

QUICK QUACK CAR WASH NO.26-066 BRACE ROAD AND SIERRA COLLEGE BLVD. LOOMIS, CA 95650

PROJECT DIRECTORY

APPLICANT: QUICK QUACK CAR WASH 6020 WEST OAKS BLVD, SUITE 300 PHONE: (916) 472-8689

CONTACT: CAMERON DRENNAN EMAIL: camerond@dontdrivedirty.com

ARCHITECT OF BARGHAUSEN ENGINEERS RECORD:

18215 72ND AVENUE SOUTH KENT, WA 98032 PHONE: (425) 251-6222 CONTACT: DAN GOALWIN

CONSTRUCTION QUICK QUACK CAR WASH MANAGER: 6020 WEST OAKS BLVD, SUITE 300

PHONE: (916) 472-8689 CONTACT: CAMERON DRENNAN EMAIL: camerond@dontdrivedirty.com

EMAIL: dgoalwin@barghaunsen.com

BARGHAUSEN ENGINEERS CIVIL:

3801 UNIVERSITY AVE. SUITE 300 RIVERSIDE, CA 92501 PHONE: (951) 543-9873 CONTACT:LETICIA ALVAREZ EMAIL:leticia.alvares@kimley-horn.com

LANDSCAPE: OLIVE STREET LANDSCAPE ARCHITECTURE

> 125 OLIVE STREET PETALUMA, CA 94952 PHONE: (707) 280-8990 CONTACT:ROD SCACCALOS EMAIL: rod@olivestreetlandscape.com

STRUCTURAL MARTIN CONSULTING GROUP **ENGINEER:**

2204 PLAZA DRIVE - #130 ROCKLIN, CA. 95765 PHONE: (916) 256-4816

CONTACT: JON MARTIN EMAIL: jonm@martinconsultinggroup.biz

SACRAMENTO ENGINEERING CONSULTANTS MECHANICAL/

ELECTRICAL/ 10555 OLD PLACERVILLE ROAD SACRAMENTO, CA. 95827 PLUMBING:

PHONE: (916) 368-4468

CONTACT: CHRIS GILLAND EMAIL: cgilland@saceng.com

PROJECT SUMMARY

PROJECT ADDRESS: QUICK QUACK CAR WASH NO.26-066 BRACE ROAD AND SIERRA COLLEGE BLVD. LOOMIS, CA 95650

044-122-008 **EXISTING ZONE:** CG - GENERAL COMMERCIAL PROPOSED ZONE: CG - GENERAL COMMERCIAL 3.962 ACRES (+/- 172,593 SF)

STRUCTURES SUMMARY

APN NO:

LOT AREA:

	AREA	NUMBER OF STORIES	BUILDING HEIGHT	CONSTRUCTIO N TYPE	OCCUPANCY GROUP	SPRINKLER S
PROPOSED CARWASH AREA	3365 SF	1 STORY	29' - 0"	VB	В	NO
PROPOSED VACUUM CANOPY 2	1289 SF	1 STORY	9' - 9"	VB	В	NO
PROPOSED VACUUM CANOPY 1	1198 SF	1 STORY	9' - 9"	VB	В	NO
PROPOSED PAY CANOPY	474 SF	1 STORY	9' - 9"	VB	В	NO
PROPOSED TRASH ENCLOSURE & VACUUM ENCLOSURE	276 SF	1 STORY	9' - 9"	VB	В	NO
PROPOSED QB STATION	249 SF	1 STORY	15' - 4"	VB	В	NO
PROPOSED VACUUM ENCLOSURE	121 SF	1 STORY	9' - 9"	VB	В	NO
TOTAL COMBINED AREA	6973 SF					

OCCUPANT LOAD ANALYSIS

OCCUPANT LOAD ANALYSIS

ROOM NUMBER	NAME	AREA	Occupancy	LOAD FACTOR	OCCUPANT LOAD
UNOCCUPIED					
101	CARWASH TUNNEL	2256 SF	UNOCCUPIED	0	
103	RESTROOM	83 SF	UNOCCUPIED	0	
BUSINESS					
102	EMPLOYEE LOUNGE	127 SF	BUSINESS	150	1
106	QB STATION	63 SF	BUSINESS	150	1
107	OFFICE	72 SF	BUSINESS	150	1
108	STOR/ CLOSET	45 SF	BUSINESS	150	1
ACCESSORY					
104	EQUIPMENT ROOM	484 SF	ACCESSORY	300	2
105	ELECTRICAL ROOM	115 SF .	ACCESSORY	300	1

TOTAL OCCUPANT LOAD:

CAR WASH TUNNEL ROOM 101 IS NOT CONSIDERED TO MEET THE DEFINITION OF AN "OCCUPIABLE SPACE". THE FUNCTION OF THE SPACE IS TO CONVEY VEHICLES THROUGH THE CAR WASH FACILITY. WHEN FUNCTIONING THIS OPERATION IT IS NECESSARY FOR THE ROLL-UP DOORS AT EACH END TO BE IN THE OPEN POSITION.

SHEET INDEX

GENERAL A000 COVER SHEET CIVIL 1 OF 16 COVER SHEET 2 OF 16 GENERAL NOTES 3 OF 16 OVERALL SITE PLAN 4 OF 16 SITE PLAN 5 OF 16 SITE PLAN 6 OF 16 GRADING PLAN 7 OF 16 GRADING PLAN 8 OF 16 GRADING PLAN 9 OF 16 UTILITY PLAN 10 OF 16 EROSION CONTROL PLAN 11 OF 16 EROSION CONTROL DETAILS 12 OF 16 CONSTRUCTION DETAILS 13 OF 16 CONSTRUCTION DETAILS 14 OF 16 CONSTRUCTION DETAILS 15 OF 16 ALTA (FOR REFERENCE ONLY)

16 OF 16 ALTA (FOR REFERENCE ONLY) OFFSITE CIVIL

1 OF 3 BRACE RD IMPROVEMENT PLAN 2 OF 3 SIERRA COLLEGE BLVD IMPROVEMENT PLAN

3 OF 3 STORM DRAIN PLAN

LANDSCAPE

LANDSCAP PLAN

LANDSCAPE PLAN

ARCHITECTURAL

A101 SITE PLAN LICENSE PLATE RECOGNITION (LPR) DETAILS

A104 VACUUM CANOPY VACUUM ENCLOSURE A106 VACUUM AND TRASH ENCLOSURE

A200 FLOOR PLAN FLOOR PLAN - QB STATION EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS A301 A310 EXTERIOR ELEVATIONS - QB STATION

APPLICABLE CODES & STANDARDS

1. ALL WORK SHALL COMPLY WITH REGULATIONS, CODES AND AUTHORITIES OF THE:

2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFRONIA FIRE CODE (CFC) 2022 CALIFORNIA ENERGY CODE (CEC/T24)

ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE ADOPTED BUILDING

PLANNING DEPARTMENT

BUILDING INSPECTION DIVISION

FIRE DEPARTMENT

PROJECT SCOPE

THE PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

CONSTRUCTION OF:

CONCURRENT SUBMITTAL.

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

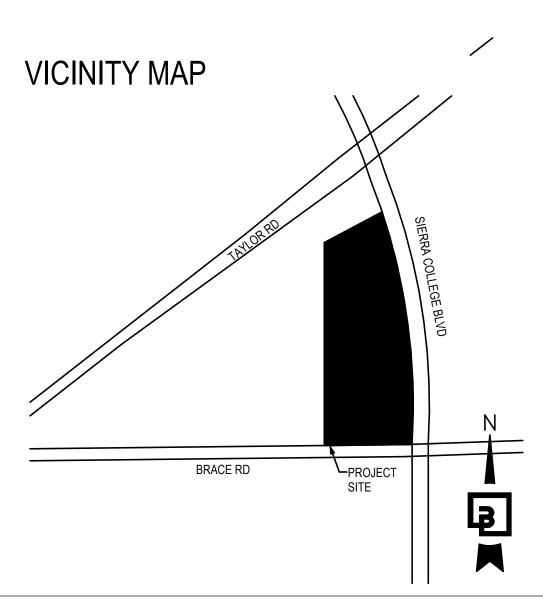
SEPARATE PERMITS

SIGNAGE OTHER THAN ADA REQUIRED SIGNS.

DEFERRED SUBMITTALS

CONCRETE HOLLOW CORE PLANKS.

NOTE:
INSTALLATION OF DEFERRED APPROVAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE BEEN ACCEPTED AND APPROVED BY THE ARCHITECT OR ENGINEER AND THE GOVERNING AGENCY. AOR TO COORDINATE WITH MANUFACTURER FOR





2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 BUILDING ENERGY EFFICIENCY STANDARDS (BEES) 2022 GREEN BUILDING STANDARDS CODE

ALL CODES TO BE USED IN CONJUNCTION WITH THE LOCAL AMENDMENTS

REGULATIONS FOR THE LOCAL GOVERNING AGENCIES:

PUBLIC WORKS DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

DANIEL BRIAN GOALWIN

QUICK QUACK CAR WASH NO.26-066 BRACE ROAD AND SIERRA COLLEGE BL LOOMIS, CA 95650

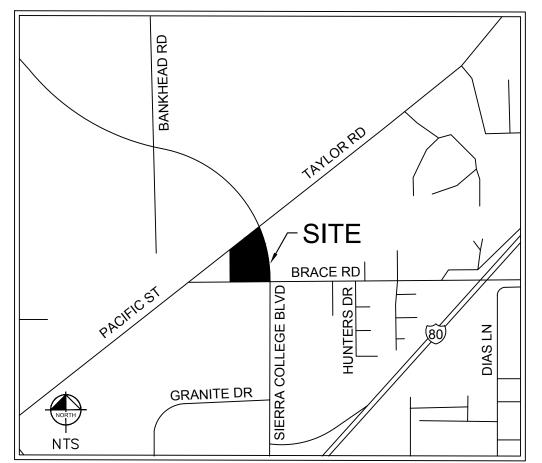
REVISIONS # DATE DESCRIPTION

ENTITLEMENTS

DESIGNED BY: DH APPROVED BY: DH DRAWN BY: MB/GM

CHECKED BY: MU JOB NUMBER 1/17/25 23456

COVER SHEET



VICINITY MAP

PROJECT TEAM

OWNER/DEVELOPER
CAMERON DRENNAN
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, STE 300
ROCKLIN, CA 95765
(916) 955-5186

CIVIL ENGINEER
LETICIA ALVAREZ, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
3801 UNIVERSITY AVE., SUITE 300
RIVERSIDE, CA 92501
(951) 543-9873

ARCHITECT
DAN GOALWIN
BARGHAUSEN CONSULTING ENGINEER, INC
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222

GEOTECHNICAL CONSULTANT KRAZAN & ASSOCIATES, INC. 1100 OLYMPIC DRIVE, STE 103 CORONA, CALIFORNIA 92881 PROJECT NO. 032-18048 DATED: OCTOBER 26, 2018

<u>SURVEYOR</u> AMS ASSOCIATES INC. 801 YGANCIO VALLEY

801 YGANCIO VALLEY ROAD, SUITE 220 WALNUT CREEK, CA 94596 (925) 943–2777 PROJECT NO. 18–2435 SURVEY DATE: JANUARY 19, 2025

UTILITY CONTACTS

LETICIA.ALVAREZ@KIMLEY-HORN.COM

 STORM:
 CITY OF LOOMIS
 (916) 430-4329

 SEWER:
 SOUTH PLACER MUNICIPAL UTILITY DISTRICT
 (916) 786-8553

 TELECOMM:
 AT&T
 (916) 623-4388

 WATER:
 PLACER COUNTY WATER AGENCY
 (530) 823-4850

 ELECTRIC:
 PACIFIC GAS & ELECTRIC
 (530) 889-3270

 GAS:
 PACIFIC GAS & ELECTRIC
 (530) 889-3270

ASSESSOR'S PARCEL NUMBER

044-122-005

BASIS OF BEARINGS

THE BEARING OF NORTH 89°06'16" EAST TAKEN ON THE SOUTHERLY SECTION LINE OF SECTION 9,TOWNSHIP 11 NORTH, RANGE 7 EAST AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 90-42 FILED FOR RECORD ON DECEMBER 20, 1991 IN BOOK 26 OF PARCEL MAPS AT PAGE 159. PLACER COUNTY RECORDS.

BENCHMARK

NGS MONUMENT "M 1200"

PRASS DISK STAMPED "M 1

BRASS DISK STAMPED "M 1200" LOCATED ON THE CONCRETE ABUTMENT OF BRIDGE 112.51, SOUTHEAST OF BANKHEAD ROAD. ELEVATION: 311.75 FEET (ADJUSTED) (DATUM) NAVD 1988

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOOMIS, IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST SECTION 9, TOWNSHIP 11 NORTH, RANGE 7 EAST, M. D. B. & M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL 1 OF PARCEL MAP NO. 80-42 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY, CALIFORNIA ON DECEMBER 20, 1991, IN BOOK 26 OF PARCEL MAPS, AT PAGE 159, PLACER COUNTY RECORDS.

FEMA

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060721 0962 H, DATED NOVEMBER 02, 2018, AS BEING LOCATED IN FLOOD ZONE "AE";

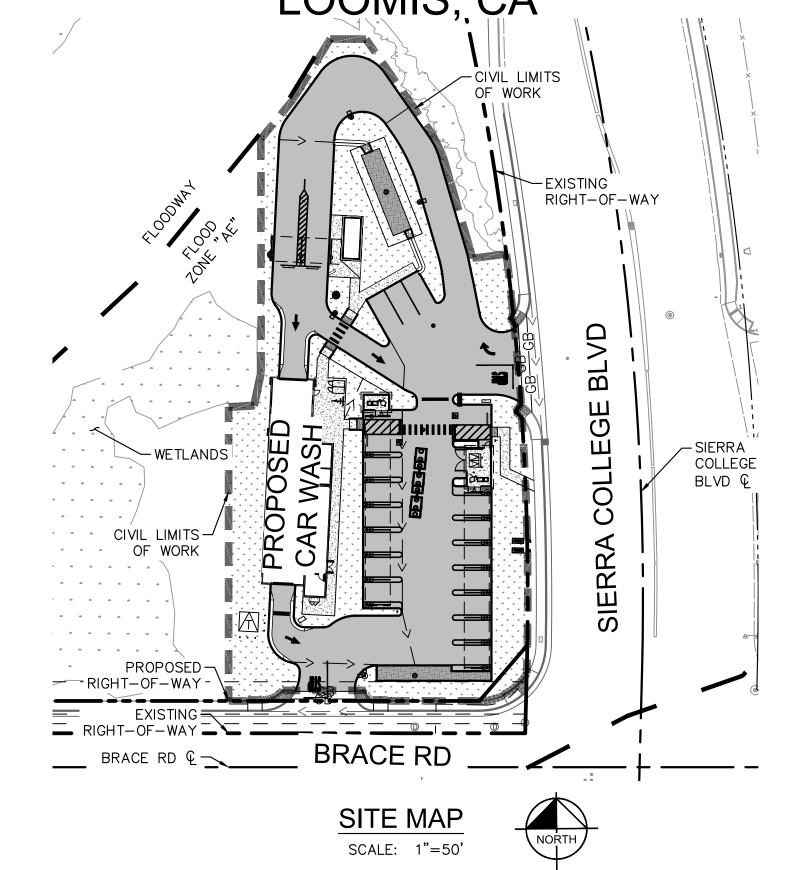
AREAS OF THE 1% ANNUAL FLOOD (100—YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED.

NOTICE TO CONTRACTORS

- 1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL 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.
- 2. THE EXISTENCE AND APPROPRIATE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITIES OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK ON EXCAVATION TO DETERMINE EXACT LOCATION OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION OF THESE LINES.
- 3. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE (800) 422-4133 TWO (2) WORKING DAYS PRIOR TO DIGGING, NO CONSTRUCTION PERMIT ISSUED BY PUBLIC WORKS DEPARTMENT SHALL BE VALID INVOLVING UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY U.S.A.

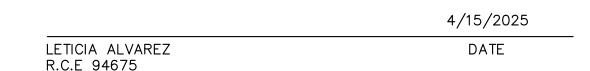
TOWN OF LOOMIS ON-SITE IMPROVEMENT PLANS

QUICK QUACK 26-066 SIERRA COLLEGE BLVD AND BRACE RD LOOMIS, CA



DECLARATION OF RESPONSIBLE CHARGE

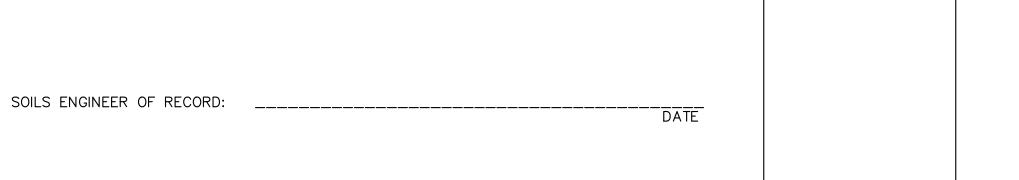
I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT AND THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIES WITH THE PROFESSIONAL STANDARD OF CARE FOR ENGINEERING. WITH RESPECT TO THE PLAN CHECK PERFORMED BY THE TOWN, I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (I) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE TOWN'S STANDARDS, PROCEDURES, POLICIES, AND ORDINANCES AND, (2) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS.



SOILS ENGINEER CERTIFICATION

THESE PLANS HAVE BEEN REVIEWED FROM A GEOTECHNICAL STANDPOINT ONLY. BASED UPON THAT REVIEW, IT APPEARS THE PLANS ARE IN GENERAL CONFORMANCE WITH THE RECOMMENDATION CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT TITLED PROPOSED QUICK QUACK CAR WASH SIERRA COLLEGE BOULEVARD AND BRACE ROAD, LOOMIS CALIFORNIA PREPARED BY KRAZAN & ASSOCIATES, INC. PROJECT NUMBER 032-18048, DATED OCTOBER 26, 2018 AND ALL ADDENDA.

I SHALL PROVIDE PROFESSIONAL INSPECTION AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION STABILITY OF ALL FINISHED SLOPES AND INCORPORATING THE DATE SUPPLIED BY THE ENGINEERING GEOLOGIST AND THE PREPARATION OF THE SOILS GRADING REPORT.



DATE

DATE

LEGEND

EXISTING PROPERTY LINE/RIGHT-OF-WAY
PROPOSED PROPERTY LINE/RIGHT-OF-WAY

PROPOSED PROPERTY LINE/RIGHT-OF-WAY

EASEMENT
CIVIL LIMITS OF WORK

PROPOSED SANITARY SEWER PIPE
PROPOSED DOMESTIC WATER PIPE
PROPOSED STORM DRAIN PIPE
POINT OF CONNECTION (@ BLDG)
POINT OF CONNECTION (TO EXISTING)
EXISTING DOMESTIC WATER PIPE
EXISTING SANITARY SEWER PIPE
GRADE BREAK LINE
RIDGE LINE
PROPOSED SPOT ELEVATION

(715.50 TC)
(715.00 TP)
EXISTING SPOT ELEVATION

PROPOSED FLOW

DIRECTION OF FLOW

(DIRECTION AND SLOPE)

STANDARD DUTY CONCRETE

HEAVY DUTY CONCRETE

LANDSCAPE AREA

DETECTABLE WARNINGS

WETLANDS

ABBREVIATIONS

ASSESSOR'S PARCEL NUMBER **ARCHITECT** BASE FLOOD ELEVATION BUILDING BOTTOM OF RAMP BACK OF WALK CLASS II CRUSHED MISCELLANEOUS BASE CENTER LINE CUBIC YARD EXISTING GROUND **EXISTING** FINISH GROUND FLOW LINE FINISHED SURFACE HIGH POINT INVERT ELEVATION LOW POINT **MANHOLE MINIMUM** NOT A PART NUMBER PROPERTY LINE POINT OF CONNECTION PATH OF TRAVEL RIGHT-OF-WAY STORM DRAIN STANDARD TOP OF CURB TOP OF GRATE TOP OF PAVEMENT TOP OF RAMP **TYPICAL** WATER

ALL QUANTITIES SHOWN ON THIS PLAN SET ARE FOR ESTIMATE PURPOSES ONLY AND SHOULD BE

CONFIRMED BY THE CONTRACTOR

PRIOR TO CONSTRUCTION.

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16	ALTA (FOR REFERENCE ONLY)

ESTIMATED RAW EARTHWORK QUANTITIES

RAW CUT: 714 CY
RAW FILL: 1,043 CY
NET: 329 CY (FILL)

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE, IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

ANY OVEREXCAVATION AND RECOMPACTION DEPTHS AND VOLUMES, SHRINKAGE FACTORS, PAVEMENT SECTIONS, BUILDING PAD SECTIONS, AND BULKING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. ANY BUILDING SLAB THICKNESSES ARE BASED ON THE SEPARATE BUILDING STRUCTURAL ENGINEERING PLANS. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOILS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.

WDID NUMBER: TBD



REVISIONS

ALL SHT. DESCRIPTION DATE BY APRO
NAME
TOWN OF LOCENGINEERING
NAME
TOWN ENGINEER
RCE XXXXXX
RECOMMENDED BY:

TOWN OF LOOMIS
ENGINEERING DEPARTMENT

NAME
TOWN ENGINEER

RCF CO 94675



PREPARED UNDER THE DESIGNED BY: JY CHECKED BY: XO
RUPERVISION OF:

R.C.E. NO.: 94675

DATE: 4/15/2025

TOWN OF LOOMIS ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD COVER SHEET

PRIVATE ENGINEER'S CIVIL CONSTRUCTION NOTES

1. STANDARDS AND PLANS:

ALL CONSTRUCTION AND PLANS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE TOWN OF LOOMIS, STANDARD SPECIFICATIONS AND DETAILS, WITH THESE PLANS, THE PROJECT SPECIFICATIONS, AND UNLESS SHOWN OR SPECIFICATION OF THE STATE ("CALTRANS") STANDARD SPECIFICATIONS AND STANDARD PLANS, SIGN SPECIFICATION SHEETS AND TRAFFIC MANUAL.

IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.

WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST OHALITY ARE TO BE USED.

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

2. EXISTING UTILITIES AND COORDINATION OF WORK:

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE 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. KIMLEY—HORN AND ASSOCIATES, INC., HEREINAFTER DESIGNATED AS THE ENGINEER, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE SAID FIRM TO HAVE A REPRESENTATIVE PRESENT.

THE CITY IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE—CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL—FREE NUMBER 800—642—2444.

3. CONFLICTS:

THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OR DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.

4. CONTROL POINTS AND SURVEY MONUMENTS:

CERTAIN CONTROL POINTS WILL BE SET BY THE OWNER'S SURVEYOR, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR. THE CONTROL POINTS WILL BE CLEARLY MARKED ON THE JOB SITE. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF SAID REMOVAL TO ALLOW FOR REFERENCING SAID CONTROL POINTS AND THEIR EVENTUAL REPLACEMENT. IF CONTROL POINTS ARE REMOVED OR DESTROYED WITHOUT SAID NOTIFICATION, THE COST OF REPLACEMENT SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT, AND PAYMENT SHALL BE MADE BY OWNER TO THE ENGINEER.

5. OBSTRUCTIONS:

THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENT.

ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE CITY ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITH THE DRIP

LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD TO A DEPTH OF 0.5 FEET BELOW ADJACENT GRADE.

ALL WELLS AND SEPTIC SYSTEMS FOUND ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS.

6. PUBLIC SAFETY AND TRAFFIC CONTROL:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION ARE INCLUDING WORK IN PUBLIC RIGHT—OF—WAY. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY, PRIOR TO BEGINNING ANY EXCAVATION.

PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5: MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES). SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS 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.

7. ENCROACHMENT PERMITS:

UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL OBTAIN THE NECESSARY ENCROACHMENT PERMITS FROM THE CITY, COUNTY, CALTRANS AND ALL OTHER AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK.

8. EARTHWORK

- A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PER GEOTECH REPORT FOR THE PROPOSED QUICK QUACK CAR WASH SIERRA COLLEGE BOULEVARD AND BRACE ROAD, LOOMIS, CALIFORNIA PREPARED BY KRAZAN & ASSOCIATES, INC KA PROJECT NUMBER 032-18048, DATED OCTOBER 26, 2018 AND ALL ADDENDUMS, AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS AND WITH THE GRADING PLAN.
- B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES.
- C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN.

 NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATED MATERIAL OR FOR THE IMPORT OF

 MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN
 BALANCED CUT—FILL DEGRADING.
- D. ALL CUT SLOPES SHALL BE ROUNDED AT THE 'BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.
- E. THE CONTRACTOR SHALL UTILIZE DUST CONTROL STANDARDS CONSISTENT WITH TOWN OF LOOMIS STANDARDS.
- F. EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 2:1, REFER TO THE RATION OF HORIZONTAL TO VERTICAL DISTANCES. "MINIMUM" SLOPE MEANS "NOT FLATTER THAN", AND "MAXIMUM" SLOPE MEANS "NOT STEEPER THAN". ALL EMBANKMENT AND EXCAVATION SLOPES SHALL BE 2:1 UNLESS NOTED OTHERWISE.
- G. TO ACCOMMODATE TRENCH SPOIL, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF STREETS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE CITY.
- H. ALLOWABLE GRADING TOLERANCE IS PLUS OR MINUS 0.10 FOOT OF THE ELEVATIONS SHOWN HEREON.

PRIVATE ENGINEER'S CIVIL CONSTRUCTION NOTES (CONT.)

- I. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION. COMPLY WITH EROSION AND SEDIMENTATION CONTROL PLAN. IF GRADING AND DRAINAGE CONSTRUCTION IS NOT COMPLETE PRIOR TO RAINY SEASON, THEN THE CONTRACTOR SHALL:
 - I.A. PROVIDE EROSION PROTECTION ON SLOPES THAT ARE 10:1 OR STEEPER AND IN SWALES THAT ARE 2% OR STEEPER.
 - I.B. GRADE GUTTER SAG POINTS TO DRAIN.
 - C. PROVIDE SILT CATCHMENTS TO PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEMS.
 - H. CLEAN DOWNSTREAM PIPES AS DIRECTED BY THE CITY ENGINEER.
 - I.I. CLEAN AND MAINTAIN ALL STREETS AND SIDEWALKS AS DIRECTED BY THE CITY ENGINEER.
- J. THE TOP 6 INCHES (MINIMUM) OF ALL LANDSCAPED AREAS SHALL BE CLEAN SOIL.
- K. EXISTING ASPHALT PAVEMENT MAY BE USED AS FILL MATERIAL <u>ONLY</u> AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD. ALL DELETERIOUS MATERIAL AND REBAR MUST BE REMOVED. AC PLACEMENT INFILL CAN ONLY BE PLACED UNDERNEATH PARKING AREAS AND CANNOT BE PLACED UNDERNEATH OR DOWNSTREAM OF INFILTRATION BASIN.

9. <u>PIPELINES</u>

ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

10. ADJUSTING MANHOLES, VALVE AND MONUMENT BOXES:

THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE, ALL EXISTING UTILITY STRUCTURES, INCLUDING MANHOLES AND VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.

11. SANITARY SEWER SYSTEM:

- I. SEWER PIPE SHALL BE PVC GRAVITY SEWER PIPE (VCP WITHIN PUBLIC RIGHT-OF-WAY), AND FITTINGS INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S RECOMMENDATIONS.
- J. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING CITY SEWER SYSTEM.
- K. TRENCH EXCAVATION, BEDDING AND BACKFILL SHALL COMPLY WITH CITY STANDARDS AND PROJECT GEOTECHNICAL REPORT.
- L. PIPES WITH LESS THAN MINIMUM 10' HORIZONTAL SEPARATION FROM WATER SHALL BE SDR-35 WITH GASKET JOINTS PER ASTM D3034.

TORM DRAIN SYSTEM:

- H. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.
- I. STORM DRAIN PIPE SHALL BE HDPE, UNLESS OTHERWISE SHOWN ON PLAN, AND FITTINGS INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S RECOMMENDATIONS.
- J. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG.

TRENCH EXCAVATION, BEDDING AND BACKFILL SHALL COMPLY WITH CITY STANDARDS AND PROJECT GEOTECHNICAL REPORT.

13. WATER SYSTEMS:

WATER LINE INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 3 FEET FROM FINISHED GRADE IN ALL AREAS.

SHOULD WATER LINE JOINT DEFLECTION EXCEED MANUFACTURER'S SPECIFICATIONS THE JOINT SHALL BE RESTRAINED WITH THRUST BLOCKS OR RESTRAINING JOINTS; METHOD SUBJECT TO CITY ENGINEER APPROVAL.

BACKFLOW PREVENTION DEVICES FOR EACH LANDSCAPE IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE LANDSCAPE IRRIGATION CONTRACTOR.

14. WATER PIPELINES AND FITTINGS SHALL BE EITHER PVC OR DIP:

A. 4 THROUGH 12 INCH PVC PIPE SHALL BE IN CONFORMANCE WITH PIPE MANUFACTURE'S RECOMMENDATIONS, AND SHALL CONFORM TO AWWA C900. PIPE OD SHALL BE CIP EQUIVALENT, 20 FOOT MINIMUM STANDARD PIPE LENGTHS.

PVC SHALL HAVE INTEGRAL WALL—THICKENED BELL ENDS DESIGNED FOR JOINT ASSEMBLY USING ELASTOMETRIC—GASKET SEALS. THE MINIMUM WALL THICKNESS OF THE INTEGRAL WALL—THICKENED BELL, AT ANY POINT BETWEEN THE RING GROOVE AND THE PIPE BARREL, SHALL CONFORM WITH DR REQUIREMENTS FOR THE PIPE BARREL, THE MINIMUM WALL THICKNESS IN THE RING—GROOVE AND BELL—ENTRY SECTIONS SHALL EQUAL OR EXCEED THE MINIMUM WALL THICKNESS OF THE PIPE BARREL. THE ELASTOMETRIC—GASKET SEALS SHALL CONFORM TO ASTM F477. OR PIPE MANUFACTURES RECOMMENDATIONS.

THE PIPE SHALL HAVE A PIPE STOP INDICATED ON THE BARREL THAT WILL ACCURATELY POSITION THE PIPE END WITH THE JOINT. THE PIPE IN PLACE SHALL PERMIT THERMAL EXPANSION AND CONTRACTION OF THE PIPE ENDS.

FITTINGS FOR PVC SHALL BE THOSE SPECIFIED BY THE PIPE MANUFACTURER. ALL PRESSURE PIPE FITTINGS FOR 12 INCH DIAMETER AND SMALLER PVC SHALL BE DUCTILE IRON COMPACT FITTINGS CONFORMING TO AWWA C153 CLASS 350 AND AWWA C104.

B. 4 THROUGH 12 INCH DIP SHALL CONFORM TO AWWA C151; 200 PSI MINIMUM WORKING PRESSURE UNLESS NOTED OTHERWISE. MINIMUM THICKNESS CLASS: 4 INCH — CLASS 51; 6 THROUGH 12 INCH— CLASS 50.

DIP LAYING LENGTH SHALL BE THE MANUFACTURE'S STANDARD LENGTH, NORMALLY 18 FEET. SHORTER LENGTHS MAY BE USED WHEN REQUIRED FOR CLOSURES AND PROPER LOCATION OF SPECIAL SECTIONS.

THE INTERIOR SURFACE OF ALL DIP SHALL BE CEMENT—MORTAR LINED AND SEAL COATED IN CONFORMANCE WITH AWWA C104 AND THE

EXTERIOR SURFACE SHALL HAVE A BITUMINOUS COATING OF EITHER COAL TAR OF ASPHALT BASE, APPROXIMATELY 1 ML THICK.

DIP FITTINGS SHALL BE PUSH—ON, MECHANICAL, OR FLANGED—TYPE DUCTILE IRON AND SHALL CONFORM TO AWWA C110 OR AWWA C153.

COATING AND LINING REQUIREMENTS SHALL BE THE SAME AS SPECIFIED FOR DIP. JOINTS SHALL BE PUSH—ON OR MECHANICAL TYPE AND

COATING AND LINING REQUIREMENTS SHALL BE THE SAME AS SPECIFIED FOR DIP. JOINTS SHALL BE PUSH-ON OR MECHANICAL TYPE AND SHALL CONFORM TO AWWA C111 WITH RUBBER GASKETS UNLESS OTHERWISE SPECIFIED.

15. PRESERVATION OF PROPERTY:

TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE AND INSTALL SAFE—GUARDS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTORS OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.

16. DEMOLITION:

EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA ARE INTENDED TO BE SHOWN AND SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS.

THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES.

DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

DESIGN ENGINEER NOTES

- I. THE TERM 'DESIGN ENGINEER" USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED HIS/HER RESPECTIVE PLAN SHEETS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN ON THOSE SHEETS. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS.
- 2. THE DESIGN ENGINEER SHALL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, IMPLEMENT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR ALL REQUIRED SAFETY MEASURES, PROCEDURES AND PROGRAMS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 3. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY TO DIRECT OR STOP THE WORK OF ANY CONTRACTOR.
- 4. ANY CHANGES MADE BY THE CONTRACTOR TO THE CONTRACTUALLY AGREED UPON SCOPE, SCHEDULE AND/OR FEE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE OWNER, IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIRECTING, IMPLICITLY OR EXPLICITLY ANY SUCH CHANGES AND THE CONTRACTOR ASSUMES ALL RISK OF UNDERTAKING ANY SUCH CHANGES.
- 5. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR OFFICERS, AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
- 6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE DESIGN ENGINEER AND THE OWNER, AN INTERPRETATION BEFORE PERFORMING ANY RELATED OR IMPACTED WORK. ANY ELECTRONIC FILES ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE RECEIVING PARTY AND ARE INTENDED SOLELY FOR THE EXCLUSIVE USE BY THAT PARTY FOR THE PURPOSES EXPRESSLY AUTHORIZED. IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE, ONLY PRINTED COPIES OF DOCUMENTS MAY BE RELIED UPON.
- 7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING ITS BID, IN WHOLE AND IN PART, BASED UPON THE DESIGN SHOWN ON THESE PLANS. THE CONTRACTOR IS NOT AUTHORIZED TO USE ANY QUANTITIES SHOWN ON THESE PLANS WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. THE DESIGN ENGINEER MAKES NO WARRANTY OR REPRESENTATION AS TO THE SUITABILITY OF ANY INFORMATION SHOWN HEREON FOR DETERMINING A CONTRACTOR BID.
- 8. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.
 - UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER—EXCAVATION AND RE—COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLABS THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE PAVEMENTS, ETC. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD.
- 10. PROPOSED BUILDING PAD ELEVATIONS, IF SHOWN, ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL CONFIRM SLAB STRUCTURAL SECTION THICKNESSES AND PAD PREPARATION REQUIREMENTS PRIOR TO GRADING FINISHED PADS.
- 11. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. SHOULD DISCREPANCIES OR CONFLICTING INFORMATION BE FOUND ON ANY PLANS, OR IN ANY SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- 12. THE PROPOSED BUILDING FOOTPRINT(S) AND OTHER STRUCTURE FOOTPRINTS SHOWN IN THESE PLANS WERE PROVIDED TO THE DESIGN ENGINEER BY THE PROJECT ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THESE FOOTPRINTS AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING WITH THE RELEVANT DESIGN TEAM PROFESSIONALS, AND USING THE FINAL, CORRECT VERSION OF THE FOOTPRINTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE STRUCTURE'S FINAL POSITION ON THE SITE BASED UPON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL PLANS, SURVEY AND ANY OTHER RELEVANT DOCUMENTS. ANY DIFFERENCES FOUND SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER AND OWNER/PROJECT ARCHITECT.
- 13. ALL SHOP DRAWINGS, RFIS AND ANY OTHER DOCUMENTS THAT REQUIRE DESIGN ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, TO ALLOW ADEQUATE REVIEW, COORDINATION AND RESPONSE. SAID DOCUMENTS ARE NOT A DIRECTION FROM THE DESIGN ENGINEER TO MODIFY THE CONTRACTORS SCOPE, SCHEDULE OR PRICE, AND THE CONTRACTOR WARRANTS NOT TO USE THEM AS SUCH.
- 14. THE CONTRACTOR SHALL ENSURE APPROPRIATE LICENSED PROFESSIONALS HAVE BEEN RETAINED BY THE CONTRACTOR TO PROVIDE ANY/ALL REQUIRED PROJECT CERTIFICATIONS AS MAY BE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION. THE DESIGN ENGINEER WILL NOT PROVIDE ANY PROJECT CERTIFICATIONS UNLESS SPECIFICALLY RETAINED BY THE OWNER TO PROVIDE LIMITED SERVICES.
- 15. CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO DOCUMENT ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS DURING CONSTRUCTION. THE LICENSED SURVEYOR SHALL PREPARE A SIGNED AND SEALED "AS-BUILT" DRAWING UPON COMPLETION OF CONSTRUCTION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE PREPARATION IN WHOLE OR IN PART OF THE "AS-BUILT" DRAWINGS.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
- 17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AL ALL TIMES ONE OF COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS, ALONG WITH COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- 18. CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.

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REVISIONS

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WN OF LOOMIS GINEERING DEPARTMENT

DATE

DATE



Kimley Horn 3801 UNIVERSITY AVE, SUITE 300 RIVERSIDE, CA 92501 PHONE: (951) 543-9868 WWW.KIMLEY-HORN.COM

PREPARED UNDER THE DESIGNED BY: JY CHECKED BY: XO

R.C.E. NO.: 94675

ETICIA ALVAREZ, PE

DESIGNED BY: JY CHECKED BY: XO

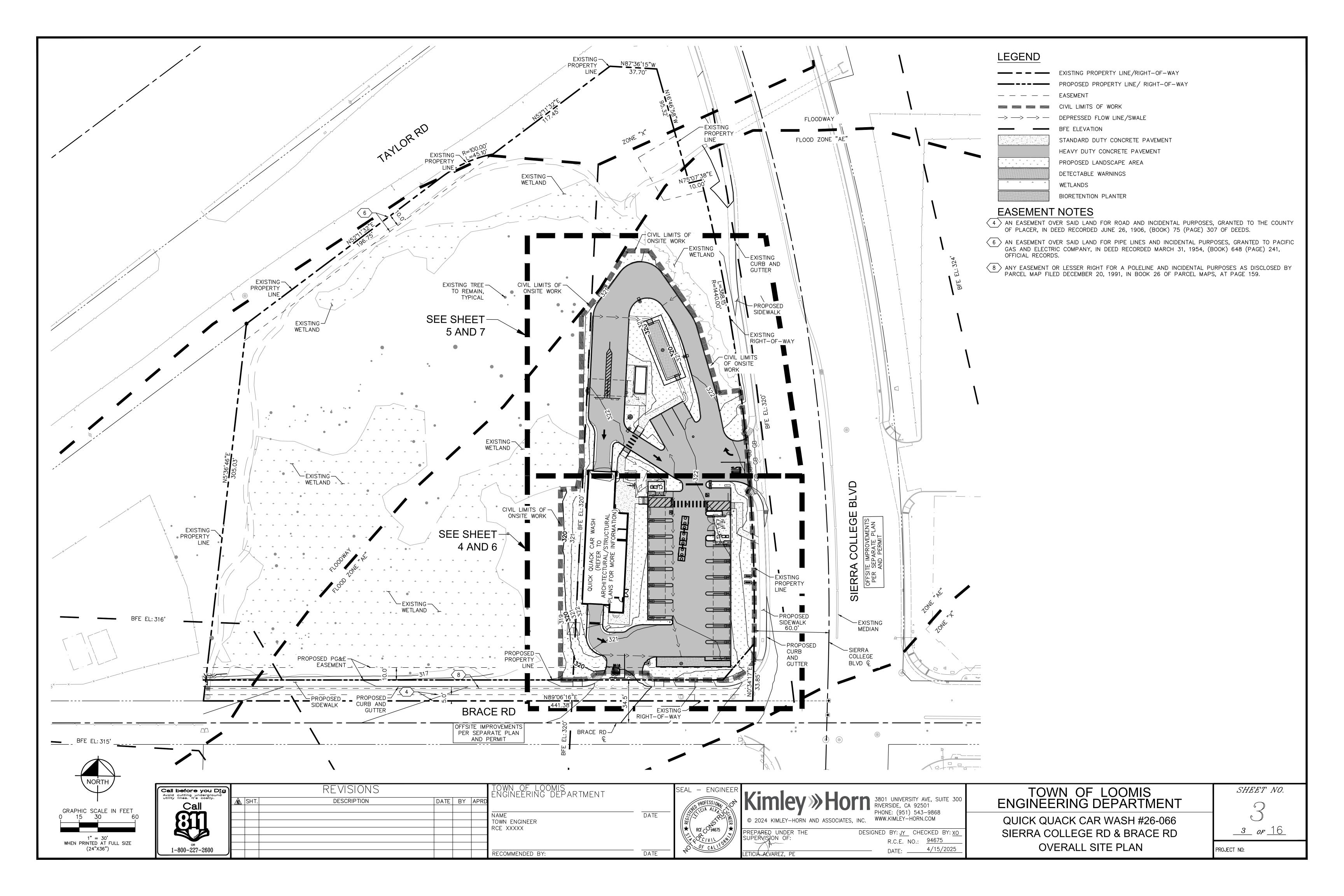
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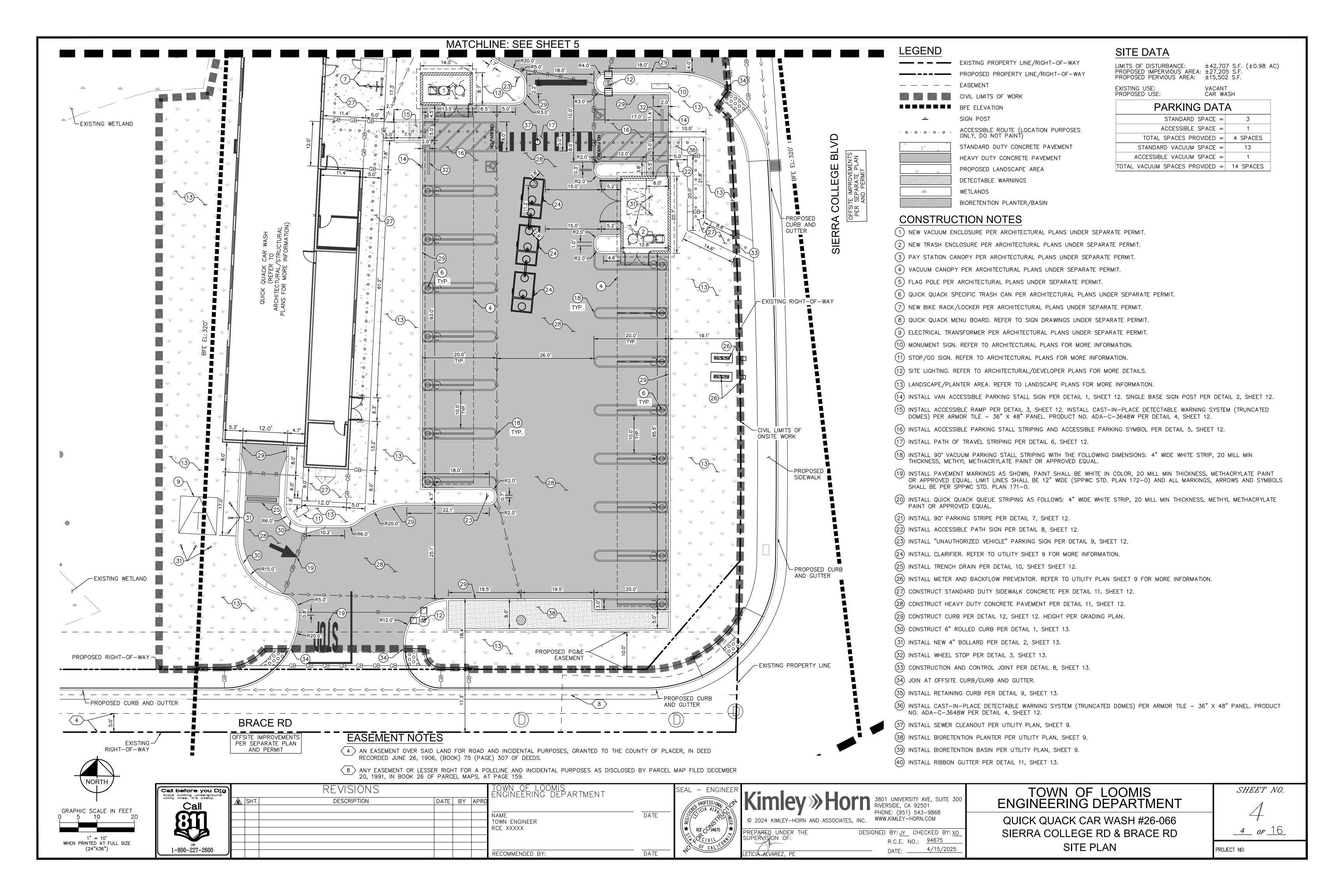
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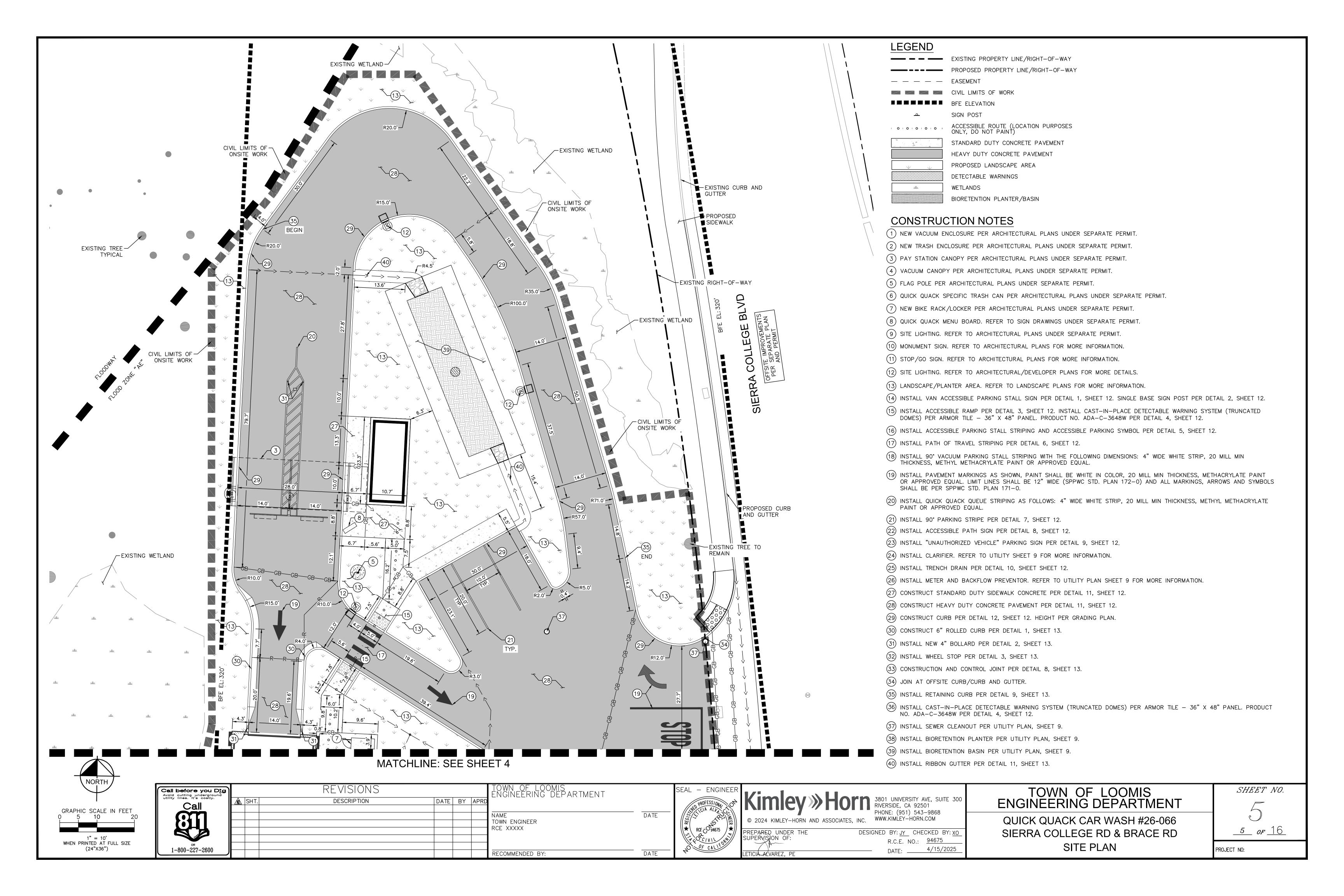
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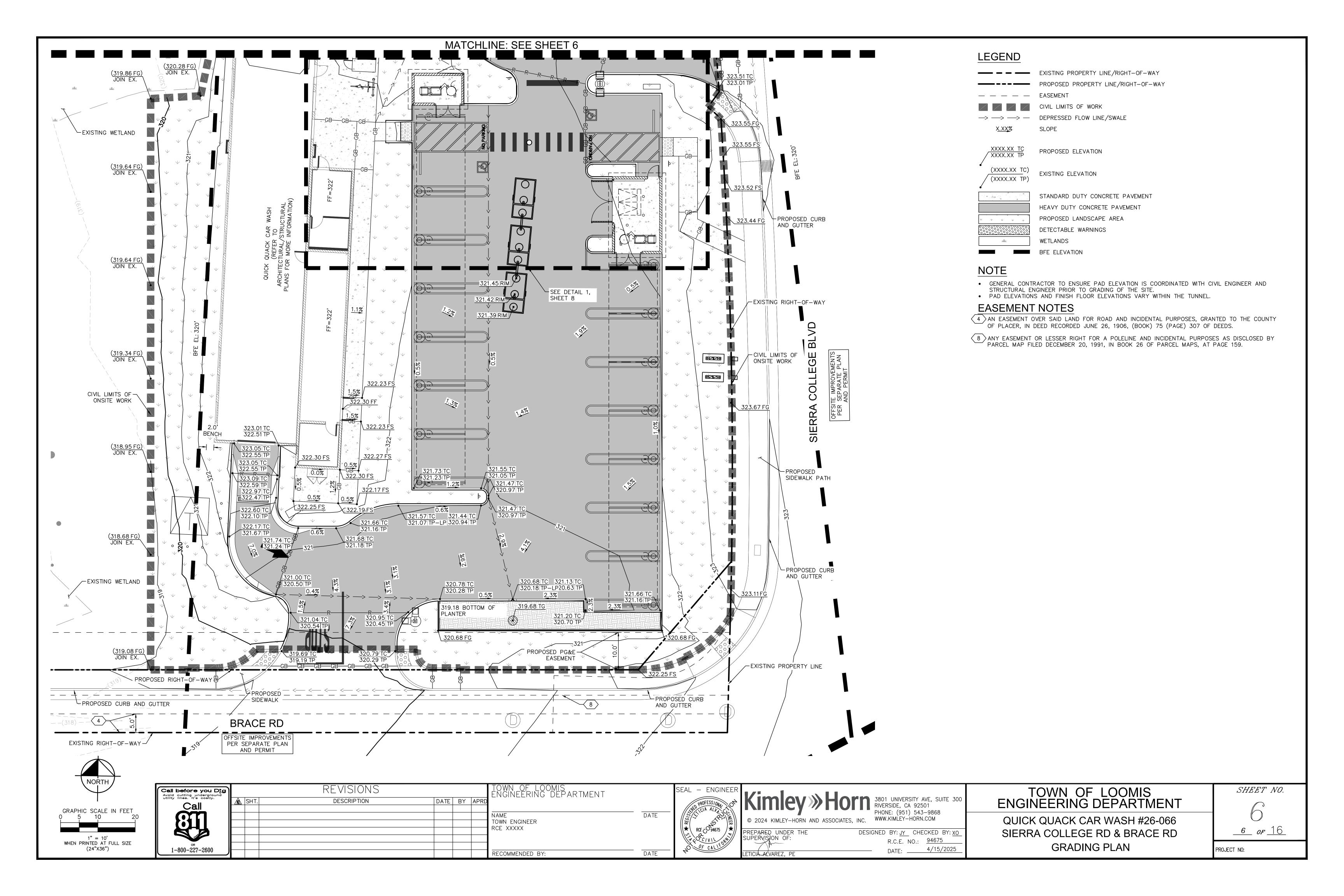
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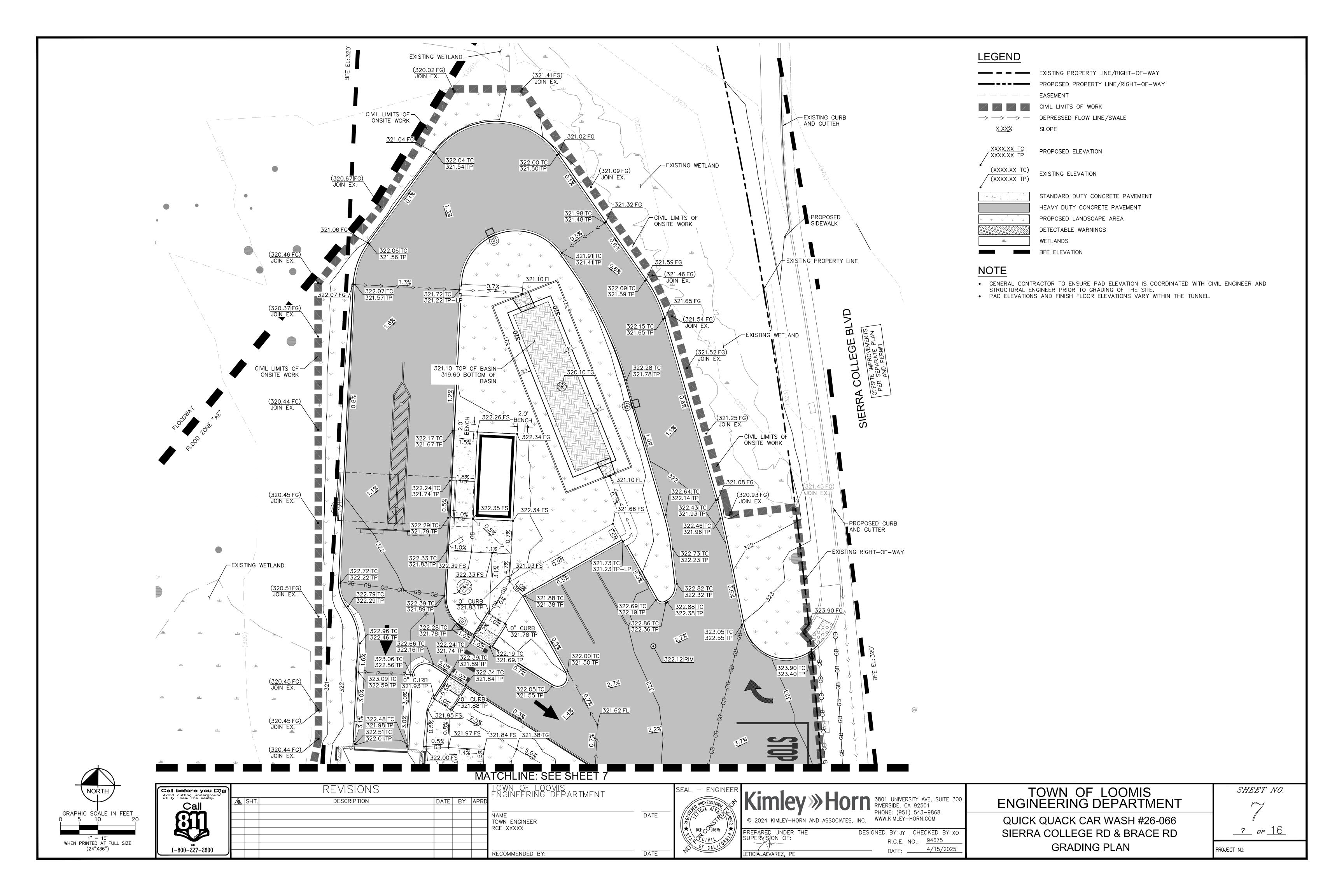
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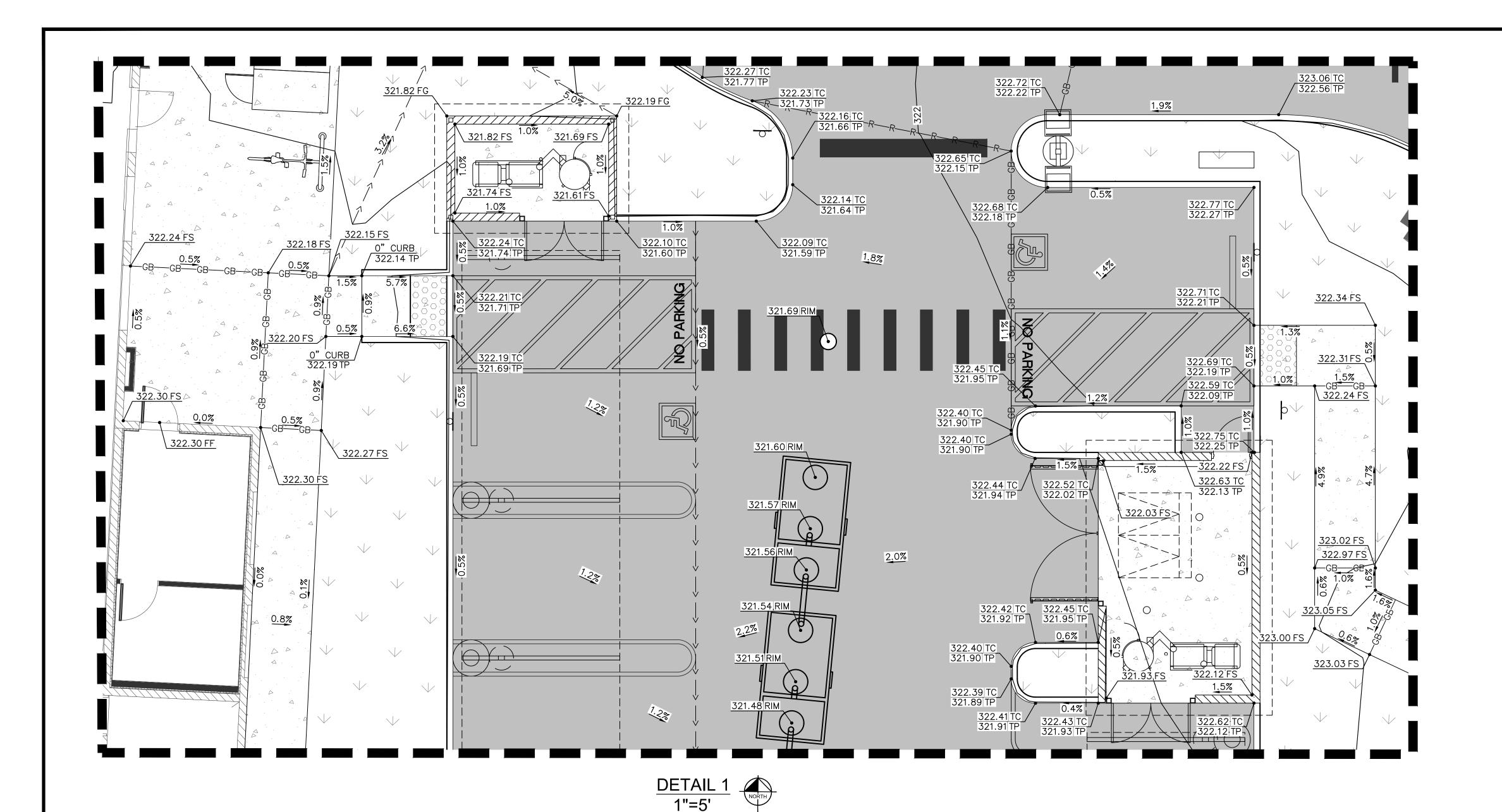


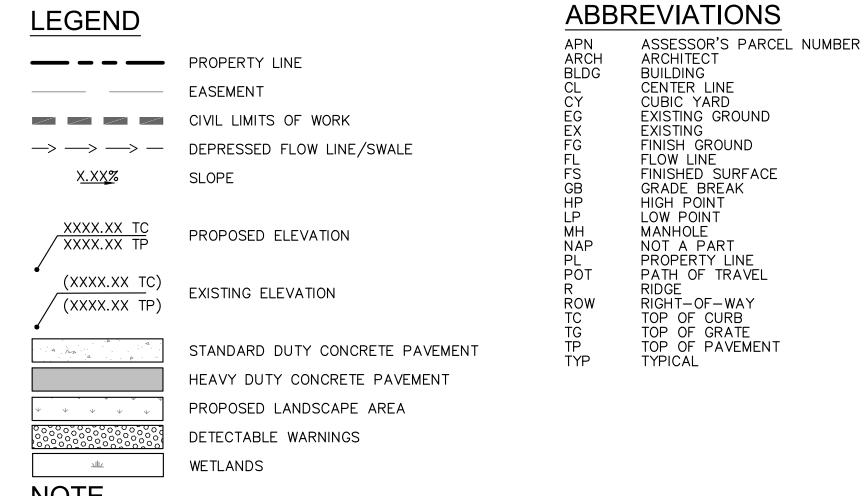












NOTE

- GENERAL CONTRACTOR TO ENSURE PAD ELEVATION IS COORDINATED WITH CIVIL ENGINEER AND STRUCTURAL ENGINEER PRIOR TO GRADING OF THE SITE.
- PAD ELEVATIONS AND FINISH FLOOR ELEVATIONS VARY WITHIN THE TUNNEL.



REVISIONS DESCRIPTION DATE BY APR

TOWN OF LOOMIS ENGINEERING DEPARTMENT

DATE NAME TOWN ENGINEER RCE XXXXX DATE RECOMMENDED BY:



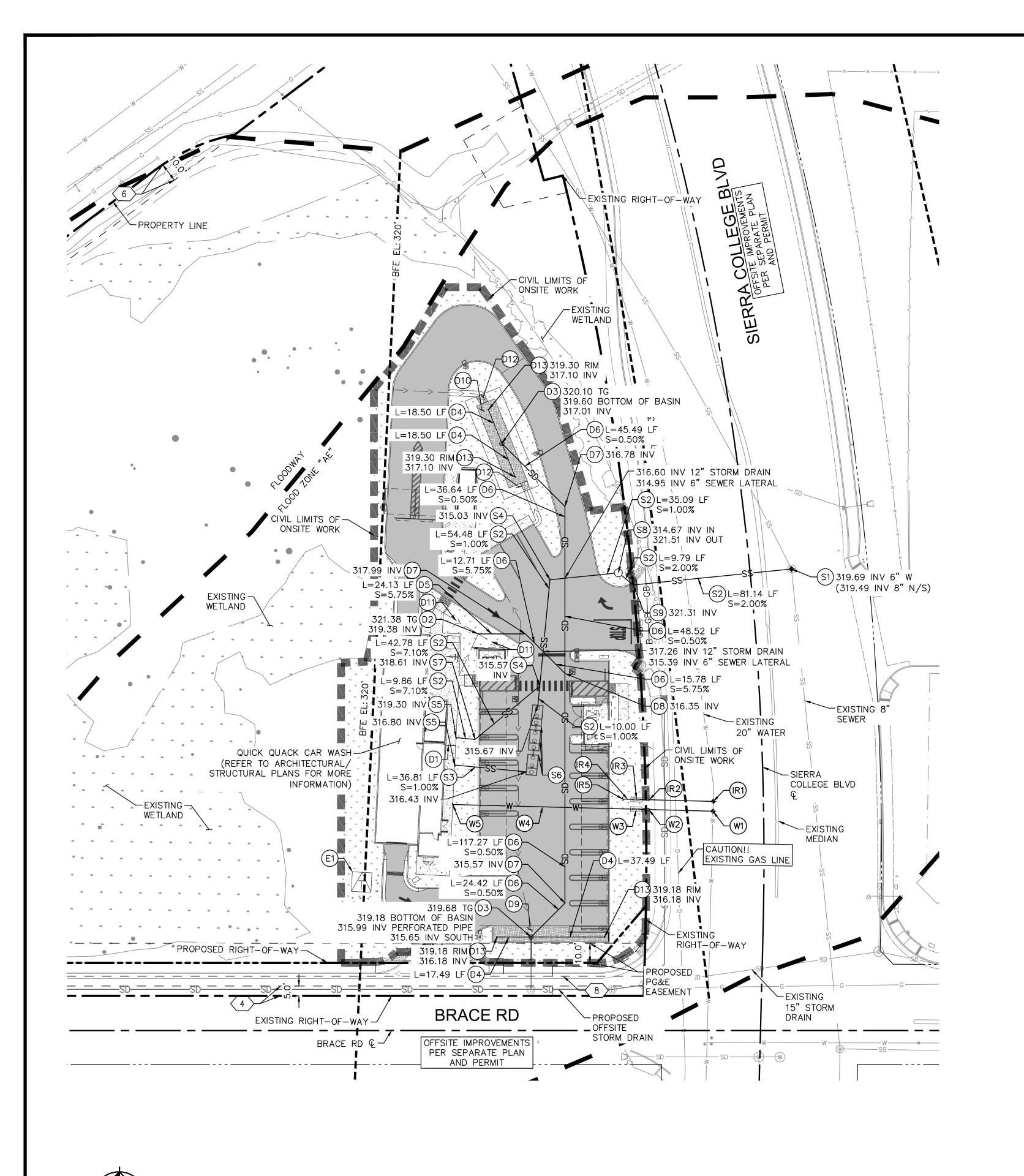
KIMIEY HOFT 3801 UNIVERSITY AVE, SUITE 300 RIVERSIDE, CA 92501 PHONE: (951) 543-9868 WWW.KIMLEY-HORN.COM

DESIGNED BY: JY CHECKED BY: XO R.C.E. NO.: <u>94675</u> DATE: 4/15/2025 ETICIÁ ALVAREZ, PE

TOWN OF LOOMIS ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD **GRADING PLAN**

SHEET NO. _8_ of 16 PROJECT NO:



LEGEND

EXISTING PROPERTY LINE/RIGHT-OF-WAY

PROPOSED PROPERTY LINE/RIGHT-OF-WAY

— — — — EASEMENT

CIVIL LIMITS OF WORK

BFE ELEVATION

PROPOSED DOMESTIC WATER PIPE

-SD----- PROPOSED STORM DRAIN PIPE

POINT OF CONNECTION (@ BLDG)

POINT OF CONNECTION (TO EXISTING)

EXISTING DOMESTIC WATER PIPE

EXISTING SANITARY SEWER PIPE

DOMESTIC WATER

- WI) CONNECT INTO EXISTING 20" WATER MAIN. CONTRACTOR TO POTHOLE AND VERIEY LOCATION OF EXISTING MAIN PRIOR TO TRENCHING AND AND VERIFY LOCATION OF EXISTING MAIN PRIOR TO TRENCHING AND WATER INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION. CONTRACTOR TO COORDINATE WITH WATER PURVEYOR.
- W2 INSTALL 2" WATER METER PER PLACER COUNTY WATER AGENCY STD
- W3 INSTALL 2" BACKFLOW PREVENTION DEVICE PER PLACER COUNTY WATER AGENCY STD S206.
- (W4) INSTALL 2" PVC SCH. 80 DOMESTIC WATER PIPE.
- BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

IRRIGATION

- (IR1) CONNECT INTO EXISTING 20" WATER MAIN. CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF EXISTING MAIN PRIOR TO TRENCHING AND WATER INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION. CONTRACTOR TO COORDINATE WITH WATER
- (R2) INSTALL 1" WATER METER PER PLACER COUNTY WATER AGENCY STD
- (R3) INSTALL 1" BACKFLOW PREVENTION DEVICE PER PLACER COUNTY WATER AGENCY STD S206.
- INSTALL 1" PVC SCH. 80 IRRIGATION WATER PIPE.
- POINT OF CONNECTION. REFER TO LANDSCAPE/IRRIGATION PLANS FOR CONTINUATION.

SANITARY SEWER

- (S1) CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF EXISTING LATERAL PRIOR TO TRENCHING AND SEWER INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER INFORMATION.
- (S2) INSTALL 6" SDR-35 PVC SEWER AT MINIMUM 0.5% SLOPE. TRENCHING AND BACKFILL PER DETAIL 7, SHEET 13.
- (S3) INSTALL 8" SDR-35 PVC SEWER AT MINIMUM 1.0% SLOPE. TRENCHING AND BACKFILL PER DETAIL 7, SHEET 13.
- (S4) INSTALL SEWER CLEANOUT PER DETAIL 5, SHEET 13.
- (S5) BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- (S6) INSTALL CLARIFIER. GENERAL CONTRACTOR TO REQUEST CUT SHEETS FOR CLARIFIERS FOR INSTALLATION. GENERAL CONTRACTOR TO COORDINATE WITH MANUFACTURER PRIOR TO CLARIFIER INSTALLATION/GRADING. REFER TO MEP PLANS FOR MORE INFORMATION.
- (S7) INSTALL 6" SDR-35 PVC 45° BEND.
- (S8) INSTALL SEWER PUMP.
- (S9) INSTALL SEWER CLEANOUT PER SOUTH PLACER MUNICIPAL DISTRICT

DRAINAGE

- (D1) INSTALL ROOF DRAIN DOWN SPOUT TO PIPE PER DETAIL 8, SHEET 13.
- INSTALL 6" NYLOPLAST DOME GRATE INLET WITH FLEXSTORM INSERTS AND NO DUMPING STENCIL PER DETAILS ON SHEET 14.
- D3) INSTALL 30" DRAIN BASIN WITH GRATED DOME, SUMP INSERT, AND FLEXSTORM INSERT PER DETAILS ON SHEET 14.
- (D4) INSTALL 4" HDPE PERFORATED PIPE. SLOPE=0.50% MIN.
- (D5) INSTALL 6" HDPE STORM DRAIN PIPE.
- (D6) INSTALL 12" HDPE STORM DRAIN PIPE.
- INSTALL HDPE 45° BEND.
- (D8) INSTALL HDPE WYE.
- (D9) INSTALL BIORETENTION PLANTER PER DETAIL 1, SHEET 14.
- (010) INSTALL BIORETENTION BASIN WITH 6" EFFECTIVE DEPTH PER DETAIL 12, SHEET 13.
- INSTALL EARTHEN SWALE PER DETAIL 10, SHEET 13.
- (12) INSTALL GRAVEL PAD AS SHOWN. RIP RAP PER CALTRANS STANDARDS AND SPECIFICATIONS.

REPARED UNDER THE

UPERVISION OF:

TICIÁ-AĽVAREZ, PE

(013) INSTALL CLEANOUT PER DETAIL 5, SHEET 13.

DETECTABLE WARNINGS * * *

STANDARD DUTY CONCRETE PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

PROPOSED LANDSCAPE AREA

WETLANDS

BIORETENTION PLANTER

NOTES

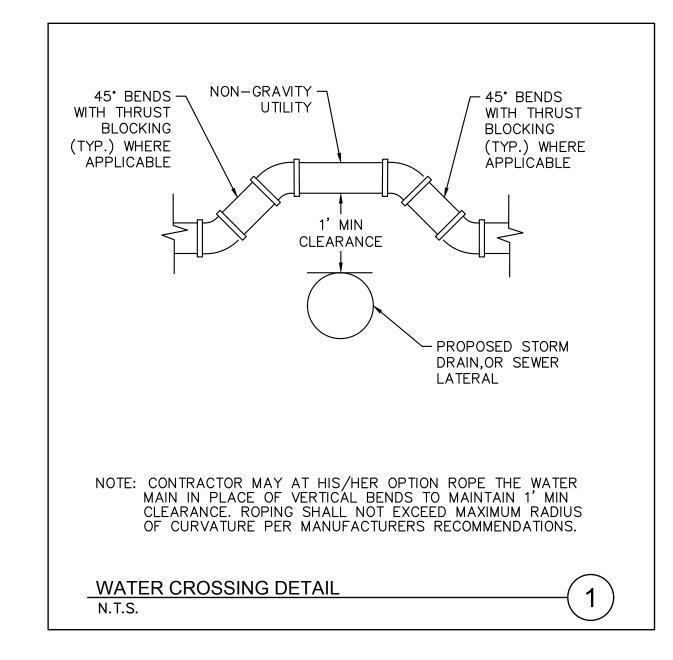
- 1. STUB POINT OF CONNECTION 5' FROM BUILDING. REFER TO MEP PLANS FOR CONTINUATION
- 2. DOMESTIC WATER TO HAVE A MINIMUM 3' COVER.
- 3. ALL UTILITY CROSSINGS SHOULD HAVE A MINIMUM OF 1' SEPARATION.
- 4. PRIOR TO ANY WORK PERFORMED IN THE RIGHT-OF-WAY, A PERMIT FROM THE CITY OF LOOMIS ENGINEERING DEPARTMENT IS REQUIRED.
- 5. ALL TRENCH AND BACKFILL PER DETAIL 6, SHEET 13.
- 6. ALL WATER CROSSINGS PER DETAIL 1 SHOWN HEREON.

EXISTING UTILITY NOTE

- THE UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
- 2. ALL SHUT DOWN OF EXISTING WATER MAIN TO BE DONE BY AND COORDINATED WITH THE CITY UTILITY DIVISION. CONTRACTOR SHALL NOTIFY ALL AFFECTED WATER USERS 72 HOURS IN ADVANCE OF SHUT DOWN.

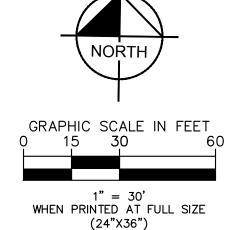
EASEMENT NOTES

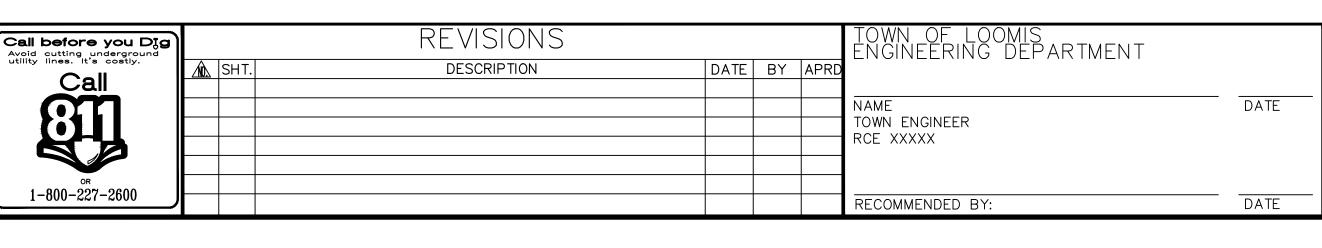
- (4) AN EASEMENT OVER SAID LAND FOR ROAD AND INCIDENTAL PURPOSES, GRANTED TO THE COUNTY OF PLACER, IN DEED RECORDED JUNE 26, 1906, (BOOK) 75 (PAGE) 307 OF DEEDS.
- 6 AN EASEMENT OVER SAID LAND FOR PIPE LINES AND INCIDENTAL PURPOSES, GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED MARCH 31, 1954, (BOOK) 648 (PAGE) 241, OFFICIAL RECORDS.
- 8 ANY EASEMENT OR LESSER RIGHT FOR A POLELINE AND INCIDENTAL PURPOSES AS DISCLOSED BY PARCEL MAP FILED DECEMBER 20, 1991, IN BOOK 26 OF PARCEL MAPS, AT PAGE 159.

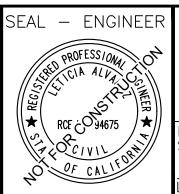


ELECTRICAL

(E1) PROPOSED ELECTRICAL TRANSFORMER. SEE MEP PLANS FOR DETAILS.









3801 UNIVERSITY AVE, SUITE 300 RIVERSIDE, CA 92501 PHONE: (951) 543-9868 WWW.KIMLEY-HORN.COM

DESIGNED BY: JY CHECKED BY: XO

R.C.E. NO.: <u>94675</u>

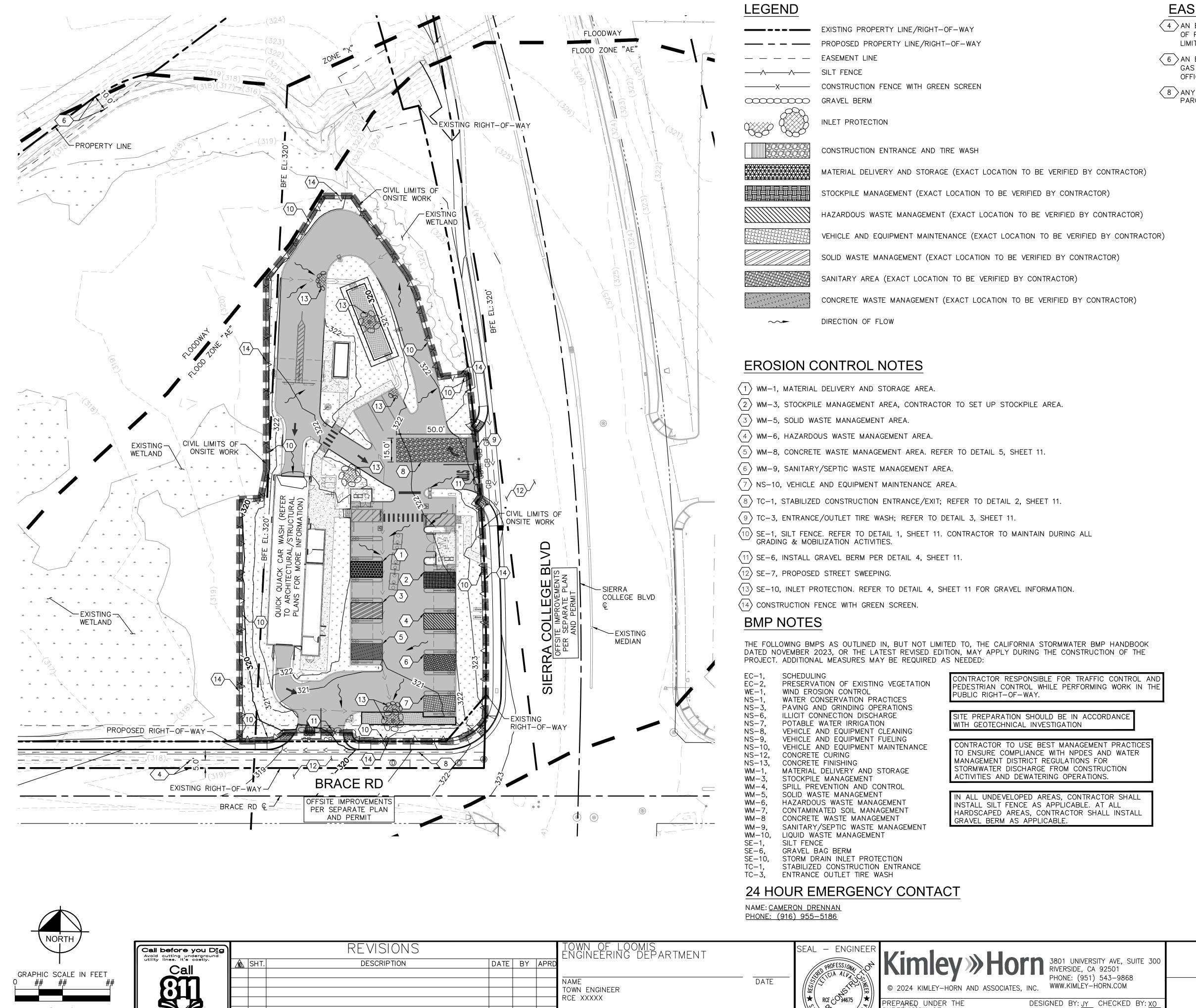
4/15/2025

QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD UTILITY PLAN

TOWN OF LOOMIS

ENGINEERING DEPARTMENT

SHEET NO. _ *of* <u>16</u>



RECOMMENDED BY:

1" = 30' WHEN PRINTED AT FULL SIZE

(24"X36")

1-800-227-2600

EASEMENT NOTES

- 4 AN EASEMENT OVER SAID LAND FOR ROAD AND INCIDENTAL PURPOSES, GRANTED TO THE COUNTY OF PLACER, IN DEED RECORDED JUNE 26, 1906, (BOOK) 75 (PAGE) 307 OF DEEDS. [NOT WITHIN LIMITS OF ONSITE WORK]
- 6 AN EASEMENT OVER SAID LAND FOR PIPE LINES AND INCIDENTAL PURPOSES, GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED MARCH 31, 1954, (BOOK) 648 (PAGE) 241, OFFICIAL RECORDS. [NOT WITHIN LIMITS OF ONSITE WORK]
- 8 ANY EASEMENT OR LESSER RIGHT FOR A POLELINE AND INCIDENTAL PURPOSES AS DISCLOSED BY PARCEL MAP FILED DECEMBER 20, 1991, IN BOOK 26 OF PARCEL MAPS, AT PAGE 159.

TOWN OF LOOMIS ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD EROSION CONTROL PLAN

R.C.E. NO.: 94675

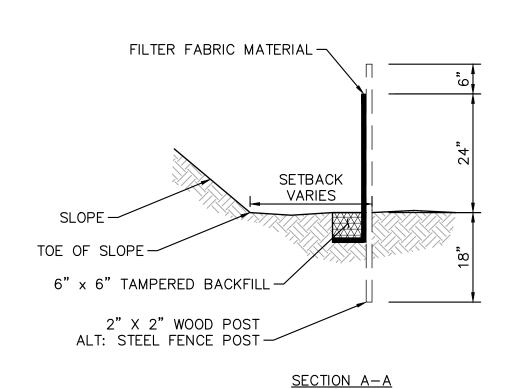
TICIA ALVAREZ, PE

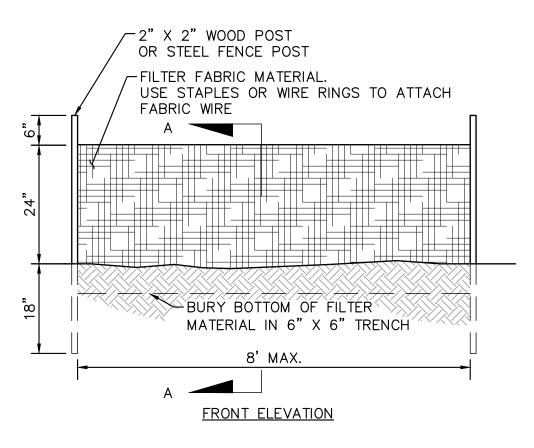
DATE

DATE: 4/15/2025

SHEET NO.

10 of 16





<u>NOTES:</u>

- 1. HEAVY DUTY SILT FENCE IS GENERALLY LIMITED TO AREAS AFFECTED BY HIGH WINDS OR WHEN AREA DRAINING TO FENCE PRODUCES
- MODERATE SEDIMENT LOADS. 2. STANDARD SILT FENCE MATERIAL SHOULD BE WOVEN GEOTEXTILE WITH A MINIMUM WIDTH OF 36 INCHES. THE FABRIC SHOULD CONFORM TO THE REQUIREMENTS IN ASTM DESIGNATION D6461.
- 3. THE TRENCH SHALL BE BACKFILLED WITH NATIVE MATERIAL AND COMPACTED
- 4. TOE OF SLOPE SETBACK TO WOOD POST MAY VARY TO FIT FIELD CONDITION
- 5. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED. 6. SEE CASQA BMP HANDBOOK SE-1 FOR ADDITIONAL NOTES AND INSTALLATION GUIDES.

SILT FENCE (SE-1) N.T.S.





Concrete Waste Management

| x | x | x | x | x | x | x | x

AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT

WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO

REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN

AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING,

BY SITE

└─TIRE WASH RACK

-SEDIMENT TRAPPING DEVICE

PER DETAIL 3, HEREON

WM-8

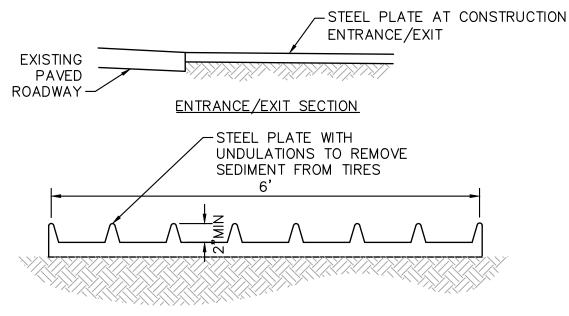
3"-6" DIAMETER

AGGREGATE BASE

TRAP SEDIMENT.

20' R TYP.

FILTER FABRIC-



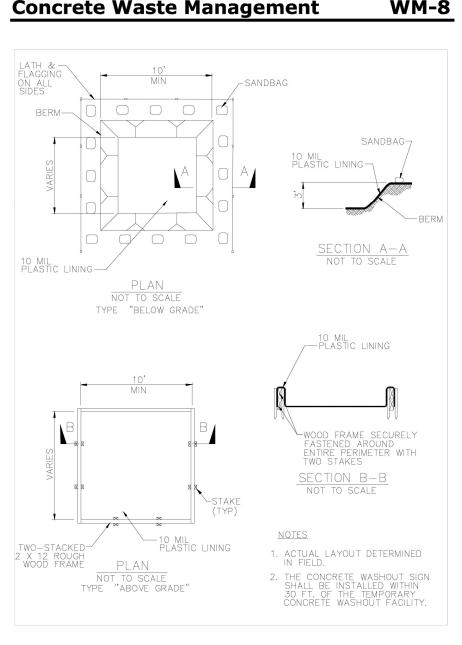
STEEL PLATE DETAIL

TIRE WASH RACK (TC-3) N.T.S. -GRAVEL BAG FILLED WITH COARSE GRAVEL 2 BAGS HEIGHT AND WIDTH MIN

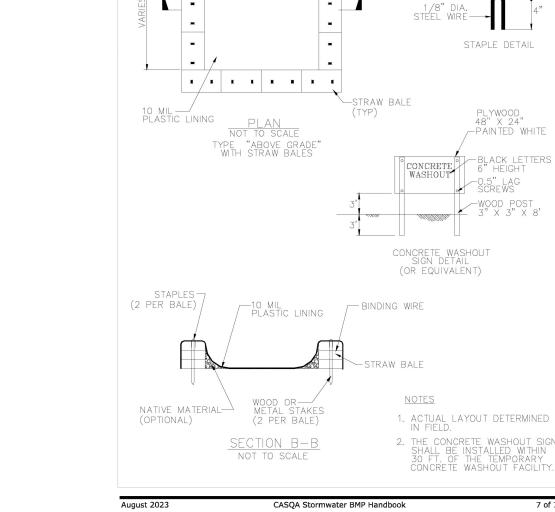
NOTES:

- 1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
- 2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
- 3. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
- 4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.

GRAVEL BERM (SE-6) N.T.S.



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CONCRETE WASTE MANAGEMENT

NPDES NOTES:

- 1. CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs) FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP AND/OR THE EROSION/SEDIMENT CONTROL PLAN ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF SITE BMPs IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION.
- 2. EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- 3. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- 4. GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREAS EXPOSED TO THE EXTENT FEASIBLE
- 5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
- 6. ONCE DISTURBED, SLOPES (TEMPORARY AND PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 14 DAYS. ALL SLOPES SHALL BE STABILIZED PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL
- 7. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGED) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT. THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 9. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT THE CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
- 10. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.

GENERAL EROSION CONTROL NOTES:

- 1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- 2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND MUST NOT CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP
- IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. 4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
- 7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 8. STORM WATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED ONTO THE EROSION CONTROL PLANS FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. THE FOLLOWING NOTES AND BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE. SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION MAY APPLY DURING THE CONSTRUCTION OF PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTIONS).
- 9. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE CONTRACTOR AND/OR THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
- 10. ALL STANDARDS REFERENCED FROM 2023 CASQA CONSTRUCTION BMP BOOK

MAINTENANCE NOTES:

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE THAT MEETS OR EXCEEDS THE GOVERNING REQUIREMENTS, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- 2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- 5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER.

SEQUENCE OF CONSTRUCTION:

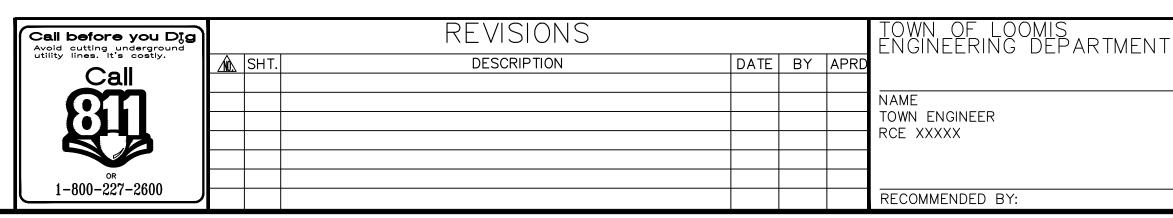
UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

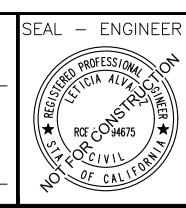
PHASE 1:

- 1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND CHAIN LINK FENCE WITH GREEN SCREEN AND THEN SILT FENCE (OR GRAVEL BAGS) WHERE SHOWN ON PLAN.
- 2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
- 3. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE

PHASE 2:

- 4. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- 5. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
- 6. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.





REPARED UNDER THE

UPERVISION OF:

TICIÁ-ALVAREZ, PE

DATE

DATE

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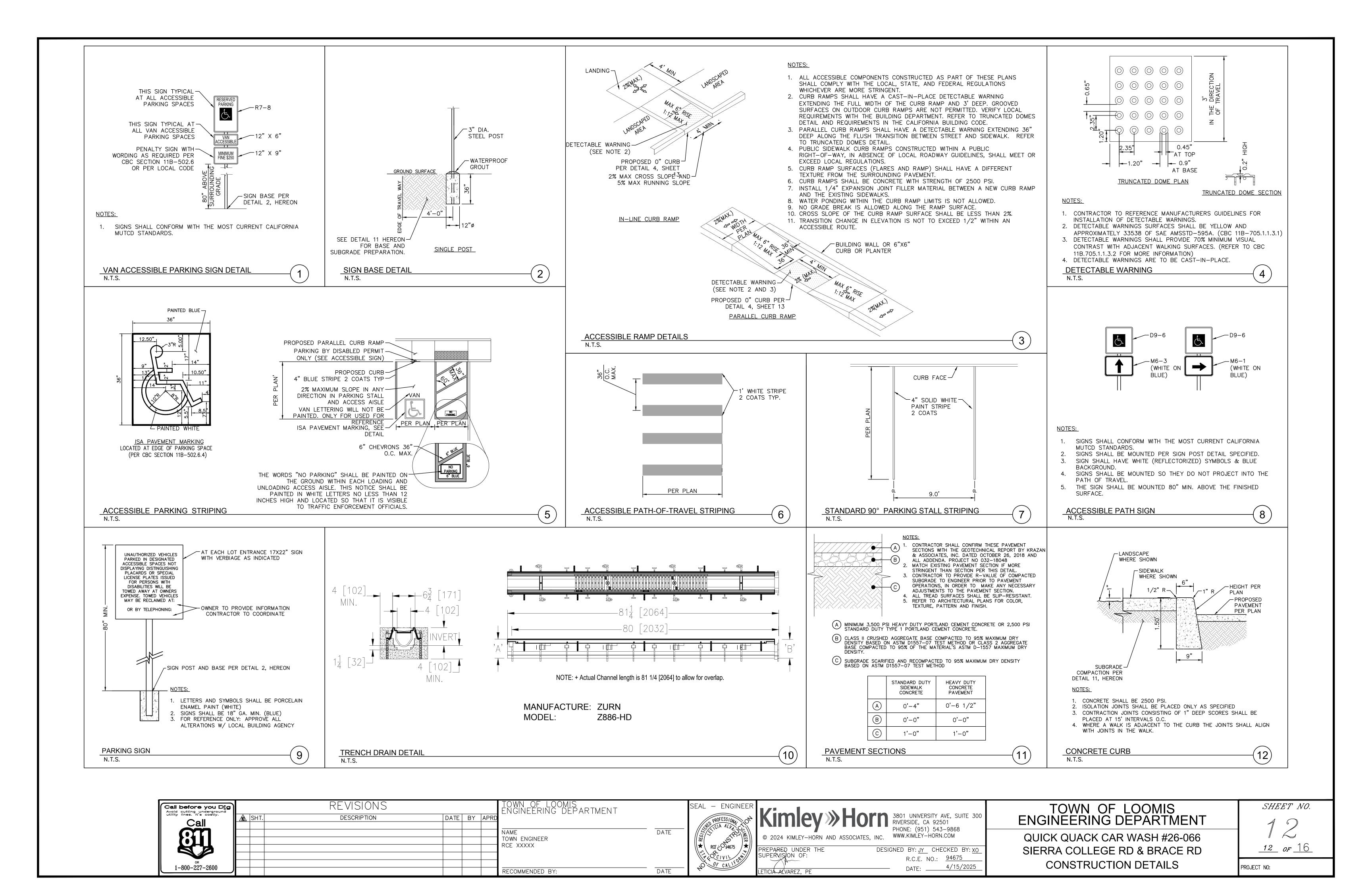


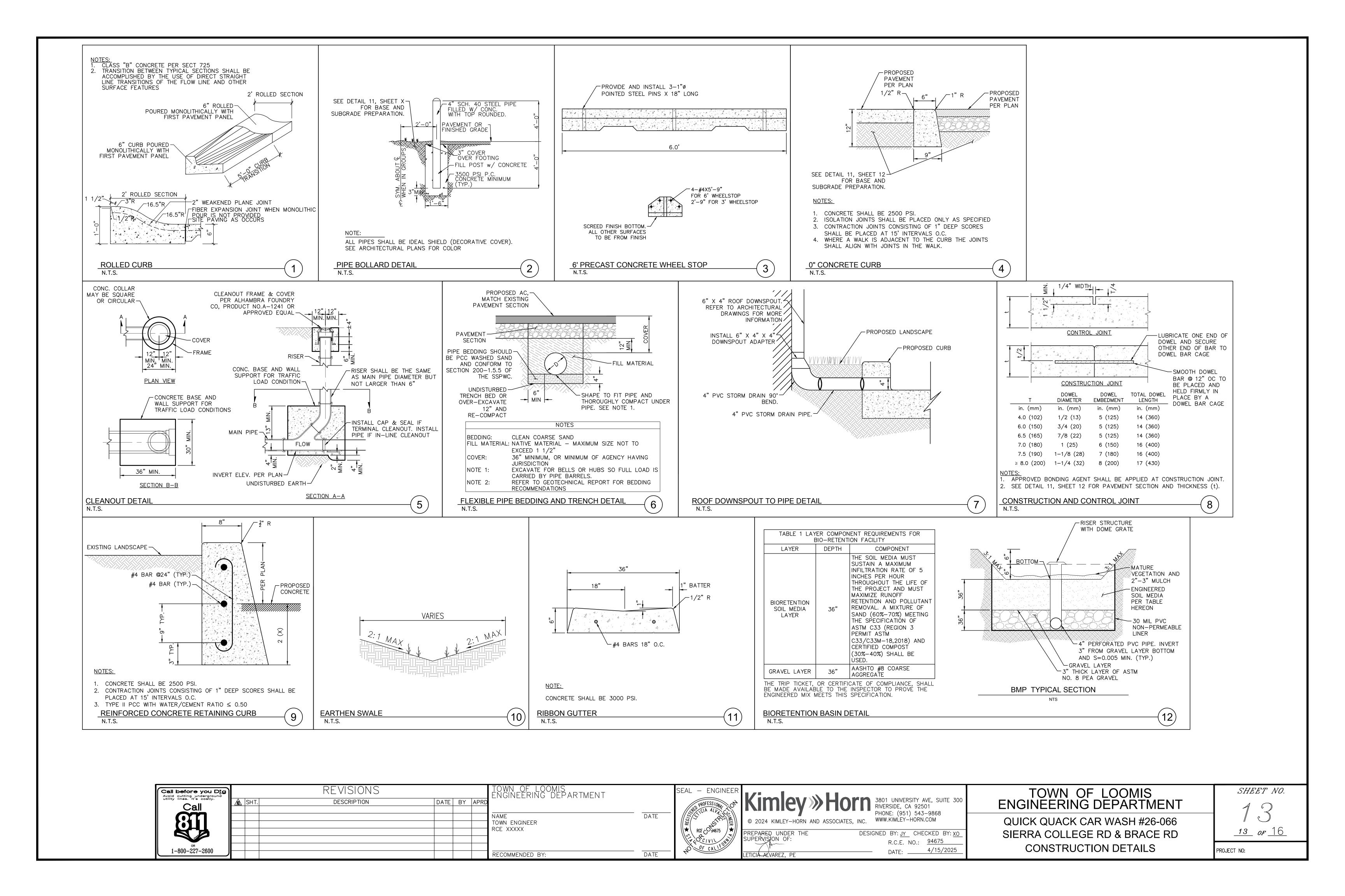
DESIGNED BY: JY CHECKED BY: XO R.C.E. NO.: 94675 4/15/2025 DATE: ____

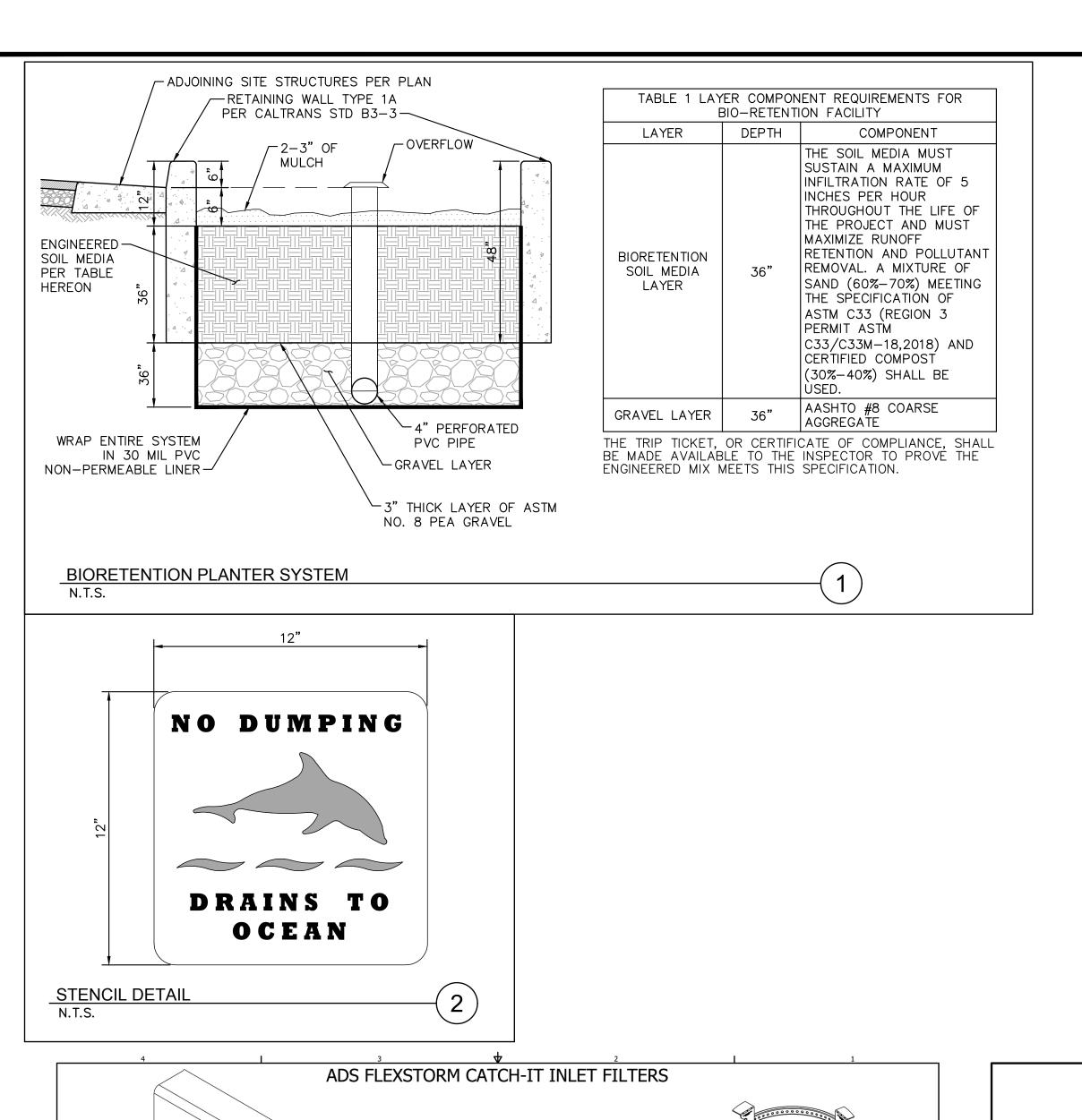
TOWN OF LOOMIS **ENGINEERING DEPARTMENT** QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD

EROSION CONTROL DETAILS

SHEET NO. <u> 11</u> of <u>16</u>







Style P/N Minimum Bypass Flow Rate (CFS)

INSTALLATION INSTRUCTIONS:

3. SET INLET FILTER ON LOAD

BEARING LEDGE OF STRUCTURE

1. REMOVE GRATE

4. REPLACE GRATE

2. CLEAN GRATE LEDGE

62SSQFX 62MSQFX 62LSQFX

Clear Opening Size

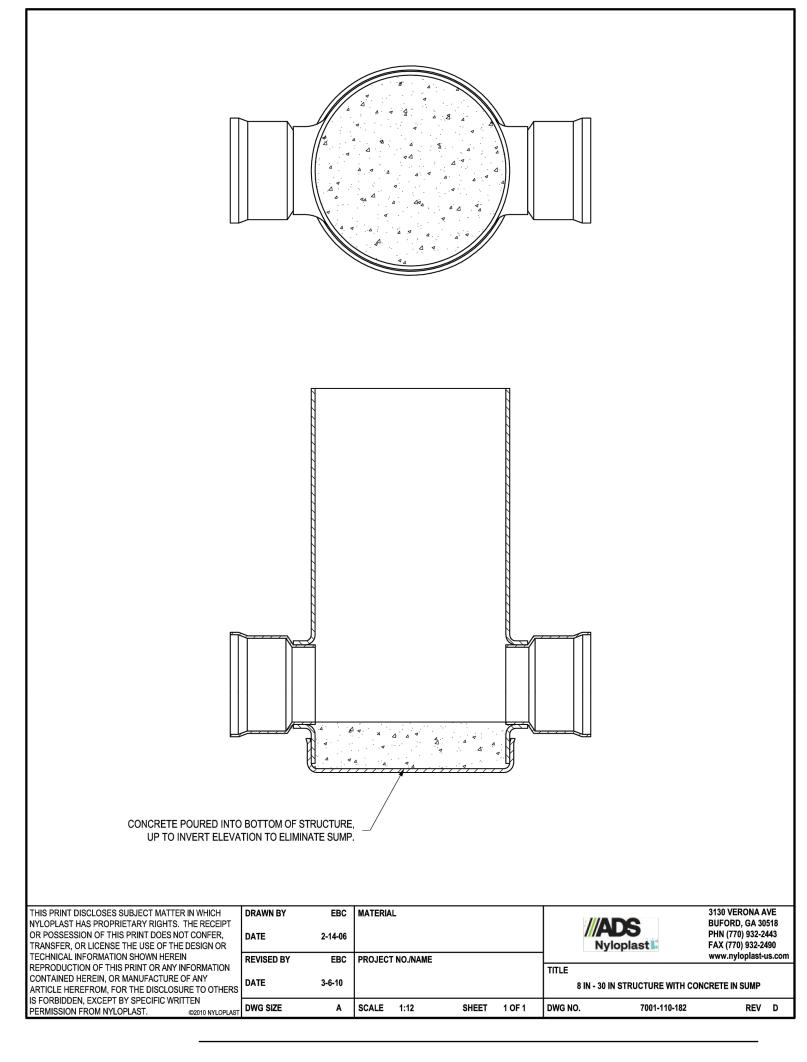
Small: Up to 64" Perimeter Medium: 65" - 96" Perimeter

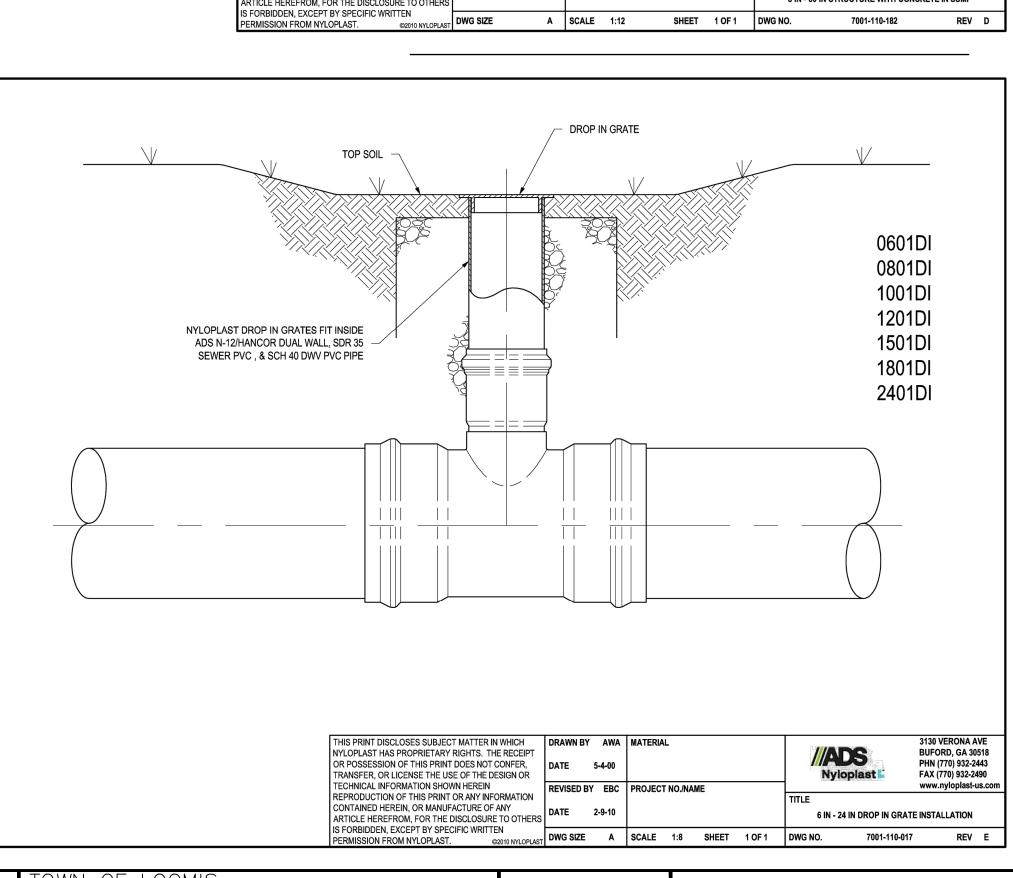
Large: 97" - 120" Perimeter

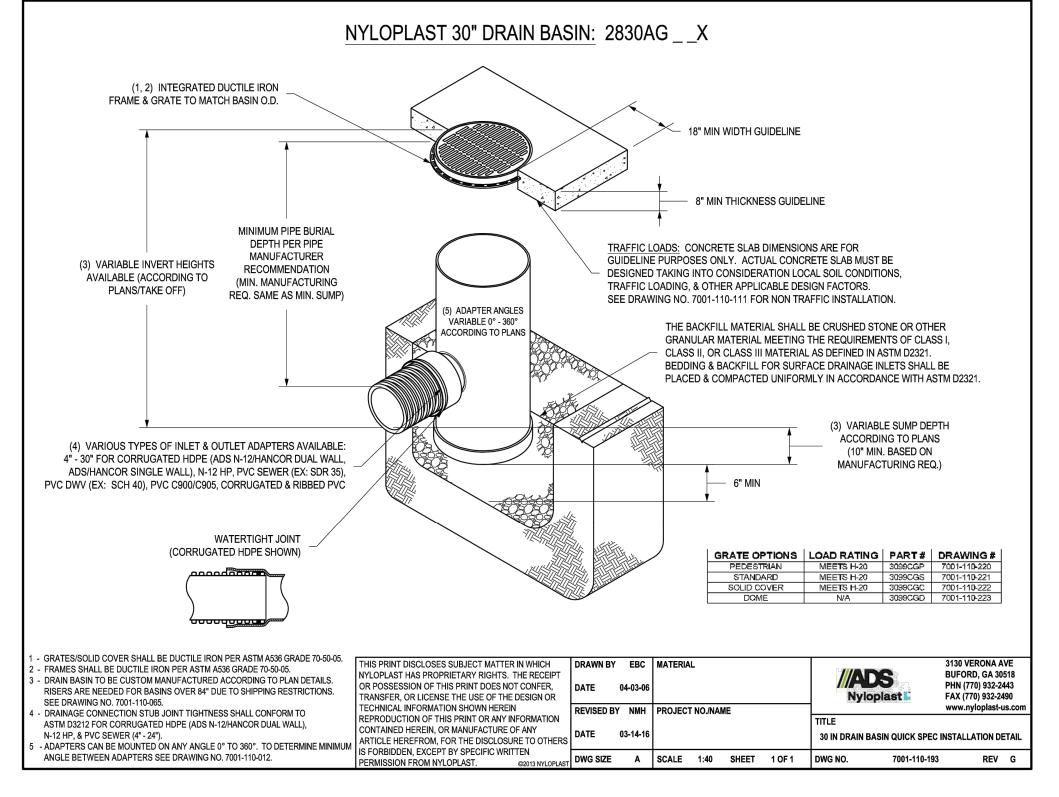
82%; Large scale 3rd party

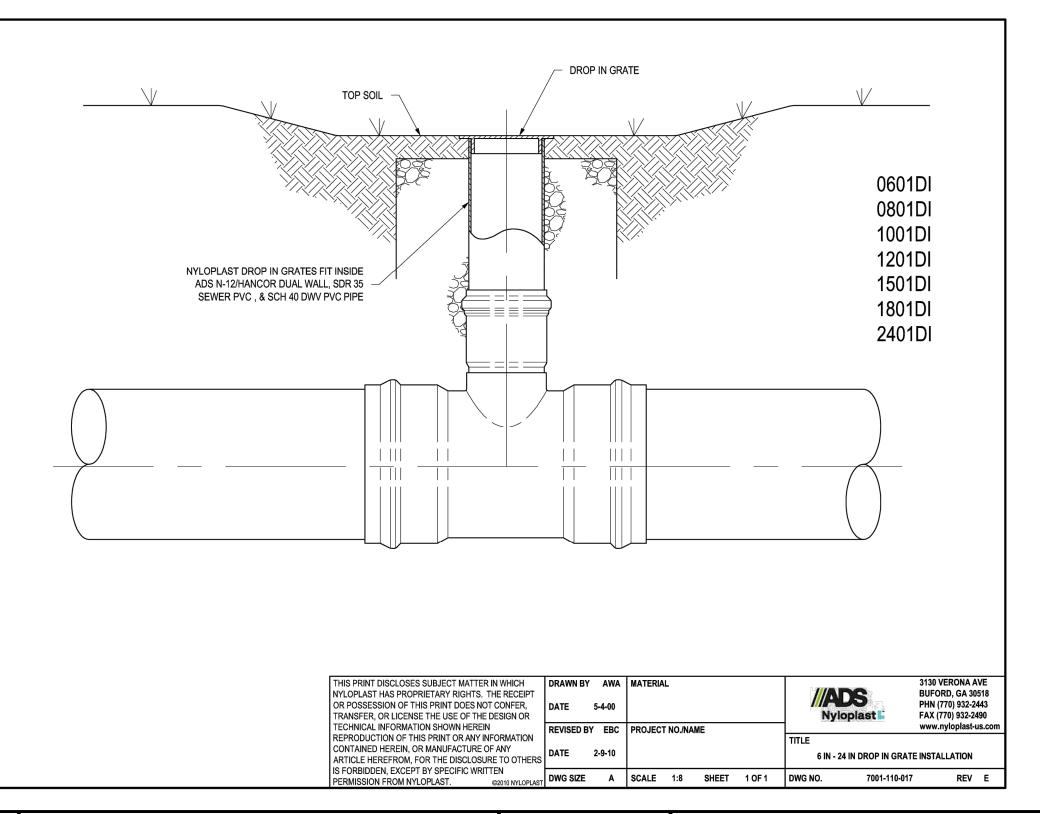
using 7% concentration

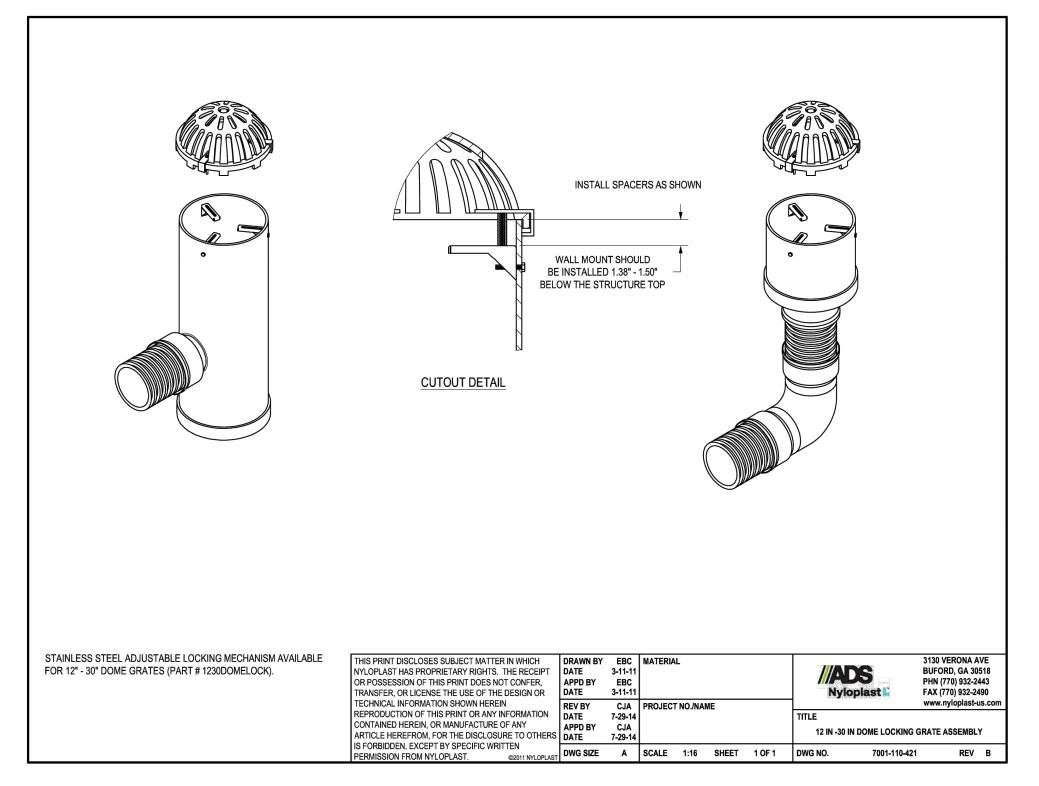
testing per ASTM D 7351













Style P/N Minimum Bypass Flow Rate (CFS)

SPECIFICATIONS BY NOMINAL SIZE RANGE (MIN. VALUES) Nominal Bag Size | Solids Storage (CuFt) | Flow Rate (CFS)* | TSS Removal Rate

*Filter bag at 50% max solids storage capacity

MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.

4.2 3.6 USDA Sandy Loam

2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. ADS DESIGNS FRAMING BYPASS TO

3. UPON ORDERING, CONFIRMATION OF THE INLET SPECIFICATION, PRECAST/FOUNDRY CASTING MAKE AND MODEL,

OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE AN INLET FILTER.

5. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

62SCBFX

62MCBFX

62LCBFX

Extra Large

4. ALL FILTERS MEET ASTM D8057 SPECIFICATIONS.

1. ALL FRAMING IS CONSTRUCTED OF G90 GALVANIZED STEEL.

Clear Opening Size

Small: Up to 64" Perimeter Medium: 65" - 96" Perimeter

Large: 97" - 120" Perimeter

NOTES:

REVISIONS DESCRIPTION DATE BY AP RECOMMENDED BY:

Clear Opening Size

Style P/N Minimum Bypass Flow Rate (CFS)

62SRDFX 62MRDFX 62LRDFX

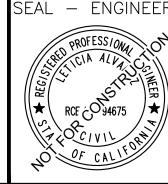
ALL PRODUCTS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS

C 02/06/2023 ADS FLEXSTORM CATCH-IT

WWW.ADSPIPE.COM

TOWN OF LOOMIS Engineering department

DATE TOWN ENGINEER RCE XXXXX



PHONE: (951) 543-9868 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. WWW.KIMLEY-HORN.COM

DESIGNED BY: JY CHECKED BY: XO R.C.E. NO.: 94675 DATE: 4/15/2025 TICIÁ-AĽVAREZ, PE

TOWN OF LOOMIS ENGINEERING DEPARTMENT QUICK QUACK CAR WASH #26-066

SIERRA COLLEGE RD & BRACE RD

CONSTRUCTION DETAILS

SHEET NO. <u> 14</u> of <u>16</u>

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOOMIS,

That portion of the Southwest Section 9, Township 11 North, Range 7 East, M. D. B. & M., included within the land shown and designated as Parcel 1 of Parcel Map No. 80-42 filed for Record in the Office of the County Recorder of Placer County, California on December 20, 1991, in Book 26 of Parcel Maps, at Page 159, Placer County Records.

REFERENCES

1 PARCEL MAP NO. 90-42 PARCEL MAP NO 84-06 (21 PM 108) ② RECORD OF SURVEY (7 RS 87)

PARKING SUMMARY

DESCRIPTION	STALLS
STANDARD PARKING	0
COMPACT PARKING	0
ACCESSIBLE PARKING	0
TOTAL	0

TABLE A REQUIREMENTS NOTES

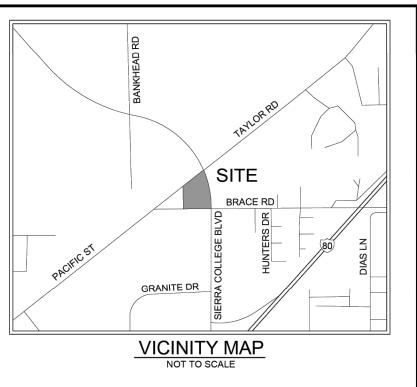
- NO address observed while conducting the fieldwork. (VACANT LOT)
- The subject parcel DOES lie within a Special Flood Harzard. Refer to Note # 08 for Flood zone
- 4 The Gross land area is 3.962 ± ACRES (172,592 ± Square Feet)
- 5 Vertical relief of the surveyed parcel shown hereon is based upon a ground survey. The contour interval shown hereon is 1 foot. Refer to Note # 7 for benchmark information and vertical datum.
- A zoning report WAS NOT provided to the surveyor. Information within the report is noted hereon. See Zoning Report Note on this sheet for details. (Refer to Note # 05)
- 8 Substantial features observed in the process of conducting the fieldwork are plotted hereon.
- 11(a) Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: ____ (a) plans and/or reports provided by client (with reference as to the sources of information) The Location of utilities existing on or serving the surveyed property are plotted hereon. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
- Names of adjoining owners according to current tax records are noted hereon.
- 14 The distance to the nearest intersecting street is shown hereon.
- There was NO evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) ARE shown hereon. (NONE LISTED WITHIN TITLE REPORT)
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished

EXCEPTION TABLE

- 1. Taxes, special and general, assessment districts and service areas for the fiscal year 2023-2024, a lien not yet due or payable. (NOT A SURVEY MATTER)
- 2. Taxes, special and general, assessment districts and service areas for the Fiscal Year 2022-2023:

\$ 8,499,99 1st Installment: \$ 8.499.99 2nd Installment: 044-122-005-000 Parcel Number: Code Area: Land Value: \$ 1,530,000.00 Imp. Value: \$ 1,530,000.00 Exemption Amount: \$ 0.00

- Note: First Installment is due November 1 and delinquent December 10. Second Installment is due February 1 and delinquent April 10.
- 3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5, (commencing with Section 75) of the Revenue and Taxation Code, of the State of California. (NOT A SURVEY MATTER)
- 4. An easement over said land for road and incidental purposes, granted to the County of Placer, in deed recorded June 26, 1906, (book) 75 (page) 307 of Deeds. Affects: The Southerly 5 feet. No representation is made as to the current ownership of said easement. (EASEMENT PLOTTED HEREON)
- 5. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property as contained in the deed to the State of California recorded June 26, 1906, (book) 75 (page) 307 of Deeds. (NOT PLOTTABLE)
- 6. An easement over said land for pipe lines and incidental purposes, granted to Pacific Gas and Electric Company, in deed recorded March 31, 1954, (book) 648 (page) 241, Official Affects: The Northwesterly portion. No representation is made as to the current ownership of said easement. (EASEMENT PLOTTED HEREON)
- 7. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property as contained in the deed to the State of California recorded June 20, 1960, (book) 839 (page) 287, Official Records. (NOT PLOTTABLE)
- (8.) Any easement or lesser right for a poleline and incidental purposes as disclosed by Parcel Map filed December 20, 1991, in Book 26 of Parcel Maps, at Page 159. Affects: The Southerly portion. (EASEMENT PLOTTED HEREON)
- 9. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following facts shown on the ALTA/NSPS Survey dated October 12, 2018, Job No. 18-2435, by AMS Associates, Inc.and Barber Surveying, and as updated December 2, 2020.
- A) Overhead lines which may be outside the easement of indeterminent width as disclosed on the Parcel Map
- 10. We find no open deeds of trust of record. (NOT A SURVEY MATTER)



- 1. All distances shown hereon are in feet and decimals thereof.
- 2. This survey was prepared from information furnished in a Condition of Title Guarantee, prepared by First American Title Insurance Company dated March 02, 2023, Order No. P-584791. No liability is assumed for matters of record not stated in said Condition of Title Guarantee that may affect the boundary lines, exceptions, or easements affecting the
- 3. Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown with the exception of underground utility lines. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection

4. A.P.N.: 044-122-005

Floor Area Ratio: 0.60 maximum

Zoning Note: This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

The subject property is currently zoned "CG" General Commercial Zoning District; The current building setbacks for this zoning designation are:

15 ft minimum; offices shall be set back no more than 15 ft, except where an entry courtyard is provided, or where approved through 15 ft along a lot line abutting an R zone, none required otherwise. Side Corner:

15 ft along a lot line abutting an R zone, none required otherwise.

Building Height: 35 ft - 2 stories Information was obtained from the Town of Loomis Planning Department Website on January 26, 2023.

- Basis of Bearings: The bearing of North 89°06'16" East taken on the southerly section line of Section 9, Township 11 North, Range 7 East as shown on that certain Parcel Map No. 90-42 filed for record on December 20, 1991 in Book 26 of Parcel Maps at Page 159, Placer County Records was taken as the Basis of all Bearings shown hereon.
- 7. Benchmark: NGS Monument "M 1200" Brass disk stamped "M 1200" located on the concrete abutment of Bridge 112.51 southeast of Bankhead Road.
- Elevation: 311.75 feet (Adjusted) Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060721 0962 H, dated November 02,

2018, as being located in Flood Zone "AE"; Areas of the 1% annual flood (100-year flood), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year; Base Flood

Information was obtained from the FEMA website (www.fema.gov) on January 26, 2023.

SURVEYOR'S CERTIFICATE

Quick Quack Development, LLC, a Delaware limited liability company, and their respective successor and/or assigns

First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 8, 11(a), 13, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on January 15, 2025.

19 JAN 2025

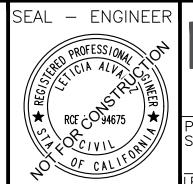
Call before you Dig

REVISIONS DESCRIPTION DATE BY AP RCE XXXXX

TOWN OF LOOMIS ENGINEERING DEPARTMENT

TOWN ENGINEER

DATE RECOMMENDED BY:



DATE



TICIÁ-AĽVAREZ, PE

DESIGNED BY: JY CHECKED BY: XO R.C.E. NO.: <u>94675</u> 4/15/2025

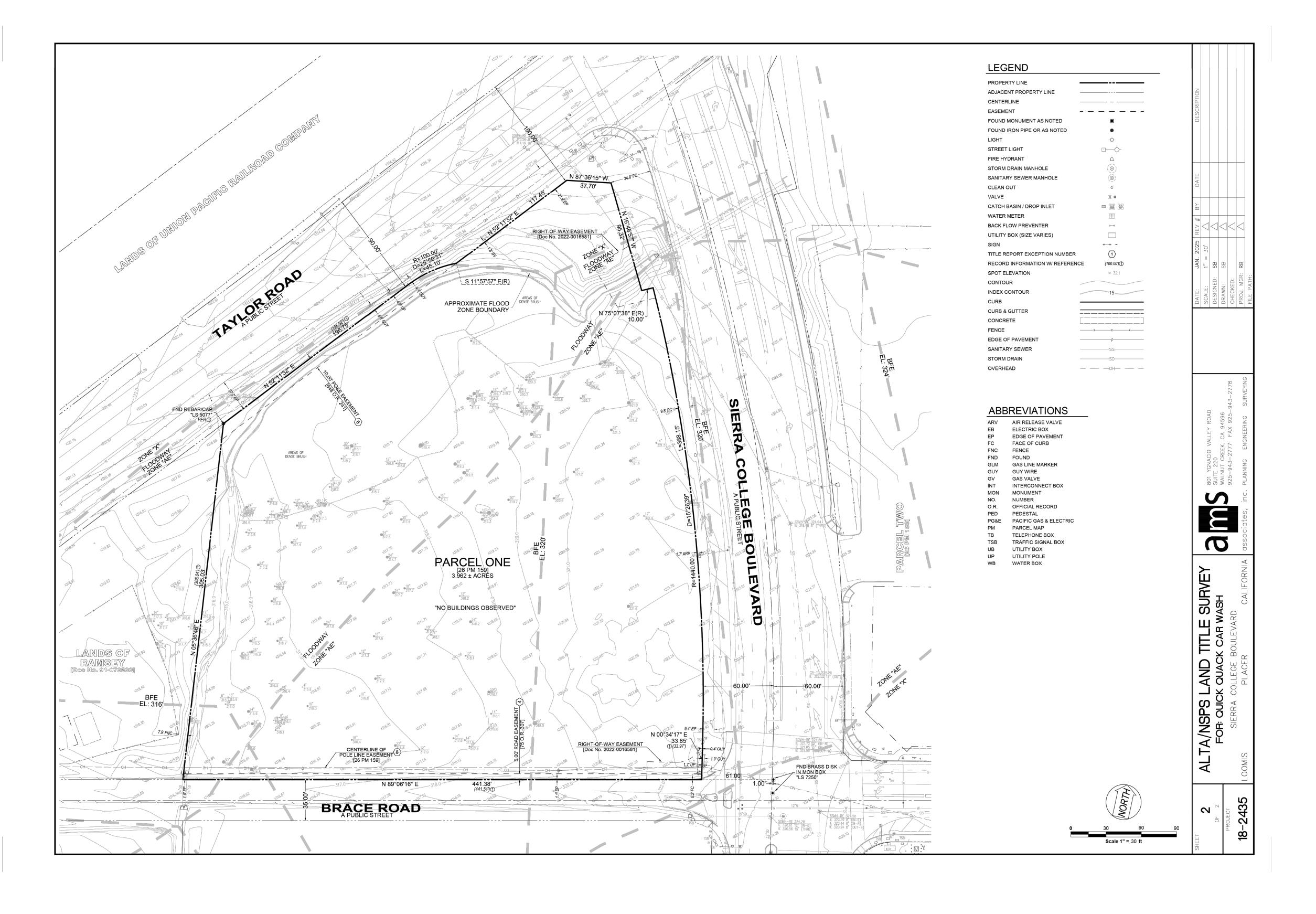
TOWN OF LOOMIS ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD ALTA (FOR REFERENCE ONLY)

SHEET NO.

PROJECT NO:

15 of 16



TOWN OF LOOMIS ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066 ALTA (FOR REFERENCE ONLY)

SHEET NO. <u>16</u> of 16

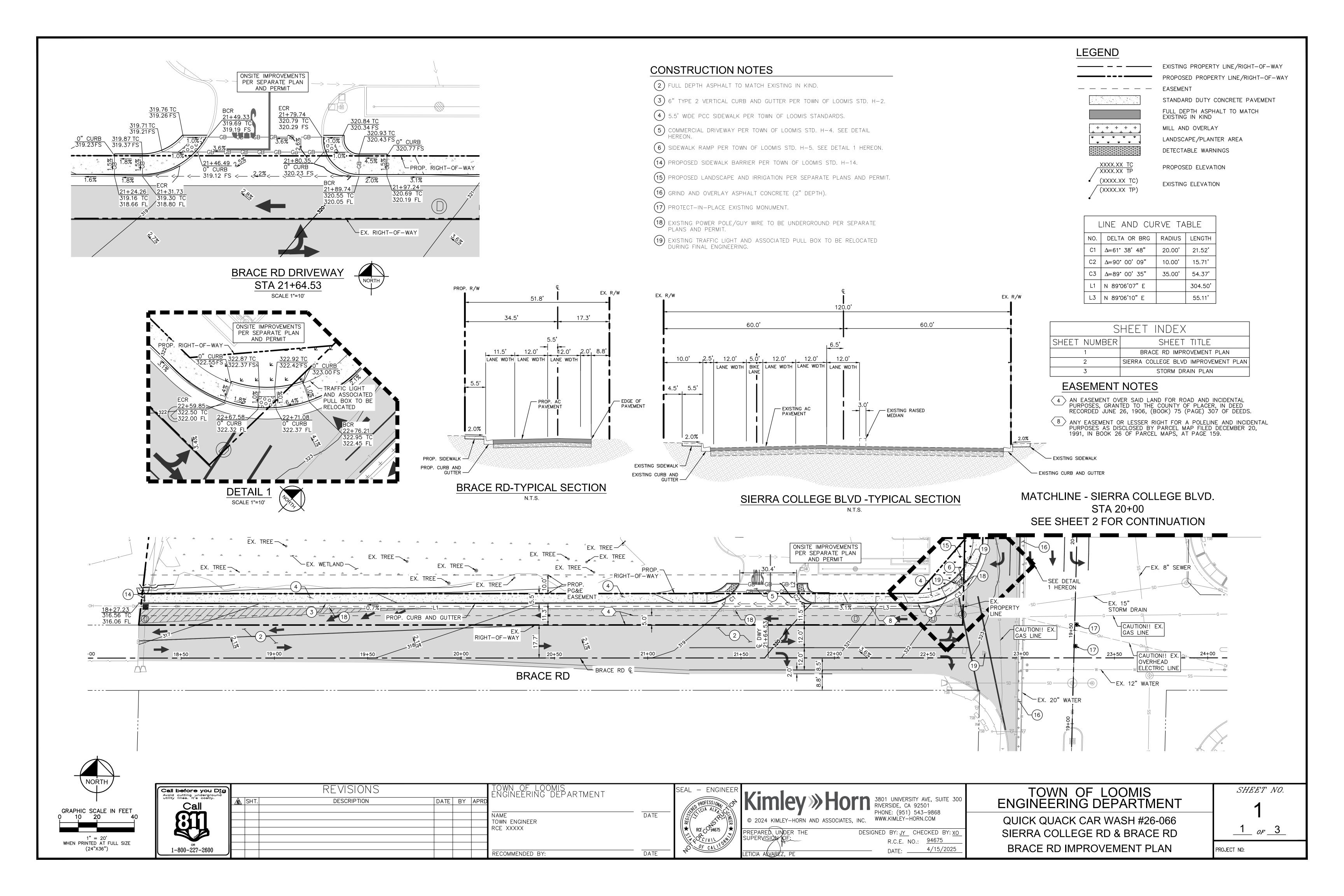
SIERRA COLLEGE RD & BRACE RD

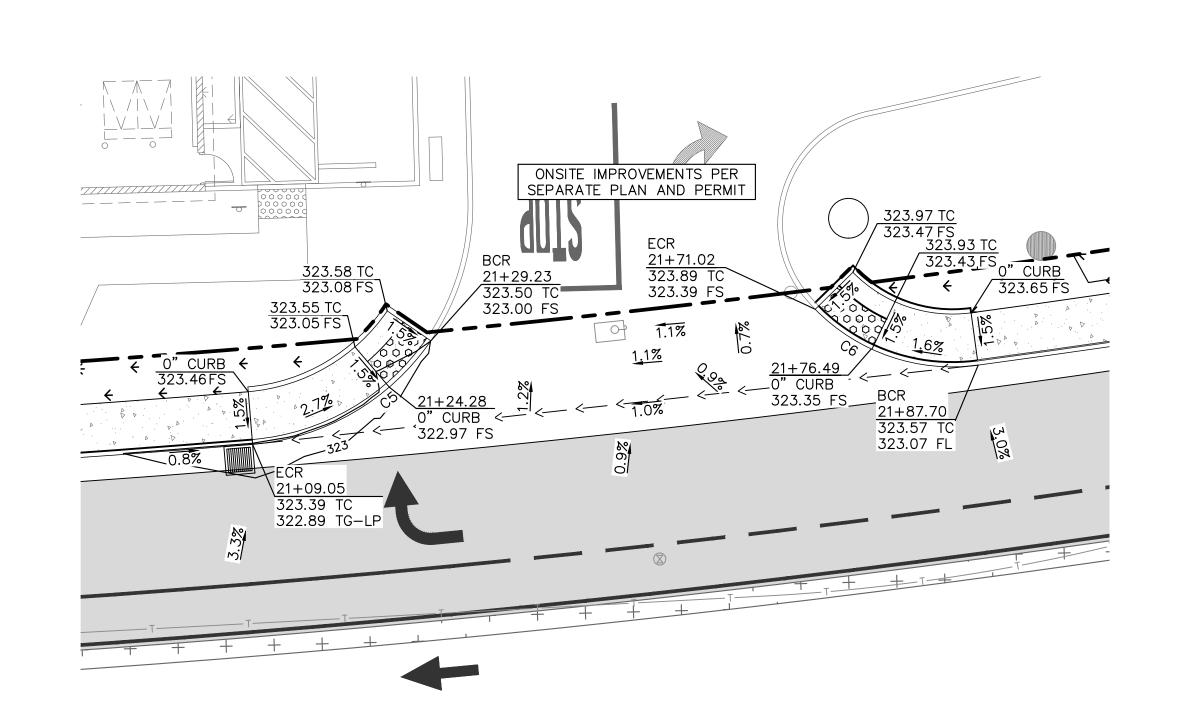
Call before you Dig
Avoid cutting underground
utility lines. It's costly.

REVISIONS TOWN OF LOOMIS ENGINEERING DEPARTMENT DESCRIPTION DATE BY APR NAME TOWN ENGINEER RCE XXXXX RECOMMENDED BY:

DATE DATE

**EXECUTION OF THE STATE OF THE DESIGNED BY: JY CHECKED BY: XO R.C.E. NO.: <u>94675</u> DATE: 4/15/2025 ETICIA ALVAREZ, PE





SIERRA COLLEG BLVD DRIVEWAY

STA 21+50.13 SCALE 1"=10'

CONSTRUCTION NOTES

- 1) MATCH EXISTING.
- (2) FULL DEPTH ASPHALT TO MATCH EXISTING IN KIND.
- (3) 6" TYPE 2 VERTICAL CURB AND GUTTER PER TOWN OF LOOMIS STD. H-2.
- (4) 5.5' WIDE PCC SIDEWALK PER TOWN OF LOOMIS STANDARDS.
- 5 COMMERCIAL DRIVEWAY PER TOWN OF LOOMIS STD. H-4. SEE DETAIL
- 7) PROPOSED SEWER LATERAL CONNECTION.
- (8) PROPOSED WATER LATERAL CONNECTION.
- 9 PROPOSED 2" WATER METER PER PLACER COUNTY WATER AGENCY STD. S203.
- PROPOSED 2" BACKFLOW PREVENTOR PER PLACER COUNTY WATER AGENCY STD. S206.
- PROPOSED 1" IRRIGATION METER PER PLACER COUNTY WATER AGENCY STD.
- PROPOSED 1" BACKFLOW PREVENTOR PER PLACER COUNTY WATER AGENCY STD. S206.

(15) PROPOSED LANDSCAPE AND IRRIGATION PER SEPARATE PLANS AND PERMIT.

- 13 PROPOSED SEWER CLEANOUT PER SOUTH PLACER MUNICIPAL DISTRICT STD
- (16) GRIND AND OVERLAY ASPHALT CONCRETE (2" DEPTH).
- (20) EXISTING AIR RELEASE VALVE TO BE RELOCATED DURING FINAL ENGINEERING.

LEGEND

XXXX.XX TC XXXX.XX TP

(XXXX.XX TC)

(XXXX.XX TP)

EASEMENT STANDARD DUTY CONCRETE PAVEMENT FULL DEPTH ASPHALT TO MATCH EXISTING IN KIND MILL AND OVERLAY

LANDSCAPE/PLANTER AREA DETECTABLE WARNINGS

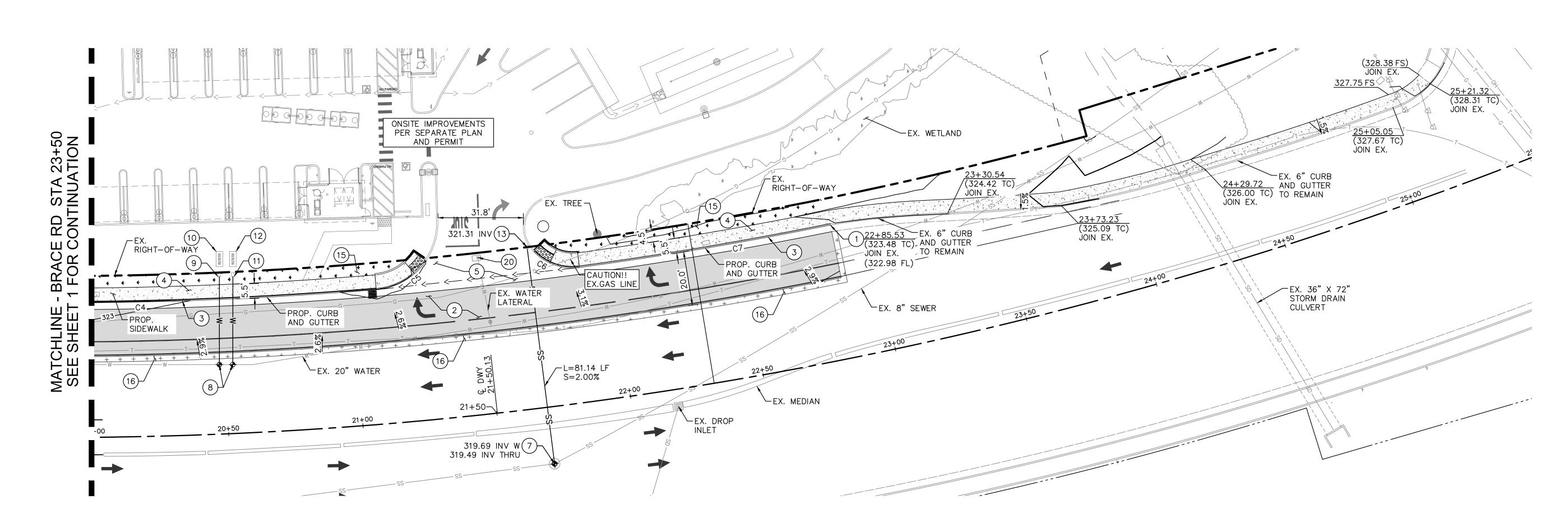
PROPOSED ELEVATION

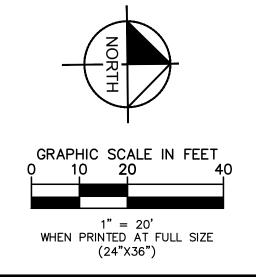
EXISTING PROPERTY LINE/RIGHT-OF-WAY

PROPOSED PROPERTY LINE/RIGHT-OF-WAY

EXISTING ELEVATION

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	1450.00'	107.50	N2°01'55"W	107.48	4°14'52"	53.78'
C5	25.00'	22.19'	N29°34'49"W	21.47'	50°50'56"	11.88'
C6	20.00'	18.60'	N19°29'15"E	17.94'	53°17'43"	10.04
C7	1450.00'	94.57	N9°01'43"W	94.55	3°44'13"	47.30'





Call before you Dig
Avoid cutting underground
utility lines. It's costly.

 $1-800-\overset{\mathsf{or}}{227}-2600$

REVISIONS DESCRIPTION DATE BY APP

TOWN OF LOOMIS ENGINEERING DEPARTMENT NAME TOWN ENGINEER

RCE XXXXX

RECOMMENDED BY:

DATE DATE

3801 UNIVERSITY AVE, SUITE 300 RIVERSIDE, CA 92501 PHONE: (951) 543-9868 WWW.KIMLEY-HORN.COM

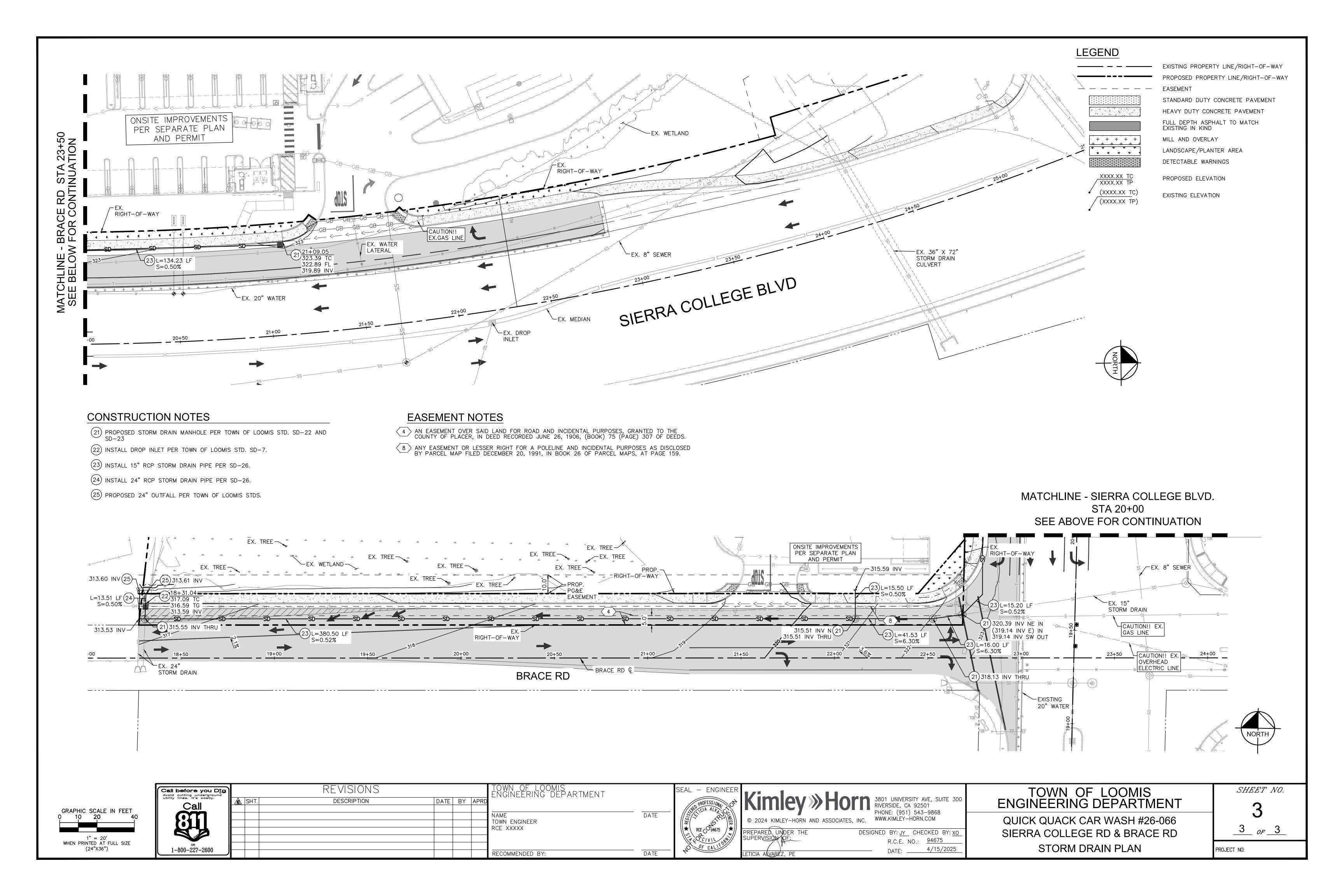
REPARED UNDER THE DESIGNED BY: JY CHECKED BY: XO R.C.E. NO.: <u>94675</u> 4/15/2025 ETICIA ALVABEZ, PE

TOWN OF LOOMIS ENGINEERING DEPARTMENT

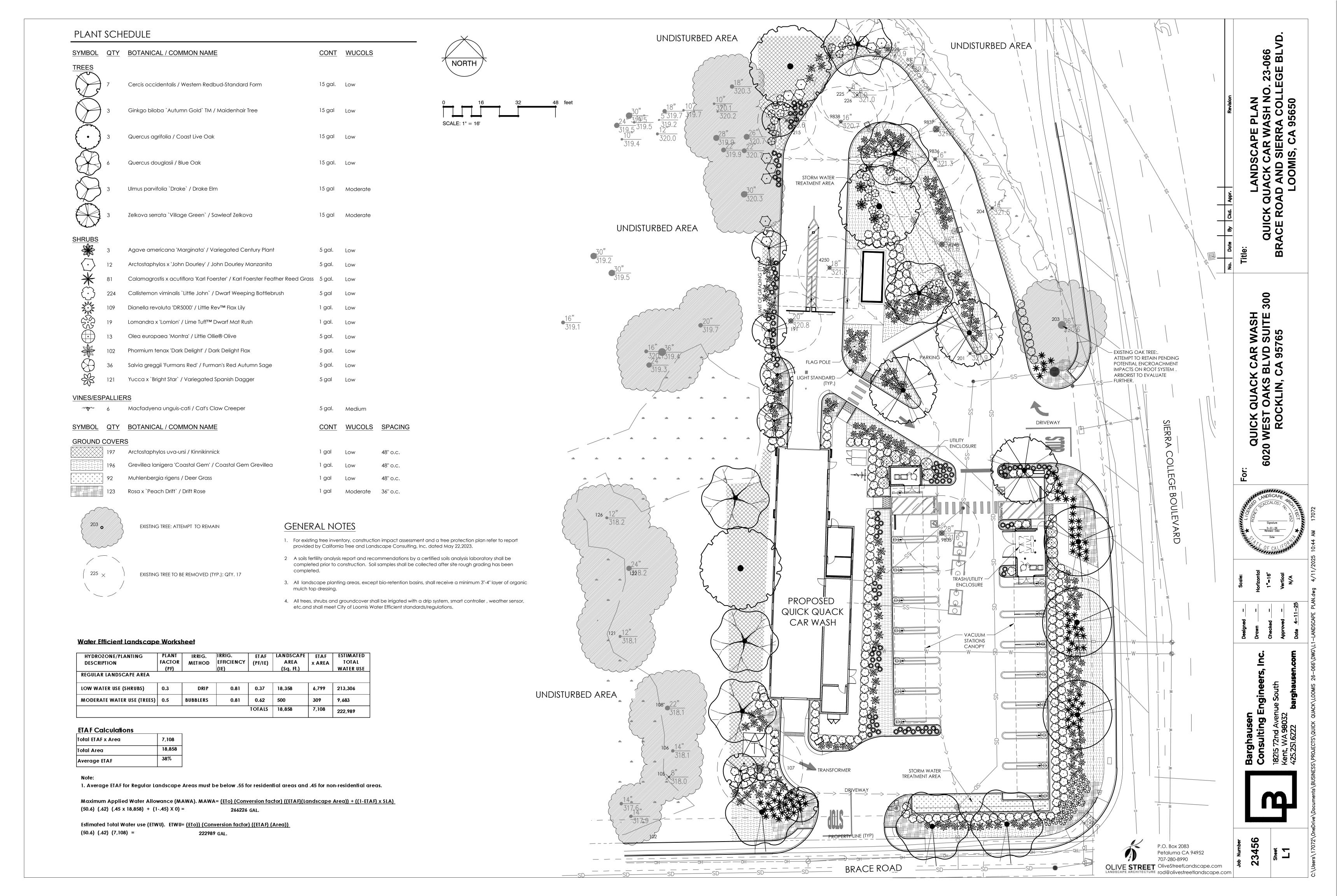
QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD SIERRA COLLEGE BLVD IMPROVEMENT PLAN PROJECT NO:

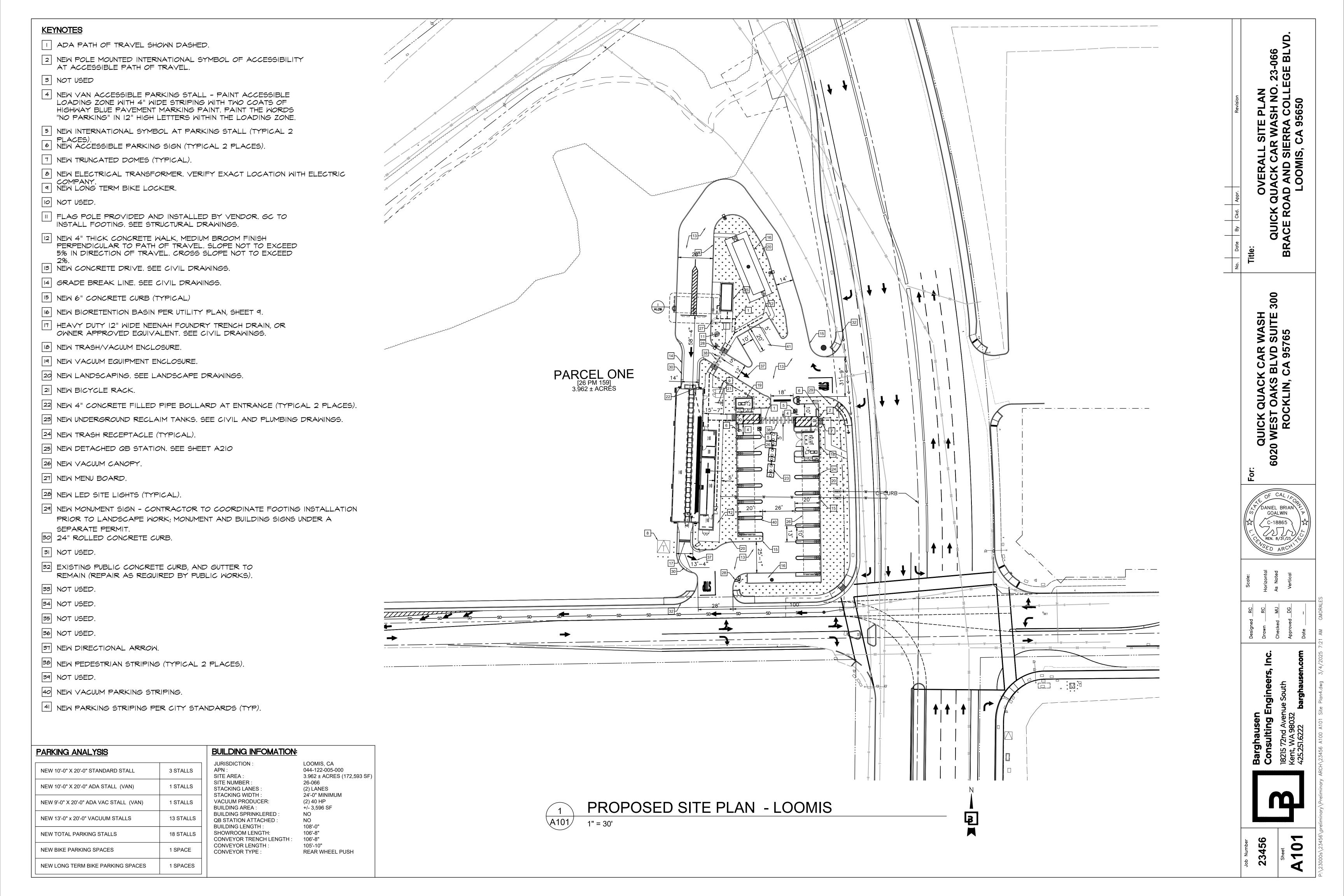
SHEET NO.

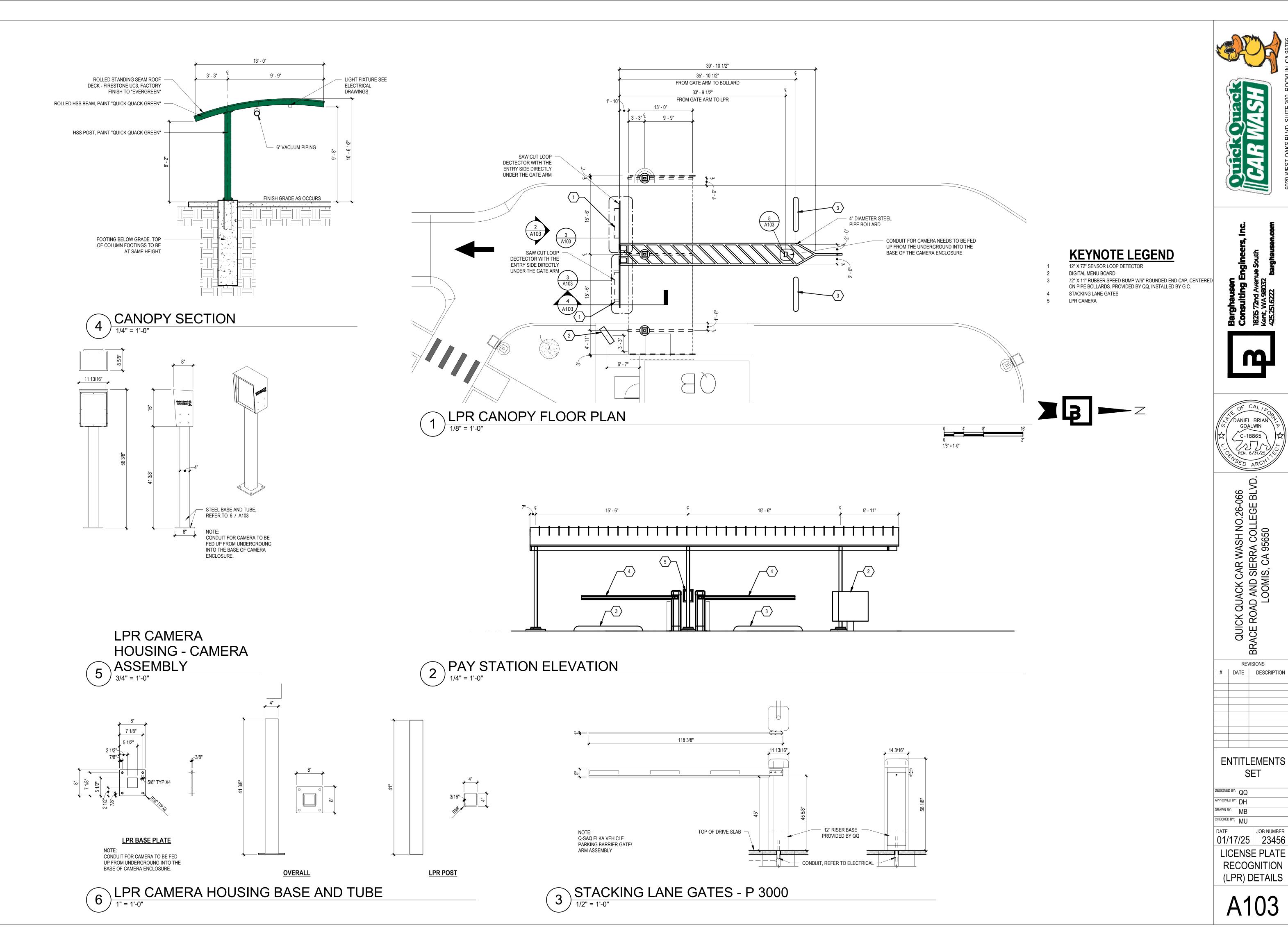
_2 _{OF} _3





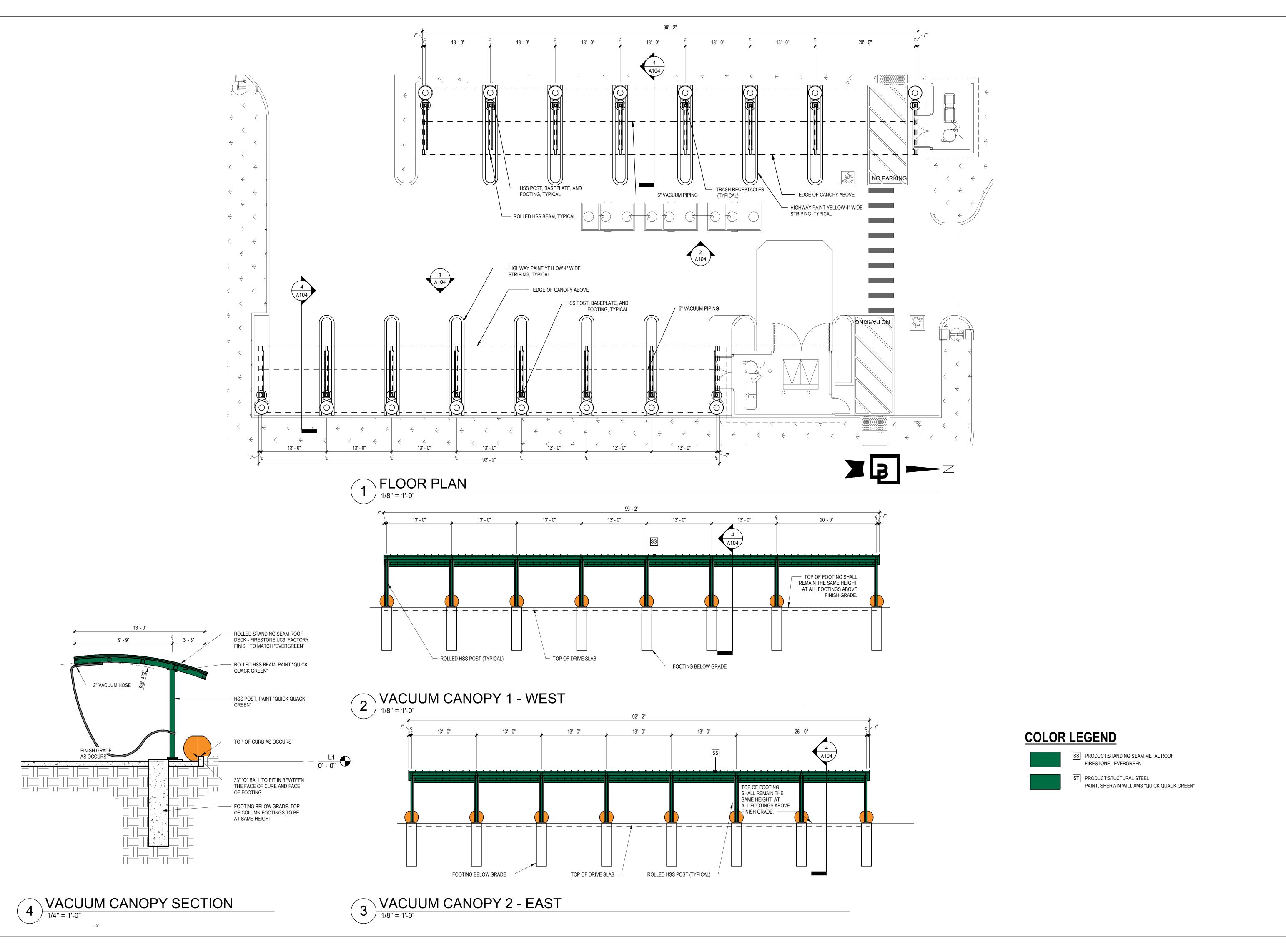






REVISIONS

SET







Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



QUICK QUACK CAR WASH NO. 26-066 BRACE ROAD AND SIERRA COLLEVE BLVD. LOOMIS, CA 95650

REVISIONS

DATE DESCRIPTION

ENTITLEMENTS SET

DESIGNED BY: QQ

APPROVED BY: DH

DRAWN BY: MB/GM

CHECKED BY: MU

DATE JOB NUMBER 23456

VACUUM

CANOPY

A104

FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

> PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

GENERAL NOTES

14' - 3 1/4"

FLOOR PLAN

\A105

8" REINFORCED DRIVE SLAB.

8 X 8 X 16 CONCRETE MASONRY UNIT WALL. COLOR AND STYLE

TO MATCH CAR WASH BUILDING

SEE SITE PLAN.

VACCUM EQUIPMENT

EXPANSION JOINT (TYP)

4"SQ CONCRETE FILLED

PIPE BOLLARD (TYP)

OUTLINE OF ROOF

- 1. ALL CMU TO HAVE INTEGRAL STANDARD COLOR AND MATCHING MORTAR.
- ALL CMU TO HAVE INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE.

METAL PANEL

22 GA HSB-36 METAL

DECK, CONTINOUS OVER

STEEL JOISTS W/#12 TEK

SCREWS AT EACH JOIST

WIRE MESH ON ALL SIDES WITH 2" GAP FROM ADJACENT STRUCTURE

LOW FLUTE, PAINT

TO PREVENT ACCESS

-CONTRACTOR TO PROVIDE

LOCK, MATER LOCK MODEL

WIRE MESH ON ALL SIDES

ADJACENT STRUCTURE

TO PREVENT ACCESS

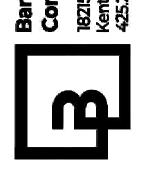
A105

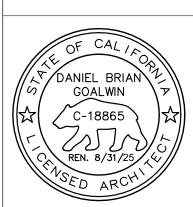
WITH 2" GAP FROM

AND INSTALL HASP AND HASP

M736XKAD







QUICK QUACK CAR WASH NO. 23-066 BRACE ROAD AND SIERRA COLLEGE BL LOOMIS, CA 95650

REVISIONS # DATE DESCRIPTION

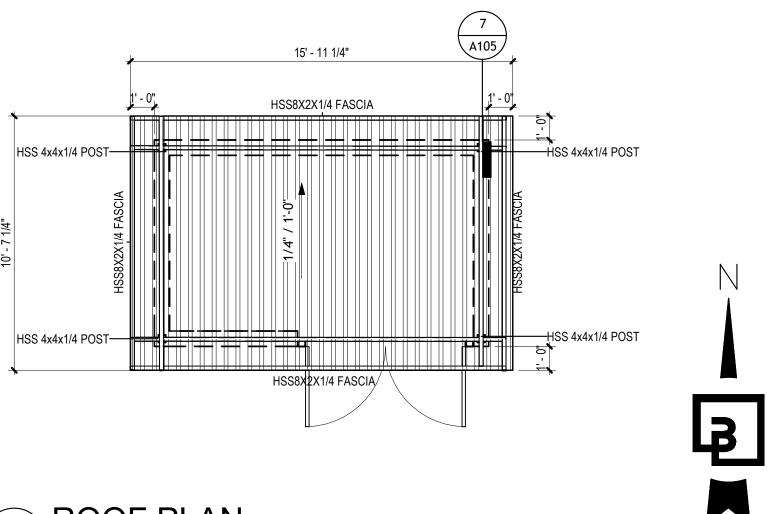
ENTITLEMENT

SET

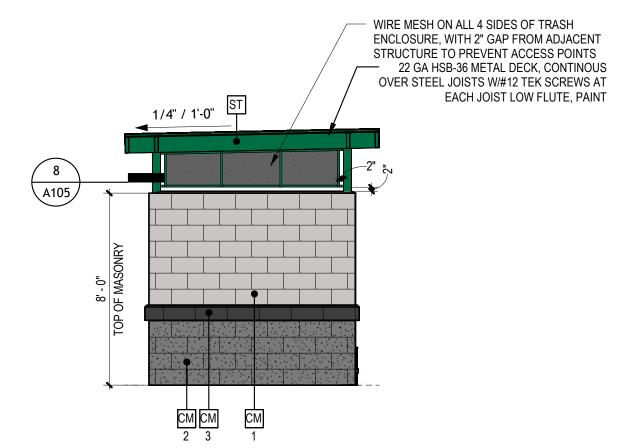
DESIGNED BY: QQ APPROVED BY: DH DRAWN BY: MB CHECKED BY: MU

JOB NUMBER 01/17/25 23456

VACUUM **ENCLOSURE**

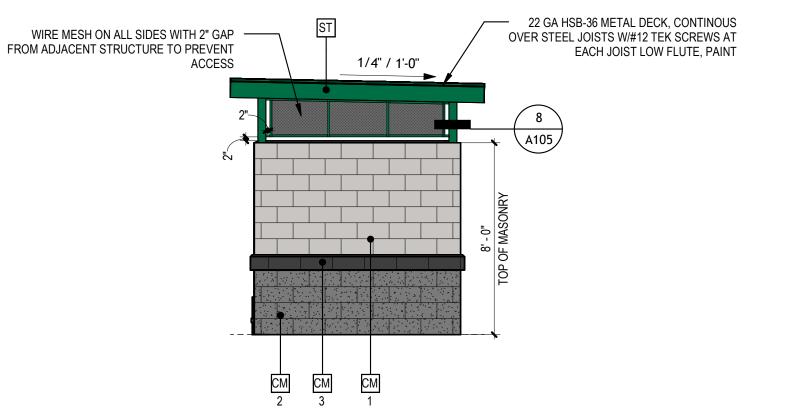


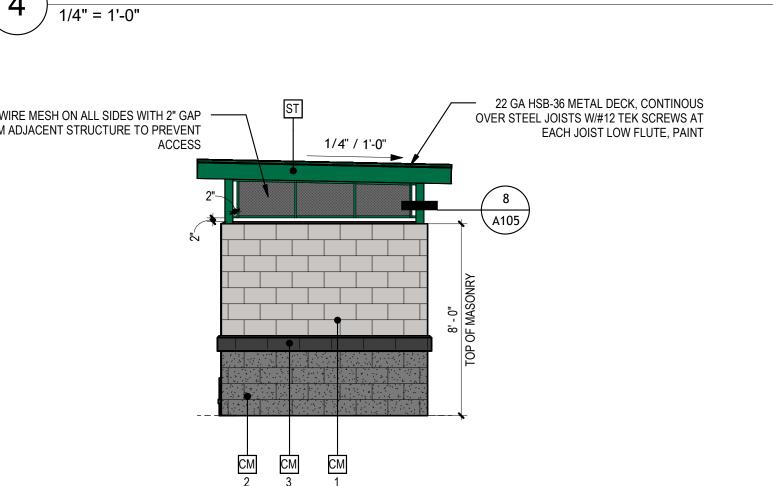
ROOF PLAN



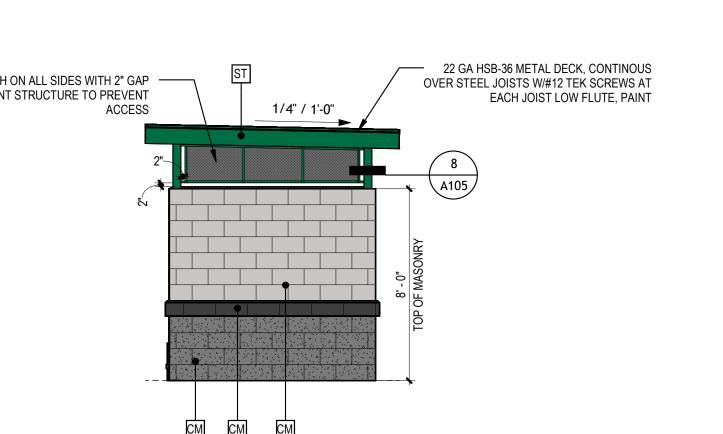
ELEVATION - WEST

1/4" = 1'-0"



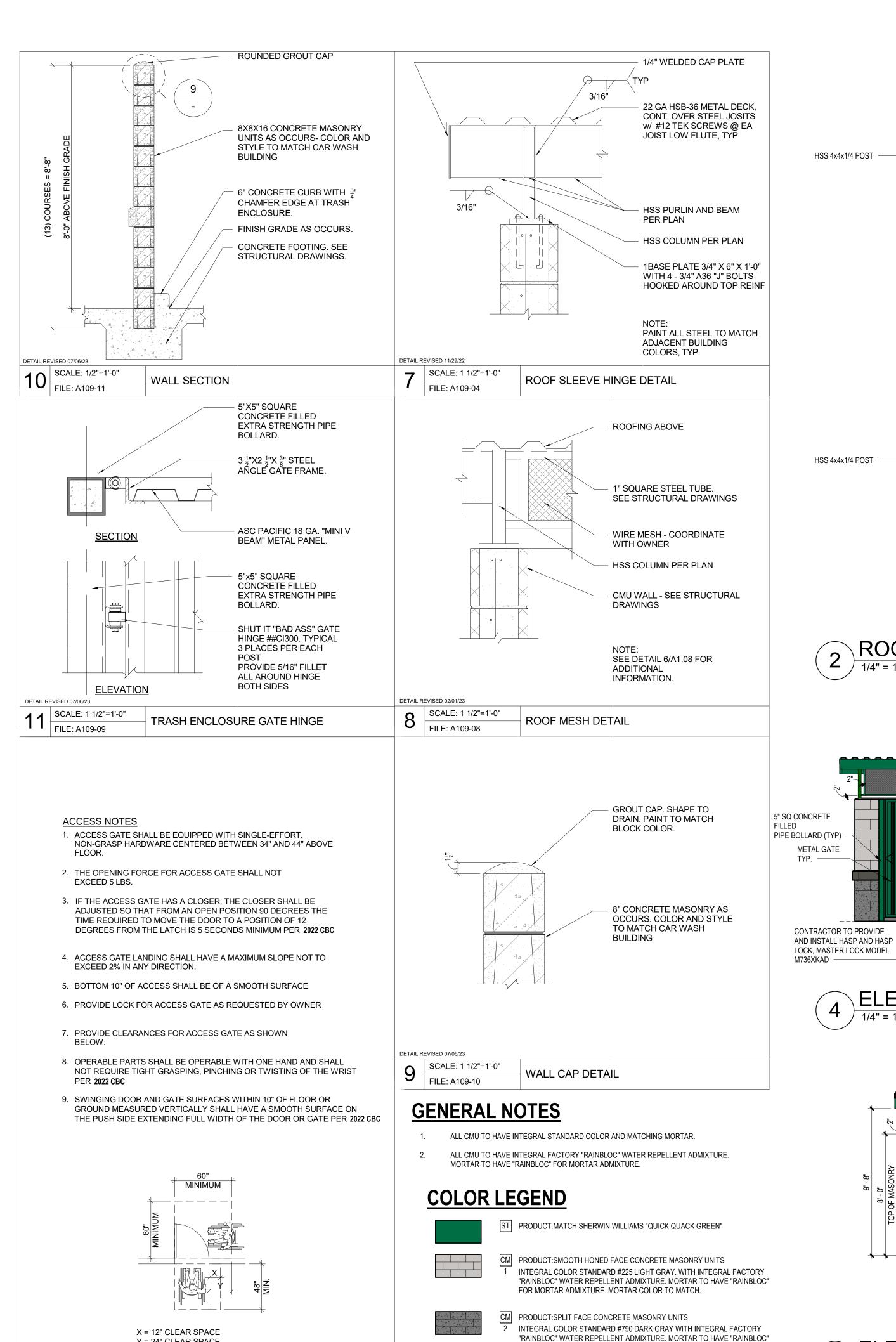


ELEVATION - EAST
1/4" = 1'-0"



ELEVATION - NORTH 1/4" = 1'-0"

ELEVATION - SOUTH



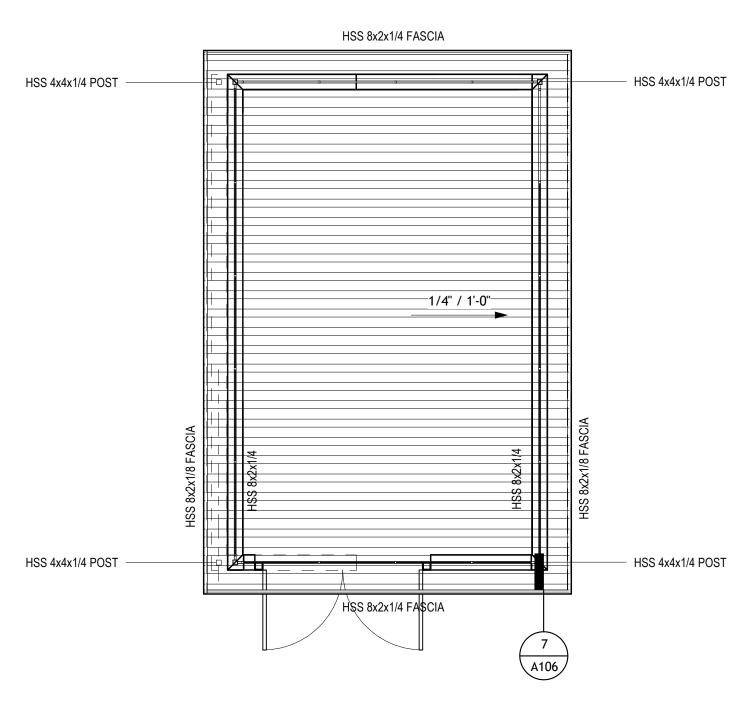
Y = 24" CLEAR SPACE

ACCESS NOTES

DETAIL REVISED 11/29/22

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

FILE: A108-15



ELEVATION - WEST

ELEVATION - EAST

FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

PRODUCT:HONED FACE CONCRETE MASONRY UNIT SILL

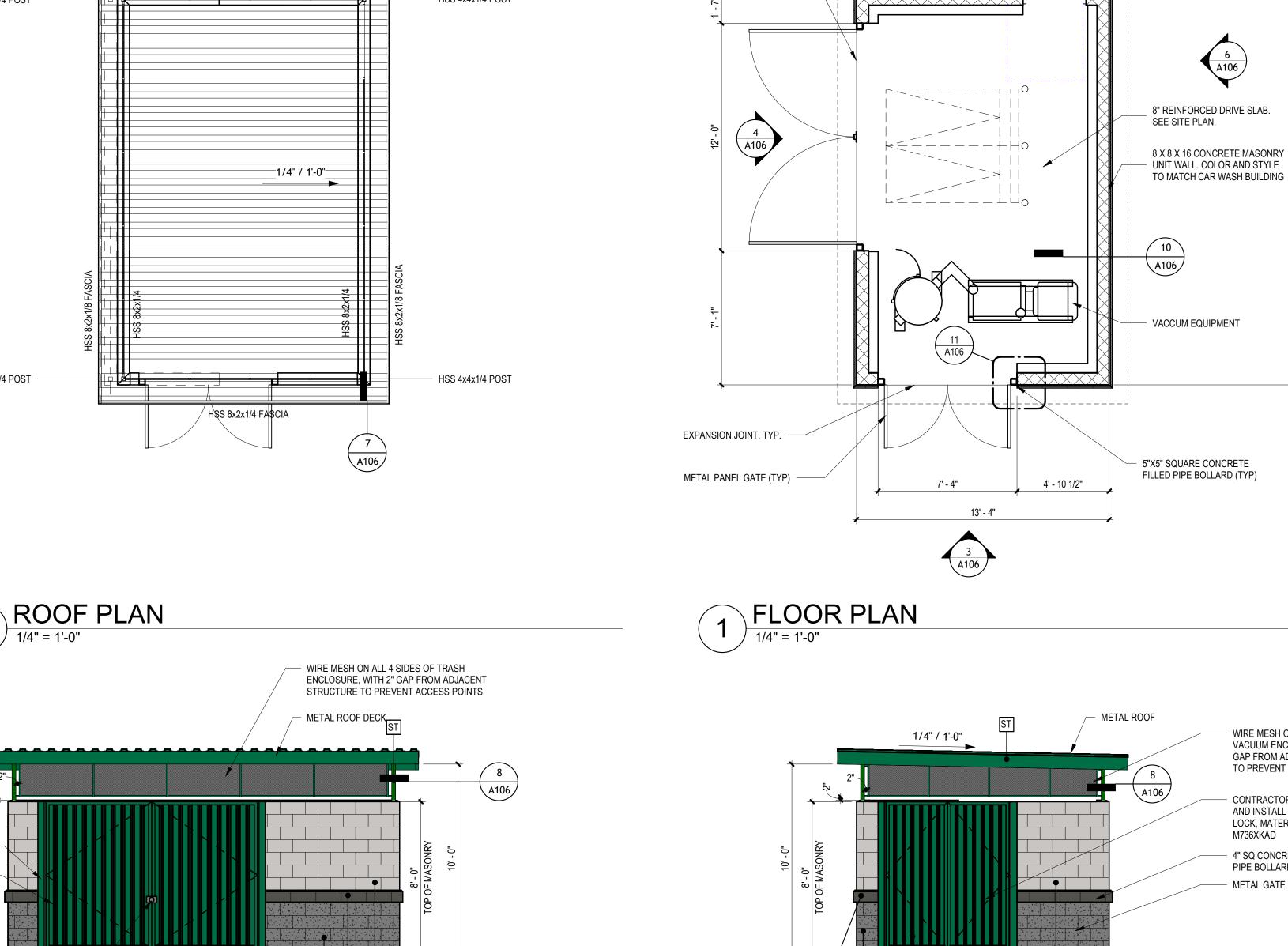
INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL

FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

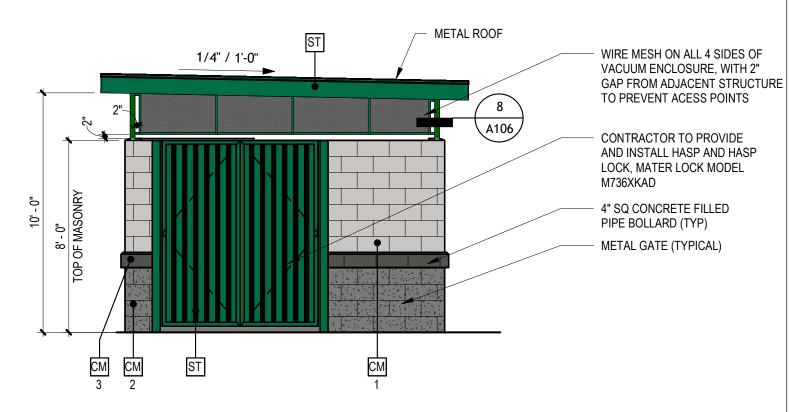
WIRE MESH ON ALL 4 SIDE OF ENCLOSURE,

TO PREVENT ACCESS POINTS

WITH 2" GAP FROME ADJACENT STRUCUTRE



A106



13' - 4"

8' - 9 1/2"

EXPANSION JOINT (TYP) -

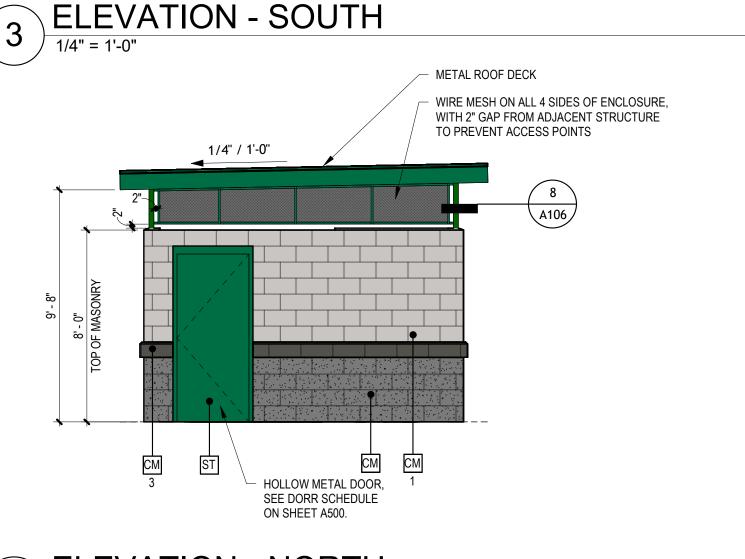
A106

1' - 2 1/2"

HOLLOW METAL DOOR

OUTLINE OF ROOF

& FRAME, PAINT TO MATCH ADJACENT SURFACE



ELEVATION - NORTH 1/4" = 1'-0"

CONSTRUCTION

REVISIONS

DATE DESCRIPTION

GOALWIN

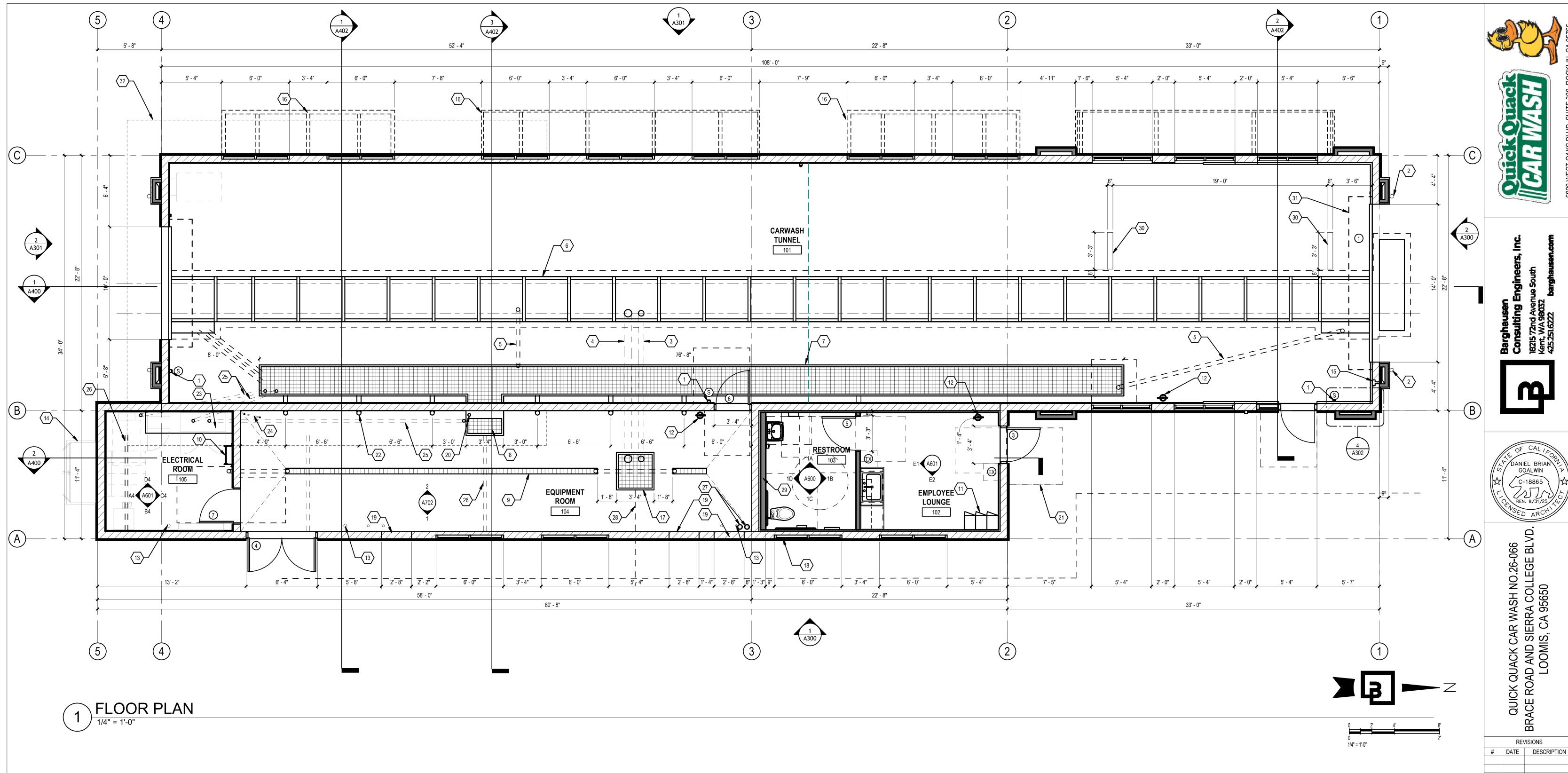
B

VACUUM AND TRASH

DOCUMNETS

DESIGNED BY: QQ APPROVED BY: DH DRAWN BY: MB CHECKED BY: MU JOB NUMBER 10/30/24 23456

ENCLOSURE



SYMBOL LEGEND

- # DOOR TAG SEE DOOR SCHEDULE ON A5.00
- WINDOW TAG WINDOWS WITHIN 24" OF A DOOR SHALL BE TEMPERED BY CODE. CONTRACTOR TO VERIFY IF OWNER WANTS ALL TEMPERED GLASS.
- TACTILE EXIT SIGN PER CBC. (TYP. 3 PLACES)
- WALL TAG REFER TO EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS AND INTERIOR FINISH SCHEDULE FOR FINISHES.
 - 8X8X16 HONED CONCRETE UNIT MASONRY WALL 6" METAL STUD WALL FRAMING AT 16" OC
 - 3-5/8" METAL STUD WALL FRAMING AT 16" OC
 - 8X8X16 HONED CONCRETE UNIT MASONRY WALL WITH 1 1/2" RIGID INSULATION

FIRE NOTES

- PROVIDE SIGNS ABOVE ALL EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" PER CBC.
- PROVIDE MEANS OF EGRESS ILLUMINATION PER CBC SECTION 1008.
- ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE FIRE EXTINGUISHER SHALL BE 2-A:10-BC. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- PROVIDE A SIGN STATING "MAXIMUM OCCUPANT LOAD______" CBC SECTION 1004.3. COORDINATE WORDING AND SIGN LOCATION WITH LOCAL FIRE DEPARTMENT.

DIMENSIONING NOTES

- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS.
- 2. ALL DIMENSIONS TO OPENINGS ARE TO FACE OF MASONRY UNLESS OTHERWISE
- ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD UNLESS OTHERWISE
- GRID LINES ARE TO FACE OF MASONRY.
- FINISH FLOOR ELEVATIONS NOTED ARE REFERENCED FROM DATUM POINT 0'-0" AT EQUIPMENT ROOM FINISH FLOOR AT DOOR THRESHOLD.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION OF ANY
- INSTALLATIONS. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
- MINIMUM AND MAXIMUM DIMENSIONS AND SLOPES AS REQUIRED FOR DISABLED ACCESS ARE TO TAKE PRECEDENCE IN ALL CASES OF CONFLICT. CODE REQUIRED MINIMUMS AND MAXIMUMS ARE TO BE EXCEEDED WHERE POSSIBLE AND WHERE NOTED. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO
- DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER SCALED DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

KEYNOTE LEGEND

- 1 EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE, (TYPICAL 5
- PLACES). 2 TRUNCATED DOMES.
- 3 6" CONVEYOR TRENCH OVERFLOW. SEE PLUMBING DRAWINGS.
- 4 8" CONVEYOR TRENCH DRAIN PIPE. SEE PLUMBING DRAWINGS. 5 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES).
- SEE PLUMBING DRAWINGS.
- 6 CONVEYOR TRENCH SLOPE AT 1/4" PER FOOT TO DRAIN 7 UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
- 8 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
- 9 6" TRENCH DRAIN. SEE PLUMBING DRAWINGS.
- 10 ROOF ACCESS LADDER 11 EMPLOYEE LOCKERS, CONTRACTOR SUPPLIED AND INSTALLED.
- 12 WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. 2A-10BC 13 ROOF DRAIN LEADER, SEE PLUMBING PLANS
- 14 ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS 15 HOSE BIBB IN RECESS BOX, MOUNT TO INTERIOR SIDE OF WALL.
- 16 WALL MOUNTED CANOPY

STRUCTURAL DRAWINGS.

- 17 3'-0" X 3'-0" RECLAIM CLEAN-OUT SEE STRUCTURAL DRAWINGS
- 18 FAUX WINDOW, SEE EXTERIOR ELEVATIONS 19 32" WIDE X 16" HIGH AIR VENT. SEE EXTERIOR ELEVATIONS (TYPICAL 3 PLACES)
- 20 4" DRAIN PIPE STUBBED UP 12" AFF, PAINT GREEN. SEE PLUMBING DRAWING (TYPICAL 2
- 21 LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING. 22 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 6 PLACES) VERIFY WITH
- OWNER FOR EXACT LOCATIONS. 23 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL. SEE

KEYNOTE LEGEND

- 24 1" PVC CHASE TO BUG JUICE CONTROL PANEL. SWEEPS ONLY. NO 90 DEGREES.
- 25 2 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING.
- 26 3" CHASE FROM ACCESS OPENING TO FACE OF WALL.
- 27 NEED CHASES TO EACH VACUUM ENCLOSURE. LONG SWEEPS ONLY. GC TO INSTALL AND PULL 3/4" PEX LINE FROM EQUIPMENT ROOM TO ENCLOSURES WOUND UP TO 10' COIL ON EACH END. SCHEDULE 40 SWEEPS.
- 28 GC TO OBTAIN CUT SHEETS FROM TANK MANUFACTURER FOR INSTALLATION COORDINATION PRIOR TO TANK GRADING.
- 29 METAL STUD WALL FRAMING, 6" 30 ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRICAL COMPANY.
- 31 COILING ROLL-UP DOOR
- 32 LINE OF ROOF OVERHEAD

GENERAL NOTES

- DO NOT SCALE DRAWINGS
- SEE SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL
- ANY SPECIAL KNOWLEDGE.
- GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT,
- TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR
- THE WORDS, "EXIT ROUTE."
- WORD, "EXIT." REFER TO DETAIL - / --- FOR INTERIOR PARTITIONS.

- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR
- SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
- AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE
- EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE

ENTITLEMENTS

DESIGNED BY: QQ APPROVED BY: DH

DRAWN BY: MB/GM CHECKED BY: MU JOB NUMBER

1/17/25 23456

FLOOR PLAN

EGRESS FLOOR PLAN

CODE INFORMATION:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC/IBC) 2022 CALIFORNIA ELECTRICAL CODE (CEC/NEC) 2022 CALIFORNIA PLUMBING CODE (CPC/UPC) 2022 CALIFORNIA MECHANICAL CODE (CMC/UMC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA ENERGY CODE (CEC/T24) 2022 BUILDING ENERGY EFFFICIENCY STANDARDS (BEES) 2022 GREEN BUILDING STANDARDS

SCOPE OF WORK:

CONSTRUCTION OF A NEW DETACHED QUARTER BACK STATION FOR NEW ADJACENT CAR WASH

USE AND OCCUPANCY CLASSIFICATION:

CBC SECTION 304.1, BUISNESS GROUP 'B' MERCANTILE GROUP 'B' INCLUDES THE USE OF A BUILDING OR PORTION THEREOF, FOR OFFICE, PROFFESIONAL SERVICE TYPE TRANSACTIONS ETC. THESE INCLUDE A CAR WASH.

*RESTROOMS AND WASH TUNNEL ARE NON-OCCUPIED SPACES PER SECTION 202 DEFINITION OF AN OCCUPIABLE SPACE.

PROPOSED BUILDING - QB STATION CONSTRUCTION TYPE: V-B

USE GROUP: 'B', BUISNESS

PROPOSED BUILDING AREA: GROUP B OCCUPANCY (QB STATION W/ THE FOLLOWING):

SQ STATION BUILDING: 197 SQ. FT.

TOTAL AREA: 197 SQUARE FEET

SPRINKLERS: NONE (NOT REQUIRED)

CODE PLAN LEGEND:

EXITING AN AREA OR BUILDING

NUMBER OF OCCUPANTS EXITING A ROOM OR SPACE CUMULATIVE NUMBER OF OCCUPANTS

1/4" = 1'-0"

NON-OCCUPIED SPACE

MANEUVER CLEARANCE AT DOORS OR CLEAR FLOOR SPACE. SEE KEY BELOW.

CLEAR FLOOR SPACE KEY

A 60" X 50" 18" MIN CLR ON PULL SIDE B 48" X 48" 12" MIN CLR ON PUSH SIDE 60" X 59" | TOILET D 30" X 48" SINK E 72" X 60" 42" MIN CLR ON PULL SIDE

F | 60" DIA | TURNING RADIUS

CODE ANALYSIS:

CBC SECTION 502.1 NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED FOR TYPE V-B CONSTRUCTION IN HOURS ADDRESS IDENTIFICATION. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. EACH CHARACTER

SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. CBC SECTION 504.1, BUILDING HEIGHT AND NUMBER OF STORIES: ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY

ASSUME GROUP 'B', BUISNESS, WITH TYPE VB CONSTURCTION AND NON-SPRINLERD

CLASSIFICATION AND AUTMOATIC SPRINKLERS.

CBC TABLE 504.3, ALLOWABLE BUILDING HEIGHT MAXIMUM ALLOWABLE HEIGHT, GROUP B: 40 FEET

*PROPOSED HEIGHT: 15'-6", COMPLIES

MAXIMUM NUMBER OF STORIES, GROUP B: 2 STORIES

*PROPOSED STORIES: 1; COMPLIES

CBC SECTION 506.1, BUILDING AREA ALLOWABLE BUILDING AREA SHALL BE DETERMINED BASED ON THE TPYP OF CONSTRUCTION, OCCUPANCY CLASSIFICAITON, AUTOMATIC WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS SPRINKLERS AND THE AMOUNT OF BUILDING FRONTAGE ON A PUBLIC TRAVEL SXCEEDS THE VALUES IN TABLE 1006.2.1.

CBC TABLE 506.2, ALLOWABLE BUILDING AREA MAXIMUM ALLOWABLE AREA, GROUP B: 9,000 SQUARE FEET

*TOTAL PROPOSED BUILDING AREA: 197 SQUARE FEET; COMPLIES

CBC SECTIONS 508.2.4. SEPARATION NO SEPARATION IS REQUIRED BETWEEN NON-SEPARATED OCCUPANICES

CBC SECTION 508.3.2 ACCESSIBLE BUILDING AREA, HEIGHT &

THE ACCESSIBLE AREA, HEIGHT & STORIES OF THE BUILDING SHALL BE BASED ON THE MOST RESTRICTED ALLOWANCES FOR THE OCCUPANCY GROUPS CONSIDERED.

CBC SECTION 602.5, TYPE V TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTINO IN WHICH THE STRUCUTRAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

CODE ANALYSIS cont.

TABLE 705.5, FIRE RESISTANCE RATING FOR BUILDING ELEMENTS:

PRIMARY STRUCTURAL FRAME: EXTERIOR BEARING WALLS: INTERIOR BEARING WALLS: EXTERIOR NON-BEARING WALLS: SEE TABLE 705.5 INTERIOR NON-BEARING WALLS: FLOOR CONSTRUCTION: ROOF CONSTRUCTION:

FLOOR PLAN

REFLECTED CEILING PLAN
1/4" = 1'-0"

9' - 8"

6' - 4"

TABLE 705.5, FIRE RESISTANCE FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

CONST. TYPE OCC. GROUP RATING 5</= X <10 10</=X<30 X>/=30

*ALL EXTERIOR WALLS HAVE A FIRE SEPARATION DISTANCE OF AT LEAST 10'-0"

CBC TABLE 1004.5, FLOOR AREAS PER OCCUPANT SEE EGRESS PLAN ABOVE FOR OCCUPANCY CALCULATIONS.

CEC SECTION 1006.2.1, EGRESS BASED ON OCCUPANT LOAD TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED

CBC SECTION 1008.2.1, ILLUMINATION LEVEL UNDER NORMAL POWER THE MEANS OF ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

CBC SECTION 1008.2.3, EXIT DISCHARGE ILLUMINATION SHALL BE PROVIDED ALONG PATH OF TRAVEL FOR

THE EXIT DISCHARGE FROM EACH EXIT TO THE PUBLIC WAY CBC SECTION 1008.3.1, EMERGENCY POWER FOR ILLUMINATION IN THE EVENT OF POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE FOLLOWING AREAS: AISLES,

CORRIDORS, EXIT ACCESS STAIRWAYS AND RAMPS.

CBC SECTION 1009.1, ACCESSIBLE MEANS OF EGRESS ACCESSIBLE SPACES SHALL BE PROVIDED WITH NO LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED, EACH ACCESSIBLE PORTION OF THE PSACE

CBC SECTION 1010.1.1, SIZE OF DOORS THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICENT FOR THE OCCUPANT LOAD AND HSSALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM.

SHALL HAVE NO LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

CODE ANALYSIS cont.:

CBC SECTION 1010.1.2.1, DIRECTION OF SWING: DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE

23' - 0"

A310

CBC SECTION 1010.2, DOOR OPERATIONS EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIFIC KNOWLEDGE OR

CBC SECTION 1013.1, EXIT SIGNS, WHERE REQUIRED

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIABLE FROM ANY DIRECTION OF

EXCEPTION 1: EXIT SIGNS ARE NOT REQUIRED IN ROOM OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.

CBC SECTION 1013.4, RAISED CHARACTER AND BRAILLE EXIT SIGNS A SIGN STATING "EXIT" IN RAISED CHARACTERS AND BRAILLE AND COMPLYING WITH ICC ANSI A117.1 SHALL BE PROVIDED ADJACENT TO EACH EXIT DISCHARGE DOOR.

CBC SECTION1103.2.9 EQUIPMENT SPACES SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAITENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT ARE NOT REQUIRED TO COMPLY WITH THIS CHAPTER

CBC 1017.2, EXIT ACCESS TRAVEL DISTANCE

WITH SPRINKLER

CBC TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING

NO RESTROOMS ARE PROPOSED UNDER THIS PERMIT. ALL RESTROOMS, DRINKING FOUNTAINS AND SERVICE SINKS WILL BE UNDER THE INIDIVDUAL TENANT

GENERAL NOTES

- DO NOT SCALE DRAWINGS
- SEE SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
- TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN
- SHALL HAVE THE WORDS, "EXIT ROUTE." EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."

SYMBOL LEGEND

- # DOOR TAG
- WINDOW TAG WINDOWS WITHIN 24" OF A DOOR SHALL BE TEMPERED BY CODE. CONTRACTOR TO VERIFY IF OWNER WANTS ALL TEMPERED GLASS.
- TACTILE EXIT SIGN PER CBC.

FIRE NOTES

- PROVIDE SIGNS ABOVE ALL EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" PER CBC.
- PROVIDE MEANS OF EGRESS ILLUMINATION PER CBC SECTION 1008.
- ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE FIRE EXTINGUISHER SHALL BE 2-A:10-BC. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- PROVIDE A SIGN STATING "MAXIMUM OCCUPANT LOAD_____" CBC SECTION 1004.3. COORDINATE WORDING AND SIGN LOCATION WITH LOCAL FIRE DEPARTMENT.

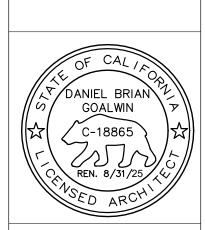
- 1 EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE, (TYPICAL 5 PLACES).
- 2 WALL MOUNTED IT CABINET. SEE ELECTRICAL DRAWINGS KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
- CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 96" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE.

KEYNOTE LEGEND

- LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) 24" MIN STRIKE EDGE CLEARANCE FOR
- THE EXTERIOR DOOR LANDING. 34" MAXIMUM AFF COUNTERTOP.
- CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET.
- 8 SUSPENDED CEILING LIGHT FIXTURE, REFER TO ELECTRICAL 9 Diffuser
- 10 TPO MEMBRANE ROOFING
- 11 ROOF DRAIN AND OVERFLOW IN RECESS. SEE PLUMBING DRAWINGS.
- 12 T-GRID SUSPENDED CEILING WITH LAY-IN ACOUSTIC PANELS. 13 TAPERED RIGID INSULATION CRICKET WITH 1/4" ISOLATION BOARD, TYP.
- 14 PREFINISHED METAL COPING
- 15 ROOF DRAIN LEADER, SEE PLUMBING PLANS
- 16 METAL STUD WALL FRAMING
- 17 WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL 18 EMERGENCY EXIT LIGHTING PER ELECTRICAL
- 19 TACTILE EXIT SIGN PER CBC.







-06 BL DUACK CAR WASH NO.26-(). AND SIERRA COLLEGE E LOOMIS, CA 95650 K Q. QUICK BRACE F

REVISIONS

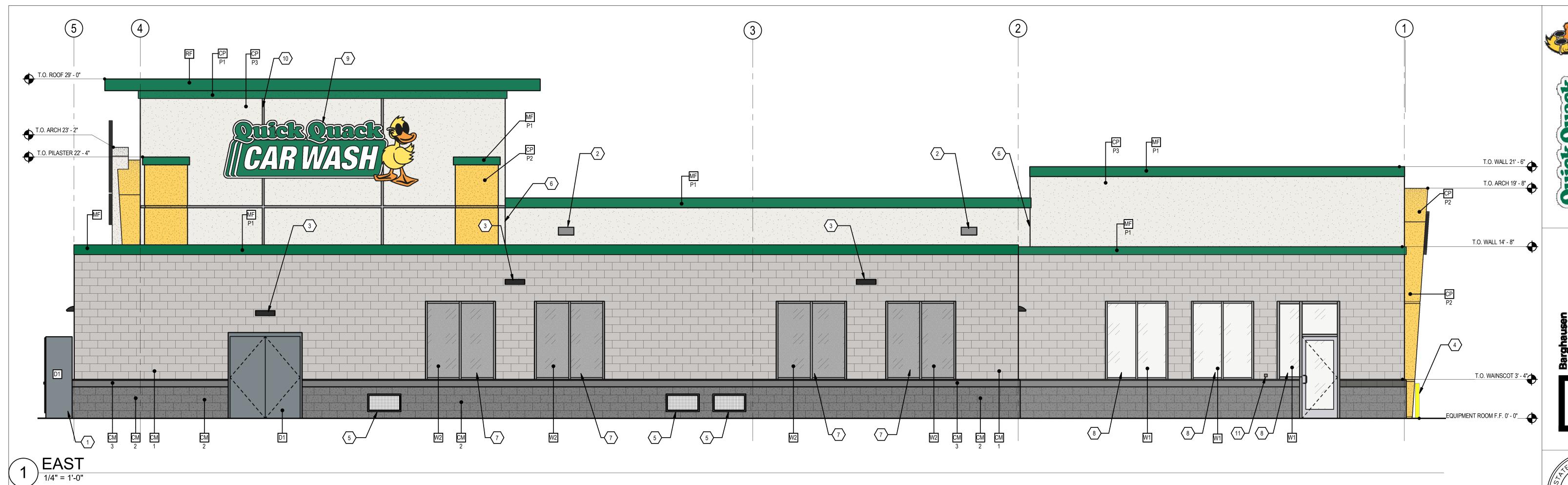
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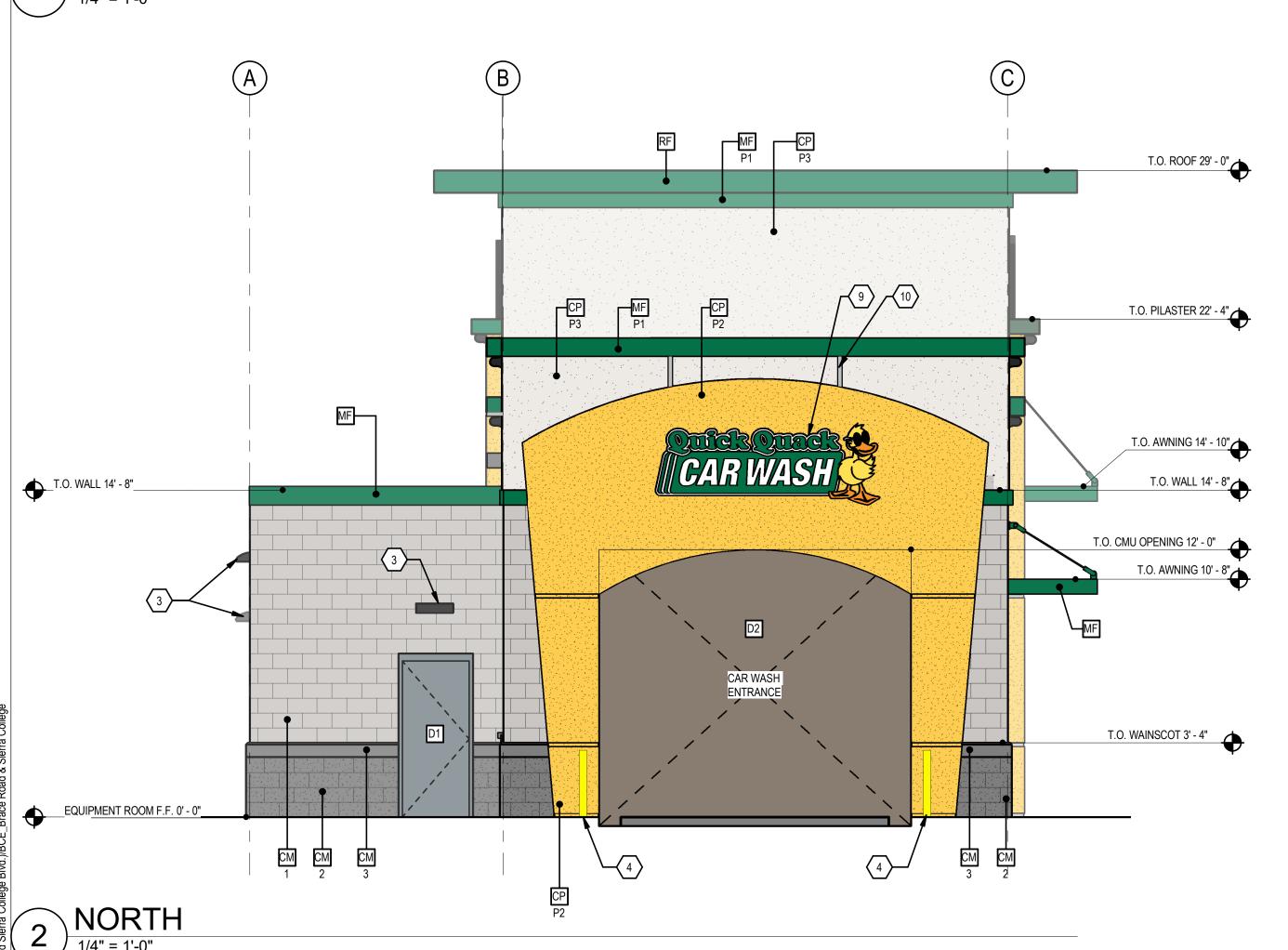
CONSTRUCTION **DOCUMENTS**

DESIGNED BY: QQ APPROVED BY: DH DRAWN BY: MB CHECKED BY: MU

JOB NUMBER 01/17/25 23456

FLOOR PLAN - QB STATION





GENERAL NOTES:

- 1. ACRYLIC PLASTER COLOR COAT: PLASTER COLOR COAT TO BE SAND FINISH.
- 2. LIGHT FIXTURES: CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

COLOR LEGEND

RF PRODUCT:METAL ROOF FASCIA FIRESTONE EVERGREEN

MF PRODUCT:METAL FASCIA
FIRESTONE EVERGREEN

CP PRODUCT:ACRYLIC PLASTER COLOR COAT
P1 MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

P3 MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PRODUCT: ACRYLIC PLASTER COLOR COAT
P2 MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"

CP PRODUCT: ACRYLIC PLASTER COLOR COAT

PRODUCT:SMOOTH HONED FACE CONCRETE MASONRY UNITS

1 INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY
"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC"
FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS

INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY
"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC"
FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

PRODUCT: PRECISION FACE CONCRETE MASONRY UNIT SILL

3 INTEGRAL COLOR STANDARD #790 DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

D1 PRODUCT:HOLLOW METAL DOOR
PAINT SHERWIN WILLIAMS #2819 "DOWNING SLATE"

D2 PRODUCT:OVERHEAD METAL DOOR
PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

SF PRODUCT:ANODIZED ALUMINUM STOREFRONT CLEAR 14

W1 PRODUCT:EXTERIOR WINDOW ASSEMBLY
WITH TEMPERED GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT

W2 PRODUCT:EXTERIOR FAUX WINDOW ASSEMBLY
WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS, CLEAR
ANODIZED ALUMINUM STOREFRONT

KEYNOTE LEGEND

ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS

THROUGH WALL SCUPPER. SPILL TO ROOF BELOW. WALL PACK (DOWN ONLY)

4 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE.
5 32" WIDE X 16" HIGH AIR VENT. SEE EXTERIOR ELEVATIONS (TYPICAL 3 PLACES)

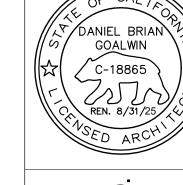
1/4" DEEP REVEAL EXPANSION JOINT FAUX WINDOW, SEE EXTERIOR ELEVATIONS

VISION WINDOW, SEE EXTERIOR ELEVATIONS

ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERI

PER JURISDICTION FIRE DEPT. REQUIREMENTS.

ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT
2" WIDE X 1/4" DEEP ANODIZED ALUMINUM PLASTER REVEAL
KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A
MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS
TO BE MOUNTED ON THE DOOR ORFRAME OF BUILDING MAIN
ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE
DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL



QUICK QUACK CAR WASH NO.26-066
BRACE ROAD AND SIERRA COLLEGE BLVE
LOOMIS, CA 95650

REVISIONS			
#	DATE	DESCRIPTION	



DESIGNED BY: QQ

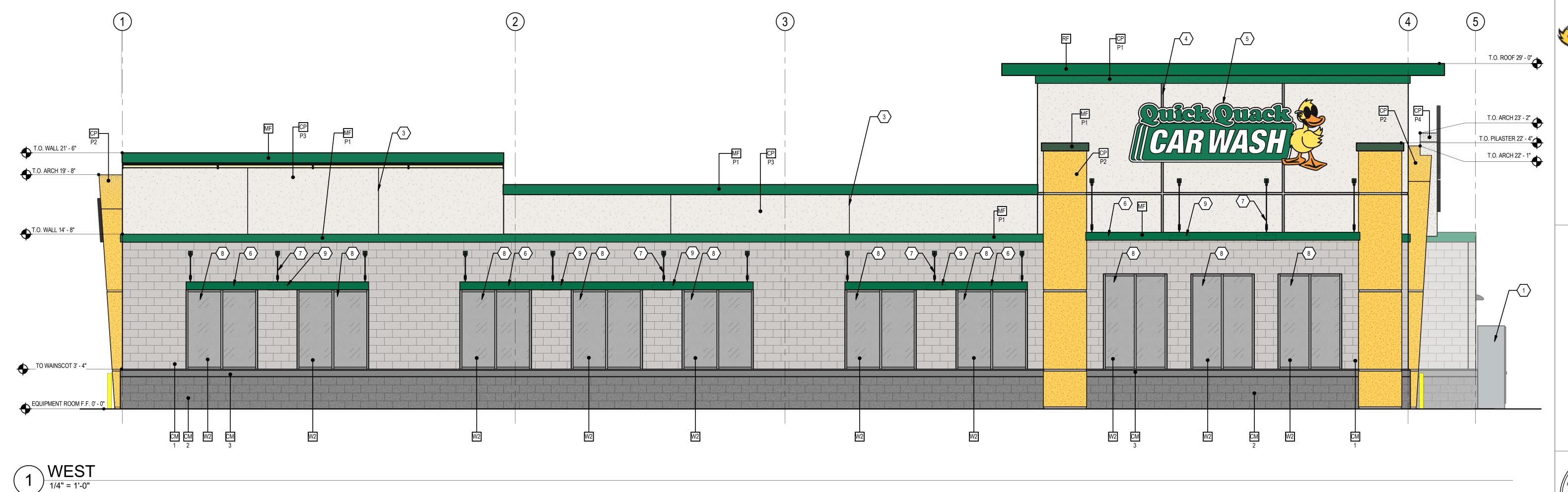
APPROVED BY: DH

DRAWN BY: MB/GB

DATE JOB NUMBER 1/17/25 23456

COLOR EXTERIOR ELEVATIONS

A300



GENERAL NOTES:

- 1. ACRYLIC PLASTER COLOR COAT: PLASTER COLOR COAT TO BE SAND FINISH.
- LIGHT FIXTURES: CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

KEYNOTE LEGEND

ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL

WALL PACK (DOWN ONLY)

1/4" DEEP REVEAL EXPANSION JOINT 2" WIDE X 1/4" DEEP ANODIZED ALUMINUM PLASTER REVEAL ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT METAL WALL AWNING SYSTEM, PAINT TO MATCH P1 WALL AWNING TIE-BACK SYSTEM. PAINT TO MATCH P1

FAUX WINDOW, SEE EXTERIOR ELEVATIONS LED RADIAL WALL SCONCE (DOWN ONLY)



RF PRODUCT:METAL ROOF FASCIA FIRESTONE EVERGREEN

MF PRODUCT:METAL FASCIA FIRESTONE EVERGREEN

CP PRODUCT:ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

CP PRODUCT:ACRYLIC PLASTER COLOR COAT MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"

P3 PRODUCT:ACRYLIC PLASTER COLOR COAT
MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

CM PRODUCT:SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM PRODUCT:PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR STANDARD #790 DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

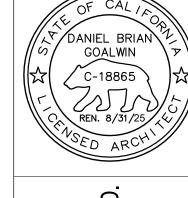
D1 PRODUCT:HOLLOW METAL DOOR PAINT SHERWIN WILLIAMS #2819 "DOWNING SLATE"

D2 PRODUCT:OVERHEAD METAL DOOR PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

SF PRODUCT: ANODIZED ALUMINUM STOREFRONT

W1 PRODUCT:EXTERIOR WINDOW ASSEMBLY WITH TEMPERED GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT

W2 PRODUCT:EXTERIOR FAUX WINDOW ASSEMBLY WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT



QUICK QUACK CAR WASH NO.26-066 BRACE ROAD AND SIERRA COLLEGE BL LOOMIS, CA 95650

REVISIONS			
#	DATE	DESCRIPTION	

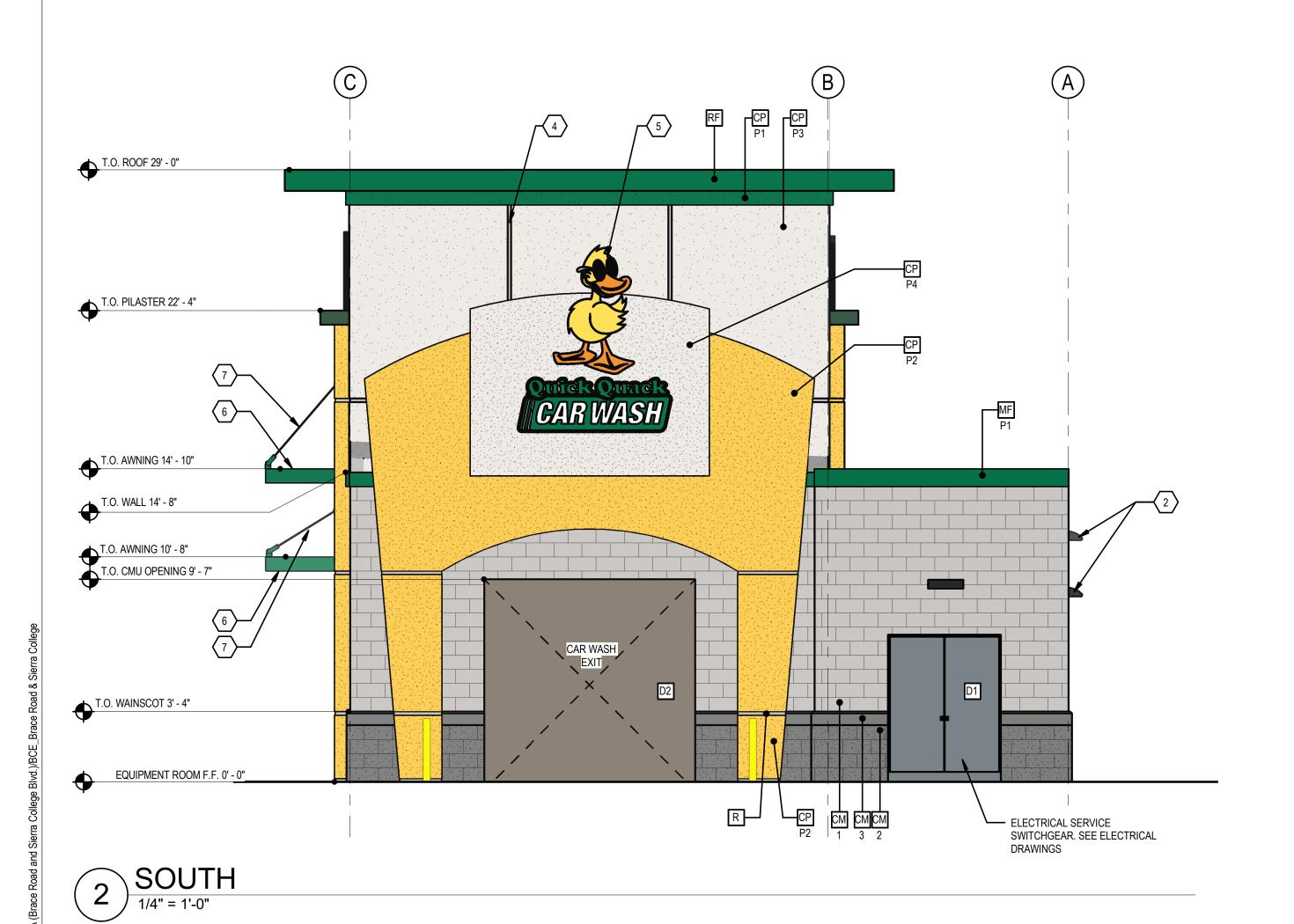
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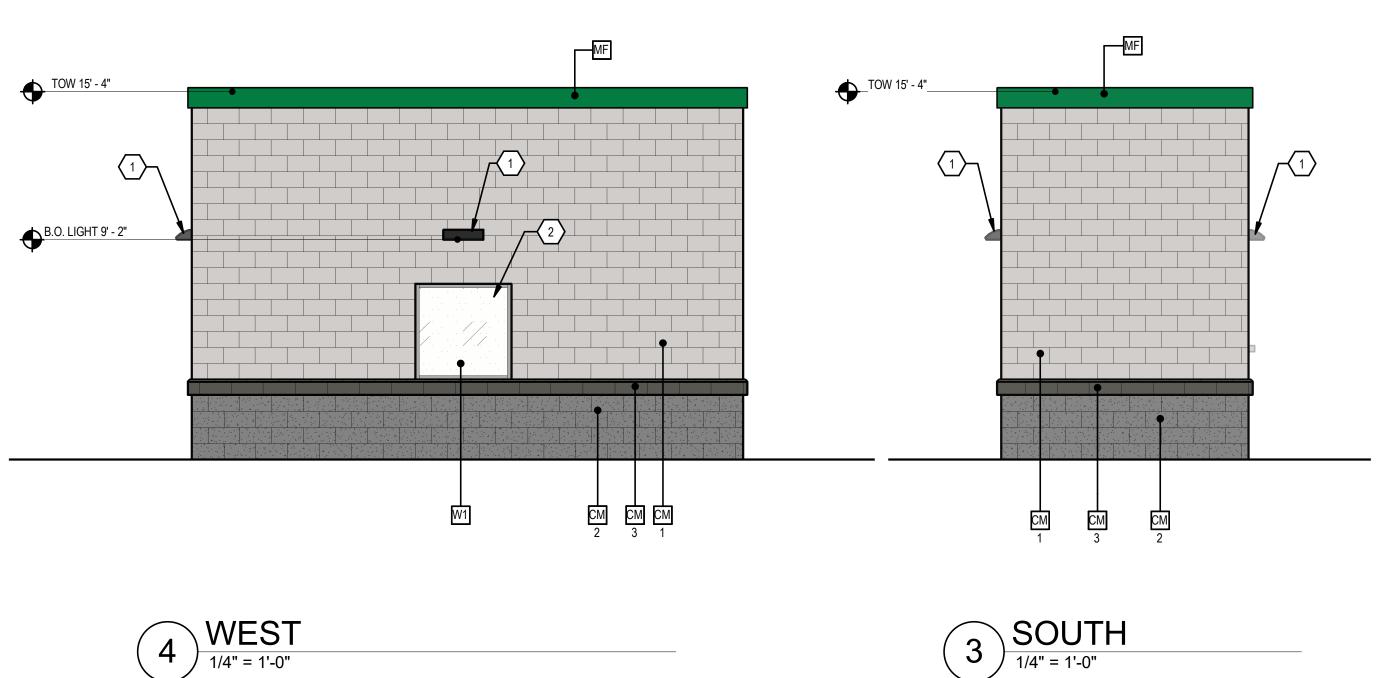
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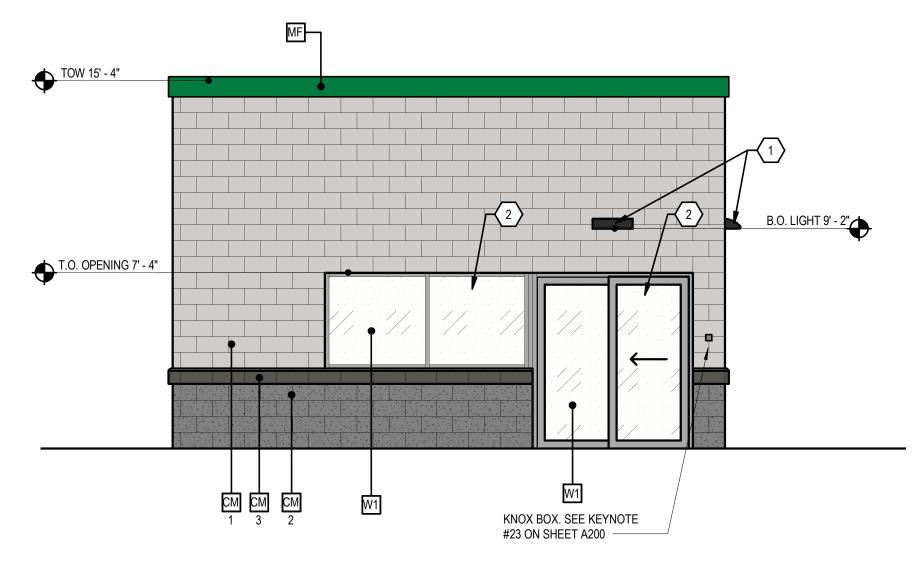
DESIGNED BY: QQ APPROVED BY: DH DRAWN BY: MB/GB CHECKED BY: MU

JOB NUMBER 1/17/25 23456 COLOR

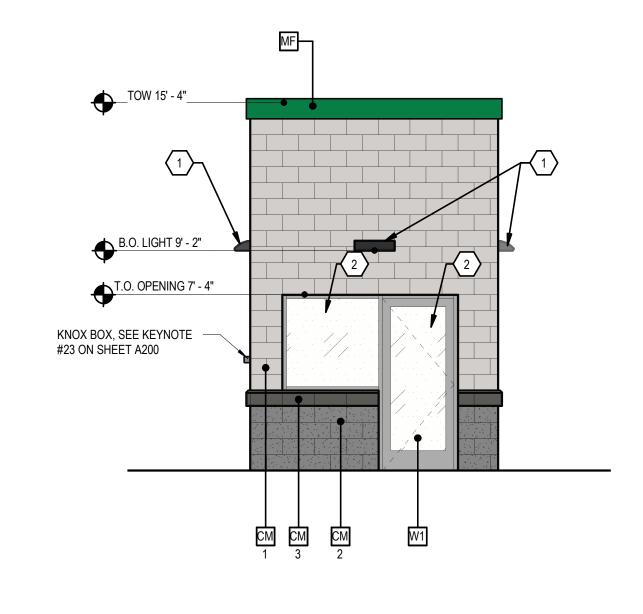
EXTERIOR ELEVATIONS

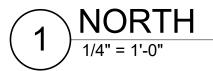


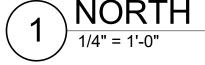




2 EAST 1/4" = 1'-0"









VISION WINDOW, SEE EXTERIOR ELEVATIONS

COLOR LEGEND

MF PRODUCT:METAL FASCIA PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

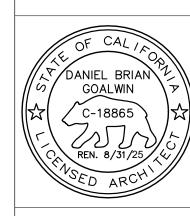
CM-1 PRODUCT:SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY
"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE
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CM PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM PRODUCT:PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR STANDARD #790 DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTART COLOR TO MATCH.

W1 PRODUCT:EXTERIOR WINDOW ASSEMBLY WITH TEMPERED GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT





QUICK QUACK CAR WASH NO.26-066 BRACE RD. AND SIERRA COLLEGE BLVD. LOOMIS, CA 95650

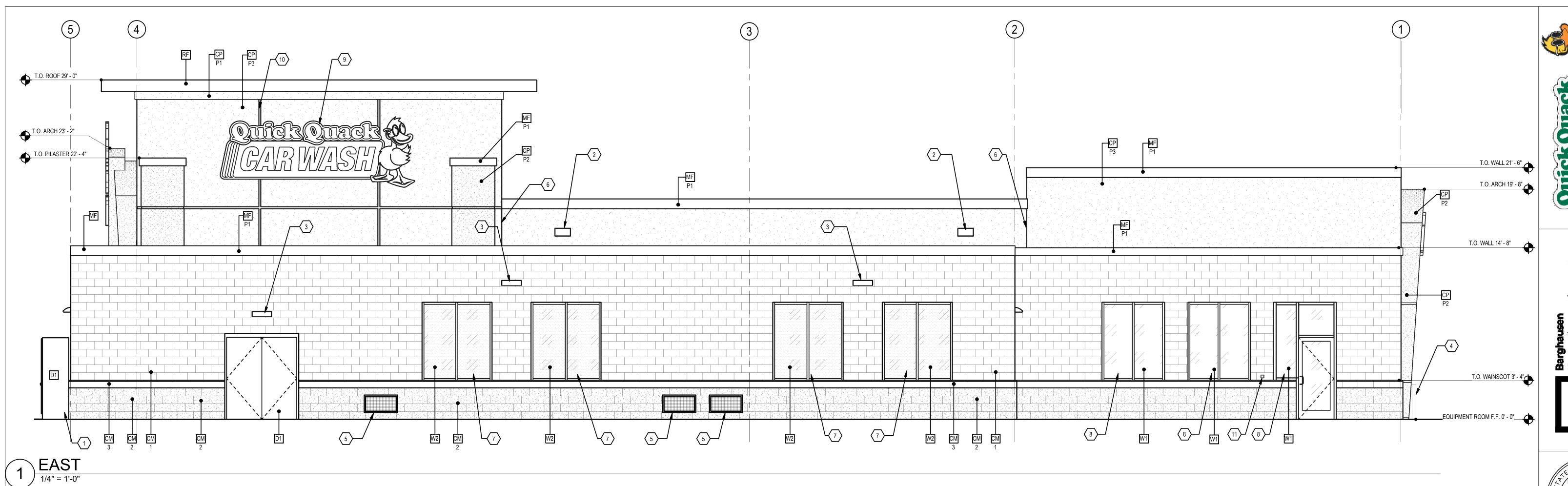
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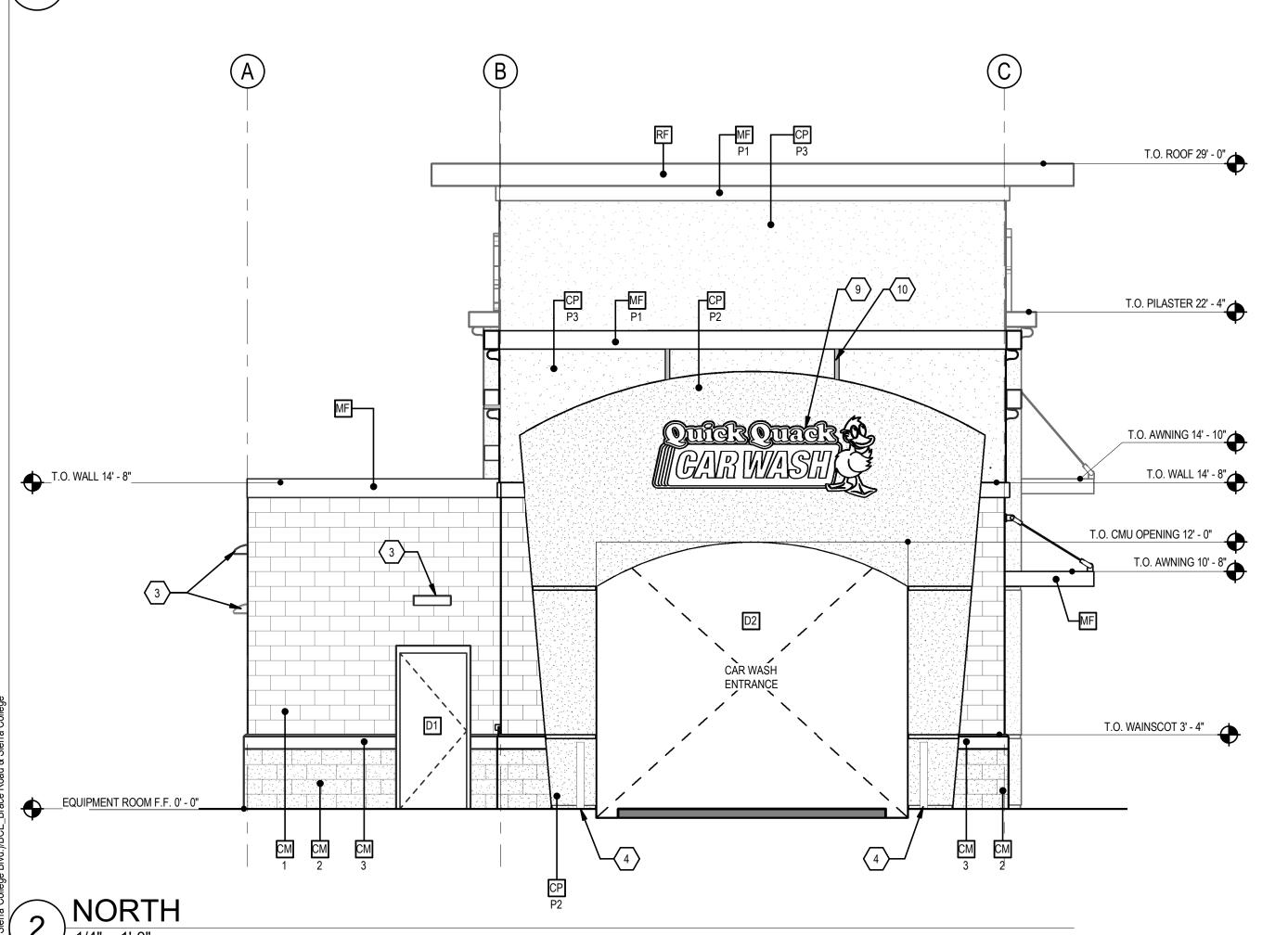
CONSTRUCTION **DOCUMENTS**

DESIGNED BY: QQ APPROVED BY: DH CHECKED BY: MU

JOB NUMBER 01/17/25 23456 **COLOR EXT**

ELEVATIONS - QB STATION





GENERAL NOTES:

- 1. ACRYLIC PLASTER COLOR COAT: PLASTER COLOR COAT TO BE SAND FINISH.
- LIGHT FIXTURES: CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

COLOR LEGEND

RF PRODUCT:METAL ROOF FASCIA FIRESTONE EVERGREEN

MF PRODUCT:METAL FASCIA FIRESTONE EVERGREEN

PRODUCT:ACRYLIC PLASTER COLOR COAT
MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

CP PRODUCT:ACRYLIC PLASTER COLOR COAT

P2 MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"

CP PRODUCT:ACRYLIC PLASTER COLOR COAT
P3 MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PRODUCT:SMOOTH HONED FACE CONCRETE MASONRY UNITS

1 INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY

"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC"

FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS

INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY

"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC"

FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

PRODUCT: PRECISION FACE CONCRETE MASONRY UNIT SILL

INTEGRAL COLOR STANDARD #790 DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

D1 PRODUCT:HOLLOW METAL DOOR
PAINT SHERWIN WILLIAMS #2819 "DOWNING SLATE"

D2 PRODUCT:OVERHEAD METAL DOOR
PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

SF PRODUCT: ANODIZED ALUMINUM STOREFRONT CLEAR 14

W1 PRODUCT:EXTERIOR WINDOW ASSEMBLY
WITH TEMPERED GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT

W2 PRODUCT:EXTERIOR FAUX WINDOW ASSEMBLY
WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS, CLEAR
ANODIZED ALUMINUM STOREFRONT

KEYNOTE LEGEND

ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS

THROUGH WALL SCUPPER. SPILL TO ROOF BELOW. WALL PACK (DOWN ONLY)

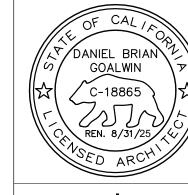
4 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE.
5 32" WIDE X 16" HIGH AIR VENT. SEE EXTERIOR ELEVATIONS
(TYPICAL 3 PLACES)

1/4" DEEP REVEAL EXPANSION JOINT

7 FAUX WINDOW, SEE EXTERIOR ELEVATIONS

VISION WINDOW, SEE EXTERIOR ELEVATIONS
ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT
2" WIDE X 1/4" DEEP ANODIZED ALUMINUM PLASTER REVEAL

2" WIDE X 1/4" DEEP ANODIZED ALUMINUM PLASTER REVEAL KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR ORFRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS.



QUICK QUACK CAR WASH NO.26-066
BRACE ROAD AND SIERRA COLLEGE BLVE
LOOMIS, CA 95650

REVISIONS			
#	DATE	DESCRIPTION	

ENTITL	EMENTS
S	SET

DESIGNED BY: QQ

APPROVED BY: DH

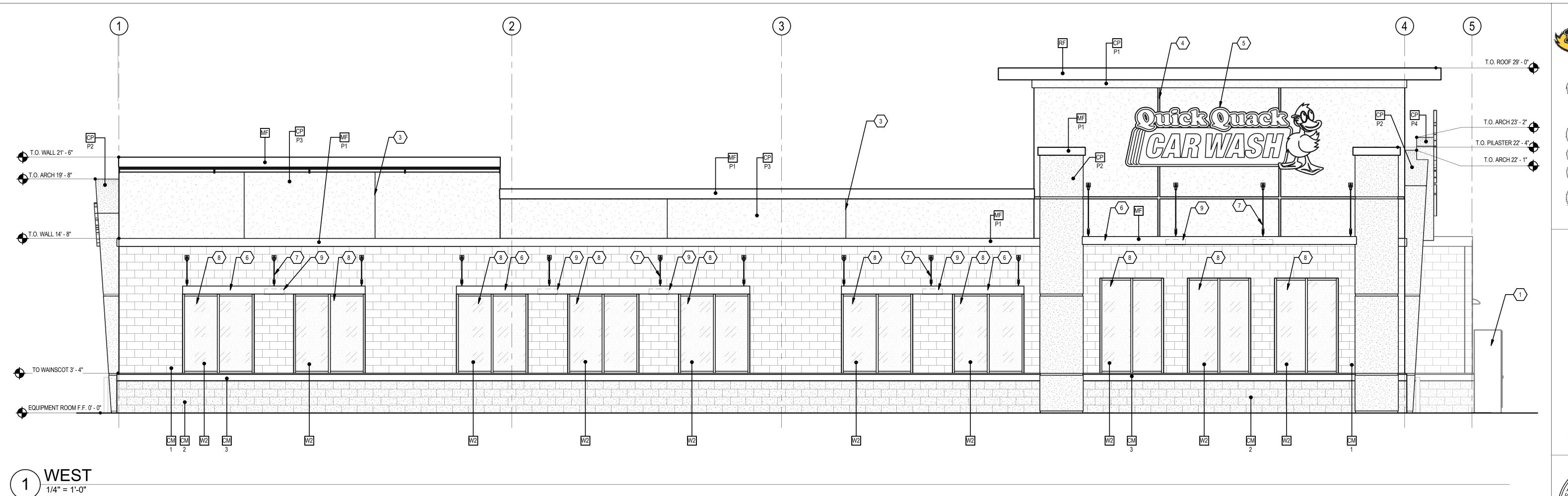
DRAWN BY: MB/GB

CHECKED BY: MU

DATE JOB NUMBER 23456

EXTERIOR ELEVATIONS

A300



GENERAL NOTES:

- 1. ACRYLIC PLASTER COLOR COAT: PLASTER COLOR COAT TO BE SAND FINISH.
- LIGHT FIXTURES: CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

KEYNOTE LEGEND

ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL

DRAWINGS WALL PACK (DOWN ONLY)

1/4" DEEP REVEAL EXPANSION JOINT 2" WIDE X 1/4" DEEP ANODIZED ALUMINUM PLASTER REVEAL

ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT METAL WALL AWNING SYSTEM, PAINT TO MATCH P1 WALL AWNING TIE-BACK SYSTEM. PAINT TO MATCH P1

FAUX WINDOW, SEE EXTERIOR ELEVATIONS LED RADIAL WALL SCONCE (DOWN ONLY)

COLOR LEGEND

RF PRODUCT:METAL ROOF FASCIA FIRESTONE EVERGREEN

MF PRODUCT:METAL FASCIA FIRESTONE EVERGREEN

CP PRODUCT:ACRYLIC PLASTER COLOR COAT
P1 MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

P2 PRODUCT:ACRYLIC PLASTER COLOR COAT
MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"

CP PRODUCT: ACRYLIC PLASTER COLOR COAT
P3 MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

1 INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY
"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC"
FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM PRODUCT:SMOOTH HONED FACE CONCRETE MASONRY UNITS

PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS

INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY
"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC"
FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

PRODUCT:PRECISION FACE CONCRETE MASONRY UNIT SILL

INTEGRAL COLOR STANDARD #790 DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

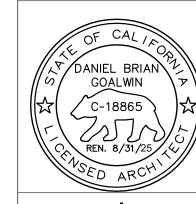
D1 PRODUCT:HOLLOW METAL DOOR
PAINT SHERWIN WILLIAMS #2819 "DOWNING SLATE"

D2 PRODUCT:OVERHEAD METAL DOOR
PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

SF PRODUCT: ANODIZED ALUMINUM STOREFRONT

W1 PRODUCT: EXTERIOR WINDOW ASSEMBLY
WITH TEMPERED GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT

PRODUCT: EXTERIOR FAUX WINDOW ASSEMBLY
WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS, CLEAR
ANODIZED ALUMINUM STOREFRONT



QUICK QUACK CAR WASH NO.26-066 BRACE ROAD AND SIERRA COLLEGE BLVI LOOMIS, CA 95650

REVISIONS			
#	DATE	DESCRIPTION	

ENTITLEMENTS

ENTITLEMENT SET

DESIGNED BY: QQ

APPROVED BY: DH

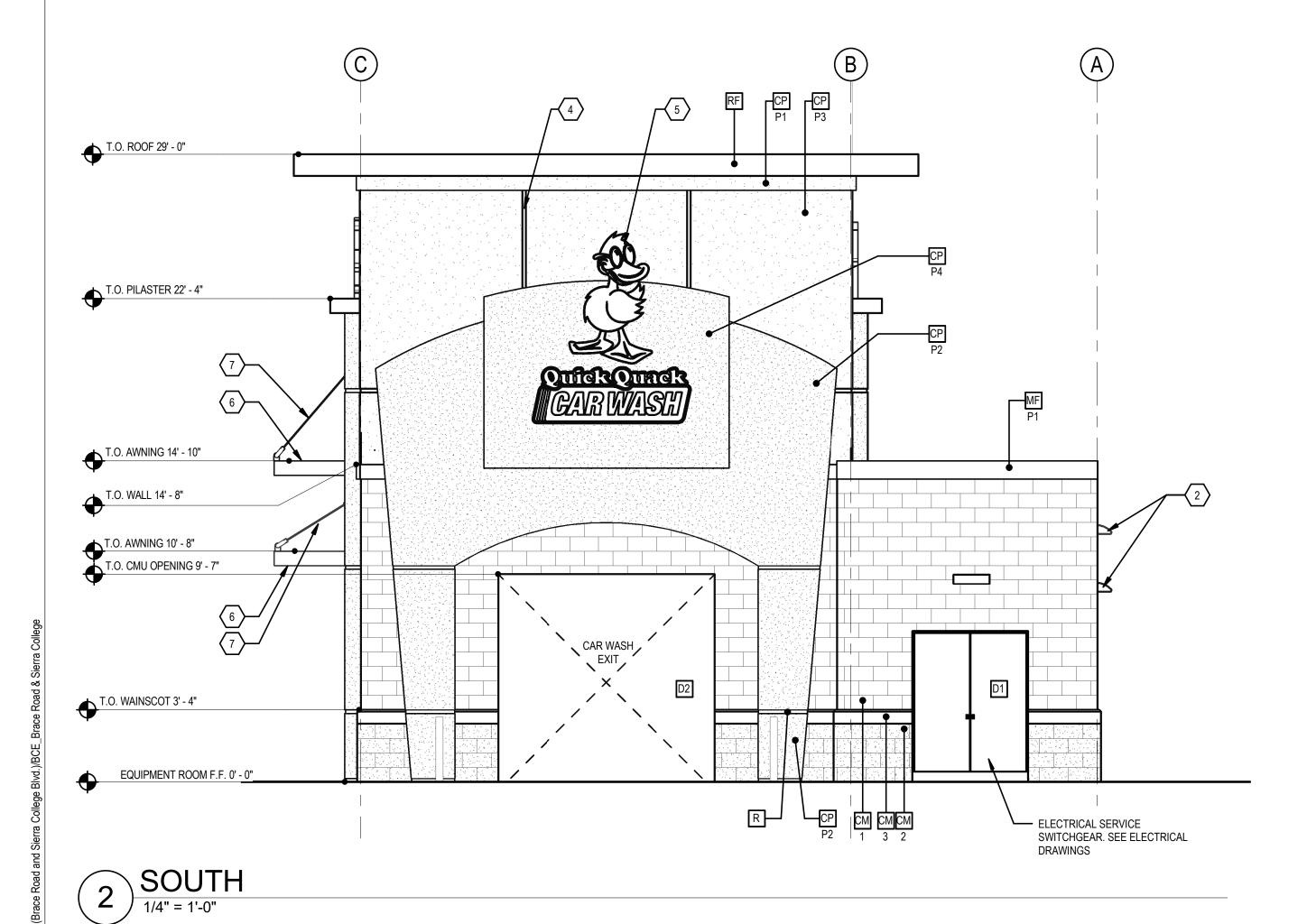
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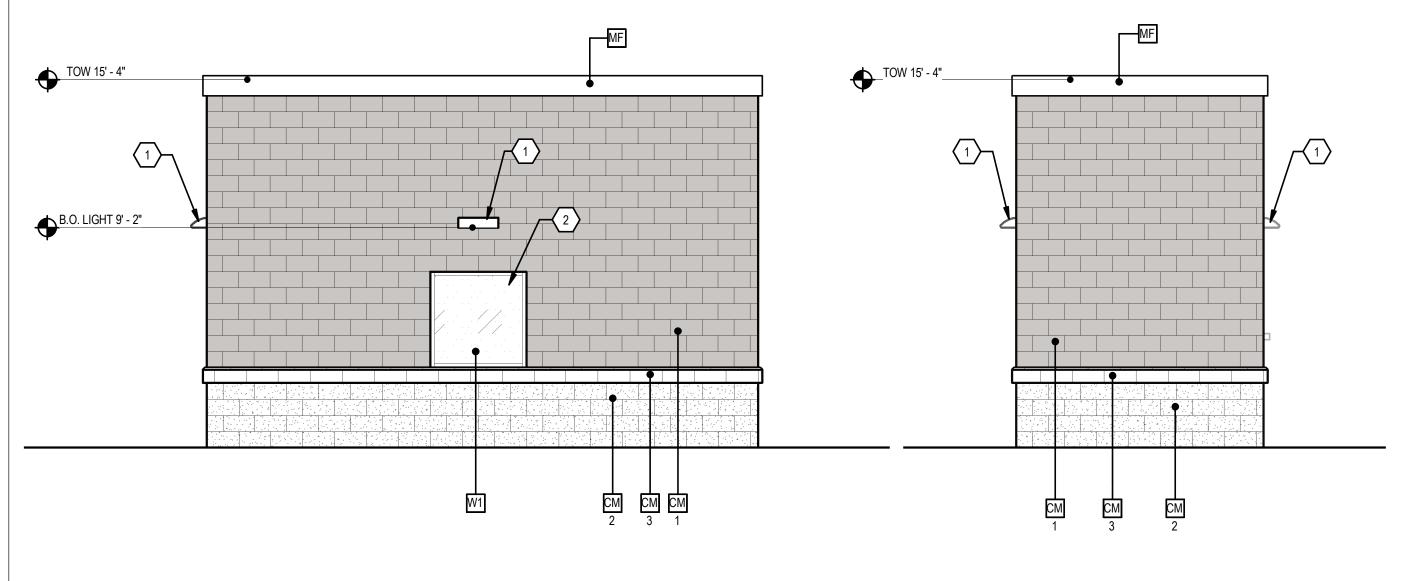
CHECKED BY: MU

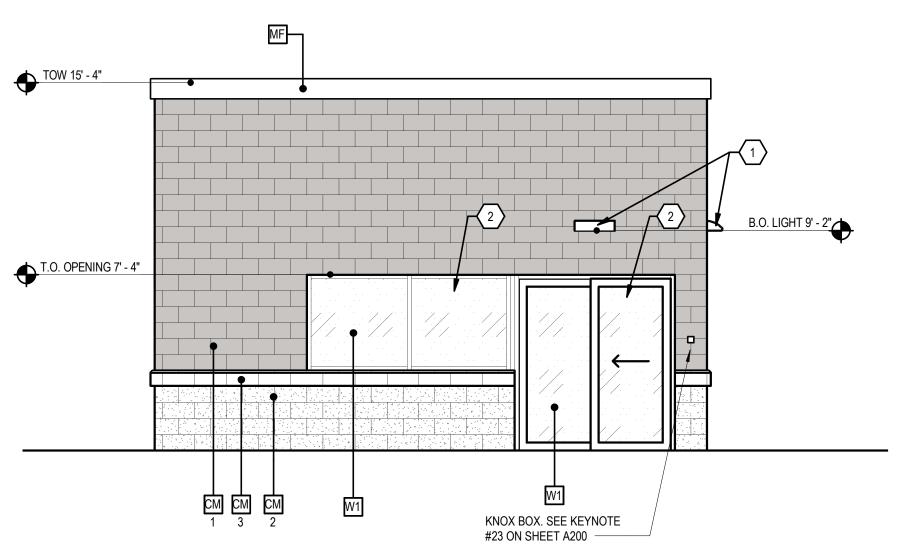
DATE JOB NUMBER 23456

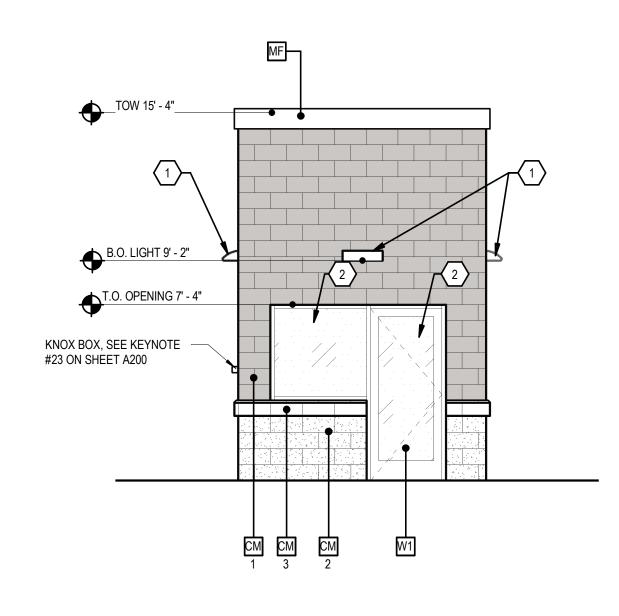
EXTERIOR ELEVATIONS

A301









1 NORTH
1/4" = 1'-0"

3 SOUTH
1/4" = 1'-0"

2 EAST 1/4" = 1'-0"



VISION WINDOW, SEE EXTERIOR ELEVATIONS

COLOR LEGEND

MF PRODUCT:METAL FASCIA PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN) CM-1 PRODUCT:SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY
"RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE
"RAINBLOC" FOR MORTAR ADMIXTURE. MORTART COLOR TO MATCH. CM PRODUCT:SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC"

CM PRODUCT:PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR STANDARD #790 DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTART COLOR TO MATCH.

FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

W1 PRODUCT:EXTERIOR WINDOW ASSEMBLY WITH TEMPERED GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT



QUICK QUACK CAR WASH NO.26-066 BRACE RD. AND SIERRA COLLEGE BLVD. LOOMIS, CA 95650

RE\	/ISIONS
DATE	DESCR

#	DATE	DESCRIP [*]

CONSTRUCTION **DOCUMENTS**

DESIGNED BY: QQ APPROVED BY: DH CHECKED BY: MU JOB NUMBER 01/17/25 23456 **EXTERIOR** ELEVATIONS - QB STATION

4 WEST
1/4" = 1'-0"