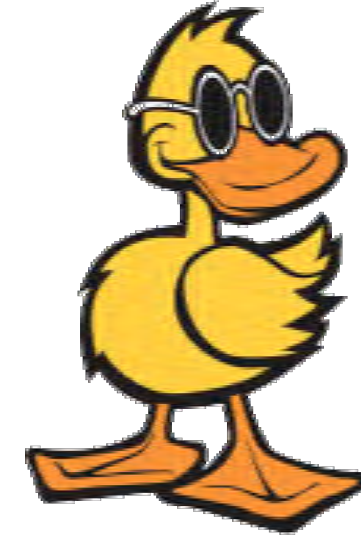


# NEW CAR WASH FACILITY



QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
LAUREL ROAD  
OAKLEY, CA. 94561  
APN: 035-510-009  
QUICK QUACK SITE I.D. #8-034

## CONTACT INFORMATION

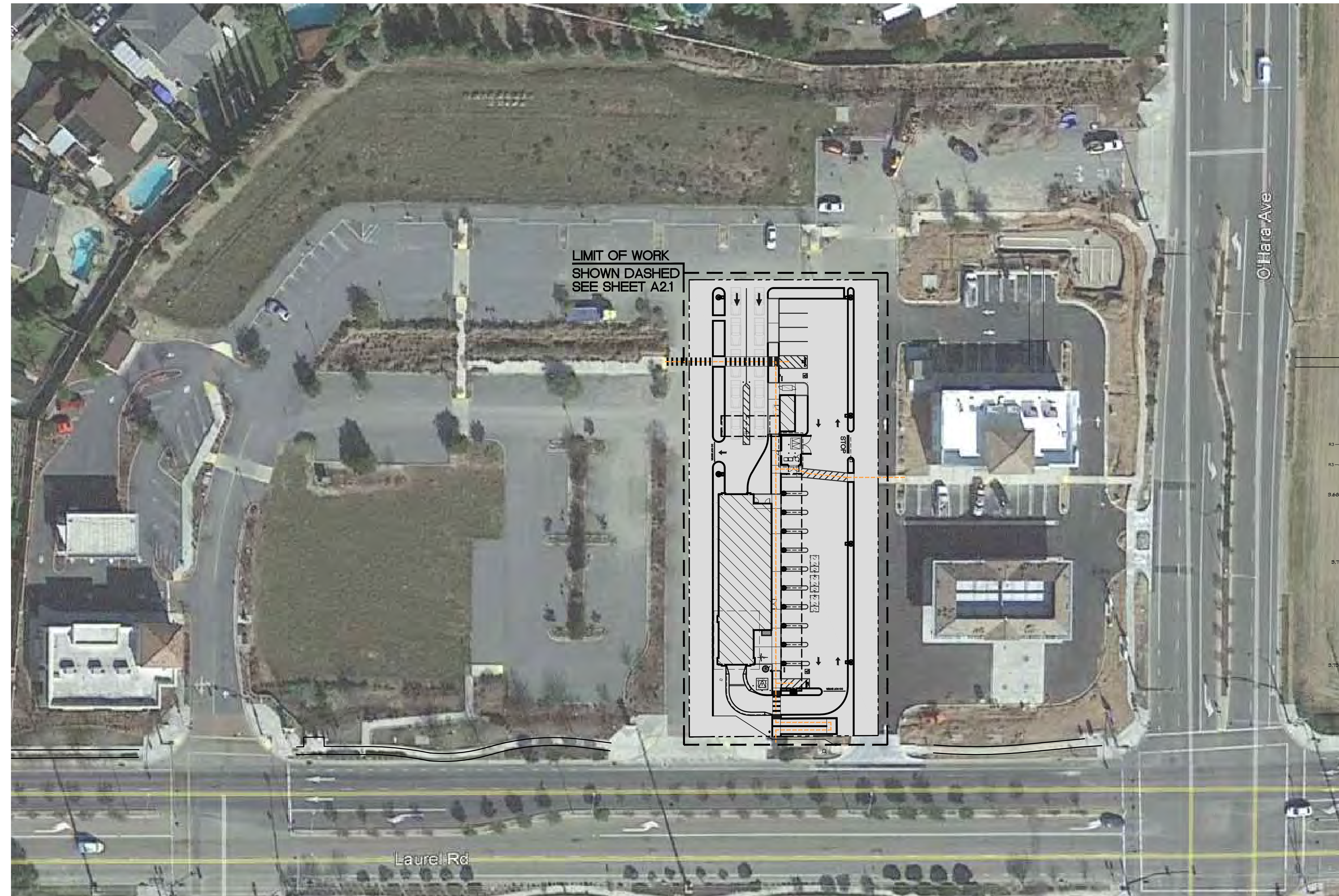
**APPLICANT:** QUICK QUACK DEVELOPMENT II, LLC  
ATTN: EFRAIN CORONA  
1380 LEAD HILL BLVD #260  
ROSEVILLE, CA. 95661  
916.846.2100  
EFRAIN@DONTDRIVEDIRTY.COM

**OWNER:** O'HARA PROPERTIES, LLC  
C/O BLACKHAWK PROPERTIES  
3820 BLACKHAWK ROAD  
DANVILLE, CA. 94506  
707.736.1571  
EARL@BLACKHAWKPROPERTIES.COM

**ARCHITECT:** CRM ARCHITECTS  
ATTN: BRIAN FIRENZE  
5800 STANFORD RANCH #720  
ROCKLIN, CA. 95765  
916.451.1500  
BRIANF@CRMARCHITECTS.COM

## DRAWING INDEX

NO.	DRAWING TITLE
A1.0	AERIAL SITE PLAN AND COVER SHEET
C1.1	CIVIL COVER SHEET
C2.1	HORIZONTAL CONTROL PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	STORM WATER CONTROL PLAN
VTM-1	VEHICLE TRAFFIC MOVEMENT
VTM-2	VEHICLE TRAFFIC MOVEMENT
1	ALTA COVER PAGE
2	ALTA SURVEY
A2.0	OVERALL SITE PLAN
A2.1	SITE PLAN
A2.2	LANDSCAPE PLAN
A2.3	PHOTOMETRIC PLAN
A3.0	FLOOR PLAN
A3.1	ROOF PLAN
A3.2	BUILDING SECTIONS
A3.3	CAMERA LOCATION PLAN
A4.0	CAR WASH EXTERIOR ELEVATIONS
A4.1	CAR WASH EXTERIOR ELEVATIONS
A4.2	ARCH ELEVATIONS
A4.3	PILASTER ELEVATIONS
A4.4	COLOR ELEVATIONS
A4.5	COLOR ELEVATIONS
A5.0	PAY CANOPY ELEVATIONS
A5.1	VACUUM CANOPY ELEVATIONS
A5.2	VACUUM CANOPY COLOR ELEVATIONS
A6.0	SITE ELEMENTS



## PROJECT SUMMARY

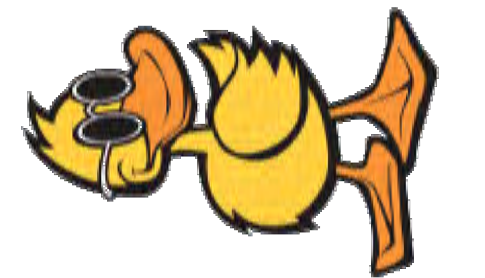
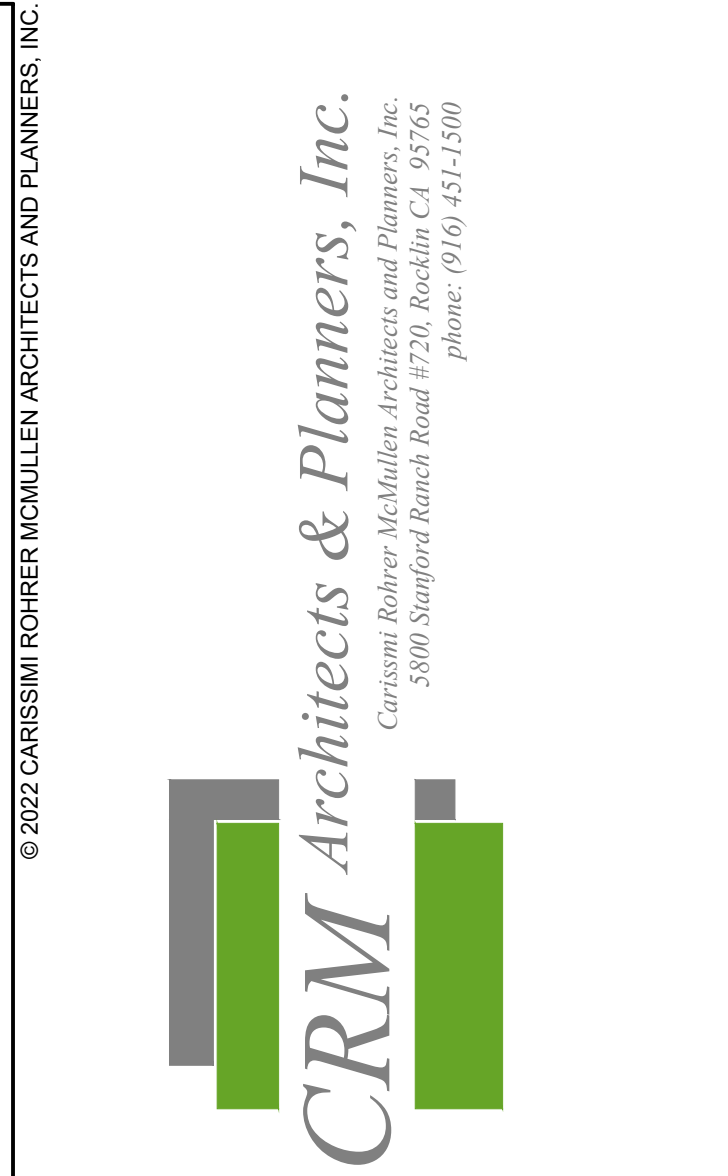
THE PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

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

## PROJECT INFORMATION

EXISTING ZONING:	RB RETAIL BUSINESS
PROPOSED ZONING:	RB RETAIL BUSINESS
GENERAL PLAN DESIGNATION:	COMMERCIAL (C)
APN:	035-510-009
SITE AREA:	34,751 +/- S.F.
SITE ACRE:	.793 +/- ACRE
NEW LANDSCAPE AREA:	5,974 S.F.
NEW OFF-SITE LANDSCAPE AREA:	145 S.F.
TOTAL LANDSCAPE AREA:	6,119 S.F.
ON-SITE LANDSCAPE %:	17%
<b>QUICK QUACK PARKING</b>	
VACUUM STALL PARKING:	10 STALLS
PARKING STALLS:	SHARED
ADA PARKING:	1 STALLS (VACUUM)
CARWASH BUILDING AREA:	3,595 S.F.
TOTAL PROPOSED CANOPY AREA:	2,215 S.F.
TOTAL PROPOSED ENCLOSURE AREA:	262 S.F.
TOTAL COMBINED AREA:	6,072 S.F.
FAR OF AREA OF WORK:	.17 FAR
<b>PROPOSED CARWASH AREA:</b>	
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS:	NO
<b>PROPOSED PAY STATION CANOPY AREA:</b>	
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS:	NO
<b>PROPOSED NORTH VACUUM CANOPY AREA:</b>	
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS:	NO
<b>PROPOSED SOUTH VACUUM CANOPY AREA:</b>	
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS:	NO
<b>PROPOSED TRASH/VACUUM ENCLOSURE AREA:</b>	
STORIES:	1 STORY
HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	N/A
SPRINKLERS:	YES

City of Oakley  
MAR 17, 2022  
RECEIVED



### REVISIONS

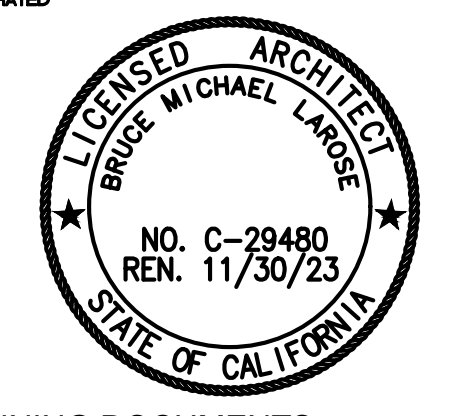
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA**

**COVER SHEET  
AERIAL SITE PLAN**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

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PLANNING DOCUMENTS

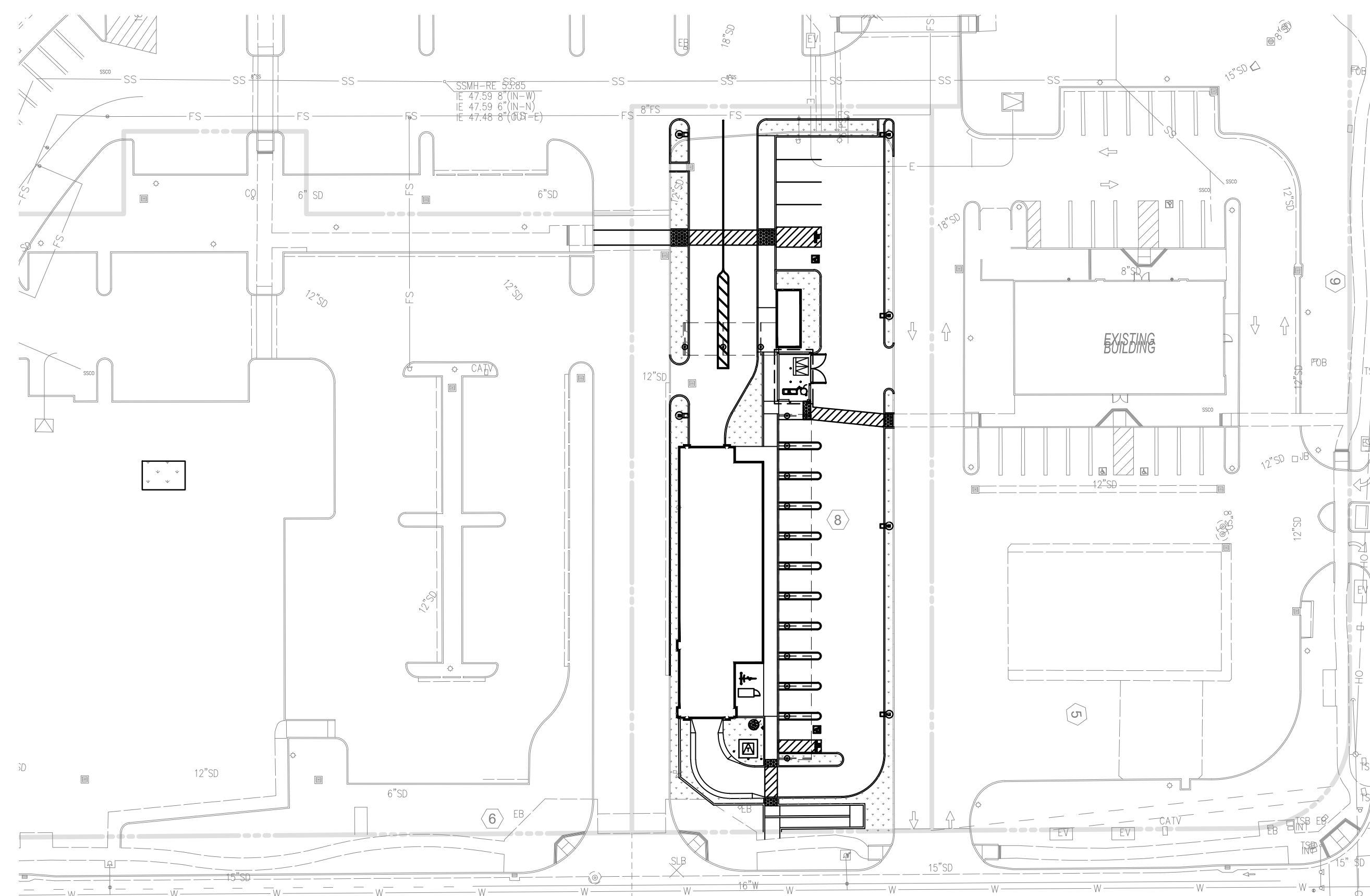
# GENERAL ABBREVIATIONS / LEGEND

BFP	BACKFLOW PREVENTER	MW	MONITORING WELL
CB	CATCH BASIN	PO	POWER POLE
CL	CENTERLINE	IP	IRON PIPE
DCV	DETECTOR CHECK VALVE	RS	RAILROAD SPIKE
DE	DIRT ELEVATION	SCM	STANDARD CITY MONUMENT
DWY	DRIVEWAY	SM	SURVEY MONUMENT
E	ELECTRICAL LINE	SDM	STORM DRAIN MANHOLE
EB	ELECTRIC BOX	SS	STREET SIGN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
EX	EXISTING	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	12"	TREE WITH SIZE
FF	FINISHED FLOOR	TR	TREE REMOVAL
FL	FLOWLINE	TR	TRANSFORMER
FS	FINISHED SURFACE/FIRE SERVICES	X	BARBED WIRE FENCE
G	GAS PIPE	O	CHAIN-LINKED FENCE
GB	GRADE BREAK	D	WOOD FENCE
GM	GAS METER	---	SAWCUT LINE
GP	GUARD POST	---	WALL
GR	GRATE	SD	EXISTING STORM DRAIN CATCH BASIN
HCR	HANDICAP RAMP	WM	EXISTING WATER METER / GAS METER
INV	INVERT	OS	EXISTING SANITARY SEWER CLEANOUT
JP	JOINT POLE	EH	EXISTING FIRE HYDRANT
JT	JOINT TRENCH	ESM	EXISTING SANITARY SEWER MANHOLE
LF	LINEAR FEET	SDM	STORM DRAIN MANHOLE
MW	MONITORING WELL	WV	EXISTING WATER VALVE
OHE	OVERHEAD ELECTRIC	GV	EXISTING GAS VALVE
OHT	OVERHEAD TELEPHONE	EC	EXISTING CONTOUR
PAE	PUBLIC ACCESS EASEMENT	EL	EXISTING ELEVATION
PB	PULL BOX	TC	TOP OF CURB ELEVATION
PCC	PORTLAND CEMENT CONCRETE	FS	FINISHED SURFACE
PG&E	PACIFIC GAS & ELECTRIC	GR	GRATE ELEVATION
PIV	POST INDICATOR VALVE	FL	FLOW LINE
PUE	PUBLIC UTILITY EASEMENT	HP	HIGH POINT
PVC	POLYVINYL CHLORIDE PIPE	---	PROPOSED CONTOUR
R	RIDGE LINE	---	SLOPE
RCP	REINFORCED CONCRETE PIPE	---	PROPOSED CURB
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW	---	PROPOSED BIOSWALE CURB
SD	STORM DRAIN PIPE	---	PROPOSED CURB AND GUTTER
SOCB	STORM DRAIN CATCH BASIN	---	PROPOSED FIRE LANE
SDCO	STORM DRAIN CLEANOUT	---	HANDICAP RAMP
SDMH	STORM DRAIN MANHOLE	---	PROPOSED GAS VALVE
SS	SANITARY SEWER PIPE	---	OVERLAND RELEASE
SSCO	SANITARY SEWER CLEANOUT	---	CONTROLLER CABINET
SSMH	SANITARY SEWER MANHOLE	---	FIRE HYDRANT
SW	SIDEWALK	---	GUY POLE
T	TELEPHONE LINE	---	HANDICAP SPACE
TC	TOP OF CURB	---	PROPOSED STORM DRAIN CATCH BASIN
TH	TOP OF CONCRETE HEADER	---	PROPOSED WATER METER / GAS METER
TORW	TOP OF RETAINING WALL	---	PROPOSED SANITARY SEWER CLEANOUT
TP	TELEPHONE POLE	---	PROPOSED STORM DRAIN CLEANOUT
TS	TRAFFIC SIGNAL	---	PROPOSED FIRE HYDRANT
TSB	TRAFFIC SIGNAL BOX	---	PROPOSED SANITARY SEWER MANHOLE / STORM DRAIN MANHOLE
VG	VALLEY GUTTER	---	
W	WATER PIPE	---	
WM	WATER METER	---	

6"W	EXISTING WATER LINE	GV	PROPOSED GAS VALVE
2"G	EXISTING GAS LINE	OR	OVERLAND RELEASE
8"SS	EXISTING SANITARY SEWER LINE	CB	CONTROLLER CABINET
SD	EXISTING STORM DRAIN LINE	EH	FIRE HYDRANT
E	EXISTING ELECTRICAL LINE	GP	GUY POLE
TEL	EXISTING TELEPHONE LINE	HS	HANDICAP SPACE
6"FS	PROPOSED FIRE SERVICE	WM	PROPOSED WATER METER / GAS METER
W	PROPOSED WATER LINE	OS	PROPOSED SANITARY SEWER CLEANOUT
2"G	PROPOSED GAS LINE	SDM	PROPOSED STORM DRAIN CLEANOUT
S	PROPOSED SANITARY SEWER LINE	WV	PROPOSED WATER VALVE
E	PROPOSED STORM DRAIN LINE	GV	PROPOSED GAS VALVE
TEL	PROPOSED TELEPHONE LINE	OR	OVERLAND RELEASE
JUT	PROPOSED JOINT UTILITY TRENCH	CB	CONTROLLER CABINET
R	RIDGE LINE	EH	FIRE HYDRANT
X	PROPOSED FENCE	GP	GUY POLE
---	PROPERTY LINE	HS	HANDICAP SPACE
---	MATCH LINE	WM	PROPOSED WATER METER / GAS METER
---	LIMIT OF DEMOLITION	OS	PROPOSED SANITARY SEWER CLEANOUT
GB	GRADE BREAK	SDM	PROPOSED STORM DRAIN CLEANOUT
307	PROPOSED CONTOUR	WV	PROPOSED WATER VALVE
3.0%	SLOPE	GV	PROPOSED GAS VALVE

# QUICK QUACK CAR WASH STORE # 27-034 AT LAUREL PLAZA OAKLEY, CALIFORNIA CONTRA COSTA COUNTY

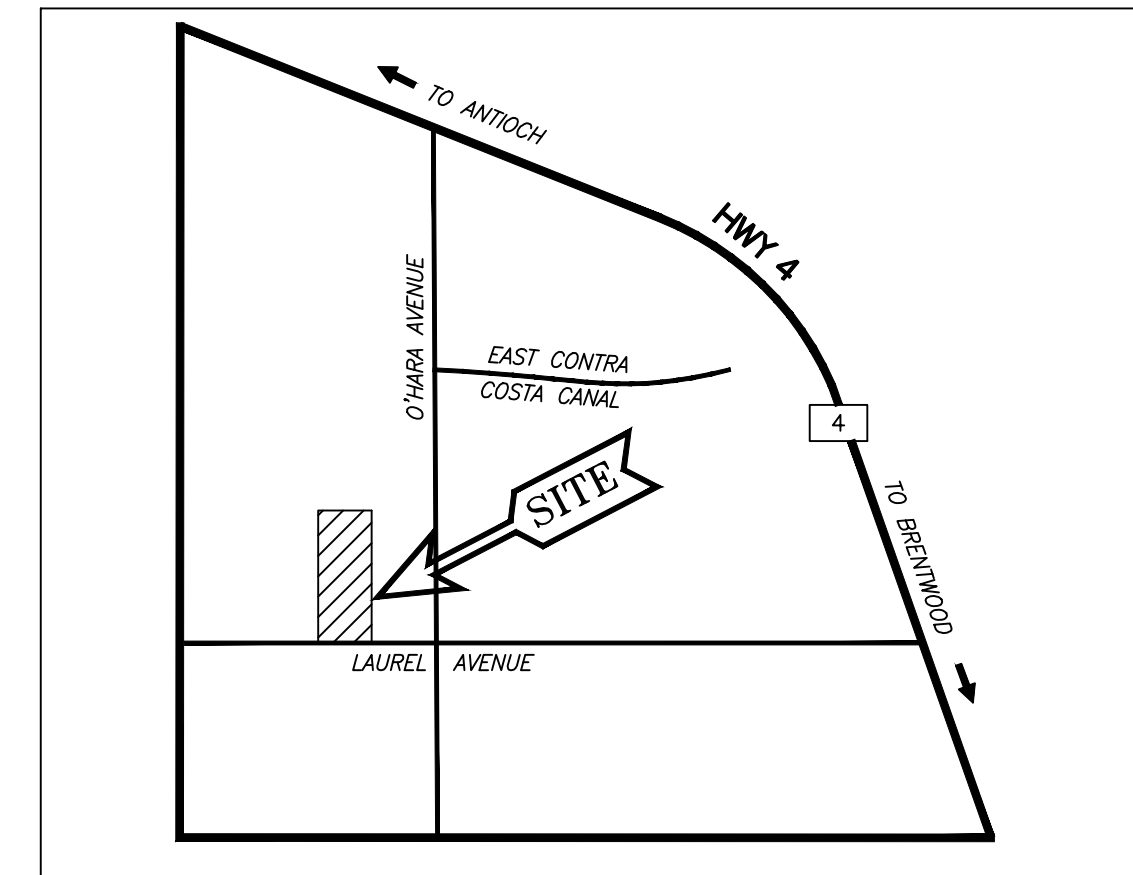
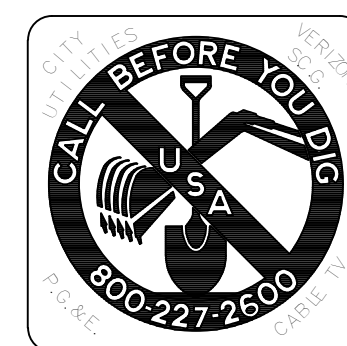
## SITE KEY MAP 1"=40'



## PROJECT CONTACTS

<b>DEVELOPER</b> QUICK QUACK CAR WASH 1380 LEAD HILL BLVD SUITE 260 ROSEVILLE, CALIFORNIA 95661 PHONE: (916) 846-2100 FAX: (916) 846-2100 E-MAIL: AL@AMSASSOCIATES.US	<b>CIVIL ENGINEER</b> ams associates, inc. 801 YGNACIO VALLEY ROAD, SUITE 220 WALNUT CREEK, CA 94596 PHONE: (925) 943-2777 FAX: (925) 943-2778 E-MAIL: AL@AMSASSOCIATES.US	<b>ARCHITECT</b> CRM ARCHITECTS & PLANNERS, INC. 5900 FOLSOM BLVD SACRAMENTO, CALIFORNIA 95819 PHONE: (916) 451-1500 FAX: (916) 451-1600 E-MAIL: markm@crmarchitects.com MARK MCIVAIN	<b>CITY OF OAKLEY PUBLIC WORKS</b> 3231 MAIN STREET OAKLEY, CALIFORNIA 94561 PHONE: (925) 625-7000 FAX: (925) 625-9194
---	--	--	--

<b>FIRE AGENCY</b> EAST CONTRA COSTA FIRE PROTECTION DISTRICT - STATION 93 530 O'HARA AVE. OAKLEY, CALIFORNIA 94561 PHONE: (925) 634-3400 FAX: (925) 240-2130	<b>WATER AGENCY</b> MIKE YERAKA DIABLO WATER DISTRICT 87 CAROL LN. OAKLEY, CALIFORNIA 94561 PHONE: (925) 625-3798 www.diablowater.org	<b>SEWER DISTRICT</b> JENNIFER SKREL IRON HOUSE SANITARY DISTRICT 450 WALNUT MEADOWS DRIVE OAKLEY, CALIFORNIA 94561 PHONE: (925) 625-2279 FAX: (925) 625-0169 www.ironhousesanitarydistrict.com
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VICINITY MAP  
NOT TO SCALE

## SHEET INDEX

<b>CIVIL</b>	COVER SHEET
C-1.1	HORIZONTAL CONTROL PLAN
C-2.1	GRADING PLAN
C-3.1	UTILITY PLAN
C-4.1	STORMWATER CONTROL PLAN
C-5.1	VEHICLE TRAFFIC MOVEMENT
VTM-1	VEHICLE TRAFFIC MOVEMENT
VTM-2	VEHICLE TRAFFIC MOVEMENT
SHEET 1 OF 2	ALTA SURVEY
SHEET 2 OF 2	ALTA SURVEY

## PROJECT DATA

### UTILITY NOTE

PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN WITH THE EXCEPTION OF UNDERGROUND UTILITY LINES. THE LOCATIONS OF THESE UNDERGROUND UTILITY LINES HAVE BEEN COMPILED FROM AVAILABLE PLANS AND NO WARRANTY IS IMPLIED AS TO THE EXACT LOCATION OF THESE LINES. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

### FLOOD ZONE NOTE:

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060766 0355 G, DATED MARCH 21, 2017, AS BEING LOCATED IN FLOOD ZONE "X"; AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 28, 2020.

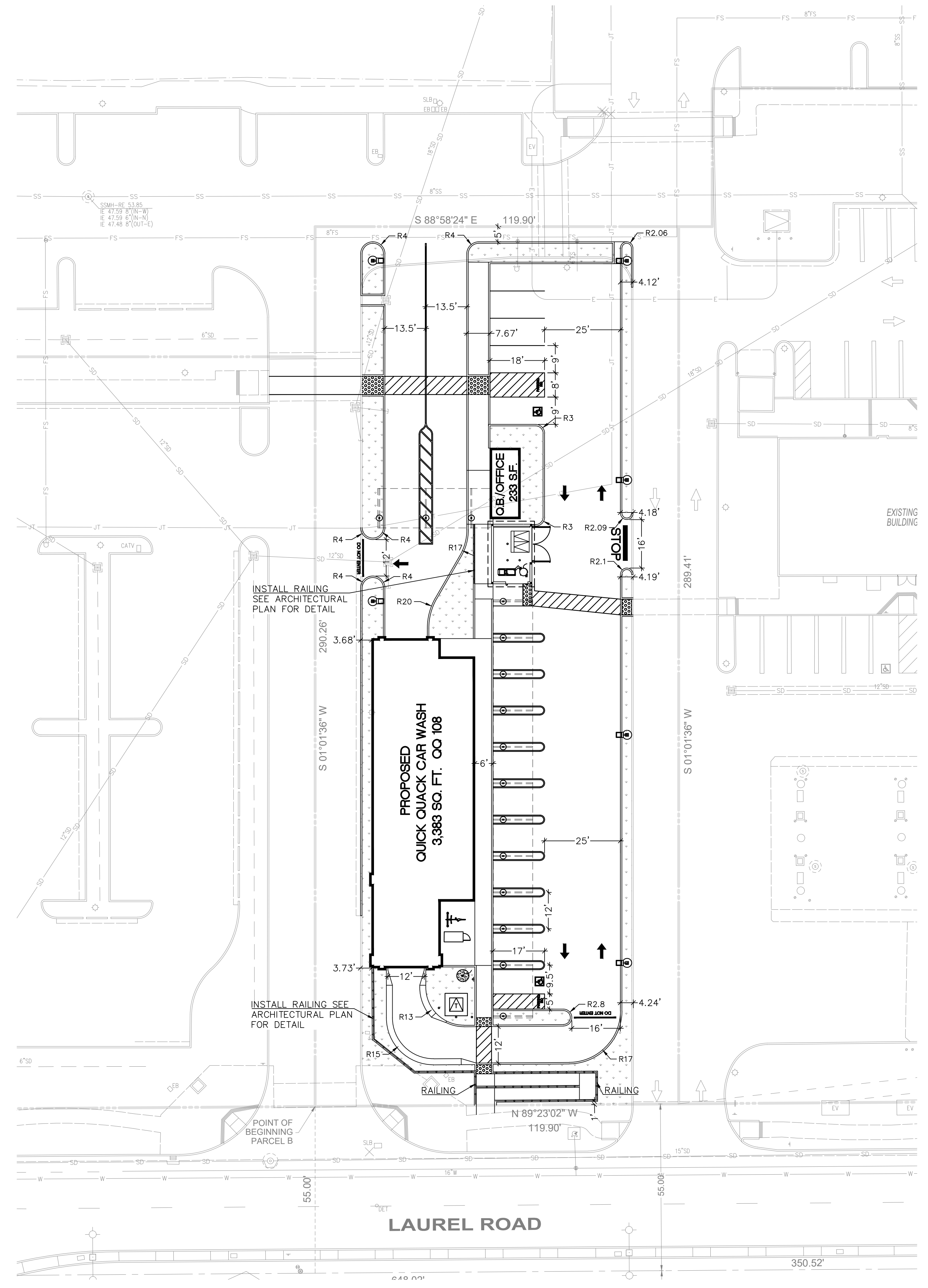
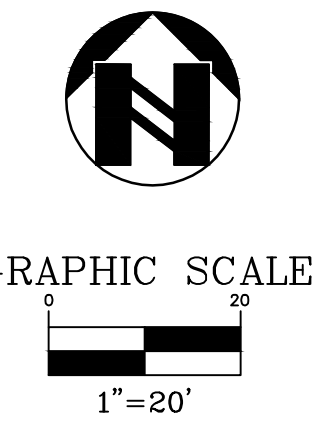
### BASIS OF BEARINGS:

THE BEARING OF NORTH 01° 01' 36" EAST TAKEN ON THE CENTERLINE OF O'HARA DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON AUGUST 13, 2014 IN BOOK 11 OF PARCEL MAPS AT PAGE 32, SAN BENITO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

### BENCHMARK:

BENCHMKT		MONUMENT RECORD		SHEET	
17-11 (8-59)		CALIFORNIA COORDINATE SYSTEM		1 OF 1	
ZONE III		HORIZONTAL CONTROL DATA		VERTICAL CONTROL DATA	
TYPE ORDER		LONGITUDE		ELEVATION IN FEET	
STATION NAME, SET BY, YEAR SET		MEAN SEA LEVEL		DATUM	
INDEX SHEET (UNAVAILABLE SHEET)		TRUE NORTH		GRID NORTH	
ALAMEDA COUNTY		CONTRA COSTA COUNTY		OTHER COUNTY	
AGENCY COP		TO STATION OR MARK		GRID DISTANCE	
STATION NO. (X)		U.S.B.R. Elev. 17,399		IN FEET	
AGENCY CODE		DESCRIPTION, PLAT, REMARKS, ETC.		9840	
COP HDR		U.S.B.R. Bronze tablet in east concrete headwall of Canal			
SYNCHRONOUS		Synchro under O'Hara Avenue.			

DATE: 02-25-22	REV #	DESCRIPTION
SCALE: 1"=40'	DESIGNED: [Signature]	
DRAWN: [Signature]	CHECKED: [Signature]	
PROJ. MGR: RB	FILE PATH:	
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	PLANNING ENGINEERING SURVEYING	COVER SHEET
ams associates, inc.	CALIFORNIA	QUICK QUACK CAR WASH 27-034
OAKLEY	CONTRA COSTA COUNTY	LAUREL PLAZA
OAKLEY	CONTRA COSTA COUNTY	06-1972
SHEET C-1.1	OF	
PROJECT		



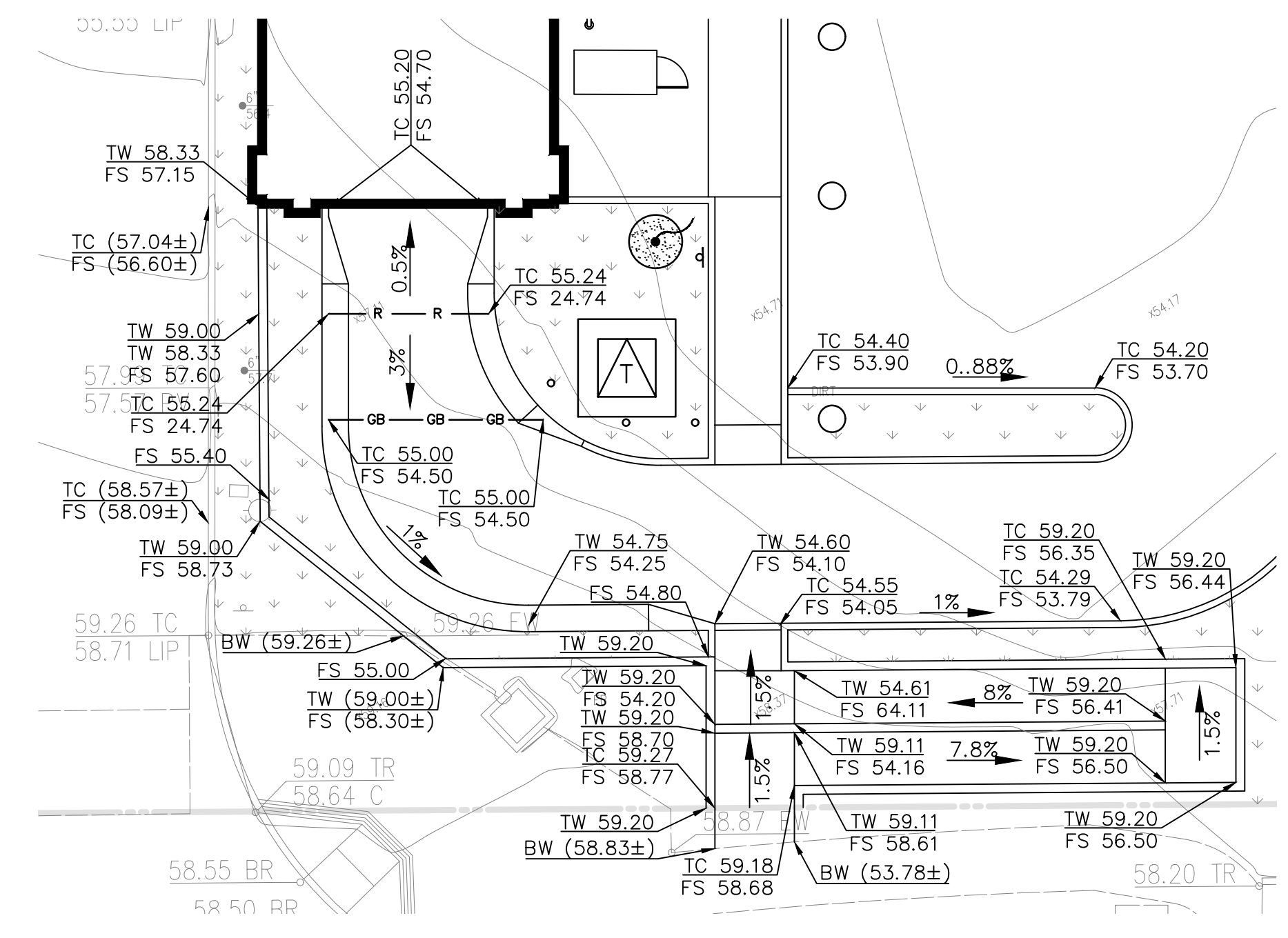
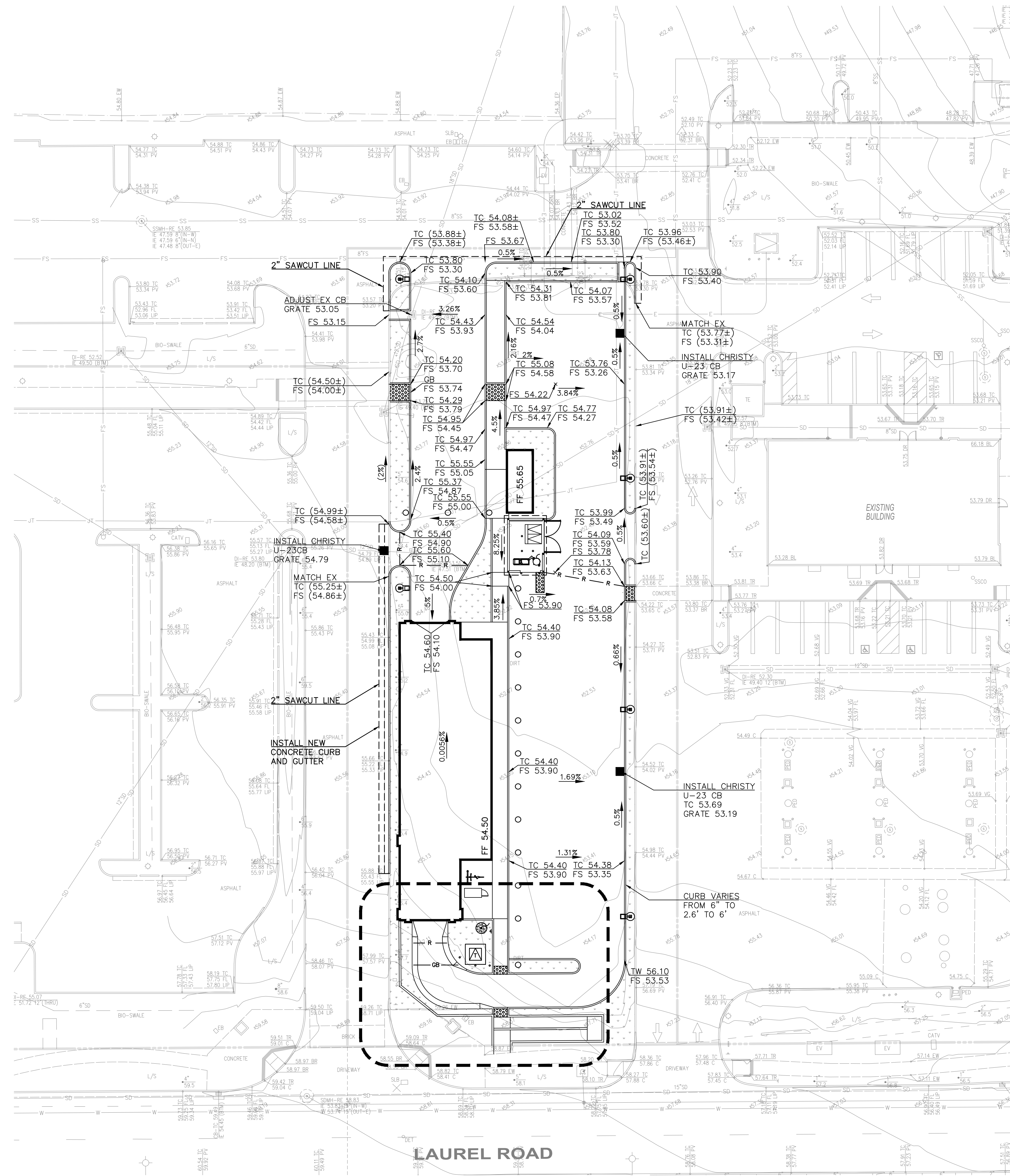
**LAUREL ROAD**



SHEET <b>C-21</b> OF PROJECT <b>06-1972-1</b>	<b>HORIZONTAL CONTROL PLAN</b>				DATE: 02-25-22	REV. #	BY	DESCRIPTION
	<b>QUICK QUACK CAR WASH #27-034</b>							
PROJECT <b>06-1972-1</b>		OAKLEY CONTRA COSTA COUNTY CALIFORNIA		801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778		DESIGNED: DRAWN: CHECKED: PROJ. MGR:		FILE PATH:
		LAUREL PLAZA		ams associates, inc. PLANNING ENGINEERING SURVEYING				



GRAPHIC SCALE  
1"=20'



**(A) DETAIL A**  
Scale: 1" = 10'

DATE:	02-25-22	REV #	BY	DATE	DESCRIPTION
SCALE:	1"=20'				
DESIGNED:					
DRAWN:					
CHECKED:					
PROJ. MGR:					
FILE PATH:					

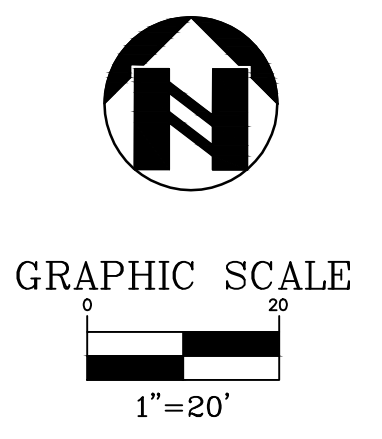
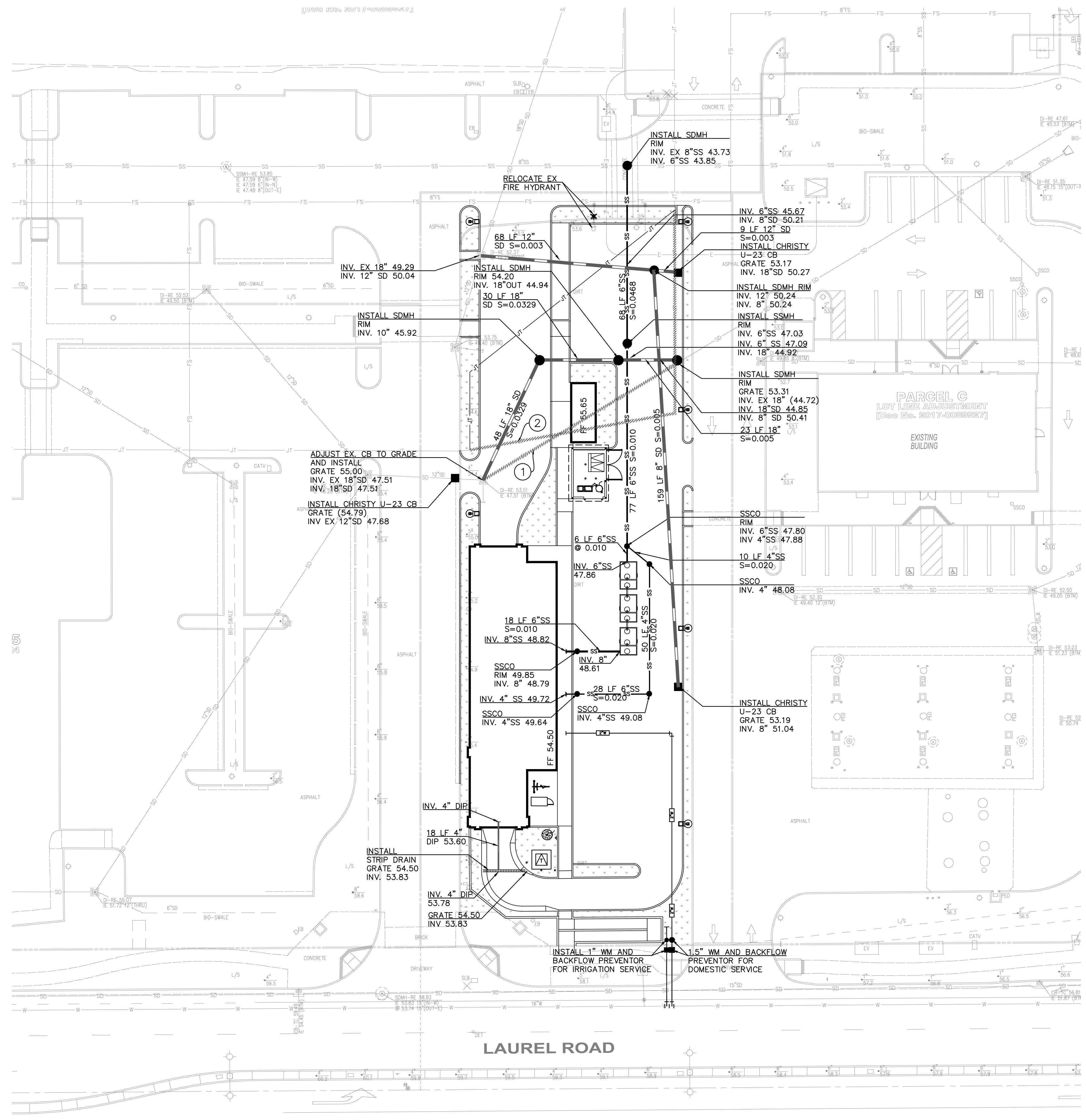
  

801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	 associates, inc.	PLANNING	ENGINEERING	SURVEYING
<b>GRADING PLAN</b> <b>QUICK QUACK CAR WASH #27-034</b> LAUREL PLAZA CONTRA COSTA COUNTY CALIFORNIA OAKLEY				

SHEET	C-31
OF	
PROJECT	06-1972-1





**NOTES:**

- ① REMOVE PORTION OF EXISTING 18" STORM DRAIN LINE AND RELOCATE
- ② REMOVE PORTION OF EXISTING JOINT TRENCH AND RELOCATE

DATE:	02-25-22	REV. #	BY	DATE	DESCRIPTION
SCALE:					
DESIGNED:					
DRAWN:					
CHECKED:					
PROJ. MGR:					
FILE PATH:					

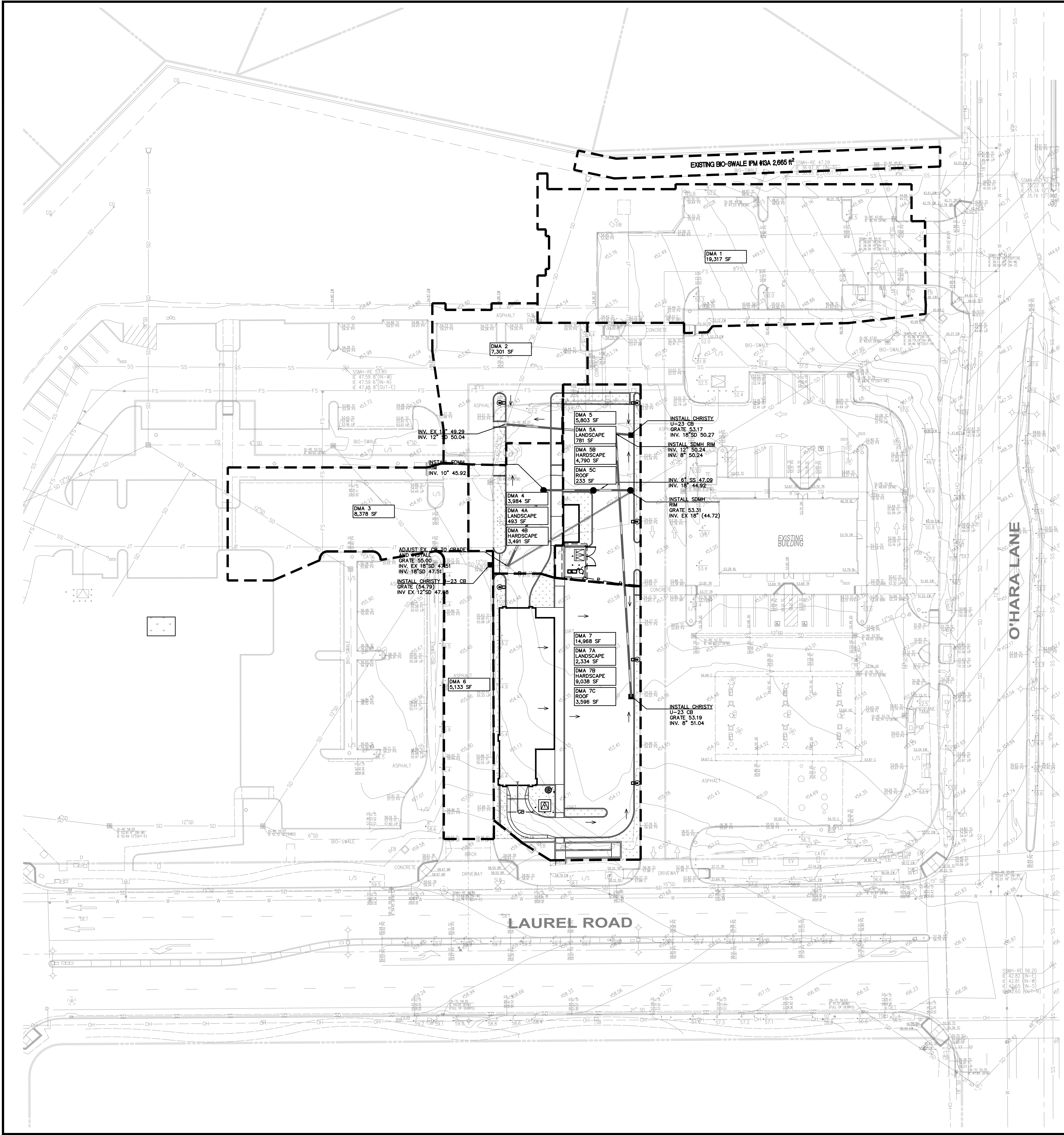
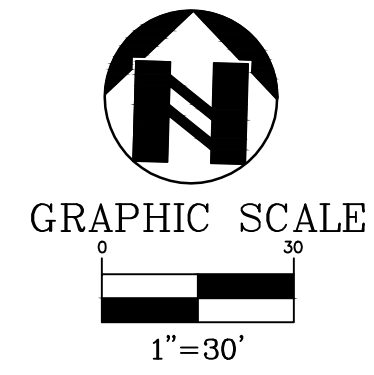
**ams**  
associates, inc. PLANNING ENGINEERING SURVEYING

801 YGNACIO VALLEY ROAD  
SUITE 220  
WALNUT CREEK, CA 94596  
925-943-2777 FAX 925-943-2778

**UTILITY PLAN**  
**QUICK QUACK CAR WASH #27-034**  
LAUREL PLAZA  
CONTRA COSTA COUNTY CALIFORNIA  
OAKLEY

SHEET **C-41**  
OF  
PROJECT **06-1972-1**



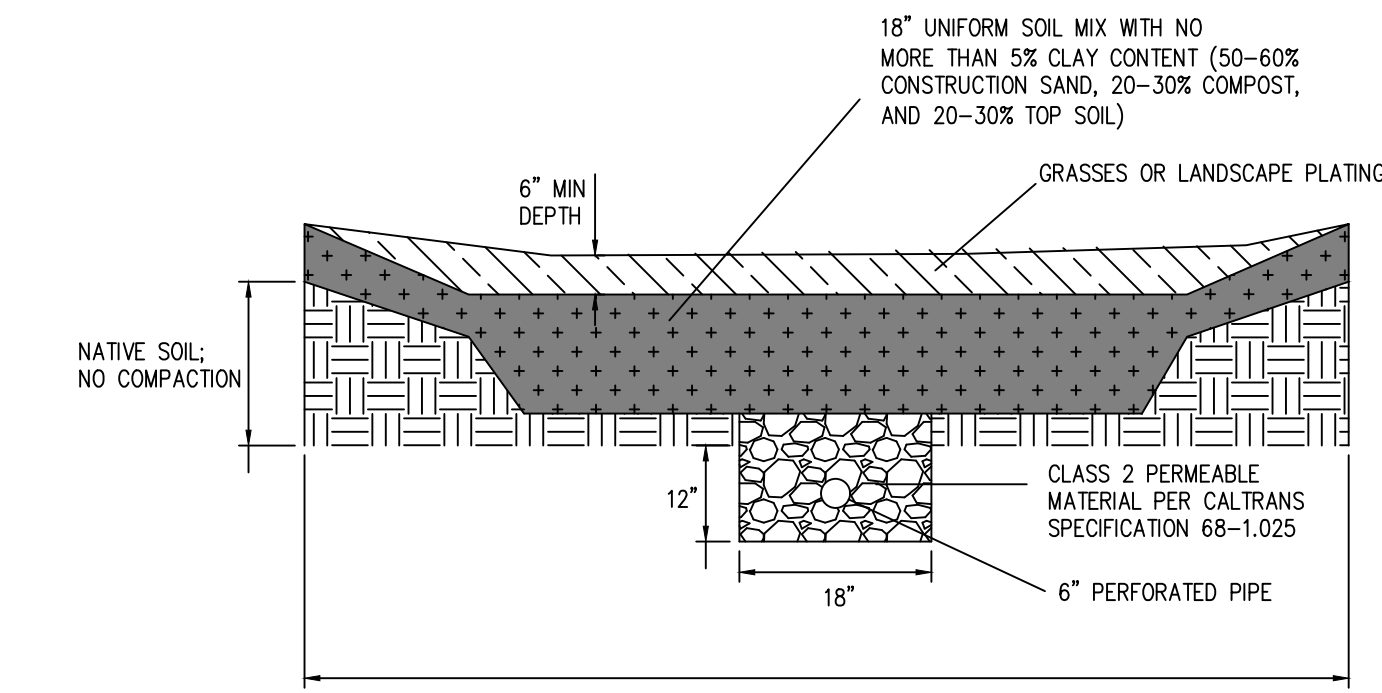


Project Name: QUICK QUACK CARWASH  
 Project Type: Treatment Only  
 APN: 035-510-009  
 Drainage Area: 67,549  
 Mean Annual Precipitation: 11.3

**IV. Areas Draining to IMPs**

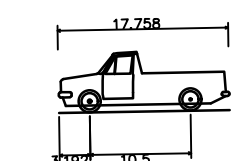
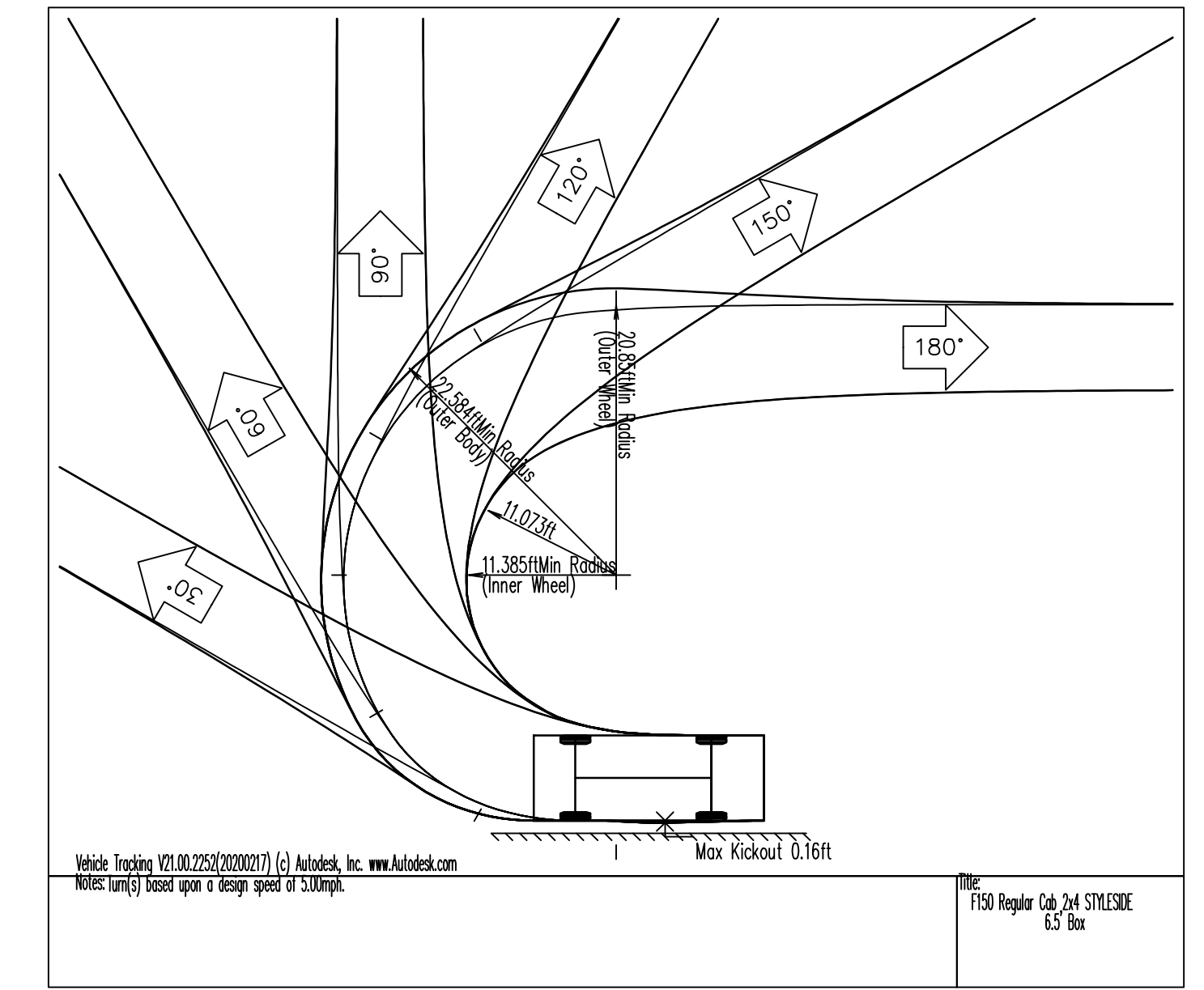
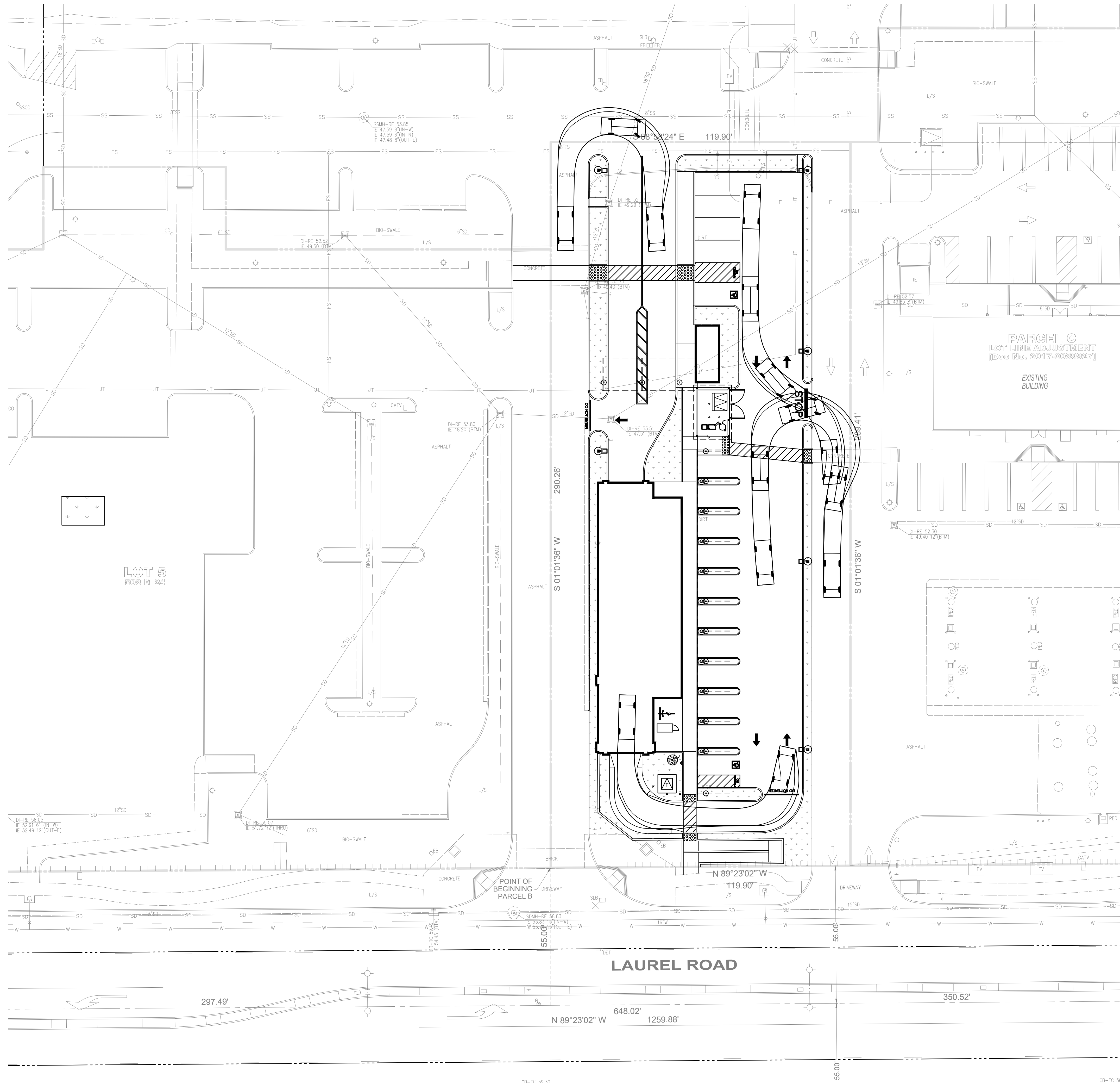
IMP Name: EX IMP  
 IMP Type: Bioretention Facility  
 Soil Group: EX IMP

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume				
DMA1	19,317	Concrete or Asphalt	1.00	19,317	0.040	1.000	2,465	2,665				
DMA2	7,301	Concrete or Asphalt	1.00	7,301								
DMA3	8,378	Concrete or Asphalt	1.00	8,378								
DMA4A	493	Landscape	0.10	49								
DMA4B	3,491	Concrete or Asphalt	1.00	3,491								
DMA5A	781	Landscape	0.10	78								
DMA5B	4,812	Concrete or Asphalt	1.00	4,812								
DMA5C	210	Conventional Roof	1.00	210								
DMA6	5,133	Concrete or Asphalt	1.00	5,133								
DMA7A	2,334	Landscape	0.10	233								
DMA7B	9,038	Concrete or Asphalt	1.00	9,038								
DMA7C	3,596	Conventional Roof	1.00	3,596								
<b>Total</b>				<b>61,637</b>								
				<b>Area</b>								



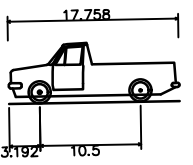
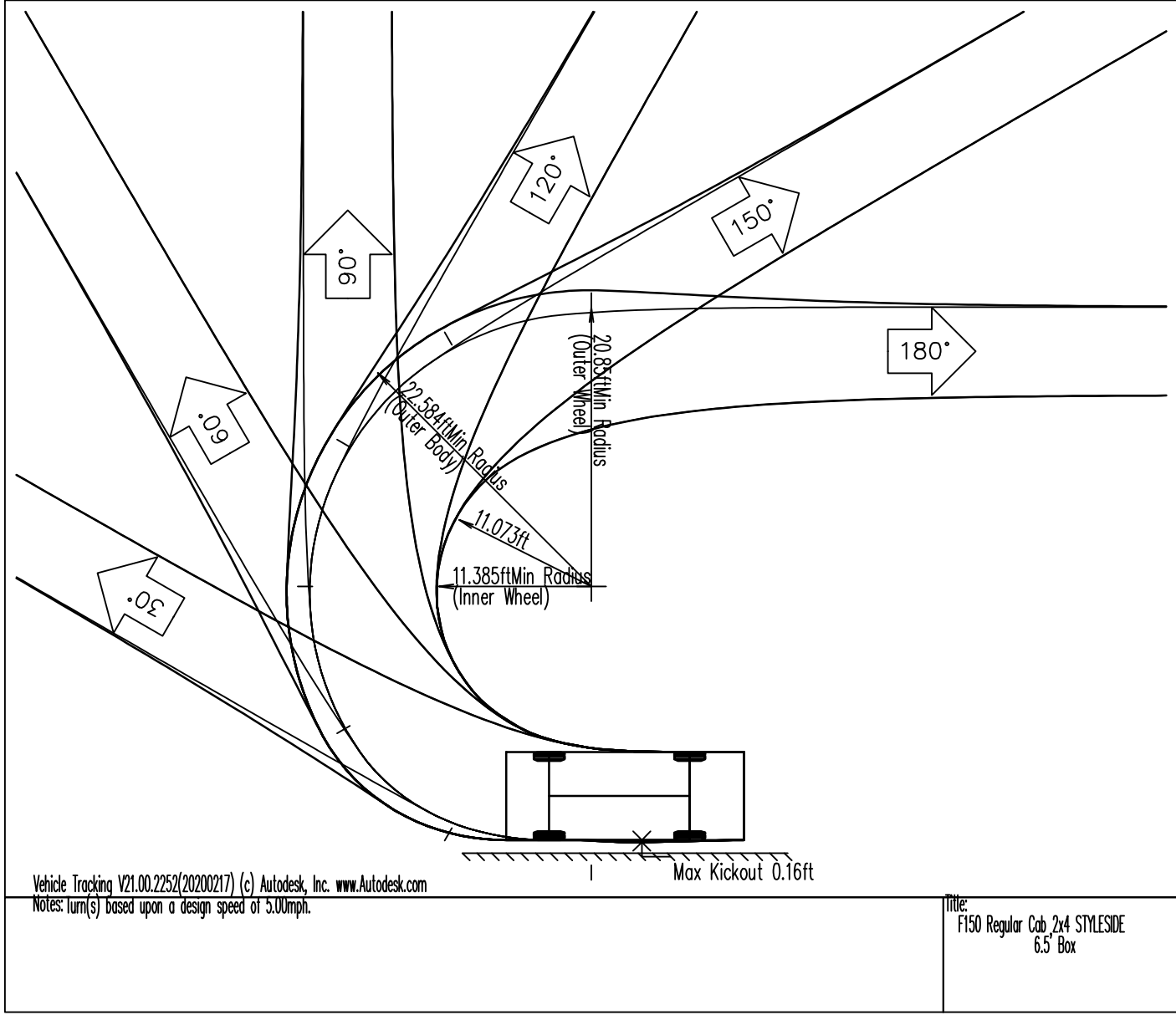
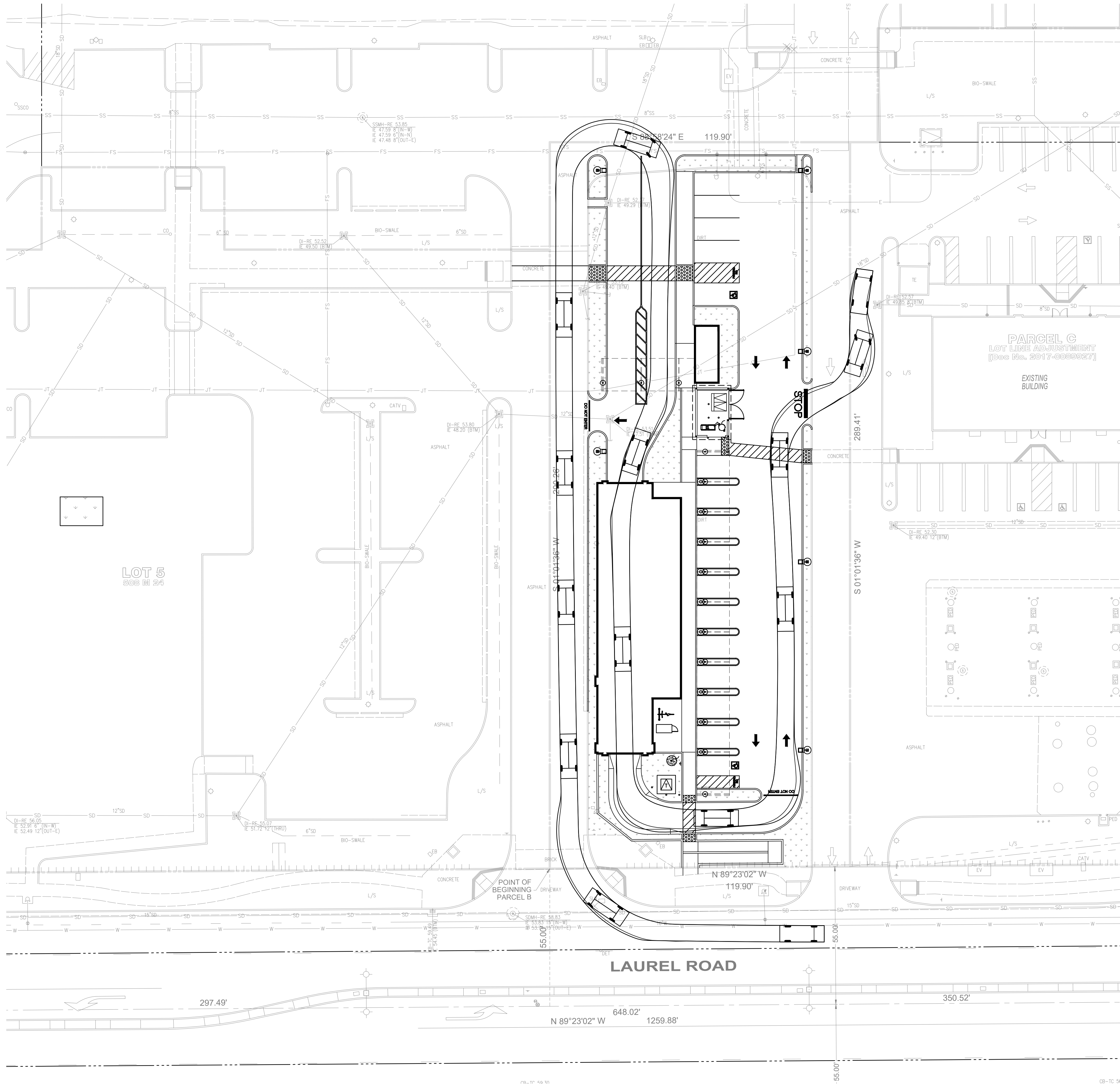
IMP TYPICAL SECTION  
 NOT TO SCALE

SHEET C-51 OF PROJECT 06-1972-1  
 STORMWATER CONTROL PLAN  
 QUICK QUACK CAR WASH #27-034  
 LAUREL PLAZA  
 OAKLEY CONTRA COSTA COUNTY CALIFORNIA  
 ams associates, inc. PLANNING ENGINEERING SURVEYING  
 801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596  
 925-943-2777 FAX 925-943-2778  
 DATE: 02-25-22 REV # BY DATE DESCRIPTION  
 SCALE: DESIGNED: DRAWN: CHECKED: PROJ. MGR: FILE PATH:



F150 Regular Cab 2x4 STYLESIDE 6.5' Box  
 Overall Length 17.759ft  
 Overall Width 6.579ft  
 Overall Body Height 6.217ft  
 Min Body Ground Clearance 0.71ft  
 Track Width 6.575ft  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 20.850ft

SHEET	VTM-1	DATE	02-25-22	REV #	1	DESCRIPTION
	OF					
PROJECT	06-1972-1	DESIGNED:		DRAWN:		PROJ. MGR:
VEHICLE TRAFFIC MOVEMENT		801 YGNACIO VALLEY ROAD				
QUICK QUACK CAR WASH #27-034		SUITE 220				
LAUREL PLAZA		WALNUT CREEK, CA 94596				
OAKLEY		925-943-2777 FAX 925-943-2778				
CONTRA COSTA COUNTY CALIFORNIA		associates, inc. PLANNING ENGINEERING SURVEYING				



F150 Regular Cab 2x4 STYLESIDE 6.5' Box  
 Overall Length 17.759ft  
 Overall Width 6.579ft  
 Overall Body Height 6.217ft  
 Min. Body Ground Clearance 0.71ft  
 Track Width 6.575ft  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 20.850ft

SHEET <b>VTM-2</b>	PROJECT <b>06-1972-1</b>	<b>VEHICLE TRAFFIC MOVEMENT</b>				DATE: 02-25-22	REV #	BY	DATE	DESCRIPTION
		<b>QUICK QUACK CAR WASH #27-034</b>				SCALE:				
PROJECT <b>LAUREL PLAZA</b>		801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778				DESIGNED:				
PROJECT <b>OAKLEY CONTRA COSTA COUNTY CALIFORNIA</b>		associates, inc. PLANNING ENGINEERING SURVEYING				DRAWN:				
PROJECT <b>06-1972-1</b>						CHECKED:				
						PROJ. MGR:				
						FILE PATH:				



**LEGEND**

PROPERTY LINE	---
ADJACENT PROPERTY LINE	- - -
CENTERLINE	---
MONUMENT LINE	---
EASEMENT	---
NON-ACCESS	---
BUILDING LINE W/ DOOR	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	●
FOUND IRON PIPE OR AS NOTED	●
BOLLARD LIGHT	○
LIGHT	○
STREET LIGHT	○
TRAFFIC SIGNAL POLE	○
TRANSFORMER	⊠
FIRE HYDRANT	⊠
STORM DRAIN MANHOLE	⊠
SANITARY SEWER MANHOLE	⊠
CLEAN OUT	○
GAS METER	⊠
UTILITY POLE W/ GUY WIRE	○
VALVE	⊠
CATCH BASIN / DROP INLET	⊠
WATER METER	⊠
FIRE DEPARTMENT CONNECTION	⊠
BACK FLOW PREVENTER	⊠
POST INDICATOR VALVE	⊠
UTILITY BOX (SIZE VARIES)	⊠
MONITORING WELL	⊠
SIGN	⊠
FLAG POLE	⊠
TITLE REPORT EXCEPTION NUMBER	①
RECORD INFORMATION W/ REFERENCE	(100.00)⊠
TREE W/ SIZE AND ELEVATION	⊠ 10" 100.0
SPOT ELEVATION	⊠ x 32.1
CONTOUR	---
INDEX CONTOUR	15
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SANITARY SEWER	SS
STORM DRAIN	SD
WATER	W
FIRE SERVICE	FS
GAS	G
UNDERGROUND ELECTRIC	E
TELEPHONE	T
OVERHEAD	OH
JOINT TRENCH	JT

**ABBREVIATIONS**

BL	BUILDING
EW	EDGE OF WALK
FC	FACE OF CURB
NO.	NUMBER
O.R.	OFFICIAL RECORD
PG&E	PACIFIC GAS & ELECTRIC
PM	PARCEL MAP

**EXCEPTION TABLE**

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020. (NOT A SURVEY MATTER)
- Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies. (NOT A SURVEY MATTER)
- The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vendee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy. (NOT A SURVEY MATTER)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Pacific Gas and Electric Company, a corporation  
 Purpose: Electrical Facilities  
 Recording Date: October 29, 1908  
 Recording No.: Book 138 of Deeds, Page 353, Contra Costa County Records (EASEMENT NOT DEFINED OF RECORD)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Pacific Gas and Electric Company  
 Purpose: Electrical Facilities  
 Recording Date: August 14, 1987  
 Recording No.: Book 13838, Page 143, of Official Records (EASEMENTS PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot:  
 Purpose: No Ingress and Egress as shown on map  
 Recording No.: Book 508 of Maps, Page 24 (AREAS OF NON-ACCESS PLOTTED HEREON)
- The requirement that a Deed be recorded to effectual the Lot Line Adjustment LLA-17-01, recorded May 24, 2017, in Instrument No. 2017-0089927, of Official Records (AS SHOWN HEREON)
- Matters contained in that certain document  
 Entitled: Amended and Restated Reciprocal Easement and Management Agreement and Declaration of Covenants, Conditions and Restrictions  
 February 08, 2017  
 Executed by: O'hara Properties, LLC  
 Recording Date: September 27, 2017  
 Recording No.: Instrument No. 2017-0177054, of Official Records  
 Reference is hereby made to said document for full particulars.  
 Modification(s) of said covenants, conditions and restrictions  
 Recording Date: August 02, 2019  
 Recording No.: Instrument No. 2019-0122166, of Official Records (EASEMENTS NOTED HEREON) (BLANKET IN NATURE)
- Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.  
 The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.  
 The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents. (NOT A SURVEY MATTER)
- The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:  
 Limited Liability Company: O'Hara Properties, LLC  
 a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.  
 b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.  
 c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.  
 d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.  
 e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.  
 f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.  
 g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form. (NOT A SURVEY MATTER)
- The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. (NOT A SURVEY MATTER)
- The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review. (NOT A SURVEY MATTER)

**PARKING SUMMARY**

DESCRIPTION	STALLS
STANDARD PARKING	0
COMPACT PARKING	0
ACCESSIBLE PARKING	0
TOTAL	0

**REFERENCES**

- ① PARCEL MAP (508 M 24)



**NOTES**

- All distances shown hereon are in feet and decimals thereof.
- This survey was prepared from information furnished in a Preliminary Title Report, prepared by Fidelity National Title Company, dated September 06, 2019 Order No. 01003253-010-PA-KD liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
- Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown with the exception of underground utility lines. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
- A.P.N.: 035-510-009
- Zoning Note:  
This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.  
The subject property is currently zoned "RB, Retail Business;  
Information was obtained from the City of Oakland Planning Department Website on July 31, 2020.
- Basis of Bearings:  
The bearing of North 01° 01' 36" East taken on the centerline of O'Hara Drive as shown on that certain Parcel Map filed for record on August 13, 2014 in Book 11 of Parcel Maps at Page 32, San Benito County Records was taken as the Basis of all Bearings shown hereon.
- Flood Zone Note:  
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060786 0355 G, dated March 21, 2017, as being located in Flood Zone "X".  
Areas of determined to be outside the 0.2% annual chance flood.  
Information was obtained from the FEMA website (www.fema.gov) on July 28, 2020.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED OAKLEY, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:  
All that real property situate in the City of Oakland, County of Contra Costa, State of California, described as follows:  
Being a portion of Lot 1 as shown on the Map entitled "Subdivision Map 9188" recorded October 8, 2008, in Book 508 of Maps, at Pages 24-26, Contra Costa County Records, more particularly described as follows:  
Beginning at the southwest corner of said Lot 1; thence from said point of beginning along the perimeter boundary of said Lot 1 the following Two (2) courses and distances:  
North 11° 1' 36" East 290.26 feet;  
South 88° 58' 24" East 119.80 feet;  
Thence leaving the perimeter of said Lot South 11° 01' 36" West 289.40 feet to the South line of said Lot 1; thence along said South line North 89° 23' 02" West 119.90 feet to the point of beginning for this description.  
As shown as Parcel B, in that certain "Lot Line Adjustment LLA 17-01", recorded May 24, 2017, instrument No. 2017-0089927, of Official Records.  
EXCEPTING THEREFROM:  
All oil, gas and other hydrocarbon substances and all other minerals and associated substances contained within or underlying the said property which are at or below a depth of 500 feet from the surface therefrom, with any right of surface entry as reserved in the Deed from Louis Del Barba et al, recorded December 31, 1979, in Book 9677 of Official Records, Page 455, and as conveyed in Quitclaim Deed from Louis J. Del Barba, Frederick J. Del Barba and Shirley A. Del Barba to Emma Del Barba, as to an undivided One-half (1/2) interest, recorded December 31, 1979, in Book 9677 of Official Records, Page 502.

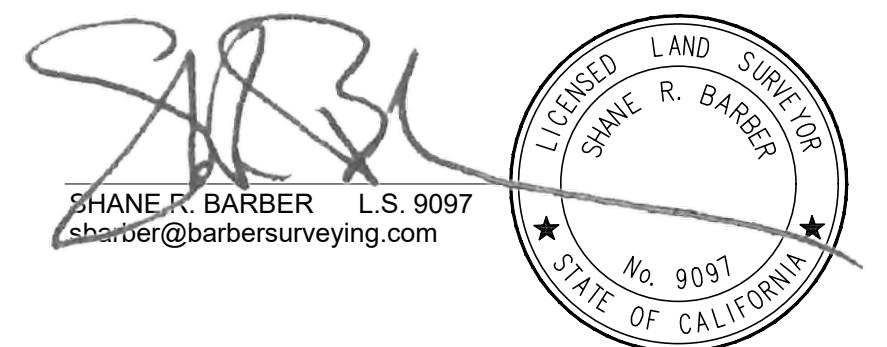
PARCEL TWO:  
An Easement for Access, Parking, Utilities and Drainage as shown in that certain document entitled "Amended and Restated Reciprocal Easement and Management Agreement and Declaration of Covenants, Conditions and Restrictions, recorded September 27, 2017, in Instrument No. 2017-0177054, of Official Record, as amended by that document entitled "First Amendment to Amended and Restated Reciprocal Easement and Management Agreement and Declaration of Covenants, Conditions and Restrictions, recorded August 2, 2019, in instrument No. 2019-012216, of Official Records.

**SURVEYOR'S CERTIFICATE**

TO: QUICK QUACK DEVELOPMENT, LLC, A DELAWARE LLC, AND THEIR RESPECTIVE SUCCESSOR AND/OR ASSIGNS  
AND: FIDELITY NATIONAL TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11, and 17 of Table A thereof. The fieldwork was completed on July 31, 2020.

05 AUG 2020  
DATE



DATE: AUG. 2020 REV. # BY DATE DESCRIPTION  
 SCALE: AS SHOWN  
 DESIGNED: SB  
 DRAWN: SB  
 CHECKED: SB  
 PROJ. MGR: AS  
 FILE PATH:

801 VIKARIO VALLEY ROAD  
 SUITE 100  
 WALNUT CREEK, CA 94596  
 925-943-2777 FAX 925-943-2778  
**ams**  
 ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING  
 CALIFORNIA  
 LAUREL ROAD  
 CONTRA COSTA COUNTY  
 OAKLEY

**ALTA/NSPS LAND TITLE SURVEY**  
**FOR: QUICK QUACK CARWASH**  
 SHEET 1 OF 2  
 PROJECT 06-1972

**PARCEL TWO**  
EASEMENTS FOR ACCESS, PARKING, UTILITIES  
DRAINAGE AND ENCROACHMENTS  
[Doc No. 2017-0177054]  
[BLANKET IN NATURE]

**PARCEL A**  
LOT LINE ADJUSTMENT  
[DOC NO. 2017-0088827]

**PARCEL TWO**  
EASEMENTS FOR ACCESS, PARKING, UTILITIES  
DRAINAGE AND ENCROACHMENTS  
[Doc No. 2017-0177054]  
[BLANKET IN NATURE]

**PARCEL C**  
LOT LINE ADJUSTMENT  
[DOC NO. 2017-0088827]

**PARCEL ONE**  
PARCEL B  
LOT LINE ADJUSTMENT  
[Doc No. 2017-0089927]  
0.798± ACRES

EASEMENTS FOR ACCESS, PARKING, UTILITIES  
DRAINAGE AND ENCROACHMENTS  
[Doc No. 2017-0177054] (B)  
BLANKET IN NATURE

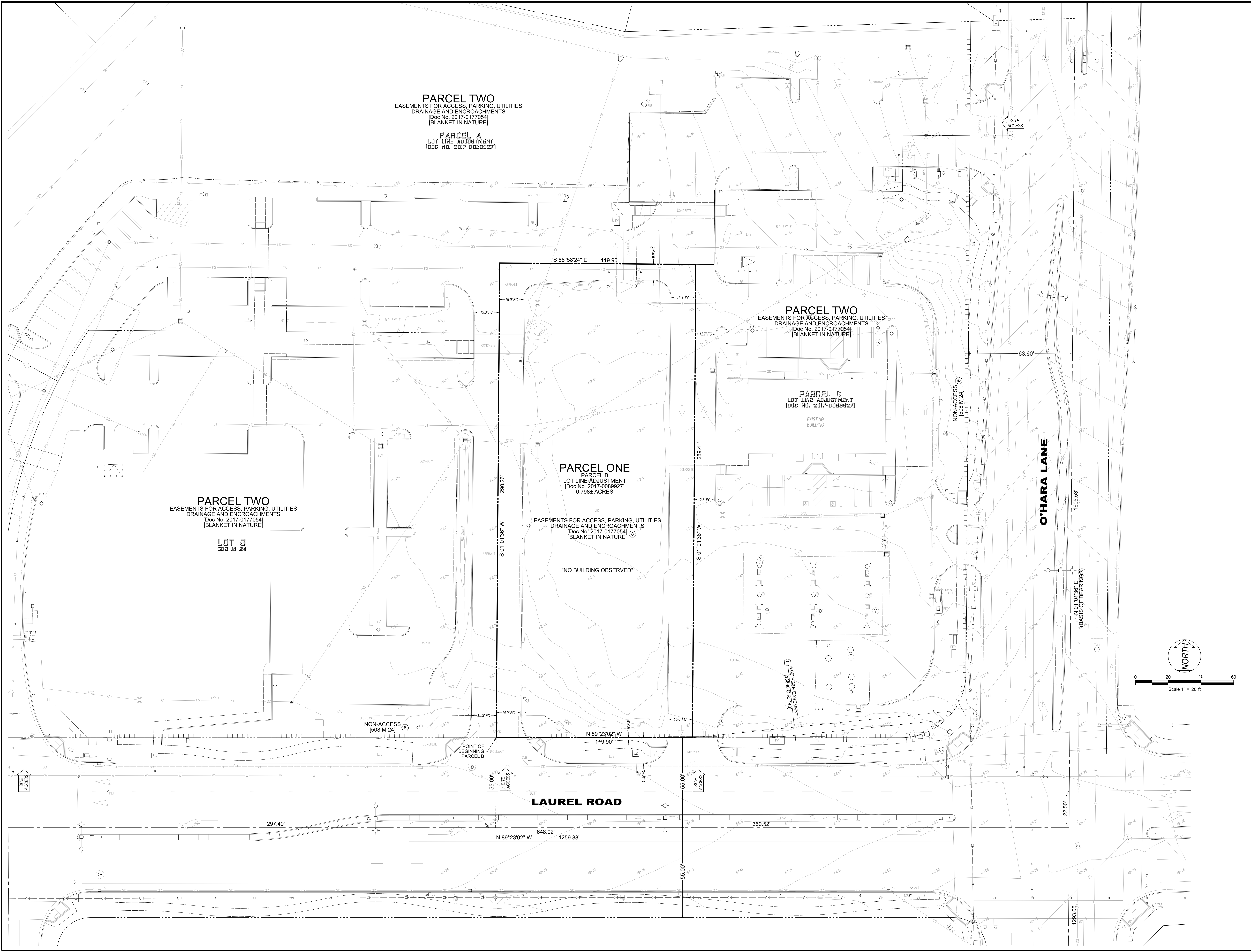
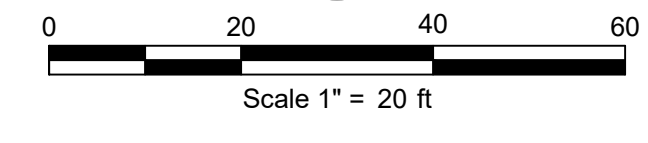
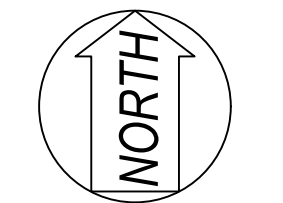
"NO BUILDING OBSERVED"

**PARCEL TWO**  
EASEMENTS FOR ACCESS, PARKING, UTILITIES  
DRAINAGE AND ENCROACHMENTS  
[Doc No. 2017-0177054]  
[BLANKET IN NATURE]

**LOT 53**  
808 M 24

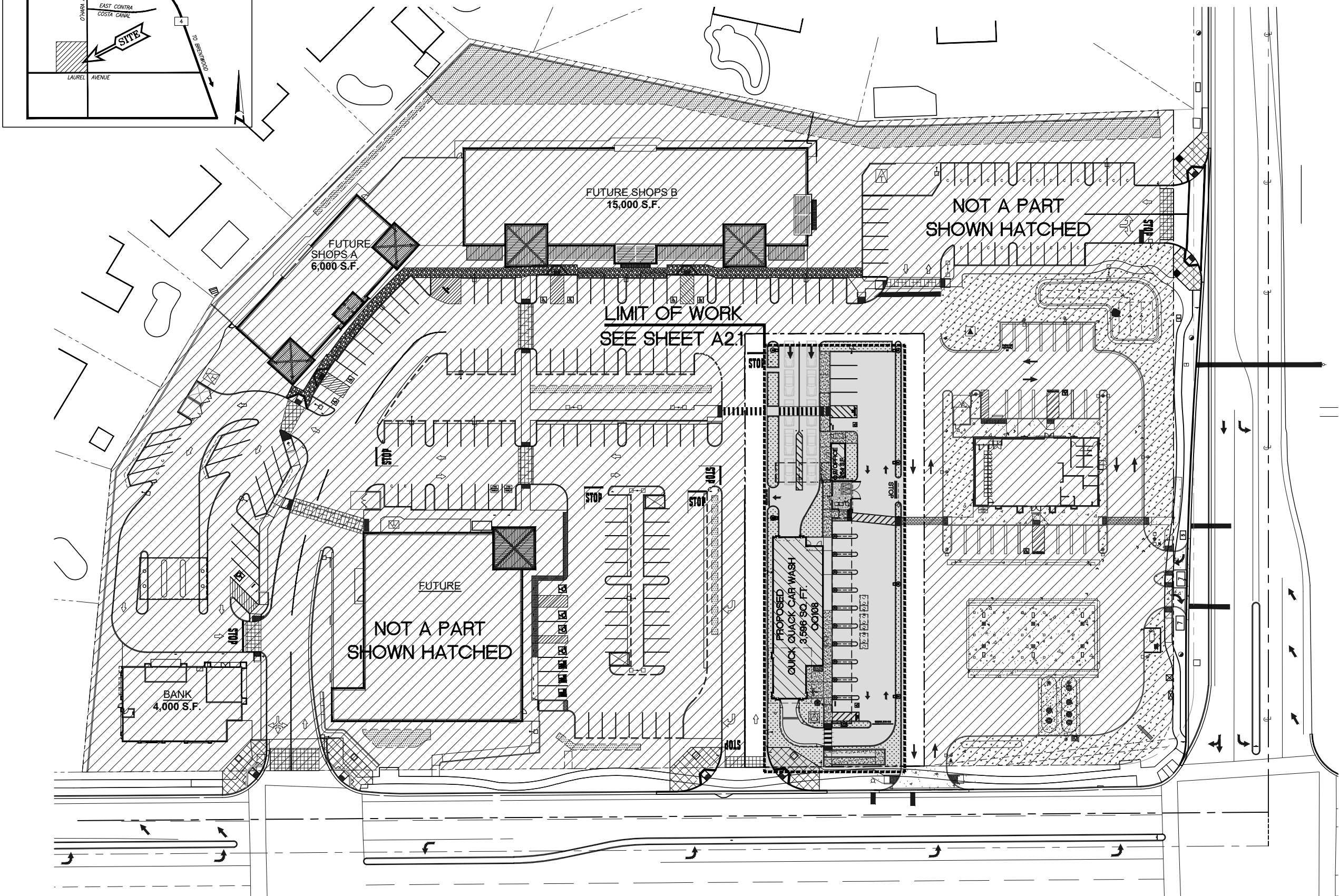
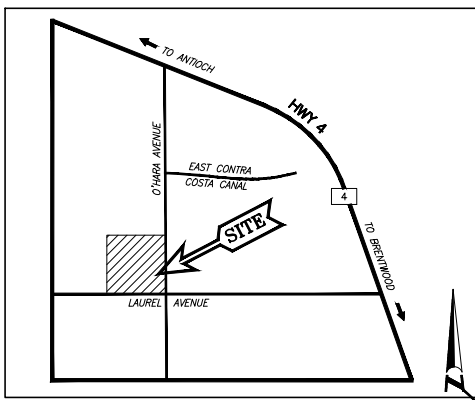
**O'HARA LANE**

**LAUREL ROAD**



SHEET <b>2</b> OF 2	PROJECT <b>06-1972</b>	ALTA/NSPS LAND TITLE SURVEY FOR: QUICK QUACK CARWASH			DATE: AUG. 2020 REV # BY	DESCRIPTION
		LAUREL ROAD				
		CONTRA COSTA COUNTY				
		OAKLEY				
		CALIFORNIA				
ams			DESIGNED: SB	DATE: AUG. 2020 REV # BY	DESCRIPTION	
associates, inc. PLANNING ENGINEERING SURVEYING			DRAWN: SB			
801 VASCAR VALLEY ROAD			CHECKED: AS			
SUITE 100			PROJ. MGR. AS			
WALNUT CREEK, CA 94596			FILE PATH:			
925-943-2777 FAX 925-943-2778						

VICINITY MAP



PRELIMINARY OVERALL SITE PLAN  
 SCALE: 1" = 20'  
 SCALE OF 1 INCH = 50 FEET

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REVISIONS

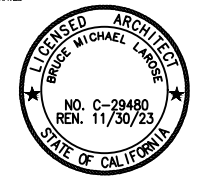
#	DATE	DESCRIPTION
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QUICK QUACK CAR WASH  
 AT LAUREL PLAZA  
 STORE #8-034  
 LAUREL AND O'HARA  
 OAKLEY, CA

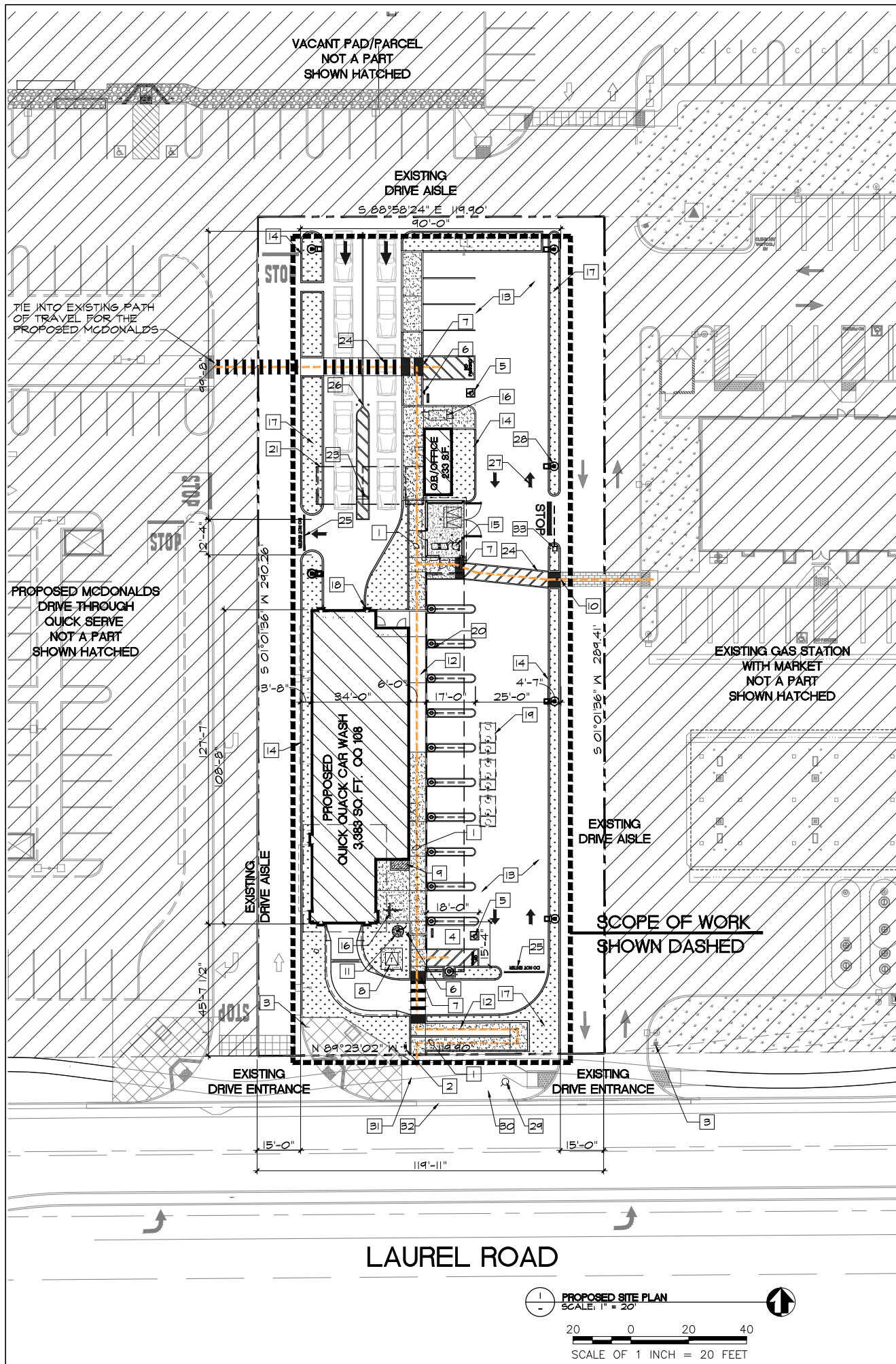
OVERALL  
 SITE PLAN

DATE: JANUARY 2022  
 CRM PROJECT #: 1919

THIS DOCUMENT AND THE DEED AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF CARISMI ROHRER MC MULLEN ARCHITECTS AND PLANNERS, INCORPORATED AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISMI ROHRER MC MULLEN ARCHITECTS AND PLANNERS, INCORPORATED.



PLANNING DOCUMENTS



**KEYNOTES**

- 1 ADA PATH OF TRAVEL SHOWN DASHED.
- 2 NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL.
- 3 NEW TOW AWAY ACCESSIBILITY PARKING SIGN AT ENTRANCE (TYPICAL 2 PLACES)
- 4 NEW VAN ACCESSIBLE VACUUM 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
- 6 NEW ACCESSIBLE PARKING SIGN
- 7 NEW TRUNCATED DOMES (TYP)
- 8 NEW ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRIC COMPANY
- 9 MAIN SWITCHBOARD.
- 10 NEW FLUSH SURFACE AT TRANSITION FROM EXISTING TO NEW.
- 11 30 FOOT FLAG POLE. STYLE: "MEMORIAL" UNCOMMON USA, INC. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.
- 12 NEW 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% - PER SOILS REPORT
- 13 NEW CONCRETE DRIVE SLAB WITH WITH #4 BARS AT MID SLAB 24" O.C. EACH WAY. HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC - PER SOILS REPORT
- 14 NEW 6" CONCRETE CURB (TYPICAL)
- 15 NEW TRASH/VACUUM ENCLOSURE. SEE DRAWING A6.0
- 16 NEW BICYCLE PARKING RACK AND LOCKER AS OCCURS.
- 17 NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
- 18 NEW 4" CONCRETE FILLED PIPE BOLLARD EACH SIDE AT ENTRANCE
- 19 NEW UNDERGROUND GREASE INTERCEPTOR - SEE CIVIL DRAWINGS
- 20 NEW TRASH RECEPTACLE AT VACUUM SPACES (TYP)
- 21 NEW 13'-0" X 37'-1" PAY CANOPY - SEE DRAWING A5.1
- 22 NEW 13'-0" X 138'-0" VACUUM CANOPY - SEE DRAWING A5.2
- 23 NEW DISPLAY/PRICE SIGN - REFERENCE ONLY (UNDER SEPARATE PERMIT)
- 24 NEW HIGHWAY PAINT WHITE STRIPING 36" o.c. AT PEDESTRIAN CROSSINGS.
- 25 NEW HIGHWAY PAINT YELLOW 18" "DO NOT ENTER"
- 26 NEW HIGHWAY PAINT YELLOW 4" STRIPING
- 27 NEW HIGHWAY PAINT YELLOW PAVEMENT MARKINGS (TYPICAL)
- 28 NEW LED SITE LIGHTS (TYPICAL) - SEE PHOTOMETRIC PLAN 18'-0" AFG - 16'-0" POLE AND 2'-0" BASE
- 29 EXISTING FIRE HYDRANT TO REMAIN
- 30 EXISTING LANDSCAPING TO REMAIN
- 31 EXISTING CONCRETE SIDEWALK TO REMAIN
- 32 EXISTING CURB AND GUTTER TO REMAIN
- 33 LIFT GATE CONTROL AT EXIT

**PROJECT INFORMATION**

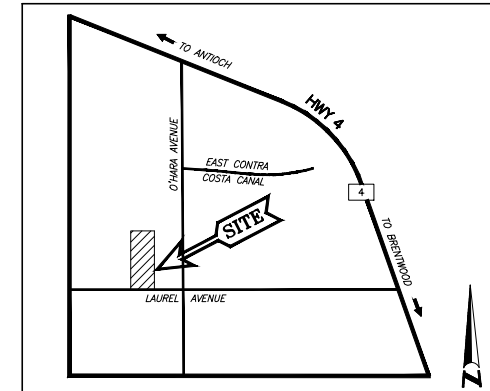
<b>SITE DATA</b>	
EXISTING ZONING:	RB RETAIL BUSINESS
PROPOSED ZONING:	RB RETAIL BUSINESS
GENERAL PLAN DESIGNATION:	COMMERCIAL (C)
APN:	035-510-009
SITE AREA:	34,751 +/- S.F.
SITE ACRE:	.793 +/- ACRE
NEW LANDSCAPE AREA:	3,805 S.F.
NEW OFF-SITE LANDSCAPE AREA:	145 S.F.
TOTAL LANDSCAPE AREA:	3,950 S.F.
ON-SITE LANDSCAPE %:	11%
<b>QUICK QUACK PARKING</b>	
VACUUM STALL PARKING:	10 STALLS
STANDARD STALLS:	4 STALLS
ADA VAN PARKING:	1 STALLS
ADA VACUUM PARKING:	1 STALLS
<b>BUILDING / STRUCTURE AREAS</b>	
CARWASH BUILDING AREA:	3,383 S.F.
QUARTERBACK / OFFICE:	233 S.F.
VACUUM CANOPY AREA:	1,785 S.F.
PAY STATION CANOPY AREA:	468 S.F.
TRASH / VACUUM ENCLOSURE AREA:	264 S.F.
<b>TOTAL COMBINED AREA:</b>	<b>6,133 S.F.</b>
<b>FAR OF AREA OF WORK:</b>	<b>.18 FAR</b>

<b>SITE NUMBER:</b>	8-034
<b>BUILDING:</b>	00108
<b>SITE AREA:</b>	34,750 S.F.
<b>STACKING LANES:</b>	2 LANES
<b>STACKING WIDTH:</b>	27'-0"
<b>VACUUM STALLS:</b>	10 - 12'-0" x 17'-0"
<b>ADA VACUUM:</b>	1 - 15'-4" x 17'-0"
<b>VACUUM PRODUCER:</b>	1 - 40HP
<b>ADA PARKING:</b>	1 - 17'-0" x 18'-0" (VAN SPACE)
<b>PARKING STALLS:</b>	4 - 9'-0" x 18'-0"
<b>BUILDING AREA:</b>	3,383 S.F.
<b>BUILDING SPRINKLED:</b>	NO
<b>QB STATION ATTACHED:</b>	NO (233 SQ. FT.)
<b>BUILDING LENGTH:</b>	108'-0"
<b>SHOWROOM LENGTH:</b>	106'-8"
<b>CONVEYOR TRENCH LENGTH:</b>	106'-8"
<b>CONVEYOR LENGTH:</b>	105'-10"
<b>CONVEYOR TYPE:</b>	REAR WHEEL PUSH
<b>SIGNATURE:</b>	
<b>APPROVAL DATE:</b>	

**PARKING ANALYSIS**

NEW 9'-0" X 18'-0" STANDARD STALL	4 STALLS
NEW 17'-0" X 18'-0" ADA VAN STALL	1 STALL
NEW 15'-4" X 17'-0" ADA VACUUM STALL	1 STALL
NEW 13'-0" X 17'-0" VACUUM STALLS	10 STALLS
NEW TOTAL PARKING STALLS	16 STALLS
NEW BIKE RACK PARKING SPACES	5 SPACES
NEW LONG TERM BIKE PARKING SPACES	2 SPACES

**VICINITY MAP**



**HATCH LEGEND**

- LANDSCAPE
- CONCRETE WALK
- NOT A PART

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**CRM Architects & Planners, Inc.**  
 Carismi Rohrer McMahon Architects and Planners, Inc.  
 5800 Sunford Ranch Road 1720, Redlin CA 95765  
 phone: (916) 451-1500



**REVISIONS**

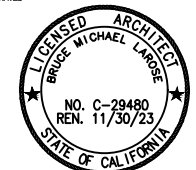
#	DATE	DESCRIPTION
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8		
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10		

**QUICK QUACK CAR WASH AT LAUREL PLAZA STORE #8-034 LAUREL AND O'HARA OAKLEY, CA**

**PROPOSED SITE PLAN**

<b>DATE:</b>	JANUARY 2022
<b>CRM PROJECT #:</b>	1919

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PLANNING DOCUMENTS

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	DIAMETER	
	4	Cercis occidentalis / Western Redbud	15 gal.	Low		
	14	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low		
	3	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	15 gal.	Moderate		
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING	
	230	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal.	Low	3'	
	101	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	5 gal.	Low	3'	
	26	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	Low	2'-6"	
	26	Phormium x 'Jester' / Variegated Mountain Flax	5 gal.	Low	4'	
	56	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	3'	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING	SPACING
	105	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	1 gal.	Low		30' o.c.

**EXISTING PLANT LEGEND**



**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.)
	Accent Tree 20'	0 @ 314 SF	0 @ 236 SF	0 @ 157 SF	0 @ 79 SF	0 SF
	Shade Tree 25'	0 @ 491 SF	0 @ 368 SF	0 @ 246 SF	0 @ 123 SF	0 SF
	Shade Tree 30'	0 @ 706 SF	0 @ 530 SF	0 @ 354 SF	0 @ 177 SF	0 SF
	Shade Tree 35'	0 @ 962 SF	0 @ 722 SF	1 @ 481 SF	1 @ 240 SF	720 SF
<b>TOTAL TREE SHADE</b>						<b>720 SF</b>
<b>Paved Area (see hatched area on plan)</b>						<b>TOTAL PARKING AREA = 2,014 SF</b>
<b>30% SHADE AREA REQUIRED =</b>						<b>602 SF</b>
<b>TOTAL SHADE PROVIDED =</b>						<b>720 SF</b>
<b>PERCENT SHADE =</b>						<b>35.5%</b>

**Water Efficient Landscape Worksheet - (New plants only)**

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
<b>REGULAR LANDSCAPE AREA</b>							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	4,251	1,573	47,105 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	50	31	928 GAL.
<b>TOTALS</b>						<b>(A) 4,301</b>	<b>(B) 1,604</b>
<b>ETWU Total</b>							<b>48,033 GAL.</b>

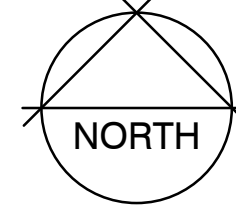
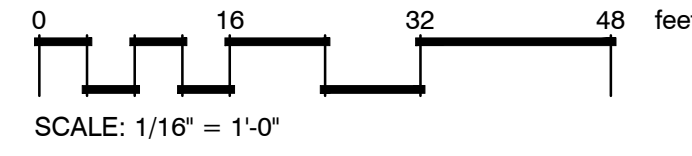
Maximum Applied Water Allowance (MAWA). MAWA =  $\frac{ETWU}{(48.3)} \times \frac{(Conversion\ factor)}{(.62)} \times \frac{(ETAF(Landscape\ Area))}{(.45 \times 4,301)} + ((1-ETAF) \times SLA) = 57,959\ GALLONS$

Estimated Total Water use (ETWU). ETWU =  $\frac{ETWU}{(48.3)} \times \frac{(Conversion\ factor)}{(.62)} \times \frac{(ETAF(Area))}{(1,604)} = 48,033\ GALLONS$

**ETAF Calculations**

<b>Regular Landscape Areas</b>	
Total ETAF x Area	(B) 1,604
Total Area	(A) 4,301
Average ETAF	(B / A) .37

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



**PROJECT CALCULATIONS**

GENERAL PLAN DESIGNATION:	COMMERCIAL (C)
APN:	035-510-009
SITE AREA:	34,751 +/- S.F.
SITE ACRE:	.793 +/- ACRE
NEW LANDSCAPE AREA:	3,933 S.F.
NEW OFF-SITE LANDSCAPE AREA:	368 S.F.
TOTAL LANDSCAPE AREA:	4,301 S.F.
ON-SITE LANDSCAPE %:	12.3%
QUICK QUACK PARKING:	
VACUUM STALL PARKING:	11 STALLS
PARKING STALLS:	5 STALLS
ADA PARKING:	2 STALLS (VACUUM)

**COMPLIANCE STATEMENT**

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

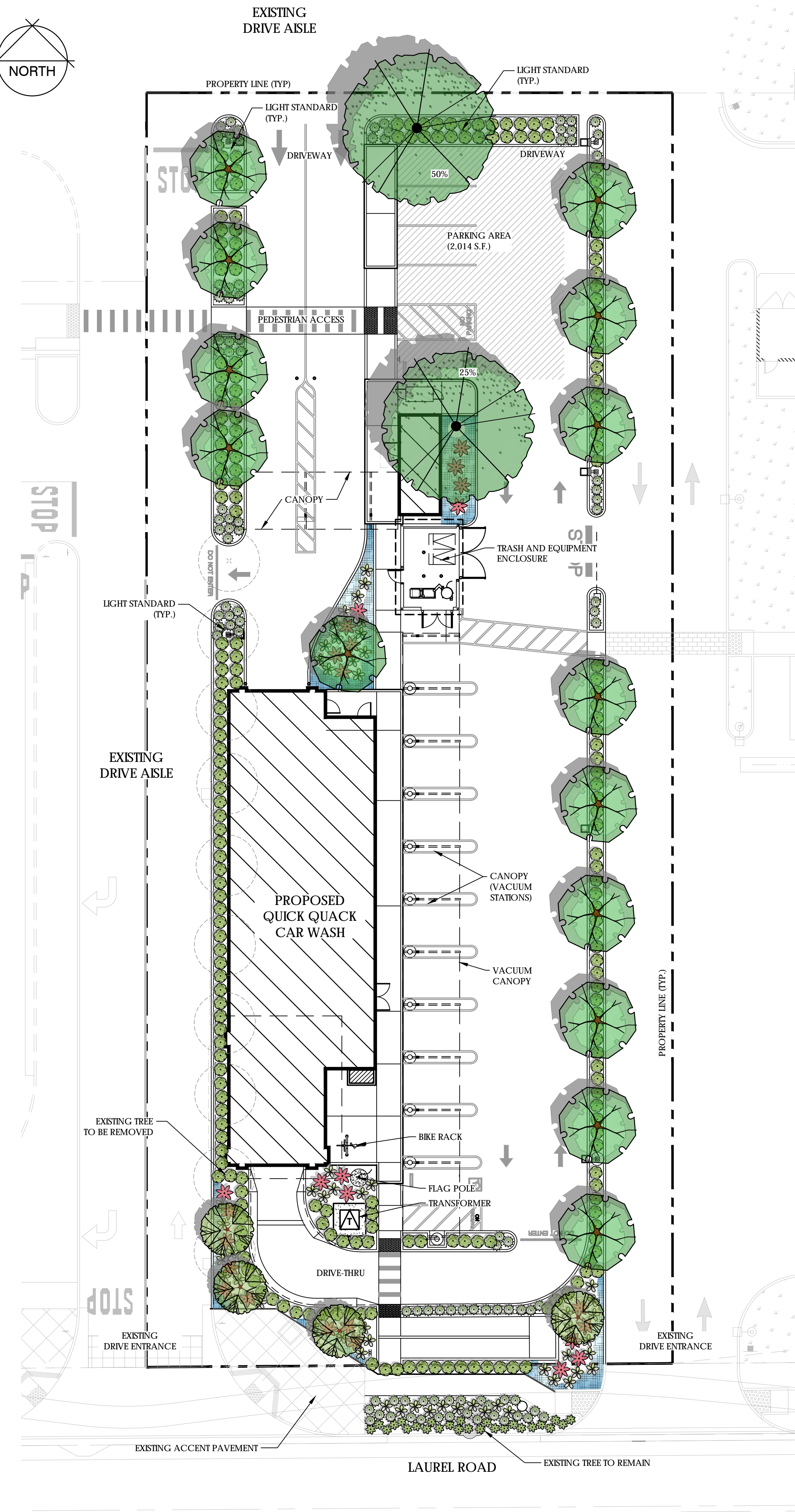
*Rodney Scaccesi* 3-9-22

**GENERAL NOTES**

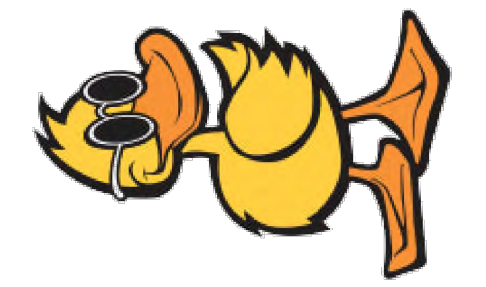
1. A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
2. All landscape planting areas shall receive a minimum 3" layer of organic mulch top dressing.
3. All new trees located within 7' of pavement or permanent structure shall have a root barrier.

**IRRIGATION NOTES**

1. Irrigation to all plant material shall be low volume drip and shall be operated by a weather based controller with a weather sensor. Irrigation shall conform to City of Oakley water conservation standards.
2. Irrigation infrastructure along the Laurel frontage shall be modified and incorporated into this project's irrigation system per Public Works conditions of approval.



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**CRM Architects & Planners, Inc.**  
 Carissimi Rohrer Muller Architects and Planners, Inc.  
 5000 Stanford Ranch Road #20, Redlin, CA 95765  
 phone: (916) 931-1500



**REVISIONS**

#	DATE	DESCRIPTION
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**QUICK QUACK CAR WASH AT LAUREL PLAZA STORE #8-034 LAUREL AND O'HARA OAKLEY, CA**

**PROPOSED LANDSCAPE PLAN**

DATE: **MARCH 2022**  
 CRM PROJECT #: **190**

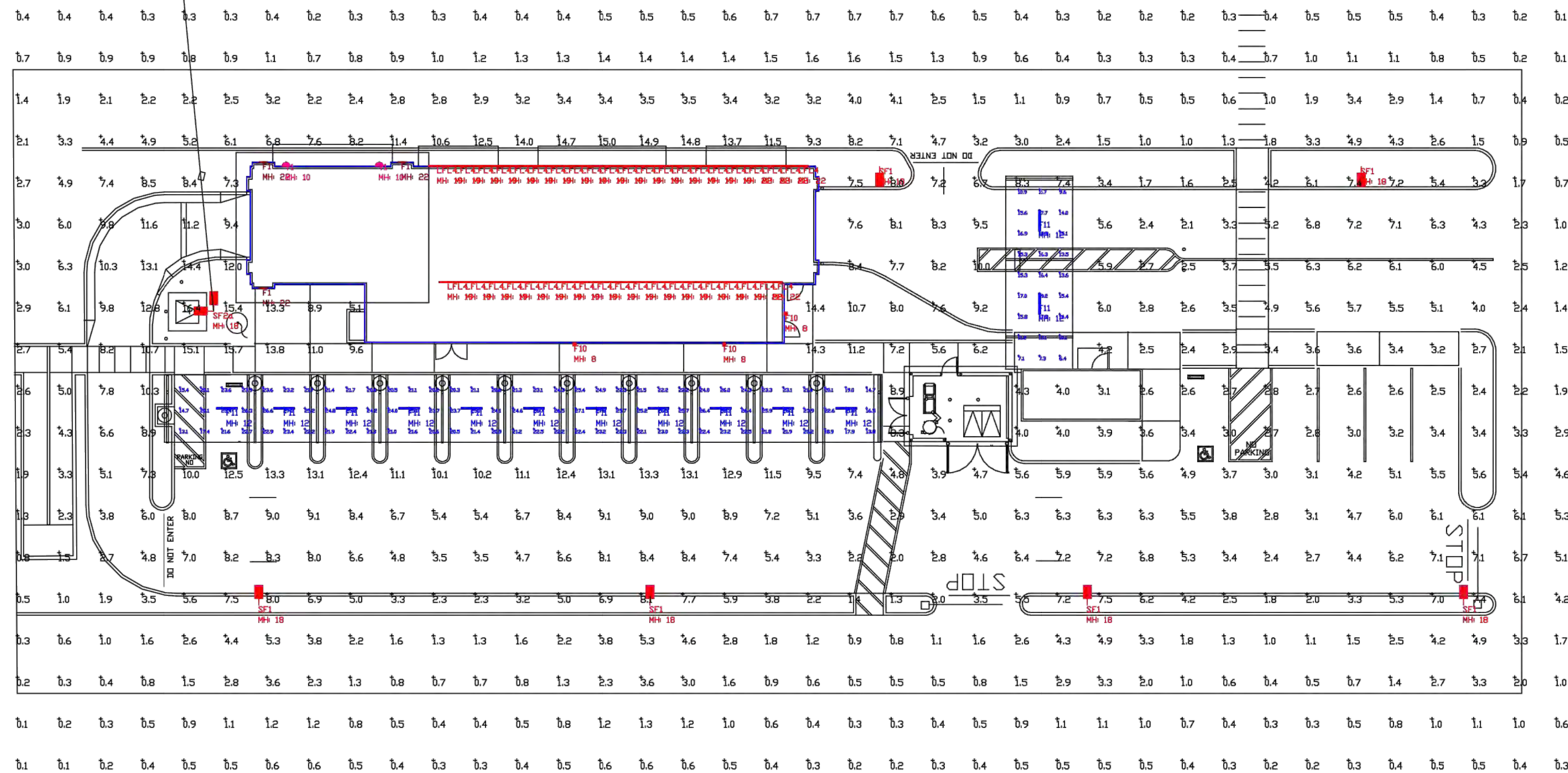
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**OLIVE STREET LANDSCAPE ARCHITECTURE**  
 P.O. Box 2083  
 Petaluma CA 94952  
 707-280-8990  
 OliveStreetLandscape.com  
 rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT  
 Rodney L. Scaccesi  
 No. 4452  
 Exp. 05/31/22  
 STATE OF CALIFORNIA

PLANNING DOCUMENTS

POLE TO BE USED FOR FLAG POLE LIGHT



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANOPY	Illuminance	Fc	13.88	19.2	6.4	2.17	3.00
VACUUM CANOPY	Illuminance	Fc	22.55	28.3	13.1	1.72	2.16
PAVED AREA	Illuminance	Fc	6.24	13.3	1.7	3.67	7.82

NOTE: STANDARD 120-277 V UNLESS OTHERWISE SPECIFIED

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol]	3	F1	SINGLE	SLED-HE-24-DD-U-PS-5K (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	546	9.79
[Symbol]	3	F10	SINGLE	XWS-LED-02L-FTW-50-80CRI-8' MH	1.000	1.000	1.000	2167	15
[Symbol]	13	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	6778	51.95
[Symbol]	40	LFL4	SINGLE	SLED-HE-48-DD-UNV-PS-5K (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	1291	18.6
[Symbol]	6	SF1	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE-16' POLE+2' BASE	1.000	1.000	1.000	16890	135
[Symbol]	1	SF2a	2 @ 90 DEGREES	MRS-LED-18L-SIL-FT-50-70CRI-D90-16' POLE+2' BASE	1.000	1.000	1.000	33780	270
[Symbol]	2	T1	SINGLE	DCSHM-24W-40K (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	2942	23.1

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

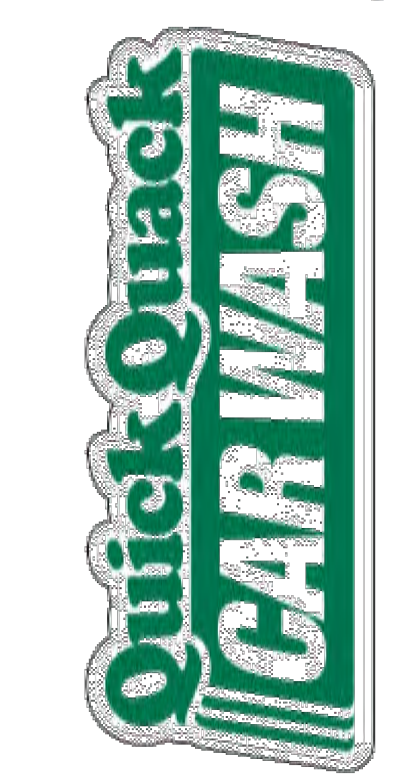
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

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.

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Carissimi Rohrer McMullen Architects and Planners, Inc.  
3800 Stanford Ranch Road #720, Rocklin CA 95765  
phone: (916) 451-1500



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# DATE DESCRIPTION

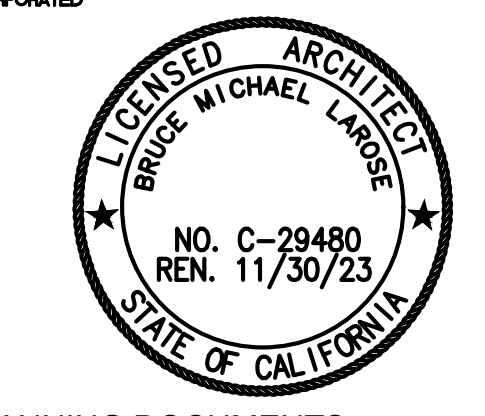
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QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA

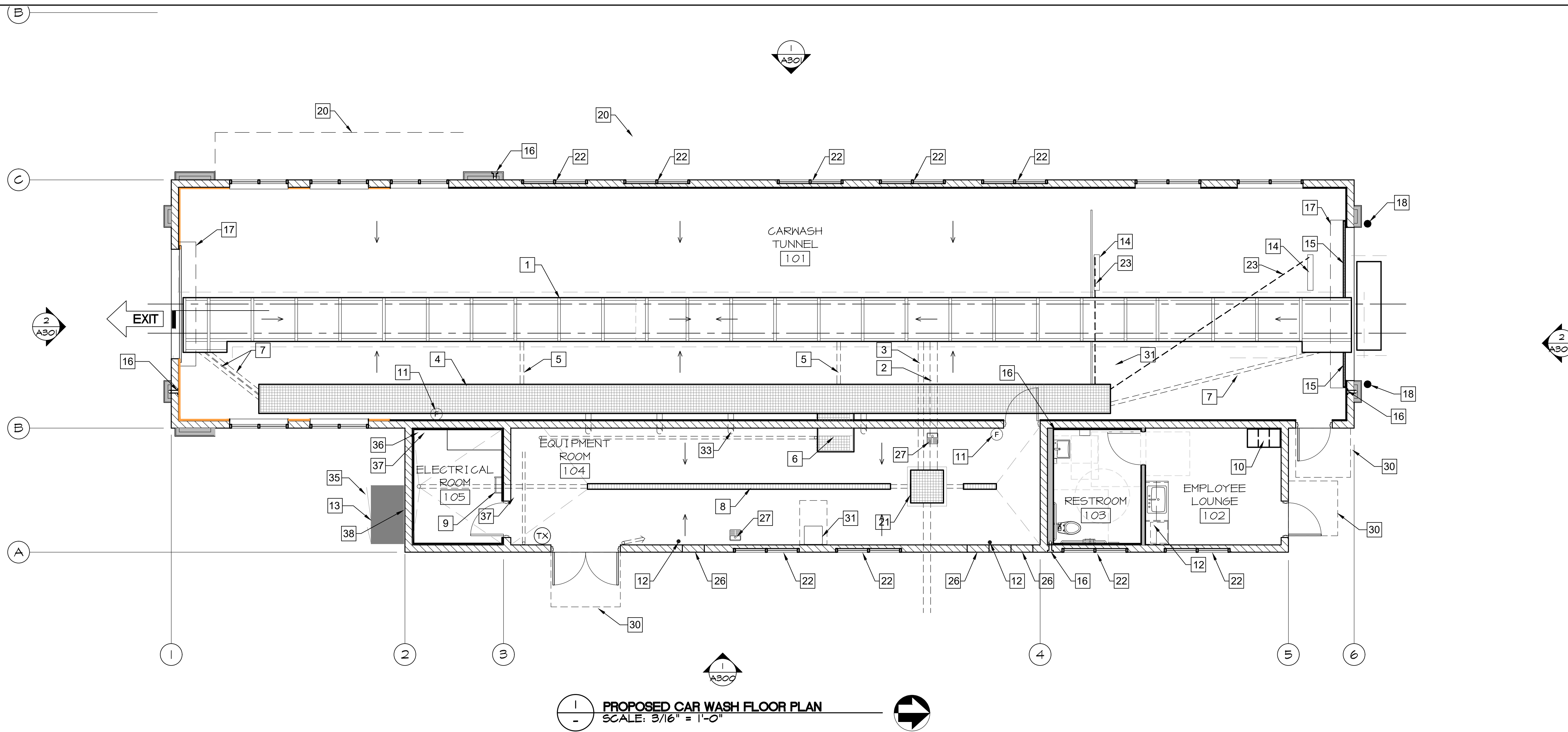
PHOTOMETRIC  
SITE PLAN

DATE: JANUARY 2022  
CRM PROJECT #: 1919

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PLANNING DOCUMENTS



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

**FLOOR AREA CALCULATIONS**

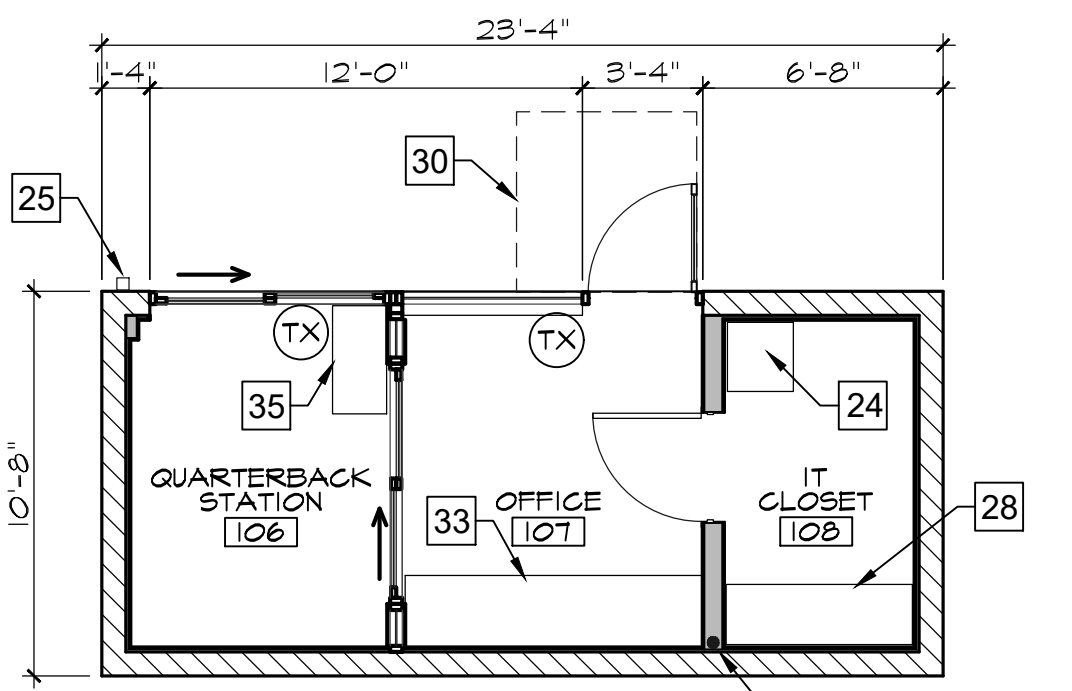
101	CARNASH TUNNEL:	2,448 S.F.
102	EMPLOYEE LOUNGE:	144 S.F.
103	RESTROOM:	102 S.F.
104	EQUIPMENT ROOM:	522 S.F.
105	ELECTRICAL ROOM:	148 S.F.
106	QUARTERBACK STATION:	82 S.F.
107	OFFICE:	82 S.F.
108	IT CLOSET:	62 S.F.
<b>TOTAL</b>		<b>3,545 S.F.</b>

**KEYNOTES**

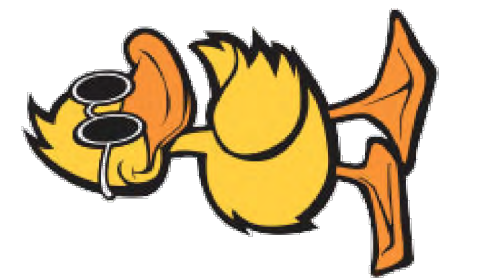
- 1 CONVEYOR TRENCH. SLOPE AT 1/4" PER FOOT TO DRAIN.
- 2 8" CONVEYOR TRENCH DRAIN PIPE.
- 3 6" CONVEYOR TRENCH OVERFLOW.
- 4 UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
- 5 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES)
- 6 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
- 7 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH. (TYPICAL 3 PLACES)
- 8 TRENCH DRAIN.
- 9 ROOF ACCESS LADDER.
- 10 EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE) SEE DETAIL #15/A003 - CONTRACTOR SUPPLIED AND INSTALLED
- 11 WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)
- 12 ROOF DRAIN LEADER (TYPICAL 3 PLACES)
- 13 ELECTRICAL SERVICE SWITCHGEAR
- 14 3/4" RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES)
- 15 3/2" X 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE. EXTEND 1'-0" PAST OPENING
- 16 HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
- 17 COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
- 18 6" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
- 19 LINE OF ROOF ABOVE.
- 20 WALL MOUNTED CANOPY ABOVE. (TYPICAL 4 PLACES)
- 21 3'-0" X 3'-0" RECLAIM CLEAN-OUT
- 22 FAUX WINDOW - SEE EXTERIOR ELEVATIONS
- 23 1/2" CONDUIT TO TIRE SWITCH TERMINATE AT END OF RECESS. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)
- 24 WALL MOUNTED IT CABINET

- 25 KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
- 26 24" WIDE X 16" HIGH AIR VENT - SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES)
- 27 FLOOR SINK. (TYPICAL 2 PLACES)
- 28 CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE
- 29 3" CHASE (TYP. 3 PLACES)
- 30 LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING
- 31 CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION
- 32 3/4" MAXIMUM A.F.F. COUNTER TOP.
- 33 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 4 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 KEEPING PAD FOR MCC PANEL
- 36 3" DIA. PVC CHASE FROM ACCESS OPENING TO FACE OF WALL
- 37 1" DIA. PVC CHASE TO BUG JUICE CONTROL PANEL
- 38 3" DIA. PVC CHASE CENTER OF MCC PANEL TO EQUIPMENT TRENCH

NOTE:  
ALL CONDUITS TO HAVE SWEEPS ONLY. 90 DEGREE CONDUIT/CHASE BENDS ARE NOT ALLOWED



**1**  
**-** PROPOSED QB STATION / OFFICE FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**REVISIONS**  
# DATE DESCRIPTION

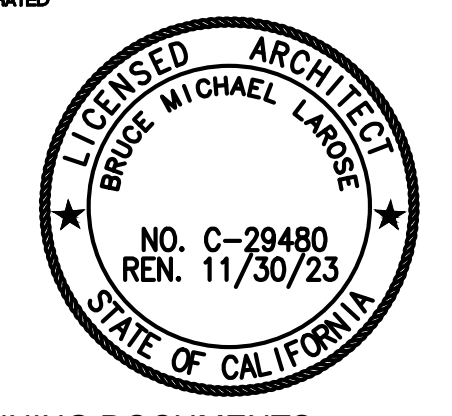
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**QUICK QUACK CAR WASH AT LAUREL PLAZA**  
**STORE #8-034**  
**LAUREL AND O'HARA**  
**OAKLEY, CA**

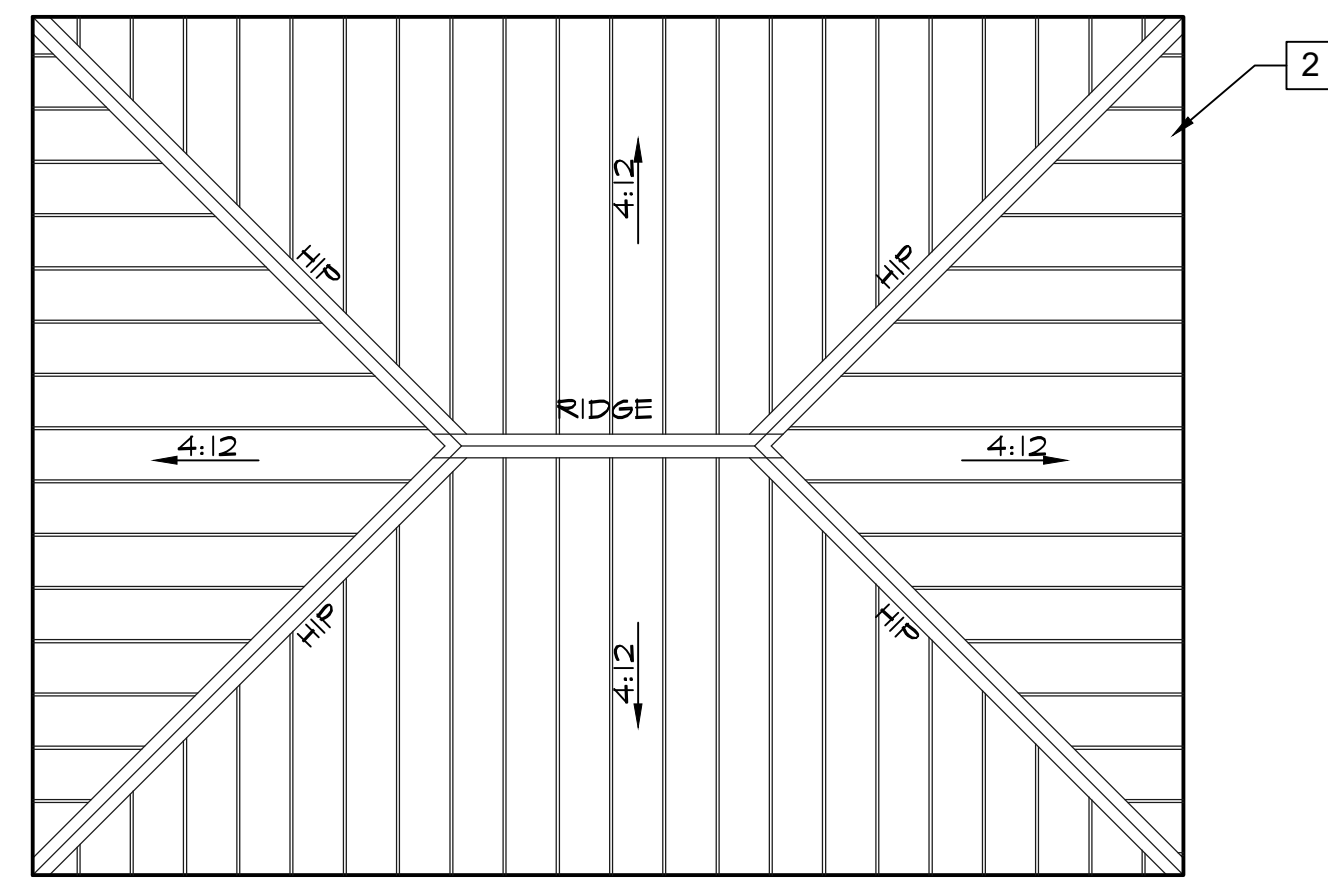
**FLOOR PLAN**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

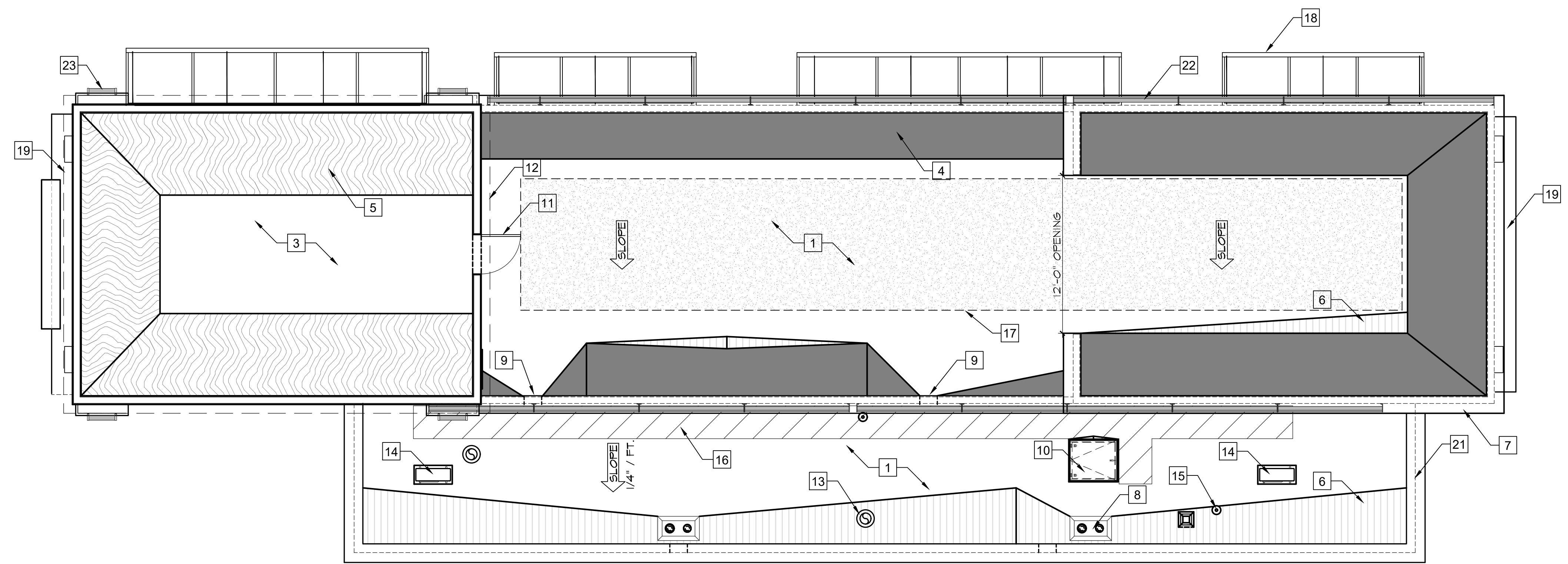
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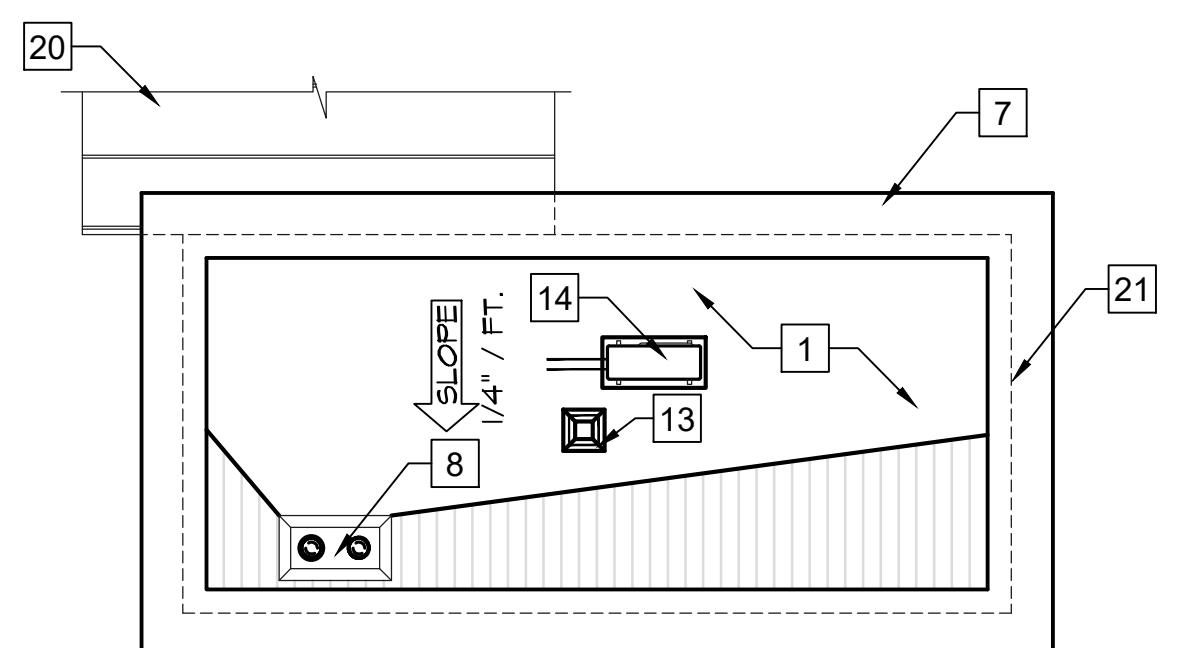
PLANNING DOCUMENTS



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



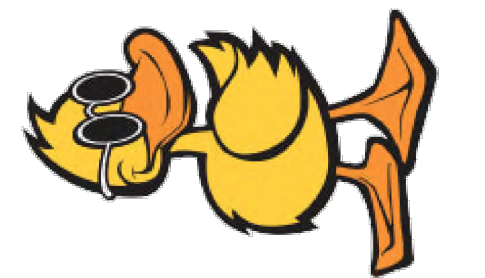
1 CAR WASH ROOF PLAN  
SCALE: 3/16" = 1'-0"



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

- KEYNOTES**
- 1 TPO MEMBRANE ROOFING
  - 2 STANDING SEAM METAL ROOFING.
  - 3 EXPOSED CONCRETE TOPPING SLAB OVER PRE-CAST CONCRETE PLANK ROOF. AREA BELOW EXIT TOWER ROOF.
  - 4 ROOF CRICKET. 1/2" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
  - 5 METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
  - 6 TAPERED RIGID INSULATION CRICKET WITH 1/2" ISOLATION BOARD (TYP).
  - 7 PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
  - 8 ROOF DRAIN AND OVERFLOW IN RECESS. TYP
  - 9 THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
  - 10 ROOF ACCESS LADDER HATCH.
  - 11 3'-0" X 3'-0" ACCESS DOOR WITH 6" SILL CURB HEIGHT.
  - 12 OUTLINE OF UPPER ROOF AT EXIT TOWER. SEE UPPER ROOF PLAN
  - 13 EXHAUST FAN UNIT.
  - 14 MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET.
  - 15 PLUMBING VENT.
  - 16 ROOF WALK PATH OVERLAY.
  - 17 ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION.
  - 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
  - 23 PILASTER DOWN LIGHTING

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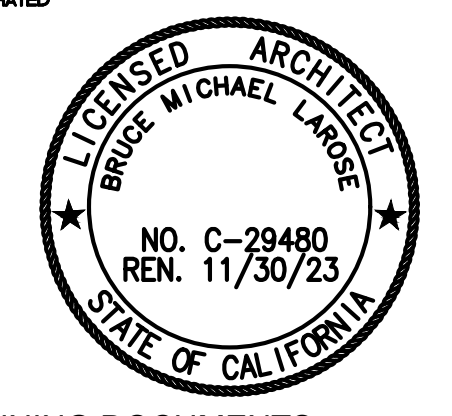
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**QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA**

**ROOF PLAN**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

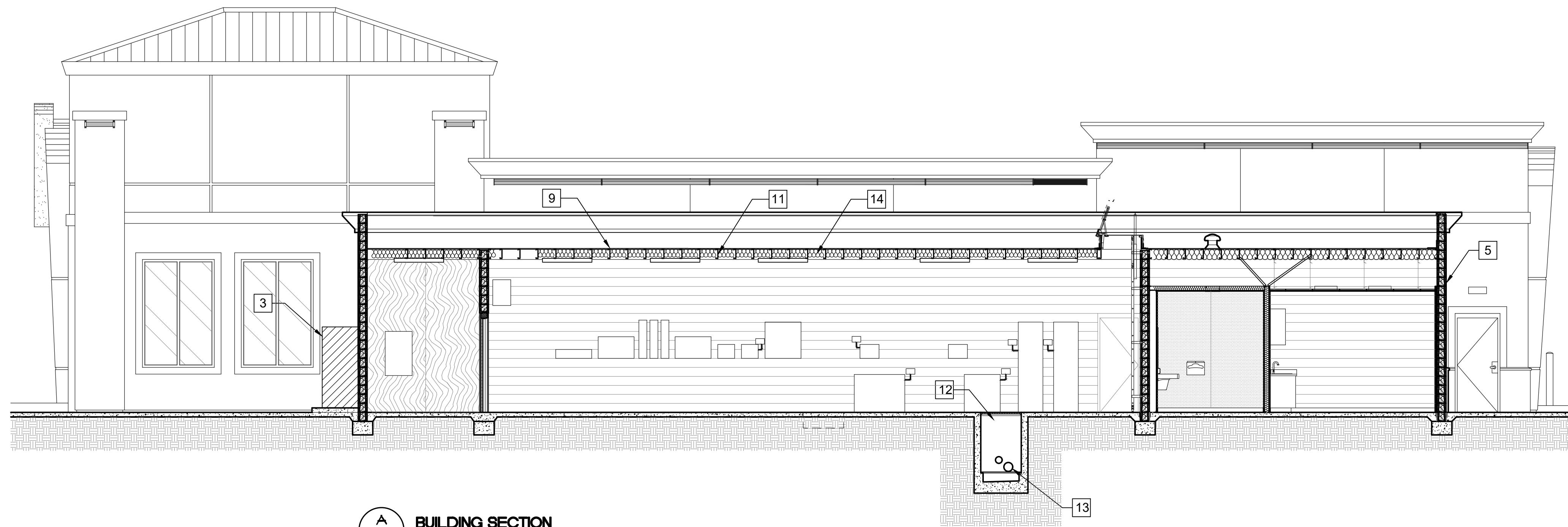
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PLANNING DOCUMENTS

3/16 0 3/16 3/8  
SCALE OF 3/16 INCH = 1 FOOT

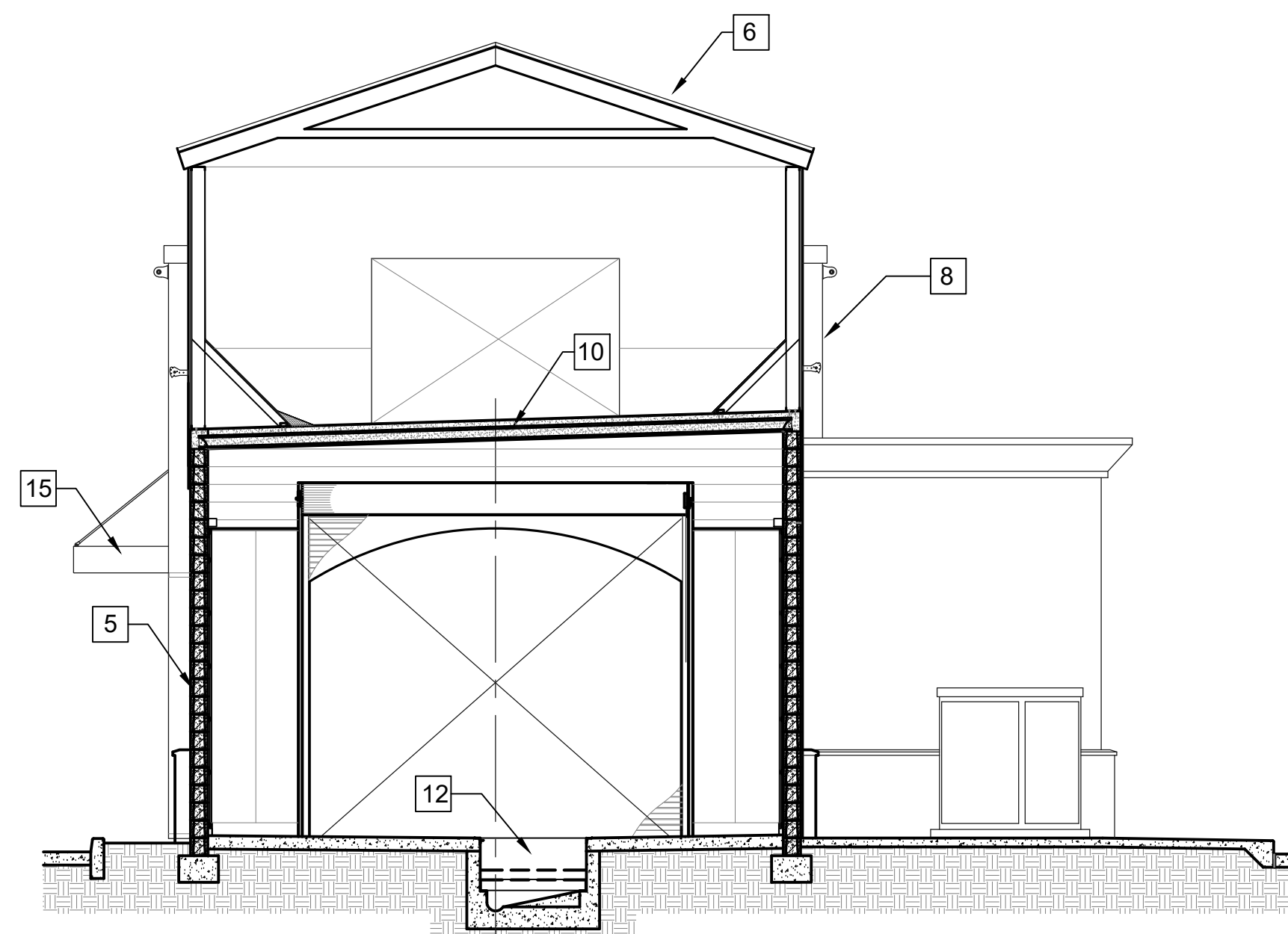




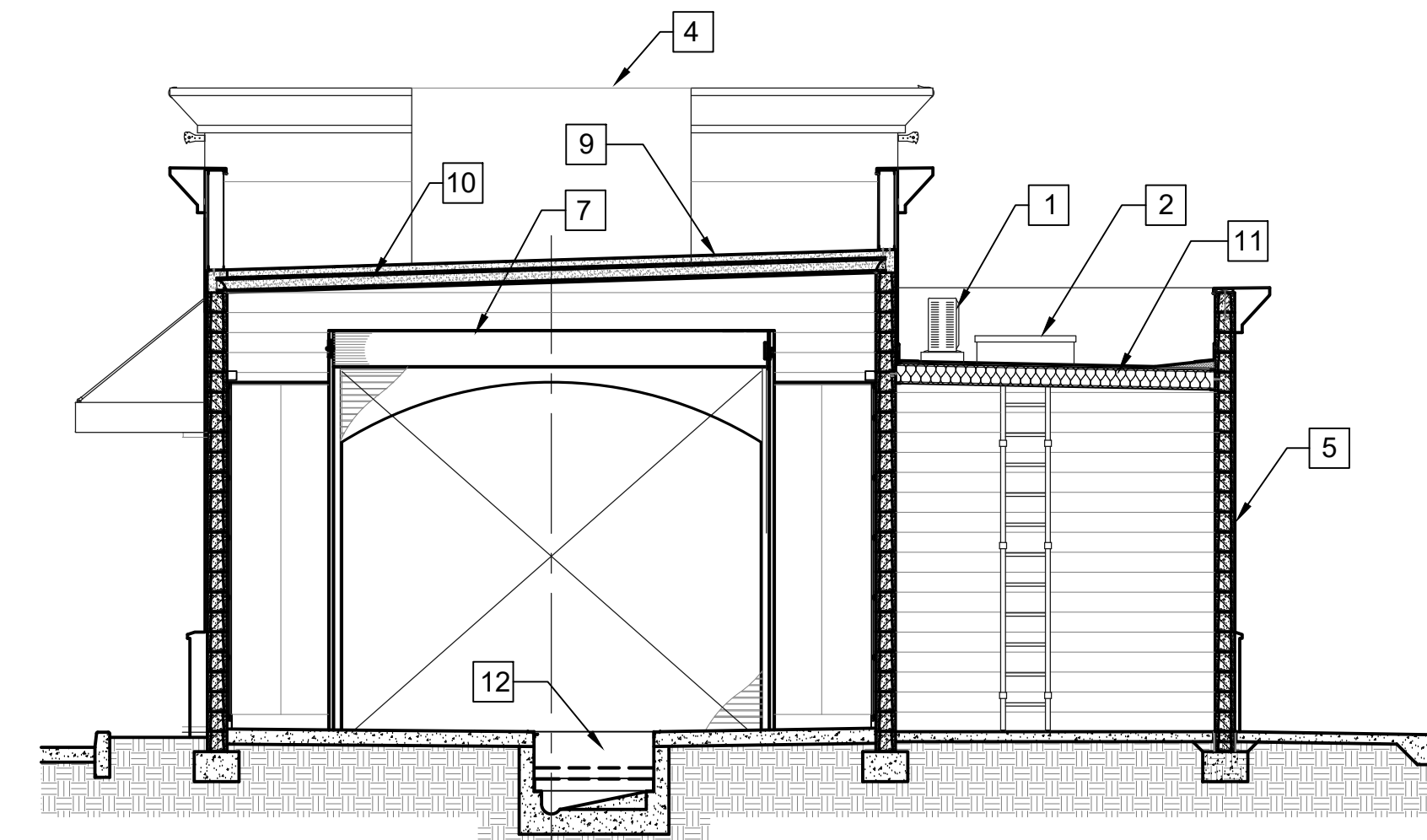
**A**  
- BUILDING SECTION  
SCALE: 3/16" = 1'-0"

**KEYNOTES**

- 1 ROOF TOP MECHANICAL UNIT BEYOND, CONCEALED FROM VIEW BEHIND PARAPET WALL.
- 2 ROOF ACCESS HATCH.
- 3 ELECTRICAL SERVICE SWITCHGEAR ON HOUSEKEEPING PAD.
- 4 OPEN TO ROOF BELOW.
- 5 CONCRETE MASONRY UNIT WALL CONSTRUCTION, R-1 VALUE WITH A U-FACTOR OF 0.366.
- 6 STANDING SEAM METAL ROOFING AT PERIMETER OVERHANG.
- 7 COILING ROLL-UP DOOR.
- 8 METAL STUD FRAMED WALL FEATURE WITH CEMENT PLASTER WALL FINISH.
- 9 TPO MEMBRANE ROOFING.
- 10 HOLLOW CORE PRE-CAST FLANK ROOF STRUCTURE.
- 11 METAL STUD ROOF FRAMING.
- 12 CONVEYOR TRENCH, SLOPE TO DRAIN.
- 13 CONVEYOR TRENCH DRAIN AND OVERFLOW.
- 14 R-30 ROOF INSULATION WITH A U-FACTOR OF 0.038.
- 15 WALL MOUNTED METAL TRELLIS

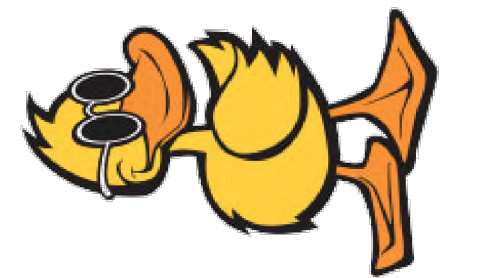


**B**  
- BUILDING SECTION  
SCALE: 3/16" = 1'-0"



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

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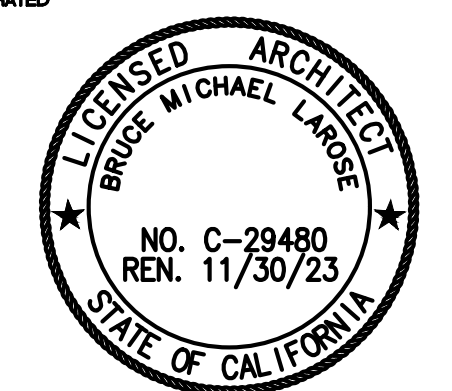
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**QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA**

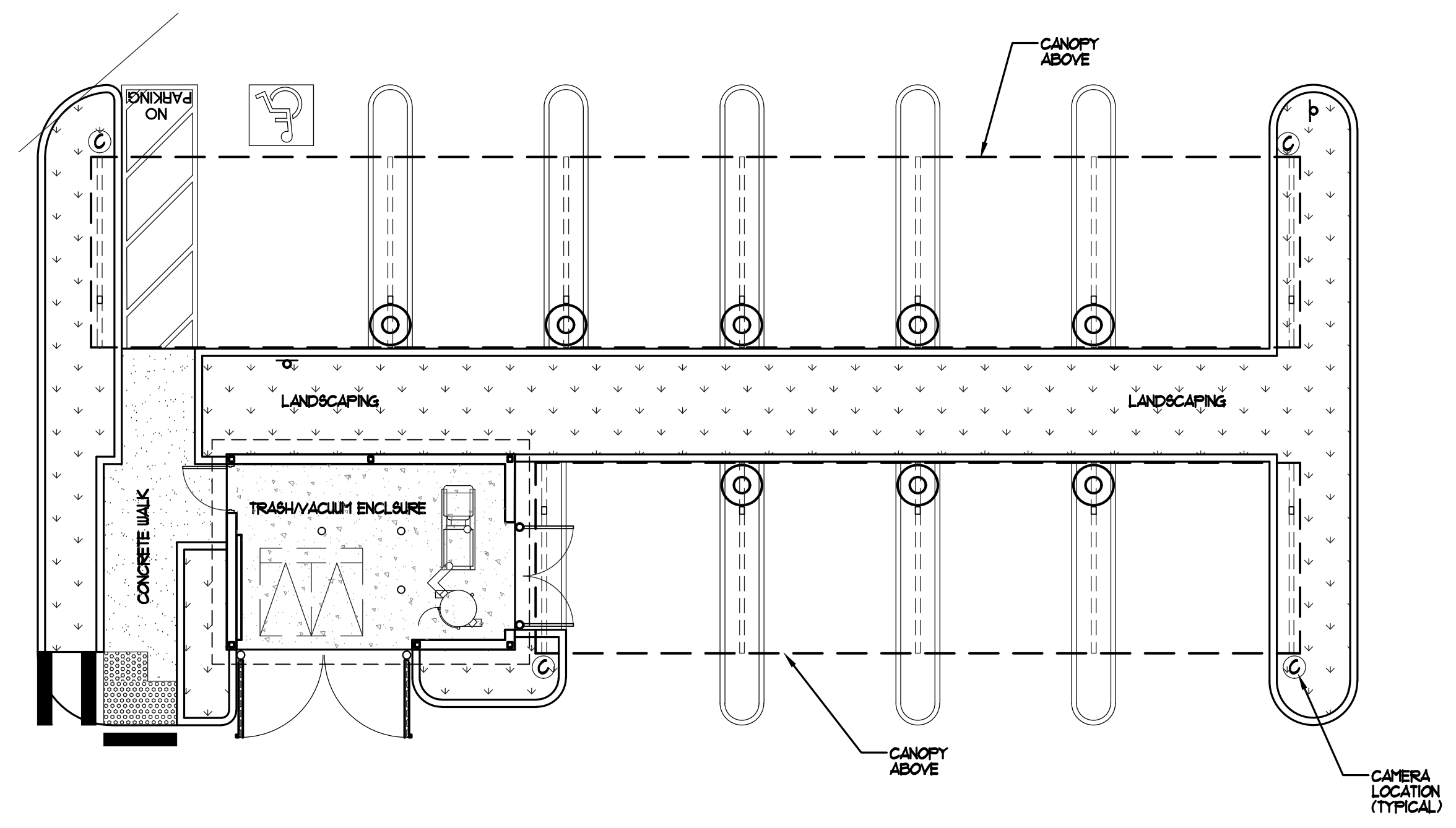
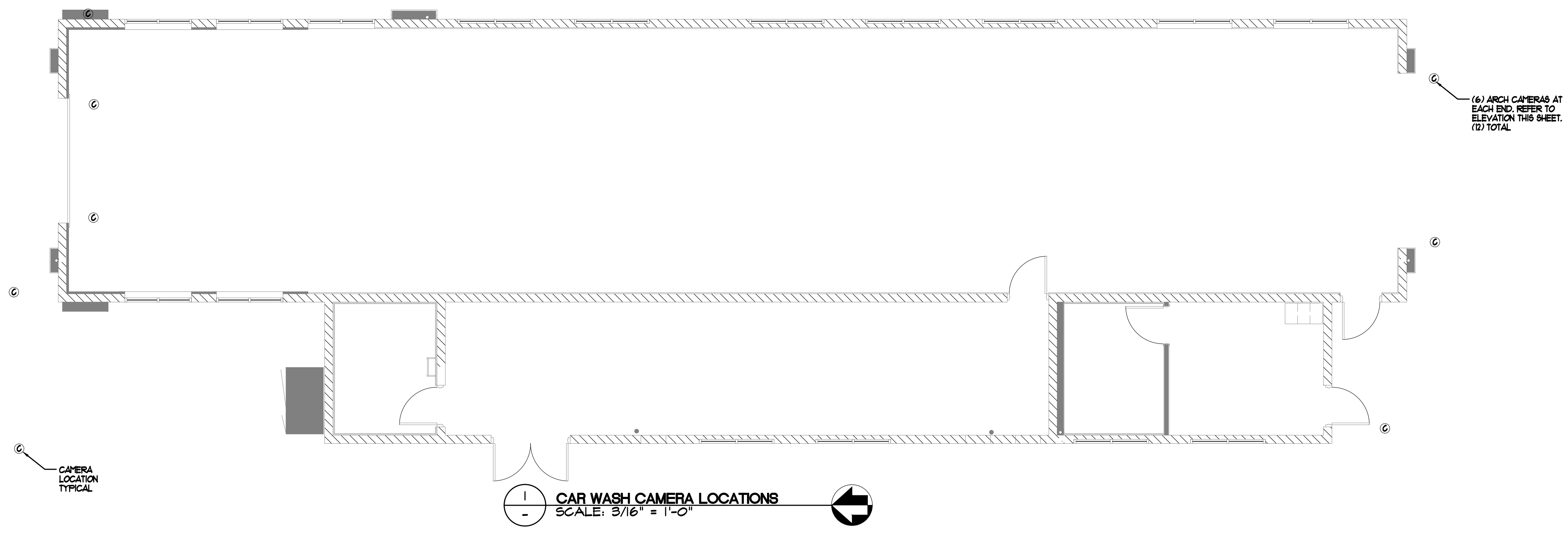
**BUILDING SECTIONS**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

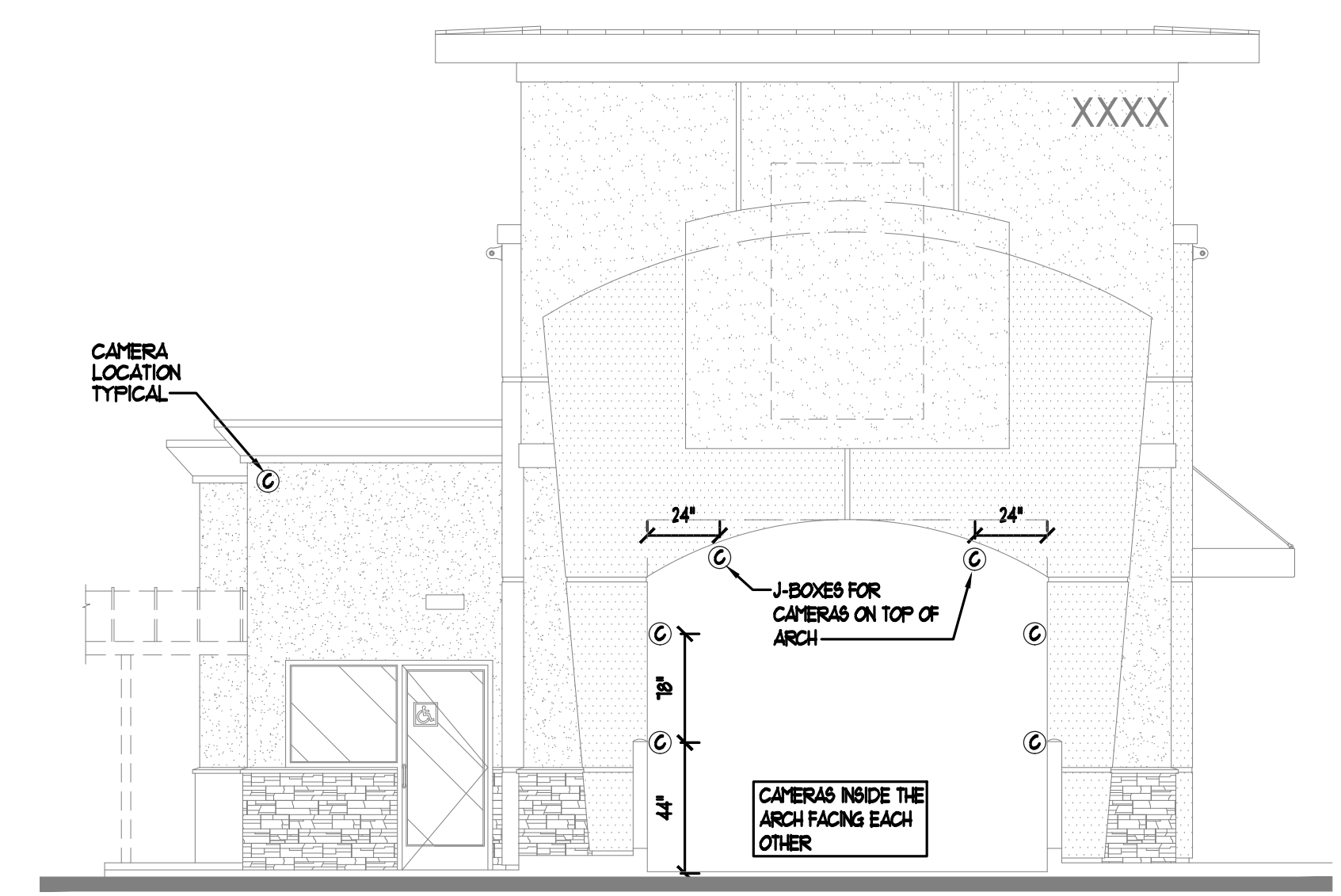
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PLANNING DOCUMENTS

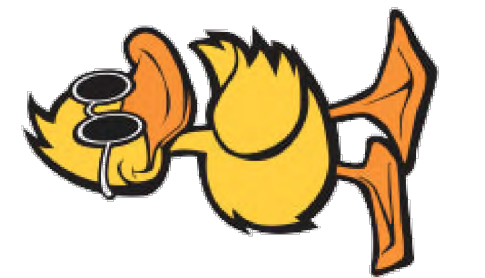


3 CAMERA LOCATIONS AT VACUUM CANOPIES  
SCALE: 1/8" = 1'-0"



2 CAMERA LOCATION AT ARCH  
SCALE: 3/16" = 1'-0"

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**REVISIONS**

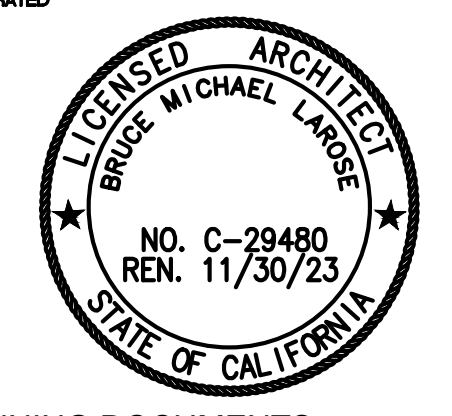
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**QUICK QUACK CAR WASH AT LAUREL PLAZA**  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA

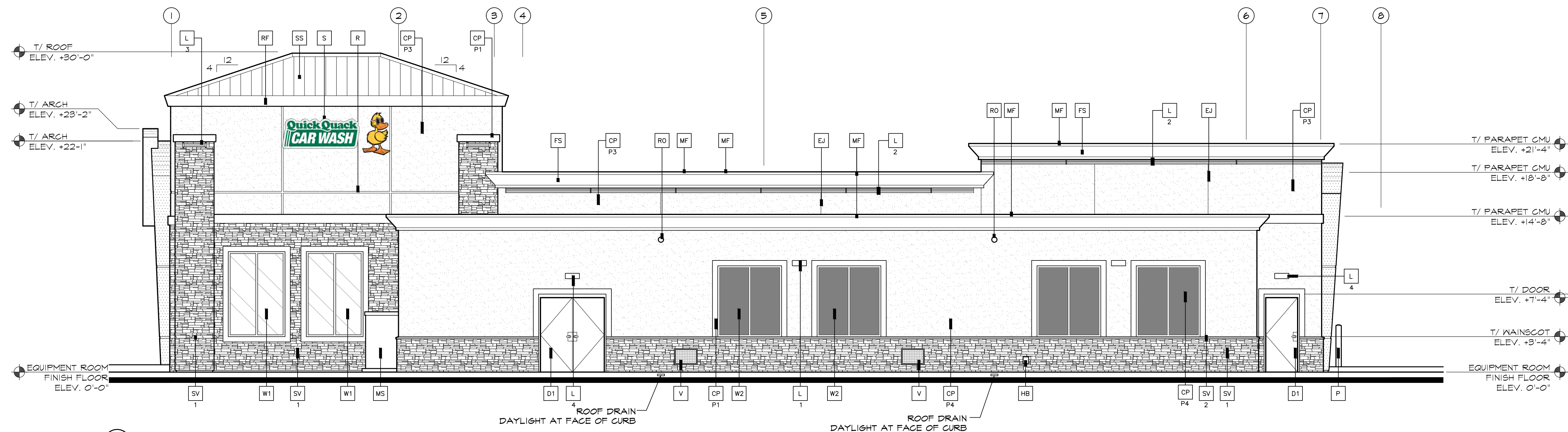
**CAMERA LOCATION PLAN**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

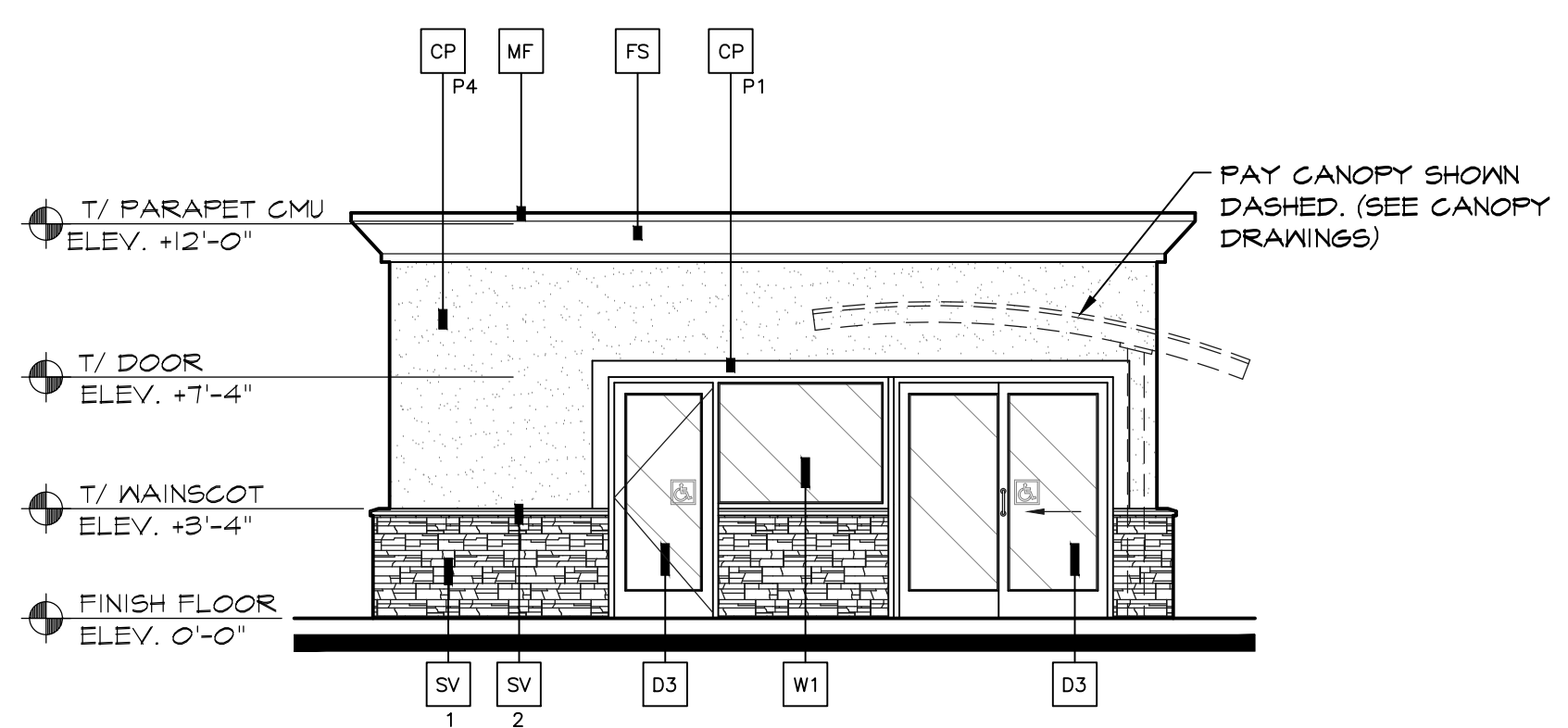
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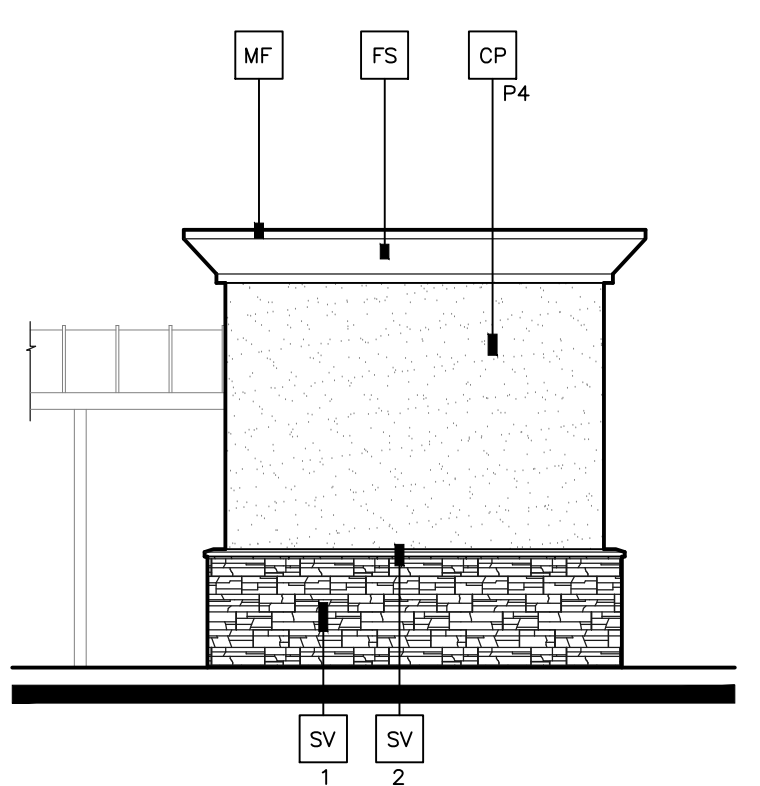
PLANNING DOCUMENTS



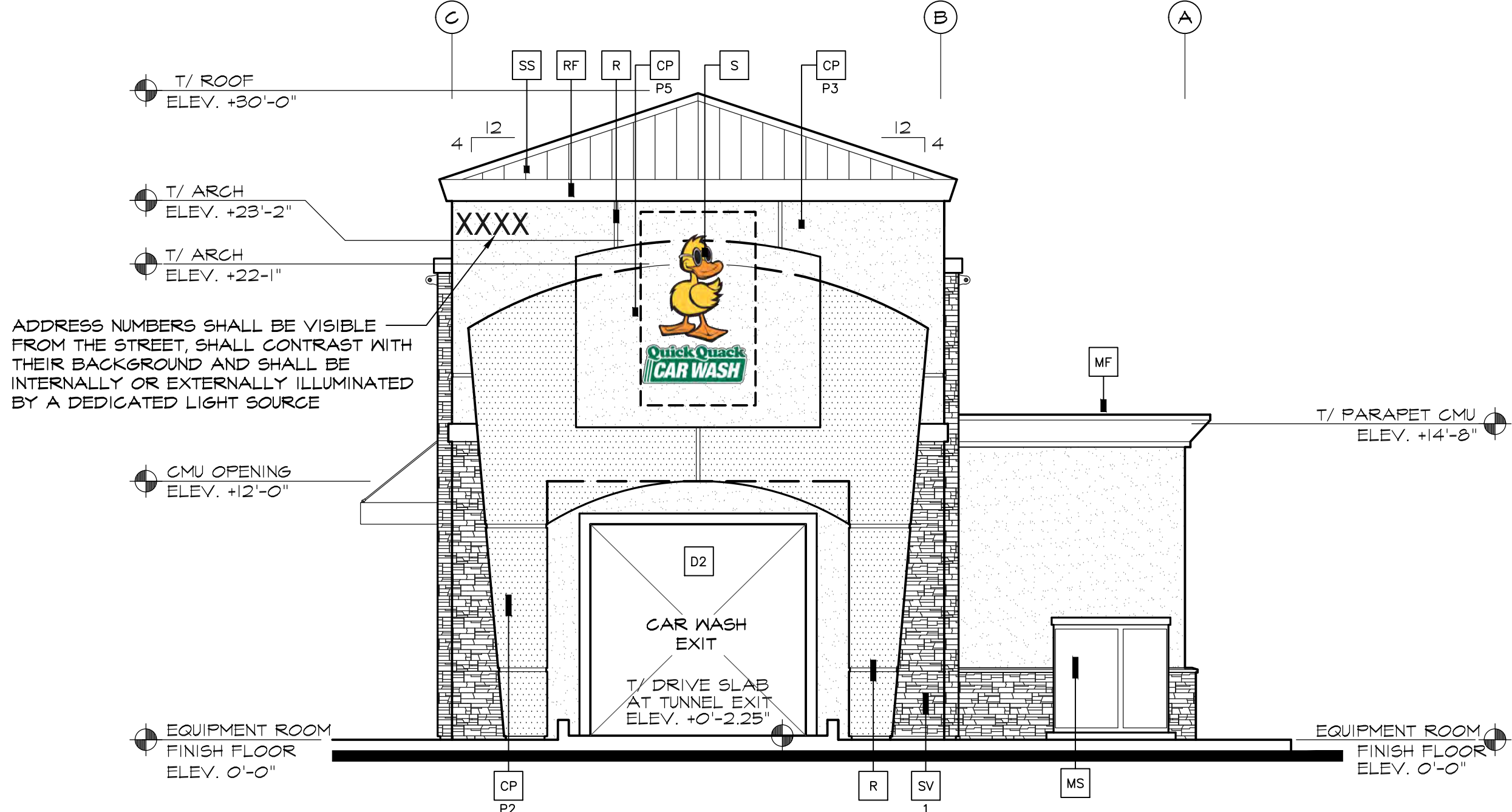
**1 CAR WASH EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 3/16 0 3/16 3/8  
 SCALE OF 3/16 INCH = 1 FOOT



**3 QB STATION / OFFICE WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 3/16 0 3/16 3/8  
 SCALE OF 3/16 INCH = 1 FOOT



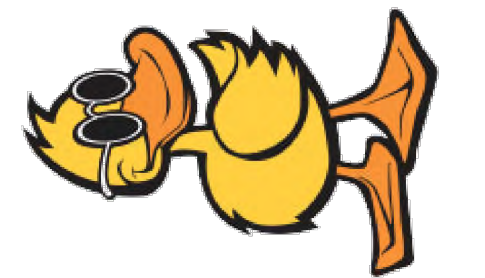
**4 QB STATION / OFFICE SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 3/16 0 3/16 3/8  
 SCALE OF 3/16 INCH = 1 FOOT



**2 CAR WASH SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 3/16 0 3/16 3/8  
 SCALE OF 3/16 INCH = 1 FOOT

**KEY NOTES:**

- CP ACRYLIC PLASTER COLOR COAT
- P COLOR DESIGNATION:
- P1 = MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
- P3 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF"
- P4 = MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"
- P5 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
- PLASTER COLOR COAT TO BE SAND FINISH
- D1 HOLLOW METAL DOOR - PAINT TO TO MATCH BENJAMIN MOORE #6123 "BAGUETTE"
- D2 OVERHEAD METAL DOOR - PAINT TO TO BENJAMIN MOORE #6123 "BAGUETTE"
- D3 DARK BRONZE ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- EJ 1/4" DEEP REVEAL EXPANSION JOINT
- FS FOAM SHAPED CORNICE - PAINT SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- HB HOSE BIB IN LOCK BOX
- L LIGHT FIXTURE
- L TYPE:
- L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
- L2 = LINEAR FAÇADE WALL LIGHT (DOWN ONLY)
- L3 = 2 FOOT LED FILASTER LIGHT (DOWN ONLY)
- L4 = WALL PACK (DOWN ONLY)
- MS MAIN SWITCHBOARD ENCLOSURE PREP AND PAINT BENJAMIN MOORE #6123 "BAGUETTE"
- P 4" PIPE BOLLARD FILLED WITH CONCRETE - WITH PROTECTIVE SLEEVE
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- RO ROOF DRAIN OUTLET AT FACE OF CURB
- 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 - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- SV1 STONE VENEER CORONADO STONE PRODUCTS - "QUICK STACK CARMEL MOUNTAIN - PROVIDE ANTI GRAFFITI SEALER
- SV2 STONE VENEER FOAM MOLDING SILL. PAINT TO MATCH ADJACENT - PROVIDE ANTI GRAFFITI SEALER
- T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT
- W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT



**REVISIONS**

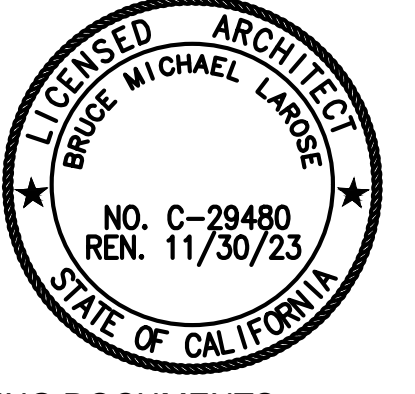
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**QUICK QUACK CAR WASH AT LAUREL PLAZA STORE #8-034 LAUREL AND O'HARA OAKLEY, CA**

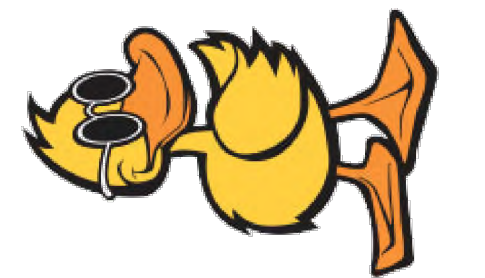
**EXTERIOR ELEVATIONS**

DATE: JANUARY 2022  
 CRM PROJECT #: 1919

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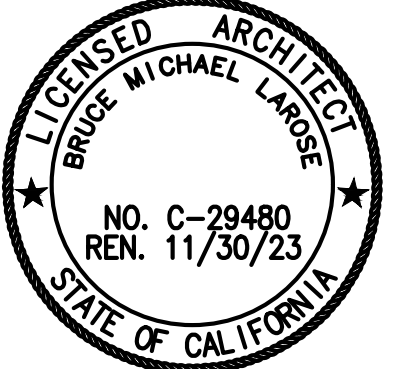
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**QUICK QUACK CAR WASH  
 AT LAUREL PLAZA  
 STORE #8-034  
 LAUREL AND O'HARA  
 OAKLEY, CA**

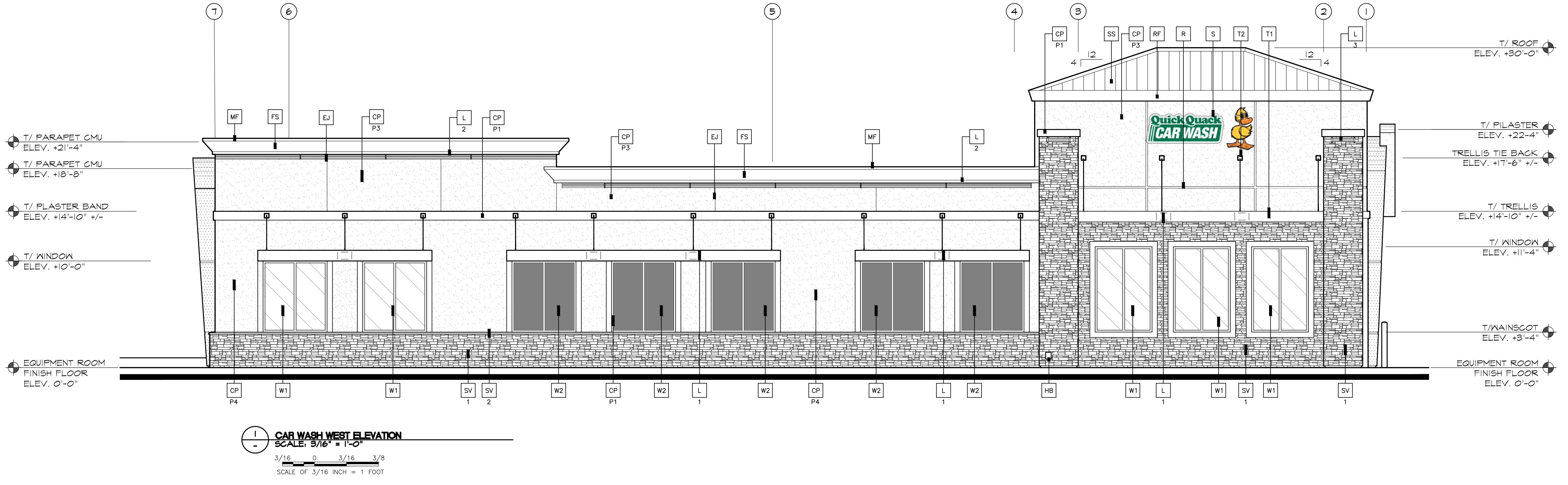
**EXTERIOR  
 ELEVATIONS**

DATE: JANUARY 2022  
 CRM PROJECT #: 1919

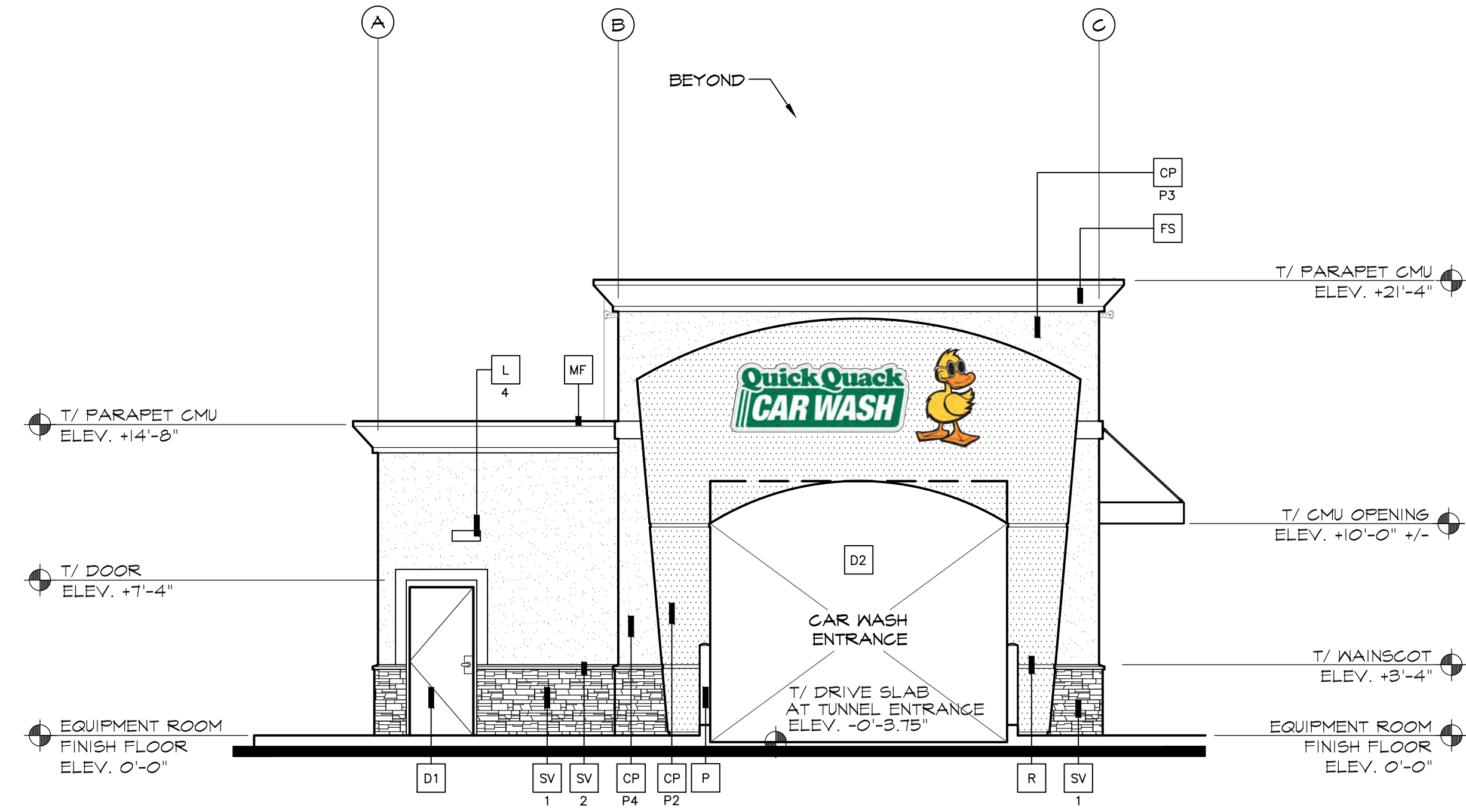
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PLANNING DOCUMENTS



**1 CAR WASH WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 3/16 0 3/16 3/8  
 SCALE OF 3/16 INCH = 1 FOOT

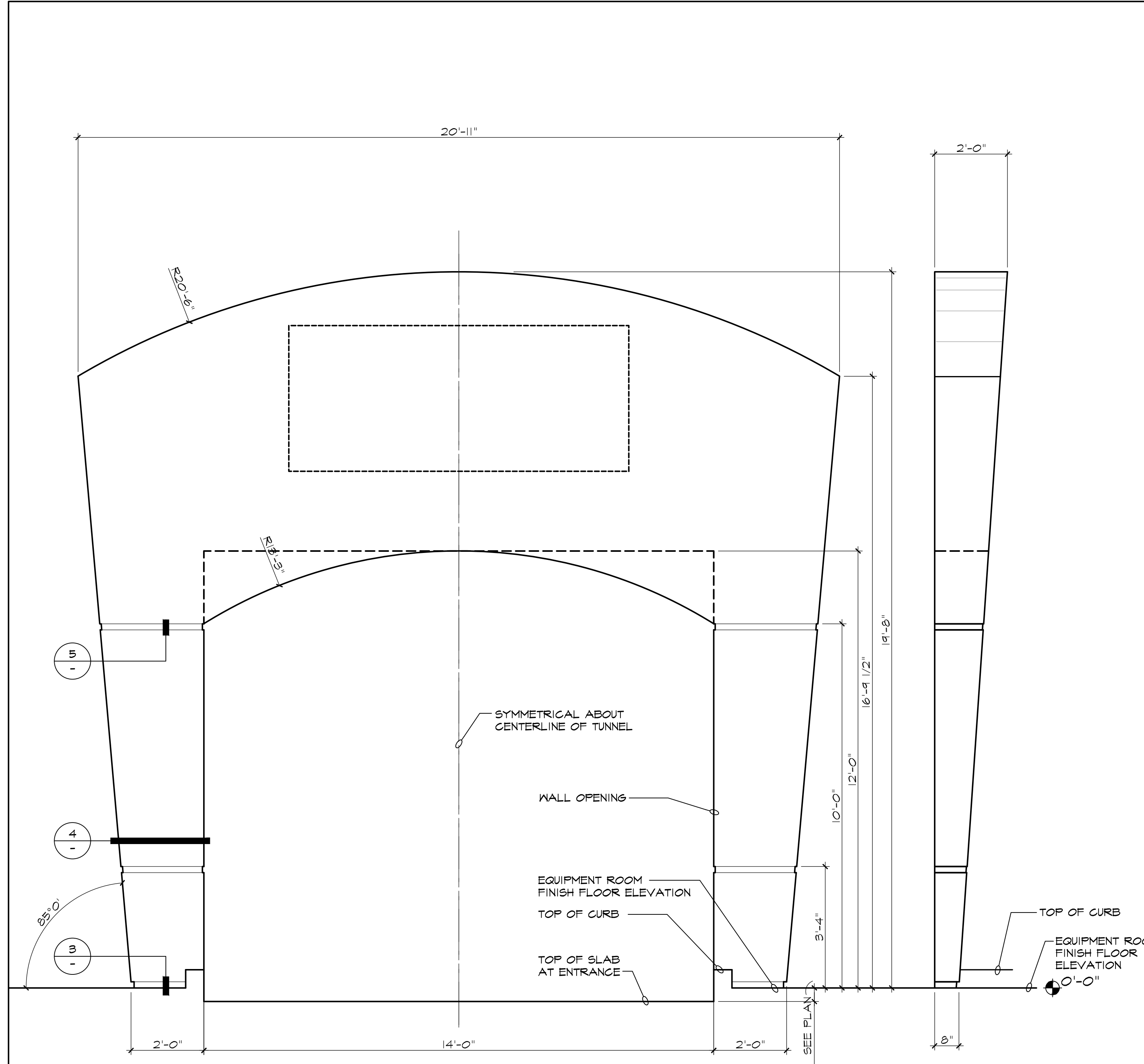


**2 CAR WASH NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"  
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 SCALE OF 3/16 INCH = 1 FOOT

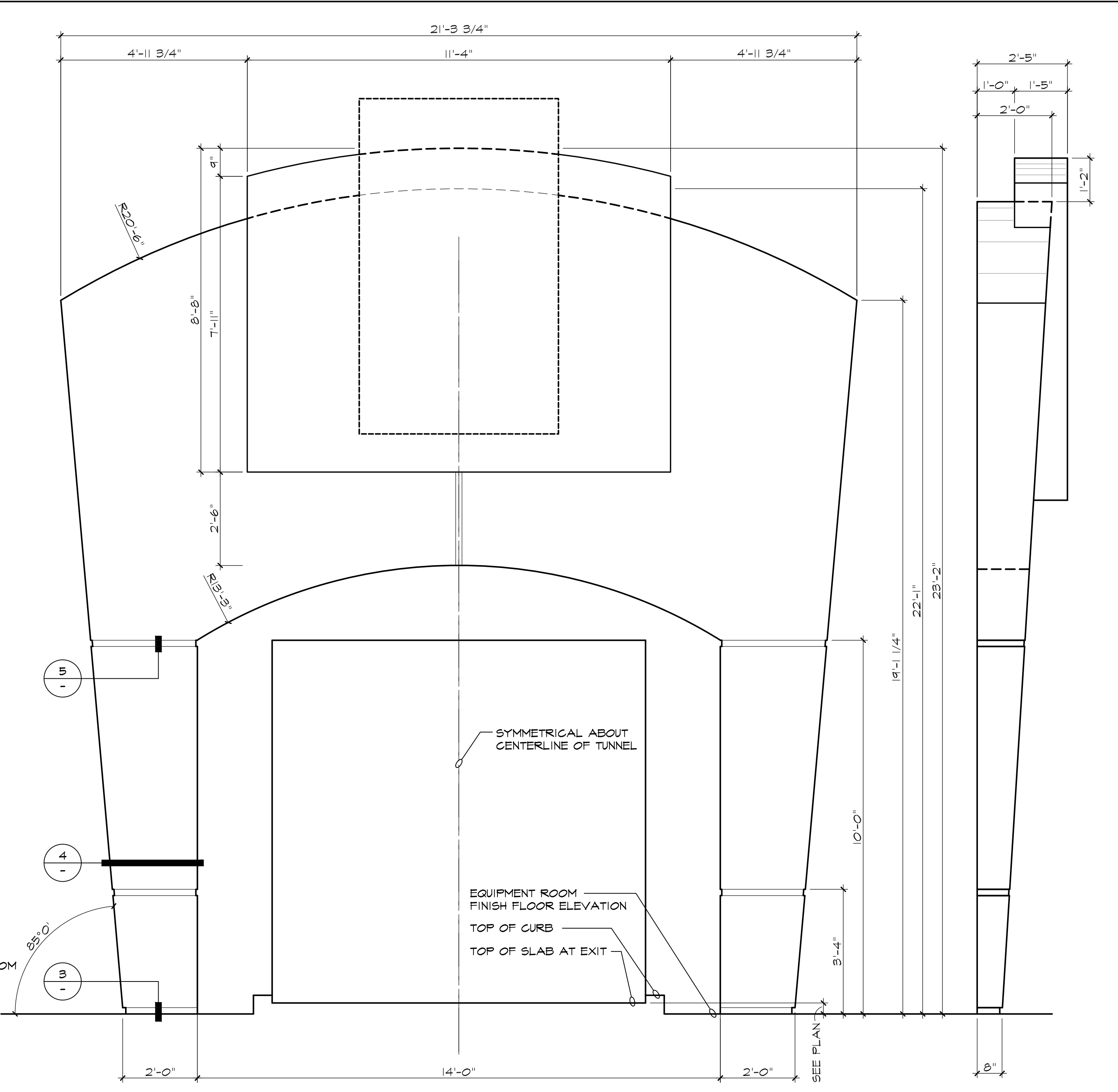
**KEY NOTES:**

- CP ACRYLIC PLASTER COLOR COAT
- P COLOR DESIGNATION:
- P1 = MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
- P3 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF"
- P4 = MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"
- P5 = MATCH SHERWIN WILLIAMS #1004 "SNOWBOUND"
- PLASTER COLOR COAT TO BE SAND FINISH
- D1 HOLLOW METAL DOOR - PAINT TO TO MATCH BENJAMIN MOORE #6123 "BAGUETTE"
- D2 OVERHEAD METAL DOOR - PAINT TO TO BENJAMIN MOORE #6123 "BAGUETTE"
- D3 DARK BRONZE ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- EJ 1/4" DEEP REVEAL EXPANSION JOINT
- FS FOAM SHAPED CORNICE - PAINT SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- HB HOSE BIB IN LOCK BOX
- L LIGHT FIXTURE
- L TYPE:
- L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
- L2 = LINEAR FAÇADE WALL LIGHT (DOWN ONLY)
- L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
- L4 = WALL PACK (DOWN ONLY)
- MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- MS MAIN SWITCHBOARD ENCLOSURE PREP AND PAINT BENJAMIN MOORE #6123 "BAGUETTE"
- P 4" PIPE BOLLARD FILLED WITH CONCRETE - WITH PROTECTIVE SLEEVE
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- RD ROOF DRAIN OUTLET AT FACE OF CURB
- 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 - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

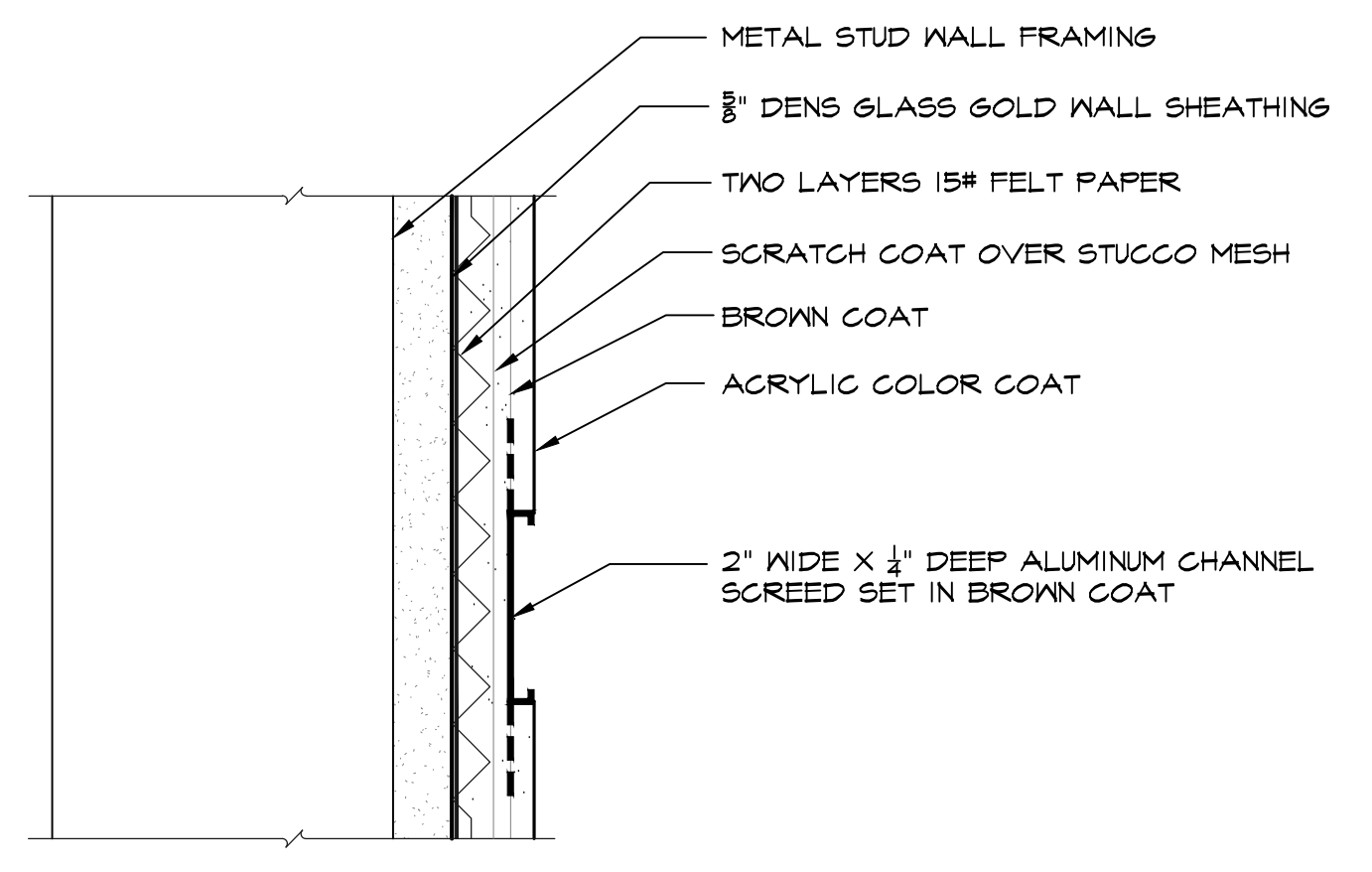
- SV1 STONE VENEER CORONADO STONE PRODUCTS - "QUICK STACK CARMEL MOUNTAIN - PROVIDE ANTI GRAFFITI SEALER
- SV2 STONE VENEER FOAM MOLDING SILL. PAINT TO MATCH ADJACENT - PROVIDE ANTI GRAFFITI SEALER
- T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"
- V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT
- W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT



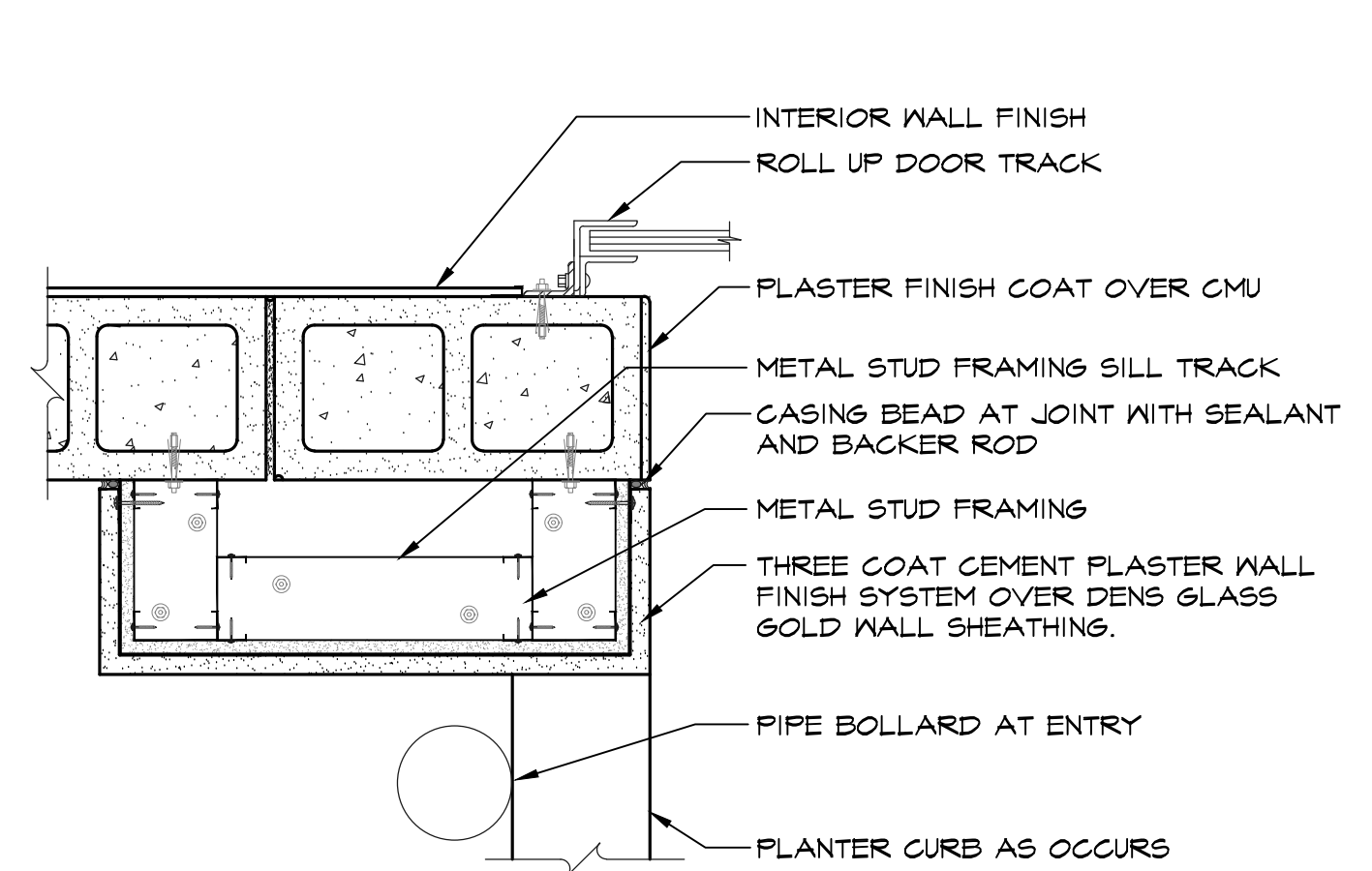
**2 ENTRY ARCH WALL FEATURE**  
SCALE: 1/2" = 1'-0"



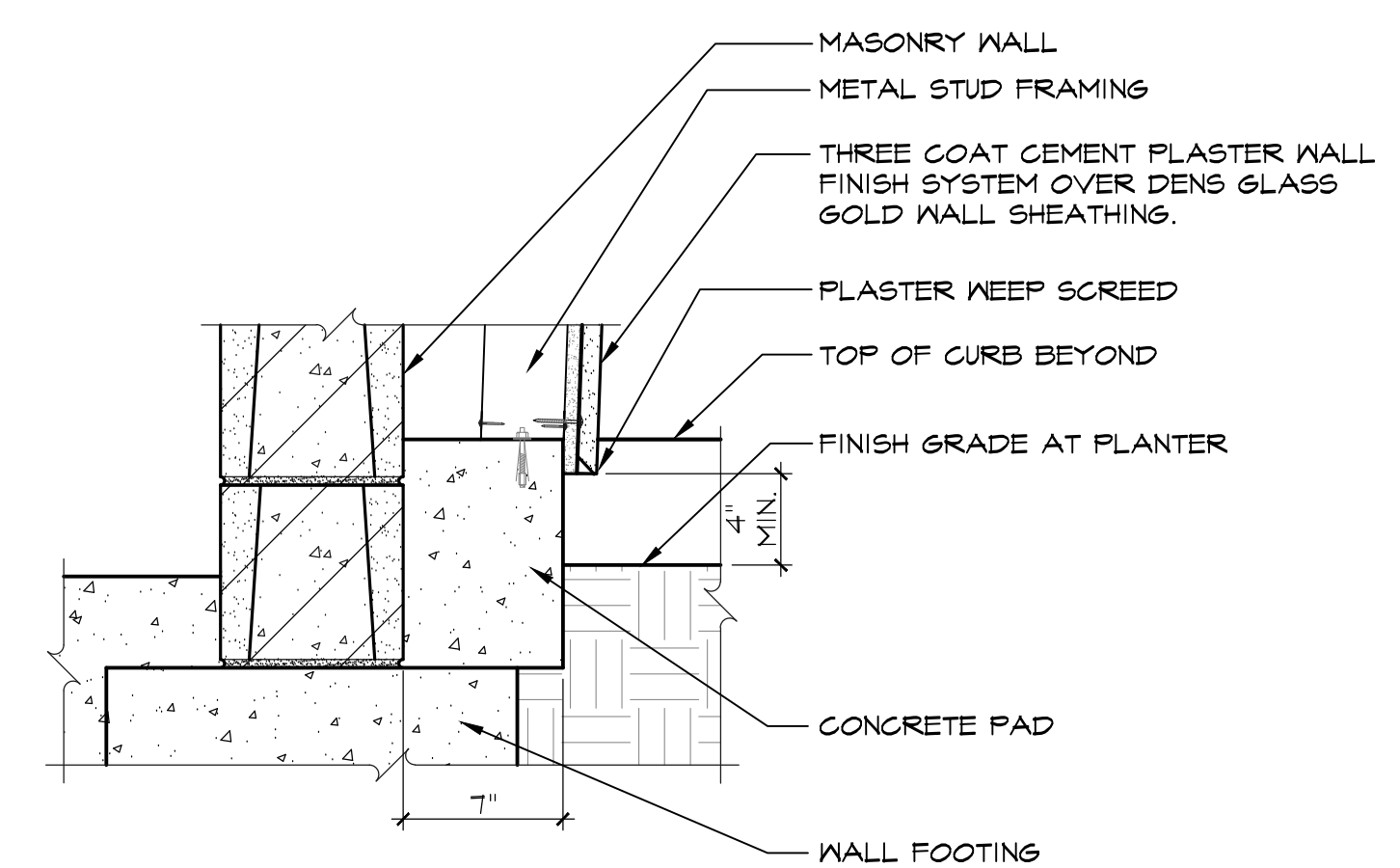
**1 EXIT ARCH WALL FEATURE**  
SCALE: 1/2" = 1'-0"



**5 PLASTER CHANNEL SCREED REVEAL**  
HALF SCALE



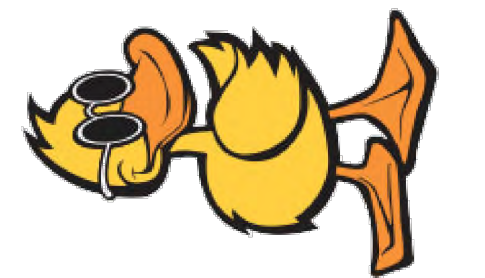
**4 FEATURE WALL LEG PLAN**  
SCALE: 1 1/2" = 1'-0"



**3 FEATURE WALL SILL**  
SCALE: 1 1/2" = 1'-0"

**NOTE:**  
ALL EXPOSED CONCRETE TO HAVE SACK FINISH AT FOOTINGS FOR ARCADE AND PILASTERS (TYPICAL)

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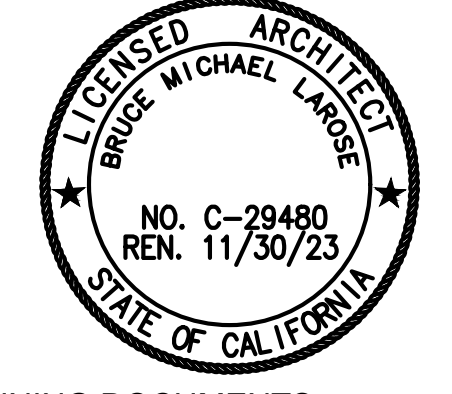
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**QUICK QUACK CAR WASH**  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA

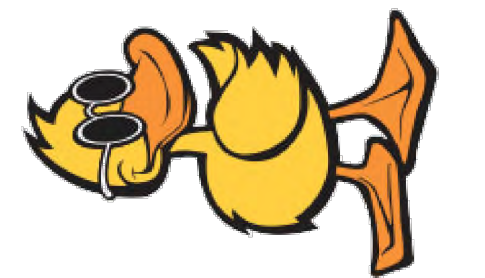
**ARCH WALL FEATURE ELEVATIONS**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

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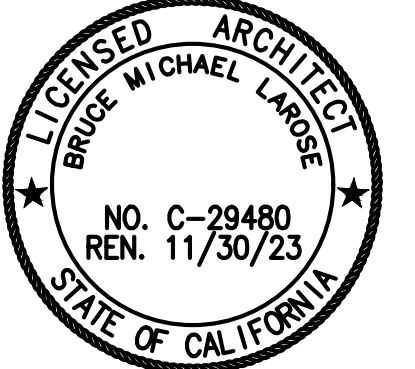
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**QUICK QUACK CAR WASH  
 AT LAUREL PLAZA  
 STORE #8-034  
 LAUREL AND O'HARA  
 OAKLEY, CA**

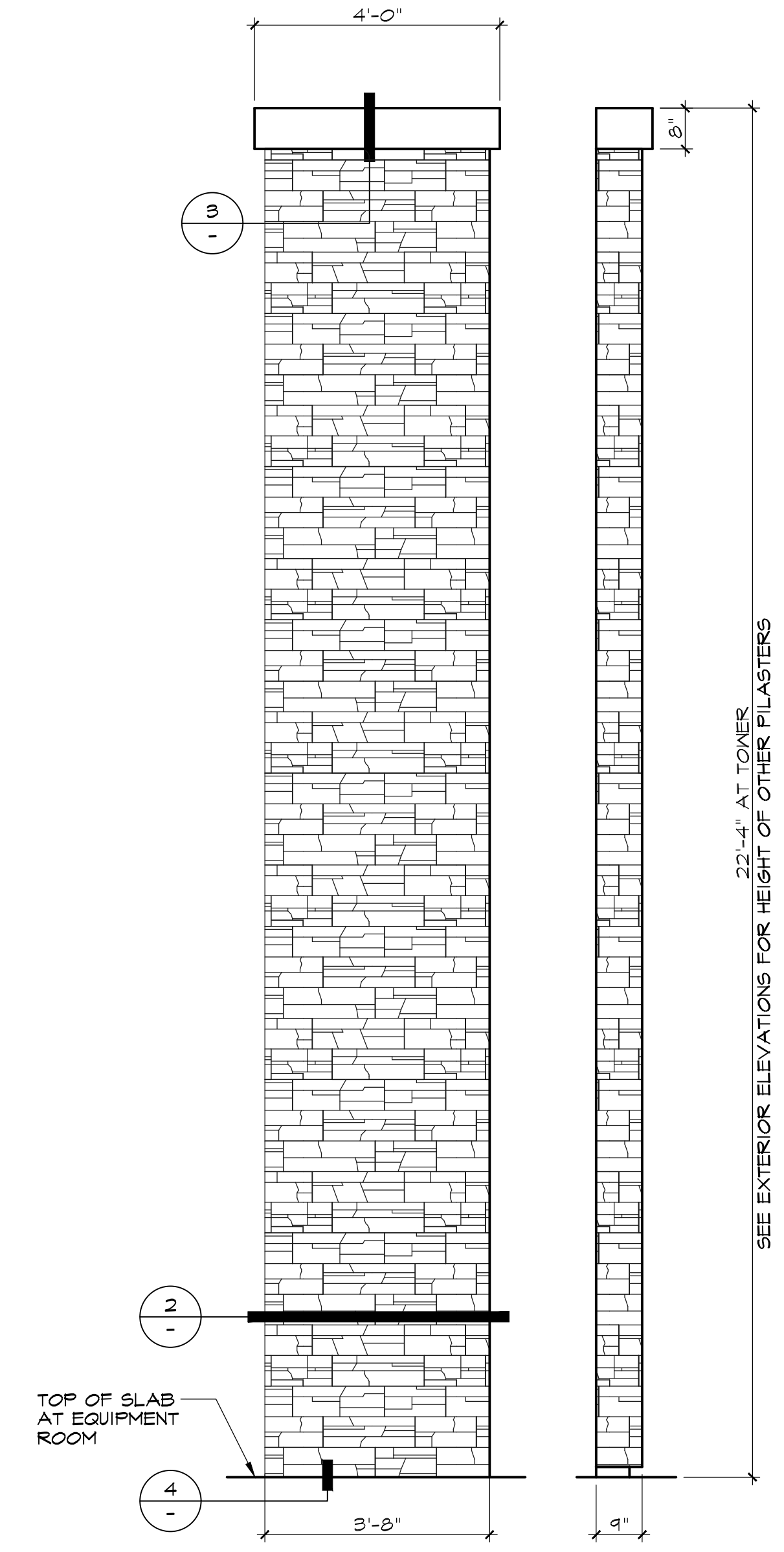
**PILASTER ELEVATIONS**

DATE: JANUARY 2022  
 CRM PROJECT #: 1919

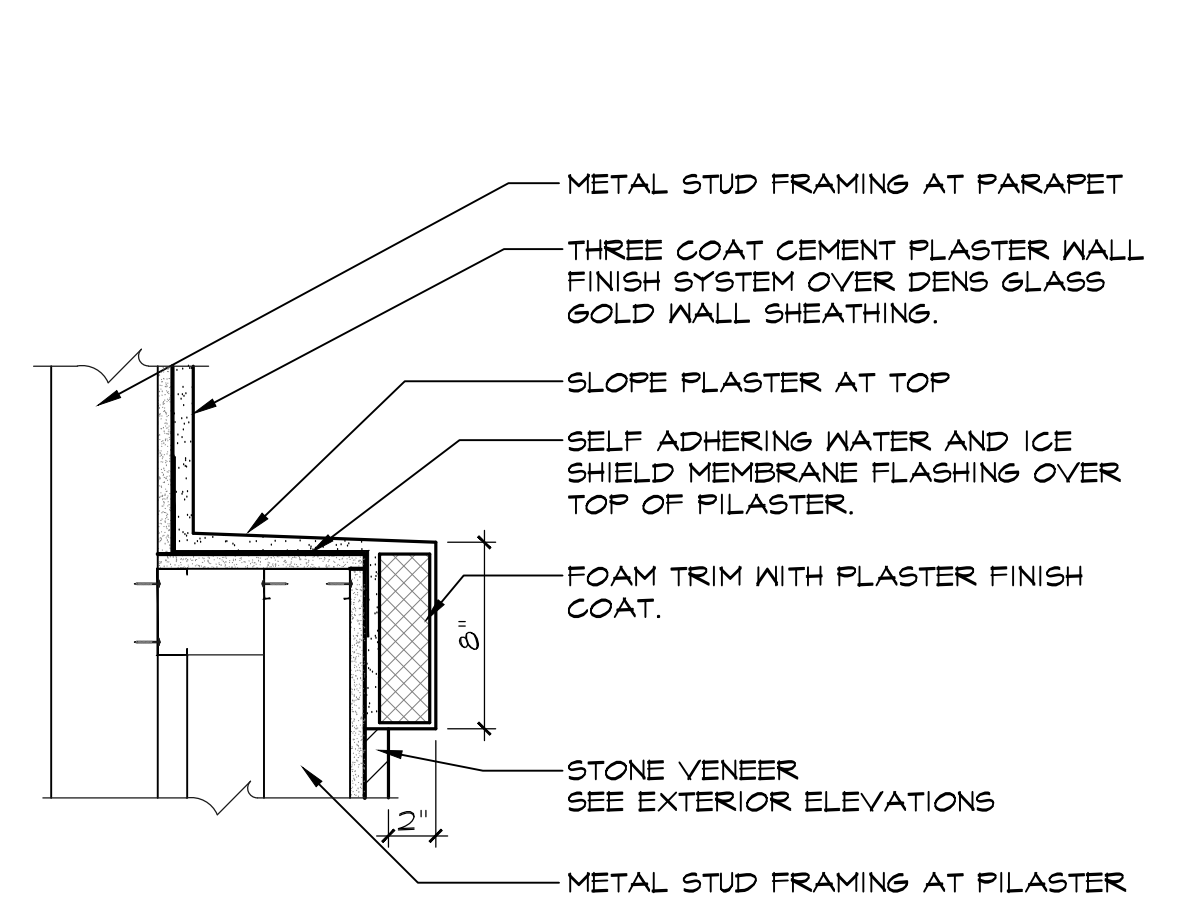
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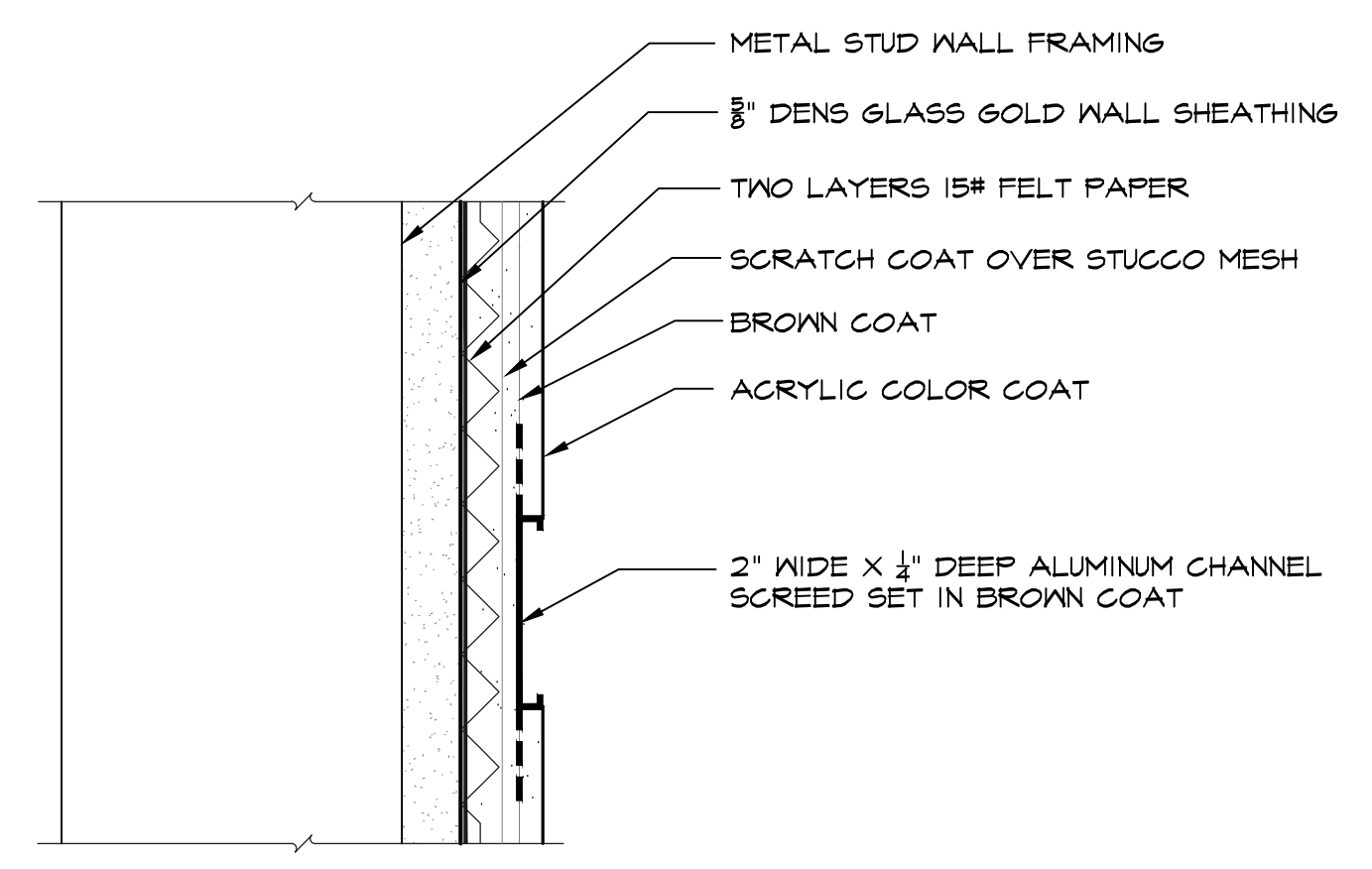
PLANNING DOCUMENTS



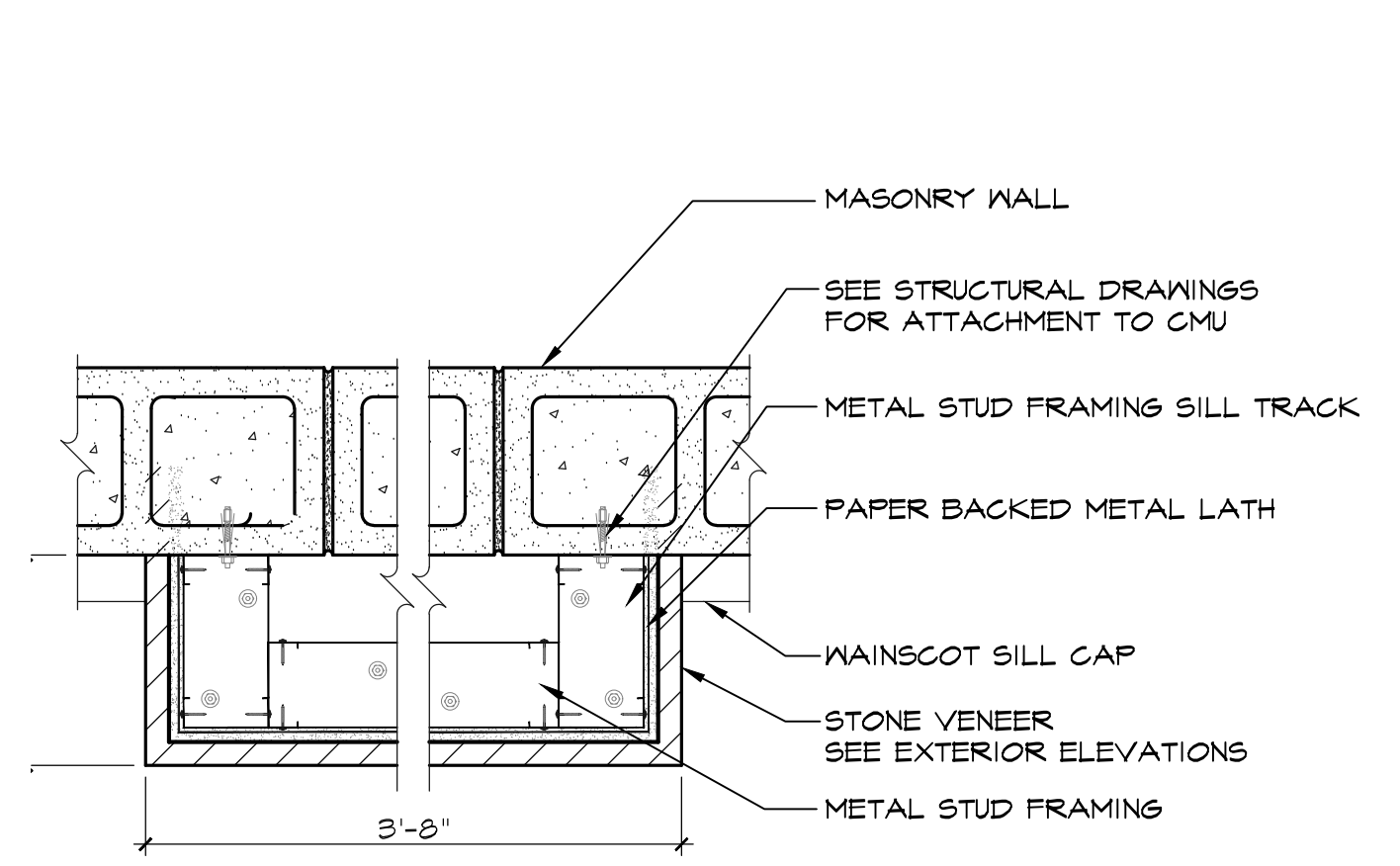
**1 TYPICAL PLASTER WALL FEATURE**  
 SCALE: 1/2" = 1'-0"



**4 PILASTER WALL FEATURE TOP CAP**  
 SCALE: 1 1/2" = 1'-0"

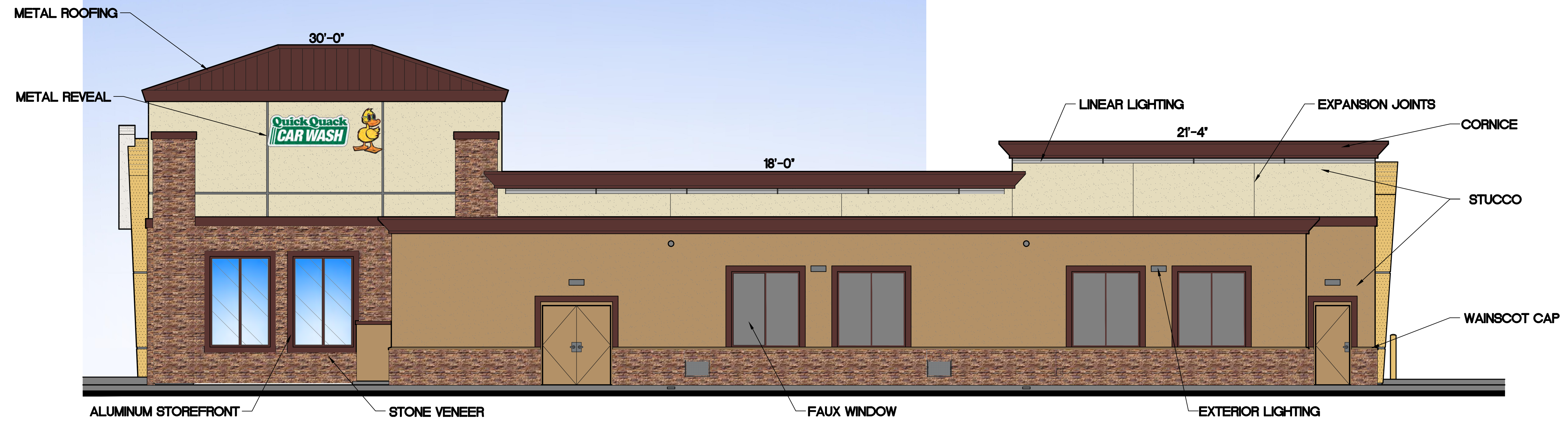


**3 PLASTER CHANNEL SCREED REVEAL**  
 HALF SCALE

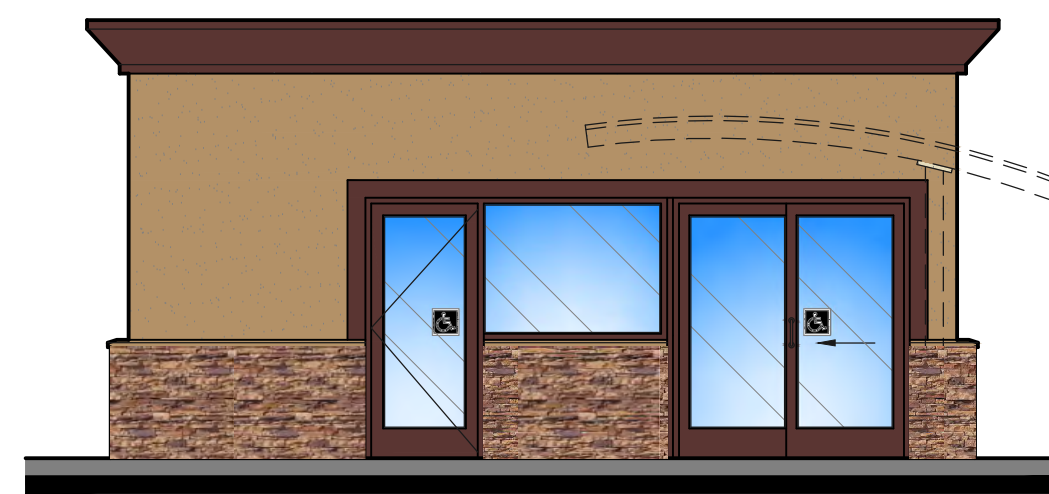


**2 PILASTER WALL FEATURE PLAN**  
 SCALE: 1 1/2" = 1'-0"

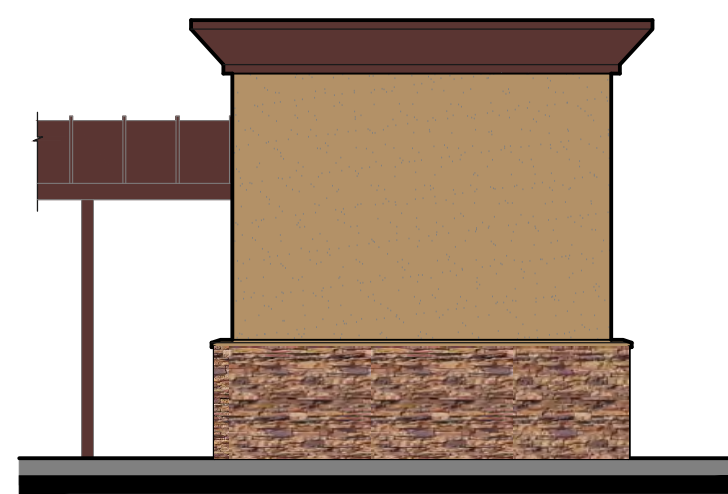
**NOTE:**  
 ALL EXPOSED CONCRETE TO HAVE SACK FINISH AT FOOTINGS FOR ARCADE AND PILASTERS (TYPICAL)



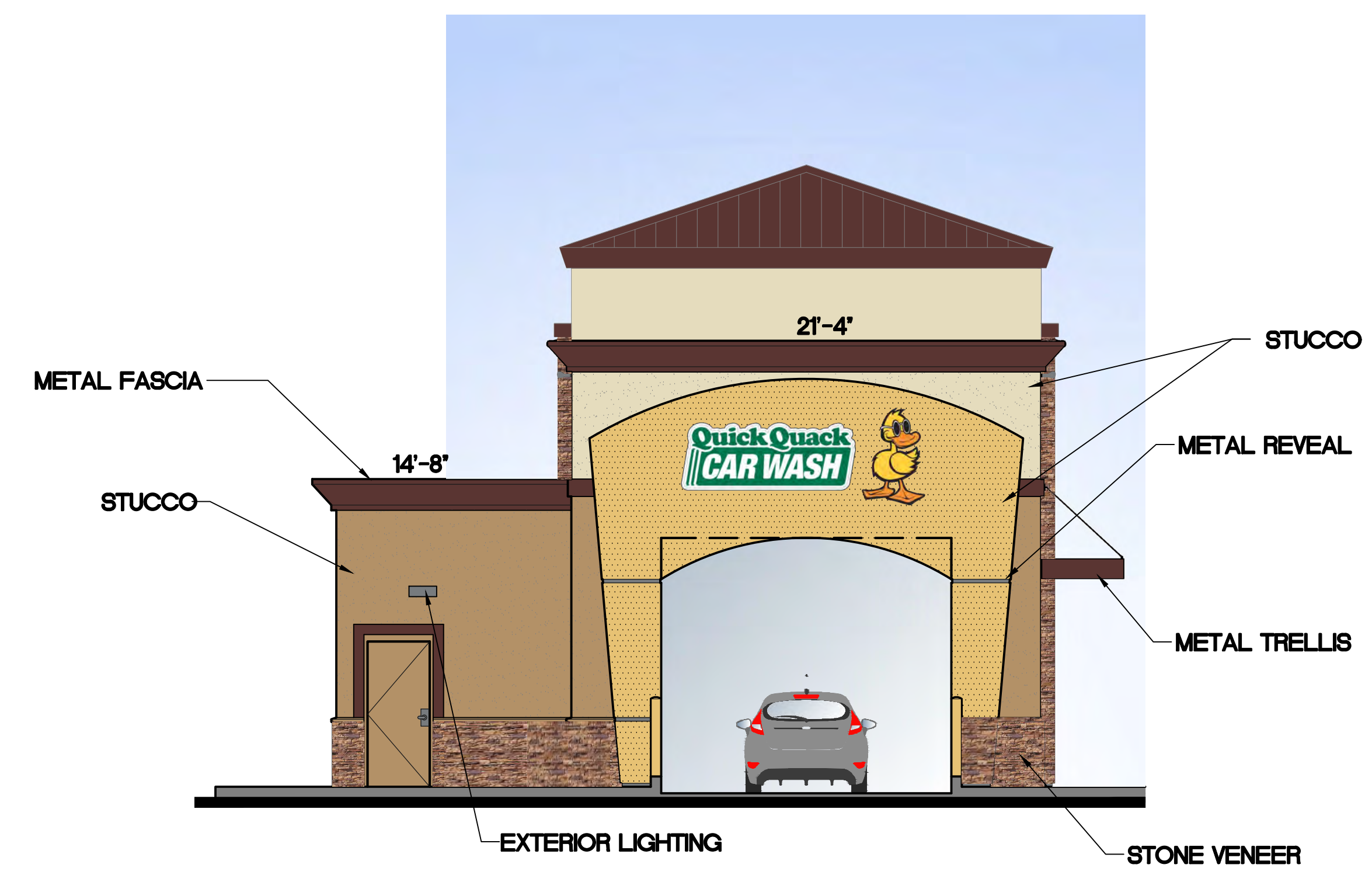
1 CAR WASH EAST ELEVATION  
SCALE: 3/16" = 1'-0"  
3/16 0 3/16 3/8  
SCALE OF 3/16 INCH = 1 FOOT



3 OFF. STATION / OFFICE WEST ELEVATION  
SCALE: 3/16" = 1'-0"  
3/16 0 3/16 3/8  
SCALE OF 3/16 INCH = 1 FOOT



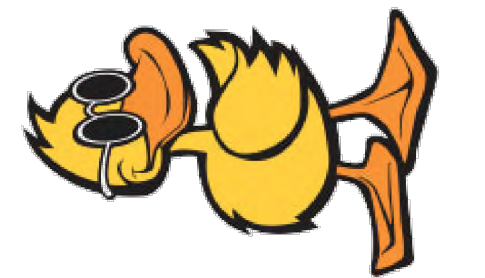
4 OFF. STATION / OFFICE SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"  
3/16 0 3/16 3/8  
SCALE OF 3/16 INCH = 1 FOOT



2 CAR WASH NORTH ELEVATION  
SCALE: 3/16" = 1'-0"  
3/16 0 3/16 3/8  
SCALE OF 3/16 INCH = 1 FOOT

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**CRM Architects & Planners, Inc.**  
Carissimi Rohrer McMullen Architects and Planners, Inc.  
5800 Stanford Ranch Road #720, Rocklin, CA 95765  
phone: (916) 451-1500



**REVISIONS**

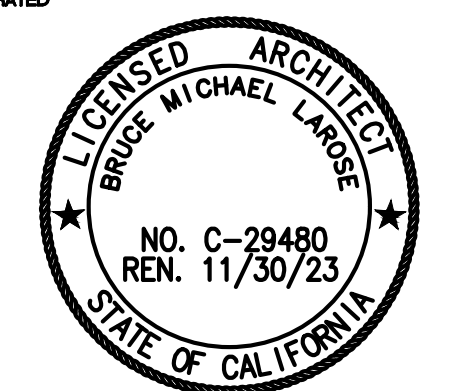
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**QUICK QUACK CAR WASH AT LAUREL PLAZA**  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA

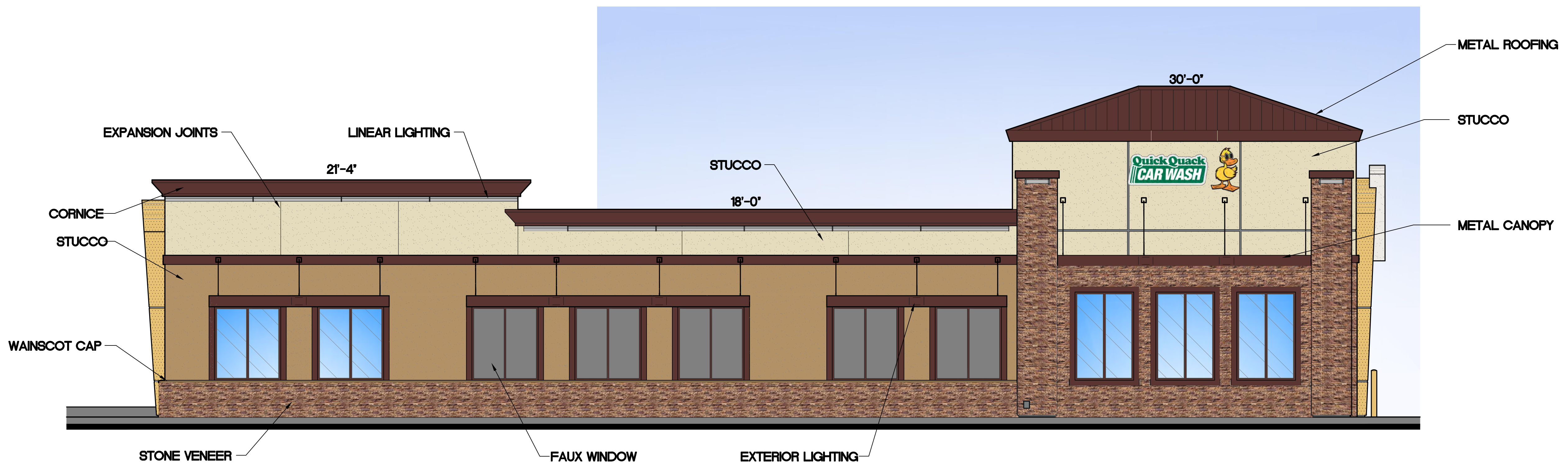
**COLOR ELEVATIONS**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

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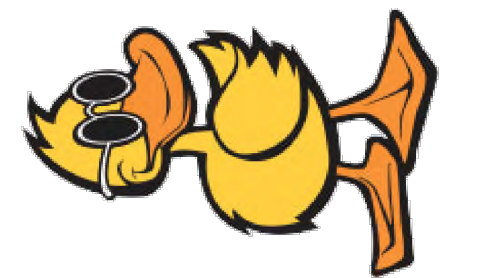
PLANNING DOCUMENTS



1  
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CAR WASH WEST ELEVATION  
SCALE: 3/16" = 1'-0"  
3/16" 0 3/16" 3/8"  
SCALE OF 3/16 INCH = 1 FOOT



2  
-  
CAR WASH SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"  
3/16" 0 3/16" 3/8"  
SCALE OF 3/16 INCH = 1 FOOT



**REVISIONS**

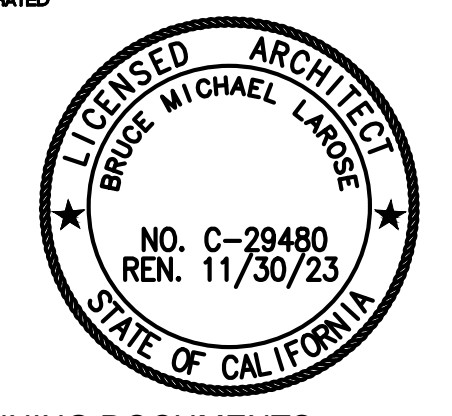
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**QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA**

**COLOR  
ELEVATIONS**

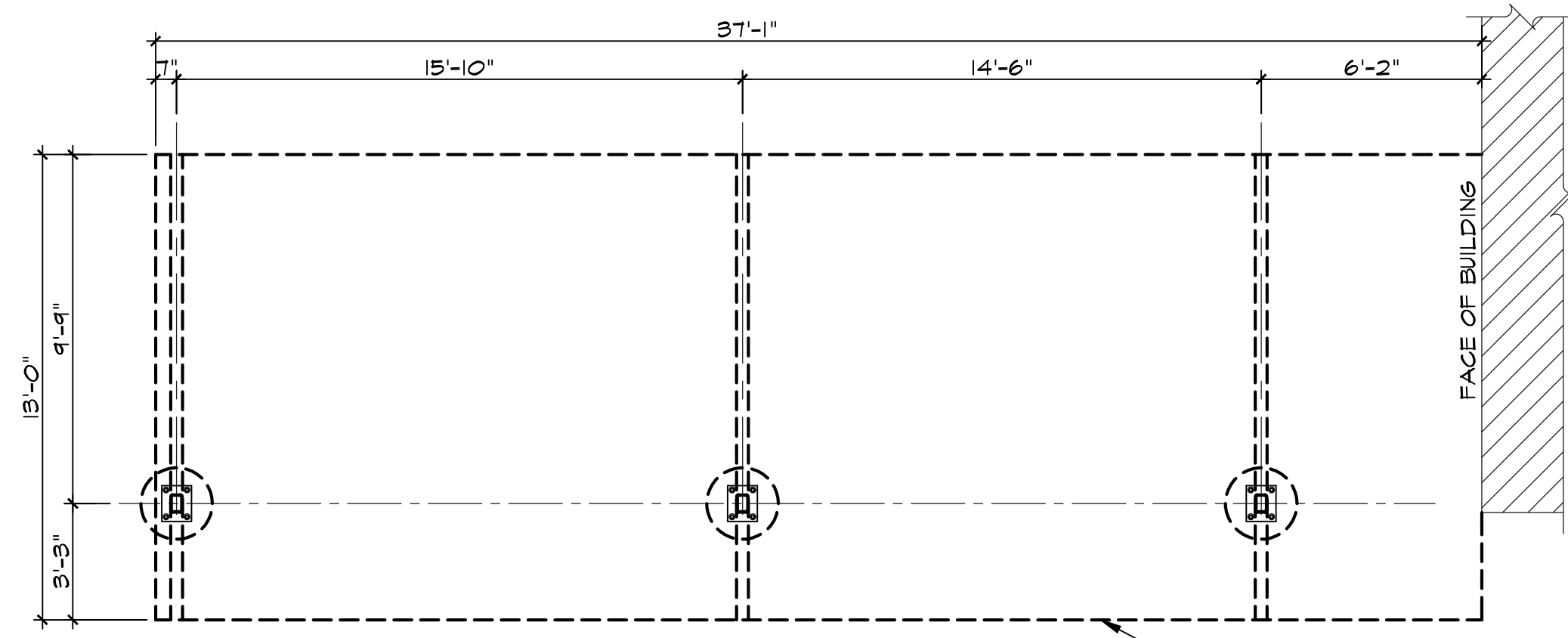
DATE: JANUARY 2022  
CRM PROJECT #: 1919

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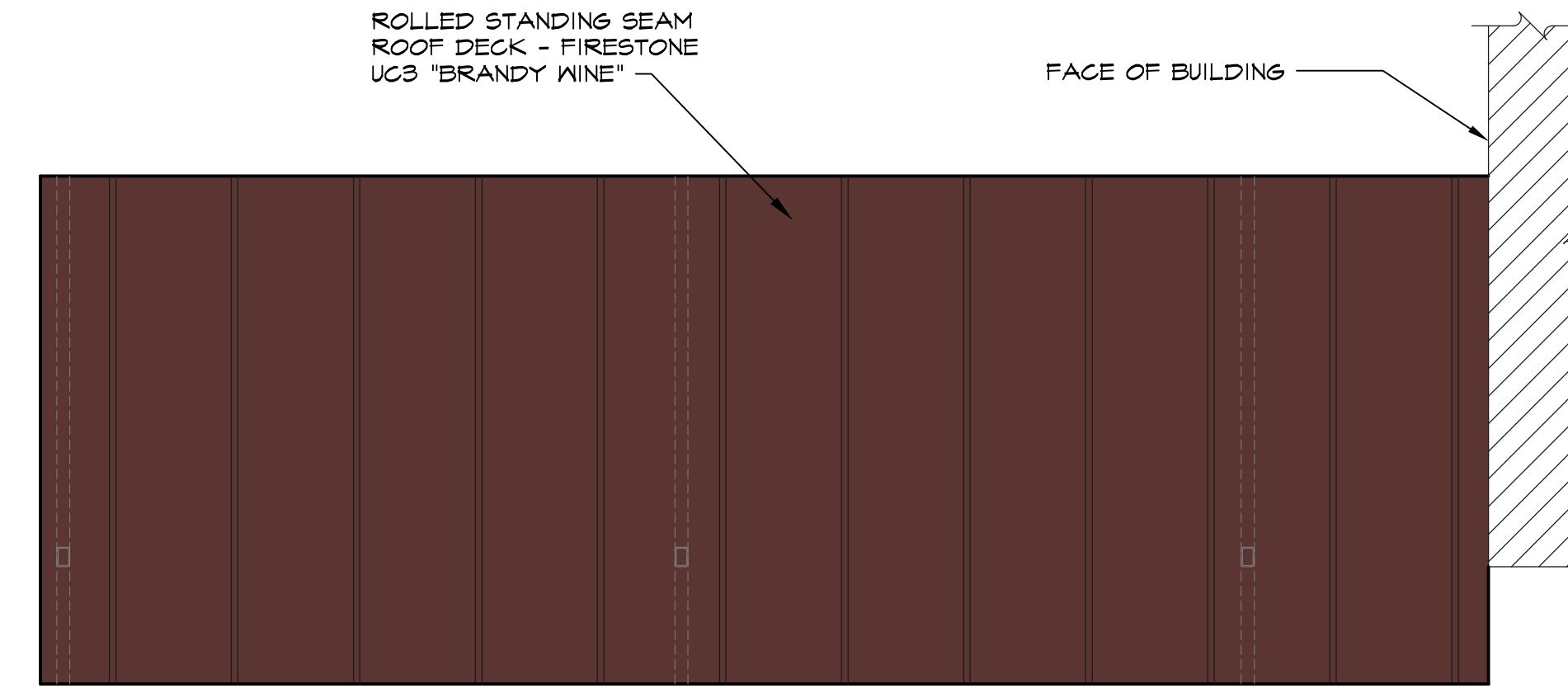


PLANNING DOCUMENTS

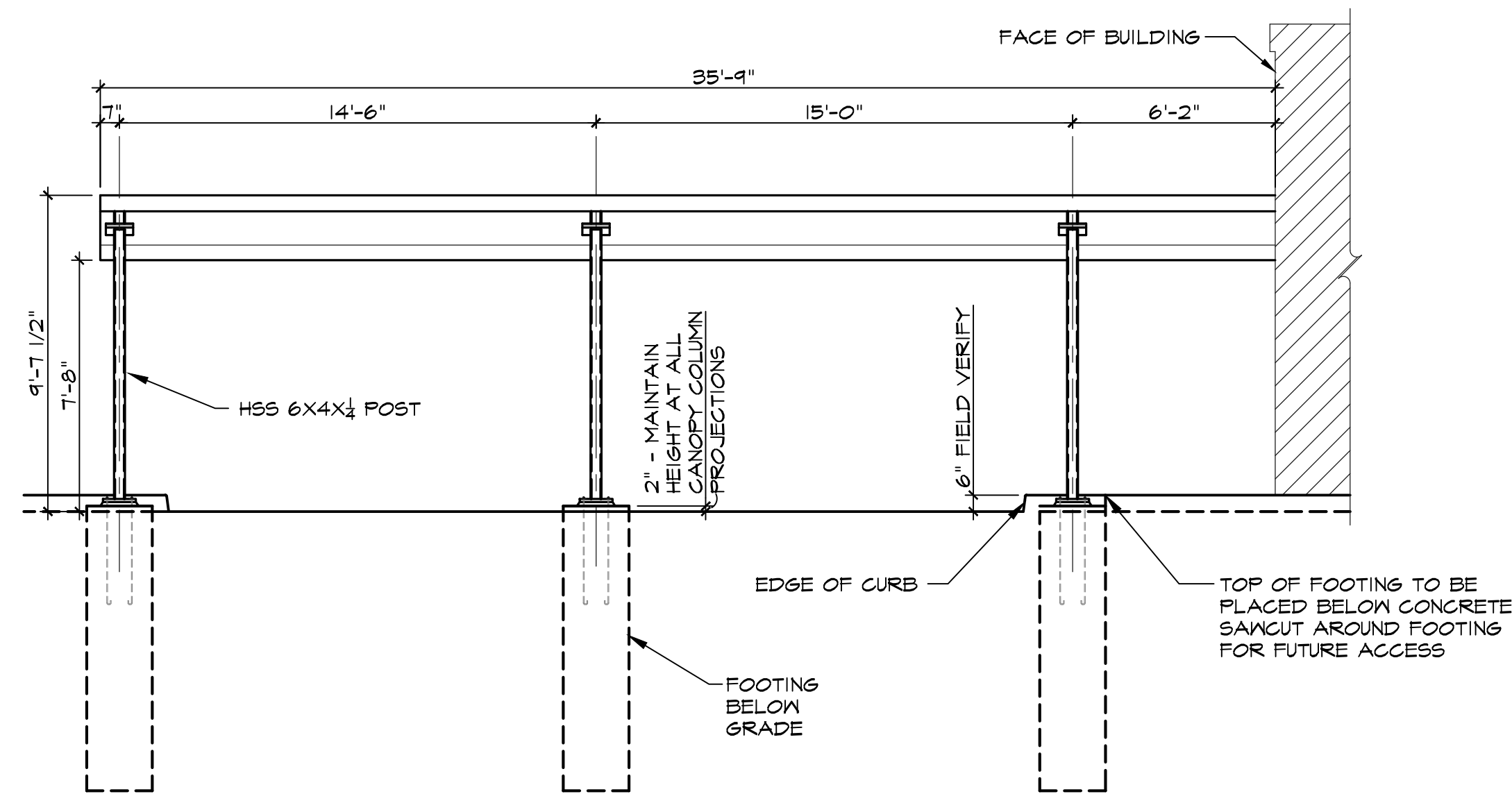




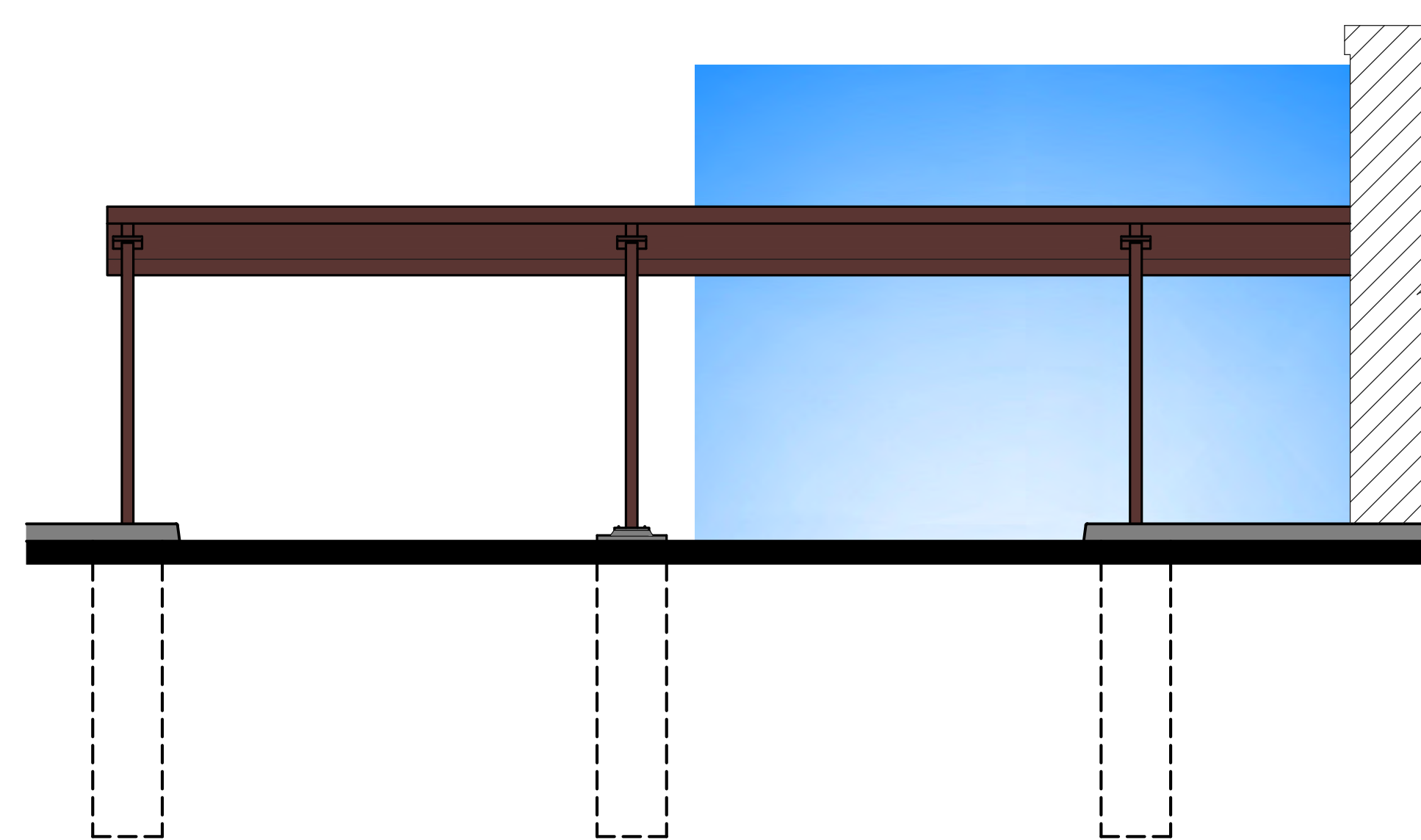
**1 PAY STATION CANOPY PLAN**  
 SCALE: 1/4" = 1'-0"  
 1/4 0 1/4 1/2  
 SCALE OF 1/4 INCH = 1 FOOT



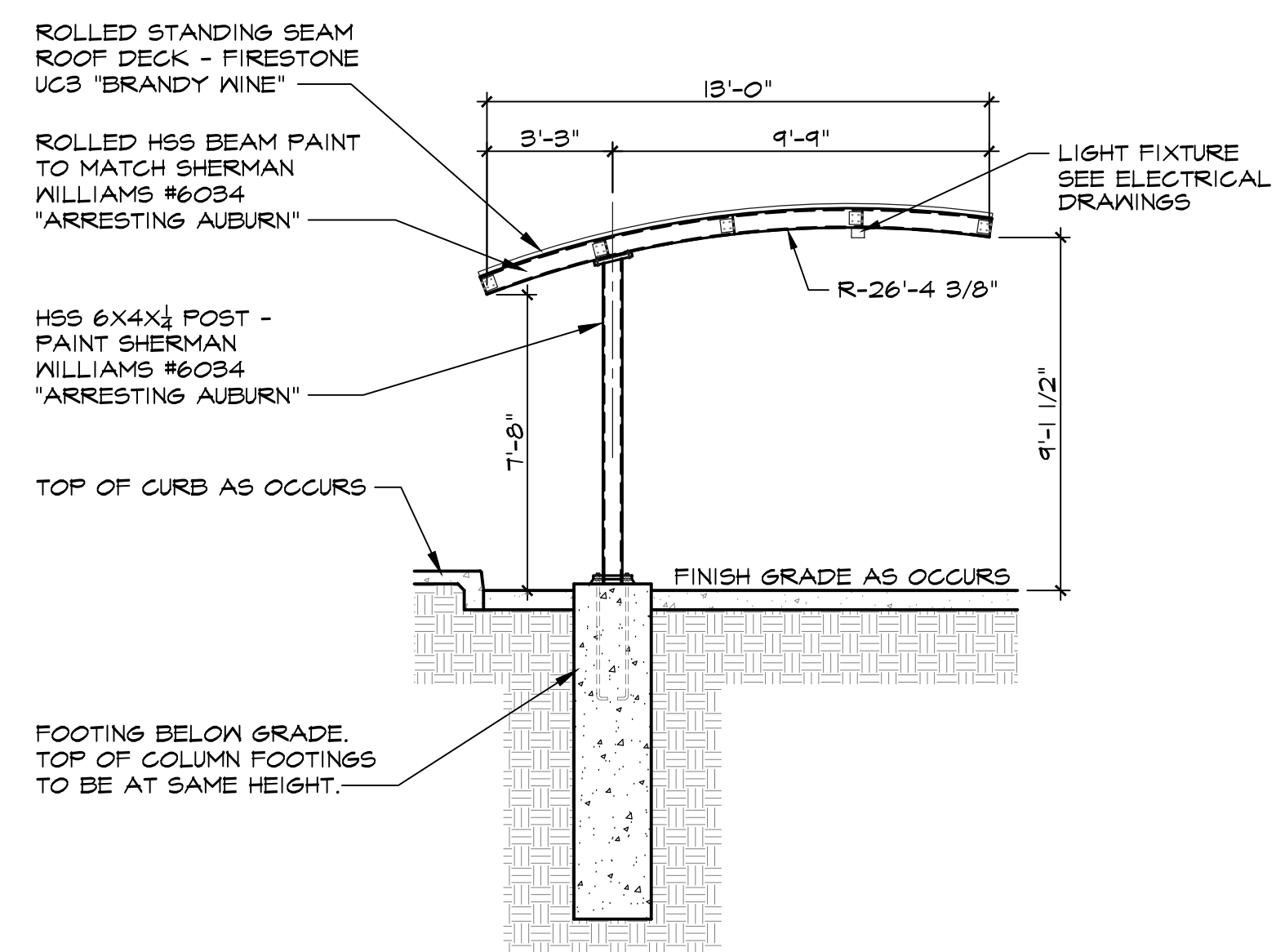
**3 PAY STATION COLOR PLAN VIEW**  
 SCALE: 1/4" = 1'-0"  
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 SCALE OF 1/4 INCH = 1 FOOT



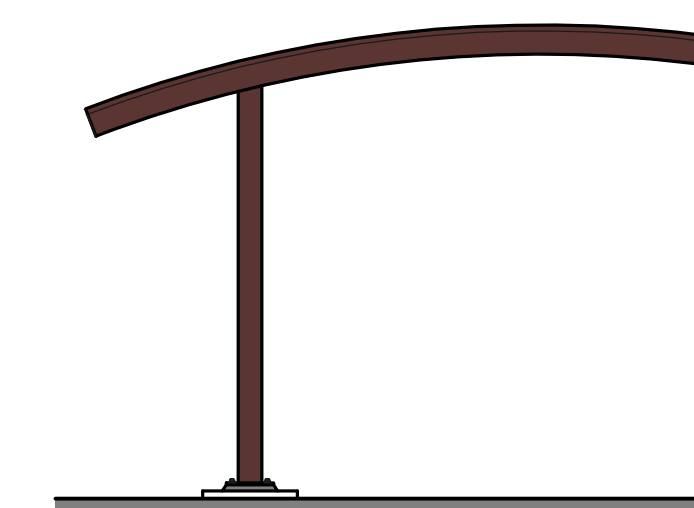
**2 PAY STATION CANOPY ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 1/4 0 1/4 1/2  
 SCALE OF 1/4 INCH = 1 FOOT



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

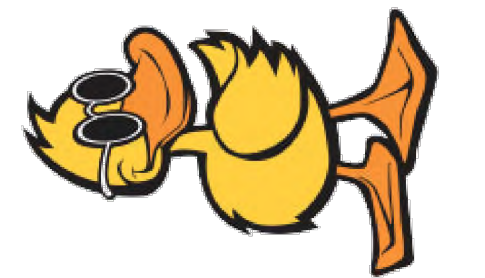


**A-A TYPICAL CANOPY SECTION**  
 SCALE: 1/4" = 1'-0"  
 1/4 0 1/4 1/2  
 SCALE OF 1/4 INCH = 1 FOOT



**5 CANOPY SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 1/4 0 1/4 1/2  
 SCALE OF 1/4 INCH = 1 FOOT

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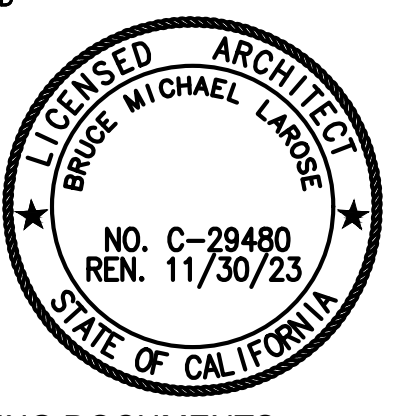
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**QUICK QUACK CAR WASH**  
 AT LAUREL PLAZA  
 STORE #8-034  
 LAUREL AND O'HARA  
 OAKLEY, CA

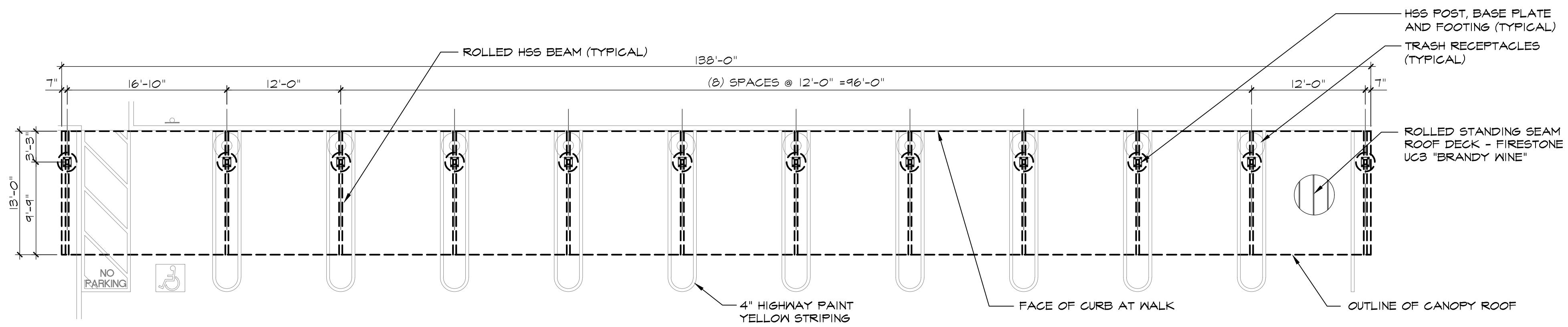
**PAY CANOPY**

DATE: JANUARY 2022  
 CRM PROJECT #: 1919

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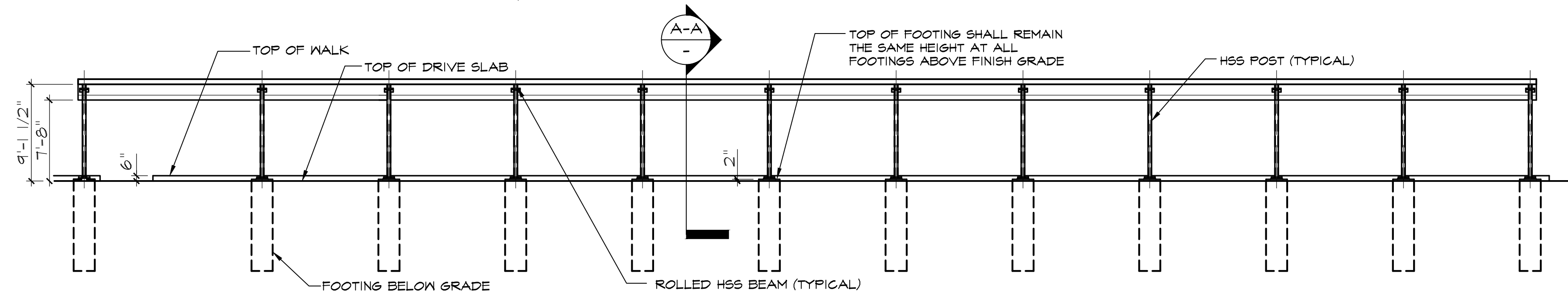


PLANNING DOCUMENTS



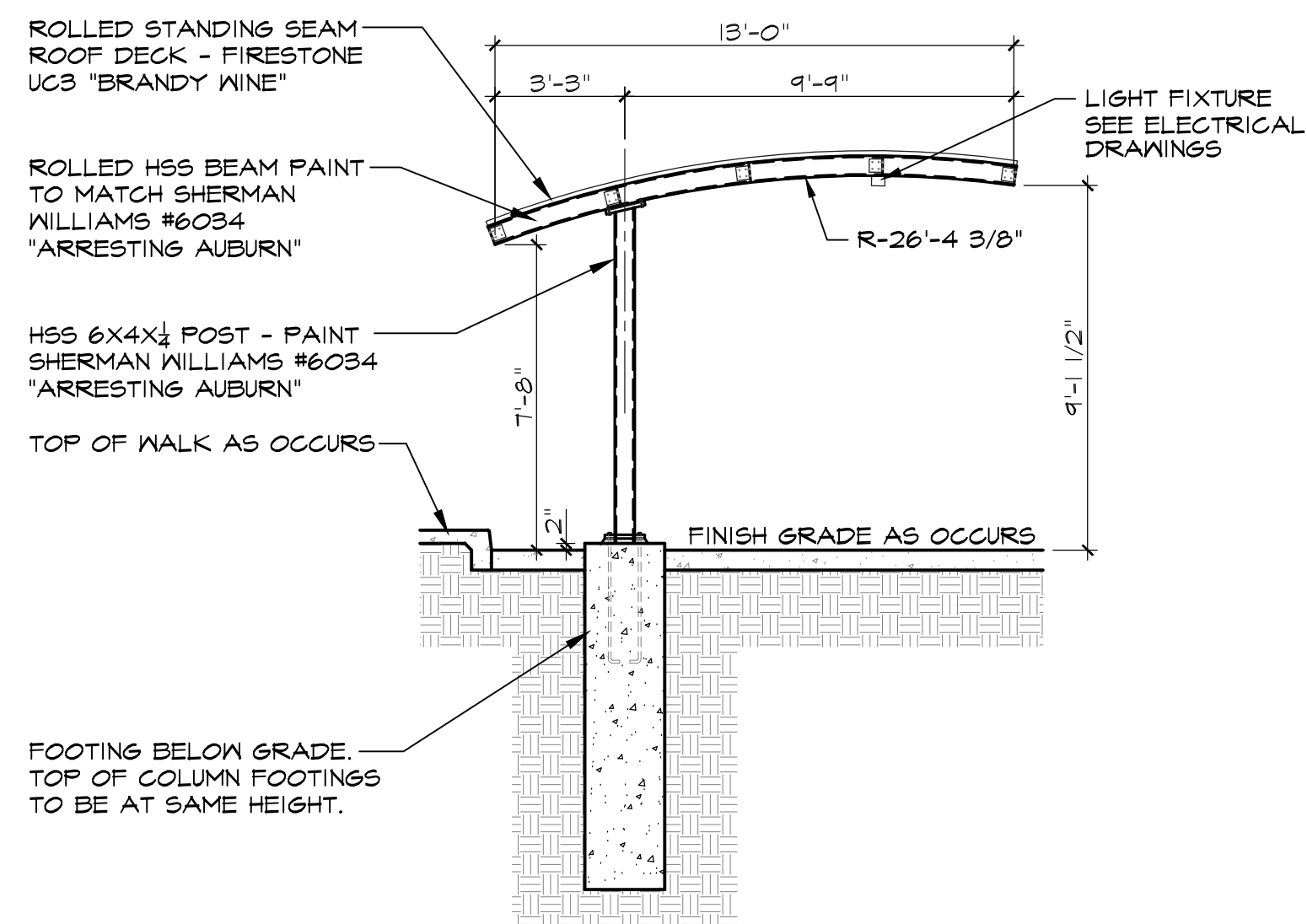
3 VACUUM CANOPY PLAN  
SCALE: 1/8" = 1'-0"

1/8 0 1/8 1/4  
SCALE OF 1/8 INCH = 1 FOOT



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

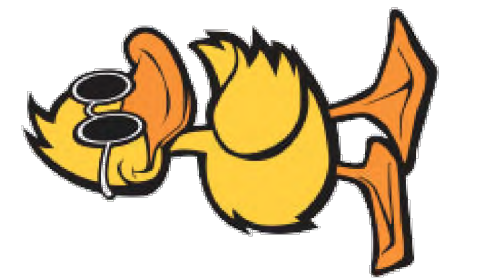
1/8 0 1/8 1/4  
SCALE OF 1/8 INCH = 1 FOOT



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

1/4 0 1/4 1/2  
SCALE OF 1/4 INCH = 1 FOOT

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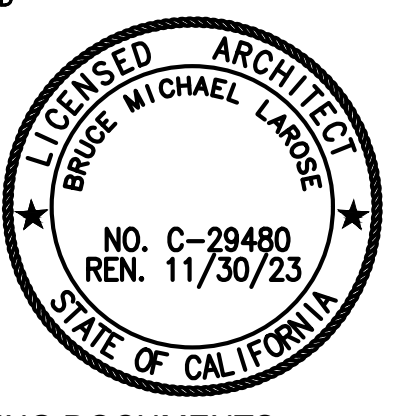
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**QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA**

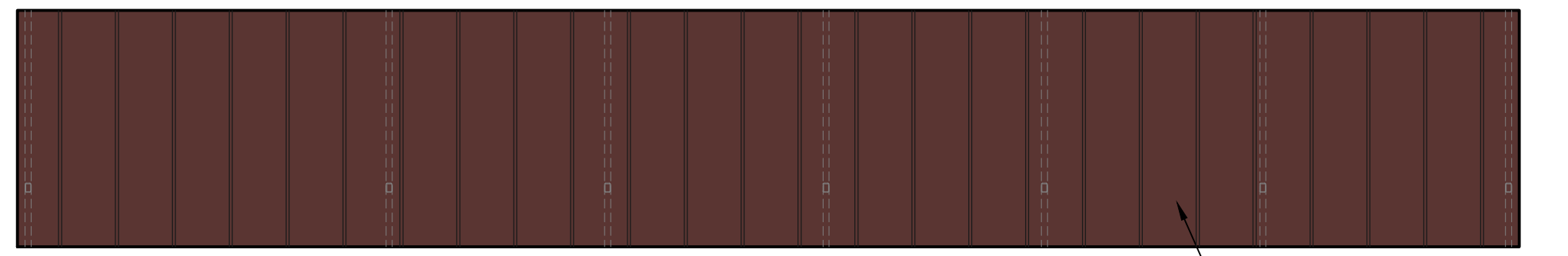
**VACUUM CANOPY**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

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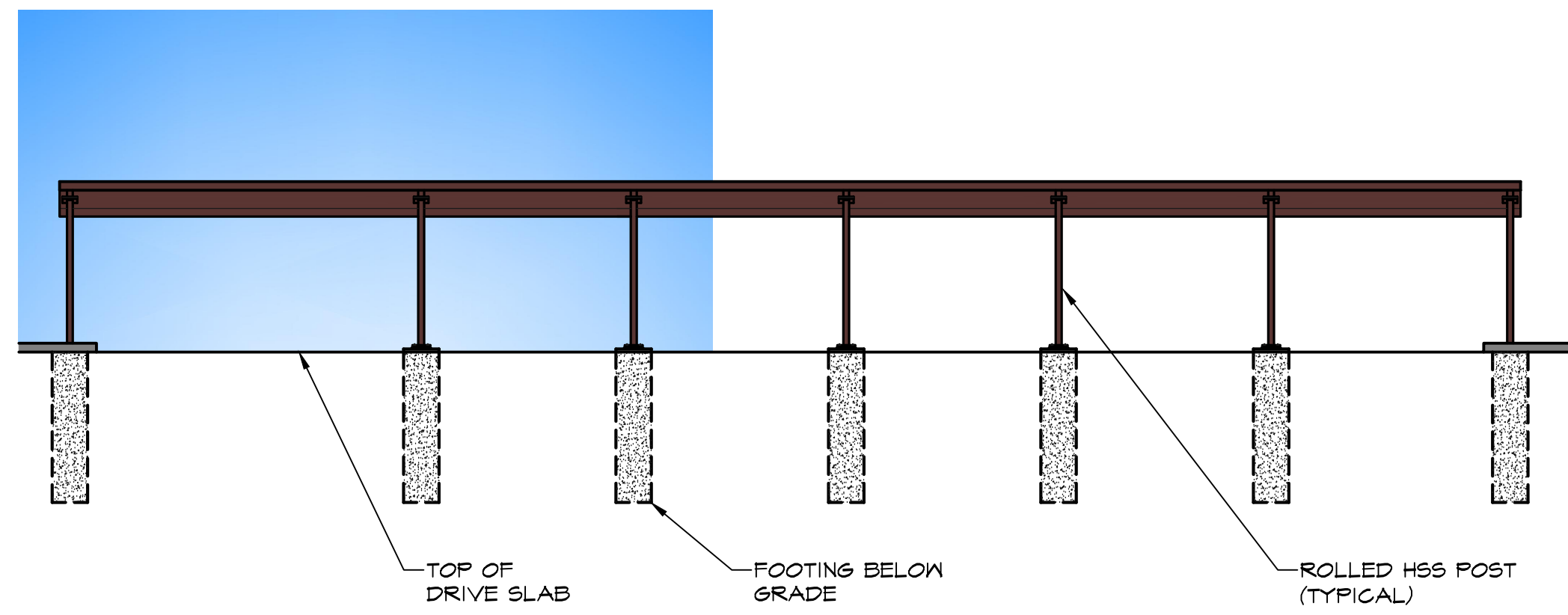


PLANNING DOCUMENTS



4  
-  
COLORED VACUUM CANOPY PLAN  
SCALE: 1/8" = 1'-0"  
1/8 0 1/8 1/4  
SCALE OF 1/8 INCH = 1 FOOT

ROLLED STANDING SEAM  
ROOF DECK - FIRESTONE  
UC3 "BRANDY WINE"

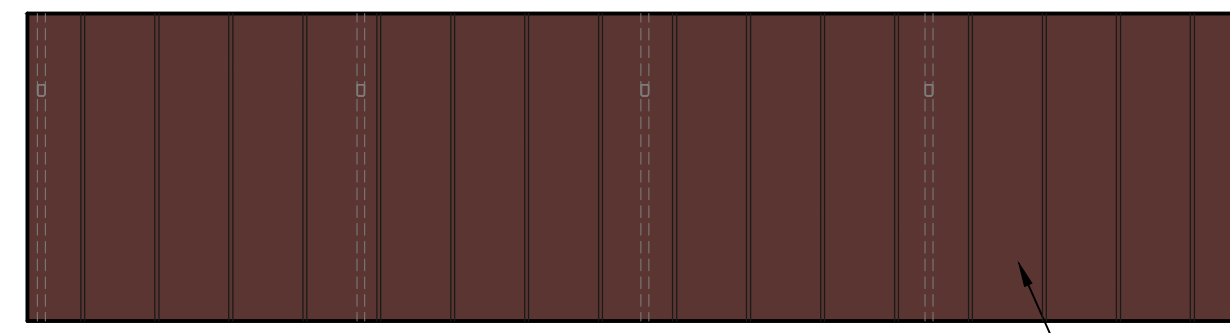


5  
-  
COLORED VACUUM CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"  
1/8 0 1/8 1/4  
SCALE OF 1/8 INCH = 1 FOOT

TOP OF  
DRIVE SLAB

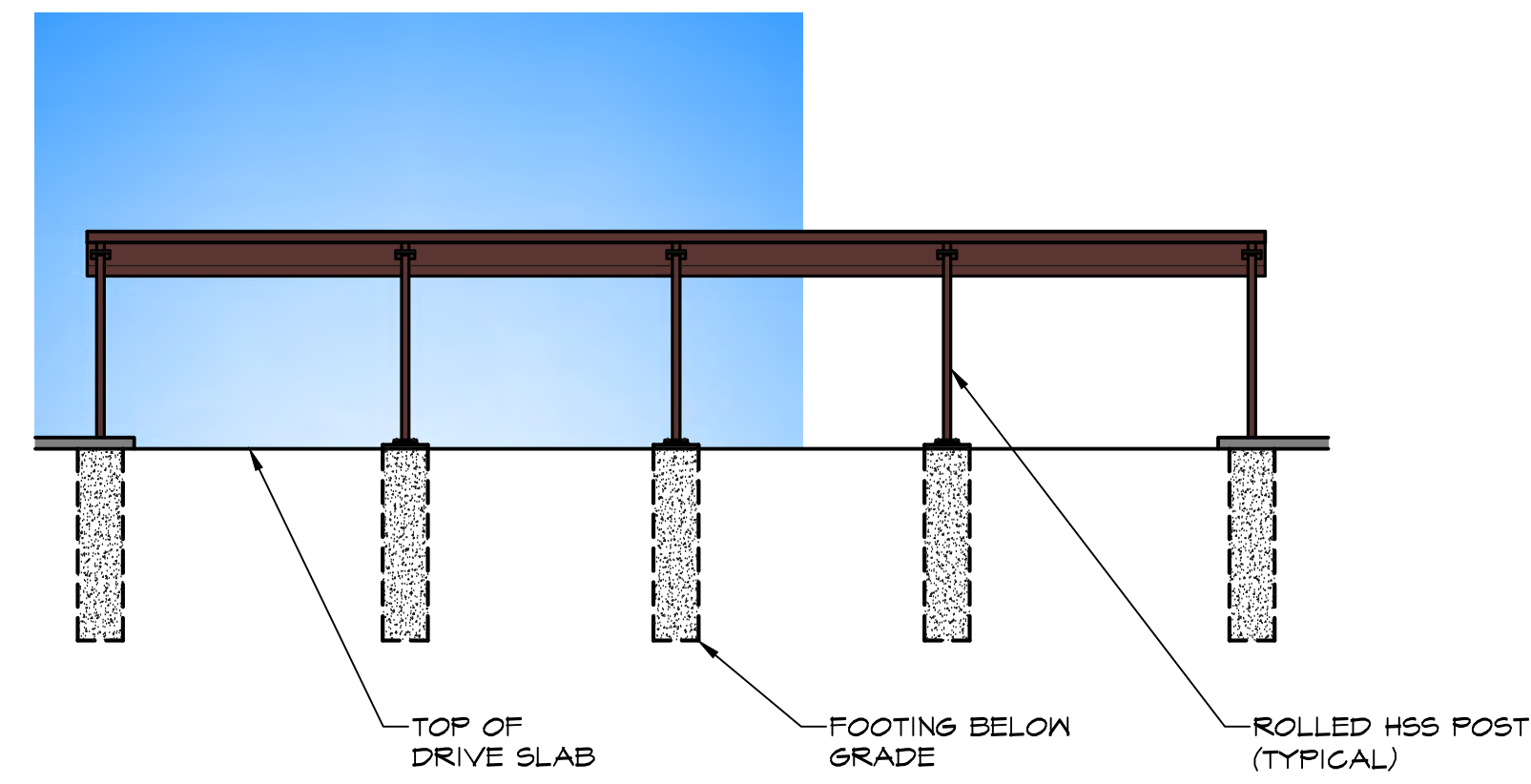
FOOTING BELOW  
GRADE

ROLLED HSS POST  
(TYPICAL)



1  
-  
COLORED VACUUM CANOPY PLAN  
SCALE: 1/8" = 1'-0"  
1/8 0 1/8 1/4  
SCALE OF 1/8 INCH = 1 FOOT

ROLLED STANDING SEAM  
ROOF DECK - FIRESTONE  
UC3 "BRANDY WINE"

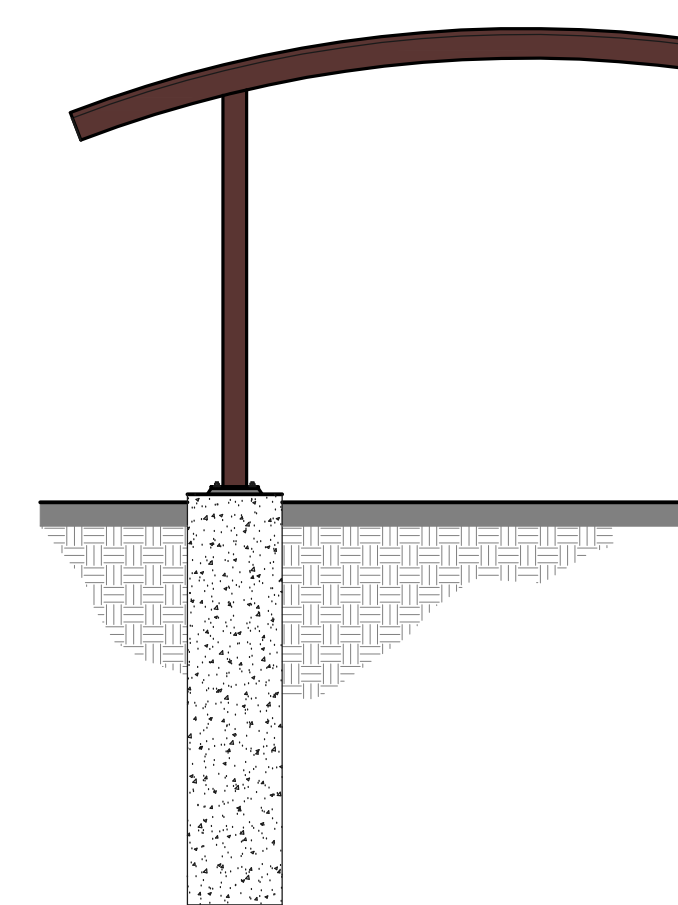


2  
-  
COLORED VACUUM CANOPY ELEVATION  
SCALE: 1/8" = 1'-0"  
1/8 0 1/8 1/4  
SCALE OF 1/8 INCH = 1 FOOT

TOP OF  
DRIVE SLAB

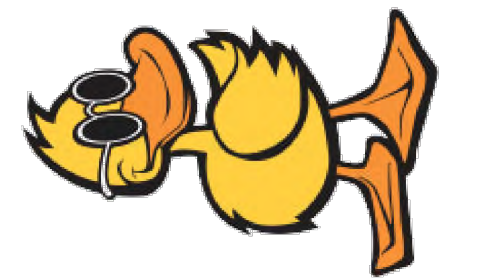
FOOTING BELOW  
GRADE

ROLLED HSS POST  
(TYPICAL)



3  
-  
COLORED TYPICAL CANOPY SIDE ELEVATION  
SCALE: 1/4" = 1'-0"  
1/4 0 1/4 1/2  
SCALE OF 1/4 INCH = 1 FOOT

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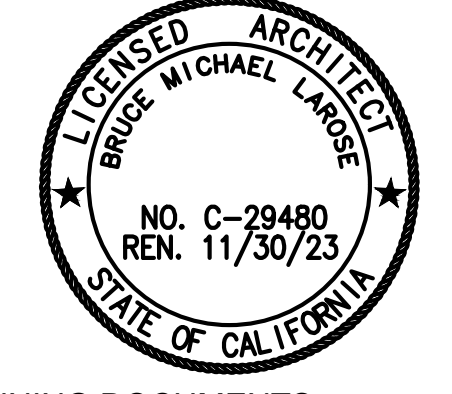
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**QUICK QUACK CAR WASH  
AT LAUREL PLAZA  
STORE #8-034  
LAUREL AND O'HARA  
OAKLEY, CA**

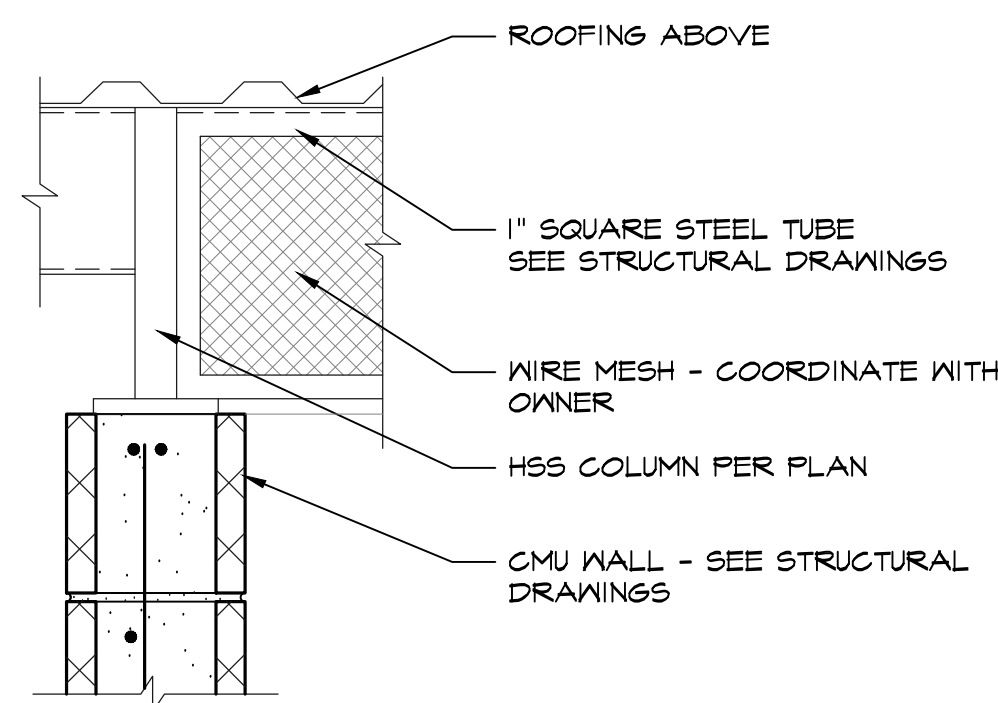
**COLORED  
VACUUM CANOPY**

DATE: JANUARY 2022  
CRM PROJECT #: 1919

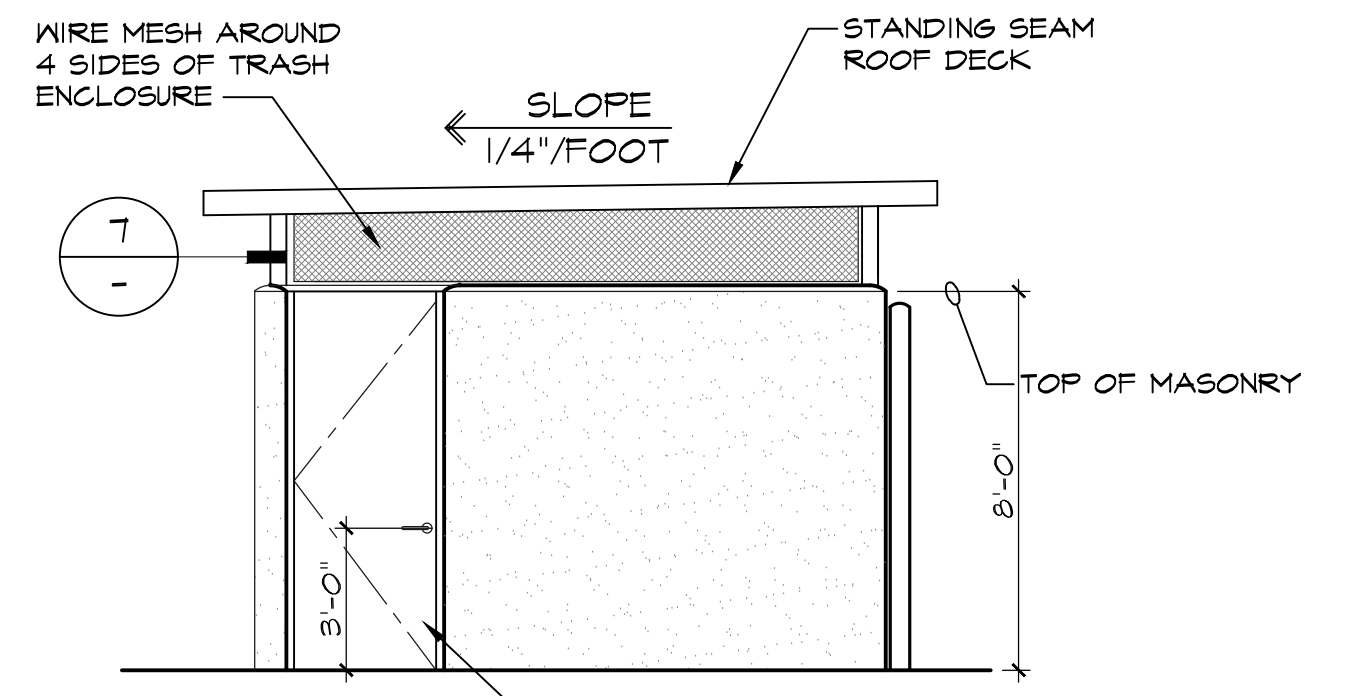
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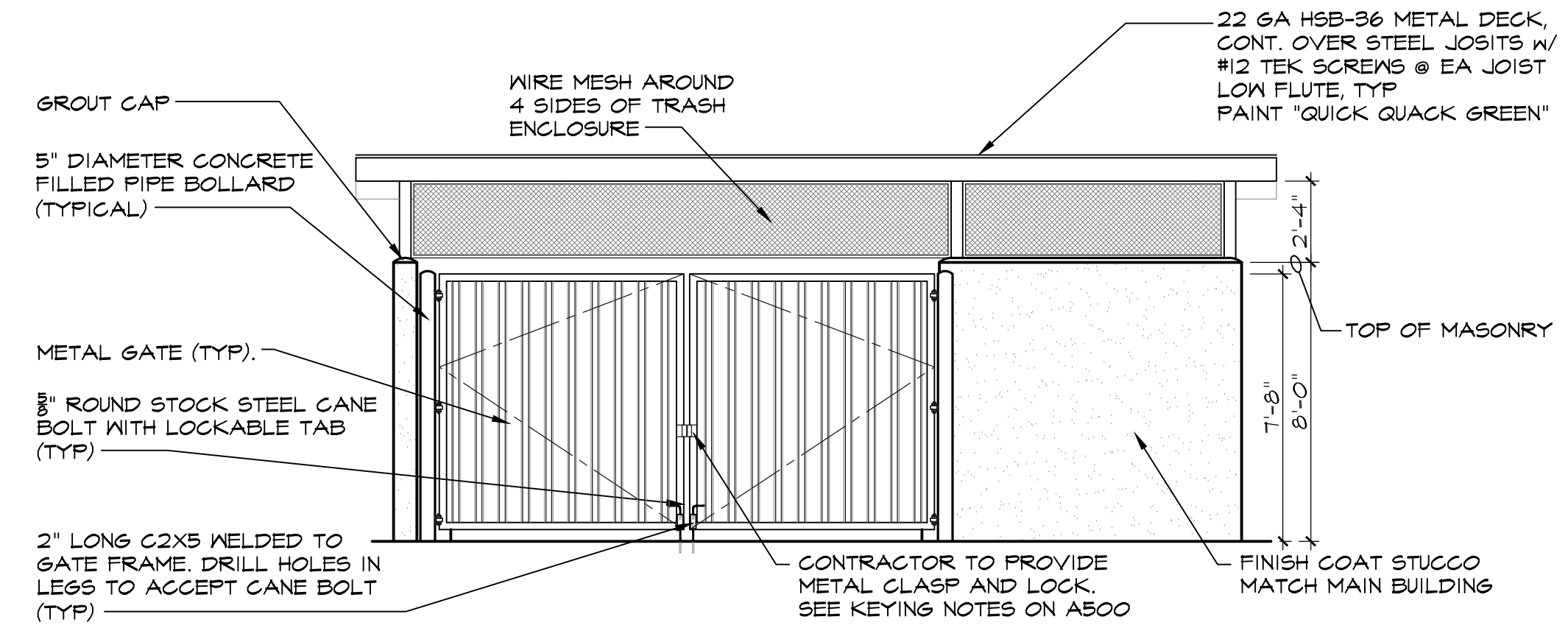


SEE DETAIL #5 FOR ADDITIONAL INFORMATION



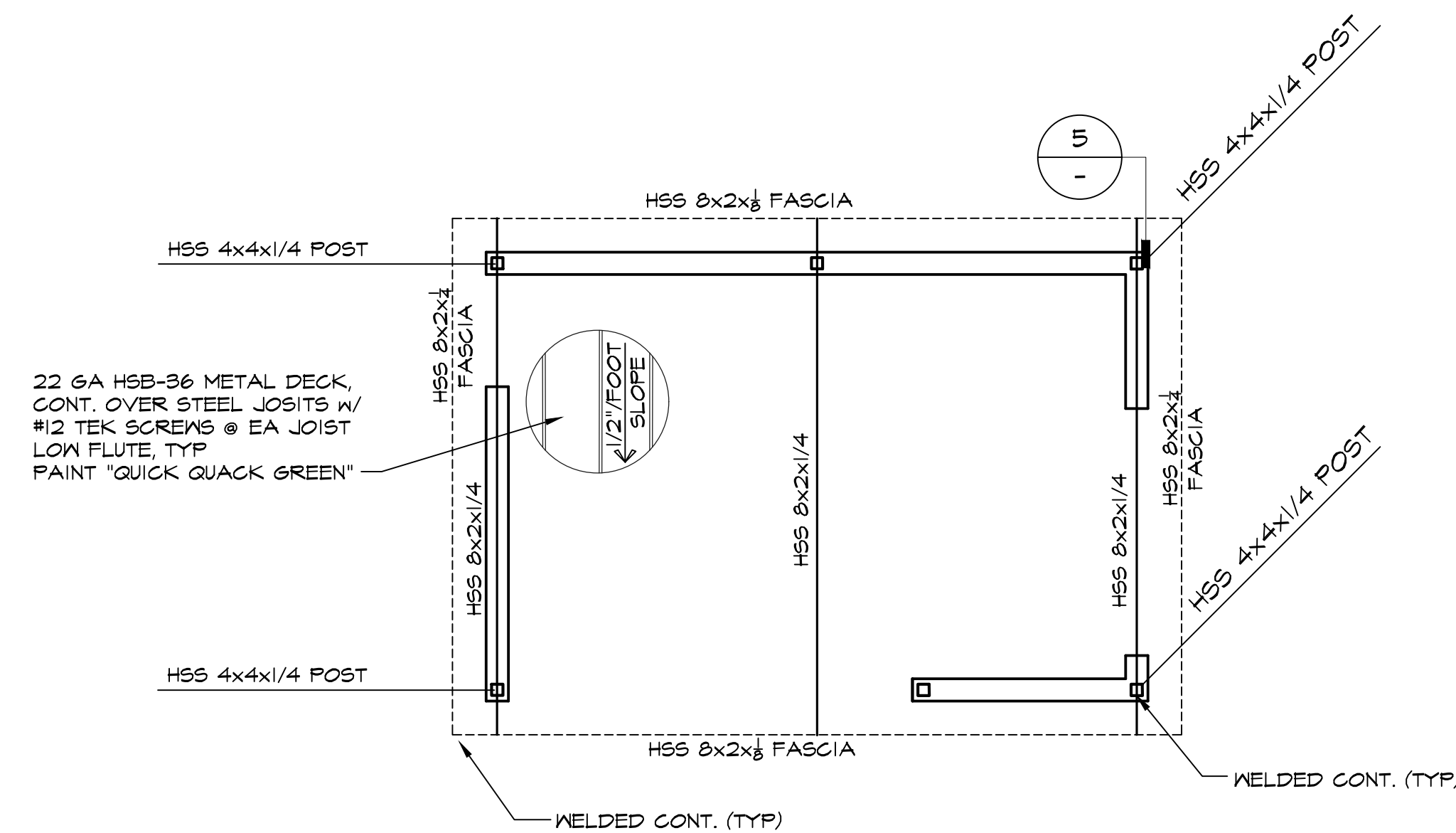
MASONRY ENCLOSURE SIDE ELEVATION

3'-0" x 8'-0" HOLLOW METAL DOOR, EQUIP WITH ACCESSIBLE STORAGE LOCKSET, K2 COMMERCIAL HARDWARE QCL110 SUM-626. SEE ACCESS NOTE #4

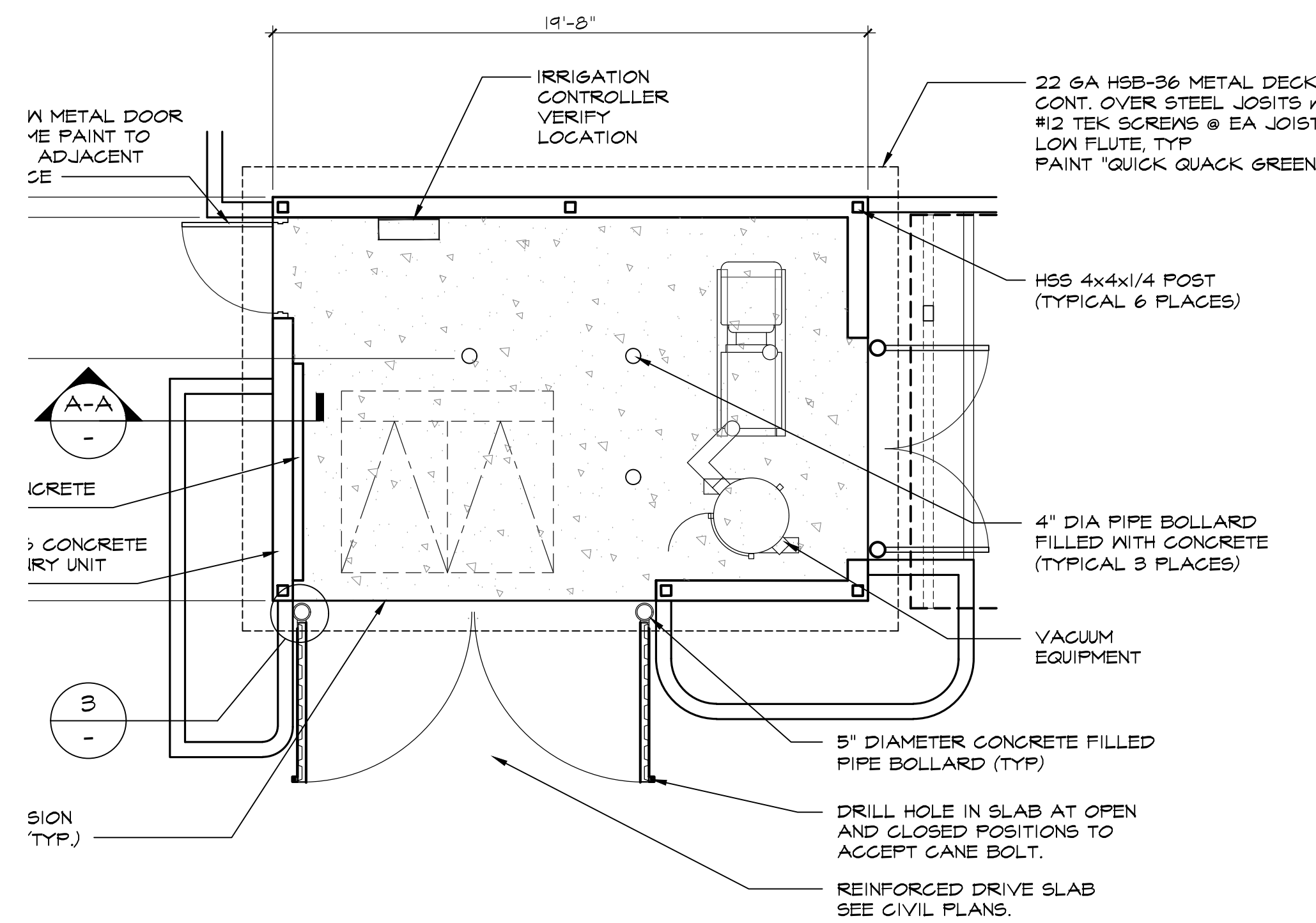


MASONRY ENCLOSURE FRONT ELEVATION

7 MESH DETAIL  
SCALE: 1 1/2" = 1'-0"



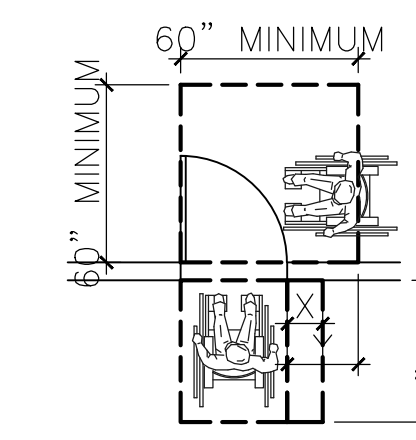
6 DOUBLE TRASH ENCLOSURE ROOF PLAN  
SCALE: 1/4" = 1'-0"



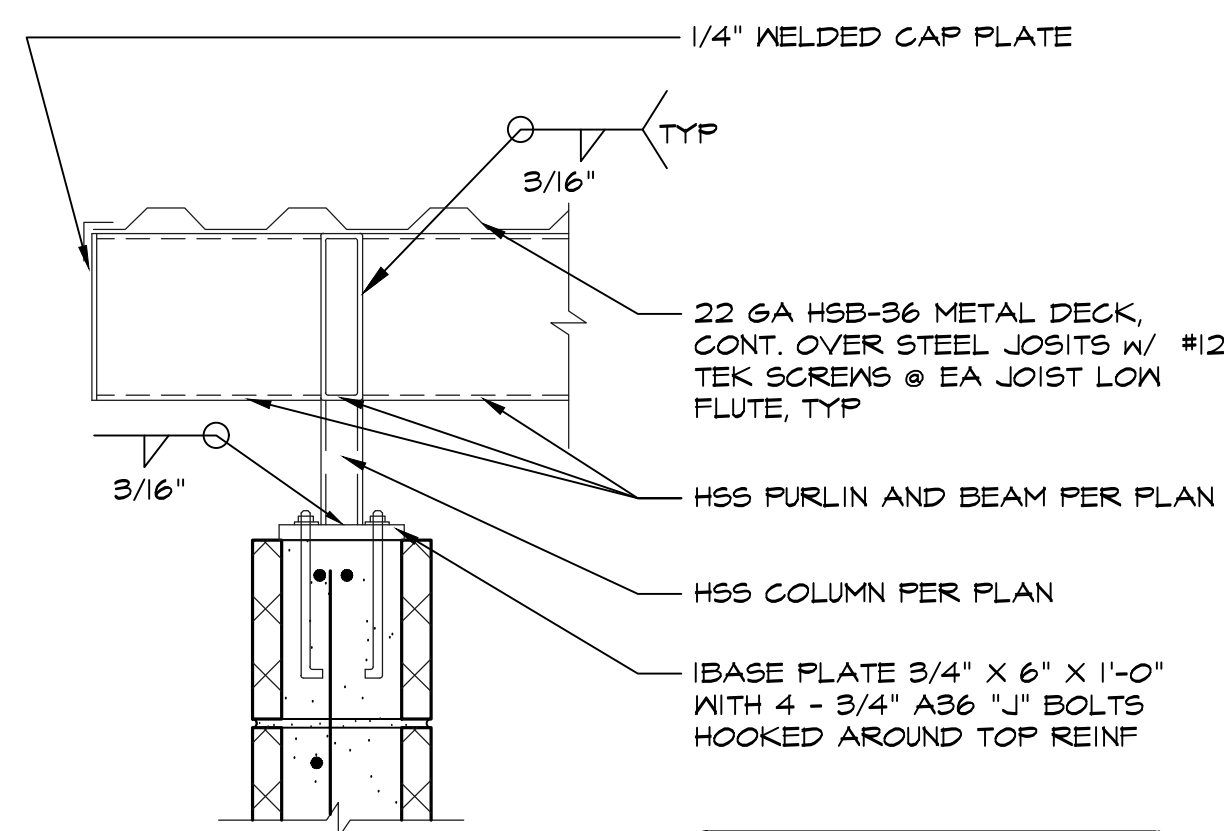
1 MASONRY ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"  
SEE DRAWING S1.4 FOR

ACCESS NOTES

- ACCESS GATE SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE FLOOR.
- THE OPENING FORCE FOR ACCESS GATE SHALL NOT EXCEED 5 LBS.
- 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.
- ACCESS GATE LANDING SHALL HAVE A MAXIMUM SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- BOTTOM 10" OF ACCESS SHALL BE OF A SMOOTH SURFACE
- PROVIDE LOCK FOR ACCESS GATE AS REQUESTED BY OWNER.
- PROVIDE CLEARANCES FOR ACCESS GATE AS SHOWN BELOW:
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST PER 2016 CBC
- SWINGING DOOR AND GATE SURFACES WITHIN 10" OF FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING FULL WIDTH OF THE DOOR OR GATE

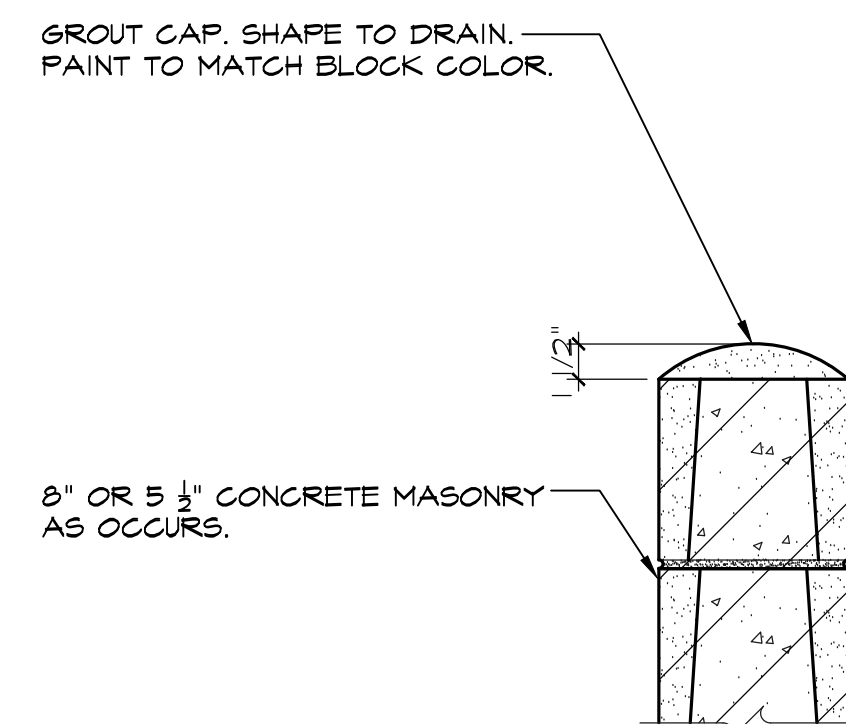


X = 12" CLEAR SPACE  
Y = 24" CLEAR SPACE

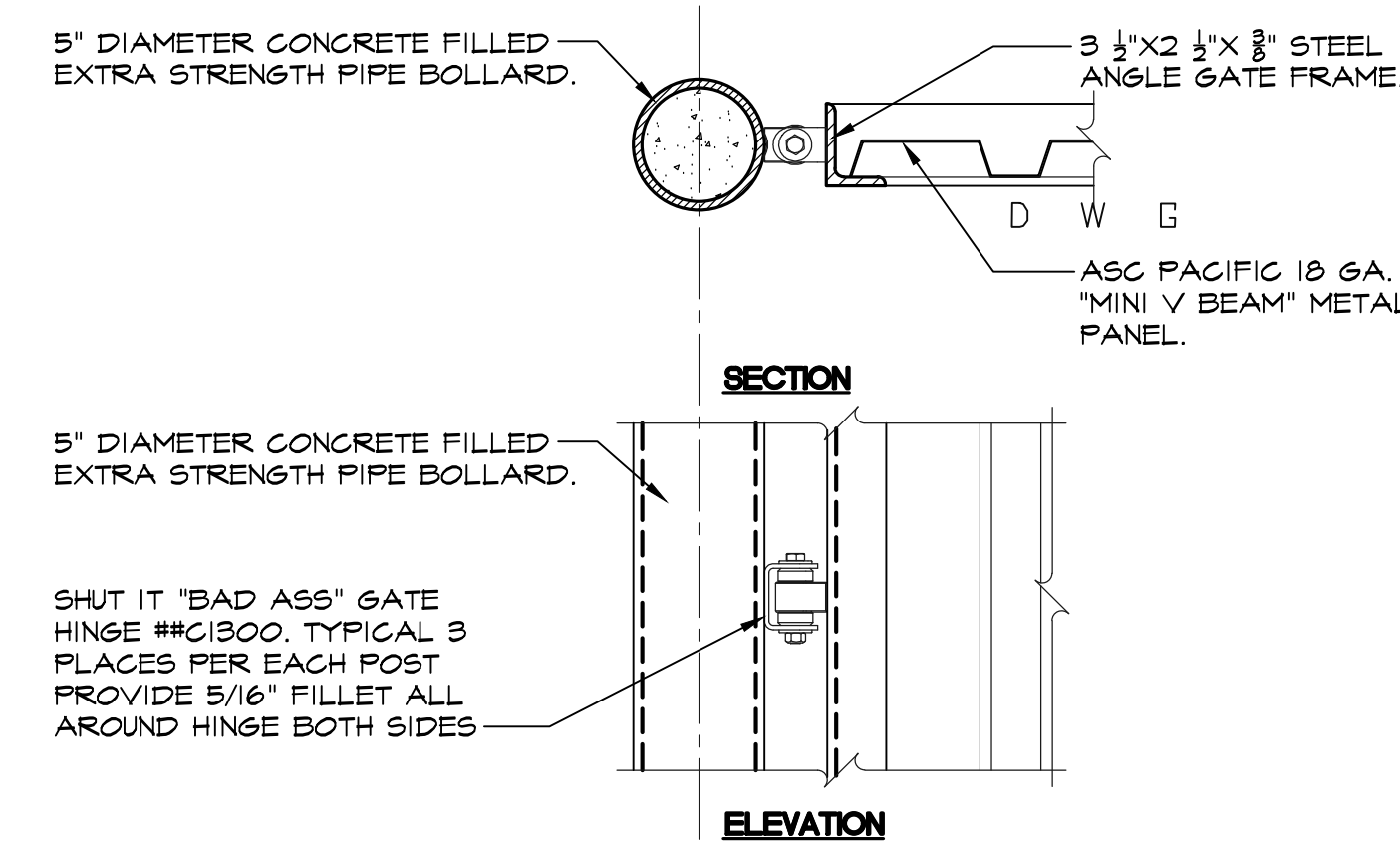


PAINT ALL STEEL TO MATCH ADJACENT BUILDING COLORS, TYP

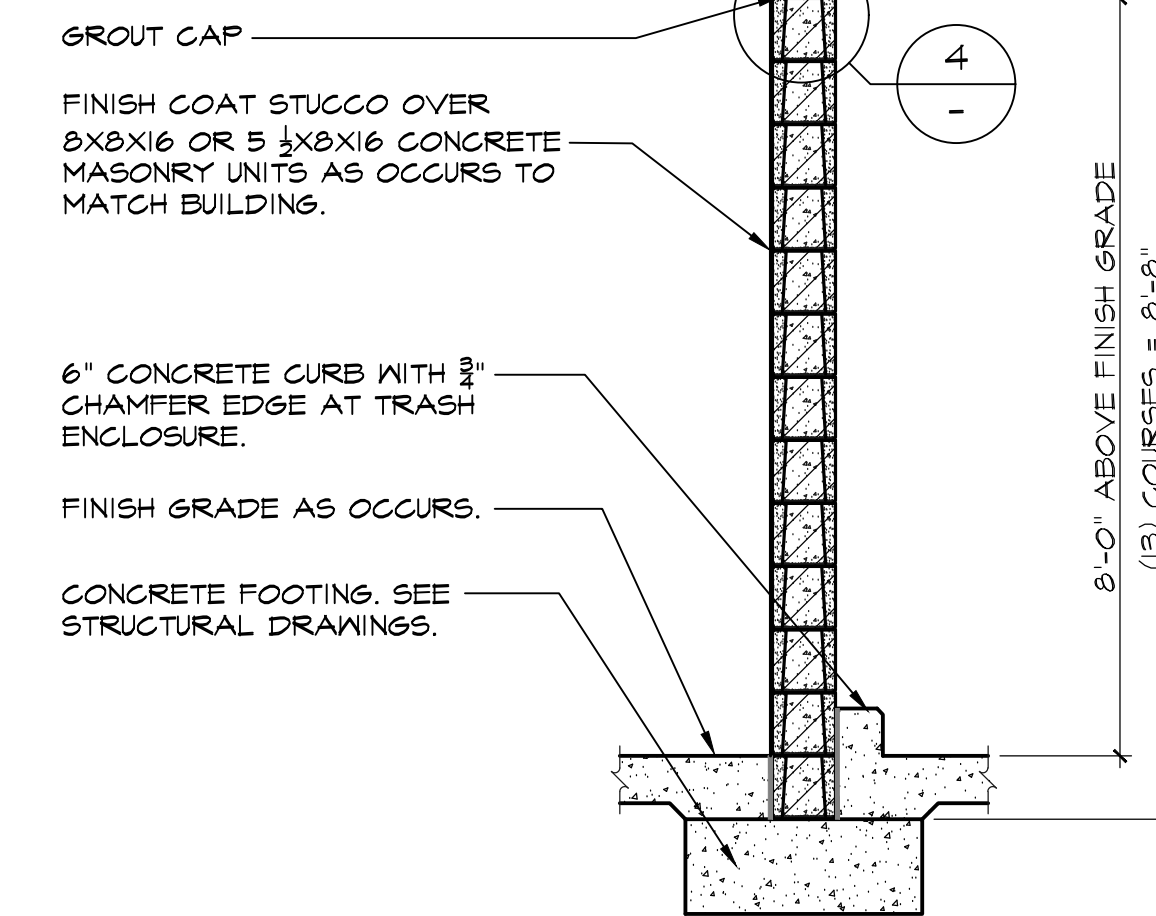
5 SLEEVE HINGE DETAIL  
SCALE: 1 1/2" = 1'-0"



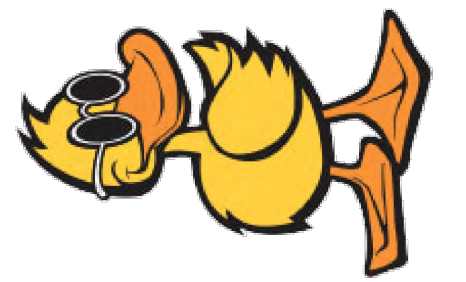
4 WALL CAP DETAIL  
SCALE: 1 1/2" = 1'-0"



3 GATE HINGE DETAIL  
SCALE: 1 1/2" = 1'-0"



A-A WALL SECTION  
SCALE: 1/2" = 1'-0"



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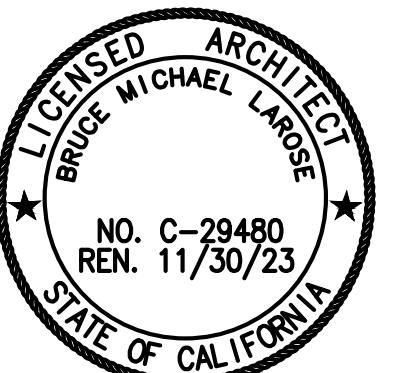
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QUICK QUACK CAR WASH  
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LAUREL AND O'HARA  
OAKLEY, CA

SITE ELEMENTS

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