

HARTMANN COMPLEX AT HIDDEN VALLEY LAKE

BUILDING & SITE INFORMATION

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING BUILDING AND ASSOCIATED SITE WORK AND UTILITIES. CONSTRUCTION OF NEW BUILDING IN NEW LOCATION ON SITE. WORK TO INCLUDE: SITE WORK AND UTILITIES, CONSTRUCTION OF WOOD FRAMED BUILDING, PARKING AND PATH OF TRAVEL THROUGHOUT SITE AND CONNECTION TO PUBLIC WAY.

PROJECT INFORMATION:

PARCEL NO.: 141-371-01
LAND USE ZONE: CC - COMMUNITY COMMERCIAL
OCCUPANCY GROUP: A-3 (ASSEMBLY)
CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED
NUMBER OF STORIES: 1-STORY
BUILDING FLOOR AREA: 12,493 SF ENCLOSED, 3,180 SF COVERED PATIO
ALLOWABLE FLOOR AREA: 28,500 SF (CBC)
EXISTING SITE AREA: - SF (+ AC)
OCCUPANT LOAD: - OCCUPANTS (CBC 1004.1 / TABLE 1004.1.2)

PLUMBING CALCULATIONS:		PER PLUMBING CODE, CHAPT. 4		
PLUMBING OCCUPANT LOAD:	FIXTURE COUNT:			
B BUSINESS: 1,561 SF		MEN	WOMEN	TOTAL
1,561 SF / 200 LOAD FACTOR =	B OCCUPANCY:			
8 OCCUPANTS / 2 =	(4 OCCUPANTS PER)			
4 WOMEN - 4 MEN	WC -	1	1	2
	URINAL -	1	-	1
	LAV -	1	1	2
A-2 ASSEMBLY 6072 SF		MEN	WOMEN	TOTAL
6072 SF / 30 LOAD FACTOR =	A-2 OCCUPANCY:			
202 OCCUPANTS / 2 =	(101 OCCUPANTS PER)			
101 WOMEN - 101 MEN	WC -	2	3	5
	URINAL -	1	-	1
	LAV -	1	1	2
M MERCANTILE:		MEN	WOMEN	TOTAL
1054 SF	M OCCUPANCY:			
1054 SF / 200 LOAD FACTOR =	(3 OCCUPANTS PER)			
5 OCCUPANTS / 2 =	WC -	1	1	2
3 WOMEN - 3 MEN	URINAL -	0	-	0
	LAV -	1	1	2

PROJECT VICINITY MAP



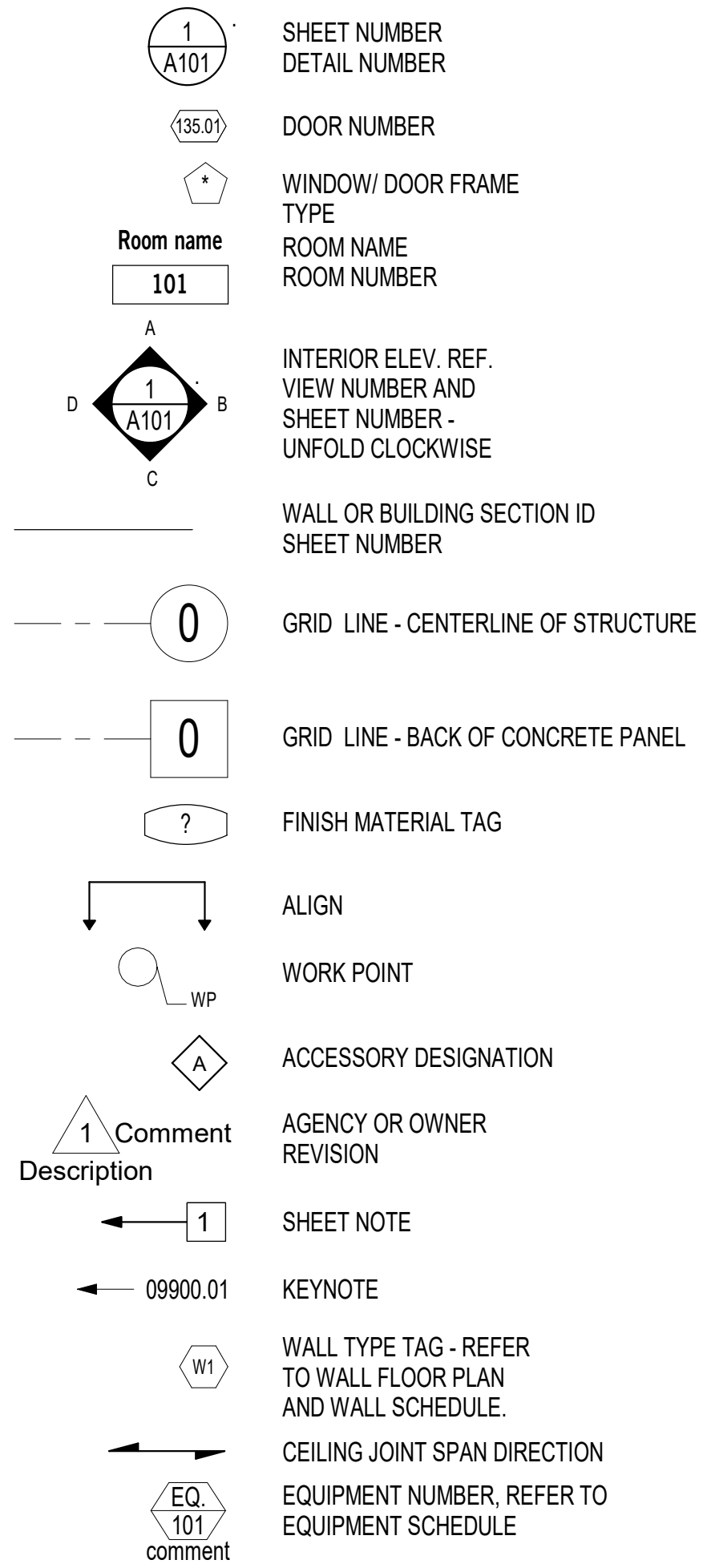
19210 HARTMANN RD. HIDDEN
VALLEY LAKE, CA 95467



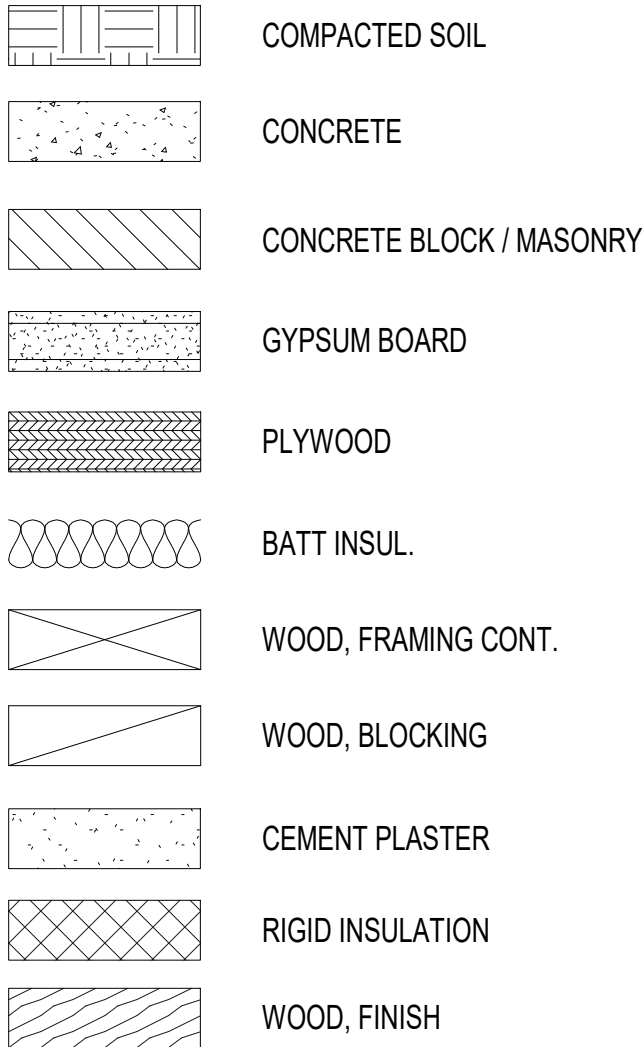
DEFFERED APPROVALS / SEPARATE PERMITS

- CONTRACTOR SHALL PROVIDE AND SUBMIT ENGINEERING CALCULATIONS, SHOP DRAWINGS AND OTHER EXHIBITS AND PAY PLAN CHECK FEES REQUIRED FOR DEFERRED SUBMITTAL WORK AND TO OBTAIN PERMITS PRIOR TO COMMENCING INSTALLATION OF THE WORK ON SITE
- A. FIRE SPRINKLER SYSTEMS
B. FIRE ALARM SYSTEMS

SYMBOLS



LEGEND



PROJECT TEAM

OWNER
HIDDEN VALLEY LAKE ASSOCIATION
18677 LAKERIDGE CIRCLE
HIDDEN VALLEY LAKE, CA

CONTACT: RANDY MURPHY

ARCHITECT
WILLIAMS + PADDON ARCHITECTS + PLANNERS
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CONTACT: KIMBERLY NAVARRO
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WARREN CONSULTING ENGINEERS
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LANDSCAPE ARCHITECT
YAMASAKI LANDSCAPE ARCHITECTURE
1223 HIGH STREET
AUBURN, CA

CONTACT: BRIAN PANTIGA
PH. 530.885.0040

STRUCTURAL ENGINEER
BUEHLER ENGINEERING
600 Q STREET, SUITE 200
SACRAMENTO, CA 95811

CONTACT: KESLYN HUNTINGTON
PH. 323.536.2363

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1209 PLEASANT GROVE BLVD
ROSEVILLE, CA 95678

CONTACT: PETE OLIVER
PH. 916.771.0778

ELECTRICAL ENGINEER
LP CONSULTING ENGINEERS, INC.
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ROSEVILLE, CA 95678

CONTACT: JAMES LIM
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AGENCIES / UTILITIES

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BUILDING AND SAFETY
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LAKEPORT, CA 95453

CONTACT: SCOTT DELEON
PH. (707) 263-2382
FAX. (707) 263-2225

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DEPT.
255 N. FORBES STREET
THIRD FLOOR, RM 323
LAKEPORT, CA 95453

CONTACT: SCOTT DELEON
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FAX. (707) 263-2225

FIRE DEPARTMENT
SOUTH COUNTY FIRE DEPT.

PH: (707) 987-3089

ELECTRIC
PACIFIC GAS & ELECTRIC
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LAKEPORT, CA 95453

PH. (800) 743-5000

**ENVIRONMENTAL HEALTH
DEPARTMENT**
ENVIRONMENTAL HEALTH
922 BEVINS COURT
LAKEPORT, CA 95453

PH. (707) 263-1164
FAX. (707) 263-1681

PUBLIC WORKS
PUBLIC WORKS DEPT.
225 N. FORBES STREET -
RM 309
LAKEPORT, CA 95453

CONTACT: SCOTT DELEON
PH. (707) 263-2341
FAX. (707) 263-7748

REFUSE
SOUTH LAKE REFUSE AND
RECYCLING
16015 DAVIS AVENUE
CLEARLAKE, CA 95422

PH. (707) 994-8613

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PL_C2 PARTIAL DEMOLITION PLAN
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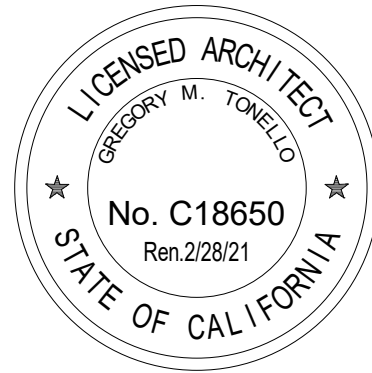
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Attachment 4

williams + paddon
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HIDDEN VALLEY
LAKE ASSOCIATION

19210 HARTMANN RD.
HIDDEN VALLEY LAKE,
CA 95467

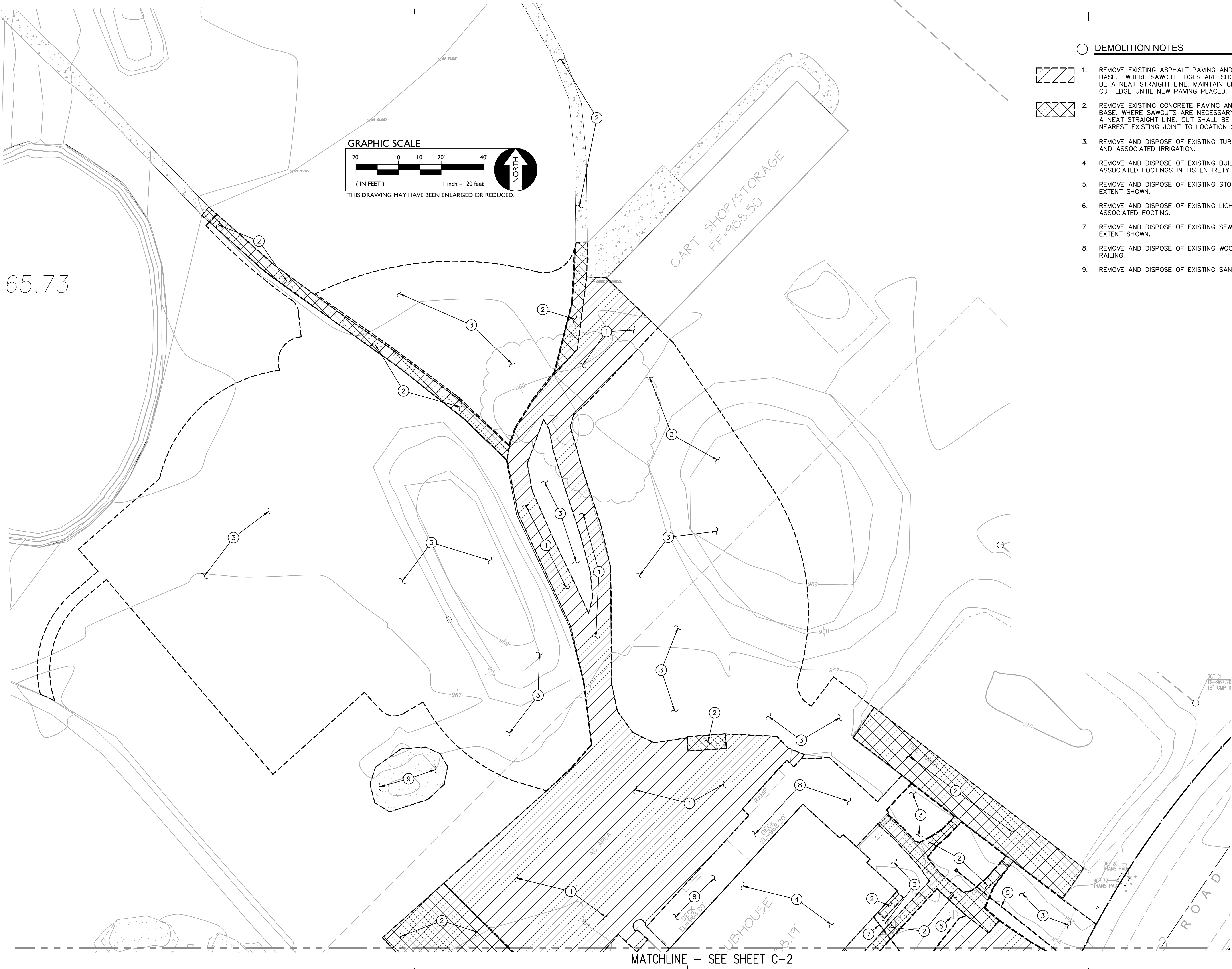
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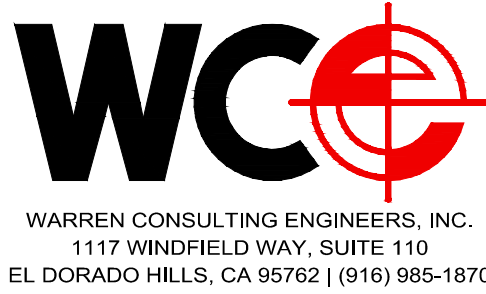
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COVER SHEET

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A0.5 CAL GREEN NOTES



DEMOLITION NOTES

1. REMOVE EXISTING ASPHALT PAVING AND AGGREGATE BASE. WHERE SAWCUT EDGES ARE SHOWN, THEY SHALL BE A NEAT STRAIGHT LINE. MAINTAIN CLEAN STRAIGHT CUT EDGE UNTIL NEW PAVING PLACED.
2. REMOVE EXISTING CONCRETE PAVING AND AGGREGATE BASE. WHERE SAWCUTS ARE NECESSARY, THEY SHALL BE A NEAT STRAIGHT LINE. CUT SHALL BE MADE AT NEAREST EXISTING JOINT TO LOCATION SHOWN.
3. REMOVE AND DISPOSE OF EXISTING TURF/VEGETATION AND ASSOCIATED IRRIGATION.
4. REMOVE AND DISPOSE OF EXISTING BUILDING AND ASSOCIATED FOOTINGS IN ITS ENTIRETY.
5. REMOVE AND DISPOSE OF EXISTING STORM DRAIN TO EXTENT SHOWN.
6. REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND ASSOCIATED FOOTING.
7. REMOVE AND DISPOSE OF EXISTING SEWER PIPE TO EXTENT SHOWN.
8. REMOVE AND DISPOSE OF EXISTING WOOD DECK AND RAILING.
9. REMOVE AND DISPOSE OF EXISTING SAND TRAP.



HARTMAN COMPLEX

HIDDEN VALLEY LAKE ASSOCIATION

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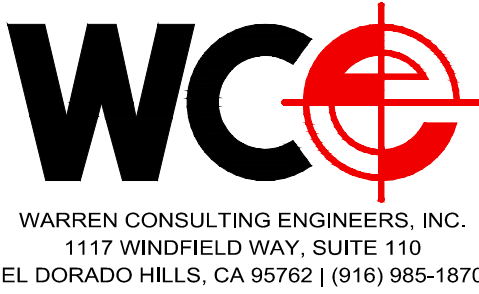
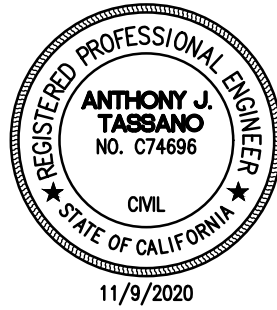
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- DEMOLITION NOTES**
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 5. REMOVE AND DISPOSE OF EXISTING STORM DRAIN TO EXTENT SHOWN.
 6. REMOVE AND DISPOSE OF EXISTING LIGHT POLE AND ASSOCIATED FOOTING.
 7. REMOVE AND DISPOSE OF EXISTING SEWER PIPE TO EXTENT SHOWN.
 8. REMOVE AND DISPOSE OF EXISTING WOOD DECK AND RAILING.
 10. REMOVE AND DISPOSE OF EXISTING TRASH ENCLOSURE INCLUDING CONCRETE PAVING, FENCING AND FOOTINGS.



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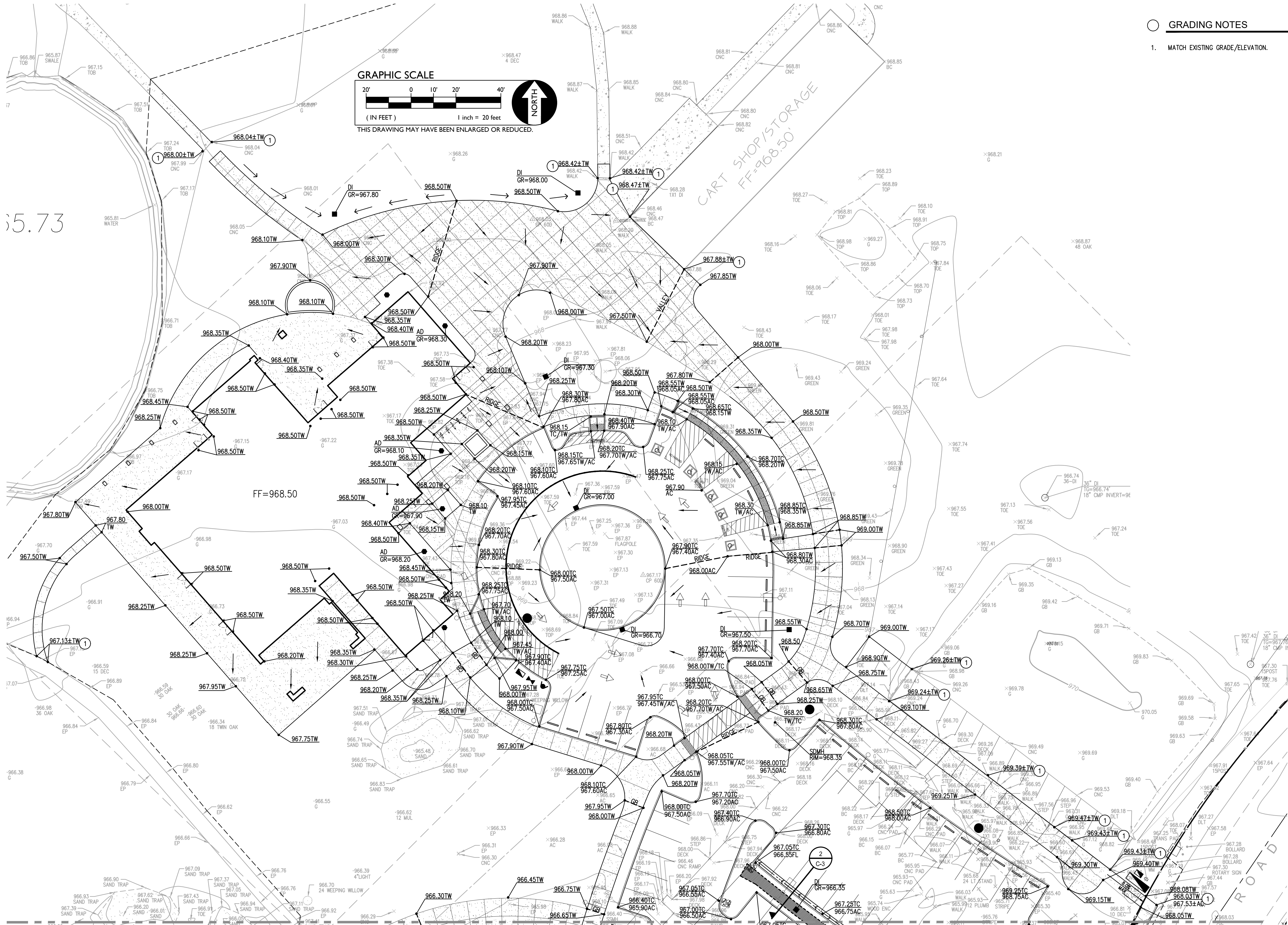
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DEMOLITION PLAN

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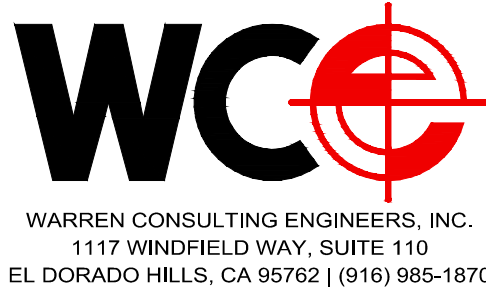
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GRADING NOTES

1. MATCH EXISTING GRADE/ELEVATION.

MATCHLINE - SEE SHEET C-2



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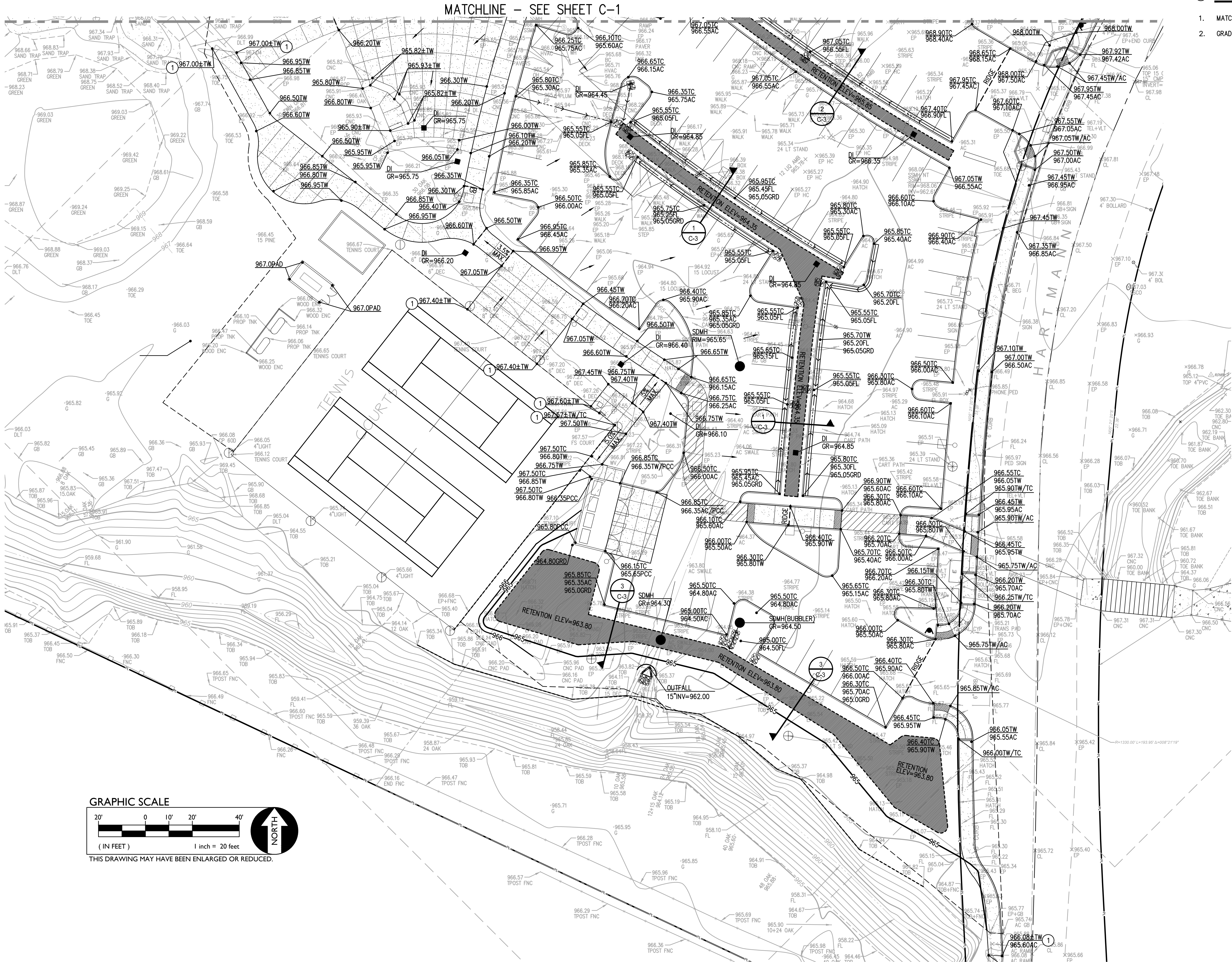
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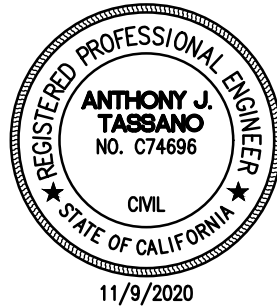
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AD5 CAL GREEN NOTES



GRADING NOTES

- MATCH EXISTING GRADE/ELEVATION.
- GRADE UNIFORMLY.



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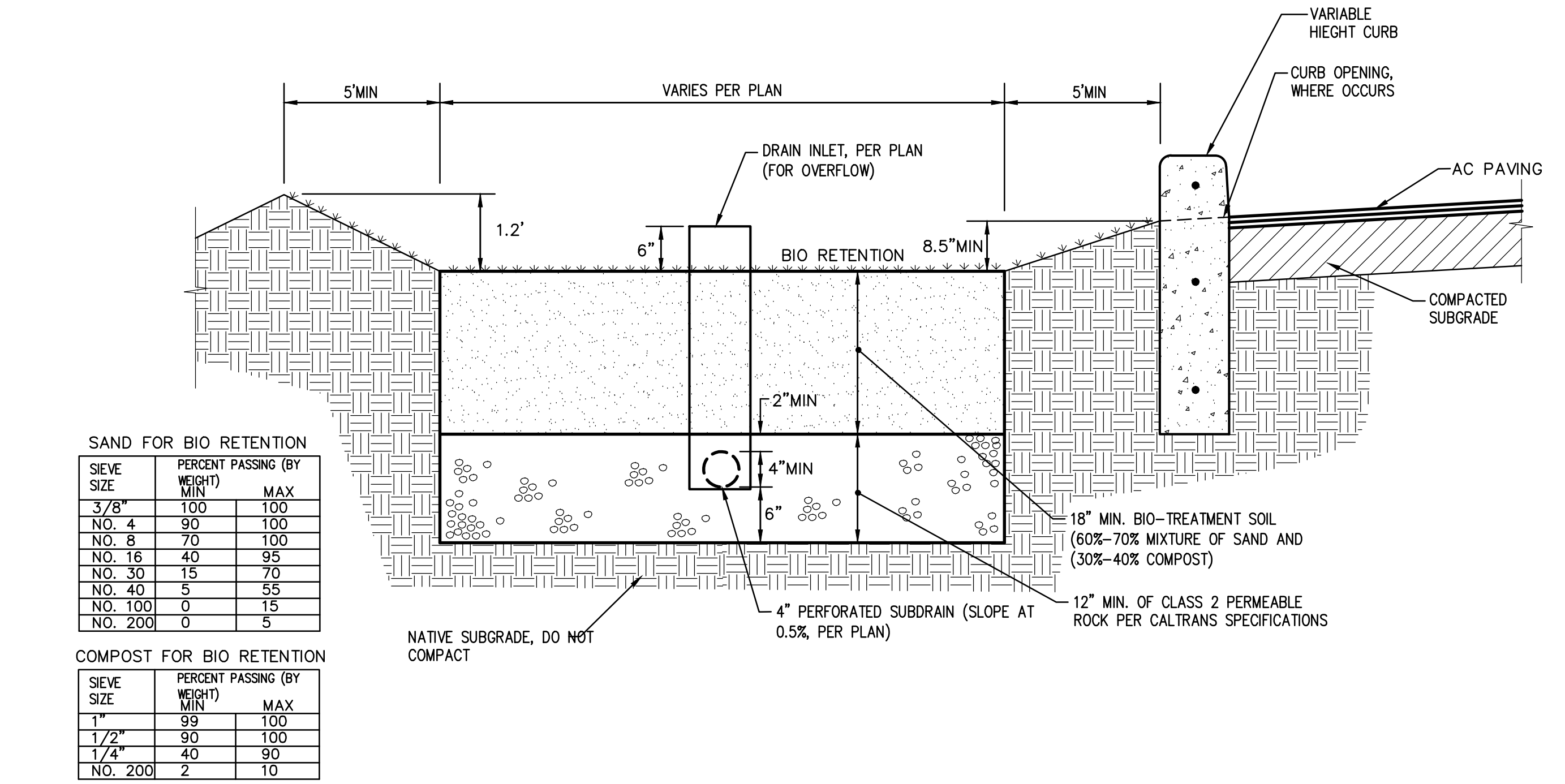
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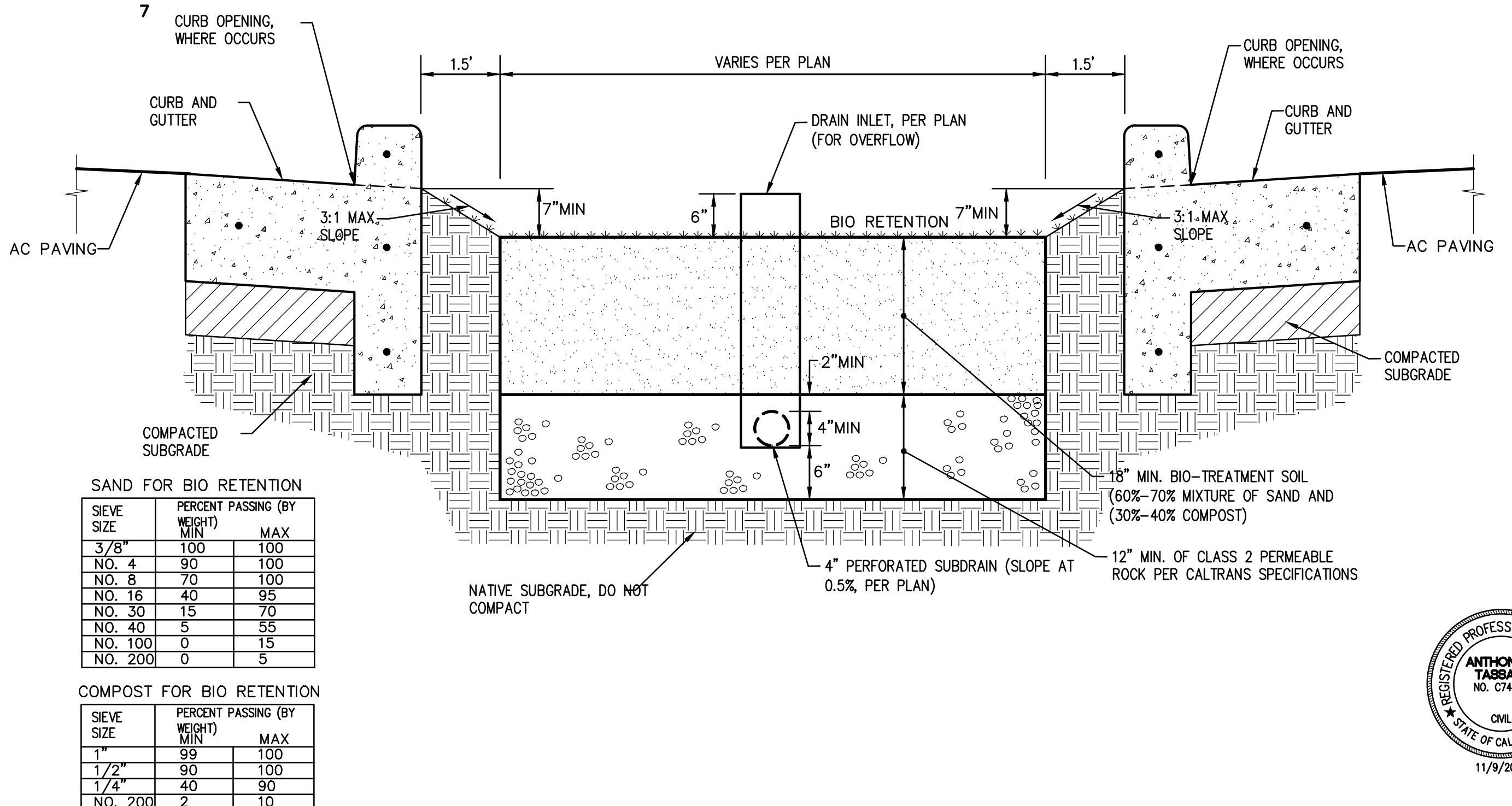
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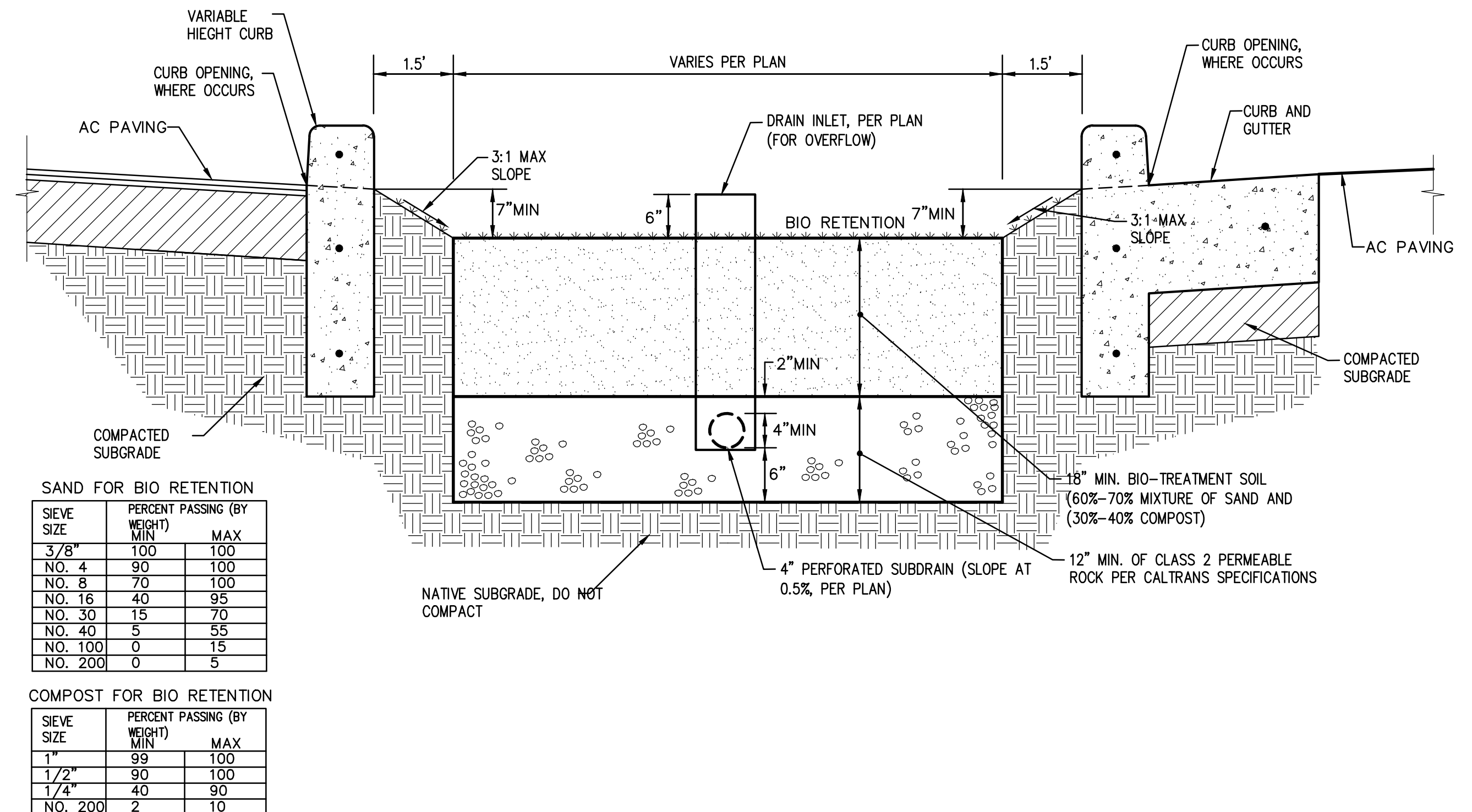
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3
C-3 BIO RETENTION CROSS SECTION NO SCALE



1
C-3 BIO RETENTION CROSS SECTION NO SCALE



2
C-3 BIO RETENTION CROSS SECTION NO SCALE

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WCE

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EL DORADO HILLS, CA 95762 | (916) 985-1870

REGISTERED PROFESSIONAL ENGINEER
ANTHONY L. TABBANO
NO. C74696
CIVIL
STATE OF CALIFORNIA
11/9/2020

HARTMAN COMPLEX

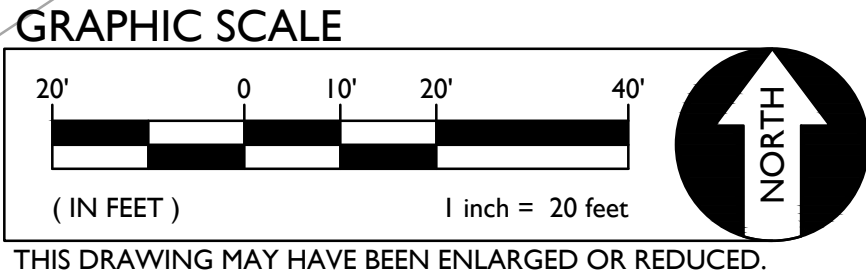
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21. CONSTRUCT STORM DRAIN MANHOLE PER
22. CONSTRUCT DROP INLET PER
23. CONSTRUCT AREA DRAIN PER
24. CONSTRUCT STORM DRAIN CLEANOUT PER
25. CONNECT TO EXISTING STORM DRAIN. FIELD VERIFY EXACT DEPTH, LOCATION AND CONDITION PRIOR TO TRENCHING.
26. PLACE 4" STORM DRAIN PER
27. PLACE 6" STORM DRAIN PER
28. PLACE 8" STORM DRAIN PER
29. PLACE 12" STORM DRAIN PER
30. PLACE 15" STORM DRAIN PER
31. PLACE 4" SUBDRAIN PER
32. CONSTRUCT OUTFALL PER
33. CONNECT TO DOWNSPOUT PER

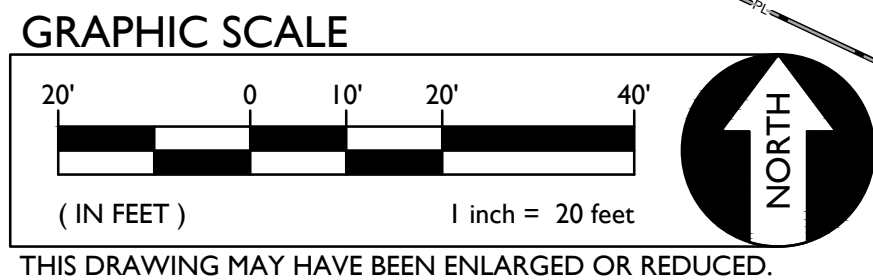


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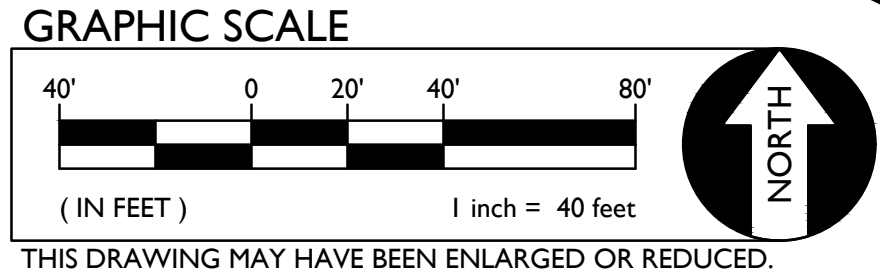
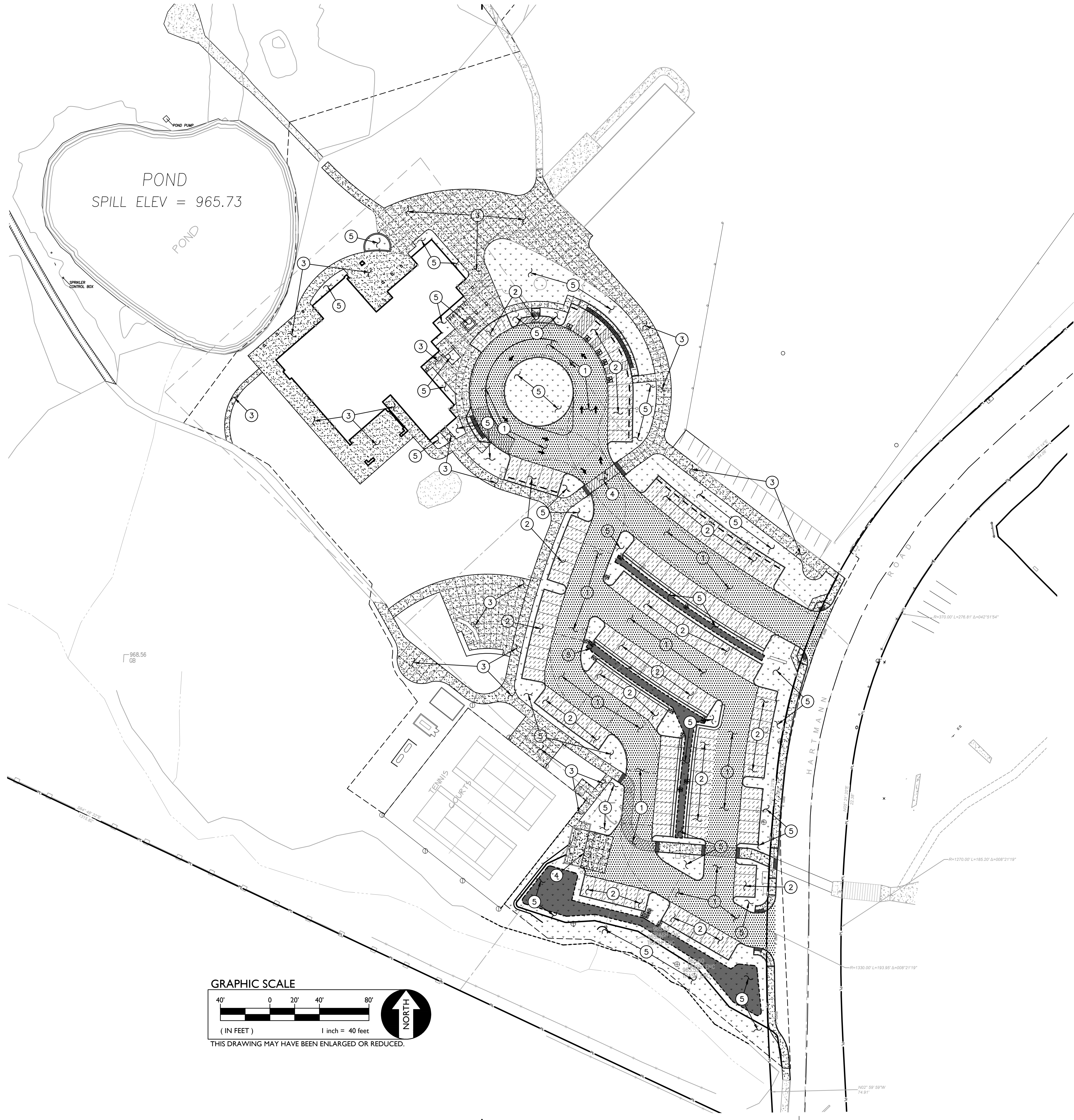
- MANHOLE PER $\frac{5}{C-6}$
PER $\frac{7}{C-6}$
PER $\frac{8}{C-6}$
CLEANOUT PER $\frac{9}{C-6}$
FORM DRAIN, FIELD VERIFY EX
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PER
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PER $\frac{12}{C-6}$



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UTILITY PLAN

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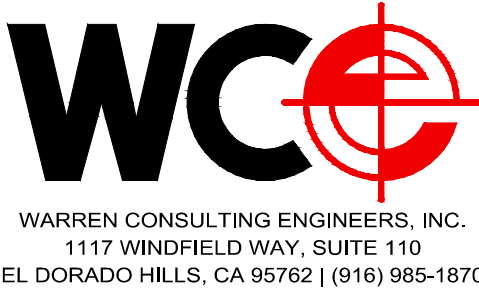


PAVING GENERAL NOTES:

1. ASPHALT MIX SHALL MEET CALTRANS SPECIFICATIONS FOR TYPE B ASPHALTIC CONCRETE. REFERENCE CALTRANS SPECIFICATION SECTION 39, AND PROJECT SPECIFICATIONS
2. AGGREGATE BASE SHALL MEET CALTRANS SPECIFICATIONS FOR CLASS II AGGREGATE BASE. REFERENCE CALTRANS SPECIFICATION SECTION 26 AND PROJECT SPECIFICATIONS
3. ALL AGGREGATE BASE SHALL BE MOISTURE CONDITIONED TO, OR SLIGHTLY ABOVE, OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% RELATIVE COMPACTION.
4. RECYCLED ASPHALT MAY BE USED AS CONCRETE AND ASPHALT BASE MATERIAL PROVIDED IT MEETS CALTRANS SPECIFICATIONS FOR CLASS II AB, REFERENCE CALTRANS SPECIFICATION SECTION 26-1.02A.
5. PAVEMENT SUBGRADE PREPARATION, I.E. SCARIFICATION, MOISTURE CONDITIONING, LIME/CEMENT TREATMENT, AND COMPACTION SHALL BE PERFORMED AFTER;
 - A. POT HOUSING ALL EXISTING UTILITIES.
 - B. THE INSTALLATION OF UNDERGROUND UTILITIES AND TRENCHES BACKFILLED IN ACCORDANCE WITH THESE PLANS.
6. ALL AREAS DISTURBED BY GRADING, DEMOLITION, OR CONSTRUCTION ACCESS, WHICH ARE NOT SURFACED BY THIS SET OF PLANS, OR LANDSCAPE PLANS, SHALL BE RESTORED. PROVIDE SOD AT AREAS WHERE EXISTING TURF HAS BEEN DAMAGED AND DECOMPOSED GRANITE AT TRACK SURFACES DISTURBED BY CONSTRUCTION ACTIVITIES.
7. REFER TO GRADING PLANS FOR CURBS, CURB GUTTERS, VALLEY GUTTERS, AND OTHER CONCRETE STRUCTURES AND PAVING FEATURES NOT SPECIFICALLY NOTED ON THIS PLAN.
8. ADJUST TO FINISH GRADE ALL BOXES, FRAMES, COVERS SLEEVES, POST HOLES, GRATES, ETC. FOUND IN NEW ASPHALT OR CONCRETE PAVING AREAS, WHICH ARE NOT NOTED FOR REMOVAL. CLEAN/OR REPLACE AS NECESSARY TO ENSURE PROPER SEATING.

PAVING LEGEND

- 1 **TYPE 1 PAVING.**
PLACE 4" AC OVER 5" COMPACTED CLASS II AB OVER 12" LIME TREATED SUBGRADE PER PLANS AND SPECIFICATIONS.
- 2 **TYPE 2 PAVING.**
PLACE 2.5" AC OVER 4" COMPACTED CLASS II AB OVER 12" LIME TREATED SUBGRADE PER PLANS AND SPECIFICATIONS.
- 3 **TYPE 3 PAVING.**
PLACE 5" PCC W/ #4 BARS AT 18" O.C.E.W. OVER 4" COMPACTED CLASS 2 AB ON 12" LIME TREATED SUBGRADE PER PLAN AND SPECIFICATIONS.
- 4 **TYPE 4 PAVING.**
PLACE 6" PCC W/ #4 BARS AT 18" OCEW ON 6" COMPACTED CLASS 2 AB ON 12" LIME TREATED SUBGRADE PER PLANS AND SPECIFICATIONS.
- 5 **TYPE 5 PAVING.**
PLACE 12" NATIVE TOPSOIL, TO ACHIEVE FINISH GRADES AS SHOWN ON GRADING PLAN FOR ALL AREAS TO RECEIVE PLANTING.



HARTMAN COMPLEX

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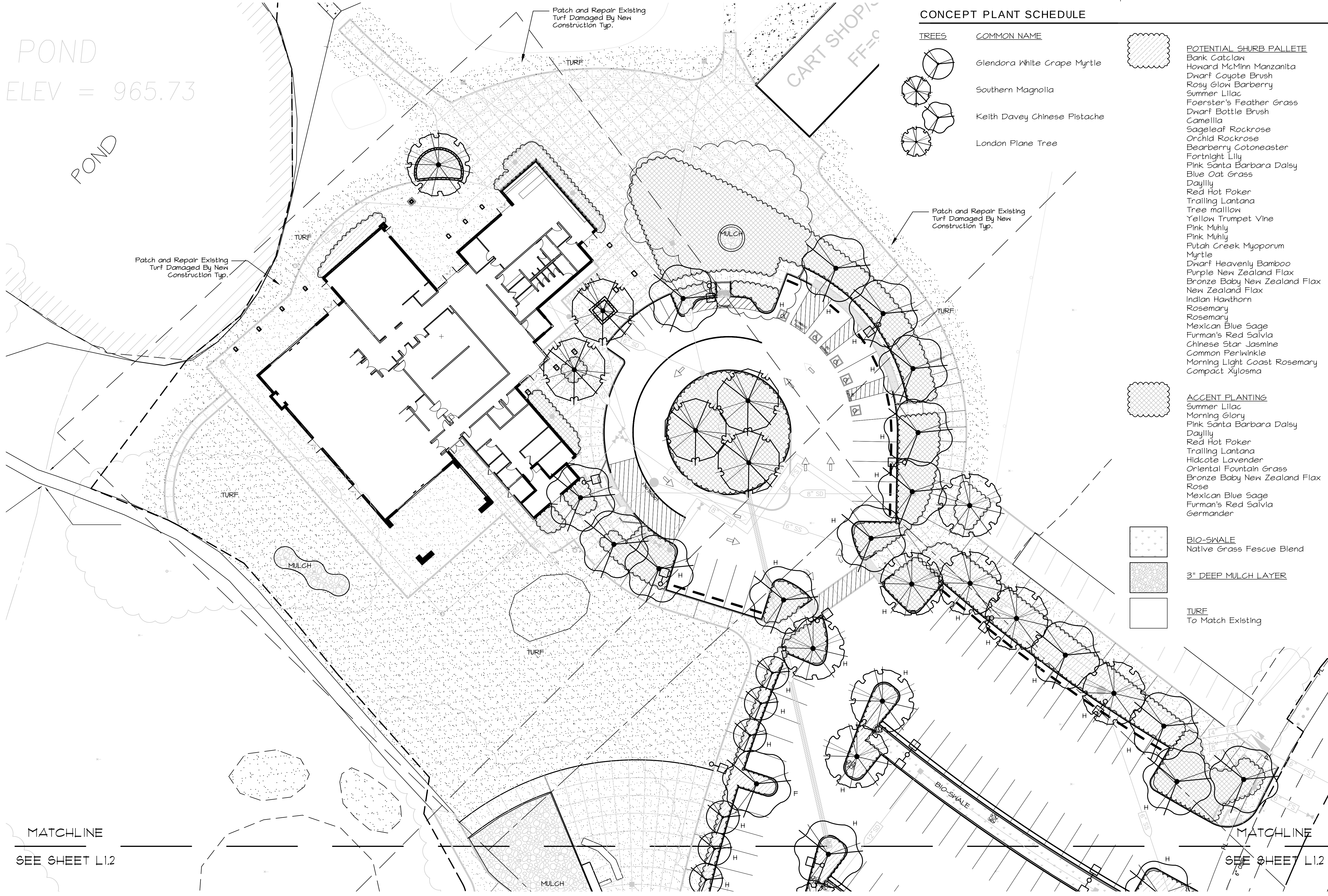
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PAVING PLAN

C-8

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A0.5 CAL GREEN NOTES



CONCEPT PLANT SCHEDULE

TREES	COMMON NAME		POTENTIAL SHRUB PALLETTE
	Glendora White Crape Myrtle		Bank Catclaw
	Southern Magnolia		Howard McMinn Manzanita
	Keith Davey Chinese Pistache		Dwarf Coyote Brush
	London Plane Tree		Rosy Glow Barberry
			Summer Lilac
			Foerster's Feather Grass
			Dwarf Bottle Brush
			Camellia
			Sageleaf Rockrose
			Orchid Rockrose
			Bearberry Cotoneaster
			Fortnight Lily
			Pink Santa Barbara Daisy
			Blue Oat Grass
			Daylily
			Red Hot Poker
			Trailing Lantana
			Tree mallow
			Yellow Trumpet Vine
			Pink Muhly
			Pink Muhly
			Putah Creek Myoporum
			Myrtle
			Dwarf Heavenly Bamboo
			Purple New Zealand Flax
			Bronze Baby New Zealand Flax
			New Zealand Flax
			Indian Hawthorn
			Rosemary
			Rosemary
			Mexican Blue Sage
			Furman's Red Salvia
			Chinese Star Jasmine
			Common Periwinkle
			Morning Light Coast Rosemary
			Compact Xylosma

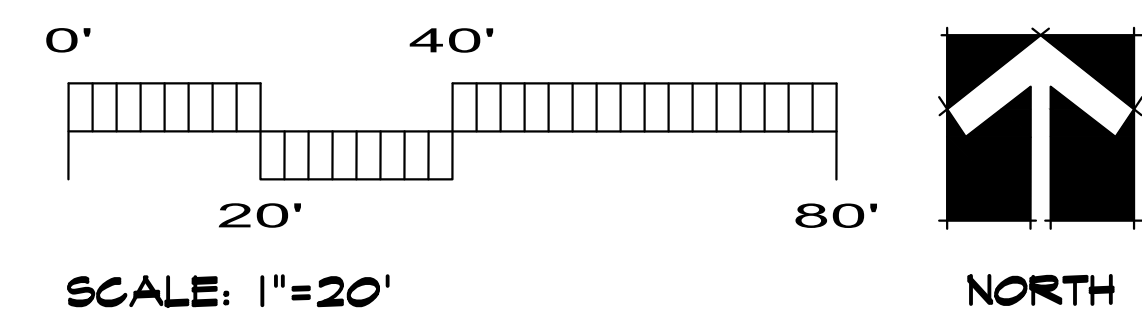
ACCENT PLANTING
Summer Lilac
Morning Glory
Pink Santa Barbara Daisy
Daylily
Red Hot Poker
Trailing Lantana
Hidcote Lavender
Oriental Fountain Grass
Bronze Baby New Zealand Flax
Rose
Mexican Blue Sage
Furman's Red Salvia
Germander

BIO-SWALE
Native Grass Fescue Blend
3" DEEP MULCH LAYER
Turf To Match Existing

MATCHLINE
SEE SHEET L1.2

MATCHLINE
SEE SHEET L1.2

PARTIAL SITE PLAN



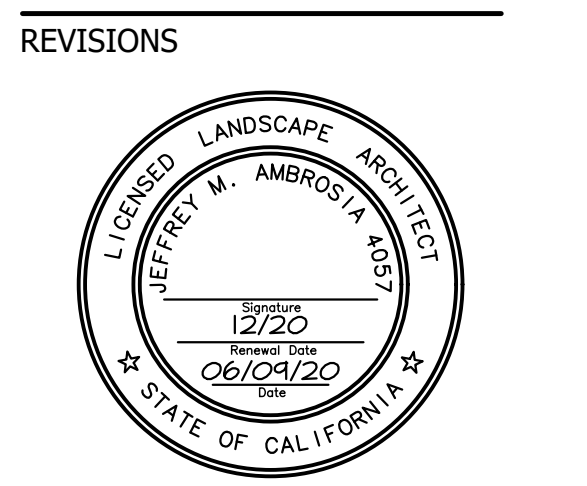
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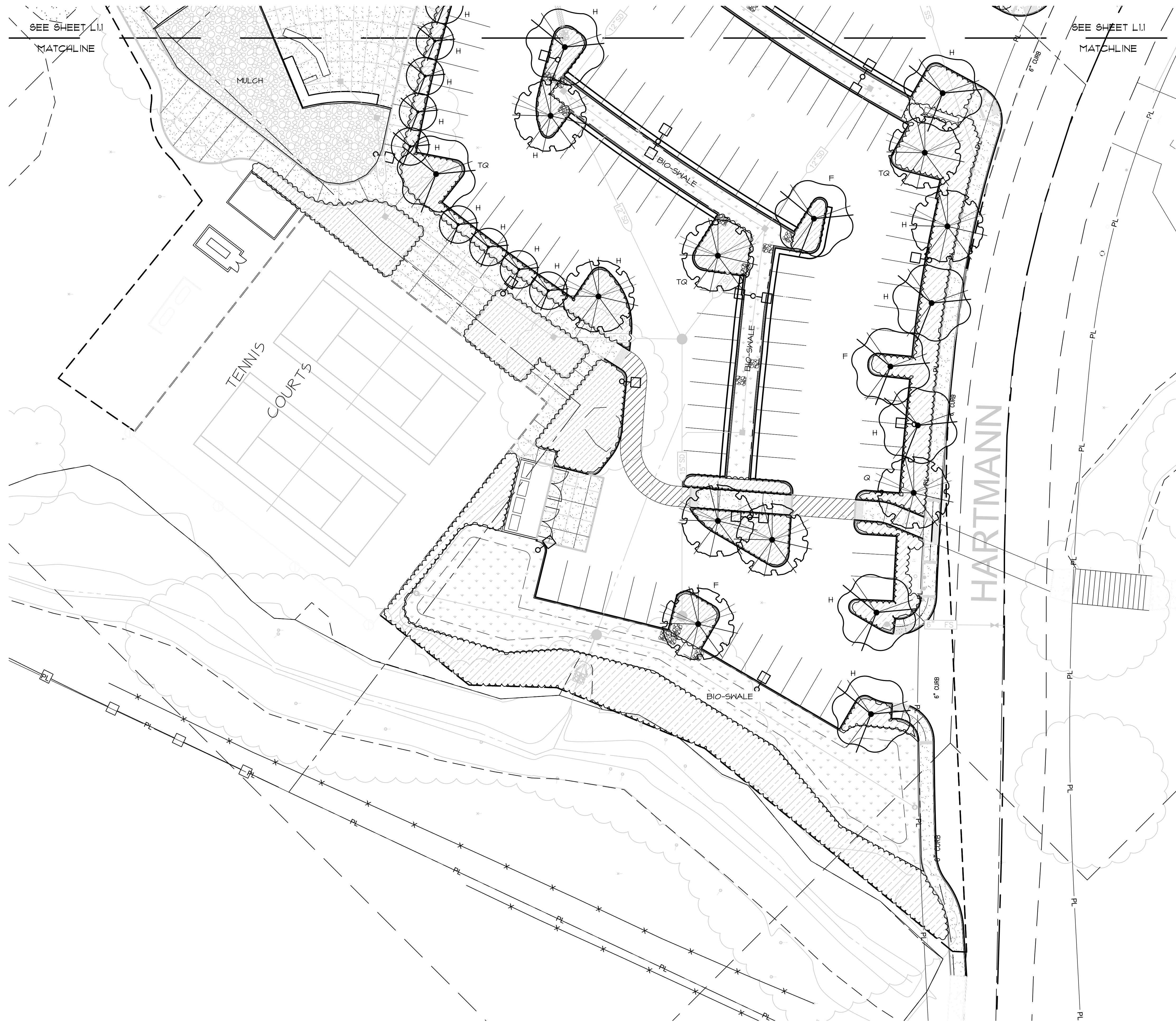
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L1.1
PRELIMINARY
LANDSCAPE PLAN



PARTIAL SITE PLAN

CONCEPT PLANT SCHEDULE		
TREES	COMMON NAME	REMARKS
	Glendora White Grape Myrtle	
	Southern Magnolia	
	Keith Davey Chinese Pistache	
	London Plane Tree	

CONCEPT PLANT SCHEDULE



POTENTIAL SHURB PALLETTE

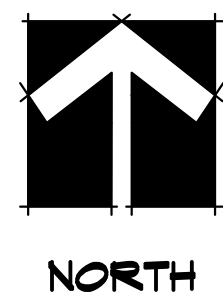
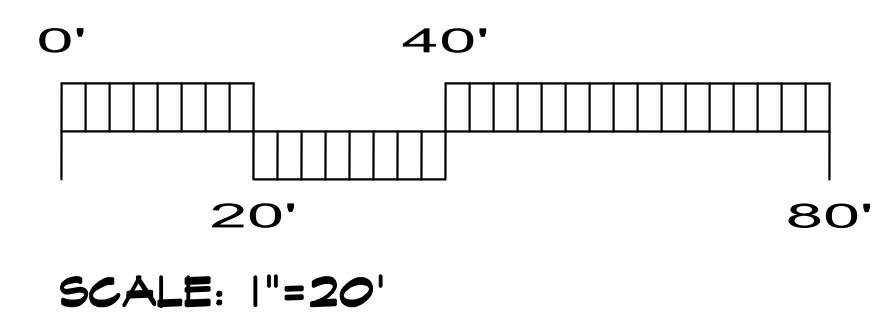
- Bank Catclaw
- Howard McMinn Manzanita
- Dwarf Coyote Brush
- Rosy Glow Barberry
- Summer Lilac
- Foerster's Feather Grass
- Dwarf Bottle Brush
- Camellia
- Sageleaf Rockrose
- Orchid Rockrose
- Bearberry Cotoneaster
- Fortnight Lily
- Pink Santa Barbara Daisy
- Blue Oat Grass
- Daylily
- Red Hot Poker
- Trailing Lantana
- Tree mallow
- Yellow Trumpet Vine
- Pink Muhly
- Pink Muhly
- Putah Creek Myoporum
- Myrtle
- Dwarf Heavenly Bamboo
- Purple New Zealand Flax
- Bronze Baby New Zealand Flax
- New Zealand Flax
- Indian Hawthorn
- Rosemary
- Rosemary
- Mexican Blue Sage
- Furman's Red Salvia
- Chinese Star Jasmine
- Common Periwinkle
- Morning Light Coast Rosemary
- Compact Xylosma

BIO-SWALE

Native Grass Fescue Blend

3" DEEP MULCH LAYER

TURF
To Match Existing



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L1.2

PRELIMINARY LANDSCAPE PLAN

SHADE CALCULATION TABLE				
TREE-SYMBOL	Count	PERCENT-SHADE	SHADE-AREA	TOTAL
PIS-KEI	1	75%	722	722
PLA-ACE	1	100%	962	962
EX-TRE	1	50%	481	481
PLA-ACE	1	25%	240	240
PLA-ACE	2	75%	722	1444
PIS-KEI	3	100%	962	2886
PLA-ACE	10	50%	481	4810
LAG-IND	12	50%	157	1884
PIS-KEI	17	50%	481	8177
			TOTAL	21606
PARKING AREA	39,960 sf.			
SHADE REQUIRED	19,980 sf.			
SHADE PROVIDED	21,606 sf.			
PERCENT SHADE	54%			

LANDSCAPE IRRIGATION

General

The proposed landscape Irrigation design will comply with state and local Irrigation ordinances and maximize water conservation.

Irrigation Design

The Irrigation design will consist of low volume point source drip Irrigation. Overhead spray and rotator type Irrigation heads are discouraged. Proposed trees shall utilize bubbler Irrigation to encourage deep root watering. The overall Irrigation system will be designed with a smart Irrigation controller which will be connected to a local weather station to accommodate automatic adjustment of the controller and to prevent operation in the rain. The weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the Irrigation design shall incorporate hydrazones by locating plants of different water needs into groups for ease of water application.

Irrigation Water

Irrigation water will be reclaimed. All Irrigation valves will be inline valves buried below grade and accessed through a valve box.

CONCEPT PLAN SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Lagerstroemia indica 'Glendora White' / Glendora White Grape Myrtle	15 gal
	Magnolia grandiflora 'Samuel Sommer' TM / Southern Magnolia	15 gal
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal
	Platanus x acerifolia 'Columbia' / London Plane Tree	15 gal

CONCEPT PLANT SCHEDULE

POTENTIAL SHRUB PALLETTE	
Acacia redolens 'Lowboy' / Bank Catclaw	1 gal
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal
Baccharis pilularis / Dwarf Coyote Brush	1 gal
Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	5 gal
Buddleja davidii / Summer Lilac	5 gal
Calamagrostis arundinacea 'Karl Foerster' / Foerster's Feather Grass	5 gal
Callistemon citrinus 'Little John' / Dwarf Bottle Brush	5 gal
Camellia hiemalis 'Shishi Gashira' / Camellia	5 gal
Cistus salvifolius 'Prostratus' / Sageleaf Rockrose	1 gal
Cistus x purpureus / Orchid Rockrose	5 gal
Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster	1 gal
Dietes iridioides / Fortnight Lily	5 gal
Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	1 gal
Helictotrichon sempervirens / Blue Oat Grass	1 gal
Hemerocallis x 'Yellow' / Daylily	1 gal
Kniphofia uvaria / Red Hot Poker	1 gal
Lantana montevidensis / Trailing Lantana	1 gal
Lavatera maritima / Tree mallow	5 gal
Macfadyena unguis-cati / Yellow Trumpet Vine	5 gal
Muhlenbergia capillaris / Pink Muhly	5 gal
Muhlenbergia capillaris / Pink Muhly	1 gal
Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum	1 gal
Myrtus communis / Myrtle	5 gal
Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	5 gal
Phormium tenax 'Atrapurpureum' / Purple New Zealand Flax	5 gal
Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal
Phormium tenax 'Jack Spratt' / New Zealand Flax	1 gal
Rhaphiolepis indica 'Jack Evans' / Indian Hawthorn	5 gal
Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	1 gal
Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	5 gal
Salvia chamaedryoides / Mexican Blue Sage	1 gal
Salvia greggii 'Furmans Red' / Furman's Red Salvia	1 gal
Trachelospermum jasminoides / Chinese Star Jasmine	1 gal
Vinca minor / Common Periwinkle	1 gal
Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal
Xylosma congestum 'Compacta' / Compact Xylosma	5 gal

ACCENT PLANTING

Buddleja davidii / Summer Lilac	5 gal
Convolvulus mauritanicus / Morning Glory	1 gal
Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	1 gal
Hemerocallis x 'Yellow' / Daylily	1 gal
Kniphofia uvaria / Red Hot Poker	1 gal
Lantana montevidensis / Trailing Lantana	1 gal
Lavandula angustifolia 'Hidcote' / Hidcote Lavender	1 gal
Pennisetum orientale / Oriental Fountain Grass	1 gal
Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal
Rosa x 'Flower Carpet White' / Rose	1 gal
Salvia chamaedryoides / Mexican Blue Sage	1 gal
Salvia greggii 'Furmans Red' / Furman's Red Salvia	1 gal
Teucrium chamaedrrys / Germander	1 gal

BIO-SWALE

Bio-Filtration Sod / Native Grass Fescue Blend	---
--	-----

3" DEEP MULCH LAYER

Walk On Bark Mulch	---
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TURF

Turf Sod / To Match Existing	---
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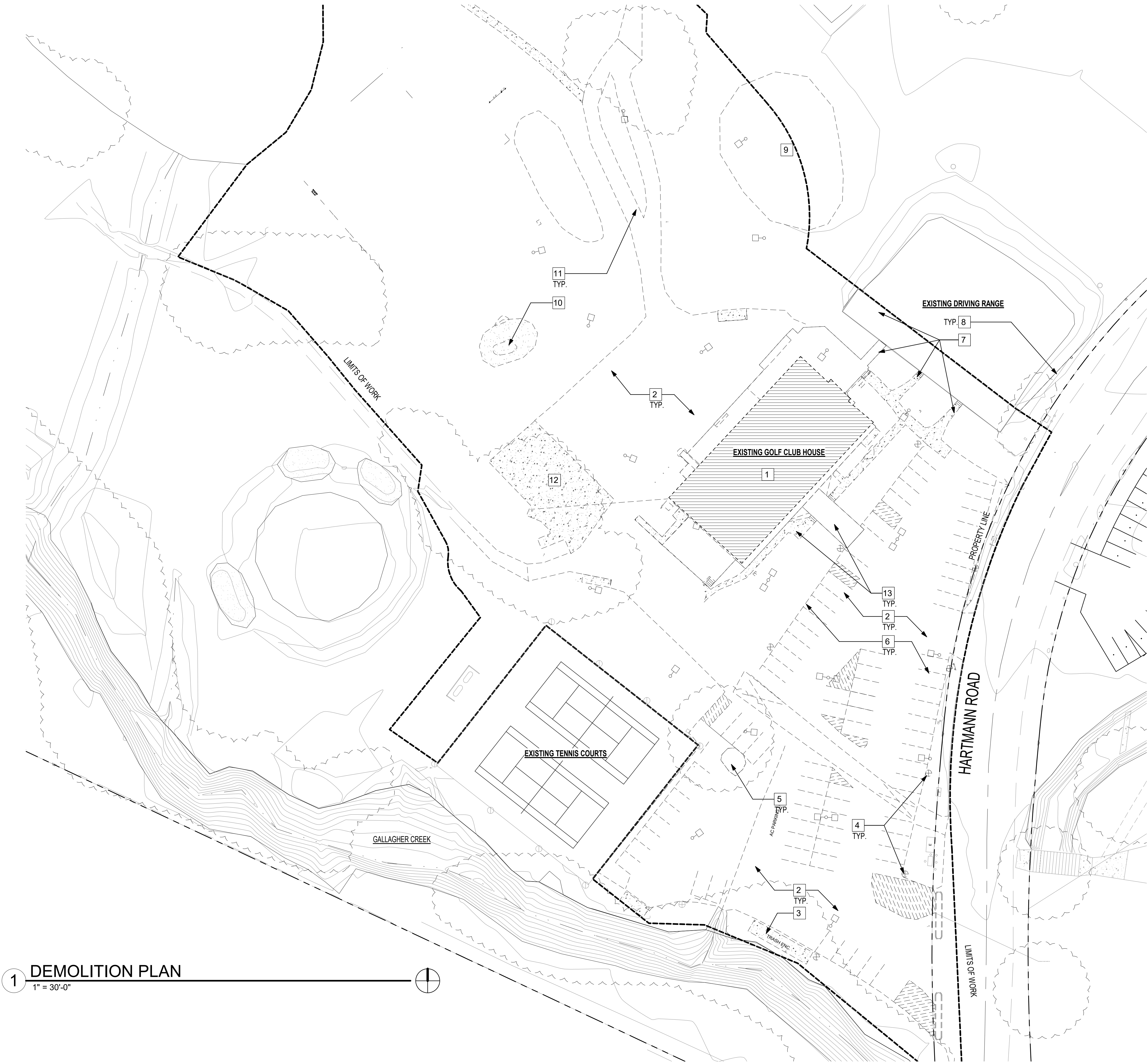
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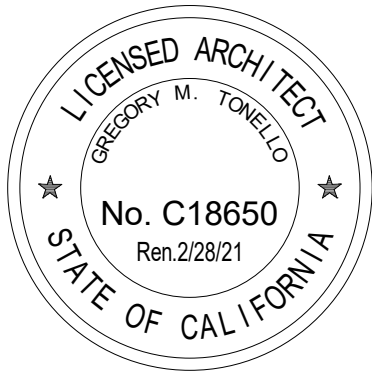
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PLAT DEMOLITION PLAN



1 DEMOLITION PLAN
1" = 30'-0"

DEMOLITION NOTES PL_A1.0

- 1 EXISTING GOLF CLUBHOUSE TO BE DEMOLISHED IN ITS ENTIRETY
- 2 ASPHALT / CONCRETE PAVING TO BE REMOVED.
- 3 EXISTING TRASH ENCLOSURE TO BE REMOVED.
- 4 EXISTING PARKING LOT POLE LIGHTS TO BE REMOVED.
- 5 EXISTING TREE AND WELL TO REMAIN.
- 6 ALL PARKING STRIPING AND WHEEL STOPS TO BE REMOVED.
- 7 EXISTING DRIVING RANGE TEES TO REMAIN. REMOVE STAIRS AND CONCRETE FLATWORK PATHS ADJACENT TO DRIVING RANGE.
- 8 EXISTING DRIVING RANGE NETTING TO REMAIN.
- 9 EXISTING PRACTICE GREEN TO BE REMOVED.
- 10 EXISTING PRACTICE AREA TO BE REMOVED.
- 11 EXISTING CART PATH AROUND CLUBHOUSE AND PRACTICE AREA TO BE REMOVED. COORDINATE EXTENT WITH NEW SITE PLAN.
- 12 EXISTING BBQ AREA TO BE REMOVED. BBQ STRUCTURE TO REMAIN.
- 13 REMOVE ALL CONCRETE FLATWORK AND EQUIPMENT PADS AROUND EXISTING BUILDING.



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PL_A1.0
DEMOLITION PLAN

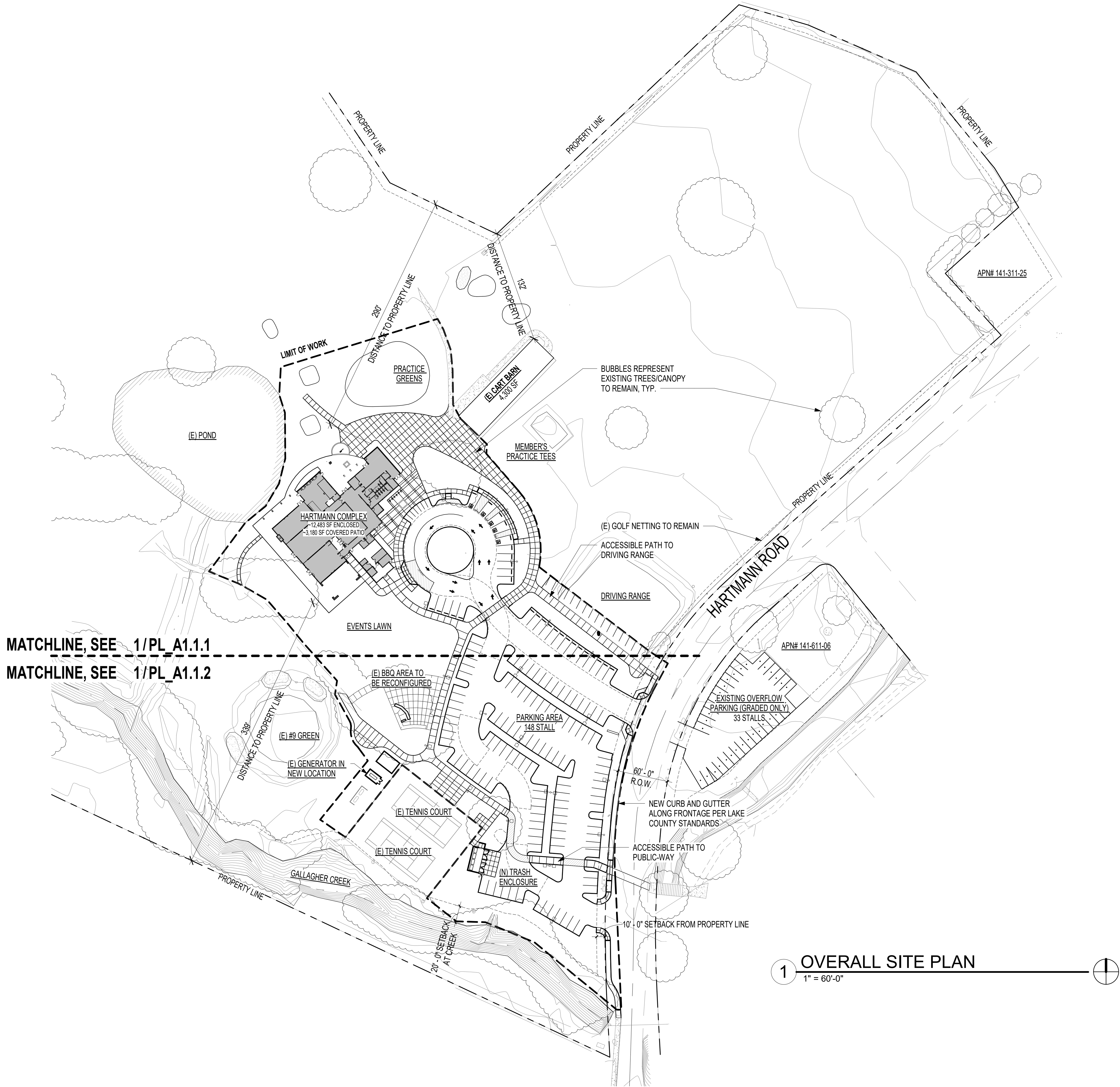
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PL_A1 OVERALL SITE PLAN



PROJECT INFORMATION

PARCEL NO.:	141-371-01
LAND USE ZONE:	CC - COMMUNITY COMMERCIAL
NUMBER OF STORIES:	1-STORY
BUILDING HEIGHT:	21'-3" A.F.F.
BUILDING FLOOR AREA (ENCLOSED):	12,483 SF
BUILDING FLOOR AREA (PATIO):	3,180 SF
EXISTING SITE AREA:	65.84 AC

PARKING ANALYSIS

FUNCTION	REQUIREMENT	BLDG. SF	COUNT
HARTMANN COMPLEX:			
RESTAURANT (SEATING/DANCING ASSEMBLY AREAS)	1 SPACE /50 SF	3,639 SF	73 SPACES
BAR / RESTAURANT	1 SPACE /50 SF	1,365 SF	28 SPACES

(E) GOLF COURSE:			
GOLF COURSE	3 SPACE /HOLE		54 SPACES
DRIVING RANGE	INCLUDED		
PRO SHOP RETAIL	INCLUDED		

(E) TENNIS COURTS			
TENNIS COURT	2 SPACES /COURT		8 SPACES

ACCESSIBLE PARKING STALLS			3 SPACES (1 VAN) (4 STANDARD)
---------------------------	--	--	-------------------------------------

TOTAL 163 SPACES REQUIRED

SPACES PROVIDED - ONSITE			
ACCESSIBLE SPACES			5 SPACES (1 VAN) (4 STANDARD)

STANDARD STALLS	9' WIDE X 20' DEEP		146 SPACES
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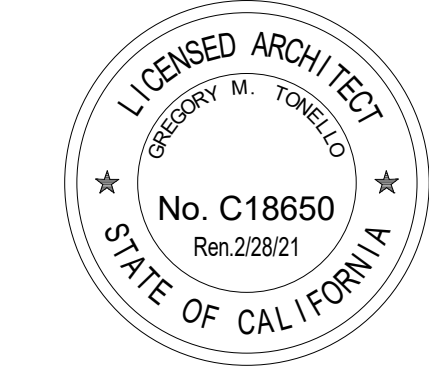
COMPACT STALLS	8' WIDE X 16' DEEP 1/10 SPACES < 1/8 SPACES		2 SPACES (20 MAX.)
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TOTAL 148 ONSITE SPACES PROVIDED

SPACES PROVIDED - OVERFLOW PARKING AREA			
STANDARD STALLS	9' WIDE X 20' DEEP		33 SPACES

TOTAL 33 OVERFLOW SPACES PROVIDED

TOTAL SPACES PROVIDED 181 SPACES



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PL_A1.1

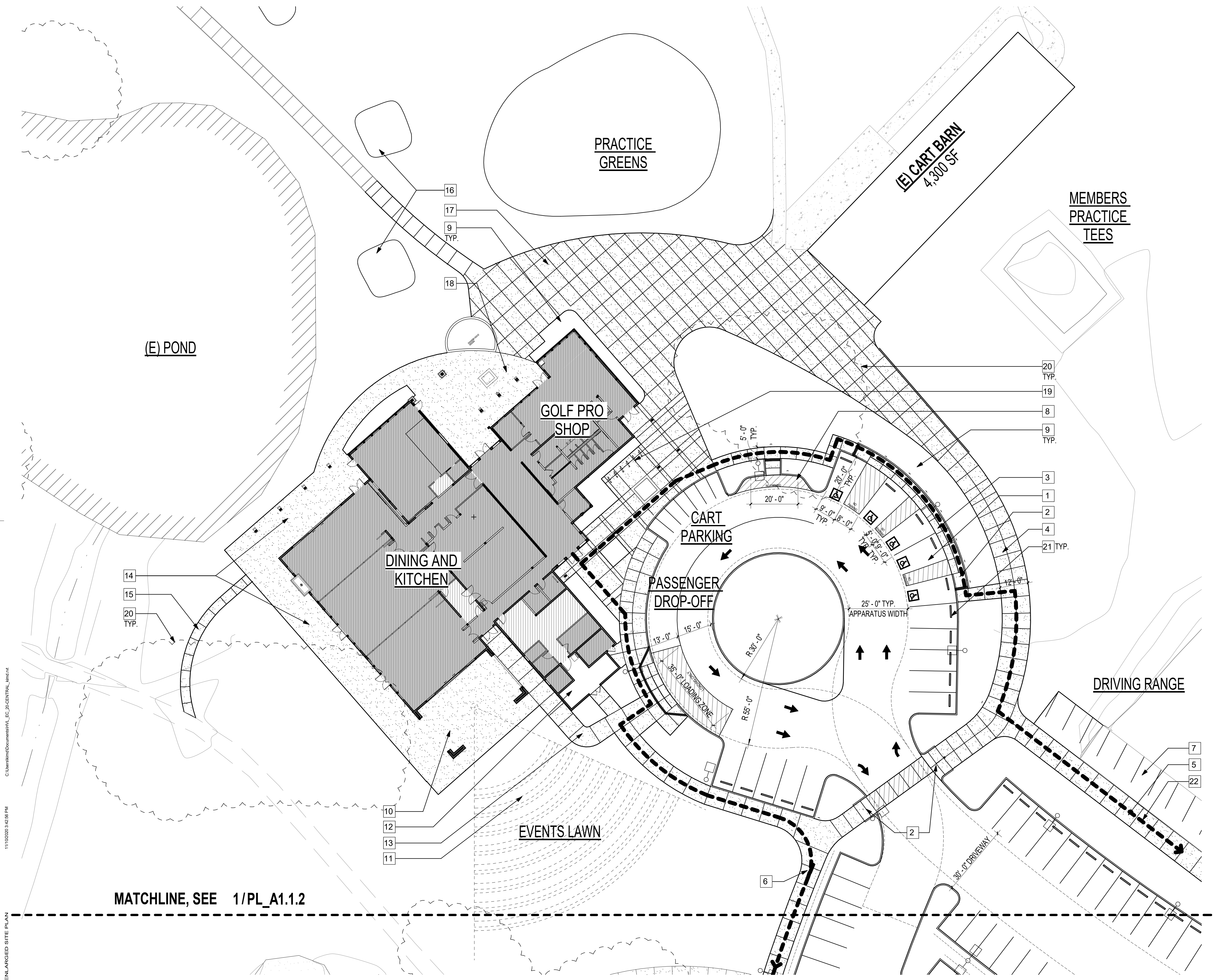
OVERALL SITE PLAN

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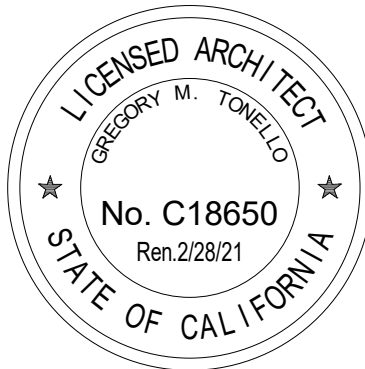
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SHEET NOTES PL_A1.1.1

- 4 STANDARD ACCESSIBLE PARKING STALLS; 1 VAN ACCESSIBLE PARKING STALL
- CURB RAMP
- 36" DETECTABLE WARNING STRIPS
- VEHICULAR CONCRETE PAVING FOR SERVICE VEHICLES AND GOLF CARTS.
- GOLF CART PARKING
- ACCESSIBLE PATH OF TRAVEL TO THE PUBLIC RIGHT-OF-WAY
- PRACTICE TEE BOXES
- ACCESSIBLE PASSENGER LOADING ZONE
- LANDSCAPE PLANTER
- EVENTS PATIO
- POTENTIAL EVENTS SEATING AREA (CONCERT)
- ENCLOSED UTILITY YARD
- EVENTS ENTRY WALKWAY
- DINING PATIO
- CONCRETE FLATWORK PEDESTRIAN WALKWAY FROM GOLF COURSE
- FIRST HOLE TEE BOXES
- VEHICULAR CONCRETE PAVING FOR GOLF CART STAGING
- BAR/GOLF PATIO
- BIKE PARKING - 12 STALLS
- EXISTING TREE / CANOPY TO REMAIN.
- CONCRETE WHEEL STOP 3' BACK FROM FACE OF CURB
- ACCESSIBLE PATH OF TRAVEL TO THE DRIVING RANGE



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ENLARGED SITE PLAN

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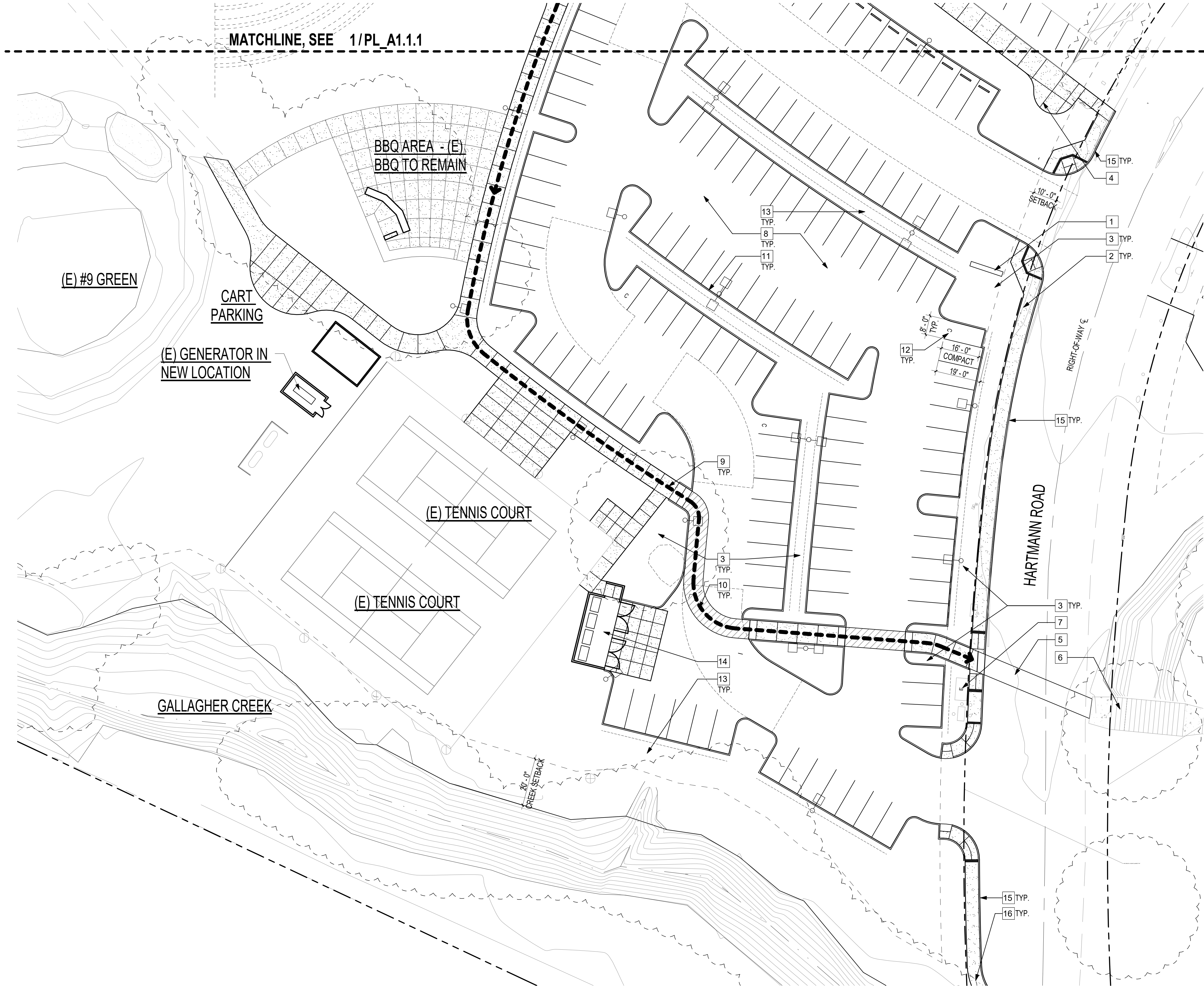
1 ENLARGED SITE PLAN - NORTH
1" = 20'-0"

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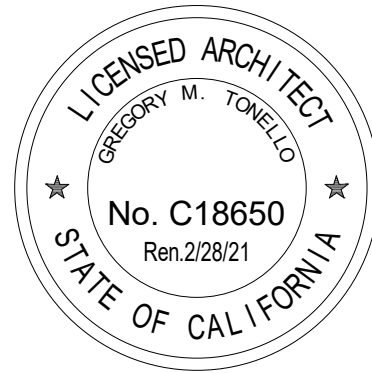
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PLAT ENLARGED SITE PLAN



SHEET NOTES PL_A1.1.2

- 1 FUTURE MONUMENT SIGN
- 2 PROPERTY LINE
- 3 LANDSCAPE PLANTER
- 4 GOLF CART TURNAROUND
- 5 EXISTING CART PATH ROAD CROSSING
- 6 EXISTING CART PATH BRIDGE OVER CREEK
- 7 EXISTING UTILITY LOCATION
- 8 ASPHALT CONCRETE PAVED PARKING LOT
- 9 CART PATH TO BACK NINE GOLF HOLES
- 10 STRIPED GOLF CART CROSSING @ PARKING LOT
- 11 6" CONCRETE CURB, TYPICAL AROUND PARKING LOT AREA AND PLANTERS.
- 12 COMPACT STALL DESIGNATION
- 13 BIOSWALE / RETENTION, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- 14 TRASH ENCLOSURE AND CONCRETE APRON
- 15 CURB AND GUTTER ALONG FRONTAGE PER LAKE COUNTY STANDARDS
- 16 ALIGN NEW SIDEWALK ALONG FRONTAGE TO EXISTING SIDEWALK ALONG CROSSING AT GALLAGHER CREEK.



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ENLARGED SITE PLAN

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1 ENLARGED SITE PLAN - SOUTH

1" = 20'-0"

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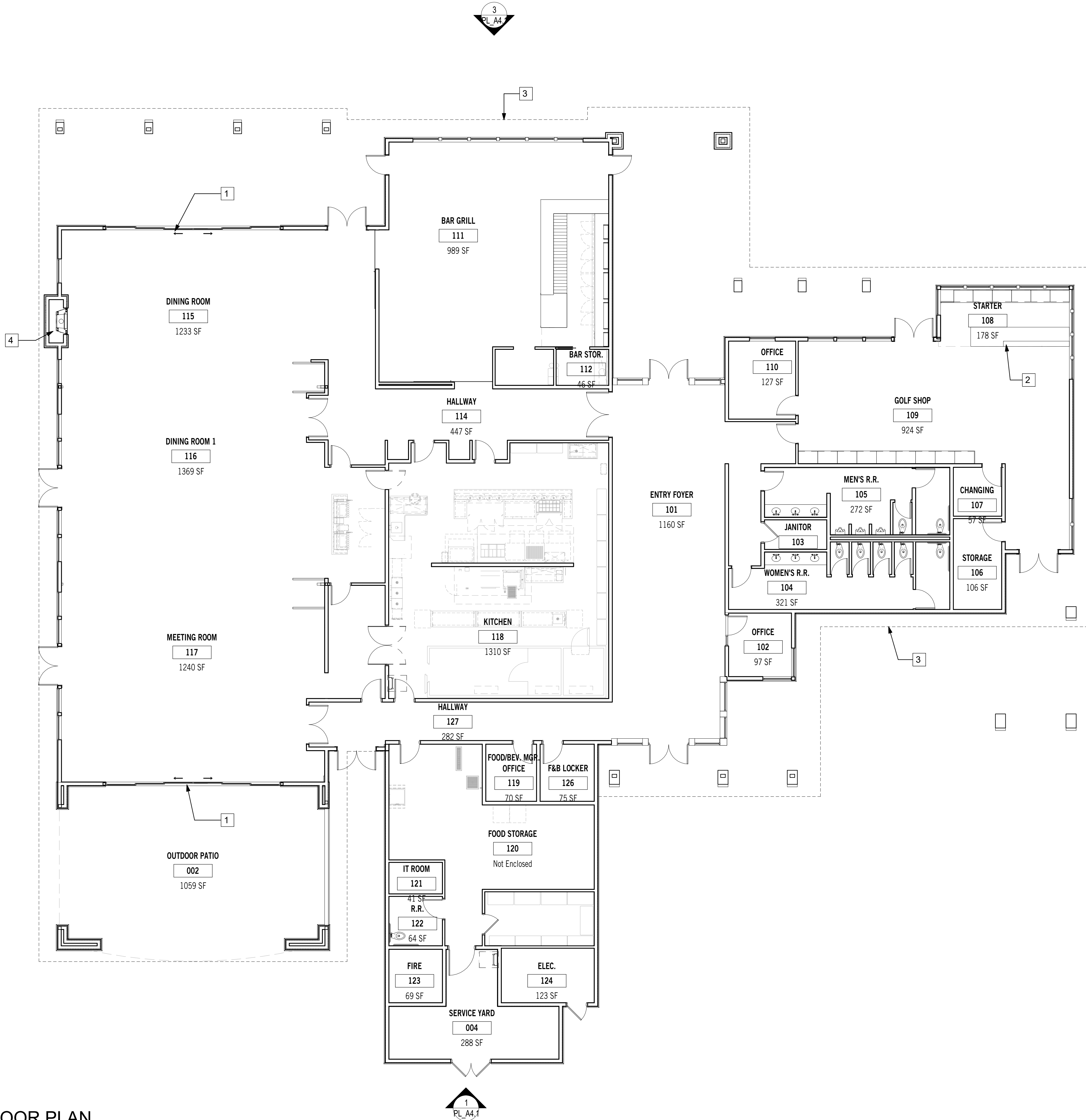
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PL_A2 FLOOR PLAN

1 FLOOR PLAN

1/8" = 1'-0"

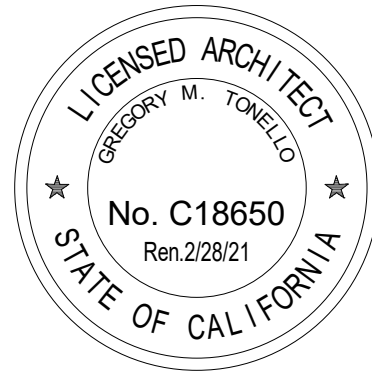


SHEET NOTES PL_A2.1A

- 1 SLIDING GLASS WALL SYSTEM
- 2 STARTER DESK
- 3 LINE OF ROOF OVERHEAD
- 4 INDOOR / OUTDOOR FIREPLACE

PROGRAM AREAS_PL

PROGRAM	AREA
BANQUET / DINING	5167 SF
CIRCULATION	2045 SF
GOLF PROSHOP	1392 SF
KITCHEN / SERVICE	2217 SF
REST ROOMS	702 SF
	11521 SF



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HIDDEN VALLEY
LAKE ASSOCIATION

19210 HARTMANN RD.
HIDDEN VALLEY LAKE,
CA 95467

REVISIONS

PLANNING SUBMITTAL

JOB NO.	131800.02
DRAWN	Author
DATE	11.6.2020
SCALE	1/8" = 1'-0"
FILENAME	HVL_EC_CENTRAL
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PL_A2.1A

FLOOR PLAN

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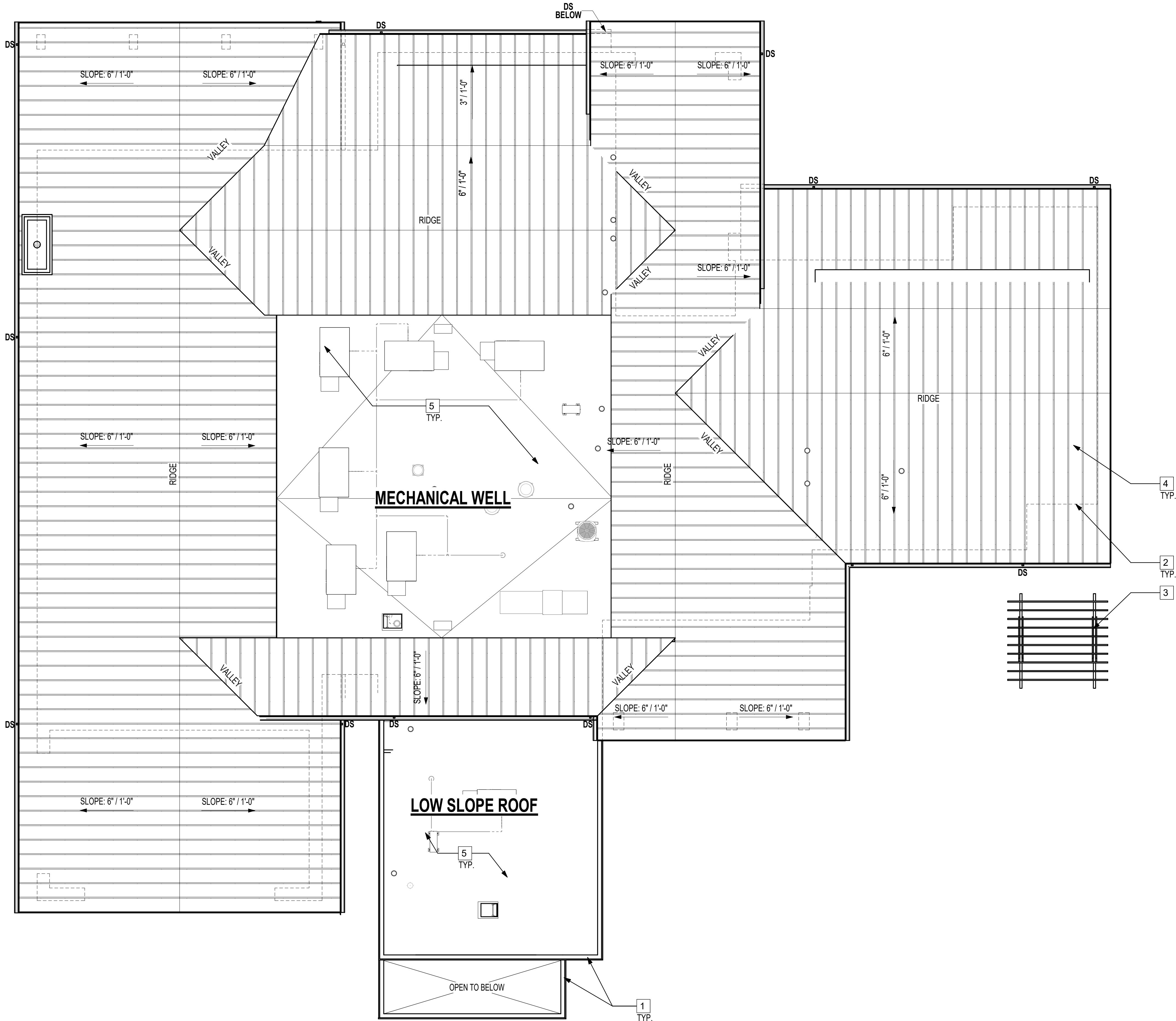
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PL_A2 ROOF PLAN

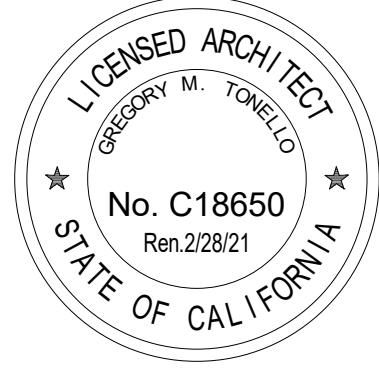
1 ROOF PLAN

1/8" = 1'-0"



SHEET NOTES PL_A2.3

- 1 PARAPET WALL, SEE ELEVATION FOR HEIGHT
- 2 DASHED LINE REPRESENTS LINE OF WALL BELOW
- 3 TRELLIS SHADE STRUCTURE
- 4 STANDING SEAM METAL ROOFING
- 5 SINGLE PLY ROOM MEMBRANE



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PL_A2.3
ROOF PLAN

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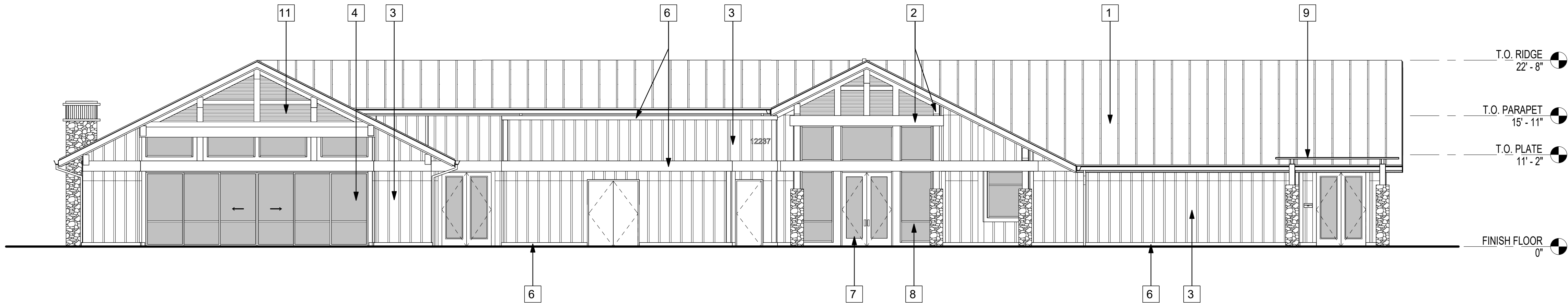
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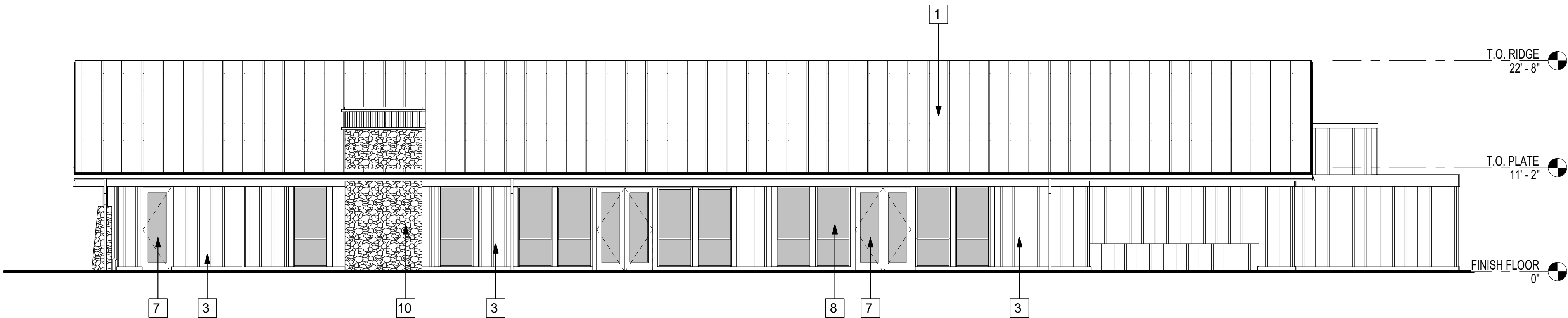
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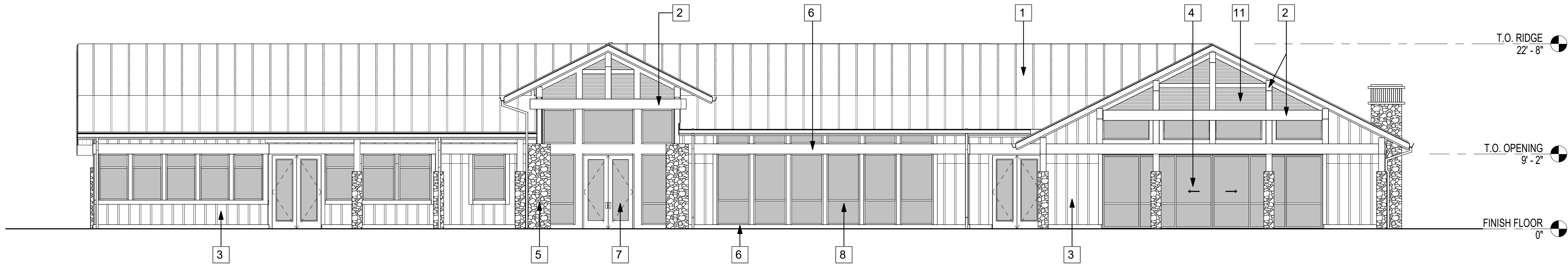
PL_A4 BUILDING ELEVATIONS



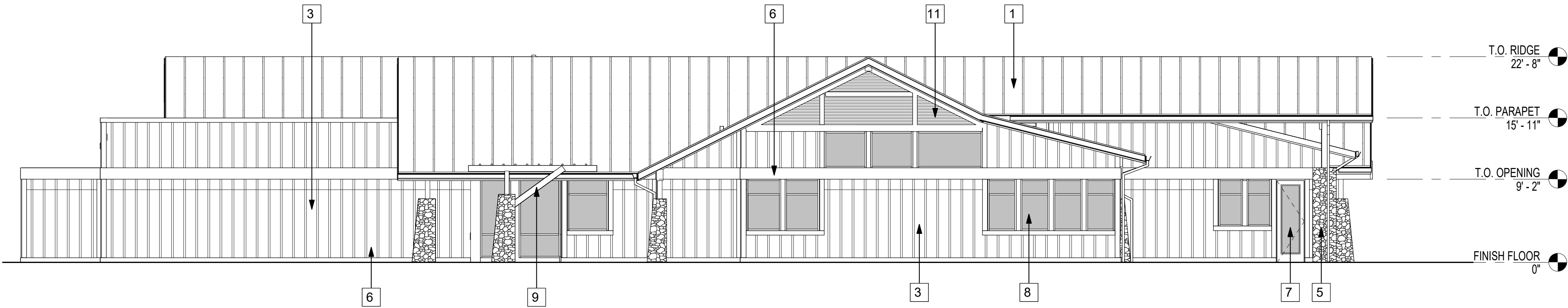
1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



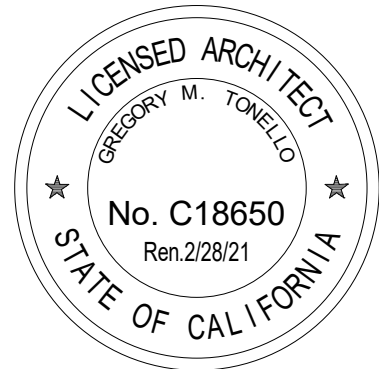
3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

SHEET NOTES PL_A4.1

- 1 STANDING SEAM METAL ROOFING
- 2 EXPOSED WOOD STRUCTURE
- 3 BOARD AND BATTEN SIDING
- 4 SLIDING GLASS WALL SYSTEM
- 5 STONE VENEER
- 6 WOOD TRIM
- 7 ALUMINUM FRAMED DOORS WITH PAINT FINISH, CLEAR GLASS
- 8 ALUMINUM FRAMED WINDOWS WITH PAINT FINISH, CLEAR GLASS
- 9 WOOD TRELLIS SHADING STRUCTURE
- 10 INDOOR / OUTDOOR FIREPLACE, STONE VENEER
- 11 ACCENT SIDING



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PL_A4.1

BUILDING ELEVATIONS

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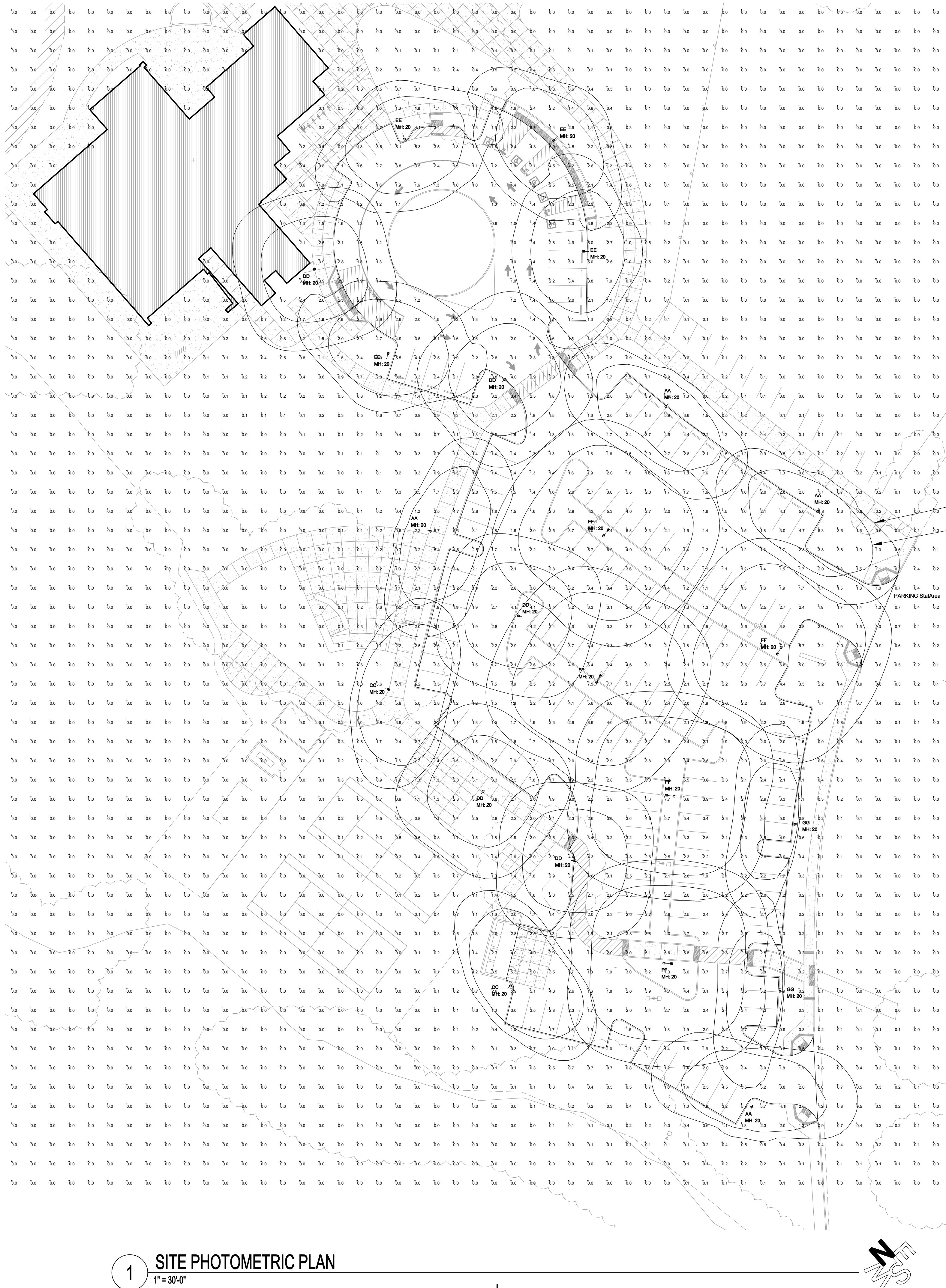
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A4.5 CAL GREEN NOTES



Luminaire Schedule							
Scene: GENERAL							
Symbol		Qty	Label	Arrangement	Description	Lum. Lumens	LLF
		4	AA	SINGLE	LEOTEK AR13-48N-MV-NW-3-xx-100	10877	0.900
		2	CC	SINGLE	LEOTEK AR13-48N-MV-NW-2-xx-100	10864	0.900
		5	DD	SINGLE	LEOTEK AR13-48N-MV-NW-5-xx-100	10877	0.900
		4	EE	SINGLE	LEOTEK AR13-48N-MV-NW-4-xx-100	11023	0.900
		5	FF	2 @ 180 DEG	LEOTEK AR13-48N-MV-NW-5-xx-100	10877	0.900
		2	GG	SINGLE	LEOTEK AR13-48N-MV-NW-3-xx-100-BLS	7450	0.756
Filename							
AR13-48N-MV-NW-3-XX-100 S.ies							
AR13-48N-MV-NW-2-XX-100 S.ies							
AR13-48N-MV-NW-5-XX-100 S.ies							
AR13-48N-MV-NW-4-XX-100 S.ies							
AR13-48N-MV-NW-5-XX-100 S.ies							
AR13-48N-MV-NW-3-XX-120-BLS S.ies							

Calculation Summary							
Scene: GENERAL							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING StatArea	Illuminance	Fc	2.57	7.7	0.9	2.86	8.56

ISOLINE VALUE 0.50 Fc
ISOLINE VALUE 1.00 Fc

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REVISIONS

PLANNING SUBMITTAL
JOB NO. 131800.02
DRAWN LPCE
DATE 06.26.2020
SCALE
FILENAME HVL_EC_CENTRAL
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E1.3
SITE PHOTOMETRIC
PLAN