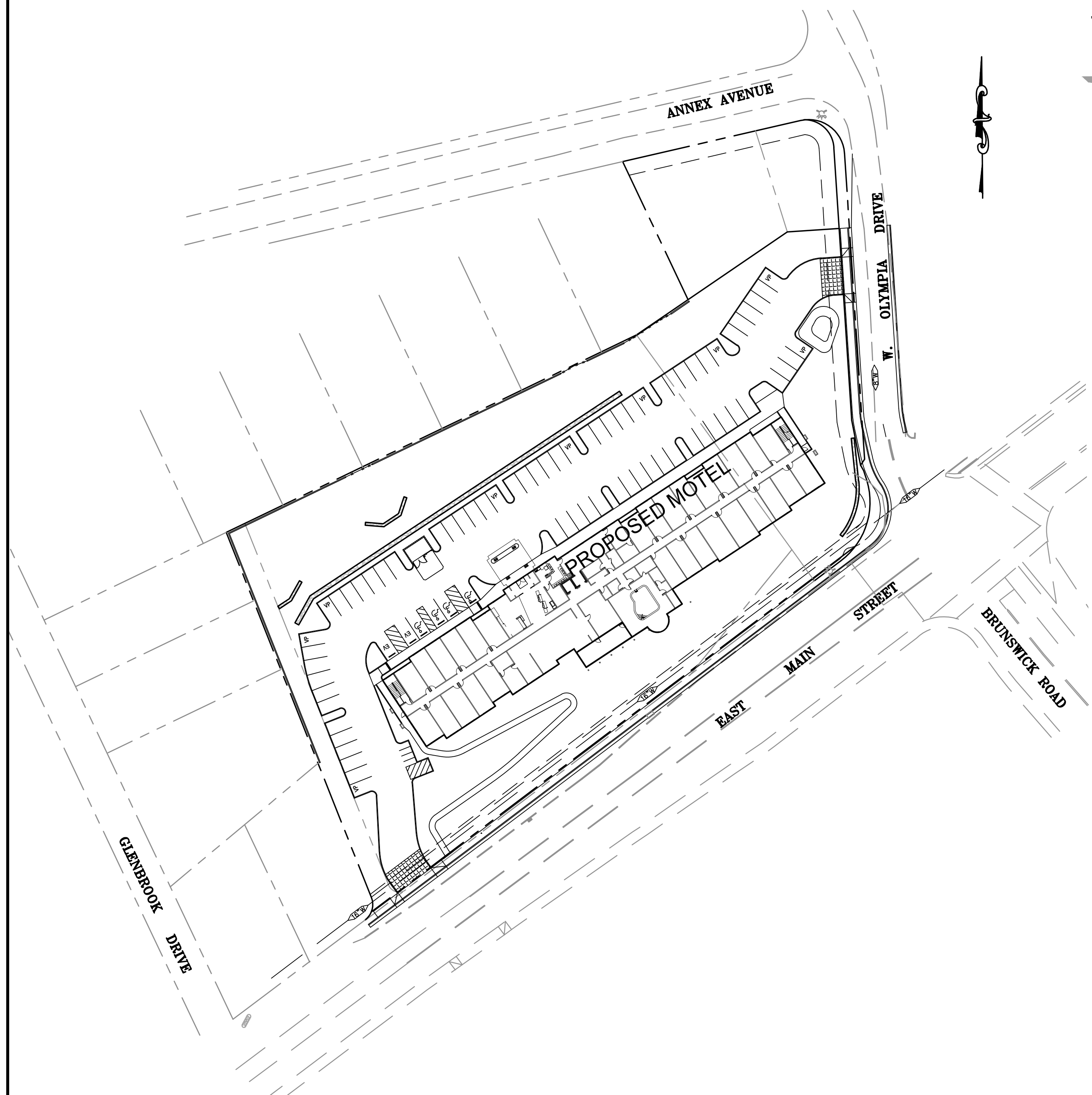




- SOUTH ELEVATION - (FRONT - MAIN STREET)



- WEST ELEVATION - (LEFT SIDE)



SHEET INDEX:

CV-1	COVER SHEET
	COLOR PERSPECTIVE
LS-1	CONCEPTUAL LANDSCAPE PLAN
NO-1	NEIGHBORHOOD OVERVIEW
H-1	COLOR HOTEL ELEVATION
H-2	HOTEL ELEVATIONS-NORTH & EAST
H-3	HOTEL ELEVATIONS-SOUTH & WEST
H-4	HOTEL FLOOR PLAN
PS-1	PRELIMINARY SITE & UTILITY LAYOUT
PG-1	PRELIMINARY GRADING PLAN
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PG 1	BRUNSWICK HOTEL LIGHTING PLAN

printed 12-23-19

REVISIONS			
NO.	DATE	DESCRIPTION	BY



HILBERS M&M LP
 WEST OLYMPIA HOTEL
 COVER SHEET

CITY OF GRASS VALLEY
 NEVADA COUNTY, CALIF.

DESIGN BY:	AGENCY CHECK BY:
DRAWN BY:	SHEET
CHECKED BY:	CV-1
S.M.O.	OF 1



- WEST OLYMPIA CENTER -

PRELIMINARY LANDSCAPE PLAN NOTES

- PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
- LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL CONFORM TO THE WATER USE REQUIREMENTS OF THE CITY OF GRASS VALLEY AND STATE OF CALIFORNIA'S AB 1681. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AFTER APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENTS PHASE. DRIP IRRIGATION SHALL BE USED TO THE EXTENT APPROPRIATE.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES CONTROLLED BY SEPARATE IRRIGATION VALVES PER THE IRRIGATION PLAN DEVELOPED DURING THE CONSTRUCTION DOCUMENTS PHASE.
- PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
- ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
- ENHANCED LANDSCAPE TREATMENT WITH ACCENT SHRUBS AND GROUND COVERS SHALL BE PROVIDED AT THE PROJECT STREET ENTRIES.
- EXISTING TREES, SHOWN ON THE PLAN, ARE TO REMAIN IF DETERMINED TO BE HEALTHY BY AN ARBORIST.
- REFER TO THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR BUILDING, PAVING, UTILITIES, AND SITE IMPROVEMENTS.



PRELIMINARY PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE
	<i>Acer palmatum</i> 'Atropurpureum'	Red Japanese Maple	15 gal	Medium	Ht:7-8'/Sp:2-3'
	<i>Acer rubrum</i>	Red Maple	15 gal	Medium	Ht:7-8'/Sp:2-3'
	<i>Arbutus unedo</i>	Strawberry Tree	15 gal	Low	Ht:7-8'/Sp:2-3'
	<i>Cornus florida rubra</i>	Pink Flowering Dogwood	15 gal	Medium	Ht:5-6'/Sp:2-3'
	<i>Lagerstroemia</i> x 'Tuscarora'	Crape Myrtle Coral Pink	15 gal	Low	Ht:7-8'/Sp:2-3'
	<i>Nyssa sylvatica</i>	Sour Gum	15 gal	Medium	Ht:7-8'/Sp:2-3'
	<i>Platanus</i> x <i>acerifolia</i> 'Bloodgood'	London Plane Tree	15 gal	Medium	Ht:7-8'/Sp:2-3'

PLANT SCHEDULE						
LARGE SCREENING SHRUBS			COMMON NAME	CONT	WATER USE	PLANTED SIZE
	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Manzanita	5 gal	Low	Ht:10'/Sp:10'	
	<i>Ceanothus</i> x 'Concha'	California Lilac	5 gal	Low	Ht:10'/Sp:10'	
	<i>Ceanothus</i> x 'Frosty Blue'	Wild Lilac	5 gal	Low	Ht:10'/Sp:10'	
	<i>Cotoneaster lacteus</i>	Red Clusterberry Cotoneaster	5 gal	Low	Ht:10'/Sp:10'	
	<i>Rhamnus alaternus</i>	Italian Buckthorn	5 gal	Low	Ht:10'/Sp:10'	

ENHANCED ENTRY SHRUBS					
COMMON NAME	CONT	WATER USE	PLANTED SIZE		
Cherry Bomb Barberry	5 gal	Low	Ht:10'/Sp:10'		
Flamenco Red Hot Poker	5 gal	Low	Ht:14'/Sp:14'		
Firepower Nandina	5 gal	Low	Ht:10'/Sp:10'		

SHRUBS					
COMMON NAME	CONT	WATER USE	PLANTED SIZE		
Sunset Manzanita	5 gal	Low	Ht:10'/Sp:10'		
California Lilac	5 gal	Low	Ht:10'/Sp:10'		
Orchid Rockrose	5 gal	Low	Ht:10'/Sp:10'		
Royal Purple Smoke Tree	15 gal	Low	Ht:36'/Sp:36'		
Ebbing Silverberry	5 gal	Low	Ht:10'/Sp:10'		
Provence Lavandin	5 gal	Low	Ht:10'/Sp:10'		
Native Blue Rye	5 gal	Low	Ht:10'/Sp:10'		
Muhly	5 gal	Low	Ht:16'/Sp:14'		
Dwarf Heavenly Bamboo	5 gal	Low	Ht:18'/Sp:12'		
Texas Needle Grass	5 gal	Low	Ht:16'/Sp:14'		
Bronze New Zealand Flax	5 gal	Low	Ht:16'/Sp:14'		
Mugo Pine	5 gal	Low	Ht:10'/Sp:10'		
Yew Pine	15 gal	Low	Ht:6'/Sp:2'		
Dwarf Yedda Hawthorne Standard	5 gal	Low	Ht:10'/Sp:10'		
Tuscan Blue Rosemary	5 gal	Low	Ht:12'/Sp:10'		

GROUND COVERS					
COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING	
Lowfast Bearberry Cotoneaster	1 gal	Low	Ht:2'/Sp:6"	48" o.c.	
Huntington Carpet Rosemary	1 gal	Low	Ht:4'/Sp:6"	60" o.c.	

NOTE: PLANT WATER USE IS PER WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES)

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETO): **48.0**

HYDROZONE #	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
REGULAR LANDSCAPE AREAS								
MED. W.U. (NEW TREES)		0.5	DRIP	0.81	0.62	540	335	9,964
LOW W.U.		0.2	DRIP	0.81	0.25	57,384	14,346	426,937
						TOTALS:	57,924	14,681
							ETWU TOTAL:	436,901
							MAXIMUM APPLIED WATER ALLOWANCE (MAWA):	775,718

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 WHERE MAWA = (ETO) (0.62) (ETAF x LA)
 MAWA: (48.0) (0.62) (0.45 x 57,924) = 775,718 GALLONS PER YEAR

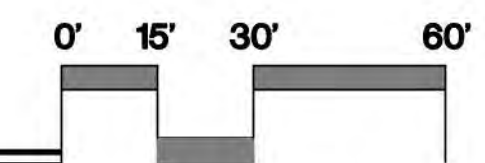
ETAF CALCULATIONS	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	14,681
TOTAL AREA	57,924
AVERAGE ETAF	0.25

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

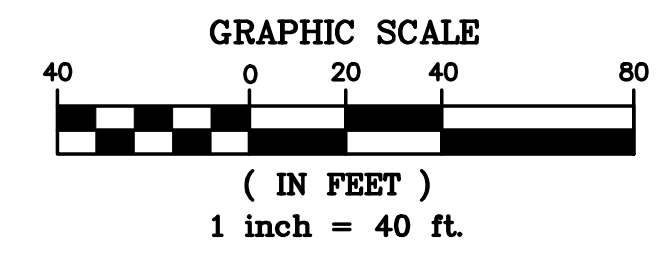


CONCEPTUAL LANDSCAPE PLAN

WEST OLYMPIA CENTER HOTEL
 NORTH WEST CORNER OF EAST MAIN STREET & OLYMPIA DRIVE, GRASS VALLEY, CA



SCALE: 1" = 30'-0"
 JOB #: C-112-18
 DATE: 12-11-19



printed 12-23-19

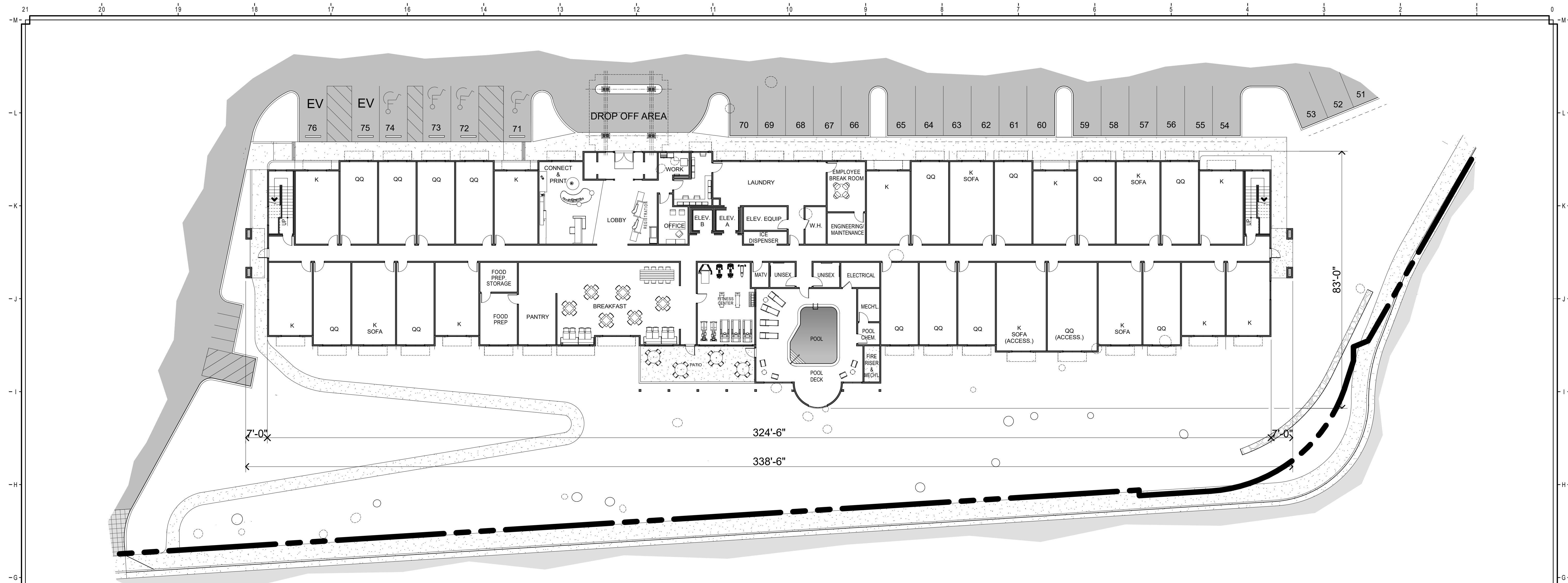
REVISIONS		
DATE	DESCRIPTION	BY

GENESIS ENGINEERING
 960 McCourtney Rd., Ste. C
 Grass Valley, CA 95949
 office (530) 742-1300 ext 101
 email: sean@genesisengineering.us

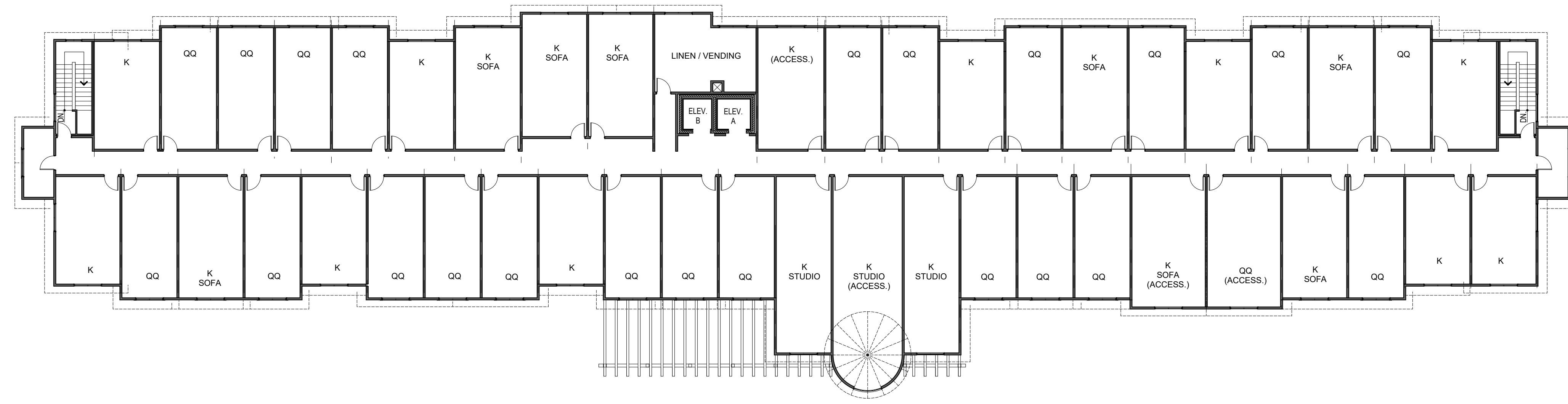
HILBERS M&M LP
 WEST OLYMPIA HOTEL
 NEIGHBORHOOD OVERVIEW

CITY OF GRASS VALLEY
 NEVADA COUNTY, CALIF.

DESIGN BY:	AGENCY CHECK BY:
DRAWN BY:	SHEET
CHECKED BY:	NO-1
S.M.O.	OF 1



-FIRST FLOOR PLAN-



-SECOND FLOOR PLAN-

ROOM TABULATION			
ROOM TYPE	1 ST FLOOR	2 ND FLOOR	TOTAL
QUEEN-QUEEN	14	22	36
QUEEN-QUEEN (ACCESS.)	1	1	2
KING	9	10	19
KING (ACCESS.)	-	1	1
KING-SOFA	4	7	11
KING-SOFA (ACCESS.)	1	1	2
KING-STUDIO	-	2	2
KING-STUDIO (ACCESS.)	-	1	1

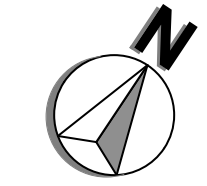
REVISIONS	BY

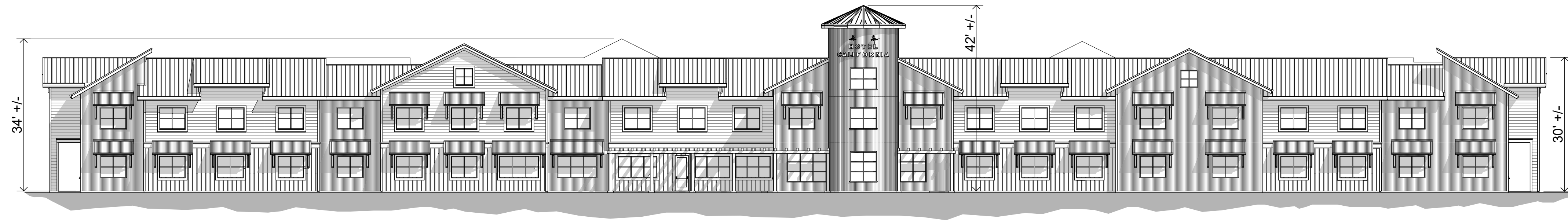
DENNIS ANDERSEN + ARCHITECT
 ARCHITECTURE RENDERINGS CAD/3D
 P.O. BOX 83, BROWNSVILLE, CA 95919
 530-305-8749
 d_andersen01@hughes.net



WEST OLYMPIA CENTER
 FOR
HILBERS M&M LP
 EAST MAIN STREET GRASS VALLEY APN:29-280-16,35-300-20,35-300-21

DRAWN	D.A.
CHECKED	
DATE	5/16/2019
SCALE	1/16" = 1'-0"
#Project ID	
SHEET	FLOOR PLANS
OF SHEETS	





- SOUTH ELEVATION - (FRONT - MAIN STREET)



- WEST ELEVATION - (LEFT SIDE)

TYPICAL EXTERIOR BUILDING MATERIALS

<p>SIDING: FIBER-CEMENT LAP SIDING - "ALLURA" PRE-STAINED FIBER-CEMENT LAP SIDING - 7' EXPOSURE / CEDAR COLOR RESAWN PLYWOOD SIDING WITH WOOD BATTS CORRUGATED STEEL, GREY KYNAR FINISH</p> <p>EYEBROW BRACKET: 3x3 TUBE STEEL, POWDER COATED</p> <p>TRIM, FRIEZE AND BANDS: 2x AND 5/4 WOOD, PAINTED</p> <p>WINDOWS: STOREFRONT MILL FINISH ALUMINUM, ALUMINUM HORIZONTAL SLIDERS</p>	<p>WINDOW AND DOOR TRIM: 5/4x6 CASING</p> <p>WOOD ACCENT FEATURES: TRELLIS: 8x8 WOOD POSTS, 8x WOOD BEAM, 6x WOOD BRACKETS, 4x WOOD PURLINS, POST & BEAM FEATURES: 8x WOOD</p> <p>ROOFING: STANDING SEAM STEEL, GALVALUME FINISH CORRUGATED METAL EYEBROW ROOFS, GREY KYNAR FINISH</p> <p>NOTES: ALL EXTERIOR WOOD TO BE PAINTED.</p>
--	--

REVISIONS	BY

DENNIS ANDERSEN + ARCHITECT
 ARCHITECTURE RENDERINGS CAD/3D
 P.O. BOX 83, BROWNSVILLE, CA 95919
 530-305-8749
 d_andersen01@hughes.net



WEST OLYMPIA CENTER
 FOR
HILBERS M&M LP
 EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20, 35-300-21

DRAWN
D.A.
CHECKED
DATE
5/16/2019
SCALE
#Project ID
SHEET
EXTERIOR ELEVATIONS
OF SHEETS



- NORTH ELEVATION - (REAR)



- EAST ELEVATION - (RIGHT SIDE)

TYPICAL EXTERIOR BUILDING MATERIALS

<p>SIDING: FIBER-CEMENT LAP SIDING: "ALLURA" PRE-STAINED FIBER-CEMENT LAP SIDING - 7' EXPOSURE / CEDAR COLOR RESAWN PLYWOOD SIDING WITH WOOD BATTS CORRUGATED STEEL, GREY KYNAR FINISH</p> <p>EYEBROW BRACKET: 3x3 TUBE STEEL, POWDER COATED</p> <p>TRIM, FRIEZE AND BANDS: 2x AND 5/4 WOOD, PAINTED</p> <p>WINDOWS: STOREFRONT MILL FINISH ALUMINUM, ALUMINUM HORIZONTAL SLIDERS</p>	<p>WINDOW AND DOOR TRIM: 5/4x6 CASING</p> <p>WOOD ACCENT FEATURES: TRELIS: 8x8 WOOD POSTS, 8x WOOD BEAM, 6x WOOD BRACKETS, 4x WOOD PURLINS, POST & BEAM FEATURES: 8x WOOD</p> <p>ROOFING: STANDING SEAM STEEL, GALVALUME FINISH CORRUGATED METAL EYEBROW ROOFS, GREY KYNAR FINISH</p> <p>NOTES: ALL EXTERIOR WOOD TO BE PAINTED.</p>
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 d_andersen01@hughes.net



WEST OLYMPIA CENTER
 FOR
HILBERS M&M LP
 EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20, 35-300-21

DRAWN
D.A.
CHECKED
DATE
5/16/2019
SCALE
#Project ID
SHEET
EXTERIOR ELEVATIONS
OF SHEETS



- SOUTH ELEVATION - (FRONT - MAIN STREET)



- WEST ELEVATION - (LEFT SIDE)

TYPICAL EXTERIOR BUILDING MATERIALS	
<p>SIDING: FIBER-CEMENT LAP SIDING - "ALLURA" PRE-STAINED FIBER-CEMENT LAP SIDING - 7" EXPOSURE / CEDAR COLOR RESAWN PLYWOOD SIDING WITH WOOD BATTS CORRUGATED STEEL, GREY KYNAR FINISH</p> <p>EYEBROW BRACKET: 3x3 TUBE STEEL, POWDER COATED</p> <p>TRIM, FRIEZE AND BANDS: 2x AND 5/4 WOOD, PAINTED</p> <p>WINDOWS: STOREFRONT MILL FINISH ALUMINUM, ALUMINUM HORIZONTAL SLIDERS</p>	<p>WINDOW AND DOOR TRIM: 5/4x6 CASING</p> <p>WOOD ACCENT FEATURES: TRELIS: 8x8 WOOD POSTS, 8x WOOD BEAM, 6x WOOD BRACKETS, 4x WOOD PURLINS, POST & BEAM FEATURES: 8x WOOD</p> <p>ROOFING: STANDING SEAM STEEL, GALVALUME FINISH CORRUGATED METAL EYEBROW ROOFS, GREY KYNAR FINISH</p> <p>NOTES: ALL EXTERIOR WOOD TO BE PAINTED.</p>

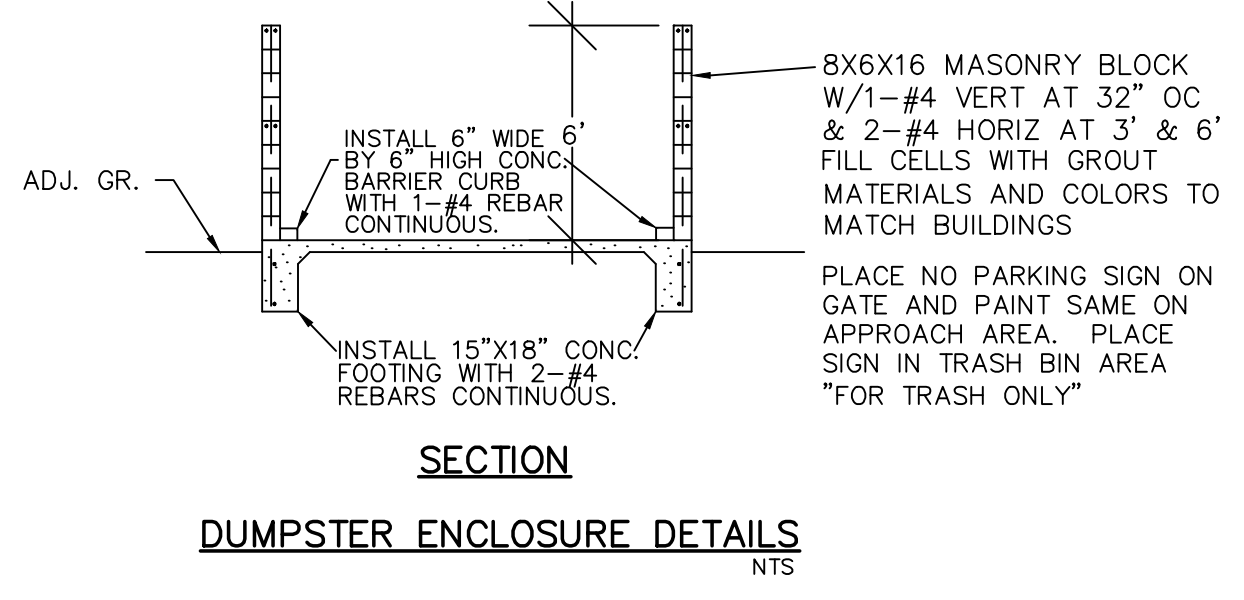
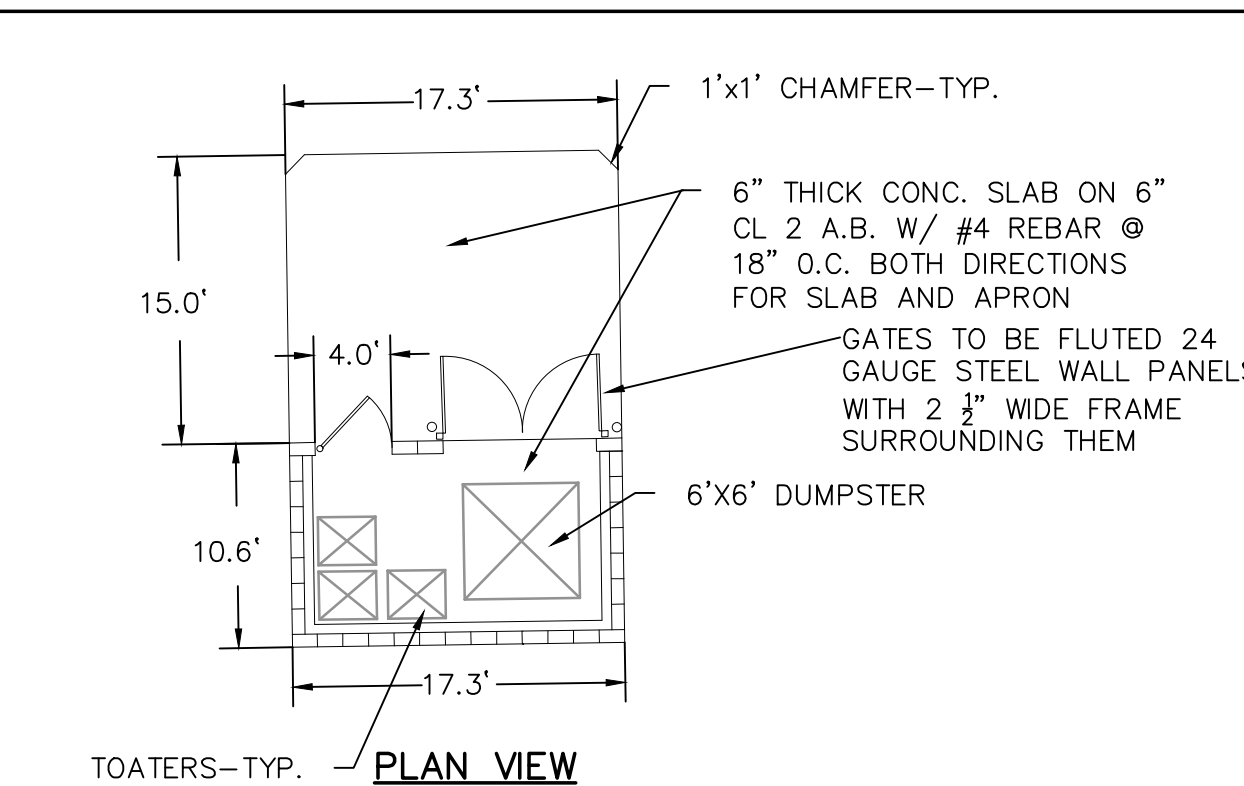
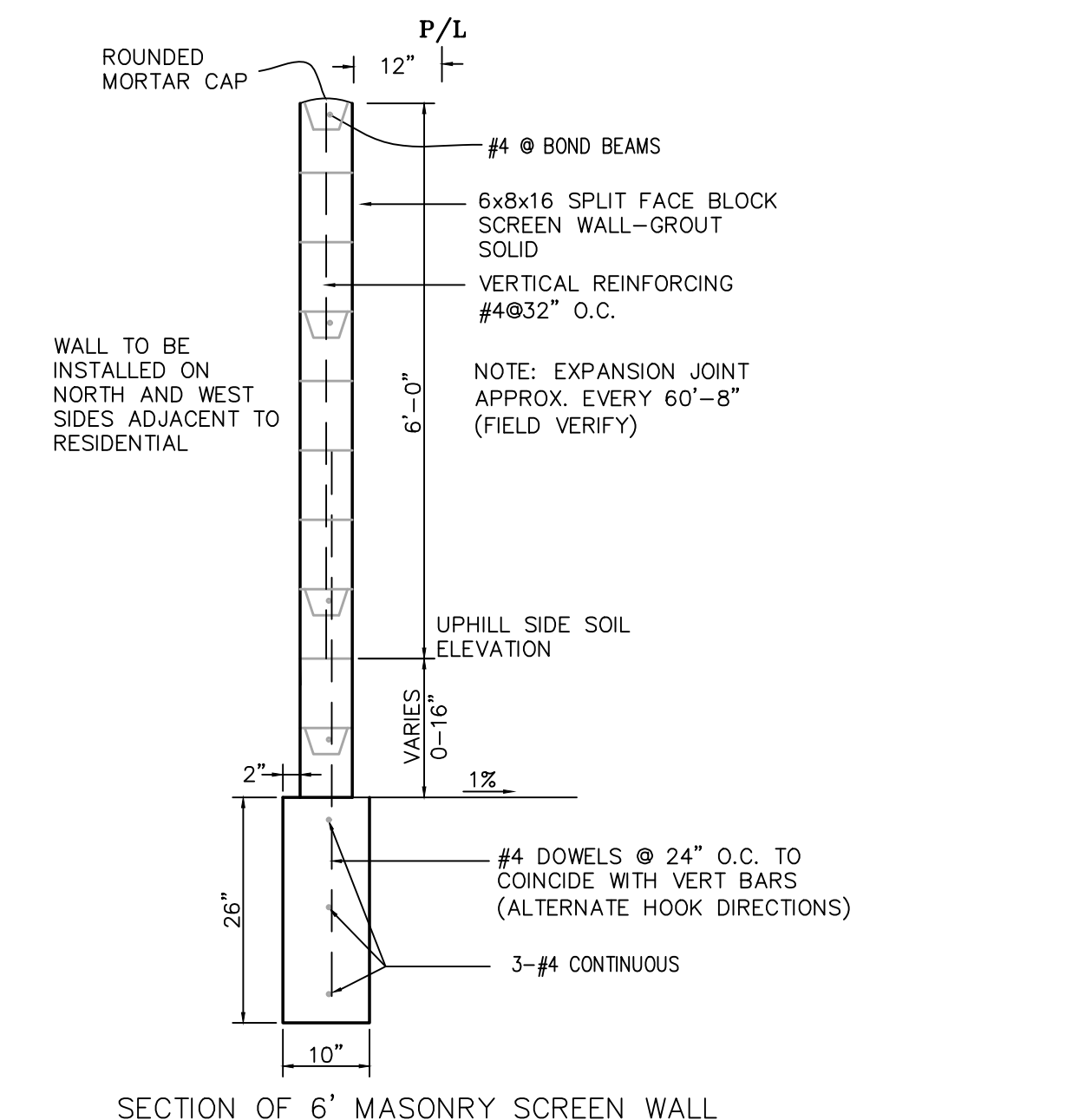
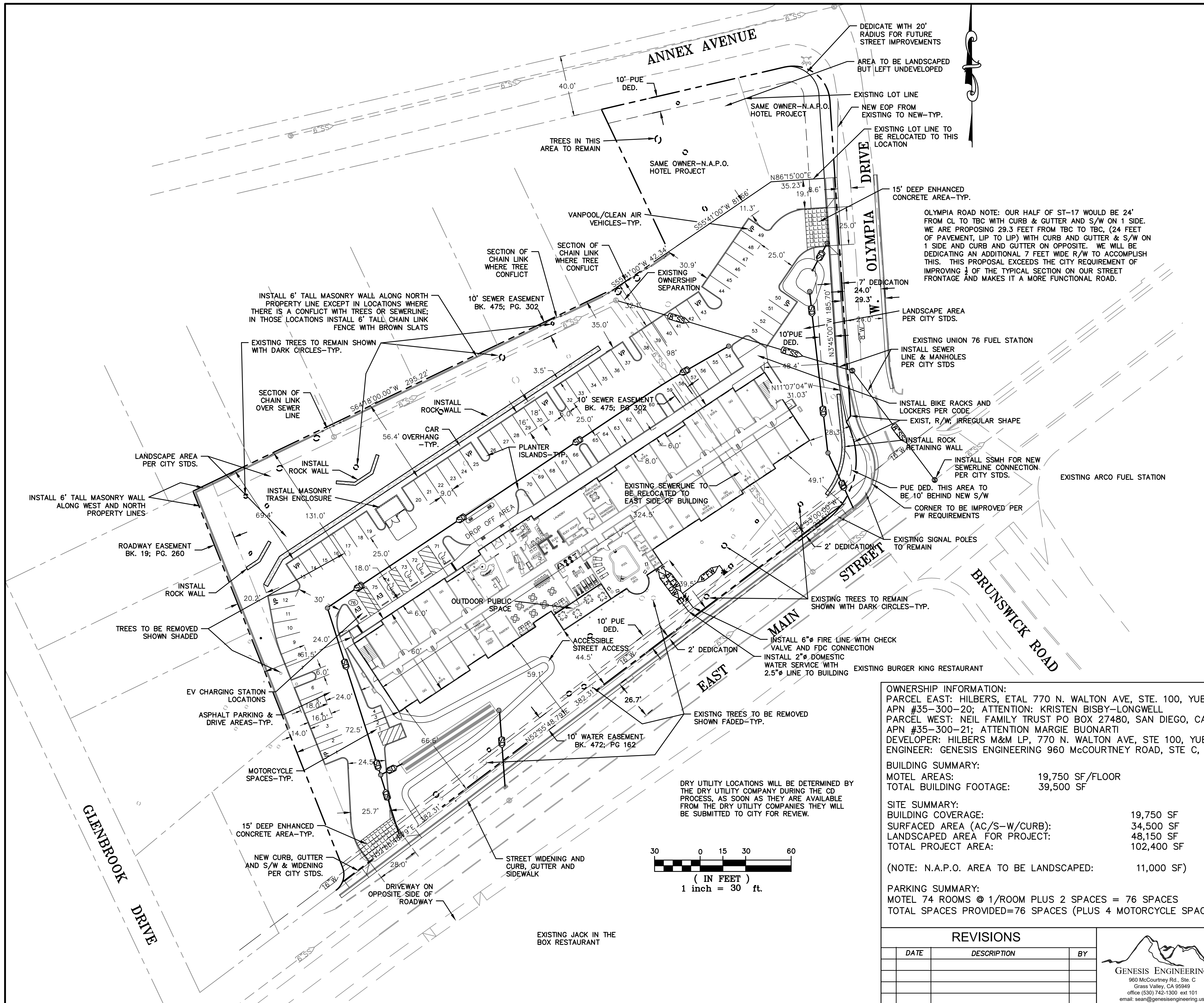
REVISIONS	BY

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 ARCHITECTURE RENDERINGS CAD/3D
 P.O. BOX 83, BROWNSVILLE, CA 95919
 530-305-8749
 d_andersen01@hughes.net



WEST OLYMPIA CENTER
 FOR
HILBERS M & M LP
 EAST MAIN STREET GRASS VALLEY APN:29-280-16, 35-300-20, 35-300-21

DRAWN D.A.
CHECKED
DATE 4/1/19
SCALE 1/16" = 1'-0"
SHEET EXTERIOR ELEVATIONS
OF SHEETS



OWNERSHIP INFORMATION:
 PARCEL EAST: HILBERS, ETAL 770 N. WALTON AVE, STE. 100, YUBA CITY, CA 95993 530-673-2947
 APN #35-300-20; ATTENTION: KRISTEN BISBY-LONGWELL
 PARCEL WEST: NEIL FAMILY TRUST PO BOX 27480, SAN DIEGO, CA 92128 530-913-3201
 APN #35-300-21; ATTENTION: MARGIE BUONARTI
 DEVELOPER: HILBERS M&M LP, 770 N. WALTON AVE, STE 100, YUBA CITY, CA 95993 530 673-2947; ATTENTION: KURT HILBERS
 ENGINEER: GENESIS ENGINEERING 960 MCCOURTNEY ROAD, STE C, GRASS VALLEY, CA 95901 530-742-1300 EXT 101#; ATTENTION SEAN

BUILDING SUMMARY:

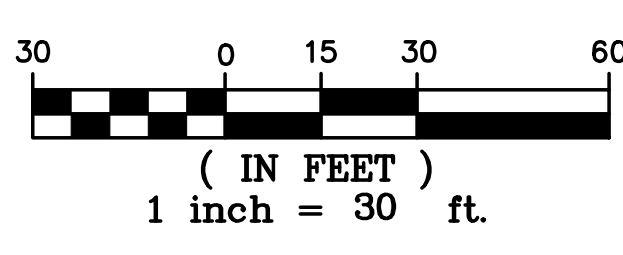
MOTEL AREAS:	19,750 SF/FLOOR	
TOTAL BUILDING FOOTAGE:	39,500 SF	

SITE SUMMARY:

BUILDING COVERAGE:	19,750 SF	19.3% OF SITE
SURFACED AREA (AC/S-W/CURB):	34,500 SF	33.7% OF SITE
LANDSCAPED AREA FOR PROJECT:	48,150 SF	47% OF SITE
TOTAL PROJECT AREA:	102,400 SF	100% OF SITE

(NOTE: N.A.P.O. AREA TO BE LANDSCAPED: 11,000 SF)

PARKING SUMMARY:
 MOTEL 74 ROOMS @ 1/ROOM PLUS 2 SPACES = 76 SPACES
 TOTAL SPACES PROVIDED=76 SPACES (PLUS 4 MOTORCYCLE SPACES)



REVISIONS

DATE	DESCRIPTION	BY

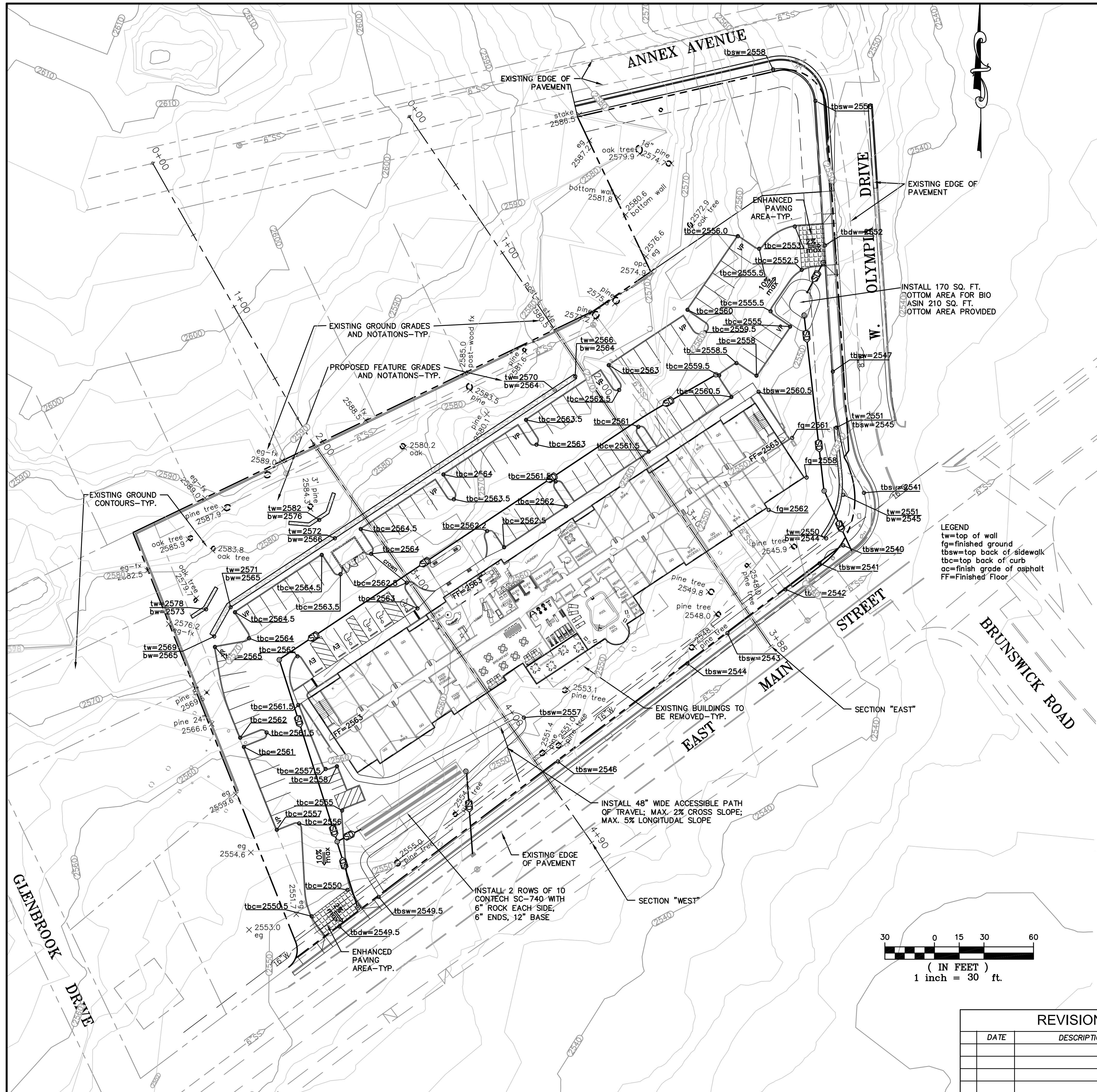


HILBERS M&M LP
WEST OLYMPIA HOTEL
PRELIMINARY SITE & UTILITY LAYOUT

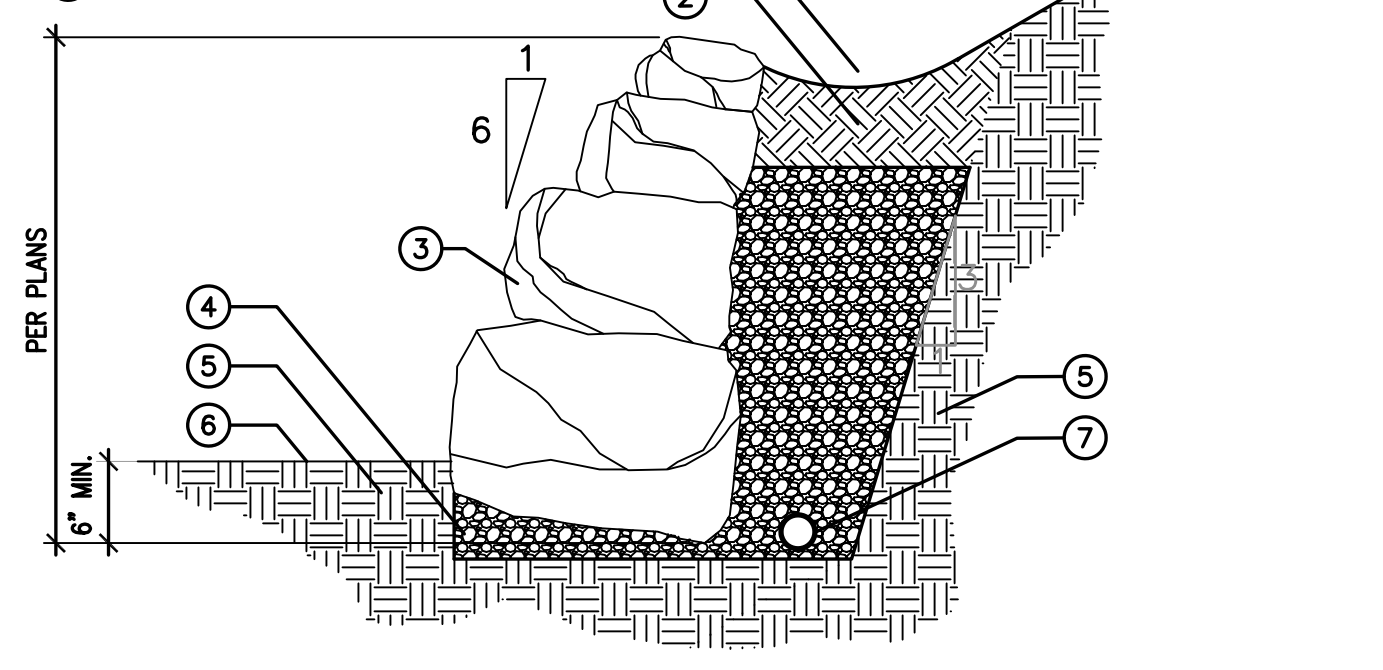
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF.

DESIGN BY:	AGENCY CHECK BY:
DRAWN BY:	SHEET
CHECKED BY: S.M.O.	PS-1 OF 1

printed 12-23-19



- LEGEND**
- 1 DRAINAGE SWALE TO OUTLET OR AREA DRAIN. 1% FLOW LINE MINIMUM
 - 2 8" MIN. AMENDED SOIL FOR PLANTING
 - 3 ANGULAR BOULDERS
 - 4 1/4"-1 1/2" COMPACTED GRANULAR FILL
 - 5 NATIVE SOIL
 - 6 FINISH GRADE/SURFACE
 - 7 4" PERFORATED PIPE
- NOTES:**
- USE ANGULAR BOULDERS TO FACILITATE STRUCTURAL INTEGRITY
 - WALL BATTER FROM VERTICAL TO BE 6:1
 - ANGLE OF REPOSE TO BE 3:1
 - ANGLES AND DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE STATED IN CIVIL DRAWINGS, SOILS REPORTS ETC.
 - WALL NOT TO EXCEED 6' IN HEIGHT
 - FROM BOTTOM OF FOOTING TO TOP OF WALL

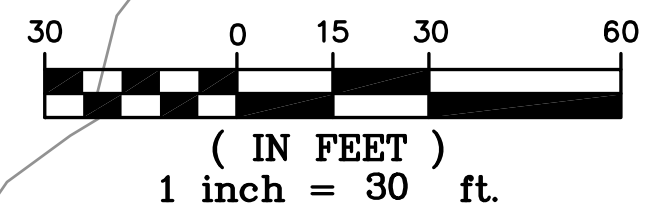


"ROCK" RETAINING WALL
BLDR-DRSTK
SCALE: NTS

- LEGEND**
- tw=top of wall
 - fg=finished ground
 - tbsw=top back of sidewalk
 - tbc=top back of curb
 - ac=finish grade of asphalt
 - FF=Finished Floor

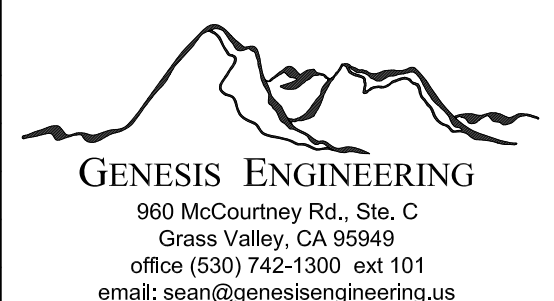
Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
volume calcs	1.000	1.000	117562.31 Sq. Ft.	15325 Cu. Yd.	4865 Cu. Yd.	10460 Cu. Yd.<Cut>
Totals			117562.31 Sq. Ft.	15325 Cu. Yd.	4865 Cu. Yd.	10460 Cu. Yd.<Cut>



REVISIONS

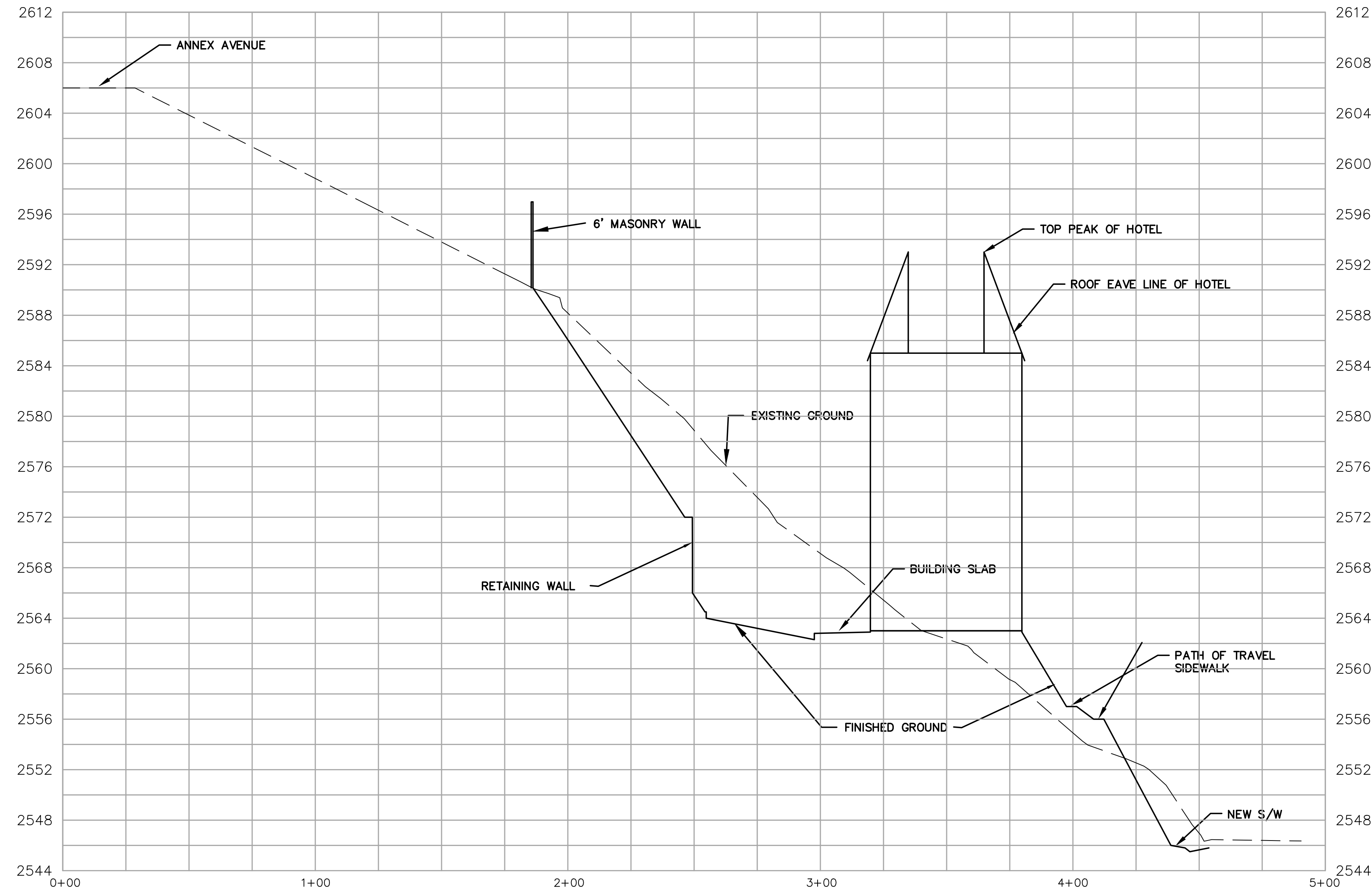
DATE	DESCRIPTION	BY



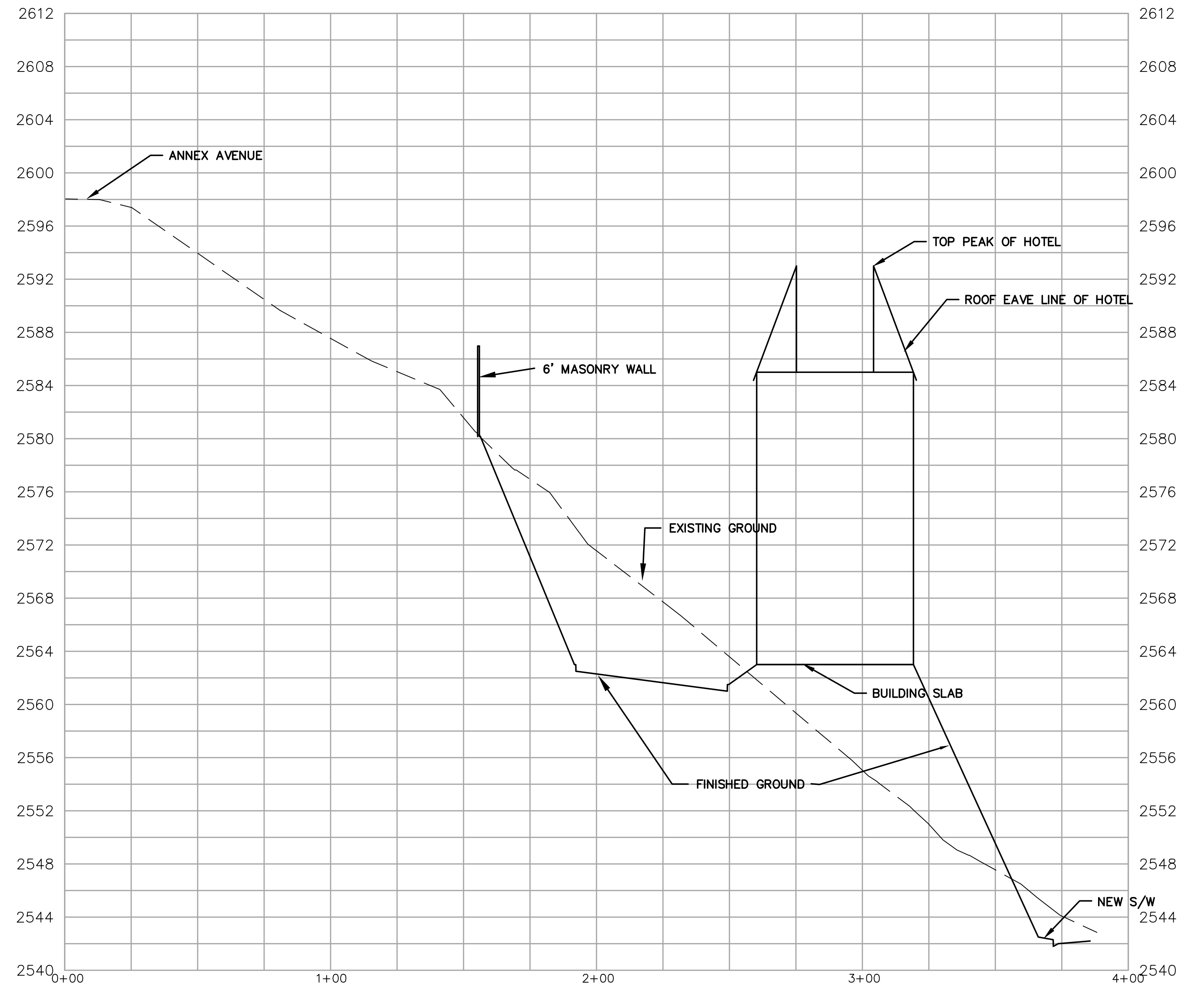
HILBERS M&M LP
WEST OLYMPIA HOTEL
PRELIMINARY GRADING PLAN
CITY OF GRASS VALLEY
NEVADA COUNTY, CALIF.

printed 12-23-19
DESIGN BY: AGENCY CHECK BY:
DRAWN BY: SHEET
CHECKED BY: S.M.O. PG-1
OF 1

WEST CROSS SECTION PROFILE



EAST CROSS SECTION (1) PROFILE



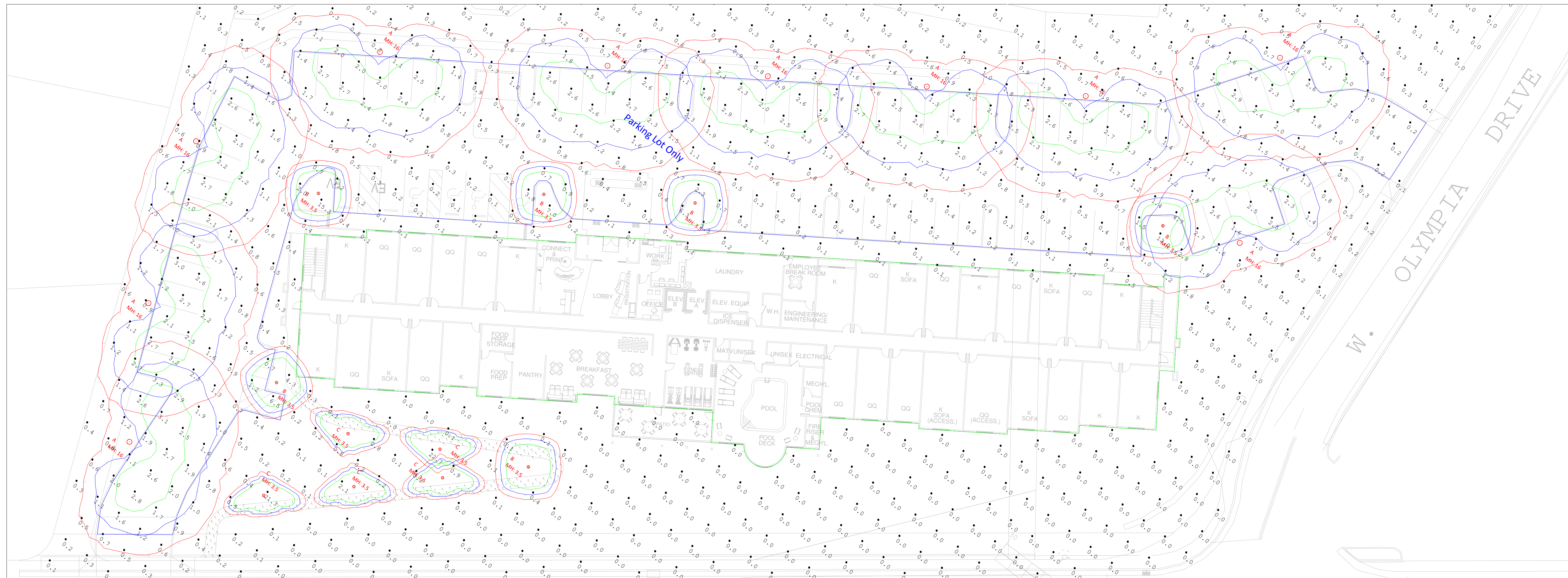
printed 12-23-19

REVISIONS		
DATE	DESCRIPTION	BY

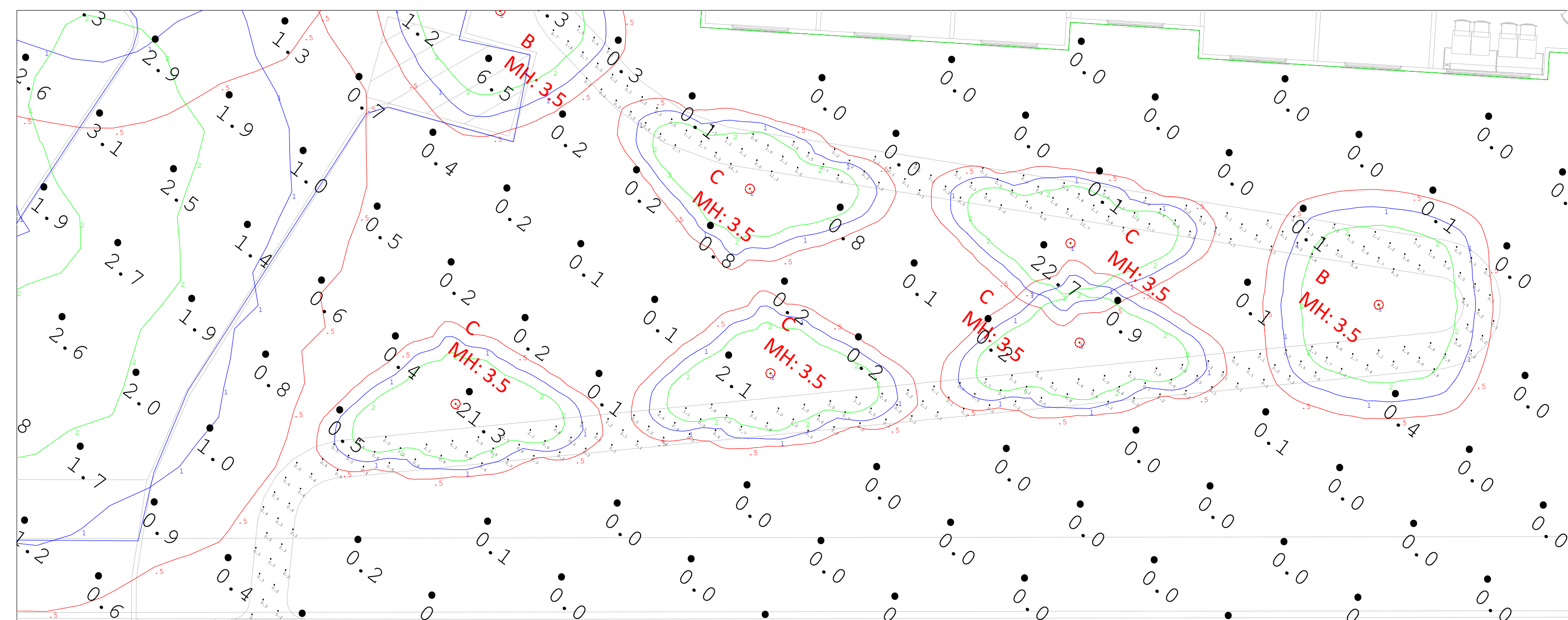


**HILBERS M&M LP
 WEST OLYMPIA HOTEL
 PRELIMINARY CROSS SECTION**
 CITY OF GRASS VALLEY
 NEVADA COUNTY, CALIF.

DESIGN BY:	AGENCY CHECK BY:
DRAWN BY:	SHEET PCS-1 OF 1
CHECKED BY: S.M.O.	



Plan View - Scale: 1" = 20'-0"



Enlarge Plan View of Path - Scale: 1" = 10'-0"

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
⊙	10	A	AAL - PROL-T3-56LED-3K-450	0.903	6776	85
⊕	6	B	AAL - PROB-Y5-2030	0.903	1735	25
⊗	5	C	AAL - PROB-Y2-2030	0.903	1792	25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Complete Site	Illuminance	Fc	0.72	22.7	0.0	N.A.	N.A.
Path	Illuminance	Fc	1.23	16.7	0.1	12.30	167.00
Parking Lot Only	Illuminance	Fc	1.44	6.5	0.1	14.40	65.00

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated in the calculation and as such Lighting Systems cannot warranty lighting levels. The product labels/descriptions/part numbers included on this calculation are for photometric purposes only and may need to be revised for real world conditions.

Brunswick Hotel

Sales Contact:
John Sylvester
916-677-9024
johns@ltgsys.com

Filename: Brunswick Hotel_JS_04-09-19 - REV01.AGI

Date: 3/12/19

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@ltgsys.com