



# NEW CAR WASH FACILITY

BRACE ROAD & SIERRA COLLEGE BLVD.  
 LOOMIS, CA.  
 APN: 044-122-005-000  
 QUICK QUACK SITE I.D. #26-066

## PROJECT INFORMATION:

### ADDRESS:

STATE SITE CODE: #26-066  
 STREET ADDRESS: BRACE ROAD & SIERRA COLLEGE BLVD.:  
 CITY: LOOMIS  
 COUNTY: PLACER  
 STATE: CALIFORNIA

### SITE:

PROJECT SITE AREA: 172,593 S.F. (3.962 ACRES)  
 ZONED: CG - GENERAL COMMERCIAL  
 A.P.N.: 044-122-005-000

### CITY APPLICATION TYPE:

UP - USE PERMIT

### REQUIRED SETBACKS

FRONT: 15'  
 SIDES: 15'  
 REAR: 15'

NEW LANDSCAPING AREA: REFERENCE LANDSCAPING DRAWINGS  
 LANDSCAPING %: REFERENCE LANDSCAPING DRAWINGS

### QUICK QUACK PARKING

VACUUM STALL PARKING: 13' x 20'  
 MEMBER PARKING: 9' x 20'  
 ADA PARKING: 9' x 20'

### BUILDING CODE:

BUILDING CODE EDITION: 2022 CALIFORNIA BUILDING CODE  
 PLUMBING CODE EDITION: 2022 CALIFORNIA PLUMBING CODE  
 MECHANICAL CODE EDITION: 2022 CALIFORNIA MECHANICAL CODE  
 ELECTRICAL CODE EDITION: 2022 CALIFORNIA ELECTRICAL CODE  
 FIRE CODE EDITION: 2022 CALIFORNIA FIRE CODE  
 ACCESSIBILITY CODE: 2022 CALIFORNIA BUILDING CODE, CHAPTER 11B  
 CALIFORNIA CODE REGULATIONS TITLE 24 FOR DISABLED ACCESS, ENERGY CONSERVATION & NOISE ATTENUATION  
 GREEN BUILDING CODE: 2022 CALIFORNIA GREEN BUILDING CODE  
 ENERGY CODE: 2022 CALIFORNIA ENERGY CODE

### BUILDING DATA:

CAR WASH BLDG.: 3,588 S.F.  
 OCCUPANCY: B  
 CONSTRUCTION TYPE: VB (NON-SPRINKLED)  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 29'-0" (MAIN BLDG. PARAPET)

TOTAL BUILDINGS: 3,588 S.F.

### CANOPIES

NORTH VACUUM CANOPY: 1,742 S.F.  
 OCCUPANCY: B  
 CONSTRUCTION TYPE: VB (NON-SPRINKLED)  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 9'-9"

SOUTH VACUUM CANOPY: 2,004 S.F.  
 OCCUPANCY: B  
 CONSTRUCTION TYPE: VB (NON-SPRINKLED)  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 9'-9"

QUEING CANOPY: 686 S.F.  
 OCCUPANCY: B  
 CONSTRUCTION TYPE: VB (NON-SPRINKLED)  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 9'-9"

TRASH ENCLOSURE CANOPY: 364 S.F.  
 OCCUPANCY: N/A  
 CONSTRUCTION TYPE: VB (NON-SPRINKLED)  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 11'-0"

VACUUM ENCLOSURE CANOPY: 171 S.F.  
 OCCUPANCY: N/A  
 CONSTRUCTION TYPE: VB (NON-SPRINKLED)  
 NUMBER OF STORIES: 1  
 BUILDING HEIGHT: 11'-0"

TOTAL CANOPIES: 4,967 S.F.

### SCOPE OF WORK:

CONSTRUCTING A NEW QUICK QUACK WASH FACILITY ON AN UNDEVELOPED SITE. NEW BUILDING CONSTRUCTED ALONG WITH DRIVE LANES FOR PAYING AND VACUUM STALLS.

### SHEET INDEX LIST:

- G000 COVERSHEET
- C-1.1 COVER SHEET
- C-2.1 HORIZONTAL CONTROL PLAN
- C-2.2 STRIPING PLAN
- C-3.1 GRADING PLAN
- C-4.1 UTILITY PLAN
- C-5.1 STORM WATER CONTROL PLAN
- C-5.2 STORM WATER CONTROL DETAILS
- L1 PROPOSED LANDSCAPING PLAN
- L1 LANDSCAPING PLAN - RENDERING
- A100 CONTEXTUAL MAP
- A101 SITE PLAN
- A106 PAY CANOPY
- A107A NORTH VACUUM CANOPY
- A107B SOUTH VACUUM CANOPY
- A108 TRASH ENCLOSURE PLANS
- A109 VACUUM ENCLOSURE PLANS
- A200 FLOOR PLAN
- A204 ROOF PLAN
- A300 EXTERIOR ELEVATIONS
- A301 EXTERIOR ELEVATIONS
- 1 COLORED EXTERIOR ELEVATIONS
- 2 COLORED EXTERIOR ELEVATIONS

### PROJECT DIRECTORY

#### PROJECT MANAGER

QUICK QUACK CAR WASH  
 1380 LEAD HILL BLVD., SUITE 260  
 ROSEVILLE, CA 95661  
 CONTACT: BOB LIVINGSTON, AIA  
 ARCHITECTURAL DIRECTOR  
 MOBILE: (425) 420-0642  
 EMAIL: Dlivingston@domtdrivedirect.com

#### ARCHITECTURAL

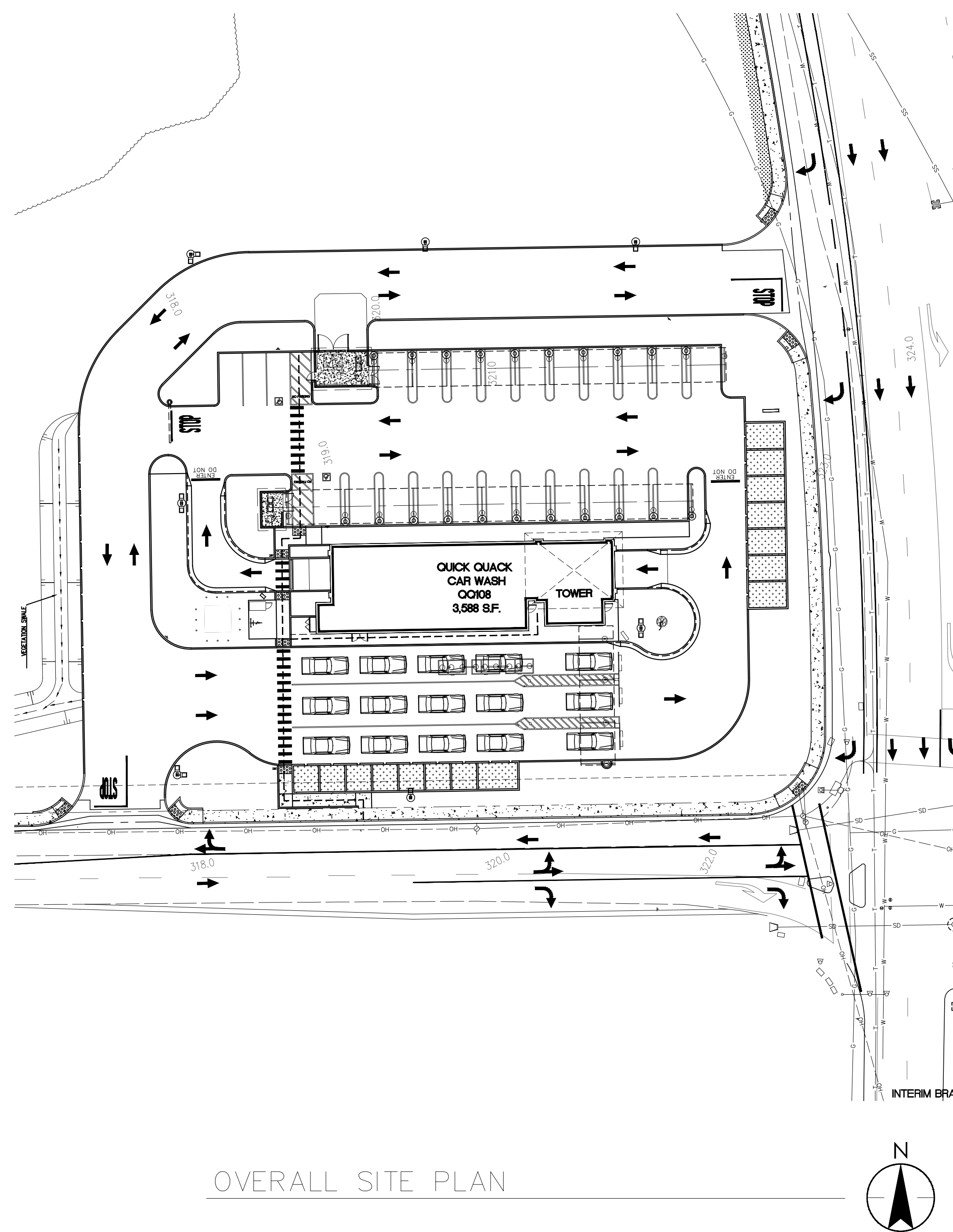
STANTEC ARCHITECTURE, INC.  
 224 S. MICHIGAN AVENUE, SUITE 1400  
 CHICAGO, IL 60604  
 PHONE: (312) 453-7094  
 CONTACT: ROBERT CHANDLER, PROGRAM MANAGER  
 EMAIL: Robert.Chandler@stantec.com

#### CIVIL ENGINEER

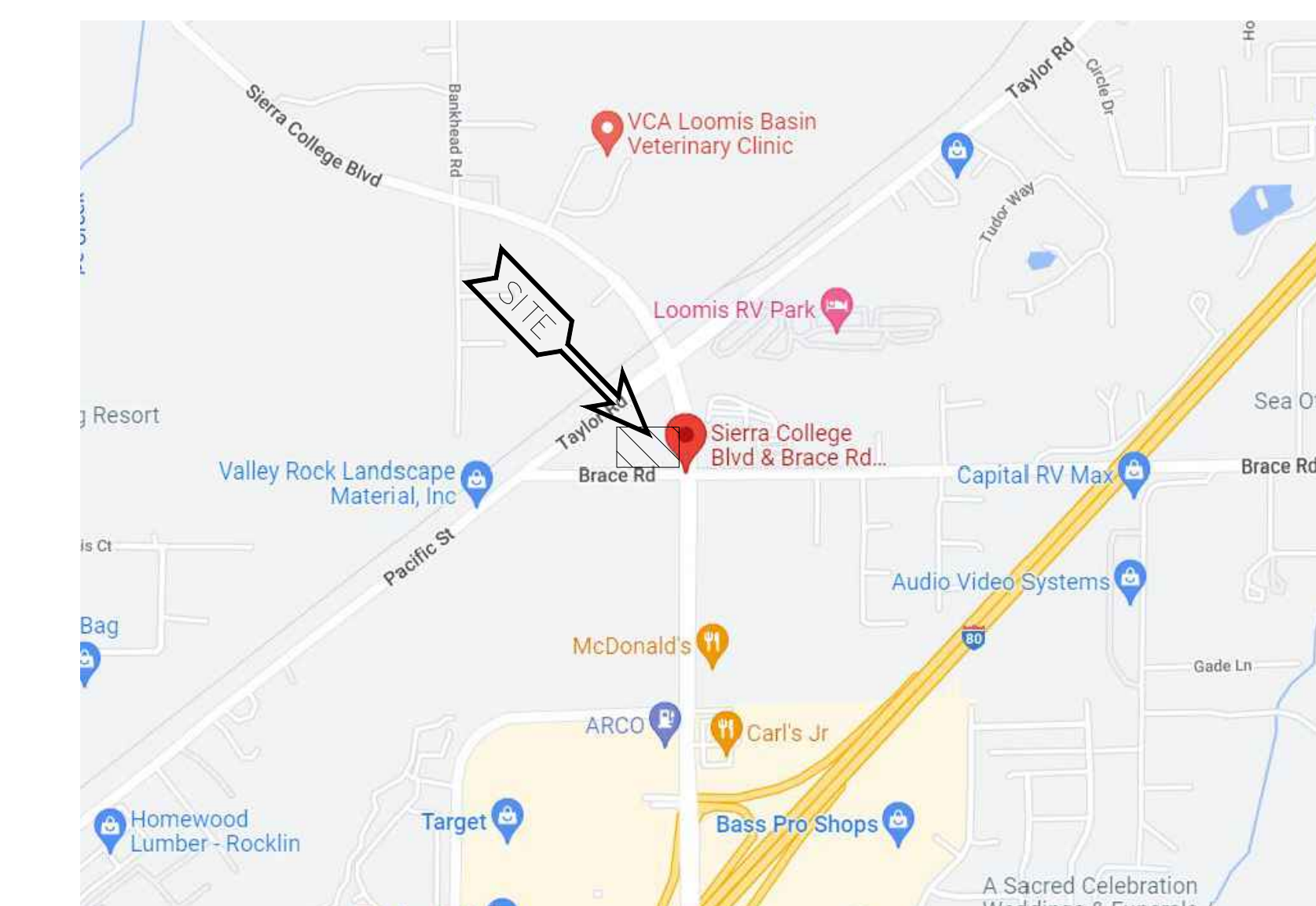
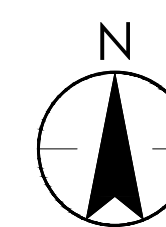
AMS ASSOCIATES, INC.  
 801 YGNACIA VALLEY ROAD, SUITE 220  
 WALNUT CREEK, CA 94596  
 PHONE: (925) 943-2777  
 CONTACT: BOB BURDUE  
 EMAIL: Robert@amsassociates.us

#### LANDSCAPE ARCHITECT

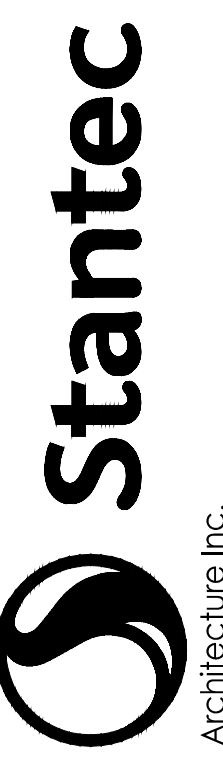
OLIVE STREET LANDSCAPE ARCHITECTURE  
 P.O. BOX 2083  
 PETALUMA, CA 94952  
 PHONE: (707) 280-8990  
 CONTACT: ROD SCACCALOSI  
 EMAIL: Rod@olivestreetlandscape.com



OVERALL SITE PLAN



VICINITY MAP



Architecture Inc.  
 3133 West Frye Road, Suite 300  
 Chandler, AZ 85226-5110  
 TEL: 480.687.4100  
 www.stantec.com

Revision	By	Appd.	Y/M/DD	Issued
23.11.21				Issued
				Issued



QUICK QUACK CARWASH #26-066  
 BRACE ROAD & SIERRA COLLEGE BLVD.  
 LOOMIS, CA

COVER SHEET

Project Number: 2007130213

File Name:

Drawn: Chkd: Dsgn: Y/M/DD

Drawing No.

Revision Sheet

Revision Sheet

Revision Sheet

Revision Sheet

Revision Sheet

Revision Sheet

Revision Sheet

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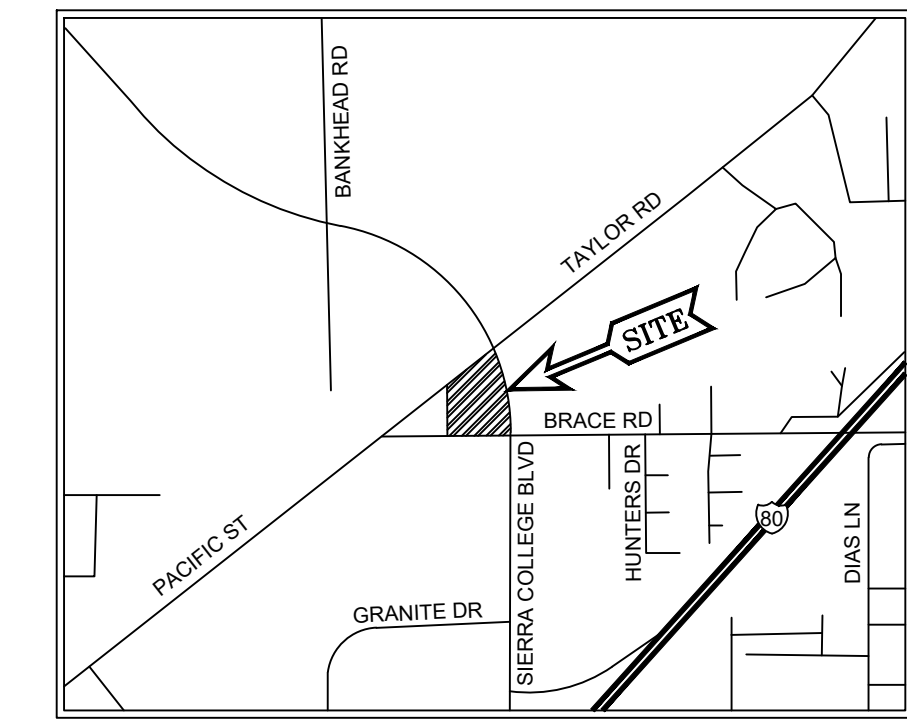


# GENERAL ABBREVIATIONS / LEGEND

BFP	BACKFLOW PREVENTER	MW	MONITORING WELL
CB	CATCH BASIN	PP	POWER POLE
CL	CENTERLINE	IP	IRON PIPE
DCV	DETECTOR CHECK VALVE	RS	RAILROAD SPIKE
DE	DIRT ELEVATION	SCM	STANDARD CITY MONUMENT
DWY	DRIVEWAY	SM	SURVEY MONUMENT
E	ELECTRICAL LINE	SDM	STORM DRAIN MANHOLE
EB	ELECTRIC BOX	SS	STREET SIGN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
EX	EXISTING	SV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	T	TREE WITH SIZE
FF	FINISHED FLOOR	TR	TREE REMOVAL
FL	FLOWLINE	TRF	TRANSFORMER
FS	FINISHED SURFACE/FIRE SERVICES	WB	BARBED WIRE FENCE
G	GAS PIPE	WLF	CHAIN-LINKED FENCE
GB	GRADE BREAK	WF	WOOD FENCE
GM	GAS METER	SL	SAWCUT LINE
GP	GUARD POST	W	WALL
GR	GRATE		
HCR	HANDICAP RAMP		
INV	INVERT		
JP	JOINT POLE		
JT	JOINT TRENCH		
LF	LINEAR FEET		
MW	MONITORING WELL		
OHE	OVERHEAD ELECTRIC		
OHT	OVERHEAD TELEPHONE		
PAE	PUBLIC ACCESS EASEMENT		
PB	PULL BOX		
PCC	PORTLAND CEMENT CONCRETE		
PG&E	PACIFIC GAS & ELECTRIC		
PIV	POST INDICATOR VALVE		
PUE	PUBLIC UTILITY EASEMENT		
PVC	POLYVINYL CHLORIDE PIPE		
R	RIDGE LINE		
RCP	REINFORCED CONCRETE PIPE		
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW		
SD	STORM DRAIN PIPE		
SDCB	STORM DRAIN CATCH BASIN		
SDCO	STORM DRAIN CLEANOUT		
SDMH	STORM DRAIN MANHOLE		
SS	SANITARY SEWER PIPE		
SSCO	SANITARY SEWER CLEANOUT		
SSMH	SANITARY SEWER MANHOLE		
SW	SIDEWALK		
T	TELEPHONE LINE		
TC	TOP OF CURB		
TH	TOP OF CONCRETE HEADER		
TORW	TOP OF RETAINING WALL		
TP	TELEPHONE POLE		
TS	TRAFFIC SIGNAL		
TSB	TRAFFIC SIGNAL BOX		
VG	VALLEY GUTTER		
W	WATER PIPE		
WM	WATER METER		

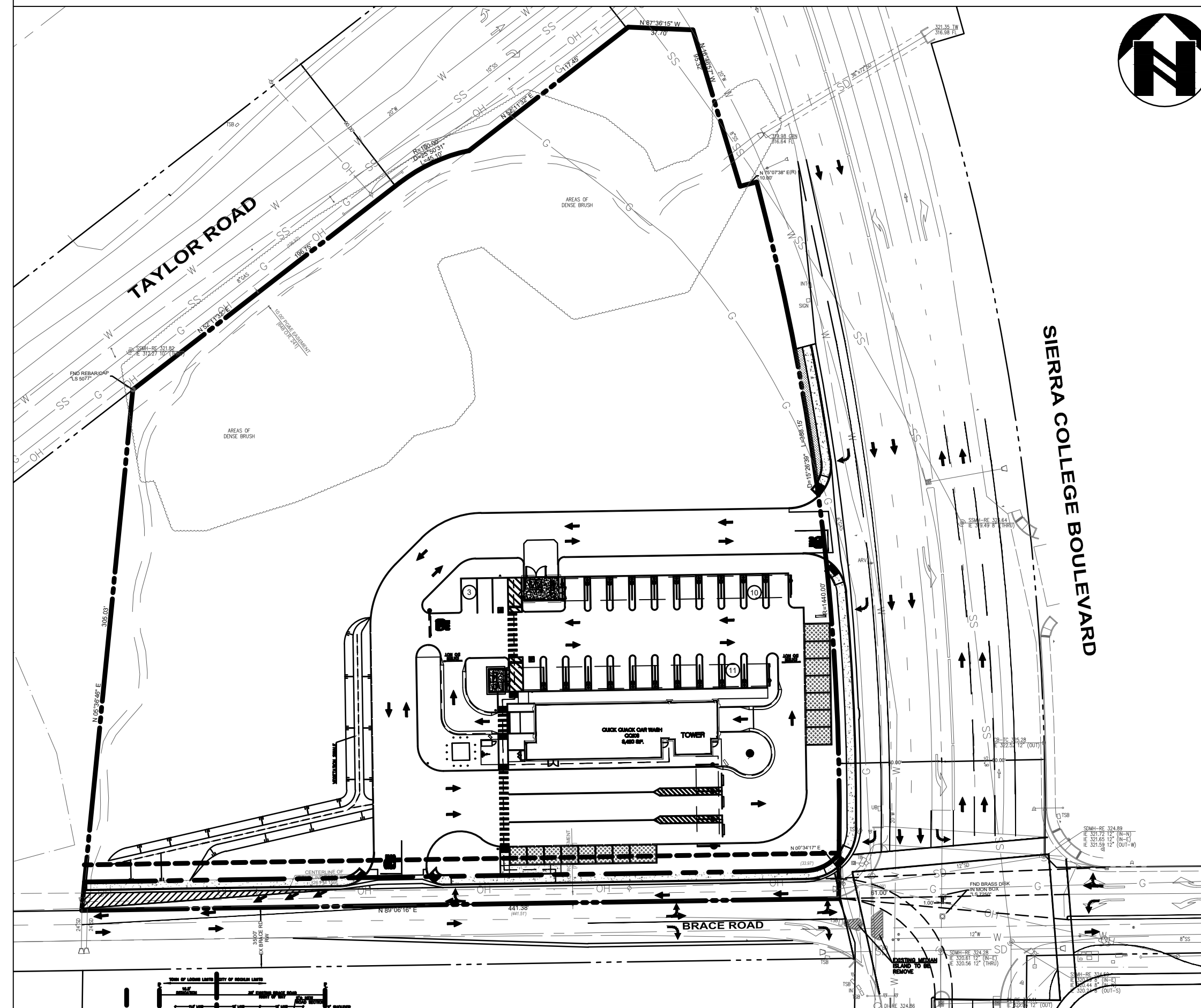
# QUICK QUACK CAR WASH #6-066

N/W CORNER SIERRA COLLEGE BLVD & BRACE RD  
LOOMIS, CA 95650  
PLACER COUNTY



VICINITY MAP  
N.T.S.

## SITE KEY MAP 1"=60'



## SHEET INDEX

- CIVIL**
- C-1.1 COVER SHEET
  - C-2.1 HORIZONTAL CONTROL PLAN
  - C-2.2 SIERRA COLLEGE BLVD STRIPING PLAN
  - C-3.1 GRADING PLAN
  - C-4.1 UTILITY PLAN
  - C-5.1 STORM WATER CONTROL PLAN
  - C-5.2 STORM WATER CONTROL DETAILS

## APPROVALS

SOUTH PLACER FIRE DISTRICT	
APPROVED FOR BY:	DATE:
NAME:	DATE:
TITLE:	
PLACER COUNTY WATER AGENCY	
APPROVED FOR BY:	DATE:
NAME:	DATE:
TITLE:	
SOUTH PLACER MUNICIPAL UTILITY DISTRICT	
APPROVED FOR BY:	DATE:
NAME:	DATE:
TITLE:	
TOWN OF LOOMIS	
APPROVED FOR BY:	DATE:
NAME:	DATE:
TITLE:	

## PROJECT CONTACTS

**DEVELOPER**  
QUICK QUACK CAR WASH  
1380 LEAD HILL BLVD #260  
ROSEVILLE, CA 95661  
PHONE: (916) 846-2100  
E-MAIL: CORONA

**CIVIL ENGINEER**  
ams associates, inc.  
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FAX: (925) 943-2778  
EMAIL: AL@AMSASSOCIATES.US  
BOB BURDUE / AL SHAGHAGHI

**ARCHITECT**  
CRM ARCHITECTS & PLANNERS, INC.  
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SACRAMENTO, CA 95819  
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FAX: (916) 451-1600  
MARKM@CRMARCHITECTS.COM  
MARK MCIVAIN

**TOWN OF LOOMIS**  
TOWN OF LOOMIS BUILDING DEPARTMENT  
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PHONE: (916) 824-1513  
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**FIRE AGENCY**  
SOUTH PLACER FIRE DISTRICT  
6900 EUREKA RD.  
GRANITE BAY, CA 95746  
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**WATER AGENCY**  
PLACER COUNTY WATER AGENCY  
144 FERGUSON RD.  
AUBURN, CA 95604  
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FAX: (530) 823-4960

**SEWER DISTRICT**  
SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
5807 SPRINGVIEW DR.  
ROCKLIN, CA 95677  
PHONE: (916) 786-8555

## PROJECT DATA

**UTILITY NOTE**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE SIZES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

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

AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO 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 JULY 12, 2019.

**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.

**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



DATE:	11-15-23
SCALE:	AS SHOWN
DESIGNED:	NH
DRAWN:	NH
CHECKED:	NH
PROJ. MGR:	RB
FILE PATH:	

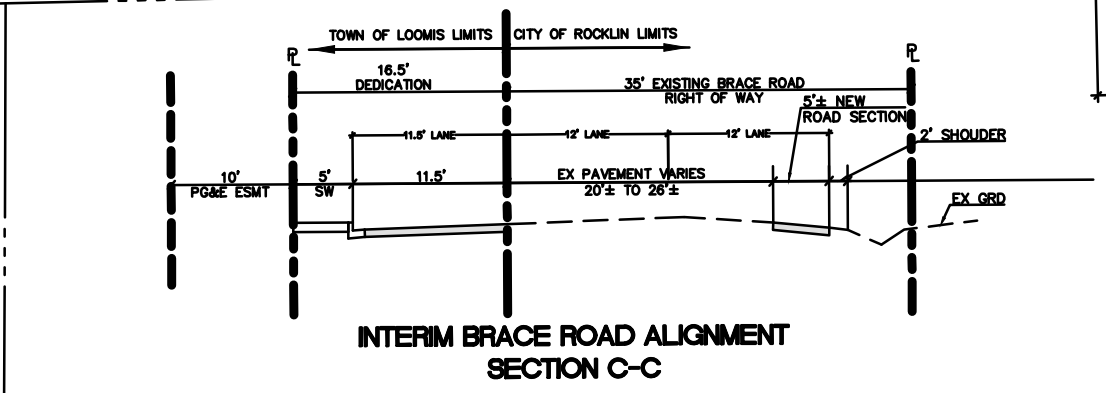
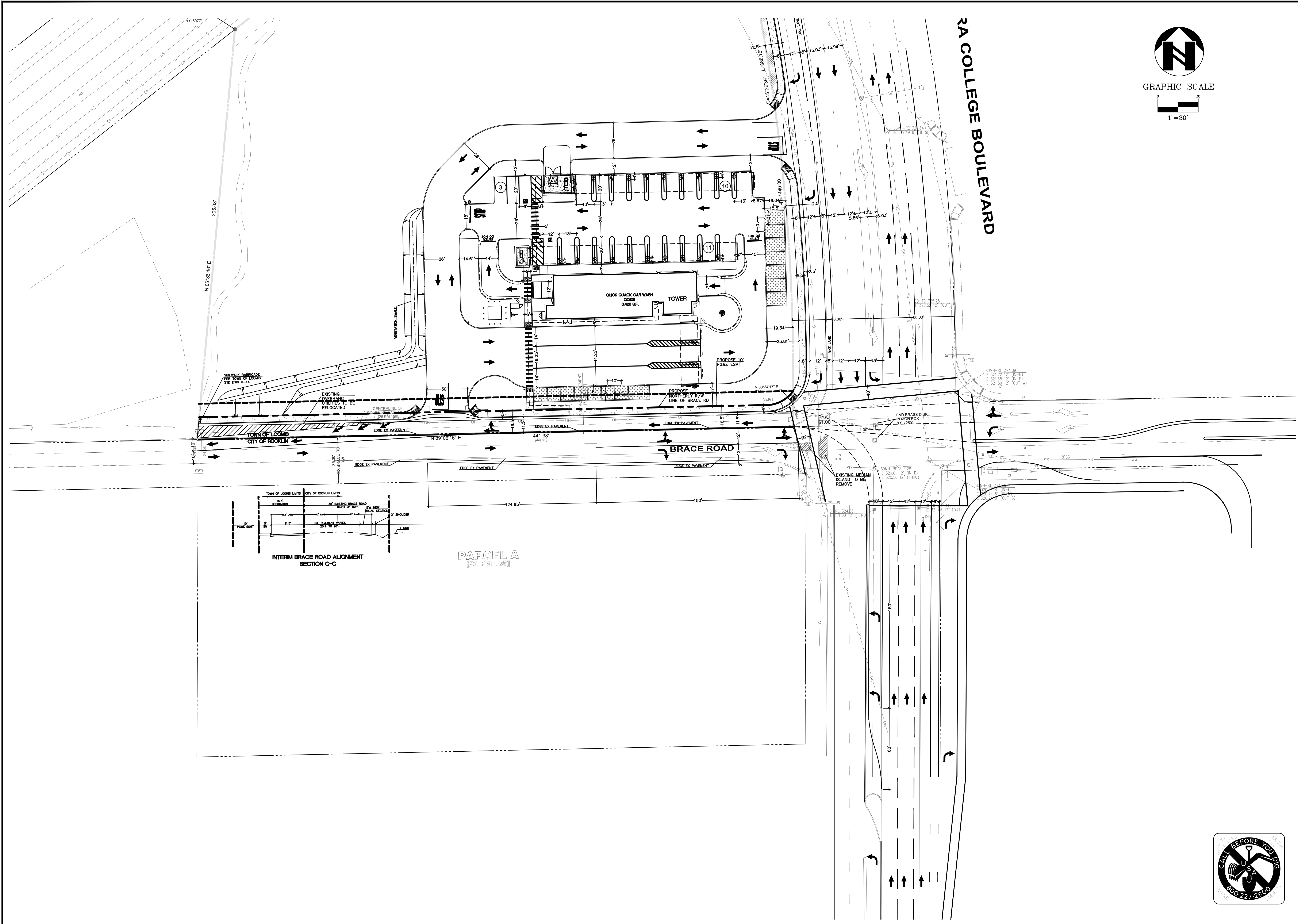
**COVER SHEET**  
**QUICK QUACK CAR WASH**  
 N/W CORNER SIERRA COLLEGE BLVD & BRACE RD  
 PLACER COUNTY  
 LOOMIS

801 YGNACIO VALLEY ROAD  
 SUITE 220  
 WALNUT CREEK, CA 94596  
 925-943-2777 FAX 925-943-2778  
**ams**  
 associates, inc. PLANNING ENGINEERING SURVEYING

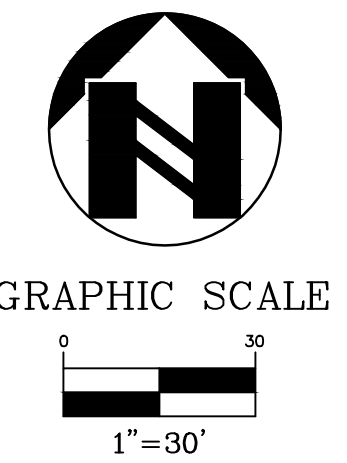
SHEET C-1.1 OF PROJECT 19-2435







PARCEL A  
(21 PM 100)

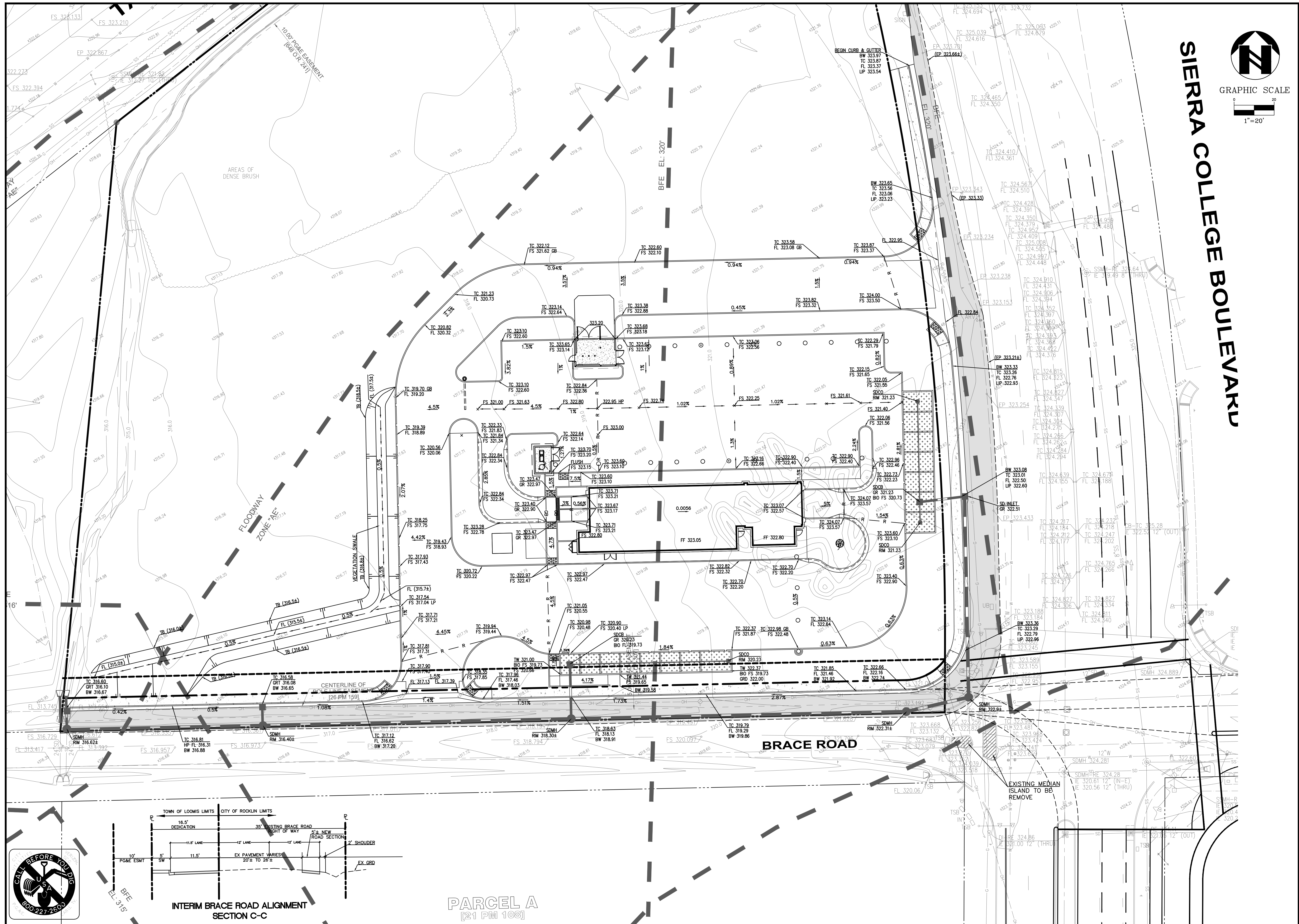


2A COLLEGE BOULEVARD

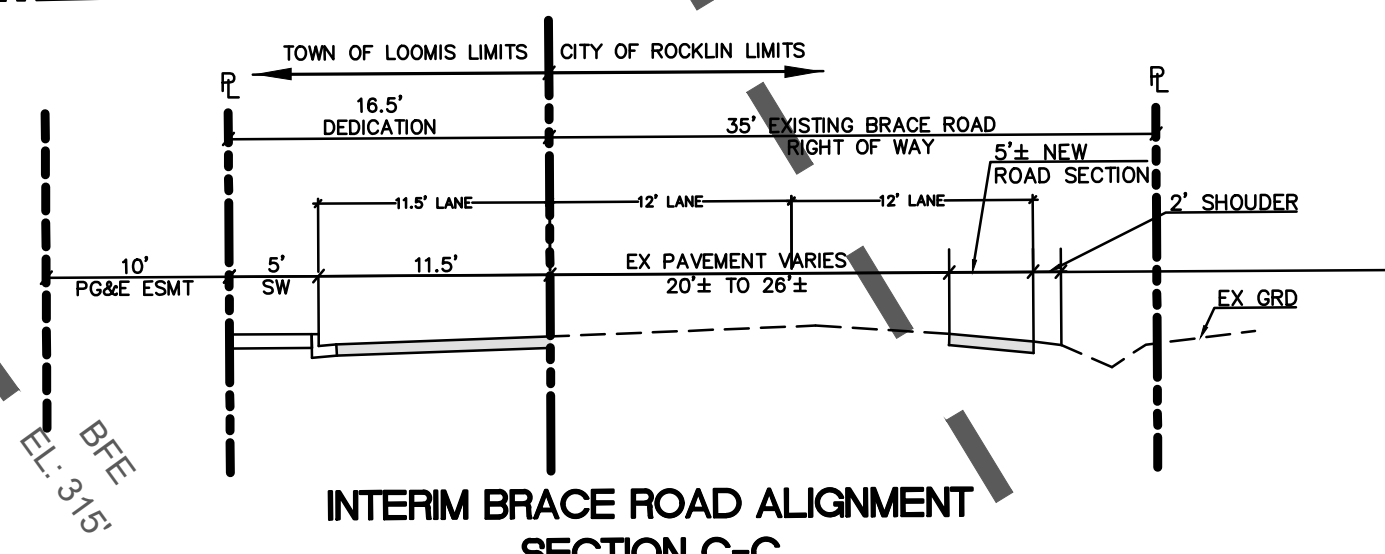
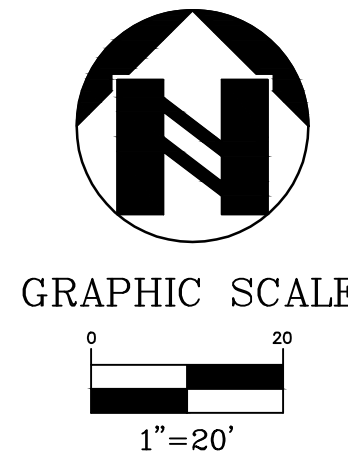
SHEET <b>C-2.2</b> OF	PROJECT <b>19-2435</b>	STRIPING PLAN QUICK QUACK CAR WASH				801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778 <b>ams</b> associates, inc. PLANNING ENGINEERING SURVEYING
		N/W CORNER SIERRA COLLEGE BLVD & BRACE RD LOOMIS PLACER COUNTY CALIFORNIA				
DATE: 11-15-23	REV # BY	DATE	DESCRIPTION			
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	DRAWN: NH					
	CHECKED: RB					
	PROJ. MGR: RB					
	FILE PATH:					







**SIERRA COLLEGE BOULEVARD**



**PARCEL A**  
[21 PM 108]



DATE:	11-15-23	REV #	BY	DATE	DESCRIPTION
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CHECKED:					
PROJ. MGR:	RB				
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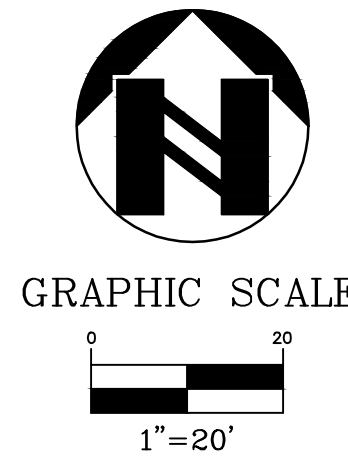
  

SHEET	C-31	OF	PROJECT	801 YGNACIO VALLEY ROAD	ENGINEERING SURVEYING
				SUITE 220	PLANNING
				WALNUT CREEK, CA 94596	925-943-2778
				N/W CORNER SIERRA COLLEGE BLVD & BRACE RD	CALIFORNIA
				LOOMIS	PLACER COUNTY
				QUICK QUACK CAR WASH	
				GRADING PLAN	

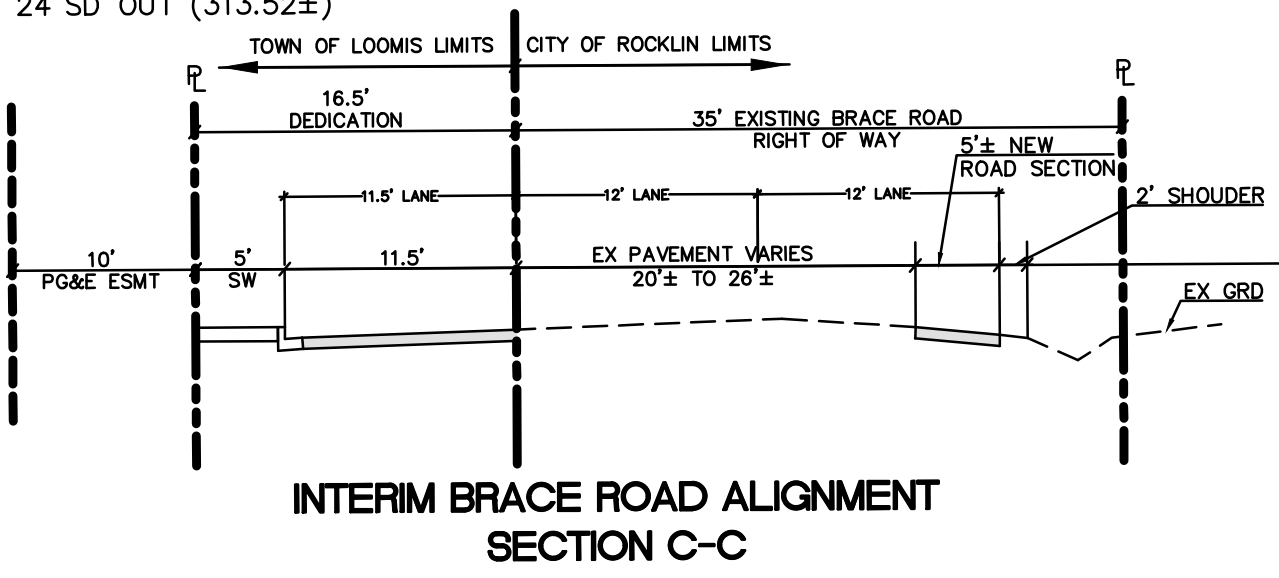
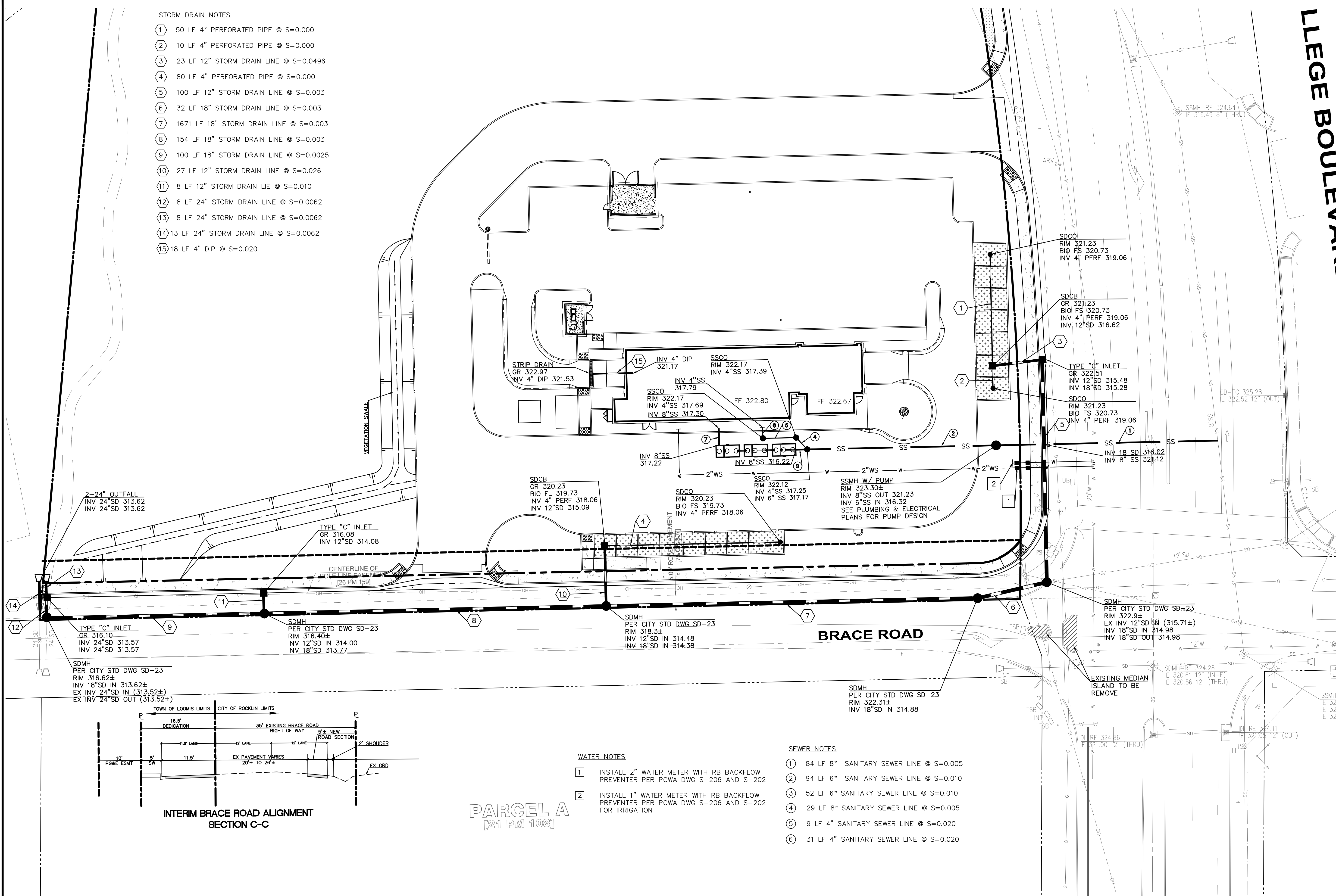


STORM DRAIN NOTES

- 1 50 LF 4" PERFORATED PIPE @ S=0.000
- 2 10 LF 4" PERFORATED PIPE @ S=0.000
- 3 23 LF 12" STORM DRAIN LINE @ S=0.0496
- 4 80 LF 4" PERFORATED PIPE @ S=0.000
- 5 100 LF 12" STORM DRAIN LINE @ S=0.003
- 6 32 LF 18" STORM DRAIN LINE @ S=0.003
- 7 1671 LF 18" STORM DRAIN LINE @ S=0.003
- 8 154 LF 18" STORM DRAIN LINE @ S=0.003
- 9 100 LF 18" STORM DRAIN LINE @ S=0.0025
- 10 27 LF 12" STORM DRAIN LINE @ S=0.026
- 11 8 LF 12" STORM DRAIN LIE @ S=0.010
- 12 8 LF 24" STORM DRAIN LINE @ S=0.0062
- 13 8 LF 24" STORM DRAIN LINE @ S=0.0062
- 14 13 LF 24" STORM DRAIN LINE @ S=0.0062
- 15 18 LF 4" DIP @ S=0.020



LLEGE BOULEVARD



**PARCEL A**  
[21 PM 108]

WATER NOTES

- 1 INSTALL 2" WATER METER WITH RB BACKFLOW PREVENTER PER PCWA DWG S-206 AND S-202
- 2 INSTALL 1" WATER METER WITH RB BACKFLOW PREVENTER PER PCWA DWG S-206 AND S-202 FOR IRRIGATION

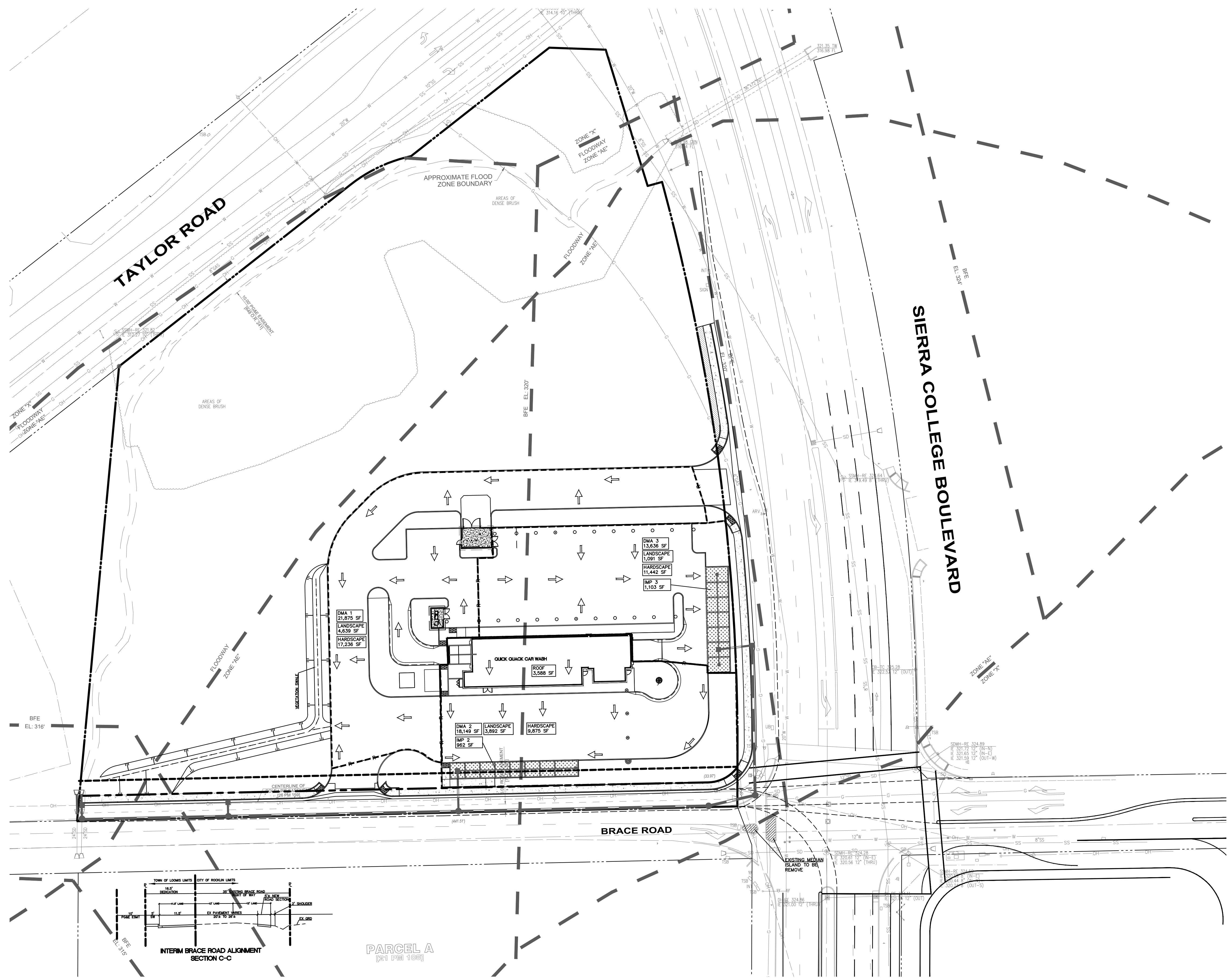
SEWER NOTES

- 1 84 LF 8" SANITARY SEWER LINE @ S=0.005
- 2 94 LF 6" SANITARY SEWER LINE @ S=0.010
- 3 52 LF 6" SANITARY SEWER LINE @ S=0.010
- 4 29 LF 8" SANITARY SEWER LINE @ S=0.005
- 5 9 LF 4" SANITARY SEWER LINE @ S=0.020
- 6 31 LF 4" SANITARY SEWER LINE @ S=0.020

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	2			
	3			
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	CHECKED: RB			
	PROJ. MGR: RB			
	FILE PATH:			
associates, inc. PLANNING ENGINEERING SURVEYING				
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778				
<b>UTILITY PLAN</b> <b>QUICK QUACK CAR WASH</b> N/W CORNER SIERRA COLLEGE BLVD & BRACE RD LOOMIS PLACER COUNTY CALIFORNIA				
SHEET C-4.1	OF	PROJECT	19-2435	





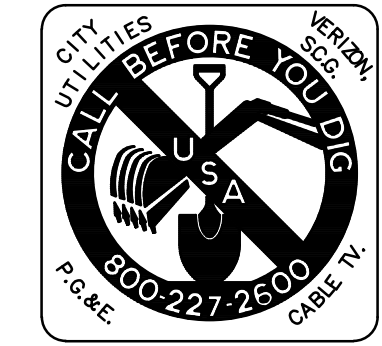


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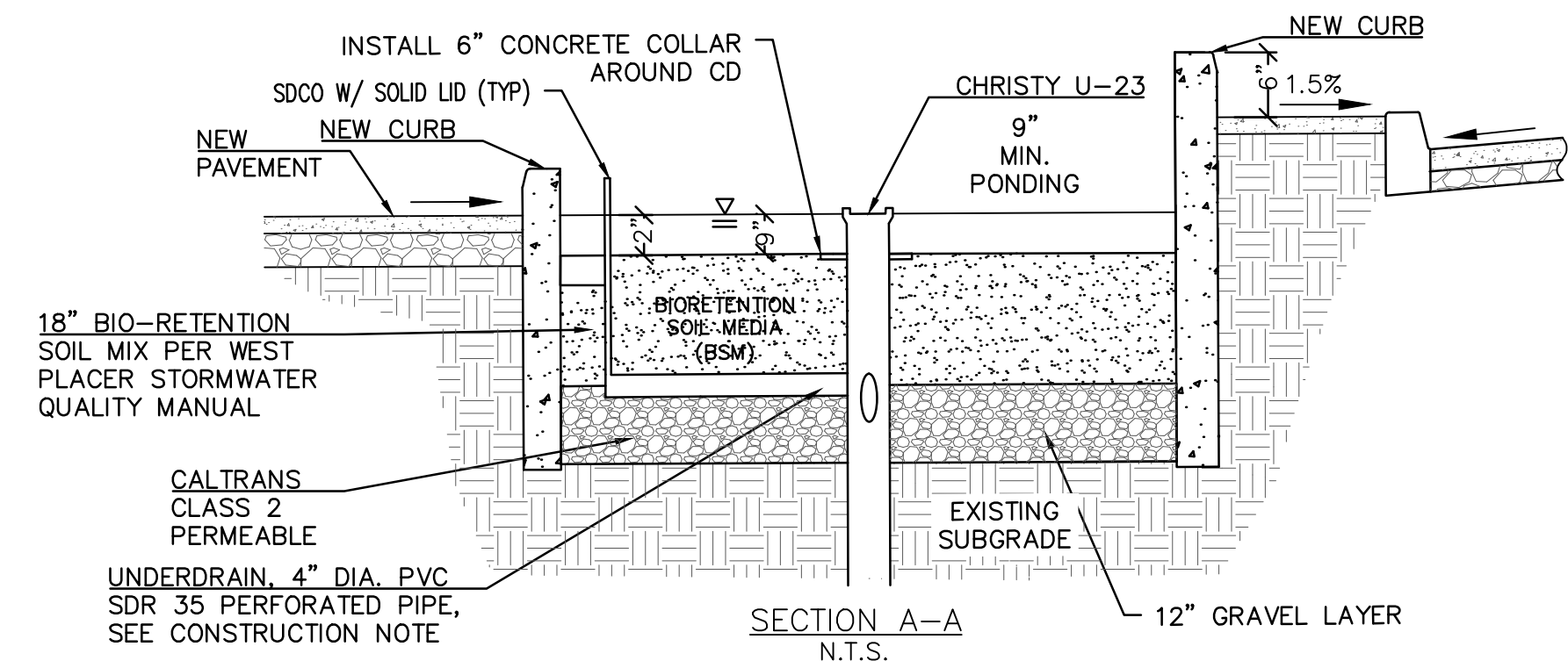
**ams**  
 associates, inc. PLANNING ENGINEERING SURVEYING  
 801 YGNACIO VALLEY ROAD  
 SUITE 220  
 WALNUT CREEK, CA 94596  
 925-943-2777 FAX 925-943-2778

**STORM WATER CONTROL PLAN**  
**QUICK QUACK CAR WASH**  
 N/W CORNER SIERRA COLLEGE BLVD & BRACE RD  
 LOOMIS PLACER COUNTY CALIFORNIA

SHEET **C-51**  
 OF  
 PROJECT  
**19-2435**

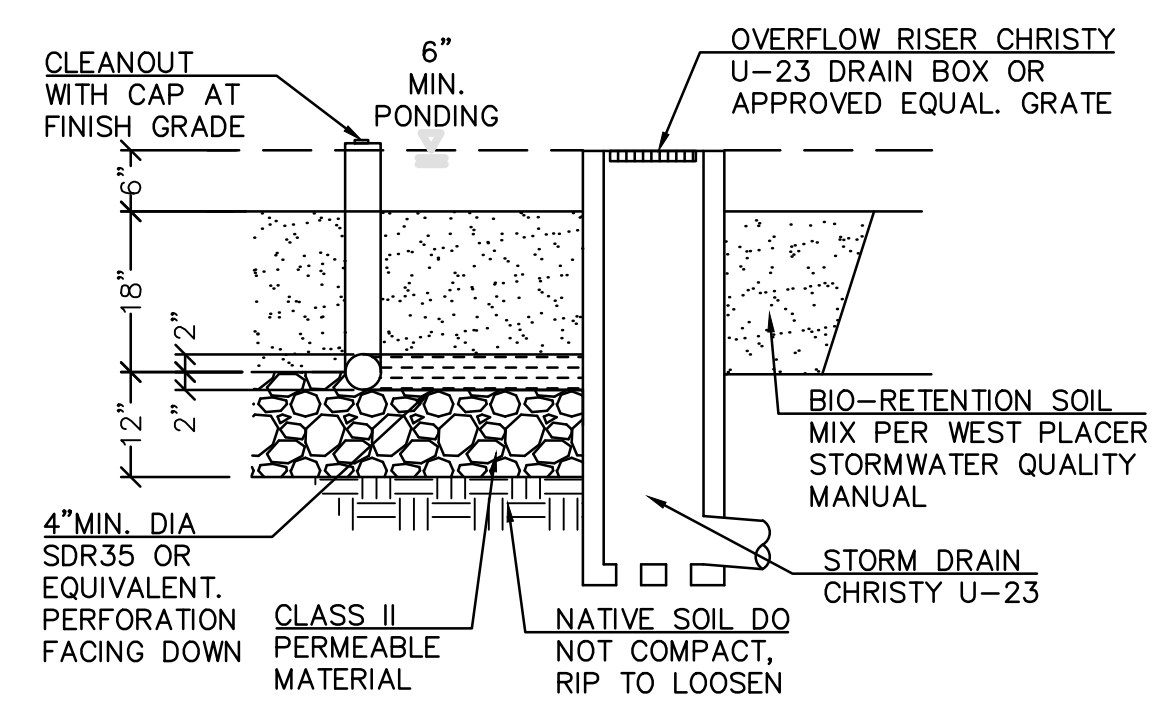




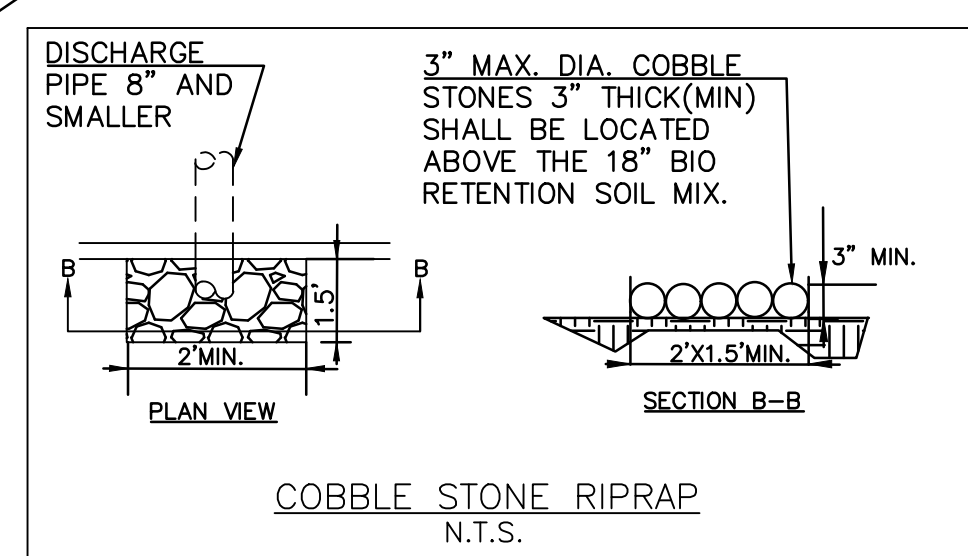
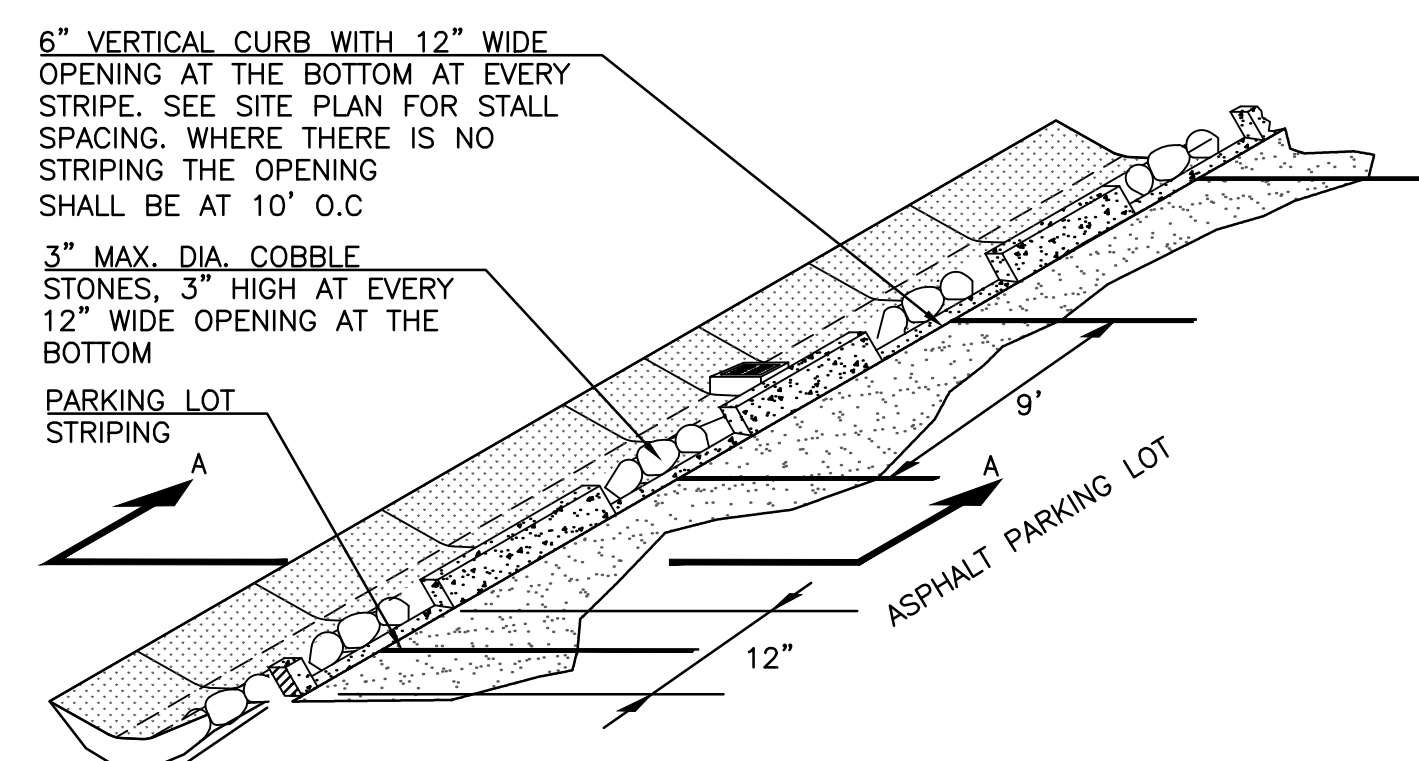
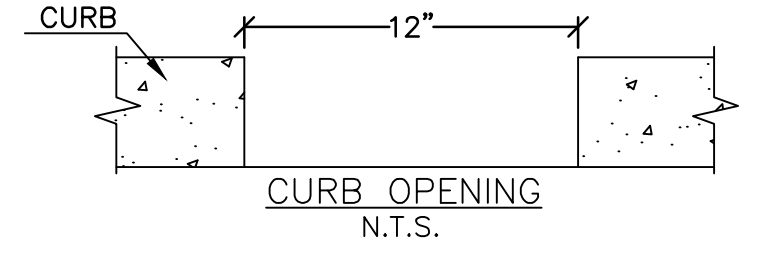


**CONSTRUCTION NOTES**

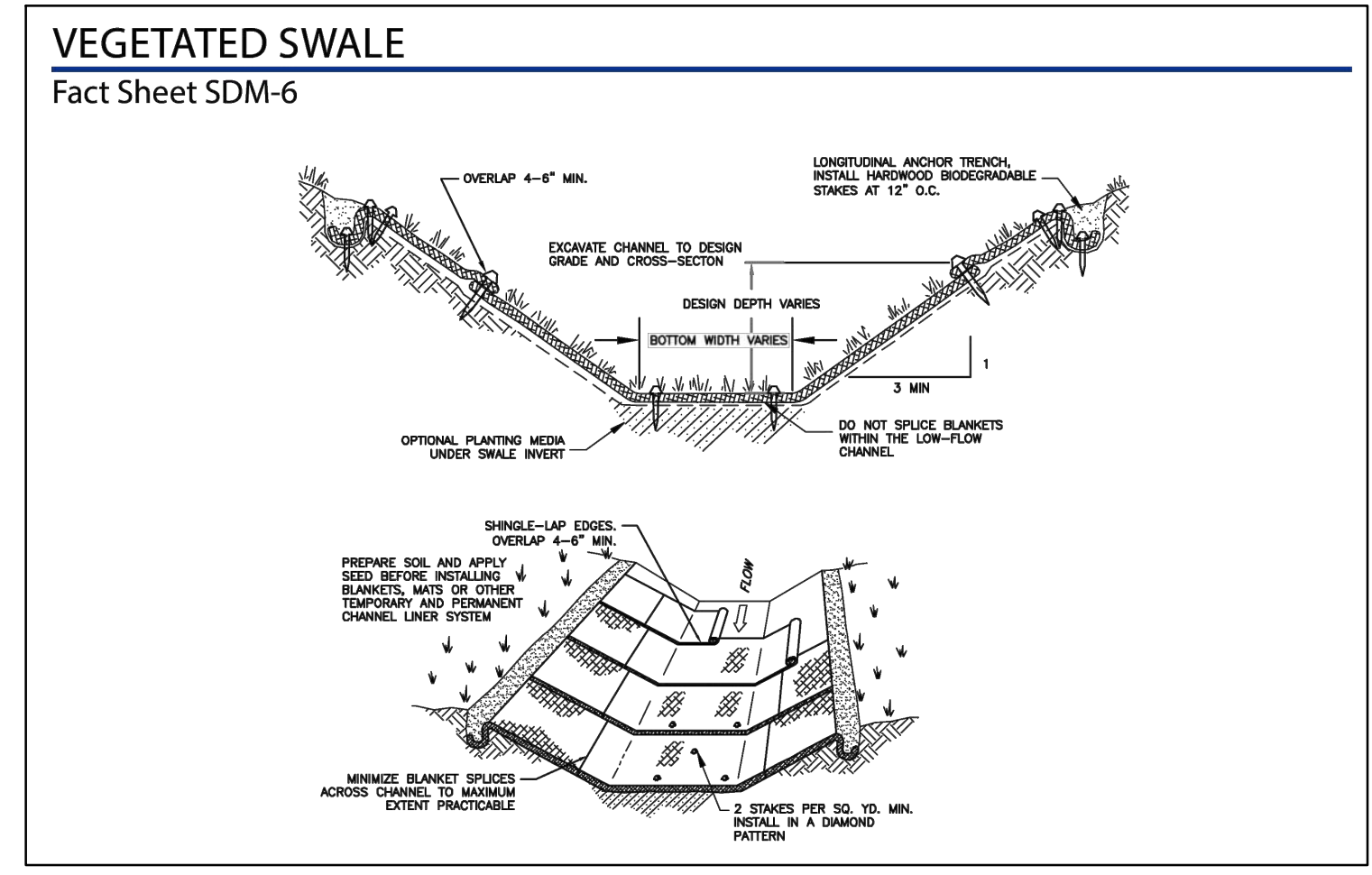
1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
2. FACILITY EXCAVATION TO ALLOW FOR SPECIFIED SOIL AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS ON CIVIL PLANS.
3. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. UNDERDRAIN DISCHARGE ELEVATION SHALL BE NEAR TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
4. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
6. ALL MULCH IN BIORETENTION CELLS SHOULD BE 2-3 INCHES OF COMPOSTED, NON-FLOATABLE MATERIAL IN AREAS BETWEEN PLANTINGS.
7. THE BIO-RETENTION MEDIA SHALL BE 65% SAND OF VOLUME, 20% SANDY LOAM BY VOLUME (ITS SELF NO MORE THAN 10% MAX BY WEIGHT OF SILT AND 3% BY WEIGHT OF CLAY), AND 15% BY VOLUME AS COMPOST. THE PRODUCT TAG SHALL BE PROVIDED TO THE CONSTRUCTION INSPECTOR PRIOR TO PLACEMENT.
8. CONTRACTOR TO TEST THE INFILTRATION RATE OF THE BIO RETENTION MEDIA AND PROVIDE THE TEST REPORT TO THE CONSTRUCTION INSPECTOR PRIOR TO INSTALLATION. BIO RETENTION INFILTRATION IS TO BE NO LESS THAN 5 INCHES PER HOUR.



1. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH BETWEEN BSM AND AGGREGATE.
2. MAINTAIN BGL, TGL, TSL THROUGHOUT FACILITY AREA AT ELEVATIONS TO BE SPECIFIED IN PLAN.
3. CLASS 2 PERMEABLE MATERIAL LAYER MAY EXTEND BELOW AND UNDERNEATH INLET.
4. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.



**1 BIORETENTION FACILITY**  
NOT TO SCALE



**2 VEGETATED SWALE**  
NOT TO SCALE

DATE:	11-15-23	DESCRIPTION:
SCALE:	NH	
DESIGNED:	NH	
DRAWN:	NH	
CHECKED:	RB	
PROJ. MGR:	RB	
FILE PATH:		

801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	ams associates, inc. PLANNING ENGINEERING SURVEYING
---	--

<b>STORM WATER CONTROL DETAILS</b>	<b>QUICK QUACK CAR WASH</b>
N/W CORNER SIERRA COLLEGE BLVD & BRACE RD	PLACER COUNTY CALIFORNIA
LOOMIS	

SHEET	C-5.2
OF	
PROJECT	19-2435





PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
<b>TREES</b>				
	7	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	15 gal	Low
	5	Cercis occidentalis / Western Redbud Multi-trunk	15 gal.	Low
	6	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	15 gal	Low
	7	Lagerstroemia indica 'Red Rocket' / Crape Myrtle	15 gal	Low
	2	Quercus douglasii / Blue Oak	15 gal.	Low
	2	Ulmus parvifolia 'Drake' / Drake Elm	15 gal	Moderate

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
<b>SHRUBS</b>				
	8	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 gal.	Low
	93	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.	Low
	212	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal.	Low
	13	Dietes x 'Orange Drop' / Orange Drop Forsythia Lily	1 gal.	Low
	157	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	5 gal.	Low
	95	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low
	2	Rhamnus californica 'Mound San Bruno' / California Coffeeberry	5 gal.	Low
	183	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
<b>VINES/ESPALLIERS</b>				
	5	Magnolia grandiflora 'Little Gem' Espallier / Dwarf Southern Magnolia	15 gal.	moderate

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
<b>GROUND COVERS</b>				
	309	Muhlenbergia rigens / Deer Grass	1 gal.	Low
	366	Rosa x 'Meisentmi' / Lemon Drift® Rose	1 gal.	Low
	36	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	1 gal@	Low

	47'	MAPLE	EXISTING TREE TO REMAIN (TYP.)
	38'	MAPLE	EXISTING TREE TO BE REMOVED (TYP.) qty 25

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.
- A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
- All landscape planting areas, except bio-retention basins, shall receive a minimum 3"-4" layer of organic mulch top dressing.
- All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Loomis Water Efficient standards/regulations.

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 (ETWU)
<b>REGULAR LANDSCAPE AREA</b>							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	16,857	6,237	195,647 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	650	403	12,623 GAL.
<b>TOTALS</b>					<b>(A) 17,507</b>	<b>(B) 6,640</b>	
<b>ETWU Total</b>							<b>208,310 GAL.</b>

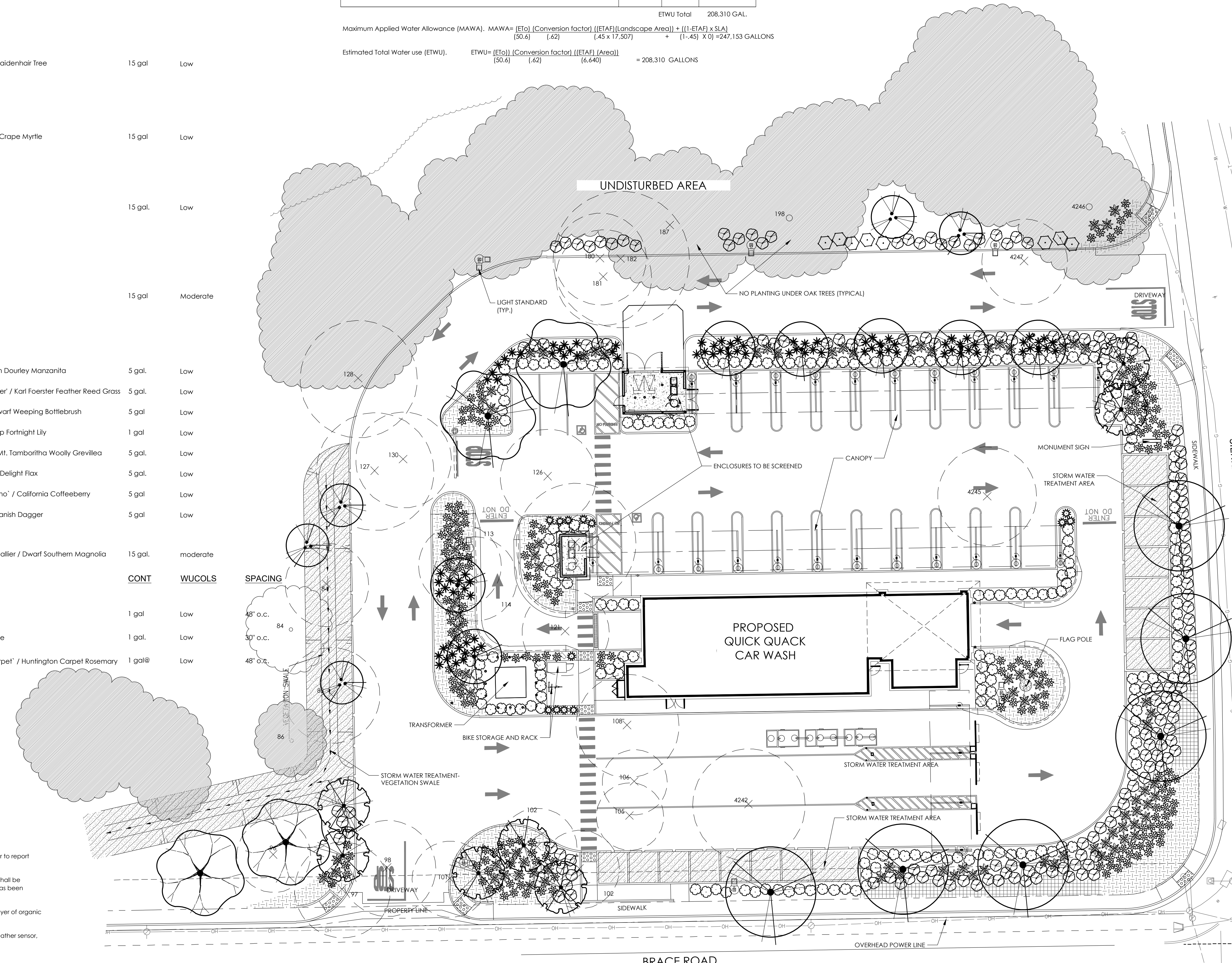
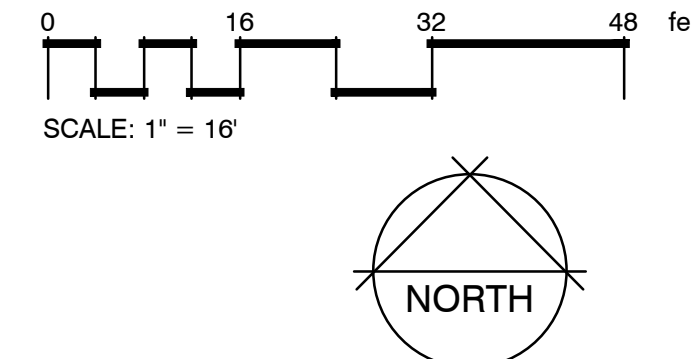
Maximum Applied Water Allowance (MAWA).  $MAWA = \frac{[ETa] [Conversion\ factor] ([ETAF] [Landscape\ Area]) + [(1-ETAF) \times SLA]}{(50.6) (.62) (4.5 \times 17,507) + [(1-.45) \times 0]} = 247,153 \text{ GALLONS}$

Estimated Total Water use (ETWU).  $ETWU = \frac{[ETa]}{(50.6)} \frac{[Conversion\ factor]}{(.62)} \frac{([ETAF] [Area])}{(6,640)} = 208,310 \text{ GALLONS}$

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B) 6,640
Total Area	(A) 17,507
Average ETAF	(B / A) .38

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



**Stantec**  
Architecture Inc.  
3133 West Frye Road, Suite 300  
Chandler, AZ 85226-5110  
TEL: 480.667.4100  
www.stantec.com

Revision	By	App'd.	Y/M/D	Issued
1			23.10.22	ISSUED FOR PLANNING
2				ISSUED



Client/Project  
**QUICK QUACK CARWASH #26-066**  
BRACE ROAD & SIERRA COLLEGE BLVD.  
LOOMIS, CA

Permit-Seal  
**OLIVE STREET**  
LANDSCAPE ARCHITECTURE  
P.O. Box 2083  
Petaluma CA 94952  
707.286.8900  
olivestreetlandscape.com  
rod@olivestreetlandscape.com  
Project Number: 2007130213

File Name:  
Dwn. Chkd. Dsgn. YY.MM.DD  
Drawing No.  
Revision Sheet 1 of 1

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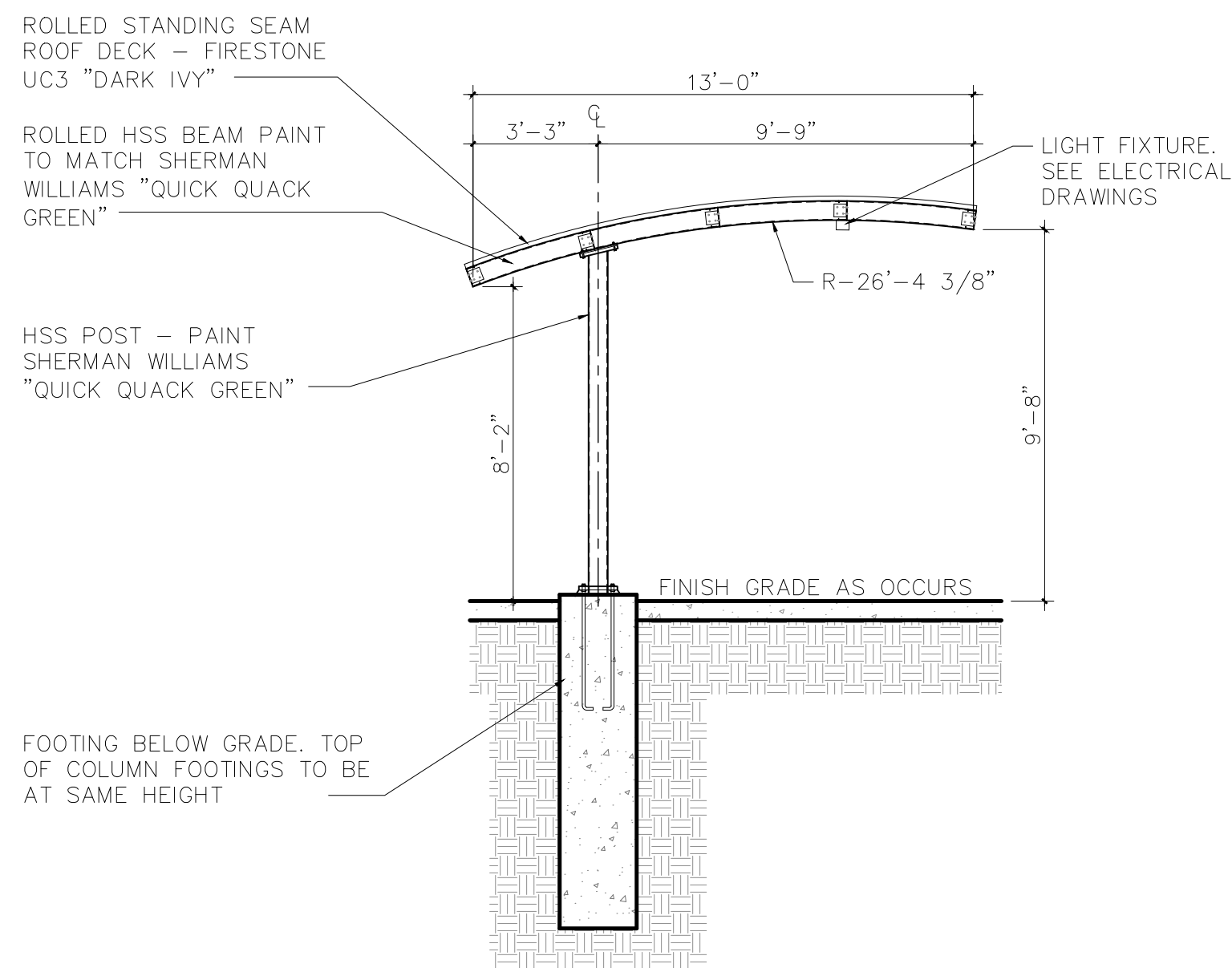




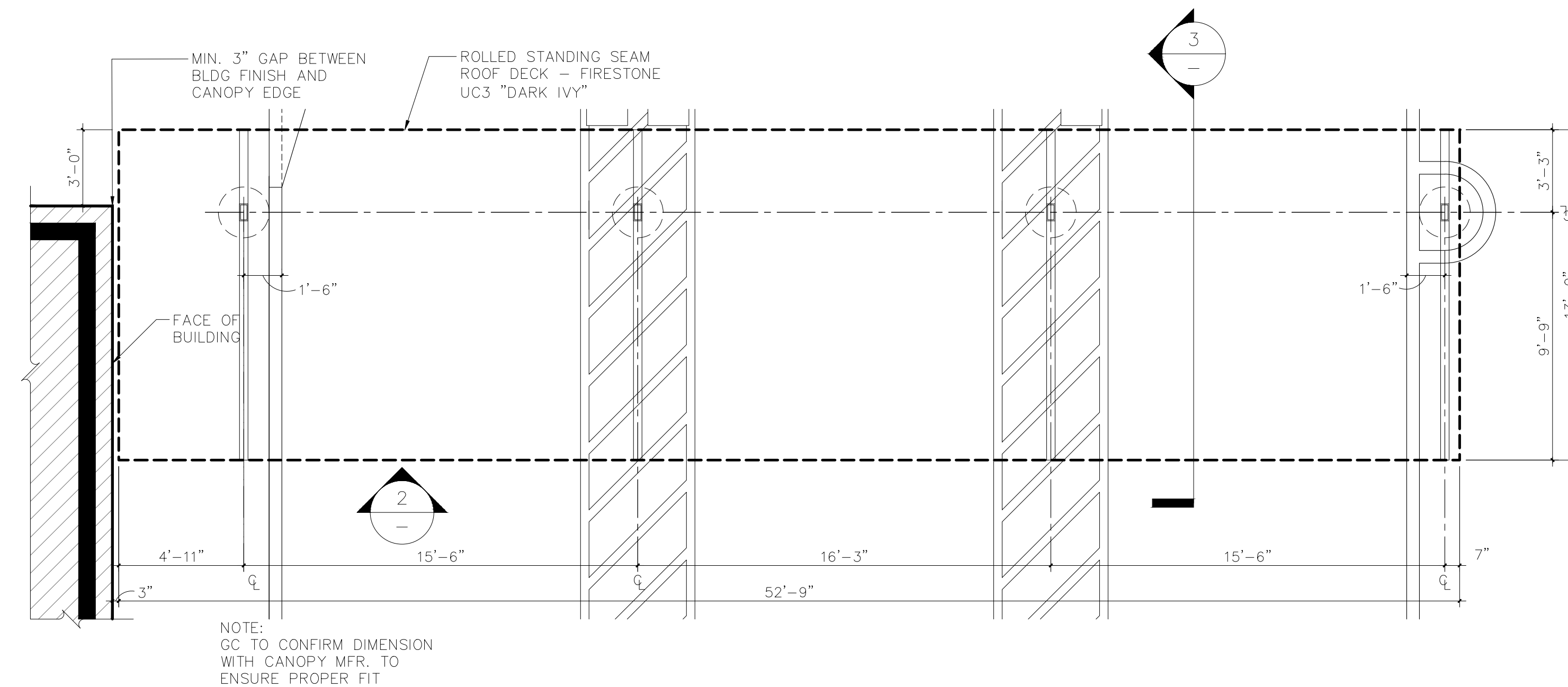




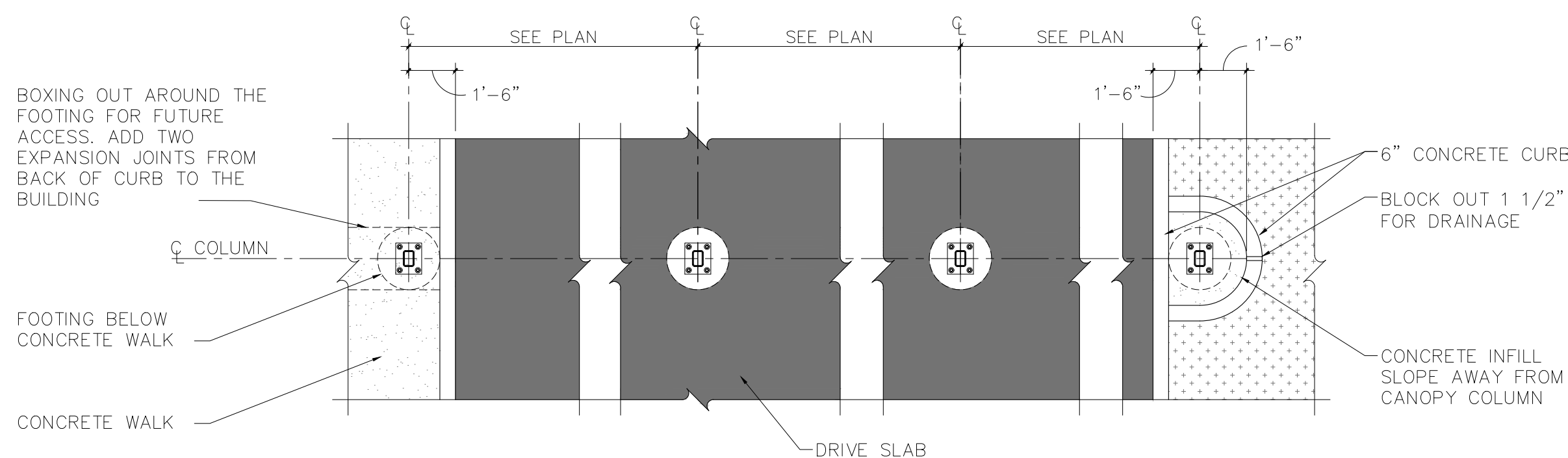




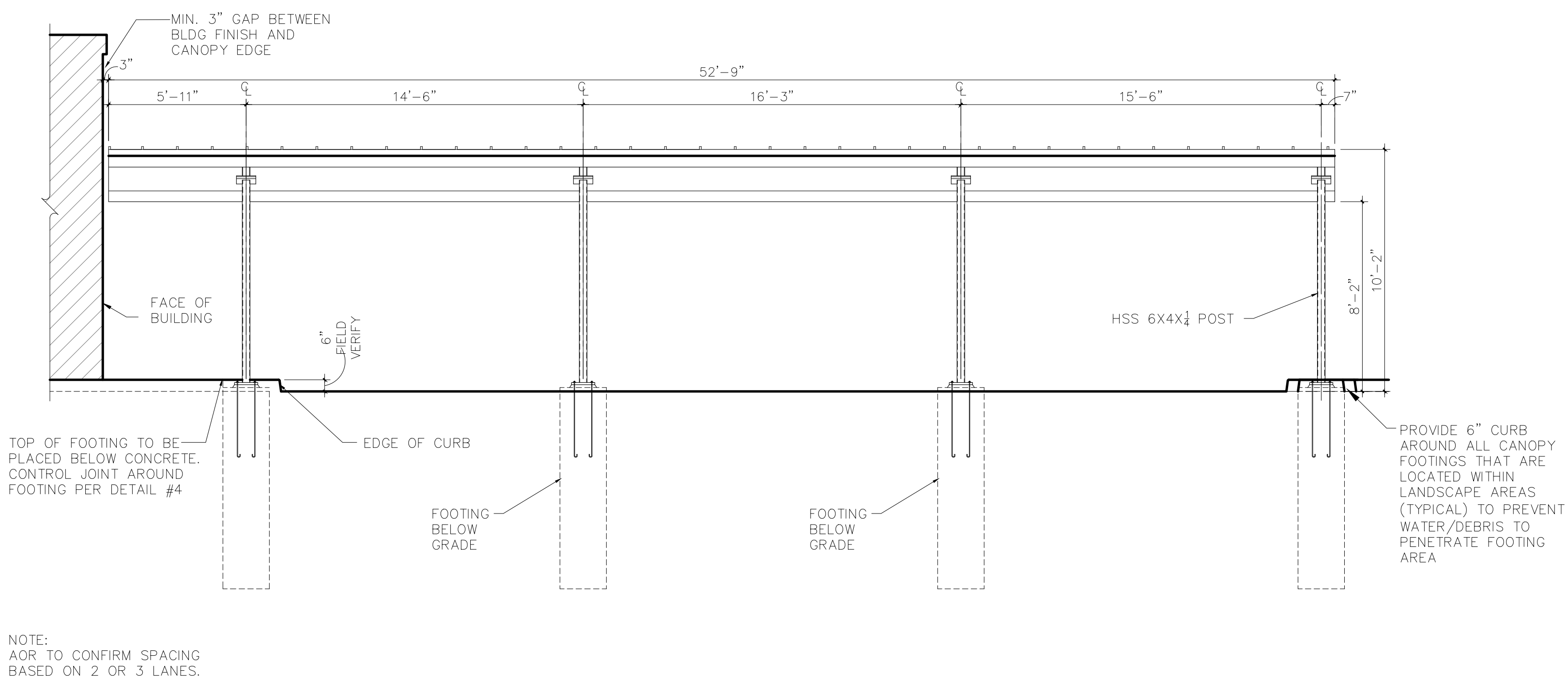
3 PAY STATION CANOPY SECTION  
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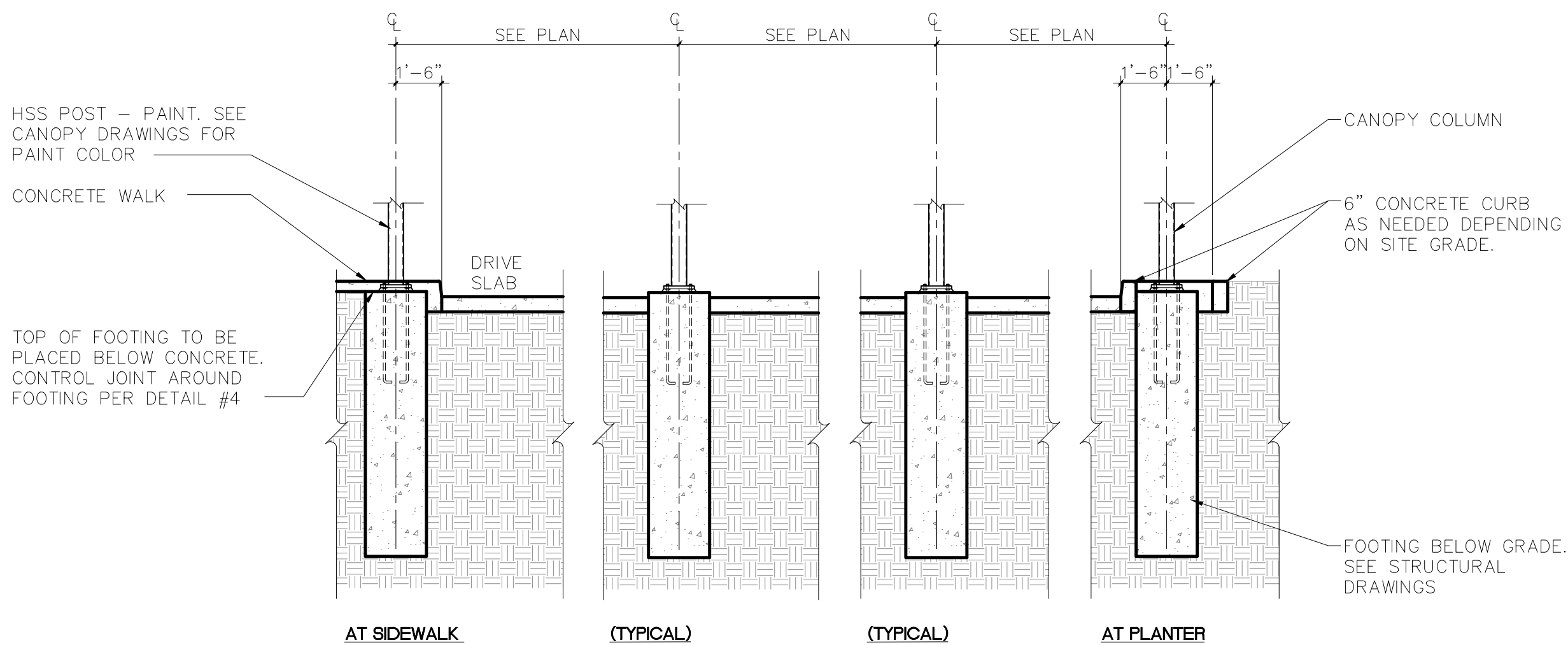
1 PAY STATION CANOPY PLAN  
SCALE: 1/4" = 1'-0"



4 PAY STATION CANOPY CROSS SECTION PLAN VIEW  
SCALE: 1/4" = 1'-0"



2 PAY STATION CANOPY ELEVATION  
SCALE: 1/4" = 1'-0"



5 PAY STATION CANOPY CROSS SECTION  
SCALE: 1/4" = 1'-0"

- CANOPY FOOTING NOTES:
- FOR EACH CANOPY (PAY OR VACUUM), THE TOP OF EACH FOOTING SHALL BE THE SAME ELEVATION.
  - THE ELEVATION OF EACH SET OF FOOTINGS WILL BE DETERMINED BY THE HIGHEST GRADE ADJACENT TO THE CONTROL FOOTING.
  - THE CONTROL FOOTING IS SET 2" ABOVE THE HIGHEST ADJACENT FINISHED CONCRETE PAVEMENT GRADE.

Revision	By	App'd.	YY.MM.DD	ISSUED FOR PLANNING	Issued
23.11.21			11.00.00		



QUICK QUACK CARWASH #26-066  
BRACE ROAD & SIERRA COLLEGE BLVD.  
LOOMIS, CA

Title  
PAY CANOPY

Client/Project  
Permit-Seal

Project Number: 2007130213

File Name:

Drawn: Chkd: Dsgn: YY.MM.DD

Drawing No.

Revision Sheet































Revision	By	Appd.	Yr./MM/DD	Issued For
23.11.21			Yr./MM/DD	ISSUED FOR PLANNING
				ISSUED



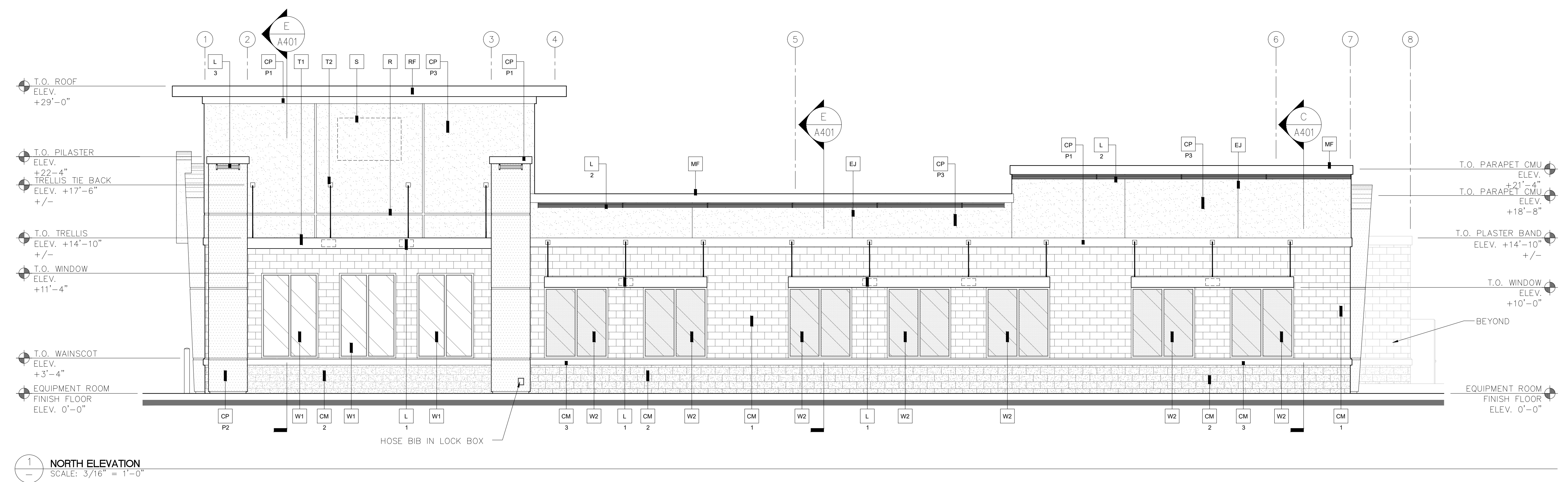
QUICK QUACK CARWASH #26-066  
BRACE ROAD & SIERRA COLLEGE BLVD.  
LOOMIS, CA

Client/Project  
Title  
EXTERIOR ELEVATIONS

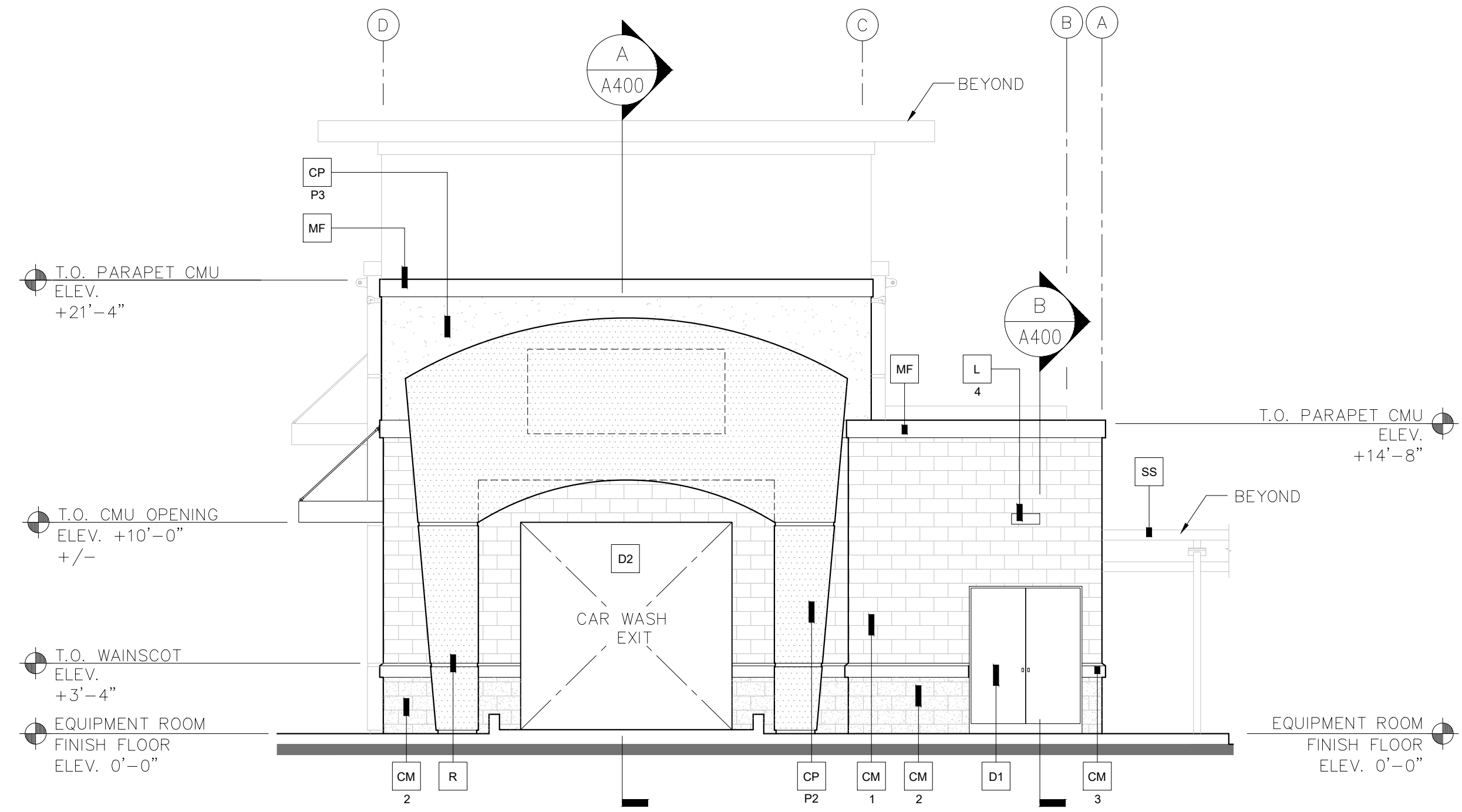
Permit-Seal

Project Number:	2007130213
File Name:	
Drawn:	Chkd:
Dsgn:	Yr./MM/DD
Drawing No.	
Revision	Sheet

A301 of



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

- KEY NOTES:**
- CM 1** BASALITE 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** BASALITE 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** HONED FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
  - CP** ACRYLIC PLASTER COLOR COAT  
R-COLOR DESIGNATION:  
P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"  
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"  
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"  
PLASTER COLOR COAT TO BE SAND FINISH
  - D1** HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
  - D2** OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
  - D3** CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
  - DS** 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
  - EJ** 1/4" DEEP REVEAL EXPANSION JOINT
  - L** LIGHT FIXTURE  
TYPE:  
L1 = LED RADIAL WALL SCONCE (DOWN ONLY)  
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)  
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)  
L4 = WALL PACK (DOWN ONLY)  
CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)
  - MF** METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
  - P** 4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL #8/A1.05
  - R** 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
  - RF** METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
  - RO** 3" DIA PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH
  - S** SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
  - SS** STANDING SEAM METAL ROOF FIRESTONE UC3 - "DARK IVY".
  - T1** METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
  - T2** WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
  - V** 32" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIRED WHEN EQUIPMENT RM. IS AIR CONDITIONED
  - W1** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
  - W2** EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

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2023/11/21 11:31 AM By: Hodgson, Ashley



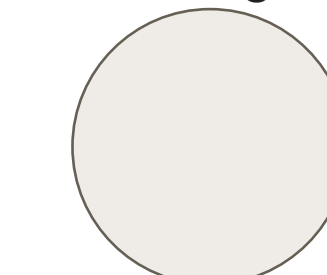


South Elevation

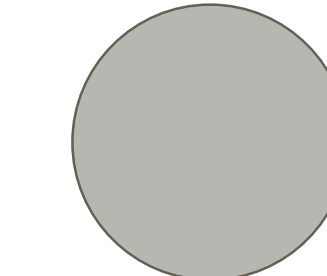


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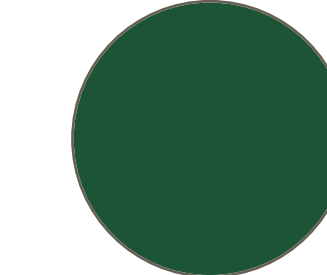
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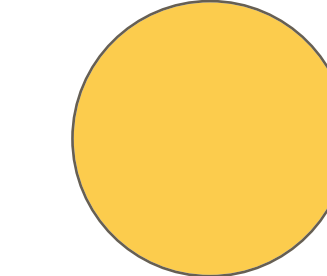
Sherwin Williams #7004  
"Snowbound"



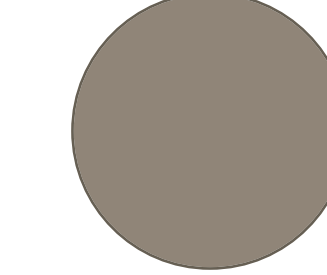
Sherwin Williams #7658  
"Gray Clouds"



Sherwin Williams  
"Quick Quack Green"



Sherwin Williams #6902  
"Decisive Yellow"



Sherwin Williams #7025  
"Backdrop"



Basalite - Split Face CMU  
#790 "Dark Gray"



Basalite - Precision Face  
CMU Sill "Dark Gray"



Basalite - Smooth Honed Face  
CMU #225 "Light Gray"



**Quick Quack Carwash**  
Site# 26-066  
Brace Rd. and Sierra College Blvd.  
Loomis, CA





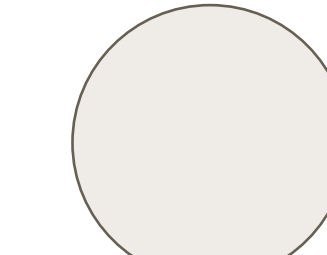


North Elevation

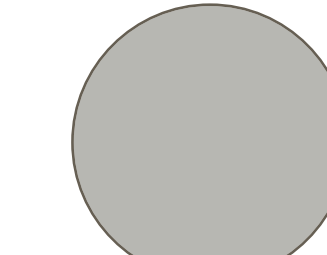


West Elevation

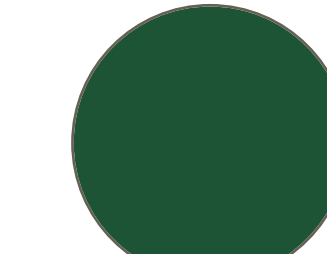
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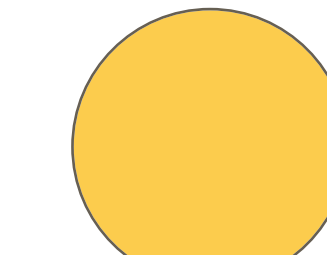
Sherwin Williams #7004  
"Snowbound"



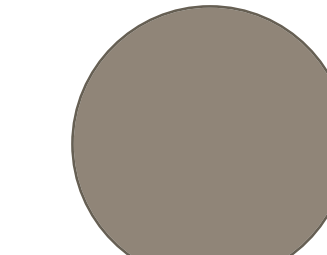
Sherwin Williams #7658  
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Sherwin Williams  
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Sherwin Williams #6902  
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Basalite - Split Face CMU  
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