



PROJECT NO. 44-236  
3601 VAN BUREN BLVD.  
RIVERSIDE, CA 92561



NOTE: This information is conceptual in nature and is subject to requirements pending further verification and client, tenant, and governmental agency approval. No warranties or guarantees of any kind are given or implied by the Architect.

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
ALL THAT PORTION OF LOT 1 IN BLOCK 18 OF THE VILLAGE OF ARINGTON, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 46 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-EASTERNLY LINE OF SAID LOT 1, 170 FEET NORTHWESTERLY FROM THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CANAL OF THE RIVERSIDE WATER COMPANY; THENCE NORTHWESTERLY ON SAID NORTH-EASTERNLY LINE, 70 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY, 50 FEET MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT 1; SAID POINT BEING ALSO ON THE NORTH-EASTERNLY LINE OF VAN BUREN STREET, AS SHOWN ON SAID MAP; THENCE SOUTHWESTERLY ALONG THE NORTH-EASTERNLY LINE OF VAN BUREN STREET, 70 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 50 FEET MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF TAKEN BY FINAL ORDER OF CONDEMNATION CASE NO. 16239-10 RECORDED JUNE 15, 2007 AS DOCUMENT NO. 2007-08723 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 2:**  
ALL THAT PORTION OF LOT 2 IN BLOCK 20 OF THE VILLAGE OF ARINGTON, AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 46 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-EASTERNLY LINE OF SAID LOT 2, 310 FEET NORTHWESTERLY FROM THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CANAL OF THE RIVERSIDE WATER COMPANY; SAID POINT BEING THE NORTH-EASTERNLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ANGE ROLLE BY DEED RECORDED MARCH 20, 1981 IN BOOK 87, PAGE 166 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHWESTERLY ON SAID NORTH-EASTERNLY LINE OF LOT 2, 75 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO A.V. PHIBBS BY U.S. BY DEED RECORDED APRIL 1, 1957 IN BOOK 317, PAGE 204 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LAST ABOVE DESCRIBED PARCEL, 330 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT 2; SAID POINT BEING ALSO ON THE NORTH-EASTERNLY LINE OF VAN BUREN STREET, AS SHOWN ON SAID MAP; THENCE SOUTHWESTERLY ALONG THE NORTH-EASTERNLY LINE OF VAN BUREN STREET, 75 FEET MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND SO CONVEYED TO ANGE ROLLE ABOVE DESCRIBED; THENCE AT A RIGHT ANGLE NORTHWESTERLY 330 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL 3:**  
THE SOUTHWESTERLY 2 FEET OF THE SOUTHWESTERLY 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY: ALL THAT PORTION OF LOT 1 IN BLOCK 24 OF THE VILLAGE OF ARINGTON, AS SHOWN BY MAP IN FILE IN BOOK 1, PAGE 52 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-EASTERNLY LINE OF SAID LOT 1, 310 FEET NORTHWESTERLY FROM THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CANAL OF RIVERSIDE WATER COMPANY; SAID POINT BEING THE NORTH-EASTERNLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JAMES R. STROHMAN, BY DEED RECORDED IN BOOK 151, PAGE 877 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FEBRUARY 1, 1936; THENCE NORTHWESTERLY ON SAID NORTH-EASTERNLY LINE, 70 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 330 FEET TO THE NORTH-EASTERNLY LINE OF VAN BUREN STREET, AS SHOWN ON SAID MAP; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO JAMES R. STROHMAN, THENCE AT A RIGHT ANGLE NORTHWESTERLY ALONG THE NORTH-EASTERNLY LINE OF SAID PARCEL OF LAND, 330 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**  
THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 3 IN BLOCK 25 OF THE VILLAGE OF ARINGTON, AS SHOWN BY MAP IN FILE IN BOOK 1, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 4, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 1, PAGE 44 OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 18, 2009 AS DOCUMENT NO. 2009-07254 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;  
THENCE NORTH 33°36'58" WEST, ALONG THE NORTH-EAST LINE OF SAID GRANT DEED, A DISTANCE OF 76.00 FEET TO THE MOST NORTHERLY CORNER THEREOF AND TO THE POINT OF BEGINNING;  
THENCE SOUTH 69°25'52" WEST, ALONG THE NORTH-EAST LINE OF SAID GRANT DEED, A DISTANCE OF 264.00 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 28, 2008 AS DOCUMENT NO. 2008-03154 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;  
THENCE SOUTH 19°51'41" EAST, LEAVING SAID NORTH-EAST LINE, A DISTANCE OF 20.66 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 53.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE IMPROVEMENT CENTERLINE OF ANDREW STREET; AND TO A POINT HEREBY REFERRED AS POINT A;  
THENCE NORTH 68°20'07" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 162.69 FEET TO THE BEGINNING OF A THROUGHT CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 430.00 FEET; THENCE NORTHWESTERLY TO THE RIGHT ALONG SAID CURVE AND SAID PARALLEL LINE, THROUGH A CENTRAL ANGLE OF 119°58' 30", AN ARC LENGTH OF 107.98 FEET TO THE NORTH-EAST LINE OF SAID GRANT DEED; THENCE NORTH 33°36'58" WEST, ALONG THE NORTH-EAST LINE OF SAID GRANT DEED, A DISTANCE OF 212.22 FEET TO THE POINT OF BEGINNING.

RESPECTING THEREFROM AN ASSESSMENT AND HEAD-LOGGING FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC, ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES, IN LINES, SPOLLS AND ALONG THAT CERTAIN REAL PROPERTY DESCRIBED AS FOLLOWS:

### SCOPE OF WORK

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

**LANDSCAPE:**  
**OLIVE STREET**  
**P.O. BOX 2083**  
**PETALUMA, CA 94952**  
**PHONE: (707) 280-8990**  
CONTACT: ROD SCACCALOSI  
Rod@olivestreetlandscape.com

**CODES AND REGULATIONS**

THESE PLANS SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY AND NATIONAL CITY CODES AND ORDINANCES.

2022 CALIFORNIA ADMINISTRATIVE CODE (PART 1);  
2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 AND 2 (TITLE 24, PART 2);  
2022 CALIFORNIA ELECTRICAL CODE (IEC), (TITLE 24, PART 3);  
2022 CALIFORNIA MECHANICAL CODE (CMC), (TITLE 24, PART 4);  
2022 CALIFORNIA PLUMBING CODE (CPC), (TITLE 24, PART 5);  
2022 CALIFORNIA ENERGY CODE, (TITLE 24, PART 8);  
2022 CALIFORNIA FIRE CODE, (TITLE 24, PART 9);  
2022 CALIFORNIA GREEN BUILDING CODE, (TITLE 24, PART 11)

### DIRECTORY

**OWNER & APPLICANT:**  
**QUICK QUACK CAR WASH**  
1380 LEAD HILLS BLVD., SUITE 260  
ROSELILLE, CA 95661  
CONTACT: VANCE SHANNON  
vshannon@dortdriverty.com

**ARCHITECT:**  
**LADG | LA DESIGN GROUP, INC.**  
21671 GATEWAY CENTER DRIVE, SUITE 213  
DIAMOND BAR, CA 91765  
Phone: (909) 908-1010  
CONTACT: SAEID SHANTYAI  
Sshantyai@ladesigngroup.net

**CIVIL ENGINEER:**  
**AMS ASSOCIATES, INC.**  
801 YGNACIO VALLEY ROAD, SUITE 220  
WALNUT CREEK, CA 94596  
Phone: (925) 943-2777  
CONTACT: AL SHAGHAHI  
al@amsassociates.us

### PROJECT SUMMARY

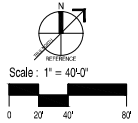
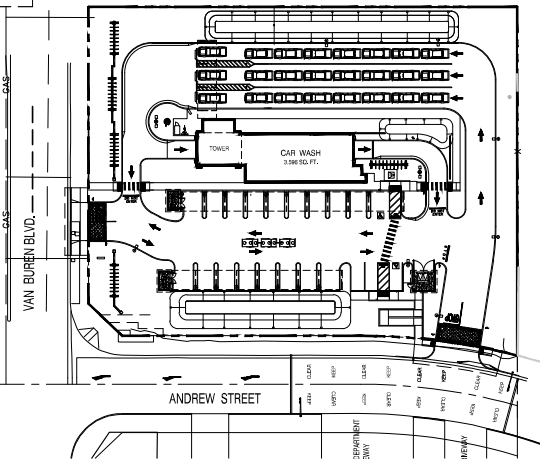
**PROPERTY ADDRESS:** 3605, 3619, & 3631 VAN BUREN BOULEVARD RIVERSIDE, CA 92561  
**APN:** 233-022-077-0 & PORTION OF 233-022-078-1  
**ZONING:** CR-SP - COMMERCIAL (MAGNOLIA AVENUE SPECIFIC PLAN)  
**GROSS LAND AREA:** ±1.69 AC ±73,818 SF  
**EXISTING LAND USE:** SINGLE FAMILY HOME  
**PROPOSED LAND USE:** COMMERCIAL - CAR WASH FACILITY

**PROPOSED CARWASH AREA:**  
**GROSS BUILDING AREA:** 3,615 SF  
**MAXIMUM BUILDING HEIGHT:** 29'-0"  
**CONSTRUCTION TYPE:** VB  
**OCCUPANCY:** B  
**SPRINKLERS:** NO  
**PARKING REQUIRED:** 2 STALLS  
**PARKING PROVIDED:** 3 STALLS  
**VACUUM STALLS:** 18 STALLS  
**BICYCLE SPACES REQUIRED:** 1  
**BICYCLE SPACES PROVIDED:** 2

**SITE COVERAGE SUMMARY:**  
**BUILDING COVERAGE (PART):** 0.59%  
**LANDSCAPE AREA:** 16,682 SF  
**LANDSCAPE COVERAGE:** 25.31%

### SHEET INDEX

SHEET LIST	DESCRIPTION
G.0.01	COVER SHEET
C-1.1	CIVIL COVER SHEET
C-1.2	HORIZONTAL CONTROL PLAN
C-1.3	GRADING PLAN
C-4.1	UTILITY PLAN
C-5.1	WQMP STORM WATER PLAN
C-6.1	VEHICLE OCCUPATION PLAN
S-1	ALTANPS LAND TITLE SURVEY
S-2	ALTANPS LAND TITLE SURVEY
AS 1.01	ARCHITECTURAL SITE PLAN
LI	CONCEPTUAL LANDSCAPE PLAN
LL.1	ILLUSTRATIVE LANDSCAPE PLAN
LP	PROPOSED LIGHTING AND PHOTOMETRICS
A.2.01	FLOOR PLAN
A.2.02	ROOF PLAN
A.3.01	NORTH AND WEST ELEVATIONS
A.3.02	SOUTH AND EAST ELEVATIONS
A.3.03	NORTH AND WEST COLORED ELEVATIONS
A.3.04	SOUTH AND EAST COLORED ELEVATIONS
A.3.05	ILLUSTRATIVE PERSPECTIVES
A.3.06	ILLUSTRATIVE PERSPECTIVES
AS 1.02	SOUTH VACUUM CANOPY
AS 1.03	NORTH VACUUM CANOPY
AS 1.04	SITE PERIMETER WALLS AND COLORED TRASH ENCLOSURE
AS 1.05	SCREEN WALL PLAN AND ELEVATION
AS 1.06	SITE ELEVATIONS
AS 1.07	HOSE CANCELLATION WALLS ELEVATIONS
MB	FINISH AND MATERIAL BOARD
S	SIGN PACKAGE



### VICINITY MAP



VICINITY MAP N.T.S. PROJECT LOCATION

Client: QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD., SUITE 300, ROCKLIN, CA 95765

Revisions:

Updated Entitlement Pkg.	10/30/2023
Updated Entitlement Pkg.	08/24/2023
Updated Entitlement Pkg.	06/19/2023
Updated Entitlement Pkg.	02/03/2023
Entitlement Submittal Pkg.	11/18/2022

No.	Description	Date
Project No.:		210504-01
Drawn By:	B	-
Reviewed By:		-
Scale:		AS NOTED
Date:		
Filename:		
Sheet Title:		

### COVER SHEET

Sheet #:  
**G.0.01**

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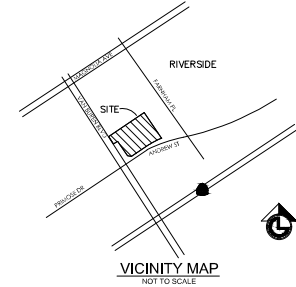
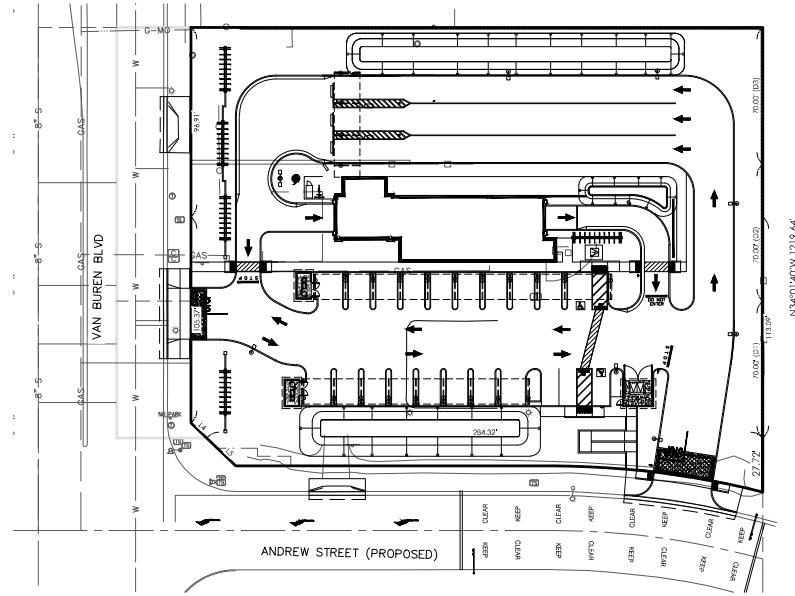
**GENERAL ABBREVIATIONS / LEGEND**

BFP	BACKFLOW PREVENTER	OW	MONITORING WELL
CB	CATCH BASIN	OP	POWER POLE
CL	CENTERLINE	IP	IRON PIPE
DCV	DETECTOR CHECK VALVE	RS	RAILROAD SPIKE
DE	DEPT ELEVATION	SM	STANDARD CITY MONUMENT
DNY	DRIVEWAY	SM	SURVEY MONUMENT
E	ELECTRICAL LINE	SD	STORM DRAIN MANHOLE
EB	ELECTRIC BOX	SS	STREET SIGN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
EX	EXISTING	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	WT	TREE WITH SIZE
FF	FINISHED FLOOR	TR	TREE REMOVAL
FL	FLOWLINE	TR	TRANSFORMER
FS	FINISHED SURFACE/FIRE SERVICES	W	BARBED WIRE FENCE
G	GAS PIPE	W	CHAIN-LINKED FENCE
GB	GRADE BREAK	W	WOOD FENCE
GM	GAS METER	W	SANICUT LINE
GP	GUARD POST	W	WALL
GR	GRATE	W	EXISTING STORM DRAIN CATCH BASIN
HOR	HANDICAP RAMP	WM	EXISTING WATER METER / GAS METER
INV	INVERT	W	EXISTING SANITARY SEWER CLEANOUT
JP	JOINT POLE	W	EXISTING FIRE HYDRANT
JT	JOINT TRENCH	W	EXISTING SANITARY SEWER MANHOLE
LF	LINEAR FEET	W	STORM DRAIN MANHOLE
MW	MONITORING WELL	W	EXISTING WATER VALVE
OE	OVERHEAD ELECTRIC	W	EXISTING GAS VALVE
OHT	OVERHEAD TELEPHONE	W	EXISTING CONTOUR
PAE	PUBLIC ACCESS EASEMENT	W	EXISTING ELEVATION
PB	PULL BOX	W	TC - TOP OF CURB ELEVATION
PCC	PORTLAND CEMENT CONCRETE	W	FS - FINISHED SURFACE
PGE	PACIFIC GAS & ELECTRIC	W	GR - GRATE ELEVATION
PVI	POST INDICATOR VALVE	W	FL - FLOW LINE
PUE	PUBLIC UTILITY EASEMENT	W	HP - HIGH POINT
PVC	POLYVINYL CHLORIDE PIPE	W	PROPOSED CONTOUR
R	RIDGE LINE	W	PROPOSED CURB
ROP	REINFORCED CONCRETE PIPE	W	PROPOSED SLOPE
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW	W	PROPOSED CURB AND GUTTER
SD	STORM DRAIN PIPE	W	PROPOSED FIRE LANE
SDCB	STORM DRAIN CATCH BASIN	W	HANDICAP RAMP
SDCO	STORM DRAIN CLEANOUT	W	PROPOSED GAS VALVE
SDMH	STORM DRAIN MANHOLE	W	OVERLAND RELEASE
SS	SANITARY SEWER PIPE	W	CONTROLLER CABINET
SSCO	SANITARY SEWER CLEANOUT	W	FIRE HYDRANT
SMH	SANITARY SEWER MANHOLE	W	GUY POLE
SW	SEWER	W	HANDICAP SPACE
T	TELEPHONE LINE	W	PROPOSED STORM DRAIN CATCH BASIN
TC	TOP OF CURB	W	PROPOSED WATER METER / GAS METER
TH	TOP OF CONCRETE HEADER	W	PROPOSED SANITARY SEWER CLEANOUT
TRW	TOP OF RETAINING WALL	W	PROPOSED STORM DRAIN CLEANOUT
TP	TELEPHONE POLE	W	PROPOSED GAS LINE
TS	TRAFFIC SIGNAL	W	PROPOSED SANITARY SEWER LINE
TSB	TRAFFIC SIGNAL BOX	W	PROPOSED STORM DRAIN LINE
VG	VALLEY GUTTER	W	PROPOSED ELECTRICAL LINE
W	WATER PIPE	W	EXISTING TELEPHONE LINE
WM	WATER METER	W	PROPOSED TELEPHONE LINE
6"W	EXISTING WATER LINE	W	PROPOSED JOINT UTILITY TRENCH
2"G	EXISTING GAS LINE	W	RIDGE LINE
8"SS	EXISTING SANITARY SEWER LINE	W	PROPOSED FENCE
SD	EXISTING STORM DRAIN LINE	W	PROPERTY LINE
E	EXISTING ELECTRICAL LINE	W	MATCH LINE
TEL	EXISTING TELEPHONE LINE	W	LIMIT OF DEMOLITION
6"FS	PROPOSED FIRE SERVICE	W	GRADE BREAK
W	PROPOSED WATER LINE	W	PROPOSED CONTOUR
2"G	PROPOSED GAS LINE	W	
S	PROPOSED SANITARY SEWER LINE	W	
SD	PROPOSED STORM DRAIN LINE	W	
E	PROPOSED ELECTRICAL LINE	W	
TEL	PROPOSED TELEPHONE LINE	W	
JUT	PROPOSED JOINT UTILITY TRENCH	W	
R	RIDGE LINE	W	
X	PROPOSED FENCE	W	
---	PROPERTY LINE	W	
---	MATCH LINE	W	
---	LIMIT OF DEMOLITION	W	
GB	GRADE BREAK	W	
307	PROPOSED CONTOUR	W	

**QUICK QUACK CAR WASH**

VAN BUREN & ANDREW  
RIVERSIDE, CA 92503  
APN: 223-022-077

**SITE KEY MAP 1"=30'**



**SHEET INDEX**

- CIVIL**
- C-1.1 COVER SHEET
  - C-2.1 HORIZONTAL CONTROL PLAN
  - C-3.1 GRADING PLAN
  - C-4.1 UTILITY PLAN
  - C-5.1 WQMP STORMWATER PLAN
  - C-6.1 VEHICLE CIRCULATION PLAN

DATE	REV #	BY	DESCRIPTION
10-26-23			
SCALE	1" = 20'		
DESIGNED			
CHECKED			
PROJ MGR			
FILE PATH			

**ams** ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING

801 YONACIO VALLEY ROAD  
WALNUT CREEK, CA 94598  
925-943-2777 FAX 925-944-2778

**PROJECT CONTACTS**

<p><b>DEVELOPER</b></p> <p>QUICK QUACK CARWASH 1380 LEAD HILL BLVD #260 ROSEVILLE, CA 95661 PHONE: (916) 846-2100 EFRAIN CORONA</p> <p><b>CIVIL ENGINEER</b></p> <p>ams associates, inc. 801 YONACIO VALLEY ROAD, SUITE 220 WALNUT CREEK, CA 94598 PHONE: (925) 943-2777 FAX: (925) 943-2778 EMAIL: ALBINA@ASSOCIATES.US BOB BURDUE / AL SHAGHAGHI</p> <p><b>ARCHITECT</b></p> <p>LA DESIGN GROUP, INC. 21671 GATEWAY CENTER DR, SUIT 213 DIAMOND BAR, CA 91765 PHONE: (909)865-1010 EMAIL: SSHANTYIA@LADESIGNGROUP.NET SAEID SHANTYIAI</p> <p><b>GEOTECHNICAL ENGINEER</b></p> <p>KRAZAN &amp; ASSOCIATES, INC 1100 OLYMPIC DRIVE, SUIT 103 CORONA, CA 92681 PHONE: (951) 273-1011 DAVID R. JAROSZ, II</p>	<p><b>CITY SEWER/WATER/PUBLIC WORK</b></p> <p>RIVERSITY CITY ENGINEERING 3900 MAIN STREET - 4TH FLOOR RIVERSIDE, CA 92522 PHONE: (951) 826-5800</p>
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**APPROVALS**



NOT APPROVED FOR PRIVATE UNDERGROUND FIRE SERVICE INSTALLATION. A SEPARATE PLAN SUBMITTAL IS REQUIRED FROM THE INSTALLING CONTRACTOR. SEE THE SACRAMENTO METROPOLITAN FIRE DISTRICT NOTES.

**PROJECT DATA**

**UTILITY NOTE:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE SIZES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

**FLOODZONE NOTE:**  
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060500715G, DATED AUGUST 28, 2008, AS BEING LOCATED IN FLOOD ZONE "X", AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV)

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NELY LINE OF LOTS 1 & 2, BLOCK 25, MB 1/62, AS SHOWN ON PARCEL MAP NO. 19719, PMB 121/48-49, I.E. N34°01'40"W.

**BENCHMARK:**  
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF RIVERSIDE BENCHMARK: F4-03, DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE EAST CURB OF VAN BUREN BLVD 2 FEET NORTH OF THE E.C.R. OF THE NORTHEAST CURB RETURN OF VAN BUREN BLVD AND ANDREW STREET. EL. = 608.358, NAVD88.

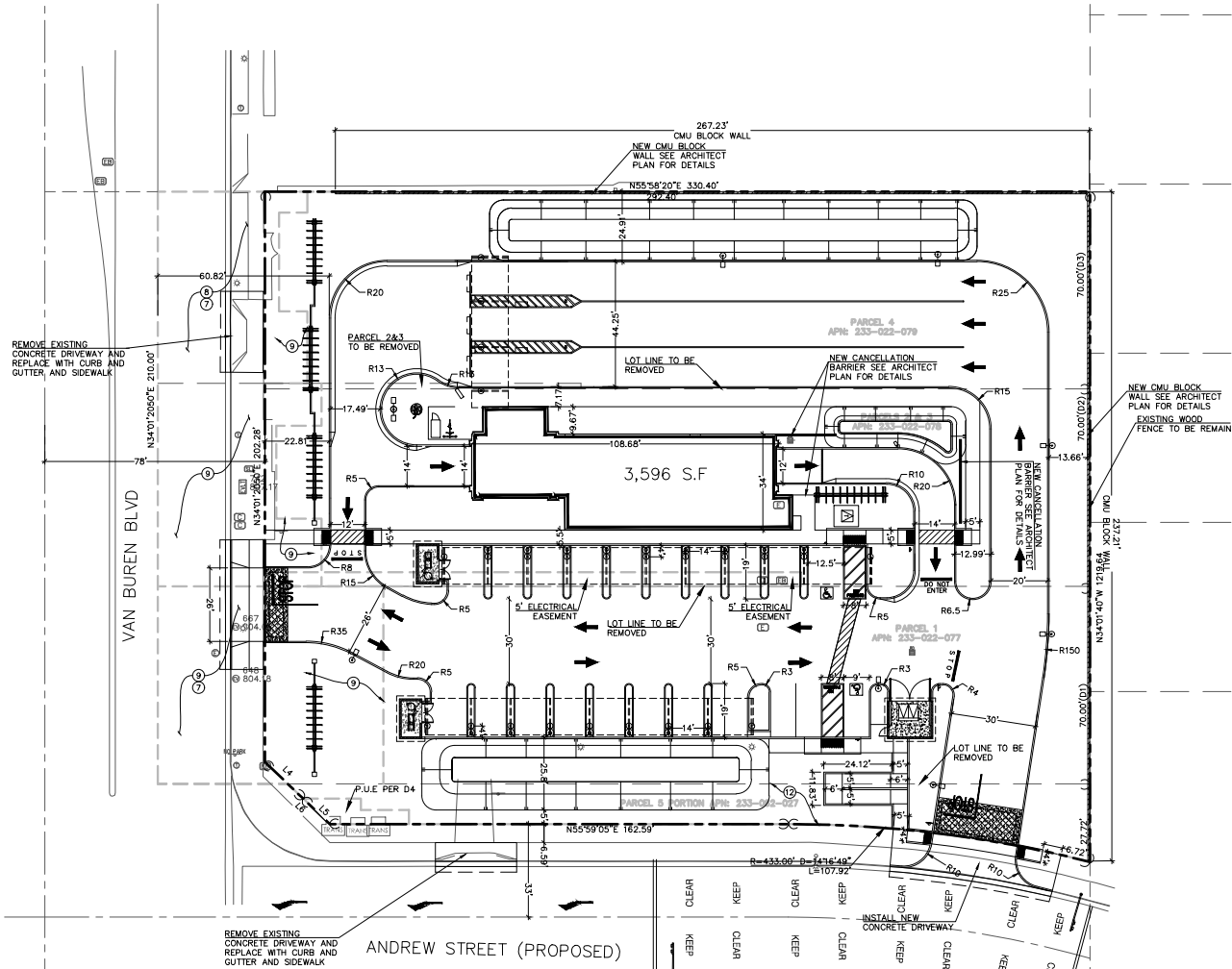
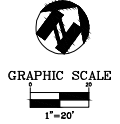
**COVER SHEET**

**QUICK QUACK CAR WASH #44-236**

VAN BUREN & ANDREW  
RIVERSIDE COUNTY CALIFORNIA

SHEET **C-11** OF **PROJECT 21-2580**

AMS ASSOCIATES - PRODUCTION 01-2580 00 44-236 VAN BUREN & ANDREW, RIVERSIDE, CALIFORNIA 3-24-22 ENTITLEMENT PLANS 2486COVER.DWG



**TITLE EXCEPTIONS/EXCLUSIONS**

4. EASEMENT(S) TO RIVERSIDE WATER COMPANY FOR THE PIPELINE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, RECORDED AUGUST 14, 1885, IN BOOK 42 OF DEEDS, PAGE 296, SAN BERNARDINO COUNTY RECORDS. DOCUMENT PROVIDED IS ILLEGIBLE.
5. AN EASEMENT FOR PIPELINES, FLUMES OR DITCHES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 11, 1901, IN BOOK 116 OF DEEDS, PAGE 131, RIVERSIDE COUNTY RECORDS. BLANKET IN NATURE.
6. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE ARLINGTON REDEVELOPMENT PROJECT, AMENDMENT NO. 2, AS DISCLOSED BY THE DOCUMENT RECORDED APRIL 16, 1999, AS INSTRUMENT NO. 1999161207 OF OFFICIAL RECORD. BLANKET IN NATURE.
7. EASEMENT(S) TO THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED APRIL 28, 2006, AS INSTRUMENT NO. 2006-312141 OFFICIAL RECORDS. PLOTTED HEREON.
8. EASEMENT(S) TO CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 28, 2006, AS INSTRUMENT NO. 2006-312144 OFFICIAL RECORDS. PLOTTED HEREON.
9. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 05, 2007, AS INSTRUMENT NO. 2007-367752 OF OFFICIAL RECORDS. PLOTTED HEREON.
12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RESOLUTION NO. 23695 DATED APRIL 7, 2021, EXECUTED BY CITY OF RIVERSIDE RECORDED APRIL 20, 2021, AS DOCUMENT NO. 2021-0245593 OFFICIAL RECORDS. PLOTTED HEREON.

Line Table		
Line #	Bearing	Length
L1	S80°17'19"E	31.83'
L2	S55°58'20"W	38.00'
L3	N80°17'19"W	20.66'
L4	N80°17'19"W	11.17'
L5	N34°01'50"W	22.74'
L6	N46°41'12"E	10.50'



**HORIZONTAL CONTROL PLAN**  
**QUICK QUACK CAR WASH #44-236**

RIVERSIDE COUNTY CALIFORNIA  
 VAN BUREN & ANDREW

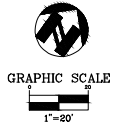
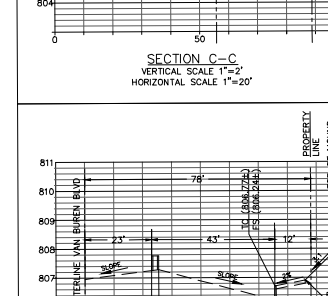
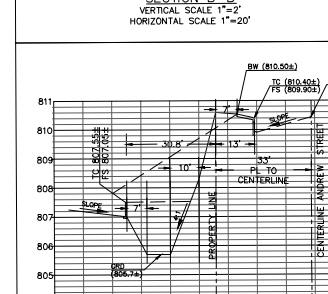
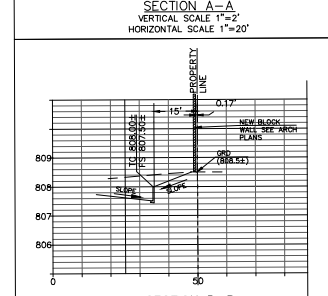
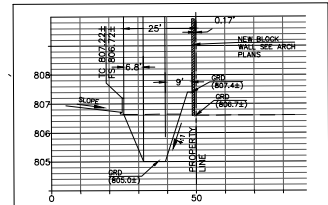
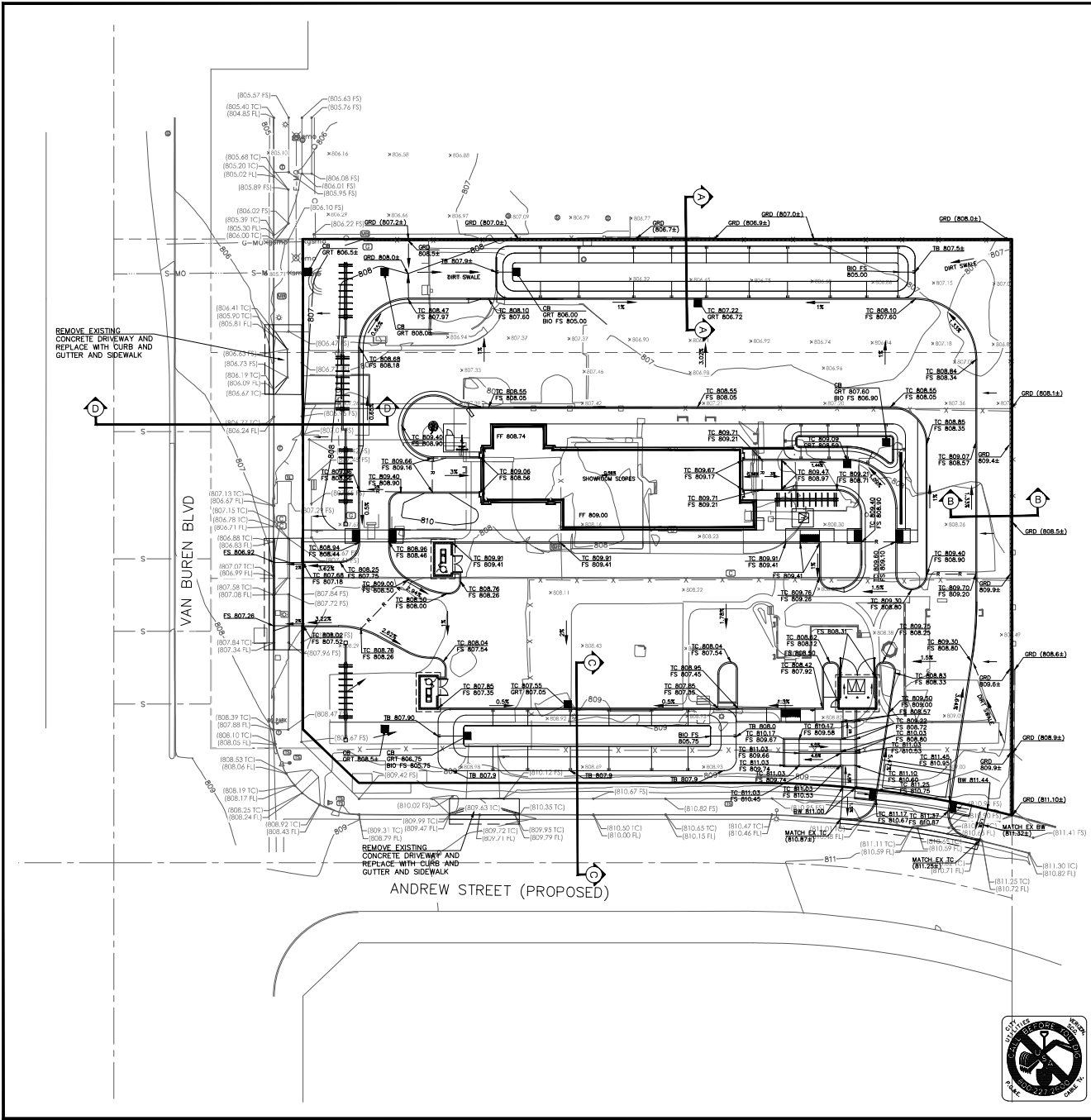
PROJECT  
**21-2580**

SHEET  
**C-21**

DATE: 10-26-23 REV # BY DATE  
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 CHECKED: [Signature]  
 PLOTTED: [Signature]  
 FILE PATH:

801 YONACIO VALLEY ROAD  
 WALKER CREEK, CA 94598  
 925-943-2777 FAX 925-944-2778

**ams** ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING  
 PRODUCTION 01-2580 00 44-236 VAN BUREN & ANDREW, RIVERSIDE, CALIFORNIA 3-24-22 ENTITLEMENT PLANS 2486581E.DWG

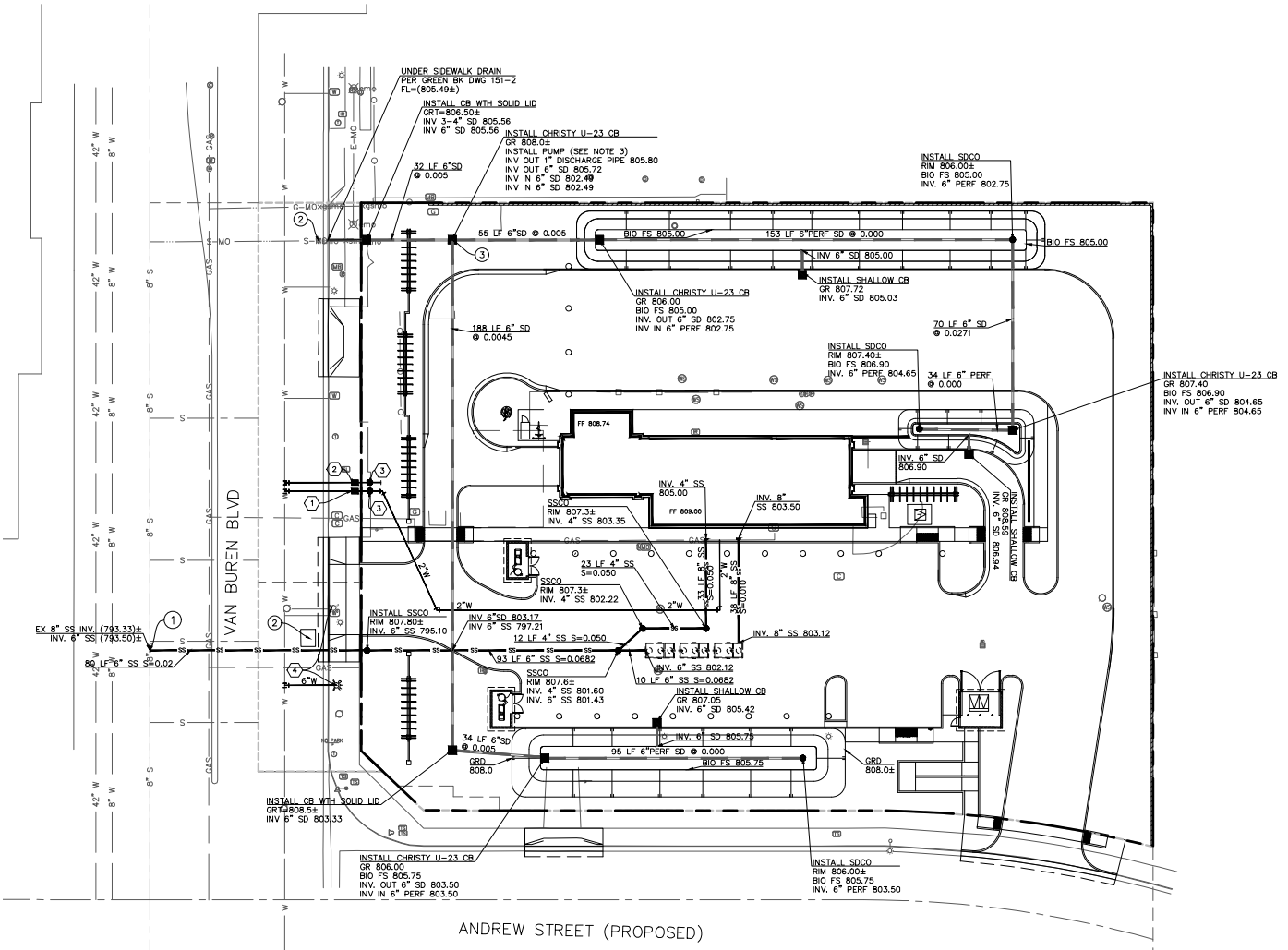
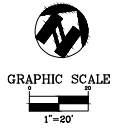


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**GRADING PLAN**  
**QUICK QUACK CAR WASH #44-236**  
 VAN BUREN & ANDREW  
 RIVERSIDE COUNTY CALIFORNIA

**ams**  
 ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING  
 801 YONACIO VALLEY ROAD  
 WALNUT CREEK, CA 94596  
 925-943-2777 FAX 925-944-2778

PRODUCTION: 01-2580 00-44-236 VAN BUREN & ANDREW, RIVERSIDE LATEST DATE: DETAIL 03-24-22 ENTITLEMENT PLANS/2580GRADE.DWG



**WATER NOTES:**

1. INSTALL 2" DOMESTIC SERVICE W/ 1.5" WATER METER PER CITY OF RIVERSIDE PUBLIC UTILITY STD DWG CWD-601.
2. INSTALL 1" IRRIGATION WATER METER AND SERVICE PER CITY OF RIVERSIDE PUBLIC UTILITY SERVICE STD DWG CWD-600.
3. INSTALL BACKFLOW PREVENTOR ASSEMBLY 3/4" TO 2.5" ABOVE GROUND FOR DOMESTIC AND IRRIGATION SERVICES PER CITY OF RIVERSIDE PUBLIC UTILITY SERVICE STD DWG CWD-616-1.
4. RELOCATE EXISTING FIRE HYDRANT PER THE CITY RIVERSIDE STANDARD PUBLIC UTILITY SERVICE REQUIREMENTS.

**NOTES:**

1. CONTRACTOR TO VERIFY EXISTING 8" SS INV. BEFORE START OF CONSTRUCTION AND NOTIFY QUICK QUACK AND AMS ENGINEER OF FINDINGS BEFORE START OF CONSTRUCTION.
2. CONTRACTOR TO VERIFY THE EXISTING OPTIC FIBER LINE LOCATION AND DEPTH WITHIN VAN BUREN BLVD AND NOTIFY QUICK QUACK AND AMS ENGINEER OF FINDING BEFORE START OF ANY UTILITY CONSTRUCTION.
3. INSTALL SUMP PUMP: "PACO" PIP700 SERIES W/ AUTOMATIC LEVEL CONTROL, 115 GPM @ 10 FT. OF HEAD, 1 HP, 120 V/1 P/60 HZ, CORD LENGTH AS REQUIRED, PROVIDE 24" x 24" x 60" DEEP RECESSED PIT WITH GRATE AND FRAME.

DATE: 10-26-23	REV #	BY	DATE	DESCRIPTION
SCALE: 1" = 20'				
DESIGNED:				
CHECKED:				
PROJECT MGR:				
FILE NAME:				

801 YONACIO VALLEY ROAD  
 WASHINGTON CREEK, CA 94398  
 925-943-2777 FAX 925-943-2778

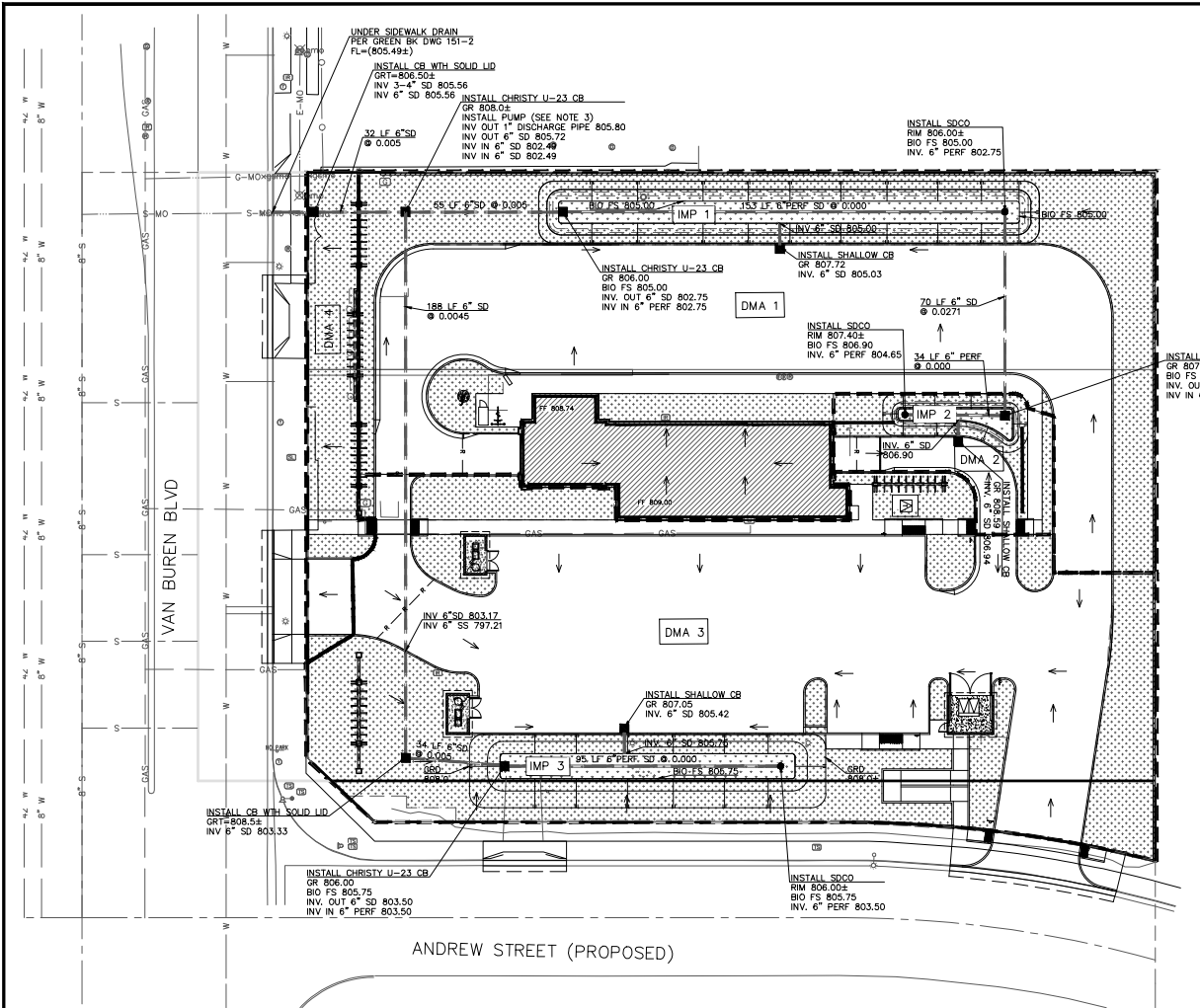
ams  
 ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING

UTILITY PLAN  
 OF  
 QUICK QUACK CAR WASH #44-236  
 VAN BUREN & ANDREW  
 RIVERSIDE RIVERSIDE COUNTY CALIFORNIA

SHEET C-41  
 OF  
 PROJECT 21-2580

© VAMS ASSOCIATES AMS ASSOCIATES - PRODUCTION 01-2580 00 44-236 VAN BUREN & ANDREW, RIVERSIDE, LATEST DATE DIRECTORVA3-24-22 ENTITLEMENT PLANS\2860\TLDWG





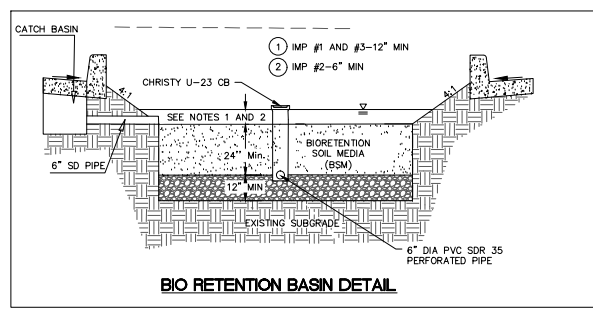
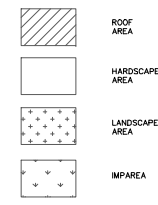
**DMA TABLE**

DMA NAME	SURFACE TYPE	AREA SF
DMA #1	ROOF	3596 SF
	HARDSCAPE	15,100 SF
	LANDSCAPE	8,637 SF
	IMP #1	1,850 SF
<b>TOTAL</b>		<b>29,183 SF</b>
DMA #2	HARDSCAPE	997 SF
	LANDSCAPE	1,283 SF
	IMP #2	317 SF
<b>TOTAL</b>		<b>2,597 SF</b>
DMA #3	HARDSCAPE	18,265 SF
	LANDSCAPE	10,877 SF
	IMP #3	1948 SF
<b>TOTAL</b>		<b>31,090 SF</b>
DMA #4	SELF TREATING	2,937±SF
<b>TOTAL</b>		<b>65,807±SF</b>

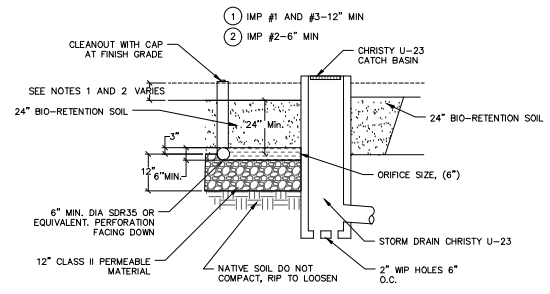


BASIN STENCIL

**DMA LEGEND**



- NON-STRUCTURAL SOURCE CONTROL BMPs**
- N1 EDUCATION OF PROPERTY OWNERS, TENANTS AND OCCUPANTS ON STORMWATER BMPs
  - N3 LANDSCAPE MANAGEMENT BMPs
  - N4 BMP MAINTENANCE
  - N12 EMPLOYEE TRAINING
  - N15 VACUUM SWEEPING OF PRIVATE STREETS AND PARKING LOTS
- STRUCTURAL SOURCE CONTROL BMPs**
- S3 TRASH STORAGE AREAS (SD-32)
  - S4 EFFICIENT IRRIGATION SYSTEMS (SD-12)
  - S5 FINISH GRADE OF LANDSCAPE AREAS AT A MINIMUM 2" BELOW ADJACENT TOP OF CURB, SIDEWALK OR PAVEMENT
  - S10 COVERED OUTDOOR PROCESSING AREAS



1. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH BETWEEN BSM AND AGGREGATE.
2. MAINTAIN THE ELEVATIONS AS SHOWN ON THROUGHOUT BIO-RETENTIONS AREA AS SPECIFIED IN PLAN.
3. CLASS 2 PERMEABLE MATERIAL LAYER MAY EXTEND BELOW AND UNDERNEATH INLET.

**BIO RETENTION CATCH BASIN**

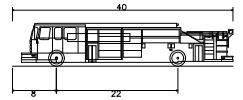
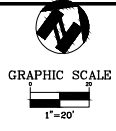
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<b>SCALE:</b> 1" = 20'				
<b>DESIGNED:</b>				
<b>CHECKED:</b>				
<b>PROJECT:</b>				
<b>FILE PATH:</b>				

8. VAN ASSOCIATES/AMS ASSOCIATES - PRODUCTION/01-2580 00 44-236 VAN BUREN & ANDREW, RIVERSIDE LATEST DATE DIRECTORY/3-24-22 ENTITLEMENT PLANS/248565.WMG

**WOMP STORMWATER PLAN**  
**QUICK QUACK CAR WASH #44-236**

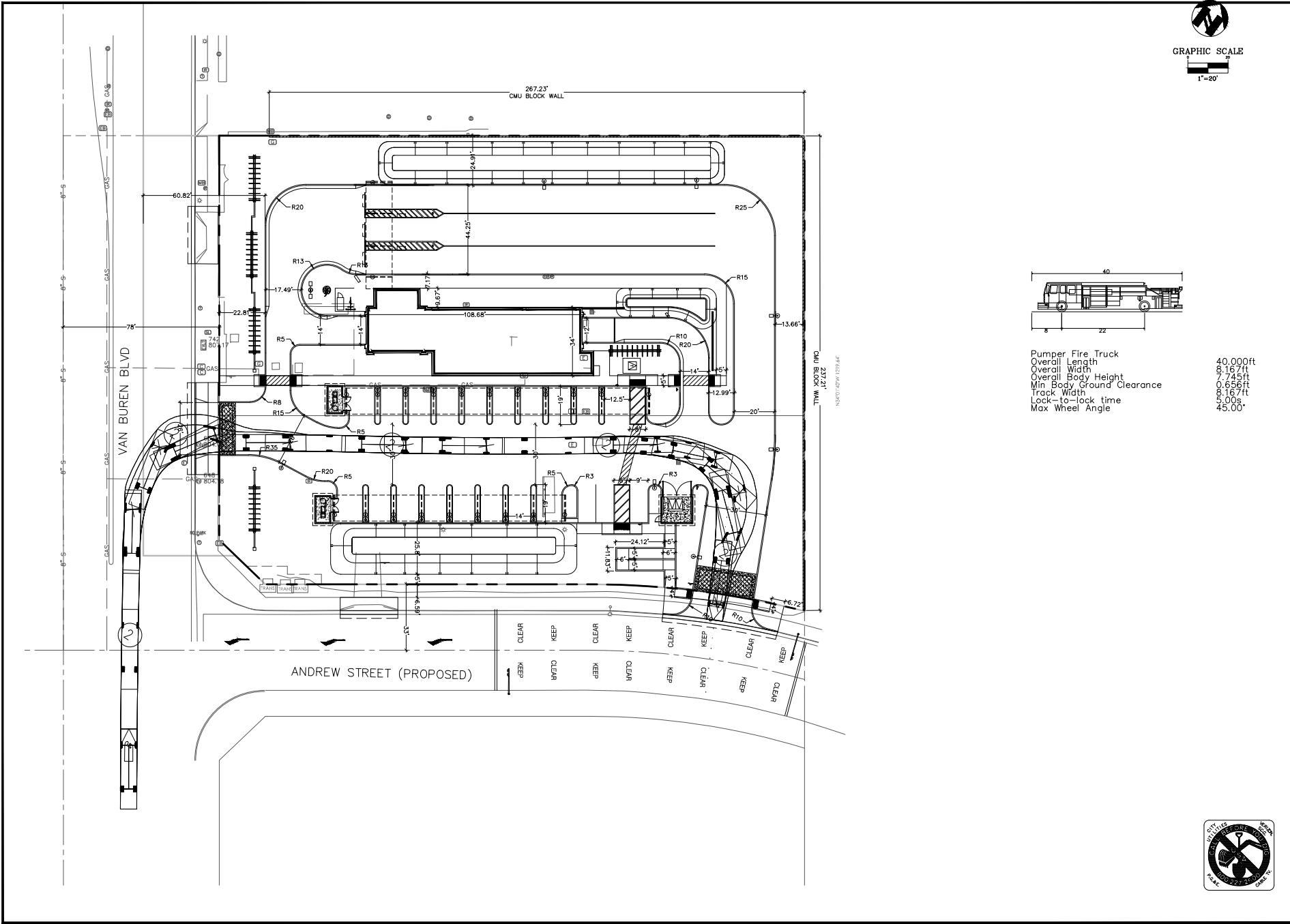
VAN BUREN & ANDREW  
RIVERSIDE COUNTY CALIFORNIA

**C-51**  
OF  
**21-2580**



Pumper Fire Truck  
 Overall Length 40.00ft  
 Overall Width 8.16ft  
 Overall Body Height 7.74ft  
 Min Body Ground Clearance 0.65ft  
 Track Width 16.7ft  
 Lock-to-lock time 1.00s  
 Max Wheel Angle 45.00°

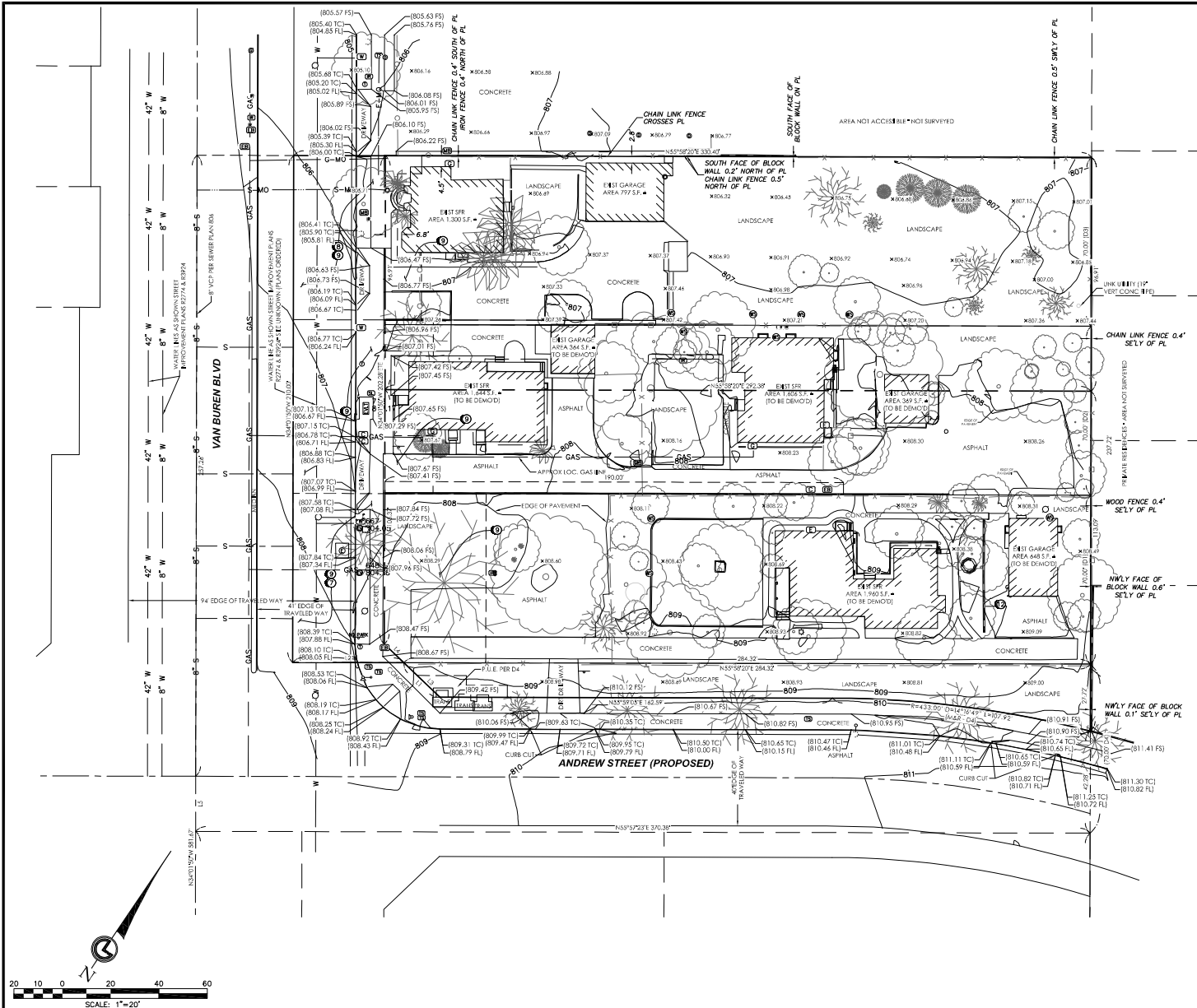
40.00ft  
 8.16ft  
 7.74ft  
 0.65ft  
 16.7ft  
 1.00s  
 45.00°



SHEET <b>C-6.1</b> OF	VEHICLE CIRCULATION PLAN			DATE: 10-26-23	REV #	BY	DATE	DESCRIPTION
	PROJECT <b>21-2580</b>							
PROJECT QUICK QUACK CAR WASH #44-236			DESIGNED: [Signature]			CHECKED: [Signature]		
PROJECT VAN BUREN & ANDREW			ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING			FILE PATH:		
PROJECT RIVERSIDE RIVERSIDE COUNTY CALIFORNIA			PRODUCTION: 01-2580 00 44-236			PROJECT: VAN BUREN & ANDREW, RIVERSIDE, LATEST DATE: DIRECTORY\3-24-22\ENTITLEMENT PLANS\VEH. MOVEMENT.DWG		







**LEGEND**

	CABLE BOX
	ELEC-TRANS
	ELECTRIC BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC VAULT
	ELECTRIC VENT
	FIRE HYDRANT
	GAS METER
	HOSE BIB
	IRRIGATION BOX
	IRRIGATION VALVE
	LIGHT STANDARD
	MAILBOX
	ROOF DRAIN
	SIGN NO PARK
	SINGLE POLE SIGN
	STREET LIGHT
	STREET LIGHT BOX
	TELEPHONE RISER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL WITH ARM
	TREE-DECIDUOUS
	TREE-EVERGREEN
	TREE-MISC
	TREE-PALM
	WATER METER
	WATER SERVICE-RISER
	WATER VALVE

	Chain Link Fence
	Wood Fence
	Gas Line
	Sewer Line
	Storm Drain
	Water Line
	Hand Rail
	Block Wall

Revisions			
No.	Description	By	Date

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEXT LINE OF LOTS 1 & 2, BLOCK 25, MB 1/62, AS SHOWN ON PARCEL MAP NO. 19719, FMB 12/14/89, E.L. NS49°10'40"W.

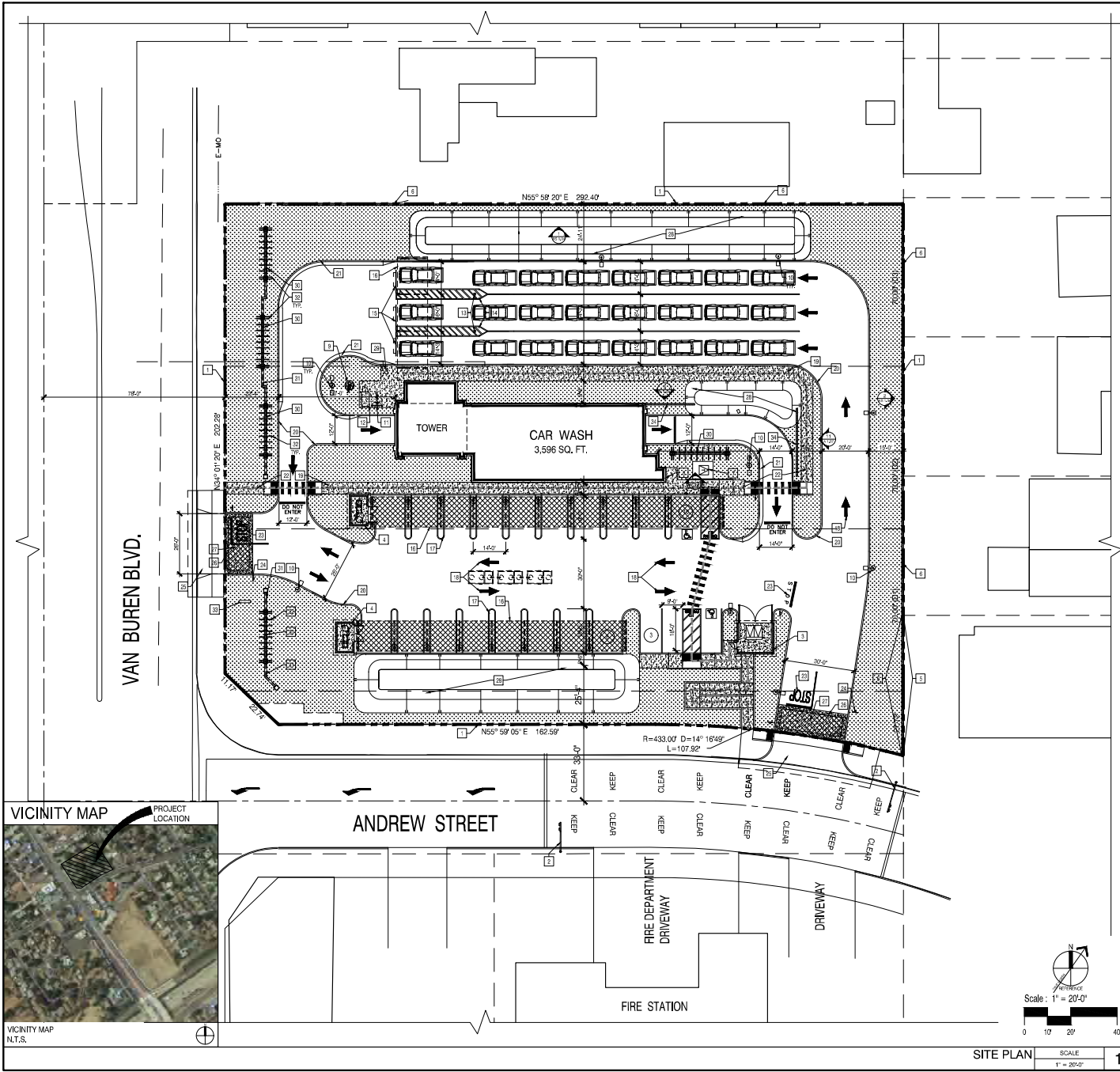
**BASIS OF ELEVATIONS:**  
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF RIVERSIDE BENCHMARK, F.A.O.S. DESIGNATION: P.C. 101, AND THE EXISTING TACKLE IN THE TOP OF THE EXIST CURB OF VAN BUREN BLVD, 2 FEET NORTH OF THE E.C.E. OF THE NORTHEAST CURB RETURN OF VAN BUREN BLVD AND ANDREW STREET, E.L. # 808.358; NAVD83.

**ALTA/NSPS LAND TITLE SURVEY**  
PORTIONS OF LOT 2, BLOCK 25  
MB 1/62 S.B. CO.  
RIVERSIDE, CA

Drawn By: JFG  
Checked By: \_\_\_\_\_  
Project No: 21-129  
Date: 10/28/2021  
Sheet 2 of 2

**PROJECT NAME:**  
QUICK QUACK  
SITE NO. 4-236

**LG LAND SURVEYING, INC.**  
"Quality Service You Can Count On"  
30335 CALLE JOE BLVD  
VALLEY CENTER, CA 95962  
P: 530-938-1152  
F: 530-938-1977  
www.lgland.com



**PROJECT SUMMARY**

OWNER/DEVELOPER: QUICK QUACK CAR WASH  
 1380 LEAS HILL BOULEVARD, SUITE 280  
 ROSEVILLE, CA 95611

PROPERTY ADDRESS: 3605, 3619, & 3631 VAN BUREN BOULEVARD  
 RIVERSIDE, CA  
 233-022-077

APN: \_\_\_\_\_

ZONING: \_\_\_\_\_

NORTHERN PORTION: CR-SP (SPECIFIC PLAN - MAGNOLIA AVENUE I)

GENERAL PLAN: GP DESIGNATION - MUV - MIXED USE VLLAGE

GROSS LAND AREA: 1.89 AC 73,818 SF GROSS

EXISTING LAND USE: SINGLE FAMILY HOMES

PROPOSED LAND USE: COMMERCIAL - CAR WASH FACILITY

PROPOSED CARWASH AREA: 3,615 SF

GROSS BUILDING AREA: 29'-0"

MAXIMUM BUILDING HEIGHT: 8

CONSTRUCTION TYPE: VB

OCCUPANCY: B

SPRINKLERS: NO

PARKING REQUIRED: 2 STALLS

PARKING PROVIDED: 3 STALLS

VACUUM STALLS: 18 STALLS

BICYCLE SPACES REQUIRED: 1

BICYCLE SPACES PROVIDED: 2

SITE COVERAGE SUMMARY:

BUILDING COVERAGE (#/AR): 9.59%

LANDSCAPE AREA: 18,682 SF

LANDSCAPE COVERAGE: 25.31%

- KEYNOTES:**
- 1 PROPERTY LINE, REFERENCE CIVIL DRAWINGS
  - 2 PROPOSED FIRE DEPARTMENT CONTROLLED STOP LIGHT
  - 3 TRASH ENCLOSURE, REFERENCE DETAIL 1/AS 1/07
  - 4 VACUUM EQUIPMENT ENCLOSURE, REFERENCE DETAIL 9/AS 1/07
  - 5 EXISTING CMU BLOCK WALL
  - 6 PROPOSED # HIGH SPLU-FACE CMU DECORATIVE WALL WITH DECORATIVE CAP
  - 7 TRANSFORMER AND PAD PROVIDED BY PG&E, REFERENCE CIVIL DRAWINGS.
  - 8 ELECTRIC METER CABINET LOCATION
  - 9 30' FLAG POLE, STYLE: 'MEMORIAL' UNCOMMON USA, INC.
  - 10 LIGHT STANDARD BASE, REFERENCE ELECTRICAL DRAWINGS.
  - 11 BIKE RACKS
  - 12 BIKE LOCKER
  - 13 LICENSE PLATE RECOGNITION
  - 14 PIPE BOLLARD
  - 15 GATE
  - 16 LINE OF METAL CANOPY ABOVE
  - 17 PARKING LOT STRIPING, 4" UMBE LINES PAINTED 'WHITE' TYPICAL
  - 18 PAINT PAVEMENT DIRECTIONAL ARROW
  - 19 WALKWAY - # CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
  - 20 CONCRETE CURB OR CURB AND GUTTER, REFERENCE CIVIL DRAWINGS
  - 21 ROLLED CURB, REFERENCE CIVIL DRAWINGS
  - 22 ACCESSIBLE PATH OF TRAVEL
  - 23 PAINT STOP SIGN PER CITY STANDARDS
  - 24 SITE ENTRANCE TOW AWAY SIGN
  - 25 NATURAL GRAY CONCRETE PAVEMENT
  - 26 SMOOTH FINISH BAND AT CROSSWALK, SCOREFIELD PASSE BROUW CS-2
  - 27 SCORED COLORED PAVEMENT, SCOREFIELD ANTIQUE AMBER CS-15
  - 28 180 RETENTION AREA, REFERENCE CIVIL DRAWINGS.
  - 29 MENU BOARD
  - 30 3/4" HIGH CMU BLOCK WITH STONE VENEER SCREEN, REFERENCE SHEET AS 1/05 FOR DETAILS.
  - 31 2" HIGH CMU BLOCK WITH PLASTER FINISH SCREEN, REFERENCE SHEET AS 1/05 FOR DETAILS.
  - 32 PROPOSED METAL TRELLIS, PAINT TO MATCH WOOD LOOK REFERENCE SHEET AS 1/05 FOR DETAILS.
  - 33 MONUMENT SIGN, REFERENCE SIGN DRAWINGS.
  - 34 PROPOSED # HIGH CMU NOISE CANCELLATION BARRIER WITH PLASTER FINISH, PAINT TO MATCH THE BUILDING, REFERENCE SHEET AS 1/07 FOR ELEVATIONS.

**LEGEND:**

	WALKWAY - # CONCRETE WITH NATURAL GRAY CONCRETE MEDIUM BROOM FINISH
	LANDSCAPING AND IRRIGATION SYSTEM, REFERENCE LANDSCAPE DRAWINGS
	VACUUM CANOPY SYSTEM: (TYP)
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	INDICATES NUMBER OF PARKING SPACES



NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Permit, and Government Agency comments/ approvals. No warranties or guarantees of any kind are given or implied by the Architect.

As Project for:



Client: QUICK QUACK CAR WASH  
 6020 WEST OAKS BLVD., SUITE 300,  
 ROCKLIN, CA 95765

Revisions:

No.	Description	Date
1	UPDATED ENTITLEMENT PKG.	10/30/2023
2	UPDATED ENTITLEMENT PKG.	08/24/2023
3	UPDATED ENTITLEMENT PKG.	06/19/2023
4	UPDATED ENTITLEMENT PKG.	02/03/2023
5	ENTITLEMENT SUBMITTAL PKG.	11/18/2022

Project No.: 210504.01  
 Drawn By: \_\_\_\_\_  
 Reviewed By: \_\_\_\_\_  
 Scale: AS NOTED  
 Date: \_\_\_\_\_  
 Filename: \_\_\_\_\_  
 Sheet Title:

SITE PLAN

Sheet # AS 1.01

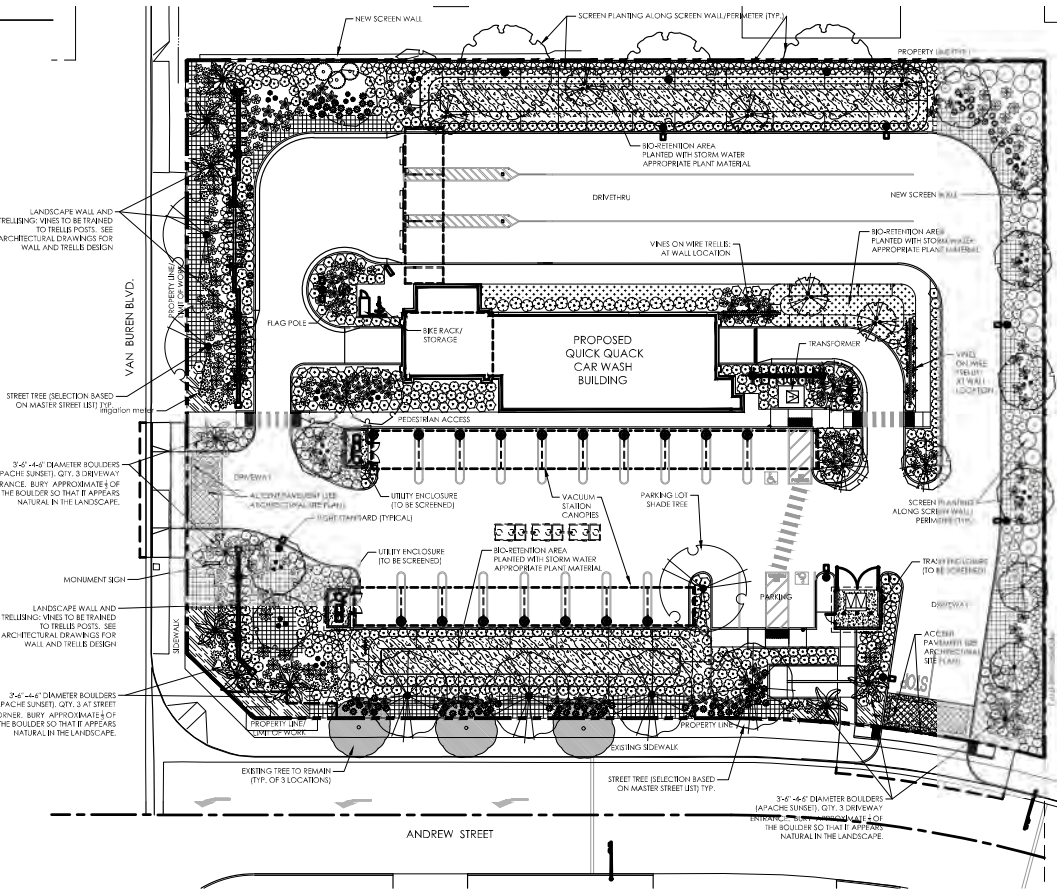
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**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	6	Cercis occidentalis / Western Redbud Multi-trunk Suitable for bio-retention area.	15 gal.	Low	Varies-see plan
	4	Racinus undul / Shamel Ash Approved Andrew Street street tree	24" box	Moderate	Varies-see plan
	5	Lagerstroemia indica 'Red Rocket' / Crape Myrtle	24" box	Moderate	Varies-see plan
	14	Cleome europaea 'Swan Hill' / Swan Hill Olive (Multi-trunked)	24" box	Low	Varies-see plan
	3	Quercus agrifolia / Coast Live Oak Suitable for bio-retention area and screen tree	15 gal.	Low	Varies-see plan
	3	Ulmus parvifolia 'True Green' / True Green Lacebark Elm Approved Van Buren Blvd. street tree	24" box	Moderate	Varies-see plan
	11	Washingtonia robusta / Mexican Fan Palm	10' 3TH (shaded)	Low	Varies-see plan
	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	77	Agave desertiana 'Variegata' / Variegated Smooth Agave	5 gal.	Varies	
	97	Argemone x 'Bush Baby' / Bush Baby Kangaroo Paw	1 gal.	Low	Varies
	445	Callistemon viminalis 'LJ1' TM / Better John Baiterbrush	5 gal.	Low	3.25'
	180	Lantana montevidensis / Purple trailing Lantana	1 gal.	Low	Varies
	136	Leucophyllum longimanale 'Rio Bravo' TM / Rio Bravo Langman's Sage	15 gal.	Low	5'
	42	Phormium tenax 'Firebird' / Fire Bird Flax	15 gal.	Low	Varies
	85	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low	Varies
	24	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	Low	6'
	20	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Low	4'
	130	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	Varies
	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	35	Macladaya unguis-cati / Yellow Trumpet Vine	5 gal.	Low	Per Plan
	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	266	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal.	Low	42" o.c.
	232	Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye Bio-retention basin plant	1 gal.	Low	36" o.c.
	286	Muhlenbergia filipes / Deer Grass Bio-retention basin plant	1 gal.	Low	42" o.c.
	155	Senecio monardcoides 'Blue Chalk Sticks' / Senecio	1 gal.	Low	30" o.c.

**GENERAL NOTES**

- A soil fertility analysis report and recommendations by a certified soil analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
- All landscape planting areas, bio-retention areas, shall receive a minimum 3"-4" layer of organic wood chip mulch top dressing. See soil specifications on Civil drawings for soil medium in storm water treatment areas.
- Groundcover shall be planted to provide 100% coverage in approximately 6 months time.
- All new trees, except palm trees, located within 5' of pavement or permanent structure shall have a root barrier. See detail on sheet L3.
- PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along ANDREW STREET. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after first grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and/or replaced with 24" box size trees to Tree Inspector's specification. Prior to any planting, Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
- Landscape maintenance for planting and irrigation in the public Right of way is the responsibility of the subject property owner.



**Water Efficient Landscape Worksheet**

HYDROTONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRG. METHOD	IRRG. EFFICIENCY (IE)	ETAF (PF)(IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS/GC)	.3	DRP	.81	.24	25,314	9,376	327,844 GAL.
MODERATE WATER USE (TREES)	.5	BUBBLERS	.81	.41	880	543	18,995 GAL.
<b>TOTALS</b>					<b>(A) 26,194</b>	<b>(B) 9,919</b>	<b>346,839 GAL.</b>

Maximum Applied Water Allowance (MAWA) = MAWA (ETAF) (Conversion factor) (NETAF) (Landscape Area) + (10' ETAF) (A) (1-45) (316' x 142') 178 GALLONS  
 Estimated Total Water Use (ETWU) = ETWU (ETAF) (Conversion factor) (ETAF) (Area) = 346,839 GALLONS

**ETAF Calculations**

Regular Landscape Areas

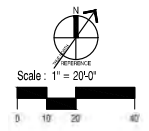
Total ETAF x Area	(B) 9,919
Total Area	(A) 26,194
Average ETAF	(B / A) .38

Note: 1. Average ETAF for Regular Landscape Areas must be below .45 for residential areas and .45 for non-residential areas.

**COMPLIANCE STATEMENT**

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscapes Documentation Package

*Patricia DeCarlo* 10/11/23



**LA Design Group, Inc.**  
 21671 GATEWAY CENTER DRIVE, STE. 219  
 DIAMOND BAR, CA 91765  
 (714) 950-1019

**OLIVE STREET**  
 1152 4th Street  
 Riverside, CA 92501  
 (951) 514-8888  
 www.olivestreet.com



**QUICK QUACK CAR WASH**  
 (PROJECT NO. 44-236)  
 3601 VAN BUREN BLVD.  
 RIVERSIDE, CA 92561

**QUICK QUACK CAR WASH**  
 1380 LEAD HILLS BLVD., STE. 260  
 ROSEVILLE, CA 95661

Revisions:

Drawn By:	
Reviewed By:	
Date:	AS NOTED
Filename:	
Sheet Title:	

**PLANTING PLAN**

Sheet # **L1**



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**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	WUCOLS	SPACING
	4	Carroll occidentalis / Western Redbud Multi-trunk Suitable for bio-retention area.	15 gal.	Low	Varies-see plan.
	4	Fraxinus uhari / Prunell Ash Approved Andrew Street street tree	24" box	Moderate	Varies-see plan.
	3	Lagerstroemia indica / Red Rock / Crape Myrtle	24" box	Moderate	Varies-see plan.
	14	Olea europaea 'Satan Hill' / Swan Hill Olive (Multi-Trunked)	24" box	Low	Varies-see plan.
	4	Quercus agrifolia / Coast Live Oak Suitable for bio-retention area and screen tree	15 gal.	Low	Varies-see plan.
	3	Ulmus parviflora 'Blue Green' / True Green Lacebark Elm Approved Van Buren Blvd. street tree	24" box	Moderate	Varies-see plan.
	21	Washingtonia robusta / Mexican Fan Palm	10" 8th (skinned)	Low	Varies-see plan.
	QTY	BOTANICAL / COMMON NAME	CONT.	WUCOLS	SPACING
	77	Agave americana 'Viregata' / Variegated Smooth Agave	5 gal.	Low	Varies
	97	Angustifolia x 'Bamb' Baby / Bush Baby kangaroo paw	1 gal.	Low	Varies
	445	Callistemon viminalis L.J. TM / Better John Bottlebrush	5 gal.	Low	3.25'
	180	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Low	Varies
	136	Leucophyllum longimanus 'Rio Bravo' TM / Rio Bravo Langman's Sage	15 gal.	Low	5'
	42	Phormium tenax 'Firebird' / Fire Bird Flax	15 gal.	Low	Varies
	85	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low	Varies
	24	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	Low	6'
	20	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Low	4'
	133	'Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Varies	
	QTY	BOTANICAL / COMMON NAME	CONT.	WUCOLS	SPACING
	35	Nicotiana glauca 'Yellow Trumpet' / Yellow Trumpet Vine	5 gal.	Low	Per Plan
	QTY	BOTANICAL / COMMON NAME	CONT.	WUCOLS	
	236	Achillea millefolium 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal.	Low	42" o.c.
	232	Lynx condensata / Canyon Prince / Canyon Prince Giant Wild Rye Bio-retention basin plant	1 gal.	Low	36" o.c.
	236	Muhlenbergia rigens / Deer Grass Bio-retention basin plant	1 gal.	Low	42" o.c.
	153	Senecio monardella 'Blue Chalk Sticks' / Senecio	1 gal.	Low	30" o.c.

**GENERAL NOTES**

- A soil fertility analysis report and recommendations by a certified soil analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
- All landscape planting areas, except bio-retention areas, shall receive a minimum 3"-4" layer of organic wood chip mulch top dressing. See soil specifications on Civil drawings for soil medium in storm water treatment areas.
- Groundcover shall be planted to provide 100% coverage in approximately 6 months time.
- All new trees, except palm trees, located within 5' of pavement or permanent structure shall have a root barrier. See detail on sheet L3.
- PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along ANDREW STREET. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection [after fine grading and hardscape installation is complete], to be missing, dead, damaged or in poor condition, they will be required to be removed and/or replaced with 24" box size trees to Tree Inspector's specification. Prior to any planting, Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
- Landscape maintenance for planting and irrigation in the public Right of way is the responsibility of the subject property owner.



**Water Efficient Landscape Worksheet**

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	RISK METHOD	RISK EFFICIENCY (BE)	ETAF (PF/BE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS/GC)	.3	DBP	.81	.37	25,314	9,376	327,844 GAL.
MODERATE WATER USE (TREES)	.5	BUBBLERS	.81	.62	800	543	18,993 GAL.
<b>TOTALS</b>					<b>(A) 26,114</b>	<b>(B) 9,919</b>	<b>346,837 GAL.</b>

Maximum Applied Water Allowance (MAWA): MAWA =  $\frac{ETAF \times Conversion \text{ factor} \times (ETAF \times Landscape \text{ Area})}{(1-.45) \times (1.45) \times 3.14}$   
 Estimated Total Water use (ETWU): ETWU =  $\frac{ETAF \times Conversion \text{ factor} \times (ETAF \times Area)}{(56.4) \times (.42) \times (9.919)}$  = 346,837 GALLONS

**COMPLIANCE STATEMENT**

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

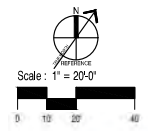
*Palmyr Deccaron* 10/17/23

**ETAF Calculations**

Regular Landscape Areas

Total ETAF x Area	(B) 9,919
Total Area	(A) 26,114
Average ETAF	(B / A) .38

Note: 1. Average ETAF for Regular Landscape Areas must be below .45 for residential areas and .45 for non-residential areas.



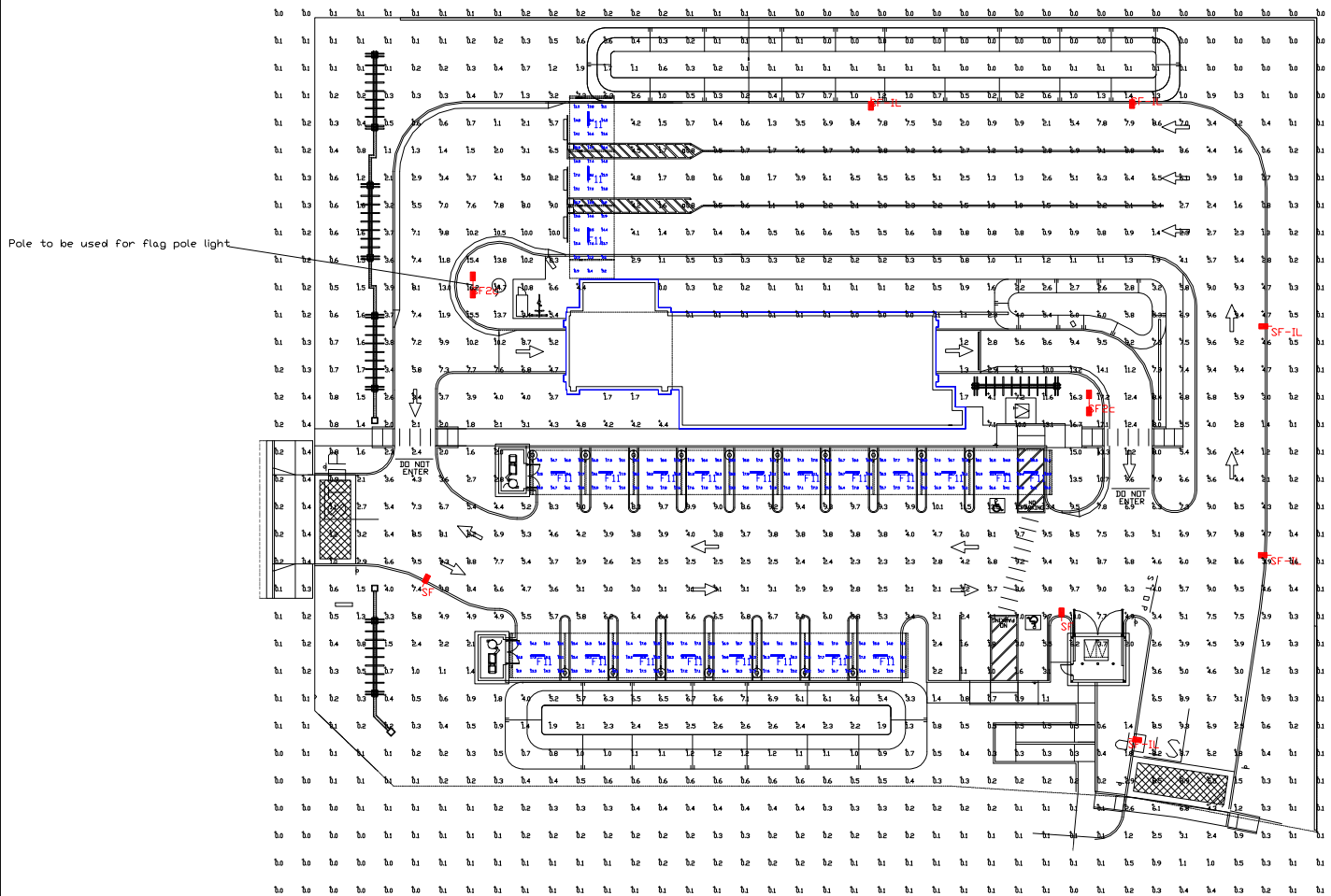
Client: QUICK QUACK CAR WASH  
 1380 LEAD HILLS BLVD., STE. 260  
 ROSEVILLE, CA 95661

Revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING REVIEW SUBMITTAL 10/27/2023  
 No. Description Date  
 Project No.: 210504.01  
 Drawn By: \_\_\_\_\_  
 Reviewed By: \_\_\_\_\_  
 Scale: AS NOTED  
 Date: \_\_\_\_\_  
 Filename: \_\_\_\_\_  
 Sheet Title: \_\_\_\_\_

**PLANTING PLAN**

Sheet # **L1**



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANNOPY	Illuminance	Fc	13.77	201	5.2	2.65	3.87
VACUUM CANNOPY 1	Illuminance	Fc	18.26	294	9.8	1.86	3.00
VACUUM CANNOPY 2	Illuminance	Fc	16.41	226	8.9	1.84	2.54
PAVED AREA	Illuminance	Fc	5.12	15.5	0.4	12.80	38.75

NOTE: STANDARD 120-277V UNLESS OTHERWISE SPECIFIED

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	22	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	12'	1.000	1.000	6778	51.95
	2	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	14' PDLE+2' BASE	1.000	1.000	16890	135
	5	SF-IL	SINGLE	MRS-LED-18L-SIL-FT-30-70CRI-IL-SINGLE	14' PDLE+2' BASE	1.000	1.000	10729	135
	2	SF2c	D180*	MRS-LED-18L-SIL-FT-50-70CRI-D180	14' PDLE+2' BASE	1.000	1.000	33780	270

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in luminaire/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 26279



LIGHTING PROPOSAL LD-155603-B

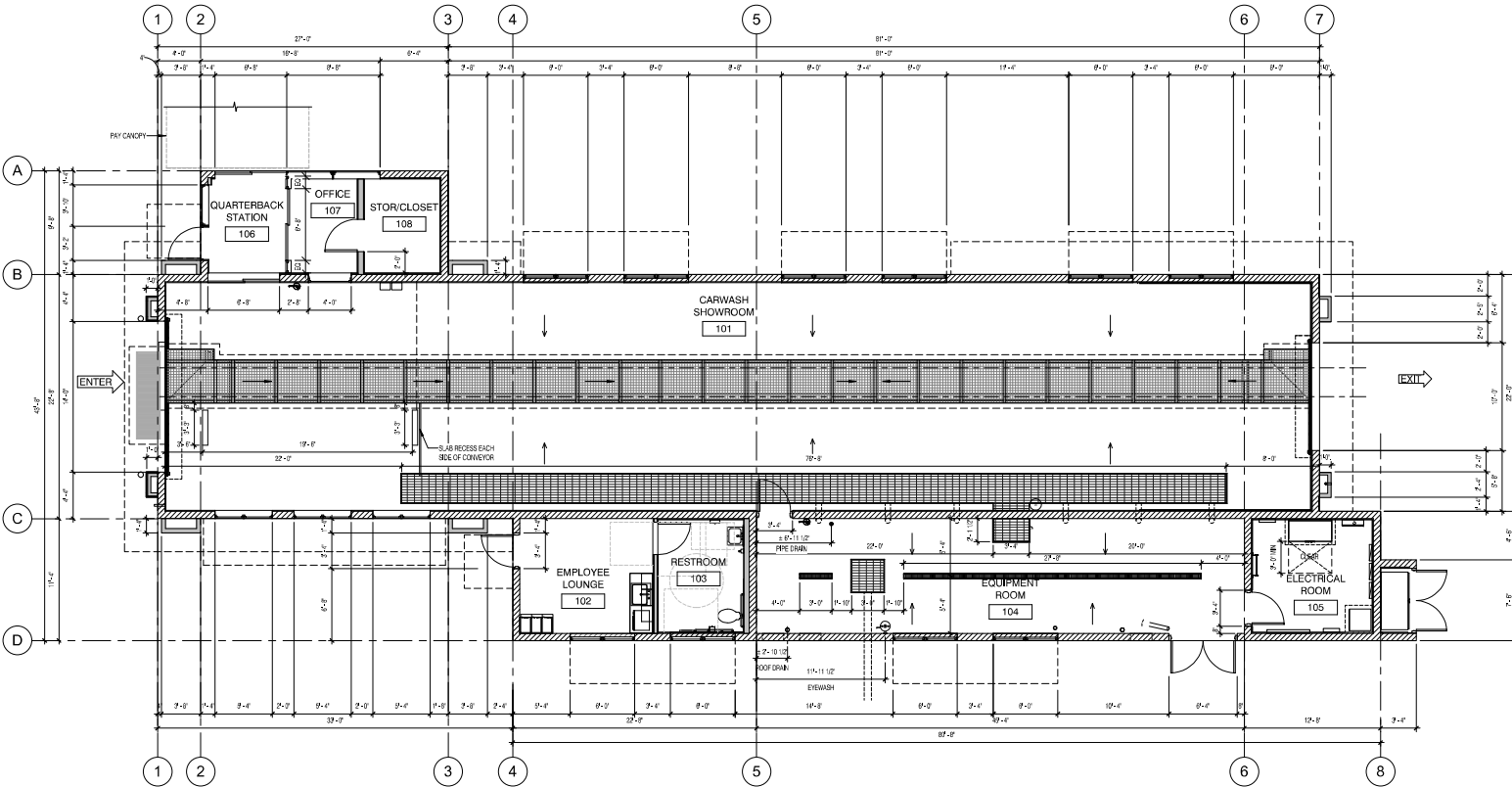
2525 QUINN AVE. #208  
VAN BUREN, ALABAMA 36087  
REVISED: 02/23

SCALE: 1"=16'

0 16

FLOOR AREA TABULATION:

	AREA (GROSS)
CARWASH SHOWROOM	2448 SF
EMPLOYEE LOUNGE	257 SF
MECHANICAL ROOM	687 SF
QUARTERBACK STATION	223 SF
TOTAL	3,615 SF



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 (714) 909-8602/1010



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Client: QUICK QUACK CAR WASH  
 6020 WEST OAKS BLVD, SUITE 300,  
 ROCKLIN, CA 95765

Revisions:

UPDATED ENTITLEMENT PKG. 10/30/2023  
 UPDATED ENTITLEMENT PKG. 08/30/2023  
 UPDATED ENTITLEMENT PKG. 06/19/2023  
 UPDATED ENTITLEMENT PKG. 02/03/2023  
 ENTITLEMENT SUBMITTAL PKG. 11/18/2022

No. Description Date  
 Project No.: 210504  
 Drawn By: TC  
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FLOOR PLAN



FLOOR PLAN SCALE 3/16" = 1'-0" 1

A 2.01

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A Project for:



(PROJECT # 44-236)  
 3601 VAN BUREN BLVD.  
 RIVERSIDE, CA 92501

Client:

**QUICK QUACK CAR WASH**  
 6020 WEST OAKS BLVD, SUITE 300,  
 ROCKLIN, CA 95765

Revisions:

UPDATED ENTITLEMENT PKG.	10/30/2023
UPDATED ENTITLEMENT PKG.	08/30/2023
UPDATED ENTITLEMENT PKG.	06/19/2023
UPDATED ENTITLEMENT PKG.	02/03/2023
ENTITLEMENT SUBMITTAL PKG.	11/18/2022

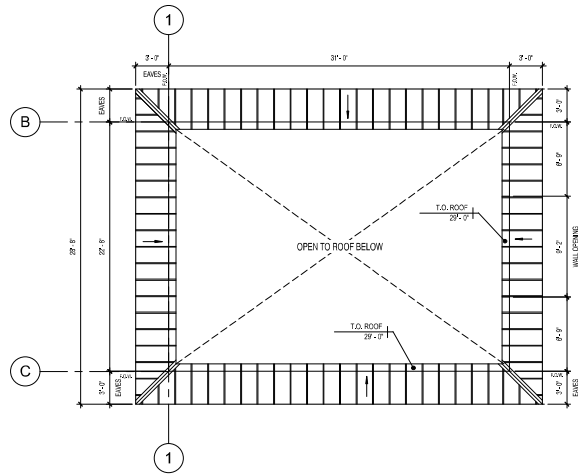
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Drawn By:		TC
Reviewed By:		
Scale:		3/16" = 1'-0"
Date:		
Filename:		
Sheet Title:		

ROOF PLAN

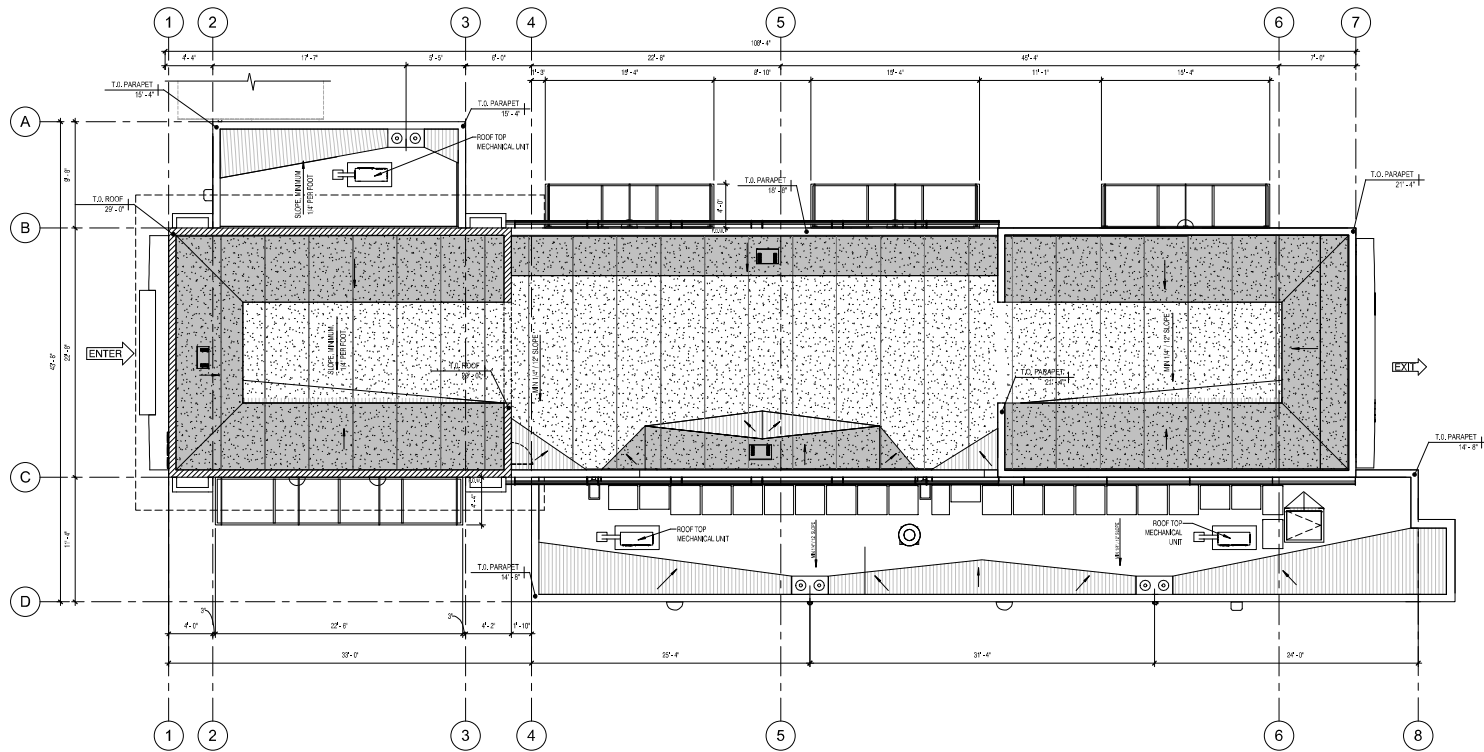
Sheet #:

**A 2.02**

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UPPER ROOF TOWER PLAN SCALE 3/16" = 1'-0" 2



ROOF PLAN SCALE 3/16" = 1'-0" 1



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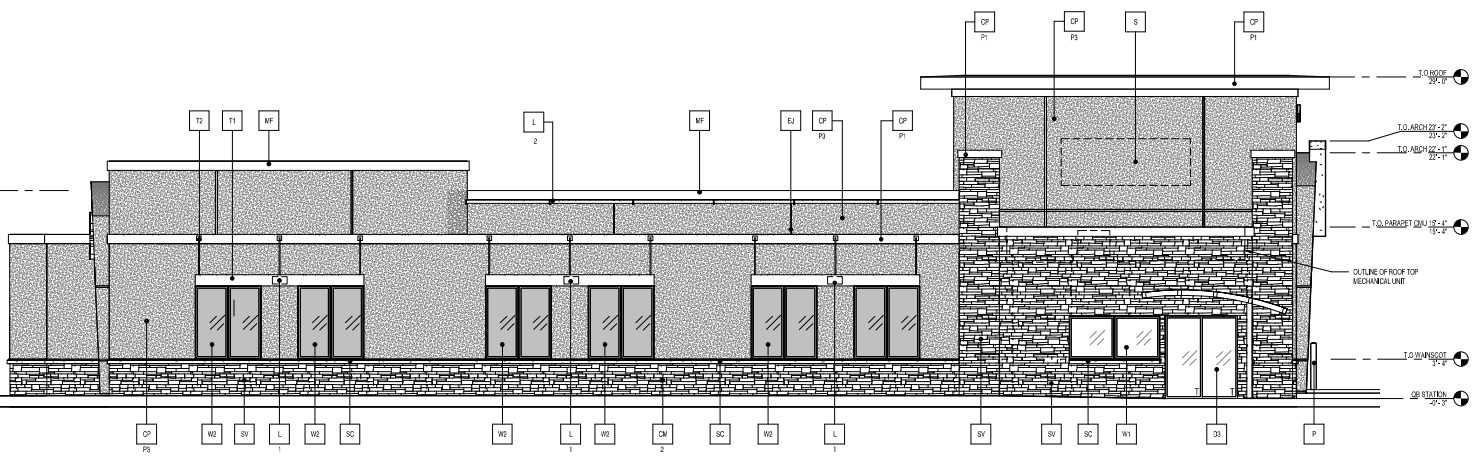


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A Project for:



(PROJECT 44-236)  
3601 VAN BUREN BLVD.  
RIVERSIDE, CA 92561



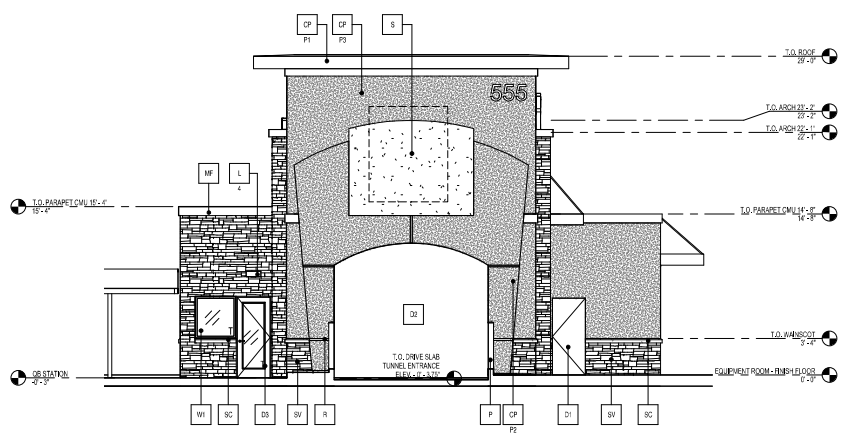
NORTH ELEVATION SCALE 3/16" = 1'-0" 2

**KEYNOTES**

- SV STONE VENEER EL DORADO STONE - CLIFFSTONE - MONTECITO
- SC STONE CAP TO MATCH CLIFFSTONE MONTECITO
- CM BISULFITE SMOOTH HONED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #205 LIGHT GRAY, WITH INTEGRAL FACTORY "RAINLOC" WATER REPELLENT ADVENTURE, MORTAR TO HAVE "RAINLOC" FOR MORTAR ADVENTURE. MORTAR COLOR TO MATCH.
- CP ACRYLIC PLASTER COLOR COAT  
F COLOR DESIGNATION  
P1 = MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"  
P2 = MATCH SHERWIN WILLIAMS #6034 "TORCH LIGHT"  
P3 = MATCH SHERWIN WILLIAMS #6034 "SABLE BUSH"  
P4 = MATCH SHERWIN WILLIAMS #7004 "SNOWBELLAND"
- D1 PLASTER COLOR COAT TO BE SAND FINISH
- D2 HOLLOW METAL DOOR - PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
- D3 OVERHEAD METAL DOOR - PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
- D4 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- D5 2' X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EA 1/4" DEEP REVEAL EXPANSION JOINT
- L LIGHT FIXTURE  
1 TYPE  
L1 = LED RAJOIL WALL SCONCE (DOWN ONLY)  
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)  
L3 = 1" FOOT LED PLASTER LIGHT (DOWN ONLY)  
L4 = WALL PACK (DOWN ONLY)  
CONTACT STEVE FRIEDMAN 1.800.264.5479 WITH CREW LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTONS)
- MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"

- P 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #600 "CHEERFUL" (YELLOW)
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
- RD PVC ROOF OVER/LOW SCUPPER - PAINT TO MATCH ADJACENT FINISH
- S SKIDSAFE BY OTHERS SHOWN DASHES - FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SKIDSAFE COMPANY.
- SS STANDING SEAM METAL ROOF - MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
- T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
- T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
- V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

**NOTE:**  
BEING TO MEET RIVERSIDE MUNICIPAL CODE AND MAGNOLIA SPECIFIC PLAN STANDARD.



WEST ELEVATION SCALE 3/16" = 1'-0" 1

Client: **QUICK QUACK CAR WASH**  
6020 WEST OAKS BLVD, SUITE 300,  
ROCKLIN, CA 95765

Revisions:

NO.	DESCRIPTION	DATE
1	UPDATED ENTITLEMENT PKG.	10/30/2023
2	UPDATED ENTITLEMENT PKG.	08/30/2023
3	UPDATED ENTITLEMENT PKG.	06/19/2023
4	UPDATED ENTITLEMENT PKG.	02/03/2023
5	ENTITLEMENT SUBMITTAL PKG.	11/18/2022

Project No.:	210504
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EXTERIOR ELEVATIONS

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A Project for:



(PROJECT 44-236)  
3601 VAN BUREN BLVD.  
RIVERSIDE, CA 92501

Client:

QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD, SUITE 300,  
ROCKLIN, CA 95765

Revisions:

Updated Entitlement Pckg.	10/30/2023
Updated Entitlement Pckg.	08/30/2023
Updated Entitlement Pckg.	06/19/2023
Updated Entitlement Pckg.	02/03/2023
Entitlement Submittal Pckg.	11/18/2022

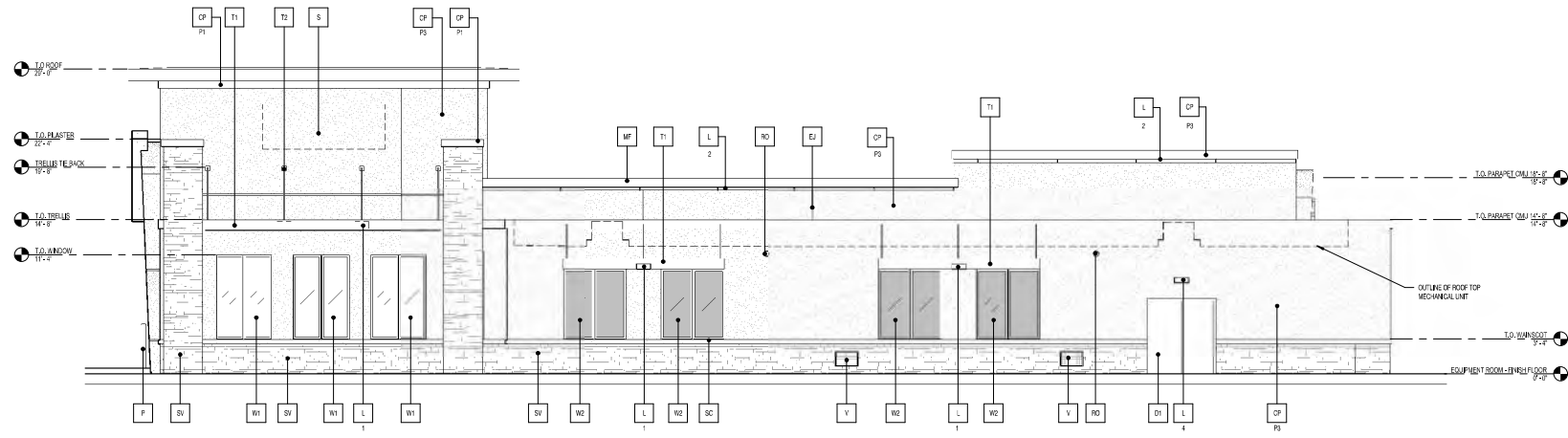
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Project No.:		210504
Drawn By:		TC
Reviewed By:		As Indicated
Date:		11/01/23
Filename:		
Sheet Title:		

EXTERIOR  
ELEVATIONS

Sheet #:

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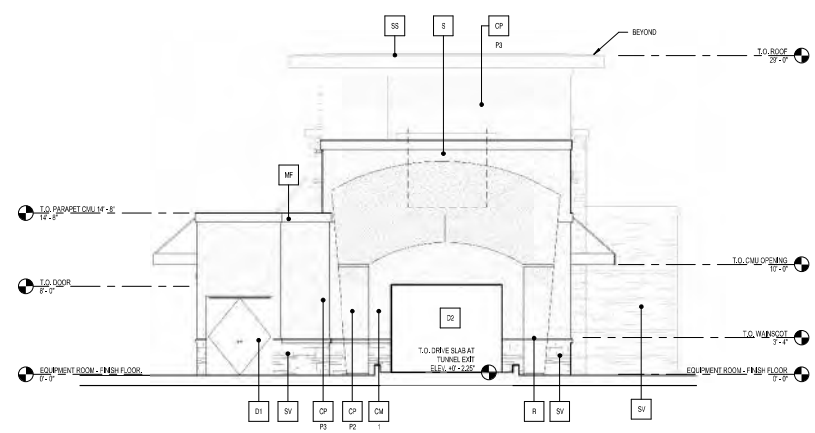
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SOUTH ELEVATION SCALE 3/16" = 1'-0" 2

KEYNOTES

- SV STONE VENEER EL DORADO STONE - CLIFFSTONE - MONTECITO
  - SC STONE CAP TO MATCH CLIFFSTONE MONTECITO
  - CM BISULFITE SMOOTH FINED FACE CONCRETE MASONRY UNITS - INTEGRAL COLOR STANDARD #205 LIGHT GRAY, WITH INTEGRAL FACTORY "RAINCOOL" WATER REPELLENT ADJUSTURE, MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADJUSTURE. MORTAR COLOR TO MATCH.
  - CP ACRYLIC PLASTER COLOR COAT
  - F COLOR DESIGNATION
  - P1 = MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - P2 = MATCH SHERWIN WILLIAMS #6034 "TORCH LIGHT"
  - P3 = MATCH SHERWIN WILLIAMS #6034 "SUNSHINE BUSH"
  - P4 = MATCH SHERWIN WILLIAMS #7004 "SUNSHINE CANDY"
  - D1 PLASTER COLOR COAT TO BE SAND FINISH
  - DD HOLLOW METAL DOOR - PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - DD OVERHEAD METAL DOOR - PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - DD CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
  - DD 2" X 1/2" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
  - EJ 1/4" DEEP REVEAL EXPANSION JOINT
  - L LIGHT FIXTURE
  - L TYPE
  - L1 = LED FACI, WALL SOURCE DOWN ONLY
  - L2 = LED FACI, WALL LIGHT DOWN ONLY
  - L3 = 1" FOOT LED PLASTER LIGHT DOWN ONLY
  - L4 = WALL PACK DOWN ONLY
  - CONTACT STEVE FRIEDMAN 1.800.264.5479 WITH CREW LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)
  - MF METAL FASCIA - PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - P 6" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6030 "SHERBIAL" (YELLOW)
  - R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
  - RF METAL ROOF FASCIA - MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - RD PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT FINISH
  - S SIGNAGE BY OTHERS SHOWN DASHED - FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN CONTRACTOR.
  - SS STANDING SEAM METAL ROOF - MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
  - V 24" WIDE X 10" HIGH VENT - PAINT TO MATCH ADJACENT FINISH
  - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
  - W2 EXTERIOR PAVED WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- NOTE:  
SIGN TO MEET RIVERSIDE MUNICIPAL CODE AND MANDOLINA SPECIFIC PLAN STANDARD.



EAST ELEVATION SCALE 3/16" = 1'-0" 1



NORTH ELEVATION SCALE 3/16" = 1'-0" 2



WEST ELEVATION SCALE 3/16" = 1'-0" 1



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A Project for:



Client: QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD, SUITE 300,  
ROCKLIN, CA 95765

Revisions:

UPDATED ENTITLEMENT PKG.	10/30/2023
UPDATED ENTITLEMENT PKG.	08/30/2023
UPDATED ENTITLEMENT PKG.	06/19/2023
UPDATED ENTITLEMENT PKG.	02/03/2023
ENTITLEMENT SUBMITTAL PKG.	11/18/2022

No.	Description	Date
Project No.:		210504

Drawn By: -

Reviewed By: -

Scale: 3/16" = 1'-0"

Date: -

Filename: -

Sheet Title:

COLOR ELEVATIONS

Sheet #:

A 3.03

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SOUTH ELEVATION SCALE 3/16" = 1'-0" 2



EAST ELEVATION SCALE 3/16" = 1'-0" 1



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A Project for:



(PROJECT 44-236)  
3601 VAN BUREN BLVD.  
RIVERSIDE, CA 92501

Client: QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD, SUITE 300,  
ROCKLIN, CA 95765

Revisions:

UPDATED ENTITLEMENT PKG.	10/30/2023
UPDATED ENTITLEMENT PKG.	08/30/2023
UPDATED ENTITLEMENT PKG.	06/19/2023
UPDATED ENTITLEMENT PKG.	02/03/2023
ENTITLEMENT SUBMITTAL PKG.	11/18/2022

No.	Description	Date
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Drawn By:		TC
Reviewed By:		
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Date:		11/02/23
Filename:		
Sheet Title:		

COLOR ELEVATIONS

Sheet #:

A 3.04

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ILLUSTRATIVE VIEW AT VAN BUREB BLVD. ENTRANCE

SCALE  
N.T.S

2



ILLUSTRATIVE VIEW FROM SWC OF THE PROPERTY

SCALE  
N.T.S

1



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DIAMOND BAR, CA 91765  
(714) 909-8602/1010



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A Project for:



(PROJECT 44-236)  
3601 VAN BUREN BLVD.  
RIVERSIDE, CA 92501

Client:

QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD, SUITE 300,  
ROCKLIN, CA 95765

Revisions:

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UPDATED ENTITLEMENT PKG.	08/30/2023
UPDATED ENTITLEMENT PKG.	06/19/2023
UPDATED ENTITLEMENT PKG.	02/03/2023
ENTITLEMENT SUBMITTAL PKG.	11/18/2022

No.	Description	Date
Project No.:		210504
Drawn By:		-
Reviewed By:		-
Scale:		NOT TO SCALE
Date:		-
Filename:		-
Sheet Title:		-

ILLUSTRATIVE  
PERSPECTIVES

Sheet #:

A 3.05

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ILLUSTRATIVE VIEW FROM THE INTERSECTION

SCALE  
N.T.S

2



ILLUSTRATIVE VIEW FROM VAN BUREN BLVD.

SCALE  
N.T.S

1



LA Design Group, Inc.  
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NOTES: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Permit, and Governmental Agency comment and approvals. No warranties or guarantees of any kind are given or implied by the Architect.

A Project for:



(PROJECT 44-236)  
3601 VAN BUREN BLVD.  
RIVERSIDE, CA 92501

Client:

QUICK QUACK CAR WASH  
6020 WEST OAKS BLVD, SUITE 300,  
ROCKLIN, CA 95765

Revisions:

UPDATED ENTITLEMENT PKG.	10/30/2023
UPDATED ENTITLEMENT PKG.	08/30/2023
UPDATED ENTITLEMENT PKG.	06/19/2023
UPDATED ENTITLEMENT PKG.	02/03/2023
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ILLUSTRATIVE  
PERSPECTIVES

Sheet #:

A 3.06

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