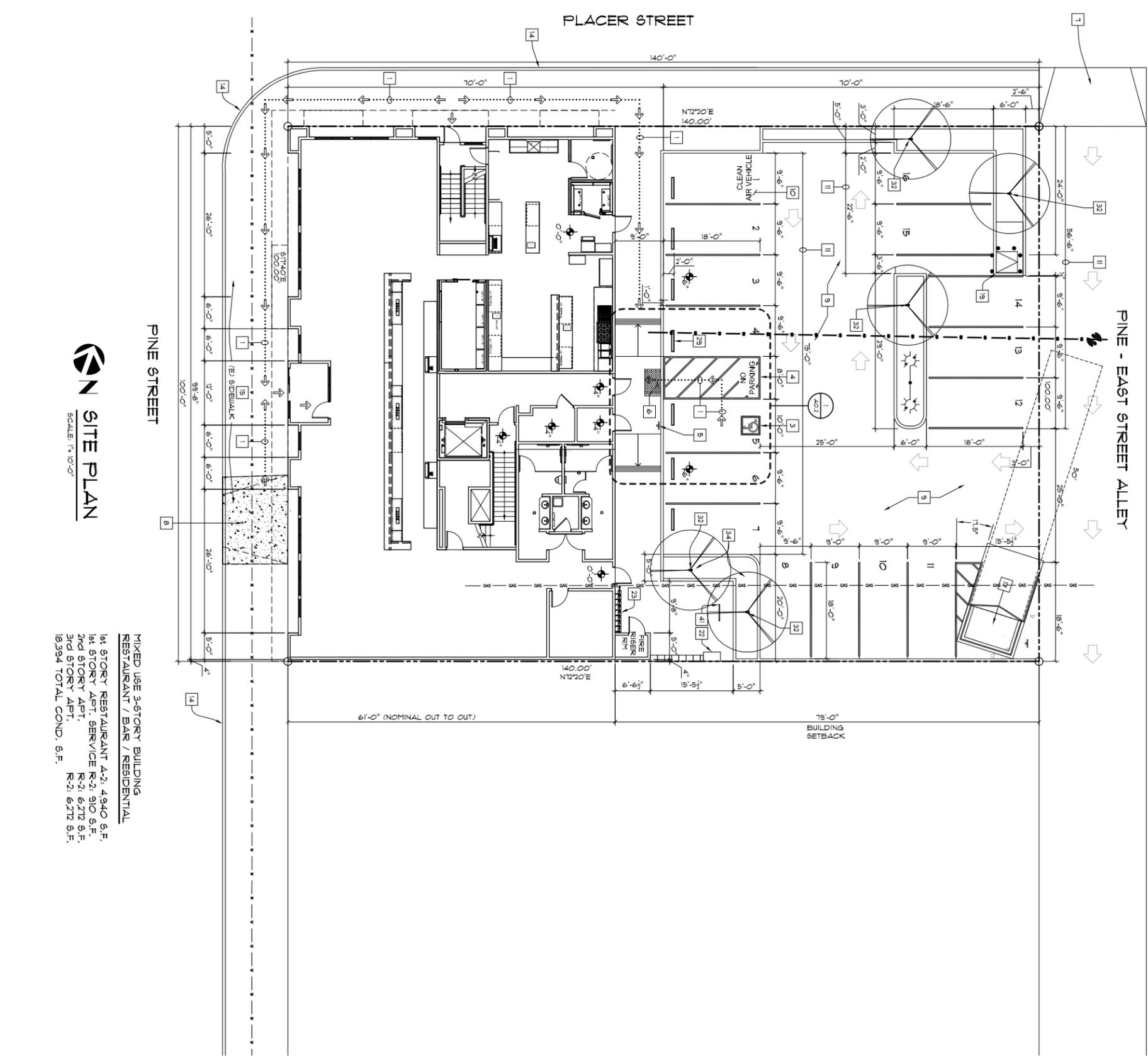


SITE PLAN KEYNOTES

- 1 HC ACCESSIBLE ROUTE OF TRAVEL. ROUTE TO BE 4 MIN. OF 4'-0" WIDE. SLOPE OF ROUTE IN DIRECTION OF TRAVEL TO BE LESS THAN 1:20 (5%). CROSS SLOPE TO BE LESS THAN 1:50 (2%). CHANGES IN ELEVATION SHALL BE LIMITED TO 1/4" PER FOOT. ALL CHANGES IN ELEVATION SHALL BE INDICATED BY A DIMENSION LINE BETWEEN 1/4" AND 1/2" VERTICALS. SEE CIVIL DRAWING FOR (N) GRADES.
- 2 (N) SITE ENTRANCE PARKING LOT ENTRANCE AND TOW ALWAY SIGN - AS PER DETAIL 51A02.
- 3 ACCESSIBLE PARKING STALL AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SYMBOL.
- 4 VAN ACCESSIBLE STALL.
- 5 (N) VAN ACCESSIBLE SIGNAGE AS PER DETAIL 51A02.
- 6 DETECTABLE WARNING SERVICE OF TRUNCATED DOWNS. PER CA 174 177B.5.
- 7 (E) ONE-WAY INGRESS CURB-CUT IN ALLEY. TO BE REMAIN. SEE GENERAL NOTE 8.
- 8 (E) ONE-WAY EGRESS CURB-CUT IN DRIVEWAY. TO BE REMOVED. SEE GENERAL NOTE 8.
- 9 (N) A.C. PAVING.
- 10 CLEAN AIR VEHICLE PARKING STALL.
- 11 STRIPE (N) ROW OF PARKING SPACES BY COR. STANDARDS.
- 12 (N) TRASH ENCLOSURE W/ 1' x 1/2' (C) x 1/2' (MIN.) CONCRETE APRON PER COR. STANDARDS + AS PER DETAIL 41A02.
- 13 4'-0" MIN. ACCESSIBLE CONCRETE WALKWAY ON SIDE OF TRASH ENCLOSURE. CONCRETE APRON CROSS SLOPE TO BE LESS THAN 1:50 (2%).
- 14 (E) CONCRETE CURB.
- 15 (E) SLOPING SIDEWALK.
- 16 6" DIA. STEEL BOLLARD FILLED W/ CONCRETE. 148" A.F.F.
- 17 (E) PLANTER.
- 18 (E) TREE.
- 19 (N) LOCATION FOR ELECTRICAL TRANSFORMER PAD. SEE ELECTRICAL DRAWINGS.
- 20 -
- 21 (E) UNDERGROUND GAS LINE LOCATION.
- 22 (N) ELECTRICAL SERVICE AND METERS.
- 23 (N) GAS METER LOCATION.
- 24 -
- 25 (N) FIRE RISER ROOM.
- 26 PROPOSED WATER METER LOCATION.
- 27 (N) CONCRETE CURB.
- 28 (N) OVERHEAD SHADE STRUCTURES (5 TOTAL) SEE GENERAL NOTE 1.
- 29 (N) PARKING BUMPER. (TYP. OF 1).
- 30 EXTERIOR LIGHT AND POLE. SEE ELECTRICAL DRAWINGS.
- 31 -
- 32 (6) (N) 15 GAL. TREES. SEE LANDSCAPE AND IRRIGATION PLANS.
- 33 "CHANGING" ELECTRICAL VEHICLE CHARGING STATION W/ DUAL CHARGING UNITS (FEDERAL-POINT) SEE MANUFACTURER'S SPEC'S.
- 34 (N) LANDSCAPE AREA. SEE LANDSCAPE AND IRRIGATION PLANS.
- 35 (N) CONC. CURB DRAIN.
- 36 (E) UNDERGROUND STORM SEWER LINE.
- 37 (E) UNDERGROUND STORM SEWER DRAIN.
- 38 -
- 39 (N) LANDSCAPE SUB-METER (APPROX. LOCATION).
- 40 APPROX. LOCATION OF MAIN WATER SHUT-OFF VALVES FOR EA. APARTMENT UNIT IN GROUND BOXES. (1) BOXES - (2) SHUT-OFFS PER BOX). PLUMBING CONTRACTOR TO FIELD VERIFY LOCATION.
- 41 PROVIDE A MINIMUM 3-BICYCLE CAPACITY RACK. PER CALIFORNIA BUILDING STANDARDS 5.106.4.

GENERAL NOTES

- 1 VERIFY GRADES TO ALLOW PROPER DRAINAGE INTO (E) CATCH BASINS IN PARKING LOT.
- 2 THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND UTILITY LOCATIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.
- 3 FINISH FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE NOMINAL. SEE CIVIL PLANS FOR ACTUAL GRADES.
- 4 STREET ADDRESS NUMBERS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE STREET. NUMBERS SHALL BE APPROPRIATE FOR THE HEIGHT. NUMBERS SHALL BE OF A HIGHLY CONTRASTING COLOR COMPARED TO THE BACKGROUND ON WHICH THEY ARE APPLIED. NUMBERS PLACED ON GLASS SHALL HAVE A CONTRASTING COLOR APPLIED TO THE GLASS.
- 5 CONTRACTOR SHALL COMPLY FOR CLEARANCES FOR ELECTRIC AND GAS METERS. REFER TO P.G. & E. CITY OF REDDING UTILITY CLEARANCE REQUIREMENTS.
- 6 ENCROACHMENT PERMIT IS REQUIRED FOR ANY REPAIRS AND REPLACEMENT OF CURB AND SIDEWALK WHICH IS WITHIN CALTRANS RIGHT-OF-WAY.
- 7 OBTAIN OPEN-AIR ENCROACHMENT PERMIT FOR OVERHEAD SHADE STRUCTURES AND COVERED OVERLAPPING THE WEST FRONT SIDEWALK ON PINE STREET AND NORTH SIDE ON PLACER STREET.



SITE PLAN
SCALE: 1" = 10'-0"

MIXED USE 3-6 STORY BUILDING
RESTAURANT / BAR / RESIDENTIAL

1st STORY RESTAURANT A-2: 4940 S.F.
1st STORY APT. SERVICE R-2: 910 S.F.
2nd STORY APT. R-2: 6272 S.F.
3rd STORY APT. R-2: 6272 S.F.
18394 TOTAL COND. S.F.

A0.1

OF: .

SITE PLAN

JOB: 2017/05
DATE: 2/25/18
DRAWN BY: G. RUDD

PLACER STREET HEIGHTS

1701 PINE STREET
REDDING, CA. 96001

GEO LINK
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REGISTERED PROFESSIONAL ENGINEER
No. C24853
Exp. 08-30-19
STATE OF CALIFORNIA
2/25/18

BUILDING DEPT. SUBMITTAL

COR. SITE DEV. PERMIT: 25-18

REVISIONS