

PERSPECTIVE VIEW

The attached plans are in substantial conformance with all applicable state, local and other laws regulating this type of development

CEBULLA ASSOCIATES

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PH: 805 440-5016

www.cebullaassociates.com

PROJECT DIRECTORY

Owner: Ryan Talley

Arroyo Grande, Ca.

Client Rep: Cebulla Associates
171 N. 13th. Street
Grover Beach, Ca. 93433

Contact: Matt Cebulla
Phone: (805)-440-5016
Email: mtceb@yahoo.com

Project Adress: 414, 418, 422 E. Grand Ave
APN: 006-175-020 , 006-175-005 , 006-175-006

PROJECT STATISTICS

ZONING , HIGHWAY MIXED USE

PARCEL SIZE: 3 EXISTING LOTS = 18,882 SF

BUILDING HEIGHT: 25 FT.
LANDSCAPE AREA = 2604 SF 14%
PAVED AREA = 13,664 SF 72%
BUILDING COVER = 2614 SF 14%

BUILDING SF	
CAR WASH	1637 SF
OFFICE	396 SF
STORAGE	527 SF
TOTAL	2,560 SF
KIOSK FOOTPRINT	54 SF
OVERHANG	216 SF
TRASH ENCLOSER	53 SF

SHEET INDEX

SHEET #	DESCRIPTION
C	COVER SHEET
E	EXISTING SITE
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11	SITE UTILITY PLAN
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3	PERSPECTIVES
4	VICINITY SITE
L.1	PRELIMINARY LANDSCAPE PLAN
C-1	PRELIMINARY DRAINAGE PLAN
C-2	PRELIMINARY DRANAGE DETAILS

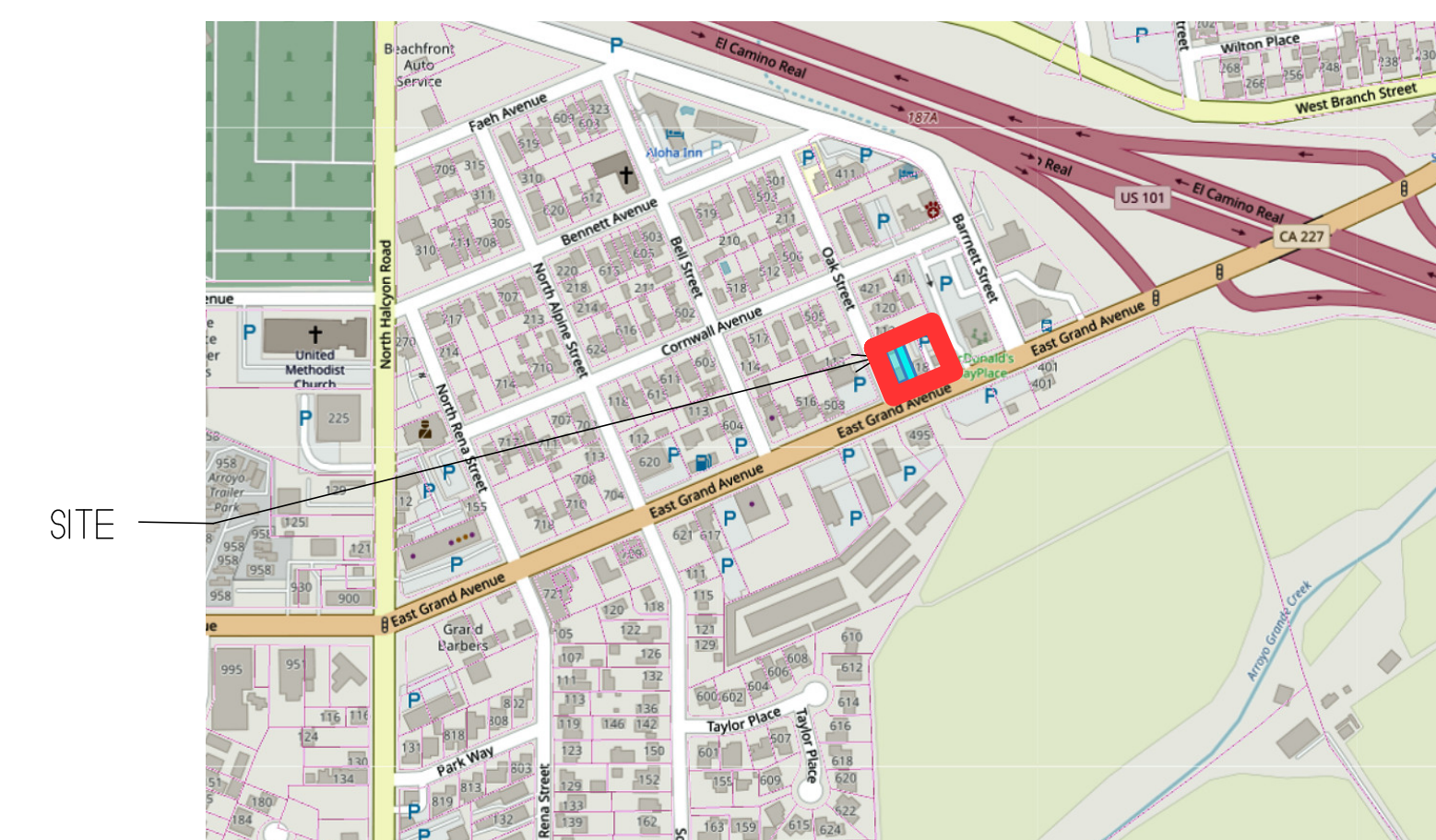
PROJECT:
CARWASH
418 GRAND AVE
ARROYO GRANDE
OWNER
RYAN TALLEY
249 HAVEN COURT
ARROYO GRANDE, CA.

PROJECT DESCRIPTION

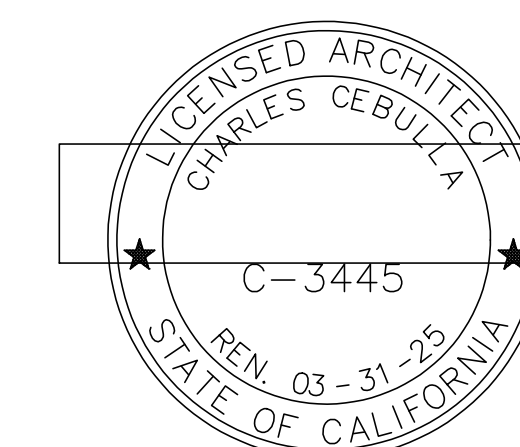
3 EXISTING RESIDENTIAL LOTS WITH EXISTING SINGLE FAMILY HOMES TO BE REMOVE.
MERGE THE EXISTING 3 LOTS INTO ONE LOT
BUILD NEW 2,560 SF CAR WASH. ONE ENTRANCE AND EXIT OFF OAK STREET.

PARKING

PARKING PROPOSED:
1 - ADA SPACE
13 - PARKING SPACES FOR CLEANING



Vicinity Map



REVISIONS:

JOB # 23111

DATE: 11-10-23

SHEET

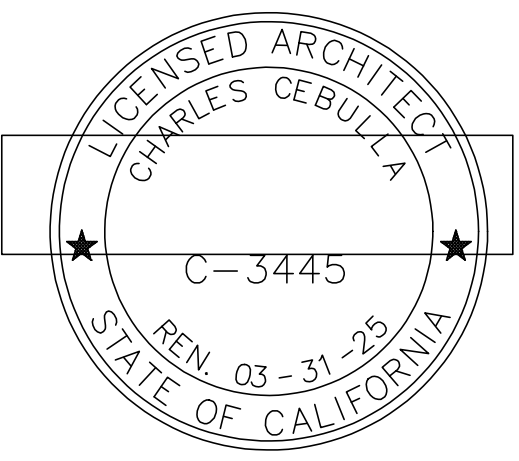


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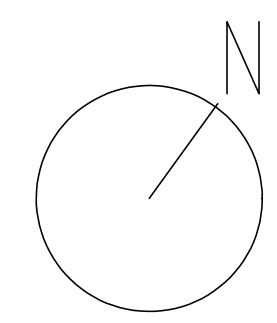
SHEET

E

OAK STREET

GRAND AVENUE

EXISTING SITE PLAN

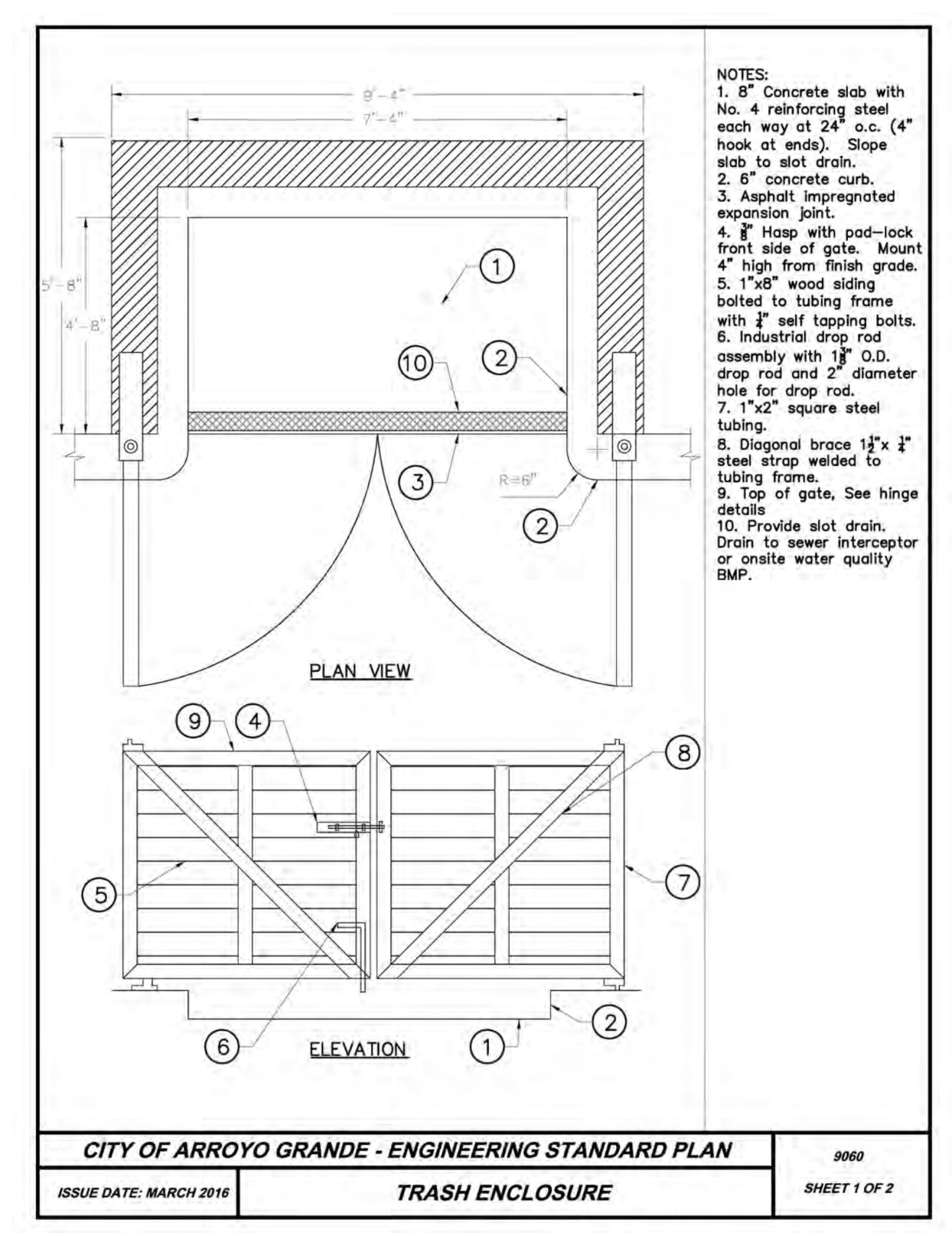
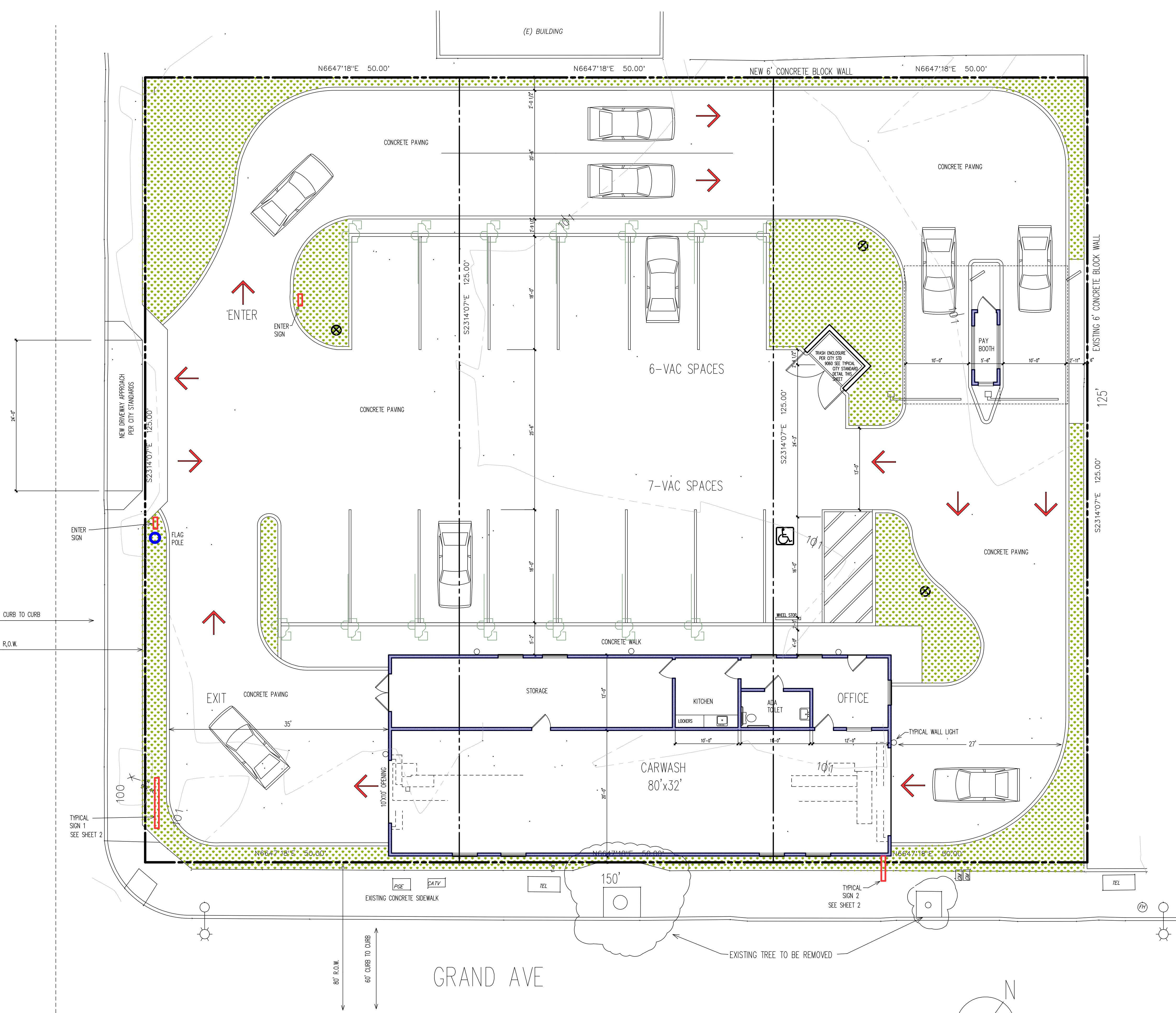


SCALE 1/8"=1'-0"

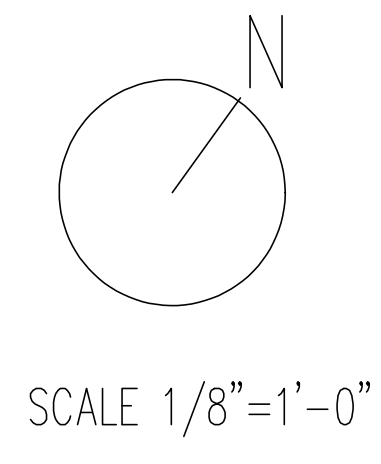


KEY	SYMBOL	DESCRIPTION
		TO BE REMOVED

OAK STREET



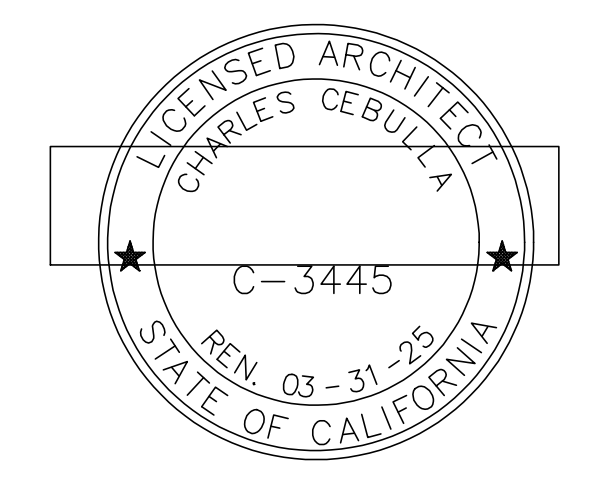
SITE PLAN



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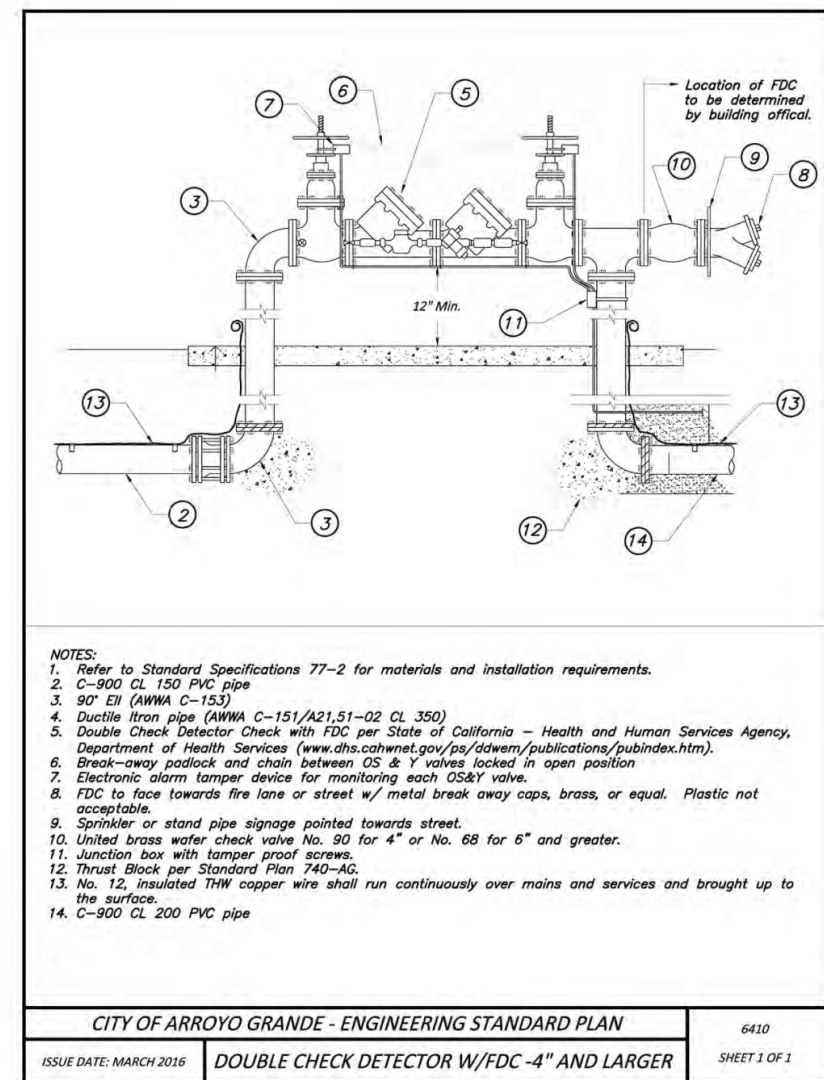
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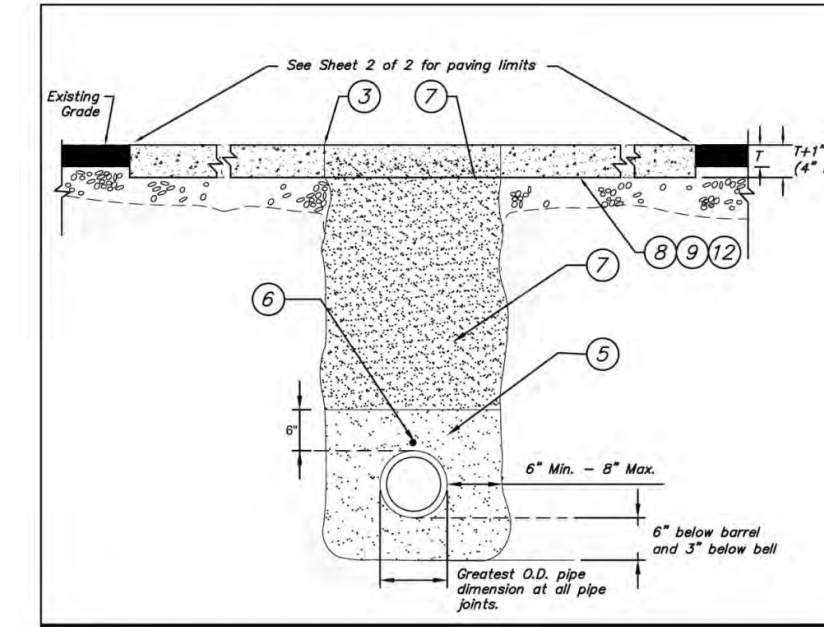
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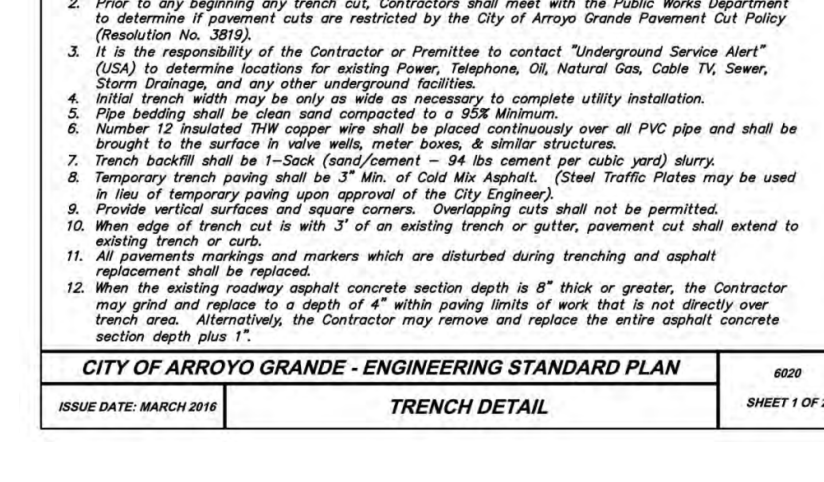
SHEET
 1



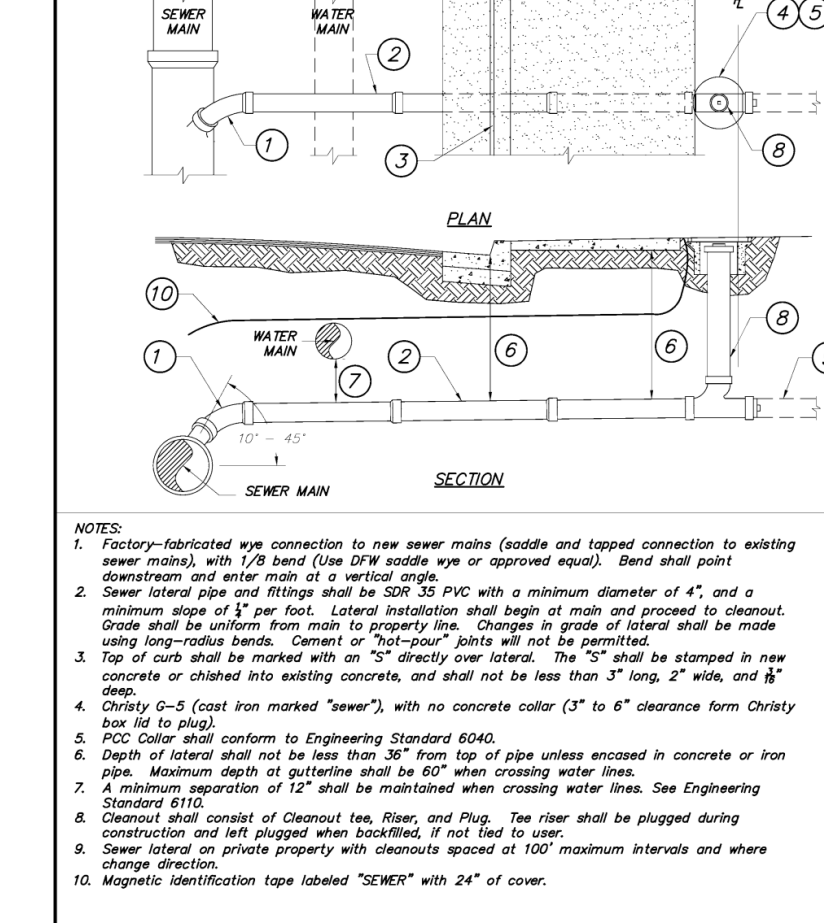
CITY OF ARROYO GRANDE - ENGINEERING STANDARD PLAN
DOUBLE CHECK DETECTOR W/DC-4" AND LARGER



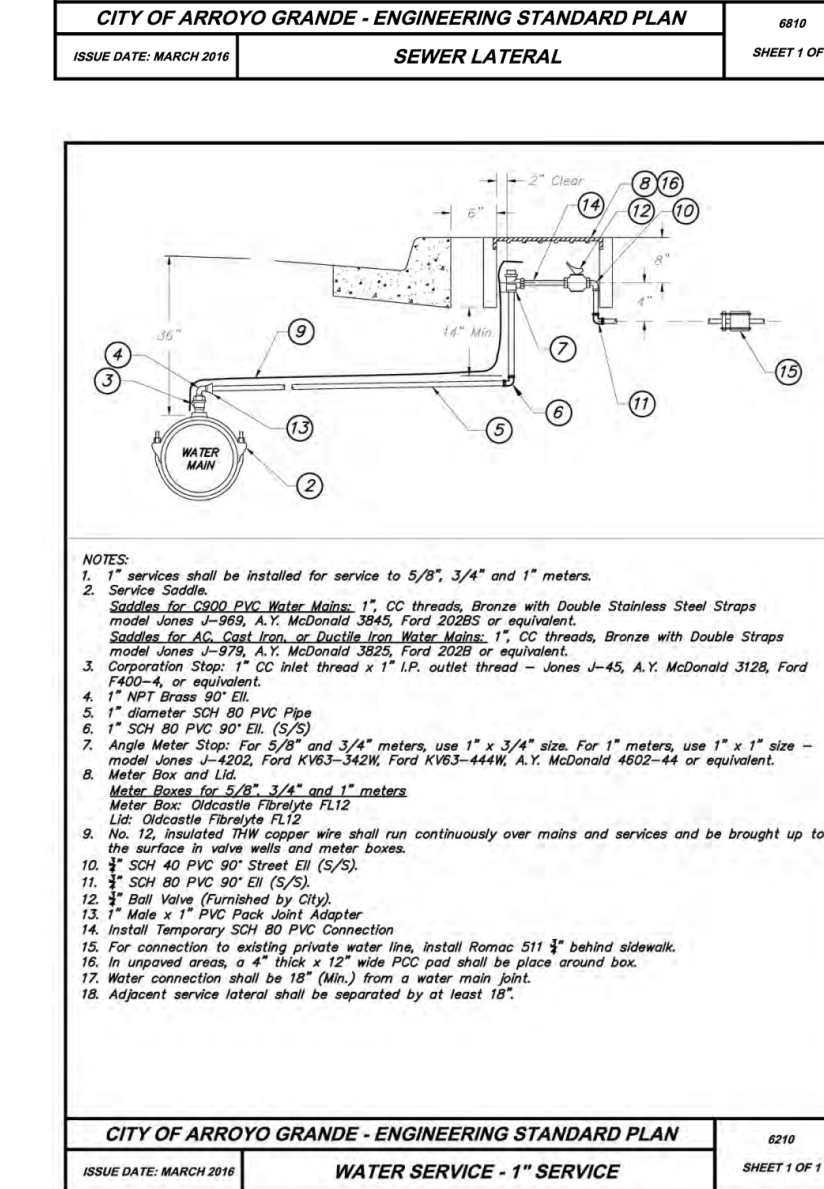
CITY OF ARROYO GRANDE - ENGINEERING STANDARD PLAN
TRENCH DETAIL



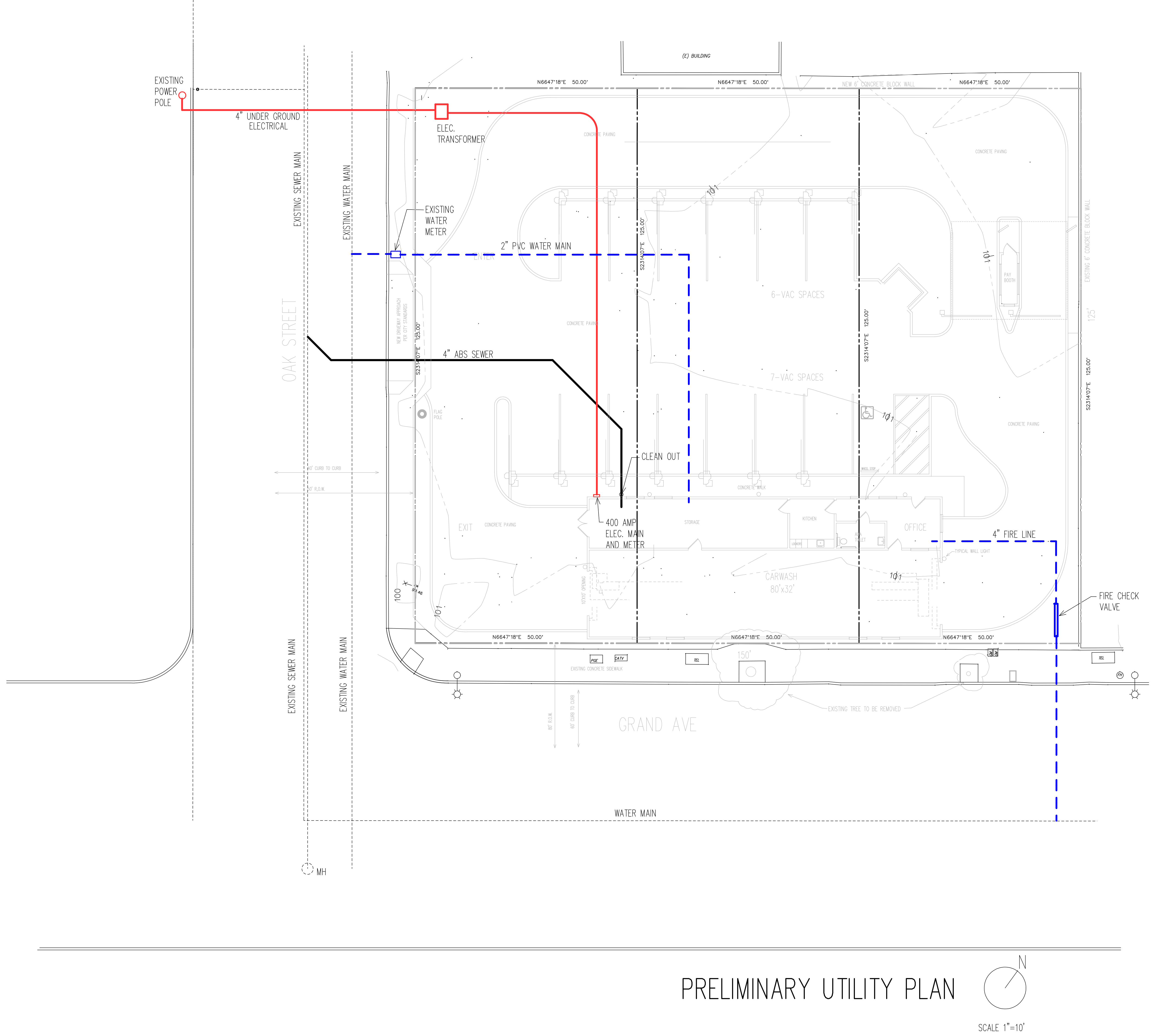
CITY OF ARROYO GRANDE - ENGINEERING STANDARD PLAN
SEWER LATERAL



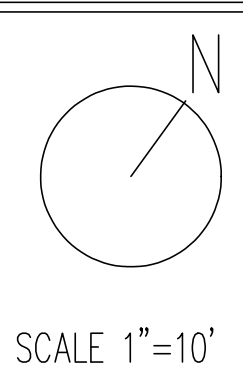
CITY OF ARROYO GRANDE - ENGINEERING STANDARD PLAN
WATER SERVICE - 1" SERVICE



CITY OF ARROYO GRANDE - ENGINEERING STANDARD PLAN
WATER SERVICE - 1" SERVICE

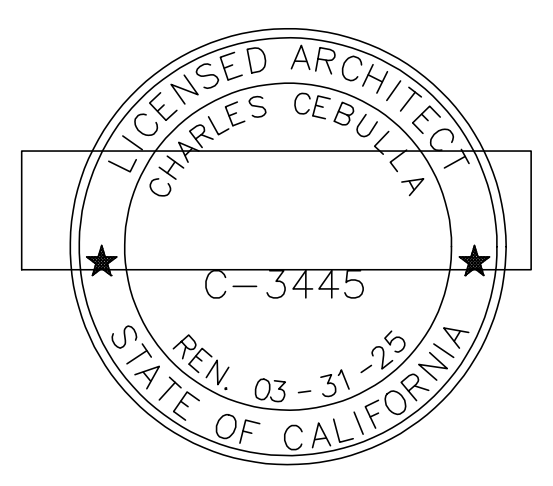


PRELIMINARY UTILITY PLAN



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SHEET
1.1



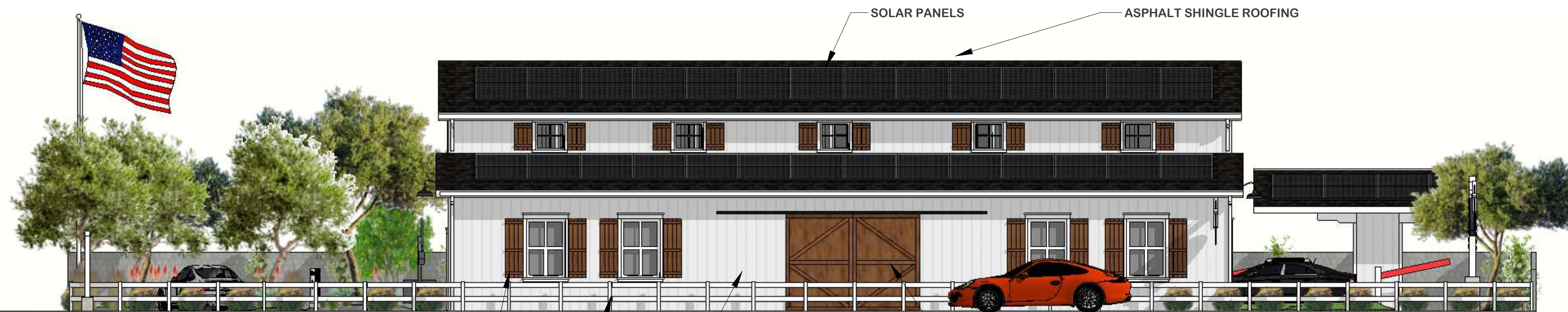
TYPICAL EXTERIOR
WALL MOUNT
LIGHT FIXTURE
Night-sky compliant" fixtures, to be
designed, installed, and operated in conformance with Night Sky
Preservation regulations.



Oak Street West

SIGN 1

25'



Grand Ave South

COMPOSITE SHUTTERS

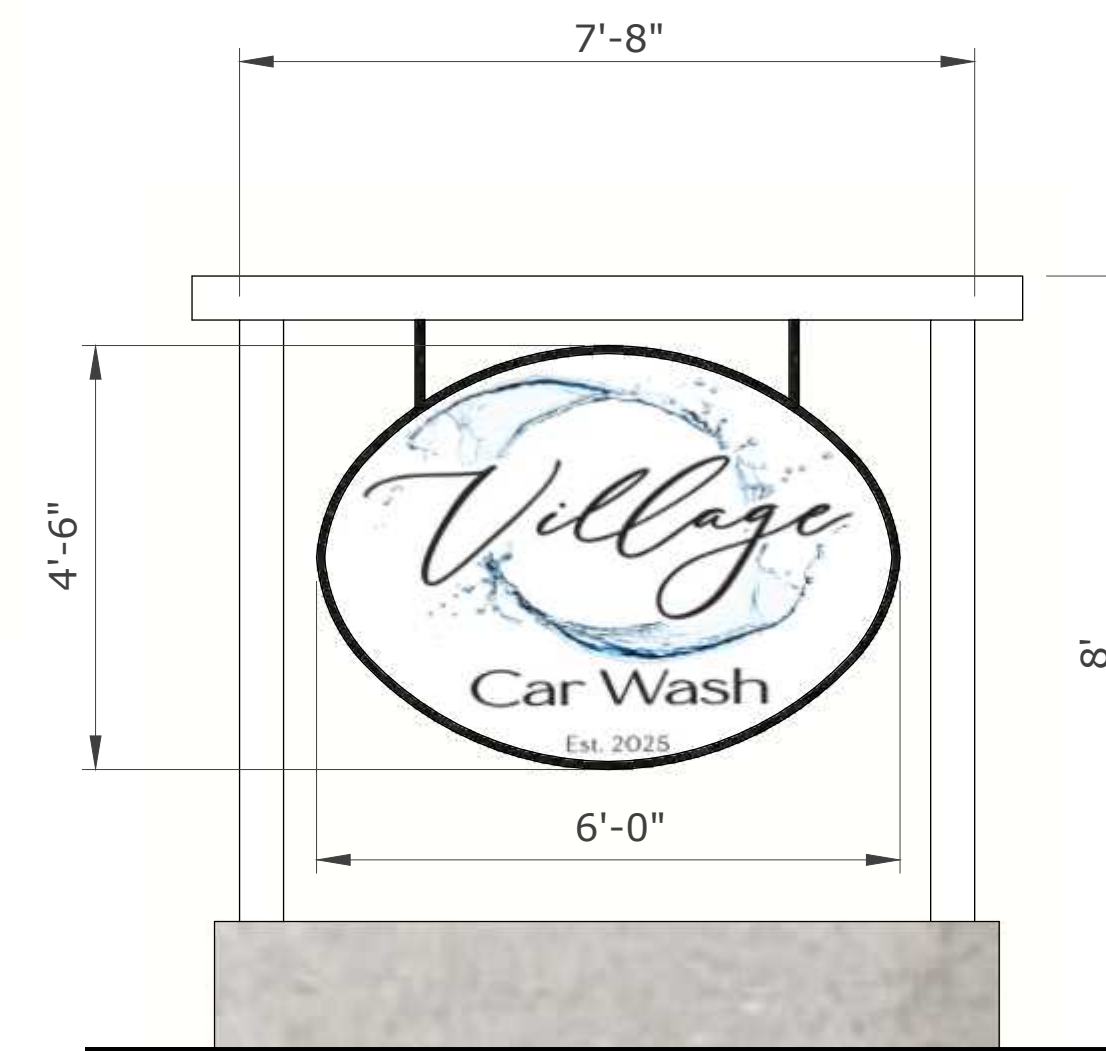
WOOD FENCE

WOOD BARN NOT OPENABLE

SOLAR PANELS

ASPHALT SHINGLE ROOFING

COMPOSITE BOARD AND BAT SIDING



SIGN 1

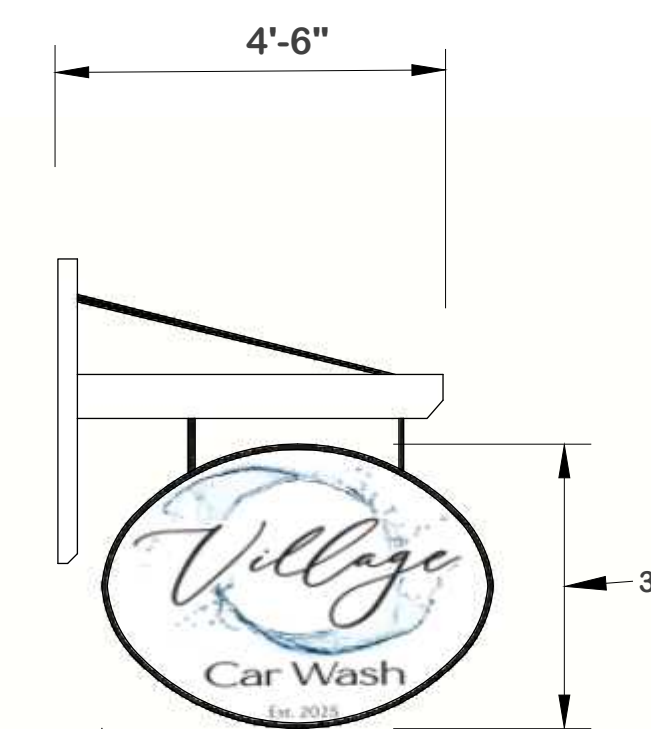


East Side

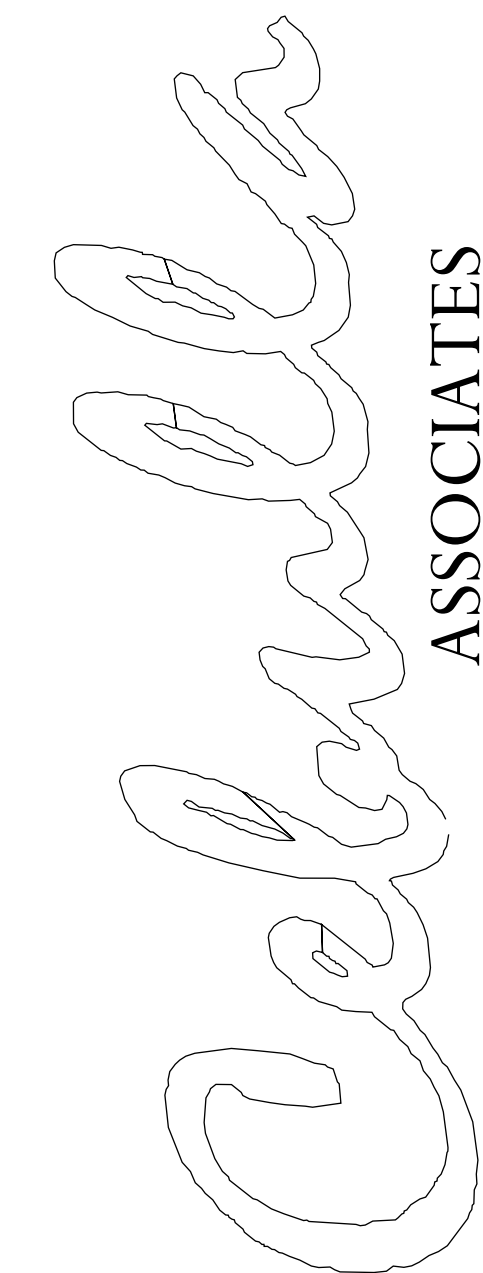
SIGN 2



North Side



SIGN 2

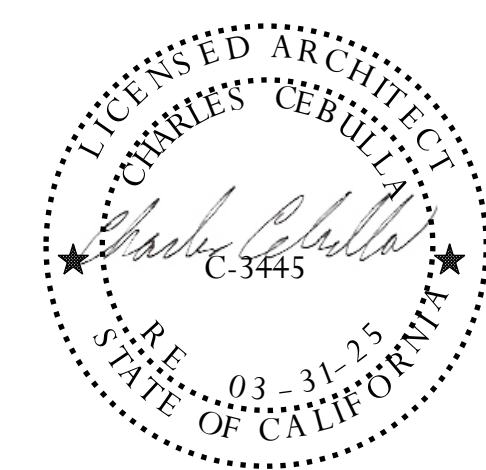


ASSOCIATES

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DATE: 07 / 10 / 23

SHEET

2



Grand Ave South



West Side



East Side



West Side

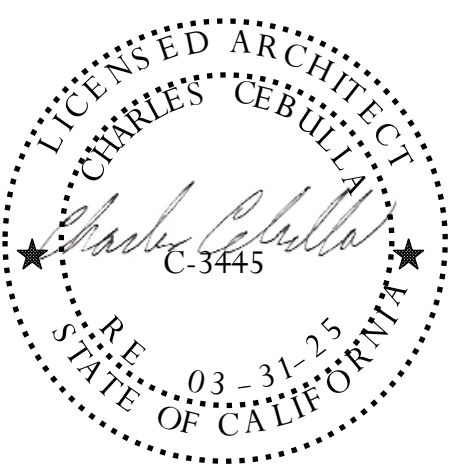
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REVISIONS:

JOB # 23103

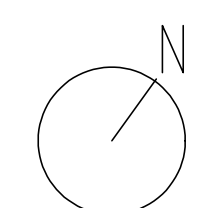
DATE: 07 / 10 / 23

SHEET

3



VICINITY SITE PLAN



SCALE 1"=30'-0"

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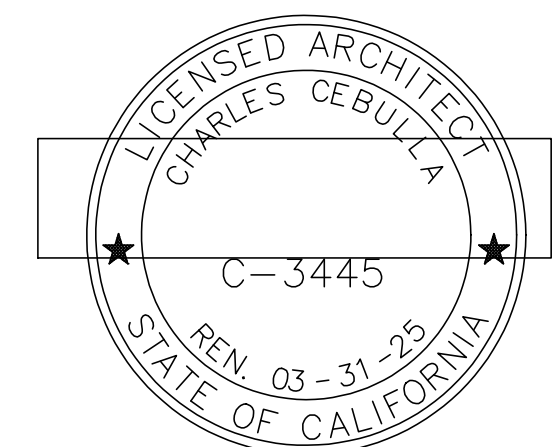
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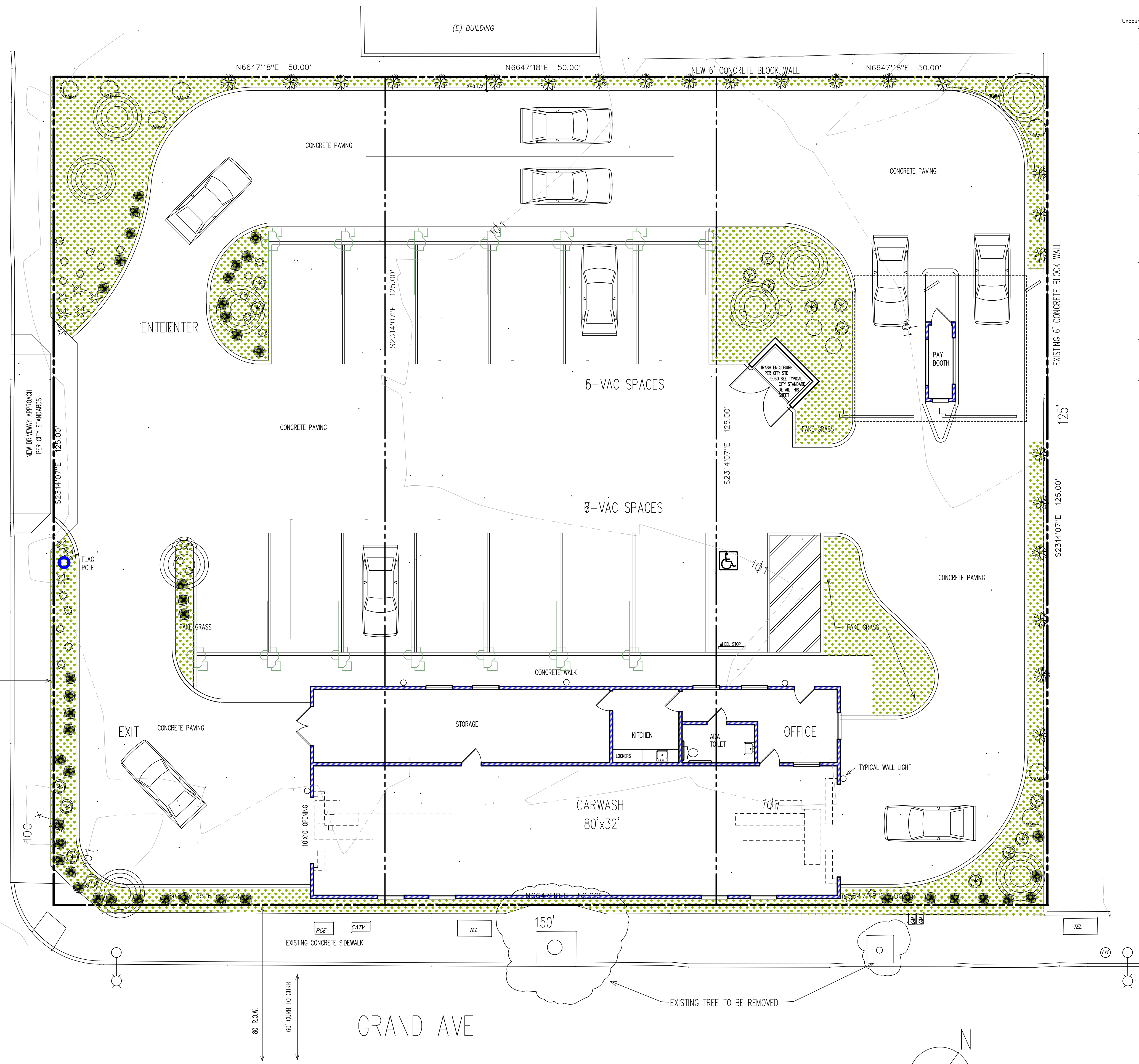
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SHEET

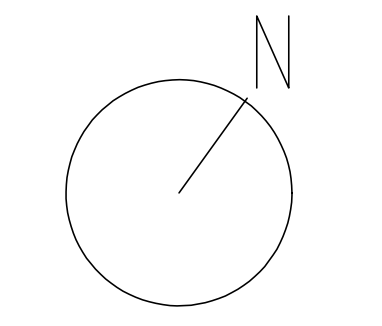
OAK STREET

40' CURB TO CURB
50' R.O.W.



GRAND AVE

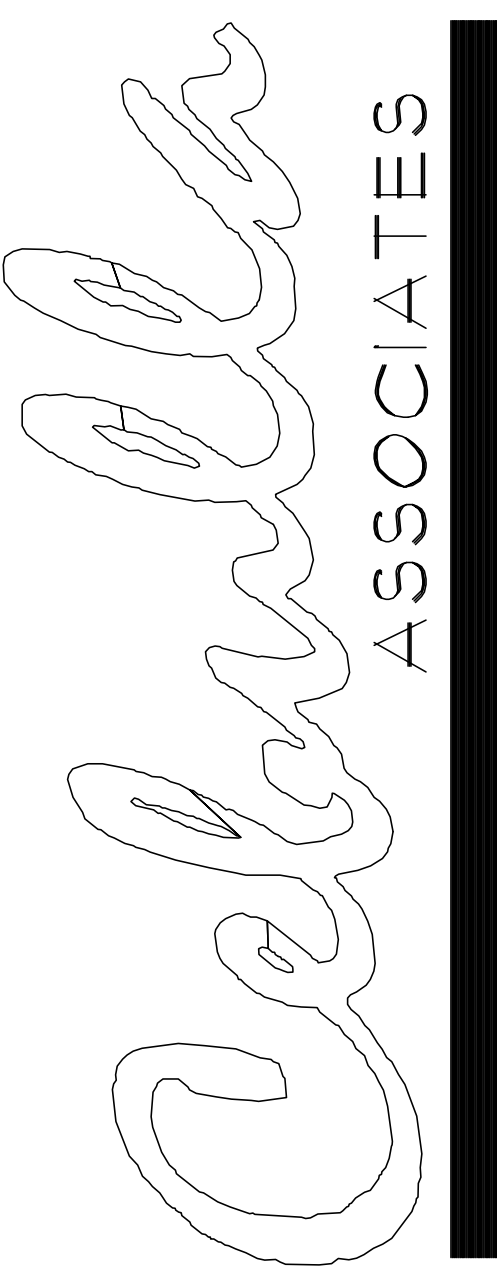
PRELIMINARY LANDSCAPE PLAN



SCALE 1/8"=1'-0"

COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
AGAVE			
FOUNTAIN GRASS		1 GAL.	
SMALL PLANT	Phormium tenax 'PHOS2' Sweet Mist	1 GAL.	
Undaunted Ruby Muhly Grass	Muhlenbergia reverchonii	1 GAL.	
MEXICAN SAGE SMALL SHRUB	SALVIA LEUCANTHA	1 GAL.	
FORMIO	Phormium tenax	1 GAL.	
Pride of Madeira SHRUB	Echium candicans	1 GAL.	
SHRUB	Pittosporum 'Marjorie Channon'	1 GAL.	
OLIVE TREE		24" BOX	

NOTE:
ALL PLANT MATERIAL SHALL BE CONSISTENT WITH NURSERY STANDARDS



ASSOCIATES

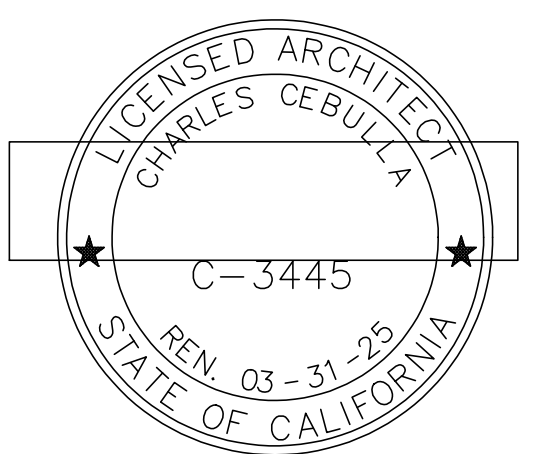
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SHEET

L-1

DESIGN CRITERIA FOR DRIP IRRIGATION

- NUMBER OF EMITTERS
 - 1 G.P.H. NERAFIM EMITTERS/1 GAL./4" POT
 - 1 G.P.H. NERAFIM EMITTERS/5 GAL. SHRUB OR TREE
 - 1 G.P.H. NERAFIM EMITTERS/15 GAL. SHRUB OR TREE
 - 1 G.P.H. NERAFIM EMITTERS/24" BOXED TREE
- MAXIMUM FLOW PER LATERAL
 - MAXIMUM 225 G.P.H. PER .580" DRIP LATERAL
 - MAXIMUM 350' TUBE LENGTH PER .580" LATERAL
- .580" DRIP TUBING SHALL BE RUN TO ALL ROOTBALLS.
NO 1/8" VORTEX TUBING SHALL BE USED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING TOTAL NUMBERS OF EMITTERS NECESSARY AND TOTAL FOOTAGE OF .580" DRIP TUBING NECESSARY TO INSTALL PROJECT. NUMBERS INDICATED ON PLANS ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE COUNTS.

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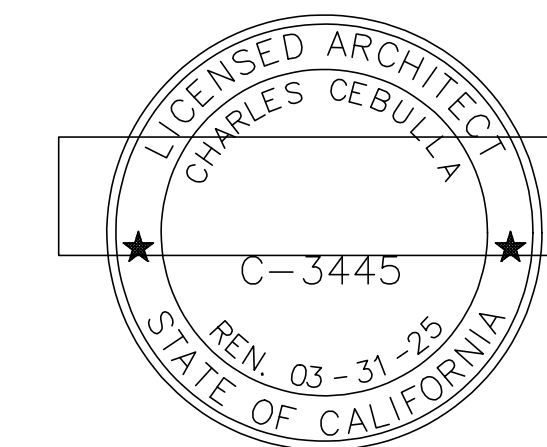
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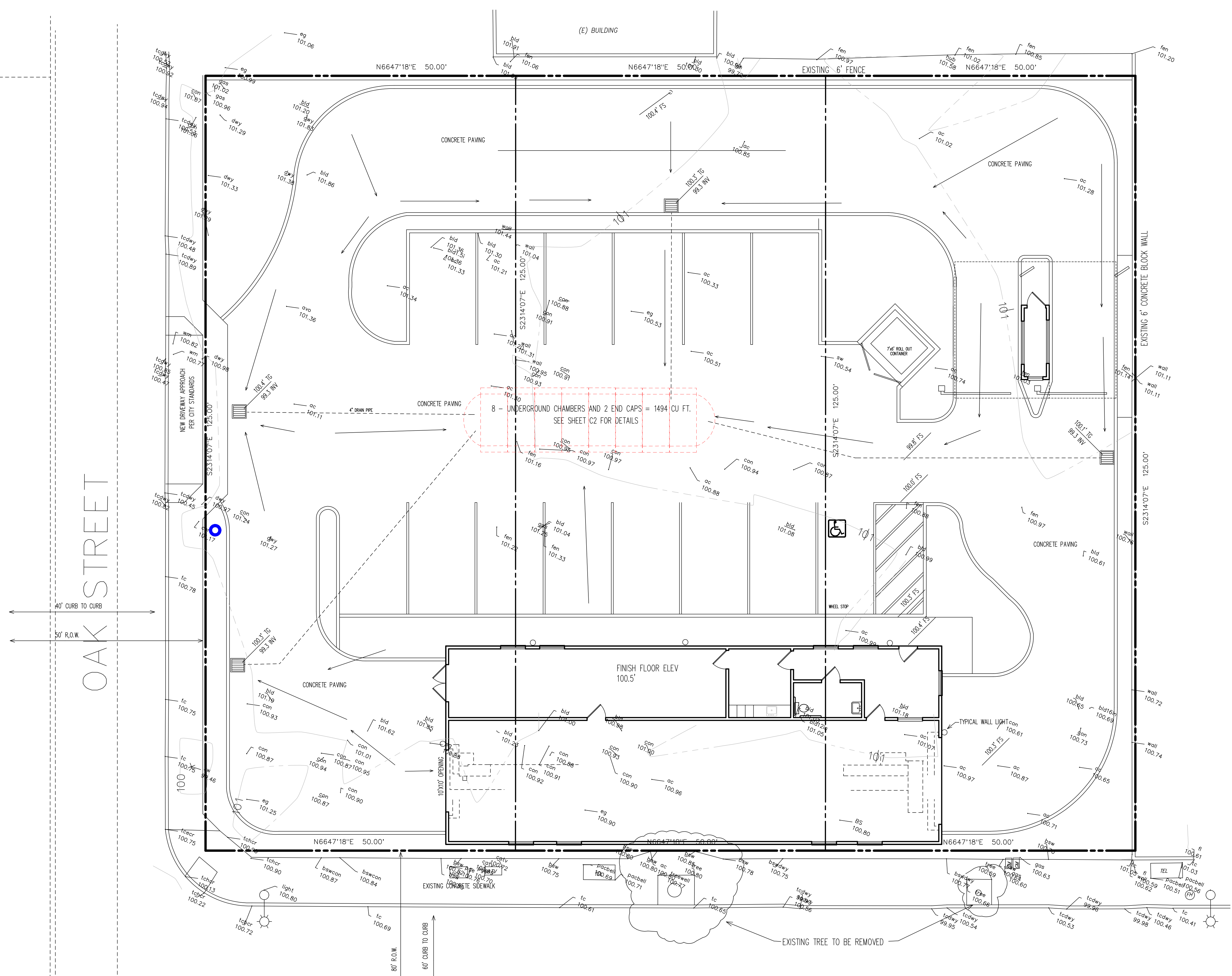
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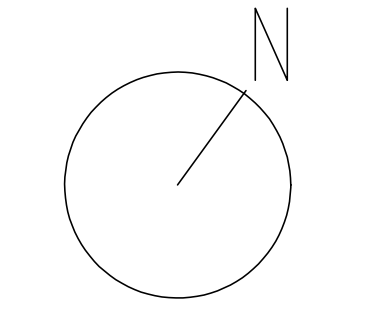
C-1



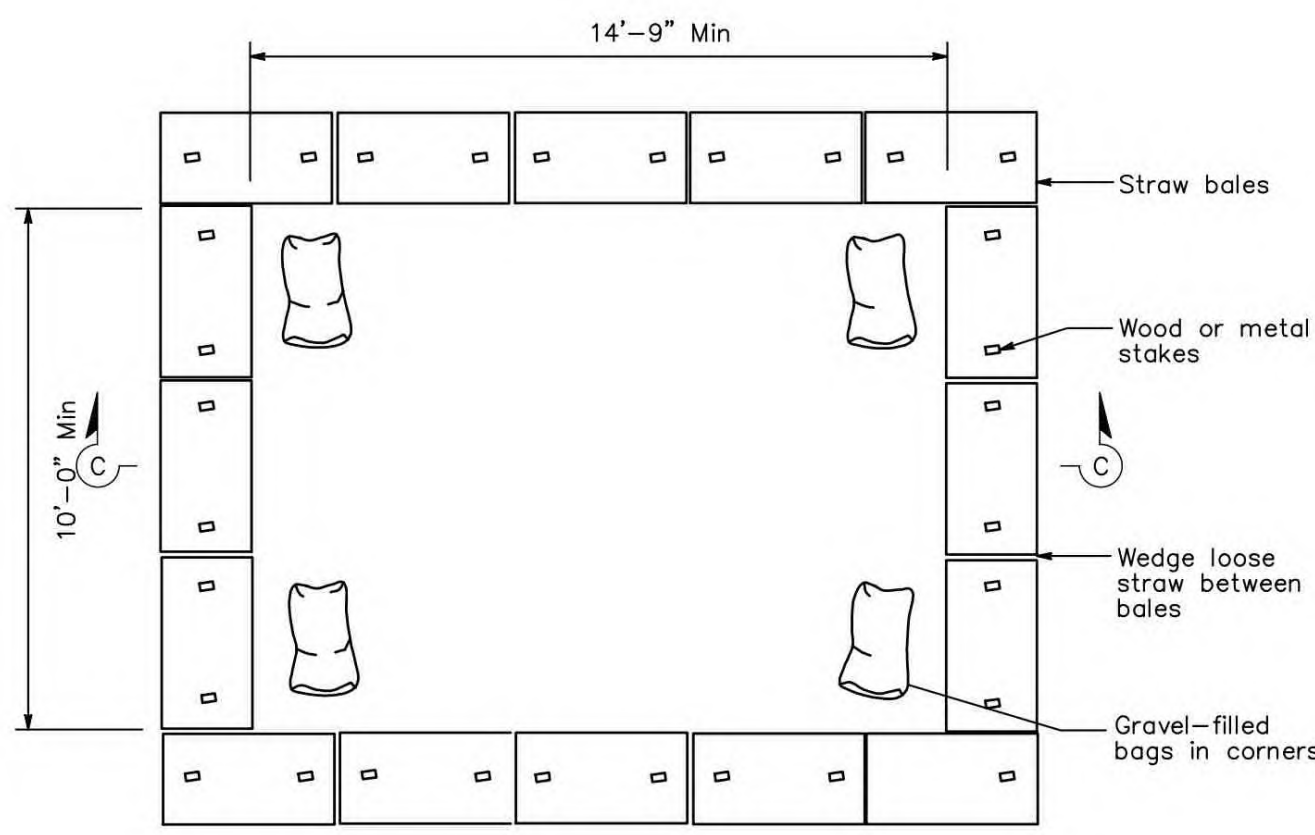
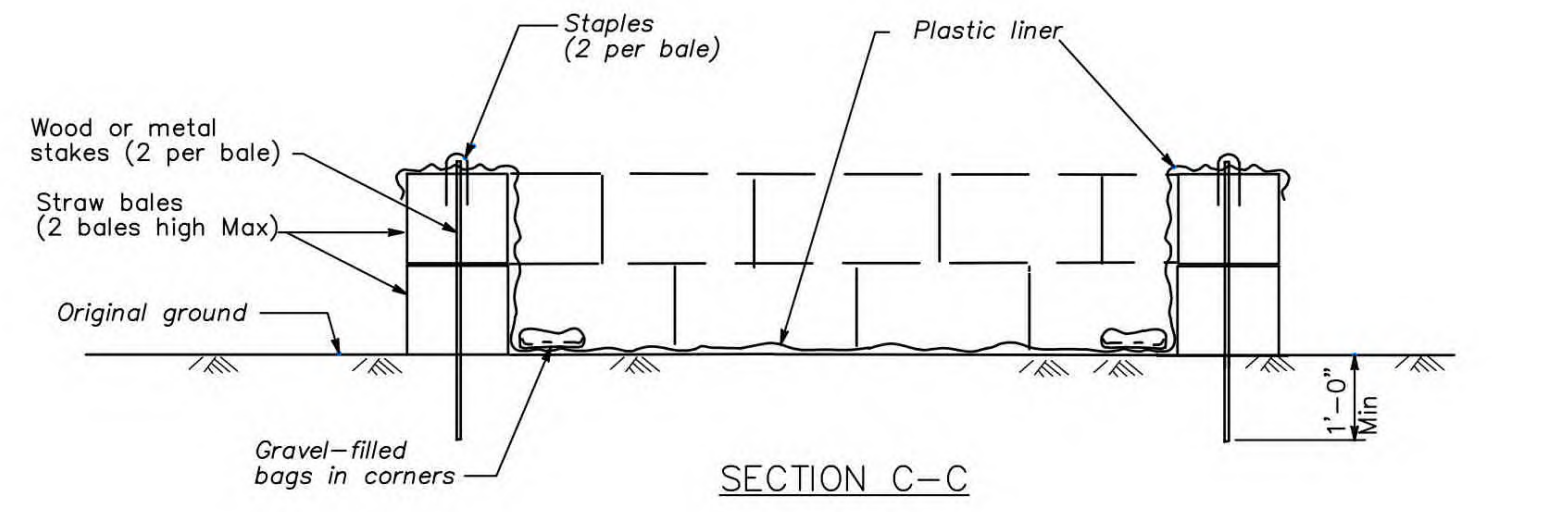
OAK STREET

GRAND AVENUE

PRELIMINARY DRAINAGE PLAN
EROSION CONTROL PLAN



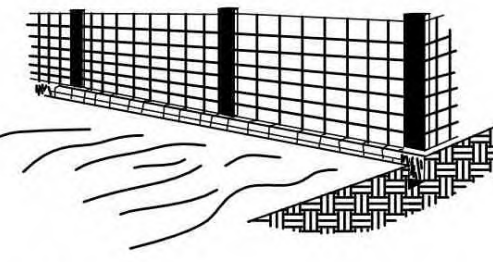
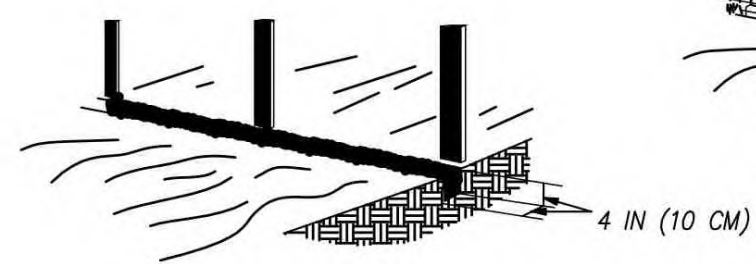
SCALE 1/8" = 1'-0"



⑥ TEMPORARY CONSTRUCTION WASTE FACILITY
NO SCALE

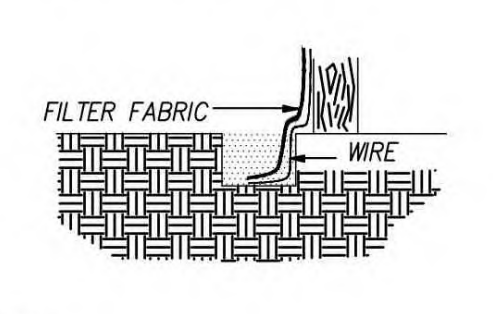
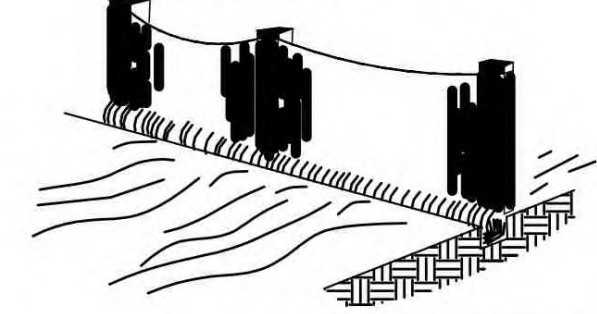
1. SET POSTS AND EXCAVATE A 4 BY 4 IN (10 BY 10 CM) TRENCH UPSLOPE FROM AND ALONG THE LINE OF POSTS.

2. STAPLE WIRE FENCING TO THE POSTS.

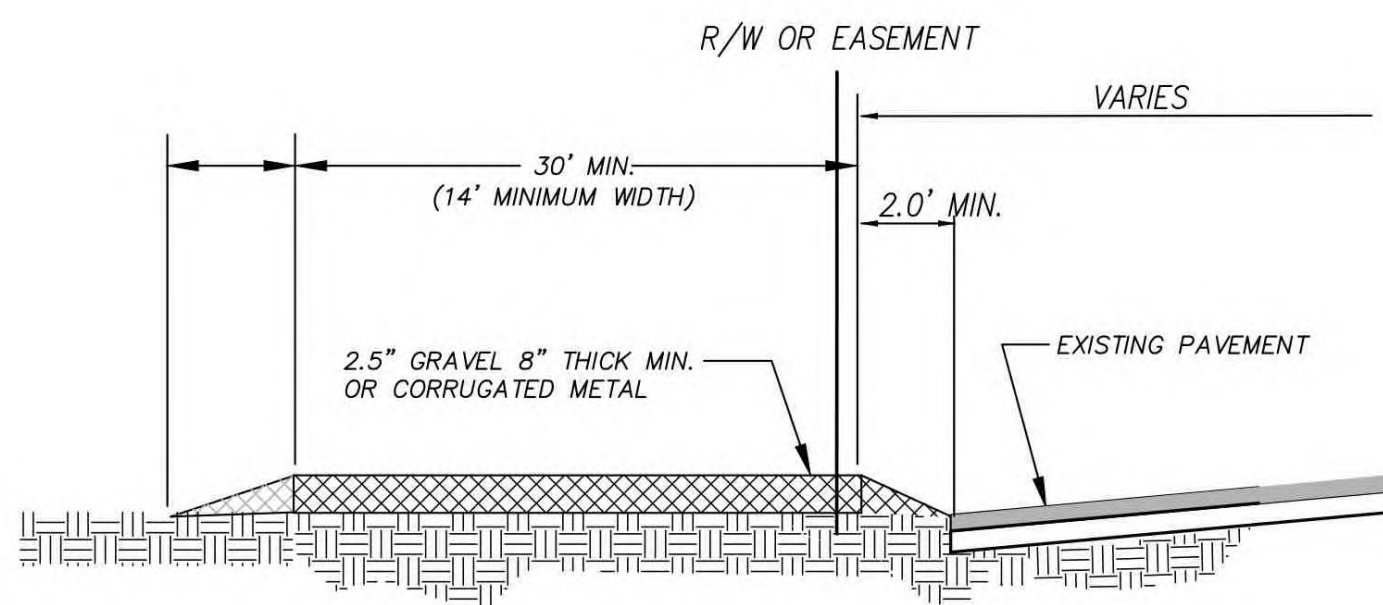


3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



⑦ SILT FENCE
NO SCALE



⑧ STABILIZED CONSTRUCTION ENTRANCE
TYPICAL SECTION
NO SCALE

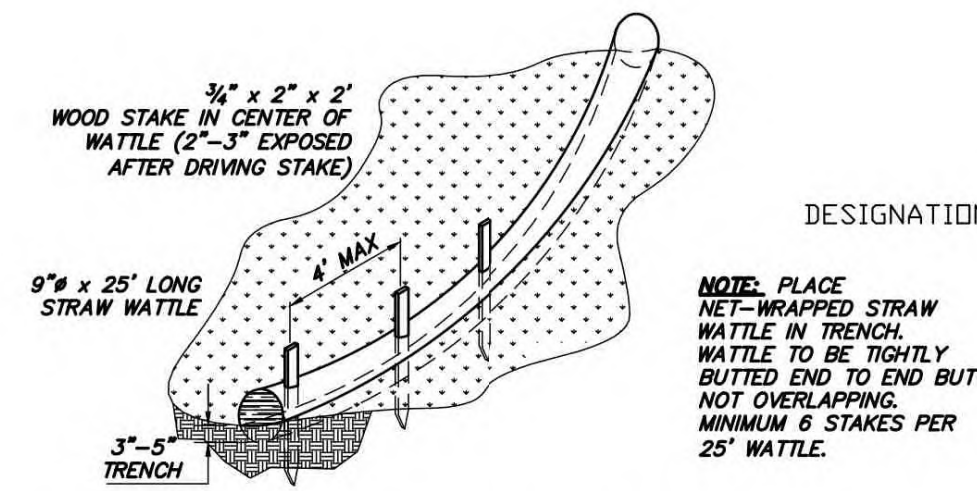
EROSION CONTROL NOTES

1. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS DUE TO CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL CHECK AND MAINTAIN LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
3. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
4. DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE RESIDENT ENGINEER.
5. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE INSPECTOR AFTER EACH RUNOFF-PRODUCING RAINFALL.
6. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
8. ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
9. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
10. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
11. THE ENGINEER OF RECORD TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENT CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR.
12. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
13. THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
14. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS, AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.

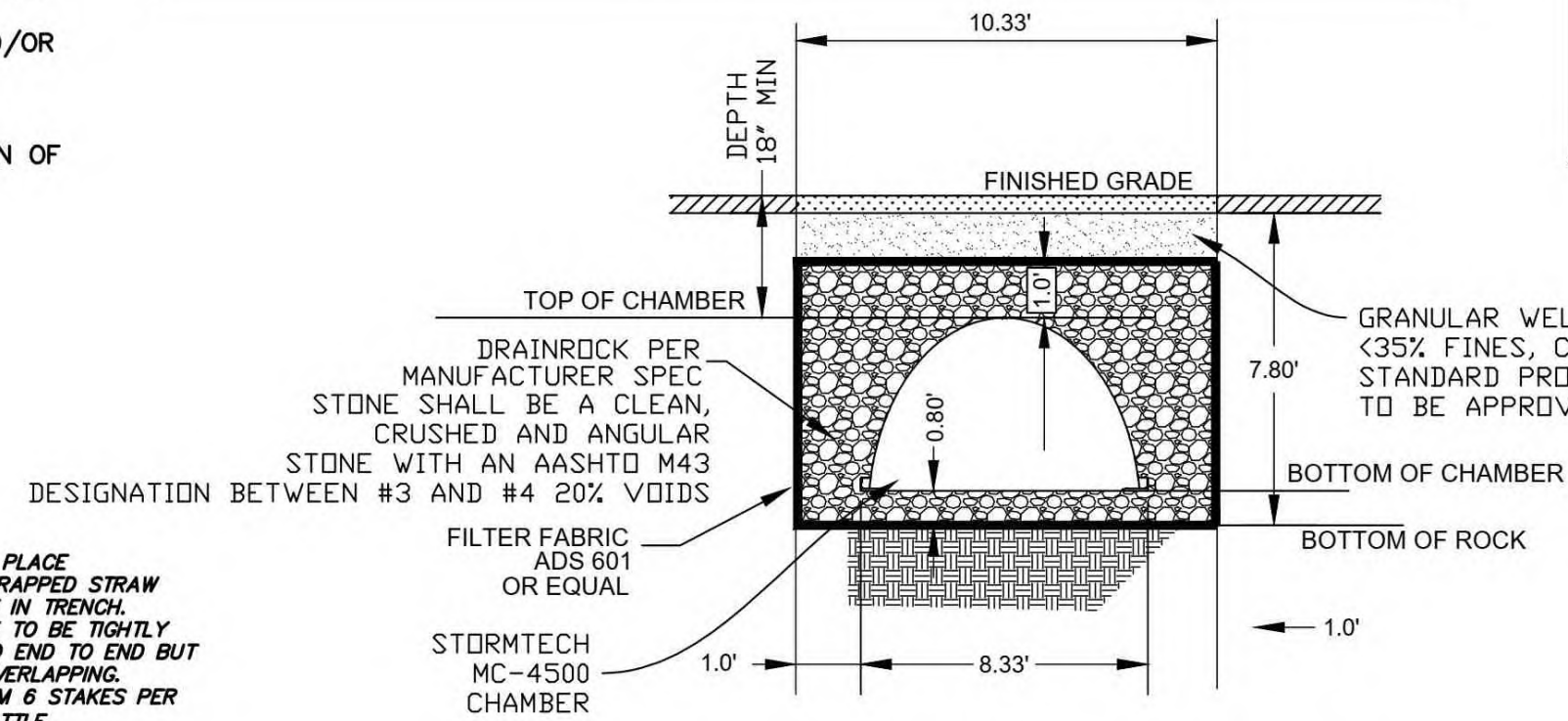
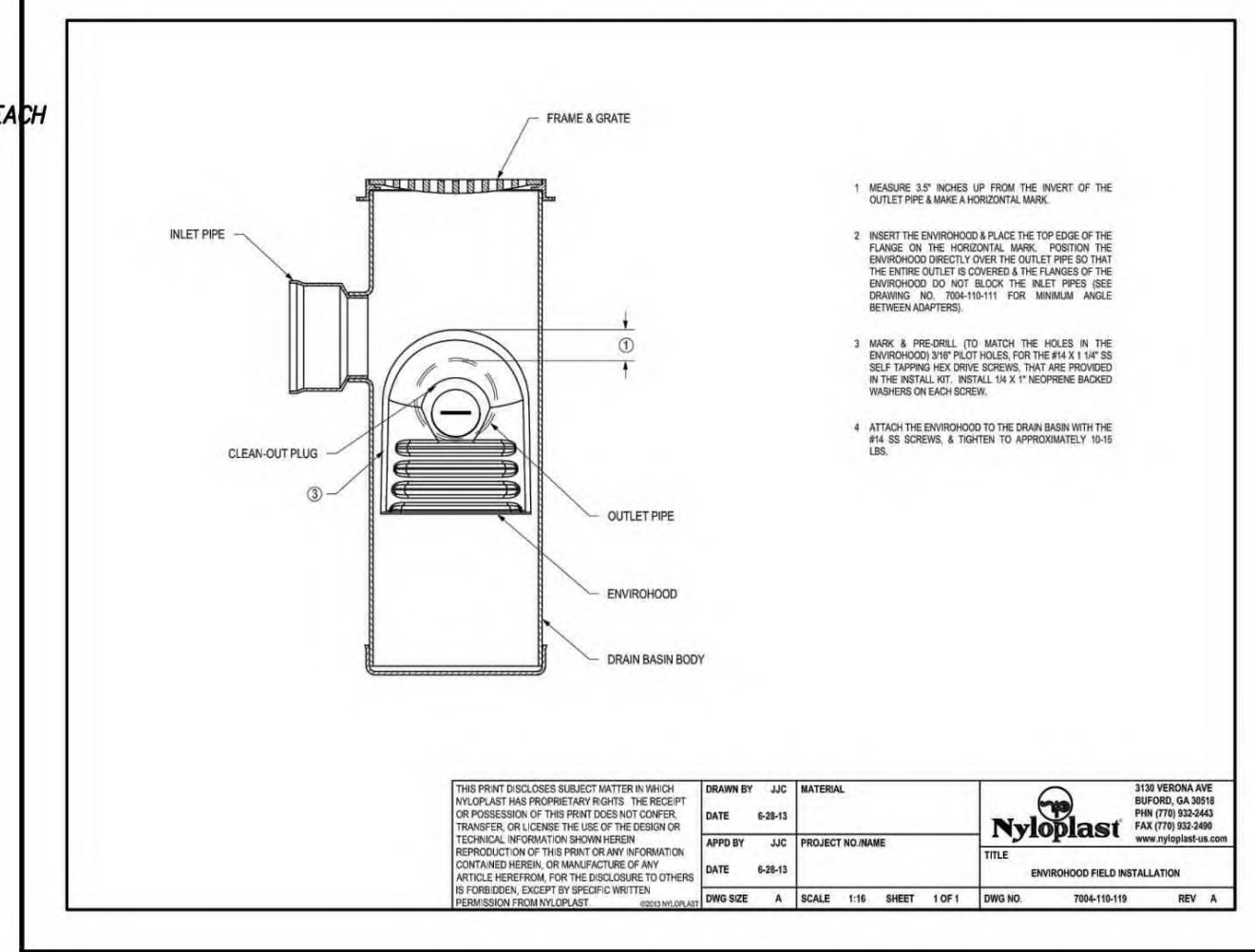
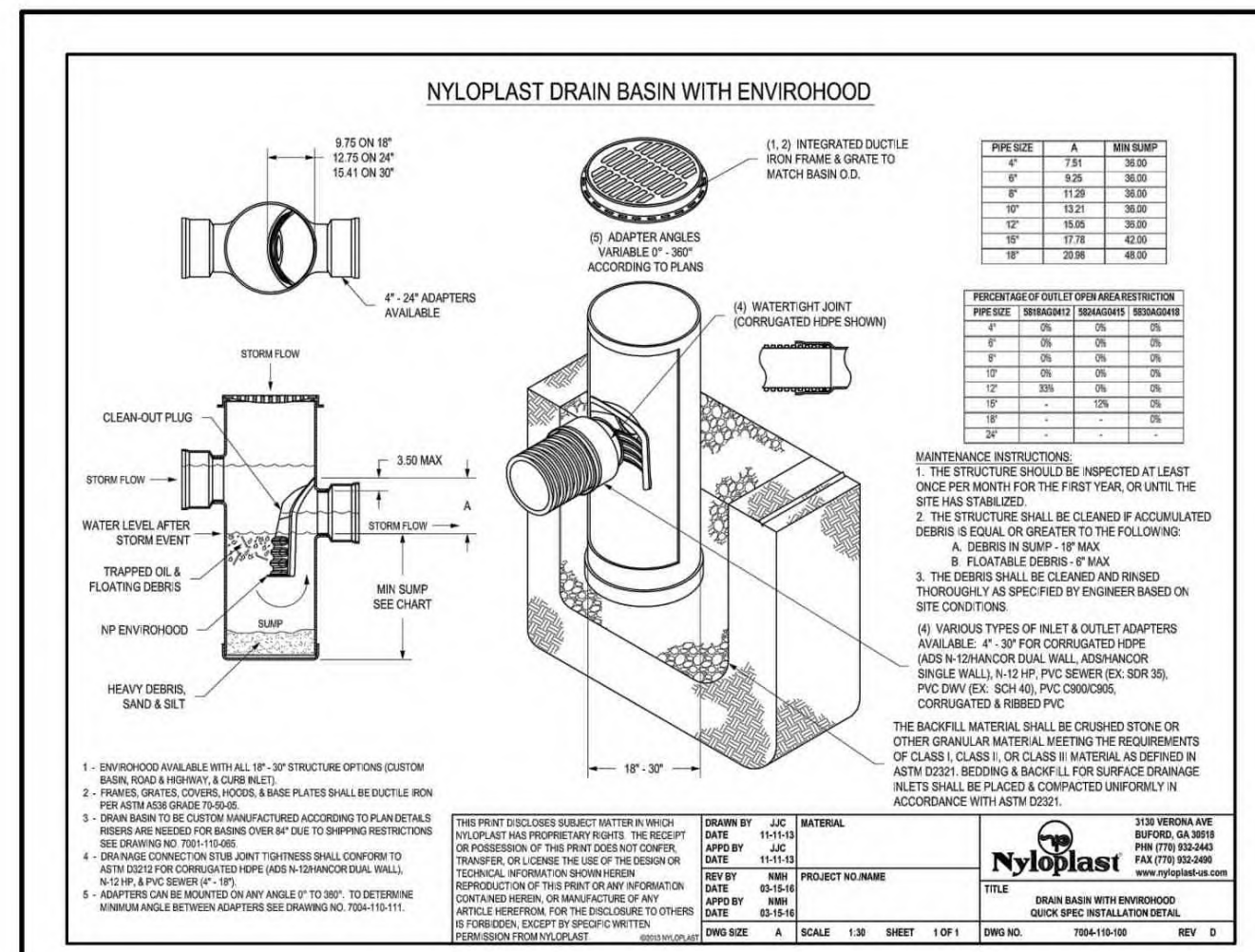
DUST CONTROL NOTES (WM-1)

CONSISTENT WITH GRADING STANDARDS AND THE CITY ADOPTED UNIFORM BUILDING CODE, ALL GRADED SURFACES SHALL BE WETTED, PROTECTED OR CONTAINED IN SUCH A MANNER AS TO PREVENT DUST OR SPILL UPON ANY ADJOINING PROPERTY OR STREET. THE FOLLOWING MEASURES SHALL CONSTITUTE THE PROJECTS DUST MANAGEMENT PROGRAM AND SHALL REMAIN IN EFFECT DURING PROJECT CONSTRUCTION:

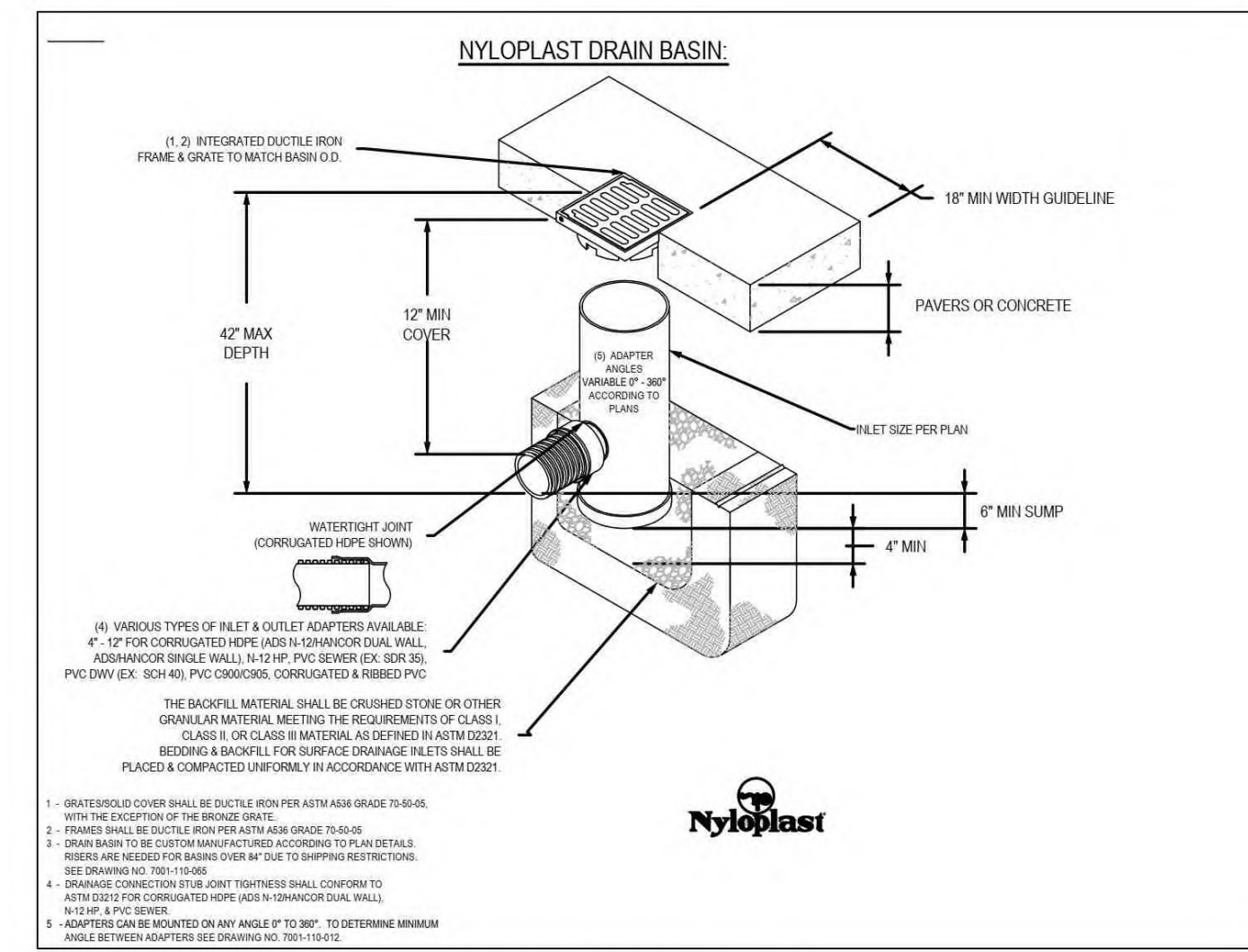
- A. REGULAR WETTING OF GRADED AREAS (AT LEAST ONCE DAILY WITH COMPLETE COVERAGE OF ALL ACTIVE AREAS).
- B. INCREASING FREQUENCY OF WATERING WHENEVER WINDS EXCEED 15 MPH.
- C. CESSATION OF GRADING ACTIVITIES DURING PERIODS OF WINDS OVER 25 MPH.
- D. DIRECT APPLICATION OF WATER ON MATERIAL BEING EXCAVATED AND/OR TRANSPORTED ONSITE OR OFFSITE.
- E. WATERING AND COVERING MATERIAL STOCKPILES.
- F. WASH DOWN OR MECHANICAL SWEEPING OF THE PARKING LOT AND STREETS IN THE VICINITY OF THE CONSTRUCTION SITE UPON COMPLETION OF THE WORK.



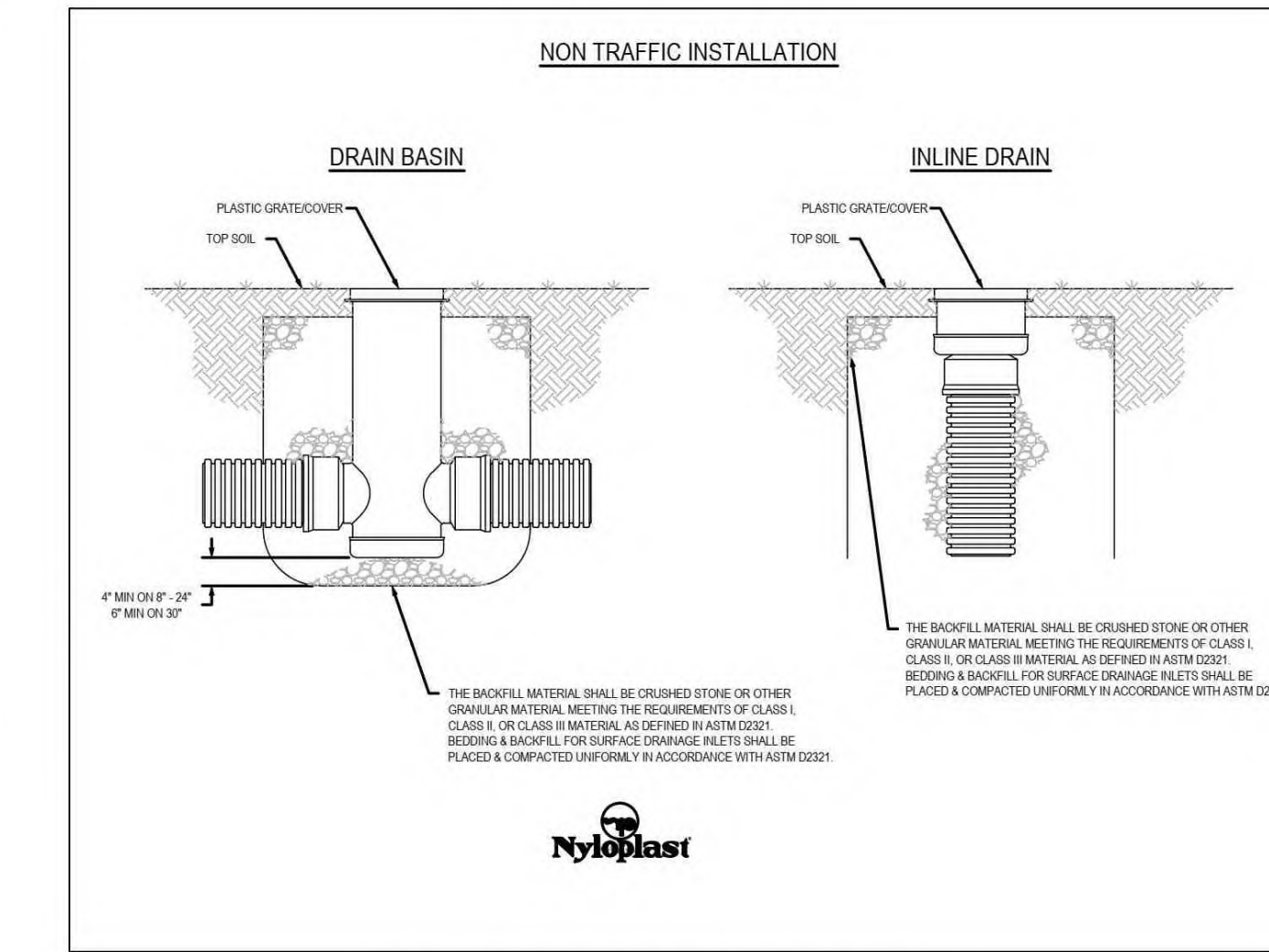
⑨ FIBER ROLL DETAIL
NO SCALE



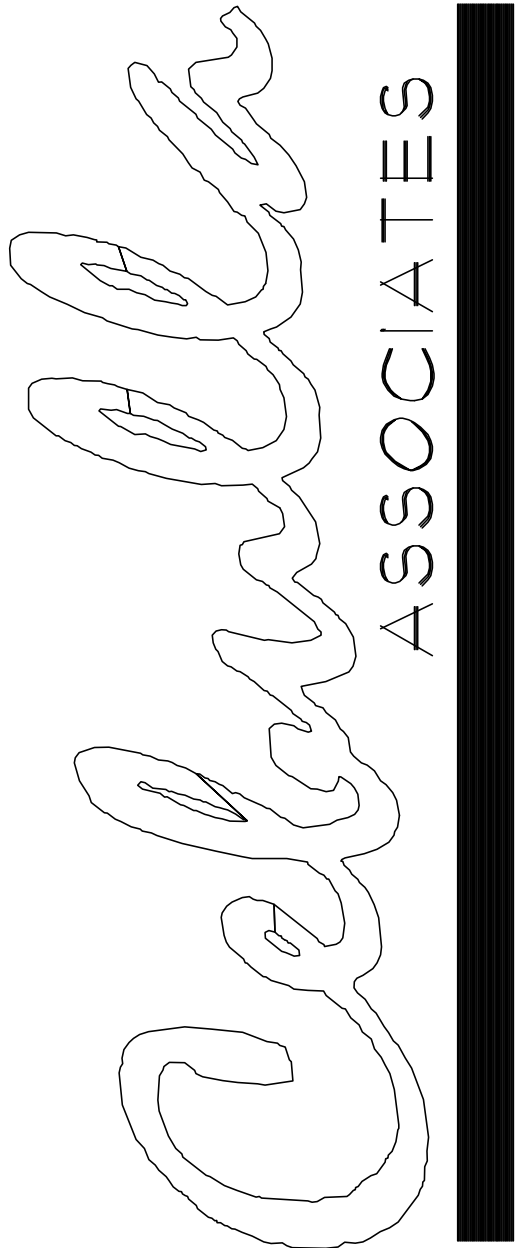
⑩ UNDERGROUND DETENTION DETAIL
NOT TO SCALE



DRAIN INLET TRAFFIC AREAS
NOT TO SCALE

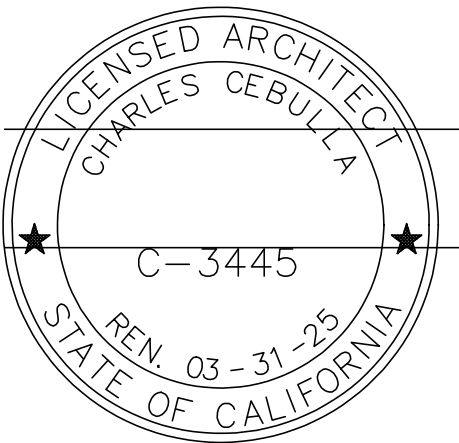


DRAIN INLET NON TRAFFIC AREAS
NOT TO SCALE



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SHEET
C-2