New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: July 19, 2024

Project Name and Requested Approvals:

QUICK QUACK CARWASH - LONETREE BLVD
DESIGN REVIEW, DR2024-0003
CONDITIONAL USE PERMIT, U2024-0005

Staff Description of Project:

This application requests approval for a Design Review and Conditional Use Permit to develop a 3,588 square foot car wash facility with vacuums, parking, landscape, utility connections, and exterior lighting.

Location:

The subject site is located southwest of the intersection of Lonetree Boulevard and Sunset Boulevard. APN 017-284-004-000.

Existing Land Use Designations:

The property is zoned Planned Development Business Professional/Commercial (PD- BP/C).
The General Plan designation is Retail Commercial (RC).

This project ____ **does /** _XX_ **does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Vance Shannon with Quick Quack and the property owner is David Wilson

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.

Quick Quack CAR WASH

PROJECT #26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

PROJECT DIRECTORY

APPLICANT — QUICK QUACK CAR WASH
1380 LEAD HILL BLVD, #260
ROSEVILLE, CA. 95661
PHONE:916-472-8689
EMAIL:camerond@dontdrivedirty.com
CONTACT: CAMERON DRENNAN

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

CONST. MANAGER: QUICK QUACK CAR WASH
1380 LEAD HILL BLVD., STE. 260
ROSEVILLE, CA 95661
PHONE:(916) 472-8689
EMAIL:cterry@dontdrivedirty.com
CONTACT: CHAD TERRY

CIVIL: AMS ASSOCIATES INC.
801 Ygnacio Valley Road, Suite 220
Walnut Creek, CA 94596
PHONE:(925)-943-2777
EMAIL:robert@amsassocictes.us
CONTACT: Robert Burdue

LANDSCAPE ARCHITECT: OLIVE STREET LANDSCAPE
125 OLIVE STREET
PETALUMA, CA. 94952
PHONE:707-280-8990
EMAIL:rscac@sbcglobal.net
CONTACT: ROD SCACCALOSI

STRUCTURAL ENGINEER: MARTIN CONSULTING GROUP
2204 PLAZA DRIVE - #130
ROCKLIN, CA. 95765
PHONE:916-256-4816
EMAIL: jonm@martinconsultinggroup.biz
CONTACT: JON MARTIN

MECHANICAL: SACRAMENTO ENGINEERING CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA. 95827
PHONE:916-368-4468
EMAIL:elias@saceng.com
CONTACT: ELIAS HERMOSILLO

PLUMBING: SACRAMENTO ENGINEERING CONSULTANTS
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PHONE:916-368-4468
EMAIL:elias@saceng.com
CONTACT: ELIAS HERMOSILLO

ELECTRICAL: SACRAMENTO ENGINEERING CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA. 95827
PHONE:916-368-4468
EMAIL:cgilland@saceng.com
CONTACT: CHRIS GILLAND

PROJECT SUMMARY

PROJECT ADDRESS:	SW SUNSET BLVD & LONETREE BLVD. ROCKLIN, CA 95765
APN NO.:	302-07-068
EXISTING ZONING:	PD-BP/C
PROPOSED ZONING:	PD-BP/C
LOT AREA:	1.153 AC (+/-50225 SF)
QUICK QUACK PARKING	
VACUUM STALL PARKING:	18 STALLS (1 ADA)
PARKING STALLS:	3 STALLS (1 ADA)
TOTAL PARKING:	21 STALLS
CARWASH BUILDING AREA:	3588 SF
TOTAL PROPOSED CANOPY AREA:	3,959 SF
TOTAL PROPOSED ENCLOSURE AREA:	304 SF
TOTAL COMBINED AREA:	7442 SF
F.A.R. OF AREA OF WORK:	.20 F.A.R.
PROPOSED CARWASH AREA:	3588 SF
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	B
SPRINKLERS:	NO
PROPOSED PAY STATION CANOPY AREA	752 S.F.
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	9'-8"
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	B
SPRINKLERS:	NO
PROPOSED VACUUM CANOPY AREA	3208 S.F.
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	9'-8"
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	B
SPRINKLERS:	NO
PROPOSED TRASH ENCLOSURE AREA	187 S.F.
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	N/A
SPRINKLERS:	NO
PROPOSED VACUUM ENCLOSURE AREA	122 S.F.
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	N/A
SPRINKLERS:	NO
ALLOWABLE AREA ANALYSIS	
(ALLOWABLE AREAS PER **CBC TABLE 602**)	
CAR WASH BUILDING:	3588 SF
PAY STATION CANOPY:	752 SF
VACUUM CANOPY:	3208 SF
TRASH ENCLOSURE:	187 SF
VACUUM ENCLOSURE:	122 SF
AGGREGATE AREA PER **CBC 503.1.2**:	7,857 SF
ALLOWABLE AREA:	9,000 SF

OCCUPANT LOAD ANALYSIS

Xref .\xref\x-occupant load.dwg

SHEET INDEX

APPLICABLE CODES & STANDARDS

1. ALL WORK SHALL COMPLY WITH REGULATIONS, CODES AND AUTHORITIES OF THE:
   - **2022 CALIFORNIA BUILDING CODE (CBC/IBC)**
   - **2022 CALIFORNIA MECHANICAL CODE (CMC/UMC)**
   - **2022 CALIFORNIA PLUMBING CODE (CPC/UPC)**
   - **2022 CALIFORNIA ELECTRICAL CODE (CEC/NEC)**
   - **2022 CALIFORNIA FIRE CODE (CFC)**
   - **2022 CALIFORNIA ENERGY CODE (CEC/T24)**
   - **2022 BUILDING ENERGY EFFICIENCY STANDARD (BEES)**
   - **2022 GREEN BUILDING STANDARDS CODE**
2. ALL CODES TO BE USED IN CONJUNCTION WITH THE LOCAL AMENDMENTS - **ORDINANCE XXXX-XX.**
3. 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, FURNRISHINGS AND EQUIPMENT.

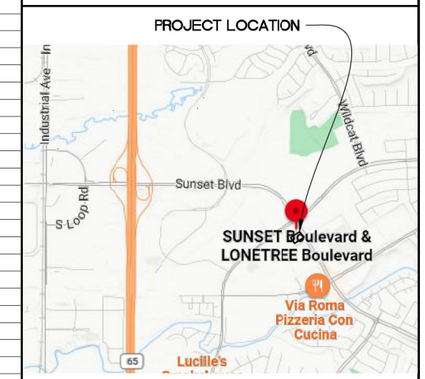
DEFERRED SUBMITTALS

SEPARATE SUBMITTAL ITEMS

- SIGNAGE OTHER THAN ADA REQUIRED SIGNS.
- 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



No.	Date	By	Chk.	Appr.	Revision

Title: COVER SHEET INDEX
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted; Vertical —

Designed RC
Drawn RC
Checked MU
Approved DG
Date —

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Job Number 23452
Sheet A0.00

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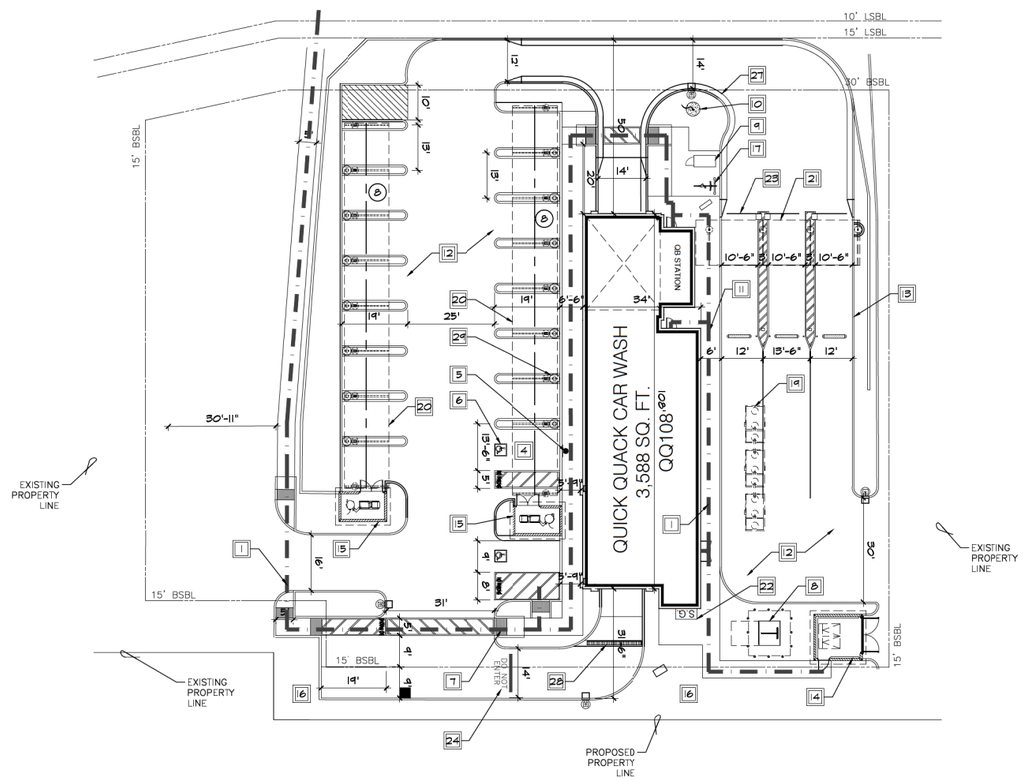

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SITE PLAN - ROCKLIN

1" = 20'-0"

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, CONCRETE SIDEWALK ON SITE, CURBS, LANDSCAPING, VACUUM STATIONS WITH CANOPIES, UTILITIES AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT AND SIGNAGE.

KEYNOTES

1. ADA PATH OF TRAVEL SHOWN DASHED.
2. NOT USED
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 (TYP. 2 PLACES)
6. NEW ACCESSIBLE PARKING SIGN. (TYPICAL 2 PLACES)
7. NEW TRUNCATED DOMES.
8. ELECTRICAL TRANSFORMER. SITE TO BE DETERMINED WITH ELECTRIC COMPANY.
9. NEW LONG TERM BIKE LOCKER
10. 30 FOOT FLAG POLE. FOR REFERENCE ONLY UNDER SEPARATE PERMIT
11. NEW CONCRETE WALK, SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL PLANS
12. NEW CONCRETE DRIVE SLAB - SEE CIVIL PLANS
13. NEW 6" CONCRETE CURB (TYPICAL)
14. NEW TRASH ENCLOSURE.
15. NEW VACUUM EQUIPMENT ENCLOSURE.
16. NEW LANDSCAPING AREAS.
17. NEW BICYCLE RACK
18. NOT USED
19. NEW UNDERGROUND GREASE INTERCEPTOR
20. VACUUM CANOPIES.
21. NEW PAY CANOPY.
22. ELECTRICAL SWITCHGEAR CABINET.
23. STACKING LANE PAY GATES. SEE DETAIL 5/A1.03
24. NEW HIGHWAY PAINT WHITE 18" "DO NOT ENTER".
25. NOT USED
26. NEW VACUUM PARKING STRIPING
27. 24" ROLLED CONCRETE CURB.
28. NEW TRENCH DRAIN
29. TRASH RECEPTACLES AT VACUUM STALLS.

LEGEND

- LOT LINES (PROPERTY)
- ACCESSIBLE PATH OF TRAVEL
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING LOT STRIPING
- EASEMENTS AND SETBACKS
- EXISTING CURB AND GUTTER
- WALKWAY
- LANDSCAPE AREA
- PAY AND VACUUM CANOPY
- FLOOD ZONE
- # INDICATES NUMBER OF PARKING SPACES
- LIGHT STAND. REFERENCE ELECTRICAL DRAWINGS
- SLOPE DOWNWARD SYMBOL

No.	Date	By	Ckd.	Appr.	Revision

Title: SITE PLAN
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted Vertical

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Drawn RC
Checked MU
Approved DG
Date

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Job Number 23452
Sheet A1.00

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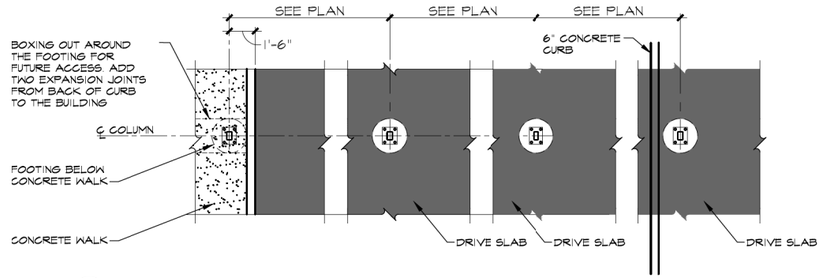
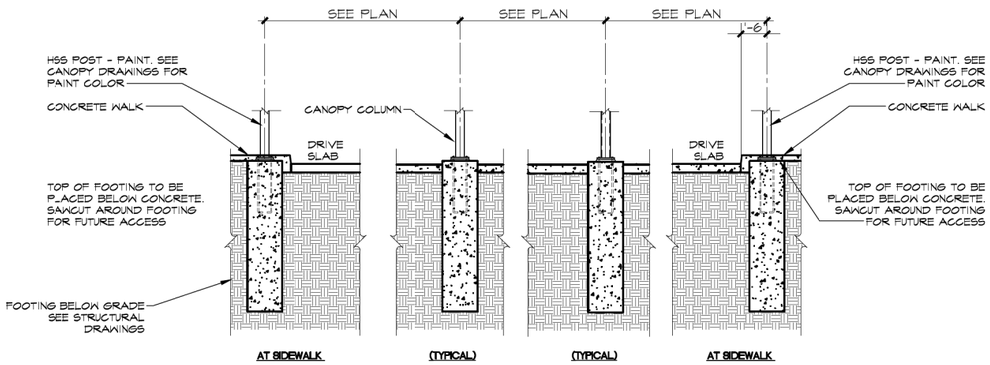


4 TYPICAL CANOPY CROSS SECTION PLAN VIEW
SCALE: 1/4" = 1'-0"

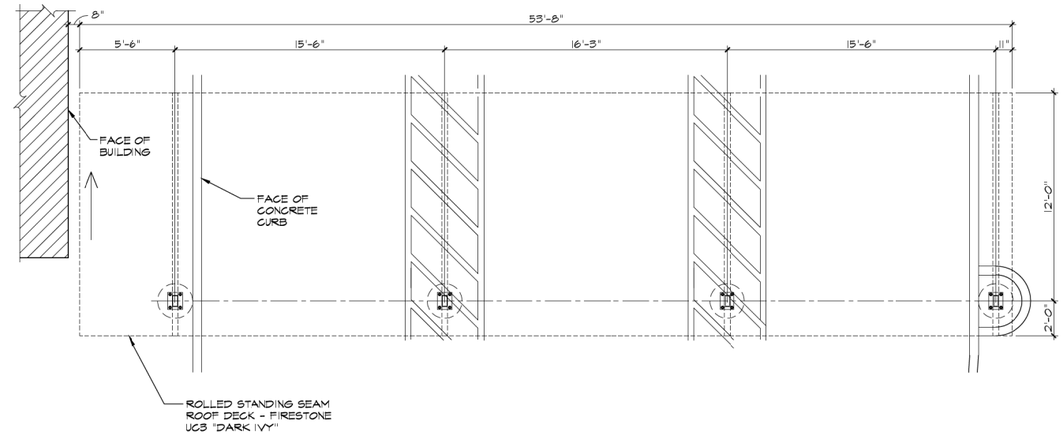


CANOPY FOOTING NOTES:
* FOR EACH CANOPY (PAY OR VACUUM), THE TOP OF EACH FOOTING SHALL BE THE SAME ELEVATION.
* THE ELEVATION OF EACH SET OF FOOTINGS WILL BE DETERMINED BY THE HIGHEST GRADE ADJACENT TO THE CONTROL FOOTING.
* THE CONTROL FOOTING IS SET 2" ABOVE THE HIGHEST ADJACENT FINISHED CONCRETE PAVEMENT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

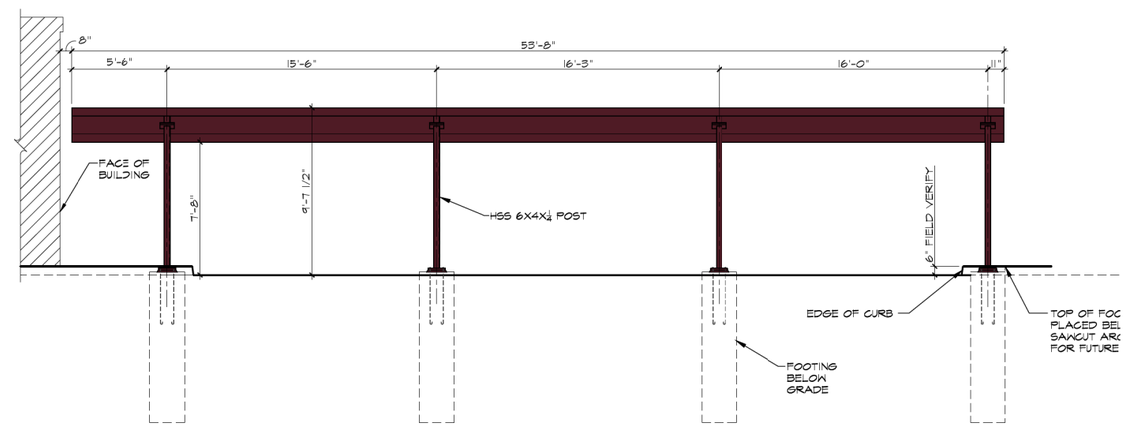
5 TYPICAL CANOPY CROSS SECTION
SCALE: 1/4" = 1'-0"

COLOR LEGEND

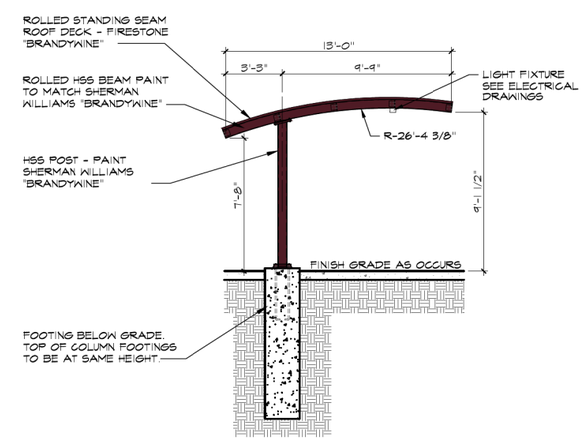
P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	BELIEVABLE BUFF SW 6120	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	SNOWBOUND SW 7004	P6	FIRESTONE METALS "BRANDYWINE"
P5	CAMELBACK SW 6122	W1 & W2	CLEAR ANODIZED ALUMINUM
P6	SAFETY YELLOW SW 4084		



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



2 PAY STATION CANOPY ELEVATION - 3 LANES
SCALE: 1/4' = 1'-0"



3 TYPICAL CANOPY SECTION
SCALE: 1/4' = 1'-0"

No.	Date	By	Chk.	Appr.	Revision

Title: PAY CANOPY
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted; Vertical

Designed RC
Drawn RC
Checked MU
Approved DG
Date —

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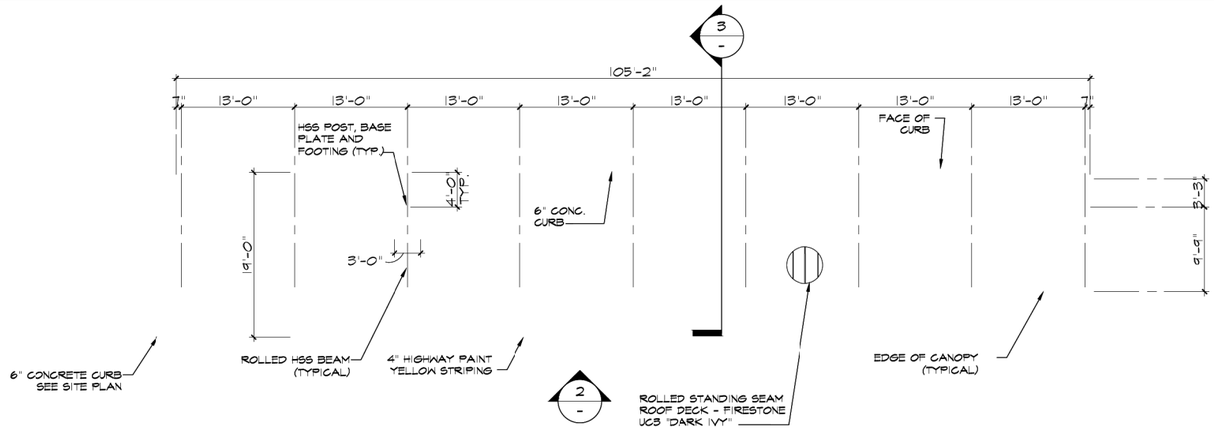
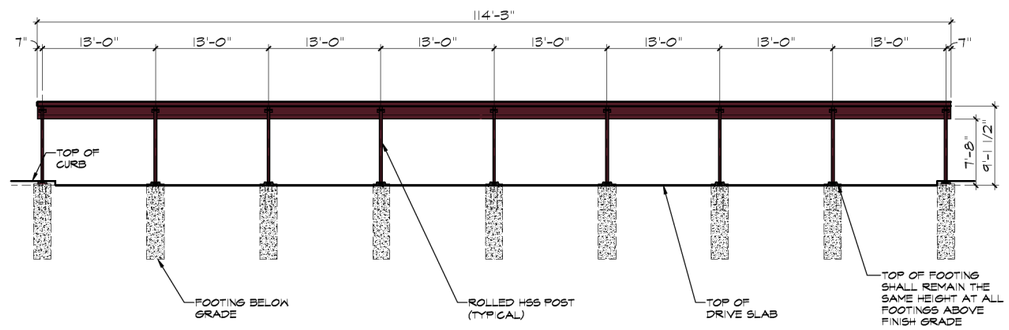
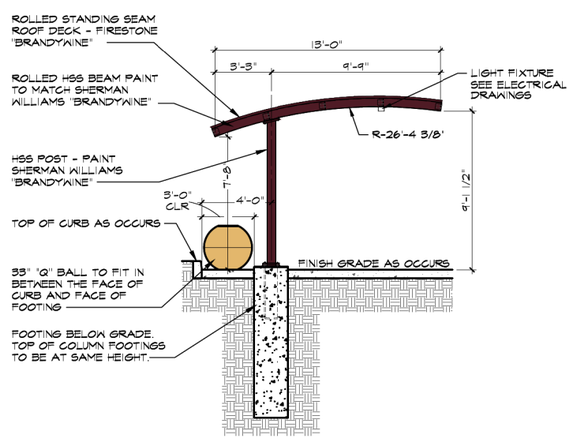


1 WEST VACUUM CANOPY PLAN
SCALE: 1/8" = 1'-0"



2 WEST VACUUM CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



3 TYPICAL CANOPY SECTION
SCALE: 1/4" = 1'-0"

COLOR LEGEND

P1	DARK AUBURN SW 6C34	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	BELIEVABLE BUFF SW 6120	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	SNOWBOUND SW 7C04	P6	FIRESTONE METALS "BRANDYWINE"
P5	CAMELBACK SW 6122	W1 & W2	CLEAR ANODIZED ALUMINUM
P6	SAFETY YELLOW SW 4C84		

No.	Date	By	Ckd.	Appr.	Revision

Title: CANOPY ELEVATIONS
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted Vertical

Designed RC
Drawn RC
Checked MU
Approved DG
Date

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Job Number 23452
Sheet A106.A

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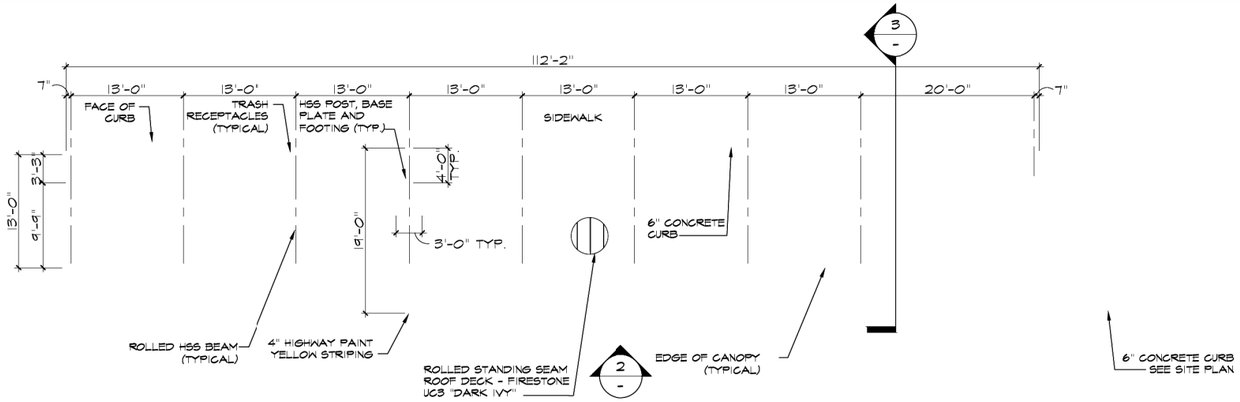
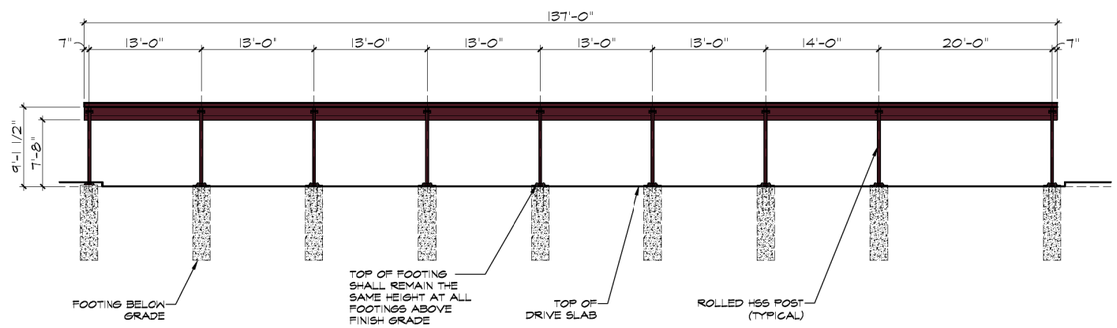
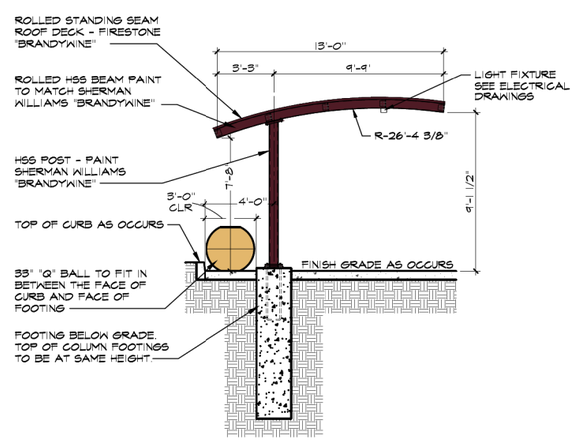


1 EAST VACUUM CANOPY PLAN
SCALE: 1/8" = 1'-0"



2 EAST VACUUM CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



3 TYPICAL CANOPY SECTION
SCALE: 1/4" = 1'-0"

COLOR LEGEND

P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	BELIEVABLE BUFF SW 6120	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	SNOWBOUND SW 7004	P6	FIRESTONE METALS "BRANDYWINE"
P5	CAMELBACK SW 6122	W1 & W2	CLEAR ANODIZED ALUMINUM
P6	SAFETY YELLOW SW 4084		

No.	Date	By	Ckd.	Appr.	Revision

Title: EAST CANOPY ELEVATION
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted Vertical

Designed RC
Drawn RC
Checked MJ
Approved DG
Date —

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Job Number 23452
Sheet A1.06B

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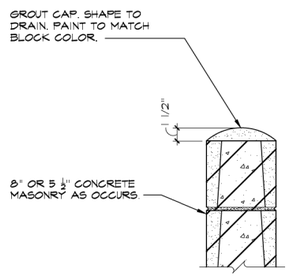
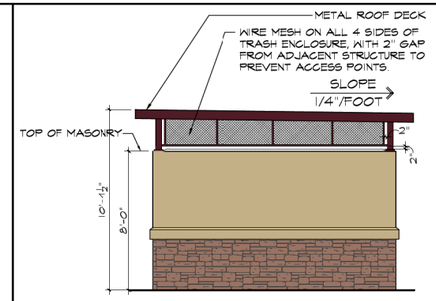
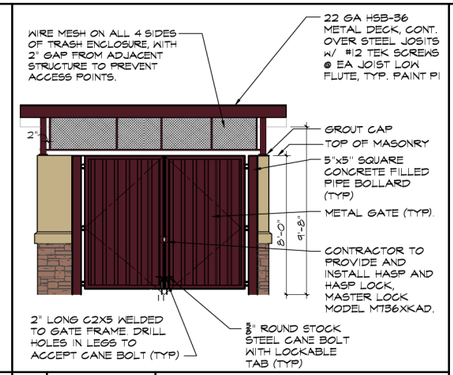


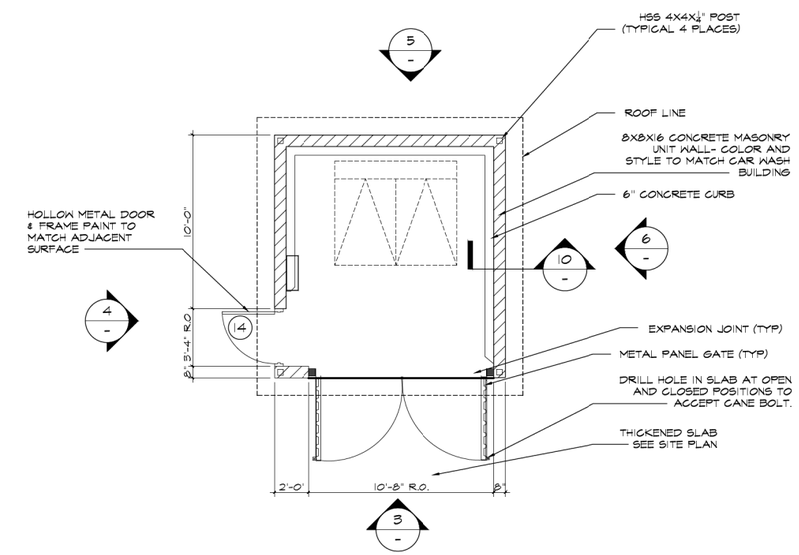
9 SCALE: 1 1/2"=1'-0" FILE: A110-09 **VACUUM ENCLOSURE GATE HINGE**



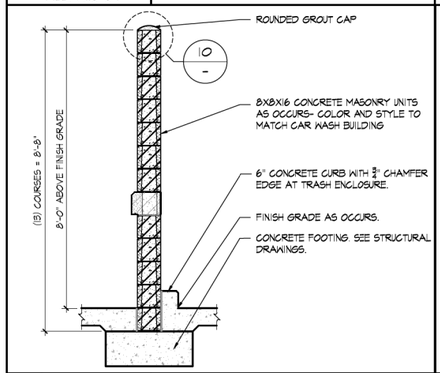
6 SCALE: 1/4"=1'-0" **TRASH ENCLOSURE SIDE ELEVATION**



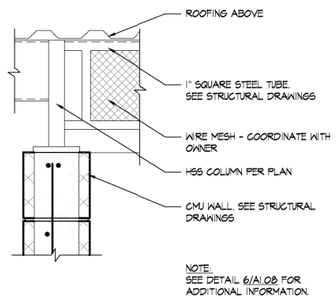
3 SCALE: 1/4"=1'-0" **TRASH ENCLOSURE FRONT ELEVATION**



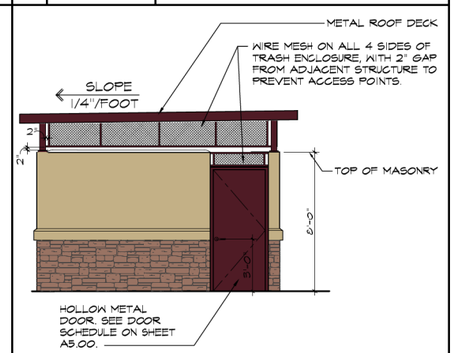
1 SCALE: 1/4"=1'-0" **MASONRY TRASH ENCLOSURE PLAN**



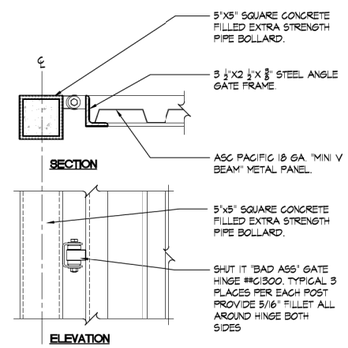
10 SCALE: 1/2"=1'-0" FILE: A110-11 **WALL SECTION**



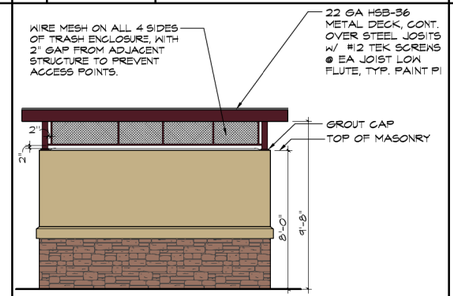
7 SCALE: 1 1/2"=1'-0" FILE: A110-08 **ROOF MESH DETAIL**



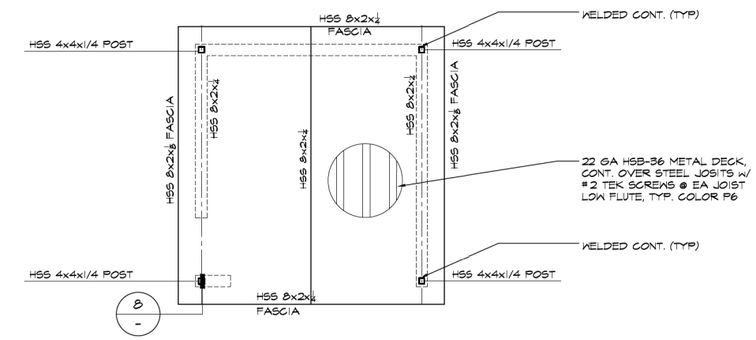
4 SCALE: 1/4"=1'-0" **TRASH ENCLOSURE SIDE ELEVATION**



8 SCALE: 1 1/2"=1'-0" FILE: A110-09 **VACUUM ENCLOSURE GATE HINGE**



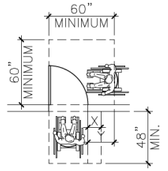
5 SCALE: 1/4"=1'-0" FILE: A109-07 **VACUUM ENCLOSURE FRONT ELEVATION**



2 SCALE: 1/4"=1'-0" FILE: A1.08-07 **TRASH ENCLOSURE ROOF PLAN**

ACCESS NOTES

1. ACCESS GATE SHALL BE EQUIPPED WITH SINGLE-EFFORT. NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE FLOOR.
2. THE OPENING FORCE FOR ACCESS GATE SHALL NOT EXCEED 5 LBS.
3. 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 **2016 IBC**
4. ACCESS GATE LANDING SHALL HAVE A MAXIMUM SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
5. BOTTOM 10" OF ACCESS SHALL BE OF A SMOOTH SURFACE
6. PROVIDE LOCK FOR ACCESS GATE AS REQUESTED BY OWNER
7. PROVIDE CLEARANCES FOR ACCESS GATE AS SHOWN BELOW:
8. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST PER **2016 IBC**
9. 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 **2016 IBC**.



X = 12" CLEAR SPACE
Y = 24" CLEAR SPACE

COLOR LEGEND

P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	BELIEVABLE BUFF SW 6120	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	SNOWBOUND SW 7004	P6	FIRESTONE METALS "BRANDYWINE"
P5	CAMELBACK SW 6122	W1 & W2	CLEAR ANODIZED ALUMINUM

No.	Date	By	Chk.	Appr.	Revision

Title: **TRASH & VACUUM ENCLOSURE QUICK QUACK CAR WASH NO. 26-649 SW SUNSET BLVD. AND LONETREE BLVD. ROCKLIN, CA 95765**

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

Scale: Horizontal As Noted Vertical

Designed RC Drawn RC Checked MU Approved DS Date

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Job Number 23452

Sheet **A1.07**

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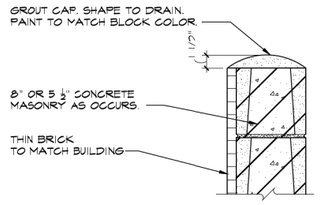
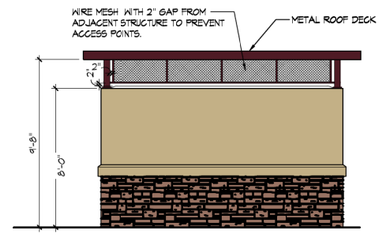
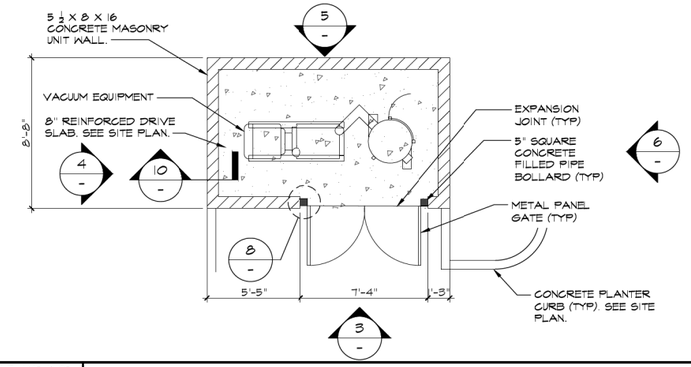


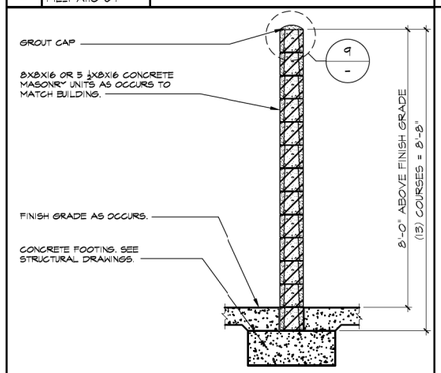
9 SCALE: 1 1/2"=1'-0" FILE: A110-09 **VACUUM ENCLOSURE GATE HINGE**



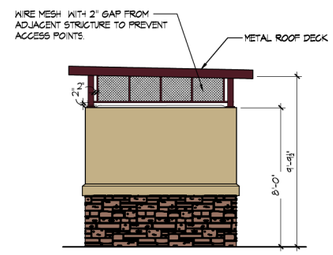
5 SCALE: 1/4"=1'-0" **TRASH ENCLOSURE REAR ELEVATION**



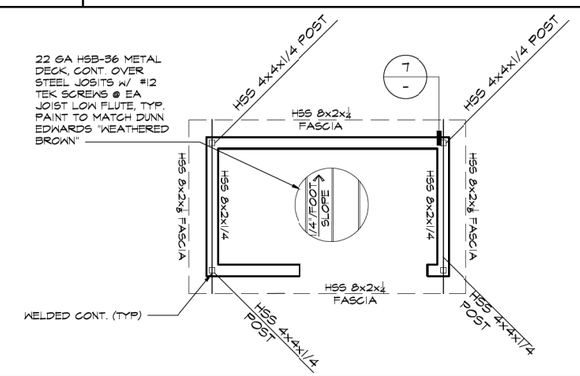
1 SCALE: 1/4"=1'-0" **MASONRY VACUUM ENCLOSURE PLAN**



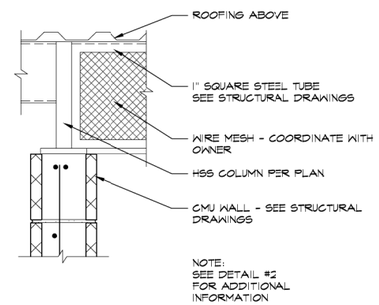
10 SCALE: 1/2"=1'-0" FILE: A110-11 **WALL SECTION**



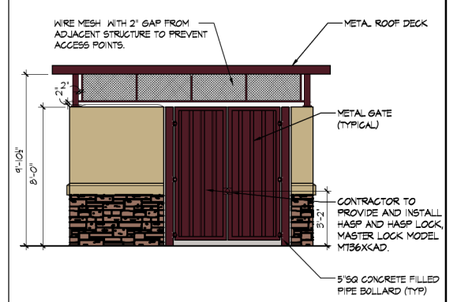
6 SCALE: 1/4"=1'-0" **TRASH ENCLOSURE REAR ELEVATION**



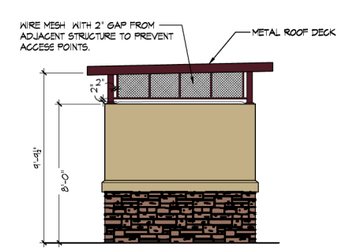
1 SCALE: 1/4"=1'-0" **MASONRY VACUUM ENCLOSURE ROOF PLAN**



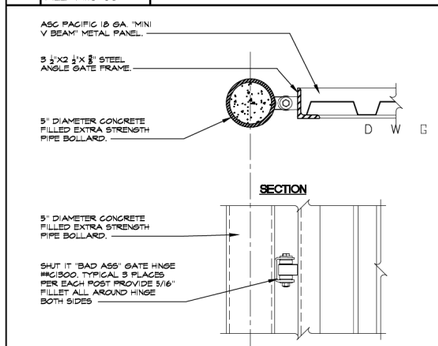
7 SCALE: 1 1/2"=1'-0" FILE: A110-08 **ROOF MESH DETAIL**



3 SCALE: 1/4"=1'-0" **TRASH ENCLOSURE FRONT ELEVATION**



4 SCALE: 1/4"=1'-0" **TRASH ENCLOSURE SIDE ELEVATION**



8 SCALE: 1 1/2"=1'-0" FILE: A110-09 **VACUUM ENCLOSURE GATE HINGE**

No.	Date	By	Chk.	Appr.	Revision

Title: VACUUM ENCLOSURE PLANS
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted; Vertical

Designed RC
Drawn RC
Checked MU
Approved DG
Date —

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Job Number 23452

Sheet A1.08

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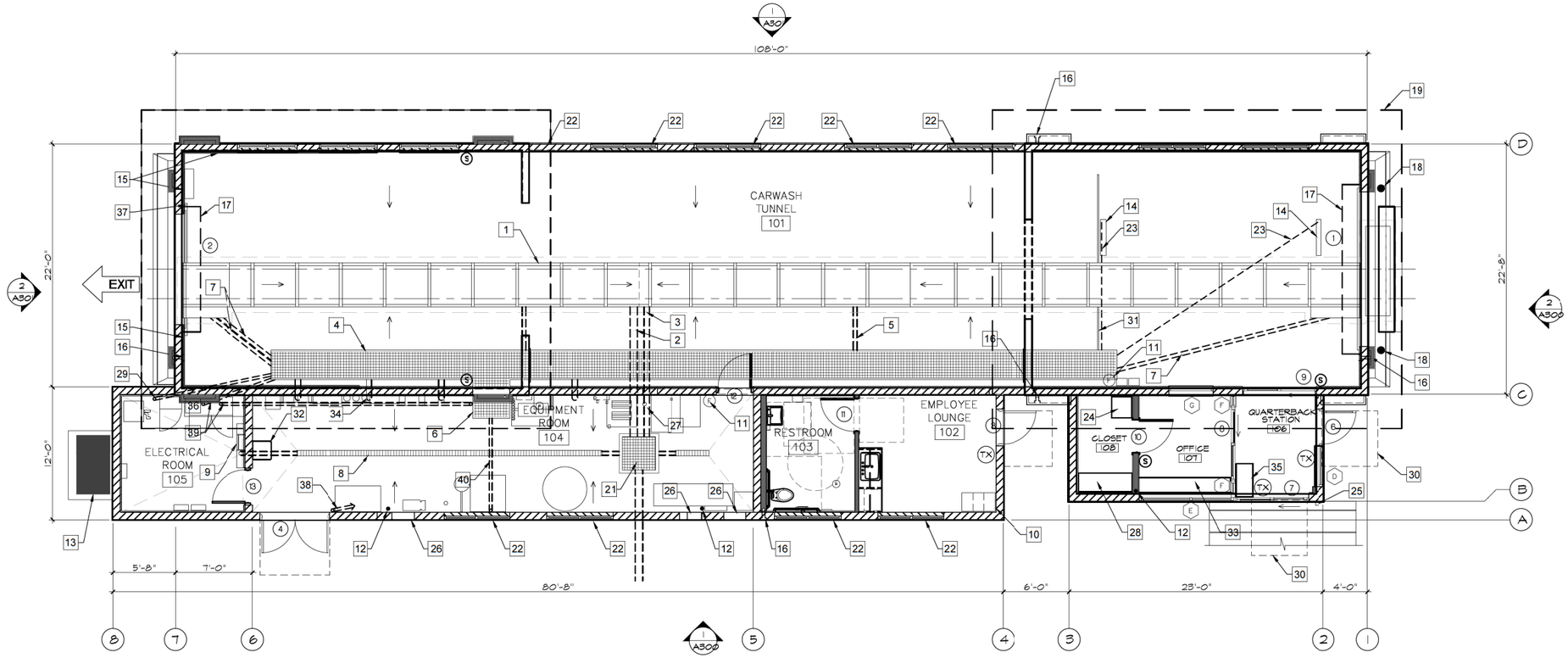

1 / - CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE.SEE PLUMBING DRAWINGS
3. 6" CONVEYOR TRENCH OVERFLOW. SEE PLUMBING DRAWINGS
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES) - SEE PLUMBING DRAWINGS
6. 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
7. 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH. (TYPICAL 3 PLACES)
8. TRENCH DRAIN. SEE PLUMBING DRAWINGS PROVIDE 2 AT THE EXIT - EXTEND PAST WALL 1'-0" BEYOND OPENING
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE) SEE DETAIL #4/A602 - CONTRACTOR SUPPLIED AND INSTALLED
11. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)
12. ROOF DRAIN LEADER (TYPICAL 3 PLACES) - SEE PLUMBING PLANS
13. ELECTRICAL SERVICE SWITCHGEAR - SEE ELECTRICAL DRAWINGS
14. 3/4" RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES)
15. ACOUSTIBLOCK QUIET FIBER
16. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
17. COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
18. 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
19. LINE OF ROOF ABOVE.
20. NOT USED
21. 3'-0" X 3'-0" RECLAIM CLEAN-OUT - SEE STRUCTURAL DRAWINGS
22. FAUX WINDOW - SEE EXTERIOR ELEVATIONS
23. 1/2" CONDUIT TO TIRE SWITCH TERMINATE AT END OF RECESS. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)
24. WALL MOUNTED IT CABINET - SEE ELECTRICAL DRAWINGS
25. KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
26. 24" WIDE X 16" HIGH AIR VENT - SEE EXTERIOR ELEVATIONS (TYP 3 PLACES)
27. FLOOR SINK. SEE PLUMBING DRAWINGS. (TYPICAL 2 PLACES)
28. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE. SEE DETAIL #6/A602
29. 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)
30. 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
31. 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES)
32. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION - SEE PLUMBING DRAWINGS
33. 34" MAXIMUM A.F.F. COUNTER TOP. SEE DETAIL #7/A602
34. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 4 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS)
35. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET SEE DETAIL #12/A602
36. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL SEE STRUCTURAL DRAWINGS
37. 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES) EXTEND PAST EXIT OPENING 1'-0" MINIMUM
38. 1" PVC CHASE TO BUG JUICE CONTROL PANEL.
39. 2 - 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING
40. 3" CHASE FROM ACCESS OPENING TO FACE OF WALL

SYMBOL LEGEND

(#) DOOR TAG - SEE DOOR SCHEDULE ON A500

WINDOW TAG - SEE WINDOW SCHEDULE ON A502 (TYP.) WINDOWS WITHIN 24" OF A DOOR SHALL BE TEMPERED BY CODE. CONTRACTOR TO VERIFY IF OWNER WANTS ALL TEMPERED GLASS

(TX) TACTILE EXIT SIGN PER 2019 CBC SEE DETAIL #12/A003 (TYP. 2 PLACES)

ADA SIGN NOTES

PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT DOOR #3, DOOR #6 AND DOOR #7.

PROVIDE TACTILE EXIT SIGNAGE AT EACH EXIT PER DETAIL 12/A003. AT DOOR #3, DOOR #6 AND DOOR #7.

No.	Date	By	Ckd.	Appr.	Revision

Title: FLOOR PLANS
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted Vertical

Designed RC
Drawn RC
Checked MU
Approved DC
Date --

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Job Number 23452
Sheet A2.00

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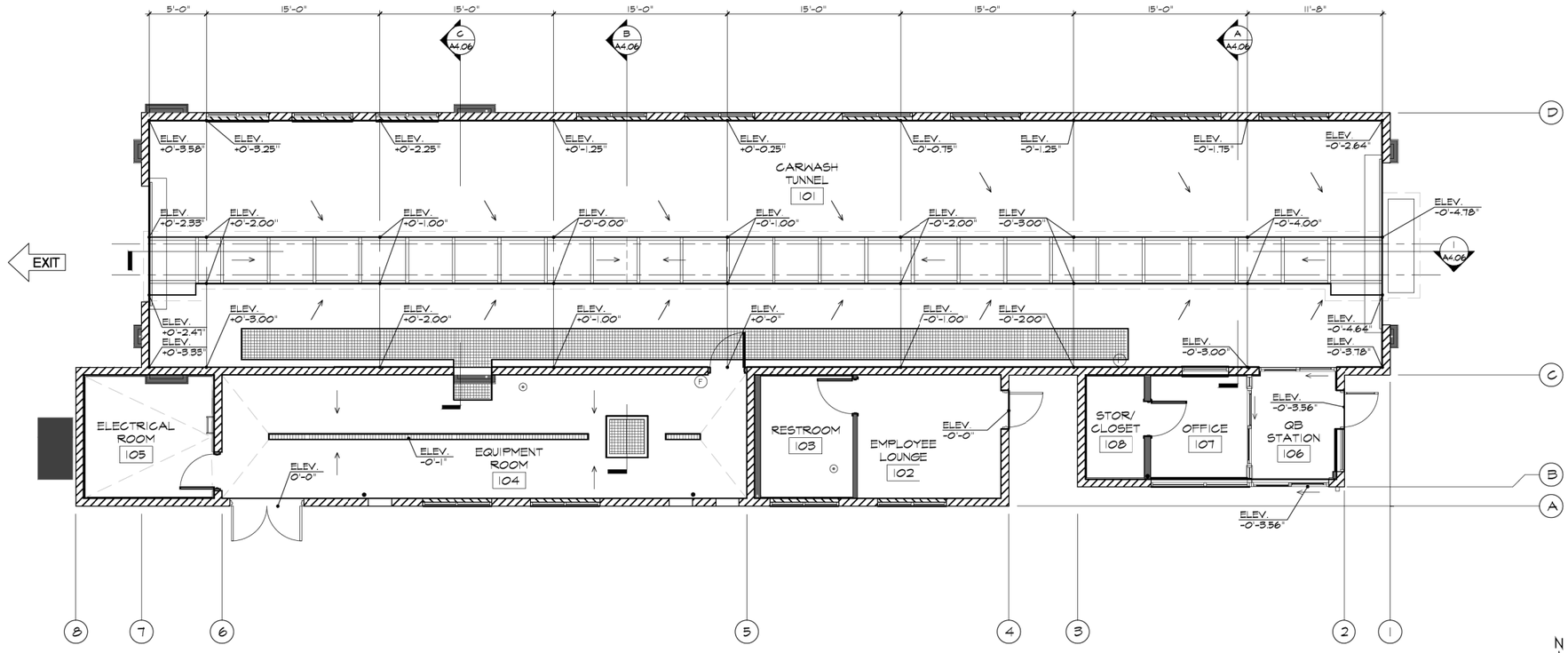

1 FINISH FLOOR PLAN ELEVATIONS
SCALE: 3/16" = 1'-0"

No.	Date	By	Chk.	Appr.	Revision

Title: FINISH FLOOR PLAN ELEVATIONS
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted Vertical

Designed RC
Drawn RC
Checked MU
Approved DG
Date —

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Sheet A2.02

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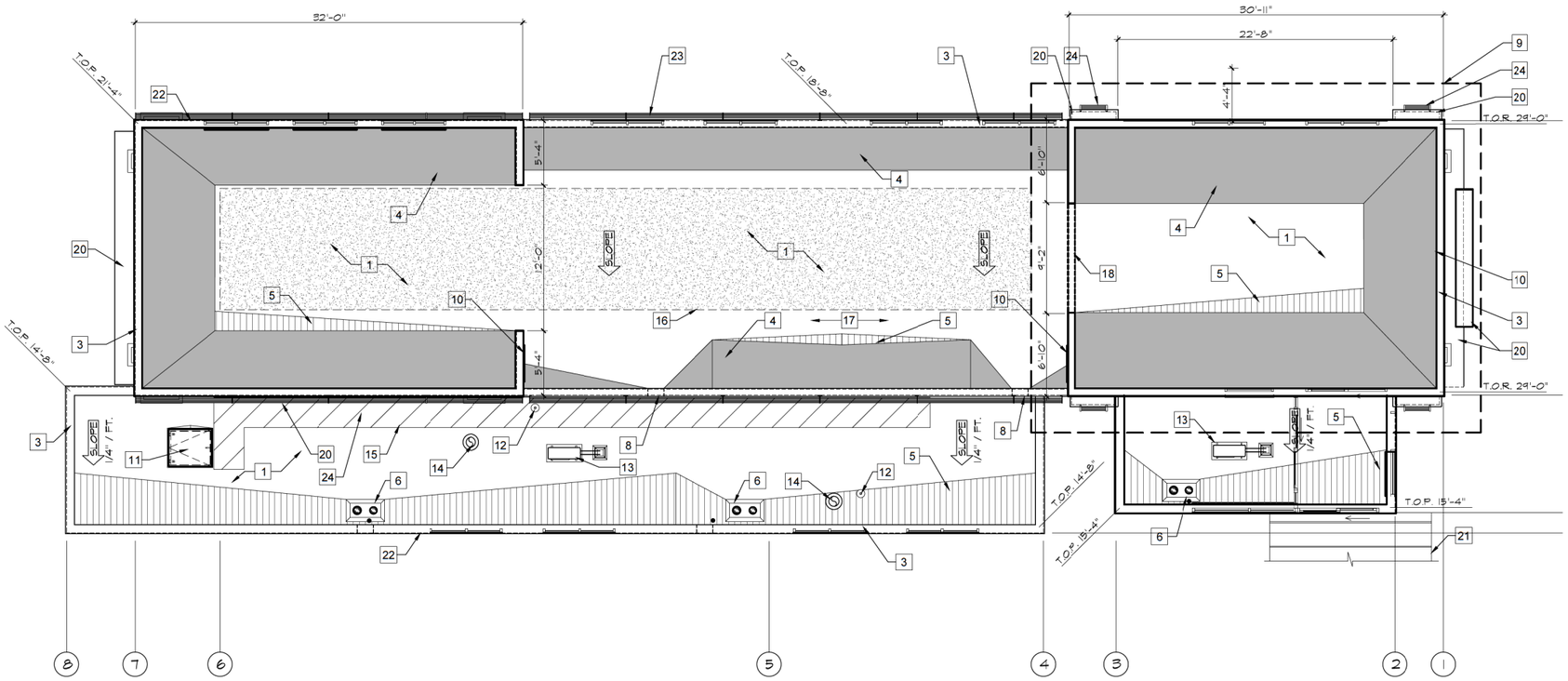
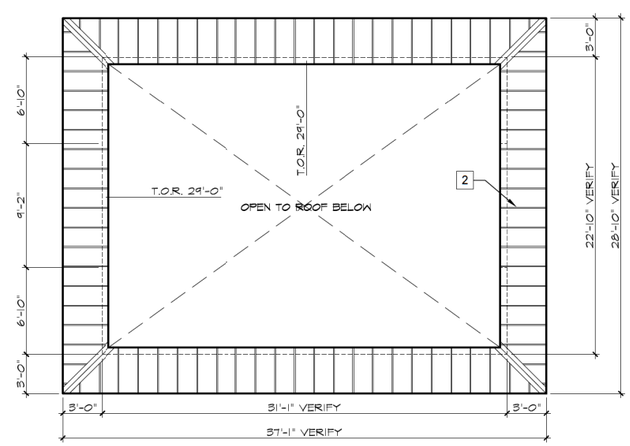


1 / - CAR WASH ROOF PLAN
SCALE: 3/16" = 1'-0"



2 / - UPPER ROOF AT ENTRY TOWER
SCALE: 3/16" = 1'-0"

KEYNOTES

1. TPO MEMBRANE ROOFING. SEE DETAIL:
2. STANDING SEAM METAL ROOFING.
3. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
4. ROOF CRICKET. ½" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
5. TAPERED RIGID INSULATION CRICKET WITH ½" ISOLATION BOARD (TYP).
6. ROOF DRAIN AND OVERFLOW IN RECESS. SEE PLUMBING DRAWINGS. (TYPICAL 3 PLACES)
7. NOT USED
8. THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
9. OUTLINE OF UPPER ROOF AT ENTRY TOWER. SEE UPPER ROOF PLAN
10. 3'-0" SQUARE ACCESS PANEL (TYPICAL 2 PLACES) SEE DETAIL #10/A206
11. ROOF ACCESS LADDER HATCH.
12. EXHAUST FAN UNIT. (TYPICAL 2 PLACES)
13. MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET.
14. PLUMBING VENT. (TYPICAL 2 PLACES)
15. ROOF WALK PATH OVERLAY.
16. ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION.
17. ROOF AREA DEDICATED TO MAINTENANCE ACCESS TO POSSIBLE FUTURE SOLAR INSTALLATION.
18. OPENING IN WALL BETWEEN CRICKETS.
19. NOT USED
20. CEMENT PLASTER FINISH AT TOP OF FURRED WALL FEATURE (TYP).
21. FREE STANDING METAL PAY STATION CANOPY BELOW.
22. WALL BELOW SHOWN DASHED.
23. LINEAR DOWN LIGHTING - SEE ELECTRICAL PLANS
24. PILASTER DOWN LIGHTING - SEE ELECTRICAL PLANS

No.	Date	By	Ckd.	Appr.	Revision

Title: **ROOF PLANS**
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted; Vertical

Designed RC
Drawn RC
Checked MJ
Approved DG
Date --

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Job Number 23452
Sheet A2.04

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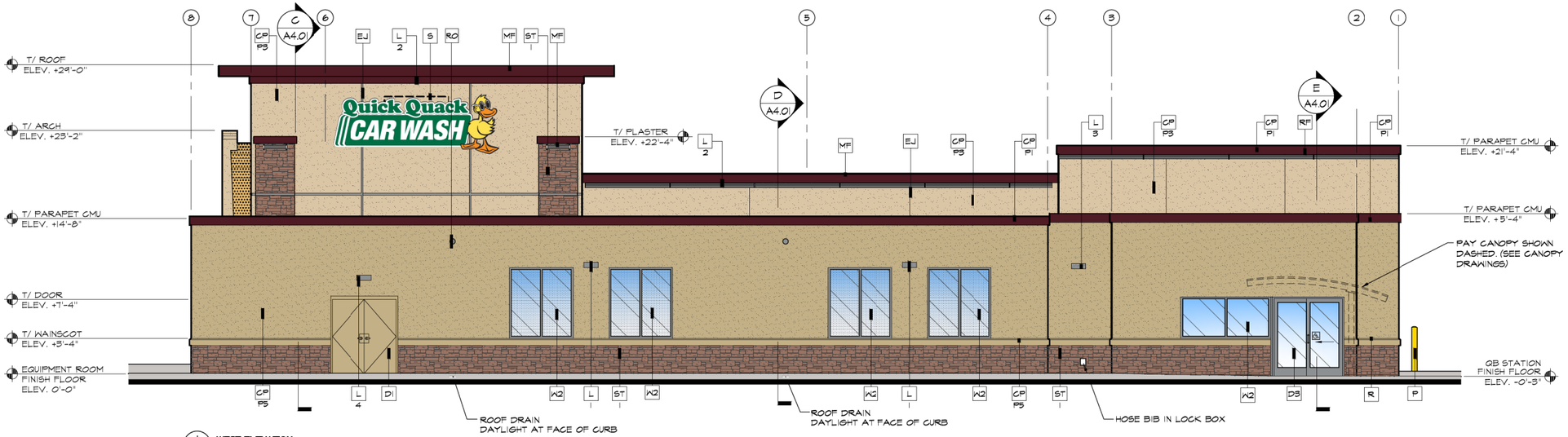
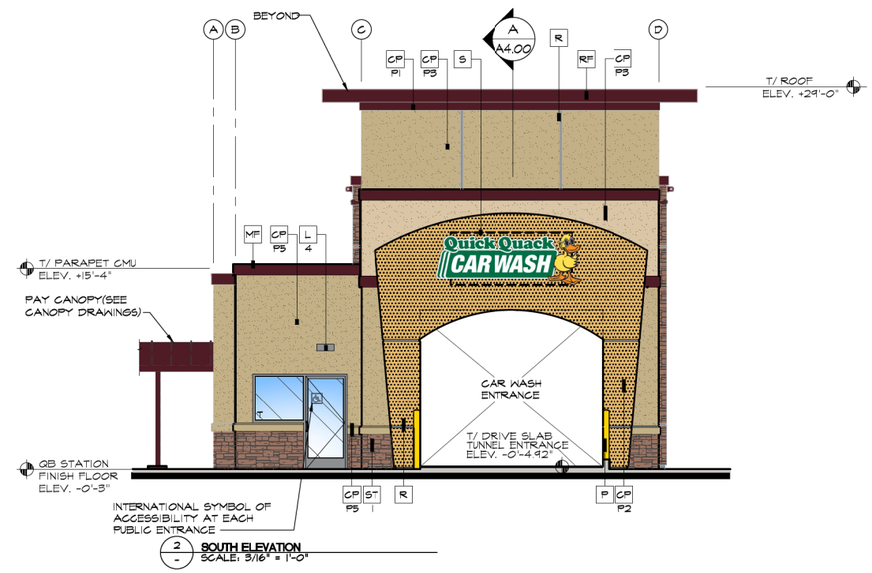


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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

COLOR LEGEND

P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	BELIEVABLE BUFF SW 6120	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	SNOWBOUND SW 7004	P6	FIRESTONE METALS "BRANDYWINE"
P5	CAMELBACK SW 6122	W1 & W2	CLEAR ANODIZED ALUMINUM
P6	SAFETY YELLOW SW 4084		

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.

ST 1 — STONE VENEER CORONADO STONE PRODUCTS - "QUICK STACK CARMEL MOUNTAIN" - PROVIDE ANTI GRAFFITI SEALER.

ST 2 — STONE VENEER CORONADO STONE PRODUCTS - CHISELED STONE SILL - "BUFF" - PROVIDE ANTI GRAFFITI SEALER.

CP P — ACRYLIC PLASTER COLOR COAT
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 #7004 "BELIEVABLE BUFF"

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 #B/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

No.	Date	By	Ckd.	Appr.	Revision

Title: EXTERIOR ELEVATIONS
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Designed RC
Drawn RC
Checked MJ
Approved DG
Date —

Scale:
Horizontal As Noted
Vertical

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

Job Number 23452
Sheet A3.00

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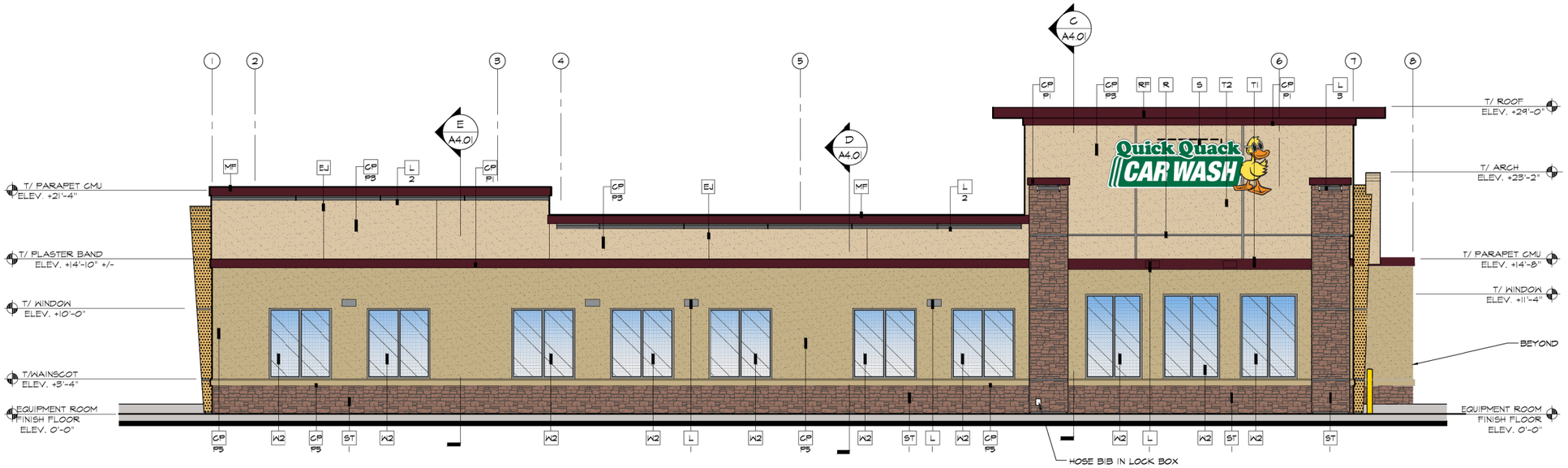
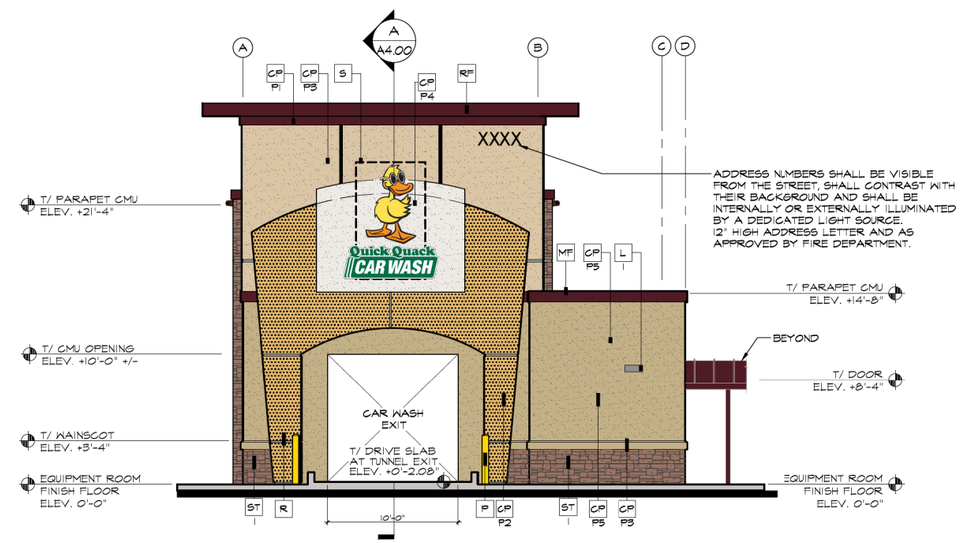


1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

COLOR LEGEND

P1	DARK AUBLRN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	BELIEVABLE BUFF SW 6120	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	SNOWBOUND SW 7004	P6	FIRESTONE METALS "BRANDYWINE"
P5	CAMELBACK SW 6122	W1 & W2	CLEAR ANODIZED ALUMINUM
P6	SAFETY YELLOW SW 4084		



2 NORTH 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.

ST 1 — STONE VENEER CORONADO STONE PRODUCTS - "QUICK STACK CARMEL MOUNTAIN" - PROVIDE ANTI GRAFFITI SEALER.

ST 2 — STONE VENEER CORONADO STONE PRODUCTS - CHISELED STONE SILL - "BUFF" - PROVIDE ANTI GRAFFITI SEALER.

CP P — ACRYLIC PLASTER COLOR COAT
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 #7004 "BELIEVABLE BUFF"

D2 — OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

D5 — 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)

RD — 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.

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No.	Date	By	Ckd.	Appr.	Revision

Title: EXTERIOR ELEVATIONS
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted; Vertical

Designed RC
Drawn RC
Checked MJ
Approved DG
Date —

Barghausen Consulting Engineers, Inc.
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barghausen.com

Job Number 23452
Sheet A3.01

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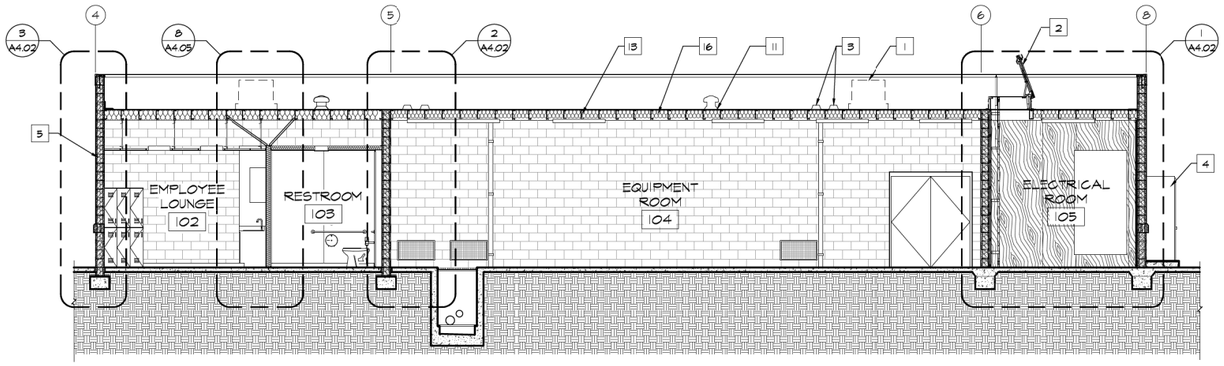
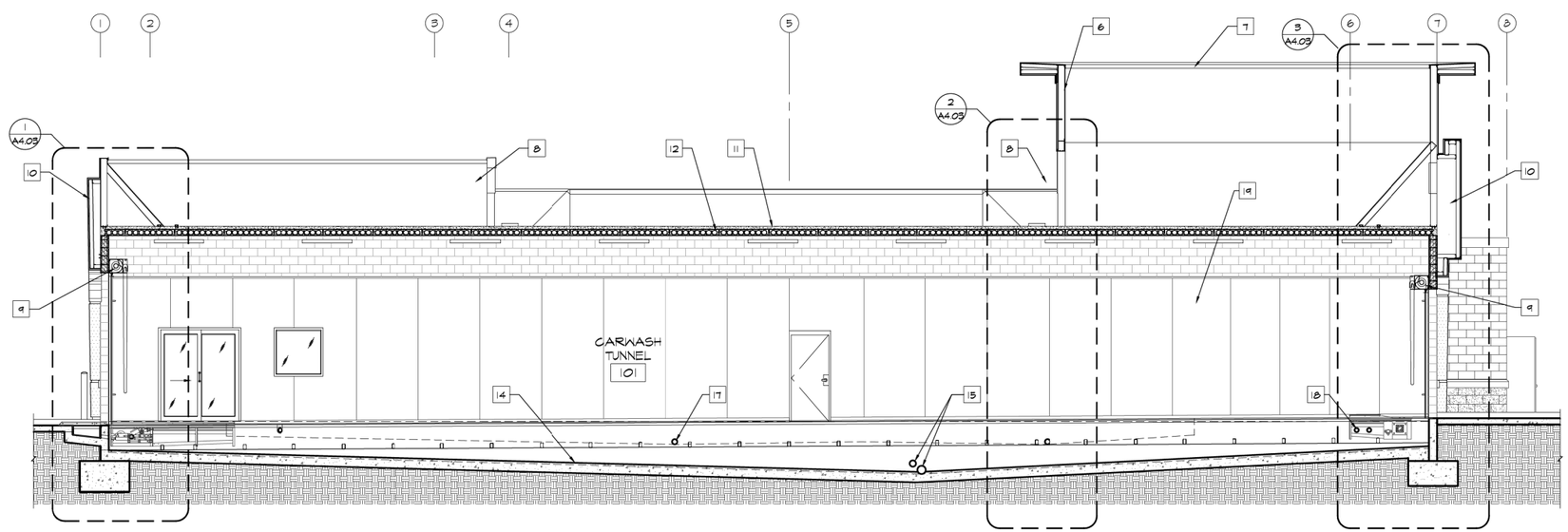


B — BUILDING SECTION
SCALE: 3/16" = 1'-0"



A — BUILDING SECTION
SCALE: 3/16" = 1'-0"

KEYNOTES

1. ROOF TOP MECHANICAL UNIT IN FOREGROUND SHOWN DASHED. CONCEALED FROM VIEW BEHIND PARAPET WALL.
2. ROOF ACCESS HATCH.
3. ROOF DRAIN AND OVERFLOW SCUPPER.
4. ELECTRICAL SERVICE SWITCHGEAR ON HOUSEKEEPING PAD.
5. CONCRETE MASONRY UNIT WALL CONSTRUCTION. R-1 VALUE WITH A U-FACTOR OF 0.366.
6. OPEN TO ROOF BELOW.
7. STANDING SEAM METAL ROOFING AT PERIMETER OVERHANG.
8. OPENING IN WALL.
9. COILING ROLL-UP DOOR
10. ROOF CRICKET. ½" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
11. TPO MEMBRANE ROOFING.
12. HOLLOW CORE PRE-CAST PLANK ROOF STRUCTURE. SEE ROOF PLAN FOR SLOPES.
13. METAL STUD ROOF FRAMING.
14. CONVEYOR TRENCH. SLOPE TO DRAIN.
15. CONVEYOR TRENCH DRAIN AND OVERFLOW.
16. R-30 ROOF INSULATION WITH A U-FACTOR OF 0.038
17. SQUARE ACCESS PANEL BEYOND.

No.	Date	By	Ckd.	Appr.	Revision

Title: BUILDING SECTIONS
QUICK QUACK CAR WASH NO. 26-649
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

Scale: Horizontal As Noted Vertical

Designed RC
Drawn RC
Checked MU
Approved DG
Date —

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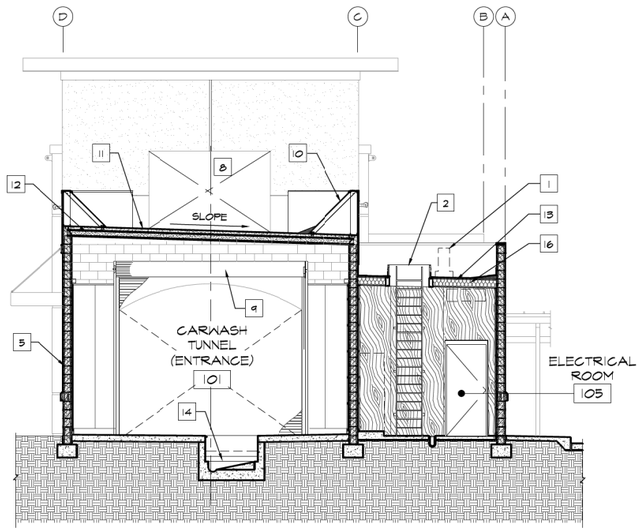
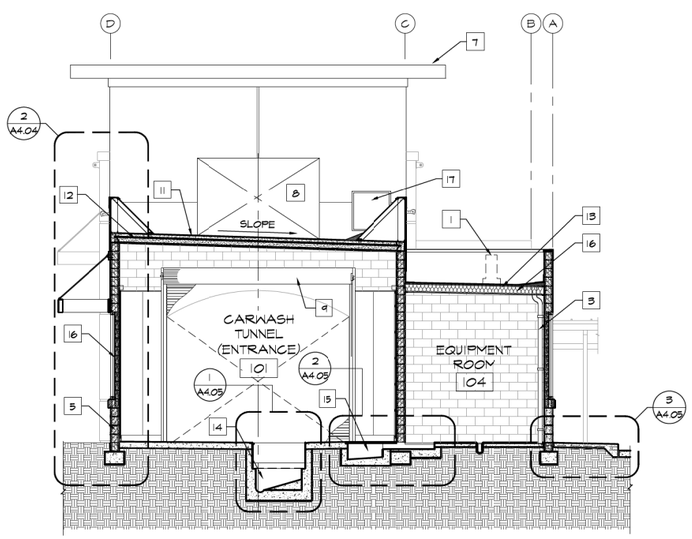
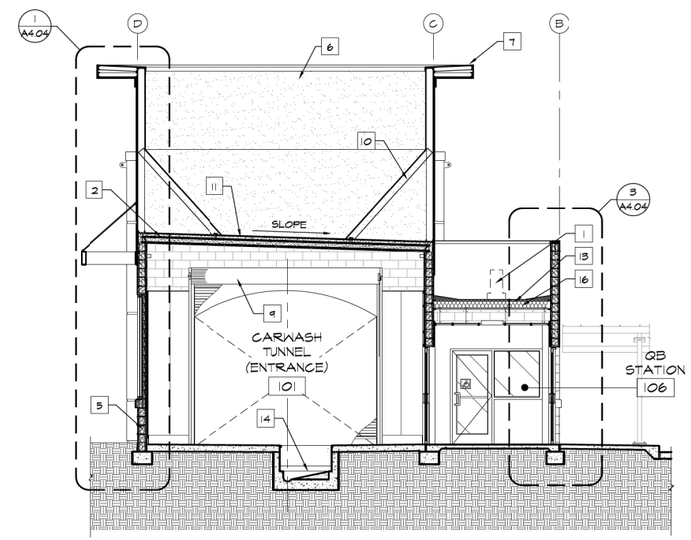
Job Number 23452
Sheet A4.00



C — BUILDING SECTION
SCALE: 3/16" = 1'-0"



D — BUILDING SECTION
SCALE: 3/16" = 1'-0"



E — BUILDING SECTION
SCALE: 3/16" = 1'-0"

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1. ROOF TOP MECHANICAL UNIT IN FOREGROUND SHOWN DASHED. CONCEALED FROM VIEW BEHIND PARAPET WALL.
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14. CONVEYOR TRENCH. SLOPE TO DRAIN.
15. CONVEYOR TRENCH DRAIN AND OVERFLOW.
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No.	Date	By	Ckd.	Appr.	Revision

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For: QUICK QUACK CAR WASH
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Scale: Horizontal As Noted Vertical

Designed RC
Drawn RC
Checked MU
Approved DC
Date —

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Kent, WA 98032
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ONSITE IMPROVEMENT PLAN
QUICK QUACK CAR WASH # 26-649

SW CORNER SUNSET BLVD AND LONETREE BLVD
ROCKLIN, CA PLACER COUNTY

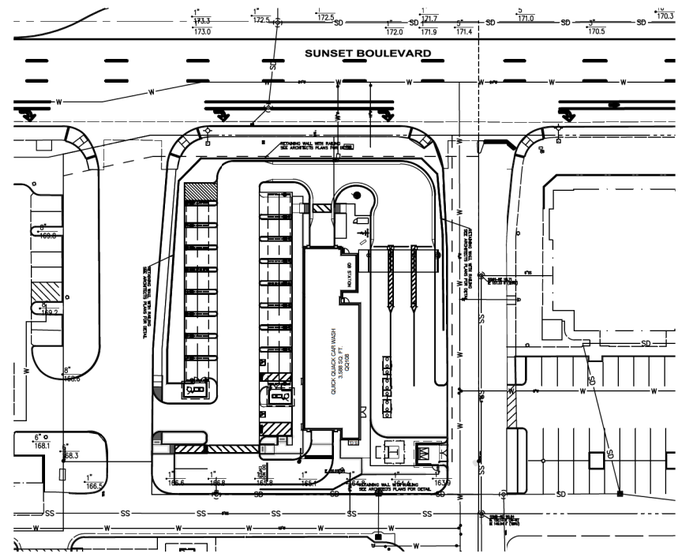
GENERAL SYMBOLS

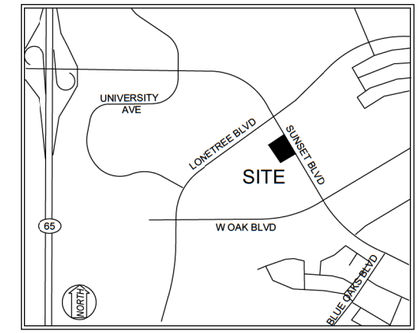
- CONTROLLER CABINET
- GUY POLE
- HANDICAP SPACE
- MW — MONITORING WELL
- POWER POLE
- IRON PIPE
- RAILROAD SPIKE
- STANDARD CITY MONUMENT
- SURVEY MONUMENT
- STORM DRAIN MANHOLE
- STREET SIGN
- STREET LIGHT
- 12" — TREE WITH SIZE
- TREE REMOVAL
- T — TRANSFORMER
- X — BARBED WIRE FENCE
- O — CHAIN-LINKED FENCE
- □ — WOOD FENCE
- SAWCUT LINE
- WALL
- SD — EXISTING STORM DRAIN CATCH BASIN
- GM — EXISTING GAS METER
- EXISTING SANITARY SEWER CLEANOUT
- S — EXISTING SANITARY SEWER MANHOLE

- TC XX.XX / FS XX.XX — TC – TOP OF CURB ELEVATION; FS – FINISHED SURFACE
- GR XX.XX — GR – GRATE ELEVATION
- FL XX.XX — FL – FLOW LINE
- XX.XX HP — HP – HIGH POINT
- RG XX.XX — RG – ROUGH GRADE
- 51 — PROPOSED CONTOUR
- 3.0% — SLOPE
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED FIRE LANE
- HANDICAP RAMP
- R — RIDGE LINE
- PARKING LIGHT
- PERFORATED PIPE
- STORM DRAIN MANHOLE
- GV — EXISTING GAS VALVE
- 51 — EXISTING CONTOUR
- XX.XX — EXISTING ELEVATION

- PROPERTY LINE
- ?"W — DOMESTIC PIPELINE WITH SIZE
- 2"G — EXISTING GAS LINE
- 8"SS — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- E — EXISTING ELECTRICAL LINE
- TEL — EXISTING TELEPHONE LINE
- PROPOSED STORM DRAIN CATCH BASIN
- GM — GAS METER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- GV — GATE VALVE
- PROPOSED GAS VALVE
- 2"G — PROPOSED GAS LINE
- S — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- E — PROPOSED ELECTRICAL LINE
- TEL — PROPOSED TELEPHONE LINE
- JUT — PROPOSED JOINT UTILITY TRENCH
- OVERLAND RELEASE
- R — RIDGE
- FIRE DEPARTMENT CONNECTION

EXISTING	PROPOSED
PIPE RESTRAINED LENGTH RL= ??' (LABEL BETWEEN LIMIT MARKERS)	PIPE RESTRAINED LENGTH RL= ??' (LABEL BETWEEN LIMIT MARKERS)
EXISTING PIPELINE	EXISTING PIPELINE
RESTRAINT LIMIT SYMBOLS (‖R LEFT AND R‖ RIGHT)	RESTRAINT LIMIT SYMBOLS (‖R LEFT AND R‖ RIGHT)
	?" W — DOMESTIC PIPELINE WITH SIZE
?? RW — RAW WATER PIPELINE	?? RW — RAW WATER PIPELINE
GATE VALVE	GATE VALVE
BUTTERFLY VALVE	BUTTERFLY VALVE
SERVICE LATERAL WITH METER BOX	SERVICE LATERAL WITH METER BOX
AIR/VACUUM RELEASE VALVE	AIR/VACUUM RELEASE VALVE
?" — BLOWOFF WITH SIZE	?" — BLOWOFF WITH SIZE
DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTION DEVICE	DCDA — DOUBLE CHECK DETECTOR CHECK VALVE ASSEMBLY
RP — REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY	RP — REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY
R? — FIRE HYDRANT RESTRAINED? ADD "R"	R — RESTRAINED FIRE HYDRANT ASSEMBLY
WQS — WATER QUALITY SAMPLING STATION	WQS — WATER QUALITY SAMPLING STATION
REDUCER	REDUCER





VICINITY MAP
NOT TO SCALE

SHEET INDEX

PROJECT DATA

1. A.P.N.: 017-284-004-000
2. 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 "PD-BP/C" PLANNED DEVELOPMENT ZONING DISTRICT;

   THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE ON FILE WITH THE CITY OF ROCKLIN PLANNING DEPARTMENT.

   INFORMATION WAS OBTAINED FROM THE CITY OF ROCKLIN PLANNING DEPARTMENT WEBSITE ON NOVEMBER 02, 2022.
3. BASIS OF BEARINGS:
   THE BEARING OF NORTH 57°24'10" EAST TAKEN ON THE CENTERLINE OF LONETREE BOULEVARD AS SHOWN ON THAT CERTAIN MAP ENTITLED "ROCKLIN CORPORATE CENTER" FILED FOR RECORD ON OCTOBER 01, 2004 IN BOOK Z OF MAPS AT PAGE 90, PLACER COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
4. BENCHMARK:
   CITY OF ROCKLIN BENCHMARK "R9-10":
   FOUND 2-1/2" BRASS DISK WITH PUNCH AND IS 0.6 FEET BELOW THE GROUND STAMPED L.S. 5250 IN CONCRETE IN MONUMENT WELL, 1 FOOT SOUTH OF NORTH PAVEMENT WEST OAKS BOULEVARD (+/-) 60 FEET EAST OF END PAVEMENT WEST OAKS BOULEVARD, 18 INCH NORTH EAST OF STORM DRAIN MANHOLE.
   ELEVATION: 129.23 FEET (GPS OBSERVED) (DATUM) NAVD 1988
5. FLOOD ZONE NOTE:
   THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060242 0933 H, DATED NOVEMBER 02, 2018, AS BEING LOCATED IN FLOOD ZONE "X";

   AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.3OV) ON NOVEMBER 03, 2022.

CIVIL ENGINEER
ams associates, inc.
801 YGNACIO VALLEY ROAD,
SUITE 220
WALNUT CREEK, CA 94596
PHONE: (925) 943-2777
FAX: (925) 943-2778
AL SHAGHAGHI;
al@amsassociates.us
FEDROS GHADIRI;
fedros@amsassociates.us

CITY OF ROCKLIN
DEPARTMENT OF PLANNING
DARA DUNGWORTH – ASSOCIATE PLANNER
3970 ROCKLIN ROAD
ROCKLIN, CA 95677
916-625-5160
dara.dungworth@rocklin.ca.us

CITY OF ROCKLIN
BUILDING DIVISION
ELAINE CLARK – FIRE PREVENTION PLANS EXAMINER
3970 ROCKLIN RD., ROCKLIN, CA 95677
(916) 625-5150
elaine.clark@rocklin.ca.us

WATER COMPANY
PLACER COUNTY WATER AGENCY
MR. JOSH LELKO
144 FERGUSON RD.
AUBURN, CA 95603
530-823-4886

SANITARY SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)
MS. CARY HUFF
5807 SPRINGVIEW DR.
ROCKLIN, CA 95677

PUBLIC WORKS
DEPARTMENT OF PUBLIC WORKS
4081 ALVIS CT.
ROCKLIN, CA 95677
916-625-5500

ARCHITECT
BARGHAUSEN CONSULTING ENGINEERS, INC
18215 72ND AVENUE SOUTH,
KENT WA, 98032
942-736-9045

DEVELOPER
QUICK QUACK CARWASH
1380 LEAD HILL BLVD #260
ROSEVILLE, CA 95661
PHONE: (916) 955-5186
GREG FARR

GEO TECH
KRAZAN & ASSOCIATES, INC.
4617 AUBURN BLVD.
SACRAMENTO, CA 95841
PHONE: (916) 564-2220
DAVID R. JAROSZ

CITY OF ROCKLIN
ENGINEERING DEPARTMENT
APPROVED BY:
CITY ENGINEER — DATE

CITY OF ROCKLIN
FIRE DEPARTMENT
APPROVED BY:
FIRE CHIEF — DATE

PLACER COUNTY WATER AGENCY
APPROVED BY:
AGENCY ENGINEER — DATE

SPMUD
APPROVED BY:
DISTRICT ENGINEER — DATE

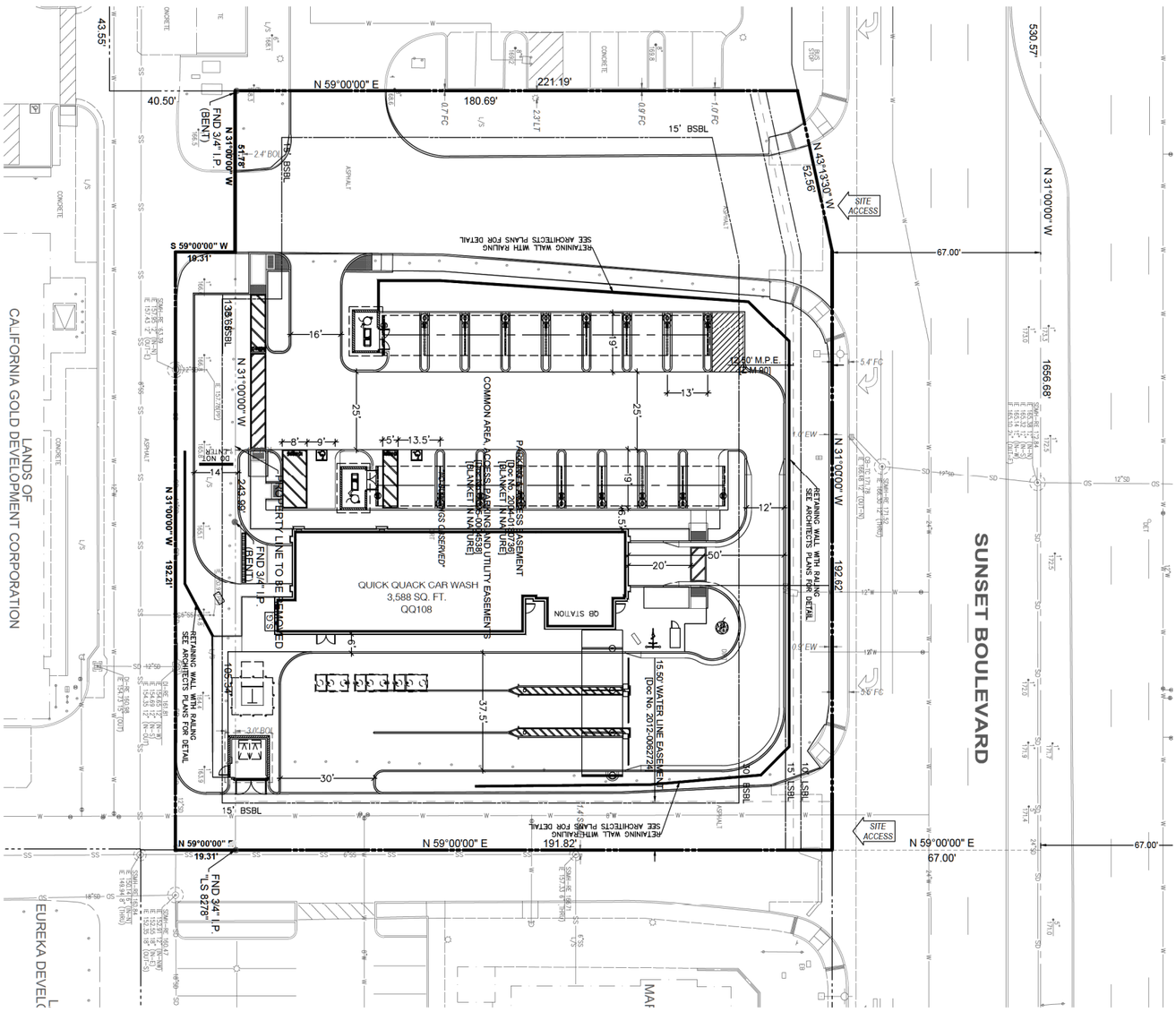
REV #	BY	DATE	DESCRIPTION

DATE: 07-08-24
SCALE:
DESIGNED:
DRAWN:
CHECKED:
PROJ. MGR:
FILE PATH:

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

COVER SHEET
QUICK QUACK CAR WASH # 26-649
SW SUNSET BLVD & LONETREE BLVD
ROCKLIN PLACER COUNTY CALIFORNIA

SHEET C-1.0 OF
PROJECT 22-2665



GRAPHIC SCALE
0 20
1" = 20'

SHEET	HORIZONTAL CONTROL PLAN		
C-2.0 OF	QUICK QUACK CAR WASH # 26-649		
PROJECT 22-2665	SW SUNSET BLVD & LONETREE BLVD ROCKLIN PLACER COUNTY CALIFORNIA	ams associates, inc. PLANNING ENGINEERING SURVEYING	801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778

DATE: 07-08-24	REV #	BY	DATE	DESCRIPTION
SCALE:	△			
DESIGNED:	△			
DRAWN:	△			
CHECKED:	△			
PROJ. MGR:	△			
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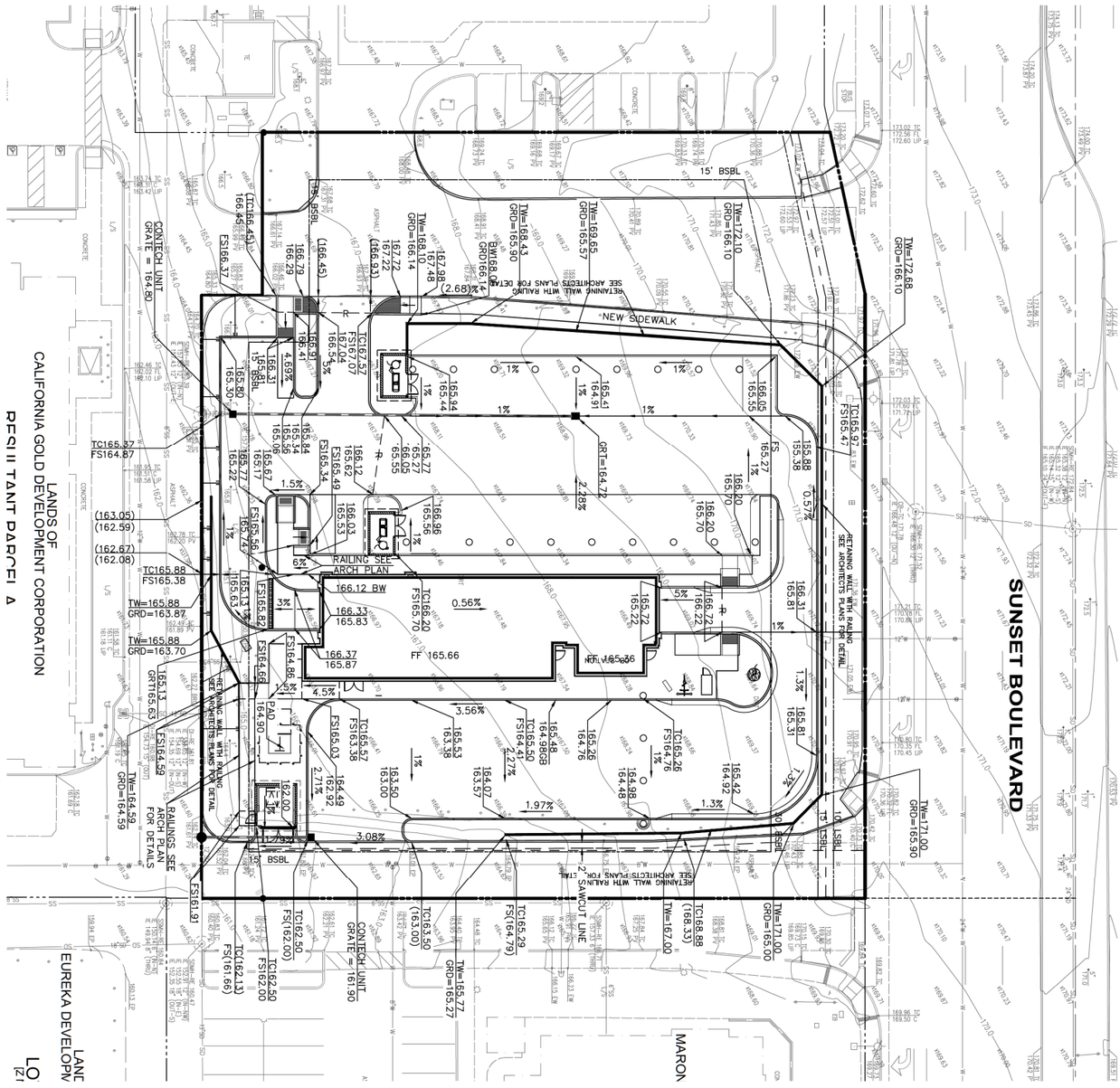
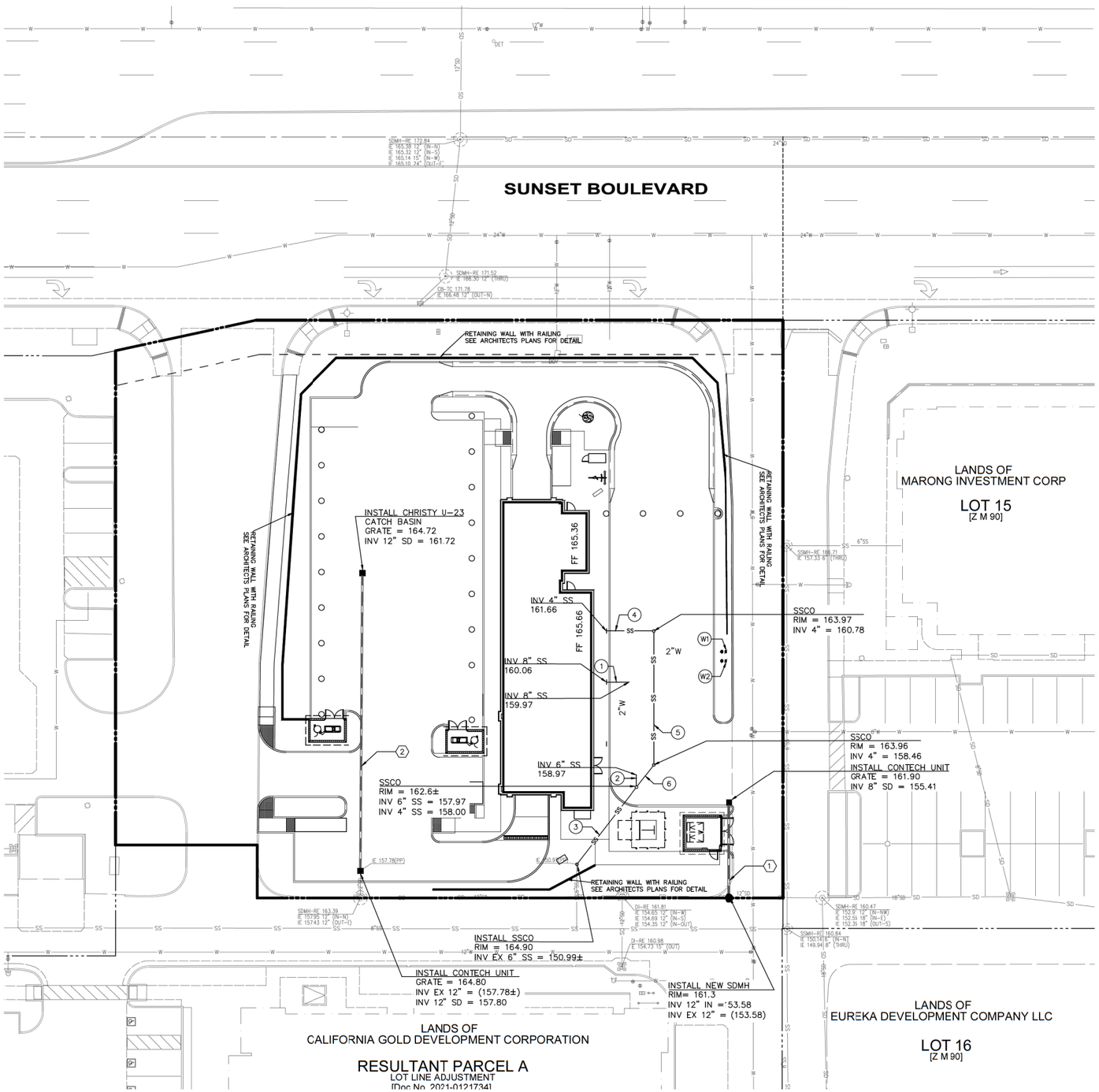


GRAPHIC SCALE
1" = 20'

SHEET	GRADING PLAN	ams associates, inc.	DATE: 07-08-24	REV #	BY	DATE	DESCRIPTION
C-3.0	QUICK QUACK CAR WASH # 26-649	801 YGNACIO VALLEY ROAD	SCALE:	△			
OF	SW SUNSET BLVD & LONETREE BLVD	SUITE 220	DESIGNED:	△			
PROJECT	ROCKLIN PLACER COUNTY CALIFORNIA	WALNUT CREEK, CA 94596	DRAWN:	△			
22-2665		925-943-2777 FAX 925-943-2778	CHECKED:	△			
		associates, inc. PLANNING ENGINEERING SURVEYING	PROJ. MGR:	△			
			FILE PATH:				



GRAPHIC SCALE

0 20

1"=20'

WATER NOTES

(W1) INSTALL 2" WATER SERVICE W/ 1½" WATER METER W/ BACKFLOW PREVENTER.

(W2) INSTALL 1" IRRIGATION SERVICE W/ 1" WATER METER W/ BACKFLOW PREVENTER.

SEWER NOTES

(1) 9LF 8" SS @ 1%

(2) 5LF 6" SS @ 0.1995

(3) 35LF 6" SS @ 0.1995

(4) 19LF 4" SS @ 0.0463

(5) 50LF 4" SS @ 0.0463

(6) 10LF 4" SS @ 0.0463

STORM NOTES

(1) 34LF 12" SD @ 0.0538

(2) 108LF 12" SD @ 0.0363

DATE:	07-08-24	REV #	BY	DATE	DESCRIPTION
SCALE:		△			
DESIGNED:		△			
DRAWN:		△			
CHECKED:		△			
PROJ. MGR:		△			
FILE PATH:					

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

UTILITY PLAN

QUICK QUACK CAR WASH # 26-649

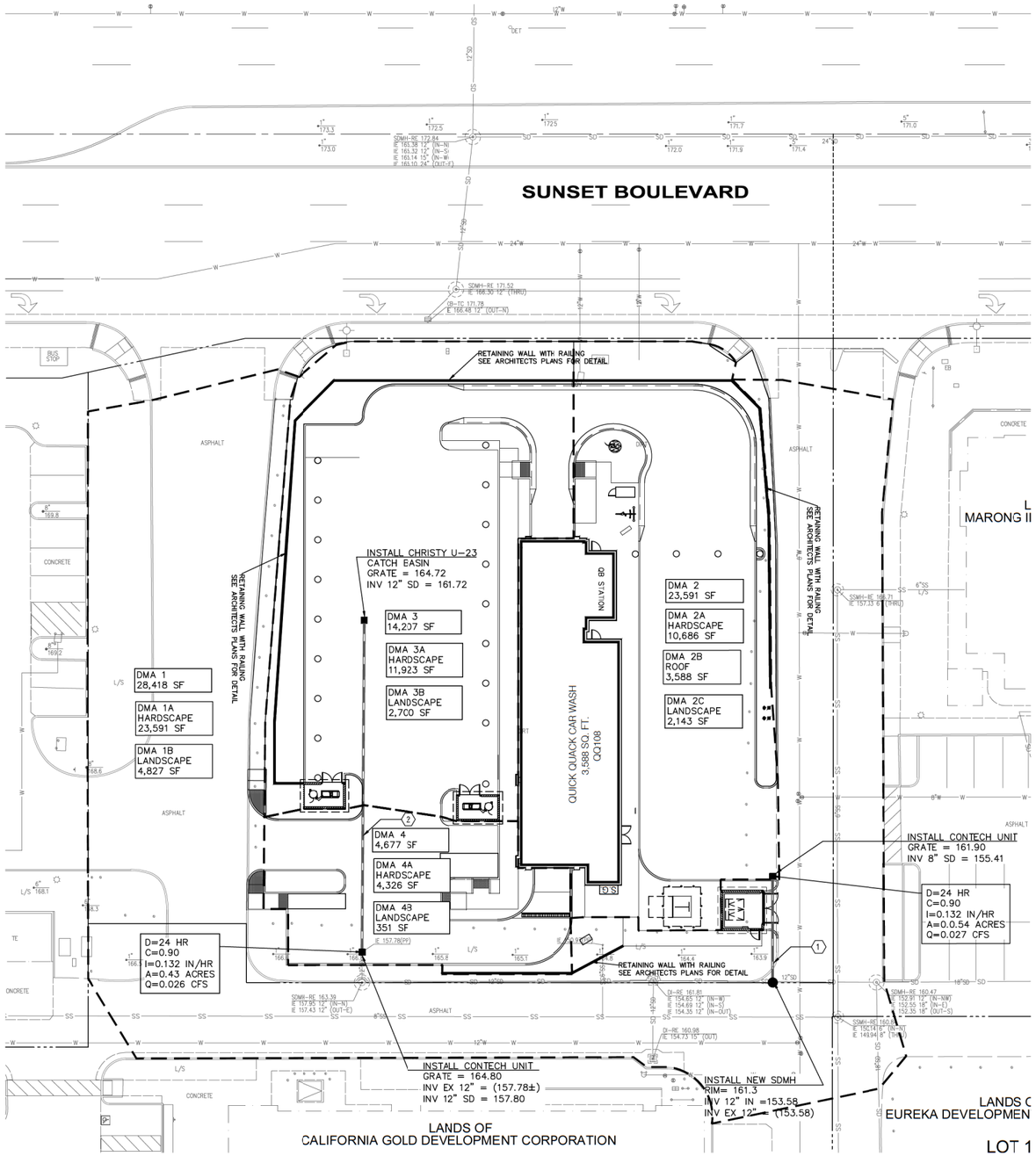
SW SUNSET BLVD & LONETREE BLVD

ROCKLIN PLACER COUNTY CALIFORNIA

CITY UTILITIES VERIFY CALL BEFORE YOU DIG USA 800-227-2600 P.G&E CABLE TV.

SHEET C-4.0 OF

PROJECT 22-2665



GRAPHIC SCALE

0 20

1"=20'

STORM NOTES

1. 34LF 12" SD @ 0.0538
2. 108LF 12" SD @ 0.0363

DATE:	07-08-24	REV #	BY	DATE	DESCRIPTION
SCALE:					
DESIGNED:					
DRAWN:					
CHECKED:					
PROJ. MGR:					
FILE PATH:					

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

STORMWATER CONTROL PLAN

QUICK QUACK CAR WASH # 26-649

SW SUNSET BLVD & LONETREE BLVD

ROCKLIN PLACER COUNTY CALIFORNIA

SHEET C-5.0 OF

PROJECT 22-2665

CALL BEFORE YOU DIG 800-227-2600

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			2.25		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

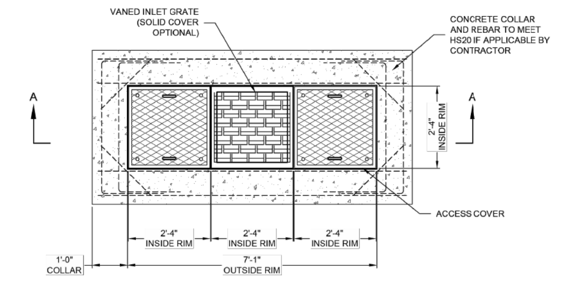
* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES

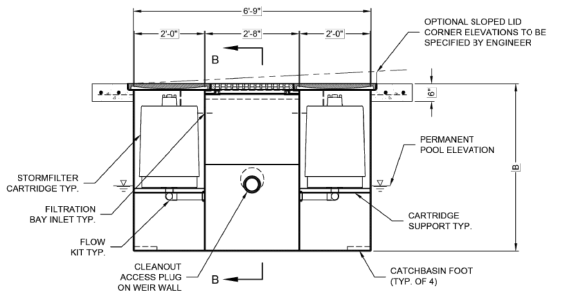
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES

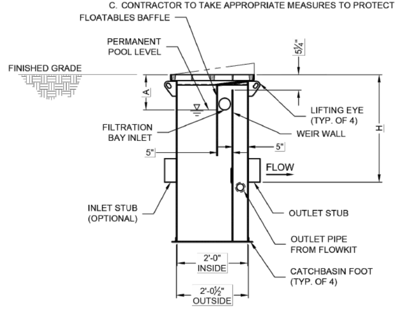
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



PLAN VIEW



SECTION A-A



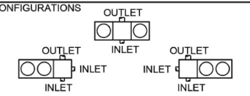
SECTION B-B

2-CARTRIDGE DEEP CATCHBASIN STORMFILTER DATA

STRUCTURE ID	WEST UNIT
WATER QUALITY FLOW RATE (cfs)	0.063
PEAK FLOW RATE (<1.8 cfs)	1
RETURN PERIOD OF PEAK FLOW (yrs)	10
CARTRIDGE FLOW RATE (gpm)	15
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	1736.65

PIPE DATA:	I.E.	DIAMETER
INLET STUB	1734.30	10"
OUTLET STUB	1734.25	10"

CONFIGURATIONS



SLOPED LID	NO
SOLID COVER	NO
NOTES/SPECIAL REQUIREMENTS:	

WEST UNIT

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,624,576; 5,707,527; 5,985,157; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

2 CARTRIDGE CATCHBASIN
STORMFILTER
STANDARD DETAIL

\\PSUWQKTWCRMF01.QUIKRETE.NET\MERLIN\PROJECT\ACTIVE\792000\792036\SITE PLANS & GENERAL INFO\SFCB DETAILS\WEST UNIT - SFCB2-DTL.DWG 2/20/2024 3:51 PM

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

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CARTRIDGE SELECTION

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RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
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PEAK HYDRAULIC CAPACITY	1.0			1.0			2.25		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES

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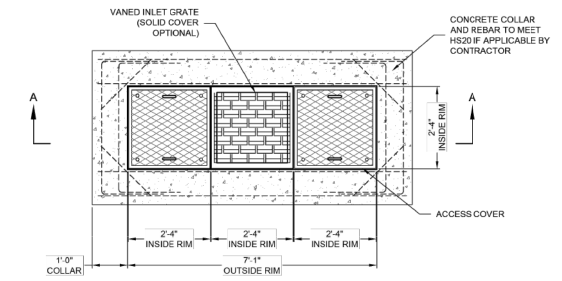
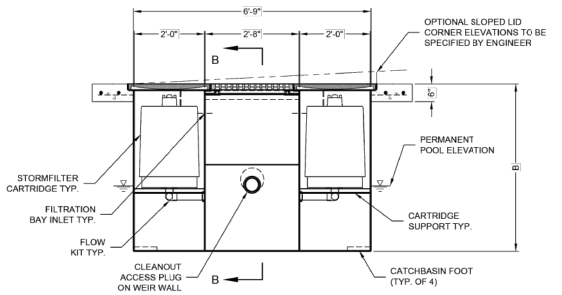
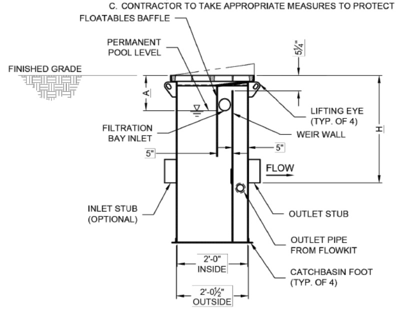
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



PLAN VIEW



SECTION A-A



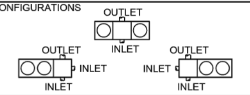
SECTION B-B

2-CARTRIDGE DEEP CATCHBASIN STORMFILTER DATA

STRUCTURE ID	WEST UNIT
WATER QUALITY FLOW RATE (cfs)	0.074
PEAK FLOW RATE (<1.8 cfs)	1
RETURN PERIOD OF PEAK FLOW (yrs)	10
CARTRIDGE FLOW RATE (gpm)	22.5
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	1737.82

PIPE DATA:	I.E.	DIAMETER
INLET STUB	1734.46	10"
OUTLET STUB	1734.46	10"

CONFIGURATIONS



SLOPED LID	NO
SOLID COVER	NO
NOTES/SPECIAL REQUIREMENTS:	

EAST UNIT

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,624,576; 5,707,527; 5,985,157; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

2 CARTRIDGE CATCHBASIN
STORMFILTER
STANDARD DETAIL

GRAPHIC SCALE
0 20
1"=20'

DATE: 07-08-24	REV #	BY	DATE	DESCRIPTION
SCALE:	△			
DESIGNED:	△			
DRAWN:	△			
CHECKED:	△			
PROJ. MGR:	△			
FILE PATH:				

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

STORMWATER CONTROL PLAN
QUICK QUACK CAR WASH # 26-649
SW SUNSET BLVD & LONETREE BLVD
ROCKLIN PLACER COUNTY CALIFORNIA

SHEET C-5.1 OF
PROJECT 22-2665

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	3	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	Low
	5	Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal.	Low
	3	Pyrus calleryana 'Aristocrat' / Aristocrat Callery Pear	24" box	Moderate
SHRUBS				
	210	Callistemon viminalis 'Little John' TM / Better John Bottlebrush	5 gal.	Low
	99	Dietes bicolor / Fortnight Lily	1 gal.	Low
	172	Lomandra x 'Lomlon' / Lime Tuff™ Dwarf Mat Rush	1 gal.	Low
	38	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low
	42	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low
VINES/ESPALLIERS				
	9	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal.	Low

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS					
	98	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	36" o.c.
	56	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender	1 gal.	Low	30" o.c.
	110	Rosa x 'Meisentmil' / Lemon Drift® Rose	1 gal.	Low	30" o.c.

GENERAL NOTES

1. A minimum 3-inch layer of organic wood chip mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
2. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil except within the TPZ of protected trees, which shall receive 4 - 6" of hardwood chip mulch.
5. Landscape Maintenance shall be the responsibility of the property owner.
6. Soils type(s) are unknown at this time: 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.
7. Contractor shall submit soil samples to the laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

Soil analysis shall include:

a. Soil texture;
b. Infiltration rate determined by laboratory test or soil infiltration rate table;
c. pH;
d. Total soluble salts;
e. Sodium;
f. Percent organic matter
g. recommendations.

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)
REGULAR LANDSCAPE AREA							
1 MODERATE- TREES	0.5	BUBBLERS	0.77	0.65	220	143	4623
2 LOW-SHRUBS	0.3	DRIP	0.81	0.37	8282	3,067	99274
				TOTALS	8,502	3,210	103897

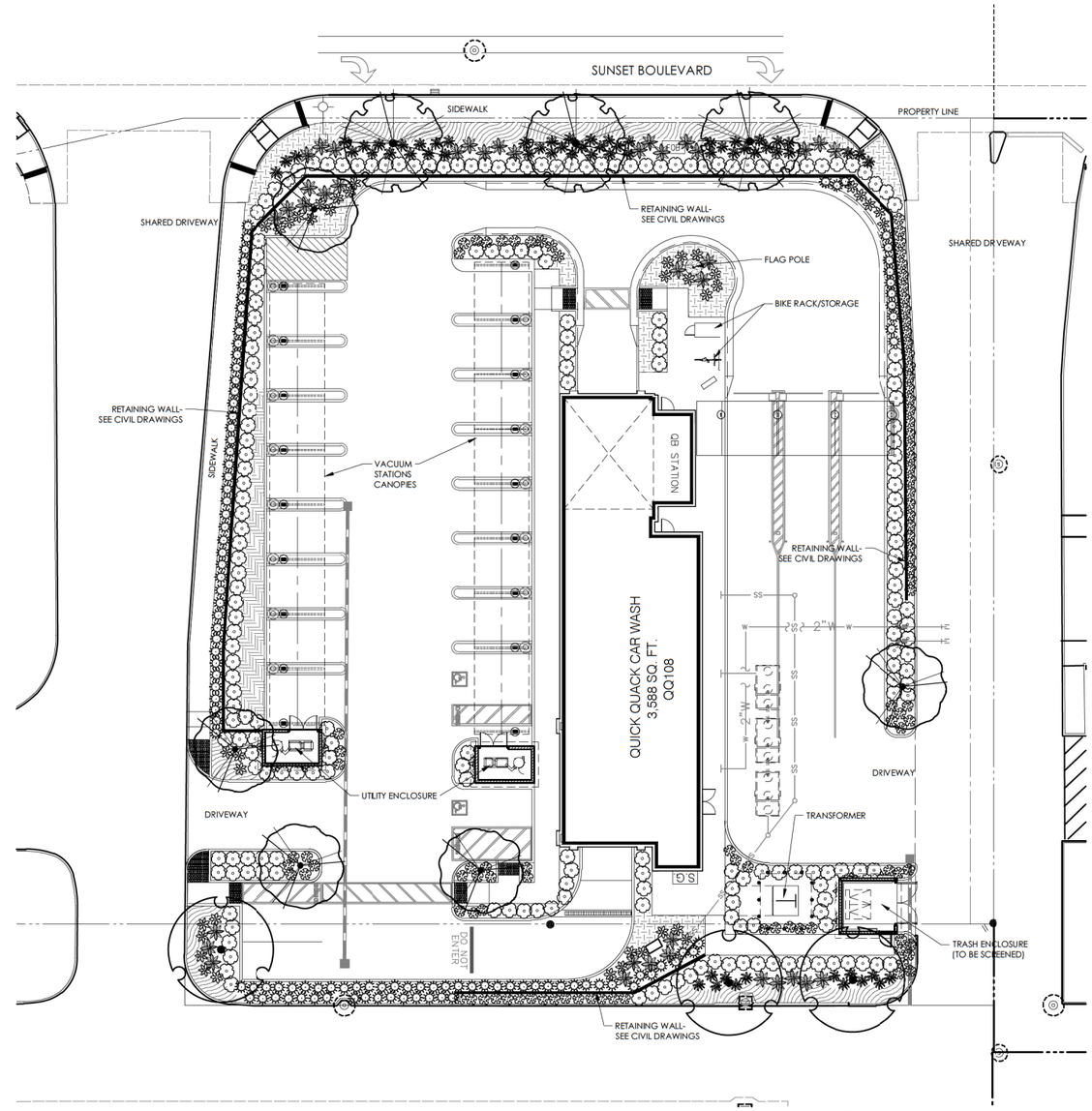
ETAF Calculations

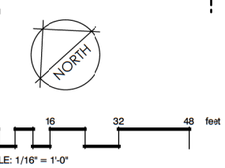
Total ETAF x Area	3,210
Total Area	8,502
Average ETAF	38%

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)
(52.2) (.62) (.45 x 8,520) + (1-.45) X 0) 123821 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(52.2) (.62) (3,210) = 103897 Gal.





COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Rodney Scaccalosi 6-20-24

OLIVE STREET LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

No.	Date	By	Ckd.	Appr.	Revision

Title: LANDSCAPE PLAN
QUICK QUACK CAR WASH NO. 46-282
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/26
STATE OF CALIFORNIA

Scale: Horizontal As Noted Vertical

Designed — Drawn — Checked — Approved RS Date 6-20-24

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

Job Number 23452
Sheet L1

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	3	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	Low
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	210	Callistemon viminalis 'Little John' TM / Better John Bottlebrush	5 gal.	Low
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d. Total soluble salts;
e. Sodium;
f. Percent organic matter
g. recommendations.

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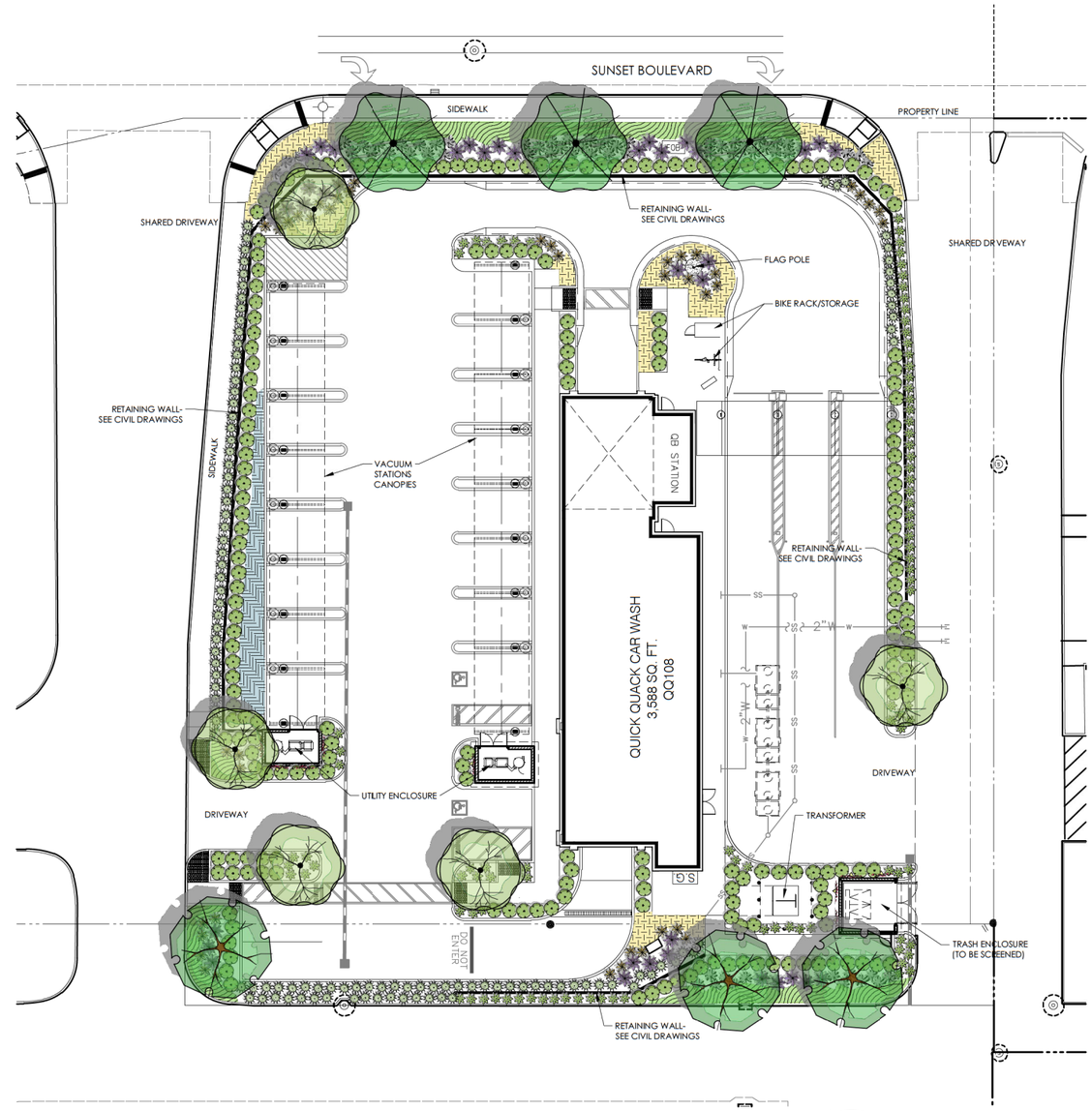
(52.2) (.62) (.45 x 8,520) + (1-.45) X 0) 123821 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(52.2) (.62) (3,210) = 103897 Gal.



COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Rodney Scaccalosi 6-20-24

OLIVE STREET LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

No.	Date	By	Ckd.	Appr.	Revision

Title: LANDSCAPE PLAN
QUICK QUACK CAR WASH NO. 46-282
SW SUNSET BLVD. AND LONETREE BLVD.
ROCKLIN, CA 95765

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

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/26
STATE OF CALIFORNIA

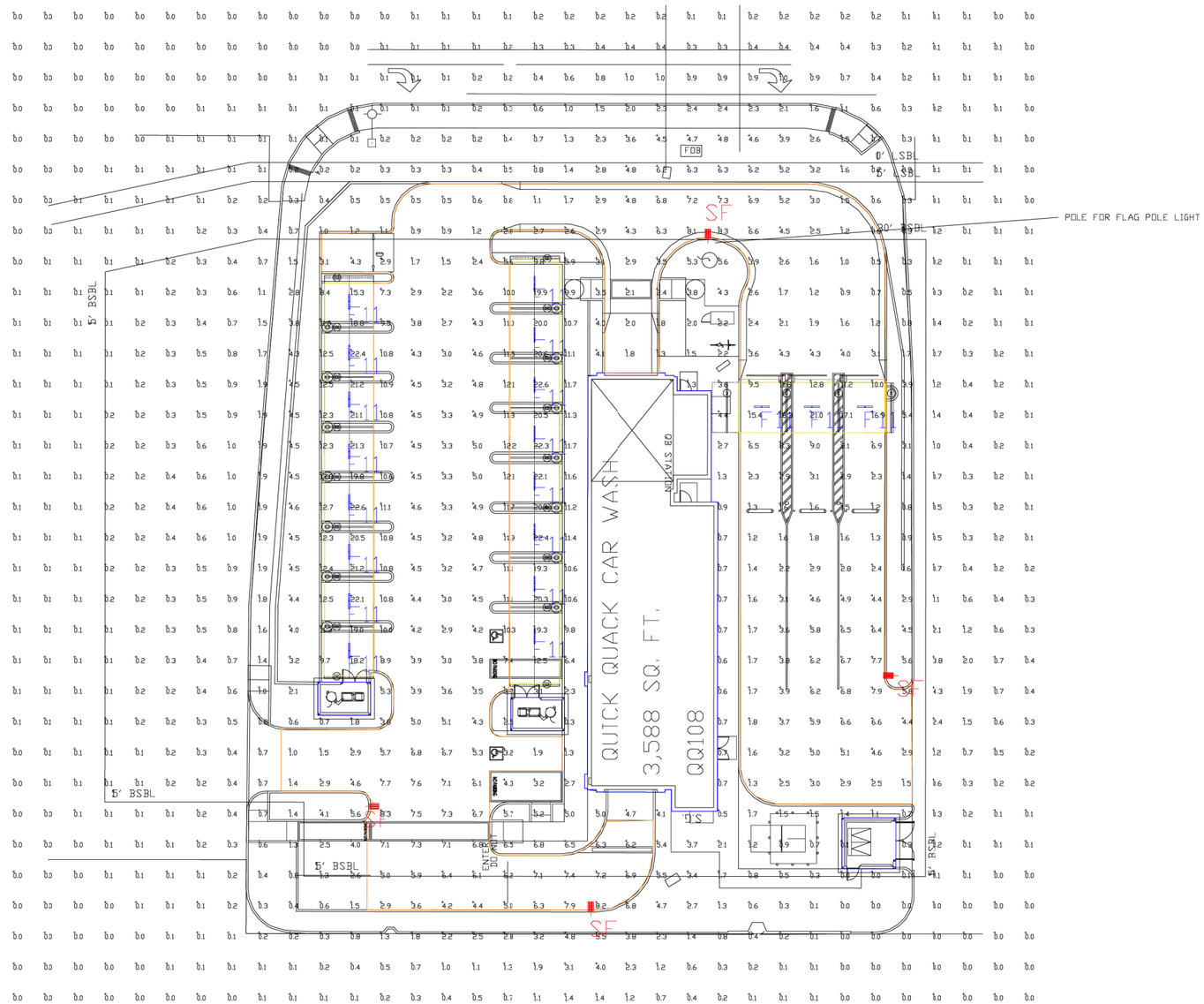
Scale: Horizontal As Noted Vertical

Designed — Drawn — Checked — Approved RS Date 6-20-24

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

Job Number 23452
Sheet L1

C:\Users\17072\OneDrive\Documents\BUSINESS\PROJECTS\QUICK QUACK\ROCKLIN 26-649\DWG\L1-LANDSCAPE PLAN.dwg 6/20/2024 11:47 AM 17072



NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY1	Illuminance	Fc	20.27	22.6	15.3	1.32	1.48
CANOPY2	Illuminance	Fc	20.17	22.6	12.5	1.61	1.81
PAVED AREA	Illuminance	Fc	4.65	12.2	0.5	9.30	24.40
PAY CANOPY	Illuminance	Fc	17.74	21.0	15.4	1.15	1.36

POLE NOTE: 4SQ-XX-S11G-16 POLE + 2FT BASE
POLE ORDERING INFORMATION BASED ON THIS DRAWING:
PLEASE CONFIRM EPA WIND RATING PRIOR TO ORDER.
CUSTOMER RESPONSIBLE FOR BASE SELECTION PER LOCAL CONDITIONS.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	19	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	12'	1.000	1000	6778	51.95
	4	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	16' POLE+2' BASE	1.000	1000	16890	135

Total Project Watts
Total Watts = 1527.05

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Note: For national account pricing/quotation and order placement, please reach out to Steve Friedman at Hermitage Lighting - 847-830-1444 or sfriedman@gohermitage.com

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 # FAX (513) 793-3225

LIGHTING PROPOSAL LO-160418

QUICK QUACK #26-349
SUNSET BLVD
ROCKLIN, CA

BY:SCF	DATE:6/24/24	REV:	SHEET 1 OF 1

SCALE: 1"=16' 0 16


Quick Quack
CAR WASH


Quick Quack
CAR WASH
Quick Quack
CAR WASH

BARGHAUSEN

PROJECT NARRATIVE

Use Permit
and Design Review
Quick Quack Car Wash

PREPARED BY

Barghausen Consulting Engineers, Inc.

PREPARED FOR	CLIENT ADDRESS
Quick Quack Car Wash	6020 West Oaks Blvd., Suite 300 Rocklin, WA 95765

SITE ADDRESS	JURISDICTION	DATE	PROJECT NO.
SWC Sunset Blvd and Lonetree Blvd, Rocklin, CA 95765	Rocklin, CA	06/10/2024	23452

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with three (3) vehicle queuing lanes. The proposed site improvements include 16 parking spaces with vacuums (one ADA), one (1) standard ADA parking stall, a trash enclosure, two (2) vacuum equipment enclosures, landscaping, utility connections, and exterior lot lighting. The subject property consists of one (1) parcel (Parcel No. 017-284-004-000) that has an area of 1.15 acres (50,094 square feet) and is zoned Business Professional/Commercial (PD-BP/C). Pursuant to the Stanford Ranch General Development Plan, car washes are a conditional use in the PD-BP/C zone.

Surrounding Uses

The subject property is located within a commercially development area within the City. To the north of the subject site is a gas station, to the east is an office building and warehouse, to the south is a daycare facility, and to the west is an agricultural supply retail store.

Quick Quack Business Model

Quick Quack is a well-established business with 200 successful stores and one million loyal members. At Quick Quack, it is believed that one *Quack* of kindness, can help make someone's day. From hosting fundraisers to support the community, to granting wishes through the Make-A-Wish foundation, Quick Quack has a mission to change lives for the better. Their charitable efforts raised funds to support families that lost their homes to fires, community members that needed money for medical expenses and even provided a miniature carwash for a child with a neurological disorder to support their sensory needs. Quick Quack continues to spread kindness and smiles in every new location proposed.

Operational Measures

The vehicle wash will include a conveyor belt or motorized track that routes vehicles through the showroom. In the showroom, vehicles are rinsed and washed utilizing a combination of spinning wraps, reclaimed water, and biodegradable and environmentally friendly soaps. Payment kiosks are provided within the stacking lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. Quick Quack has the capacity to run up to 155 cars an hour through the wash, loading one car every 24 seconds onto the conveyor. Once on the conveyor, the average wash is approximately 2 minutes and 10 seconds before discharge at the front of the showroom. The business will have approximately 18 employees and will be open daily between 7am and 9pm.

Quick Quack has a membership program that utilizes license plate readers, so when members arrive there is no wait, the gate will open automatically, and they can drive straight into the wash without stopping. This technology significantly increases the efficiency and throughput of the Quick Quack queue lines. The queuing process allows for rapid processing of vehicles that minimizes on-site idling.

The Quick Quack locations utilize a water reclamation process and reverse osmosis chambers to lighten the environmental footprint and reuse water. The car wash utilizes 65 percent less water than the average person does washing their vehicle at home. In addition, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

Site Characteristics

The entrance to the project site will be located near the site's southwest corner off an internal drive aisle that provides the overall development with right in/out access to Sunset Boulevard. The Quick Quack showroom is located in the center of the project site, with its entrance near the eastern property line. Three (3) vehicle queuing lanes will extend along the site's southern property line and provide queuing space for up to 15 vehicles. Customers will exit the car wash near the site's western property line and will have the option to park in the vacuum spaces that are in between the showroom building and the project site northern

property line or exit the site. The project site's exit is located near the site's northwest corner and will direct vehicles onto an internal drive aisle that provides the overall development with right in/out access to Sunset Boulevard.

Architecture

The proposed building will include a brown metal roofing and neutral toned finishes for exterior walls. The building features modulation with a tower element near the showroom entrance, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapets heights and material changes are integrated to break up the vertical massing. Decorative but functional architectural elements are included, like the yellow arched entrance and exit, and yellow pilasters flanking the entry tower.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Conditional Use Approval Criteria

RMC 17.70.140 identifies the findings that the City shall make to grant a Conditional Use Permit. Below are answers to how the proposed Quick Quack Car Wash is consistent with the City's Conditional Use Permit approval criteria.

A. Conditional use permits may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this title. Because of their unusual characteristics, conditional uses require special consideration so that they may be located and developed properly with respect to the objectives of this title and with respect to their effect on surrounding property.

   Response: The Stanford Ranch General Development Plan identified car washes are a conditional use in the PD-BP/C zone. The proposed Quick Quack Car Wash will comply with all conditions that are required as part of the Conditional Use Permit's approval.

B. The grant of a conditional use permit shall be based on a finding by the decision-making body that the establishment, maintenance or operation of the use, building or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city.

   Response: The proposed Quick Quack Car Wash will not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city. The project is designed to meet the Stanford Ranch General Development Plan, the City's development and building standards for a new development in the PD-BP/C zone, engineering design standards, noise standards, and all applicable City and State requirements.

C. Whether or not it approves the conditional use permit, the decision-making body shall set forth in writing the findings of fact upon which it based its decision.

   Response: The project is designed to meet the Stanford Ranch General Development Plan, the City's development and building standards for a new development in the PD-BP/C zone, engineering design standards, noise standards, and all applicable City and State requirements. The project will also comply with all conditions that are required by the Conditional Use Permit's approval.