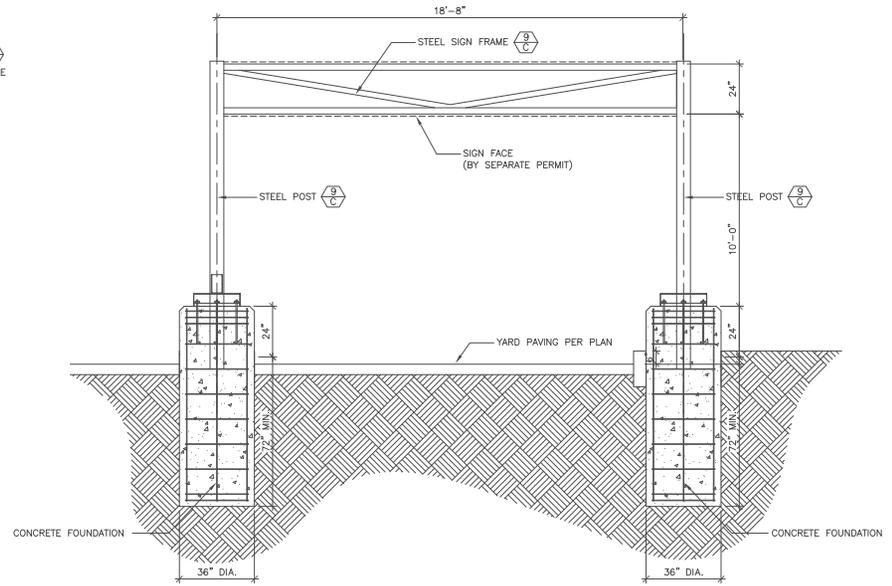
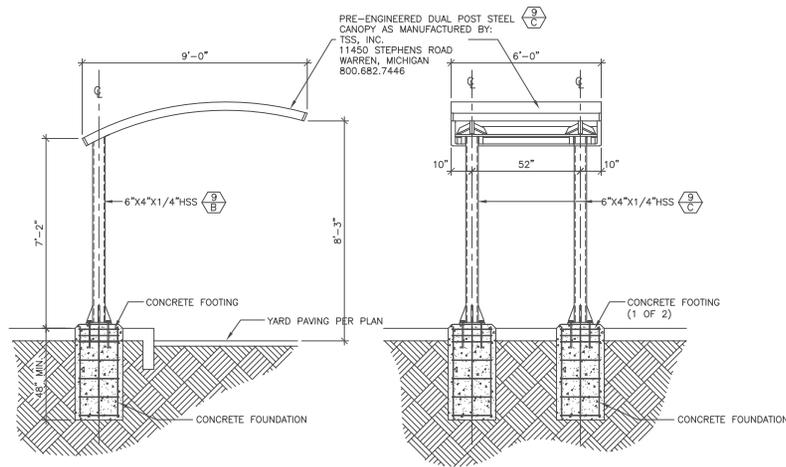


1 VACUUM ARCH ELEVATION
1/2"=1'-0"



2 ENTRY ARCH WEST ELEVATION
1/2"=1'-0"



SOUTH ELEVATION

EAST ELEVATION

3 PAY STATION CANOPIES
1/2"=1'-0"

EXTERIOR FINISH SCHEDULE:

(1/A) MATERIAL / FINISH COLOR

MATERIAL / FINISH:

- 1 STACKED BOND PRECISION CUT CMU
- 2 2x4 CORRUGATED STEEL SIDING
- 3 SMOOTH HARD TROWEL STUCCO
- 4 CLEAR TEMPERED BUTTED GLASS
- 5 HOLLOW METAL DOOR/WINDOW FRAME
- 6 STEEL ROLL UP DOOR
- 7 ALUMINUM ROLL UP GRILLE
- 8 20 GA. METAL FLASHING
- 9 EXPOSED STRUCTURAL STEEL
- 10 INSULATED GLASS
- 11 20 GA. ALUMINUM FASCIA PANELS
- 12 WALL MOUNTED METAL TRELLIS
- 13 ALUMINUM WINDOW FRAME
- 14 LIGHT FIXTURE
- 15 CANOPY FABRIC

COLOR:

- A TRENDSTONE "WILLOW GREEN"
- B PAC-CLAD HIGHLINE M1 "BERKSHIRE BLUE"
- C DUNN EDWARDS #DE5835 "BELOW ZERO"
- D DUNN EDWARDS #DE6326 "SOFT PUMICE"
- E DRI-DESIGNS DUNN EDWARDS #DEW381 "DROPLETS"
- F CLEAR ANODIZED
- G CLEAR GLASS
- H RAINSCREEN "GREEN"
- I POLYFAB FR. COMSHADE "SILVER"
- J BLACK

TAN AND EAP ENTERPRISES LLP
4042 ELDERBERRY CIRCLE
CORONA, CALIFORNIA 92508



LEON E. FELUS ARCHITECT
4640 Admiralty Way
Suite 500
Marina del Rey, CA 90292
Voice: 310.821.2725
Fax: 310.204.1030
Email: leon@leonfelus.com

NO. DATE REVISION DESCRIPTION

SEAL:



CONFIDENTIALITY STATEMENT:
THE REPORT OF THIS ARCHITECT REPRESENTS THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE MATERIALS CONTAINED HEREIN ARE TRUE AND CORRECT. HOWEVER, THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY OTHERS.

DEVELOPMENT INFORMATION:

NEW EXPRESS CARWASH

SITE ADDRESS:
ALESSANDRO EXPRESS CARWASH
14800 VISTA GRANDE DRIVE
RIVERSIDE, CALIFORNIA 92508

CHECKED BY: ALLIANCE TADM
DRAWN BY: ALLIANCE PM
VERSION: 10.16.19 LEF 1818
PROJECT NO:

DRAWING TITLE:
SITE STRUCTURES

SHEET NO:

A1.1



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

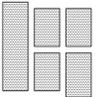


EAST ELEVATION

1/8" = 1'-0"

ALESSANDRO EXPRESS CARWASH
14000 VISTA GRANDE DRIVE
RIVERSIDE, CA 92508

LEON & FELLUS, ARCHITECT
1640 Admiralty Way, Suite 300
Marina del Rey, CA 90292



NO. DATE REVISION DESCRIPTION

SEAL:



CONFIDENTIALITY STATEMENT:
THE RECEPT OF THESE ARCHITECTURAL DRAWINGS IS FOR THE EXCLUSIVE USE OF THE CLIENT. THESE ARCHITECTURAL DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEON E. FELUS ARCHITECT. THE CLIENT AGREES TO HOLD LEON E. FELUS ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE ARCHITECTURAL DRAWINGS. THE CLIENT AGREES TO HOLD LEON E. FELUS ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE ARCHITECTURAL DRAWINGS.

DEVELOPMENT INFORMATION:

NEW EXPRESS CARWASH

SITE ADDRESS:
ALESSANDRO EXPRESS CARWASH
14080 VISTA GRANDE DRIVE
RIVERSIDE, CALIFORNIA 92508

DESIGNED BY: ALLIANCE IACM

CHECKED BY: SP RFM

DRAWN BY: ALLIANCE PM

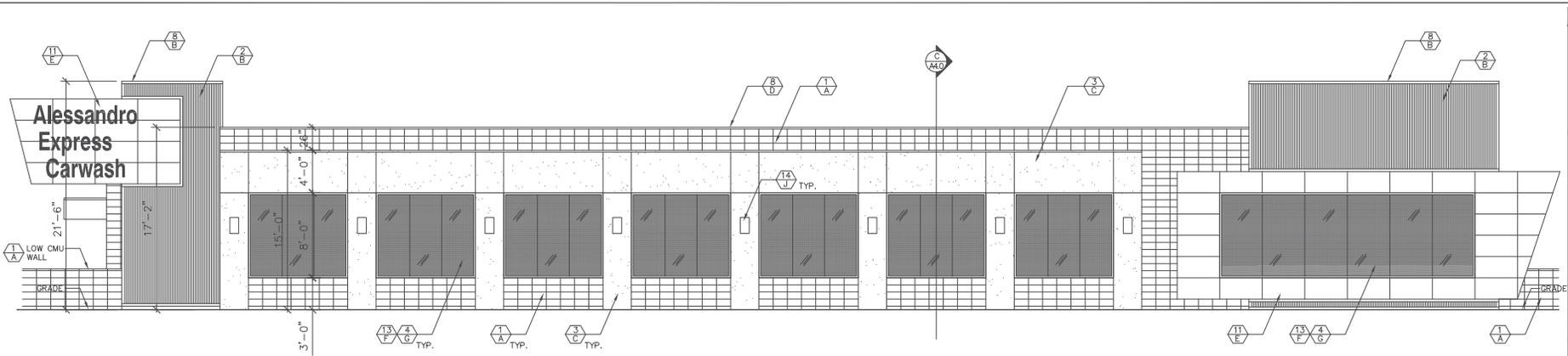
VERSION: 10.16.19 LEF 1818

PROJECT NO:

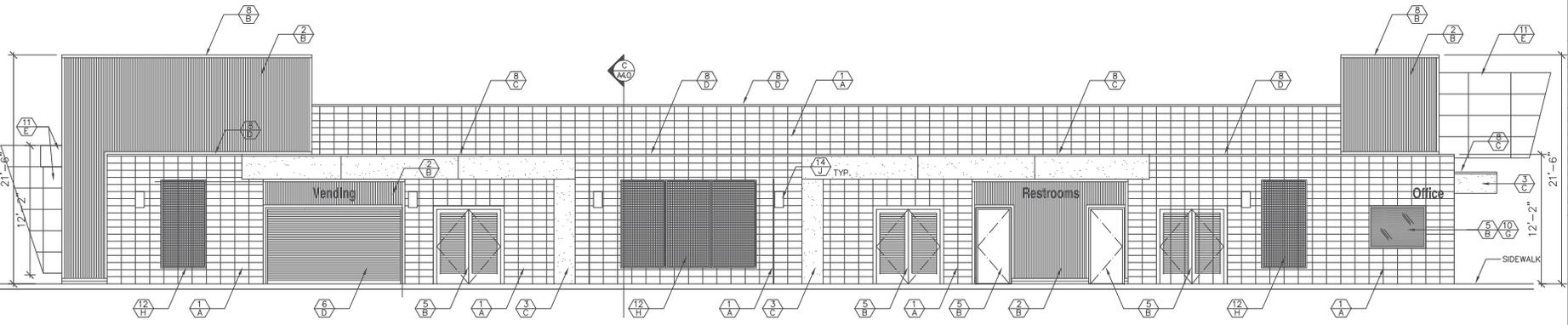
DRAWING TITLE: **ELEVATIONS**

SHEET NO:

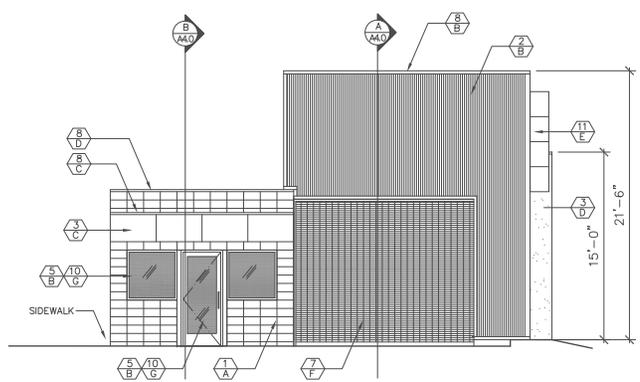
A3.0



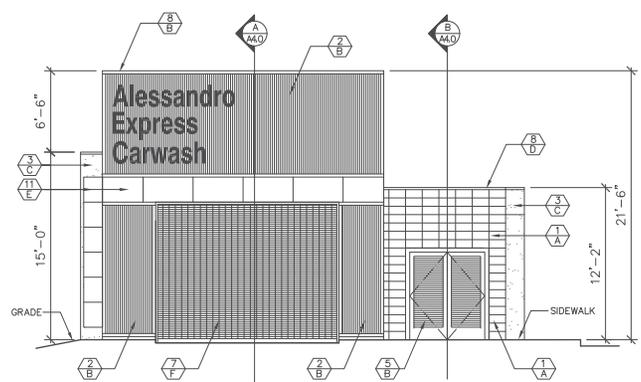
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



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

EXTERIOR FINISH SCHEDULE:

11A MATERIAL / FINISH
COLOR

MATERIAL / FINISH:

- 1 STACKED BOND PRECISION CUT CMU
- 2 2x4 CORRUGATED STEEL SIDING
- 3 SMOOTH HARD TROWEL STUCCO
- 4 CLEAR TEMPERED BUTTED GLASS
- 5 HOLLOW METAL DOOR/WINDOW FRAME
- 6 STEEL ROLL UP DOOR
- 7 ALUMINUM ROLL UP GRILLE
- 8 20 GA. METAL FLASHING
- 9 EXPOSED STRUCTURAL STEEL
- 10 INSULATED GLASS
- 11 20 GA. ALUMINUM FASCIA PANELS
- 12 WALL MOUNTED METAL TRELIS
- 13 ALUMINUM WINDOW FRAME
- 14 LIGHT FIXTURE
- 15 CANOPY FABRIC

COLOR:

- A TRENDSTONE "WILLOW GREEN"
- B PAC-CLAD HIGHLINE M1 "BERKSHIRE BLUE"
- C DUNN EDWARDS #DE5835 "BELOW ZERO"
- D DUNN EDWARDS #DE6326 "SOFT PUMICE"
- E DRI-DESIGNS DUNN EDWARDS #DEW381 "DROPLETS"
- F CLEAR ANODIZED
- G CLEAR GLASS
- H RAINSCREEN "GREEN"
- I POLYFAB FR COMSHADE "SILVER"
- J BLACK



PLANT LEGEND

SYMBOL	SEASONAL COLOR	COMMON NAME	WATER REQUIREMENTS	SIZE	WIND RESIST
	COLOR: CANADIAN (KEY SYMBOL TREE)	BAYONN BIRDIE	LOW	24"	10-20'
	COLOR: BELLA (KEY SYMBOL TREE)	YELLOW ELDERBERRY	LOW	24"	10-20'
	ARTIFICIAL PLANT	MEXICAN FAN PALM	LOW	12" 6"	10'-15'
	COLOR: LIBANA	DESERT JILLOW	LOW	15 GAL	15'
	ARTIFICIAL PLANT	SMALL BIRDIE	LOW	5 GAL	12"
	COLOR: CAROLINA (KEY SYMBOL TREE)	CAROLINA CHERRY (KEY SYMBOL TREE)	Moderate	10 GAL	8'
	COLOR: BIRDIE (KEY SYMBOL TREE)	WINDMILL FORTNIGHT LAY	LOW	5 GAL	24"
	COLOR: LIBANA (KEY SYMBOL TREE)	SMALL BIRDIE MEXICAN SAGE	LOW	5 GAL	24"
	COLOR: CAROLINA (KEY SYMBOL TREE)	PEACOCK	LOW	15 GAL	6'-8'
	COLOR: TEXAS (KEY SYMBOL TREE)	SMALL WINDMILL NEW ENGLAND FLAX	LOW	5 GAL	24"
	COLOR: NEVADA	NEVADA BARBERRY	LOW	5 GAL	8'-10'
	ARTIFICIAL PLANT	DEERGRASS	LOW	5 GAL	3'
	COLOR: TEXAS (KEY SYMBOL TREE)	BURGLUNDY FLAX	LOW	5 GAL	48"
	COLOR: CALIFORNIA (KEY SYMBOL TREE)	WINDMILL SMOOTH AGAVE	LOW	5 GAL	24"
	COLOR: CHAPPEL HILL (KEY SYMBOL TREE)	CHAPPEL HILL YELLOW LANтана	LOW	1 GAL	18"
	COLOR: CAROLINA (KEY SYMBOL TREE)	TANGIER BEAUTY	LOW	5 GAL	-
	ARTIFICIAL PLANT	BLUE CHALK STICKS	LOW	FLAT (4")	6"
	COLOR: TEXAS (KEY SYMBOL TREE)	SMALL COCTE BUSH	LOW	1 GAL	12"
	EXISTING GRASS	-	-	-	-

Cemeros Landscaping Co., Inc.
 9310 15th Street
 Escondido, CA 92025
 www.cemeros.com

ALESSANDRO EXPRESS CARWASH
 14080 VISTA GRANDE DRIVE
 RIVERSIDE, CA 92508



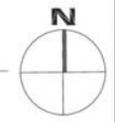
SITE ADDRESS:
 14080 VISTA GRANDE DRIVE
 RIVERSIDE, CA 92508

Revised	Date	By
	08-05-15	
	11-7-19	

Date: 09-21-16
 Scale: AS NOTED
 Drawn by: JC
 Sheet: LANDSCAPE PLAN

L-1

LANDSCAPE PLANTING PLAN
 1/8" = 1'-0"



CITY OF RIVERSIDE PRELIMINARY GRADING PLAN

14080 VISTA GRANDE DRIVE, RIVERSIDE, CA 92508



SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET AND NOTES
C2.0	PRELIMINARY GRADING AND WALL PLAN
C3.0	PRELIMINARY DRAINAGE PLAN
C4.0	SITE SECTIONS

OWNER/APPLICANT
TENGLY TAN
TAN & EAP ENTERPRISE LLC
4041 ELDERBERRY CIRCLE
CORONA, CA 92882
O 951.475.7572
TAN@TENGLY.COM

ASSESSORS PARCEL NUMBER
297-041-004 & 005

GRADING QUANTITIES
CUT: 704 CY
FILL: 1368 CY
IMPORT: 664 CY
TOTAL SITE AREA: 0.832 AC
DISTURBED AREA: 0.832 AC

ENGINEER
CIVIL ENGINEERS:
STRUCTURE SIX ENGINEERS
3820 DEL AMO BL, SUITE 344
O 310.480.1350
F 866.526.5852
INFO@STRUCTURESIX.COM

GENERAL NOTES:

- ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND THE CURRENT CITY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY NORCAL ENGINEERING, DATED AUGUST 30, 2018 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIF. NO. TBD, EXP. DATE TBD.
- THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
- CERTIFICATION FROM THE REGISTERED (CIVIL ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT) STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
- CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
 - ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUND COVER. (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER).
 - ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.
 - THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, GRAVEL-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 1 TO MAY 31.
 - AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS, SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.
- ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1 1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERMETER RETAINING WALLS.
- ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
- ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
- IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
- IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
- EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.
- GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 9 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. RIVERSIDE MUNICIPAL CODE, 7.35.010, ORDINANCE NO. 4273.

SOURCE OF TOPOGRAPHY

T&M SURVEYING
531 E. TRENTON AVE.
ORANGE, CA
714-906-8771

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 297-041-004-9)

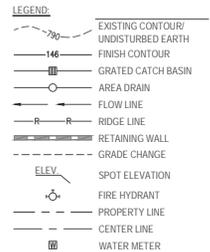
THE WESTERLY RECTANGULAR 166.34 FEET OF THE SOUTHERLY 170.00 FEET OF THE NORTHERLY 272.00 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (APN: 297-041-005-0)

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 126 OF TRACT 3583, AS PER MAP RECORDED IN BOOK 58, PAGES 1 THROUGH 3, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EAST 47.00 FEET; THENCE NORTH 70.00 FEET; THENCE WEST 47.00 FEET; THENCE SOUTH TO THE POINT OF BEGINNING.

PROJECT SUMMARY

OWNER/APPLICANT: TENGLY TAN, TAN & EAP ENTERPRISE LLC
ZONING AND LAND USE: COMMERCIAL
AREA: 0.832 AC



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ABBREVIATIONS:				
AC	ASPHALT CONCRETE	EW	EACH WAY	PVC POLYVINYL CHLORIDE
ADDL	ADDITIONAL	F	FILL	PVMT PAVEMENT
AFSR	AUTOMATIC FIRE SPRINKLER RISER	FF	FINISH FLOOR	POT PATH OF TRAVEL
AG	AGGREGATE	FG	FINISH GRADE	R RIDGE LINE, RADIUS, RATE
APPROX	APPROXIMATE	FH	FIRE HYDRANT	RAD RADIAL
ARCH	ARCHITECTURAL PLANS	FL	FLOWLINE	REINF REINFORCED
BC	BEGIN CURVE	FS	FINISH SURFACE	RET RETAINING
BCR	BEGIN CURB RETURN	FT	FOOT FEET	REQ REQUIRED
BLDG	BUILDING	FTG	FOOTING	REV REVISED, REVISION
BM	BENCH MARK	FUT	FUTURE	ROW RIGHT OF WAY
BOE	BOTTOM OF EXCAVATION	FW	FIRE WATER	S SLOPE, SEWER
BW	BACK OF WALK	G	GAS	SD STORM DRAIN
C	CUT	GA	GAUGE	SDWK SIDEWALK
CA	CABLE	GALV	GALVANIZED	SHT SHEET
CAB	CRUSHED AGGREGATE BASE	GB	GRADE BREAK	SIM SIMILAR
CATV	CABLE TELEVISION	H	HIGH, HEIGHT	SLY SOUTHERLY
CB	CATCH BASIN	HORN Z	HORIZONTAL	SO SOUTH
CF	CURB FACE	HP	HIGH POINT	SPEC SPECIFICATIONS
C/G	CURB AND GUTTER	HPFL	HIGH POINT FLOWLINE	SS SANITARY SEWER
CJ	CAST IRON	IE	INVERT ELEVATION	STA STATION
CL	CENTERLINE, CHAIN LINK	INT	INTERSECTION	STD STANDARD
CLR	CLEAR	INV	INVERT	STL STEEL
CMP	CORRUGATED METAL PIPE	IRR	IRRIGATION	SYMM SYMMETRICAL
CO	CLEANOUT	LAD WP	LOS ANGELES DEPT. OF WATER AND POWER	T TANGENT
CONC	CONCRETE	L	LENGTH, LOWER	TAD TOP OF AREA DRAIN
CONN	CONNECTION, CONNECT	LF	LINEAR FEET	TC TOP OF CURB
CONST	CONSTRUCT	MAX	MAXIMUM	TCB TOP OF CATCH BASIN
CONT	CONTINUATION	MB	MAP BOOK	TELE TELEPHONE, TELECOMMUNICATIONS
COR	CORNER	MC	MIDDLE OF CURVE	TEMP TEMPORARY
CSP	CORRUGATED STEEL PIPE	MIN	MINIMUM	TF TOP OF FENCE
CY	CUBIC YARDS	MISC	MISCELLANEOUS	FTFG TOP OF FOOTING
D	DEPTH	MOD	MODIFIED	TG TOP OF GRATE
DET	DETAIL	N	NORTH	TH TOP OF HEADER
DIA Ø	DIAMETER	NA	NOT APPLICABLE	THK THICK
DIP	DUCTILE IRON PIPE	NIC	NOT IN CONTRACT	TMH TOP OF MANHOLE
DS	DOWN SPOUT	NLY	NORTHERNLY	TMS TOP OF MOWSTRIP
DW	DOMESTIC WATER	NO	NUMBER	TPD TOP OF PLANTER DRAIN
DWY	DRIVEWAY	NTS	NOT TO SCALE	TR TRACT
DWG(S)	DRAWING(S)	OC	ON CENTER	TS TOP OF SLOPE, TOP OF SLOPE
E	EAST	OPN G	OPENING	TW TOP OF WALL
EX	EXISTING	PA	PLANTING AREA	TYP TYPICAL
EA	EACH	PD	PLANTER DRAIN	TTD TOP OF TRENCH DRAIN
ESMT	EASEMENT	PCC	PORTLAND CEMENT CONCRETE, POINT OF COMPOUND	U UPPER
EC	END CURVE	PKG	PARKING	VAR VARIABLE
ECR	END CURB RETURN	PM	PARCEL MAP	VCP VERTIFIED CLAY PIPE
EG	EDGE OF GUTTER	POC	POINT ON CURVE, POINT OF CONNECTION	VERT VERTICAL
ELEC	ELECTRICAL, ELECTRICAL PLAN	PRC	POINT OF REVERSE CURVE	W WATER, WIDTH, WEST
EL ELEV	ELEVATION	PRO D	PRODUCED LINE	WI WITH
EY	EASTERLY	PSF	POUNDS PER SQUARE FOOT	WLY WESTERLY
EP	EDGE OF PAVING	PSI	POUNDS PER SQUARE INCH	WM WATER METER
EO	EQUAL	PT	POINT	XING CROSSING

IMPORTANT NOTICE
Section 413.00227 of the Government Code requires a City Alert Identification Number to be placed before a "Permit to Excavate" will be issued. For your City Alert ID, Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE

MARK LEE RICHARDS
R.C.E. No. 55146 expires 6/30/20

DATE _____

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			
MARK	REVISIONS	APPR. DATE	CITY ENGINEER
DESIGNED BY: M. GREEN	DRAWN BY: V. RODRIGUEZ	CHECKED BY: J. ZIEGLER	DATE _____

TITLE SHEET AND NOTES

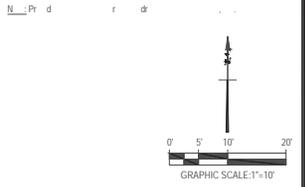
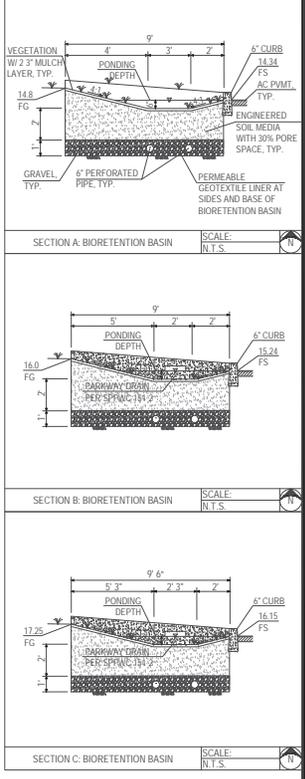
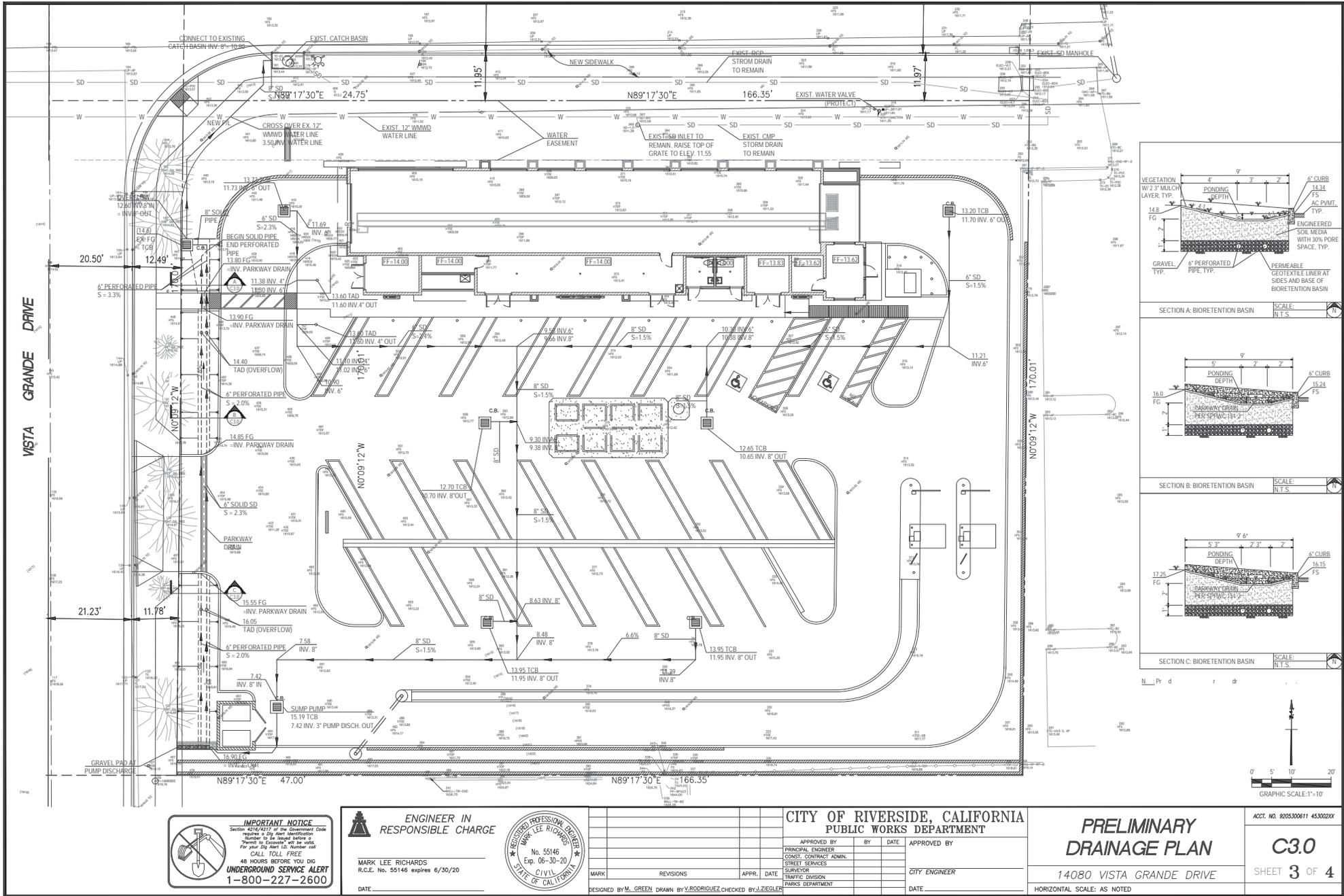
14080 VISTA GRANDE DRIVE

HORIZONTAL SCALE: AS NOTED

ACCT. NO. 9205300111 4530020X

C1.0

SHEET **1** OF **4**



IMPORTANT NOTICE
 Section 471.02(2)(2) of the Government Code requires a City staff identification number to be placed before a permit to Excavate will be issued. For your City Alert ID, Number call 48 HOURS BEFORE YOU DIG **UNDERGROUND SERVICE ALERT 1-800-227-2600**

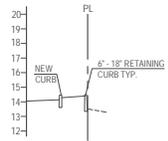
ENGINEER IN RESPONSIBLE CHARGE
 MARK LEE RICHARDS
 R.C.E. No. 55146 expires 6/30/20
 DATE

REGISTERED PROFESSIONAL ENGINEER
 MARK LEE RICHARDS
 No. 55146
 Exp. 06-30-20
 CIVIL
 STATE OF CALIFORNIA

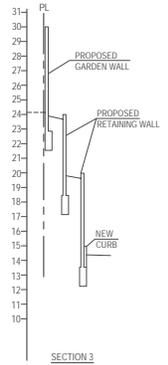
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			
MARK	REVISIONS	APPR. DATE	CITY ENGINEER
DESIGNED BY M. GREEN	DRAWN BY V. RODRIGUEZ	CHECKED BY J. ZIEGLER	DATE

PRELIMINARY DRAINAGE PLAN
 14080 VISTA GRANDE DRIVE
 HORIZONTAL SCALE: AS NOTED

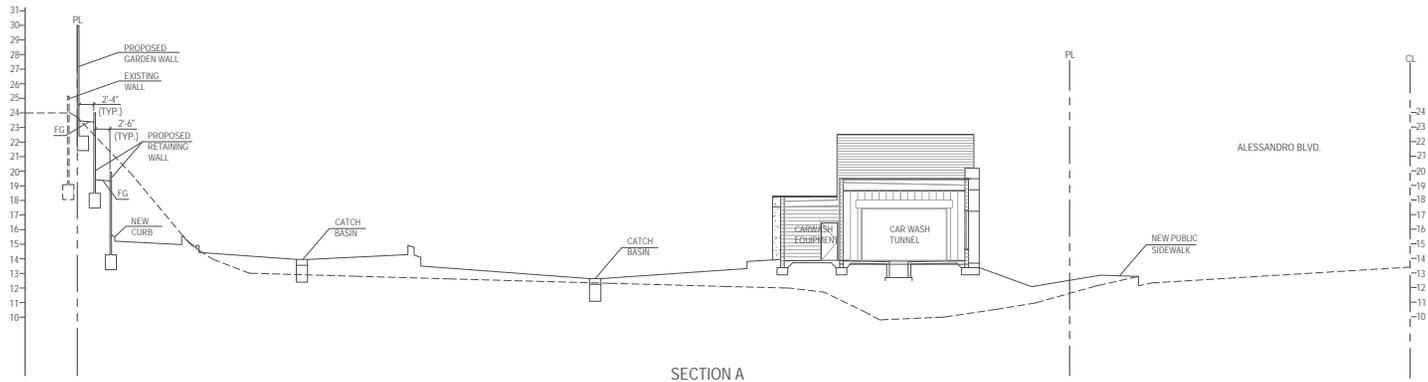
ACCT. NO. 920530011 4530220X
C3.0
 SHEET 3 OF 4



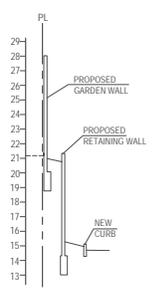
SECTION 2



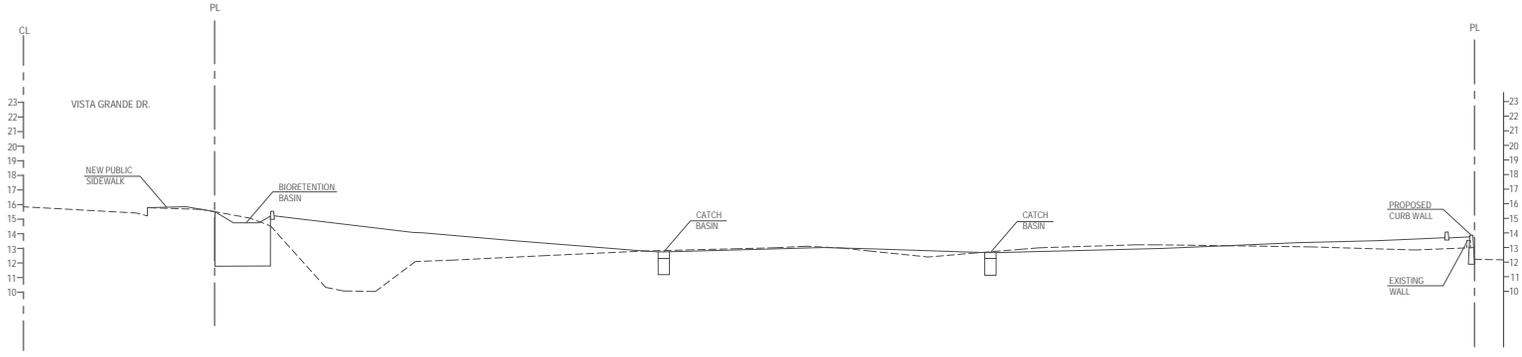
SECTION 3



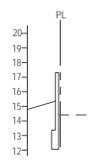
SECTION A



SECTION 4



SECTION B



SECTION 5

SCALES: VERT. 1"=4'
HORIZ. 1"=10'

NOTE: SEE SHEET A1.3 FOR FURTHER INFORMATION ON PROPOSED RETAINING WALLS

IMPORTANT NOTICE
Section 4130.0225 of the Government Code requires a City Alert Identification Number to be placed before a "Permit to Excavate" will be issued. For your City Alert ID, Number call **CALL TOLL FREE 1-800-227-2600** 48 HOURS BEFORE YOU DIG **UNDERGROUND SERVICE ALERT**

ENGINEER IN RESPONSIBLE CHARGE
MARK LEE RICHARDS
R.C.E. No. 55146 expires 6/30/20
DATE

REGISTERED PROFESSIONAL ENGINEER
MARK LEE RICHARDS
No. 55146
Exp. 06-30-20
CIVIL
STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			

DESIGNED BY M. GREEN DRAWN BY V. RODRIGUEZ CHECKED BY J. ZIEGLER

SITE SECTIONS
14080 VISTA GRANDE DRIVE
HORIZONTAL SCALE: AS NOTED

ACCT. NO. 9205300611 4530220X
C4.0
SHEET 4 OF 4

