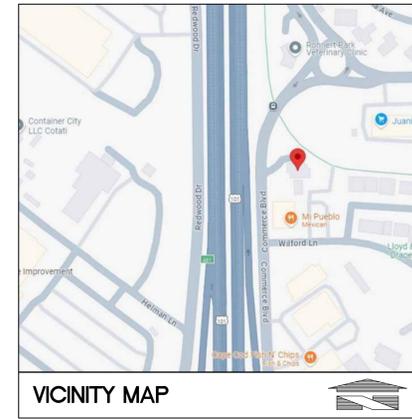


LUV CAR WASH MINOR DESIGN REVIEW APPLICATION



SHEET INDEX:

T-1	COVER SHEET AND SHEET INDEX
SP-1	PRELIMINARY SITE PLAN
SP-2	SITE PERSPECTIVE COLOR RENDERING
D-1	DEMOLITION SITE PLAN
SPC	SITE PHOTO CONTEXT BOARD
C1	EXISTING SITE DRAINAGE PLAN (CIVIL)
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY IRRIGATION PLAN
A1.1	EXISTING AND PROPOSED FLOOR PLAN
A2.0	EXISTING ELEVATIONS
A2.1	PROPOSED ELEVATIONS

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING FUELING CANOPY AND CASHIER KIOSK, INSTALLATION OF A NEW PAY STATION, ENHANCE THE EXISTING BUILDING FACADE, RELOCATION OF THE EXISTING VACUUM STATIONS TO IMPROVE SITE CIRCULATION, NEW LANDSCAPING, ADD A NEW CANOPY TO COVER THE EXISTING CAR WASH CONVEYOR AND SLURRY SEAL AND RE-STRIPING OF THE EXISTING SITE PAVING. THE CAR WASH OPERATIONS WILL CHANGE FROM A FULL-SERVE TO A SELF-SERVE EXPRESS CAR WASH. NO INTERIOR BUILDING UPGRADES ARE PROPOSED. ALL SIGNAGE WILL BE PERMITTED UNDER A SEPARATE PERMIT.

CONSULTANTS:

DESIGN CONSULTANT
RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
PHONE: (707) 318-2990
CONTACT: JONATHAN RAMOS

CIVIL ENGINEER/SURVEYOR
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
PHONE: (707) 365-0968
CONTACT: DAN HUGHES

LANDSCAPE ARCHITECT
OLIVE STREET
PO BOX 2083
PETALUMA, CA 94952
PHONE: (707) 280-8990
CONTACT: ROD SCACCALOSI

BUILDING DESCRIPTIONS:

EXISTING CAR WASH BUILDING: MAIN OCCUPANCY
CONSTRUCTION TYPE: V-B
USE GROUP: B
AREA (GROSS): 2,335 SQ.FT.
HEIGHT: 14 FEET A.F.F. (PROPOSED)

OWNER:

LUV CAR WASH
2218 E. WILLIAMS FIELD RD., SUITE 255
GILBERT, ARIZONA 85295
CONTACT: DARREN SKARECKY
408-316-9636
DARREN@LUVCARWASH.COM

PROJECT DATA:

LOCATION: 7360 COMMERCE BLVD.
COTATI, CALIFORNIA
ZONING: CA
LOT AREA: ±28,671 S.F. (0.65 AC)

EXISTING LOT COVERAGE AREA:

BUILDING	2,335 S.F.
FUEL CANOPY	1,116 S.F.
KIOSK	35 S.F.
TOTAL	3,591 S.F. (12% COVERAGE)

PROPOSED LOT COVERAGE:

(E) BUILDING	2,335 S.F.
(N) CONVEYOR CANOPY	672 S.F.
TOTAL	3,007 S.F. (10% COVERAGE)

No.	Date	By	Clk.	Appr.	Revision
1	10/27/25	JR	JR	JR	REVISED PER DESIGN REVIEW COMMENTS

Title: COVER SHEET AND SHEET INDEX

For: LUV EXPRESS CAR WASH
7360 COMMERCE BOULEVARD
COTATI, CA

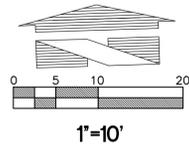
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Drawn: JLR
Checked: JLR
Approved: JLR
Date: 10/27/25

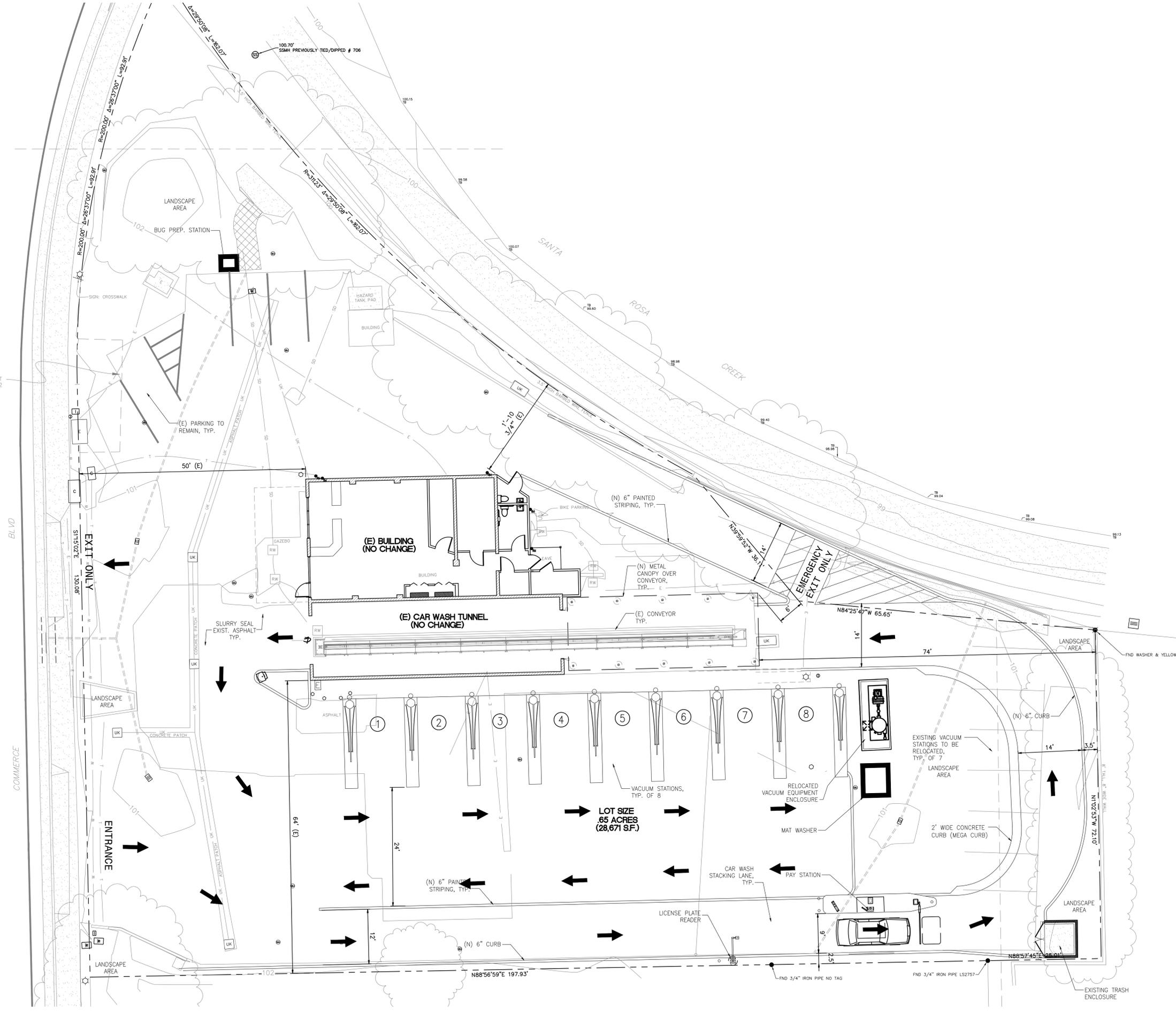
RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990



Job Number: 10066
Sheet: T-1 of



COMMERCE BOULEVARD



No.	Date	By	Appr.	Revision
1	10/27/25	JR	JR	REVISED PER DESIGN REVIEW COMMENTS

Title: **PRELIMINARY SITE PLAN**

For: **LUV EXPRESS CAR WASH
7360 COMMERCE BOULEVARD
COTATI, CA**

Designed	Drawn	Checked	Approved	Date
JLR	JLR	JLR	JLR	10/27/25

Scale: Horizontal 1"=10'
Vertical N/A

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990

Job Number: **10066**
Sheet: **SP-1** of



Job Number

10066

Sheet

SP-2

of



RAMOS AND ASSOCIATES, INC.
 804 FOURTH STREET
 SANTA ROSA, CA 95404
 DIRECT (707) 318-2990

Designed JLR
 Drawn JLR
 Checked JLR
 Approved _____
 Date 10/27/25

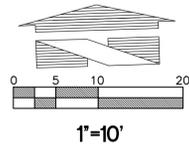
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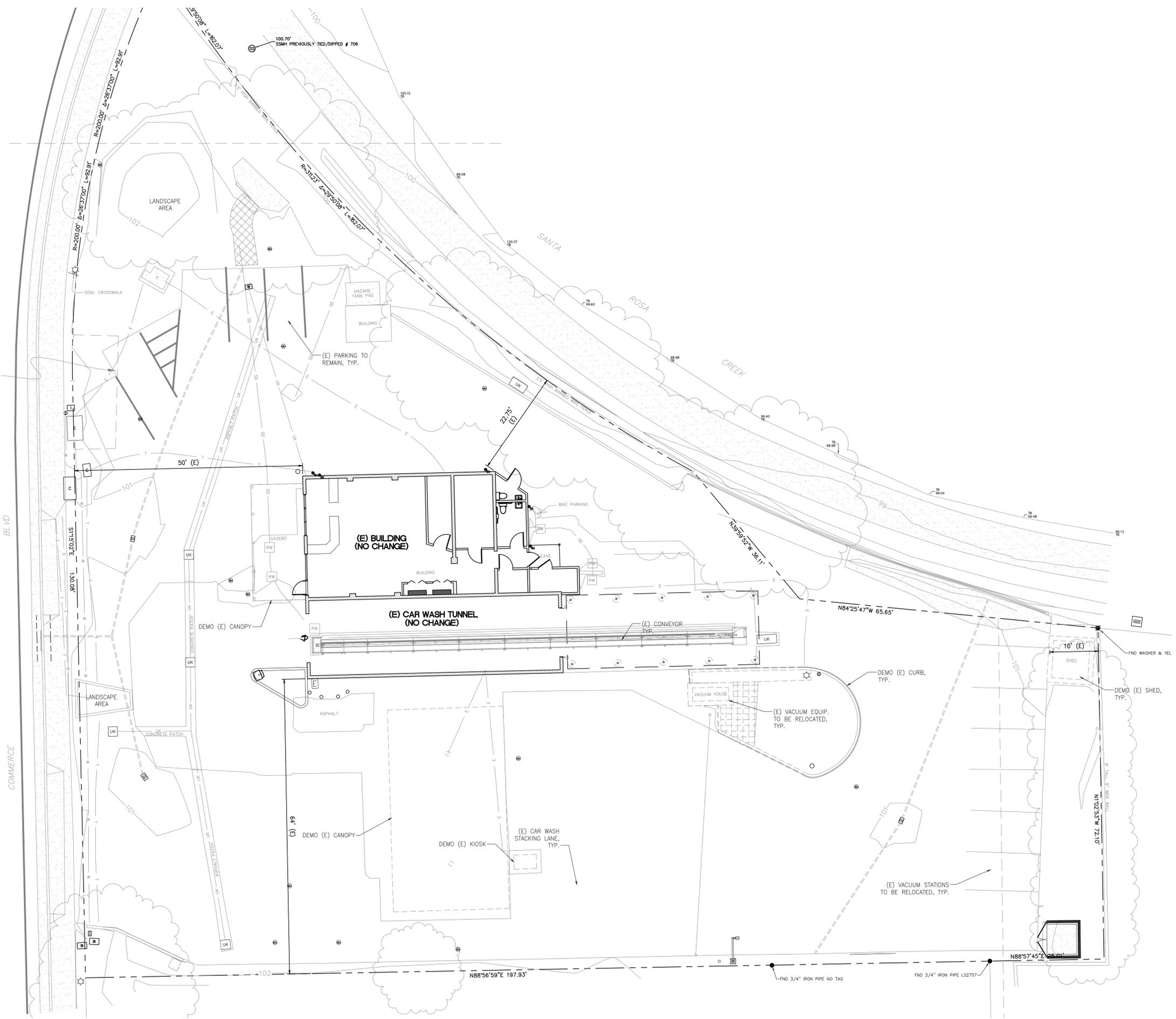
LUV EXPRESS CAR WASH
 7360 COMMERCE BOULEVARD
 COTATI, CA

Title: SITE PERSPECTIVE COLOR RENDERING

No.	Date	By	Clk.	Appr.	Revision
1	10/27/25	JR	JR	JR	REVISED PER DESIGN REVIEW COMMENTS



COMMERCE BOULEVARD



Job Number
10066

Sheet
D-1

of

RAMOS AND ASSOCIATES, INC.
 804 FOURTH STREET
 SANTA ROSA, CA 95404
 DIRECT (707) 318-2990

RAMOS & ASSOCIATES, INC.
 DESIGN / CONSULTING / PROJECT MANAGEMENT

Designed JLR
 Drawn JLR
 Checked JLR
 Approved JLR
 Date 10/27/25

Scale:
 Horizontal 1"=10'
 Vertical N/A

For:
**LUV EXPRESS CAR WASH
 7360 COMMERCE BOULEVARD
 COTATI, CA**

Title:
DEMOLITION SITE PLAN

Revision

No.	Date	By	Clk.	Appr.
1	10/27/25	JR	JR	JR

REVISD PER DESIGN REVIEW COMMENTS



(LOOKING NORTHEAST)



(LOOKING EAST)



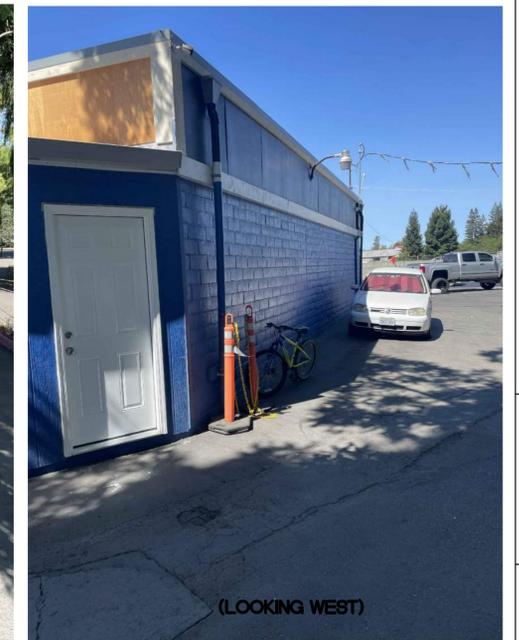
(LOOKING EAST)



(LOOKING SOUTHWEST)



(LOOKING WEST)



(LOOKING WEST)



(LOOKING SOUTHWEST)

Title: SITE PHOTO CONTEXT BOARD

For: LUV EXPRESS CAR WASH
7360 COMMERCE BOULEVARD
COTATI, CA

Scale: Horizontal 1"=10'
Vertical N/A

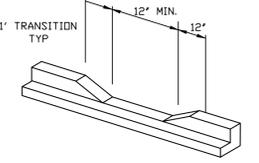
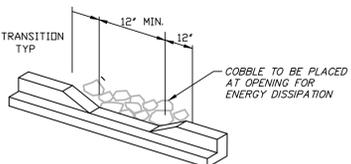
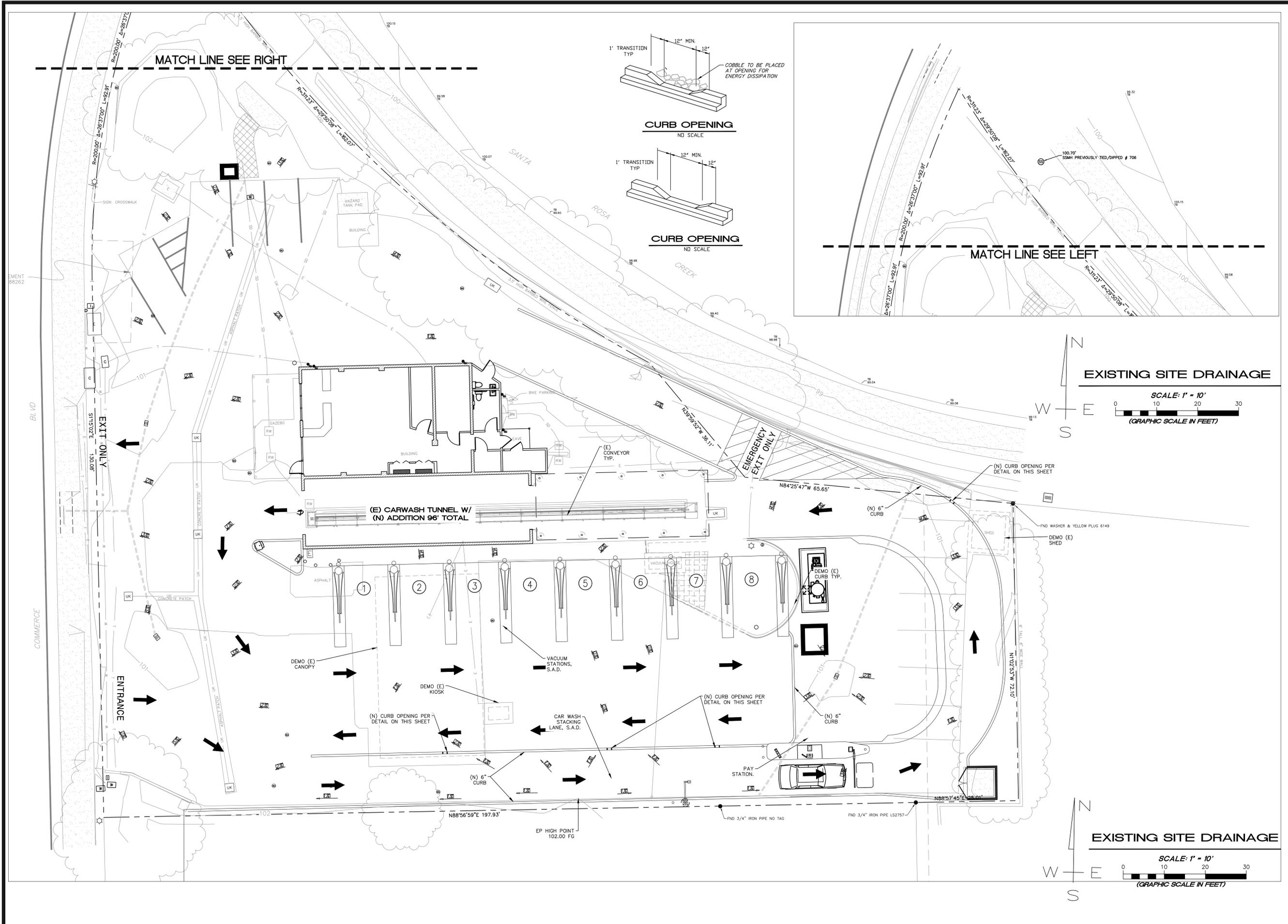
Designed: JLR
Drawn: JLR
Checked: JLR
Approved: _____
Date: 9/19/25

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990

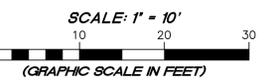


Job Number: 10066
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of

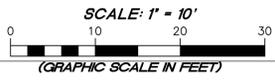
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EXISTING SITE DRAINAGE

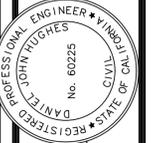


EXISTING SITE DRAINAGE



REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING & SURVEYING
 PLANNING & CONST. MANAGEMENT
 518 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 995-0968



Daniel John Hughes
 DANIEL JOHN HUGHES DATE
 PCE 60225

LUV EXPRESS CARWASH
 EXISTING SITE DRAINAGE
 APN 144-070-060
 7960 COMMERCE BLVD
 COTATI, CALIFORNIA

DECEMBER 18, 2024
 JOB NO. 309-24
 SHEET NO.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
TREES					
	3	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low	
SHRUBS					
	3	Agave americana 'Marginata' / Variegated Century Plant	15 gal.	Low	
	73	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low	
	168	Lomandra longifolia 'Katrinus Deluxe' / Katrinus Deluxe Mat Rush	1 gal.	Low	
	20	Olea europaea 'Montra' / Little Olive® Olive	5 gal.	Low	
	8	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS					
	44	Grevillea lanigera 'Coastal Gem' / Coastal Gem Grevillea	1 gal.	Low	42" o.c.
	82	Rhamnus californica 'Seaview' / Seaview Coffeeberry	1 gal.	Low	60" o.c.

EXISTING PLANT LEGEND



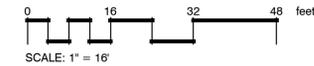
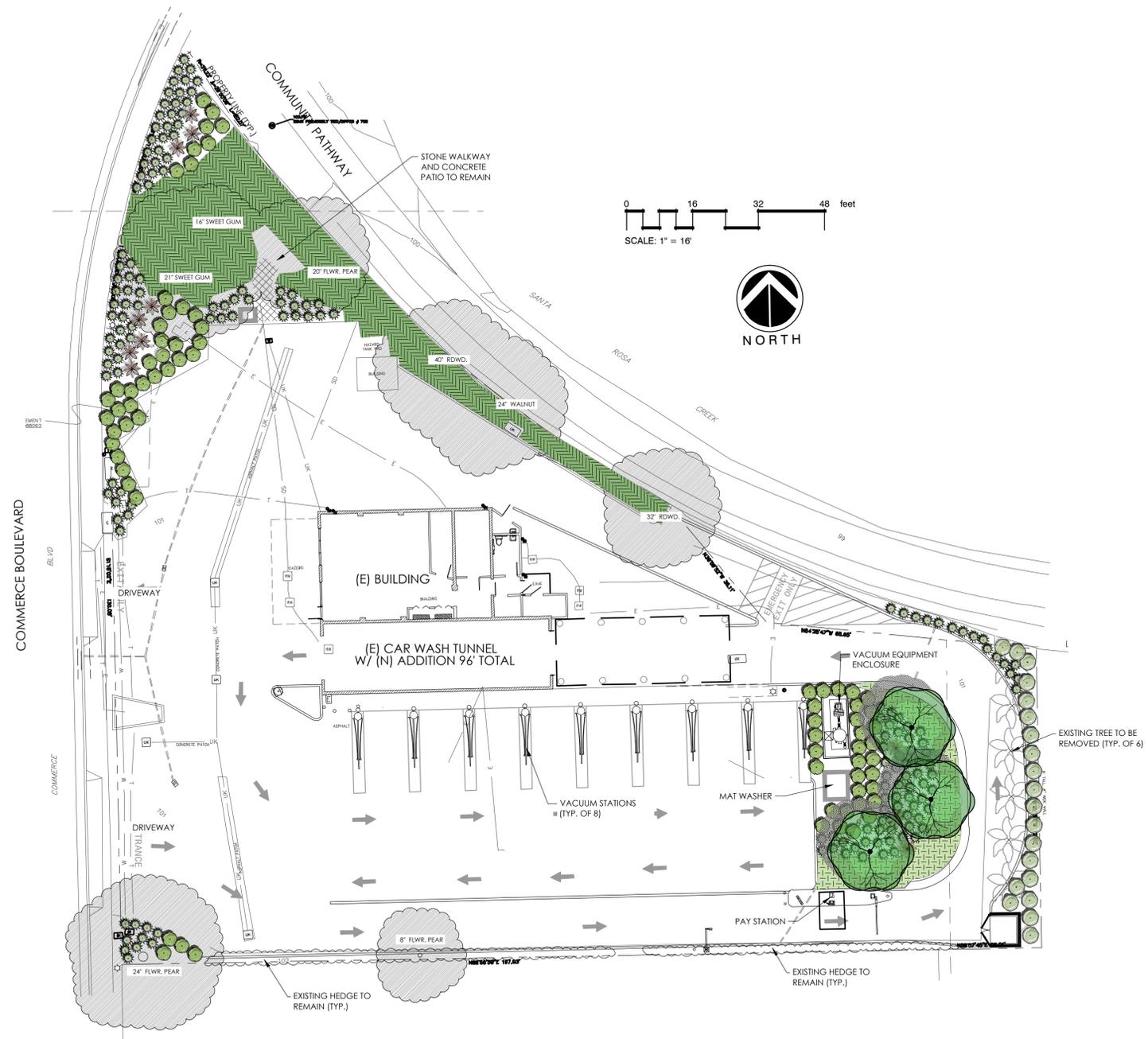
GENERAL NOTES

- New Landscape area is approximately **2,365 sf**
- All landscape planting areas shall receive a minimum 3" layer of organic wood chip mulch top dressing. "Gorilla Hair" /Shredded bark is not an acceptable mulch.
- All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc.and shall meet City of Cotati Water Efficient standards/regulations.
- All new trees located within 7' of pavement or permanent structure shall have a root barrier.
- All existing trees and shrubs and associated root systems (to remain) shall be protected in place during construction.
- A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.

COMPLIANCE STATEMENT

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

Podmy Deccaloni 11/19/25



Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
SHRUBS, G.C, TREES-LOW	0.3	DRIP	0.81	0.37	6,475	2,398	62894
MODERATE	0.5	BUBBLERS	0.81	0.62	0	0	0
TOTALS					6,475	2,398	62894

ETAF Calculations

Total ETAF x Area	2,398
Total Area	6,475
Average ETAF	37%

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

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(42.3) (.62) (.45 x 6475) + (1-.45) X 0 = 76416 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo) (Conversion factor) ((ETAF) (Area))
(42.3) (.62) (2,398) = 62894 Gal.

Revision
11/19/25
No. Date By Ctd. Appr.

PRELIMINARY LANDSCAPE PLAN

**LUV EXPRESS CAR WASH
7360 COMMERCIAL BOULEVARD
COTATI, CA**



Scale: Horizontal 1"=16' Vertical N/A
Designed: RLS Draw: RLS Checked: RLS Approved: RLS Date: 11-19-25

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990



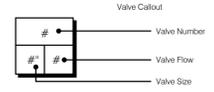
OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
olivestreetlandscape.com
rod@olivestreetlandscape.com

Job Number **10066**
Sheet **L1**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
■	Rain Bird XCZ-100-IVMQ Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2	
⊙	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	7	
⊕	Flush Valve	5	
⊕	Area to Receive Drip Emitters		
⊕	Netafim PC Single Outlet Pressure Compensating Drip Emmitter, 5psi Internal Check Valve, with a Barb Inlet. Red= 0.5 GPH, Black= 1.0 GPH, Green= 2.0 GPH. Emmitter Notes: 1.0 GPH emitters (2 assigned to each 5 gal. plant) 1.0 GPH emitters (2 assigned to each 1 gal. plant)	6,475 sf 262 594	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 33-DLRC 3/4in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	1
⊕	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	1
⊕	Buckner-Superior 3000 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3" sizes.	1
⊕	Febco 825Y 1" Reduced Pressure Backflow Preventer with lockable Lemeur enclosure (model LBF-71 Powder coated color black) on concrete pad.	1
⊕	Hunter I2C-0800-PL 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Plastic Cabinet.	1
⊕	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers. install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1
⊕	Hunter HFS-100 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1
⊕	Water Meter 1"	1
---	Irrigation Lateral Line: PVC Schedule 40 3/4" unless otherwise noted on plan, 12" minimum depth	333.1 lf
---	Irrigation Mainline: PVC Schedule 40 1" unless otherwise noted on plan, 18" minimum depth	168.0 lf



COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the Landscape Irrigation plan.

Rodney Deccala 9-28-25

CRITICAL ANALYSIS

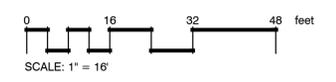
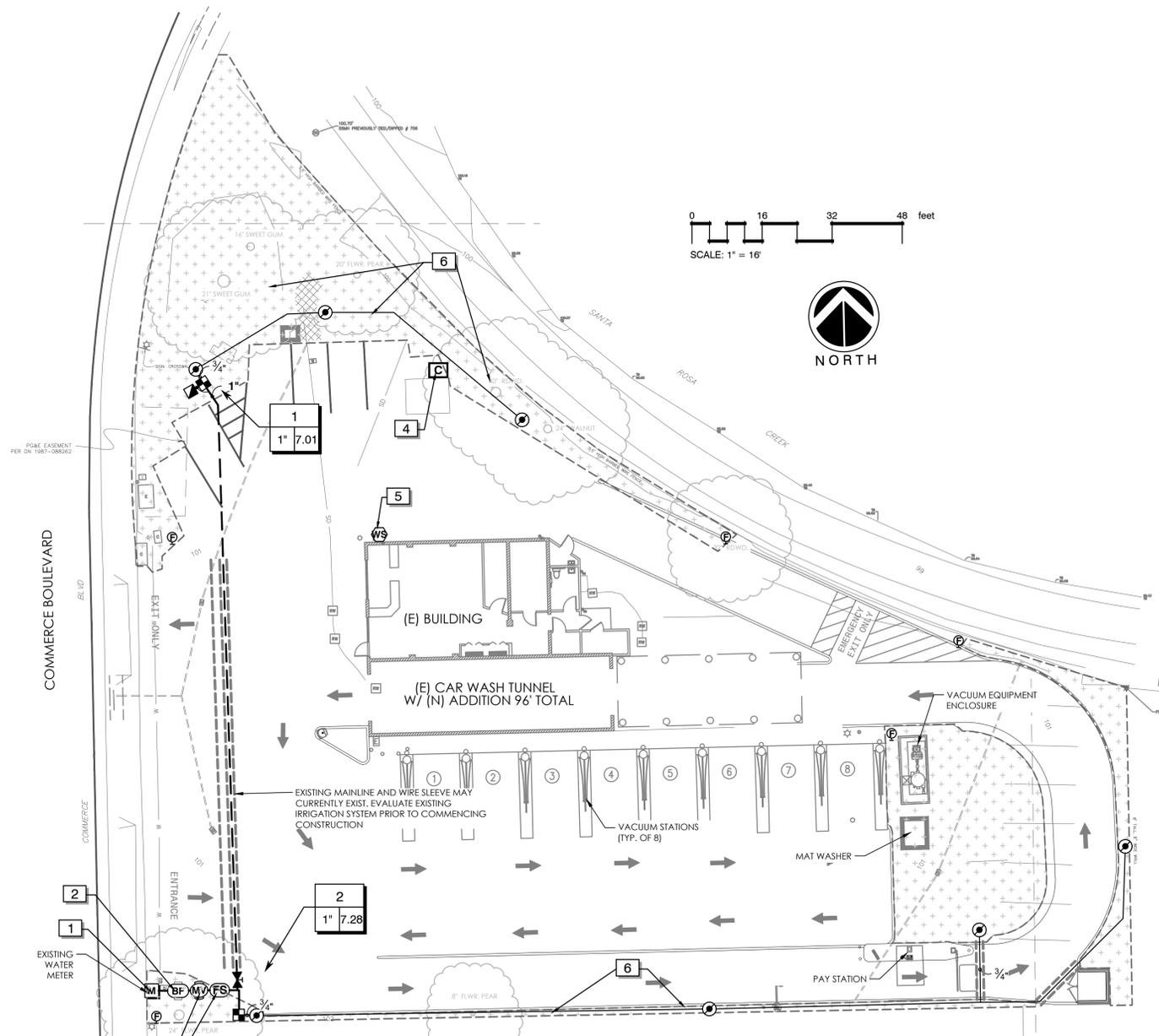
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 Water Source Information:
 FLOW AVAILABLE
 Water Meter Size: 1"
 Flow Available: 37.5 GPM
 PRESSURE AVAILABLE
 Static Pressure at POC: 60 PSI
 Elevation Change: 5 ft
 Service Line Size: 4"
 Length of Service Line: 20 ft
 Pressure Available: 58 PSI
 DESIGN ANALYSIS
 Maximum Station Flow: 7.28 GPM
 Flow Available at POC: 37.5 GPM
 Residual Flow Available: 30.22 GPM
 Critical Station: 2
 Design Pressure: 10 PSI
 Friction Loss: 6 PSI
 Fittings Loss: 0.3 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 9.28 PSI
 Pressure Req. at Critical Station: 25.6 PSI
 Loss for Fittings: 0.04 PSI
 Loss for Main Line: 0.37 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 12.1 PSI
 Loss for Master Valve: 0.47 PSI
 Loss for Water Meter: 0.43 PSI
 Critical Station Pressure at POC: 39.0 PSI
 Pressure Available: 58 PSI
 Residual Pressure Available: 19.0 PSI

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	Point of connection (POC) @ 1" irrigation meter (verify actual location prior to construction). See Utility plan for additional reference. Irrigation demand at POC shall be 8 GPM and a minimum static pressure of 39 psi. If minimum requirements are not met contact Landscape Architect.
2	Backflow preventer (Install Wilkins pressure regulator on down side of device for water pressure reading in excess of 75 psi)
3	Install Master Valve and Flow Sensor.
4	Install irrigation controller at trash enclosure wall or per client representative. 120 Power to be provided by others. Coordinate actual location with client representative and General Contractor prior to beginning irrigation work.
5	Install wireless weather sensor at outside edge of wall and within distance as specified by manufacturer. Weather sensor location shall be free from any overhead obstruction. Actual location to be coordinated with Client Representative.
6	Hand trench where existing tree roots are present. No roots larger than 3" diameter shall be removed.

GENERAL IRRIGATION NOTES

- Locate all irrigation equipment in landscape planters, equipment shown in pavement and offsite is for clarity only. All valve boxes shall be located at least 1' from any pavement.
- Drip irrigation tubing layout as shown on plan is conceptual. Actual 1/2" tubing lengths for point source drip shall not exceed 100 linear feet from point of connection at rigid schedule 40 pvc. 1/4" drip feeder tubing shall not exceed 24" in length.
- Irrigation sleeves as indicated on legend shall be installed at all pavement/hardscape crossings.
- Contact USA North (811) prior to commencing construction to verify existing underground utilities.
- Certificate of completion (Parts 1 thru 4) shall be fully executed by the Project Owner and Owner's Landscape Architect. Certificate shall be submitted to the City's assigned Planner prior to the Landscape Contractors request for final landscape inspection. Water Audit to be performed by an I.A. certified company/individual.



Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
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Estimated Total Water use (ETWU). ETWU= (Eto) (Conversion factor) ((ETAF) (Area)).
 (42.3) (.62) (2,398) = 62894 Gal.

HYDROZONE TABLE

VALVE CIRCUIT #	PLANT TYPE	VALVE GPM	AREA (SF)	AREA (%)	PRECIP RATE	
1	SHRUBS-(DRIP)	LW	7.01	3,711	55%	0.23
2	SHRUBS-(DRIP)	IW	7.28	3,034	45%	0.28
			6745	100%		

Revision
 No. Date By Ctd. 1 Appr.
 11/19/25

Title:

LUV EXPRESS CAR WASH
7360 COMMERCE BOULEVARD
COTATI, CA



Scale:
 Horizontal 1"=10'
 Vertical N/A

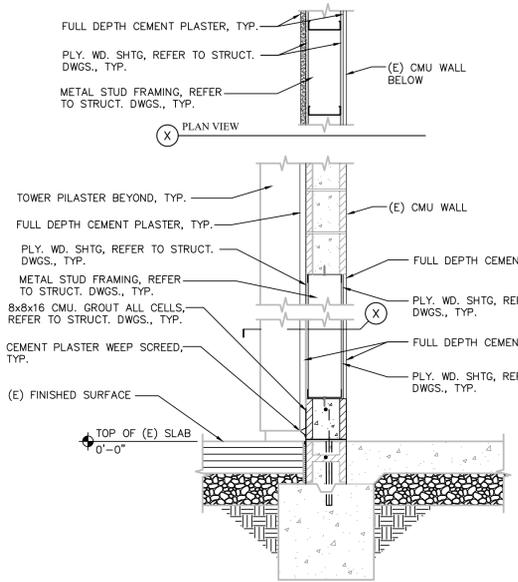
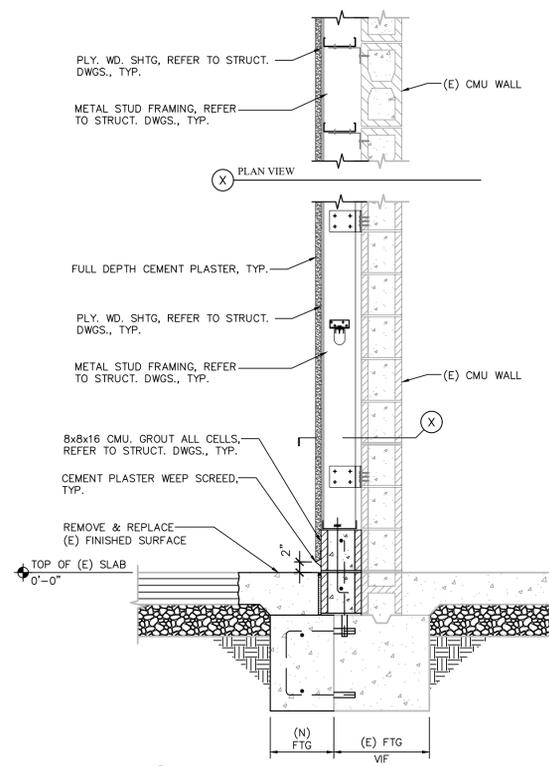
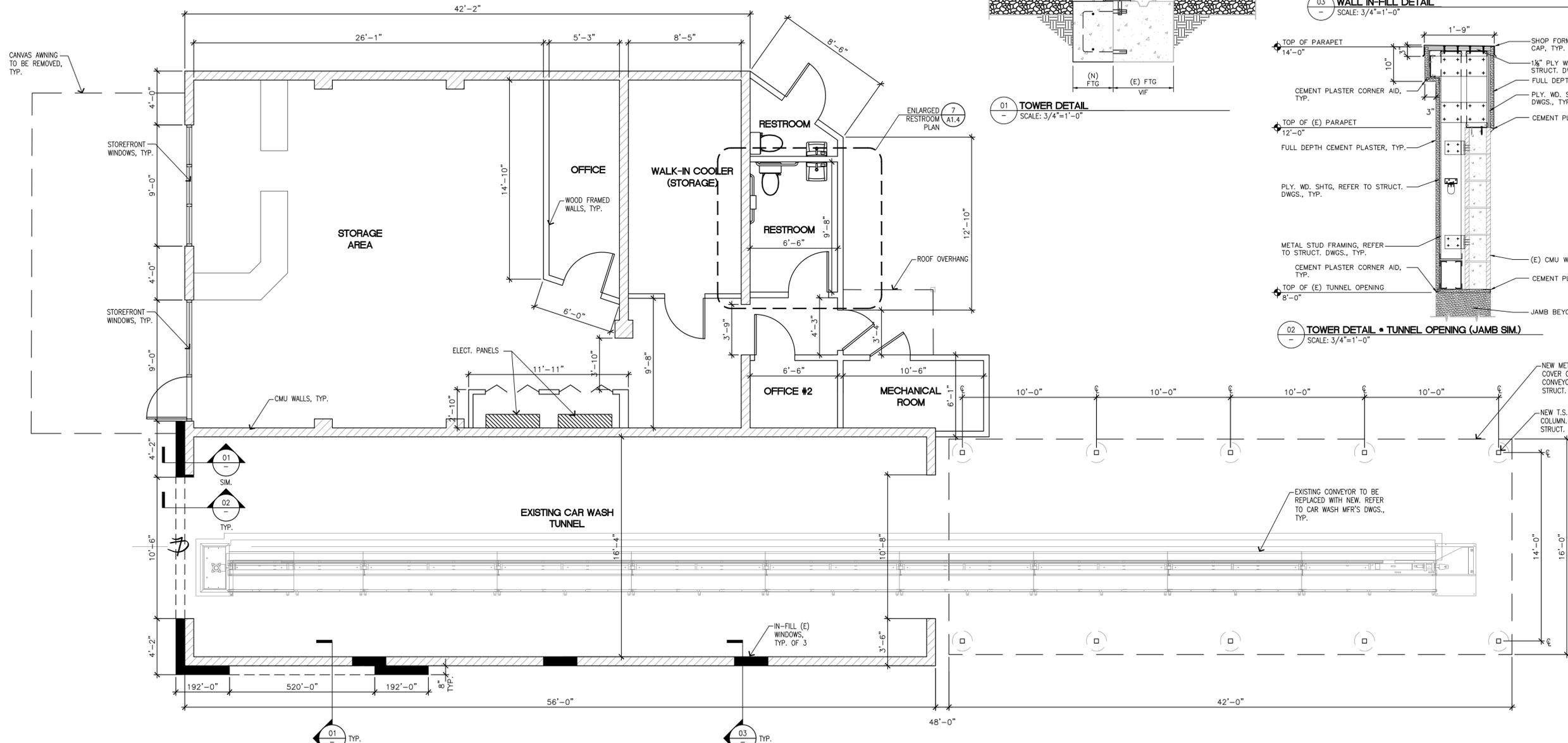
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Drawn	RLS
Checked	RLS
Approved	RLS
Date	11-19-25

RAMOS AND ASSOCIATES, INC.
 804 FOURTH STREET
 SANTA ROSA, CA 95404
 DIRECT (707) 318-2990



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

Job Number
10066
 Sheet
L2
 of



1 FLOOR PLAN
1/4"=1'-0"

No.	Date	By	Chd.	Appr.	Revision
1	10/27/25	JR	JR	JR	REVISED PER DESIGN REVIEW COMMENTS

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990

RAMOS & ASSOCIATES, INC.
DESIGN CONSULTING / PROJECT MANAGEMENT

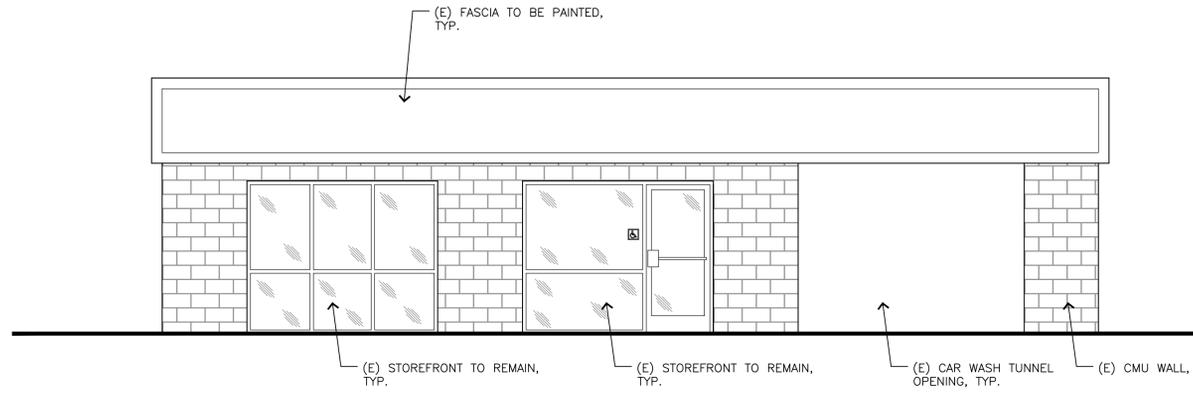
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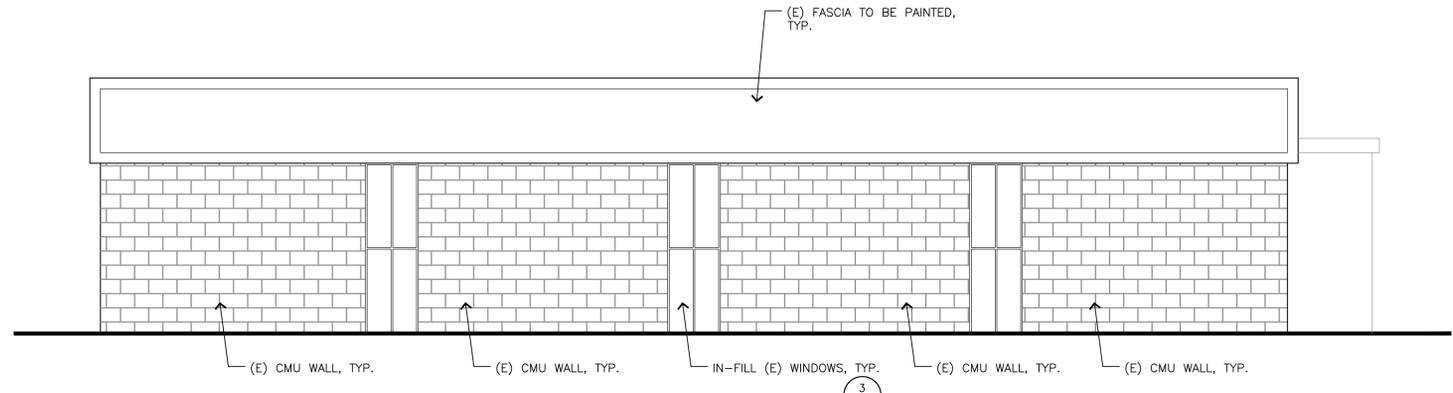
Designed: JLR, Drawn: JLR, Checked: JLR, Approved: JLR, Date: 10/27/25

For: LUV EXPRESS CAR WASH
7360 COMMERCE BOULEVARD
COTATI, CA

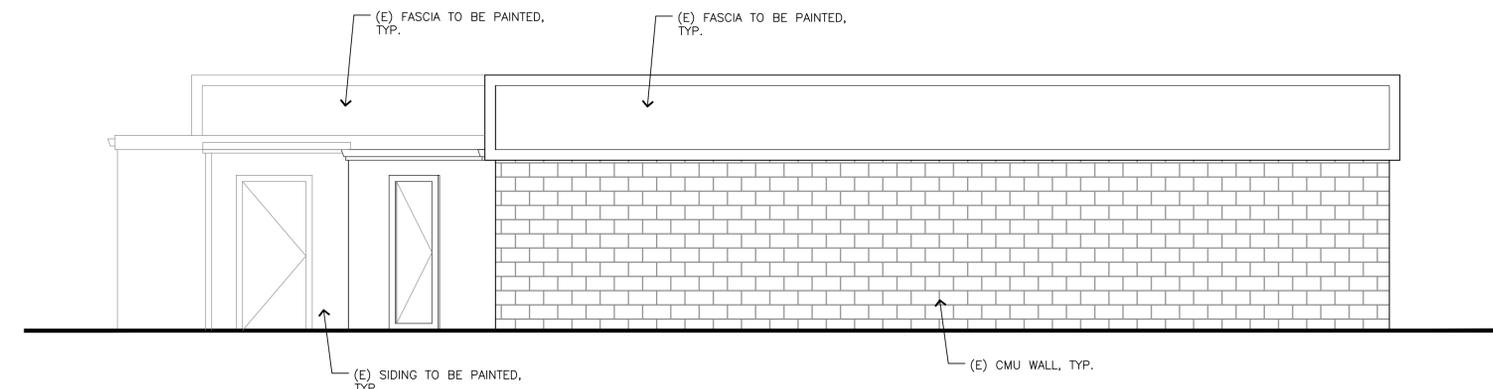
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1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

No.	Date	By	Clk.	Appr.	Revision
	10/27/25			JR	REVISED PER DESIGN REVIEW COMMENTS

Title: **EXISTING ELEVATIONS**

For: **LUV EXPRESS CAR WASH
7360 COMMERCE BOULEVARD
COTATI, CA**

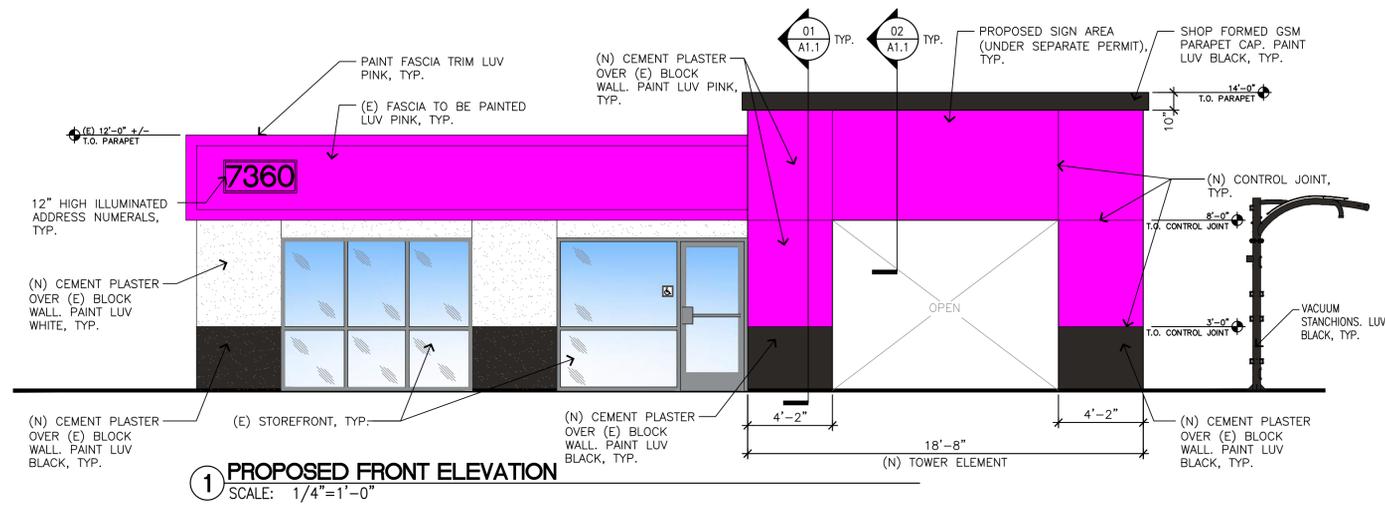
Designed	JLR
Drawn	JLR
Checked	JLR
Approved	
Date	10/27/25

Scale:
Horizontal 1/4" = 1'-0"
Vertical

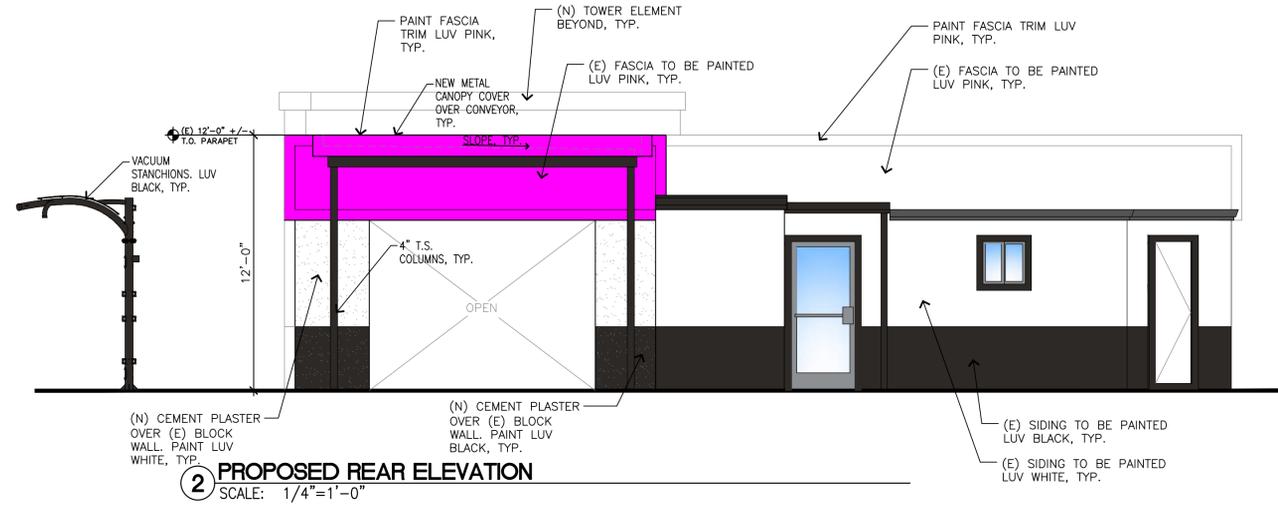


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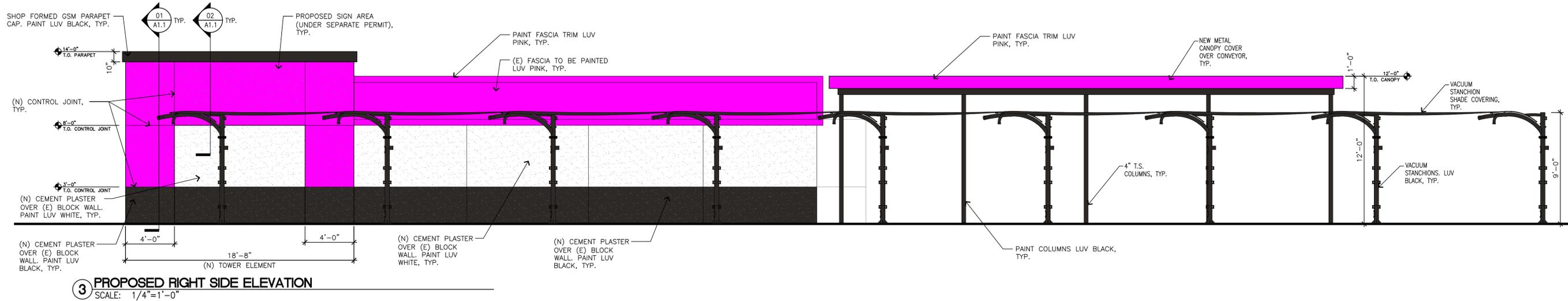
Job Number: **10066**
Sheet: **A2.0** of



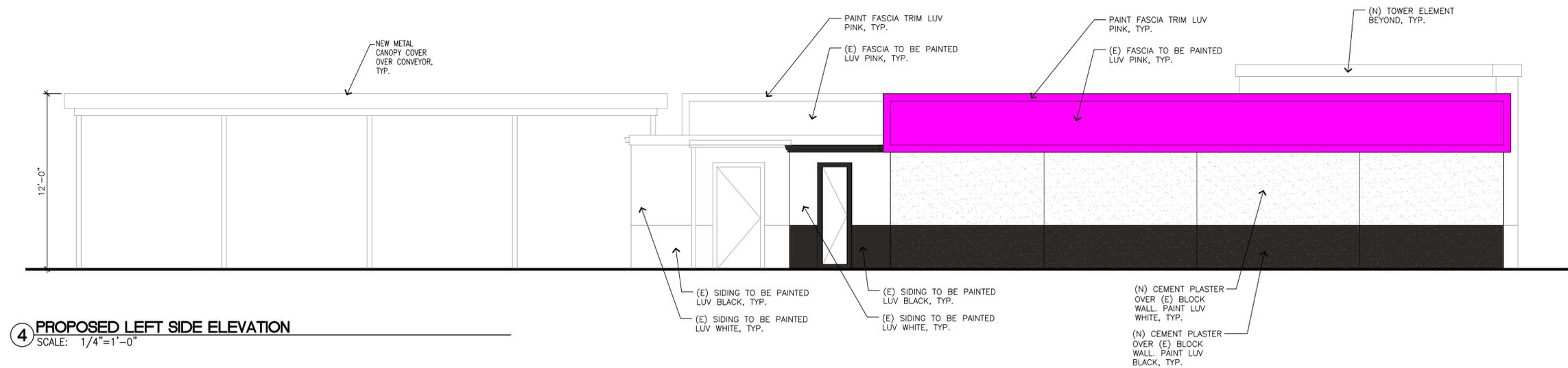
1 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

Revision	
No.	Date
10/27/25	
By	Appr.

REVISOR PER DESIGN REVIEW COMMENTS

PROPOSED ELEVATIONS

Title:

For: LUV EXPRESS CAR WASH
7360 COMMERCE BOULEVARD
COTATI, CA

Scale:	Horizontal	Vertical
	1/4" = 1'-0"	1/4" = 1'-0"
Designed	Drawn	Checked
JLR	JLR	JLR
Date	10/27/25	

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Job Number: 10066
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