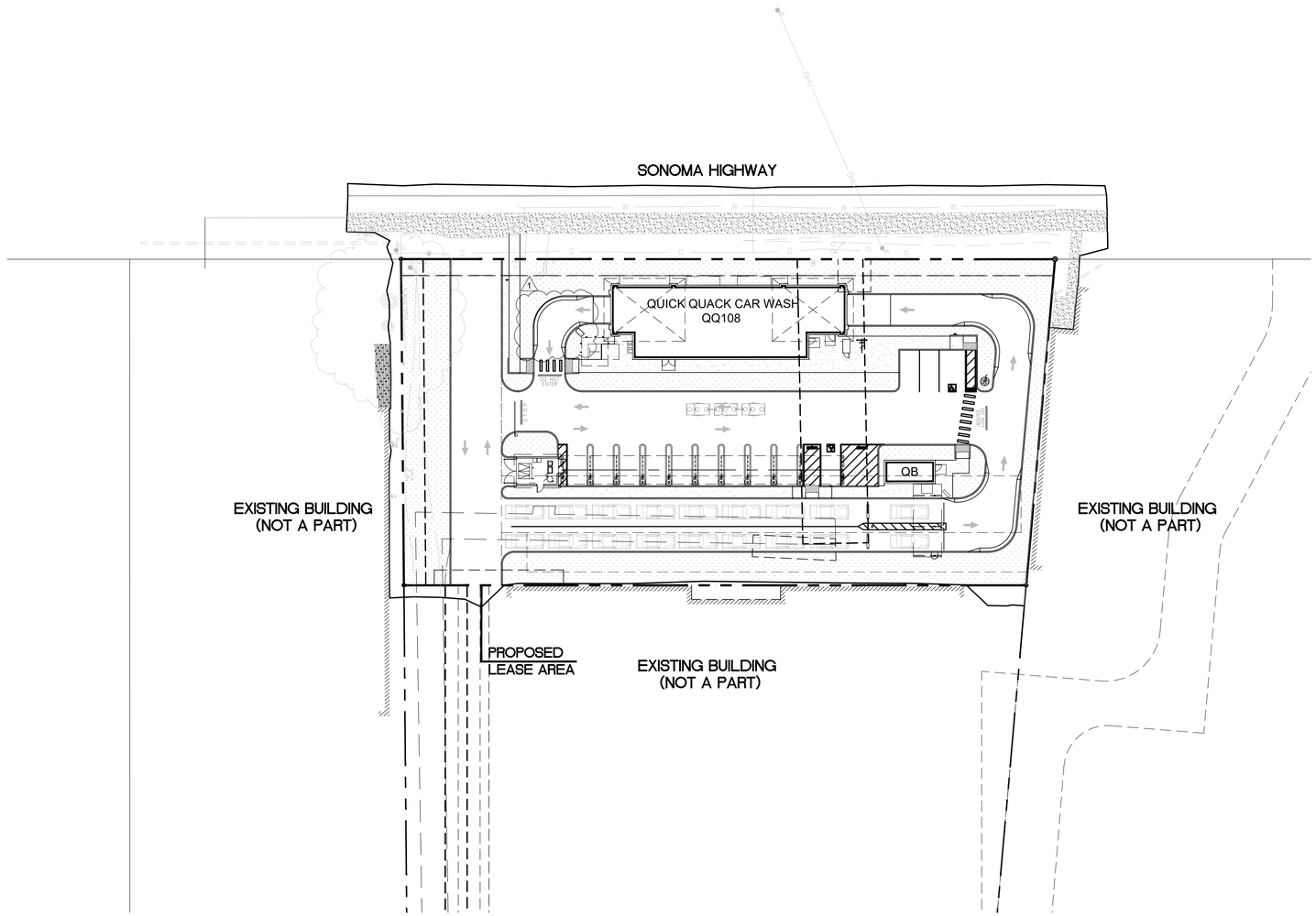
City of Santa Rosa
Received on April 23, 2025
Planning & Economic
Development Department



1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DESCRIPTION

CONSTRUCTION OF:

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO; NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

PROJECT INFORMATION

CONDITIONAL USE PERMIT

PARCEL NUMBER:	310618107
PARCEL LOT SIZE:	+/- 43,578 S.F. (1.00 ACRES)
PROPOSED BUILDING:	3,362 S.F.
LANDSCAPE:	11,102 S.F.
PAVED SURFACES:	+/- 29,114 S.F.
ZONING CLASSIFICATION:	CG - GENERAL COMMERCIAL
EXISTING LAND USE:	NOT USE
LAND USE TYPE:	COMMERCIAL

ADJACENT PROPERTY USES:
NORTH: R-3-18
EAST: CG
SOUTH: CG
WEST: CG

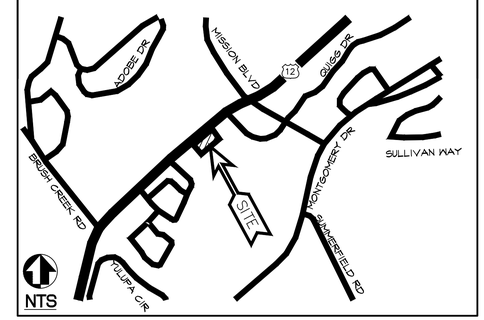
PARKING ANALYSIS

VACUUM STALLS	10 STALLS @ 10'-0" X 19'-0" (1 ADA VACUUM STALL @ 16'-0" X 19'-0")
PARKING STALLS	2 STAFF STALLS @ 9'-0" X 19'-0" 1 ADA STAFF STALL @ 14'-0" X 19'-0"

SHEET INDEX

SHEET LIST	DESCRIPTION
ARCHITECTURAL	
A1.00	OVERALL SITE PLAN
A1.01	ARCHITECTURAL SITE PLAN
A1.02	CONTEXT PLAN
A2.00	FLOOR PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	REMOTE QB ELEVATIONS
A4.00	EXTERIOR ELEVATIONS - COLORED
A4.01	EXTERIOR ELEVATIONS - COLORED
A5.00	PAY CANOPY
A5.01	PAY CANOPY - COLORED
A5.02	VACUUM CANOPY
A5.03	VACUUM CANOPY - COLORED
A6.00	SITE ELEMENTS ENCLOSURES - COLORED
LANDSCAPE	
L1	LANDSCAPE PLAN
L1	LANDSCAPE PLAN - COLORED
CIVIL	
1 OF 4	PRELIMINARY SITE PLAN
2 OF 4	PRELIMINARY GRADING PLAN
3 OF 4	PRELIMINARY SECTIONS
4 OF 4	WATER QUALITY MANAGEMENT PLAN
LIGHTING	
1	SITE PHOTOMETRIC

VICINITY MAP



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

QUICK QUACK
STORE # 25-159
4332-4374 SONOMA HIGHWAY
SANTA ROSA, CA 95409

REVISIONS

#	DATE	DESCRIPTION
1	02/11/2025	1ST ROUND COMMENTS
2		
3		
4		
5		
6		

TAIT
SINCE 1964
1801 Lampton Lane
Norco, CA 92860
P: 951.475.3300
www.tait.com

OVERALL SITE PLAN

DATE: OCTOBER 2024
TAIT JOB #: QQ0104

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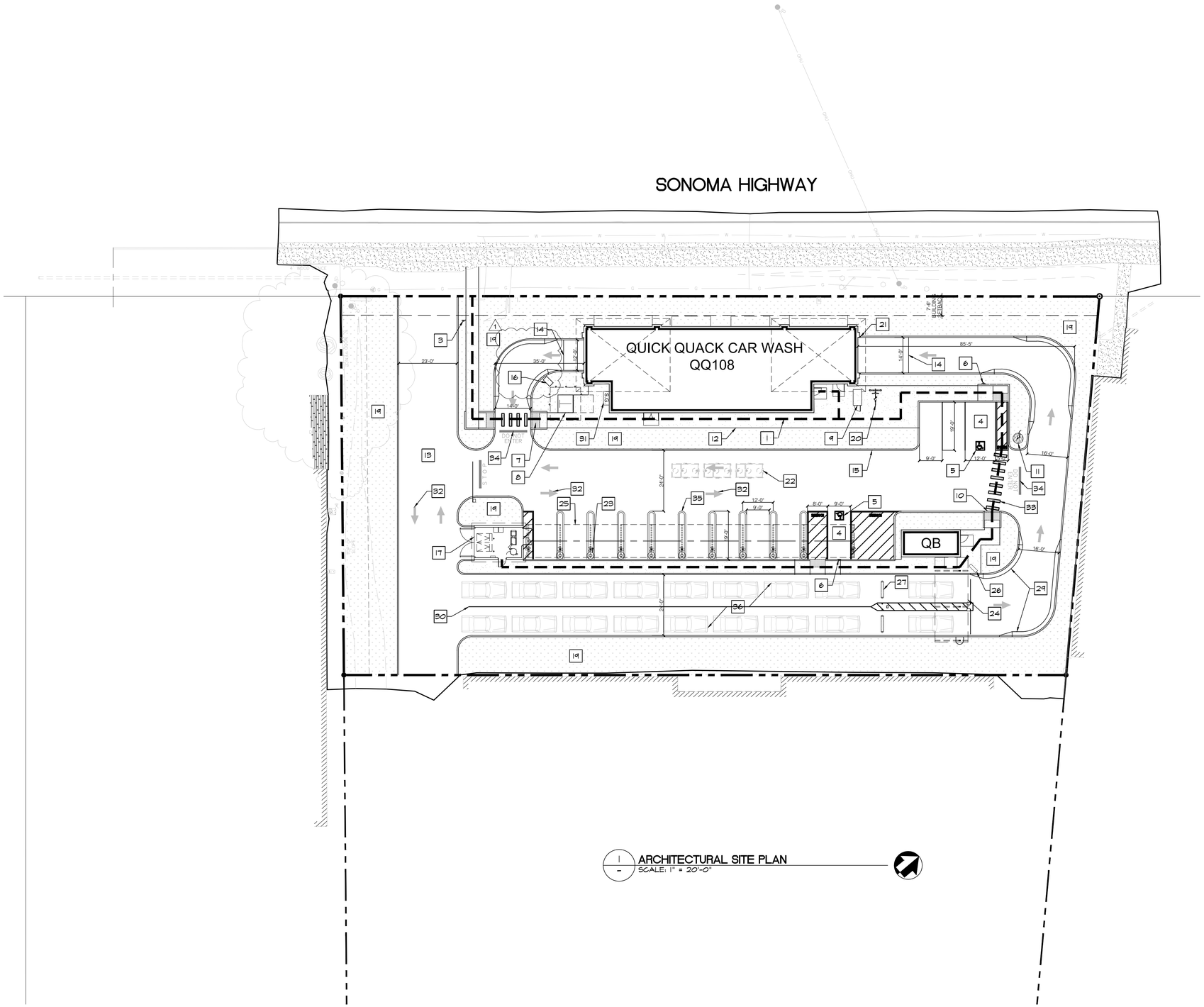

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

KEYNOTES

1. ADA PATH OF TRAVEL SHOWN DASHED.
2. NOT USED.
3. NEW TOW AWAY ACCESSIBILITY PARKING SIGN AT ENTRANCE
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)
7. NEW TRUNCATED DOMES (TYPICAL ALL PLACES)
8. PROPOSED ELECTRICAL TRANSFORMER LOCATION. FINAL APPROVED LOCATION PER UTILITY COMPANY
9. NEW LONG TERM BIKE LOCKER
10. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
11. FLAG POLE PROVIDED AND INSTALLED BY VENDOR. GC TO INSTALL FOOTING
12. NEW 4" THICK CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%.
13. NEW CONCRETE DRIVE - SEE CIVIL DRAWINGS
14. GRADE BREAK LINE - SEE CIVIL DRAWINGS
15. NEW 6" CONCRETE CURB (TYPICAL)
16. NEW WAIT/GO SIGN.
17. NEW TRASH AND VACUUM ENCLOSURE. TRASH BINS TO CONFORM WITH SB-1383 INLUDING COMMERICAL DUMPSTER, ROLLABLE RECYCLE AND GREEN WASTE. APPRIOPRIATE COLOR AND SIGNAGE TO BE INCLUDED ON BIN.
18. NOT USED
19. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
20. NEW BICYCLE RACK
21. NEW 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE (TYPICAL 2 PLACES)
22. NEW UNDERGROUND RECLAIM TANKS - SEE CIVIL DRAWINGS
23. NEW TRASH RECEPTACLES.
24. NEW PAY CANOPY.
25. NEW VACUUM CANOPY.
26. NEW MENU BOARD.
27. NEW SPEED BUMPS (TYPICAL 2 PLACES)
28. NOT USED
29. 24" ROLLED CONCRETE CURB
30. NEW DRIVEWAY LANE STRIPING
31. ELECTRICAL SWITCH GEAR
32. NEW DIRECTIONAL ARROW
33. NEW PEDESTRIAN STRIPING (TYPICAL)
34. NEW "DO NOT ENTER" PAVEMENT MARKING
35. NEW VACUUM PARKING STRIPING
36. NEW DRIVE AISLE

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ARCHITECTURAL SITE PLAN

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1 CONTEXT PLAN
SCALE: 1" = 20'-0"

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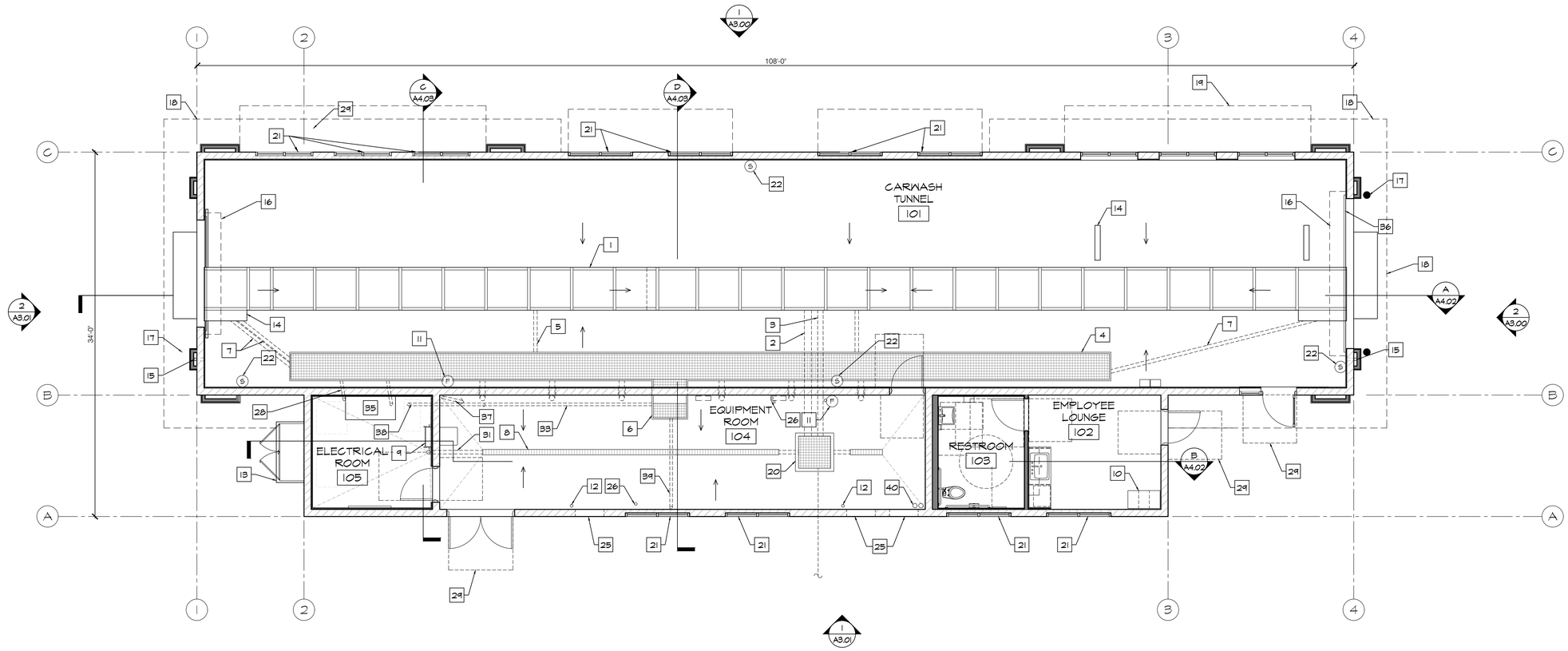
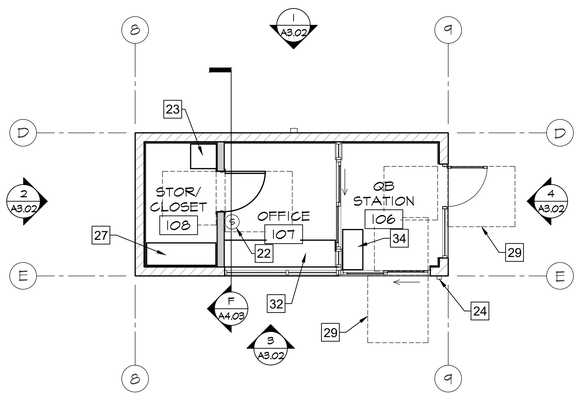


1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE.
3. 6" CONVEYOR TRENCH OVERFLOW.
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES)
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. 6" TRENCH DRAIN
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE)
11. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)
12. ROOF DRAIN LEADER (TYPICAL 3 PLACES)
13. ELECTRICAL SERVICE SWITCHGEAR
14. CUT RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES) GQ TO CONFIRM LOCATION
15. HOSE BIB IN RECESS BOX. (TYPICAL 2 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
21. FAUX WINDOW - SEE EXTERIOR ELEVATIONS
22. EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE (TYPICAL 5 PLACES)
23. WALL MOUNTED IT CABINET
24. KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
25. NOT USED
26. 4" DRAIN PIPE STUBBED UP 12" A.F.F. PAINTED "QUICK QUACK GREEN" (TYPICAL 2 PLACES)
27. 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.
28. 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)
29. 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
30. NOT USED
31. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION
32. 34" MAXIMUM A.F.F. COUNTER TOP.
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
35. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL
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 BUG 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. CHASES TO EACH VACUUM ENCLOSURES. SWEEPS ONLY. GC TO INSTALL AND PULL ¾" PEX LINE FROM EQUIPMENT ROOM TO ENCLOSURES WOUND UP TO 10' COIL ON EACH END
41. GC TO OBTAIN CUT SHEET FROM TANK MANUFACTURER FOR INSTALLATION COORDINATION PRIOR TO TANK GRADING

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FLOOR PLAN

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PLANNING PACKAGE

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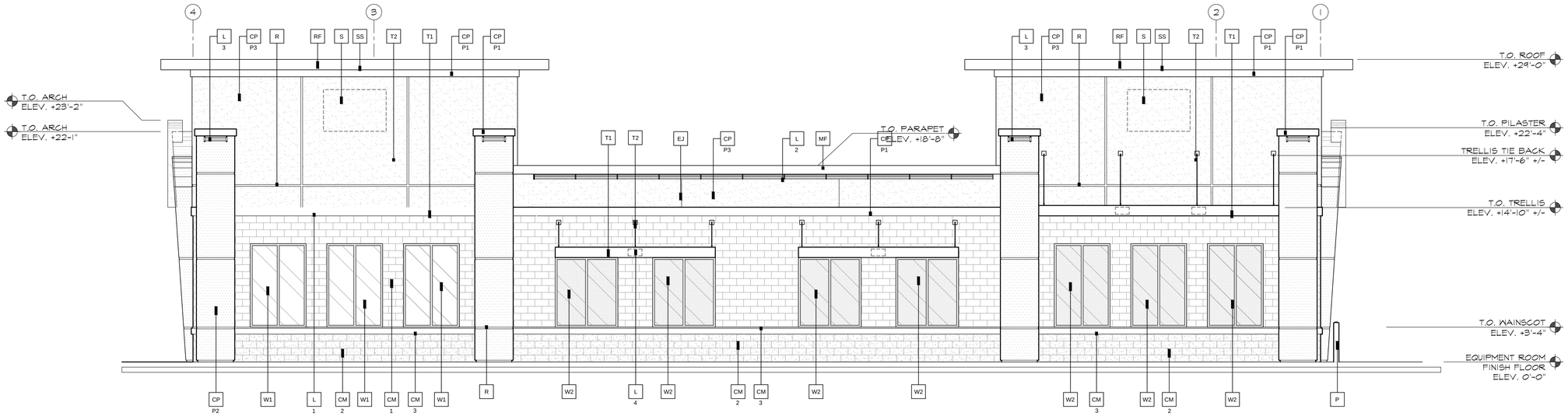
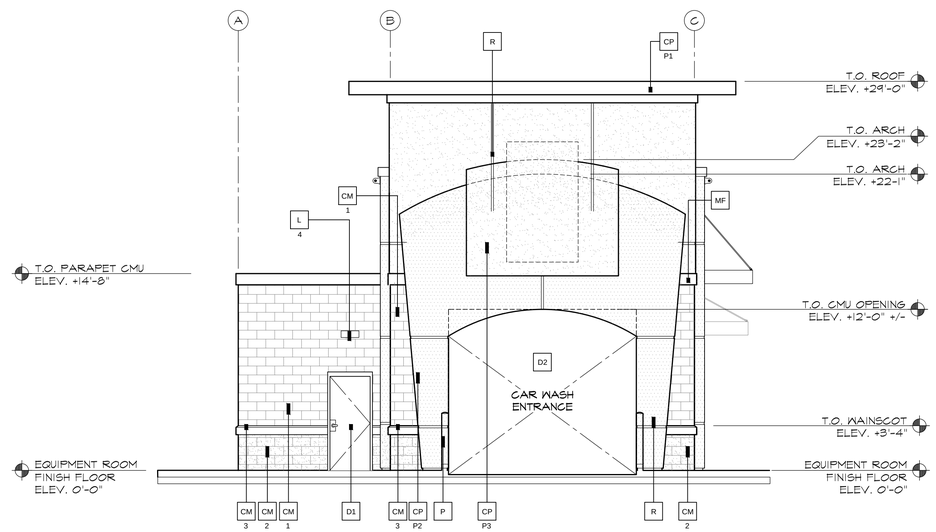


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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.

CM 2 — BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM 3 — HONED FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CP — ACRYLIC PLASTER COLOR COAT
CP P — COLOR DESIGNATION:

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

PLASTER COLOR COAT TO BE SAND FINISH

D1 — HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

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

D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

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 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.

R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

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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.

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

Quick Quack CAR WASH

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SINCE 1964

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www.tait.com

EXTERIOR ELEVATIONS

DATE: OCTOBER 2024
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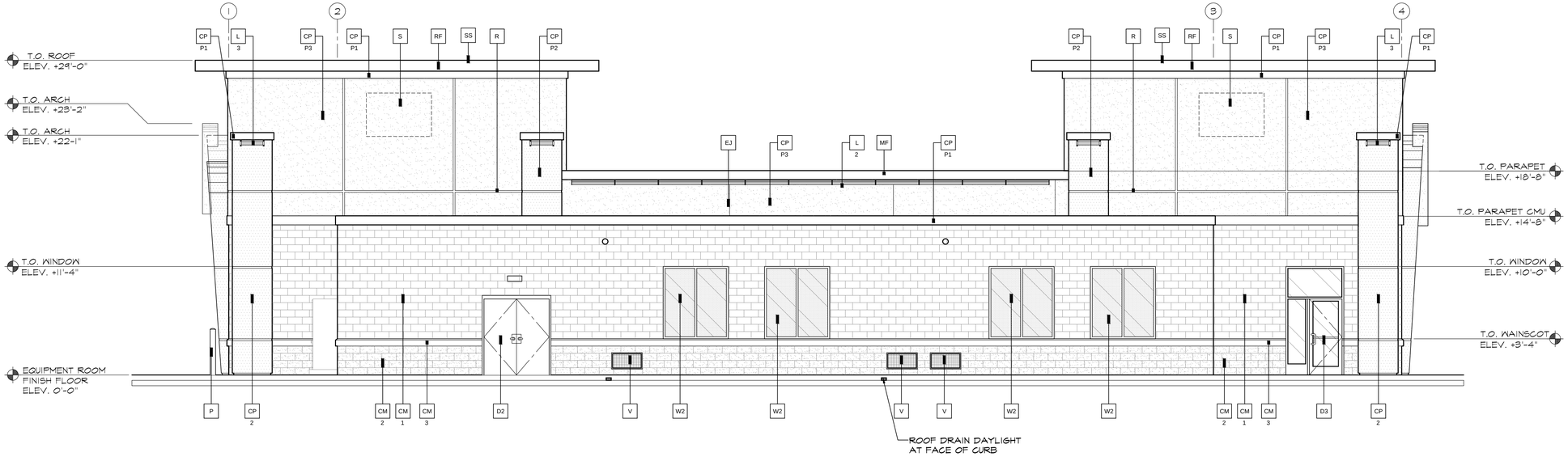

1 SOUTH ELEVATION
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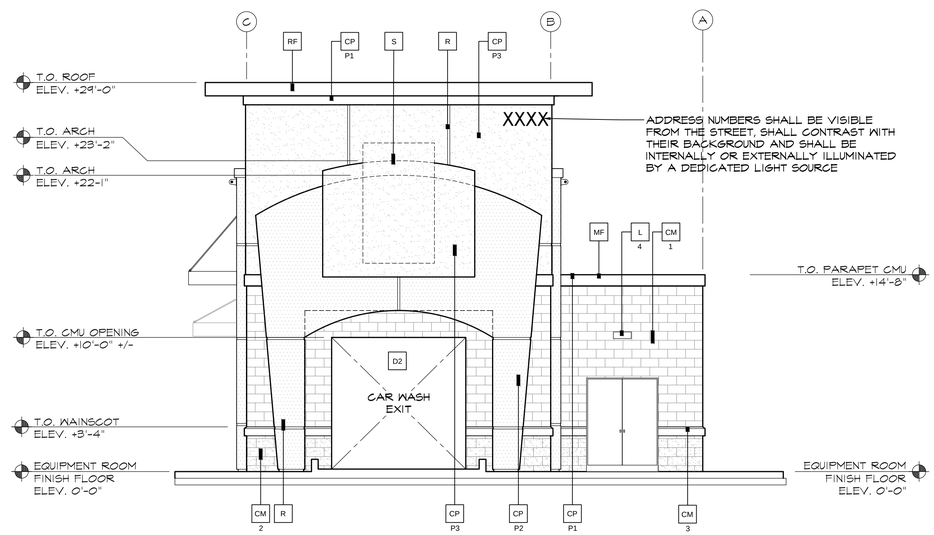

2 WEST ELEVATION
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KEY NOTES:

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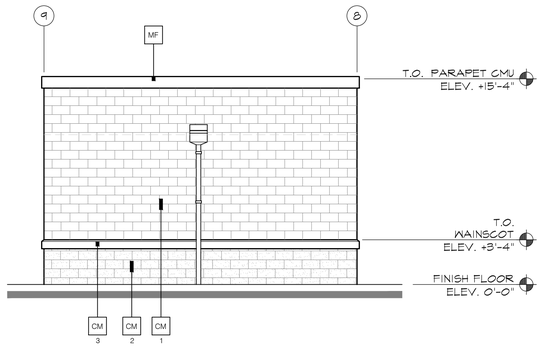

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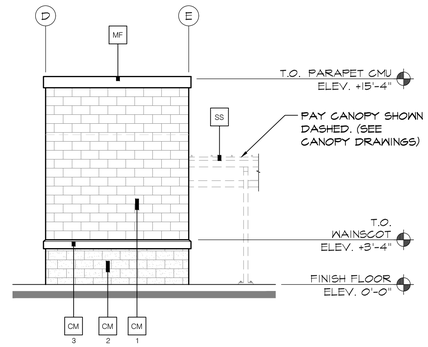
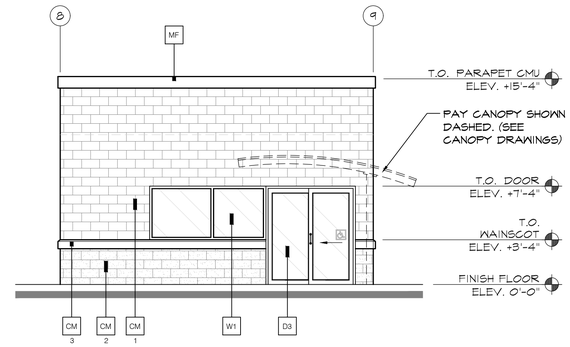
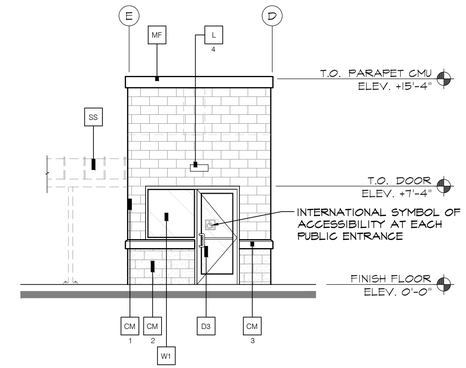


2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



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

KEY NOTES:

CM 1 — BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #225 LIGHT GRAY, WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM 2 — BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CM 3 — PRECISION 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
COLOR DESIGNATION:
P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
PLASTER COLOR COAT TO BE SAND FINISH

D1 — HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"

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

D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR

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

EJ — 1/4" DEEP REVEAL EXPANSION JOINT

L — LIGHT FIXTURE
TYPE:
L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)
CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

MF — METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)

P — 4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL

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".

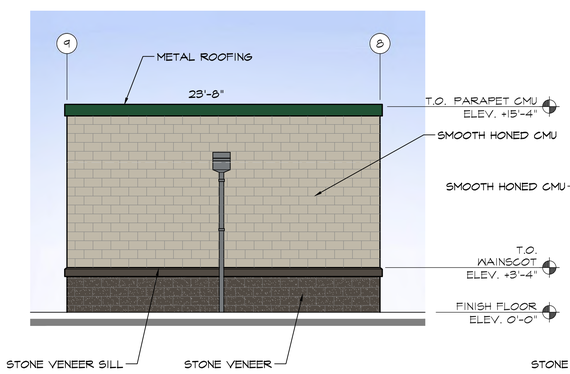
T1 — METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

T2 — WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"

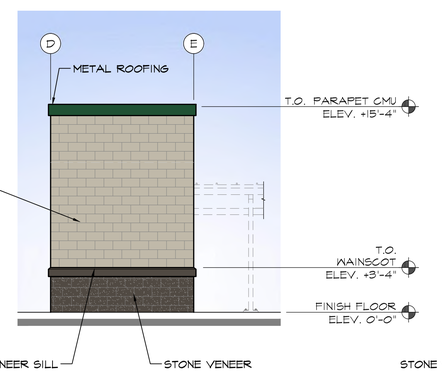
V — 32" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIRED WHEN EQUIPMENT RM. IS AIR CONDITIONED

W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

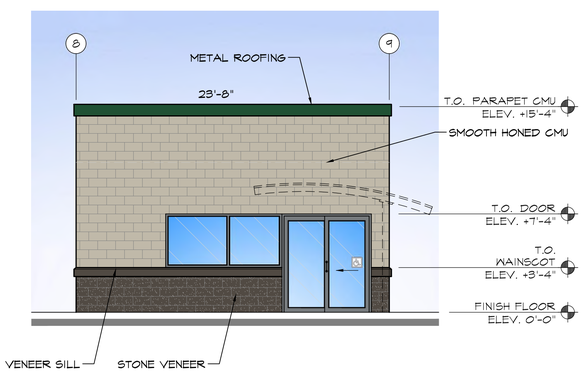
W2 — EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT



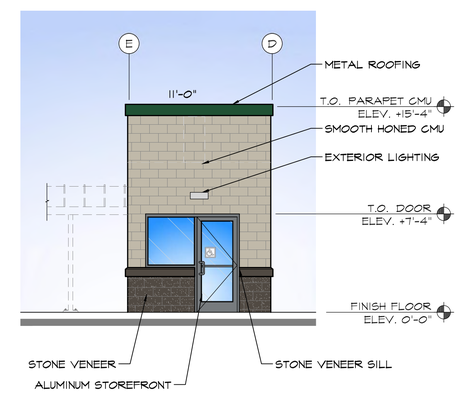
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

FINISHES

SHERWIN WILLIAMS "QUICK QUACK GREEN"		BASALITE SPLIT FACE CMU #790 "DARK GRAY"	
SHERWIN WILLIAMS - "TORCHLIGHT"		PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"	
SHERWIN WILLIAMS SW7004 - "SNOWBOUND"		CLEAR ANODIZED ALUMINUM STOREFRONT	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"			

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QUICK QUACK
STORE # 25-159
4332-4374 SONOMA HIGHWAY
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REVISIONS

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REMOTE QB ELEVATIONS

DATE: OCTOBER 2024
TAIT JOB #: QQ0104

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1 NORTH ELEVATION
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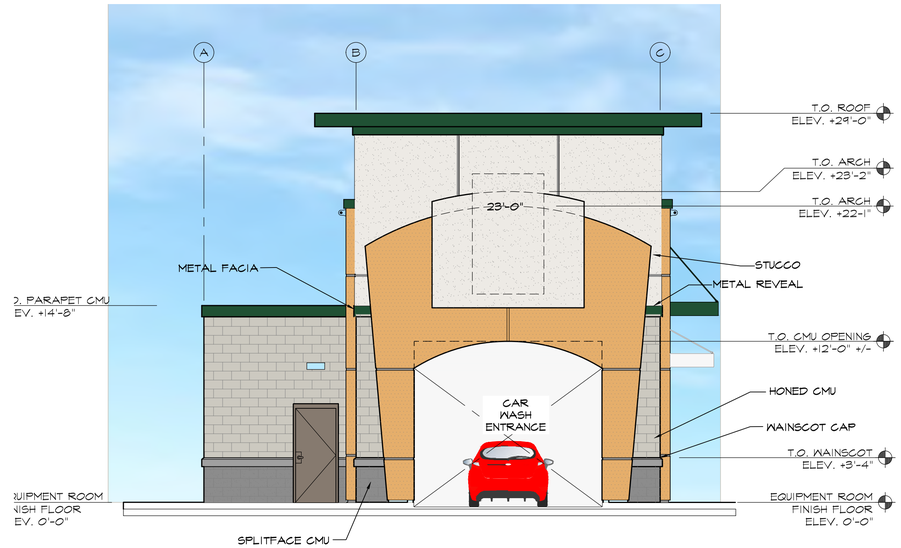

2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

FINISHES

SHERWIN WILLIAMS "QUICK QUACK GREEN"	
SHERWIN WILLIAMS - "TORCHLIGHT"	
SHERWIN WILLIAMS SW7004 - "SNOWBOUND"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #790 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"	
CLEAR ANODIZED ALUMINUM STOREFRONT	

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EXTERIOR ELEVATIONS - COLORED

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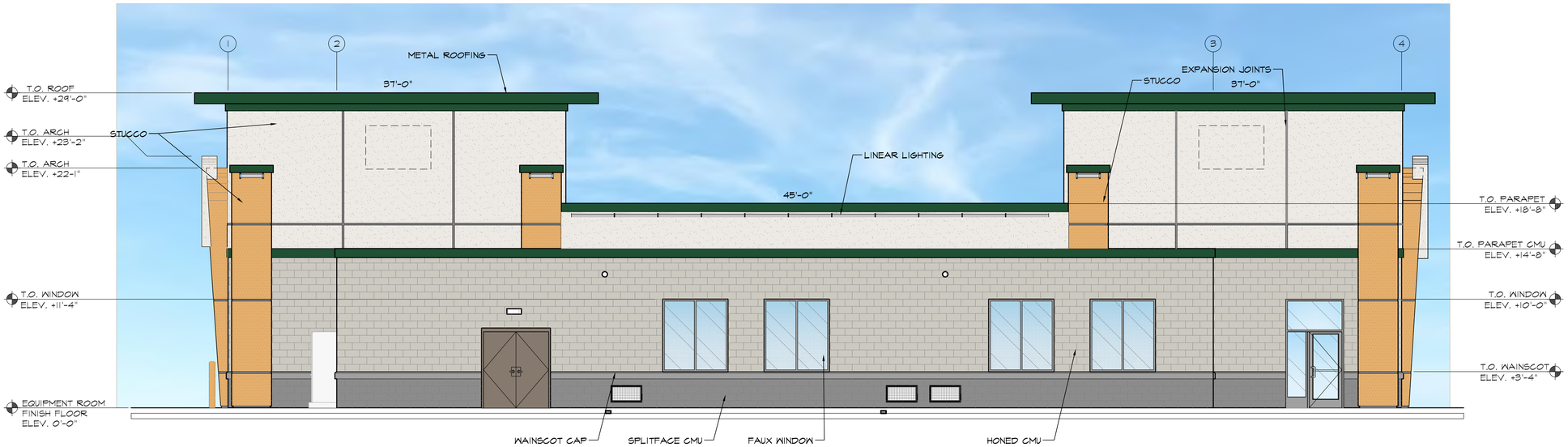
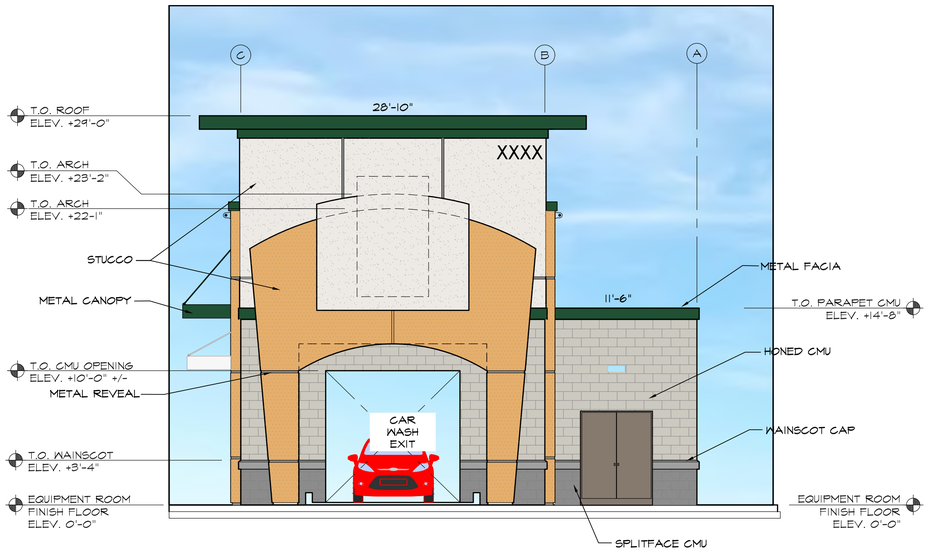


1 - **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



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

FINISHES

SHERWIN WILLIAMS "QUICK QUACK GREEN"	
SHERWIN WILLIAMS - "TORCHLIGHT"	
SHERWIN WILLIAMS SW7004 - "SNOWBOUND"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #790 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"	
CLEAR ANODIZED ALUMINUM STOREFRONT	

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EXTERIOR ELEVATIONS - COLORED

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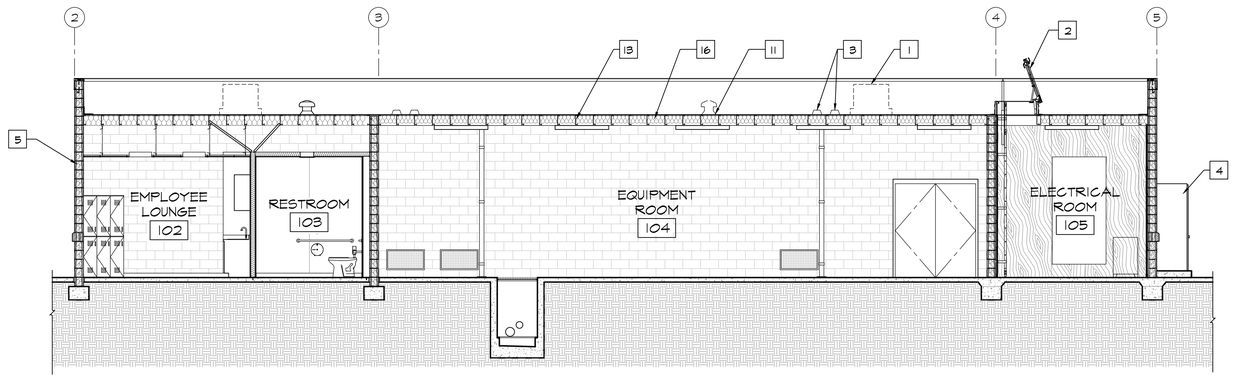
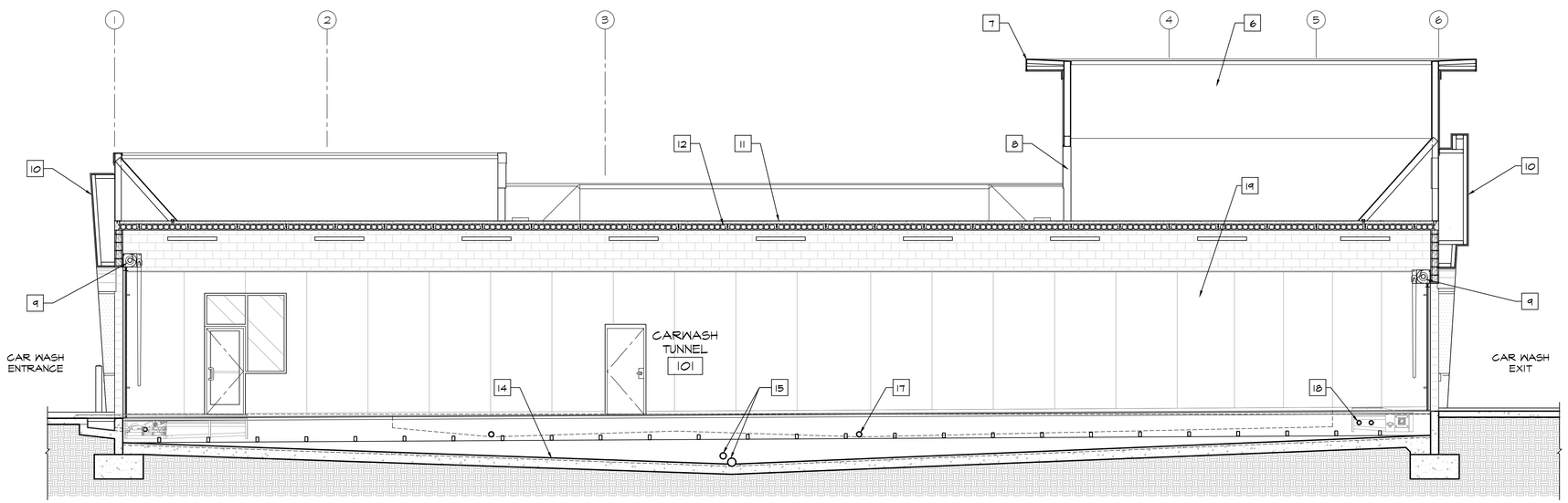


B
–
BUILDING SECTION
SCALE: 3/16" = 1'-0"



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. METAL STUD FRAMED WALL FEATURE WITH CEMENT PLASTER WALL FINISH.
11. TPO MEMBRANE ROOFING.
12. HOLLOW CORE PRE-CAST PLANK ROOF STRUCTURE.
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. 4" UTILITY TRENCH DRAIN OUTLET (TYPICAL 2 PLACES)
18. PIPE CHASE FROM UTILITY TRENCH (TYP).
19. 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU.

Quick Quack CAR WASH

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QUICK QUACK
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BUILDING SECTIONS

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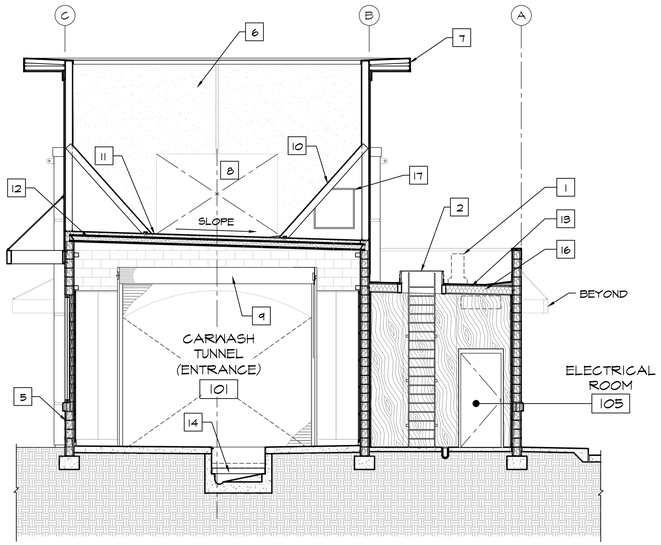
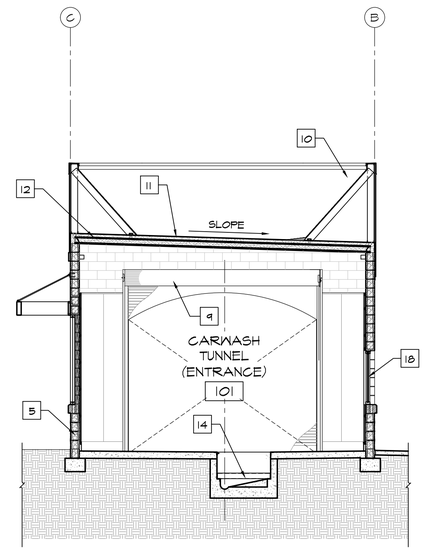
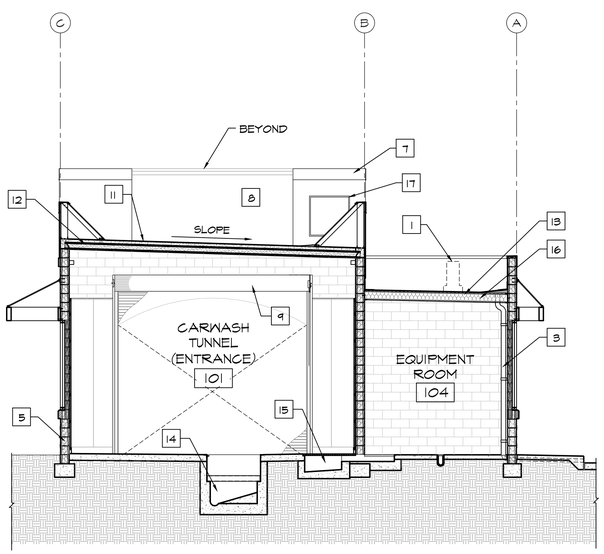


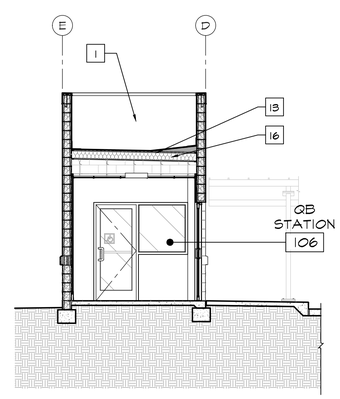
C
BUILDING SECTION
SCALE: 3/16" = 1'-0"



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



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



F
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. METAL STUD FRAMED WALL FEATURE WITH CEMENT PLASTER WALL FINISH.
11. TPO MEMBRANE ROOFING.
12. HOLLOW CORE PRE-CAST PLANK ROOF STRUCTURE.
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. 4" UTILITY TRENCH DRAIN OUTLET (TYPICAL 2 PLACES)
18. PIPE CHASE FROM UTILITY TRENCH (TYP).
19. 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU.

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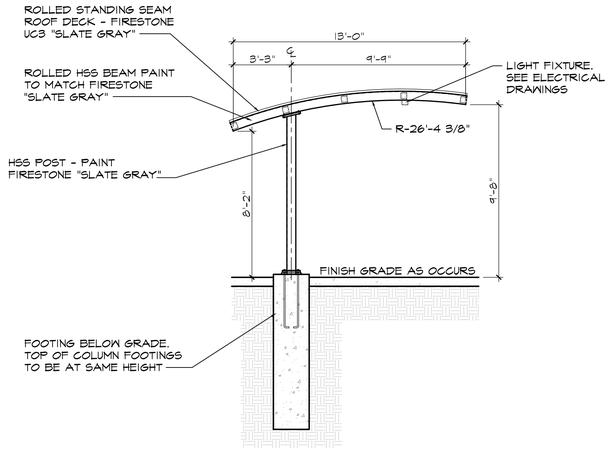
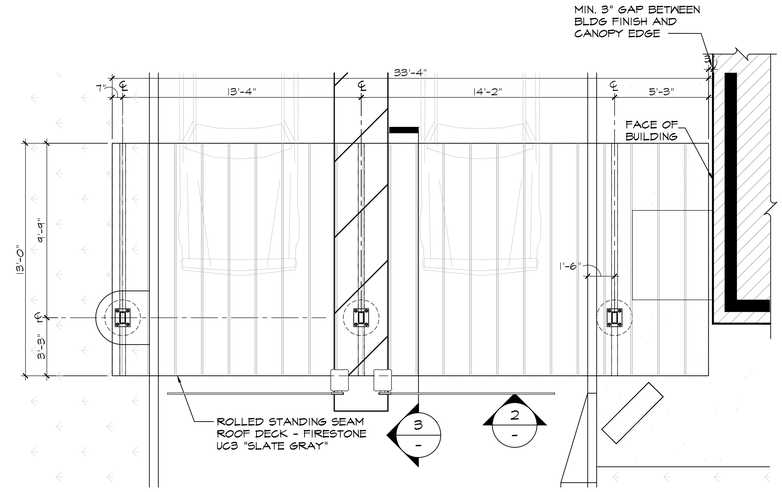
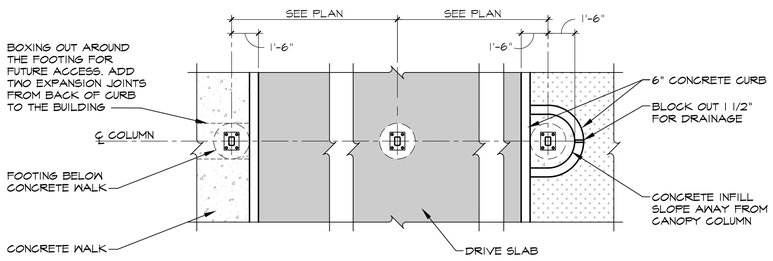


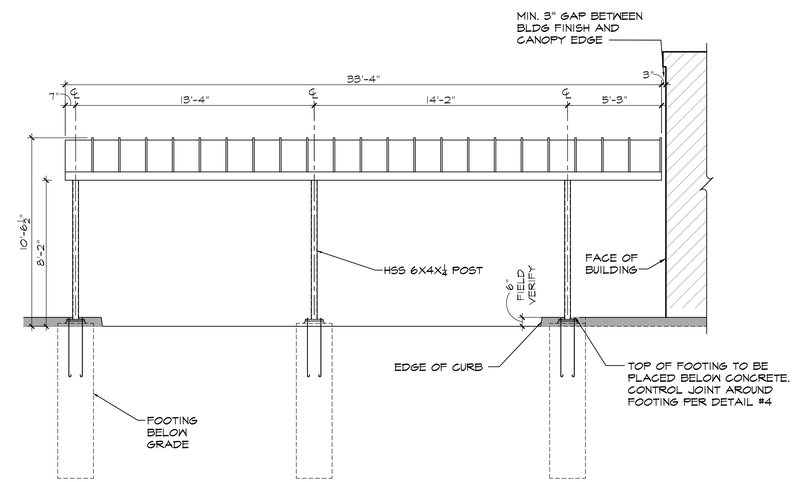
3 - PAY STATION CANOPY SECTION
SCALE: 1/4" = 1'-0"



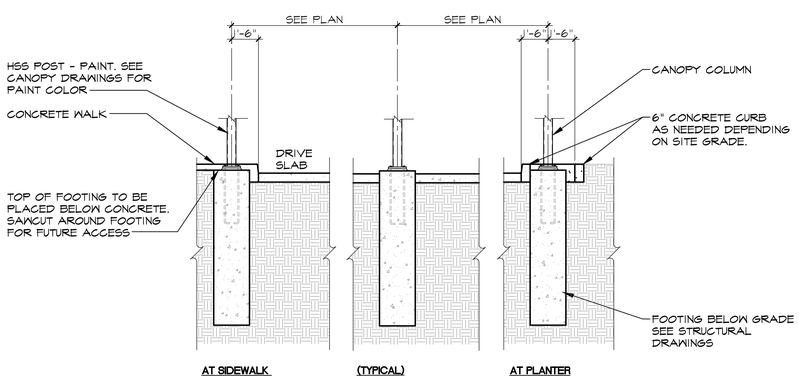
1 - PAY STATION CANOPY PLAN
SCALE: 1/4" = 1'-0"



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



2 - PAY STATION CANOPY ELEVATION
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"

Quick Quack CAR WASH

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PAY CANOPY

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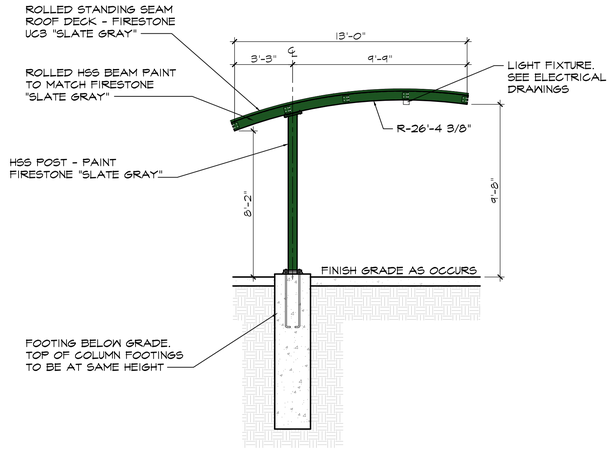
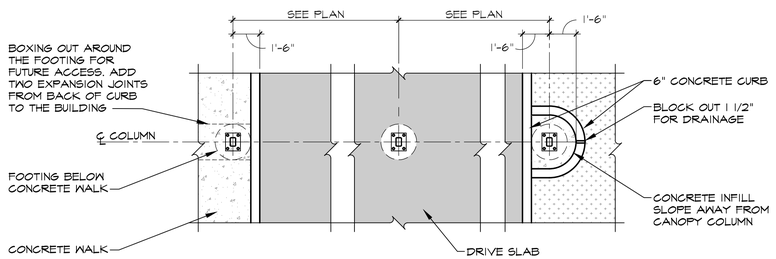
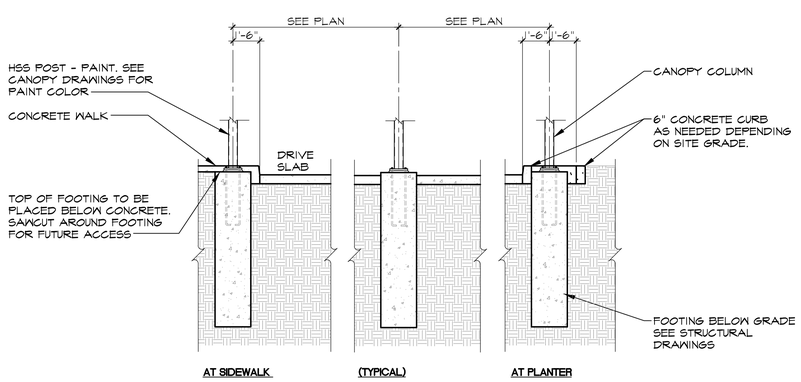


3 / - PAY STATION CANOPY SECTION
SCALE: 1/4" = 1'-0"



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



CANOPY FOOTING NOTES:
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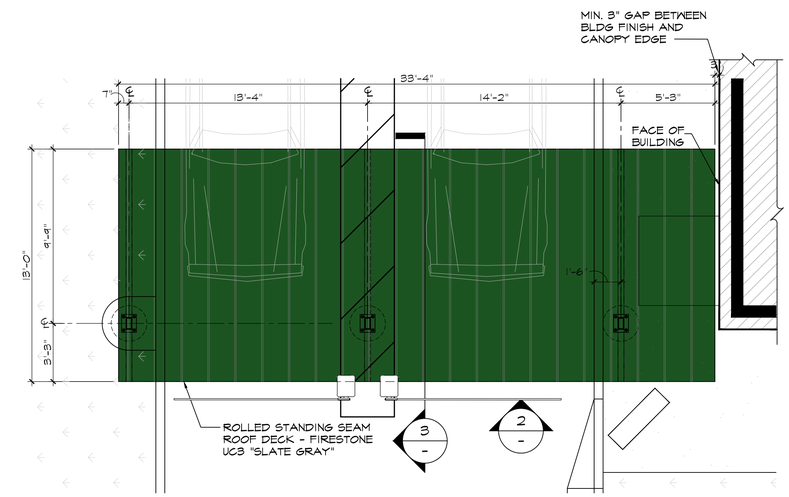
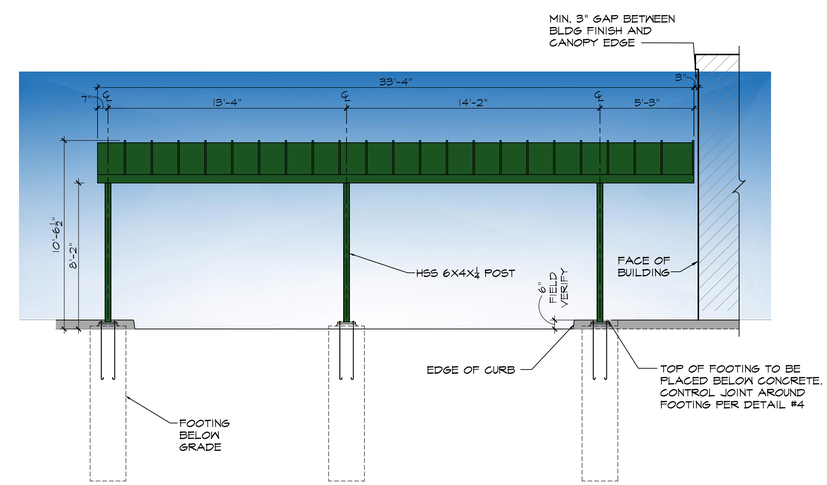
* THE CONTROL FOOTING IS SET 2" ABOVE THE HIGHEST ADJACENT FINISHED CONCRETE PAVEMENT GRADE.

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



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



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

Quick Quack CAR WASH

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

QUICK QUACK
STORE # 25-159
4332-4374 SONOMA HIGHWAY
SANTA ROSA, CA 95409

REVISIONS

#	DATE	DESCRIPTION
1	-	-
2		
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TAIT SINCE 1964
1801 Lampton Lane
Norco, CA 92860
P: 951/475/3300
www.tait.com

COLORED PAY CANOPY

DATE: OCTOBER 2024
TAIT JOB #: QQ0104

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PLANNING PACKAGE

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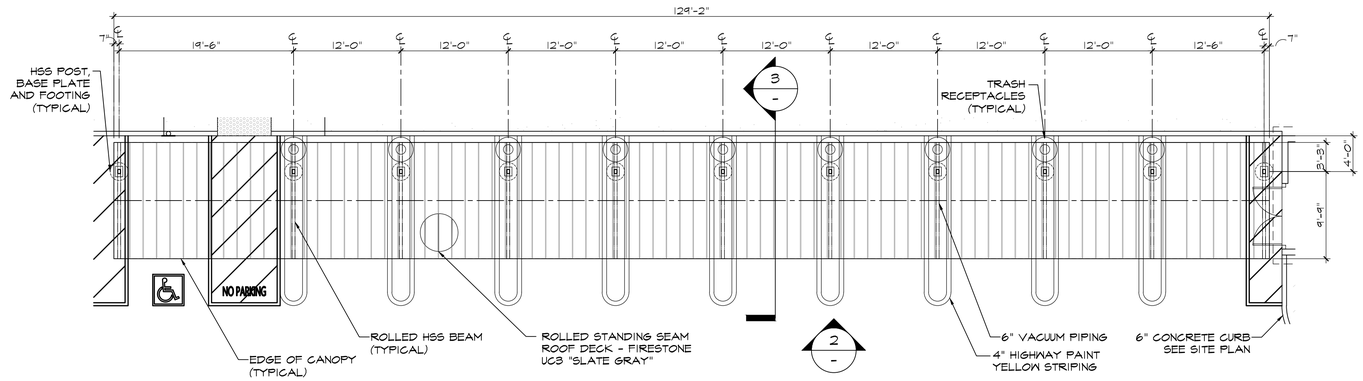
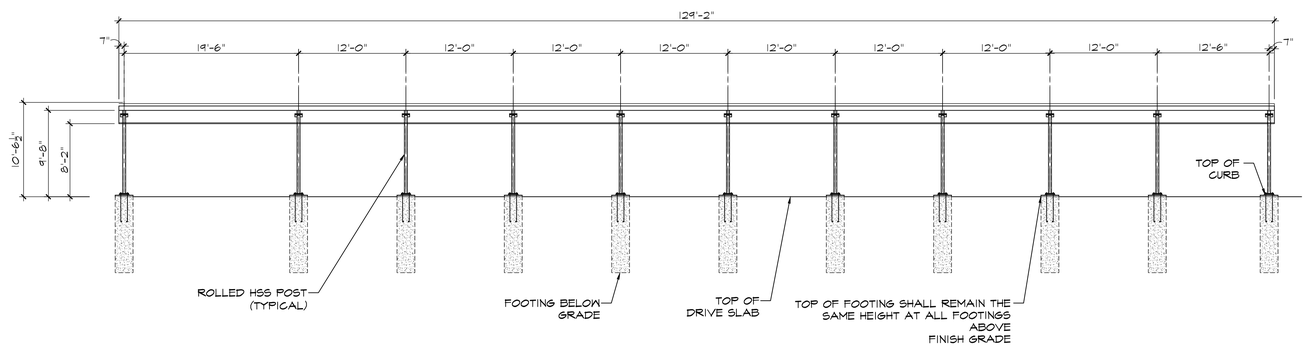
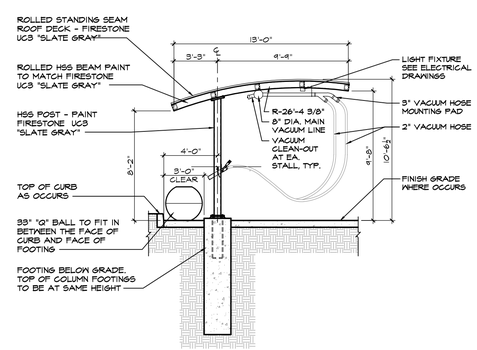


1 - VACUUM CANOPY PLAN
SCALE: 1/8" = 1'-0"



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



3 - VACUUM CANOPY SECTION
SCALE: 3/16" = 1'-0"

Quick Quack CAR WASH

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QUICK QUACK
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VACUUM CANOPY

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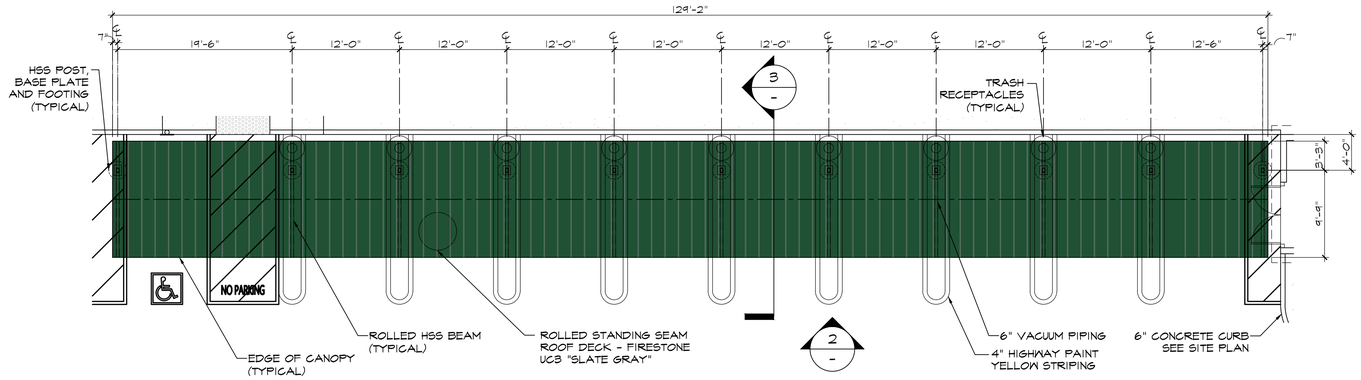
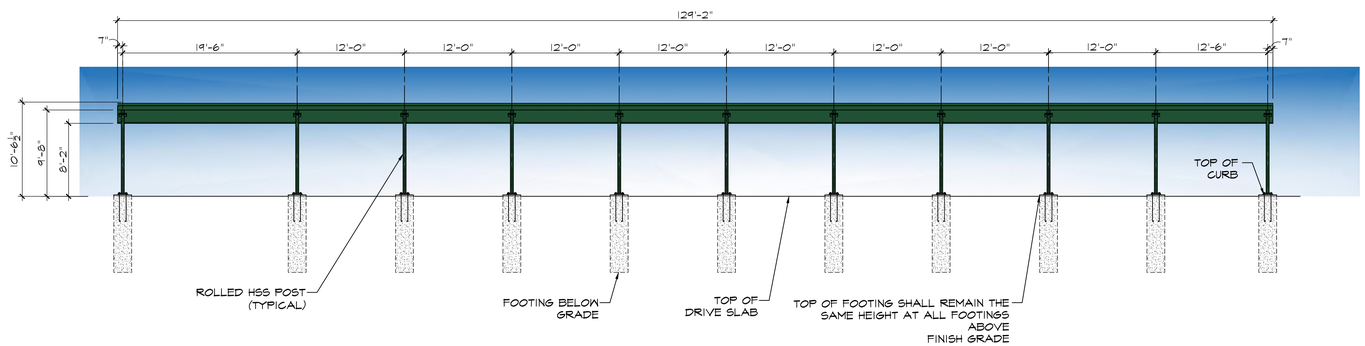


1 - VACUUM CANOPY COLOR PLAN
SCALE: 3/16" = 1'-0"



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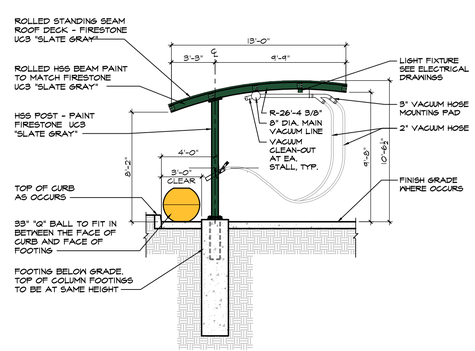
SCALE: 3/16" = 1'-0"



3 - VACUUM CANOPY COLOR SECTION
SCALE: 3/16" = 1'-0"

Quick Quack CAR WASH

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VACUUM CANOPY - COLORED

DATE: OCTOBER 2024
TAIT JOB #: QQ0104

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PLANNING PACKAGE

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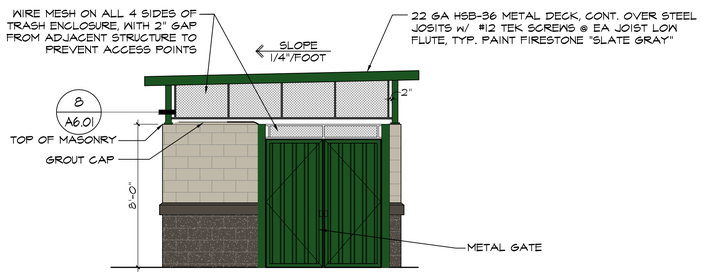
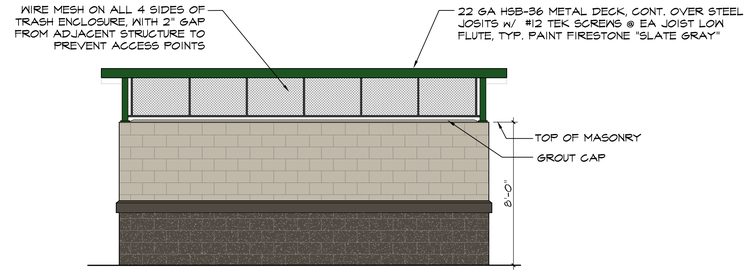


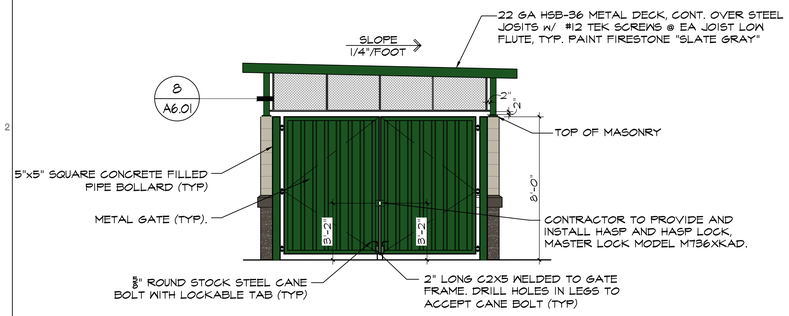
TRASH/VACUUM ENCLOSURE SIDE ELEVATION



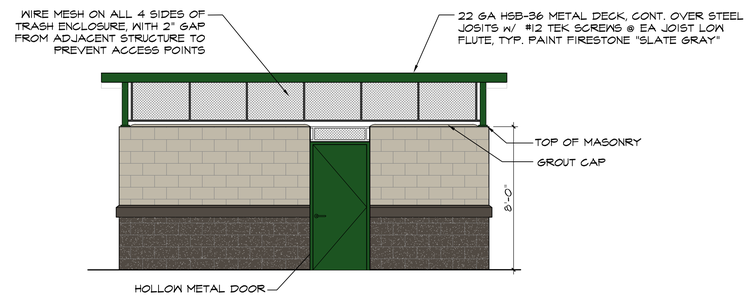
TRASH/VACUUM ENCLOSURE BACK ELEVATION

FINISHES

SHERWIN WILLIAMS "QUICK QUACK GREEN"	
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"	
BASALITE SPLIT FACE CMU #790 "DARK GRAY"	
PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"	



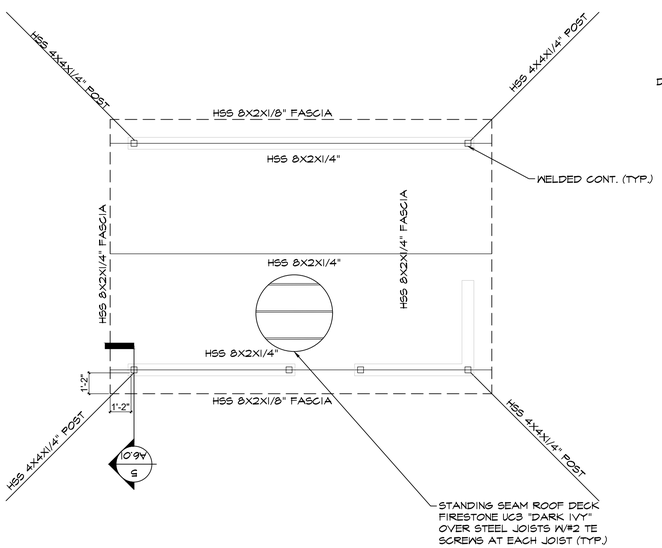
TRASH/VACUUM ENCLOSURE SIDE ELEVATION



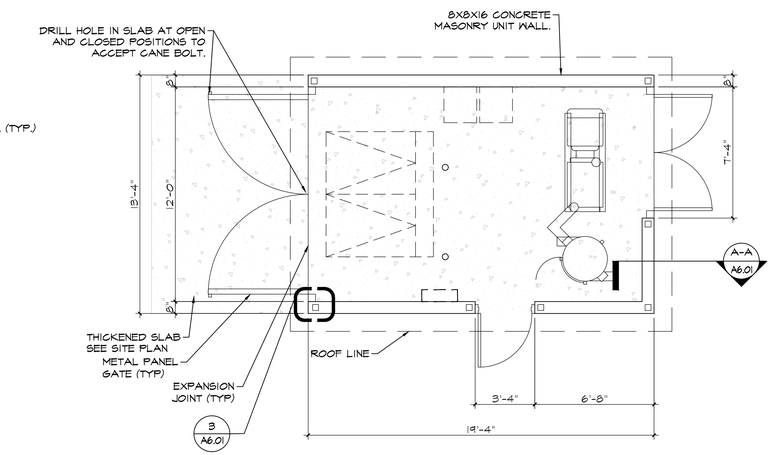
TRASH/VACUUM ENCLOSURE FRONT ELEVATION

ACCESS NOTES

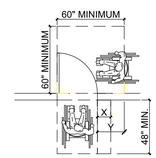
1. ACCESS GATE SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE FLOOR.
2. THE OPENING FORCE FOR ACCESS GATE SHALL NOT EXCEED 5 LBS.
3. IF THE ACCESS GATE HAS A CLOSER, THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION 90 DEGREES THE TIME REQUIRED TO 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 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 VERTICALL SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING FULL WIDTH OF THE DOOR OR GATE PER 2016 IBC



2 TRASH/VACUUM ENCLOSURE ROOF PLAN
SCALE: 1/4"=1'-0"



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



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

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QUICK QUACK
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SITE ELEMENTS
ENCLOSURES

DATE: OCTOBER 2024
TAIT JOB #: QQ0104

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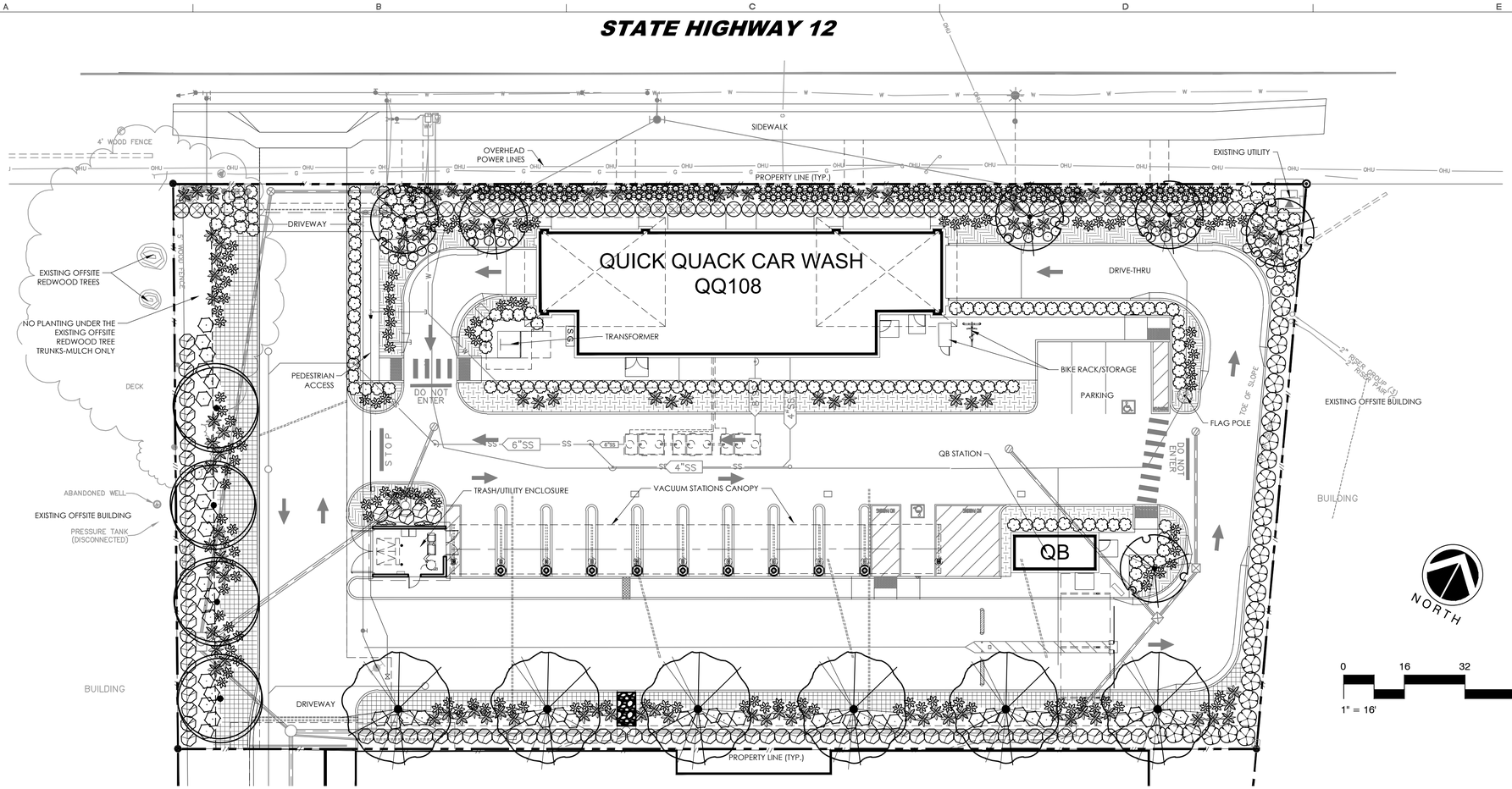

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
	4	Arbutus x `Marina` / Arbutus Standard	15 gal	Low
	6	Lagerstroemia indica `Muskogee` / Muskogee Crape Myrtle	24" box	Low
	6	Ulmus parvifolia `Drake` / Drake Elm	15 gal.	Moderate
SHRUBS				
	161	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low
	123	Dianella revoluta 'DR5000' / Little Rev™ Flax Lily	5 gal.	Low
	86	Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Low
	29	Olea europaea 'Montra' / Little Ollie® Olive	5 gal.	Low
	101	Phormium tenax 'Dark Delight' / Dark Delight Flax	5 gal.	Low
	50	Salvia chamaedryoides / Germander Sage	1 gal.	Low
	50	Salvia x 'Pozo Blue' / Pozo Blue Sage	5 gal.	Low
	57	Westringia fruticosa 'Blue Gem' / Blue Gem Coast Rosemary	5 gal.	Low
	130	Yucca x `Bright Star` / Variegated Spanish Dagger	5 gal.	Low
VINES/ESPALLIERS				
	2	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal.	Low

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS					
	80	Grevillea lanigera 'Coastal Gem' / Coastal Gem Grevillea	1 gal.	Low	60" o.c.
	197	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal.	Low	24" o.c.
	95	Lomandra longifolia 'Breeze' / Breeze™ Mat Rush	1 gal.	Low	36" o.c.

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 shall receive a minimum 3" layer of organic wood chip mulch top dressing.
3. All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller , weather sensor, etc.and shall meet City of Santa Rosa Water Efficient standards/regulations.
4. All new trees located within 7' of pavement or permanent structure shall have a root barrier.

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
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS)	0.3	DRIP	0.81	0.37	12,029	4,455	116013
MODERATE WATER USE (TREES)	0.5	BUBBLERS	0.81	0.62	320	198	5144
				TOTALS	12,349	4,653	121157

ETAF Calculations

Total ETAF x Area	4,653
Total Area	12,349
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)
(42) (.62) (.45 x 6,615) + (1-.45) X 0) = 144706

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(42) (.62) (2,490) = 121157

Quick Quack CAR WASH
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

QUICK QUACK
STORE # 25-159
4332-4374 SONOMA HIGHWAY
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www.tait.com

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

LICENSED LANDSCAPE ARCHITECT
ROD SCHOOLCRAFT No. 4262
Signature
Rod Schoolcraft
Print Name
Date
STATE OF CALIFORNIA

ILANDSCAPE PLAN

DATE: FEBRUARY 4 2025
TAIT JOB #: QQ0104

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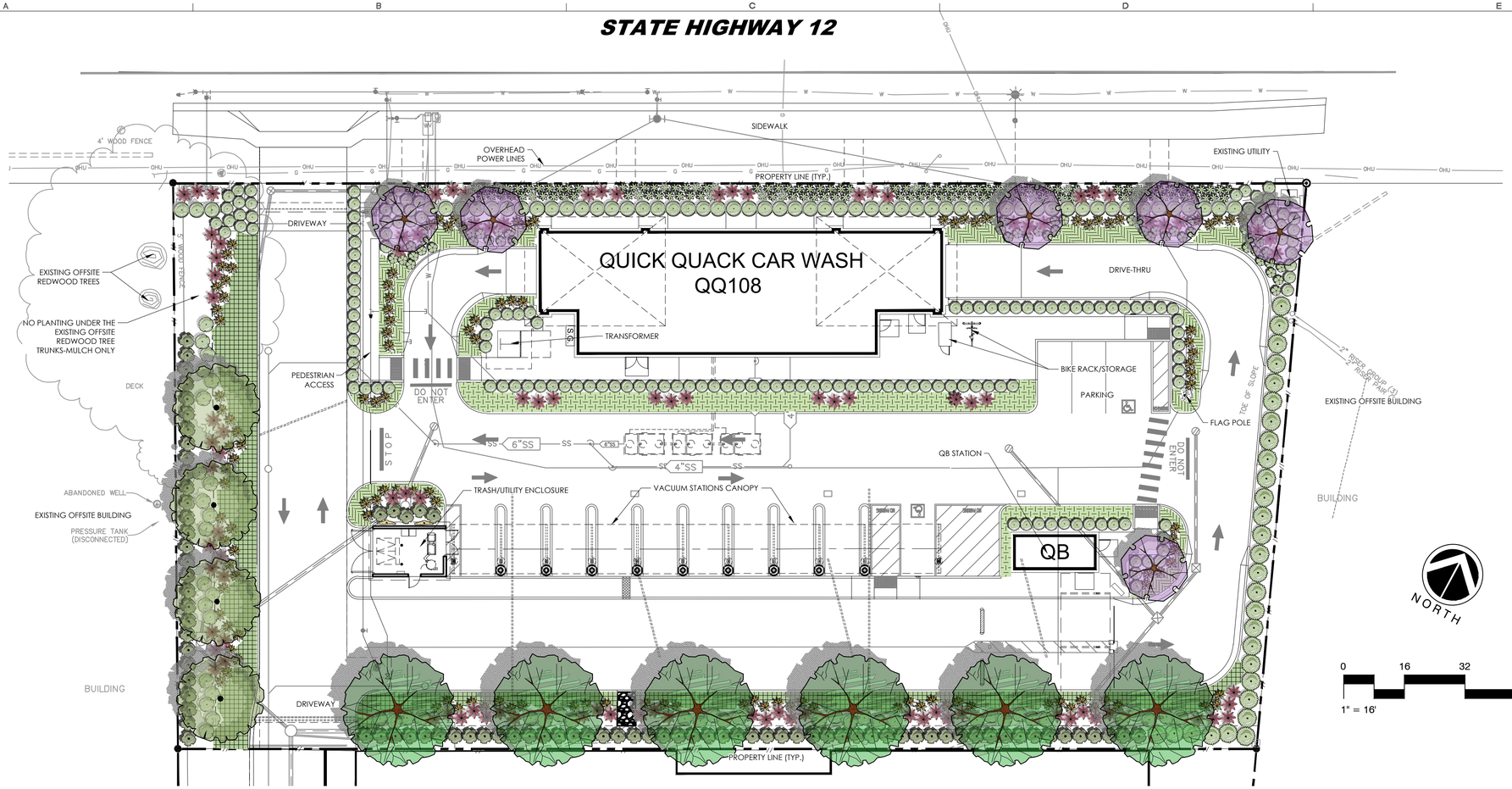
L1



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ILANDSCAPE PLAN

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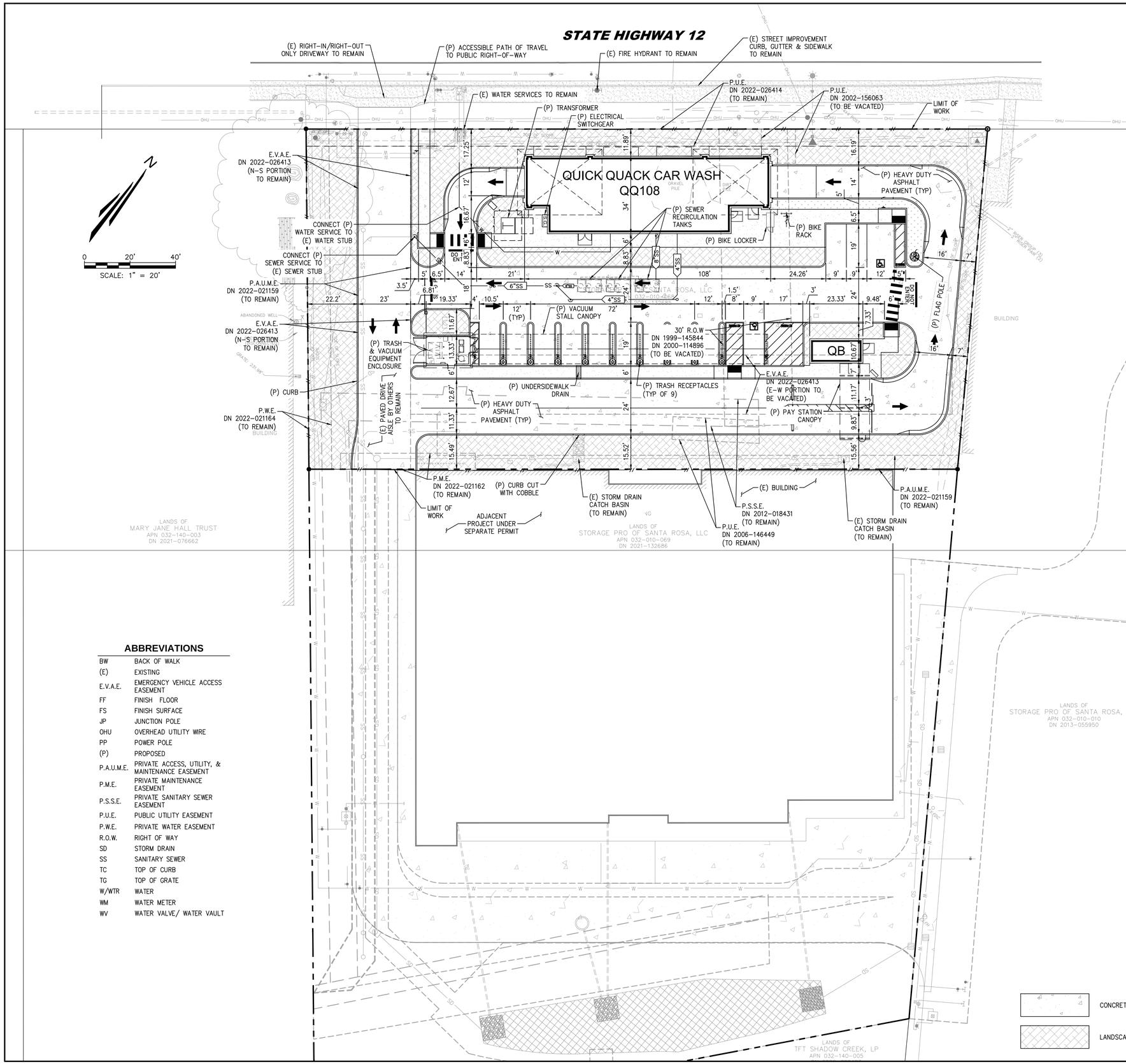
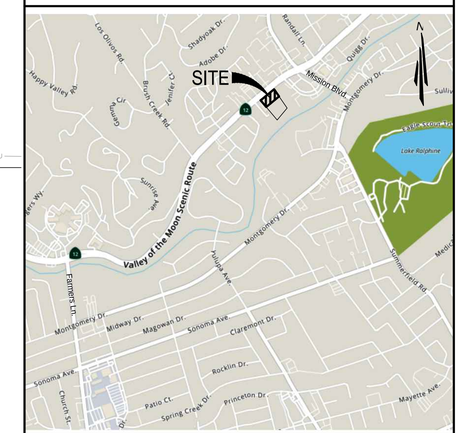
L1



ABBREVIATIONS

BW	BACK OF WALK
(E)	EXISTING
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FF	FINISH FLOOR
FS	FINISH SURFACE
JP	JUNCTION POLE
OHU	OVERHEAD UTILITY WIRE
PP	POWER POLE
(P)	PROPOSED
P.A.U.M.E.	PRIVATE ACCESS, UTILITY, & MAINTENANCE EASEMENT
P.M.E.	PRIVATE MAINTENANCE EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.W.E.	PRIVATE WATER EASEMENT
R.O.W.	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
W/WTR	WATER
WM	WATER METER
WV	WATER VALVE/ WATER VAULT

VICINITY MAP



SITE DATA

PROJECT INFORMATION:	
ASSESSOR'S PARCEL NUMBER:	032-010-068
LOT SIZE:	±42,872 SF (±0.98 ACRES)
ADDRESS:	4332-4374 SONOMA HIGHWAY SANTA ROSA, CA 95409
PROJECT DESCRIPTION:	NEW CONSTRUCTION
EXISTING ZONING:	CG – GENERAL COMMERCIAL
EXISTING LAND USE:	VACANT LOT
BUILDING SETBACKS:	
FRONT:	0 FEET
SIDE – INTERIOR (EACH):	0 FEET
REAR	0 FEET
LANDSCAPE REQUIREMENT:	
PUBLIC STREET:	4 FEET
SIDE & REAR:	3 FEET
FLOODPLAIN:	ZONE X, AREAS TO MINIMAL FLOOD HAZARD
PARKING REQUIREMENTS:	ONE FOR EACH SERVICE BAY, PLUS ONE SPACE PER EMPLOYEE
PARKING REQUIRED:	TBD
PARKING PROVIDED:	
VACUUM STALLS:	10 SPACES
PARKING STALLS:	3 SPACES

LEGEND

- EXISTING BACKFLOW PREVENTOR
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DRAIN INLET
- EXISTING ELECTRICAL BOXES
- EXISTING FIRE HYDRANT
- EXISTING HOSE BIB
- EXISTING JUNCTION POLE
- EXISTING LIGHT POLE BASE
- EXISTING NATURAL GAS VALVE
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING TREE
- EXISTING UTILITY RISER
- EXISTING WATER METER
- EXISTING WATER VAULT
- EXISTING WATER VALVE
- EXISTING WATER WELL
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SEWER RECIRCULATION TANKS
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE (CHAINLINK)
- EXISTING FENCE (WOOD)
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE
- CONCRETE PAVING
- LANDSCAPE AREA

Quick Quack CAR WASH

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

QUICK QUACK
STORE #: 25-159
4332-4374 SONOMA HIGHWAY
SANTA ROSA, CA 95409

REVISIONS

#	DATE	DESCRIPTION
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TAIT
SINCE 1964
11280 TRADE CENTER DR.
RANCHO CORDOVA, CA 95742
P: (916) 635-2444
www.tait.com

DATE: 2/10/2025
TAIT JOB #: QQ0104

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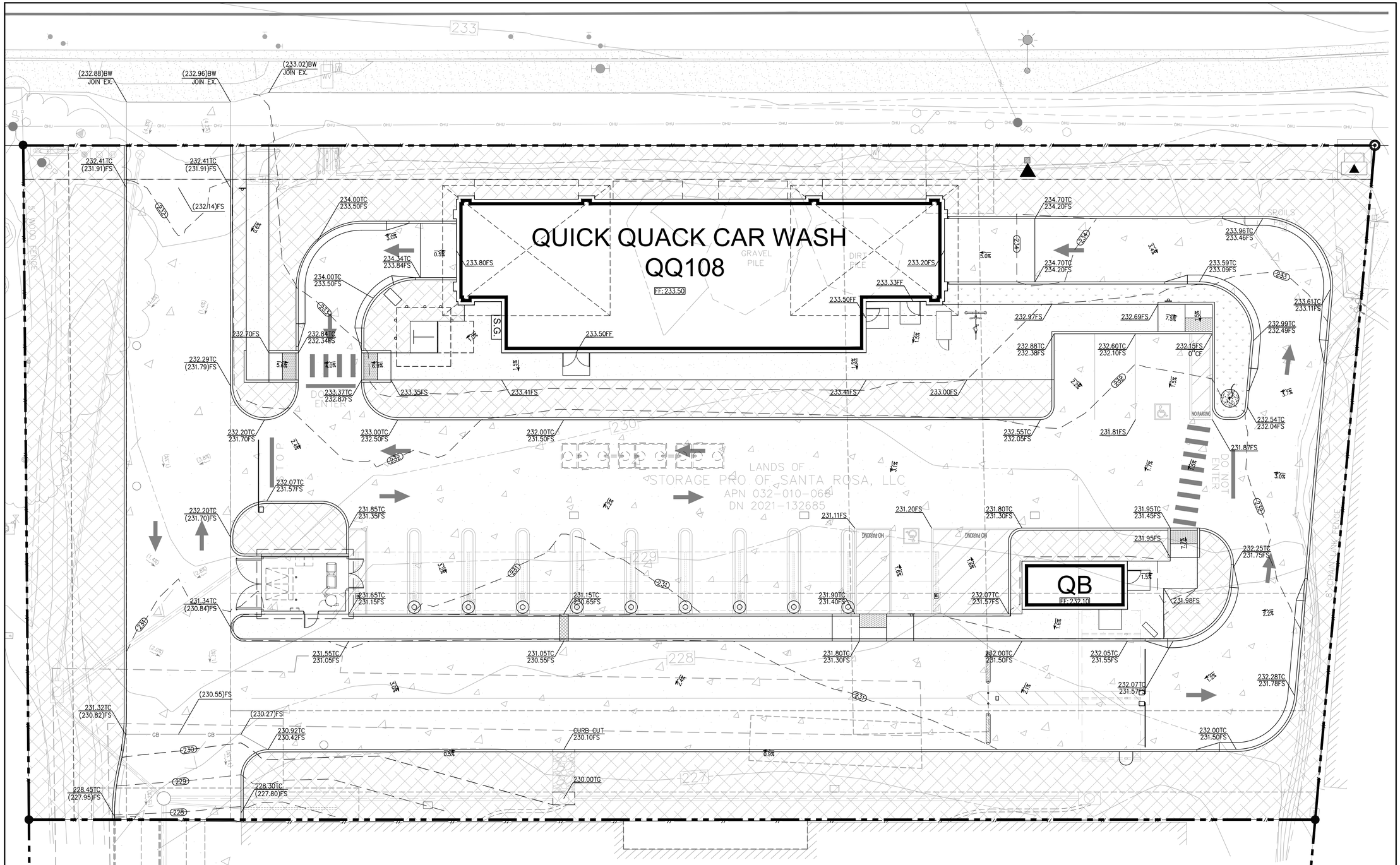
PLANNING PACKAGE

PRELIMINARY SITE PLAN



ABBREVIATIONS

BW	BACK OF WALK
FF	FINISH FLOOR
FS	FINISH SURFACE
TC	TOP OF CURB
TG	TOP OF GRATE
TOE	TOE OF BERM
TB	TOP OF BERM

LEGEND

- EXISTING BACKFLOW PREVENTOR
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DRAIN INLET
- EXISTING ELECTRICAL BOXES
- EXISTING FIRE HYDRANT
- EXISTING HOSE BIB
- EXISTING JUNCTION POLE
- EXISTING LIGHT POLE BASE
- EXISTING NATURAL GAS VALVE
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING TREE
- EXISTING UTILITY RISER
- EXISTING WATER METER
- EXISTING WATER VAULT
- EXISTING WATER VALVE
- EXISTING WATER WELL
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SEWER RECIRCULATION TANKS
- (000.00)XX / (000.00)XX JOIN EX. — EXISTING ELEVATION
- 000.00XX / 000.00XX — PROPOSED ELEVATION
- DRAINAGE ARROWS
- EXISTING PROPERTY LINE
- EXISTING FENCE (CHAINLINK)
- EXISTING FENCE (WOOD)
- (0000) — PROPOSED CONTOUR LINE
- GB — PROPOSED GRADE BREAK

Quick Quack CAR WASH

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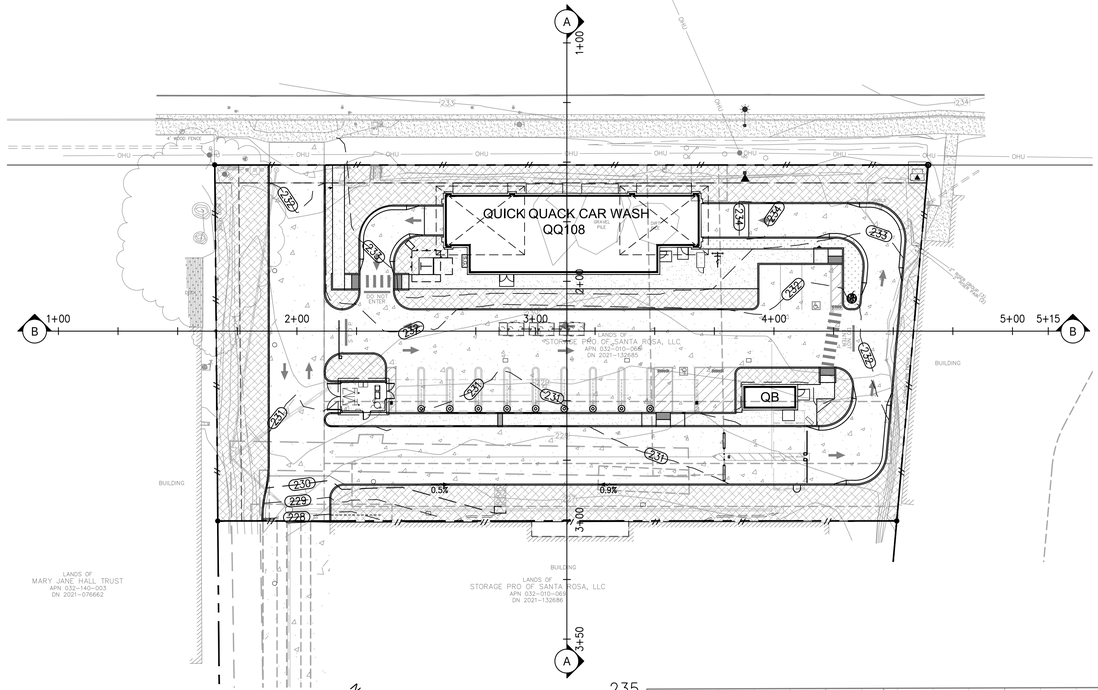
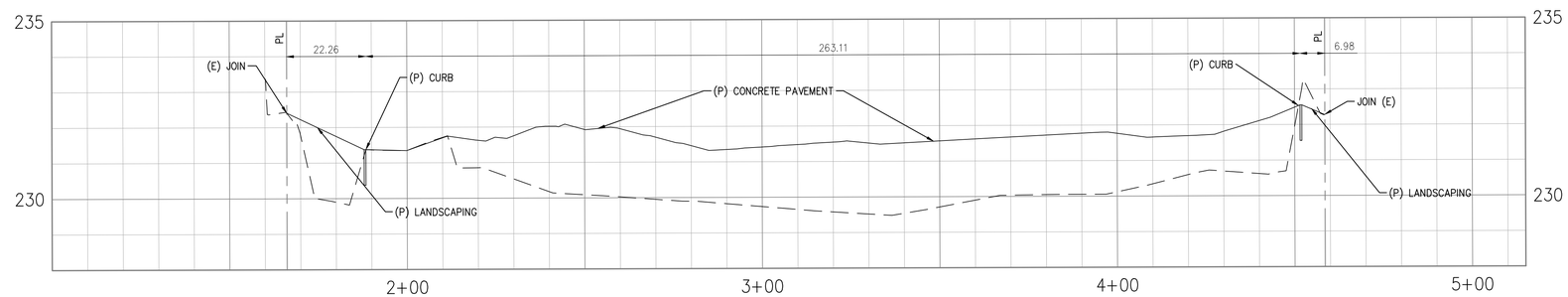
PRELIMINARY GRADING PLAN



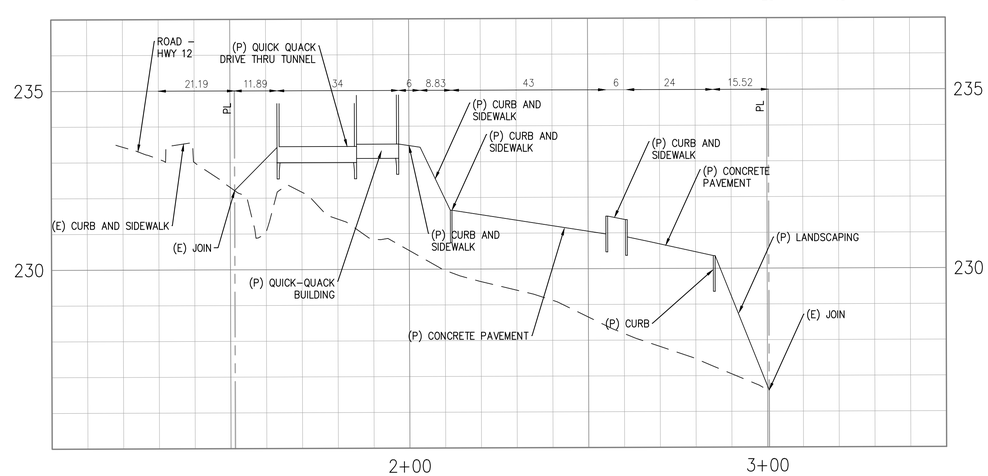
0 40'
SCALE: 1" = 40'

KEYMAP



CROSS-SECTION B-B

SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'
0 20 40



CROSS-SECTION A-A

SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'
0 20 40

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QUICK QUACK
STORE #: 25-159
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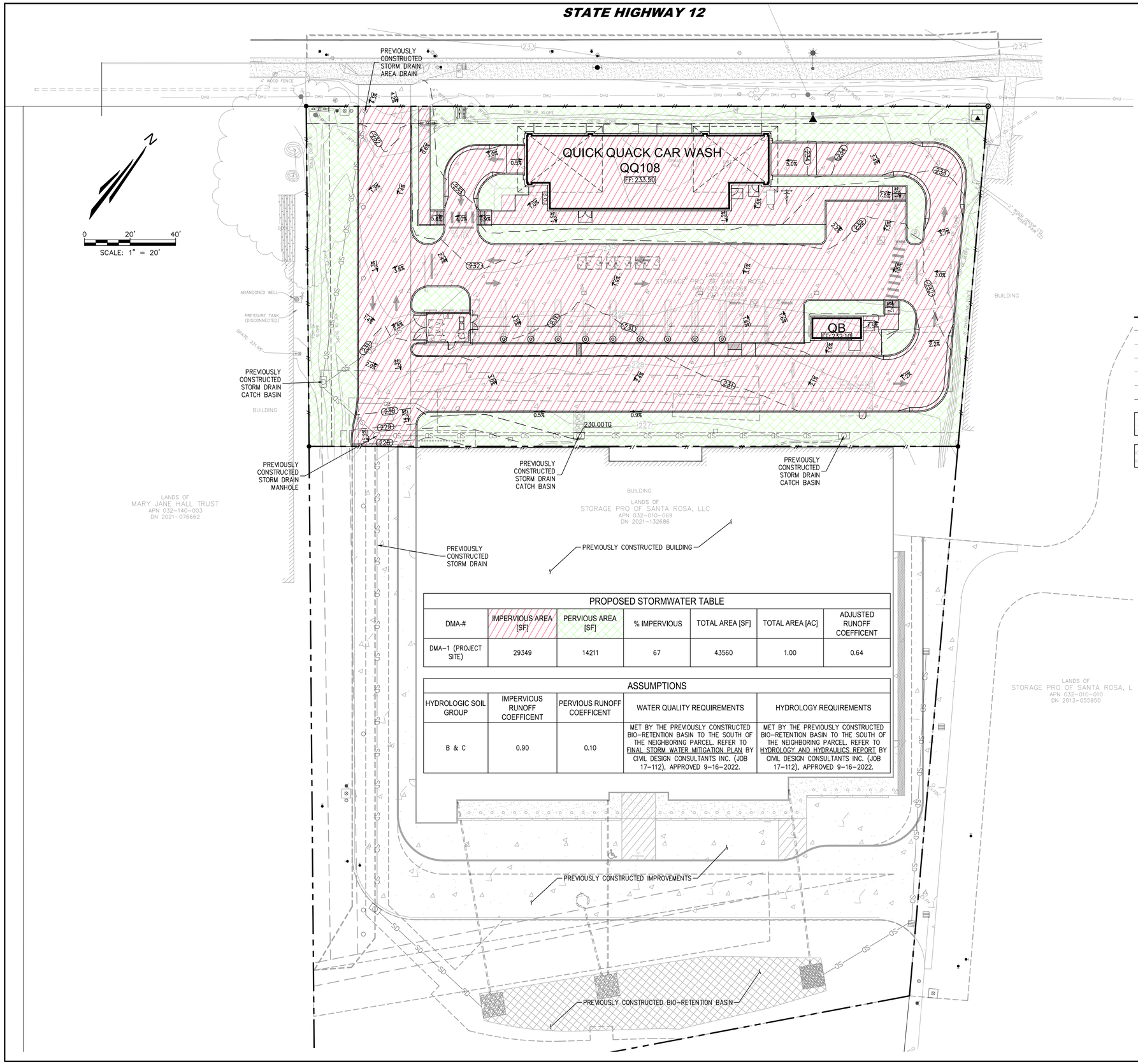
PLANNING PACKAGE

PRELIMINARY SECTIONS



LEGEND

- EXISTING BACKFLOW PREVENTOR
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DRAIN INLET
- EXISTING ELECTRICAL BOXES
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- EXISTING OVERHEAD UTILITY LINE
- PROPOSED STORM DRAIN LINE
- CONCRETE PAVING
- LANDSCAPE AREA

ABBREVIATIONS

FF	FINISH FLOOR
JP	JUNCTION POLE
OHU	OVERHEAD UTILITY WIRE
PP	POWER POLE
SD	STORM DRAIN
WM	WATER METER
WV	WATER VALVE/ WATER VAULT

PROPOSED STORMWATER TABLE

DMA-#	IMPERVIOUS AREA [SF]	PERVIOUS AREA [SF]	% IMPERVIOUS	TOTAL AREA [SF]	TOTAL AREA [AC]	ADJUSTED RUNOFF COEFFICENT
DMA-1 (PROJECT SITE)	29349	14211	67	43560	1.00	0.64

ASSUMPTIONS

HYDROLOGIC SOIL GROUP	IMPERVIOUS RUNOFF COEFFICENT	PERVIOUS RUNOFF COEFFICENT	WATER QUALITY REQUIREMENTS	HYDROLOGY REQUIREMENTS
B & C	0.90	0.10	MET BY THE PREVIOUSLY CONSTRUCTED BIO-RETENTION BASIN TO THE SOUTH OF THE NEIGHBORING PARCEL. REFER TO FINAL STORM WATER MITIGATION PLAN BY CIVIL DESIGN CONSULTANTS INC. (JOB 17-112), APPROVED 9-16-2022.	MET BY THE PREVIOUSLY CONSTRUCTED BIO-RETENTION BASIN TO THE SOUTH OF THE NEIGHBORING PARCEL. REFER TO HYDROLOGY AND HYDRAULICS REPORT BY CIVIL DESIGN CONSULTANTS INC. (JOB 17-112), APPROVED 9-16-2022.

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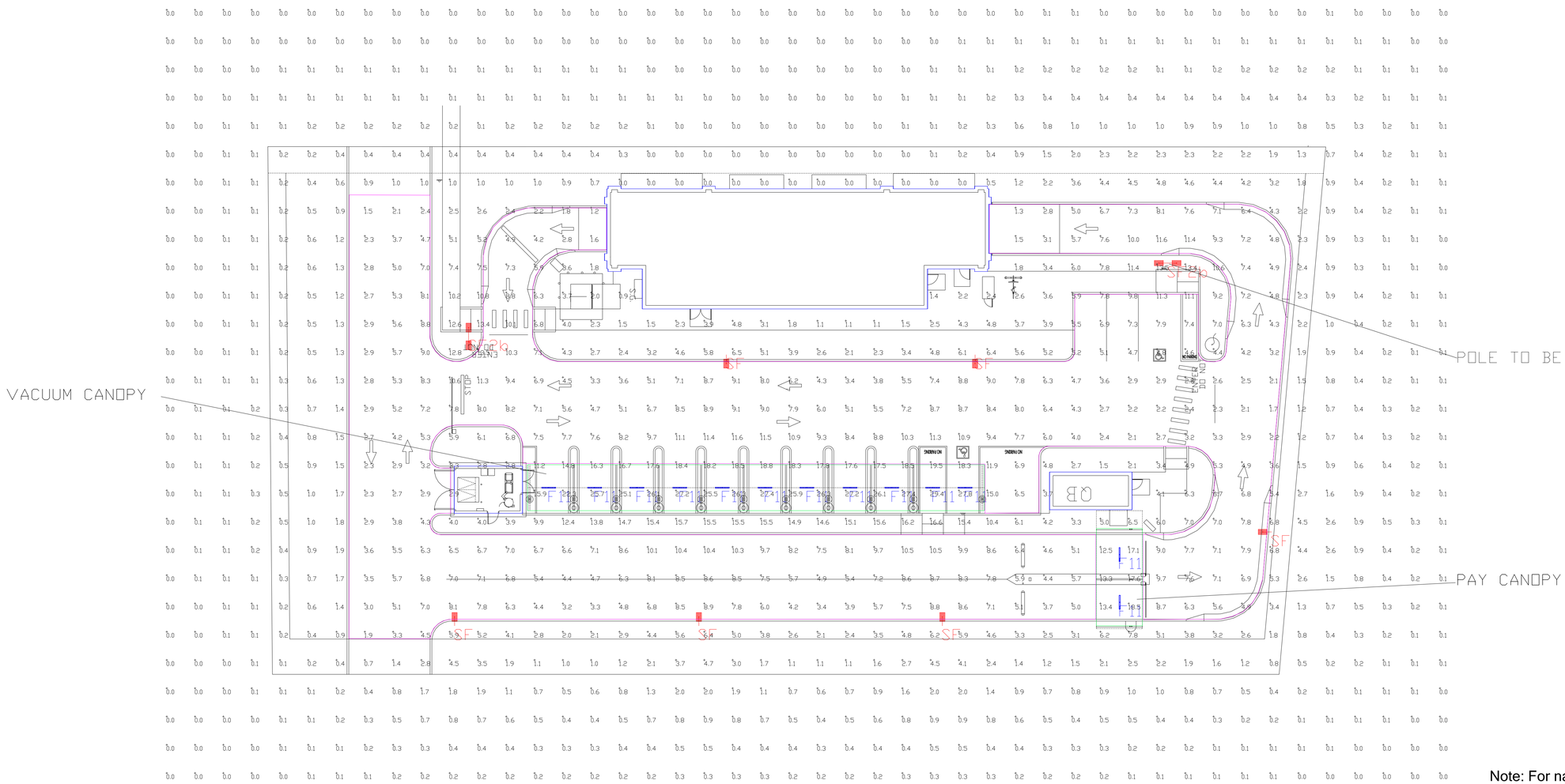
PLANNING PACKAGE

WATER QUALITY MANAGEMENT PLAN



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

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.

NOTE:STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA	Illuminance	Fc	6.85	19.5	1.3	5.27	15.00
PAY CANOPY	Illuminance	Fc	15.40	18.5	12.5	1.23	1.48
VACUUM CANOPY	Illuminance	Fc	25.73	29.4	15.9	1.62	1.85

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	13	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	12'	1.000	1.000	6778	51.95
	6	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	16' POLE + 2' BASE	1.000	1.000	16890	135
	2	SF2b	D180°	MRS-LED-18L-SIL-FT-50-70CRI-D180	16' POLE + 2' BASE	1.000	1.000	33780	270

Total Project Watts
Total Watts = 2025.35

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.

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ▪ FAX (513) 793-6023

LIGHTING PROPOSAL LD-161043

QUICK QUACK #25-159
4332-4374 SONOMA HWY
SANTA ROSA, CA

BY:MK	DATE:9/17/24	REV:	SHEET 1 OF 1

SCALE: 1"=16' 0 16

SITE AS OF 10/09/2024
(Facing East)