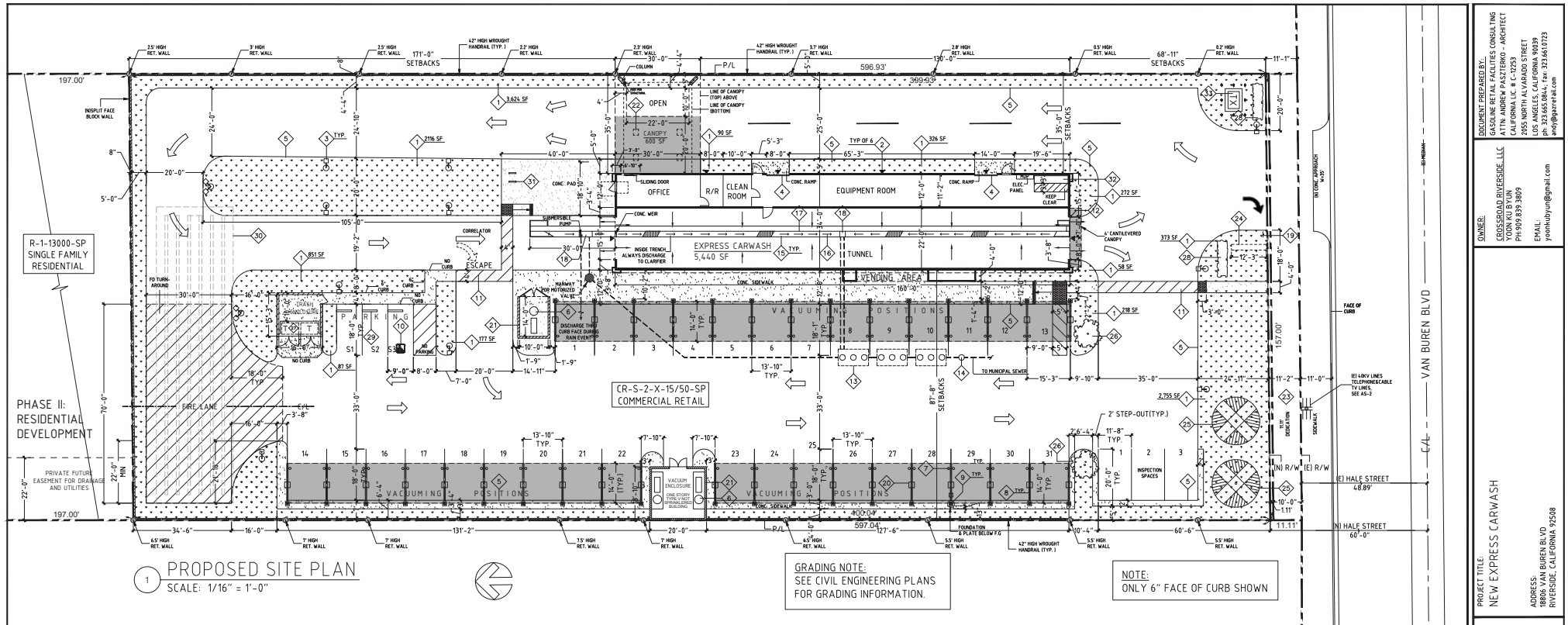




PROJECT DATA

EXISTING USE
VACANT LAND

PROPOSED USE
NEW EXPRESS CARWASH

ASSESSORS PARCEL NO.
280-260-030

LEGAL DESCRIPTION:
2.20 ACRES M/L IN POR LOTS T & 23 MB
020/021 AMENDED MAP OAK GLEN TR

THOMAS BROTHERS MAP
PAGE 746 - GRID C3

ZONING
CR-S-2-X-15/50-SP - COMMERCIAL RETAIL
R-1-13000-SP SINGLE FAMILY RESIDENTIAL
(NO PROPOSED IN RESIDENTIAL ZONE)

SPECIFIC PLAN
ORANGECREST SPECIFIC PLAN

GENERAL PLAN
C - COMMERCIAL
SSR - SEMI RURAL RESIDENTIAL

TYPE OF CONSTRUCTION
EXPRESS CARWASH

V-B

OCCUPANCY CLASS
EXPRESS CARWASH

B

FIRE SPRINKLERS
YES

LOT SIZE (GROSS) 95,941 SF 2.20 ACRES
LOT SIZE (NET) 93,725 SF 2.15 ACRES

CARWASH PROJECT
LAND AREA 62,795 SF 67.0 % OF LOT
LANDSCAPED AREA 10,951 SF 17.5 % OF LAND
PAVED AREA 45,804 SF 72.9 % OF LAND
{ CARWASH 5,440 SF
{ CANOPY 600 SF
TOTAL BUILDING AREA 6,040 SF 9.6 % OF LAND

SINGLE FAMILY RESIDENTIAL PROJECT
LAND AREA 30,930 SF 33.0 % OF LOT

PARKING ACALATIONS
NO. OF PARKING SPACES REQ'D 2 (1 PER 2 EMPLOYEES)
NO. OF PARKING SPACES PRV'D 3 (INCLUDING 1 ADA PARKING)
VACUUM POSITIONS: 31 (INCLUDING 1 ADA VACUUM POSITION)

SCOPE OF WORK

1. CONSTRUCT NEW CARWASH BUILDING CONSISTING OF TUNNEL, EQUIPMENT ROOM & OFFICE(INCLUDING RESTROOM & CLEAN ROOM), AND ATTACHED CASHIER CANOPY;
2. CONSTRUCT (2) CMU VACUUM PRODUCER ENCLOSURES W/ (1)&(2) VACUUM PRODUCERS RESPECTIVELY;
3. INSTALL (34) VACUUM MASTS W/ COVER;
4. CONSTRUCT DOUBLE BIN COVERED TRASH ENCLOSURE;
5. INSTALL (3) 1,500 GALLON IN-GROUND, 3 COMPARTMENT CLARIFIERS W/ (1) INSPECTION WELL;
6. INSTALL EXTERIOR LIGHTING INCLUDING AREA LIGHTS, WALL LIGHTS, CANOPY LIGHTS AND VACUUM LIGHTS AT VACUUM MASTS;
7. INSTALL VENDING MACHINE ENCLOSURE;
8. INSTALL SITE PAVING&CURBS;
9. INSTALL LANDSCAPING

LEGEND

- | | |
|-------------------------------------|--|
| 1 LANDSCAPING | 17 CONVEYOR |
| 2 WALL MOUNTED LIGHT | 18 DRAIN PIPE |
| 3 AREA LIGHT | 19 RIGHT TURN ONLY SIGN |
| 4 STEEL ROOL-UP DOOR | 20 VACUUM LIGHT (TYP.) |
| 5 FACE OF CURB (TYP.) | 21 VACUUM PRODUCER BLOCK WALL |
| 6 VACUUM PRODUCER | 22 CANOPY LIGHTING (TYP. OF 4) |
| 7 VACUUM DROP (2 PER CAR) | 23 PROVIDE (N) SIDEWALK |
| 8 VACUUM ARM | 24 (N) MONUMENT SIGN (BY SEPARATE APPLICATION) |
| 9 VACUUM POST (TYP.) | 25 (N) PALM TREE |
| 10 ADA PARKING SIGN | 26 (N) SHADE TREE |
| 11 HANDICAP PATH OF TRAVEL | 27 (N) TRASH ENCLOSURE |
| 12 BOLLARD (TYP.) | 28 (N) 3' HEDGE TREE |
| 13 CLARIFIER (USE BOLT DOWN COVERS) | 29 (N) WHEEL STOP |
| 14 INSPECTION WELL | 30 (N) CONC. FILTERRA UNITS |
| 15 GRATE COVER | 31 (N) SHORT TERM BIKE RACK (TYP. OF 2) |
| 16 CONVEYER TRENCH | 32 (N) SWITCH GEAR |
| | 33 (N) TRANSFORMER |

DESIGN PREPARED BY:
GASOLINE RETAIL FACILITIES CONSULTING
ATTN: ANDREW PASZTERNO - ARCHITECT
CALIFORNIA L.C. # C-1293
2005 NORTH ALVARADO STREET
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info@gasoline-retail.com

OWNER:
GROSSROAD RIDGEVIEW, LLC
YOUNG KIM BYUN
PH: 959.433.3809
EMAIL: ykimbyun@gmail.com

PROJECT TITLE:
NEW EXPRESS CARWASH



**Gasoline
Retail
Facilities
Consulting**

SHEET CONTENTS:
PROPOSED
SITE PLAN

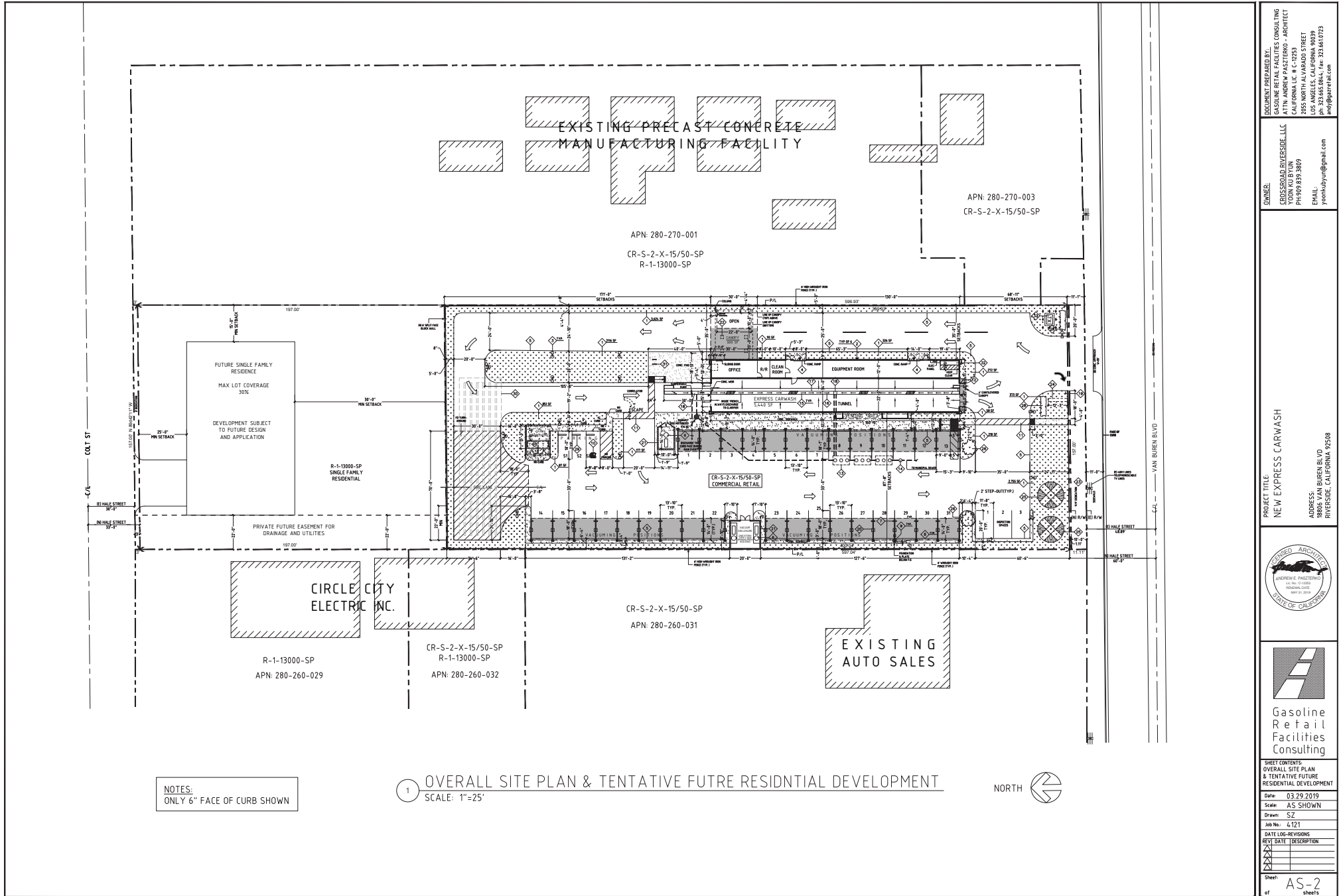
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Scale: AS SHOWN

Drawn: SZ
Job No.: 4121

DATE LOG-REVISIONS

REV. DATE DESCRIPTION

Sheet: AS-1
of sheets



DESIGN PREPARED BY:
GASOLINE RETAIL FACILITIES CONSULTING
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info@gasoline-retail.com

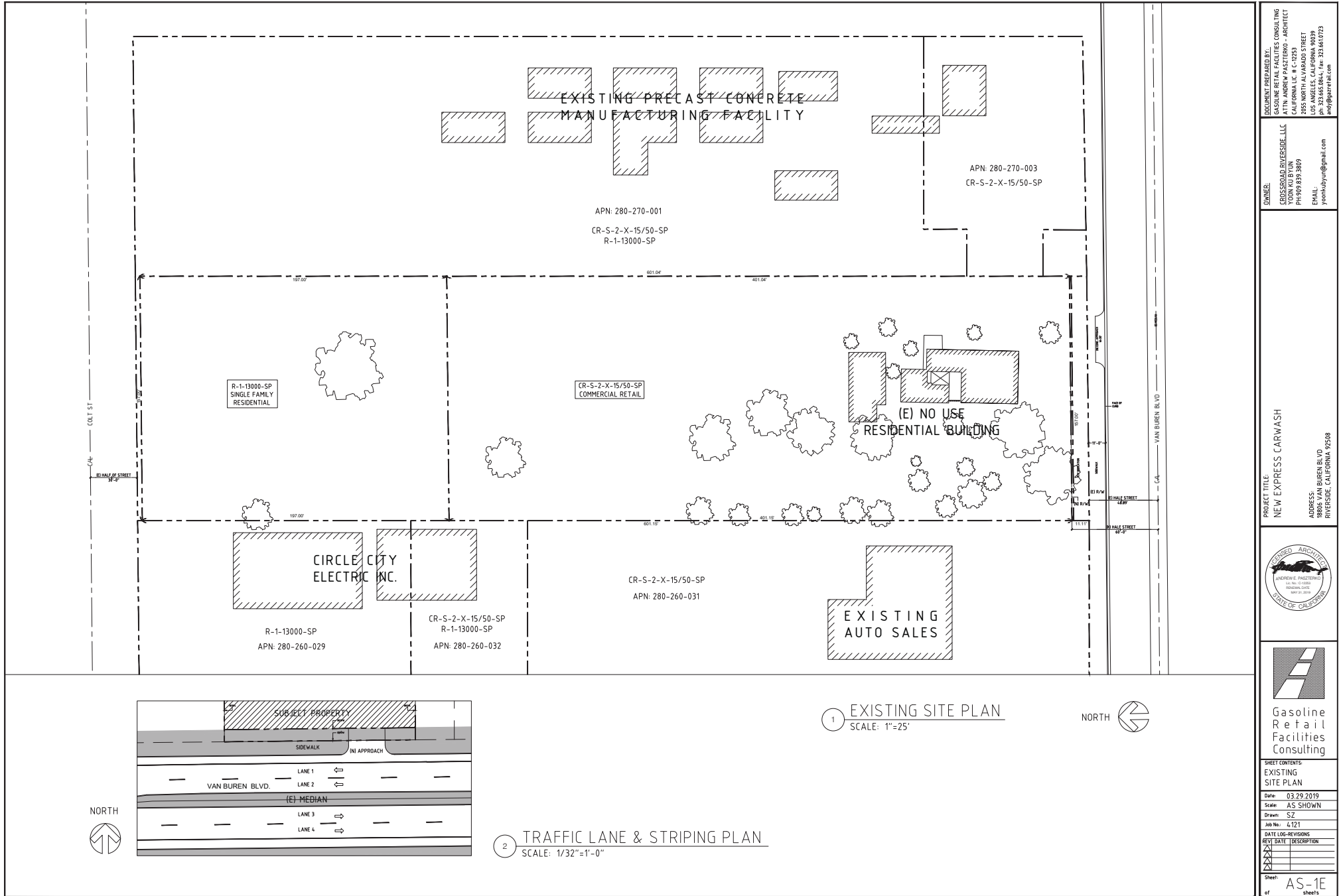
OWNER:
CROSSROAD RIVERSIDE, LLC
YOUNG BYUN
PH: 951.433.3809
EMAIL: youngbyun@gmail.com

PROJECT TITLE:
NEW EXPRESS CARWASH

ADDRESS:
VAN BUREN BLVD
RIVERSIDE, CALIFORNIA 92508



OVERALL SITE PLAN TENTATIVE FUTURE RESIDENTIAL DEVELOPMENT		
Date:	03.29.2019	
Scale:	AS SHOWN	
Drawn:	SZ	
Job No.:	4121	
DATE LOG-REVISIONS		
REV	DATE	DESCRIPTION

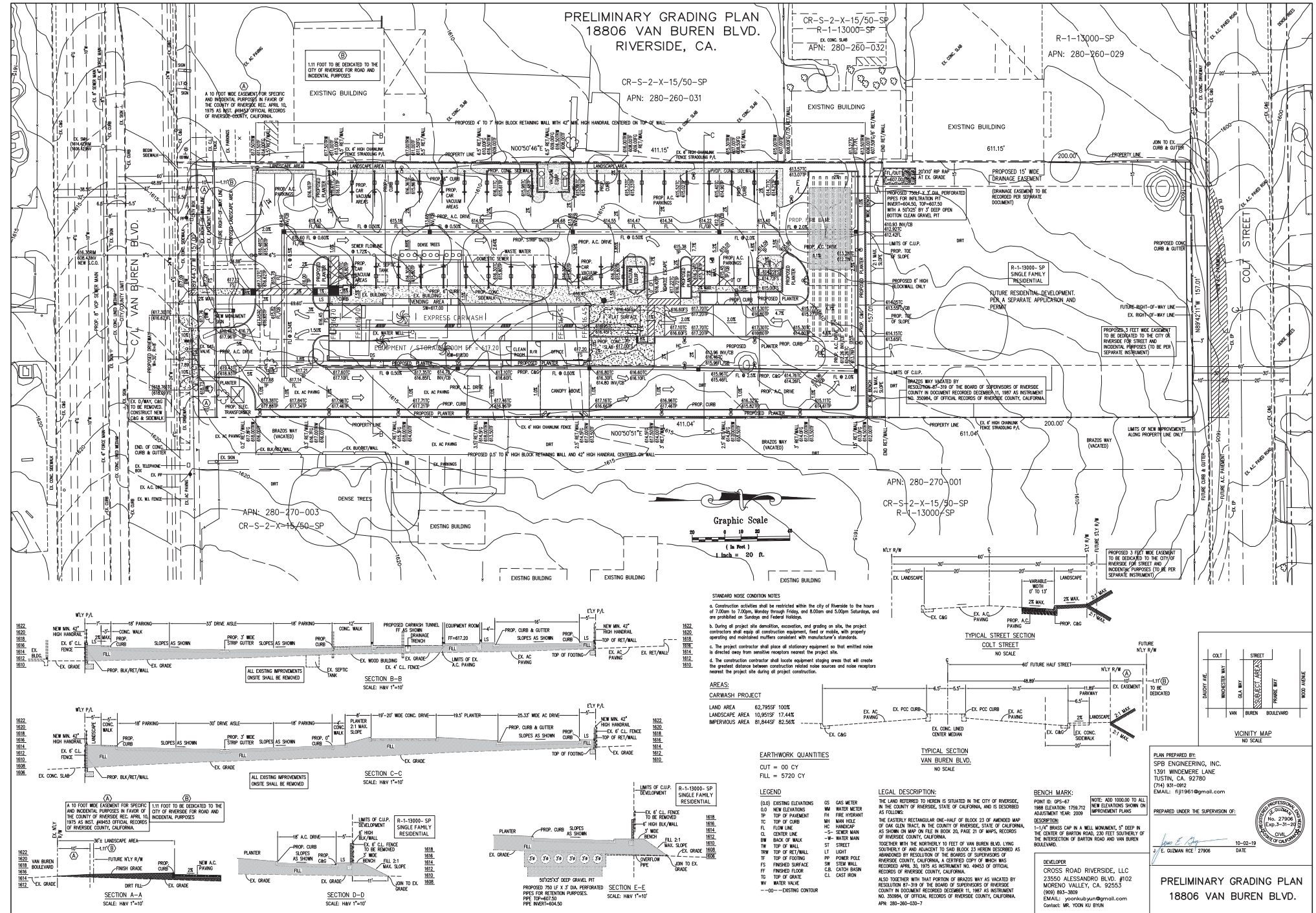


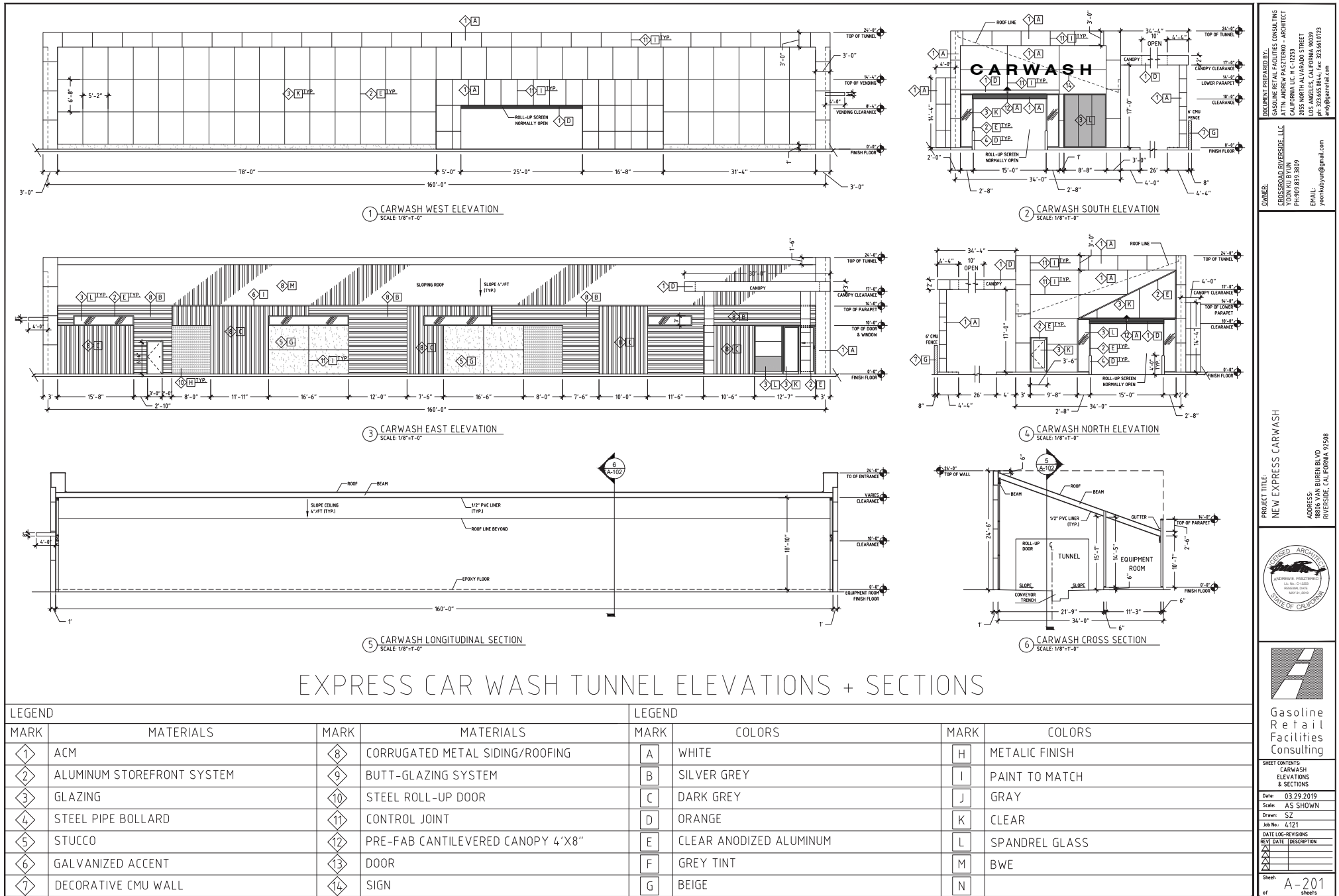
PRELIMINARY GRADING PLAN 18806 VAN BUREN BLVD. RIVERSIDE, CA.

CR-S-2-X-15/50-SP
APN: 280-260-031

CR-S-2-X-15/50-SP
R-1-13000-SP
EX CONC SLAB
APN: 280-260-032

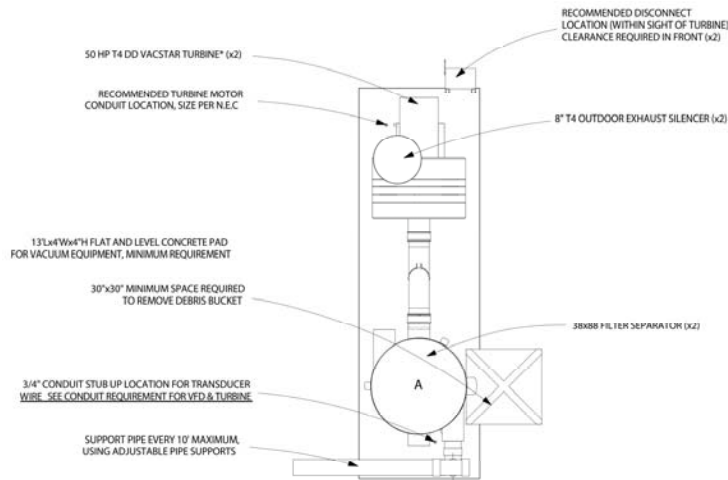
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APN: 280-260-029



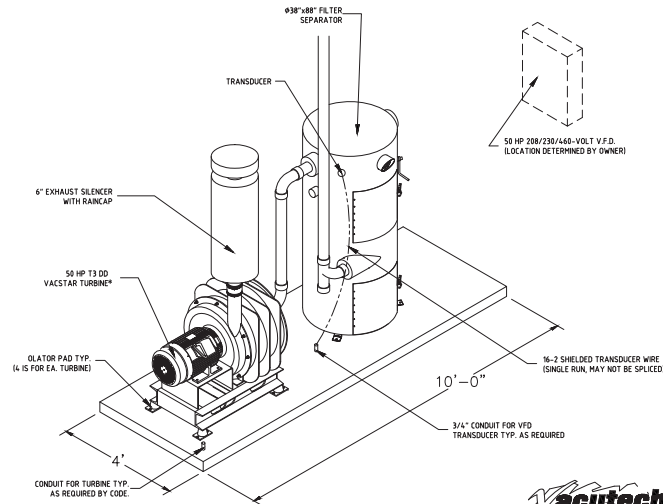




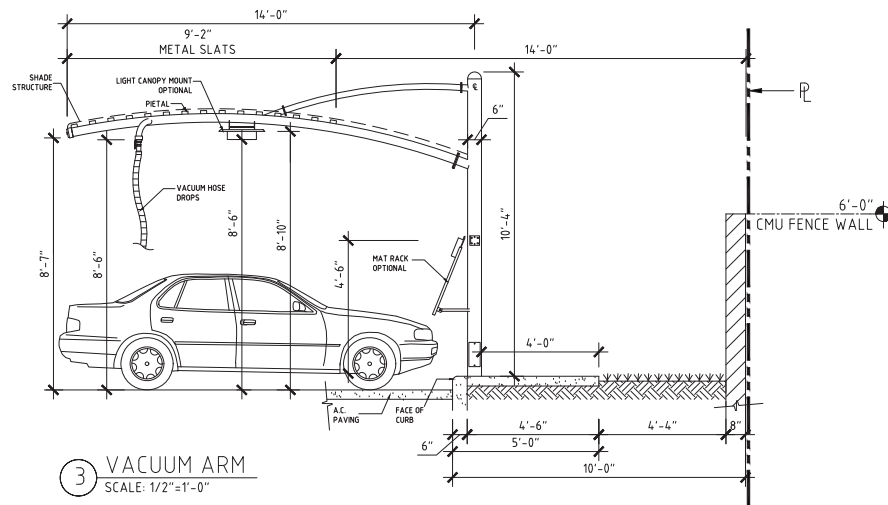




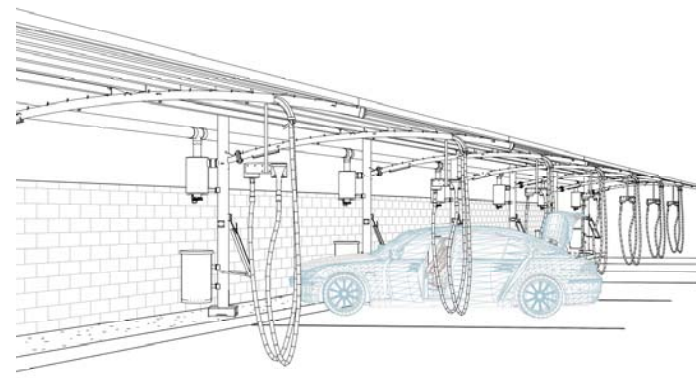
1 VACUUM PRODUCER PLAN (INSIDE CMU ENCLOSURE)
SCALE: NOT TO SCALE



2 VACUUM PRODUCER ISOMETRIC (INSIDE CMU ENCLOSURE)
SCALE: NOT TO SCALE



3 VACUUM ARM
SCALE: 1/2"=1'-0"



4 VACUUM CANOPY REFERENCE

DESIGN PREPARED BY:
GASOLINE RETAIL FACILITIES CONSULTING
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info@grfc.com

OWNER:
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EMAIL:
youngkimbyun@gmail.com

PROJECT TITLE:
NEW EXPRESS CARWASH



Gasoline
Retail
Facilities
Consulting

SHEET CONTENTS:		
VACUUM DETAILS		
Date:	03.29.2019	
Scale:	AS SHOWN	
Drawn:	SZ	
Job No.:	4121	
DATE LOG-REVISIONS		
REV.	DATE	DESCRIPTION
X		
X		
X		
X		
X		
Sheet: A-302		
of		sheets

Sheet: A-302
of 3 sheets



PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.	P.F.	QTY.	COMMENTS
TREES:							
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L	0.2	-	-
	HYMENOSPERMUM FLAVUM	SWEET SHADE TREE	24" BOX	M	0.5	-	-
	GLEDITSIA TRIACANTHOS	HONEY LOCUST	24" BOX	L	0.2	-	-
	PHOENIX DACTYLIFERA	DATE PALM	18" BTH	M	0.5	-	-
SHRUBS:							
	ALYOGYNE HUEGELI	BLUE HIBISCUS	5 GAL	L	0.2	-	-
	CRISTUS LAURIFOLIUS	ROCK ROSE	5 GAL	L	0.2	-	-
	COMAEOLULUS CNEORUM	BUSH MORNING GLORY	5 GAL	L	0.2	-	-
	ELAEAGNUS PUNGENS	VARIEGATED SILVERBERRY	5 GAL	L	0.2	-	-
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	5 GAL	L	0.2	-	-
	GREVILLEA	GREVILLEA	5 GAL	L	0.2	-	-
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL	L	0.2	-	-
	LANTANA MONTEVIDENSIS	LANTANA	5 GAL	L	0.2	-	-
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	L	0.2	-	-
	PENNISETUM SETACEUM	FOUNTAIN GRASS	1 GAL	L	0.2	-	-
	ROSA SPP.	CALIFORNIA WILD ROSE	1 GAL	L	0.2	-	-
	SALVIA GUARANITICA	SAGE	1 GAL	L	0.2	-	-
GROUNDCOVERS:							
	MYOPORIUM PARVIFOLIUM	MYOPORIUM	1 GAL	L	0.2	-	-
	3" MULCH BED	REDWOOD MULCH	-	-	-	-	-
	LIRIOPE SPICATA	CREeping LILY TURF	1 GAL	M	0.5	-	-

IRRIGATION & PLANTING NOTES:

1. ALL LANDSCAPE AREAS SHALL RECEIVE A WATER CONSCIOUS AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE UTILIZED WHERE EVER APPROPRIATE.
2. ALL ON - SITE PLANTING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTH APPEARANCE.
3. ALL UNSIGHTLY SITE APPARATUS SHALL BE SCREENED WITH 5 GALLON SHRUBS OR GREATER (BACK FLOW PREVENTERS, TRANSFORMERS, GAS METERS, AC UNITS ETC.)
4. THE CRITERIA OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WILL BE CALCULATED & PROVIDED TO ASSURE COMPLIANCE OF EFFICIENT USE OF WATER WITHIN THE NEW DESIGNED LANDSCAPE PLAN

CLIENT:
GASOLINE RETAIL FACILITIES CONSULTING
 2055 NORTH ALVARADO STREET
 LOS ANGELES, CALIFORNIA 90039
 MR. ANDREW PASZTERKO

PRELIMINARY LANDSCAPE PLAN

NEW CAR WASH BUILDING
 18806 VAN BUREN BLVD., RIVERSIDE CA 92508

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

OVERALL PLAN

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 La Verne, CA 91750
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DATE 3/21/2019 PROJECT # 17.22