

Building Area	
1st Floor	
Area	8,486 SF
BOH	1,917 SF
Conference	2,200 SF
Corridor	950 SF
Electrical	232 SF
Elevator 1	136 SF
Elevator 2	120 SF
Elevator 3	144 SF
Fire Control	163 SF
Great Room	3,781 SF
Gym	493 SF
Info Center	795 SF
Laundry	1,043 SF
Prefunction	1,275 SF
Restrooms	760 SF
Salon	858 SF
Service	202 SF
Stair 1	283 SF
Stair 2	213 SF
Stair 3	285 SF
Stair 4	352 SF
1st Floor	24,689 SF
2nd Floor	
Corridor	1,850 SF
Elevator 1	83 SF
Elevator 2	118 SF
Elevator 3	79 SF
Guest Rooms	10,240 SF
Service	694 SF
Stair 1	287 SF
Stair 2	333 SF
Stair 3	289 SF
Stair 4	361 SF
2nd Floor	14,333 SF
3rd Floor	
Corridor	2,364 SF
Elevator 1	83 SF
Elevator 2	70 SF
Elevator 3	79 SF
Guest Rooms	16,307 SF
Service	694 SF
Stair 1	288 SF
Stair 2	242 SF
Stair 3	289 SF
3rd Floor	20,417 SF
4th Floor	
Corridor	2,384 SF
Elevator 1	83 SF
Elevator 2	66 SF
Elevator 3	79 SF
Event Space	2,082 SF
Guest Rooms	14,171 SF
Service	698 SF
Stair 1	287 SF
Stair 2	243 SF
Stair 3	289 SF
4th Floor	20,383 SF
Grand total	79,822 SF

Building Code Analysis	
Per California Building Code	
Occupancy	A-2, A-3, B, R-1, S-2
Type of Construction	III-A
Allowable Number of Stories	4 Stories (limited by A Occupancy on 4th floor)
Allowable Height	85 feet (limited by A Occupancy on 4th floor)
Allowable Area	
Sprinklers	Yes

Zoning Analysis	
Per Placerville Municipal Code	
Zoning	HWC-AO
Minimum Parcel Area	6,000
Maximum Building Coverage	60%
Minimum Parcel Width	60'
Minimum Yards	None
Maximum Building Height	40'
Minimum Parcel Frontage	60'
Floor Area Ratio	0.6

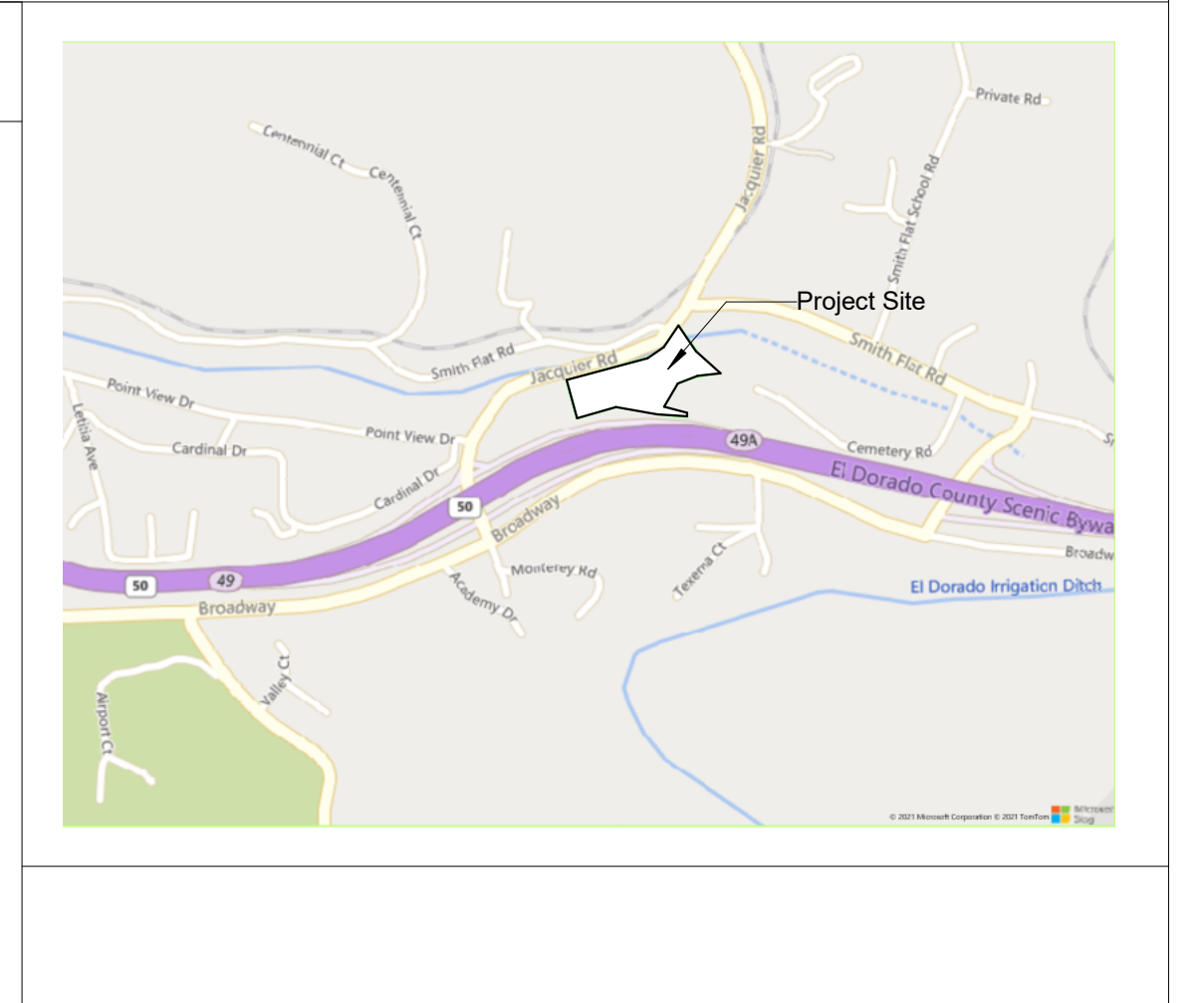
Placerville Hotel

Jacquier Rd Placerville, CA 95667

Fire Resistance Requirements	
Per California Building Code	
Primary Structural Frame	1 hr
Exterior Walls- Bearing and Non-Bearing	2 hr
Bearing Walls- Interior	1 hr
Non-Bearing Interior Walls	0 hr
Floor construction and associated secondary members	1 hr
Roof construction and associated secondary members	1 hr
Walls between Guest Rooms	1 hr
Shafts- less than 4 Stories	1 hr
Shafts- 4 stories or greater	2 hr

Project Information	
Project Address	Jacquier Rd Placerville, CA 95667
APN	-
Legal Description	-


Sheet Index			
Sheet Name	Issue Date	Revision #	Issue Date
Architectural			
A0.0	Cover Sheet		08/13/2021
A1.0	Site Plan		08/13/2021
A1.1	Landscape Plan		08/13/2021
A1.2	Irrigation Plan		08/13/2021
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A1.4	Site Details		08/13/2021
A2.1	First Floor Plan		08/13/2021
A2.2	Second Floor Plan		08/13/2021
A2.3	Third Floor Plan		08/13/2021
A2.4	Fourth Floor Plan		08/13/2021
A2.5	Roof Plan		08/13/2021
A3.1	Exterior Elevations		08/13/2021
A4.1	Building Sections		08/13/2021
A5.1	Signage Program		08/13/2021



Project Directory	
Owner: Apple Hill Hospitality LLC	
Developer: eat.drink.sleep 1253 Garnet Ave Pacific Beach, CA 92109 Contact: Brett Miller bmiller@eatdrinkandsleep.net	Architect: Coston Architects Incorporated 8415 La Mesa Blvd, Suite 4 La Mesa, CA 91942 Contact: Kent Coston kc@costonarchitects.com 619-518-8071
Civil Engineer: R.E.Y. Engineers, Inc 905 Sutter St, Suite 200 Folsom, CA 95630 Contact: Jim Fisher jfisher@reyengineers.com	Geotechnical: Youngdahl Consulting Group 1234 Glenhaven Ct El Dorado Hills, CA 95762 Contact: John Youngdahl john.y@youngdahl.net 916-933-0633

Scope of Work	
1.	Hotel including 106 Guest Rooms, event space, conference space and accessory back of house uses.

Vicinity Map
1/2" = 1'-0" **1**




Placerville Hotel 1. Entitlements

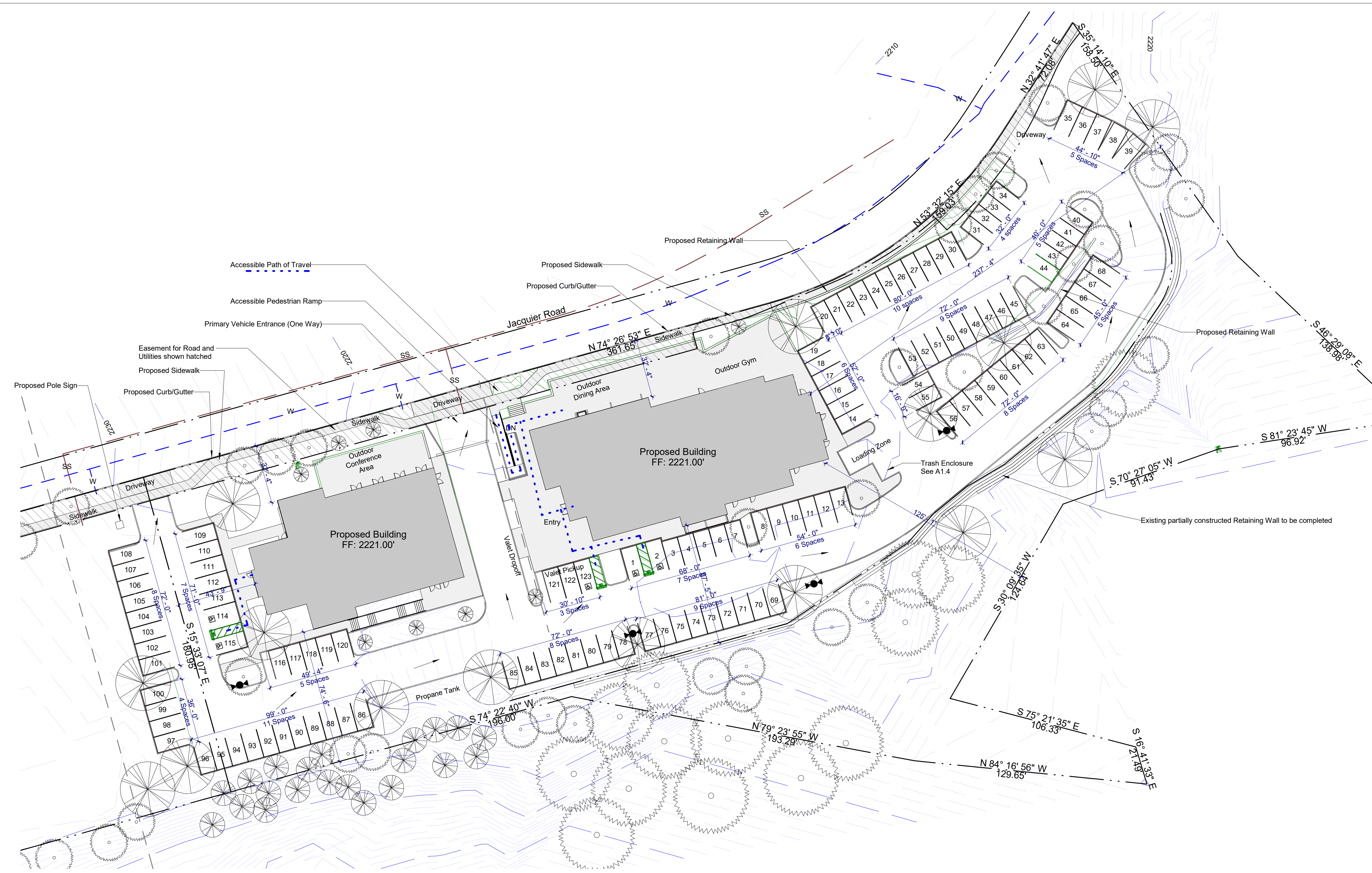
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Cover Sheet

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Parking Calculation

Parking Spaces Required

Guest Rooms
 106 Guest Rooms x .9 spaces per room = 95.4 spaces
 Subtotal Guest Rooms Parking Required = 95.4

Public Areas
 Conference rooms 2,200 sf
 1 space per 50 sf = 44 spaces

1 per 4 seats plus 1 per 2 employees
 735 sf / 15 = 49 seats / 4 = 12.25
 4 employees / 2 = 2 spaces
 Subtotal Public Spaces required: 14.25
 Required to park 50% of Public Areas
 14.25 / 2 = 7.125 spaces required

Total Parking Spaces Required 95.4 + 7.125 = 103 spaces
Total Parking Spaces Proposed: 123 spaces

Proposed Parking Breakdown

Accessible- Standard- 9' x 18'	4
Accessible- Van- 12' x 18'	1
Compact- 8x16	15
Compact- 9x16	39
Standard- 8x18	18
Standard- 9x18	46
Total	123

Accessible Spaces Required: 5
 Accessible Spaces Provided:
 Standard: 4 Spaces
 Van: 1 Space
 Total: 5 Spaces

Site Calculations

Total Development Area: 139,540 sf
 Building Coverage: 20,620 sf (14.8%)
 Pervious Area: 84,363 sf (60.5%)
 Impervious Area: 55,177 sf (39.5%)



Placerville Hotel
1. Entitlements
 Jacquier Rd
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Site Plan 1
 1" = 30'-0"

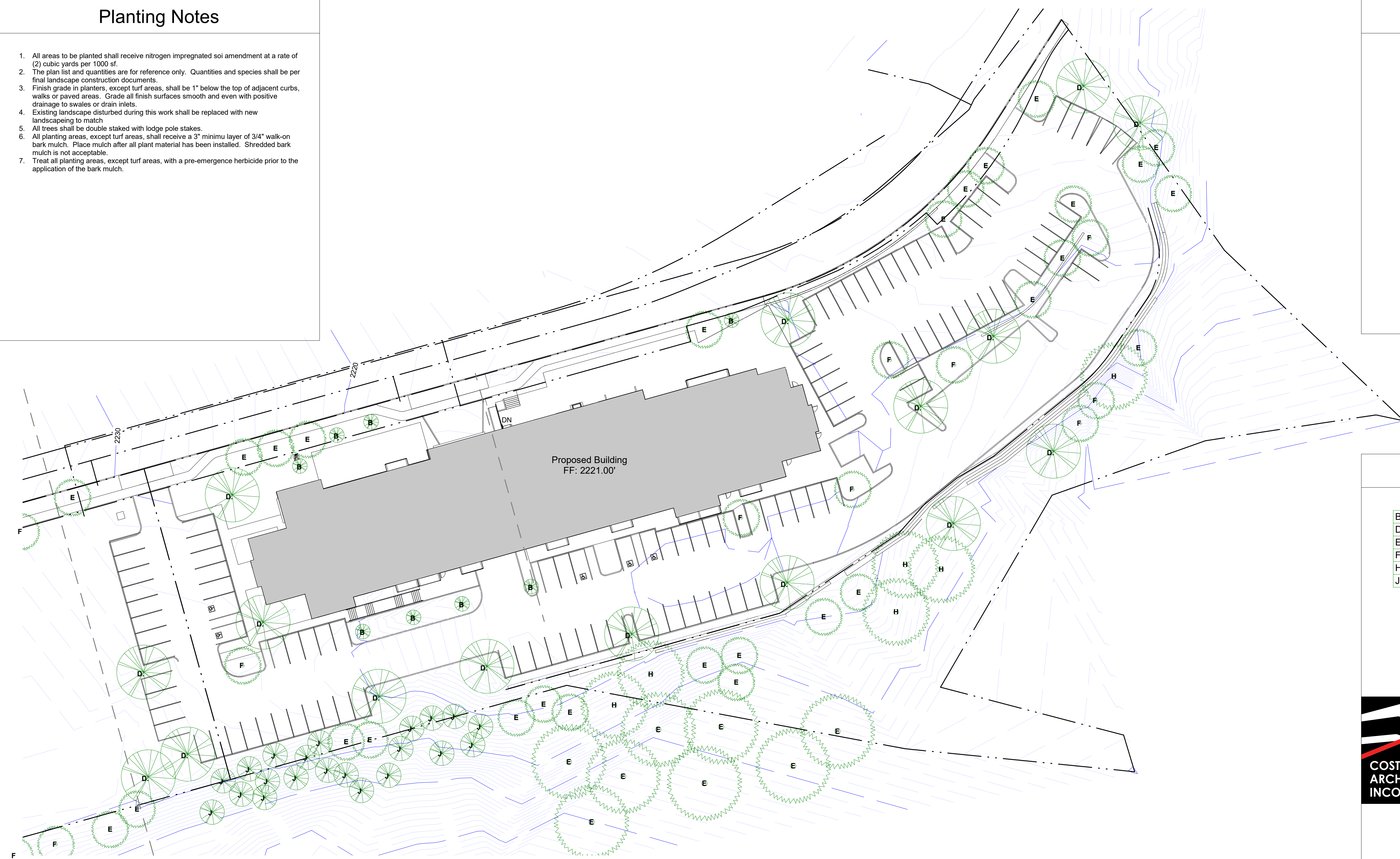
Site Plan	
DATE	Revision Schedule
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Planting Notes

- All areas to be planted shall receive nitrogen impregnated soil amendment at a rate of (2) cubic yards per 1000 sf.
- The plant list and quantities are for reference only. Quantities and species shall be per final landscape construction documents.
- Finish grade in planters, except turf areas, shall be 1" below the top of adjacent curbs, walks or paved areas. Grade all finish surfaces smooth and even with positive drainage to swales or drain inlets.
- Existing landscape disturbed during this work shall be replaced with new landscaping to match.
- All trees shall be double staked with lodge pole stakes.
- All planting areas, except turf areas, shall receive a 3" minimum layer of 3/4" walk-on bark mulch. Place mulch after all plant material has been installed. Shredded bark mulch is not acceptable.
- Treat all planting areas, except turf areas, with a pre-emergence herbicide prior to the application of the bark mulch.

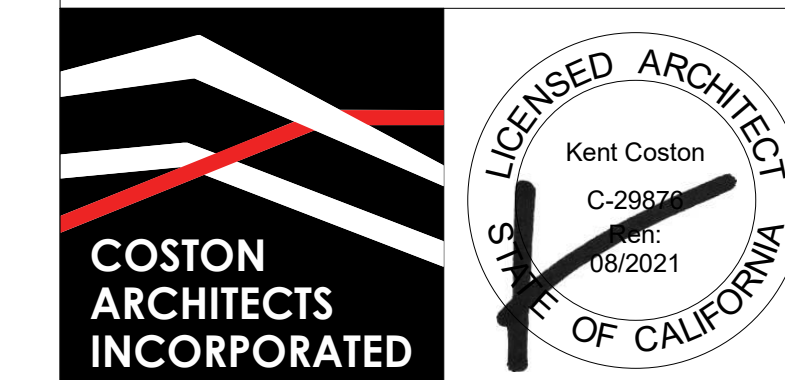
Suggested Tree Legend

- Western Redbud
- Western Flowering Dogwood
- Interior Liveoak
- Ponderosa Pine
- Incense Cedar
- Redwood
- Valley Oak



Planting Quantities

B	Western Redbud	Cercis Occidentalis	8
D	Interior Liveoak	Cornus Nuttalli	16
E	Ponderosa Pine	Pinus Ponderosa	47
F	Incense Cedar	Calocedrus Decurrens	14
H	Redwood	Sequoia Sempervirens	6
J	Valley Oak	Quercus Lobata	21



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**Placerville Hotel
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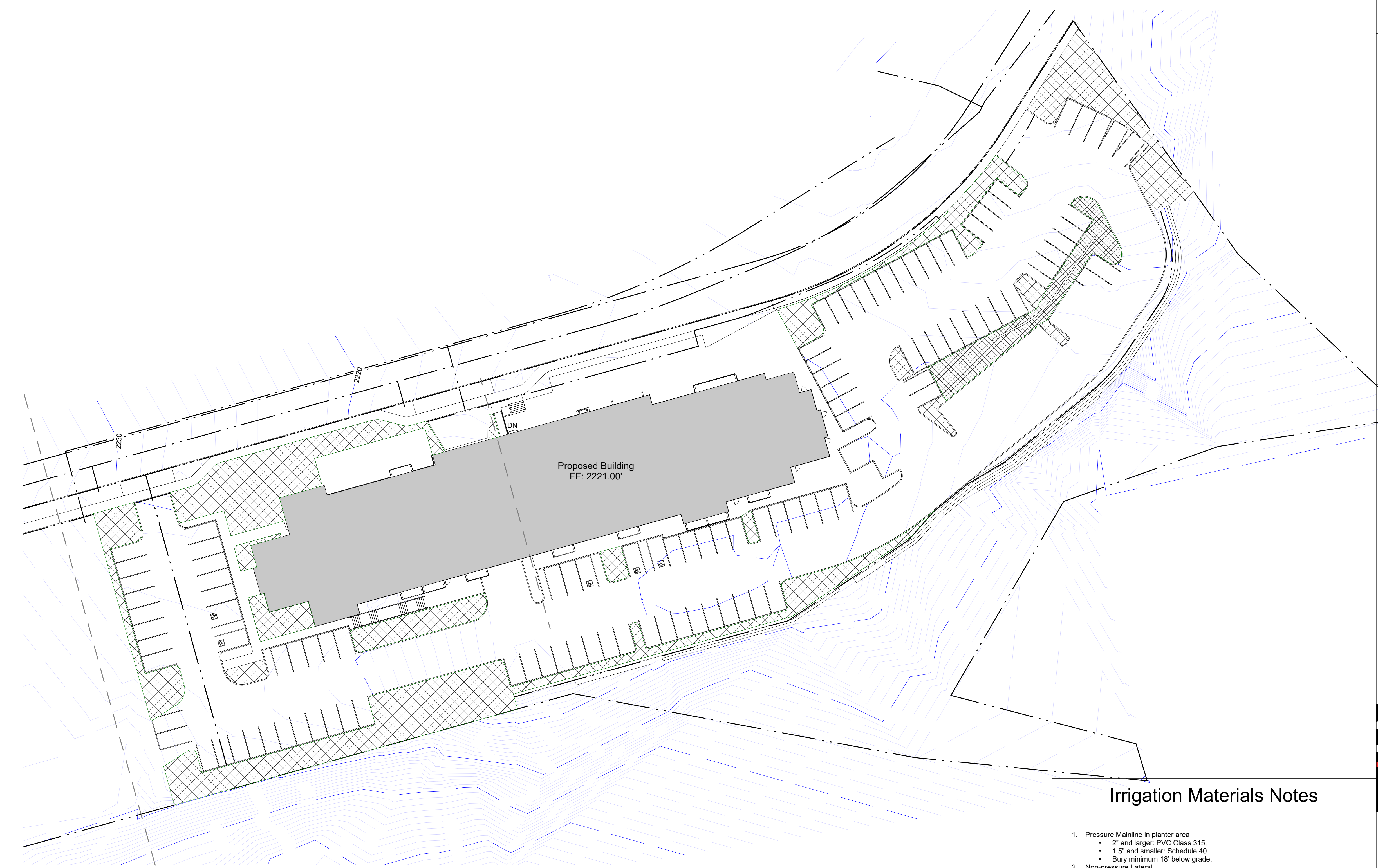
Preliminary Landscape Plan
1" = 30'-0" **1**

Landscape Plan

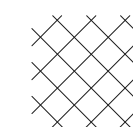
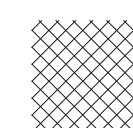
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Suggested Plant Palettes

- | | | | |
|---|--|---|--|
| Suggested Shrubs, Groundcovers, Vine Palette <ul style="list-style-type: none"> • Arctostaphylos 'Point Reyes' • Berberis Thumbergii • Cotoneaster Dammeri 'Coral Beauty' • Ceanothus 'Centennial' • Cistus 'Sunset' • Heuchera Micrantha 'Palace Purple' • Mahonia Repens • Muhlenbergia Capillaris • Myrtus Communis • Picea Fungens 'Globosa' • Bougainvillea 'James Walker' | <ul style="list-style-type: none"> Point Reyes Manzanita Dwarf Japanese Barberry Coral Beauty Cotoneaster Centennial Ceanothus Rockrose Coral Bells Creeping Mahonia Pink Muhly Grass Common Myrtle Dwarf Blue Spruce Bougainvillea | Suggested Slope Planting Palette <ul style="list-style-type: none"> • Ceanothus Spp • Arctostaphylos • Artemisia Spp • Baccharis Pylularis 'Pigeon Point' • Eriogonum | <ul style="list-style-type: none"> California Lilac Manzanita Sagebrush Coyote Brush California Buckwheat |
| | | Suggested Drainage Basin Planting Palette <ul style="list-style-type: none"> • Dianella Tasmanica • Juncus 'Elk Blue' • Carex Spp • Baccharis Salicifolia | <ul style="list-style-type: none"> Little Rev Flax Lily Elk Blue Rush Sedge Mulefat |



Irrigation Legend

-  Low Water Use: Primarily around building and parking lot (16,220 sf)
-  Medium Water use: Primarily around detention basin (1,813 sf)

Irrigation System Design Statement

1. A permanent automatic irrigation system shall be designed and installed to irrigate all planting areas. The design of the irrigation system shall emphasize water conservation and provide efficient and uniform distribution of irrigation water. The system shall be designed to conform to the City of Placerville Water Efficient Landscape Regulations and other applicable regulations.
2. In Planter areas where appropriate, drip and/or bubbler irrigation, or other low-volume, low-pressure micro-irrigation system may be installed to provide water directly to the root zone of plants. No turf is proposed on this project. No permanent irrigation systems shall use spray or rotor irrigation.
3. A reduced pressure backflow preventer shall be installed as part of the irrigation system to protect the potable water supply in accordance with State of California, City of Placerville and local water district standards and requirements. Prior to turnover, backflow preventer is to be certified.
4. A master valve and flow sensor shall be utilized to monitor for high flow shutoff capability.
5. A weather sensor shall be utilized to monitor site environmental conditions. Sensor/Controller shall be capable of revising baseline irrigation schedule to accommodate current conditions.

Irrigation Notes

1. All main line piping, non-pressure piping and control wire sleeving crossing protected wetland area and low flow side channels shall be installed in separate sleeves. Main line sleeve size shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires.
2. All lateral line piping under paving shall be PVC schedule 40 pipe and shall be installed prior to paving.
3. Pipe sizes shall ensure that velocity of water through pipe shall be below 5 feet per second.
4. Final location of the automatic controller shall be approved by owner's authorized representative.
5. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
6. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with no over-spray onto buildings, walks, streets, walls, etc.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstruction or difference should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. ADV (Anti Drain Valves) units as shown in the details are for typical installation only and may not be required on all heads. Prior to installation the contractor shall verify with the on-site grades. If there is an elevation difference of 24" or more between the highest head and lowest head on a system, the ADV's shall be installed per the detail.
10. No low head drainage is allowed
11. After project installation is complete, an audit shall be conducted by a certified irrigation auditor and findings stated in a report and give to County Inspector and the Landscape Architect.

Preliminary Landscape Plan
1" = 30'-0"

1

Irrigation Materials Notes

1. Pressure Mainline in planter area
 - 2" and larger: PVC Class 315,
 - 1.5" and smaller: Schedule 40
 - Bury minimum 18" below grade.
2. Non-pressure Lateral
 - 2" and larger: PVC Class 315
 - 1.5" and smaller: PVC Schedule 40
 - Bury minimum 12" below finish grade
3. On-Grade Non Pressure Lateral
 - 2" and larger: PVC Class 315
 - 1.5" and smaller: PVC Schedule 40
 - Bury minimum 12" below finish grade
 - Must be UV Resistant PVC (UVR PVC)
 - UVR PVC Lateral Line to be used only on temporary irrigation systems.
 - Pipe to be pinned to grade per details and specifications
4. Pipe Sleeving
 - PVC Schedule 40
 - Bury min 18"/24" below grade
 - Extend min 12" beyond edge of paving
 - Sleeving to be 2x the diameter of pipe to be sleeved
5. Wire Sleeving
 - PVC Schedule 40
 - Bury minimum 24" below grade
 - Extend min 12" beyond edge of paving
 - Size as required
6. Dedicated Water Meter, to be installed per Civil Plans



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Irrigation Plan

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Parking Lot Lighting

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison
GLEON Galleon

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications



Product Features



Connected Systems

- WaveLinx
- Enlighted

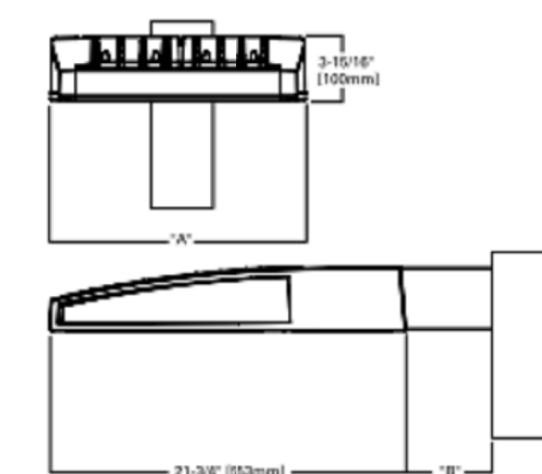
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Systems	7' Width	7' Standard Arm Length	10' Extended Arm Length	10' Quick Mount Arm Length	10' Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-4/8"	7"	13"	10-5/8"	-
9-10	33-3/4"	7"	16"	-	-

Notes: For an selection requirements and additional file see the Working Draft section.



PHOTOGRAPH page 1 April 10, 2021 1:04PM

Building Mounted at Exterior Doors

LED wall luminaire - light output on one side

BEGA

Application
This LED wall mounted luminaire has light output in one direction. Arranged individually or in groups, it is a great design element for a host of lighting applications. Downward orientation only.

Materials
Luminaire housing and constructed of die-cast marine grade, copper free (a 0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.1 lbs

Electrical
Operating voltage: 120-277V AC
Minimum start temperature: -20° C
LED module wattage: 7.7W
System wattage: 10W
Controllability: 0-10V dimmable
Color rendering index: Ra > 80
Luminaire lumens: 464 lumens (3000K)
LED service life (L70): 60,000 hours

- 4000K - Product number + **K4 (EXPRESS)**
- 3500K - Product number + **K3S**
- 3000K - Product number + **K3 (EXPRESS)**
- 2700K - Product number + **K27**
- Amber - Product number + **AMB**

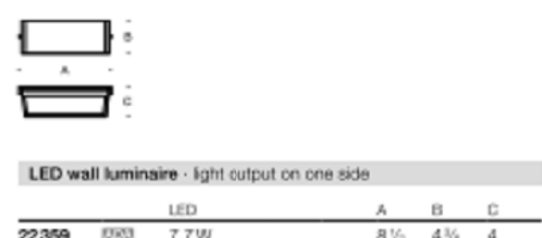
Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (565-600nm) approved by the FWG. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED color temperature
LED module wattage: 6.0W (Amber)
System wattage: 10.3W (Amber)
Luminaire lumens: 101 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors: Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:

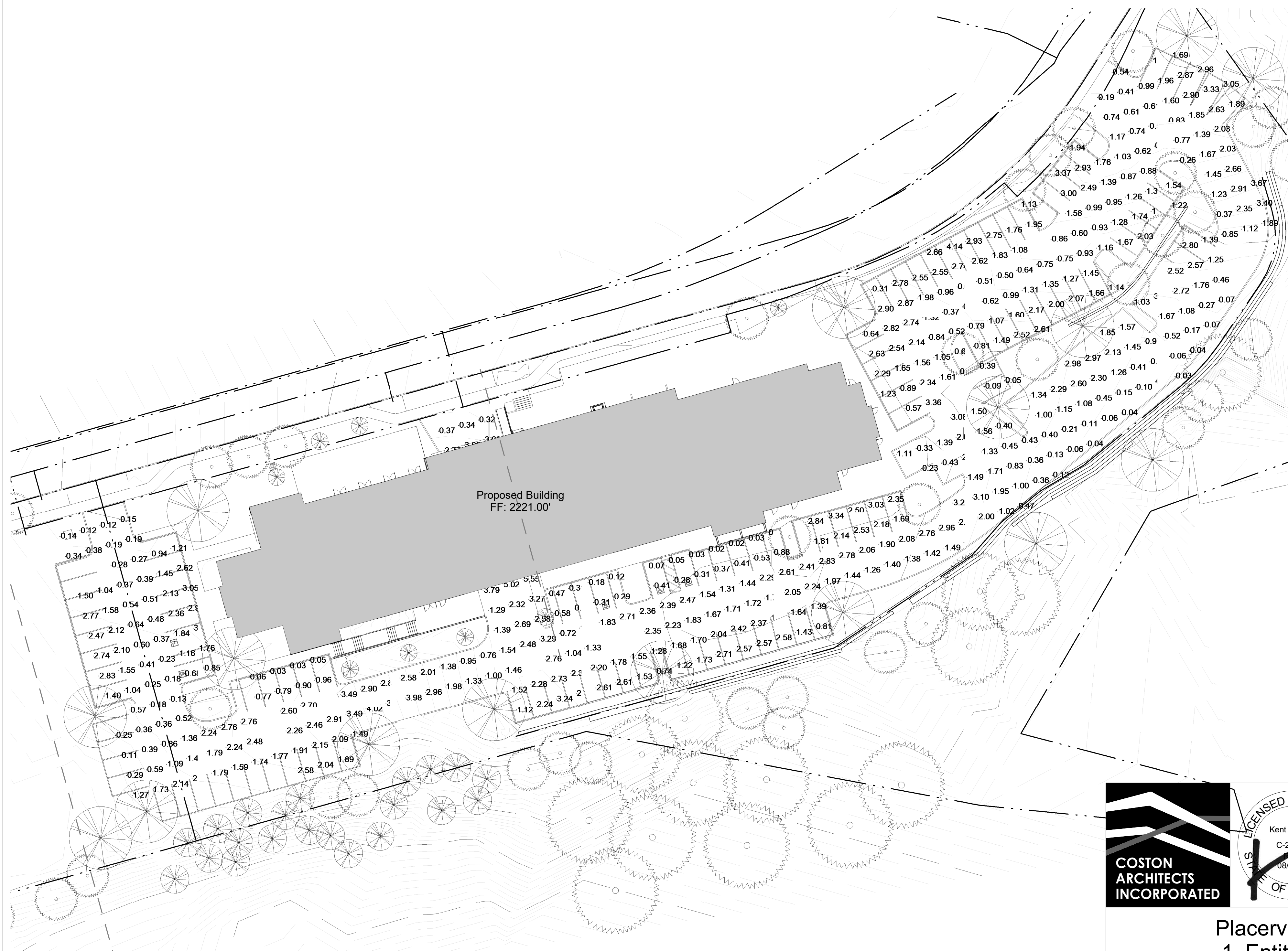


LED wall luminaire - light output on one side

LED	A	B	C
22399 003 7.7W	8 1/2"	4 1/2"	4"

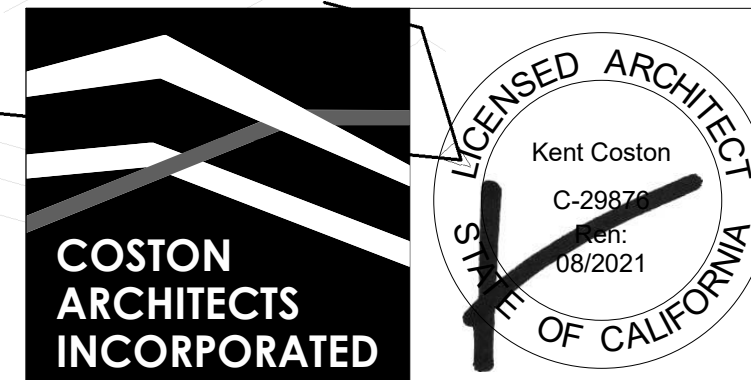
BEGA 1000 BEGA Way, Capistrano, CA 92613 (805) 684-0533 info@bega-us.com

Due to the proprietary nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega.us. © copyright BEGA 2019. Updated 03/19/19



Site Photometric Plan
1" = 30'-0" 1

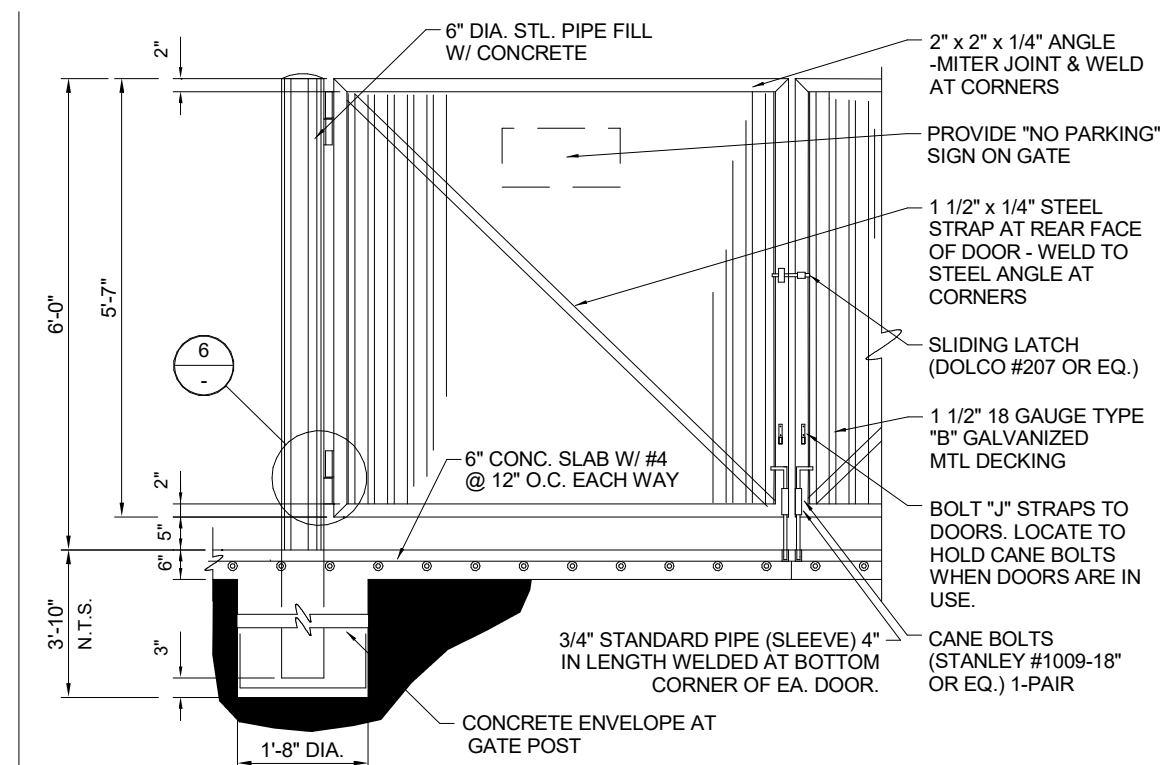
Site Photometrics					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
Parking Lot	1.71 fc	7.08 fc	0.02 fc	95.6	395.8
At Property Line	0.00 fc	0.00 fc	0.00 fc	0.0	0.0



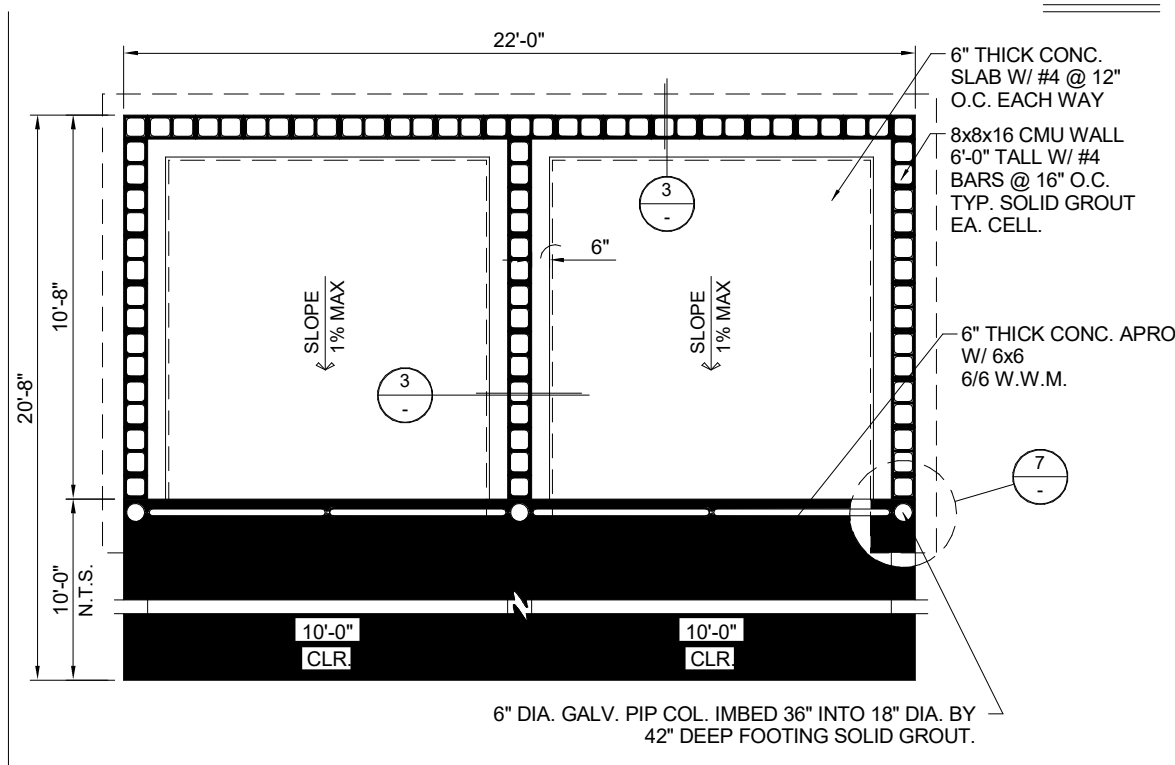
COSTON ARCHITECTS INCORPORATED
Placerville Hotel
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Photometric Plan

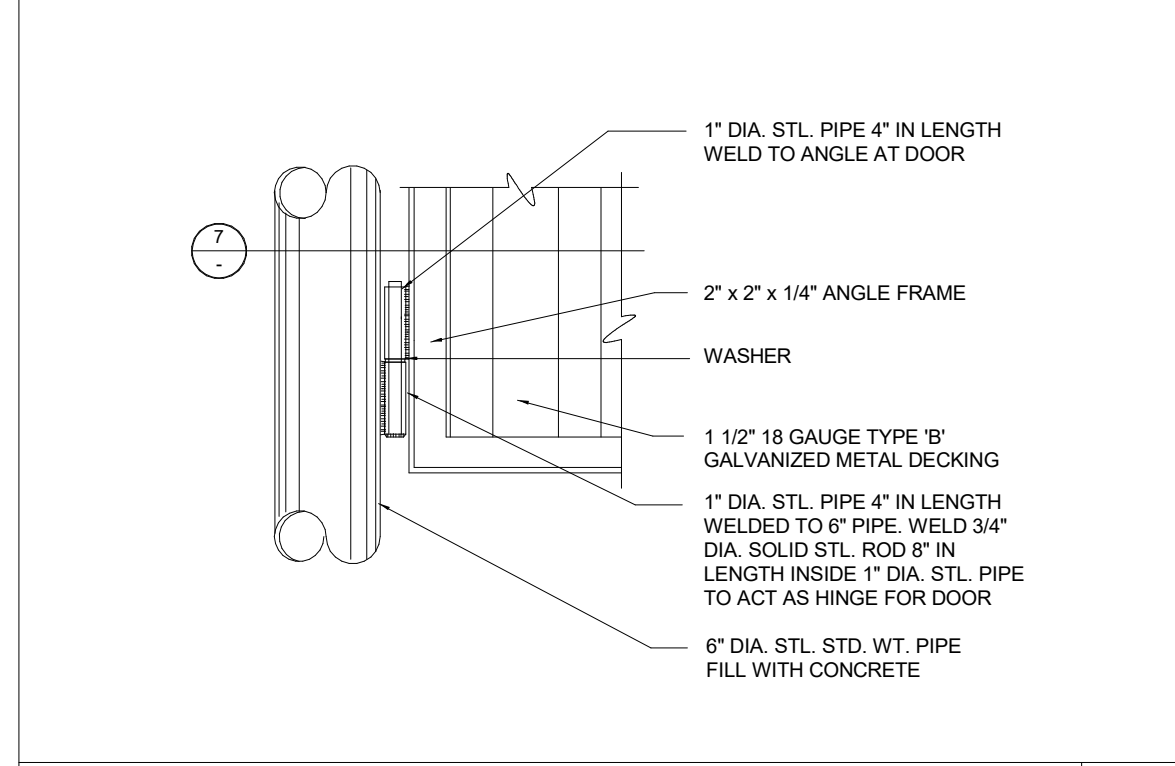
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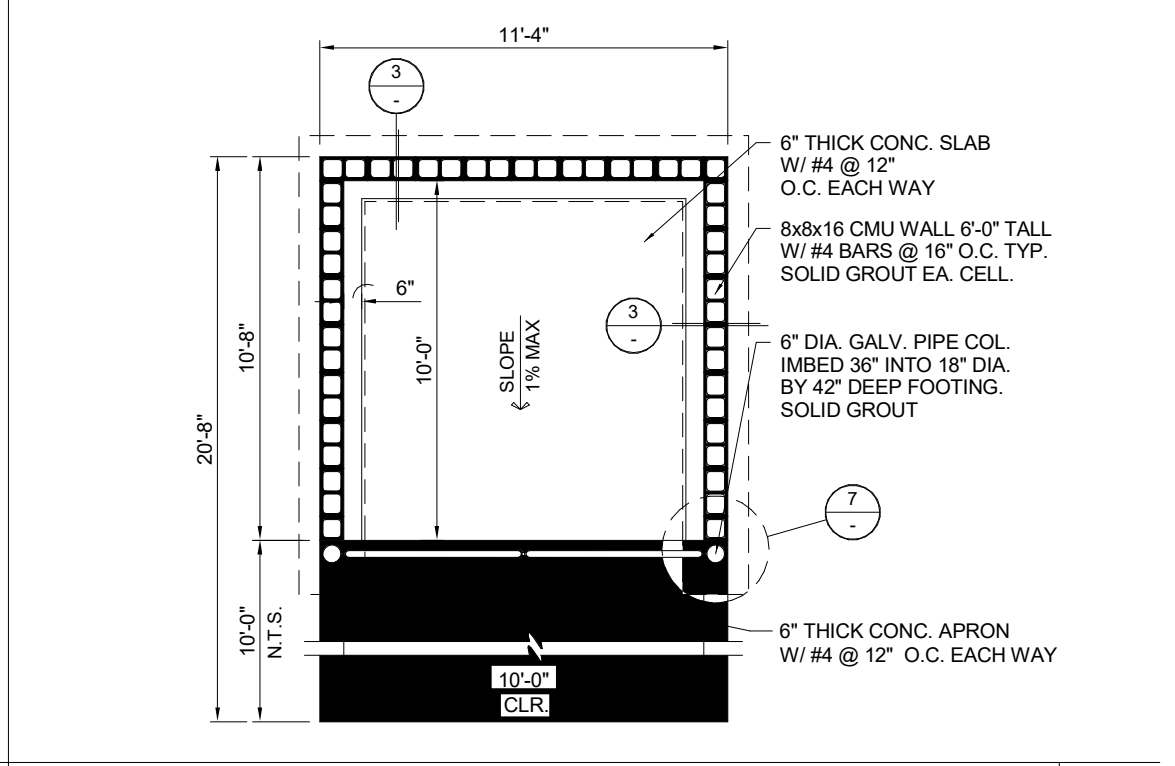
Trash Enclosure Gate NTS 5



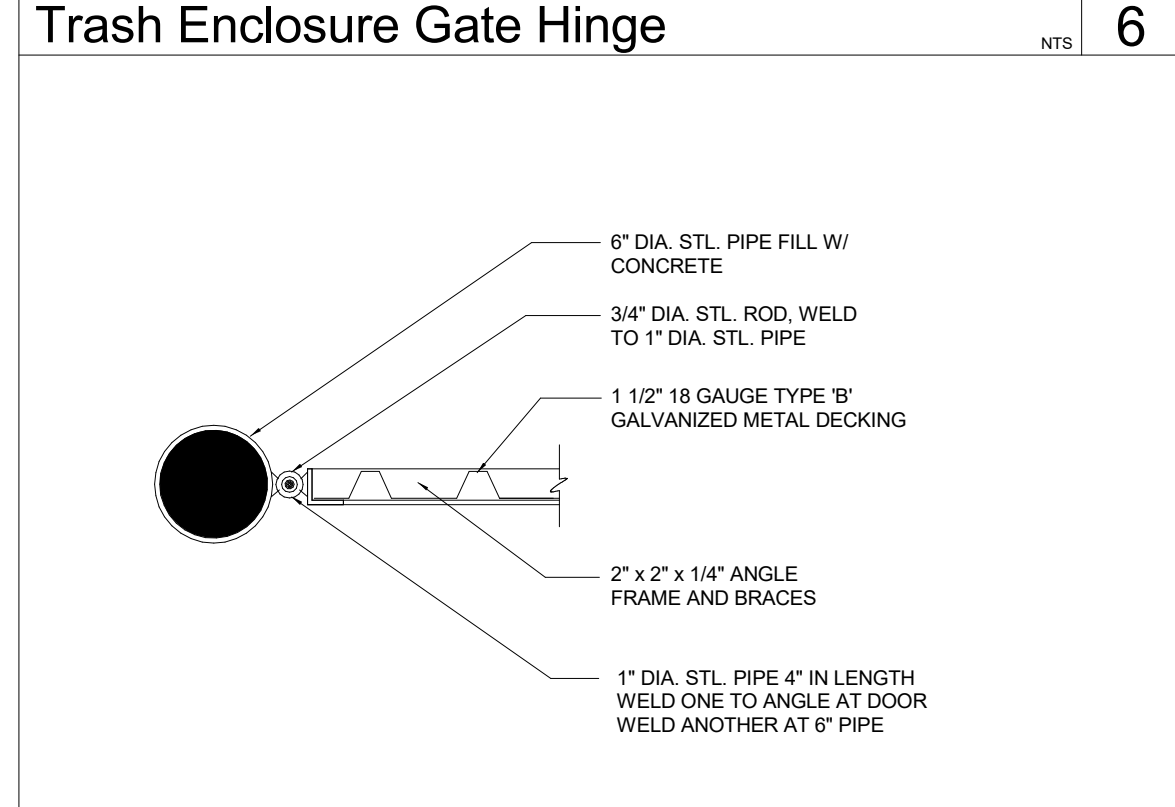
Double Trash Enclosure Plan NTS 1



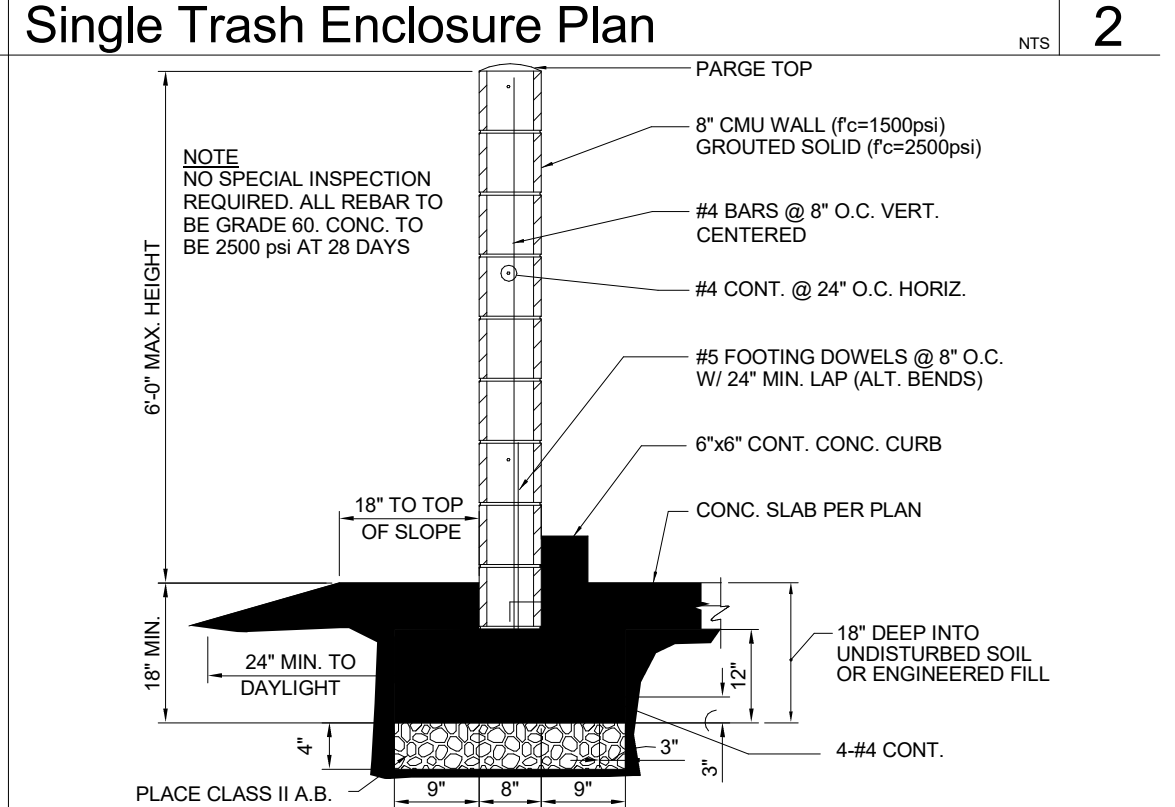
Trash Enclosure Gate Hinge NTS 6



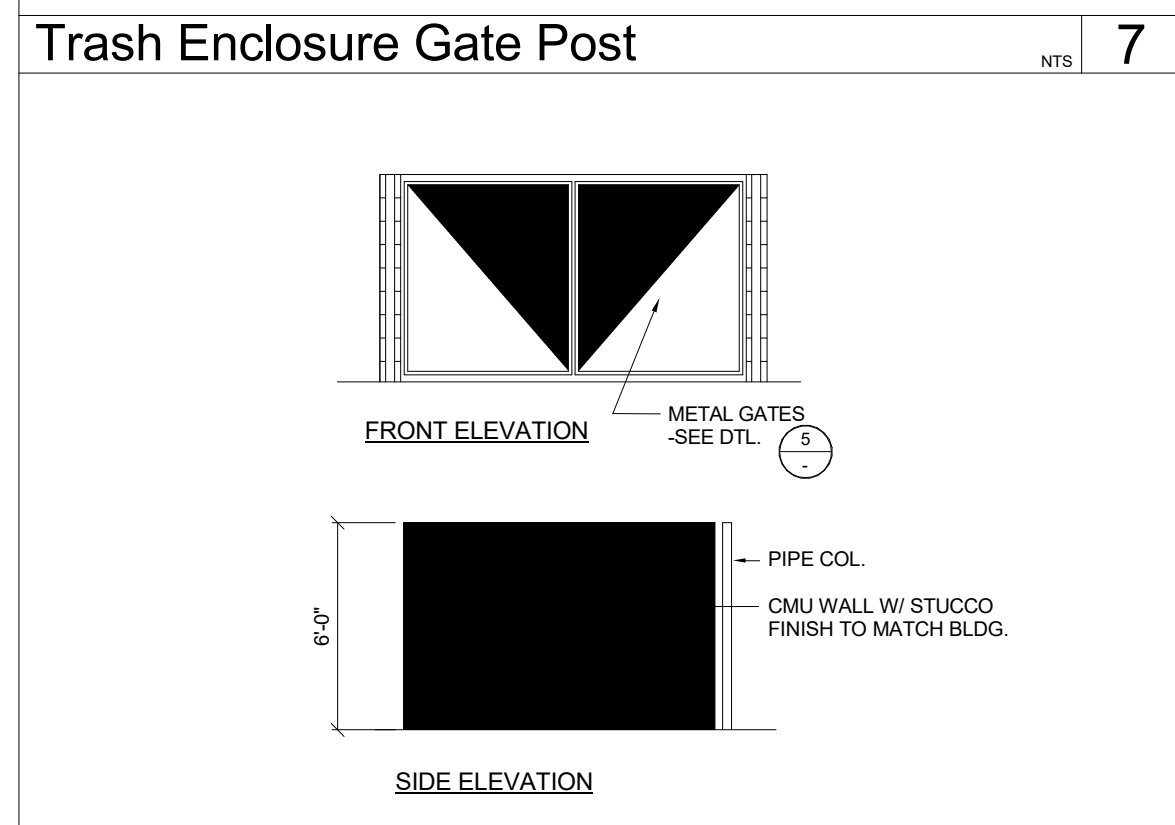
Single Trash Enclosure Plan NTS 2



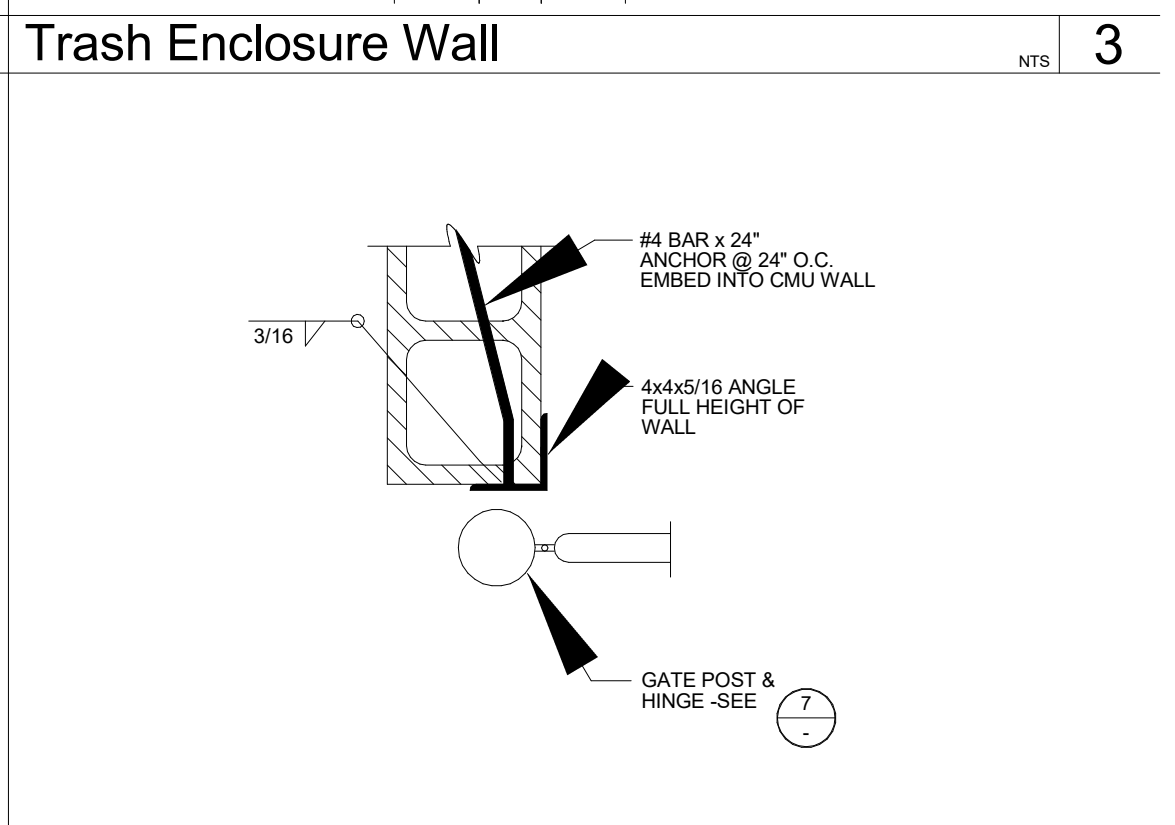
Trash Enclosure Gate Post NTS 7



Trash Enclosure Wall NTS 3



Trash Enclosure Elevations NTS 8



Trash Enclosure Gate Post Connection NTS 4

Trash Enclosure Details 12" = 1'-0" 1



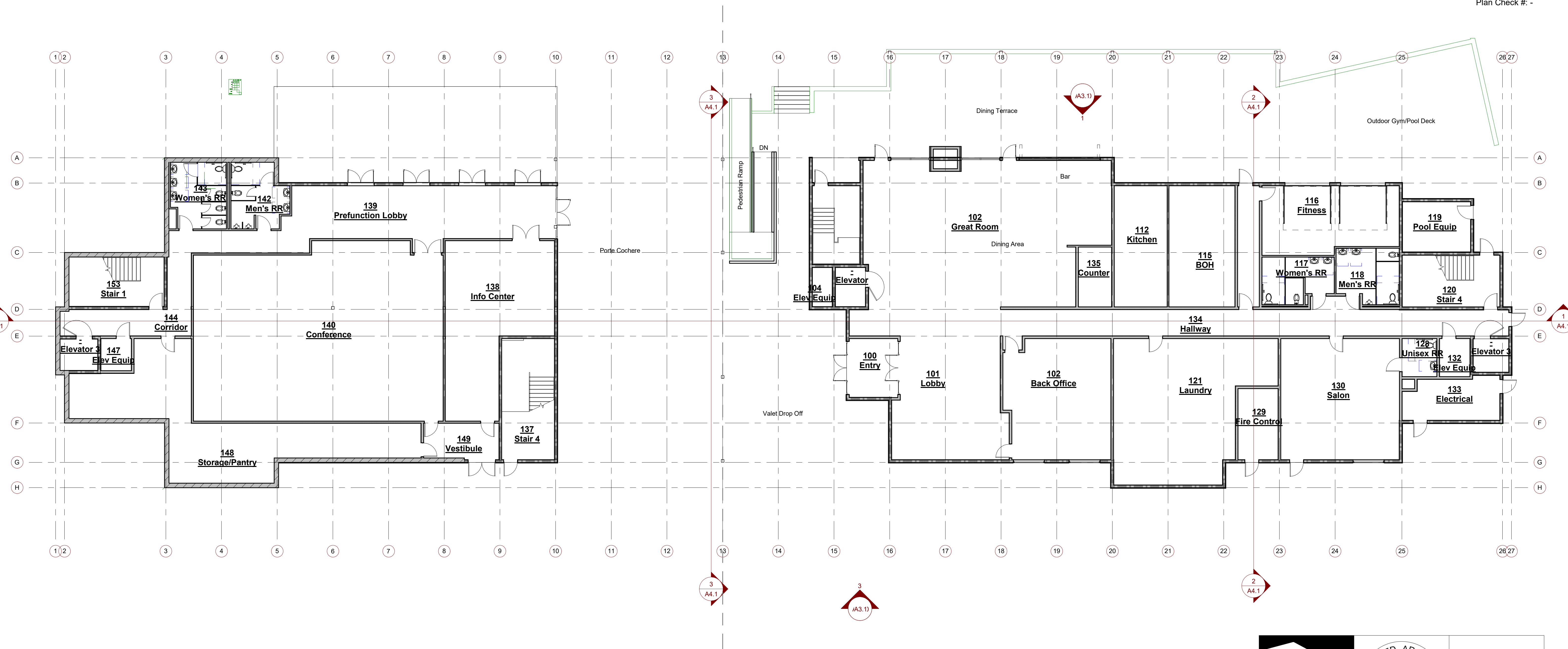
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Site Details

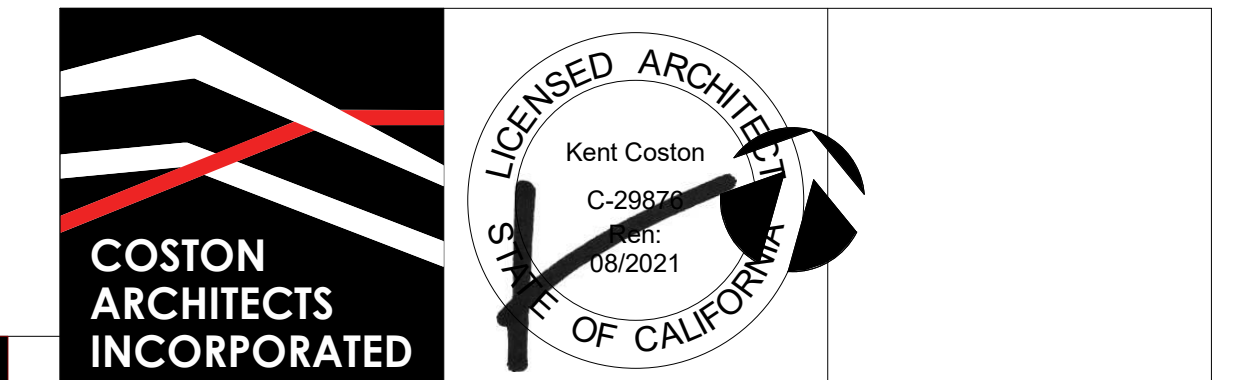
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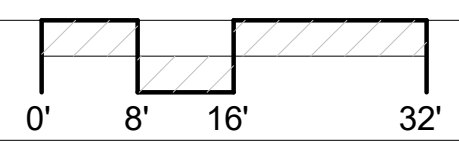
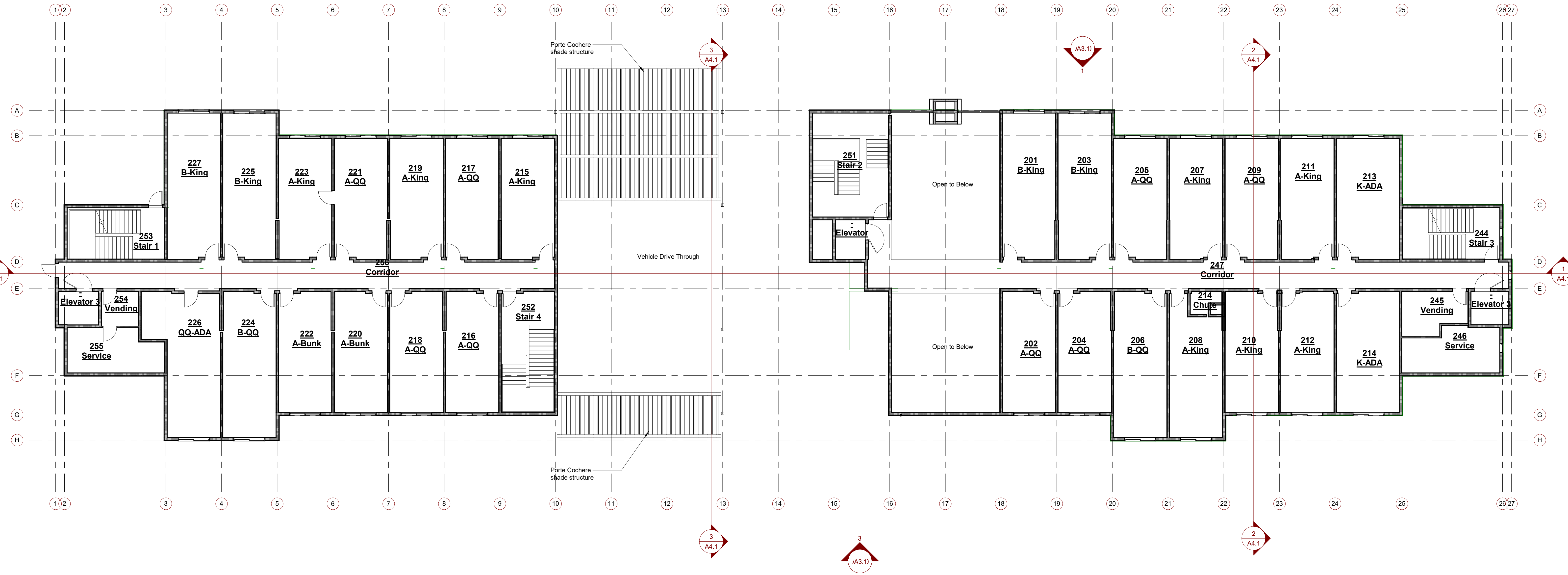
First Floor Plan
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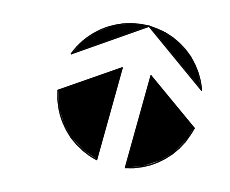
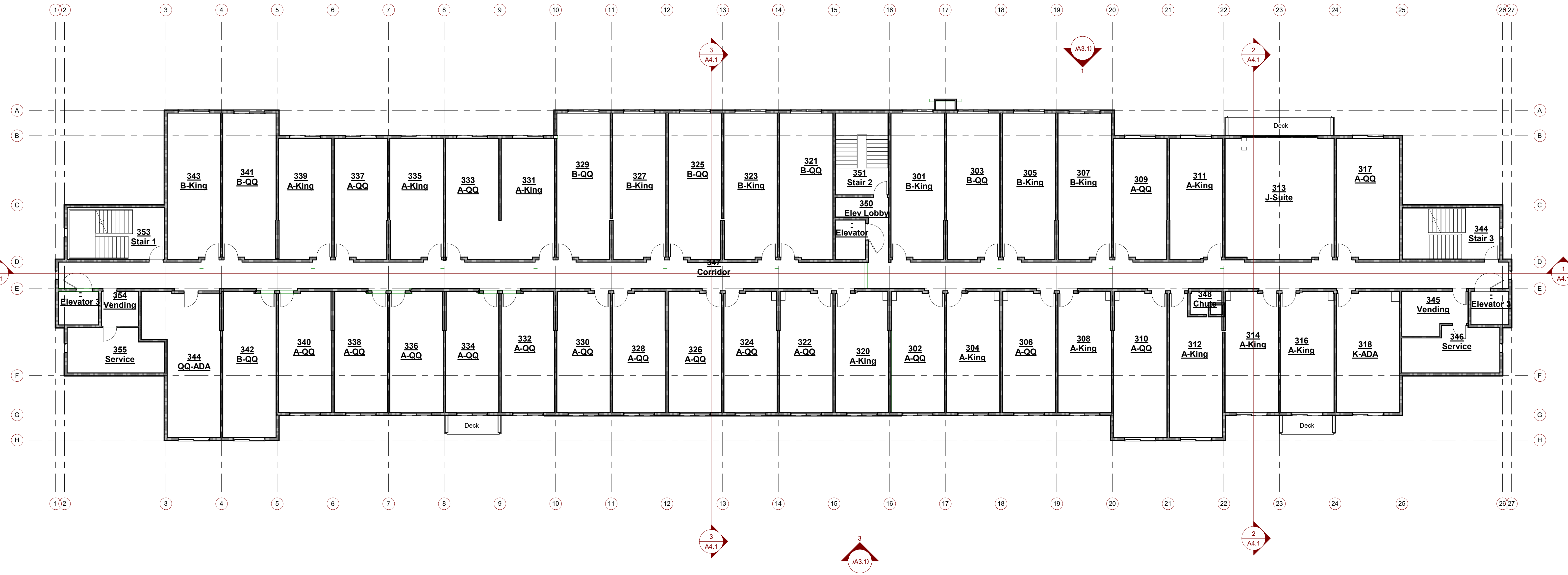
First Floor Plan

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Second Floor Plan
3/32" = 1'-0" 1

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Second Floor Plan	
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Third Floor Plan
3/32" = 1'-0" 1

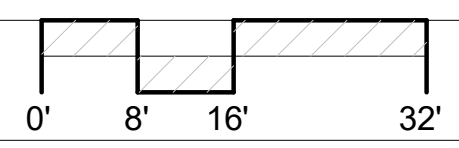
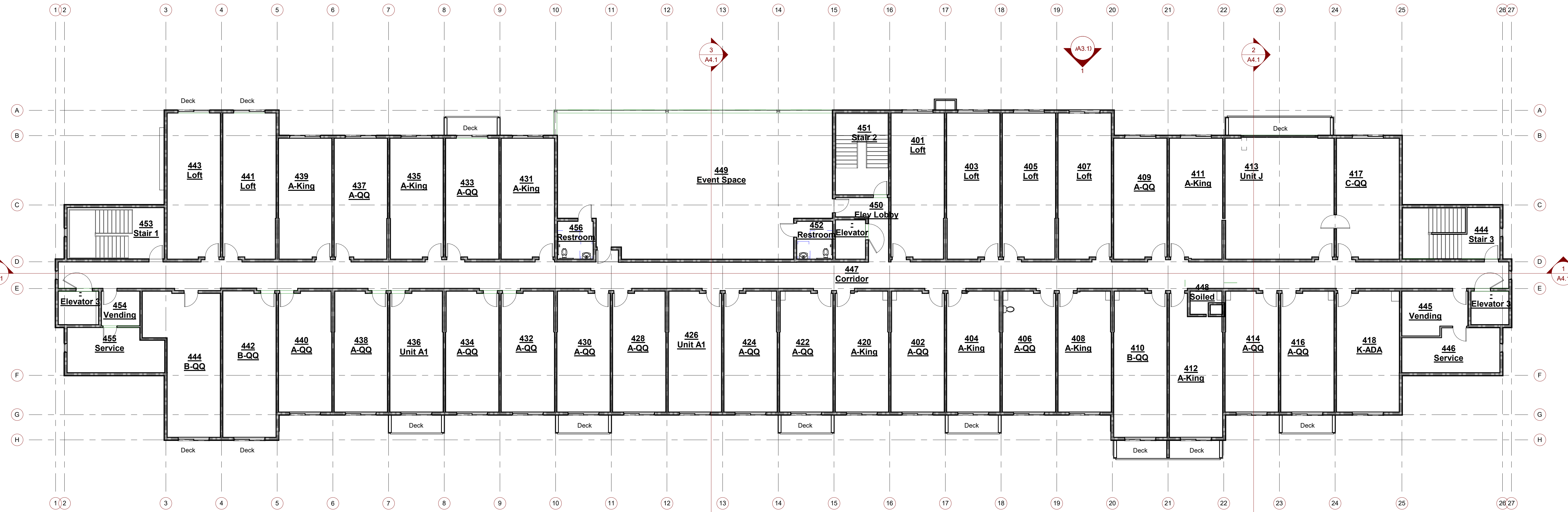
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Third Floor Plan

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 Fourth Floor Plan
 3/32" = 1'-0" 1



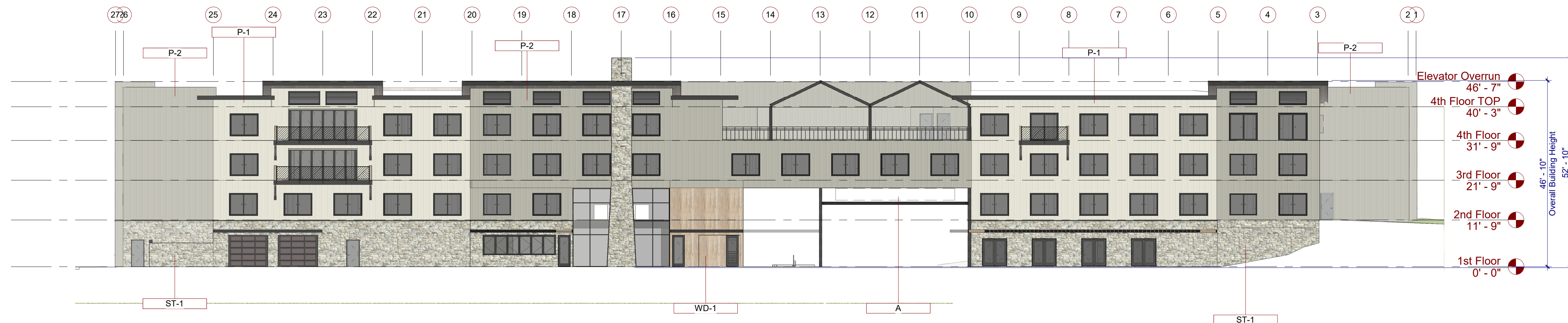
Placerville Hotel
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Fourth Floor Plan

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PROJECT	5401	
		A2.4
		OF

Keynotes

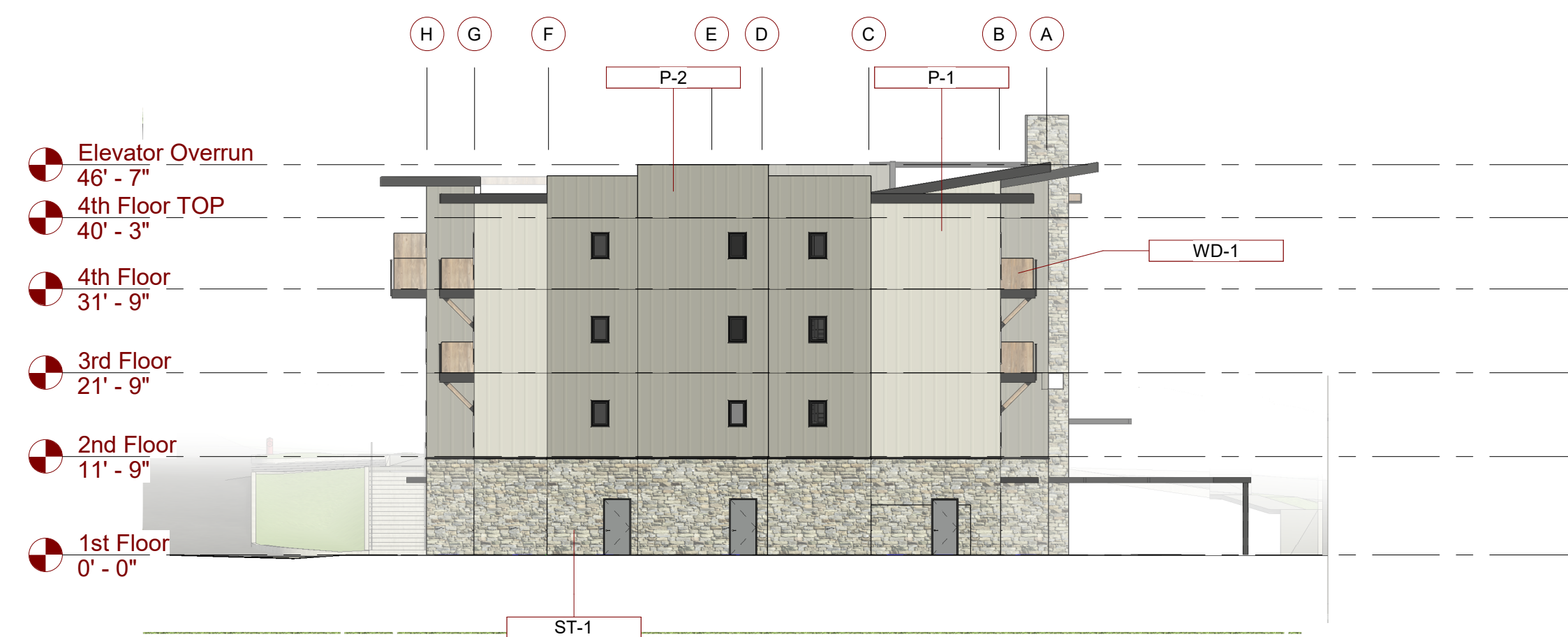
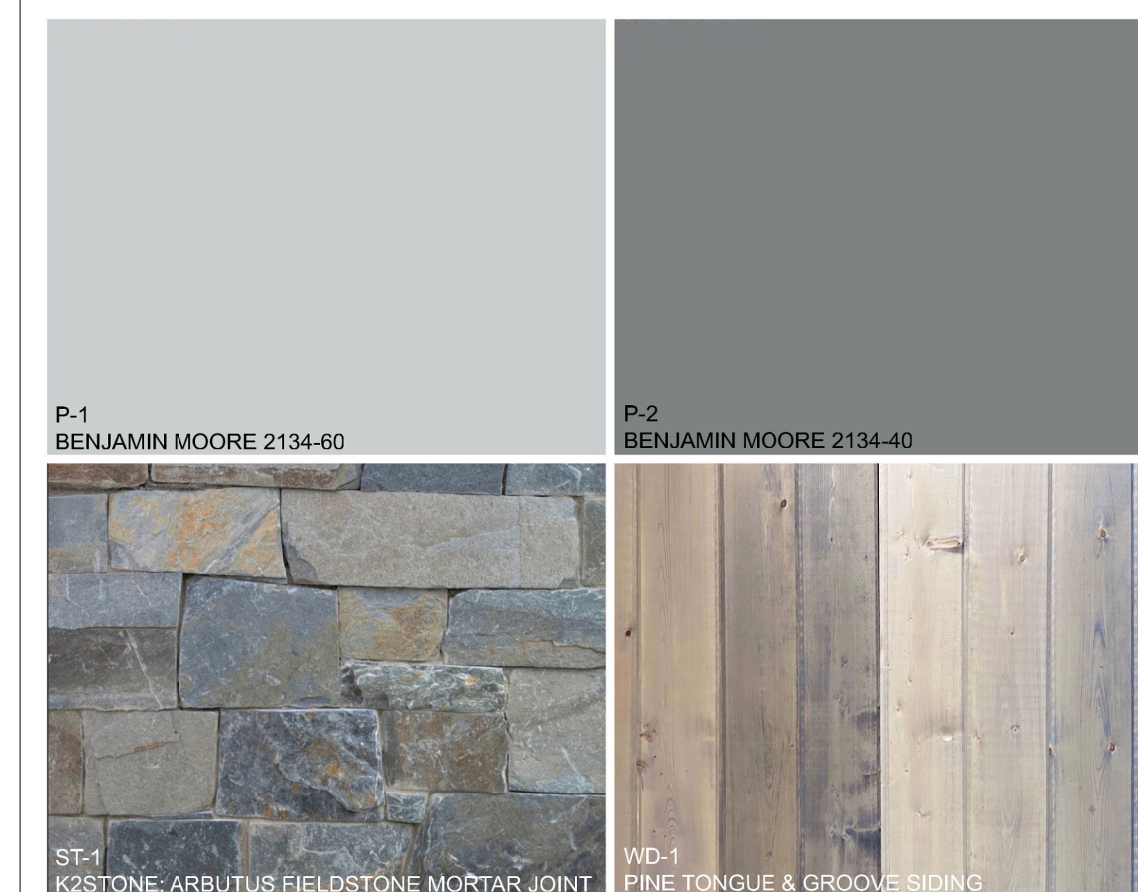
A	Awning Sign, North Elevation, 91 sf
C	Wall Sign, West Elevation, 14' Wide, 64 sf
P-1	Benjamin Moore 2134-60
P-2	Benjamin Moore 2134-40
ST-1	K2Stone: Arbutus Fieldstone Mortar Joint
WD-1	Pine Tongue and Groove Siding



North Elevation
1/16" = 1'-0"

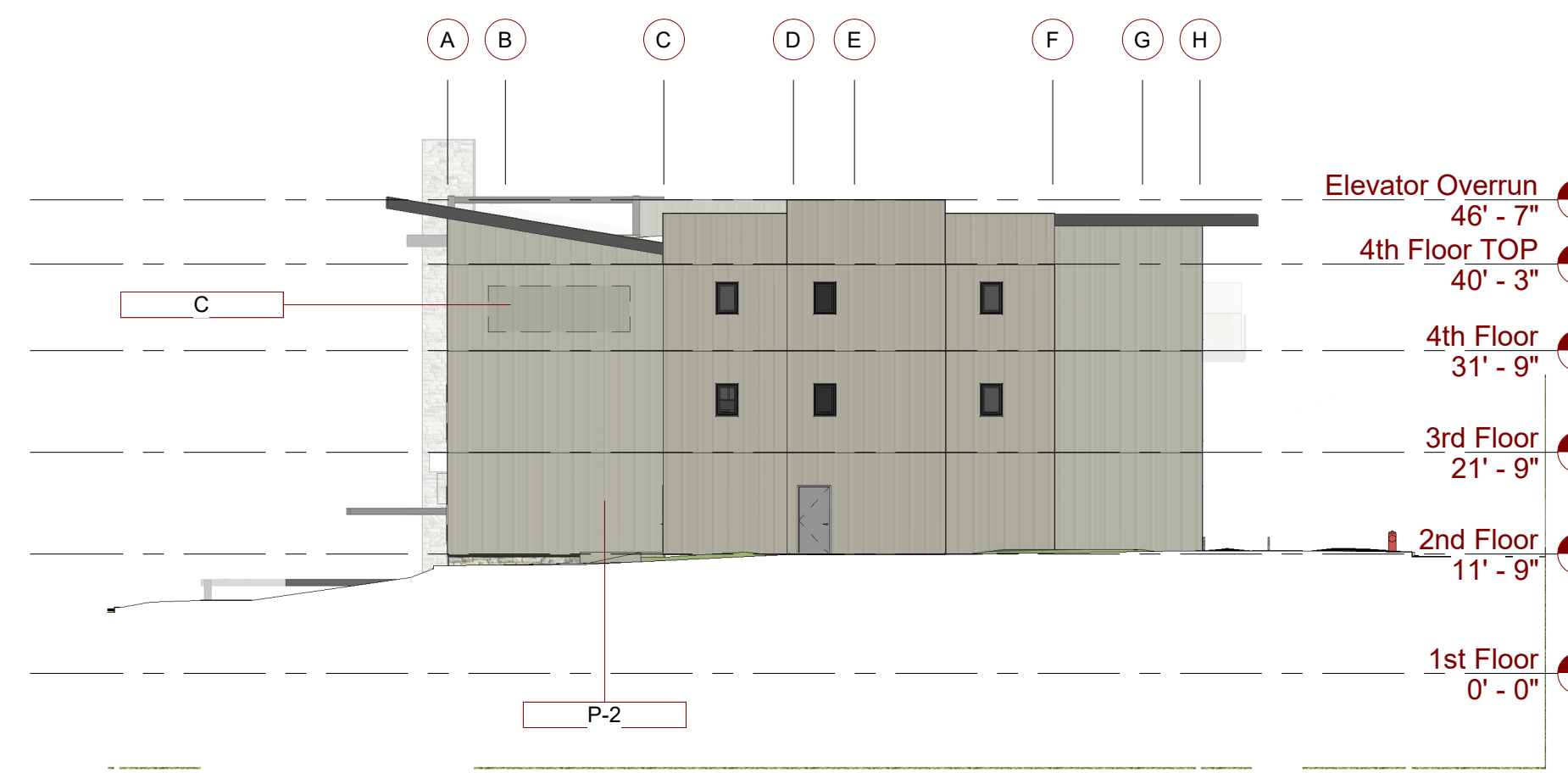
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Finish Legend



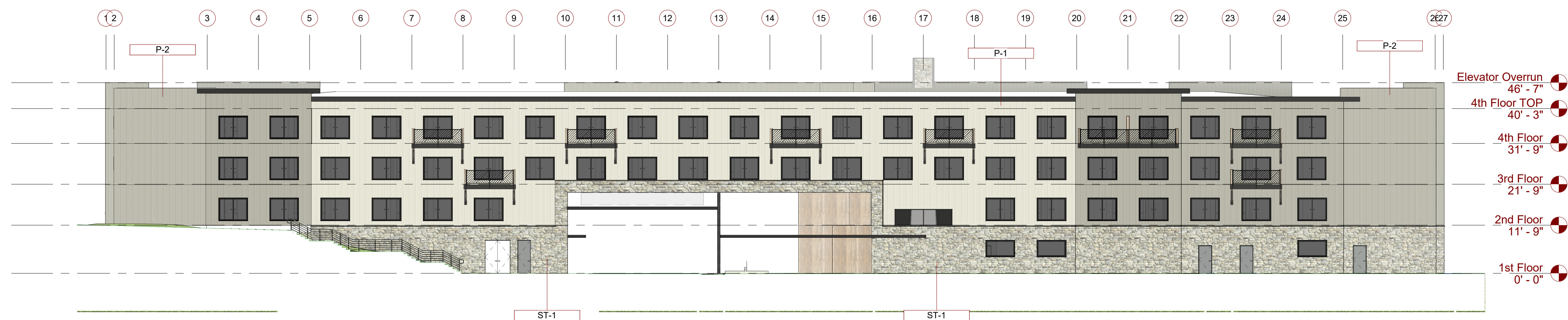
East Elevation
1/16" = 1'-0"

4



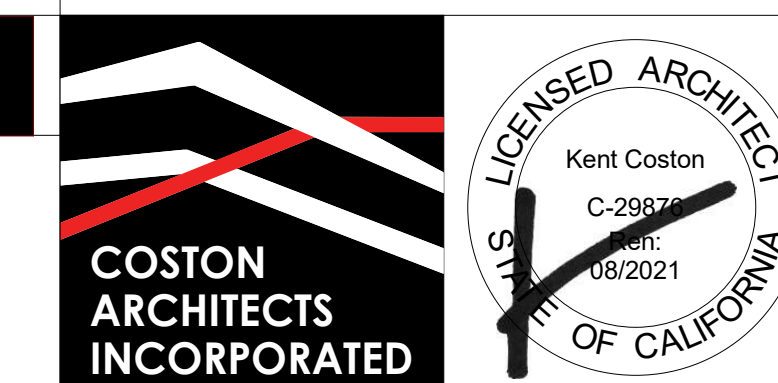
West Elevation
1/16" = 1'-0"

2



1. South Elevation
1/16" = 1'-0"

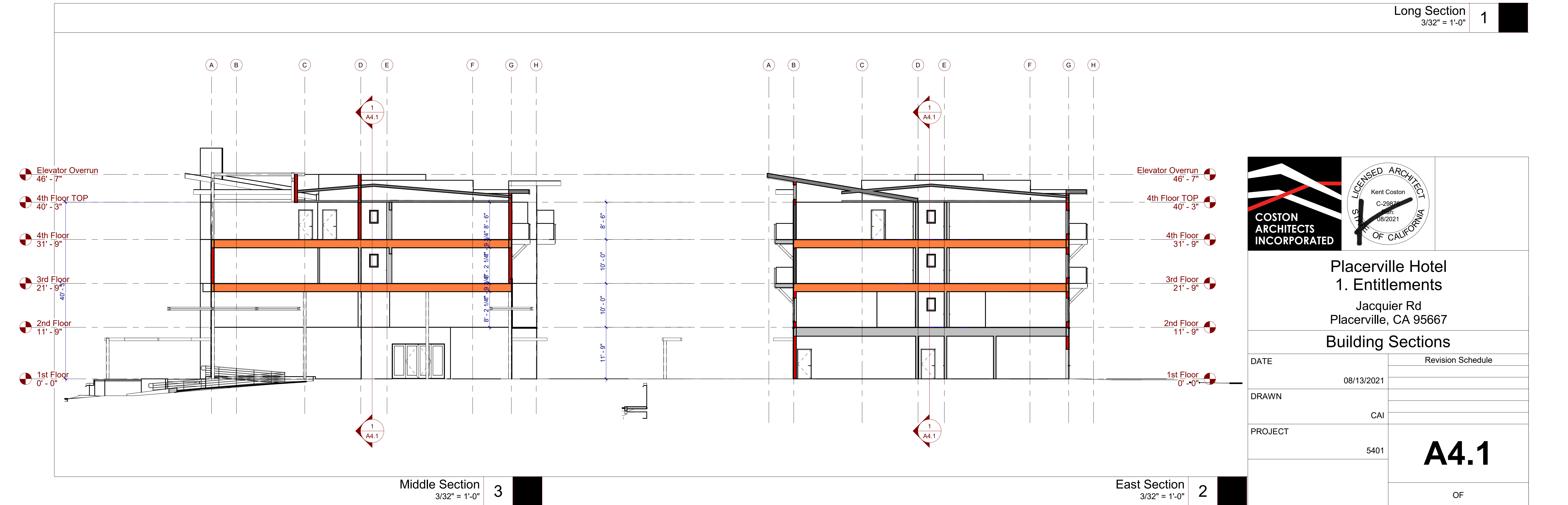
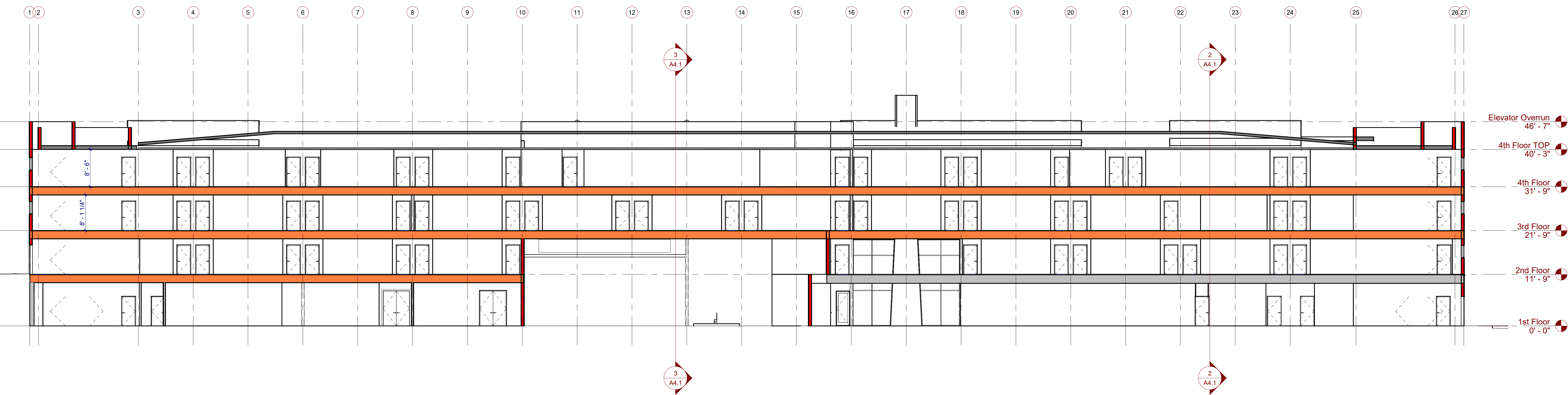
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Placerville Hotel
1. Entitlements
Jacquier Rd
Placerville, CA 95667

Exterior Elevations

DATE	Revision Schedule
08/13/2021	
DRAWN	CAI
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A3.1	
OF	



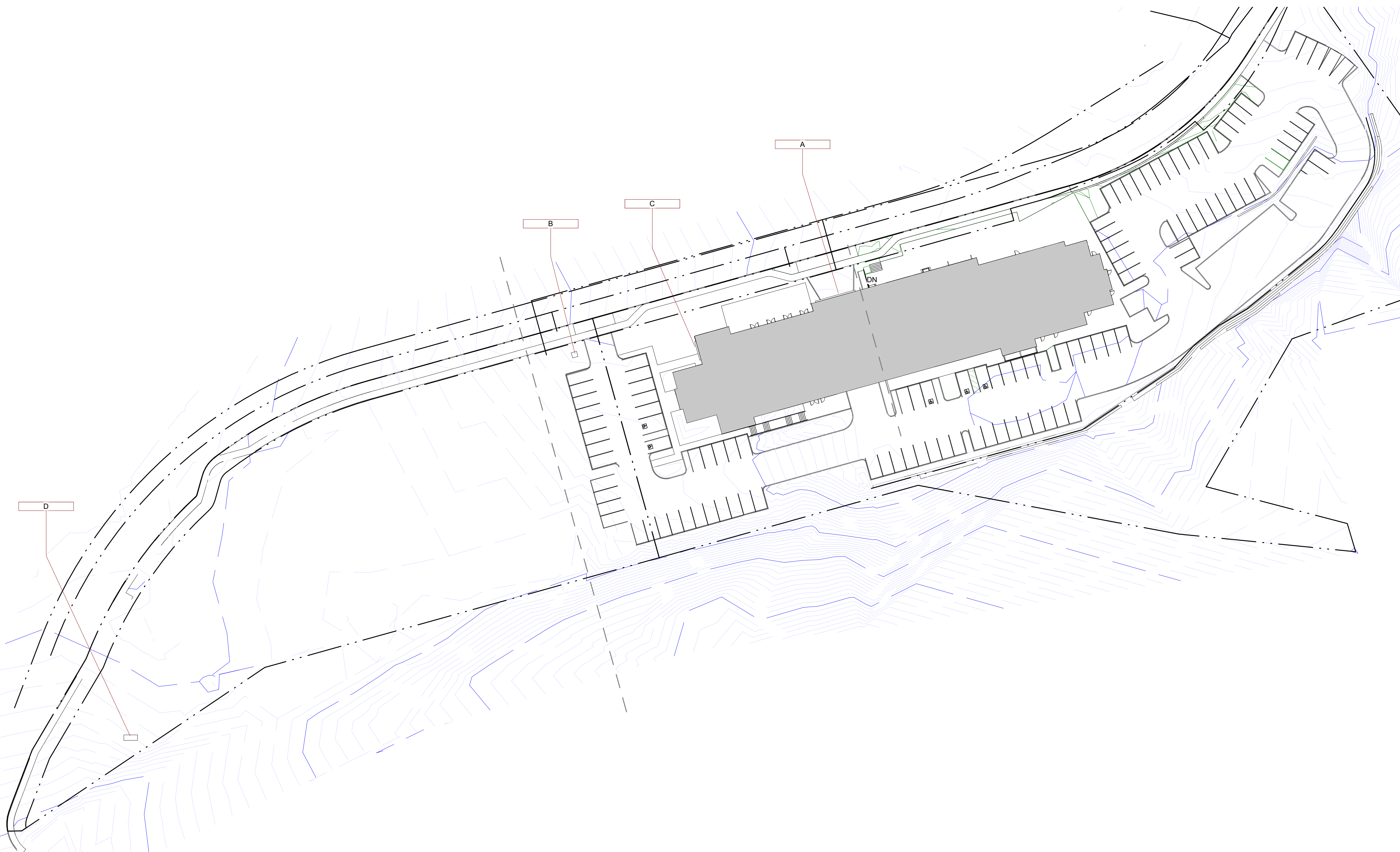
COSTON ARCHITECTS INCORPORATED
Kent Coston
C-29872
Exp. 08/2021
STATE OF CALIFORNIA

Placerville Hotel
1. Entitlements
Jacquier Rd
Placerville, CA 95667
Building Sections

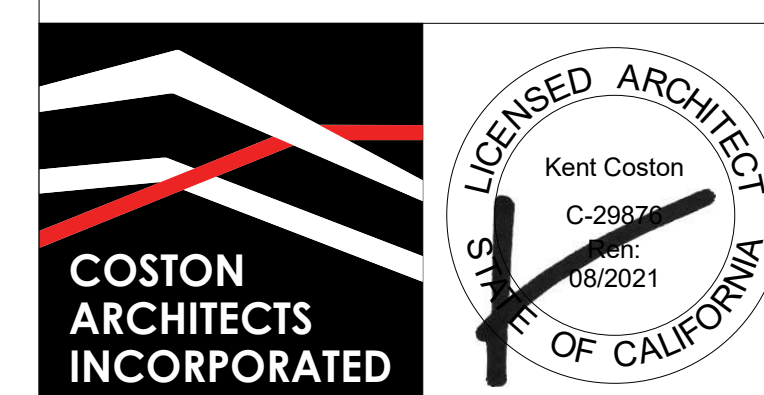
DATE	08/13/2021	Revision Schedule
DRAWN	CAI	
PROJECT	5401	
A4.1		
		OF

Keynotes

A	Awning Sign, North Elevation, 91 sf
B	Pole Sign, North Elevation, 8' tall, not to exceed 32 sf
C	Wall Sign, West Elevation, 14' Wide, 64 sf
D	Multi Tenant Pylon Sign, Offramp Approach



Site Plan
1" = 40'-0" 1



Placerville Hotel
1. Entitlements
Jacquier Rd
Placerville, CA 95667

Signage Program

DATE	08/13/2021	Revision Schedule
DRAWN	CAI	
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		A5.1
		OF