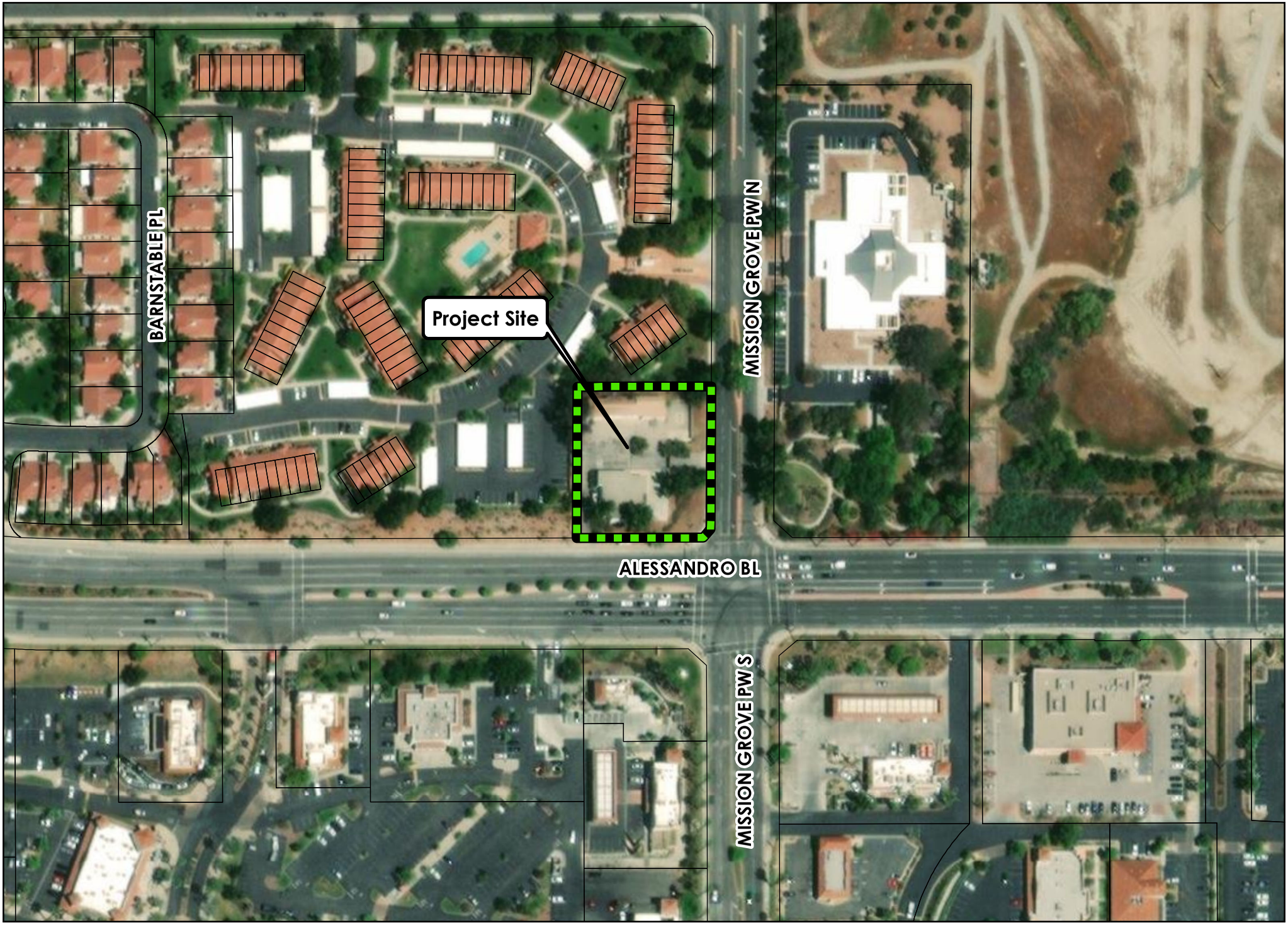
Looking west at the project site, from Alessandro Boulevard.

Looking east at the project site, from Alessandro Boulevard.

Looking west at the project site, from Mission Grove Parkway.

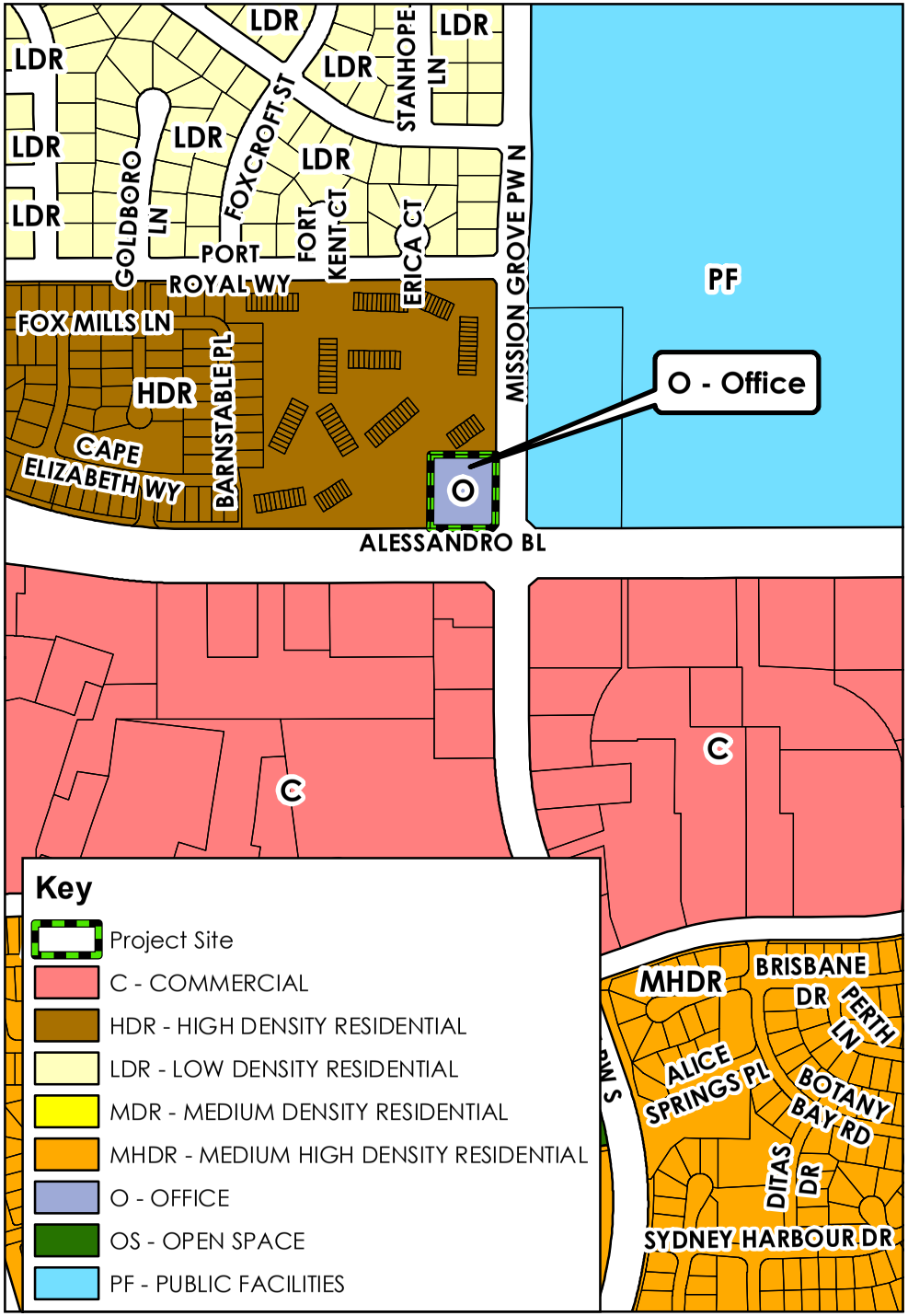
Existing building on site, along the north property line.



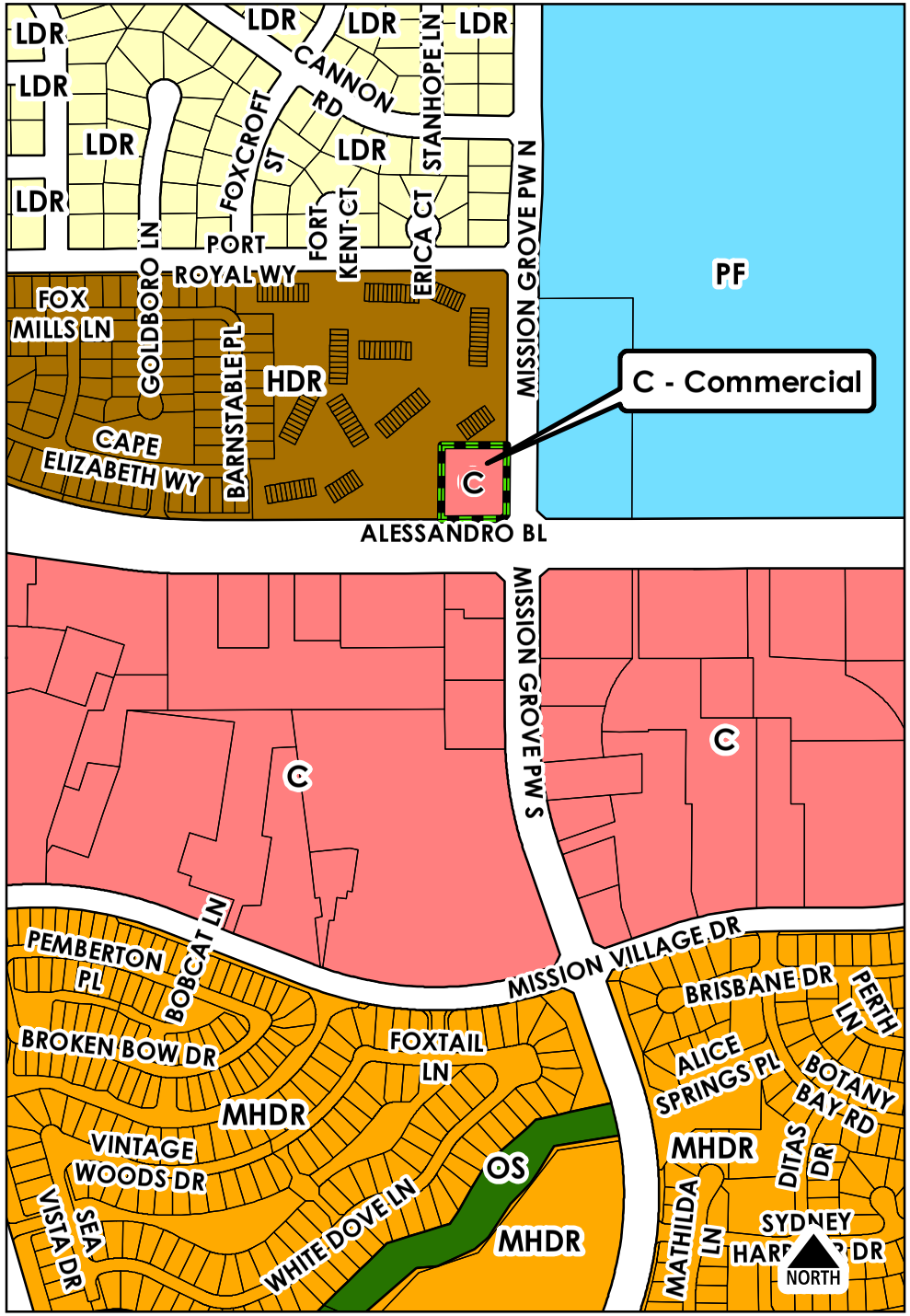
PR-2021-001023 (GPA, RZ, CUP, VR, DR), Exhibit 4 - Location Map

0 75 150 Feet

NORTH



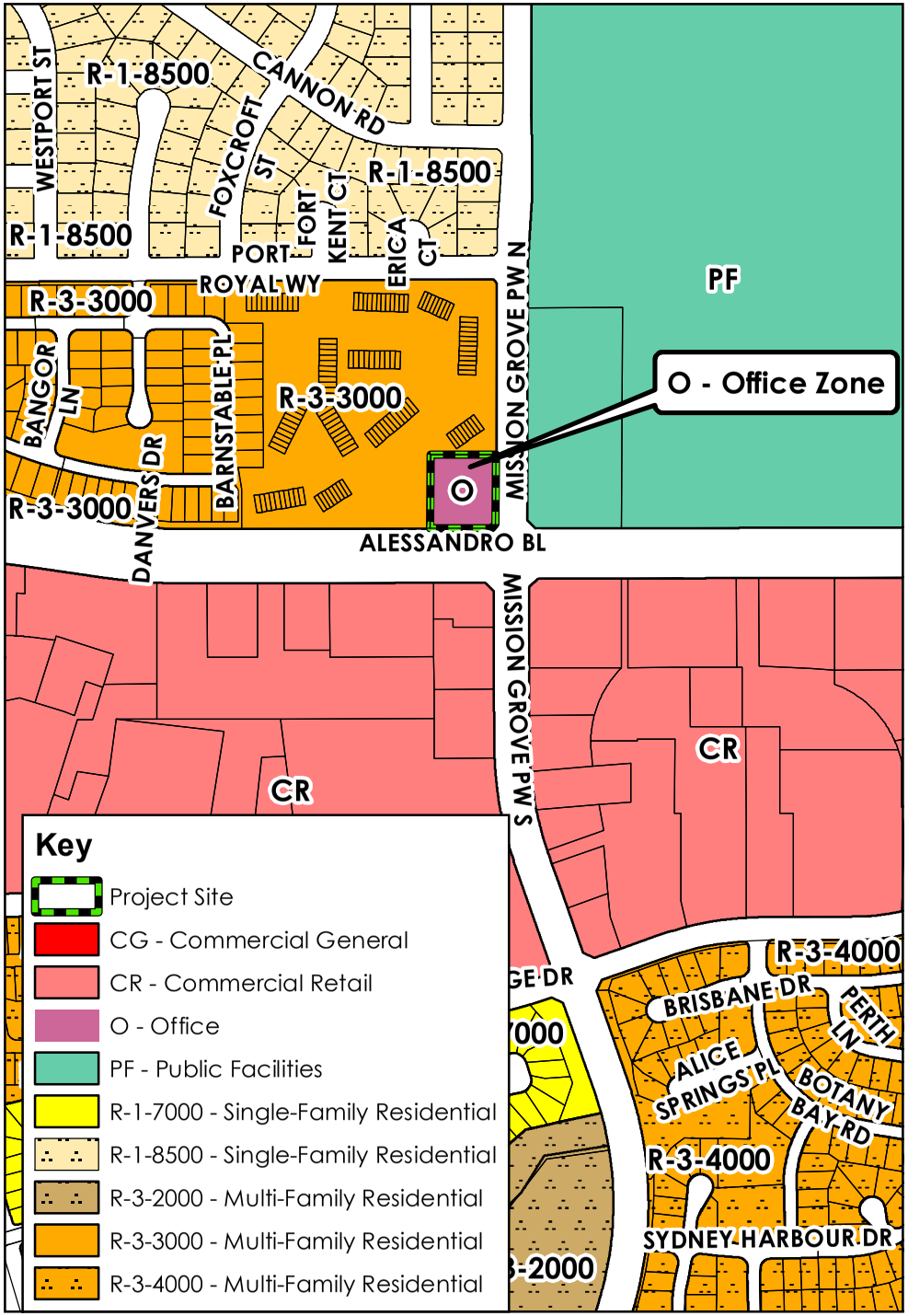
Existing



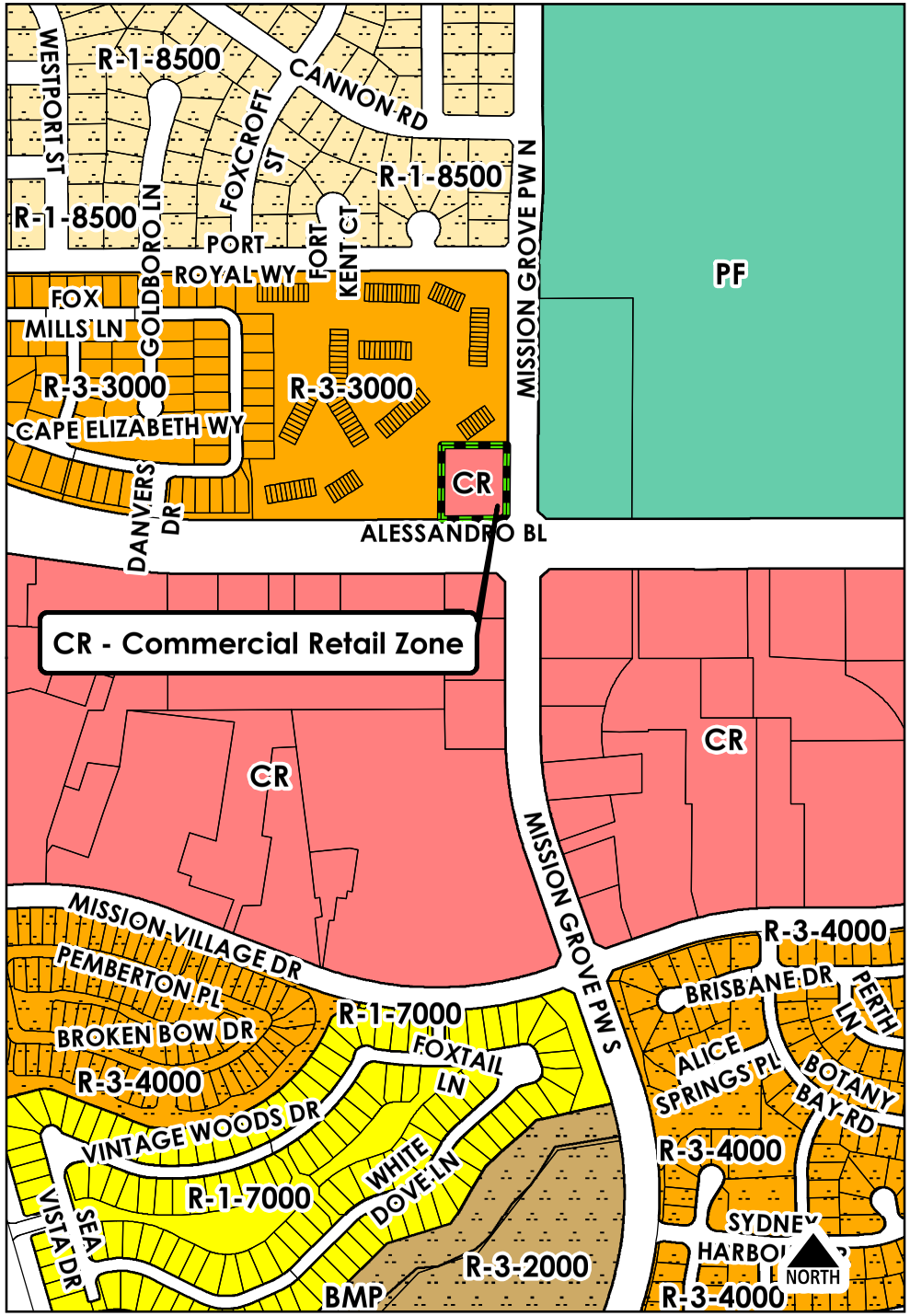
Proposed

0 215 430 860 1,290 1,720 Feet

PR-2021-001023 (GPA, RZ, CUP, VR, DR), Exhibit 5 - Existing and Proposed General Plan Maps



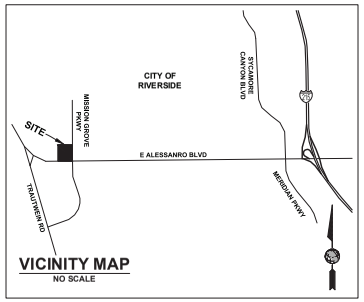
Existing



Proposed

0 215 430 860 1,290 1,720 Feet

PR-2021-001023 (GPA, RZ, CUP, VR, DR), Exhibit 6 - Existing and Proposed Zoning Maps



VICINITY MAP
NO SCALE

OWNER:

KAYVON AGAHNIA, TRUSTEE OF THE CAPITAL FINANCIAL GROUP, INC DEFINED BENEFIT PENSION TRUST
KAREEM A. ASSI, TRUSTEE OF THE KAASSI INTERNATIONAL INC. DEFINED BENEFIT PENSION TRUST
KAMBIZ AGAHNIA, TRUSTEE OF THE K2A INC DEFINED BENEFIT PENSION TRUST

LESSEE:

QUICK QUACK CAR WASH
1380 LEAD HILL BLVD #260
ROSEVILLE CA, 95661

SITE ADDRESS:

306 EAST ALESSANDRO BOULEVARD,
RIVERSIDE, CA 92508

ASSESSOR'S PARCEL NUMBER:

272-060-004-7

TITLE INFORMATION:

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY AS ORDER NO. 997-30009702-B-MEL AMENDMENT NO. B DATED: AUGUST 20, 2018.

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:

THE EAST 208.71 FEET OF THE SOUTH 248.71 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF LOT 4, BLOCK 4 OF ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPT THAT PORTION LYING SOUTHERLY OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED JUNE 20, 1956 IN BOOK 1930, PAGE 506 OF OFFICIAL RECORDS.

VERTICAL BENCHMARK:

DESCRIPTION: CITY OF RIVERSIDE BENCHMARK POINT ID "78-G3" BEING A PK NAIL AND CITY ENGINEER TAG IN SIDEWALK OVER THE WESTERLY WALL OF A CATCH BASIN, 1' NORTHERLY OF THE FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., EASTERLY OF MISSION GROVE PARKWAY.

ELEVATION: 1604.806' (NAVD88)

SOURCE OF TOPOGRAPHY:

FIELD SURVEY COMPLETED BY OMEGA LAND SURVEYING, INC. ON MAY 19, 2020.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION GROVE PARKWAY NORTH AS SHOWN ON MB 187/16-17, SAID BEARING BEING "N 00°17'08" E"

AREA SUMMARY:

TOTAL PARCEL AREA (NET)	38,484 SF
TOTAL PARCEL AREA (GROSS)	43,459 SF
% IMPERVIOUS (PROPOSED)	76%
% IMPERVIOUS (EXISTING)	56%

EASEMENTS:

(2) RIGHT-OF-WAY EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES RECORDED MAY 9, 1987, AS DOCUMENT NO. 130362.

REGISTERED PROFESSIONAL ENGINEER
SEAN M. SAVAGE
No.75677
CIVIL
STATE OF CALIFORNIA

SEAN M. SAVAGE R.C.E. 75677 DATE

EXISTING LEGEND

ITEM	SYMBOL
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY	
EX. CONTOUR	552
EX. CURB & GUTTER	

PROPOSED LEGEND

ITEM	SYMBOL
PROPOSED CONTOURS	390
PROPOSED GRADE BREAK	
PROPOSED FINISH FLOOR ELEVATION	FF-378.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED TOP OF WALL ELEVATION	374.00TW
PROPOSED GRADE AT BASE OF WALL ELEV.	374.00BW
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED GRADIANT	1.1%
PROPOSED 6" PCC CURB	
PROPOSED 6" PCC CURB & GUTTER	
PROPOSED FLOW LINE	
PROPOSED BUILDING	
PROPOSED WALL	
PROPOSED PARKING STALL STRIPING	
PROPOSED HANDICAP STRIPING	
PROPOSED PVT. STORM DRAIN (SIZE PER PLAN)	
PROPOSED RIPRAP STABALIZATION	
PROPOSED PVT. STORM DRAIN INLET/CLEAN OUT/CONNECTION (SIZE AND TYPE PER PLAN)	
PROPOSED PVT. ROOFDRAINS	RD
PROPOSED SWALE	
PROPOSED PVT. SEWER LINE (SIZE PER PLAN)	S
PROPOSED PVT. PCC PAVEMENT WALK	
PROPOSED PVT. PCC PAVEMENT PARKING	
PROPOSED PVT. AC PAVEMENT PARKING	
PROPOSED PVT. AC PAVEMENT HEAVY DRIVE AISLE	
PROPOSED PVT. LANDSCAPING	
PROPOSED PVT. BIOFILTRATION	
PROPOSED DRIVEWAY	
PROPOSED OFFSITE CURB OUTLET	
PROPOSED OFFSITE PCC PAVEMENT	

SHEET INDEX:

NO.	DESCRIPTION
T1.0	TITLE
A2.0	ARCHITECTURAL SITE PLAN
A2.1	LANDSCAPE PLAN
A2.2	PHOTOMETRIC SITE PLAN
A2.3	ARCHITECTURAL SITE WALL PLAN
A3.0	FLOOR PLAN
A3.1	ELEVATION FLOOR PLAN
A3.2	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	BUILDING ELEVATIONS
A4.2	ARCH WALL FEATURE ELEVATIONS
A4.3	PLASTER ELEVATIONS
A4.4	COLORED BUILDING ELEVATIONS
A4.5	COLORED BUILDING ELEVATIONS
A5.0	PAY CANOPY
A5.1	PAY CANOPY COLOR ELEVATIONS
A5.2	EAST VACUUM CANOPY
A5.3	WEST VACUUM CANOPY
A5.4	VACUUM CANOPY COLOR ELEVATIONS
A6.0	SITE ELEMENTS
A6.1	SITE ELEMENTS
C1.0	SITE CONSTRAINTS
C2.0	CONCEPTUAL GRADING PLAN
C3.0	SITE DMA MAP
C4.0	SITE SECTIONS
C5.0	ONSITE CIRCULATION
C6.0	FIRE LANE & HOSE PULL
C7.0	TRUCK TURNING

OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH:(858) 634-8620 FAX:(858)-634-8627

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1
2
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9
10

QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

TITLE SHEET

DATE: JANUARY 2021
CRM PROJECT #: 2020

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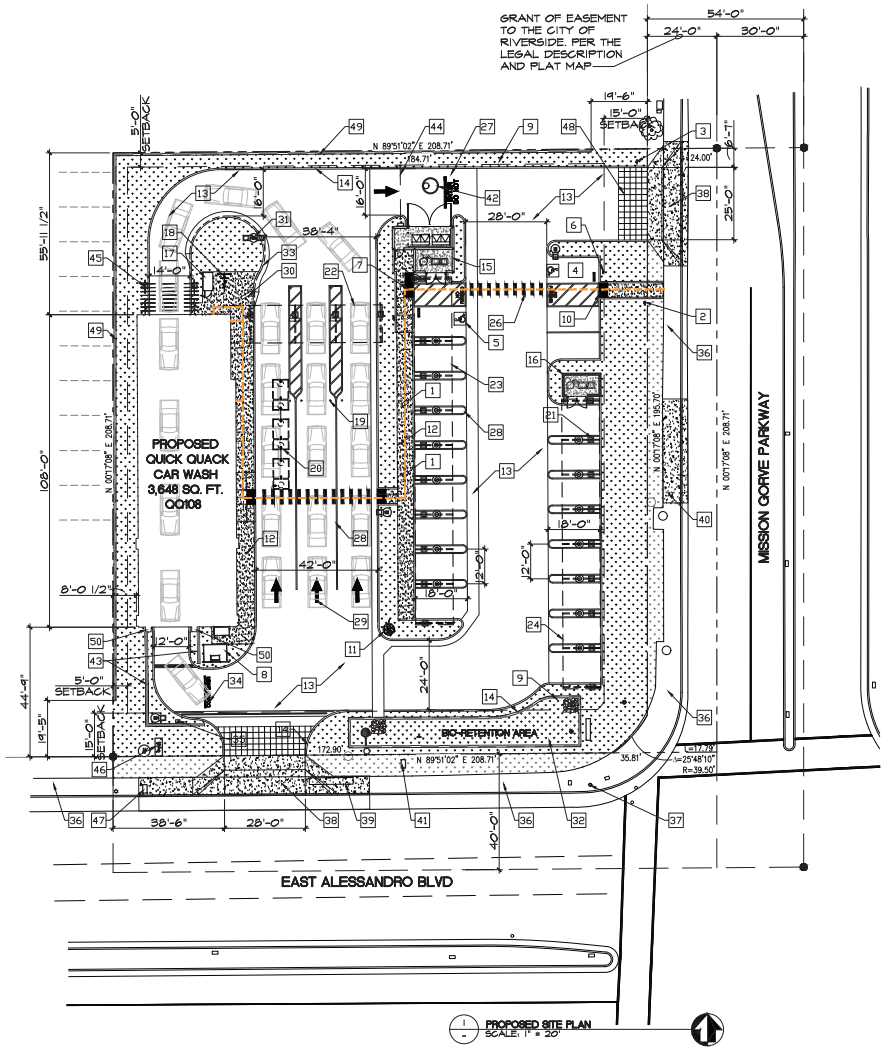
LICENSED ARCHITECT
BRIAN CARRIERA
NO. C-29480
REN. 11/30/21
STATE OF CALIFORNIA

PLANNING DOCUMENTS

T1.0

FILENAME: P:\DWG\OMEGA\0598 ALESSANDRO RIVERSIDE SITE\ACAD\DISCRETIONARY\0598-CUP-00-TITLE.DWG DATE:9/17/2021 5:18:26 PM

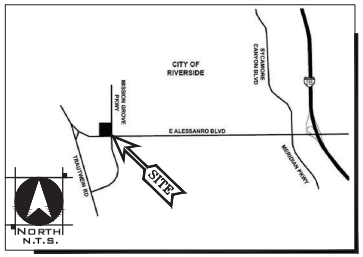


PROPOSED SITE PLAN
SCALE: 1" = 20'

KEYNOTES

1. ADA PATH OF TRAVEL SHOWN DASHED.
2. NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL.
3. NEW TOW AWAY ACCESSIBILITY PARKING SIGN AT EACH ENTRANCE (TYPICAL 2 PLACES)
4. NEW VAN ACCESSIBLE VACUUM STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
5. NEW INTERNATIONAL SYMBOL AT PARKING STALL (TYPICAL 2 PLACES)
6. NEW ACCESSIBLE PARKING SIGN. (TYPICAL 2 PLACES)
7. NEW TRUNCATED DOMES (TYPICAL 5 PLACES)
8. NEW ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRIC COMPANY
9. NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS BIO-RETENTION AREAS ARE SHADED - SEE CIVIL PLANS
10. NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
11. 30 FOOT FLAG POLE. STYLE: "MEMORIAL" UNCOMMON USA, INC. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES. FOR REFERENCE ONLY - UNDER SEPARATE BUILDING PERMIT
12. NEW CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL DRAWINGS AND SOILS REPORT FOR REQUIREMENTS
13. NEW CONCRETE DRIVE SLAB HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC SEE CIVIL DRAWINGS AND SOILS REPORT FOR REQUIREMENTS
14. NEW 6" CONCRETE CURB (TYPICAL)
15. NEW TRASH/VACUUM ENCLOSURE. SEE DRAWING A6.0
16. NEW VACUUM EQUIPMENT ENCLOSURE. SEE DRAWING A6.1
17. NEW LONG TERM BIKE LOCKER
18. NEW BICYCLE RACK
19. NEW 4" CONCRETE FILLED PIPE BOLLARD (TYPICAL 6 PLACES) (4 AT STACKING LANES AND 2 AT CAR WASH ENTRANCE)
20. NEW UNDERGROUND GREASE INTERCEPTOR - SEE CIVIL DRAWINGS
21. NEW TRASH RECEPTACLES (TYPICAL 16 PLACES)
22. NEW 13'-0" X 53'-8" PAY CANOPY - SEE DRAWING A5.0
23. NEW 13'-0" X 120'-2" WEST VACUUM CANOPY - SEE DRAWING A5.1
24. NEW 13'-0" X 100'-2" EAST VACUUM CANOPY - SEE DRAWING A5.2
25. NEW ARTISAN "WOODCRETE" PRECAST WALL 8'-0" TALL AND LAST 19-6" SHALL NOT HAVE A FENCE
26. NEW HIGHWAY PAINT WHITE 12" SIDE PEDESTRIAN STRIPING AT 36" O.C. (TYPICAL 3 PLACES)
27. NEW HIGHWAY PAINT YELLOW 18" "DO NOT ENTER" (TYPICAL 2 PLACES)
28. NEW HIGHWAY PAINT YELLOW 4" STRIPING
29. NEW HIGHWAY PAINT YELLOW PAVEMENT MARKINGS (TYPICAL)
30. NEW DISPLAY/PRICE SIGN - REFERENCE ONLY UNDER SEPARATE PERMIT (TYPICAL 3 PLACES)
31. NEW LED SITE LIGHTS (TYPICAL 5 PLACES) SEE PHOTOMETRIC PLAN
32. NEW MONUMENT SIGN - REFERENCE ONLY UNDER SEPARATE PERMIT
33. 24" ROLLED CONCRETE CURB
34. NEW TRENCH DRAIN
35. NEW "STOP/GO" SIGN
36. EXISTING PUBLIC CONCRETE CURB, AND GUTTER TO REMAIN (REPAIR AS REQUIRED BY PUBLIC WORKS)
37. EXISTING STOP LIGHT TO REMAIN
38. NEW DRIVE APPROACH - SEE CIVIL DRAWINGS
39. EXISTING BENCH STOP TO BE RELOCATED
40. NEW CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
41. EXISTING WATER METER - SEE CIVIL DRAWINGS
42. SUMP PUMP AND CONTROLLER - SEE CIVIL DRAWINGS
43. 3'-0" HIGH SCREEN WALL WITH VERTICAL TRELLIS SCREENING - SEE LANDSCAPE PLANS
44. 2 - 4" PIPE BOLLARDS AND CHAIN FOR EXIT ONLY
45. METAL TRELLIS ABOVE ENTRANCE
46. FIRE SERVICE CHECK VALVE - SEE CIVIL DRAWINGS
47. NEW WATER METER - SEE CIVIL DRAWINGS
48. NEW 24" SQ. RED STAMPED CONCRETE PAVING (TYPICAL 2 PLACES)
49. NEW 8' AMERICAN PRE-CAST "WOODCRETE" SOUND WALL SEE DRAWING C4.0
50. 1'-8" x 2'-0" BASE OF EXIT ARCH WALL FEATURE. SEE SHEET A4.2 FOR DETAILS AND DIMENSIONS.

VICINITY MAP



PARKING ANALYSIS

NEW 9'-0" X 19'-0" STANDARD STALL	2 STALLS
NEW 12'-0" X 18-0" ADA STALL	1 STALL
NEW 12'-0" X 18'-0" VACUUM STALLS	17 STALLS
TOTAL STALLS	20 STALLS
NEW BIKE PARKING SPACES	3 SPACES
NEW LONG TERM BIKE PARKING SPACES	1 SPACES

SITE NUMBER: 4-202
BUILDING: QQ-108

SITE AREA: 43,558
STACKING LANES: 3 LANES
STACKING WIDTH: 42'-0"
VACUUM STALLS: 17 - 12'-0" x 18'-0"
VACUUM PRODUCER: 2 - 40HP
ADA PARKING: 1 - 9'-0" x 18'-0"
PARKING STALLS: 2 - 9 x 18'-0"
BUILDING AREA: 3,648 S.F.
BUILDING SPRINKLED: NO
QB STATION ATTACHED: YES
BUILDING LENGTH: 108'-0"
SHOWROOM LENGTH: 106'-8"
CONVEYOR TRENCH LENGTH: 106'-8"
CONVEYOR LENGTH: 105'-10"

CONVEYOR TYPE: REAR WHEEL PUSH

SIGNATURE:
APPROVAL DATE:

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CRM Architects & Planners, Inc.
Carissimi Rohrer McMullen Architects and Planners, Inc.
3300 Hospital Avenue, Suite 1, Chico, CA 95973
phone: (916) 451-1500

QuickQuack CAR WASH

REVISIONS
DATE DESCRIPTION
1
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7
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10

QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

ARCHITECTURAL
SITE PLAN

DATE: JANUARY 2021
CRM PROJECT #: 2020

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LICENSED ARCHITECT
NO. C-29480
REN. 11/30/21
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.0

PR-2021-001023 (GPA, RZ, CUP, VR, DR), Exhibit 7 - Project Plans

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	3	Chilopsis linearis / Desert Willow	15 gal.	Low	Varies
	1	Tristania conferta / Brisbane Box	15 gal.	Low	Varies
	7	Washingtonia robusta / Mexican Fan Palm	10' BT	Low	30'
	6	x Chitalpa tashkentensis / Chitalpa	15 gal.	Low	Varies

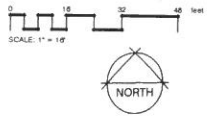
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	115	Anigozanthos x 'Tequila Sunrise' / Tequila Sunrise Kangaroo Paw	5 gal.	Low	Varies
	177	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low	3'
	9	Calycanthus occidentalis / Spice Bush	5 gal.	Low	Varies
	84	Grevillea x 'Noelii' / Noel Grevillea	5 gal.	Low	4'
	75	Muhlenbergia rigens / Deer Grass	5 gal.	Low	3'
	65	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low	Varies
	30	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal.	Low	4'-6'
	132	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	Varies

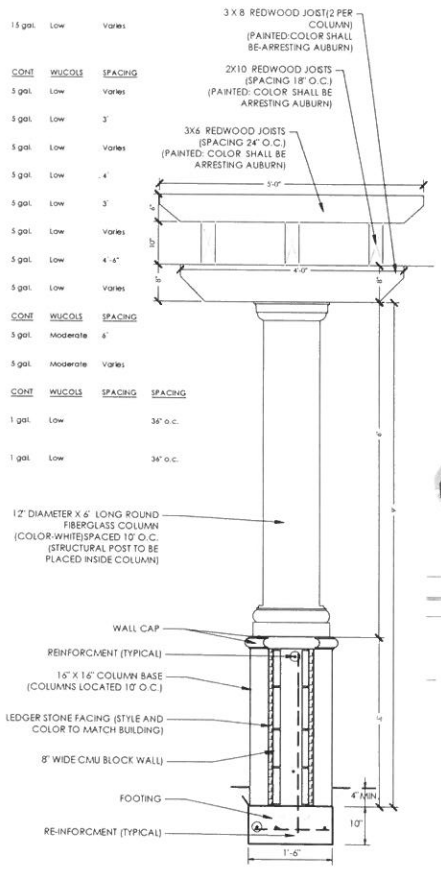
VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	7	Clematis armandii 'Apple Blossom' / Evergreen Clematis Train to Green-Screen trells	5 gal.	Moderate	6'
	6	Magnolia grandiflora 'Little Gem' Espalier / Dwarf Southern Magnolia	5 gal.	Moderate	Varies

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING	SPACING
	78	Convolvulus sabatius / Ground Morning Glory	1 gal.	Low		36" o.c.
	246	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	1 gal.	Low		36" o.c.

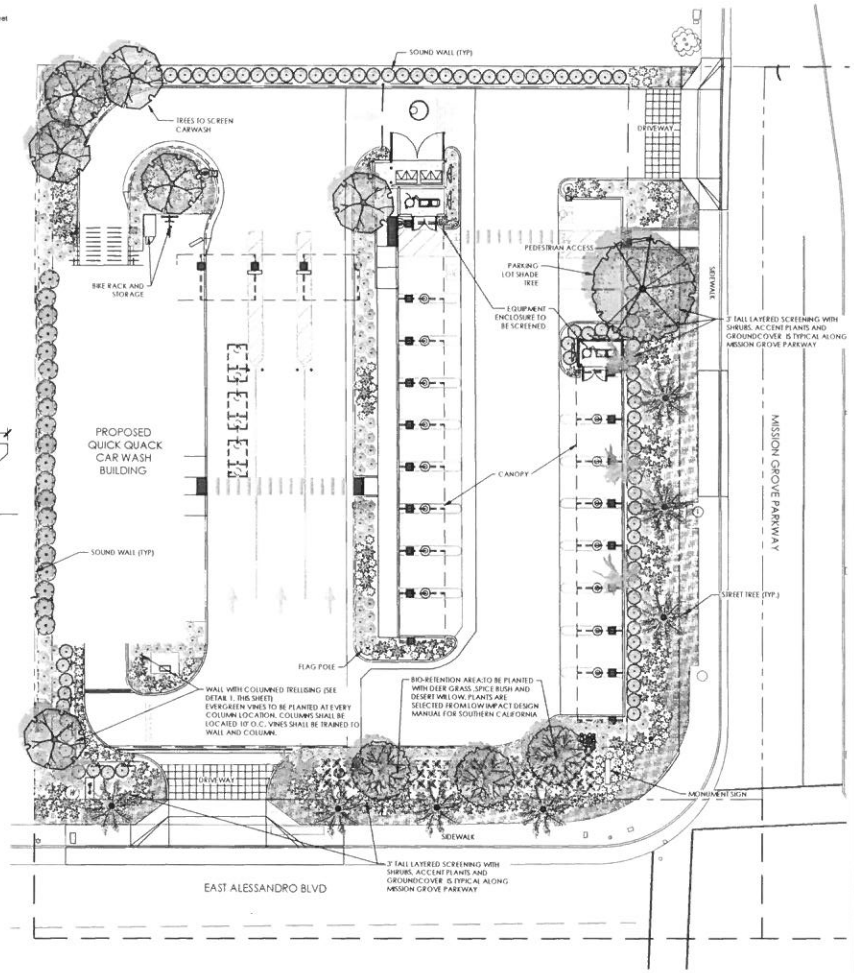
GENERAL NOTES

1. All landscape areas shall have or receive a minimum 3" layer of organic mulch.
2. Irrigation to all plant material shall be low volume drip and shall be operated by a weather based controller with a weather sensor. Irrigation shall conform to City of Riverside water conservation standards.





1 WALL/COLUMN/TRELLIS DETAIL
1" = 1'-0"
DETAIL-FILE



Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	10,539	3,899	136,340 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	60	37	1,294 GAL.
				TOTALS	(A) 10,599	(B) 3,936	
						ETWU Total	137,634 GAL.

Maximum Applied Water Allowance (MAWA) . MAWA= (ETo) (Conversion factor) [(ETAF)(Landscape Area)] + [(1-ETAF) x SLA]
(36.4) (.62) (.45 x 10,599) + (1-.45) X (0) =166,782 GALLONS

Estimated Total Water use (ETWU) . ETWU= (ETo) (Conversion factor) [(ETAF) (Area)]
(36.4) (.62) (3,936) = 137,634 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 3,936
Total Area	(A) 10,599
Average ETAF	(B / A) .37

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

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CRM Architects & Planners, Inc.

Quick Quack CAR WASH

REVISIONS
DATE DESCRIPTION
1 8-20-21 REVISE PER PLANNING

QUICK QUACK CAR WASH
STORE #4-202
306 ALESSANDRO BLVD
RIVERSIDE, CA. 92508

LANDSCAPE PLAN

DATE: FEBRUARY 2021
CRM PROJECT #: 2180

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Olive Street
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LANDSCAPE ARCHITECTURE
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Fallbrook, CA 92152
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rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scazzola
No. 4452
Exp. 05/31/22
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.1

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	10	B1_B Q1	SINGLE	0.920	3491	34	OSQ-A-NM-4IME-B-57K-UL-BK-Q1 W/ OSQ-BLSLF
	2	F1	SINGLE	1.000	4584	66	FLD-OL-SN-D2-14-E-UL-SV-700
	6	F10	SINGLE	1.000	2490	19	XSPW-B-WM-3ME-2L-57K-UL-BK
	20	F11	SINGLE	1.000	6778	52	VT3204HUNV50
	1	LFL4	SINGLE	1.000	2068	35	LFL-A-4-DO-UL-SV-53K-SA
	9	LFL8	LFL 8FT	1.000	2068	70	LFL-A-8-DO-UL-SV-53K-SA

Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED PARKING	Fc	3.01	6.9	1.0	3.01	6.90
PAY CANOPY	Fc	14.11	19	11	1.28	1.73
PROPERTY LINE	Fc	0.20	0.5	0.0	N.A.	N.A.
SITE	Fc	0.55	9.8	0.0	N.A.	N.A.
VACUUM CANOPY	Fc	17.82	23	12	1.49	1.92

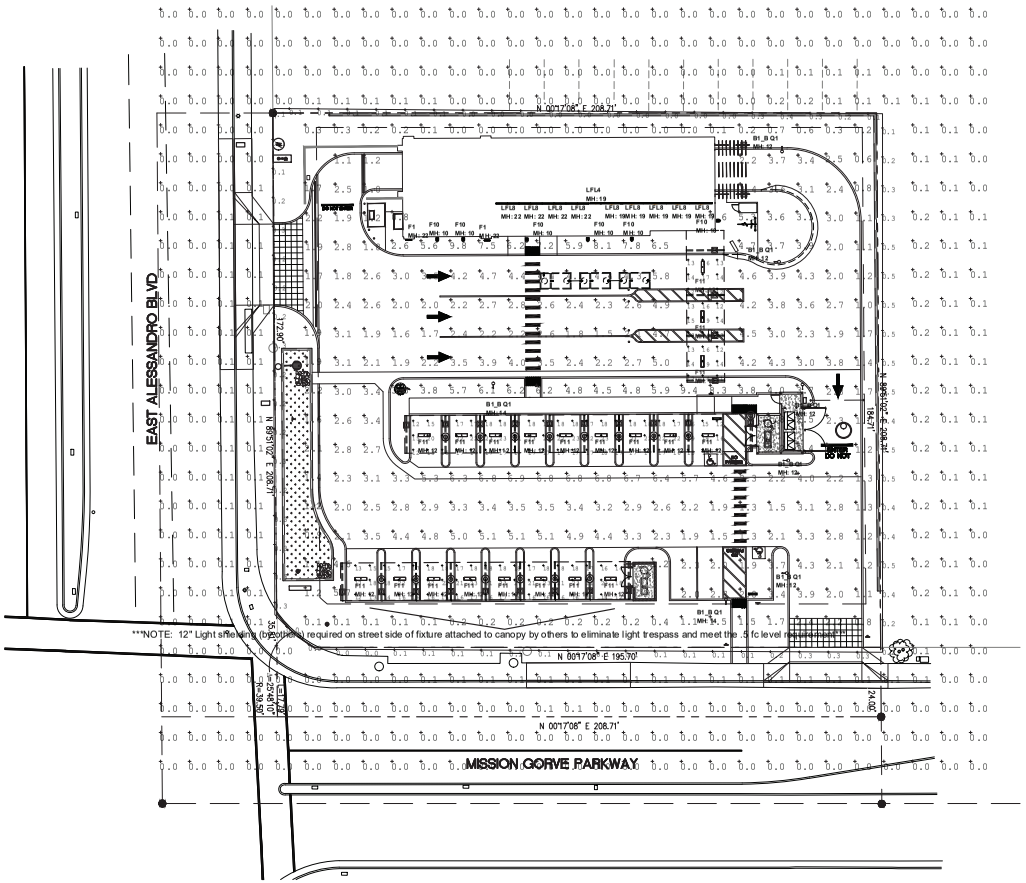
FIXTURE MOUNTING HEIGHTS AS SHOWN:
POLE MOUNTED - 14' AFG (10' & 12' POLE + 2' BASE)
CANOPY - 12' AFG

ADDITIONAL EQUIPMENT REQUIRED:
(4) CL-SSP-4011-16-D1-BK (12' x 4" STEEL SQUARE POLE)
(6) CL-SSP-4011-10-D1-BK (10' x 4" STEEL SQUARE POLE)
(10) OSQ-DABK (DIRECT ARM MOUNT)

PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR
PRIOR TO PLACING ORDER

>CANOPY LIGHTING NOT INCLUDED IN OVERALL SITE PHOTOMETRICS<



PROPOSED SITE PLAN
SCALE: 1" = 20'

CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave. Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: Quick Quack #4-202 306 ALESSENDRO BLVD. RIVERSIDE, CA

SR-34530 | Footcandles calculated at grade | Filename: QQ-210202RSCALJSR9.AGI

Layout By:
Linda Schaller

Date:8/18/2021

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phone: (916) 431-1590

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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

PHOTOMETRIC
SITE PLAN

DATE: JANUARY 2021
CRM PROJECT #: 2020

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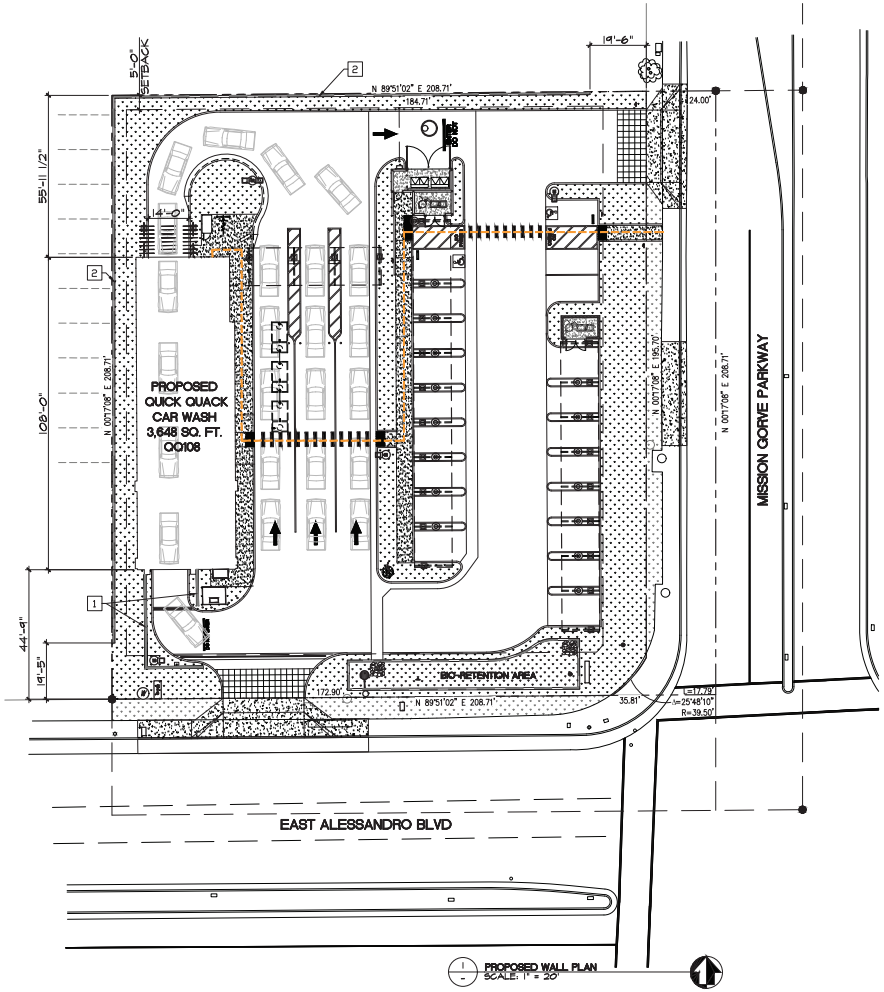
LICENSED ARCHITECT
JAMES STEPHEN JARVIS
NO. C-29480
REN. 11/30/21
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.2

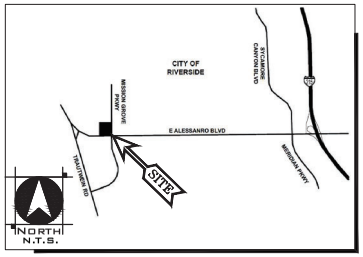
PR-2021-001023 (GPA, RZ, CUP, VR, DR), Exhibit 7 - Project Plans



KEYNOTES

1. 3'-0" HIGH SCREEN WALL WITH VERTICAL TRELLIS SCREENING - SEE LANDSCAPE PLANS
2. NEW 8' AMERICAN PRE-CAST "WOODCRETE" SOUND WALL SEE DRAWING C4.0

VICINITY MAP



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Carissimi Rohrer McMullen Architects and Planners, Inc.
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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

ARCHITECTURAL
SITE WALL PLAN

DATE: JANUARY 2021
CRM PROJECT #: 2020

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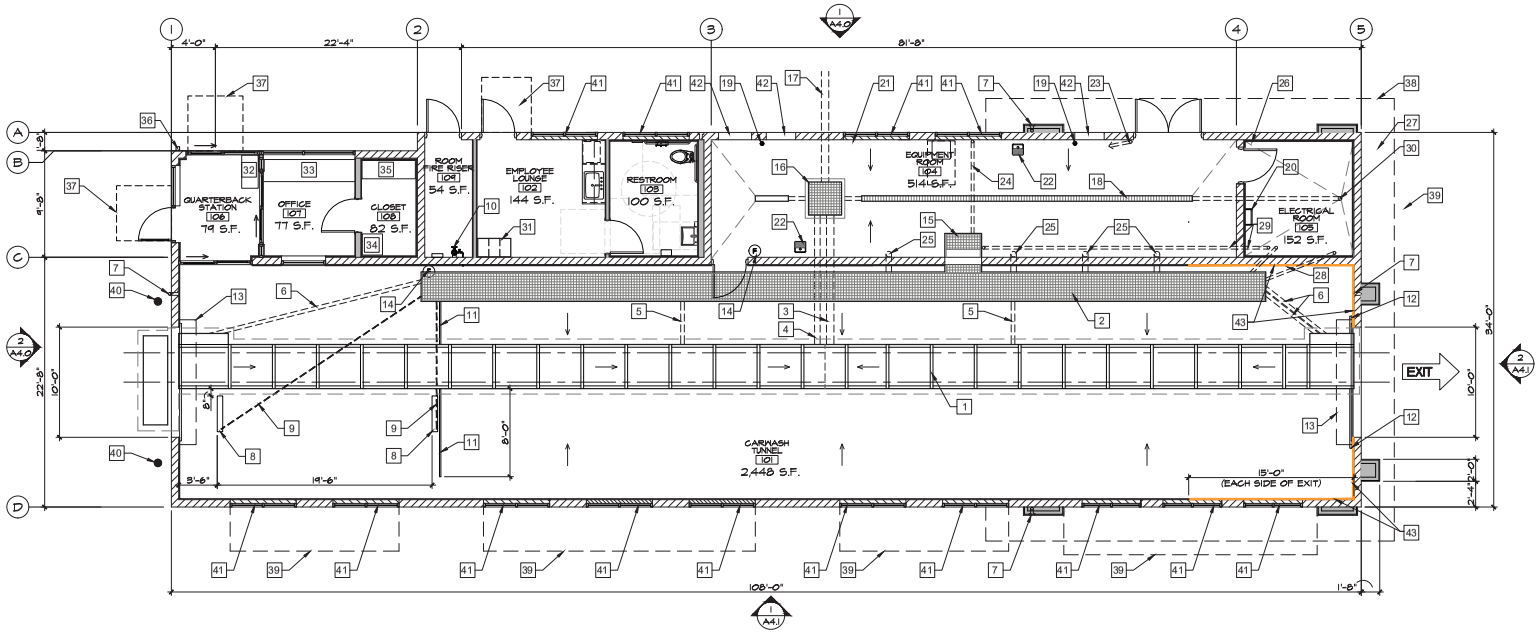
REN. 11/30/21
STATE OF CALIFORNIA

PLANNING DOCUMENTS

A2.3

PR-2021-001023 (GPA, RZ, CUP, VR, DR), Exhibit 7 - Project Plans



PROPOSED CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN.
3. 8" PIPE FROM CONVEYOR TRENCH TO CLEAN OUT PIT.
4. 6" OVERFLOW PIPE FROM CONVEYOR TRENCH TO CLEAN OUT PIT
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH SPACED EQUALLY IN UTILITY TRENCH (TYPICAL 2 PLACES)
6. 4" PIPE CHASE FROM END OF UTILITY TRENCH TO CONVEYOR TRENCH. (TYPICAL 3 PLACES)
7. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
8. 3/4" DEEP X 6" WIDE X 3'-3" LONG RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES)
9. 1/2" CONDUIT AT END OF RECESS TO UTILITY TRENCH FOR TIRE SWITCH. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)
10. FIRE RISER
11. 3/4" X 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE. SLOPE EACH SIDE TO CONVEYOR TRENCH
12. 3/4" X 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE. SLOPE EACH SIDE TO CONVEYOR TRENCH. EXTEND 1'-0" PAST EXIT OPENING
13. COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
14. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL 2 PLACES)
15. 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
16. 3'-0" X 3'-0" RECLAIM CLEAN-OUT
17. 8" PIPE FROM CLEAN OUT PIT TO GREASE INTERCEPTOR (CLARIFIER).
18. TRENCH DRAIN.
19. ROOF DRAIN LEADER (TYPICAL 3 PLACES)
20. ROOF ACCESS LADDER.
21. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION
22. 16" X 16" X 12" DEEP FLOOR SINK. PLACE SINK AS CLOSE TO WALL AS POSSIBLE WITHOUT INTERFERING WITH FOOTING (TYPICAL 2 PLACES)
23. 1" PVC CHASE TO BUG JUICE CONTROL PANEL
24. 3" CHASE FROM ACCESS OPENINGS TO FACE OF WALL
25. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 4 PLACES)
26. ELECTRICAL SERVICE SWITCHGEAR
27. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL
28. 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)
29. 2 - 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING
30. 4" FLOOR DRAIN - CONNECT TO TRENCH DRAIN
31. EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE) CONTRACTOR SUPPLIED AND INSTALLED
32. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET
33. 34" MAXIMUM A.F.F. COUNTER TOP.
34. WALL MOUNTED IT CABINET
35. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 48" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE
36. KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
37. LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING
38. LINE OF ROOF ABOVE.
39. WALL MOUNTED CANOPY ABOVE. (TYPICAL 5 PLACES)
40. 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
41. FAUX WINDOW - SEE EXTERIOR ELEVATIONS
42. 32" WIDE X 16" HIGH AIR VENT - SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES)
43. ACOUSTIBLOK "QUIET FIBER" PANELS

NOTE:
ALL CONDUITS TO HAVE SWEEPS ONLY. 90 DEGREE CONDUIT/CHASE BENDS ARE NOT ALLOWED

CRM Architects & Planners, Inc.
Corrinne Robert-McMullen Architects and Planners, Inc.
3500 Industrial Blvd. West Sacramento, CA 95691
phone: (916) 453-1500

REVISIONS
DATE DESCRIPTION
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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

FLOOR PLAN

DATE: JANUARY 2021
CRM PROJECT #: 2020

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CARRINNE ROBERT-MCMULLEN
NO. C-29480
REN. 11/30/21
STATE OF CALIFORNIA

PLANNING DOCUMENTS

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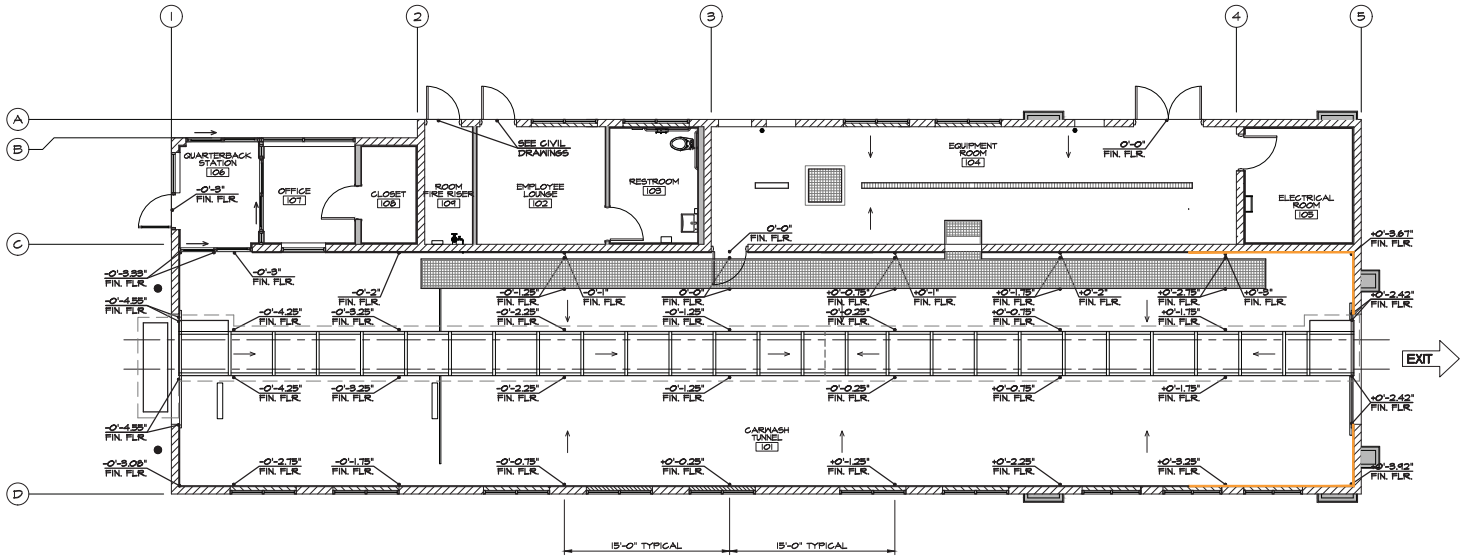

1 CAR WASH FINISH FLOOR ELEVATIONS
SCALE: 3/16" = 1'-0"

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Corrinne Robert-McMullen Architects and Planners, Inc.
3800 Hospital Avenue, Suite 200, Anderson, CA 96007
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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

ELEVATION
FLOOR PLAN

DATE: JANUARY 2021
CRM PROJECT #: 2020

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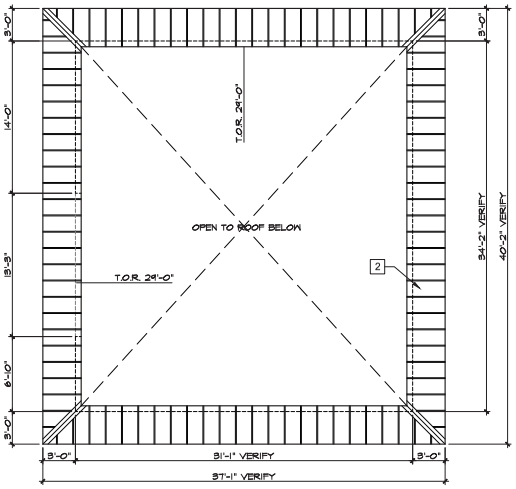
NO. C-29480
REN. 11/30/21
STATE OF CALIFORNIA

PLANNING DOCUMENTS

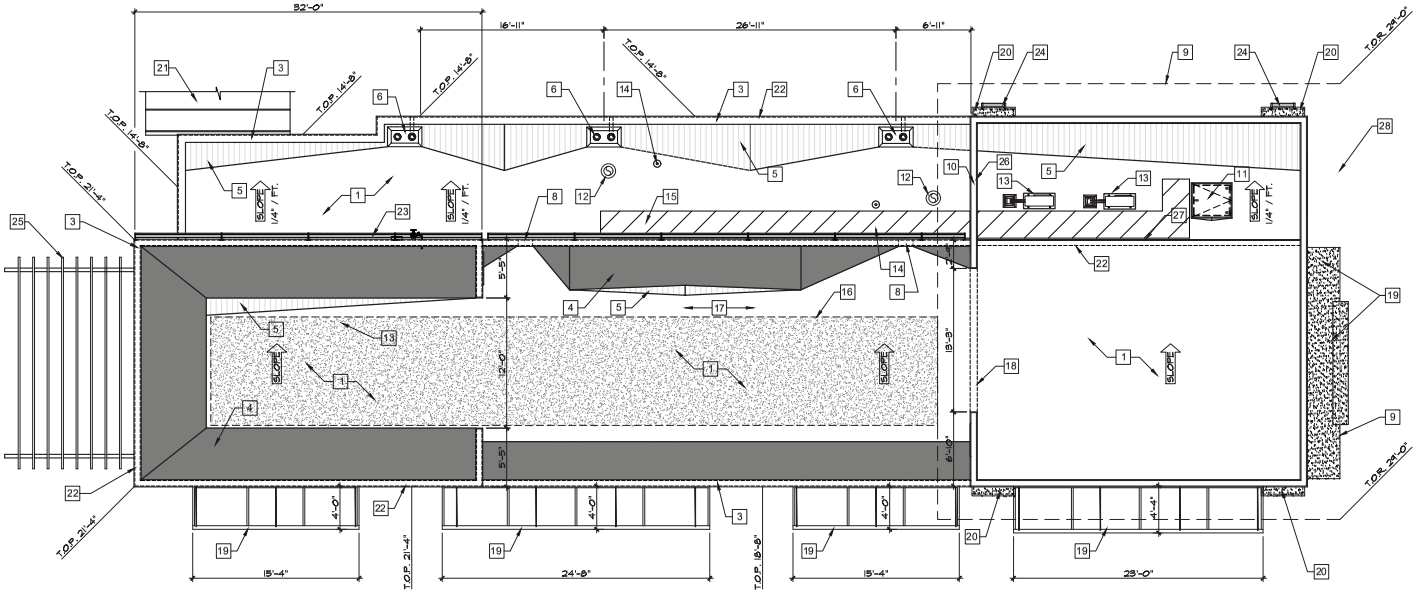
A3.1

KEYNOTES

1. TPO MEMBRANE ROOFING.
2. STANDING SEAM METAL ROOFING.
3. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
4. ROOF CRICKET. ½" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
5. TAPERED RIGID INSULATION CRICKET WITH ½" ISOLATION BOARD (TYP).
6. ROOF DRAIN AND OVERFLOW IN RECESS. SEE PLUMBING DRAWINGS. (TYPICAL 3 PLACES)
7. NOT USED
8. THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
9. OUTLINE OF UPPER ROOF AT EXIT TOWER. SEE UPPER ROOF PLAN
10. BOTTOM OF TOWER WALL TO SPAN AT TOP OF LOWER ROOF PARAPET HEIGHT.
11. ROOF ACCESS LADDER HATCH.
12. EXHAUST FAN UNIT. (TYPICAL 2 PLACES)
13. MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY TOWER WALL.
14. PLUMBING VENT. (TYPICAL 2 PLACES)
15. ROOF WALK PATH OVERLAY.
16. ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION.
17. ROOF AREA DEDICATED TO MAINTENANCE ACCESS TO POSSIBLE FUTURE SOLAR INSTALLATION.
18. OPENING IN TOWER WALL.
19. WALL MOUNTED METAL CANOPY BELOW (TYP).
20. CEMENT PLASTER FINISH AT TOP OF FURRED WALL FEATURE (TYP).
21. FREE STANDING METAL PAY STATION CANOPY BELOW.
22. WALL BELOW SHOWN DASHED.
23. LINEAR DOWN LIGHTING
24. PILASTER DOWN LIGHTING
25. ENTRY TRELLIS. SEE EXTERIOR ELEVATIONS.
26. BOTTOM OF TOWER WALL OPEN AT LOWER ROOF.
27. DRIP EDGE FLASHING AT EDGE OF UPPER ROOF.
28. MAIN SWITCHBOARD ENCLOSURE BELOW.



2 UPPER ROOF AT EXIT TOWER
SCALE: 3/16" = 1'-0"



1 PROPOSED CAR WASH ROOF PLAN
SCALE: 3/16" = 1'-0"

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Carissimi Rohrer McMullen Architects and Planners, Inc.
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phone: (916) 451-1500

QuickQuack CAR WASH

REVISIONS
DATE DESCRIPTION
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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

ROOF PLAN

DATE: JANUARY 2021
CRM PROJECT #: 2020

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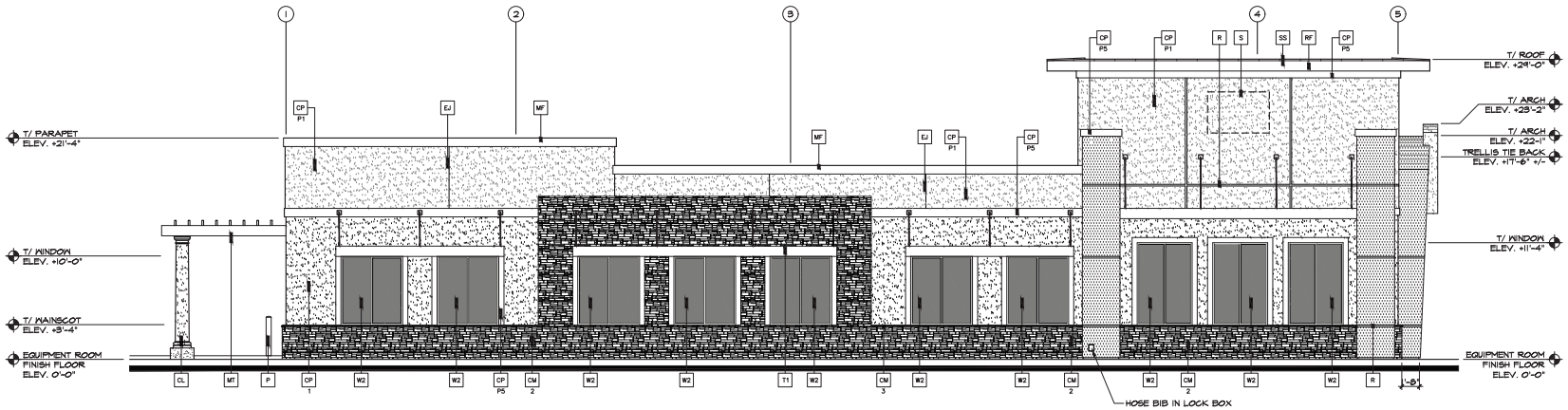
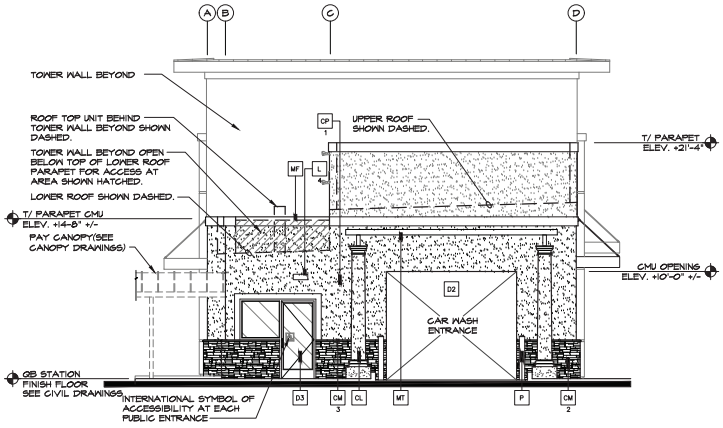


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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

KEY NOTES:

CL PRE-FABRICATED COLUMN - ARISTONE DESIGNS #CT21-9

CM 1 NOT USED

CM 2 STONE VENEER CORONADO STONE PRODUCTS - "QUICK STACK CARMEL MOUNTAIN - PROVIDE ANTI GRAFFITI SEALER

CM 3 EL DORADO STONE CHISELED EDGE WAINSCOT SILL CAP - "EARTH" - PROVIDE ANTI GRAFFITI SEALER

CP ACRYLIC PLASTER COLOR COAT

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS #6123 "BASUETTE"
P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
P4 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF"
P5 = MATCH SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

PLASTER COLOR COAT TO BE SAND FINISH

D1 HOLLOW METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BASUETTE"

D2 OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BASUETTE"

D3 BRONZE ANODIZED ALUMINUM COMMERCIAL SLIDING GLASS DOOR

EJ 1/4" DEEP REVEAL EXPANSION JOINT

L LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.262.504.5479 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

MF METAL FASCIA - PAINT SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

MT METAL TRELLIS - PAINT SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

P 4" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"

R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF METAL ROOF FASCIA - PAINT SHERMAN WILLIAMS #6034 "ARRESTING AUBURN"

RO PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT.

S SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS STANDING SEAM METAL ROOF FIRESTONE UCS - "BRANDY WINE".

T1 METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS PAINT TO MATCH "6034 ARRESTING AUBURN"

T2 WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS PAINT TO MATCH "6034 ARRESTING AUBURN"

V 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

W2 EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

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phone: (916) 624-1500

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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

EXTERIOR ELEVATIONS

DATE: JANUARY 2021
CRM PROJECT #: 2020

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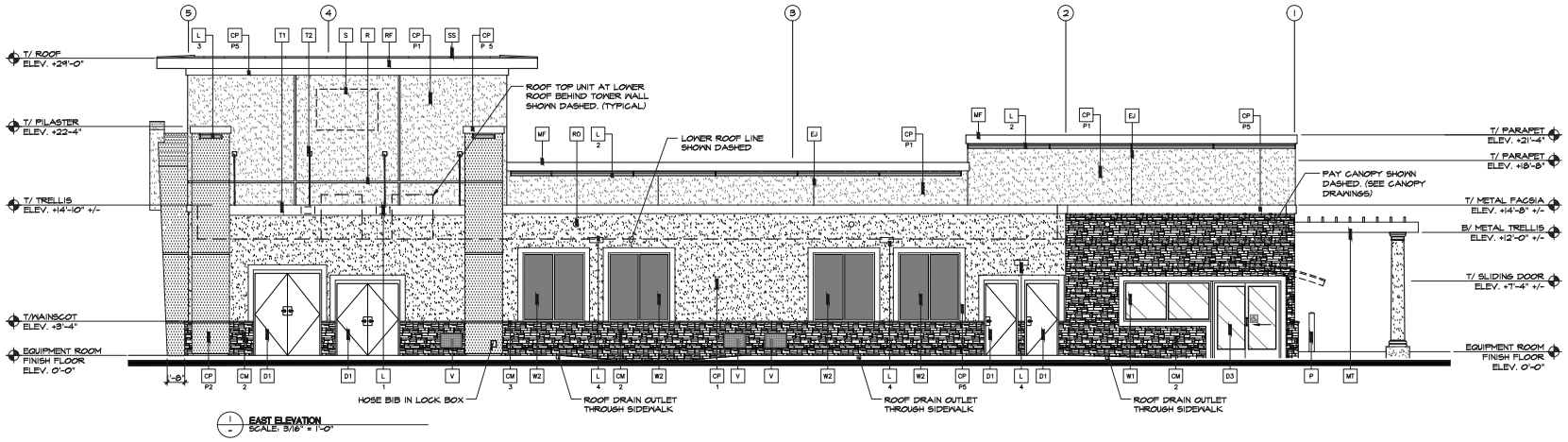
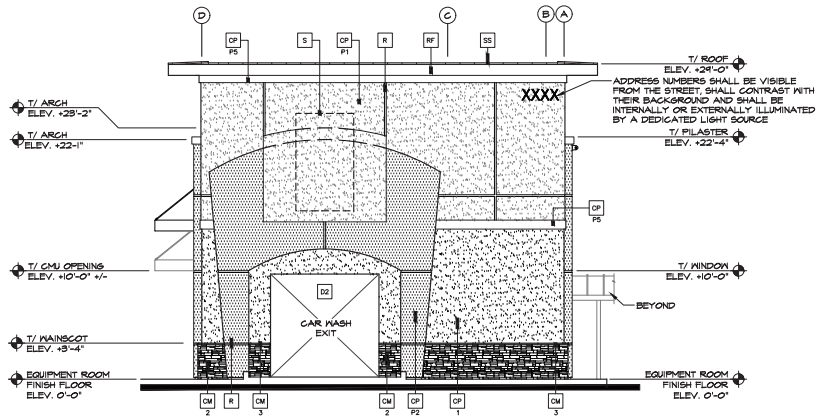


1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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

KEY NOTES:

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CM 1 — NOT USED

CM 2 — STONE VENEER CORONADO STONE PRODUCTS - "QUICK STACK CARMEL MOUNTAIN - PROVIDE ANTI GRAFFITI SEALER

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D2 — OVERHEAD METAL DOOR - PAINT TO TO MATCH SHERWIN WILLIAMS #6123 "BAGUETTE"

D3 — BRONZE ANODIZED ALUMINUM COMMERCIAL SLIDING

EJ — 1/4" DEEP REVEAL EXPANSION JOINT

L — LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
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L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.262.504.5474 WITH CREE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

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MT — METAL TRELLIS - PAINT SHERWIN WILLIAMS #6034 "ARRESTING AUBURN"

P — 4" PIPE BOLLARD FILLED WITH CONCRETE - MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"

R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

RF — METAL ROOF FASCIA - PAINT SHERMAN WILLIAMS #6034 "ARRESTING AUBURN"

RO — PVC ROOF OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT.

S — SIGNAGE BY OTHERS SHOWN DASHED- FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS — STANDING SEAM METAL ROOF FIRESTONE UC3 - "BRANDY WINE".

T1 — METAL WALL CANOPY SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS PAINT TO MATCH "6034 ARRESTING AUBURN"

T2 — WALL CANOPY TIE-BACK SYSTEM - COLOR TO MATCH SHERWIN WILLIAMS PAINT TO MATCH "6034 ARRESTING AUBURN"

V — 24" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH

W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

W2 — EXTERIOR FAUX WINDOW ASSEMBLY - WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS DARK BRONZE ANODIZED ALUMINUM STOREFRONT

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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

BUILDING
ELEVATIONS

DATE: JANUARY 2021
CRM PROJECT #: 2020

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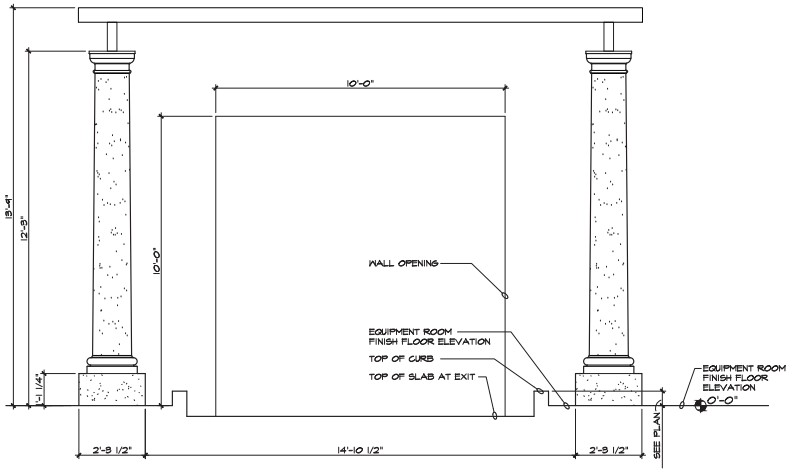
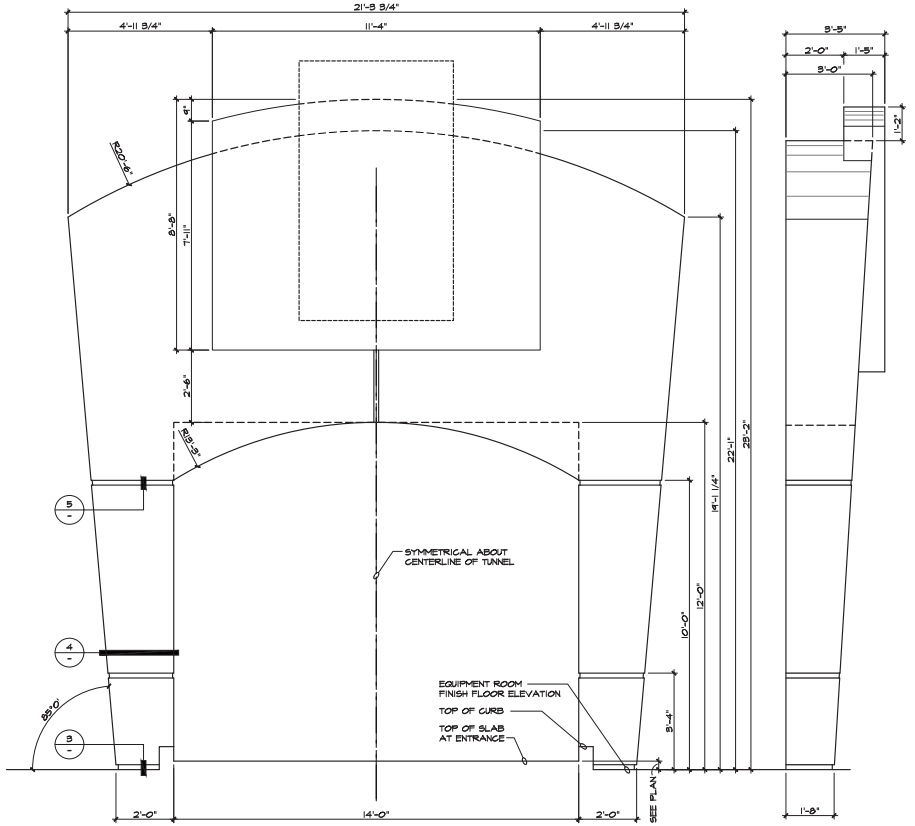
LICENSED ARCHITECT
NO. C-29480
REN. 11/30/21
STATE OF CALIFORNIA

PLANNING DOCUMENTS

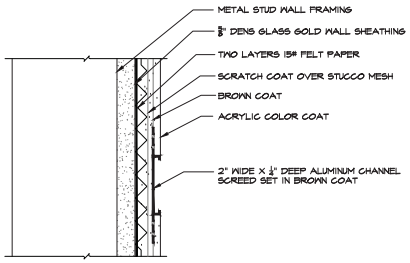
A4.1



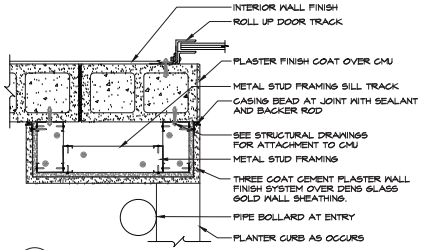
2 ENTRY WALL FEATURE
SCALE: 1/2" = 1'-0"



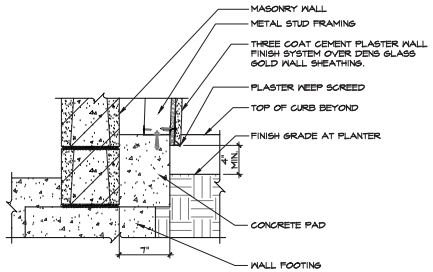
1 EXIT ARCH WALL FEATURE
SCALE: 1/2" = 1'-0"



5 PLASTER CHANNEL SCREED REVEAL
HALF SCALE



4 FEATURE WALL LEG PLAN
SCALE: 1 1/2" = 1'-0"



3 FEATURE WALL SILL
SCALE: 1 1/2" = 1'-0"

NOTE:
ALL EXPOSED CONCRETE TO HAVE SACK FINISH AT FOOTINGS FOR ARCADE AND PILASTERS (TYPICAL)

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QUICK QUACK CAR WASH
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RIVERSIDE, CA. 92508

ARCH WALL FEATURE ELEVATIONS

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CRM PROJECT #: 2020

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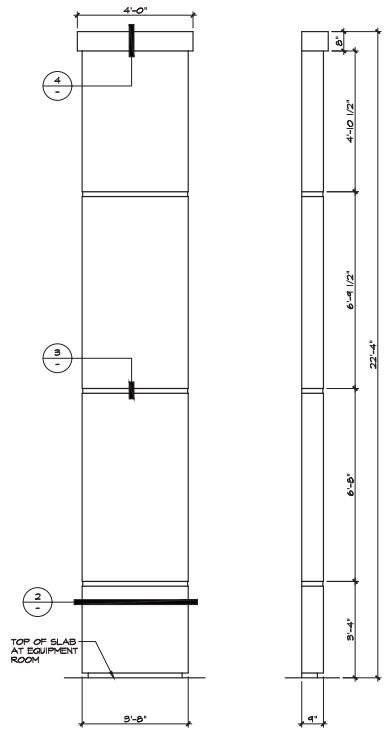
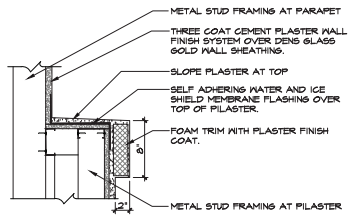
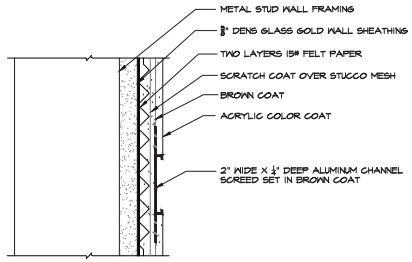
A4.2



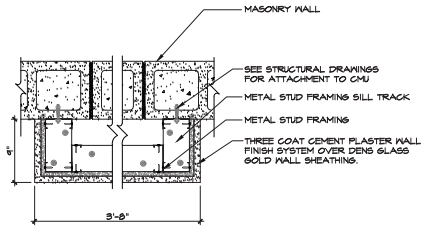
1 TYPICAL PILASTER WALL FEATURE
SCALE: 1/2" = 1'-0"



4 PILASTER WALL FEATURE TOP CAP
SCALE: 1 1/2" = 1'-0"



3 PILASTER CHANNEL SCREED REVEAL
HALF SCALE



2 PILASTER WALL FEATURE PLAN
SCALE: 1 1/2" = 1'-0"

NOTE:
ALL EXPOSED CONCRETE TO HAVE SACK FINISH AT FOOTINGS FOR ARCADE AND PILASTERS (TYPICAL)

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QUICK QUACK CAR WASH
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PILASTER ELEVATIONS

DATE: JANUARY 2021
CRM PROJECT #: 2020

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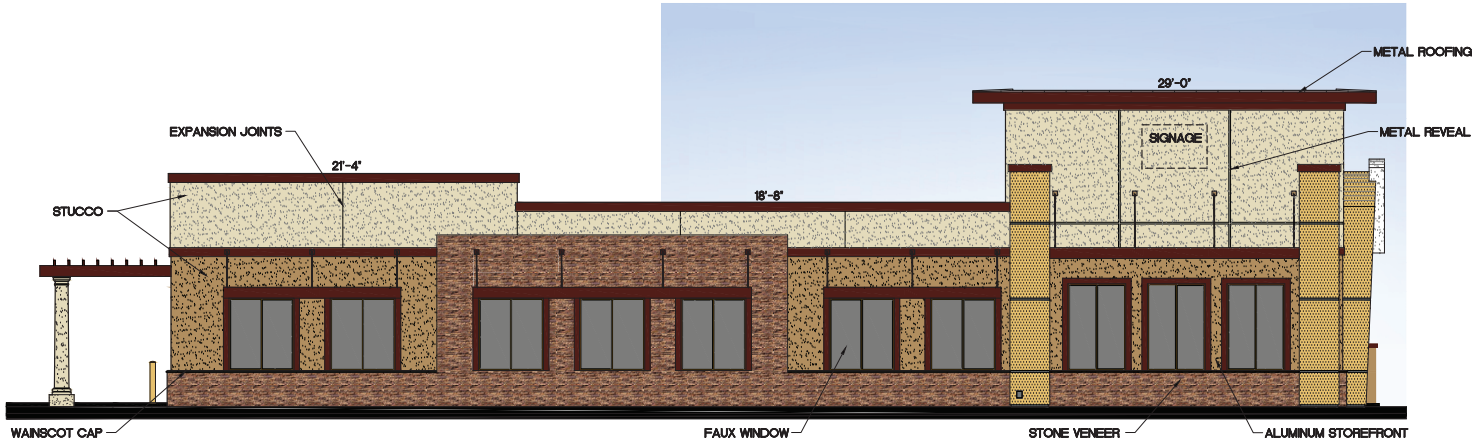
A4.3



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

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

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QUICK QUACK CAR WASH
STORE #4-202
306 ALESSENDRO BLVD
RIVERSIDE, CA. 92508

COLORED BUILDING ELEVATIONS

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A4.4