



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: cameronrd@dontdrivdirty.com

**ARCHITECT OF RECORD:** BARGHAUSEN ENGINEERS  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
PHONE: (425) 251-6222  
CONTACT: DAN GOALWIN  
EMAIL: dgoalwin@barghausen.com

**CONSTRUCTION MANAGER:** QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD, SUITE 300  
PHONE: (916) 472-8689  
CONTACT: CAMERON DRENNAN  
EMAIL: cameronrd@dontdrivdirty.com

**CIVIL:** BARGHAUSEN ENGINEERS  
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 ENGINEER:** MARTIN CONSULTING GROUP  
2204 PLAZA DRIVE - #130  
ROCKLIN, CA 95765  
PHONE: (916) 256-4816  
CONTACT: JON MARTIN  
EMAIL: jonm@martinconsultinggroup.biz

**MECHANICAL/ELECTRICAL/PLUMBING:** SACRAMENTO ENGINEERING CONSULTANTS  
10555 OLD PLACERVILLE ROAD  
SACRAMENTO, CA 95827  
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

**APN NO:** 044-122-008  
**EXISTING ZONE:** CG - GENERAL COMMERCIAL  
**PROPOSED ZONE:** CG - GENERAL COMMERCIAL  
**LOT AREA:** 3.962 ACRES (+/- 172,593 SF)

### STRUCTURES SUMMARY

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

## OCCUPANT LOAD ANALYSIS

### OCCUPANT LOAD ANALYSIS

ROOM NUMBER	NAME	AREA	Occupancy	LOAD FACTOR	OCCUPANT LOAD
<b>UNOCCUPIED</b>					
101	CARWASH TUNNEL	2256 SF	UNOCCUPIED	0	
103	RESTROOM	83 SF	UNOCCUPIED	0	
<b>BUSINESS</b>					
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
<b>ACCESSORY</b>					
104	EQUIPMENT ROOM	484 SF	ACCESSORY	300	2
105	ELECTRICAL ROOM	115 SF	ACCESSORY	300	1
<b>TOTAL OCCUPANT LOAD:</b>					<b>7</b>

NOTE:  
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.

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## APPLICABLE CODES & STANDARDS

- ALL WORK SHALL COMPLY WITH REGULATIONS, CODES AND AUTHORITIES OF THE:
  - 2022 CALIFORNIA BUILDING CODE (CBC)
  - 2022 CALIFORNIA MECHANICAL CODE (CMC)
  - 2022 CALIFORNIA PLUMBING CODE (CPC)
  - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
  - 2022 CALIFORNIA FIRE CODE (CFC)
  - 2022 CALIFORNIA ENERGY CODE (CEC/T24)
  - 2022 BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
  - 2022 GREEN BUILDING STANDARDS CODE
- ALL CODES TO BE USED IN CONJUNCTION WITH THE LOCAL AMENDMENTS
- ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE ADOPTED BUILDING REGULATIONS FOR THE LOCAL GOVERNING AGENCIES:
  - A) PLANNING DEPARTMENT
  - B) BUILDING INSPECTION DIVISION
  - C) PUBLIC WORKS DEPARTMENT
  - D) ENVIRONMENTAL HEALTH DIVISION
  - E) FIRE DEPARTMENT

## PROJECT SCOPE

THE PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

CONSTRUCTION OF:

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

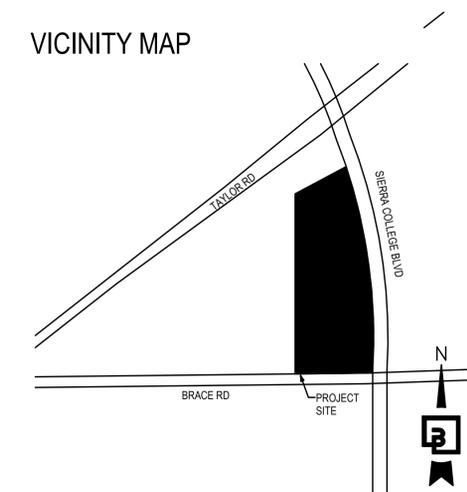
- SIGNAGE OTHER THAN ADA REQUIRED SIGNS.

## DEFERRED SUBMITTALS

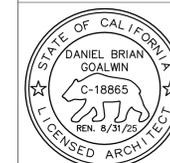
- CONCRETE HOLLOW CORE PLANKS.

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 CONCURRENT SUBMITTAL.

## VICINITY MAP



**Barghausen 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 COLLEGE BLVD.  
LOOMIS, CA 95650

REVISIONS		
#	DATE	DESCRIPTION

## ENTITLEMENTS SET

DESIGNED BY: DH  
APPROVED BY: DH  
DRAWN BY: MB/GM  
CHECKED BY: MU  
DATE: 1/17/25  
JOB NUMBER: 23456

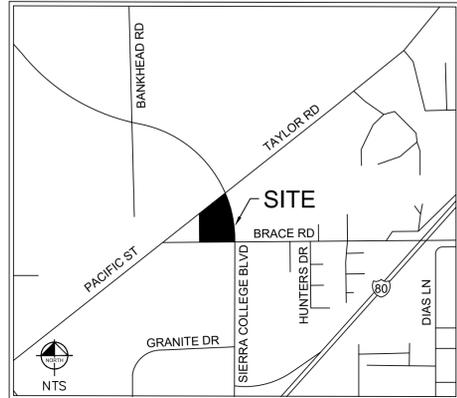
## COVER SHEET

A000

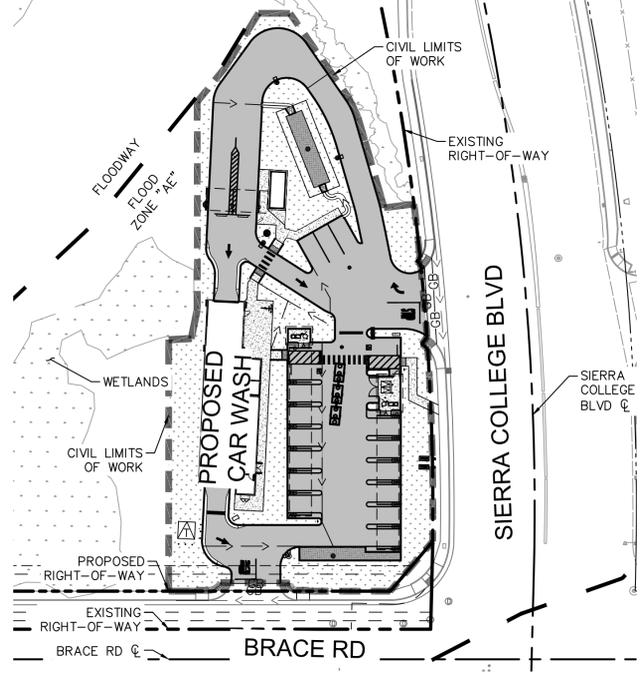
# TOWN OF LOOMIS ON-SITE IMPROVEMENT PLANS

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

NOTES:  
1. ALL QUANTITIES SHOWN ON THIS PLAN SET ARE FOR ESTIMATE PURPOSES ONLY AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



VICINITY MAP



SITE MAP  
SCALE: 1"=50'

**LEGEND**

- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT
- CIVIL LIMITS OF WORK
- SS --- PROPOSED SANITARY SEWER PIPE
- W --- PROPOSED DOMESTIC WATER PIPE
- SD --- PROPOSED STORM DRAIN PIPE
- POINT OF CONNECTION (⊙ BLDG)
- POINT OF CONNECTION (TO EXISTING)
- W --- EXISTING DOMESTIC WATER PIPE
- SS --- EXISTING SANITARY SEWER PIPE
- GB --- GRADE BREAK LINE
- R --- RIDGE LINE
- 715.50 TC  
715.00 TP --- PROPOSED SPOT ELEVATION
- (715.50 TC)  
(715.00 TP) --- EXISTING SPOT ELEVATION
- 2.00% --- PROPOSED FLOW (DIRECTION AND SLOPE)
- DIRECTION OF FLOW
- [Pattern] STANDARD DUTY CONCRETE
- [Pattern] HEAVY DUTY CONCRETE
- [Pattern] LANDSCAPE AREA
- [Pattern] DETECTABLE WARNINGS
- [Pattern] WETLANDS

**ABBREVIATIONS**

- APN ASSESSOR'S PARCEL NUMBER
- ARCH ARCHITECT
- BFE BASE FLOOD ELEVATION
- BLDG BUILDING
- BR BOTTOM OF RAMP
- BW BACK OF WALK
- CMB CLASS II CRUSHED MISCELLANEOUS BASE
- CL CENTER LINE
- CY CUBIC YARD
- EG EXISTING GROUND
- EX EXISTING
- F FIRE
- FG FINISH GROUND
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT ELEVATION
- LP LOW POINT
- MH MANHOLE
- MIN MINIMUM
- NAP NOT A PART
- NO NUMBER
- PL PROPERTY LINE
- POC POINT OF CONNECTION
- POT PATH OF TRAVEL
- R RIDGE
- ROW RIGHT-OF-WAY
- S SEWER
- SD STORM DRAIN
- STD STANDARD
- TC TOP OF CURB
- TOF TOP OF GRADE
- TP TOP OF PAVEMENT
- TR TOP OF RAMP
- TYP TYPICAL
- W WATER

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**PROJECT TEAM**

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

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

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

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

**SURVEYOR**  
AMS ASSOCIATES INC.  
801 YGANCIO VALLEY ROAD, SUITE 220  
WALNUT CREEK, CA 94596  
(925) 943-2777  
PROJECT NO. 18-2435  
SURVEY DATE: JANUARY 19, 2025

**UTILITY CONTACTS**

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"  
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 KNOWN 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.

FEMA FLOODING SOURCE: SUCKER RAVINE LOOMIS TRIBUTARY

**NOTICE TO CONTRACTORS**

- 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.
- 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.
- 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.

**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: (1) 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.

LETICIA ALVAREZ  
R.C.E. 94675  
7/31/2025  
DATE

**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.

SOILS ENGINEER OF RECORD: \_\_\_\_\_ DATE \_\_\_\_\_

**ESTIMATED RAW EARTHWORK QUANTITIES**

RAW CUT: 637 CY  
RAW FILL: 1,337 CY  
NET: 700 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

 Call 811 1-800-227-2600	REVISIONS <table border="1"> <thead> <tr> <th>SHT.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>APRD</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	SHT.	DESCRIPTION	DATE	BY	APRD																					TOWN OF LOOMIS ENGINEERING DEPARTMENT NAME: _____ DATE: _____ TOWN ENGINEER RCE XXXXX RECOMMENDED BY: _____ DATE: _____	SEAL - ENGINEER  Kimley & Horn 3801 UNIVERSITY AVE, SUITE 300 RIVERSIDE, CA 92501 PHONE: (951) 543-9868 WWW.KIMLEY-HORN.COM PREPARED UNDER THE SUPERVISION OF: _____ DESIGNED BY: JY CHECKED BY: XO R.C.E. NO.: 94675 DATE: 7/31/2025	TOWN OF LOOMIS ENGINEERING DEPARTMENT QUICK QUACK CAR WASH #26-066 SIERRA COLLEGE RD & BRACE RD COVER SHEET	SHEET NO. 1 of 16 PROJECT NO:
	SHT.	DESCRIPTION	DATE	BY	APRD																									

**PRIVATE ENGINEER'S CIVIL CONSTRUCTION NOTES**

- 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 SPECIFIED OTHERWISE, WITH THE LATEST EDITIONS 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 QUALITY 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 BY THE PREPARER OF THESE PLANS.
- 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., HERINAFTER 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.
- 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.
- 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.
- 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.
- 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 AREA 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.
- 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.
- 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.)**

- 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:
  - PROVIDE EROSION PROTECTION ON SLOPES THAT ARE 10:1 OR STEEPER AND IN SWALES THAT ARE 2% OR STEEPER.
  - GRADE GUTTER SAG POINTS TO DRAIN.
  - PROVIDE SILT CATCHMENTS TO PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEMS.
  - CLEAN DOWNSTREAM PIPES AS DIRECTED BY THE CITY ENGINEER.
  - CLEAN AND MAINTAIN ALL STREETS AND SIDEWALKS AS DIRECTED BY THE CITY ENGINEER.
- THE TOP 6 INCHES (MINIMUM) OF ALL LANDSCAPED AREAS SHALL BE CLEAN SOIL.
- EXISTING ASPHALT PAVEMENT MAY BE USED AS FILL MATERIAL ONLY 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.
- PIPELINES
 

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.
- 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.
- SANITARY SEWER SYSTEM:
  - 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.
  - 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.
  - TRENCH EXCAVATION, BEDDING AND BACKFILL SHALL COMPLY WITH CITY STANDARDS AND PROJECT GEOTECHNICAL REPORT.
  - PIPES WITH LESS THAN MINIMUM 10' HORIZONTAL SEPARATION FROM WATER SHALL BE SDR-35 WITH GASKET JOINTS PER ASTM D3034.
- STORM DRAIN SYSTEM:
  - 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.
  - STORM DRAIN PIPE SHALL BE HDPE, UNLESS OTHERWISE SHOWN ON PLAN, AND FITTINGS INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER'S RECOMMENDATIONS.
  - 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.
- 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.
- WATER PIPELINES AND FITTINGS SHALL BE EITHER PVC OR DIP:
  - 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 OIP 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.
  - 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 SHALL CONFORM TO AWWA C111 WITH RUBBER GASKETS UNLESS OTHERWISE SPECIFIED.
- 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.
- 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**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT 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.
- 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.



REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APPR

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER  
RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**Kimley » Horn**

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PREPARED UNDER THE SUPERVISION OF: \_\_\_\_\_ DESIGNED BY: JY CHECKED BY: XO  
R.C.E. NO.: 94675 DATE: 7/31/2025

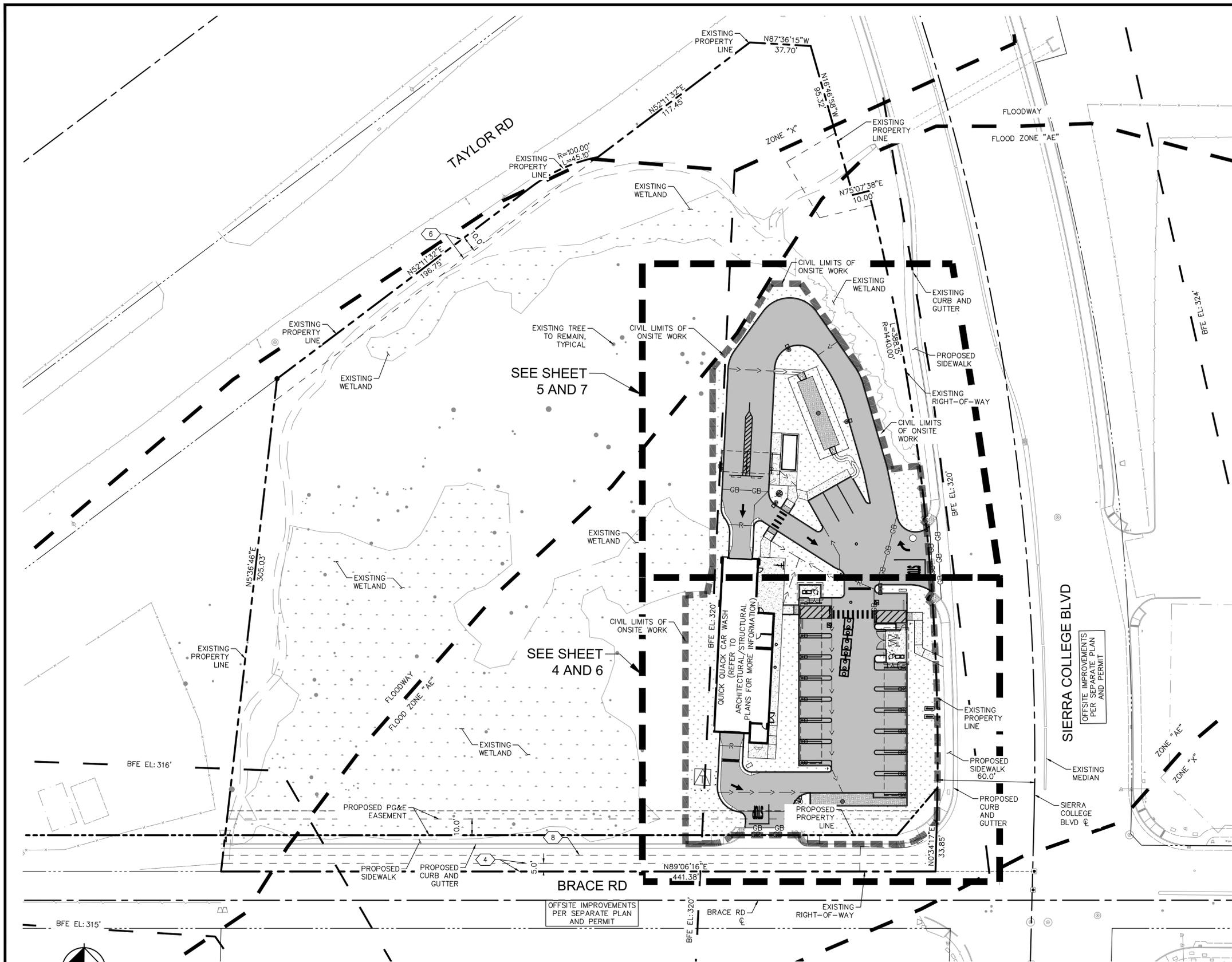
LETICIA ALVAREZ, PE

**TOWN OF LOOMIS  
ENGINEERING DEPARTMENT**

**QUICK QUACK CAR WASH #26-066  
SIERRA COLLEGE RD & BRACE RD  
GENERAL NOTES**

SHEET NO.  
**2**  
2 of 16

PROJECT NO:



- LEGEND**
- EXISTING PROPERTY LINE/RIGHT-OF-WAY
  - - - PROPOSED PROPERTY LINE/ RIGHT-OF-WAY
  - - - EASEMENT
  - CIVIL LIMITS OF WORK
  - - - DEPRESSED FLOW LINE/SWALE
  - BFE ELEVATION
  - STANDARD DUTY CONCRETE PAVEMENT
  - HEAVY DUTY CONCRETE PAVEMENT
  - PROPOSED LANDSCAPE AREA
  - DETECTABLE WARNINGS
  - WETLANDS
  - BIORETENTION PLANTER

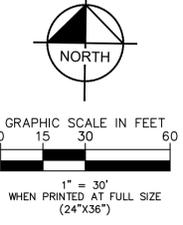
- EASEMENT NOTES**
- 4 AN EASEMENT OVER SAID LAND FOR ROAD AND INCIDENTAL PURPOSES, GRANTED TO THE COUNTY OF PLACER, IN DEED RECORDED JUNE 26, 1906, (BOOK) 75 (PAGE) 307 OF DEEDS.
  - 6 AN EASEMENT OVER SAID LAND FOR PIPE LINES AND INCIDENTAL PURPOSES, GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN 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.

SEE SHEET 5 AND 7

SEE SHEET 4 AND 6

OFFSITE IMPROVEMENTS PER SEPARATE PLAN AND PERMIT

OFFSITE IMPROVEMENTS PER SEPARATE PLAN AND PERMIT



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REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER  
RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

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PREPARED UNDER THE SUPERVISION OF: LETICIA ALVAREZ, PE

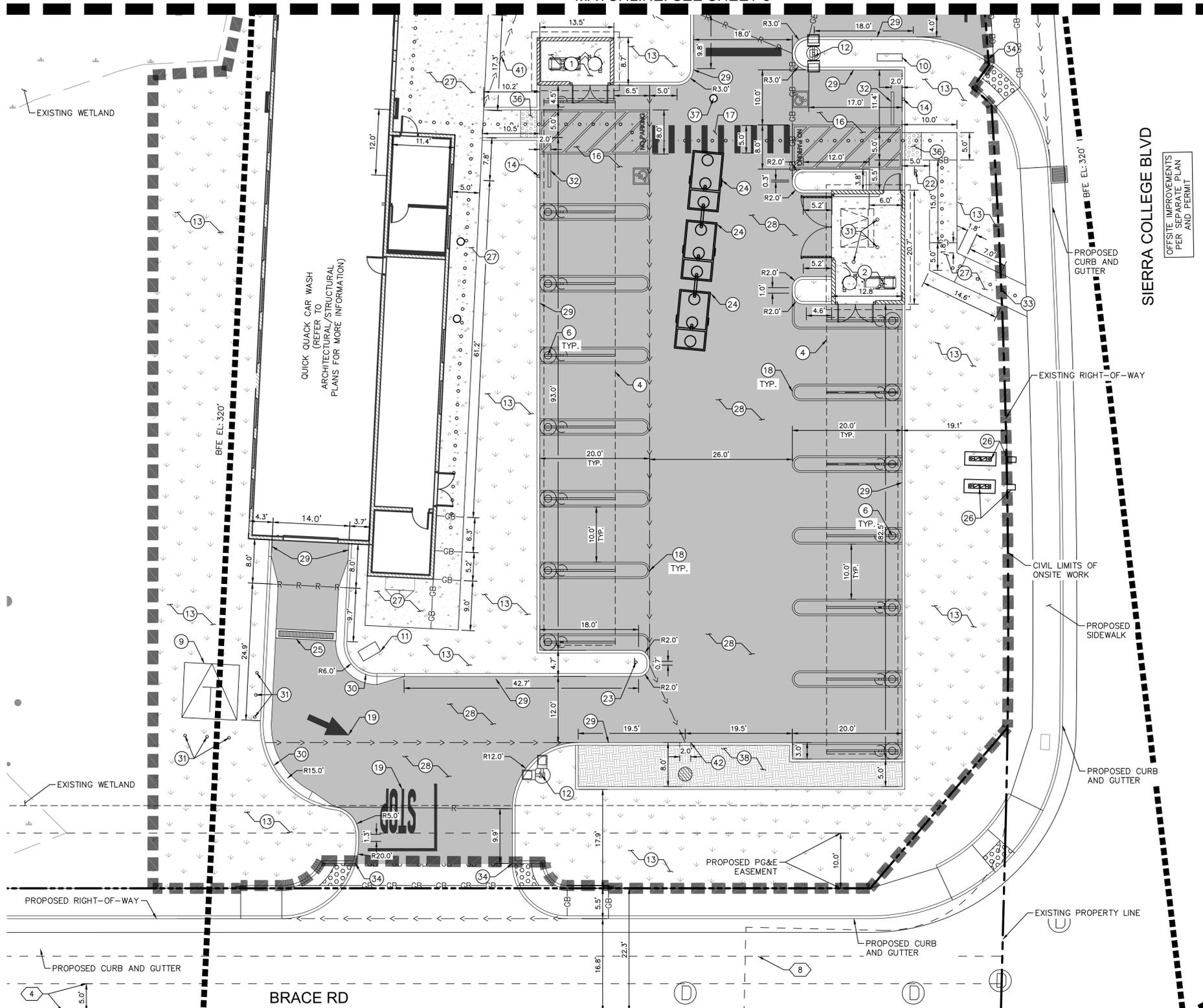
DESIGNED BY: JY CHECKED BY: XO  
R.C.E. NO.: 94675  
DATE: 7/31/2025

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

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

SHEET NO.  
3  
3 of 16  
PROJECT NO:

MATCHLINE: SEE SHEET 5



**LEGEND**

- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- - - PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT
- CIVIL LIMITS OF WORK
- BFE ELEVATION
- ▲ SIGN POST
- ... ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- DETECTABLE WARNINGS
- WETLANDS
- BIORETENTION PLANTER/BASIN

**SITE DATA**

LIMITS OF DISTURBANCE: ±41,636 S.F. (±0.96 AC)  
 PROPOSED IMPERVIOUS AREA: ±26,136 S.F.  
 PROPOSED PEROVIOUS AREA: ±15,500 S.F.

EXISTING USE: VACANT  
 PROPOSED USE: CAR WASH

PARKING DATA	
STANDARD SPACE =	3
ACCESSIBLE SPACE =	1
TOTAL SPACES PROVIDED =	4 SPACES
STANDARD VACUUM SPACE =	12
ACCESSIBLE VACUUM SPACE =	1
TOTAL VACUUM SPACES PROVIDED =	13 SPACES

**CONSTRUCTION NOTES**

- 1 NEW VACUUM ENCLOSURE PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 2 NEW TRASH ENCLOSURE PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 3 PAY STATION CANOPY PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 4 VACUUM CANOPY PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 5 FLAG POLE PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 6 QUICK QUACK SPECIFIC TRASH CAN PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 7 NEW BIKE RACK/LOCKER PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 8 QUICK QUACK MENU BOARD. REFER TO SIGN DRAWINGS UNDER SEPARATE PERMIT.
- 9 ELECTRICAL TRANSFORMER PER ARCHITECTURAL PLANS UNDER SEPARATE PERMIT.
- 10 MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 11 STOP/GO SIGN. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 12 SITE LIGHTING. REFER TO ARCHITECTURAL/DEVELOPER PLANS FOR MORE DETAILS.
- 13 LANDSCAPE/PLANTER AREA. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
- 14 INSTALL VAN ACCESSIBLE PARKING STALL SIGN PER DETAIL 1, SHEET 12. SINGLE BASE SIGN POST PER DETAIL 2, SHEET 12.
- 15 INSTALL ACCESSIBLE RAMP PER DETAIL 3, SHEET 12. INSTALL CAST-IN-PLACE DETECTABLE WARNING SYSTEM (TRUNCATED DOMES) PER ARMOR TILE - 36" X 48" PANEL. PRODUCT NO. ADA-C-3648W PER DETAIL 4, SHEET 12.
- 16 INSTALL ACCESSIBLE PARKING STALL STRIPING AND ACCESSIBLE PARKING SYMBOL PER DETAIL 5, SHEET 12.
- 17 INSTALL PATH OF TRAVEL STRIPING PER DETAIL 6, SHEET 12.
- 18 INSTALL 90° VACUUM PARKING STALL STRIPING WITH THE FOLLOWING DIMENSIONS: 4" WIDE WHITE STRIP, 20 MILL MIN THICKNESS, METHYL METHACRYLATE PAINT OR APPROVED EQUAL.
- 19 INSTALL PAVEMENT MARKINGS AS SHOWN, PAINT SHALL BE WHITE IN COLOR, 20 MILL MIN THICKNESS, METHACRYLATE PAINT OR APPROVED EQUAL. LIMIT LINES SHALL BE 12" WIDE (SPPWC STD. PLAN 172-0) AND ALL MARKINGS, ARROWS AND SYMBOLS SHALL BE PER SPPWC STD. PLAN 171-0.
- 20 INSTALL QUICK QUACK QUEUE STRIPING AS FOLLOWS: 4" WIDE WHITE STRIP, 20 MILL MIN THICKNESS, METHYL METHACRYLATE PAINT OR APPROVED EQUAL.
- 21 INSTALL 90° PARKING STRIPE PER DETAIL 7, SHEET 12.
- 22 INSTALL ACCESSIBLE PATH SIGN PER DETAIL 8, SHEET 12.
- 23 INSTALL "UNAUTHORIZED VEHICLE" PARKING SIGN PER DETAIL 9, SHEET 12.
- 24 INSTALL CLARIFIER. REFER TO UTILITY SHEET 9 FOR MORE INFORMATION.
- 25 INSTALL TRENCH DRAIN PER DETAIL 10, SHEET SHEET 12.
- 26 INSTALL METER AND BACKFLOW PREVENTOR. REFER TO UTILITY PLAN SHEET 9 FOR MORE INFORMATION.
- 27 CONSTRUCT STANDARD DUTY SIDEWALK CONCRETE PER DETAIL 11, SHEET 12.
- 28 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 11, SHEET 12.
- 29 CONSTRUCT CURB PER DETAIL 12, SHEET 12. HEIGHT PER GRADING PLAN.
- 30 CONSTRUCT 6" ROLLED CURB PER DETAIL 1, SHEET 13.
- 31 INSTALL NEW 4" BOLLARD PER DETAIL 2, SHEET 13.
- 32 INSTALL WHEEL STOP PER DETAIL 3, SHEET 13.
- 33 CONSTRUCTION AND CONTROL JOINT PER DETAIL 8, SHEET 13.
- 34 JOIN AT OFFSITE CURB/CURB AND GUTTER.
- 35 INSTALL RETAINING CURB PER DETAIL 9, SHEET 13.
- 36 INSTALL CAST-IN-PLACE DETECTABLE WARNING SYSTEM (TRUNCATED DOMES) PER ARMOR TILE - 36" X 48" PANEL. PRODUCT NO. ADA-C-3648W PER DETAIL 4, SHEET 12.
- 37 INSTALL SEWER CLEANOUT PER UTILITY PLAN, SHEET 9.
- 38 INSTALL BIORETENTION PLANTER PER UTILITY PLAN, SHEET 9.
- 39 INSTALL BIORETENTION BASIN PER UTILITY PLAN, SHEET 9.
- 40 INSTALL RIBBON GUTTER PER DETAIL 11, SHEET 13.
- 41 INSTALL EARTHEN SWALE PER DETAIL 10, SHEET 13.
- 42 INSTALL CURB CUT PER DETAIL 2, SHEET 14.

**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.
- 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.

**REVISIONS**

SHT.	DESCRIPTION	DATE	BY	APPR

TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER  
 RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

LETICIA ALVAREZ, PE  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA

**Kimley»Horn**

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

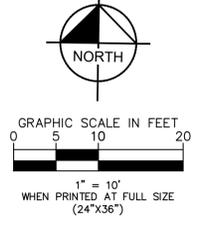
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TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

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

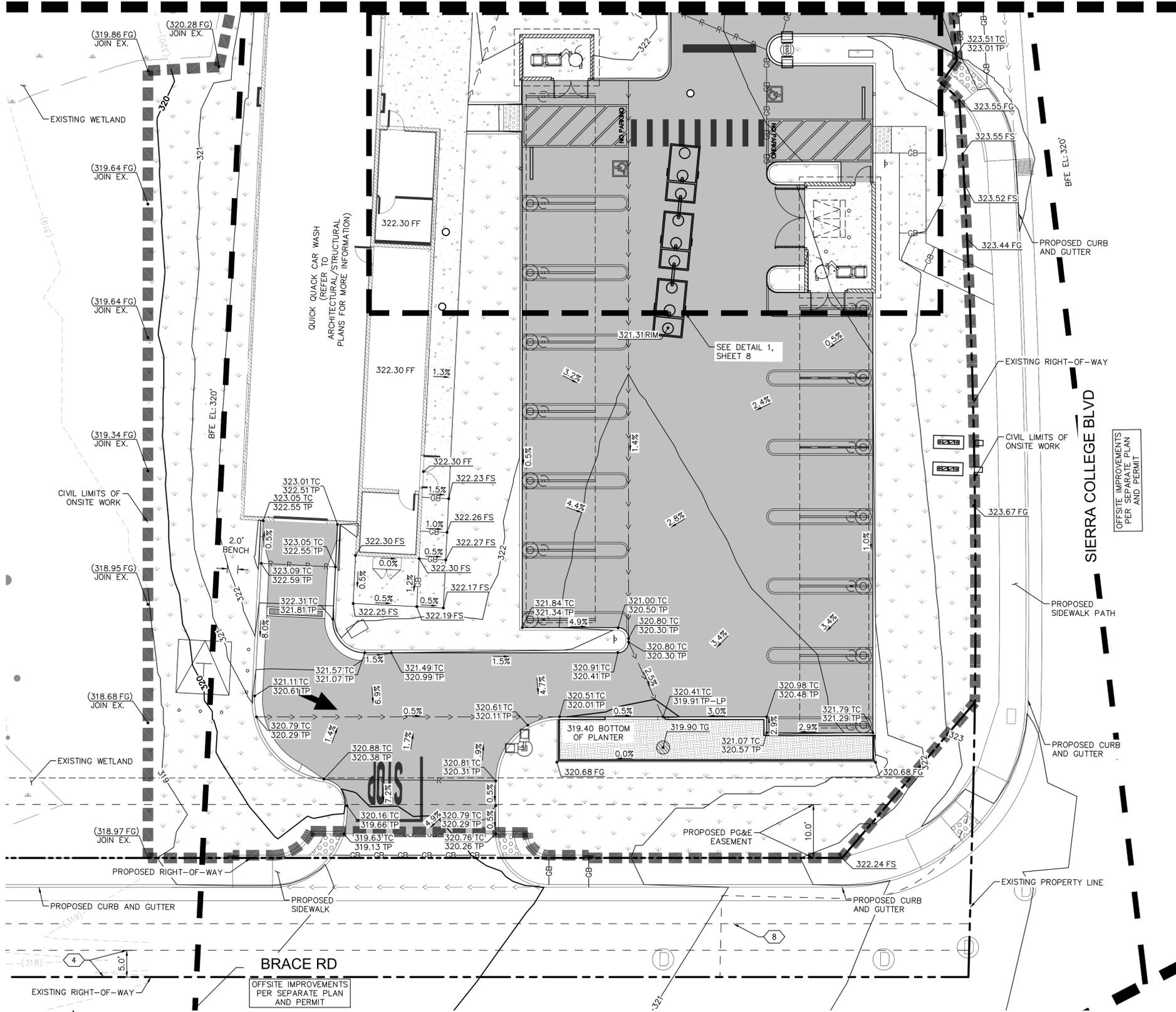
SHEET NO.  
 4  
 of 16

PROJECT NO:





MATCHLINE: SEE SHEET 6



**LEGEND**

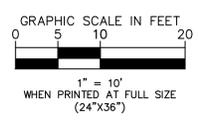
- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT
- CIVIL LIMITS OF WORK
- DEPRESSED FLOW LINE/SWALE
- SLOPE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- DETECTABLE WARNINGS
- WETLANDS
- BFE ELEVATION

**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.

**EASEMENT NOTES**

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**Call 811**

OR  
1-800-227-2600

REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APPR

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER  
RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

LETICIA ALVAREZ, PE  
REGISTERED PROFESSIONAL ENGINEER  
NO. 44675  
STATE OF CALIFORNIA

**Kimley»Horn**

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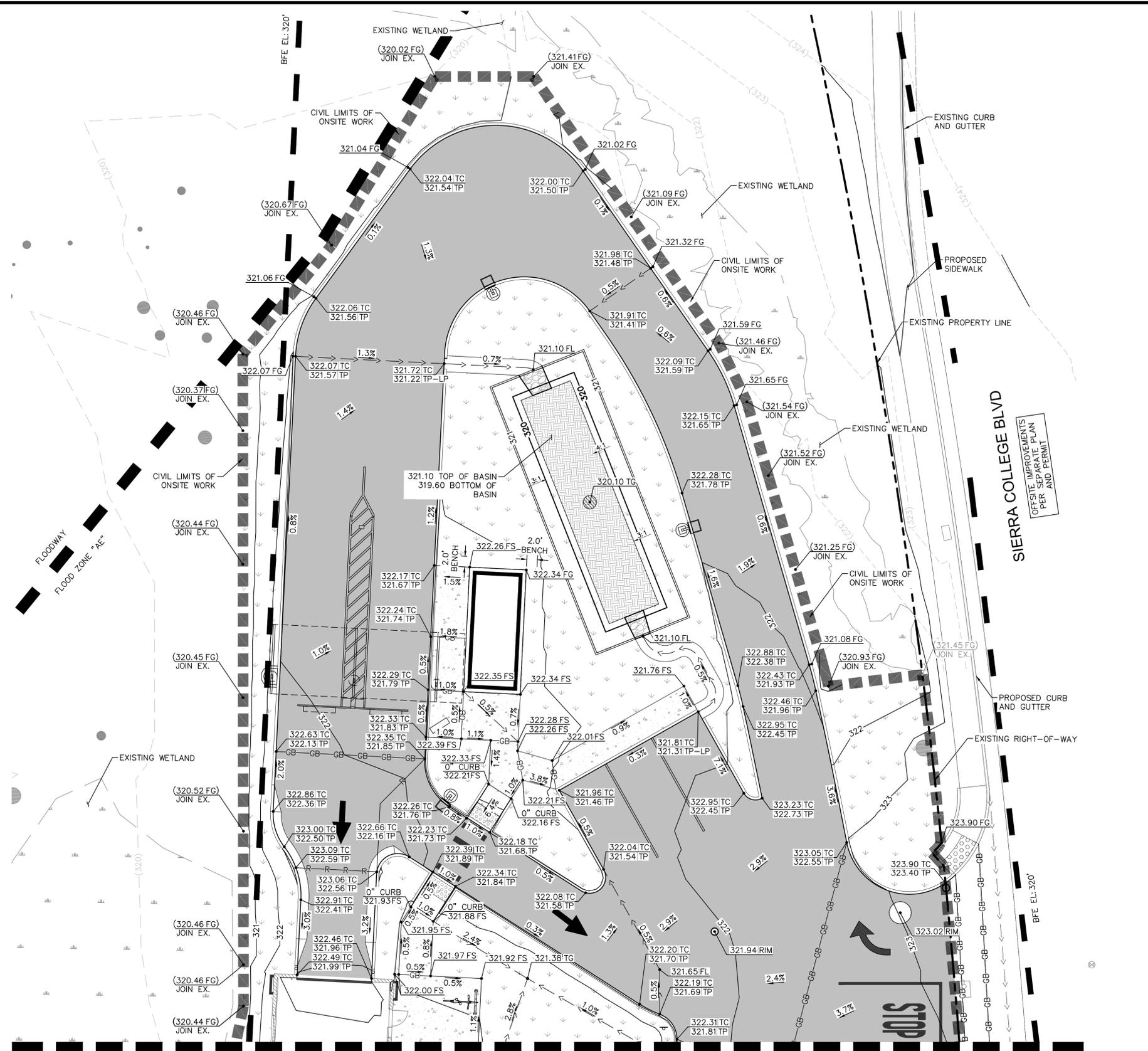
TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

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

SHEET NO.

6  
6 of 16

PROJECT NO:

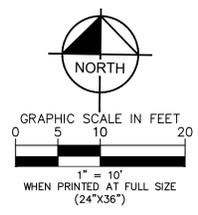


**LEGEND**

- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT
- CIVIL LIMITS OF WORK
- DEPRESSED FLOW LINE/SWALE
- SLOPE
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- DETECTABLE WARNINGS
- WETLANDS
- BFE ELEVATION

**NOTE**

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REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APPR

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER  
RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

**Kimley»Horn**

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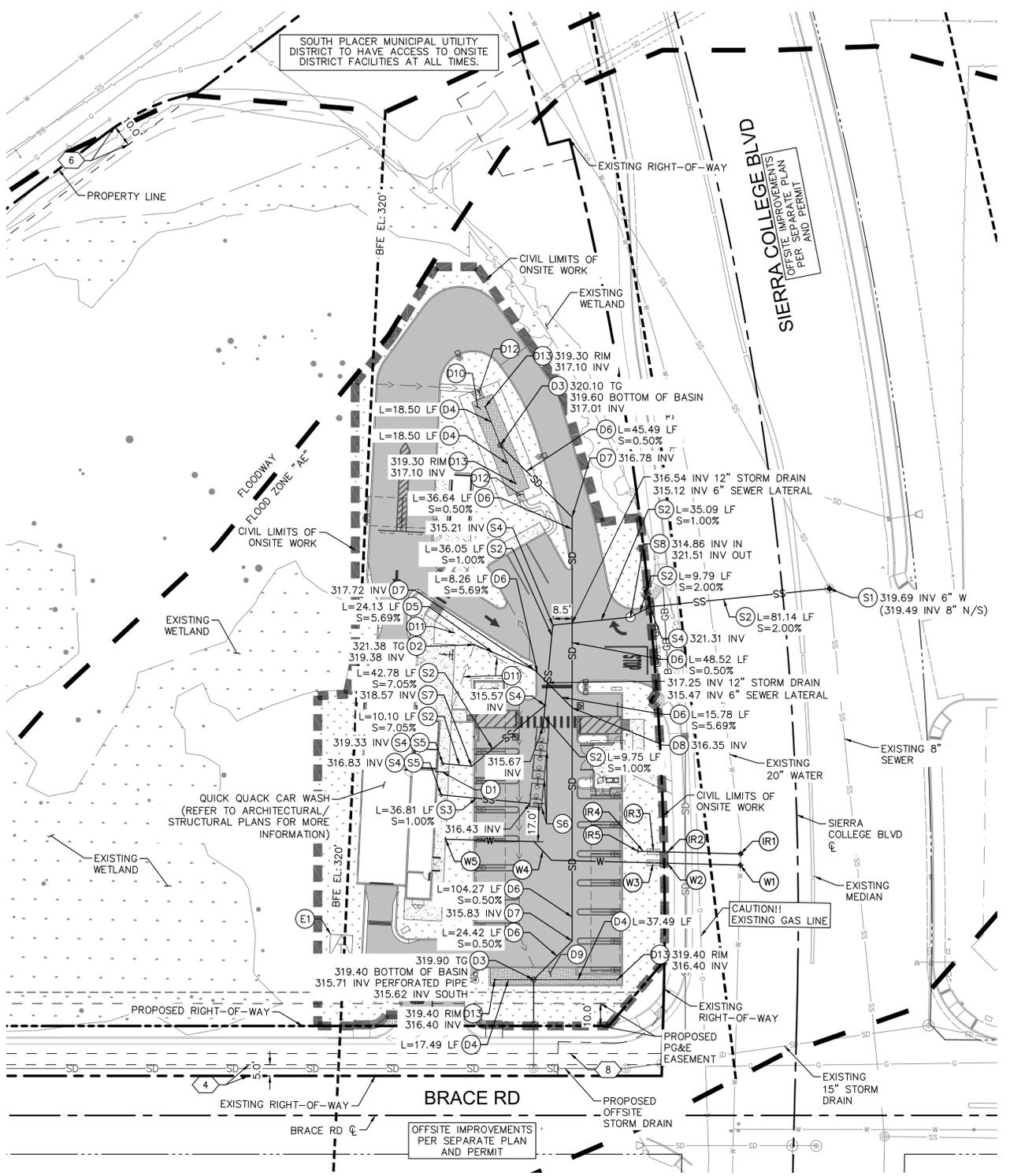
TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

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

SHEET NO.  
7  
7 of 16

PROJECT NO:





**LEGEND**

- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- - - - PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- - - - EASEMENT
- ▬ CIVIL LIMITS OF WORK
- BFE ELEVATION
- S --- PROPOSED SANITARY SEWER PIPE
- W --- PROPOSED DOMESTIC WATER PIPE
- SD --- PROPOSED STORM DRAIN PIPE
- POINT OF CONNECTION (● BLDG)
- POINT OF CONNECTION (TO EXISTING)
- W --- EXISTING DOMESTIC WATER PIPE
- SS --- EXISTING SANITARY SEWER PIPE

**DOMESTIC WATER**

- (W1) 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 PURVEYOR.
- (W2) INSTALL 2" WATER METER PER PLACER COUNTY WATER AGENCY STD S203.
- (W3) INSTALL 2" BACKFLOW PREVENTION DEVICE PER PLACER COUNTY WATER AGENCY STD S206.
- (W4) INSTALL 2" PVC SCH. 80 DOMESTIC WATER PIPE.
- (W5) 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 PURVEYOR.
- (IR2) INSTALL 1" WATER METER PER PLACER COUNTY WATER AGENCY STD S201.
- (IR3) INSTALL 1" BACKFLOW PREVENTION DEVICE PER PLACER COUNTY WATER AGENCY STD S206.
- (IR4) INSTALL 1" PVC SCH. 80 IRRIGATION WATER PIPE.
- (IR5) 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 SOUTH PLACER MUNICIPAL UTILITY DISTRICT STD 4.
- (S3) INSTALL 8" SDR-35 PVC SEWER AT MINIMUM 1.0% SLOPE. TRENCHING AND BACKFILL PER SOUTH PLACER MUNICIPAL UTILITY DISTRICT STD 4.
- (S4) INSTALL SEWER CLEANOUT PER SOUTH PLACER MUNICIPAL DISTRICT STANDARDS.
- (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.

**DRAINAGE**

- (D1) INSTALL ROOF DRAIN DOWN SPOUT TO PIPE PER DETAIL 8, SHEET 13.
- (D2) 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.
- (D7) INSTALL HDPE 45° BEND.
- (D8) INSTALL HDPE WYE.
- (D9) INSTALL BIORETENTION PLANTER PER DETAIL 1, SHEET 14.
- (D10) INSTALL BIORETENTION BASIN WITH 6" EFFECTIVE DEPTH PER DETAIL 12, SHEET 13.
- (D11) INSTALL EARTHEN SWALE PER DETAIL 10, SHEET 13.
- (D12) INSTALL GRAVEL PAD AS SHOWN. RIP RAP PER CALTRANS STANDARDS AND SPECIFICATIONS.
- (D13) INSTALL CLEANOUT PER DETAIL 5, SHEET 13.

- [Pattern] STANDARD DUTY CONCRETE PAVEMENT
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT
- [Pattern] PROPOSED LANDSCAPE AREA
- [Pattern] DETECTABLE WARNINGS
- [Pattern] WETLANDS
- [Pattern] BIORETENTION PLANTER

**NOTES**

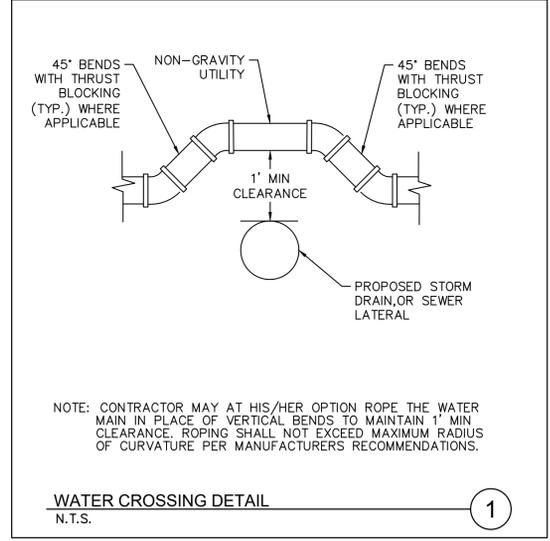
1. STUB POINT OF CONNECTION 5' FROM BUILDING. REFER TO MEP PLANS FOR CONTINUATION OF BUILDING.
2. DOMESTIC WATER TO HAVE A MINIMUM 3' COVER.
3. ALL UTILITY CROSSINGS SHOULD HAVE A MINIMUM OF 1' SEPARATION.
4. PRIOR TO ANY WORK PERFORMED IN THE RIGHT-OF-WAY, A PERMIT FROM THE CITY OF LOOMIS ENGINEERING 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**

1. 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.

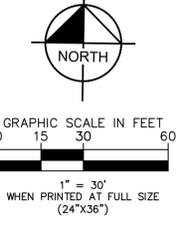
**EASEMENT NOTES**

- 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.



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REVISIONS			
SHT.	DESCRIPTION	DATE	BY

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER: RCE XXXXX  
RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

**Kimley»Horn**

3801 UNIVERSITY AVE, SUITE 300  
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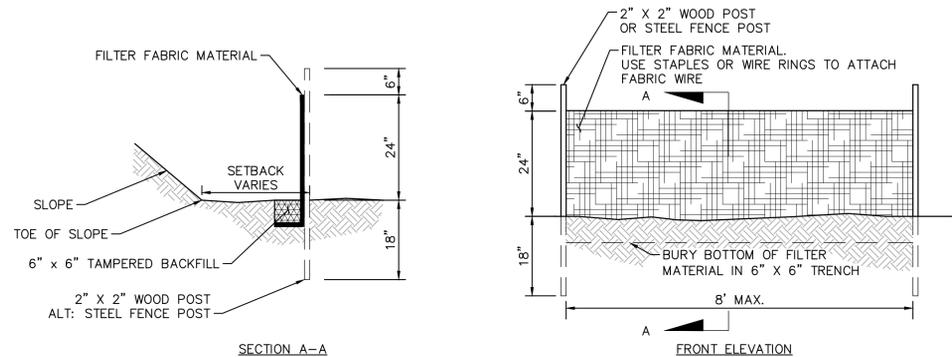
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TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

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

SHEET NO.  
**9**  
9 of 16  
PROJECT NO:





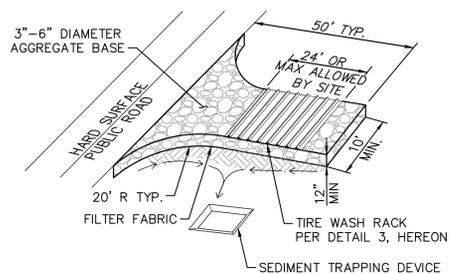
**NOTES:**

- HEAVY DUTY SILT FENCE IS GENERALLY LIMITED TO AREAS AFFECTED BY HIGH WINDS OR WHEN AREA DRAINING TO FENCE PRODUCES MODERATE SEDIMENT LOADS.
- 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.
- THE TRENCH SHALL BE BACKFILLED WITH NATIVE MATERIAL AND COMPACTED.
- TOE OF SLOPE SETBACK TO WOOD POST MAY VARY TO FIT FIELD CONDITION.
- SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
- SEE CASQA BMP HANDBOOK SE-1 FOR ADDITIONAL NOTES AND INSTALLATION GUIDES.

**SILT FENCE (SE-1)**

N.T.S.

1



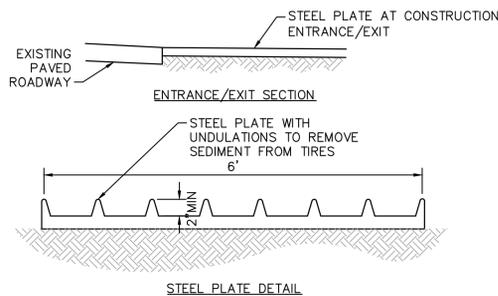
**NOTES:**

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**STABILIZED CONSTRUCTION ENTRANCE (TC-1)**

N.T.S.

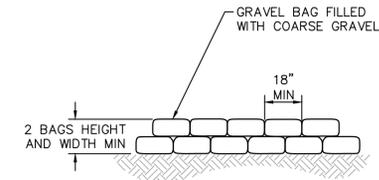
2



**TIRE WASH RACK (TC-3)**

N.T.S.

3



**NOTES:**

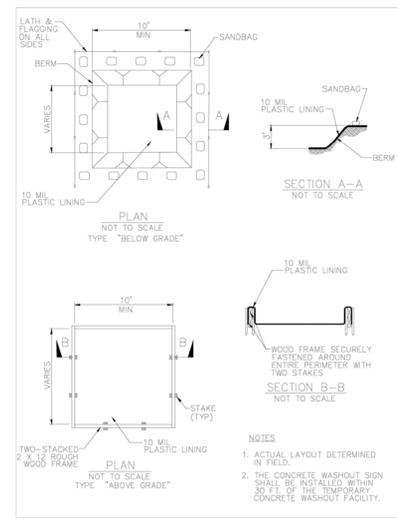
- GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYIMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
- GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
- PLACE SEVERAL LAYERS OF SAND BAGS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

**GRAVEL BERM (SE-6)**

N.T.S.

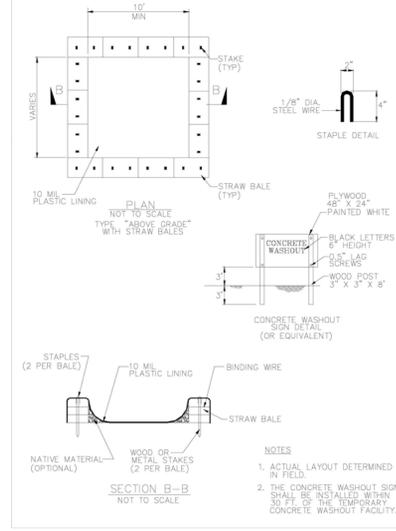
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**Concrete Waste Management WM-8**



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**Concrete Waste Management WM-8**



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**CONCRETE WASTE MANAGEMENT**

N.T.S.

5

**NPDES NOTES:**

- 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.
- EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREAS EXPOSED TO THE EXTENT FEASIBLE.
- 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.
- 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 DISTURBANCE.
- 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.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER 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.
- 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.
- 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:**

- 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.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 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.
- 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.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 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 SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 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).
- 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.
- 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:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- 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.
- 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.
- 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.
- 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:**

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

**PHASE 2:**

- PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
- 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.



SHT.	DESCRIPTION	DATE	BY	APPR

TOWN OF LOOMIS ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER RCE XXXXX DATE: \_\_\_\_\_

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

REGISTERED PROFESSIONAL ENGINEER

LETICIA ALVAREZ

**Kimley»Horn**

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

PREPARED UNDER THE SUPERVISION OF: \_\_\_\_\_ DESIGNED BY: JY CHECKED BY: XO

R.C.E. NO.: 94675 DATE: 7/31/2025

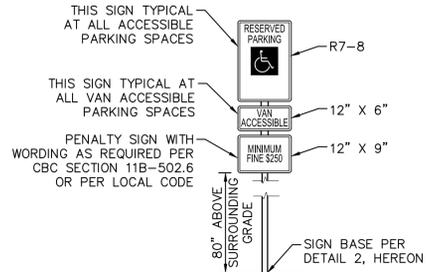
TOWN OF LOOMIS ENGINEERING DEPARTMENT

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

EROSION CONTROL DETAILS

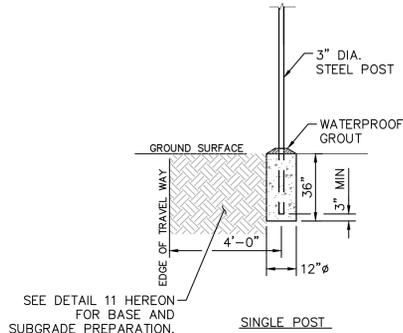
SHEET NO. 11 OF 16

PROJECT NO:



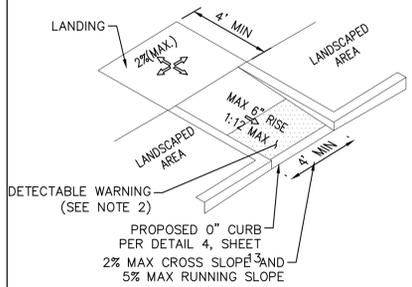
NOTES:  
1. SIGNS SHALL CONFORM WITH THE MOST CURRENT CALIFORNIA MUTCD STANDARDS.

VAN ACCESSIBLE PARKING SIGN DETAIL  
N.T.S.



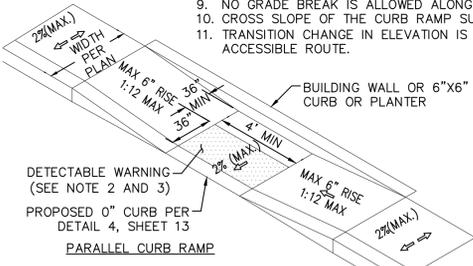
SEE DETAIL 11 HEREON FOR BASE AND SUBGRADE PREPARATION.

SIGN BASE DETAIL  
N.T.S.

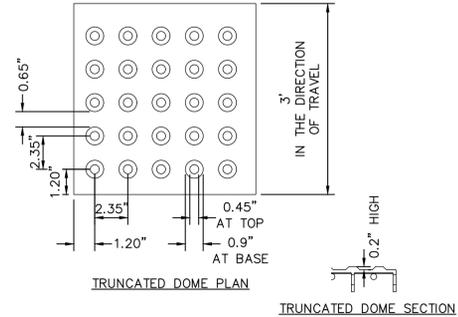


IN-LINE CURB RAMP

- NOTES:
- ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
  - CURB RAMPS SHALL HAVE A CAST-IN-PLACE DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL AND REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.
  - PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
  - PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
  - CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
  - CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
  - INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
  - WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
  - NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
  - CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
  - TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.



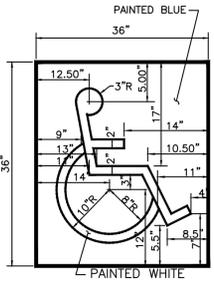
PARALLEL CURB RAMP



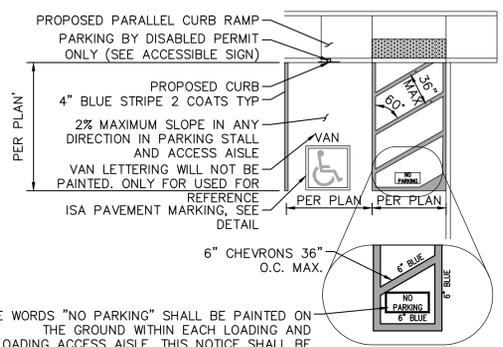
TRUNCATED DOME PLAN  
TRUNCATED DOME SECTION

- NOTES:
- CONTRACTOR TO REFERENCE MANUFACTURERS GUIDELINES FOR INSTALLATION OF DETECTABLE WARNINGS.
  - DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATELY 33538 OF SAE AMS5D-595A. (CBC 11B-705.1.1.3.1)
  - DETECTABLE WARNINGS SHALL PROVIDE 70% MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES. (REFER TO CBC 11B.705.1.1.3.2 FOR MORE INFORMATION)
  - DETECTABLE WARNINGS ARE TO BE CAST-IN-PLACE.

DETECTABLE WARNING  
N.T.S.



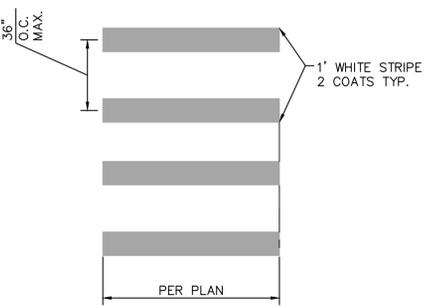
ISA PAVEMENT MARKING  
LOCATED AT EDGE OF PARKING SPACE  
(PER CBC SECTION 11B-502.6.4)



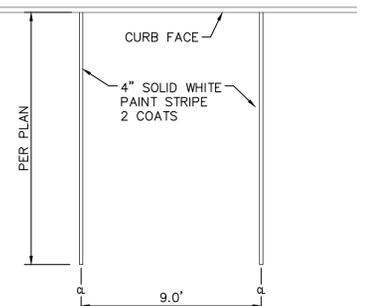
THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

ACCESSIBLE PARKING STRIPING  
N.T.S.

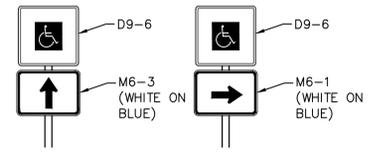
ACCESSIBLE RAMP DETAILS  
N.T.S.



ACCESSIBLE PATH-OF-TRAVEL STRIPING  
N.T.S.

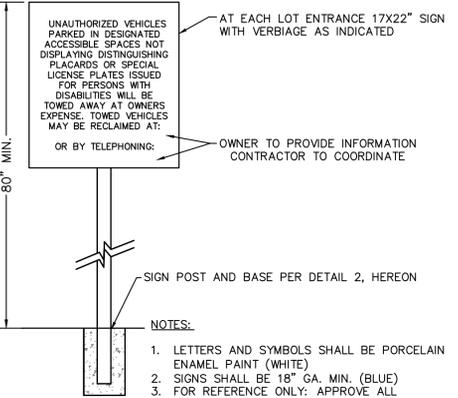


STANDARD 90° PARKING STALL STRIPING  
N.T.S.

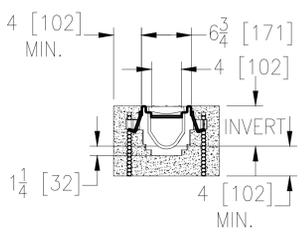


- NOTES:
- SIGNS SHALL CONFORM WITH THE MOST CURRENT CALIFORNIA MUTCD STANDARDS.
  - SIGNS SHALL BE MOUNTED PER SIGN POST DETAIL SPECIFIED.
  - SIGN SHALL HAVE WHITE (REFLECTORIZED) SYMBOLS & BLUE BACKGROUND.
  - SIGNS SHALL BE MOUNTED SO THEY DO NOT PROJECT INTO THE PATH OF TRAVEL.
  - THE SIGN SHALL BE MOUNTED 80" MIN. ABOVE THE FINISHED SURFACE.

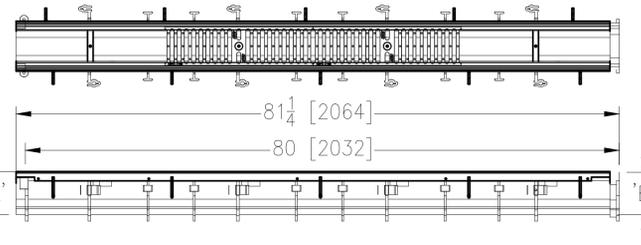
ACCESSIBLE PATH SIGN  
N.T.S.



PARKING SIGN  
N.T.S.

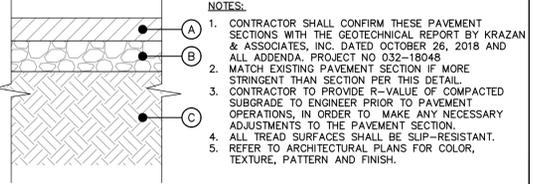


TRENCH DRAIN DETAIL  
N.T.S.



MANUFACTURE: ZURN  
MODEL: Z886-HD

10

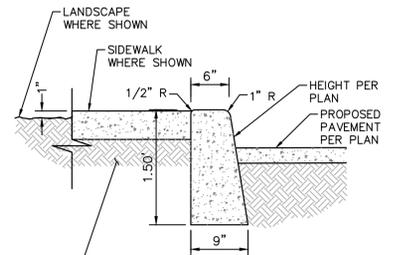


- NOTES:
- CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY KRAZAN & ASSOCIATES, INC. DATED OCTOBER 26, 2018 AND ALL ADDENDA. PROJECT NO 032-18048
  - MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
  - CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
  - ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
  - REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.

	STANDARD DUTY SIDEWALK CONCRETE	HEAVY DUTY CONCRETE PAVEMENT
(A)	0'-4"	0'-6 1/2"
(B)	0'-0"	0'-0"
(C)	1'-0"	1'-0"

PAVEMENT SECTIONS  
N.T.S.

11



CONCRETE CURB  
N.T.S.

12



NO.	DATE	DESCRIPTION	BY	APPROVED

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER: RCE XXXXX  
RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**Kimley Horn**

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

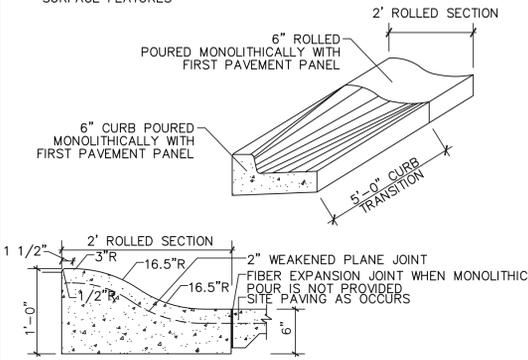
PREPARED UNDER THE SUPERVISION OF: \_\_\_\_\_  
DESIGNED BY: JY CHECKED BY: XO  
R.C.E. NO.: 94675  
DATE: 7/31/2025

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066  
SIERRA COLLEGE RD & BRACE RD  
CONSTRUCTION DETAILS

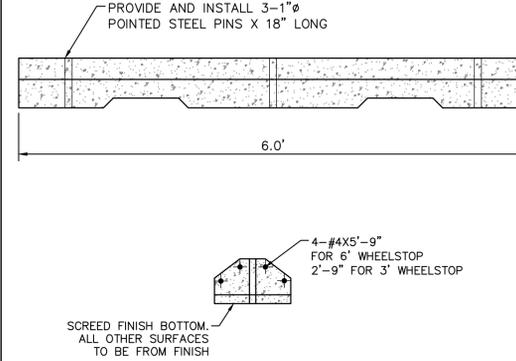
SHEET NO.  
12  
12 OF 16  
PROJECT NO:

- NOTES:  
 1. CLASS "B" CONCRETE PER SECT 725  
 2. TRANSITION BETWEEN TYPICAL SECTIONS SHALL BE ACCOMPLISHED BY THE USE OF DIRECT STRAIGHT LINE TRANSITIONS OF THE FLOW LINE AND OTHER SURFACE FEATURES

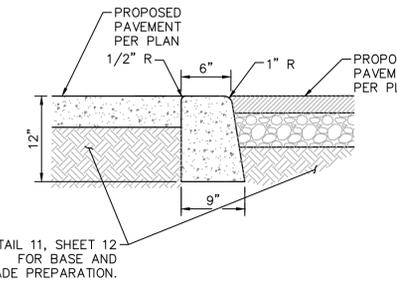


ROLLED CURB  
N.T.S.

PIPE BOLLARD DETAIL  
N.T.S.

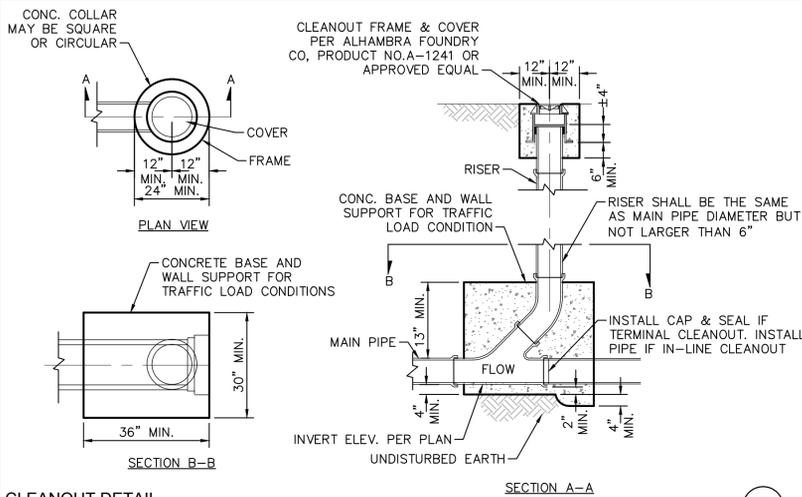


6' PRECAST CONCRETE WHEEL STOP  
N.T.S.

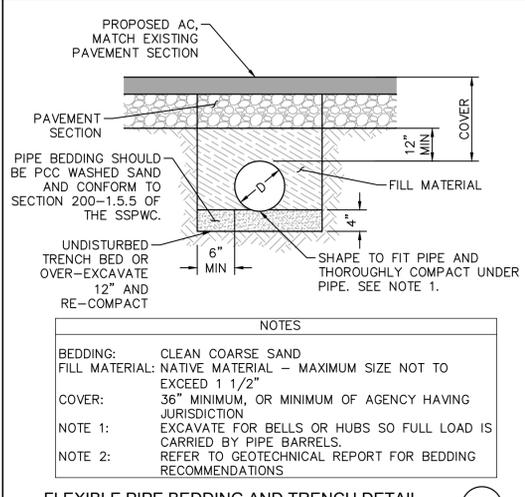


- NOTES:  
 1. CONCRETE SHALL BE 2500 PSI.  
 2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED  
 3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.  
 4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

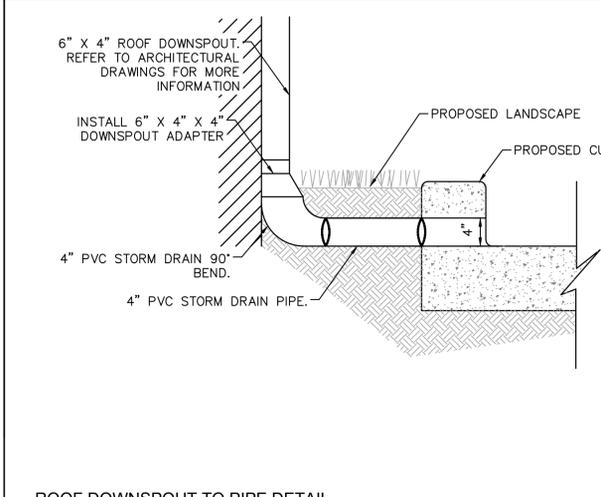
0' CONCRETE CURB  
N.T.S.



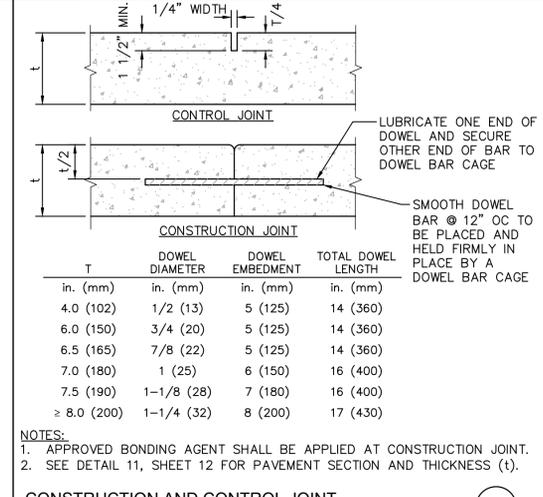
CLEANOUT DETAIL  
N.T.S.



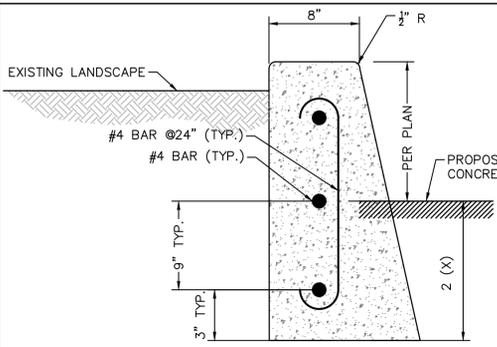
FLEXIBLE PIPE BEDDING AND TRENCH DETAIL  
N.T.S.



ROOF DOWNSPOUT TO PIPE DETAIL  
N.T.S.

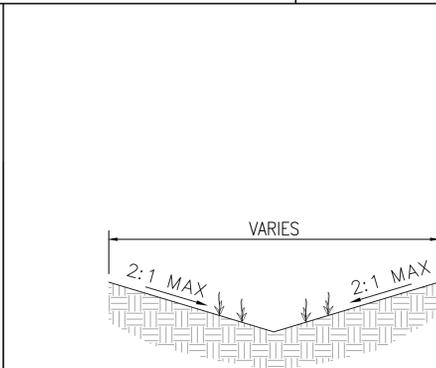


CONSTRUCTION AND CONTROL JOINT  
N.T.S.

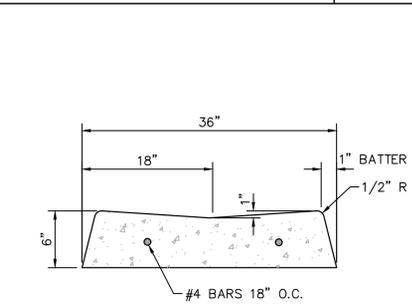


- NOTES:  
 1. CONCRETE SHALL BE 2500 PSI.  
 2. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.  
 3. TYPE II PCC WITH WATER/CEMENT RATIO ≤ 0.50

REINFORCED CONCRETE RETAINING CURB  
N.T.S.



EARTHEN SWALE  
N.T.S.



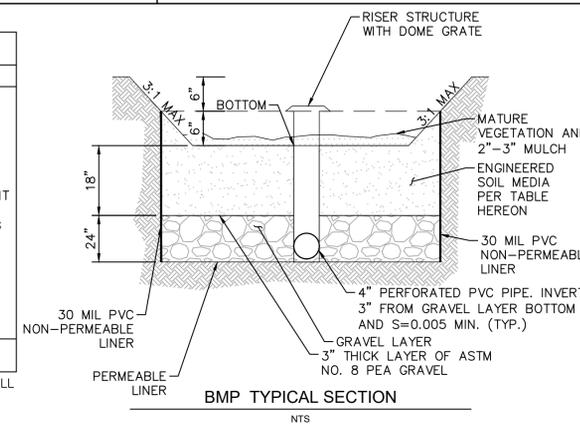
- NOTE:  
 CONCRETE SHALL BE 3000 PSI.

RIBBON GUTTER  
N.T.S.

LAYER	DEPTH	COMPONENT
BIORETENTION SOIL MEDIA LAYER	18"	THE SOIL MEDIA MUST SUSTAIN A MAXIMUM INFILTRATION RATE OF 5 INCHES PER HOUR THROUGHOUT THE LIFE OF THE PROJECT AND MUST MAXIMIZE RUNOFF RETENTION AND POLLUTANT REMOVAL. A MIXTURE OF SAND (60%-70%) MEETING THE SPECIFICATION OF ASTM C33 (REGION 3 PERMIT ASTM C33/C33M-18,2018) AND CERTIFIED COMPOST (30%-40%) SHALL BE USED.
GRAVEL LAYER	24"	AASHTO #8 COARSE AGGREGATE

THE TRIP TICKET, OR CERTIFICATE OF COMPLIANCE, SHALL BE MADE AVAILABLE TO THE INSPECTOR TO PROVE THE ENGINEERED MIX MEETS THIS SPECIFICATION.

BIORETENTION BASIN DETAIL  
N.T.S.



BMP TYPICAL SECTION  
N.T.S.



SHT.	DESCRIPTION	DATE	BY	APPR

TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER RCE XXXXX DATE: \_\_\_\_\_

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



Kimley»Horn  
 3801 UNIVERSITY AVE, SUITE 300  
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 WWW.KIMLEY-HORN.COM

PREPARED UNDER THE SUPERVISION OF: \_\_\_\_\_ DATE: 7/31/2025  
 DESIGNED BY: JY CHECKED BY: XO  
 R.C.E. NO.: 94675

TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066  
 SIERRA COLLEGE RD & BRACE RD  
 CONSTRUCTION DETAILS

SHEET NO.  
 13  
 13 OF 16  
 PROJECT NO:

### ADS FLEXSTORE PURE FULL TRASH CAPTURE INLET FILTERS

**SQUARE/RECTANGULAR INLET FILTER**

Clear Opening Size	Style P/N	Min. Bypass Flow Rate (CFS)	Min. Empty Treated Flow (CFS)	Min. Storage Capacity (Cu.Ft.)
Small: Up to 64" Perimeter	62SDHFTC	3.6	6.8	0.7
Medium: 65" - 80" Perimeter	62SDHFTC	2.7	12.2	1.2
Large: 97" - 120" Perimeter	62LHDFTC	3.8	18.6	3.1
Extra Large: 121" or Greater Perimeter	62LHDFTC	2.2	25.1	6.0

**ROUND INLET FILTER**

Clear Opening Size	Style P/N	Min. Bypass Flow Rate (CFS)	Min. Empty Treated Flow (CFS)	Min. Storage Capacity (Cu.Ft.)
Small: 12" - 16" Dia.	62SDHFTC	1.6	4.9	0.5
Medium: 17" - 24" Dia.	62SDHFTC	2.2	9.4	1.3
Large: 25" - 36" Dia.	62LHDFTC	3.8	16.2	2.7

**CURB OPEN TRAY INLET FILTER**

Clear Opening Size	Style P/N	Min. Bypass Flow Rate (CFS)	Min. Empty Treated Flow (CFS)	Min. Storage Capacity (Cu.Ft.)
1' - 4" Width (1-Piece Set)	62HDWMFTC	5.7	10.9	0.9
4' - 8" Width (2-Piece Set)	62HDWMFTC	22.8	31.6	3.6
8' - 12" Width (3-Piece Set)	62HDWMFTC	45.6	7.2	10.8
12' - 16" Width (4-Piece Set)	62HDWMFTC	68.4	10.8	16.2

**INSTALLATION INSTRUCTIONS:**

- REMOVE GRATE
- CLEAN GRATE LEDGE
- SET INLET FILTER ON LOAD BEARING LEDGE OF STRUCTURE
- REPLACE GRATE

**NOTES:**

- ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL.
- TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. ADS DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
- 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.
- ALL FILTERS MEET ASTM D8057 SPECIFICATIONS.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

**ALL PRODUCTS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS**  
WWW.ADSPIPE.COM  
PH. 1-800-821-6710

3130 VERONA AVE  
BURLINGAME, CA 94010  
PH (770) 932-2443  
FAX (770) 932-2440  
WWW.ADSPIPE.COM

DATE: 02/06/2023  
DWG NO: ADS-FLEXSTORE PURE FULL (FTC)  
SHEET 1 OF 1

### NYLOPLAST DROP IN GRATES

NYLOPLAST DROP IN GRATES FIT INSIDE ADS N-12 HANGCOR DUAL WALL SDR 35 SEWER P.V.C. & SCH 40 DWV PVC PIPE

0601DI  
0801DI  
1001DI  
1201DI  
1501DI  
1801DI  
2401DI

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY: AWA MATERIAL: NYLOPLAST  
DATE: 5-4-00  
REVISED BY: EBC PROJECT NO: NAME  
DATE: 2-6-10  
DWG NO: 7001-110-017 SCALE: 1:8 SHEET: 1 OF 1

### NYLOPLAST 30" DRAIN BASIN: 2830AG \_\_X

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/STATE OFF)

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HDPE (ADS N-12 HANGCOR DUAL WALL, ADS HANGCOR SINGLE WALL, N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC DRUBOUC, CORRUGATED & REBSED PVC

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2221. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D3231.

GRATE OPTIONS

RECEPT	WEIGHT (LBS)	PART #	DRAWING #
STANDARD	MEETS F1-2P	308K03C	7001-110-221
SOLE COVER	MEETS F1-2P	308K03C	7001-110-222
DOMED	NA	308K03D	7001-110-223

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DRAWN BY: EBC MATERIAL: NYLOPLAST  
DATE: 04-03-00  
REVISED BY: NNH PROJECT NO: NAME  
DATE: 03-14-10  
DWG NO: 7001-110-193 SCALE: 1:48 SHEET: 1 OF 1

STAINLESS STEEL ADJUSTABLE LOCKING MECHANISM AVAILABLE FOR 12" - 30" DOME GRATES (PART # 123DOMELCK).

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY: EBC MATERIAL: NYLOPLAST  
DATE: 3-15-11  
REVISED BY: GJA PROJECT NO: NAME  
DATE: 2-28-14  
APP BY: GJA  
DWG NO: 7001-110-021 SCALE: 1:16 SHEET: 1 OF 1

12 IN - 30 IN DOME LOCKING GRATE ASSEMBLY

**NOTES:**

- LETTERING SHALL BE 1 1/4 TO 1 1/2 INCHES HIGH. THE MESSAGE AND SYMBOL SHALL BE DEPRESSSED 1/8 TO 1/4 INCH INTO THE CONCRETE. THE FISH SYMBOL SHALL BE A MINIMUM OF 11 INCHES LONG AND 3 1/2 INCHES HIGH.
- THE STAMP SHALL BE APPROVED BY THE PUBLIC WORKS INSPECTOR PRIOR TO ITS USE.
- THIS DETAIL SHALL APPLY TO ALL DRAIN INLET DESIGNS. WHERE THE SIDEWALK DOES NOT ADJOIN THE BACK OF CURB, THE NOTICE SHALL BE STAMPED IN THE CONCRETE BACKUP, BEHIND THE DRAIN INLET. WHERE THE DRAIN INLET IS PLACED IN A "C" CURB WITHOUT A CURB INLET, THE NOTICE SHALL BE STAMPED ON ONE SIDE OR THE OTHER, PARALLEL TO THE LENGTH OF THE INLET.
- THE MESSAGE SHALL BE FREE OF BLEMISHES, LEGIBLE AND ACCEPTABLE TO THE PUBLIC WORKS INSPECTOR.

APPROVED BY: *Brian J. Frasier*  
BRIAN J. FRASIER  
DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER

TOWN OF LOOMIS  
"NO DUMPING"  
PUBLIC NOTICE DETAIL  
DEPARTMENT OF PUBLIC WORKS

SD-29

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY: EBC MATERIAL: NYLOPLAST  
DATE: 2-14-08  
REVISED BY: EBC PROJECT NO: NAME  
DATE: 3-6-10  
DWG NO: 7001-110-182 SCALE: 1:12 SHEET: 1 OF 1

30 IN - 30 IN STRUCTURE WITH CONCRETE IN BUMP

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY: EBC MATERIAL: NYLOPLAST  
DATE: 2-14-08  
REVISED BY: EBC PROJECT NO: NAME  
DATE: 3-6-10  
DWG NO: 7001-110-182 SCALE: 1:12 SHEET: 1 OF 1

ADJOINING SITE STRUCTURES PER PLAN  
RETAINING WALL TYPE 1A PER CALTRANS STD B3-3

2-3" OF MULCH

OVERFLOW

ENGINEERED SOIL MEDIA PER TABLE HEREON

4" PERFORATED PVC PIPE

GRAVEL LAYER

3" THICK LAYER OF ASTM NO. 8 PEA GRAVEL

30 MIL PVC NON-PERMEABLE LINER

PERMEABLE LINER

WRAP ENTIRE SYSTEM IN 30 MIL PVC NON-PERMEABLE LINER

TABLE 1 LAYER COMPONENT REQUIREMENTS FOR BIO-RETENTION FACILITY

LAYER	DEPTH	COMPONENT
BIORETENTION SOIL MEDIA LAYER	18"	THE SOIL MEDIA MUST SUSTAIN A MAXIMUM INFILTRATION RATE OF 5 INCHES PER HOUR THROUGHOUT THE LIFE OF THE PROJECT AND MUST MAXIMIZE RUNOFF RETENTION AND POLLUTANT REMOVAL. A MIXTURE OF SAND (60%-70%) MEETING THE SPECIFICATION OF ASTM C33 (REGION 3 PERMIT ASTM C33/C33M-18,2018) AND CERTIFIED COMPOST (30%-40%) SHALL BE USED.
GRAVEL LAYER	36"	AASHTO #8 COARSE AGGREGATE

THE TRIP TICKET, OR CERTIFICATE OF COMPLIANCE, SHALL BE MADE AVAILABLE TO THE INSPECTOR TO PROVE THE ENGINEERED MIX MEETS THIS SPECIFICATION.

BIORETENTION PLANTER SYSTEM  
N.T.S.

ADJACENT CURB HEIGHT PER PLAN

2'

ADJACENT CURB HEIGHT PER PLAN

BASE AND SUBGRADE PREPARATION PER CITY STANDARDS AND SOILS REPORT.

CURB CUT

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

Call 811  
OR  
1-800-227-2600

SHT.	DESCRIPTION	DATE	BY	APPR

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER  
RCE XXXXX

DATE: \_\_\_\_\_

RECOMMENDED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SEAL - ENGINEER

REGISTERED PROFESSIONAL ENGINEER  
NO. 44675  
STATE OF CALIFORNIA

**Kimley»Horn**

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

PREPARED UNDER THE SUPERVISION OF: \_\_\_\_\_

DESIGNED BY: JY CHECKED BY: XO  
R.C.E. NO.: 94675  
DATE: 7/31/2025

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

QUICK QUACK CAR WASH #26-066  
SIERRA COLLEGE RD & BRACE RD  
CONSTRUCTION DETAILS

SHEET NO.  
14  
14 OF 16

PROJECT NO:

FOR REFERENCE ONLY (NOT TO SCALE)

FOR REFERENCE ONLY (NOT TO SCALE)

LEGAL DESCRIPTION

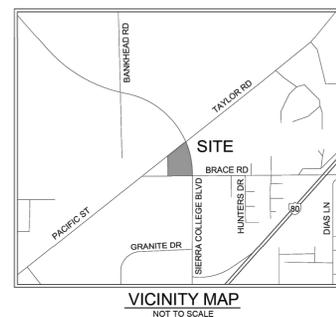
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOOMIS, IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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 26, 1991, in Book 26 of Parcel Maps, at Page 159, Placer County Records.

Note: First Installment is due November 1 and delinquent December 10. Second Installment is due February 1 and delinquent April 10. (NOT A SURVEY MATTER)

EXCEPTION TABLE

- 1. Taxes, special and general, assessment districts and service areas for the fiscal year 2022-2023.
2. Taxes, special and general, assessment districts and service areas for the Fiscal Year 2022-2023.
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.
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.
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.
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.
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.
8. Any easement or lesser right for a poleline and incidental purposes as disclosed by Parcel Map filed December 20, 1991, in Book 28 of Parcel Maps, at Page 159.
9. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following deeds 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 indetermination with as disclosed on the Parcel Map (AS SHOWN HEREON)
10. We find no open deeds of trust of record. (NOT A SURVEY MATTER)



NOTES

- 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.
3. Physical items shown on this survey are limited to those items visible as of the date of this survey.
4. A.P.N.: 044-122-005
5. 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:
Front: 15 ft minimum; offices shall be set back no more than 15 ft, except where an entry courtyard is provided, or where approved through Design Review.
Side: 15 ft along a lot line abutting an R zone, none required otherwise.
Rear: 15 ft along a lot line abutting an R zone, none required otherwise.
Floor Area Ratio: 0.60 maximum
Building Height: 35 ft - 2 stories
Information was obtained from the Town of Loomis Planning Department Website on January 26, 2023.
6. 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. (Datum) NAVD 1988
8. Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 050721 0982 H, dated November 02, 2018, as being located in Flood Zone "AE".
Areas of the 1% annual flood (100-year flood), also known 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.
Information was obtained from the FEMA website (www.fema.gov) on January 26, 2023.

REFERENCES

- 1) PARCEL MAP NO. 90-42 (26 PM 159)
2) PARCEL MAP NO. 84-06 (21 PM 108)
2) RECORD OF SURVEY (7 RS 87)

PARKING SUMMARY

Table with 2 columns: DESCRIPTION, STALLS. Rows include STANDARD PARKING, COMPACT PARKING, ACCESSIBLE PARKING, and TOTAL.

TABLE A REQUIREMENTS NOTES

- 2 NO address observed while conducting the fieldwork. (VACANT LOT)
3 The subject parcel DOES lie within a Special Flood Hazard. Refer to Note # 08 for Flood zone classification.
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.
6 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.
11A 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.
13 Names of adjoining owners according to current tax records are noted hereon.
14 The distance to the nearest intersecting street is shown hereon.
16 There was NO evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
18 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)
19 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 upon request.

SURVEYOR'S CERTIFICATE

TO: Quick Quack Development, LLC, a Delaware limited liability company, and their respective successor and/or assigne
AND: 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 DATE

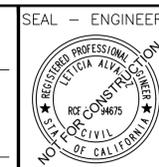


Vertical information bar containing project details: DATE: JAN, 2025; REV #, BY; DESCRIPTION; SCALE: N/A; DESIGNED: SB; DRAWN: SB; CHECKED: SB; PROJ. MGR: RB; FILE PATH; PROJECT: 18-2435; SHEET: 1 OF 2; SURVEYOR: AMS ASSOCIATES, INC.; PLACER COUNTY, CALIFORNIA; PROJECT: SIERRA COLLEGE BOULEVARD & BRACE RD; CLIENT: QUICK QUACK CAR WASH; ADDRESS: 801 YONACO VALLEY ROAD, SUITE 220, WALNUT CREEK, CA 94596; CONTACT: 925-945-2777; FAX: 925-943-2778.



REVISIONS table with columns: SHT., DESCRIPTION, DATE, BY, APRD.

TOWN OF LOOMIS ENGINEERING DEPARTMENT form with fields for NAME, TOWN ENGINEER, RCE, and RECOMMENDED BY.

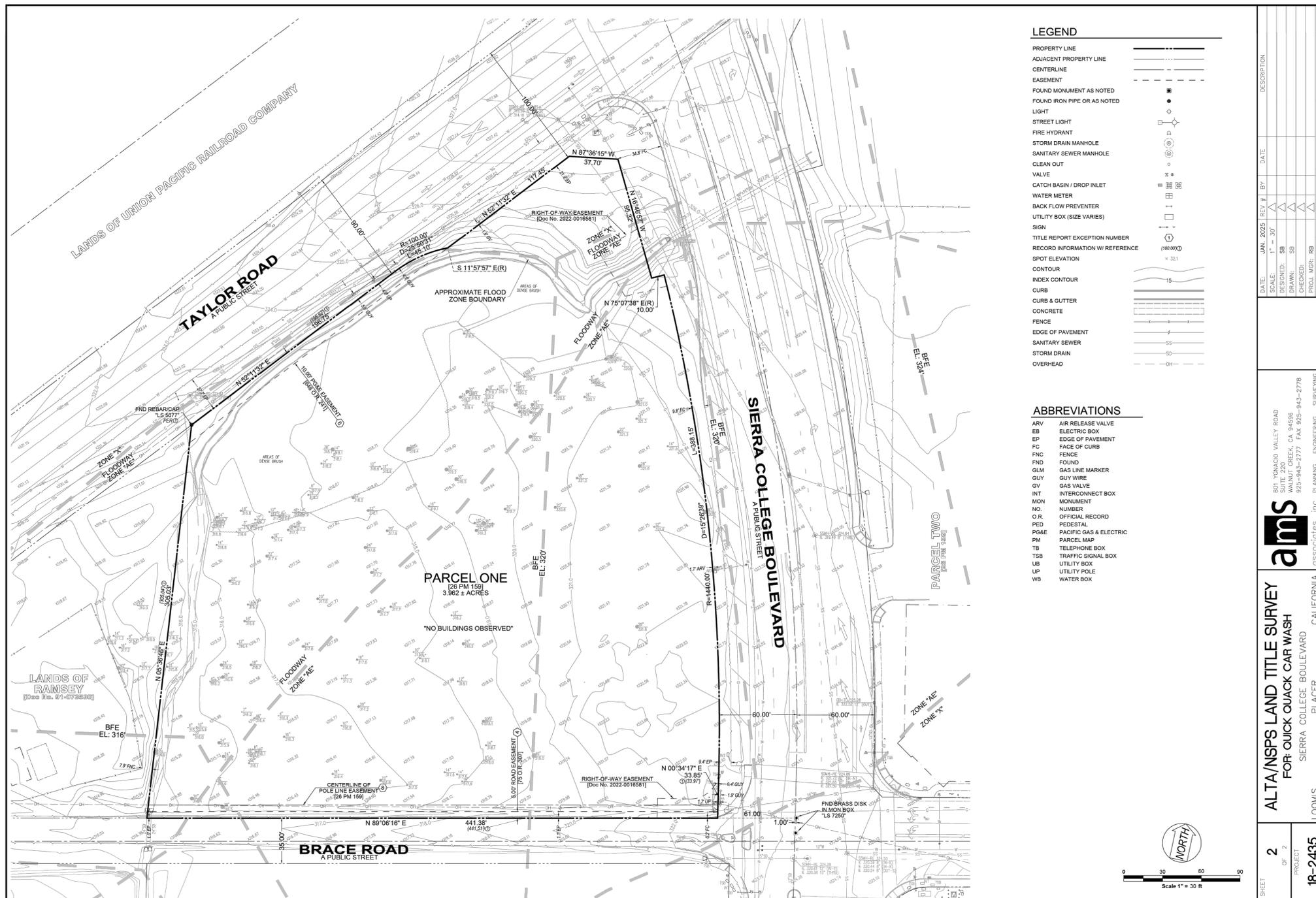


Kimley Horn logo and contact information: 3801 UNIVERSITY AVE, SUITE 300, RIVERSIDE, CA 92501; PHONE: (951) 543-9868; WWW.KIMLEY-HORN.COM; PREPARED UNDER THE SUPERVISION OF: LETICIA ALVAREZ, PE; DESIGNED BY: JY; CHECKED BY: XO; R.C.E. NO.: 94675; DATE: 7/31/2025.

TOWN OF LOOMIS ENGINEERING DEPARTMENT logo and project information: QUICK QUACK CAR WASH #26-066, SIERRA COLLEGE RD & BRACE RD, ALTA (FOR REFERENCE ONLY).

SHEET NO. 15 OF 16 and PROJECT NO. fields.

FOR REFERENCE ONLY (NOT TO SCALE)

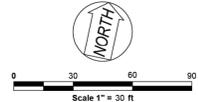


**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- LIGHT
- STREET LIGHT
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- BACK FLOW PREVENTER
- UTILITY BOX (SIZE VARIES)
- SIGN
- TITLE REPORT EXCEPTION NUMBER
- RECORD INFORMATION W REFERENCE
- SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- EDGE OF PAVEMENT
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD

**ABBREVIATIONS**

- ARV AIR RELEASE VALVE
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FC FACE OF CURB
- FNC FENCE
- FND FOUND
- GLM GAS LINE MARKER
- GUY GUY WIRE
- GV GAS VALVE
- INT INTERCONNECT BOX
- MON MONUMENT
- NO. NUMBER
- O.R. OFFICIAL RECORD
- PED PEDESTAL
- PG&E PACIFIC GAS & ELECTRIC
- PM PARCEL MAP
- TB TELEPHONE BOX
- TSB TRAFFIC SIGNAL BOX
- UB UTILITY BOX
- UP UTILITY POLE
- WB WATER BOX



DATE: JAN. 2025	REV. #	BY	DATE	DESCRIPTION
SCALE: 1" = 30'	DESIGNED: SB			
	DRAWN: SB			
	CHECKED: SB			
	PROJ. MGR: RB			
	FILE PATH:			

**ams**  
 801 YONACCO VALLEY ROAD  
 SUITE 220  
 WALNUT CREEK, CA 94596  
 925-943-2777 FAX 925-943-2778  
 OSSOCI@AMS.COM  
 PLANNING ENGINEERING SURVEYING

**ALTA/NSP LAND TITLE SURVEY**  
**FOR QUICK QUACK CAR WASH**  
 SIERRA COLLEGE BOULEVARD  
 PLACER CALIFORNIA  
 LOOMIS

SHEET 2 OF 2  
 PROJECT 18-2435

FOR REFERENCE ONLY (NOT TO SCALE)



SHT.	DESCRIPTION	DATE	BY	APRD

TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN ENGINEER  
 RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**Kimley Horn**

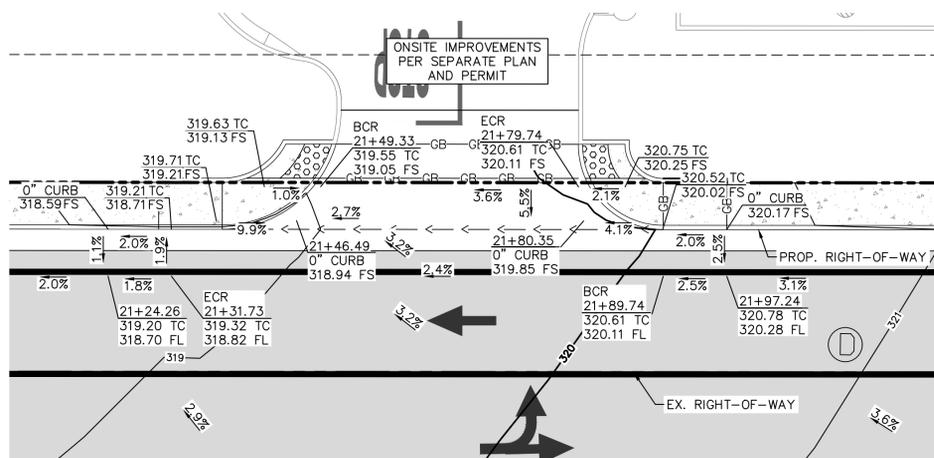
3801 UNIVERSITY AVE, SUITE 300  
 RIVERSIDE, CA 92501  
 PHONE: (951) 543-9868  
 WWW.KIMLEY-HORN.COM

PREPARED UNDER THE SUPERVISION OF: LETICIA ALVAREZ, PE  
 DESIGNED BY: JY CHECKED BY: XO  
 R.C.E. NO.: 94675  
 DATE: 7/31/2025

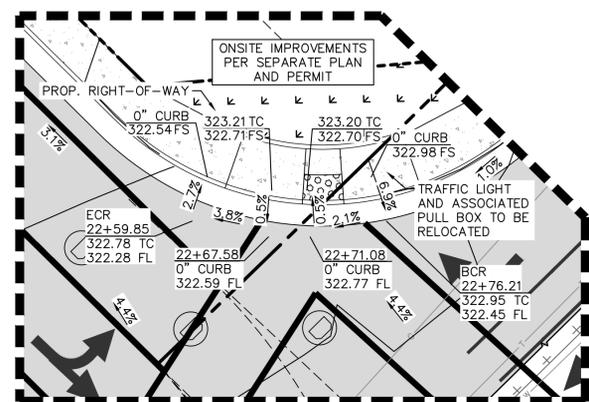
TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

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

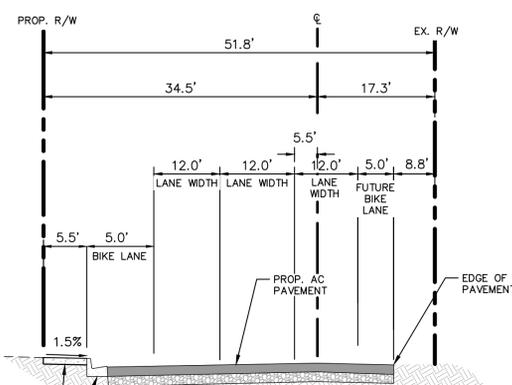
SHEET NO.  
 16  
 16 of 16  
 PROJECT NO:



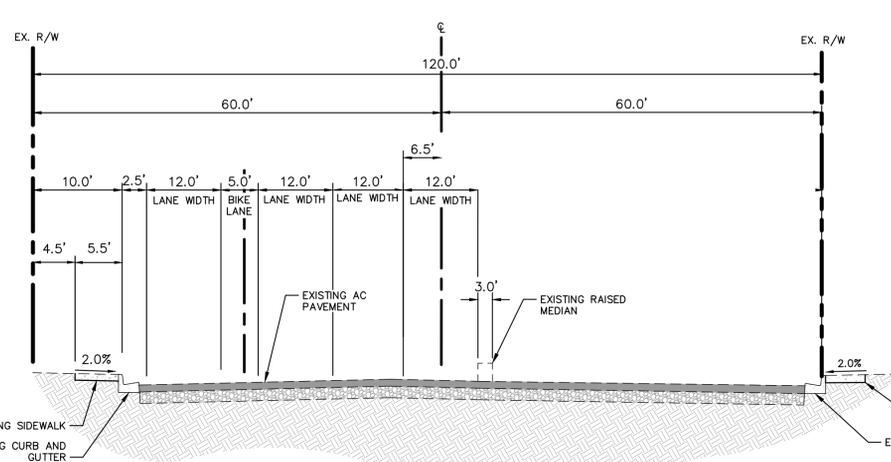
**BRACE RD DRIVEWAY**  
STA 21+64.53  
SCALE 1"=10'



**DETAIL 1**  
SCALE 1"=10'

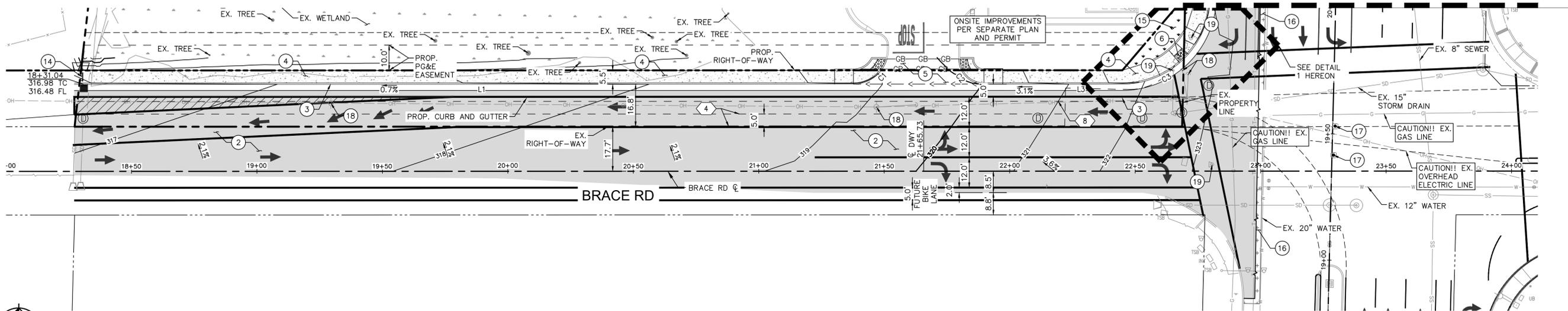


**BRACE RD-TYPICAL SECTION**  
N.T.S.



**SIERRA COLLEGE BLVD -TYPICAL SECTION**  
N.T.S.

**MATCHLINE - SIERRA COLLEGE BLVD.**  
STA 20+00  
SEE SHEET 2 FOR CONTINUATION



**CONSTRUCTION NOTES**

- 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 HEREON.
- ⑥ SIDEWALK RAMP PER TOWN OF LOOMIS STD. H-5. SEE DETAIL 1 HEREON.
- ⑭ PROPOSED SIDEWALK BARRIER PER TOWN OF LOOMIS STD. H-14.
- ⑮ PROPOSED LANDSCAPE AND IRRIGATION PER SEPARATE PLANS AND PERMIT.
- ⑯ GRIND AND OVERLAY ASPHALT CONCRETE (3" DEPTH).
- ⑰ PROTECT-IN-PLACE EXISTING MONUMENT.
- ⑱ EXISTING POWER POLE/GUY WIRE TO BE UNDERGROUND PER SEPARATE PLANS AND PERMIT.
- ⑲ EXISTING TRAFFIC LIGHT AND ASSOCIATED PULL BOX TO BE RELOCATED DURING FINAL ENGINEERING.

**LEGEND**

- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- - - EASEMENT
- SAWCUT LINE
- [Pattern] STANDARD DUTY CONCRETE PAVEMENT
- [Pattern] FULL DEPTH ASPHALT TO MATCH EXISTING IN KIND
- [Pattern] MILL AND OVERLAY
- [Pattern] LANDSCAPE/PLANTER AREA
- [Pattern] DETECTABLE WARNINGS
- XXXX.XX TC  
XXXX.XX TP  
(XXXX.XX TC)  
(XXXX.XX TP)

**LINE AND CURVE TABLE**

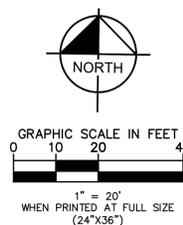
NO.	DELTA OR BRG	RADIUS	LENGTH
C1	Δ=73° 24' 34"	14.00'	17.94'
C2	Δ=99° 47' 07"	10.29'	17.92'
C3	Δ=89° 14' 11"	35.00'	54.51'
L1	N 89°06'07" E		310.50'
L3	N 89°06'10" E		53.05'

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
1	BRACE RD IMPROVEMENT PLAN
2	SIERRA COLLEGE BLVD IMPROVEMENT PLAN
3	STORM DRAIN PLAN

**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.
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Call before you Dig  
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**Call 811**  
OR  
1-800-227-2600

REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

NAME: TOWN ENGINEER  
RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

REGISTERED PROFESSIONAL ENGINEER  
Leticia Alvarez  
RCE 4675  
NO. 10471  
OF CALIFORNIA

**Kimley Horn**

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

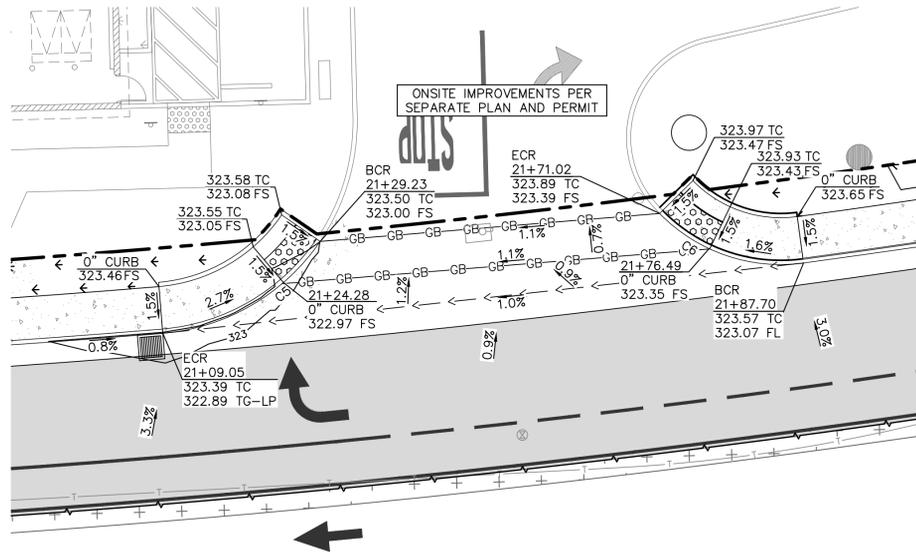
PREPARED UNDER THE SUPERVISION OF: Leticia Alvarez, PE  
DESIGNED BY: JY CHECKED BY: XO  
R.C.E. NO.: 94675  
DATE: 7/30/2025

TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

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

SHEET NO.  
**1**  
of 3

PROJECT NO:



**SIERRA COLLEGE BLVD DRIVEWAY**  
**STA 21+50.13**  
 SCALE 1"=10'

**CONSTRUCTION NOTES**

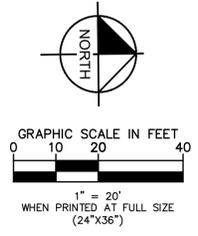
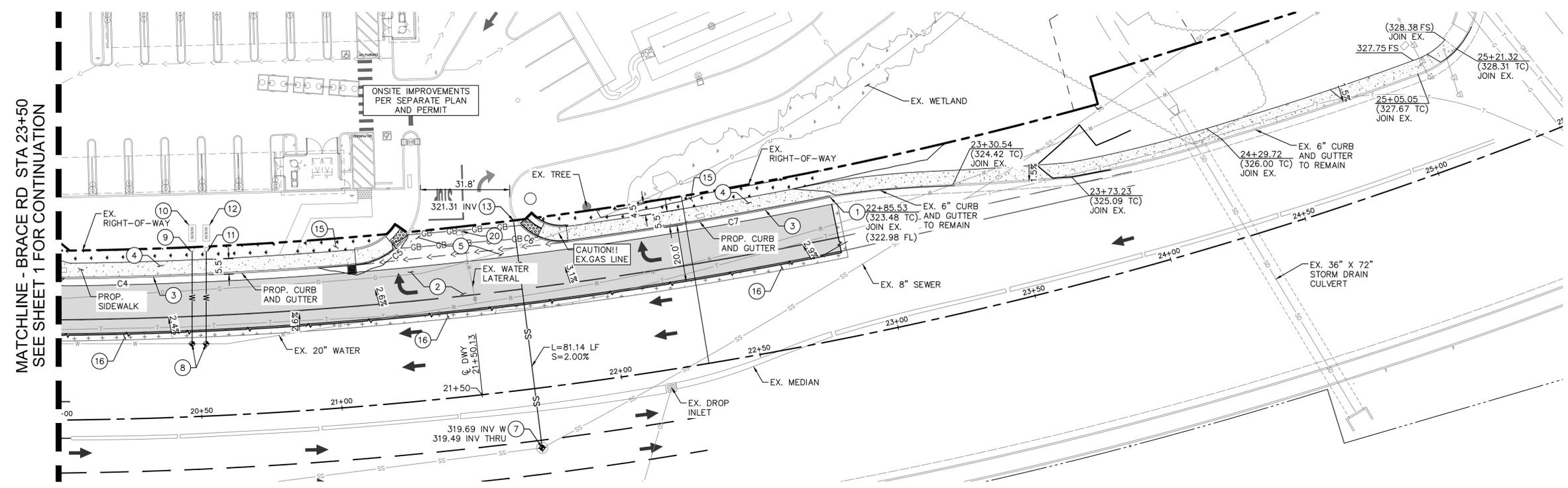
- 1 MATCH EXISTING.
- 2 FULL DEPTH ASPHALT TO MATCH EXISTING IN KIND.
- 3 6" TYPE 2 VERTICAL CURB AND GUTTER PER TOWN OF LOOMIS STD. H-2.
- 4 5.5' WIDE PCC SIDEWALK PER TOWN OF LOOMIS STANDARDS.
- 5 COMMERCIAL DRIVEWAY PER TOWN OF LOOMIS STD. H-4. SEE DETAIL HEREON.
- 7 PROPOSED SEWER LATERAL CONNECTION.
- 8 PROPOSED WATER LATERAL CONNECTION.
- 9 PROPOSED 2" WATER METER PER PLACER COUNTY WATER AGENCY STD. S203.
- 10 PROPOSED 2" BACKFLOW PREVENTOR PER PLACER COUNTY WATER AGENCY STD. S206.
- 11 PROPOSED 1" IRRIGATION METER PER PLACER COUNTY WATER AGENCY STD. S201.
- 12 PROPOSED 1" BACKFLOW PREVENTOR PER PLACER COUNTY WATER AGENCY STD. S206.
- 13 PROPOSED SEWER CLEANOUT PER SOUTH PLACER MUNICIPAL DISTRICT STD 12.
- 15 PROPOSED LANDSCAPE AND IRRIGATION PER SEPARATE PLANS AND PERMIT.
- 16 GRIND AND OVERLAY ASPHALT CONCRETE (3" DEPTH).
- 20 EXISTING AIR RELEASE VALVE TO BE RELOCATED DURING FINAL ENGINEERING.

**LEGEND**

- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT
- SAWCUT LINE
- STANDARD DUTY CONCRETE PAVEMENT
- FULL DEPTH ASPHALT TO MATCH EXISTING IN KIND
- MILL AND OVERLAY
- LANDSCAPE/PLANTER AREA
- DETECTABLE WARNINGS
- XXXX.XX TC  
XXXX.XX TP
- (XXXX.XX TC)  
(XXXX.XX TP)

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	1450.00'	101.86'	N2°08'36"W	101.84'	4°01'30"	50.95'
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'



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REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN ENGINEER  
 RCE XXXXX

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL - ENGINEER

**Kimley Horn**

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

PREPARED UNDER THE SUPERVISION OF: \_\_\_\_\_  
 Leticia Alvarez, PE

DESIGNED BY: JY CHECKED BY: XO  
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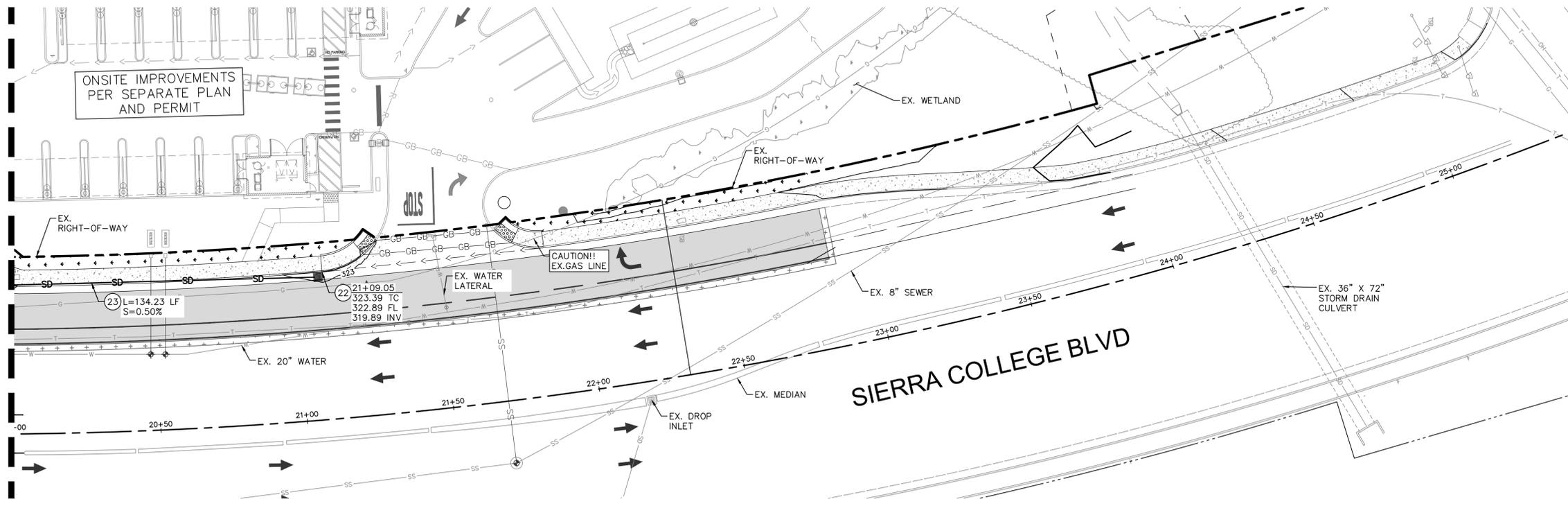
TOWN OF LOOMIS  
 ENGINEERING DEPARTMENT

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

SHEET NO.  
**2**  
 of 3

PROJECT NO:

MATCHLINE - BRACE RD STA 23+50  
SEE BELOW FOR CONTINUATION



**LEGEND**

- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- FULL DEPTH ASPHALT TO MATCH EXISTING IN KIND
- MILL AND OVERLAY
- LANDSCAPE/PLANTER AREA
- DETECTABLE WARNINGS
- PROPOSED ELEVATION
- EXISTING ELEVATION



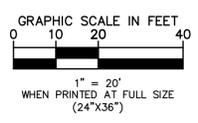
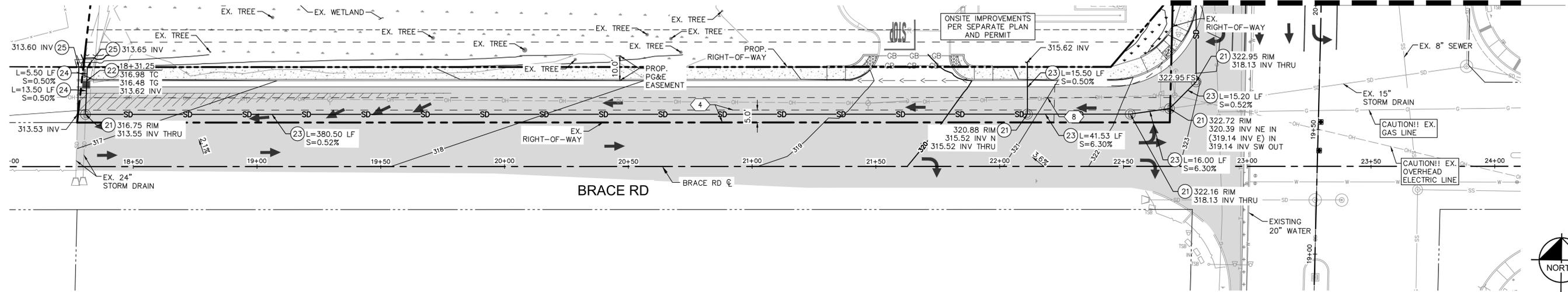
**CONSTRUCTION NOTES**

- (21) PROPOSED STORM DRAIN MANHOLE PER TOWN OF LOOMIS STD. SD-22 AND SD-23
- (22) INSTALL DROP INLET PER TOWN OF LOOMIS STD. SD-7.
- (23) INSTALL 15" RCP STORM DRAIN PIPE PER SD-26.
- (24) INSTALL 24" RCP STORM DRAIN PIPE PER SD-26.
- (25) PROPOSED 24" OUTFALL PER TOWN OF LOOMIS STDS.

**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.
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MATCHLINE - SIERRA COLLEGE BLVD.  
STA 20+00  
SEE ABOVE FOR CONTINUATION



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REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APPR

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NAME: TOWN ENGINEER  
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TOWN OF LOOMIS  
ENGINEERING DEPARTMENT

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

SHEET NO.  
**3**  
3 OF 3

PROJECT NO:

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
<b>TREES</b>				
	8	Cercis occidentalis / Western Redbud-Standard Form	15 gal.	Low
	3	Ginkgo biloba "Autumn Gold" TM / Maidenhair Tree	15 gal.	Low
	3	Quercus agrifolia / Coast Live Oak	15 gal.	Low
	6	Quercus douglasii / Blue Oak	15 gal.	Low
	3	Ulmus parvifolia "Drake" / Drake Elm	15 gal.	Moderate
	3	Zelkova serrata "Village Green" / Sawleaf Zelkova	15 gal.	Moderate
<b>SHRUBS</b>				
	3	Agave americana "Marginata" / Variegated Century Plant	5 gal.	Low
	12	Arctostaphylos x "John Dourley" / John Dourley Manzanita	5 gal.	Low
	98	Calamagrostis x acutiflora "Karl Foerster" / Karl Foerster Feather Reed Grass	5 gal.	Low
	226	Callistemon viminalis "Little John" / Dwarf Weeping Bottlebrush	5 gal.	Low
	112	Dianella revoluta "DR5000" / Little Rev™ Flax Lily	1 gal.	Low
	13	Olea europaea "Montra" / Little Ollie® Olive	5 gal.	Low
	111	Phormium tenax "Dark Delight" / Dark Delight Flax	5 gal.	Low
	36	Salvia greggii "Furman Red" / Furman's Red Autumn Sage	5 gal.	Low
	122	Yucca x "Bright Star" / Variegated Spanish Dagger	5 gal.	Low

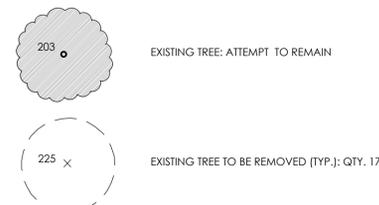
VINES/ESPALLIERS

	6	Mactadyena unguis-cati / Cat's Claw Creeper	5 gal.	Medium
--	---	---	--------	--------

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
--------	-----	-------------------------	------	--------	---------

GROUND COVERS

	204	Arctostaphylos uva-ursi / Kinnikinnick	1 gal.	Low	48" o.c.
	181	Grevillea lanigera "Coastal Gem" / Coastal Gem Grevillea	1 gal.	Low	48" o.c.
	92	Muhlenbergia rigens / Deer Grass	1 gal.	Low	48" o.c.
	156	Rosa x "Peach Drift" / Drift Rose	1 gal.	Low	36" o.c.



GENERAL NOTES

- For existing tree inventory, construction impact assessment and a tree protection plan refer to report provided by California Tree and Landscape Consulting, Inc. dated May 22, 2023.
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- All landscape planting areas, except bio-retention basins, shall receive a minimum 3"-4" layer of organic mulch top dressing.
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Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE
<b>REGULAR LANDSCAPE AREA</b>							
LOW WATER USE (SHRUBS)	0.3	DRIP	0.81	0.37	18,358	6,799	213,306
MODERATE WATER USE (TREES)	0.5	BUBBLERS	0.81	0.62	500	309	9,683
<b>TOTALS</b>					<b>18,858</b>	<b>7,108</b>	<b>222,989</b>

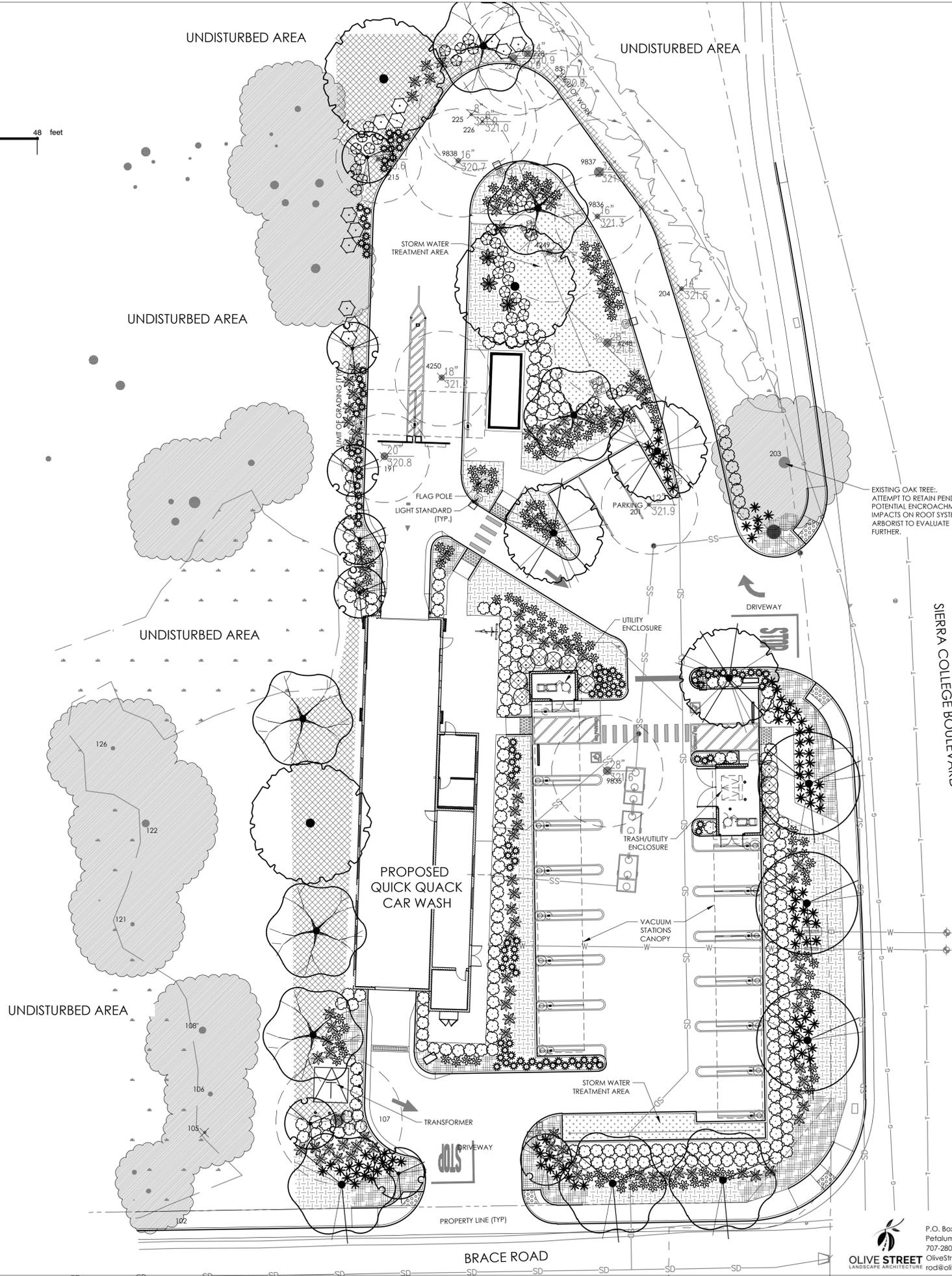
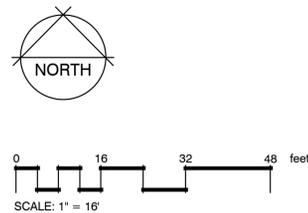
ETAF Calculations

Total ETAF x Area	7,108
Total Area	18,858
Average ETAF	38%

Note:  
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (Eto) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)  
(50.6) (.62) (.45 x 18,858) + ((1-.45) x 0) = 266226 GAL.

Estimated Total Water use (ETWU). ETWU= (Eto) (Conversion factor) ((ETAF) (Area))  
(50.6) (.62) (7,108) = 222789 GAL.



No.	Date	By	Chd.	Appr.	Revision

Title:  
**LANDSCAPE PLAN  
QUICK QUACK CAR WASH NO. 23-066  
BRACE ROAD AND SIERRA COLLEGE BLVD.  
LOOMIS, CA 95650**

For:  
**QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD SUITE 300  
ROCKLIN, CA 95765**



Designed	Drawn	Checked	Approved	Date
				7-28-25

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
[barghausen.com](http://barghausen.com)

Job Number  
**23456**  
Sheet  
**L1**

**OLIVE STREET**  
LANDSCAPE ARCHITECTURE  
P.O. Box 2083  
Petaluma CA 94952  
707-280-8990  
[OliveStreetLandscape.com](mailto:OliveStreetLandscape.com)  
[rod@olivestreetlandscape.com](http://rod@olivestreetlandscape.com)

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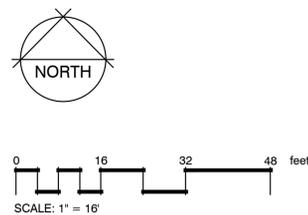
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**KEYNOTES**

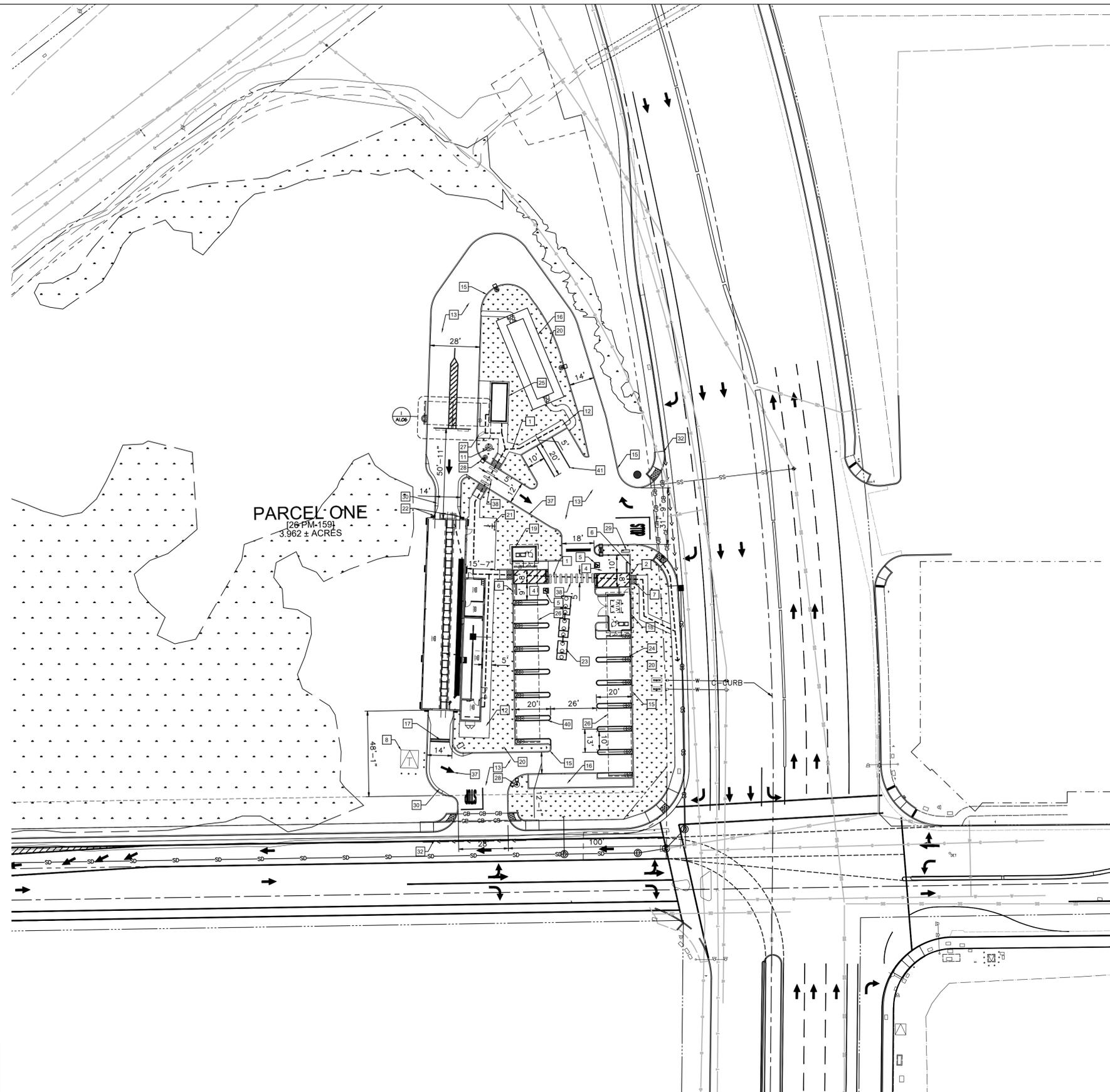
- 1 ADA PATH OF TRAVEL SHOWN DASHED.
- 2 NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL.
- 3 NOT USED
- 4 NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
- 5 NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYPICAL 2 PLACES).
- 6 NEW ACCESSIBLE PARKING SIGN (TYPICAL 2 PLACES).
- 7 NEW TRUNCATED DOMES (TYPICAL).
- 8 NEW ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRIC COMPANY.
- 9 NOT USED.
- 10 NOT USED.
- 11 FLAG POLE PROVIDED AND INSTALLED BY VENDOR. GC TO INSTALL FOOTING. SEE STRUCTURAL DRAWINGS.
- 12 NEW 4" THICK CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%.
- 13 NEW CONCRETE DRIVE. SEE CIVIL DRAWINGS.
- 14 NOT USED.
- 15 NEW 6" CONCRETE CURB (TYPICAL)
- 16 NEW BIORETENTION BASIN PER UTILITY PLAN, SHEET 9.
- 17 HEAVY DUTY 12" WIDE NEENAH FOUNDRY TRENCH DRAIN, OR OWNER APPROVED EQUIVALENT. SEE CIVIL DRAWINGS.
- 18 NEW TRASH/VACUUM ENCLOSURE.
- 19 NEW VACUUM EQUIPMENT ENCLOSURE.
- 20 NEW LANDSCAPING. SEE LANDSCAPE DRAWINGS.
- 21 NEW BICYCLE RACK.
- 22 NEW 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE (TYPICAL 2 PLACES).
- 23 NEW UNDERGROUND RECLAIM TANKS. SEE CIVIL AND PLUMBING DRAWINGS.
- 24 NEW TRASH RECEPTACLE (TYPICAL).
- 25 NEW DETACHED QB STATION. SEE SHEET A210
- 26 NEW VACUUM CANOPY.
- 27 NEW MENU BOARD.
- 28 NEW LED SITE LIGHTS (TYPICAL).
- 29 NEW MONUMENT SIGN - CONTRACTOR TO COORDINATE FOOTING INSTALLATION PRIOR TO LANDSCAPE WORK; MONUMENT AND BUILDING SIGNS UNDER A SEPARATE PERMIT.
- 30 24" ROLLED CONCRETE CURB.
- 31 NOT USED.
- 32 EXISTING PUBLIC CONCRETE CURB, AND GUTTER TO REMAIN (REPAIR AS REQUIRED BY PUBLIC WORKS).
- 33 NOT USED.
- 34 NOT USED.
- 35 NOT USED.
- 36 NOT USED.
- 37 NEW DIRECTIONAL ARROW.
- 38 NEW PEDESTRIAN STRIPING (TYPICAL 2 PLACES).
- 39 NOT USED.
- 40 NEW VACUUM PARKING STRIPING.
- 41 NEW PARKING STRIPING PER CITY STANDARDS (TYP).

**PARKING ANALYSIS**

NEW 9'-0" X 20'-0" STANDARD STALL	3 STALLS
NEW 9'-0" X 20'-0" ADA STALL (VAN)	1 STALLS
NEW 9'-0" X 20'-0" ADA VAC STALL (VAN)	1 STALLS
NEW 13'-0" X 20'-0" VACUUM STALLS	13 STALLS
NEW TOTAL PARKING STALLS	18 STALLS
NEW BIKE PARKING SPACES	1 SPACE
NEW LONG TERM BIKE PARKING SPACES	1 SPACES

**BUILDING INFOMATION:**

JURISDICTION : LOOMIS, CA  
 APN : 044-122-005-000  
 SITE AREA : 3.962 ± ACRES (172,593 SF)  
 SITE NUMBER : 26-066  
 STACKING LANES : (2) LANES  
 STACKING WIDTH : 24'-0" MINIMUM  
 VACUUM PRODUCER : (2) 40 HP  
 +/- 3,596 SF  
 BUILDING AREA :  
 BUILDING SPRINKLERED : NO  
 QB STATION ATTACHED : NO  
 BUILDING LENGTH : 108'-0"  
 SHOWROOM LENGTH : 106'-8"  
 CONVEYOR TRENCH LENGTH : 106'-8"  
 CONVEYOR LENGTH : 105'-10"  
 CONVEYOR TYPE : REAR WHEEL PUSH



1  
A101

**PROPOSED SITE PLAN - LOOMIS**

1" = 30'



No.	Date	By	Chd.	Appr.	Revision

Title:

**OVERALL SITE PLAN**  
**QUICK QUACK CAR WASH NO. 23-066**  
**BRACE ROAD AND SIERRA COLLEGE BLVD.**  
**LOOMIS, CA 95650**

For:

**QUICK QUACK CAR WASH**  
**6020 WEST OAKS BLVD SUITE 300**  
**ROCKLIN, CA 95765**

Scale:

Horizontal  
As Noted  
Vertical

Designed \_\_\_\_\_ RC

Drawn \_\_\_\_\_ RC

Checked \_\_\_\_\_ MLJ

Approved \_\_\_\_\_ DG

Date \_\_\_\_\_

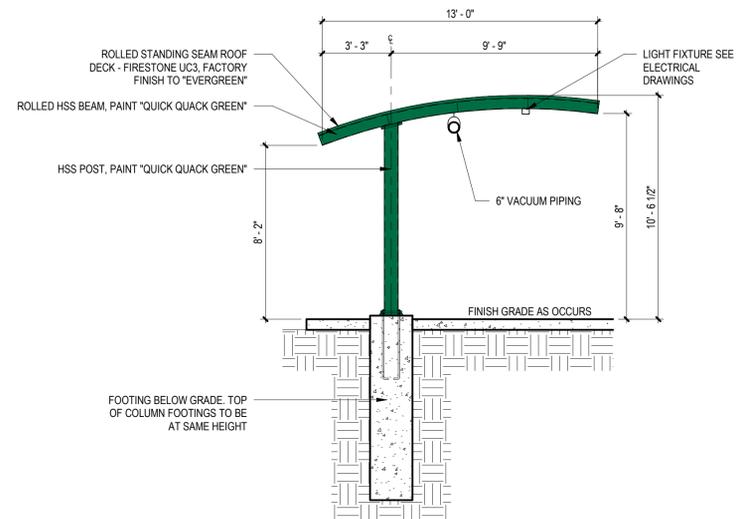
**Barghausen Consulting Engineers, Inc.**  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
[barghausen.com](http://barghausen.com)



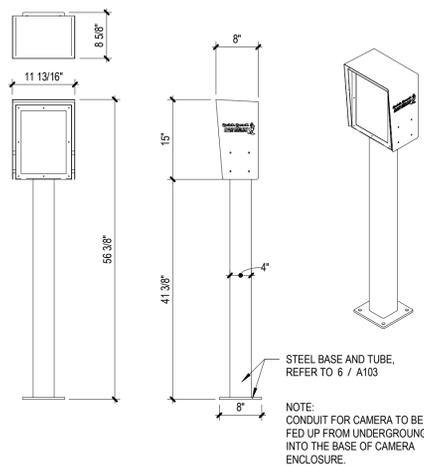
Job Number  
**23456**

Sheet  
**A101**

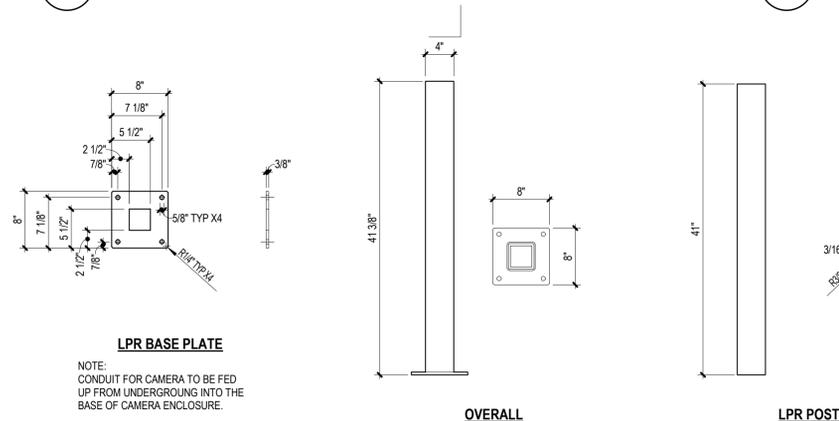
P:\23000A\23456\Preliminary\AROH\23456 A100 A101 Site Plan.dwg 3/4/2025 7:21 AM MBERRY



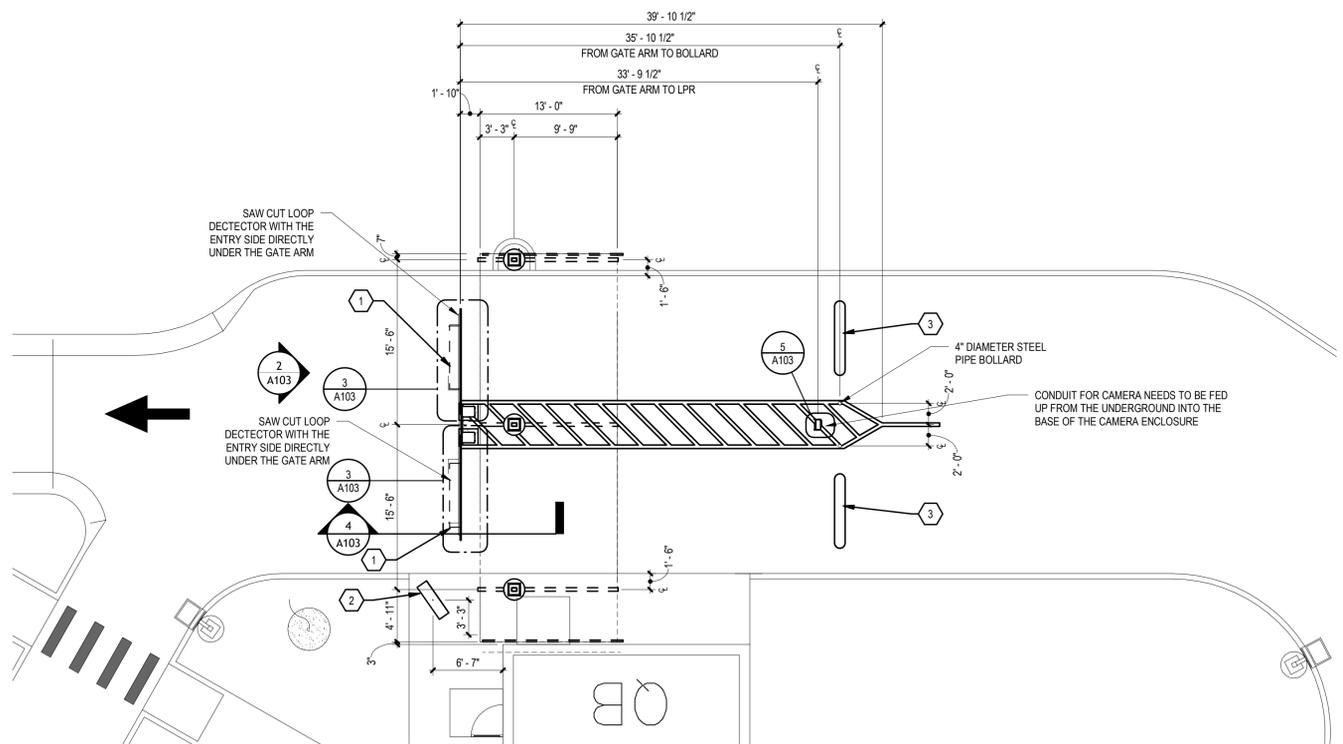
**4 CANOPY SECTION**  
1/4" = 1'-0"



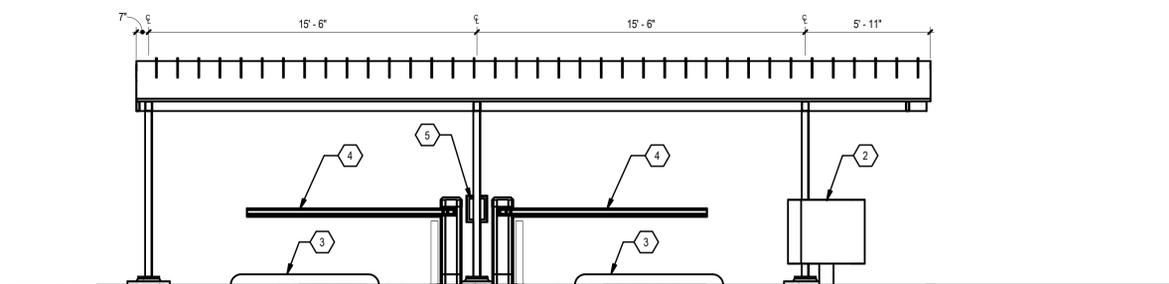
**5 LPR CAMERA HOUSING - CAMERA ASSEMBLY**  
3/4" = 1'-0"



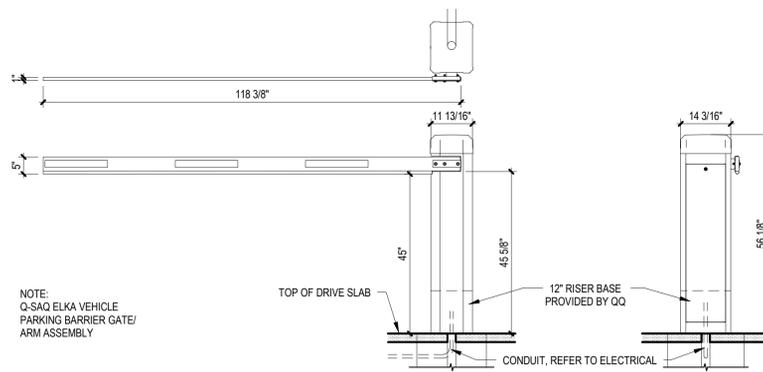
**6 LPR CAMERA HOUSING BASE AND TUBE**  
1" = 1'-0"



**1 LPR CANOPY FLOOR PLAN**  
1/8" = 1'-0"



**2 PAY STATION ELEVATION**  
1/4" = 1'-0"



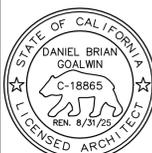
**3 STACKING LANE GATES - P 3000**  
1/2" = 1'-0"

**KEYNOTE LEGEND**

- 1 12" X 72" SENSOR LOOP DETECTOR
- 2 DIGITAL MENU BOARD
- 3 72" X 11" RUBBER SPEED BUMP WITH ROUNDED END CAP, CENTERED ON PIPE BOLLARDS, PROVIDED BY QQ, INSTALLED BY G.C.
- 4 STACKING LANE GATES
- 5 LPR CAMERA



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

REVISIONS

#	DATE	DESCRIPTION

ENTITLEMENTS SET

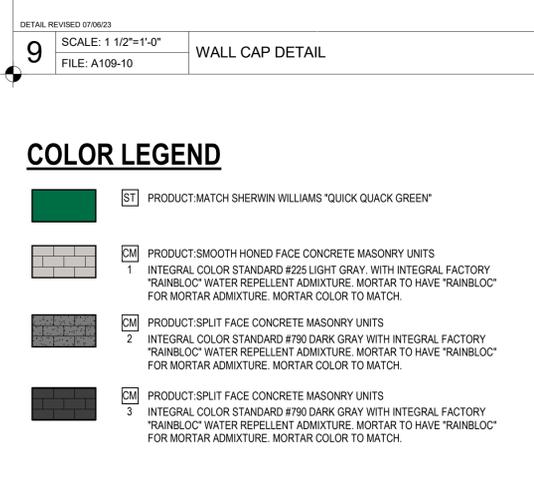
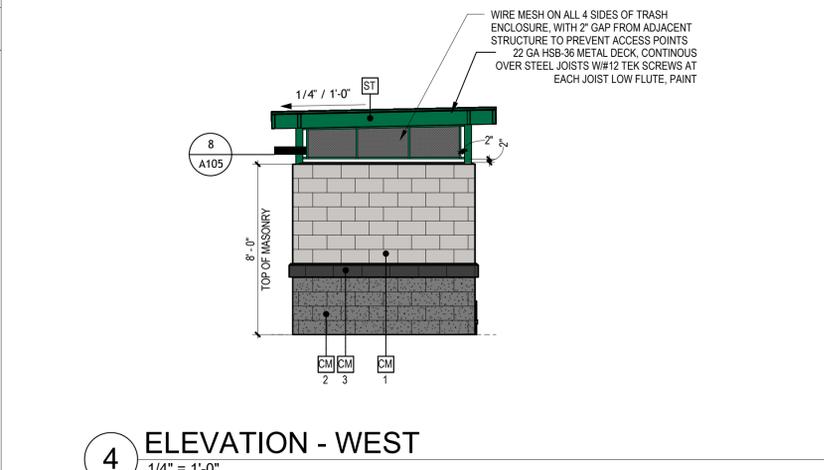
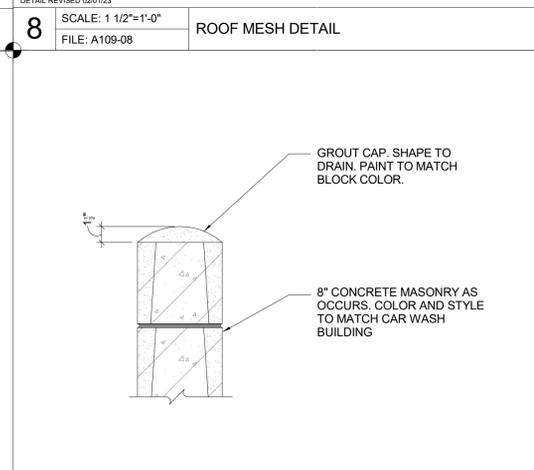
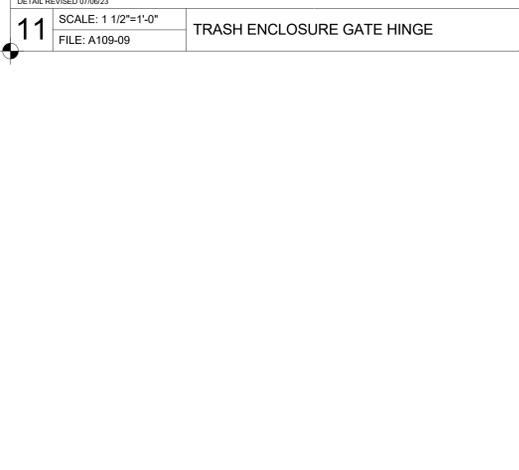
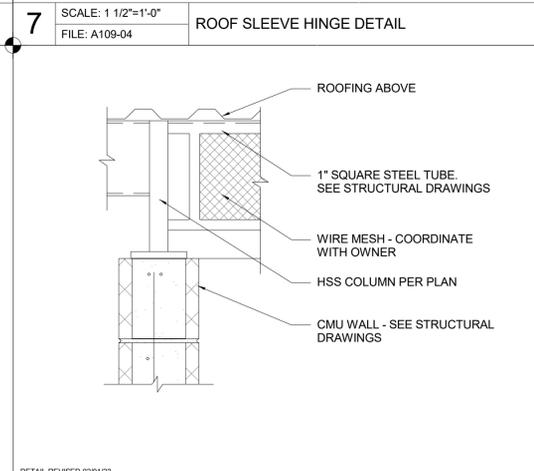
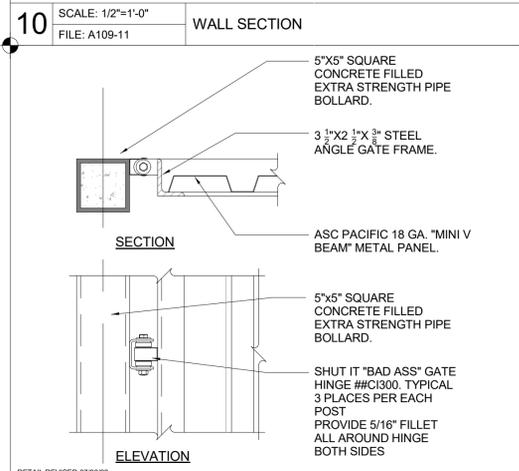
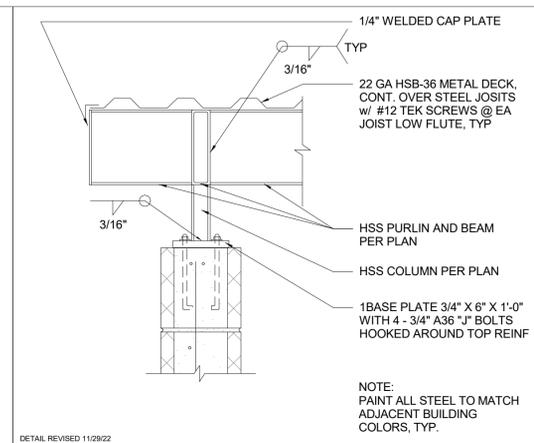
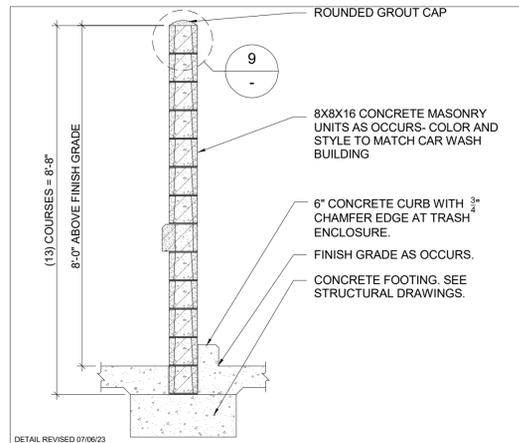
DESIGNED BY: QQ  
APPROVED BY: DH  
DRAWN BY: MB  
CHECKED BY: MU

DATE: 01/17/25 JOB NUMBER: 23456

LICENSE PLATE RECOGNITION (LPR) DETAILS

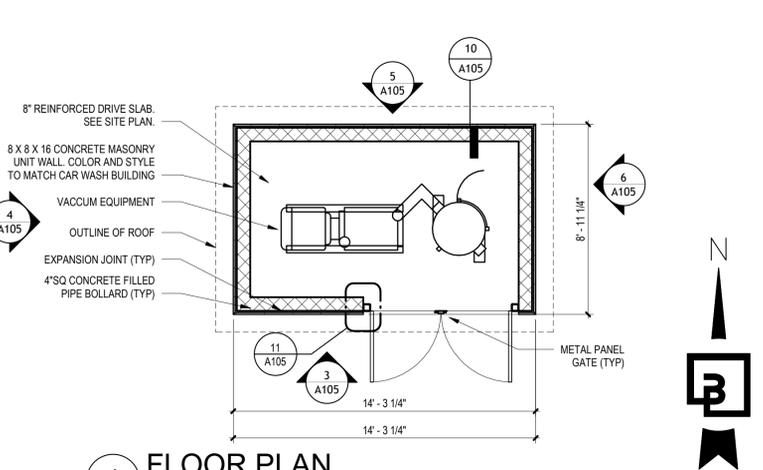
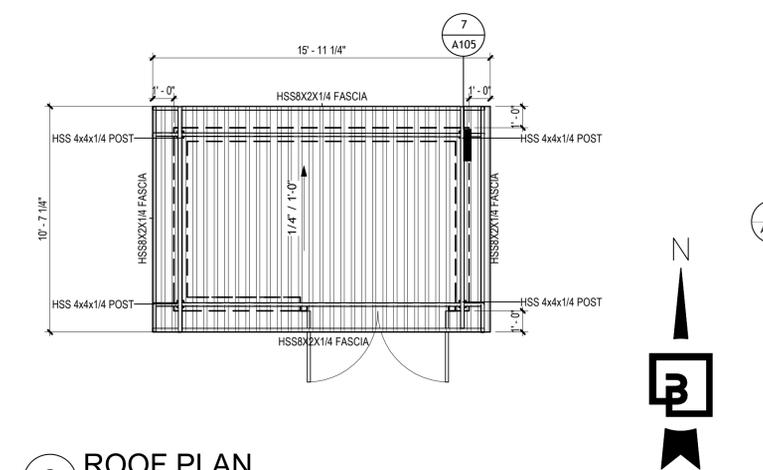
**A103**





**COLOR LEGEND**

	ST	PRODUCT: MATCH SHERWIN WILLIAMS "QUICK QUACK 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. MORTAR COLOR TO MATCH.
	CM 2	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 3	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.

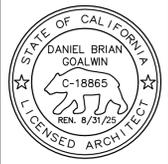


**GENERAL NOTES**

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



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QUICK QUACK CAR WASH NO. 23-066  
BRACE ROAD AND SIERRA COLLEGE BLVD.  
LOOMIS, CA 95660

REVISIONS

#	DATE	DESCRIPTION

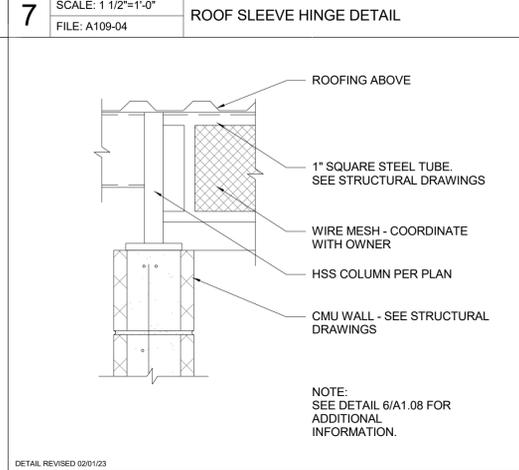
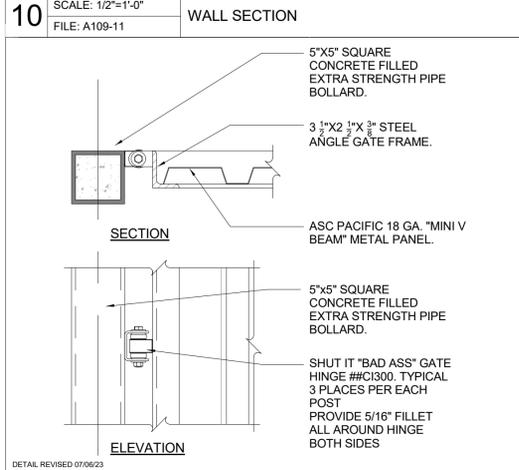
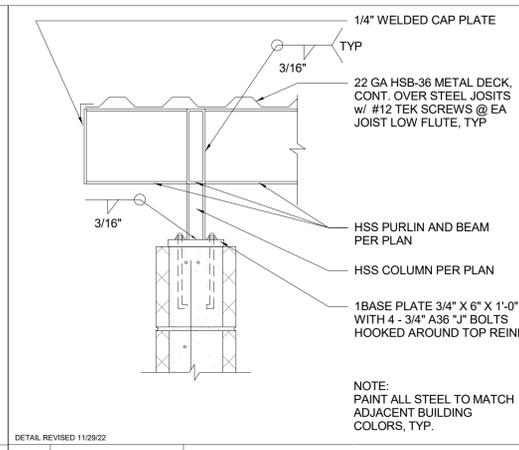
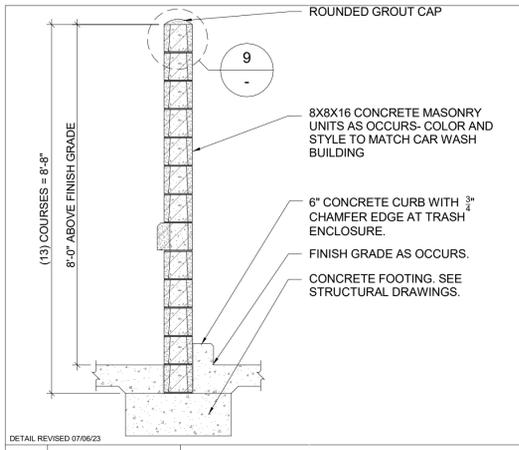
ENTITLEMENT SET

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

DATE: 01/17/25  
JOB NUMBER: 23456

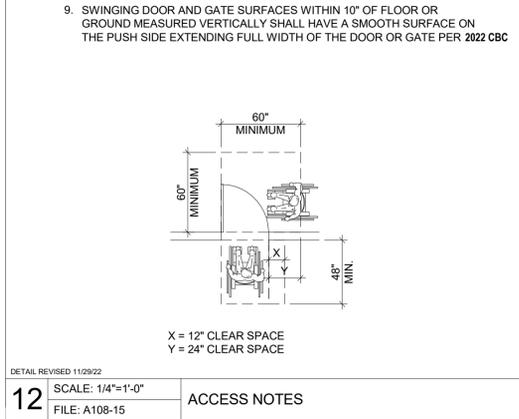
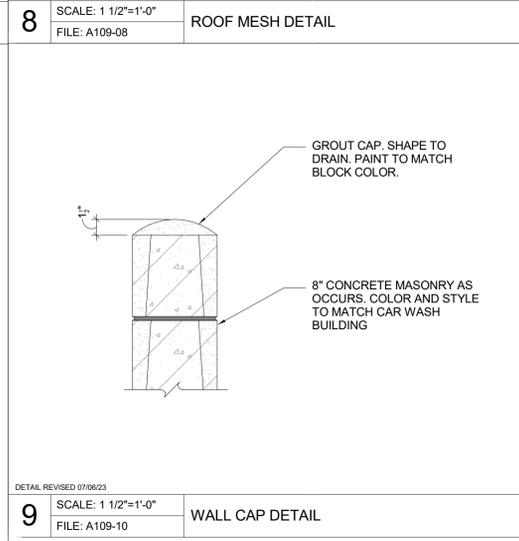
VACUUM ENCLOSURE

**A105**



**ACCESS NOTES**

- ACCESS GATE SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE FLOOR.
- THE OPENING FORCE FOR ACCESS GATE SHALL NOT EXCEED 5 LBS.
- IF THE ACCESS GATE HAS A CLOSER, THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER 2022 CBC
- ACCESS GATE LANDING SHALL HAVE A MAXIMUM SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- BOTTOM 10" OF ACCESS SHALL BE OF A SMOOTH SURFACE
- PROVIDE LOCK FOR ACCESS GATE AS REQUESTED BY OWNER
- PROVIDE CLEARANCES FOR ACCESS GATE AS SHOWN BELOW:
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST PER 2022 CBC
- SWINGING DOOR AND GATE SURFACES WITHIN 10" OF FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING FULL WIDTH OF THE DOOR OR GATE PER 2022 CBC

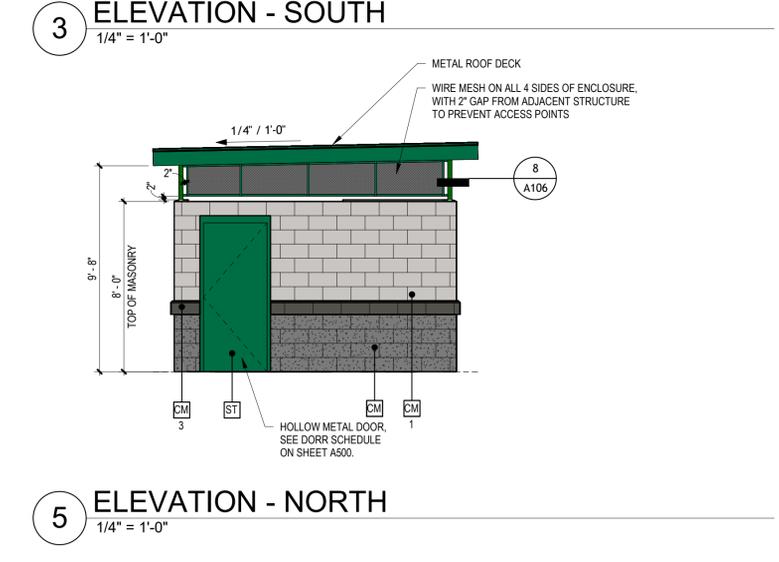
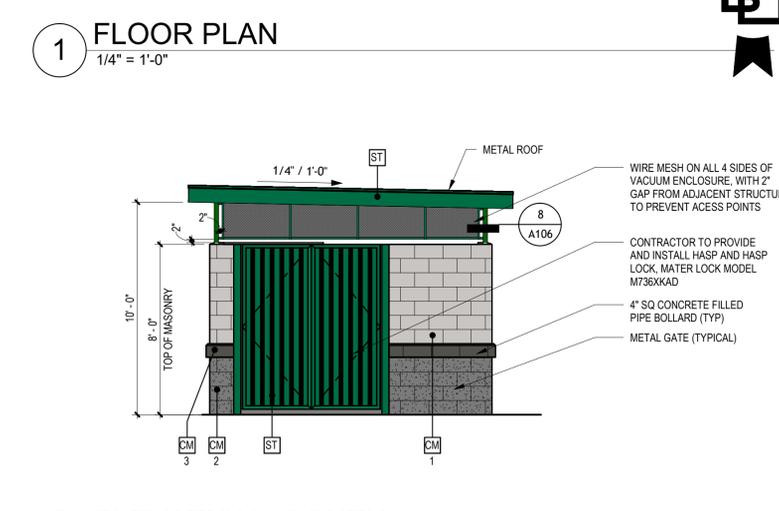
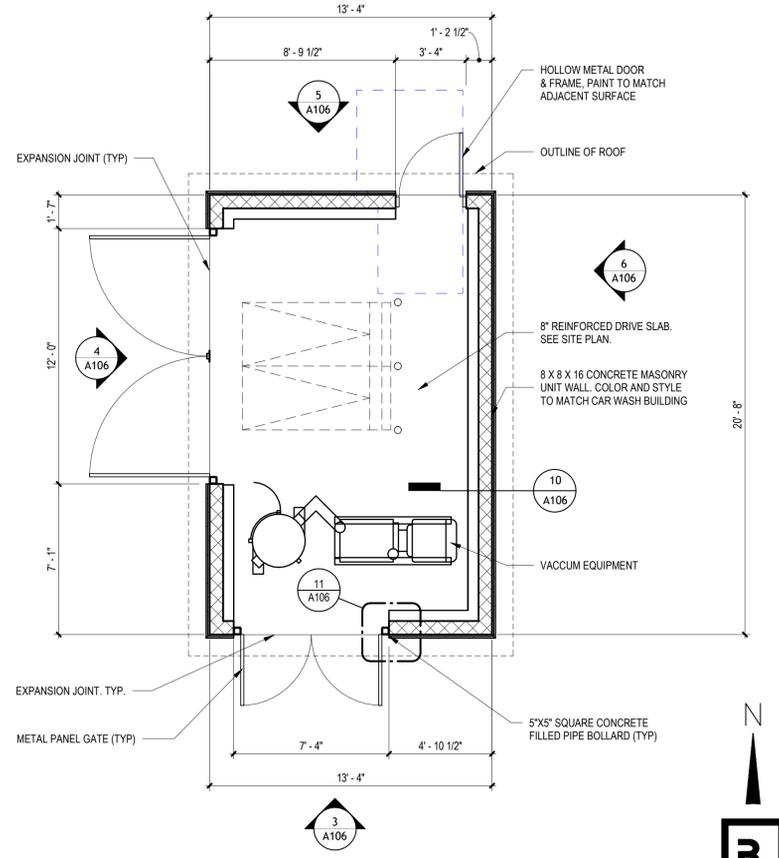
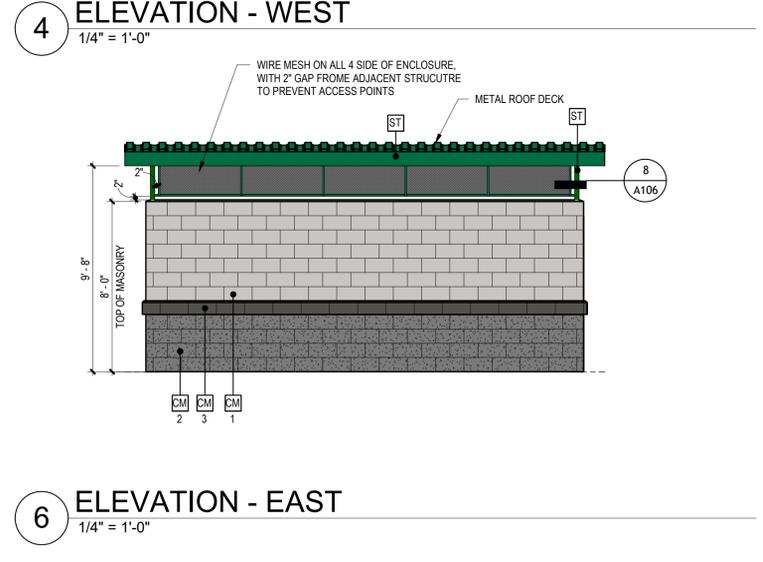
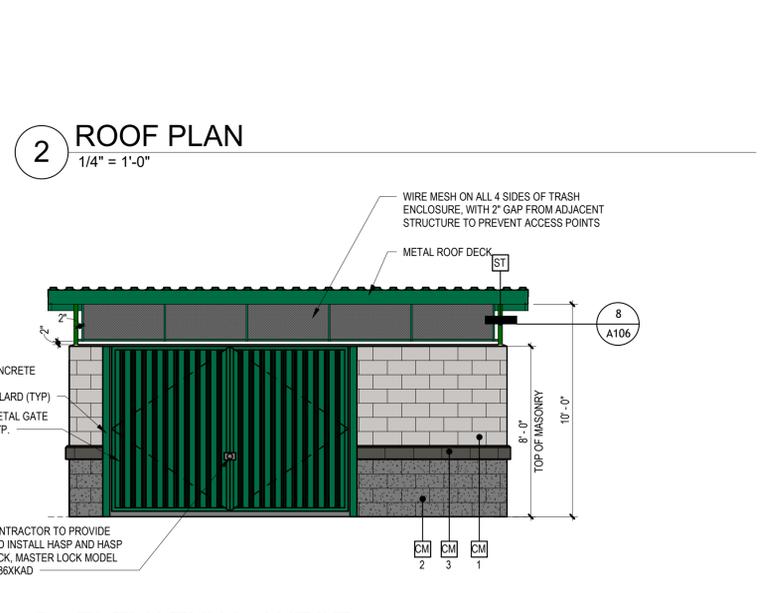
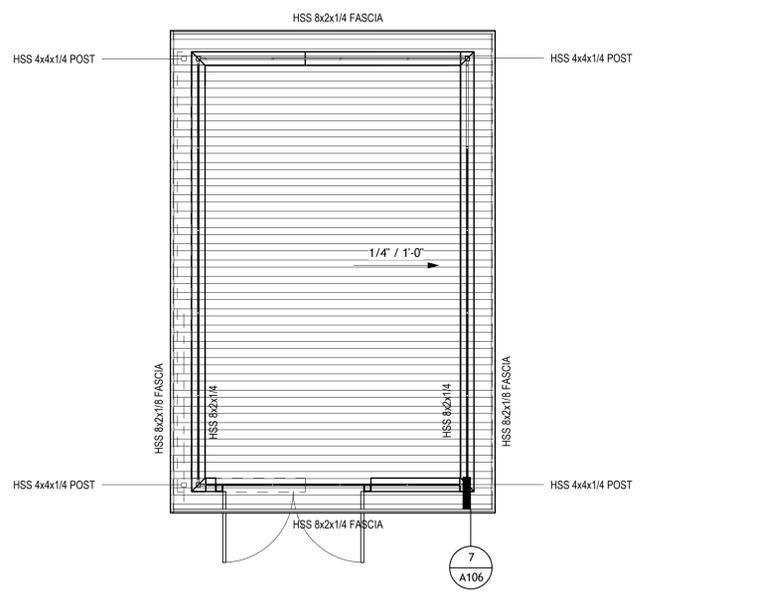


**GENERAL NOTES**

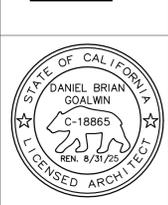
- ALL CMU TO HAVE INTEGRAL STANDARD COLOR AND MATCHING MORTAR.
- ALL CMU TO HAVE INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

**COLOR LEGEND**

- ST PRODUCT MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- CM 1 PRODUCT SMOOTH HONED FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #225 LIGHT GRAY. WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 2 PRODUCT SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 3 PRODUCT HONED FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.



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QUICK QUACK 23-066  
BRACE RD. AND SIERRA COLLEGE BLVD.  
LOOMIS, CA 95650

REVISIONS		
#	DATE	DESCRIPTION

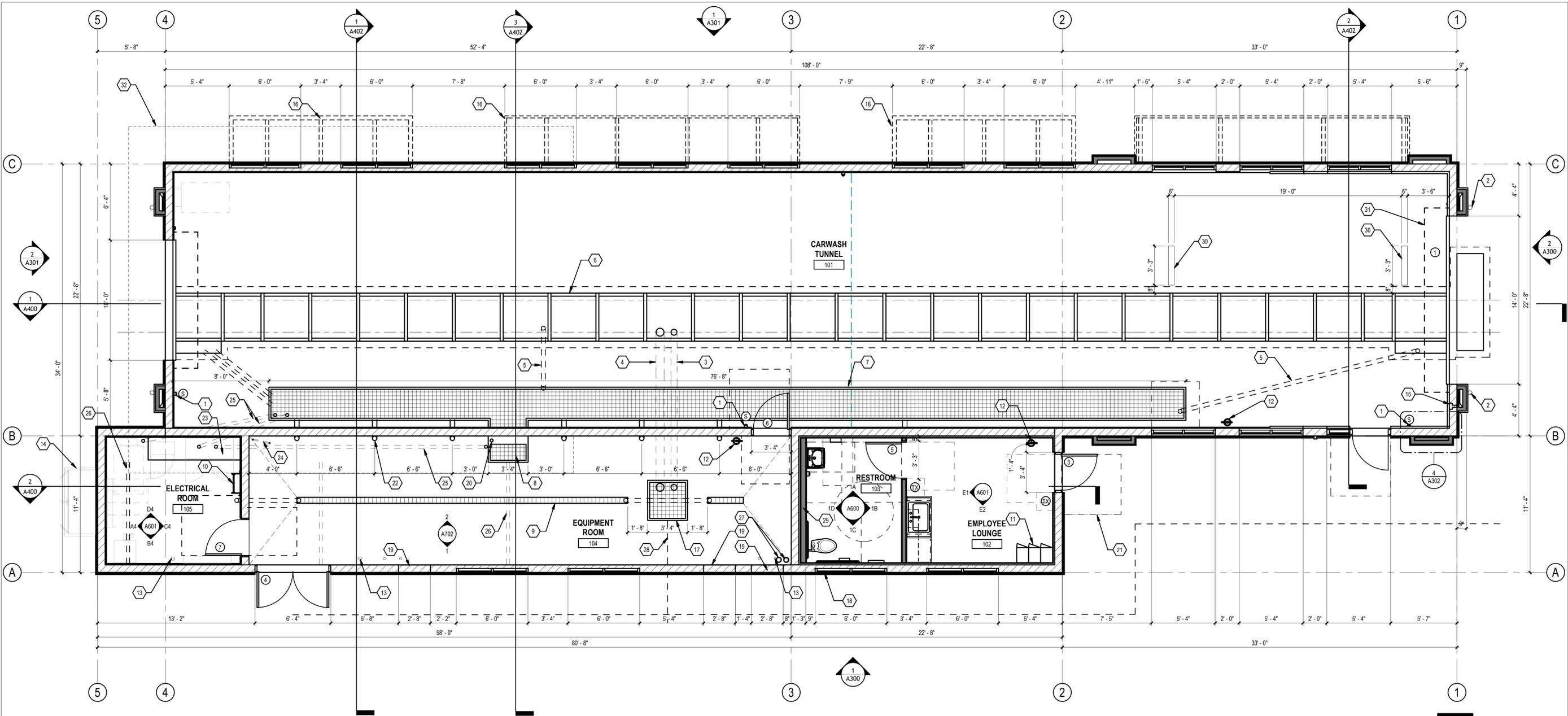
**CONSTRUCTION DOCUMENTS**

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

DATE: 10/30/24  
JOB NUMBER: 23456

**VACUUM AND TRASH ENCLOSURE**

**A106**



**1 FLOOR PLAN**  
1/4" = 1'-0"

- 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)
  - A WALL TAG - REFER TO EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS AND INTERIOR FINISH SCHEDULE FOR FINISHES.
    - 1 8X8X16 HONED CONCRETE UNIT MASONRY WALL
    - 2 6" METAL STUD WALL FRAMING AT 16" OC
    - 3 3-5/8" METAL STUD WALL FRAMING AT 16" OC
    - 4 8X8X16 HONED CONCRETE UNIT MASONRY WALL WITH 1 1/2" RIGID INSULATION

- FIRE NOTES**
1. PROVIDE SIGNS ABOVE ALL EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" PER CBC.
  2. PROVIDE MEANS OF EGRESS ILLUMINATION PER CBC SECTION 1008.
  3. 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.
  4. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
  5. PROVIDE A SIGN STATING "MAXIMUM OCCUPANT LOAD \_\_\_\_\_" CBC SECTION 1004.3. COORDINATE WORDING AND SIGN LOCATION WITH LOCAL FIRE DEPARTMENT.

- DIMENSIONING NOTES**
1. 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 NOTED.
  3. ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
  4. GRID LINES ARE TO FACE OF MASONRY.
  5. FINISH FLOOR ELEVATIONS NOTED ARE REFERENCED FROM DATUM POINT 0'-0" AT EQUIPMENT ROOM FINISH FLOOR AT DOOR THRESHOLD.
  6. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION OF ANY INSTALLATIONS.
  7. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
  8. 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 CONSTRUCTION.
  9. 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
  - 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 PLACES)
  - 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 STRUCTURAL DRAWINGS.

- 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**
1. DO NOT SCALE DRAWINGS
  2. SEE SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL
  3. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
  4. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
  5. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
    - A. 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."
    - B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
  6. REFER TO DETAIL - / - / - FOR INTERIOR PARTITIONS.

**REVISIONS**

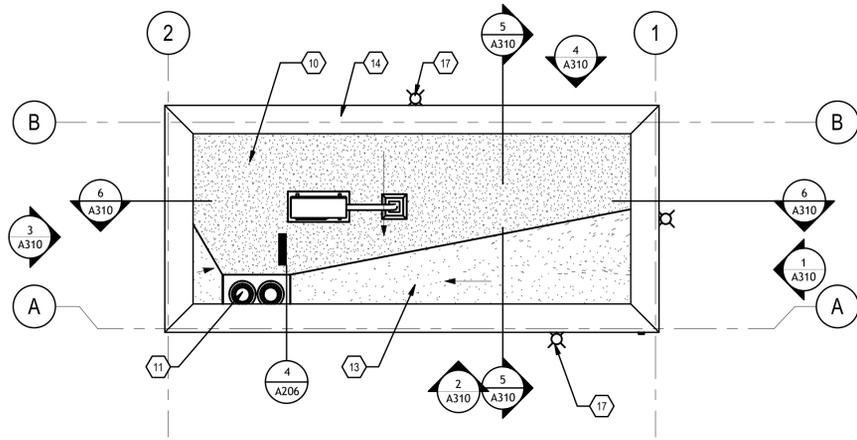
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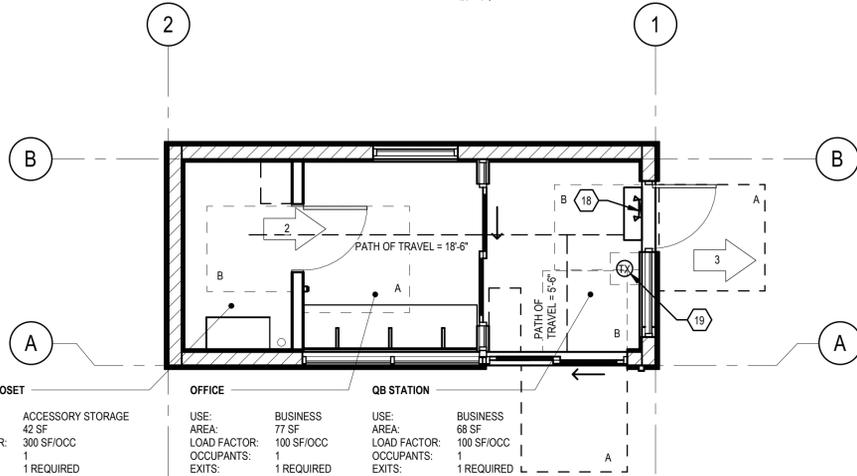
DESIGNED BY: QQ	
APPROVED BY: DH	
DRAWN BY: MB/GM	
CHECKED BY: MU	
DATE: 1/17/25	JOB NUMBER: 23456

**FLOOR PLAN**

**A200**



**3 ROOF PLAN**  
1/4" = 1'-0"



**4 EGRESS FLOOR PLAN**  
1/4" = 1'-0"



**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 EFFICIENCY 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, BUSINESS GROUP 'B'  
MERCANTILE GROUP 'B' INCLUDES THE USE OF A BUILDING OR PORTION THEREOF, FOR OFFICE, PROFESSIONAL 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**

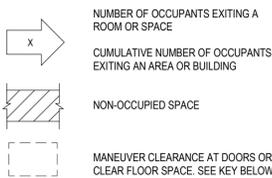
CONSTRUCTION TYPE: V-B  
USE GROUP: 'B', BUSINESS

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

QB STATION BUILDING: 197 SQ. FT.  
TOTAL AREA: 197 SQUARE FEET

SPRINKLERS: NONE (NOT REQUIRED)

**CODE PLAN LEGEND:**



**CLEAR FLOOR SPACE KEY**

A	60" X 50"	18" MIN CLR ON PULL SIDE
B	48" X 48"	12" MIN CLR ON PUSH SIDE
C	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 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 CLASSIFICATION AND AUTOMATIC SPRINKLERS.

\* ASSUME GROUP 'B', BUSINESS, WITH TYPE VB CONSTRUCTION AND NON-SPRINKLER

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

\*PROPOSED HEIGHT: 15'-6", COMPLIES

**CBC TABLE 504.4, ALLOWABLE STORIES**  
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 TYP OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, AUTOMATIC SPRINKLERS AND THE AMOUNT OF BUILDING FRONTAGE ON A PUBLIC WAY.

**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 OCCUPANCIES

**CBC SECTION 508.3.2 ACCESSIBLE BUILDING AREA, HEIGHT & STORIES**  
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 CONSTRUCTION IN WHICH THE STRUCTURAL 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:**  
FOR TYPE V-B CONSTRUCTION IN HOURS

PRIMARY STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
EXTERIOR NON-BEARING WALLS:	SEE TABLE 705.5
INTERIOR NON-BEARING WALLS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

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

DISTANCE	CONST. TYPE	OCC. GROUP	RATING
X<5	VB	B	1
5<= X <10	VB	B	1
10<= X <30	VB	B	0
X>=30	VB	B	0

\*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.

**CBC SECTION 1006.2.1, EGRESS BASED ON OCCUPANT LOAD**  
TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL EXCEEDS THE VALUES IN TABLE 1006.2.1.

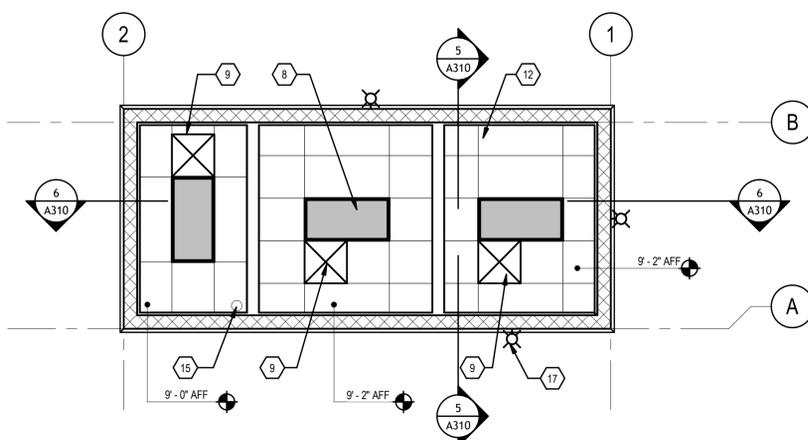
**CBC SECTION 1008.2.1, ILLUMINATION LEVEL UNDER NORMAL POWER**  
THE MEANS OF ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

**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

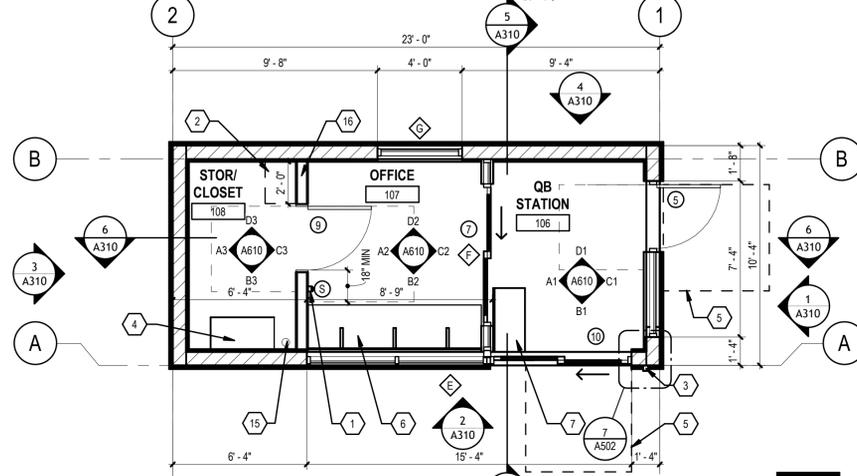
**CBC SECTION 1008.3.1, EMERGENCY POWER FOR ILLUMINATION**  
IN THE EVENT OF POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE FOLLOWING AREAS: AISLES, CORRIDORS, EXIT ACCESS STAIRWAYS AND RAMPS.

**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 SPACE SHALL HAVE NO LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.

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



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



**1 FLOOR PLAN**  
1/4" = 1'-0"



**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.

**KEYNOTE LEGEND**

- EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE. (TYPICAL 5 PLACES).
- 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.
- 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.
- SUSPENDED CEILING LIGHT FIXTURE, REFER TO ELECTRICAL
- Diffuser
- TPO MEMBRANE ROOFING
- ROOF DRAIN AND OVERFLOW IN RECESS. SEE PLUMBING DRAWINGS.
- T-GRID SUSPENDED CEILING WITH LAY-IN ACOUSTIC PANELS.
- TAPERED RIGID INSULATION CRICKET WITH 1/4" ISOLATION BOARD, TYP.
- PREFINISHED METAL COPING
- ROOF DRAIN LEADER, SEE PLUMBING PLANS
- METAL STUD WALL FRAMING
- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL
- EMERGENCY EXIT LIGHTING PER ELECTRICAL
- TACTILE EXIT SIGN PER CBC.



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

**REVISIONS**

#	DATE	DESCRIPTION

**CONSTRUCTION DOCUMENTS**

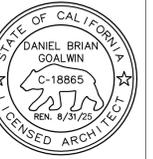
DESIGNED BY: QQ  
APPROVED BY: DH  
DRAWN BY: MB  
CHECKED BY: MU

DATE: 01/17/25  
JOB NUMBER: 23456

**FLOOR PLAN - QB STATION**

**A210**





REVISIONS

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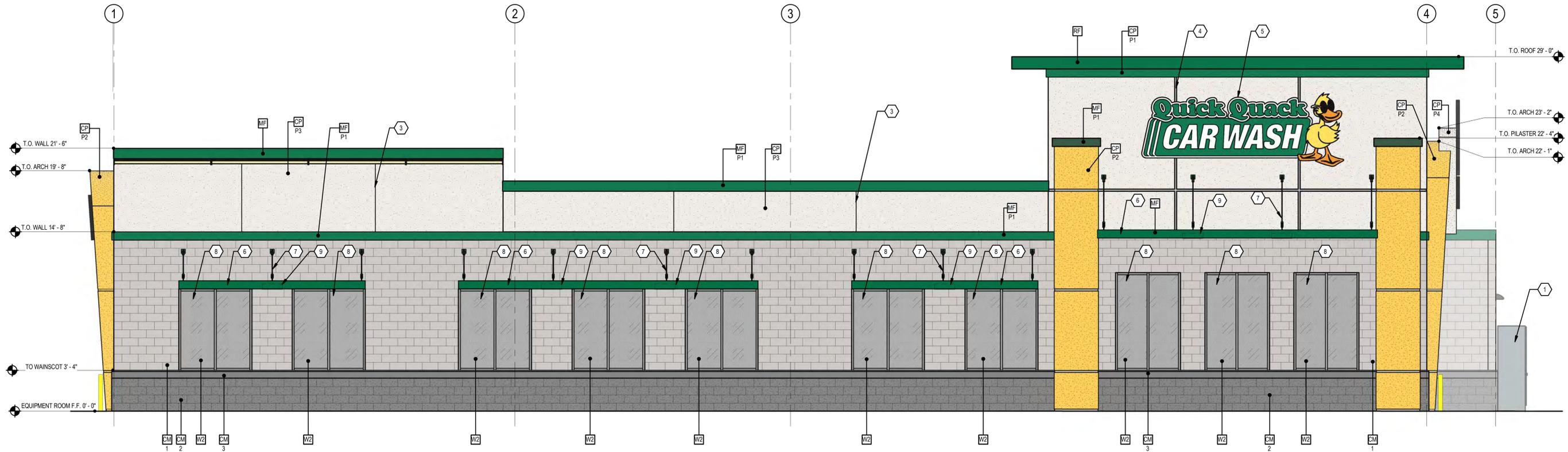
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COLOR EXTERIOR ELEVATIONS

A301



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

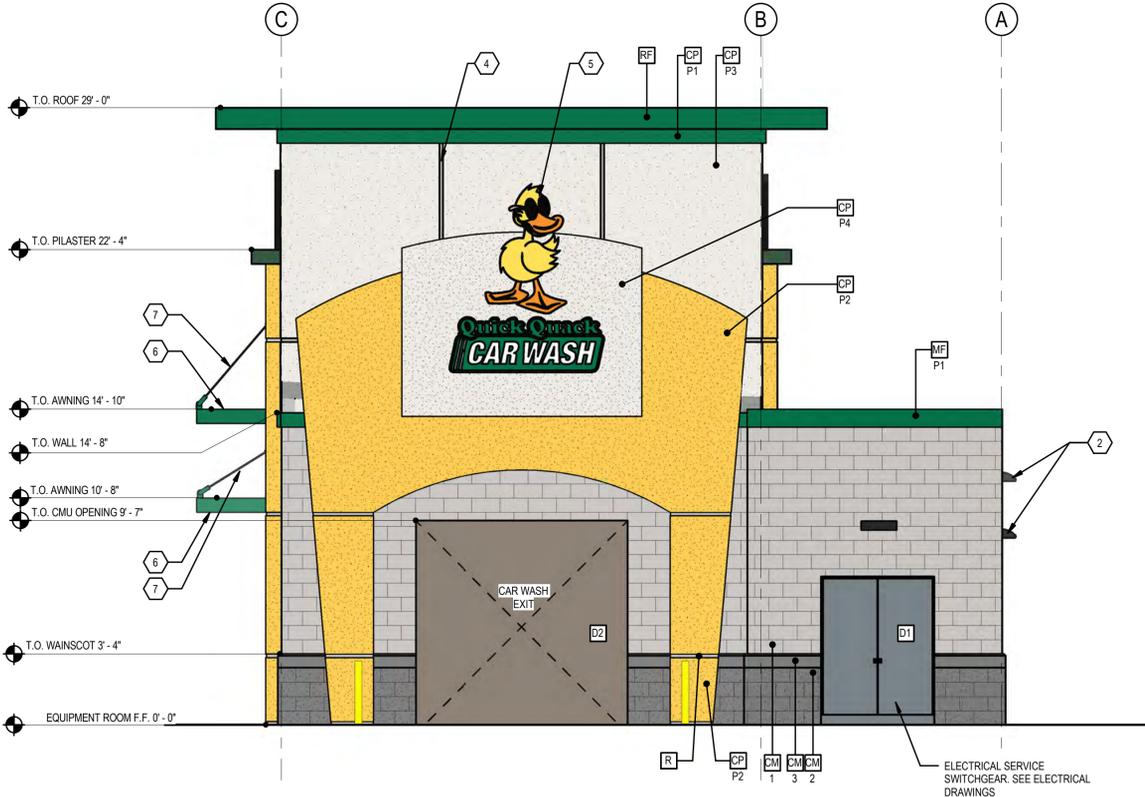
- KEYNOTE LEGEND**
- 1 ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS
  - 2 WALL PACK (DOWN ONLY)
  - 3 1/4" DEEP REVEAL EXPANSION JOINT
  - 4 2" WIDE X 1/4" DEEP ANODIZED ALUMINUM PLASTER REVEAL
  - 5 ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT
  - 6 METAL WALL AWNING SYSTEM, PAINT TO MATCH P1
  - 7 WALL AWNING TIE-BACK SYSTEM, PAINT TO MATCH P1
  - 8 FAUX WINDOW, SEE EXTERIOR ELEVATIONS
  - 9 LED RADIAL WALL SCENCE (DOWN ONLY)

**GENERAL NOTES:**

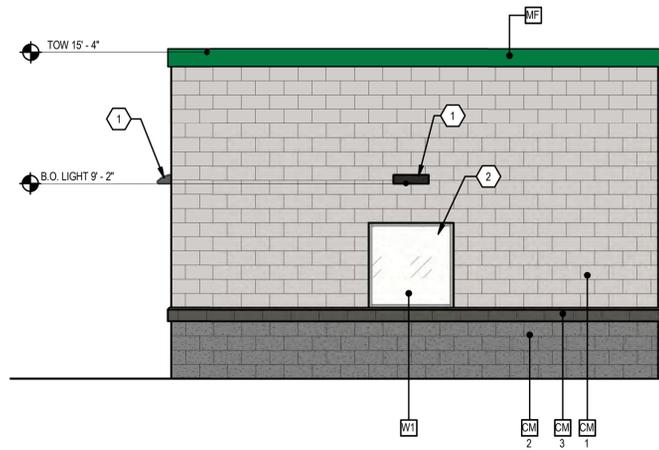
1. ACRYLIC PLASTER COLOR COAT: PLASTER COLOR COAT TO BE SAND FINISH.
2. LIGHT FIXTURES: CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

**COLOR LEGEND**

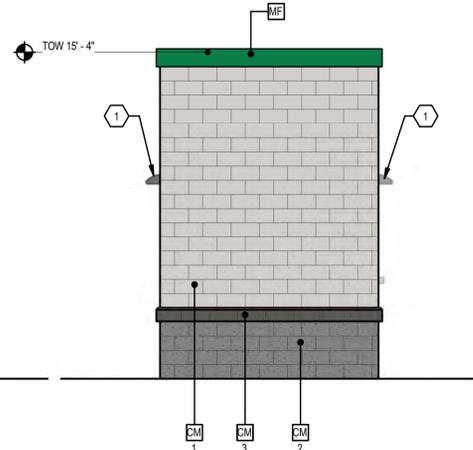
- RF** PRODUCT:METAL ROOF FASCIA  
FIRESTONE EVERGREEN
- MF** PRODUCT:METAL FASCIA  
FIRESTONE EVERGREEN
- CP P1** PRODUCT:ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- CP P2** PRODUCT:ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
- CP P3** PRODUCT:ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
- 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. MORTAR COLOR TO MATCH.
- CM 2** 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 3** 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



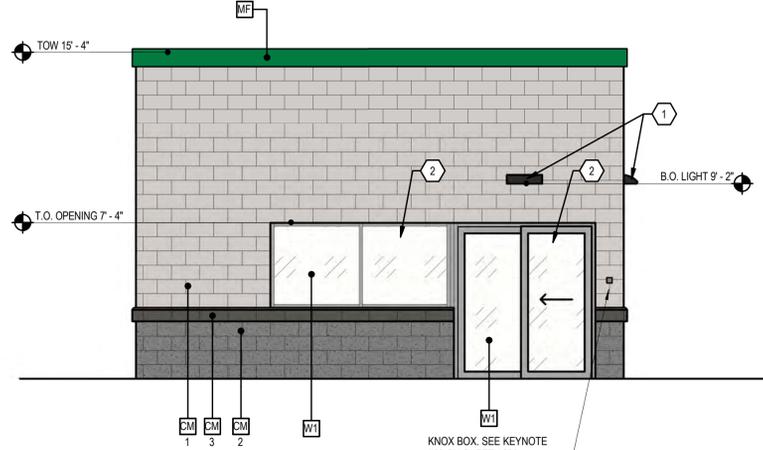
**2 SOUTH**  
 1/4" = 1'-0"



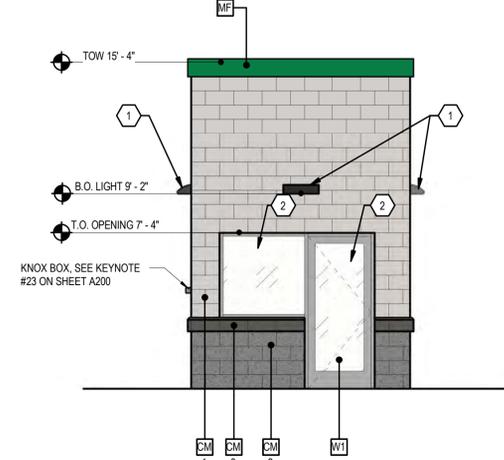
4 WEST  
1/4" = 1'-0"



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



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



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

**KEYNOTE LEGEND**

- 1 WALL PACK (DOWN ONLY)
- 2 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-2** 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-3** 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



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QUICK QUACK CAR WASH NO.26-066  
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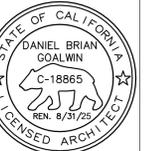
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DRAWN BY: MB  
CHECKED BY: MU

DATE: 01/17/25 JOB NUMBER: 23456

COLOR EXT  
ELEVATIONS - QB  
STATION

**A310**



REVISIONS

#	DATE	DESCRIPTION

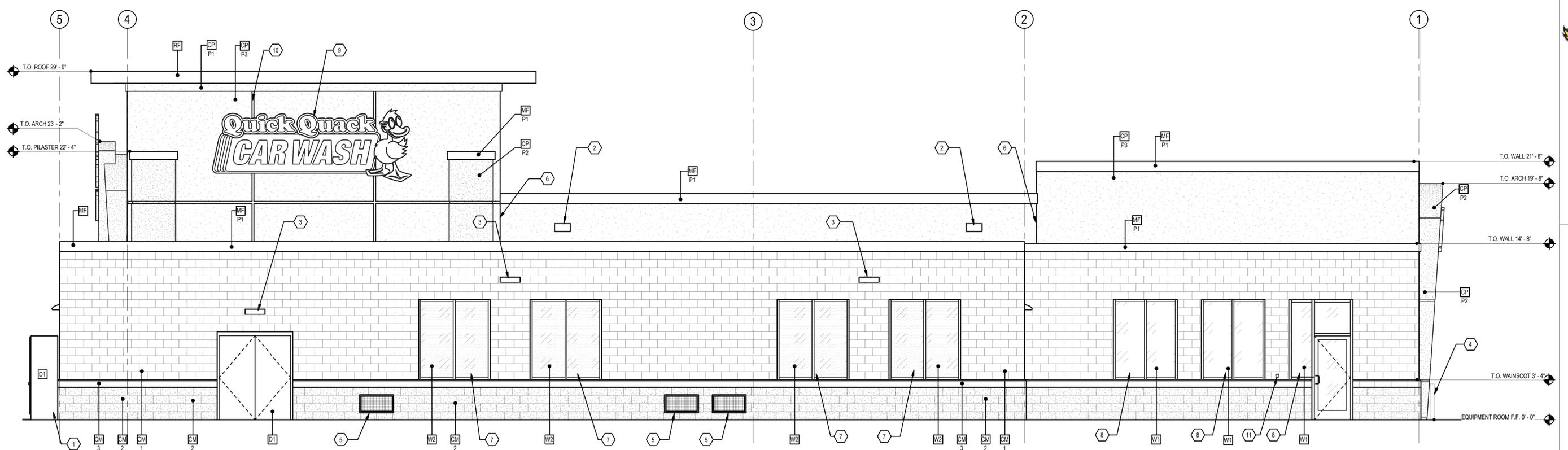
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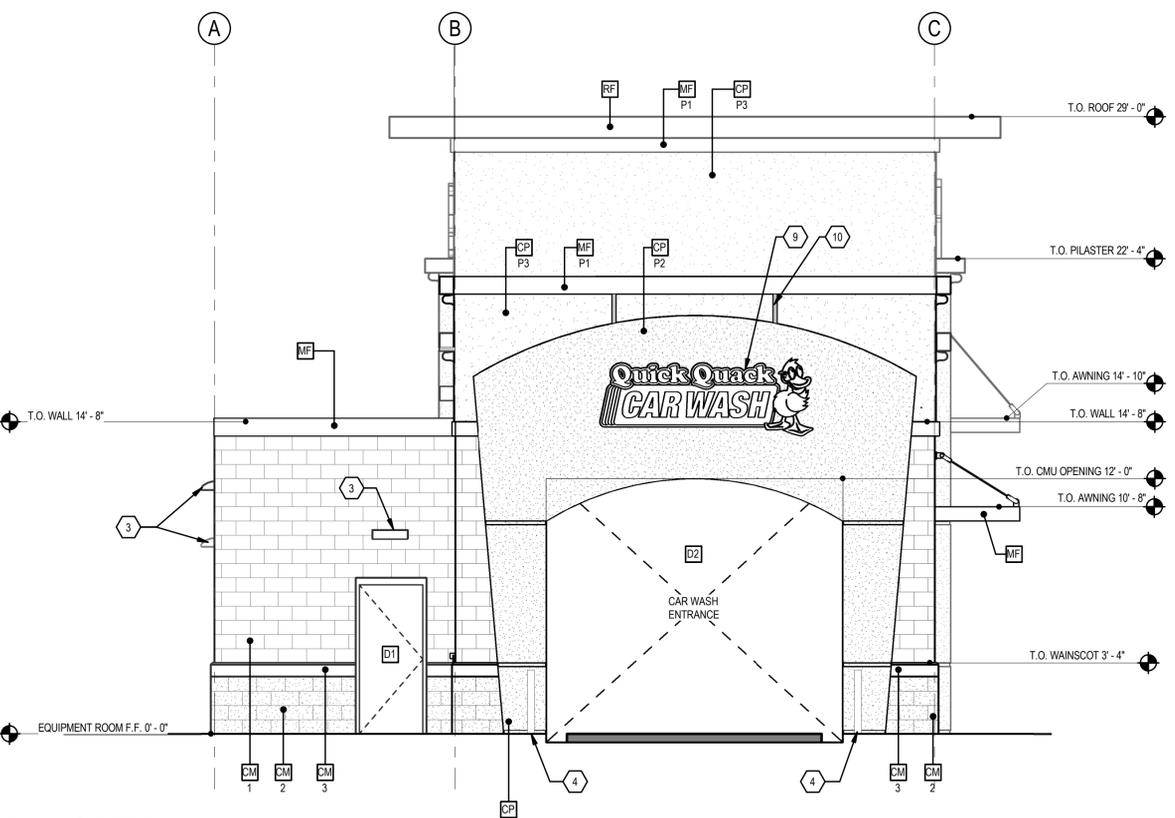
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EXTERIOR ELEVATIONS

A300



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



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

**GENERAL NOTES:**

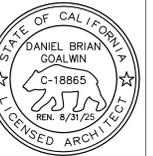
- ACRYLIC PLASTER COLOR COAT: PLASTER COLOR COAT TO BE SAND FINISH.
- LIGHT FIXTURES: CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

**COLOR LEGEND**

-  PRODUCT: METAL ROOF FASCIA  
FIRESTONE EVERGREEN
-  PRODUCT: METAL FASCIA  
FIRESTONE EVERGREEN
-  PRODUCT: ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
-  PRODUCT: ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
-  PRODUCT: ACRYLIC PLASTER COLOR COAT  
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  
2 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.
-  PRODUCT: HOLLOW METAL DOOR  
PAINT SHERWIN WILLIAMS #2819 "DOWNING SLATE"
-  PRODUCT: OVERHEAD METAL DOOR  
PAINT TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
-  PRODUCT: ANODIZED ALUMINUM STOREFRONT  
CLEAR 14
-  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

**KEYNOTE LEGEND**

- 1 ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS
- 2 THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
- 3 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)
- 6 1/4" DEEP REVEAL EXPANSION JOINT
- 7 FAUX WINDOW. SEE EXTERIOR ELEVATIONS
- 8 VISION WINDOW. SEE EXTERIOR ELEVATIONS
- 9 ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT
- 10 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 OR FRAME 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.
- 11



REVISIONS

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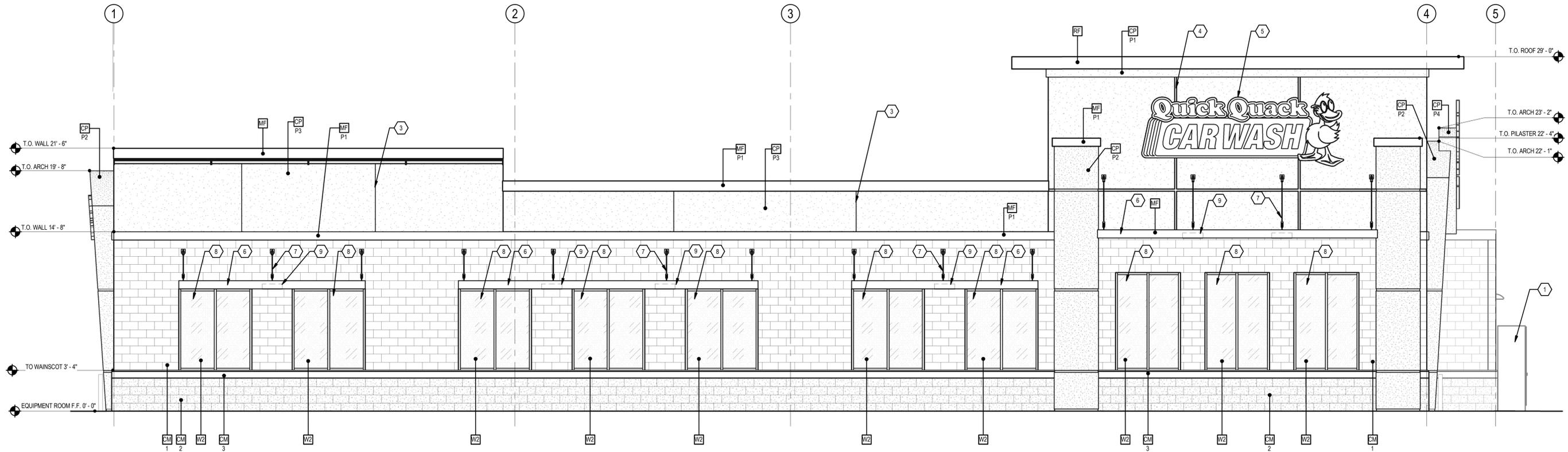
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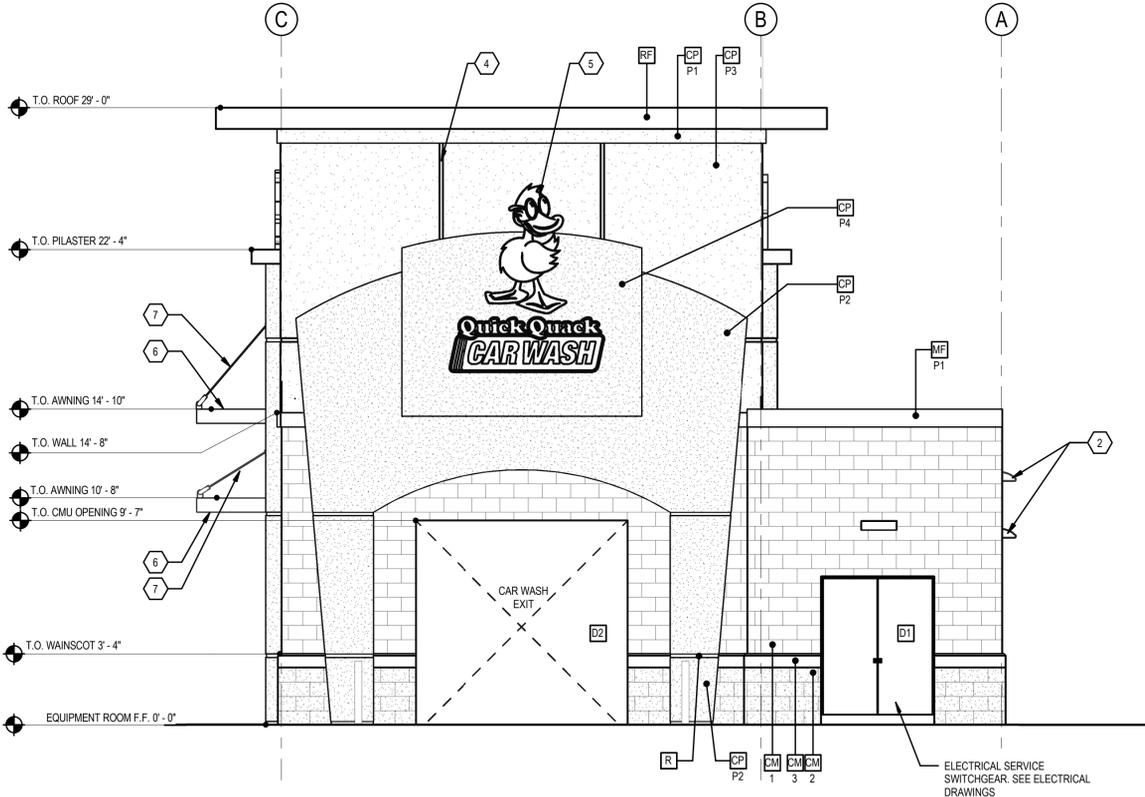
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EXTERIOR ELEVATIONS

A301



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

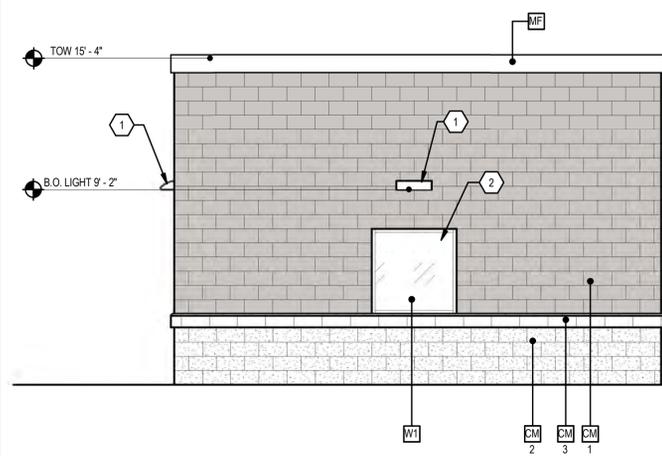


**2 SOUTH**  
 1/4" = 1'-0"

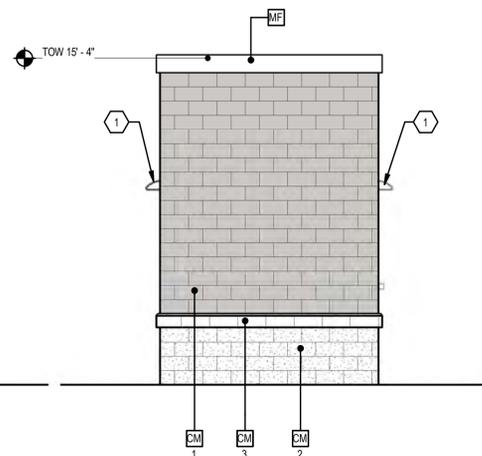
- KEYNOTE LEGEND**
- 1 ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS
  - 2 WALL PACK (DOWN ONLY)
  - 3 1/4" DEEP REVEAL EXPANSION JOINT
  - 4 2" WIDE X 1/4" DEEP ANODIZED ALUMINUM PLASTER REVEAL
  - 5 ILLUMINATED PANEL SIGNAGE UNDER SEPARATE PERMIT
  - 6 METAL WALL AWNING SYSTEM, PAINT TO MATCH P1
  - 7 WALL AWNING TIE-BACK SYSTEM, PAINT TO MATCH P1
  - 8 FAUX WINDOW, SEE EXTERIOR ELEVATIONS
  - 9 LED RADIAL WALL SCENCE (DOWN ONLY)

- GENERAL NOTES:**
- 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)

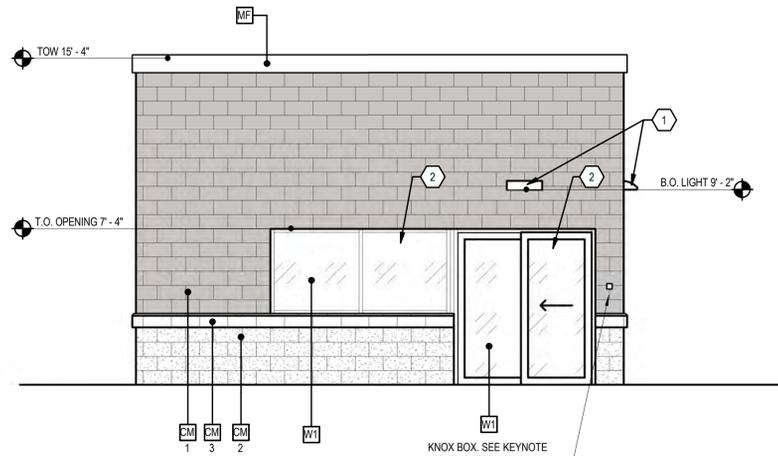
- COLOR LEGEND**
- RF** PRODUCT: METAL ROOF FASCIA  
FIRESTONE EVERGREEN
  - MF** PRODUCT: METAL FASCIA  
FIRESTONE EVERGREEN
  - CP P1** PRODUCT: ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
  - CP P2** PRODUCT: ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
  - CP P3** PRODUCT: ACRYLIC PLASTER COLOR COAT  
MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
  - 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. MORTAR COLOR TO MATCH.
  - CM 2** 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 3** 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



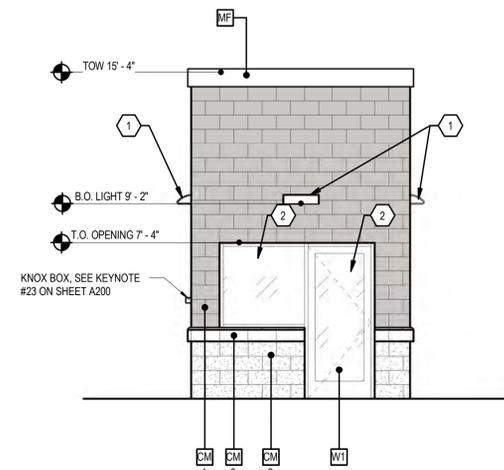
**4 WEST**  
1/4" = 1'-0"



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



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



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

**KEYNOTE LEGEND**

- 1 WALL PACK (DOWN ONLY)
- 2 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. MORTAR COLOR TO MATCH.
- CM-2** 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-3** 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.
- W1** PRODUCT: EXTERIOR WINDOW ASSEMBLY  
WITH TEMPERED GLASS, CLEAR ANODIZED ALUMINUM STOREFRONT



6020 WEST OAKS BLVD, SUITE 300, ROCKLIN, CA 95765

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

REVISIONS		
#	DATE	DESCRIPTION

**CONSTRUCTION DOCUMENTS**

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

DATE: 01/17/25      JOB NUMBER: 23456

**EXTERIOR ELEVATIONS - QB STATION**

**A310**