

PC EXHIBIT C



20 SITE PLAN



SCALE: 1" = 20'-0"

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 471-060-060-000 (53,601 S.F., 1.23 AC)
ORIGINAL PARCELS

GENERAL PLAN DESIGNATION: LC - LIMITED COMMERCIAL
ZONING: PLANNED DEVELOPMENT COMMERCIAL- PD-C

PROJECT SITE AREA (GROSS): +/- 59,601 S.F. +/- 1.37 ACRES

BUILDING DATA:

STRUCTURE	CBC OCCUP.	TYPE OF CONST.	AREA
RETAIL FACILITY BUILDING AREA(S):			
CAR WASH TUNNEL	B	II B	4,542 S.F.

FLOOR TO AREA RATIO:
TOTAL AREA OF SITE: 59,601 S.F.
TOTAL AREA OF BLDGS: (W/O CANOPY) (8%) 4,542 S.F.

LANDSCAPING DATA:
TOTAL AREA OF LANDSCAPING: 15,162 S.F.
PERCENTAGE OF SITE LANDSCAPED: 16.45 %

PARKING DATA:

BUILDING AREA	PARKING RATIO	REQ'D.
CAR WASH	4 EMPLOYEES MAX PER SHIFT	= 4
TOTAL REQ'D PARKING		= 4

PARKING PROVIDED

REGULAR SPACES	= 8
ACCESSIBLE SPACES	= 1
TOTAL (REQUIRED SPACES)	= 9
VACUUM SPACES	= 21

KEYNOTES

- (1) CAR WASH MONUMENT SIGN.
- (2) CONCRETE CURB.
- (3) CONCRETE WALK.
- (4) SITE AREA LIGHT. WITH CONCRETE BASE SHALL HAVE A DRY BRICK FINISH. TYPICAL. SEE DETAIL(S) 10/A104, 6 & 18 A107
- (5) LANDSCAPING, SEE LANDSCAPING DRAWINGS.
- (6) CONCRETE PAVING, SEE CIVIL DRAWINGS.
- (7) EV CHARGING STATION
- (8) TRASH ENCLOSURE AND CONC. APPROACH SLAB. SEE SHEET A102 FOR DETAILS
- (9) 138'-0" LF OF VEHICLE STACKING (138 X 3 LANES/ 22 ± 15 VEHICLES)
- (10) CAR WASH VACUUM STATION
- (11) ACCESSIBLE VAN PARKING STALL
- (12) NEW DRIVEWAY - SEE CIVIL DWGS
- (13) CAR WASH PAY STATION - BY OWNER HIRED CONSULTANT
- (14) 60" WIDE STRIPED ACCESS WALK WAY
- (15) TRUNCATED DUMBS - WIDTH OF ACCESS x 36" DEEP
- (16) PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL
- (17) DOG WASH
- (18) CLEAN AIR VEHICLE PARKING SPACES WHITE LETTERING.
- (19) ACCESSIBILITY PATH OF TRAVEL
- (20) CAR WASH CLARPER TANKS.
- (21) 12'-6" P.U.E.
- (22) 15'-0" LANDSCAPE SETBACK
- (23) EXISTING FIRE HYDRANT
- (24) EXISTING POLE SIGN TO REMAIN
- (25) EXISTING TREES, NOT ON OUR PROPERTY
- (26) EXISTING TREE TO REMAIN
- (27) EMERGENCY GATE, PER FIRE DEPARTMENT DETAIL, GATE TO REMAIN LOCKED IN CLOSED POSITION. EMERGENCY ENTRANCE/EXIT ONLY.
- (28) 36" HIGH CMU SCREEN WALL WITH STONE VENEER ON BOTH SIDE AND STONE CAP ON TOP. VENEER TO MATCH BUILDING. SEE DETAIL 13/A102

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL, (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E. 1:20) SHALL HAVE RAMPS COMPLYING WITH 2019 CBC, SECTION 11B-405 OR 11B406 AS APPROPRIATE, WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2019 CBC, SECTION 11B-705.1.2.5.

--- PATH OF TRAVEL



Architects

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CONSULTANTS:

CONTRACTOR:

PROJECT:

**BEE SHINE
CAR WASH**

NEW CAR WASH

**1100 ORLANDO AVE
ROSEVILLE, CA 95661**

DEVELOPER:

REVISIONS:

PLANNING COMMENTS 1/26/23

PROFESSIONAL SEALS:



PROJECT NUMBER:

22-005

PROJECT DATE:

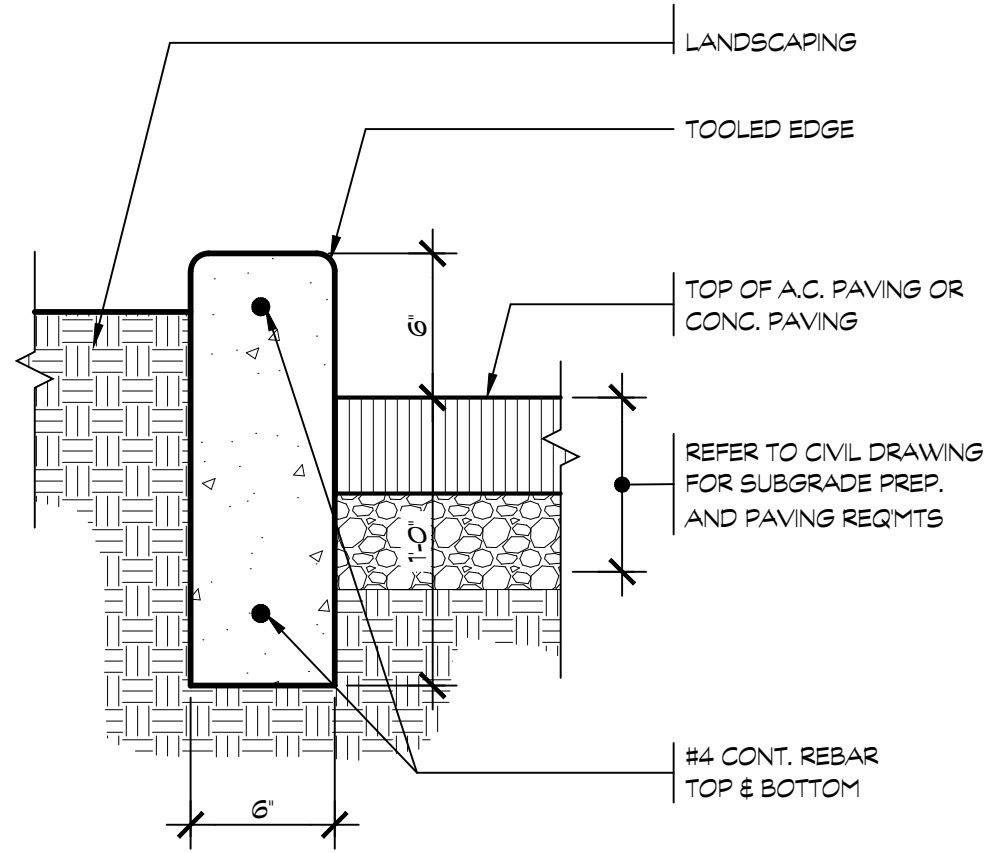
4-12-2022

SHEET CONTENTS:

**PROPOSED
SITE PLAN**

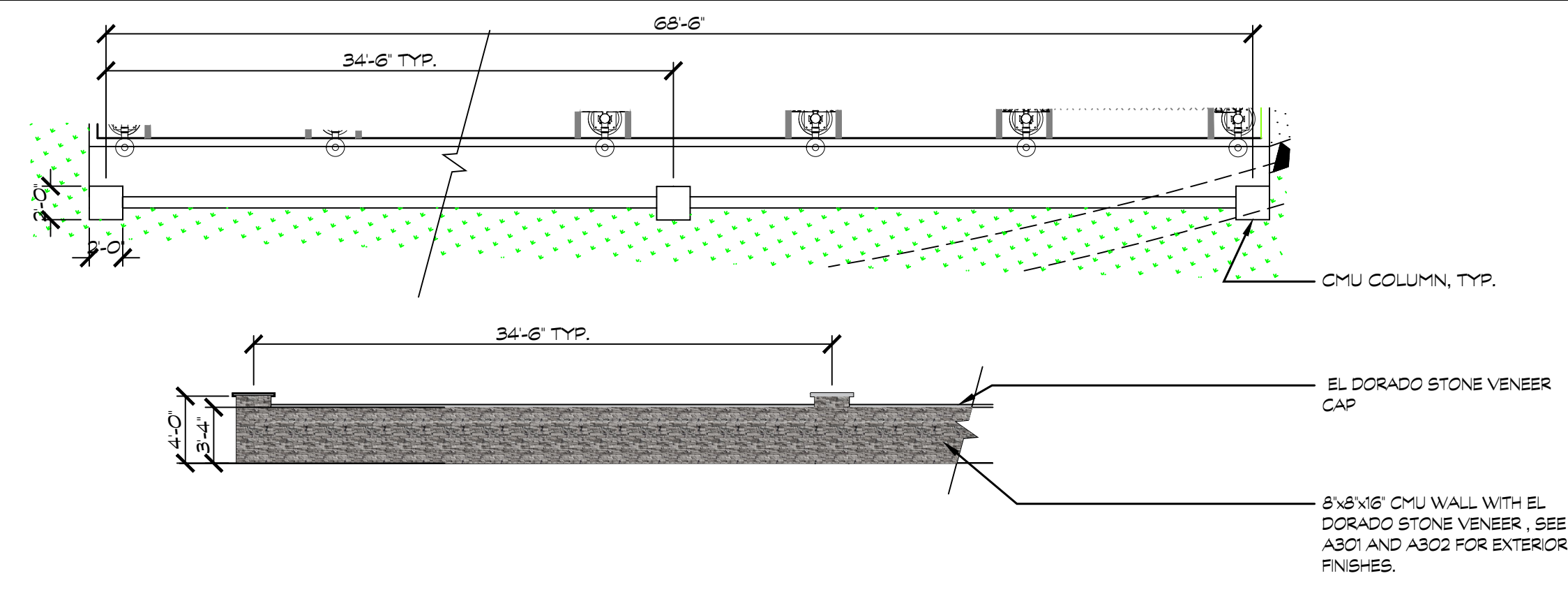
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A101



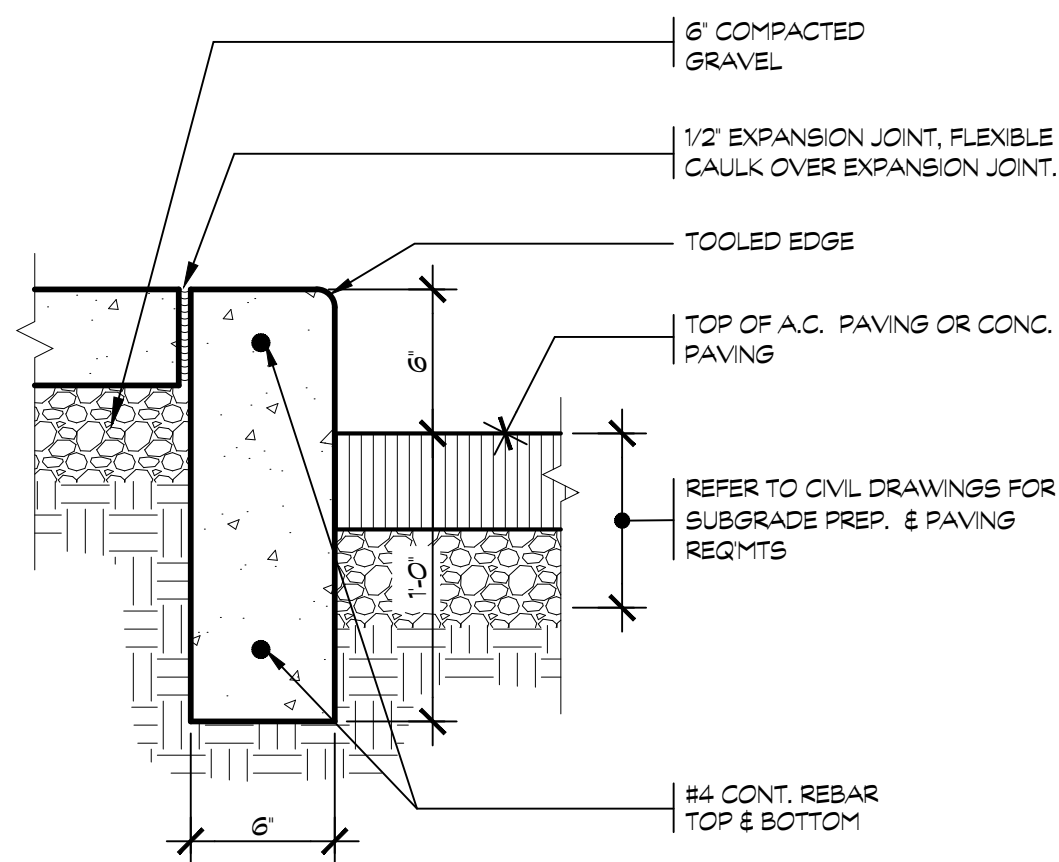
17 CONC. CURB @ LANDSCAPING

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



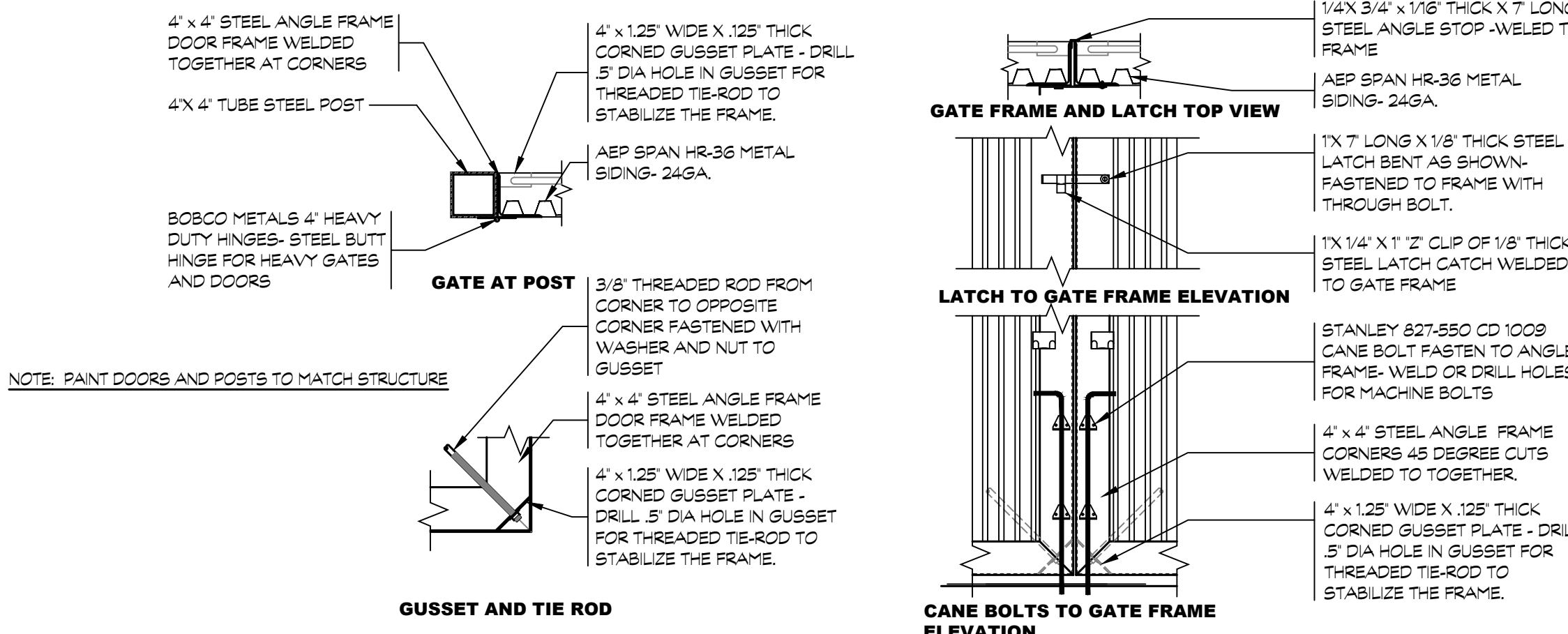
13 SCREEN WALL

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



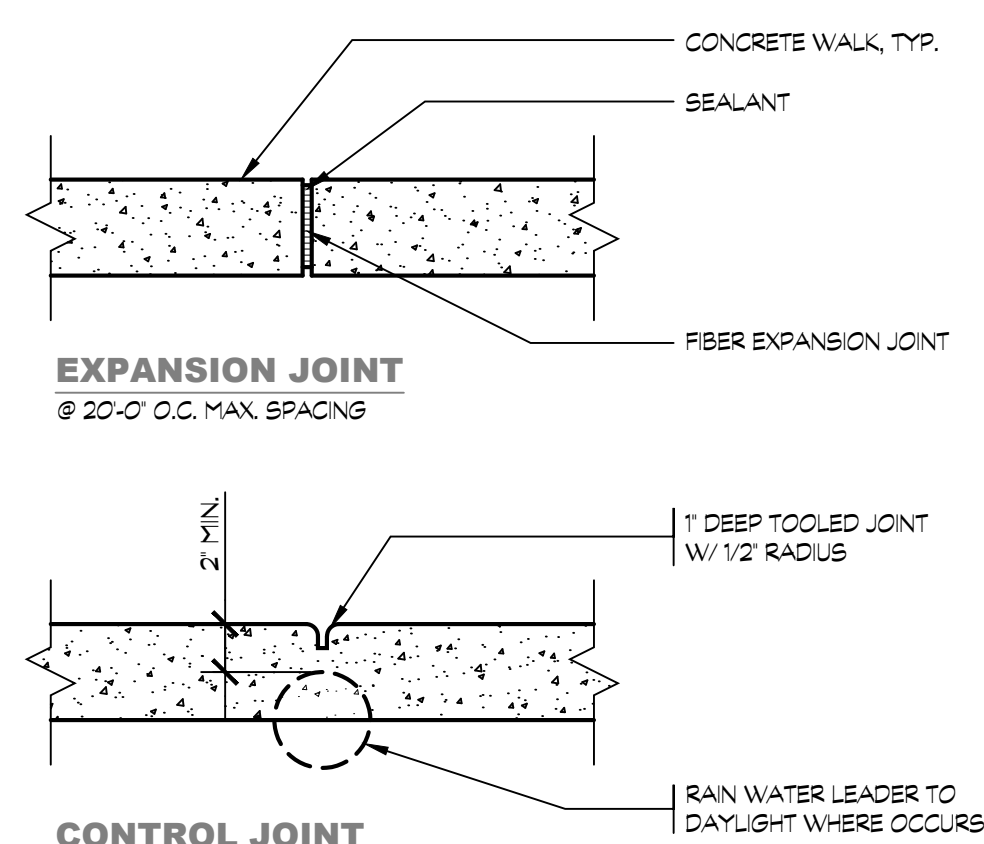
18 CONC. WALK CURB

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



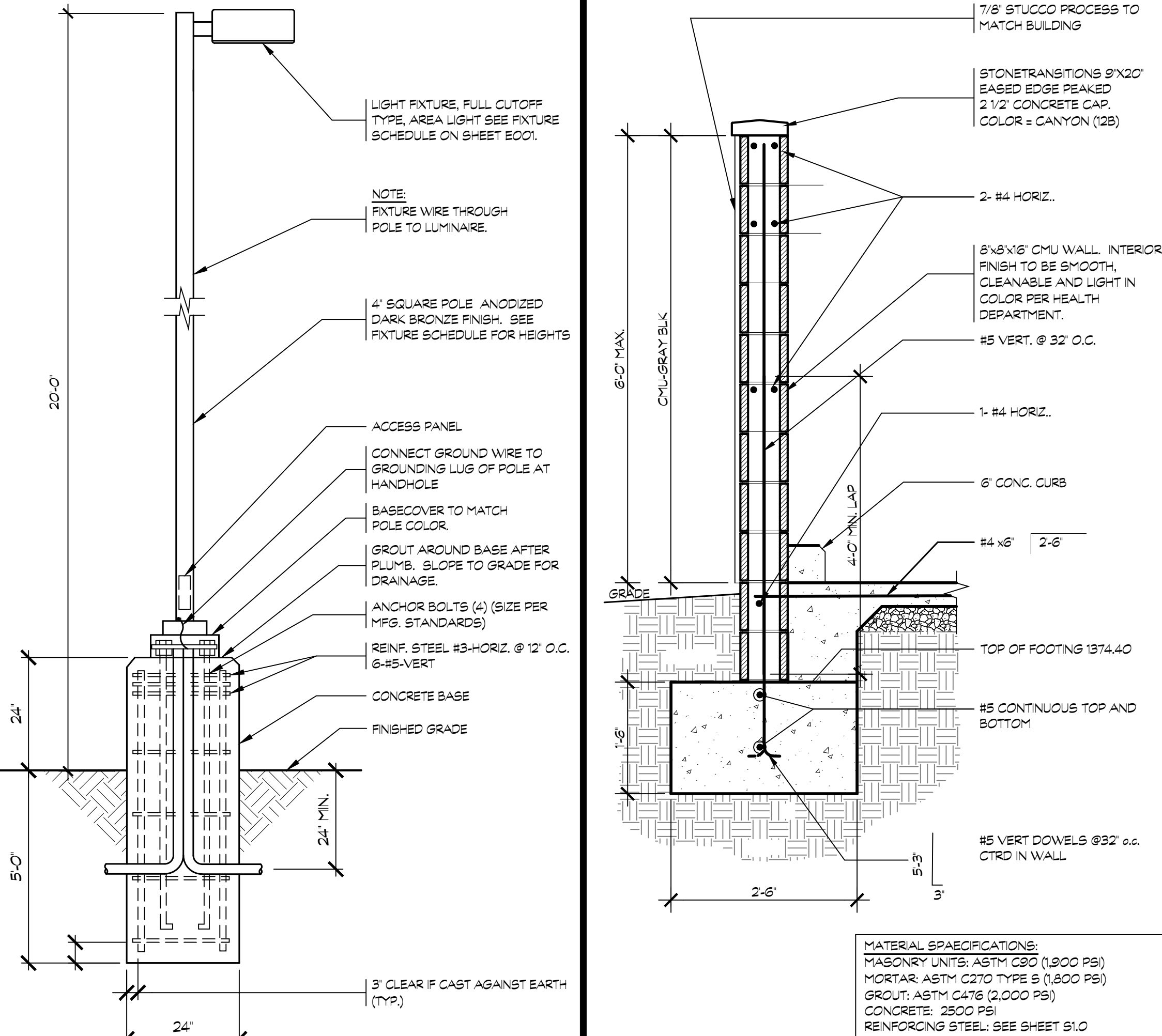
14 TRASH AND VACUUM ENCLOSURE GATE DETAILS

SCALE: 1" = 1'-0"



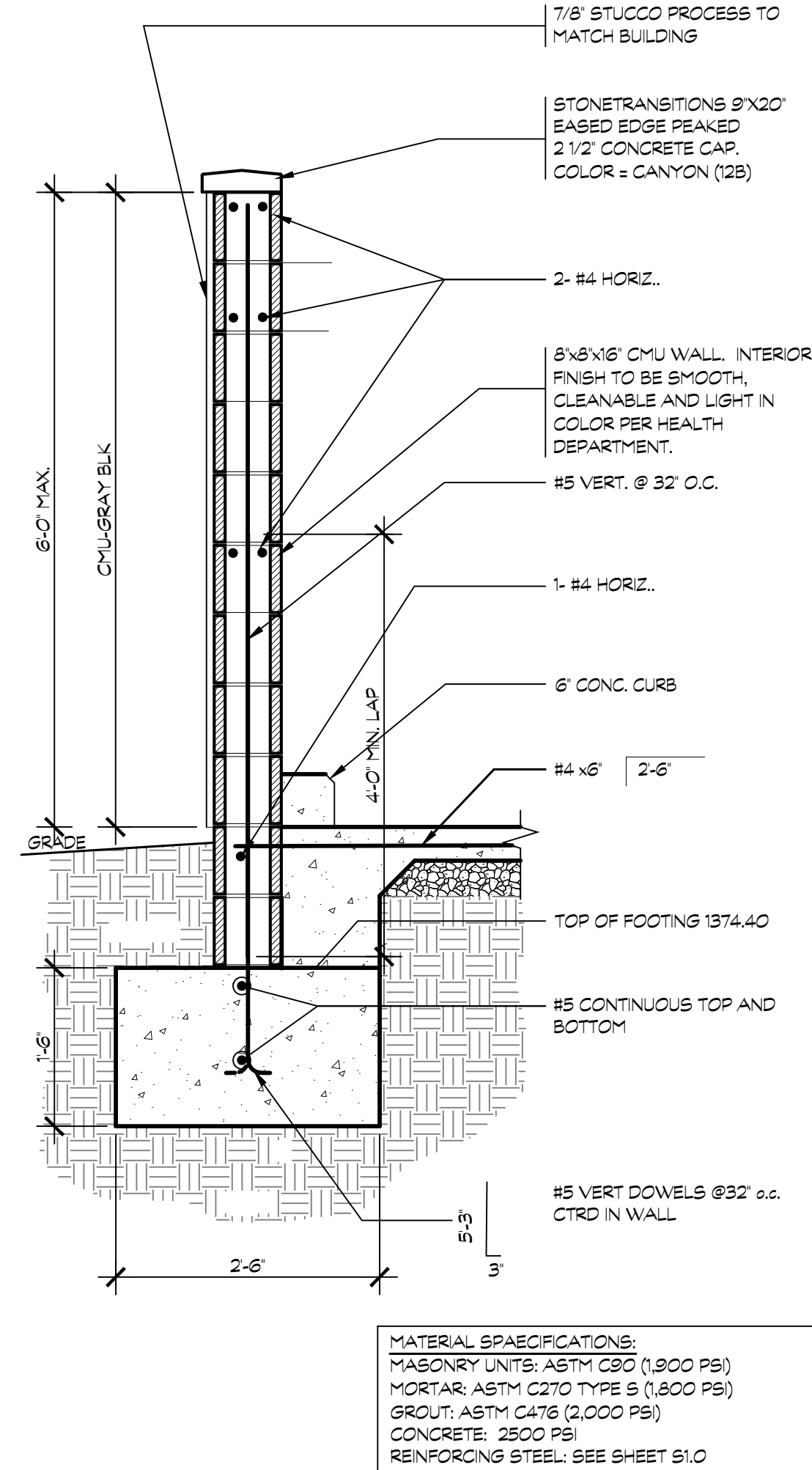
19 CONC. WALK EXPANSION & CONTROL JOINTS

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



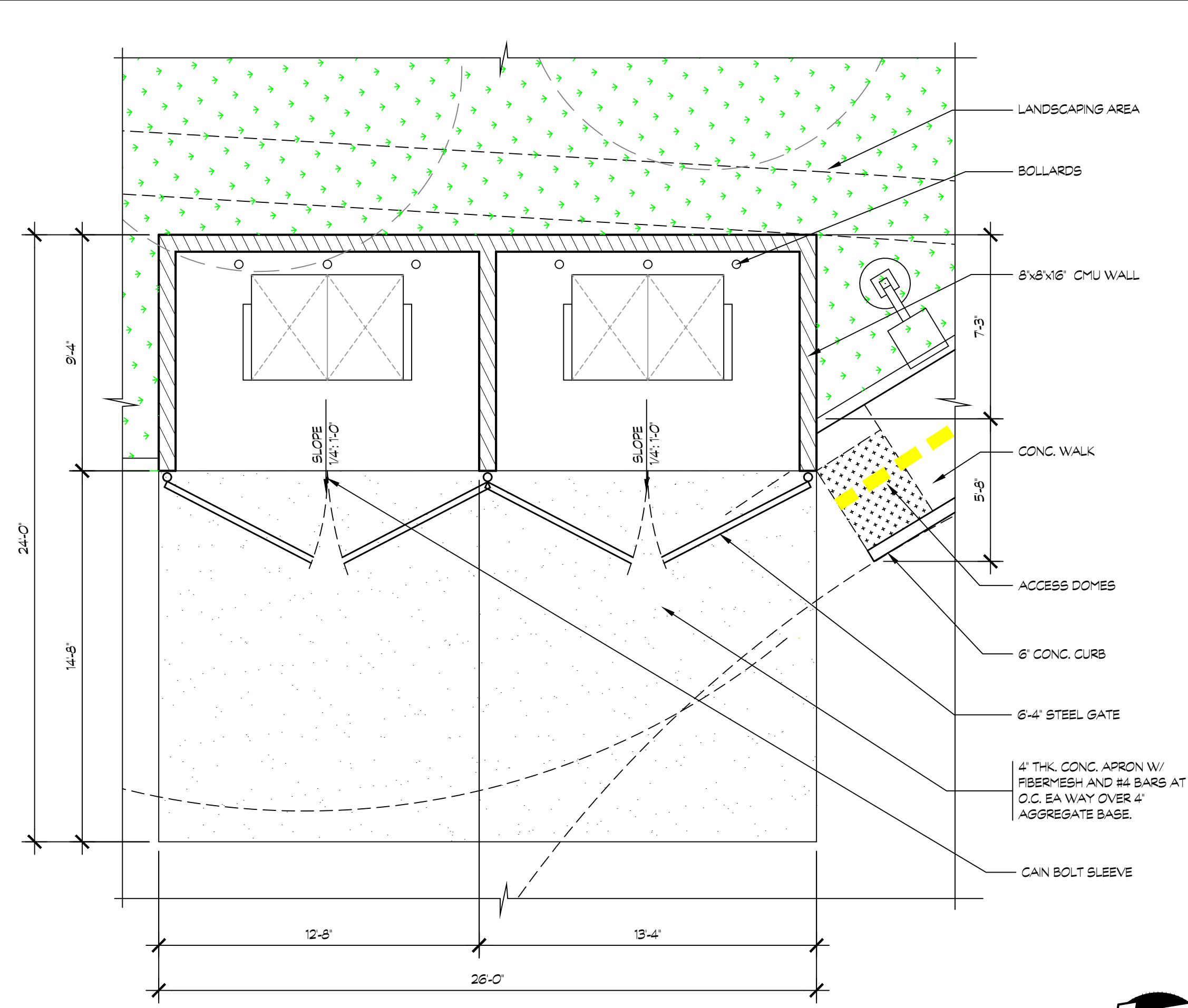
16 POLE MOUNTED LIGHT FIXTURE

SCALE: NTS



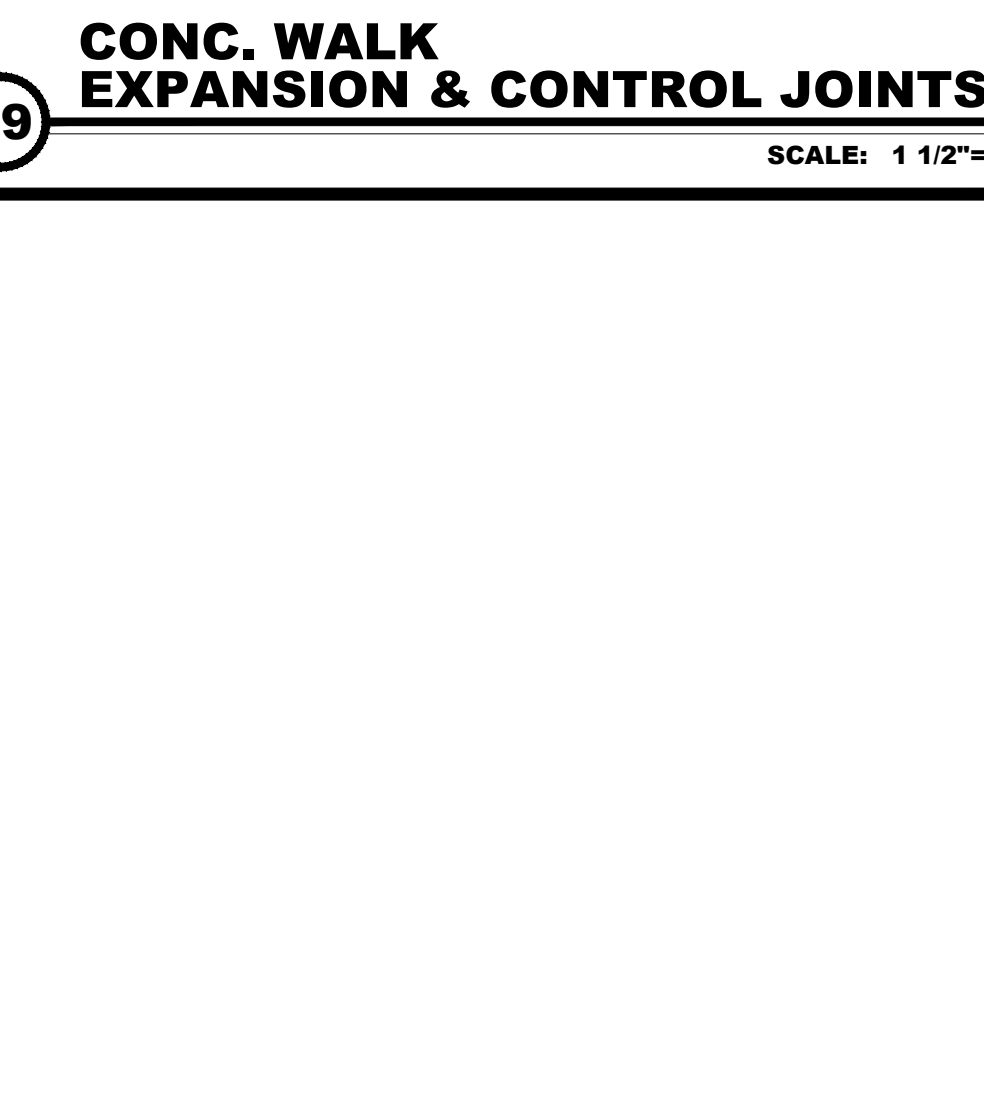
12 TRASH ENCLOSURE WALL SEC.

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



6 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"

CONSULTANTS:

CONTRACTOR:

PROJECT:



NEW CAR WASH

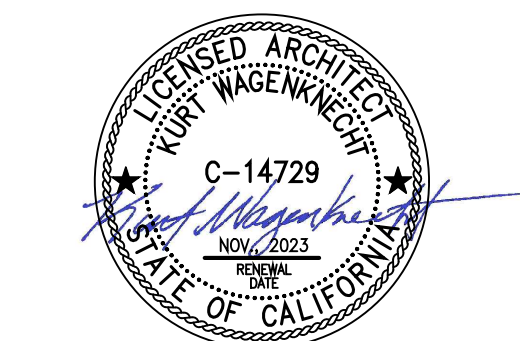
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PROJECT NUMBER: 22-005 PROJECT DATE: 4-12-2022

SHEET CONTENTS:

SITE DETAILS

SHEET NUMBER:

A102

