

NO.	DATE	DESCRIPTION



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NOT FOR  
CONSTRUCTION



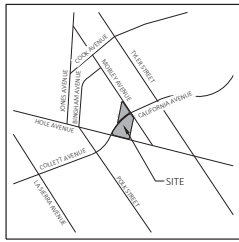
QUICK N' CLEAN

ALL CALIFORNIA AVE. & HOLE AVE.  
OVERSIDE CALIFORNIA

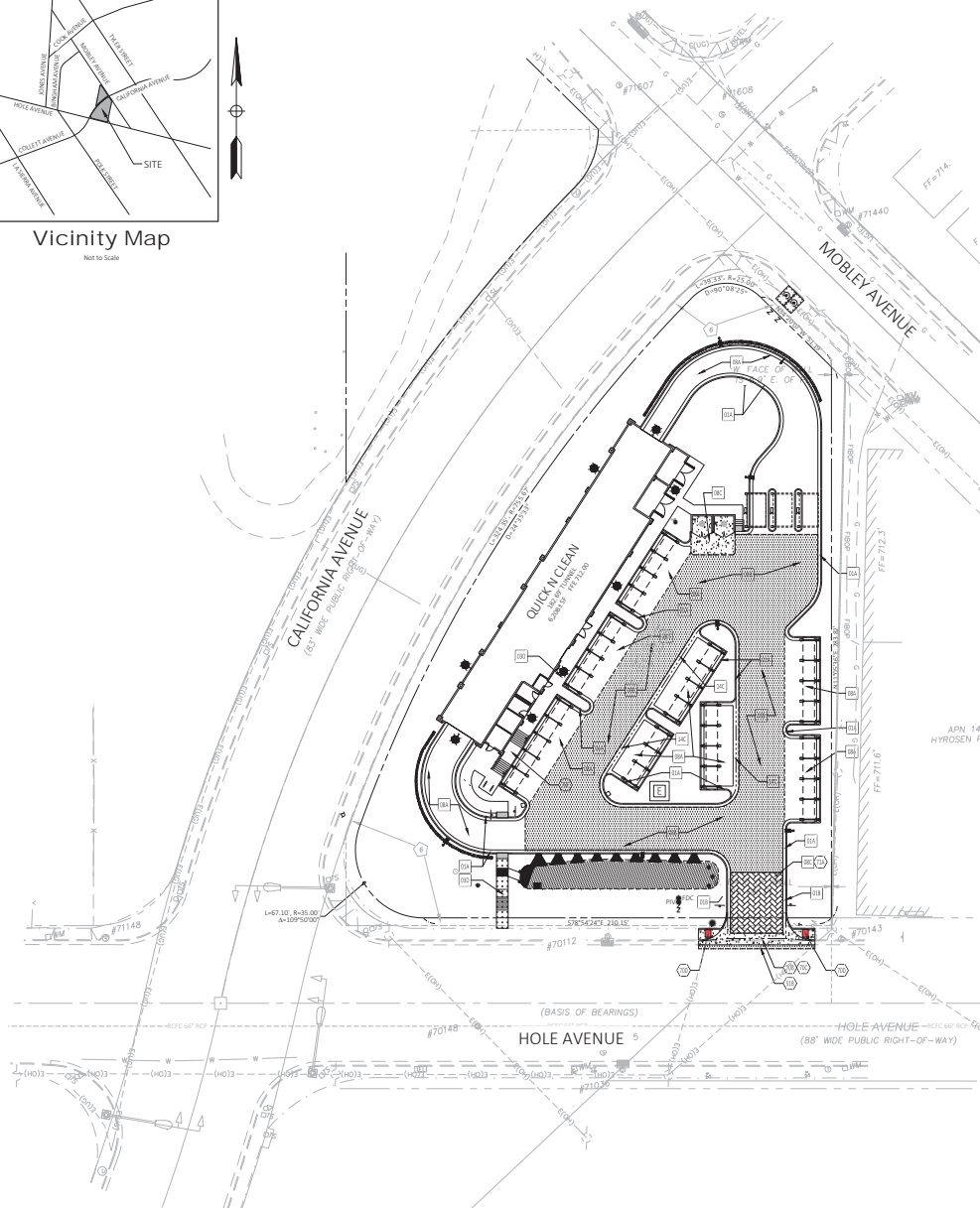
**COLOR SITE PLAN**

REV DATE	SHEET
5/1/19	C3
REV E	

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Vicinity Map



PAVING DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
- 03D CONCRETE SIDEWALK
- 08A STANDARD DUTY ASPHALT PAVING
- 08B HEAVY DUTY ASPHALT PAVING
- 08C HEAVY DUTY CONCRETE PAVING
- 14C CONCRETE SWALE IN PAVED AREA

GENERAL PAVING NOTES

- A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
- B. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- C. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, ENTRY PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
- D. ALL CURBED RADI ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
- E. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB OR CENTER OF STRIP, UNLESS OTHERWISE NOTED.
- F. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK CONTRACT REQUIREMENTS AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
- H. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- I. TOTAL LAND AREA IS 1.324 ACRES.
- J. REFER TO ARCH. PLANS FOR Pylon AND/OR MONUMENT SIGNS.
- K. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- L. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON, OR WITHIN THE CONTRACT REQUIREMENTS.
- M. ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.
- N. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH PAVING DETAIL OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
- O. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED ON (1:20), 4.75% PREFERRED.
- P. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2% (1:48).
- Q. MAXIMUM RUNNING SLOPE ON CURB RAMPS SHALL NOT EXCEED 8.33% (1:12), 7.5% PREFERRED.
- R. MAXIMUM CROSS SLOPE ON CURB RAMPS SHALL NOT EXCEED 2% (1:48), 1.5% PREFERRED.
- S. MAXIMUM SLOPE OF FLARED SIDES ON CURB RAMPS SHALL NOT EXCEED 30% 9% PREFERRED, WHEN MEASURED PARALLEL TO CURB LINE.
- T. MAXIMUM CHANGE OF GRADE AT BOTTOM OF CURB RAMP SHALL NOT EXCEED 13.3% 11% PREFERRED.
- U. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:48) IN ANY DIRECTION.
- V. CONCRETE PAVING SHALL HAVE JOINTS PER DETAIL 08.
- W. ANY FACILITIES THAT ARE TO REMAIN AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED PER CURRENT CONTRACT REQUIREMENTS AT THE SOLE EXPENSE OF THE CONTRACTOR.

PAVING NOTES

- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 70B CROSS GUTTERS, CITY OF RIVERSIDE DWG NO 200
- 70C DRIVEWAY APPROACH, CITY OF RIVERSIDE DWG NO 302 (SHEET 3 & 4 OF 4)
- 70D "TYPE B" PEDESTRIAN RAMP, CITY OF RIVERSIDE DWG NO 304
- 70F "CASE C" CURB RAMP, CALTRANS STANDARD PLAN A88A
- 71A STAMPED CONCRETE, HERRINGBONE PATTERN OR APPROVED EQUAL

EXISTING LEGEND

REF COVER SHEET FOR EXISTING LEGEND

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND/OR GUTTER (SEE DETAIL 01A/01B)
- LIMITS OF SIDEWALKS (PER DETAIL 03D)
- LIMITS OF STANDARD DUTY ASPHALT (PER DETAIL 08A)
- LIMITS OF HEAVY DUTY ASPHALT (PER DETAIL 08B)
- LIMITS OF HEAVY DUTY CONCRETE PER DETAIL 08C WITH STAMPED HERRINGBONE PATTERN, OR APPROVED EQUAL
- DRIVEWAY APPROACH, CITY OF RIVERSIDE DWG NO 302 (SHEET 3 & 4 OF 4)

BENCHMARK

CITY OF RIVERSIDE BENCHMARK  
POINT 10152-2-1  
ELEVATION: 705.31 (FEET) (BASED ON NAVD 88)  
PER MAIL AND CITY ENGINEER TAG IN THE CENTER BASIN WING OF THE MOST NORTHERLY CURB OF COLLETT AVENUE, 475 FEET WESTERLY OF NEWBURY DRIVE NEAR ADDRESS 10907 COLLETT AVENUE.

NOTE

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

PRELIMINARY  
NOT FOR  
CONSTRUCTION



NO.	DATE	DESCRIPTION
REVISIONS		
PLANS PREPARED FOR: 3K1 CONSULTING SERVICES, LLC 11811 N. TATUM BOULEVARD, SUITE 100 PHOENIX, ARIZONA 85028 PH: (602) 850-8101		
28976	5/2/19	JPD JCH JAP EDW
CEI PROJECT NO.	INITIAL DATE	DPOR PM DES DRW
7543 N. Ingram Ave., Suite 107 Fremont, CA 94571 (510) 447-3119 FAX: (510) 447-3129		
QUICK N CLEAN N.E.C. CALIFORNIA AVE. & HOLE AVE. RIVERSIDE CALIFORNIA		
PAVING PLAN		REV DATE REV-5 5/1/19 C4

Exhibit 6 - Project Plans







Know what's below.  
**Call** before you dig.

## GENERAL SITE NOTES






- [illegible]

EXISTING LEGEND

REF COVER SHEET FOR EXISTING LEGEND

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PROPOSED

- |   |                                 |
|---|---------------------------------|
|  | PROPERTY LINE/RIGHT OF WAY LINE |
|  | GRADE BREAK                     |
|  | CONTOUR ELEVATIONS              |
|  | STORM DRAIN                     |
|  | RETAINING WALL                  |
|  | SPOT ELEVATION                  |
- 
- | ABBREVIATIONS: |                          |
|----------------|--------------------------|
| FFE            | FINISHED FLOOR ELEVATION |
| FL             | FLOWLINE OF DITCH OR FES |
| FS             | FINISH SURFACE           |
| GB             | GRADE BREAK              |
| SF             | SQUARE FOOT              |
| TC             | TOP OF CURB              |

## BENCHMARK

CITY OF RIVERSIDE BENCHMARK  
POINT ID: F2-J3  
ELEVATION: 705.31 (FEET) (BASED ON NAVD 88)  
PK NAIL AND CITY ENGINEER TAG IN THE CATCH BASIN WING OF THE MOST NORTHERLY CURB OF COLLETT  
AVENUE, 475 FEET WESTERLY OF NEWRY DRIVE NEAR ADDRESS 10907 COLLETT AVENUE.

□ GRADING DETAILS

- |     |                               |
|-----|-------------------------------|
| 14C | CONCRETE SWALE IN PAVED AREA  |
| 17R | CONCRETE FLUME W/ STEEL PLATE |
| 27E | STORMDRAIN CLEAN-OUT          |
| 73A | BIO-RETENTION BASIN           |
| 73B | 1" CURB CUT                   |
| 73D | RIP-RAP PAD GROUTED IN PLACE  |

## GRADING NOTES

- 09A DOWN SPOUTS - (TYP.-PER ARCH. PLANS).  
09B PRECAST CONCRETE SPLASH PADS AT ROOF DRAINS (TYP.- SEE ARCH. PLANS FOR NO. AND LOCATION  
OF DOWN SPOUTS).  
18C CONNECT TO EXISTING STORM DRAIN MANHOLE OR INLET.  
73A DAYLIGHT ROOF LEADER OUT FACE OF CURB  
73B TYPE G-1 DROP INLET PER CALTRANS STANDARD PLAN D73B  
73D TRENCH, BACKFILL, & SURFACE REPLACEMENT PER CITY OF RIVERSIDE DWG NO. 452 & 453


NO.	DATE	DESCRIPTION

**QUICK N CLEAN**

3K1

**PLANS PREPARED FOR:**  
3K1 CONSULTING SERVICES, LLC  
11811 N. TATUM BOULEVARD,  
SUITE 1051  
PHOENIX, ARIZONA 85028  
PH. (602) 850-8101

PRELIMINARY  
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CONSTRUCTION

 Engineering Associates, Inc.

Engineers • Planners • Supervisors



ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

7543 N. Ingram Ave., Suite 107 (559) 447-3119

Fresno, CA 93721 Fax: (559)447-3129

QUICK N CLEAN

N.E.C. CALIFORNIA AVE. & HOLE AVE.

REV DATE		SHEET
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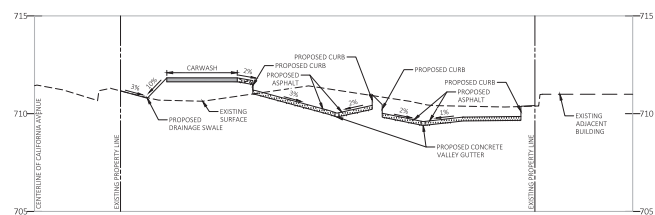
<b>GRADING PLAN</b>	5/1/19 REV-5	C6
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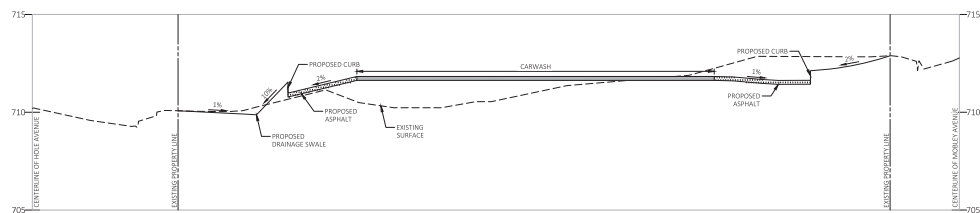
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## Exhibit 6 - Project Plans

A-A PROFILE  
VERTICAL SCALE: 1"=3'  
HORIZONTAL SCALE: 1"=30'



B-B PROFILE  
VERTICAL SCALE: 1"=3'  
HORIZONTAL SCALE: 1"=30'



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CONSTRUCTION

[illegible]

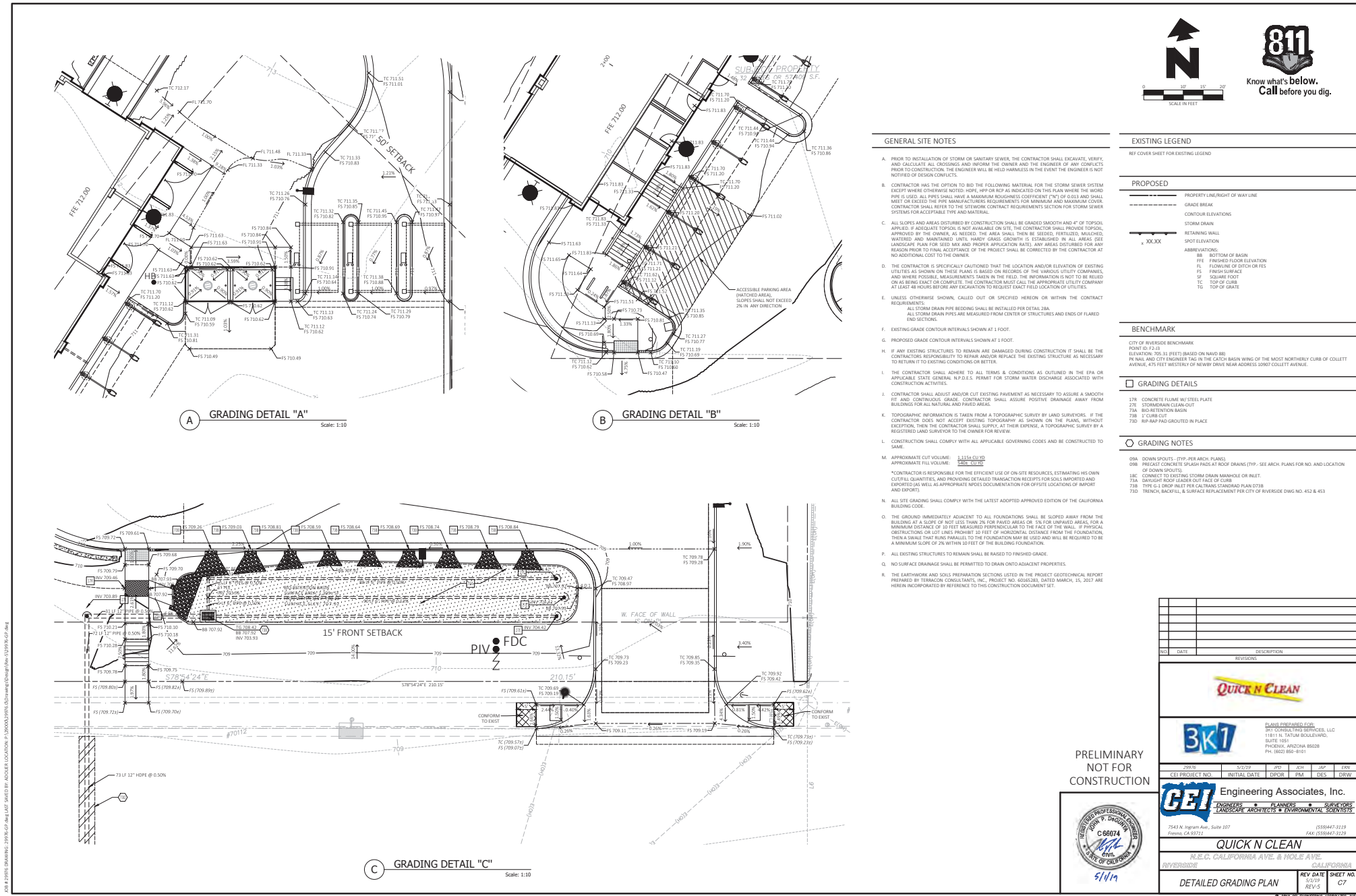


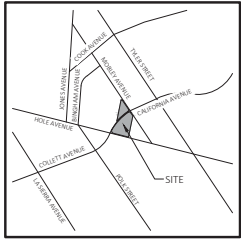
Exhibit 6 - Project Plans



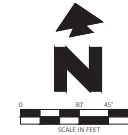


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## Exhibit 6 - Project Plans



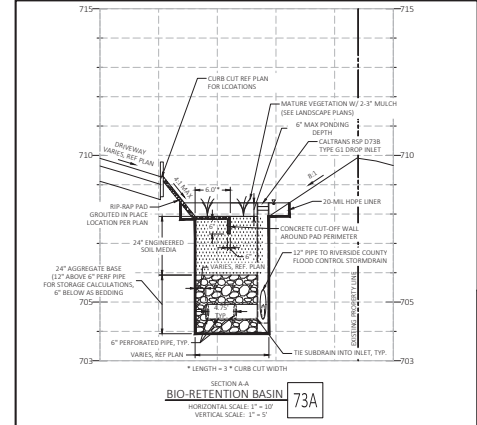
Vicinity Map



VBMP CALCULATION TABLE									
DMA TYPE	DMA ID	DMA AREA (SQUARE FEET)	POST-PROJECT SURFACE TYPE	EFFECTIVE IMPERVIOUS FRACTION, IF	DMA RUNOFF FACTOR	DMA AREAS x RUNOFF FACTOR	DESIGN STORM DEPTH (IN)	DESIGN CAPTURE VOLUME, VBMP (CUBIC FEET)	PROPOSED VOLUME ON PLANS (CUBIC FEET)
TYPE D	DMA 1	28,011	CONCRETE OR ASPHALT	1.00	0.89	24,986.19			
TYPE D	DMA 2	6,828	ROOFS	1.00	0.89	6,090.92			
TYPE D	DMA 3	21,139	LANDSCAPE	0.10	0.11	2,334.97			
TYPE D	DMA 4	1,431	BIO-RETENTION	0.10	0.11	158.07			
TOTAL TRIBUTARY AREA (SF)		57,410				33,570.15	0.62	1,734	2,147

- LIMITS OF DRAINAGE MANAGEMENT AREAS
- LIMITS OF TRIBUTARY DRAINAGE MANAGEMENT AREAS
- DMA 1 - CONCRETE OR ASPHALT - DMA TYPE D
- DMA 2 - ROOFS - DMA TYPE D
- DMA 3 - LANDSCAPE - DMA TYPE D
- DMA 4 - BIO-RETENTION - DMA TYPE D

BIO-RETENTION STORAGE CALCULATIONS		
SURFACE AREA OF BASIN (SF)	1,431	
DEPTH OF SURFACE PONDING (FT)	0.5	MAX PER LID HANDBOOK
DEPTH OF SOIL MEDIA (FT)	2	
DEPTH OF AGG BASE (FT)	1	12" MAX ALLOWED TO BE USED IN STORAGE CALCS PER LID HANDBOOK
SURFACE STORAGE PONDING (CF)	716	
SOIL MEDIA STORAGE @ 30% POROSITY (CF)	859	
AGG BASE STORAGE @ 40% POROSITY (CF)	572	
TOTAL STORAGE (CF)	2,147	



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QUICK N CLEAN

3K1

CEI Engineering Associates, Inc.

7543 N. Ingram Ave., Suite 107  
Fremont, CA 94721

QUICK N CLEAN

M.B.C. CALIFORNIA AVE. & HOLEY AVE.  
RIVERSIDE CALIFORNIA

WQMP

REV DATE  
REV-5

SHEET NO  
C9

DATE	BY	DESCRIPTION
10/25/2017	PER PUBLIC WORKS COMMENTS	
NO.	DATE	DESCRIPTION

PLANS PREPARED FOR:

3K1 CONSULTING SERVICES, LLC  
11811 N. TATUM BOULEVARD,  
SUITE 100  
PHOENIX, ARIZONA 85028  
PH: (602) 850-8101

DESIGNED BY:

CEI ENGINEERING ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS & ENVIRONMENTAL SCIENTISTS

SCALE: AS SHOWN

DATE: 10/25/2017

BY: JPD

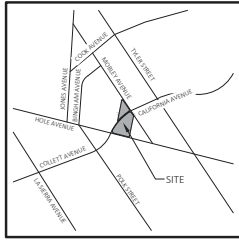
CHK: JPD

APP: JPD

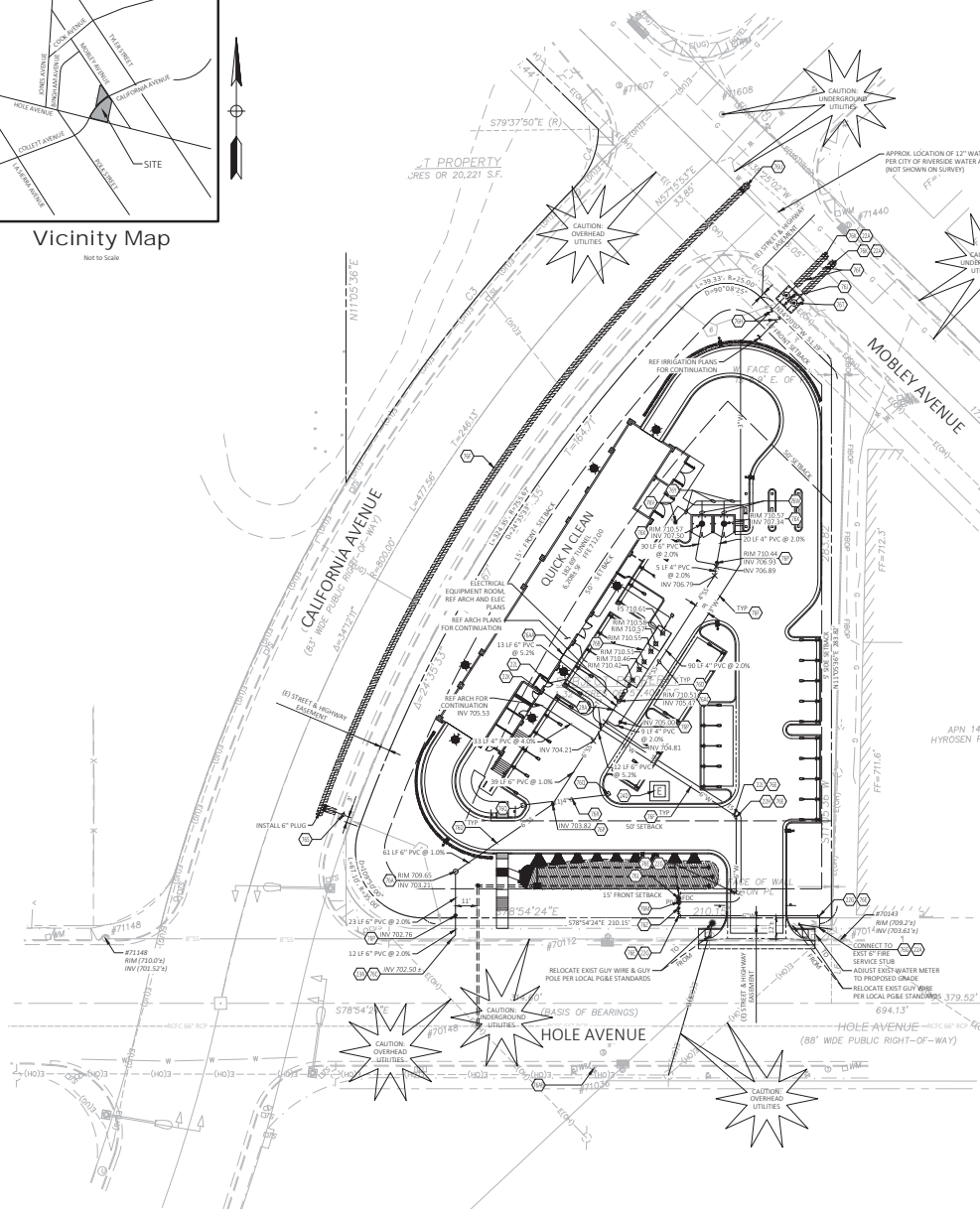
DES: JPD

DRW: JPD

Exhibit 6 - Project Plans



Vicinity Map  
Not to Scale



#### UTILITY NOTES

224. POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
226. 90 DEGREE M.I. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
228. 45 DEGREE M.I. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
231. 15-1/4 DEGREE M.I. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET).
236. SPRINKLER ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
237. METEDED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
238. POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES).
240. PROPOSED ELECTRIC TRANSFORMER.
242. PRECAST CONCRETE SEWER MANHOLE, CITY OF RIVERSIDE PUBLIC WORKS DWG NO 500.
243. SAND / OIL SEPARATOR, REF ARCHITECTURAL PLANS.
244. SEWER LATERAL WITH P.C.O. CITY OF RIVERSIDE PUBLIC WORKS DWG NO 562.
245. SEWER PIPE BEDDING & TRENCH BACKFILL, CITY OF RIVERSIDE PUBLIC WORKS DWG NO 452 & 453.
246. THRUST BLOCK, CITY OF RIVERSIDE PUBLIC UTILITIES DWG NO CWD-401.
247. WATER TRENCHING & BACKFILL, CITY OF RIVERSIDE PUBLIC UTILITIES DWG NO CWD-401.
248. FIRE SPRINKLER SERVICE, CITY OF RIVERSIDE PUBLIC UTILITIES DWG NO CWD-453.
249. BACKFILL TRENCHING, CITY OF RIVERSIDE PUBLIC UTILITIES DWG NO CWD-453.
250. 3" COMPOUND METER WATER SERVICE, CITY OF RIVERSIDE PUBLIC UTILITIES DWG NO CWD-420-1 & CWD-420-2.
251. TAPPING SLEEVE, CITY OF RIVERSIDE PUBLIC UTILITIES DWG NO CWD-504.
252. FIRE DEPARTMENT CONNECTION (FDC) (POTTER NUMBER 2) 1-1/2" INLETS & 4" OUTLET, OR APPROVED EQUAL. FDC MUST FACE STREET OR FIRE LANE.
253. POST INDICATOR VALVE WITH TAMPER SWITCH (MULLER A-2080, OR APPROVED EQUAL).
254. SANITARY SEWER CLEAN-OUT PER CITY OF RIVERSIDE SPECIFICATIONS.
255. PULLBOX FOR FUTURE EV CHARGING STATION.
256. ONE (1) FOUR (4) INCH CONDUIT WITH PULL HOPE FOR FUTURE EV CHARGING STATION.
257. FIRE HYDRANT PER CITY OF RIVERSIDE PUBLIC UTILITIES STD DWG CWD-401.
258. 2-INCH WATER SERVICE PER CITY OF RIVERSIDE PUBLIC UTILITIES STD DWG CWD-401.
259. 12-1/2" 60° TAP PER CITY OF RIVERSIDE STANDARDS.
260. HOSE BIB PER ARCH. PLANS.
261. 1/2" DIAMETER WATER LINE WITH ENCLOSURE VALVE FOR T-TRAP PRIMER.
262. P-TRAP.
263. 1/2" DIAMETER WATER LINE.
264. DOUBLE DETECTOR CHECK.
265. TAMPER SWITCH ENTRY PER ARCH. PLANS.
266. CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT HYDRANT NO. 3398, FIRE FLOW IS APPROXIMATELY 1.0 GPM AT 20 PSI. ANTICIPATED STATIC PRESSURE IS 7.880 PSI. (REF FIRE FLOW TEST DATED 12/20/2015).
267. SAMPLING PORT PER ARCH. PLANS.

#### GENERAL UTILITY NOTES

- A. ALL WATER LINES SHALL BE DUCTILE IRON (WITH POLYETHYLENE WRAP) WITH 30" MIN. COVER.
- B. ALL SANITARY SEWER LINES SHALL BE PVC (SDR 35) WITH 30" MIN. COVER.
- C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONTACT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS, ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER CITY OF RIVERSIDE PUBLIC UTILITIES STD DWG CWD-401. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER CITY OF RIVERSIDE PUBLIC UTILITIES STD DWG CWD-401. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER CITY OF RIVERSIDE PUBLIC WORKS STD DWG 452, 1 & 2 OF 2.
- H. ALL INTERIOR FLOOR DRAINS WILL BE PLUMBED TO SANITARY SEWER.
- I. REFER TO ELECTRIC COMPANY SCHEMATIC PLANS FOR ELECTRIC CONSTRUCTION INFORMATION.
- J. REFER TO TELEPHONE COMPANY SCHEMATIC PLANS FOR TELEPHONE CONSTRUCTION INFORMATION.
- K. DEVELOPER IS RESPONSIBLE FOR ALL TRENCHING, INSTALLATION OF CONDUIT AND SUB-STRUCTURES REQUIRED TO PROVIDE POWER TO THE SITE.

#### PROPOSED

- |     |                                 |
|-----|---------------------------------|
| --- | PROPERTY LINE/RIGHT OF WAY LINE |
| --- | STORM DRAIN                     |
| ●   | POST INDICATOR VALVE            |
| ●   | P.V.                            |
| --- | SANITARY SEWER SERVICE          |
| --- | WATER SERVICE                   |
| ●   | FDC                             |
| --- | FIRE DEPARTMENT CONNECTION      |

#### BENCHMARK

CITY OF RIVERSIDE BENCHMARK  
POINT 101-2.10  
ELEVATION: 705.31 (FEET) (BASED ON NAVD 83)  
N. MAIN AND CITY ENGINEER TAG IN THE CATCH BASIN WING OF THE MOST NORTHERLY CURVE OF COLLETT AVENUE, 475 FEET WESTERLY OF NEWBY DRIVE NEAR ADDRESS 1007 COLLETT AVENUE.

#### NOTE

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

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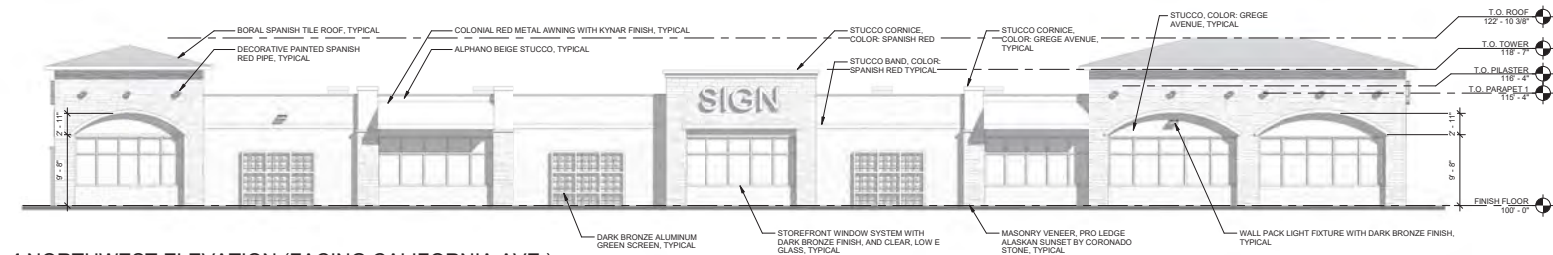


NO.		DATE	DESCRIPTION
REVISIONS			
PLANS PREPARED FOR: 3K1 CONSULTING SERVICES, LLC 11811 N. TATUM BOULEVARD, SUITE 105 PHOENIX, ARIZONA 85028 PH: (602) 852-9101			
DATE	6/13/25	BY	JMD
CEI PROJECT NO.	DPOR	PM	DES
		ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS	
7543 N. Ingram Ave., Suite 107 Fresno, CA 93721 (550) 447-3119 FAX: (550) 447-3129			
<b>QUICK N CLEAN</b> N.E.C. CALIFORNIA AVE. & HOLE AVE. RIVERSIDE CALIFORNIA			
UTILITY PLAN		REV DATE	SHEET NO
		REV-5	C10

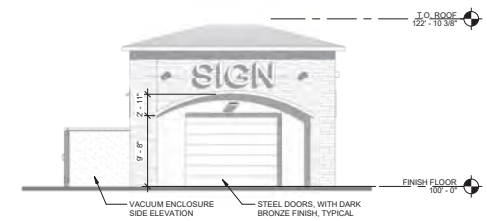
Exhibit 6 - Project Plans



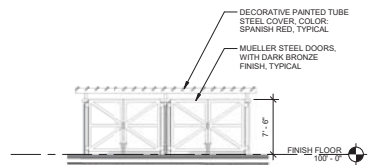




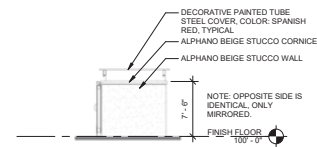
**1 NORTHWEST ELEVATION (FACING CALIFORNIA AVE.)**  
1/8" = 1'-0"



**2 NORTHEAST ELEVATION (FACING MOBLEY AVE.)**  
1/8" = 1'-0"



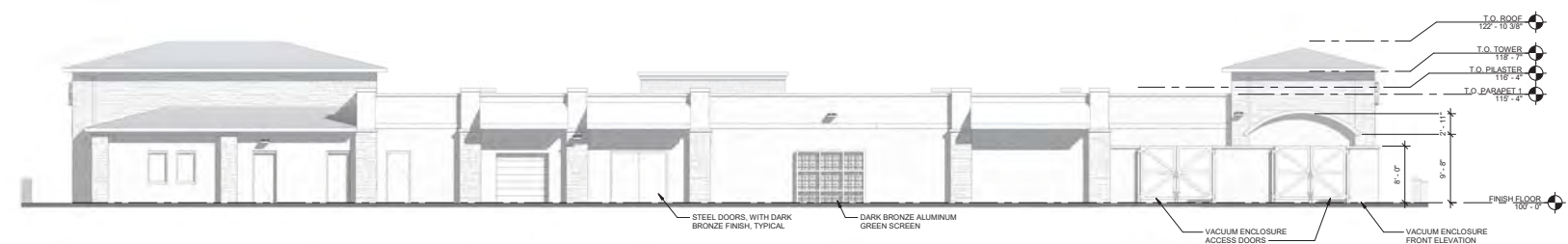
**5 TRASH ENCLOSURE FRONT**  
1/8" = 1'-0"



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



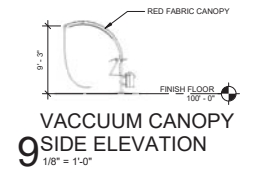
**7 TRASH ENCLOSURE REAR**  
1/8" = 1'-0"



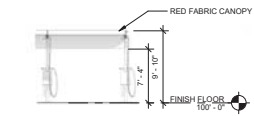
**3 SOUTHEAST ELEVATION (FRONT)**  
1/8" = 1'-0"



**4 SOUTHWEST ELEVATION (FACING HOLE AVE.)**  
1/8" = 1'-0"



**9 VACUUM CANOPY SIDE ELEVATION**  
1/8" = 1'-0"



**10 VACUUM CANOPY FRONT ELEVATION**  
1/8" = 1'-0"



NOTE: SEE COLOR ELEVATIONS FOR COLOR AND MATERIALS LEGEND.

PRELIMINARY NOT FOR CONSTRUCTION

STEVE WAKEMAN, ARCHITECT  
1777 S. BELLAIRE ST., SUITE 100  
DENVER, CO 80202  
303.733.0000  
WWW.CSHQA.COM

**QUICK N' CLEAN CAR WASH**  
N.E.C. OF CALIFORNIA & HOLE RIVERSIDE, CA  
1777 S. BELLAIRE ST., SUITE 100  
DENVER, CO 80202  
303.733.0000  
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**CSHQA**

DESIGN REVIEW

PROJECT	DATE
18160	05-03-2019
DRAWN	CHECKED
WRS	MES

REVISED

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET  
**A1**  
ORIGINAL SHEET SIZE  
24" x 36"



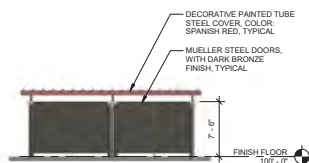
1 NORTHWEST ELEVATION (FACING CALIFORNIA AVE.)

1/8" = 1'-0"



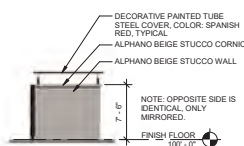
2 NORTHEAST ELEVATION (FACING MOBLEY AVE.)

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"

COLOR AND MATERIALS LEGEND			
IMAGE	MATERIAL/COLOR	MANUFACTURER/ FINISH	NOTES
	STUCCO ALPHANO BEIGE 989 (BENJAMIN MOORE)	STO OR EQUAL FINE SAND FINISH	
	STUCCO SPANISH RED 1301 (BENJAMIN MOORE)	STO OR EQUAL FINE SAND FINISH	
	STUCCO GREGE AVENUE 981 (BENJAMIN MOORE)	STO OR EQUAL FINE SAND FINISH	
	MASONRY VENEER PRO LEDGE ALASKAN SUNSET BY CORONADO STONE	CORONADO STONE	
	METAL AWNING COLONIAL RED (BERRIDGE)	BERRIDGE MANUFACTURING COMPANY KYNAR 500	
	TILE ROOF NEWPORT BLEND	BORAL STANDARD	RIVERSIDE LOCAL CONTACT: JONES CRAIG 951-545-7633
	METAL DOORS DARK BRONZE OR EQUAL (KAWNEER)	KAWNEER OR EQUAL DARK BRONZE OR EQUAL	
	STOREFRONT WINDOW SYSTEM DARK BRONZE, CLEAR LOW E GLASS	KAWNEER OR EQUAL DARK BRONZE OR EQUAL	



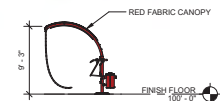
3 SOUTHEAST ELEVATION (FRONT)

1/8" = 1'-0"



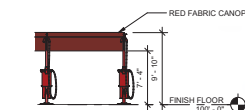
4 SOUTHWEST ELEVATION (FACING HOLE AVE.)

1/8" = 1'-0"



9 VACUUM CANOPY SIDE ELEVATION

1/8" = 1'-0"



10 VACUUM CANOPY FRONT ELEVATION

1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

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QUICK N' CLEAN CAR WASH  
N.E.C. OF CALIFORNIA & HOLE RIVERSIDE, CA  
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DESIGN REVIEW

PROJECT 18160 DATE 05-03-2019  
DRAWN WRS CHECKED MES  
REVISED

SHEET TITLE  
COLOR ELEVATIONS

SHEET  
A2  
ORIGINAL SHEET SIZE 24" x 36"

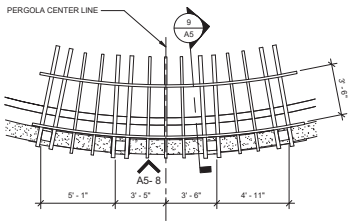
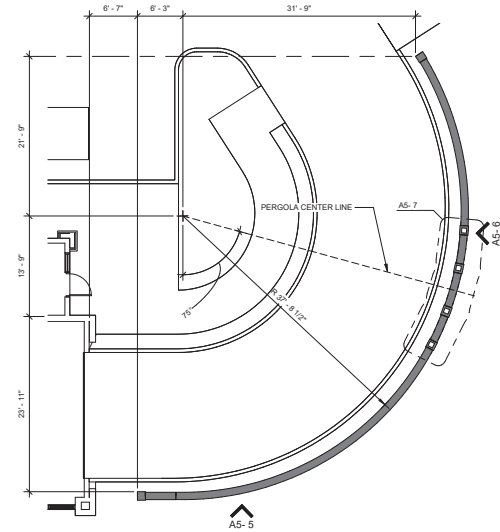
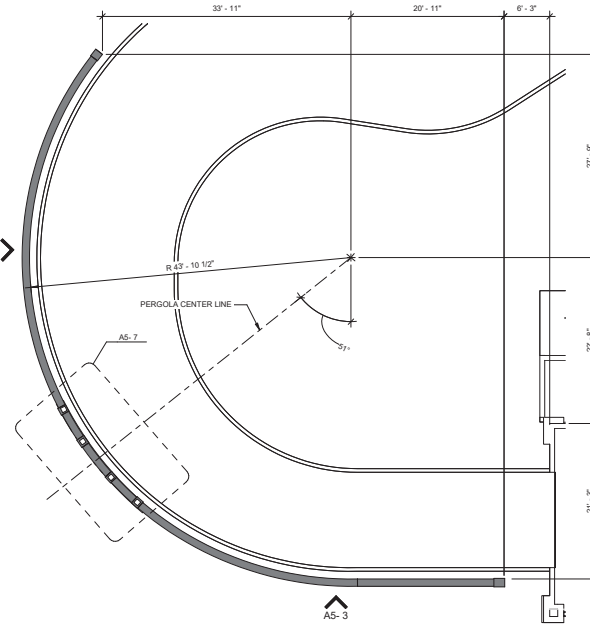
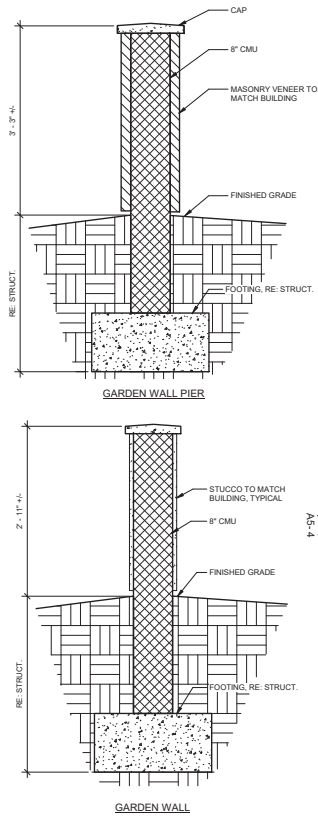




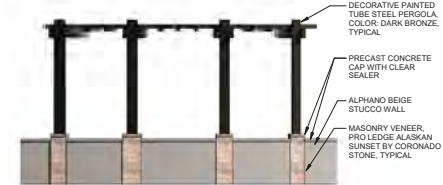




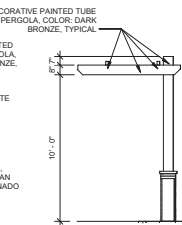
COLOR AND MATERIALS LEGEND			
IMAGE	MATERIAL/ COLOR	MANUFACTURER/ FINISH	NOTES
	STUCCO ALPHANO BEIGE 889 (BENJAMIN MOORE)	STO OR EQUAL FINE SAND FINISH	
	STUCCO SPANISH RED 1301 (BENJAMIN MOORE)	STO OR EQUAL FINE SAND FINISH	
	STUCCO GREGE AVENUE 991 (BENJAMIN MOORE)	STO OR EQUAL FINE SAND FINISH	
	MASONRY VENEER PRO LEDGE ALASKAN SUNSET	CORONADO STONE	
	METAL AWNING COLORADO RED (BERRIDGE)	BERRIDGE MANUFACTURING COMPANY KYNAR 500	
	TILE ROOF NEWPORT BLEND	BORAL STANDARD	RIVERSIDE LOCAL CONTACT: JONES GRAD 951-545-7633
	METAL DOORS DARK BRONZE OR EQUAL (KAWNEER)	KAWNEER OR EQUAL DARK BRONZE OR EQUAL	
	STOREFRONT WINDOW SYSTEM DARK BRONZE, CLEAR LOW E GLASS	KAWNEER OR EQUAL DARK BRONZE OR EQUAL	



7 PERGOLA PLAN  
1/4" = 1'-0"



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

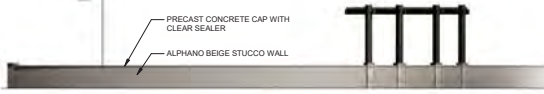


9 PERGOLA SECTION  
1/4" = 1'-0"

1 WALL PLAN (NORTHEAST SIDE)  
1/8" = 1'-0"



3 WALL (NORTHEAST SIDE) NORTHWEST ELEVATION  
1/8" = 1'-0"



4 WALL (NORTHEAST SIDE) NORTHEAST ELEVATION  
1/8" = 1'-0"

2 WALL PLAN (SOUTHWEST SIDE)  
1/8" = 1'-0"



5 WALL (SOUTHWEST SIDE) NORTHWEST ELEVATION  
1/8" = 1'-0"



6 WALL (SOUTHWEST SIDE) SOUTHWEST ELEVATION  
1/8" = 1'-0"

PRELIMINARY NOT  
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CONSTRUCTION

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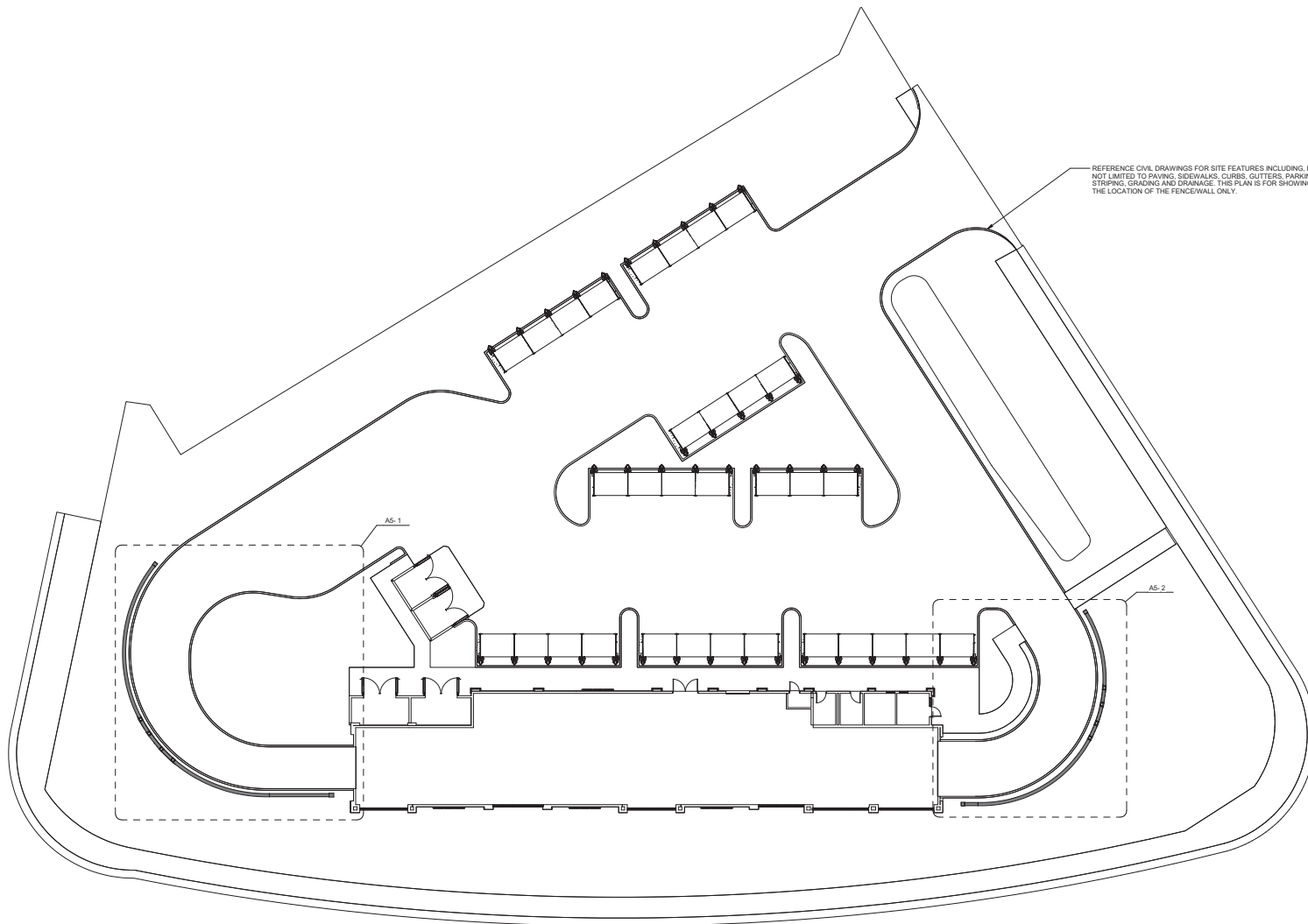
QUICK N' CLEAN CAR WASH  
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DESIGN  
REVIEW

PROJECT  
18160  
DATE  
02-26-2019  
DRAWN  
WRS  
CHECKED  
MES  
REVISED

SHEET TITLE  
WALL PLANS &  
DETAILS

SHEET  
A5  
ORIGINAL SHEET SIZE  
24" x 36"



**1 FENCE SITE PLAN**  
1/16" = 1'-0"

PRELIMINARY NOT  
FOR  
CONSTRUCTION

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**QUICK N' CLEAN CAR WASH**  
N.E.C. OF CALIFORNIA & HOLE RIVERSIDE, CA  
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303.733.1111  
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DESIGN  
REVIEW

PROJECT 18160	DATE 05-03-2019
DRAWN WRS	CHECKED MES

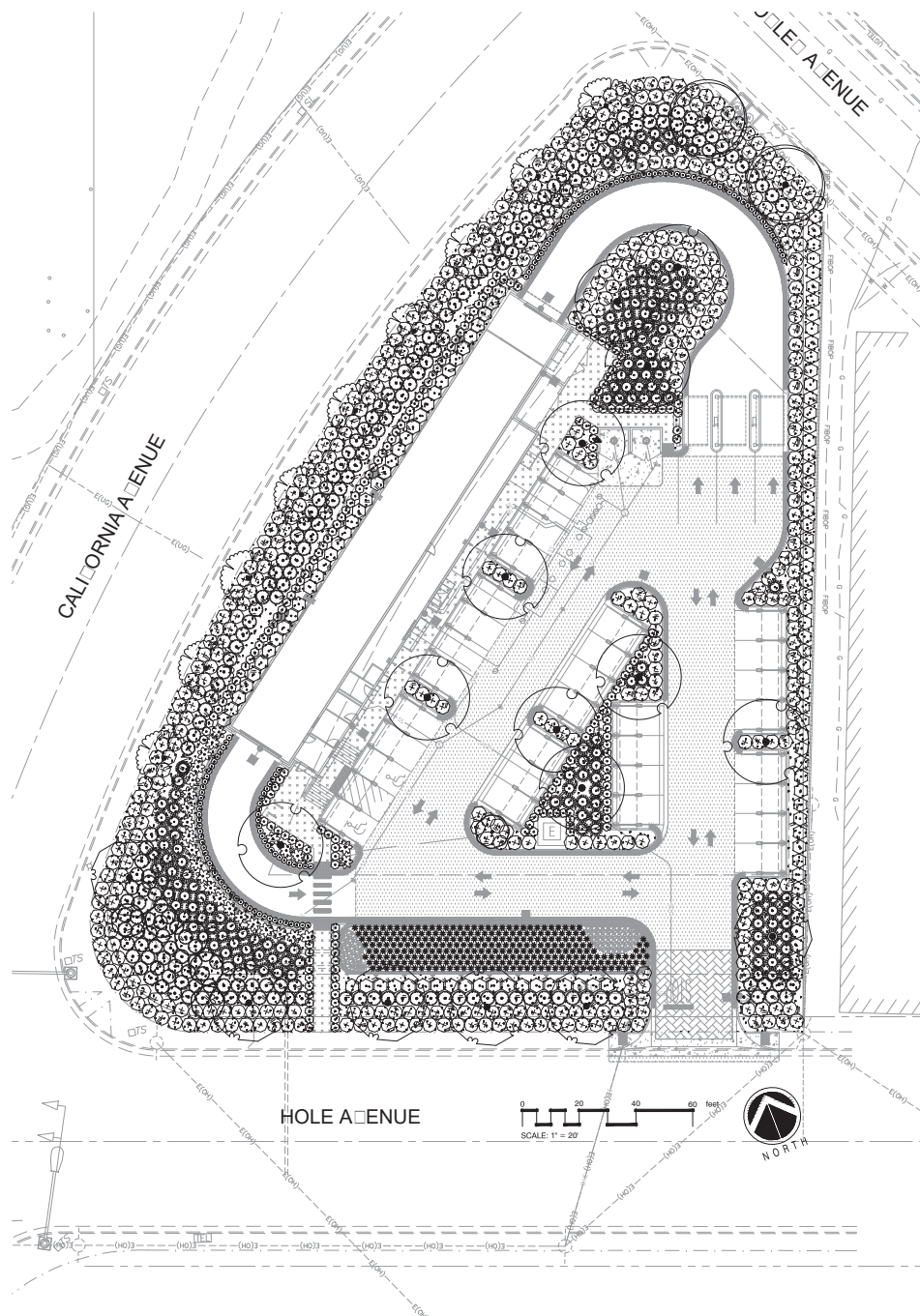
REVISED

SHEET TITLE  
**FENCE SITE PLAN**

SHEET

**A6**  
ORIGINAL SHEET SIZE  
24" x 36"





## REFERENCE NOTES SCHEDULE

SYMBOL	EROSION CONTROL DESCRIPTION	QTY	DETAIL
	MULCH - 3" WALK ON DARK	227.92 CY	

## PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	WATER USE	QTY
	ARBUS UNEDO STRAWBERRY TREE	15 GAL	L	6
	BAUHIA VARIATA MOUNTAIN EBONY	24" BOX	M	2
	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	24" BOX	M	9
	QUERCUS AGRIFOLIA COAST LIVE OAK	15 GAL	L	11
	TAPESCUA CHRYSOTRICHIA GOLDEN TRUMPET TREE	36" BOX	M	6
SHRUBS	BOTANICAL NAME	SIZE	WATER USE	QTY
	ARISTIDA PURPUREA PURPLE THREEAWN	1 GAL	L	289
	BOUTELOUA GRACILIS BLUE GRAMA	5 GAL	L	163
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	L	107
	DIANELLA REVOLUTA 'BIG REV' DIANELLA	5 GAL	L	26
	FESTUCA GLAUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	1 GAL	L	134
	MACFADYENA UNGUIS-CATI YELLOW TRUMPET VINE	5 GAL	L	1
	OLEA EUROPAEA 'LITTLE OLIE' TM LITTLE OLIE OLIVE	5 GAL	L	138
	PRUNUS ILICIFOLIA LYONII CATALINA CHERRY	5 GAL	L	112
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	442

project:

**QUICK AND  
CLEAN CAR  
WASH**

NEC CALIFORNIA AND  
HOLE, RIVERSIDE, CA.

client:

**3K1  
CONSULTING  
SERVICES**

11811 N. Tatum Blvd.  
Ste 1051  
Phoenix, AZ 85028  
602.850.8101

**designlab 252**

P.O. Box 27616 Fresno, CA 93729  
Studio: 558.472.9988 Fax: 558.472.9988



drawn by: checked by:  
**PB KJ**

submittal: date:  
No. 1 05/24/2017  
No. 2 01/02/2018  
No. 3 xx/xx/xxxx  
No. 4 xx/xx/xxxx

scale: 1"=20'=0"

sheet title:

**PLANTING  
PLAN**

sheet no.

**L-1**

project no. 17-05-007





### REFERENCE NOTES SCHEDULE

SYMBOL	EROSION CONTROL DESCRIPTION	QTY	DETAIL
	MULCH - 3" WALK ON DARK	22792 CY	

### PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	WATER USE	QTY
	ARJUTUS UNEDO STRAWBERRY TREE	15 GAL	L	6
	BAUHIA VARECHITA MOUNTAIN EDENY	24"BOX	M	2
	CERIS CANADENSIS FOREST PANSY TM FOREST PANSY REDPAID	24"BOX	M	9
	QUERCUS AGRIPOJA COAST LIVE OAK	15 GAL	L	11
	TAPESIA CHRYSOTRICHIA GOLDEN TRUMPET TREE	36"BOX	M	6
SHRUBS	BOTANICAL NAME	SIZE	WATER USE	QTY
	ARISTIDA PURPUREA PURPLE THREAWN	1 GAL	L	259
	BOULEGIA GRACIS BLUE GRAMA	5 GAL	L	165
	LOSTUS X PURPUREUS GRAND ROCKROSE	5 GAL	L	207
	DIANELLA REVOLTA BIG REY DIANELLA	5 GAL	L	26
	FESTUCA OLIVICA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	1 GAL	L	134
	MACADYENA UNDOUS-CATI YELLOW TRUMPET VINE	5 GAL	L	1
	OLEA EUROPAEA LITTLE OLIVE TM LITTLE OLIVE OLIVE	5 GAL	L	128
	PRUNUS LICIFOLIA LYONII CATALINA CHERRY	5 GAL	L	112
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	442

project:

**QUICK AND CLEAN CAR WASH**

NEC CALIFORNIA AND HOLE, RIVERSIDE, CA.

client:

**3K1 CONSULTING SERVICES**

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**designlab 252**

P.O. Box 27616 Phoenix, CA 85028  
Tel: 602.555.8101 Fax: 602.555.8101



drawn by: **PB** checked by: **KJ**

submital: No. 1 date: 05/24/2017  
No. 2 01/02/2018  
No. 3 XX/XX/XXXX  
No. 4 XX/XX/XXXX

scale: 1"=20'-0"

sheet title:

**PLANTING PLAN**

sheet no.

**L-1**

project no. 17-05-007

Exhibit 6 - Project Plans