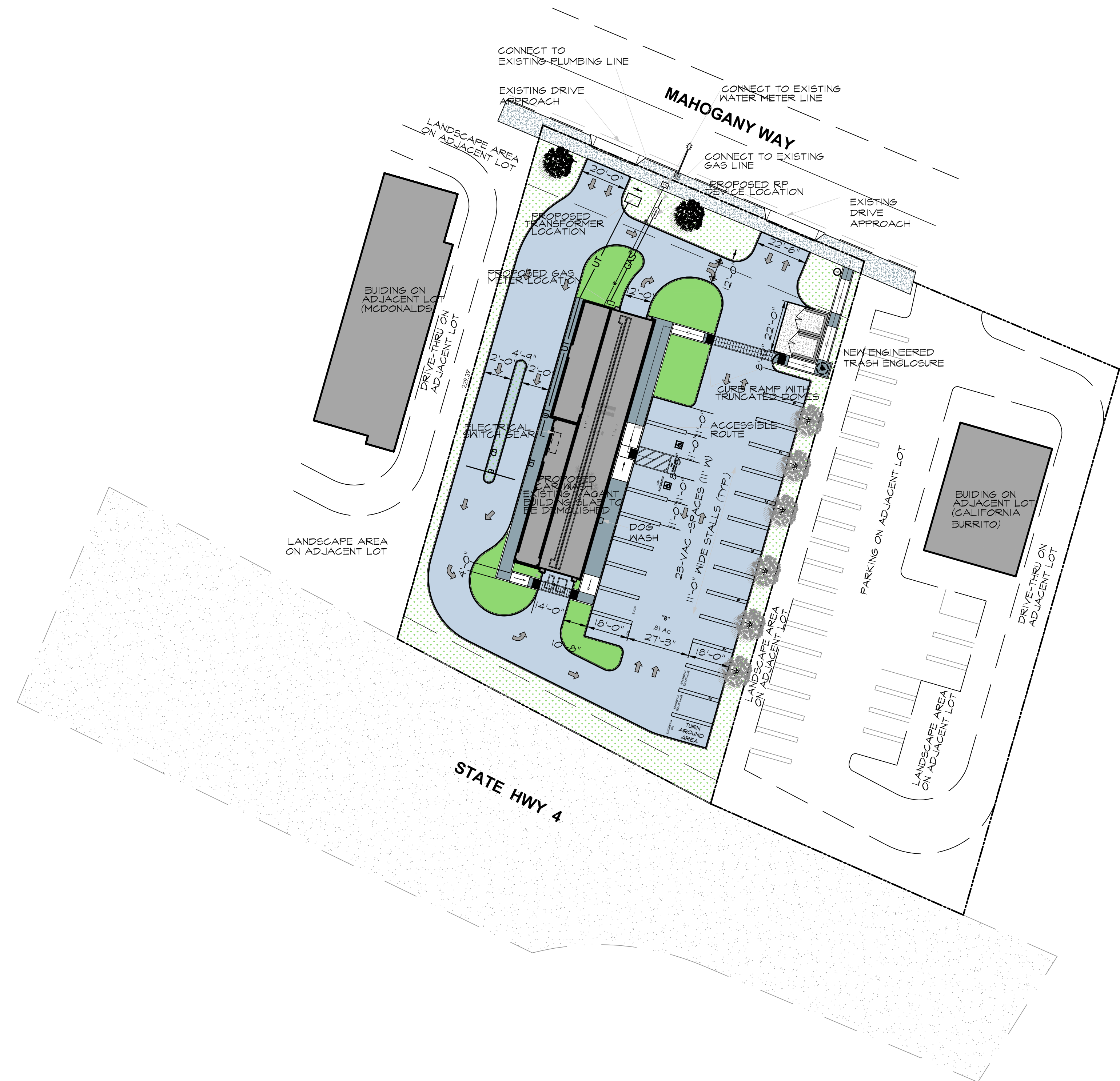


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SITE PLAN

SCALE: 1/80

PROJECT
 Car Wash
 2410 Mahogany Way
 Antioch, CA
 074-370-024



Revisions:	Date:
1	
2	
3	
4	
5	

SITE PLAN

CVEAS JOB #:	20125
DATE:	08-21-2021
PLANNING SUBMITTAL #:	
PLAN CHECK SUBMITTAL #:	
DRAWN BY:	JAS
CHECKED BY:	RL
SCALE:	AS NOTED

A1.0

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

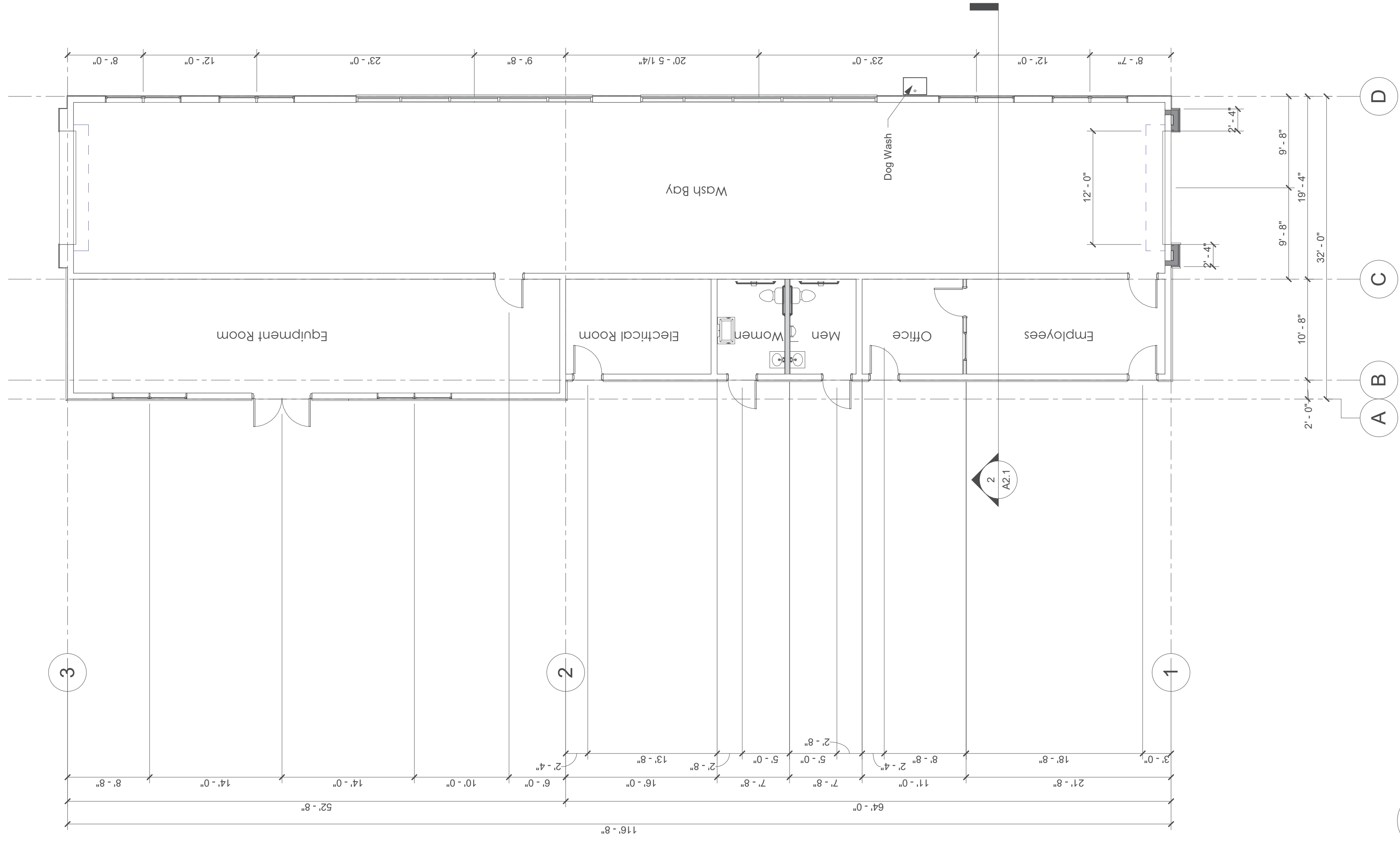


Revisions:	Date:

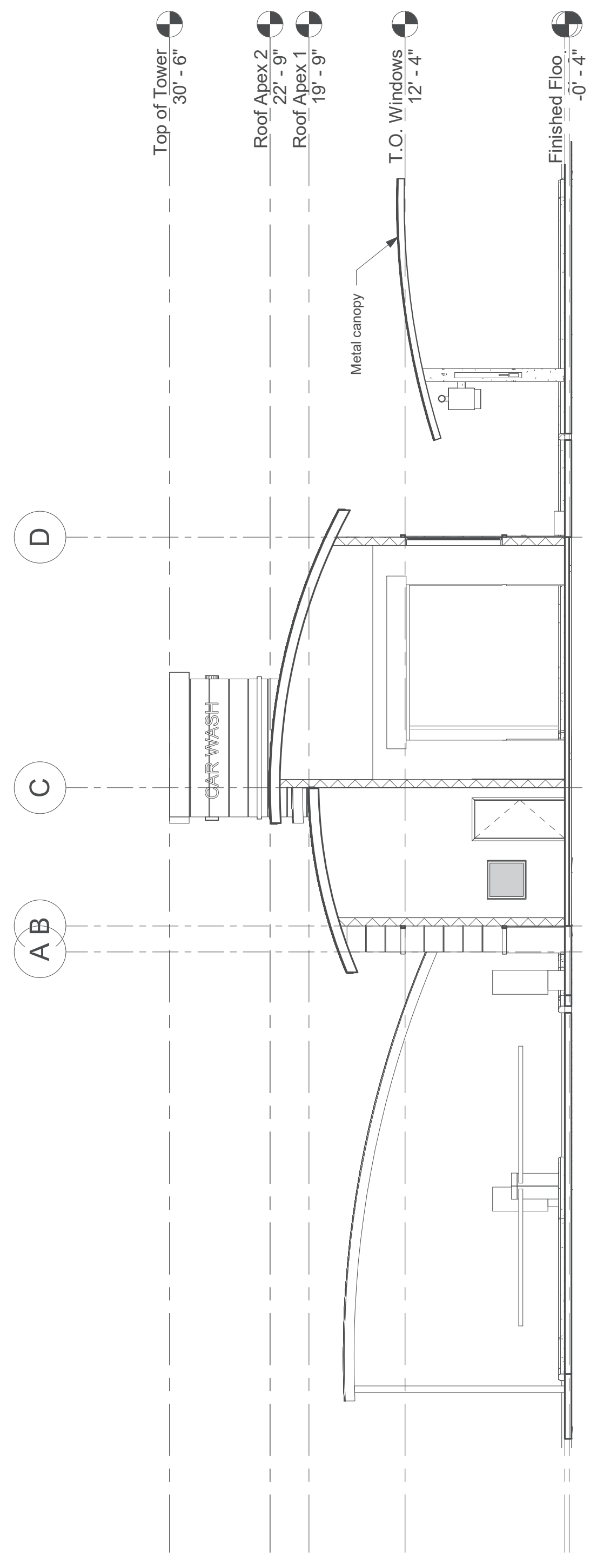
Floor Plan

CVEAS Job # :	20125DX
Current Release Date :	9-9-21
Planning Submittal No.	N/A
Plan Check Submittal No.	N/A
Drawn By:	PNM
Checked By:	PNM
Scale:	1/8" = 1'-0"

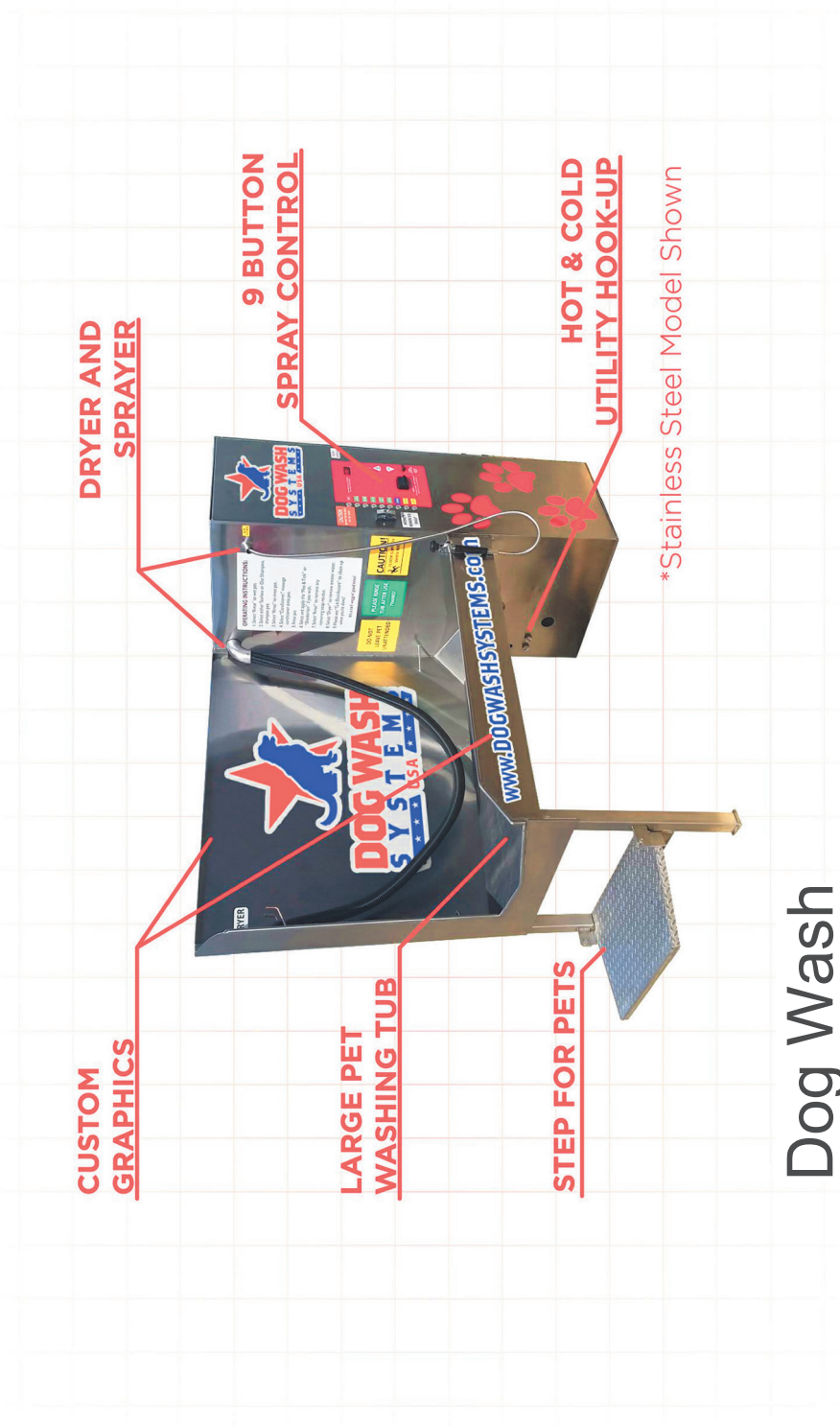
A2.1



1 Floor Plan
1/8" = 1'-0"



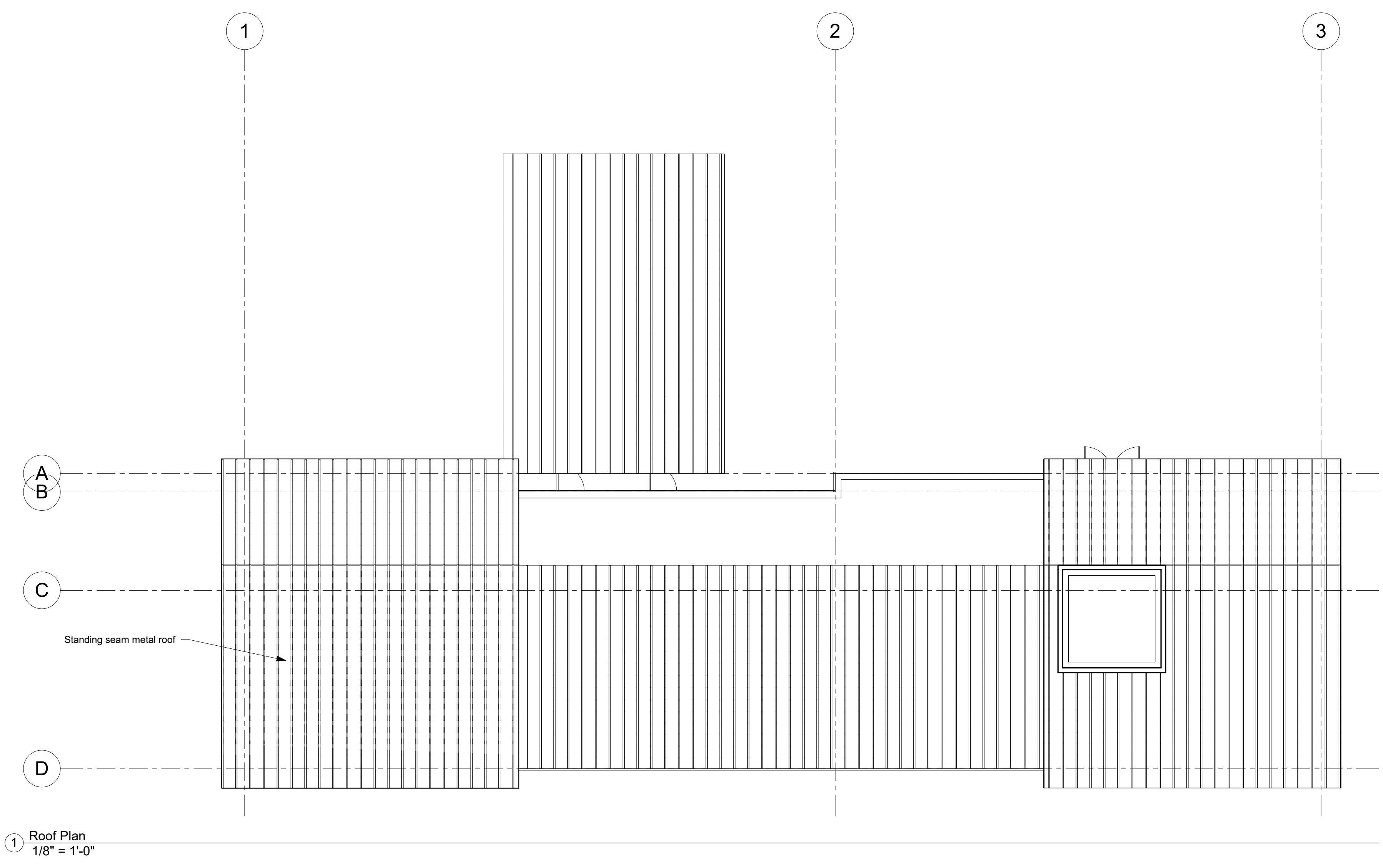
2 Section 1
1/8" = 1'-0"



Dog Wash

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PROJECT
 Car Wash
 2410 Mahogany Way
 Antioch, CA
 074-370-024



Revisions:	Date:
△	
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Roof Plan	
CVEAS Job # :	20125DX
Current Release Date :	Issue Date
Planning Submittal No.	N/A
Plan Check Submittal No.	N/A
Drawn By:	PNM
Checked By:	PNM
Scale:	1/8" = 1'-0"

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581 Ottawa Ave.
Holland, MI 49423
616 494 0771
tommycarwash.com

Customer:
Hardeep Sidhu

Location:
Ripon, CA

Project #P2966

Quote #18592v1

Date: 06/28/21

Completed By: MM

DISCLAIMER:
ALTHOUGH BUILDING CODES
HAVE BEEN CONSIDERED IN
DEVELOPING THIS DRAWING,
VERIFICATION OF SITE
SPECIFIC CONDITIONS AND
COMPLIANCE WITH FEDERAL,
STATE AND LOCAL BUILDING
CODES IS THE EXCLUSIVE
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NOTES

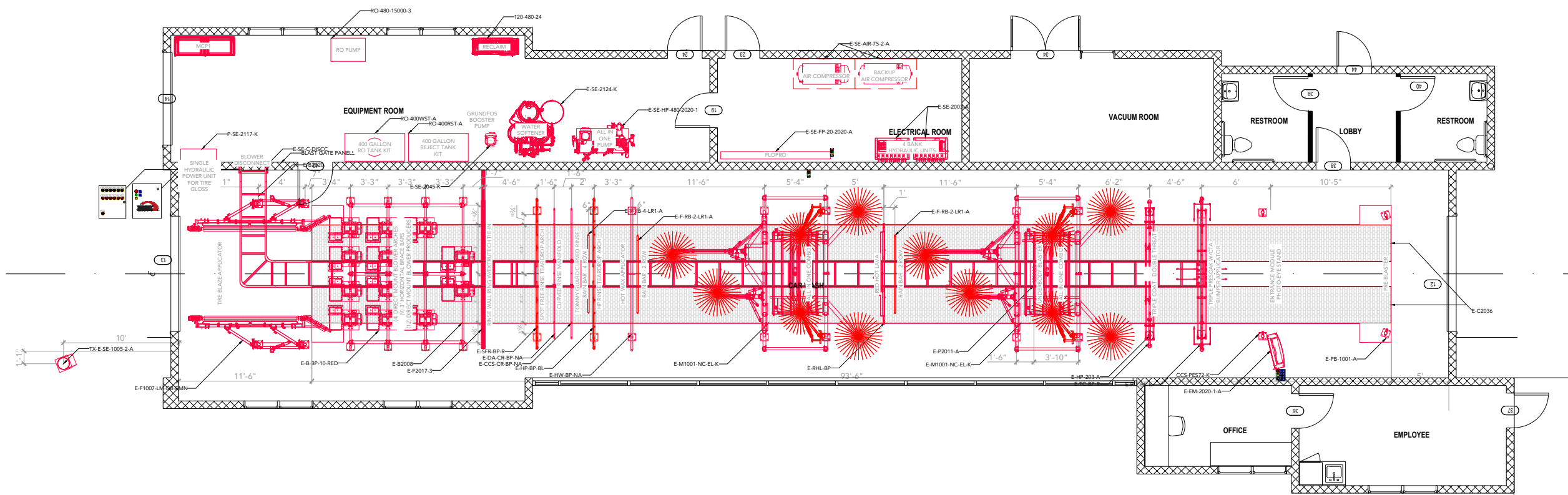
Not for Construction
Until Approved

Approved by:

Date: / /

Page/Drawing #TCW1

110' 100' 90' 80' 70' 60' 50' 40' 30' 20' 10' 0'



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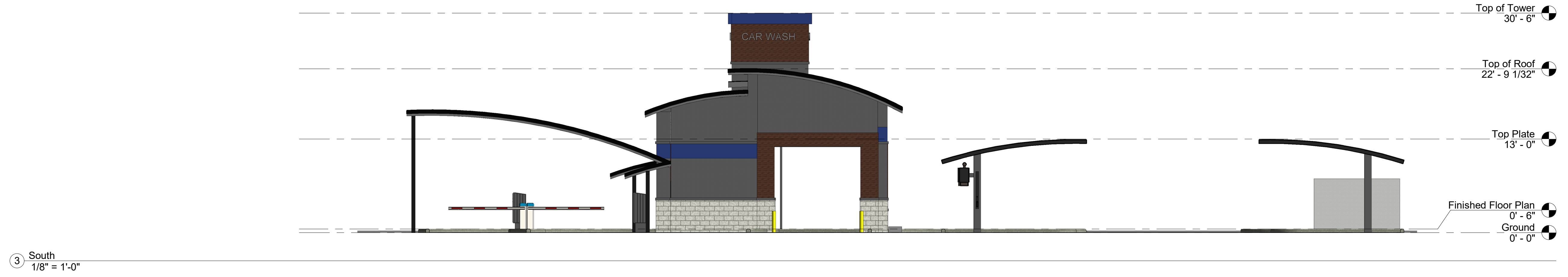
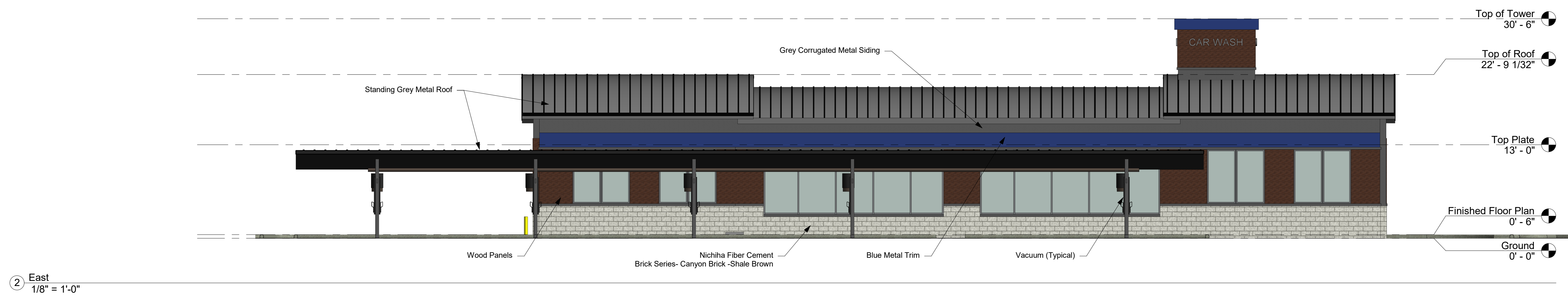
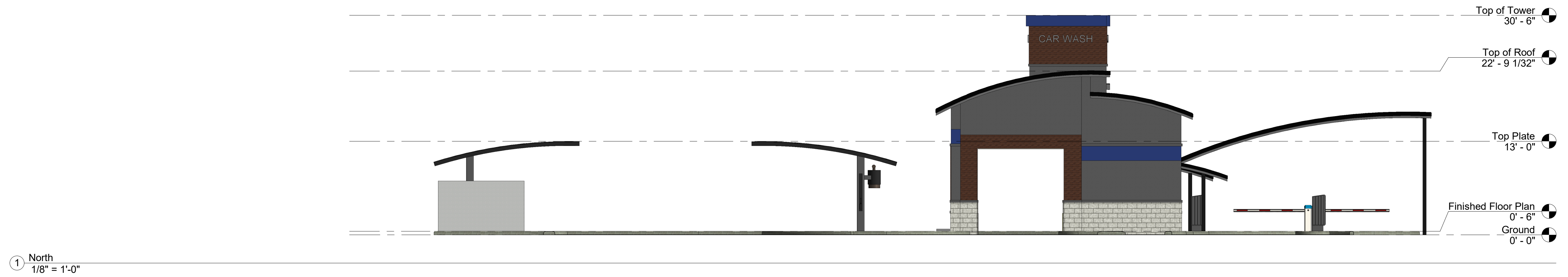
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PROJECT
Car Wash
2410 Mahogany Way
Antioch, CA
074-370-024



Revisions:	Date:

CVEAS Job # :	20125DX
Current Release Date :	4-7-22
Planning Submittal No.	N/A
Plan Check Submittal No.	N/A
Drawn By:	PNM
Checked By:	PNM
Scale:	1/8" = 1'-0"



2410 MAHOGANY WAY ANTIOCH CAR WASH

WALLS

MATERIAL: 1

FINISH: Blue metal panels

MANUFACTURER:

MATERIAL: 2

FINISH: Gray metal panels

MANUFACTURER:

MATERIAL: 3

FINISH: Brick Series- Canyon Brick -Shale Brown

MANUFACTURER: Nichiha Fiber Cement

MATERIAL: 4

FINISH: Wood panels

MANUFACTURER:



ROOF

MATERIAL: 5

FINISH: Pre-fab Metal

MANUFACTURER: TBD by owner







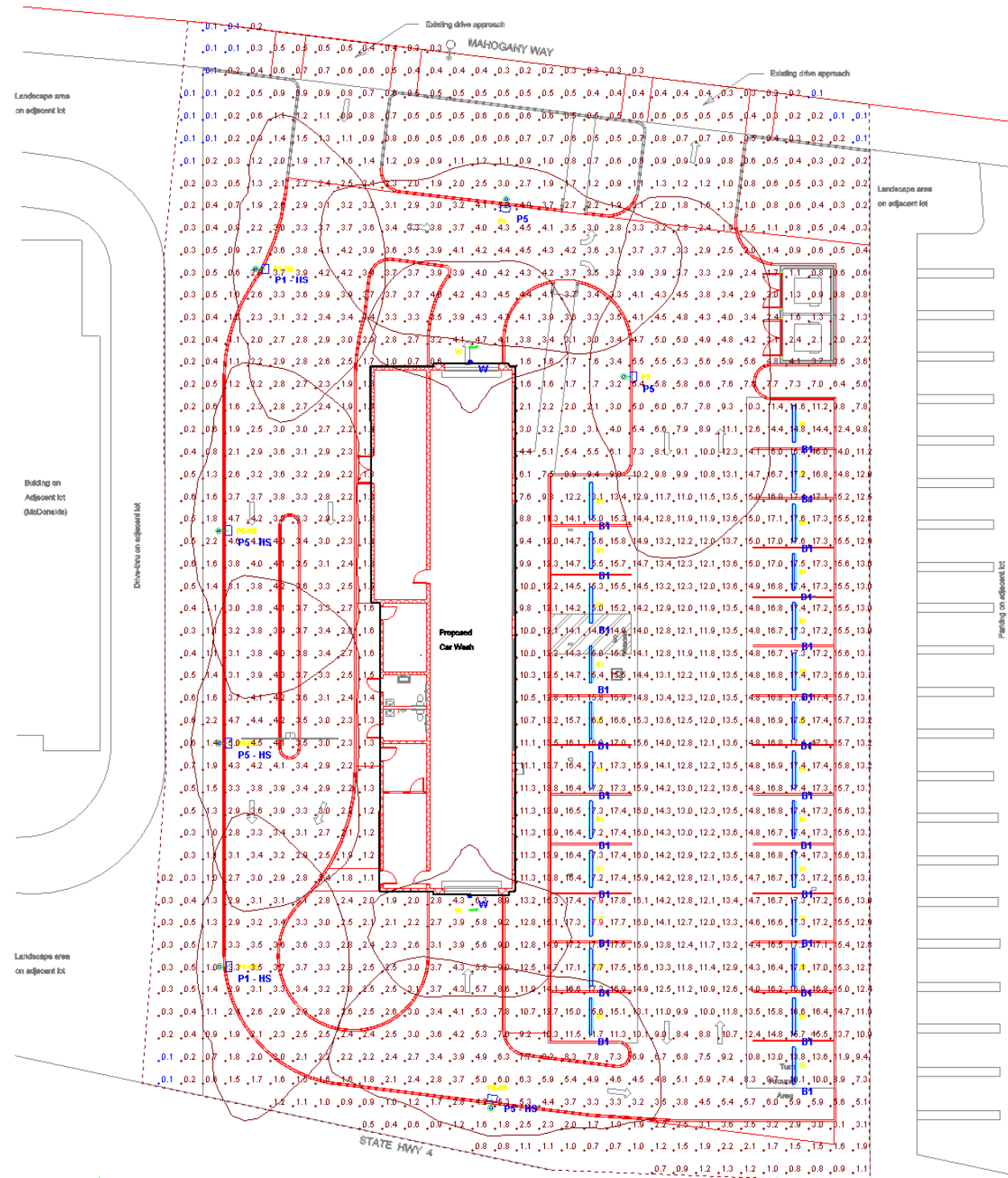
CAR WASH





Antioch Car Wash
Site - Layout 1

SITE LIGHTING FIXTURE SCHEDULE					
SYD	SYMBOL/DESCRIPTION & NOTES	VOLTS	LUMENS	W	REMARKS
P1	LED MOUNTED ON WALL OR CEILING RECOMMEND 4000K CRI 90+ RECOMMEND 120V	120V	1400LM	4"	SEE NOTES FOR DIMENSIONS RECOMMEND 120V
P2	LED MOUNTED ON WALL OR CEILING RECOMMEND 4000K CRI 90+ RECOMMEND 120V	120V	1400LM	4"	SEE NOTES FOR DIMENSIONS RECOMMEND 120V
B1	LED MOUNTED ON WALL OR CEILING RECOMMEND 4000K CRI 90+ RECOMMEND 120V	120V	1400LM	4"	SEE NOTES FOR DIMENSIONS RECOMMEND 120V
W	LED MOUNTED ON WALL OR CEILING RECOMMEND 4000K CRI 90+ RECOMMEND 120V	120V	1400LM	4"	SEE NOTES FOR DIMENSIONS RECOMMEND 120V



SITE PLAN - LIGHTING

SCALE: 1/8" = 1'-0"

E-1

Symbol	Label	Image	Quantity	Manufacturer	Calling Number	Description	Number	Approx. Light Level (Foot-Candle)	Approx. Light Level (Lux)	Notes
B1	B1		2	LED	4000K CRI 90+	RECOMMEND 120V	1	40	4.3	SEE NOTES FOR DIMENSIONS
P1 - HS	P1 - HS		2	LED	4000K CRI 90+	RECOMMEND 120V	1	40	4.3	SEE NOTES FOR DIMENSIONS
PS	PS		2	LED	4000K CRI 90+	RECOMMEND 120V	1	71	7.8	SEE NOTES FOR DIMENSIONS
PS - HS	PS - HS		2	LED	4000K CRI 90+	RECOMMEND 120V	1	71	7.8	SEE NOTES FOR DIMENSIONS
W	W		2	LED	4000K CRI 90+	RECOMMEND 120V	1	368	39.6	SEE NOTES FOR DIMENSIONS

Designer

Date
8/30/2020
Scale
Not to Scale
Drawing No.

Summary

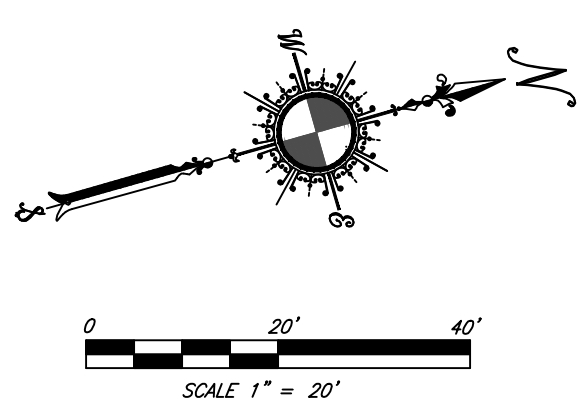
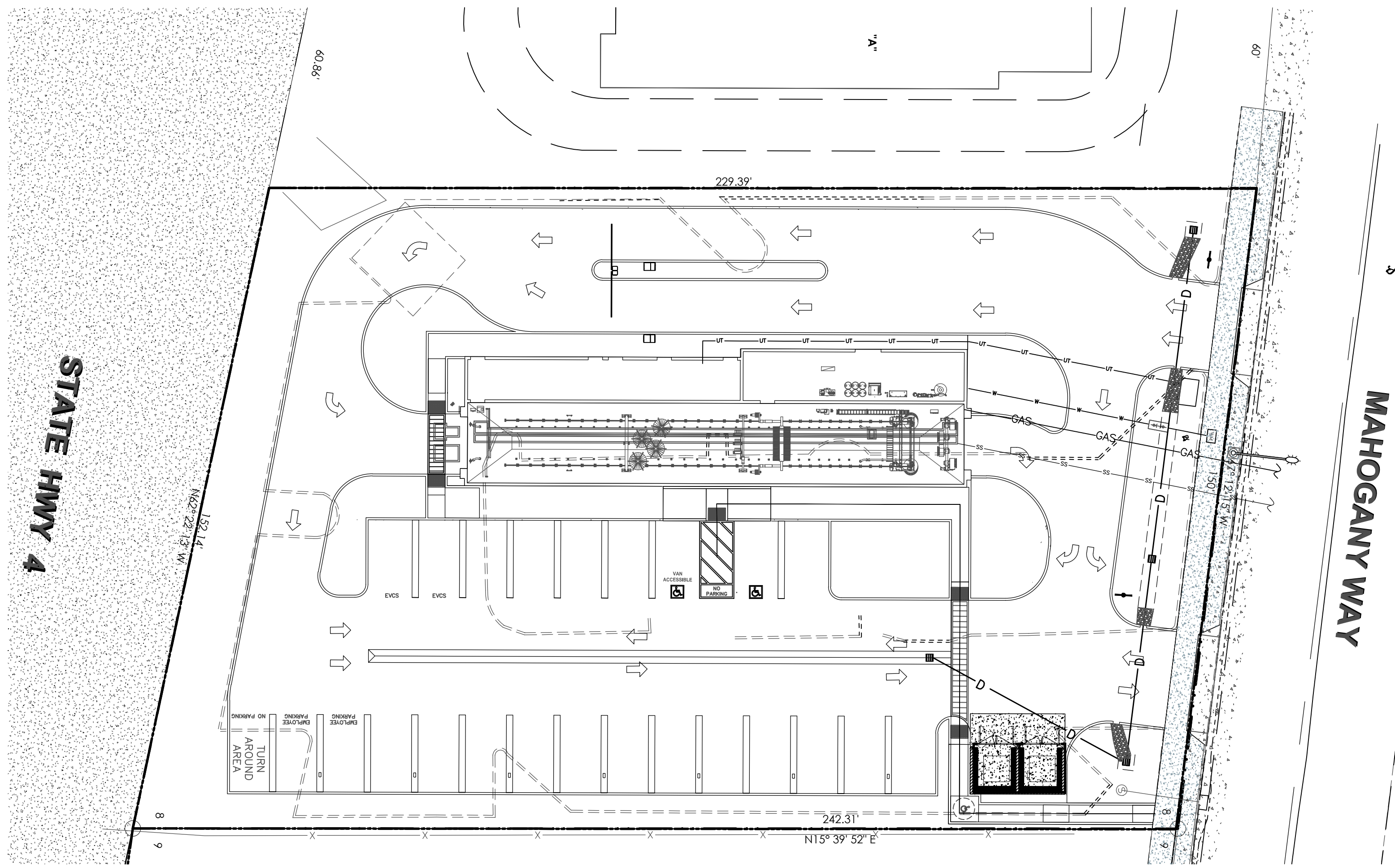
GENERAL NOTES

- THE FOLLOWING TERMS USED IN THESE GENERAL NOTES ARE DEFINED AS FOLLOWS. "CITY ENGINEER" REFERS TO THE PERSON(S) IN RESPONSIBLE CHARGE OF ENGINEERING FUNCTIONS FOR THE CITY OF VISALIA AND THEIR REPRESENTATIVES. "DEVELOPER" REFERS TO THE PERSON(S)/COMPANY AND THEIR REPRESENTATIVES WHO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE CITY. "CONTRACTOR" REFERS COLLECTIVELY TO THE CONTRACTOR(S) AND THEIR SUBCONTRACTOR(S) AND THEIR REPRESENTATIVES HIRED BY THE DEVELOPER TO PERFORM THE WORK. "DESIGN ENGINEER" REFERS COLLECTIVELY TO THE COMPANY(IES) AND THEIR REPRESENTATIVES HIRED BY THE DEVELOPER TO PROVIDE PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES AND TO PREPARE THESE IMPROVEMENT PLANS. "TESTING LABORATORY" REFERS COLLECTIVELY TO THE COMPANY(IES) AND THEIR REPRESENTATIVES HIRED BY THE DEVELOPER TO PERFORM MATERIALS SAMPLING, TESTING AND REPORTING.
- THE CITY ENGINEER'S APPROVAL OF THESE IMPROVEMENT PLANS IS VALID FOR A PERIOD OF TWELVE (12) MONTHS. CONSTRUCTION PERMITS WILL BE OBTAINED WITHIN THIS PERIOD OR THE IMPROVEMENT PLANS ARE EXPIRED AND MUST BE RESUBMITTED FOR APPROVAL. WORK STILL REMAINING AFTER THE IMPROVEMENT PLANS HAVE EXPIRED MUST HALT UNTIL AN EXTENSION IS GRANTED OR AN UPDATED SET OF IMPROVEMENT PLANS IS APPROVED AS DETERMINED BY THE CITY ENGINEER. IMPROVEMENT PLAN APPROVAL BY THE CITY DOES NOT GRANT AUTHORITY TO BEGIN CONSTRUCTION.
- THE DEVELOPER MUST REQUEST AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY ENGINEER PRIOR TO BEGINNING WORK. THE PRECONSTRUCTION MEETING MUST BE ATTENDED BY REPRESENTATIVES OF THE DEVELOPER, CONTRACTOR, DESIGN ENGINEER AND TESTING LABORATORY. DEVELOPER IS RESPONSIBLE TO CONTACT AND INVITE ANY AFFECTED UTILITY COMPANIES TO THE MEETING. CONTACT THE CITY ENGINEER AT (559) 713-4638 TO SCHEDULE THE PRECONSTRUCTION MEETING.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AT THE PRECONSTRUCTION MEETING. THE DEVELOPER/CONTRACTOR SHALL HAVE PERSONNEL AVAILABLE 24-HOURS A DAY TO RESPOND TO EMERGENCIES. IF THE CITY IS REQUIRED TO RESPOND AND MAKE EMERGENCY REPAIRS ON BEHALF OF THE DEVELOPER/CONTRACTOR, THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO REIMBURSE THE CITY FOR ALL COSTS INCURRED.
- THE DEVELOPER MUST HAVE A FULLY EXECUTED IMPROVEMENT AGREEMENT AND REIMBURSEMENT AGREEMENT (IF APPLICABLE) WITH THE CITY PRIOR TO BEGINNING WORK UNLESS OTHERWISE AUTHORIZED BY THE CITY MANAGER. THE CITY MANAGER'S EXECUTION OF THE IMPROVEMENT AGREEMENT REQUIRES THE SUBMITTAL OF BONDS, INSURANCE AND INSPECTION FEES. THE CITY MANAGER'S EXECUTION OF THE REIMBURSEMENT AGREEMENT REQUIRES THE AUTHORIZATION OF CITY COUNCIL.
- THE TESTING LABORATORY AND THEIR INDIVIDUAL STAFF PERFORMING THE TESTS MUST BE CERTIFIED FOR THOSE TESTS BY AASHTO AND/OR CALTRANS. ALL SAMPLING AND TESTING TO BE PERFORMED SHALL BE DIRECTED BY THE CITY ENGINEER. ALL TEST RESULTS SHALL BE DIRECTLY FURNISHED TO THE CITY ENGINEER BOTH VERBALLY IN THE FIELD AND FOLLOWING BY MAIL WITHIN 48 HOURS IN A WRITTEN REPORT FORMAT FOR THE CITY'S RECORDS.
- ALL WORK AT THE TIME IT IS PERFORMED WILL CONFORM TO THE LATEST EDITIONS OF THE CITY OF VISALIA DESIGN AND IMPROVEMENT STANDARDS AND THE STANDARD SPECIFICATIONS REGARDLESS OF THE STANDARD DETAILS INCLUDED IN THESE IMPROVEMENT PLAN. ALTERNATE DETAILS AND SPECIFICATIONS MAY BE SUBMITTED FOR REVIEW AND ACCEPTANCE BY THE CITY ENGINEER. IF ACCEPTED, ALTERNATE DETAILS WILL BE SHOWN ON A REVISION SET OF THESE IMPROVEMENT PLANS.
- ALL WORK AND MATERIALS WILL CONFORM TO LATEST EDITIONS OF THE CITY OF VISALIA STANDARD SPECIFICATIONS AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN CITY AND STATE SPECIFICATIONS, CITY SPECIFICATIONS WILL GOVERN, UNLESS THE WORK IS WITHIN A STATE RIGHT-OF-WAY.
- ALL MATERIALS TO BE USED FOR STREET CONSTRUCTION SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH CITY OF VISALIA STANDARD SPECIFICATIONS SECTION 6.02 "CONTROL OF MATERIALS - SAMPLES AND TESTS." THE PROCEDURES AND METHODS USED TO SAMPLE, TEST MATERIALS, AND REPORT TEST RESULTS WILL BE DETERMINED BY THE CITY ENGINEER. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING WILL BE DETERMINED BY THE CITY ENGINEER.
- ALL REQUIRED PERMITS MUST BE ISSUED PRIOR TO COMMENCING WORK. ENCROACHMENT PERMITS COVER OFF-SITE WORK WITHIN EXISTING RIGHT-OF-WAYS AND EASEMENTS. SITE IMPROVEMENT PERMITS COVER ON-SITE WORK SUCH AS GRADING, UTILITIES, NEW STREET, PARKING LOTS AND LANDSCAPING. GRADING PERMITS COVER ON-SITE WORK FOR ROUGH GRADING ONLY. BUILDING PERMITS COVER ON-SITE STRUCTURES. THE CITY'S ENCROACHMENT PERMIT POLICY MANUAL SHOULD BE CONSULTED FOR DETAILED INFORMATION ON ENCROACHMENT PERMITS. OTHER PERMITS SUCH AS DEMOLITION PERMITS, WELL ABANDONMENT PERMITS AND VALLEY OAK TREE REMOVAL PERMITS MAY BE REQUIRED PRIOR TO COMMENCING WORK. ISSUED PERMIT(S) FOR EACH OF THESE PERMIT TYPES WILL NOT BE CONSTRUED IN ANY WAY AS PERMISSION TO COMMENCE WORK COVERED BY OTHER PERMIT TYPES. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO UNDERSTAND THE WORK COVERED BY THE VARIOUS PERMIT TYPES ISSUED.
- THE CONTRACTOR WILL SUBMIT ANY NECESSARY TRAFFIC CONTROL PLANS (TCP) AS REQUIRED BY THE CITY IN CONJUNCTION WITH THE ENCROACHMENT PERMITS FOR THE WORK. TRAFFIC CONTROL WILL CONFORM TO THE CALIFORNIA MUTCD. THE CITY'S ENCROACHMENT PERMIT POLICY MANUAL SHOULD BE CONSULTED FOR DETAILED INFORMATION ON TCP REQUIREMENTS. TCP'S WILL BE STAMPED APPROVED BY THE CITY AND A COPY RETURNED TO THE CONTRACTOR. A COPY OF ALL APPROVED TCP'S MUST REMAIN ON THE JOB SITE AT ALL TIMES.
- THE CITY ENGINEER DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- ANY WORK CONCEALED WITHOUT INSPECTION WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE DEVELOPER'S/CONTRACTOR'S EXPENSE.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISION, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK.
- THE CONTRACTOR WILL NOTIFY THE CITY AT LEAST 10 WORKING DAYS PRIOR TO COMMENCING WORK SO THAT THE CITY MAY PRESERVE THE LOCATIONS AND ELEVATIONS OF EXISTING MONUMENTS AND BENCH MARKS WITHIN THE PUBLIC RIGHT OF WAY WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CITY'S PRESERVATION OF EXISTING MONUMENTS AND BENCHMARKS MUST BE COMPLETED PRIOR TO THE CONTRACTOR COMMENCING WORK. THE CONTRACTOR MUST RECEIVE NOTIFICATION FROM THE CITY.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE DESIGN ENGINEER TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE CITY ENGINEER PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.
- THE LATEST CITY ENGINEER APPROVED VERSION OF THESE IMPROVEMENT PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. A REPRESENTATIVE OF THE DEVELOPER/CONTRACTOR (CAPABLE OF COMMUNICATING WITH THE CITY'S REPRESENTATIVES) WILL BE ON THE JOB AT ALL TIMES THE WORK IS BEING PURSUED.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE TO ARRANGE FOR THE RELOCATION OF ALL EXISTING UTILITIES THAT MAY INTERFERE WITH THE WORK. THE DEVELOPER/CONTRACTOR MUST SUBMIT THE UTILITY RELOCATION PLANS AND A UTILITY RELOCATION SCHEDULE TO THE CITY WHEN THE UTILITY RELOCATION INTERFERES WITH THE CONSTRUCTION OF ARTERIAL/COLLECTOR STREETS.
- ALL UNDERGROUND STORAGE TANKS PER CITY OF VISALIA AND COUNTY OF TULARE COUNTY REQUIREMENTS. A BUILDING PERMIT WILL BE OBTAINED FOR THE REMOVAL PRIOR TO START OF WORK.
- ALL WELLS WILL BE ABANDONED PER CITY OF VISALIA REQUIREMENTS. A BUILDING PERMIT WILL BE OBTAINED FOR THE ABANDONMENT PRIOR TO START OF WORK.
- EXISTING IRRIGATION RISERS, IRRIGATION PIPE, AND SEPTIC SYSTEMS WILL BE REMOVED.
- PRIOR TO THE CITY ENGINEER'S ACCEPTANCE OF THE WORK, THE DESIGN ENGINEER WILL SUBMIT A CERTIFICATION OF ROAD ELEVATIONS FOR AREAS LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA.
- ALL TRENCHES AND EXCAVATIONS OUTSIDE THE LIMITS OF THE STREETS RESULTING FROM THE REMOVAL OF UNDERGROUND STRUCTURES AND THE INSTALLATION OF UTILITIES WILL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- THE CURB ALONG RETURNS SHALL BE DEPRESSED TO ALLOW CITY STANDARD HANDICAP RAMP CONSTRUCTION. THE CURB AT PLANNED DRIVEWAY APPROACH LOCATIONS MAY BE DEPRESSED TO A MAXIMUM WIDTH OF 24 FEET TO ACCOMMODATE A TWO-CAR DRIVEWAY. IT IS THE DEVELOPER'S AND DESIGN ENGINEER'S RESPONSIBILITY TO LOCATE THE DRIVEWAY APPROACH LOCATIONS. AT THE TIME OF BUILDING PERMIT ISSUANCE ON EACH LOT, THE CITY RESERVES THE RIGHT TO CORRECT THE DRIVEWAY APPROACH LOCATION AND WIDTH BASED ON THE PLOT PLAN SUBMITTED TO THE CITY.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION (NOT), AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP WILL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- IN ACCORDANCE WITH THE SWPPP, THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT IMPROVEMENTS, WHETHER EXISTING OR PROPOSED, FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE TO COMPLY WITH SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (SJVAPCD) REGULATION VII TO LIMIT FUGITIVE DUST. SUBMIT A DUST CONTROL PLAN TO THE SJVAPCD WHEN REQUIRED BY REGULATION VIII.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL OTHER PERMITS AND MEET ANY REQUIREMENTS SET FORTH BY OTHER AGENCIES OR UTILITIES, WHICH HAVE JURISDICTION, INCLUDING OSHA.
- EXCAVATIONS WILL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR WILL PROVIDE ADEQUATE SHEETING, WHICH WILL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. THE CONTRACTOR WILL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS WILL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- REGULATORY PERMITS AND NECESSARY APPROVALS FROM THE GOVERNING BODIES AND THEIR OFFICIALS MUST BE OBTAINED PRIOR TO PROCEEDING WITH ANY WORK IN THE VICINITY OF IRRIGATION DITCHES, CREEKS AND ASSOCIATED IRRIGATION FACILITIES WHETHER OR NOT SHOWN ON THESE IMPROVEMENT PLANS.
- FIRE ACCESS TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AS REQUIRED BY CITY REGULATION NO. 2002-01 ENTITLED FIRE DEPARTMENT ACCESS AND WATER GUIDELINES FOR RESIDENTIAL CONSTRUCTION.

CITY OF ANTIOCH

GRADING AND DRAINAGE PLAN FOR: COMMERCIAL CAR WASH

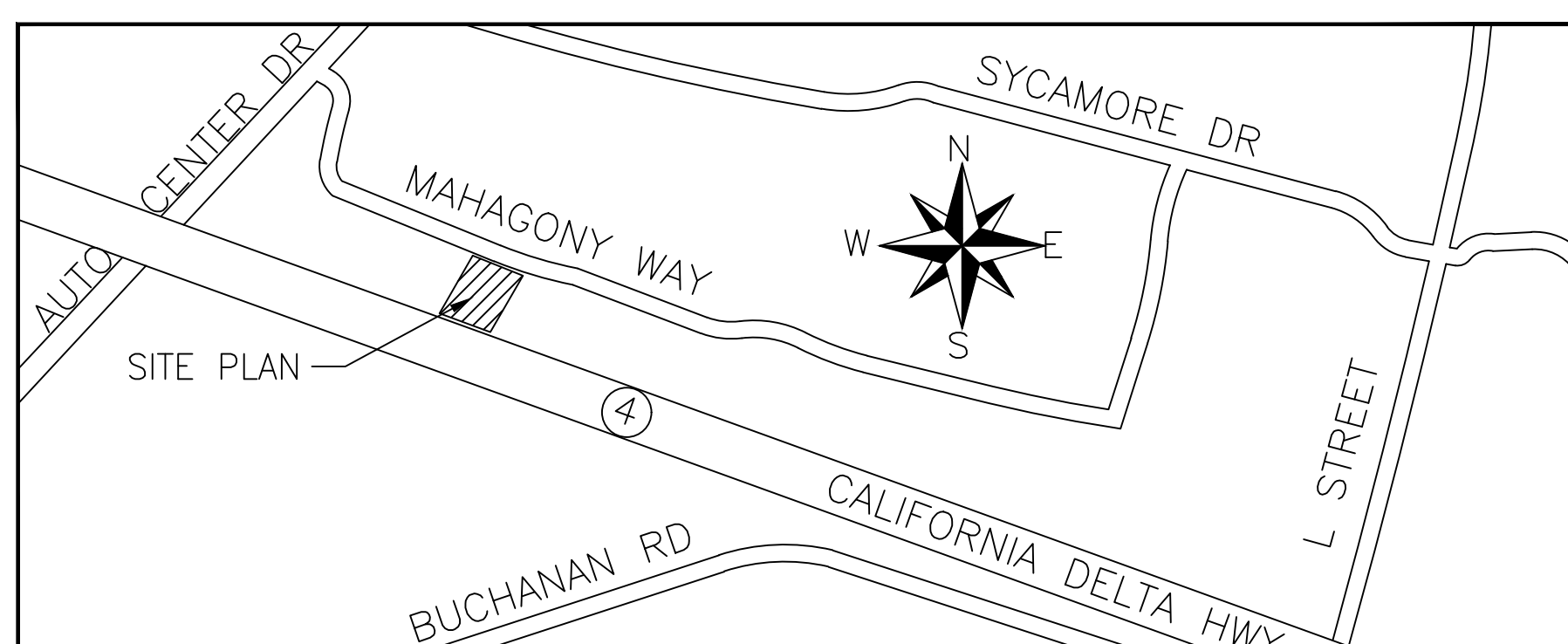
APN: 074-370-024



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	N	NORTHING
BC	BRASS CAP	P	PAVEMENT
BLDG	BUILDING	SD	STORM DRAIN
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
E	EASTING	SS	SANITARY SEWER
EG	EXISTING GROUND	SSMH	SANITARY SEWER MANHOLE
FD	FOUND	TFC	TOP FACE CURB
FF	FINISH FLOOR	UTIL	UTILITY
FL	FLOWLINE	VT	VAULT
GB	GRADE BREAK	W	WATER
LP	LIGHT POLE	WV	WATER VALVE

- EX. CONCRETE PAVING
- NEW CONCRETE WALK
- NEW AC PAVING



VICINITY MAP
NTS

SHEET INDEX

NO.	DESCRIPTION
1/4	COVER SHEET
2/4	GRADING PLAN
3/4	UTILITIES PLAN
4/4	EROSION CONTROL PLAN

OWNER INFO

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3506 W. NIELSON AVE
FRESNO, CA 93706

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ENGINEERING & SURVEYING, INC.
2511 LOGAN STREET Tel. (559) 891-8811
SELMA, CA 93662 Fax (559) 891-8815
WWW.CVEAS.COM Email: info@cveas.com

PROJECT

MAHOGANY CAR WASH
ANTIOCH, CA
UP-21-13, AR-21-12
APN: 074-370-024

Revisions	Date
1	XXXX

CVEAS Job #: 20090
Drawn By: PM

COVER SHEET

SHEET NO.
1 OF 5

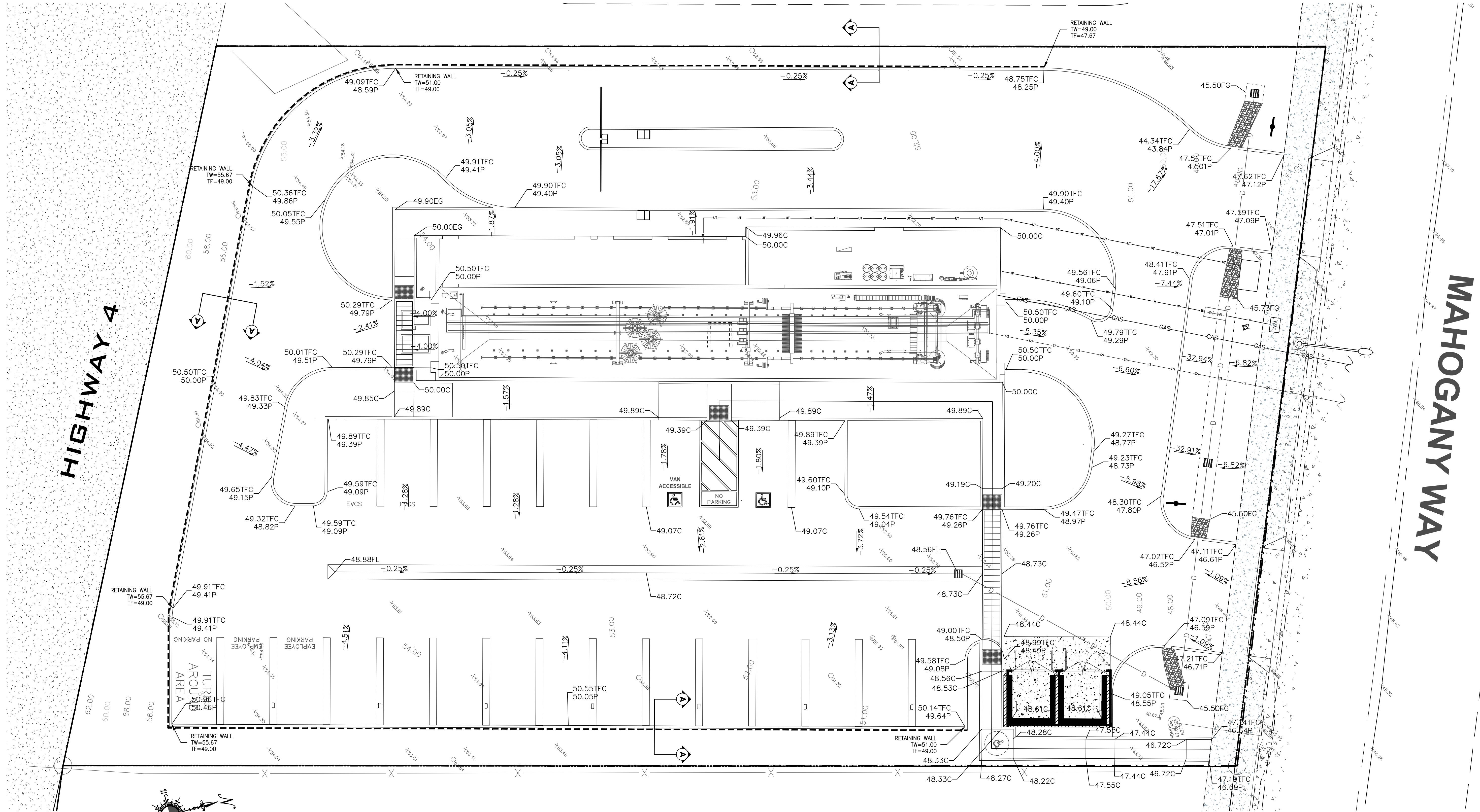
SAVED: 6/15/2022

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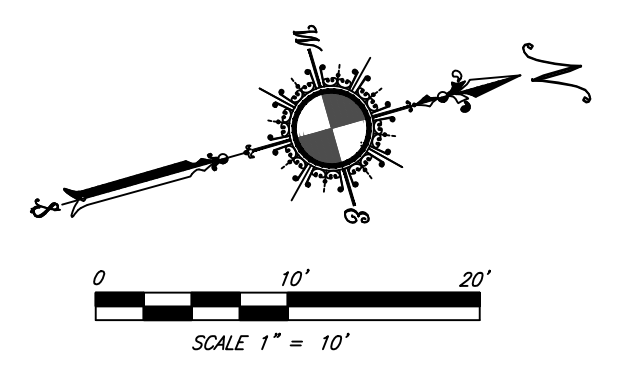


Revisions	Date
1	XXX

CVEAS Job #: 20090
 Drawn By: PM



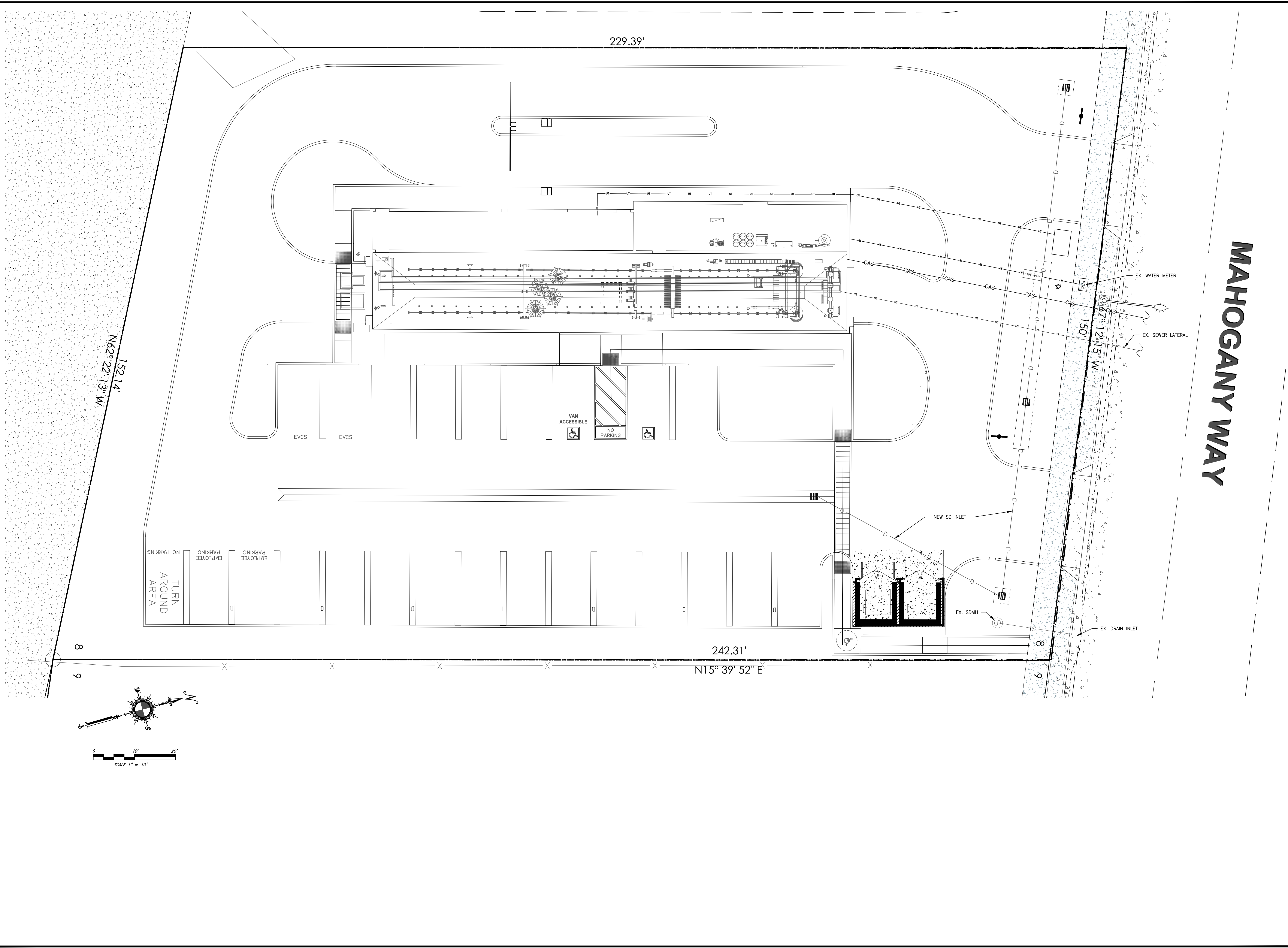
NOTE:
 SEE RETAINING WALL X-SECTION DETAIL ON SHEET 4 OF 4



BENCHMARK
 NGS PID "161885" FOUND BCM
 ELEV. = 37.70' (US1) NAVD 1988 DATUM

811
 CALL UNDERGROUND SERVICE ALERT(U.S.A.)
 TOLL FREE(800) 227-2600
 48 HOURS
 BEFORE EXCAVATING

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MAHOOGANY WAY

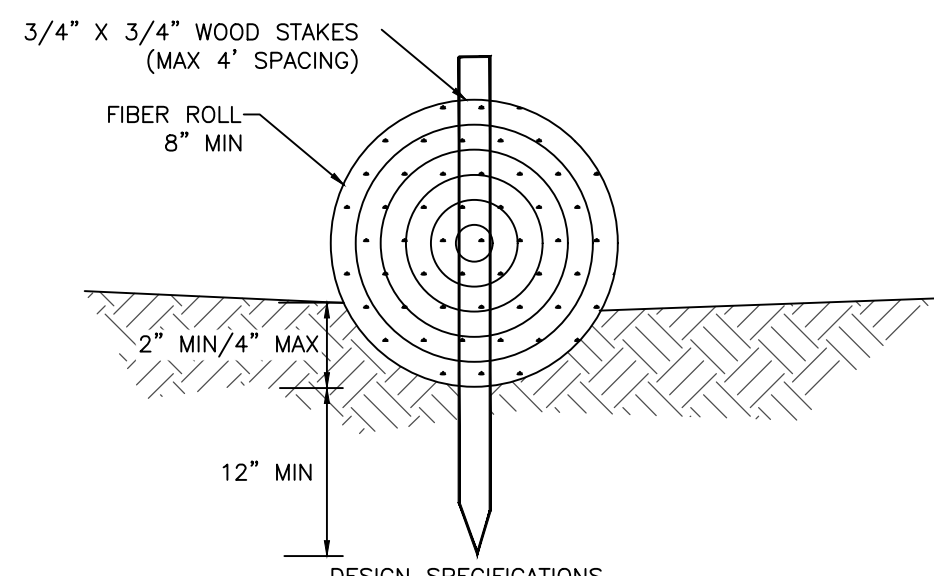


Revisions	Date
1	XXXX

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 Drawn By: PM

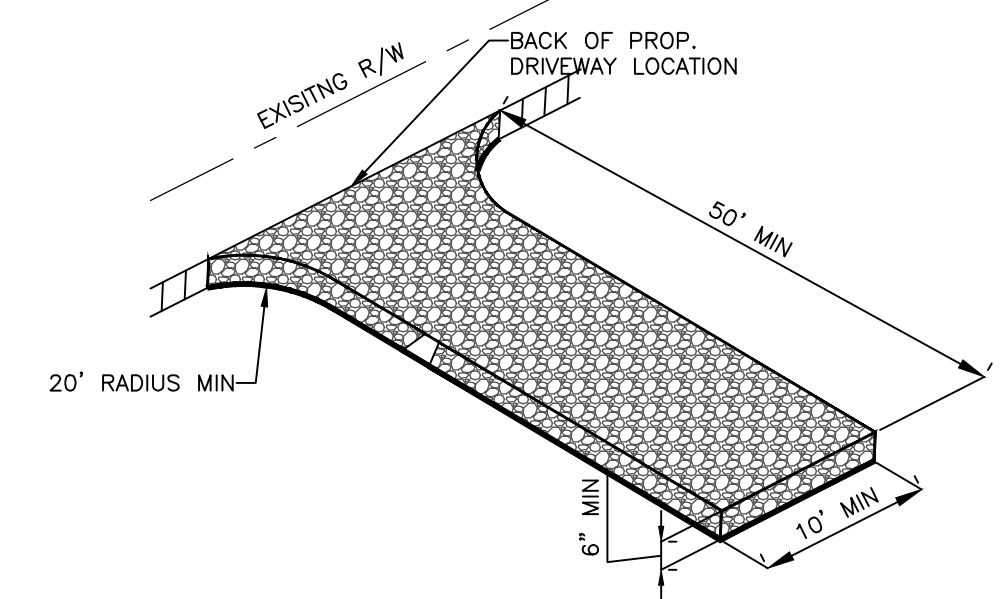
NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL BMP'S NECESSARY ARE IMPLEMENTED INCLUDING, BUT NOT LIMITED TO THE METHODS SHOWN ON THE EROSION CONTROL PLAN.
- STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES SHALL NOT CONTAIN A HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF REPORTABLE QUANTITIES ESTABLISHED IN 40 C.F.R. 117.3 AND 302.4, UNLESS A SEPARATE NPDES PERMIT HAS BEEN ISSUED TO REGULATE THOSE DISCHARGES.
- MINIMIZE OR PREVENT POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES THROUGH THE USE OF CONTROLS, STRUCTURES, AND MANAGEMENT PRACTICES THAT ACHIEVE BAT FOR TOXIC AND NON-CONVENTIONAL POLLUTANTS AND BCT FOR CONVENTIONAL POLLUTANTS.
- CONDUCT AN INVENTORY OF THE PRODUCTS USED AND/OR EXPECTED TO BE USED AND THE END PRODUCTS THAT ARE PRODUCED AND/OR EXPECTED TO BE PRODUCED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.)
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.)
- STORE CHEMICALS IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) IN A STORAGE SHED (COMPLETELY ENCLOSED.)
- MINIMIZE EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS.
- IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PREVENT DISPOSAL OF ANY RUNOFF OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
- ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
- CLEAN OR REPLACE SANITATION FACILITIES AND INSPECT THEM REGULARLY FOR LEAKS AND SPILLS.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- PREVENT DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- IMPLEMENT PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS.
- DEVELOP A SPILL RESPONSE AND IMPLEMENTATION ELEMENT OF THE SWPPP PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. APPROPRIATE SPILL RESPONSE PERSONNEL SHOULD BE ASSIGNED AND TRAINED.
- ENSURE THE CONTAINMENT OF CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
- PREVENT OIL, GREASE, OR FUEL FROM VEHICLE STORAGE OR MAINTENANCE FROM LEAKING INTO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- PLACE OIL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- CLEAN LEAKS IMMEDIATELY AND DISPOSE OF LEAKED MATERIALS PROPERLY.
- CONTAIN FERTILIZERS AND OTHER STOCKPILED LANDSCAPE MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN TWO DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATION BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVER OR STORE SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.
- CONDUCT AN ASSESSMENT AND CREATE A LIST OF POTENTIAL POLLUTANT SOURCES AND IDENTIFY ANY AREAS OF THE SITE WHERE ADDITIONAL BMPs ARE NECESSARY TO REDUCE OR PREVENT POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES. KEEP THIS LIST WITH THE SWPPP AND IDENTIFY ALL NON-VISIBLE POLLUTANTS WHICH ARE KNOWN OR SHOULD BE KNOWN, TO OCCUR ON THE CONSTRUCTION SITE.
- IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL, GREASE, AND ORGANICS.
- WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES TO SURFACE WATERS OR DRAINAGE SYSTEMS.
- CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES FROM REACHING SURFACE WATER OR DRAINAGE SYSTEMS.
- PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
- EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATIONS.
- ALL INSPECTION, MAINTENANCE REPAIR AND SAMPLING ACTIVITIES AT THE PROJECT LOCATION SHALL BE PERFORMED OR SUPERVISED BY A QUALIFIED SWPPP PRACTITIONER. THE QSP MAY DELEGATE ANY OR ALL OF THESE ACTIVITIES TO AN EMPLOYEE TRAINED TO DO THE TASK(S) APPROPRIATELY, BUT SHALL ENSURE ADEQUATE DEPLOYMENT.
- PERFORM WEEKLY INSPECTIONS AND OBSERVATIONS, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED. INSPECTORS SHALL BE THE QSP OR TRAINED BY THE QSP. COMPLETE AN INSPECTION CHECKLIST INCLUDING REQUIRED INFORMATION FOR EACH INSPECTION.
- IMPLEMENT REPAIRS OR DESIGN CHANGES TO BMPs WITHIN 72 HOURS OF IDENTIFICATION AND COMPLETE THE CHANGES AS SOON AS POSSIBLE.
- REFER TO STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION ON BMPs USED FOR SITE.
- 100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.



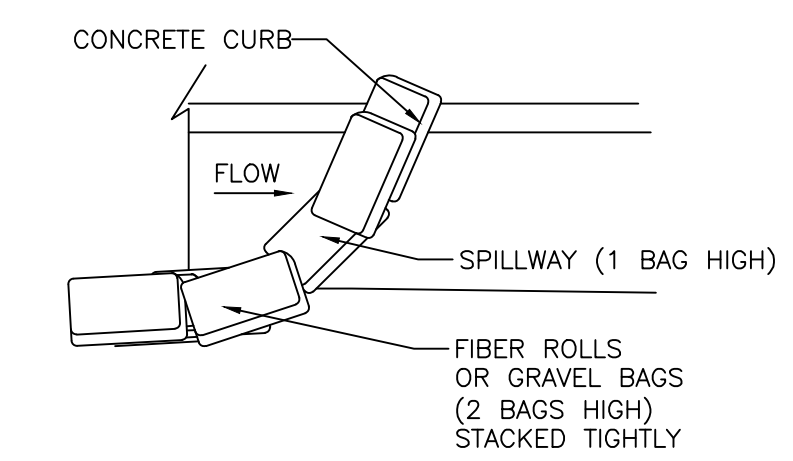
- DESIGN SPECIFICATIONS**
- STRAW WATTLES (FIBER ROLLS) WILL BE EITHER PREFABRICATED ROLLS OR ROLLED TUBES OF GEOTEXTILE FABRIC.
 - FIELD ROLLED FIBER ROLL IS ASSEMBLED BY ROLLING THE LENGTH OF GEOTEXTILE FABRIC INTO A TUBE OF MINIMUM 8-INCH DIAMETER AND BINDING THE ROLL AT EACH END AND EVERY 4 FEET ALONG THE LENGTH OF THE ROLL WITH JUTE-TYPE TWINE.
 - RAKE FREE ANY DIRT CLOGS OR STANDING VEGETATION IN AREAS TO RECEIVE FIBER ROLLS.
 - PLACE FIBER ROLLS INTO A 2 TO 4 INCH DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
 - WALK ON TOP OF THE ROLL TO SEAT TIGHTLY AGAINST THE SOIL.
 - STAKE FIBER ROLLS INTO A 2 TO 4 INCH DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
 - USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 X 0.75 INCH AND MINIMUM LENGTH OF 24 INCHES.
 - DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FEET MAXIMUM ON CENTER.
 - BERM THE BACKSIDE OF THE FIBER ROLL WITH SOIL TO ENSURE SEDIMENT ENTRAPMENT.

A STRAW WATTLE
NOT TO SCALE



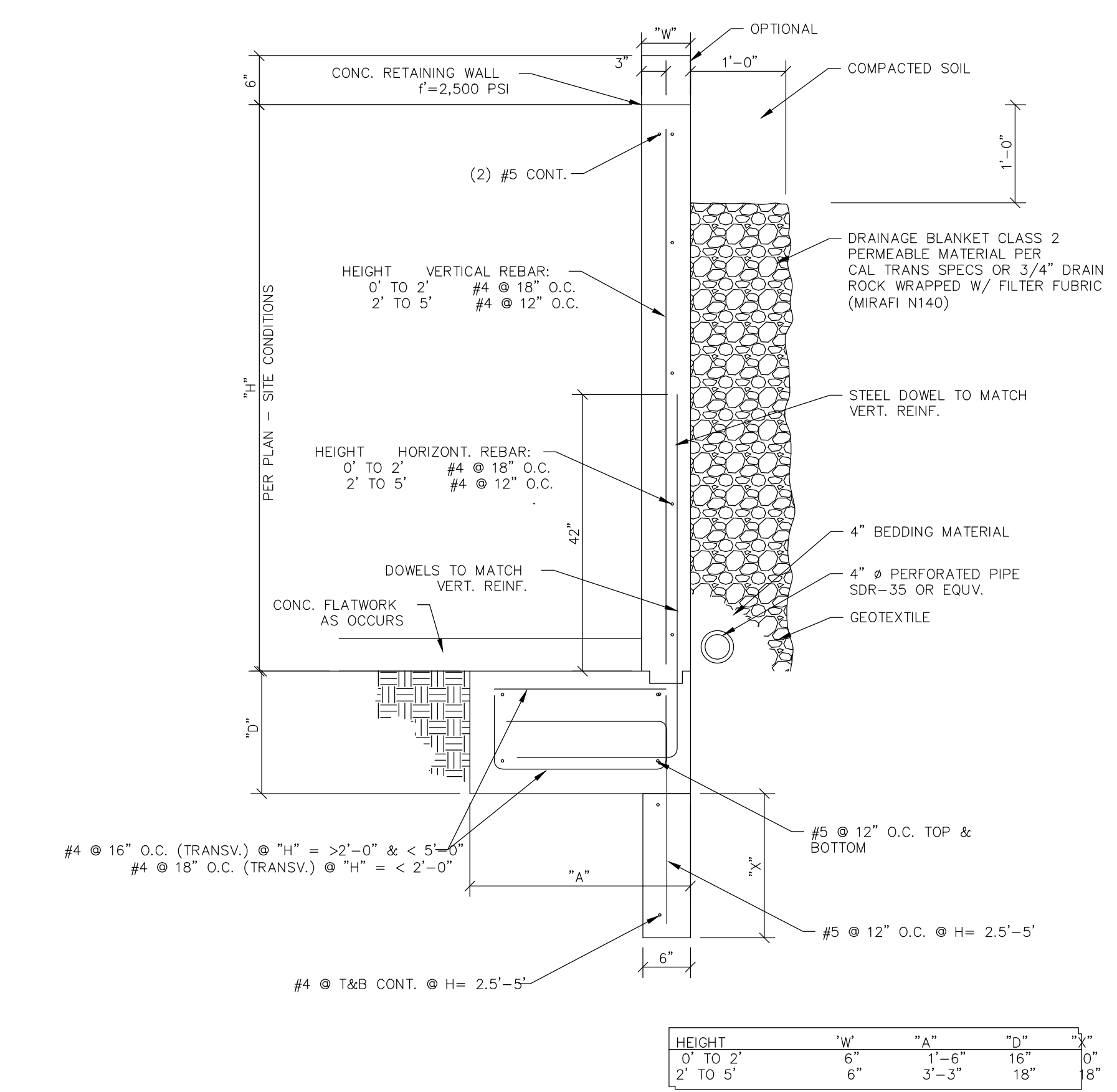
- DESIGN SPECIFICATIONS**
- STONE APPLIED TO THE PAD WILL BE 2-INCH STONE.
 - THE LENGTH OF THE PAD WILL NOT BE LESS THAN 50 FEET.
 - THE THICKNESS OF THE PAD WILL A MINIMUM OF 6 INCHES.
 - THE WIDTH OF THE PAD WILL BE A MINIMUM OF 10 FEET.
 - FILTER FABRIC WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE.

B CONSTRUCTION EXIT/ENTRANCE DETAIL
NOT TO SCALE

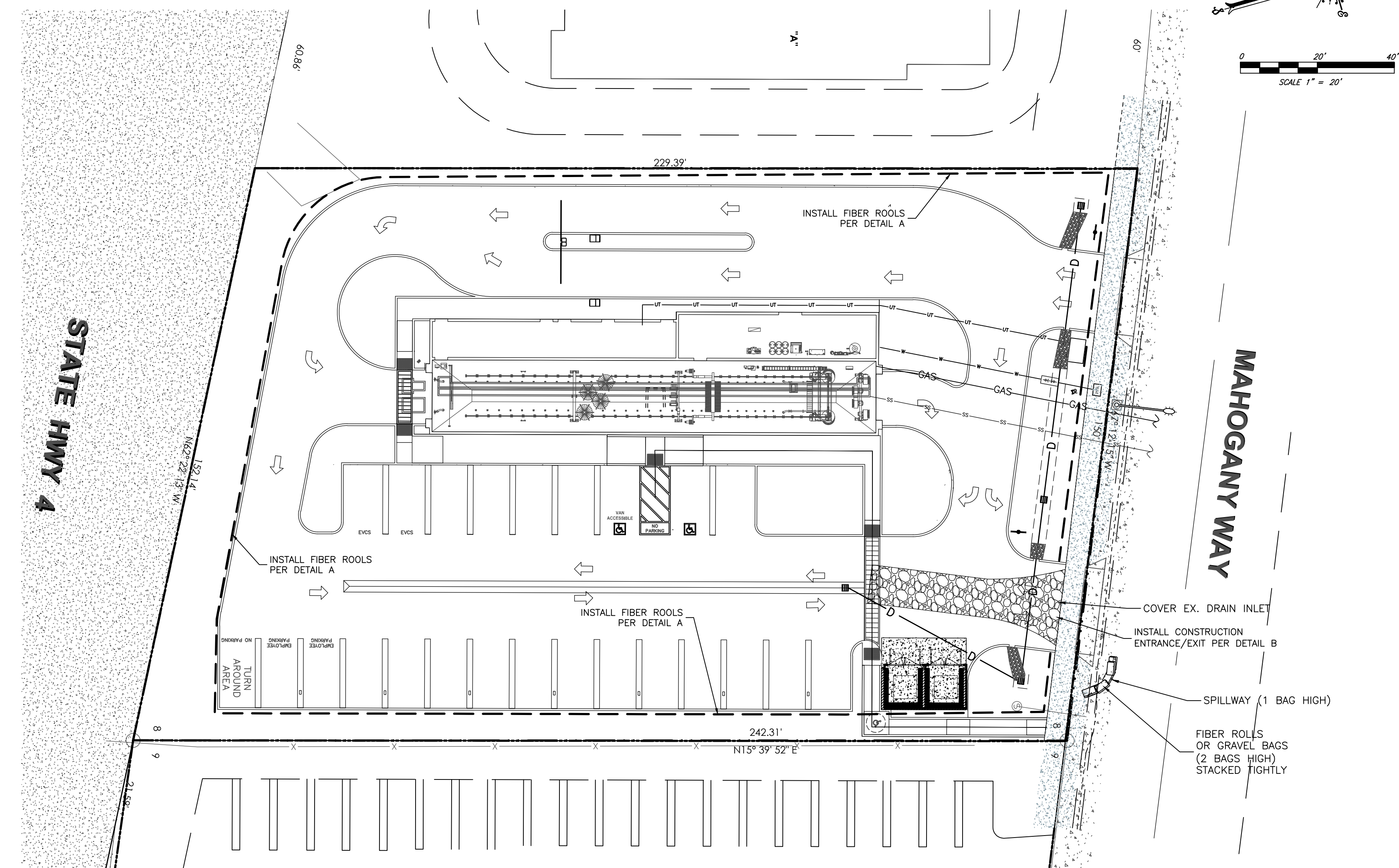


- DESIGN SPECIFICATIONS**
- PLACE FIBER ROLLS OR GRAVEL BAG BARRIERS AT PROJECT LIMITS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - BAGS OF WOVEN GEOTEXTILE FABRIC SHALL BE FILLED WITH GRAVEL, LAYERED, AND PACKED TIGHTLY OR FIBER ROLLS SHALL BE USED.
 - LEAVE ONE GRAVEL BAG OR FIBER ROLL GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.

C CURB LIMITS/INLET PROTECTION
NOT TO SCALE



RETAINING WALL DETAIL
NOT TO SCALE



Revisions	Date
1	XXXX

CVEAS Job #: 20090
Drawn By: PM

EROSION CONTROL PLAN

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ZIERS

SYMBOL	SIZE	QUANTITY	DESCRIPTION
	15g	4	POSTERIA CHILICISSA CHILICISSA QUANTITY 400 WIDEST WATER EXPOSURE - LOW .5
	15g	3	POSTERIA CHILICISSA CHILICISSA QUANTITY 300 WIDEST WATER EXPOSURE - LOW .5
	15g	3	POSTERIA CHILICISSA CHILICISSA QUANTITY 300 WIDEST WATER EXPOSURE - LOW .5

SHILAS

SYMBOL	SIZE	QUANTITY	DESCRIPTION
	5g	50	SHILAS QUANTITY 500 WIDEST WATER EXPOSURE - LOW .5
	5g	48	SHILAS QUANTITY 480 WIDEST WATER EXPOSURE - LOW .5
	5g	24	SHILAS QUANTITY 240 WIDEST WATER EXPOSURE - LOW .5
	15g	17	SHILAS QUANTITY 170 WIDEST WATER EXPOSURE - LOW .5
	5g	26	SHILAS QUANTITY 260 WIDEST WATER EXPOSURE - LOW .5
	15g	13	SHILAS QUANTITY 130 WIDEST WATER EXPOSURE - LOW .5
	15g	22	SHILAS QUANTITY 220 WIDEST WATER EXPOSURE - LOW .5
	5g	7	SHILAS QUANTITY 70 WIDEST WATER EXPOSURE - LOW .5
	5g	13	SHILAS QUANTITY 130 WIDEST WATER EXPOSURE - LOW .5

LANDSCAPE NOTES

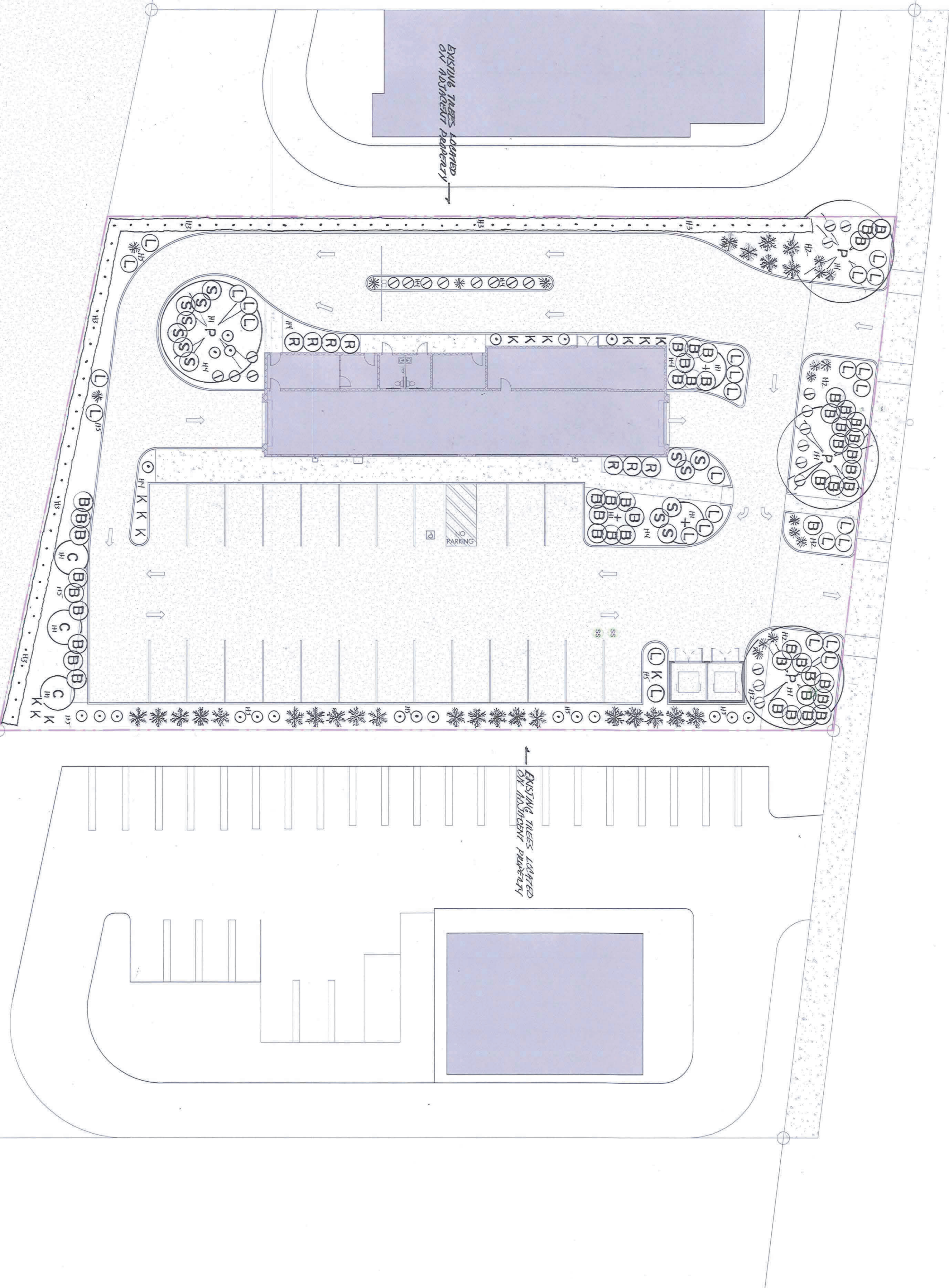
- (1) AS NOTED, ALL PLANTS LISTED WITH A QUANTITY SHALL BE PLANTED AT THE SPECIFIED SPACING UNLESS OTHERWISE NOTED.
- (2) THE PLANTS LISTED WITH A QUANTITY SHALL BE PLANTED AT THE SPECIFIED SPACING UNLESS OTHERWISE NOTED.
- (3) ALL PLANTS LISTED WITH A QUANTITY SHALL BE PLANTED AT THE SPECIFIED SPACING UNLESS OTHERWISE NOTED.
- (4) ALL PLANTS LISTED WITH A QUANTITY SHALL BE PLANTED AT THE SPECIFIED SPACING UNLESS OTHERWISE NOTED.
- (5) ALL PLANTS LISTED WITH A QUANTITY SHALL BE PLANTED AT THE SPECIFIED SPACING UNLESS OTHERWISE NOTED.
- (6) SEE LANDSCAPE DETAILS.
- (7) SEE LANDSCAPE SPECIFICATIONS.

MINIMUM ALLOWED WHEEL CLEARANCE (MINIMUM)
 ESTIMATED TOTAL WATER USE FROM IRRIGATION SCHEDULES
 TOIRK LANDSCAPE AREA
 CLIMATE ZONE

121,981.37 SQ. FT.
 102,762.43 GPM
 1,517.08 HOURS
 25,826.00 GPM
 101.37 HOURS
 9,867.58'

* SEE DRAINAGE DRAINAGE PLAN

MAHOGANY WAY



STATE HWY 4

ZONE	PLANNING	WATER	SQUARE
NUMBER	TYPE	FEEDING	FEEDING
H1	SHILAS	.3	36.0 sq'
H2	SHILAS	.3	24,467 sq'
H3	SHILAS	.3	1,551 sq'
H4	SHILAS	.3	2,656 sq'
H5	SHILAS	.3	2,833 sq'

TOIRK LANDSCAPE AREA 9,867.58'

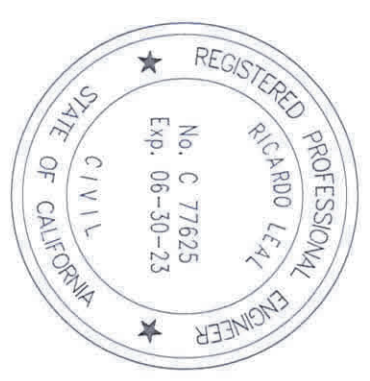
DESIGN COMPLIANCE

I HAVE COMPARED WITH THE ALTIMETER OF THE WORK AND HAVE FOUND THAT THE ALTIMETER OF THE WORK IS IN ACCORDANCE WITH THE ALTIMETER OF THE WORK.

BR

CVEAS
 ENGINEERING & SURVEYING, INC.
 2011 LOAN ST.
 SUITE 100
 WWW.CVEAS.COM
 TEL: 408.918.1815
 FAX: 408.918.1815
 Email: info@cveas.com

PROJECT
 Car Wash
 Antioch, CA
 074-370-024



Revisions:	Date:

Landscapes and Irrigation

CVEAS Job #: 20125DX
 Current Release Date: N/A
 Planning Submittal No.: N/A
 Plan Check Submittal No.: N/A
 Drawn By: N/A
 Checked By: N/A
 Scale: 1" = 20'-0"

L1.1

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LANDSCAPE DOCUMENTATION PACKAGE

PROJECT INFORMATION

MAHOGANY CAR WASH
ANTIOCH, CALIFORNIA

PROJECT APPLICANT

JDJ DEVELOPING
HANDEEP SINGH
5006 W. NIBELSON AVENUE
EVERNO, CALIFORNIA 95706

Total Landscape Area 9,867 sq'
 Construction Type NEW CONSTRUCTION
 Maximum Applied Water Allowance 124,981.34 GPD
167.08 HCFPY
 Estimated Total Water Use 102,762.43 GPD
137.38 HCFPY
 Estimated Total Water Use From Irrigation Schedule 75,826.00 GPD
101.57 HCFPY
 Water Supply Type LITV OF ANTIOCH

Landscape documentation Package;

Landscape Design Plan
 Irrigation Design Plan
 Grading Design Plan
 Soil Management Report
 Landscape Specifications
 Irrigation Specifications
 Water Efficient Landscape Worksheet (Water Budget Calculations)
 Maintenance Schedule

DESCRIPTION OF PROJECT

IT IS THE INTENTION OF THIS LANDSCAPE/IRRIGATION DESIGN PLAN TO CREATE A SUCCESSFUL, LOW MAINTENANCE, WATER EFFICIENT LANDSCAPE. ALL TREES/SHRUBS UTILIZED ARE NURSERY ROOTED - LOW WATER USE.
A DRIP IRRIGATION SYSTEM IS UTILIZED TO MINIMIZE WATER WASTE AND RUN OFF.

OWNER'S STATEMENT

I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package.

Owner's Signature _____

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE AREAS

1.	H1 TREES	3	360 sq'	7.	
2.	H2 SHRUBS	3	2467 sq'	8.	
3.	H3 SHRUBS	3	1577 sq'	9.	
4.	H4 SHRUBS	3	2652 sq'	10.	
5.	H5 SHRUBS	3	2833 sq'	11.	
6.				12.	

ETO = Reference Evapotranspiration 45.4 ipy
 .55 = ET Adjustment Factor for Residential
 .45 = ET Adjustment Factor for Non Residential
 LA = Landscape Area 9,867 sq'
 0.62 = Conversion Factor (to gallons per square foot)
 ETAF = (PF/IE)
 HA = Hydrozone Area
 IE = Irrigation Efficiency 0.75 for Overhead Spray Irrigation
 0.81 for Drip Irrigation
 PF = Plant Factor 0.0 to 0.1 Very Low Water Use
 0.1 to 0.3 Low Water Use
 0.4 to 0.6 Moderate Water Use
 0.7 to 1.0 High Water Use

MAWA = Maximum Applied Water Allowance
 MAWA = (ETO) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
(45.4) (0.62) (1.45) (9867)
(28,148) (4440.15)
124,981.34 GPD
167.08 HCFPY

ETWU = Estimated Total Water Use
 ETWU = (ETO) (0.62) (ETAF) (LA)
(45.4) (0.62) (.37) (9867)
(38,148) (3650.79)
102,762.43 GPD
137.38 HCFPY

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE #	PLANT DESCRIPTION	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
H1	#2	.3	DRIP	.81	.37	360	133.2	3749.31
H2	#2	.3	DRIP	.81	.37	2467	912.79	25693.21
H3	#2	.3	DRIP	.81	.37	1577	573.87	16153.29
H4	#2	.3	DRIP	.81	.37	2652	982.72	27661.60
H5	#2	.3	DRIP	.81	.37	2833	1048.21	29505.01

ETWU 102,762.43 GPD
137.38 HCFPY
 MAWA 124,981.34 GPD
167.08 HCFPY

PLANTING DESCRIPTION
 1. LAWN
 2. LOW WATER USE PLANTING
 3. MEDIUM WATER USE PLANTING
 4. HIGH WATER USE PLANTING

IRRIGATION METHOD
 1. OVERHEAD SPRAY
 2. DRIP

IRRIGATION EFFICIENCY
 1. 0.75 FOR SPRAYS
 2. 0.81 FOR DRIP

IRRIGATION SCHEDULE

Summer Watering Schedule: March 2 - November 30

Valve Number	Flow Rate	Duration	Duration Usage	Watering Days	Gallons Per Week	Number of Weeks	Total Use
H1	80 GPM	30 MIN	40	3	120	36	4320
H2	243 GPM	30 MIN	121.5	3	364.5	36	13122
H3	315 GPM	30 MIN	157.5	3	472.5	36	17010
H4	270 GPM	30 MIN	135	3	405	36	14580
H5	315 GPM	30 MIN	157.5	3	472.5	36	17010

Comments _____
 Total from Summer Schedule 66,042 gpy
88.29 hcfpy

IRRIGATION SCHEDULE

Winter Watering Schedule: December 1 - March 1

Valve Number	Flow Rate	Duration	Duration Usage	Watering Days	Gallons Per Week	Number of Weeks	Total Use
H1	80 GPM	30 MIN	40	1	40	16	640
H2	243 GPM	30 MIN	121.5	1	121.5	16	1944
H3	315 GPM	30 MIN	157.5	1	157.5	16	2520
H4	270 GPM	30 MIN	135	1	135	16	2160
H5	315 GPM	30 MIN	157.5	1	157.5	16	2520

Comments _____
 Total from Summer Schedule 66,042 gpy
88.29 hcfpy
 Total from Winter Schedule 9,184 gpy
13.08 hcfpy
 Total Usage 75,226 gpy
101.37 hcfpy

UPON COMPLETION OF PROJECT

- (1) A Certificate of Completion must be submitted to local authorities. (MWELO Section 492.9)
- (2) A Soil Management Report with a certification of installation, verifying implementation of soil analysis report recommendations must be submitted to local authorities. (MWELO Section 492.5)
- (3) A Landscape Irrigation Audit Report with Landscape Irrigation Scheduling must be submitted to local authorities. (MWELO Section 492.12)
- (4) A schedule of Landscape and Irrigation Maintenance must be submitted to local authorities. (MWELO Section 492.11) See Landscape Specifications-Maintenance.



PROJECT
 Car Wash
 2410 Mahogany Way
 Antioch, CA
 074-370-024



Revisions	Date
1	

LANDSCAPE SPECIFICATIONS

CVEAS JOB #: 20125

DATE: 08-21-2021

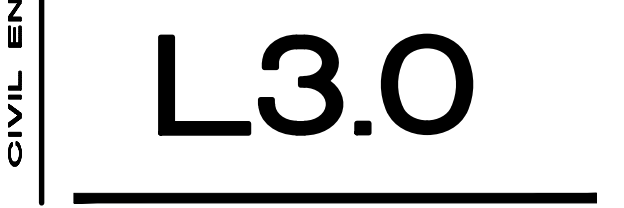
PLANNING SUBMITTAL # _____

PLAN CHECK SUBMITTAL # _____

DRAWN BY: JAS

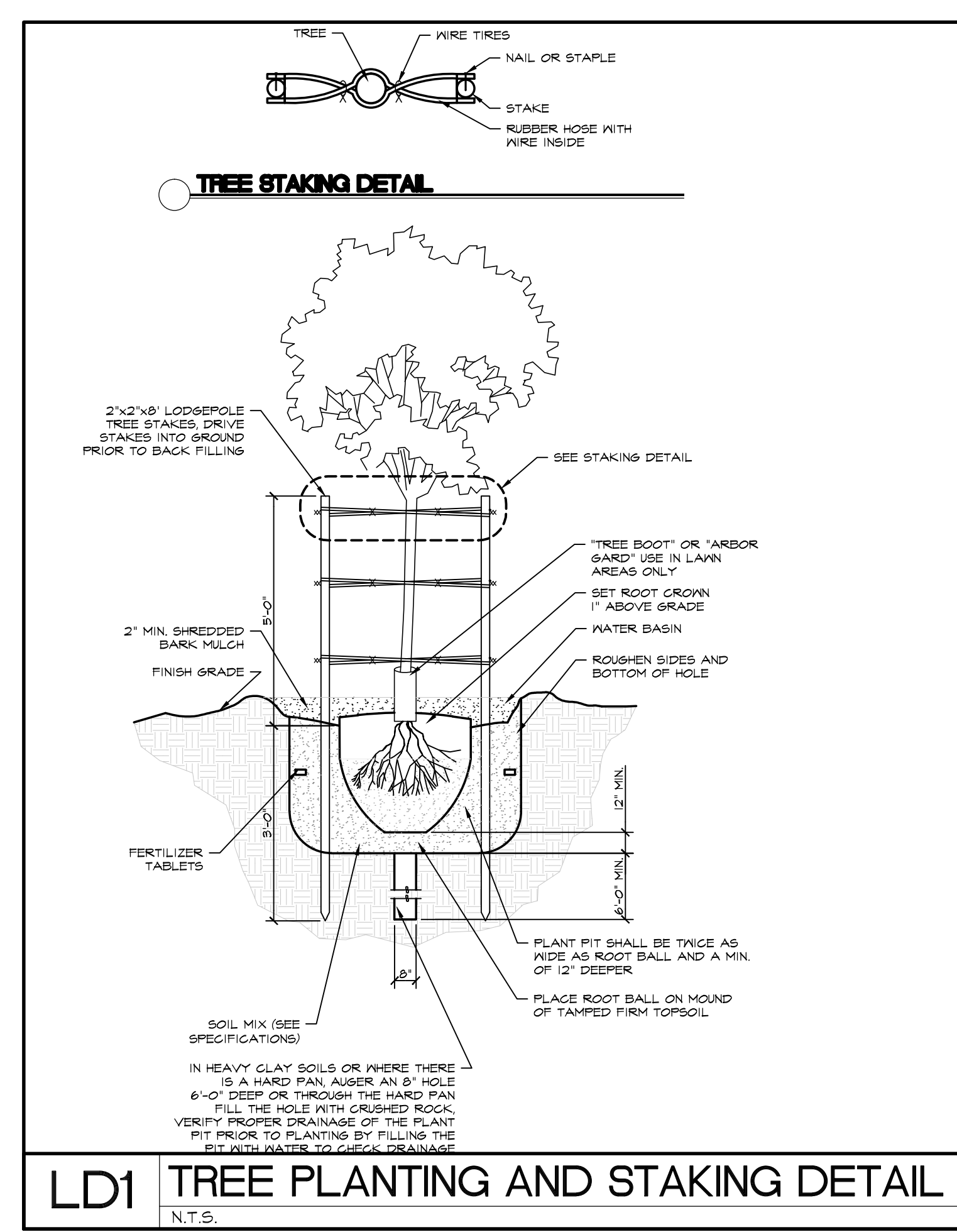
CHECKED BY: RL

SCALE: AS NOTED

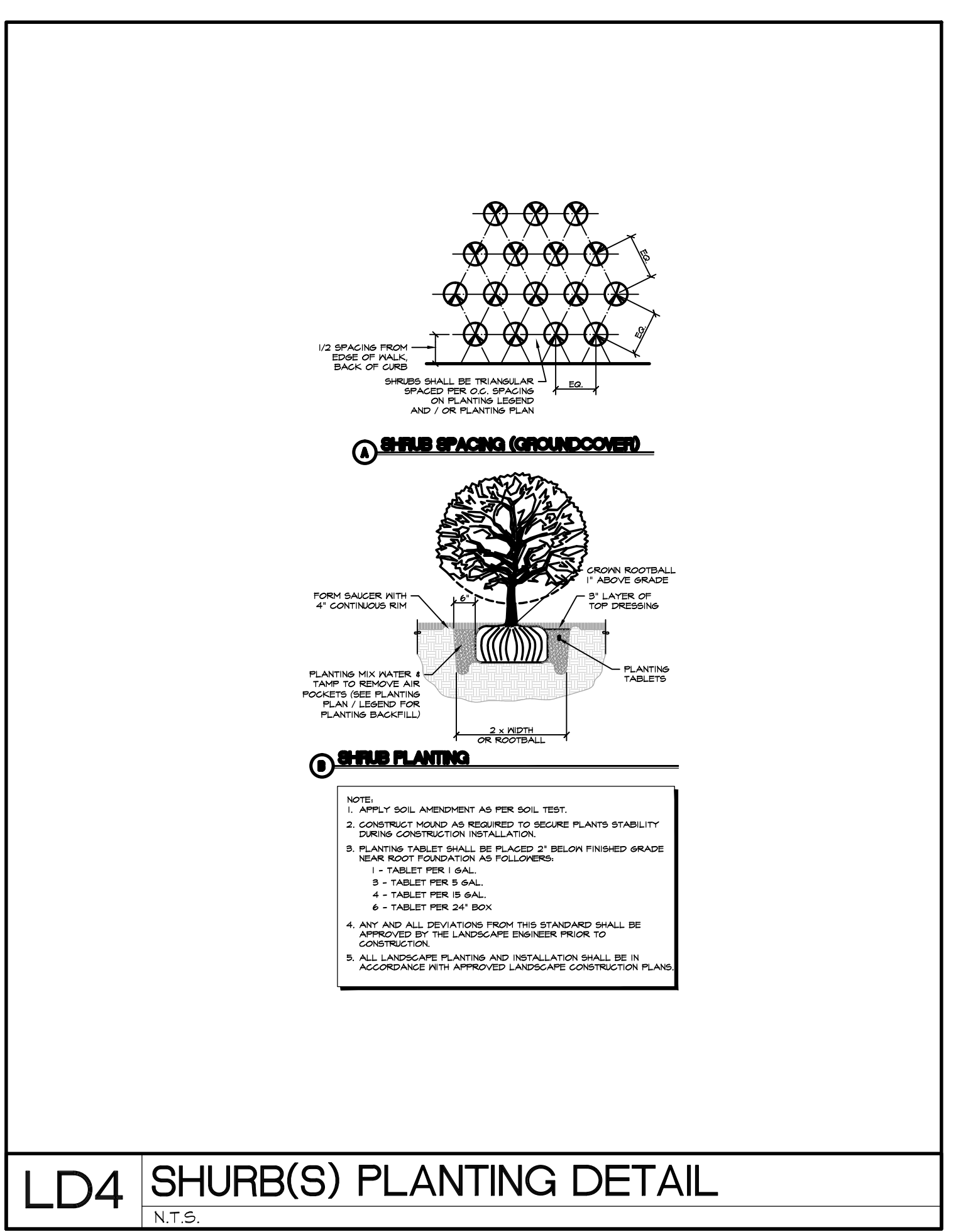


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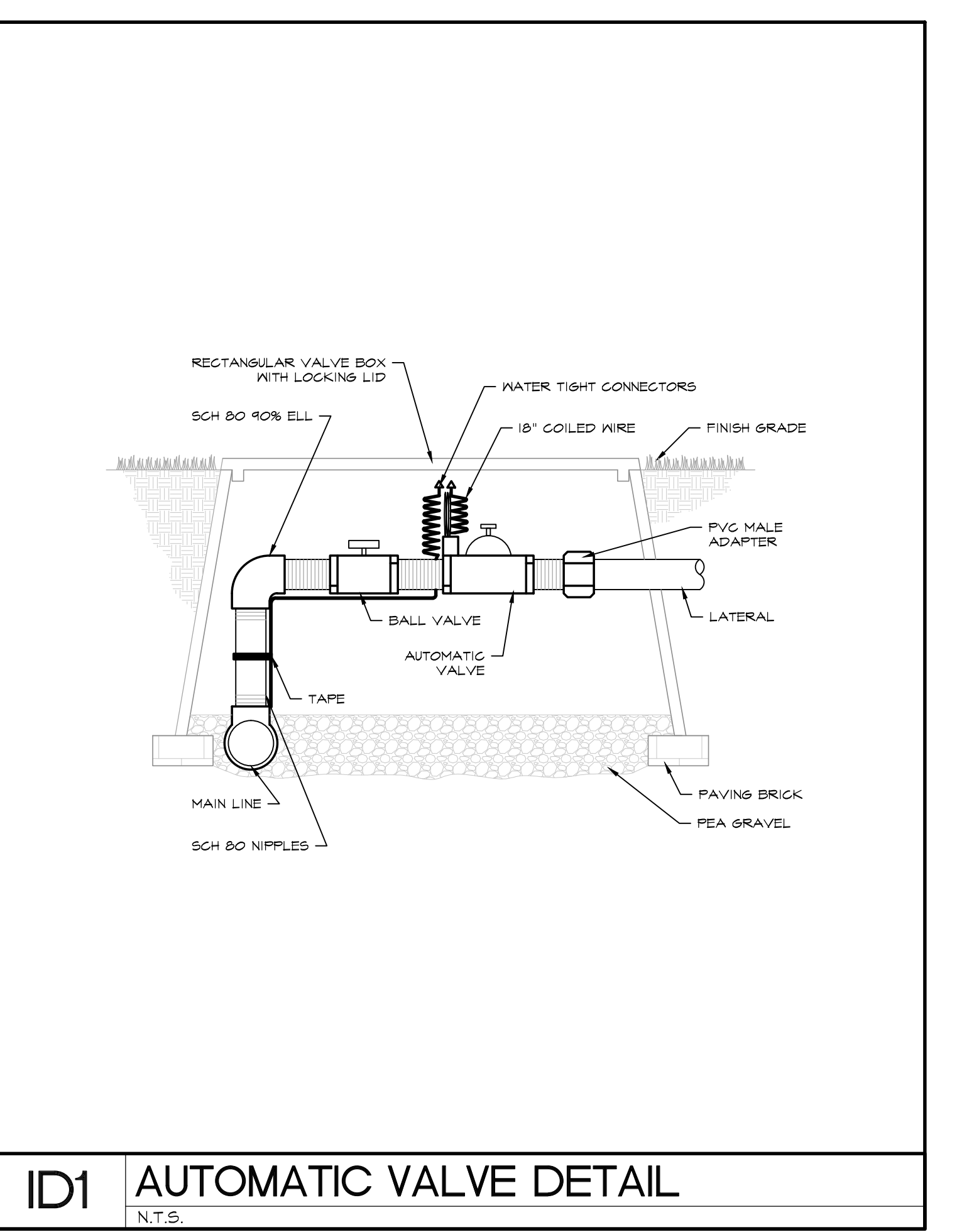
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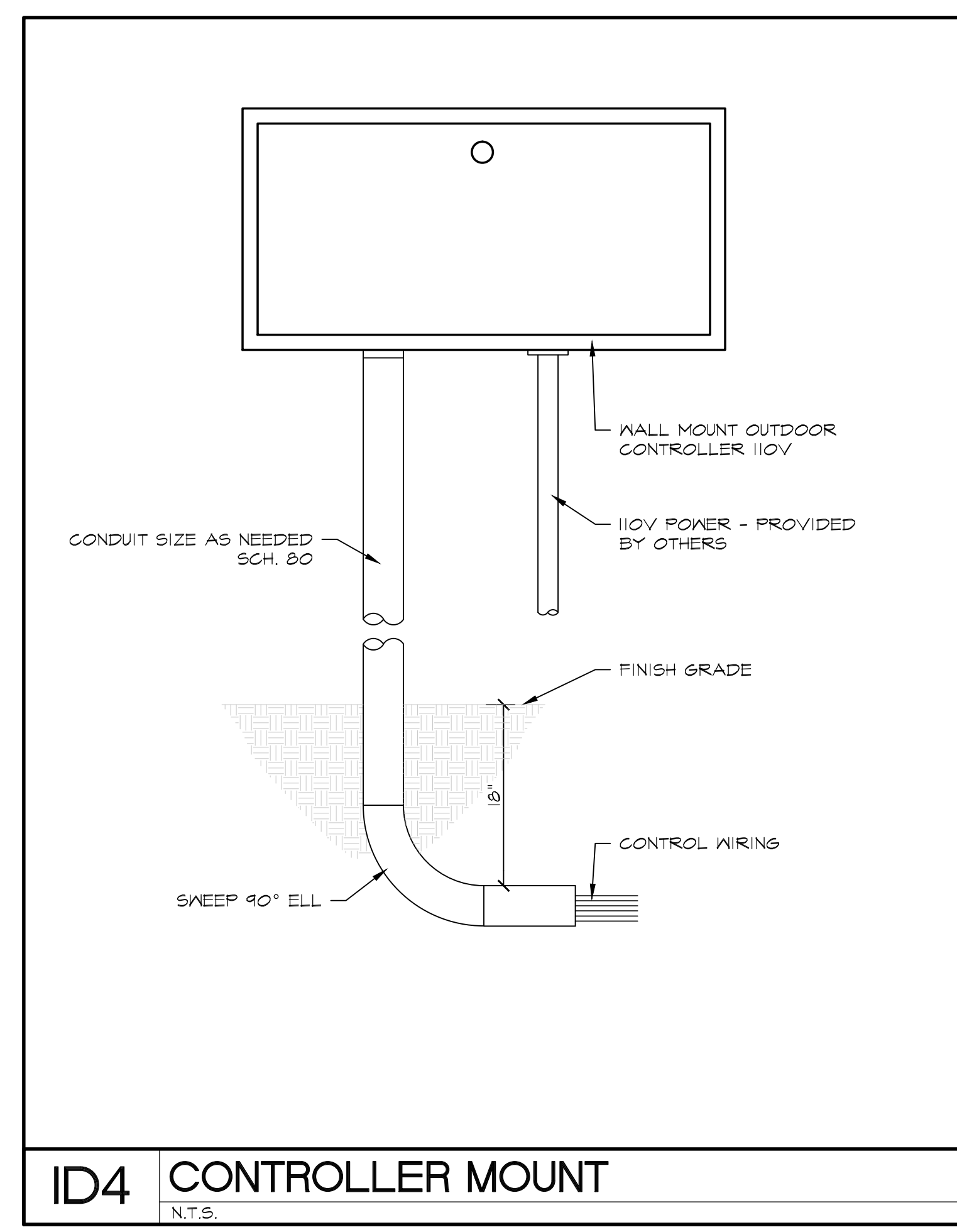
LD1 TREE PLANTING AND STAKING DETAIL
N.T.S.



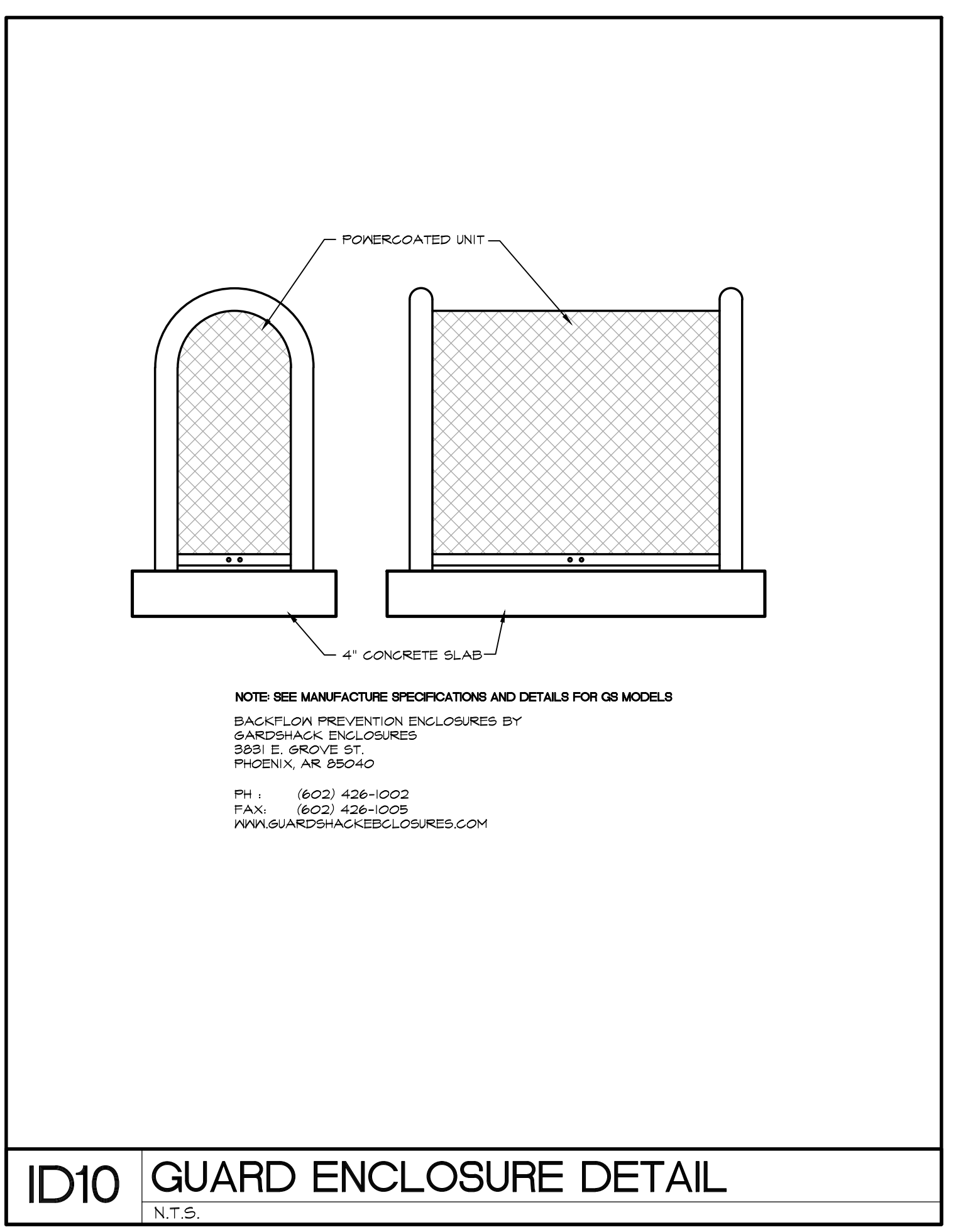
LD4 SHURB(S) PLANTING DETAIL
N.T.S.



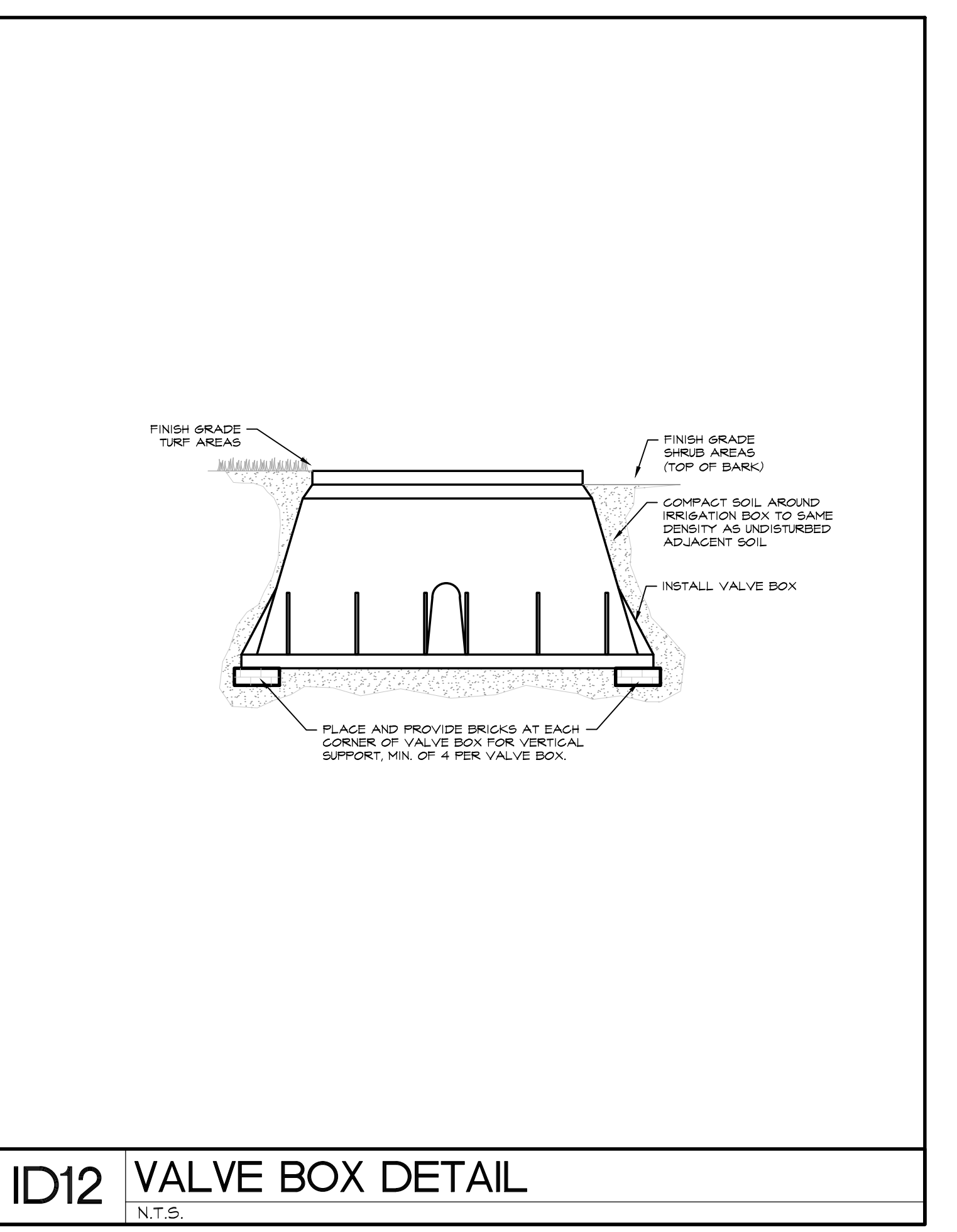
ID1 AUTOMATIC VALVE DETAIL
N.T.S.



ID4 CONTROLLER MOUNT
N.T.S.



ID10 GUARD ENCLOSURE DETAIL
N.T.S.



ID12 VALVE BOX DETAIL
N.T.S.



Revisions	Date
1	

LANDSCAPE IRRIGATION DETAILS

CVEAS JOB #: 20125

DATE: 08-21-2021

PLANNING SUBMITTAL #:

PLAN CHECK SUBMITTAL #:

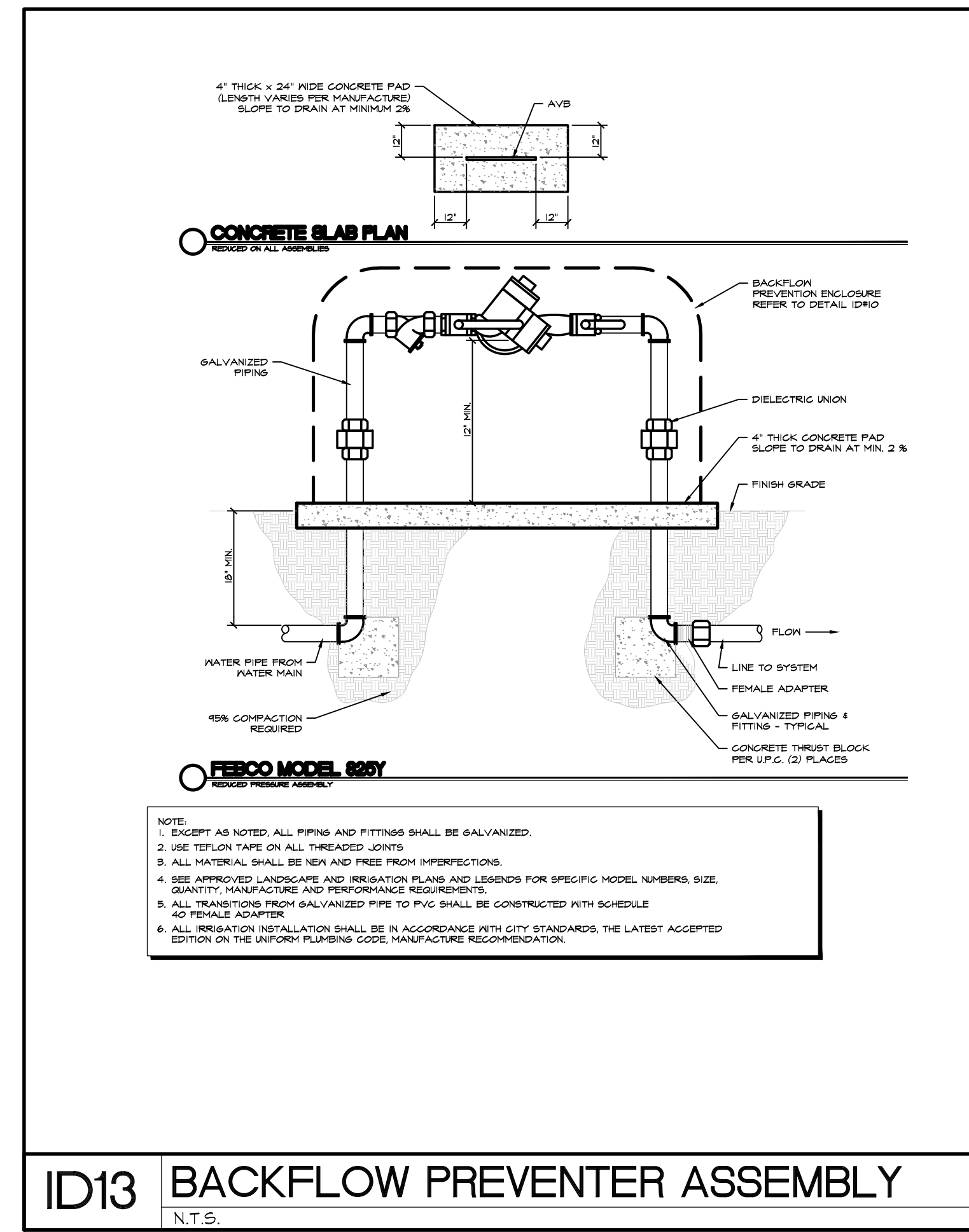
DRAWN BY: JAS

CHECKED BY: RL

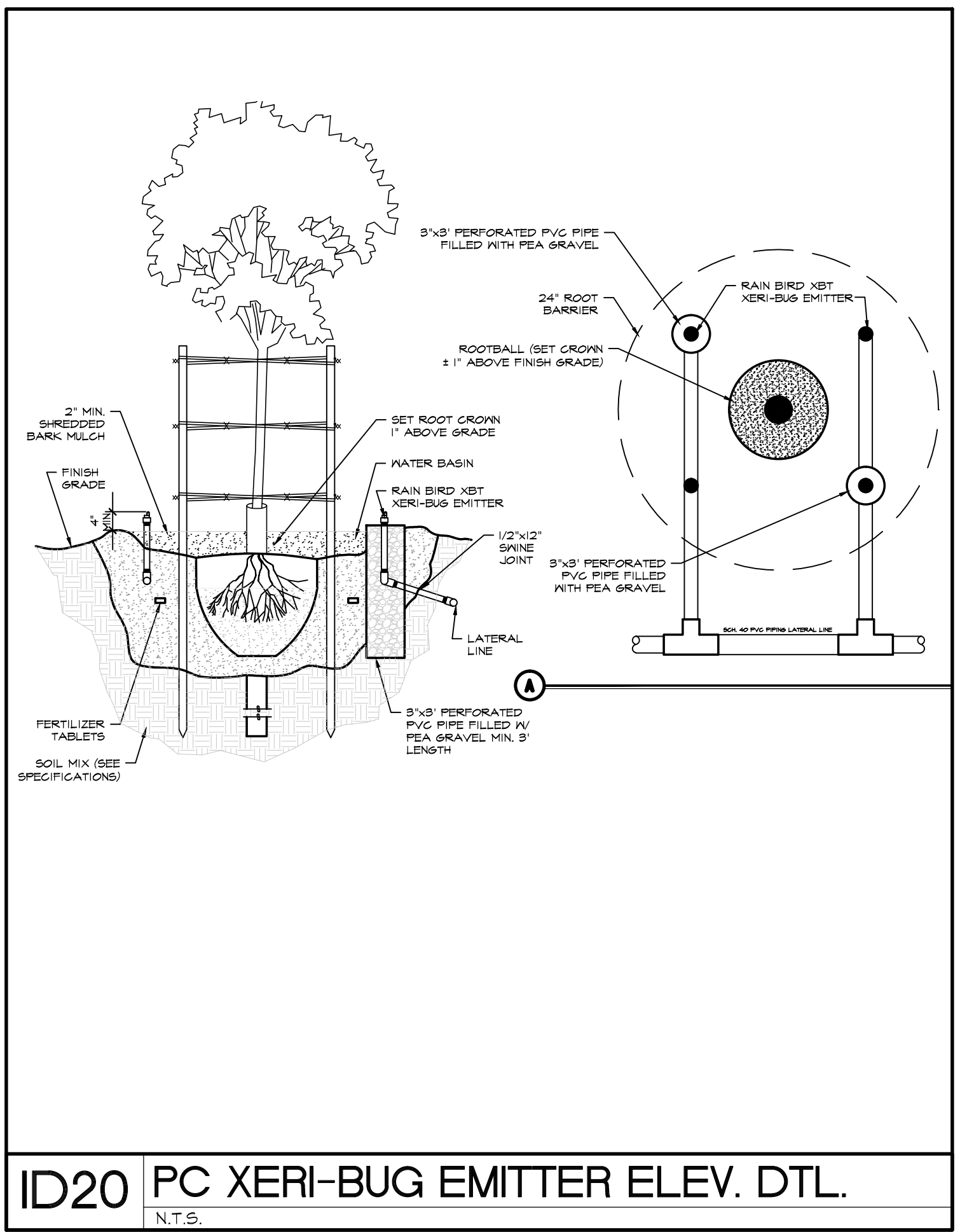
SCALE: AS NOTED

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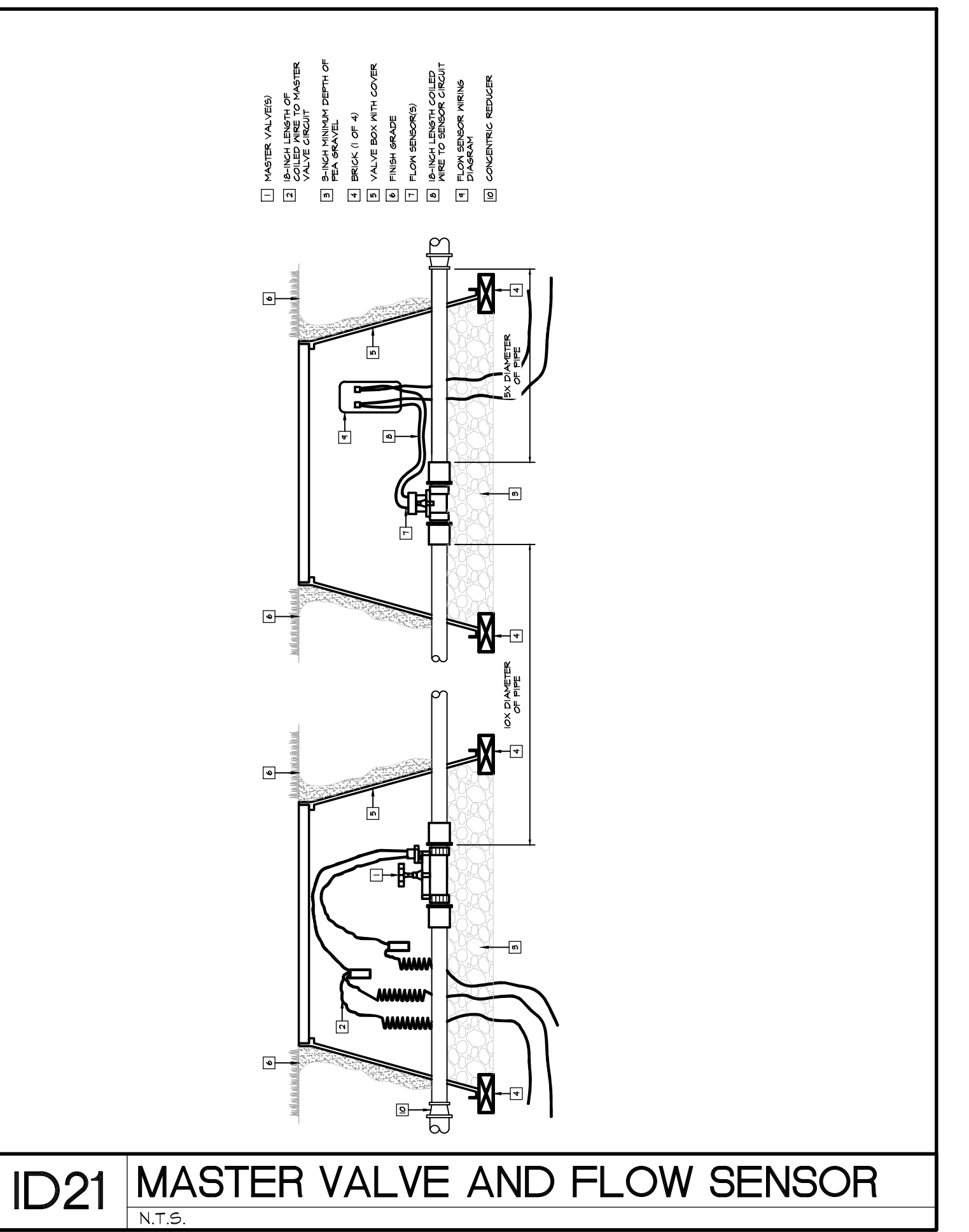
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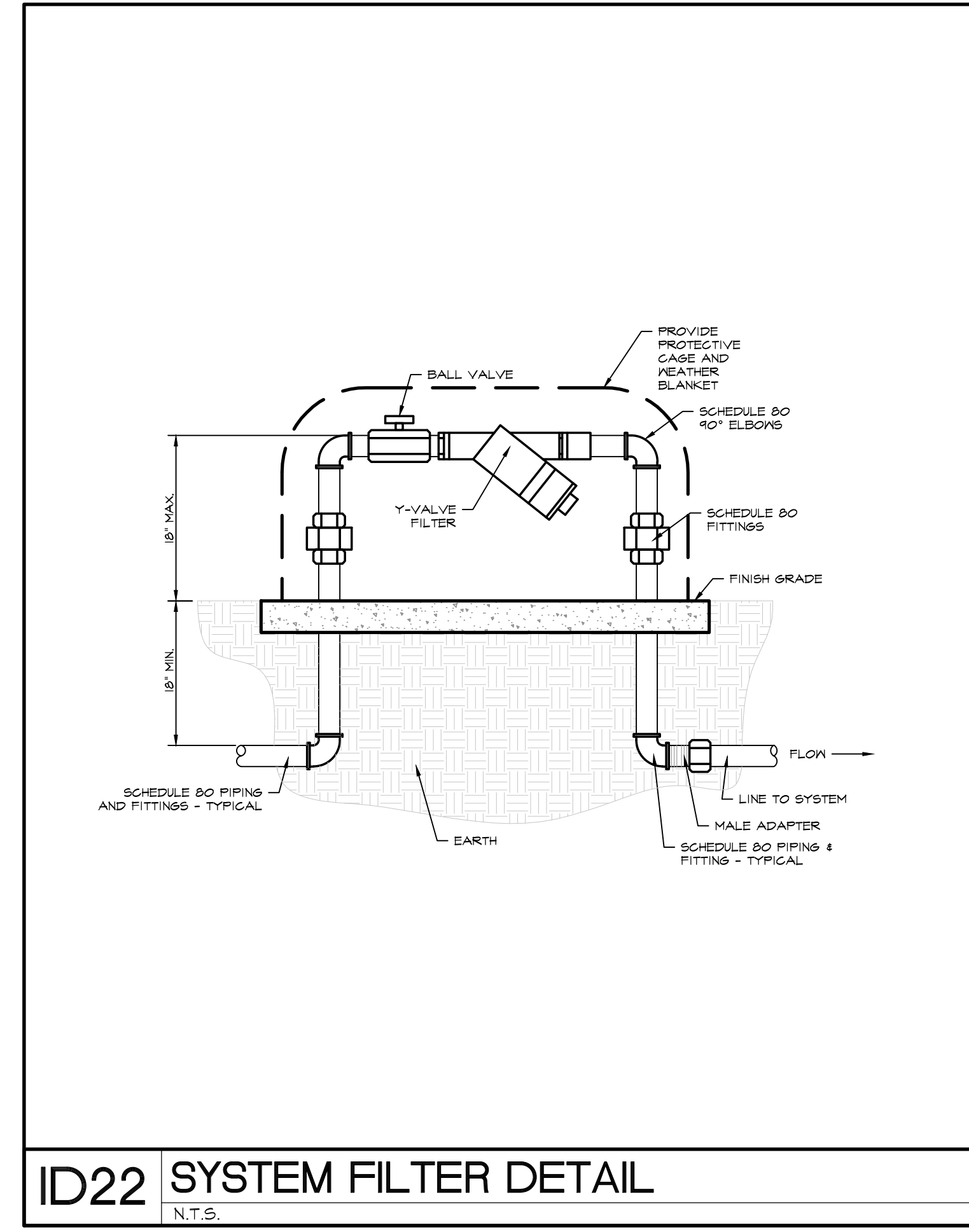
ID13 BACKFLOW PREVENTER ASSEMBLY
N.T.S.



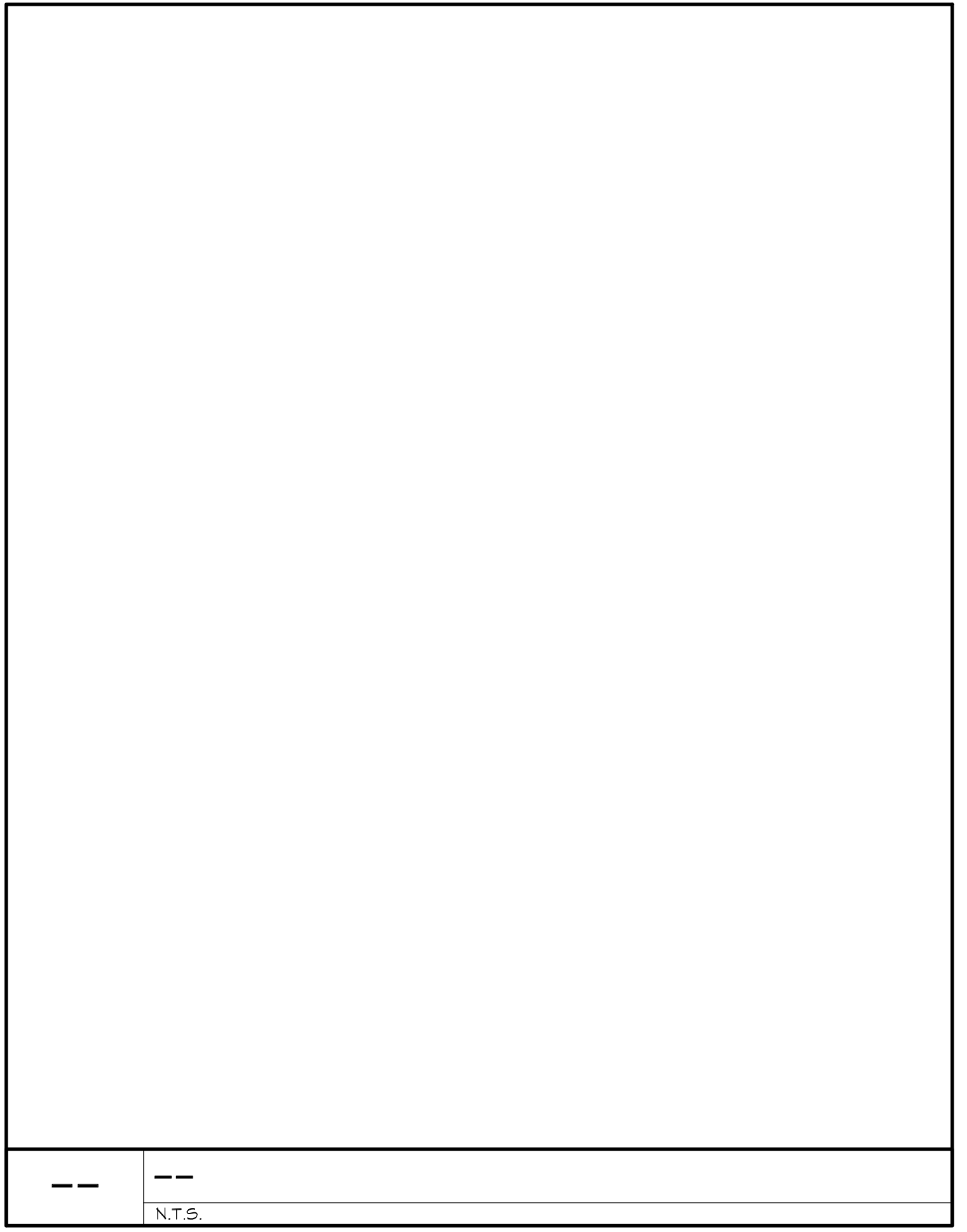
ID20 PC XERI-BUG EMITTER ELEV. DTL.
N.T.S.



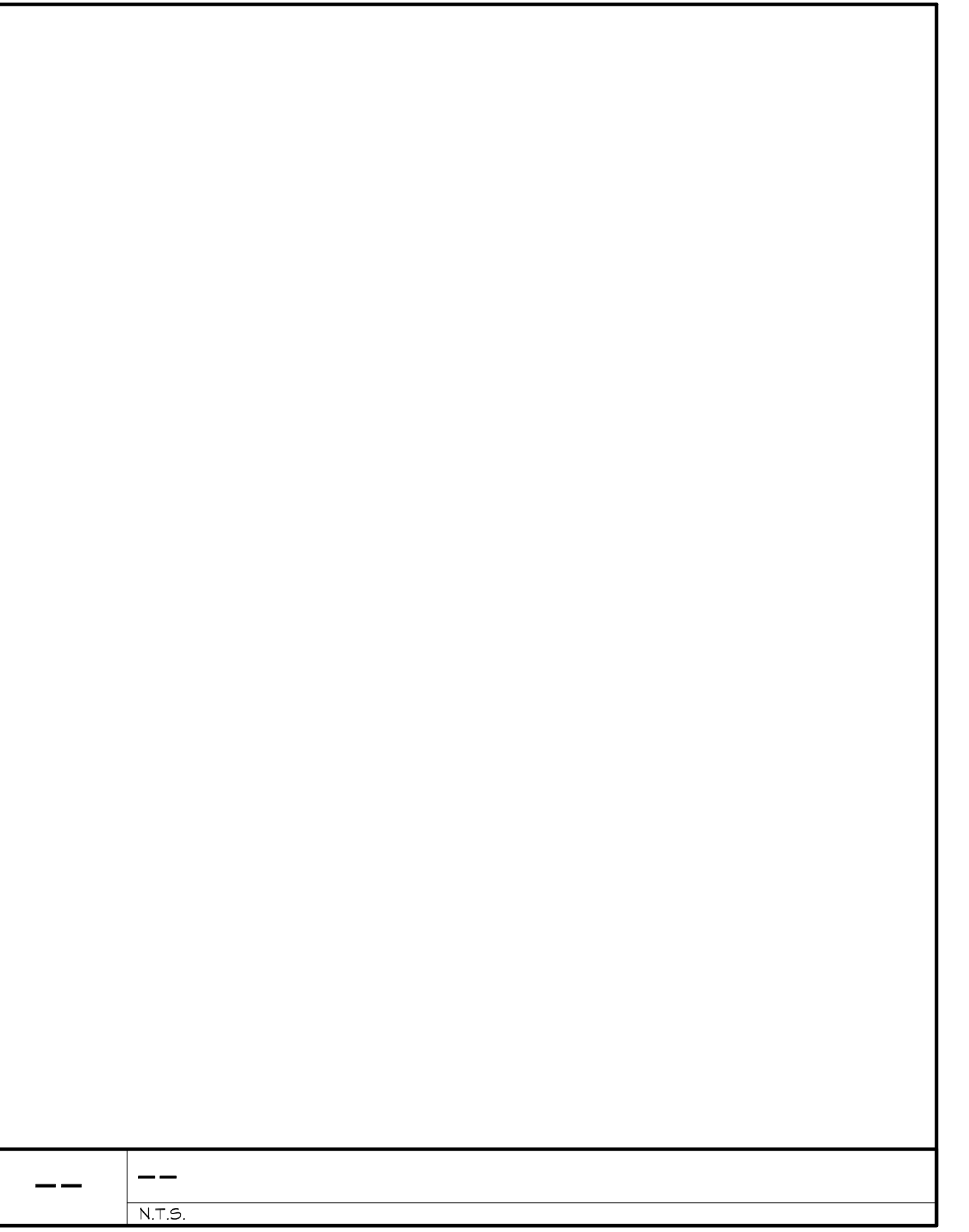
ID21 MASTER VALVE AND FLOW SENSOR
N.T.S.



ID22 SYSTEM FILTER DETAIL
N.T.S.



N.T.S.



N.T.S.

PROJECT
WATSONVILLE CARWASH BLDG.
1455 FREEDOM BLVD.
AND ALTA VISTA AVE.
WATSONVILLE, CA 95076
APN - 016-061-06



Revisions	Date
1. SPR REVISION #1	11-16-2020
2. SPR REVISION #2	03-26-2021

IRRIGATION DETAILS

CVEAS JOB #:	19030
DATE:	08-12-2020
PLANNING SUBMITTAL #:	APPLICATION #627
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	CVEAS INC
CHECKED BY:	RL
SCALE:	AS NOTED

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