PLANNING COMMISSION RESOLUTION 2026-06
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION NO. 2025-00000150 (THE VILLAGE AT GRAY'S CROSSING PROJECT AMENDMENT #3)

EXHIBIT "F"

VILLAGE AT GRAY'S CROSSING HOTEL AND CONFERENCE CENTER PLANS

THE MNT SCOUT HOTEL

10162 EDWIN WAY
TRUCKEE, CA 96161

PLANNING COMMISSION RESUBMITTAL

51 VIEW OF HOTEL LOBBY ENTRY
N.T.S.

PLANNING APPROVED HOTEL SQUARE FOOTAGE:

FIRST FLOOR: 31,592 SF
SECOND FLOOR: 29,473 SF
THIRD FLOOR: 28,589 SF

TOTAL GROSS: 89,654 SF

AREAS NOT INCLUDED IN TOTAL GROSS AREA:
BASEMENT: 2,050 SF
OUTBUILDING: 360 SF

PLANNING APPROVED CONFERENCE CENTER SQUARE FOOTAGE:

GROSS AREA: 4,820 SF

PERMITED CONFERENCE CENTER SQUARE FOOTAGE:

FIRST FLOOR: 32,709 SF
SECOND FLOOR: 28,986 SF
THIRD FLOOR: 28,986 SF

TOTAL GROSS: 91,799 SF

AREAS NOT INCLUDED IN TOTAL GROSS AREA:
BASEMENT: 1,709 SF
OUTBUILDING: 520 SF

PERMITED CONFERENCE CENTER SQUARE FOOTAGE:

GROSS AREA: 4,893 SF

55 SQUARE FOOTAGE COMPARISONS

SHEET INDEX - PLANNING COMMISSION

Sheet Number	Sheet Name
G0.0	TITLE SHEET
C1.0	CIVIL COVER SHEET
C1.1	GENERAL NOTES
C2.0	TOTOGRAPHY, DEMOLOTION, AND TREE REMOVAL PLAN
C3.0	SITE AND SNOW STORAGE PLAN
C4.0	UTILITY PLAN
C4.1	ENLARGED UTILITY PLANS
C5.0	GRADING AND DRAINAGE PLAN
C5.1	ENLARGED COURTYARD GRADING AND DRAINAGE PLAN
C6.0	WATER POLLUTION CONTROL PLAN
C7.0	PLAN AND PROFILE: DRIVE ISLE
C7.1	ENLARGED PLAN AND PROFILE SECTION A
C8.0	GENERAL DETAILS
C8.1	SECTION DETAILS
C8.2	TOWN OF TRUCKEE DETAILS
C8.3	TOWN OF TRUCKEE DETAILS
C8.4	DRAINAGE DETAILS
C8.5	WATER DETAILS
C8.6	WATER DETAILS
C8.7	SEWER DETAILS
L1.0	LANDSCAPE COVER SHEET
L2.0	IRRIGATION NOTES AND DETAILS
L2.1	IRRIGATION PLAN
L3.0	PLANTING NOTES AND DETAILS
L3.1	PLANTING PLAN
A0.1	VICINITY MAP - SOLAR ACCESS PLAN
A1.00	REFERENCE GROUND FLOOR PLAN
A1.01	REFERENCE SECOND FLOOR PLAN
A1.02	REFERENCE THIRD FLOOR PLAN
A1.03	REFERENCE ROOF PLAN
A3.00	PROPOSED MATERIAL PALETTE
A3.01	EXISTING DEVELOPMENT REFERENCE
A3.10	EXTERIOR ELEVATIONS - OVERALL
A3.11	EXTERIOR ELEVATIONS - CONFERENCE CENTER
A3.11	EXTERIOR ELEVATIONS - EAST
A3.12	EXTERIOR ELEVATIONS - NORTH/SOUTH
A3.13	EXTERIOR ELEVATIONS - WEST
A3.14	EXTERIOR ELEVATIONS - COURTYARD
A_4.00	SITE SECTIONS
A8.00	3D EXTERIOR RENDERS
LD1	LIGHTING NOTES
LD2	LIGHTING DETAILS
LS1.0	LIGHTING PLAN SITE
LS1c	LIGHTING CONTROL PLAN SITE
LS1p	PHOTOMETRIC PLAN SITE
LS1.1	LIGHTING PLAN SITE ENLARGED COURTYARDS
L1.0	LIGHTING PLAN - FIRST FLOOR COMPOSITE
L1.0_	LIGHTING PLAN - CONFERENCE CENTER
L1.1	LIGHTING PLAN - FIRST FLOOR A
L1.2	LIGHTING PLAN - FIRST FLOOR B
L2.0	LIGHTING PLAN - SECOND FLOOR COMPOSITE
L2.1	LIGHTING PLAN - SECOND FLOOR A
L2.2	LIGHTING PLAN - SECOND FLOOR B
L3.0	LIGHTING PLAN - THIRD FLOOR COMPOSITE
L3.1	LIGHTING PLAN - THIRD FLOOR A
L3.2	LIGHTING PLAN - THIRD FLOOR B

CBC OCCUPANT LOAD CALCULATIONS:

1ST FLOOR DINING AND BAR:
BAR SERVICE: 399 SF
DINING AREA: 1094 SF
BAR SEATING (FIXED): 17 SEATS MAX

TOTAL LOAD: 1094 SF/15 OCC = 73 + 17 SEATS = **90** OCC
(reduction) 1094 SF/20 OCC = 55 + 17 SEATS = **72 OCC**

3RD FLOOR BAR AND LOUNGE:
BAR SERVICE: 267 SF
LOUNGE SEATING: 1816 SF
BAR SEATING: NONE

TOTAL LOAD: 1816 SF/15 OCC = **121 OCC**
1816 SF/20 OCC = **91 OCC**

**SEATING AT LOUNGE MAXED AT 49 SEATS FOR EGRESSING REQUIREMENTS PER CBC CH10.*

THE BUILDING HAS AN INTERNAL RESTAURANT AMENITY AVAILABLE TO THE HOTEL GUESTS AND, WHEN THE HOTEL IS AT FULL CAPACITY, IS INTENDED TO SERVE HOTEL GUESTS ONLY.
PER CBC CHAPTER 10, THE RESTAURANT IS CALCULATED TO SERVE A MAX SEATING OCCUPANT LOAD OF **90 PERSONS** BASED ON A 1:15 LOAD FACTOR FOR STANDING+SEATING AREAS.
THE SEATING COUNT FOR THIS RESTAURANT AND BAR ARE DESIGNED TO SEAT AND SERVE **71 OCCUPANTS**.
THIS REDUCED LOAD NUMBER WAS DETERMINED BY IMPELMENTING A HIGHER LOAD FACTOR OF 1:20, WHICH IS A REASONABLE EXPECTED REDUCTION IN ORDER TO OFFER HIGH-END SERVICE TO THIS CLIENTÈLE BASE.

THE THIRD STORY HAS A FLEX SPACE AND BAR THAT WILL SERVE AS A LARGE GUEST GATHERING SPACE, PRIVATE PARTY, OR MEETING AREA. IN ORDER TO COMPLY WITH REQUIREMENTS OF THE CBC CHAPTER 10 MEANS OF EGRESS, THE BAR AND LOUNGE ARE DESIGNED WITH FIXED SEATING ABLE TO SEAT AND SERVE A MAXIMUM OF 49 GUESTS.

THE TEAM HAS MADE AN EFFORT TO MAXIMIZE THE PARKING SPACES ON SITE TO ACCOMMODATE THESE INCLUDED POTENTIALLY CONCENTRATED USES.

15 OCCUPANCY CALCULATIONS

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY STREET
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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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
GRAYS CROSSING LAND HOLDINGS

SHEET TITLE
TITLE SHEET

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606
SHEET NUMBER
G0.0

IMPROVEMENTS PLANS
FOR
SCOUT HOTEL

TRUCKEE, CALIFORNIA
JUNE , 2024

OWNER
MATTHEW ABBATE
140 HEBRON WAY
MERCED, CA, 95340
CONTACT: MATTHEW ABBATE -matthew@allocorp.net

SITE ADDRESS
10162 EDWIN WAY
TRUCKEE, CA 96161

PLANNING/ENINEERING
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S. or JASON BARNUM, P.E.

FIRE PROTECTION
TRUCKEE FIRE PROTECTION DISTRICT
10049 DONNER PASS ROAD
P.O. BOX 2768
TRUCKEE, CA 96161
(530) 414-1006
CONTACT: STEVE KESSMAN

WATER
TRUCKEE DONNER PUBLIC UTILITY DISTRICT
11570 DONNER PASS ROAD
TRUCKEE, CA 96161
(530) 582-3950
CONTACT: NEIL KAUFMAN, P.E.

SEWAGE DISPOSAL
TRUCKEE SANITARY DISTRICT
12304 JOEGER DRIVE
TRUCKEE, CA 96161-3312
(530) 550-3135
CONTACT: SARAH BERGERON, P.E.

ELECTRICAL
TRUCKEE DONNER PUBLIC UTILITY DISTRICT
11570 DONNER PASS ROAD
TRUCKEE, CA 96160
(530) 582-3935
CONTACT: KEITH RENSHAW, P.E.

GAS
SOUTHWEST GAS
P.O. BOX 1190
CARSON CITY, NV 89701
(775) 887-2720
CONTACT: JULIE HEARN

PHONE
AT&T
11012 WEST RIVER
TRUCKEE, CA 96161
(775) 379-2252
CONTACT: GREG DEFEHR

CABLE TV
SUDDENLINK COMMUNICATIONS
10607 W. RIVER STREET
TRUCKEE, CA 96161
(530) 587-6100
CONTACT: JASON WELCH

ASSESSOR'S PARCEL NUMBER
043-060-011-000

ACREAGE
± 148,821 SF (3.42 ACRES)

BASIS OF COORDINATES
THE BASIS OF COORDINATES FOR THIS SURVEY IS SCO CONTROL POINT DESIGNATED "CP-1".

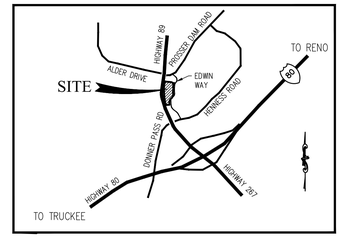
BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL TO THE FINAL MAP NO. 88-11 FOR BOCA SIERRA ESTATES RECORDED IN BOOK 7 OF SUBDIVISIONS AT PAGE 113, O.R.N.C. AND WAS DETERMINED FROM MONUMENTS SHOWN AS FOUND.

BENCHMARK
THE BENCHMARK USED FOR THIS SURVEY WAS SCO CONTROL POINT DESIGNATED "CP-1"
ELEVATION = 5922.73 FEET (NAVD 88 DATUM)

0 60
SCALE: 1" = 60'

OVERALL SITE PLAN

WDID# 6A29C393780



VICINITY MAP
N.T.S.

SHEET INDEX

C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	TOPOGRAPHY, DEMOLITION AND TREE REMOVAL PLAN
C3.0	SITE AND SNOW STORAGE PLAN
C4.0	UTILITY PLAN
C4.1	ENLARGED UTILITY PLANS
C5.0	GRADING AND DRAINAGE PLAN
1 C5.1	ENLARGED COURTYARD GRADING & DRAINAGE PLAN
C6.0	WATER POLLUTION CONTROL PLAN
C7.0	PLAN & PROFILE: DRIVE ISLE STA: **10+00 – 17+48**
C7.1	ENLARGED PLAN & PROFILE: SECTION A STA: **0+00 – 2+55**
C8.0	GENERAL DETAILS
C8.1	SECTION DETAILS
C8.2	TOWN OF TRUCKEE DETAILS
C8.3	TOWN OF TRUCKEE DETAILS
C8.4	DRAINAGE DETAILS
C8.5	WATER DETAILS
C8.6	WATER DETAILS
C8.7	SEWER DETAILS

RECORD DRAWING NOTE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH A CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

ENGINEER SIGNATURE -JASON T. BARNUM, RCE C79712 DATE

INSTRUCTIONS TO CONTRACTORS
48 HOUR NOTICE REQUIRED PRIOR TO COMMENCING WORK

BEFORE COMMENCING WORK, ALL PLANS, SCHEDULES AND PROGRAMS MUST BE SUBMITTED AND APPROVED IN CONFORMANCE WITH THE TOWN OF TRUCKEE MUNICIPAL CODE, TITLE 13, AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION. BEFORE COMMENCING WORK THE CONTRACTOR SHALL NOTIFY THE TOWN OF TRUCKEE ENGINEERING DIVISION 48 HOURS IN ADVANCE OF THE TIME OF CONSTRUCTION AT (530) 582-7700.

DEVELOPER'S RIGHT-OF-WAY CERTIFICATE

COLDSTREAM PROPERTIES, LLC , A DELAWARE LIMITED LIABILITY COMPANY, DEVELOPER OF COLDSTREAM, PHASE 2 ("PROJECT") HEREBY CERTIFIES THAT ALL REQUIRED RIGHT-OF-WAY AND OTHER LEGAL REQUIREMENTS FOR THE CONSTRUCTION OF ALL IMPROVEMENTS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSTRUCTION PERMITS, WRITTEN CONSENTS, AND RIGHTS OF ENTRY, HAVE BEEN ACQUIRED PRIOR TO APPROVAL OF THESE PLANS. DEVELOPER CERTIFIES THAT DOCUMENTATION TO SUBSTANTIATE THIS CERTIFICATION HAS BEEN SUBMITTED TO THE TOWN OF TRUCKEE. DEVELOPER SHALL HOLD THE TOWN OF TRUCKEE HARMLESS IN THE EVENT THE ABOVE RIGHTS ARE NOT OBTAINED OR ARE DISPUTED. DEVELOPER HEREBY ACKNOWLEDGES AND AGREES THAT UNDISCOVERED ERRORS AND OMISSIONS OR OTHER REVISIONS REQUIRED BY ACTUAL FIELD CONDITIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED.

AS USED IN THIS CERTIFICATE, "DEVELOPER" SHALL INCLUDE THE DEVELOPER, DEVELOPER'S SUCCESSORS AND ASSIGNS AND DEVELOPER'S AUTHORIZED AGENT(S).

THE UNDERSIGNED HEREBY CERTIFIES THAT HE OR SHE HAS THE LEGAL AUTHORITY TO EXECUTE THIS CERTIFICATE ON BEHALF OF THE DEVELOPER, AND TO BIND DEVELOPER TO THE TERMS AND CONDITIONS STATED HEREIN.

SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

ATT (TELEPHONE):
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

SOUTHWEST GAS:
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

SUDDENLINK COMMUNICATIONS (CABLE TV):
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

TRUCKEE DONNER PUD (WATER):
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

TRUCKEE DONNER PUD - (ELECTRIC):
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

TRUCKEE SANITARY DISTRICT
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

TRUCKEE FIRE PROTECTION DISTRICT
SIGNED: _____ TITLE: _____
PRINT NAME: _____ DATE: _____

TOWN ENGINEER PLAN/DESIGN APPROVAL

PURSUANT TO GOVERNMENT CODE SECTION 830.6 AND TOWN COUNCIL RESOLUTION NO. 2011-12

I, _____, AS TRUCKEE TOWN ENGINEER, DO HEREBY APPROVE THE PLAN/DESIGN OF THIS PROJECT IN ADVANCE OF THE CONSTRUCTION THEREOF USING STANDARDS PREVIOUSLY APPROVED FOR CONSTRUCTION OF SUCH PROJECTS. IN DOING SO I HAVE CONSIDERED ALL REASONABLE ALTERNATIVES TO THE APPROVED PLAN/DESIGN.

DATED: _____ _____
DATE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
C	CONCRETE
CATV	CABLE TV
C.A.V.	CLEAN AIR VEHICLE
CMP	CORRUGATED METAL PIPE
COMM.	COMMUNICATION BOX
CF	CUBIC FEET
DET.	DETAIL
DI	DRAIN INLET
D.I.P.	DUCTILE IRON PIPE
EG	EXISTING GROUND
ELEC.	ELECTRICAL
E.V.	ELECTRIC VEHICLE
EX., (E)	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
I.E.	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
HDPE	HIGH DENSITY POLYETHYLENE
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MH	MAN HOLE
P	PAVEMENT
P.E.	POLYETHYLENE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STND.	STANDARD
TC	TOP OF CURB
TDPUD	TRUCKEE DONNER PUBLIC UTILITY DISTRICT
TSD	TRUCKEE SANITARY DISTRICT
TYP.	TYPICAL
W	WATER
WV	WATER VALVE
WSE	WATER SURFACE ELEVATION

NO.	REVISIONS	DATE
1	HEALTH DEPT. PC1	10/09/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
COVER SHEET
TOWN OF TRUCKEE
CALIFORNIA

PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

JASON T. BARNUM
RCE 79712
CIVIL
11/25/2025

C1.0

SCO PLANNING & ENGINEERING, INC. 2025

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF TOWN OF TRUCKEE PUBLIC IMPROVEMENT AND ENGINEERING STANDARDS DATED APRIL, 2003. ALL REFERENCES TO THE STANDARD SPECIFICATIONS SHALL REFER TO LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. ATTENTION IS ALSO DIRECTED TO THE TOWN OF TRUCKEE STANDARD PLAN DETAILS.

2. TOWN, DEPARTMENT OR ENGINEER, AS USED ON THESE PLANS AND NOTES, REFERS TO THE TOWN ENGINEER OF THE TOWN OF TRUCKEE OR AN AUTHORIZED AGENT APPOINTED BY THE TOWN ENGINEER.

3. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH TOWN REQUIREMENTS AND AS DIRECTED BY THE ENGINEER. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

4. ALL FIELD STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. THE OWNER SHALL PROVIDE ONE SET OF CONSTRUCTION CONTROL STAKES; ANY ADDITIONAL STAKING NECESSARY SHALL BE PROVIDED BY THE ENGINEER/SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

5. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, THEY ARE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF THE IMPROVEMENTS SHOWN ON THESE PLANS. CALL "UNDERGROUND SERVICE ALERT" AT 1-800-227-2600 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM BEFORE ANY EXCAVATION IS STARTED.

6. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. MONUMENTS AND SURVEY MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

7. ALL ASPHALT CONCRETE SURFACES SHALL BE SAWCUT TWO FEET MINIMUM INSIDE THE EDGE OF PAVEMENT TO A NEAT, STRAIGHT LINE AND REMOVED. THE EXPOSED EDGE SHALL BE SEALED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, AND RECOMPACTED PRIOR TO PAVING.

8. CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 10 OF THE STANDARD SPECIFICATIONS.

9. EACH PARKING SPACE RESERVED FOR THE HANDICAPPED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. A SIGN SHALL ALSO BE POSTED WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT DISPLAYING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED AWAY AT THE OWNERS EXPENSE". HANDICAP ACCESS SHALL COMPLY WITH TITLE 24 C.A.C.

10. GRADING AND EARTHWORK IS PROHIBITED BETWEEN OCTOBER 15 AND MAY 1 PER THE TRUCKEE DEVELOPMENT CODE SECTION 18.30.050. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LAHONTAN REGIONAL WATER QUALITY CONTROL BOARD BEST MANAGEMENT PRACTICES.

11. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF SIGNIFICANT EROSION AND SILTATION ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. WINTERIZATION AND EROSION CONTROL SHOWN ON THESE PLANS IS INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS.

12. AFTER STRIPPING THE DEBRIS, ANY EXISTING LOOSE FILL, UNSUITABLE SOIL, SILTY, SAND DEPOSITS, OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED AND PROPERLY DISPOSED OF TO THE SATISFACTION OF THE ENGINEER.

13. THE CONTRACTOR SHALL REMOVE ALL ROAD MARKINGS, PAVEMENT MARKERS, AND OTHER DELINEATION THAT ARE IN CONFLICT WITH THE DELINEATION SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL LAYOUT ALL PAVEMENT MARKINGS FOR APPROVAL BY THE ENGINEER.

14. PERMANENT TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR "STANDARD" SIZE, CHARACTER DIMENSIONS, AND LETTER STROKE WIDTH. ALL STOP SIGNS SHALL BE 30-INCH MINIMUM SIZE OF HIGH INTENSITY GRADE SHEETING.

15. ASPHALT CONCRETE (AC) SHALL BE TYPE A AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39, "HOT MIX ASPHALT" OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. THE GRADE OF ASPHALT BINDER TO BE MIXED WITH AGGREGATE FOR TYPE A ASPHALT CONCRETE SHALL BE GRADE PG 64-28 CONFORMING TO THE PROVISIONS IN SECTION 92, "ASPHALTS" OF THE STANDARD SPECIFICATIONS. THE AGGREGATE FOR TYPE A ASPHALT CONCRETE SHALL BE ½" MAX-MED AND SHALL BE LIME TREATED WITH 1.5% LIME USING THE LIME MARINATION METHOD. AGGREGATE FROM THE TEICHERT MARTIS VALLEY PIT DOES NOT REQUIRE LIME TREATMENT. ASPHALT CONCRETE SHALL BE PLACED AT A MAXIMUM LIFT HEIGHT OF 3" AFTER COMPACTION.

16. AGGREGATE BASE SHALL BE CLASS 2, 3/4" MAXIMUM GRADING AND SHALL CONFORM TO SECTION 26 OF THE STANDARD SPECIFICATIONS.

17. CONTRACTOR MUST IMMEDIATELY REINSTALL ANY TRAFFIC SIGNS REMOVED IN THE COURSE OF CONSTRUCTION. ANY SIGNS LOST OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.

18. CONTRACTOR MUST PROVIDE TEMPORARY TRAFFIC STRIPING IF EXISTING DELINEATION IS DESTROYED DURING TRENCHING OR OTHER WORK. PAINTED MARKINGS OR STRIPING TAPE MAY BE USED. THE TEMPORARY STRIPING MUST BE APPROVED FOR MATERIAL AND LAYOUT BY THE ENGINEER BEFORE TRENCHING OR OTHER WORK IS STARTED. ALL TEMPORARY PAINTED MARKINGS THAT ARE TO BE REMOVED SHALL BE SANDBLASTED BY THE CONTRACTOR AT THE EXPENSE OF THE DEVELOPER.

19. THE TOWN MAY REQUIRE THE CONTRACTOR TO UNCOVER ANY IMPROVEMENTS THAT HAVE BEEN COMPLETED WITHOUT PROPER TOWN INSPECTION AND/OR APPROVAL. IF THE INSTALLATION IS FOUND NOT TO MEET TOWN STANDARDS OR PREVIOUSLY APPROVED ALTERNATIVES SHOWN ON THE PLANS, THE CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE SUCH IMPROVEMENTS AT CONTRACTOR'S EXPENSE.

20. PRIOR TO ANY ACTIVITY WITHIN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL C-18 OR C-23 SIGNS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALTRANS STANDARD PLANS FOR TRAFFIC CONTROL. THE SIGNS SHALL BE PROFESSIONALLY MADE, METAL, REFLECTORIZED AND PLACED ON WOODEN POSTS FOR THE DURATION OF THE PROJECT. THE MINIMUM SIZE SHALL BE 36 INCHES. THE SIGNS SHALL BE REPLACED OR REPAIRED IF STOLEN OR DAMAGED. THE PLACEMENT, TYPE AND LOCATION OF ALL TRAFFIC CONTROL DEVICES SHALL BE REVIEWED AND APPROVED BY THE TOWN INSPECTOR. THE INSPECTOR SHALL DIRECT THE INSTALLATION OR CHANGES TO SIGNS, STRIPING, CONES, BARRICADES ETC. DURING THE COURSE OF CONSTRUCTION FOR TRAFFIC SAFETY.

21. ALL CONTRACTORS SHALL HAVE A CURRENT SET OF THE TOWN OF TRUCKEE PUBLIC IMPROVEMENT AND ENGINEERING STANDARDS, THE CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS, ALONG WITH A COPY OF THE SWPPP, ON SITE FOR ALL PROJECTS WITHIN THE TOWN OF TRUCKEE ASSOCIATED WITH PLANS APPROVED BY THE TOWN. FAILURE OF THE CONTRACTOR TO HAVE SUCH DOCUMENTS SHALL BE JUST CAUSE FOR STOPPING CONSTRUCTION OF THE PROJECT UNTIL THESE DOCUMENTS ARE OBTAINED.

22. CONSTRUCTION WORK BETWEEN MARCH 15 AND AUGUST 31 REQUIRES A BIOLOGICAL BIRD NESTING STUDY/CLEARANCE.

23. NOISE REQUIREMENTS: EQUIP ALL INTERNAL COMBUSTION ENGINE DRIVEN EQUIPMENT WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT. LOCATE STATIONARY NOISE GENERATING EQUIPMENT AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS WHEN SENSITIVE RECEPTORS ADJOIN OR ARE NEAR A CONSTRUCTION AREA. UTILIZE "QUIET" AIR COMPRESSORS AND OTHER STATIONARY NOISE GENERATING EQUIPMENT WHERE APPROPRIATE TECHNOLOGY EXISTS.

24. TRENCHING CONTRACTOR IS TO CONTACT 811 AND COORDINATE WITH EITHER THE REGIONAL NOTIFICATION CENTER AT LEAST TWO WORKING DAYS (BUT NOT MORE THAN 14 CALENDAR DAYS) BEFORE BEGINNING TRENCHING PROJECT.

25. TRENCHES OR HOLES ARE TO BE AT LEAST 24 INCHES AWAY FROM 811 MARKING. (CALIFORNIA CODE OF REGULATIONS, TITLE 1, SECTION 4216)

MITIGATION MEASURES NOTES:

1. TO REDUCE SHORT-TERM CONSTRUCTION RELATED EMISSIONS, THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE FOLLOWING STANDARD NSAQMD MEASURES:
   A. ALTERNATIVES TO OPEN BURNING OF VEGETATIVE MATERIAL WILL BE USED UNLESS OTHERWISE DEEMED INFEASIBLE BY THE DISTRICT. AMONG SUITABLE ALTERNATIVES ARE: CHIPPING, MULCHING, OR CONVERSION TO BIOMASS FUEL.
   B. ADEQUATE DUST CONTROL MEASURES WILL BE IMPLEMENTED IN A TIMELY AND EFFECTIVE MANNER DURING ALL PHASES OF PROJECT DEVELOPMENT AND CONSTRUCTION.
   C. IF SERPENTINE ROCK IS FOUND IN THE AREA, THE PRESENCE OF ASBESTOS, IN THE CHRYSOTILE OR AMPHIBOLE FORMS MUST BE DETERMINED. ADDITIONAL MITIGATIONS MAY BE NEEDED ON A SITE-SPECIFIC BASIS.
   D. TEMPORARY TRAFFIC CONTROL WILL BE PROVIDED DURING ALL PHASES OF THE CONSTRUCTION TO IMPROVE TRAFFIC FLOW AS DEEMED APPROPRIATE BY LOCAL TRANSPORTATION AGENCIES AND/OR CALTRANS.
   E. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO DIRECT TRAFFIC FLOW TO OFF-PEAK HOURS AS MUCH AS PRACTICAL.
   F. ALL INACTIVE PORTIONS OF THE CONSTRUCTION SITE SHOULD BE COVERED, SEEDED, OR WATERED UNTIL A SUITABLE COVER IS ESTABLISHED.
   G. THE APPLICANT WILL BE RESPONSIBLE FOR APPLYING TOWN APPROVED NON- TOXIC SOIL STABILIZERS (ACCORDING TO MANUFACTURER'S SPECIFICATIONS) TO ALL INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS WHICH REMAIN INACTIVE FOR 96 HOURS) IN ACCORDANCE WITH THE LOCAL GRADING ORDINANCE. ACCEPTABLE MATERIALS THAT MAY BE USED FOR CHEMICAL STABILIZATION OF SOILS INCLUDE PETROLEUM RESINS, ASPHALTIC EMULSIONS, ACRYLICS AND ADHESIVES WHICH DO NOT VIOLATE REGIONAL WATER QUALITY CONTROL BOARD OR CALIFORNIA AIR RESOURCE BOARD STANDARDS.
   H. DURING INITIAL GRADING, EARTH MOVING, OR SITE PREPARATION, LARGER PROJECTS MAY BE REQUIRED TO CONSTRUCT A PAVED (OR DUST PALLIATIVE TREATED) APRON AT LEAST 100 FEET IN LENGTH ONTO THE PAVED ROAD(S).
   I. WHEEL WASHERS WILL BE INSTALLED WHERE PROJECT VEHICLES AND/OR EQUIPMENT ENTER AND/OR EXIT ONTO PAVED STREETS FROM UNPAVED ROADS. VEHICLES AND/OR EQUIPMENT WILL BE WASHED PRIOR TO EACH TRIP. (MITIGATION MEASURE 3.1-5)

2. TO REDUCE NOx EMISSIONS DURING THE SITE PREPARATION AND GRADING PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE FOLLOWING MEASURES:
   A. ALL OFF-ROAD CONSTRUCTION EQUIPMENT ENGINES MUST EITHER BE CARB CERTIFIED AS AT LEAST TIER 2 ENGINES OR BE EQUIPPED WITH EITHER A DIESEL OXIDATION CATALYST OR A DIESEL PARTICULATE FILTER THAT IS IN GOOD REPAIR AND MAINTAINED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. (MITIGATION MEASURE 4.4.1b)
3. PRIOR TO APPROVAL OF GRADING OR IMPROVEMENT PLANS, (WHICHEVER OCCURS FIRST), THE APPLICANT SHALL SUBMIT A FUGITIVE DUST CONTROL PLAN TO THE NSAQMD IN ACCORDANCE WITH RULE 226 (MITIGATION MEASURE 4.4.1a).

4. CONSTRUCTION ACTIVITIES SHALL BE RESTRICTED TO BETWEEN 7 AM AND 7 PM. MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8 AM AND 7 PM ON SATURDAYS. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS AND HOLIDAYS. (MM 4.3.1b)
5. TEMPORARY CONSTRUCTION FENCING: THE APPLICANT SHALL INSTALL A 4 FOOT TALL, BRIGHTLY COLORED (USUALLY YELLOW OR ORANGE), SYNTHETIC MESH MATERIAL FENCE (OR AN EQUIVALENT APPROVED BY THE PLANNING DEPARTMENT) AT THE FOLLOWING LOCATIONS PRIOR TO ANY CONSTRUCTION EQUIPMENT BEING MOVED ON-SITE OR ANY CONSTRUCTION ACTIVITIES TAKING PLACE:
   A. ADJACENT TO ANY AND ALL WETLAND PRESERVATION EASEMENTS THAT ARE WITHIN 50' OF ANY PROPOSED CONSTRUCTION ACTIVITY.

   B. TREES TO BE SAVED (NOT AUTHORIZED FOR REMOVAL): AT THE LIMITS OF CONSTRUCTION, OUTSIDE THE DRIPLINE OF ALL TREES 6" DBH (DIAMETER AT BREAST HEIGHT), OR 10" DBH AGGREGATE FOR MULTI-TRUNK TREES, WITHIN 50' OF ANY GRADING, ROAD IMPROVEMENTS, UNDERGROUND UTILITIES, OR OTHER DEVELOPMENT ACTIVITY.

ADDITIONAL GENERAL NOTES (CONTINUED):

E.
6. PAVED STREETS ADJACENT TO CONSTRUCTION SITES SHALL BE SWEPT OR WASHED AT THE END OF EACH DAY OR AS REQUIRED TO REMOVE EXCESS ACCUMULATIONS OF SILT AND/OR MUD WHICH MAY HAVE RESULTED FROM ACTIVITIES AT THE CONSTRUCTION SITE.
7. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT PUBLIC NUISANCE.
8. DURING INITIAL GRADING, EARTHMOVING OR SITE PREPARATION A 100 FOOT PAVED (OR PALLIATIVE-TREATED) APRON SHALL BE CONSTRUCTED, EXTENDING ONTO THE CONSTRUCTION SITE FROM THE ADJACENT PAVED ROAD(S) WHERE VEHICLES AND EQUIPMENT EGRESS.
9. TEMPORARY TRAFFIC CONTROL SHALL BE PROVIDED DURING ALL PHASES OF THE CONSTRUCTION TO IMPROVE TRAFFIC FLOW AS DEEMED APPROPRIATE BY LOCAL TRANSPORTATION AGENCIES AND/OR CALTRANS.
10. WHEEL WASHERS SHALL BE INSTALLED WHERE PROJECT VEHICLES AND/OR EQUIPMENT ENTER AND/OR EXIT ONTO PAVED STREETS FROM UNPAVED ROADS. VEHICLES AND/OR EQUIPMENT WILL BE WASHED PRIOR TO EACH TRIP, IF NECESSARY.
11. ALL CONSTRUCTION-RELATED ACTIVITIES SHALL COMPLY WITH THE APPLICABLE STATE LAW REGARDING SPEED CONTROL AND NOISE EMISSIONS.
12. HAULING AR TRANSPORT OF OVERSIZE LOADS WILL BE ALLOWED BETWEEN THE HOURS OF 9:00 AM AND 3:00 PM ONLY, MONDAY THROUGH FRIDAY, UNLESS APPROVED OTHERWISE BY THE TOWN ENGINEER. NO HAULING OR TRANSPORT WILL BE ALLOWED DURING NIGHTTIME HOURS, WEEKENDS, OR FEDERAL HOLIDAYS. (MM 4.2.1d)
13. HAUL TRUCKS ENTERING OR EXITING PUBLIC STREETS SHALL AT ALL TIMES YIELD TO PUBLIC TRAFFIC. (MM 4.2.1e)
14. IF HAULING OPERATIONS CAUSE ANY DAMAGE TO EXISTING PAVEMENT, STREET, CURB, AND/OR GUTTER ALONG THE HAUL ROUTE, THE PROJECT APPLICANT WILL BE FULLY RESPONSIBLE FOR REPAIRS. THE REPAIRS SHALL BE COMPLETED TO THE SATISFACTION OF THE TOWN ENGINEER.(MM 4.2.1f)
15. ALL CONSTRUCTED-RELATED PARKING AND STAGING OF VEHICLES SHALL BE KEPT OUT OF THE ADJACENT PUBLIC ROADWAY AND SHALL OCCUR ON-SITE. (MM 4.2.1g)
16. CONTRACTOR SHALL EQUIP ALL INTERNAL COMBUSTION ENGINE DRIVEN EQUIPMENT WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT (MM 4.3.1a).
17. CONTRACTOR SHALL LOCATE STATIONARY NOISE-GENERATING EQUIPMENT AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS WHEN SENSITIVE RECEPTORS ADJOIN OR ARE NEAR A CONSTRUCTION PROJECT AREA. (MM 4.3.1a)
18. UTILIZE "QUIET AIR COMPRESSORS AND OTHER STATIONARY NOISE-GENERATING EQUIPMENT WHERE APPROPRIATE TECHNOLOGY EXISTS. (MM 4.3.1a)
19. CONTRACTOR SHALL DESIGNATE A "DISTURBANCE COORDINATOR" WHO WOULD BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE. THE DISTURBANCE COORDINATOR WILL DETERMINE THE CAUSE OF THE NOISE COMPLAINT AND WILL REQUIRE THAT REASONABLE MEASURES WARRANTED TO CORRECT THE PROBLEM BE IMPLEMENTED. THE PROJECT APPLICANT SHALL ALSO POST A TELEPHONE NUMBER FOR EXCESSIVE NOISE COMPLAINTS IN CONSPICUOUS LOCATIONS IN THE VICINITY OF THE PROJECT SITE. (MM 4.3.1a)
20. CONTRACTOR SHALL KEEP ALL HAUL ROUTES CLEAN AND FREE OF DEBRIS INCLUDING BUT NOT LIMITED TO GRAVEL AND DIRT AS A RESULT OF ITS OPERATIONS. THE PROJECT APPLICANT SHALL CLEAN ADJACENT STREETS, AS DIRECTED BY THE TOWN ENGINEER (OR REPRESENTATIVE OF THE TOWN ENGINEER), OF ANY MATERIAL THAT MAY HAVE BEEN SPILLED, TRACKED, OR BLOWN ONTO ADJACENT STREETS OR AREAS. (MM 4.2.1)
21. TO ELIMATE AN ATTRACTION TO PREDATORS OF SPECIAL-STATUS SPECIES, ALL FOOD RELATED TRASH ITEMS SUCH AS WRAPPERS, CAN, BOTTLES, AND FOOD SCRAPS WILL BE DISPOSED OF IN SOLID, CLOSED CONTAINERS(TRASH CANS) AND REMOVED AT THE END OF EACH WORKING DAY FROM THE ENTIRE CONSTRUCTION SITE. (MM4.8.2c)
22. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION MEASURES TO AVOID ACCIDENTAL TRANSPORT AND SPREAD OF INVASIVE SPECIES INCLUDING THE CLEANING OF CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE PROJECT SITE, UTILIZING WEED-FREE PLANT MATERIAL AND SOIL/FILL MATERIALS OR TREATING SOIL/FILL MATERIALS TO KILL WEEDS WHEN STOCKPILED. (MM4.8.2d)
23. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL RESOURCES (I.E. PREHISTORIC SITES, HISTORIC SITES, EXOTIC ROCK (NON NATIVE), OR UNUSUAL AMOUNTS OF SHELL OR BONE, ISOLATED ARTIFACTS, OR OTHER FEATURES) ARE DISCOVERED, WORK SHALL BE HALTED IMMEDIATELY WITHIN 200 FOOT RADIUS OF THE DISCOVERY, TOWN OF TRUCKEE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED AND A PROFESSIONAL ARCHAEOLOGIST THAT MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS IN PREHISTORIC OR HISTORICAL ARCHAEOLOGY SHALL BE RETAINED TO DETERMINE THE SIGNIFICANCE OF THE DISCOVERY. DETERMINATION OF IMPACTS, SIGNIFICANCE, AND MITIGATION SHALL BE MADE BY A QUALIFIED ARCHAEOLOGIST (IN CONSULTATION WITH RECOGNIZED LOCAL NATIVE AMERICAN GROUPS, IF THE RESOURCES ARE OF NATIVE AMERICAN ASSOCIATION). PRIOR TO THE COMMENCEMENT OF PROJECT EXCAVATIONS, ALL CONSTRUCTION PERSONNEL SHALL BE INFORMED OF THE POTENTIAL TO INADVERTENTLY UNCOVER CULTURAL RESOURCES AND HUMAN REMAINS AND THE PROCEDURES TO FOLLOW SUBSEQUENT TO AN INADVERTENT DISCOVERY OF CULTURAL RESOURCES OR HUMAN REMAINS. (MM4.9.2b)
24. IF PALEONTOLOGICAL RESOURCES ARE DISCOVERED ON-SITE, THE APPLICANT SHALL RETAIN A QUALIFIED PALEONTOLOGIST TO OBSERVE GRADING ACTIVITIES AND SALVAGE FOSSILS AS NECESSARY. THE PALEONTOLOGIST SHALL ESTABLISH PROCEDURES FOR PALEONTOLOGICAL RESOURCE SURVEILLANCE AND SHALL ESTABLISH, IN COOPERATION WITH THE PROJECT DEVELOPER, PROCEDURES FOR TEMPORARILY HALTING, OR REDIRECTING WORK TO PERMIT SAMPLING, IDENTIFICATION, AND EVALUATION OF FOSSILS. IF MAJOR PALEONTOLOGICAL RESOURCES ARE DISCOVERED, WHICH REQUIRE TEMPORARILY HALTING OR REDIRECTING OF GRADING, THE PALEONTOLOGIST SHALL REPORT SUCH FINDINGS TO THE PROJECT DEVELOPER, AND TO THE TOWN OF TRUCKEE COMMUNITY DEVELOPMENT DEPARTMENT. THE PALEONTOLOGIST SHALL DETERMINE APPROPRIATE ACTIONS, IN COOPERATION WITH THE PROJECT DEVELOPER, WHICH ENSURE PROPER EXPLORATION AND/OR SALVAGE. (MM4.9.3)
25. IF HUMAN REMAINS ARE DISCOVERED, ALL WORK SHALL BE HALTED IMMEDIATELY WITHIN A 200-FOOT RADIUS OF THE DISCOVERY, THE TOWN OF TRUCKEE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED, AND THE COUNTY CORONER MUST BE NOTIFIED, ACCORDING TO SECTION 5097.98 OF THE STATE PUBLIC RESOURCES CODE AND SECTION 7050.5 OF CALIFORNIA'S HEALTH AND SAFETY CODE. IF THE REMAINS ARE DETERMINED TO BE NATIVE AMERICAN, THE CORONER WILL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION, AND THE PROCEDURES OUTLINED IN CEQA SECTION 15064.5(d) AND (e) SHALL BE FOLLOWED.

NORTHERN SIERRA AIR QUALITY MANAGMENT DISTRICT (NSAQMD) NOTES:

BASED ON GUIDELINES FOR ASSESSING AND MITIGATING AIR QUALITY IMPACTS OF LAND USE PROJECT. BOARD APPROVED AUGUST 26, 2024

STANDARD DUST CONTROL PLAN CONDITIONS:

1. PROVIDE NAME AND CONTACT DETAILS FOR THE PERSON RESPONSIBLE FOR ENSURING THAT ALL DUST CONTROL MEASURES ARE IMPLEMENTED IN A TIMELY AND EFFECTIVE MANNERS:

   CHRIS CREEDON - GENERAL MANAGER
   HUFF CONSTRUCTION COMPANY, INC., 12277 SOARING WAL, SUITE 202, TRUCKEE CA 96161
   PHONE: 209.545.7505, CELL: 858.692.6406

2. ALL MATERIAL EXCAVATED, STOCKPILED, OR GRADED SHALL BE SUFFICIENTLY WATERED, TREATED, OR COVERED TO PREVENT FUGUTIVE DUST FROM LEAVING THE PROPERTY BOUNDARIES AND/OR CAUSING A PUBLIC NUISANCE. WATERING SHOULD OCCUR AT LEAST TWICE DAILY, WITH COMPLETE COVERAGE OF DISTURBED AREAS.

3. ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE DUST PALLIATIVE APPLIED AS NECESSARY MINIMIZE DUST EMISSIONS.

4. ALL ON-SITE VEHICLE TRAFFIC SHALL BE LIMITED TO A SPEED OF 15 MPH ON UNPAVED ROADS.

5. ALL LAND CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES ON THE PROJECT SHALL BE SUSPENDED AS NECESSARY TO PREVENT EXCESSIVE WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.

6. ALL INACTIVE PORTIONS OF THE DEVELOPMENT SITE SHALL BE COVERED, SEEDED, OR WATERED UNTIL A SUITABLE COVER IS ESTABLISHED.

7. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT IT BEING ENTRAINED IN THE AIR, AND THERE MUST BE A MINIMUM OF SIX (6) INCHES OF FREEBOARD IN THE BED OF THE TRANSPORT VEHICLE.

8. PAVED STREETS ADJACENT TO THE PROJECT SHALL BE SWEPT OR WASHED AT THE END OF EACH DAY, OR MORE FREQUENTLY IF NECESSARY, TO REMOVE EXCESSIVE ACCUMULATIONS OR VISIBLY RAISED AREAS OF SOIL WHICH MAY HAVE RESULTED FROM ACTIVITIES AT THE PROJECT SITE.

9. PRIOR TO FINAL OCCUPANCY, THE APPLICANT SHALL RE-ESTABLISH GROUND COVER ON THE SITE THROUGH SEEDING AND WATERING.

AIR EMISSIONS NOTES: DEVELOPMENT CODE SECTION 18.30.030

A. DUST AND DIRT EMISSIONS. LAND USE ACTIVITIES THAT MAY CREATE DUST EMISSIONS (FOR EXAMPLE, CONSTRUCTION, GRADING AND OPERATION) SHALL BE CONDUCTED TO CREATE AS LITTLE DUST OR DIRT EMISSION BEYOND THE BOUNDARY LINE OF THE PARCEL AS POSSIBLE. TO ENSURE THAT THIS OCCURS, APPROPRIATE PROCEDURES SHALL INCLUDE THE FOLLOWING:
1. **DUST SUPPRESSION PLAN**. A DUST SUPPRESSION PLAN SHALL BE REQUIRED FOR ALL PROJECTS FOR WHICH A GRADING PLAN IS REQUIRED.
2. **SCHEDULING.** GRADING ACTIVITIES SHALL BE SCHEDULED TO ENSURE THAT REPEATED GRADING WILL NOT BE REQUIRED, AND THAT IMPLEMENTATION OF THE DESIRED LAND USE (E.G., CONSTRUCTION, PAVING OR PLANTING) WILL OCCUR AS SOON AS POSSIBLE AFTER GRADING;
3. **OPERATIONS DURING HIGH WINDS**. CLEARING, EARTH-MOVING, EXCAVATION OPERATIONS OR GRADING ACTIVITIES SHALL CEASE WHEN THE WIND SPEED EXCEEDS 20 MPH AVERAGED OVER ONE HOUR;
4. **AREA OF DISTURBANCE.** THE AREA DISTURBED BY CLEARING, DEMOLITION, EARTH-MOVING, EXCAVATION OPERATIONS OR GRADING SHALL BE MINIMIZED AT ALL TIMES;
5. **DUST CONTROL**. DURING CLEARING, DEMOLITION, EARTH MOVING, EXCAVATION OPERATIONS OR GRADING, FUGITIVE DUST EMISSIONS SHALL BE CONTROLLED BY REGULAR WATERING, PAVING OF CONSTRUCTION ROADS OR OTHER DUST-PREVENTIVE MEASURES (HYDRO-SEEDING, ET.), SUBJECT TO THE APPROVAL OF THE DIRECTOR.
   a. MATERIALS EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNT OF DUST. WATERING, WITH COMPLETE COVERAGE, SHALL OCCUR AT LEAST TWICE DAILY, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS DONE FOR THE DAY;
   b. MATERIALS TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY CONVERTED TO PREVENT EXCESSIVE AMOUNTS OF DUST;
6. **ON-SITE GRADES**. ON-SITE GRADES SHALL BE PAVES AS SOON AS FEASIBLE, AND WATERED PERIODICALLY OR CHEMICALLY STABILIZED UNTIL THE ROADS ARE PAVED. ACCESS OR HAUL ROADS ADJOINING THE PROJECT SHALL BE TREATED AS NECESSARY TO PREVENT OFF-SITE MIGRATION AND ACCUMULATION OF DIRT, SOIL OR OTHER MATERIALS WHICH CAN SUBSEQUENTLY BE ENTRAINED IN AMBIENT AIR, EITHER FROM CONSTRUCTION-RELATED VEHICLES OR FROM ANY VEHICLE USING ADJOINING AFFECTED ROADS;
7. **STREET ENCROACHMENTS.** FOR LAND USE ACTIVITIES THAT DISTURB TWO OR MORE ACREAS OF LAND, PAVES APRONS ONTO TOWN STREETS SHALL BE REQUIRED AT ALL ACCESS ENCROACHMENTS ONTO THE TOWN STREET. THE APRONS SHALL BE PAVED WITHIN ONE WEE OF THE COMMENCEMENT OF GRADING ON THE SITE. THE APRONS AND PORTIONS OF THE STREET ADJACENT TO THE APRON SHALL BE FLUSHED AND/OR SWEPT AT LEAST ONCE DAILY;
8. **RE-VEGETATION**. GRADED AREAS SHALL BE REVEGETATED AS SOON AS POSSIBLE TO MINIMIZE DUST AND EROSION. PORTIONS OF THE CONSTRUCTION SITE TO REMAIN INACTIVE LONGER THAN THREE MONTHS SHALL BE SEEDED AND WATERED UNTIL GRASS COVER IS GROWN AND MAINTAINED;
9. **FENCING.** APPROPRIATE FENCES OR WALLS SHALL BE CONSTRUCTED TO PERMANENTLY CONTAIN THE DUST AND DIRT WITHIN THE PARCEL, SUBJECT TO THE APPROVAL OF THE DIRECTOR;
10. **OTHER MEASURES**. OTHER BEST AVAILABLE CONTROL MEASURES (BACM) MAY BE REQUIRED BY THE DIRECTOR TO CONTROL AIR EMISSIONS OF PARTICULATE MATTER FROM THE SITE; AND
11. **PERFORMANCE GUARANTEES**. THE DIRECTOR MAY REQUIRE A PERMIT APPLICANT TO PROVIDE ADEQUATE PERFORMANCE GUARANTEES (E.G. BONDS, CASH DEPOSITS, CERTIFIED LETTER OF CREDIT, ETC.) TO ENSURE THE FAITHFUL AND TIMELY PERFORMANCE OF DUST SUPPRESSION MEASURES DURING GRADING. THE DIRECTOR SHALL BE RESPONSIBLE FOR SETTING THE AMOUNT OF THE REQUIRED PERFORMANCE GUARANTEE, AFTER CONSULTATION WITH THE TOWN BUILDING OFFICIAL AND THE NSAQMD AIR POLLUTION CONTROL OFFICER.

B. VEHICLE EXHAUST EMISSIONS. AN APPLICANT WHO PROPOSES A LAND USE ACTIVITY THAT COULD RESULT IN POTENTIAL CONSTRUCTION-RELATED EXHAUST EMISSION IMPACTS SHALL MINIMIZE THE EMISSIONS BY MAINTAINING EQUIPMENT ENGINES IN GOOD CONDITION AND IN PROPER TUNE IN COMPLIANCE WITH MANUFACTURE'S SPECIFICATIONS BY NOT ALLOWING CONSTRUCTION EQUIPMENT TO BE LEFT IDLING FOR LONG PERIODS OF TIME.

C. ODOR EMISSIONS. THE OWNER OF AN EXISTING OR PROPOSED USE WHICH PRODUCES ODORS OR NOXIOUS MATTER (E.G. FUMES, GASES, VAPORS, ETC.) IN QUANTITIES THAT THOSE EMISSIONS CONSTITUTE A NUISANCE IN COMPLIANCE WITH STATE LAW (CIVIL CODE SECTIONS 3479-3503) SHALL HAVE THE SOURCE OF THE CONTAMINANT CONTROLLED IN ORDER TO ABATE THE NUISANCE.

D. CLEARED VEGETATION. THE METHOD OF DISPOSAL OF CLEARED VEGETATION FROM THE SITE SHALL BE INDICATED ON THE PROJECT IMPROVEMENT PLANS. OPEN BURNING OF VEGETATION FROM SITE-CLEARING SHALL BE PROHIBITED UNLESS APPROVED BY THE DIRECTOR AND NORTHERN SIERRA AIR QUALITY MANAGEMENT DISTRICT UPON A FINDING THAT OTHER ALTERNATIVES ARE UNOBTAINABLE OR ECONOMICALLY INFEASIBLE.

EARTHWORK AND GRADING NOTES:

1. THE FOLLOWING ESTIMATED QUANTITIES ARE GIVEN FOR INFORMATION ONLY. THE AMOUNT OF EXPORT/ IMPORT IS AN ROUGH ESTIMATE WHICH INCLUDES AN ALLOWANCE FOR CLEARING LOSS, UNSUITABLE MATERIAL, PLUS SHRINK AND SWELL OF EXCAVATED MATERIAL PLACED IN EMBANKMENTS OR USED FOR BACKFILL.
   TOTAL CUT: 15,406 CY
   TOTAL FILL: 180 CY
   TOTAL EXPORT: 15,226 CY
   ASSUMPTIONS:
   CLEARING LOSS = 0"
   FOOTING / TRENCH EXCAVATION: NOT INCLUDED IN THIS CALCULATION.
   ANY EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE OWNER'S PROPERTY AND LEGALLY DISPOSED OF AT THE CONTRACTORS EXPENSE OR UTILIZED FOR ONSITE LANDSCAPING OR STREAM RESTORATION MATERIALS.
   THE TOPOGRAPHY FROM WHICH THE ABOVE QUANTITIES WERE COMPUTED WAS OBTAINED BY A COMBINATION OF FIELD SURVEYING/ MAPPING PROVIDED BY DUNDAS GEOMATICS AND SCO PLANNING & ENGINEERING.

1. THE CONTRACTOR IS ADVISED TO MAKE AN INDEPENDENT EVALUATION OF THE EARTHWORK QUANTITIES INVOLVED. THE OWNER AND SCO PLANNING AND ENGINEERING, INC. DO NOT, EXPRESSLY OR BY IMPLICATION, AGREE THAT THE ACTUAL EARTHWORK QUANTITIES WILL CORRESPOND TO THOSE GIVEN ABOVE. EARTHWORK QUANTITIES MAY FLUCTUATE DEPENDING UPON SIZE AND AMOUNT OF ROCK ENCOUNTERED. STUMP REMOVAL: ALL STUMP REMOVAL OPERATIONS TO BE CONDUCTED BY THE GRADING CONTRACTOR.

2. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS INDICATED IN THE GEOTECHNICAL ENGINEERING REPORT FOR VILLAGE AT GRAY'S CROSSING PREPARED BY NV5, DATED JANUARY 16, 2020.

3. AS INDICATED IN THE GEOTECHNICAL REPORT AND FROM FIELD OBSERVATIONS, THE SITE HAS SOME AREAS OF VISIBLE ROCK. IF BLASTING IS NECESSARY DURING CONSTRUCTION, ALL BLASTING SHALL CONFORM TO CALTRANS SPECIFICATIONS AND A BLASTING PLAN SHALL BE PREPARED BY A CERTIFIED BLASTER AND THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED PRIOR TO CONDUCTING OPERATION.

ROAD CLOSURES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES REQUIRING COMPLETE OR PARTIAL CLOSURE OF EXISTING ROADWAYS SURROUNDING THE PROJECT SITE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEERING DIVISION FOR REVIEW AND APPROVAL.

2. TO ENSURE PUBLIC SAFETY, CONTRACTOR SHALL CLEARLY MARK AND SECURE ROADWAY CONSTRUCTION AREAS.

3. STEEL PLATES SHALL BE PLACED OVER OPEN TRENCHES AT THE END OF EACH WORK DAY TO RESTORE VEHICLE ACCESS TO ALL TRAFFIC.

4. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO AFFECTED PROPERTY OWNERS PRIOR TO CONSTRUCTION.

EROSION CONTROL:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY EROSION AND DRAINAGE CONTROL FACILITIES AND PROTECTING ALL GRADED AREAS FROM EROSION AT ALL TIMES UNTIL REVEGETATION IS SUCCESSFULLY ESTABLISHED AND PERMANENT SURFACING AND DRAINAGE FACILITIES ARE COMPLETED. TEMPORARY EROSION CONTROL SHALL BE DONE IN COMPLIANCE WITH LAHONTAN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) REQUIREMENTS, RESOURCE CONSERVATION DISTRICT REQUIREMENTS, STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT AND THE CURRENT EDITION OF THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION ACTIVITY. CONTRACTOR SHALL REPAIR ANY AREAS DAMAGED FROM EROSION PRIOR TO ACCEPTANCE OF THE GRADING. MINIMUM TEMPORARY EROSION CONTROL MEASURES ARE SHOWN ON THE WATER POLLUTION CONTROL PLAN; HOWEVER, ADDITIONAL MEASURES ARE TO BE IMPLEMENTED AS NECESSARY DURING CONSTRUCTION.

2. PERMANENT EROSION CONTROL MEASURES CONSISTS OF REVEGETATION, RESURFACING, ROCK SLOPE PROTECTION AND COMPLETED DRAINAGE FACILITIES. THESE ARE FURTHER DESCRIBED IN THE LANDSCAPE PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN.

3. REQUIRED CONSTRUCTION DETAILS AND BEST MANAGEMENT PRACTICES (BMP'S) ARE PROVIDED IN THE PLANS AND IN THE SWPPP. OTHER MEASURES MAY BE REQUIRED BY THE DESIGN ENGINEER AND OR THE LAHONTAN REGION OF THE RWQCB.

4. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED.

5. ALL DISTURBED AND GRADED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH THE LANDSCAPE PLAN.

6. IF PERMANENT EROSION CONTROL MEASURES ARE NOT INSTALLED BY OCTOBER 15 OF CONSTRUCTION SEASON, TEMPORARY MEASURES, SUCH AS SEDIMENT BARRIERS, CHECK DAMS, SEDIMENT TRAPS AND TEMPORARY PROTECTION SUCH AS WOOD CHIPS AND PINE NEEDLES SHALL BE REMAIN IN PLACE IN ACCORDANCE WITH THE PLANS. ADDITIONAL MEASURES MAY BE NECESSARY BASED ON FIELD CONDITIONS AS PER JURISDICTIONAL REQUIREMENTS BY RESOURCE CONSERVATION DISTRICT, TOWN OF TRUCKEE. AND CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LAHONTAN REGION (530) 542-5434.

UTILITY SYSTEM IMPROVEMENT NOTES:

1. ALL GAS LINE WILL BE INSTALLED BY SOUTHWEST GAS CORPORATION. TRENCH TO BE CONSTRUCTED BY CONTRACTOR.

2. CONSTRUCTION OF ALL UTILITIES SHALL CONFORM TO THE PLANS AND DETAILS PREPARED BY THE UTILITY COMPANY.

3. ELECTRICAL CONDUIT SHALL BE U.L. LISTED AND EACH LENGTH SHALL BEAR THE LABEL OF THE NATIONAL BOARD OF FIRE UNDERWRITERS. ALL RIGID NON-METALLIC CONDUIT SHALL BE TYPE II, SCHEDULE 40 PVC PLASTIC, RATED 90 DEGREES C. IN CONFORMANCE WITH NEMA STANDARD NO. TC.2 FOR TYPE II UNDERGROUND INSTALLATION.

4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSPECTION PRIOR TO SERVICE CONNECTIONS TO EXISTING UTILITIES.

5. UNDERGROUND WARNING TAPE SHALL BE INSTALLED OVER ALL ELECTRICAL AND COMMUNICATION LINES IN ACCORDANCE WITH THE DETAILS SHOWN THE PLANS. THIS WARNING TAPE SHALL FOLLOW THE REQUIREMENTS OF SECTION 10-5.03E, "UNDERGROUND WARNING TAPE". THE PRINTED MESSAGE SHALL READ: "CAUTION ELECTRICAL AND COMMUNICATION LINES BURIED BELOW".

6. PIPE INSTALLATION - ALL UNDERGROUND CONDUITS SHALL BE BLOWN-OUT AND PROVED CLEAR BY PULLING THROUGH A MANDREL 1/4" SMALLER THAN THE INSIDE DIAMETER OF THE CONDUIT. CONDUIT PLUGS SHALL BE INSTALLED IMMEDIATELY AFTER MANDRELLING.

7. ALL EMPTY CONDUIT SHALL HAVE A PLASTIC PULL ROPE INSTALLED WITH MINIMUM 100 LB. BREAKING STRENGTH.

8. WHERE ENTERING MANHOLES, VAULTS, AND PULL BOXES, CONDUITS SHALL BE TERMINATED WITH PLASTIC TERMINATORS AND BELL ENDS. OPENINGS AROUND BELLS SHALL BE GROUTED.

9. ELECTRICAL AND COMMUNICATIONS MANHOLES - PROVIDE AND INSTALL REINFORCED CONCRETE MANHOLES AS INDICATED ON DRAWINGS. MANHOLES SHALL HAVE ALL ACCESSORIES SUCH AS SUMPS, DRAINS, PULLING IRONS, CABLE RACKING PROVISIONS, AND ETC. CONCRETE USED SHALL HAVE MINIMUM COMPRESSION BREAKING STRENGTH OF 4000 LBS. AT 28 DAYS. FLOOR SURFACE SHALL SLOPE TO DRAIN AND HAVE A STEEL TROWEL FINISH. THE COMPLETE ASSEMBLY INCLUDING NECK, COLLAR, FRAME, AND COVER SHALL BE RATED FOR H20 BRIDGE LOADING.

10. PRECAST MANHOLES ARE ACCEPTABLE AND SHALL HAVE MANUFACTURER'S NAME AND ADDRESS PERMANENTLY CAST INTO THE INTERIOR FACE OR PERMANENTLY ATTACHED THERETO. SUBMIT MANUFACTURER'S CERTIFICATE OF COMPLIANCE WITH REQUIREMENTS.

11. ACCEPTABLE MANUFACTURER OF PRECAST VAULTS ARE QUICKSET, BROOKS OR CHRISTY.

12. TRENCH EARTHWORK - PIPE TRENCH EARTHWORK SHALL MEET THE REQUIREMENT OF THE UTILITY PROVIDER AND THESE CONSTRUCTION NOTES.

13. THE TRENCH SHALL BE EXCAVATED TO ALLOW THE PIPE TO BE ALIGNED IN THE APPROXIMATE CENTER. TRENCH WIDTHS SHALL PERMIT THE PIPE TO BE LAID AND JOINED PROPERLY AND TO ALLOW FOR PROPER PLACEMENT AND COMPACTION OF BACKFILL MATERIAL. IN NO CASE SHALL THE TRENCH WIDTH BE LESS THAN THE REQUIRED WIDTH AS SHOWN ON DETAILS. THE TRENCH SIDE WALLS SHALL BE AS NEAR VERTICAL AS POSSIBLE. THE TRENCH BOTTOM SHALL BE AS SMOOTH AS POSSIBLE. THE TRENCH BOTTOM SHALL PROVIDE A FIRM, UNIFORM, AND CONTINUOUS BEDDING FOR THE PIPE. MOUNDING OF TRENCH BOTTOM TO SUPPORT PIPE WILL NOT BE ALLOWED.

14. ANY AREA OF TRENCH OVER EXCAVATED BEYOND THE LINES AND GRADES SHOWN ON THE PLANS OR SPECIFIED HEREIN SHALL BE BROUGHT BACKUP TO PROPER GRADE USING SUITABLE MATERIALS AS APPROVED BY THE DESIGN ENGINEER. THIS MATERIAL SHALL BE COMPACTED TO THE SPECIFIED DEGREE PRIOR TO PLACING ANY PIPE OR SAND BEDDING IN THE TRENCH.

15. UNDERGROUND GAS WARNING TAPE - TRACER TAPE SHALL BE 6 INCHES WIDE, YELLOW AND MADE OF INERT PLASTIC MATERIAL SUITABLE FOR DIRECT BURIAL. TAPE SHALL BE CAPABLE OF STRETCHING TO TWICE ITS ORIGINAL LENGTH.
16. A MESSAGE SHALL BE PRINTED ON THE TAPE. THE MESSAGE SHALL READ: "CAUTION CAUTION CAUTION NATURAL GAS PIPE BURIED BELOW" WITH BOLD LETTERS APPROXIMATELY 2 INCHES HIGH. THE MESSAGE SHALL BE PRINTED AT MAXIMUM INTERVALS OF 2 FEET.
17. A SINGLE LINE OF TAPE SHALL BE PROVIDED 2.5 FEET ABOVE THE CENTERLINE OF BURIED PIPE. FOR PIPELINES BURIED 8 FEET OR GREATER BELOW FINISHED GRADE, CONTRACTOR SHALL PROVIDE A SECOND LINE OF TAPE 12 INCHES BELOW FINISHED GRADE, ABOVE AND PARALLEL TO EACH BURIED PIPE. TAPE SHALL BE SPREAD FLAT WITH MESSAGE SIDE UP BEFORE BACKFILLING.

18. ALL UTILITY AND PULL BOXES SHALL BE WATER TIGHT.

ADDITIONAL REFERENCES:

PLEASE NOTE; CONTRACTOR IS REQUIRED TO ACQUIRE ALL GOVERNING AGENCY STANDARD SPECIFICATIONS, LATEST EDITION.

WATER: ALL WATER FACILITIES SHALL MEET, OR EXCEED CURRENT TRUCKEE DONNER PUBLIC UTILITY DISTRICT STANDARDS.

ELECTRICAL: ALL ELECTRICAL SHALL MEET, OR EXCEED CURRENT TRUCKEE DONNER PUBLIC UTILITY DISTRICT STANDARDS.

SEWER: ALL SEWER FACILITIES SHALL MEET, OR EXCEED CURRENT TRUCKEE SANITARY DISTRICT CODE REQUIREMENTS, ORDINANCE 1-2021.

FIRE: ALL FACILITIES SHALL COMPLY WITH THE TRUCKEE FIRE PROTECTION DISTRICT LOCAL ORDINCANCE 01-22 ADOPTION OF THE CALIFORNIA FIRE CODE AMENDED 2022 EDITION

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DWG: SEE DAY STAMP
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13	HEALTH DEPT. PC1	10/08/2025

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NOTES
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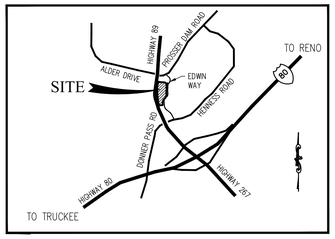

VICINITY MAP

N.T.S.

SURVEY NOTES:

CONTOUR INTERVAL= 1.0'

VERTICAL DATUM IS BASED UPON A SCO CONTROL POINT, CP-1 AND IS 5922.73' (N.A.V.D. 1988)

THE BASIS OF BEARINGS IS IDENTICAL TO THE FINAL MAP NO. 88-11 FOR BOCA SIERRA ESTATES RECORDED IN BOOK 7 OF SUBDIVISIONS AT PAGE 113, O.R.N.C. AND WAS DETERMINED FROM MONUMENTS SHOWN AS FOUND.

ALL BOUNDARY INFORMATION SHOWN PER THE VILLAGE AT GRAY'S CROSSING FINAL MAP RECORDED IN BOOK 9 OF SUBDIVISIONS AT PAGE 26, OFFICIAL RECORDS OF NEVADA COUNTY.

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.

UTILITY NOTES:

U1 EXISTING GAS STUB LOCATION. CONTRACTOR TO VERIFY SIZE & QUANTITY.

U2 EXISTING TDPUD ELECTRIC VAULT. CONTRACTOR TO COORDINATE WITH SHANNON HOYT AT 530-448-3014 PRIOR TO STARTING WORK.

U3 EXISTING AT&T COMMUNICATION VAULT. CONTRACTOR TO CONTACT AGENCY PRIOR TO COMMENCING WORK.

U4 EXISTING 2-2" PVC STUBS. CONTRACTOR TO VERIFY TYPE AND AHJ PRIOR TO COMMENCING WORK.

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

D3 REMOVED VERTICAL CURB AT BACK OF RAMP FOR PROPOSED SIDEWALK CONNECTION.

D4 CONTRACTOR TO REMOVE EXISTING CURB INLET & PIPING, SEE GRADING AND DRAINAGE PLAN FOR PROPOSED ROUTING.

D5 CONTRACTOR TO REMOVE EXISTING CURB RETURN. SEE SITE PLAN FOR NEW SIDEWALK, CURB AND GUTTER.

D6 TREE SNAG TO BE CUT TO 1' ABOVE FINISH GRADE.

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 GAS 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 (AS NOTED)
- EXISTING FENCE
- EXISTING SURFACE FLOW LINE
- EXISTING FIRE HYDRANT
- FOUND MONUMENT, 5/8" REBAR STAMPED "PLS 8321" OR AS DESCRIBED
- PROPERTY CORNER NOT FOUND
- EXISTING GRAVEL SURFACE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT/ HARDSCAPE TO BE REMOVED
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED
- EXISTING CONFIER/DECIDUOUS TREE TO BE REMOVED
- (1) RECORD DOCUMENT BOOK 9 SUBDIVISIONS PAGE 26, O.R.N.C.
- O.R.N.C. OFFICIAL RECORDS NEVADA COUNTY

SCALE: 1" = 20'

BENCHMARK ELEVATION: 5933.91' CP-1, SCRIBED "X"

BENCHMARK ELEVATION: 5934.74' SSMH RIM

RIGHT OF WAY QUITCLAIMED PER DOC. _____, O.R.N.C.

PUBLIC ACCESS EASEMENT TO BE ADJUSTED

(X) SEWER CLEAN OUT

PUBLIC UTILITY EASEMENT (1)

(X) WATER STUB

EXISTING WATER LATERAL, CONTRACTOR TO VERIFY LOCATION & DEPTH

(X) SEWER STUB

5' P.U.E. AND PUBLIC ACCESS EASEMENT (1)

(X) SEWER CLEANOUT

(X) FIRE HYDRANT TO BE RELOCATED

SNOW STORAGE EASEMENT QUITCLAIMED PER DOC. _____, O.R.N.C.

FUTURE WATER LINE, SEE STUDIO LOFTS DESIGN

PRIVATE ACCESS EASEMENT PER DOC. 2025-001093 O.R.N.C.

LOT F
148,821 SF
PER BOOK 9 OF SUBDIVISIONS, PAGE 26 O.R.N.C.

EXISTING WATER LATERAL, CONTRACTOR TO VERIFY LOCATION & DEPTH

PRIVATE ACCESS EASEMENT PER DOC. 2022-007944 O.R.N.C.

S05°10'08"W 92.06'

S26°27'09"E 7.26' (1)

S26°27'09"E 43.77' (1)

S58°46'55"E 128.81' (1)

S89°21'00"E 21.15' (1)

S39°26'50"E 40.41' (1)

N17°48'13"E 106.98' (1)

N15°47'07"E 0.35' (1)

N02°53'53"E 59.07' (1)

L=524.52' R=2297.42' Δ=13°04'52" (1)

S72°10'10"W 14.31' (1)

S02°49'50"E 14.15' (1)

S02°49'50"E 101.51' (1)

S00°00'00"E 32.33' (1)

N72°10'10"E 11.99' (1)

S02°49'50"E 62.09' (1)

S87°10'10"W 111.11' (1)

L=72.80' R=520.00' Δ=7°59'58" (1)

L=26.40' R=140.00' Δ=10°48'19" (1)

L=72.44' R=145.00' Δ=28°37'03" (1)

L=89.94' R=110.00' Δ=46°51'43" (1)

L=40.05' R=50.00' Δ=45°52'55" (1)

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TOPOGRAPHY & DEMOLITION PLAN

TOWN OF TRUCKEE, CALIFORNIA

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LAND SURVEYOR
MARTIN D. WOOD
L.S. 8321
11/25/2025

C2.0

SITE NOTES:

S1 ADA PARKING STALLS (1) VAN ACCESSIBLE (4) STANDARD, SEE DETAIL 5, SHEET C8.0

S2 ADA CASE **C** CURB RAMP WITH TRUNCATED DOMES, SEE DETAIL 10 & CALTRANS STANDARD DETAIL A88A, SHEET C8.0. CONTRACTOR TO VERIFY COMPLIANCE WITH 2022 CBC 11B-247.1.2.5, 406.4.1, 406.5.3 AND 406.5.7)

S3 ADA RAMP, SEE DETAIL 8, 11, SHEET C8.0

S4 TYPE MODIFIED TYPE E CURB AND GUTTER, SEE DETAIL SD#14, SHEET C8.3

S5 6" VERTICAL CURB, SEE DETAIL SD#16, SHEET C8.3

S6 NEW AC SECTION MATCH EXISTING SECTION 3" ON 8" MIN., SEE DETAIL 1, SHEET C8.1

S7 INSTALL CONCRETE FLATWORK, SEE DETAIL 2, SHEET C8.1 CRACK CONTROL JOINTS SPACING 8' MIN.

S8 INSTALL STAIRS (4 RISERS), SEE DETAIL 12, 13, SHEET C8.0

S9 INSTALL STAIRS (5 RISERS), SEE DETAIL 12, 13, SHEET C8.0

S10 INSTALL ADA SIGNAGE, SEE DETAIL 6 SHEET C8.0

S11 INSTALL CONCRETE RETAINING WALL, SEE DETAIL 5, SHEET C8.1

S12 INSTALL CONCRETE AND PAVER FLATWORK TO MATCH EXISTING

S13 INSTALL SIDEWALK TO CONNECT CURB RAMP AT INTERSECTION & SIDEWALK FROM STUDIO LOFT CONSTRUCTION LIMITS. SEE DETAIL SD#21, SHEET C8.3.

S14 INSTALL PERPENDICULAR CORNER CURB RAMP, SEE DETAIL **B** OF A88A, SHEET C8.0.

S15 INSTALL CORNER CURB RAMP, SEE CASE **F** DETAIL A88A, SHEET C8.0.

S16 INSTALL SIDEWALK AT BACK OF EXISTING CURB & RAMP TO LIMITS OF SIDEWALK TO THE SOUTH ADA CROSSING. SEE DETAIL SD#21, SHEET C8.3.

S17 INSTALL SIDEWALK CURB & GUTTER WERE CURB RETURN IS TO BE REMOVED. SEE DETAIL SD#21, SHEET C8.3.

GENERAL NOTES:

1. SEE SD#16 SHEET C8.1 AND SD #21 SHEET C8.2 FOR CRACK CONTROL JOINT SPECIFICS

2. PARKING STALL DESIGNATIONS:
   EV = ELECTRIC VEHICLE
   CA = EV CAPABLE
   C = COMPACT
   VAN = VAN ONLY
   ACCESSIBLE = SYMBOL

LEGEND

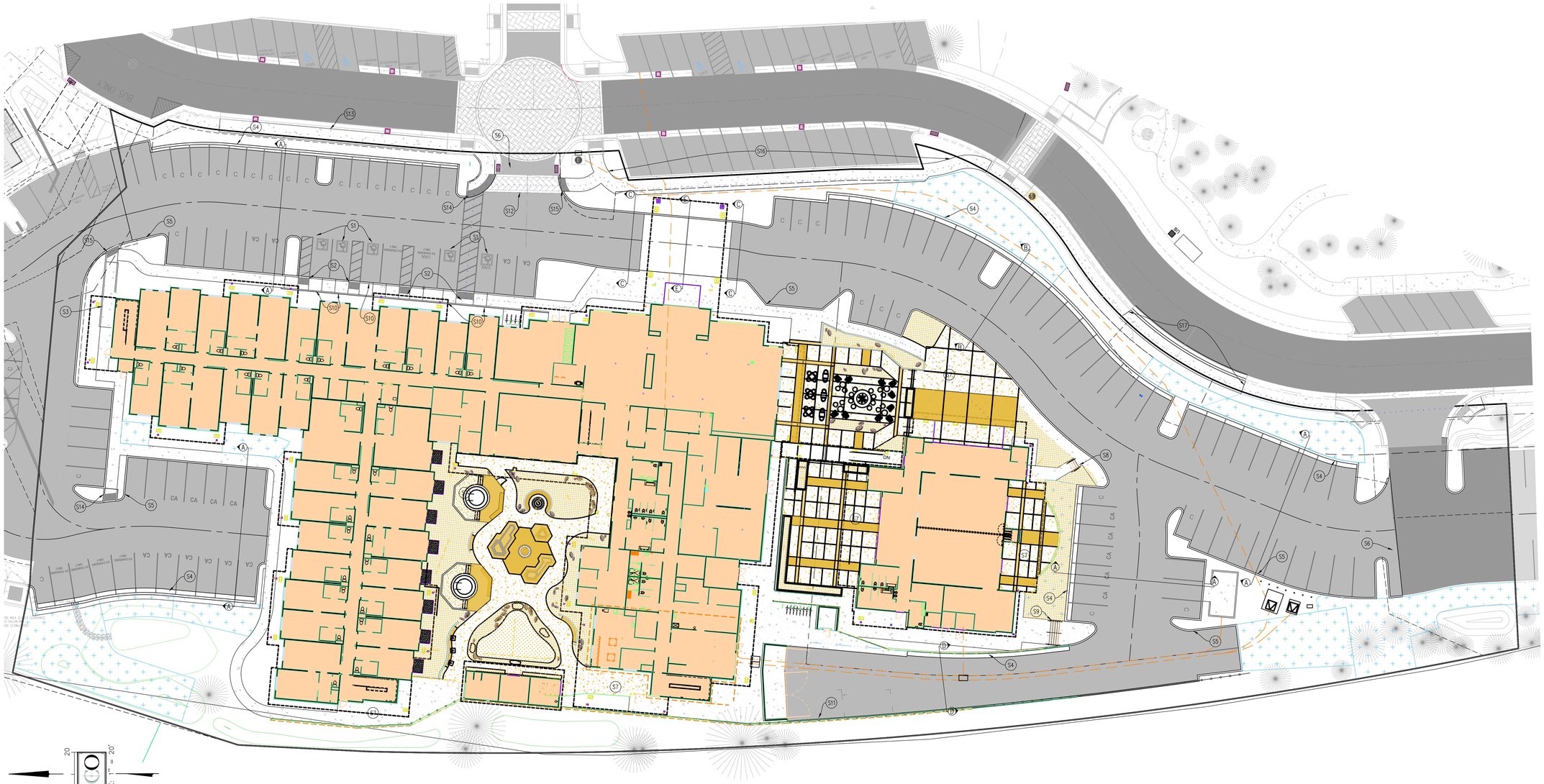
- PROPERTY LINE
- W — WATER LINE PIPE (SIZE AS NOTED)
- SD — STORM DRAIN PIPE
- SS — SEWER LINE (SIZE AS NOTED)
- ACCESSABLE PATH OF TRAVEL
- PROPOSED FENCE
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING TREE TO REMAIN (P) PINE (F) FIRE, DIAMETER INDICATED
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SNOW STORAGE AREA (TYPICAL)

TOTAL ASPHALT AREA: 40,285 S.F.
SNOW STORAGE AREA: 6,720 SF
RAMPED SNOW STORAGE: 5,576 SF
TOTAL SNOW STORAGE: 12,296 SF

30.5% SNOW STORAGE

SNOW STORAGE NOTES:

1. SNOW POLES TO BE INSTALLED AT TOP BACK OF CURB, LOCATIONS TO BE APPROVED BY TOWN BEFORE INSTALLATION. SEE DETAIL 6, SHEET C8.1



NO.	REVISIONS	DATE
	HEALTH DEPT. PC1	10/09/2025

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CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
SITE & SNOW STORAGE PLAN

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11/25/2025

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HOTEL AND CONFERENCE CENTER EV PARKING

USE	REQUIRED	PROPOSED
PARKING	116	116
EV CAPABLE*	19	19
EVCS	4	4
ADA EVCS VAN	1	1
ADA EVCS STANDARD	1	1
AMBULATORY	0	0
TOTAL PARKING FOR HOTEL**	141	141

* PER 2022 CALGreen Code Table 5.106.5.3.1 the number of required EVCS (6) count toward the total number of required EV capable spaces (25).

** Number of parking stalls for hotel and conference center shown correspond with stalls to be constructed as part of onsite project. Will differ from overall mixed use plan.

LEGEND

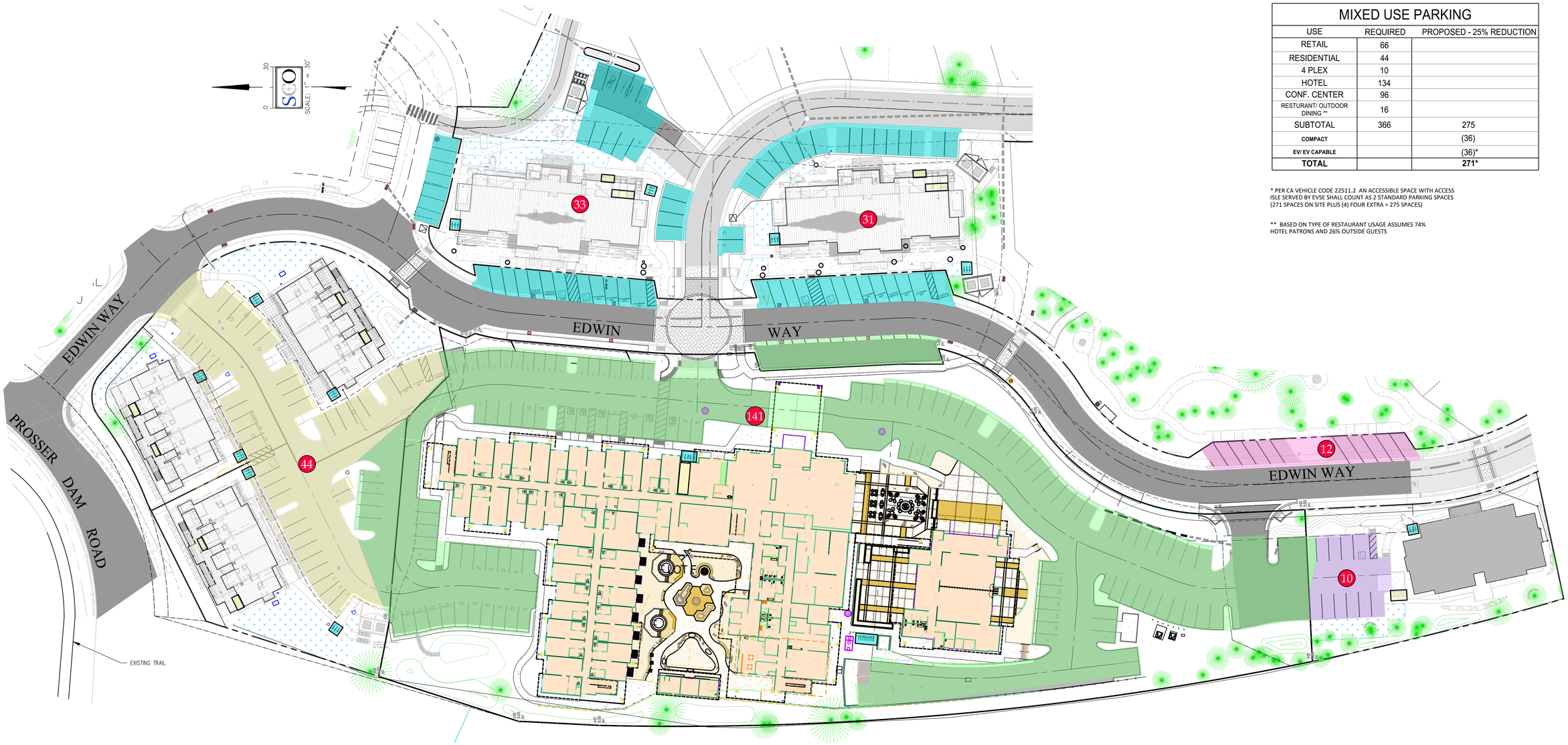
	PARKING FOR HOTEL	141
	PARKING FOR STUDIO LOFTS	44
	PARKING FOR LIVEWORK	64
	PARKING FOR 4PLEX	10
	COMMON PARKING	12

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



NO.	REVISIONS	DATE
14	RFI B26	10/27/2025
13	HEALTH DEPT. PC1	10/08/2025
12	RFI 14	9/09/2025
13	CHAMBERS	9/29/2025

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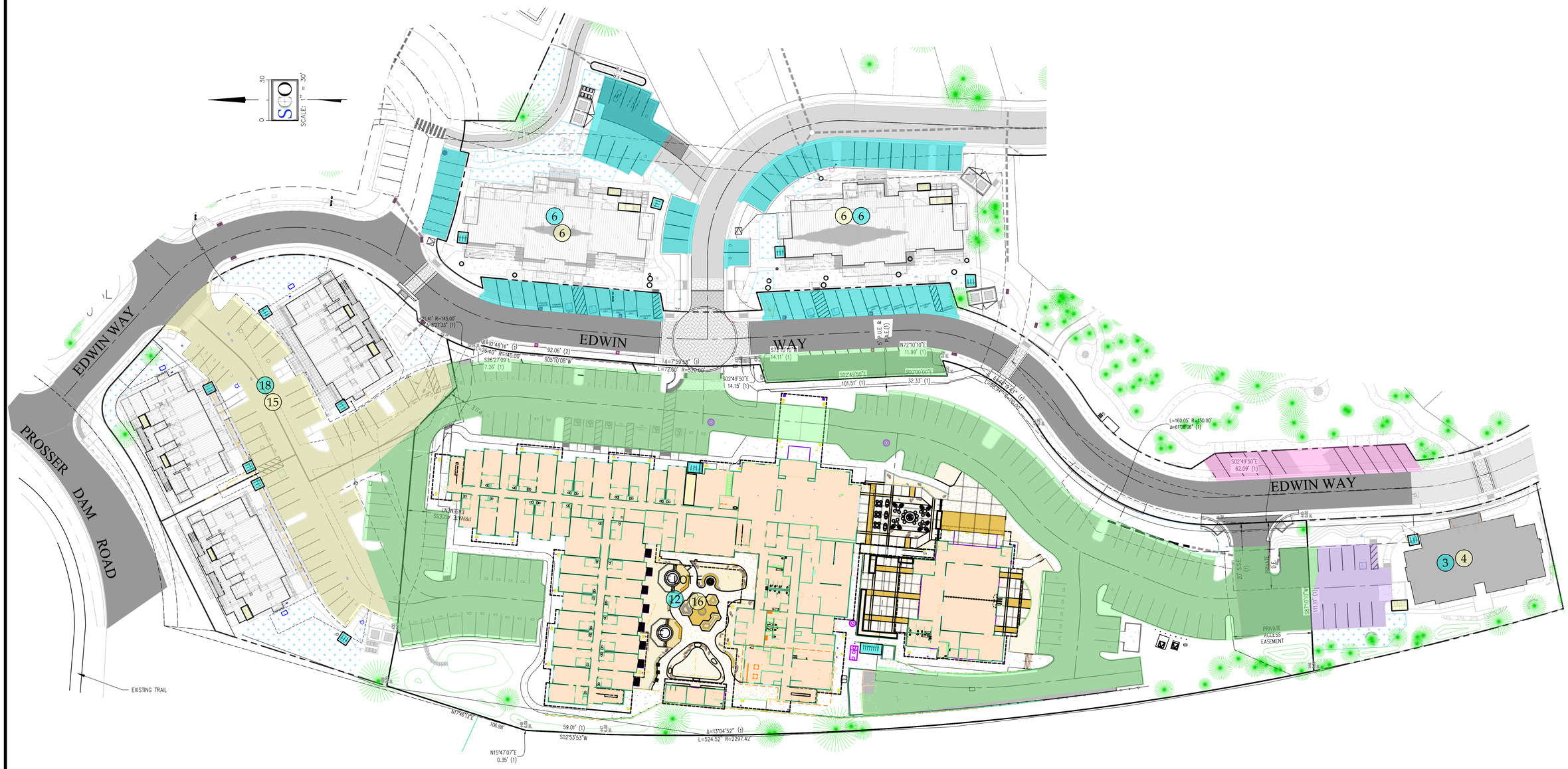
LEGEND

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



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CONTRACTOR COORDINATION:

SITE WORK CONTRACTOR (EARTHWORK AND PAVING CONTRACTOR) SHALL REFER TO ALL PLANS AND DOCUMENTS (INCLUDING LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS AND SPECIFICATION SECTIONS) AND SHALL PERFORM ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, EMBEDMENT AND BACKFILL AS REQUIRED FOR INSTALLATION OF OTHER WORK.

SITE WORK CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR INSTALLATION OF UTILITIES AND STRUCTURES.

UTILITY NOTES & CALLOUTS:

MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER UTILITY COMPANY STANDARD SPECIFICATIONS AND TDPUD STD. DWG. NO. UT-S3.

CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ACTUAL LOCATION AND DEPTH DIFFERS SIGNIFICANTLY FROM LOCATION AND DEPTH SHOWN ON PLANS.

CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO OBTAIN FINAL CONSTRUCTION DRAWINGS AND STANDARD SPECIFICATIONS. ALL UNDERGROUND CONDUIT AND PIPING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE CALIFORNIA PLUMBING CODE AS WELL AS PLANS/STANDARDS AND DETAILS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION.

NATURAL GAS PIPING TO THE GAS METER SHALL BE INSTALLED BY SW GAS (ALL TRENCHING AND BACKFILL BY CONTRACTOR). NATURAL GAS PIPING BEYOND THE METER SHALL BE INSTALLED BY THE CONTRACTOR PER THE APPROVED PLUMBING PLAN. ALL UNDERGROUND PIPE TO BE INSTALLED WITH TRACER WIRE PLACED 12" ABOVE PIPE WITH YELLOW WARNING TAPE LABELED "DANGER GAS PIPE".

U1 POINT OF ELECTRIC CONNECTION

U2 TRENCH NEW ELECTRIC CONDUIT PER TDPUD ELECTRIC DESIGN

U3 INSTALL TRANSFORMER, SEE TDPUD ELECTRIC DESIGN

U4 INSTALL PULL BOX, SEE TDPUD ELECTRIC DESIGN

U5 4" PRIMARY & 2" COMMUNICATION LINES AT RETIRED FACILITY. CONTRACTOR TO VERIFY EXISTING ELECTRICAL & COMMUNICATION STUBS AND COORDINATE WITH TDPUD ELECTRIC. SEE AS-BUILTS DATED 4/20/2021 (W.O. 20-644431). CONTACT SHANNON HOYT AT 530-448-3014 TO SCHEDULE PRE-CONSTRUCTION MEETING BEFORE STARTING ELECTRIC INFRASTRUCTURE WORK.

U6 2" P.E. 8100(2007), WR#580351, 60 PSIG GAS LINE PER SOUTHWEST GAS CORPORATION AS-BUILTS, DATED 03/03/2021. CONTRACTOR TO VERIFY EXISTING GAS STUB LOCATION & COORDINATE WITH A.H.J.

U7 GAS METER LOCATION

U8 EXISTING AT&T VAULT, CONTRACTOR TO VERIFY CONDUITS SIZE & REQUIREMENTS.

U9 GAS LINE TRENCH TO BE COORDINATED WITH SOUTHWEST GAS.

U10 COMMUNICATION BOX BY TDPUD, OPTIMUM OR AT&T.

U11 CONTRACTOR TO LOCATE & VERIFY TDPUD COMMUNICATION LINE. INTERCEPT AND CONNECT WITH NEW 2" CONDUIT FOR FUTURE LINE.

U12 COMMUNICATION CONDUITS. SIZE, TYPE AND NUMBER TO BE DETERMINED BY PROVIDER.

U13 EXISTING TDPUD COMMUNICATION BOX & LINE TO BE REMOVED/ABANDONED.

SEWER NOTES & CALLOUTS:

ALL SEWER INSTALLATION SHALL MEET OR EXCEED DISTRICT CODE ORDINANCE 1-2021.

S1 ALL 4" SEWER LATERALS SHALL BE CONSTRUCTED 2% MIN SLOPE PER FIGURE 8 SHEET C8.7. ONCE BEYOND CROSSING WITH OTHER UTILITIES SUCH AS WATER AND STORM DRAIN LATERALS CAN BE STEEPENED TO HAVE CLEANOUTS TO GRADE AND LATERAL AT 48" MIN DEPTH.

S2 ALL SEWER LATERALS 2% MIN TO MANHOLE OR WYE. PER TSD FIGURE 8 NOTE:

S3 WHERE SEWER LATERALS CROSS WATER LINE MAINTAIN 2% OFF OF WYE AND RISE AFTER CROSSING

SANITARY SEWER STRUCTURE TABLE

NAME:	PIPES IN:	PIPES OUT	RIM	DETAILS	STATION	ALIGN.
GD20-E02	6" PVC INV IN =5927.24		5934.74	EXISTING SEWER MANHOLE	13+08.26	Drive Isle
GD20-I01	6" PVC INV IN =5927.85	6" PVC INV OUT =5927.68	5934.02	EXISTING SEWER MANHOLE, VERIFY WITH STUDIO LOFST PLANS	10+80.15	Drive Isle
SSCO-0	4" INV IN =5932.05	6" PVC INV OUT =5931.88	5937.15	INSTALL SEWER CLEANOUT, SEE TSD FIGURE 10, SHEET C8.7	0+62.26	Courtyard Section
SSCO-1		6" PVC INV OUT =5932.41	5938.40	INSTALL SEWER CLEANOUT, SEE TSD FIGURE 10, SHEET 8.7	0+72.51	Courtyard Section
SSCO-2		6" PVC INV OUT =5930.34	5937.31	INSTALL SEWER CLEANOUT, SEE TSD FIGURE 10, SHEET C8.7	13+03.17	Drive Isle
SSCO-4	4" INV IN =5932.55	4" INV OUT =5932.38	5937.31	INSTALL SEWER CLEANOUT, SEE TSD FIGURE 10, SHEET C8.7	0+51.07	Courtyard Section
SSCO-5		6" PVC INV OUT =5931.34	5936.51	INSTALL SEWER CLEANOUT, SEE TSD FIGURE 10, SHEET C8.7	12+46.08	Drive Isle
SSCO-6		4" INV OUT =5932.62	5937.31	INSTALL SEWER CLEANOUT, SEE TSD FIGURE 10, SHEET C8.7	0+57.75	Courtyard Section
SSCO-7		6" PVC INV OUT =5931.82	5937.30	INSTALL SEWER CLEANOUT, SEE TSD FIGURE 10, SHEET C8.7	0+69.43	Courtyard Section
SSGI-IN	4" INV IN =5932.29		5932.73	GREASE INTERCEPTER INVERT IN	0+51.07	Courtyard Section
SSGI-OUT		4" INV OUT =5932.07	5932.41	INSTALL GREASE INTERCEPTOR, SEE TSD FIGURE 25, SHEET C8.7	0+60.51	Courtyard Section
SSMH-1	6" PVC INV IN =5928.70 6" PVC INV IN =5928.70 6" PVC INV IN =5928.70	6" PVC INV OUT =5928.53	5935.65	INSTALL SEWER MANHOLE SEE TSD FIGURE 2, SHEET C8.7	13+11.97	Drive Isle
SSMH-2	6" PVC INV IN =5930.17	6" PVC INV OUT =5930.00	5936.07	INSTALL SEWER MANHOLE SEE TSD FIGURE 2, SHEET C8.7	14+42.02	Drive Isle
SSMH-3	6" PVC INV IN =5931.70 6" PVC INV IN =5931.73 6" PVC INV IN =5931.70	6" PVC INV OUT =5931.53	5937.19	INSTALL SEWER MANHOLE SEE TSD FIGURE 2, SHEET C8.7	0+76.90	Courtyard Section
X-STUB	6" PVC INV IN =5928.40	6" PVC INV OUT =5928.40	-6.03	END OF LINE CAP, VERIFY DEPTH WITH TSD	13+11.05	Drive Isle

WATER NOTES & FACILITIES:

1. WHERE WATERLINE INTERSECTS ABOVE SD OR SEWER LINE CONTRACTOR SHALL INSTALL A FULL STICK OF WATER PIPE SHOULD BE CENTERED ON THE STORM DRAIN OR SEWER, WHEN THE WATER PIPE IS BELOW THE STORM DRAIN OR SEWER.
2. MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER TDPUD STD. DWG. NO. W-44.2 ON SHEET C8.6. PROVIDE 24" MINIMUM CLEARANCE FROM WATER FACILITIES TO ANY OTHER UTILITY. THIS INCLUDES ALL ELECTRIC, GAS, TELEPHONE AND CABLE FACILITIES, ABOVE OR BELOW GROUND.
3. SEE W-6.3 AND W-8.2, SHEET C8.5 FOR THRUST BLOCK AND MECHANICAL PIPE RESTRAINT NOTES.
4. CONTRACTOR SHALL ADJUST ALL (E) UTILITY BOXES AND VAULTS WHICH OCCUR WITHIN NEW PAVEMENT TO 1/2" TO 1/4" BELOW FINISH GRADE. CONTRACTOR SHALL UPGRADE ALL BOXES, VAULTS AND LIDS TO H-20 TRAFFIC RATED WHERE BOXES VAULTS AND LIDS OCCUR WITHIN VEHICLE TRAFFIC AREAS.
5. SEE LANDSCAPE PLANS FOR IRRIGATION PIPE, VALVES AND SLEEVE LOCATIONS.

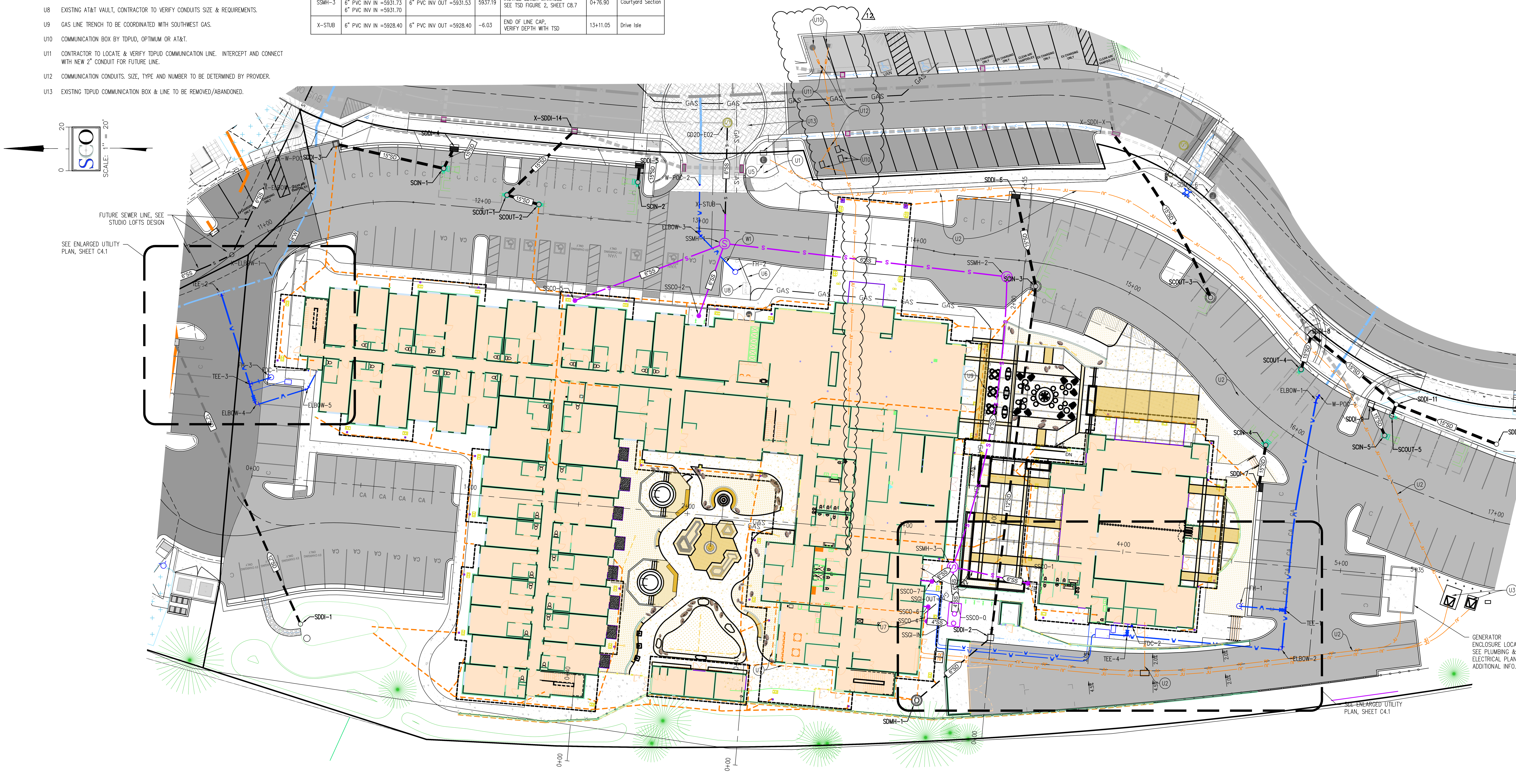
W1 LATERAL TO FIRE HYDRANT SHALL BE DUCTILE IRON PIPE.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS	STATION	ALIGNMENT
ELBOW-1	INSTALL 22.5 DEGREE ELBOW, SEE DETAIL W6.3 & 8.2, SHEET C8.5	15+99.68	Drive Isle
ELBOW-2	INSTALL 90 DEGREE ELBOW & 8x6 REDUCER SEE DETAIL W6.3 & 8.2, SHEET C8.5	16+31.53	Drive Isle
ELBOW-3	INSTALL 45 DEGREE ELBOW, SEE DETAIL W6.3 & 8.2, SHEET C8.5	12+99.85	Drive Isle
ELBOW-4	INSTALL 90 DEGREE ELBOW WITH GATE VALVE, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+56.31	Drive Isle
ELBOW-5	INSTALL 45 DEGREE ELBOW, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+72.14	Drive Isle
FDC-1	INSTALL FIRE DEPARTMENT CONNECTION, SEE DETAIL 1, SHEET C8.6	10+75.63	Drive Isle
FDC-2	INSTALL FIRE DEPARTMENT CONNECTION, SEE DETAIL 1, SHEET C8.6	15+92.83	Drive Isle
FH-1	INSTALL FIRE HYDRANT, SEE DETAIL W22.6, SHEET C8.5	16+13.94	Drive Isle
FH-2	INSTALL FIRE HYDRANT, SEE DETAIL W22.6, SHEET C8.5	13+17.95	Drive Isle
FH-3	INSTALL FIRE HYDRANT, SEE DETAIL W22.6, SHEET C8.5	10+64.86	Drive Isle
TEE-1	INSTALL 8x8x6 TEE FITTING, SEE DETAIL W6.3 & 8.2, SHEET C8.5	16+26.63	Drive Isle
TEE-2	INSTALL 8x8x8 TEE FITTING, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+66.32	Drive Isle
TEE-3	INSTALL 8x8x8 TEE FITTING WITH 8x6 REDUCER, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+57.74	Drive Isle
TEE-4	INSTALL 6x6x4 TEE FITTING, SEE DETAIL W-6.3 & W-8.2, SHEET C8.5	15+93.29	Drive Isle
W-POC-1	CONNECT TO EXISTING STUB WITH 12x8 REDUCER,SEE DETAIL W20.4, SHEET C8.5	15+99.67	Drive Isle
W-POC-2	CONNECT TO EXISTING STUB & 12x6 REDUCER & GATE VALVE, SEE DETAIL W20.4, SHEET C8.5	12+98.17	Drive Isle
X-ELBOW-1	EXISTING ELBOW, SEE STUDIO LOFT PLANS	10+90.53	Drive Isle
X-ELBOW-2	EXISTING ELBOW, SEE STUDIO LOFT PLANS	11+25.03	Drive Isle
X-W-POC	EXISTING WATER STUB, SEET STUDIO LOFTS PLANS	11+28.56	Drive Isle

LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- WATER LINE BY OTHERS, SEE STUDIO LOFT PLANS
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING SEWER LINE
- SEWER LINE (SIZE AS NOTED)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
- SINGLE WATER SERVICE (W-70.1, 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
- SUDDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT



DESIGNED: JTB	DRAWN: JTB	PROJ. NO: 202211	DWG: SEE DAY STAMP	DATE: NOVEMBER, 2025

NO.	REVISIONS	DATE
13	HEALTH DEPT. PC1	10/08/2025

CIVIL SITE IMPROVEMENTS

SCOUT HOTEL

UTILITY PLAN

TOWN OF TRUCKEE CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY (530) 272-5841
TRUCKEE (530) 582-4043

REGISTERED PROFESSIONAL ENGINEER JASON T. BARNUM C79742 Exp. 09/30/26 CIVIL STATE OF CALIFORNIA
11/25/2025

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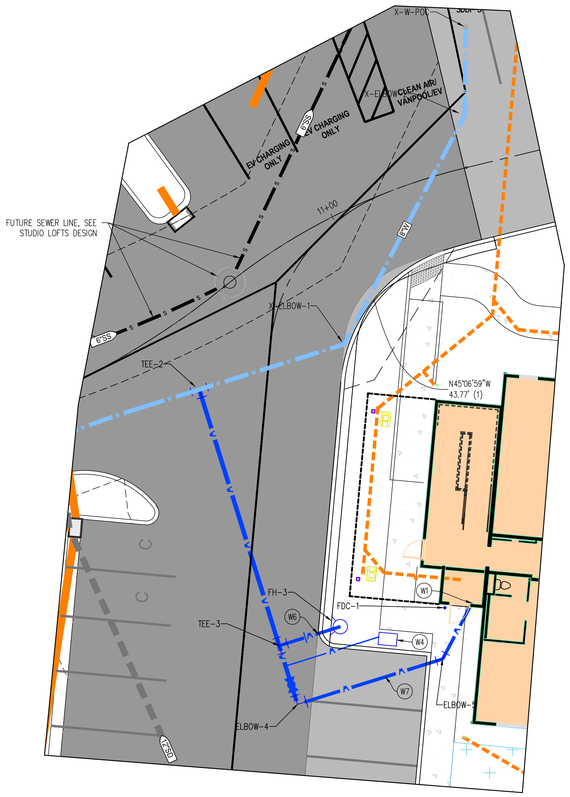
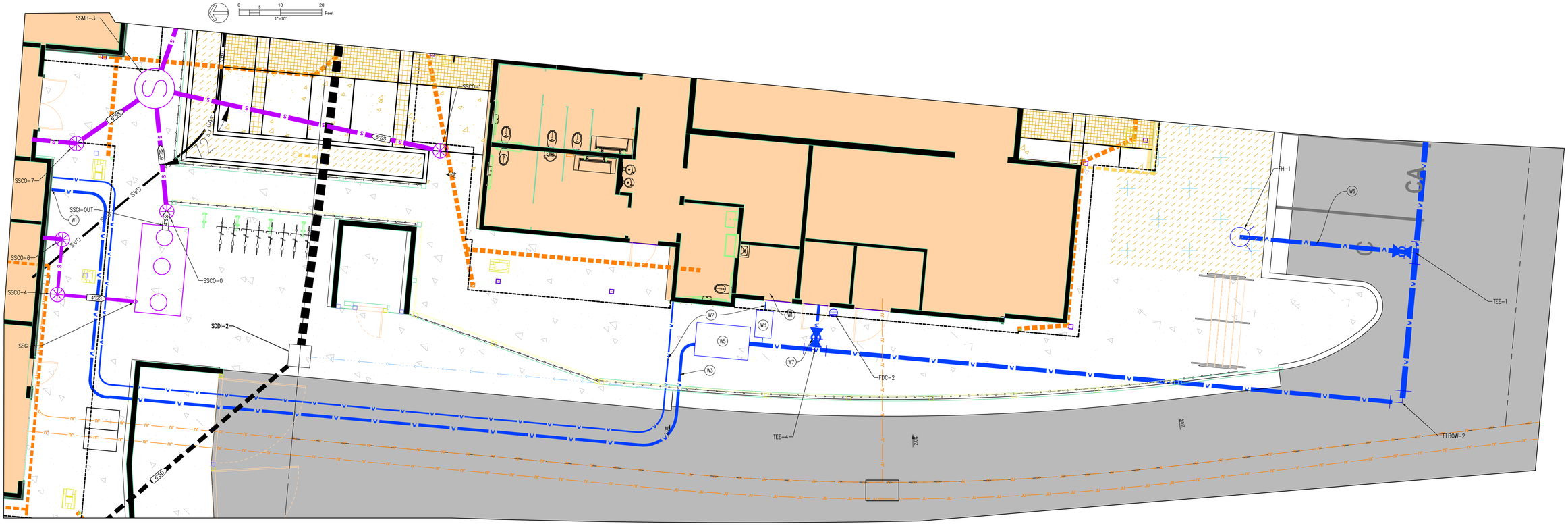


ENLARGED WATER FACILITIES PLAN VIEW

0 5 10 20 Feet
1"=10'



ENLARGED WATER FACILITIES PLAN VIEW

0 2.5 5 10 Feet
1"=5'

WATER NOTES & FACILITIES:

1. WHERE WATERLINE INTERSECTS ABOVE SD OR SEWER LINE CONTRACTOR SHALL INSTALL A FULL STICK OF WATER PIPE SHOULD BE CENTERED ON THE STORM DRAIN OR SEWER, WHEN THE WATER PIPE IS BELOW THE STORM DRAIN OR SEWER.
2. MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER TDPUD STD. DWG. NO. W-44.2 ON SHEET C8.6. PROVIDE 24" MINIMUM CLEARANCE FROM WATER FACILITIES TO ANY OTHER UTILITY. THIS INCLUDES ALL ELECTRIC, GAS, TELEPHONE AND CABLE FACILITIES, ABOVE OR BELOW GROUND.
3. SEE W-6.3 AND W-8.2, SHEET C8.5 FOR THRUST BLOCK AND MECHANICAL PIPE RESTRAINT NOTES.
4. CONTRACTOR SHALL ADJUST ALL (E) UTILITY BOXES AND VAULTS WHICH OCCUR WITHIN NEW PAVEMENT TO 1/2" TO 1/4" BELOW FINISH GRADE. CONTRACTOR SHALL UPGRADE ALL BOXES, VAULTS AND LIDS TO H-20 TRAFFIC RATED WHERE BOXES VAULTS AND LIDS OCCUR WITHIN VEHICLE TRAFFIC AREAS.
5. SEE LANDSCAPE PLANS FOR IRRIGATION PIPE, VALVES AND SLEEVE LOCATIONS.

W1 CONTRACTOR TO COORDINATE POINT OF CONNECTION WITH PLUMBING DESIGNER.

W2 INSTALL 2" CTS P.E. WATER LINE TO FIRE RISER ROOM.

W3 INSTALL 3" CTS P.E. WATER LINE TO MAIN BUILDING, VERIFY WITH PLUMBING DESIGNER.

W4 INSTALL 3/4" METER ASSEMBLY FOR LANDSCAPE IRRIGATION, SEE DETAIL W-70.3, SHEET C8.6

W5 INSTALL 3" DOMESTIC METER FOR HOTEL, SEE W-60.3, SHEET C8.6

W6 LATERAL TO FIRE HYDRANT SHALL BE DUCTILE IRON PIPE.

W7 INSTALL 6" WATER LINE TO FIRE RISER ROOM.

W8 INSTALL 1" METER FOR EVENT CENTER, SEE DETAIL W-52.5, SHEET C8.5.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS	STATION	ALIGNMENT
ELBOW-1	INSTALL 22.5 DEGREE ELBOW, SEE DETAIL W6.3 & 8.2, SHEET C8.5	15+99.68	Drive Isle
ELBOW-2	INSTALL 90 DEGREE ELBOW & 8x6 REDUCER SEE DETAIL W6.3 & 8.2, SHEET C8.5	16+31.53	Drive Isle
ELBOW-3	INSTALL 45 DEGREE ELBOW, SEE DETAIL W6.3 & 8.2, SHEET C8.5	12+99.85	Drive Isle
ELBOW-4	INSTALL 90 DEGREE ELBOW WITH GATE VALVE, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+56.31	Drive Isle
ELBOW-5	INSTALL 45 DEGREE ELBOW, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+72.14	Drive Isle
FDC-1	INSTALL FIRE DEPARTMENT CONNECTION, SEE DETAIL 1, SHEET C8.6	10+75.63	Drive Isle
FDC-2	INSTALL FIRE DEPARTMENT CONNECTION, SEE DETAIL 1, SHEET C8.6	15+92.83	Drive Isle
FH-1	INSTALL FIRE HYDRANT, SEE DETAIL W22.6, SHEET C8.5	16+13.94	Drive Isle
FH-2	INSTALL FIRE HYDRANT, SEE DETAIL W22.6, SHEET C8.5	13+17.95	Drive Isle
FH-3	INSTALL FIRE HYDRANT, SEE DETAIL W22.6, SHEET C8.5	10+64.86	Drive Isle
TEE-1	INSTALL 8x8x6 TEE FITTING, SEE DETAIL W6.3 & 8.2, SHEET C8.5	16+26.63	Drive Isle
TEE-2	INSTALL 8x8x8 TEE FITTING, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+66.32	Drive Isle
TEE-3	INSTALL 8x8x8 TEE FITTING WITH 8x6 REDUCER, SEE DETAIL W6.3 & 8.2, SHEET C8.5	10+57.74	Drive Isle
TEE-4	INSTALL 6x6x4 TEE FITTING, SEE DETAIL W-6.3 & W-8.2, SHEET C8.5	15+93.29	Drive Isle
W-POC-1	CONNECT TO EXISTING STUB WITH 12x8 REDUCER,SEE DETAIL W20.4, SHEET C8.5	15+99.67	Drive Isle
W-POC-2	CONNECT TO EXISTING STUB & 12x6 REDUCER & GATE VALVE, SEE DETAIL W20.4, SHEET C8.5	12+98.17	Drive Isle
X-ELBOW-1	EXISTING ELBOW, SEE STUDIO LOFT PLANS	10+90.53	Drive Isle
X-ELBOW-2	EXISTING ELBOW, SEE STUDIO LOFT PLANS	11+25.03	Drive Isle
X-W-POC	EXISTING WATER STUB, SEET STUDIO LOFTS PLANS	11+28.56	Drive Isle

LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- WATER LINE BY OTHERS, SEE STUDIO LOFTS PLAN
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING SEWER LINE
- SEWER LINE (SIZE AS NOTED)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
- SINGLE WATER SERVICE (W-70.1, 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
- SUDDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT

NO.	REVISIONS	DATE
	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
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DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
ENLARGED UTILITY PLAN

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SCO PLANNING & ENGINEERING
PLANNING • ENGINEERING • SURVEYING
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JASON T. BARNUM
No. 69908
CIVIL
STATE OF CALIFORNIA
11/25/2025

C4.1

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STORM DRAIN STRUCTURE TABLE				
NAME:	PIPES IN:	PIPES OUT	RIM	DETAILS
SCIN-1	15" INV IN =5930.88 PIPE IN: Pipe - (47) 15" INV IN =5930.88 PIPE IN: Pipe - (48)		5934.69	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-2	15" INV IN =5931.03 PIPE IN: Pipe - (50)		5934.76	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-3	12" INV IN =5930.96 PIPE IN: Pipe - (40) 15" INV IN =5930.96 PIPE IN: Pipe - (41)		5936.21	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-4	15" INV IN =5935.21 PIPE IN: Pipe - (43)		5939.32	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-5	15" INV IN =5935.65 PIPE IN: Pipe - (45)		5940.78	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCOUT-1	15" INV IN =5930.88 PIPE IN: Pipe - (51)	15" INV OUT =5930.78 PIPE OUT: Pipe - (49)	5935.18	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4
SCOUT-2		15" INV OUT =5931.03 PIPE OUT: Pipe - (51)	5935.39	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4
SCOUT-3		15" INV OUT =5936.00 PIPE OUT: Pipe - (96)	5937.86	INSTALL STORM CHAMBER OUTLET WITH 22.5 DEGREE COUPLER, SEE DETAIL 8, SHEET C8.4
SCOUT-4		15" INV OUT =5935.21 PIPE OUT: Pipe - (44)	5938.08	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4
SCOUT-5		15" INV OUT =5935.65 PIPE OUT: Pipe - (46)	5940.57	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4
SDDI-1		12" INV OUT =5931.96 PIPE OUT: Pipe - (52)	5933.90	INSTALL 24" DROP INLET, SEE DETAIL 8, SHEET C8.4
SDDI-2	6" INV IN =5934.51 PIPE IN: Pipe - (94)	12" INV OUT =5934.41 PIPE OUT: Pipe - (40)	5936.88	INSTALL 24" SQUARE DROP INLET, SEE DETAIL 7, SHEET C8.4
SDDI-3		15" INV OUT =5931.13 PIPE OUT: Pipe - (47)	5934.05	INSTALL 24" SQUARE DROP INLET, SEE DETAIL 7, SHEET C8.4
SDDI-4		15" INV OUT =5930.93 PIPE OUT: Pipe - (48)	5934.49	INSTALL TYPE E 24x36 CURB INLET, SEE DETAIL 2, SHEET C8.4

STORM DRAIN STRUCTURE TABLE				
NAME:	PIPES IN:	PIPES OUT	RIM	DETAILS
SDDI-5		15" INV OUT =5931.07 PIPE OUT: Pipe - (50)	5934.62	INSTALL TYPE E 24x36 CURB INLET, SEE DETAIL 2, SHEET C8.4
SDDI-6		15" INV OUT =5931.18 PIPE OUT: Pipe - (41)	5934.93	INSTALL 24x36 CURB INLET, SEE DETAIL 2, SHEET C8.4
SDDI-7		15" INV OUT =5935.41 PIPE OUT: Pipe - (43)	5939.77	INSTALL 24x36 CURB INLET, SEE DETAIL 2, SHEET C8.4
SDDI-8	15" INV IN =5935.13 PIPE IN: Pipe - (44) 15" INV IN =5935.13 PIPE IN: Pipe - (56)		5938.84	INSTALL 24" SQUARE DROP INLET, SEE DETAIL 7, SHEE C8.4
SDDI-9		15" INV OUT =5935.81 PIPE OUT: Pipe - (45)	5939.93	INSTALL 24" SQUARE DROP INLET, SEE DETAIL 7, SHEE C8.4
SDDI-10		15" INV OUT =5937.15 PIPE OUT: Pipe - (55)	5942.45	INSTALL AREA DRAIN JUNCTION, SEE DETAIL 8, SHEET C8.4
SDDI-11	15" INV IN =5935.73 PIPE IN: Pipe - (55) 15" INV IN =5935.59 PIPE IN: Pipe - (46)	15" INV OUT =5935.49 PIPE OUT: Pipe - (56)	5940.66	INSTALL AREA DRAIN JUNCTION, SEE DETAIL 8, SHEET C8.4
SDMH-1		6" INV OUT =5934.96 PIPE OUT: Pipe - (94)	5937.25	INSTALL 48" MANHOLE WITH SUMP PUMP FOR BASEMENT DRAINAGE
X-CS-6	12" INV IN =5930.67 PIPE IN: Pipe - (54)		5934.00	EXISTING STORM CHAMBER INLET, SEE STUDIO LOFT PLANS
X-SDDI-14	15" INV IN =5930.57 PIPE IN: Pipe - (49)		5934.84	EXISTING TYPE E CURB INLET, CONTRACTOR TO VERIFY DEPTH
X-SDDI-16	12" INV IN =5931.17 PIPE IN: Pipe - (53)	12" INV OUT =5930.90 PIPE OUT: Pipe - (54)	5937.60	EXISTING CURB INLET, SEE STUDIO LOFT PLANS
X-SDDI-X			5934.74	EXISTING 24x36 DRAIN INLET, SEE ASBUILTS
X-SDMH-6			5936.70	EXISTING STORM DRAIN MANHOLE, CONTRACTOR TO VERIFY DEPTH

STORMTECH FACILITIES:

S1 INSTALL STORM TECH CHAMBERS. SEE ADS DETAILS FOR ADDITIONAL SPECIFICS. SEE BELOW FOR ADDITIONAL GRADING/ORIFICE ELEVATIONS.
MIN. PAVEMENT GRADE = 5934.70
TOP STONE = 5933.70
TOP CHAMBER = 5933.20
BOTTOM CHAMBER = 5930.45
BOTTOM STONE = 5929.95

I.E. IN = SEE STRUCTURE TABLE
I.E. OUT = SEE STRUCTURE TABLE
ORIFICE PLATE:
1.5" DIA = 5931.94
1" DIA = 5932.24
2"HX4.5"W = 5933.15
OVERFLOW WEIR = 5933.69

S2 INSTALL STORM TECH CHAMBERS. SEE ADS DETAILS FOR ADDITIONAL SPECIFICS. SEE BELOW FOR ADDITIONAL GRADING/ORIFICE ELEVATIONS.
MIN. PAVEMENT GRADE =5934.75
TOP STONE = 5933.75
TOP CHAMBER = 5933.25
BOTTOM CHAMBER = 5930.5
BOTTOM STONE = 5930.00

I.E. IN = SEE STRUCTURE TABLE
I.E. OUT = SEE STRUCTURE TABLE
ORIFICE PLATE:
3" DIA = 5931.97
2" DIA = 5932.88
OVERFLOW WEIR = 5933.7

S3 INSTALL STORM TECH CHAMBERS. SEE ADS DETAILS FOR ADDITIONAL SPECIFICS. SEE BELOW FOR ADDITIONAL GRADING/ORIFICE ELEVATIONS.
MIN. PAVEMENT GRADE = 5935.57
TOP STONE = 5934.65
TOP CHAMBER = 5933.65
BOTTOM CHAMBER = 5929.9
BOTTOM STONE = 5928.15

I.E. IN = 5930.96 SEE STRUCTURE TABLE
I.E. OUT = 5930.96 SEE STRUCTURE TABLE
ORIFICE PLATE:
4" DIA = 5930.96
3.5"HX1"W = 5932.5
OVERFLOW WEIR = 5934.40

S4 INSTALL STORM TECH CHAMBERS. SEE ADS DETAILS FOR ADDITIONAL SPECIFICS. SEE BELOW FOR ADDITIONAL GRADING/ORIFICE ELEVATIONS.
MIN. PAVEMENT GRADE = 5938.06
TOP STONE = 5937.06
TOP CHAMBER = 5936.56
BOTTOM CHAMBER = 5933.81
BOTTOM STONE = 5933.31

I.E. IN = 5935.21 SEE STRUCTURE TABLE
I.E. OUT = 5935.21 STRUCTURE TABLE
ORIFICE PLATE:
2.5" DIA = 5935.21
1.5" DIA = 5936.03
OVERFLOW WEIR = 5937.03

S5 INSTALL STORM TECH CHAMBERS. SEE ADS DETAILS FOR ADDITIONAL SPECIFICS. SEE BELOW FOR ADDITIONAL GRADING/ORIFICE ELEVATIONS.
MIN. PAVEMENT GRADE = 5940.59
TOP STONE = 5938.90
TOP CHAMBER = 5938.40
BOTTOM CHAMBER = 5935.65
BOTTOM STONE = 5935.15

I.E. IN = 5935.65 SEE STRUCTURE TABLE
I.E. OUT = 5935.65 SEE STRUCTURE TABLE
ORIFICE PLATE:
1.5" DIA = 5936.07
OVERFLOW WEIR = 5938.40

GRADING FACILITIES:

G1 CONCRETE RETAINING WALL, VERIFY FINISH GRADES WITH DETAIL 5A & 5B, SHEET C8.1. NOTE, TOP OF WALL IS UP 3" FROM FINISH GRADE AT BACK OF WALL

G2 SEE BARRIER CURB DETAIL SD#16, SHEET C8.3.

G3 CONSTRUCT EARTHEN BERM.

G4 DEEPENED CURB, SEE DETAIL 7, SHEET C8.1.

G5 CONSTRUCT 2' BASE SHOULDER TO 95% R.C.

DRAINAGE FACILITIES:

D1 INSTALL 15" HDPE STORM DRAIN PIPE.

D2 WHERE CROWN OF STORM DRAIN IS LESS THAT 18" BELOW FINISH GRADE, SLURRY CAP TO BOTTOM OF BASE. WHERE APPLIES.

D3 INSTALL ADS STORMTECH CHAMBER, SEE SPECIFICATIONS BY MANUFACTURER.

D4 INSTALL BIORETENTION POND, SEE DETAIL 8, SHEET C8.4

D5 ROOF DRAINAGE ROUTING TO BE CONFIRMED WITH PLUMBING DESIGNER.

D6 INSTALL 4" PERFORATED DRAIN LINES & CONNECT TO MANHOLE WITH SUMP PUMP. CONTRACTOR TO ENSURE POSITIVE DRAINAGE.

D7 INSTALL V-DITCH, SEE DETAIL 1, SHEET C8.4.

D8 ROOF DRAIN PIPE TO BE 6" SOLID CORRUGATED. LANDSCAPE AND RETAINING WALL PIPING TO BE 4" PERFORATED CORRUGATED.

D9 LANDSCAPE AREA DRAIN, 9" NDS AREA DRAIN WITH ATRIUM GRATE. SEE DETAIL X, SHEET C8.X.

LEGEND

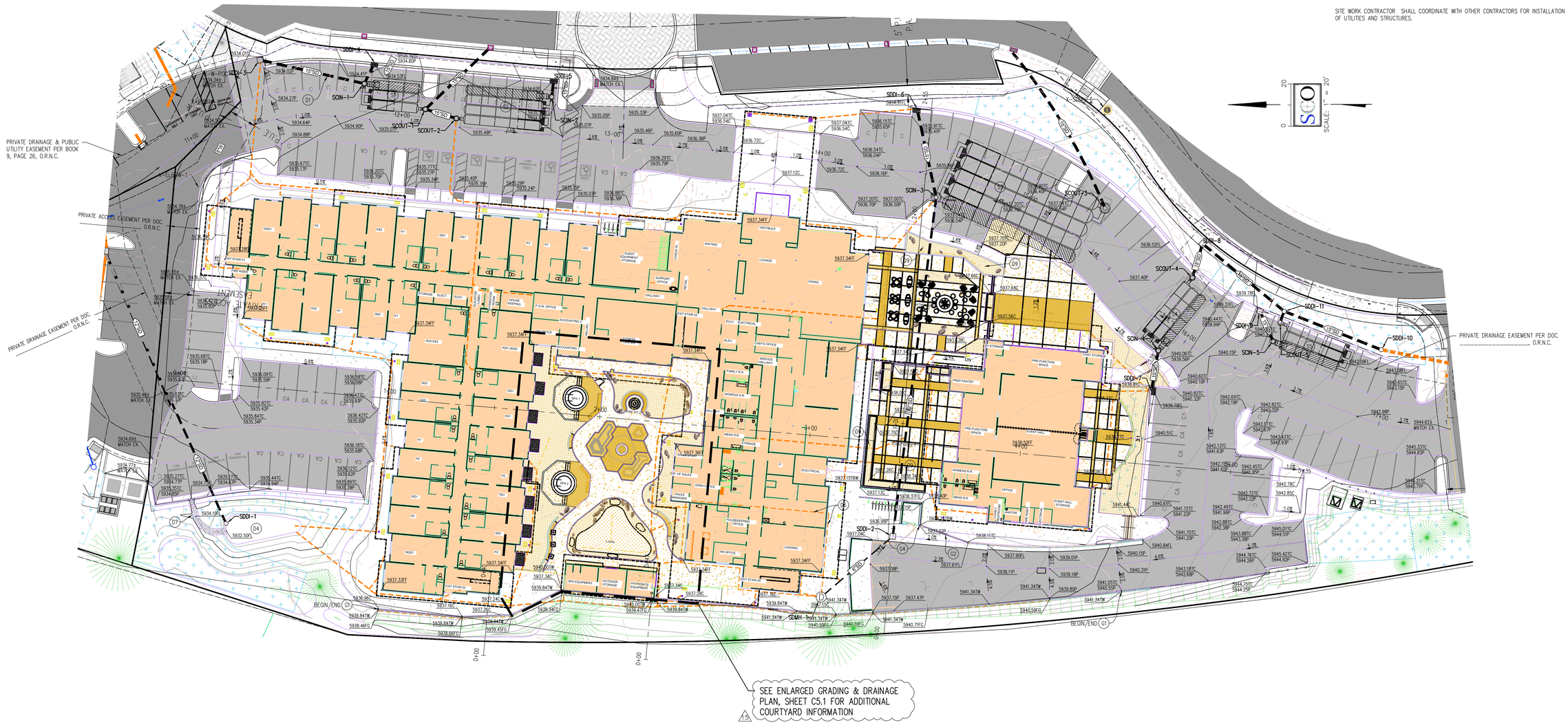
- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
- EXISTING MINOR CONTOUR LINE (1' INTERVAL)
- PROPOSED MAJOR CONTOUR LINE (5' INTERVAL)
- PROPOSED MINOR CONTOUR LINE (1' INTERVAL)
- WATER LINE PIPE (SIZE AS NOTED)
- STORM DRAIN PIPE
- ROOF/LANDSCAPE/WALL DRAIN PIPE (D8)
- SEWER LINE (SIZE AS NOTED)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
- SINGLE WATER SERVICE (W-70.1, 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
- SUDDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING CONIFER TREE (P) PINE (F) FIR, DIAMETER INDICATED

CONTRACTOR NOTES:

CONTRACTOR TO REFER TO ALL GENERAL, GRADING, DUST CONTROL, AIR EMISSIONS, EARTHWORK AND SAFETY REQUIREMENTS ON SHEET C1.1.

SITE WORK CONTRACTOR (EARTHWORK AND PAVING CONTRACTOR) SHALL REFER TO ALL PLANS AND DOCUMENTS (INCLUDING LANDSCAPE, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS AND SPECIFICATION SECTIONS) AND SHALL PERFORM ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, EMBEDMENT AND BACKFILL AS REQUIRED FOR INSTALLATION OF OTHER WORK.

SITE WORK CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS FOR INSTALLATION OF UTILITIES AND STRUCTURES.



NO.	REVISIONS	DATE
A	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO.: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
GRADING & DRAINAGE PLAN

TOWN OF TRUCKEE
CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING
GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
No. 090618
CIVIL
STATE OF CALIFORNIA
11/25/2025

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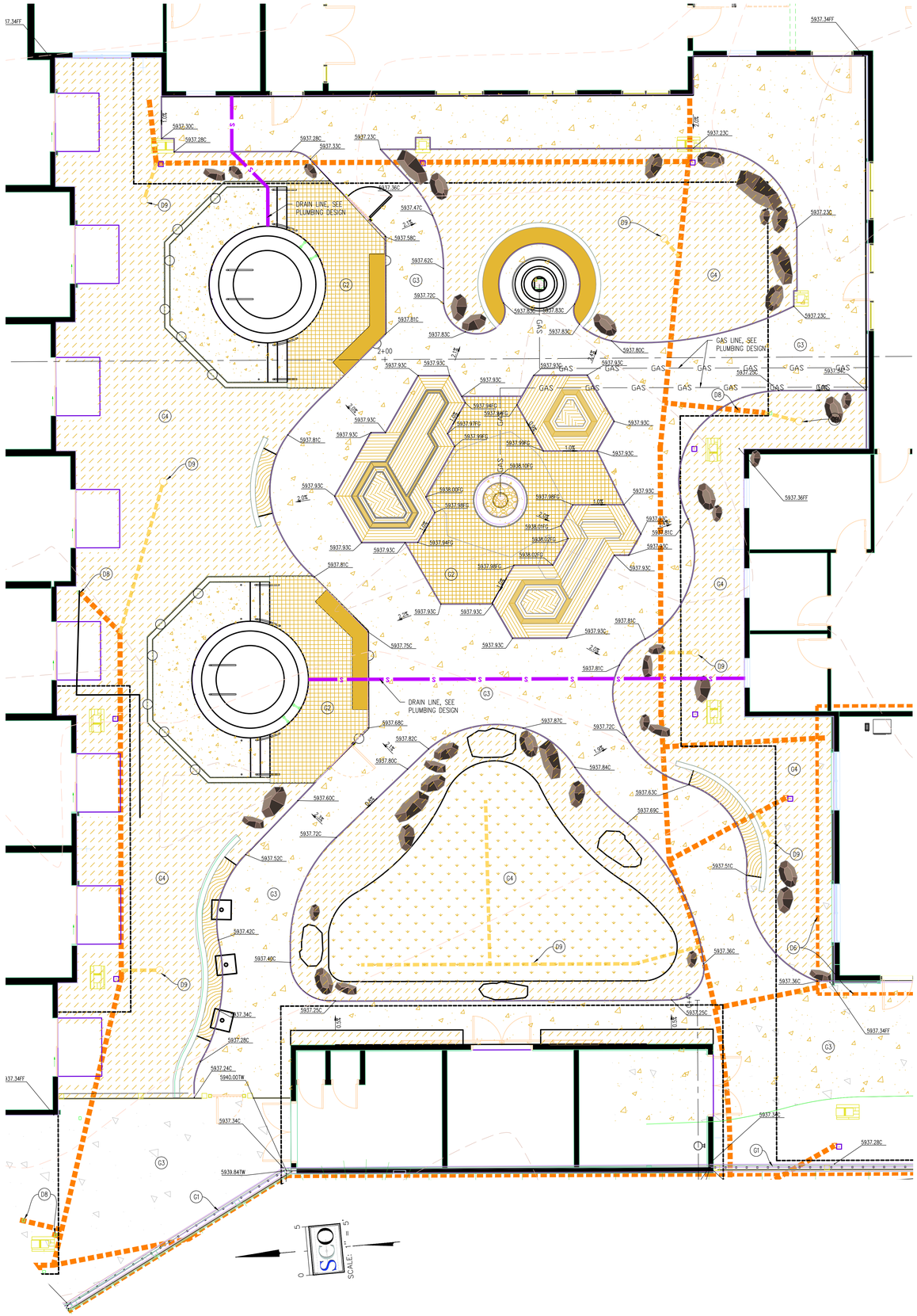

GRADING FACILITIES:

G1 CONCRETE RETAINING WALL, VERIFY FINISH GRADES WITH DETAIL 5A & 5B, SHEET C8.1. NOTE, TOP OF WALL IS UP 3" FROM FINISH GRADE AT BACK OF WALL

G2 PAVER FLATWORK, SEE LANDSCAPE PLANS BY OTHERS.

G3 CONCRETE FLATWORK, SEE LANDSCAPE PLAN BY OTHERS.

G4 LANDSCAPING, SEE PLAN BY OTHERS.

DRAINAGE FACILITIES:

D1 NOT APPLICABLE

D2 NOT APPLICABLE

D3 NOT APPLICABLE

D4 NOT APPLICABLE

D5 ROOF DRAINAGE ROUTING TO BE CONFIRMED WITH PLUMBING DESIGNER.

D6 INSTALL 4" PERFORATED DRAIN LINES & CONNECT TO MANHOLE WITH SUMP PUMP. CONTRACTOR TO ENSURE POSITIVE DRAINAGE.

D7 INSTALL V-DITCH, SEE DETAIL 1, SHEET C8.4.

D8 ROOF DRAIN PIPE TO BE 6" SOLID CORRUGATED. LANDSCAPE AND RETAINING WALL PIPING TO BE 4" PERFORATED CORRUGATED.

D9 LANDSCAPE AREA DRAIN, 9" NDS AREA DRAIN WITH ATRIUM GRATE. SEE DETAIL X, SHEET C8.X.

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
- EXISTING MINOR CONTOUR LINE (1' INTERVAL)
- PROPOSED MAJOR CONTOUR LINE (5' INTERVAL)
- PROPOSED MINOR CONTOUR LINE (1' INTERVAL)
- STORM DRAIN PIPE
- ROOF/LANDSCAPE/WALL DRAIN PIPE (D8)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- AREA STORM DRAIN INLET
- CONCRETE HARDSCAPE

NO.	REVISIONS	DATE
1	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
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CALIFORNIA

CIVIL SITE IMPROVEMENTS

SCOUT HOTEL

ENLARGED COURTYARD GRADING & DRAINAGE PLAN

TOWN OF TRUCKEE

SCO PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
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11/25/2025

C5.1

15

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MITIGATION MEASURES NOTES:

ENSURE THAT ALL DUST SUPPRESSION MEETS THE FOLLOWING MITIGATION MEASURES:

MITIGATION MEASURE 4.1B:

CONTRACTORS SHALL PROVIDE A PLAN FOR APPROVAL BY THE NSAQMD DEMONSTRATING THAT THE HEAVY-DUTY (>50 HORSEPOWER) OFF-ROAD VEHICLES TO BE USED IN THE CONSTRUCTION PROJECT, INCLUDING OWNED, LEASED AND SUBCONTRACTOR VEHICLES, WILL ACHIEVE A PROJECT WIDE FLEET-AVERAGE 20 PERCENT NOx REDUCTION AND 45 PERCENT PARTICULATE REDUCTION COMPARED TO THE MOST RECENT CARB FLEET AVERAGE AT TIME OF CONSTRUCTION. ACCEPTABLE OPTIONS FOR REDUCING EMISSIONS MAY INCLUDE USE OF LATE MODEL ENGINES, LOW-EMISSION DIESEL PRODUCTS, ALTERNATIVE FUELS, ENGINE RETROFIT TECHNOLOGY, AFTER TREATMENT PRODUCTS, AND/OR OPTIONS AS THEY BECOME AVAILABLE.

PROPERLY MAINTAIN ALL MOBILE AND STATIONARY EQUIPMENT.

PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES REQUIRING COMPLETE OR PARTIAL CLOSURE OF EXISTING ROADWAYS SURROUNDING THE PROJECT SITE, THE PROJECT APPLICANT SHALL PERFORM THE FOLLOWING TASKS TO THE SATISFACTION OF THE TOWN OF TRUCKEE PUBLIC WORKS DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION:

MITIGATION MEASURE 4.1.1C:

PROVIDE WRITTEN NOTICE TO PROPERTY OWNERS ALONG AFFECTED ROADWAYS ONE WEEK PRIOR TO ROADWAY CLOSURES.

TO ENSURE PUBLIC SAFETY, CLEARLY MARK AND SECURE ROADWAY CONSTRUCTION AREAS.

STEEL PLATES SHALL BE PLACED OVER OPEN TRENCHES AT THE END OF EACH WORKDAY TO RESTORE VEHICLE ACCESS TO ALL RESIDENTS.

MITIGATION MEASURE 4.1.1D:

DURING CONSTRUCTION ACTIVITIES, THE PROJECT APPLICANT SHALL LIMIT THE AMOUNT OF DAILY CONSTRUCTION EQUIPMENT TRAFFIC BY STAGING CONSTRUCTION EQUIPMENT AND VEHICLES ON THE PROJECT SITE AT THE END OF EACH WORKDAY RATHER THAN REMOVING THEM.

MITIGATION MEASURE 4.1.1E:

LOCATE FIXED CONSTRUCTION EQUIPMENT SUCH AS COMPRESSORS AND GENERATORS AS FAR AS FEASIBLY POSSIBLE FROM SENSITIVE RECEPTORS. SHROUD OR SHIELD ALL IMPACT TOOLS, AND MUFFLE OR SHIELD ALL INTAKE AND EXHAUST PORTS ON POWER CONSTRUCTION EQUIPMENT.

MITIGATION MEASURE 4.3.4:

CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE REQUIREMENTS OF THE TOWN OF TRUCKEE WITH RESPECT TO HOURS OF OPERATION, MUFFLING OF INTERNAL COMBUSTION ENGINES, AND OTHER FACTORS, WHICH AFFECT CONSTRUCTION NOISE GENERATION, AND ITS EFFECTS ON NOISE-SENSITIVE LAND USES.

MITIGATION MEASURE 4.4.1A:

PLACE DUST CONTROL MITIGATION REQUIREMENTS IN ALL CONSTRUCTION CONTRACTS. ALL CONSTRUCTION CONTRACTS WILL REQUIRE THE FOLLOWING:

ALL CONSTRUCTION ACTIVITIES WOULD BE SUBJECT TO THE REQUIREMENTS OF THE NSAQMD'S REGULATION 2, RULE 226 REGARDING DUST CONTROL.

ALTERNATIVES TO OPEN BURNING OF VEGETATIVE MATERIAL ON THE PROJECT SITE SHALL BE USED UNLESS DEEMED INFEASIBLE BY THE NSAQMD. SUITABLE ALTERNATIVES ARE CHIPPING, MULCHING, OR CONVERSION TO BIOMASS FUEL.

CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING THAT ADEQUATE DUST CONTROL MEASURES ARE IMPLEMENTED IN A TIMELY MANNER DURING ALL PHASES OF PROJECT DEVELOPMENT AND CONSTRUCTION.

ALL MATERIAL EXCAVATED, STOCKPILED, OR GRADED SHALL BE SUFFICIENTLY WATERED, TREATED, OR COVERED TO PREVENT FUGITIVE DUST FROM LEAVING THE PROPERTY BOUNDARIES AND CAUSING A PUBLIC NUISANCE OR VIOLATION OF AN AMBIENT AIR STANDARD. WATERING SHOULD OCCUR AT LEAST TWICE DAILY, WITH COMPLETE SITE COVERAGE.

ALL AREAS (INCLUDING UNPAVED ROADS) WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE A DUST PALLIATIVE APPLIED AS NECESSARY FOR STABILIZATION OF DUST EMISSIONS.

ALL ON SITE VEHICLE TRAFFIC SHALL BE LIMITED TO A SPEED OF 15 MPH ON UNPAVED ROADS.

ALL LAND CLEARING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE SUSPENDED AS NECESSARY TO PREVENT EXCESSIVE WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.

MITIGATION MEASURE 4.4.1A (CONTINUED):

ALL INACTIVE PORTIONS OF THE CONSTRUCTION SITE SHALL BE COVERED, SEEDED, OR WATERED UNTIL A SUITABLE COVER IS ESTABLISHED. ALTERNATIVELY, APPLY COUNTY APPROVED NON TOXIC SOIL STABILIZERS (ACCORDING TO MANUFACTURER'S SPECIFICATIONS) TO ALL INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS WHICH REMAIN INACTIVE FOR 96 HOURS) IN ACCORDANCE WITH LOCAL GRADING ORDINANCE.

ACCEPTABLE MATERIALS THAT MAY BE USED FOR CHEMICAL SOIL STABILIZATION INCLUDE PETROLEUM RESINS, ASPHALTIC EMULSION, ACRYLICS, AND ADHESIVES, WHICH DO NOT VIOLATE REGIONAL WATER QUALITY CONTROL BOARD OR CALIFORNIA AIR RESOURCES BOARD STANDARDS.

PAVED STREETS ADJACENT CONSTRUCTION SITE SHALL BE SWEPT OR WASHED AT THE END OF EACH DAY, OR AS REQUIRED TO REMOVE EXCESS ACCUMULATIONS OF SILT AND/OR MUD, WHICH MAY HAVE RESULTED FROM ACTIVITIES AT THE CONSTRUCTION SITE.

ALL MATERIAL TRANSPORTED OFF SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT PUBLIC NUISANCE.

REESTABLISH GROUND COVER ON THE SITE THROUGH SEEDING AND WATERING IN ACCORDANCE WITH THE LOCAL GRADING ORDINANCE.

STORM WATER FACILITIES:

S1 INSTALL FIBER ROLLS (DETAIL SD#72/C8.2), TYPICAL. SEE BMP SE-5 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL REQUIREMENTS. INSTALL CHECK DAMS AT 30' INTERVALS ALONG FLOWLINE OF GUTTER OR SWALE (TYPICAL) (SEE BMP SE-4).

S2 INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT (DETAIL SD#38/C8.2). SEE BMP TC-1 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR TRACKING CONTROL REQUIREMENTS.

S3 LOCATION OF CONCRETE CLEANOUT AREA SHALL BE LOCATED BY THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS OR SHALL BE CONDUCTED OFFSITE AT THE CONCRETE PLANT. SEE BMP WM-8 FOR ADDITIONAL INFORMATION IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) .

S4 INSTALL STORM DRAIN INLET PROTECTION. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE REVEGETATED. SEE BMP SE-10 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.

S5 LOCATION OF COMBINED VEHICLE CLEANING, FUELING AND MAINTENANCE STORAGE AREA SHALL BE LOCATED PER THE CONTRACTOR SUBJECT TO BMP REQUIREMENTS. SEE BMPs NS-8, NS-9, AND NS-10 IN THE THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.

S6 LOCATION OF CONSTRUCTION STAGING AREA. CONTRACTOR MAY RELOCATE STAGING AREA AS NEEDED. STAGING AREA PERIMETER SHALL BE FENCED AND FIBER ROLLS AND SHALL BE PLACED AT PERIMETER

S7 INSTALL SILT FENCING AT TOP OF SLOPE ALONG PROPOSED WORK.

S8 INSTALL CONSTRUCTION FENCING (DETAIL 4 SHT C8.4) SEE BMP EC-2 FOR ADDITIONAL INFORMATION.

CONTRACTOR NOTES:

1. THE INFORMATION ON THESE DRAWINGS ARE ACCURATE FOR WATER POLLUTION CONTROL PURPOSES ONLY.
2. THE INFORMATION ON THIS PLAN IS INTENDED TO BE USED AS A GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). WDID #SA29C393780.
3. FIELD CONDITIONS MAY NECESSITATE MODIFICATIONS TO THESE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE PLAN AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
4. PERMANENT EROSION CONTROL WILL BE INSTALLED AS AREAS ARE DETERMINED TO BE SUBSTANTIALLY COMPLETE.
5. ALL DRAINAGE INLETS RECEIVING RUNOFF FROM DISTURBED SOIL AREAS WILL BE PROTECTED WITH A SEDIMENT TRAP INLET PROTECTION.
6. TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL FINAL IMPROVEMENTS ARE COMPLETED AND GRADED AREAS ARE REVEGETATED.
7. EXPECTED CONSTRUCTION START DATE: MAY 1, 2026
   EXPECTED CONSTRUCTION COMPLETION DATE: OCTOBER 15, 2027
8. IN THE EVENT OF A CHANGED CONDITION, APPLICANT SHALL NOTIFY BUILDING OFFICIAL OF SUCH CHANGES AND SHALL PROVIDE REVISED PLANS FOR APPROVAL.
9. WORK SHALL BE DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN.

LEGEND:

- PROPERTY LINE
- SF — SE-1-SILT FENCE SD#71, SEE STORM DRAIN DETAILS
- CD — SE-4 CHECK DAMS
- FR — SE-5-FIBER ROLLS
- SB — SE-6 GRAVEL BAG BERM
- SD — SE-10-STORM DRAIN INLET PROTECTION
- EC-2 CONSTRUCTION FENCE
- EC-9-DRAINAGE SWALES/EARTH DIKE
- EC-10 OUTLET PROTECTION/VELOCITY DISSIPATION DEVICE
- VEC — NS-8-VEHICLE & EQUIPMENT CLEANING
- VEF — NS-9-VEHICLE & EQUIPMENT FUELING
- VEM — NS-10-VEHICLE & EQUIPMENT MAINTENANCE
- STORMWATER DISCHARGE LOCATION
- FLOW LINE
- SURFACE FLOW DIRECTION
- DRAIN INLET
- STORM DRAIN PIPE
- ROOF DRAIN PIPE
- BMP — BEST MANAGEMENT PRACTICES
- CASQA — CALIFORNIA STORM WATER QUALITY ASSOCIATION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION STAGING AREA
- ASPHALT PAVEMENT
- CWM WASH CWM — WM-8 CONCRETE WASH-OUT AREA

SCALE: 1" = 20'

NO.	REVISIONS	DATE
A	HEALTH DEPT. PC1	10/09/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
WATER POLLUTION CONTROL PLAN
TOWN OF TRUCKEE
CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
Exp. 09/30/26
CIVIL
STATE OF CALIFORNIA
11/25/2025

C6.0

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CHAMBER INLET & OUTLET TABLE:

STORM DRAIN STRUCTURE TABLE				
NAME:	PIPES IN:	PIPES OUT	RIM	DETAILS
SCIN-1	15" INV IN =5930.88 PIPE IN: Pipe – (47) 15" INV IN =5930.88 PIPE IN: Pipe – (48)		5934.69	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-2	15" INV IN =5931.03 PIPE IN: Pipe – (50)		5934.76	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-3	12" INV IN =5930.96 PIPE IN: Pipe – (40) 15" INV IN =5930.96 PIPE IN: Pipe – (41)		5936.21	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-4	15" INV IN =5935.21 PIPE IN: Pipe – (43)		5939.32	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCIN-5	15" INV IN =5935.65 PIPE IN: Pipe – (45)		5940.78	INSTALL STORM CHAMBER INLET, SEE DETAIL 8, SHEET C8.4
SCOUT-1	15" INV IN =5930.88 PIPE IN: Pipe – (51)	15" INV OUT =5930.78 PIPE OUT: Pipe – (49)	5935.18	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4
SCOUT-2		15" INV OUT =5931.03 PIPE OUT: Pipe – (51)	5935.39	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4
SCOUT-3		15" INV OUT =5936.00 PIPE OUT: Pipe – (96)	5937.86	INSTALL STORM CHAMBER OUTLET WITH 22.5 DEGREE COUPLER, SEE DETAIL 8, SHEET C8.4
SCOUT-4		15" INV OUT =5935.21 PIPE OUT: Pipe – (44)	5938.08	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4
SCOUT-5		15" INV OUT =5935.65 PIPE OUT: Pipe – (46)	5940.57	INSTALL STORM CHAMBER OUTLET, SEE DETAIL 8, SHEET C8.4

CIVIL NOTES & CALLOUTS:

C1 CONSTRUCT 6' WIDE CONCRETE SIDEWALK (1.5% CROSS-SLOPE TYPICAL) PER DETAIL SDⅈ21, SHEET C8.3.

C2 CONSTRUCT "TYPE E" CONCRETE CURB AND GUTTER (3') PER TAIL SDⅈ14, SHEET C8.3.

C3 CONSTRUCT "TYPE E" CURB WITH NO GUTTER PER DETAIL 15, SHEET C8.3.

C4. CONSTRUCT "TYPE A1-6" BARRIER CURB PER DETAIL SDⅈ16, SHEET C8.3.

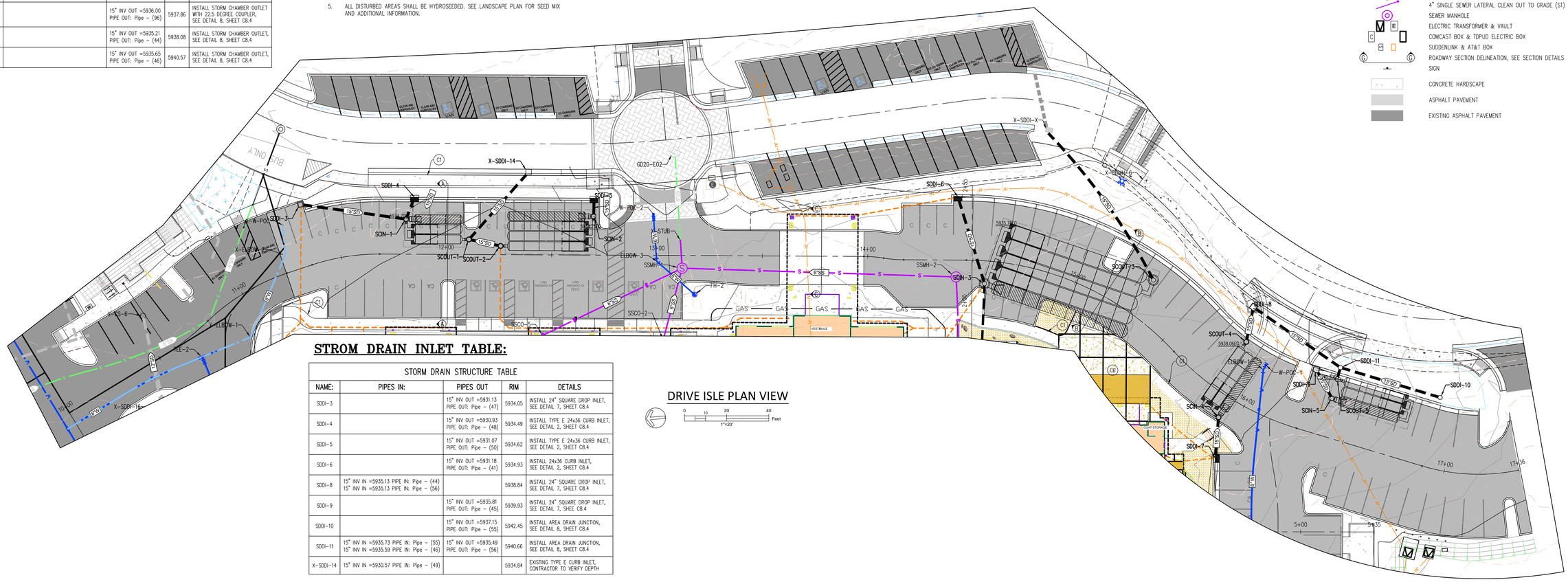
C5. CONSTRUCT 6' WIDE CONCRETE RAMP WITH RETAINING CURBS, SEE DETAILS 8, 11 & 13, SHEET C8.0.

C6. CONSTRUCTION CONCRETE FLATWORK, SEE DETAIL 2, SHEET C8.1.

1. ALL DETECTABLE WARNING PLATES SHALL BE DURALAST CAST IRONBLACK ASPHALTIC DIP FINISH OR APPROVED EQUAL.
2. SNOW POLES TO BE INSTALLED AT TOP BACK OF CURB, LOCATIONS TO BE APPROVED BY TOWN BEFORE INSTALLATION. SEE DETAIL 6, SHEET C8.1.
3. SEE SDⅈ16, SHEET C8.3 AND SDⅈ21, SHEET C8.3 FOR CRACK CONTROL JOINTS.
4. FOR FLATWORK BEYOND ROADWAY LIMITS, SEE LANDSCAPE ARCHITECT PLANS.
5. ALL DISTURBED AREAS SHALL BE HYDROSEEDED. SEE LANDSCAPE PLAN FOR SEED MIX AND ADDITIONAL INFORMATION.

LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- EXISTING WATER LINE
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING SEWER LINE
- SEWER LINE (SIZE AS NOTED)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
- SINGLE WATER SERVICE (W-70.1, 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
- SUDDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT


X-SDDI-14
SDDI-4
SDDI-5
W-POC-2
SCIN-1
SCIN-2
SCOUT-1
SCOUT-2
ELBOW-3
SSMH-1
SSMH-2
TH-2
SSCO-2
SSCO-5
GD20-E02
X-SDDI-X
X-SSMH-6
SDDI-6
SCIN-3
SCOUT-3
SDDI-8
SCOUT-4
ELBOW-4
W-POC-1
SDDI-9
SDDI-11
SDDI-10
SCIN-4
SCIN-5
SCOUT-5
SDDI-7
X-CS-6
X-ELBOW-1
TEE-2
X-SDDI-16
11+00
12+00
13+00
14+00
15+00
16+00
17+00
17+36
5+00
5935
5938.06ET
5940.57
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5935.65 ET
5936.00 ET
5935.18
5935.39
5930.88 ET
5931.03 ET
5930.78
5930.93
5931.07
5931.13
5934.69
5934.76
5934.49
5934.62
5934.93
5934.84
5930.57
5930.69
5928.70
5928.53
5930.96
5930.69
5930.86
5930.88
5930.96
5930.57
5930.93
5931.07
5931.13
5931.03
5930.88
5930.78
5930.69
5930.86

CIVIL NOTES & CALLOUTS:

C1 CONSTRUCT 6' WIDE CONCRETE SIDEWALK (1.5% CROSS-SLOPE TYPICAL) PER DETAIL SD#21, SHEET C8.3.

C2 CONSTRUCT "TYPE E" CONCRETE CURB AND GUTTER (3') PER TAIL SD#14, SHEET C8.3.

C3 CONSTRUCT "TYPE E" CURB WITH NO GUTTER PER DETAIL 15, SHEET C8.3.

C4. CONSTRUCT "TYPE A1-6" BARRIER CURB PER DETAIL SD#16, SHEET C8.3.

C5. CONSTRUCT 6' WIDE CONCRETE RAMP WITH RETAINING CURBS, SEE DETAILS 8, 11 & 13, SHEET C8.0.

C6. CONSTRUCTION CONCRETE FLATWORK, SEE DETAIL 2, SHEET C8.1.

1. ALL DETECTABLE WARNING PLATES SHALL BE DURALAST CAST IRONBLACK ASPHALTIC DIP FINISH OR APPROVED EQUAL.

2. SNOW POLES TO BE INSTALLED AT TOP BACK OF CURB, LOCATIONS TO BE APPROVED BY TOWN BEFORE INSTALLATION. SEE DETAIL 6, SHEET C8.1.

3. SEE SD#16, SHEET C8.3 AND SD#21, SHEET C8.3 FOR CRACK CONTROL JOINTS.

4. FOR FLATWORK BEYOND ROADWAY LIMITS, SEE LANDSCAPE ARCHITECT PLANS.

5. ALL DISTURBED AREAS SHALL BE HYDROSEEDED. SEE LANDSCAPE PLAN FOR SEED MIX AND ADDITIONAL INFORMATION.

6. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.

LEGEND

- PROPERTY LINE
- WATER LINE PIPE (SIZE AS NOTED)
- EXISTING WATER LINE
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING SEWER LINE
- SEWER LINE (SIZE AS NOTED)
- GAS LINE
- JOINT TRENCH (DRY UTILITIES)
- ELECTRIC LINE
- FENCE LINE
- FLOW LINE
- DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
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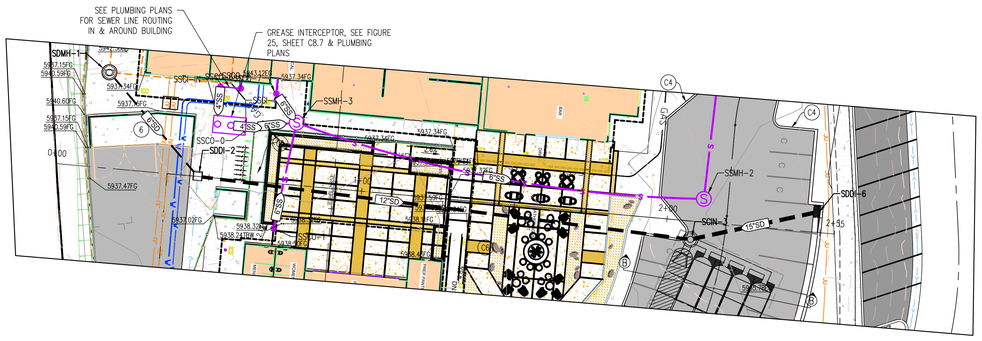
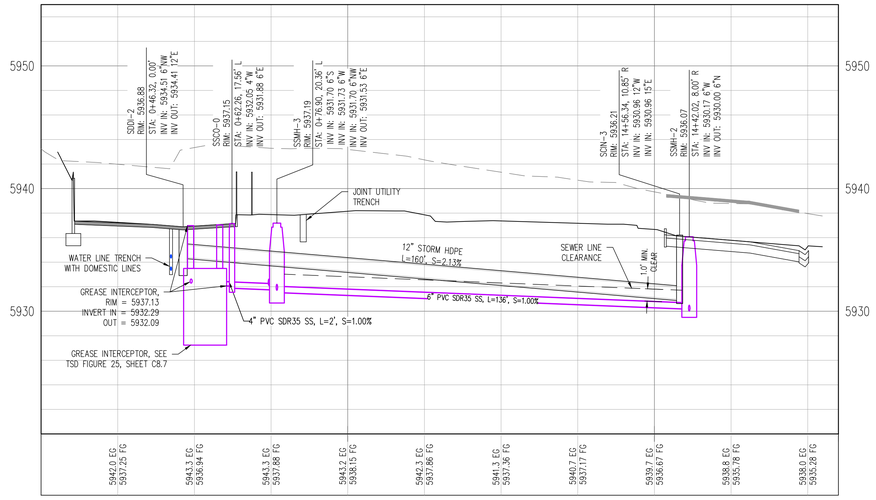
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
- SEWER MANHOLE
- ELECTRIC TRANSFORMER & VAULT
- COMCAST BOX & TDPUD ELECTRIC BOX
- SUDDENLINK & AT&T BOX
- ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
- SIGN
- CONCRETE HARDSCAPE
- ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT



ENLARGED WATER FACILITIES PLAN VIEW

0 10 20 40 Feet
1"=20'



COURTYARD SECTION

SCALE: 1" =20' HORIZ.
1"=5' VERT.

NO.	REVISIONS	DATE
	HEALTH DEPT. PC1	10/09/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
ENLARGED SITE PLAN & PROFILE: STA: 0+00 - 2+55
TOWN OF TRUCKEE CALIFORNIA

PLANNING•ENGINEERING•SURVEYING
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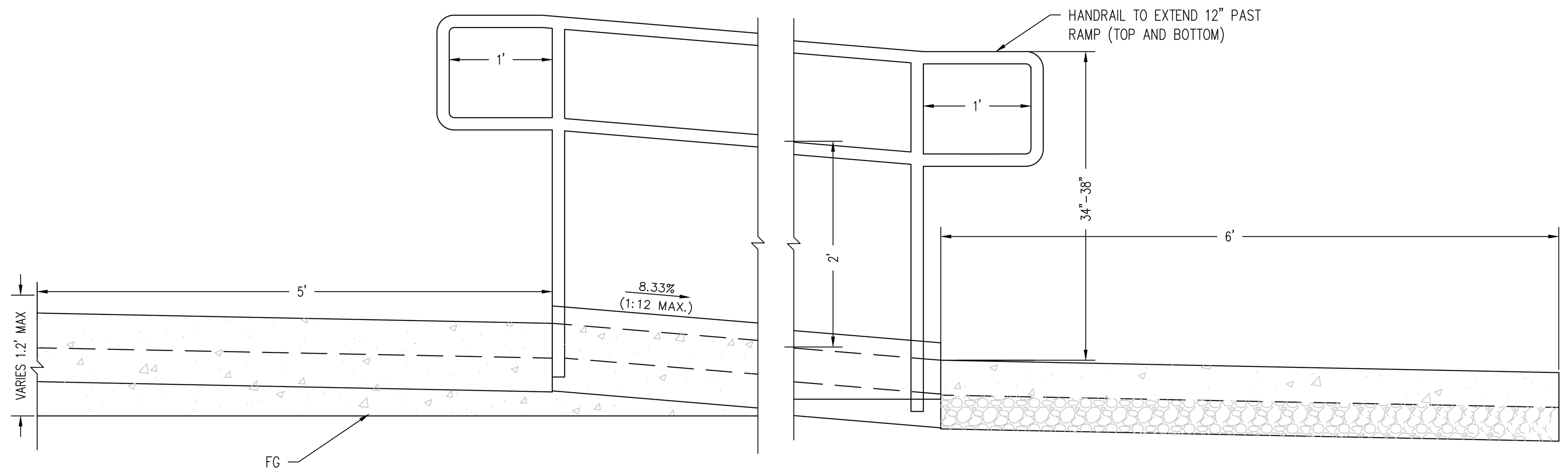
TRUCKEE (530) 582-4043

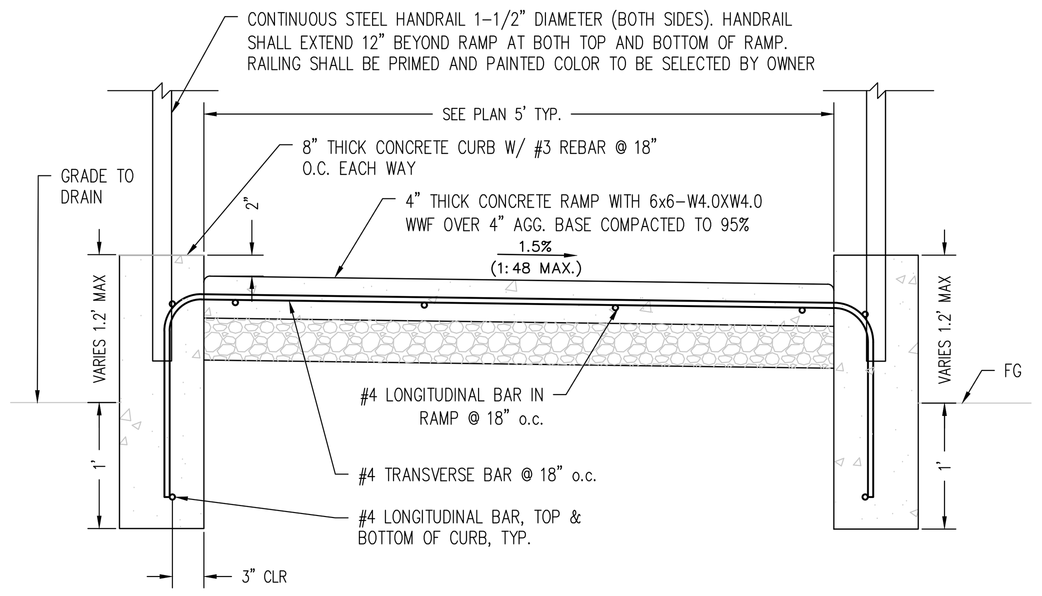
JASON T. BARNUM
No. 94924
CIVIL
11/25/2025

C7.1

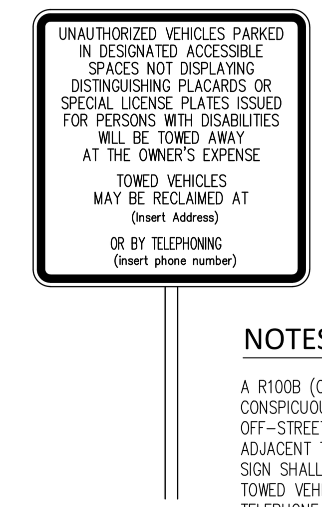
SCO PLANNING & ENGINEERING, INC. 2025



(11) TYPICAL RAMP DETAIL
SCALE: 1" = 1'-0"



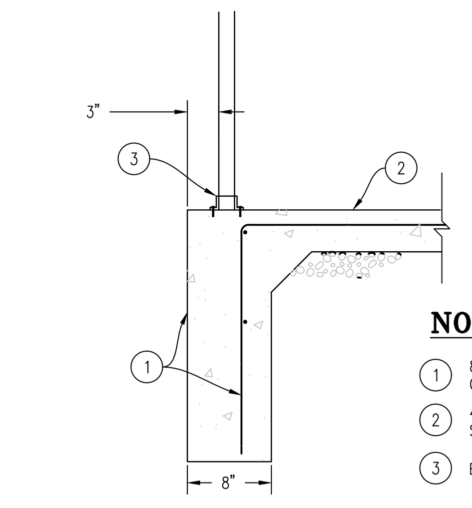
(8) TYPICAL RAMP SECTION DETAIL
SCALE: 1" = 1'-0"



NOTES:

A R100B (CA) SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY.

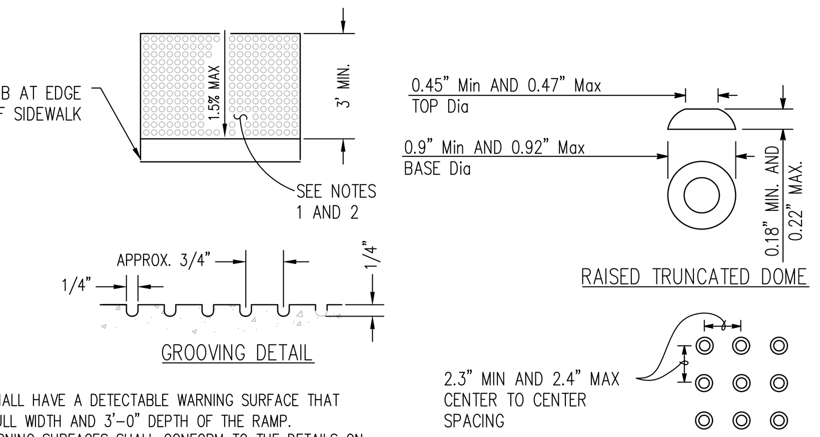
(6) UNAUTHORIZED VEHICLE SIGN
NTS



NOTES

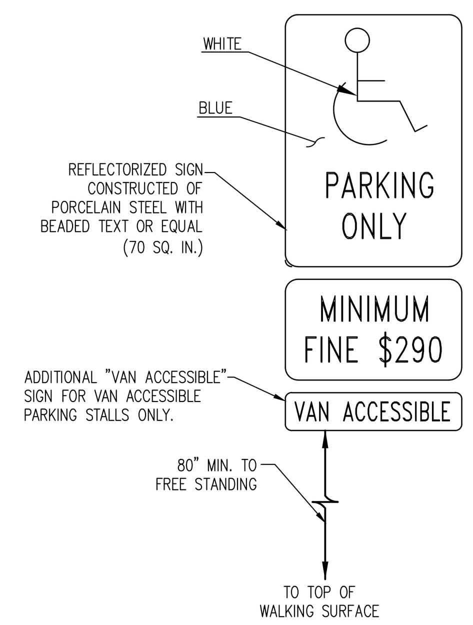
1. 8" THICK CONCRETE WALL W/ # 4 @ 12" O.C. HORIZONTAL & 16" O.C. VERTICAL, TYP.
2. 4" THICK SLAB OVER 6" CLASS II AGGREGATE BASE OVER 6" SUBGRADE COMPACTED TO 95% R.C.
3. BOLTED BASE PLATE PER ARCHITECTURAL RECOMENDATIONS

(13) POST CONNECTION DETAIL
SCALE: 1" = 1'-0"

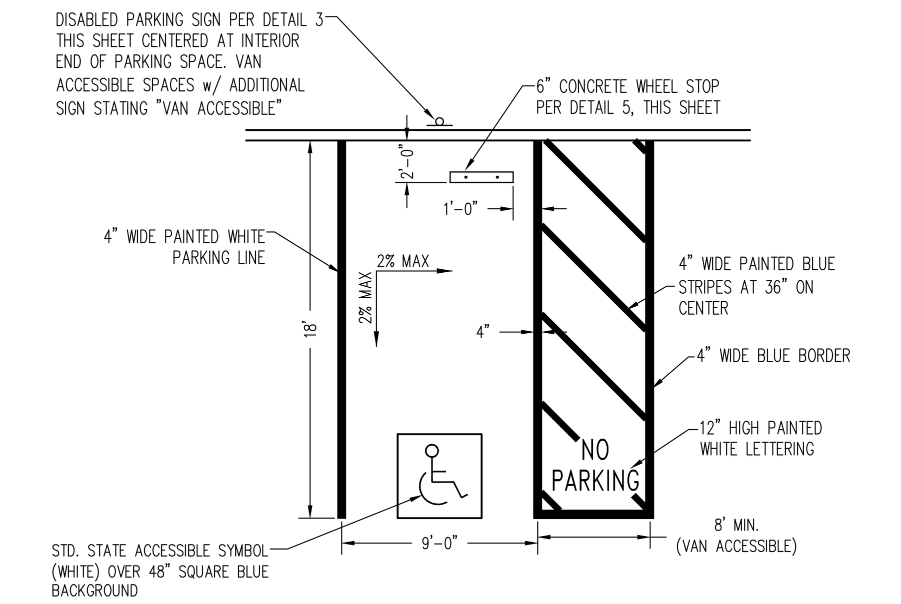


NOTES:
1. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND THE REQUIREMENTS IN THE STANDARD SPECIFICATIONS.
2. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
3. DOMES SHALL BE ARMOR TILE, COLOR YELLOW FS 33538 OF SAE AMS-STD596A TO COMPLY WITH 2022 CBC 11B-705.1.1.3.1.

(10) TRUNCATED DOME DETAIL
NTS



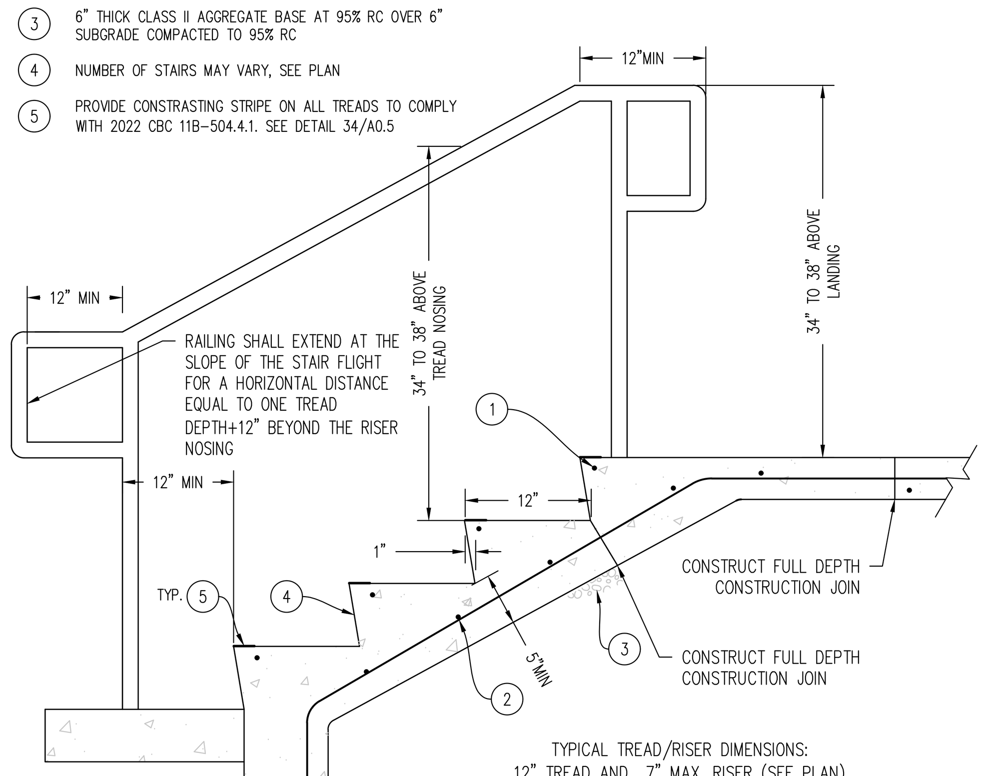
(7) ACCESSIBLE PARKING SIGN
NTS



(5) ADA PARKING SPACE
NTS

NOTES

1. # 4 IN NOSING (TYP)
2. # 4 @ 16" O.C. E.W.
3. 6" THICK CLASS II AGGREGATE BASE AT 95% RC OVER 6" SUBGRADE COMPACTED TO 95% RC
4. NUMBER OF STAIRS MAY VARY, SEE PLAN
5. PROVIDE CONTRASTING STRIPE ON ALL TREADS TO COMPLY WITH 2022 CBC 11B-504.4.1. SEE DETAIL 34/A0.5

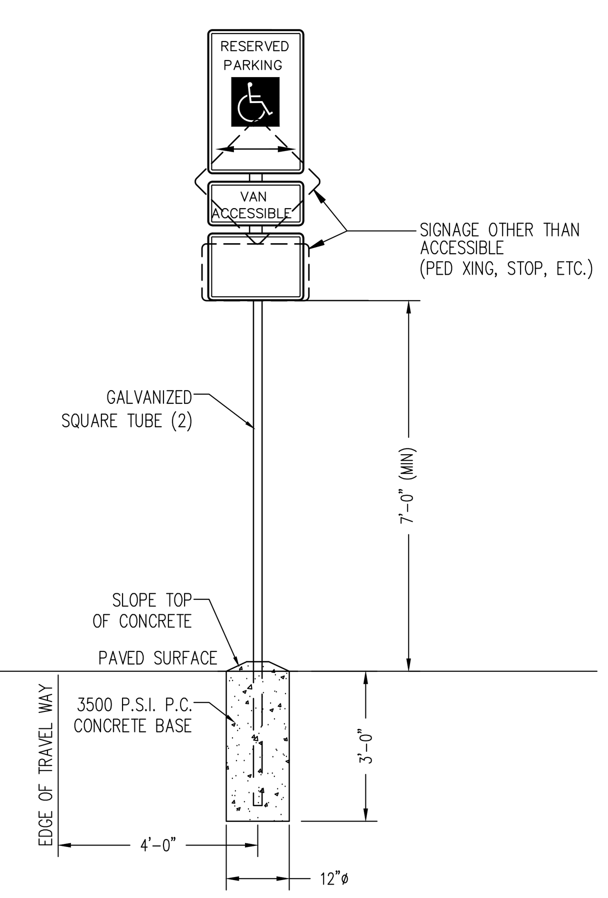


CONSTRUCTION NOTES:

CODE COMPLIANT HANDRAIL SHALL BE PROVIDED FOR ALL STAIRS IN ACCORDANCE WITH THIS DETAIL AND CALIFORNIA BUILDING CODE REQUIREMENTS, SECTION 11B-505. HANDRAIL SHALL EXTEND A MINIMUM OF 24 INCHES BEYOND THE BOTTOM NOSING AND 12" PAST THE TOP RISER. RAILING SHALL BE 2" DIA. AND SHALL BE 34" TO 38" ABOVE NOSINGS AND LANDINGS.

THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF GROOVING 3 INCHES WIDE PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING.

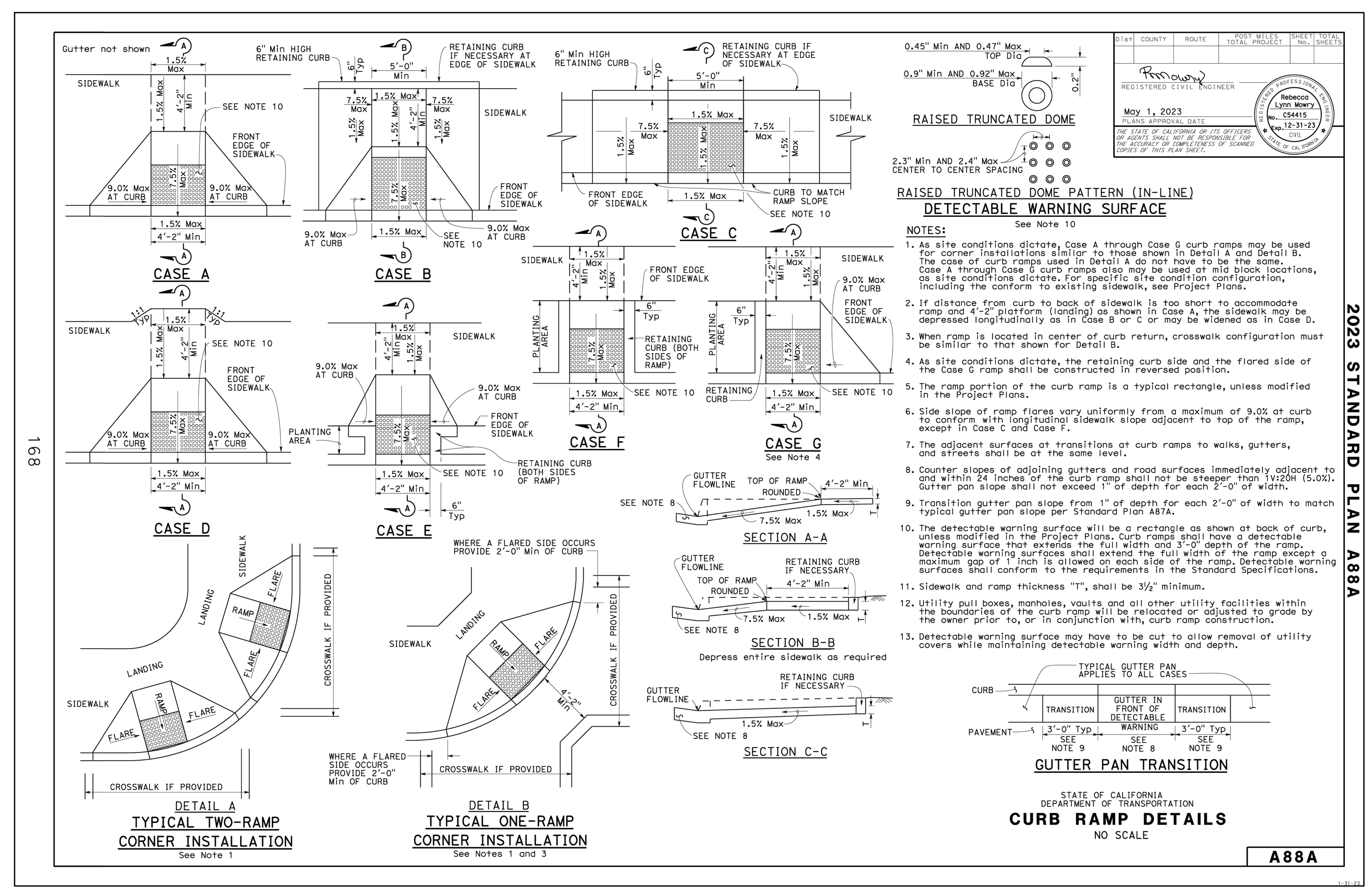
(12) TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"



NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

(9) ADA PARKING SIGN DETAIL
NTS



NOTES:
1. As site conditions dictate, Case A through Case G curb ramps may be used for corner installations similar to those shown in Detail A and Detail B. The case of curb ramps used in Detail A do not have to be the same. Case A through Case G curb ramps also may be used at mid block locations, as site conditions dictate. For specific site condition configuration, including the conform to existing sidewalk, see Project Plans.
2. If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-2" platform (landing) as shown in Case A, the sidewalk may be depressed longitudinally as in Case B or C or may be widened as in Case D.
3. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb side and the flared side of the Case G ramp shall be constructed in reversed position.
5. The ramp portion of the curb ramp is a typical rectangle, unless modified in the Project Plans.
6. Side slope of ramp flares vary uniformly from a maximum of 9.0% at curb to conform with longitudinal sidewalk slope adjacent to top of the ramp, except in Case C and Case F.
7. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
8. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1V:20H (5.0%). Gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.
9. Transition gutter pan slope from 1" of depth for each 2'-0" of width to match typical gutter pan slope per Standard Plan A87A.
10. The detectable warning surface will be a rectangle as shown at back of curb, unless modified in the Project Plans. Curb ramps shall have a detectable warning surface that extends the full width and 3'-0" depth of the ramp. Detectable warning surfaces shall extend the full width of the ramp except a maximum gap of 1 inch is allowed on each side of the ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
11. Sidewalk and ramp thickness "T", shall be 3½" minimum.
12. Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
13. Detectable warning surface may have to be cut to allow removal of utility covers while maintaining detectable warning width and depth.

(1) CURB RAMP DETAILS
NTS

NO.	REVISIONS	DATE
1	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CALIFORNIA

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
GENERAL DETAILS

TOWN OF TRUCKEE

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TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
C79742
Exp. 09/30/26
CIVIL
STATE OF CALIFORNIA
11/25/2025

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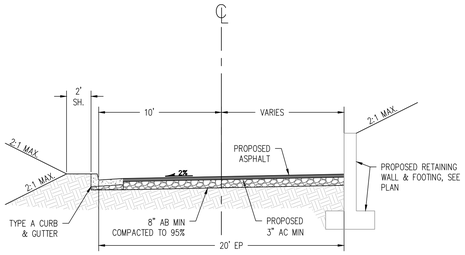
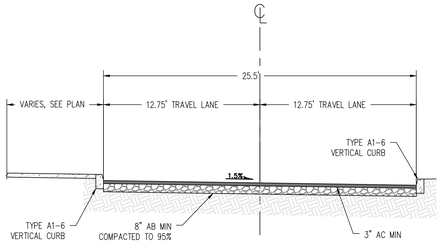
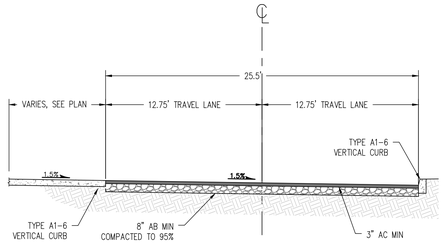


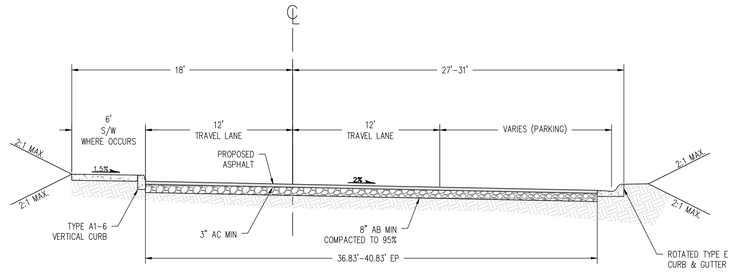
DRIVE ISLE SECTION D-D
SCALE: 1" = 5'-0"



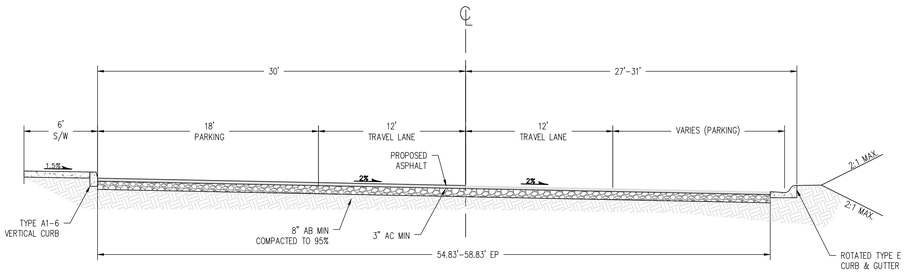
TYPICAL DRIVE ISLE SECTION C-C
SCALE: 1" = 5'-0"



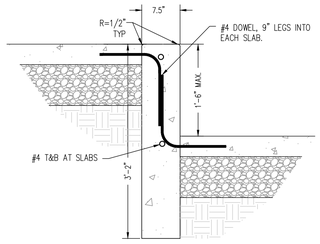
TYPICAL DRIVE ISLE SECTION E-E
SCALE: 1" = 5'-0"



TYPICAL DRIVE ISLE SECTION B-B
SCALE: 1" = 5'-0"

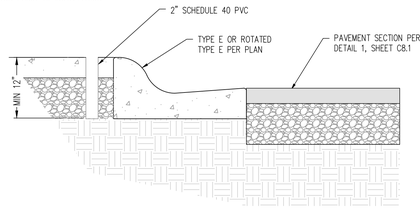


TYPICAL DRIVE ISLE SECTION A-A
SCALE: 1" = 5'-0"



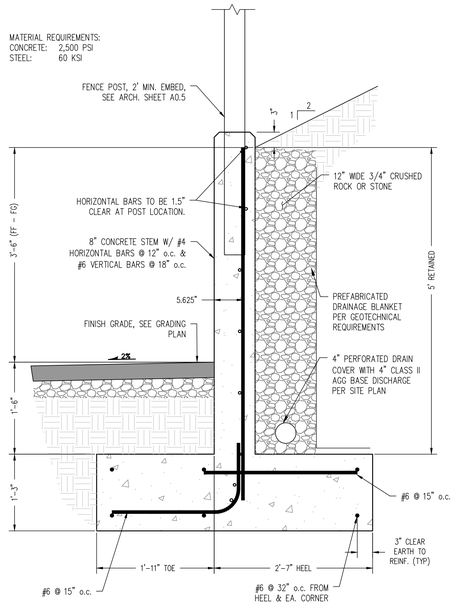
7 DEEPENED CURB SECTION
SCALE: 1" = 1'-0"

NOTES:
1. INSTALL SNOW POLES AT TOP BACK OF CURB. ADJACENT TO CRACK CONTROL JOINTS LOCATION TO BE CONFIRMED BY TOWN PRIOR TO INSTALLATION



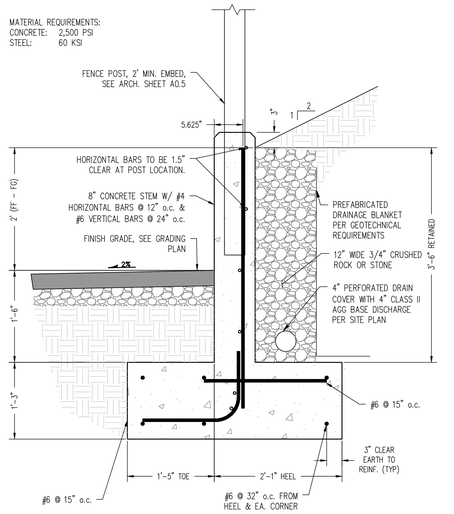
6 SNOW POLE SLEEVE
SCALE: 1" = 1'-0"

MATERIAL REQUIREMENTS:
CONCRETE: 2,500 PSI
STEEL: 60 KSI

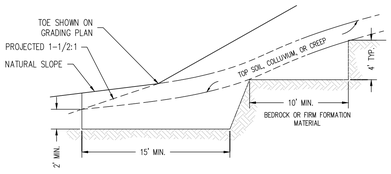


5B RETAINING WALL SECTION
SCALE: 1" = 1'-0"

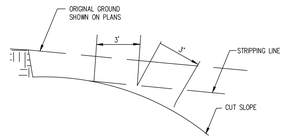
MATERIAL REQUIREMENTS:
CONCRETE: 2,500 PSI
STEEL: 60 KSI



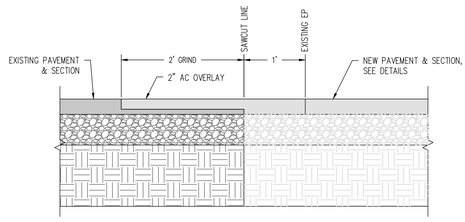
5A RETAINING WALL SECTION (SHORT)
SCALE: 1" = 1'-0"



4 BENCHING DETAIL FOR FILL
NTS

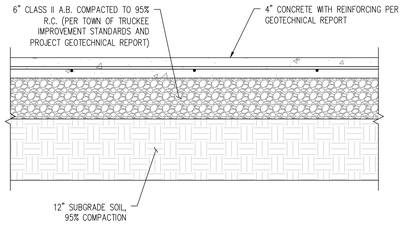


4 SLOPE ROUNDING DETAIL
NTS

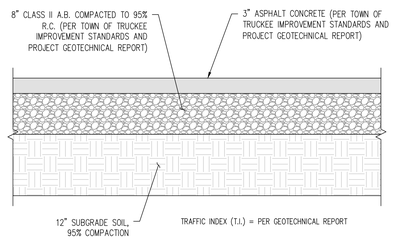


NOTE:
APPLY TACK COAT AT SAWCUT AND GRIND SURFACES PER CITY OF GRASS VALLEY STANDARD SPECIFICATIONS.

3 JOIN EXISTING ASPHALT DETAIL
SCALE: 1" = 1'-0"



2 TYPICAL CONCRETE SECTION
SCALE: 1" = 1'-0"



1 TYPICAL PAVEMENT SECTIONS
SCALE: 1" = 1'-0"

NO.	REVISIONS	DATE
	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
SECTION DETAILS
TOWN OF TRUCKEE
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JASON T. BARNUM
No. 89006
CIVIL
STATE OF CALIFORNIA
11/25/2025

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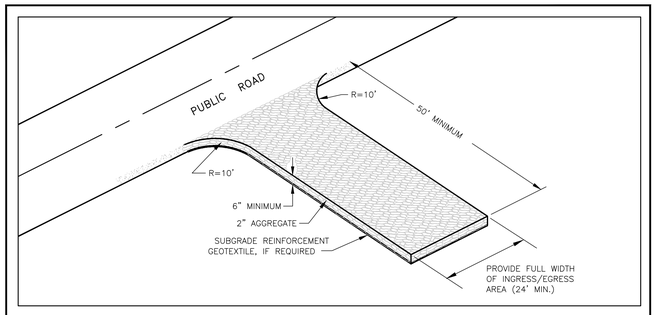
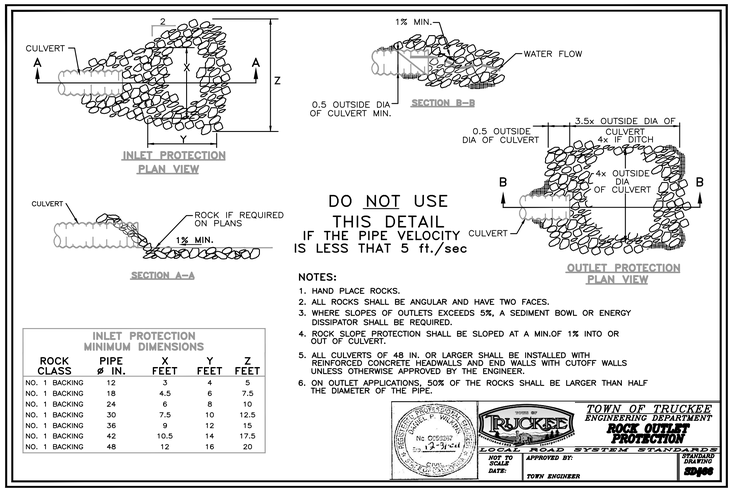


NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
2. THE AGGREGATE SHALL BE 2 INCH CRUSHED ROCK OR 1 TO 3 INCH DIAMETER WASHED WELL-GRADED GRAVEL.
3. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND.
5. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DURING CONSTRUCTION.
6. THE ENTRANCE SHALL BE INSPECTED MONTHLY AND AFTER EACH RAINFALL.
7. CRUSHED ROCK MATERIAL SHALL BE ADDED WHEN SURFACE VOIDS ARE NOT VISIBLE.
8. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE REMOVED WITHIN 24 HOURS.
9. GEOTEXTILE SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION.

TOWN OF TRUCKEE
ENGINEERING DEPARTMENT
CONSTRUCTION ENTRANCE
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: TOWN ENGINEER | DATE: | STANDARD DRAWING SD#39



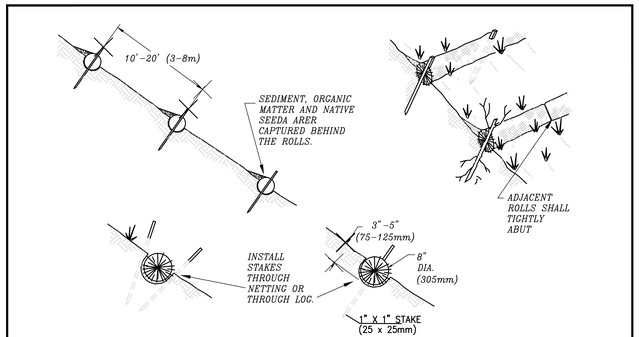
INLET PROTECTION MINIMUM DIMENSIONS

ROCK CLASS	PIPE ø IN.	X FEET	Y FEET	Z FEET
NO. 1 BACKING	12	3	4	5
NO. 1 BACKING	18	4.5	6	7.5
NO. 1 BACKING	24	6	8	10
NO. 1 BACKING	30	7.5	10	12.5
NO. 1 BACKING	36	9	12	15
NO. 1 BACKING	42	10.5	14	17.5
NO. 1 BACKING	48	12	16	20

NOTES:

1. HAND PLACE ROCKS.
2. ALL ROCKS SHALL BE ANGULAR AND HAVE TWO FACES.
3. WHERE SLOPES OF OUTLETS EXCEEDS 5%, A SEDIMENT BOWL OR ENERGY DISSIPATOR SHALL BE REQUIRED.
4. ROCK SLOPE PROTECTION SHALL BE SLOPED AT A MIN.OF 1% INTO OR OUT OF CULVERT.
5. ALL CULVERTS OF 48 IN. OR LARGER SHALL BE INSTALLED WITH REINFORCED CONCRETE HEADWALLS AND END WALLS WITH CUTOFF WALLS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. ON OUTLET APPLICATIONS, 50% OF THE ROCKS SHALL BE LARGER THAN HALF THE DIAMETER OF THE PIPE.

TOWN OF TRUCKEE
ENGINEERING DEPARTMENT
ROCK OUTLET PROTECTION
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: TOWN ENGINEER | DATE: | STANDARD DRAWING SD#66

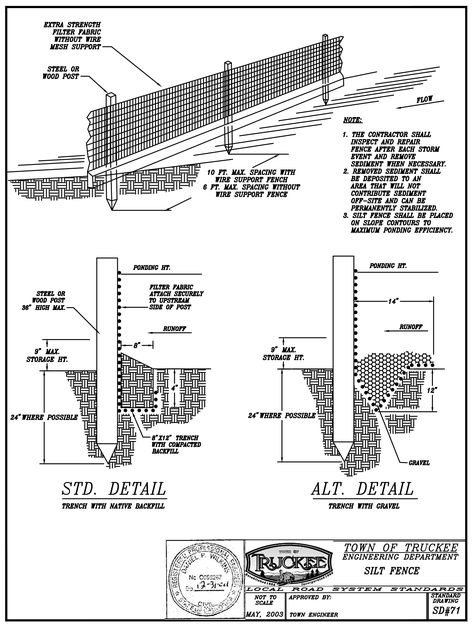


FIBER ROLL EROSION BARRIER

NOTES:

1. *FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.*
2. *USE BONTERRA BIOLOGS OR EQUAL W/ 100% COCONUT FIBER YARN. WT= 3 LB PER L.F.*
3. *WEIGHTED FIBER ROLLS MAY SUBSTITUTED FOR FOR TEMPORARY EROSION PROCTION ON HARD SURFACES.*

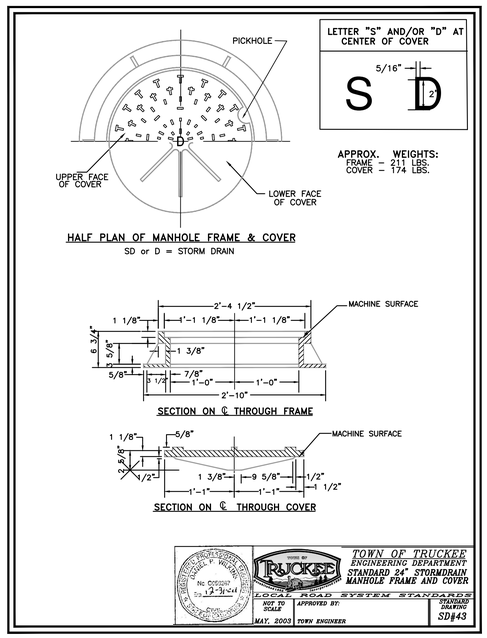
TOWN OF TRUCKEE
ENGINEERING DEPARTMENT
FIBER ROLL EROSION BARRIER
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#72



STD. DETAIL
TRENCH WITH NATIVE BACKFILL

ALT. DETAIL
TRENCH WITH GRAVEL

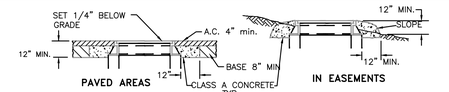
TOWN OF TRUCKEE
ENGINEERING DEPARTMENT
SILT FENCE
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#71



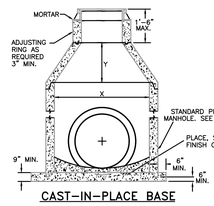
TOWN OF TRUCKEE
ENGINEERING DEPARTMENT
STANDARD 24" STORMDRAIN MANHOLE FRAME AND COVER
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#43

NOTES:

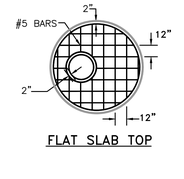
1. ECCENTRIC CONES SHALL BE USED WHEN SPECIFIED ON THE PLANS.
2. JOINTS MAY BE EITHER KEYED OR TONGUE AND GROOVE.
3. RISER SECTIONS, CONES, AND ADJUSTING RINGS SHALL CONFORM TO ASTM DESIGNATION C-478.
4. FRAME SHALL BE SECURED TO RISER OR FLAT SLAB TOP WITH CEMENT MORTAR.
5. DIMENSION "Y" IS A MINIMUM DIMENSION AND MAY BE GREATER IF DEPTH PERMITS.
6. MANHOLE FLOORS SHALL HAVE WOOD TROWEL FINISH AND SLOPED FROM ALL DIRECTIONS TOWARD THE OUTLET.
7. COVER FOR STORM DRAINS SHALL BEAR THE LETTER "D" OR "SD"
8. EXTRA DEPTH MANHOLES OR MANHOLES WITH PIPES OVER 54 INCHES IN DIAMETER SHALL REQUIRE SPECIAL DESIGN.
9. THERE SHALL BE A 8 INCH MINIMUM CLEAR DISTANCE BETWEEN ALL PIPE OUTSIDE DIAMETERS AT THE MANHOLE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
10. CAST-IN-PLACE MANHOLE WALLS MAY BE APPROVED BY THE ENGINEER. ALL CAST-IN-PLACE MANHOLES MUST BE FORMED IN A CIRCULAR SHAPE CONSISTENT WITH THE DIAMETER SPECIFIED ON THE PLANS AND REQUIRED TO FIT UPPER PRECAST SECTIONS. MINIMUM WALL THICKNESS SHALL BE 8 INCHES. MAXIMUM HEIGHT OF THE CAST-IN-PLACE SHALL BE 60 INCHES (MEASURED FROM THE TOP OF THE MANHOLE). PRECAST RINGS SHALL BE SET WET OR REQUIRED KEY FORM SHALL BE INCLUDED IN THE FORM WORK TO ACCEPT THE PRECAST KEY. ALL CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED BY AN ACCEPTABLE METHOD TO ENSURE ALL VOIDS ARE REMOVED.
11. ANY VARIATIONS FROM THIS DETAIL OR SPECIAL MANHOLES AND JUNCTION BOXES WILL REQUIRE REVIEW AND APPROVAL OF THE DESIGN BY THE ENGINEER.



FINISHES AROUND MANHOLE FRAMES AND COVER



CAST-IN-PLACE BASE



FLAT SLAB TOP

FLAT SLAB SHALL BE USED WHEN DEPTH DOES NOT PERMIT USE OF TAPER UNIT.

TABLE OF DIMENSIONS M.H.	X	Y	T MIN.	MAX. PIPE INNER DIA
48"	48"	18"	8"	30"
60"	60"	30"	9"	42"
72"	72"	42"	10"	54"

TOWN OF TRUCKEE
ENGINEERING DEPARTMENT
STANDARD PRECAST STORMDRAIN MANHOLE
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#44

NO.	REVISIONS	DATE
1	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

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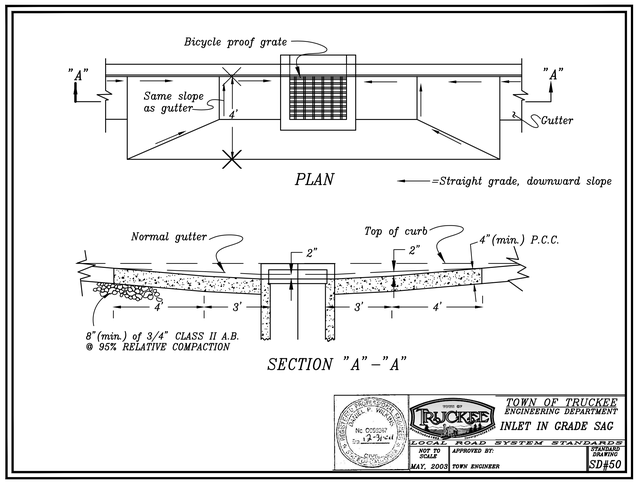
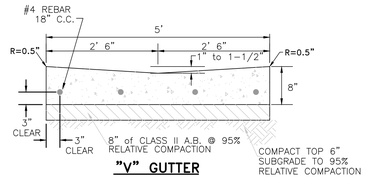
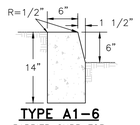


TOWN OF TRUCKEE ENGINEERING DEPARTMENT
INLET IN GRADE SAC
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: | MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#50

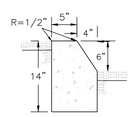


"V" GUTTER

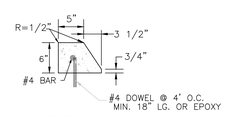
NOTE:
LOCATE 0.5 IN. TRANSVERSE EXPANSION JOINTS OF APPROVED TYPE IN SIDEWALK, CURB, AND GUTTER AT 18 FT. INTERVALS AT ALL CURB RETURNS AND OTHER TRANSITION POINTS. WEAKENED PLANE JOINTS SHALL BE INSTALLED WITH A CONCRETE TOOL AT 6-FT. INTERVALS, 1.5 IN. DEEP. ALL EDGES OF JOINTS SHALL CONCRETE TO BE CLASS "A". BARRIER BE ROUNDED. ALL WITHOUT TOWN CURBS NOT ALLOWED IN RIGHT-OF-WAY ENGINEER APPROVAL.



TYPE A1-6
BARRIER CURB FOR COMM. FRONTAGE



TYPE B1
BARRIER CURB



TYPE B3
BARRIER CURB

NOTE:
STRUCTURAL THICKNESSES ARE MINIMUM. INCREASED SECTIONS MAY BE REQUIRED BASED ON ACTUAL SOIL CONDITIONS.

TOWN OF TRUCKEE ENGINEERING DEPARTMENT
CURBS & GUTTERS
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: | MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#16

NOTES:

1. MINIMUM COVERAGE *FROM TOP OF PIPE TO FINISH GRADE SHALL BE AS FOLLOWS:

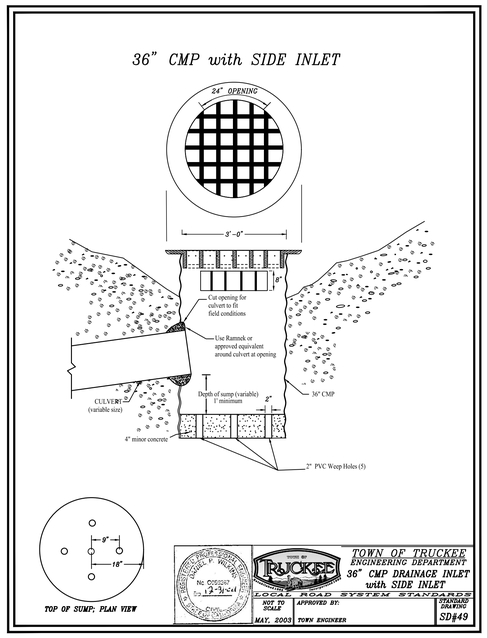
CULVERTS	18 IN.
STORM DRAINS	18 IN.
ALL OTHER UTILITIES	30 IN.

* OR AS OTHERWISE APPROVED

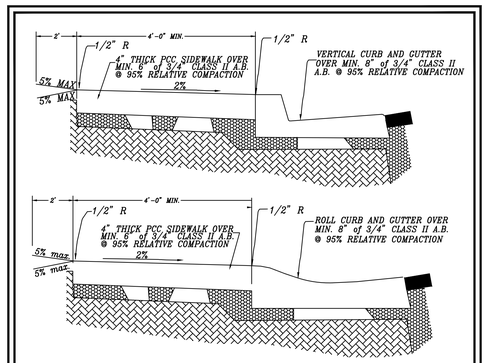
2. IN WET OR ROCKY MATERIAL THE DEPTH OF TRENCH BEDDING SHALL BE INCREASED TO THE LARGER OF EITHER 6 IN. OR 1/4 DIA.
3. FOR CULVERTS/STORM DRAINS THE MINIMUM DISTANCE BETWEEN THE SIDE OF THE TRENCH AND THE SIDE OF THE PIPE SHALL BE 12 IN.
4. COMPACTION AROUND ALL CORRUGATED CULVERTS/STORM DRAINS AND ALL CULVERTS/STORM DRAINS INSTALLED WITHIN FILL SHALL BE 95% RELATIVE COMPACTION UP TO A MINIMUM OF 12 IN. ABOVE THE TOP OF PIPE.
5. IN AREAS WITH MINIMUM COVER, INTERMEDIATE BACKFILL SHALL BE CLASS 2 AGGREGATE BASE.
6. IN AREAS OF NATURAL VEGETATION OR LANDSCAPING, REMOVE TOP 12 IN. OF MATERIAL, STOCKPILE & REPLACE IN A MOUND
7. ALL LANDSCAPING CONDUITS WITHIN THE ROADWAY PRISM AND/OR TRAFFIC AREAS MUST HAVE MINIMUM OF 30 INCHES COVER. MINIMUM COVER WITHIN TOWN R/W BUT OUTSIDE THE ROADWAY AND TRAFFIC AREAS SHALL BE AS FOLLOWS:

LOW VOLTAGE ELECTRICAL CONDUITS	24 IN. MIN.
PRESSURIZED WATERLINES	24 IN. MIN.
NONPRESSURIZED (DISCHARGED) LATERALS	12 IN. MIN.

TOWN OF TRUCKEE ENGINEERING DEPARTMENT
TRENCH EXCAVATION AND BACKFILL
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: | MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#54-1



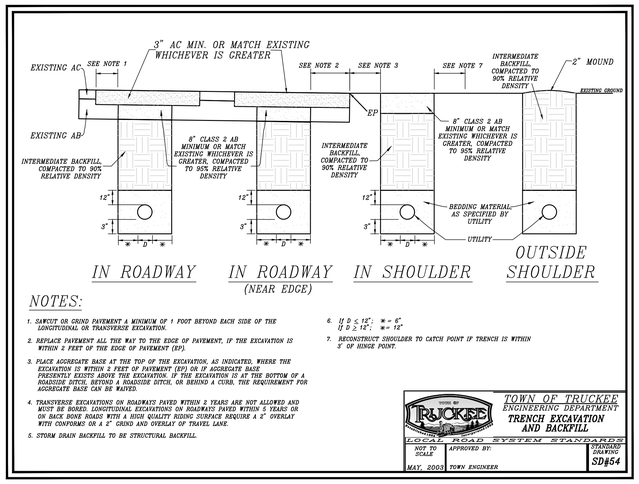
TOWN OF TRUCKEE ENGINEERING DEPARTMENT
36" CMP DRAINAGE INLET with SIDE INLET
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: | MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#49



NOTES:

1. ALL WORK TO BE DONE AND ALL MATERIALS SUPPLIED SHALL CONFORM TO THE STANDARDS SPECIFICATIONS LATEST EDITION.
2. SIDEWALK AND CURB RAMPS WITHIN ALL CURB RETURNS SHALL BE A MINIMUM OF 4" THICK.
3. IN ALL AREAS, WHERE ROLL CURB TRANSITIONS TO VERTICAL CURB OR CATCH BASINS, SIDEWALK SHALL BE A MINIMUM OF 4" THICK.
4. ALL BROOMING SHALL BE PERPENDICULAR TO THE CURB.
5. 1/2-INCH (13 MM) PRE-MOLDED JOINT FILTER SHALL BE INSTALLED IN EXPANSION JOINTS AT 18' INTERVALS.
6. CONTROL JOINTS SHALL BE 1.5" DEEP AND AT 6' INTERVALS.
7. A MINIMUM OF 6" (76MM), CLASS 2 AGGREGATE BASE SHALL BE PLACED UNDER CURB, GUTTER AND 6' UNDER SIDEWALK. COST FOR AGGREGATE BASE SHALL BE INCLUDED IN THE SIDEWALK PRICE.
8. ALL EXISTING STREET SIGNS SHALL BE RELOCATED AND ALL REQUIRED NEW SIGNS PLACED PER THE STANDARD SPECIFICATIONS.

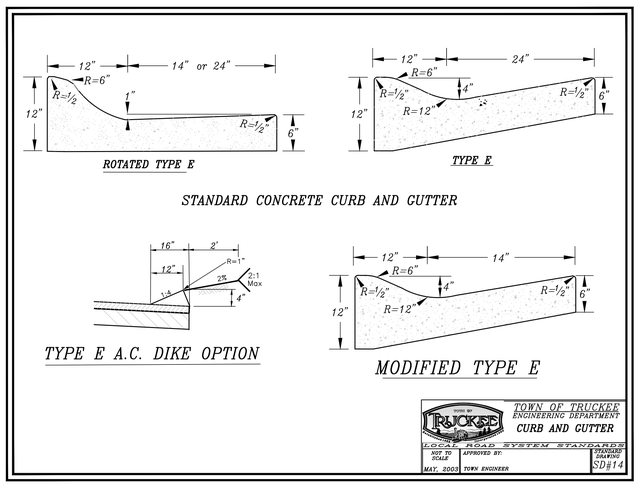
TOWN OF TRUCKEE ENGINEERING DEPARTMENT
SIDEWALK STANDARD
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: | MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#81



NOTES:

1. SAWCUT OR GRIND PAVEMENT A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE LONGITUDINAL OR TRANSVERSE EXCAVATION.
2. REPLACE PAVEMENT ALL THE WAY TO THE EDGE OF PAVEMENT, IF THE EXCAVATION IS WITHIN 2 FEET OF THE EDGE OF PAVEMENT (EP).
3. PLACE AGGREGATE BASE AT THE TOP OF THE EXCAVATION, AS INDICATED. WHERE THE EXCAVATION IS WITHIN 2 FEET OF PAVEMENT (EP) OR IF AGGREGATE BASE PRESENTLY EXISTS ABOVE THE EXCAVATION. IF THE EXCAVATION IS AT THE BOTTOM OF A ROADSIDE DITCH, BEYOND A ROADSIDE DITCH, OR BEHIND A CURB, THE REQUIREMENT FOR AGGREGATE BASE CAN BE WAIVED.
4. TRANSVERSE EXCAVATIONS ON ROADWAYS PAVED WITHIN 2 YEARS ARE NOT ALLOWED AND MUST BE BORED. LONGITUDINAL EXCAVATIONS ON ROADWAYS PAVED WITHIN 5 YEARS OR ON BACK BONE ROADS WITH A HIGH QUALITY RIDING SURFACE REQUIRE A 2" OVERLAY WITH CONFORMS OR A 2" GRIND AND OVERLAY OF TRAVEL LANE.
5. STORM DRAIN BACKFILL TO BE STRUCTURAL BACKFILL.
6. If $D \leq 12"$: $W = 6"$
   If $D \geq 12"$: $W = 12"$
7. RECONSTRUCT SHOULDER TO CATCH POINT IF TRENCH IS WITHIN 3' OF HINGE POINT.

TOWN OF TRUCKEE ENGINEERING DEPARTMENT
TRENCH EXCAVATION AND BACKFILL
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: | MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#54



TOWN OF TRUCKEE ENGINEERING DEPARTMENT
CURB AND GUTTER
LOCAL ROAD SYSTEM STANDARDS
NOT TO SCALE | APPROVED BY: | MAY, 2003 TOWN ENGINEER | STANDARD DRAWING SD#14

NO.	REVISIONS	DATE
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DRAWN: JTB
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11/25/2025

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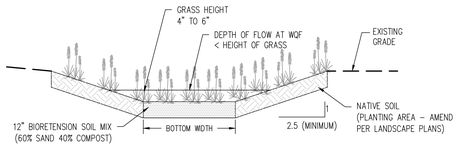
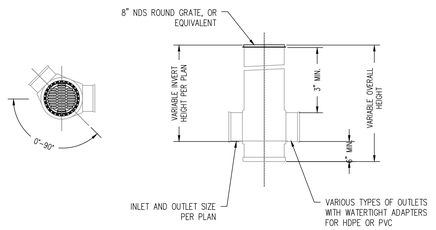
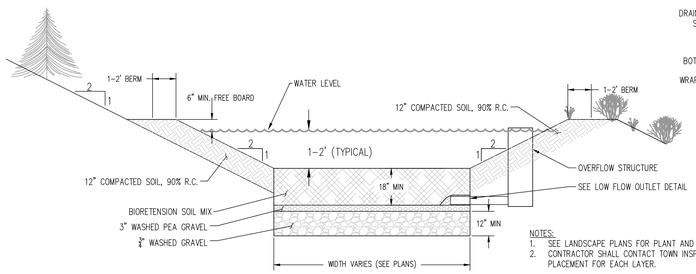


NOTES:
1. SWALE LENGTH SUFFICIENT TO PROVIDE MINIMUM CONTACT TIME OF 10 MINUTES.
2. SEE LANDSCAPE PLANS FOR PLANT AND SOIL TYPES.
3. CONTRACTOR SHALL CONTACT TOWN PRIOR AND AFTER MEDIA PLACEMENT FOR EACH LAYER.

11 BIO-SWALE SECTION
NTS

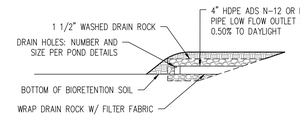


10 AREA DRAIN DETAIL
SCALE: 1" = 1'-0"

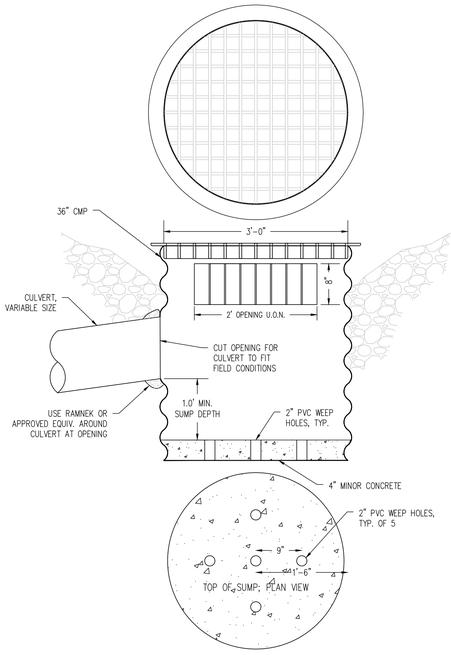


NOTES:
1. SEE LANDSCAPE PLANS FOR PLANT AND SOIL TYPES.
2. CONTRACTOR SHALL CONTACT TOWN INSPECTOR PRIOR AND AFTER MEDIA PLACEMENT FOR EACH LAYER.

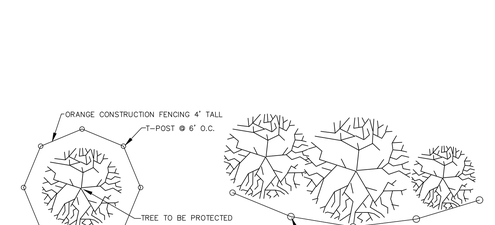
9 BIO RETENTION BASIN SECTION
NTS



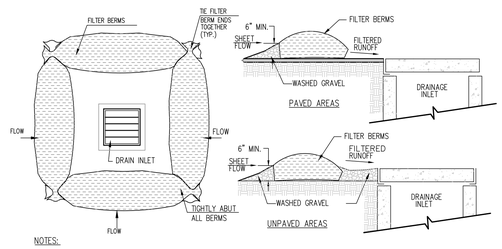
LOW FLOW OUTLET DETAIL



6 36" CMP DRAIN INLET DETAIL
SCALE: 1" = 1'-0"

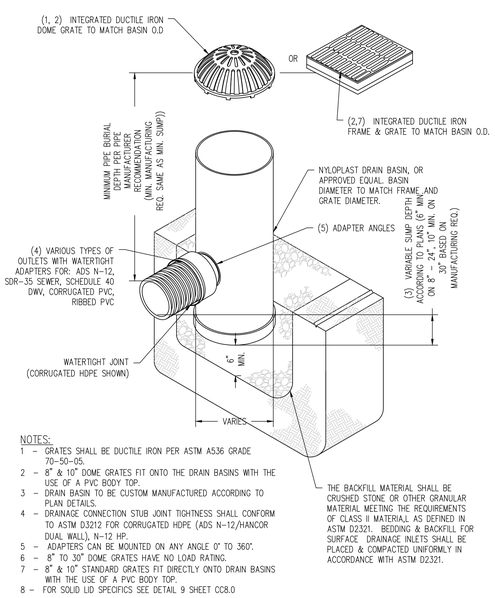


4 TREE MITIGATION DETAIL
NTS



NOTES:
1. FILTER BERM SHALL BE INSTALLED PRIOR TO CONSTRUCTION TO MITIGATE THE EFFECTS OF EROSION & REMOVED UPON COMPLETION OF THE PROJECT.
2. SEE GENERAL NOTES ON SHEET C1.2 AND SPECIFICATIONS FOR ADDITIONAL EROSION CONTROL REQUIREMENTS.

3 STORM DRAIN INLET PROTECTION DETAIL
NTS



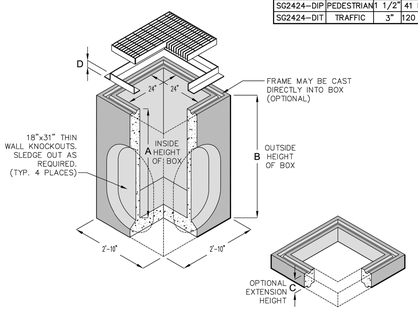
NOTES:
1 - GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°.
6 - 8" TO 30" DOME GRATES HAVE NO LOAD RATING.
7 - 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP.
8 - FOR SOLID LID SPECIFICS SEE DETAIL 9 SHEET CC8.0

8 AREA DRAIN DETAIL
NTS

DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

*BOX ONLY

FRAME AND GRATE			
MODEL NO.	RATING	D	WEIGHT
SG2424-DIP	PEDESTRIAN	1 1/2"	41 LBS.
SG2424-DIT	TRAFFIC	3"	120 LBS.



EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

- FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- DESIGN FOR H-20-44 BRIDGE LOADING.
- ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
- ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION. FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

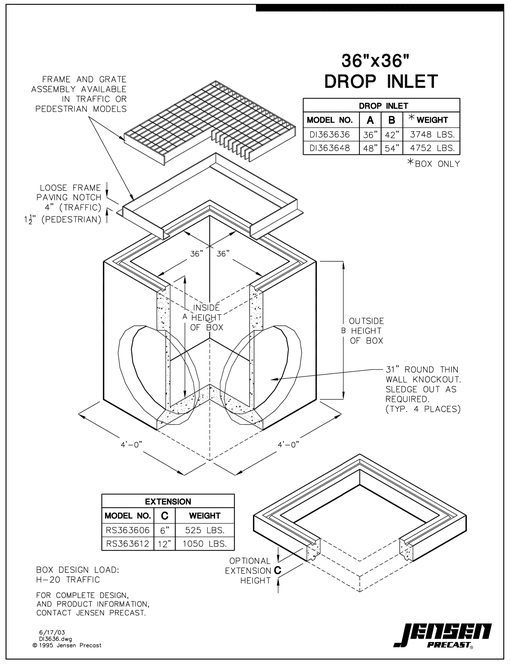
24" X 24" DRAIN INLET

JENSEN PRECAST

DRG. REV. DATE: 11-28-00 | DRG. ISSUE DATE:

DI2424

7 24" SQUARE DROP INLET
NTS



DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI.363636	36"	42"	3748 LBS.
DI.363648	48"	54"	4752 LBS.

*BOX ONLY

EXTENSION		
MODEL NO.	C	WEIGHT
RS363606	6"	525 LBS.
RS363612	12"	1050 LBS.

BOX DESIGN LOAD:
H-20 TRAFFIC

FOR COMPLETE DESIGN,
AND PRODUCT INFORMATION,
CONTACT JENSEN PRECAST.

6/17/03
DI3636.dwg
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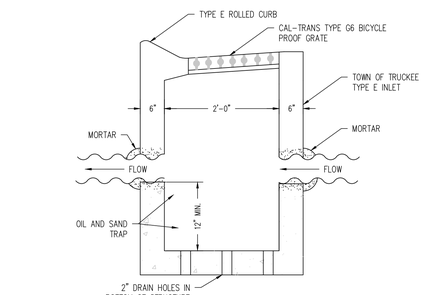
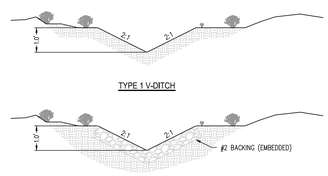
5 36" DROP INLET
NTS



2 TYPE E DRAINAGE DETAIL
NTS



NOTES:
1. COBBLE BACKING SHALL BE PLACED IN ALL DITCHES WITH A SLOPE OF 5% OR GREATER.
2. DITCH ALIGNMENT MAY VARY SLIGHTLY IN FIELD TO MEANDER AROUND EXISTING TREES, BUT MUST BE LOCATED WITHIN DRAINAGE EASEMENT AND MUST HAVE 1% MIN. SLOPE.

1 DITCH DETAILS
NTS

NO.	REVISIONS	DATE
1	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
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C8.4

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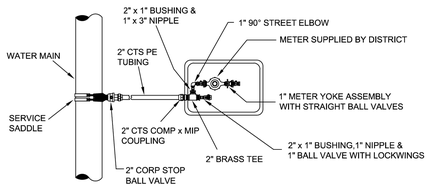
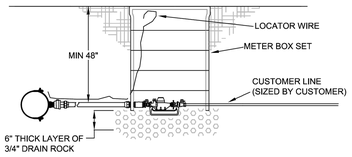


PLAN VIEW



PROFILE VIEW

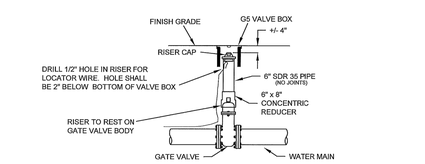
NOTES:

1) INSTALLATIONS WITHIN PAVED AREAS OR SUBJECT TO VEHICULAR LOADING REQUIRE TRAFFIC RATED BOXES. SET TRAFFIC RATED BOXES 1/2" BELOW FINISH GRADE

2) METER SUPPLIED BY TDPUD

3) THIS DETAIL SHALL NOT BE USED FOR SINGLE-FAMILY RESIDENTIAL SERVICES

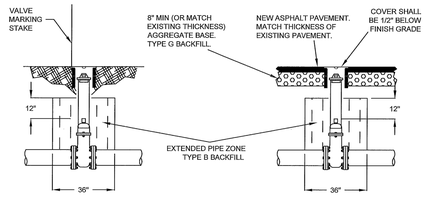
TECHNICAL SPECIFICATIONS		1" DISC METER DETAIL	DRAWING #	REVISED
02200			W-52.5	1-8-2019
02565			SCALE	
02597			NO SCALE	
02640		TRUCKEE DONNER Public Utility District	DRAWN	APPROVED
02641			NK	NK



NOTES:

1) LOCATOR WIRE LOOP SHALL REACH MINIMUM 12" ABOVE FINISH GRADE

2) THE 8" x 6" CONCENTRIC REDUCER MAY BE DELETED ON SMALL DIAMETER GATE VALVES WHERE THE 6" RISER PIPE CLEARS THE LIFTING LUGS SUCH THAT THE RISER RESTS SECURELY ON THE VALVE BODY WITHOUT NOTCHING OR CUTTING



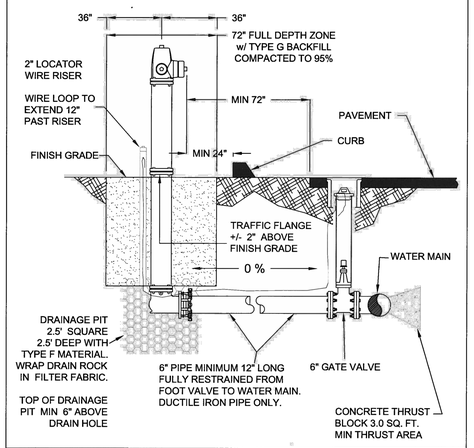
OUTSIDE PAVED AREAS WITHIN PAVED AREAS

TECHNICAL SPECIFICATIONS		GATE VALVE DETAIL	DRAWING #	REVISED
02200			W-20.4	1-9-2017
02460			SCALE	
02565			NO SCALE	
02643		TRUCKEE DONNER Public Utility District	DRAWN	APPROVED
15206			NK	NK

CONSTRUCTION NOTES:

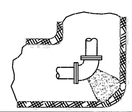
1. PROTECTIVE BARRIER POSTS MAY BE REQUIRED (SEE W-46.1).

2. FIRE HYDRANTS SHALL BE INSTALLED A MINIMUM DISTANCE OF SIX (6) FEET BEHIND THE EDGE OF PAVEMENT OR TWO (2) FEET BEHIND ASPHALT CEMENT DIKE, IF AN ASPHALT CEMENT DIKE IS PRESENT.



TECHNICAL SPECIFICATIONS		FIRE HYDRANT DETAIL	DRAWING #	REVISED
02200	W-23.1		W-22.6	2-28-06
02565	W-24.1		SCALE	
02643			NO SCALE	
15206		TRUCKEE DONNER Public Utility District	DRAWN	APPROVED
15235			MC	NK

90° BEND

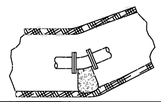


PIPE SIZE	4"	6"	8"	10 "	12"
SQ. FEET	2	4	7	12	16

45° BEND

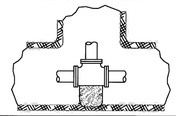
PIPE SIZE	4"	6"	8"	10 "	12"
SQ. FEET	1	2	4	10	11

22-1/2° BEND
11-1/4° BEND



PIPE SIZE	4"	6"	8"	10 "	12"
SQ. FEET	1	1	2	3	5

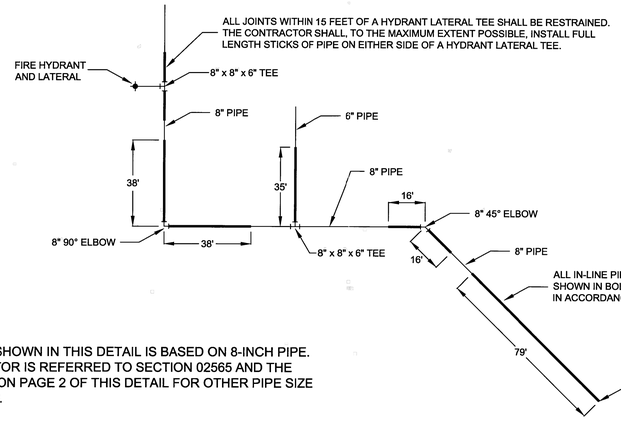
TEE OR DEAD END



BRANCH PIPE SIZE	4"	6"	8"	10 "	12"
SQ. FEET	2	3	5	8	12

NOTES:
1 AREAS GIVEN ARE FOR CLASS 350 PIPE AT TEST PRESSURE OF 150 P.S.I. IN SOIL WITH 2,000 P.S.F. BEARING CAPACITY.
2 BLOCKS TO BE POURED AGAINST FULL SQUARE FOOTAGE OF UNDISTURBED SOIL AS INDICATED ON TABLE.
3 ALL BOLTS AND JOINTS TO BE KEPT FREE OF CONCRETE.
4 PIPE 14" DIAMETER AND LARGER TO BE RESTRAINED THROUGH USE OF APPROVED MECHANICAL DEVICES OR "FIELD-LOK" GASKETS.
5 ALL THRUST BLOCKS MUST BE INSPECTED PRIOR TO BACKFILLING.
6 FOR ASSEMBLIES NOT SHOWN, METHODS AND MATERIALS TO BE APPROVED PRIOR TO INSTALLATION

TECHNICAL SPECIFICATIONS		THRUST BLOCK BEARING AREAS	DRAWING #	REVISED
			W-6.3	2-15-04
			SCALE	
			NO.SCALE	
		TRUCKEE DONNER Public Utility District	DRAWN	APPROVED
			MC	NK



THE EXAMPLE SHOWN IN THIS DETAIL IS BASED ON 8-INCH PIPE. THE CONTRACTOR IS REFERRED TO SECTION 02565 AND THE TABLES GIVEN ON PAGE 2 OF THIS DETAIL FOR OTHER PIPE SIZE COMBINATIONS.

TECHNICAL SPECIFICATIONS		MECHANICAL PIPE RESTRAINT PAGE 1 OF 2	DRAWING #	REVISED
02565			W-8.2	2-24-04
02597			SCALE	
			NO SCALE	
		TRUCKEE DONNER Public Utility District	DRAWN	APPROVED
			NK	NK

TEES

TEE	LENGTH	TEE	LENGTH
8" x 8" x 4"	5 FEET	16" x 16" x 10"	47 FEET
8" x 8" x 6"	35 FEET	16" x 16" x 12"	64 FEET
8" x 8" x 8"	59 FEET	16" x 16" x 14"	79 FEET
10" x 10" x 4"	0 FEET	16" x 16" x 16"	93 FEET
10" x 10" x 6"	28 FEET	20" x 20" x 4"	0 FEET
10" x 10" x 8"	54 FEET	20" x 20" x 6"	1 FOOT
10" x 10" x 10"	76 FEET	20" x 20" x 8"	25 FEET
12" x 12" x 4"	0 FEET	20" x 20" x 10"	44 FEET
12" x 12" x 6"	21 FEET	20" x 20" x 12"	61 FEET
12" x 12" x 8"	49 FEET	20" x 20" x 14"	76 FEET
12" x 12" x 10"	72 FEET	20" x 20" x 16"	91 FEET
12" x 12" x 12"	92 FEET	20" x 20" x 20"	117 FEET
14" x 14" x 4"	0 FEET	24" x 24" x 4"	0 FEET
14" x 14" x 6"	12 FEET	24" x 24" x 6"	0 FEET
14" x 14" x 8"	33 FEET	24" x 24" x 8"	18 FEET
14" x 14" x 10"	51 FEET	24" x 24" x 10"	38 FEET
14" x 14" x 12"	66 FEET	24" x 24" x 12"	56 FEET
14" x 14" x 14"	81 FEET	24" x 24" x 14"	72 FEET
16" x 16" x 4"	0 FEET	24" x 24" x 16"	87 FEET
16" x 16" x 6"	7 FEET	24" x 24" x 20"	114 FEET
16" x 16" x 8"	30 FEET	24" x 24" x 24"	139 FEET

THE TABLE ABOVE GIVES THE LENGTH OF PIPE ON THE BRANCH THAT MUST BE RESTRAINED. PIPE ON THE THROUGH RUN MAY BE UNRESTRAINED PROVIDED THAT ANOTHER NEARBY FITTING DOES NOT REQUIRE RESTRAINED PIPE.

DEAD ENDS

DEAD END	4"	6"	8"	10"	12"	14"	16"	20"	24"
END CAP	42 FEET	61 FEET	79 FEET	96 FEET	112 FEET	128 FEET	144 FEET	172 FEET	201 FEET
PLUG	42 FEET	61 FEET	79 FEET	96 FEET	112 FEET	128 FEET	144 FEET	172 FEET	201 FEET

THE TABLE ABOVE GIVES THE LENGTH OF PIPE FROM THE DEAD END THAT THE PIPE JOINTS MUST BE RESTRAINED.

ELBOWS

ELBOW	4"	6"	8"	10"	12"	14"	16"	20"	24"
11.25°	2 FEET	3 FEET	4 FEET	4 FEET	5 FEET	6 FEET	7 FEET	9 FEET	10 FEET
22.5°	4 FEET	6 FEET	7 FEET	9 FEET	11 FEET	13 FEET	14 FEET	17 FEET	20 FEET
45°	9 FEET	12 FEET	16 FEET	19 FEET	22 FEET	27 FEET	30 FEET	36 FEET	42 FEET
90°	22 FEET	29 FEET	38 FEET	46 FEET	53 FEET	64 FEET	72 FEET	86 FEET	100 FEET

THE TABLE ABOVE GIVES THE LENGTH OF PIPE ON EACH SIDE OF THE ELBOW THAT THE PIPE JOINTS MUST BE RESTRAINED.

TECHNICAL SPECIFICATIONS		MECHANICAL PIPE RESTRAINT PAGE 2 OF 2	DRAWING #	REVISED
02565			W-8.2	2-24-04
02597			SCALE	
			NO SCALE	
		TRUCKEE DONNER Public Utility District	DRAWN	APPROVED
			NK	NK

NO.	REVISIONS	DATE
1	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
WATER DETAILS

TOWN OF TRUCKEE CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
No. 26
Exp. 09/30/26
CIVIL
STATE OF CALIFORNIA
11/25/2025

C8.5

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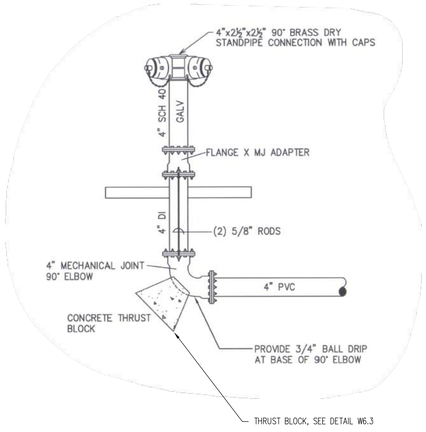
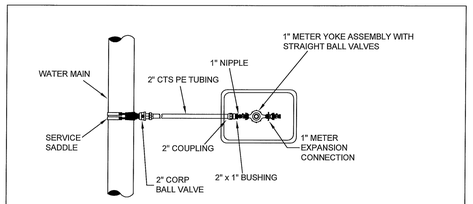
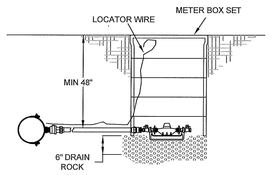


NOTE:
1. BOLLARD PROTECTION REQUIRED PER FIRE DEPARTMENT STANDARDS.
2. CONNECTIONS TO FIRE RISER ROOM TO BE DETERMINED BY PLUMBING AND OR FIRE SPRINKLER DESIGNER

1 FIRE DEPARTMENT CONNECTION DETAIL
NTS



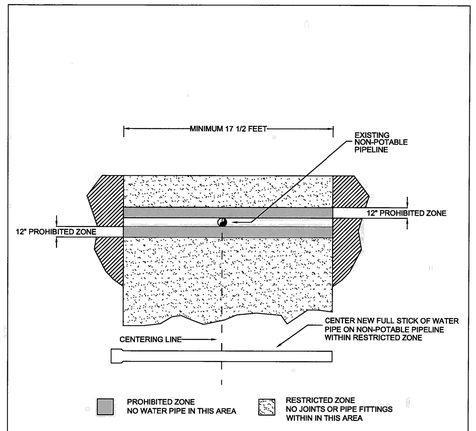
PLAN VIEW



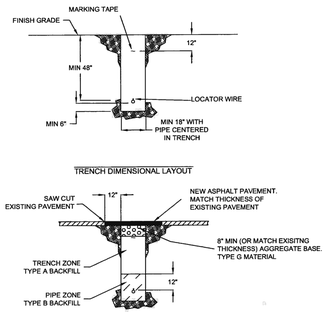
PROFILE VIEW

NOTE: INSTALLATIONS WITHIN PAVED AREAS OR SUBJECT TO TRAFFIC LOADING REQUIRE TRAFFIC RATED BOXES. SET TRAFFIC RATED BOXES 1/2" BELOW FINISH GRADE.

TECHNICAL SPECIFICATIONS		SINGLE SERVICE DETAIL SINGLE FAMILY RESIDENTIAL CONNECTION WITH FIRE SPRINKLERS	DRAWING # W-70.3	REVISED 1-9-2017
02200				
02641			SCALE NO SCALE	
02642		TRUCKEE DONNER Public Utility District		
02643			DRAWN NK	APPROVED NK

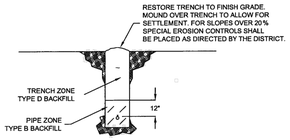


TECHNICAL SPECIFICATIONS		REQUIRED VERTICAL SEPARATION BETWEEN WATER AND NON-POTABLE PIPELINES	DRAWING # W-44.2	REVISED 3-18-04
			SCALE NO SCALE	
		TRUCKEE DONNER Public Utility District		
			DRAWN MC	APPROVED NK



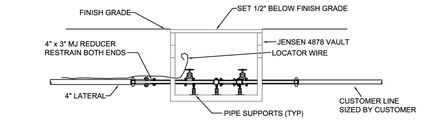
TRENCH DIMENSIONAL LAYOUT

WITHIN PAVED AREAS

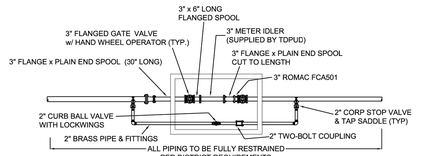


OUTSIDE PAVED ROADS

TECHNICAL SPECIFICATIONS		TRENCH DETAIL FOR POLYETHYLENE TUBING 2" & SMALLER	DRAWING # W-10.3	REVISED 12-26-07
02200				
02460			SCALE NO SCALE	
02641		TRUCKEE DONNER Public Utility District		
02643			DRAWN MC	APPROVED NK



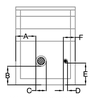
PROFILE VIEW



PLAN VIEW

NOTES:

1) ALL MATERIALS & CONSTRUCTION PER TDPUD STANDARDS/REQUIREMENTS.
2) METER IDLER SUPPLIED BY TDPUD PRIOR TO ASSEMBLY CONSTRUCTION.
3) METER SUPPLIED & INSTALLED BY TDPUD.
4) ALL PIPING THROUGH VAULT TO MAINTAIN VERTICAL & HORIZONTAL ALIGNMENT.
5) ALL 3" PIPING THROUGH VAULT TO BE DUCTILE IRON.
6) ANNULAR SPACE BETWEEN PIPE AND VAULT WALL SHALL BE SEALED WITH "LINK-SEAL" MODULAR SEALS OR APPROVED EQUAL.
7) INSTALL "METER TRANSMITTER UNIT BOX" PER DETAIL W-63.x

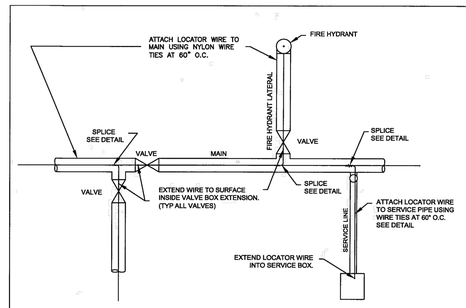


VAULT KNOCKOUTS

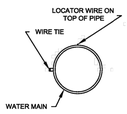
A	21"
B	FIELD VERIFY PRIOR TO INSTALLATION
C	6"
D	4"
E	FIELD VERIFY PRIOR TO INSTALLATION
F	12"

KNOCKOUT DIMENSIONS

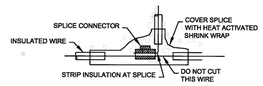
TECHNICAL SPECIFICATIONS		3" COMPOUND METER DETAIL	DRAWING # W-60.3	REVISED 1-8-2019
02200	15206			
02565	15233		SCALE NO SCALE	
02597	W-63.X	TRUCKEE DONNER Public Utility District		
02640			DRAWN NK	APPROVED NK
02641				
02643				



SCHEMATIC PLAN



DETAIL OF WIRE ATTACHMENT



SPLICE DETAIL

TECHNICAL SPECIFICATIONS		LOCATOR WIRE DETAIL	DRAWING # W-5.1	REVISED 3-13-01
02565				
			SCALE NO SCALE	
		TRUCKEE DONNER Public Utility District		
			DRAWN MC	APPROVED NK

1. PRIOR TO STARTING CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS, A PRE-CONSTRUCTION MEETING MUST BE ATTENDED BY THE CONTRACTOR's ONSITE SUPERVISOR.
2. CONTRACTOR IS RESPONSIBLE TO NOTIFY DISTRICT PERSONNEL A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION AND/OR WORK INVOLVING DISTRICT STAFF. CALL 582-3908.
3. ALL CONSTRUCTION AND MATERIALS PER TDPUD WATER SYSTEM CONSTRUCTION STANDARDS (CURRENT REVISION).
4. THE DISTRICT MUST REVIEW ALL MATERIALS USED ON THE PROJECT. A MINIMUM OF SEVEN (7) WORKING DAYS IS NEEDED TO RESPOND TO ALL MATERIAL SUBMITTALS.
5. SUBSTITUTION OF SPECIFIED MATERIALS MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION.
6. A MINIMUM VERTICAL SEPARATION OF 12" (1') MUST BE MAINTAINED BETWEEN WATER PIPELINES AND ALL OTHER FACILITIES, EXISTING AND PROPOSED.
7. DISTRICT APPROVAL MUST BE OBTAINED PRIOR TO BACKFILLING WATER SYSTEM IMPROVEMENTS. THE DISTRICT AT ITS SOLE DISCRETION, MAY REQUIRE ANY WORK NOT APPROVED FOR BACKFILLING TO BE EXPOSED FOR INSPECTION.
8. ALL THRUST BLOCKS AND RESTRAINED JOINTS MUST BE VISUALLY INSPECTED BY THE DISTRICT PRIOR TO BACKFILLING.
9. ALL HOT TAPS MUST BE PERFORMED BY DISTRICT STAFF.
10. COMPACTION TESTS MUST BE PERFORMED BY AN APPROPRIATELY LICENSED PROFESSIONAL. COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE DISTRICT.

TECHNICAL SPECIFICATIONS		CONSTRUCTION NOTES FOR WATER SYSTEM IMPROVEMENTS	DRAWING # W-1.2	DATE 2-7-06
			SCALE NO SCALE	
		TRUCKEE DONNER Public Utility District		
			DRAWN MC	APPROVED NK

NO.	REVISIONS	DATE
A	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS
SCOUT HOTEL
WATER DETAILS
TOWN OF TRUCKEE
CALIFORNIA

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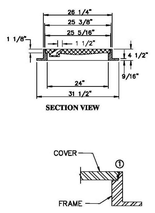
(530) 272-5841
TRUCKEE
(530) 582-4043

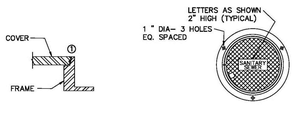
REGISTERED PROFESSIONAL ENGINEER
JASON T. BARNUM
No. 19104
CIVIL
11/25/2025

C8.6

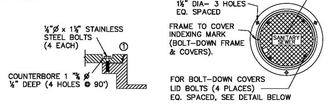
STANDARD TAPERED FRAME & COVER



① MANHOLE LID
1/4"x 1/8" DEEP MACHINE GROOVE COVER RIM FOR "O" RING.
1/4" NEOPRENE Ø—439"O" RING IN LID. MATING SURFACES OF FRAME & COVER MACHINED. GREASE "O" RING LIGHTLY ON FINAL ASSEMBLY. "O" RING MUST BE IN COVER.

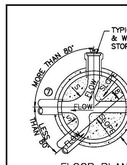


BOLT-DOWN FRAME & COVER TO BE USED ONLY WHEN REQUIRED BY DISTRICT

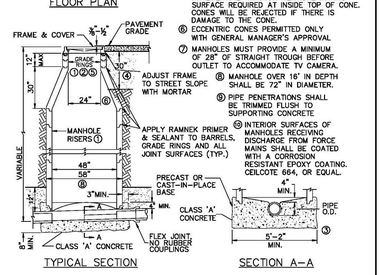


Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Manhole Frame and Cover**	**Figure 1**



FLOOR PLAN



TYPICAL SECTION SECTION A—A

NOTES:

① REINFORCED CONCRETE GRADE RINGS, CONES, PIPE RISERS OR APPROVED PRECAST MANHOLE SECTIONS SHALL CONFORM TO CURRENT A.S.T.M. SPEC. NO. C-478.

② MANHOLES IN PAVED AREAS SHALL HAVE AT LEAST ONE 2—INCH GRADE RING INSTALLED ON TOP OF THE CONE.

③ FOR CAST—IN—PLACE BASES, CONCRETE SHALL BE PLACED AGAINST UNDISTURBED EARTH. REINFORCING SCHEDULE TO BE PROVIDED TO DISTRICT.

④ CLASS 2 BACKFILL AT 95% R.C. IN ALL STREETS, CLASS 3 AT 90% R.C. IN OTHER AREAS.

⑤ CHIMNEY SEAL REQ'D ON ALL MANHOLES IN PAVEMENT. 2" MINIMUM VERTICAL MATING SURFACE REQUIRED AT INSIDE TOP OF CONE. CONES WILL BE REJECTED IF THERE IS DAMAGE TO THE CONE.

⑥ ECCENTRIC CONES PERMITTED ONLY WITH GENERAL MANAGER'S APPROVAL

⑦ MANHOLES MUST PROVIDE A MINIMUM OF 28" OF STRAIGHT TROUGH BEFORE OUTLET TO ACCOMMODATE TV CAMERA.

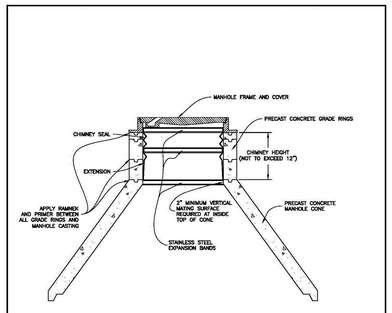
⑧ MANHOLE OVER 16' IN DEPTH SHALL BE 72" IN DIAMETER.

⑨ PIPE PENETRATIONS SHALL BE TRIMMED FLUSH TO SUPPORTING CONCRETE

⑩ INTERIOR SURFACES OF MANHOLES RECEIVING DISCHARGE FROM FORCE MAINS SHALL BE COATED WITH A CORROSION RESISTANT EPOXY COATING. CEILCOTE 664, OR EQUAL.

Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Type "A" Manhole**	**Figure 2**

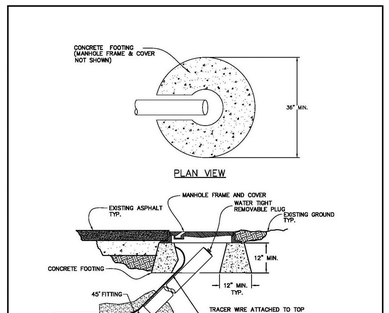


CHIMNEY HEIGHT	SEAL
0 Through 4 1/2"	Chimney Seal Only
4 1/2" Through 10"	Seal + 7" Extension
10" Through 12"	Seal + 10" Extension

NOTE: FRAME OFFSETS AND DIAMETER DIFFERENTIALS WILL REDUCE SEAL/EXTENSION SPAN HEIGHT CONES WILL BE REJECTED IF THERE IS CONE DAMAGE

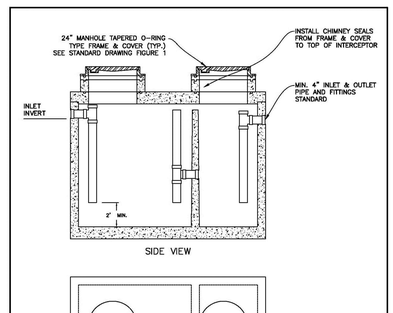
Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Internal Manhole Chimney Seal**	**Figure 4**



Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **End of Line Cleanout Assembly**	**Figure 5**

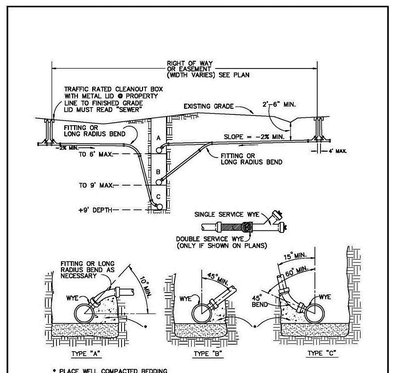


LIQUID CAPACITY: UPC REQUIREMENTS (MINIMUM 750 GALLONS)
VAULT DESIGN LOAD: H—20 TRAFFIC LOADING

MINIMUM 3" VERTICAL DIFFERENTIAL BETWEEN INLET & OUTLET APPLY RAMNEX PRIMER & SEALANT TO BOTH SURFACES AT ALL JOINTS

Scale: NTS

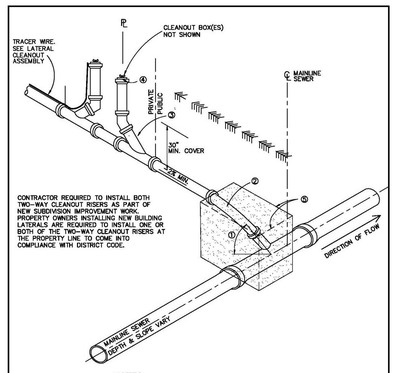
TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Grease Interceptor**	**Figure 25**



* PLACE WELL COMPACTED BEDDING MATERIAL (3" UNDER WYE BRANCH, FITTING, AND UNSUPPORTED PIPE. WHEN BEDDING MATERIAL IS USED, PLACE ADDITIONAL MATERIAL TO TOP OF BEND, THE FULL WIDTH OF TRENCH.

Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Service Lateral Detail (profile view)**	**Figure 8**



NOTES:

① 10' MIN. FOR WYE LATERAL CONNECTION

② FITTING OR LONG RADIUS BEND

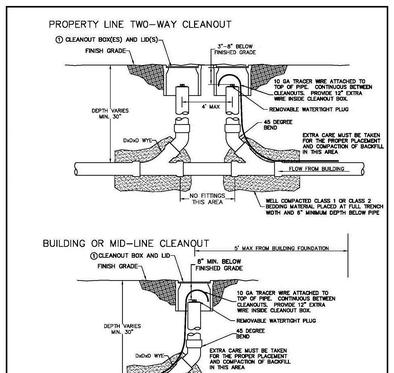
③ SERVICE WYE WITH PIPE EXTENSION TO GRADE

④ WATERTIGHT END PLUG (EASILY REMOVABLE)

⑤ PLACE WELL COMPACTED BEDDING MATERIAL 12" UNDER WYE BRANCH, FITTING, AND UNSUPPORTED PIPE. WHEN BEDDING MATERIAL IS USED, PLACE ADDITIONAL MATERIAL TO TOP OF BEND, THE FULL WIDTH OF TRENCH.

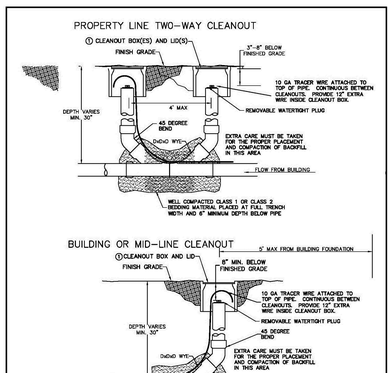
Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Service Lateral Detail (isometric view)**	**Figure 9**



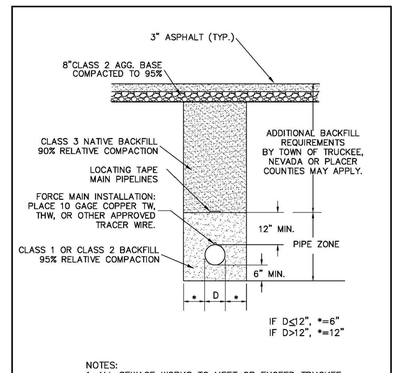
Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Lateral Cleanout Assembly**	**Figure 10**



Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Alternate Lateral Cleanout Assembly**	**Figure 10A**



NOTES:
1. ALL SEWAGE WORKS TO MEET OR EXCEED TRUCKEE SANITARY DISTRICT CODE REQUIREMENTS.
2. D = PIPE DIAMETER.
3. TRENCH BRACING OR SHORING AS REQ'D BY THE "CONSTRUCTION SAFETY ORDER", STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS.

Scale: NTS

TRUCKEE SANITARY DISTRICT A PUBLIC AGENCY — 12304 Joerger Dr Truckee, CA 96161 (530)587-3804	Ordinance 1-2021: TSD Code Book Standard Drawings **Typical Sewer Trench (paved - new road construction)**	**Figure 14**

NO.	REVISIONS	DATE
A	HEALTH DEPT. PC1	10/08/2025

DESIGNED: JTB
DRAWN: JTB
PROJ. NO: 202211
DWG: SEE DAY STAMP
DATE: NOVEMBER, 2025

CIVIL SITE IMPROVEMENTS

SCOUT HOTEL
SEWER DETAILS

TOWN OF TRUCKEE CALIFORNIA

SCO PLANNING • ENGINEERING • SURVEYING

GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043

JASON T. BARNUM
No. 19251
CIVIL
11/25/2025

C8.7

SCO PLANNING & ENGINEERING, INC. 2025

SCOUT HOTEL

TRUCKEE, CALIFORNIA

LANDSCAPE NOTES

GENERAL

1. CONSTRUCTION DRAWINGS ARE PART OF THE PROJECT CONTRACT DOCUMENTS. BY SUBMITTING A BID OR STARTING WORK, THE CONTRACTOR SIGNIFIES UNDERSTANDING AND ACCEPTANCE OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS PROVIDED BY THE OWNER, INCLUDING BUT NOT LIMITED TO THE GENERAL CONDITIONS, SPECIAL CONDITIONS, PROJECT SPECIFICATIONS AND ANY ADDENDA (AS APPLICABLE).
2. CONTRACTOR SHALL EXAMINE THE SITE AND COMPARE THE CONTRACT DOCUMENTS TO SITE CONDITIONS. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF CONTRACTOR'S ERROR, NEGLIGENCE OR FAILURE TO BECOME ACQUAINTED WITH THE CONDITIONS OF THE SITE UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT.
3. THE WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING AIR QUALITY AND NOISE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK.
5. CONFIRM WORK HOUR REQUIREMENTS WITH THE OWNER.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, INCLUDING COORDINATION OF TRADES. ALL WORK SHALL BE ACCOMPLISHED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. THE CONTRACTOR SHALL EMPLOY A SUPERINTENDENT TO SUPERVISE THE WORK ON SITE WHO SHALL BE THE CONTRACTORS REPRESENTATIVE.
7. IF ANY HAZARDOUS MATERIALS, BURIAL MARKERS, ARCHEOLOGICAL MATERIALS OR WETLANDS ARE FOUND, CONTRACTOR SHALL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IN WRITING. WORK SHALL BE SUSPENDED UNTIL THE SIGNIFICANCE OF THE DISCOVERY IS ASSESSED BY A QUALIFIED PROFESSIONAL AND MITIGATION MEASURES ARE APPROVED.
8. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY, UTILITIES, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT, AND WHETHER INCORPORATED OR NOT INCORPORATED IN THE WORK.
9. DURING PROGRESSION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN A COPY OF THE DRAWINGS ON SITE IN A NEAT AND ORDERLY MANNER, INCLUDING ALL ADDENDA, REQUESTS FOR INFORMATION, SUPPLEMENTAL INFORMATION, APPROVED SUBSTITUTIONS, APPROVED SHOP DRAWINGS, AND OTHER DOCUMENTS MARKED TO INDICATE FIELD CHANGES AND AS-BUILT CONDITIONS.
10. LANDSCAPE SUBMITTALS: INCLUDE, AT A MINIMUM, MANUFACTURERS PRODUCT SHEETS, SOIL AMENDMENTS, IRRIGATION EQUIPMENT, PLANT LISTS AND BARK SAMPLES. SUBMITTALS SHALL CLEARLY INDICATE PROPOSED COLORS. INCLUDE A TABLE OF CONTENTS SUMMARIZING ALL ITEMS. SUBMITTALS AND MATERIAL SAMPLES SHALL BE PROVIDED A MINIMUM OF 45 DAYS PRIOR TO MATERIAL ORDERING TO ACCOUNT FOR REVIEW AND ORDERING LEAD TIME. NO EXTENSIONS OF CONTRACT TIME WILL BE GRANTED DUE TO MATERIAL PROCUREMENT LEAD TIMES.

SITE

1. VISUALLY INSPECT AND DOCUMENT ANY DAMAGE TO EXISTING FEATURES ON SITE PRIOR TO STARTING THE WORK. ANY EXISTING FEATURES AND/OR STRUCTURES NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE RETAINED AND PROTECTED IN PLACE. DAMAGE TO STREETS, SIDEWALKS, ADJACENT PROPERTIES OR OTHER FEATURES THAT ARE TO REMAIN SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK DESCRIBED WITHIN THIS PLAN SET. ANY ITEMS REQUIRED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE. LAWN OR WEED REMOVAL SHALL BE COMPLETELY ERADICATED BY USING HERBICIDE AND MECHANICAL MEANS FOR REMOVAL.
3. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. AVOID ROOT AND INSTALL PROTECTIVE FENCING AROUND ALL TREES THAT WILL REMAIN 24" OUTSIDE THE CANOPY LIMITS. IF IRRIGATION IS REMOVED OR INTERRUPTED, PROVIDE TEMPORARY OR SUPPLEMENTAL WATERING AS NEEDED UNTIL A PERMANENT SYSTEM IS RE-ESTABLISHED. RECONNECT ANY EXISTING IRRIGATION LINES THAT SERVICE EXISTING PLANTER AREAS TO REMAIN WITH A MAXIMUM 24-HOUR PERIOD.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AT ALL TIMES. DUST CONTROL MEASURES MUST BE IMPLEMENTED AS NECESSARY, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITIES ARE NOT OCCURRING (I.E. EVENINGS, WEEKENDS OR HOLIDAYS).
5. COMPACTION BY JETTING SHALL NOTE BE PERMITTED.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ELECTRICAL CONNECTION IN THE FIELD FOR THE IRRIGATION CONTROLLER. COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.
7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ELECTRICAL CONNECTION IN THE FIELD FOR THE IRRIGATION CONTROLLER. COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.
8. THE TOP SIX (6) INCHES OF ALL PLANTED AREAS SHALL BE FREE OF STONES, STUMPS OR OTHER DELETERIOUS MATTER ONE (1) INCH IN DIAMETER OR LARGER. PREP ALL PLANTED ARES TO REMOVE ANY CONSTRUCTION DEBRIS OR MATERIAL USED IN THE INSTALLATION OF ADJACENT AREAS OR SCOPE BY OTHER TRADES. DIRT CLODS SHALL BE BROKEN DOWN AND MIXED AS A HOMOGENEOUS BLEND WITH PLANTER SOIL.
9. UNTIL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND MAINTAIN THE JOB SITE, INCLUDING ERECTING TEMPORARY FENCING, REMOVING TRASH, SWEEPING AND CLEANING. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ON THE JOB SITE AND SHALL REPLACE ANY MATERIALS DAMAGED OR LOST THROUGH THEFT OR OTHER REASONS AT NO ADDITIONAL COST TO THE OWNER.

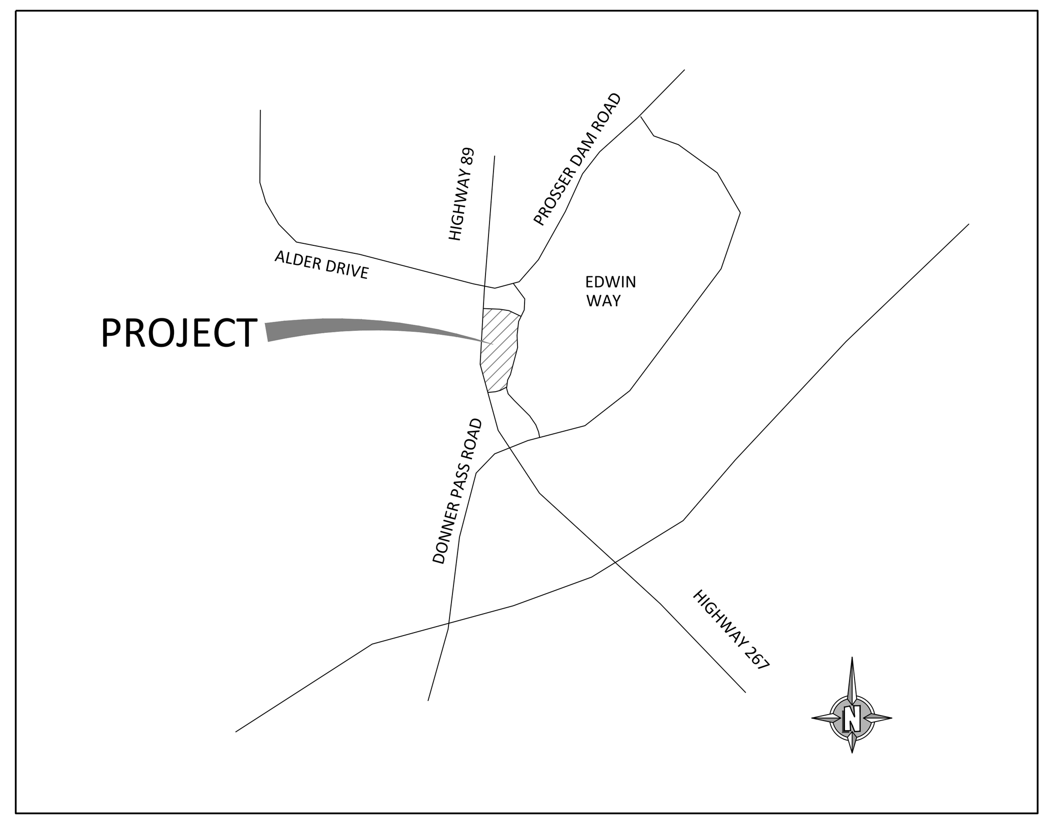
LANDSCAPE MAINTENANCE

1. THE MAINTENANCE PERIOD FOR THE PROJECT SHALL BE A MINIMUM OF 180 WORKING DAYS AND SHALL EXTEND THROUGH ONE WINTER SEASON TO INCLUDE A MINIMUM OF ONE SPRING START-UP.. THE CONTRACTOR SHALL INCLUDE A MINIMUM OF TWO DAYS PER WEEK OF SITE MAINTENANCE THROUGHOUT THE DURATION OF THE MAINTENANCE PERIOD.
2. THE MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ALL AREAS ARE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND WRITTEN NOTICE IS PROVIDED BY THE OWNER. A PRIME REQUIREMENT TO STARTING THE MAINTENANCE PERIOD, IS THAT ALL LANDSCAPE AREAS ARE PLANTED, WEED FREE, AND GROWING IN A HEALTHY VIGOROUS RATE; LAWN AREAS SHALL BE MOWN TWICE (AS APPLICABLE).
3. BEGIN MAINTAINING ALL AREAS IMMEDIATELY UPON INSTALLATION, REGARDLESS IF THE MAINTENANCE PERIOD HAS BEGUN. MAINTENANCE SHALL INCLUDE ALL LANDSCAPE COMPONENTS WITHIN THE CONTRACT DOCUMENTS. WORK SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO WEEDING, SHRUB AND TREE CARE, IRRIGATION REPAIRS, IRRIGATION SCHEDULING AND ADJUSTMENTS, GENERAL CLEAN-UP, AND SITE MONITORING. ALL TRASH/DEBRIS SHALL BE COLLECTED AND LEGALLY DISPOSED OF OFF-SITE.
4. APPLY FERTILIZER PER THE RECOMMENDATIONS OF THE SOILS ANALYSIS. HAND WATER TO INCORPORATE INTO THE SOIL.
5. ALL PLANTER AREAS SHALL CONTAIN MINIMUM BARK DEPTHS NOTED ON THE PLANS AT ALL TIMES. REPLACE AND/OR FILL BARK AS NEEDED TO MAINTAIN MINIMUM DEPTHS UNTIL THE COMPLETION OF THE MAINTENANCE PERIOD.
6. PLANTER AREAS SHALL BE WEED-FREE AT ALL TIMES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTINUOUSLY MAINTAINING ALL AREAS IN A WEED-FREE CONDITION BY USE OF HERBICIDES OR OTHER MEASURES, INCLUDING HAND WEEDING. SELECTIVE HERBICIDES SHALL BE USED AS NECESSARY TO MITIGATE CERTAIN WEEDS THAT MAY BE PRESENT.
7. PRIOR TO THE START OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL PROVIDE THE COMPLETED CERTIFICATE OF COMPLETION FORM. FAILURE TO SUBMIT THE CERTIFICATE WILL DELAY THE FINAL APPROVAL OF THE LANDSCAPE AND PROJECT CERTIFICATE OF OCCUPANCY.
8. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL LANDSCAPE REVIEW WITH THE OWNER PRIOR TO THE CONCLUSION OF THE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL BE EXTENDED, AT NO ADDITIONAL COST TO THE OWNER, IN THE EVENT THAT ANY LANDSCAPE AREAS FAIL TO MEET THE SPECIFICATIONS OUTLINED HEREIN OR IF THE CONTRACTOR HAS NOT PROVIDED ALL REQUIRED CLOSEOUT DOCUMENTATION TO THE OWNER. REQUIRED CLOSE-OUT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO: FINAL RECORD DRAWINGS, LAMINATED CONTROLLER CHARTS, OPERATION AND MAINTENANCE (O&M) PROCEDURES AND MANUALS, AND WRITTEN VERIFICATION THAT ALL PUNCH LIST ITEMS HAVE BEEN CORRECTED TO THE SATISFACTION OF THE OWNER. THE DURATION OF EXTENSIONS WILL REMAIN OPEN-ENDED AND WILL CONTINUE AS NECESSARY UNTIL ALL DELIVERABLES AND WORK IS COMPLETED TO THE SATISFACTION OF THE OWNER.

SHEET INDEX

L1.0 LANDSCAPE COVER SHEET
L2.0 IRRIGATION NOTES AND DETAILS
L2.1 IRRIGATION PLAN
L3.0 PLANTING NOTES AND DETAILS
L3.1 PLANTING PLAN

VICINITY MAP-NTS



OWNER

MATTHEW ABBATE
140 HEBRON WAY
MERCED, CALIFORNIA 95340
CONTACT: MATTHEW ABBATE
MATTHEW@ALLACORP.NET

LANDSCAPE ARCHITECT

MSLA LANDSCAPE ARCHITECTURE, INC.
306 CANYONYON FALLS DRIVE
FOLSOM, CALIFORNIA 95630
(916) 989-3372
CONTACT: MICHAEL SHULAR
MSHULAR@MSLADESIGN.COM

APPROVAL SIGNATURES

PLANNING:

ENGINEERING:

CERTIFICATE OF COMPLETION

This certificate (or City/County Certificate) is to be completed by the applicant/owner upon completion of the landscape project. Contractor to coordinate all requirements with the owner and/or building inspector on required document(s) prior to final inspection. Contractor is responsible to include all minimum documents noted in this sample certificate as part of the landscape scope of work.

PART 1- PROJECT INFORMATION

Project Address and Contact Information

Date	Assessor's Parcel Number	
Project Name	Permit Number	
Name of Applicant	Phone Number	
	Fax Number	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner or His/Her Designee

Name of Applicant	Phone Number	
	Fax Number	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we received copies of all the documents within the landscape documentation package and the certificate of completion and that it is our responsibility to see that the project is maintained in accordance with the landscape and irrigation maintenance schedule."

Property Owner Signature Date

PART 2- CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based on periodic site observations, the work has been substantially completed in accordance with the water efficient landscape ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape documentation package"

Signature*	Date	
Name (print)	Telephone Number	
Title	Phone Number	
License Type and Number	Fax Number	
	Email Address	
Company	Street Address	
City	State	Zip Code

*Owner, owners representative or the installation contractor

PART 3- SAMPLE IRRIGATION SCHEDULE

Irrigation contractor shall prepare an irrigation schedule for the entire project designating irrigation run-times for each zone with days of operation per season (Spring, Summer, Fall and Winter), cycles per day and shall be set per specific site requirements. The final schedule shall consider plant water requirements, sun exposure and water application.

PART 4- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Contractor to provide a written schedule for site planting and irrigation maintenance as required by the water efficient landscape ordinance, including a landscape waste diversion plan.

PART 5- LANDSCAPE IRRIGATION AUDIT REPORT

Provide an audit of the installed irrigation system conducted by a third party certified landscape irrigation auditor. Irrigation audit shall not be conducted by the person who designed the landscape or installed the Landscape. Audits to be performed per requirements stated in WELO code for production landscape installations (1 for every 7 lots or approximately 15% of total lots)

PART 6- SOIL MANAGEMENT REPORT

Contractor to attach the soils fertility report (per planting notes). Include a statement on contractors company letterhead certifying that all planters were amended per the recommendations of the soil fertility report. Include the certification as part of the certificate of completion. Reports to be performed per requirements stated in WELO code for production landscape installations (1 for every 7 lots or approximately 15% of total lots)

WATER EFFICIENT WORKSHEET

Project Name: Grays Crossing Hotel
Planning Application or Building Permit 2023-00000078/DP-AMD
Reference Evapotranspiration (ETo) = 36.2
Is this a residential project? NO

Regular Landscape Areas

Hydrozone #/ Planting Description[a]	Water Use (WUCOLS Website)	Plant Factor (PF)[b]	Irrigation Method[c]	Irrigation Efficiency (IE)[d]	ETAF[e] (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[f]
Trees	low	0.10	Drip	0.81	0.1	3,570	441	9,892
Trees	Moderate	0.40	Drip	0.81	0.5	5,850	2,889	64,838
Basin Grasses	Moderate	0.40	Drip	0.81	0.5	1,617	799	17,922
Shrubs	Low	0.10	Drip	0.81	0.1	20,158	2,489	55,855
Shrubs	Moderate	0.40	Drip	0.81	0.5	4,634	2,288	51,361
					0.0		-	-
					0.0		-	-
	[Choose one]		[Choose one]		0.0		-	-
					Totals	35,829	8,905	199,868
					Average ETAF for Regular Landscape Areas		0.25	

If it is a residential project:
If it is a non-residential project: The Average ETAF complies
Average ETAF 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 soley to edible plants, recreational areas (excluding single-family residential areas), areas irrigated with recycled water, or water features using recycled water.

Hydrozone #/ Planting Description[a]	Water Use (WUCOLS Website)	Plant Factor (PF)[b]	Irrigation Method[c]	Irrigation Efficiency (IE)[d]	ETAF[e] (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[f]
	[redacted]				1		0	-
					1		0	-
					1		0	-
					1		0	-
					1		0	-
					1		0	-
					1		0	-
					1		0	-
					Totals	0	0	-

Estimated Total Water Use (ETWU) Total	199,868
Maximum Allowed Water Allowance (MAWA) for Residential Areas[g]	442,280
Maximum Allowed Water Allowance (MAWA) for Non-Residential Areas[g]	361,866

To comply with this chapter, the ETWU must be equal to or less than the MAWA.
If it is a residential project:
If it is a non-residential project: The ETWU complies with the MAWA

LANDSCAPE COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED 11/26/2025 DATE

DESIGNED: MS
DRAWN: STAFF
PROJ. NO: 113322.001
DWG: --
DATE: NOVEMBER 26, 2025

NO. REVISIONS DATE

LANDSCAPE IMPROVEMENTS
SCOUT HOTEL
LANDSCAPE COVER SHEET
CALIFORNIA
TOWN OF TRUCKEE

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LICENSED LANDSCAPE ARCHITECT MICHAEL SHULAR No. 4898 Exp. 05.31.27 STATE OF CALIFORNIA

Date: 11/26/2025

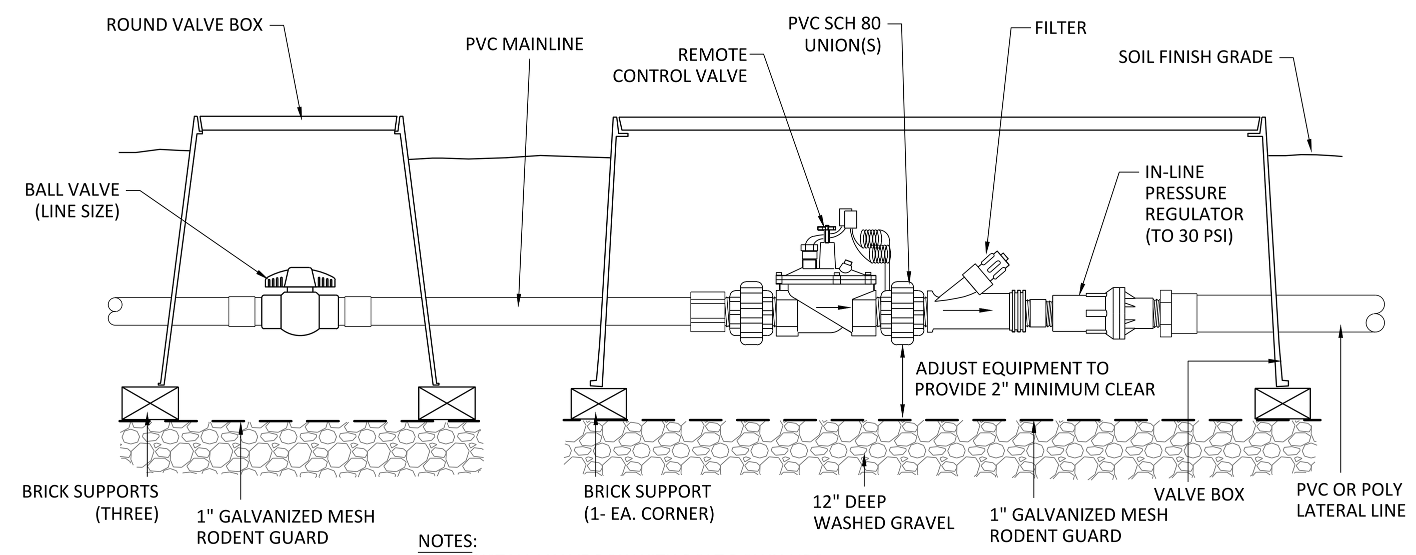
L1.0

IRRIGATION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK.
2. THESE IRRIGATION DESIGN PLANS ARE DIAGRAMMATIC IN NATURE. FOR PURPOSES OF DESIGN CLARITY, SOME EQUIPMENT MAY BE SHOWN WITHIN PAVED AREAS OR AREAS GENERALLY NOT INTENDED FOR INSTALLATION. THE ACTUAL LOCATION OF ALL EQUIPMENT SHALL BE INSTALLED IN PLANTER AREAS AND AREAS WHERE STANDARD MAINTENANCE CAN ROUTINELY BE PERFORMED (WHERE FEASIBLY POSSIBLE). DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING ALL SUCH COMPONENTS REQUIRED TO PROPERLY PERFORM THE INSTALLATION.
3. INVESTIGATE THE FIELD CONDITIONS THAT AFFECT THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, OBSTRUCTIONS OR GRADE CHANGES, SITE CONDITIONS THAT MAY HAVE NOT BEEN KNOWN, EXISTING OR PROPOSED UTILITIES, ETC. WHERE MINOR FIELD CHANGES MAY OCCUR, NOTIFY THE OWNER AND PERFORM THE INSTALLATION ACCORDINGLY PER THE CONTRACT SPECIFICATIONS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS TO COMPLETE THE WORK.
4. OBTAIN A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING (IF APPLICABLE). THE SPECIFICATIONS ARE PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE WORK AS SPECIFIED IN THE SPECIFICATIONS AND AS SHOWN ON THE PLANS.
5. NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND/OR PROJECT SPECIFICATIONS PRIOR TO BEGINNING WORK.
6. COORDINATE THE INSTALLATION OF THE IRRIGATION CONTROLLER, ALL PIPE, CONDUIT, SLEEVES/CROSSINGS THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURES, ETC. WITH ALL APPLICABLE TRADES BEFORE CONSTRUCTION.
7. VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK
8. SUBSTITUTIONS, DELETIONS OR CHANGES TO THE PLANS OR SPECIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER.
9. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE. TRENCHING WITHIN DRIPLINES OF TREES AND SHRUBS TO REMAIN SHALL BE DONE BY HAND. DAMAGE TO EXISTING TREE AND/OR PLANT MATERIAL TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
10. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONTROLLER WIRING TO THE POWER SOURCE. THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL ORDINANCES THAT APPLY.
11. THE FINAL LOCATION OF THE IRRIGATION CONTROLLER SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
12. ALL MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
13. SCHEDULE 40 PVC PIPE SLEEVING (2X THE SIZE OF PIPE TO BE SLEEVED) IS REQUIRED FOR ALL IRRIGATION LINES THAT RUN UNDER HARDSCAPE. IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE PLACEMENT OF SLEEVING PRIOR TO PAVING OPERATIONS.
14. CONTRACTOR SHALL INSTALL DRIP AND SPRAY ON SEPARATE ZONES. FOR RETROFIT INSTALLATIONS, IN THE EVENT THAT DRIP AND SPRAY IRRIGATION ARE CONNECTED TO THE SAME ZONE, CONTRACTOR SHALL BE RESPONSIBLE FOR SEPARATION BY EITHER INSTALLING A NEW VALVE OR CONNECTING DRIP/SPRAY TO ADJACENT DRIP/SPRAY ZONES. IN EITHER CASE, VERIFICATION OF FLOW CAPACITY FOR MATERIAL SIZING SHALL BE PERFORMED PRIOR TO COMPLETING THE WORK.
15. PRESSURE TEST ALL LINES UNDER HYDROSTATIC PRESSURE OF 125 POUNDS PRIOR TO INSTALLATION OF VALVES. PRESSURE SHALL HOLD FOR A MINIMUM OF TWO (2) HOURS UNDER THE DIRECT SUPERVISION OF THE OWNERS REPRESENTATIVE. TESTING OF THE SYSTEM SHALL BE PROVIDED PRIOR TO BACKFILL AND PLANTING OPERATIONS.
16. PROVIDE PHOTO DOCUMENTATION OF SUBSURFACE ITEMS PRIOR TO BACKFILL TO CONFIRM COMPONENTS WERE INSTALLED PER CONTRACT DOCUMENTS. PHOTOGRAPHS TO BE PROVIDED WITH CLOSE-OUT DOCUMENTS AT THE COMPLETION OF THE JOB.
17. THREADED PLASTIC PIPE JOINTING: DO NOT USE SOLVENT CEMENT ON THREADED JOINTS, WRAP MALE PLASTIC THREADED JOINTS WITH TEFLON TAPE.
18. FLUSH ALL LINES FOR MAXIMUM SYSTEM PERFORMANCE BEFORE AND AFTER EMITTER INSTALLATION.
19. INSTALL REMOTE CONTROL VALVE BOXES A MINIMUM OF 12" FROM WALKS, CURBS, BUILDINGS OR LANDSCAPE FEATURES. WHERE GROUPS OF VALVE BOX INSTALLATIONS OCCUR, INSTALL BOXES IN LINE WITH EACH OTHER WITH THE SHORT SIDE OF EACH BOX PARALLEL TO WALKS OR CURBS.
20. IRRIGATION SPLICES MAY NOT BE LOCATED IN TRENCHES AND SHALL BE INSTALLED IN A SPLICE BOX. PROVIDE A 24" EXPANSION LOOK AT EACH CHANGE OF DIRECTION. THREE FEET OF EXCESS DECODER WIRE AND FLOW SENSOR CABLE SHALL BE PROVIDED AT EACH DECODER AND FLOW SENSOR CONNECTION.
21. IRRIGATION VALVE BOXES SHALL BE MANUFACTURED BY NDS OR CARSON. ROUND BOXES SHALL BE 10". RECTANGLE BOXES SHALL BE 13"X20", 14"X19" OR JUMBO PRO SERIES. SIZE OF BOX TO BE SELECTED TO ACCOMMODATE ALL EQUIPMENT IN ONE BOX AND SHALL BE INSTALLED FOR EASE OF ACCESS AND MAINTENANCE.
22. VALVE BOX FINISH GRADE DEPTHS SHALL BE AS FOLLOWS: 3-1/2" IN PLANTER, 2-1/2" IN SOD, 1-1/2" IN SEED.
23. ADJUST/TUNE THE IRRIGATION INSTALLATION TO ELIMINATE OVERSPRAY ONTO SIDEWALKS OR DRIVEWAYS.
24. RECORD DRAWINGS SHALL BE PROVIDED PRIOR TO THE START OF THE MAINTENANCE PERIOD. THE SHALL SHOW ACTUAL BUILT LOCATIONS OF THE IRRIGATION SYSTEM AND SHALL INCLUDE THE FOLLOWING INFORMATION:
    - IRRIGATION POINT OF CONNECTION.
    - IRRIGATION CONTROLLER.
    - GATE VALVES.
    - QUICK COUPLER VALVES.
    - ROUTING OF PRESSURE MAINLINE WITH OFFSET DIMENSIONS FROM KNOWN POINTS (MAXIMUM 100' ALONG ROUTING).
    - IRRIGATION CONTROL VALVES AND FINAL STATION NUMBERING.
    - SPLICE BOX LOCATIONS.
25. CONTROLLER CHART: AN 11"x17" COLOR-CODED AND LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING ALL HYDROZONES SHALL BE PROVIDED WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
26. RECORD DRAWINGS AND CONTROLLER CHARTS SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR IN ELECTRONIC (PDF) FORMAT. ALL NOTATIONS AND LINEWORK ON THE DRAWINGS SHALL BE ELECTRONIC AND ORIGINATE FROM FROM AN ELECTRONIC PROGRAM. HAND DRAWN DOCUMENTATION ON THE DRAWINGS WILL NOT BE ACCEPTED.
27. PROVIDE A WRITTEN WARRANTY ON CONTRACTORS LETTERHEAD FOR THE IRRIGATION SYSTEM PROTECTING AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP, ORDINARY WEAR AND TEAR, FOR A PERIOD OF YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT.
28. PROVIDE CONTROLLER MANUALS, EQUIPMENT CUT-SHEETS, CONTROLLER KEYS AND ANY SPECIAL TOOLS REQUIRED TO ADJUST SPRINKLERS, INCLUDING DRIP COMPONENTS, PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD.

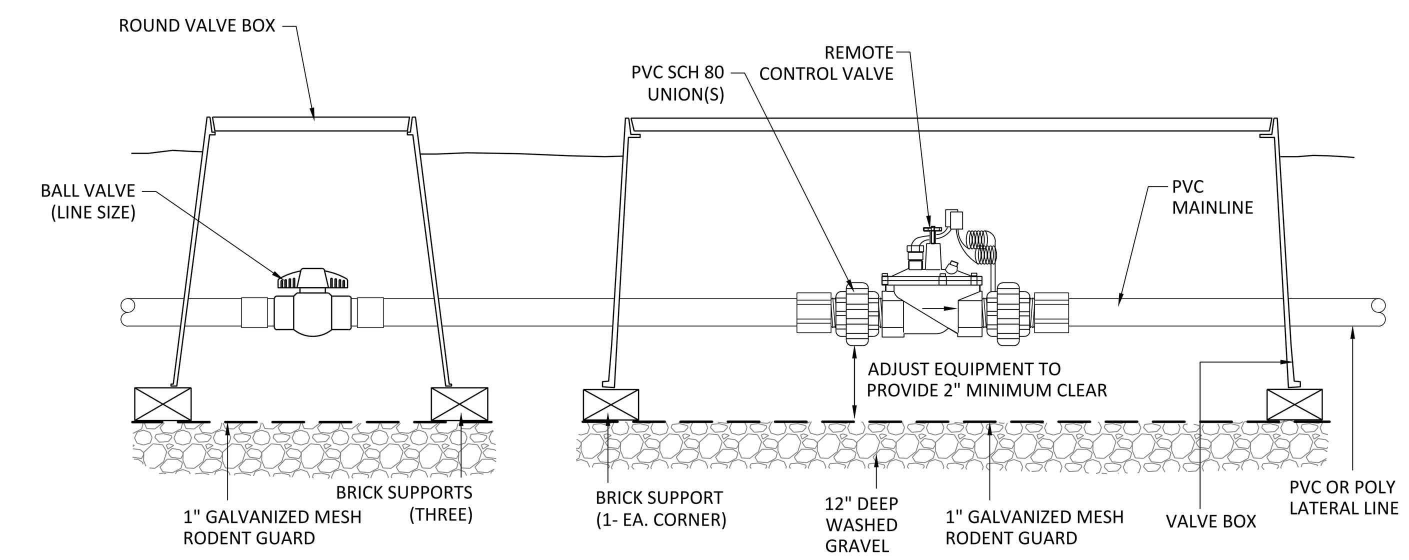
SYSTEM WINTERIZATION AND SPRING START-UP

1. INCLUDE PROVISIONS FOR WINTERIZATION OF THE IRRIGATION SYSTEM. INSTALL GATE VALVES AT A MINIMUM OF FOUR (4) POINTS ALONG THE IRRIGATION MAINLINE AND AT ALL DEAD-END RUNS TO ALLOW FOR WATER TO BE DRAINED FROM THE SYSTEM.
2. ALL LATERAL LINES SHALL BE INSTALLED WITH MANUAL DRAINS TO ALLOW FOR WATER TO BE BLOWN OUT OF THE SYSTEM FOR WINTERIZATION. OPEN ANY FLUSH CAPS LOCATED AT LOW DISCHARGE POINTS IN THE SYSTEM.
3. INSPECT SPRINKLER SYSTEM IN EARLY SPRING PRIOR TO THE LAST FROST DATE TO ALLOW FOR IDENTIFICATION AND REPAIR OF ANY WINTER DAMAGE BEFORE THE GROWING SEASON STARTS. CHECK FOR DAMAGE THAT MAY HAVE OCCURRED AND INSPECT FOR CRACKED PIPES, DAMAGED EMITTERS, OR LOOSE CONNECTIONS. ADDRESS THESE ISSUES PRIOR TO TURNING WATER ON.
4. TEST THE SYSTEM AT LOW PRESSURE INITIALLY BY TURNING ON WATER GRADUALLY AND CHECKING EACH ZONE INDIVIDUALLY TO HELP IDENTIFY LEAKS. UPON CONFIRMATION OF PROPER OPERATION, GRADUALLY INCREASE TO NORMAL OPERATING PRESSURE.



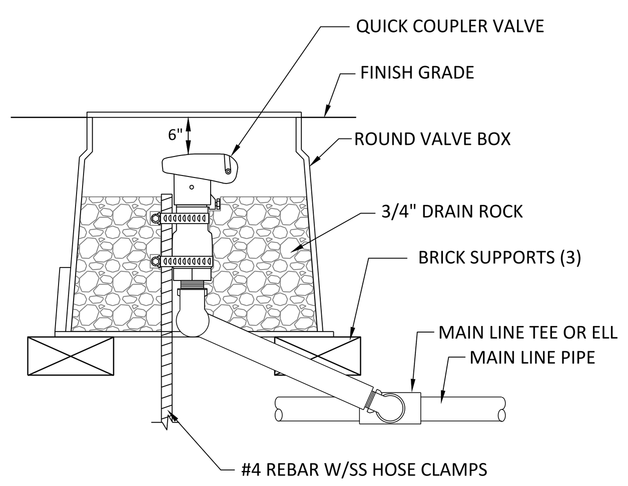
NOTES:
1. INSTALL VALVE BOX WITH BOLT DOWN LIDS
2. FINISH GRADE DEPTHS: 3½" IN PLANTER, 2½" IN SOD, 1½" IN SEED.

A-REMOTE CONTROL VALVE (DRIP ZONES)
NTS

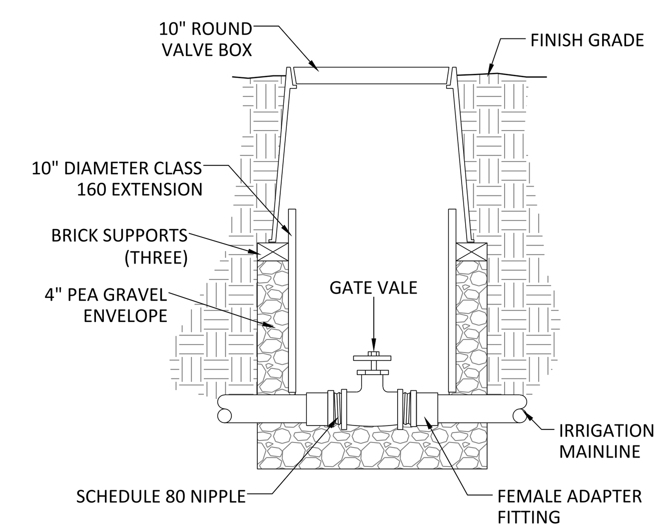


NOTES:
1. INSTALL VALVE BOX WITH BOLT DOWN LIDS
2. FINISH GRADE DEPTHS: 3½" IN PLANTER, 2½" IN SOD, 1½" IN SEED.

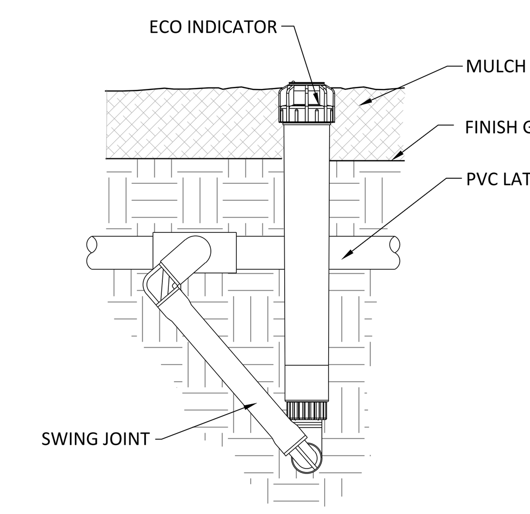
B-REMOTE CONTROL VALVE (SPRAY ZONES)
NTS



C- QUICK COUPLER
NTS

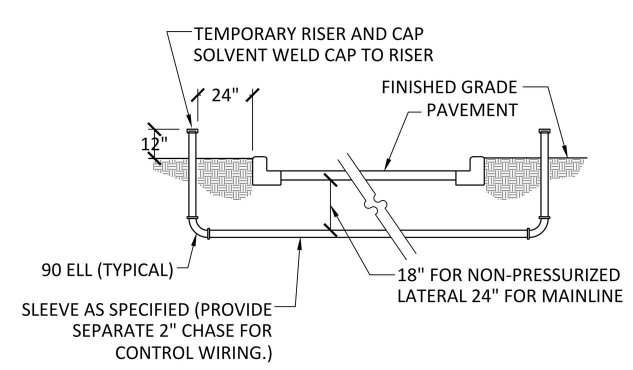


D- GATE VALVE
NTS



NOTES:
1. INSTALL ON PVC LATERAL AT END RUN OF ZONE.

E-ECO INDICATOR INSTALLATION
NTS



F- SLEEVE INSTALLATION
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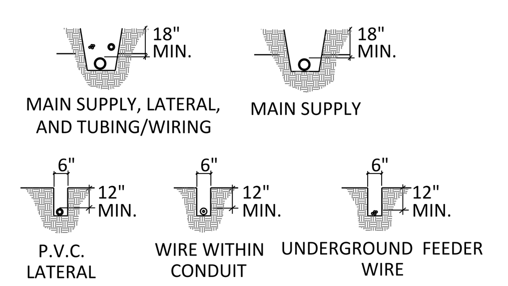
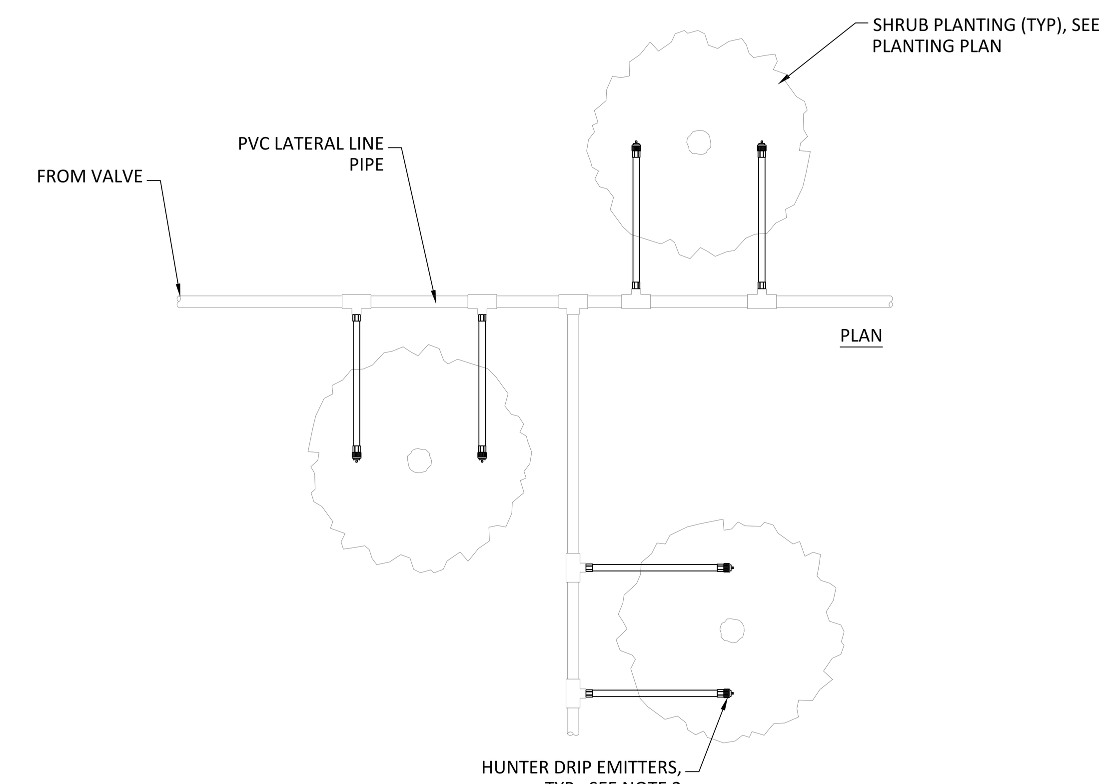


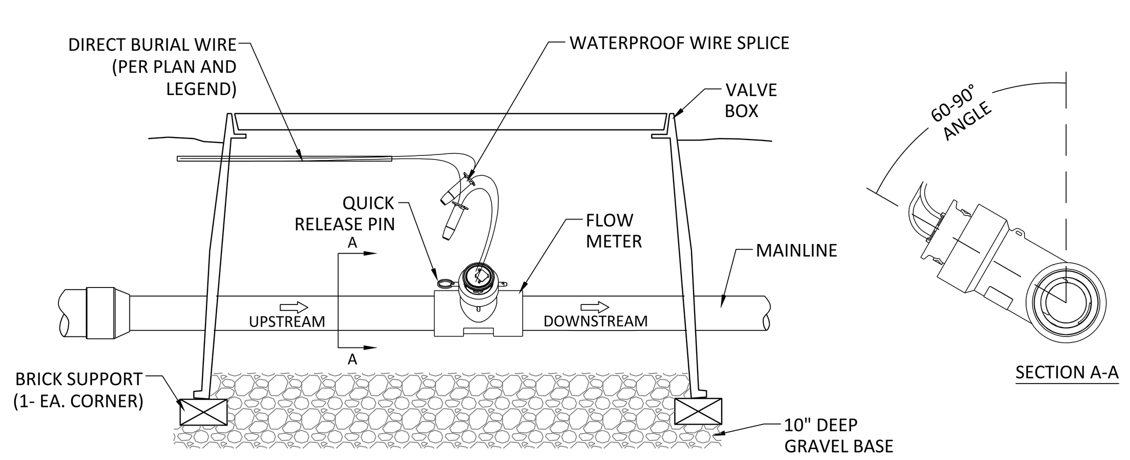
NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. ALL WIRING TO BE BUNDLED AND TAPED AT 10' INTERVALS.
4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
5. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.

G- TRENCHING
NTS



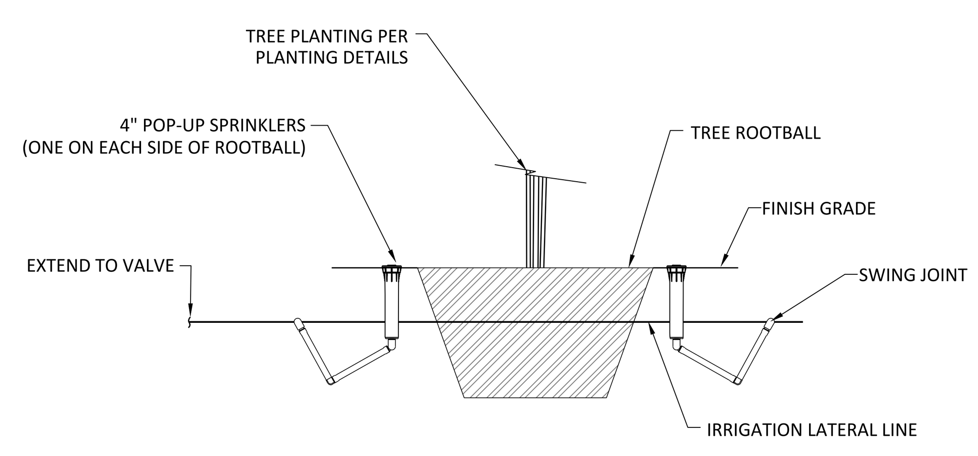
NOTES:
1. MAXIMUM LENGTH OF ¼" TUBING NOT TO EXCEED 24" (OR AS RECOMMENDED BY MANUFACTURER).
2. INSTALL TWO (2) 2.0 GPH EMITTERS PER 1 GALLON SHRUB AND TWO (2) 4.0 GPH EMITTERS PER 5 GALLON SHRUB.
3. INSTALL TREES ON SEPARATE ZONES BUBBLERS.
4. EMITTERS PER IRRIGATION LEGEND.
5. ADJUSTE PVC ROUTE PER PLANTER CONFIGURATION AND SHRUB LOCATION.

H- POINT SOURCE DRIP TUBE SCHEMATIC
NTS



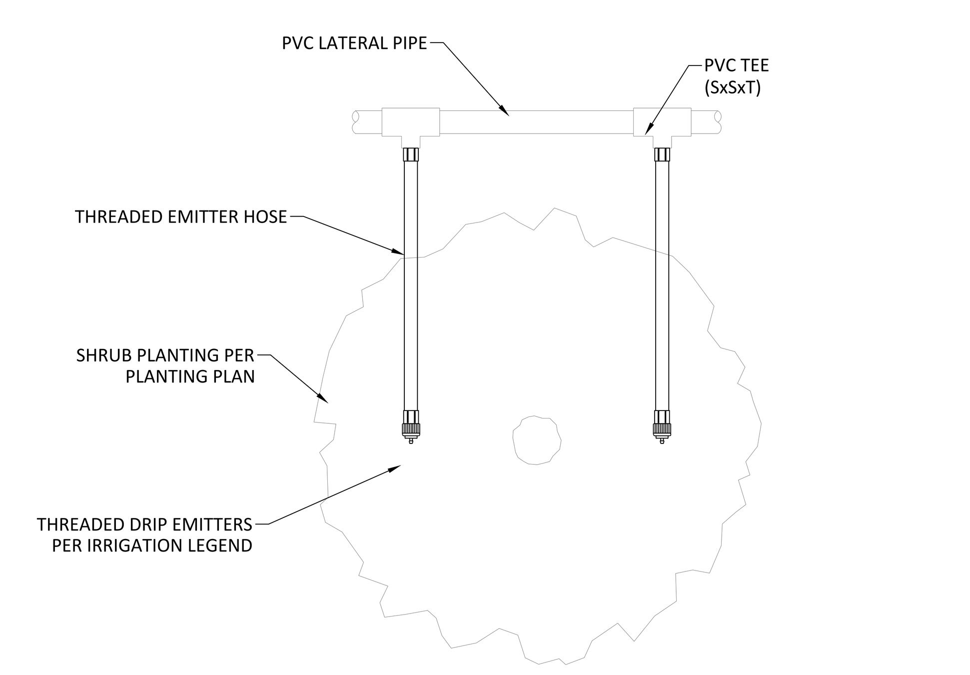
NOTES:
1. INSTALL PER MINIMUM OFFSETS REQUIRED PER MANUFACTURERS SPECIFICATIONS.
2. FINISH GRADE DEPTHS: 3-1/2" IN PLANTER, 2-1/2" IN SOD, 1-1/2" IN SEED.
3. FLOW METER TO BE SUPPLIED BY FLOMEC.
4. INSTALL FLOW METER AT 60-90° ANGLE PER MANUFACTURERS RECOMMENDATIONS

I-FLOW METER INSTALLATION
NTS



NOTES:
1. EVENLY SPACE BUBBLERS AROUND ROOTBALL.
2. INSTALL TWO BUBBLERS PER TREE.

J- TREE BUBBLERS
NTS



NOTES:
1. INSTALL EMITTERS PER DETAIL K, THIS SHEET..
2. INSTALL SOIL STAPLES 12" ON CENTER ALONG THE THREADED EMITTER HOSE AND AT EVERY EMITTER.
3. EMITTER HOSE TO BE HUNTER IH RISERS (LENGTH AS REQUIRED).

K-PLANT/EMITTER DISTRIBUTION
NTS

DESIGNED: MS
DRAWN: STAFF
PROJ. NO: 113322.001
DWG: --
DATE: NOVEMBER 26, 2025

NO.	REVISIONS	DATE

LANDSCAPE IMPROVEMENTS
SCOUT HOTEL
IRRIGATION NOTES AND DETAILS
CALIFORNIA
TOWN OF TRUCKEE

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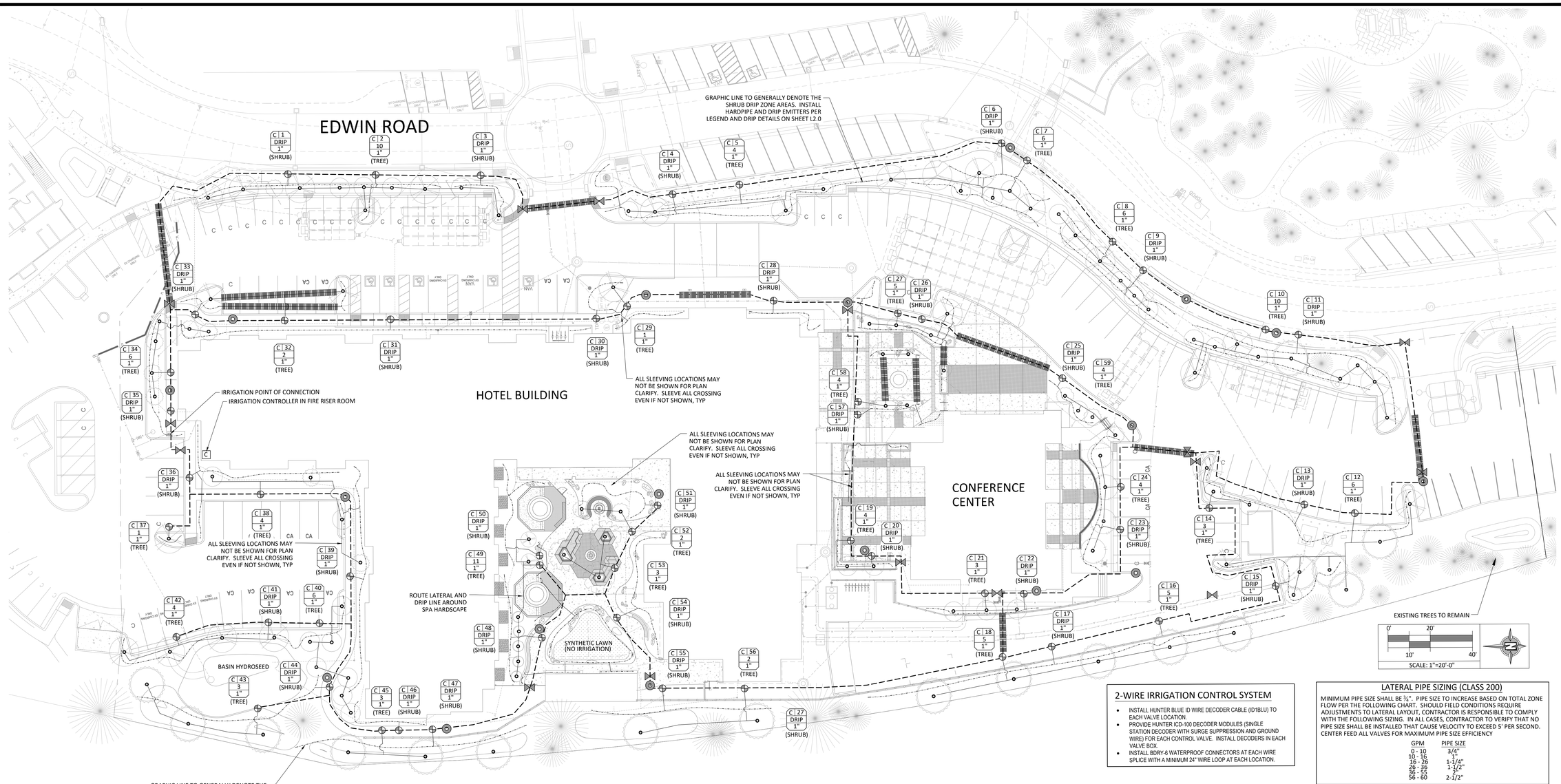
LICENSED LANDSCAPE ARCHITECT · MICHAEL SHULAR · No. 4898 · Signature · Exp. 05.31.27 Renewal Date · Date · STATE OF CALIFORNIA

Date: 11/26/2025

L2.0



2-WIRE IRRIGATION CONTROL SYSTEM

- INSTALL HUNTER BLUE ID WIRE DECODER CABLE (ID1BLU) TO EACH VALVE LOCATION.
- PROVIDE HUNTER ICD-100 DECODER MODULES (SINGLE STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE) FOR EACH CONTROL VALVE. INSTALL DECODERS IN EACH VALVE BOX.
- INSTALL BDRY-6 WATERPROOF CONNECTORS AT EACH WIRE SPLICE WITH A MINIMUM 24" WIRE LOOP AT EACH LOCATION.

LATERAL PIPE SIZING (CLASS 200)

MINIMUM PIPE SIZE SHALL BE ¾". PIPE SIZE TO INCREASE BASED ON TOTAL ZONE FLOW PER THE FOLLOWING CHART. SHOULD FIELD CONDITIONS REQUIRE ADJUSTMENTS TO LATERAL LAYOUT, CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE FOLLOWING SIZING. IN ALL CASES, CONTRACTOR TO VERIFY THAT NO PIPE SIZE SHALL BE INSTALLED THAT CAUSE VELOCITY TO EXCEED 5' PER SECOND. CENTER FEED ALL VALVES FOR MAXIMUM PIPE SIZE EFFICIENCY

GPM	PIPE SIZE
0 - 10	3/4"
10 - 16	1"
16 - 26	1-1/4"
26 - 36	1-1/2"
36 - 55	2"
56 - 60	2-1/2"

VALVE CALL-OUT KEY

C 17 DRIP 1" (SHRUB)

- C 17 — CONTROLLER STATION
- DRIP — GALLONS PER MINUTE
- 1" — VALVE SIZE
- (SHRUB) — HYDROZONE PLANT TYPE

PRESSURE LOSS AND WATER USE CALCULATIONS

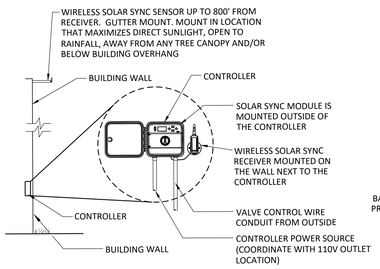
STATIC PRESSURE: 85 PSI

PRESSURE LOSS	
1" METER	.7 PSI
1" BACKFLOW PREVENTER:	13 PSI
1,746' OF 2" SCH. 40 PVC MAINLINE:	1.92 (0.11 PSI PER 100')
IRRIGATION VALVE	3.0 PSI
IRRIGATION LATERAL LINES:	2 PSI
MISC LOSS:	5 PSI
TOTAL PRESSURE LOSS:	25.62 PSI
RESIDUAL PRESSURE:	59.38 PSI
PRESSURE REQUIRED AT THE LAST SPRINKLER:	30 PSI

NOTES:
1. THE CONTRACTOR IS REQUIRED TO PERFORM A STATIC WATER PRESSURE TEST TO CONFIRM AVAILABLE PRESSURE TO OPERATE THE IRRIGATION SYSTEM. PROVIDE A WRITTEN NOTIFICATION AND PHOTOS OF THE RESULTS OF THE TEST.
2. IMMEDIATELY NOTIFY THE OWNER OR OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT IF THE PRESSURE DIFFERS MORE THAN 10% THAN THE STATED DESIGN PRESSURE.
3. THE PRESSURE TEST SHALL BE PERFORMED AT THE POINT OF CONNECTION PRIOR TO ORDERING IRRIGATION EQUIPMENT.
4. SEE IRRIGATION POINT OF CONNECTION NOTE FOR FURTHER INFORMATION.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	REMARKS
	1" WILKINS 975XL REDUCED PRESSURE BACKFLOW.	INSTALL PER DETAIL.
	2" HUNTER ICV MASTER VALVE	INSTALL PER MANUFACTURERS SPECIFICATIONS.
FS	FLOMEC 2" FLOW SENSOR (MODEL QS200-10)	INSTALL PER DETAIL I, SHEET L2.0 AND MANUFACTURERS SPECIFICATIONS.
	AUTOMATIC IRRIGATION CONTROL VALVES: HUNTER ICZ DRIP ZONE CONTROL KIT (DRIP) HUNTER ICV VALVES (TREE BUBBLERS)	INSTALL PER MANUFACTURERS SPECIFICATIONS. SIZE PER PLAN. ADJUST/TUNE VALVES AS REQUIRED TO ENSURE PROPER WATER DISTRIBUTION TO ALL PLANTER AREAS.
	NIBCO T-113 GATE VALVE	LINE SIZE
C	HUNTER ACC2 75-STATION BASE DECODER MODEL NO. A2C-75D-P CONTROLLER (GRAY PLASTIC INTERIOR WALL MOUNT). 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.
	HUNTER 1" QUICK COUPLING VALVE W/ LOCKING COVER	MODEL HQ-44LRC
	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. 1-1/2" DIA.). INSTALL TWO PIPES AT EACH CROSSING LOCATION.	EACH CROSSING SHALL BE INSTALLED WITHIN CONDUIT AND/OR SLEEVING WHETHER SHOWN ON THE PLANS OR NOT. COORDINATE WITH SITE DEVELOPMENT PLANS AND OTHER TRADES.
	HUNTER PLD BLANK TUBE DRIP LINES (NON-PRESSURE)	INSTALL PER POINT SOURCE DRIP DETAILS H AND K ON SHEET L2.0.
	CLASS 200 PVC LATERAL LINES (NON-PRESSURE)	INSTALL PER IRRIGATION DETAILS. SIZE PER CHART.
	PIPE-HOP LOCATIONS	GRAPHIC TO DENOTE SEPARATION OF ZONES.
	2" PVC CLASS 315 IRRIGATION MAINLINE. ACTUAL LOCATION SHALL BE LOCATED WITHIN PLANTER AREAS.	IRRIGATION MAINLINE SHOWN UNDER PAVED AREAS FOR PLAN CLARITY ONLY.
	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



A- IRRIGATION CONTROLLER
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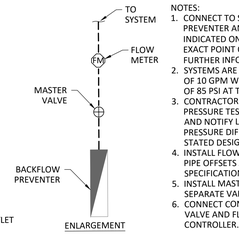

NOTES:
1. CONNECT TO STUB IN PLANTER AFTER BACKFLOW PREVENTER AND RUN PRESSURE MAINLINE WHERE INDICATED ON THE PLANS. (SEE CIVIL PLANS FOR EXACT POINT OF CONNECTION LOCATION AND FURTHER INFORMATION).
2. SYSTEMS ARE DESIGNED FOR A MAXIMUM FLOW OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 85 PSI AT THE POINT OF CONNECTION.
3. CONTRACTOR MUST PERFORM A STATIC WATER PRESSURE TEST TO CONFIRM WATER PRESSURE AND NOTIFY LANDSCAPE ARCHITECT IF THE PRESSURE DIFFERS MORE THAN 10% THAN THE STATED DESIGN PRESSURE.
4. INSTALL FLOW METER PER MINIMUM REQUIRED PIPE OFFSETS AND MANUFACTURERS SPECIFICATIONS.
5. INSTALL MASTER VALVE AND FLOW METER IN SEPARATE VALVE BOXES.
6. CONNECT CONTROL WIRES FOR THE MASTER VALVE AND FLOW METERS TO PORTS N THE CONTROLLER.

B- IRRIGATION POINT OF CONNECTION
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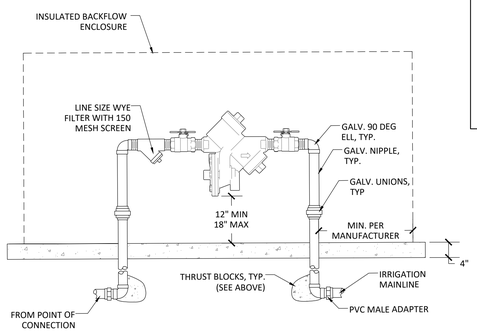
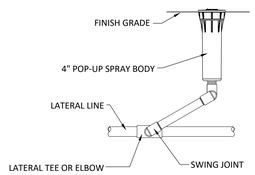


NOTES:
1. ALL GALVANIZED FITTINGS SHALL BE WRAPPED WITH 10 MILVINYL PIPE WRAP.
2. INSTALL BACKFLOW PREVENTER WITHIN AN INSULATED ALUMINUM BACKFLOW ENCLOSURE WITH WEATHER BLANKET, SUPPLIED BY STRONGBOX, OR APPROVED EQUAL (SIZE AS REQUIRED).
3. INSTALL BACKFLOW PREVENTER PER MANUFACTURERS SPECIFICATIONS.

C- BACKFLOW PREVENTER
NTS



D- 4" POP-UP SPRAY HEAD
NTS

NO.	REVISIONS	DATE

DESIGNED: MS
DRAWN: STAFF
PROJ. NO: 11.3322.001
DWG: --
DATE: NOVEMBER 26, 2025

LANDSCAPE IMPROVEMENTS
SCOUT HOTEL
IRRIGATION PLAN

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www.mslladesign.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL SHULAR SLATER
No. 6065
Exp. 05.31.27
REGISTERED PROFESSIONAL
STATE OF CALIFORNIA

Date: 11/26/2025

L2.1

PLANTING NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. PROVIDE MINIMUM SLOPE OF 1-1/2% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
3. THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
4. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
5. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES. DO NOT STORE CONSTRUCTION EQUIPMENT BELOW THE CANOPY OF ANY TREES TO REMAIN. DAMAGE TO ANY EXISTING TREES OR PLANT MATERIAL TO REMAIN SHALL BE REPLACED BACK TO ORIGINAL CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
6. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE CONTRACTOR SHALL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS COMPARABLE TO THE ORIGINAL SPECIFIED SPECIES. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER. CONTRACTOR TO SOURCE MULTIPLE NURSERIES WHEN ORDERING PLANT MATERIAL.
7. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
8. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK' AND MEET THE MINIMUM SIZES:

SHRUBS/GROUNDCOVER

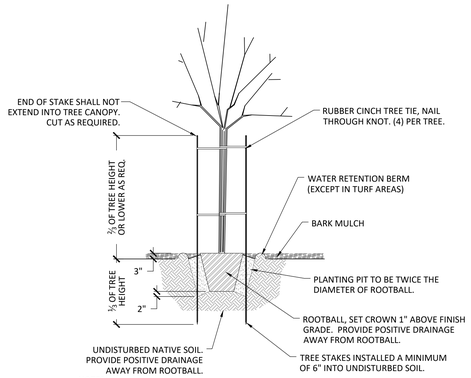
	HEIGHT	SPREAD
1 GAL.	9-11"	6-8"
5 GAL.	18-24"	15-18"
15 GAL.	36-42"	36-42"

TREES	HEIGHT	SPREAD	CALIPER
15 GAL.	8'-11'	30-36"	1"- 1-1/4"
24" BOX	11'-14'	36-48"	2"- 2-1/2"
36" BOX	14'-16'	48-60"	3"- 3-1/2"

9. TREE ROOTS SHALL BE VISUALLY INSPECTED IN CONTAINERS PRIOR TO PLANTING. CONTRACTOR SHALL CONFIRM THAT NO CIRCLING ROOTS ARE LOCATED WITHIN THE TOP SOIL OF THE CONTAINER.
10. 24" DEEP PANEL ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 10' OF ANY CURB, HARDSCAPE, OR PAVEMENT. INSTALL 15 FEET IN LENGTH AT THE EDGE OF PLANTERS AND CENTERED ON TRUNKS. DO NOT INSTALL CIRCLED AROUND ROOTBALLS.
11. ALL PLANTER AREAS (AND/OR AREAS NOTED) SHALL RECEIVE A 3" LAYER OF WALK-ON FIR TYPE BARK MULCH.
12. ANY LAWN AREAS SHALL BE BID AS SOD UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL MAKE SCHEDULING PROVISIONS TO ASSURE THAT ALL SOD IS INSTALLED PRIOR TO OCTOBER 1. ANY LAWN INSTALLED AFTER OCTOBER 1 SHALL BE SUBJECT TO AN EXTENDED ESTABLISHMENT PERIOD (MINIMUM 6 MONTHS) TO GUARANTEE PROPER ESTABLISHMENT.
13. CONTRACTOR RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL AT ALL TIMES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE ALL MEASURES ARE FUNCTIONING PROPERLY.
14. ALL AREAS THAT ARE EXPOSED SHALL BE PLANTED WITH HYDROSEED MIX. NO AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS. EXPOSED SURFACES SHALL HAVE EROSION CONTROL MEASURES IN PLACE PRIOR TO OCTOBER 1.
15. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS, HARDSCAPES, SIDEWALKS OR OTHER NON-PLANTER AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
16. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CIVIL EROSION CONTROL PLAN AND/OR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ADDITION TO THESE MINIMUM REQUIREMENTS (AS APPLICABLE).
18. INSTALL LANDSCAPE EDGING AT LIMITS OF ALL PLANTER AREAS NOT BOUND BY HARDSCAPE OR ANY OTHER CONTAINMENT. INCLUDE MANUFACTURERS CUT SHEETS WITH PRODUCT SUBMITTALS FOR OWNER REVIEW AND APPROVAL.

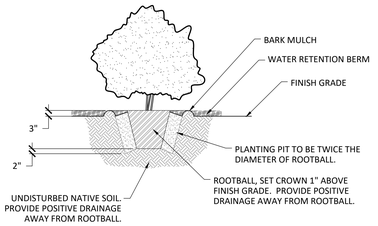
SOIL PREPARATION AND AMENDMENTS

1. THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED IMMEDIATELY AFTER ROUGH GRADING OPERATIONS AND SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT THROUGHOUT THE ENTIRE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
   A. SOIL INFILTRATION RATE.
   B. SOIL TYPE AND TEXTURE.
   C. CATION EXCHANGE CAPACITY.
   D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
   E. RECOMMENDATIONS PER 1,000 SF FOR ALL AMENDMENTS INCLUDING FERTILIZER (NPK), COMPOST, GYPSUM, LIME, ETC.
   F. RECOMMENDATIONS PLANT PIT BACKFILL AMENDMENTS.
   G. FREQUENCY AND RATE OF FERTILIZER APPLICATION FOR THE DURATION OF THE MAINTENANCE PERIOD.
2. COMPOST AT A MINIMUM RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA (OR PER THE RECOMMENDATIONS OF THE SOILS TEST, WHICHEVER IS GREATER) SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
3. SOD AREAS SHALL BE PREPPED WITH A MIN 3" AMENDED SOIL (IF APPLICABLE). AMENDMENTS TO BE INSTALLED PER THE RECOMMENDATIONS OF THE SOILS REPORT.
4. ALL SOIL PREPARATION AND AMENDMENTS SHALL BE ADDED TO THE SOIL PRIOR TO PLANTING. AMENDMENTS THAT MAY BE SHOWN ON THE PLAN ARE FOR BIDDING PURPOSES ONLY (UNLESS OTHERWISE NOTED). CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM IN THE BID FOR SOIL AMENDMENTS.
5. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS TO BE INSTALLED AND SHALL NOT ALTER FINAL BID TO OWNER.



NOTES:
1. INSTALL A BLEND OF NATIVE SOIL AND AMENDED SOIL PER RECOMMENDATIONS OF SOILS REPORT AS BACKFILL.
2. SCARIFY EDGES OF EXCAVATED TREE PIT TO MINIMUM DEPTHS TO CREATE AND UNEVEN SOIL TRANSITION BETWEEN BACKFILL MATERIAL AND UNDISTURBED NATIVE SOIL..
3. REMOVE NURSERY STAKES AND TIES.

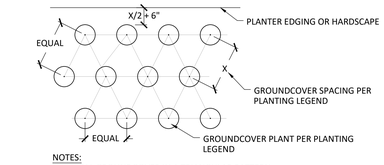
A- TREE PLANTING DETAIL
NTS



B- SHRUB PLANTING DETAIL
NTS

NOTE: REFER TO PLANS FOR PROPERTY LINE AND/OR R.O.W. LOCATIONS

C- ROOT BARRIER DETAIL
NTS



NOTES:
1. INSTALL GROUNDGOVER IN A TRIANGULAR PATTERN.
2. REFER TO PLANTING PLANS AND PLANTING LEGEND FOR FURTHER INFORMATION.

D- GROUNDCOVER SPACING DETAIL
NTS

NO.	REVISIONS	DATE

DESIGNED: MS
DRAWN: STAFF
PROJ. NO: 113322.001
DWG: --
DATE: NOVEMBER 26, 2025

LANDSCAPE IMPROVEMENTS
SCOUT HOTEL
PLANTING NOTES AND DETAILS

TOWN OF TRUCKEE
CALIFORNIA

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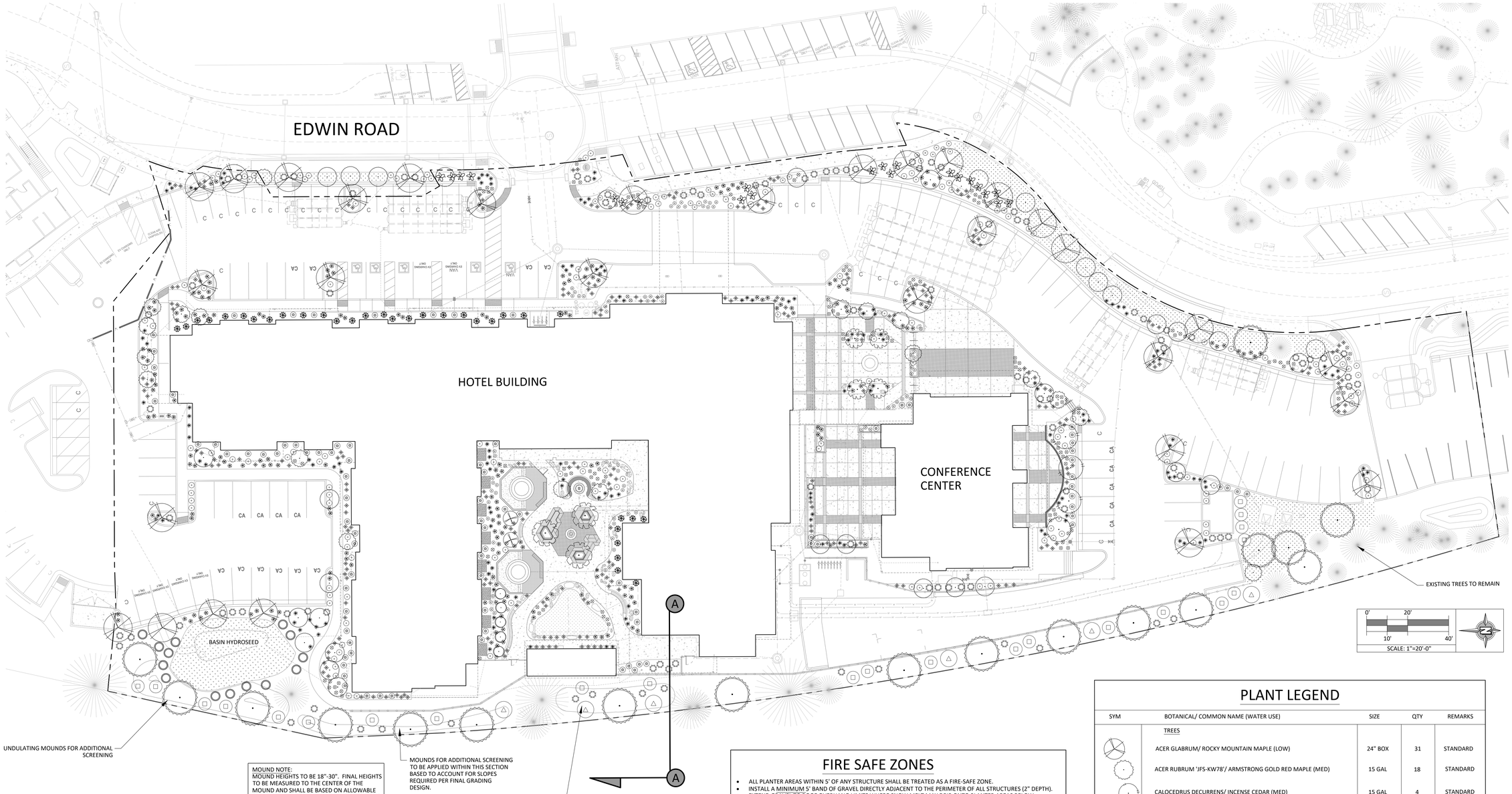
LICENSED LANDSCAPE ARCHITECT
Exp. 05.31.27
STATE OF CALIFORNIA

Date: 11/26/2025

L3.0



UNDULATING MOUNDS FOR ADDITIONAL SCREENING

MOUNDS FOR ADDITIONAL 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.

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.

TRUCKEE FIRE REQUIREMENTS

- REMOVE LOWER BRANCHES UP TO AT LEAST 1/3 OF THE TREE HEIGHT WHEN UNDERSTORY VEGETATION AND SMALL TREES ARE PRESENT.
- WHEN UNDERSTORY VEGETATION IS NOT PRESENT, REMOVE LOWER BRANCHES TO A MINIMUM OF SIX TO EIGHT FEET ABOVE THE GROUND.
- THE LOWER BRANCHES OF SHRUBS ARE TO BE REMOVED TO PROVIDE FOR AT LEAST TWELVE INCHES OF CLEARANCE FROM GROUND FUELS.
- REMOVE DEAD VEGETATION AND BREAK UP THE CONTINUITY OF BRUSH SPECIES.

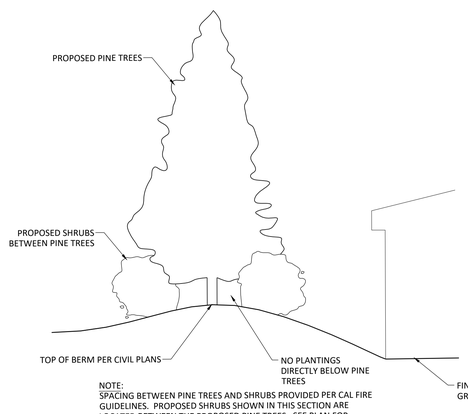
DEFENSIBLE SPACE ZONE NOTES

ZONE 0 - EMBER-RESISTANT ZONE:
ZONE 0 EXTENDS UP TO 5 FEET FROM BUILDINGS, STRUCTURES, DECKS ETC. THE EMBER RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES.
THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION. USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH. REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANTS, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.). CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC. REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVE PIPE OUTLET. LIMIT PLANTS IN THIS AREA TO LOW GROWING, NON WOODY PROPERLY WATERED AND MAINTAINED PLANTS. LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF DECKS. RELOCATE FIREWOOD AND LUMBER TO ZONE 2. REPLACE COMBUSTIBLE FENCING, GATES, AND ARBORS ATTACHED TO THE HOME WITH NONCOMBUSTIBLE ALTERNATIVES. CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE. CONSIDER RELOCATING BOATS, RV'S, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

ZONE 1 - LEAN, CLEAN AND GREEN ZONE:
ZONE 1 EXTENDS FROM 5 FEET TO 30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER. REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION). REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF AND RAIN GUTTERS. REMOVE BRANCHES THAT HANG OVER YOUR ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES. RELOCATE WOOD PILES TO ZONE 2. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS. REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES AND STAIRS. CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

ZONE 2 - REDUCE FUEL ZONE:
ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF FOUR INCHES. CREATE HORIZONTAL SPACE BETWEEN SHRUBS AND TREES. CREATE VERTICAL SPACE BETWEEN GRASS, SHRUBS AND TREES. REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF THREE INCHES. ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

ZONE 1 AND 2:
"OUTBUILDINGS" AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.



NOTE:
SPACING BETWEEN PINE TREES AND SHRUBS PROVIDED PER CAL FIRE GUIDELINES. PROPOSED SHRUBS SHOWN IN THIS SECTION ARE LOCATED BETWEEN THE PROPOSED PINE TREES. SEE PLAN FOR SPACING AND LOCATIONS ALONG THE WESTERN PL.

A- COURTYARD/BERM PLANTING SECTION
NTS

FIRE SAFE ZONES

- ALL PLANTER AREAS WITHIN 5' OF ANY STRUCTURE SHALL BE TREATED AS A FIRE-SAFE ZONE.
- INSTALL A MINIMUM 5' BAND OF GRAVEL DIRECTLY ADJACENT TO THE PERIMETER OF ALL STRUCTURES (2" DEPTH).
- EXTEND GRAVEL TO ROOF OVERHANG LIMITS WHERE SNOW MELT MAY DRIP ONTO PLANTER AREAS BELOW. CONFIRM LOCATIONS IN THE FIELD.
- INSTALL WEED FABRIC BELOW ALL GRAVEL LOCATIONS. WEED FABRIC TO BE WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WITH A MINIMUM 4 OUNCE WEIGHT AND A 20-YEAR WARRANTY.
- PROVIDE MATERIAL SUBMITTALS FOR GRAVEL WEED FABRIC FOR OWNER REVIEW AND APPROVAL.

THE PLANTING LAYOUT HAS BEEN DESIGNED TO CONFIRM TO CAL FIRE CODE SECTION 4906 - VEGETATION MANAGEMENT. SPECIFIC SECTIONS AND REQUIREMENTS SHALL APPLY.

4906.4.1 SHRUBS
ALL NEW PLANTINGS OF SHRUBS SHALL COMPLY WITH THE FOLLOWING:
1. SHRUBS SHALL NOT EXCEED 6 FEET IN HEIGHT.
2. GROUPINGS OF SHRUBS ARE LIMITED TO MAXIMUM AGGREGATE DIAMETER OF 10 FEET.
3. SHRUB GROUPINGS SHALL BE SEPARATED FROM OTHER GROUPINGS A MINIMUM OF 15 FEET.
4. SHRUB GROUPINGS SHALL BE SEPARATED FROM STRUCTURES A MINIMUM OF 30 FEET.
5. WHERE SHRUBS ARE LOCATED BELOW OR WITHIN A TREE'S DRIP LINE, THE LOWEST TREE BRANCH SHALL BE A MINIMUM OF THREE TIMES THE HEIGHT OF THE UNDERSTORY SHRUBS OR 10 FEET, WHICHEVER IS GREATER.

4906.4.2 TREES
TREES SHALL BE MANAGED AS FOLLOWS WITHIN THE 30-FOOT ZONE OF A STRUCTURE:
1. NEW TREES SHALL BE PLANTED AND MAINTAINED SO THAT THE TREE'S DRIPLINE AT MATURITY IS A MINIMUM OF 10 FEET FROM ANY COMBUSTIBLE STRUCTURE.
2. THE HORIZONTAL DISTANCE BETWEEN CROWNS OF NEW TREES AND CROWNS OF ADJACENT TREES SHALL NOT BE LESS THAN 10 FEET.
3. EXISTING TREES SHALL BE TRIMMED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET AWAY FROM CHIMNEY AND STOVEPIPE OUTLETS PER TITLE 14, SECTION 1299.03.

DRAINAGE NOTE:
SEE CIVIL DRAWINGS FOR DRAIN PIPE AND AREA DRAIN LOCATIONS. ADJUST PLANTINGS SLIGHTLY AS REQUIRED TO AVOID DRAINAGE INFRASTRUCTURE.

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME (WATER USE)	SIZE	QTY	REMARKS
	TREES			
	ACER GLABRUM/ ROCKY MOUNTAIN MAPLE (LOW)	24" BOX	31	STANDARD
	ACER RUBRUM 'JFS-KW78'/ ARMSTRONG GOLD RED MAPLE (MED)	15 GAL	18	STANDARD
	CALOCEDRUS DECURRENS/ INCENSE CEDAR (MED)	15 GAL	4	STANDARD
	MALUS 'BRANDYWINE'/ CRABAPPLE (MED)	15 GAL	34	STANDARD
	PICEA PUNGENS 'FAT ALBERT' (MED)	24" BOX	2	STANDARD
	TSUGA MERTENSIANA/ MOUNTAIN HEMLOCK (MED)	24" BOX	7	STANDARD
	PINUS NIGRA 'ARNOLD SENTINEL' (MED)	24" BOX	5	STANDARD
	PINUS JEFFREYI / JEFFREY PINE (LOW)	24" BOX	18	STANDARD
	125 TOTAL TREES ARE PROPOSED. 65 TREES ARE PROPOSED TO BE 24" BOX (52%). MINIMUM 50% REQUIRED.			
	SHRUBS			
	AQUILEGIA FORMOSA/ WESTERN RED COLUMBINE (LOW)	1 GAL	192	
	ARTEMISIA TRIDENTATA VASEYANA/ MOUNTAIN SAGEBRUSH (V. LOW)	5 GAL	14	
	ACHILLEA MILLEFOLIUM/ COMMON YARROW (LOW)	5 GAL	135	
	AGASTACHE 'PURPLE HAZE'/ PURPLE HAZE HYSSO (LOW)	5 GAL	236	
	BERBERIS AQUIFOLIUM 'COMPACTA'/ OREGON GRAPE (LOW)	5 GAL	87	
	BERGENIA CRASSIFOLIA/ WINTER BLOOMING BERGENIA (LOW)	5 GAL	68	
	CAMELLIA JAPONICA/ CAMILLA (MED)	5 GAL	33	
	ROSA WOODSII 'ULTRAMONTANA'/ MOUNTAIN ROSE (MED)	5 GAL	22	
	PENSTEMON SPECTABILIS/ SHOWY BEARDTONGUE (LOW)	1 GAL	132	
	PINUS MUGO 'MUGO'/ MUGO PINE (LOW)	5 GAL	102	
	CEANOTHUS CUNEATUS/ BUCKBRUSH (LOW)	5 GAL	23	
	RHUS GLABRA/ SMOOTH SUMAC (LOW)	5 GAL	6	
	COREOPSIS 'MOONBEAM'/ TICKSEED (LOW)	5 GAL	147	
	SPIRAEA DENSIFLORA/ MOUNTAIN SPIRAEA (MED)	5 GAL	18	
	GROUNDCOVER			
	COTONEASTER D. 'EICHHOLZ'/ EICHHOLZ COTONEASTER (LOW)	5 GAL	44	60" o.c.
	1,259 TOTAL SHRUBS ARE PROPOSED. 935 ARE PROPOSED TO BE 5 GALLON (73%). MINIMUM 74% REQUIRED.			

NO.	REVISIONS	DATE

DESIGNED: MS
DRAWN: STAFF
PROJ. NO: 113322.001
DWG: --
DATE: NOVEMBER 26, 2025

LANDSCAPE IMPROVEMENTS
SCOUT HOTEL
PLANTING PLAN

TOWN OF TRUCKEE
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LICENSED LANDSCAPE ARCHITECT
MICHAEL SHEA
No. 6065
Exp. 05.31.27
STATE OF CALIFORNIA

Date: 11/26/2025

L3.1

LEGEND: VICINITY MAP

- - - - - - -	PROPERTY LINE
	SOLAR STUDY SHOWING SHADOWS ON WINTER SOLSTICE AT NOON

54 VICINITY MAP - PARCEL SUN STUDY
1" = 30'-0"

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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

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

VICINITY MAP

DATE: 11/26/2025

TECHNICIAN: TAK

PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

A0.1

GENERAL NOTES: REFERENCE PLAN

1. ALL DIMENSIONS ARE TO BE TO FACE OF STUD U.N.O.
2. GENERAL CONTRACTOR TO PROVIDE NEW SIGNAGE AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES. ALL SIGNAGE SHALL COMPLY WITH ACCESSIBILITY GUIDELINES AND CBC, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR, CONTRAST AND RELIEF, FONT STYLE AND GRADE 2 BRAILLE REQUIREMENTS. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE CODE. RE: G1.0-G3.1.
3. ALL WORK SHALL BE IN COMPLIANCE TO LOCAL BUILDING CODES. CONTRACTOR TO SUBMIT ON RFI (REQUEST FOR INFORMATION) TO THE ARCHITECT ON RECORD FOR CLARIFICATION OF CONSTRUCTION METHODS, DETAILS OR SPECIFICATIONS AS NEEDED.
4. FURNITURE IN PLANS IS ONLY DIAGRAMMATIC. NOT FOR CONTSTRUCTION. CONTRACTOR TO VERIFY FURNITURE W/ OWNER PRIOR TO CONSTRUCTION.

LEGEND - REFERENCE PLAN

o	RAIN CHAIN PORTAL TO CATCHBASIN
	LINE OF ROOF OR FLOOR ABOVE
	RAIN WATER LEADER
	LINE OF STRUCTURAL BEAM AT ROOF OVERHANG. SEE S-SERIES DWGS
X X X	FENCE
	NOT IN SCOPE (UNDER SEPARATE PERMIT)
2	ACCESSIBLE ROUTE

KEYNOTES

KEY VALUE	KEYNOTE TEXT
14.04	BELLHOP LUGGAGE TROLLEY.
21.01	FIRE SPRINKLER RISER LOCATION. SEE FIRE DWGS.
22.10	STORMWATER POC PER PLUMBING & CIVIL, TYP.
26.01	ELECTRIC METER MAIN. SEE ELECTRICAL DWGS.
26.02	3,500 LB. ELECTRIC ELEVATOR. SEE SHEETS A2.94, A2.95 AND ELECTRICAL DWGS.
27.02	COMMUNICATION FEATURES.
32.10	SHORT TERM BIKE RACK PARKING. REFER TO CIVIL PLANS FOR TOTAL SITE COUNTS.
32.18	PROPOSED GROUND MOUNTED SIGN AT VEHICLE ACCESS POINT OFF STREET FRONTAGE. SIGN TO BE LOCATED A MINIMUM OF 2' - 0" FROM ALL PROPERTY LINES.
32.19	PROPOSED WALL MOUNTED SIGN AT HOTEL. RE: 14/A6.06.
32.20	PROPOSED CANOPY MOUNTED SIGN AT CONFERENCE CENTER ABOVE MAIN ENTRANCE.
32.21	COVERED WALKWAY. SEE EXTERIOR ELEVATIONS.
33.01	STORMWATER P.O.C. PER PLUMBING AND CIVIL.

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
4	01/08/2025	BLDG DEPT - PC2
7	1/30/2025	PLANNING DEPT - PC2
13	10/08/2025	HEALTH DEPT - PC1

SEAL

NOT FOR CONSTRUCTION

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

REFERENCE GROUND FLOOR PLAN

DATE: 11/26/2025

TECHNICIAN: TAK

PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

A1.10

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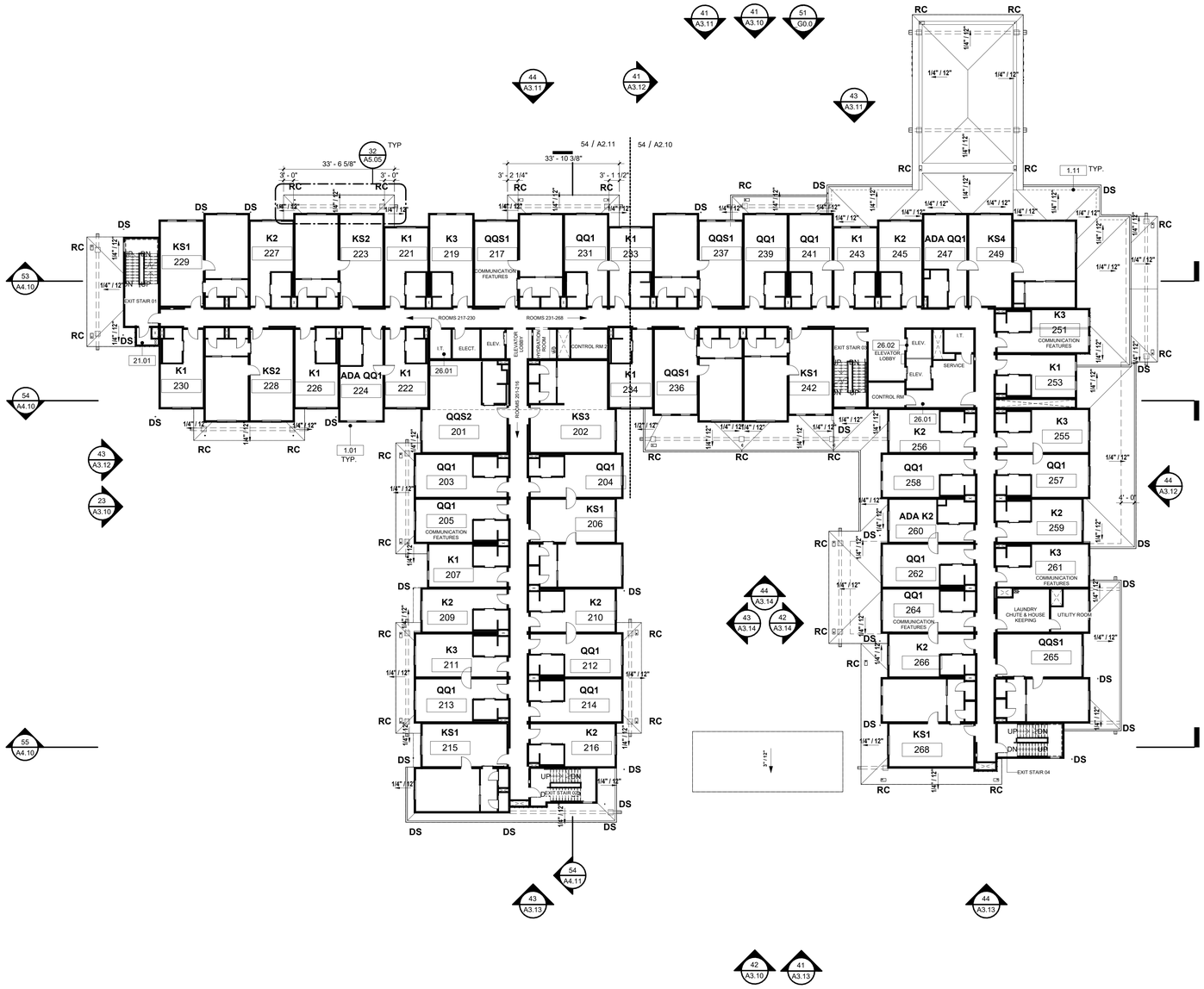
54 FIRST FLOOR REFERENCE PLAN
1/16" = 1'-0"

14 BASEMENT FLOOR PLAN - REFERENCE PLAN
1/16" = 1'-0"



GENERAL NOTES: REFERENCE PLAN

1. ALL DIMENSIONS ARE TO BE TO FACE OF STUD U.N.O.
2. GENERAL CONTRACTOR TO PROVIDE NEW SIGNAGE AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES. ALL SIGNAGE SHALL COMPLY WITH ACCESSIBILITY GUIDELINES AND CBC, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR, CONTRAST AND RELIEF, FONT STYLE AND GRADE 2 BRAILLE REQUIREMENTS. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE CODE. RE: G1.0-G3.1.
3. ALL WORK SHALL BE IN COMPLIANCE TO LOCAL BUILDING CODES. CONTRACTOR TO SUBMIT ON RFI (REQUEST FOR INFORMATION) TO THE ARCHITECT ON RECORD FOR CLARIFICATION OF CONSTRUCTION METHODS, DETAILS OR SPECIFICATIONS AS NEEDED.
4. FURNITURE IN PLANS IS ONLY DIAGRAMMATIC. NOT FOR CONTSTRUCTION. CONTRACTOR TO VERIFY FURNITURE W/ OWNER PRIOR TO CONSTRUCTION.

LEGEND - REFERENCE PLAN

o	RAIN CHAIN PORTAL TO CATCHBASIN
- - - - - - - - - -	LINE OF ROOF OR FLOOR ABOVE
═══	RAIN WATER LEADER
— — — — — —	LINE OF STRUCTURAL BEAM AT ROOF OVERHANG. SEE S-SERIES DWGS
—X—X—X—	FENCE

KEYNOTES

KEY VALUE	KEYNOTE TEXT
1.01	ROOF LINE ABOVE.
1.11	WALL OUTLINE BELOW.
21.01	FIRE SPRINKLER RISER LOCATION. SEE FIRE DWGS.
26.01	ELECTRIC METER MAIN. SEE ELECTRICAL DWGS.
26.02	3,500 LB. ELECTRIC ELEVATOR. SEE SHEETS A2.94, A2.95 AND ELECTRICAL DWGS.

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
4	01/08/2025	BLDG DEPT - PC2

SEAL

NOT FOR CONSTRUCTION

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

REFERENCE SECOND FLOOR PLAN

DATE: 11/26/2025

TECHNICIAN: TAK

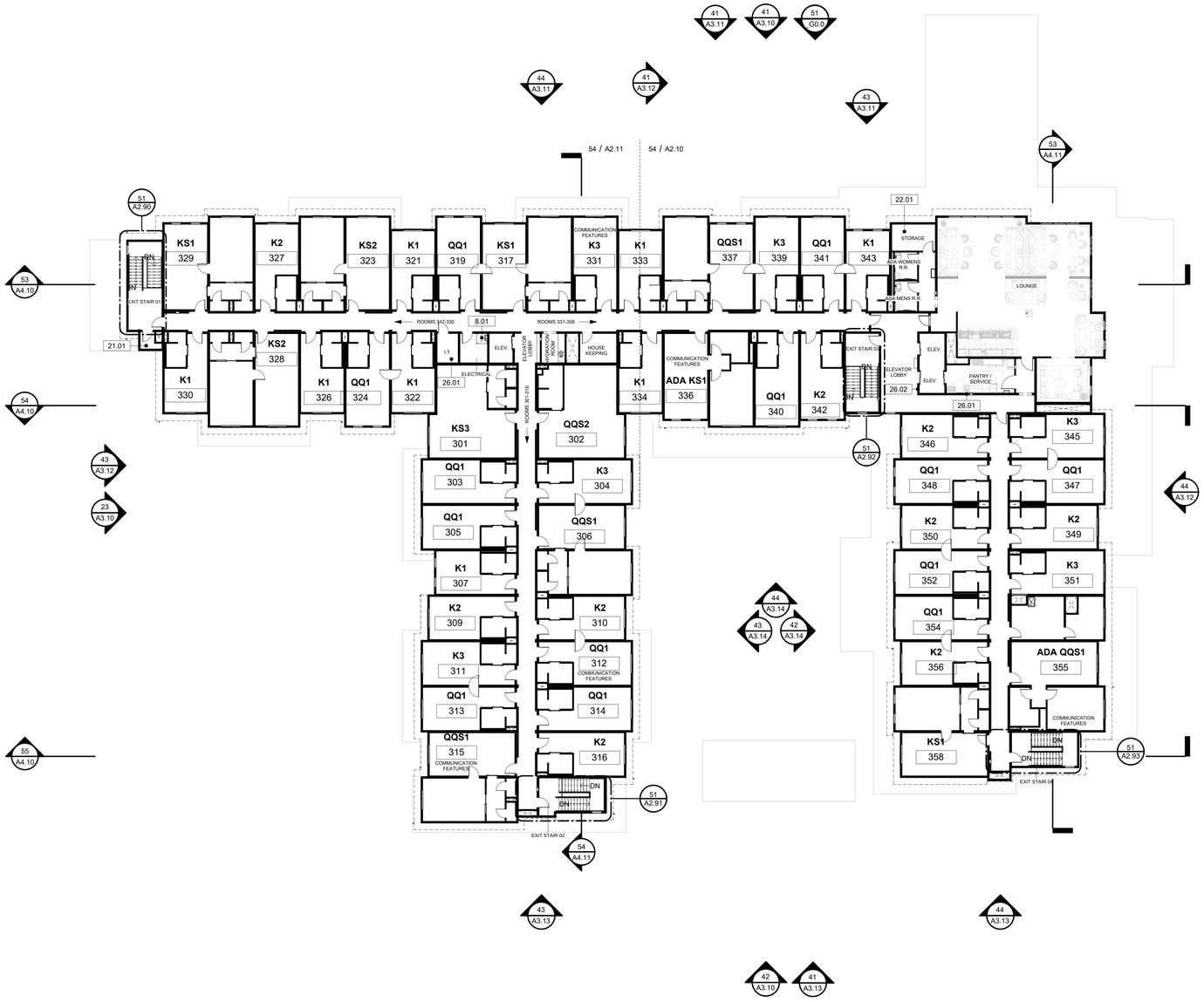
PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

A1.11

54 SECOND FLOOR - REFERENCE PLAN
1/16" = 1'-0"



54 THIRD FLOOR - REFERENCE PLAN
1/16" = 1'-0"

GENERAL NOTES: REFERENCE PLAN

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5. CONTRACTOR TO SUBMIT MILLWORK SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
6. ALL MILLWORK TO COMPLY W/ W.I.C. CUSTOM STANDARDS. PROVIDE MILLWORK GROMMETS FOR ACCESS TO ELECTRICAL DEVICES LOCATED UNDER COUNTER.
7. PROVIDE BACKING AT CABINETRY.
8. PROVIDE ACCESSIBLE COUNTER SPACE AT LOBBY. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF COUNTER/CASEWORK TO ARCHITECT PRIOR TO CONSTRUCTION. RE: DETAILS FOR ACCESSIBLE HEIGHTS AND CLEARANCE REQUIREMENTS.
9. CLEAR FLOOR SPACE REQUIRED ON EACH SIDE OF DOOR AND CLEANCE AT DOOR STRIKE SIDE - SEE DETAIL 23/A5.01
10. SEE ENLARGED PLANS, FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR FURTHER DETAIL. SEE A2.60

LEGEND - REFERENCE PLAN

o	RAIN CHAIN PORTAL TO CATCHBASIN
	LINE OF ROOF OR FLOOR ABOVE
	RAIN WATER LEADER
	LINE OF STRUCTURAL BEAM AT ROOF OVERHANG. SEE S-SERIES DWGS
X X X	FENCE
	NOT IN SCOPE (UNDER SEPARATE PERMIT)
2	ACCESSIBLE ROUTE

KEYNOTES

KEY VALUE	KEYNOTE TEXT
8.01	36" X 36" ROOF ACCESS HATCH. RE: 33/A5.10.
21.01	FIRE SPRINKLER RISER LOCATION. SEE FIRE DWGS.
22.01	GAS METER MAIN. SEE PLUMBING DWGS.
26.01	ELECTRIC METER MAIN. SEE ELECTRICAL DWGS.
26.02	3,500 LB. ELECTRIC ELEVATOR. SEE SHEETS A2.94, A2.95 AND ELECTRICAL DWGS.

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REVISIONS

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SEAL

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PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

REFERENCE THIRD FLOOR PLAN

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A1.12

KEYNOTES

KEY VALUE	KEYNOTE TEXT
7.01	RAINCHAIN, U.O.N PAINTED NON-REFLECTIVE METAL W/ HEAT TRACER, FULL LENGTH, TYP. CATCH BASIN AT BASE PER CIVIL.
7.02	6X6 PC BOX GUTTER W/ LEAF SCREEN FROM RAINWATER LEADER PER DETAIL 25/A5.04. HEAT TRACER TYP. AT ALL GUTTERS. SEE ELECTRICAL DWGS. SEE CIVIL FOR CONTINUATION.
7.04	INSTALL GUTTER. NON-REFLECTIVE PAINT TO MATCH FASCIA.
7.05	RAIN WATER LEADER TO CONNECT UNDERGROUND. SEE CIVIL FOR CONTINUATION. SEE RAINWATER CALCULATION TABLE FOR DRAIN SIZE PER ROOF ZONE. RE: A1.13.
7.06	RDHS HEAT TRACER IN MECHANICAL AREA.
7.07	RDHS HEAT TRACER ON PRIMARY DRAIN.
7.08	ROOF DRAIN. ZURN Z163, TYP. RE: 44/A5.06.
7.14	ROOF DRAIN W/ RAIN CHAIN ZURN RD2130 PER DETAIL 43/A5.06. HEAT TAPE TYP. AT ALL RAINCHAINS. SEE ELECTRICAL DWGS.
23.02	1-HR RATED CHASE. LOCATION TO TERMINATE 3' - 0" ABOVE TOP OF ROOF DECK. SEE MECHANICAL DWGS.

LEGEND

	SINGLE PLY MEMBRANE ROOF. GAF EVERGUARD 60-MIL MEMBRANE WITH VERSASHIELD SOLO FIRE-RESISTANT SLIP SHEET. ESR-2053. RE: 35/A5.03
	PAC CLAD SNAP-CLAD STANDING SEAM ROOF, 16" 0.C. SPACING. RE: 33/A5.03
○ DS	DOWNSPOUT LOCATION, SEE CIVIL.
	WALL BELOW
	NOT IN SCOPE (UNDER SEPARATE PERMIT)
○ RC	RAINCHAIN AT ROOF. SEE CIVIL.

RAINWATER CALCS

CPC TABLE D101.1:
LAKE TAHOE: 1.3 INCHES PER HOUR

CPC TABLE 1103.1:
2 INCH DRAIN - 1,400 INCHES PER HOUR MAX
3 INCH DRAIN - 4,400 INCHES PER HOUR MAX
4 INCH DRAIN - 9,200 INCHES PER HOUR MAX

HIGH ROOF "H" ZONES

H1: 3,997 SF (3" DRAIN)
3,997 / 4,400 = 0.91 REQ'D = 1 REQ'D
TOTAL PROVIDED: **6 DRAINS**

H2: 9,247 SF (4" DRAIN)
9,247 / 9,200 = 1.01 = 2 REQ'D
TOTAL PROVIDED: **3 DRAINS**

H3: 4,566 SF (4" DRAIN)
4,566 / 9,200 = 0.5 REQ'D = 1 REQ'D
TOTAL PROVIDED: **5 DRAINS**

H4: 2,930 SF (3" DRAIN)
2,930 / 4,400 = 0.67 REQ'D = 1 REQ'D
TOTAL PROVIDED: **3 DRAINS**

H5: 8,332 SF (4" DRAIN)
8,332 / 9,200 = 0.91 REQ'D = 1 REQ'D
TOTAL PROVIDED: **4 DRAINS**

H6: 3,702 SF (3" DRAIN)
3,702 / 4,400 = 0.84 REQ'D = 1 REQ'D
TOTAL PROVIDED: **4 DRAINS**

LOW ROOF "L" ZONES

L1: 403 SF (2" DRAIN)
403 / 1,400 = 0.29 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L2: 247 SF (2" DRAIN)
247 / 1,400 = 0.18 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L3: 253 SF (2" DRAIN)
253 / 1,400 = 0.18 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L4: 3,187 SF (3" DRAIN)
3,187 / 4,400 = 0.72 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***7 RAIN CHAINS***

L5: 1,642 SF (3" DRAIN)
1,642 / 4,400 = 0.37 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***4 RAIN CHAINS***

L6: 517 SF (2" DRAIN)
517 / 1,400 = 0.37 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L7: 2,117 SF (3" DRAIN)
2,117 / 4,400 = 0.48 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***7 RAIN CHAINS***

L8: 251 SF (2" DRAIN)
251 / 1,400 = 0.18 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L9: 295 SF (2" DRAIN)
295 / 1,400 = 0.21 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***0 RAIN CHAINS*****

L10: 200 SF (2" DRAIN)
200 / 1,400 = 0.14 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L11: 203 SF (2" DRAIN)
203 / 1,400 = 0.15 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L12: 243 SF (2" DRAIN)
243 / 1,400 = 0.17 REQ'D = 1 REQ'D
TOTAL PROVIDED: ***2 RAIN CHAINS***

L13: 629 SF (2" DRAIN)
629 / 1,400 = 0.45 REQ'D = 1 REQ'D
TOTAL PROVIDED: **2 DRAINS**

GENERAL NOTES: REFERENCE PLAN

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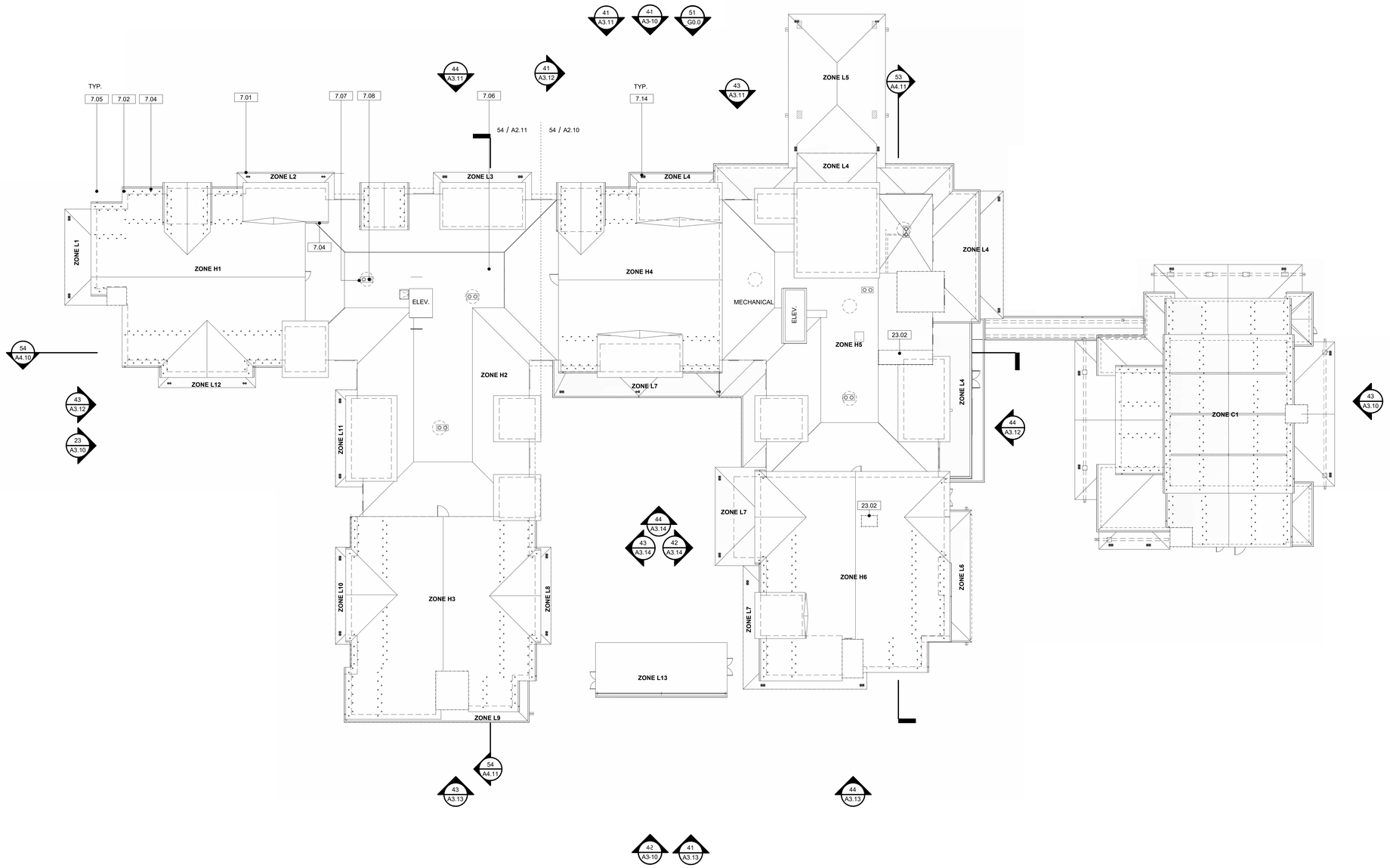
10. SEE ENLARGED PLANS, FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR FURTHER DETAIL. SEE INTERIOR DESIGN.
11. EXCEPTIONAL CONDITIONS:
THE AGED SOLAR REFLECTANCE AND AGED THERMAL EMITTANCE MUST BE LISTED IN THE COOL ROOF RATING COUNCIL DATABASE OF CERTIFIED PRODUCTS. FOR PROJECTS WHERE INITIAL REFLECTANCE IS USED, THE INITIAL REFLECTANCE MUST BE LISTED, AND THE AGED REFLECTANCE IS CALCULATED BY THE SOFTWARE PROGRAM AND USED IN THE COMPLIANCE MODEL.



54 ROOF PLAN - REFERENCE PLAN
1/16" = 1'-0"

AGD
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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

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

REFERENCE ROOF PLAN

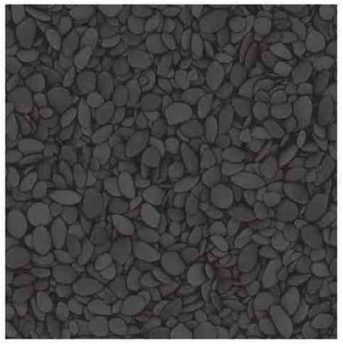
DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A1.13

THE MNT SCOUT HOTEL
EXTERIOR MATERIAL PALETTE
REVISED PROPOSAL

fiber cement siding
v-groove hardie artisan siding
color: primed for paint
match ginger/cordovan brown

roofs
certainteed landmark shingle
color: cinder black



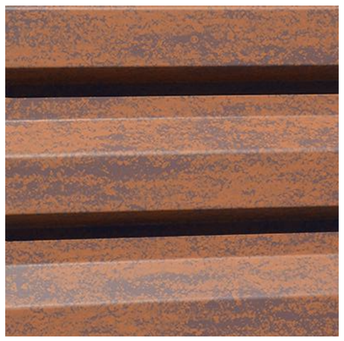
roofs [1/4:12 slope]
torch down roof w/ decorative gravel ballast
color: black

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

structural columns
y-frame timber w/ conc. base
color: ginger

fiber cement siding
v-groove hardie artisan siding
color: primed for paint
match 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

garden screen
horizontal wood panels on 6x posts
color: ginger

bike rack
powder coated u-rack
color: flat black

fiber cement siding
v-groove hardie artisan siding
color: primed for paint
match bodie ghost town grey

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

board formed tiles
cast on site concrete
color: ash, sealed

pavers
orca living cobble paver
color: char

paver banding
orca living cobble paver
color: char

sidewalk
exposed #3 aggregate
color: classic grey

AGD
ARCHITECTURE | DESIGN

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REVISIONS

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SEAL

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PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

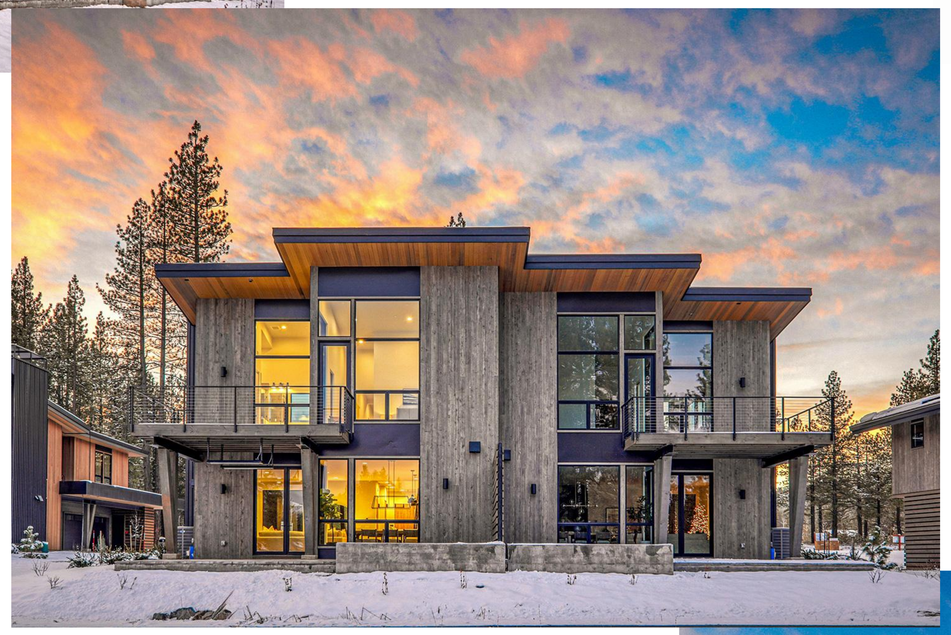
SHEET TITLE

PROPOSED MATERIAL PALETTE

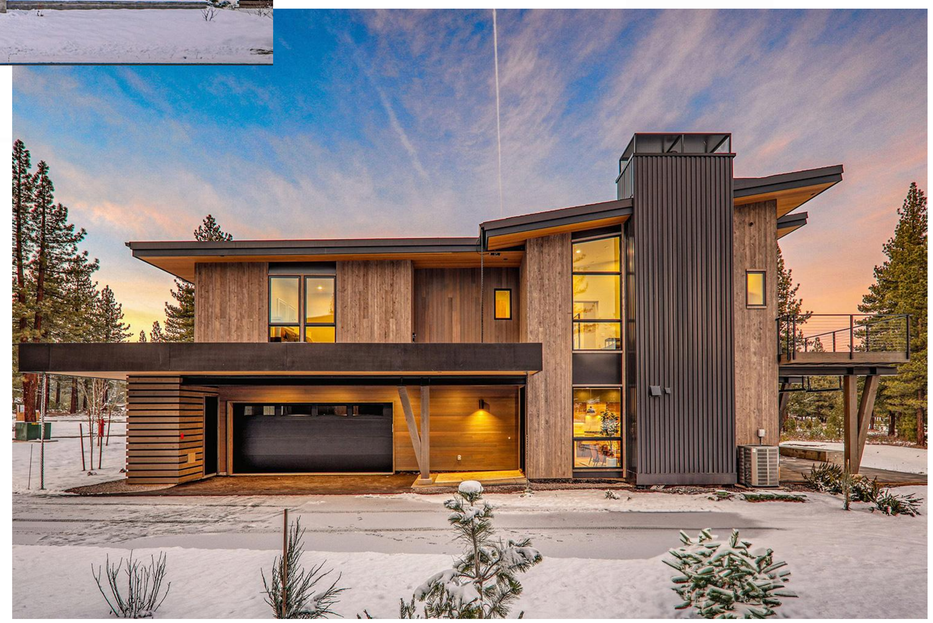
DATE: 11/26/2025
TECHNICIAN: AMM
PROJECT MANAGER: ACG
JOB NUMBER: 606

SHEET NUMBER
A3.00

51 REAR/SIDE VIEW - EXISTING TOWNHOME



31 REAR ELEVATION - EXISTING TOWNHOME



11 SIDE ELEVATION - EXISTING TOWNHOME

AGD
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PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY,
TRUCKEE, CA 96161

CLIENT

JOHN AND MATTHEW ABBATE

SHEET TITLE

EXISTING DEVELOPMENT

DATE: 11/26/2025

TECHNICIAN: AMM

PROJECT MANAGER: ACG

JOB NUMBER: 606

SHEET NUMBER

A3.01

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"

2

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2246:0501
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	Paneltek Products Ltd. 2885 West 34th Avenue, Vancouver, AL, V6N 2J7 Contact: Zavialak, Maureen (604) 980-1941 Email: maureen@paneltekproducts.com
DESIGN:	Paneltek Engineered Cedar T&G external wall panel siding use in Wildland Urban Interface Areas. Fine grain cedar laminated tongue and groove wall panel siding boards installed over 1/2" exterior grade sheathing with Typar Building Wrap. Nominal 1" x 4" and 1" x 6" wide, 19/32" thick, 4' to 7' lengths, and 8' to 16' lengths laminated onto a western red finger jointed, edge glued cedar core. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	SFM Standard 12-7A-1
INSTALLATION:	Install in accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name, model number, rating and SFM label.
APPROVAL:	Listed as exterior wall siding materials for use in the Wildland Urban Interface areas in accordance with SFM Standard 12-7A-1.
NOTES:	

08-07-2017 dcc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 04/05/2024 **Listing Expires: 06/30/2025**

Authorized By: **David Castillo**, Program Coordinator
Fire Engineering & Investigations Division

24 WILDLAND URBAN INTERFACE CHECKLIST

2

GENERAL NOTES: EXTERIOR ELEVATIONS

1. SEE 15 / A5.02 FOR DETAIL OF WALL ASSEMBLY TO MEET CBC CHAPTER 7A WILDLAND URBAN INTERFACE AREA REQUIREMENTS. ALL EXTERIOR WALLS TO HAVE FIRE RATED PLYWOOD BEHIND EXTERIOR FINISH.
2. PROPOSED PANELTEK WOOD PANEL SYSTEM MEETS W.U.I. STANDARDS AND CBC 704A AND 707A.3. PANELTEK HAS A LISTING NUMBER OF 8140-2246:0501 WITH A RATING OF SFM STANDARD 12-7A-1.

KEYNOTES

KEY VALUE	KEYNOTE TEXT
1.17	PROVIDE BUILDING ADDRESS NUMBERS AT 4" MINIMUM HEIGHT ON CONTRASTING BACKGROUND PER CBC 502. COORDINATE WITH FIRE DEPARTMENT.

2

EXTERIOR ELEVATION MATERIAL KEY

MODEL KEY	MATERIAL SPECS.	PHOTO RE:A2.0
12	**FIBER CEMENT SIDING** V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH RED CEDAR CORDOVAN BROWN	
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH DARK GREY	
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH BODIE GHOST TOWN GREY	
	WOOD TRIM WESTERN RED CEDAR STAIN: CORDOVAN BROWN 1X6 VERTICAL, 1X4 HORIZONTAL	
	SIDING, FACIA, AWNINGS & HORIZONTAL I-BEAMS PAINTED METAL COLOR: FLAT BLACK	
	STRUCTURAL COLUMNS Y-FRAME TIMBER W/ CONC. BASE COLOR: GINGER	
	HORIZ. BOX RIB METAL SIDING METAL SALES, EMPIRE EM1-1653 CF, CORTEN COLOR: CORTEN	
	VERICAL BOX RIB METAL SIDING METAL SALES, EMPIRE EM1-1653 CF, FLAT BLACK COLOR: BLACK	
12	**BOARD FORMED CONCRETE TILE** CAST ON SITE COLOR: ASH, SEALED	
	WINDOWS ALUMINUM CLAD EXTERIOR COLOR: BLACK	
12	**ASPHALT SHINGLE ROOF** CERTAINTEED LANDMARK SHINGLES COLOR: CINDER BLACK	

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/11/2024	BLDG DEPT - PC1
3	09/11/2024	PLANNING DEPT - PC1

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN. 10/31/2025
STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

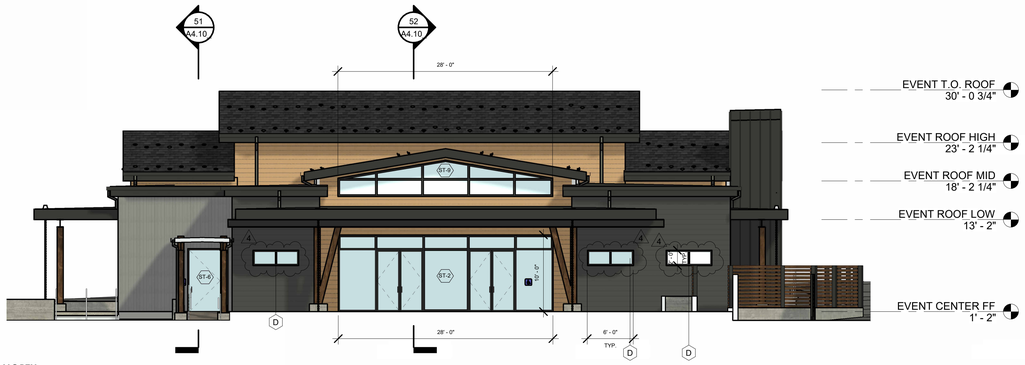
GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

EXTERIOR ELEVATIONS- OVERALL

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

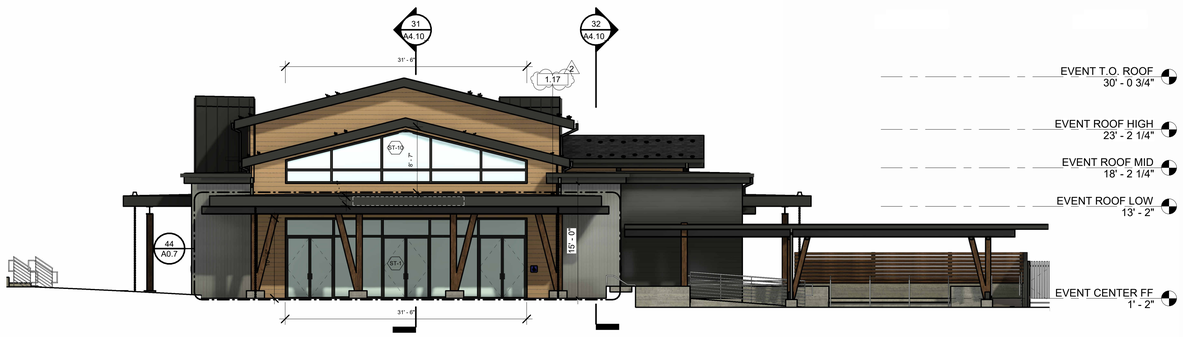
SHEET NUMBER
A3.10



41 CONFERENCE CENTER ELEVATION - NORTH
1/8" = 1'-0"

42 CONFERENCE CENTER ELEVATION - WEST
1/8" = 1'-0"

43 CONFERENCE CENTER ELEVATION - SOUTH
1/8" = 1'-0"



44 CONFERENCE CENTER ELEVATION - EAST
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL KEY

MODEL KEY	MATERIAL SPECS.	PHOTO RE:A2.0
	12 **FIBER CEMENT SIDING** V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH RED CEDAR CORDOVAN BROWN	
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH DARK GREY	
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH BODIE GHOST TOWN GREY	
	WOOD TRIM WESTERN RED CEDAR STAIN: CORDOVAN BROWN 1X6 VERTICAL, 1X4 HORIZONTAL	
	SIDING, FACIA, AWNINGS & HORIZONTAL I-BEAMS PAINTED METAL COLOR: FLAT BLACK	
	STRUCTURAL COLUMNS Y-FRAME TIMBER W/ CONC. BASE COLOR: GINGER	
	HORIZ. BOX RIB METAL SIDING METAL SALES, EMPIRE EM1-1653 CF, CORTEN COLOR: CORTEN	
	VERICAL BOX RIB METAL SIDING METAL SALES, EMPIRE EM1-1653 CF, FLAT BLACK COLOR: BLACK	
	12 **BOARD FORMED CONCRETE TILE** CAST ON SITE COLOR: ASH, SEALED	
	WINDOWS ALUMINUM CLAD EXTERIOR COLOR: BLACK	
	12 **ASPHALT SHINGLE ROOF** CERTAINTEED LANDMARK SHINGLES COLOR: CINDER BLACK	

GENERAL NOTES: EXTERIOR ELEVATIONS

1. SEE 15 / A5.02 FOR DETAIL OF WALL ASSEMBLY TO MEET CBC CHAPTER 7A, WILDLAND URBAN INTERFACE AREA REQUIREMENTS. ALL EXTERIOR WALLS TO HAVE FIRE RATED PLYWOOD BEHIND EXTERIOR FINISH.
2. PROPOSED PANELTEK WOOD PANEL SYSTEM MEETS W.U.I. STANDARDS AND CBC 704A AND 707A.3. PANELTEK HAS A LISTING NUMBER OF 8140-2246:0501 WITH A RATING OF SFM STANDARD 12-7A-1.

KEYNOTES

KEY VALUE	KEYNOTE TEXT
2 1.17	PROVIDE BUILDING ADDRESS NUMBERS AT 4" MINIMUM HEIGHT ON CONTRASTING BACKGROUND PER CBC 502. COORDINATE WITH FIRE DEPARTMENT.

2

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8140-2246:0501
CATEGORY:	8140 - EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	Paneltek Products Ltd. 2885 West 34th Avenue, Vancouver, AL, V6N 2J7 Contact: Zavislak, Maureen (604) 980-1941 Email: maureen@paneltekproducts.com
DESIGN:	Paneltek Engineered Cedar T&G external wall panel siding use in Wildland Urban Interface Areas. Fine grain cedar laminated tongue and groove wall panel siding boards installed over 1/2" exterior grade sheathing with Typar Building Wrap. Nominal 1" x 4" and 1" x 6" wide, 19/32" thick, 4' to 7' lengths, anc 8' to 16' lengths laminated onto a western red finger jointed, edge glued cedar core. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	SFM Standard 12-7A-1
INSTALLATION:	Install in accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name, model number, rating and SFM label.
APPROVAL:	Listed as exterior wall siding materials for use in the Wildland Urban Interface areas in accordance with SFM Standard 12-7A-1.
NOTES:	

08-07-2017 dcc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 04/05/2024 **Listing Expires: 06/30/2025**

Authorized By: **David Castillo**, Program Coordinator
Fire Engineering & Investigations Division

14 WILDLAND URBAN INTERFACE CHECKLIST

AGD
ARCHITECTURE | DESIGN

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1238 MONTEREY STREET
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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/11/2024	BLDG DEPT - PC1
4	01/08/2025	BLDG DEPT - PC2

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2025
STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

EXTERIOR ELEVATIONS- C

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A3.11_

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

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

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

EXTERIOR ELEVATION MATERIAL KEY

MODEL KEY	MATERIAL SPECS.	PHOTO RE:A2.0
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH RED CEDAR CORDOVAN BROWN	
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH DARK GREY	
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH BODIE GHOST TOWN GREY	
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	SIDING, FACIA, AWNINGS & HORIZONTAL I-BEAMS PAINTED METAL COLOR: FLAT BLACK	
	STRUCTURAL COLUMNS Y-FRAME TIMBER W/ CONC. BASE COLOR: GINGER	
	HORIZ. BOX RIB METAL SIDING METAL SALES, EMPIRE EM1-1653 CF, CORTEN COLOR: CORTEN	
	VERICAL BOX RIB METAL SIDING METAL SALES, EMPIRE EM1-1653 CF, FLAT BLACK COLOR: BLACK	
	BOARD FORMED CONCRETE TILE CAST ON SITE COLOR: ASH, SEALED	
	WINDOWS ALUMINUM CLAD EXTERIOR COLOR: BLACK	
	ASPHALT SHINGLE ROOF CERTAINTEED LANDMARK SHINGLES COLOR: CINDER BLACK	

GENERAL NOTES: EXTERIOR ELEVATIONS

1. SEE 15 / A5.02 FOR DETAIL OF WALL ASSEMBLY TO MEET CBC CHAPTER 7A WILDLAND URBAN INTERFACE AREA REQUIREMENTS. ALL EXTERIOR WALLS TO HAVE FIRE RATED PLYWOOD BEHIND EXTERIOR FINISH.
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SEAL

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ANDREW C. GOODWIN
No. C-34213
REN. 10/31/2025
STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

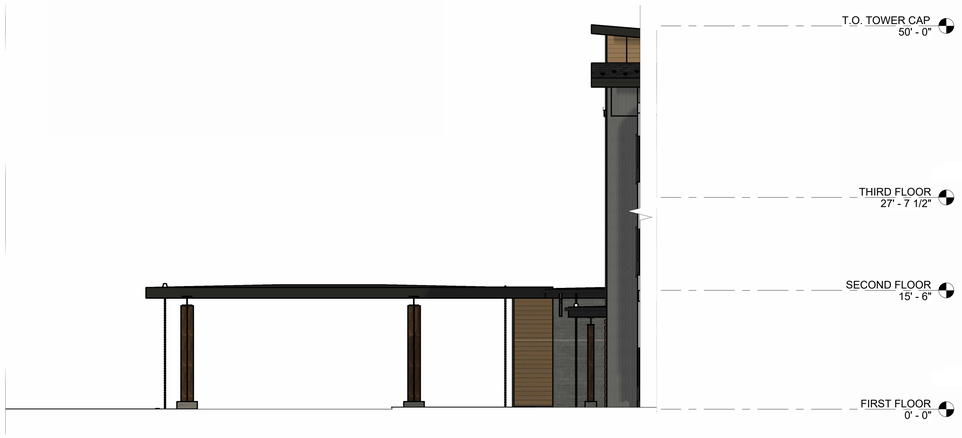
GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

EXTERIOR ELEVATIONS- EAST

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A3.11



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

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

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

EXTERIOR ELEVATION MATERIAL KEY

MODEL KEY	MATERIAL SPECS.	PHOTO RE:A2.0
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GENERAL NOTES: EXTERIOR ELEVATIONS

1. SEE 15 / A5.02 FOR DETAIL OF WALL ASSEMBLY TO MEET CBC CHAPTER 7A WILDLAND URBAN INTERFACE AREA REQUIREMENTS. ALL EXTERIOR WALLS TO HAVE FIRE RATED PLYWOOD BEHIND EXTERIOR FINISH.
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REV #	REV DATE	REV DESCRIPTION
2	09/11/2024	BLDG DEPT - PC1
3	09/11/2024	PLANNING DEPT - PC1
5	01/17/2025	OWNER DESIGN CHANGES 2
7	1/30/2025	PLANNING DEPT - PC2
11	05/20/2025	OWNER DESIGN CHANGES 4

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN. 10/31/2025
STATE OF CALIFORNIA

PROJECT
THE SCOUT HOTEL
10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT
GRAYS CROSSING LAND HOLDINGS

SHEET TITLE
EXTERIOR ELEVATIONS- NORTH/ SOUTH

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606
SHEET NUMBER
A3.12

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

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

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

EXTERIOR ELEVATION MATERIAL KEY

MODEL KEY	MATERIAL SPECS.	PHOTO RE:A2.0
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GENERAL NOTES: EXTERIOR ELEVATIONS

1. SEE 15 / A5.02 FOR DETAIL OF WALL ASSEMBLY TO MEET CBC CHAPTER 7A WILDLAND URBAN INTERFACE AREA REQUIREMENTS. ALL EXTERIOR WALLS TO HAVE FIRE RATED PLYWOOD BEHIND EXTERIOR FINISH.
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2	09/11/2024	BLDG DEPT - PC1
3	09/11/2024	PLANNING DEPT - PC1

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2025
STATE OF CALIFORNIA

PROJECT
THE SCOUT HOTEL
10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT
GRAYS CROSSING LAND HOLDINGS

SHEET TITLE
EXTERIOR ELEVATIONS- WEST

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606
SHEET NUMBER
A3.13

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

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

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

EXTERIOR ELEVATION MATERIAL KEY

MODEL KEY	MATERIAL SPECS.	PHOTO RE:A2.0
	FIBER CEMENT SIDING V-GROOVE HARDIE ARTISAN SIDING PRIMED FOR PAINT MATCH RED CEDAR CORDOVAN BROWN	
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	STRUCTURAL COLUMNS Y-FRAME TIMBER W/ CONC. BASE COLOR: GINGER	
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	VERICAL BOX RIB METAL SIDING METAL SALES, EMPIRE EM1-1653 CF, FLAT BLACK COLOR: BLACK	
	BOARD FORMED CONCRETE TILE CAST ON SITE COLOR: ASH, SEALED	
	WINDOWS ALUMINUM CLAD EXTERIOR COLOR: BLACK	
	ASPHALT SHINGLE ROOF CERTAINTEED LANDMARK SHINGLES COLOR: CINDER BLACK	

GENERAL NOTES: EXTERIOR ELEVATIONS

1. SEE 15 / A5.02 FOR DETAIL OF WALL ASSEMBLY TO MEET CBC CHAPTER 7A WILDLAND URBAN INTERFACE AREA REQUIREMENTS. ALL EXTERIOR WALLS TO HAVE FIRE RATED PLYWOOD BEHIND EXTERIOR FINISH.
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REVISIONS

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SEAL

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ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2025
STATE OF CALIFORNIA

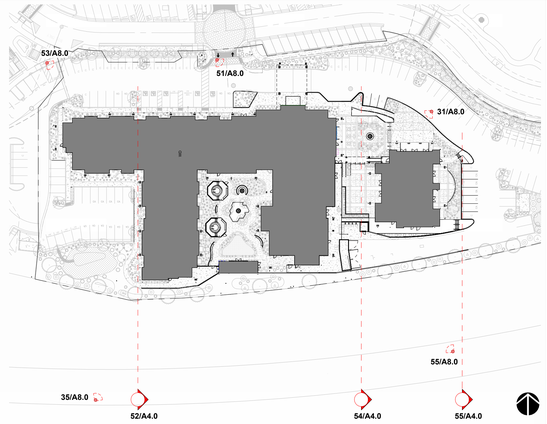
PROJECT
THE SCOUT HOTEL
10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT
GRAYS CROSSING LAND HOLDINGS

SHEET TITLE
EXTERIOR ELEVATIONS- COURTYARD

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A3.14



52 SITE SECTION - NORTH COURTYARD ACCESS
1/8" = 1'-0"

54 SITE SECTION - TRASH ENCLOSURE SOUTH
1/8" = 1'-0"

55 SITE SECTION - CONFERENCE CENTER SOUTH
1/8" = 1'-0"

AGD
ARCHITECTURE | DESIGN

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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

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

SITE SECTIONS

DATE: 11/26/2025

TECHNICIAN: AMM

PROJECT MANAGER: ACG

JOB NUMBER: 606

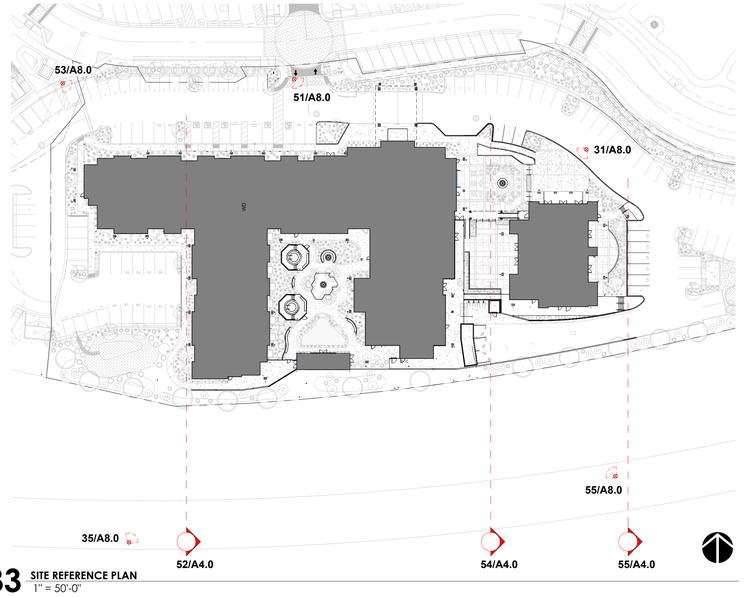
SHEET NUMBER

A_4.00

51 VIEW OF HOTEL LOBBY ENTRY

31 VIEW OF CONFERENCE CENTER AND OUTDOOR DINING

53 VIEW FROM STUDIO LOFTS AT EDWIN WAY



33 SITE REFERENCE PLAN
1" = 50'-0"

55 VIEW FROM HIGHWAY 89 NORTH-BOUND

35 VIEW FROM HIGHWAY 89 SOUTH-BOUND

AGD
ARCHITECTURE | DESIGN

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GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

3D EXTERIOR RENDERS

DATE: 11/26/2025
TECHNICIAN: AMM
PROJECT MANAGER: ACG
JOB NUMBER: 606

SHEET NUMBER
A8.00

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. 2clighting 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 2clighting, 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 2clighting 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 2clighting documents. Locations of lighting equipment as shown on these documents are critical and take precedence. Contractor must contact 2clighting 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 2clighting in writing if any code conflicts exist.

SUBSTITUTIONS
Equipment substitutions are not allowed unless approved in writing by 2clighting.

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 2clighting/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.

Fins 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 2clighting prior to installation. Multiple Grafik Eye devices to be spaced one inch between units horizontally or vertically. Grafik Eye devices to be linked per 2clighting 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	Total Watts Connected to Run						
Gauge	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 Amperes	Maximum Wattage Connected to Run
#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 2'x 2'
- Recessed Fluorescent 2'x 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
- S Door Jamb Switch
- Programming Jack
- Keypad Cleanup Station
- Partition Control
- Dimming Power Booster

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7	31 Aug 2023	plan submission
6	24 May 2023	plan submission

SEAL

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

notes

scale | no scale

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

LD.1

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PENDING

13 LED linear Under-Bench - Type XL
Scale: 1 1/2" = 1'-0"

PENDING

12 LED linear Drapery Cove - Type H
Scale: 1 1/2" = 1'-0"

PENDING

11 LED linear Banquet Up Cove - Type B.3
Scale: 1 1/2" = 1'-0"

PENDING

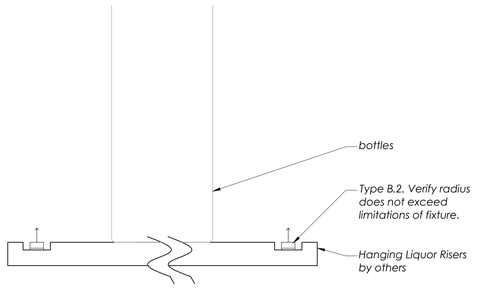
10 LED linear Curio Cabinet - Type B.2
Scale: 1 1/2" = 1'-0"

PENDING

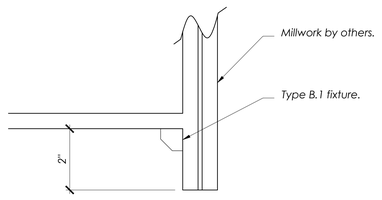
9 LED linear Banquet Toe Kick - Type B.1
Scale: 1 1/2" = 1'-0"

PENDING

8 LED linear graze merch shelves - Type H
Scale: 1 1/2"" = 1'-0"



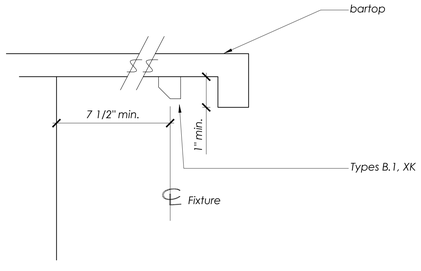
7 LED linear tape Hanging Backbar Risers - Type B.6
Scale: 6"" = 1'-0"



6 LED linear tape Under Cabinet - Type B.1
Scale: 6" = 1'-0"

PENDING

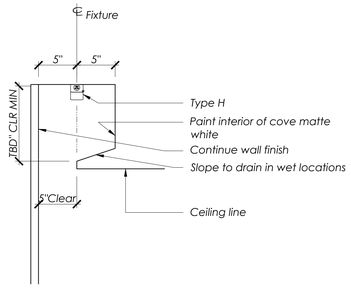
5 LED Ceiling Cove - Type B.3
Scale: 1 1/2" = 1'-0"



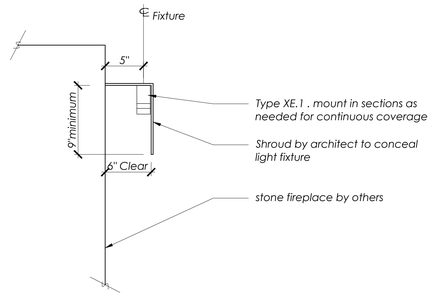
4 LED linear tape Under Bartop - Types B.1, XK
Scale: 6" = 1'-0"

DELETED

3 PAR Cove - Type F
Scale: 1 1/2" = 1'-0"



2 LED Graze Cove - Type H
Scale: 1 1/2" = 1'-0"



1 LED Graze Cove - Type XE.1 . exterior fire place
Scale: 1 1/2" = 1'-0"

light matters
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SEAL

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

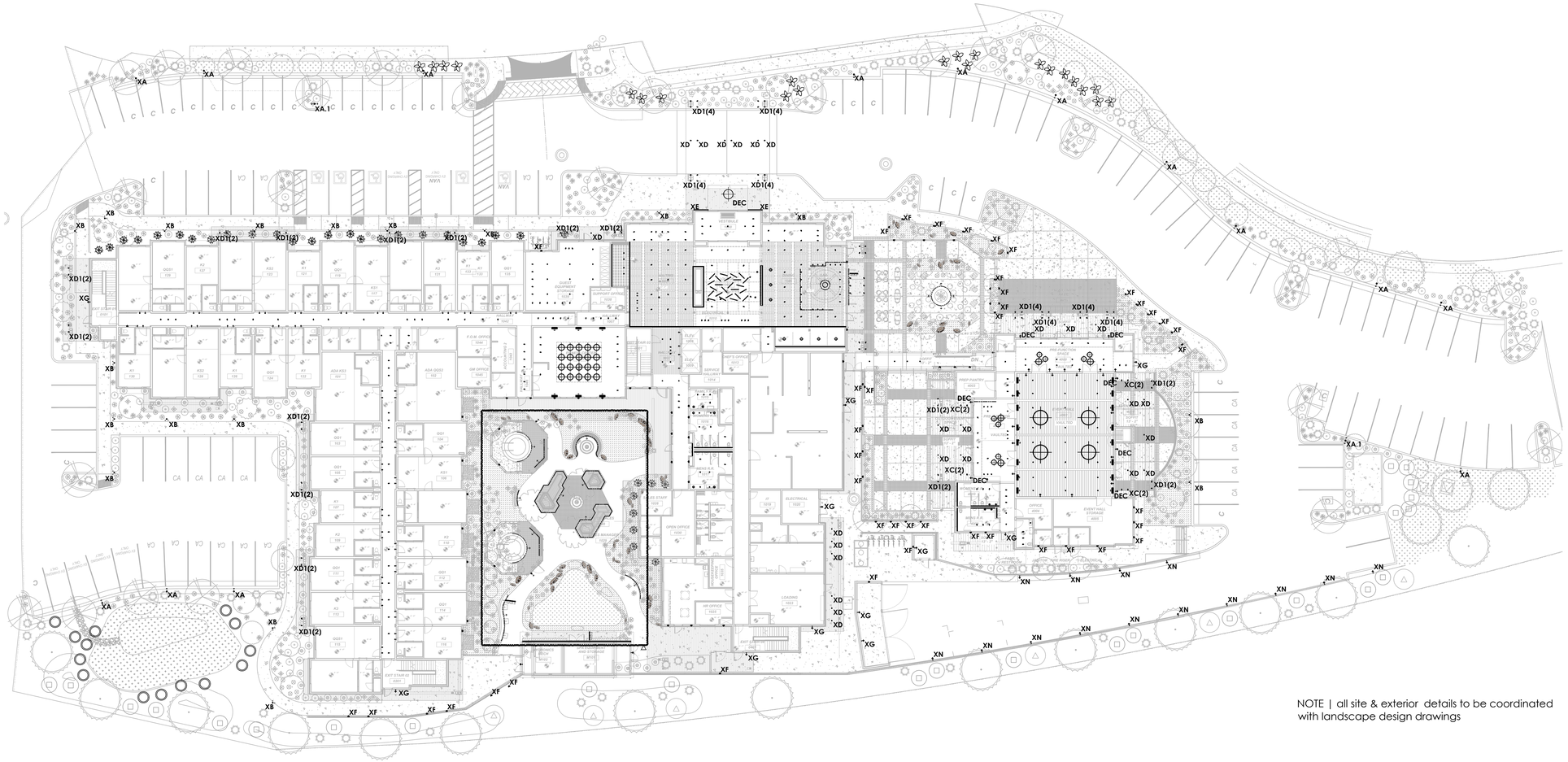
details
scale | varies

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

LD.2



NOTE | all site & exterior details to be coordinated with landscape design drawings

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	24 May 2023	plan submission

SEAL

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

SHEET TITLE
lighting plan
site
scale | 1:20

DATE:

10/08/2025 Health Dept PC1

SHEET NUMBER
LS1.0

light matters
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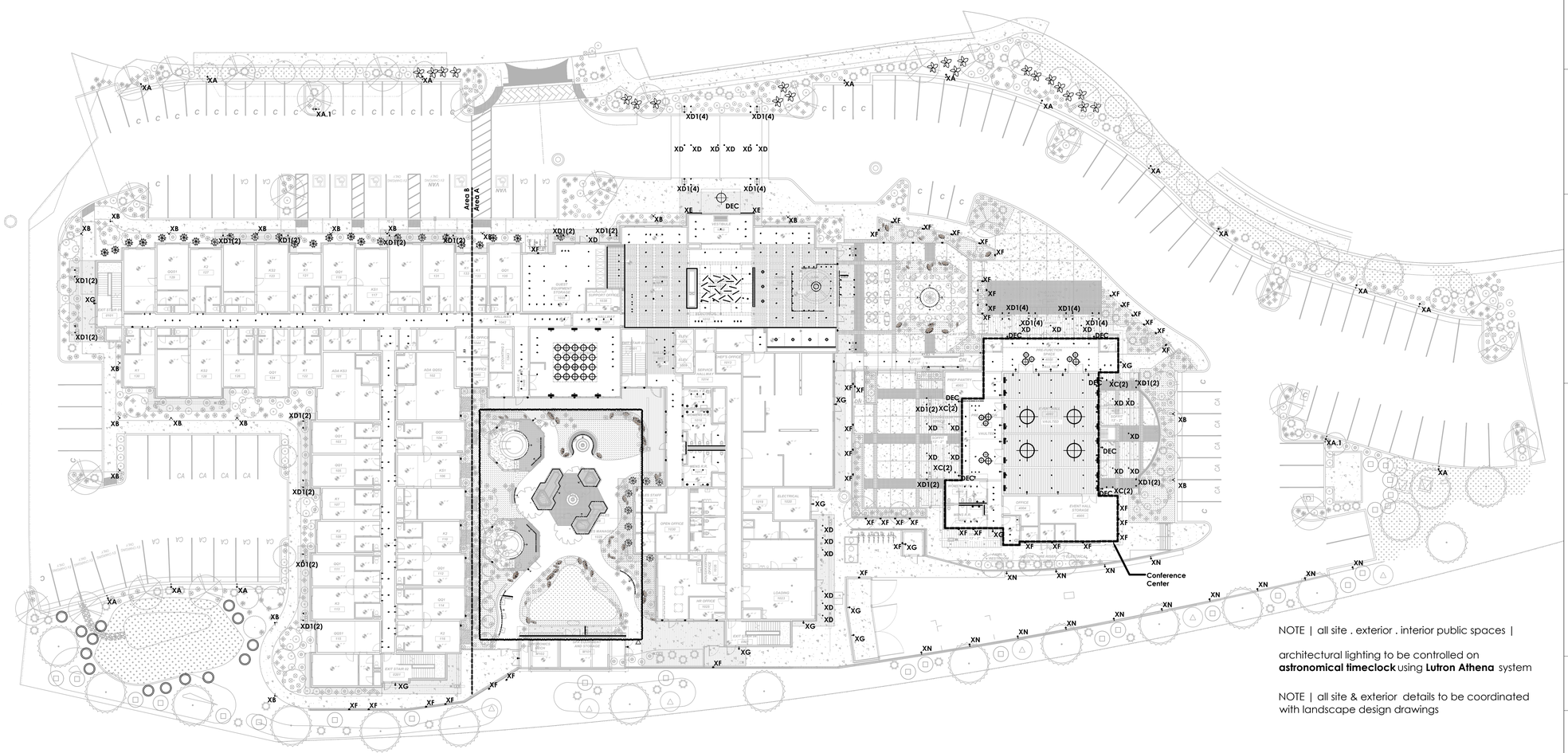

NOTE | all site . exterior . interior public spaces |

architectural lighting to be controlled on **astronomical timeclock** using **Lutron Athena** system

NOTE | all site & exterior details to be coordinated with landscape design drawings

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	31 Aug 2023	plan submission
	24 May 2023	plan submission

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PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

SHEET TITLE
lighting control plan
site

scale | 1:20

DATE:

10/08/2025 Health Dept PC1

SHEET NUMBER

LS1c

light matters
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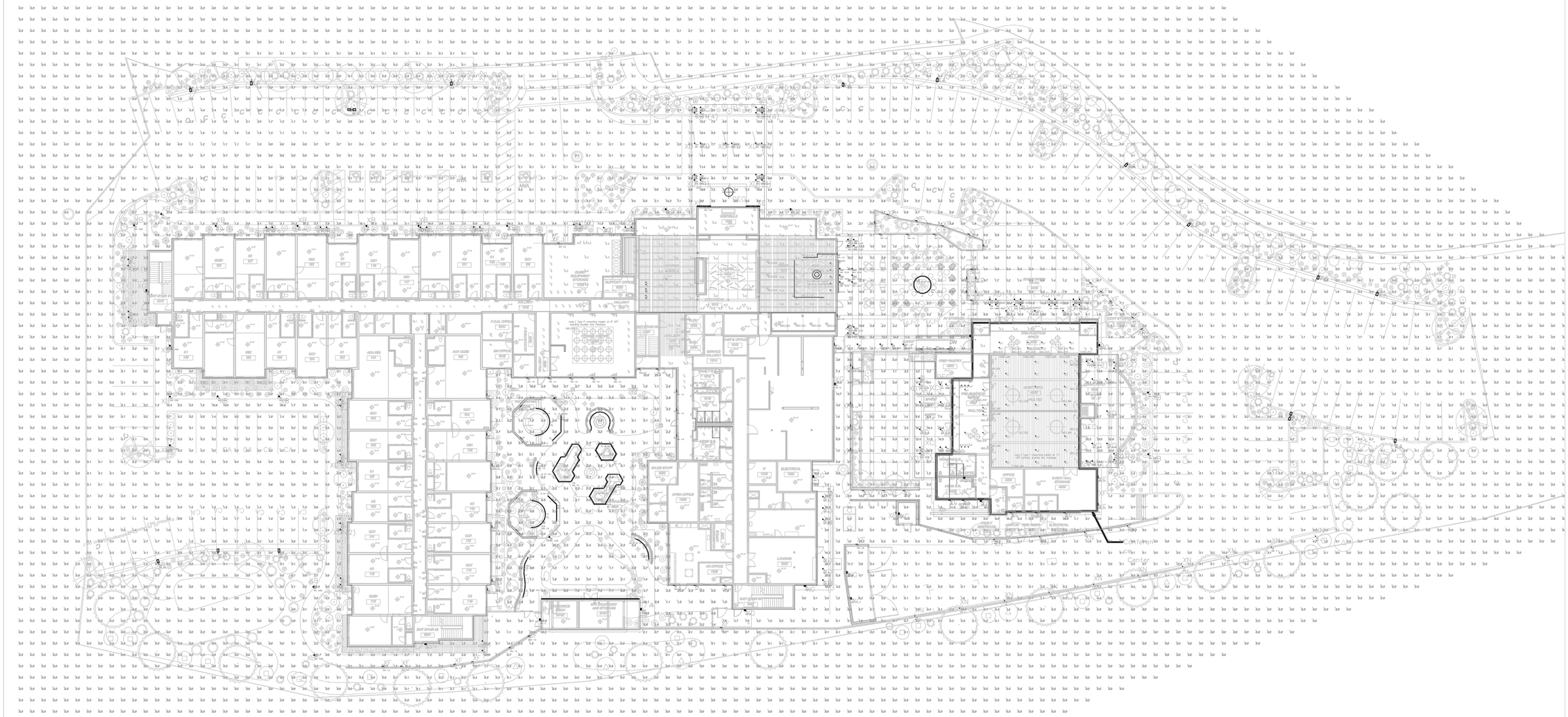

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PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

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SHEET TITLE
photometric plan
site

scale | no scale

DATE:

10/08/2025 Health Dept PC1

SHEET NUMBER
LS1p

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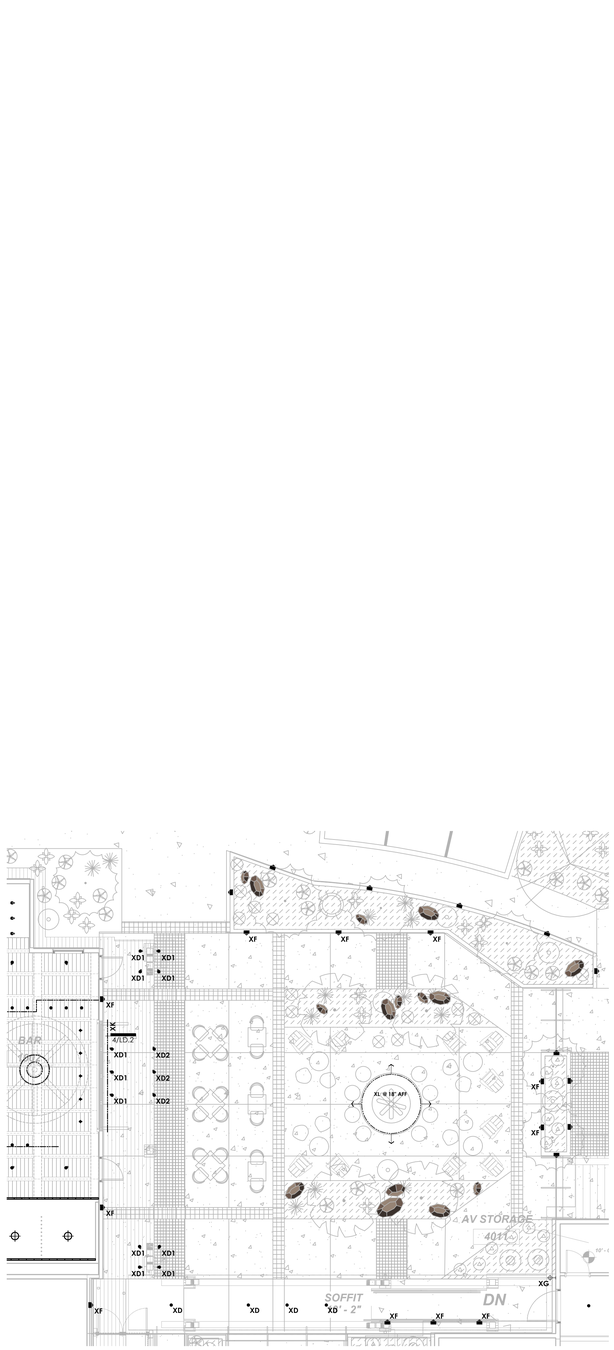
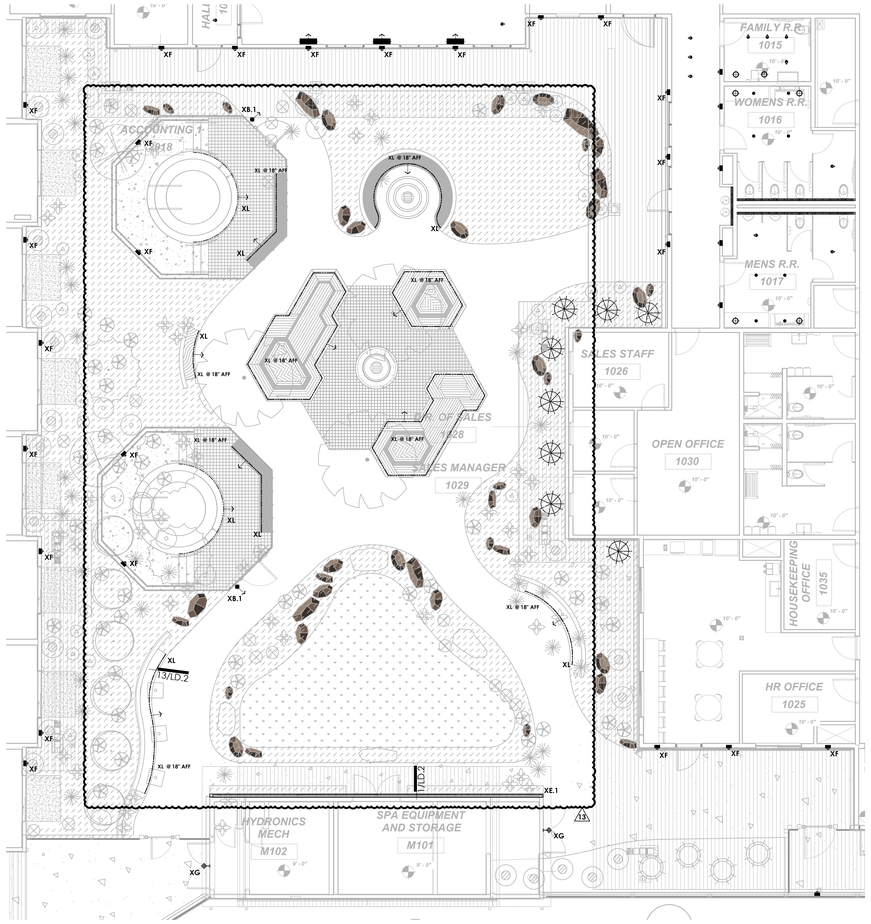


2 dining - enlarged courtyard
Scale: 1/8" = 1'-0"



1 hotel - enlarged courtyard
Scale: 1/8" = 1'-0"

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	24 May 2023	plan submission

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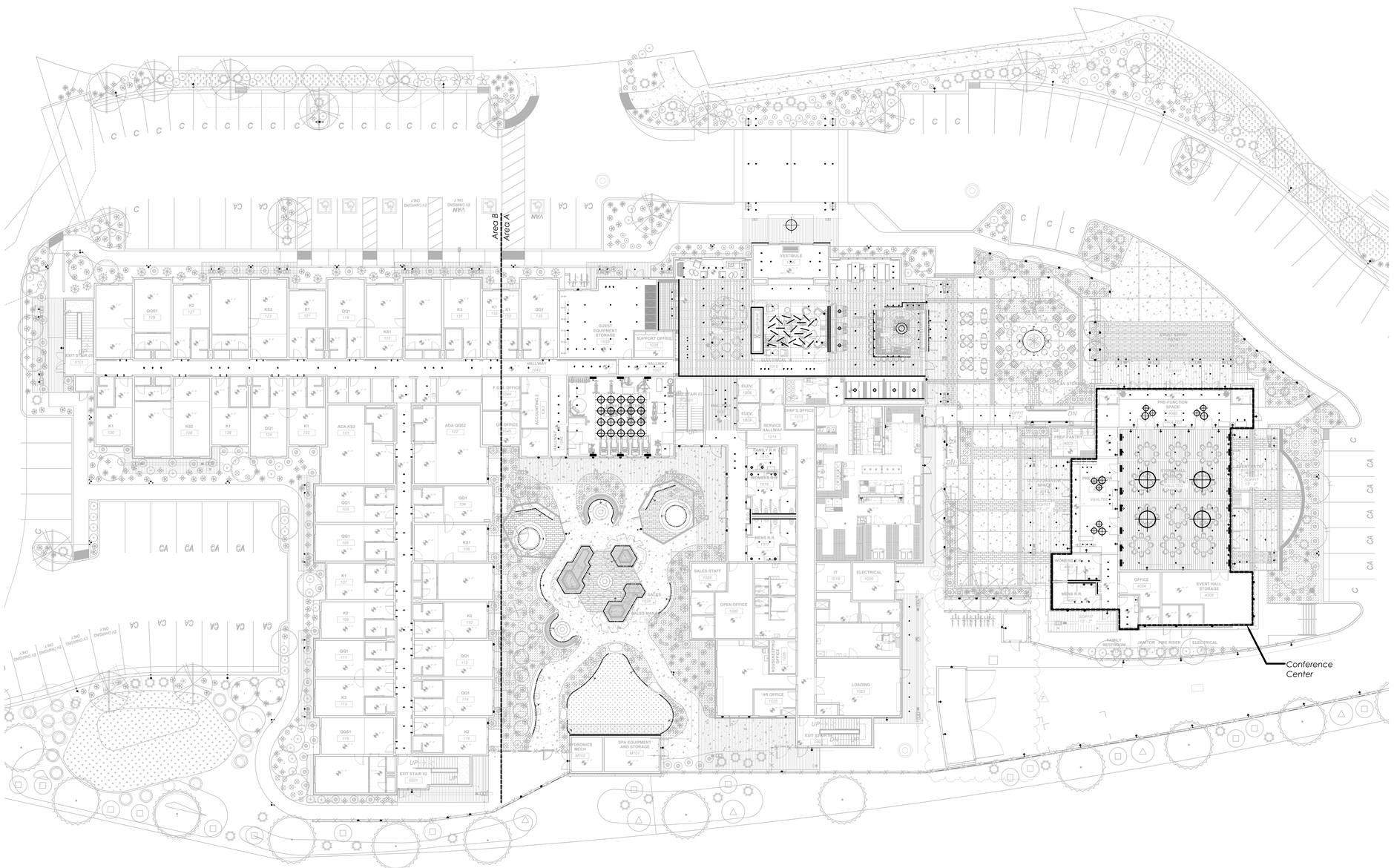
PROJECT
THE SCOUT HOTEL
PROJECT ADDRESS

CLIENT
JOHN AND MATTHEW ABBATE

SHEET TITLE
lighting plan
site . enlarged courtyards
scale | 1:20

DATE:
10/08/2025 Health Dept PC1

SHEET NUMBER
LS1.1



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PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

lighting plan
first floor , composite

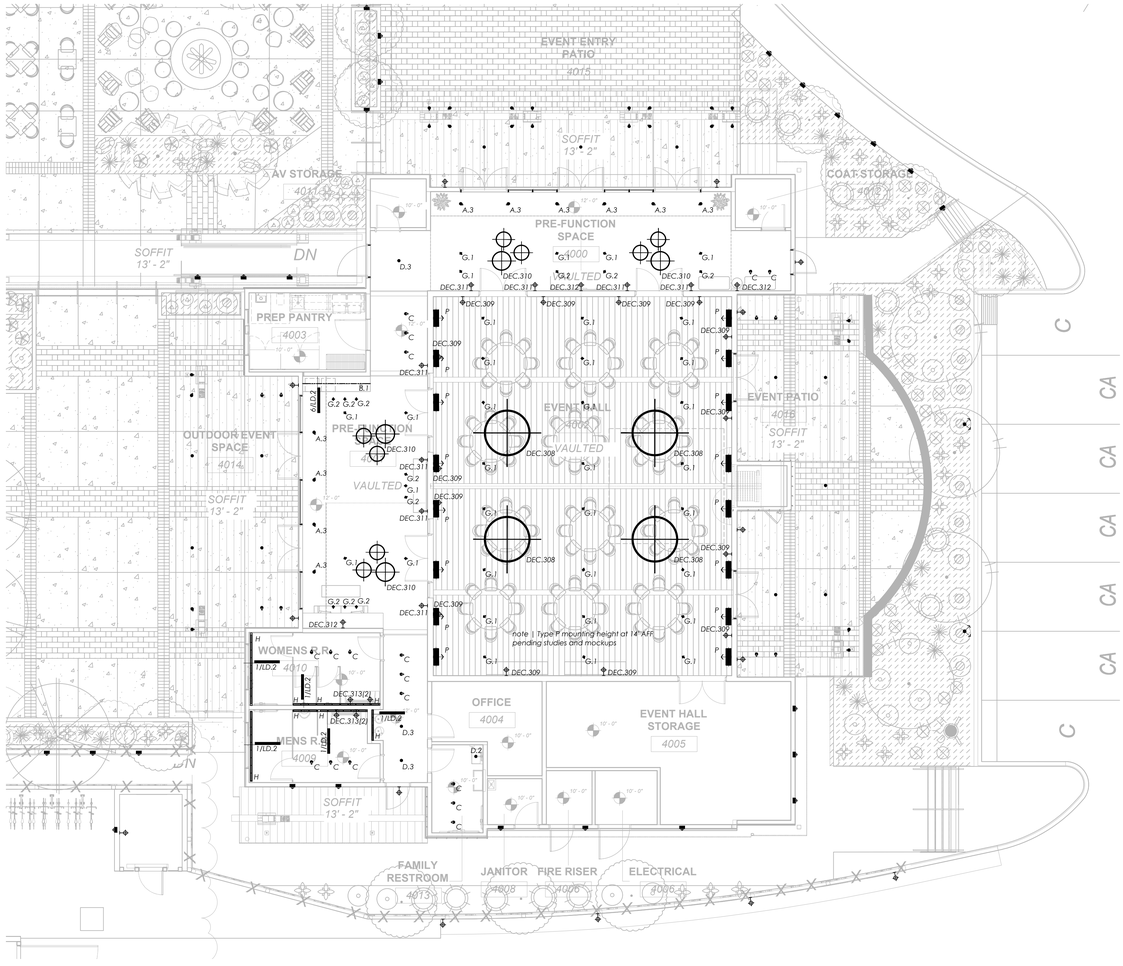
scale | 1/16" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L1.0



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REV #	REV DATE	REV DESCRIPTION
	15 Nov 2024	plan submission
	24 Jun 2024	plan submission

SEAL

PROJECT

THE SCOUT HOTEL
CONVENTION CENTER
PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

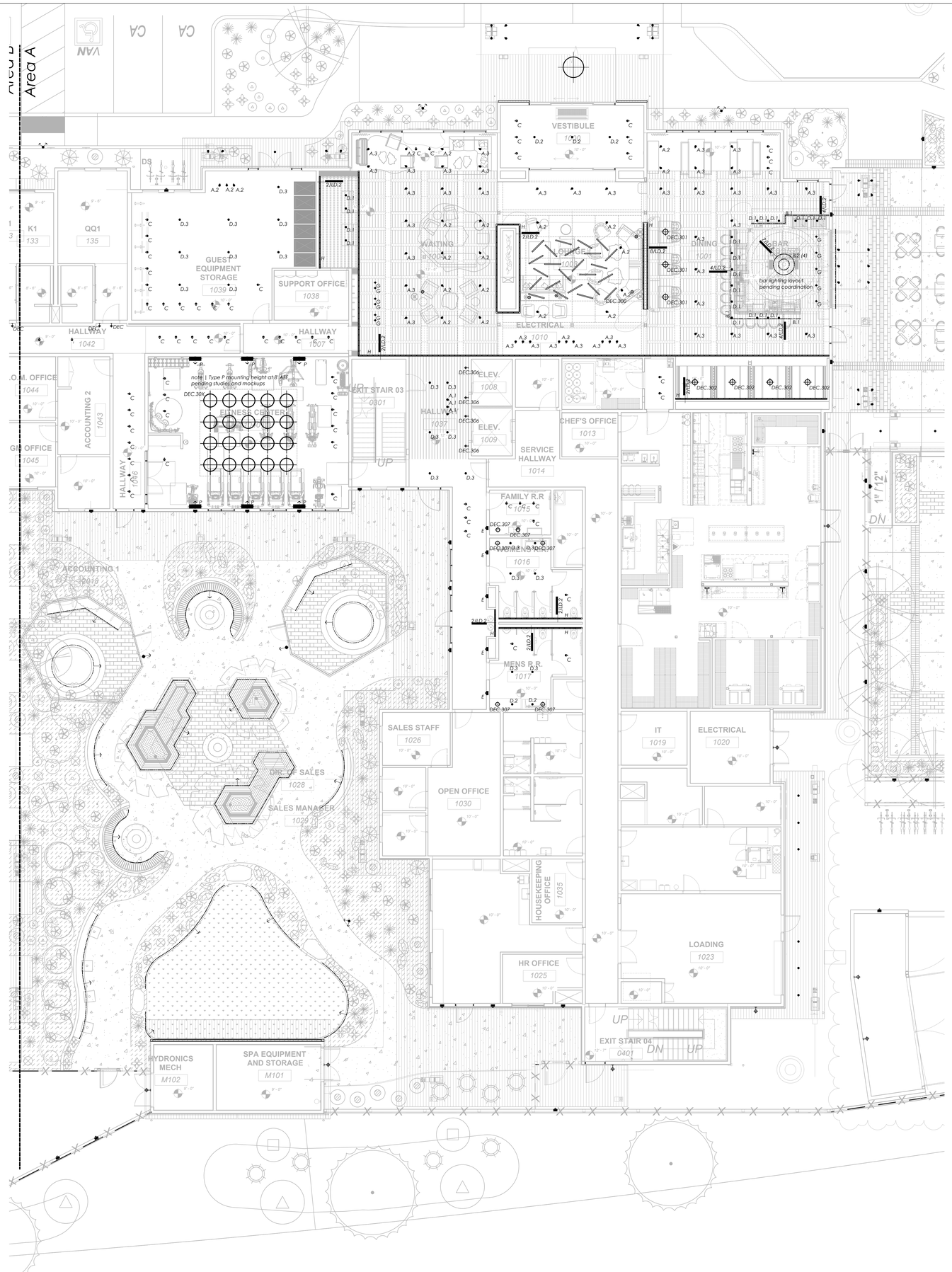
convention center
lighting plan

scale | 1/8" = 1'-0"

DATE: 11/15/2024

SHEET NUMBER

L1.0



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PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE
lighting plan
first floor . A

scale | 1/8" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L1.1

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PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

lighting plan
first floor . B

scale | 1/8" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L1.2

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PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

lighting plan
second floor . composite

scale | 1/16" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L2.0

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PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

lighting plan
second floor . A

scale | 1/8" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L2.1

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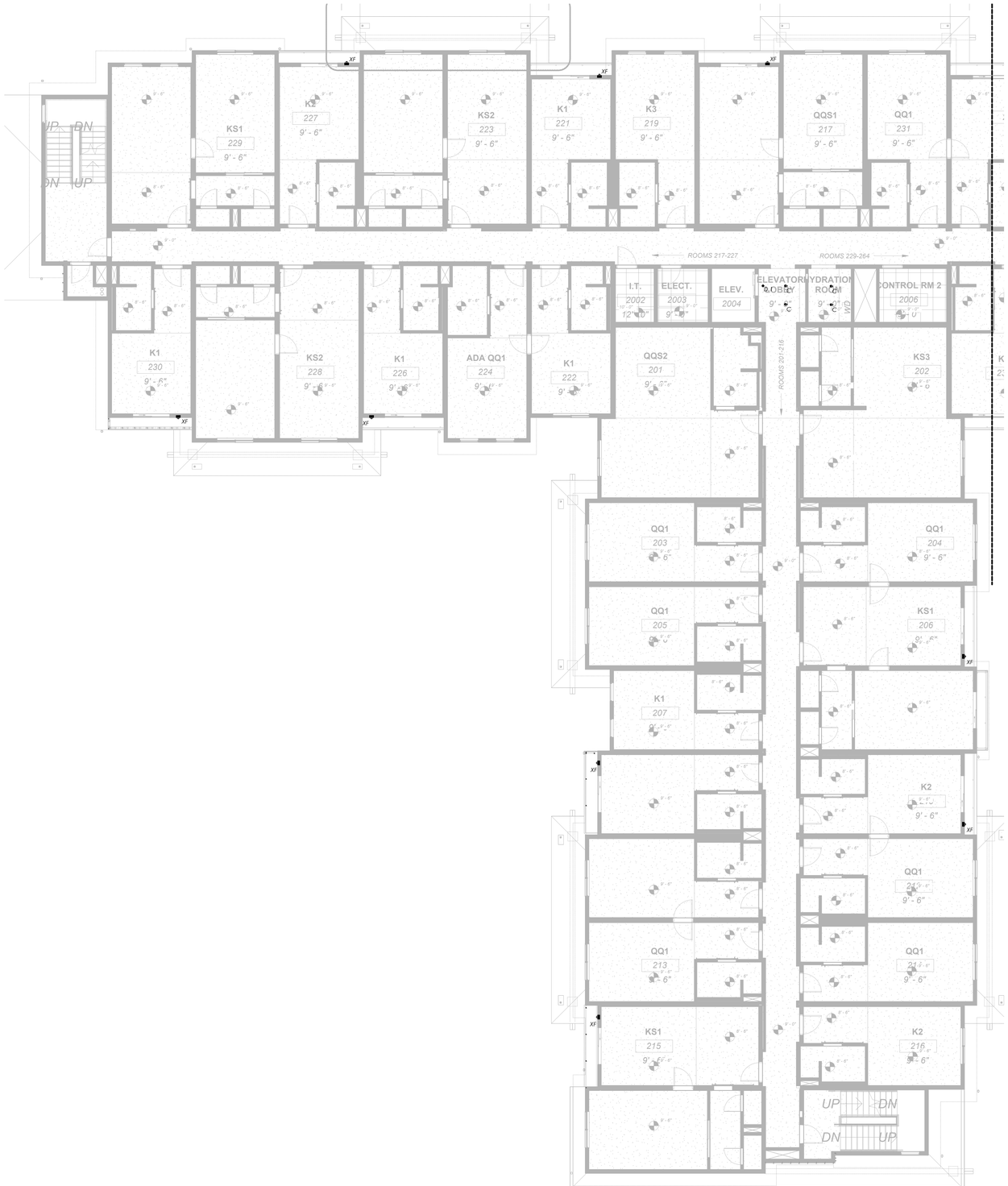

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PROJECT ADDRESS

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01 AUGUST 2025
PROGRESS COORDINATION ONLY

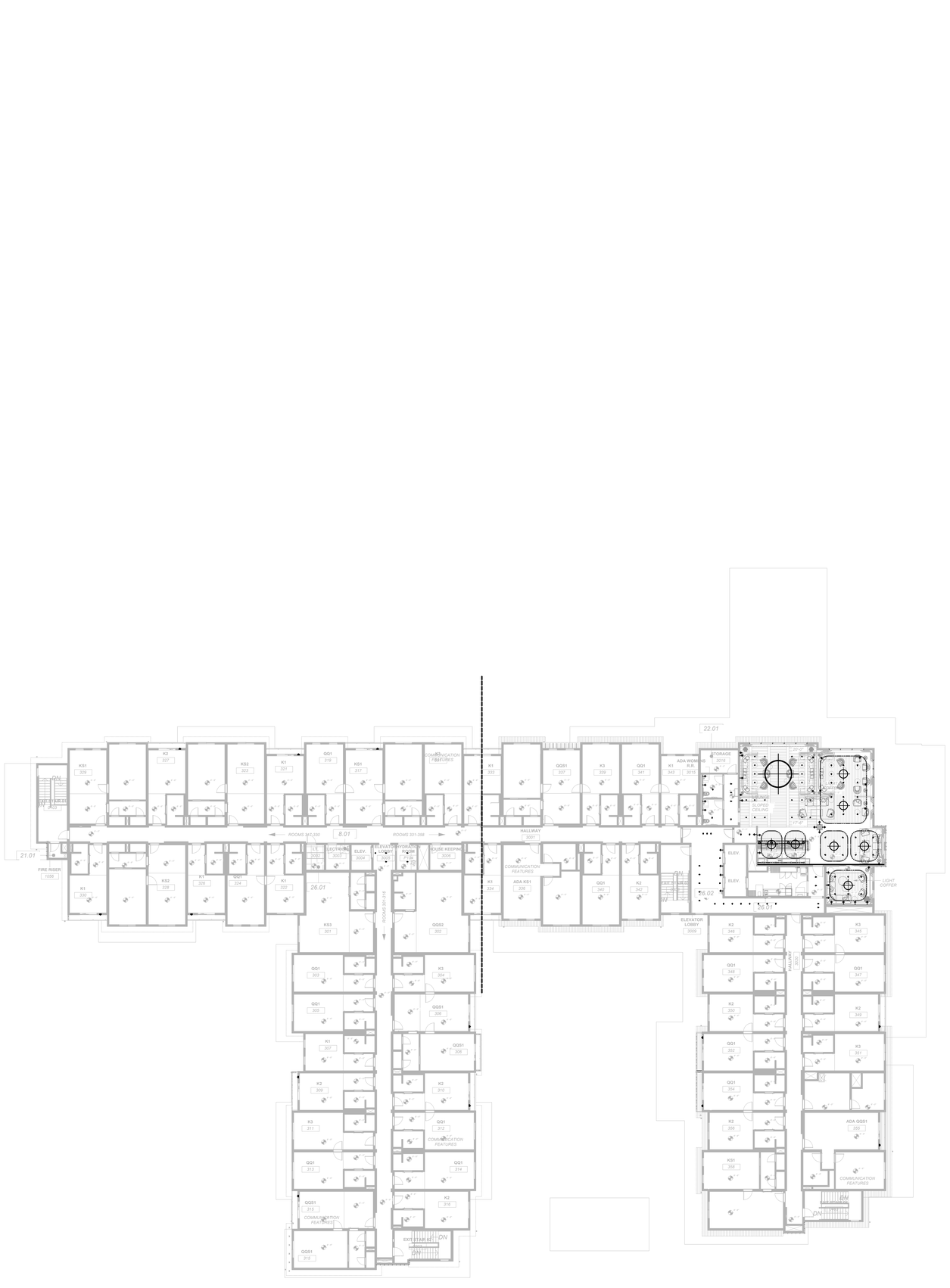
SHEET TITLE
lighting plan
second floor . 8

scale | 1/8" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER
L2.2



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ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
2050 PARKER ST.
SAN LUIS OBISPO, CA 93401
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2clighting

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
	11 Apr 2025	plan check #2
	20 Dec 2024	plan check #1
	24 Jun 2024	plan submission
	05 Oct 2023	plan submission
	31 Aug 2023	plan submission
	24 May 2023	plan submission

SEAL

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

lighting plan
third floor . composite

scale | 1/16" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L3.0

light matters
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SEAL

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

lighting plan
third floor . A

scale | 1/8" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L3.1

light matters
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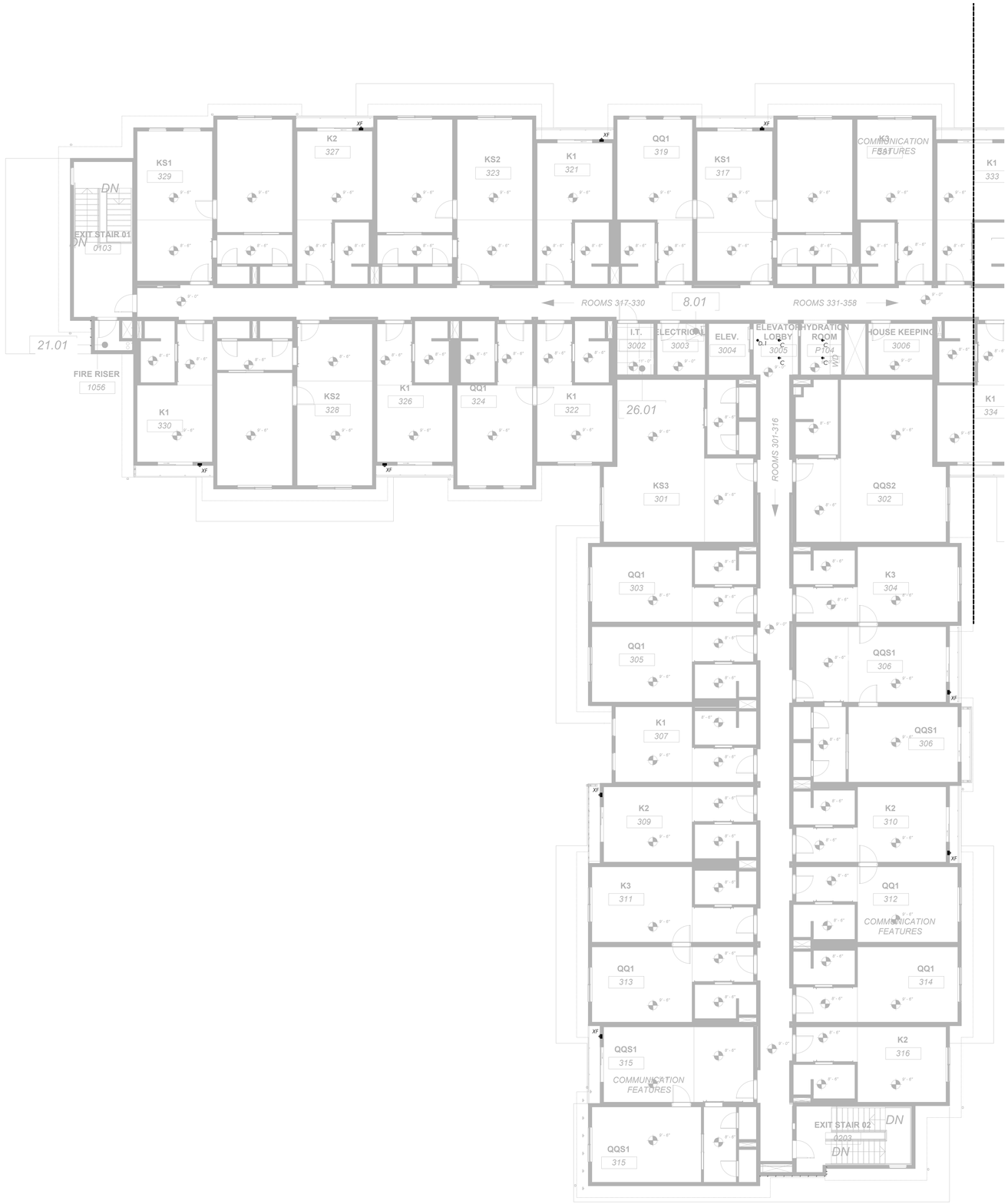

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SEAL

PROJECT

THE SCOUT HOTEL

PROJECT ADDRESS

CLIENT

JOHN AND MATTHEW ABBATE

01 AUGUST 2025
PROGRESS COORDINATION ONLY

SHEET TITLE

lighting plan
third floor . B

scale | 1/8" = 1'-0"

DATE:

08/15/2025 PROGRESS COORDINATION

SHEET NUMBER

L3.2

light matters
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41 **SITE- EAST** NEW
1/16" = 1'-0"

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

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

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

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/11/2024	BLDG DEPT - PC1
3	09/11/2024	PLANNING DEPT - PC1

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN. 10/31/2025
STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

SIDE BY SIDE ELEVATIONS - OVERALL

DATE: 11/26/2025

TECHNICIAN: TAK

PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

A3.10 A

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

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

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

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

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SIDE BY SIDE ELEVATIONS - OVERALL

DATE: 11/26/2025

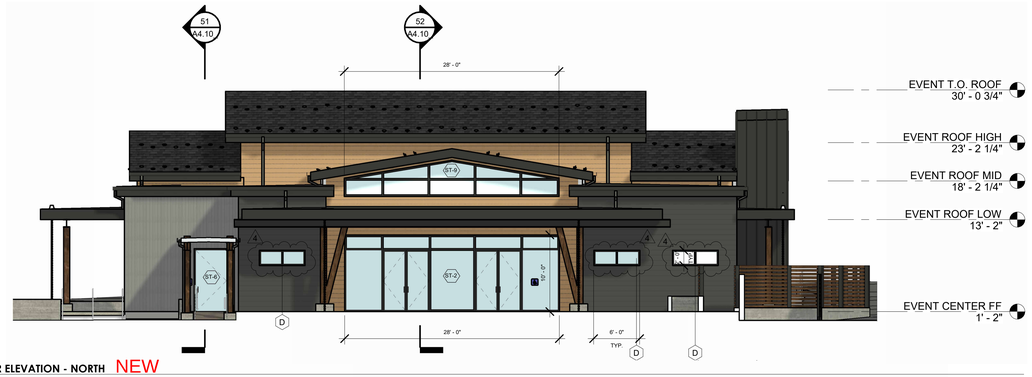
TECHNICIAN: TAK

PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

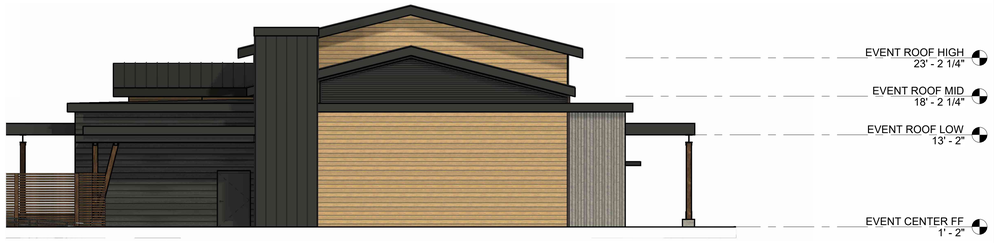
A3.10 B



41 CONFERENCE CENTER ELEVATION - NORTH NEW
1/8" = 1'-0"

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

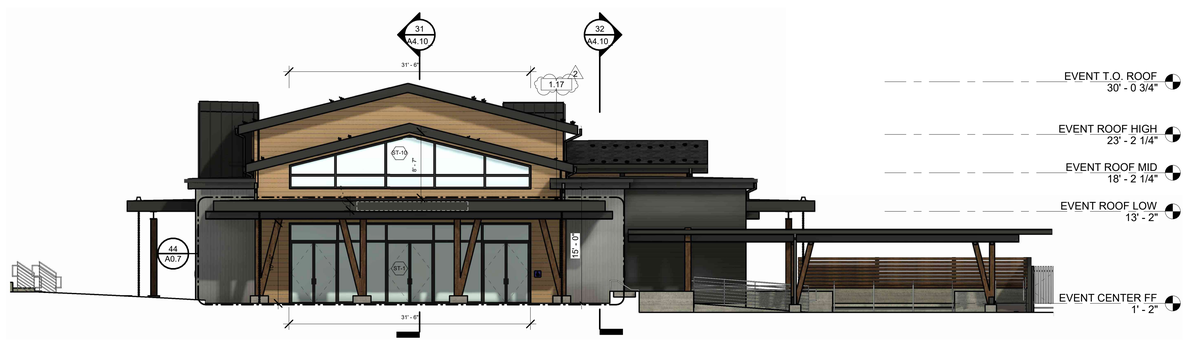
42 CONFERENCE CENTER ELEVATION - WEST NEW
1/8" = 1'-0"



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

43 CONFERENCE CENTER ELEVATION - SOUTH NEW
1/8" = 1'-0"

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



44 CONFERENCE CENTER ELEVATION - EAST NEW
1/8" = 1'-0"

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

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2	09/11/2024	BLDG DEPT - PC1
4	01/08/2025	BLDG DEPT - PC2

SEAL

LICENSED ARCHITECT
ANDREW C. GOODWIN
No. C-34213
REN: 10/31/2025
STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

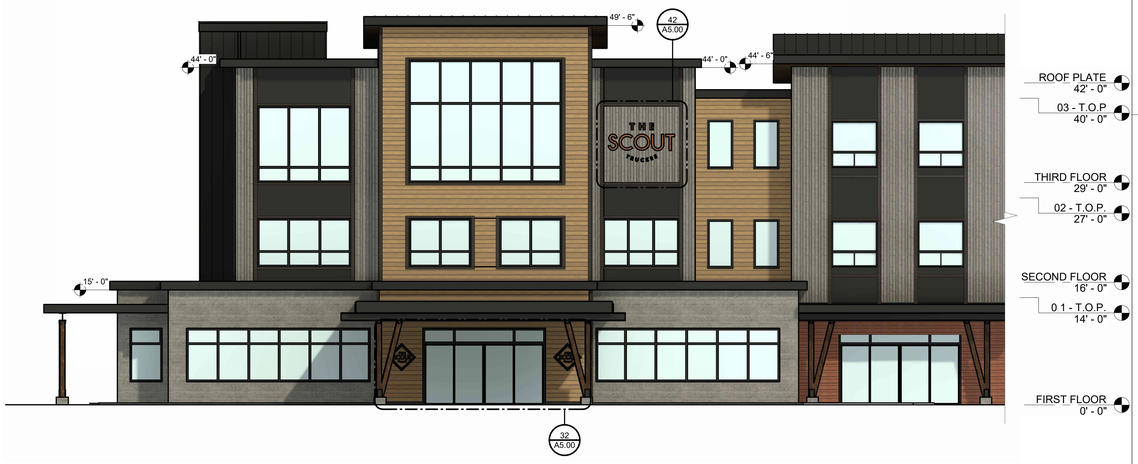
SHEET TITLE

SIDE BY SIDE ELEVATIONS - CONFERENCE CENTER

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A3.11_A

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



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

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

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

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No. C-34213
REN: 10/31/2025
STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

SIDE BY SIDE ELEVATIONS - HOTEL EAST FACADE

DATE: 11/26/2025

TECHNICIAN: TAK

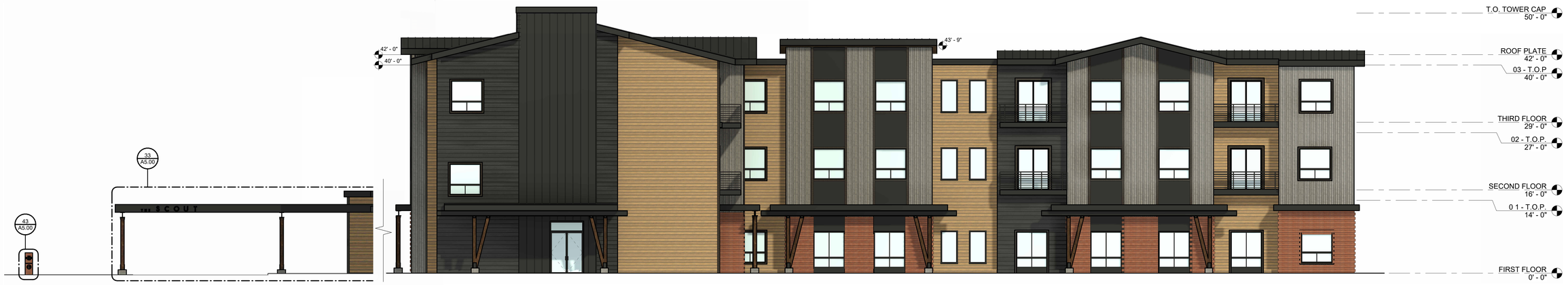
PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

A3.11 A

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



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

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
2	09/11/2024	BLDG DEPT - PC1
3	09/11/2024	PLANNING DEPT - PC1
5	01/17/2025	OWNER DESIGN CHANGES 2
7	1/30/2025	PLANNING DEPT - PC2
11	05/20/2025	OWNER DESIGN CHANGES 4

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STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

SIDE BY SIDE ELEVATIONS - HOTEL NORTH FACADE

DATE: 11/26/2025

TECHNICIAN: TAK

PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

A3.12 A

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

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

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5	01/17/2025	OWNER DESIGN CHANGES 2
7	1/30/2025	PLANNING DEPT - PC2
11	05/20/2025	OWNER DESIGN CHANGES 4

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PROJECT

THE SCOUT HOTEL

10162 EDWIN WAY, TRUCKEE, CA 96161

CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

SIDE BY SIDE ELEVATIONS - HOTEL SOUTH FACADE

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A3.12 B

43 HOTEL- WEST B NEW
1/8" = 1'-0"

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

44 HOTEL- WEST A NEW
1/8" = 1'-0"

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

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CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

SIDE BY SIDE ELEVATIONS - HOTEL WEST FACADE

DATE: 11/26/2025
TECHNICIAN: TAK
PROJECT MANAGER: AMM
JOB NUMBER: 606

SHEET NUMBER
A3.13 A

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

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

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

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

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

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

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REN: 11/31/2025
STATE OF CALIFORNIA

PROJECT

THE SCOUT HOTEL

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CLIENT

GRAYS CROSSING LAND HOLDINGS

SHEET TITLE

SIDE BY SIDE ELEVATIONS - COURTYARD FACADES

DATE: 11/26/2025

TECHNICIAN: TAK

PROJECT MANAGER: AMM

JOB NUMBER: 606

SHEET NUMBER

A3.14 A