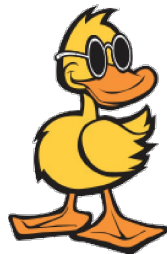
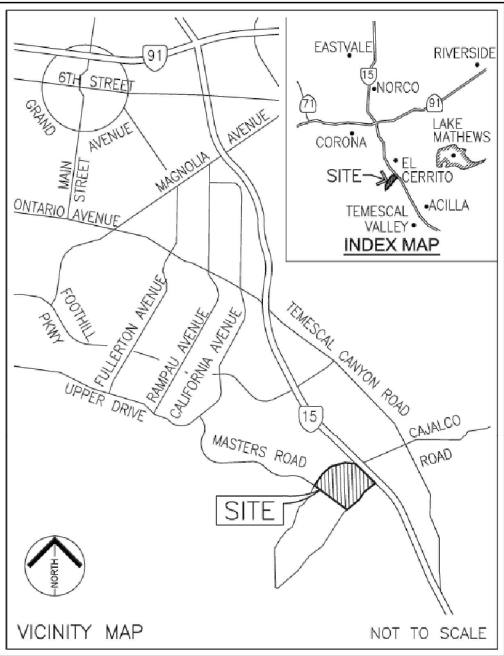


NEW CAR WASH FACILITY



QUICK QUACK CAR WASH
BEDFORD MARKET PLACE
BEDFORD CANYON ROAD AND
EAGLE GLENN PARKWAY
CORONA, CA.
QUICK QUACK SITE I.D. #4-127



Carwash

CONTACT INFORMATION

APPLICANT: QUICK QUACK DEVELOPMENT II, LLC
ATTN: EFRAIN CORONA
1380 LEAD HILL BLVD #260
ROSEVILLE, CA. 95661
916.846.2100
EFRAIN@DONTDRIVEDIRTY.COM

OWNER: GUARDIAN CAPITAL
BEDFORD MARKETPLACE, LLC
5780 FLEET STREET, #225
CARLSBAD, CA. 92008
760.929.1200
GDOWLES@GUARDIAN-CAPITAL.COM

ARCHITECT: CRM ARCHITECTS
ATTN: MARK MCILVAIN
5800 STANFORD RANCH #120
ROCKLIN, CA. 95765
916.451.1500
MARKM@CRMARCHITECTS.COM

DRAWING INDEX

NO.	DRAWING TITLE
A1.0	COVER SHEET - PROJECT INFORMATION
C1	PRELIMINARY GRADING PLAN
C2	SITE SECTION - CAJALCO ROAD
C3	PRELIMINARY UTILITY PLAN
C4	UTILITY EXHIBIT
EX1	VEHICLE TURN - PASSENGER CAR
EX2	VEHICLE TURN - GARBAGE TRUCK
A2.0	OVERALL SITE PLAN
A2.1	SITE PLAN
A2.2	LANDSCAPE PLAN
A2.3	CAR MANEUVERING SITE PLAN
A3.0	FLOOR PLAN
A3.1	ROOF PLAN
A3.2	CAMERA LOCATION PLAN
A4.0	CAR WASH EXTERIOR ELEVATIONS
A4.1	CAR WASH EXTERIOR ELEVATIONS
A4.2	ARCH ELEVATIONS
A4.3	PILASTER ELEVATIONS
A4.4	COLOR ELEVATIONS
A4.5	COLOR ELEVATIONS
A5.0	PAY CANOPY ELEVATIONS
A5.1	NORTH VACUUM CANOPY ELEVATIONS
A5.2	SOUTH VACUUM CANOPY ELEVATIONS
A5.3	NORTH VACUUM CANOPY COLOR ELEVATIONS
A5.4	SOUTH VACUUM CANOPY COLOR ELEVATIONS
A6.0	SITE ELEMENTS
A6.1	SITE ELEMENTS

PROJECT SUMMARY

THE PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

CONSTRUCTION OF:

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO
NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING,
VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES,
FURNISHINGS AND EQUIPMENT.

PROJECT INFORMATION

PROJECT AREA	30,429 S.F. +/-
PROJECT ACRE	0.698 +/- ACRE
NEW LANDSCAPE AREA:	1,900 S.F.
QUICK QUACK PARKING	
VACUUM STALL PARKING:	15 VACUUM STALLS
PARKING STALLS:	SHARED
ADA PARKING:	1 VACUUM STALL
CARWASH BUILDING AREA:	3,596 S.F.
TOTAL PROPOSED CANOPY AREA:	4,197 S.F.
TOTAL PROPOSED ENCLOSURE AREA:	427 S.F.
TOTAL COMBINED AREA:	8,220 S.F.
FAR OF AREA OF WORK:	.189 FAR
PROPOSED CARWASH AREA:	3,596 S.F.
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED PAY STATION CANOPY AREA:	360 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED NORTH VACUUM CANOPY AREA:	1,068 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED SOUTH VACUUM CANOPY AREA:	1,738 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED TRASH/VACUUM ENCLOSURE AREA:	276 S.F.
STORIES:	1 STORY
HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	N/A
SPRINKLERS	NO
PROPOSED VACUUM ENCLOSURE AREA:	107 S.F.
STORIES:	1 STORY
HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	N/A
SPRINKLERS	NO

REVISIONS

DATE DESCRIPTION

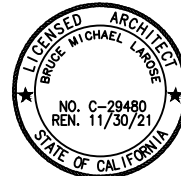
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

QUICK QUACK CAR WASH
STORE #4-127
EAGLE GLEN PARKWAY AND
BEDFORD CANYON ROAD
CORONA, CA. 92883
RIVERSIDE COUNTY

COVER SHEET
AERIAL SITE PLAN

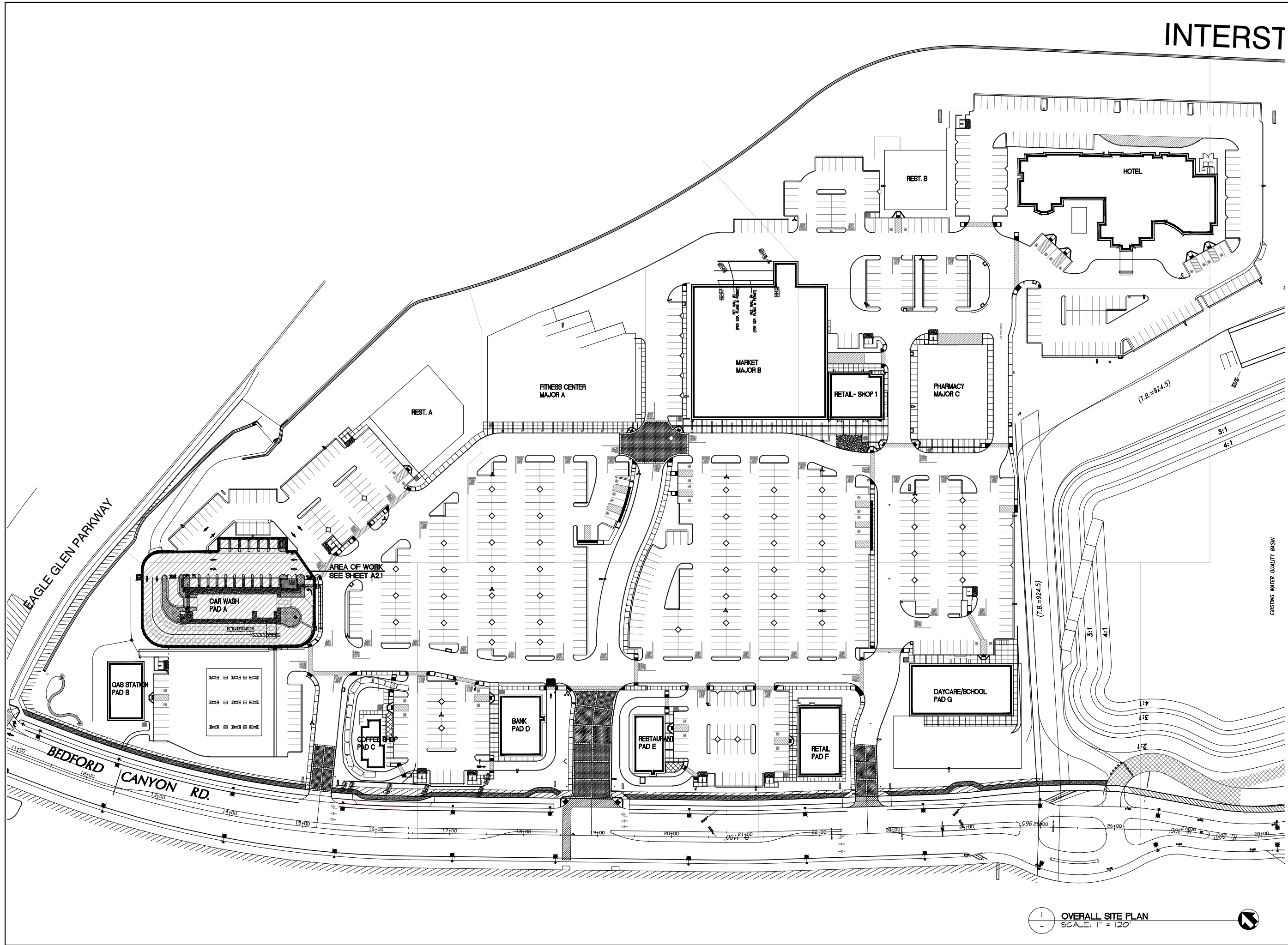
DATE: OCTOBER 2020
CRM PROJECT #: 2064

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN
AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF
CARISMA ROYER MCMALEN ARCHITECTS AND PLANNERS, INC.
INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR
ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF
CARISMA ROYER MCMALEN ARCHITECTS AND PLANNERS, INC.
INCORPORATED



PLANNING DOCUMENTS

EXHIBIT 2 A1.0



INTERST

© 2021 CARISSIM ROHRER-MCMULLEN ARCHITECTS AND PLANNERS, INC.



CRM Architects & Planners, Inc.
Carissim Rohrer-McMullen Architects and Planners, Inc.
5800 Sanford Ranch Road #720, Rocklin CA 95765
phone: (916) 451-1500 • fax: (916) 451-1600



REVISIONS
DATE DESCRIPTION

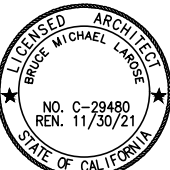
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

QUICK QUACK CAR WASH
STORE #4-127
EAGLE GLEN PARKWAY AND
BEDFORD CANYON ROAD
CORONA, CA. 92883
RIVERSIDE COUNTY

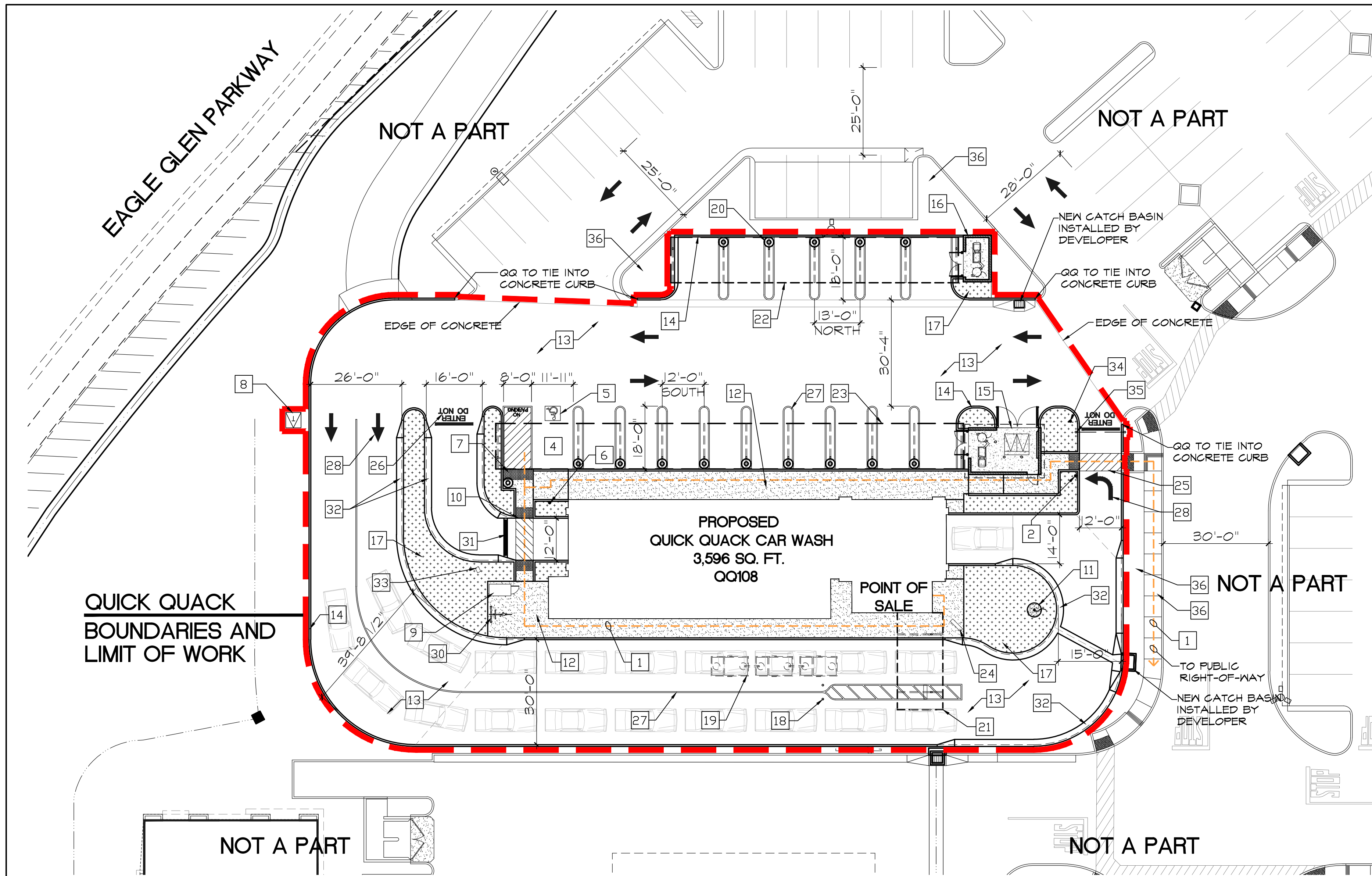
OVERALL SITE PLAN

DATE: OCTOBER 2020
CRM PROJECT #: 2064

THIS DOCUMENT AND THE DESIGN INCORPORATED HEREIN
AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF
CARISSIM ROHRER-MCMULLEN ARCHITECTS AND PLANNERS
INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR
ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF
CARISSIM ROHRER-MCMULLEN ARCHITECTS AND PLANNERS
INCORPORATED

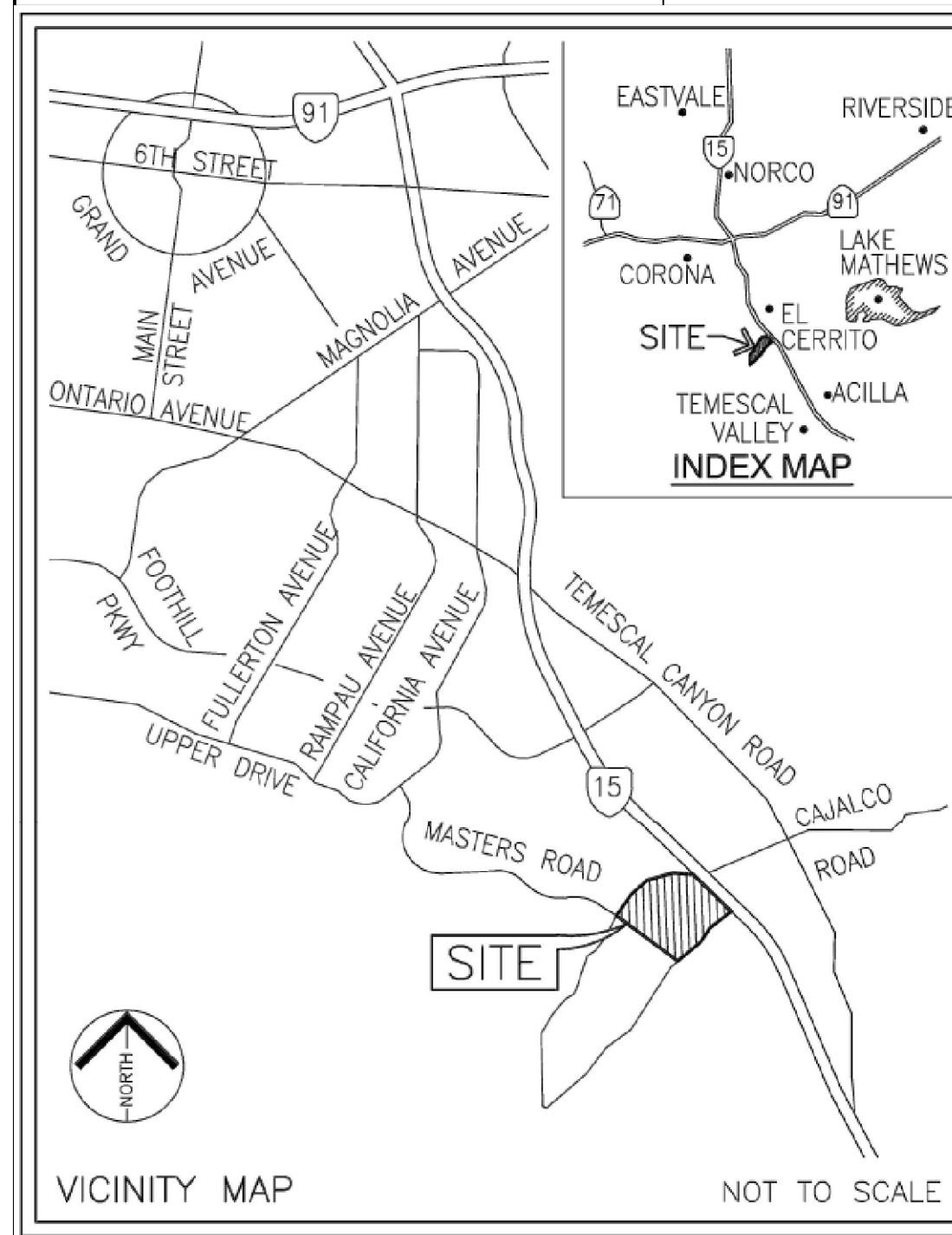


PLANNING DOCUMENTS



PARKING ANALYSIS

NEW 13'-0" X 18'-0" VACUUM STALLS	6 STALLS
NEW 12'-0" X 18'-0" VACUUM STALLS	9 STALLS
NEW 11'-11" X 18'-0" VACUUM STALLS	1 STALL
TOTAL VACUUM STALLS	16 STALLS
NEW 9'-0" X 18'-0" PARKING STALLS	SHARED PARKING
NEW BIKE PARKING SPACES	3 SPACES
NEW LONG TERM BIKE PARKING SPACES	1 SPACES



PROJECT SUMMARY

THE PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

CONSTRUCTION OF:

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

PROJECT INFORMATION

PROJECT AREA	30,429 S.F. +/-
PROJECT ACRE	0.698 +/- ACRE
NEW LANDSCAPE AREA:	1,900 S.F.
QUICK QUACK PARKING	
VACUUM STALL PARKING:	15 VACUUM STALLS
PARKING STALLS:	SHARED
ADA PARKING:	1 VACUUM STALL
CARWASH BUILDING AREA:	3,596 S.F.
TOTAL PROPOSED CANOPY AREA:	4,197 S.F.
TOTAL PROPOSED ENCLOSURE AREA:	427 S.F.
TOTAL COMBINED AREA:	8,220 S.F.
FAR OF AREA OF WORK:	.189 FAR
PROPOSED CARWASH AREA:	3,596 S.F.
STORIES:	1 STORY
HEIGHT:	29'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED PAY STATION CANOPY AREA:	360 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO

SITE PLAN
SCALE: 1" = 20'

PROPOSED NORTH VACUUM CANOPY AREA:	1,068 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED SOUTH VACUUM CANOPY AREA:	1,738 S.F.
STORIES:	1 STORY
HEIGHT:	9'-9"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B
SPRINKLERS	NO
PROPOSED TRASH/VACUUM ENCLOSURE AREA:	276 S.F.
STORIES:	1 STORY
HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	N/A
SPRINKLERS	NO
PROPOSED VACUUM ENCLOSURE AREA:	107 S.F.
STORIES:	1 STORY
HEIGHT:	11'-0"
CONSTRUCTION TYPE:	VB
OCCUPANCY:	N/A
SPRINKLERS	NO

KEYNOTES

- 1 ADA PATH OF TRAVEL SHOWN DASHED.
- 2 NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ACCESSIBLE PATH OF TRAVEL.
- 3 NOT USED
- 4 NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT THE WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
- 5 NEW INTERNATIONAL SYMBOL AT PARKING STALL
- 6 NEW ACCESSIBLE PARKING SIGN
- 7 NEW TRUNCATED DOMES (TYPICAL 4 PLACES)
- 8 NEW ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRIC COMPANY
- 9 NEW LONG TERM BIKE LOCKER
- 10 NEW FLUSH SURFACE AT TRANSITION (TYPICAL)
- 11 30 FOOT FLAG POLE. STYLE: "MEMORIAL" UNCOMMON USA, INC. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES.
- 12 NEW CONCRETE WALK, MEDIUM BROOM FINISH PERPENDICULAR TO TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%. PER SOILS REPORT
- 13 NEW CONCRETE DRIVE SLAB WITH WITH #4 BARS AT MID SLAB 24" O.C. EACH WAY. HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC - PER SOILS REPORT
- 14 NEW 6" CONCRETE CURB (TYPICAL)
- 15 NEW TRASH/VACUUM ENCLOSURE. SEE DRAWING A6.0
- 16 NEW VACUUM ENCLOSURE. SEE DRAWING A6.1
- 17 NEW LANDSCAPING - SEE LANDSCAPE DRAWINGS
- 18 NEW 4" CONCRETE FILLED PIPE BOLLARD AT STACKING LANES AND 2 AT CAR WASH ENTRANCE (TOTAL OF 4 PLACES)
- 19 NEW UNDERGROUND 3 - 1,500 GALLON GREASE INTERCEPTOR - SEE CIVIL DRAWINGS
- 20 NEW TRASH RECEPTACLES (TYPICAL 15 PLACES)
- 21 NEW 13'-0" X 27'-8" PAY CANOPY - SEE DRAWING A5.0
- 22 NEW 13'-0" X 82'-2" NORTH VACUUM CANOPY - SEE DRAWING A5.1
- 23 NEW 13'-0" X 133'-8" SOUTH VACUUM CANOPY - SEE DRAWING A5.2
- 24 NEW DISPLAY/PRICE SIGN - REFERENCE ONLY (UNDER SEPARATE PERMIT) (TYPICAL 2 PLACES)
- 25 NEW HIGHWAY PAINT WHITE 4" WIDE @ 3'-0" O.C. PEDESTRIAN STRIPING (TYPICAL 2 PLACES)
- 26 NEW HIGHWAY PAINT YELLOW 18" "DO NOT ENTER" (TYPICAL 2 PLACES)
- 27 NEW HIGHWAY PAINT YELLOW 4" STRIPING (TYPICAL)
- 28 NEW HIGHWAY PAINT YELLOW PAVEMENT MARKINGS (TYPICAL)
- 29 NOT USED
- 30 NEW BICYCLE RACK
- 31 NEW TRENCH DRAIN
- 32 NEW ROLLED CURB (TYPICAL)
- 33 NEW CAR WASH "EXIT" SIGN
- 34 NEW "LEFT TURN ONLY" SIGN
- 35 2 - 4" POST WITH CHAIN - FOR EXIT ONLY PURPOSES ATTENDANT TO PROVIDE ASSSISTANCE
- 36 LANDSCAPE BY OTHERS
- 37 CONCRETE WALK - BY OTHERS

SITE NUMBER:	4-127
BUILDING:	QQ-108
SITE AREA:	30,429 +/- S.F.
STACKING LANES:	2 LANES
STACKING WIDTH:	30'-0"
VACUUM STALLS:	6 - 13'-0" x 18'-0"
VACUUM STALLS:	9 - 12'-0" x 18'-0"
VACUUM PRODUCER:	1 - 25HP AND 1 40 HP
ADA PARKING:	1 - 9'-0" x 18'-0" (VACUUM)
PARKING STALLS:	SHARED PARKING
BUILDING AREA:	3,596 S.F.
BUILDING SPRINKLED:	NO
QB STATION ATTACHED:	YES
BUILDING LENGTH:	108'-0"
SHOWROOM LENGTH:	106'-8"
CONVEYOR TRENCH LENGTH:	106'-8"
CONVEYOR LENGTH:	105'-10"
CONVEYOR TYPE:	REAR WHEEL PUSH
SIGNATURE:	
APPROVAL DATE:	

REVISIONS

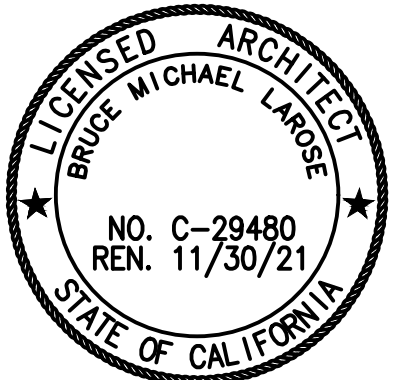
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

QUICK QUACK CAR WASH
STORE #4-127
EAGLE GLEN PARKWAY AND
BEDFORD CANYON ROAD
CORONA, CA. 92883
RIVERSIDE COUNTY

SITE PLAN

DATE: OCTOBER 2020
CRM PROJECT #: 2064

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF CARISSIMI ROHRER MC MULLEN ARCHITECTS AND PLANNERS, INC. INCORPORATED AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CARISSIMI ROHRER MC MULLEN ARCHITECTS AND PLANNERS, INCORPORATED



PLANNING DOCUMENTS

