

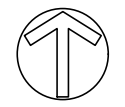
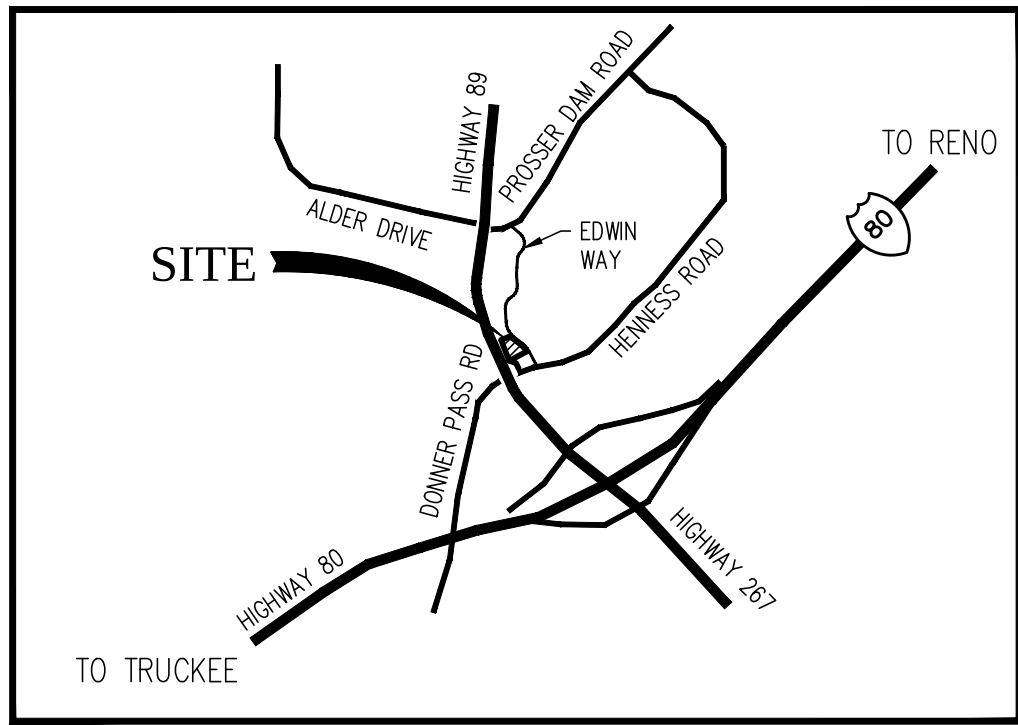
**TOWN OF TRUCKEE
California**

RESOLUTION 2024-12

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE UPHOLDING THE
PLANNING COMMISSION'S DECISION, DENYING THE APPEAL OF THE VILLAGE AT
GRAY'S CROSSING CAR WASH, APPROVING THE VILLAGE AT GRAY'S CROSSING CAR
WASH, AND FINDING IT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW**

EXHIBIT "A"

APPROVED PLANS



VICINITY MAP

NO SCALE

N E

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

PROJECT INFORMATION

OWNER / APPLICANT

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

PLANNING & ENGINEERING

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

ARCHITECT

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

GENERAL PLAN / ZONING

GRAYS CROSSING SPECIFIC PLAN
CN (VILLAGE COMMERCIAL)

APN'S / LAND AREA

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

FIRE PROTECTION

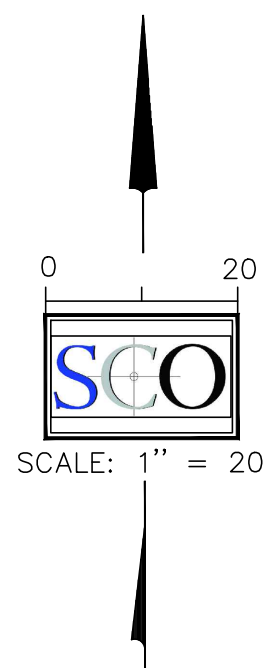
TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL

TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER

TRUCKEE SANITARY DISTRICT



SCALE: 1" = 20'



LEGEND

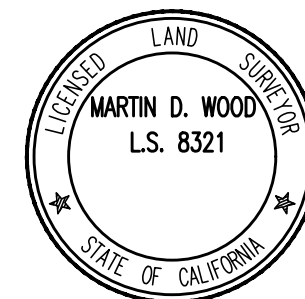
- PROPOSED BIO-SWALE
- PROPOSED RETENTION POND
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- TRUNCATED DOMES
- (1) RECORD INFORMATION PER BOOK 9, SUBDIVISIONS, PAGE 26, O.R.N.C.
- (2) RECORD INFORMATION PER BOOK 8, SUBDIVISIONS, PAGE 182, O.R.N.C.

LAND USE & PARKING STATISTICS

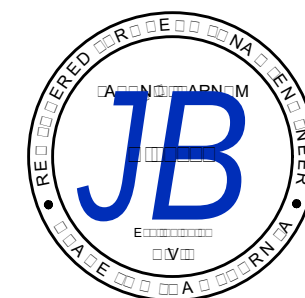
LAND AREA				PARKING		
	Sq. Ft.	Acres	%		Proposed	Required
Bldg Footprint	19,903	0.46	46.0	ADA	1	1
Asphalt	19,903	0.46	46.0	Vacuum Stations	9	
Concrete	19,903	0.46	46.0	Standard	3	
Landscape/OS	19,903	0.46	46.0	Compact	0	
				Bicycle	3	15% or 3 min
TOTAL	43,295	0.99	100	TOTAL	16	

TOTAL IMPERVIOUS SURFACE: 34.8% (19,903 SF)

TOTAL AREA OF PROPOSED DISTURBANCE: 60.0% (26,095 SF)



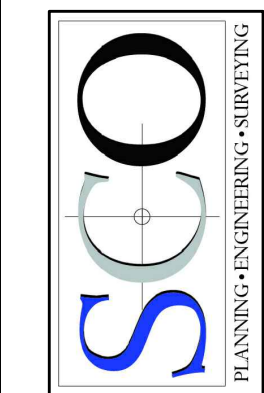
DATE SIGNED: _____



DEVELOPMENT PERMIT VILLAGE CAR WASH SITE PLAN

CALIFORNIA

CITY OF NEVADA CITY



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

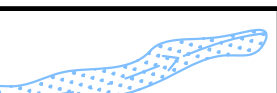
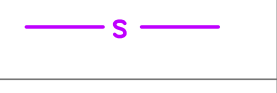
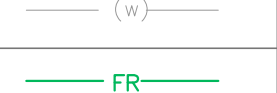
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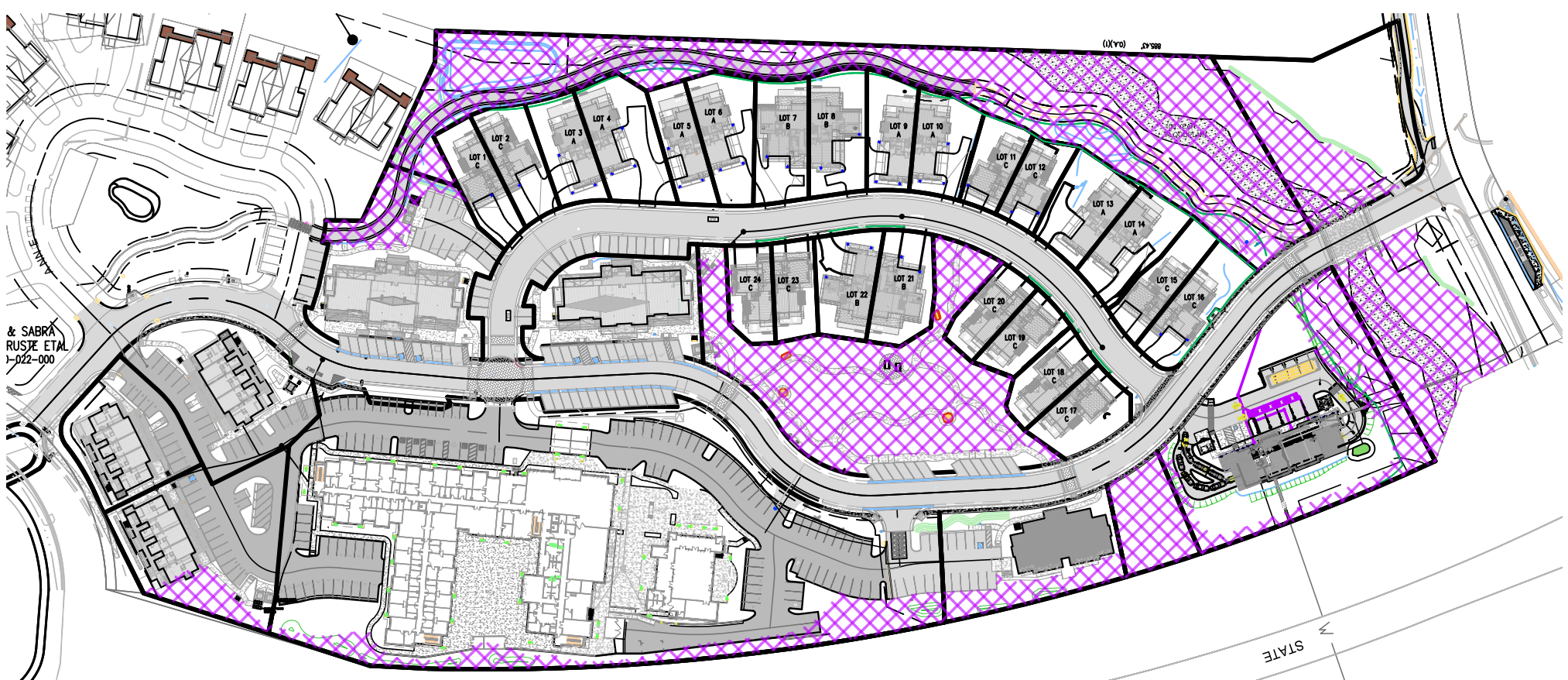
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NET EARTHWORK: 128 C.Y. CUT

CITY OF NEVADA CITY

2
OF
3

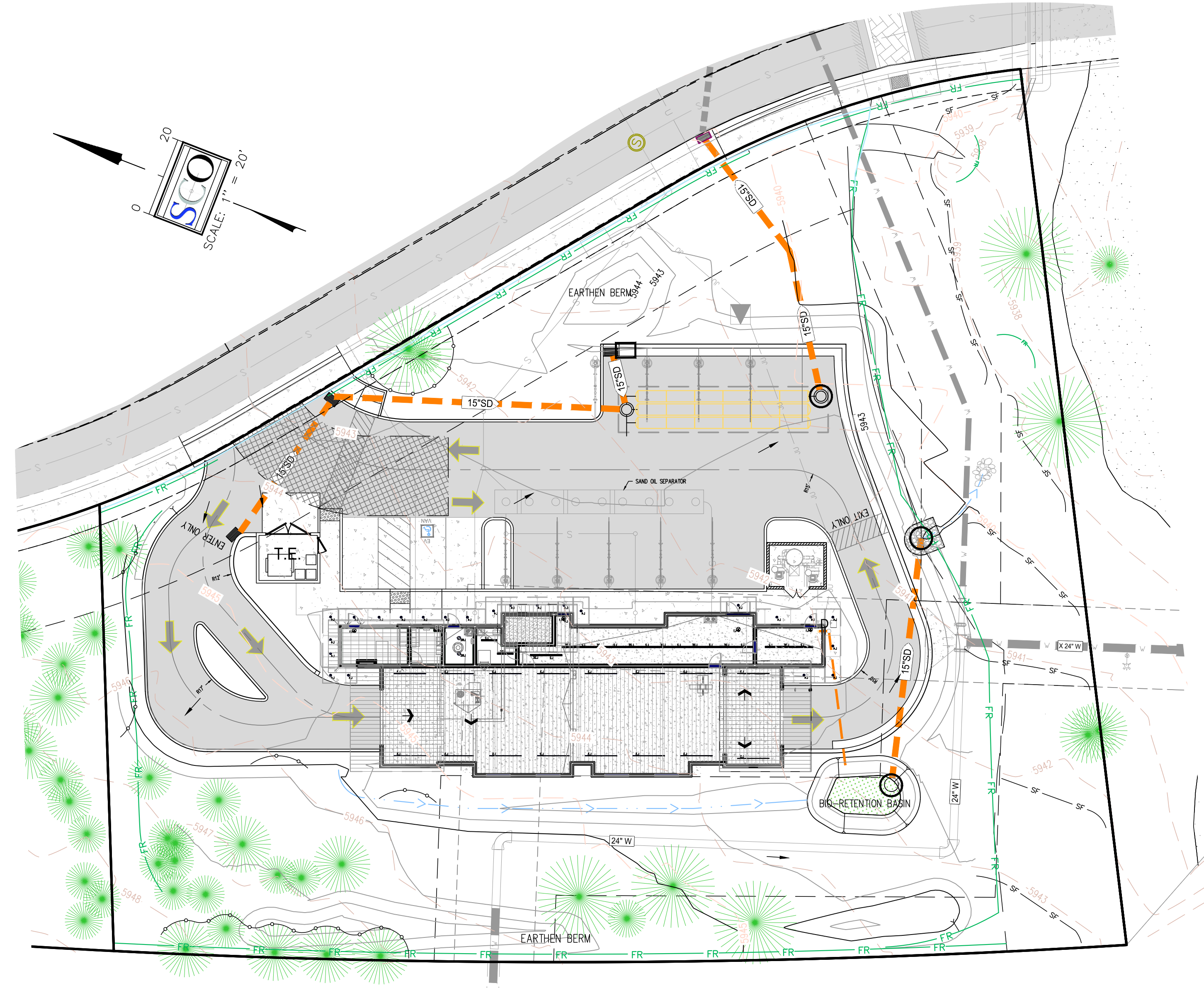
END			
	PROPOSED SEWER PIPE		PROPOSED 6\"/>
	PROPOSED WATER LINE		PROPOSED DRY JOINT UTILITY TRENCH
	EROSION CONTROL MEASURE		ROADWAY
	WATER FEATURE		RIGHT-OF-WAY
	FENCED AREA		OPEN SPACE



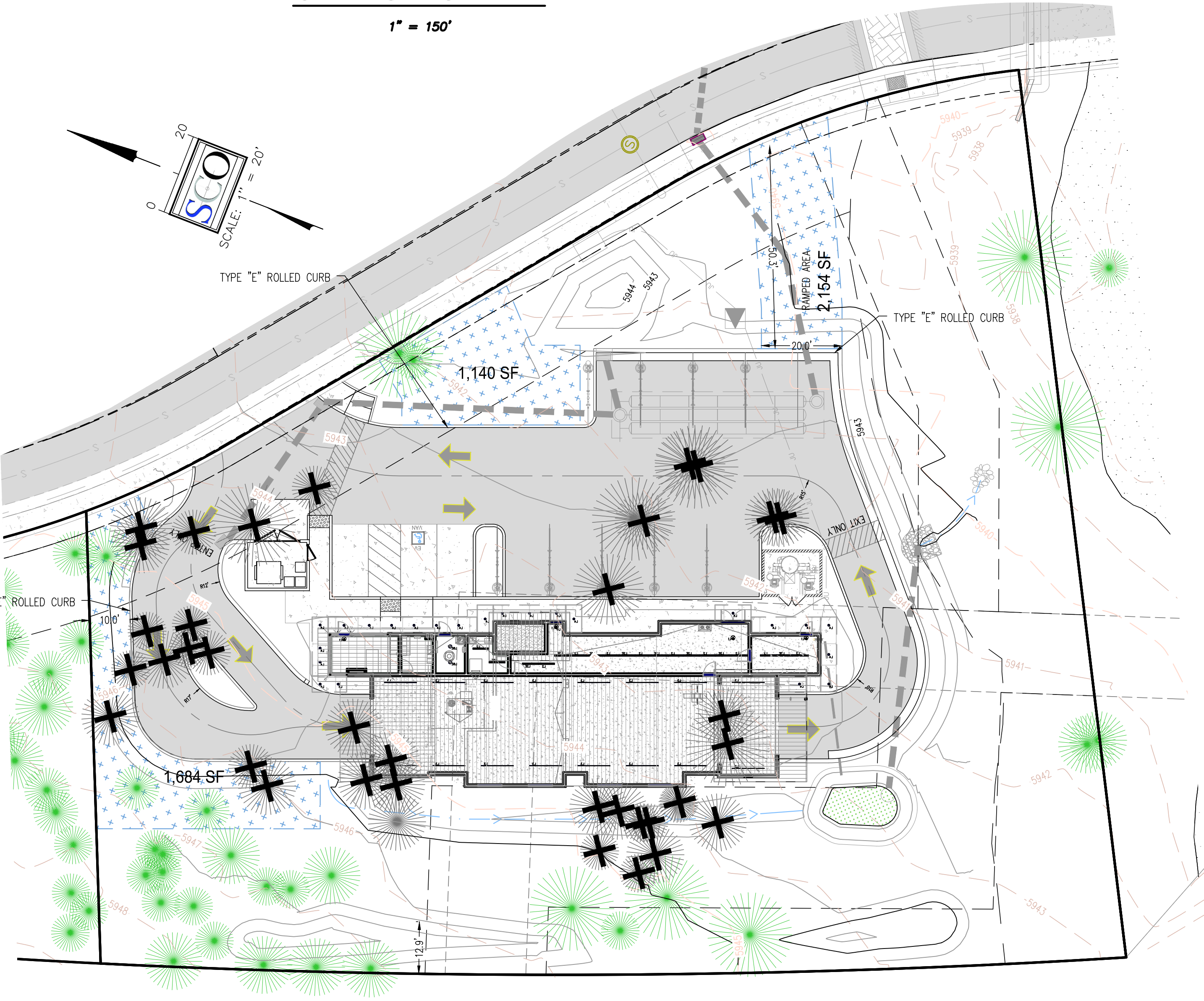
VILLAGE OPEN SPACE			
	Sq. Ft.	Acres	%
Open Space	11,140	0.25	1.1

OPEN SPACE MAP

1" = 150'



PRELIMINARY STORM WATER / EROSION CONTROL PLAN

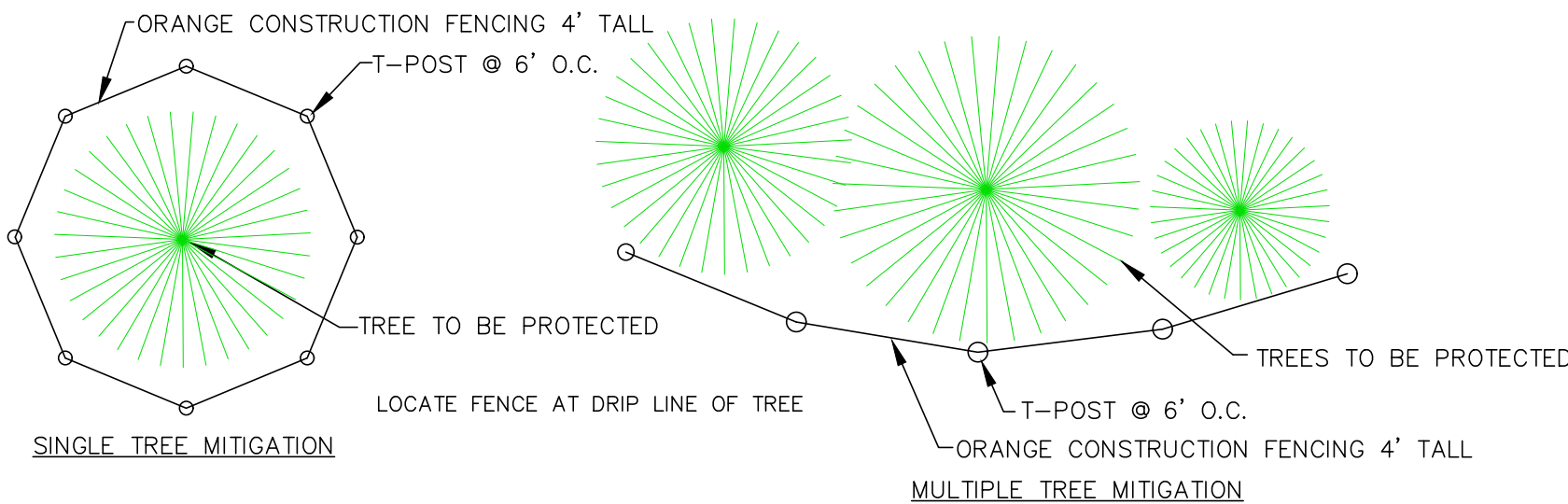


SNOW STORAGE EXHIBIT/ TREE REMOVAL PLAN

* FOR PINE TREE SIZES TO BE REMOVED, SEE TOPOGRAPHY AND BOUNDARY SHEET

LEGEND	
	EXISTING TREES (TO REMAIN)
	EXISTING TREES (TO BE REMOVED) - ±35 pines
	SNOW STORAGE - 9,835 SF IMPERVIOUS AREA DRIVEWAY 4,978 SF SNOW STORAGE PROVIDED

50.6% OF TOTAL PARKING AND DRIVEWAYS ON THIS LOT



TREE MITIGATION DETAIL

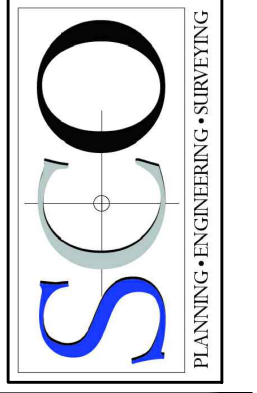
NOTE: CONTRACTOR SHALL PLACE ALL PROTECTIVE TREE FENCING PRIOR TO GRADING OPERATIONS.



DATE SIGNED: _____



DEVELOPMENT PERMIT
VILLAGE CAR WASH
EROSION CONTROL, TREE REMOVAL, SNOW STORAGE, & OPEN SPACE
CITY OF NEVADA CITY



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

PROJECT INFORMATION

OWNER / APPLICANT

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

PLANNING & ENGINEERING

SCO PLANNING & ENGINEERING, INC.
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Contact: Martin Wood - 272.5841

GENERAL PLAN / ZONING

GRAYS CROSSING SPECIFIC PLAN
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APN'S / LAND AREA

043-070-010 ("LOT T" BOOK 9, SUBDS, PG 26)
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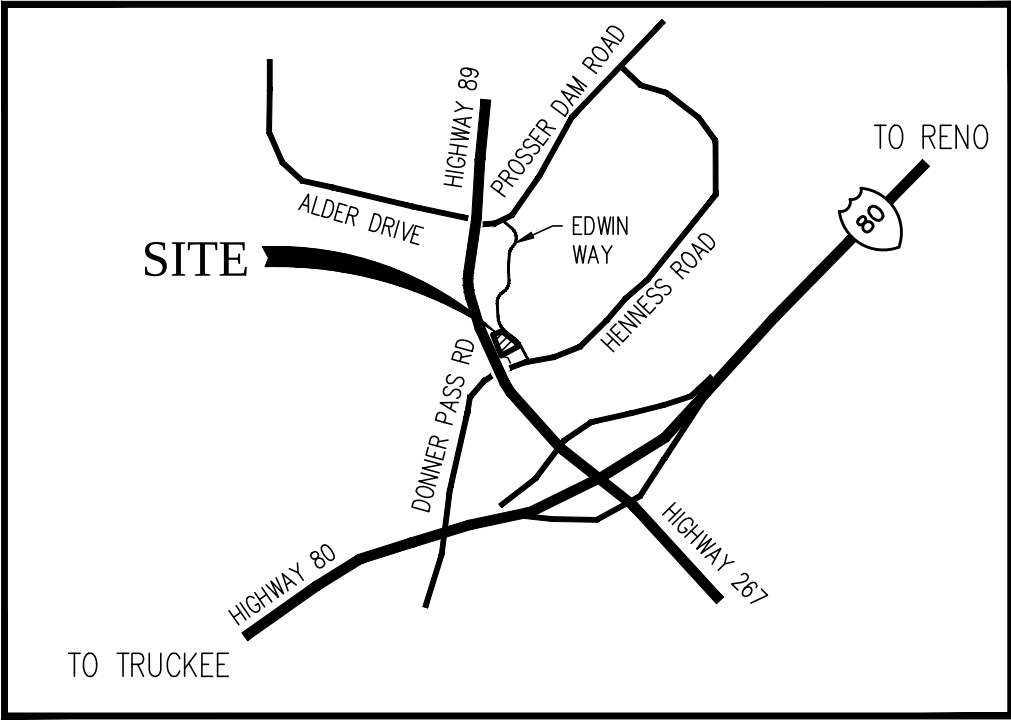
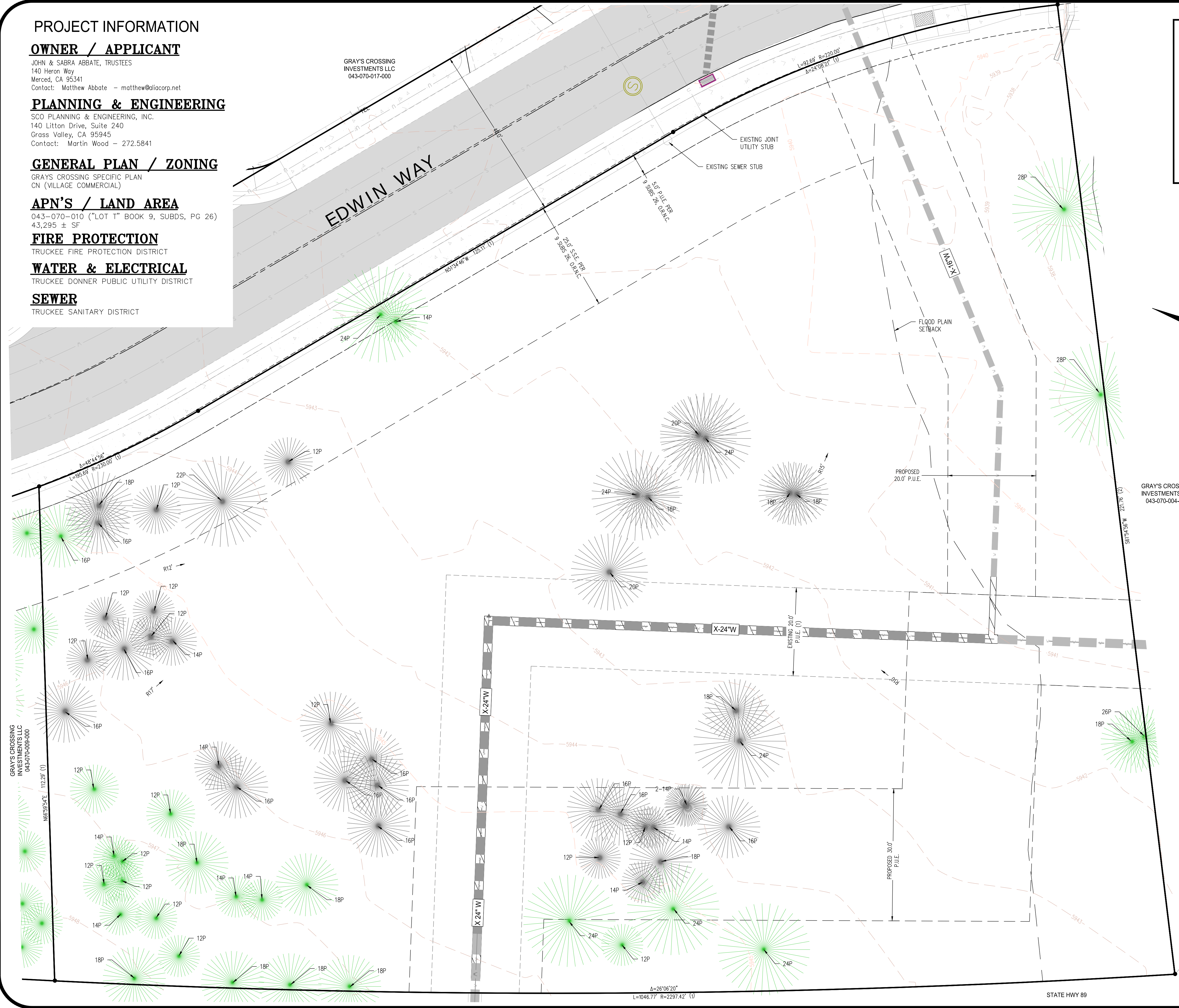
TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL

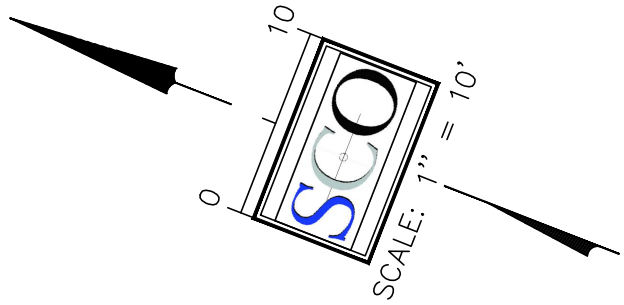
TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER

TRUCKEE SANITARY DISTRICT



VICINITY MAP
NO SCALE



LEGEND:

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



DATE SIGNED: _____

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

DATE
REVISIONS
NO.

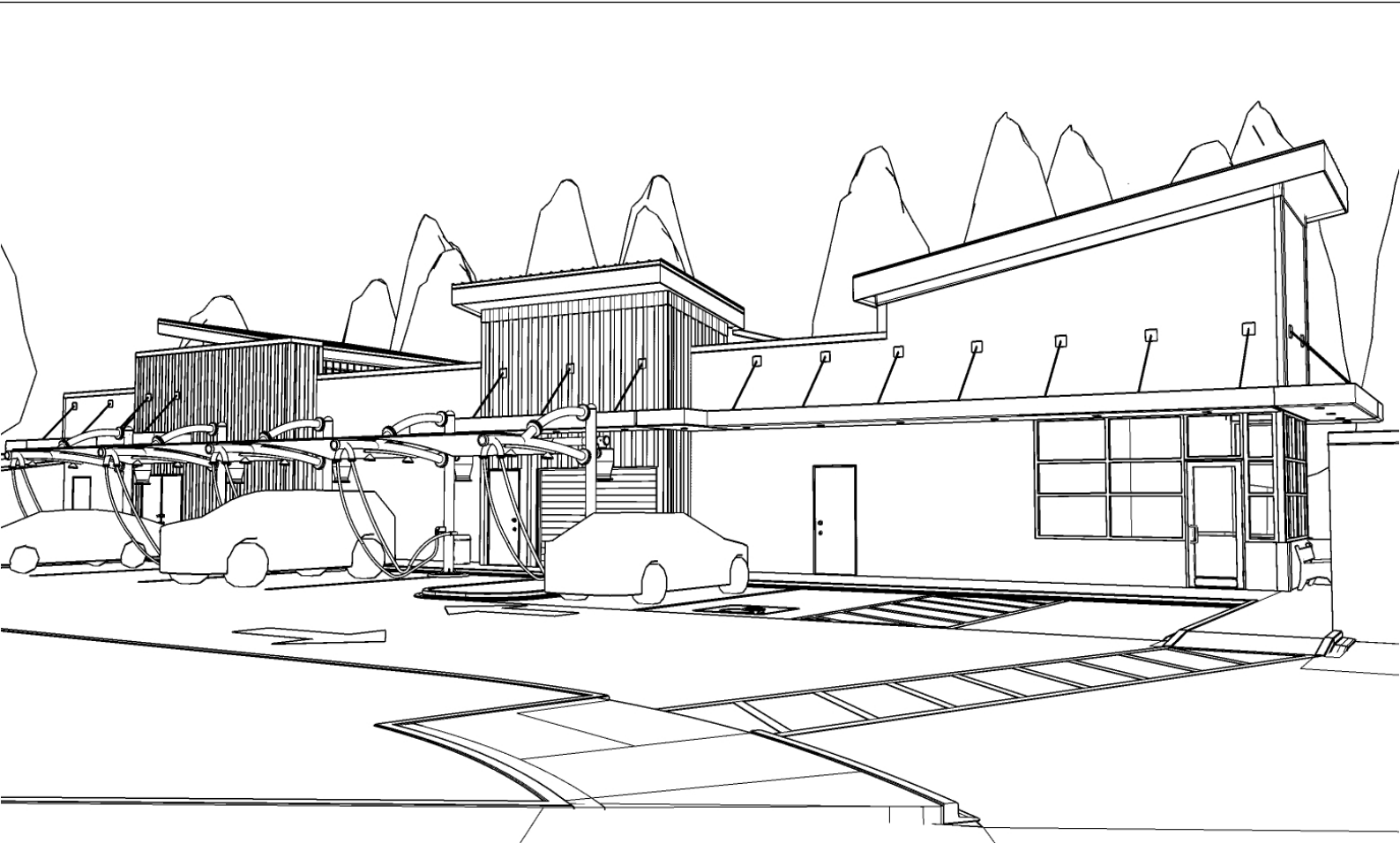
DEVELOPMENT PERMIT
VILLAGE CAR WASH
TOPOGRAPHY AND BOUNDARY EXHIBIT

CITY OF NEVADA CITY

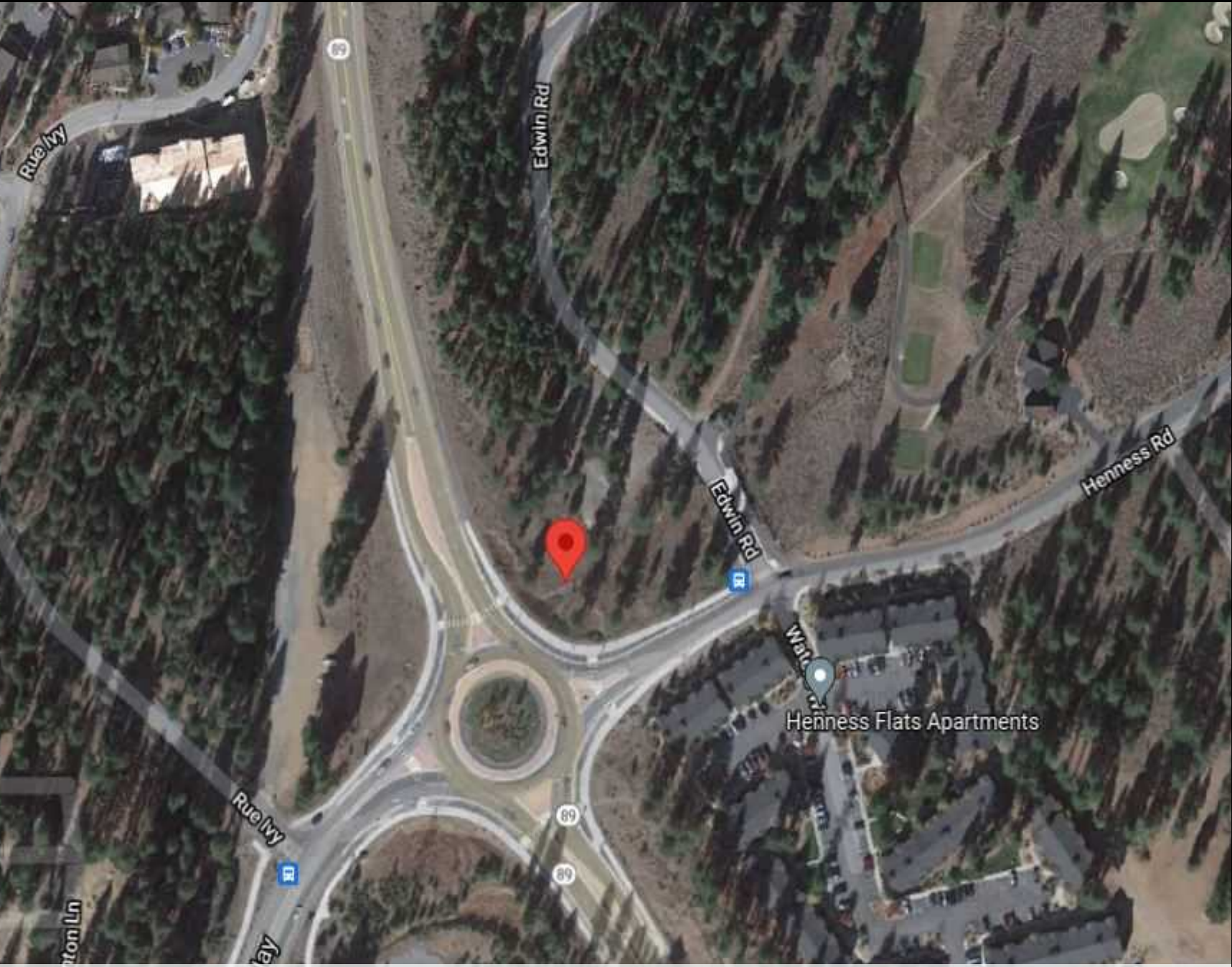
SC
PLANNING/ENGINEERING/SURVEYING

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

1
OF
1



ROUTE 89 & HENNESS RD | TRUCKEE, CA 96161
PROPOSED DESIGN FOR A NEW CAR WASH FACILITY @ 100' WASH TUNNEL LENGTH



AERIAL MAP



LOCATION MAP

DRAWING INDEX	
G100	COVER SHEET
A001	TRASH ENCLOSURE PLAN & DETAILS
A002	VACUUM ENCLOSURE PLAN & DETAILS
A100	FLOOR PLAN
A101	REFLECTIVE CEILING PLAN
A102	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	EXTERIOR RENDERINGS - DAY
A301	EXTERIOR RENDERINGS - NIGHT
A400	SOLAR STUDY - SUMMER SOLSTICE
A401	SOLAR STUDY - WINTER SOLSTICE

sevan
DESIGN SOLUTIONS, P.C.

Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
info@sevensolutions.com | www.sevensolutions.com

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY



SEAL

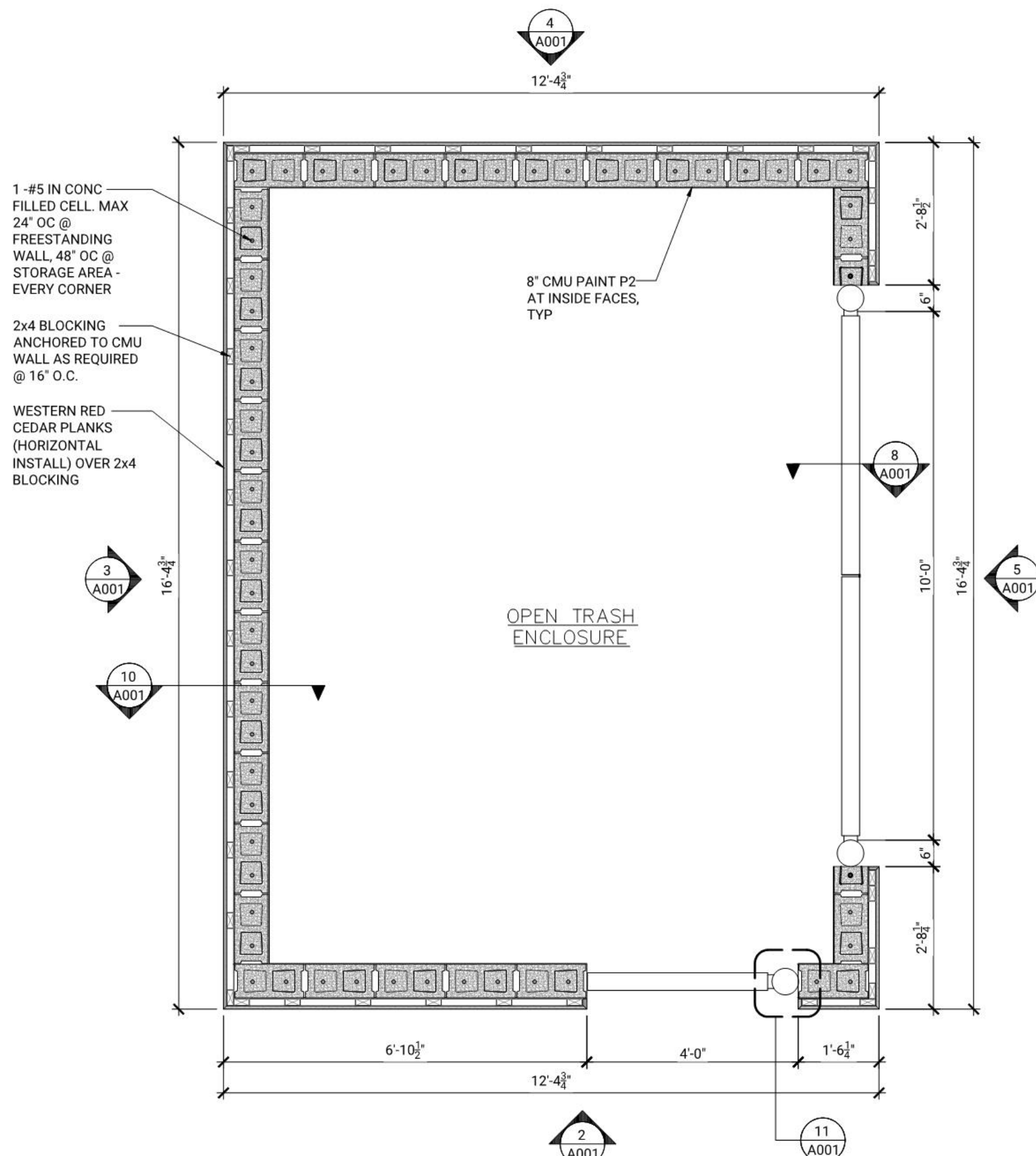
REVISIONS	
No.	DESCRIPTION
1	REDESIGN OPTION 2A
2	REDESIGN OPTION 2A REV - 1
3	REVISED PER CITY REQUIREMENTS
4	REVISED DESIGN PACKAGE BASED ON NEW SITE PLAN
5	REVISED PER CITY REQUIREMENTS REV - 9
-	-
-	-

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

COVER SHEET

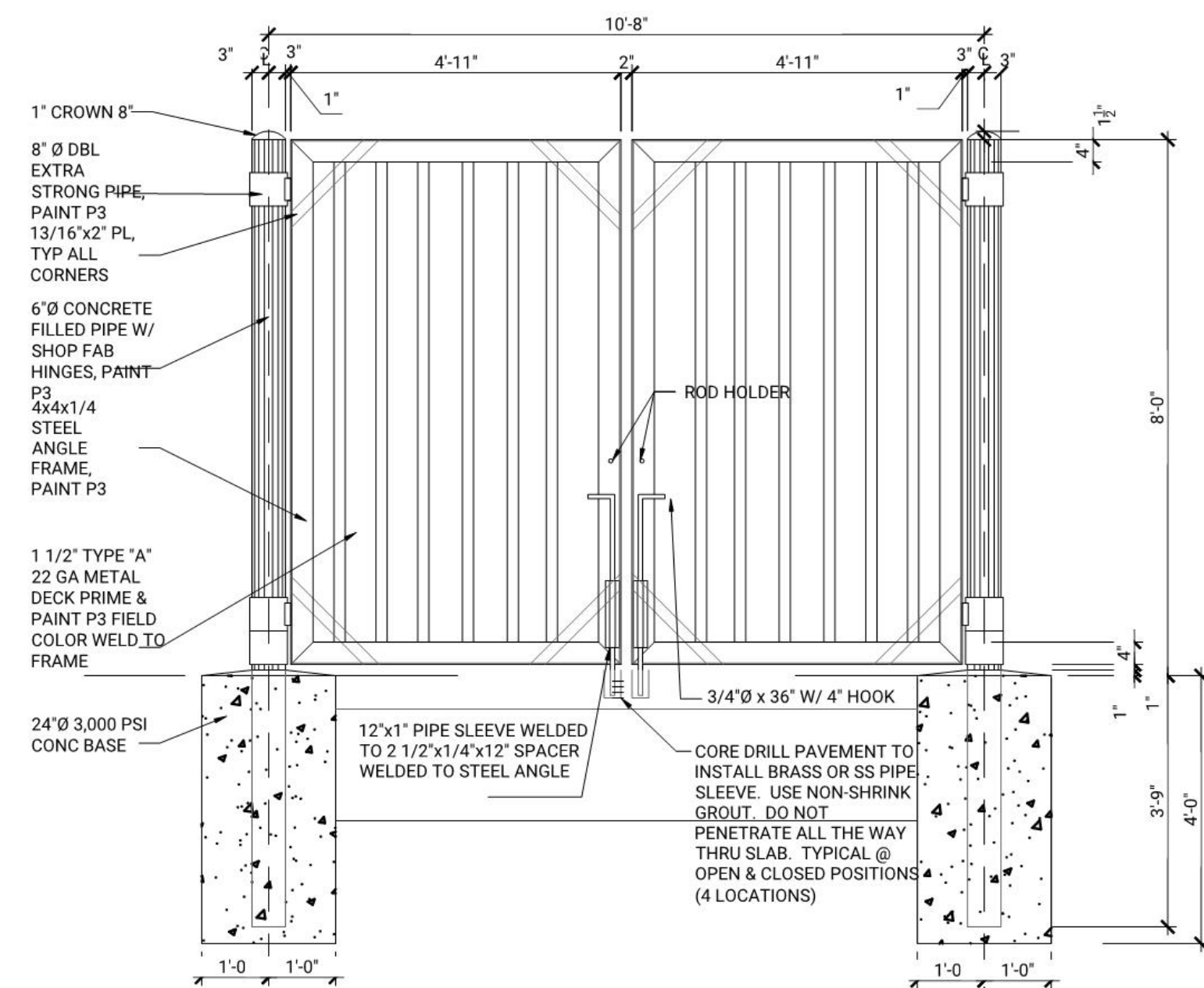
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PROJECT NO.: ABA01-015	DATE ISSUED: 11/09/23
DRAWN BY: RC	REVIEWED BY: JD

SHEET NUMBER
G100

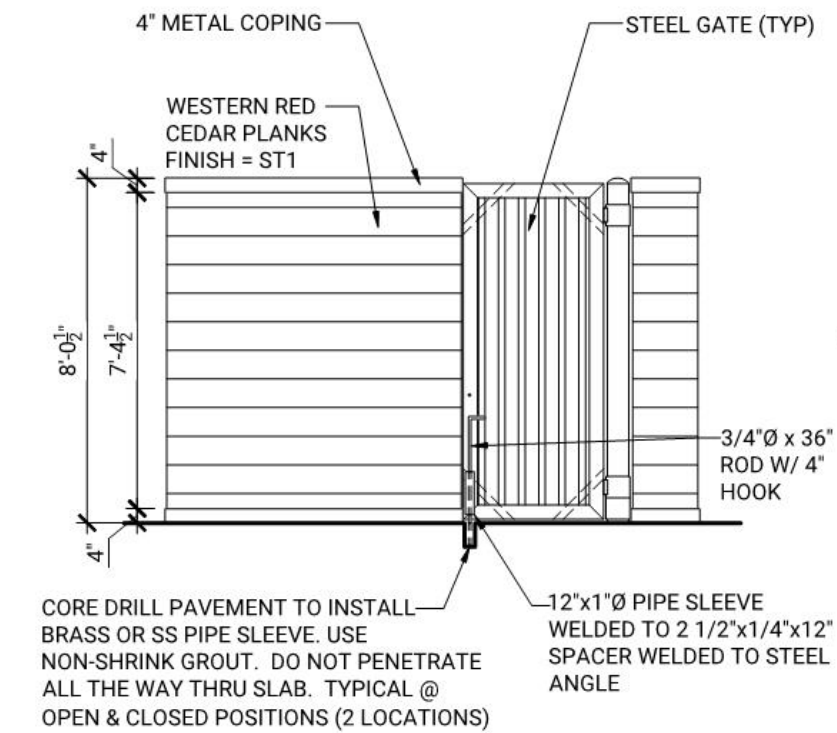


1
A001 DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

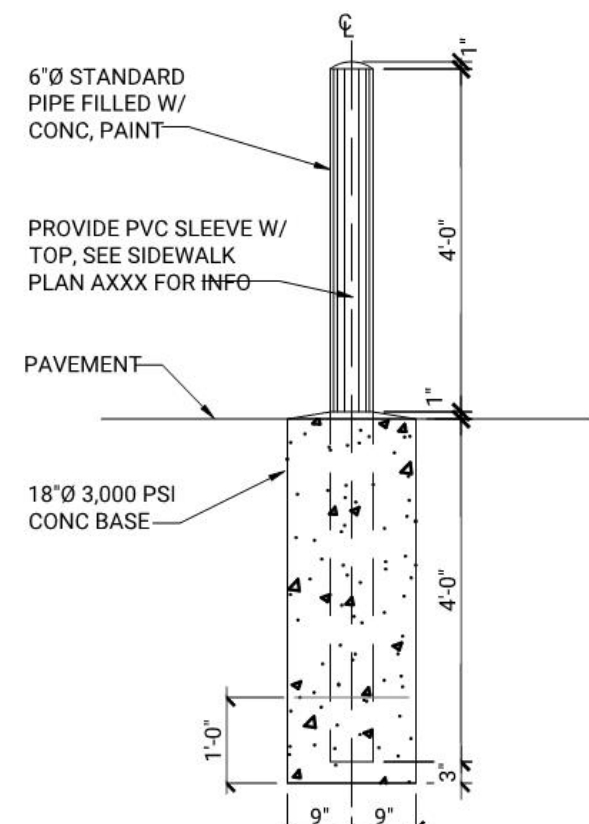
NOTE:
REFER TO A200 FOR ALL FINISH / MATERIALS



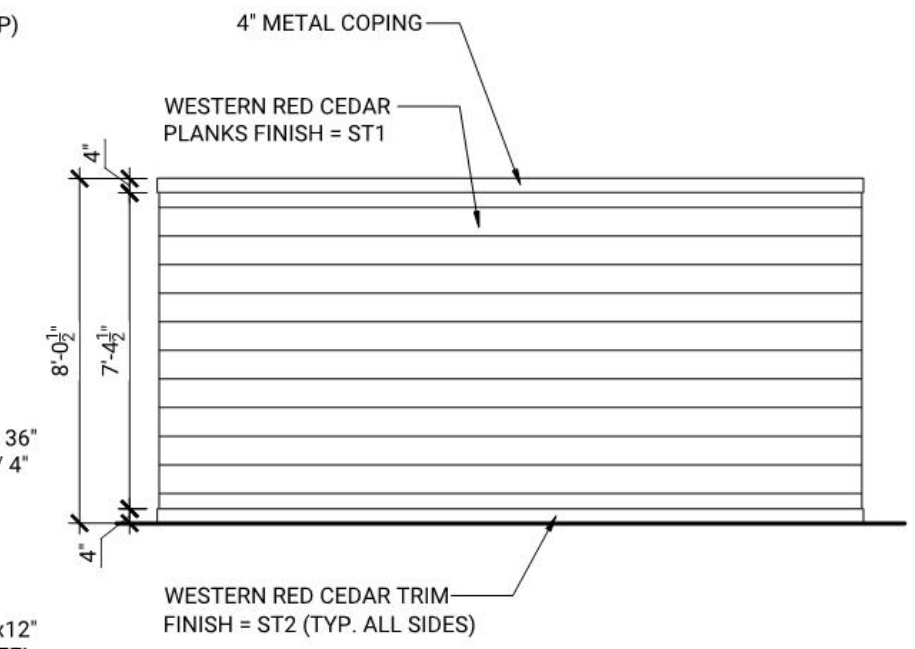
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A001 SECTION AT DUMPSTER WALL
SCALE: 1/2" = 1'-0"



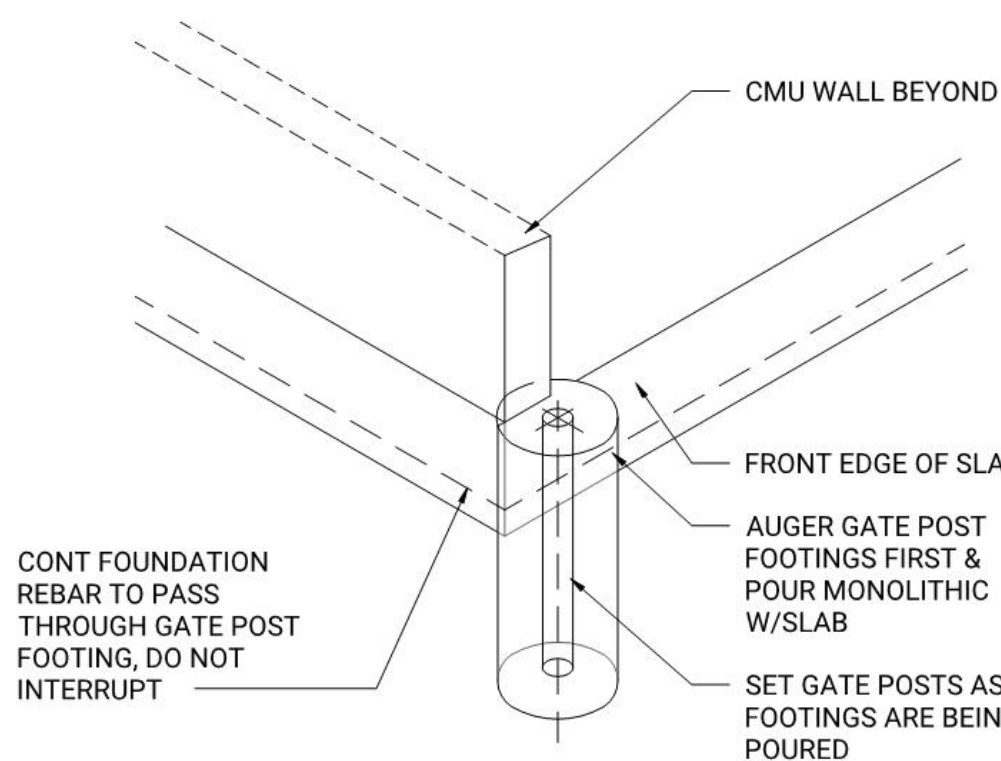
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A001 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



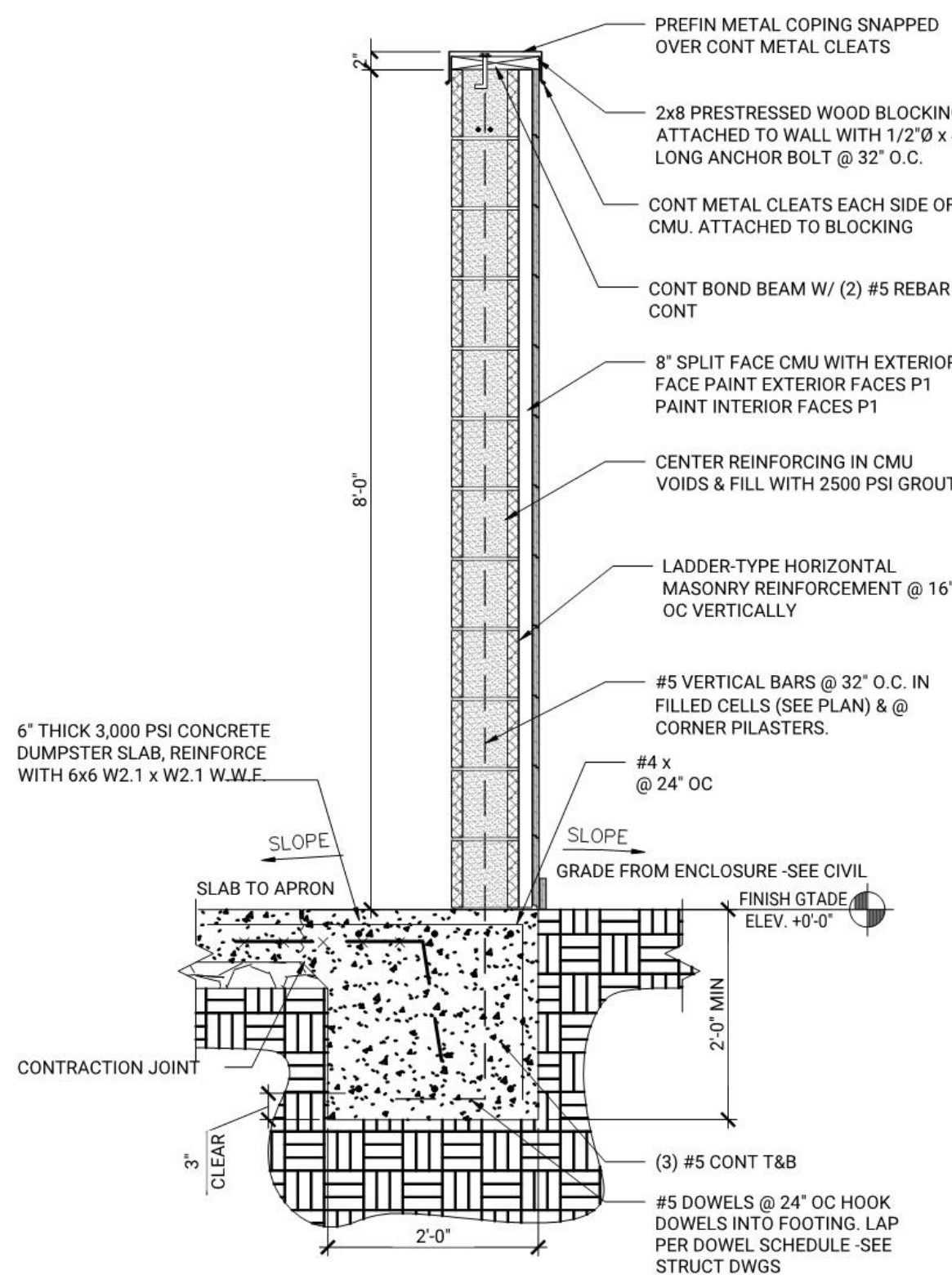
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A001 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



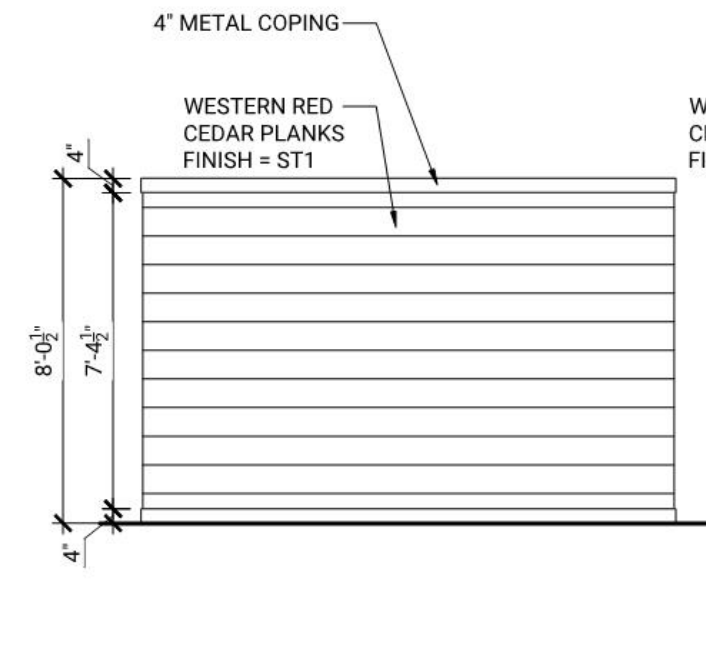
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A001 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



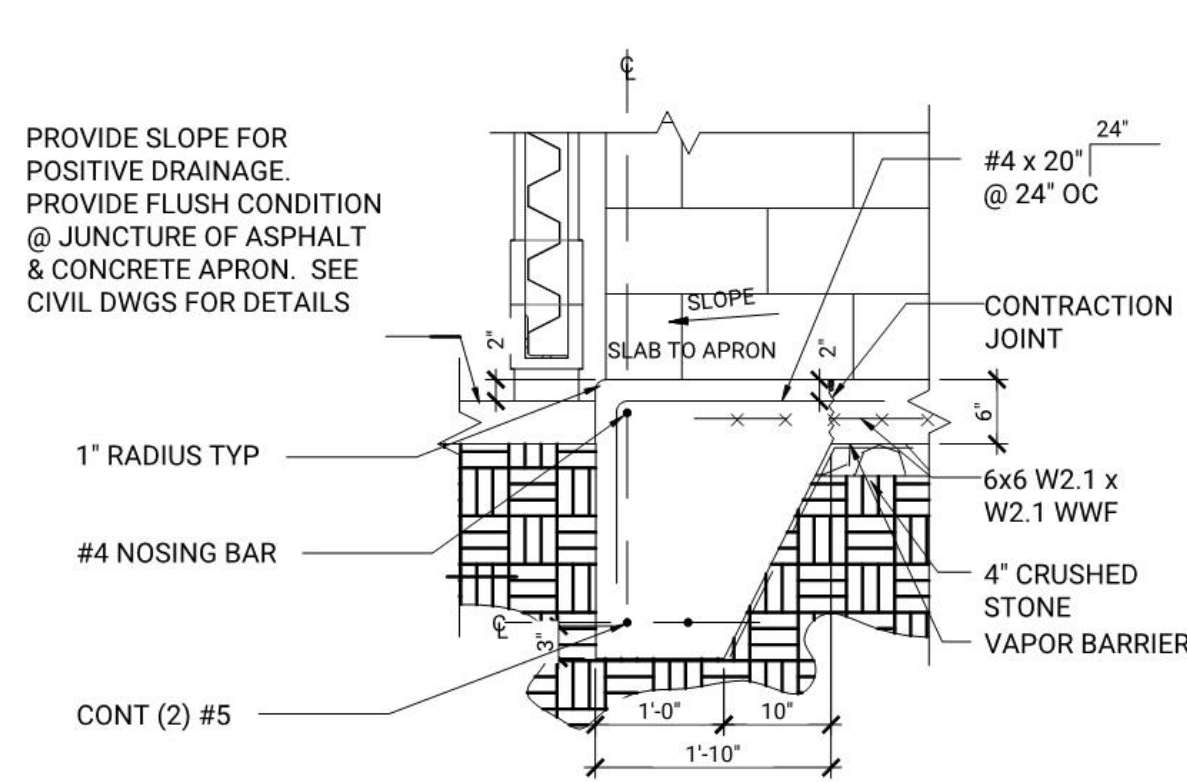
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A001 DUMPSTER GATE POST FOOTING AXON
SCALE: NTS



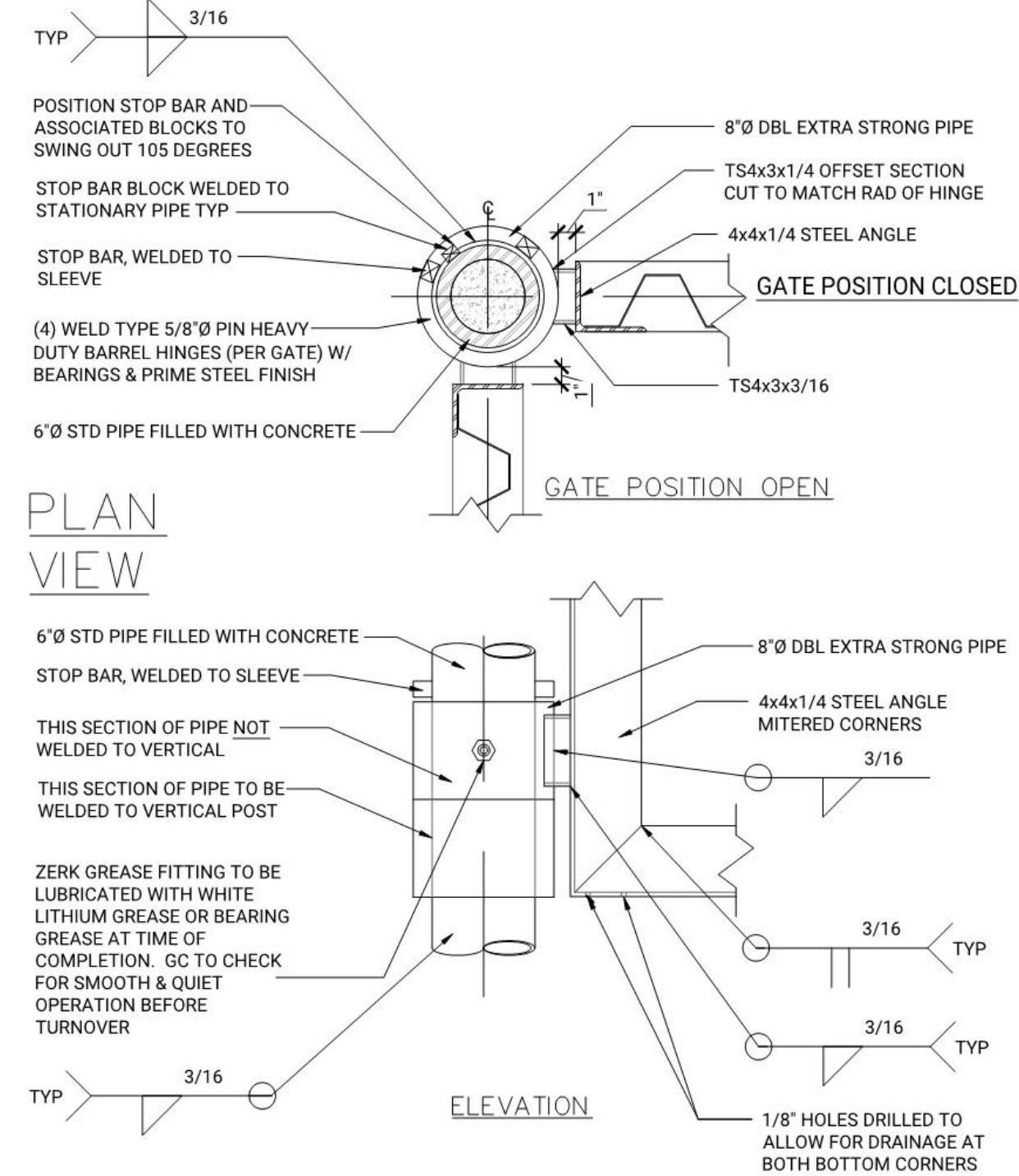
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A001 SECTION AT DUMPSTER WALL
SCALE: 3/4" = 1'-0"



4
A001 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



8
A001 SLAB EDGE AT DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"

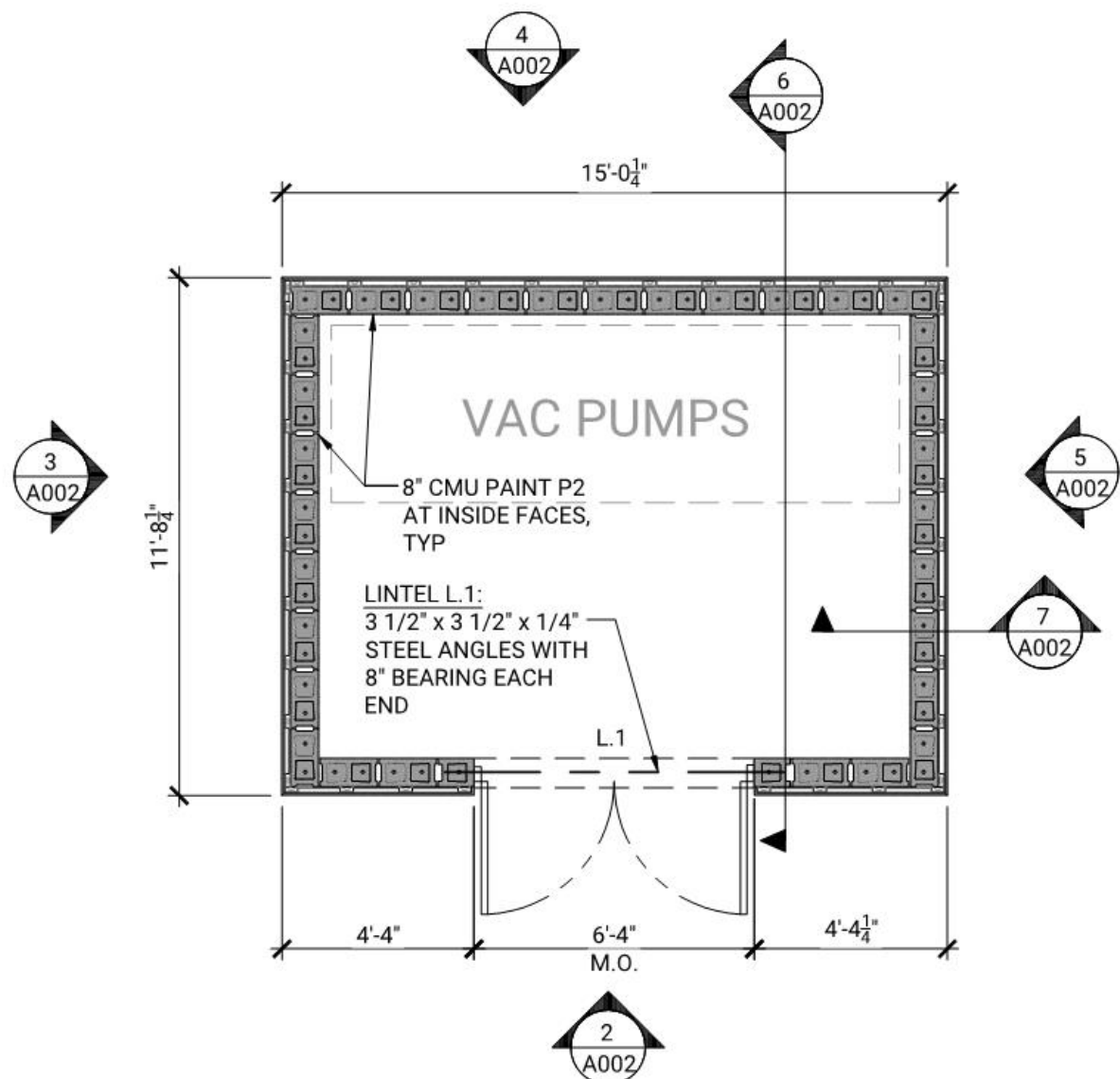


11
A001 HINGE DETAIL AT DUMPSTER GATE
SCALE: 3" = 1'-0"

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

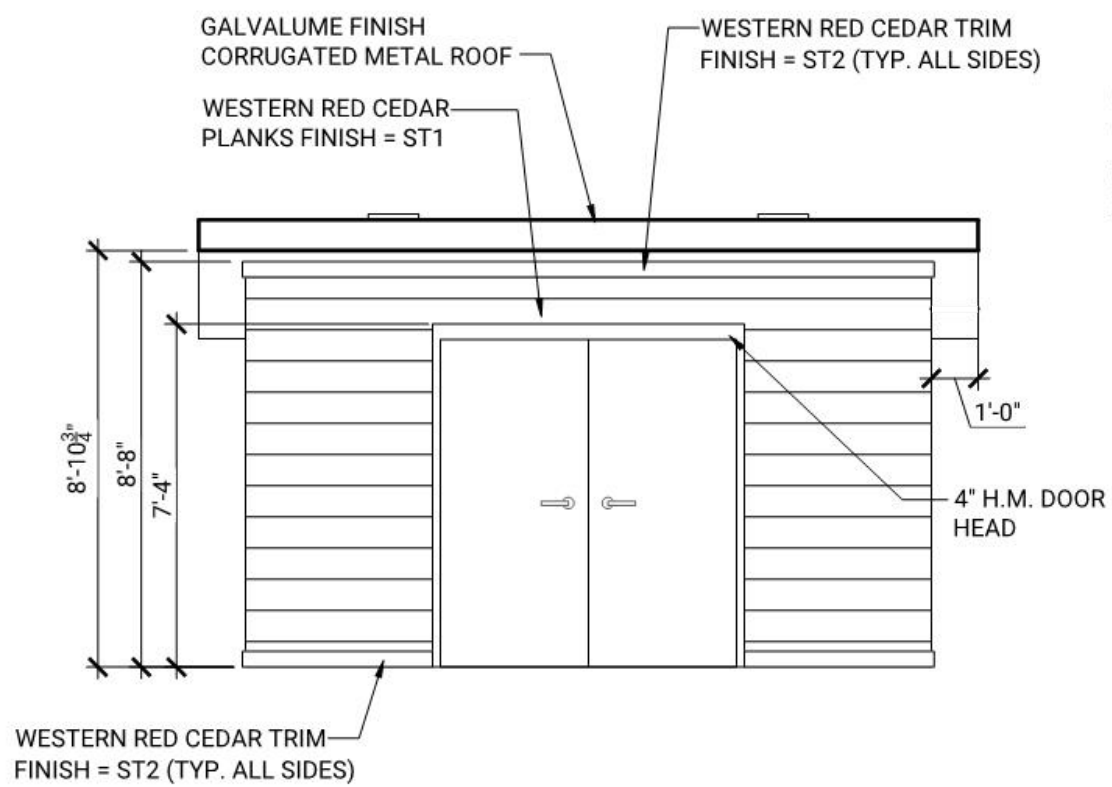
PROJECT INFORMATION	
VILLAGE CAR WASH - TRUCKEE	
ROUTE 89 & HENNESS RD TRUCKEE, CA	
96161	
TREASH ENCLOSURE PLAN & DETAILS	

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

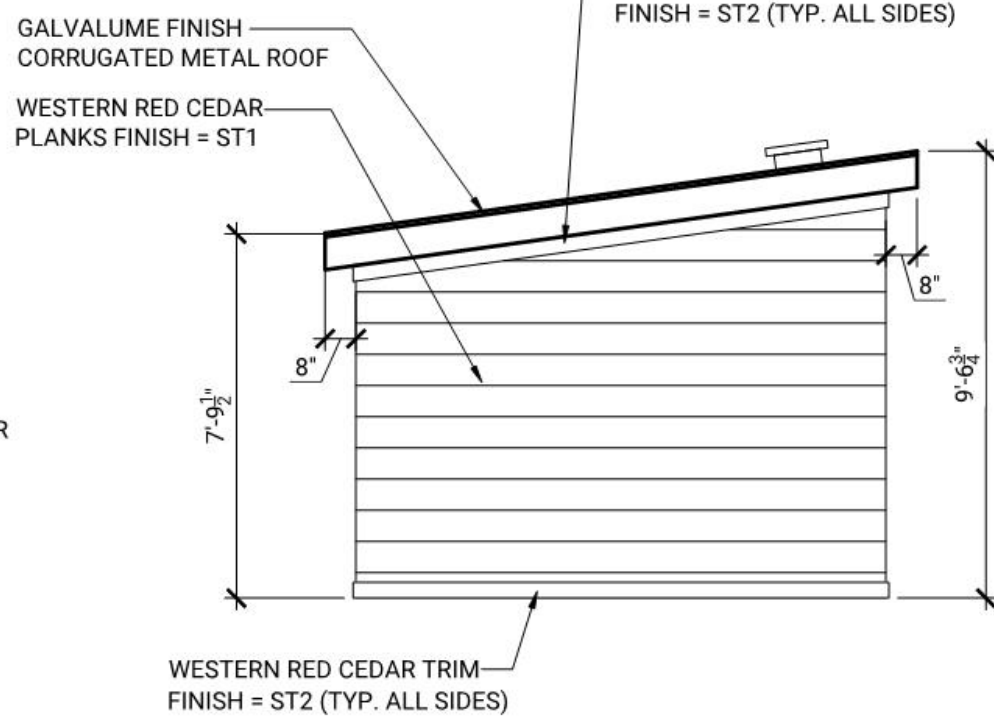


1 VAC ENCLOSURE PL
A002 SCALE: 1/4" = 1'-0"

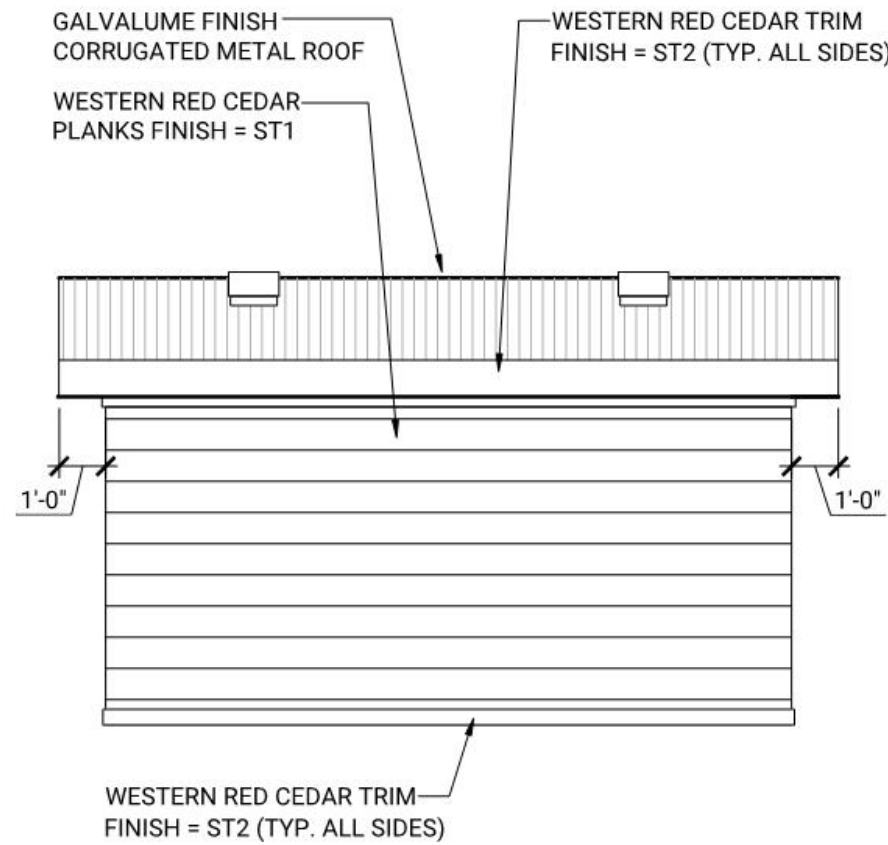
NOTE:
REFER TO A200 FOR ALL FINISH / MATERIALS



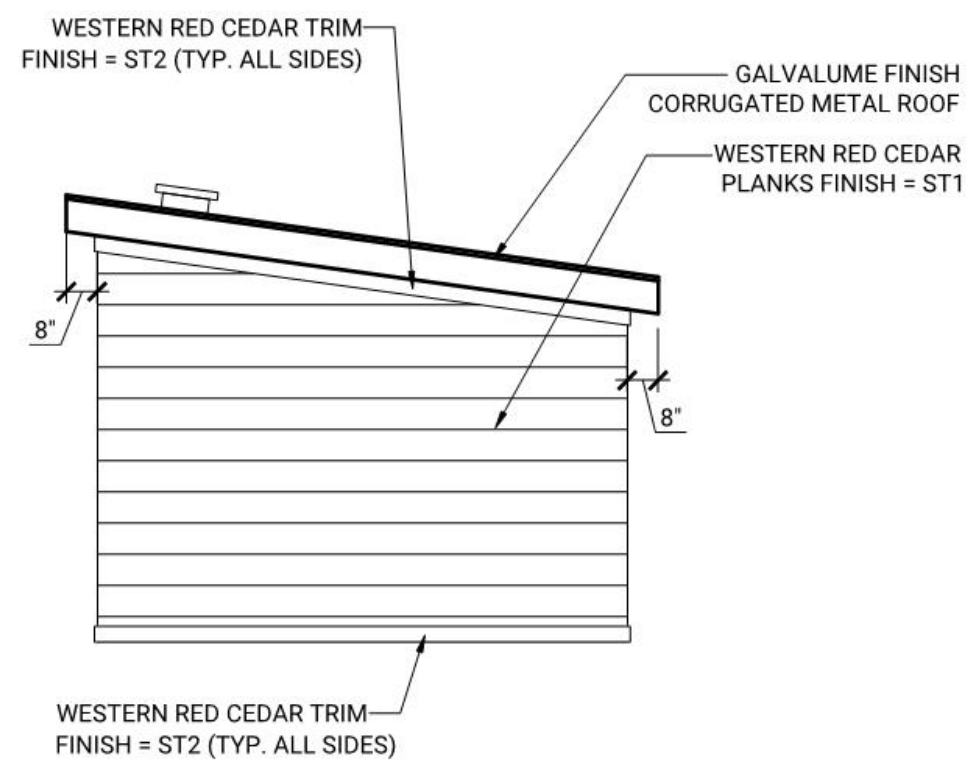
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A002 SCALE: 1/4" = 1'-0"



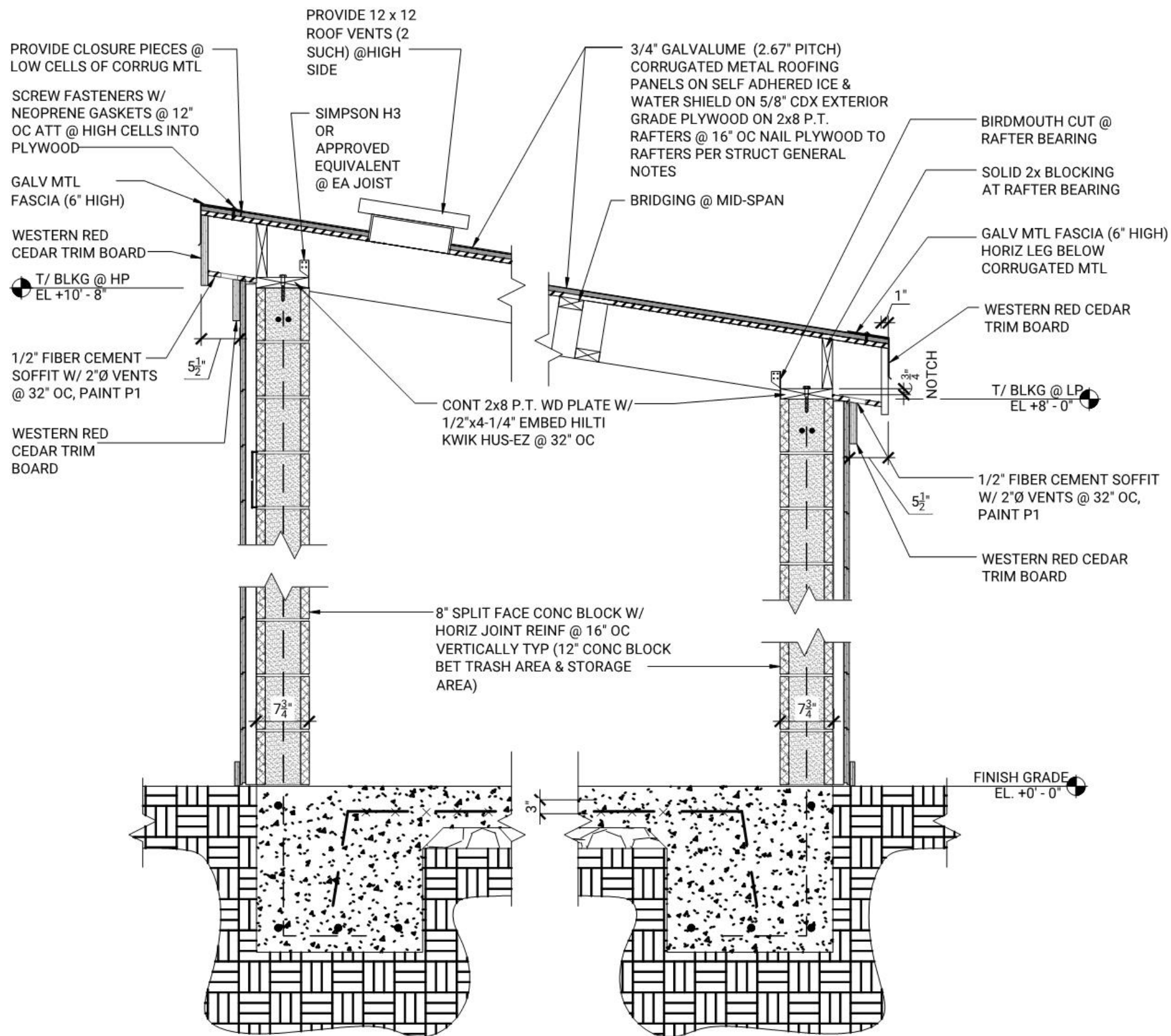
3 VAC ENCLOSURE ELEVATION
A002 SCALE: 1/4" = 1'-0"



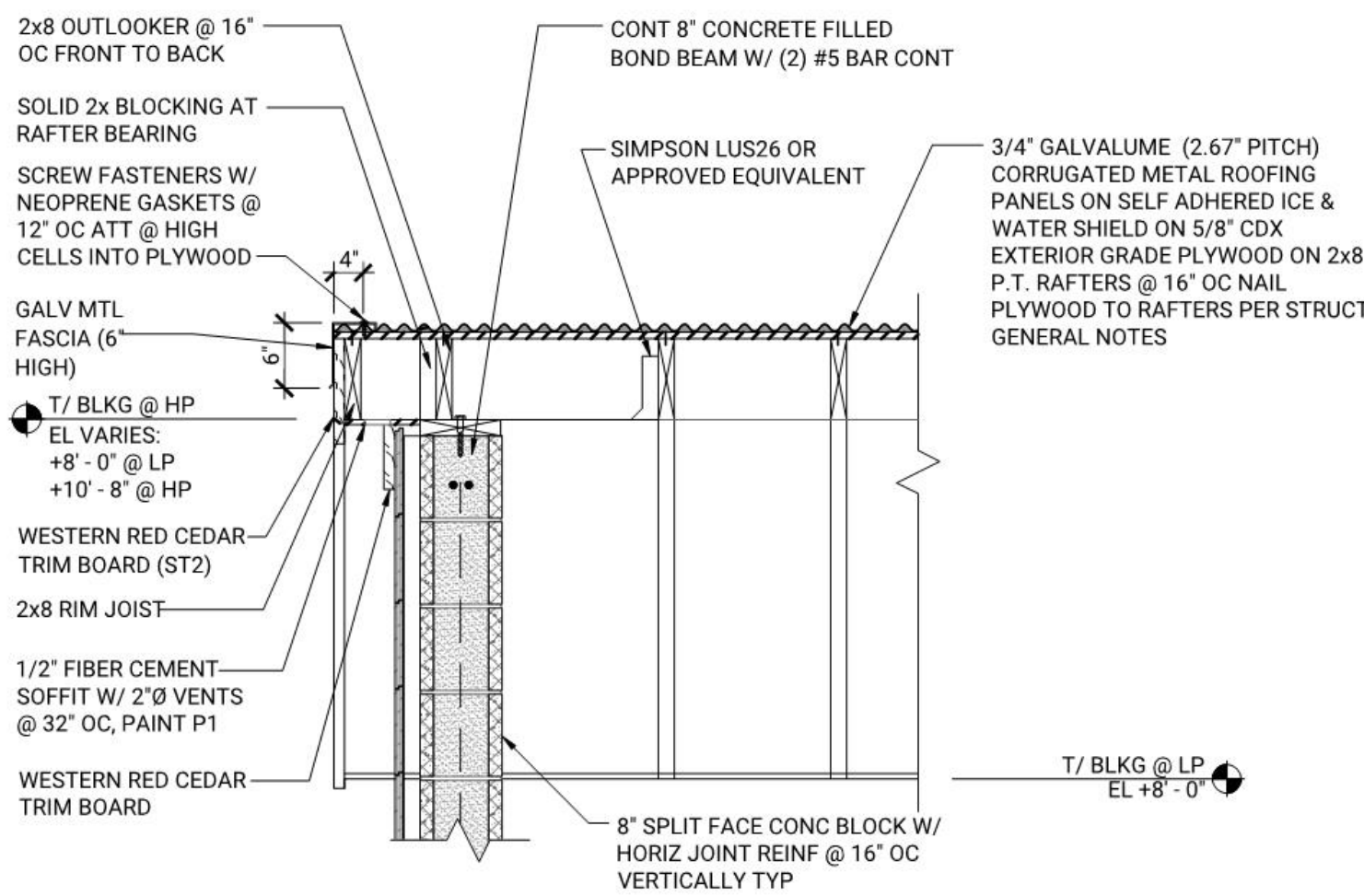
4 VAC ENCLOSURE ELEVATION
A002 SCALE: 1/4" = 1'-0"



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



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



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



SEAL

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

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

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

SHEET NUMBER

A002



REAL

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

PROJECT INFORMATION

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

FLOOR PLAN

SHEET MANAGEMENT
PROJECT NO.:ABA01-015

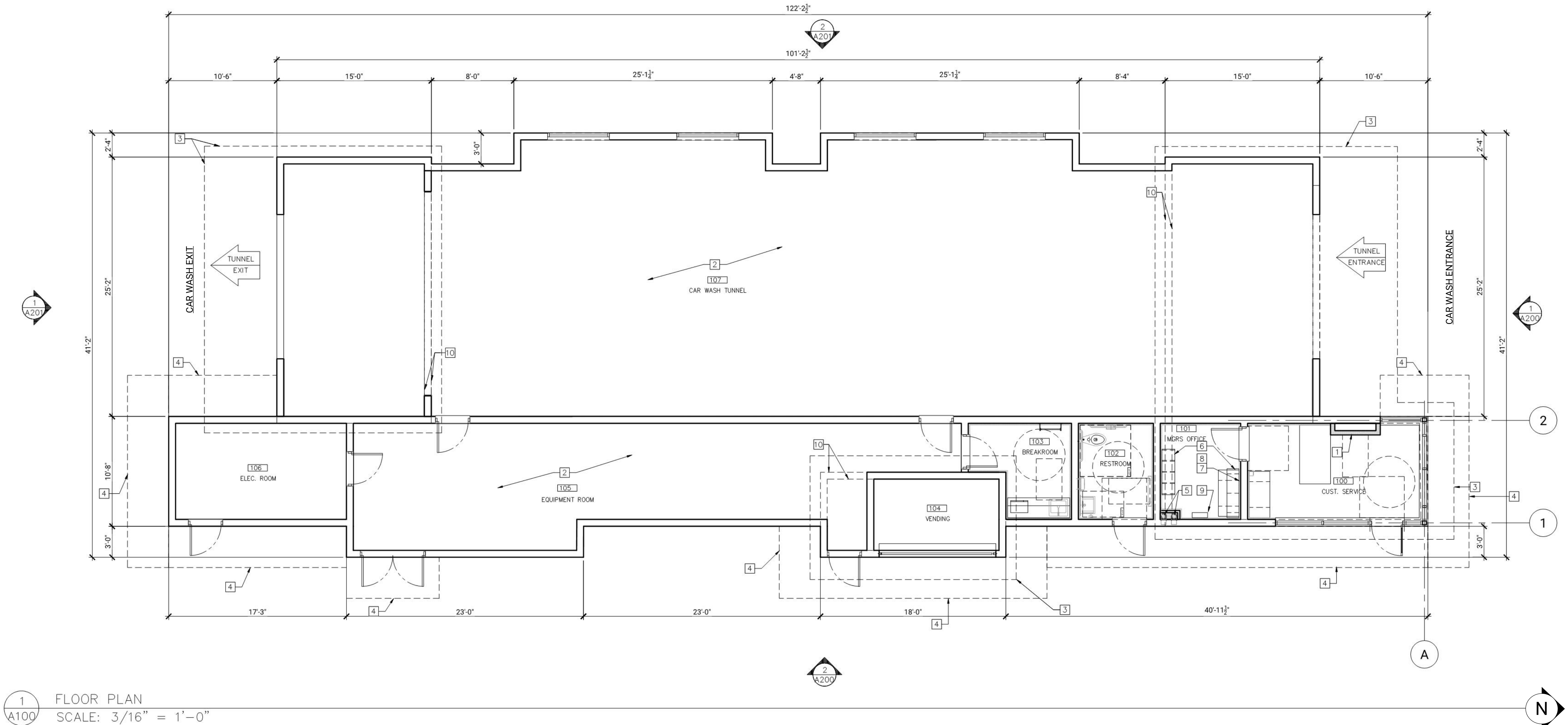
PROJECT NO.:ABA01-015

DRAWN BY:	RC
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REVIEWED BY:	JD

SHEET NUMBER

A100





REAL

REVIEWS		
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1	02-08-23	REDESIGN OPTION 2A
2	05-08-23	REDESIGN OPTION 2A REV - 1
3	07-13-23	REVISED PER CITY REQUIREMENTS
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-	-	-
-	-	-
-	-	-

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

REFLECTIVE CEILING PLAN

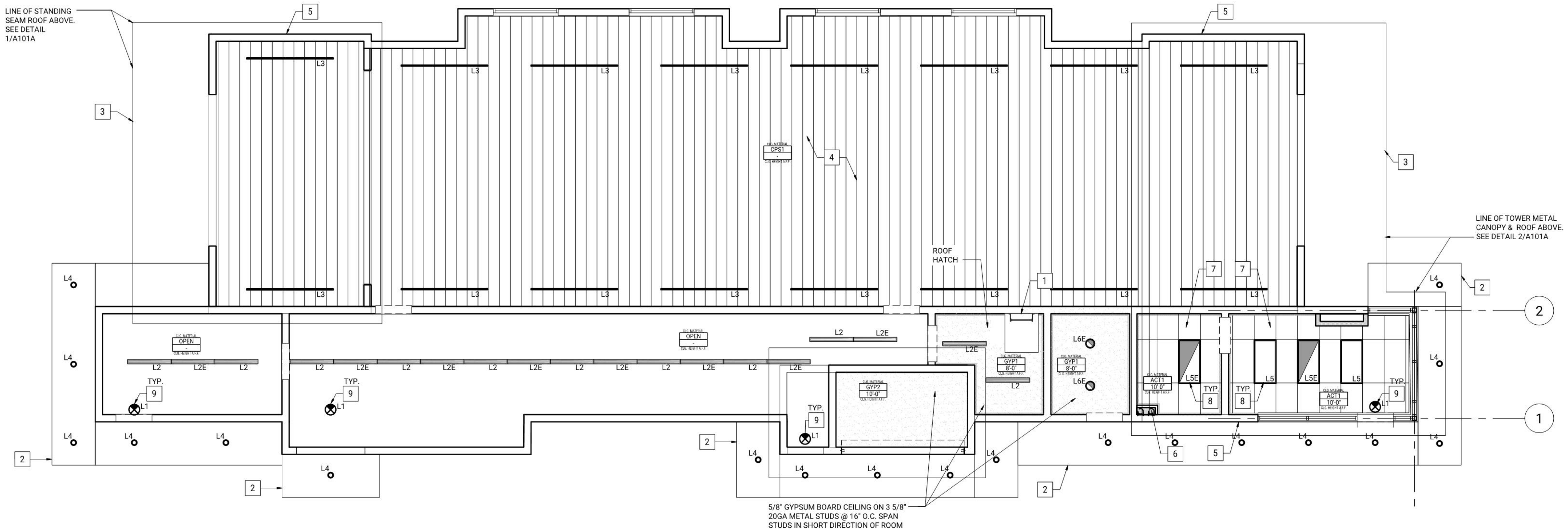
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PROJECT NO.:ABA01-015

DATE ISSUED: 11/09/23	
DRAWN BY:	RC

REVIEWED BY:	JD
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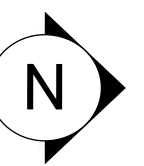
SHEET NUMBER

A101



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A101

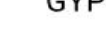
SCALE: 3/16" = 1'-0"



CEILING FINISH SCHEDULE			
MARK	DESCRIPTION	MANUFACTURER	MODEL
ACT1	2X4 LAY-IN ACOUSTICAL CEILING 15/16 WHITE GRID	ARMSTRONG	CORTEGA
GYP1	5/8" GYPSUM BOARD CEILING (PAINTED PT5)	-	-
GYP2	5/8" GYPSUM BOARD CEILING (MOISTURE RESIST)	-	-
CPS1	CEILING PANEL SYSTEM (PVC)	OCTAFORM	QUICKLINER

NOTE:
CENTER CEILING GRID IN ROOM
WHEN POSSIBLE

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER	MODEL	COUNT	LUMENS	DESCRIPTION	COMMENTS
L1	LITHONIA LIGHTING	LQM-S-3-G-120/277-ELN-SD	4	N/A	STANDARD EXIT SIGN WITH TERMOPLASTIC BLACK HOUSING, GREEN LED LETTERS AND EMERGENCY BATTERY PACK	SURFACE MOUNTED. PROVIDE WITH DIRECTIONAL ARROWS AS INDICATED ON PLAN
L2	LITHONIA LIGHTING	CLX L48 5000LM HEF FDL MVOLT GZ10 35K 90CRI WH	10	5,000	4" LINEAR LED STANDARD STRIP W/ LENS	PENDANT MTD @ =10'-0" AFF
L2E	LITHONIA LIGHTING	CLX L48 5000LM HEF FDL MVOLT GZ10 35K 90CRI PS1050 BSE10 WH	9	5,000	4" LINEAR LED STANDARD STRIP WITH WIREGUARD AND EMERGENCY BATTERY PACK	SURFACE PROVIDE WITH 1400 LUMENS EMERGENCY BATTERY PACK
L3	G&G SPECIAL ENVIRONMENTS	WPX8-SO-40K WITH WPX-PSU-750 DRIVERS	16	8,000	8' LED WATERPROOF LUMINAIRE - PROVIDE ALL ACCESSORIES AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM	SURFACE QTY OF DRIVERS AS PER DWGS
L4	SPECTRUM LIGHTING	AR6ES20L-MB-MF-GRES6MB	23	2,000	6" ROUND LED DOWNLIGHT FOR WET AREA APPLICATIONS	HOUSING: SP6E-15L-35K-DX
L5	LITHONIA LIGHTING	2GTL-4-72L-EZ1-LP835	2	7,200	2'X4' LED TROFFER W/ STEEL HOUSING, ACRYLIC PRISMATIC LENS	ACT GRID RECESSED
L5E	LITHONIA LIGHTING	2GTL-4-72L-EZ1-LP835	2	7,200	2'X4' LED TROFFER W/ STEEL HOUSING, ACRYLIC PRISMATIC LENS	ACT GRID RECESSED

LEGEND		GENERAL FLOOR PLAN NOTES	
	GYP. BD. CEILING	1. FIELD VERIFICATION: CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND VERTICAL CONTROL PRIOR TO THE COMMENCEMENT OF WORK. PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE OR CONTRACTING OFFICER IN WRITING OF ANY DISCREPANCIES IN NEW AND/OR EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK TO ENSURE CLEARANCES FOR SCHEDULED CEILING HEIGHTS. 2. DIMENSION GUIDE: ALL DIMENSIONS ARE TAKEN TO/FROM GRID LINE, AND FACE OF DRYWALL PARTITION, UNLESS OTHERWISE NOTED. CLAR DIMENSIONS WILL BE NOTE WHERE APPLICABLE FROM MATERIAL FINISHES. 3. CEILING HEIGHTS: ALL CEILINGS DESIGNATED ON THIS PLAN SHALL BE AS NOTED ON THE PLAN. ALL CEILING HEIGHTS CORRESPOND TO THE HEIGHT ABOVE RESPECTIVE FINISH FLOOR ELEVATION/LEVEL. 4. CEILING DEVICES: CEILING LAYOUT PLANS SHOW MOST MAJOR MECHANICAL AND ELECTRICAL COMPONENTS. SEE MECHANICAL AND ELECTRICAL DOCUMENTS FOR ADDITIONAL M/E DEVICES INCLUDED IN THE CEILING CONFIGURATION. CONTRACTOR TO COORDINATE LAYOUT OF ALL DEVICES. ALL MECHANICAL / ELECTRICAL COMPONENTS SCHEDULED TO BE INSTALLED IN THE SUSPENDED ACOUSTIC CEILING PANEL (ACP), OR ACOUSTIC CEILING TILES (ACT) TO BE LOCATED IN THE CENTER OF EACH PANEL/TILE, UNLESS OTHERWISE NOTED.	
	NEW ACT CEILING		
	HVAC DIFFUSERS		
	WALL MOUNTED EXIT SIGN W/ BATTERY PACK		
REFLECTED CEILING PLAN KEYNOTES		5. PARTITION TYPES: PARTITION TYPES AND RELATED HEIGHTS ARE REFERENCED ON THE CORRESPONDING FLOOR PLANS A-101 FOR THIS AREA. 6. CEILING ACCESS: PROVIDE CEILING ACCESS PANELS, AS SPECIFIED IN SECTION 083100 IN ALL INACCESSIBLE CEILINGS WHERE EQUIPMENT/DEVICES REQUIRING ACCESS ARE LOCATED. COORDINATE LOCATION WITH EXISTING DESIGN LAYOUT, WITH SIZE AS SPECIFIED. NOTE: TO BE CONSISTENT WITH TYPE OF ACCESS PANELS, INSTRUCT M/E TO SPECIFY (CROSS-REFERENCE) THE ARCH SECTION. 7. LATERAL SUPPORT: PROVIDE LATERAL SUPPORT AND UPLIFT RESTRAINT AT ALL SUSPENDED ACOUSTICAL PANEL/TILE CEILINGS AS REQUIRED BY THE LOCAL JURISDICTION (ASTM). COORDINATE LOCATIONS WITH ABOVE CEILING DEVICES AND RELATED CLEARANCES.	
1	ROOF HATCH		
2	ALUMINUM FRAMED AWNING WITH WESTERN RED CEDAR UNDERSIDE AND RECESSED LIGHTING		
3	LINE OF STANDING SEAM ROOF ABOVE		
4	PVC CEILING LINER SYSTEM OVER 2X4 FURRING @24" O.C. PERPENDICULAR TO SPAN OF ROOF JOISTS SEE BUILDING AND WALL SECTIONS A500 & A501		
5	LINE OF TOWER CANOPY & METAL ROOF ABOVE		
6	DOWNSPOUT AND OVERFLOW DRAIN - SEE PLUMB SHEETS		
7	2'X4' LAY IN CEILING & GRID CENTER GRID IN ROOM		
8	2x4 LED LAY-IN LIGHT FIXTURE		
9	NEW WALL MOUNTED EXIT SIGN, CENTER OVER DOOR BELOW (TYPICAL)		



SEAL

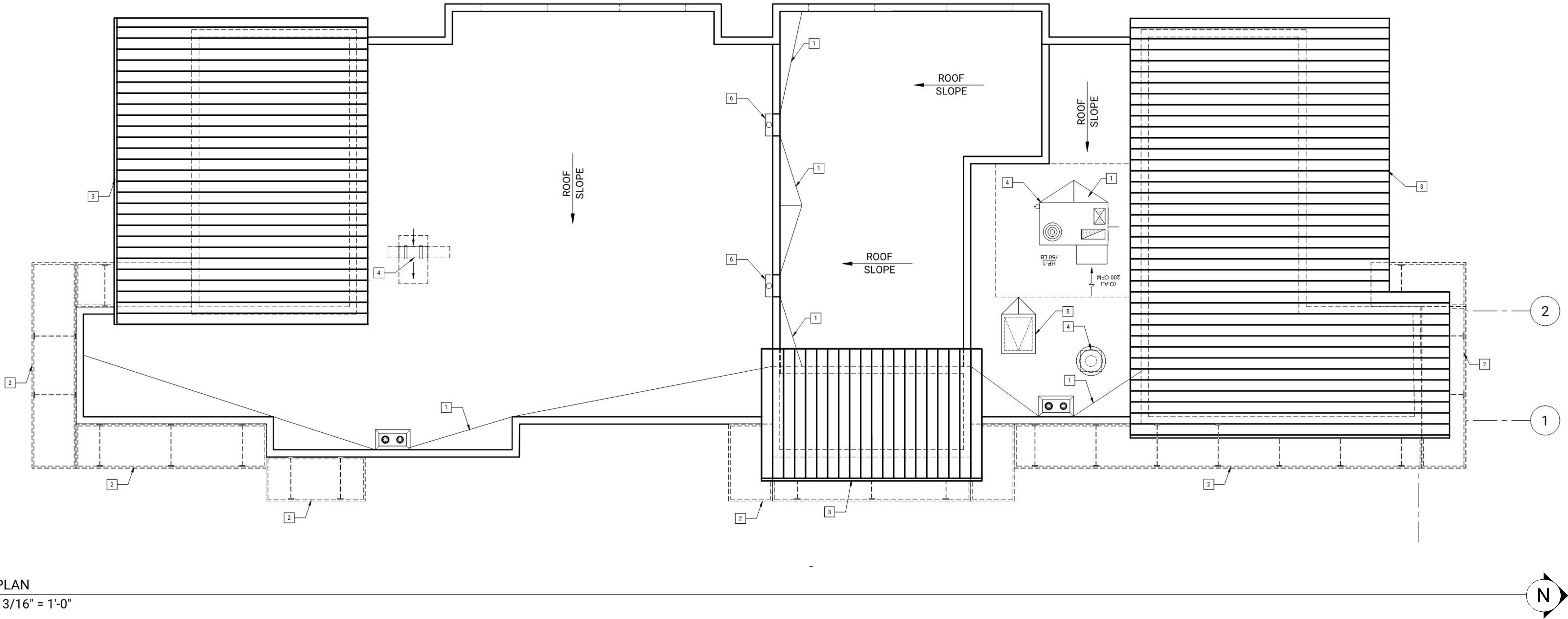
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PROJECT INFORMATION
VILLAGE CAR WASH - TRUCKEE
ROUTE 89 & HENNESS RD TRUCKEE, CA
96161
ROOF PLAN

SHEET MANAGEMENT
PROJECT NO.: ABA01-015
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SHEET NUMBER

A102

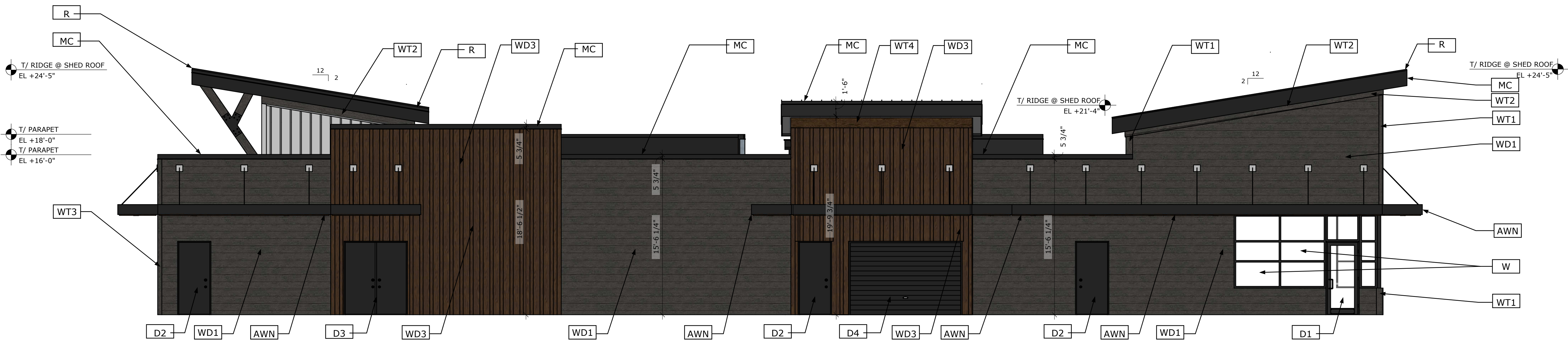


1 ROOF PLAN
SCALE: 3/16" = 1'-0"

ROOF PLAN KEYNOTES	LEGEND
1 BUILD UP DRAINAGE CRICKETS - TYP	1 KEY NOTE
2 ALUMINUM FRAMED AWNING WITH WESTERN RED CEDAR UNDERSIDE	NEW FULL HEIGHT PARTITION
3 STANDING SEAM SHED ROOF	WINDOW TAG SEE A600
4 ROOFTOP EQUIPMENT SEE MECHANICAL DRAWINGS	# WALL TYPE TAG. SEE 2/A200
5 ROOF ACCESS HATCH & LADDER	D# DOOR TAG SEE A600
TYPICAL TPO ROOFING SPEC	
TYPICAL TPO ROOFING INSTALLATION 60 MIL DUR-O-LAST (WHITE) SINGLE PLY MECHANICALLY FASTENED ROOF MEMBRANE, ON 5/8" DUR-O-GUARD DENS DECK ROOF BOARD, (R=0.67) OVER 3" POLYISO INSULATION (R=23.60), MECHANICALLY FASTENED TO 3/4" EXTERIOR GRADE T&G FIRE RETARDANT PLYWOOD	
GENERAL ROOF PLAN NOTES	
1. ROOFING CONTRACTOR TO COORDINATE LOCATION OF HVAC UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL AND MECHANICAL DRAWINGS 2. TAPERED INSULATION SHALL BE LAID OUT IN ORDER TO AVOID PONDING WATER CONDITIONS. 3. PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION. 4. ROOF SYSTEMS SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED CONTRACTOR IN ORDER TO MEET GUARANTEE REQUIREMENTS 5. HVAC CONDENSATE LINES TO TERMINATE ON ROOF OR AS REQUIRED BY LOCAL CODE. 6. REFER TO STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION. 7. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE. 8. ALL TPO TO BE FULLY ADHERED UP PARAPET WALL AND UNDER COPING. 9. PROVIDE WALKWAY PADS AS REQUIRED 10. TO BE INSTALLED PER MANUFACTURER REQUIREMENTS TO INSURE FULL WARRANTY.	



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



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

EXTERIOR FINISH / MATERIAL LEGEND

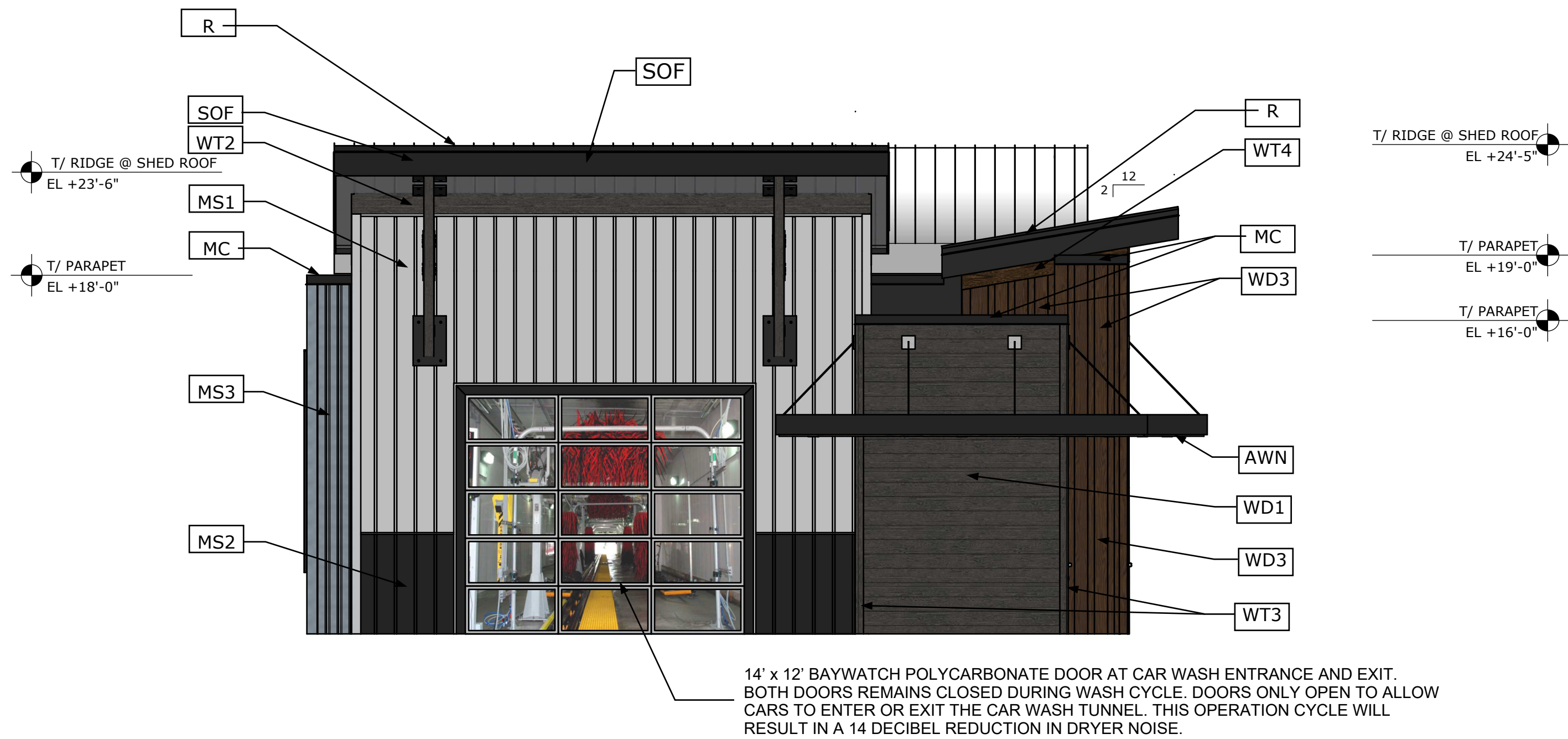
AWN	AWNING ALUMINUM FRAMED AWNING W/ WESTERN RED CEDAR UNDER SIDE - STAINED ST1 & RECESSED LIGHTING	R	STANDING SEAM METAL ROOF BLACK
		SOF	SOFFIT FLUSH METAL PANEL SOFFIT PAINTED P2
D1	ALUMINUM ENTRY DOOR ANODIZED ALUMINUM	ST1	STAIN MINWAX EXTERIOR STAIN - SEMI TRANSPARENT MW1118-165812 - GUNSTOCK
D2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

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



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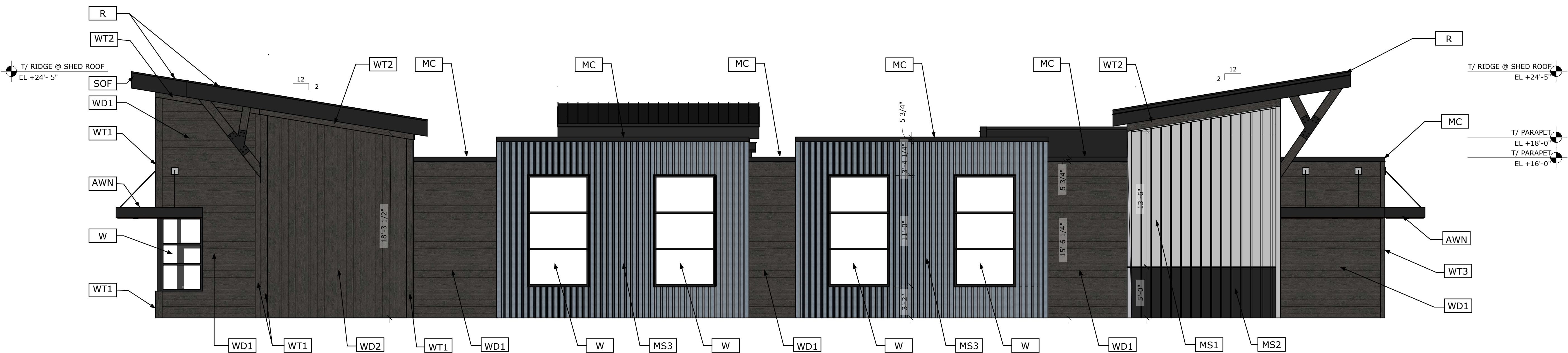
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DATE ISSUED: 11/09/23	RC
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REVIEWED BY:	



1 EXIT SIDE ELEVATION
A201 Scale: 3/16" = 1'-0"

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

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



2 NON-PARKING SIDE ELEVATION
A201 Scale: 3/16" = 1'-0"



SEAL

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

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

SHEET NUMBER
A201



1 EXTERIOR PERSPECTIVE 1
A300 N.T.S.

2 EXTERIOR PERSPECTIVE 2
A300 N.T.S.



3 EXTERIOR PERSPECTIVE 3
A300 N.T.S.

4 EXTERIOR PERSPECTIVE 4
A300 N.T.S.

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PROJECT INFORMATION

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

EXTERIOR RENDERINGS - DAY

SHEET MANAGEMENT

PROJECT NO.: ABA01-015
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REVIEWED BY: JD

SHEET NUMBER
A300



1 EXTERIOR PERSPECTIVE 1
A301 N.T.S.

2 EXTERIOR PERSPECTIVE 2
A301 N.T.S.



3 EXTERIOR PERSPECTIVE 3
A301 N.T.S.

4 EXTERIOR PERSPECTIVE 4
A301 N.T.S.

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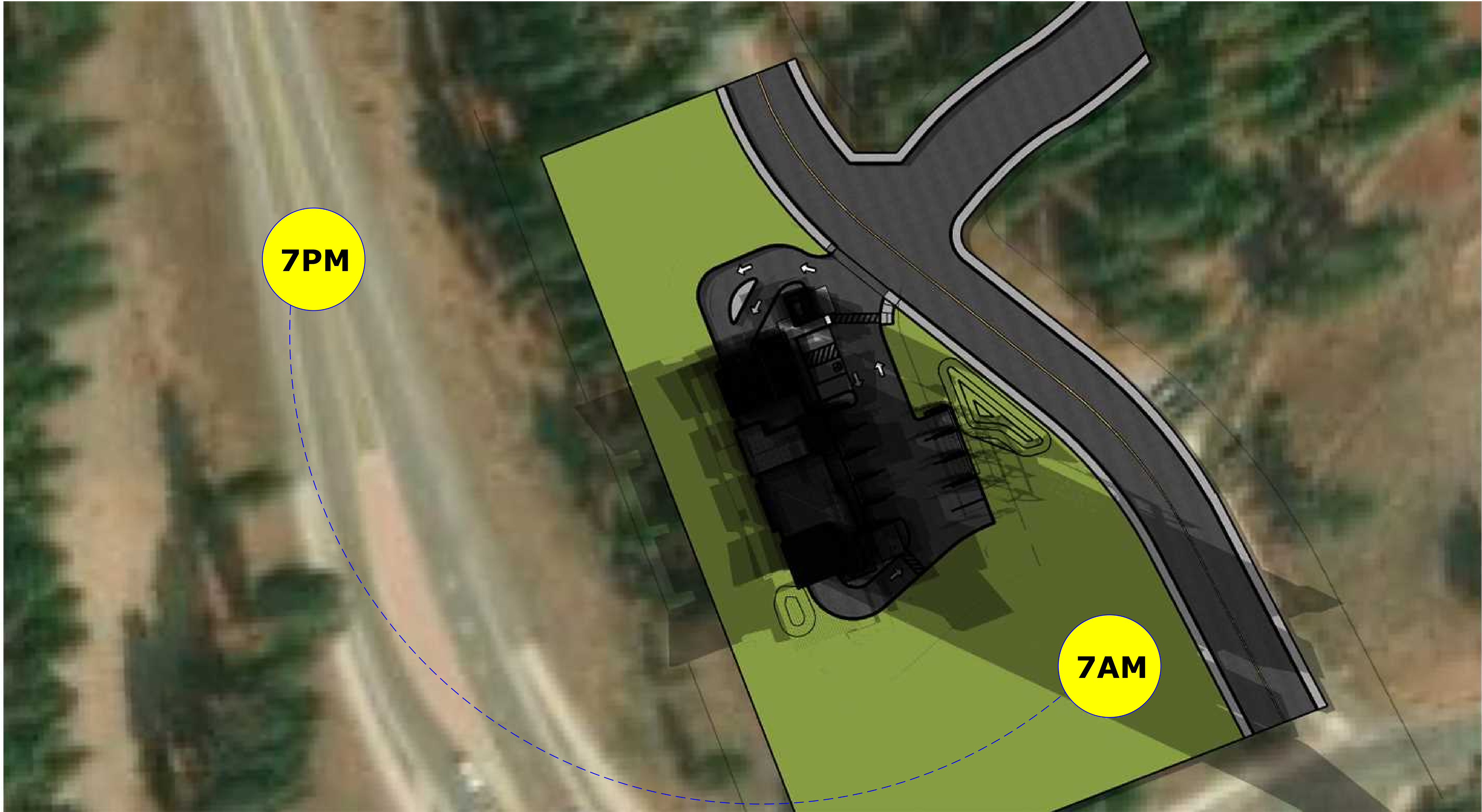
VILLAGE CAR WASH - TRUCKEE
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96161

EXTERIOR DRENDERINGS NIGHT

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A301

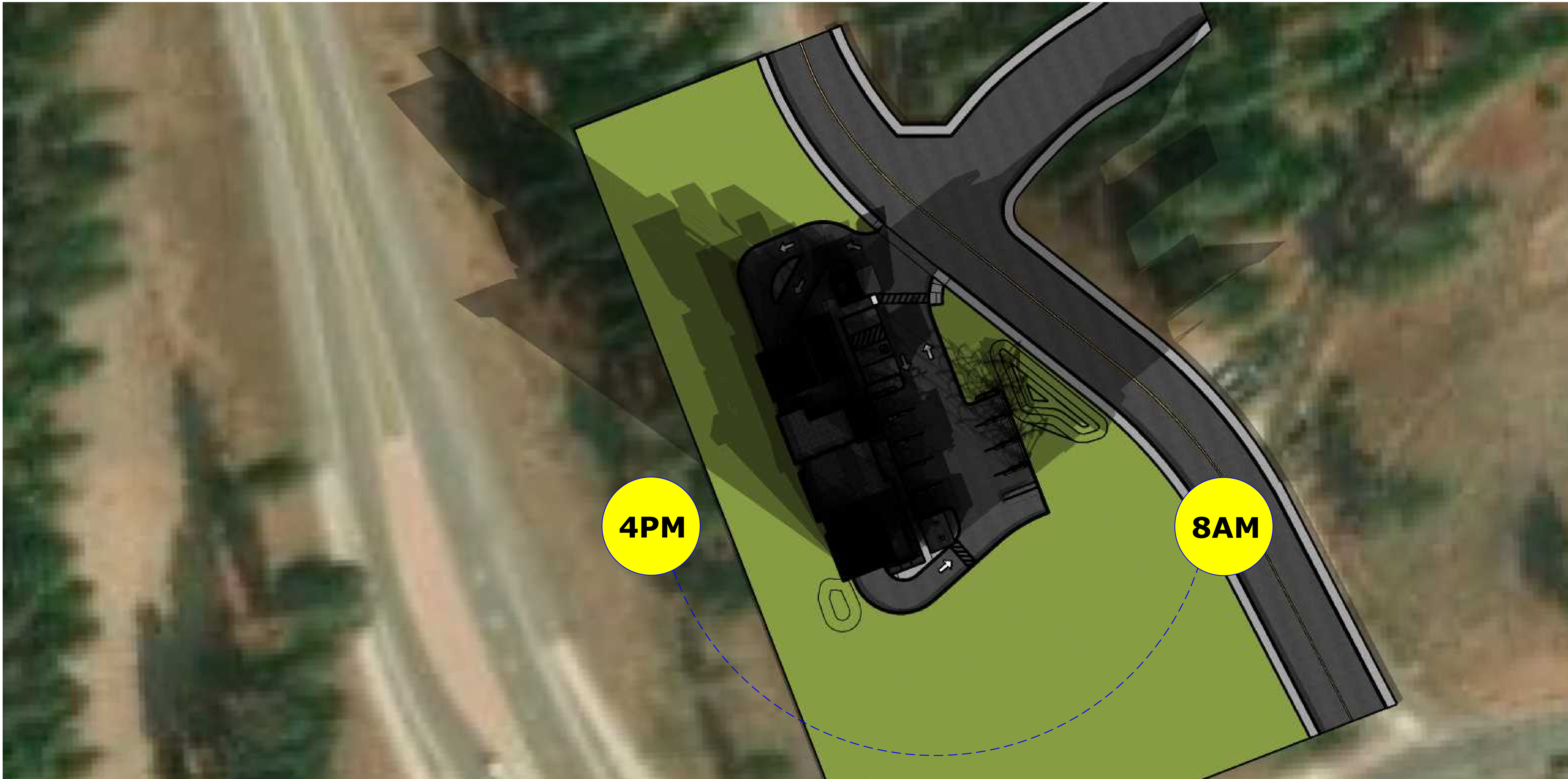


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PROJECT INFORMATION	
VILLAGE CAR WASH - TRUCKEE	
ROUTE 89 & HENNESS RD TRUCKEE, CA	
96161	
SLOAR STUDY - SUMMER SOLSTICE	

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PROJECT INFORMATION

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

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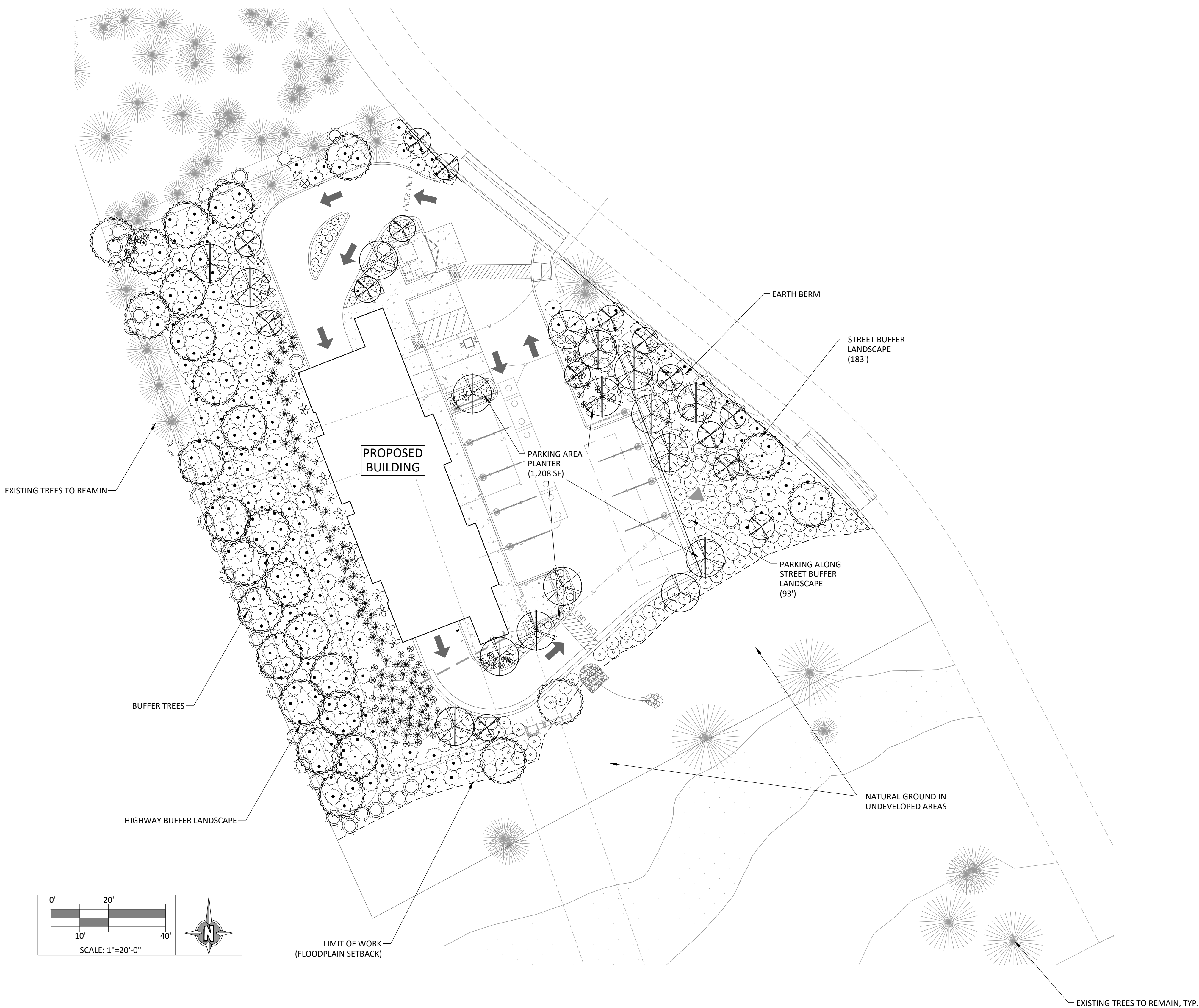
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A401

VILLAGE AT GRAYS LOT T

TRUCKEE, CALIFORNIA



PLANTING NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. PROVIDE MINIMUM SLOPE OF 1 ½% 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. 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 LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
6. 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.
7. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
8. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 6' OF ANY CURB AND/OR HARDSCAPE PAVEMENT. INSTALL IN LINEAR FASHION AND EXTEND A MIN. OF 5' IN EACH DIRECTION. DO NOT ENCIRCLE THE ROOTBALL.
9. ALL PLANTER AREAS (AND/OR AREAS NOTED) SHALL RECEIVE A 3" LAYER OF BARK MULCH.
10. ALL PLANTER AREAS TO BE FREE FROM DEBRIS, TRASH, CONSTRUCTION MATERIAL, WOOD, ETC WITHIN THE TOP 6" OF THE SOIL. SOIL SHALL BE FREE FROM STONES GREATER THAN 1" IN DIAMETER WITHIN THE TOP 6" OF SOIL PROFILE.
11. 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 AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
 - A. INFILTRATION RATE.
 - B. SOIL TEXTURE.
 - C. CATION EXCHANGE CAPACITY.
 - D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
12. PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS.
13. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA (OR PER 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.
14. APPLY AN APPLICATION OF GRANULAR PRE-EMERGENT (DIMENSION 270G OR APPROVED EQUAL) PRIOR TO MULCH PLACEMENT. INSTALL PER MANUFACTURERS SPECIFICATIONS. APPLY WATER AS REQUIRED FOR ACTIVATION.
15. 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.
16. 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.
17. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS, HARDSCAPES, SIDEWALKS OR OTHER NON-PLANTER AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
18. 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).
19. 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. SEE CIVIL DEMOLITION PLANS FOR LOCATIONS OF TREES TO REMAIN AND TREES TO BE REMOVED.

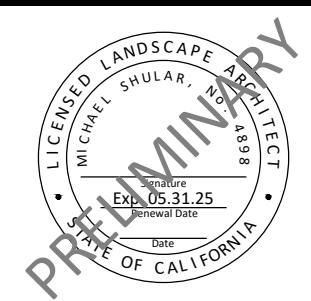
PRELIMINARY PLANT LIST

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
TREES				
	ACER GLABRUM/ ROCKY MOUNTAIN MAPLE	15 GAL	17	MED
	MALUS 'PRAIRIE FIRE'/ CRABAPPLE	15 GAL	15	MED
	PINUS JEFFREYI/ JEFFREY PINE	24" BOX	28	LOW
SHRUBS/GROUNDCOVER				
	ACHILLEA MILLEFOLIUM/ YARROW	5 GAL	49	LOW
	ARTEMISIA TRIDENTATA 'VASEYANA'/ MOUNTAIN SAGEBRUSH	5 GAL	211	LOW
	BERBERIS AQUIFOLIUM/ CREEPING MAHONIA	5 GAL	32	LOW
	CHRYSOETHAMNUS NAUSEOSUS/ RABBITBRUSH	5 GAL	54	LOW
	COTONEASTER DAMMERI 'EICHHOLZ'/ EICHHOLZ COTONEASTER (INSTALL 60" O.C.)	5 GAL	123	LOW
	ERIOGONUM UMBELLATUM/ SULFUR FLOWER BUCKWHEAT	1 GAL	48	MED
	CORNUS ALBA 'SIBIRICA'/ RED TWIG DOGWOOD	5 GAL	36	MED
	JUNCUS EFFUSUS/ COMMON RUSH (DRAINAGE AREAS)	1 GAL	78	MED

- LANDSCAPE CALCULATIONS:
- TOTAL AREA OF DISTURBANCE: 34,825 SF. REMAINING AREAS NOT CALCULATED FOR A SPECIFIC USE (LANDSCAPE, SCREENING, PARKING AREAS, BASIN/SWALE, ETC.): 17,569 SQUARE FEET.
 - PROPOSED LANDSCAPE AREA: 17,256 SQUARE FEET
 - 70% SHRUBS REQUIRED TO BE 5-GALLON (447). 505 5-GALLON SHRUBS PROPOSED.

PRELIMINARY PLANTING PLAN

DECEMBER 15, 2023



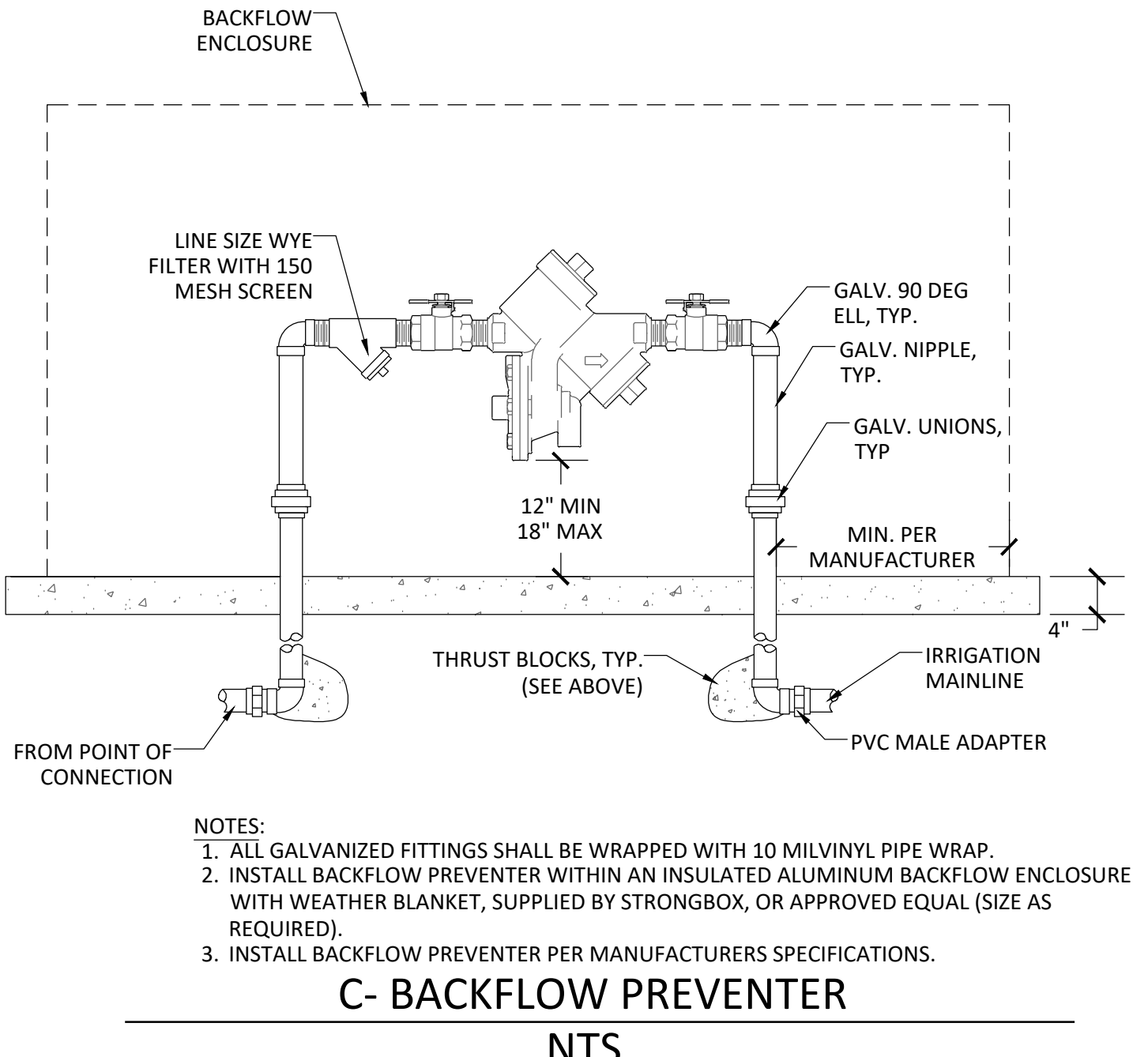
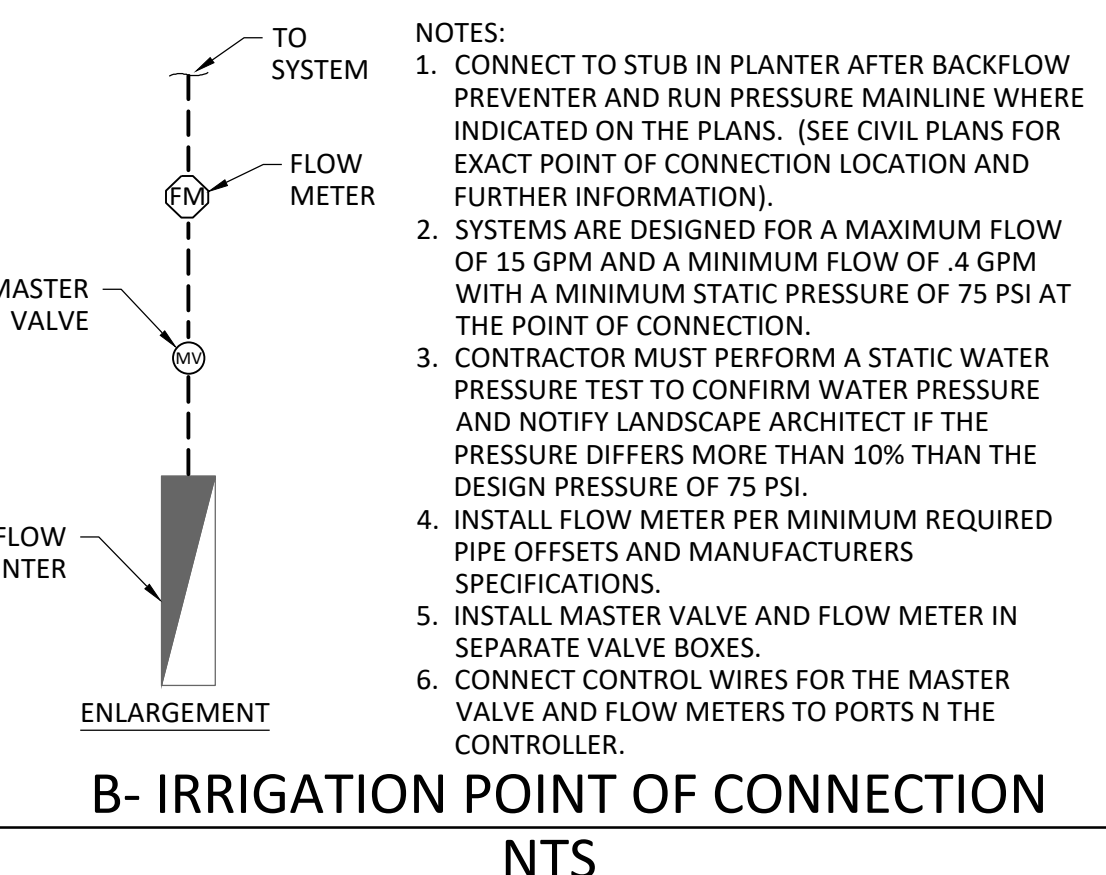
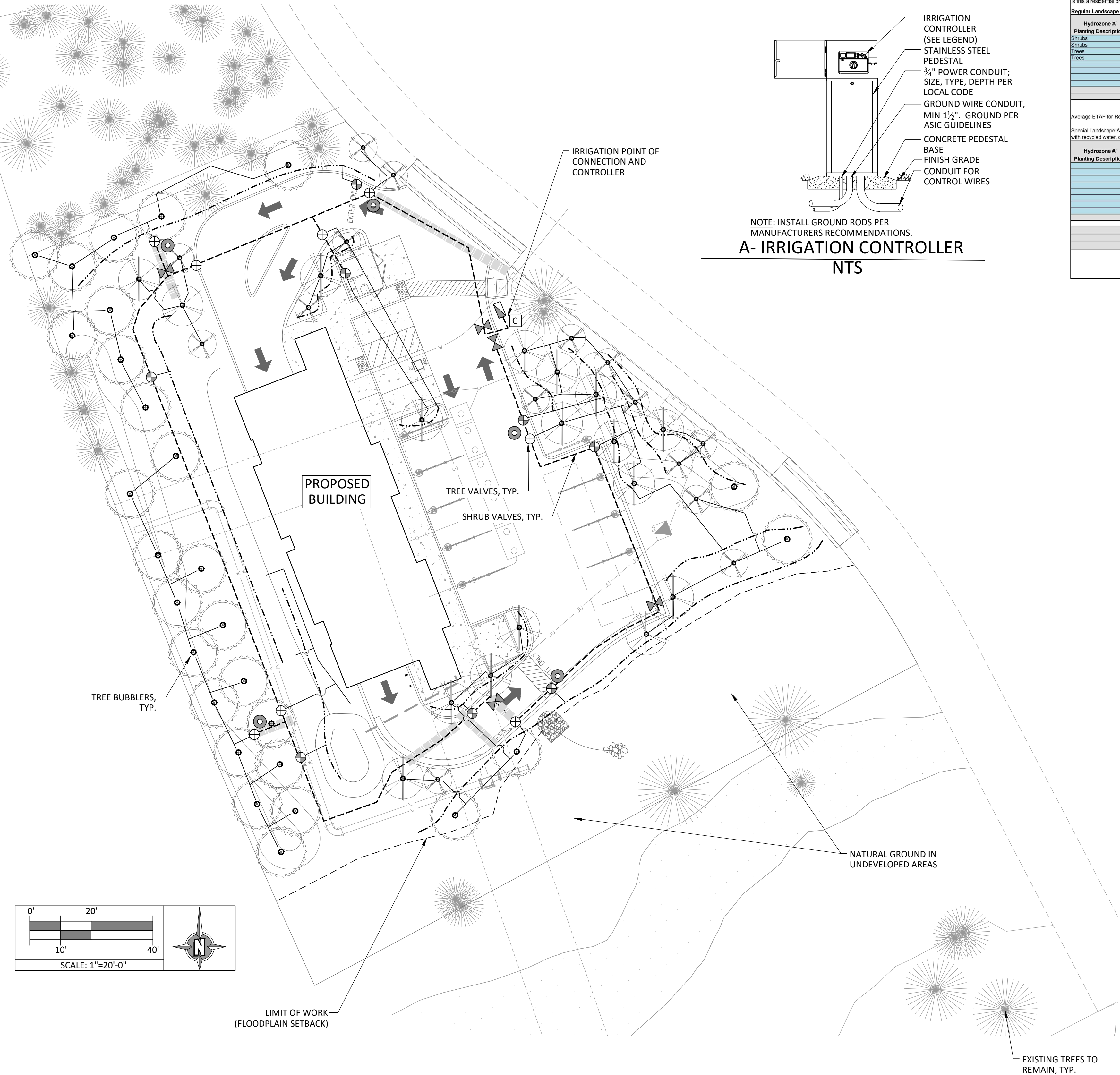
SHEET
P1
OF
TOTAL
2

VILLAGE AT GRAYS LOT T

TRUCKEE, CALIFORNIA

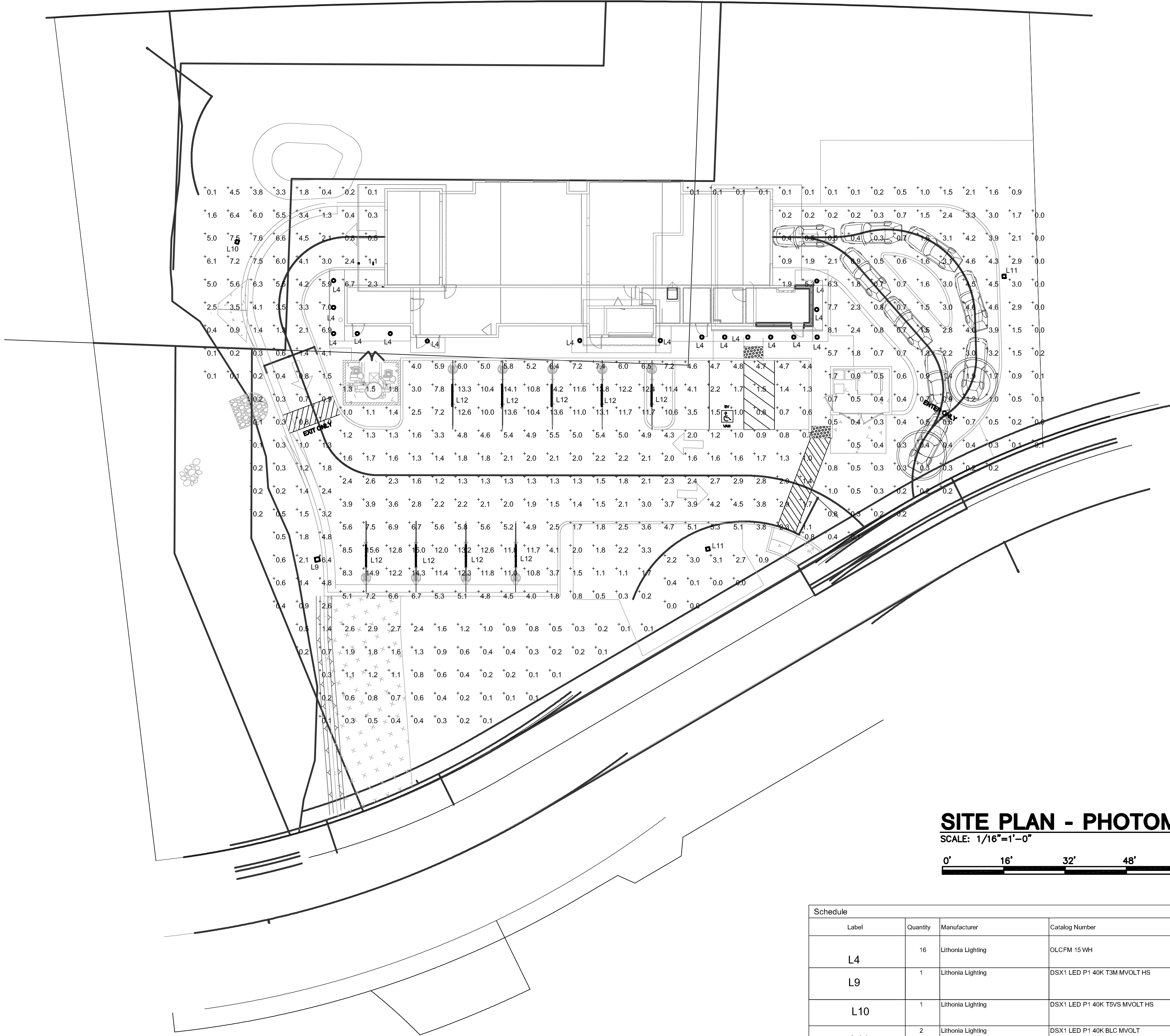
Project Name: Village at Grays Lot T									
Planning Application or Building Permit: NA									
Reference Evapotranspiration (ET ₀) = 36.2									
Is this a residential project? No									
Regular Landscape Areas									
Hydrozone #	Water Use (WUCOLS Website)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAP ² (PF/IE)	Landscape Area (sq. ft.)	ETAP x Area	Estimated Total Water Use (ETWU)	
Grass	Low	0.10	Drip	0.81	0.1	3,325	1,176	35,365	
Shrubs	Moderate	0.40	Drip	0.81	0.5	1,731	855	19,185	
Trees	Moderate	0.40	Drip	0.81	0.5	3,300	1,650	35,450	
Trees	Low	0.10	Drip	0.81	0.1	2,800	346	7,754	
(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)	0.0	-	-	-
(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)	0.0	-	-	-
(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)	(Choose one)	0.0	-	-	-
Totals						17,856	3,957	88,803	
Average ETAP for Regular Landscape Areas: 0.25									
Average ETAP for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas.									
Special Landscape Areas (SLA) - Areas of the landscape dedicated solely to edible plants, recreational areas (excluding single-family residential areas), areas irrigated with recycled water, or water features using recycled water.									
Hydrozone #	Water Use (WUCOLS Website)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAP ² (PF/IE)	Landscape Area (sq. ft.)	ETAP x Area	Estimated Total Water Use (ETWU)	
								0	-
								0	-
								0	-
								0	-
								0	-
								0	-
								0	-
Totals						0	0	0	-
Estimated Total Water Use (ETWU) Total								88,803	
Maximum Allowed Water Allowance (MAWA) for Residential Areas ³								213,013	
Maximum Allowed Water Allowance (MAWA) for Non-Residential Areas ³								174,282	
To comply with this chapter, the ETWU must be equal to or less than the MAWA.									
If it is a residential project: The ETWU complies with the MAWA									
If it is a non-residential project: The ETWU complies with the MAWA									

IRRIGATION LEGEND		
SYMBOL	MANUFACTURER	REMARKS
	1" WILKINS 975XL REDUCED PRESSURE BACKFLOW.	INSTALL PER DETAIL THIS SHEET.
	1" HUNTER ICV MASTER VALVE	INSTALL PER MANUFACTURERS SPECIFICATIONS
	FLOMEC 1" FLOW SENSOR (MODEL QS200-10)	INSTALL PER MANUFACTURERS SPECIFICATIONS
	AUTOMATIC IRRIGATION CONTROL VALVES: HUNTER ACZ DRIP ZONE CONTROL KIT (DRIP) HUNTER PGV-ASV ANTI-SIPHON VALVES (TREE BUBBLERS)	INSTALL PER MANUFACTURERS SPECIFICATIONS. SIZE PER PLAN. ADJUST/TUNE VALVES AS REQUIRED TO ENSURE PROPER WATER DISTRIBUTION TO ALL PLANTER AREAS.
	NIBCO T-113 GATE VALVE	LINE SIZE
	HUNTER I-CORE GRAY METAL PEDESTAL IRRIGATION CONTROLLER (SIZE PER PLAN). COORDINATE FINAL LOCATION WITH OWNER.	PROVIDE 110V ELECTRICAL CONNECTION IN FIELD TO CONTROLLER LOCATION AS SHOWN AND AS APPROVED BY OWNER PRIOR TO INSTALLATION.
NOT SHOWN	HUNTER SOLAR SYNC (WIRELESS SENSOR WITH MOUNTING ARM, DIGITAL MODULE AND RECEIVER)	INSTALL PER MANUFACTURERS SPECIFICATIONS.
	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" DIA.)	COORDINATE WITH SITE DEVELOPMENT PLANS AND OTHER TRADES.
	HUNTER PLD BLANK TUBE DRIP LINES (NON-PRESSURE)	INSTALL PER POINT SOURCE DRIP DETAIL C/SHEET L2.
	CLASS 200 PVC LATERAL LINES (NON-PRESSURE)	INSTALL PER IRRIGATION DETAILS. SIZE PER PLAN.
	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



PRELIMINARY IRRIGATION PLAN

DECEMBER 15, 2023



SITE PLAN - PHOTOMETRIC

SCALE: 1/16"=1'-0"

0' 16' 32' 48' 64'



Statistics

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

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

Notes:

1. Calculation @ ground level.

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



SEAL

NO.	DATE	REVISIONS	
		DESCRIPTION	

PROJECT INFORMATION

SITE PLAN - PHOTOMETRIC

VILLAGE CAR WASH - TRUCKEE, CA
ROUTE 89 & HENNESSY ROAD | TRUCKEE, CA 96161

SHEET MANAGEMENT

PROJECT NO.:	ABA01-015
DATE ISSUED:	02/16/22
DRAWN BY:	SR
REVIEWED BY:	SR

SHEET NUMBER

E100