

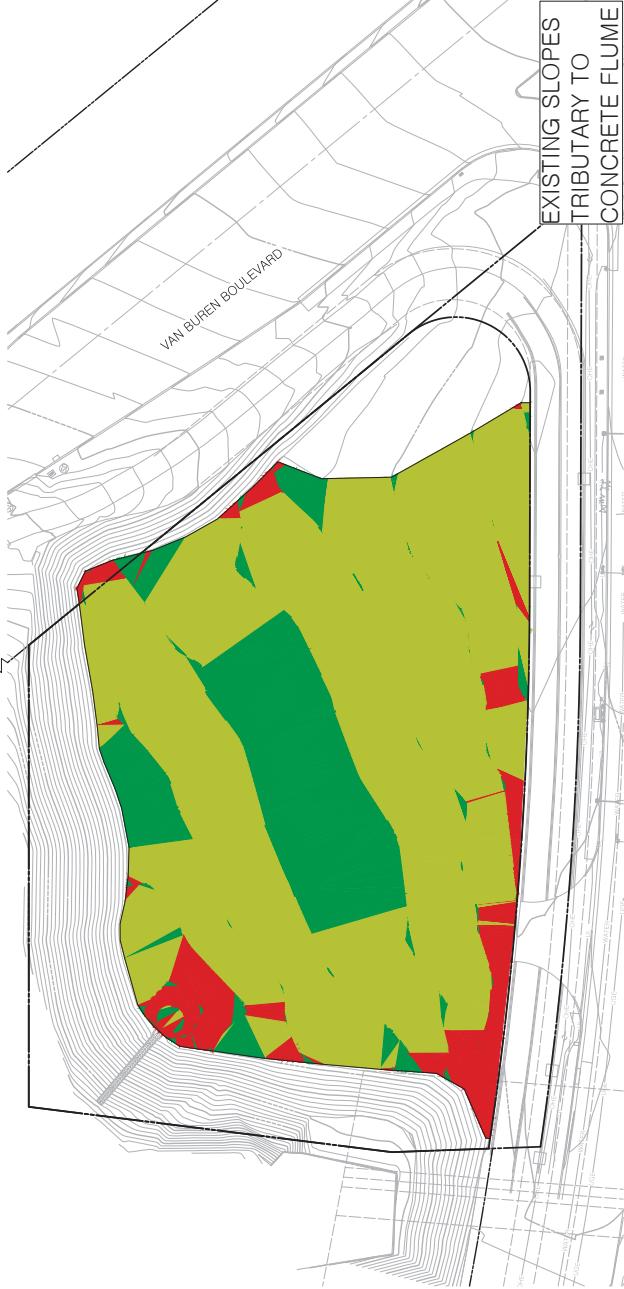




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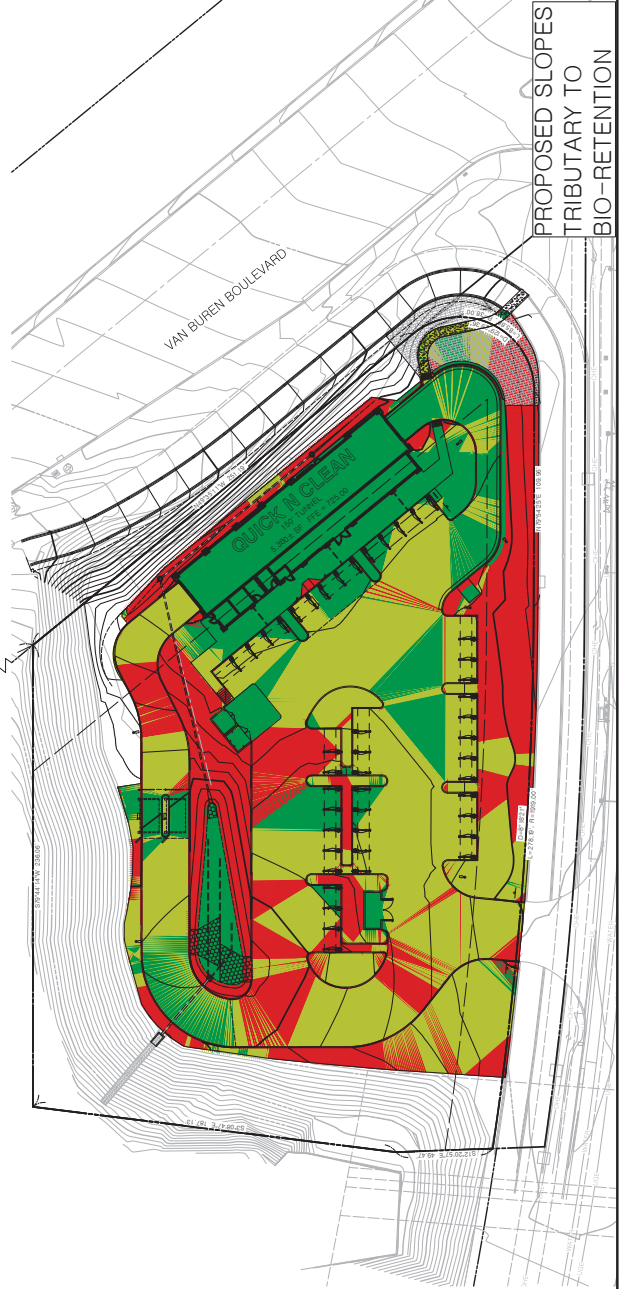
Know what's below.
Call before you dig.



EXISTING SLOPES
TRIBUTARY TO
CONCRETE FLUME

EXISTING SLOPES TRIBUTARY TO CONCRETE FLUME				
Number	Minimum Slope	Maximum Slope	Color	PERCENTAGE (%)
1	0.00%	2.00%	Green	10.00% ±
2	2.00%	5.00%	Yellow	17.75% ±
3	5.00%	Vertical	Red	5.00% ±

PROPOSED SLOPES TRIBUTARY TO BIORETENTION				
Number	Minimum Slope	Maximum Slope	Color	PERCENTAGE (%)
1	0.00%	2.00%	Green	38.00% ±
2	2.00%	5.00%	Yellow	42.00% ±
3	5.00%	Vertical	Red	20.00% ±



PROPOSED SLOPES
TRIBUTARY TO
BIO-RETENTION

DATE	2/10/18	REVISION	01
PROJECT NO.	17-0813	DATE	2/10/18
CLIENT	QUICK N CLEAN CARWASH	DESIGNER	CEI Engineering Associates, Inc.
LOCATION	17-0813	SCALE	AS SHOWN
PROJECT NAME	QUICK N CLEAN CARWASH	DATE	2/10/18
PROJECT ADDRESS	17-0813	SCALE	AS SHOWN
PROJECT CITY	17-0813	SCALE	AS SHOWN
PROJECT STATE	17-0813	SCALE	AS SHOWN
PROJECT ZIP	17-0813	SCALE	AS SHOWN
PROJECT COUNTY	17-0813	SCALE	AS SHOWN
PROJECT COUNTRY	17-0813	SCALE	AS SHOWN
PROJECT ELEVATION	17-0813	SCALE	AS SHOWN
PROJECT AREA	17-0813	SCALE	AS SHOWN
PROJECT PERMIT NO.	17-0813	SCALE	AS SHOWN
PROJECT PERMIT DATE	17-0813	SCALE	AS SHOWN
PROJECT PERMIT EXPIRATION DATE	17-0813	SCALE	AS SHOWN
PROJECT PERMIT STATUS	17-0813	SCALE	AS SHOWN
PROJECT PERMIT TYPE	17-0813	SCALE	AS SHOWN
PROJECT PERMIT DESCRIPTION	17-0813	SCALE	AS SHOWN
PROJECT PERMIT COMMENTS	17-0813	SCALE	AS SHOWN
PROJECT PERMIT CONTACT	17-0813	SCALE	AS SHOWN
PROJECT PERMIT PHONE	17-0813	SCALE	AS SHOWN
PROJECT PERMIT EMAIL	17-0813	SCALE	AS SHOWN
PROJECT PERMIT WEBSITE	17-0813	SCALE	AS SHOWN
PROJECT PERMIT SOCIAL MEDIA	17-0813	SCALE	AS SHOWN
PROJECT PERMIT OTHER	17-0813	SCALE	AS SHOWN





BIO-RETENTION STORAGE CALCULATIONS				
SURFACE AREA OF BASIN (SF)	1,314			
DEPTH OF SURFACE PONDING (FT)	0.5			MAX PER ILD - HANDBOOK
DEPTH OF SOIL MEDIA (FT)	3			12" MAX ALLOWED TO BE USED IN STORAGE CALC PER ILD - HANDBOOK
DEPTH OF AGE BASE (FT)	1			PER CITY COMMENT
SURFACE STORAGE PONDING (CF)	657			
SOIL MEDIA STORAGE @ 30% PERCENT (CF)	1,188			
SOIL MEDIA STORAGE @ 40% POROSITY (CF)	526			
TOTAL STORAGE (CF)	2,366			

DRAINAGE MANAGEMENT AREAS					DMA * RUNOFF FACTOR	DMA * RUNOFF FACTOR
DMA TYPE (ID)	DMA AREA (SQ FT)	TYPE	POST PROJECT SURFACE TYPE	EFFECTIVE IMPERVIOUS FRACTION, IF APPLICABLE		
D / 1 A	57,123	DRAINS TO BMP	CONCRETE OR ASPHALT	1	0.89	
D / 1 B	5,131	DRAINS TO BMP	CONCRETE OR ASPHALT	1	0.89	4,577
D / 1 C	21,091	DRAINS TO BMP	LANDSCAPING	0.1	0.11	2,330
D / 1 D	1,194	DRAINS TO BMP	BIO-RETENTION	0.1	0.11	145
A / 05.1	22,024	SELF-TREATING	LANDSCAPING			40,237



DATE	01/19/19	DATE	01/19/19
CITY	CHICAGO, IL	CITY	CHICAGO, IL
COUNTRY	USA	COUNTRY	USA
CELL PROJECT NO.	INITIAL DATE	OWNER	PKN
000000	000000	000000	000000



Engineering Associates, Inc.
DESIGN • PLANNING • SERVICES
TRANSPORTATION • ENVIRONMENTAL SCIENTISTS

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QUICK N CLEAN CARWASH

N.W. CORNER OF JORDANA AVE. & VAN BUREN BLVD.
CHICAGO, ILLINOIS

WCMP	DATE	SHEET NO.
	REV-4	CS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	COLOR	WATER USE	SIZE	QTY	REMARKS	
	ERTHRAEA CRESTA-SALLI CASCADIA CORAL	3/8" DIA L			8	5% OF TOTAL	
	PARKROSA X DESERT MUSEUM DESERT MUSEUM PALO VERDE	3/8" DIA L			5	6% OF TOTAL	
	QUERCUS ARIFOLIA COAST LINE OAK	1/2" DIA VL			23		
	QUERCUS CRYPTOLEPIS CANYON LINE OAK	1/2" DIA L			17		
	RUBUS LANCEA AFRICAN SWING	1/2" DIA L			10	22% OF TOTAL	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	DISBURSE	QTY	REMARKS	
	ROSEMOYNIANA TULE GLOW TULE GLOW ROSE	5" DIA VL			40		
	ARTEMISIA X TOMBS CASTLE FOUNTS CASTLE ARTEMISIA	1" DIA L			31		
	PAVLOVA PLUMES TWIN PEAKS TWIN PEAKS LAVATE PLUMES	1" DIA L			44		
	CALLISTEMON VIVIDUS LITTLE JONNY DWARF WEEPING BOTTLEBRUSH	5" DIA L			28		
	CEANOBIUS X WHEELER CANYON WESTERN LILAC	1" DIA L			28		
	GERANIUM OCCIDENTALIS - MULTI TRUNK WESTERN GERANIUM	5" DIA L			14		
	GRAPIS X RUFICRIS GRAPIS RUFICRIS	1" DIA L			88		
	ELAEAGNUS PINENS THORN ELAEAGNUS	5" DIA L			10		
	MARTELLIANA RIGENS DEER GRASS	1" DIA L			240		
	PENSETUM SETACEUM WHITE WHITE FOUNTAIN GRASS	1" DIA L			25		
	ROMANUS OFFICINALIS TULE SPRINGS ROSEMARY	5" DIA L			127		
	ROMANUS OFFICINALIS HUNTINGTON CARPET HUNTINGTON CARPET ROSEMARY	1" DIA L			41		
	TRICOLOR CHAMOMERIS PROSTRATUM PROSTRATE CHAMOMERIS	1" DIA L			293		
SEED BEDS	BOTANICAL / COMMON NAME	COLOR	WATER USE	DISBURSE	SPACING	QTY	REMARKS
	ERUGONUM PASCULATUM COMMON RUCCHEART	1" DIA L			2' x 6"	4,340	
	UNICUS BLAUS BLUE PINE	1" DIA H	N/A	NON IRRIGATED	8" o.c.	24	
	SPERCOLO UNIFORMIS BLUE PINE	1" DIA L			36" o.c.	178	

REFERENCE NOTES SCHEDULE

REFERENCE NOTES SCHEDULE

SCHEDULE	SITE DIMENSIONS	QTY	DETAIL
SCHEDULE 1	COMPOSITE WOOD EDGE 1/4" L"	14	
SCHEDULE 2	GRAVEL 1/4" DIA	14	
SCHEDULE 3	GRAVEL 1/4" DIA	14	
SCHEDULE 4	MULCH - 1/4" DIA	14	

PARKING LOT SHADE CALCULATIONS

ALL PARKING STALLS ARE COVERED. SEE CIVIL PLANS

project:

QUICK N
CLEAN CAR
WASH

N.W. CORNER OF JURUPA
AVE AND VAN BUREN AVE.
RIVERSIDE, CA.

client:

QUICK N
CLEAN

designlab 252
P.O. Box 271818 Fresno, CA 93728
Phone: 559-432-2222 Fax: 559-432-2222



drawn by:

KJ

checked by:

PB

submital:

No. 1

date:

09/21/2017

No. 2

02/28/2019

No. 3

05/02/2019

No. 4

scale: 1"=20'-0"

sheet title:

SITE PLAN

sheet no.

L100

project no. 2017-09-001

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CODE	WATER USE	SIZE	QTY	REMARKS	
	ERYTHRAEA CRESTA-SALI CASCARA CORAL	3400A	L	3400A	8	5% OF TOTAL	
	PARKSONIA X DESERT MUSEUM DESERT MUSEUM PALO VERDE	3400B	L	3400B	5	6% OF TOTAL	
	QUERCUS ARIZONICA CANYON LIVE OAK	B 60L	VL	B 60L	20		
	QUERCUS GRAYSONIENS CANYON LIVE OAK	B 60L	L	B 60L	17		
	RHUS LANCEA ARIZONA SUMAC	2400A	L	2400A	20	22% OF TOTAL	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE	DISEAZURE	QTY	REMARKS	
	CAESALPINIA PULCHRA BLUE FLAME CANE	5 60L	VL	5 60L	40		
	ARTEMISIA X TOWNS CASTLE PONY CASTLE ARTEMISIA	1 60L	L	1 60L	21		
	ROSEMOYNS PLUMES TWIN PEAKS COASTAL ROSE	1 60L	L	1 60L	44		
	CALLISTEMON VIVIDUS LITTLE JONNY DWARF WEEDING BOTTLEBRUSH	5 60L	L	5 60L	28		
	CECOTOPUS X WHEELER CANYON WESTERN LILAC	1 60L	L	1 60L	28		
	GERANIUM OCCIDENTALIS - MULTI TRUNK WESTERN REPAIR	5 60L	L	5 60L	14		
	GRASS X PARNASSIUS GRASS PARNASSIUS	1 60L	L	1 60L	88		
	ELAEAGNUS PINENS THORN ELAEAGNUS	5 60L	L	5 60L	20		
	MILLENBERGIA RIGENS PEEK GRASS	1 60L	L	1 60L	240		
	PENSETUM SETCEM WHITE WHITE BUTTERFLY GRASS	1 60L	L	1 60L	25		
	ROSEMOYNS OFFICINALIS ROSEMARY	5 60L	L	5 60L	127		
	ROSEMOYNS OFFICINALIS HUNTINGTON CARPET HUNTINGTON CARPET ROSEMARY	1 60L	L	1 60L	41		
	TRICHLERUM CHAMBERSII PROSTRATE CHAMBER	1 60L	L	1 60L	290		
SHRUB AREAS	BOTANICAL / COMMON NAME	CODE	WATER USE	DISEAZURE	SPACING	QTY	REMARKS
	ERUGONUM FASCICULATUM COMMON BURNWORT	1 60L	L	1 60L	24" o.c.	4340	
	UNIONIS GLAUCUS BLUE FLIRT	1 60L	H	N/A	18" o.c.	294	
	SPERDIO UNIFOLIOLATUS BLUE TINSER	1 60L	L	1 60L	24" o.c.	178	

REFERENCE NOTES SCHEDULE

SIMBA	DESCRIPTION	QTY	DETAIL
	COMPOSITE WOOD EDGE	144 LF	
SIMBA	DESCRIPTION	QTY	DETAIL
	GRAVEL	144 CY	COLOR CALIFORNIA GOLD
SIMBA	DESCRIPTION	QTY	DETAIL
	MULCH - DEPTH = 3"	418 CY	WALK ON DARK

PARKING LOT SHADE CALCULATIONS

ALL PARKING STALLS ARE COVERED. SEE CIVIL PLANS

project:

QUICK N
CLEAN CAR
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drawn by:

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submital:

No. 1

date:

09/21/2017

No. 2

02/28/2019

No. 3

05/02/2019

No. 4

scale: 1"=20'-0"

sheet title:

SITE PLAN

sheet no.

L100

project no. 2017-09-001

project:
**QUICK N
 CLEAN CAR
 WASH**
 N.W. CORNER OF JURUPA
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drawn by: **KJ** checked by: **PB**
 date:
 08/21/2017
 02/28/2018
 06/03/2019

scale: 1"=40'-0"
 sheet title:

SITE PLAN

sheet no.: **L101**
 project no.: 2017-08-0615



project:
**QUICK N
CLEAN CAR
WASH**
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RIVERSIDE, CA.

client:
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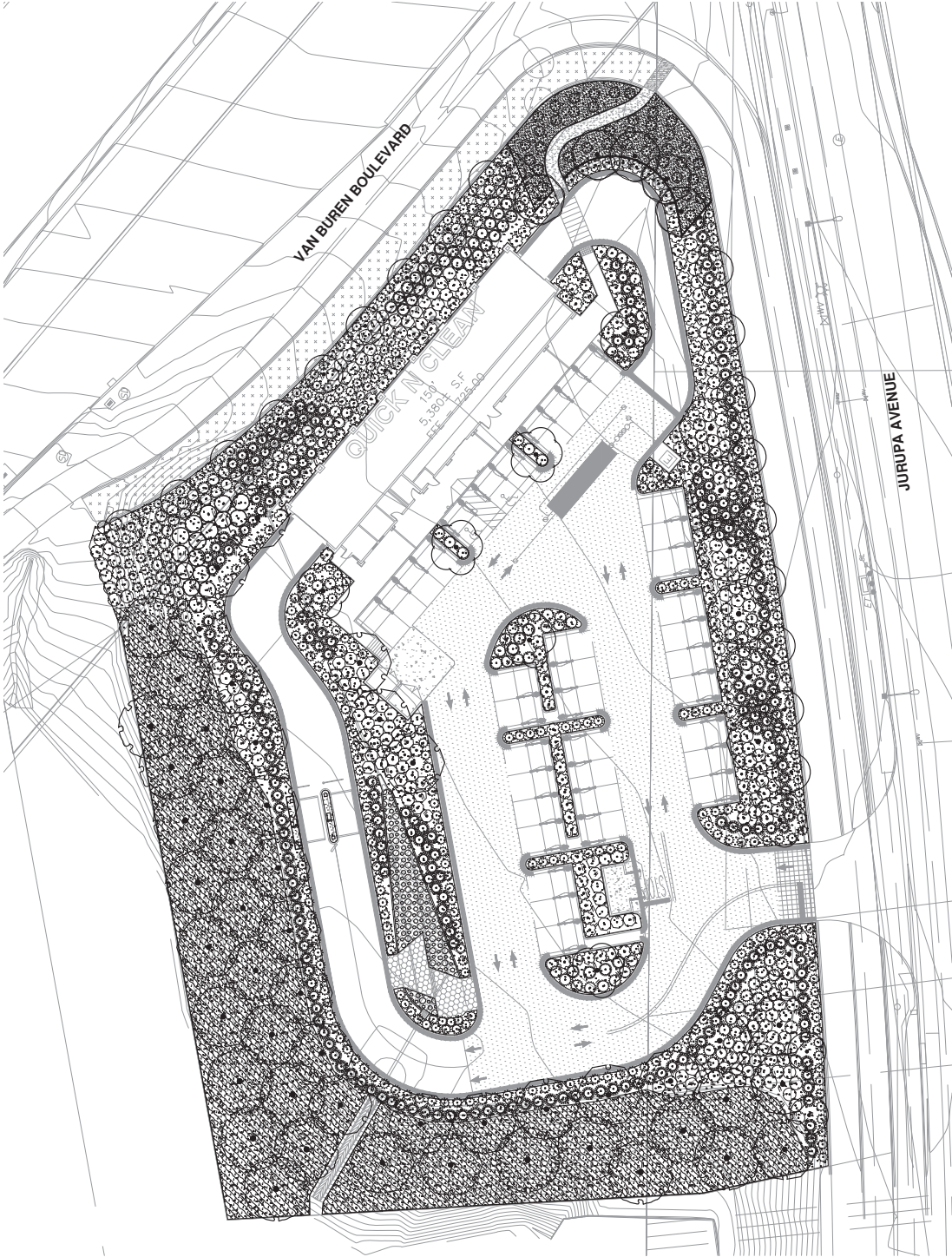


drawn by: **KJ** checked by: **PB**
submital: date:
No. 1 09/21/2017
No. 2 02/28/2019
No. 3 05/02/2019
No. 4

scale: 1"=20'-0"
sheet title:

SITE PLAN

sheet no. **L101**
project no. 2017-09-001



NOTE: SEE COLOR ELEVATIONS FOR
COLOR AND MATERIALS LEGEND.

PRELIMINARY NOT
FOR
CONSTRUCTION

STEVE WAKEMAN ARCHITECT
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CSHQA

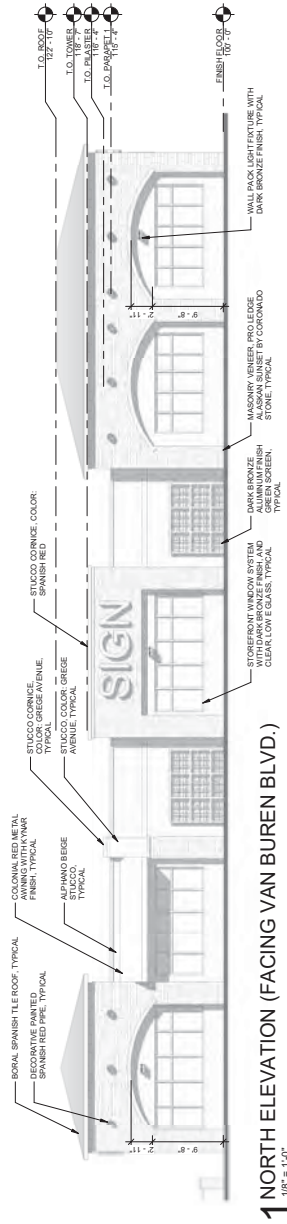
DESIGN
REVIEW

PROJECT	DATE
19161	5-7-19
DRAWN	CHECKED
WRS	MES

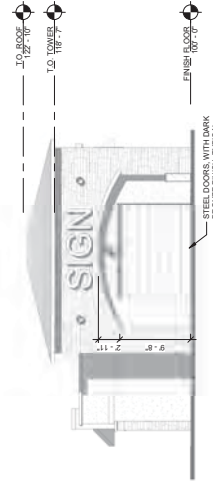
REVISED

SHEET TITLE
EXTERIOR
ELEVATIONS

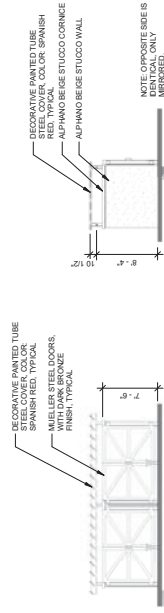
SHEET
A1
ORIGINAL SHEET SIZE
24" x 36"



1 NORTH ELEVATION (FACING VAN BUREN BLVD.)
1/8" = 1'-0"



2 EAST ELEVATION (PARTIALLY FACING JURUPA AVE.)
1/8" = 1'-0"



5 TRASH ENCLOSURE FRONT
1/8" = 1'-0"

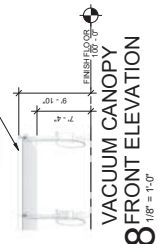


6 TRASH ENCLOSURE SIDE
1/8" = 1'-0"

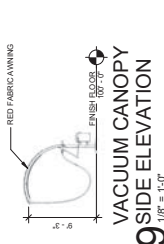
7 TRASH ENCLOSURE REAR
1/8" = 1'-0"



3 SOUTH ELEVATION (PARTIALLY FACING JURUPA AVE.)
1/8" = 1'-0"



8 FRONT ELEVATION
1/8" = 1'-0"



9 SIDE ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



COLOR AND MATERIALS LEGEND			
IMAGE	MATERIAL/ COLOR	MANUFACTURER/ FINISH	NOTES
	STUCCO	STO OR EQUAL	
	ALPHA BEIGE 999 (BENJAMIN MOORE)	FINE SAND FINISH	
	STUCCO	STO OR EQUAL	
	BENJAMIN MOORE 1301 (BENJAMIN MOORE)	FINE SAND FINISH	
	STUCCO	STO OR EQUAL	
	BENJAMIN MOORE 999 (BENJAMIN MOORE)	FINE SAND FINISH	
	MASONRY VENEER	CORONADO STONE	
	PROLEDGE		
	ALASKAN SUNSET		
	METAL AWNING	BERBERE	
	COLONIAL RED (BERBERE)	CONCRETE FINISH CONCRETE KYNAR 900	
	TILE ROOF	BORAL	
	NEWPORT BLEND	STANDARD	
	METAL DOCKS	KNAWEHST OR EQUAL	
	DARK BRONZE OR EQUAL (KAWNEER)	DARK BRONZE OR EQUAL	
	STOREFRONT WINDOW SYSTEM	KNAWEHST OR EQUAL	
	DARK BRONZE, KAWNEER E GLASS	DARK BRONZE OR EQUAL	



QUICK N' CLEAN CAR WASH

N.W.C. OF JURUPA & VAN BUREN

RIVERSIDE, CA

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DESIGN REVIEW

PROJECT	DATE
18161	5-2-19
DRAWN	CHECKED
WRS	---
REVISED	---

RENDERINGS

A3

ORIGINAL SHEET SIZE 24" x 36"

1 VIEW FROM CORNER OF JURUPA & VAN BUREN

2 VIEW SOUTHEAST, ALONG VAN BUREN

3 VIEW EAST, ALONG JURUPA

P17-0846, P17-0813, P17-0814, Exhibit 6 - Project Plans

3/20/19 2:41:13 PM

CSHQA
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DESIGN
REVIEW

PROJECT	DATE
18161	5-2-19
DRAWN	CHECKED
Author	Checker
REVISED	

SHEET TITLE	
RENDERINGS - NO PLANTS	
SHEET	
A4	
ORIGINAL SHEET SIZE 24" x 36"	

PRELIMINARY NOT FOR CONSTRUCTION



1 VIEW FROM CORNER OF JURUPA & VAN BUREN



2 VIEW SOUTHEAST, ALONG VAN BUREN



3 VIEW EAST, ALONG JURUPA

REVISED

PROJECT	RAWIN
18161	AUTHOR

D R

QUICK N' CLEAN CAR WASH
N.W.C. OF JERUPA & VAN BUREN
RIVERSIDE, CA

1777 S BELLAIRE ST. SUITE 100
DENVER, CO 80222

PRELIMINARY NOT

REFERENCE CIVIL DRAWINGS FOR SITE FEATURES INCLUDING, BUT NOT LIMITED TO PAVING, SIDEWALKS, CURBS, GUTTERS, PARKING STRIP, GRADING AND DRAINAGE. THIS PLAN IS FOR SHOWING THE LOCATION OF THE FENCEWALL ONLY.

