



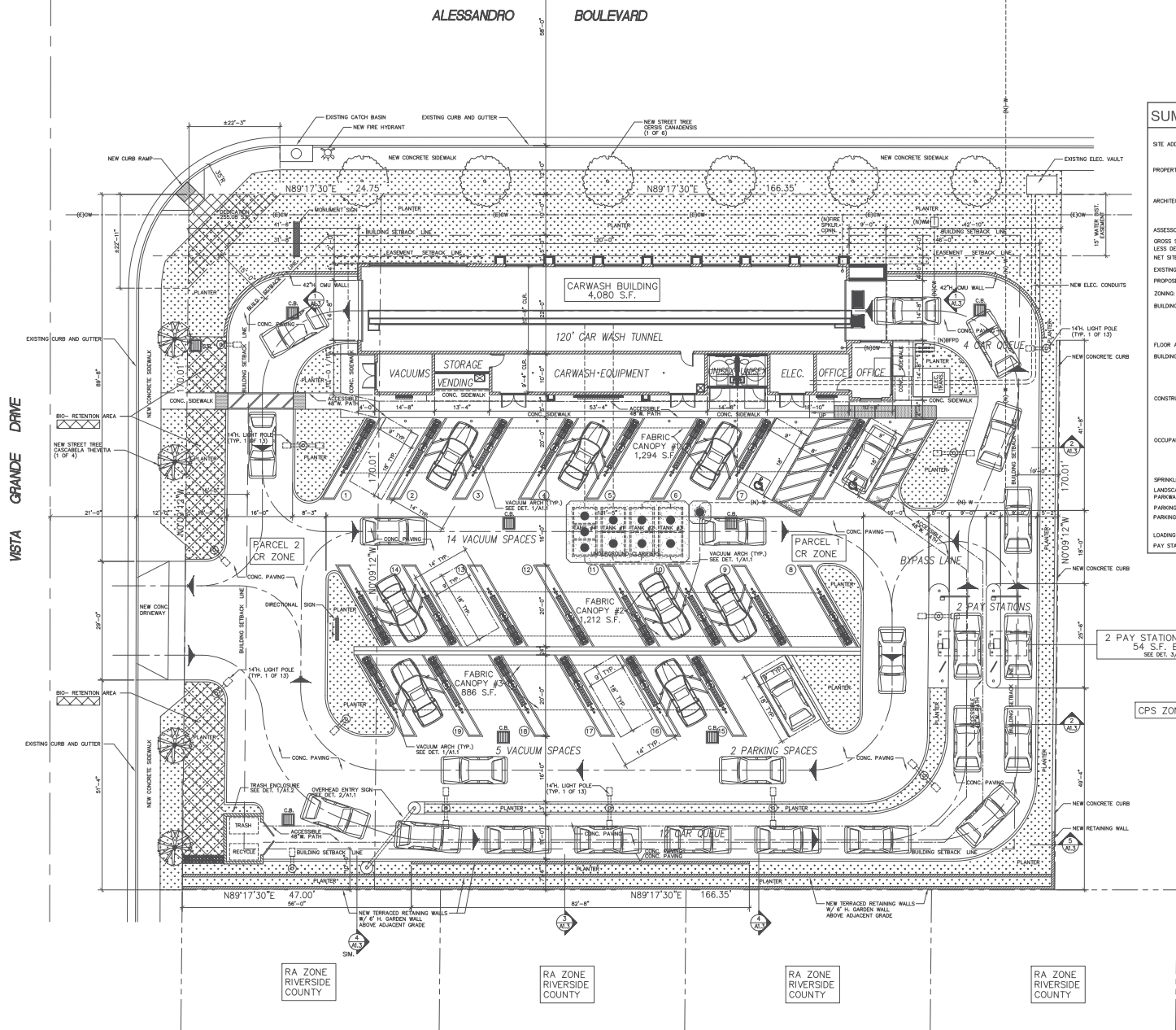
NEW EXPRESS
CARWASH

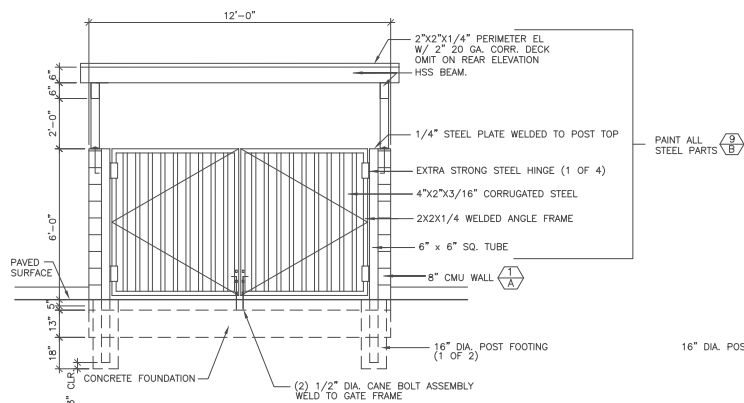
DESIGNED BY:	ALLIANCE Z&DM:
CHECKED BY:	BP REPM:
DRAWN BY:	ALLIANCE PM:
VERSION:	PROJECT NO:
10.16.19	LEF 1818

SITE PLAN

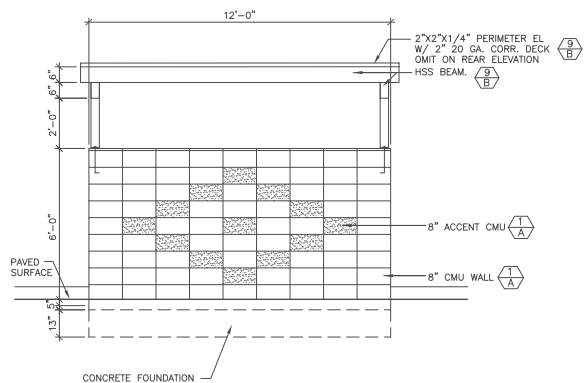
SHEET NO:

A1.0

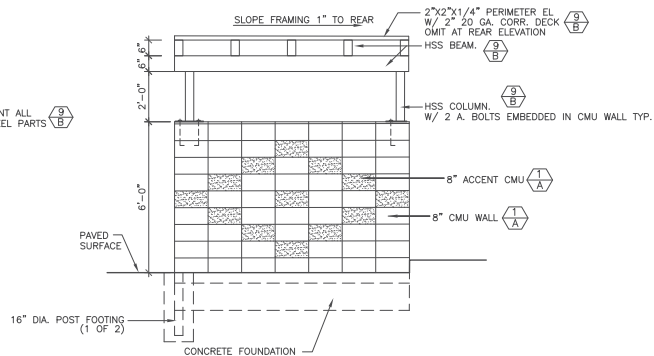




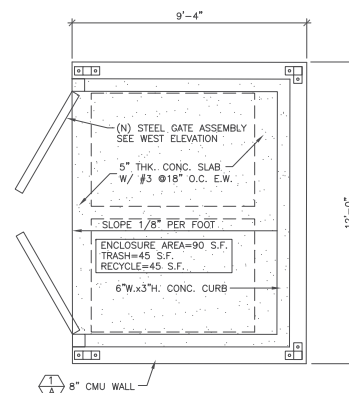
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION (SOUTH MIRROR)



PLAN VIEW

1 TRASH ENCLOSURE 1/2"x1'-0"

EXTERIOR FINISH SCHEDULE:

1/2" DIA. MATERIAL / FINISH
COLOR

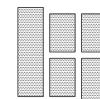
MATERIAL / FINISH:

- 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
- 16 SPLIT FACE ACCENT CMU

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 "OREEN"
- I POLYFAB FR COMSHADE "SILVER"
- J BLACK
- K NATURAL GRAY

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:



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NEW EXPRESS
CARWASH

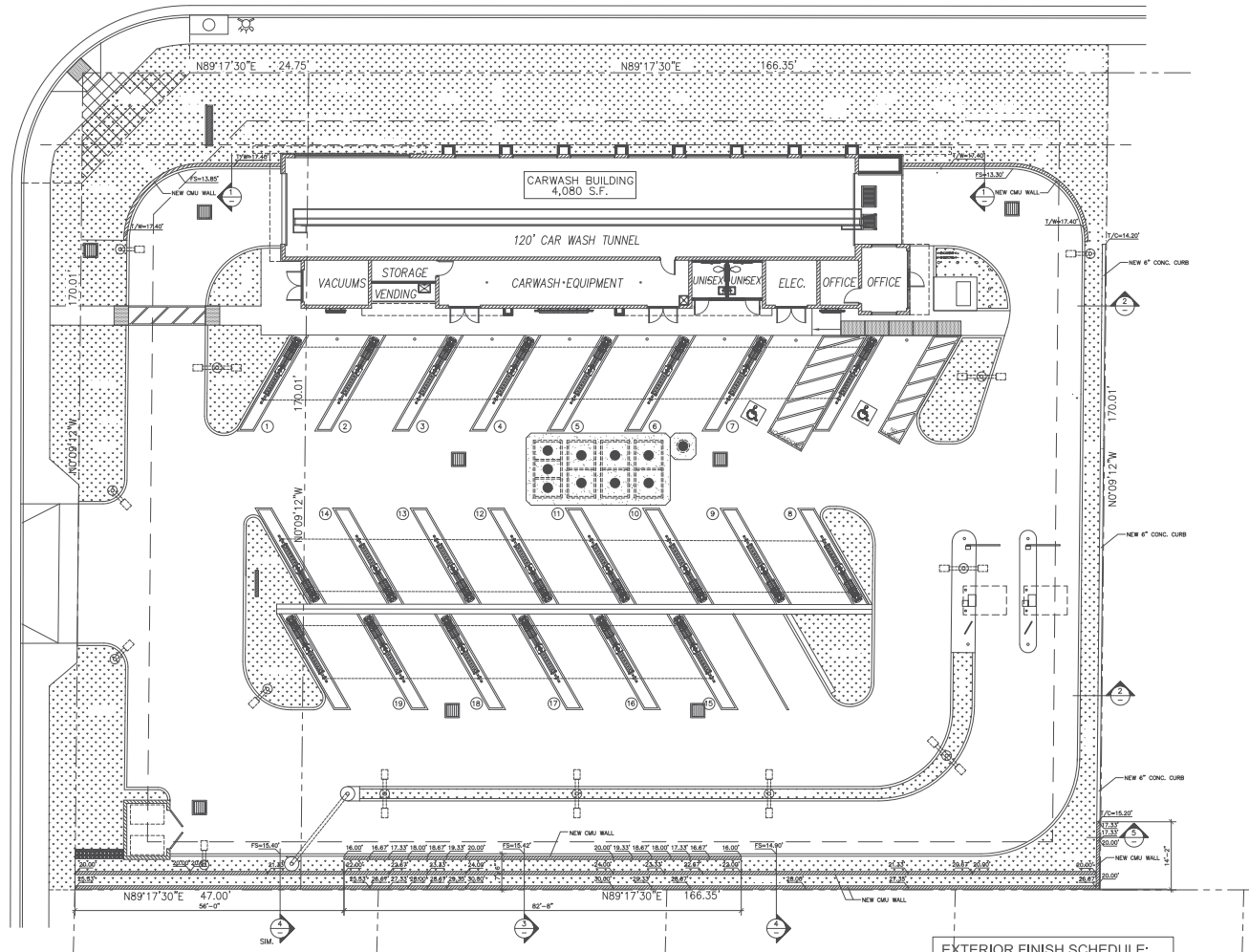
SITE ADDRESS:
ALESSANDRO EXPRESS CARWASH
14080 VISTA GRANDE DRIVE
RIVERSIDE, CALIFORNIA 92508

DESIGNED BY: ALLIANCE T&E
CHECKED BY: SP: RFP: PM
DRAWN BY: ALLIANCE PM
VERSION: 10.16.19
PROJECT NO: LEF 1818

TRASH
ENCLOSURE

SHEET NO:

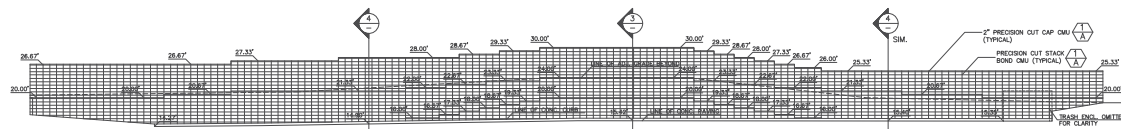
A1.2



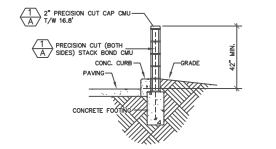
SITE WALL PLAN
1" = 10'

EXTERIOR FINISH SCHEDULE:

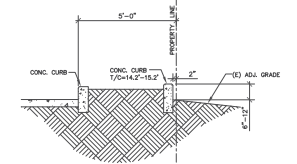
SYMBOL	MATERIAL / FINISH	COLOR
①	STACKED BOND PRECISION CUT CMU	
②	TRENDSTONE "WILLOW GREEN"	



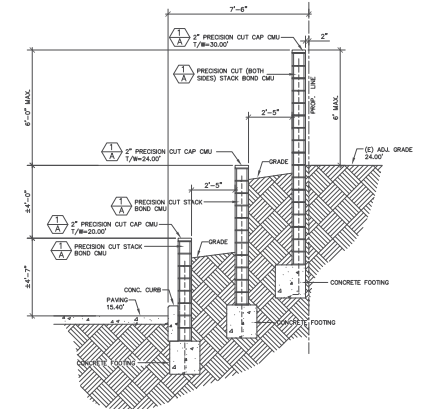
SOUTH WALL ELEVATION
1" = 10'



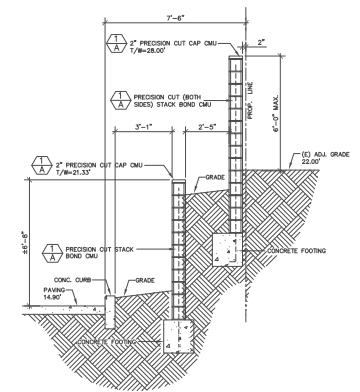
① 42" CMU GARDEN WALL
3/8"=1'-0"



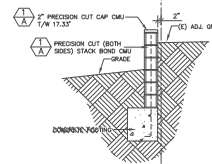
② 6"-18" RETAINING CURB
3/8"=1'-0"



③ 7'-9' CMU RETAINING WALLS
3/8"=1'-0"



④ 5'-7' CMU RETAINING WALLS
3/8"=1'-0"



⑤ 2'-5' CMU RETAINING WALLS
3/8"=1'-0"





ROOF PLAN

$$1/4'' = 1'-0''$$



NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

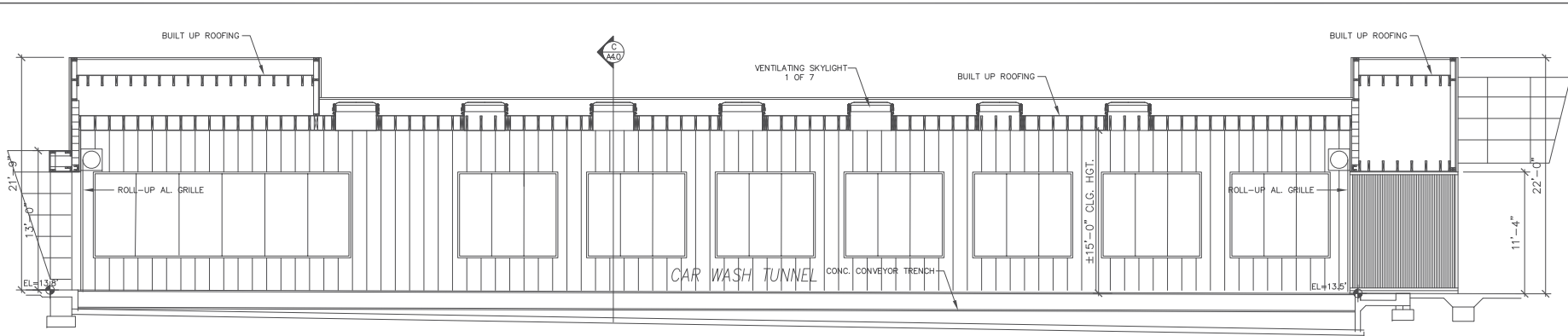


EAST ELEVATION

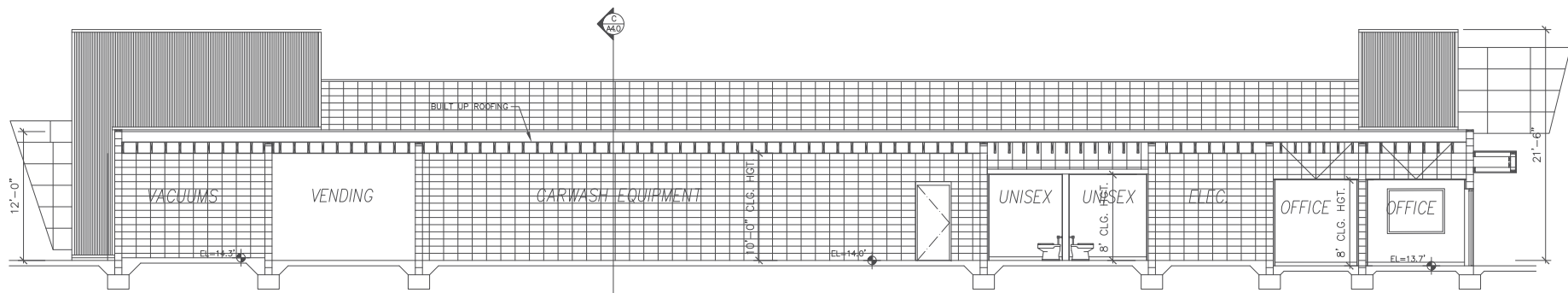
1/8" = 1'-0"

ALESSANDRO EXPRESS CARWASH
14060 VISTA GRANDE DRIVE
RIVERSIDE, CA 92508

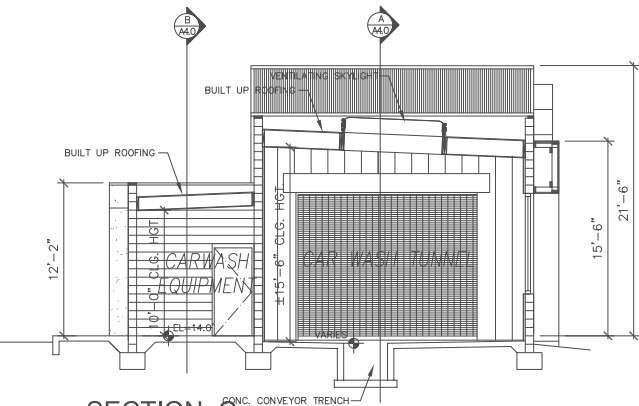
LEON E FELLUS, ARCHITECT
1640 Admiralty Way, Suite 500
Marina del Rey, CA 90292



SECTION A
1/4" = 1'-0"

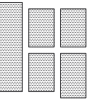


SECTION B
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"

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4042 ELDERBERRY CIRCLE
CORONA, CALIFORNIA 92508



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DEVELOPMENT INFORMATION:

NEW EXPRESS
CARWASH

SITE ADDRESS:

ALESSANDRO EXPRESS CARWASH
14080 VISTA GRANDE DRIVE
RIVERSIDE, CALIFORNIA 92508

DESIGNED BY: ALLIANCE T&E
CHECKED BY: SP: RFP
DRAWN BY: ALLIANCE PM
VERSION: 10.16.19 LEF 1818

DRAWING TITLE:

**BUILDING
SECTIONS**

SHEET NO:

A4.0



PLANT LEGEND						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	WATERING (PER WEEK)	SIZE	405 RESULT	
	CERES CANNABIS (NEW TRUST TREE)	BATHING BEGGAR	LOW	24"	13'-15'	
	CHILABELLA (NEW TRUST TREE)	YELLOW CLOVERBELL	LOW	24"	15'-18'	
	MYRTACANTHUS BOLDUS	MEXICAN FAN PALM	LOW	12'-18"	10'-12'	
	CHLORELLA LAMINATA	DESSERT BULLDOG	LOW	15 GAL	18'	
	HYDROLYZING SWEETGUM	SHARP BLOOD	LOW	5 GAL	42"	
	PERILLA CAROLINA (NEW TRUST)	CRISPER CHERRY (NEW TRUST)	MODERATE	10 GAL	8'	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	10 GAL	28"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	5 GAL	24"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	15 GAL	6'-8'	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	5 GAL	24"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	5 GAL	6'-10'	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	5 GAL	3'	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	5 GAL	48"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	5 GAL	24"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	1 GAL	18"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	5 GAL	-	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	FLAT (4")	6"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	LOW	1 GAL	12"	
	DIOSCOREA VIRENS (VAREGATED)	VAREGATED PORTLAND LILY	-	-	-	

SITE ADDRESS:
14080 VISTA GRANDE DRIVE
RIVERSIDE, CA 92580

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

L-1

CITY OF RIVERSIDE
PRELIMINARY GRADING PLAN
14080 VISTA GRANDE DRIVE, RIVERSIDE, CA 92508



SHEET INDEX	
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	ASSESSORS PARCEL NUMBER
TENGLY TAN	297-041-004 & 005
TAN & EAP ENTERPRISE LLC	
4041 ELDERBERRY CIRCLE	
CORONA, CA 92882	
O 951.475.7572	
TANTENGLY@MSN.COM	

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 NORGAL 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 COMPACTATION 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 PERIMETER 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 PERIMETER 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 8 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. 6273.

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.

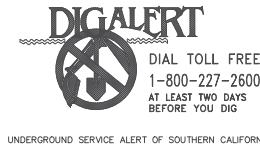
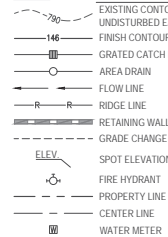
PARCEL 2: (APN: 297-041-005-0)

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.

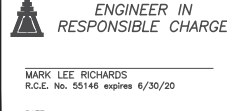
PROJECT SUMMARY

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

LEGEND

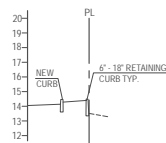


ABBREVIATIONS:			
AC	ASPHALT CONCRETE	EW	EACH WAY
ADDL	ADDITIONAL	F	FILL
AFSR	AUTOMATIC FIRE SPRINKLER RISER	FF	FINISH FLOOR
AGG	AGGREGATE	FG	FINISH GRADE
APPROX	APPROXIMATE	FH	FIRE HYDRANT
ARCH	ARCHITECTURAL PLANS	FL	FLOWLINE
BC	BEGIN CURVE	FS	FINISH SURFACE
BCR	BEGIN CURB RETURN	FT	FOOT, FEET
BLDG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

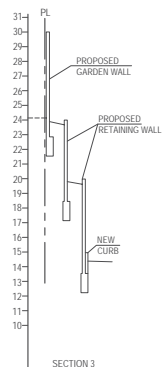


CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			
MARK	REVISIONS	APPR.	DATE
DESIGNED BY M. GREEN	DRAWN BY V. RODRIGUEZ	CHECKED BY J. ZIEGLER	

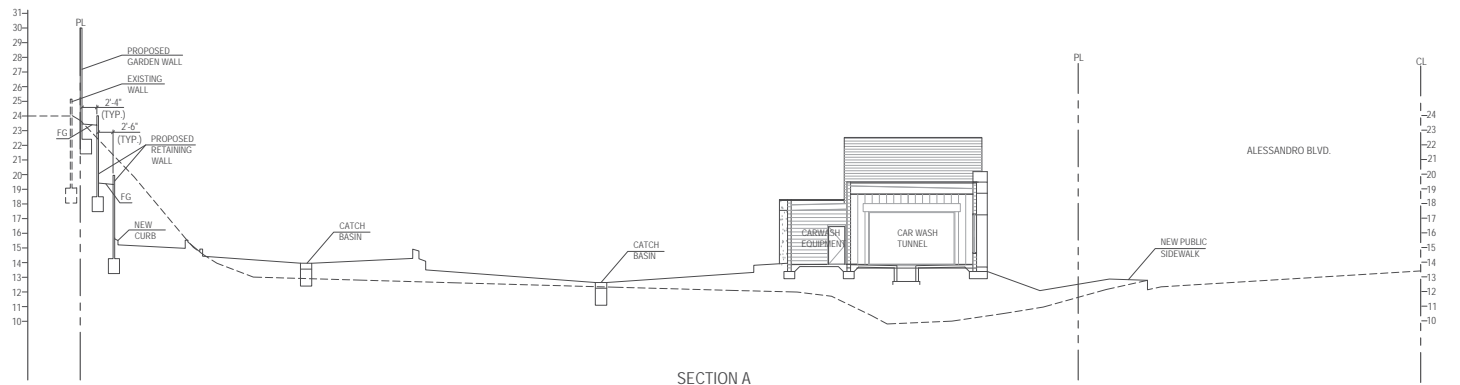
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14080 VISTA GRANDE DRIVE		C1.0
HORIZONTAL SCALE: AS NOTED		SHEET 1 OF 4



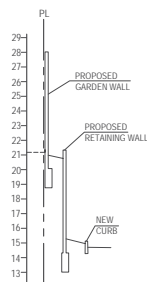
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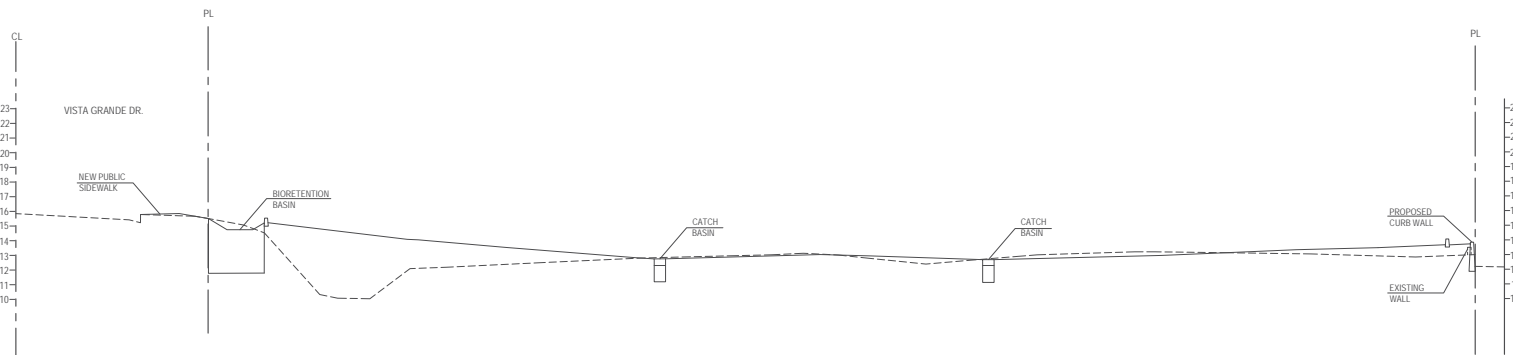
SECTION 3



SECTION A



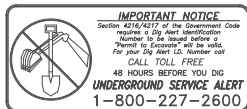
SECTION 4



SECTION B

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

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



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



MARK	REVISIONS	APPR.	DATE

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

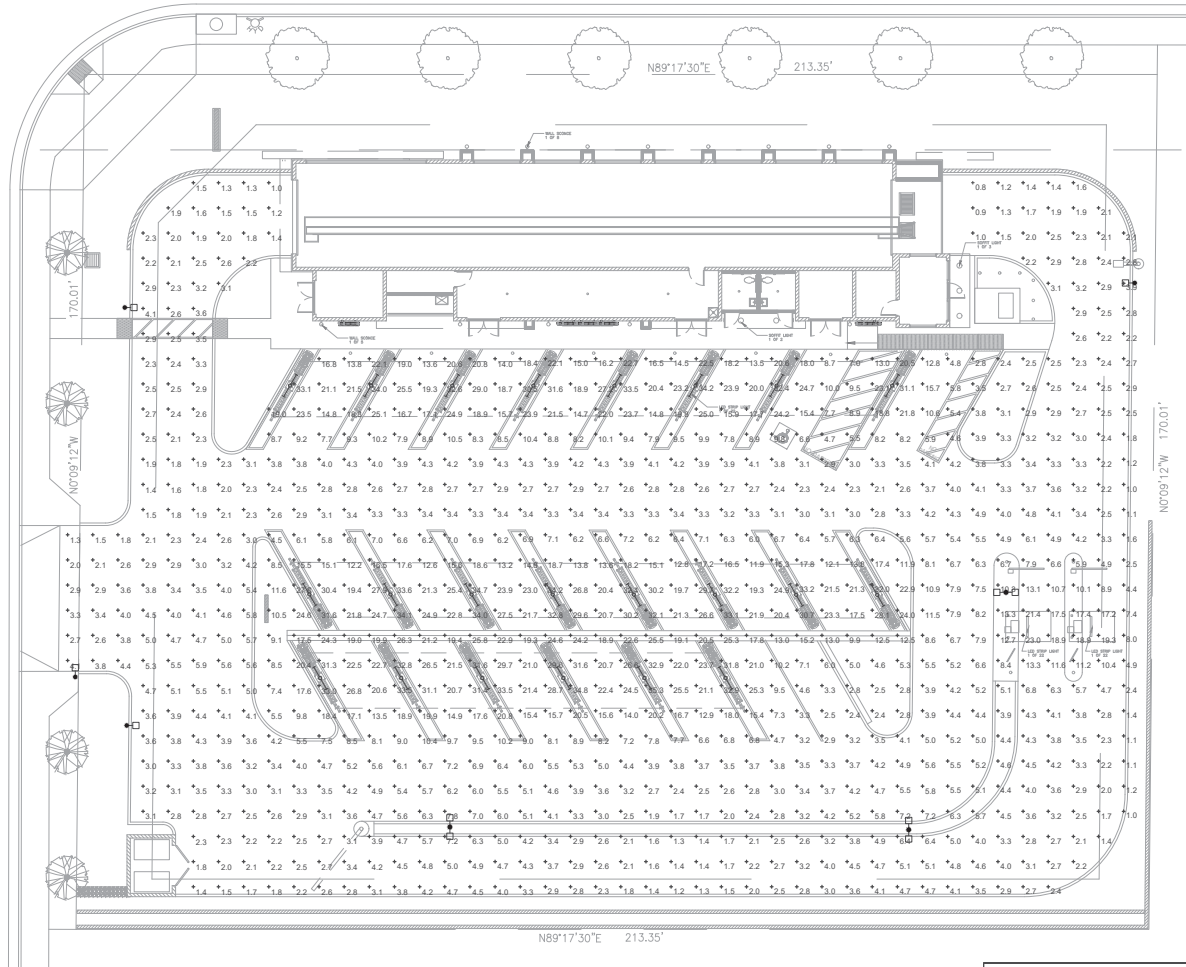
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PRINCIPAL ENGINEER			
CONST. CONTRACT ADMIN.			
STREET SERVICES			
SURVEYOR			
TRAFFIC DIVISION			
PARKS DEPARTMENT			

SITE SECTIONS	
14080 VISTA GRANDE DRIVE	
HORIZONTAL SCALE: AS NOTED	

ACCT. NO. 8205300611 4530220X
C4.0
SHEET 4 OF 4

VISTA GRANDE DRIVE

ALESSANDRO BOULEVARD



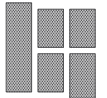
STATISTICS					
Description	Symbol	Avg	Min	Max	Avg/Min
Site Lighting	+	8.7 fc	25.3 fc	63.6 fc	44.1:1

1

PHOTOMETRIC PLAN
SCALE: 1"=10'-0"

TAN AND EAP ENTERPRISES LLP

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NO. DATE REVISION DESCRIPTION

SEAL:



CONFIDENTIALITY STATEMENT

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DEVELOPMENT INFORMATION

NEW EXPRESS
CARWASH

SITE ADDRESS:

ALESSANDRO EXPRESS CARWASH
14080 VISTA GRANDE DRIVE
RIVERSIDE, CALIFORNIA 92508

DRAWN BY: ALLIANCE DESIGN
CHECKED BY: JF PERIN
DESIGN BY: ALLIANCE PERIN
VERSION: 10.16.19 LEF 1818

PHOTOMETRIC
PLAN

SHEET NO.

E1.1C