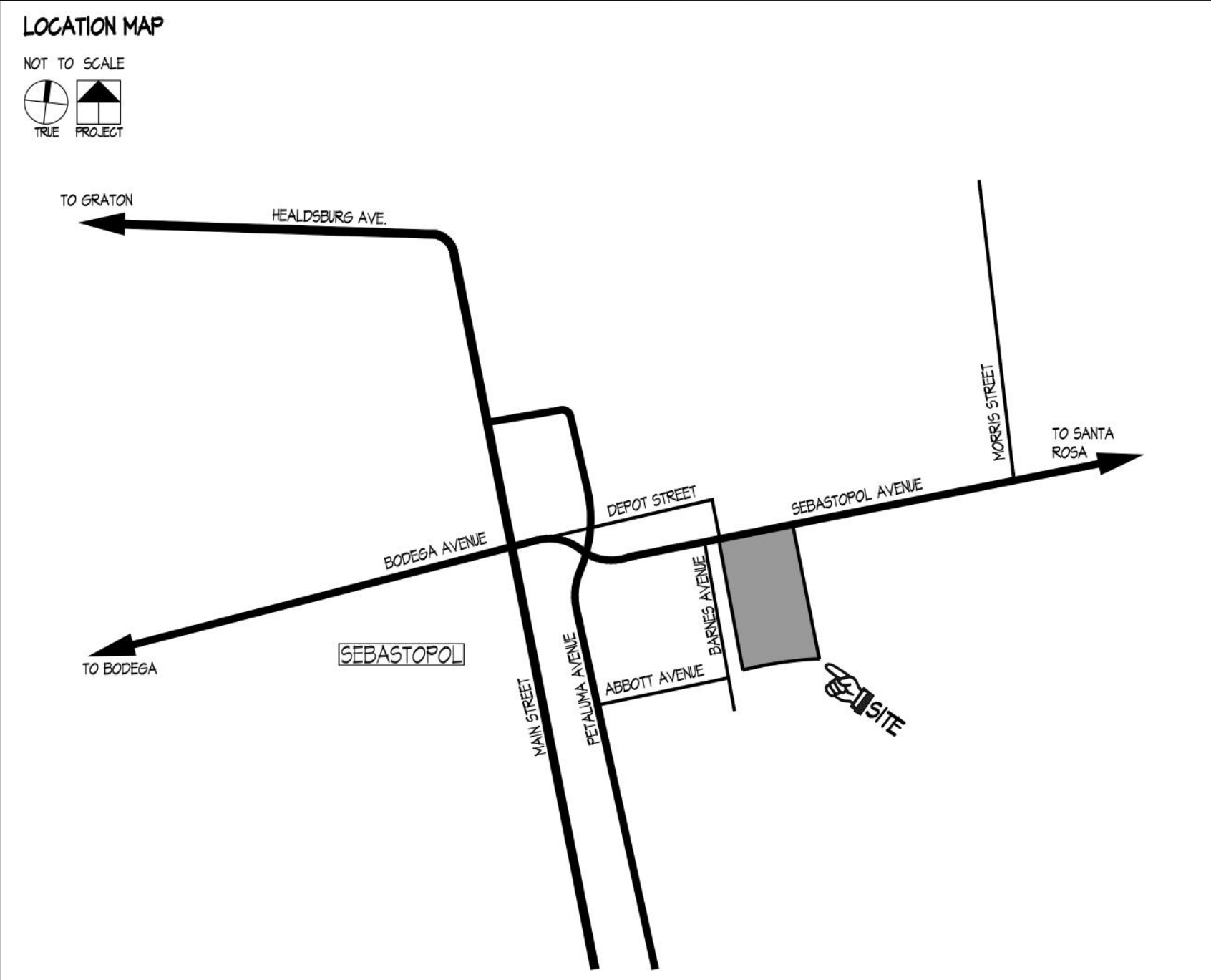


THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT



**EXISTING ENTITLEMENTS**  
 FOR THE REQUEST TO CONSTRUCT AN AUTOMATIC CAR WASH AT 6801 SEBASTOPOL AVENUE, THE CITY COUNCIL APPROVED THE CONDITIONAL USE PERMIT, VARIANCE, TENTATIVE MAP AND MITIGATED NEGATIVE DECLARATION (CEQA) APPLICATION (2019-27) AT THE MARCH 2, 2021 MEETING.  
 THIS APPROVAL IS FINAL.

**ADDITIONAL APPROVALS**  
 A SUBDIVISION FINAL MAP APPLICATION HAS BEEN SUBMITTED IN ACCORDANCE WITH THE PROJECT'S CONDITIONS OF APPROVAL.  
 DESIGN REVIEW AND TREE REMOVAL APPLICATIONS ARE REQUIRED PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

**PROJECT DATA**

- ZONING DISTRICT: CD - DOWNTOWN CORE
- USE: EXISTING AND PROPOSED USES:
  - EXISTING: AUTOMOTIVE MAINTENANCE & SERVICE
  - PROPOSED: EXISTING USE TO REMAIN, ADDING AN AUTOMATIC CAR WASH
- LOT SIZE: LOT SIZE, IF THE LOT SIZE IS PROPOSED TO CHANGE IDENTIFY THE EXISTING AND PROPOSED.
  - EXISTING LOT SIZE: 62,716 SQ. FT.
  - PROPOSED SUBDIVISION CREATES (3) PARCELS
    - LOT 1: 24646 SQ. FT. (EXISTING CUSTOMER SERVICE AND SHOP)
    - LOT 2: 13518 SQ. FT. (EXISTING EXPRESS LUBE)
    - LOT 3: 24502 SQ. FT. (PROPOSED CAR WASH)
- LOT COVERAGE: EXISTING, PROPOSED, MAXIMUM ALLOWED.
  - EXISTING: UNDEVELOPED PARCEL
  - PROPOSED: 17% FOR CAR WASH BUILDING, 33% FOR CAR WASH BUILDING & VACUUM STATION SHADE STRUCTURES
  - MAX. ALLOWED: NOT APPLICABLE
- NUMBER OF UNITS: PROVIDE THE EXISTING AND PROPOSED NUMBER OF RESIDENTIAL UNITS (IF APPLICABLE).
  - NOT APPLICABLE - NO RESIDENTIAL USE
- BUILDING FLOOR AREA: EXISTING AND PROPOSED (TOTAL SQ. FT., FLOOR SQ. FT./PER FLOOR AND GARAGE SQ. FT.).
  - LOT 1 EXISTING CUSTOMER SERVICE & SHOP: 6700 SQ. FT.
  - LOT 2 EXISTING EXPRESS LUBE: 1400 SQ. FT.
  - LOT 3 PROPOSED CAR WASH: 4210 SQ. FT. TOTAL
    - 2710 SQ. FT. FIRST FLOOR
    - 1440 SQ. FT. SECOND FLOOR
- FLOOR AREA RATIO (FAR): FOR PROJECTS IN INDUSTRIAL AND COMMERCIAL ZONES, PROVIDE EXISTING, PROPOSED, AND MAXIMUM ALLOWED.
  - EXISTING F.A.R. FOR AREA OF NEW LOT 3: 0.0 (UNDEVELOPED PARCEL)
  - PROPOSED F.A.R.: 0.17 FOR CAR WASH BUILDING, 0.32 FOR CAR WASH BUILDING & VACUUM STATION SHADE STRUCTURES
  - MINIMUM/MAXIMUM ALLOWED F.A.R.: 1.0 MIN. / 2.5 MAX.
- PARKING SPACES: EXISTING, PROPOSED, AND REQUIRED.
  - SEE PARKING TABULATION, THIS SHEET
- HEIGHT: EXISTING, PROPOSED, AND MAXIMUM ALLOWED.
  - EXISTING: UNDEVELOPED PARCEL
  - PROPOSED: 32'-0" +/-
  - MAX. ALLOWED: 40 FT.
- SETBACKS: EXISTING, PROPOSED, AND REQUIRED SETBACKS.
  - EXISTING: UNDEVELOPED PARCEL
  - PROPOSED:
    - FRONT (NORTH): 20'-0"
    - REAR (SOUTH): 61'-8 1/4"
    - SIDE (EAST): 8'-0"
    - SIDE (WEST): 18'-4 1/4"
    - FRONT: 0'-0"
    - REAR: 0'-0"
    - SIDE: 0'-0"
  - MIN. REQUIRED:
    - FRONT: 0'-0"
    - REAR: 0'-0"
    - SIDE: 0'-0"
- LANDSCAPING: EXISTING, PROPOSED, AND REQUIRED LANDSCAPING.
  - SEE LANDSCAPE PLAN, SHEET L-1
- TREES: NUMBER OF TREES PROPOSED FOR REMOVAL AND TO BE PLANTED (REGULATED TREES WILL REQUIRE A TREE REMOVAL PERMIT).
  - TREES TO BE REMOVED: (7)
  - TREES TO BE PLANTED: (14)
  - NOTE: THESE TOTALS ARE FOR LOTS 1, 2 & 3 COMBINED. ALL THREE LOTS WILL BE RE-LANDSCAPED AS PART OF THIS PROJECT.
- GRADING: PROPOSED GRADING IN CUBIC YARDS (CUT, FILL, IMPORT, AND OFF-HAUL).
  - NOTE: ALL THESE CALCULATIONS ARE PRELIMINARY AND ESTIMATED - THE GRADING PLAN WILL NOT BEEN FINALIZED UNTIL THE CONSTRUCTION DOCUMENT PHASE.
  - CUT:
    - SAND OIL SEPARATOR & PIPING: 120 CUBIC YARDS
    - UTILITIES JOINT TRENCH: 80 CUBIC YARDS
    - FOOTINGS: 55 CUBIC YARDS
    - WASHDAY TRENCH: 44 CUBIC YARDS
    - CANOPY FOOTINGS: 18 CUBIC YARDS
    - TOTAL CUT: 317 CUBIC YARDS
  - FILL:
    - REUSE CUT MATERIAL ON SITE: 317 CUBIC YARDS
    - SPECIFIC SPECIAL UTILITY TRENCH BACKFILL: 60 CUBIC YARDS
  - IMPORT: 60 CUBIC YARDS
  - OFF-HAUL: 0 CUBIC YARDS

**PARKING CALCULATION - LOT 1 - EXISTING AUTOMOTIVE SERVICE BUILDING**

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CD):  
 ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA.  
 NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 15 PERCENT OF THE TOTAL AREA.

EXISTING BUILDING GROSS AREA:	6,700 SQUARE FEET
EXISTING BUILDING NET AREA:	5,695 SQUARE FEET (0.85) = 5,695 SQUARE FEET
PARKING REQUIRED:	5,695 SQUARE FEET / 500 SQUARE FEET PER SPACE = 11.4 SPACES REQUIRED
PARKING PROVIDED:	9 SPACES IN THE SHOP WORKBAYS + 12 SURFACE = 17 SPACES PROVIDED
BICYCLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	11 SPACES (0.20) = 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	2 SPACES

**PARKING CALCULATION - LOT 2 - EXISTING EXPRESS LUBE BUILDING**

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR THE CENTRAL CORE ZONE (CD):  
 ONE (1) SPACE PER 500 SQUARE FEET OF NET BUILDING AREA.  
 NET FLOOR AREA SHALL BE THE EXTERIOR GROSS FLOOR AREA OF THE BUILDING MINUS 15 PERCENT OF THE TOTAL AREA.

EXISTING BUILDING GROSS AREA:	1,400 SQUARE FEET
EXISTING BUILDING NET AREA:	1,190 SQUARE FEET (0.85) = 1,190 SQUARE FEET
PARKING REQUIRED:	1,190 SQUARE FEET / 500 SQUARE FEET PER SPACE = 2.4 SPACES REQUIRED
PARKING PROVIDED:	2 SPACES IN THE EXPRESS LUBE WORKBAYS + 11 SURFACE = 13 SPACES PROVIDED
BICYCLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	2 SPACES (0.20) = 0 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	0 SPACES

**PARKING CALCULATION - LOT 3 - PROPOSED CAR WASH**

PER THE ZONING ORDINANCE, REQUIRED PARKING FOR AN AUTOMATIC CAR WASH FACILITY:  
 SPACES EQUAL TO (6) TIMES THE CAPACITY OF THE WASHING FACILITY ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS.

PROPOSED AUTOMATIC CAR WASH CAPACITY:	2 CARS
REQUIRED SPACES DEDICATED TO THE CAR WASH ARRANGED TO PROVIDE BOTH WAITING AND DRYOFF/CLEANUP AREAS:	2 CARS (6) = 12 SPACES REQUIRED
PROPOSED CAR WASH PARKING PROVIDED:	17 SPACES
PROPOSED VACUUM STATION / CLEANUP / EMPLOYEE SPACES:	14 SPACES
PROPOSED CAR WASH CUSTOMER STAGING SPACES:	14 SPACES
TOTAL PROPOSED CAR WASH PARKING PROVIDED:	17 + 14 = 31 SPACES
BICYCLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	12 SPACES (0.20) = 2 BICYCLE SPACES REQUIRED
BICYCLE PARKING PROVIDED:	2 SPACES
ELECTRIC VEHICLE PARKING = 20% OF VEHICLE PARKING REQUIREMENT:	12 SPACES (0.20) = 2 ELECTRIC VEHICLE SPACES REQUIRED
ELECTRIC VEHICLE PARKING PROVIDED (VIA AN ACCESS EASEMENT):	2 SPACES

**PROJECT INFORMATION**

OWNER: MARK REECE 6801 SEBASTOPOL AVENUE SEBASTOPOL, CA 95412 707 - 824 - 0562	ARCHITECT: PATRICK SLAYTER ARCHITECT P.O. BOX 941 SEBASTOPOL, CA 95413 707 - 824 - 9090
CAR WASH EQUIPMENT: TUNNEL VISION ED BLAIR 1415 FULTON ROAD SANTA ROSA, CA 95403 530 - 412 - 1020	CIVIL ENGINEER: ADOBE ASSOCIATES ZAC RUIZ, PROJECT MANAGER 1220 NORTH DUTTON AVENUE SANTA ROSA, CA 95401 707 - 541 - 2300
M.E.P. ENGINEER: PRO ENGINEERING / CONSULTING INC. 2712 LOKER AVENUE WEST #1063 CARLSBAD, CA 92010 858 - 240 - 9460	STRUCTURAL ENGINEER: DAVE GOWERS ENGINEERING P.O. BOX 520 SELMA, OR 97558 541 - 591 - 4404
LANDSCAPE DESIGNER: GARDEN OF EASE POST OFFICE BOX 2347 SEBASTOPOL, CA 95413 707 - 824 - 0418	

**SHEET INDEX**

A0.01	PROJECT INFORMATION, VICINITY MAP
A0.02	MATERIALS, COLORS, EXTERIOR LIGHTING
A0.03	3D MODELING
A1.01	DEMOLITION PLAN
A1.02	SITE PLAN
A1.03	FIRST FLOOR PLAN
A1.04	SECOND FLOOR PLAN
A1.05	ROOF PLAN
A2.01	WEST ELEVATION, SOUTH ELEVATION
A2.02	EAST ELEVATION, NORTH ELEVATION
A2.03	STREETSCAPE ELEVATIONS
A3.01	SECTION A, SECTION B, SECTION C, SECTION D
A3.02	SECTION E, SECTION F
A3.03	SITE SECTION SA, SITE SECTION SB
A4.01	VACUUM STATION DETAILS
A4.02	MONUMENT SIGN
L1	LANDSCAPE PLAN
G1	SURVEY
G2	PRELIMINARY GRADING PLAN

**PATRICK SLAYTER ARCHITECT**

POST OFFICE BOX 941  
 SEBASTOPOL  
 CALIFORNIA 95473  
 707 - 824 - 9090

**PRINT DATES**  
 DESIGN REVIEW APPLICATION 04/28/23

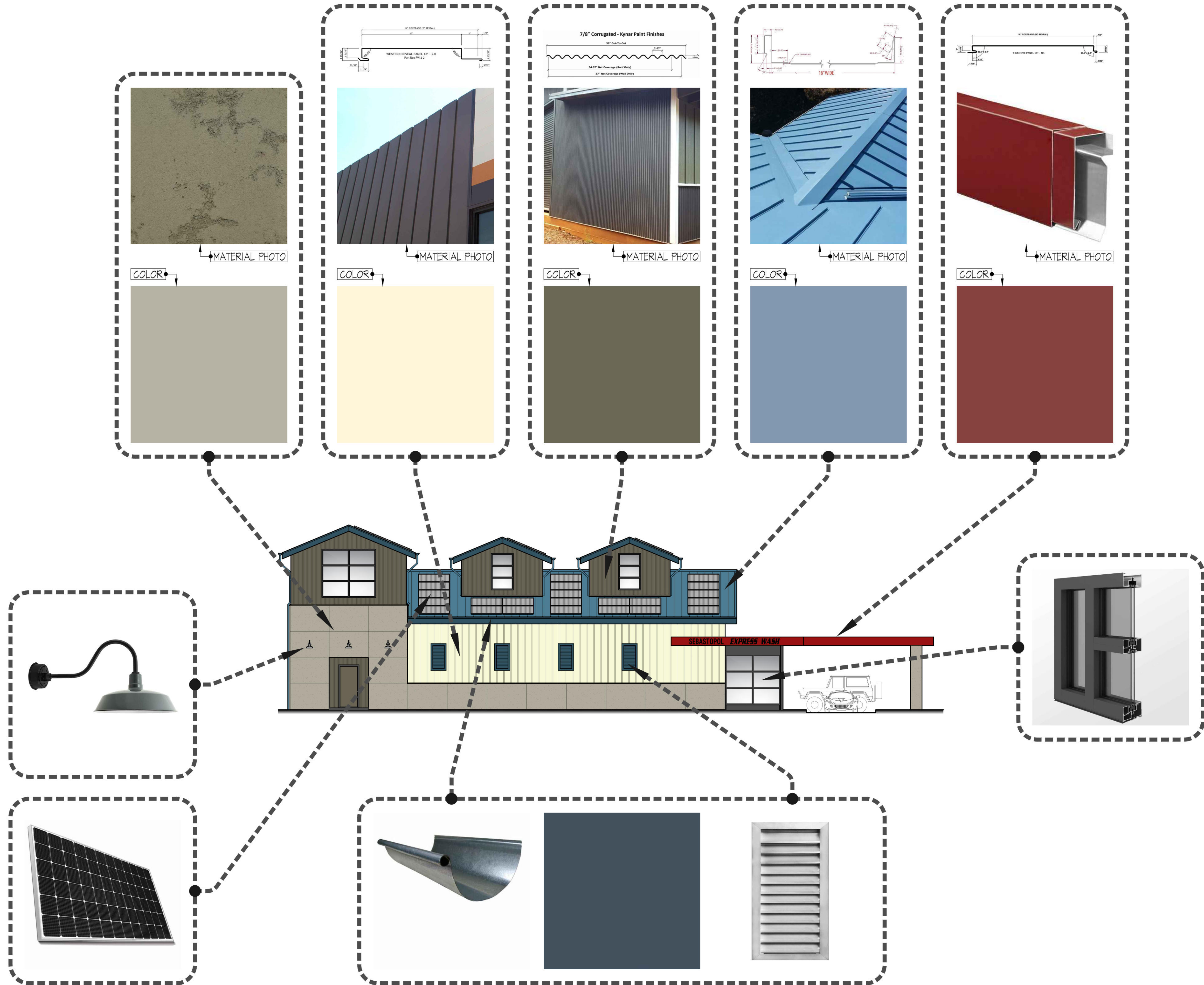
**REVISIONS**

SEBASTOPOL EXPRESS WASH  
 6809 SEBASTOPOL AVENUE  
 SEBASTOPOL, CALIFORNIA 95472  
 PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
 COPYRIGHT 2023  
 SHEET NUMBER

**DESIGN REVIEW A 0.01**  
 OF 19 SHEETS

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT



THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



PRINT DATES  
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

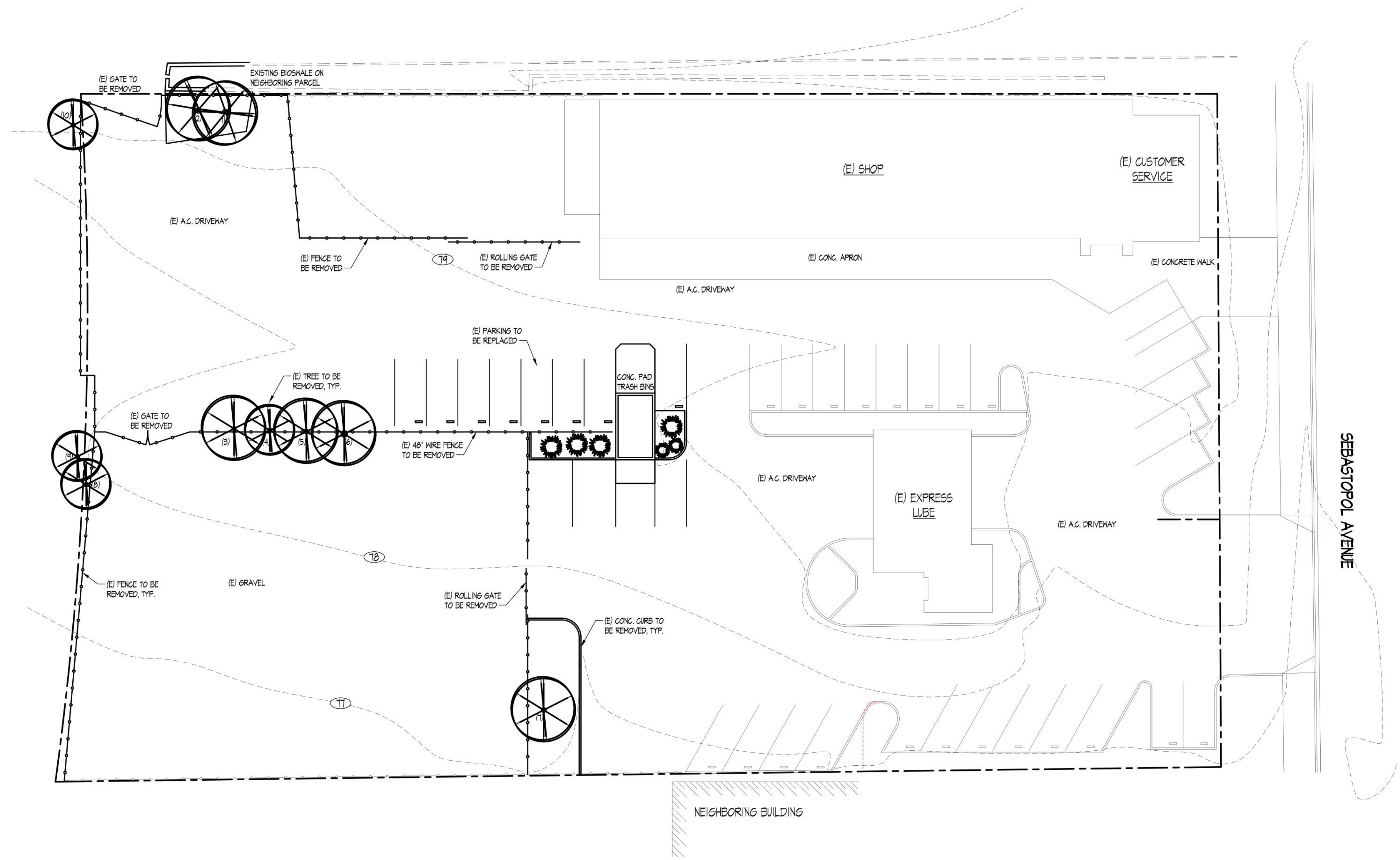
PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER



DESIGN REVIEW **A 0.03**  
OF 19 SHEETS

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090





**DEMOLITION SITE PLAN**  
 1" = 20'-0"  
 SCALE IN FEET

**PRINT DATES**  
 DESIGN REVIEW APPLICATION 04/28/23

**REVISIONS**

**SEBASTOPOL EXPRESS WASH**  
 6809 SEBASTOPOL AVENUE  
 SEBASTOPOL, CALIFORNIA 95472  
 PROPOSED NEW CARWASH FACILITY

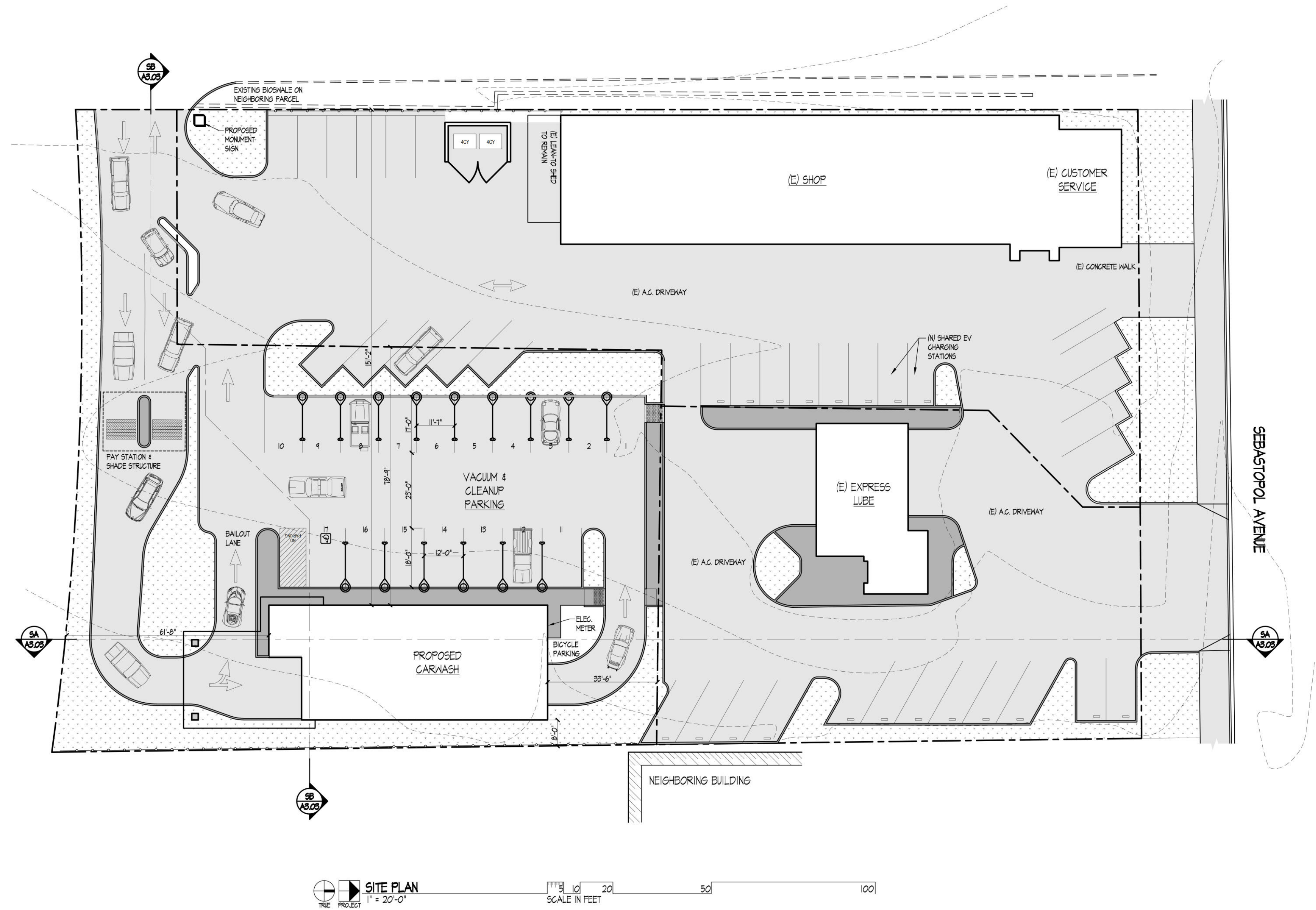
PROJECT NUMBER 17-02  
 COPYRIGHT 2023  
 SHEET NUMBER

**DESIGN REVIEW A1.01**  
 OF 19 SHEETS

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



PRINT DATES  
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

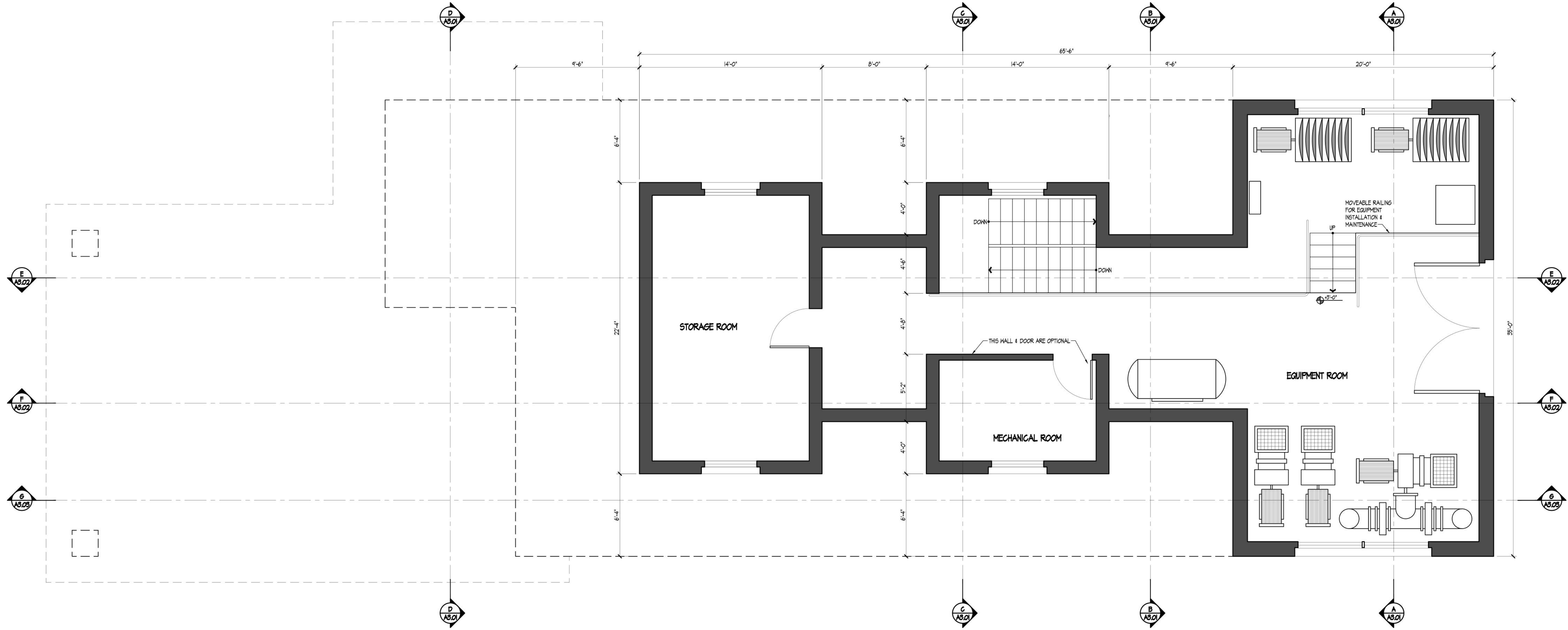
DESIGN REVIEW **A1.02**  
OF 19 SHEETS



THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



TRUE PROJECT 1/4" = 1'-0" SCALE IN FEET

PRINT DATES  
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

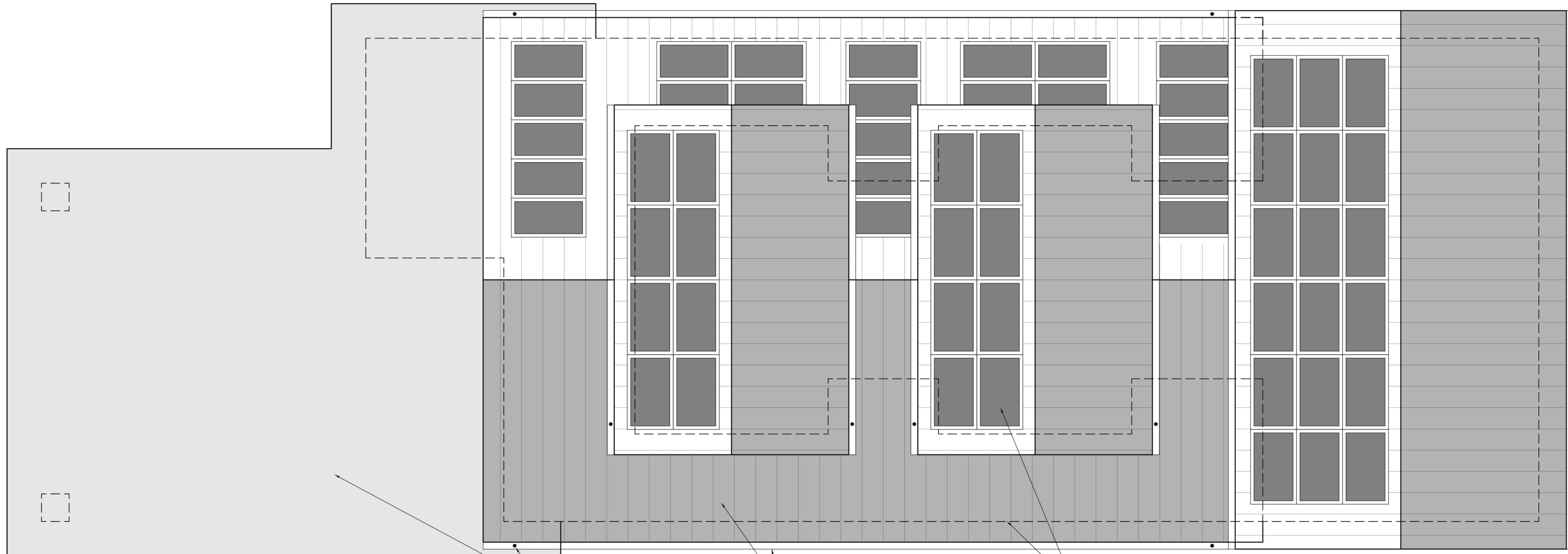
PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

DESIGN REVIEW **A1.04**  
OF 19 SHEETS

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



3" 6.5M. DOWNFUT, TYP.  
LOW SLOPE EPDM ROOF

HALF-ROUND 6.5M. GUTTER, TYP.  
STANDING SEAM METAL ROOF of APPROVED UNDERLAYMENT of STRUCTURE PER PLAN

PHOTOVOLTAIC PANEL, TYP.  
LINE OF WALL, TYP.

TRUE PROJECT 1/4" = 1'-0"

SCALE IN FEET

PRINT DATES  
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

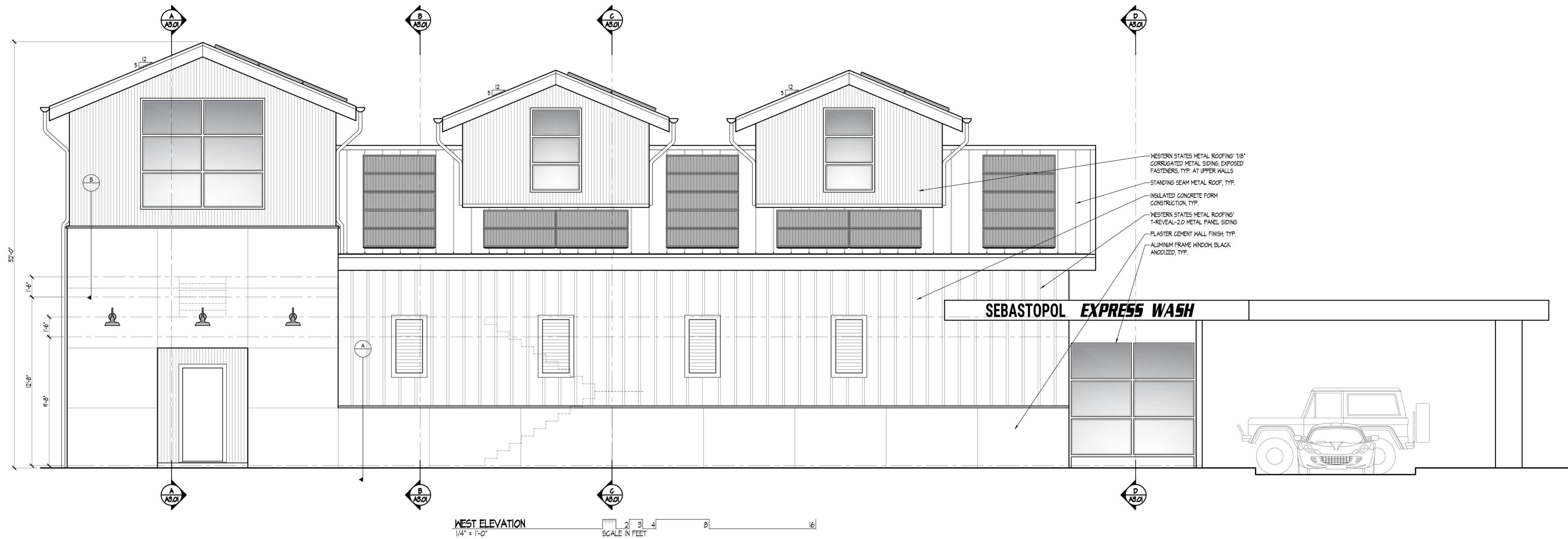
DESIGN REVIEW **A1.05**  
OF 19 SHEETS



THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

**PATRICK  
SLAYTER  
ARCHITECT**

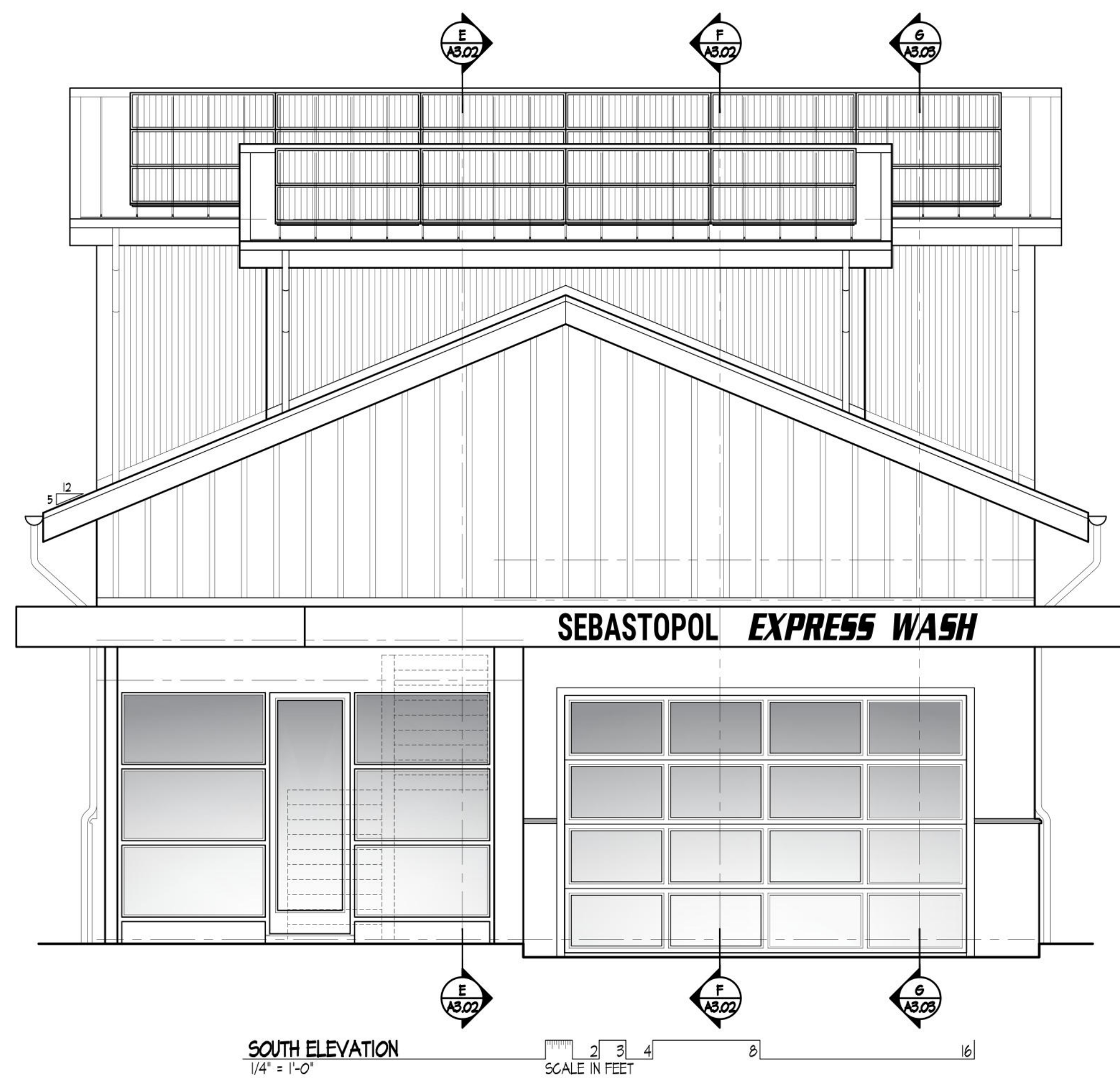
POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



- WESTERN STATES METAL ROOFING 1/2" CORRUGATED METAL SIDING, EXPOSED FASTENERS, TYP. AT UPPER WALLS
- STANDING SEAM METAL ROOF, TYP.
- INSULATED CONCRETE FORM CONSTRUCTION, TYP.
- WESTERN STATES METAL ROOFING T-REVEAL-2.0 METAL PANEL SIDING
- PLASTER CEMENT WALL FINISH, TYP.
- ALUMINUM FRAME WINDOW BLACK ANODIZED, TYP.

**PRINT DATES**  
DESIGN REVIEW APPLICATION 04/28/23

**REVISIONS**



**SEBASTOPOL EXPRESS WASH**  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

**DESIGN REVIEW A2.01**  
OF 19 SHEETS

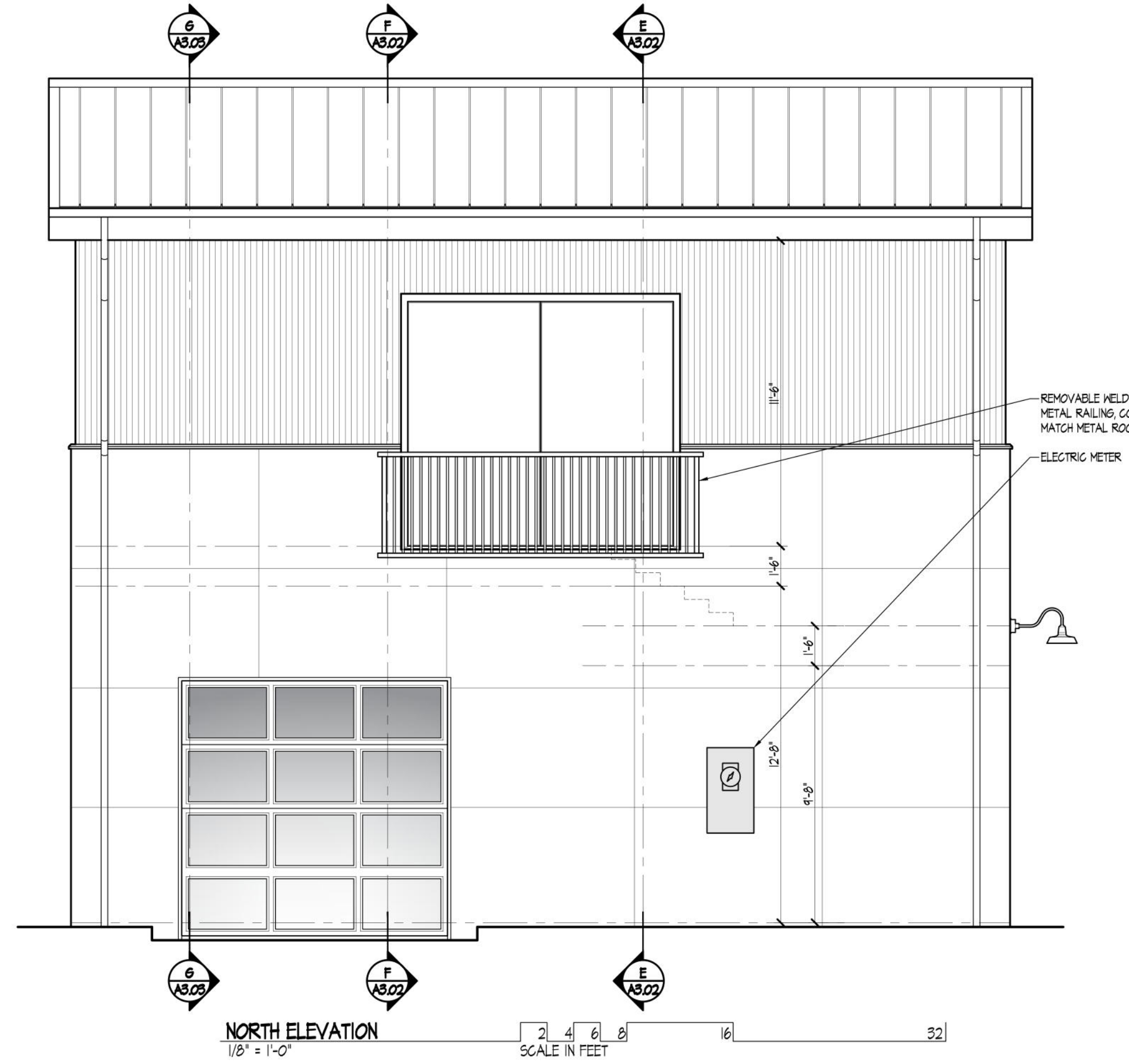
THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



**EAST ELEVATION**  
1/8" = 1'-0"  
SCALE IN FEET



**NORTH ELEVATION**  
1/8" = 1'-0"  
SCALE IN FEET

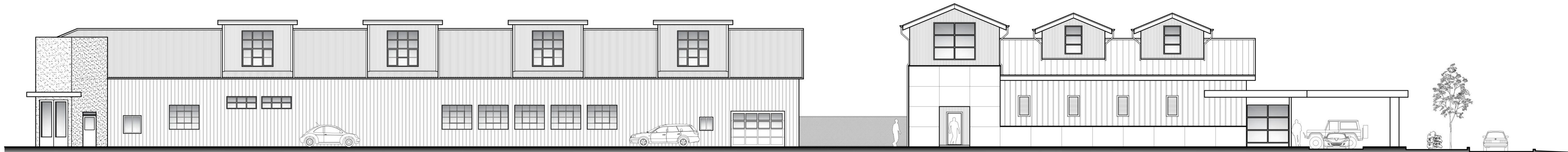
PRINT DATES  
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

**DESIGN REVIEW A2.02**  
OF 19 SHEETS



SITE INTERIOR STREETScape LOOKING WEST  
1" = 10'-0"  
SCALE IN FEET



SOUTH STREETScape LOOKING NORTH  
1" = 10'-0"  
SCALE IN FEET



NORTH STREETScape LOOKING SOUTH  
1" = 10'-0"  
SCALE IN FEET

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

**PRINT DATES**  
DESIGN REVIEW APPLICATION 04/28/23

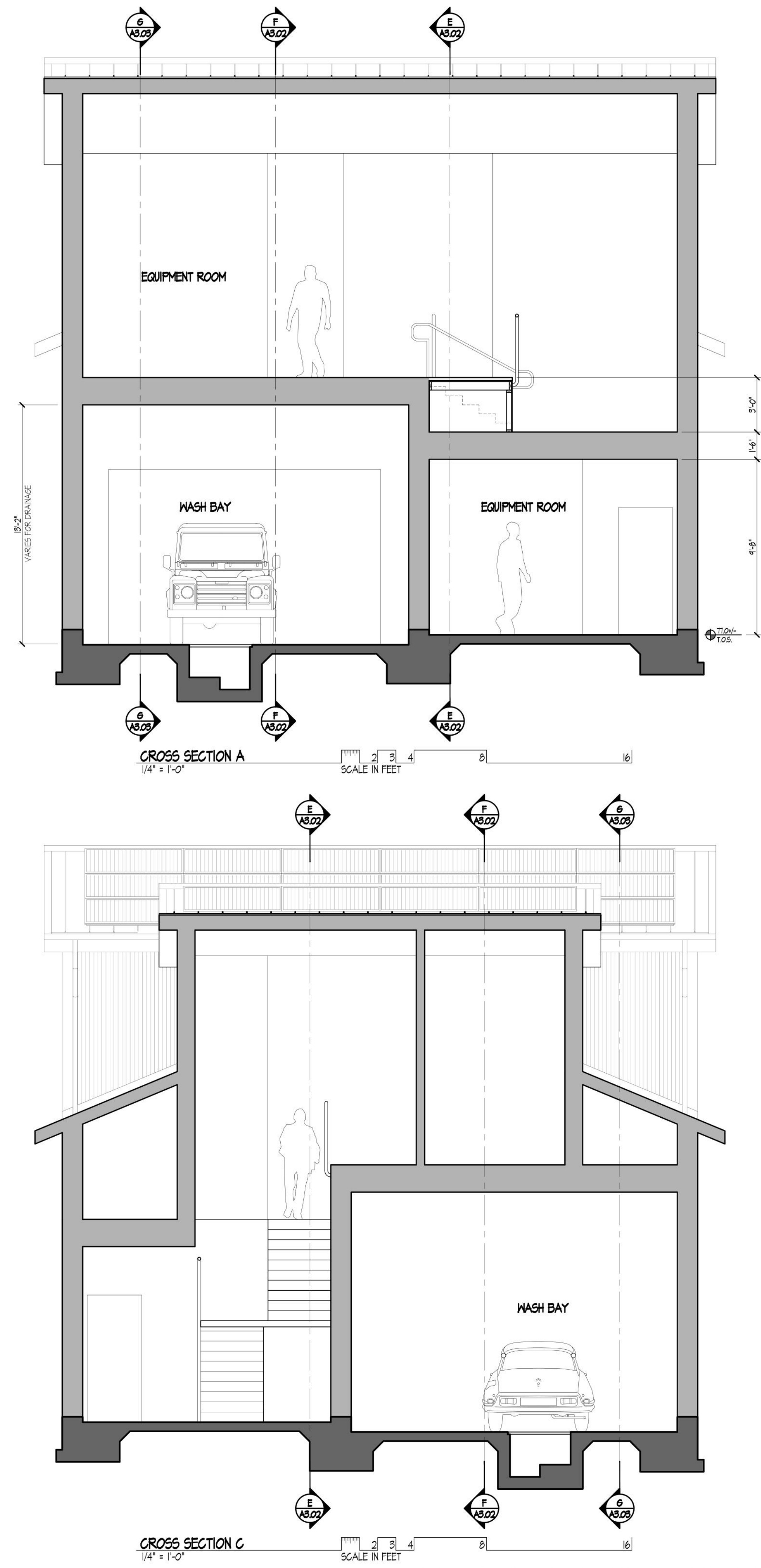
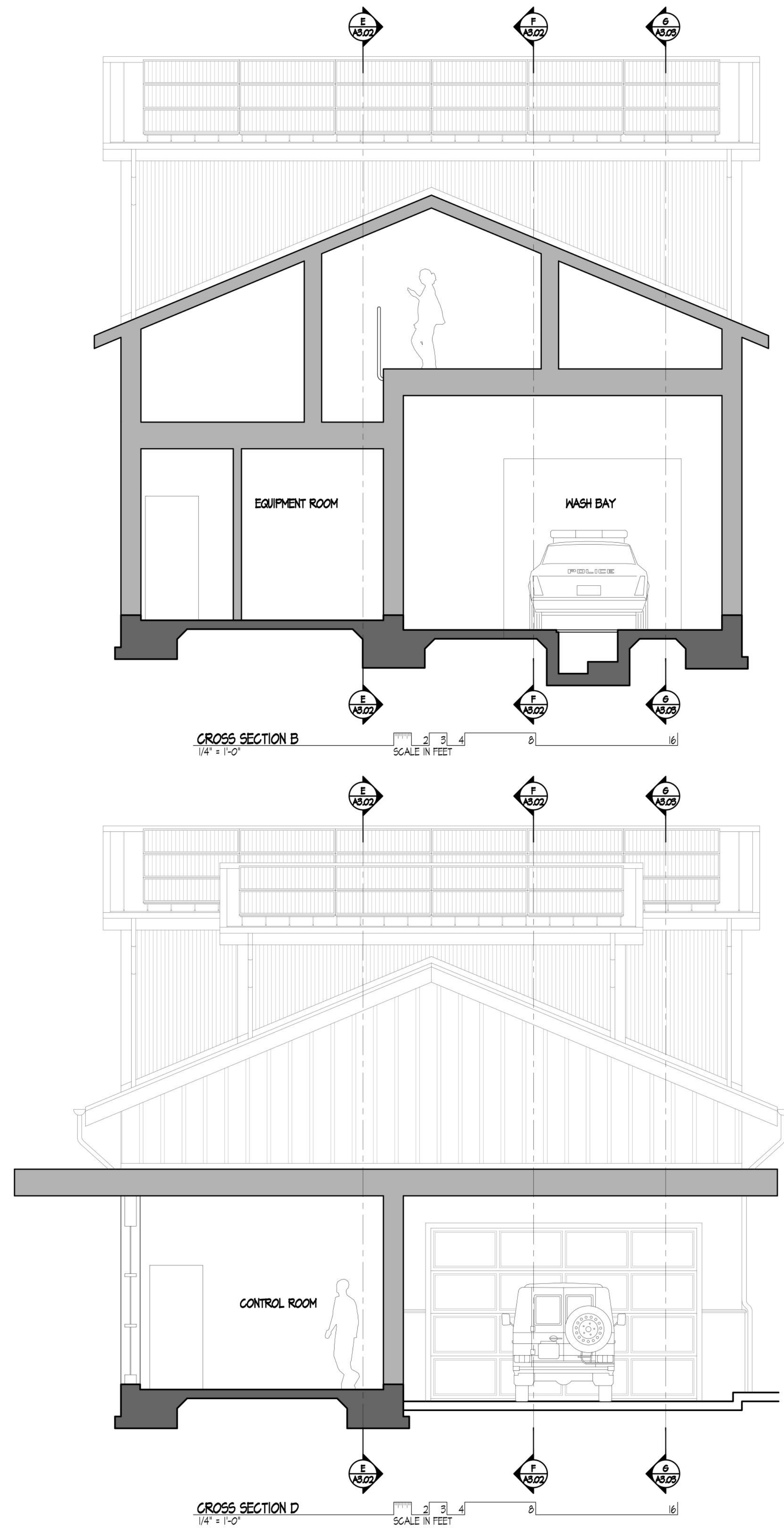
**REVISIONS**

**SEBASTOPOL EXPRESS WASH**  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

**DESIGN REVIEW A2.03**  
OF 19 SHEETS

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT



**PATRICK  
SLAYTER  
ARCHITECT**

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090

**PRINT DATES**  
DESIGN REVIEW APPLICATION 04/28/23

**REVISIONS**

**SEBASTOPOL EXPRESS WASH**  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

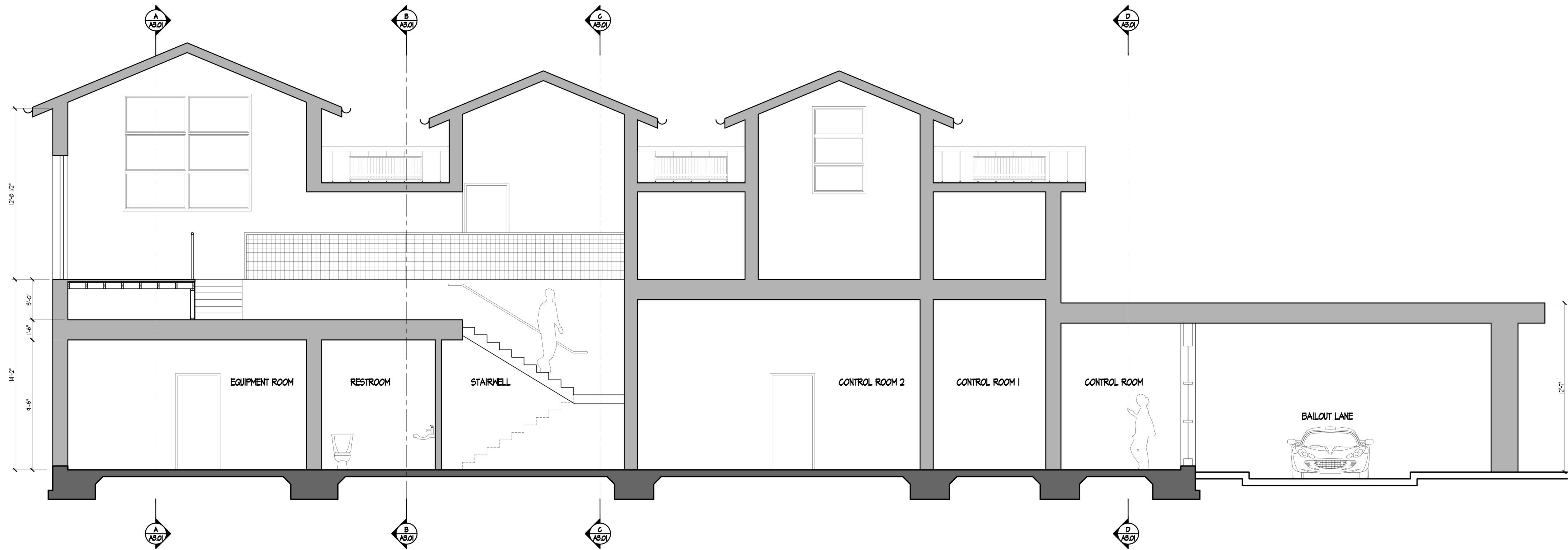
PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

**DESIGN REVIEW A3.01**  
OF 19 SHEETS

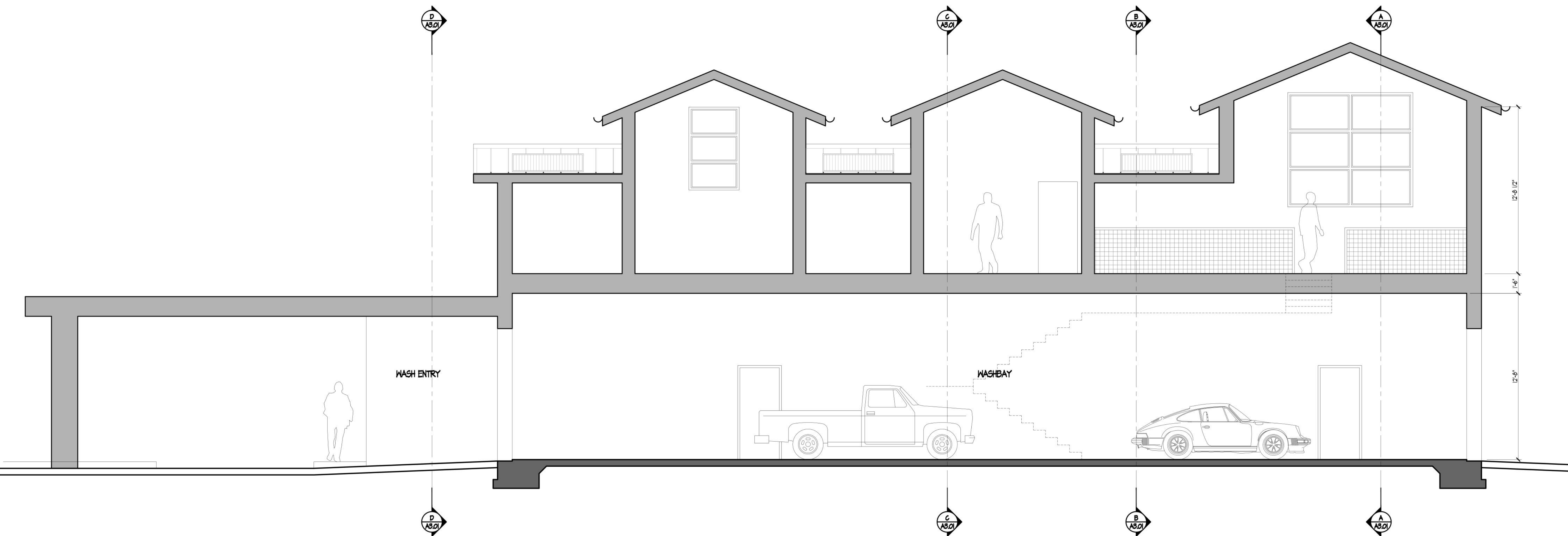
THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



CROSS SECTION E  
1/4" = 1'-0"  
SCALE IN FEET



CROSS SECTION F  
1/4" = 1'-0"  
SCALE IN FEET

PRINT DATES  
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

DESIGN REVIEW **A3.02**  
OF 19 SHEETS



**SITE CROSS SECTION SA**  
1" = 10'-0"  
SCALE IN FEET



**SITE CROSS SECTION SB**  
1" = 10'-0"  
SCALE IN FEET

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

**PRINT DATES**  
DESIGN REVIEW APPLICATION 04/28/23

**REVISIONS**

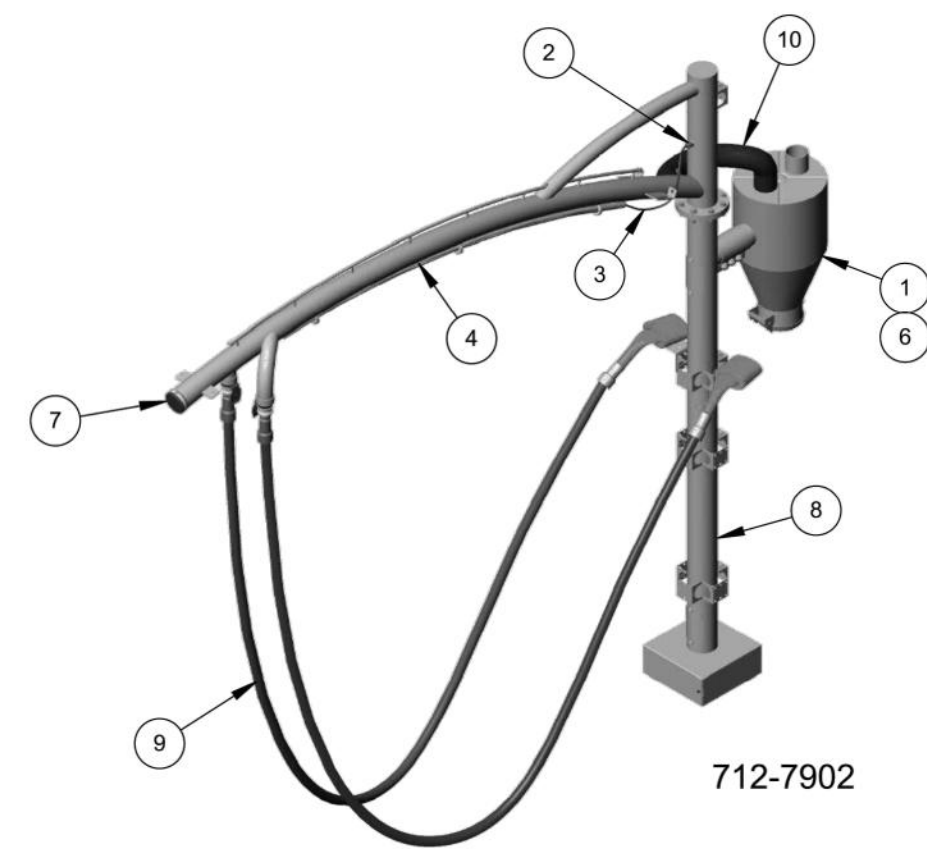
**SEBASTOPOL EXPRESS WASH**  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

**DESIGN REVIEW A3.03**  
OF 19 SHEETS

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

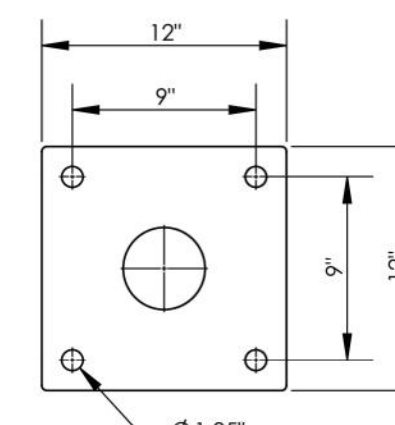
**L3 ARCH - DOUBLE DROP ASSEMBLY  
( 14 TOTAL REQUIREMENTS)**



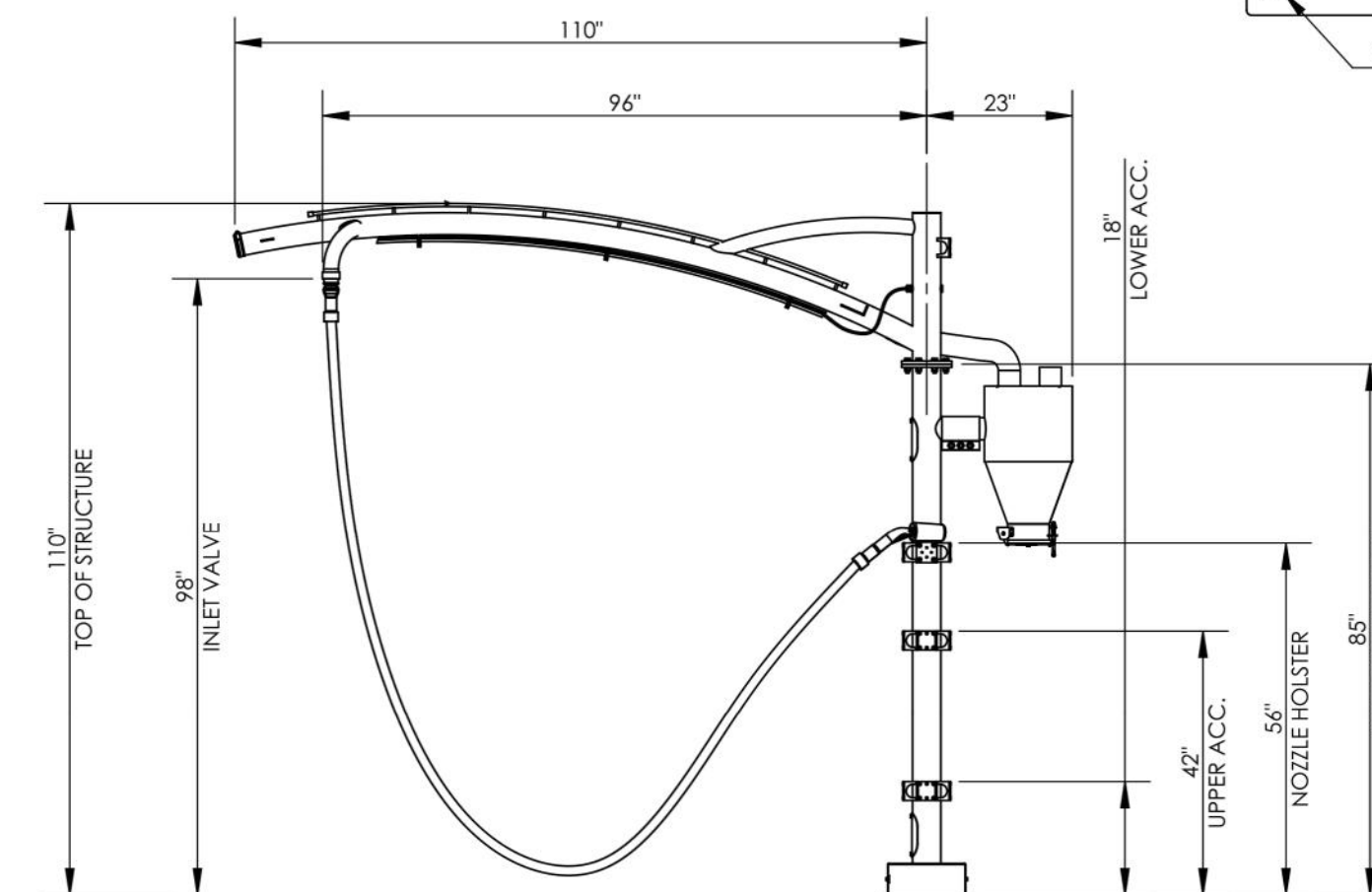
ITEM NO.	PART NUMBER	DESCRIPTION	712-7901/QTY.	712-7902/QTY.
1	370-39301	SS MINI SEPARATOR - 14X25 - REAR POST MOUNT - OH - ARCH	1	1
2	415-00001	STRAIN RELIEF CORD GRIP - PLASTIC - FOR 0.20 - 0.472	1	1
3	418-10001	10' LED POWER CORD FOR USE T8 LEDS W/ P/N 431-XXXX	1	1
4	431-6000X	6' LED 2650 LUMENS T8 W/ INTEGRATED DRIVER	1	1
5	517-6822	ABS PLUG THREADED 2	1	-
6	522-5431	STEEL COUPLING COMPRESSION 3.5IN OD X 6IN	1	1
7	563-9003	JIM CAP 3IN	1	1
8	712-7000	L3 ARCH FLANGED FINAL ASSEMBLY - OH	1	1
9	802-110XX	VACUUM HOSE KIT 1.5IN X 15FT - FOR DETAILS REFER TO INVOICE	1	2
10	848-341XX	HOSE VACUUM 3IN - FOR DETAILS REFER TO INVOICE	1	1

NOTES: UNLESS OTHERWISE SPECIFIED  
1. COLORS AND ACCESSORIES REFLECTED ARE FOR REPRESENTATION PURPOSES ONLY. REFER TO INVOICE FOR SPECIFIC REQUIREMENTS.

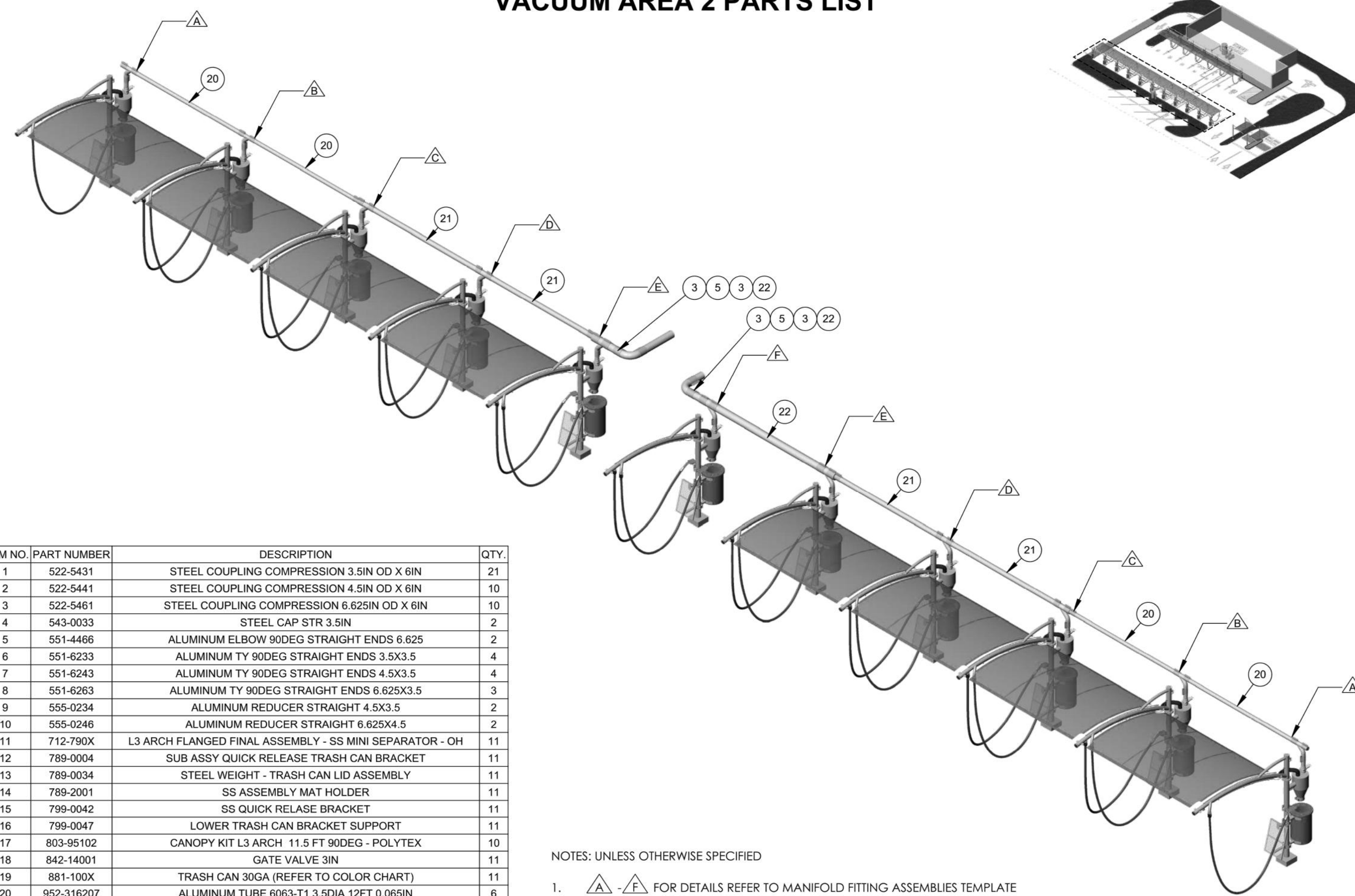
**L3 BASE PLATE**



**L3 ARCH - SINGLE DROP ASSEMBLY  
( 4 TOTAL REQUIREMENTS)**



**VACUUM AREA 2 PARTS LIST**



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	522-5431	STEEL COUPLING COMPRESSION 3.5IN OD X 6IN	21
2	522-5441	STEEL COUPLING COMPRESSION 4.5IN OD X 6IN	10
3	522-5461	STEEL COUPLING COMPRESSION 6.625IN OD X 6IN	10
4	543-0033	STEEL CAP STR 3.5IN	2
5	551-4466	ALUMINUM ELBOW 90DEG STRAIGHT ENDS 6.625	2
6	551-6233	ALUMINUM TY 90DEG STRAIGHT ENDS 3.5X3.5	4
7	551-6243	ALUMINUM TY 90DEG STRAIGHT ENDS 4.5X3.5	4
8	551-6263	ALUMINUM TY 90DEG STRAIGHT ENDS 6.625X3.5	3
9	555-0234	ALUMINUM REDUCER STRAIGHT 4.5X3.5	2
10	555-0246	ALUMINUM REDUCER STRAIGHT 6.625X4.5	2
11	712-790X	L3 ARCH FLANGED FINAL ASSEMBLY - SS MINI SEPARATOR - OH	11
12	789-0004	SUB ASSY QUICK RELEASE TRASH CAN BRACKET	11
13	789-0034	STEEL WEIGHT - TRASH CAN LID ASSEMBLY	11
14	789-2001	SS ASSEMBLY MAT HOLDER	11
15	789-0042	SS QUICK RELEASE BRACKET	11
16	789-0047	LOWER TRASH CAN BRACKET SUPPORT	11
17	803-95102	CANOPY KIT L3 ARCH 11.5 FT 90DEG - POLYTEX	10
18	842-14001	GATE VALVE 3IN	11
19	881-100X	TRASH CAN 30GA (REFER TO COLOR CHART)	11
20	952-316207	ALUMINUM TUBE 6063-T1 3.5DIA 12FT 0.065IN	6
21	952-319210	ALUMINUM TUBE 6063-T1 4.5DIA 12FT 0.09IN	4
22	952-325213	ALUMINUM TUBE 6063-T1 6.625DIA 12FT 0.109IN	2

NOTES: UNLESS OTHERWISE SPECIFIED  
1. FOR DETAILS REFER TO MANIFOLD FITTING ASSEMBLIES TEMPLATE  
2. TWO (2) CANOPIES ARE NOT SHOWN FOR CLARITY  
3. REFER TO INVOICE FOR ELECTRICAL REQUIREMENTS

888-628-8682  
 www.autovacinc.com  
 sales@autovacinc.com

---

DRAWN BY: **NF**  
 PROJECT NO: **AVIQ27004**  
 PROJECT ADDRESS: **6809 Sebastopol Ave, Sebastopol, CA 95472**

---

DESCRIPTION: **L3 ARCH FLANGED FINAL ASSEMBLY SS MINI SEPARATOR - OH**  
 PART NUMBER: **712-7901 / 712-7902**

---

CLIENT APPROVAL: \_\_\_\_\_  
 SIGNATURE AND DATE: \_\_\_\_\_

**PATRICK  
SLAYTER  
ARCHITECT**

POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090

**PRINT DATES**  
DESIGN REVIEW APPLICATION 04/28/23

**REVISIONS**

**SEBASTOPOL EXPRESS WASH**  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

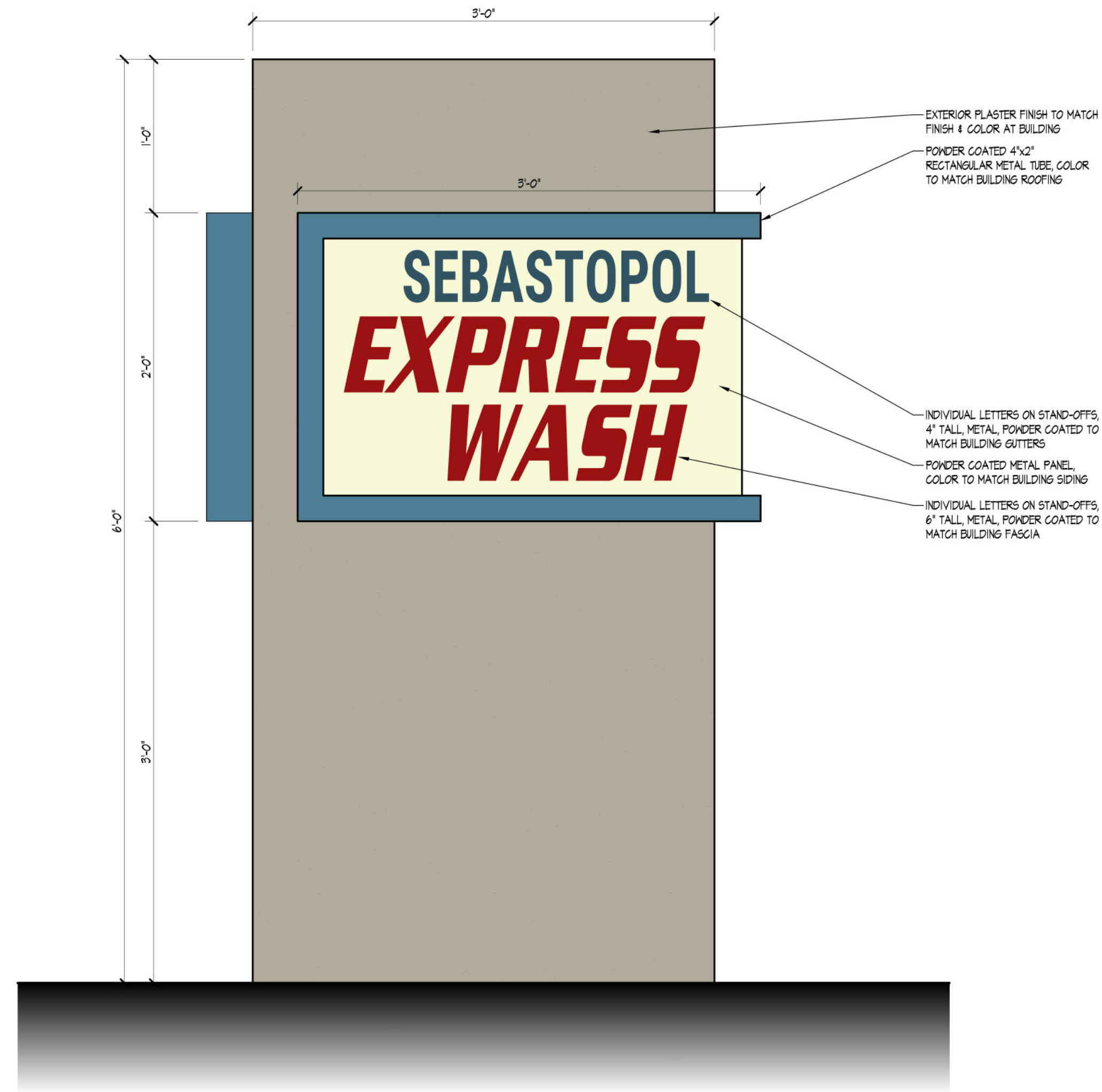
PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

**DESIGN REVIEW A 4.01**  
OF 19 SHEETS

THESE DRAWINGS CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF PATRICK SLAYTER ARCHITECT AND MAY NOT BE DUPLICATED, REPRODUCED IN ANY WAY OR USED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF PATRICK SLAYTER ARCHITECT

PATRICK  
SLAYTER  
ARCHITECT

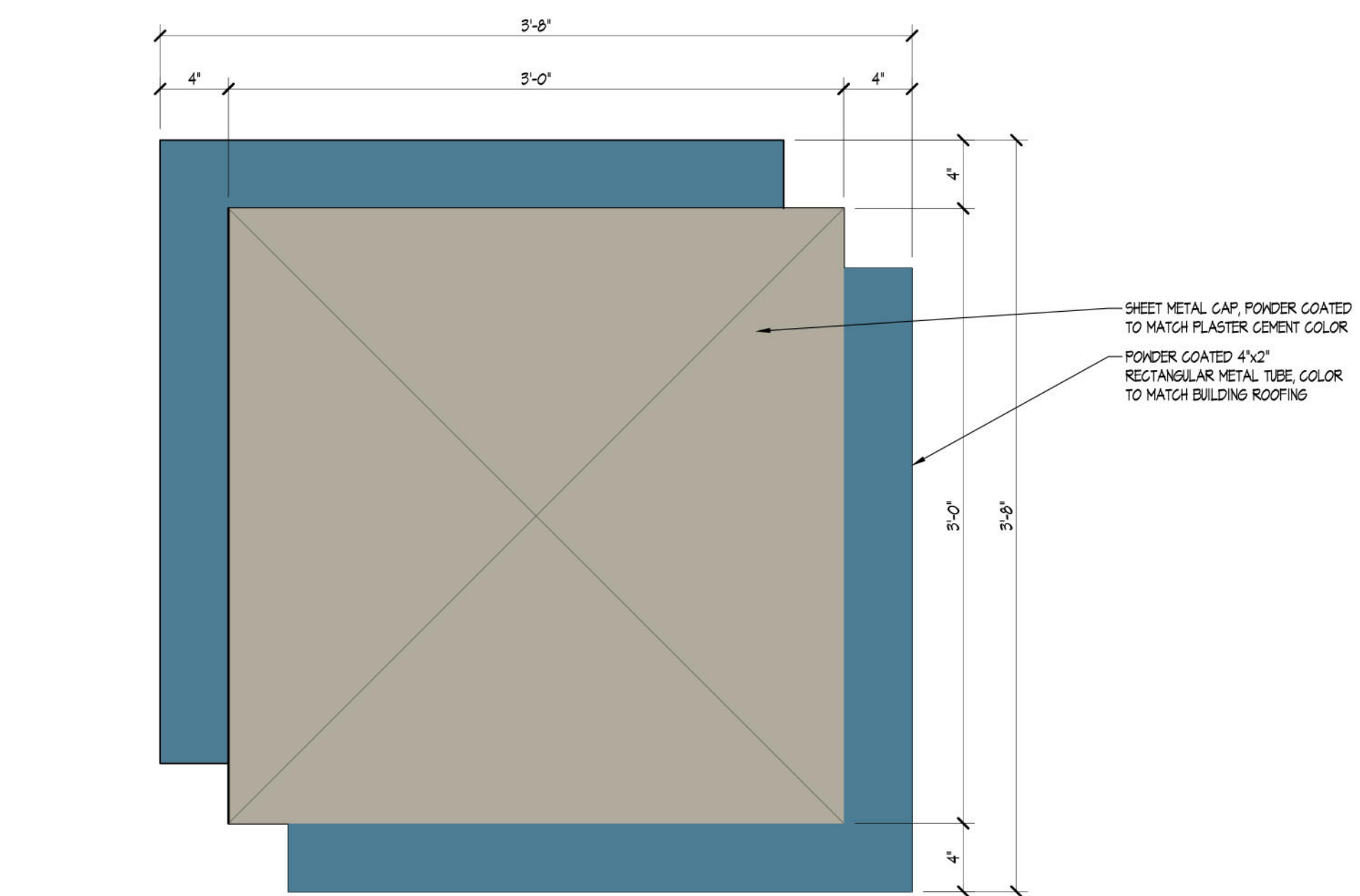
POST OFFICE BOX 941  
SEBASTOPOL  
CALIFORNIA 95473  
707 . 829 . 9090



ENTRY SIGN ELEVATION  
1/2" = 1'-0"  
SCALE IN FEET



ENTRY SIGN ELEVATION  
1/2" = 1'-0"  
SCALE IN FEET



ENTRY SIGN PLAN  
1/2" = 1'-0"  
SCALE IN FEET

PRINT DATES  
DESIGN REVIEW APPLICATION 04/28/23

REVISIONS

SEBASTOPOL EXPRESS WASH  
6809 SEBASTOPOL AVENUE  
SEBASTOPOL, CALIFORNIA 95472  
PROPOSED NEW CARWASH FACILITY

PROJECT NUMBER 17-02  
COPYRIGHT 2023  
SHEET NUMBER

DESIGN REVIEW **A 4.02**  
OF 19 SHEETS





- Flonora erythrotaea 'Soft Coral'  
SOFT OREGON GRAPE  
H20 L, 3'X3'  
SHRUB/EVERGREEN
- Lagerstroemia 'Natchez'  
GRAPE MYRTLE  
H20 L, 25'X15'  
TREE/DECIDUOUS  
BLOOM TIME: SUMMER
- Ceanothus 'Diamond Heights'  
GROUNDCOVER CEANOTHUS  
H20 11, 14'  
EVERGREEN SPILLING SHRUB
- Choyia ternata 'White Dazzler' Compact  
H20 L, 5'X5'  
SHRUB/EVERGREEN  
BLOOM TIME: LATE WINTER/EARLY SPRING
- Nerium oleander 'White'  
OLEANDER WHITE  
H20 VL, 8-12'  
EVERGREEN SHRUB
- Lantana x montevideensis 'Sunburst Yellow'  
H20 L, 2x 3'  
SHRUB/EVERGREEN  
BLOOM TIME: YEAR AROUND
- Strelitzia reginae  
BIRD OF PARADISE  
H20 11, 4'x4'  
EVERGREEN PERENNIAL
- Agapanthus orientalis 'Black Panther'  
NILE LILY  
H20 L, 3'X2'  
PERENNIAL/EVERGREEN
- Dichandra sericea 'Silver Falls'  
SILVER PONY'S FOOT  
H20 11, 6'x4'  
SPILLING PERENNIAL
- Gelsemium sempervirens  
CAROLINA JASMINE  
H20 L, 20'  
VINE/EVERGREEN
- Ficus pumila  
CREEPING FIG VINE  
H20 L, 20'
- Acacia cognata 'Coastal Acacia'  
HOLDING ACACIA  
H20 L, 3'x4'  
SHRUB/EVERGREEN
- Phormium 'Yellow Blaze'  
NEW ZEALAND FLAX  
H20 L, 3'x4'  
GRASSLIKE/EVERGREEN
- Plectranthus 'Transmission'  
SILVERGRASS  
H20 11, 4'x4'  
GRASS/EVERGREEN
- Lymnopus 'Silver Carpet'  
SILVERCARPET  
H20 L, 2'x1'  
GROUNDCOVER/EVERGREEN
- Pandanus 'Lemon Lime'  
LIME BAMBOO  
H20 L, 3'X3'  
SHRUB/EVERGREEN
- Abelia 'Miss Lemo'  
DWARF ABELIA  
H20 11, 3'X3'  
SHRUB DECIDUOUS
- Salvia 'Mystic Spire'  
BLUE SALVIA  
H20 L, 3'X2'  
PERENNIAL

**GENERAL NOTES:**

- THIS PLAN IS TO BE USED AS A PLANTING CONCEPT ONLY. STRUCTURAL NOTES ARE TO BE IN THE PERVIEW OF SITE CONTRACTORS
- EXISTING UTILITY LINE PLACEMENTS ARE TO BE DETERMINED BEFORE ANY EXCAVATION
- INCORPORATE ORGANIC COMPOST TO ALL PLANTING BEDS TO A MINIMUM DEPTH OF 8"
- APPLY CLEAN GREEN MULCH 4" DEEP TO ALL PLANTING BEDS TO SUPPRESS WEEDS AND REDUCE WATER EVAPORATION
- EXISTING TREES ARE TO BE REMOVED

**GARDEN OF EASE**

P.O. BOX 2347 SEBASTOPOL, CA 95473  
GAYLEEN BROWN  
GAYLEEN@GARDENOFEASE.COM. (415)608-0480

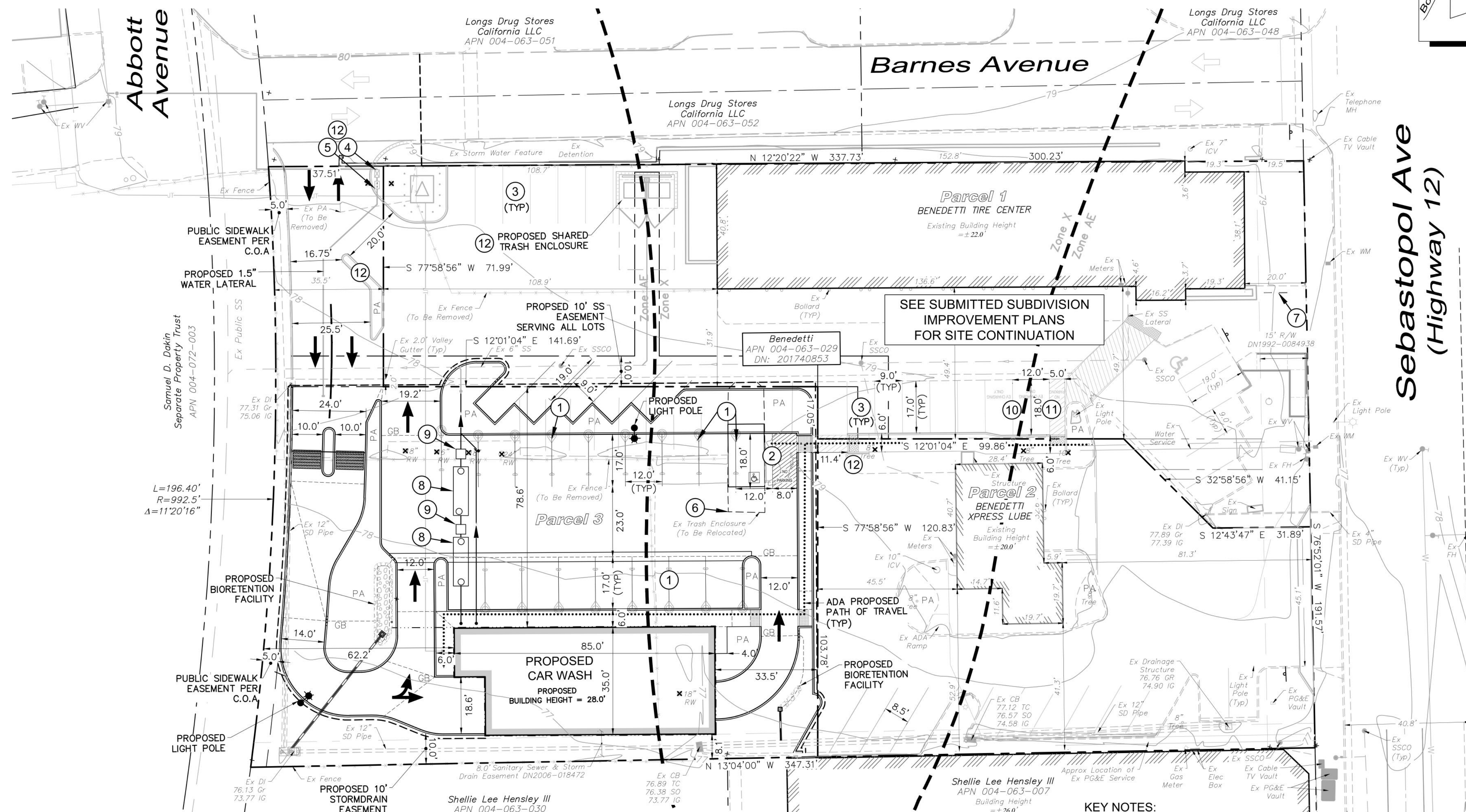
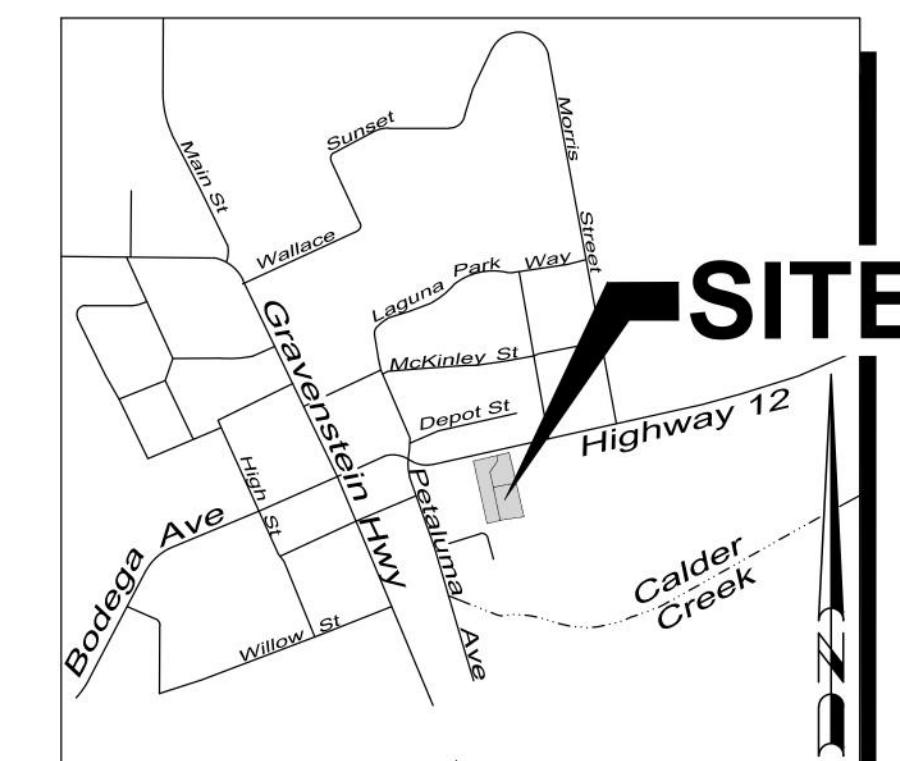
CONCEPT: 5  
SCALE: 1:16  
DATE: 2/2/22

**MARK REECE/  
BENEDETTI TIRE PROS.**  
6809 SEBASTOPOL, CA 95473



# GRADING PLAN FOR PARCEL 3 OF THE BENEDETTI MINOR SUBDIVISION

6809 Sebastopol Avenue  
Sebastopol, California  
APN 004-063-029



**DEMOLITION LEGEND:**

⊗ EX TREE TO BE REMOVED

**ADA LEGEND**

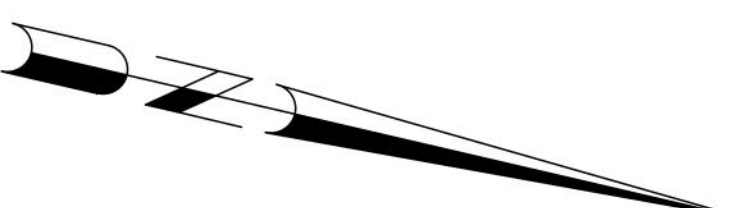
..... ADA ACCESSIBLE PATH OF TRAVEL (POT)

THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. PATHS OF TRAVEL MUST BE: (1) CONTINUOUSLY ACCESSIBLE; (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406; (3) ARE A MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 20:1), SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405, CBC 11B-202.4, 11B-206.2.2, 11B-303.1, 11B-403.5, AND 11B-406.

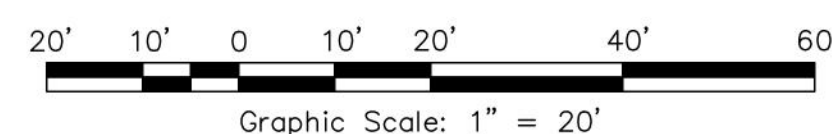
**PURPOSE STATEMENT**

TO OUTLINE PRELIMINARY DESIGN CONCERNING PARCEL 3 & THE IMPACT TO THE ADJACENT PARCELS & BUSINESSES.

SEE THE BENEDETTI MINOR SUBDIVISION TENTATIVE MAP APPLICATION FOR MORE DETAILS. (UNDER SEPARATE PERMIT).



**OVERALL SITE PLAN**



**HATCHING LEGEND:**

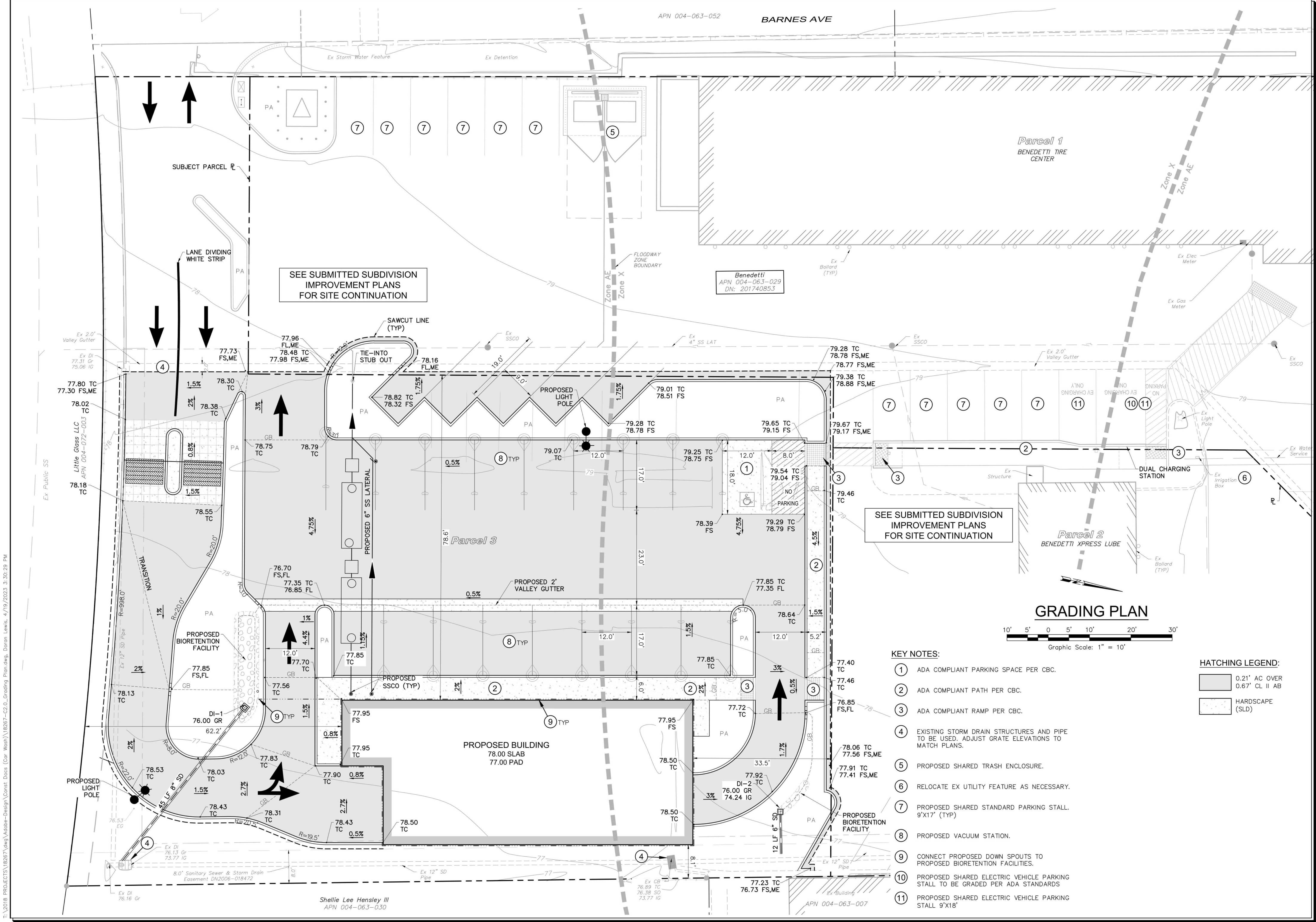
- 0.21' AC OVER
- 0.67' CL II AB
- HARDSCAPE (SLD)

**KEY NOTES:**

- 1 16 PROPOSED VACUUM PARKING STALL
- 2 1 PROPOSED ADA VACUUM PARKING STALL
- 3 PROPOSED SHARED STANDARD PARKING STALL
- 4 PROPOSED WATER METER FOR NEW DEVELOPMENT
- 5 PROPOSED REVERSE PRESSURE BACKFLOW PREVENTOR FOR NEW DEVELOPMENT
- 6 DEMO EXISTING TRASH ENCLOSURE AND RELOCATE
- 7 PROPOSED SHARED BICYCLE STORAGE AREA
- 8 2000-GOLLON JENSEN PRECAST MODEL #JP2000EE-SO SAND AND GREASE INTERCEPTOR/CLARIFIER (USP)
- 9 CONTROL SAMPLING MANHOLE
- 10 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION (STALL TO BE GRADED FOR ADA ACCESSIBILITY)
- 11 ELECTRIC VEHICLE PARKING STALL & SHARED CHARGING STATION
- 12 SEE SUBMITTED SUBDIVISION IMPROVEMENT PLANS FOR SITE CONTINUATION

<p><b>Revisions</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Approved</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description	Approved					<p><b>adobe associates, inc.</b> civil engineering   land surveying   wastewater 1220 N. Dutton Ave., Santa Rosa, CA 95401 P: (707) 541-2300 F: (707) 541-2301 Website: www.adobeinc.com</p> <p><b>Professional Engineer</b> Timothy L. Schram, RCE 67890 My license expires 6/30/2023</p> <p><b>Grading Plan</b> for Parcel 3 of the <b>Benedetti Minor Subdivision</b> 6809 Sebastopol Avenue Sebastopol, California APN 004-063-029</p> <p>SCALE: AS NOTED Date: April 17th, 2023 Design by: ZR/TRG Drawn by: TRG Checked by: JLR</p> <p>Sheet <b>C1.0</b> 1 of 2 Sheets Job 18267</p>
No.	Date	Description	Approved						

T:\2018 PROJECTS\18267\Draw\Adobe-Design\Use Permitt\18267-C1.0\_Site Plan.dwg, Doran Lewis, 4/19/2023, 3:29:53 PM



**Revisions**

No.	Date	Description	Approved

**adobe associates, inc.**  
 civil engineering / land surveying / wastewater  
 1220 N. Dutton Ave., Suite 200, CA 95401  
 P: (707) 541-2300 F: (707) 541-2301  
 Website: www.adobeinc.com  
 "A Service You Can Count On!"

**Grading & Drainage Plan for Parcel 3 of the Benedetti Minor Subdivision**  
 6809 Sebastopol Avenue  
 Sebastopol, California  
 APN 004-063-029

**SCALE:** AS NOTED  
 Date: April 17th, 2023  
 Design by: ZR/TRG  
 Drawn by: TRG  
 Checked by: JLR

Sheet **C2.0**  
 2 of 2 Sheets  
 Job 18267

Professional Engineer Seal: Timothy L. Schram, RCE 67890, My license expires 6/30/2023

T:\2018 PROJECTS\18267\Drawings\Design\Constr Docs (Cor Wash)\18267-C2.0\_Grading Plan.dwg, Doran Lewis, 4/19/2023, 3:30:29 PM

Shellie Lee Hensley III  
 APN 004-063-030

Benedetti  
 APN 004-063-029  
 DN: 201740853

APN 004-063-007