

ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1 INCH PER CITY OF REDDING FIRE POLICY. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE.

- ### SCOPE OF WORK
- CONSTRUCT 2,700 SQ.FT. CAR WASH BUILDING PER PLAN AND ELEVATION. SEE STRUCTURAL.
  - CONSTRUCT LANDSCAPE CONCRETE CURB & PLANTING AREA PER PLAN. SEE DETAIL 6/SD1.
  - INSTALL VACUUM PER PLAN AND MANUFACTURER SPEC. SEE DETAIL 13/SD1.0
  - STRIPING FOR VACUUM STALLS PARKING PER PLAN. SEE DETAILS 1B/SD1.
  - CONSTRUCT 6'-0" HIGH TRASH ENCLOSURE PER PLAN. SEE SHEET T.E.-1.
  - TWO RESTROOMS PER PLAN. SEE SHEET A5.0 FOR MORE INFORMATION.
  - INSTALL ENERGY EFFICIENT WITH THE POTENTIAL TO LOWER OR REDUCE USAGE YARD LIGHTS AS WELL AS SHIELDED TO CONFINE LIGHT SPREAD WITHIN THE SITE BOUNDARIES PER PLAN, ELECTRICAL DRAWINGS & 11/SD1.0.
  - INSTALL NEW ISLAND WITH COIN BOX SYSTEM PER CAR WASH MANUFACTURER DRAWINGS.
  - INSTALL 36" MINIMUM WIDE YELLOW DETECTABLE WARNING PER PLAN AND FIGURE 11B-705.1 SEE SHEET A1.1.1 FOR MORE INFORMATION.
  - STRIPING 17'-0"x18'-6" DISABILITY PARKING SPACE PER PLAN. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION SEE DETAIL 1A/SD1.0
  - INSTALL DISABILITY PARKING SIGNS PER PLAN. SEE DETAIL 2/SD1.0
  - INSTALL ADDITIONAL SIGN IMMEDIATELY ADJACENT AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE PER PLAN. SEE DETAIL 3/SD1.0
  - ALL DRIVEWAYS NEED TO COMPLY WITH CURRENT ADA STANDARD PER CIVIL DRAWINGS.
  - CONSTRUCT 48" MINIMUM ACCESS ROUTE, SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION.
  - NEW P.C.C. PAVING PER SOIL REPORTS. SEE GRADING SHEETS FOR MORE INFORMATION.
  - INSTALL NEW 6'-0" HIGH MONUMENT SIGN.
  - CONSTRUCT 57'-4"Lx8"Wx3"H HIGH DECORATIVE BLOCK WALL (ANGELES SANDSTONE SPLIT FACE 8"x8"x8"). SEE DETAIL 01/PS2
  - CONSTRUCT REINFORCED CONCRETE ACCESS ROUTE 5'-0"x16'-3" PER PLAN AND SPECS. SLOPE NOT TO EXCEED 4.5% WITH 2.0% MAXIMUM CROSS SLOPE.
  - CONSTRUCT REINFORCED CONCRETE RAMP PER PLAN AND SPECS. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
  - CONSTRUCT 4'-0"x4'-0" CLEAR AND LEVEL AREA PER PLAN. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION.
  - VAN ACCESSIBLE VAN POOL EV VACUUM PARKING PER PLAN.
  - PROPOSED EV VACUUM PARKING PLAN PER PLAN.
  - INSTALL POLE WITH 20B/240V, 40 AMP GROUNDED AC OUTLET PER ELECTRICAL PLAN.
  - CONSTRUCT REINFORCED CONCRETE SIDEWALK PER PLAN. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION. SEE CIVIL DRAWINGS.
  - INSTALL SHORT-TERM BICYCLE PARKING SPACES WITH REQ'D U RACK PER PLAN.
  - PLANT CLIMBING VINES (VINE VEGETABLE) CLOSE TO TRASH ENCLOSURE AREA. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.
  - CARPOOL / VANPOOL LOW-EFFICIENT FUEL-EFFICIENT SIGN.
  - CONSTRUCT 90'-0"Lx6"Wx1'-8"H RETAINING CONCRETE CURB PER PLAN.

- ### UTILITY NOTES
- ALL UTILITY CONNECTIONS SHALL BE INSTALLED UNDERGROUND.

### LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF REDDING, COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:  
ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 31 NORTH, RANGE 4 WEST, M.D.B. &M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 6; THENCE, SOUTH 89° 32' EAST, 1905.08 FEET; THENCE, NORTH 74° 52' 45" EAST, 130.92 FEET; THENCE, NORTH 0° 10' EAST, 11.72 FEET; THENCE, NORTH 89° 48' 30" WEST, 9.00 FEET; THENCE, NORTH 0° 10' EAST, 161.18 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN THE DEED TO LEONARD SCHILDT, ET UX., RECORDED MAY 3, 1965 IN BOOK 834, PAGE 240, OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF SAID SCHILDT PARCEL, SOUTH 89° 50' EAST, 135.00 FEET TO A POINT IN THE WEST LINE OF THE PARCEL DESCRIBED IN THE DEED TO ULRICH OIL COMPANY RECORDED MARCH 5, 1962 IN BOOK 697, PAGE 577, OFFICIAL RECORDS; THENCE, ALONG SAID WEST LINE, NORTH 0° 19' EAST, 60.00 FEET TO THE NORTHWEST CORNER OF SAID ULRICH OIL COMPANY PARCEL; THENCE, PARALLEL WITH THE NORTH LINE OF SAID SCHILDT PARCEL, NORTH 89° 50' WEST, 135.00 FEET TO A POINT THAT BEARS NORTH 0° 10' EAST FROM THE TRUE POINT OF BEGINNING; THENCE, SOUTH 0° 10' WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:  
THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY AS MEASURED ALONG THE NORTH AND SOUTH LINES.  
ALL THAT PORTION OF SECTION 6, TOWNSHIP 31 NORTH, RANGE 4 WEST, M.D.B. &M., DESCRIBED AS FOLLOWS:  
COMMENCING AT WEST ONE-QUARTER CORNER OF SAID SECTION 6, THENCE SOUTH 89° 32' EAST, 1905.08 FEET; THENCE NORTH 74° 52' 45" EAST, 130.92 FEET; THENCE NORTH 0° 10' EAST, 11.72 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE SOUTH 89° 48' 30" EAST, 126.00 FEET; THENCE NORTH 0° 10' EAST, 160.88 FEET; THENCE NORTH 89° 50' WEST, 135.00 FEET; THENCE SOUTH 0° 10' WEST, 161.18 FEET; THENCE SOUTH 89° 48' 30" EAST, 9.00 FEET TO THE POINT OF BEGINNING.

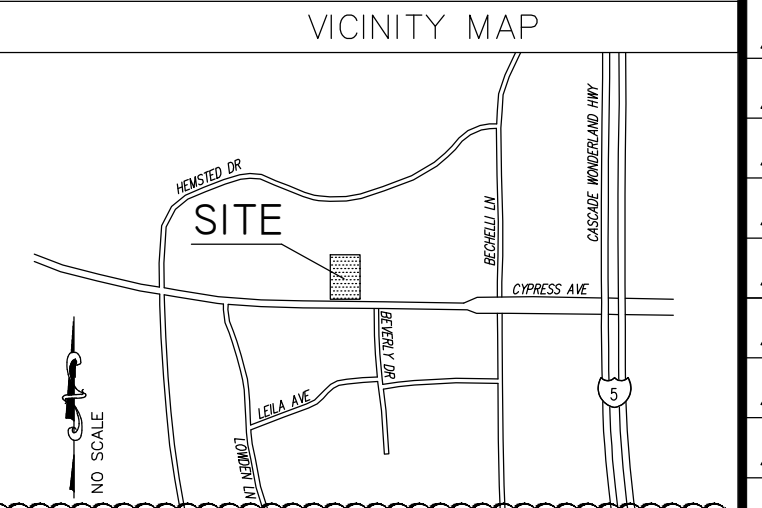
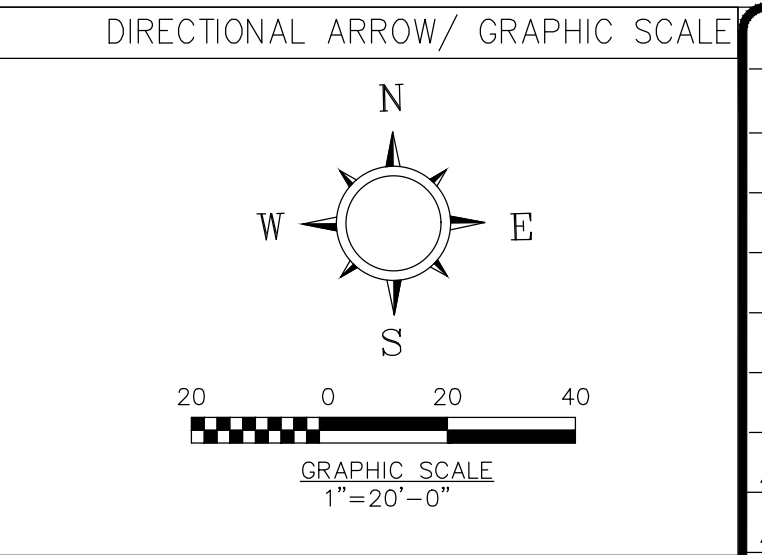
EXCEPTING THEREFROM THE PARCEL DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE SHASTA COUNTY RECORDER DECEMBER 16, 1944, IN BOOK 137 OF OFFICIAL RECORDS, AT PAGE 85, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE PARCEL DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED MAY 4, 1939 IN BOOK 137 OF OFFICIAL RECORDS AT PAGE 85, SHASTA COUNTY RECORDS.

PARCEL 3:  
THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY AS MEASURED ALONG THE NORTH AND SOUTH LINES.  
ALL THAT PORTION OF SECTION 6, TOWNSHIP 31 NORTH, RANGE 4 WEST, M.D.B. &M., DESCRIBED AS FOLLOWS:  
COMMENCING AT WEST ONE-QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 89° 32' EAST, 1905.08 FEET; THENCE NORTH 74° 52' 45" EAST, 130.92 FEET; THENCE NORTH 0° 10' EAST, 11.72 FEET TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE SOUTH 89° 48' 30" EAST, 126.00 FEET; THENCE NORTH 0° 10' EAST, 160.88 FEET; THENCE NORTH 89° 50' WEST, 135.00 FEET; THENCE SOUTH 0° 10' WEST, 161.18 FEET; THENCE SOUTH 89° 48' 30" EAST, 9.00 FEET TO THE POINT OF BEGINNING.

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### SITE INFORMATION

ITEM	SIZE	LOT %	AREA (SQ.FT.)
TOTAL LOT AREA	N/A	N/A	26,505=60AC
CARWASH	30'X90'	10.186	2,700 SQFT

### PROPERTY INFORMATION:

PROPERTY OWNER: TYLER ROCKNIPOOR  
SITE ADDRESS: 380 E. CYPRESS AVE. REDDING, CA 96002

AREA: 0.60 ACRES. 26,505 SQ.FT.

ASSESSOR'S PARCEL NO: 107-370-001 107-370-036

PARKING REQUIREMENTS:  
CARWASH CENTER: 1,250 SQ.FT. = 2,700:250 = 11 SPACES  
TOTAL REQUIRED: 11 SPACES

PARKING PROVIDED:  
13 (11'-0"x18'-6" VACUUM PARKING WITH CANOPY)  
01 (12'-0"x18'-6" VAN POOL VACUUM PARKING)  
01 (11'-0"x18'-6" EV VACUUM PARKING)  
01 (17'-0"x18'-6" ADA VACUUM PARKING)

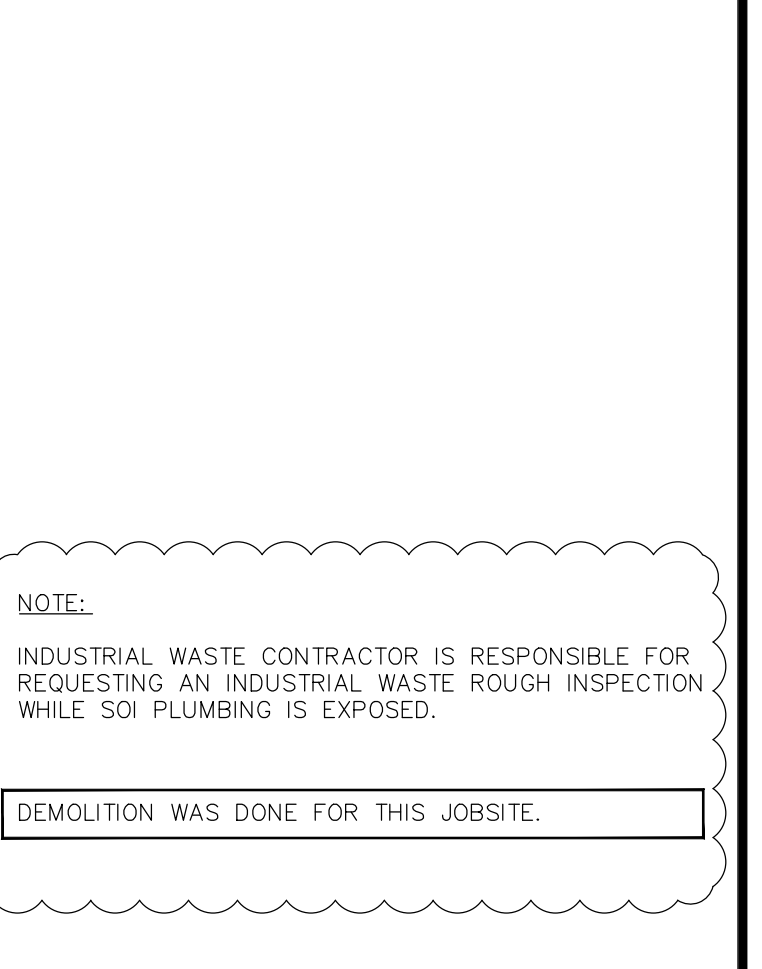
TOTAL PARKING: 16 SPACES

BICYCLE PARKING:  
02 (3'-0"x6'-0" SHORT TERM BICYCLE PARKING)

TOTAL PARKING: 02 SPACES

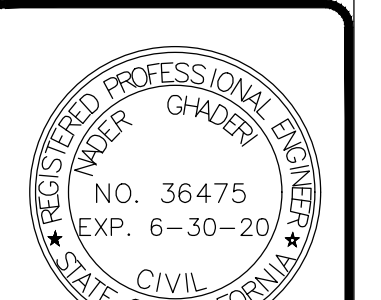
NOTE:  
INDUSTRIAL WASTE CONTRACTOR IS RESPONSIBLE FOR REQUESTING AN INDUSTRIAL WASTE ROUGH INSPECTION WHILE SOI PLUMBING IS EXPOSED.

DEMOLITION WAS DONE FOR THIS JOBSITE.



REVISIONS	BY
01/11/2018	ER
01/16/2018	ER
01/17/2018	ER
06/20/2018	SH
07/31/2018	IJ
08/24/2018	IJ
08/29/2018	IJ
08/30/2018	IJ
08/31/2018	IJ
09/04/2018	IJ
09/10/2018	IJ
10/05/2018	SH
10/29/2018	IJ
11/01/2018	IJ
12/13/2018	IJ
03/01/2019	SH
03/29/2019	IJ
11/27/2019	IJ
05/01/2020	IJ

PLANS PREPARED BY:  
**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON ROAD, SUITE B  
CANYON COUNTRY, CA 91387  
PHONE #: (661) 250-9300; FAX #: (661) 250-9333



**ROCKNIPOOR CAR WASH**  
ADDRESS: 380 E. CYPRESS AVENUE  
REDDING, CA 96002

DRAWN	ER
CHECKED	--
DATE	12/27/2017
SHT. TITLE	PROPOSED SITE PLAN
JOB NUMBER	--
SHEET	PS2