

**CITY OF TRACY
DETERMINATION OF THE
DEVELOPMENT SERVICES DEPARTMENT DIRECTOR**

Development Review Permit
Application Number D21-0018

A determination of the Development Services Department Director approving a Development Review Permit application for a modification to an existing carport and the addition of a new carport at existing car wash facility located at 3270 W. Grant Line Road (Assessor's Parcel Number 238-600-32). The applicant is Ralph Ahlgren and Owners are Ramesh and Promila Sood and Mi Casa Apartments, LLC.

The following considerations were relevant in evaluating this application:

1. Architecture
2. Landscaping
3. Visibility from public access roads and rights-of-way

Staff has reviewed the application and determined that the following City regulations apply:

I-205 Corridor Specific Plan
City of Tracy Design Goals and Standards
TMC Sec 10.08.3440 et seq.: Off-Street Parking and Landscaping Requirements
TMC Sec 10.08.3920 et seq.: Development Review

The Development and Engineering Services Director has determined that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which pertains to new construction of small structures. No further environmental assessment is required.

THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW APPLICATION NUMBER D21-0018 AS DESCRIBED IN THE PLANS RECEIVED BY THE DEVELOPMENT SERVICES DEPARTMENT ON OCTOBER 11, 2021, SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (EXHIBIT "1") AND BASED ON THE FOLLOWING FINDINGS:

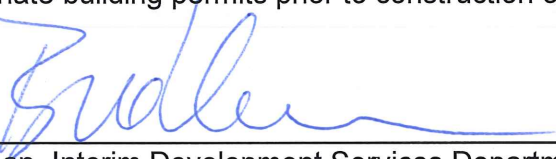
1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the carports would allow solar panels to be constructed and provide renewable energy to power the site. The proposed improvements will be done in a matter that aesthetically ties the site together, because the carport structures will be colored to match the existing building, and two new canopy trees will be planted to make up for the potential loss of existing canopy trees located in the vicinity of the proposed new canopy.

2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the I-205 Corridor Specific Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The project is consistent

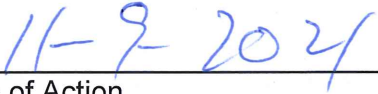
November 9, 2021

Page 2 of 2

with the existing use for which a use permit was previously granted. The applicant will obtain appropriate building permits prior to construction of the improvements.



Bill Dean, Interim Development Services Department Director



Date of Action

Fast Shine Carport Modifications

Conditions of Approval

Application Number D21-0018

November 9, 2021

A. General Provisions and Definitions

1. These Conditions of Approval shall apply to the real property described as the Fast Shine Car Wash located at 3270 W. Grant Line Road (Assessor's Parcel Number 238-600-32), Application Number D21-0018 (hereinafter "Project"), owned by Ralph Ahlgren and Owners are Ramesh and Promila Sood and Mi Casa Apartments, LLC (hereinafter "Applicant").
2. The following definitions shall apply to these Conditions of Approval:
 - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
 - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, the I-205 Corridor Specific Plan, the City's Design Goals and Standards, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
 - e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project.
 - f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
3. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, *et seq.*), the Subdivision Map Act (Government Code sections 66410, *et seq.*), the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*, "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, *et seq.*, "CEQA Guidelines").

4. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
5. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Planning Division Conditions

1. The project shall be developed in substantial compliance with the site plans and elevations received by the Development Services Department on October 11, 2021, except as otherwise modified herein.
2. All existing landscaping, other than that noted to be removed as part of the project, shall be protected during construction of these improvements. If any landscaping is lost during construction, it shall be immediately replaced by a similar size at planting.
3. Except as described in Condition of Approval B.2, all new trees shall be 24-inch box size at planting, all new shrubs shall be 5 gallon size at planting, and all new groundcover shall be 1 gallon size at planting.

C. Building Division Conditions

1. At time of building permit submittal, applicant to provide plans and details, showing compliance with requirements for CBC 11B-202.4 for path of travel elements.
2. Prior to commencement of construction, applicant shall submit to the Building Safety Division construction plans and supporting documents including architectural, structural, electrical and CalGreen requirements that conform to Title 24 of California Code of Regulations that are current at the time of submittal.

D. South San Joaquin County Fire Authority Conditions

1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - a. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
 - b. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.

2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - b. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - c. Permit holder is responsible for any additional inspection fees incurred and shall be paid prior to final inspection.

PROJECT INFORMATION

JURISDICTION: CITY OF TRACY, CALIFORNIA
BUILDING CODE: 2019 CBC
CONSTRUCTION TYPE: NON COMBUSTIBLE SECTION 602.1
OCCUPANCY TYPES: B
USE ZONE: COMMERCIAL
LOT SIZE: .99 ACRE = 43,281 S.F.

IMPROVEMENT AREA: 6,480 S.F.
CENTER ISLAND SOLAR STRUCTURE: +/- 3,136 SF
EAST SIDE SOLAR STRUCTURE: +/- 3,344 SF
TOTAL NAR AREA: +/- 6,480 SF
NUMBER OF STORIES: 1
(N) ROOF TOP SOLAR: SEPARATE PERMIT

(E) CAR WASH BLDG SIZE: +/- 4,339 SF
(E) EQUIPMENT BLDG SIZE: +/- 140 SF
(E) PARKING: 7 STALLS
(E) PAVED AREA: 26,828 S.F.
(E) LANDSCAPE AREA: 6,646 S.F. = 24.7% OF PARKING AREA
(E) TREE SHADE AREA: 10,789.25 S.F. = 40.2% OF PAVING AREA

REMOVE AND REPLACE TWO CHINESE PISTACH: NO CHANGE TO SHADE AREA CALCULATIONS.

SHEET INDEX

ARCHITECTURAL: A0 COVER SHEET AND SITE INFORMATION, A1 SITE PLAN, A1.1 SITE DETAILS AND PHOTOS, A3 ORIGINAL ELEVATION FOR REFERENCE, A1A CA MANDATORY MEASURES
SOLAR SYSTEM DRAWINGS DESIGN BUILD: CS-01 GENERAL NOTES, E-01 SITE PLAN, S-01 STRUCTURAL DETAIL, E-02 STRING LAYOUT, E-03 ELECTRICAL MOUNTING DETAILS, E-04 ELECTRICAL DIAGRAM, E-05 ELECTRICAL PLACARDS, E-07 EQUIPMENT LABELING, E-08 EQUIPMENT LABELING, E-9 SPEC SHEET, E-10 SPEC SHEET

METAL SHOP DRAWINGS AND DETAILS DESIGN BUILD: 1 COVER PAGE, 2 FOUNDATION PLAN AND DETAILS, 3 ANCHOR BOLT PLAN, 4 RIGID FRAME ELEVATIONS, 5 ROOF FRAMING, 6 DETAILS, 7 DETAILS

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THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY OTHER USE THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTION OR REVISION BY ANY METHOD IN WHICH A PART IS REPRODUCED, FILED TO THE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT, ENGINEER AND DESIGNER AND SHALL BE THE SOLE RESPONSIBILITY OF THE USER. PRIOR FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

ABOVE GROUND ELEVATED SOLAR SHADE STRUCTURES

FAST SHINE CAR WASH

3270 W. GRANT LINE ROAD TRACY, CA

ABBREVIATIONS

Table of abbreviations including: AND, ANGLE, CENTERLINE, PERPENDICULAR, PLATE, ANCHOR BOLT, ASPHALTIC CONCRETE, ACQUIS., ADJUSTABLE, ABOVE FINISH FLOOR, ALUM., ALUMINUM, ALUM., ALUMINUM, A.P.A., APPROXIMATE, APPROX., ARCHITECTURAL, ADJUSTABLE SHELF, BOARD, BITUMINOUS, BLOCK, BENCH MARK, BOTTOM, BETWEEN, BUILD UP ROOFING, HVAC, CABINET, CATCH BASIN, CERAMIC, CERAMIC TILE, CAST IRON, CONTROL JOINT, CLOSURE, CALKING, CLEARANCE, C.M.U., COLUMN, COMP., CONNECTION, CONTR., CORRUGATED, CASEMENT, CASEWORK, CERAMIC TILE, COUNTER, CTRSK, DOUBLE, DEPARTMENT, DETAIL, DOUGLAS FIR, DECOMPOSED GRANITE, DIAMETER, DIAGONAL, DIMEN., DIMENSIONED DIMENSION, DISPENSER/DISPOSER, DOWN, DRAWING, DOUBLE STRENGTH B GRADE (GLASS), DOWNSPOUT, DRAWER, D.W., EAST, EXPANSION JOINT, ELEVATION, ELEVATOR, ELEC., EMERGENCY, ENCL., EQUIP., EQUIPMENT, EXIST., EXISTING, EXP., EXPANDED, EXPANSION, EXT., EXTERIOR, FIRE ALARM, FIRE ALARM FASTENER, FLAT BAR, FLOOR DRAIN, FINISH GRADE, FOUNDATION, FIRE EXTINGUISHER, FIBERGLASS, FIN., FINISHED, F.H.M.S., FLATHEAD MECH. SCREW, F.H.W.S., FLATHEAD WOOD SCREW

LEGEND

Legend symbols for: EARTH, ROCK, SAND, MORTAR, PLASTER, CONCRETE BLOCK, CAST-IN-PLACE (C.I.P.) CONCRETE, (E) STUD WALL, (N) STUD WALL, (E) STUD WALL TO BE REMOVED, SOUND INSULATED STUD WALL, METAL, WOOD FINISH, WOOD FRAMING CONTINUOUS MEMBER, WOOD BLOCKING, PLYWOOD, GYPSUM WALLBOARD, A.C. PAVING

SYMBOLS

Symbols for: DOOR SYMBOL, WINDOW SYMBOL, KEY TAG, DEMOLITION TAG, MATCH LINE, WORK POINT, DATUM POINT OR CONTROL, VERTICAL OR HORIZONTAL DIAPHRAGM KEY, SECTION SHEET WHERE SECTION IS DRAWN, DETAIL SHEET WHERE DETAIL IS DRAWN, FINISH GRADE (SPOT) SURFACE, ELEVATION SURFACE, EXISTING GRADE (SPOT) SURFACE, ELEVATION SURFACE, PROPERTY LINE, REVISION

PROJECT TEAM

PROJECT OWNER: FAST SHINE CAR WASH, 3270 W GRANT LINE ROAD TRACY, CA 95304
GENERAL CONTRACTOR: SOLEEVA, 1938 JUNCTION AVE. SAN JOSE, CA 95131
ARCHITECTURAL AND STRUCTURAL: SPC DESIGN INC., 7007 REALM DR. SUITE B-3 SAN JOSE, CA 95119
SOILS ENGINEER: CAPEX ENGINEERING, PO BOX 14198 FREMONT, CA 94539
BORGA STRUCTURAL STEEL: BORGA STEEL, 300 WEST PEACH ST. FOWLER, CA 93625

GENERAL NOTES

- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS.
2. DEMO EXISTING CENTER AISLE SHADE STRUCTURE AND REPLACE WITH NEW SOLAR PANEL SHADE STRUCTURE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT OR ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
5. ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE DISTRICT / COUNTY / CITY IN WHICH THE JOB IS BUILT.
6. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE.
8. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT.
9. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 708 OF THE CURRENT ADOPTED EDITION OF U.B.C.
10. REVIEW, APPROVAL FOR COMPLIANCE AND COORDINATION OF THE DESIGN / BUILD PLUMBING, MECHANICAL, ELECTRICAL, AND PLANS CONTAINED WITHIN IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE INDIVIDUAL CONSULTANTS.

SCOPE OF WORK

NEW SOLAR ADDED TO EXISTING CAR WASH BUILDING.
DEMO EXISTING CENTER AISLE SHADE STRUCTURE AND REPLACE WITH NEW SOLAR PANEL SHADE STRUCTURE.
NEW SOLAR PANEL SHADE STRUCTURES AS INDICATED ON PLANS.
NO CHANGE IS USE OR OCCUPANCY.

DEFERRED SUBMITTAL

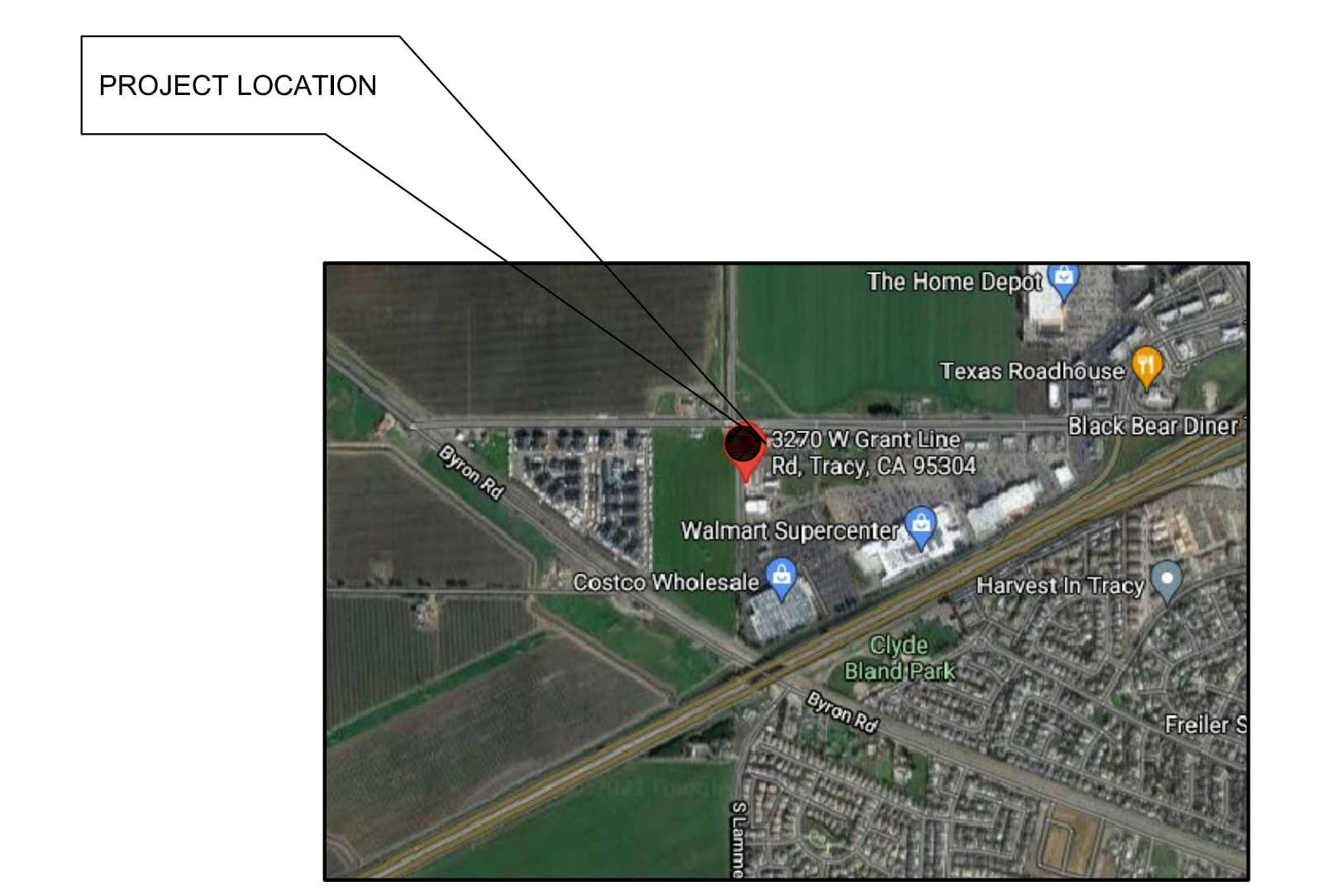
ANY REQUIRED MODIFICATIONS TO BE DONE BY A LICENSED FIRE SPRINKLER CONTRACTOR, FIRE SPRINKLER CONTRACTOR TO SUBMIT PLANS TO THE CITY FOR APPROVAL PRIOR TO RELOCATION OF ANY SPRINKLER HEADS IF REQUIRED.

RESERVED FOR CITY STAMPS

GENERAL NOTES

- BUILDING INSPECTION: 1. EXACT LOCATION OF EXIT SIGNS MAY BE ALTERED DURING FINAL INSPECTION.
FIRE DEPARTMENT: 1. DRAWINGS & SUPPORTIVE CALCULATIONS FOR ANY MODIFICATION TO THE FIRE SPRINKLER SYSTEM ARE REQUIRED TO BE SUBMITTED BY A LICENSED SPRINKLER CONTRACTOR TO THE CITY AND LOCAL FIRE DEPARTMENT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

VICINITY MAP



SOLAR SYSTEM FOR FAST SHINE CAR WASH

JOB NO. 2110

PRINT DATE:

DRAWN BY: SPC

CHECKED BY: SPC

SET ISSUED:

PLAN CHECK 5-10-21

PLANNING DEPT. 5-23-21

PLANNING DEPT. 7-29-21

PLANNING DEPT. 9-23-21

PLANNING DEPT. 9-23-21

PLANNING DEPT. 9-27-21

PLANNING DEPT. 10-8-21

SHEET NAME:

COVER SHEET

SHEET NO.:

A0

FILE NAME:

SITE PLAN KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 INDICATES LOCATION OF ASSUMED PROPERTY LINE LOCATION. SEE GENERAL NOTES.
- 2 EXISTING CAR WASH. NO WORK IN THIS AREA.
- 3 EXISTING LANDSCAPE TO REMAIN. PROTECT FROM DAMAGE.
- 4 EXISTING CONCRETE DRIVE WAY, SIDEWALK, AND PARKING AREA PROTECT FROM DAMAGE.
- 5 EXISTING UTILITY VAULT PROTECT FROM DAMAGE.
- 6 EXISTING CANOPY TO BE REMOVED. SHOWN IN DASHED LINE. V.I.F.
- 7 EXISTING LIGHT POLE. VERIFY EXACT LOCATION IN FIELD. COORDINATE WITH CANOPY STEEL MANUFACTURER.
- 8 EXISTING PG&E 150KVA XFMR PROTECT FROM DAMAGE.
- 9 EXISTING TRASH ENCLOSURE. PROTECT FROM DAMAGE.
- 10 RE-STRIPE EXISTING VAN ACCESSIBLE STALL AND PATH OF TRAVEL. VERIFY MAIN RUN NOT EXCEED 5% AND CROSS SLOPE NOT TO EXCEED 2%. REPAIR AND PATCH CONCRETE AS REQUIRED. MATCH EXISTING CONDITIONS. SEE DETAILS ON SHEET A1.1.
- 11 INDICATES EXISTING PATH OF TRAVEL TO MAIN SHOPPING AREAS. REPLACE TRUNCATED DOMES IF REQUIRED. V.I.F.
- 12 SOLAR PANEL STRUCTURES AND COLUMNS. COORDINATE WITH STEEL SHOP DRAWINGS. V.I.F.
- 13 EXISTING CHINESE PISTACH TO POTENTIALLY BE IMPACTED. V.I.F.
- 14 PROPOSED TWO NEW CHINESE PISTACH TO MATCH EXISTING. MODIFY SHRUBS BELOW IF REQUIRED. NO CHANGE TO SHADE AREA.
- 15 EXISTING CHINESE PISTACH TO REMAIN PROTECT FROM DAMAGE.
- 16 FIRE DEPARTMENT SOLAR DISCONNECT SWITCH. MOUNT 4' ABOVE FINISHED FLOOR OR AS REQUIRED BY THE FIRE DEPARTMENT.
- 17 NEW 5 GAL RED TIP PHOTINIA SCREEN SHRUB OR EQUAL. SHRUB TO BE TRIMMED AND MAINTAINED TO SCREEN NEW DISCONNECT BUT NOT RESTRICT ACCESS. SHRUB NOT TO EXCEED 3' DIA. AND 6' MAXIMUM HEIGHT AND BE DROUGHT TOLERANT. MAINTAIN 3' CLEARANCE DIRECTLY IN FRONT OF THE DISCONNECT OR AS REQUIRED BY THE FIRE DEPARTMENT. TIE INTO EXISTING LANDSCAPE IRRIGATION SYSTEM.
- 18 EXISTING GROUND COVER PROTECT FROM DAMAGE.



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SITE PLAN NOTES

- 1. SITE PLAN BASED ON GENERAL SITE MEASUREMENTS AND OWNER PROVIDED INFORMATION. IT IS RECOMMENDED THAT A SITE SURVEY BE PERFORMED TO VERIFY ALL GRADES, AND PROPERTY LINES.
- 2. EXISTING PARKING AREA TO REMAIN. NO WORK IN THIS AREA.
- 3. NEW CONCRETE WALK WAY NOT TO EXCEED 2% (1:48) CROSS SLOPE AND 5% RUNNING SLOPE (1:20). TYP.
- 4. SEE SHEET A1.2 FOR TYPICAL ADA DETAILS.

THIS DRAWING IS CONCEPTUAL AND BASED ON GENERAL FIELD MEASUREMENTS, CONDITIONS AND ONSITE OBSERVATIONS OR ORIGINAL DRAWINGS PROVIDED BY OWNER. BEST INTENTIONS WERE MADE TO INDICATE ACCURATE PLACEMENT OF EXISTING AND PROPOSED STRUCTURES. HOWEVER, ANGLES OF PROPERTY LINES, BUILDINGS LOCATIONS, FENCES, EASEMENTS, TREES OR OTHER STRUCTURES WERE NOT SURVEYED BY A LICENSED SURVEYOR OR CIVIL ENGINEER. IT IS RECOMMENDED THAT PRIOR TO CONSTRUCTION THE OWNER OR CONTRACTOR CONSULT WITH A LICENSED SURVEYOR OR CIVIL ENGINEER TO PROPERLY STAKE THE CORNERS OF THE PROPOSED BUILDING AND ITS RELATION TO PROPERTY LINES TO ENSURE THE BUILDING COMPLIES WITH CURRENT CITY SETBACK REQUIREMENTS OR OTHER ORDINANCES AND BUILDING CODES.

STORM WATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL PHASE OF CONSTRUCTION ACTIVITY. PROJECTS SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE THROUGH THE USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.

IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2" PER FOOT (2%) AWAY FROM THE FOUNDATION.

SOLAR SYSTEM FOR
FAST SHINE CAR WASH
3270 W. GRANT LINE ROAD TRACY, CA

JOB NO.
2110

PRINT DATE:

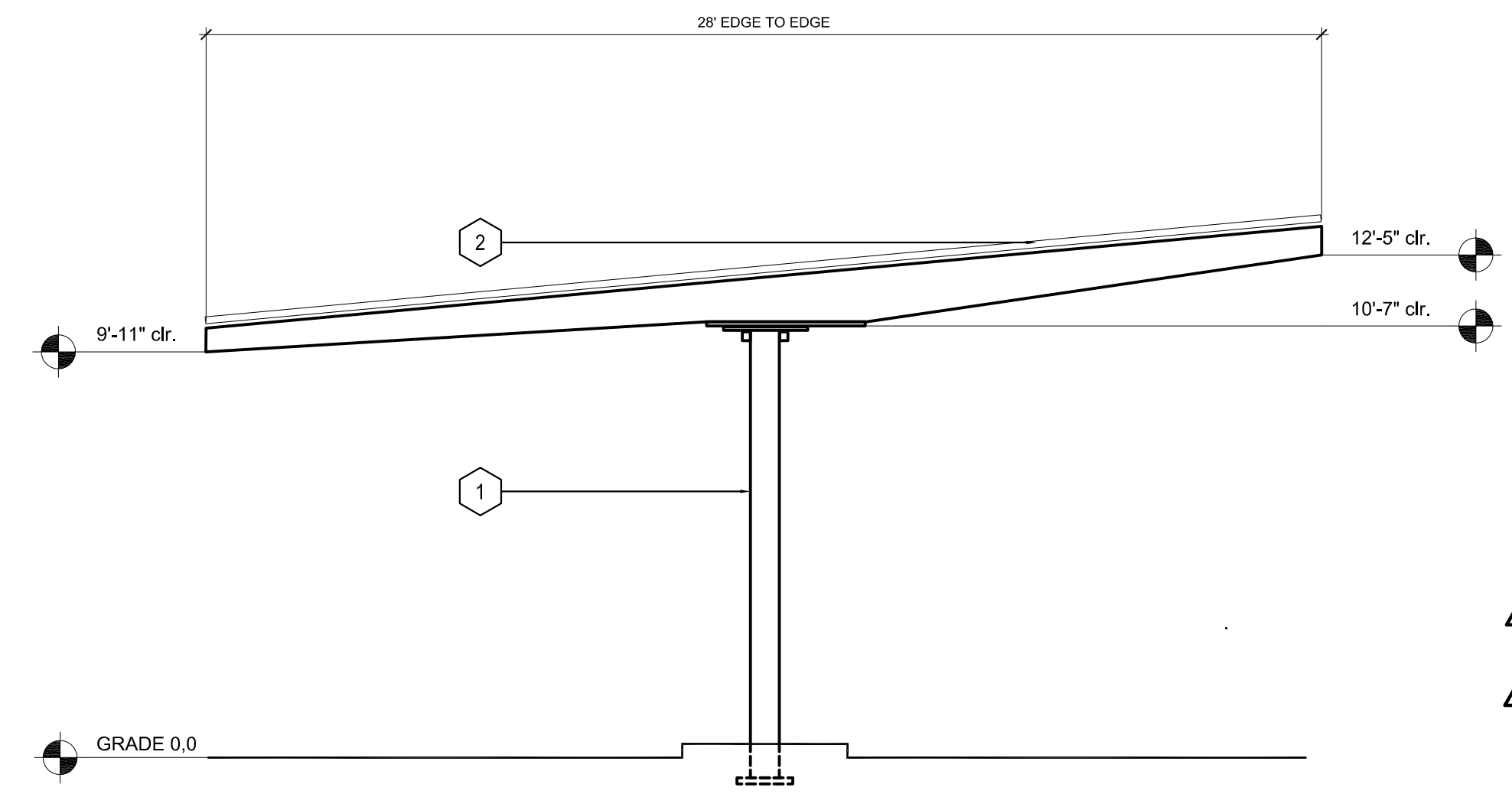
DRAWN BY: SPC
CHECKED BY: SPC
SET ISSUED:

PLAN CHECK 5-10-21
DSGN. MEETING 5-20-21
PLANNING DEPT. 5-23-21
PLANNING DEPT. 7-29-21
PLANNING DEPT. 9-22-21
PLANNING DEPT. 9-23-21
PLANNING DEPT. 9-27-21
PLANNING DEPT. 10-8-21

SHEET NAME:
SITE PLAN

SHEET NO.:
A1

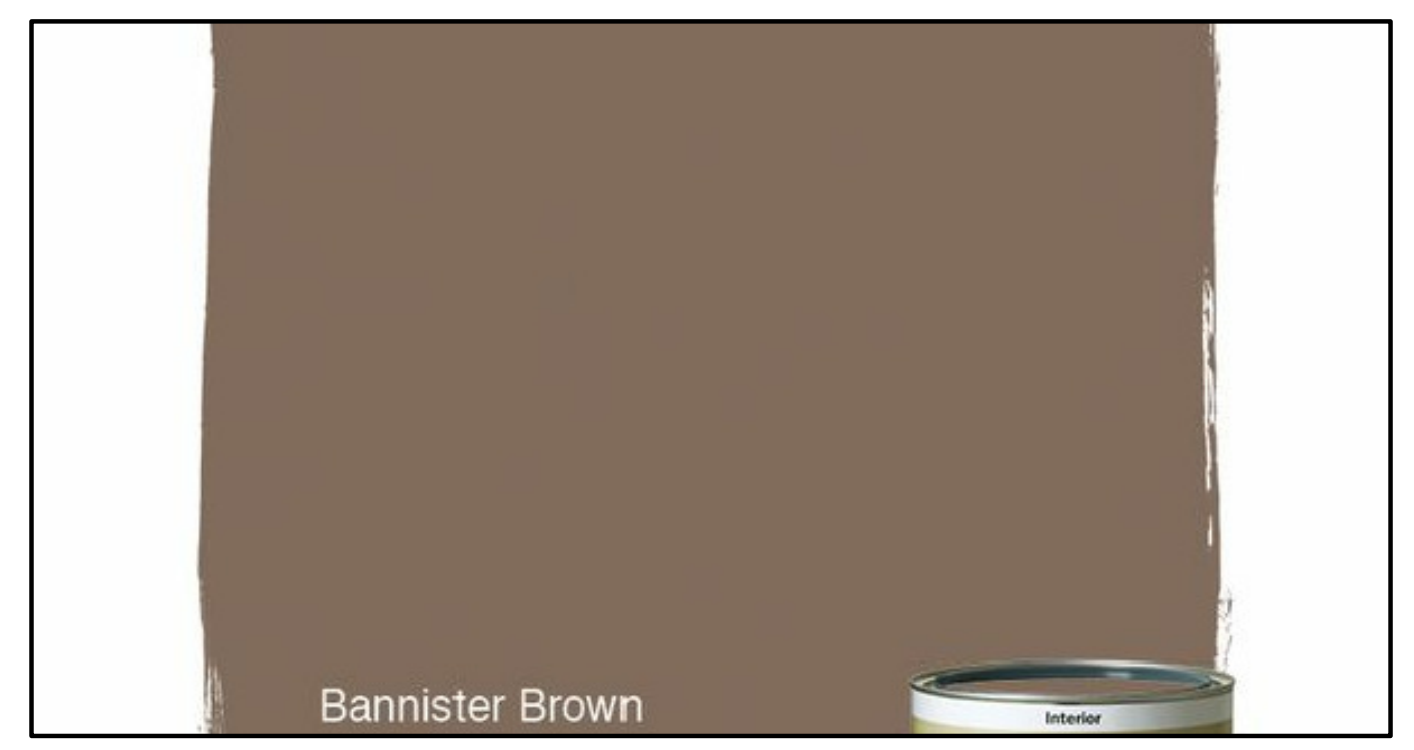
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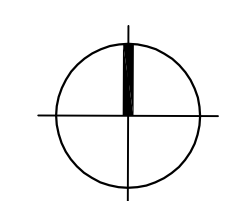
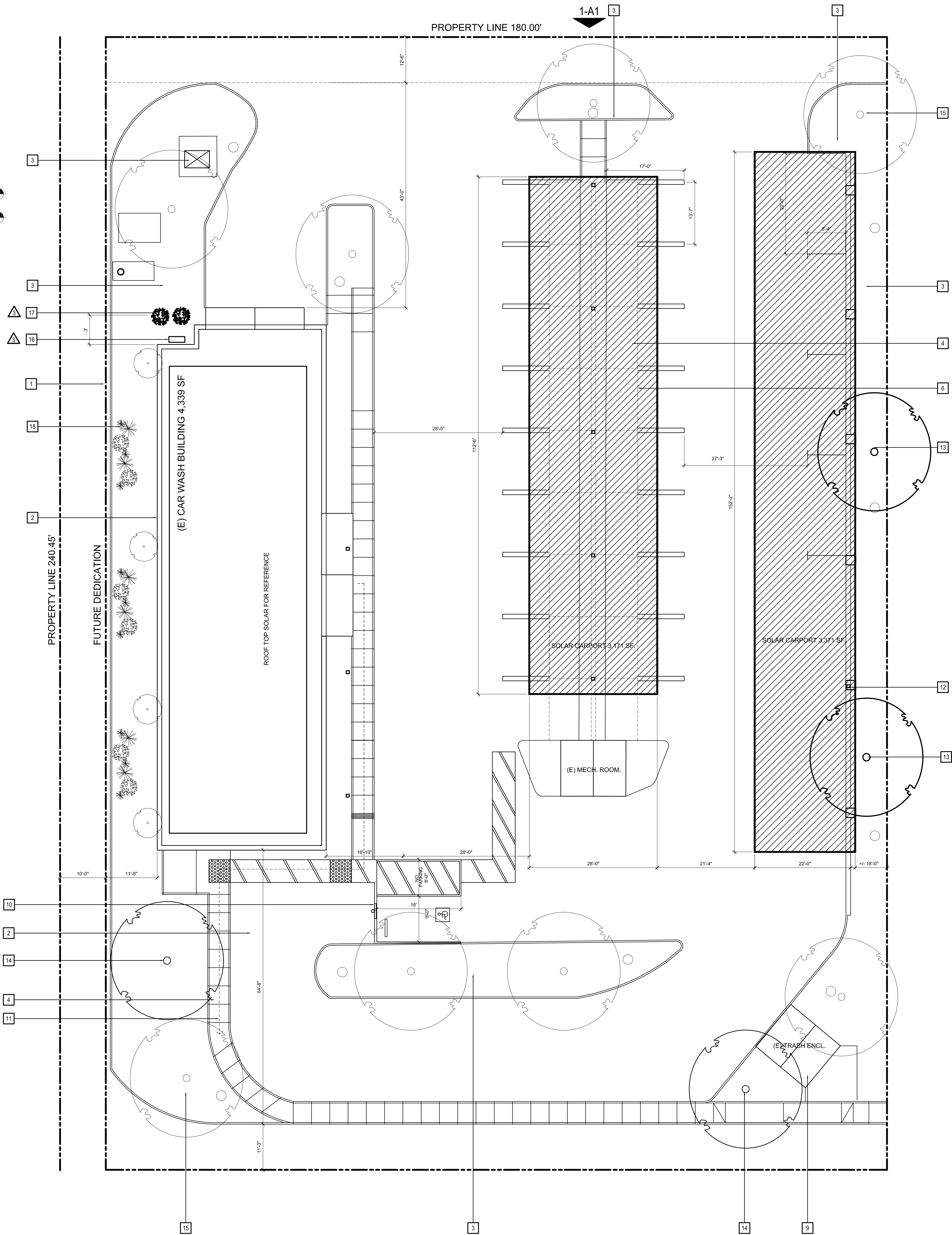
1-A1 STEEL FRAME ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

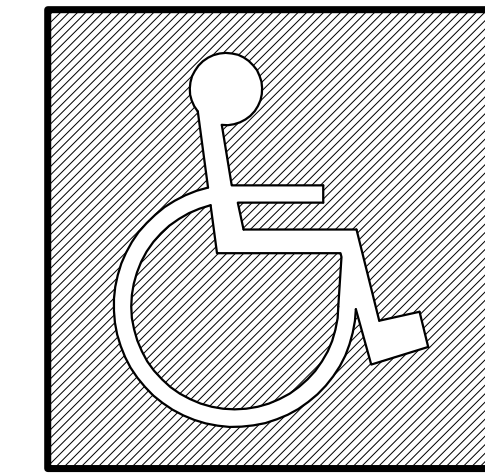
- 1 STEEL SOLAR FRAME TO BE PAINTED TO MATCH EXISTING CARWASH TRIM AND METAL TRELLIS COLOR AS APPROVED IN ORIGINAL PERMIT. DUNN EDWARDS BANNISTER BROWN. SEE COLOR PAINT CHIP AND REFERENCE ORIGINAL BUILDING ELEVATIONS ATTACHED IN THE PLAN SET.
- 2 TYP. SOLAR PANELS ON STEEL FRAME



SOLAR FRAME COLOR:
DUNN EDWARDS BANNISTER BROWN.



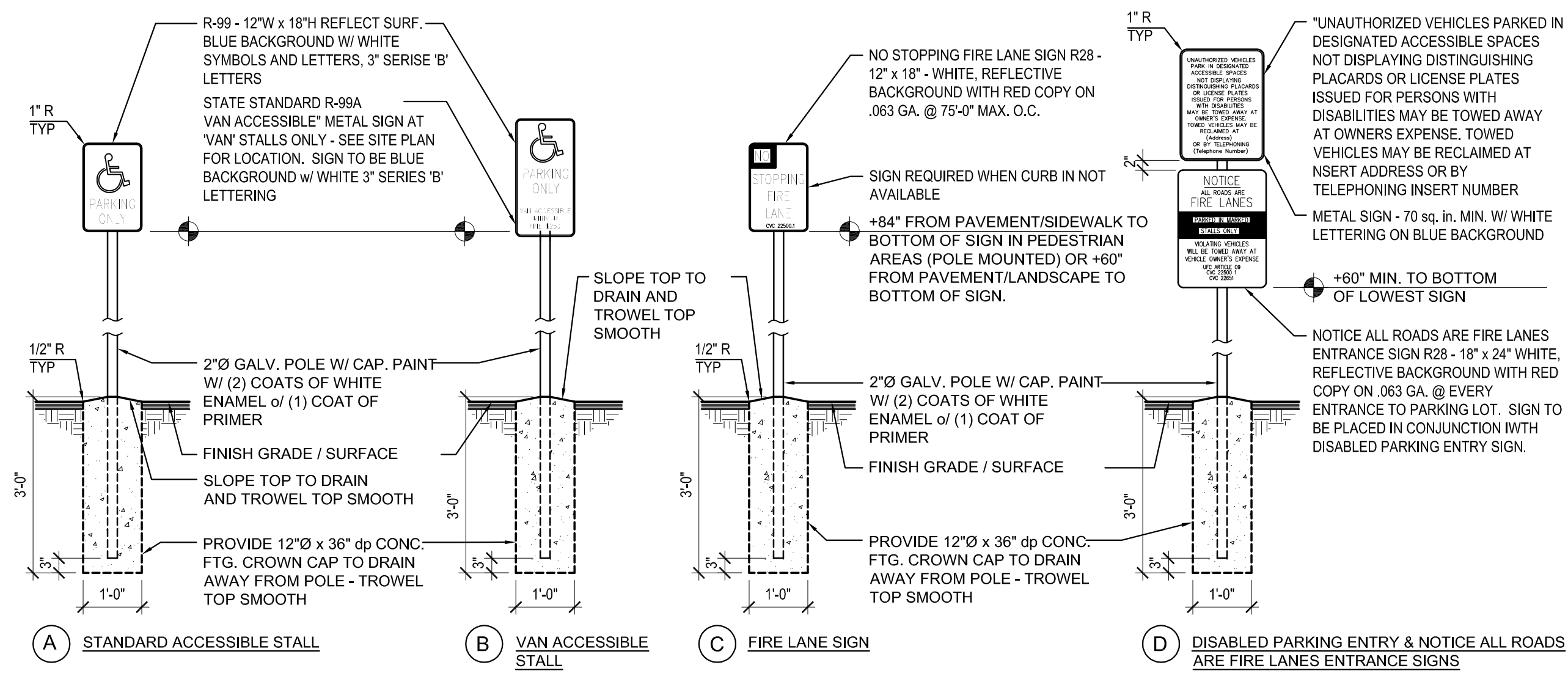
SITE PLAN
SCALE: 3/32" = 1'-0"



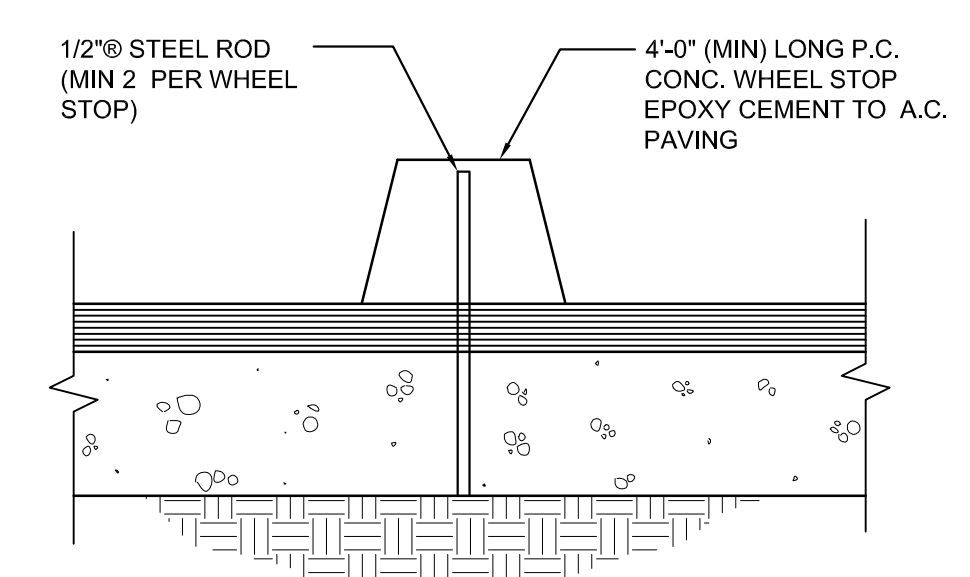
INTERNATIONAL SYMBOL OF ACCESSIBILITY

1. MINIMUM 5'x5' DECAL TO BE LOCATED BY PRIMARY ENTRANCE.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT BEYOND ACCESSIBLE PARKING STALLS.
3. 4" WHITE BOARDER BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

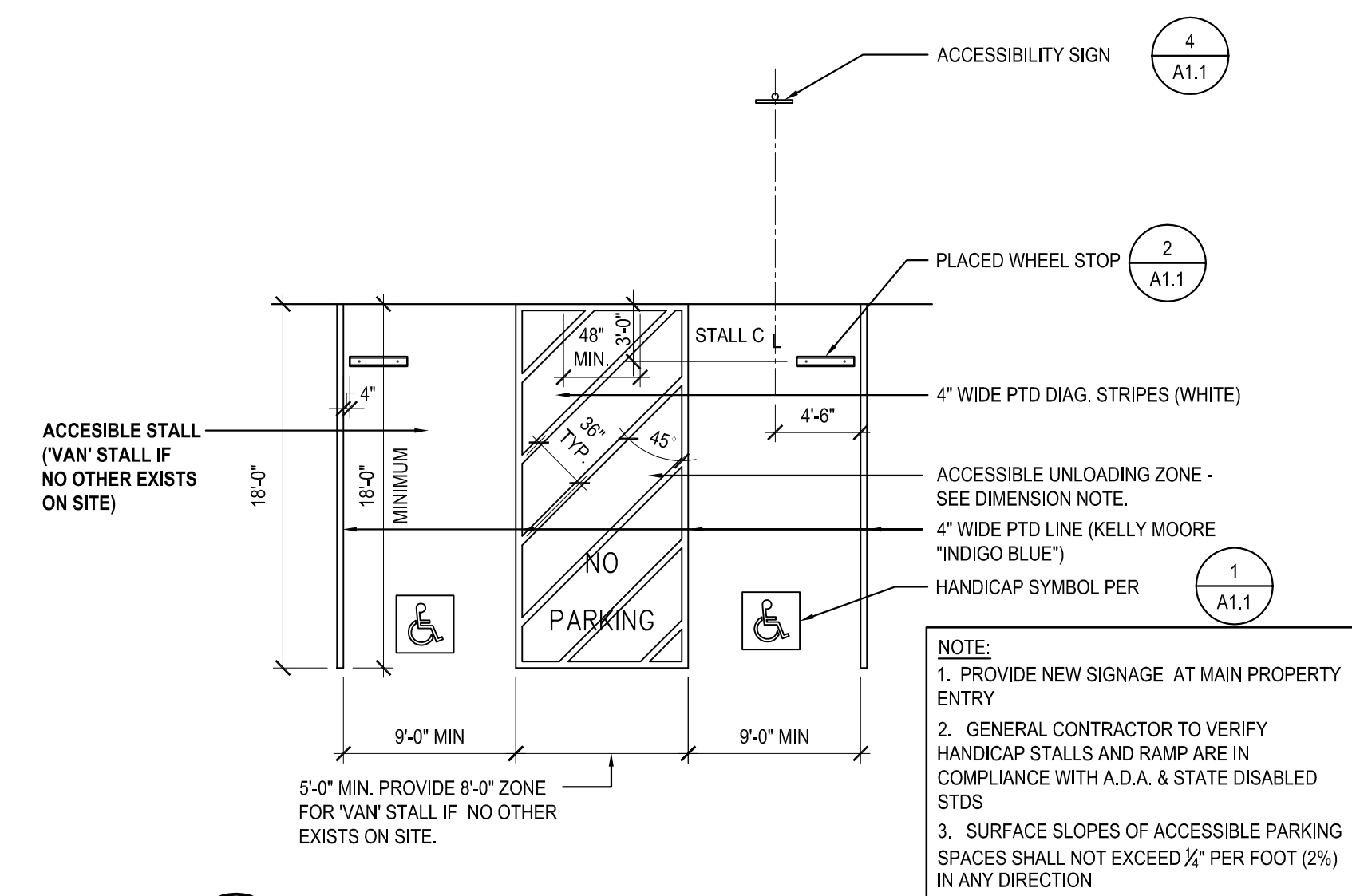
1 ACCESSIBILITY SYMBOL
SCALE: 3/4" = 1'-0"



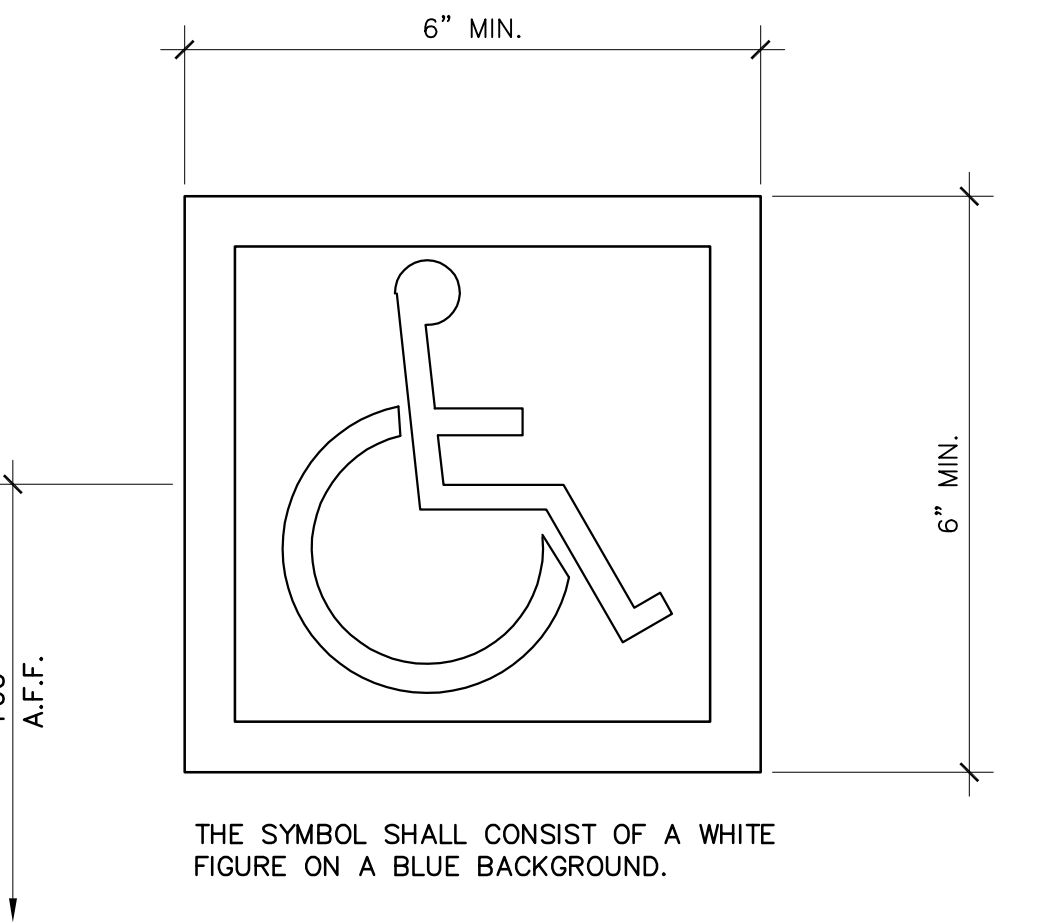
5 SIGNS
SCALE: 1/2" = 1'-0"



2 CONC. WHEEL STOP
SCALE: 1 1/2" = 1'-0"

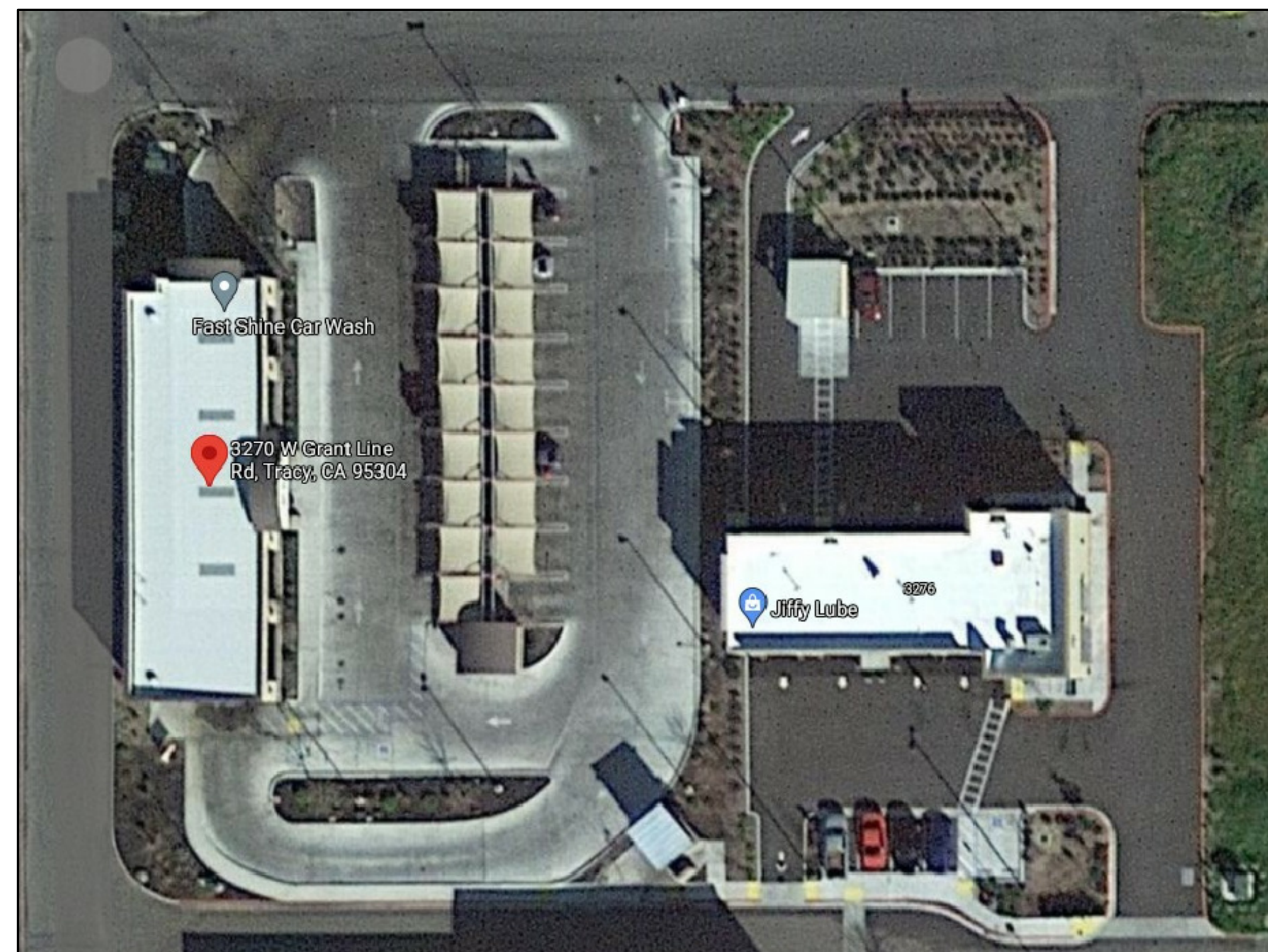


3 ACCESSIBLE PARKING STALL
SCALE: 1/8" = 1'-0"



5 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: N.T.S.

SITE PHOTOS AND EXISTING CONDITIONS



SOLAR SYSTEM FOR
FAST SHINE CAR WASH
3270 W. GRANT LINE ROAD TRACY, CA

JOB NO.
2110
PRINT DATE:
DRAWN BY: SPC
CHECKED BY: SPC
SET ISSUED:
PLAN CHECK 5-10-21
PLANNING DEPT. 5-23-21
PLANNING DEPT. 7-29-21
PLANNING DEPT. 9-23-21
PLANNING DEPT. 9-23-21
PLANNING DEPT. 9-27-21
PLANNING DEPT. 10-8-21

SHEET NAME:
SITE DETAILS
SHEET NO.:
A1.1
FILE NAME: