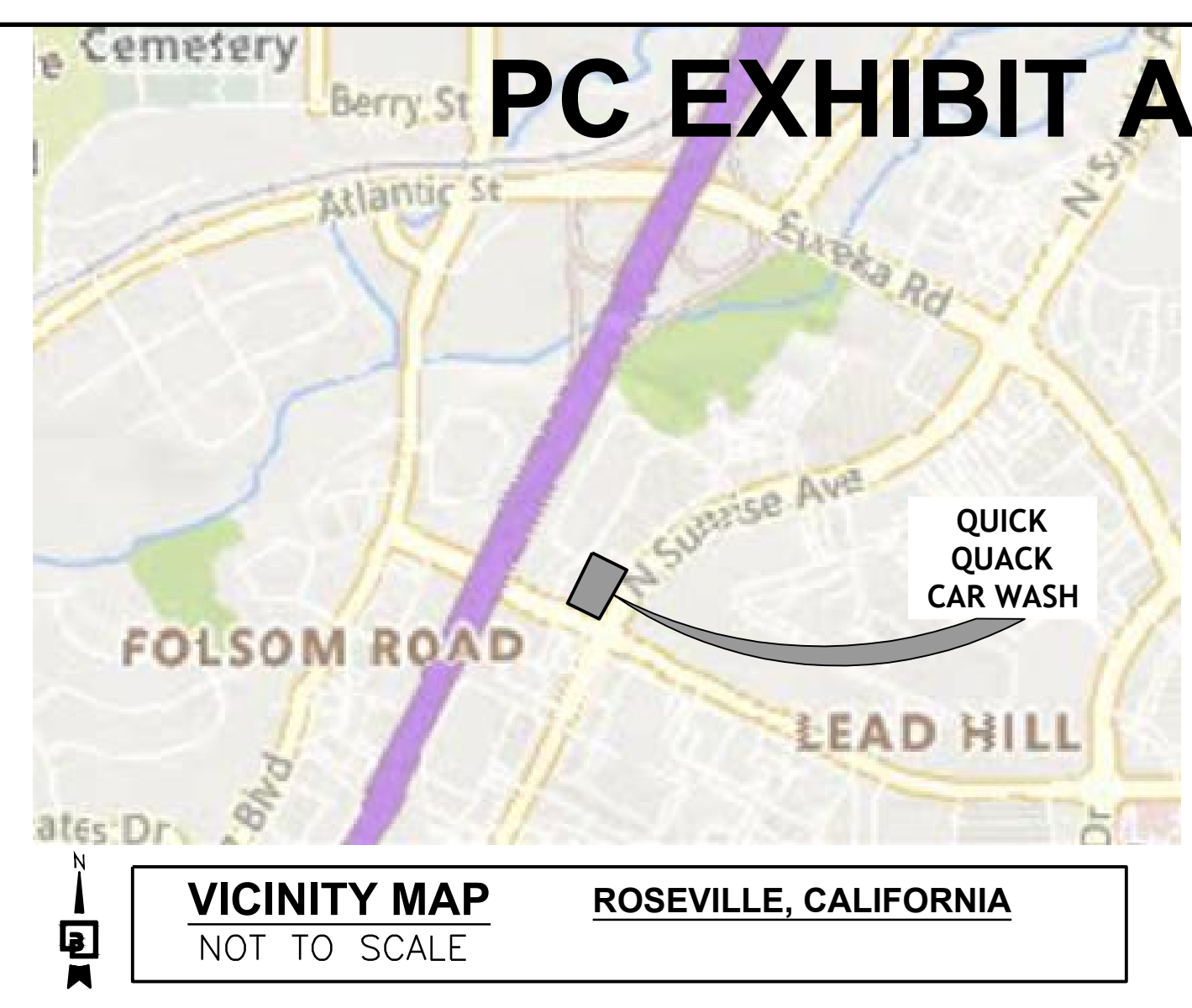
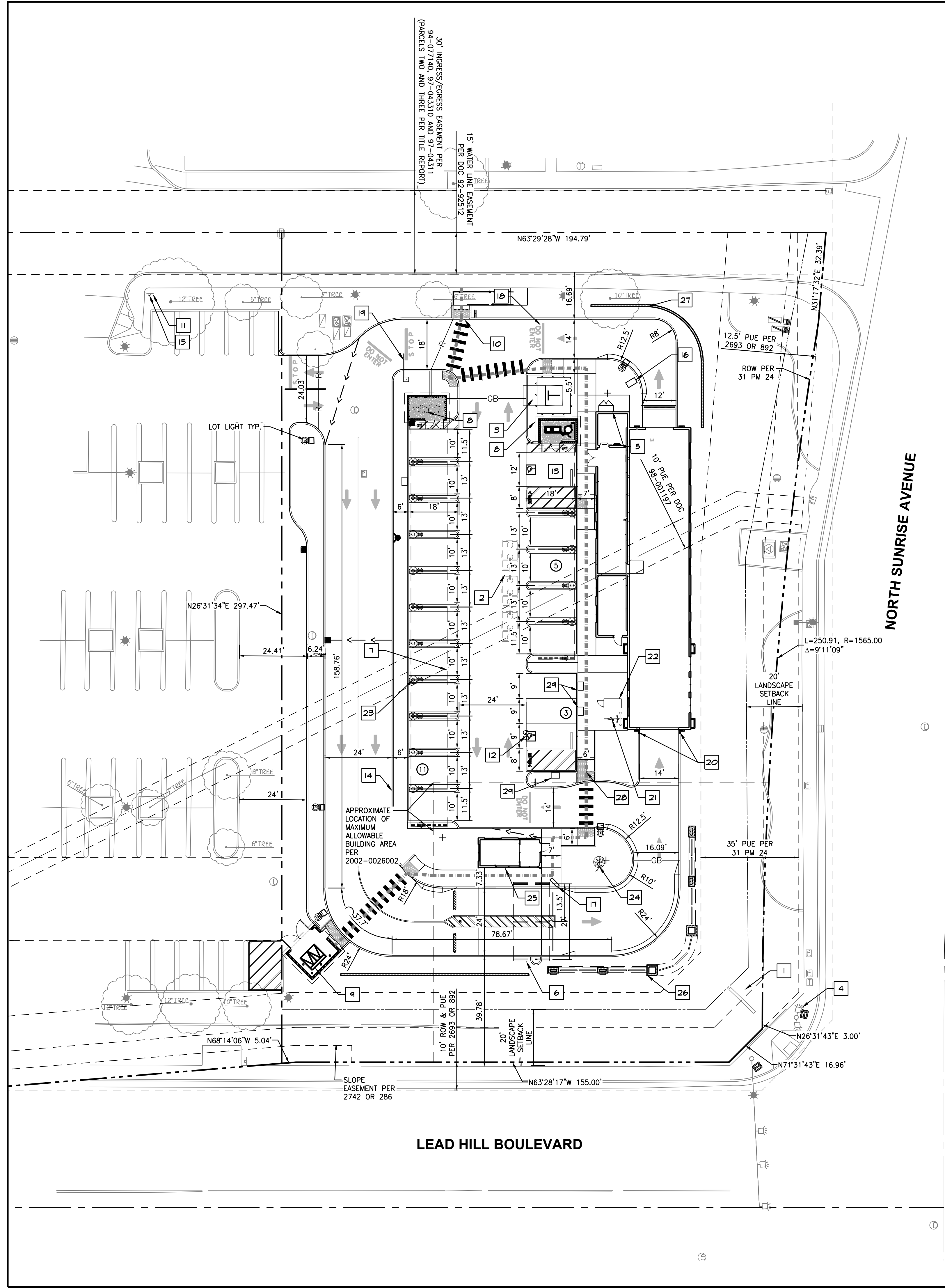


PC EXHIBIT A



VICINITY MAP
ROSEVILLE, CALIFORNIA
NOT TO SCALE

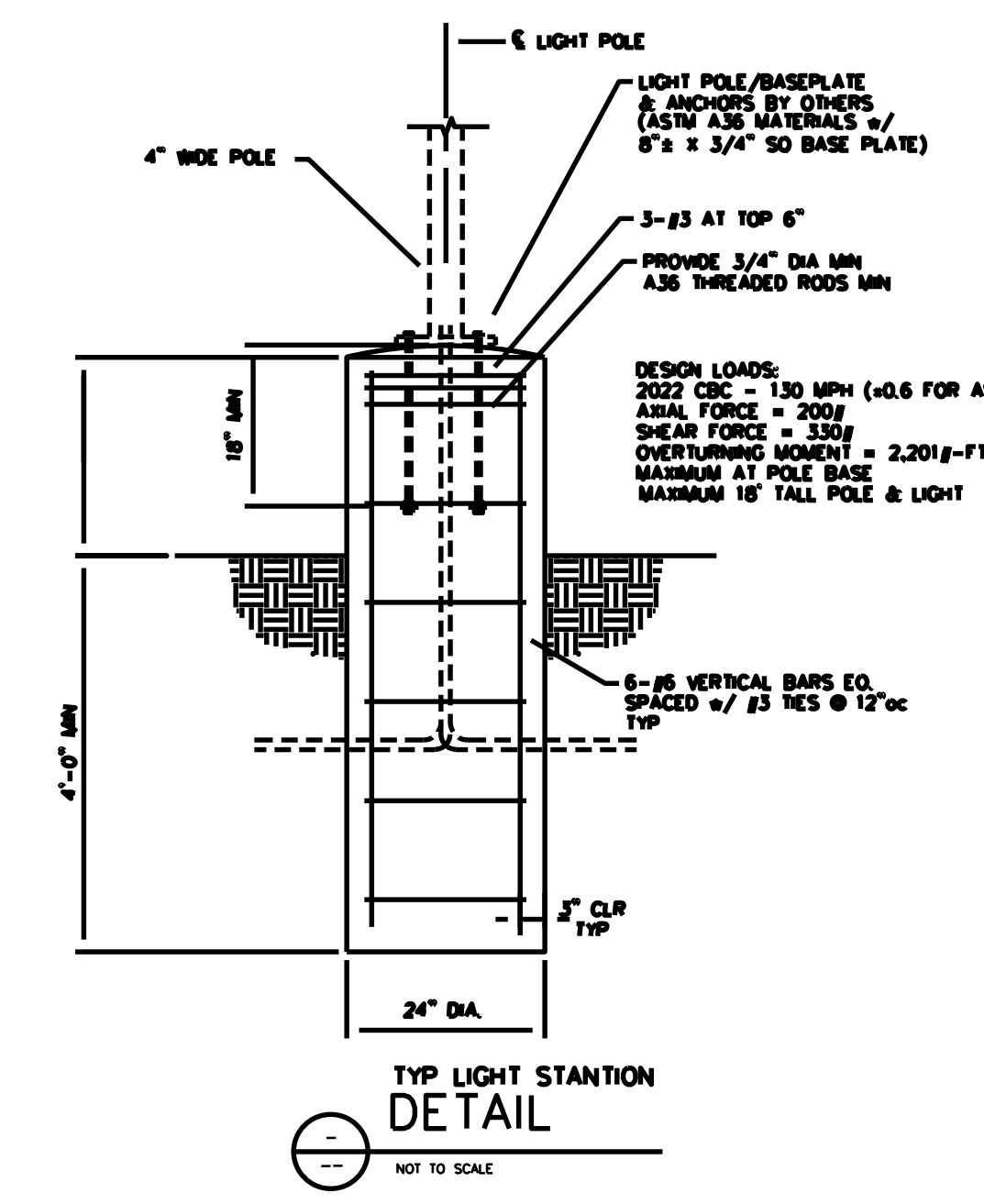


KEYNOTES

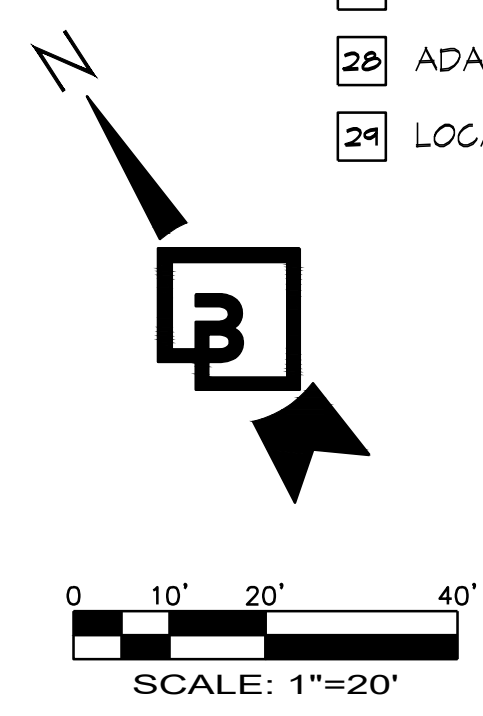
- 1 MONUMENT SIGN - CONTRACTOR TO COORDINATE INSTALLATION OF MONUMENT SIGN FOOTING PRIOR TO LANDSCAPE WORK MONUMENT SIGN AND BUILDING SIGNS UNDER A SEPARATE PERMIT.
- 2 UNDERGROUND RECLAIM TANKS. SEE CIVIL AND PLUMBING DRAWINGS.
- 3 ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRIC COMPANY.
- 4 LED SITE LIGHTS (TYPICAL 6 PLACES). SEE PHOTOMETRIC DRAWING.
- 5 SWITCH GEAR, REF TO ELECTRICAL
- 6 PAY CANOPY.
- 7 VACUUM CANOPY.
- 8 VACUUM EQUIPMENT ENCLOSURE.
- 9 TRASH ENCLOSURE
- 10 ADA PATH OF TRAVEL SHOWN DASHED.
- 11 POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL.
- 12 INTERNATIONAL SYMBOL AT PARKING STALL
- 13 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.
- 14 ACCESSIBLE PARKING SIGN
- 15 TOW AWAY ACCESSIBILITY PARKING SIGN AT ENTRANCE
- 16 WAIT/GO SIGN
- 17 MENU BOARD
- 18 "DO NOT ENTER" PAVEMENT MARKING.
- 19 POND GATE
- 20 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE (TYPICAL 2 PLACES).
- 21 BICYCLE RACK.
- 22 LONG TERM BICYCLE LOCKER.
- 23 TRASH RECEPTACLES (TYPICAL AT EACH POST)
- 24 FLAG POLE
- 25 QUARTER-BACK STATION - REFER TO A1.07
- 26 SCREEN WALL - REFER TO A3.02
- 27 3FT LANDSCAPING SCREEN WALL
- 28 ADA PATH OF TRAVEL
- 29 LOCATION OF FUTURE EV READY STALLS

PARKING SUMMARY TABLE

EXISTING	63 STALLS
REQUIRED	15 STALLS (1 PARKING STALL PER VACUUM AND DRYING AREA)
PROPOSED	19 STALLS (16 VACUUM STALLS, 2 STANDARD STALLS, 1 ADA STALL)



NOTE: FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR DETAIL



Revision
No. Date By Ctd. Appr.

Title:
**PRELIMINARY SITE PLAN
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE BLVD
ROSEVILLE, CALIFORNIA**

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

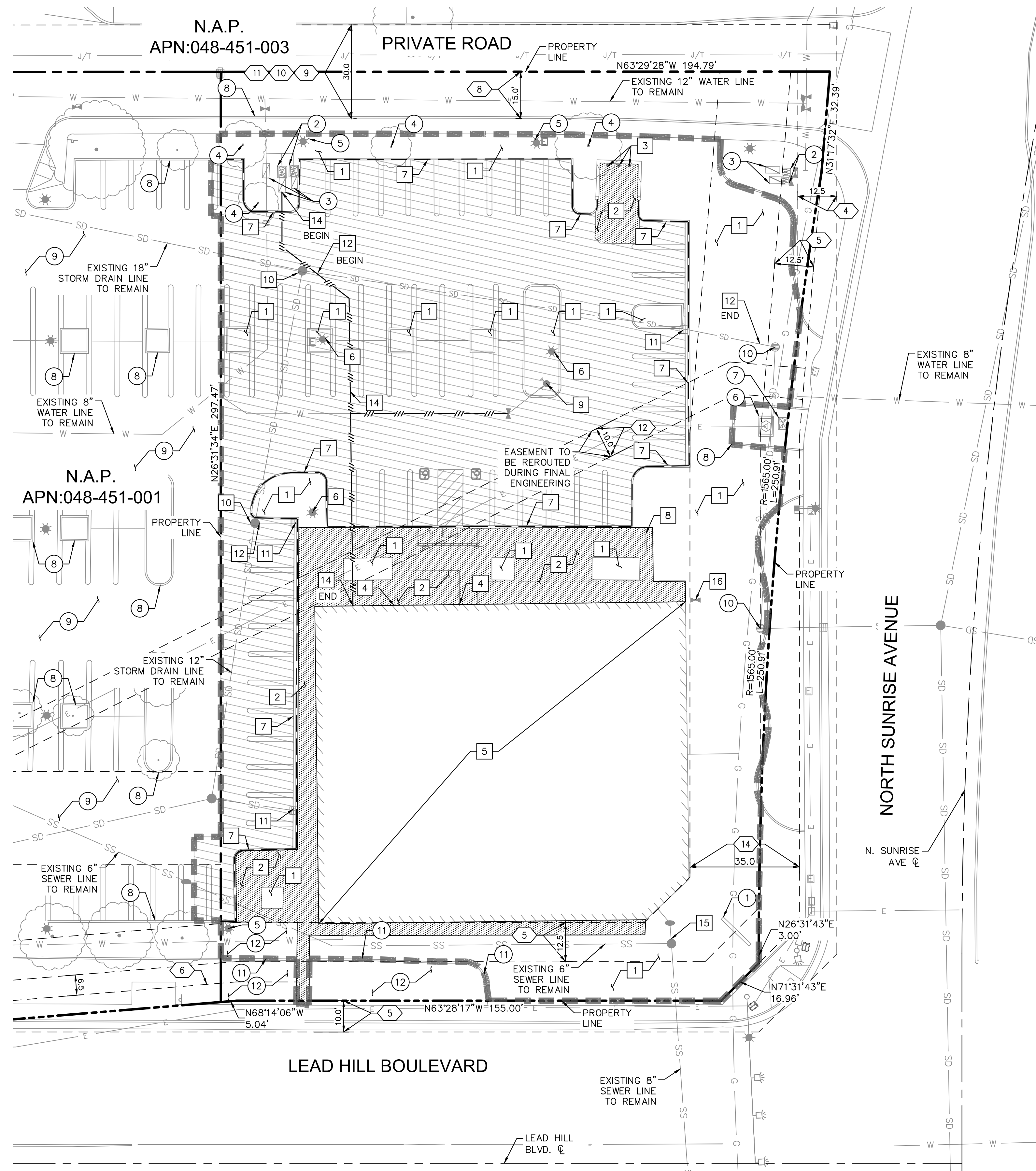
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Vertical N/A

Designed: JLR
Drawn: JLR
Checked: JLR
Approved: KCH
Date: 2/13/24

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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Job Number
23359
Sheet
A1.01

\\opallo-vm\Projects\23000s\23359\preliminary\Arch\arch\preliminary\A1.01 SITE PLAN.dwg 8/27/2024 1:04 PM MANDERSON



EASEMENT NOTES

- 4 EASEMENT FOR PUBLIC UTILITY AND RIGHTS AS SHOWN ON BOOK 18 OF PARCEL MAPS, PAGE 54 PLACER COUNTY RECORDS
- 5 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR ROAD AND PUBLIC UTILITIES AS GRANTED ON MAY 15, 1984 IN BOOK 2693, PAGE 892, OF OFFICIAL RECORDS.
THE EFFECT OF "RESOLUTION NO. 92-266, RECORDED SEPTEMBER 21, 1992, INSTRUMENT NO. 92-71717, OF OFFICIAL RECORDS WHICH PURPORTS TO PARTIALLY ABANDON SAID EASEMENT(S) LAST SHOWN ABOVE.
- 6 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR SLOPES AS GRANTED ON OCTOBER 11, 1984 IN BOOK 2742, PAGE 286, OF OFFICIAL RECORDS
- 8 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR WATER PIPE LINES AS GRANTED ON DECEMBER 2, 1992 IN 92-92512 OF OFFICIAL RECORDS
- 9 EASEMENT EXECUTED BY J.M. CENTERPOINTE, INC GRANTED ON NOVEMBER 3, 1994 PER RECORDING NO. 94-77140 OF OFFICIAL RECORDS.
- 10 EASEMENT EXECUTED FOR RECIPROCAL ACCESS AND PARKING AGREEMENT BY JOHN S. FIDDYMENT, TRUSTEE OF THE FIDCO TRUST GRANTED ON JULY 25, 1997 PER RECORDING NO. 97-43310 OF OFFICIAL RECORDS.
- 11 EASEMENT EXECUTED BY JOHN S. FIDDYMENT, TRUSTEE OF THE FIDCO TRUST GRANTED ON JULY 25, 1997 PER RECORDING NO. 97-43311 OF OFFICIAL RECORDS..
- 12 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR PUBLIC UTILITIES AS GRANTED ON JANUARY 9, 1998 IN RECORDING NO. 98-1197 OF OFFICIAL RECORDS.
- 14 PUBLIC RIGHT OF WAY EASEMENT AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT BOOK 31 OF PARCEL MAPS PAGE 24 PLACER COUNTY RECORDS.

DEMOLITION NOTES

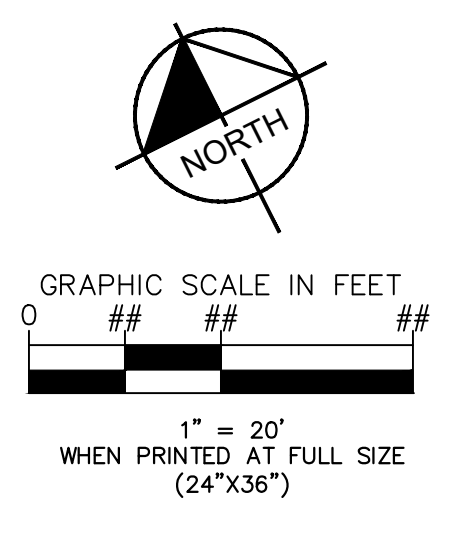
- 1 GENERAL CONTRACTOR TO REMOVE EXISTING LANDSCAPING AND IRRIGATION SYSTEM.
- 2 DEMOLISH EXISTING FULL DEPTH CONCRETE.
- 3 DEMOLISH EXISTING BOLLARD.
- 4 REMOVE AND CUT EXISTING WROUGHT IRON FENCE AT BASE.
- 5 DEMOLISH EXISTING BUILDING/STRUCTURE.
- 6 DEMOLISH EXISTING SITE LIGHT AND BASE.
- 7 DEMOLISH EXISTING CURB/CURB AND GUTTER.
- 8 REMOVE EXISTING BIKE RACK.
- 9 REMOVE AND RELOCATE EXISTING FIRE HYDRANT. REFER TO UTILITY PLAN, SHEET 9 FOR MORE INFORMATION.
- 10 ADJUST TO GRADE EXISTING STORM DRAIN MANHOLE.
- 11 REMOVE EXISTING INLET.
- 12 CUT AND CAP EXISTING STORM DRAIN LINE.
- 13 ABANDON IN PLACE EXISTING WATER LINE.
- 14 REMOVE EXISTING WATER LINE AND BENDS.
- 15 REMOVE EXISTING SEWER LATERAL TO BUILDING AND CLEANOUT.
- 16 REMOVE EXISTING WATER VALVE.

PROTECT-IN-PLACE NOTES

- 1 PROTECT-IN-PLACE EXISTING MONUMENT SIGN.
- 2 PROTECT-IN-PLACE EXISTING WATER METER.
- 3 PROTECT-IN-PLACE EXISTING BACKFLOW PREVENTOR.
- 4 PROTECT-IN-PLACE EXISTING TREE.
- 5 PROTECT-IN-PLACE EXISTING LIGHT.
- 6 PROTECT-IN-PLACE EXISTING TRANSFORMER.
- 7 PROTECT-IN-PLACE EXISTING ELECTRICAL VAULT.
- 8 PROTECT-IN-PLACE EXISTING CURB/CURB AND GUTTER.
- 9 PROTECT-IN-PLACE EXISTING ASPHALT AND STRIPING.
- 10 PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.
- 11 PROTECT-IN-PLACE EXISTING MOW CURB.
- 12 PROTECT-IN-PLACE EXISTING LANDSCAPE AND IRRIGATION.

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- - - CENTER LINE
- CIVIL LIMITS OF WORK
- REMOVE EXISTING UNDERGROUND UTILITY
- REMOVE EXISTING CURB/CURB AND GUTTER/AC BERM
- ▨ FULL DEPTH ASPHALT REMOVAL
- ▨ FULL DEPTH CONCRETE REMOVAL



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REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

CITY OF ROSEVILLE
DEPARTMENT OF DEVELOPMENT SERVICES
ACCEPTED BY: _____
CITY ENGINEER _____ DATE _____

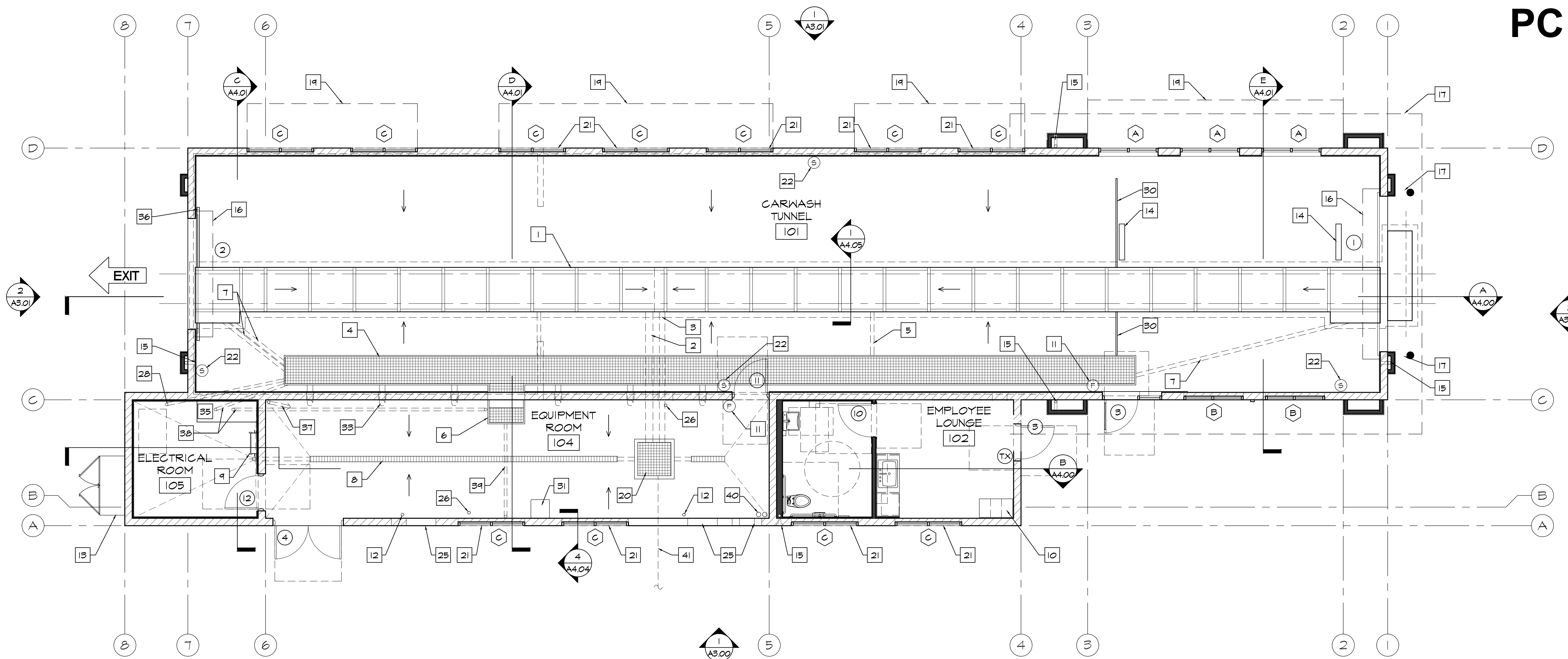
SEAL - ENGINEER
Leticia Alvarez, PE
REGISTERED PROFESSIONAL ENGINEER
NO. 44675
CIVIL
STATE OF CALIFORNIA

Kimley»Horn
3801 UNIVERSITY AVE, SUITE 300
RIVERSIDE, CA 92501
PHONE: (951) 543-9868
WWW.KIMLEY-HORN.COM
PREPARED UNDER THE SUPERVISION OF: Leticia Alvarez, PE
DESIGNED BY: JY CHECKED BY: XO
R.C.E. NO.: 94675
DATE: 7/18/2024

CITY OF ROSEVILLE
DEVELOPMENT SERVICES DEPARTMENT
QUICK QUACK CAR WASH #26-651
300 NORTH SUNRISE AVENUE
DEMOLITION PLAN

SHEET NO.
4
of 16
PROJECT NO:

PC EXHIBIT C



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

SYMBOL LEGEND

- ⊕ DOOR TAG - SEE DOOR SCHEDULE ON A5.00
- ⊗ WINDOW TAG - SEE WINDOW SCHEDULE ON A5.02 (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 CBC. SEE DETAIL 12/A0.03 (TYP. 3 PLACES)

ADA SIGN NOTES

PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT DOORS #3, #5, AND #6.

PROVIDE TACTILE EXIT SIGNAGE AT EACH EXIT PER DETAIL 12/A0.03, AT DOORS #3, #5 AND #6.

FIRE NOTES

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

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. SEE DRAWING A2.01 FOR DIMENSIONS.
3. SEE DRAWING A2.01 FOR WALL TYPES
4. SEE DRAWING A2.02 FOR FINISH FLOOR ELEVATIONS
5. SEE SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL
6. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
7. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
8. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
 - B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."

KEYNOTES

- 1 CONVEYOR TRENCH. SLOPE AT 1/4" 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 6 PLACES)
- 8 TRENCH DRAIN. PROVIDE 2 AT THE EXIT - EXTEND PAST WALL 1'-0" BEYOND OPENING. SEE PLUMBING DRAWINGS.
- 9 ROOF ACCESS LADDER.
- 10 EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE) SEE DETAIL 4/A6.02 - 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 CUT RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES) GO TO CONFIRM LOCATION
- 15 HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
- 16 COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
- 17 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
- 18 LINE OF ROOF ABOVE.
- 19 WALL MOUNTED CANOPY ABOVE. (TYPICAL 4 PLACES)
- 20 3'-0" X 3'-0" RECLAIM CLEAN-OUT - SEE STRUCTURAL DRAWINGS
- 21 FAUX WINDOW. SEE EXTERIOR ELEVATIONS
- 22 EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE. (TYPICAL 4 PLACES) SEE DRAWING A7.00 FOR LOCATIONS.
- 23 WALL MOUNTED IT CABINET. SEE ELECTRICAL DRAWINGS
- 24 KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION

- 25 32" WIDE X 16" HIGH AIR VENT. SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES).
- 26 4" DRAIN PIPE STUBBED UP 12" AFF. PAINT GREEN. SEE PLUMBING DRAWINGS (TYPICAL 2 PLACES).
- 27 CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 96" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE. SEE DETAIL 6/A6.02.
- 28 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH).
- 29 LEVEL LANDINGS PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING.
- 30 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES).
- 31 CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION. SEE EQUIPMENT PLAN SHEET A7.00 AND PLUMBING DRAWINGS.
- 32 34" MAXIMUM A.F.F. COUNTER TOP. SEE DETAIL 1/A6.02.
- 33 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 6 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS).
- 34 CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET SEE DETAIL 12/A6.02.
- 35 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL SEE STRUCTURAL DRAWINGS.
- 36 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES) EXTEND PAST EXIT OPENING 1'-0" MINIMUM.
- 37 1" PVC CHASE TO BUS JUICE CONTROL PANEL. SWEEPS ONLY. NO 90 DEGREES.
- 38 2 - 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING.
- 39 3" CHASE FROM ACCESS OPENING TO FACE OF WALL.
- 40 NEED CHASES TO EACH VACUUM ENCLOSURE. LONG SWEEPS ONLY. GC TO INSTALL AND PULL 3/4" PEX LINE FROM EQUIPMENT ROOM TO ENCLOSURES WOUND UP TO 10' COIL ON EACH END. SCHEDULE 40 SWEEPS.
- 41 GC TO OBTAIN CUT SHEETS FROM TANK MANUFACTURER FOR INSTALLATION COORDINATION PRIOR TO TANK GRADING.

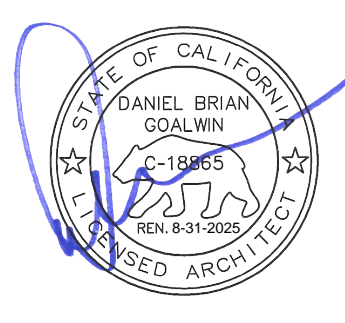
No. _____ Date _____ By _____ Ckd. _____ Appr. _____

Title:

FLOOR PLAN
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUIT 300
ROCKLIN, CA 95765

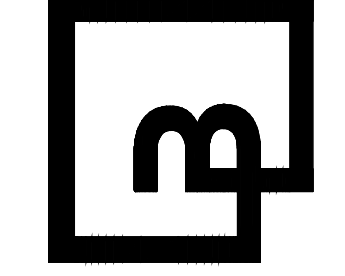
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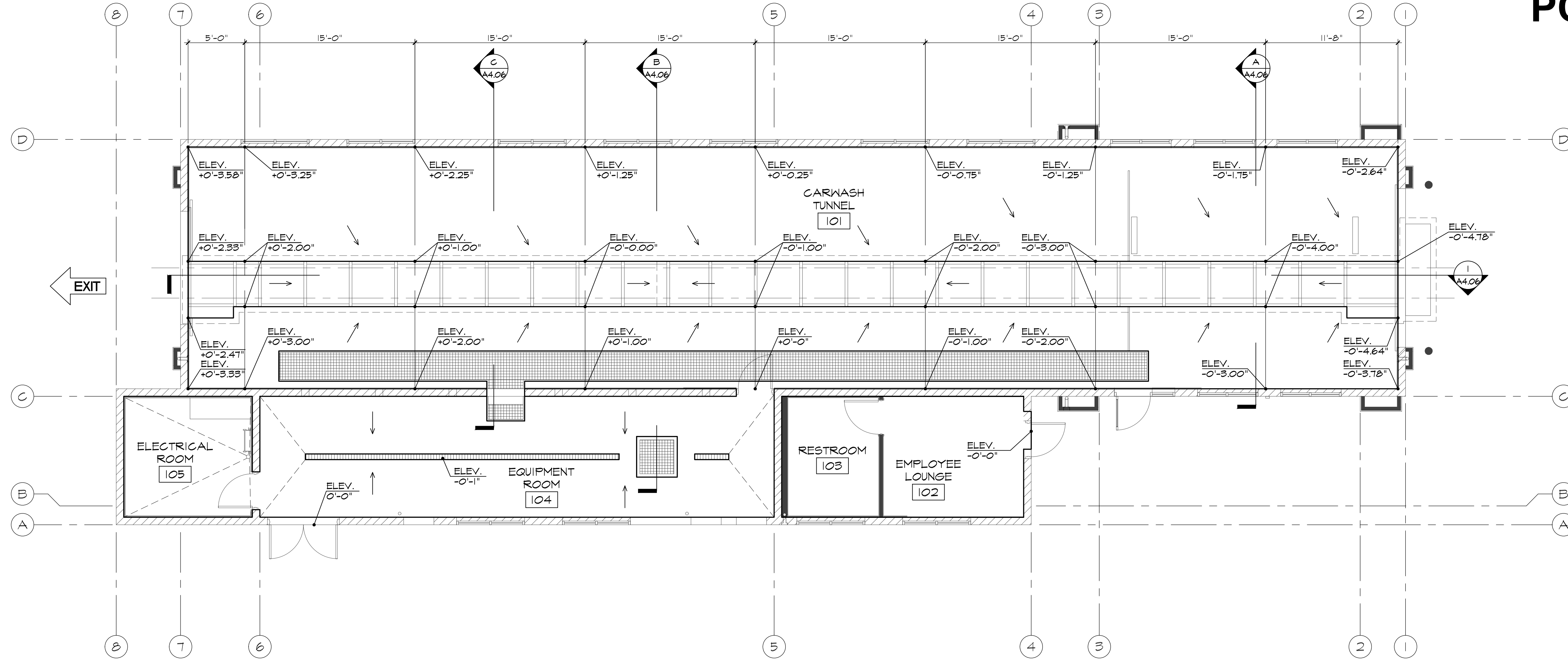
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Date: XX/XX/XX

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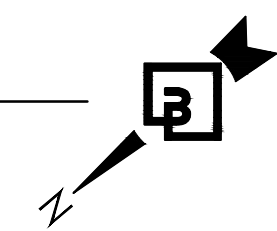
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Sheet: **A2.00**

PC EXHIBIT C



EXIT

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



No. Date By Ckd. Appr. Revision

Title:

FINISH FLOOR PLAN ELEVATIONS
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

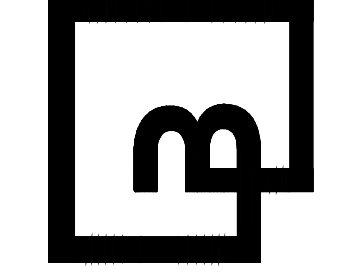
For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUIT 300
ROCKLIN, CA 95765



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Horizontal As Noted
Vertical N/A

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Checked: JLR
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Date: XX/XX/XX

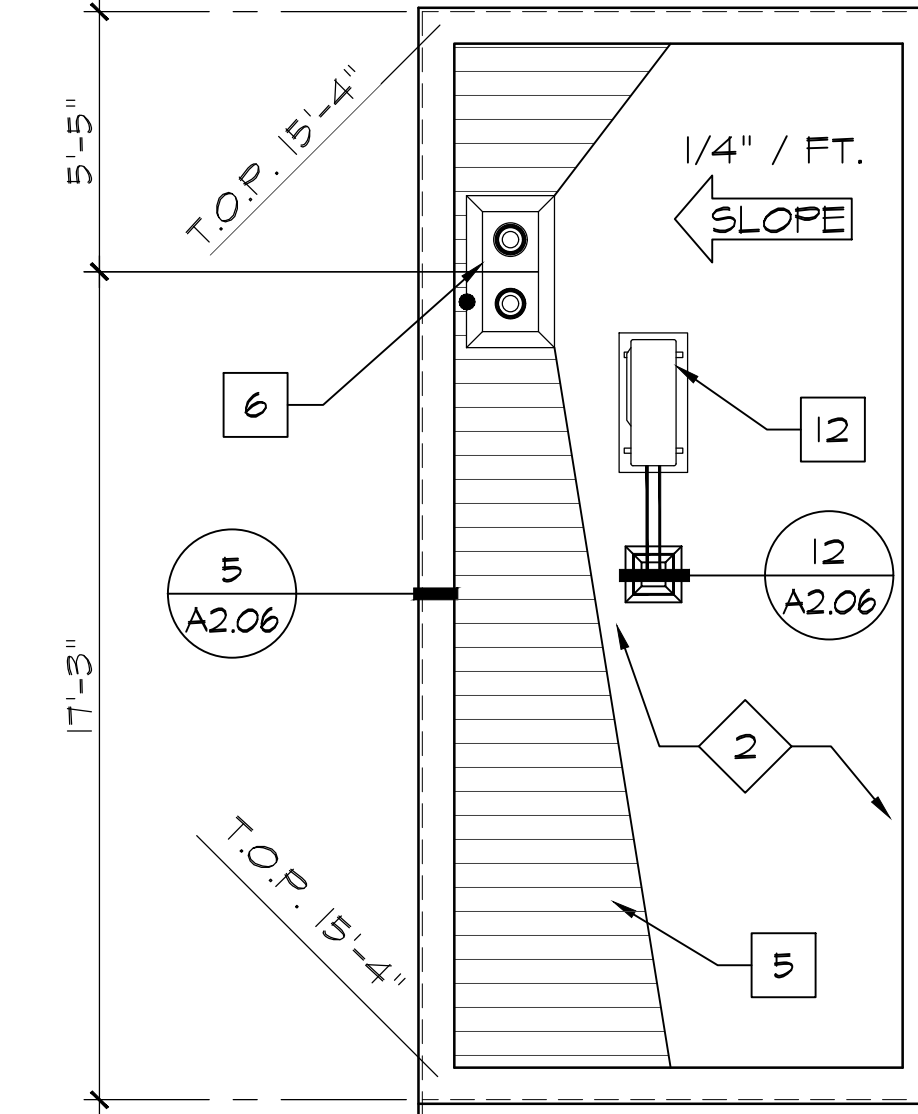
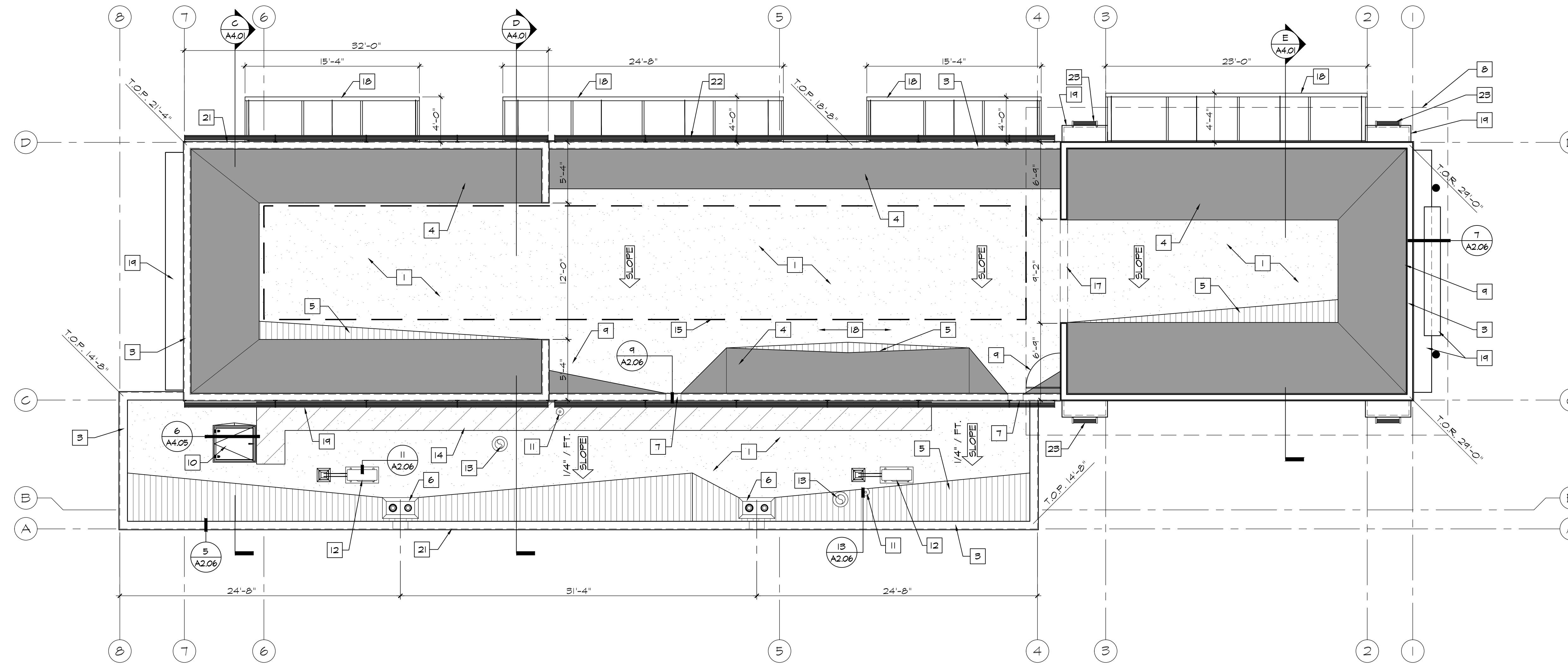
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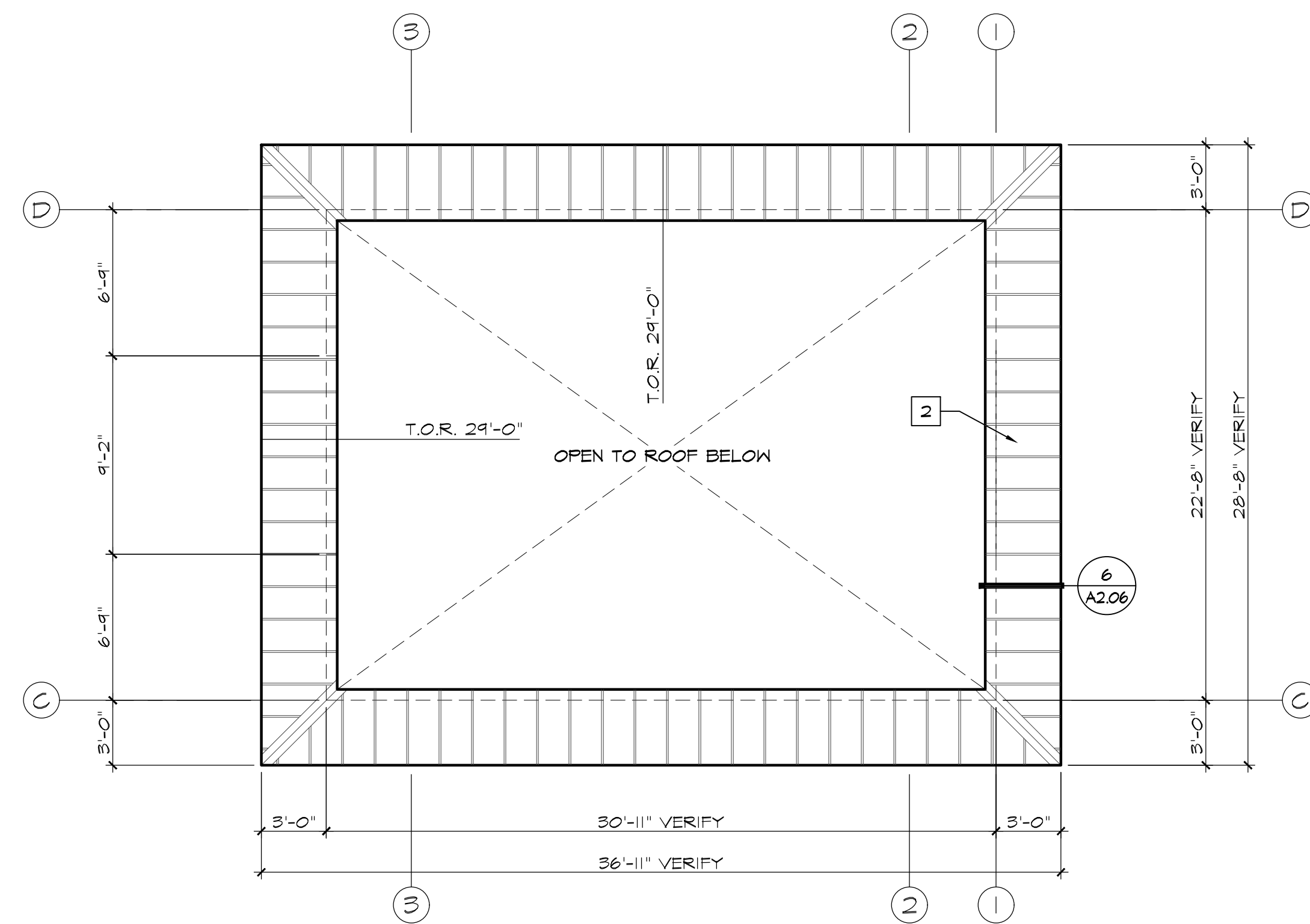
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PC EXHIBIT D



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

2 QB STATION ROOF PLAN
SCALE: 1/4" = 1'-0"



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

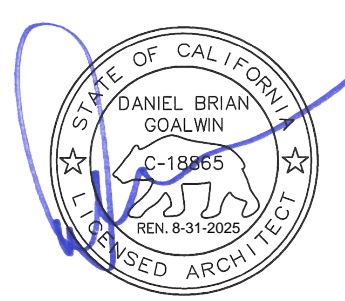
KEYNOTES

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 TPO MEMBRANE ROOFING. SEE DETAIL. 2 STANDING SEAM METAL ROOFING. 3 PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL. 4 ROOF CRICKET. 1/4" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE. 5 TAPERED RIGID INSULATION CRICKET WITH 1/4" ISOLATION BOARD (TYP). 6 ROOF DRAIN AND OVERFLOW IN RECESS. SEE PLUMBING DRAWINGS. (TYPICAL 3 PLACES) 7 THROUGH WALL OVERFLOW SCUPPER. SPILL TO ROOF BELOW. 8 OUTLINE OF UPPER ROOF AT ENTRY TOWER. SEE UPPER ROOF PLAN. 9 3'-0" SQUARE ACCESS PANEL. (TYPICAL 2 PLACES) SEE DETAIL 10/A2.06. 10 ROOF ACCESS HATCH. 11 EXHAUST FAN UNIT. (TYPICAL 2 PLACES) 12 MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET. | <ul style="list-style-type: none"> 13 PLUMBING VENT. (TYPICAL 2 PLACES) 14 ROOF WALK PATH OVERLAY. 15 ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION. 16 ROOF AREA DEDICATED TO MAINTENANCE ACCESS TO POSSIBLE FUTURE SOLAR INSTALLATION. 17 OPENING IN WALL BETWEEN CRICKETS. 18 WALL MOUNTED METAL CANOPY BELOW (TYP). 19 CEMENT PLASTER FINISH AT TOP OF FURRED WALL FEATURE (TYP). 20 FREE STANDING METAL PAY STATION CANOPY BELOW. 21 WALL BELOW SHOWN DASHED. 22 LINEAR DOWN LIGHTING - SEE ELECTRICAL PLANS 23 PILASTER DOWN LIGHTING - SEE ELECTRICAL PLANS |
|---|---|

Revision
No. Date By Ckd. Appr.

ROOF PLAN
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

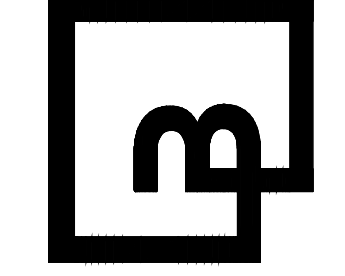
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUIT 300
ROCKLIN, CA 95765



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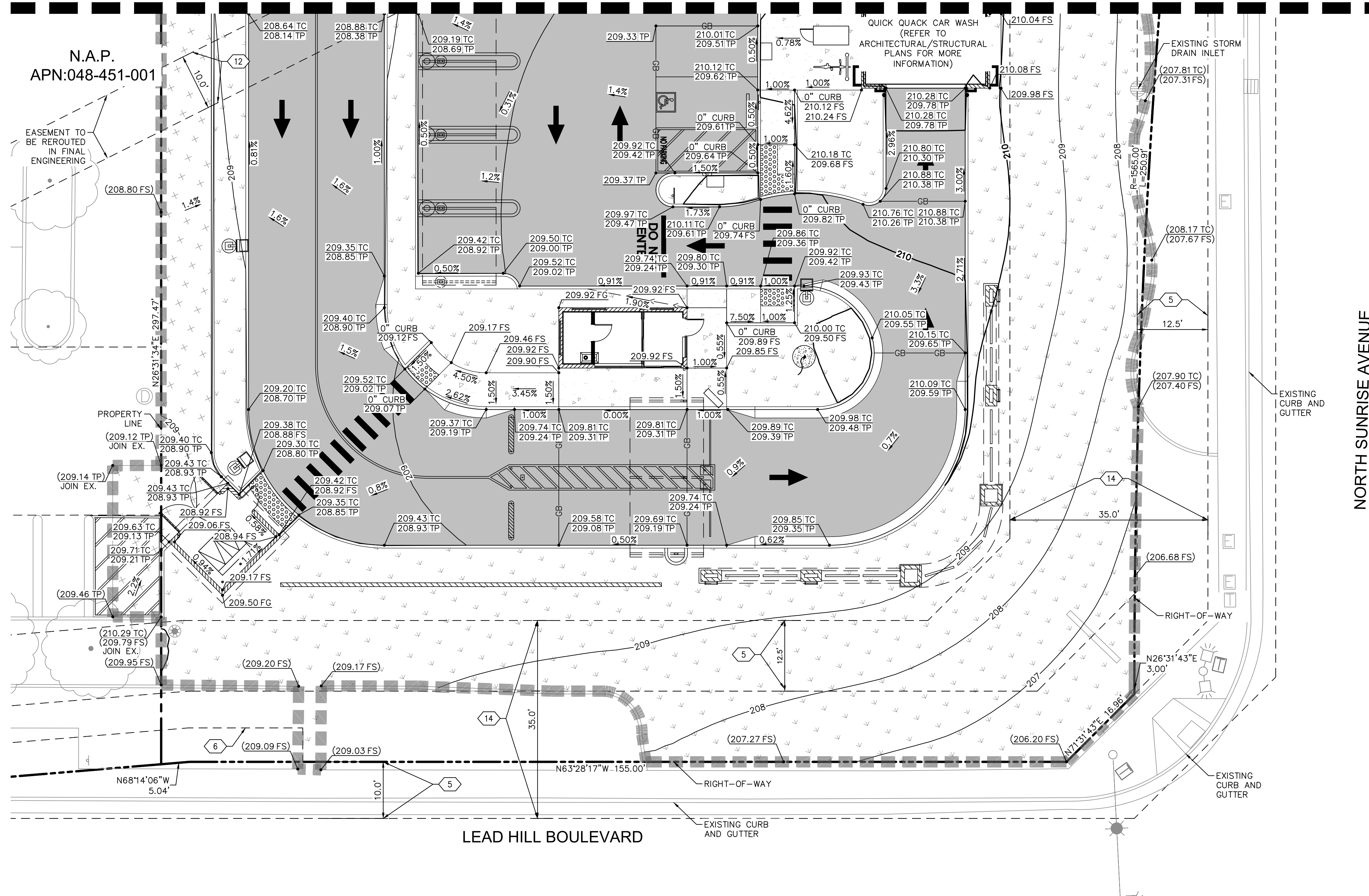
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MATCH LINE SEE SHEET 7



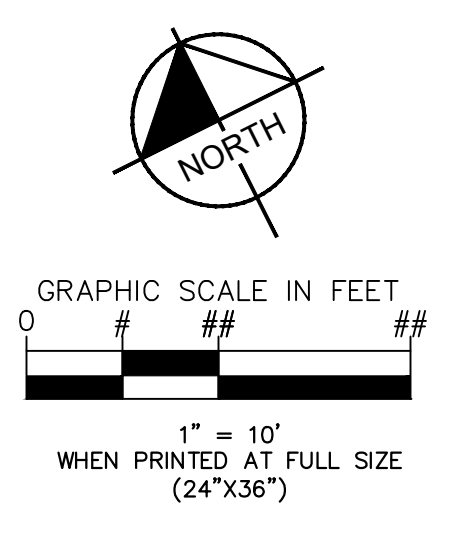
LEGEND

- PROPERTY LINE
- CENTER LINE
- RIGHT-OF-WAY
- CIVIL LIMITS OF WORK
- EASEMENT LINE
- PREVIOUS PROPERTY LINE
- FLOW LINE
- SLOPE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- BLACK HEAVY DUTY CONCRETE PAVEMENT
- DETECTABLE WARNINGS

- EASEMENT NOTES**
- 5 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR ROAD AND PUBLIC UTILITIES AS GRANTED ON MAY 15, 1984 IN BOOK 2693, PAGE 892, OF OFFICIAL RECORDS.
 - 6 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR SLOPES AS GRANTED ON OCTOBER 11, 1984 IN BOOK 2742, PAGE 286, OF OFFICIAL RECORDS.
 - 12 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR PUBLIC UTILITIES AS GRANTED ON JANUARY 9, 1998 IN RECORDING NO. 98-1197 OF OFFICIAL RECORDS.
 - 14 PUBLIC RIGHT OF WAY EASEMENT AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT BOOK 31 OF PARCEL MAPS PAGE 24 PLACER COUNTY RECORDS.

NORTH SUNRISE AVENUE

LEAD HILL BOULEVARD



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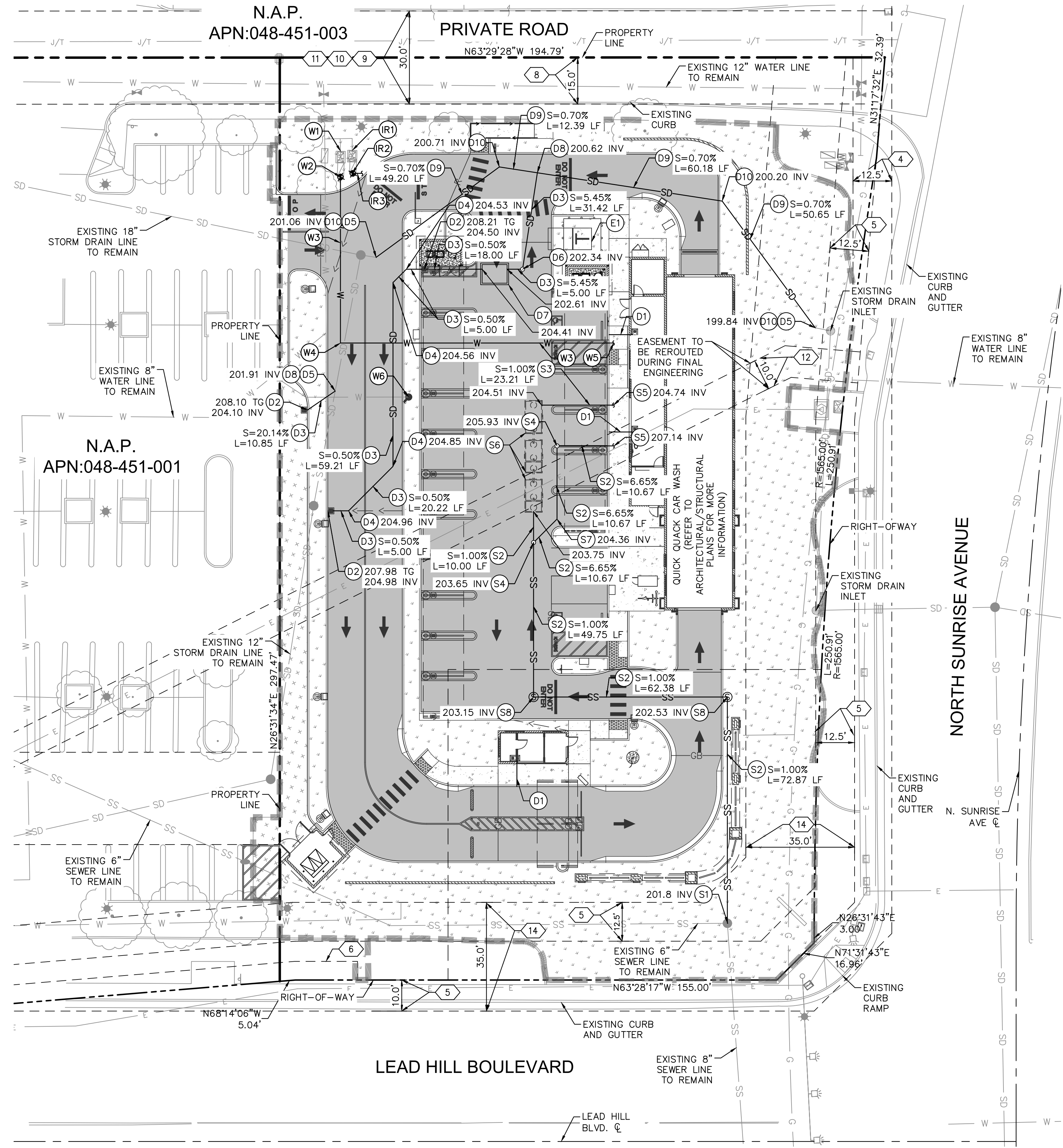
CITY OF ROSEVILLE
DEPARTMENT OF DEVELOPMENT SERVICES
ACCEPTED BY: _____
CITY ENGINEER DATE _____

SEAL - ENGINEER
Leticia Alvarez
REGISTERED PROFESSIONAL ENGINEER
NO. 44675
STATE OF CALIFORNIA

Kimley Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
3801 UNIVERSITY AVE, SUITE 300
RIVERSIDE, CA 92501
PHONE: (951) 543-9868
WWW.KIMLEY-HORN.COM
PREPARED UNDER THE SUPERVISION OF: Leticia Alvarez, PE
DESIGNED BY: JY CHECKED BY: XO
R.C.E. NO.: 94675
DATE: 7/18/2024

CITY OF ROSEVILLE
DEVELOPMENT SERVICES DEPARTMENT
QUICK QUACK CAR WASH #26-651
300 NORTH SUNRISE AVENUE

SHEET NO.
____ of 16
PROJECT NO:



EASEMENT NOTES

- 4 EASEMENT FOR PUBLIC UTILITY AND RIGHTS AS SHOWN ON BOOK 18 OF PARCEL MAPS, PAGE 54 PLACER COUNTY RECORDS
- 5 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR ROAD AND PUBLIC UTILITIES AS GRANTED ON MAY 15, 1984 IN BOOK 2693, PAGE 892, OF OFFICIAL RECORDS.
- 6 THE EFFECT OF "RESOLUTION NO. 92-266, RECORDED SEPTEMBER 21, 1992, INSTRUMENT NO. 92-71717, OF OFFICIAL RECORDS WHICH PURPORTS TO PARTIALLY ABANDON SAID EASEMENT(S) LAST SHOWN ABOVE.
- 6 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR SLOPES AS GRANTED ON OCTOBER 11, 1984 IN BOOK 2742, PAGE 286, OF OFFICIAL RECORDS
- 8 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR WATER PIPE LINES AS GRANTED ON DECEMBER 2, 1992 IN 92-92512 OF OFFICIAL RECORDS
- 9 EASEMENT EXECUTED BY J.M. CENTERPOINTE, INC GRANTED ON NOVEMBER 3, 1994 PER RECORDING NO. 94-77140 OF OFFICIAL RECORDS.
- 10 EASEMENT EXECUTED FOR RECIPROCAL ACCESS AND PARKING AGREEMENT BY JOHN S. FIDDYMENT, TRUSTEE OF THE FIDDCO TRUST GRANTED ON JULY 25, 1997 PER RECORDING NO. 97-43310 OF OFFICIAL RECORDS.
- 11 EASEMENT EXECUTED BY JOHN S. FIDDYMENT, TRUSTEE OF THE FIDDCO TRUST GRANTED ON JULY 25, 1997 PER RECORDING NO. 97-43311 OF OFFICIAL RECORDS..
- 12 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR PUBLIC UTILITIES AS GRANTED ON JANUARY 9, 1998 IN RECORDING NO. 98-1197 OF OFFICIAL RECORDS.
- 14 PUBLIC RIGHT OF WAY EASEMENT AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT BOOK 31 OF PARCEL MAPS PAGE 24 PLACER COUNTY RECORDS.

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- - - CENTER LINE
- ▬ CIVIL LIMITS OF WORK
- SS PROPOSED SEWER LINE
- W PROPOSED WATER LINE
- SD PROPOSED STORM DRAIN
- SS EXISTING SEWER LINE
- W EXISTING WATER LINE
- SD EXISTING STORM DRAIN
- Standard Duty Concrete Pavement
- Heavy Duty Concrete Pavement
- Proposed Landscape Area
- Black Heavy Duty Concrete Pavement
- Detectable Warnings

EXISTING UTILITY NOTE

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

DOMESTIC WATER

- W1 EXISTING WATER METER TO REMAIN.
- W2 CONNECT INTO EXISTING BACKFLOW PREVENTOR. GENERAL CONTRACTOR TO COORDINATE CONNECTION WITH CITY OF ROSEVILLE WATER DEPARTMENT.
- W3 INSTALL 2" DOMESTIC WATER PIPE SERVICE.
- W4 INSTALL 45° DOMESTIC WATER BEND.
- W5 BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- W6 INSTALL FIRE HYDRANT.

IRRIGATION WATER

- IR1 EXISTING WATER METER TO REMAIN.
- IR2 CONNECT INTO EXISTING BACKFLOW PREVENTOR. GENERAL CONTRACTOR TO COORDINATE CONNECTION WITH CITY OF ROSEVILLE WATER DEPARTMENT.
- IR3 INSTALL 1.5" PVC SCH40 IRRIGATION WATER PIPE. REFER TO IRRIGATION PLANS FOR CONTINUATION.

SANITARY SEWER

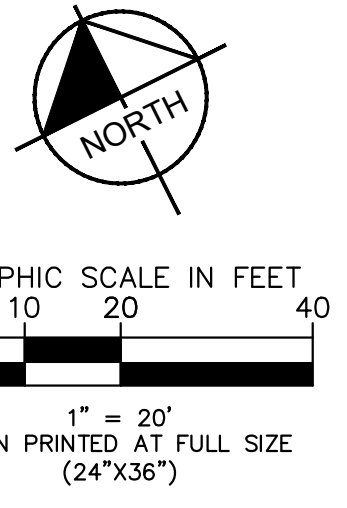
- S1 CONNECT TO EXISTING SEWER LATERAL AT EXISTING MANHOLE. GENERAL CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE WATER DEPARTMENT PRIOR TO CONNECTION. CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF SEWER LATERAL PRIOR TO TRENCHING AND SEWER INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION.
- S2 INSTALL 6" VCP SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER DETAIL 5, SHEET 14.
- S3 INSTALL 8" VCP SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER DETAIL 5, SHEET 14.
- S4 INSTALL SEWER CLEANOUT PER CITY OF ROSEVILLE SEWER SERVICE CLEANOUT STANDARD DETAIL SS-5.
- S5 BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- S6 INSTALL CLARIFIER. REFER TO MEP PLANS FOR MORE INFORMATION.
- S7 INSTALL 6" VCP 45° SEWER BEND.
- S8 INSTALL SEWER MANHOLE PER CITY OF ROSEVILLE SEWER MANHOLE STANDARD DETAIL SS-2 AND SS-3.

DRAINAGE

- D1 INSTALL ROOF DRAIN DOWNSPOUT TO PIPE PER DETAIL 7, SHEET 13.
- D2 INSTALL 24" BY 24" NYLOPLAST CATCH BASIN WITH FLEXSTORM INSERTS AND NO DUMPING STENCIL PER DETAILS ON SHEET 13 AND 14.
- D3 INSTALL 12" HDPE STORM DRAIN PIPE.
- D4 INSTALL 12" HDPE 45° BEND.
- D5 CONNECT TO EXISTING STORM DRAIN LINE.
- D6 INSTALL 12" STORM DRAIN CLEANOUT.
- D7 INSTALL CONTECH PEAK DIVERSION STORMFILTER PER DETAIL ON SHEET 14.
- D8 INSTALL 12" HDPE WYE.
- D9 INSTALL 18" HDPE STORM DRAIN PIPE.
- D10 INSTALL 18" HDPE 45° BEND.

ELECTRICAL

- E1 ELECTRICAL TRANSFORMER.



Call before you Dig
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Call 811

OR 1-800-227-2600

REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

CITY OF ROSEVILLE
DEPARTMENT OF DEVELOPMENT SERVICES

ACCEPTED BY: _____

CITY ENGINEER _____ DATE _____

SEAL - ENGINEER

Kimley»Horn

3801 UNIVERSITY AVE, SUITE 300
RIVERSIDE, CA 92501
PHONE: (951) 543-9868
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PREPARED UNDER THE SUPERVISION OF: _____

DESIGNED BY: JY CHECKED BY: XO

R.C.E. NO.: 94675
DATE: 7/18/2024

CITY OF ROSEVILLE
DEVELOPMENT SERVICES DEPARTMENT

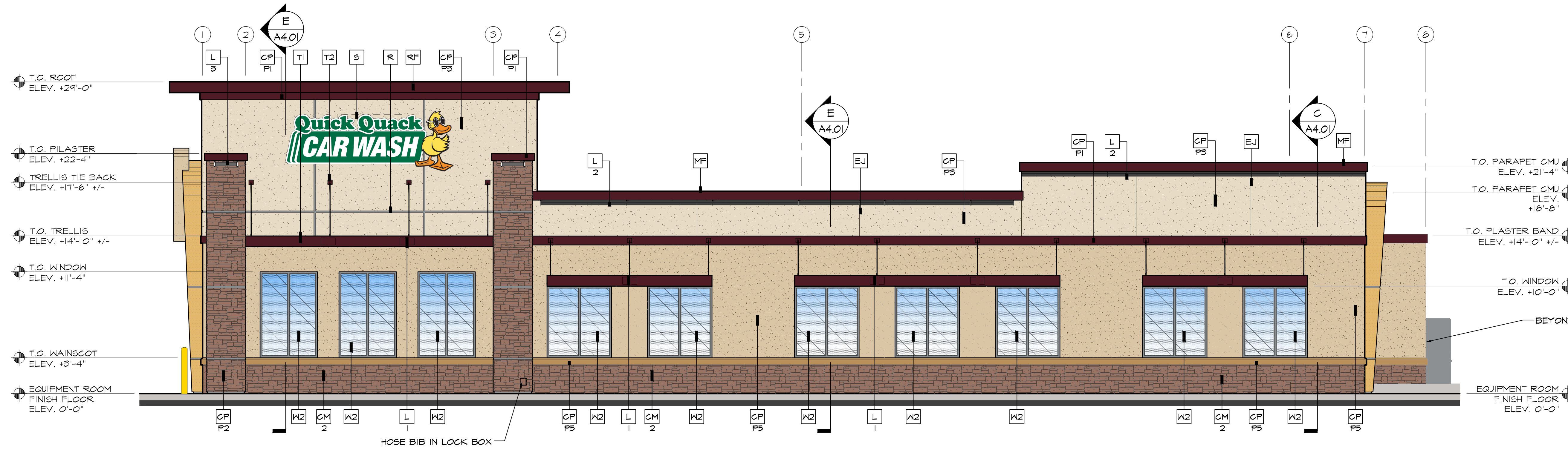
QUICK QUACK CAR WASH #26-651
300 NORTH SUNRISE AVENUE
PRELIMINARY UTILITY PLAN

SHEET NO.

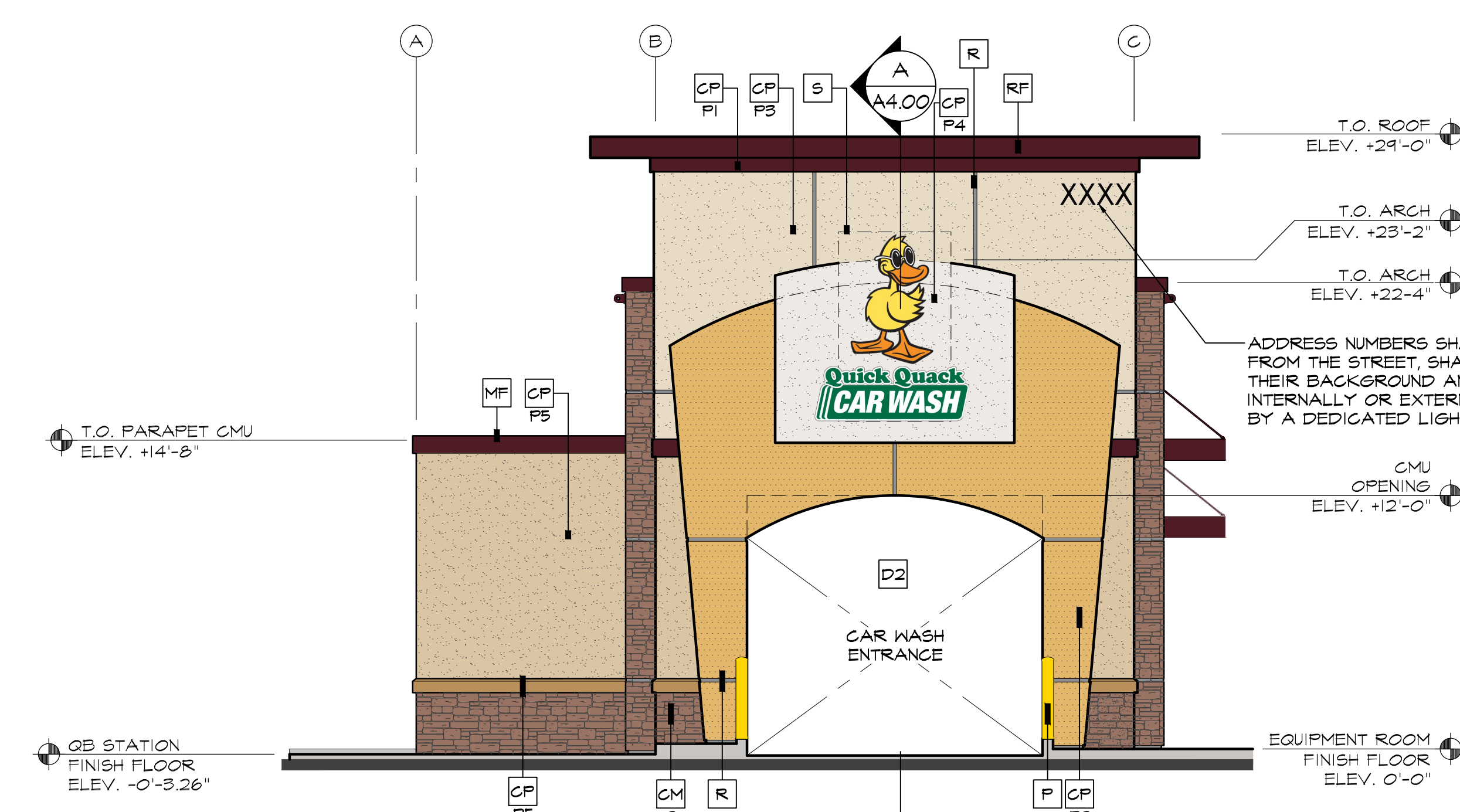
9
9 of 16

PROJECT NO:

PC EXHIBIT G



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



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

COLOR LEGEND

P1	DARK AUBURN SW 6034	CM2	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P2	TORCHLIGHT SW 6374	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P3	ANTIQUE WHITE SW 6119	P6	FIRESTONE METALS "BRANDYWINE"
P4	SNOWBOUND SW 7004	W1 & W2	CLEAR ANODIZED ALUMINUM
P5	BELIEVABLE BUFF SW 6120		
P6	SAFETY YELLOW SW 4084		

- KEY NOTES:**
- CM BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY, WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADMIXTURE, MORTAR TO HAVE "RAINLOC" FOR MORTAR ADMIXTURE, MORTAR COLOR TO MATCH.
 - ST STONE VENEER CORONADO STONE PRODUCTS - "QUICK STACK CARMEL MOUNTAIN" - PROVIDE ANTI GRAFFITI SEALER.
 - ST STONE VENEER CORONADO STONE PRODUCTS - CHISELED STONE SILL - "BUFF" - PROVIDE ANTI GRAFFITI SEALER.

- CP ACRYLIC PLASTER COLOR COAT
P COLOR DESIGNATION:
- P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
 - P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
 - P3 = MATCH SHERWIN WILLIAMS #1004 "SNOWBOUND"
- PLASTER COLOR COAT TO BE SAND FINISH
- D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #1004 "BELIEVABLE BUFF"
 - D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #1025 "BACKDROP"
 - D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

- DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT, PAINT TO MATCH ADJACENT SURFACE
 - EJ 1/4" DEEP REVEAL EXPANSION JOINT
 - L LIGHT FIXTURE
TYPE:
L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)
- CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

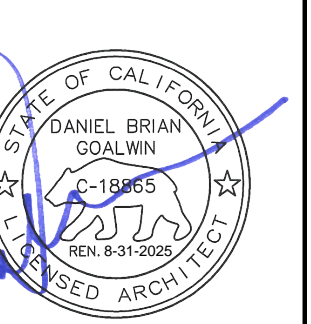
- MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- P 4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL #8/A1.05
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RO 3" DIA PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH
- S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

- SS STANDING SEAM METAL ROOF FIRESTONE UC3 - "DARK IVY".
- TI 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

Revision
By: []
Date: []
Appr: []

EXTERIOR ELEVATIONS
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

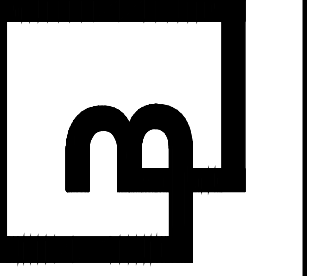
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUIT 300
ROCKLIN, CA 95765



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As Noted: []
Vertical: []
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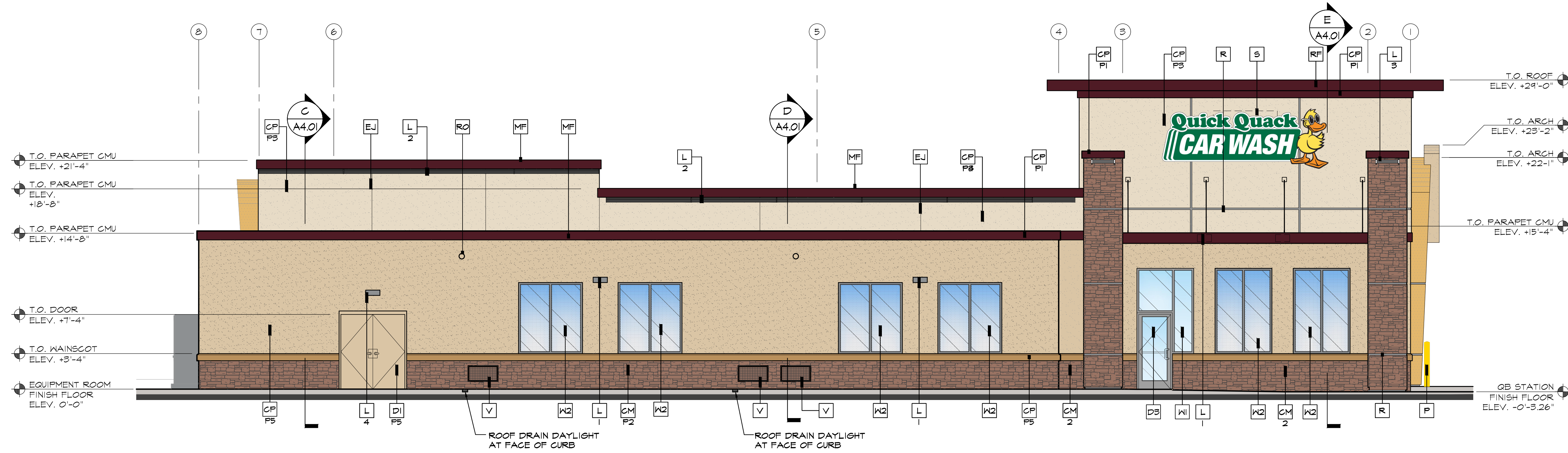
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Drawn: []
Checked: []
Approved: []
Date: XX/XX/XX

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

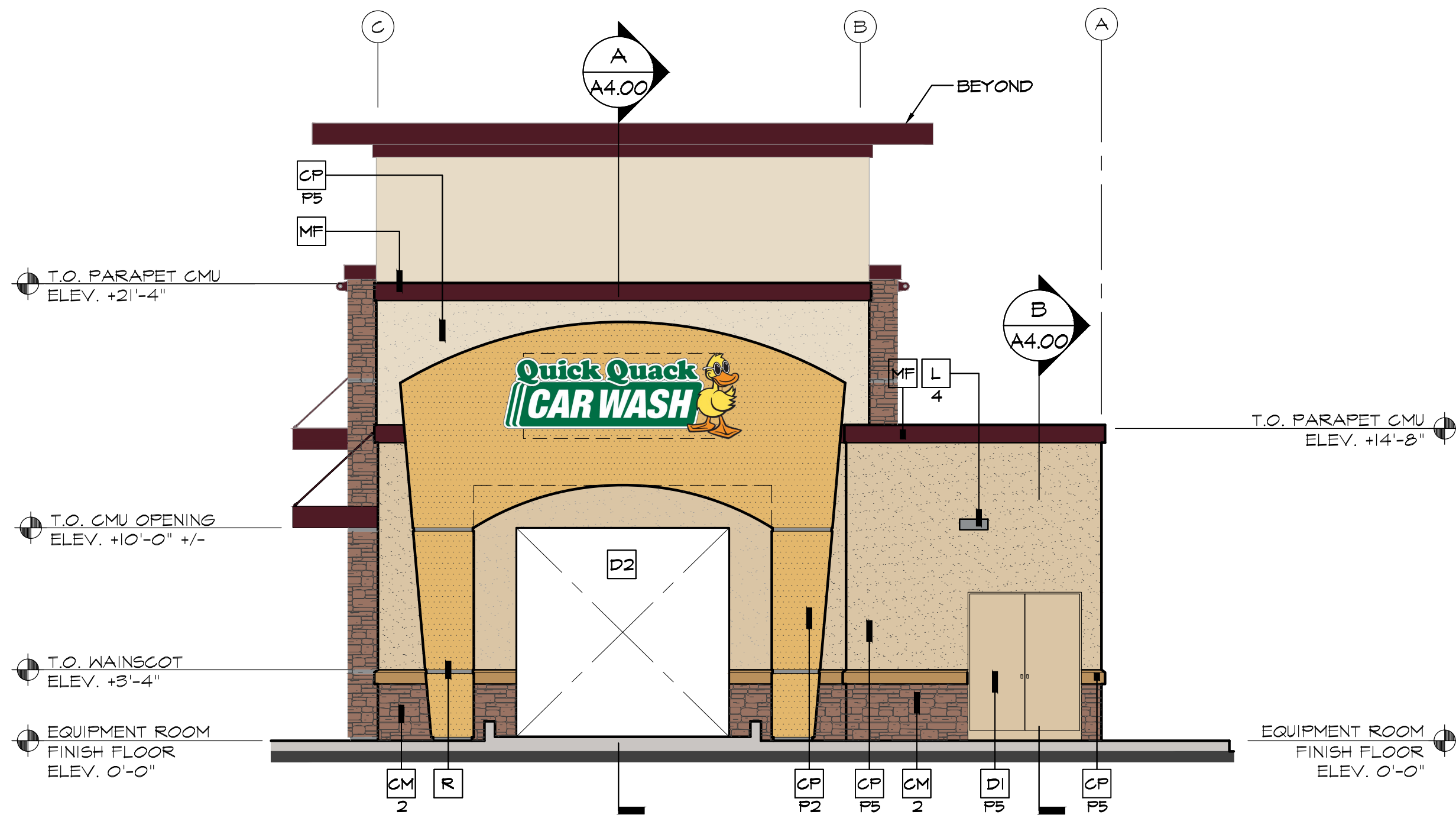


Job Number: **23359**
Sheet: **A3.00**

PC EXHIBIT G



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



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

COLOR LEGEND

P1	DARK AUBURN SW 6034	CM2	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P2	TORCHLIGHT SW 6374	CM3	CORONADO STONE CHISELED STONE SILL "BUFF"
P3	ANTIQUE WHITE SW 6119	P6	FIRESTONE METALS "BRANDYWINE"
P4	SNOWBOUND SW 7004	W1 & W2	CLEAR ANODIZED ALUMINUM
P5	BELIEVABLE BUFF SW 6120		
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.
- CM 2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #190 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE, MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE, MORTAR COLOR TO MATCH.
- CM 3 HONED FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE, MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE, MORTAR COLOR TO MATCH.

- CP ACRYLIC PLASTER COLOR COAT
- R COLOR DESIGNATION:

- P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
- P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

- D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #1025 "BACKDROP"
- D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #1025 "BACKDROP"
- DB CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

- DB 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE

- EJ 1/4" DEEP REVEAL EXPANSION JOINT

- L LIGHT FIXTURE
- L TYPE:

- L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
- L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
- L3 = 2 FOOT LED FILASTER 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

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- WI 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

Revision
No. Date By Ckd. Appr.

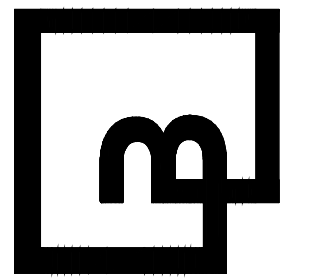
Title:
EXTERIOR ELEVATIONS
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

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

Scale:
Horizontal As Noted
Vertical N/A

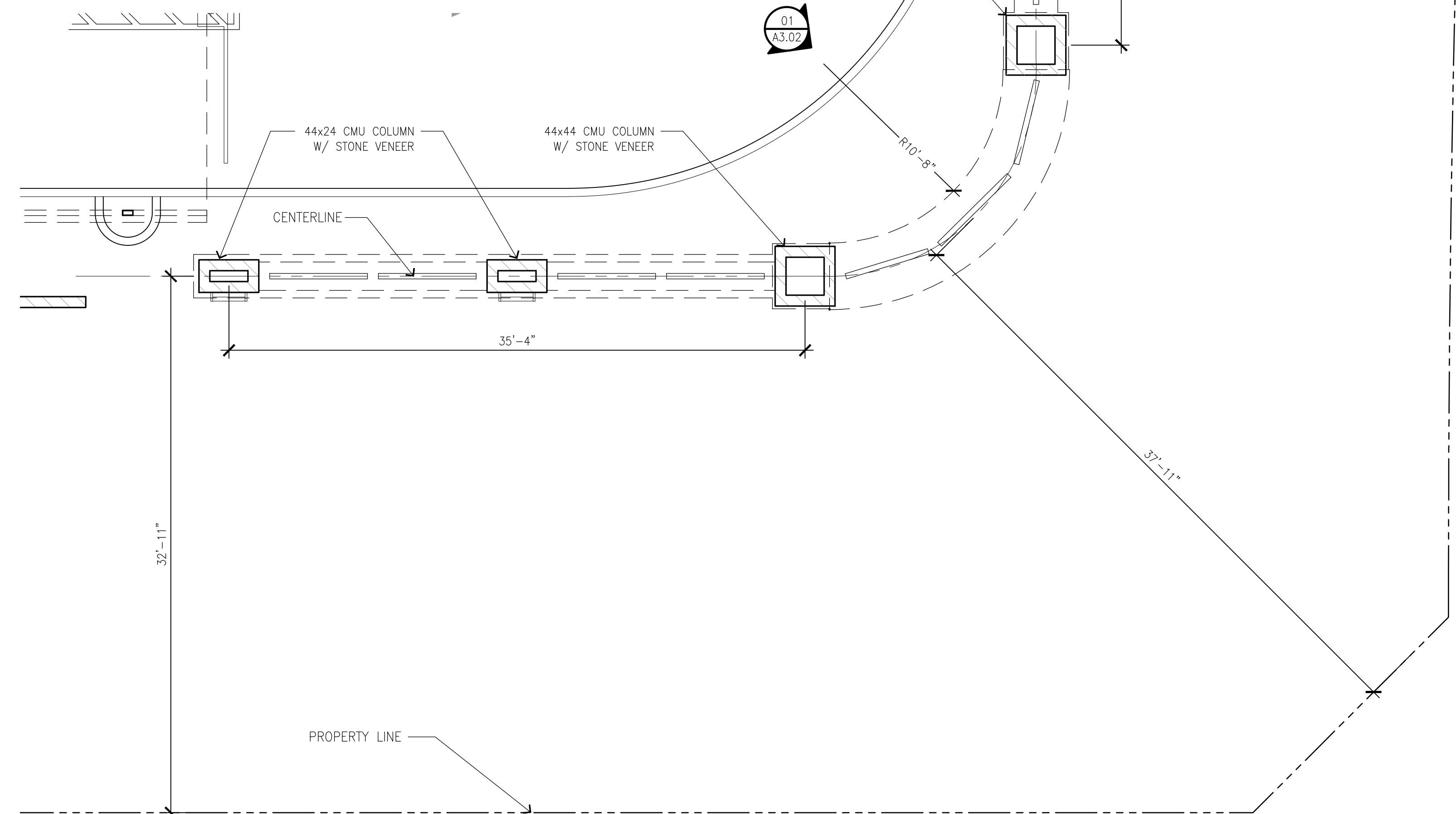
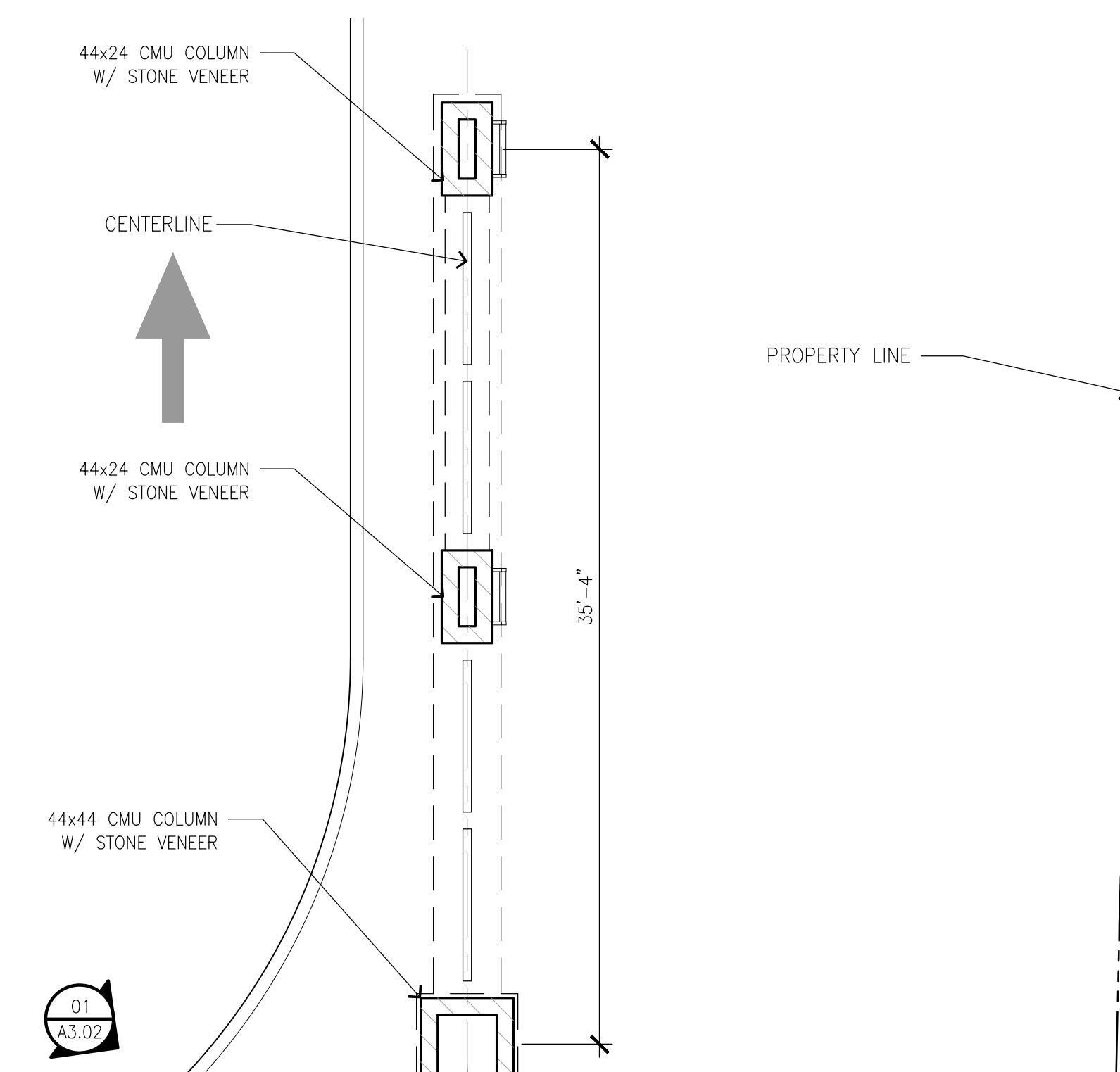
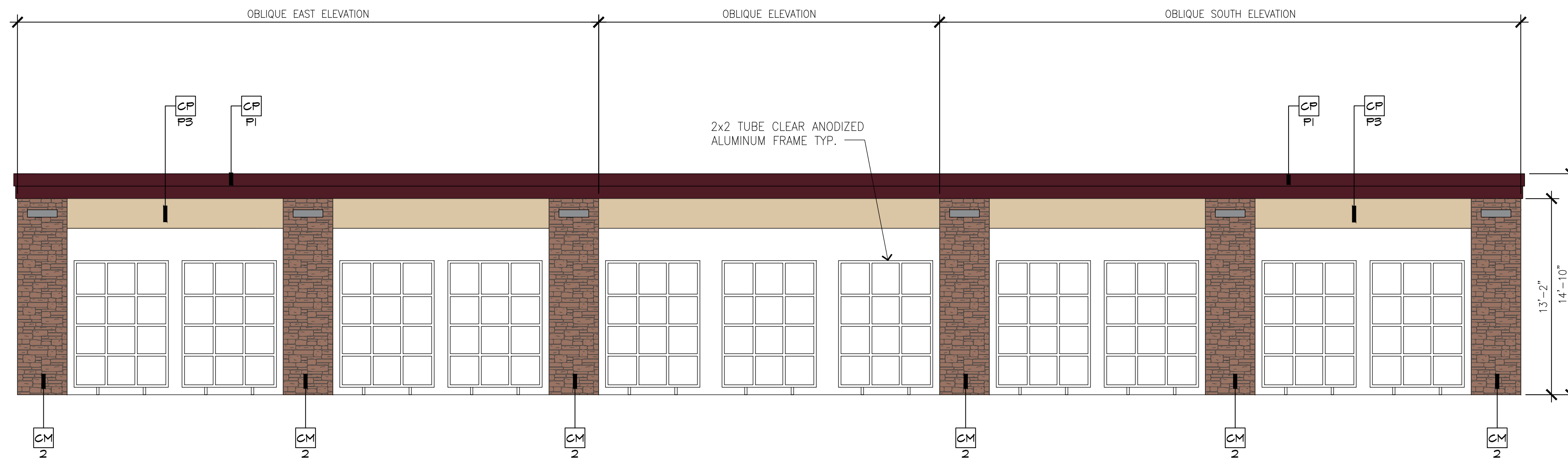
Designed JLR
Drawn JLR
Checked JLR
Approved KCH
Date XX/XX/XX

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Kent, WA 98032
425.251.6222 barghausen.com



Job Number
23359
Sheet
A3.01

PC EXHIBIT H



1 SOUTH ELEVATION - LANDSCAPE SCREEN WALL
SCALE: 3/16" = 1'-0"

COLOR LEGEND

P1		DARK AUBURN SW 6034	CM2		CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P2		TORCHLIGHT SW 6374	CM3		CORONADO STONE CHISELED STONE SILL "BUFF"
P3		ANTIQUÉ WHITE SW 6119	P6		FIRESTONE METALS "BRANDYWINE"
P4		SNOWBOUND SW 7004	W1 & W2		CLEAR ANODIZED ALUMINUM
P5		BELIEVABLE BUFF SW 6120			
P6		SAFETY YELLOW SW 4084			

2 SCREEN WALL PLAN
SCALE: 3/16" = 1'-0"

KEY NOTES:

- CM1 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.
- CM2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #190 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE, MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE, MORTAR COLOR TO MATCH.
- CM3 HONED FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE, MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE, MORTAR COLOR TO MATCH.

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Revision
No. Date By Ckd. Appr.

Title:
SCREEN WALL ELEVATION
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

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

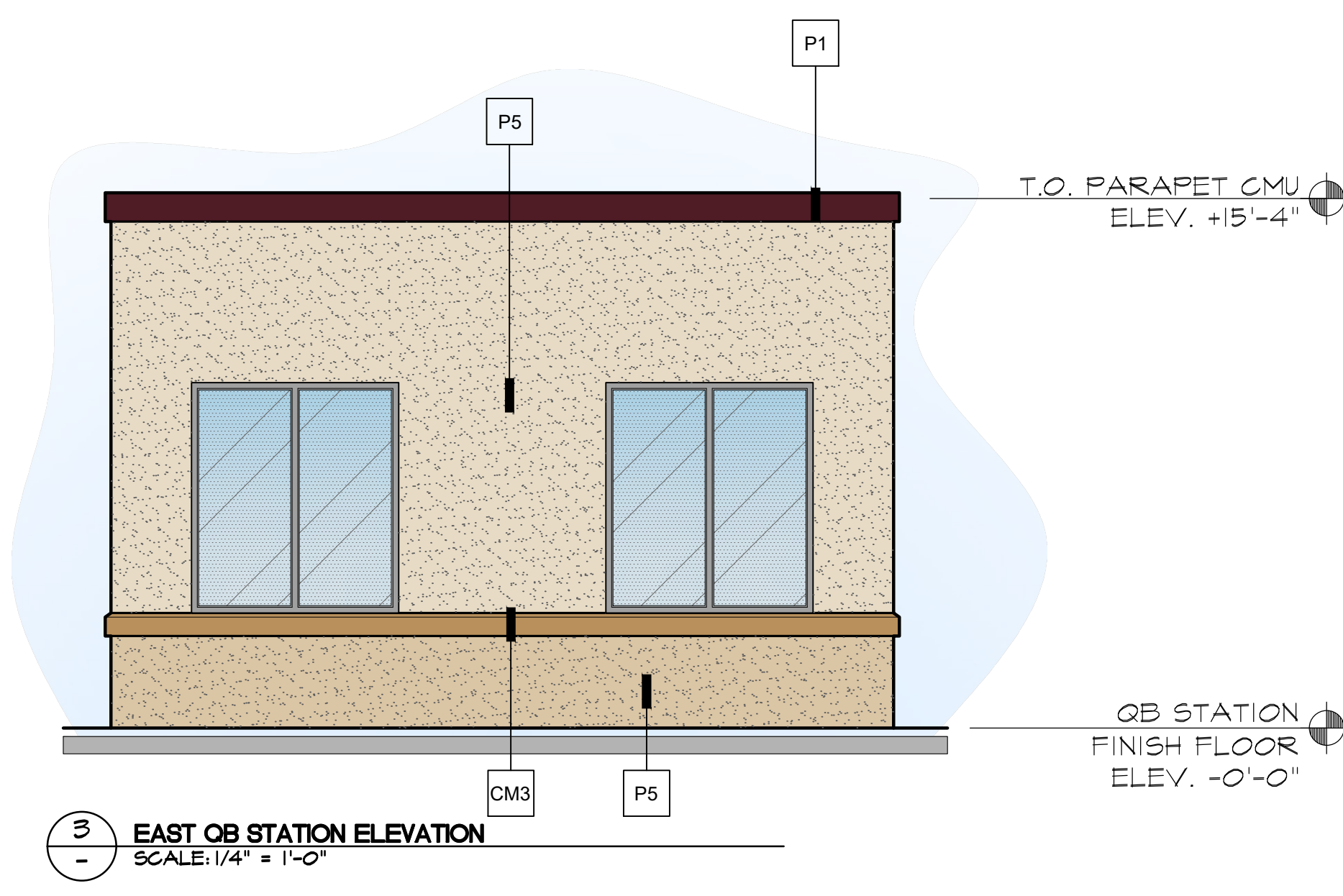
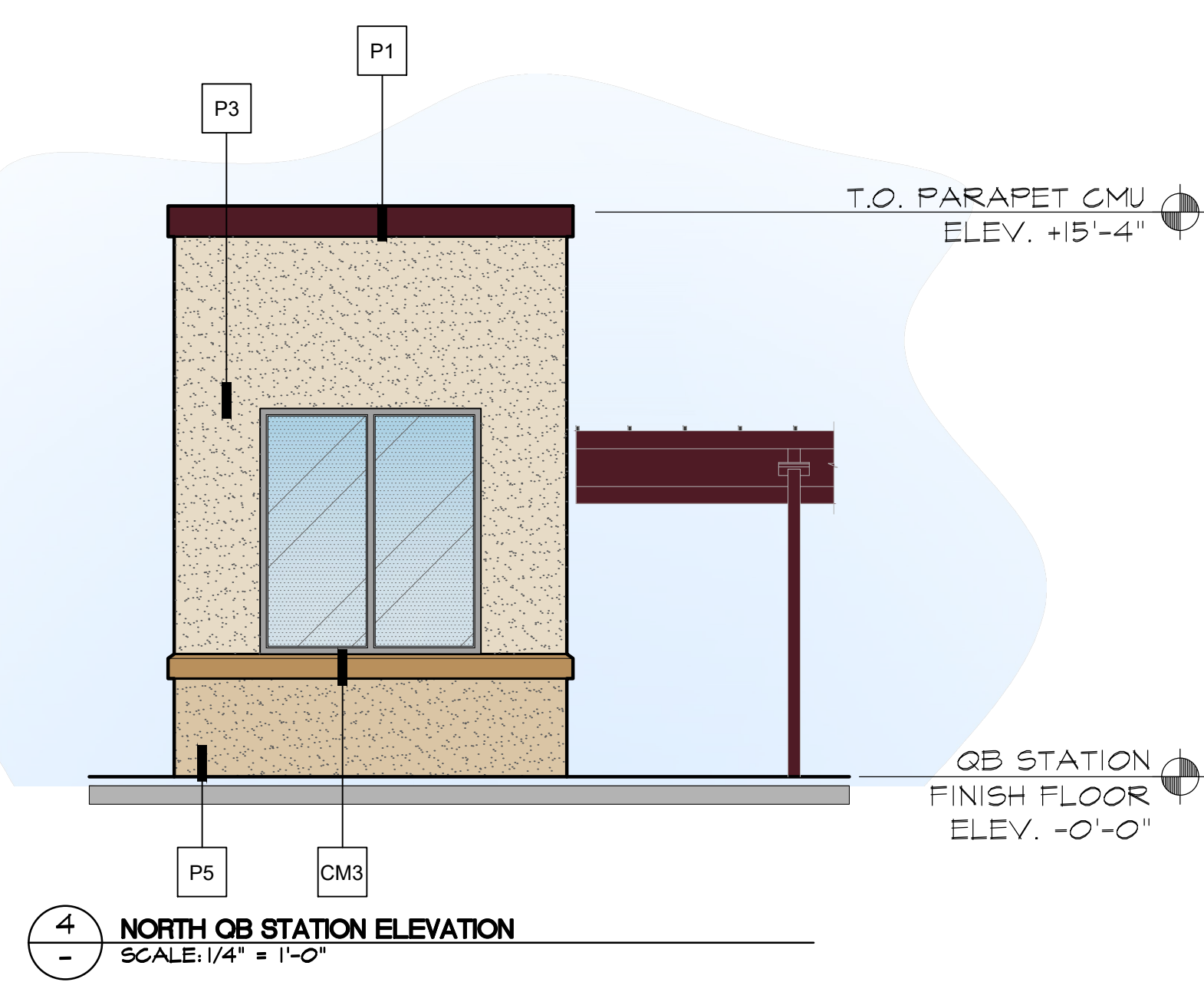
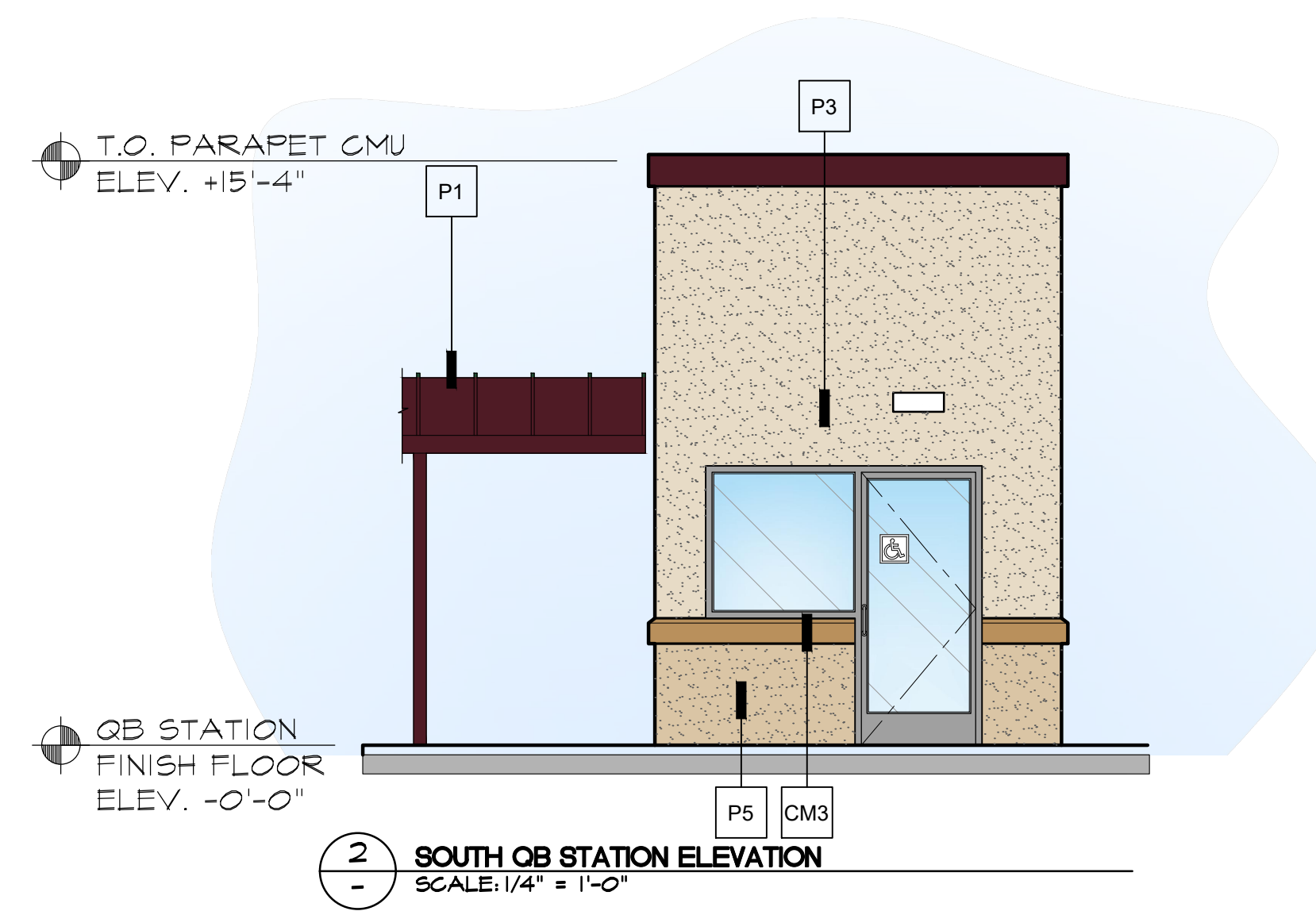
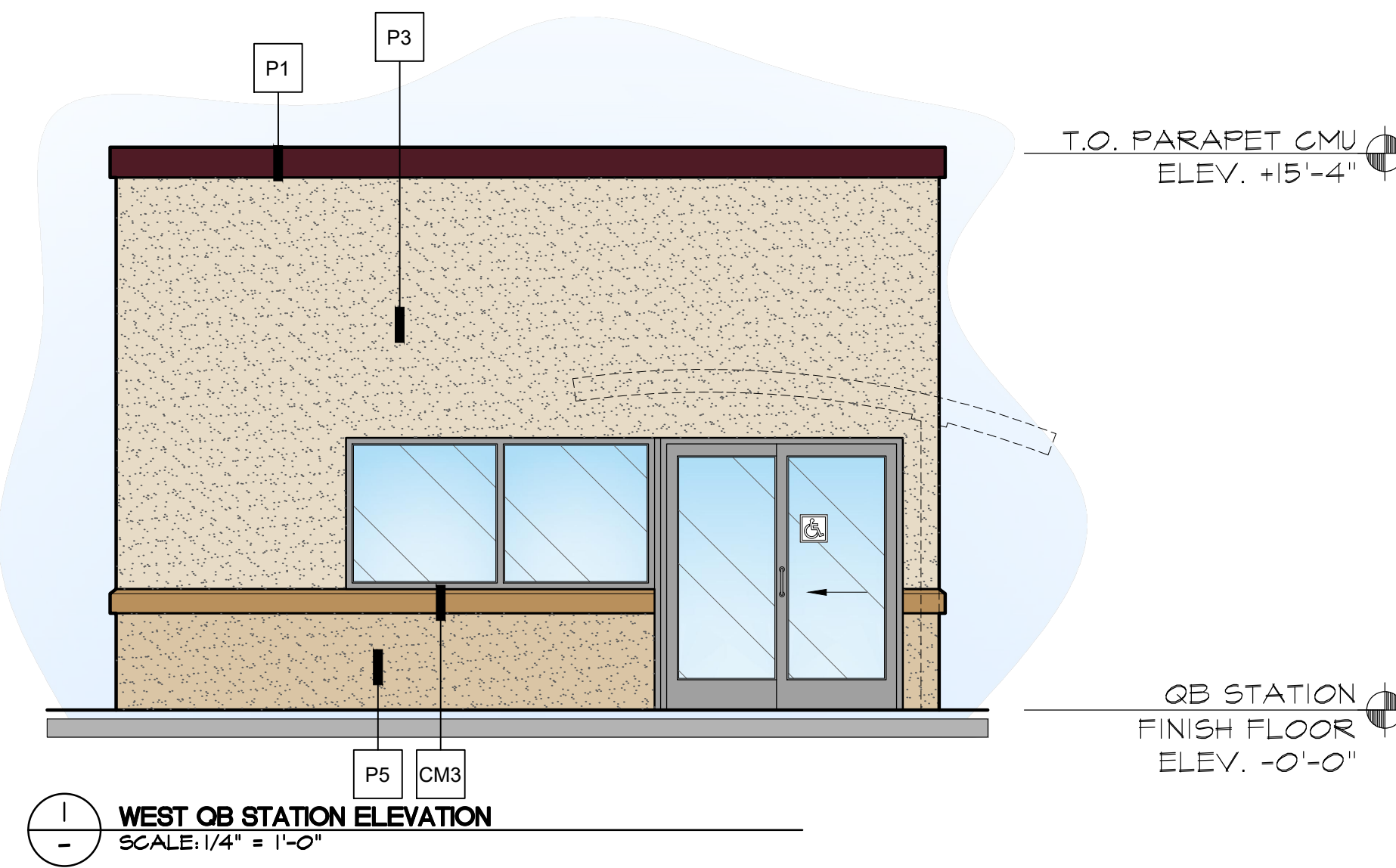
Scale:
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Vertical N/A

Designed: JLR
Drawn: JLR
Checked: JLR
Approved: KCH
Date: XX/XX/XX

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425.251.6222
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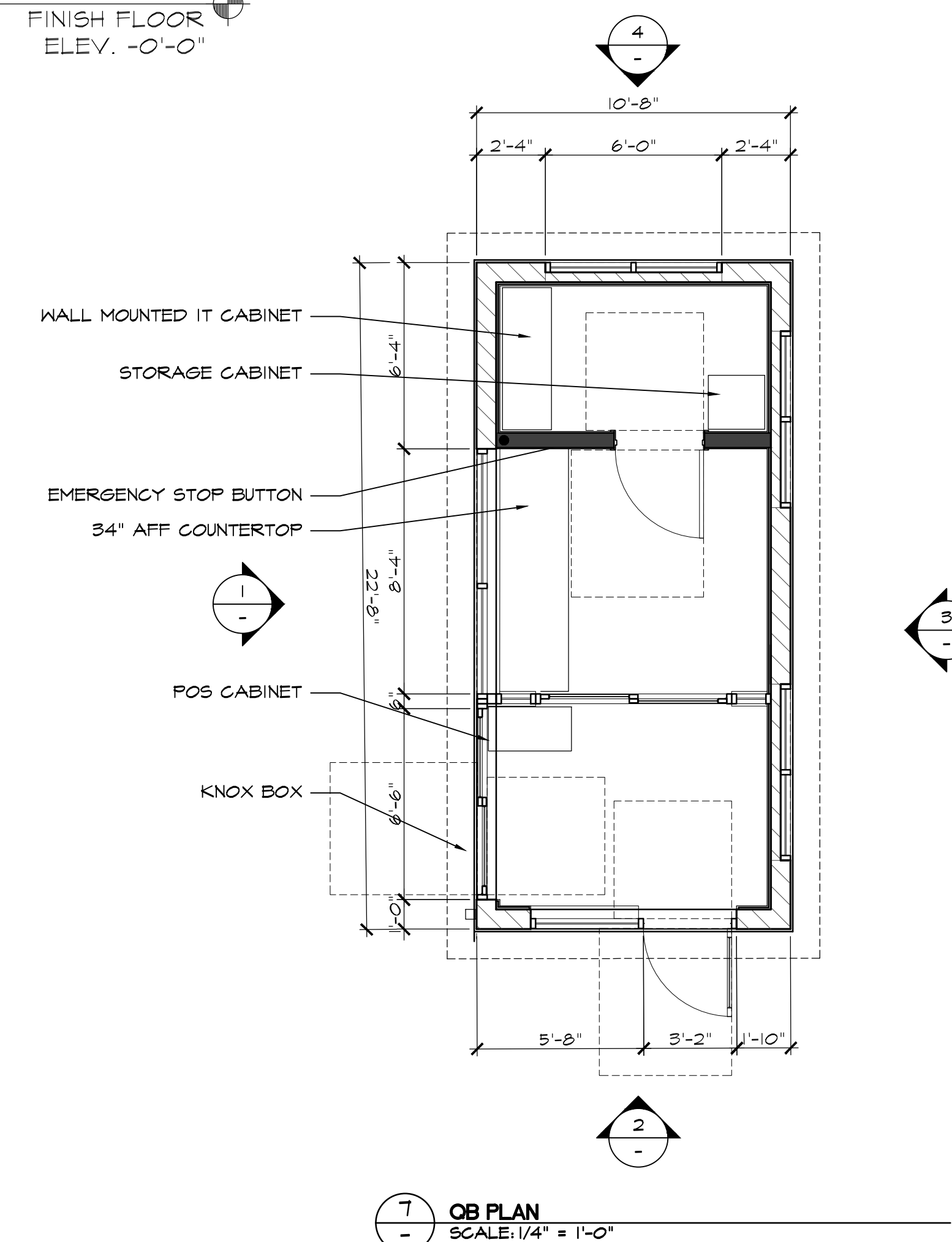
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A3.02

PC EXHIBIT H



COLOR LEGEND

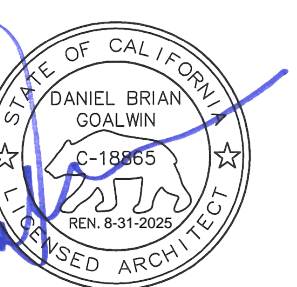
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P2		TORCHLIGHT SW 6374	CM3		CORONADO STONE CHISELED STONE SILL "BUFF"
P3		ANIQUE WHITE SW 6119	P6		FIRESTONE METALS "BRANDYWINE"
P4		SNOWBOUND SW 7004	W1 & W2		CLEAR ANODIZED ALUMINUM
P5		BELIEVABLE BUFF SW 6120			
P6		SAFETY YELLOW SW 4084			



No. Date By Ckd. Appr. Revision

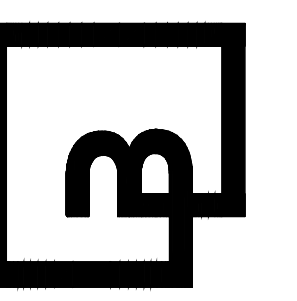
Title:
QB STATION PLAN AND ELEVATIONS
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

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



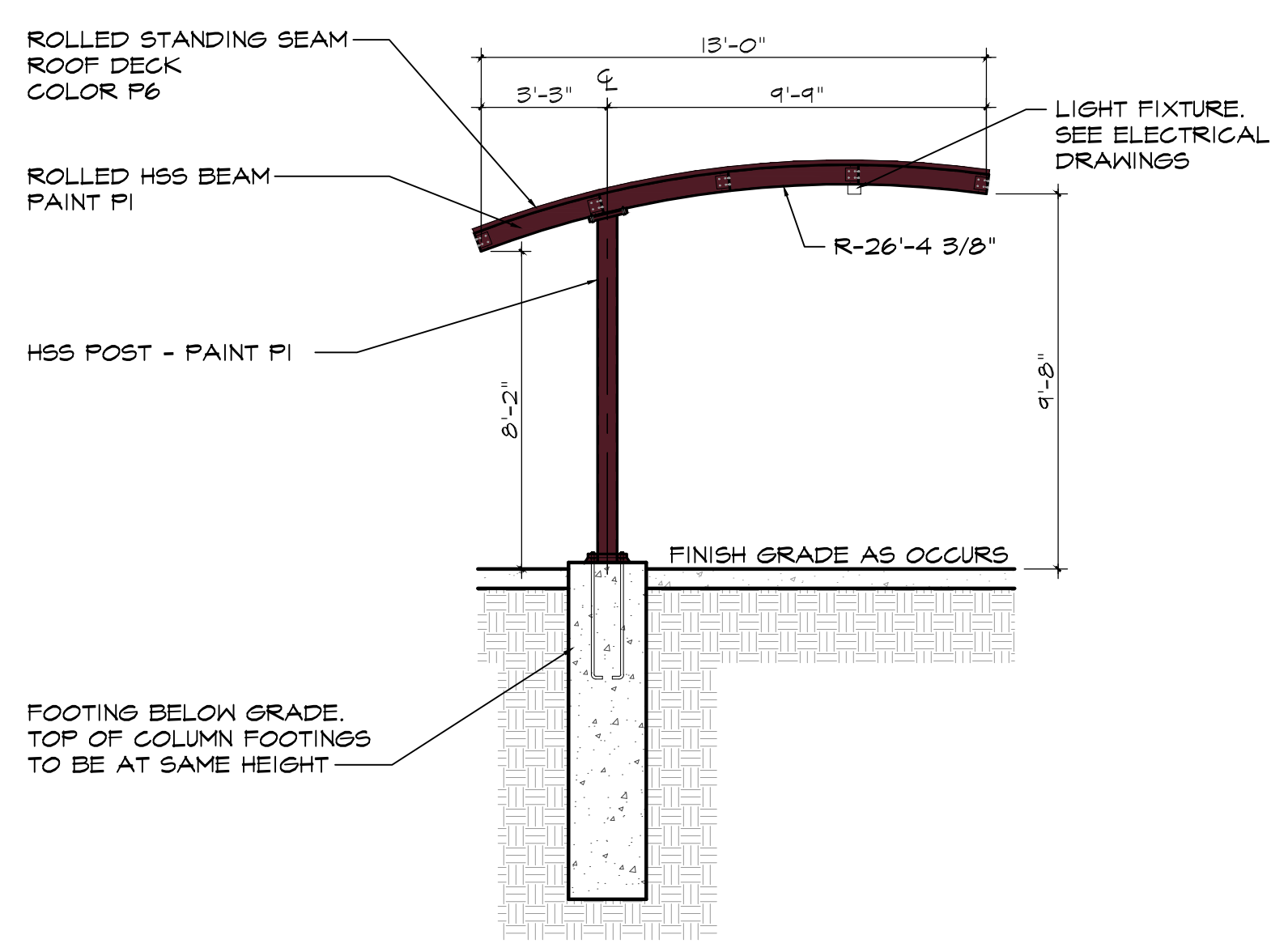
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Designed: JLR Drawn: JLR Checked: JLR Approved: KCH Date: XX/XX/XX

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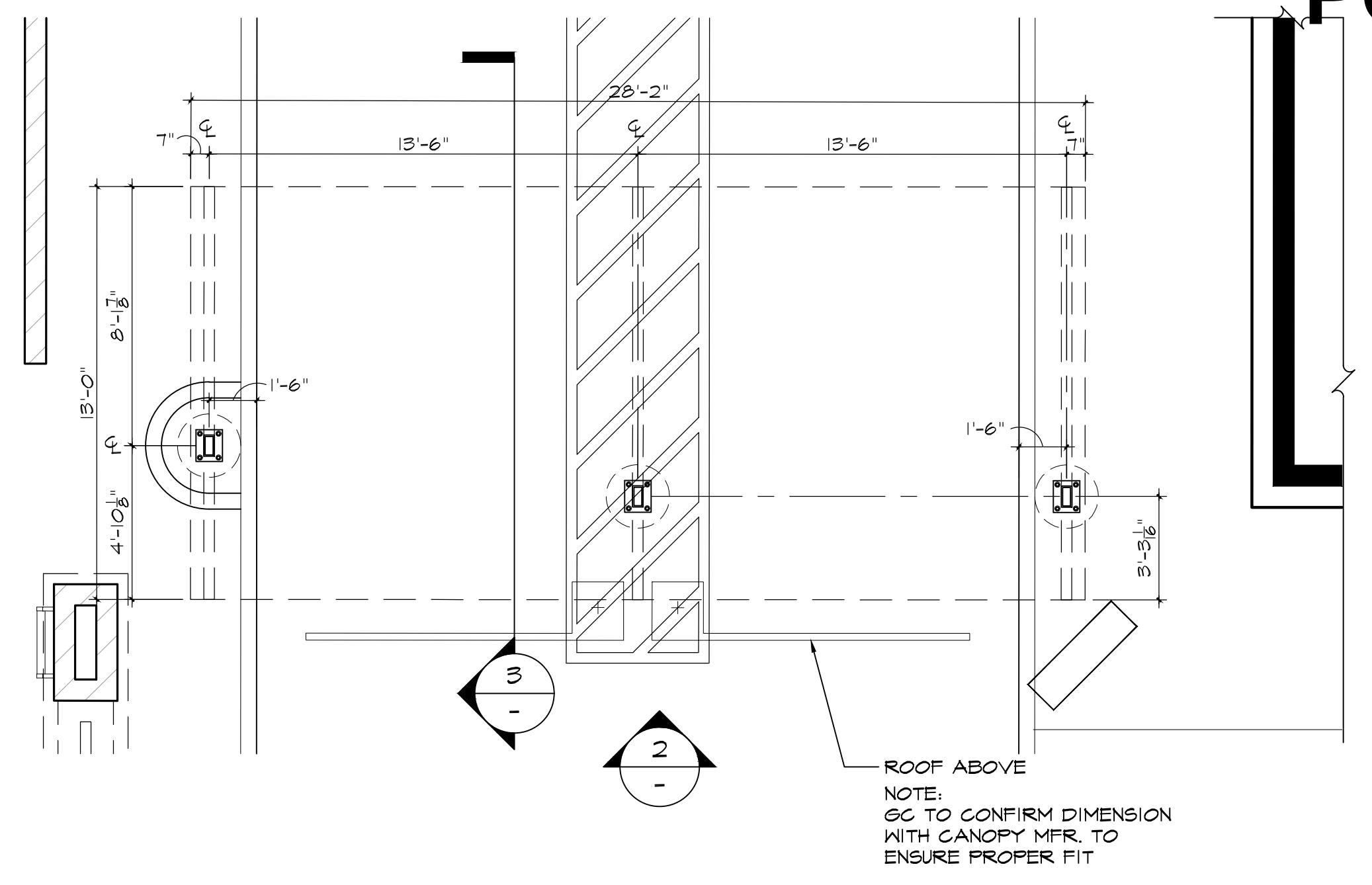


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Sheet: **A1.07**

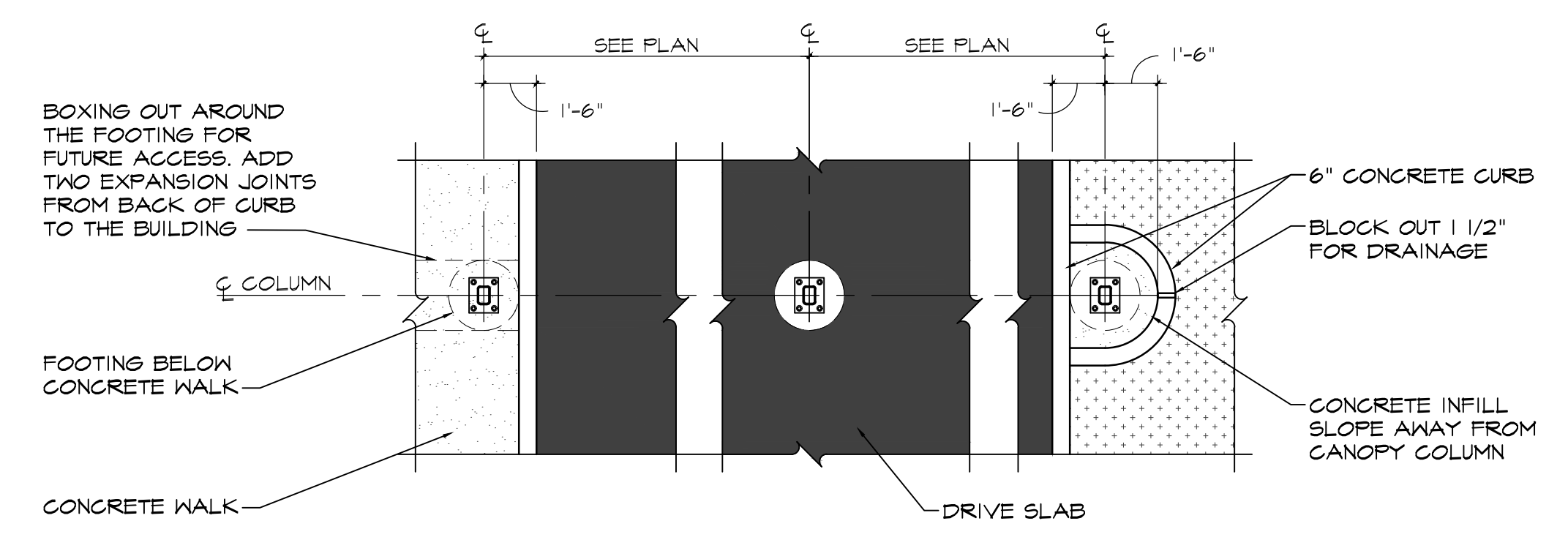
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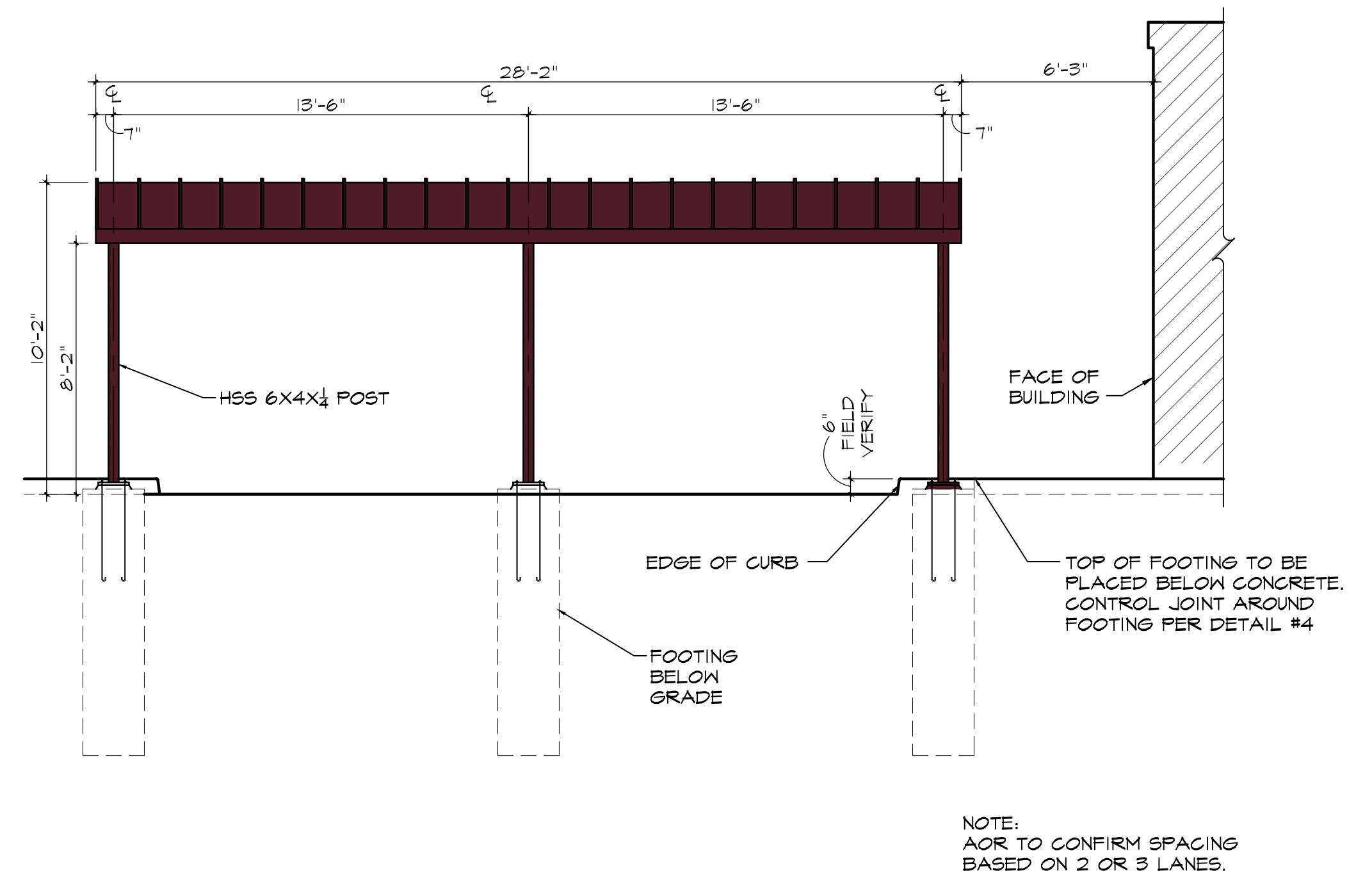
3 PAY STATION CANOPY SECTION
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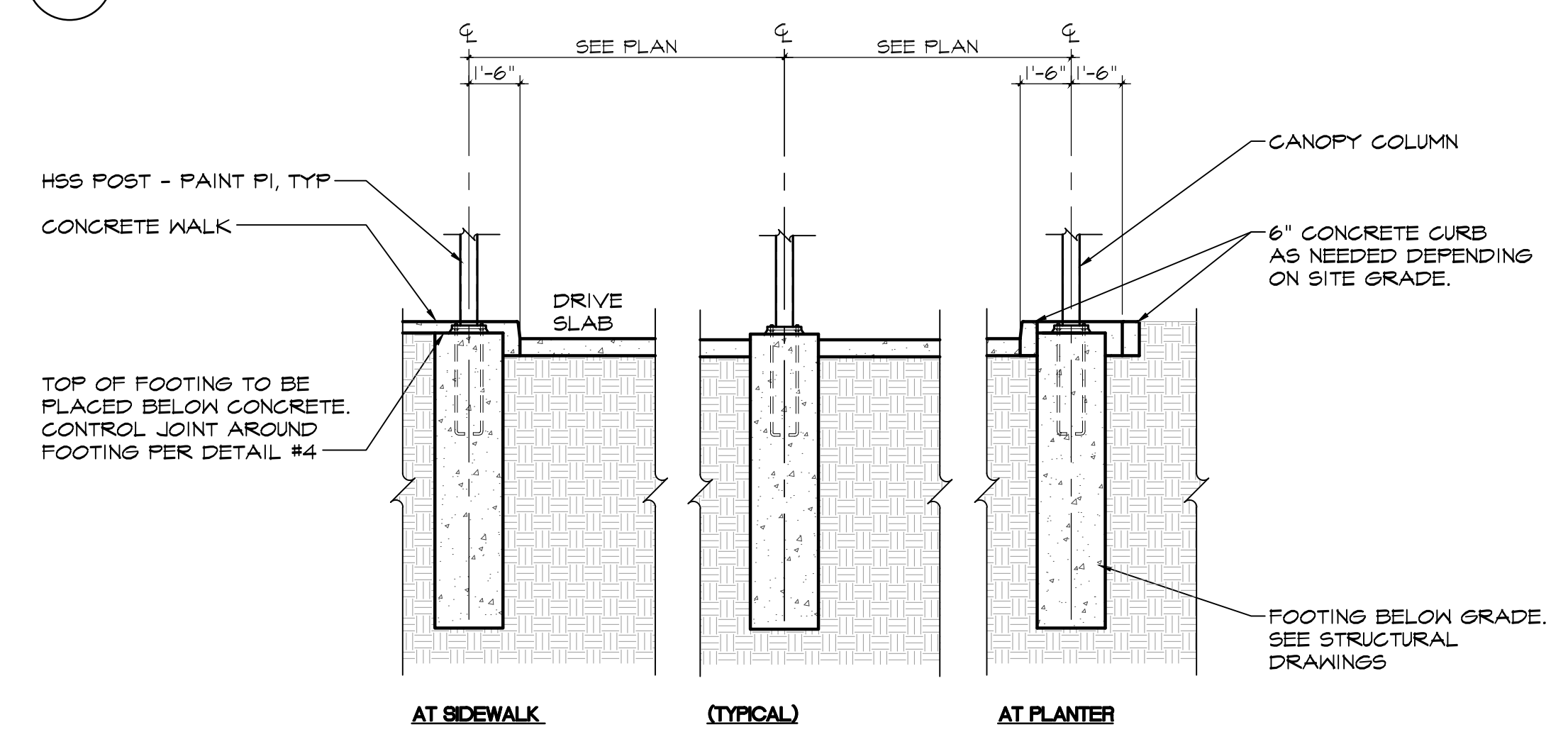
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SCALE: 1/4" = 1'-0"



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



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



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

CANOPY FOOTING NOTES:

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

COLOR LEGEND

P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	CM2	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	SAFETY YELLOW SW 4084	W1 & W2	CLEAR ANODIZED ALUMINUM

Revision
No. Date By Ckd. Appr.

Title:
PAY CANOPY
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

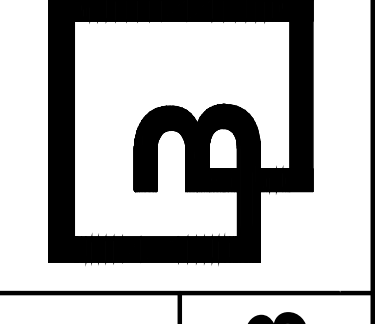
For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUIT 300
ROCKLIN, CA 95765



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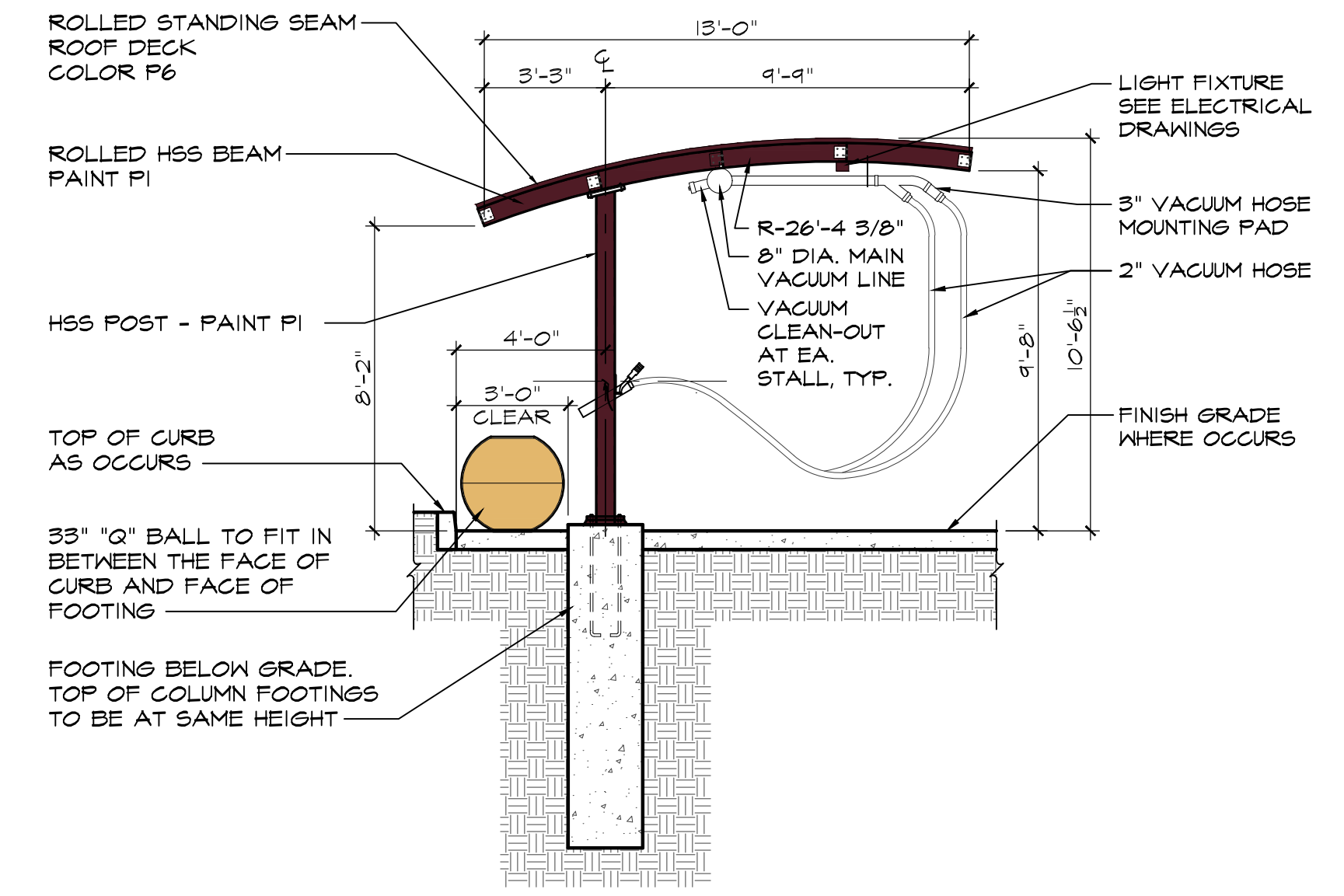
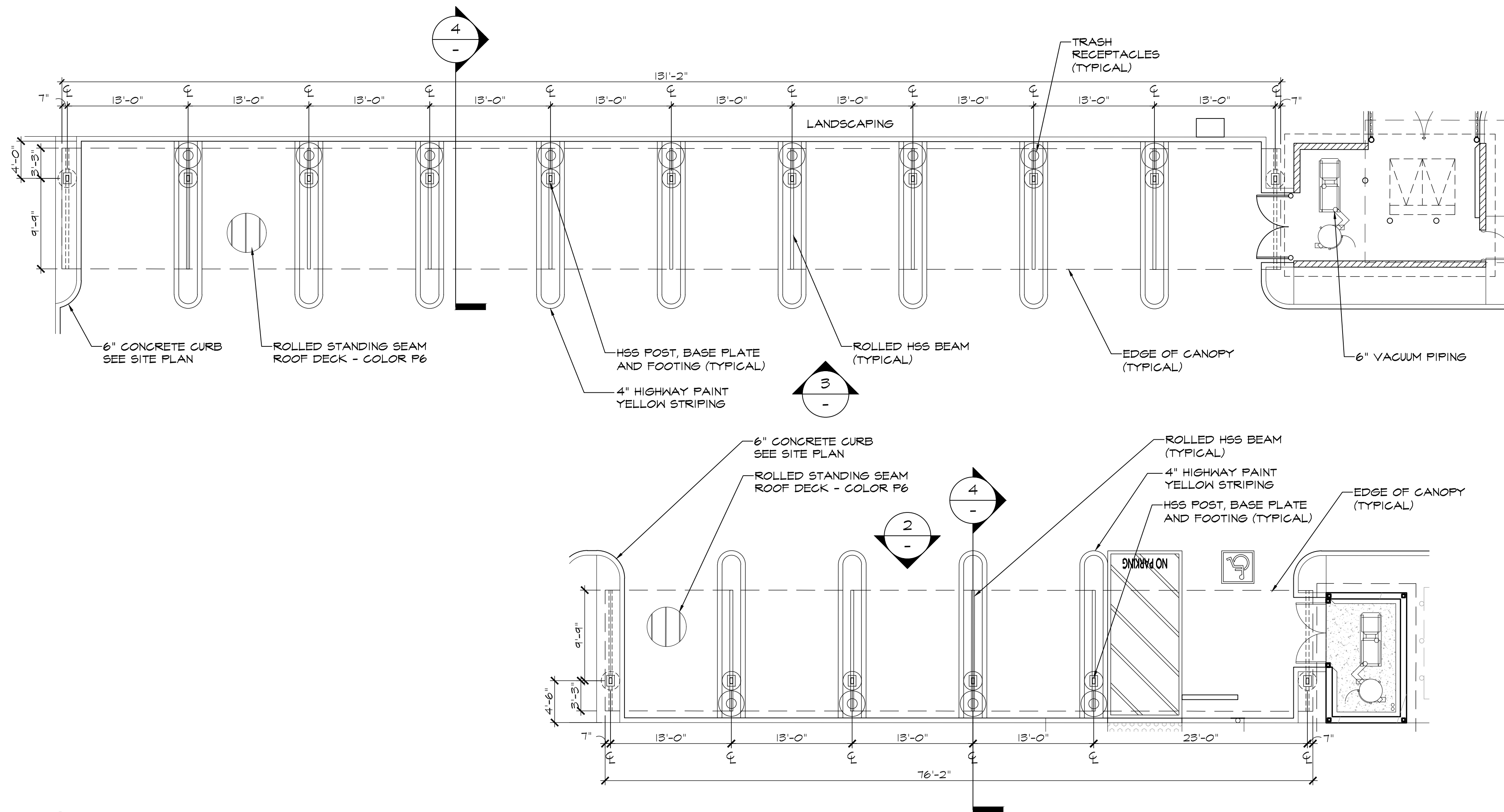
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Drawn: JLR
Checked: JLR
Approved: KCH
Date: XX/XX/XX

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Job Number: **23359**
Sheet: **A1.03**

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COLOR LEGEND

P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	CM2	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	SAFETY YELLOW SW 4084	W1 & W2	CLEAR ANODIZED ALUMINUM

Revision
No. Date By Ckd. Appr.

Title:
VACUUM CANOPY
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

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

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Vertical N/A

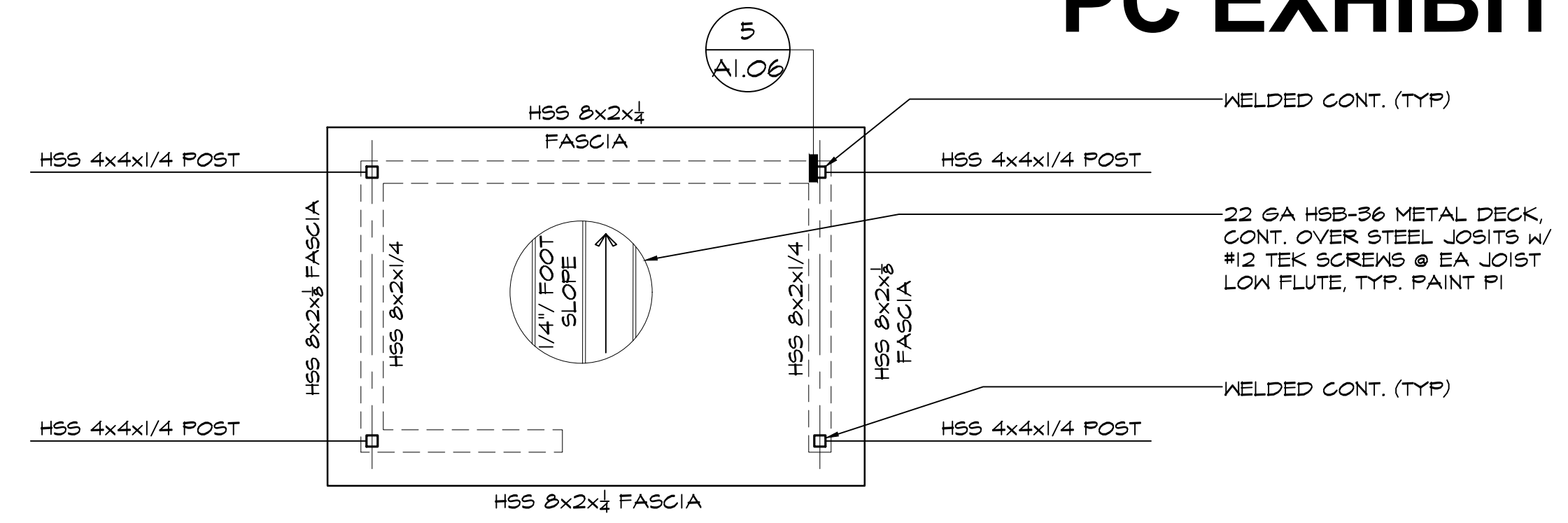
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Checked: JLR
Approved: KCH
Date: XX/XX/XX

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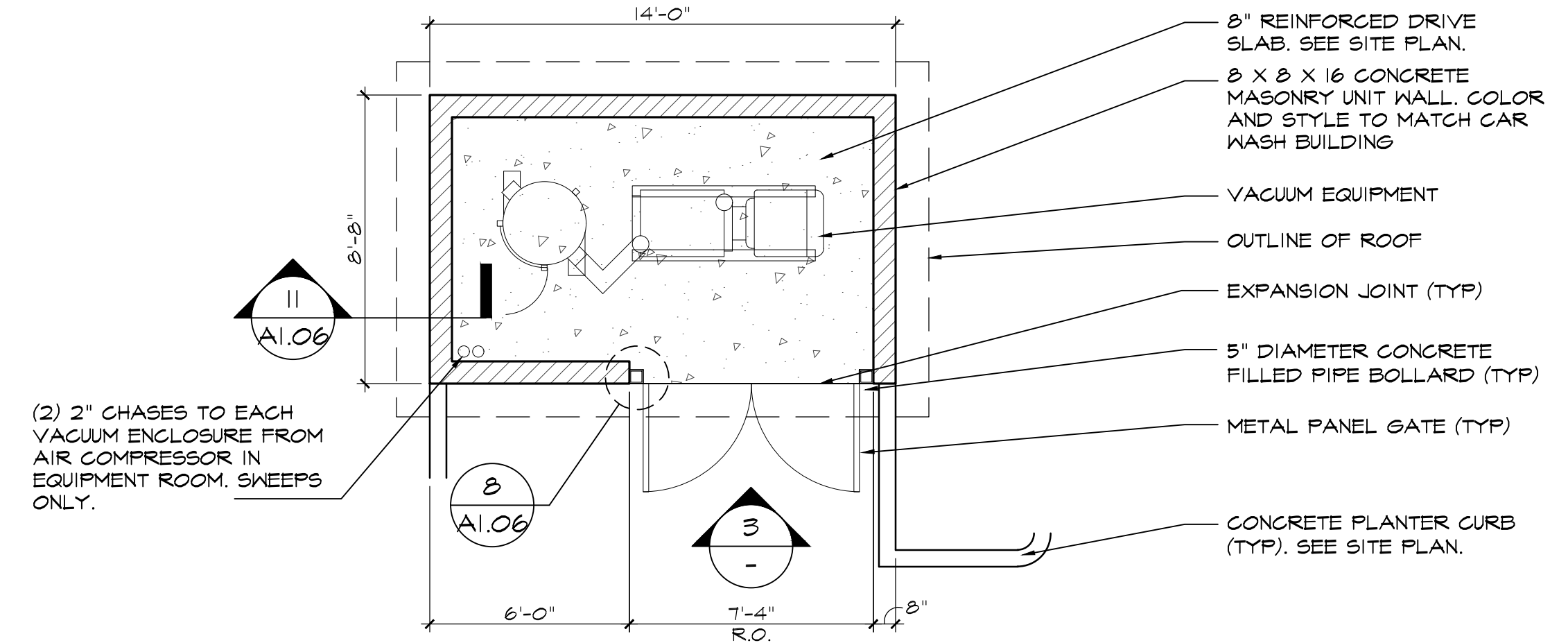
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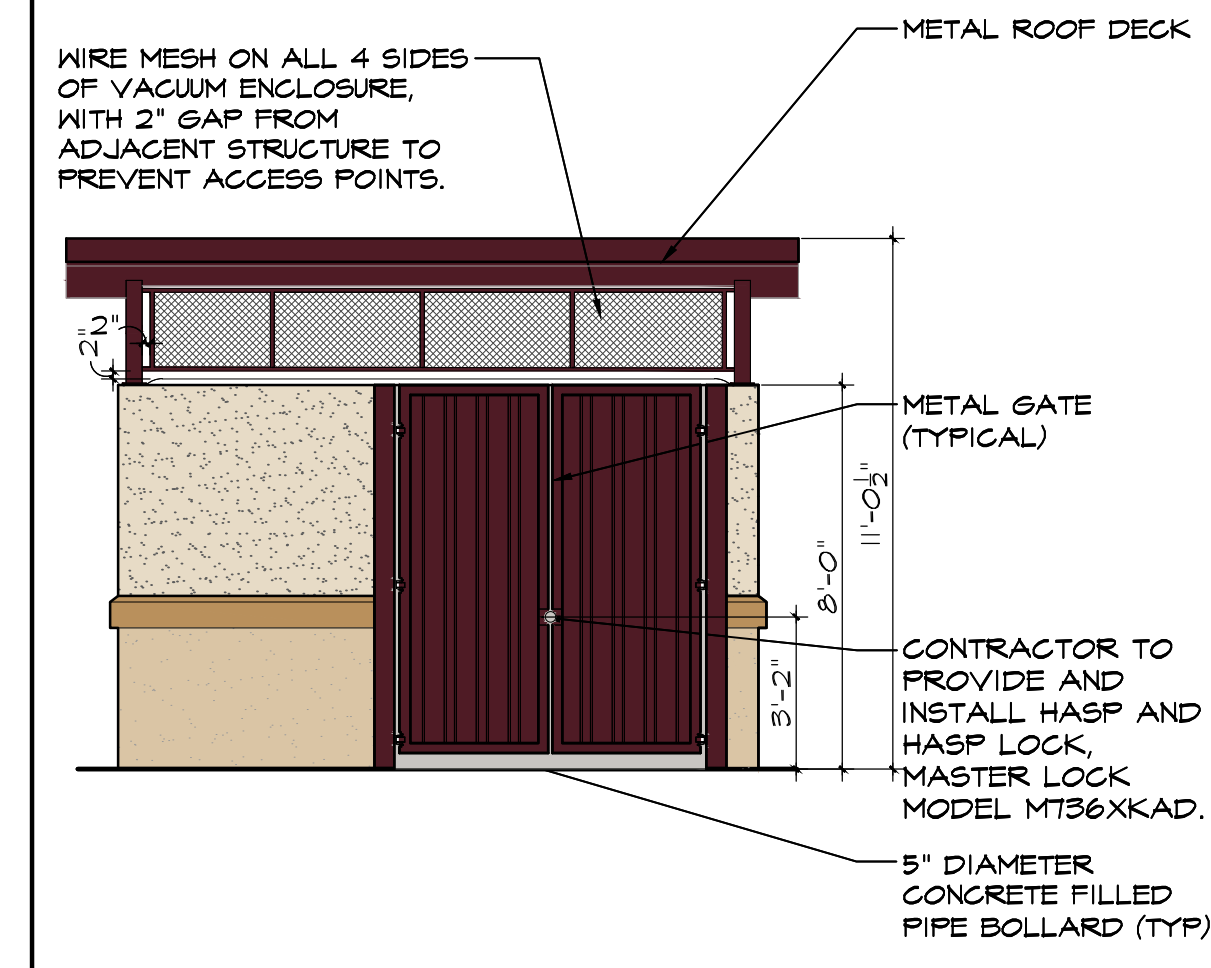
PC EXHIBIT H



1 SCALE: 1/4"=1'-0"
FILE: A109-06 VACUUM ENCLOSURE ROOF PLAN



2 SCALE: 1/4"=1'-0"
FILE: A109-05 VACUUM ENCLOSURE PLAN



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

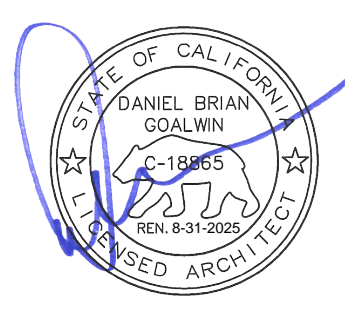
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P1		DARK AUBURN SW 6034	CM2		CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P2		TORCHLIGHT SW 6374	CM3		CORONADO STONE CHISELED STONE SILL "BUFF"
P3		ANTIQUE WHITE SW 6119	P6		FIRESTONE METALS "BRANDYWINE"
P4		SNOWBOUND SW 7004	W1 & W2		CLEAR ANODIZED ALUMINUM
P5		BELIEVABLE BUFF SW 6120			
P6		SAFETY YELLOW SW 4084			

Revision
No. Date By Ckd. Appr.

Title:
VACUUM ENCLOSURE
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

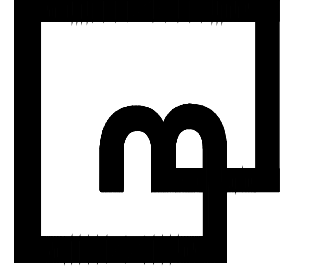
For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUIT 300
ROCKLIN, CA 95765



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Vertical N/A

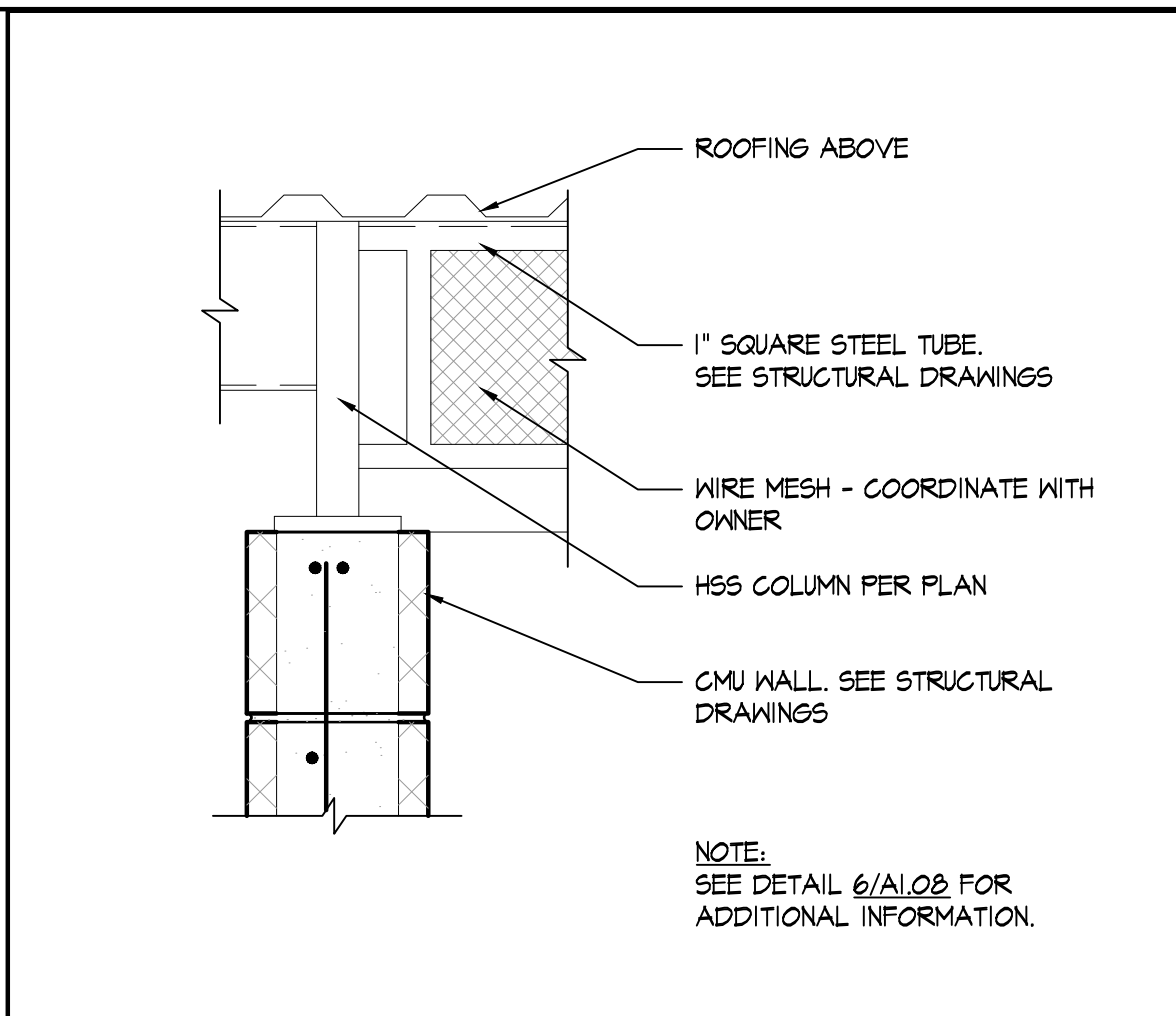
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Drawn: JLR
Checked: JLR
Approved: KCH
Date: XX/XX/XX

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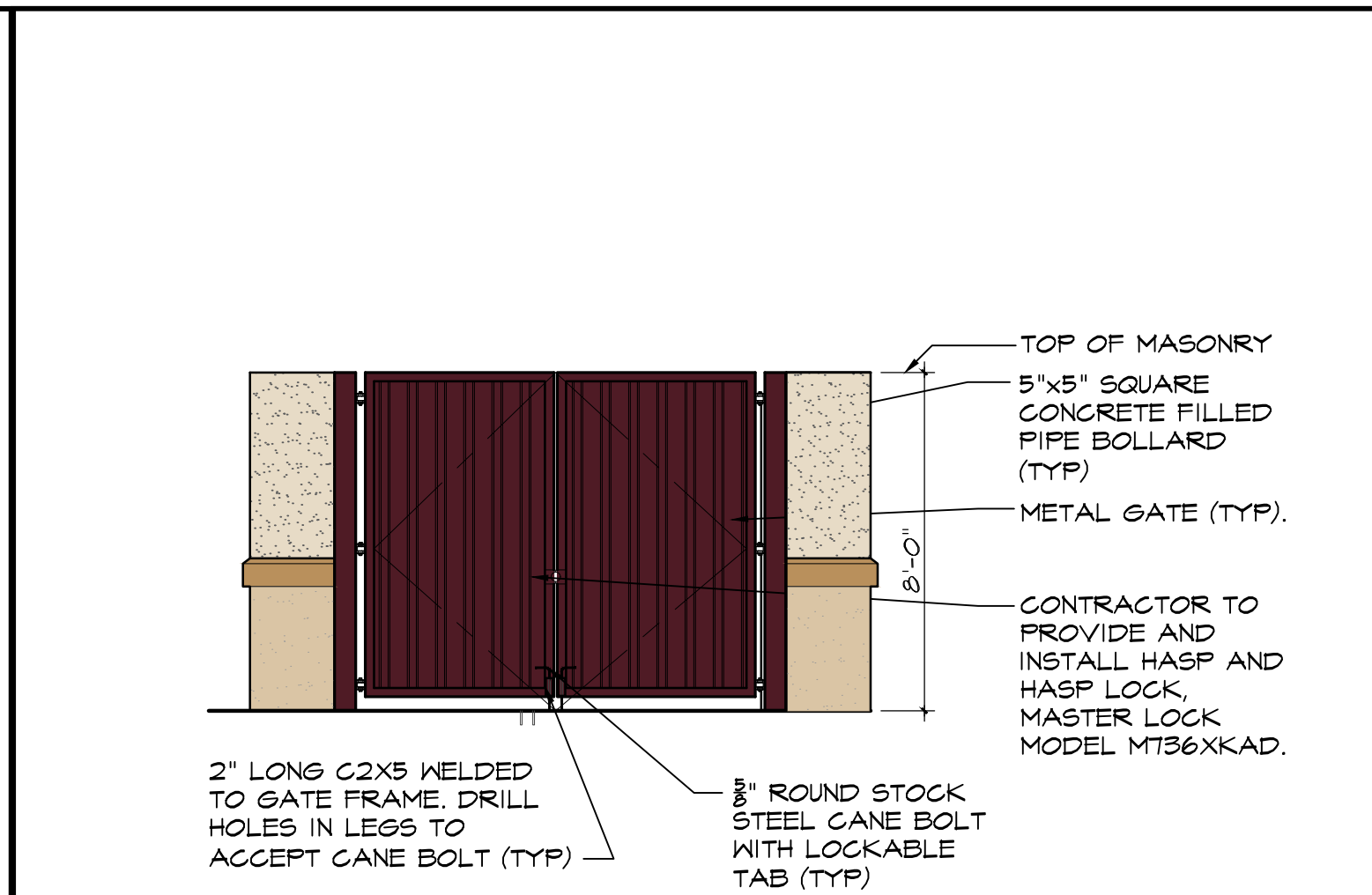


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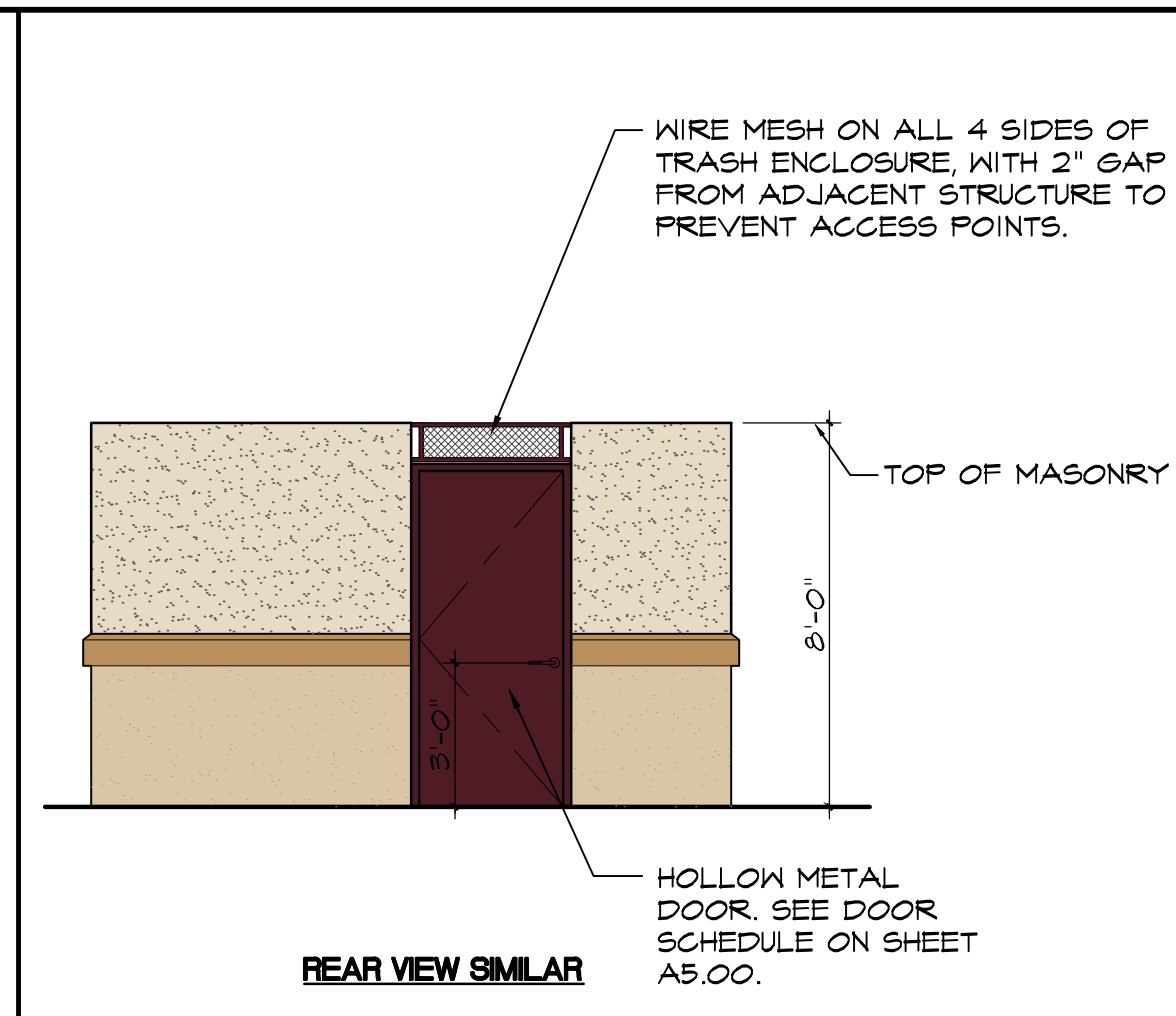
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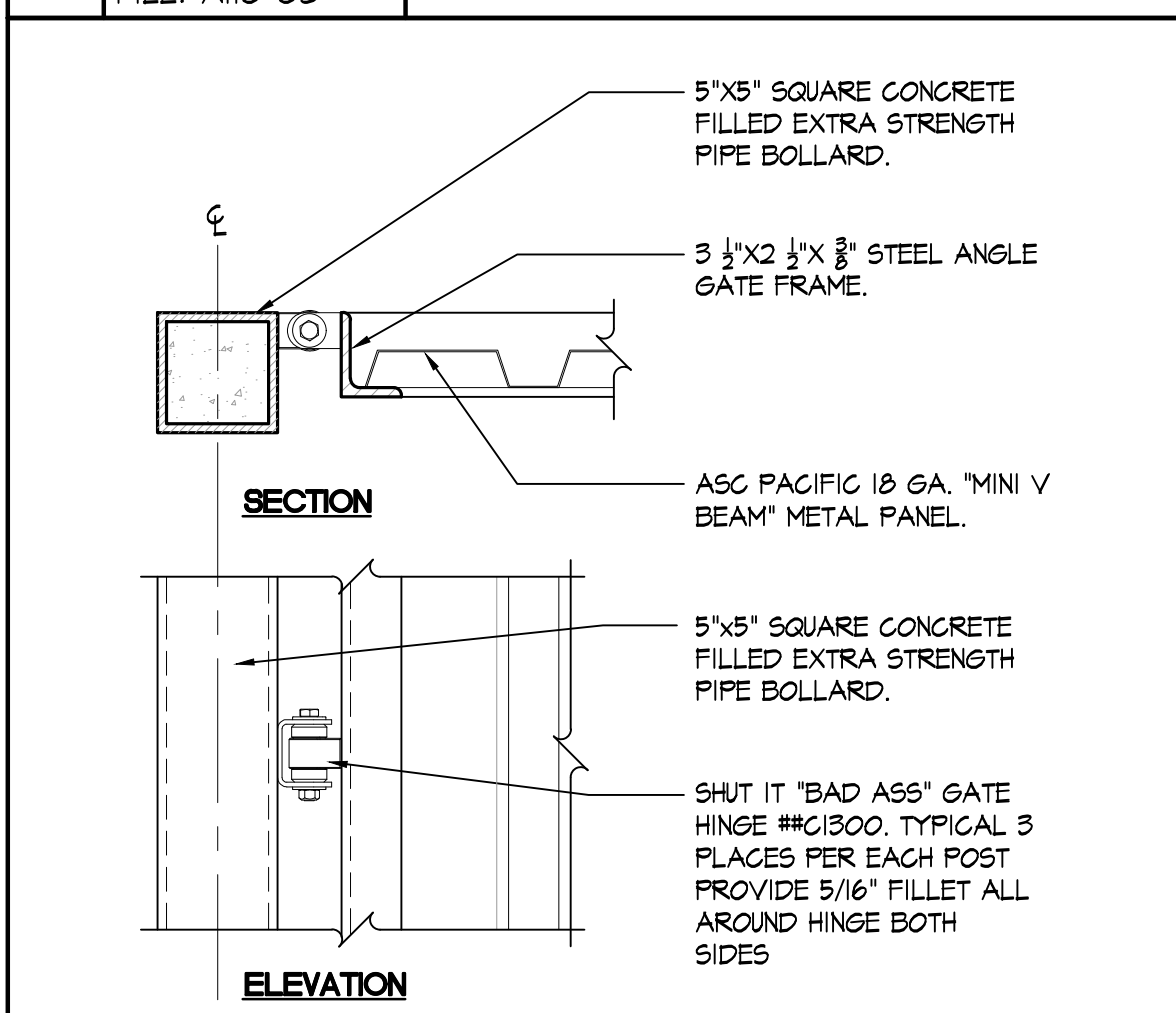
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FILE: A10-08 **ROOF MESH DETAIL**



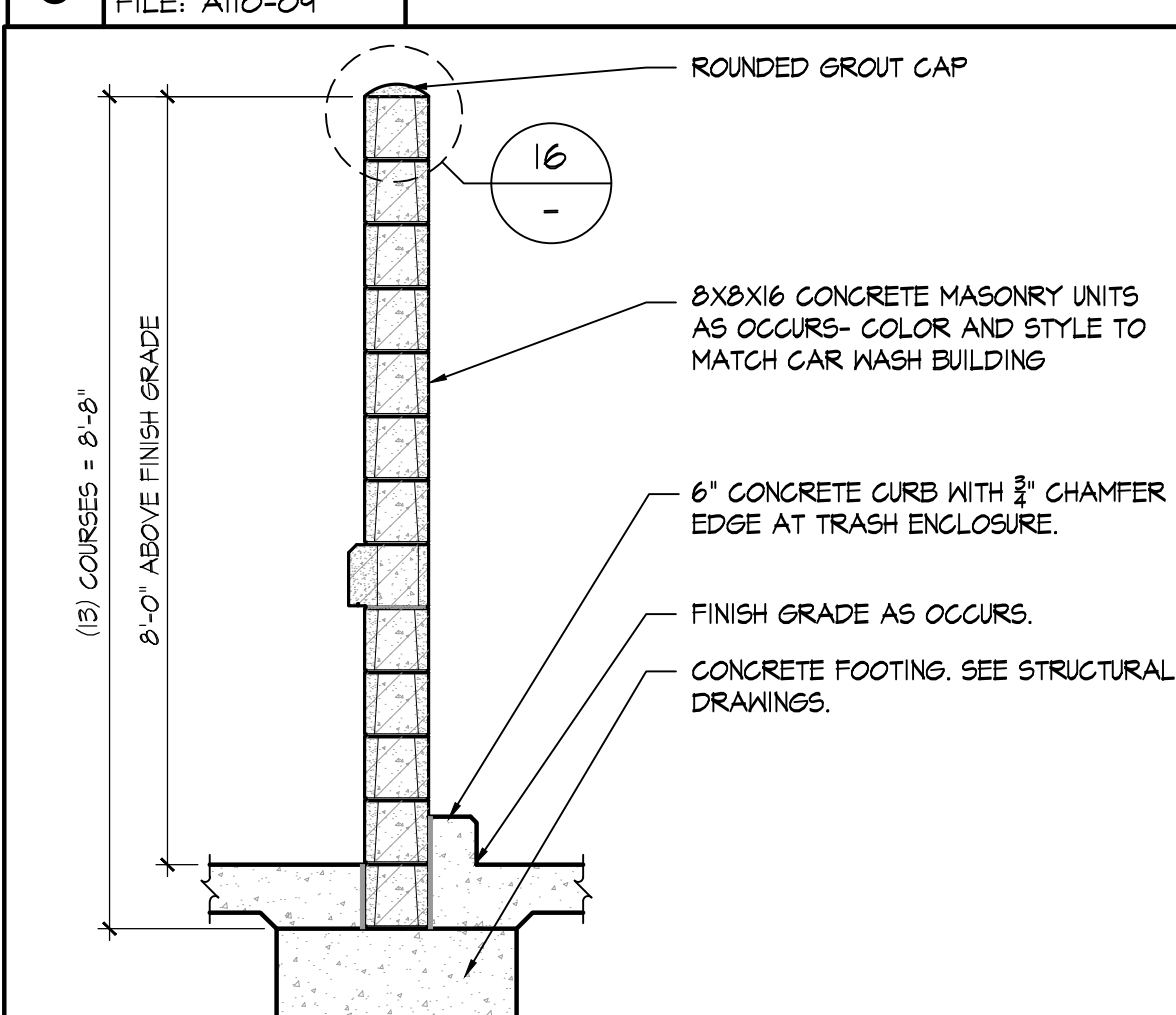
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FILE: A108-04 **TRASH ENCLOSURE FRONT ELEVATION**



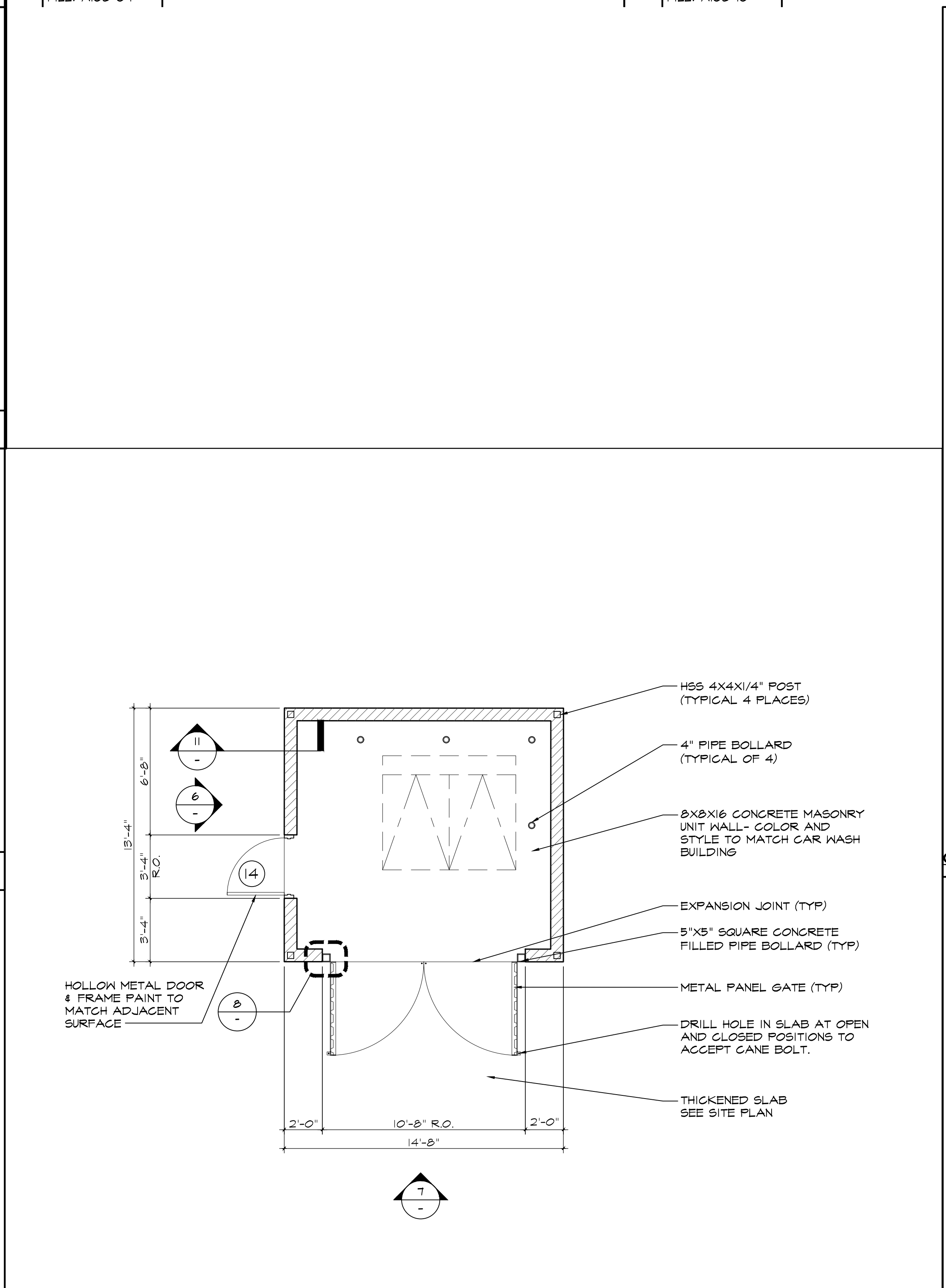
6 SCALE: 1/4"=1'-0"
FILE: A108-10 **TRASH ENCLOSURE SIDE ELEVATION**



9 SCALE: 1/2"=1'-0"
FILE: A10-04 **VACUUM ENCLOSURE GATE HINGE**



10 SCALE: 1/2"=1'-0"
FILE: A10-11 **WALL SECTION**



1 SCALE: 1/4"=1'-0"
FILE: A108-06 **MASONRY TRASH ENCLOSURE PLAN**

COLOR LEGEND

P1		DARK AUBURN SW 6034	CM2		CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P2		TORCHLIGHT SW 6374	CM3		CORONADO STONE CHISELED STONE SILL "BUFF"
P3		ANITQUE WHITE SW 6119	P6		FIRESTONE METALS "BRANDYWINE"
P4		SNOWBOUND SW 7004	W1 & W2		CLEAR ANODIZED ALUMINUM
P5		BELIEVABLE BUFF SW 6120			
P6		SAFETY YELLOW SW 4084			

Revision
No. Date By Ckd. Appr.

Title:
VACUUM AND TRASH ENCLOSURE
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE
ROSEVILLE, CALIFORNIA

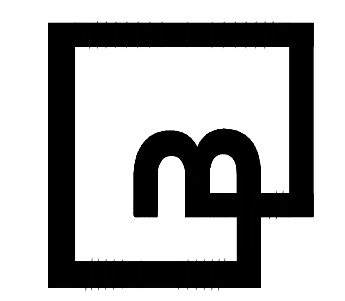
For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD., SUIT 300
ROCKLIN, CA 95765



Scale:
Horizontal As Noted
Vertical N/A

Designed: JLR
Drawn: JLR
Checked: JLR
Approved: KCH
Date: XX/XX/XX

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Job Number
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GENERAL NOTES

1. 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.
2. All landscape planting areas, except bio-retention areas, shall receive a minimum 3" layer of organic wood chip mulch top dressing. "Gorilla Hair" / Shredded bark is not an acceptable mulch. No mulch shall be used in bio-retention areas. See civil plans for soil mix / profile specifications.
3. All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Roseville Water Efficient standards/regulations.
4. All new trees located within 7' of pavement or permanent structure shall have a root barrier.
5. All existing trees and associated root systems (to remain) shall be protected in place during construction.

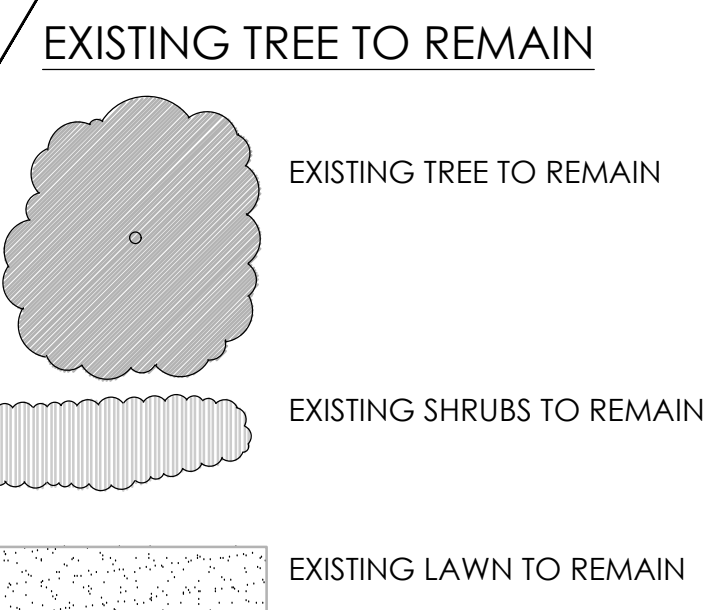
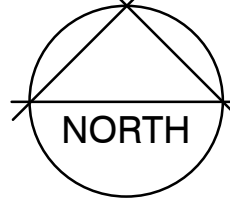
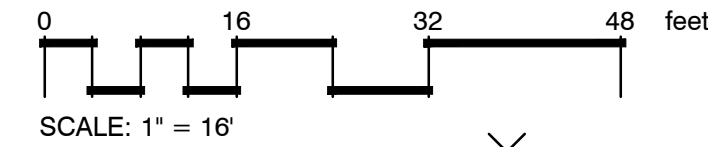
COMPLIANCE STATEMENT

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 L. Scococosi 5-11-24

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	HEIGHT/WIDTH
TREES					
	4	Arbutus x 'Marina' / Marina Strawberry Tree Standard Evergreen	24" box	Low	30' Hx 30' W
	1	Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal.	Low	20' Hx 20' W
	6	Nyssa sylvatica / Tupelo deciduous	15 gal.	Moderate	40' Hx 30' W
	4	Rhaphiolepis x 'Montic' / Majestic Beauty® Indian Hawthorn Evergreen	24" box	Low	20' Hx 15' W
	4	Ulmus parvifolia 'Drake' / Drake Lacebark Elm Semi-evergreen	15 gal.	Moderate	50' Hx 35' W
SHRUBS					
	12	Agave americana 'Marginata' / Variegated Century Plant	5 gal.	Low	5' H x 6' W
	156	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low	3' H x 3.25' W
	125	Dianella revoluta 'DR5000' / Little Rev™ Flax Lily	5 gal.	Low	2' H x 2' W
	107	Nandina domestica 'Lemon-Lime' / Lemon-Lime Heavenly Bamboo	5 gal.	Low	3.5' H x 3.5' W
	37	Pennisetum setaceum / Fountain Grass	5 gal.	Low	3' H x 3' W
	37	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low	4' H x 4' W
	31	Phormium tenax 'Firebird' / Fire Bird Flax	5 gal.	Low	6' H x 4' W
	30	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	5 gal.	Low	4' H x 4' W
	41	Salvia greggii 'Furmans Red' / Furman's Red Autumn Sage	5 gal.	Low	3.5' H x 4' W
	50	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal.	Low	3.5' H x 4' W
	74	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	3' H x 3' W
VINES/ESPALLIERS					
	15	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal.	Low	
GROUND COVERS					
	12	Grevillea lanigera 'Coastal Gem' / Coastal Gem Grevillea	1 gal.	Low	60" o.c.
	83	Rosa x 'Meisenteil' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.
	81	Teucrium chamaedrys 'Nanum' / Creeping Germander	1 gal.	Low	36" o.c.



PARKING LOT SHADE CALCULATIONS

Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @ 1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Canopy structures	NA	NA	NA	NA	2,697 SF
	Parking Lot Shade Tree ₂₀	0 @ 314 SF	1 @ 236 SF	0 @ 157 SF	0 @ 79 SF	236 SF
	Parking Lot Shade Tree ₃₀	0 @ 706 SF	0 @ 530 SF	1 @ 354 SF	0 @ 177 SF	354 SF
	Parking Lot Shade Tree ₃₅	0 @ 962 SF	1 @ 722 SF	0 @ 481 SF	1 @ 240 SF	722 SF
TOTAL TREE SHADE						4,009 SF
Paved Area (see hatched area on plan)						PARKING AREA = 7,820 SF
						50% SHADE AREA REQUIRED = 3,910 SF
						TOTAL SHADE PROVIDED = 4,009 SF
						PERCENT SHADE = 51.2 %

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							
SHRUBS-LOW	0.3	DRIP	0.81	0.37	12,334	4,568	143029
TREES-MODERATE	0.5	BUBBLERS	0.81	0.62	360	222	6958
TOTALS					12,694	4,790	149986

ETAF Calculations

Total ETAF x Area	4,790
Total Area	12,694
Average ETAF	38%

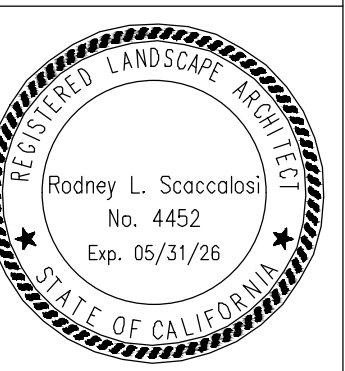
Note:
1. Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA = (ETa) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA) (50.5) (.42) (.45 x 12,694) + ((1-.45) x 0) = 178852 Gal.

Estimated Total Water use (ETWU). ETWU = (ETa) (Conversion factor) ((ETAF) (Area)) (50.5) (.42) (4,790) = 149986 Gal.

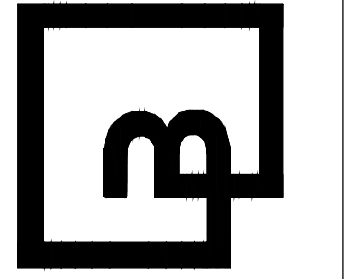
Title:
**PRELIMINARY LANDSCAPE PLAN
QUICK QUACK CAR WASH NO. 26-651
300 NORTH SUNRISE AVE.
ROSEVILLE, CALIFORNIA**

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



Scale:
Horizontal 1" = 16'
Vertical N/A

Designed _____
Drawn _____
Checked _____
Approved _____
Date 5/10/24



Job Number
23359
Sheet
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OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com