

BEE SHINE CAR WASH

CAR WASH AND VACUUM

CANOPIES

1100 ORLANDO AVE, ROSEVILLE, CALIFORNIA
95841



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
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CONSULTANTS:

CONTRACTOR:

PROJECT:

**BEE SHINE
CAR WASH**

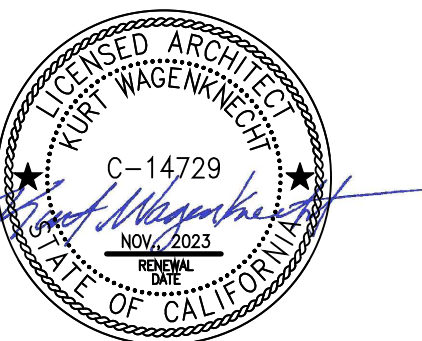
NEW CAR WASH

**1100 ORLANDO AVE
ROSEVILLE, CA 95841**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **22-005** PROJECT DATE: **4-12-2022**

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001

CONSULTANTS

CIVIL & LANDSCAPING:

TSD ENGINEERS, INC
785 Orchard Drive, Suite 110
Folsom, CA 95630
P: (916) 608-0707
Contact:

LANDSCAPING:

PERRY DESIGN
2280 Strap Miner Trail
Cool CA 95614
P: (530) 823-2621
Contact: Carol Brown

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 471-060-060-000 (53,601 S.F., 1.23 AC)
ORIGINAL PARCELS

GENERAL PLAN DESIGNATION: LC - LIMITED COMMERCIAL
ZONING: PLANNED DEVELOPMENT COMMERCIAL- PD-C

PROJECT SITE AREA (GROSS): +/- 59,601 S.F. +/- 1.37 ACRES

BUILDING DATA:

STRUCTURE	CBC OCCUP.	TYPE OF CONST.	AREA
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RETAIL FACILITY BUILDING AREA(S):

CAR WASH TUNNEL	B	II B	4,542 S.F.
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FLOOR TO AREA RATIO:

TOTAL AREA OF SITE:	59,601 S.F.
TOTAL AREA OF BLDGS: (W/O CANOPY)	(8%) 4,542 S.F.

LANDSCAPING DATA:

TOTAL AREA OF LANDSCAPING:	15,162 S.F.
PERCENTAGE OF SITE LANDSCAPED:	16.45 %

PARKING DATA:

BUILDING AREA	PARKING RATIO	REQ'D.
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CAR WASH	4 EMPLOYEES MAX PER SHIFT	= 4
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TOTAL REQ'D PARKING = 4

PARKING PROVIDED

REGULAR SPACES	= 8
ACCESSIBLE SPACES	= 1
TOTAL	(REQUIRED SPACES) 9

VACUUM SPACES	= 21
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VICINITY MAP



SCALE: N.T.S.



DRAWING INDEX

GENERAL

A001 COVER SHEET

ARCHITECTURAL

A100 DEMO SITE PLAN
A101 SITE PLAN
A102 TRASH ENCLOSURE DETAILS
A103 VACUUM EQUIPMENT ENCLOSURE
A104 ZONING MAP

A200 OVERALL CAR WASH FLOOR PLAN
A201 GSR FLOOR PLAN
A202 RETAIL OVERALL FLOOR PLAN

A301 CAR WASH EXTERIOR ELEVATIONS
A302 CAR WASH EXTERIOR ELEVATIONS
A303 CAR WASH EXTERIOR ELEVATIONS
A304 VACUUM CANOPY EXTERIOR ELEVATIONS
A305 VACUUM CANOPY EXTERIOR ELEVATIONS

CIVIL

C-1 PRELIMINARY GRADING & DRAINAGE PLAN
C-2 PRELIMINARY SEWER & WATER PLAN
C-3 PRELIMINARY STREET FRONTAGE PLAN
C-4 PRELIMINARY TYPICAL SECTIONS
C-5 PRELIMINARY STORMWATER MANAGEMENT PLAN

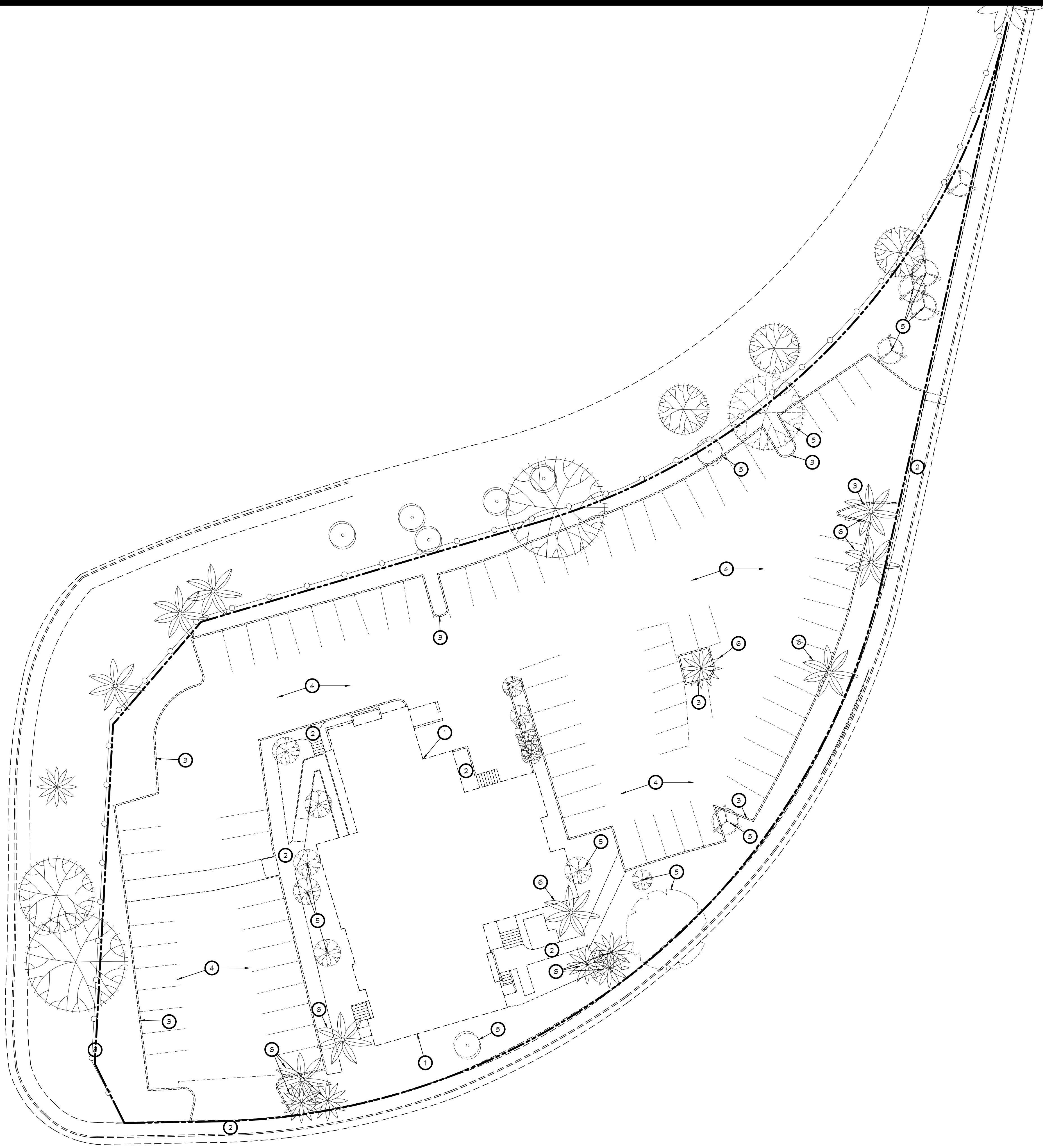
LANDSCAPE

LP-1 PRELIMINARY PLANTING PLAN
LP-1 PRELIMINARY IRRIGATION

SCOPE OF WORK

CONSTRUCT A NEW CAR WASH STATION IN ROSEVILLE, CA ON AN EXISTING SITE. ALL EXISTING BUILDINGS WILL BE REMOVED.

NEW CAR WASH STATION CONSISTS OF FOUR (5) STRUCTURES; 1) THE MAIN BUILDING WILL CONTAIN A CAR WASH, 2) IS THE TRASH ENCLOSURE STRUCTURE, 3) AND 4) ARE THE VACUUM CANOPIES, 5) IS THE PAY STATION CANOPY.



KEYNOTES

- ① EXISTING BUILDING TO BE REMOVED
- ② EXISTING CONC. CURB AND WALK TO BE REMOVED
- ③ EXISTING CONC. CURB TO BE REMOVED
- ④ EXISTING AC PAVING TO BE REMOVED
- ⑤ EXISTING TREE AND LANDSCAPING TO BE REMOVED
- ⑥ EXISTING PALM TREE TO BE RELOCATED



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REVISIONS:

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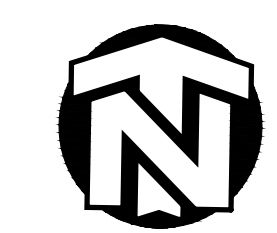
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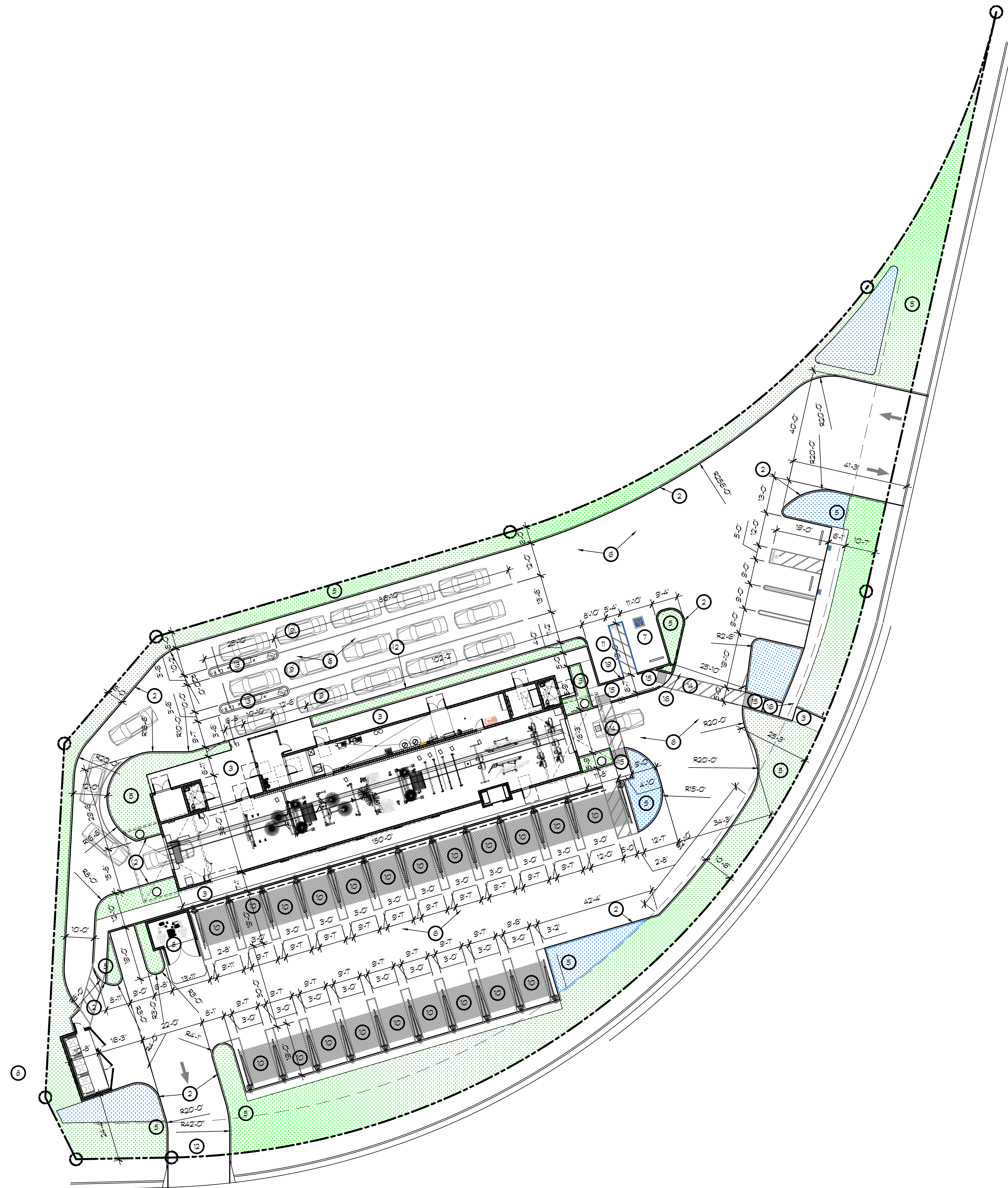
SHEET CONTENTS:

**EXISTING/DEMO
 SITE PLAN**

SHEET NUMBER:

A100





20 SITE PLAN



SCALE: 1" = 20'-0"

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 471-060-060-000 (53,601 S.F., 1.23 AC)
ORIGINAL PARCELS
GENERAL PLAN DESIGNATION: LC - LIMITED COMMERCIAL
ZONING: PLANNED DEVELOPMENT COMMERCIAL- PD-C
PROJECT SITE AREA (GROSS): +/- 59,601 S.F. +/- 1.37 ACRES

BUILDING DATA:
STRUCTURE CBC OCCUP. TYPE OF CONST. AREA

RETAIL FACILITY BUILDING AREA(S):
CAR WASH TUNNEL B II B 4,542 S.F.

FLOOR TO AREA RATIO:
TOTAL AREA OF SITE: 59,601 S.F.
TOTAL AREA OF BLDGS: (W/O CANOPY) (8%) 4,542 S.F.

LANDSCAPING DATA:
TOTAL AREA OF LANDSCAPING: 15,162 S.F.
PERCENTAGE OF SITE LANDSCAPED: 16.45 %

PARKING DATA:
BUILDING AREA PARKING RATIO REQ'D.
CAR WASH 4 EMPLOYEES MAX PER SHIFT = 4

TOTAL REQ'D PARKING = 4

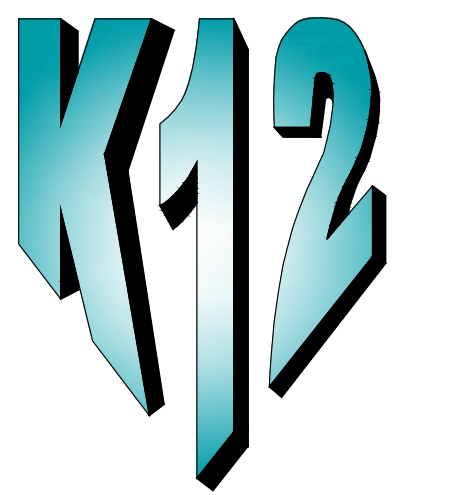
PARKING PROVIDED
REGULAR SPACES = 8
ACCESSIBLE SPACES = 1
TOTAL (REQUIRED SPACES) 9
VACUUM SPACES = 21

KEYNOTES

- 1 CAR WASH MONUMENT SIGN.
- 2 CONCRETE CURB.
- 3 CONCRETE WALK.
- 4 SITE AREA LIGHT. WITH CONCRETE BASE SHALL HAVE A DRY BRICK FINISH. TYPICAL. SEE DETAIL(S) 10/A104, 6 & 18 A107
- 5 LANDSCAPING, SEE LANDSCAPING DRAWINGS.
- 6 CONCRETE PAVING, SEE CIVIL DRAWINGS.
- 7 EVCS STATION
- 8 TRASH ENCLOSURE AND CONC. APPROACH SLAB. SEE SHEET A102 FOR DETAILS
- 9 138'-0" LF OF VEHICLE STACKING (138 / 20 = 6.9 VEHICLES)
- 10 CAR WASH VACUUM STATION
- 11 ACCESSIBLE VAN PARKING STALL
- 12 NEW DRIVEWAY - SEE CIVIL DWGS
- 13 CAR WASH PAY STATION - BY OWNER HIRED CONSULTANT
- 14 60" WIDE STRIPED ACCESS WALK WAY
- 15 TRUNCATED DUMPS - WIDTH OF ACCESS x 36" DEEP
- 16 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL
- 17 NOT USED
- 18 CLEAN AIR VEHICLE PARKING SPACES WHITE LETTERING.
- 19 ACCESSIBILITY SITE SIGNAGE
- 20 CAR WASH CLARPER TANKS.
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E. 1:20) SHALL HAVE RAMPS COMPLYING WITH 2019 CBC, SECTION 11B-405 OR 11B-406 AS APPROPRIATE, WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2019 CBC, SECTION 11B-705.1.2.5.

--- PATH OF TRAVEL



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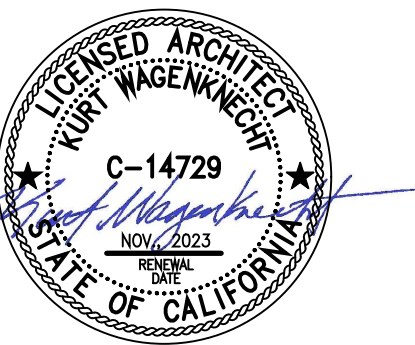
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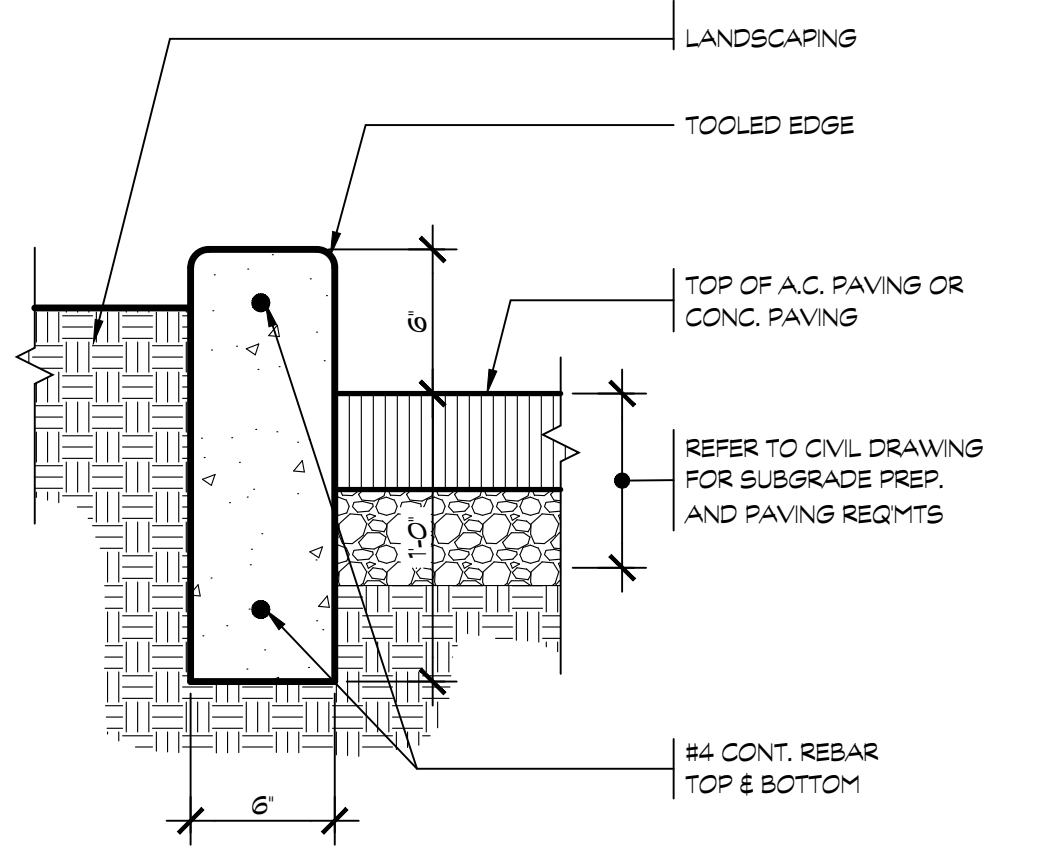
PROJECT NUMBER: **22-005** PROJECT DATE: **4-12-2022**

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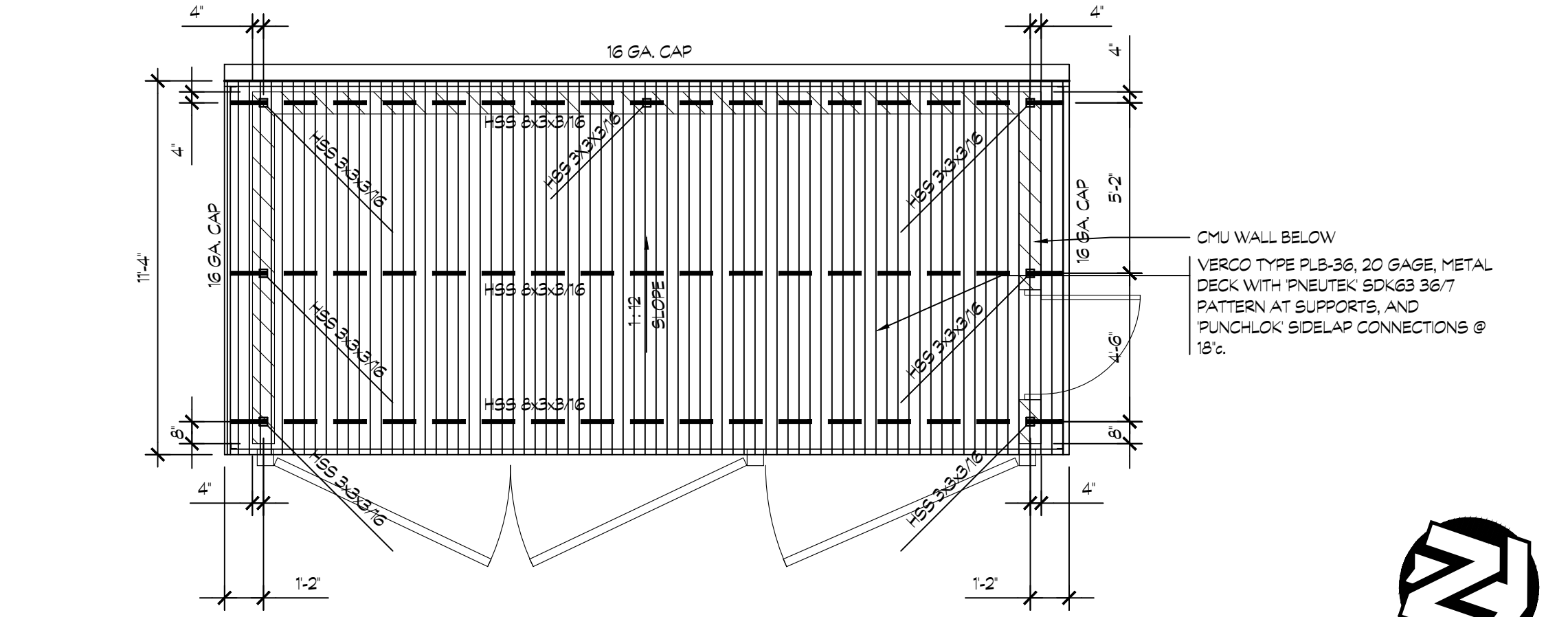
**PROPOSED
SITE PLAN**

SHEET NUMBER:

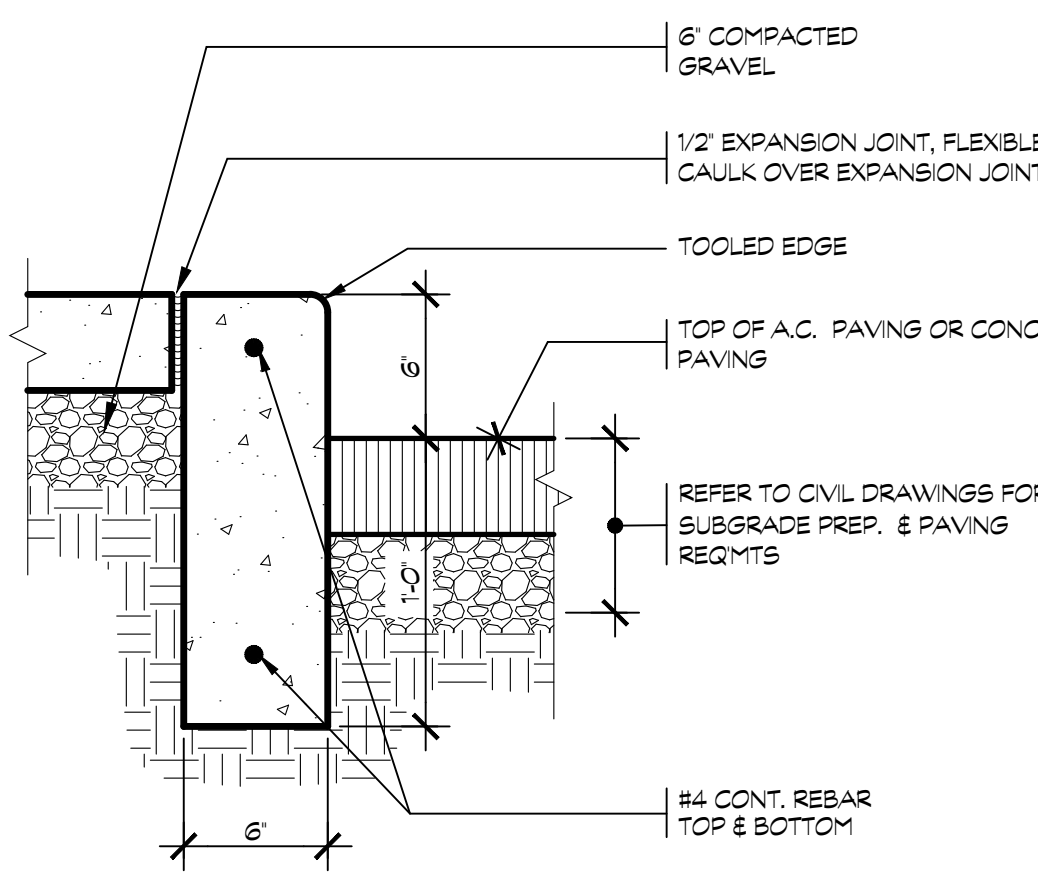
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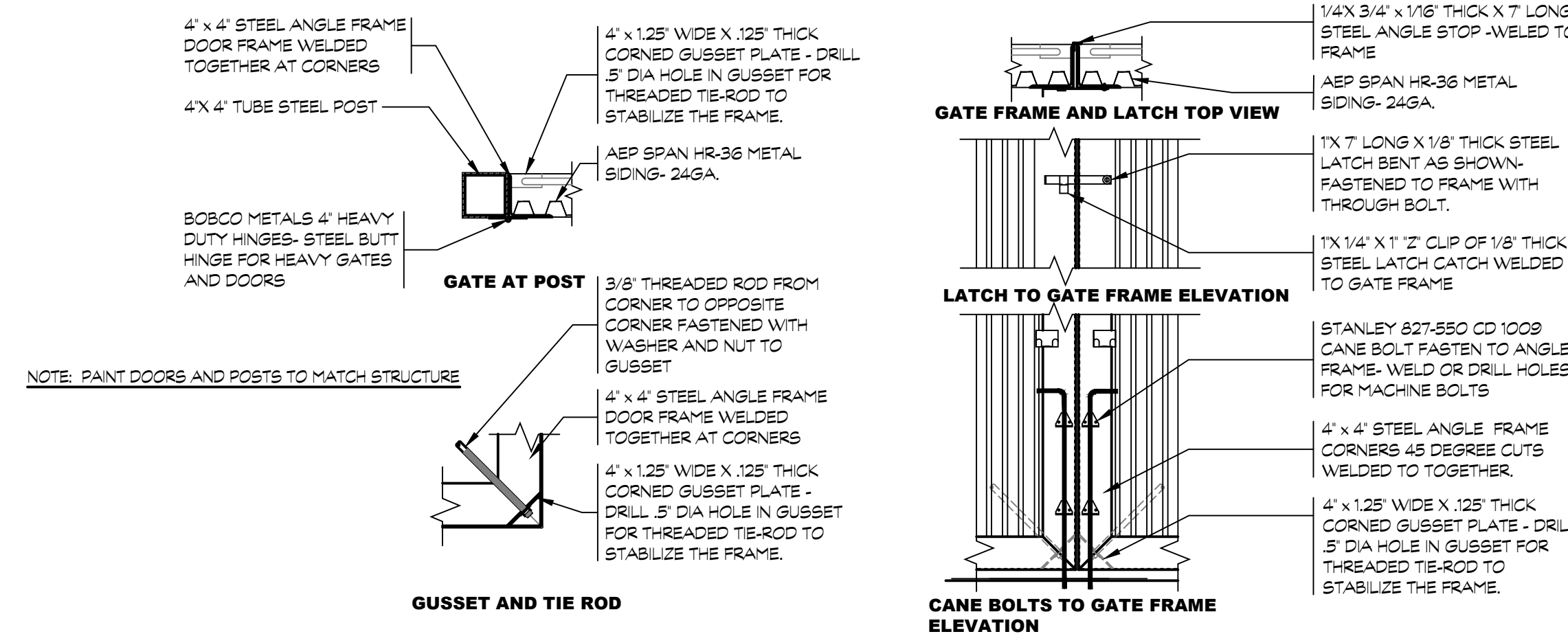
17 CONC. CURB @ LANDSCAPING
SCALE: 1 1/2" = 1'-0"



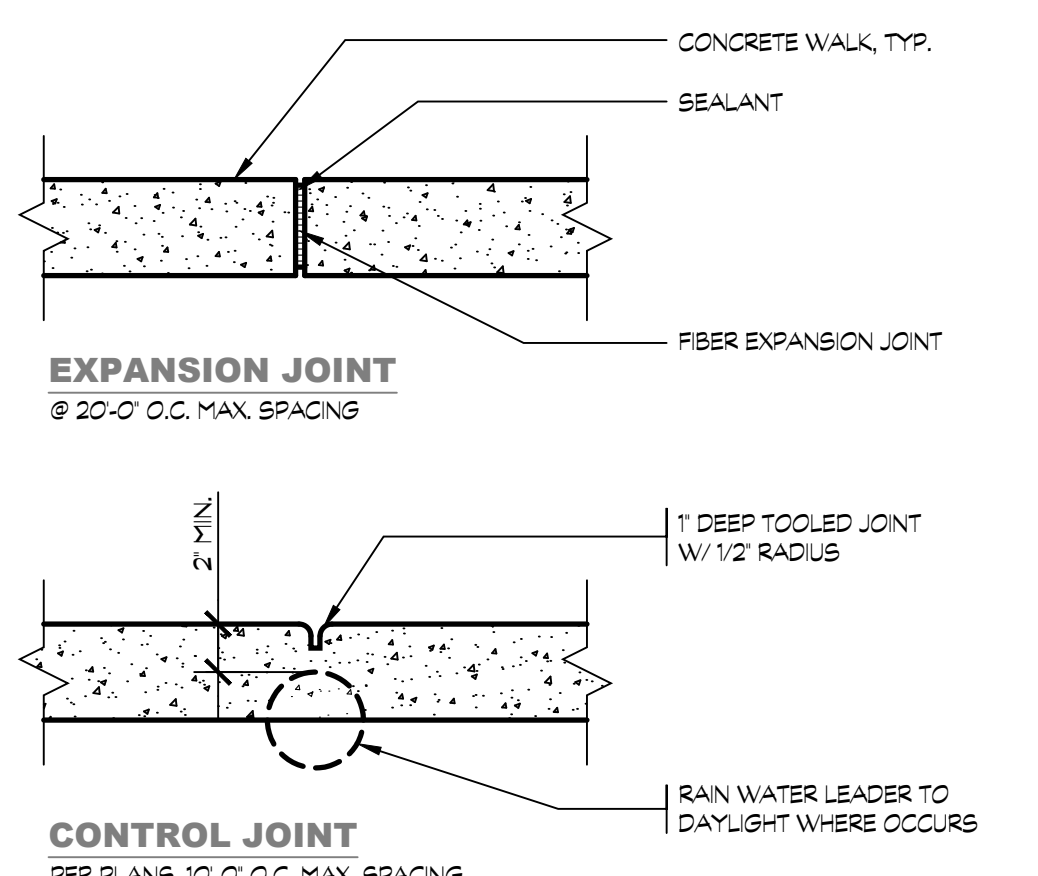
13 TRASH ENCLOSURE ROOF & FRAMING PLAN
SCALE: 1/4" = 1'-0"



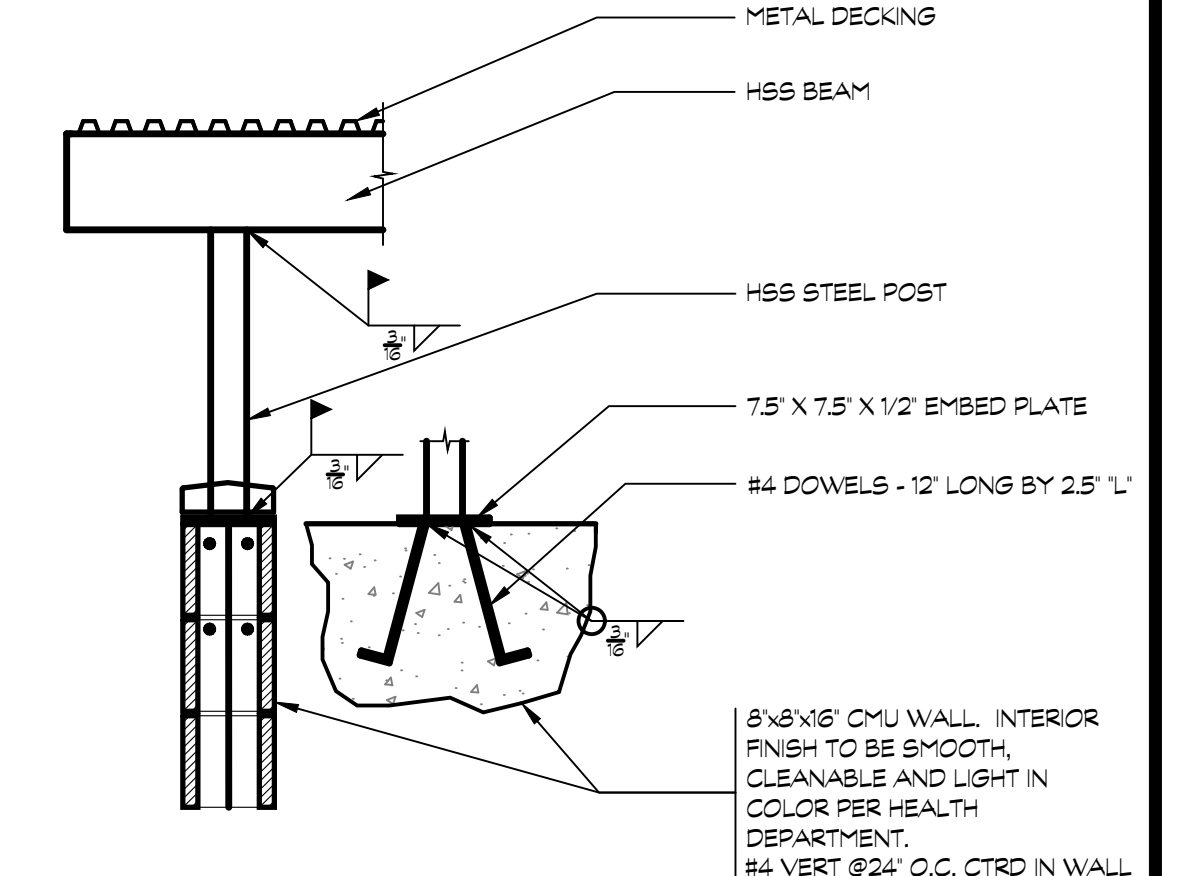
18 CONC. WALK CURB
SCALE: 1 1/2" = 1'-0"



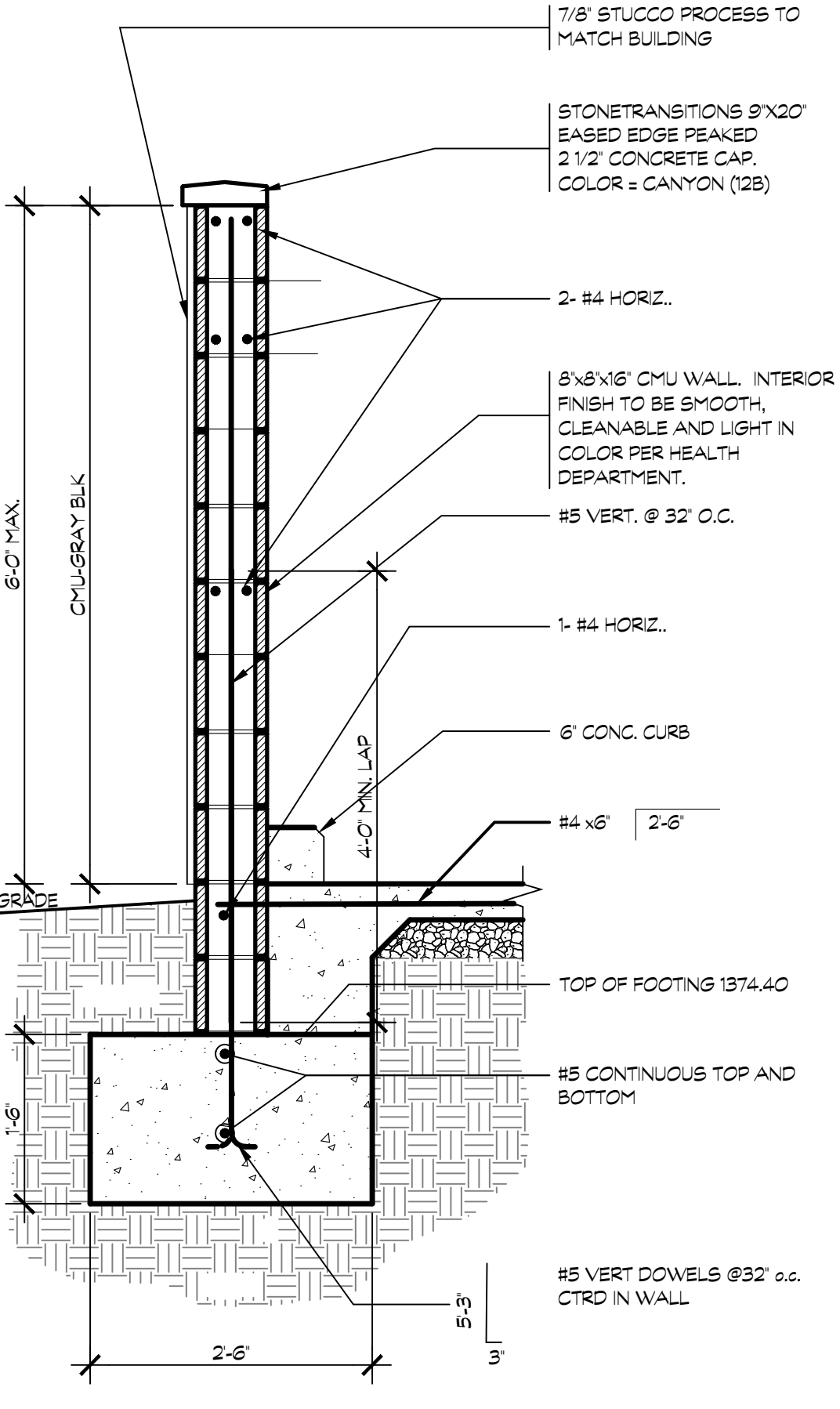
14 TRASH ENCLOSURE GATE DETAILS
SCALE: 1" = 1'-0"



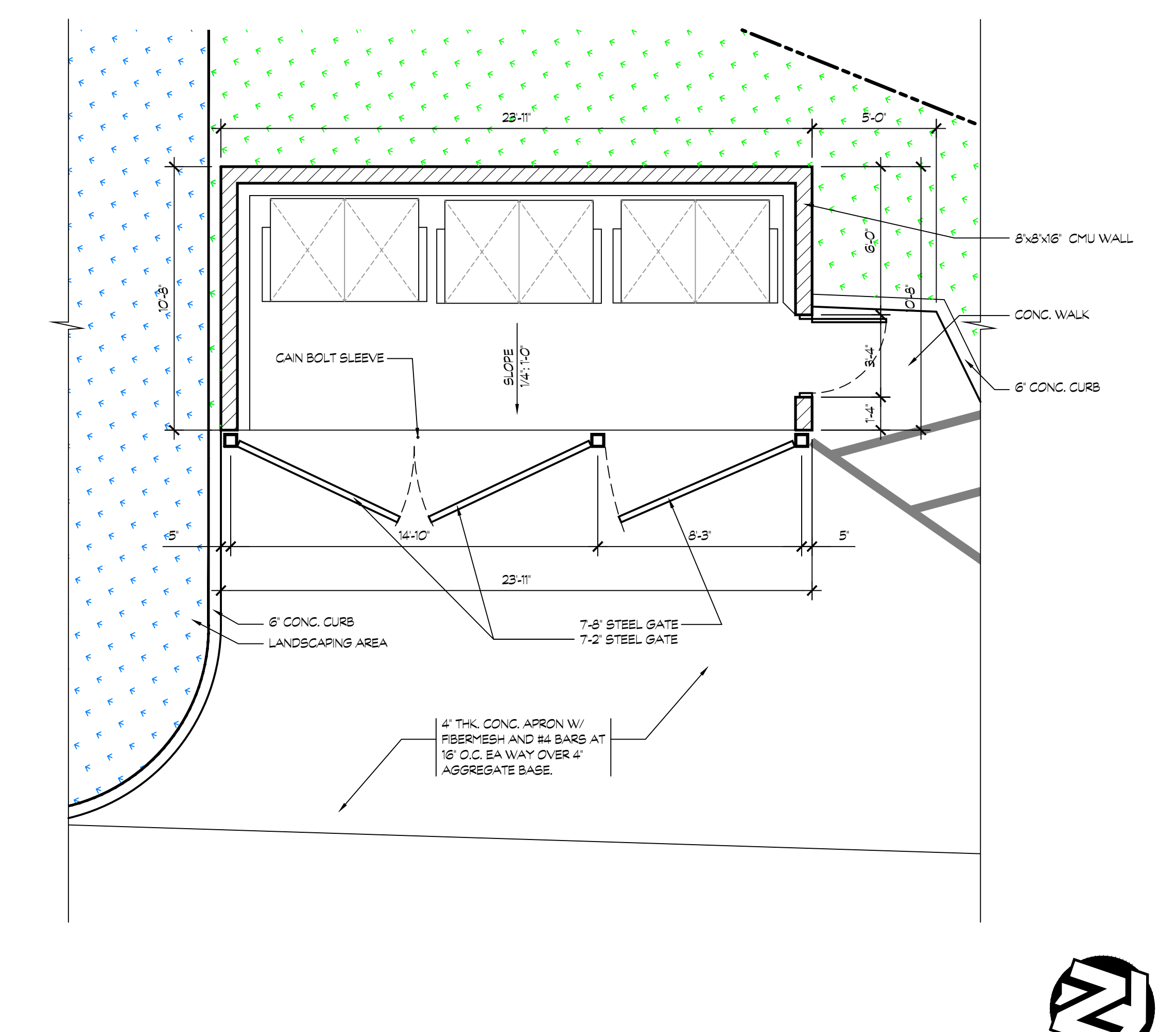
19 CONC. WALK EXPANSION & CONTROL JOINTS
SCALE: 1 1/2" = 1'-0"



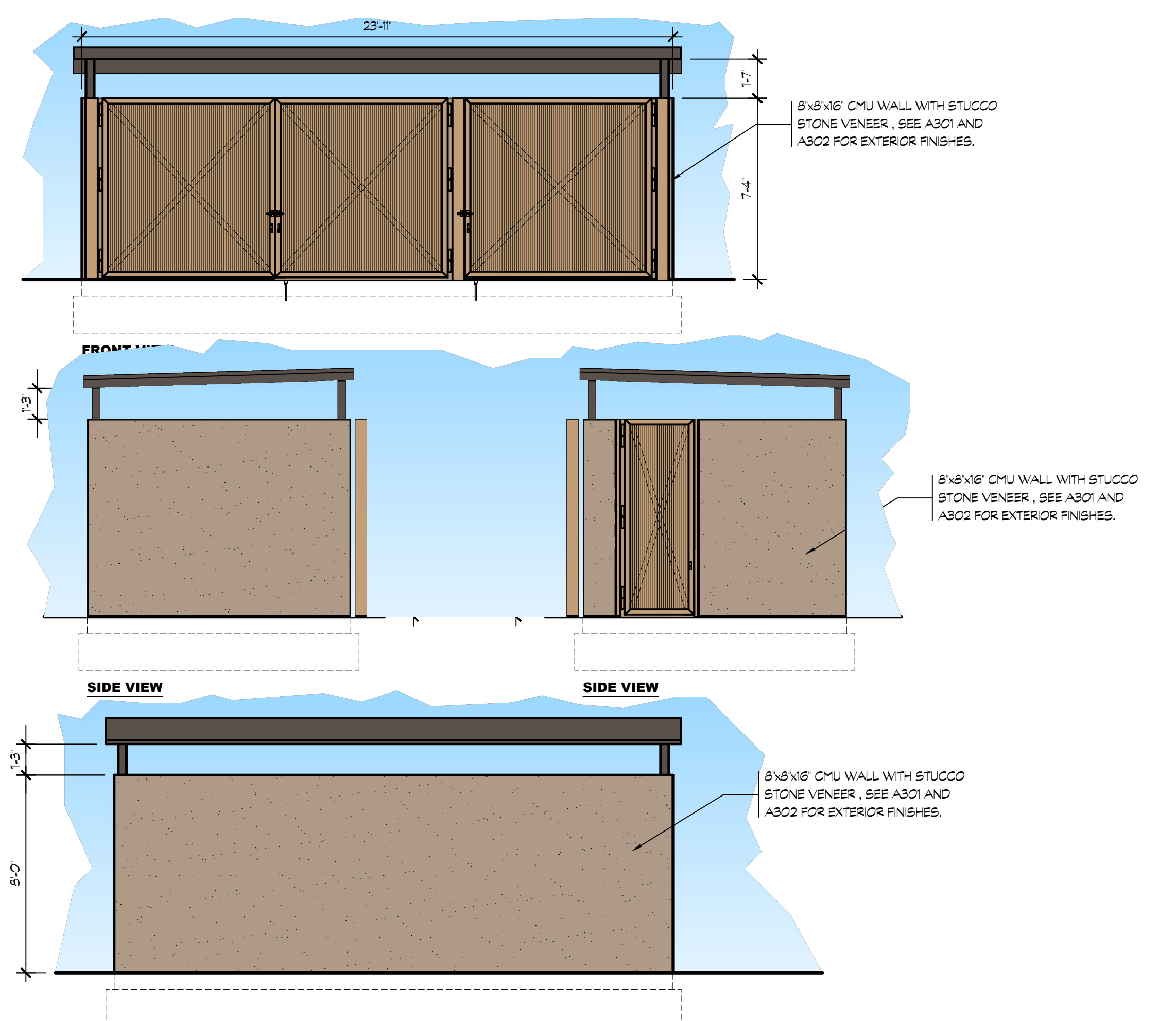
15 TRASH ENCLOSURE ROOF TO CMU WALL CONNECTION
SCALE: 3/4" = 1'-0"



12 TRASH ENCLOSURE WALL SEC.
SCALE: 3/4" = 1'-0"



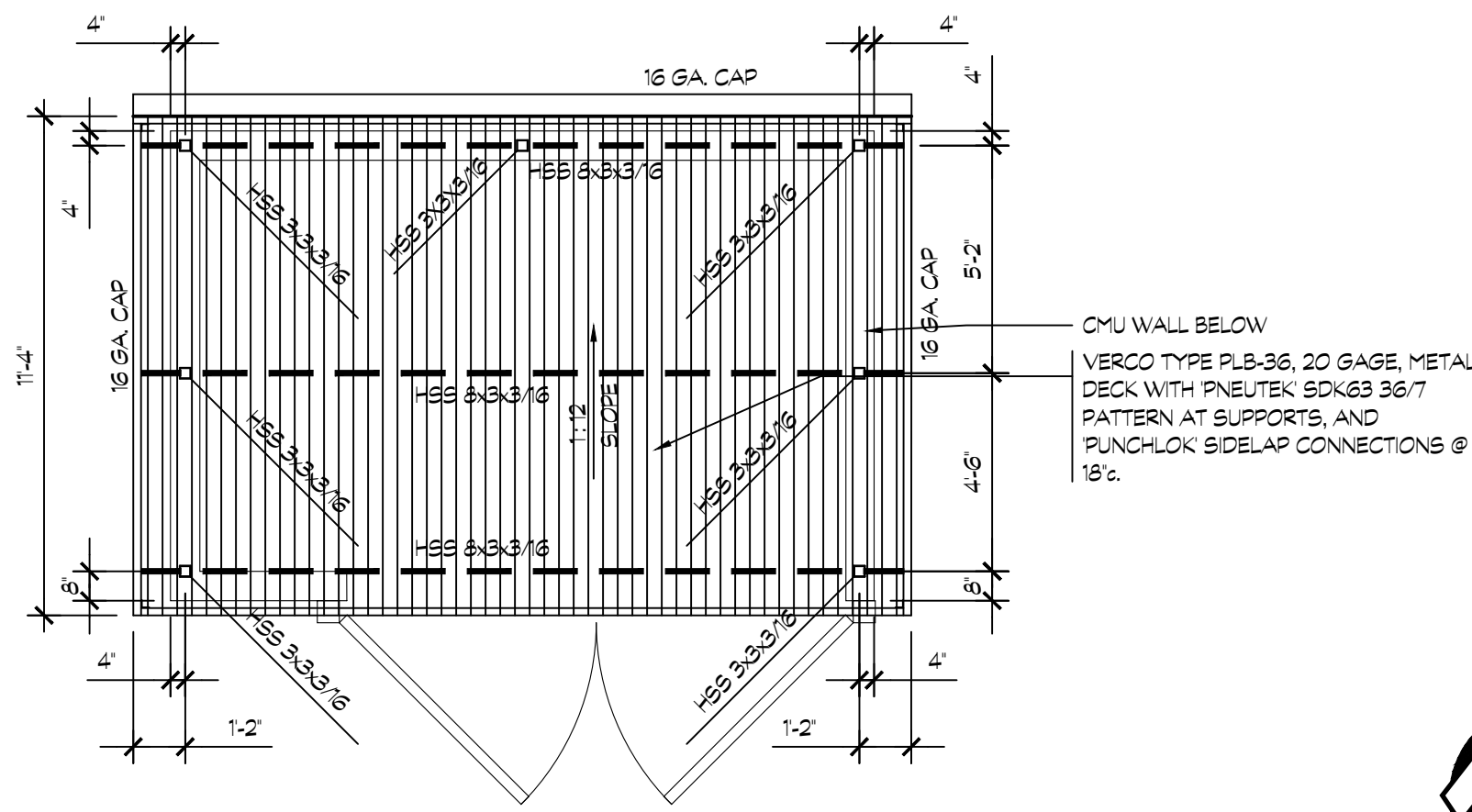
6 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



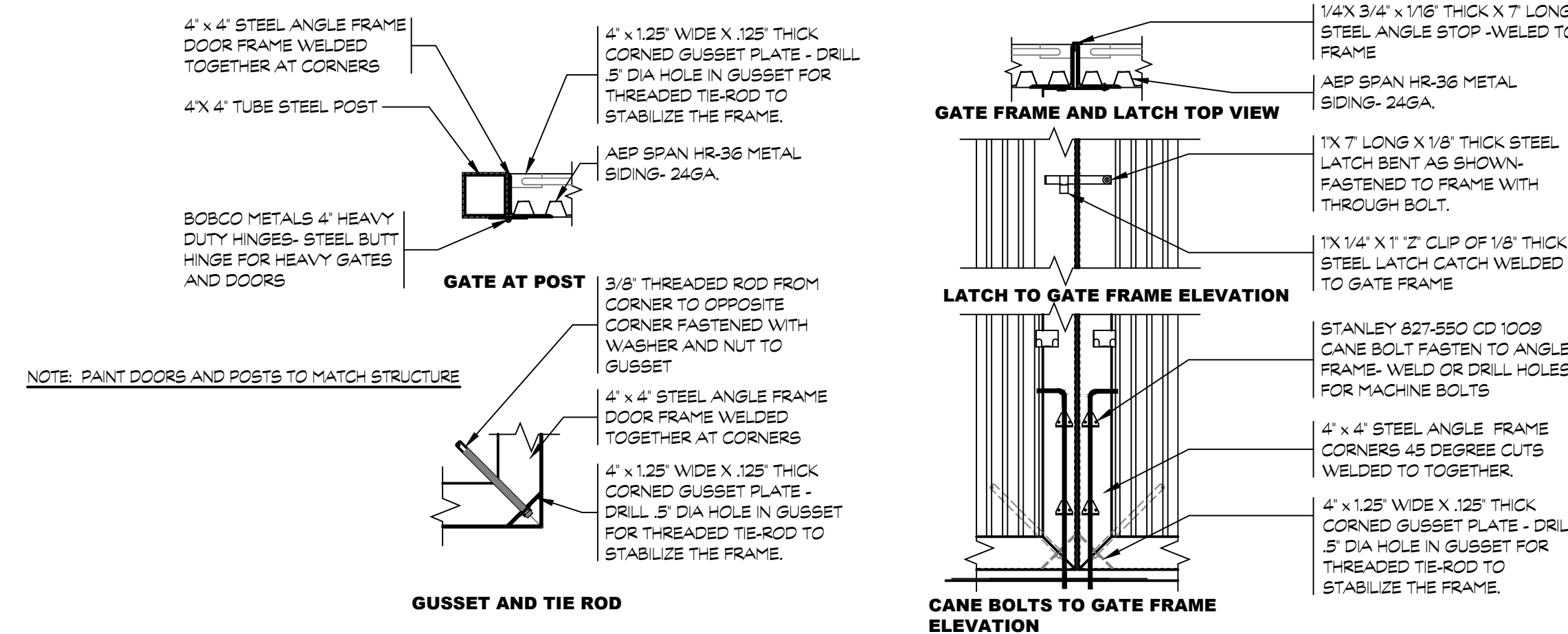
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13 TRASH ENCLOSURE ROOF & FRAMING PLAN

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

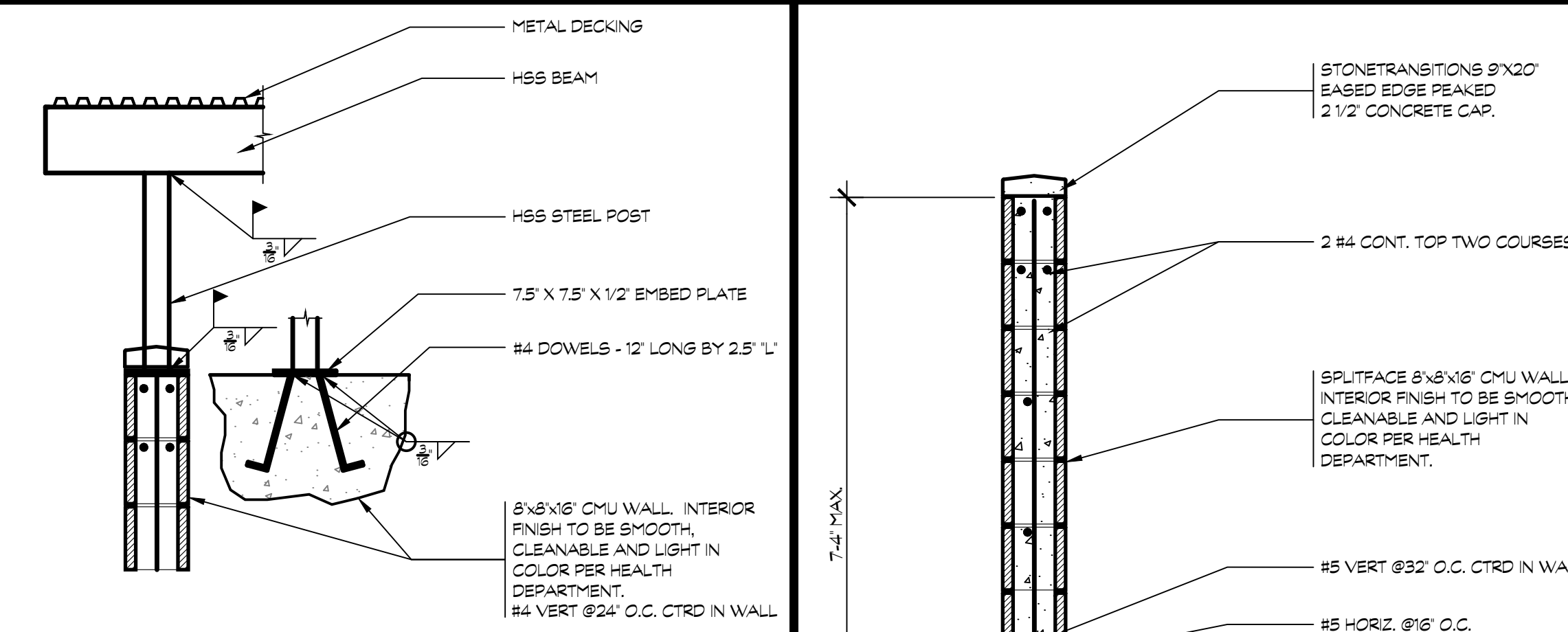
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14 TRASH ENCLOSURE GATE DETAILS

SCALE: 1"=1'-0"

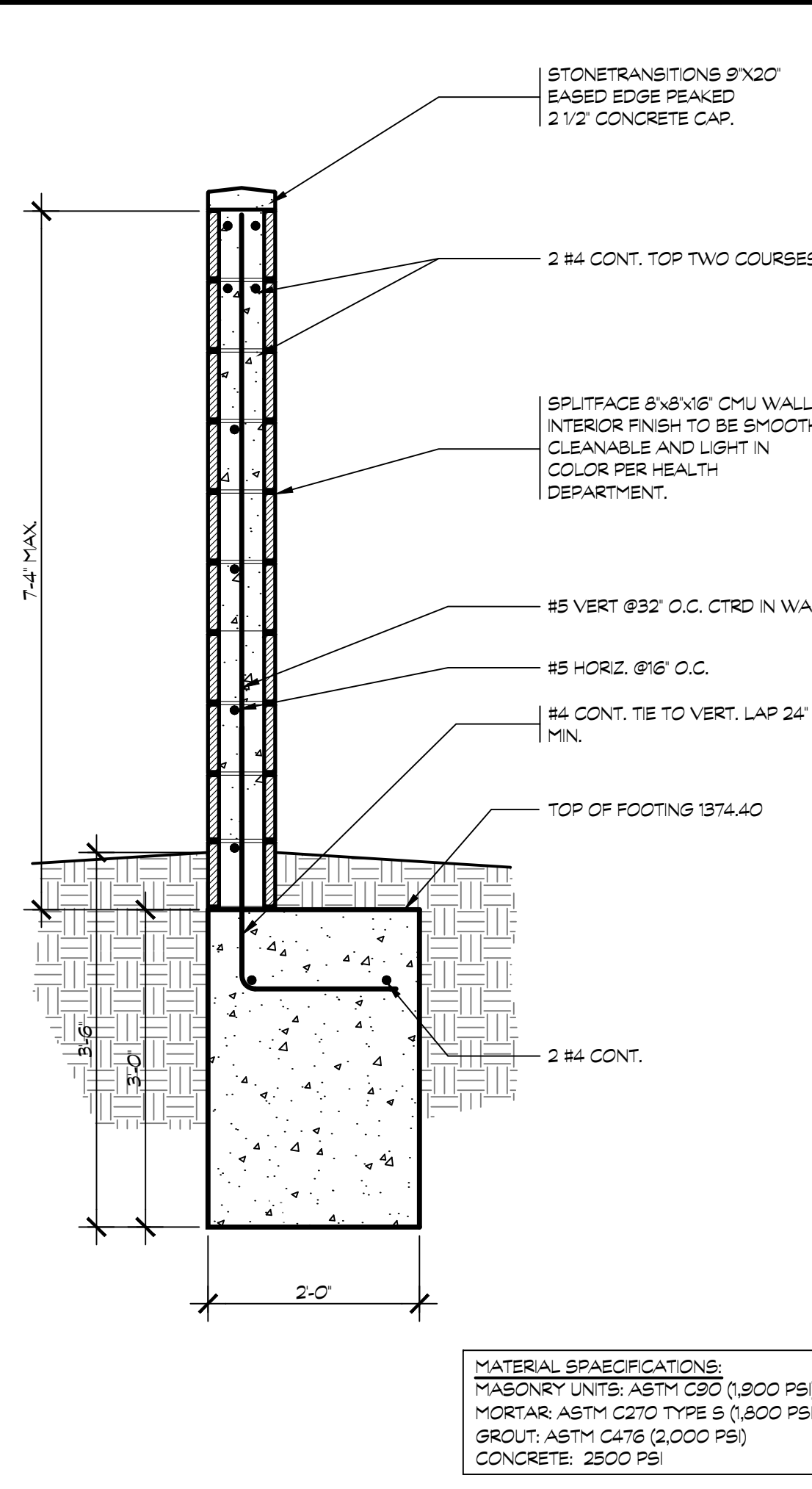
19



15 VACUUM PRODUCER ROOF TO CMU WALL CONNECTION

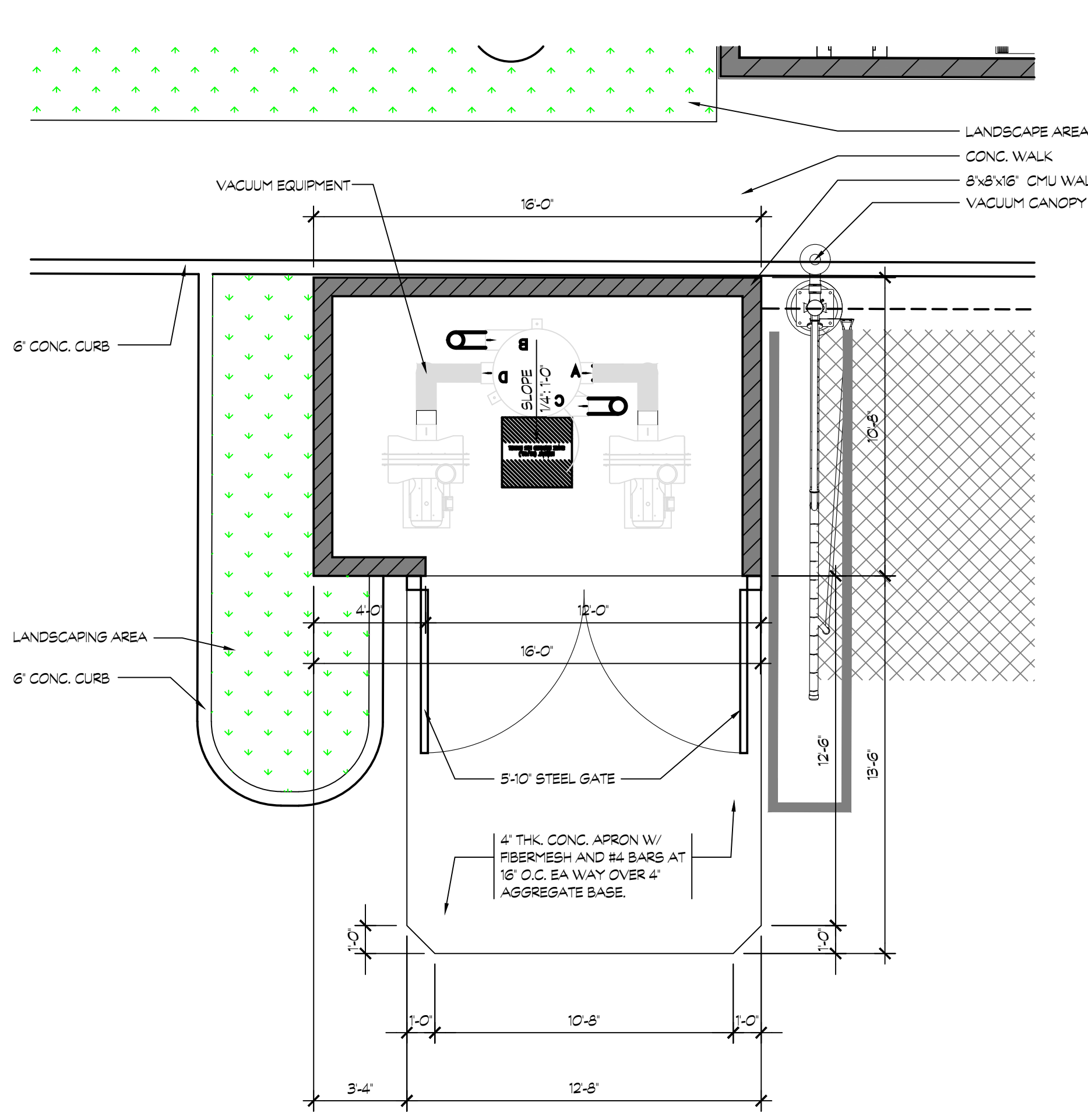
SCALE: 3/4"=1'-0"

20



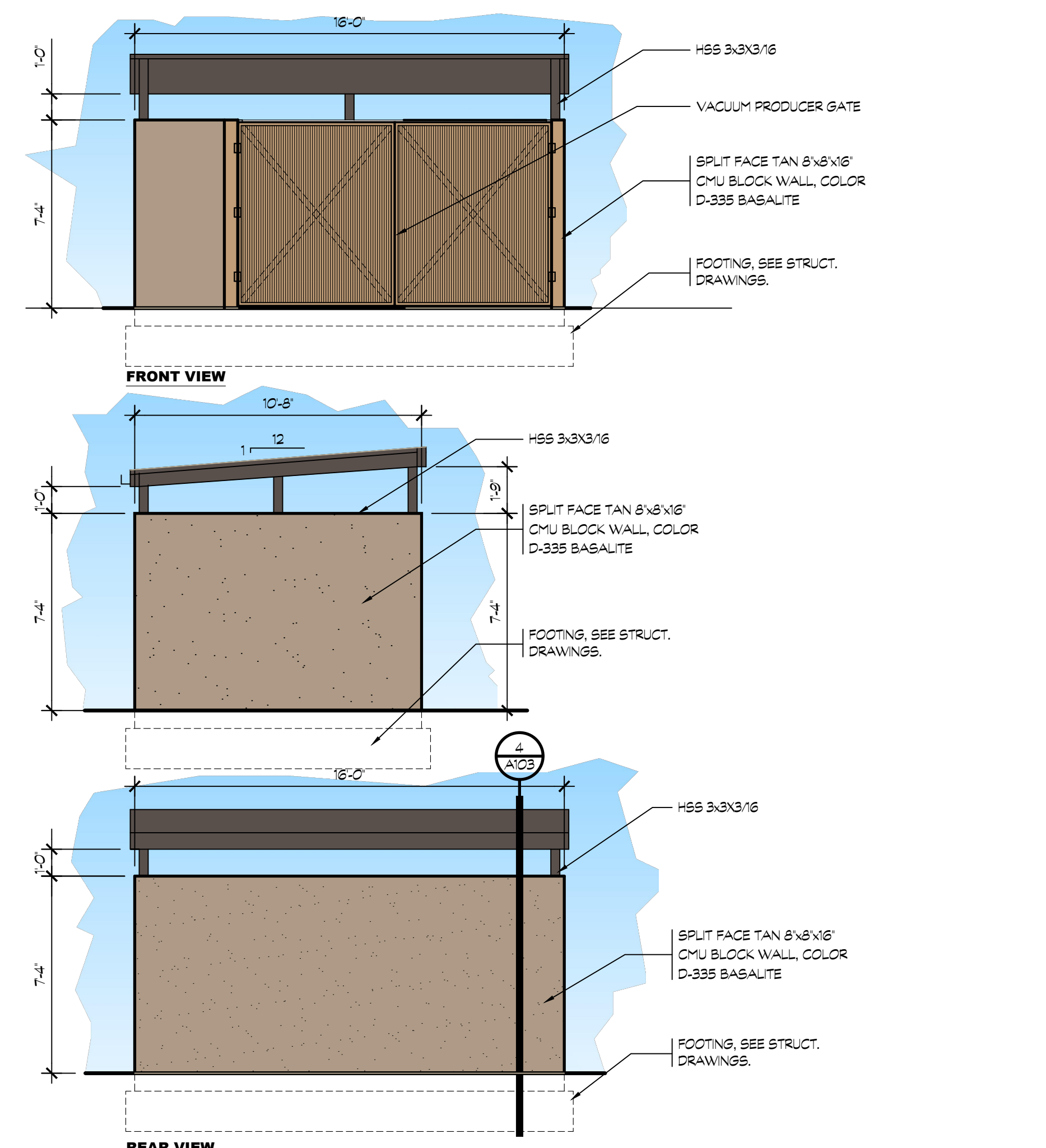
12 CMU WALL AT PROPERTY LINE

SCALE: 3/4"=1'-0"



8 VACUUM EQUIPMENT ENCLOSURE

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



8 VACUUM ENCLOSURE ELEVATIONS

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



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BEE SHINE
CAR WASH

NEW CAR WASH

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ROSEVILLE, CA 95841

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



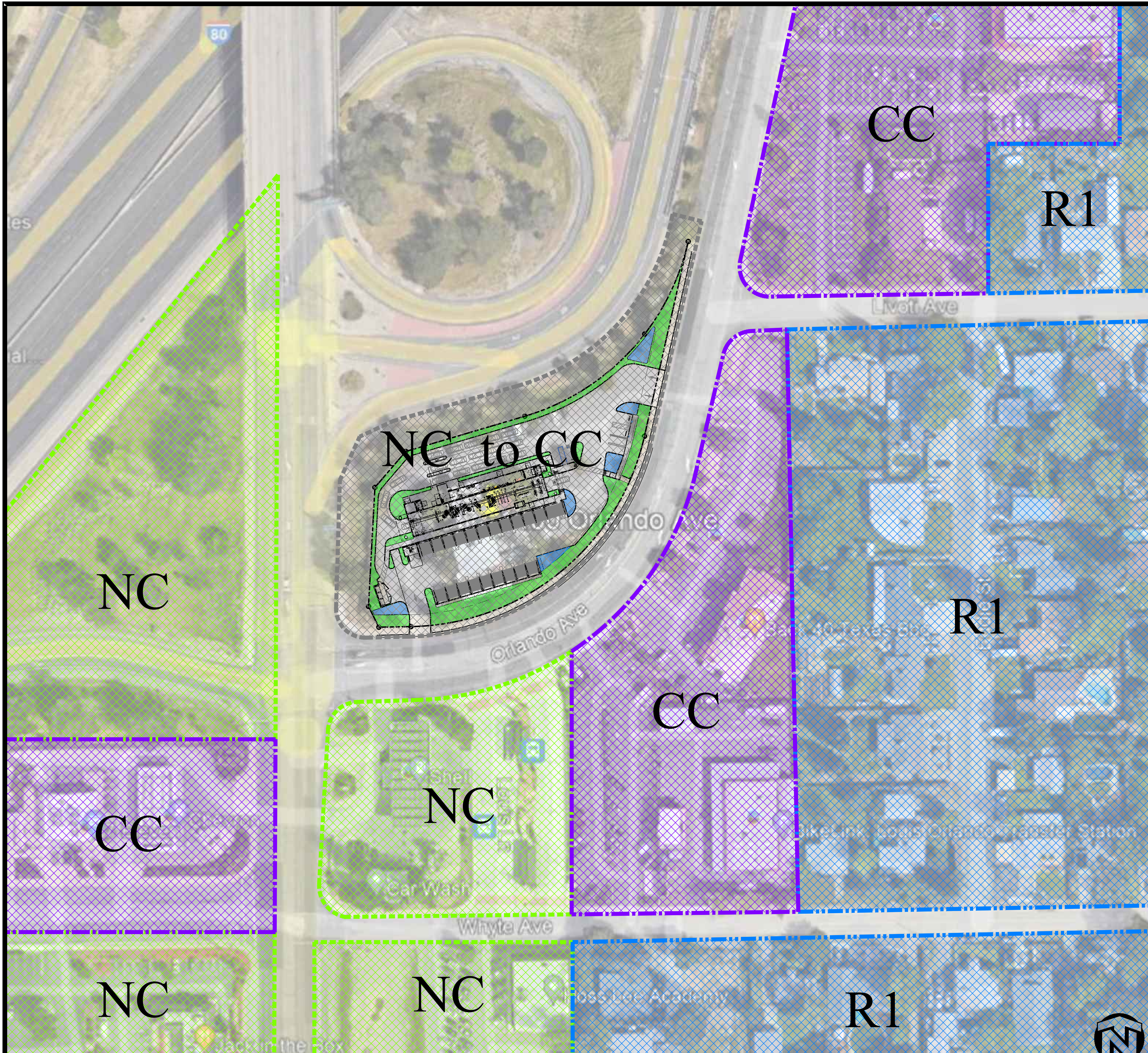
PROJECT NUMBER: 22-005 PROJECT DATE: 4-12-2022

SHEET CONTENTS:

VACUUM
ENCLOSURE DETAILS

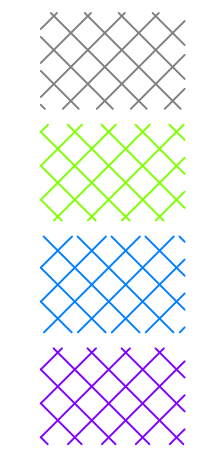
SHEET NUMBER:

A103



PROJECT DATA

- A PROJECT SITE- ZONE NC , REZONING TO CC
- B ZONE CC
- C ZONE R1- NOT IN ROSEVILLE
- B ZONE CC



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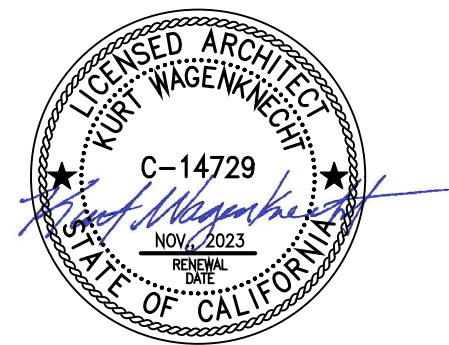
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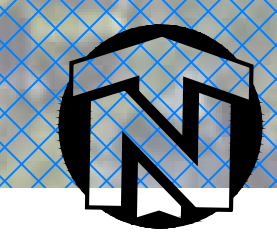
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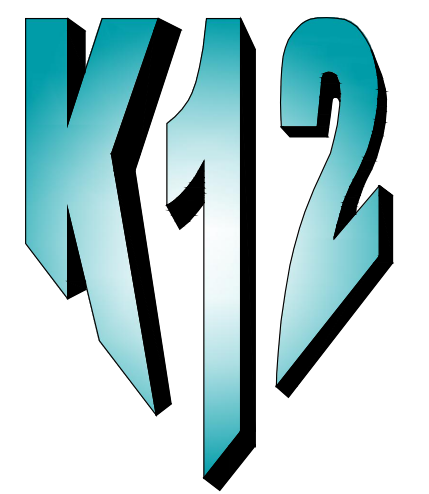
SHEET CONTENTS:

ZONING MAP

SHEET NUMBER:

A104





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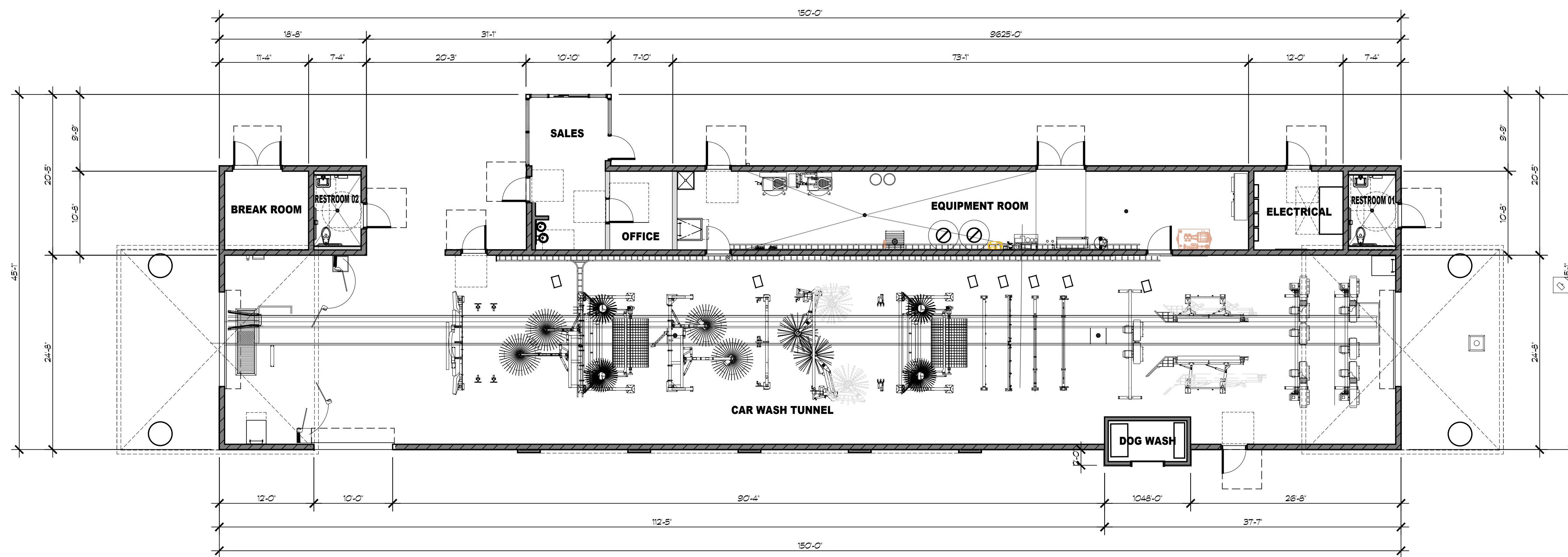
PROJECT NUMBER: **22-005** PROJECT DATE: **4-12-2022**

SHEET CONTENTS:

OVERALL
FLOOR PLAN

SHEET NUMBER:

A200





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PROJECT:

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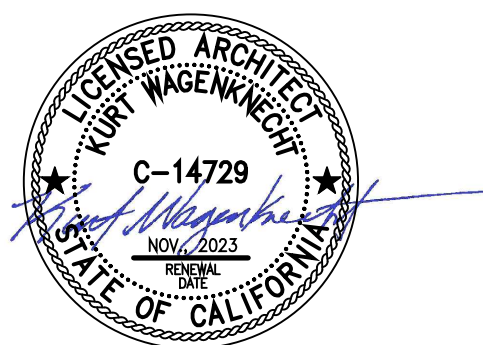
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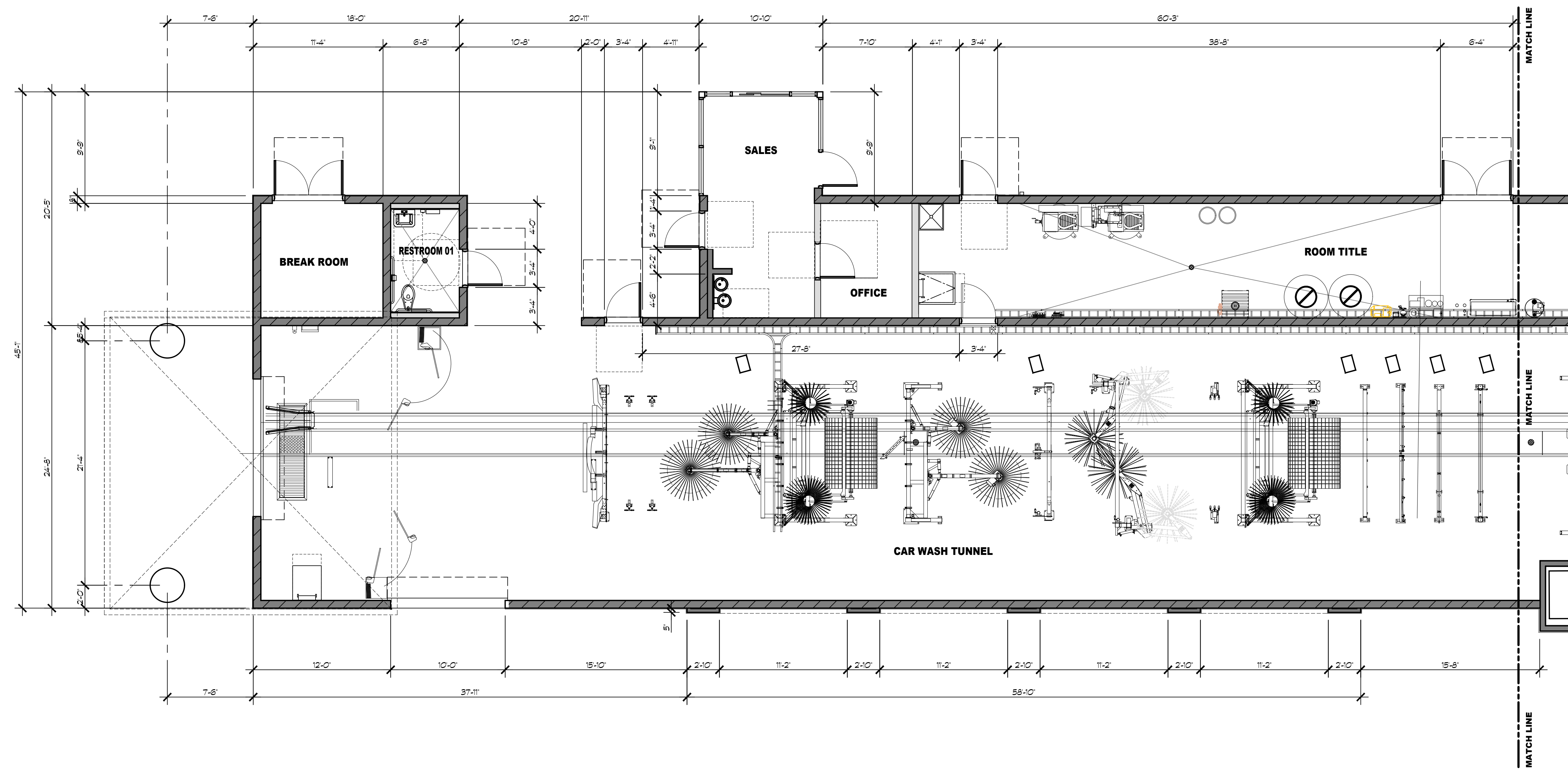
PROJECT NUMBER: **22-005** PROJECT DATE: **4-12-2022**

SHEET CONTENTS:

FLOOR PLAN

SHEET NUMBER:

A201





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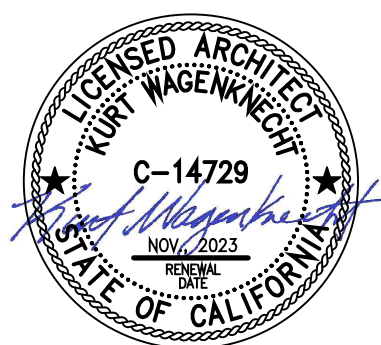
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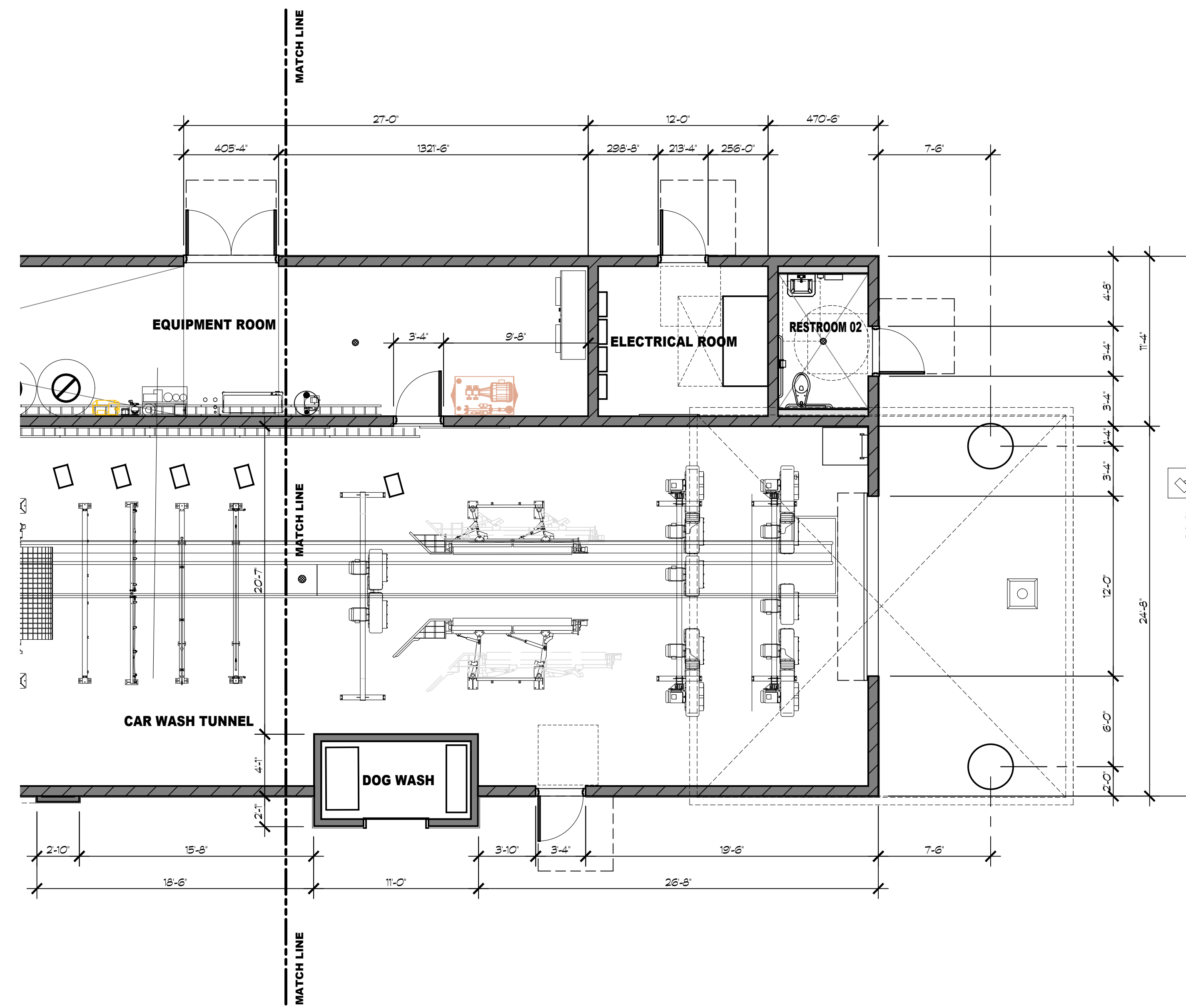
PROJECT NUMBER: **22-005** PROJECT DATE: **4-12-2022**

SHEET CONTENTS:

FLOOR PLAN

SHEET NUMBER:

A202





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PROJECT NUMBER: 22-005 | PRODUCT DATE: 4-12-2022

SHEET CONTENTS:

CAR WASH EXTERIOR ELEVATIONS

SHEET NUMBER:

A301



18 CAR WASH NORTH ELEVATION

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



20 CAR WASH NORTH ELEVATION

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

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM, DARK BRONZE ANODIZED, 2x4.5" CENTER GLAZING SYSTEM, WITH CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 ROOF TRIM
- 6 ACM PANEL
- 7 STANDING SEAM METAL ROOFING
- 8 FOAM PARAPET - PAINTED
- 9 WALL LIGHT BY OWNER
- 10 DRIVE-THRU WINDOW
- 11 MECHANICAL SCREEN
- 12 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 13 6"x6" PRIMED & PAINTED GALV. LOUVERED VENT W/ SCREEN (TYP. OF 4), SEE DETAIL 13, 14, AND 15 ON SHEET A803.
- 14 ROLLUP DOOR
- 15 METAL AWNING

COLOR LEGEND

A	AEP SPAN METALS- 'MIDNIGHT BRONZE'	
B	DUNN EDWARDS PAINT DE5340- 'BANANA PEEL'	
C	DUNN EDWARDS PAINT DE6358- 'VAPOR'	
D	DUNN EDWARDS PAINT DE6360- 'FOIL'	
E	DUNN EDWARDS PAINT DE6361- 'BABY SEAL'	
F	DUNN EDWARDS PAINT DE6364- 'CAVERNOUS'	
G	ALPOLUC METAL PANELS- 'BYL YELLOW'	



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SHEET CONTENTS:

CAR WASH
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A302

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
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- 13 6"x18" PRIMED & PAINTED GALV. LOUVERED VENT W/ SCREEN (TYP. OF 4), SEE DETAIL 13, 14, AND 15 ON SHEET A803.
- 14 ROLL-UP DOOR
- 15 METAL AWNING
- 16 CAR WASH PAY CANOPY

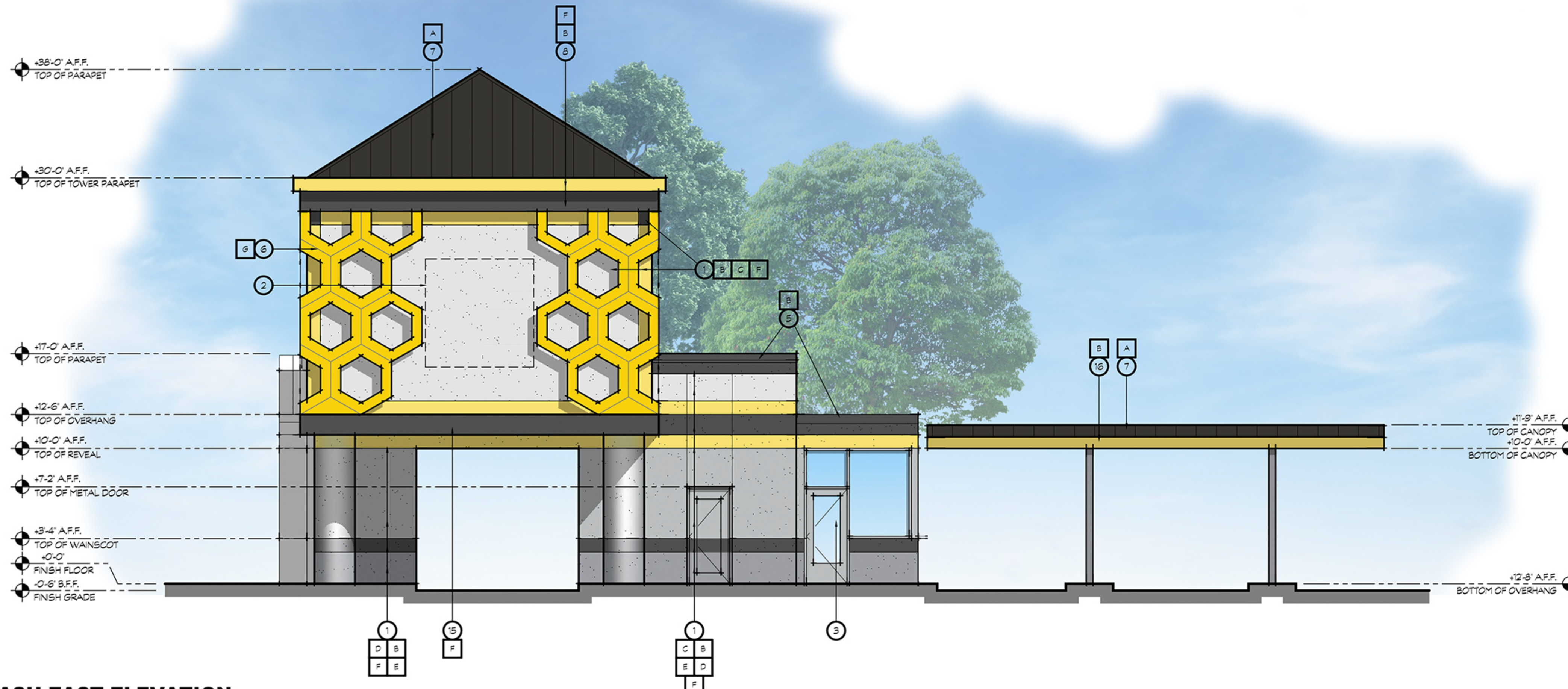
COLOR LEGEND

- | | | |
|---|--|--|
| A | AEP SPAN METALS- 'MIDNIGHT BRONZE' | |
| B | DUNN EDWARDS PAINT DE5340- 'BANANA PEEL' | |
| C | DUNN EDWARDS PAINT DE6358- 'VAPOR' | |
| D | DUNN EDWARDS PAINT DE6360- 'FOIL' | |
| E | DUNN EDWARDS PAINT DE6361- 'BABY SEAL' | |
| F | DUNN EDWARDS PAINT DE6364- 'CAVERNOUS' | |
| G | ALPOLIC METAL PANELS- 'BYL YELLOW' | |



18 CAR WASH WEST ELEVATION

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



20 CAR WASH EAST ELEVATION

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



K12 Architects

K12 Architects, Inc
3090 Fite Circle, #104
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PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANT:

CONTRACTOR:

PROJECT:

**BEE SHINE
CAR WASH**

NEW CAR WASH

1100 ORLANDO AVE
ROSEVILLE, CA 95841

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



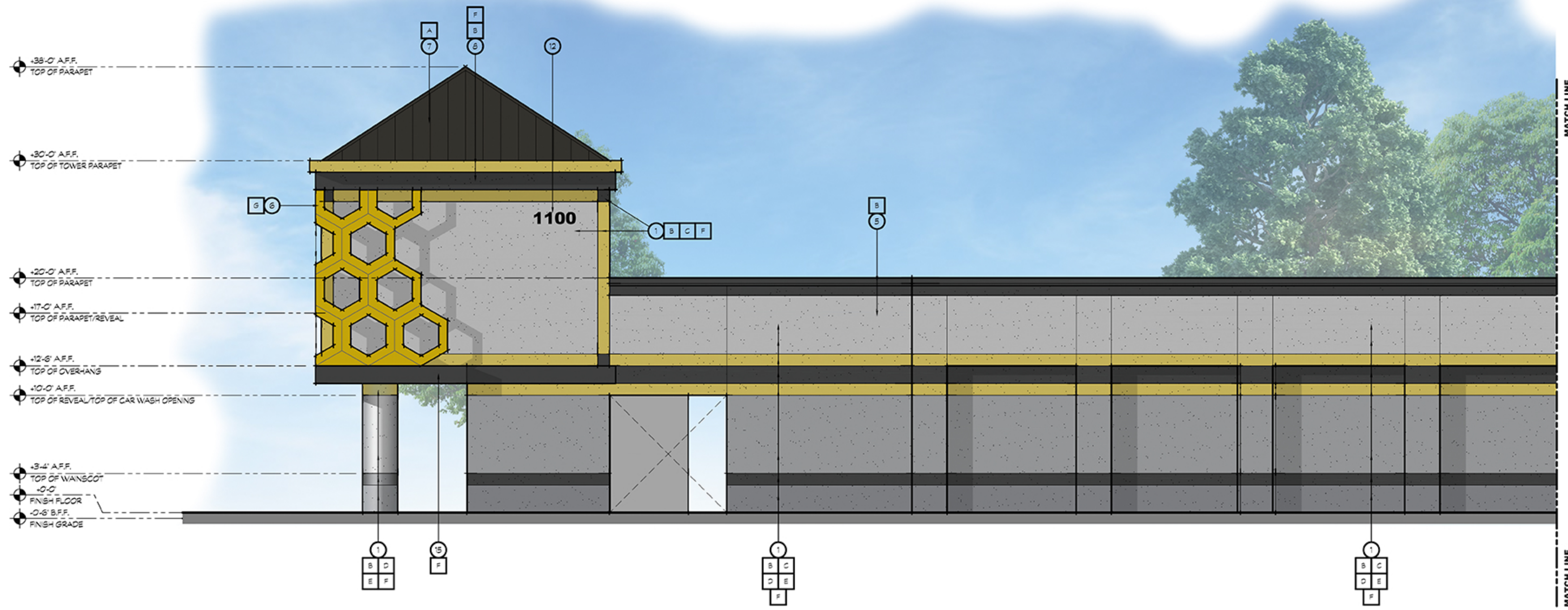
PRODUCT NUMBER: 22-005 | PRODUCT DATE: 4-12-2022

SHEET CONTENTS:

**CAR WASH
EXTERIOR
ELEVATIONS**

SHEET NUMBER:

A303



18 CAR WASH SOUTH ELEVATION

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



20 CAR WASH SOUTH ELEVATION

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

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 ROOF TRIM
- 6 ACM PANEL
- 7 STANDING SEAM METAL ROOFING
- 8 FOAM PARAPET - PAINTED
- 9 WALL LIGHT BY OWNER
- 10 DRIVE-THRU WINDOW
- 11 MECHANICAL SCREEN
- 12 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 13 6"X6" PRIMED & PAINTED GALV. LOUVERED VENT W/ SCREEN (TYP. OF 4), SEE DETAIL 13, 14, AND 15 ON SHEET A803.
- 14 ROLL-UP DOOR
- 15 METAL AWNING

COLOR LEGEND

A	AEP SPAN METALS- 'MIDNIGHT BRONZE'	
B	DUNN EDWARDS PAINT DE5340- 'BANANA PEEL'	
C	DUNN EDWARDS PAINT DE6355- 'VAPOR'	
D	DUNN EDWARDS PAINT DE6360- 'FOIL'	
E	DUNN EDWARDS PAINT DE6361- 'BABY SEAL'	
F	DUNN EDWARDS PAINT DE6364- 'CAVERNOUS'	
G	ALPOLUC METAL PANELS- 'BYL YELLOW'	

CONSULTANTS:

CONTRACTOR:

PROJECT:

**BEE SHINE
CAR WASH**

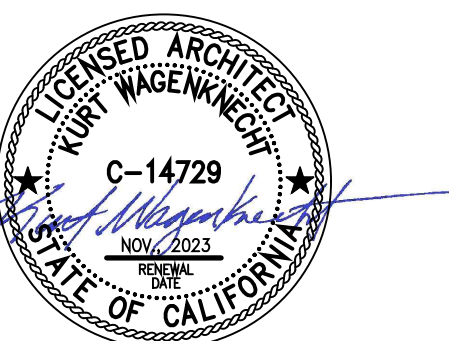
NEW CAR WASH

**1100 ORLANDO AVE
ROSEVILLE, CA 95841**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



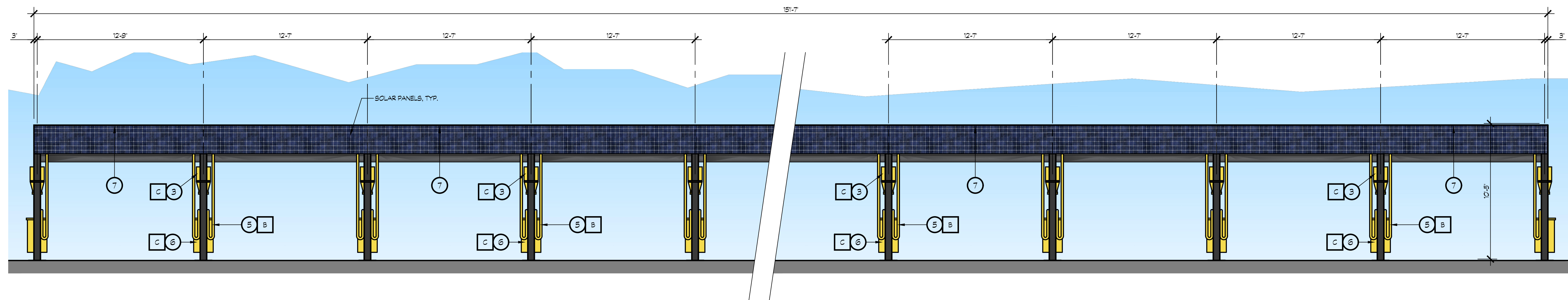
PROJECT NUMBER: **22-005** PROJECT DATE: **4-12-2022**

SHEET CONTENTS:

**VACUUM CANOPY
ELEVATIONS**

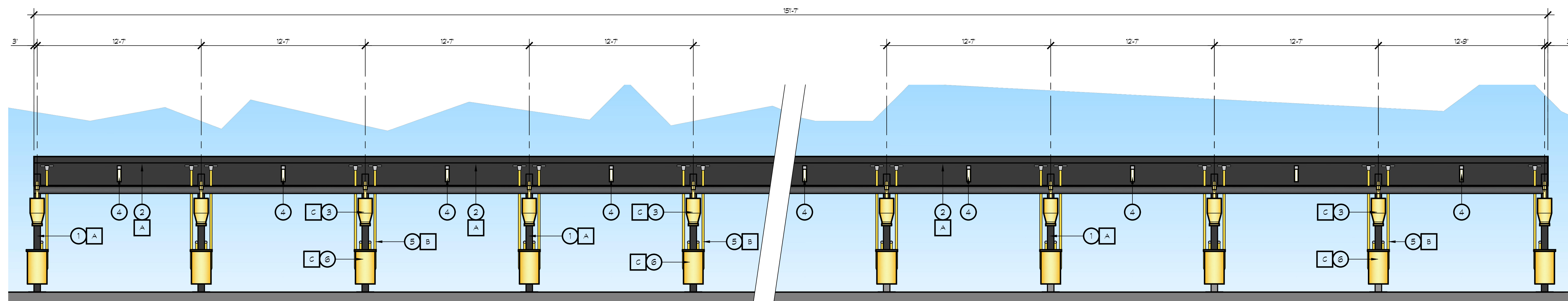
SHEET NUMBER:

A304



18 VACUUM STATION NORTH ELEVATION (FROM DRIVEWAY)

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



19 VACUUM STATION SOUTH ELEVATION (FROM BUILDING SIDE)

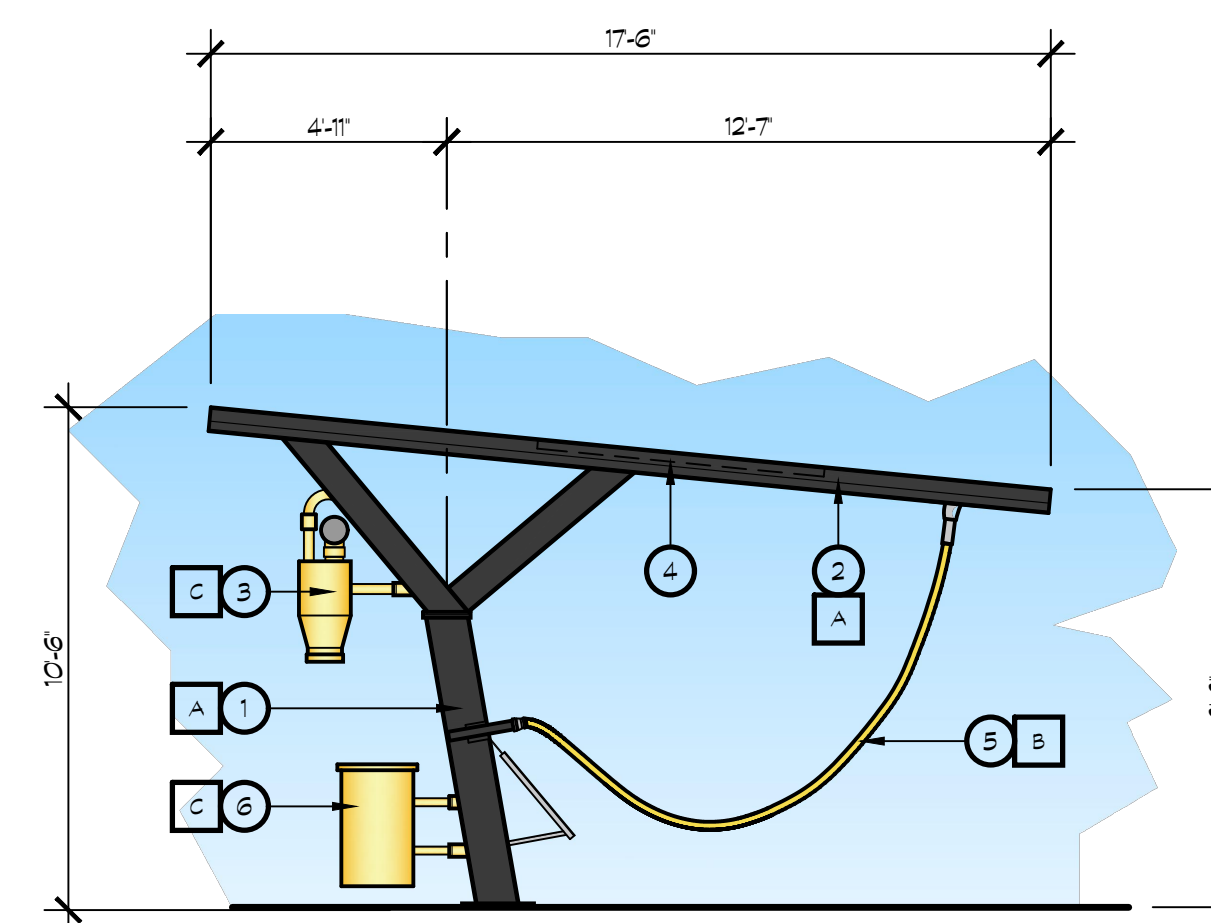
SCALE: 1/4" = 1'-0"

KEY NOTES

- ① STEEL COLUMN
- ② STEEL BEAM
- ③ VACUUM PIPES ETC
- ④ LED LIGHT FIXTURE, LOW PROFILE W/ SENSOR- SEE DETAIL 14/A107 FOR STYLE & DETAIL
- ⑤ VACUUM HOSE
- ⑥ FIXED METAL TRASH CAN
- ⑦ UNDERSIDE OF SOLAR PANELS

COLOR LEGEND

- A DUNN EDWARDS PAINT - DEAC02 - 'BLACK'
- B VACUTECH HOSE COLOR: 'YELLOW'
- C DUNN EDWARDS PAINT- DEAT18- 'GLDED'



4 VACUUM STATION EAST ELEVATION

WEST ELEVATION SIMILAR

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

CONSULTANTS:

CONTRACTOR:

PROJECT:

**BEE SHINE
CAR WASH**

NEW CAR WASH

**1100 ORLANDO AVE
ROSEVILLE, CA 95841**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:



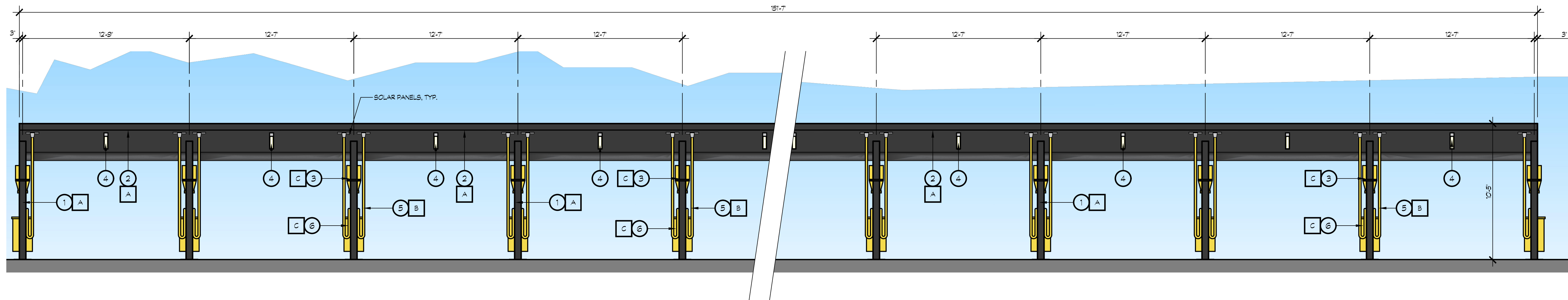
PROJECT NUMBER: **22-005** PROJECT DATE: **4-12-2022**

SHEET CONTENTS:

**VACUUM CANOPY
ELEVATIONS**

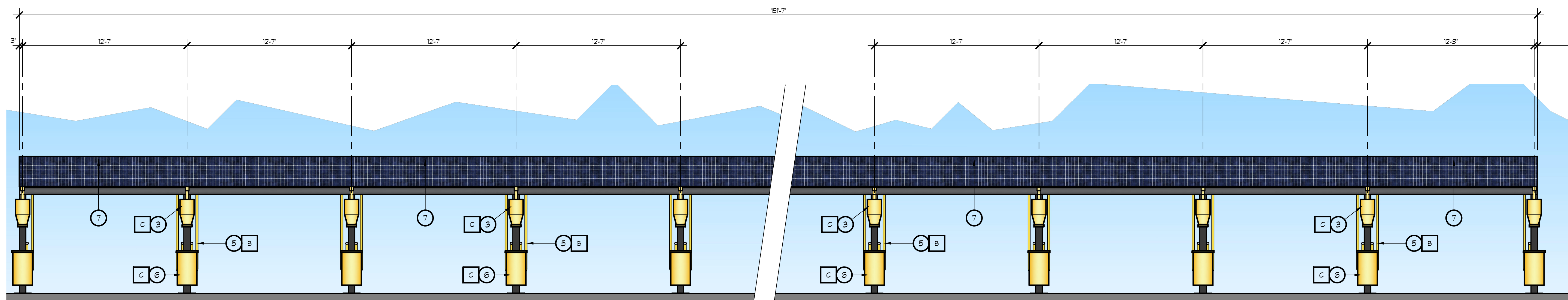
SHEET NUMBER:

A305



18 VACUUM STATION NORTH ELEVATION (FROM DRIVEWAY)

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



19 VACUUM STATION SOUTH ELEVATION (FROM BUILDING SIDE)

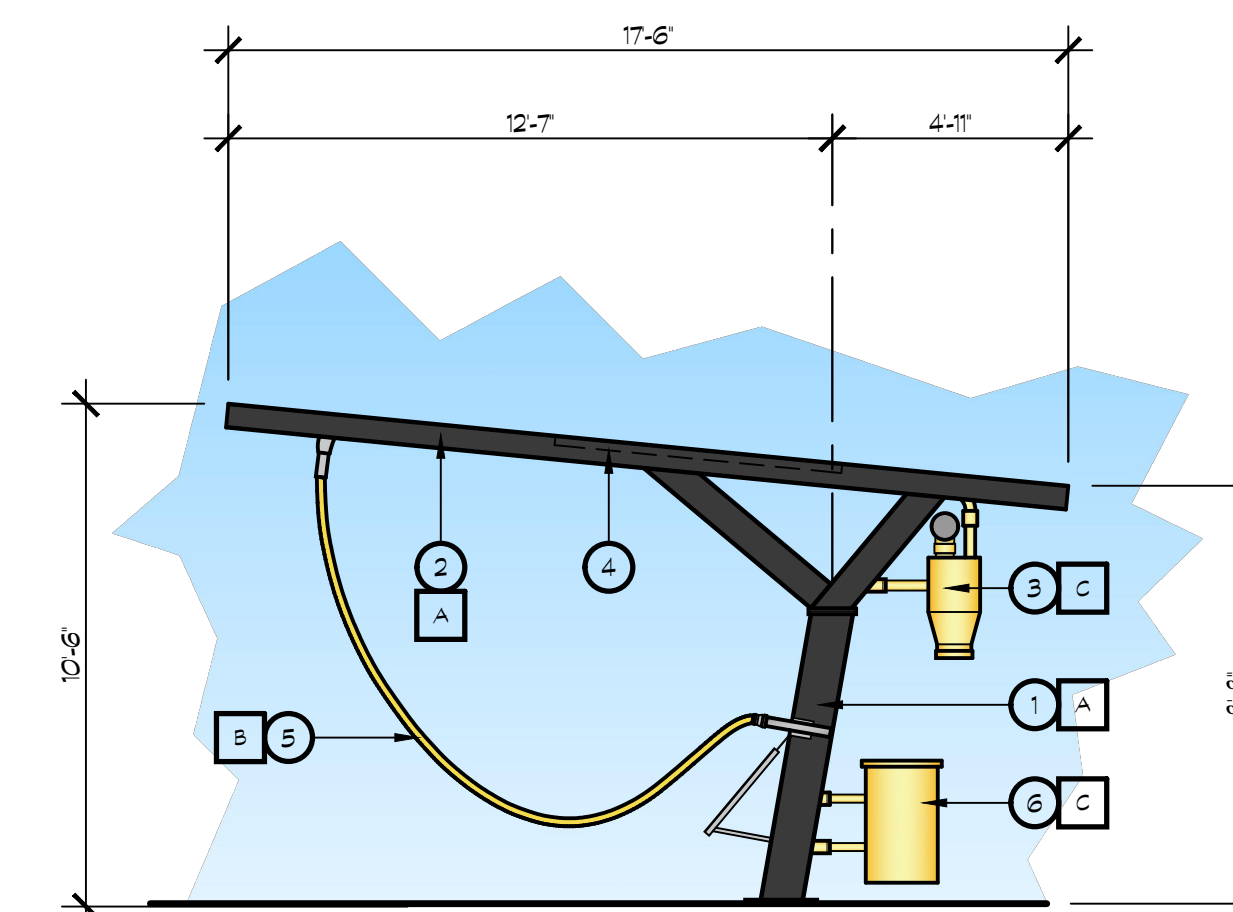
SCALE: 1/4" = 1'-0"

KEY NOTES

- ① STEEL COLUMN
- ② STEEL BEAM
- ③ VACUUM PIPES ETC
- ④ LED LIGHT FIXTURE, LOW PROFILE W/ SENSOR- SEE DETAIL 14/A107 FOR STYLE & DETAIL
- ⑤ VACUUM HOSE
- ⑥ FIXED METAL TRASH CAN
- ⑦ UNDERSIDE OF SOLAR PANELS

COLOR LEGEND

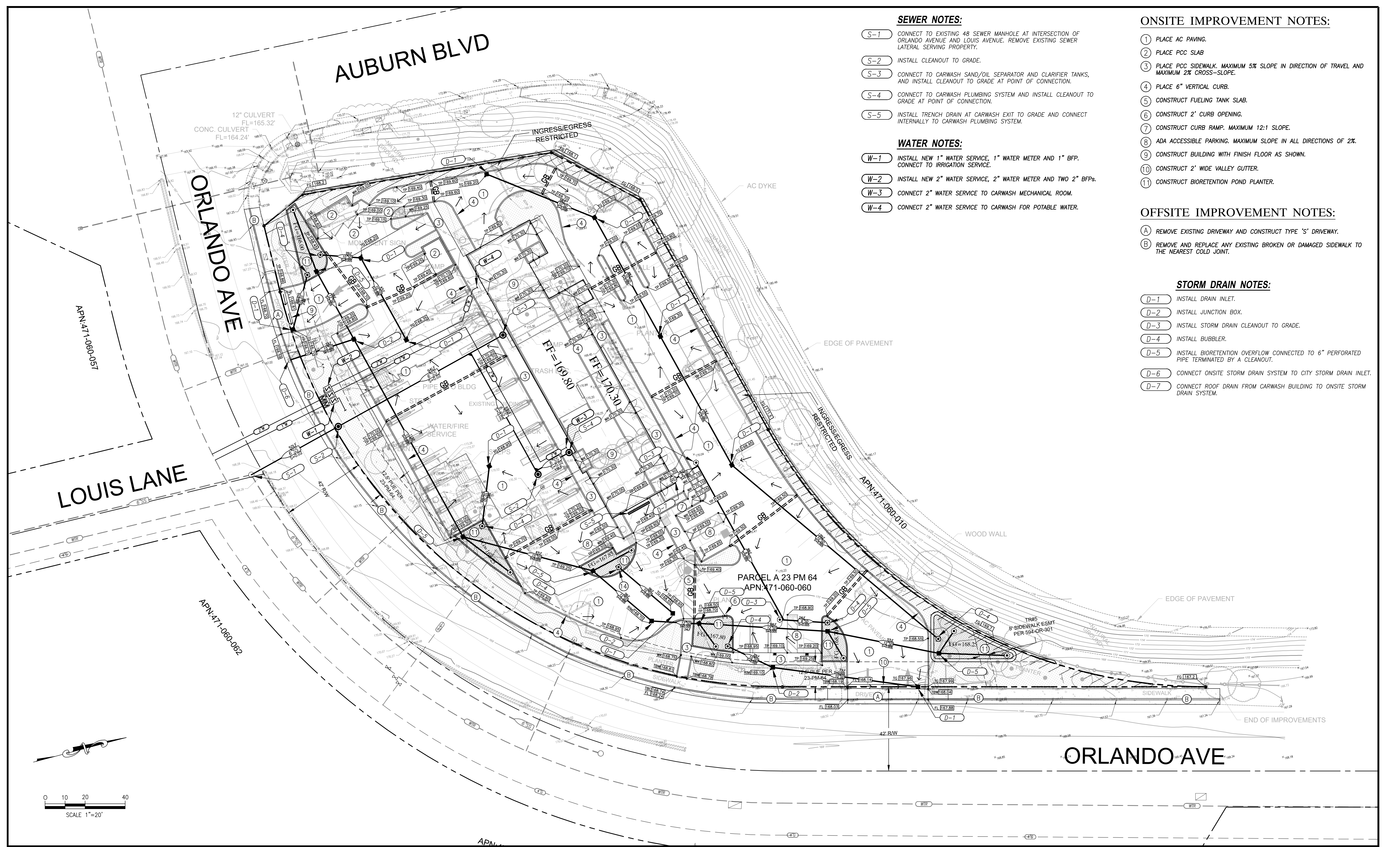
A	DUNN EDWARDS PAINT - DEAC02 - 'BLACK'	
B	VACUTECH HOSE COLOR: 'YELLOW'	
B	DUNN EDWARDS PAINT - DEA11B - 'GILDED'	



4 VACUUM STATION EAST ELEVATION

WEST ELEVATION SIMILAR

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



SEWER NOTES:

- (S-1) CONNECT TO EXISTING 48 SEWER MANHOLE AT INTERSECTION OF ORLANDO AVENUE AND LOUIS AVENUE. REMOVE EXISTING SEWER LATERAL SERVING PROPERTY.
- (S-2) INSTALL CLEANOUT TO GRADE.
- (S-3) CONNECT TO CARWASH SAND/OIL SEPARATOR AND CLARIFIER TANKS, AND INSTALL CLEANOUT TO GRADE AT POINT OF CONNECTION.
- (S-4) CONNECT TO CARWASH PLUMBING SYSTEM AND INSTALL CLEANOUT TO GRADE AT POINT OF CONNECTION.
- (S-5) INSTALL TRENCH DRAIN AT CARWASH EXIT TO GRADE AND CONNECT INTERNALLY TO CARWASH PLUMBING SYSTEM.

WATER NOTES:

- (W-1) INSTALL NEW 1" WATER SERVICE, 1" WATER METER AND 1" BFP. CONNECT TO IRRIGATION SERVICE.
- (W-2) INSTALL NEW 2" WATER SERVICE, 2" WATER METER AND TWO 2" BFPs.
- (W-3) CONNECT 2" WATER SERVICE TO CARWASH MECHANICAL ROOM.
- (W-4) CONNECT 2" WATER SERVICE TO CARWASH FOR POTABLE WATER.

ONSITE IMPROVEMENT NOTES:

- (1) PLACE AC PAVING.
- (2) PLACE PCC SLAB
- (3) PLACE PCC SIDEWALK. MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS-SLOPE.
- (4) PLACE 6" VERTICAL CURB.
- (5) CONSTRUCT FUELING TANK SLAB.
- (6) CONSTRUCT 2' CURB OPENING.
- (7) CONSTRUCT CURB RAMP. MAXIMUM 12:1 SLOPE.
- (8) ADA ACCESSIBLE PARKING. MAXIMUM SLOPE IN ALL DIRECTIONS OF 2%.
- (9) CONSTRUCT BUILDING WITH FINISH FLOOR AS SHOWN.
- (10) CONSTRUCT 2' WIDE VALLEY GUTTER.
- (11) CONSTRUCT BIORETENTION POND PLANTER.

OFFSITE IMPROVEMENT NOTES:

- (A) REMOVE EXISTING DRIVEWAY AND CONSTRUCT TYPE 'S' DRIVEWAY.
- (B) REMOVE AND REPLACE ANY EXISTING BROKEN OR DAMAGED SIDEWALK TO THE NEAREST COLD JOINT.

STORM DRAIN NOTES:

- (D-1) INSTALL DRAIN INLET.
- (D-2) INSTALL JUNCTION BOX.
- (D-3) INSTALL STORM DRAIN CLEANOUT TO GRADE.
- (D-4) INSTALL BUBBLER.
- (D-5) INSTALL BIORETENTION OVERFLOW CONNECTED TO 6" PERFORATED PIPE TERMINATED BY A CLEANOUT.
- (D-6) CONNECT ONSITE STORM DRAIN SYSTEM TO CITY STORM DRAIN INLET.
- (D-7) CONNECT ROOF DRAIN FROM CARWASH BUILDING TO ONSITE STORM DRAIN SYSTEM.

BENCHMARK ELEV. _____
 FIELD BOOK NO. _____ PG. _____

STUKAM CONSULTING ENGINEERS, INC.
 11344 COLOMA RD. SUITE 235C
 GOLD RIVER, CALIFORNIA 95670
 (916) 858-8241 PHONE (916) 988-6316 FAX

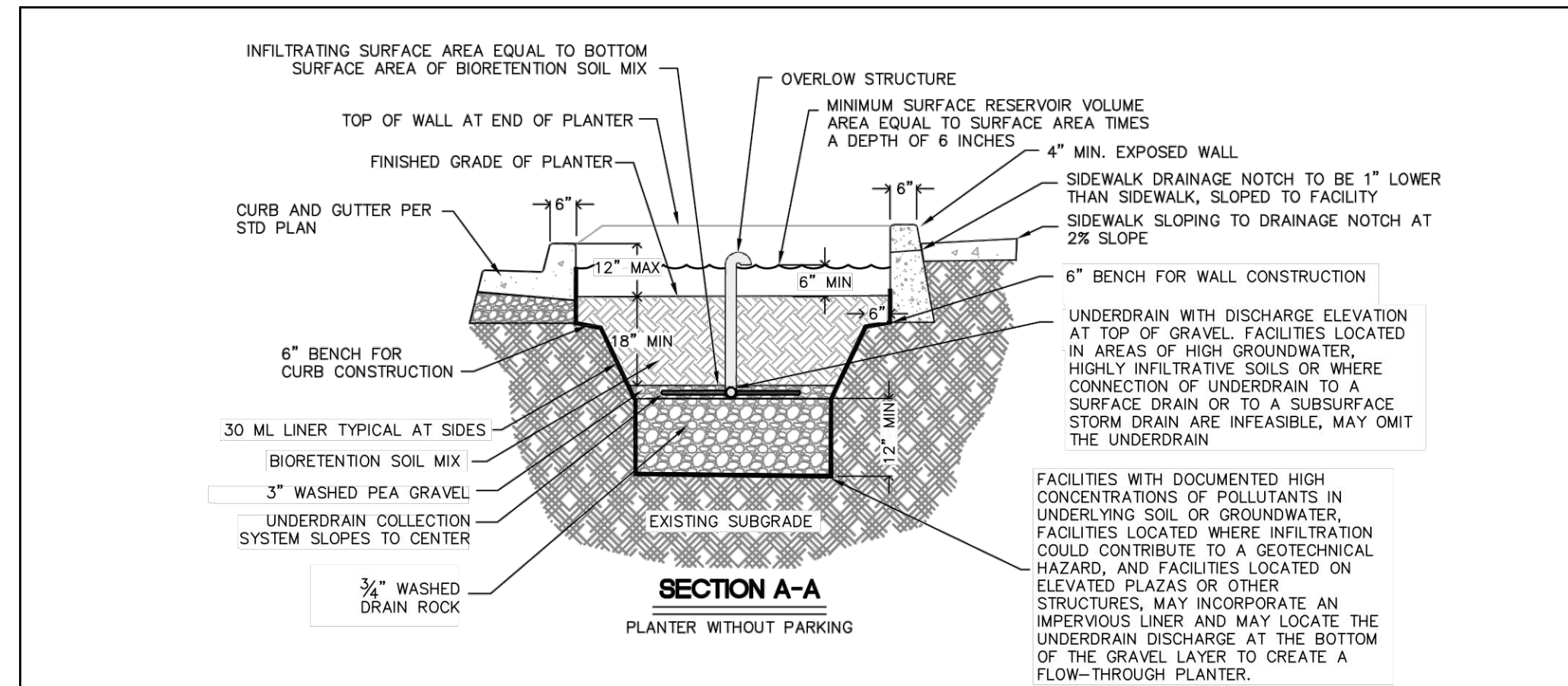
DESIGNED:	FTS	SCALE:	1"=20'
DRAWN:	FTS		
CHECKED:	FTS		
SUBMITTED:	FAREED T. SIDDIQUI	RCE:	56122



NO	REVISION	APPROVAL BY:	DATE

PRELIMINARY GRADING & UTILITY PLAN
1100 ORLANDO AVENUE
 CARWASH
 APN: 471-060-060
 PLACER COUNTY
 CITY OF ROSEVILLE

DATE: 8/26/22
 SHEET
C1
 OF 2



IN STREET BIORETENTION - WITHOUT PARKING
 Plan & Section Views
 West Placer Stormwater Quality Design Manual

DRAWING NOT TO SCALE
 Source: Adapted from City of Salinas
 TR 1-11

STEP 1: CALCULATE STORMWATER QUALITY DESIGN VOLUME (WQV) FOR EACH DMA:

$WQV_i = A_{DMA_i} \cdot C_{imp} \cdot WQV_{unit}$
 $WQV_i = A_{DMA_i} \cdot C_{imp} \cdot WQV_{unit}$
 A_{DMA_i} : IMPERVIOUS AREA OF DMA, FT²
 C_{imp} : RUNOFF COEFFICIENT FOR IMPERVIOUS AREAS = 0.9
 WQV_{unit} : UNIT WATER QUALITY VOLUME (<500FT) = 0.65 IN

DMA 1:
 $WQV_1 = 6,391 \text{ FT}^2 \cdot 0.9 \cdot (0.65 \text{ IN} \cdot 1 \text{ FT} / 12 \text{ IN}) = 311.6 \text{ FT}^3$

DMA 2:
 $WQV_2 = 4,792 \text{ FT}^2 \cdot 0.9 \cdot (0.65 \text{ IN} \cdot 1 \text{ FT} / 12 \text{ IN}) = 233.6 \text{ FT}^3$

DMA 3:
 $WQV_3 = 6,456 \text{ FT}^2 \cdot 0.9 \cdot (0.65 \text{ IN} \cdot 1 \text{ FT} / 12 \text{ IN}) = 314.7 \text{ FT}^3$

DMA 4:
 $WQV_4 = 7,727 \text{ FT}^2 \cdot 0.9 \cdot (0.65 \text{ IN} \cdot 1 \text{ FT} / 12 \text{ IN}) = 376.7 \text{ FT}^3$

DMA 5:
 $WQV_5 = 4,694 \text{ FT}^2 \cdot 0.9 \cdot (0.65 \text{ IN} \cdot 1 \text{ FT} / 12 \text{ IN}) = 228.8 \text{ FT}^3$

DMA 6:
 $WQV_6 = 10,615 \text{ FT}^2 \cdot 0.9 \cdot (0.65 \text{ IN} \cdot 1 \text{ FT} / 12 \text{ IN}) = 517.5 \text{ FT}^3$

STEP 2: DETERMINE GENERAL BIORETENTION SPECS:

D_{eff} : WATER PONDING DEPTH = 0.5 FT
 D_{media} : POROSITY OF THE SOIL = 0.2
 D_{gravel} : DEPTH OF SOIL LAYER = 1.5 FT
 D_{gravel} : POROSITY OF THE GRAVEL = 0.3
 D_{gravel} : DEPTH OF GRAVEL LAYER = 1 FT
 $R_{infiltration}$: INFILTRATION RATE OF BIORETENTION SOIL = 5 IN/HR

$D_e = [D_{eff} + (D_{media} \cdot D_{gravel}) + (D_{gravel} \cdot D_{gravel}) + (1.5 \cdot (R_{infiltration} / 12))]$
 D_e : EFFECTIVE STORAGE DEPTH, FT
 $R_{infiltration}$: INFILTRATION RATE OF UNDERLYING SOIL = 0.0 IN/HR
 (CONSERVATIVE VALUE BASED ON HYDROLOGIC SOIL GROUP D)

$D_e = [0.5 + (0.2 \cdot 1.5) + (0.3 \cdot 1) + (1.5 \cdot (0.0 / 12))] = 1.1 \text{ FT}$

STEP 3: CALCULATE MINIMUM BIORETENTION POND AREA REQUIRED:

$A_{planter} = WQV_i / D_e$
 $A_{planter}$: AREA OF BIORETENTION PLANTER, FT²

DMA 1:
 $A_{planter} = 311.6 / 1.1 = 283.3 \text{ FT}^2$

DMA 2:
 $A_{planter} = 233.6 / 1.1 = 212.4 \text{ FT}^2$

DMA 3:
 $A_{planter} = 314.7 / 1.1 = 286.1 \text{ FT}^2$

DMA 4:
 $A_{planter} = 376.7 / 1.1 = 342.5 \text{ FT}^2$

DMA 5:
 $A_{planter} = 228.8 / 1.1 = 208.0 \text{ FT}^2$

DMA 6:
 $A_{planter} = 517.5 / 1.1 = 470.5 \text{ FT}^2$

STEP 4: BIORETENTION POND AREA PROVIDED:

DMA 1:
 $A_{planter} = 297 \text{ FT}^2$

DMA 2:
 $A_{planter} = 226 \text{ FT}^2$

DMA 3:
 $A_{planter} = 316 \text{ FT}^2$

DMA 4:
 $A_{planter} = 347 \text{ FT}^2$

DMA 5:
 $A_{planter} = 214 \text{ FT}^2$

DMA 6:
 $A_{planter} = 473 \text{ FT}^2$

STEP 5: VERIFY SUFFICIENT AREA PROVIDED:

DMA 1:
 $283.3 \text{ FT}^2 < 297 \text{ FT}^2$

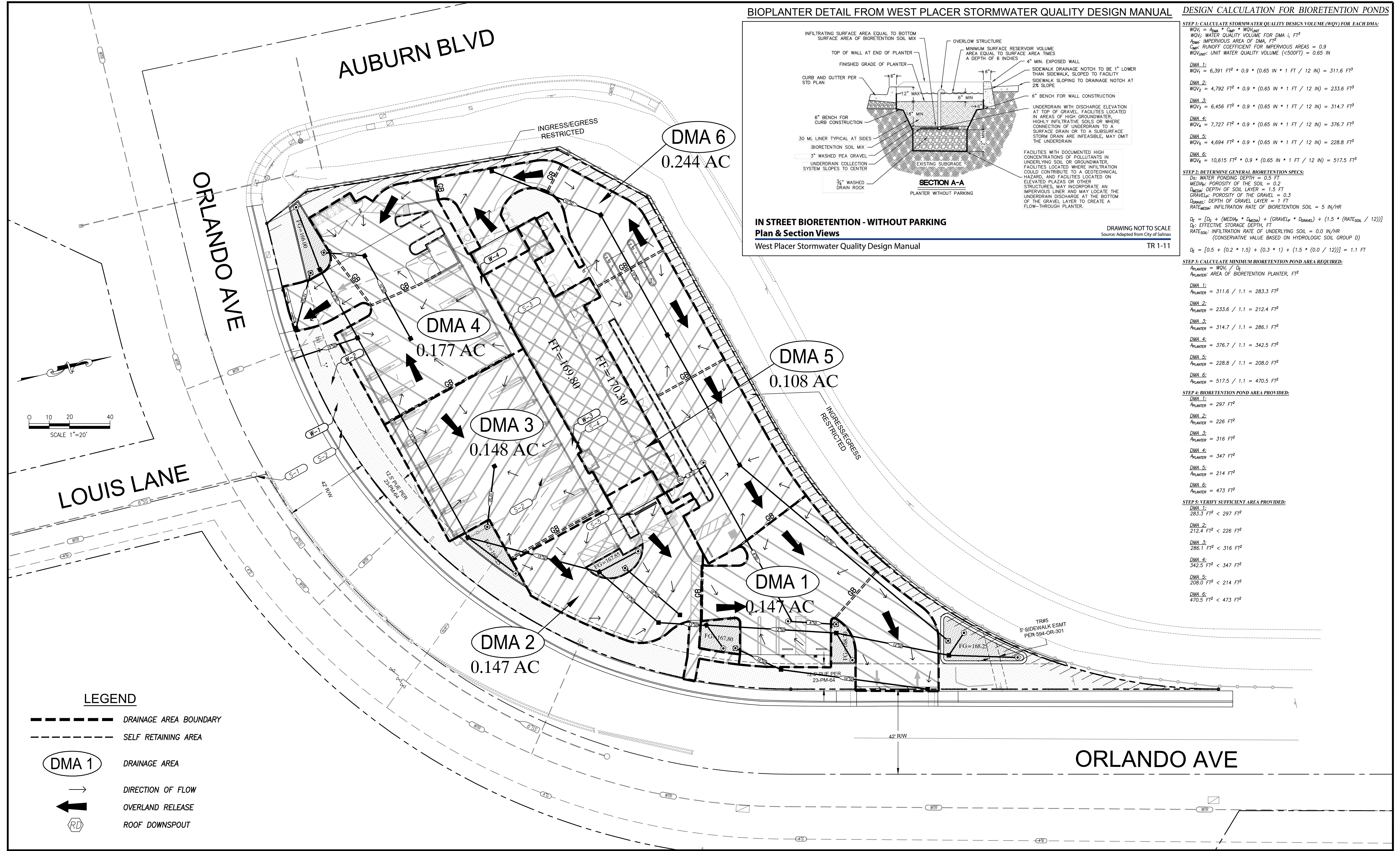
DMA 2:
 $212.4 \text{ FT}^2 < 226 \text{ FT}^2$

DMA 3:
 $286.1 \text{ FT}^2 < 316 \text{ FT}^2$

DMA 4:
 $342.5 \text{ FT}^2 < 347 \text{ FT}^2$

DMA 5:
 $208.0 \text{ FT}^2 < 214 \text{ FT}^2$

DMA 6:
 $470.5 \text{ FT}^2 < 473 \text{ FT}^2$



LEGEND

- DRAINAGE AREA BOUNDARY
- SELF RETAINING AREA
- DRAINAGE AREA
- DIRECTION OF FLOW
- OVERLAND RELEASE
- ROOF DOWNSPOUT

BENCHMARK ELEV. _____
 FIELD BOOK NO. _____ PG. _____

STUKAM CONSULTING ENGINEERS, INC.
 11344 COLOMA RD. SUITE 235C
 GOLD RIVER, CALIFORNIA 95670
 (916) 858-8241 PHONE (916) 988-6316 FAX

DESIGNED: FTS
 DRAWN: FTS
 CHECKED: FTS
 SUBMITTED: FAREED T. SIDDIQUI
 SCALE: 1"=20'
 RCE: 56122



NO	REVISION	APPROVAL BY:	DATE

PRELIMINARY STORMWATER CONTROL PLAN
1100 ORLANDO AVENUE
 CARWASH
 APN: 471-060-060
 PLACER COUNTY
 CITY OF ROSEVILLE

DATE: 8/26/22
 SHEET
C2
 OF 2

PARKING SHADE CALCULATIONS

Total Parking Area: 2,986 Sf
 Total Parking Area Shade Required: 1,493 Sf (50%)
 Total Parking Shade Provided: 1,516 Sf (51%)

(2) Pistachia chenensis 50% at 481 sf = 962 sf
 (1) Pistachia chenensis 25% at 240 sf = 240 sf
 (2) Lagerstroemia indica 50% at 157 sf = 314sf

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	15 gal	12
	Existing Palm / Relocated Palm	Transplanted	3
	Geijera parviflora / Australian Willow Low Water / WUCOLS	15 gal	4
	Lagerstroemia indica 'Muskogee' (Strnd) / Muskogee Crape Myrtle Low Water / WUCOLS	24" Box	11
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache Low Water / WUCOLS	15 gal	3
	Pyrus calleryana 'Anstocrat' / Anstocrat Gallery Pear Low Water / WUCOLS	15 gal	12
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agapanthus orientalis 'BLUE' / Blue Lily of the Nile Medium Water / WUCOLS	5 gal	21
	Callistemon viminalis 'Little John' / Dwarf Bottlebrush Low Water / WUCOLS	5 gal	41
	Diets bicolor / Fortnight Lily Low Water / WUCOLS	5 gal	79
	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly Low Water / WUCOLS	1 gal	75
	Myrtus communis 'Compacta' / Dwarf Myrtle Low Water / WUCOLS	5 gal	17
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal	64
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Low Water / WUCOLS	1 gal	78
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE	QTY
	Ficus pumila / Creeping Fig Medium Water / WUCOLS	5 gal	3
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Hypercium calycinum 'Fiesta' / St. John's Wort Low Water / WUCOLS Spaced at 36" o.c.	1 gal	295
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper Low Water / WUCOLS Spaced at 36" o.c.	1 gal	356
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS Spaced at 36" o.c.	1 gal	75
	Verbena peruviana 'Little Pinke' / Little Pinke Verbena Low Water / WUCOLS Spaced at 18" o.c.	1 gal	57
BIOSWALE	BOTANICAL / COMMON NAME	CONT	QTY
	'Bio Filtration' Sod / By Delta Bluegrass-Phone (800-637-8873) Medium Water / WUCOLS	sod	1,371 sf

NOTES:

- Landscape shall be designed per City of Roseville & Placer County landscape design requirements and California MWEL0.
- No groundcover or shrubs are to be planted within 3' of any tree trunk.
- A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations prior to Landscape Installation.
- This project shall be irrigated by an automatic irrigation system consisting of subsurface drip for shrubs and groundcover, and deep watering bubblers for all trees all connected to a smart controller.
- All planter areas shall receive a three-inch (3") mulch of red fir walk-on bark. All groundcover areas shall receive a two-inch (2") layer of bark mulch.



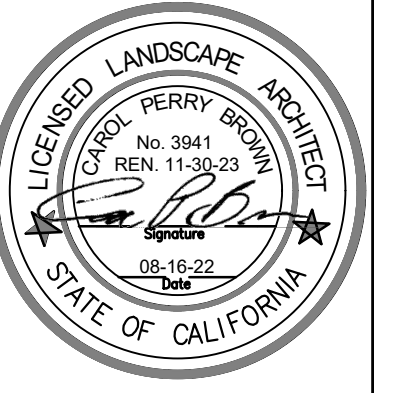
SCALE: 1" = 20'-0"

REVISIONS	BY

CAROL PERRY BROWN
 Landscape Architecture
 Irrigation Design

 530 823 2621
 perrydesign@att.net
 RLA 3941 CID 002624

BE SHINE CAR WASH
 1100 Olando Avenue
 Roseville, CA.



PRELIMINARY PLANTING PLAN

Date	August 22, 2022
Scale	1" = 20'-0"
Drawn	Carol B.
Job	
Sheet	LP-1
Of	Sheets