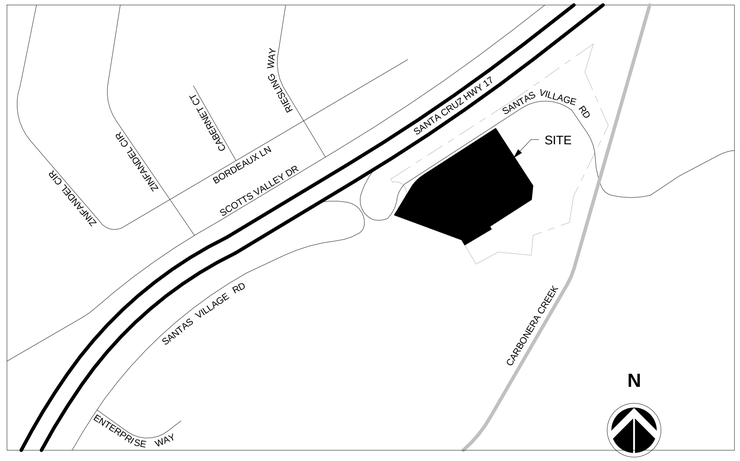
VICINTY MAP



RESIDENCE INN SCOTTS VALLEY

BYCOAST REDWOOD INN LLC

BY MARRIOTT RESIDENCE INN PROTOTYPE GENERATION 9.0, REVISION 9, DATED 05.05.2014

PROJECT DIRECTORY

OWNER:
BIJAL PATEL
COAST REDWOOD INN LLC
P.O. BOX 35
BEN LOMOND, CA 95005
(831) 854-7805
bijal@coastredwoodgroup.com

ARCHITECT:
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RYS ARCHITECTS, INC.
10 MONTEREY BLVD.
SAN FRANCISCO, CA 94131
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CIVIL:
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IFLAND ENGINEERS
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davidheinrichsen@iflandengineers.com

LANDSCAPE:
TOM HOLLOWAY
KLA, INC.
142 S. WASHINGTON ST., SUITE 1
SONORA, CA 95370
(209) 532-2856

ELECTRICAL
PAUL JEFFERY
JRA ELECTRICAL ENGINEERS, INC.
851 NAPA VALLEY CORPORATE WAY, SUITE D
NAPA CA 94558
(707) 226-8580

PROJECT DATA

A.P.N.:	024-031-17
ADDRESS:	SANTAS VILLAGE RD SCOTTS VALLEY, CA 95066
EXISTING ZONE:	I-RD(PD) RESEARCH & DEVELOPMENT (PLANNED DEVELOPMENT)
TYPES OF OCCUPANCY:	R-1 / B / A-2
PROPOSED OF USE:	VISITOR ACCOMODATION: SELECT-SERVICE HOTEL
NO. OF STORYS:	4 LEVELS ABOVE GRADE
PARKING PROVIDED:	123 VEHICLE STALLS

BUILDING AREA:

FIRST FLOOR:	±25,196 S.F.
SECOND FLOOR:	±20,570 S.F.
THIRD FLOOR:	±20,570 S.F.
FOURTH FLOOR:	±20,570 S.F.
TOTAL BUILDING AREA:	±86,906 S.F.

SITE AREA PROPOSED:

AREA	S.F.	PERCENTAGE
BUILDING AREA:	±25,196 S.F.	23%
DRIVEWAY:	±45,195 S.F.	42%
LANDSCAPE:	±37,605 S.F.	35%
TOTAL SITE AREA:	±107,996 S.F.	100%

ROOM MIX:

TYPE	LEVEL				TOTAL
	01	02	03	04	
STUDIO A	9	12	12	12	45
STUDIO A CORNERS	1	2	2	2	7
CONNECTOR STUDIO	3	3	3	3	12
STUDIO ACC.	1	1	1	1	4
STUDIO DOUBLE QUEEN	6	7	8	8	29
CONNECTOR STUDIO DQ	0	1	1	1	3
STUDIO DQ ACC.	0	1	0	0	1
ONE BEDROOM END UNIT	1	3	3	3	10
ONE BEDROOM END UNIT ACC.	1	0	0	0	1
QUEEN QUEEN UNIT	1	2	2	2	7
QUEEN QUEEN UNIT ACC.	1	0	0	0	1
TOTAL	24	32	32	32	120

PARKING

REFER TO CALGREEN 2013 SECTION A5.106.4, A5.106.5.1, A5.106.5.1.4

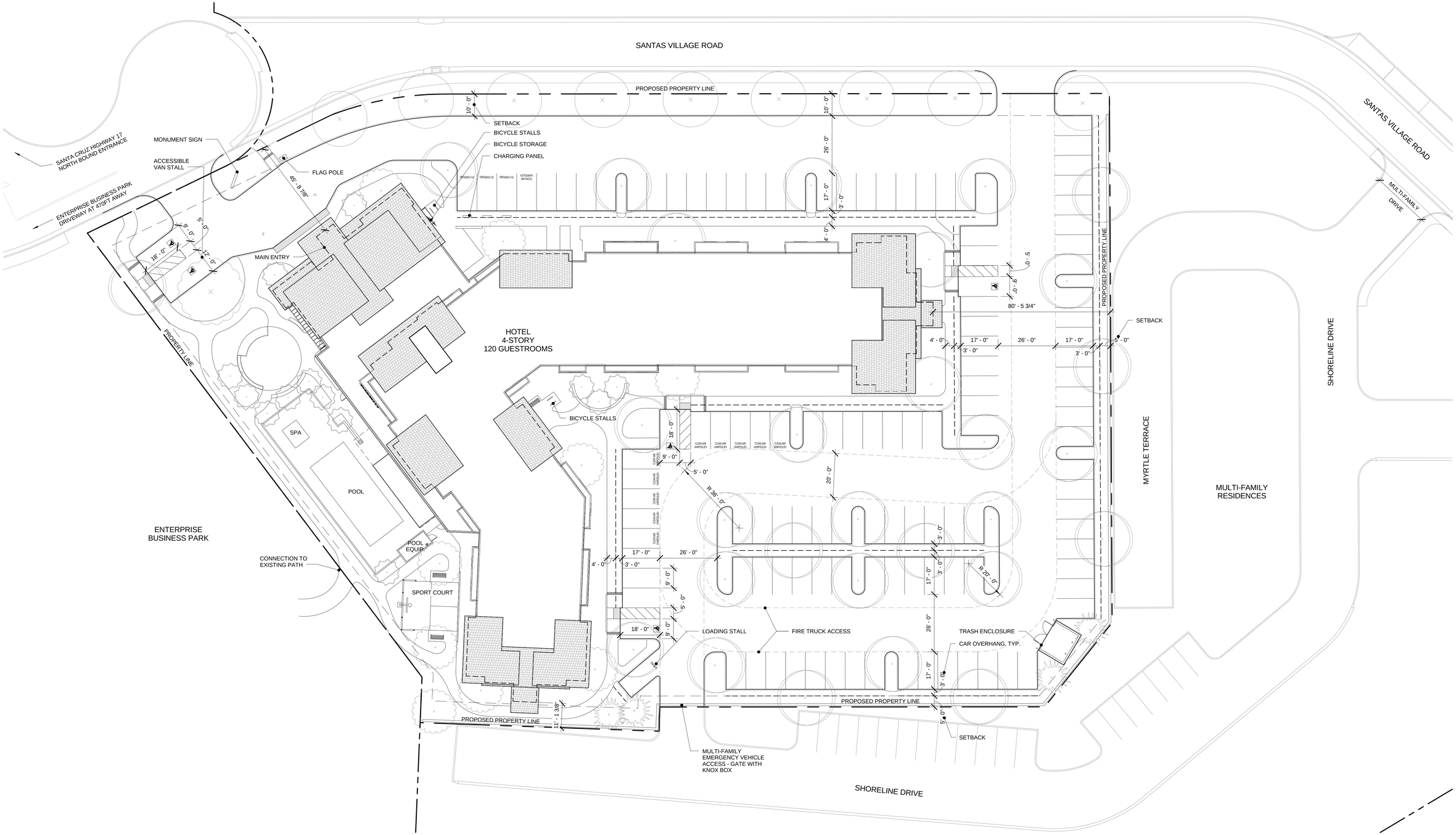
STANDARD PARKING	103
ACCESSIBLE STALLS	4+1 VAN
CLEAN AIR/ VANPOOL/EV	11
EV CHARGING	3
LOADING	1
TOTAL	123

SHORT TERM BICYCLE
REQ: 7
PROVIDED: 8

LONG TERM BICYCLE
REQ: 5% OF 20 EMPLOYEES
PROVIDED: 1

DRAWING INDEX

T1 TITLE SHEET & PROJECT DATA
A1 SITE PLAN
A2 FIRST FLOOR PLAN
A3 SECOND FLOOR PLAN
A4 THIRD & FOURTH FLOOR PLAN
A5 ELEVATIONS
A6 ELEVATIONS
A7 ELEVATIONS
A8 BUILDING SIGNAGE
C1.0 PRELIMINARY MISCELLANEOUS NOTES AND DETAILS
C2.0 PRELIMINARY EXISTING SITE CONDITIONS PLAN
C3.0 PRELIMINARY SITE GRADING AND DRAINAGE PLAN
C3.1 PRELIMINARY SITE STORMWAER MANAGEMENT PLAN
C3.2 PRELIMINARY SITE GRADING CROSS-SECTION
C4.0 PRELIMINARY SITE UTILITIES PLAN
C5.0 PRELIMINARY SITE EROSION CONTROL PLAN
C5.1 PRELIMINARY SITE EROSION CONTROL NOTES & DETAILS
L0.1 PRELIMINARY SITE PLAN
L0.2 PRELIMINARY PLANTING PLAN
L0.3 PRELIMINARY IRRIGATION PLAN
L0.4 PRELIMINARY DETAILS
E0.1 SYMBOLS LEGEND, SCHEDULE LUMINAIR CUT SHEETS
E0.2 LUMINAIR CUT SHEETS
E0.3 LUMINAIR CUT SHEETS
E1.1 SITE LIGHTING
E1.2 SITE LIGHTING PHOTOMETRIC CALCULATION



Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

SITE PLAN

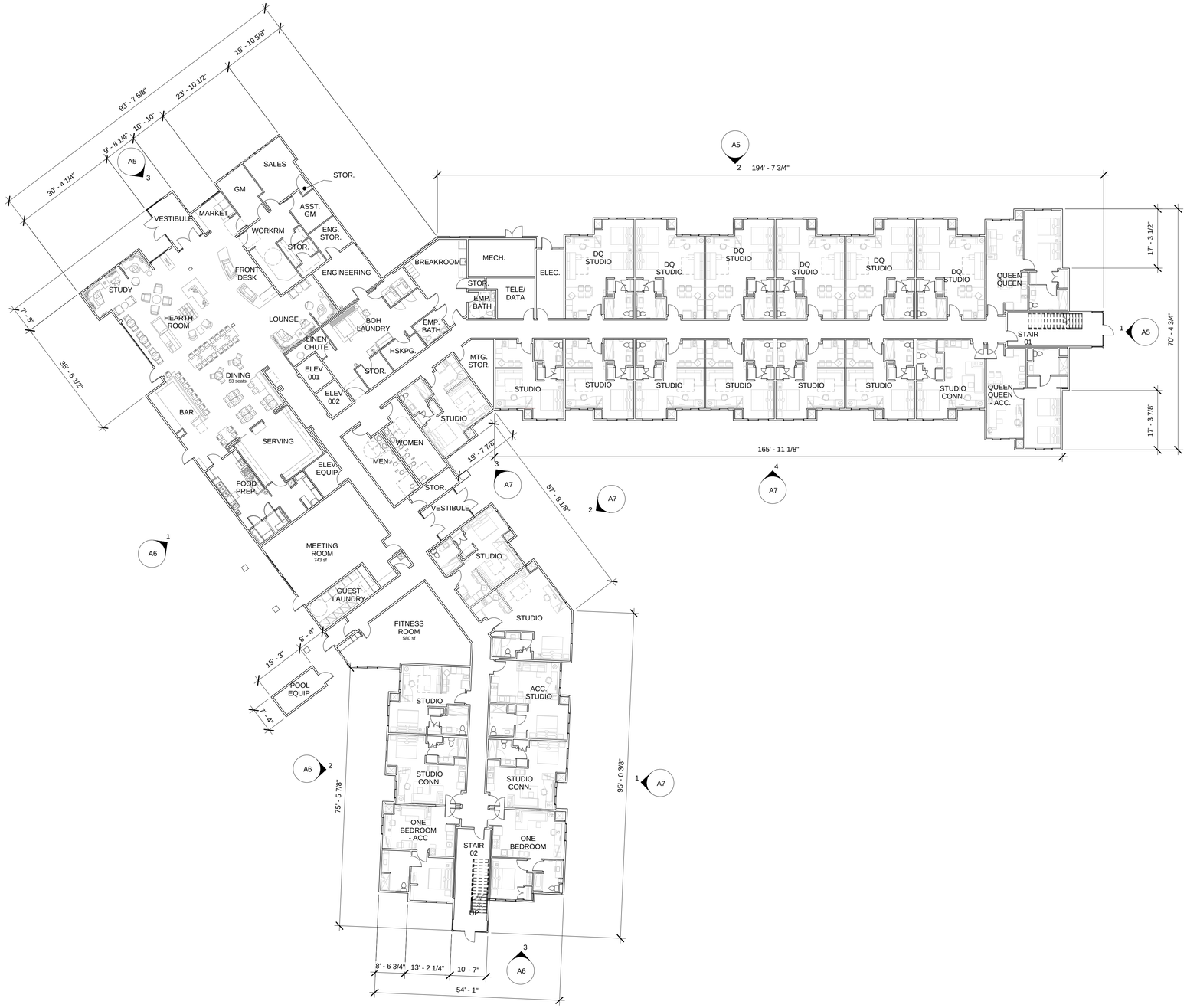
CR&E MANAGEMENT

SHEET NO. A1

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

RYS ARCHITECTS



N TRUE NORTH

5 10 20 40

FIRST FLOOR PLAN

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

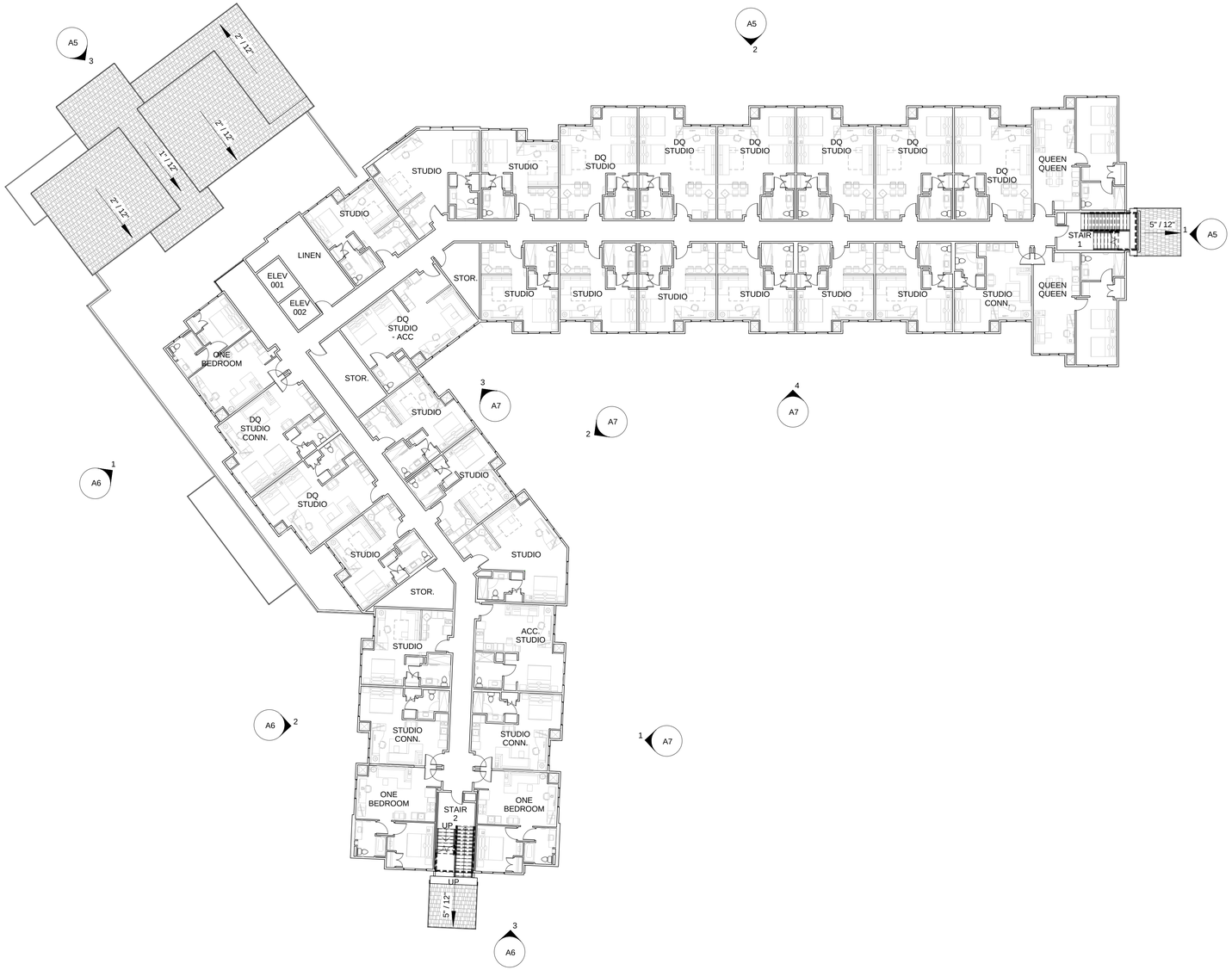
CR&E MANAGEMENT

SHEET NO. A2

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

RYS ARCHITECTS



N TRUE NORTH

5 10 20 40

SECOND FLOOR PLAN

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

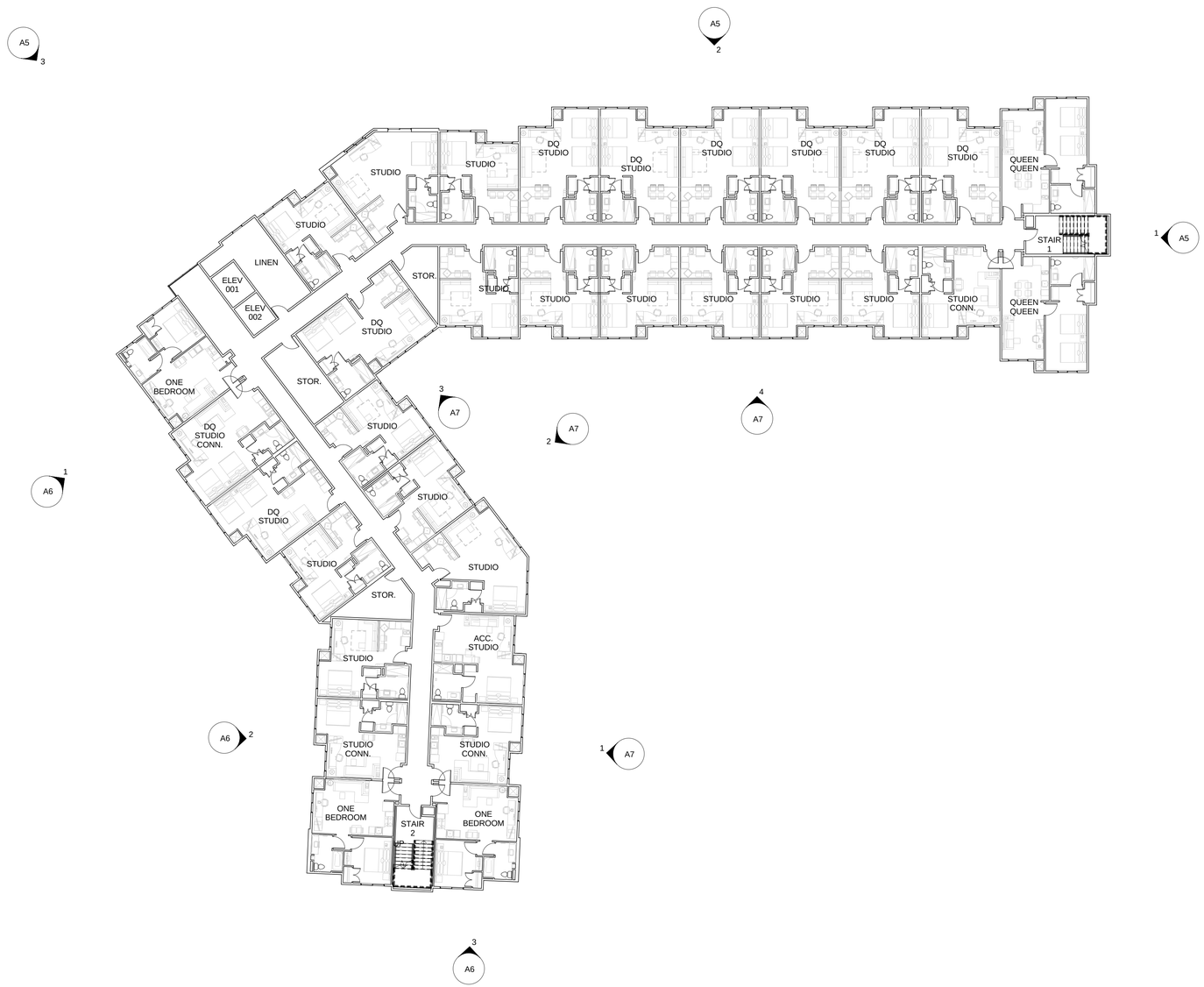
CR&E MANAGEMENT

SHEET NO. A3

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

RYS ARCHITECTS



N TRUE NORTH

5 10 20 40

THIRD & FOURTH FLOOR PLAN

SHEET NO. A4

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

RYS ARCHITECTS

2 NORTH ELEVATION

1/8" = 1'-0"

1 EAST ELEVATION-B

1/8" = 1'-0"

3 NORTHWEST ELEVATION

1/8" = 1'-0"

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

ELEVATIONS

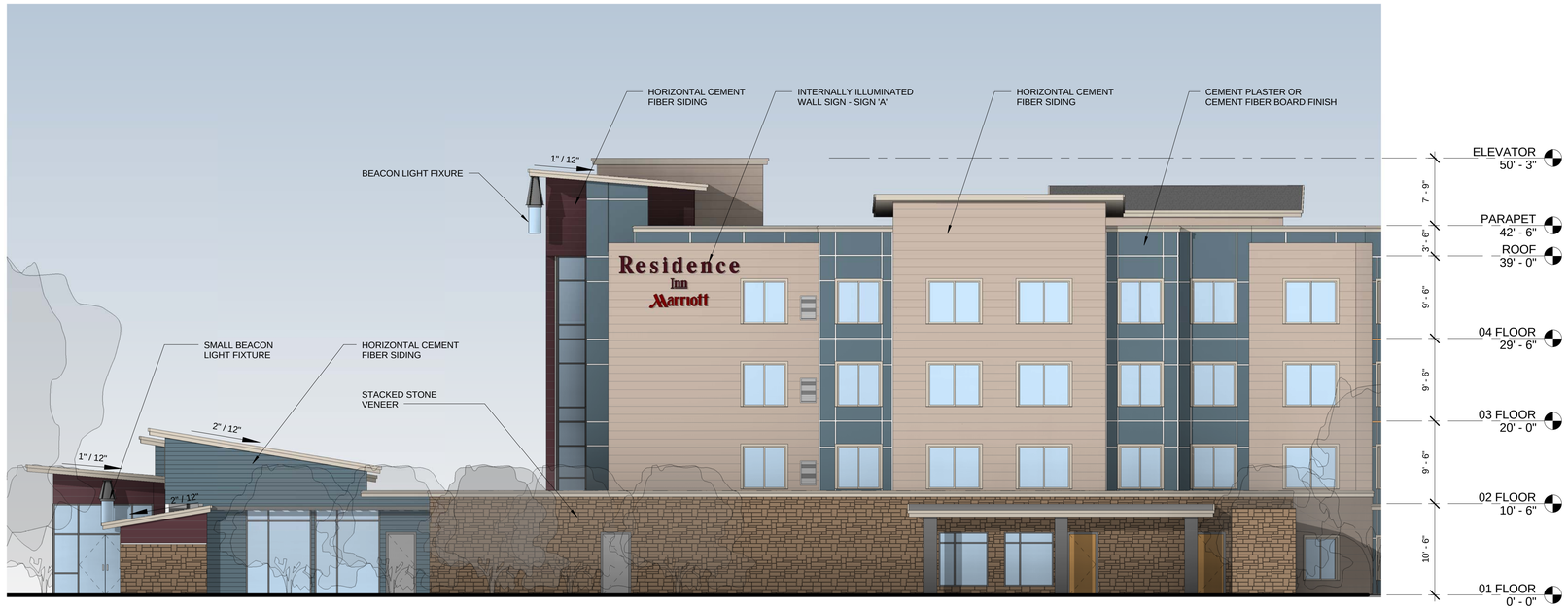
CR&E MANAGEMENT

SHEET NO. A5

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

RYS ARCHITECTS

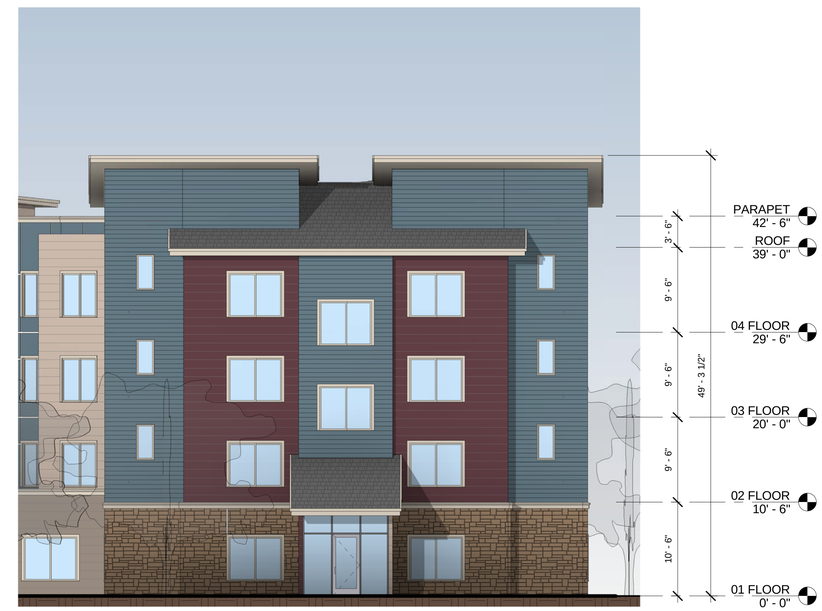


1 SOUTHWEST ELEVATION

1/8" = 1'-0"

2 WEST ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION-A

1/8" = 1'-0"

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

ELEVATIONS

CR&E MANAGEMENT

SHEET NO. A6

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

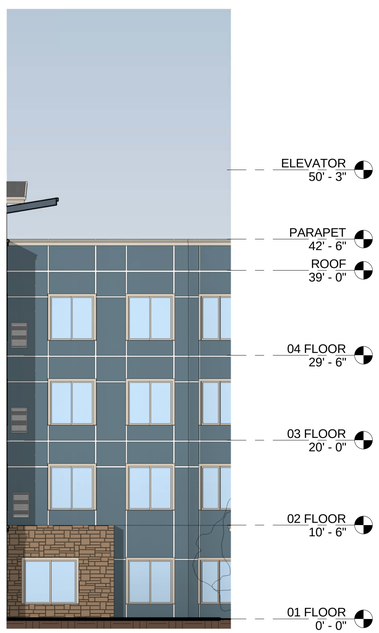
RYS ARCHITECTS

1 EAST ELEVATION-A

1/8" = 1'-0"

2 NORTHEAST ELEVATION

1/8" = 1'-0"



3 SOUTH EAST ELEVATION

1/8" = 1'-0"

4 SOUTH ELEVATION-B

1/8" = 1'-0"

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

ELEVATIONS

CR&E MANAGEMENT

SHEET NO. A7

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

RYS ARCHITECTS

CHANNEL LETTER SPECIFICATIONS

"Residence Inn" Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 2447 white acrylic
Trim Cap: 1" painted to match Pantone® 872 C gold
Illumination: White LED's as required
Exterior Finish: Paint Pantone® 872 C gold
Interior Finish: Paint reflective white

"Residence Inn" Channel Letter Face Specifications:
Face Material: 3/16" 2447 white acrylic
Decoration: 3M 3635-2079 burgundy dual-color film applied to 1st surface

"Marriott" Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 2447 white acrylic
Trim Cap: 1" painted to match Pantone® 872 C gold
Illumination: Red LED's as required
Exterior Finish: Paint Pantone® 872 C gold
Interior Finish: Paint reflective white

"Marriott" Channel Letter Face Specifications:
Face Material: 3/16" 2447 white acrylic
Decoration: 3M 3630-2382 red translucent film applied to 1st surface

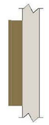
	A	B	C	D	E
RI Channel 24	24"	14 7/16"	20"	6-0 13/16"	13-10 1/8"
RI Channel 30	30"	18"	25"	???	17-3 3/8"
RI Channel 36	36"	21 5/8"	30"	9-1 3/16"	20-9 1/8"
RI Channel 48	48"	28 13/16"	40"	12-1 5/8"	27-8 3/16"

* Letter height determined by the height of the letter "R".

Detail F

Daytime Appearance

Nighttime Appearance



Side Profile

For Light Colored Building Backgrounds | "Residence Inn" letters to appear burgundy during the day and illuminate white at night.

RI CHANNEL 24 - LIGHT BACKGROUND

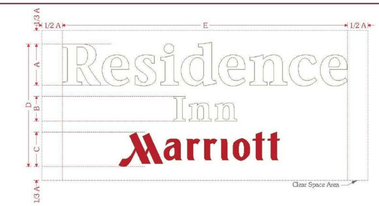
CHANNEL LETTER SPECIFICATIONS

"Residence Inn" Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 7328 white acrylic
Trim Cap: 1" painted to match Pantone® 872 C gold
Illumination: White LED's as required
Exterior Finish: Paint Pantone® 872 C gold
Interior Finish: Paint reflective white

"Residence Inn" Channel Letter Face Specifications:
Face Material: 3/16" 7328 white acrylic

"Marriott" Channel Letter Specifications:
Construction: .050" aluminum channel letter with .063" aluminum backs
Face Material: 3/16" 2447 white acrylic
Trim Cap: 1" painted to match Pantone® 872 C gold
Illumination: Red LED's as required
Exterior Finish: Paint Pantone® 872 C gold
Interior Finish: Paint reflective white

"Marriott" Channel Letter Face Specifications:
Face Material: 3/16" 2447 white acrylic
Decoration: 3M 3630-2382 red translucent film applied to 1st surface



	A	B	C	D	E
RI Channel 24	24"	14 7/16"	20"	6-0 13/16"	13-10 1/8"
RI Channel 30	30"	18"	25"	???	17-3 3/8"
RI Channel 36	36"	21 5/8"	30"	9-1 3/16"	20-9 1/8"
RI Channel 48	48"	28 13/16"	40"	12-1 5/8"	27-8 3/16"

* Letter height determined by the height of the letter "R".

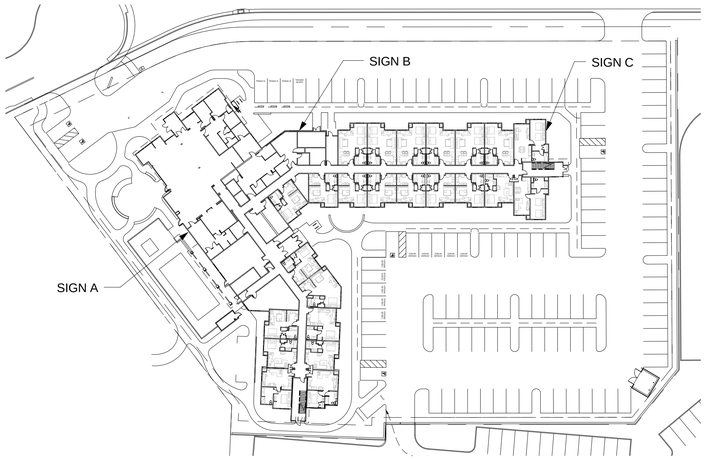
Daytime Appearance

Nighttime Appearance

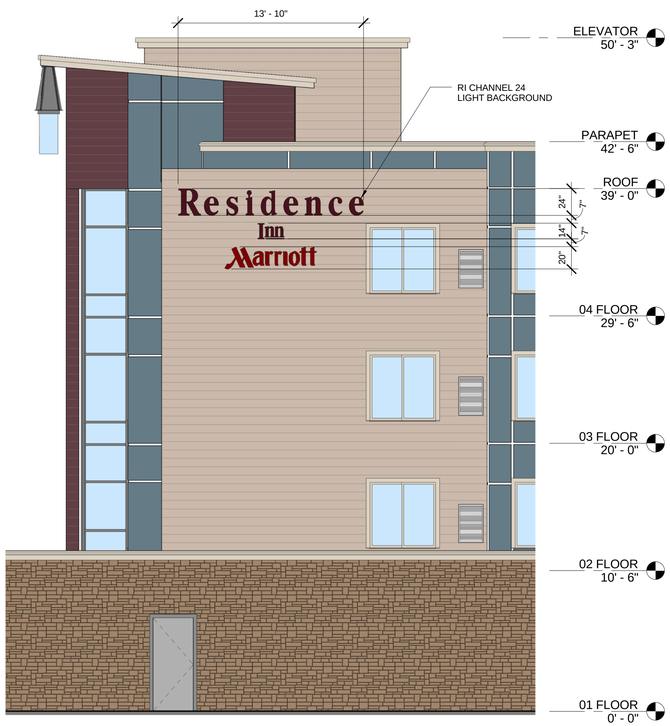
Side Profile

For Dark Colored Building Backgrounds | "Residence Inn" letters to appear white during the day and illuminate white at night.

RI CHANNEL 24 - DARK BACKGROUND



(A) SIGNAGE LOCATIONS
1" = 50'-0"



(1) BUILDING SIGN A
3/16" = 1'-0"

(2) BUILDING SIGN B
3/16" = 1'-0"

(3) BUILDING SIGN C
3/16" = 1'-0"

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

BUILDING SIGNAGE

CR&E MANAGEMENT

SHEET NO. A8

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

PROJ. DATE: 6/18/2015
PROJ. NO.: 15105

RYS ARCHITECTS

Grading and General Notes

1. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY IN WRITING THAT ALL GRADING AND COMPACTION OPERATIONS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNINCAL ENGINEER SHALL ALSO INSPECT AND CERTIFY ALL STORMWATER GRAVEL STORAGE PITS AND BIORETENTION SOIL MIXES.

2. ALL ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL ROUGH GRADED MOUND AREAS OR LANDSCAPE PLANTERS AS APPROVED BY THE LANDSCAPE ARCHITECT, TO WITHIN 0.1' OF GRADES SHOWN. EXCESS STRIPPINGS AND EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE GRADING CONTRACTOR IF EARTHWORK BALANCE CANNOT BE ACHIEVED.

3. COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.

4. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OR THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. CONTRACTOR TO CONTACT USA AT 811 PRIOR TO START OF WORK.

5. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM AND SANITARY INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE.

6. SHOULD DESCREPENCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING UTILITY CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY IFLAND ENGINEERS BEFORE ADJUSTING THE UTILITY DESIGN.

7. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW UTILITY LINE BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADES AND CLEARANCES. IF ASSISTANCE IS REQUIRED, CONTRACTOR SHALL ARRANGE FOR A SURVEY CREW TO VERIFY THE ELEVATIONS AT THE CROSSINGS. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE.

8. CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE UTILITY GRADES. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.

9. ALL UTILITY STRUCTURES TO REMAIN, INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRICAL VAULTS, AND PULL BOXES THAT REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.

10. STORM DRAIN PIPES DESIGNATED AS "SD" FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 P.V.C. OR APPROVED EQUAL, HDPE STORM DRAIN PIPE WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, MEETING AASHTO M252, TYPE S, AASHTO M294, TYPE S, OR ASTM F2306 SPECIFICATIONS, WITH WATER-TIGHT INTEGRATED BELL JOINTS PER ASTM D3212 OR APPROVED EQUAL WITH CLASS 1 BACKFILL, OR D.I.P. (DUCTILE IRON PIPE) IF SPECIFIED ON THE PLANS. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE IF DESIGNATED ON THE PLANS. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP). HDPE AND PVC PIPES SHALL ONLY BE USED IF DESIGNATED ON THE PLANS. NO OTHER PIPE MATERIALS MAY BE USED UNLESS APPROVED BY THE ENGINEER.

11. ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER. FLOWLINE OF CURBS AND VALLEY GUTTERS MAY BE GRADED AT LESS THAN 1% IF SLOPES ARE DESIGNATED ON THESE PLANS.

12. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.

13. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES OR FINISHED SURFACE GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.

14. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT, THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO CONSTRUCT THE PROPOSED SITE WORK.

15. APPROVED PLANS FOR ROADWAYS CONSTITUTE APPROVAL FOR THE CONSTRUCTION OF THE ROADWAY ONLY. ALL OTHER NECESSARY PERMITS STILL APPLY.

16. ESTIMATED EARTHWORK QUANTITIES SHOWN (SHEET C4.0) ON THESE PLANS, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INDEPENDENTLY BOTH CUT AND FILL QUANTITIES. IFLAND ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE NUMBERS.

17. CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND GEOTECHNICAL REPORT PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

18. ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.

19. ALL STAKING REQUESTS SHALL REQUIRE 48-HOUR PRIOR NOTICE.

20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

21. WHERE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED, DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY APPROACH.

22. CONTRACTOR TO DESIGNATE A "DISTURBANCE COORDINATOR" TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE, AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR AN INQUIRY.

23. NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF IFLAND ENGINEERS AND THE CITY ENGINEER.

24. EROSION CONTROL PLANS AND STORM WATER POLLUTION PREVENTION PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.

25. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

26. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL MATERIAL SHALL BE COVERED WITH TARPS.

27. IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS.

28. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED PLANS.

29. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER 24 HOURS PRIOR TO START OF CONSTRUCTION.

30. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

31. A SWPPP HAS BEEN PREPARED FOR THE PROJECT AND WILL BE KEPT IN THE JOB-SITE OFFICE AT ALL TIMES DURING CONSTRUCTION.

Utility Abandonment Notes

1. ALL UTILITY ABANDONMENT SHALL COMPLY WITH UTILITY PROVIDER STANDARD SPECIFICATIONS.

2. CONTRACTOR SHALL VERIFY ABANDONMENT OF EXISTING UTILITIES WITH CIVIL ENGINEER PRIOR TO SHUTTING DOWN OF ANY SERVICES.

Scotts Valley Improvement Plan Notes

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SCOTTS VALLEY'S STANDARD DETAILS, CALTRANS STANDARD SPECIFICATIONS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION WITH SUPPLEMENTS (APWA).

2. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE REMOVED TO CLEAN, STRAIGHT LINES.

3. EXISTING PAVEMENT SHALL BE COATED WITH ASPHALTIC EMULSION AT ALL LOCATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.

4. ALL EXISTING P.C.C SHALL BE SAW CUT PRIOR TO REMOVAL.

5. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES BY WATERING.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND ADJUSTMENT OF ALL GAS VALVES, WATER VALVE BOXES AND COVERS, DRAINS, CLEAN-OUTS, ETC.

7. AN APPROVED SOIL STERILIZER SHALL BE USED ON ALL NATURAL-GROUND SUBGRADES WHEN PLACING A.C. PAVEMENT DIRECTLY ON SUBGRADE.

8. NO WORK SHALL BE UNDERTAKEN WITHOUT OBTAINING AN ENCROACHMENT PERMIT FROM THE CITY OF SCOTTS VALLEY PUBLIC WORKS DEPARTMENT.

9. PAVING CONTRACTOR SHALL RESET MANHOLE RINGS 1/8-INCH BELOW GRADE AFTER PLACEMENT OF A.C. PAVEMENT.

10. CONTRACTOR SHALL SATISFY HIMSELF THAT QUANTITIES SHOWN ARE CORRECT BEFORE BIDDING ON ANY ITEM.

11. 11.a ALL A.C. PAVEMENT OVER 3-INCHES THICK SHALL BE PLACED IN TWO LIFTS.

11.1. ALL AREAS WHICH ARE TO RECEIVE A.C. OVERLAY SHALL BE EDGE-GROUND FOR A SMOOTH CONFORM PRIOR TO THE PLACEMENT OF THE OVERLAY.

12. ALL TEMPORARY PATCHES SHALL BE OF THE "HOT MIX" VARIETY. "COLD MIX" SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES

13. ALL TREES WITHIN PAVEMENT AREA SHALL BE REMOVED, INCLUDING ROOT SYSTEM. BACKFILL OF THE HOLE AFTER REMOVAL SHALL BE ACCOMPLISHED WITH THE CITY OF SCOTTS VALLEY PROVISIONS FOR TRENCH COMPACTION. A SOILS REPORT SHALL BE REQUIRED WITH RESPECT TO COMPACTION OF THESE HOLES.

14. CONTRACTOR SHALL FURNISH THE CITY ENGINEER WITH ACCURATE "AS-BUILT" DRAWINGS. BONDS WILL NOT BE RELEASED BY THE CITY UNTIL AFTER SATISFACTORY SUBMITTAL OR "AS-BUILT" DRAWINGS HAS BEEN MADE.

15. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH STANDARD DRAWING NO. ST-13 FOR MAILBOX LOCATION REQUIREMENTS.

16. NO ITEM SHALL EXCEED 6 INCHES HEIGHT ABOVE THE TOP OF CURB WITHIN 18 INCHES FROM THE FACE OF CURB.

17. THE UTILITY ENGINEER SIGNATURE BLOCK LOCATED LOCATED ON THE IMPROVEMENT PLAN TITLE SHEET SHALL BE SIGNED BY THE RESPECTIVE REPRESENTATIVES OF PACIFIC TELEPHONE AN TELEGRAPH COMPANY. PACIFIC GAS AND ELECTRIC COMPANY AND SCOTTS VALLEY COUNTY WATER DISTRICT PRIOR TO SUBMITTAL TO THE CITY FOR REVIEW.

18. DEMOLISHED A.C. PAVEMENT SHALL NOT BE USED IN FILL MATERIAL UNLESS GROUND TO A MAXIMUM SIZE OF 3/4" DIAMETER AND SHALL BE MIXED WITH OTHER FILL MATERIAL TO THE SATISFACTION OF THE ENGINEER.

19. WHENEVER LANE CLOSURES OR ANY FORM OF TRAFFIC DIVERSIONS ARE IN PLACE, A 6-FOOT WIDE LANE FOR PEDESTRIAN AN BICYCLE TRAFFIC MUST BE PROVIDED. DURING TIMES OF HEAVY PEDESTRIAN TRAFFIC (I.E. SCHOOL CHILDREN, ETC.) THE USE OF A FLAG PERSON FOR PUBLIC SAFETY IS NECESSARY.

20. ALL TYPES OF WORK ACTIVITY SHALL BE DILIGENTLY AND CONTINUOUSLY PURSUED T FINAL CONDITION. WORK SUSPENSION WHILE THERE ARE ROUGH OR OPEN TRENCHES, UNFINISHED TIE-IN PAVING, TEMPORARY GUARDRAILS, AND OTHER INTERMEDIATE CONDITIONS SHALL NOT BE ALLOWED FOR ANY REASON.

21. WORK HOURS SHALL BE LIMITED TO 8:00AM TO 5:00PM MONDAY THROUGH FRIDAY 9:00AM TO 5:00PM SATURDAY. SATURDAY WORK SHALL REQUIRE APPROVAL BY THE PUBLIC WORKS DIRECTOR/CIT ENGINEER. NO WORK SHALL BE PERMITTED ON SUNDAY.

Scotts Valley Sewer Construction Notes

1. ALL PIPE SHALL BE P.V.C., SDR-35 OR APPROVED EQUAL AS APPROVED BY CITY ENGINEER.

2. LATERALS ARE TO BE CONSTRUCTED WITH TOP OF PIPE 4' - 4.5' BELOW TOP OF CURB GRADE UNLESS OTHERWISE NOTED.

3. WYES MUST BE CONSTRUCTED WITHIN ONE PIPE LENGTH OF STATION SHOWN ON THE PLANS AND ALL LATERALS LAID 90 DEGREES TO MAIN EXCEPT IN CUL-DE-SAC WHERE LATERALS SHALL BE LAID EITHER AT 90 DEGREES OR 45 DEGREES TO THE MAIN LINE.

4. THE "AS-BUILT" DRAWINGS SHALL INCLUDE THE LOCATION OF ALL LATERALS AS CONSTRUCTED.

5. CONTRACTOR SHALL SECURE APPROVAL FROM THE CITY INSPECTOR BEFORE BACKFILLING OVER PIPE.

6. TRENCH COMPACTION SHALL BE IN ACCORDANCE WITH CITY OF SCOTTS VALLEY PROVISIONS FOR TRENCH COMPACTION. THE CONTRACTOR SHALL EMPLOY A CERTIFIED SOILS FIRM TO TAKE SOILS TESTS AT LOCATIONS DIRECTED BY THE CITY. SOILS TESTS SHALL BE SUBMITTED TO THE CITY.

7. AN "SS" SHALL BE STAMPED ON THE CURB FACE AT SEWER LATERAL LOCATION.

8. ALL SEWER PIPE SHALL BE AIR PRESSURE TESTED AT 5 POUNDS PRESSURE FOR 15 MINUTES, MANDRELLED, TELEVISED AND ONE STANDARD DVD COPY DELIVERED TO THE CITY OF SCOTTS VALLEY. A COMPUTER GENERATED REPORT MUST BE DELIVERED TO THE CITY COMPATIBLE WITH RJN LINEPIX SOFTWARE OR CITY APPROVED ALTERNATIVE.

Scotts Valley Utility Plan Notes

1. THE TOP OF WATER MAINS IN PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED AT A MINIMUM DEPTH OF 36 INCHES BELOW FINISH STREET SURFACE.

2. A NO. 10 GUAGE AWG COOPER WIRE IS TO BE LAID ON TOP OF THE PUBLIC WATER MAINS WHEN CONSTRUCTED OF PLASTIC PIPE. WIRE IS TO BE CONNECTED TO THE GATE VALVES AND WRAPPED AROUND THE MAIN AT 10 FEET + INTERVALS TO SOURCE.

3. ALL WATER MAINS SHALL BE AS APPROVED BY THE SCOTTS VALLEY WATER DISTRICT.

4. A VALVE BOX AND COVER SHALL BE INSTALLED AT EACH GATE VALVE. VALVE BOXES AND ACCESSORIES SHALL BE INSTALLED AS APPROVED BY THE SCOTTS VALLEY WATER DISTRICT.

5. PRESSURE TESTING AND CHLORINATION SHALL BE PERFORMED IN ACCORDANCE WITH SCOOTTS VALLEY WATER DISTRICT SPECIFICATIONS AND STANDARDS.

6. GAS LINES TO BE CONSTRUCTED BY PACIFIC GAS AND ELECTRIC COMPANY.

7. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER SCOTTS VALLEY WATER DISTRICT STANDARDS AND SPECIFICATIONS.

8. ALL WATER METERS SHALL BE SET BACK OF SIDEWALK, OR IN AREAS PROTECTED FROM VEHICULAR OR PEDESTRIAN TRAFFIC, AS APPROVED BY THE PUBLIC WORKS DIRECTOR/CITY ENGINEER.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND IDENTIFY ALL UNDERGROUND LINES AND SUBSTRATES OF EVERY NATURE AND PROTECT THEM FROM DAMAGE.

10. A "W" SHALL BE STAMPED ON THE CURB FACE AT WATER LATERAL LOCATION WHERE WATER METER BOXES ARE NOT INSTALLED IMMEDIATELY BEHIND THE CURB.

11. ALL HOT-TAPS SHALL BE PERFORMED BY CONTRACTOR AFTER A MINIMUM 48-HOUR NOTICE TO SCOTTS VALLEY WATER DISTRICT, AND UNDER THE DIRECTION OF THE SCOTTS VALLEY WATER DISTRICT.

Underground Fire Protection Notes

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THESE PLANS IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM IFLAND ENGINEERS.

2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY NFPA 13, 24, AND THE LOCAL FIRE MARSHAL. THE SHOP DRAWINGS SHALL ALSO COMPLY WITH ALL OTHER NFPA REQUIREMENTS IN ADDITION TO LOCAL AND STATE REGULATIONS AND CODES.

3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL FOR REVIEW AND APPROVAL, THE RATING AGENCY, AND THE ARCHITECT.

4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO START OF WORK.

5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF SHOP DRAWINGS TO ALL PLANS AND SPECIFICATIONS IN ADDITION TO CITY OR AGENCY STANDARD DETAILS AND SPECIFICATIONS.

6. GENERAL CONTRACTOR AND UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS IN ADDITION TO SPACE CONSTRAINTS, REQUIRED PAD AREAS, AND CLEARANCES FROM OTHER UTILITIES, TREES, OR PERMANENT STRUCTURES.

7. PROVISIONS SHALL BE MADE IN THE SHOP DRAWINGS FOR MONITORING ALL VALVES AS REQUIRED BY THE LOCAL FIRE MARSHAL. SHOP DRAWINGS PREPARED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE ELECTRICAL DESIGNER FOR INSTALLATION OF ALL ALARM SYSTEMS AS REQUIRED BY THE LOCAL FIRE MARSHAL.

8. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.

Accessibility Compliance

1. ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA).

2. NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).

3. ALL NEW ENTRANCE WALKS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) LONGITUDINALLY UNLESS RAILINGS ARE PROVIDED IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). SEE ARCHITECTURAL OR LANDSCAPE PLANS FOR RAILING REQUIREMENTS IF NOT IN THE SCOPE OF THE CIVIL PLANS.

4. LANDINGS SHALL BE PROVIDED AT BUILDING ENTRANCES DESIGNATED AS ACCESSIBLE WITH A 2% MAXIMUM SLOPE IN ALL DIRECTIONS. CONTRACTOR SHALL VERIFY THAT ALL LANDINGS AT NEW BUILDING ENTRANCES COMPLY WITH CBC 2013 SECTION 11B-404 .

5. RAMPS ARE DEFINED AS ANY WALKWAY WITH A LONGITUDINAL SLOPE BETWEEN 1:20 (5%) AND 1:12 (8.33%). RAMPS SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30" VERTICAL DROP SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". LANDINGS AT THE BOTTOM OF A RAMP OR CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".

6. MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING STALLS SHALL BE 2%.

7. ANY CATCHBASINS OR DRAINAGE INLETS LOCATED WITHIN DESIGNATED ACCESSIBLE PATHS OF TRAVEL SHALL BE INSTALLED WITH HEEL PROOF GRATES.

8. CONTRACTOR SHALL ENSURE AND CONSTRUCT ALL IMPROVEMENTS WITH ADA COMPLIANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO PATHWAYS, RAMPS, BUILDING ENTRANCES, ROADWAYS, ETC..

Abbreviations

AB	AGGREGATE BASE	GFL	GUTTER FLOW LINE
AC	ASPHALT CONCRETE	GV	GATE VALVE
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE
BVC	BEGIN VERTICAL CURVE	HT	HEIGHT
B/W	BACK OF SIDEWALK	INT	INTERSECTION
BW	FINISHED GRADE @ BOTTOM WALL	INV	INVERT
CATV	CABLE TELEVISION	LF	LINEAR FEET
CB	CATCH BASIN	LP	LOWPOINT
CC	CURB CUT	MH	MANHOLE
CI	CURB INLET	(N)	NEW
CIP	CAST IRON PIPE	(P)	PROPOSED
CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PP	POWER POLE
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
DG	DECOMPOSED GRANITE	RGD	RAIN GARDEN DRAIN
DI	DRAIN INLET	R/W	RIGHT OF WAY
DS	DOWNSPOUT	SD	STORM DRAIN
D/W	DRIVEWAY	SDCB	STORM DRAIN CATCH BASIN
DWR	DOMESTIC WATER RISER	SDCI	STORM DRAIN CURB INLET
(E)	EXISTING	SDCS	STORM DRAIN CONTROL STRUCTURE
EG	EXISTING GROUND	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ETW	EDGE OF TRAVELED WAY	S/W	SIDEWALK
FC	FACE OF CURB	TBM	TEMPORARY BENCHMARK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TE	TRASH ENCLOSURE
FL	FLOWLINE	TF	TOP OF FOOTING
FNC	FENCE	TG	TOP OF GRATE
FP	FINISHED PAVEMENT	TW	TOP OF WALL
FT	FEET/FOOT	WM	WATER METER
		WV	WATER VALVE

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JRA ELECTRICAL ENGINEERS, INC.
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(831)-333-0310

GEOTECHNICAL ENGINEER:
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(925)-788-2751

ARBORIST:
MONARCH CONSULTING ARBORIST, LLC
P.O. BOX 1010
FELTON, CA 95018
(831)-331-8982

Index of Civil Plan Sheets

SHEET NO.	DESCRIPTION
C1.0	PRELIMINARY MISCELLANEOUS NOTES AND DETAILS
C2.0	PRELIMINARY EXISTING SITE CONDITIONS PLAN
C3.0	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
C3.1	PRELIMINARY SITE STORMWATER MANAGEMENT PLAN
C3.2	PRELIMINARY SITE GRADING CROSS-SECTIONS
C4.0	PRELIMINARY SITE UTILITIES PLAN
C5.0	PRELIMINARY SITE EROSION CONTROL PLAN
C5.1	PRELIMINARY SITE EROSION CONTROL NOTES & DETAILS

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Residence Inn® Marriott

RESIDENCE INN (APN 024-031-17)

SCOTTS VALLEY, CALIFORNIA

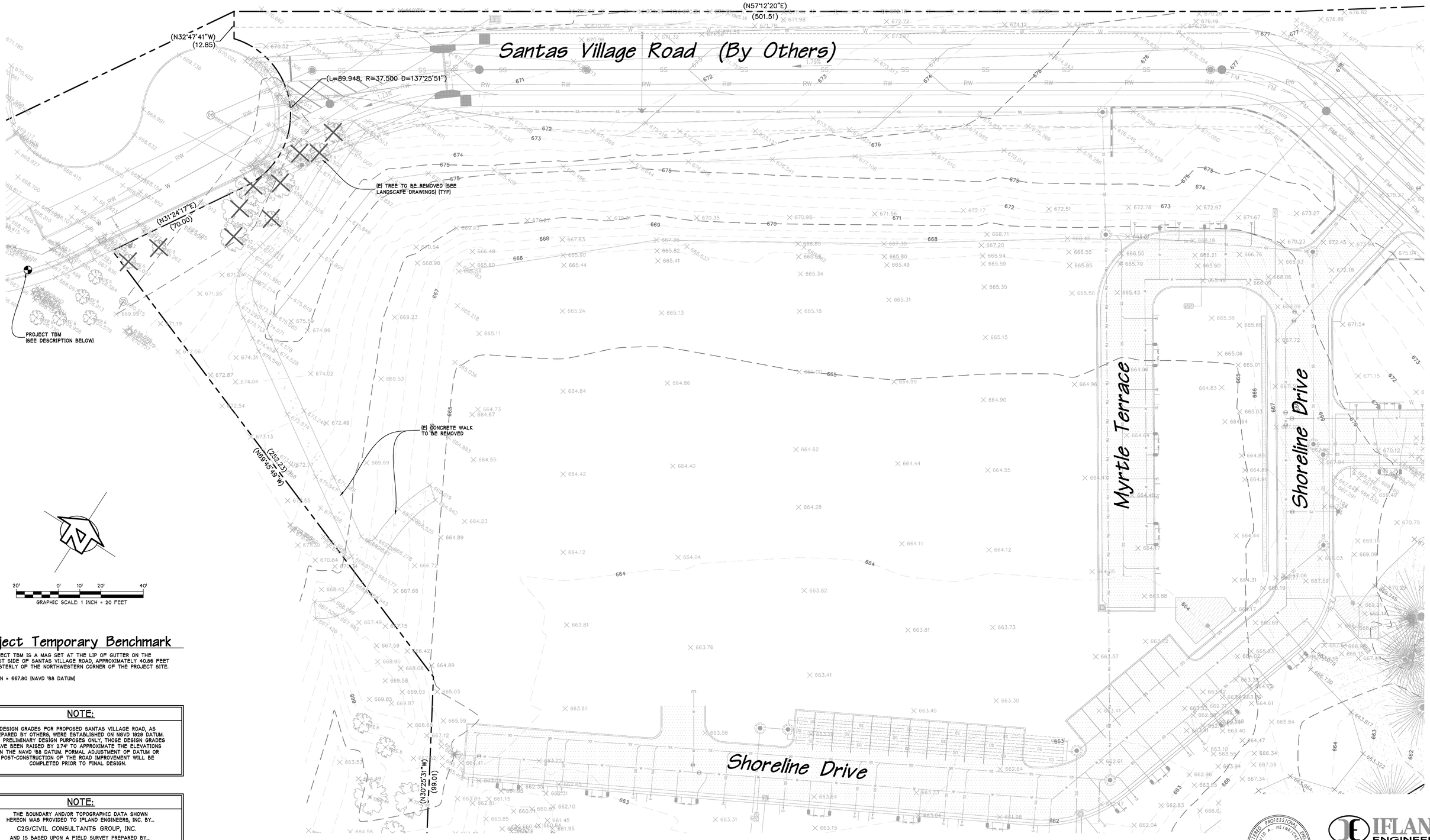
CR&E MANAGEMENT

SHEET NO. C1.0

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/18/15

DATE: 10/30/2015
PROJ. No.: 15110 (IEI-15036)

RYS ARCHITECTS



Project Temporary Benchmark

THE PROJECT TBM IS A MAG SET AT THE LIP OF GUTTER ON THE SOUTHEAST SIDE OF SANTAS VILLAGE ROAD, APPROXIMATELY 40.86 FEET SOUTHWESTERLY OF THE NORTHWESTERN CORNER OF THE PROJECT SITE.

ELEVATION = 667.80 (NAVD '88 DATUM)

NOTE:

DESIGN GRADES FOR PROPOSED SANTAS VILLAGE ROAD, AS PREPARED BY OTHERS, WERE ESTABLISHED ON NGVD 1929 DATUM. FOR PRELIMINARY DESIGN PURPOSES ONLY, THOSE DESIGN GRADES HAVE BEEN RAISED BY 2.74' TO APPROXIMATE THE ELEVATIONS ON THE NAVD '88 DATUM. FORMAL ADJUSTMENT OF DATUM OR POST-CONSTRUCTION OF THE ROAD IMPROVEMENT WILL BE COMPLETED PRIOR TO FINAL DESIGN.

NOTE:

THE BOUNDARY AND/OR TOPOGRAPHIC DATA SHOWN HEREON WAS PROVIDED TO IFLAND ENGINEERS, INC. BY...

C2G/CIVIL CONSULTANTS GROUP, INC.

AND IS BASED UPON A FIELD SURVEY PREPARED BY...

ALPHA LAND SURVEYS, INC., AND DATED...
MAY 29, 2015

REGISTERED PROFESSIONAL ENGINEER
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Preliminary Existing Site Conditions Plan

SCALE: 1" = 20'

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SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

SHEET NO. C2.0

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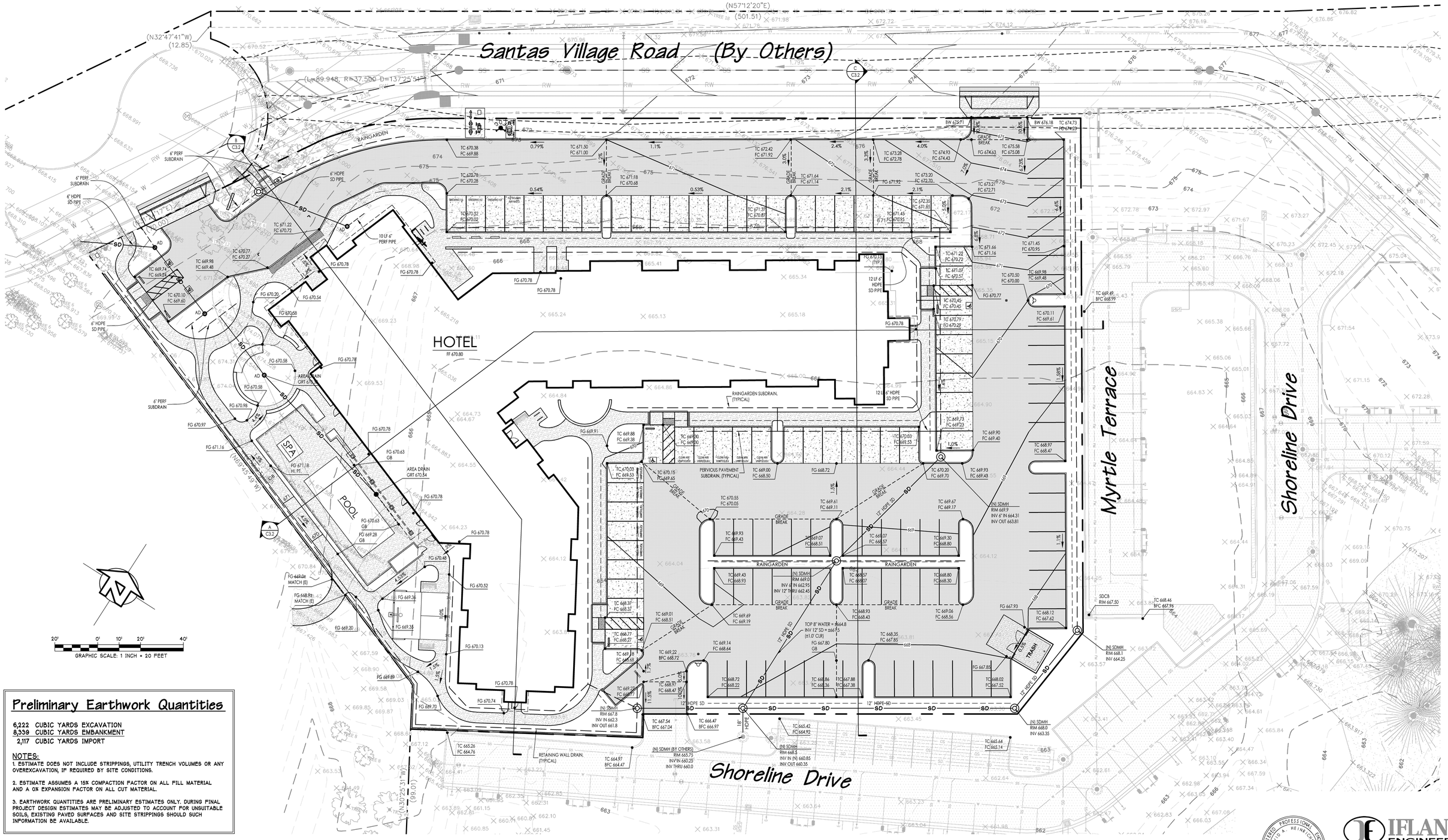
RYS ARCHITECTS



Preliminary Earthwork Quantities

6,222 CUBIC YARDS EXCAVATION
8,339 CUBIC YARDS EMBANKMENT
2,117 CUBIC YARDS IMPORT

NOTES:

1. ESTIMATE DOES NOT INCLUDE STRIPPINGS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.

2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.

3. EARTHWORK QUANTITIES ARE PRELIMINARY ESTIMATES ONLY. DURING FINAL PROJECT DESIGN ESTIMATES MAY BE ADJUSTED TO ACCOUNT FOR UNSUITABLE SOILS, EXISTING PAVED SURFACES AND SITE STRIPPINGS SHOULD SUCH INFORMATION BE AVAILABLE.

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Preliminary Site Grading & Drainage Plan

SCALE: 1" = 20'

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SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

SHEET NO. C3.0

DESIGN REVIEW APPLICATION 10/30/15
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RYS ARCHITECTS

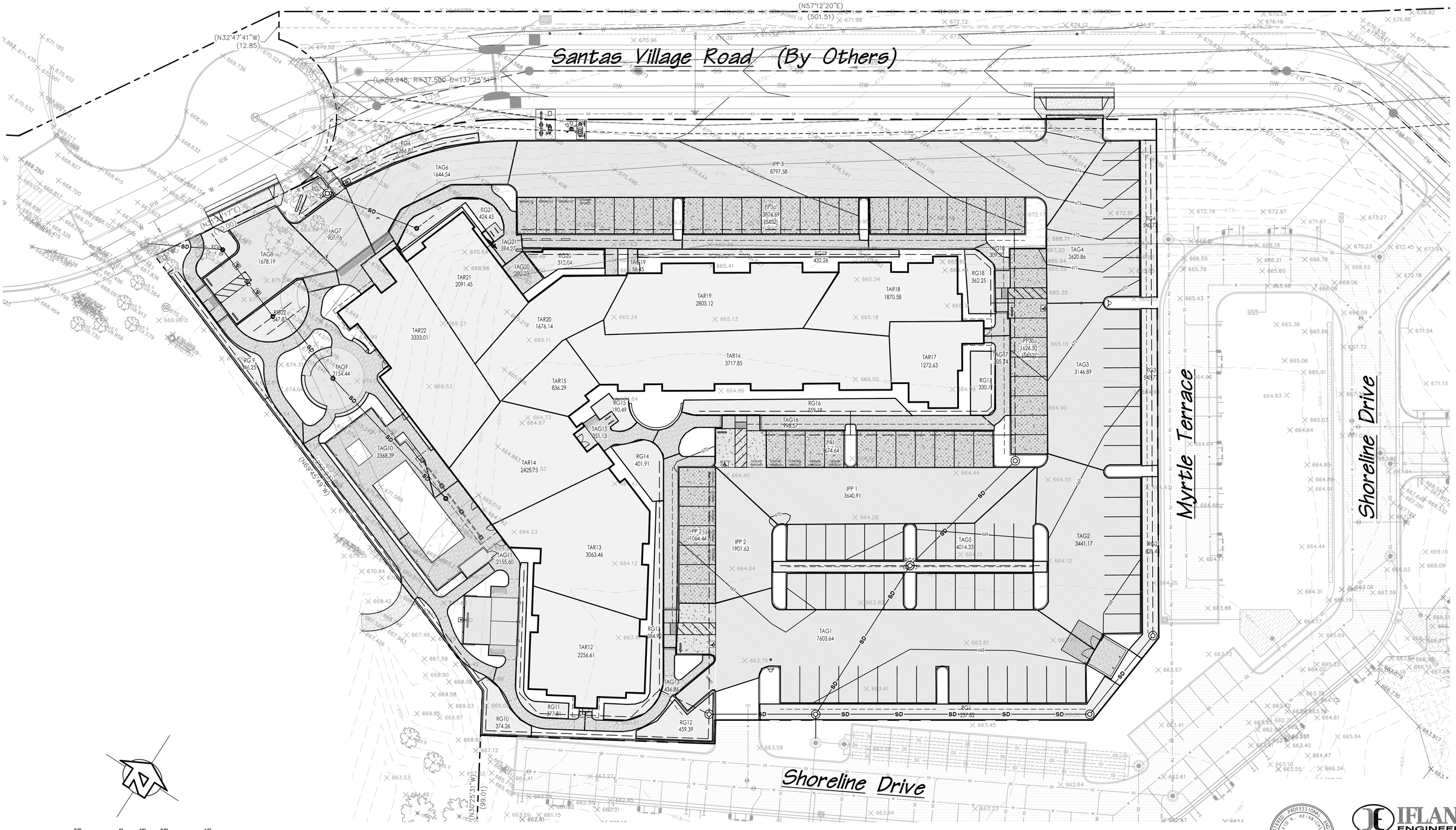

Exhibit E - Stormwater Control Plan

SCALE: 1" = 20'

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CR&E MANAGEMENT

SHEET NO. C3.1

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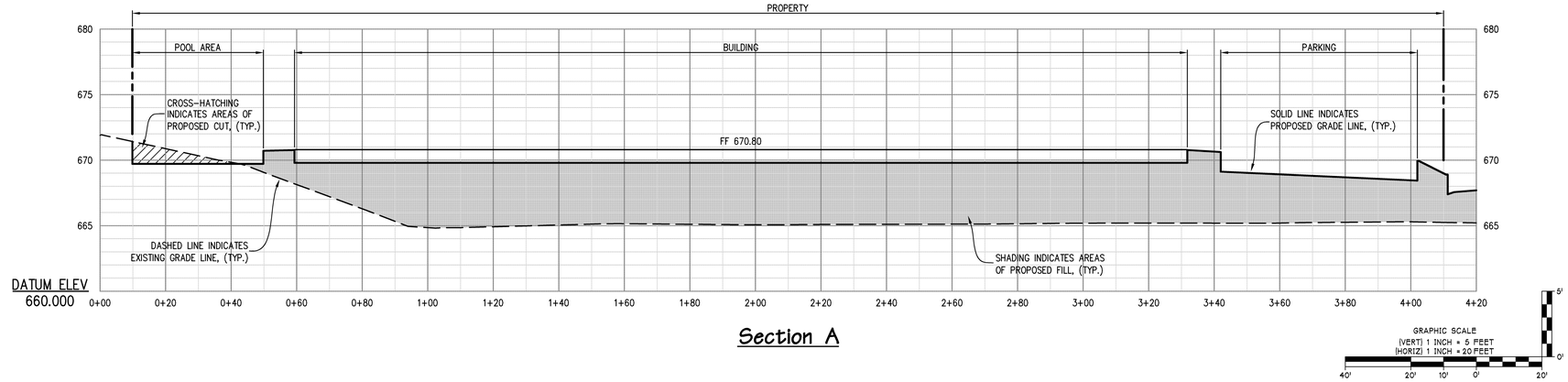
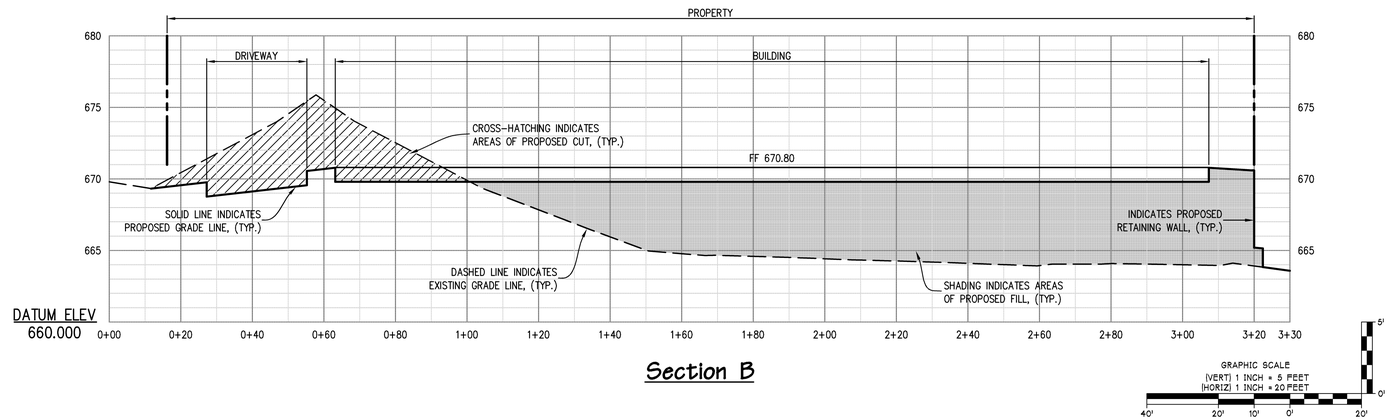


Section A



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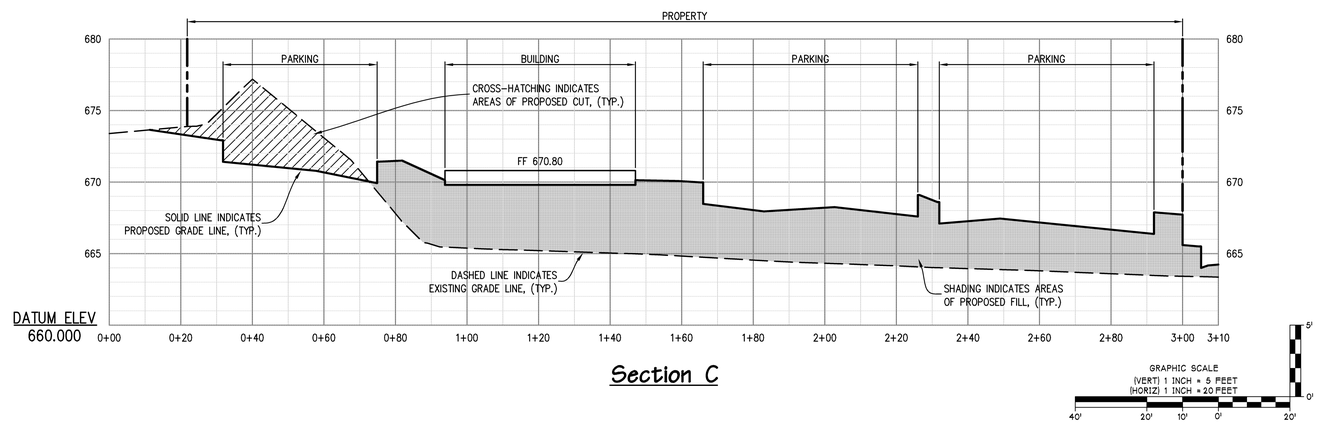

Section C

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Preliminary Site Grading Cross-Sections

SCALE: 1" = 20' (H) / 1" = 5' (V)

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RESIDENCE INN (APN 024-031-17)

SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

SHEET NO. C3.2

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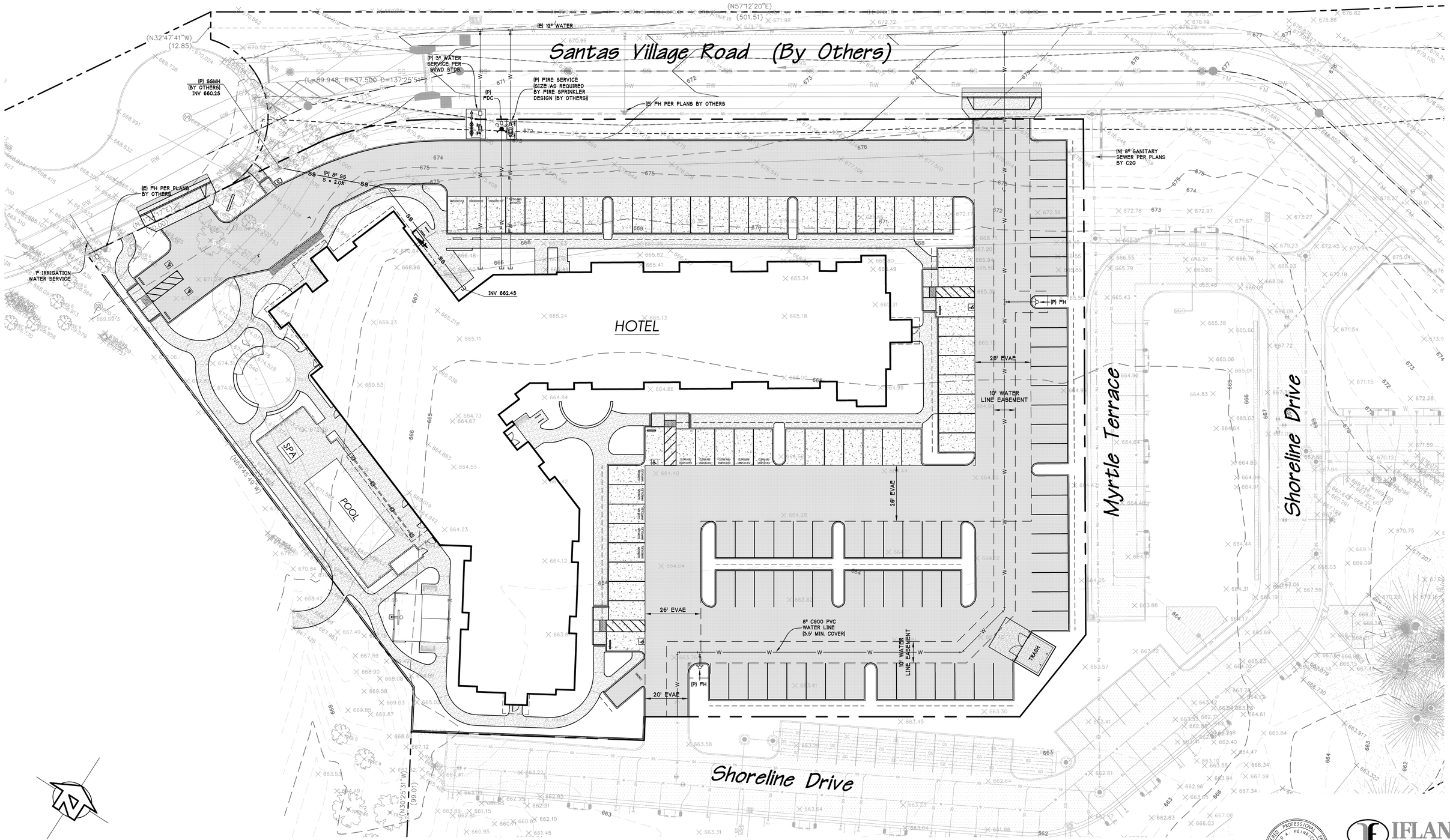
RYS ARCHITECTS



GRAPHIC SCALE: 1 INCH = 20 FEET

Preliminary Site Utilities Plan

SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER — DAVID A. HEINKEN — NO. C49167 — CIVIL — STATE OF CALIFORNIA

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CR&E MANAGEMENT

SHEET NO. C4.0

DESIGN REVIEW APPLICATION 10/30/15
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RYS ARCHITECTS

Inspection Schedule

1. SITE SHALL BE INSPECTED WEEKLY THROUGHOUT CONSTRUCTION, INCLUDING NON-ACTIVE PHASES. INSPECTIONS SHALL CONTINUE UNTIL AN N.O.T. IS FILED AND APPROVED WITH THE STATE WATER BOARD.

2. SITE INSPECTIONS SHALL BE PERFORMED FOR EVERY QUALIFIED RAIN EVENT (STORM PRODUCING A ½" OR MORE OF PRECIPITATION IN A 24-HOUR PERIOD). A PRE-, DURING-, AND POST- INSPECTION IS REQUIRED.

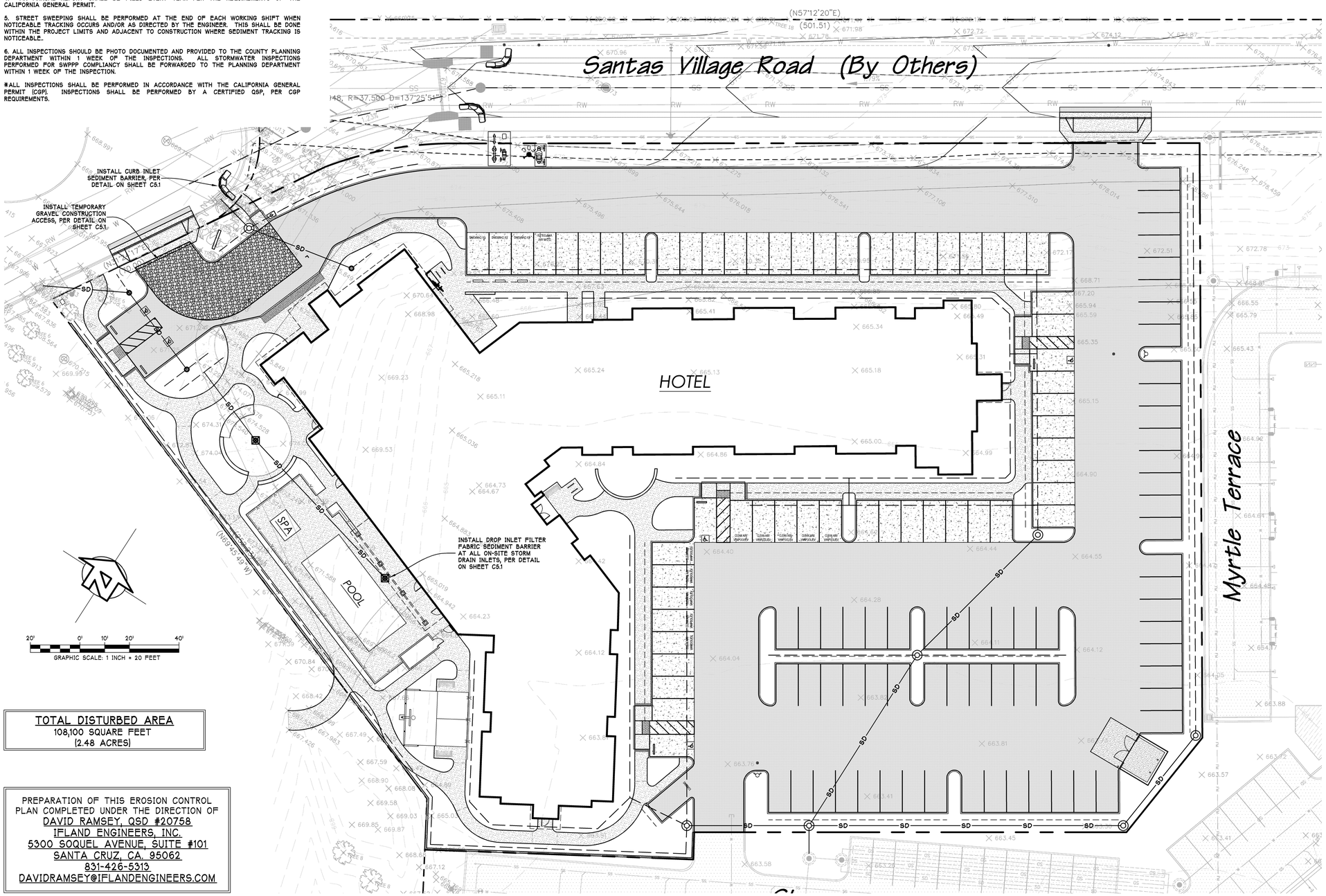
3. QUARTERLY REPORTS AND INSPECTIONS SHALL BE PERFORMED EVERY 3 MONTHS. REPORTS SHALL BE FILED WITH THE SWPPP AND ON THE SMARTS PROGRAM.

4. AN ANNUAL REPORT SHALL BE FILED EVERY YEAR PER THE REQUIREMENTS OF THE CALIFORNIA GENERAL PERMIT.

5. STREET SWEEPING SHALL BE PERFORMED AT THE END OF EACH WORKING SHIFT WHEN NOTICEABLE TRACKING OCCURS AND/OR AS DIRECTED BY THE ENGINEER. THIS SHALL BE DONE WITHIN THE PROJECT LIMITS AND ADJACENT TO CONSTRUCTION WHERE SEDIMENT TRACKING IS NOTICEABLE.

6. ALL INSPECTIONS SHOULD BE PHOTO DOCUMENTED AND PROVIDED TO THE COUNTY PLANNING DEPARTMENT WITHIN 1 WEEK OF THE INSPECTIONS. ALL STORMWATER INSPECTIONS PERFORMED FOR SWPPP COMPLIANCY SHALL BE FORWARDED TO THE PLANNING DEPARTMENT WITHIN 1 WEEK OF THE INSPECTION.

*ALL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA GENERAL PERMIT (CGP). INSPECTIONS SHALL BE PERFORMED BY A CERTIFIED QSP, PER CGP REQUIREMENTS.



TOTAL DISTURBED AREA
108,100 SQUARE FEET
(2.48 ACRES)

PREPARATION OF THIS EROSION CONTROL PLAN COMPLETED UNDER THE DIRECTION OF
DAVID RAMSEY, QSD #20758
IFLAND ENGINEERS, INC.
5300 SOQUEL AVENUE, SUITE #101
SANTA CRUZ, CA. 95062
831-426-5313
DAVIDRAMSEY@IFLANDENGINEERS.COM

Erosion Control Notes

1. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.

2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.

3. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES. (SEE CONSTRUCTION DETAILS)

4. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.

5. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.

6. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OR ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.

7. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.

8. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION REQUIRED BY SECTION 16.22.080 SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEASE ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.

9. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.

10. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.

11. ALL FUTURE PERVIOUS CONCRETE PARKING AREAS AND FUTURE DETENTION/RETENTION FACILITY SHALL SERVE AS SEDIMENT BASINS DURING ROUGH GRADING PHASE.

12. INSTALL TEMPORARY CHAINLINK CONSTRUCTION FENCE, WITH GATE AT CONSTRUCTION ENTRANCE, AROUND PERIMETER OF PROPOSED DEVELOPMENT. TO REMAIN UNTIL FINAL STABILIZATION PHASE.

Site Housekeeping Notes

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

  PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

REGISTERED PROFESSIONAL ENGINEER — DAVID A. HEINRICHSEN — NO. C49167 — CIVIL — STATE OF CALIFORNIA

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Preliminary Site Erosion Control Plan

SCALE: 1" = 20'

Residence Inn® Marriott

RESIDENCE INN (APN 024-031-17)

SCOTTS VALLEY, CALIFORNIA

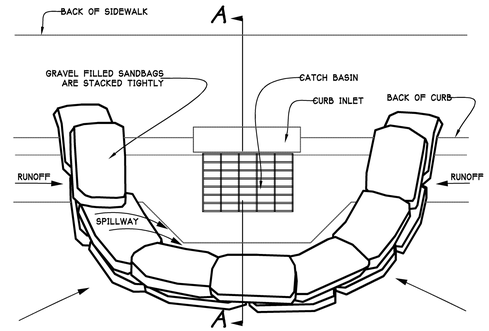
CR&E MANAGEMENT

SHEET NO. C5.0

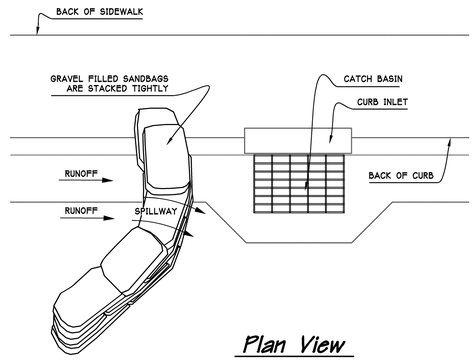
DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/18/15

DATE: 10/30/2015
PROJ. No.: 15110 (IEI-15036)

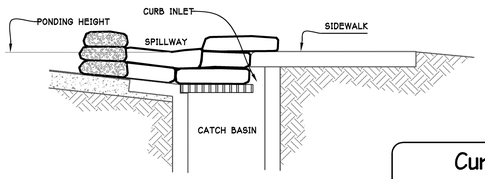
RYS ARCHITECTS



Plan View



Plan View



Section A - A

Curb Inlet Sediment Barrier (Sandbags)

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.

3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.

4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CONSTRUCTION SPECIFICATIONS:

PLACE THE BARRIERS ON GENTLY SLOPING STREETS WHERE WATER CAN POND.

THE BARRIERS MUST ALLOW FOR OVERFLOW FROM A SEVERE STORM EVENT. SLOPE RUNOFF SHALL BE ALLOWED TO FLOW OVER BLOCKS AND GRAVEL AND NOT BE BYPASSED OVER THE CURB. A SPILLWAY SHALL BE CONSTRUCTED WITH THE SANDBAG STRUCTURES TO ALLOW OVERFLOW.

THE SANDBAG SHOULD BE OF WOVEN-TYPE GEOTEXTILE FABRIC SINCE BURLAP BAGS DETERIORATE RAPIDLY. REFER TO APPENDIX -GEOTEXTILES/GEOSYNTHETICS.

THE SANDBAGS SHALL BE FILLED WITH 3/4 INCH (19 MM) DRAIN ROCK OR 1/4 INCH (6 MM) PEA GRAVEL.

THE SANDBAGS SHALL BE PLACED IN A CURVED ROW FROM THE TOP OF CURB AT LEAST 3 FEET (0.9 M) INTO THE STREET. THE ROW SHOULD BE CURVED AT THE ENDS, POINTING UPHILL.

SEVERAL LAYERS OF BAGS SHOULD BE OVERLAPPED AND PACKED TIGHTLY.

LEAVE A ONE-SANDBAG GAP IN THE TOP ROW TO ACT AS A SPILLWAY.

FOR BLOCK AND GRAVEL TYPE BARRIERS:

PLACE TWO CONCRETE BLOCKS ON THEIR SIDES PERPENDICULAR TO THE CURB AT EITHER END OF THE INLET OPENING. THESE WILL SERVE AS SPACER BLOCKS

PLACE CONCRETE BLOCKS ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS. THE OPENINGS IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD.

CUT A 2 BY 4 INCH (51 BY 102 MM) STUD THE LENGTH OF THE CURB INLET PLUS THE WIDTH OF THE TWO SPACER BLOCKS. PLACE THE STUD THROUGH THE OUTER HOLE OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.

PLACE WIRE MESH OVER THE OUTSIDE VERTICAL FACE (OPEN ENDS) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE BLOCKS.

USE CHICKEN WIRE, HARDWARE CLOTH WITH 1/2 INCH (13 MM) OPENINGS, OR FILTER FABRIC. REFER TO APPENDIX - GEOTEXTILES/GEOSYNTHETICS.

PLACE ¾ - 1½ INCH (19-34 MM) GRAVEL AGAINST THE WIRE TO THE TOP OF THE BARRIER.

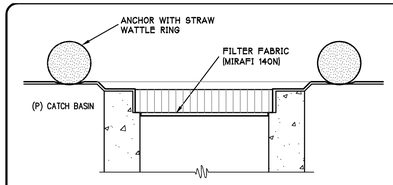
INSPECTION AND MAINTENANCE:

INSPECT AND CLEAN BARRIER DURING AND AFTER EACH SIGNIFICANT STORM AND REMOVE SEDIMENT FROM BEHIND SANDBAG STRUCTURE AFTER EVERY STORM.

ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.

THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.

IF THE GRAVEL BECOMES CLOGGED WITH SEDIMENT, IT MUST BE CAREFULLY REMOVED FROM THE INLET AND EITHER CLEARED OR REPLACED.



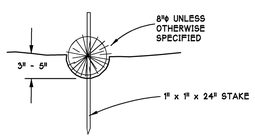
Drop Inlet Filter Fabric Sediment Barrier

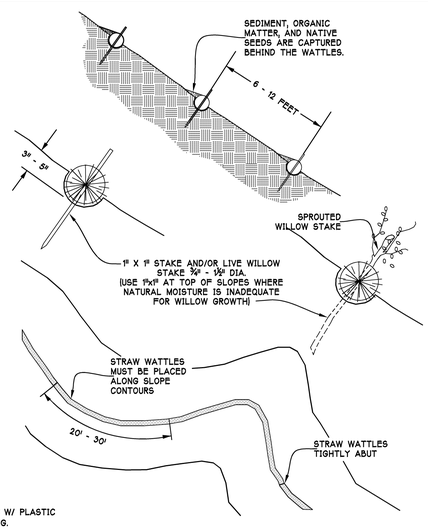
INSPECTION AND MAINTENANCE:

FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH QUALIFYING RAIN EVENT. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.

THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.





CONSTRUCTION SPECS - FLAT SURFACE

PREPARE THE SURFACE BEFORE THE WATTLING PROCEDURE IS STARTED.

SHALLOW GULLIES OR RUTS SHOULD BE SMOOTHED AS WORK PROGRESSES.

THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE.

IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

DRIVE THE STAKE THROUGH THE WATTLE INTO SOIL. LEAVE ONLY 1 OR 2 INCHES (25 OR 51 MM) OF STAKE EXPOSED ABOVE ROLL.

INSTALL STAKES AT LEAST EVERY 4 FEET (1.2 M) APART THROUGH THE WATTLE.

NOTE:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.

2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

Straw Wattles

CONSTRUCTION SPECS - SLOPES

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.

DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WILLOW OR WOODEN STAKES.

DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.

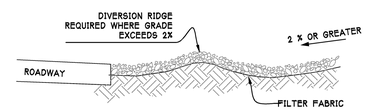
INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

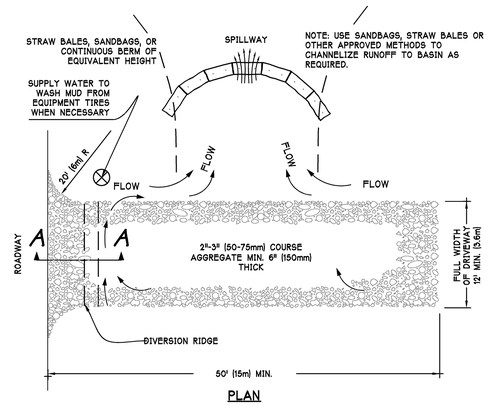
INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.

REPAIR ANY RILLS OR GULLIES PROMPTLY.

RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.



SECTION A - A



PLAN

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Temporary Gravel Construction Access

CONSTRUCTION SPECIFICATIONS:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2-3 INCH (50-75 MM) STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES (152 MM). USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET (3.6 M) WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET (15.2 M).

LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEE SEDIMENT BASIN BMP.

ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

INSPECTION AND MAINTENANCE:

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.

REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.

AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.

IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.

REGISTERED PROFESSIONAL ENGINEER DAVID A. HEINRICHSEN NO. C49167 CIVIL STATE OF CALIFORNIA

IFLAND ENGINEERS
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Preliminary Site Erosion Control Details

NOT TO SCALE

Residence Inn® Marriott

RESIDENCE INN (APN 024-031-17)

SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

SHEET NO. C5.1

DESIGN REVIEW APPLICATION 10/30/15
REVISION 01/19/16

DATE: 10/30/2015
PROJ. No.: 15110 (IEI-15036)

RYS ARCHITECTS

Existing on-site trees to be removed - See Existing Topo / Survey Plan

Accent vehicular paving at drop off, flush curb transition.

Accent trees and planting flanking the hotel entry.

Street trees with border landscaping along private drive access to adjacent multi-family parcel.

Bio-swale with bio-swale planting. See Civil Engineer's drawings for full extents.

Private Drive Access Road - Proposed

Flagpole.

Monument sign to meet City sign ordinance and hotel brand standards.

Bio-swale with bio-swale planting. See Civil Engineer's drawings for full extents.

Paved ADA access to street frontage.

Extend tube steel fence to near edge of parcel.

Parking lot shade trees throughout the parking area to shade cars.

ADA Path of Travel from street to hotel entry compliant with CBC Chapter 11B - All site sidewalk are ADA / CBC Chapter 11B compliant

Specimen tree at entry.

Planting in masses of various sizes, textures, and colors.

Lounge area with enhanced paving, seat walls, shade trellis and built-in BBQ counter.

Accent trees between lounge area and pool.

Spa, step in, at-grade with pool deck and pool.

Tube steel pool enclosure.

Pool deck with mixture of materials. Concrete and wood, or wood plank stamped concrete.

Pedestrian gate.

Existing community access path.

Existing Park

Paved access path.

Sport court.

Vertical accent trees to accentuate the architecture.

Tube steel fence along property edge with existing park.

SANTAS VILLAGE ROAD

Van ADA stall

Main Entry

Bicycle parking (4 spaces)
Bicycle storage locker (1 space)

Guest Parking

Electric vehicle parking with charging stations

Break-out space with seat wall outside meeting rooms.

Hotel

Bench

Bicycle parking (4 spaces)

SPA

POOL (850 sf+/-)

Pool equipment building

Van / Carpool parking

Low wall with accent planting at building entry.

Van / Carpool parking

Guest Parking

Street trees with border landscaping along private drive access to adjacent multi-family parcel.

CMU screen wall along boundary with mutli-family parcel, with clinging evergreen vines on project side of wall.

Parking lot shade trees throughout the parking area to shade cars.

Bio-swale with bio-swale planting. See Civil Engineer's drawings for full extents.

Foundation planting of various sizes, textures, and colors around perimeter of the hotel.

Proposed Multi-family project (separate project)

Parking lot shade trees throughout the parking area to shade cars. Bioswale in-between rows of cars.

Trash enclosure with clinging vines on outside, and screen trees flanking.

Proposed Multi-family project (separate project)

CMU screen wall along boundary with mutli-family parcel, with clinging evergreen vines on project side of wall.

Foundation planting of various sizes, textures, and colors around perimeter of the hotel.

EVA gates with Knox box.

Bio-swale with bio-swale planting. See Civil Engineer's drawings for full extents.

CMU screen wall along boundary with mutli-family parcel, with clinging evergreen vines on project side of wall.

Parking lot shade trees throughout the parking area to shade cars.

Project Location

Aerial Map

Not to scale

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

PRELIMINARY SITE PLAN

CR&E MANAGEMENT

SHEET NO. **L0.1**

DESIGN REVIEW APPLICATION 10-30-15
REVISION 1-19-16

DATE: 1/19/2016
PROJ. No.: 15110/KLA 15-1763

KLA LANDSCAPE ARCHITECTURE PLANNING
131 N. Ripolo Dr.
Santa Rosa, CA 95401
(707)542-2856 (707)523-0610 fax

RYS ARCHITECTS

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Preliminary Plant Palette

Trees

Specimen Trees- 24"-Box., Qty. - 1

Schinus molle	California Pepper Tree
Quercus agrifolia	Coast Live Oak

Street Trees - 15 gal., Qty. - 9

Pistachia chinensis 'Keith Davey'	Chinese Pistache
Platanus racemosa	California Sycamore Tree
Quercus agrifolia	Coast Live Oak

Parking Lot Shade Trees - 15 gal., Qty. - 30

Acer rubrum	Red Maple
Pistachia chinensis 'Keith Davey'	Chinese Pistache
Ulmus parvifolia	Chinese Evergreen Elm

Architectural Accent Trees - 15 gal., Qty. - 9

Carpinus betulus 'Fastigiata'	Pyramidil European Hornbeam
Geijera parvifolia	Australlian Willow
Tristaniopsis laurina	Swamp Myrtle

Evergreen Screen Trees - 15 gal., Qty. - 4

Laurus nobilis 'Saratoga'	Sweet Bay
Myrica californica	Pacific Way Myrtle
Pinus canariensis	Canary Island Pine
Sequoia sempervirens	Coast Redwood

Accent Trees - 15 gal., Qty. - 15

Acer palmatum	Japanese Maple
Lagerstroemia indica	Crape Myrtle

Vines

- Clinging Vines - 1 gal.
  Climbing vines to screen masonry walls.

Ficus pumila	Creeping Fig
Parthenocisus tricuspidata	Boston Ivy

Shrubs

Formal Upright Shrub - 5 gal.
Upright evergreen shrubs of moderate to fast growth, 3'-4' wide by 6'-10' tall, natural form requires minimal maintenance.

Cuppressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress
Podocarpus macrophyllos maki	Long-Leaf Yellow-wood
Prunus caroliniana 'Bright 'N Tight'	Carolina Laurel Cherry
Thuja occidentalis 'Emerald'	American Arborvitae

Low Hedge - 5 gal.
Small to medium evergreen shrubs of moderate to fast growth, 36"-48" spread and height, natural form requires minimal maintenance.

Arctostaphyllos densiflora 'Howard McMinn'	Manzanita
Leucophyllum frutescens 'Texas Ranger'	Leucophyllum
Ligustrum japonicum 'Texanum'	Texas Privet
Loropetalum chinensis 'Suzanne'	Chinese Fringe Flower
Myrtus communis 'Compacta'	Myrtle
Olea europea 'Little Ollie'	Little Ollie Olive
Rhaphiolepis indica 'Jack Evans'	India Hawthorn
Rosmarius officinalis 'Majorca Pink'	Rosemary

Low Accent Shrubs - 1 gal./ 5 gal.
Small to medium shrubs of moderate to fast growth, 24"-48" spread and height with accent foliage, flowering, form or texture, natural form requires minimal maintenance.

Berberis thunbergii 'Rose Glow'	Rose Glow Barberry
Callistemon viminalis 'Little John'	Bottlebrush
Nandina domestica 'Flirt'	Heavenly Bamboo
Pittosporum tobira 'Wheeleri'	Wheeler's Dwarf Tobira
Rhaphiolepis indica 'Ballerina'	India Hawthorn
Rosa 'White Flower Carpet'	Rose
Salvia species	Sage
Zauschneria californica	California Fuchsia

Focal Accent Shrubs - 1 gal.
Small shrubs of moderate to fast growth, 12"-48" spread and 12"-36" height with accent foliage, flowering, form or texture, natural form requires minimal maintenance.

Dianella tasmanica 'Variegata'	Variegated Flax Lily
Dietes bicolor	Fortnight Lily
Kniphofia uvaria	Red Hot Poker
Liriope muscari 'Variegata'	Big Blue Lily Turf
Phormium species	Flax
Rosa 'Red Flower Carpet'	Rose
Salvia species	Sage

Groundcovers

Grasses and Grasslike Plants - 1 gal. and 5 gal.
24"-42" tall perennial and evergreen grasses and strip leaf plants planted in masses to create visual interest and contrast to other plant masses.

Astelia cathamica 'Silver Shadow'	Compact Astelia
Bouteloua gracilis	Blue Gamma Grass
Calamagrostic acutifolia 'Karl Forester'	Dwarf Feather Reed Grass
Muhlenbergia capilaris	Pink Muhly
Muhlenbergia rigens	Deer Grass
Nassella tennuissima	Dwarf Mexican Feather Grass
Pennisetum orientale	Dwarf Fountain Grass

Flowering/Accent Groundcover - 1 gal.
Small shrubs of moderate to fast growth, 12"-30" spread and height with accent foliage, flowering, form or texture, natural form requires minimal maintenance.

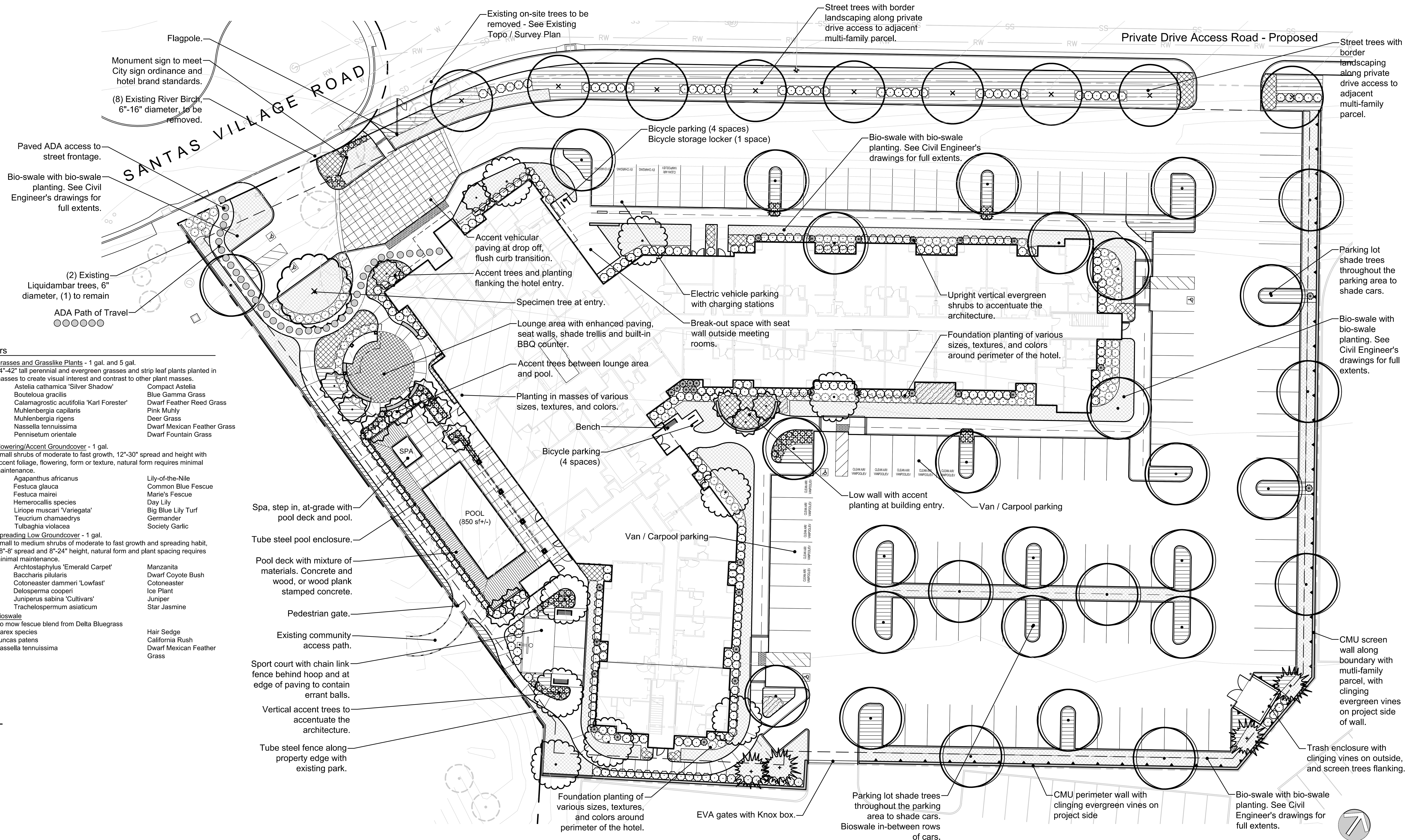
Agapanthus africanus	Lily-of-the-Nile
Festuca glauca	Common Blue Fescue
Festuca mairei	Marie's Fescue
Hemerocallis species	Day Lily
Liriope muscari 'Variegata'	Big Blue Lily Turf
Teucrium chamaedrys	Germander
Tulbaghia violacea	Society Garlic

Spreading Low Groundcover - 1 gal.
Small to medium shrubs of moderate to fast growth and spreading habit, 48"-8' spread and 8"-24" height, natural form and plant spacing requires minimal maintenance.

Archtostaphylus 'Emerald Carpet'	Manzanita
Baccharis pilularis	Dwarf Coyote Bush
Cotoneaster dammeri 'Lowfast'	Cotoneaster
Delosperma cooperi	Ice Plant
Juniperus sabina 'Cultivars'	Juniper
Trachelospermum asiaticum	Star Jasmine

Bioswale
No mow fescue blend from Delta Bluegrass

Carex species	Hair Sedge
Juncas patens	California Rush
Nassella tennuissima	Dwarf Mexican Feather Grass



Preliminary Planting Note

The Preliminary Plant Palette represents a sampling of the types of shrubs, groundcovers, and vines that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

General Planting Notes

1. The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will effect the installation process shall be brought to the attention of the Owner or Land. Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
2. The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols shall have priority over quantity given.
3. The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer, stakes, and sod. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
4. All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
5. All vines shall be installed with the nursery stakes removed and runners espaliered to the adjacent wall.
6. All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land. Arc. upon completion.
7. All planter areas to receive a 3" thick layer of 3/4" minus nitrogen stabilized recycled wood mulch.
8. The planting pits for boxed trees shall be excavated twice the diameter of the rootball and level with existing grade at the bottom of the root ball. The backfill mix for use in all tree and shrub pits shall consist of native soil.
9. Fertilizer tablets shall be Gro-Power, 7 gram fertilizer tablets (12-8-8) placed in all planting pits in quantities as follows:

1 gallon	3 tablet
5 gallon	8 tablets
15 gallon	14 tablets
24"-Box	16 tablets
36"-Box	20 tablets

10. Thirty (30) days after installation all landscape shall be fertilized with 16-6-8 Fertilizer applied at the rate of 6 lbs./1000 sf. Fertilizer application shall be continued thereafter at bimonthly intervals.
11. For weed control prior to planting, the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-Up (or equal) in the amount, and let sit for the time specified by the manufacturer. Re-apply Round-Up if needed. After all green weeds have been eradicated, apply Ronstar-G (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.
12. All plant material to be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of girdling roots, sun scald, abrasions, disease, insects, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.

Landscape Area Calculations

Total Landscape Area:		
Bioswale:	9,526sf.	43.3%
Medium water use:	4,991 sf.	22.7%
Low water use:	7,487sf.	34.0%
Total Landscape Area:	22,004 sf.	100%
Size of Site:	107,997 sf	
Total On-Site Landscape:	22,004 sf	
Percentage of Site in Landscape:	20.4%	
Parking Lot Area:	45,198 sf	
Planter Area at Parking Lot:	9,743 sf	
Percentage of Parking Lot in Planter:	21.6%	

Landscape Concept

The landscape design concept for the Residence Inn is to provide an enjoyable and aesthetic space for the guests and employees that fits within the landscape character of the existing surrounding area. Plant material has been selected that performs well in the special conditions of Scotts Valley (Sunset Zone #15).

Low and medium water use hardy trees, shrubs and groundcover are proposed for the plant palette. The landscape (and associated irrigation) has been designed to be compliant with City of Scotts Valley Water Efficient Landscape Ordinance. (Current at time of submittal)

Special considerations have been provided in selection of plant material that respects the needs of the employees and guests as well as the adjacent existing developments. Clear and secure view corridors have been provided to ensure safety of those entering the building as well as moving around the site.

Existing Trees

There are existing trees at South Western corner of the site (6"-16" DBH). All but the Western most Liquidambar shall be removed.

Parking Lot Shade Trees

A combination of different proposed trees will be provided throughout the landscape areas to shade the parking stalls and associated drive aisles to meet shade requirements per City Scotts Valley standards.

Total Parking Spaces:	122
Required Canopy Trees: (rate 1 tree per 4 stalls)	31
Canopy Trees Provided:	31

Tree Root Barriers

All trees within 5' of a curb or paving are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

15 gallon trees	5 panels
24" box trees	6 panels

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

PRELIMINARY PLANTING PLAN

CR & E MANAGEMENT

SHEET NO. **L0.2**

DESIGN REVIEW APPLICATION 10-30-15
REVISION 1-19-16

DATE: 1/19/2016
PROJ. No.: 15110/KLA 15-1763

KLA LANDSCAPE ARCHITECTURE PLANNING
151 N. Norlin St. Sonora, CA 95370 (209)532-2856 (209)532-9510 fax

RYS ARCHITECTS

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GENERAL IRRIGATION NOTES

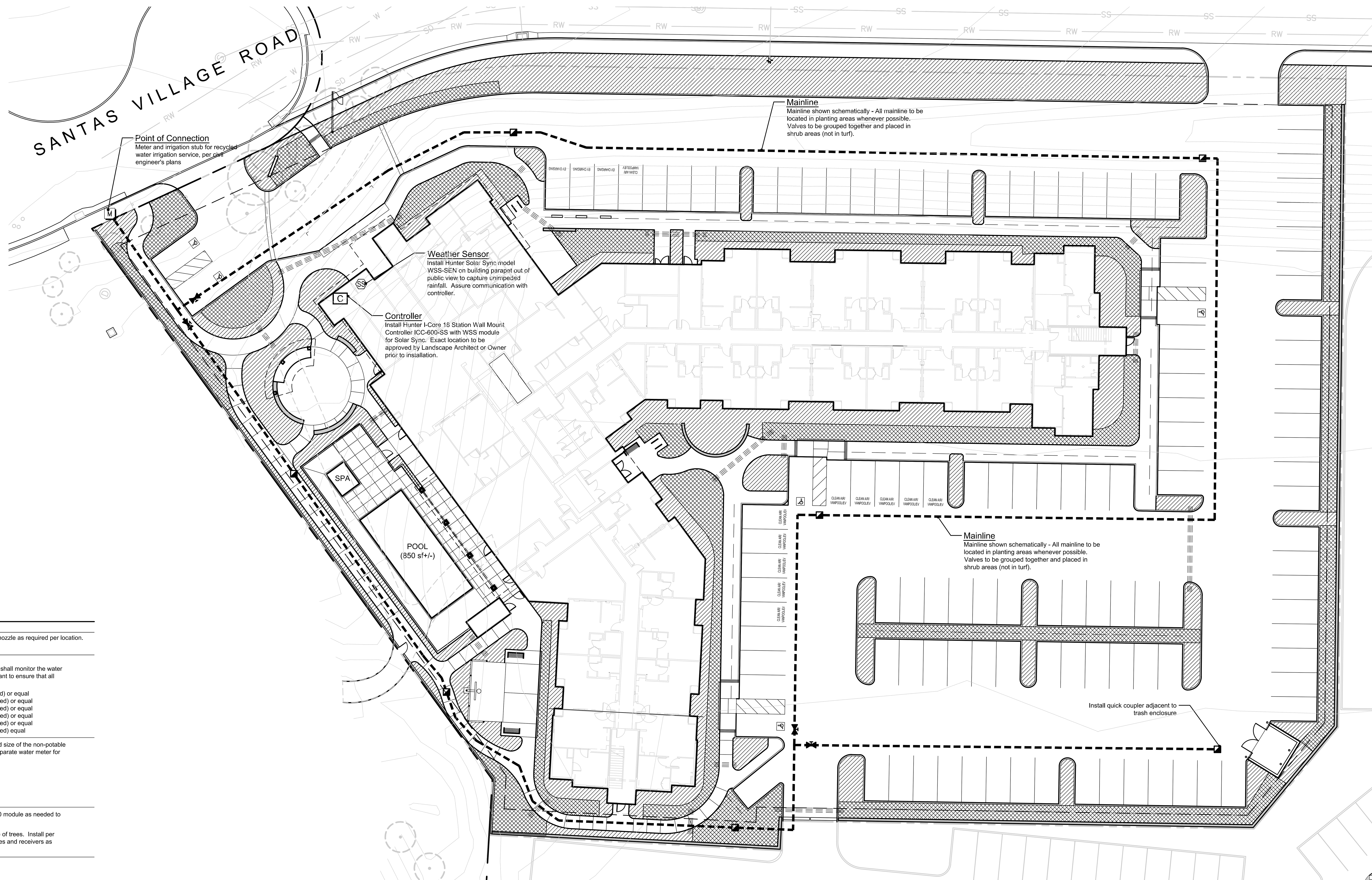
1. The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Landscape Architect and/or owner prior to work. Commencement of work implies acceptance of the conditions of the site.
2. Piping layout is diagrammatic. All irrigation items shown within paved areas are for design clarification only and are to be installed in planting areas where possible. All valves are to be placed in shrub or groundcover areas (not turf).
3. All mainline piping and control wires under paving shall be installed in separate schedule 40 PVC sleeves. Sleeves to be installed at the size as indicated on the plans. If not specified, piping shall be installed in sleeves that are twice the diameter of the pipe. Control wire sleeves shall be of sufficient size for the required number of wires. Provide two (2) piping sleeves at each location and min. one (1) control wire sleeve/conduit where needed. Piping and wiring to be in separate sleeves.
4. All lateral line piping under paving (that is not in a sleeve) shall be Schedule 40 PVC and shall be installed prior to paving.
5. Pipe sizes shall conform to those shown on the drawings with no smaller size substitutions. Larger size substitutions may be approved.
6. All Backflow Prevention Devices and piping between the point of connection and Backflow Preventer shall be installed per local codes. The final location of the Backflow Preventer and the Automatic Controller shall be approved by the Owner's Representative. The contractor is to verify the codes and requirements of all governing agencies. Any discrepancy between requirements and the plans are to be brought to the attention of the Land. Arch. immediately.
7. 120 VAC electrical power source at the controller location shall be provided by electrical contractor. Verify location of controller prior to installation.
8. All irrigation heads shall be set perpendicular to finish grade unless otherwise specified.
9. To be compliant with water efficient landscape ordinance requirements all overhead spray heads shall be placed min. 24" from non-permeable hardscape (sidewalk, curb), unless sidewalk drains into planter.
10. Prior to turnover of project, the irrigation contractor shall flush and adjust all irrigation heads and valves for optimum coverage with minimal over spray onto hardscape elements. Drip emitters to be adjusted to provide optimal water to each plant based on specific site conditions and water needs of each plant.
11. It is the responsibility of the Irrigation contractor to become familiar with all existing and proposed site elements and grades. The Irrigation contractor shall repair, replace, or compensate for 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 and under paving.
12. The irrigation system design is based on a minimum operating pressure of 55 PSI and a maximum flow demand of 25 GPM. The irrigation contractor shall verify water pressures prior to installation. Any difference between the pressure indicated on the plans and that at the actual point of connection shall be brought to the attention of the landscape architect immediately.
13. Any obstructions, changes in the project layout, or grade differences not shown on the plan but affecting the operation of the irrigation system are to be brought to the attention of the landscape architect prior to installation. The irrigation contractor shall be responsible for costs associated with correcting irrigation layout if plan is different from the site and he does not bring such differences to the attention of the landscape architect.
14. All irrigation equipment not detailed or specified shall be installed per the manufacturer's recommendations and specifications.
15. All drip tubing shall be installed 3" below grade. Emitters to be located 3" to 6" from the trunk of shrubs and equipped with a bug guard and galvanized tie-down stake.
16. Weather sensor/automatic rain shutoff shall be installed on an exposed wall or soffit adjacent to the controller location per manufacturer's specifications. It must be placed to receive unimpeded rain and free from vandalism.
17. An irrigation audit may be needed by the governing jurisdiction before an occupancy permit can be issued. It is the responsibility of the contractor to schedule and pay for the audit. The audit shall be conducted by a certified auditor such as Nathan Houx (209)640-3710 or Andrew Bolt (209)404-1746. The contractor shall be responsible for making revisions to the irrigation in order to pass the audit. If pop-up spray heads are specified for shrub areas, we recommend that the auditor audit the shrub spray prior to planting.

IRRIGATION LEGEND

Symbol	Manufacturer	Description / Model No.
(cross-hatch)	Approved	Bioswale irrigation, Toro 570Z-12P-PRX-OT (5'-12') Precision Series pop-Up spray nozzle as required per location.
(diagonal hatch)	Approved	1/2" or 5/8" Black Poly Tubing with Flush Cap. Each plant shall receive the following emitter or combination of emitters. Contractor shall monitor the water during the maintenance period and make modifications to emitters (GPH) at each plant to ensure that all plants are getting adequate water based on specific microclimate conditions.
M	Approved	Point of Connection - See the civil engineer's plan and verify in field the location and size of the non-potable water meter and service. POC shall meet all governmental code requirements. Separate water meter for irrigation
	Hunter	ICV Series Automatic Remote-Control Valve: See Plan for size.
	Hunter	ICZ-101 for 1" drip valve kit and ICZ-151 for 1-1/2" drip valve kit - See plan for size.
	Hunter	HQ-33DLRC Quick Coupler.
	Nibco	T-113 Gate Valve: Line size.
C	Hunter	I-Core 18 Station Exterior Wall-Mount Controller; ICC-600-SS with quantity ICM-600 module as needed to meet quantity of stations as specified. Include WSS module for Solar-Sync.
SS	Hunter	Solar-Sync - model WSS-SEN; Install on wall of trash enclosure away from drip line of trees. Install per manufacturer's specifications. Controller and Solar-Sync to be installed with modules and receivers as needed for operation.
— — — —	Approved	Schedule 40 PVC Pressurized Mainline: See Plan for size.
— — — —	Approved	Class 200 PVC for pipe sizes 4"-6"
≡ ≡ ≡ ≡	Approved	Schedule 40 PVC Sleeve (two per location).

4" and 1 Gallon shrubs	1 - 2 GPH Emitter, Hunter HE-20-B (red) or equal
2 and 5 Gallon shrubs	2 - 2 GPH Emitters, Hunter HE-20-B (red) or equal
15 Gallon shrubs, espaliers	3 - 2 GPH Emitters, Hunter HE-20-B (red) or equal
15 Gallon trees	4 - 2 GPH Emitters, Hunter HE-20-B (red) or equal
24" Box Trees	6 - 2 GPH Emitters, Hunter HE-20-B (red) or equal
36" Box Trees	6 - 2 GPH Emitters, Hunter HE-20-B (red) equal

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size



Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscaping Ordinance (WELO). The irrigation system will largely be low-volume design with limited use of pop-up sprays at filtration/fescue areas (if at all). Trees will be irrigated on separate circuits from the shrubs. The system will include in-line valves, quick couplers, and gate valves. The irrigation controller will be a "smart" controller by Rainbird, Toro, Hunter, or equal. A complete irrigation design with these parameters will be provided with the submittal of building permit plans. See the WELO calculations in the lower right of this sheet.

NON-POTABLE WATER NOTES:

The landscape irrigation water for this project is designed to be serviced by non-potable water. The landscape irrigation is to be installed and treated as non-potable. Refer to the following notes for requirements and installation.

1. Piping: Pipe to be buried to the depths noted in the plans and details. All piping including laterals and mainlines shall be identified by the use of integrally colored purple Non-Potable pipe that is specifically manufactured for Non-Potable application.
2. All above grade piping shall be colored Non-Potable purple. A warning tag shall be installed on exposed non-potable equipment such as, but not limited to, valves, quick couplers, flush valves, backflow preventers, etc.
3. Valve boxes shall be Carson, Christy, or equal, and shall be purple colored and marked "Non-Potable Water - Do Not Drink".
4. All controllers shall be clearly marked with the words "Non-Potable Water", and the "do-not-drink" symbol.
5. Quick coupling valves shall be manufactured specifically for non-potable water use and shall include a permanently attached purple rubber vinyl cover with the words "Non-Potable" printed on the cover. Refer to legend for proper Quick Coupler to be installed.
6. Gate valves and remote control valves shall be installed in a marked valve box with a warning tag on the valve operator.
7. Water meter servicing Non-Potable water system (Irrigation System) shall have a warning tag.
8. Sprinkler lids shall be identified with Non-Potable Purple.
9. Irrigation system shall be installed per all local and UBC codes and regulations regarding non-potable water. Codes shall take precedence over these plans, notes, and specifications.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETO for Scotts Valley 36.6

HydroZone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETWU
1	Shrubs	Medium	0.5	4,991	22.7%	Drip Tubing	.9	61,215.0
2	Shrubs	Low	0.3	7,487	34.0%	Drip Tubing	.9	55,097.2
3	Bioswale	Medium	0.5	4,763	43.3%	Precision Spray	.72	146,046.5
TOTAL				22,004 sf				262,358.8 Gallons

Maximum Applied Water Allowance (MAWA) 349,520.3 gallon/year

Estimated Total Water Usage (ETWU) 262,358.8gallon/year

Average Irrigation Efficiency .82

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

PRELIMINARY IRRIGATION PLAN

CR&E MANAGEMENT

SHEET NO. **L0.3**

DESIGN REVIEW APPLICATION 10-30-15
REVISION 1-19-16

DATE: 1/19/2016
PROJ. No.: 15110/KLA 15-1763

KLA LANDSCAPE ARCHITECTURE PLANNING
151 N. Norlin St. Sonora, CA 95370
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RYS ARCHITECTS

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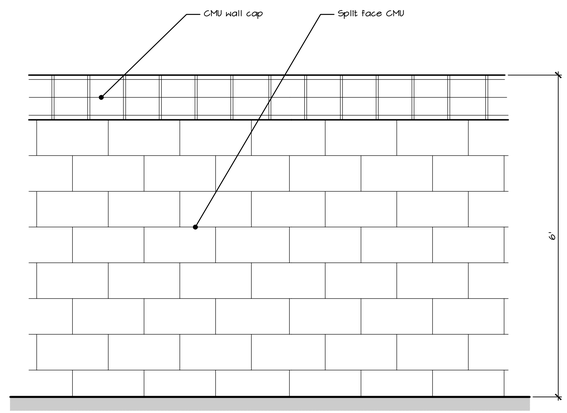
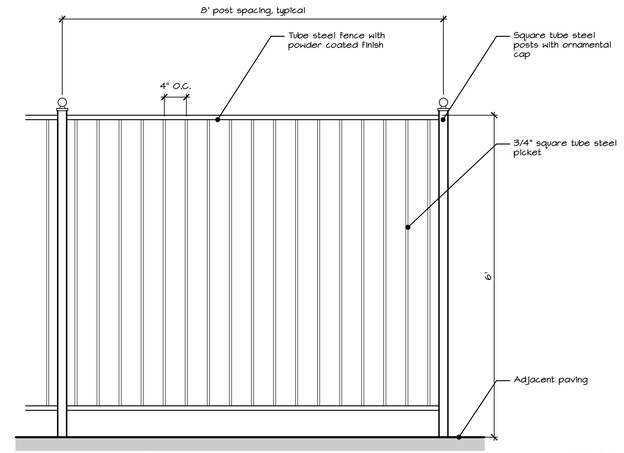


Scale: 3/4" = 1'-0"
CMUwall

CMU Perimeter Wall C



Scale: 3/4" = 1'-0"
Tubefence

Tube Steel Fence A

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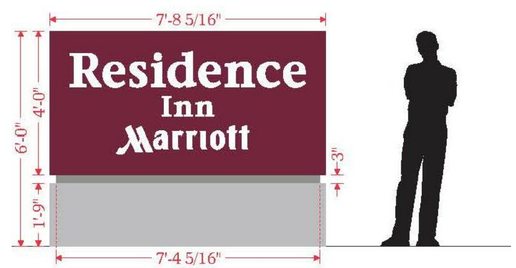

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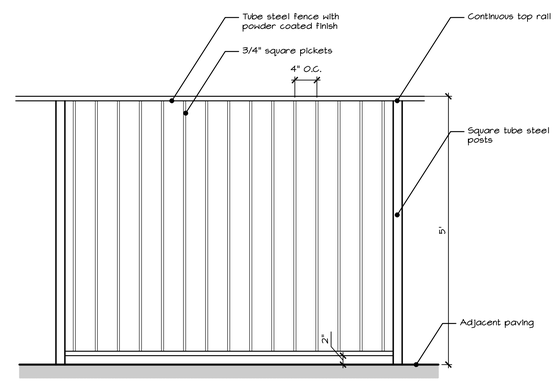
Monument Sign D



Scale: 3/4" = 1'-0"
Poolfence

Pool Enclosure Fence B

F

Residence Inn® Marriott

RESIDENCE INN

SANTAS VILLAGE ROAD
SCOTTS VALLEY, CALIFORNIA

PRELIMINARY DETAILS

CR&E MANAGEMENT

SHEET NO. **L0.4**

DESIGN REVIEW APPLICATION 10-30-15
REVISION 1-19-16

DATE: 10/30/2015
PROJ. No.: 15110/KLA 15-1763

KLA LANDSCAPE ARCHITECTURE PLANNING
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RYS ARCHITECTS

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JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
Scotts Valley, CA
RYS ARCHITECTS

DESIGN REVIEW
October 29th, 2015
15073

Type	Description	Manufacturer	Catalog	Lamp	Volts	Input Watts	CCT	BUG RATING	Lumens
LBA	25' POLE MOUNTED AREA LUMINAIRE. TYPE IV DISTRIBUTION.	CREE	EDGE AREA SERIES	LED	277V	134	4000	B3 U0 G1	10279
		-	OR PRE-APPROVED EQUAL						
		-	-						
LBA1	DUAL HEAD 25' POLE MOUNTED AREA LUMINAIRE. TYPE IV DISTRIBUTION	CREE	EDGE AREA SERIES	LED	277V	268	4000	B3 U0 G1	20558
		-	OR PRE-APPROVED EQUAL						
		-	-						
LBB	12' POST TOP MOUNTED PEDESTRIAN SCALE LUMINAIRE. TYPE III DISTRIBUTION. BI-LEVEL CONTROL VIA FIXTURE INTEGRAL OCCUPANCY SENSOR.	CREE	EDGE ROUND SERIES	LED	277V	70	4000	B2 U0 G2	5675
		-	OR PRE-APPROVED EQUAL						
		-	-						
LBC	3' LED BOLLARD LUMINAIRE. TYPE V DISTRIBUTION.	CREE	EDGE PATHWAY SERIES	LED	277V	22	4000	B1 U2 G1	1666
		-	OR PRE-APPROVED EQUAL						
		-	-						
LGA	RECESSED ADJUSTABLE INGRADE LED NARROW SPOTLIGHT FOR UPLIGHTING OF FLAGPOLE.	BK LIGHTING	ADJUSTABLE WELL STAR SERIES	LED	120V	8.4	4100	N/A	-
		-	OR PRE-APPROVED EQUAL						
		-	-						

NOTES: VERIFY ALL FINISHES WITH ARCHITECT PRIOR TO ORDERING. CATALOG NUMBERS SHOWN IN LUMINAIRE SCHEDULE ARE BASIC LUMINAIRE TYPES. ADDITIONAL FEATURES, ACCESSORIES AND OPTIONS SPECIFIED, SCHEDULED OR NECESSARY FOR PROPER INSTALLATION SHALL BE INCLUDED. SPECIFICATIONS AND DRAWINGS CONVEY THE FEATURES AND FUNCTIONS OF LUMINAIRES ONLY AND DO NOT SHOW EVERY ITEM OR DETAIL NECESSARY FOR THE WORK.

ELECTRICAL SYMBOLS LIST

LIGHTING

Symbol	Description
LBA (TYPE)	FIXTURE DESIGNATION SHOWING LUMINAIRE TYPE
	SINGLE HEAD POLE OR POST TOP MOUNTED LUMINAIRE
	DUAL HEAD POLE MOUNTED LUMINAIRE
	BOLLARD LUMINAIRE
	RECESSED IN-GRADE ADJUSTABLE LUMINAIRE

SHEET	TITLE	SCALE
E0.1	SYMBOLS LEGEND, SCHEDULE, LUMINAIRE CUTSHEETS	NONE
E0.2	LUMINAIRE CUTSHEETS	NONE
E0.3	LUMINAIRE CUTSHEETS	NONE
E1.1	SITE LIGHTING	1" = 20'-0"
E1.2	SITE LIGHTING PHOTOMETRIC CALCULATION	1" = 20'-0"

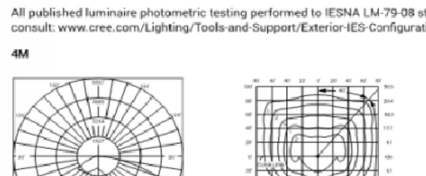
JRA Electrical Engineers, Inc — Residence Inn - Scotts Valley — 15073 — Site Lighting Cut Sheets — Type: LBA/LBA1 — October 29th, 2015

Cree Edge™ LED Area/Flood Luminaire

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

4M



CSA Test Report #: 6438
ARE-EDG-4M-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,357

ARE-EDG-4M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,710
Initial FC at grade

Type IV Medium Distribution

LED Count (x10)	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B2 U0 G2
12	12,650	B3 U0 G3	13,137	B3 U0 G3
14	14,665	B3 U0 G3	15,229	B3 U0 G3
16	16,760	B3 U0 G3	17,405	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G1	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B2 U0 G2	12,290	B3 U0 G3
10	14,759	B3 U0 G3	15,326	B3 U0 G3
12	17,710	B3 U0 G3	18,391	B3 U0 G3
14	20,531	B3 U0 G3	21,321	B3 U0 G3
16	23,464	B3 U0 G3	24,367	B4 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B2 U0 G2	11,259	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf
Valid with no tilt

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc — Residence Inn - Scotts Valley — 15073 — Site Lighting Cut Sheets — Type: LBA/LBA1 — October 29th, 2015

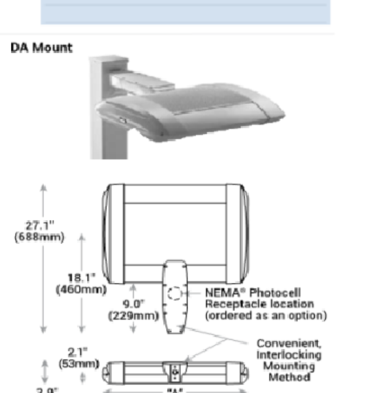
Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount



Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty**†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

LED Count (x10)	Dim. 'A'	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK; **Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	**Backlight Control Shields** XA-20BLS-4 - Four-pack - Unpainted stainless steel

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	**2M** Type II Medium; **2MB** Type II Medium w/BLS; **2MP** Type II Medium w/ Partial BLS; **3M** Type III Medium; **3MB** Type III Medium w/BLS; **3MP** Type III Medium w/Partial BLS; **4M** Type IV Medium; **4MB** Type IV Medium w/BLS; **4MP** Type IV Medium w/Partial BLS; **5M** Type V Medium; **5S** Type V Short	**AA** Adjustable Arm; **DA** Direct Arm; **DL** Direct Long Arm; **SA** Side Arm - Available with 20-60 LEDs	02, 04, 06, 08, 10, 12, 14, 16	E	**UL** Universal 120-277V; **UH** Universal 347-480V	**BK** Black; **BZ** Bronze; **SV** Silver; **WH** White	**350** 350mA; **525** 525mA; **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current; **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse; **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included; **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt; **P Photocell** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only; **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt; **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt; **R NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options; **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25° Flood; **40** 40° Flood; **70** 70° Flood; **SN** Sign; **N6** NEMA® 6							

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

Rev. Date: V3 10/15/2015

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc — Residence Inn - Scotts Valley — 15073 — Site Lighting Cut Sheets — Type: LBA/LBA1 — October 29th, 2015

Cree Edge™ LED Area/Flood Luminaire

Luminaire EPA

Fixed Arm Mount – ARE-EDG-DA

LED Count (x10)	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
02	0.60	0.87	1.20	1.47	1.47	1.75
04	0.60	0.87	1.20	1.47	1.47	1.75
06	0.60	0.92	1.20	1.51	1.51	1.83
08	0.60	0.96 N/A with 3" poles	1.20	1.55 N/A with 3" poles	1.55	1.91 N/A with 3" poles
10	0.60	1.00 N/A with 3" poles	1.20	1.60 N/A with 3" poles	1.60	2.00 N/A with 3" poles
12	0.60	1.04 N/A with 3" poles	1.20	1.64 N/A with 3" poles	1.64	2.08 N/A with 3" poles
14	0.60	1.08 N/A with 3" or 4" poles	1.20	1.68 N/A with 3" or 4" poles	1.68	2.16 N/A with 3" or 4" poles
16	0.60	1.12 N/A with 3" or 4" poles	1.20	1.72 N/A with 3" or 4" poles	1.72	2.24 N/A with 3" or 4" poles
Fixed Arm Mount – ARE-EDG-DL						
02	0.75	1.02	1.50	1.77	1.77	1.91
04	0.75	1.02	1.50	1.77	1.77	1.91
06	0.75	1.07	1.50	1.82	1.82	1.98
08	0.75	1.11	1.50	1.86	1.86	2.04
10	0.75	1.15	1.50	1.90	1.90	2.10
12	0.75	1.19	1.50	1.94	1.94	2.16
14	0.75	1.23	1.50	1.98	1.98	2.22
16	0.75	1.27	1.50	2.02	2.02	2.28

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA

LED Count (x10)	Single	2 @ 90°	2 @ 180°	In-Line 2 @ 180°	3 @ 90°	3 @ 120°	In-Line 3 @ 180°	4 @ 90°	In-Line 4 @ 180°
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
0° Tilt									
02	0.66	0.98	1.32	1.32	1.77	1.64	1.98	1.91	2.64
04	0.66	0.98	1.32	1.32	1.64	1.64	1.98	1.97	2.64
06	0.66	1.02	1.32	1.32	1.68	1.68	1.98	2.05	2.64
08	0.66	1.07	1.32	1.32	1.80	1.72	1.98	2.29	2.64
10	0.66	1.11	1.32	1.32	1.76	1.76	1.98	2.21	2.64
12	0.66	1.15	1.32	1.32	1.80	1.80	1.98	2.29	2.64
14	0.66	1.19	1.32	1.32	1.84	1.84	1.98	2.38	2.64
16	0.66	1.23	1.32	N/A	1.89	1.89	N/A	2.46	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc — Residence Inn - Scotts Valley — 15073 — Site Lighting Cut Sheets — Type: LBA/LBA1 — October 29th, 2015

Cree Edge™ LED Area/Flood Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.38	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc.
851 Napa Valley Corporate Way, Suite D - Napa, CA 94558
707-226-8580

Residence Inn Marriott

RESIDENCE INN
SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

SHEET NO. E0.1

SYMBOLS LEGEND, SCHEDULE
LUMINAIRE CUT SHEETS

DESIGN REVIEW APPLICATION
DATE: 10/29/2015
PROJ. No.: 15073

RYS ARCHITECTS

JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets

Type: **LBC**
October 29th, 2015

Cree Edge™ LED Pathway Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook(provided)
- **Note:** T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on page 1

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load at 120V
- **Total Harmonic Distortion:** < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x9)	System Watts 120-277V	System Watts 347-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F)

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets

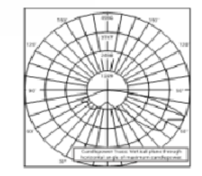
Type: **LBB**
October 29th, 2015

Cree Edge™ LED Area Luminaire – Round

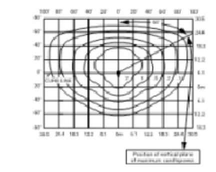
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

3M



CSA Test Report #: 6491
ARE-EDG-3M-**-06-E-UL-700-40K
Initial Delivered Lumens: 10,657



ARE-EDR-3M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,790
Initial FC at grade

Type III Medium Distribution

LED Count (x10)	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
350mA				
04	4,054	B1 U0 G1	4,209	B1 U0 G1
06	6,011	B2 U0 G2	6,242	B2 U0 G2
08	8,015	B2 U0 G2	8,323	B2 U0 G2
10	9,994	B3 U0 G3	10,379	B3 U0 G3
12	11,993	B3 U0 G3	12,454	B3 U0 G3
525mA				
04	5,675	B2 U0 G2	5,893	B2 U0 G2
06	8,415	B2 U0 G2	8,739	B2 U0 G2
08	11,220	B3 U0 G3	11,652	B3 U0 G3
10	13,992	B3 U0 G3	14,530	B3 U0 G3
12	16,790	B3 U0 G3	17,436	B3 U0 G3
700mA				
04	6,932	B2 U0 G2	7,198	B2 U0 G2
06	10,279	B3 U0 G3	10,674	B3 U0 G3

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets

Type: **LBB**
October 29th, 2015

Cree Edge™ Series

LED Area Luminaire – Round

Product Description

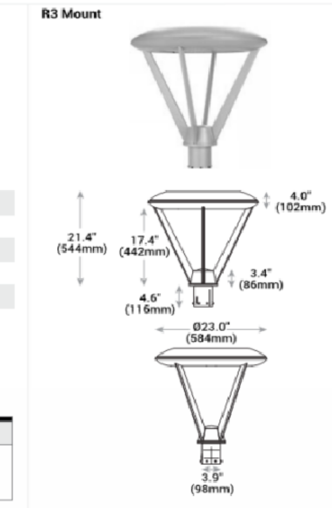
The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high performance aluminum heat sinks and leaf/debris guard.
Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty**[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[†] See www.cree.com/lighting/products/warranty for warranty terms

R3 Mount



LED Count (x10)	Weight
04	33.8 lbs. (15.3kg)
06	35.2 lbs. (15.9kg)
08	37.0 lbs. (16.8kg)
10	40.7 lbs. (18.5kg)
12	42.4 lbs. (19.3kg)

R4/R5 Mount - see page 14 for weight & dimensions

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	**Backlight Control Shields** XA-20BLS-4 - Four-pack - Unpainted stainless steel

Ordering Information

Example: ARE-EDR-2M-R3-12-E-UL-SV-350

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
				E				
ARE-EDR	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**R3** Spider, Center Tenon, 2-3/8" to 3" OD **R4** Spider, Center Direct, 4" Square **R5** Spider, Center Direct, 5" Round	04* 06* 08* 10 12	E	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 40-60 LEDs	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F** Fuse - When code dictates fusing, use time delay fuse - Available with UL voltage only **HL** Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included **P** Photocell - Available with UL voltage only **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

* Consists of multiple 20 LED light bars: 40, 60, and 80 LED units use blanks as needed in place of populated light bars
NOTE: Price adder may apply depending on configuration

cULus DLC

Rev. Date: V2 07/31/2015

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets

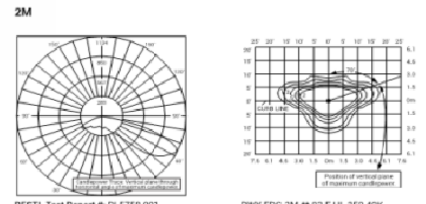
Type: **LBC**
October 29th, 2015

Cree Edge™ LED Pathway Luminaire

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

2M



RESTL Test Report #: PL5758-001
PWY-EDG-2M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,549

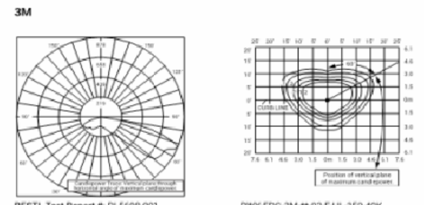
PWY-EDG-2M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,565
Initial FC at grade

Type II Medium Distribution

LED Count (x9)	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
350mA				
02	1,565	B1 U0 G1	1,625	B1 U0 G1
525mA				
02	2,191	B1 U0 G1	2,276	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

3M



RESTL Test Report #: PL5698-001
PWY-EDG-3M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,470

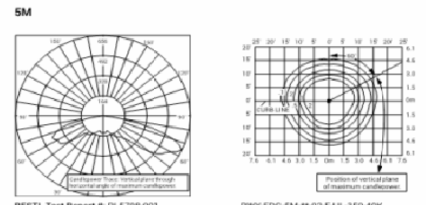
PWY-EDG-3M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,389
Initial FC at grade

Type III Medium Distribution

LED Count (x9)	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
350mA				
02	1,389	B1 U0 G1	1,442	B1 U0 G1
525mA				
02	1,944	B1 U0 G1	2,019	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

5M



RESTL Test Report #: PL5798-001
PWY-EDG-5M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,780

PWY-EDG-5M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,666
Initial FC at grade

Type V Medium Distribution

LED Count (x9)	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
350mA				
02	1,666	B1 U2 G1	1,730	B1 U2 G1
525mA				
02	2,333	B2 U2 G2	2,422	B2 U2 G2

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets

Type: **LBC**
October 29th, 2015

Cree Edge™ Series

LED Pathway Luminaire

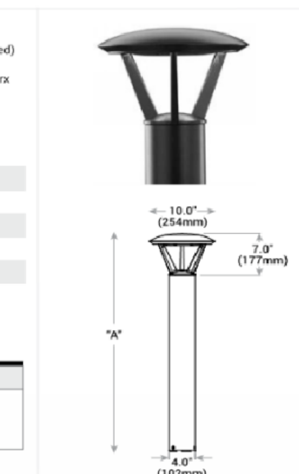
Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean apperance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.
Applications: Landscape, walk-ways and general site lighting

Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty**[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[†] See www.cree.com/lighting/products/warranty for warranty terms



Model	Dim. "A"	Weight*
Landscape (P0)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

Accessories

Field-Installed
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm) XA-XBP8RSV XA-XBP8RWH XA-XBP8RPB XA-XBP8RBK XA-XBP8RBZ

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG			02	E				
PWY-EDG	**2M** Type II Medium **3M** Type III Medium **5M** Type V Medium **5S** Type V Short	**P0** 13" (330mm) landscape **P1** 18" (457mm) landscape **P3** 36" (914mm) pathway **P4** 42" (1067mm) pathway **P8** 96" (2438mm) pedestrian	02	E	**UL** Universal 120-277V **UH** Universal 347-480V - Available with P3, P4, and P8 mounts only **12** 120V **27** 277V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA - Available with P1, P3, P4, and P8 mounts only	**40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire **F** Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options **HL** Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included **TL** Two-Level (175/525 w/integrated sensor control) - Refer to TL spec sheet for details **TL2** Two-Level (0/350 w/integrated sensor control) - Refer to TL spec sheet for details **TL3** Two-Level (0/525 w/integrated sensor control) - Refer to TL spec sheet for details **WB** Welded Base Plate - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover

cULus

Rev. Date: V4 07/22/2015

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets

Type: **LBB**
October 29th, 2015

Cree Edge™ LED Area Luminaire – Round

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment, spun vented cover, and high performance aluminum heat sinks
- R3 spider mount hub slip-fits over a 2.375" (60mm) to 3" (76mm) O.D. steel or aluminum tenon or pole and secures with eight set screws
- R4 spider mount fits directly inside 4" (102mm) square pole and secures to pole with four set screws
- R5 spider mount fits directly inside of a 5" (127mm) round pole to provide a clean hardware-less outer appearance
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight charts on pages 1 and 14

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- **10V Source Current:** 40-80 LEDs: 0.15mA; 100-120 LEDs: 0.30mA
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15 standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P option
- Certified to ANSI C136.31-2001, 1.5G normal vibration standards when ordered with R3, R4 and R5 mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA							
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.42	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
700mA							
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F)

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc.
851 Napa Valley Corporate Way, Suite D - Napa, CA 94558
707-226-8580

Residence Inn® Marriott

RESIDENCE INN
SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

LUMINAIRE CUT SHEETS

SHEET NO. **E0.2**

DESIGN REVIEW APPLICATION

DATE: 10/29/2015
PROJ. No.: 15073

RYS ARCHITECTS

JRA Electrical Engineers, Inc

Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets

Type: **LGA**

October 29th, 2015

adjust-e-lume® TECHNOLOGY — Photometry for use with e36 **2.7K**

Select OptiKit™ for desired distribution
- RED – Narrow Spot (NSP)
- GREEN – Spot (SP)
- YELLOW – Medium Flood (MFL)
- BLUE – Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot – Adjust-e-Lume™ Setting

Distance from lamp	1	2	3	4	5	6	7	8	9
20'	2.4	3.1	5.0	6.3	7.6	8.9	9.2	9.3	9.3
16'	3.8	4.9	7.9	9.9	11.9	13.9	14.3	14.6	14.6
12'	6.7	8.6	14.0	17.6	21.2	24.7	25.5	25.9	25.9
8'	15.1	19.4	31.4	39.7	47.6	55.5	57.3	58.3	58.3
4'	60.4	77.7	125.8	158.6	190.4	222.1	229.2	233.0	233.2

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot – Adjust-e-Lume™ Setting

Distance from lamp	1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.3	4.3	5.3	5.9	6.1	6.3	6.3
16'	2.6	3.3	5.2	6.7	8.2	9.3	9.6	9.8	9.9
12'	4.5	5.8	9.3	12.0	14.7	16.5	17.0	17.5	17.5
8'	10.2	13.0	20.9	26.9	33.0	37.0	38.3	39.4	39.4
4'	40.9	52.1	83.4	107.6	131.9	148.1	153.1	157.5	157.8

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood – Adjust-e-Lume™ Setting

Distance from lamp	1	2	3	4	5	6	7	8	9
20'	0.9	1.3	2.0	2.5	3.1	3.4	3.6	3.6	3.6
16'	1.5	2.0	3.1	3.9	4.8	5.4	5.6	5.6	5.7
12'	2.6	3.6	5.5	6.9	8.6	9.5	9.9	9.9	10.1
8'	5.9	8.0	12.3	15.5	19.3	21.5	22.2	22.4	22.6
4'	23.6	32.1	49.3	62.2	77.1	85.8	88.9	89.5	90.5

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood – Adjust-e-Lume™ Setting

Distance from lamp	1	2	3	4	5	6	7	8	9
20'	0.4	0.6	0.9	1.1	1.4	1.6	1.6	1.7	1.7
16'	0.7	0.9	1.4	1.8	2.1	2.5	2.6	2.6	2.6
12'	1.2	1.6	2.5	3.2	3.8	4.4	4.6	4.7	4.7
8'	2.7	3.7	5.6	7.2	8.6	10.0	10.3	10.5	10.6
4'	10.9	14.8	22.3	28.6	34.3	39.9	41.1	42.2	42.3

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING 40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc
Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets
Type: LGA
October 29th, 2015

BKSSL® — the power of dimming with adjust-e-lume® TECHNOLOGY

ADJUSTABLE WELL STAR™

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

Example: AW - LED - e22 - NSP - A9 - BLW - 12 - 11 - CPC

Series
- AW - Adjustable Well Star™

Source
- LED - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)
  Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer.

LED Type
- e36 - 8WLED/2.7K
- e22 - 8WLED/3K
- e23 - 8WLED/4K
- e27 - 8WLED/Amber

Optics*
- NSP - Narrow Spot (Red Indicator)
- SP - Spot (Green Indicator)
- MFL - Medium Flood (Yellow Indicator)
- WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** (Choose factory setting)
- A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
  ***Please see Adjust-e-Lume® photometry to determine desired intensity.*

Finish

Cast Brass Finish	
Machined	MAC
Polished	POL
Mitique	MIT
Powder Coat Color	**Wrinkle**
Bronze	BZW
Black	BLW
White (Gloss)	WHW
Verde	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		Also available in RAL Finishes. See submittal SUB-1439-00

Lens
- 12 - Soft Focus Lens
- 13 - Rectilinear Lens

Shielding
- 11 - Honeycomb Baffle

Options
- CPC - Concrete Pour Collar (Must be factory installed)

DRIVER DATA

Input Volts	InRush Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<1A (non-dimmed)	Magnetic Low Voltage Dimmer	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e27	Amber (590nm)	7.9	--

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000

***OPTICAL DATA**

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING 40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com — RELEASED 07-10-15 — DRAWING NUMBER SUB000967

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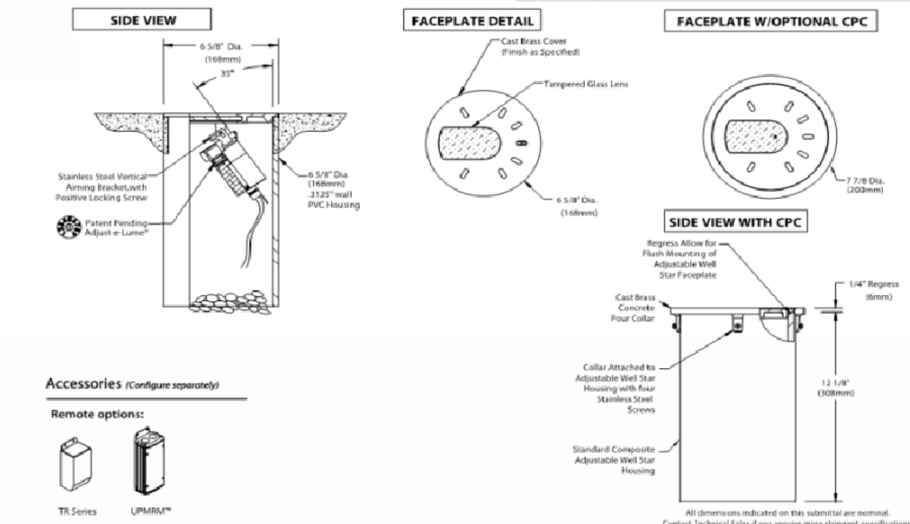
Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc
Residence Inn - Scotts Valley
15073
Site Lighting Cut Sheets
Type: LGA
October 29th, 2015

ADJUSTABLE WELL STAR™

PROJECT:
TYPE:



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

Accessories (Configure separately)

Remote options: TR Series, UPMRM™

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Brass (Type 360).

Well Cover
Cast construction. Slotted, flow through design. (3) Visually concealed set screws for faceplate installation. Shock resistant, tempered secondary glass lens.

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-tight cable connector with 5'0," 12Ga., 2 wire low voltage cable.

Cap
Fully machined. Accommodates (1) lens or louver media. Flush lens.

Lens
Shock resistant, tempered, primary glass lens is factory adhered to cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Installation
6-5/8" dia., heavy wall composite housing for direct burial into soil or concrete. Flow through design for drainage (drain material by others). Optional concrete pour collar for flush installation with finished grade. Stainless steel vertical aiming bracket with positive locking screw permits up to 35° vertical adjustment from nadir. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

For direct burial in soil or concrete. Consult Drainage Installation Guide for In-Grade Fixtures (DIG-IT) for compliance with proper soil preparation and drainage requirements prior to installation.

Transformer
For use with 12VAC BKSSL® remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard. Anti-Siphon Valve (ASV™) prevents "wicking" through conductor insulation.

Hardware
Tamper-resistant, stainless steel hardware.

Finish
Brass components are available in Class 'A' TGIC polyester powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHS compliant. Suitable for use in wet locations. Suitable for ground-mounted recessed. IP66 Rated. Made in USA.

*Teflon is a registered trademark of DuPont Corporation. *Energy Star is a registered trademark of the United States Environmental Protection Agency.*

B-K LIGHTING 40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com — RELEASED 07-10-15 — DRAWING NUMBER SUB000967

Refer to Luminaire Schedule for manufacturer's catalog ordering code, required lamping, finishes, modifications and/or required accessories.

JRA Electrical Engineers, Inc.
851 Napa Valley Corporate Way, Suite D - Napa, CA 94558
707-226-8580

Residence Inn Marriott

RESIDENCE INN
SCOTTS VALLEY, CALIFORNIA

CR&E MANAGEMENT

LUMINAIRE CUT SHEETS

SHEET NO. **E0.3**

DESIGN REVIEW APPLICATION

DATE: 10/29/2015
PROJ. No.: 15073

RYS ARCHITECTS

1 SITE LIGHTING
1" = 20'-0"

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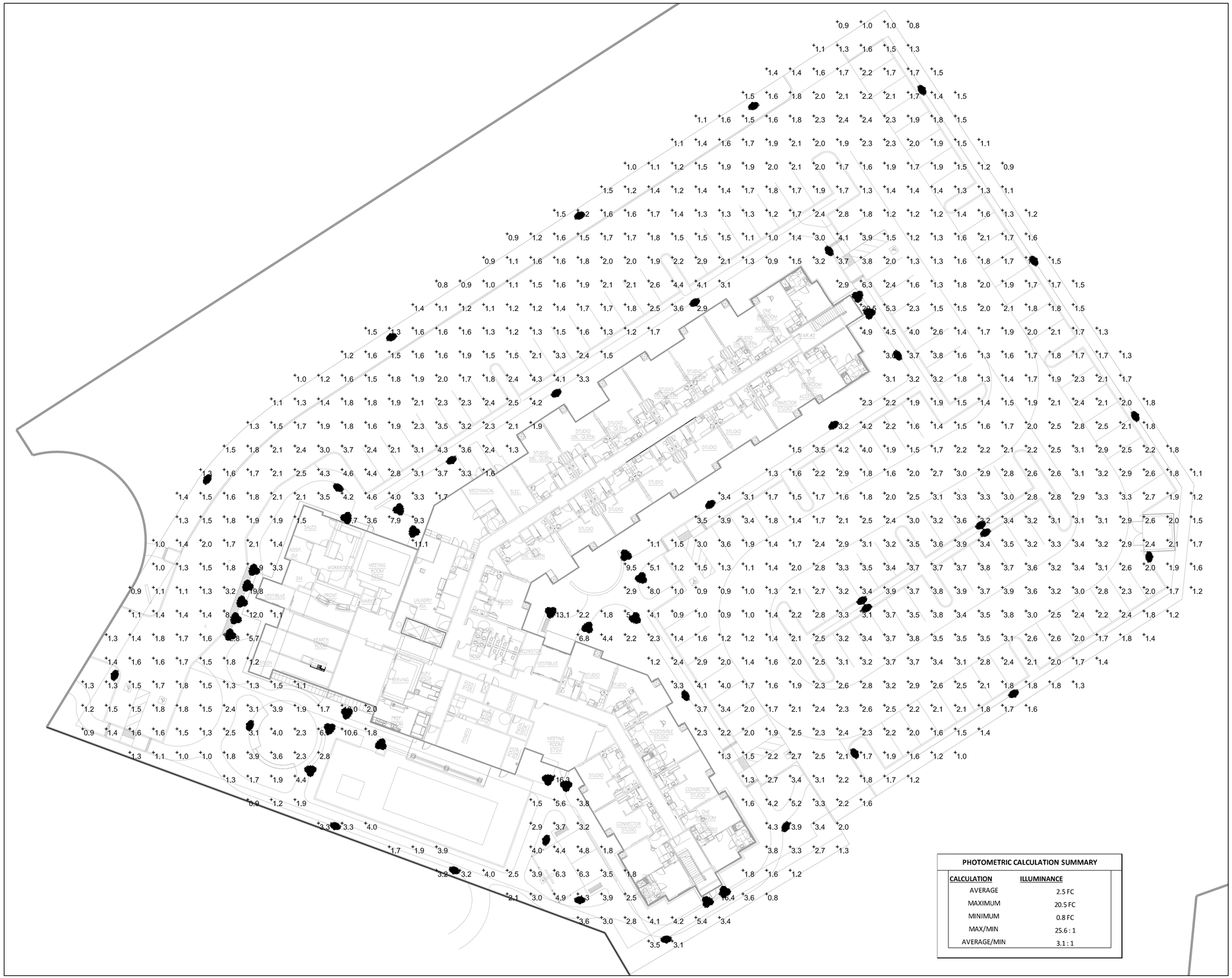
SITE LIGHTING

SHEET NO. **E1.1**

DESIGN REVIEW APPLICATION

DATE: 10/29/2015
PROJ. No.: 15073

RYS ARCHITECTS



PHOTOMETRIC CALCULATION SUMMARY

CALCULATION	ILLUMINANCE
AVERAGE	2.5 FC
MAXIMUM	20.5 FC
MINIMUM	0.8 FC
MAX/MIN	25.6 : 1
AVERAGE/MIN	3.1 : 1

1 SITE LIGHTING PHOTOMETRIC CALCULATION
1" = 20'-0"

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SHEET NO. E1.2

DESIGN REVIEW APPLICATION

SITE LIGHTING PHOTOMETRIC CALCULATION

DATE: 10/29/2015
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RYS ARCHITECTS