

EXPRESS CAR WASH BUILDING DEVELOPMENT

RIVERSIDE EXPRESS CAR WASH

3729 , 3745 VAN BUREN BLVD , RIVERSIDE CA 92503

DESIGN &
CONSTRUCTION CONSULTANT
OneDesignLab, Inc.2511 BEVERLY BLVD, 1ST FLOOR
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onedesignlabinc@gmail.comSeal of the State of California
Professional Engineer
Civil
No. 12345
Exp. 12/31/2024RIVERSIDE EXPRESS
3729 VAN BUREN BLVD , RIVERSIDE CA 92503PLANNING
BUILDING
HEALTH

Job number: I-25-0717

Drawn: C/L

Checked: SANG-WOOK LEE

Approval:

Date:

Scale:

Date: Revision:

Date: Revision:

Date: Revision:

Date: Revision:

Date: Revision:

TITLE SHEET

A-0.0

VICINITY MAP



CONTACT INFORMATION

OWNER: RIVERSIDE EXPRESS CAR WASH LLC,
1 CLEAR VISTA DRIVE, ROLLING HILLS ESTATES CA 90274
CONTACT - JONN HNAN KIM
213-423-0694ARCHITECT/ DESIGNER: ONE DESIGN LAB
2511 BEVERLY BLVD, LOS ANGELES CA 90057
CONTACT - CLARENCE VONG
213-384-0011CIVIL ENGINEER: POINT ENGINEERING, INC.
3410 WILSHIRE BLVD, SUITE 545, LOS ANGELES CA 90010
CONTACT - ERIC KIM
213-258-8451SOILS ENGINEER: DON SOILS ENGINEERING
2225 S LA BREA AVE, LOS ANGELES , CA 90016
CONTACT - DON TIM
323-496-6163LANDSCAPE ARCHITECT: LANDSCAPE DYNAMICS
3605 MAIN ST STE 103, RIVERSIDE , CA 92501
CONTACT - SARA ZOLL
951-264-4894ELECTRICAL ENGINEER: M45 ELECTRICAL ENGINEERING INC
4025 WILSHIRE BLVD #526 , LOS ANGELES, CA 90010
CONTACT - HIRSH VOGEL
213-383-0013

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PROJECT DATA I

PROPOSED BLDG. USE: EXPRESS CAR WASH	
3729 VAN BUREN	16,834 SQ. FT.
3745 VAN BUREN	33,553 SQ. FT.
TOTAL = 50,387 SQ. FT.	
PROPOSED BLDG. AREA, FAR:	
A. EXISTING LOT SIZE = 50,341 SQ. FT.	
B. BLDGS #1 (CAR WASH BLDG) = 4,212.4 SQ. FT.	
C. BLDG #2 (VACUUM RM#2 & TRASH) = 496 SQ. FT.	
FAR: 4,212.4 (B) + 496 (C) = 4,708.4 (A)	
4,708.4 SQ. FT. FAR = 0.11 (4,708.4 / 50,341)	
MAX FAR = 0.50	
PROPOSED BLDG. TYPE: TYPE V-B (FULLY SPRINKLERED)	
OF CONSTRUCTION:	
PROPOSED NO. OF STORY: 1- STORY	
PROPOSED BLDG. HT.: 20'-0", 30'-0" (TOP OF THE TOWER)	
PARKING AREA: 20,108 SQ. FT.	
LANDSCAPE AREA PROVIDED: 4,930.01 SQ. FT.	
*REQUIRED FRONT LANDSCAPED SETBACK 10FT - 946.86 SQ. FT.	
*REQUIRED REAR LANDSCAPED SETBACK 5FT - 1341 SQ. FT.	
*EXCEPT REQUIRED LANDSCAPED SETBACK - 2,242.21 SQ. FT.	
REQUIRED LANDSCAPE AREA 1,035.4 SQ. FT. (2,242.21 SQ. FT. < 1,035.4 SQ. FT.)	
LANDSCAPE AREA = 51% OF PARKING AREA	
OCCUPANCY GROUP: B , 52	
PARKING REQUIREMENTS:	
1 SPACE/ 2 EMPLOYEES	PARKING PROVIDED ON SITE
LARGEST SHIFT = 4 EMPLOYEES	VACUUM STANDARD (12' X 20')
TOTAL EMPLOYEE PARKING REQUIRED = 2	VACUUM ACCESSIBLE PARKING
	EMPLOYEE PARKING
	TOTAL PROVIDED ON SITE =

PROJECT DATA II

PROJECT NAME: RIVERSIDE EXPRESS CAR WASH				
3729 , 3745 VAN BUREN BLVD , RIVERSIDE CA 92503				
LEGAL DESCRIPTION: LOT: 1 BLK: 25 CITY: RIVERSIDE SUBD: VILLAGE OF ARLINGTON .71ACRES ML IN POR				
41 ACRES ML IN POR. LOT 1 BLK 25 MB 001062 5B ARLINGTON				
ASSESSOR PARCEL NUM: 233-002-012				
233-022-080				
ZONING: CR-SF (COMMERCIAL RETAIL AND SPECIFIC PLAN OVERLAY ZONES)				
PROJECT DESCRIPTION: CONSTRUCT 1- STORY EXPRESS CARWASH BLDG. ON VACANT LOT				
LOT SIZE: 3729 VAN BUREN - 16,840 SQ. FT.				
3745 VAN BUREN - 33,490 SQ. FT.				
TOTAL - 50,330 SQ. FT.				
BUSINESS OPERATION PLAN: DAYS OF OPERATION WILL BE 7-DAYS/ WEEK				
HOURS OF OPERATION WILL BE 7AM TO 8PM				
NUMBER EMPLOYEES PER SHIFT WILL BE 4				
PROVIDED PARKING: 4*FOR EMPLOYEE				
2 SPACES (4 EMPLOYEE MAX. PER SHIFT)				
1-REGULAR , 1-ACCESSIBLE				
4*FOR VACUUM				
30 SPACES				
APPLICABLE BUILDING CODES: 2019 CBC, LOCAL FIRE # BUILDING CODE REQUIREMENTS				
2019 CA PLUMBING CODE, 2016 CA MECHANICAL CODE, 2016 CA ELECTRICAL CODE				
2019 CA ENERGY CODE				
NUMBER OF STORY: 1 - STORY BUILDING				
TOTAL OCCUPANT LOAD: 48 OCCUPANTS (ONLY CAR WASH TUNNEL IS 24 OCCUPANCY)				
REG'D EXT				
USE	AREA (S.F.)	FACTOR	OCCP.	
WASH TUNNEL	1303	/ 300	25	
OFFICE	150	/ 100	2	
VENDING ROOM 1 AND 2	64	/ 100	1	
STORAGE ROOM	184.5	/ 100	2	
RESTROOM	111.2	-	-	
MECHANICAL, ELECTRICAL CONTROL, AND VACUUM RM	1235.1	/ 100	13	
LAUNDRY / UTILITY	183.8	/ 100	2	
TOTAL	4,212.4		45	2
PLUMBING FIXTURE CALCULATIONS:				
PER CFC TABLE 422.1	USE	AREA (S.F.)	FACTOR	OCCP.
PER CFC TABLE 422.2	WASH TUNNEL	1303	/ 200	31
IN BUSINESS BLDG. W/ LESS THAN	OFFICE	150	/ 200	1
50 OCCUPANTS,	VENDING ROOM 1 AND 2	64	/ 200	1
NO SEPARATE TOILET	STORAGE ROOM	184.5	-	-
FOR EACH SEX REQUIRED:	RESTROOM	111.2	/ 200	1
	MECHANICAL, ELECTRICAL CONTROL, AND VACUUM RM	1235.1	-	-
	LAUNDRY	183.8	/ 200	1
	4- EMPLOYEE MAX PER SHIFT	-	-	4
	TOTAL	4,212.4		45



RIVERSIDE EXPRESS
3729 VAN BUREN BLVD., RIVERSIDE CA 92503

PLANNING
BUILDING
HEALTH

Job number: 1-25-0713

Drawn: CH

Checked: SANG-WOOK LEE

Approval:

Date:

Scale:

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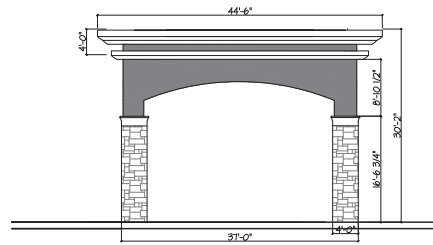
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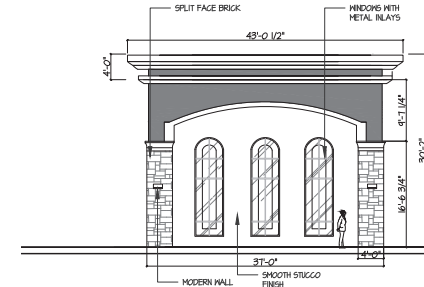
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EAST ELEVATION

SCALE: 1/8"=1'-0"

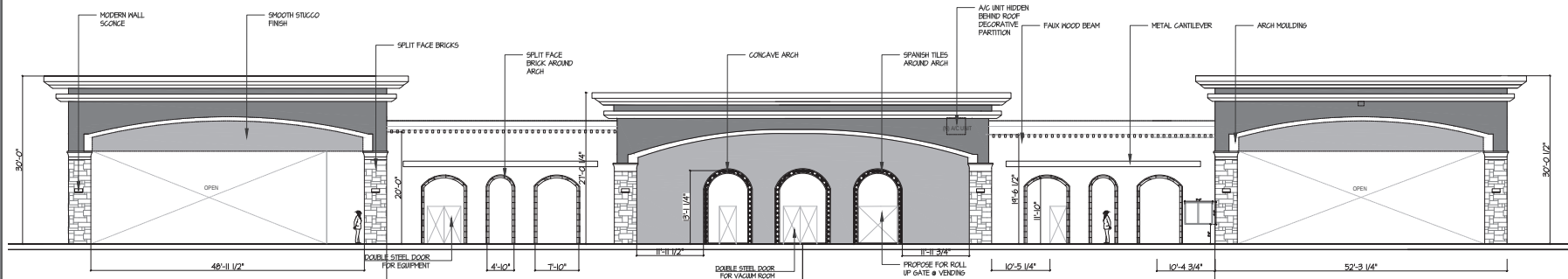
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WEST ELEVATION

SCALE: 1/8"=1'-0"

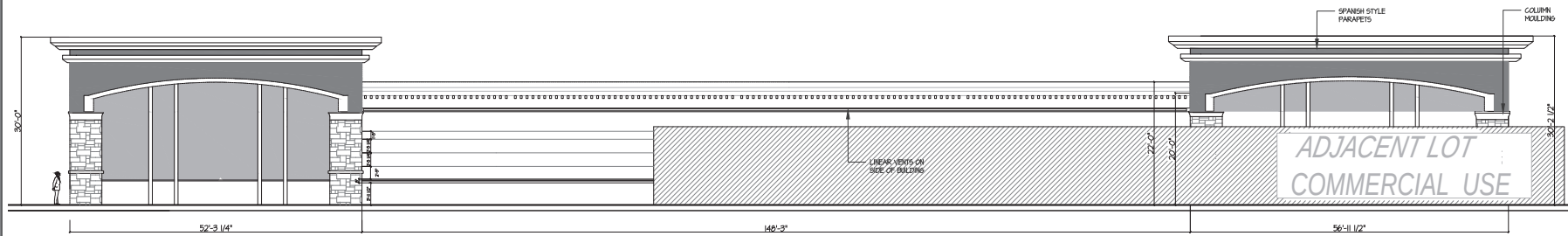
C



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

B



NORTH ELEVATION

SCALE: 1/8"=1'-0"

A

ELEVATIONS

A-3.0



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HEALTH

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Approval:

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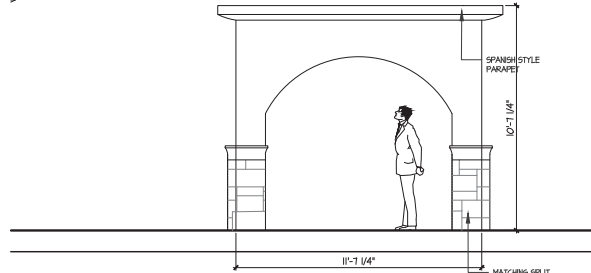
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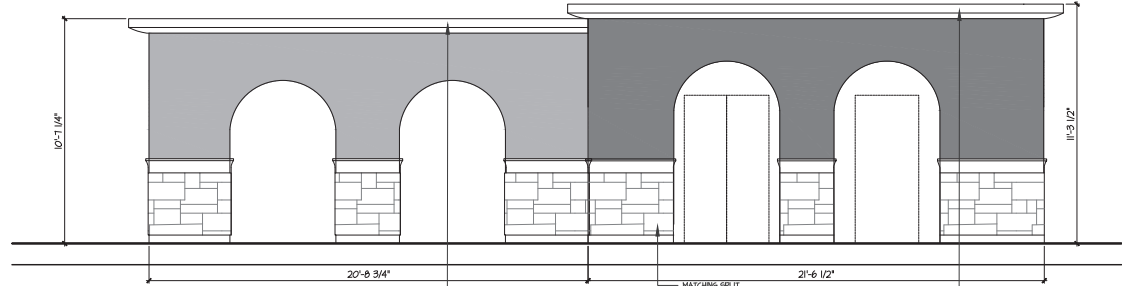
ELEVATIONS

A-3.1



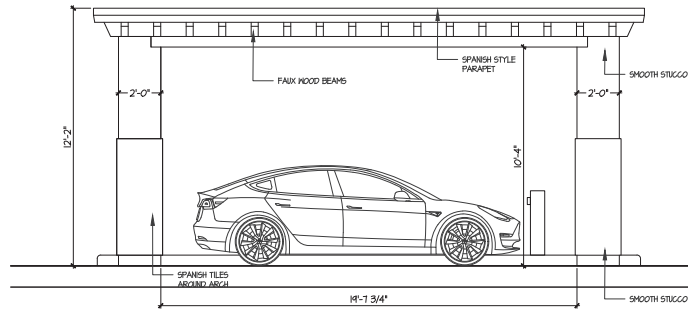
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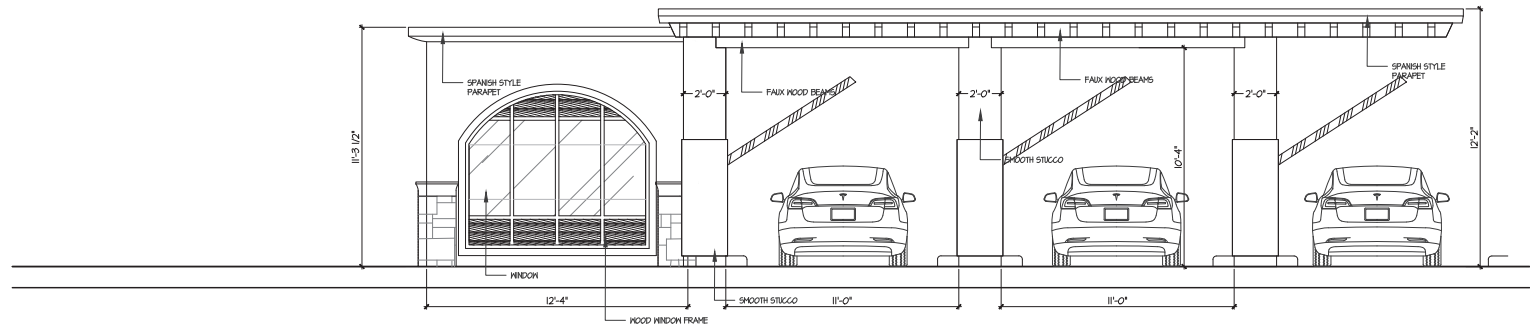
NORTH ELEVATION

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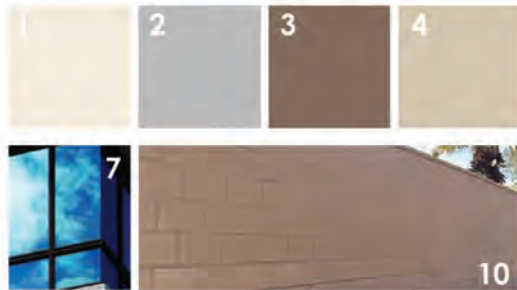
SOUTH ELEVATION

B



DRIVE THRU ENTRANCE - WEST ELEVATION

A



- ### KEY NOTES
1. SMOOTH STUCCO FINISH - COLOR DE6197
 2. SMOOTH STUCCO FINISH - COLOR DE6367
 3. SMOOTH STUCCO FINISH - COLOR DE6069
 4. SMOOTH STUCCO FINISH - COLOR DE6206
 5. DARK BROWN ALUMINUM FORMED CORNICES
 6. DARK BROWN METAL AWNINGS
 7. FAUX WINDOW WITH BLACK METAL TRIM
 8. VERTICAL EXTERIOR STUD - SAME FINISH AS WALL BEHIND
 9. CONCRETE PLASTER FINISH

10. BROWN SPLIT FACE BRICK COLUMNS
11. ELECTRICAL ROOM
12. SIDE VENTILATIONS - FLUSH WITH WALL
13. METAL CANTILVERS
14. EXTERIOR WALL SCONCES
15. FRONT OFFICE WINDOW
16. COLUMN CAP VARIATIONS

RIVERSIDE EXPRESS CAR WASH MATERIAL BOARD



ELEVATION D



ELEVATION C



ELEVATION B



ELEVATION A

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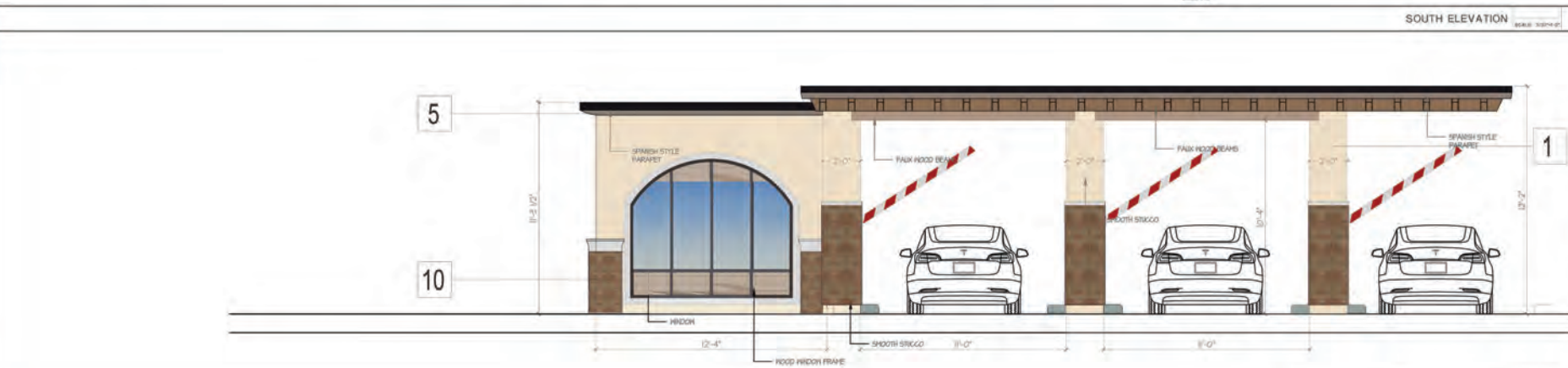
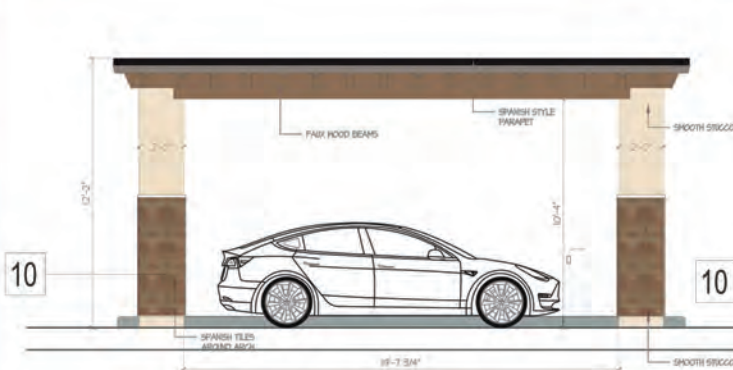
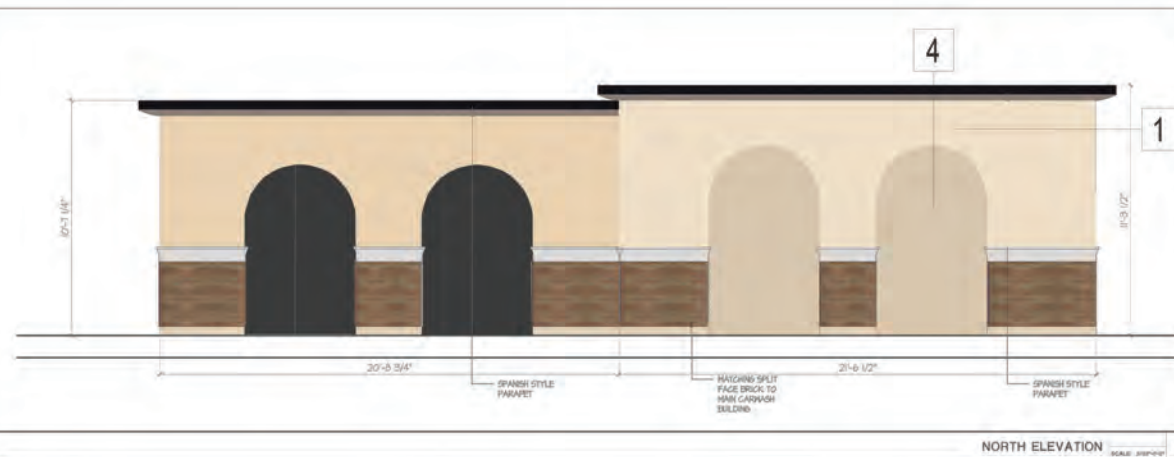
RIVERSIDE EXPRESS
3729 VAN BUREN BLVD., RIVERSIDE CA 92503
PLANNING
BUILDING
FIRE
HEALTH

Job number: P20-0476
Date: 01/20/2017
Owner: SANG-HOOK LEE
Approval: [Signature]
Date: [Blank]
Scale: [Blank]

Date: Revision
Date: Revision
Date: Revision
Date: Revision

MATERIAL BOARD

A-5.0



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PLANNING:
BUILDING:
FIRE:
HEALTH:

Job number:	1-25-0717
Drawing:	CV
Checked:	SANG-WOOK LEE
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ELEVATIONS

A-5.1

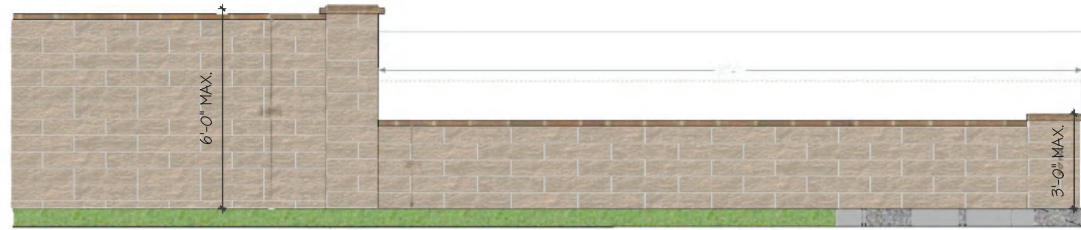


P20-0476 (CUP), P20-0477 (DR) - Exhibit 6A - Project Plans



COLORED ELEVATION

ROAD STA. 2



BRICK CAP

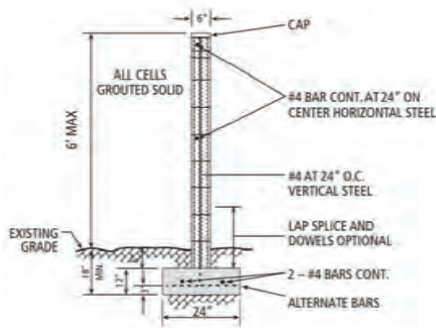


SPLIT FACE BRICK WITH CAP



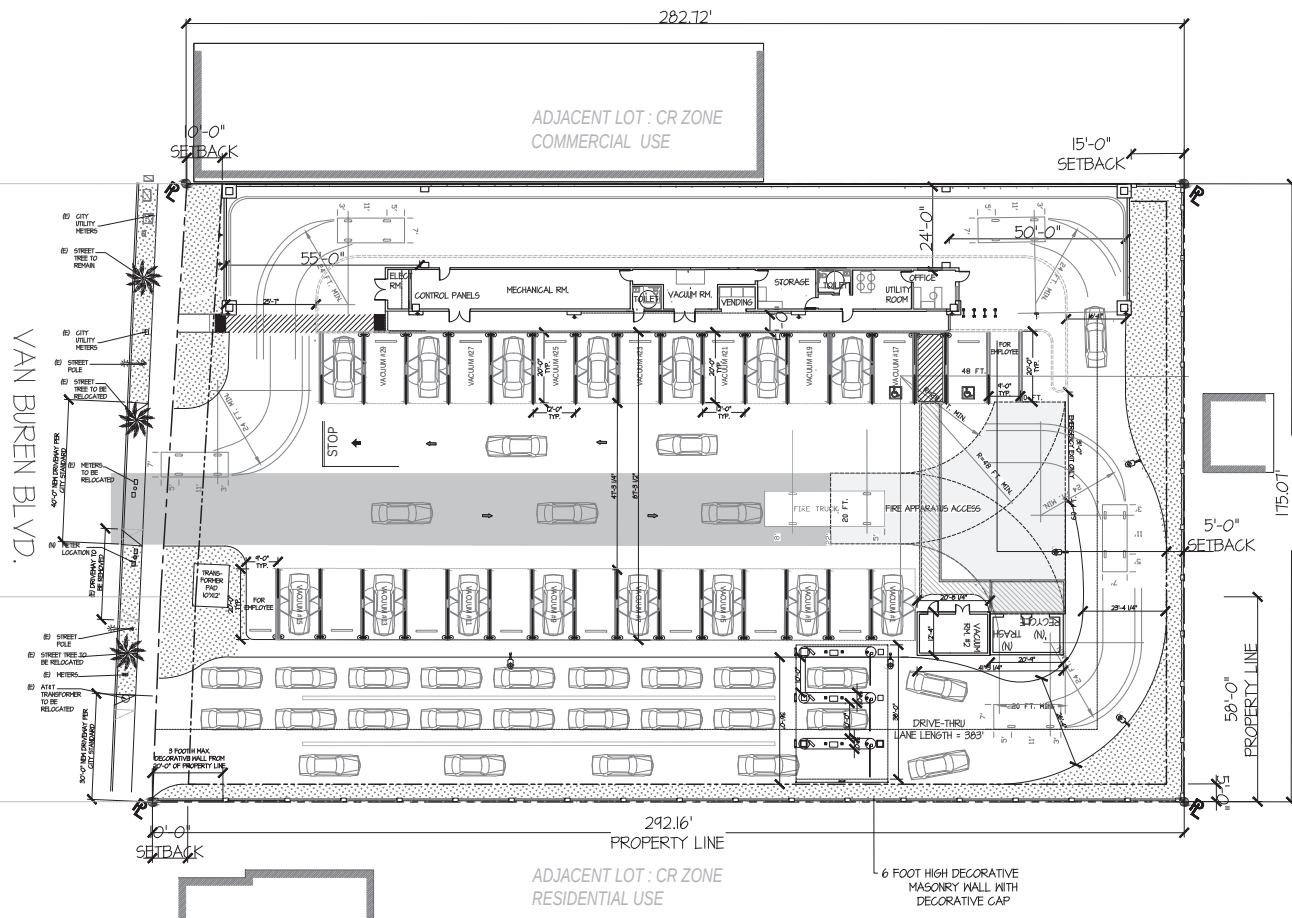
WALL MATERIALS

4



WALL SECTION

3



PROPOSED WALL PLAN

ROAD STA. 1

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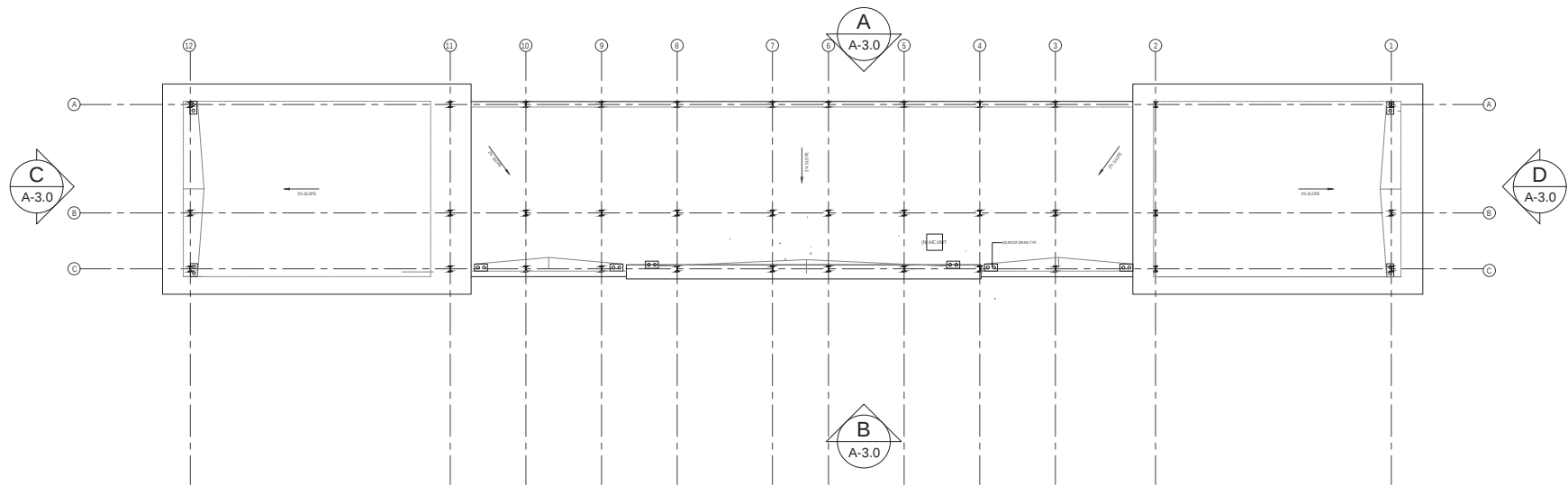
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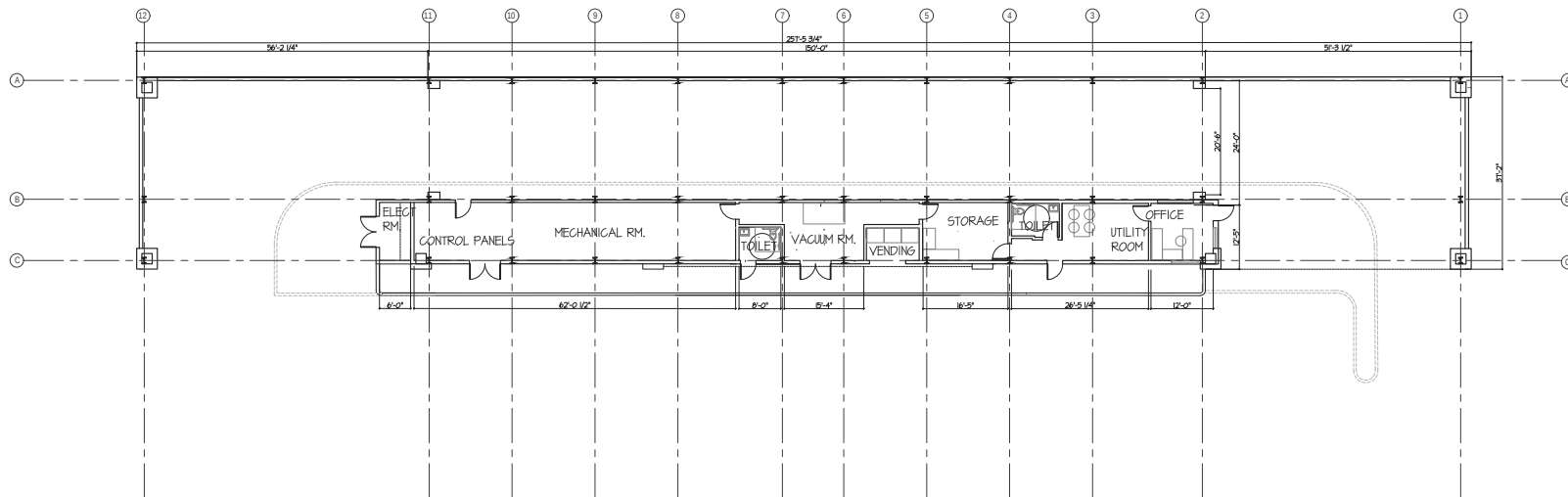
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FENCE / WALL PLAN
ELEVATION, AND
DETAIL

A-4.0



PROPOSED ROOF PLAN 2



PROPOSED FLOOR PLAN 1

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RIVERSIDE EXPRESS
3728 VAN BUREN BLVD., RIVERSIDE CA 92503

PLANNING
BUILDING
HEALTH

Job number: 1-20-0711
Drawn: Cui
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ROOF AND FLOOR
PLAN

A-2.0



RIVERSIDE EXPRESS

3729 VAN BUREN BLVD., RIVERSIDE CA 92503

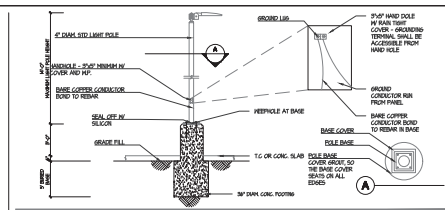
PLANNING
BUILDING
HEALTH

Job number:	125-0711
Drawn:	CA
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Date:	Revision:
Date:	Revision:



(REFERENCE ONLY) EXISTING SITE PLAN

1



LIGHT POLE ELEVATION WITHIN 50' OF RESIDENTIAL 3

SYM.	DESCRIPTION	DT.	SYM.	DESCRIPTION	DT.
	ADA PATH OF TRAVEL			DRIVE THRU LANE LENGTH	(A)
	LANDSCAPE				
	TRUNCATED DOMES				
	PROPERTY LINE				
	SETBACK LINE				
	CAR WASH BUILDING				

LEGEND 3

SYM.	DESCRIPTION	QTY.	WATTS	LOC.
	LED VACUUM AREA 4 CANOPY LIGHTING - 4800 LUMENS - LENGTH 6'	33	27W	VACUUM
	ARGON LED OUTDOOR WALL LIGHT - 800 LUMENS	8	13W	EXT. WALL
	POLE AREA LIGHT - ATG AIRIA AREA LIGHT - AA-35-50 - 4210 LUMENS	5	35W	DRIVE THRU
	DSX43 LED - 6 ENGINE - FL - 4000K - 11,242 LUMENS - 101 LPM	1	102W	CAR WASH ENT.

LIGHTING SCHEDULE 2

LIGHTING PLAN

A-6.0

