

MORENO VALLEY EXPRESS CAR WASH

ENTITLEMENT DOCUMENTS

- PLAN LOG**
 T.1.1 - Title Sheet
 C1.1 - Site plan
 Sheet 1 of 2 - Preliminary Grading
 Sheet 2 of 2 - Preliminary Grading
 C1.2 - Fire apparatus site plan
 C1.3 - Truck turning exhibit
 L1.1 - Conceptual landscaping
 A1.1 - Floor plan
 A1.5 - Roof plan
 A2.1 - Building Elevations
 C2.1 - Trash enclosure plan

CODE INFORMATION

1. APPLICABLE CODES:

BUILDING CODE:	2022CBC
FIRE CODE:	2022CFC
PLUMBING CODE:	2022CPC
ELECTRICAL CODE:	2022CEC/NEC
MECHANICAL CODE:	2022CMC
ACCESSIBILITY CODE:	2022 CBC CHAPTER 11B
CA ENERGY STD.:	2022
CA HISTORICAL CODE:	2022
GREEN BLDG. CODE:	2022 CALIFORNIA
MUNICIPAL CODE:	MORENO VALLEY

SITE DATA INFORMATION			
DEVELOPER'S INFORMATION:		ACCESSOR'S	
WESTGATE DEVELOPMENT INC. 5101 W. MERLOT COURT VISALIA, CA 93291		PARCEL NUMBER 479-120-050 CAR WASH 479-120-051 GAS STATION	
OWNER'S INFORMATION:		ZONING:	
OMNI LAND DEVELOPMENT GROUP 935 MAE CARMEN VISALIA, CA. 93291		CC COMMUNITY COMMERCIAL	
		SQ. FT.	ACRE
PARCEL 1 GAS STATION:			
EXISTING:	45,624.1	1.0	
PROPOSED:	41,183.6	0.9	
PARCEL 2 CAR WASH:			
EXISTING:	57,941.5	1.3	
PROPOSED:	62,382.1	1.4	
TOTAL:			
	103,565.7	2.3	
CAR WASH			
OCCUPANCY:	B	4,150.0	6.7% PARCEL 2
CONSTRUCTION:	V-B		
SPRINKLER:	NO		
STORY:	ONE		
C-STORE			
OCCUPANCY:	M	4,088.0	9.9% PARCEL 1
CONSTRUCTION:	V-B		
SPRINKLER:	YES		
STORY:	ONE		
CANOPY AREA			
OCCUPANCY:	M	3,255.0	7.9% PARCEL 1
CONSTRUCTION:	V-B		
SPRINKLER:	NO		
STORY:	N/A		
LANDSCAPE SETBACKS			
FRONT:	20'-0"		
REAR:	20'-0"		
SIDE:	20'-0"		
SIDE:	15'-0"		
BUILDING SETBACKS			
FRONT:	10'-0"		
REAR:	BLDG HEIGHT IF ADJACENT TO RESIDENTIAL		
SIDE:	15'-0"		
SIDE:	BLDG HEIGHT IF ADJACENT TO RESIDENTIAL		
CAR WASH:			
TYPE	SIZE	REQUIRED	PROVIDED
10+(2) PER EMPLOYEE	ACCESSIBLE 17'X18'	1	2
(2 EMPLOYEES)	STANDARD 9'X18'	3	7
	VACUUM 12'X18'	10	23
PARKING AREA		TOTAL:	31
		14	31
GAS STATION			
TYPE	SIZE	REQUIRED	PROVIDED
RETAIL: 1/225	ACCESSIBLE 17'X20'	2	2
40886/225-19	STANDARD 9'X20'	17	15
2 FOR SERVICE STATIONS	SERVICE STATION 9'X20'	2	2
TOTAL:		21	19

GENERAL PROJECT NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE NATIONAL SITE ADAPT CONSULTANT PRIOR TO COMMENCING WORK.
- STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE NATIONAL SITE ADAPT CONSULTANT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- G.C. TO PROVIDE FIRE SPRINKLER SYSTEM (WHEN REQUIRED BY CODE) IN ACCORDANCE WITH NFPA 13 AND SHOWN HEREIN. FIRE SPRINKLER CONTRACTOR IS TO SUBMIT COMPLETE SHOP DRAWINGS, LAYOUT AND RELATED DATA TO BUILDING DEPARTMENT AND FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF FLOOR SINKS, FLOOR DRAINS, SLOPES/SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING STUB OUTS, AND ALL OTHER WORK UNDER THIS SCOPE OF RESPONSIBILITY RELATED TO THIS EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.
- ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING, INSTALLATION AND HOOKUP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
- GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREWED ON.
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY NATIONAL SITE ADAPT CONSULTANT.
- GC TO REFER TO BID DOCUMENT PACKET FOR OWNER'S SCOPE OF WORK. SAID DOCUMENT TAKES PRECEDENCE OVER ANY SCOPE THAT MAY BE PRESENTED IN THIS SET OF CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.

SYMBOLS LEGEND

- DRAWING TITLE** - DRAWING I.D. NUMBER, SHEET DESIGNATION, DRAWING SCALE
- SECTION** - SECTION I.D. NUMBER, SHEET WHERE SECTION IS LOCATED
- ELEVATION** - SECTION I.D. NUMBER, SHEET WHERE ELEVATION IS LOCATED
- REVISIONS** - ADDENDUM NUMBER, REVISED AREA CLOUDED
- CEILING HEIGHT** - CEILING HEIGHT ABOVE FINISHED FLOOR
- KEYED NOTES** - KEYED NOTE DESIGNATION ON APPLICABLE SHEET
- FINISH MATERIAL** - FINISH DESIGNATION, COMMENTS, IF APPLICABLE
- DETAIL (ENLARGEMENT)** - AREA TO BE ENLARGED, SECTION I.D. NUMBER, SHEET WHERE DETAIL IS LOCATED
- DETAIL** - SECTION I.D. NUMBER, SHEET WHERE DETAIL IS LOCATED
- ELEVATION HEIGHT** - ELEVATION HEIGHT, REFERENCE POINT, T.O. SLAB
- EQUIPMENT NUMBER** - EQUIPMENT NUMBER, SIZE, DESCRIPTION & ELEVATION, REFERENCE NOTES
- DOOR NUMBER** - DOOR NUMBER DESIGNATION
- WINDOW DESIGNATION** - WINDOW DESIGNATION
- GRAPHICS DESIGNATION** - GRAPHICS DESIGNATION

SITE VICINITY MAP



PE. STAMP

NO.	DATE	DESCRIPTION	BY:	APP.:

CJC Design, Inc.
 Design Planning Permitting
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
 Tel: (714) 920-8653
 Fax: (714) 917-0250
 www.cjcorp.com

MORENO VALLEY EXPRESS CAR WASH

PROJECT:
 N.E. COR. PERRIS BLVD & DRACAEA AVE
 MORENO VALLEY, CA. 92553
TITLE SHEET

DATE ISSUED: 09/21/21

SCALE:

DRAWN BY: FCOHEN **CHECKED BY:** F. COHEN

PROJECT NUMBER: 21034

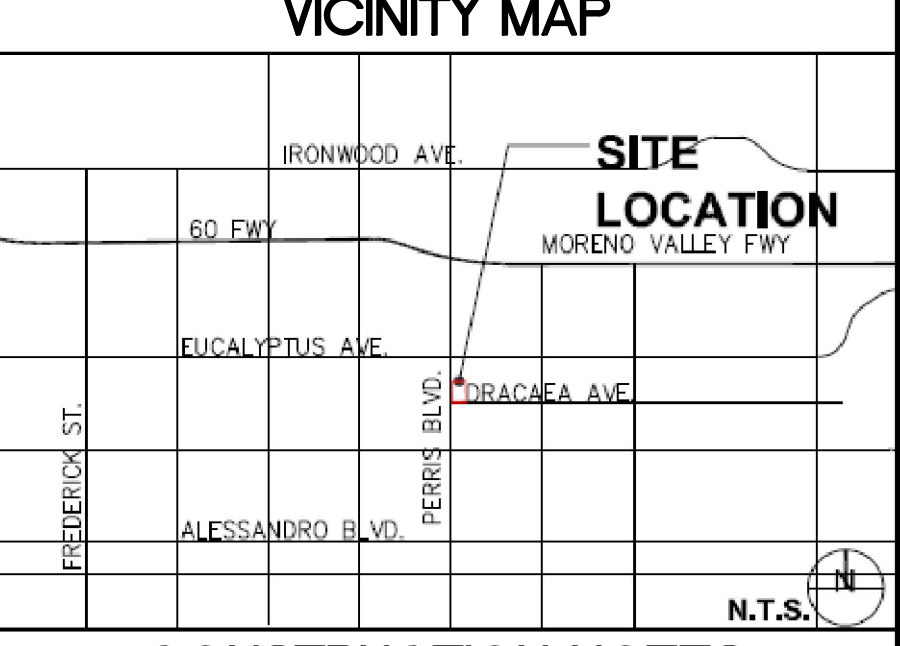
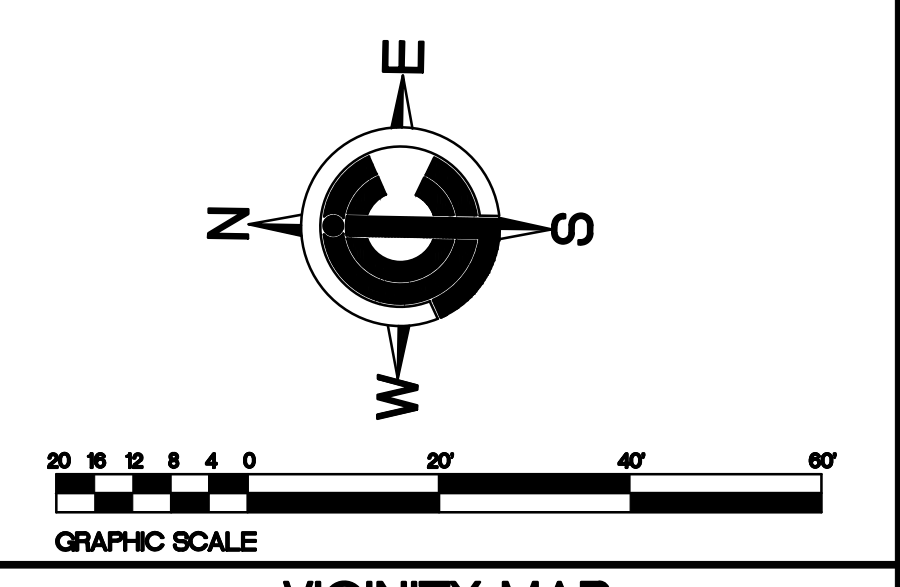
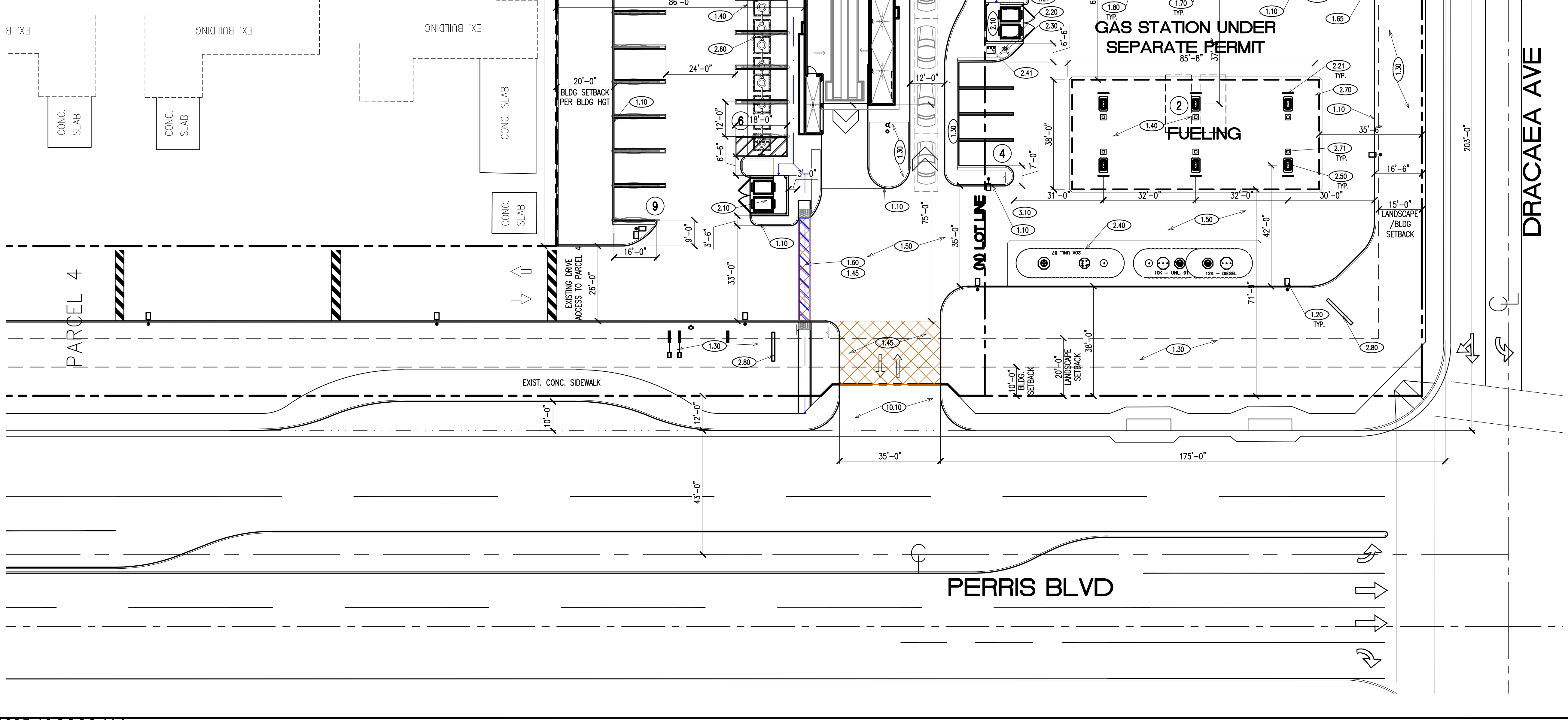
STORE NUMBER: -

SHEET: T.11

BUILDING INFORMATION / ANALYSIS

CONVENIENCE STORE		CAR WASH	
BUILDING AREA:	4,088.0sf	BUILDING AREA:	4,150.0sf
ALLOWABLE AREA:	36,000.0sf	ALLOWABLE AREA:	36,000.0sf
ALLOWABLE HEIGHT:	40'-0"	ALLOWABLE HEIGHT:	40'-0"
FIRE SPRINKLERED:	YES	FIRE SPRINKLERED:	YES
OCCUPANCY TYPE:	M	OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	V-B	CONSTRUCTION TYPE:	V-B

SITE DATA INFORMATION			
DEVELOPER'S INFORMATION: WESTGATE DEVELOPMENT INC. 5101 W. MERLOT COURT VISALIA, CA. 93291 SAMMER SABBAH OWNER'S INFORMATION: OMNI LAND DEVELOPMENT GROUP 935 MAE CARDEN VISALIA, CA. 93291		ACCESSOR'S PARCEL NUMBER 479-120-050 CAR WASH 479-120-051 GAS STATION ZONING: CC COMMUNITY COMMERCIAL	
PARCEL 1 GAS STATION:	EXISTING: 45,624.1	ACRE	1.0
PARCEL 2 CAR WASH:	PROPOSED: 41,183.6	ACRE	0.9
TOTAL:	EXISTING: 57,941.5	ACRE	1.3
	PROPOSED: 62,382.1	ACRE	1.4
	TOTAL: 103,565.7	ACRE	2.3
CAR WASH	OCCUPANCY: B	4,150.0	6.7% PARCEL 2
	CONSTRUCTION: V-B		
	SPRINKLER: NO		
	STORY: ONE		
C-STORE	OCCUPANCY: M	4,088.0	9.9% PARCEL 1
	CONSTRUCTION: V-B		
	SPRINKLER: YES		
	STORY: ONE		
CANOPY AREA	OCCUPANCY: M	3,255.0	7.9% PARCEL 1
	CONSTRUCTION: V-B		
	SPRINKLER: NO		
	STORY: N/A		
LANDSCAPE SETBACKS			
	FRONT: 20'-0"		
	REAR: 20'-0"		
	SIDE: 20'-0"		
	SIDE: 15'-0"		
BUILDING SETBACKS			
	FRONT: 10'-0"		
	REAR: BLDG HEIGHT IF ADJACENT TO RESIDENTIAL		
	SIDE: 15'-0"		
	SIDE: BLDG HEIGHT IF ADJACENT TO RESIDENTIAL		
CAR WASH			
	TYPE	SIZE	REQUIRED PROVIDED
10+(2) PER EMPLOYEE	ACCESSIBLE	17'X18'	1 2
	STANDARD	9'X18'	3 7
	VACUUM	12'X18'	10 23
PARKING AREA	TOTAL:		14 31
GAS STATION			
	TYPE	SIZE	REQUIRED PROVIDED
RETAIL: 1/225	ACCESSIBLE	17'X20'	2 2
4088sf/225-19	STANDARD	9'X20'	17 15
2 FOR SERVICE STATIONS	SERVICE STATION	9'X20'	2 2
TOTAL:			21 19



- CONSTRUCTION NOTES**
- 6" CONCRETE CURB
 - 20'H LED AREA LIGHT WITH PHOTO-CELL AND TIME CLOCK SWITCHING PER "CALGREEN" AND TITLE 24 REQUIREMENTS. HOOD AND ARRANGE SO AS NOT TO CAUSE A NUISANCE TO ADJACENT STREET TRAFFIC OR TO LIVING ENVIRONMENT. THE AMOUNT OF LIGHT THAT SHALL BE PROVIDED SHALL BE PER THE PUBLIC WORKS STANDARDS AND CALGREEN
 - LANDSCAPING WITH AUTOMATIC IRRIGATION
 - 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT
 - COLORED CONCRETE WITH 36"/45" SCORE LINES (TO BE UTILIZED AT DRIVEWAYS AND PEDESTRIAN WALKWAYS ACROSS DRIVE ISLES)
 - 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT
 - NEW TRUNCATED DOME WITH MINIMUM 36" WIDTH TO BE INSTALLED - SEE ADA-4
 - 48" ACCESSIBLE PATH OF TRAVEL (X-SLOPE: 2% MAX; RUNNING SLOPE: 5% MAX) THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2" ALONG PATH OF TRAVEL. PEDESTRIAN WALKWAYS ACROSS ISLES MUST HAVE DECORATIVE PAVERS
 - 12'X19' ACCESSIBLE PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
 - BICYCLE PARKING (MIN. 3) PER CAL GREEN CODE
 - NEW 9'X19' STANDARD PARKING (PROVIDE 18" (12'+6") CONCRETE STEP OUT ON LANDSCAPING ALONG SIDE OF THE PARKING WHERE JOINING LANDSCAPE
 - NEW 12'X19' VACUUM PARKING
 - CONCRETE ACCESSIBLE RAMP (SLOPE 8.33%)
 - CONCRETE SIDEWALK (MIN. 48" WIDE WITH 2% CROSS SLOPE WHERE HANDICAP PATH OF TRAVEL OCCURS)
 - TRASH ENCLOSURE WITH STEEL GATES
 - STUCCO FINISH CONCRETE BLOCK WALL ALONG PROPERTY LINES NORTH WALL HEIGHT = 8' AND EAST WALL HEIGHT = 6'
 - 6" CONCRETE FILLED STEEL GUARD POSTS
 - U-SHAPE STEEL GUARD POSTS
 - AIR/WATER UNIT
 - EV VEHICLE CHARGING INFRASTRUCTURE
 - EV VEHICLE PROVIDE IDENTIFICATION PER CGCB 5.106.5.3.4
 - EV VEHICLE CHARGING INFRASTRUCTURE SHALL COMPLY WITH CBC 11B-812 AND TABLE 11B-228.3.2.1.
 - EV VEHICLE CHARGING INFRASTRUCTURE PARKING/ROUTE/RAMPS AND ACCESSIBILITY SHALL COMPLY WITH CBC11B-812.5, 11B-812.7, 11B-812.9 (REFER TO SHEET C5.2 DETAIL 4)
 - NEW VACUUM UNITS AND SHADE CANOPY
 - UNDER GROUND STORAGE TANKS (1) 20,000 GALLON AND (1) 22,000 (SPLIT) GALLON UNDER REINFORCED CONCRETE SLAB
 - TANK VENT RISERS CARBON CANISTER
 - 750 GALLON GREASE INTERCEPTOR
 - CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)
 - NEW 3,000 GALLON UNDERGROUND CLARIFIER
 - FUELING CANOPY
 - FUELING CANOPY COLUMNS
 - ID SIGNAGE
 - ELECTRICAL PANELS
 - ADA PARKING LOT ENTRY SIGN PER CHAPTER 11B OF CBC
 - CONCRETE DRIVEWAY PER PUBLIC WORKS STANDARD

REVISIONS

NO.	DATE	DESCRIPTION

PE STAMP

BY: _____
DATE: _____

CJC Design, Inc.
Design Planning Permitting
22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
Tel: (714) 920-9643
Fax: (714) 917-0250
www.cjcdp.com

MORENO VALLEY EXPRESS CAR WASH

PROJECT: **N.E. COR. PERRIS BLVD @ DRACAEA AVE MORENO VALLEY, CA. 92553**

DATE ISSUED: 09/21/21

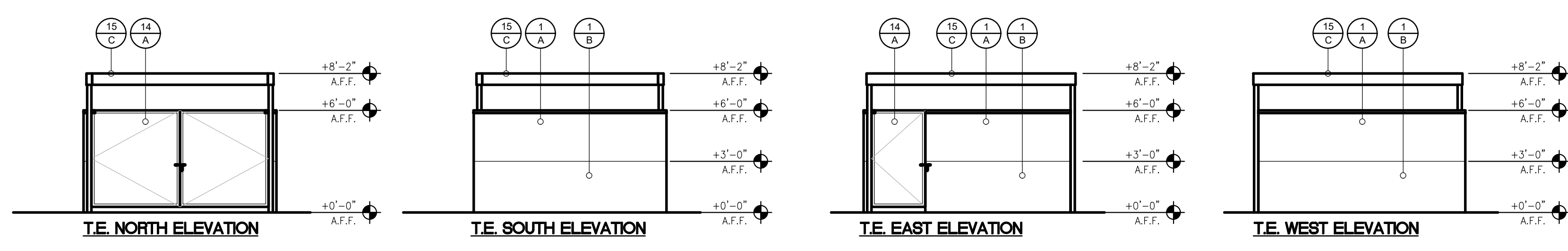
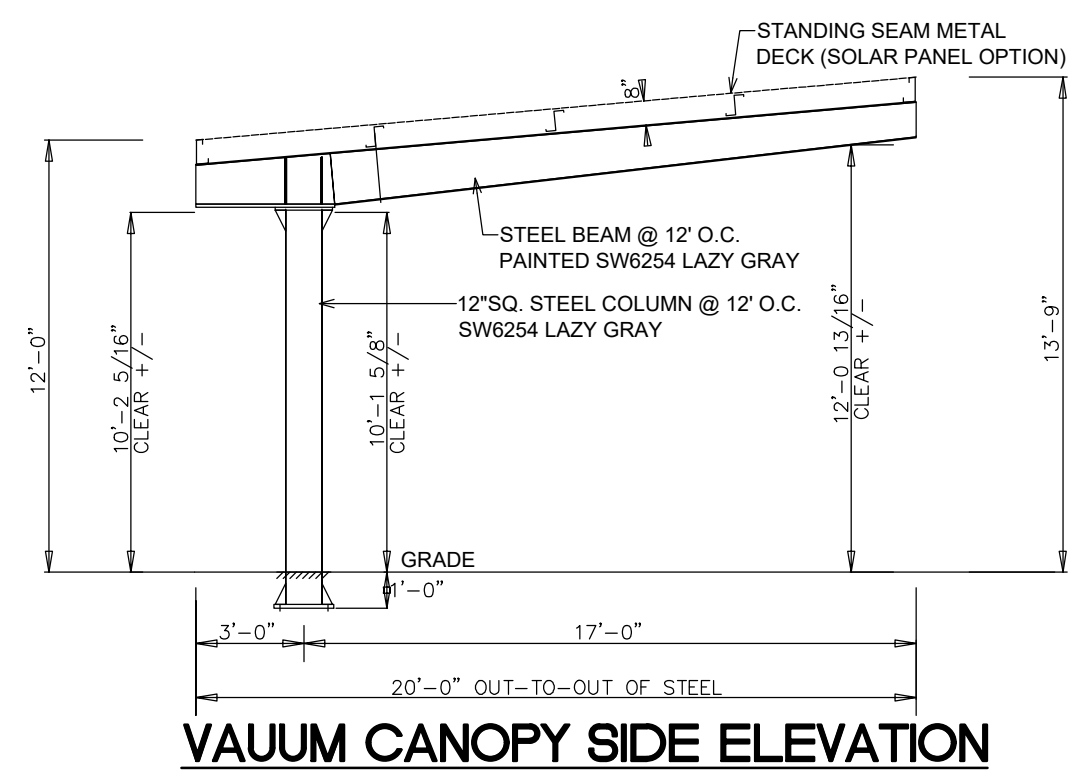
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DRAWN BY: FCOHEN CHECKED BY: F. COHEN

PROJECT NUMBER: 21034

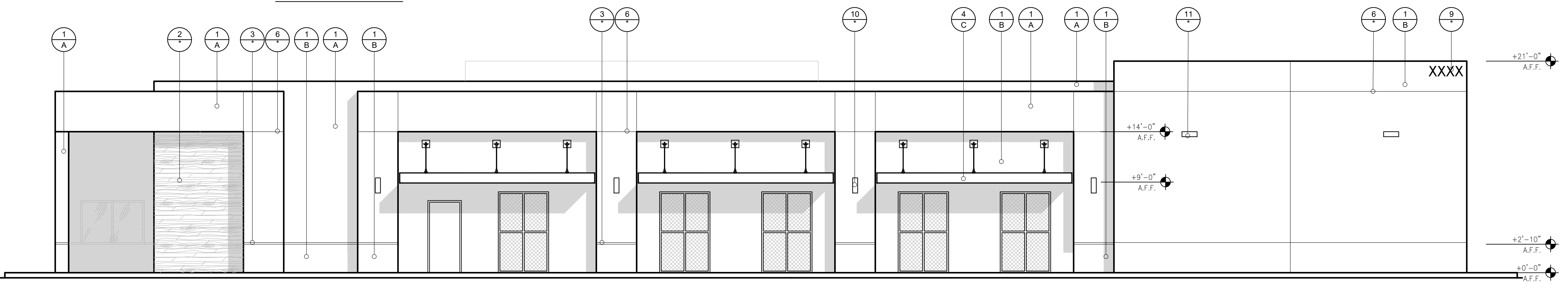
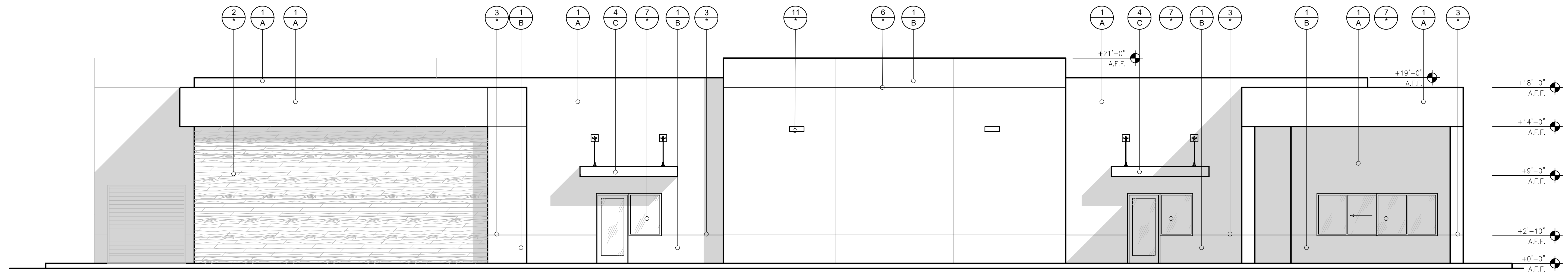
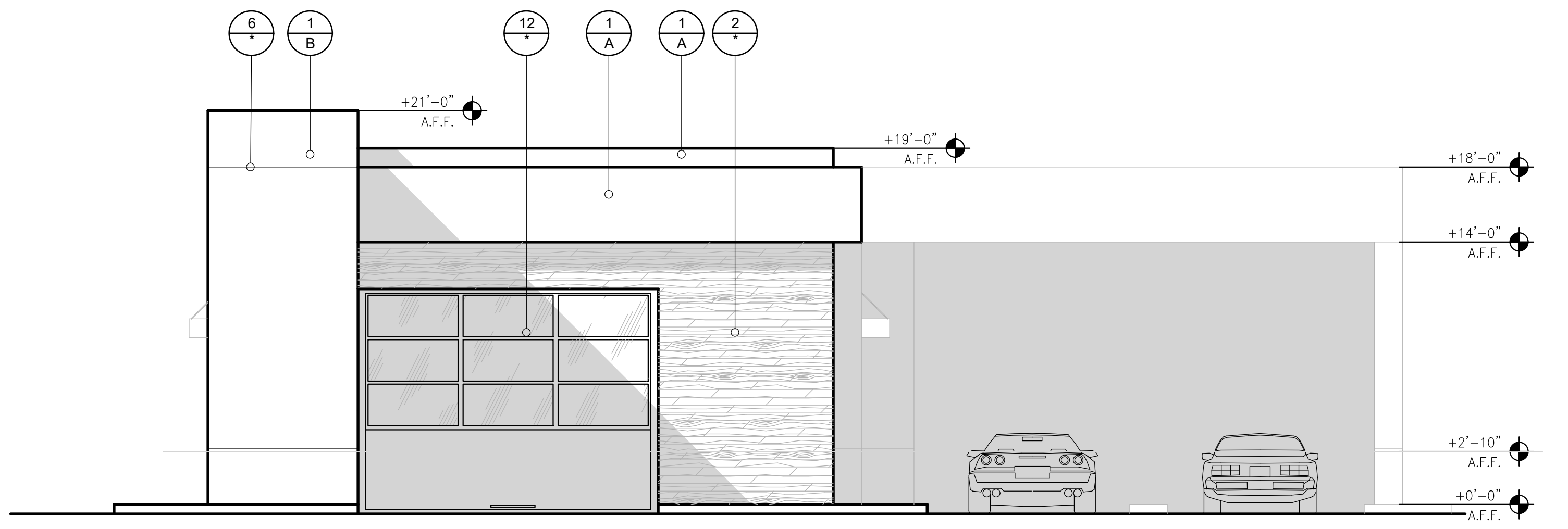
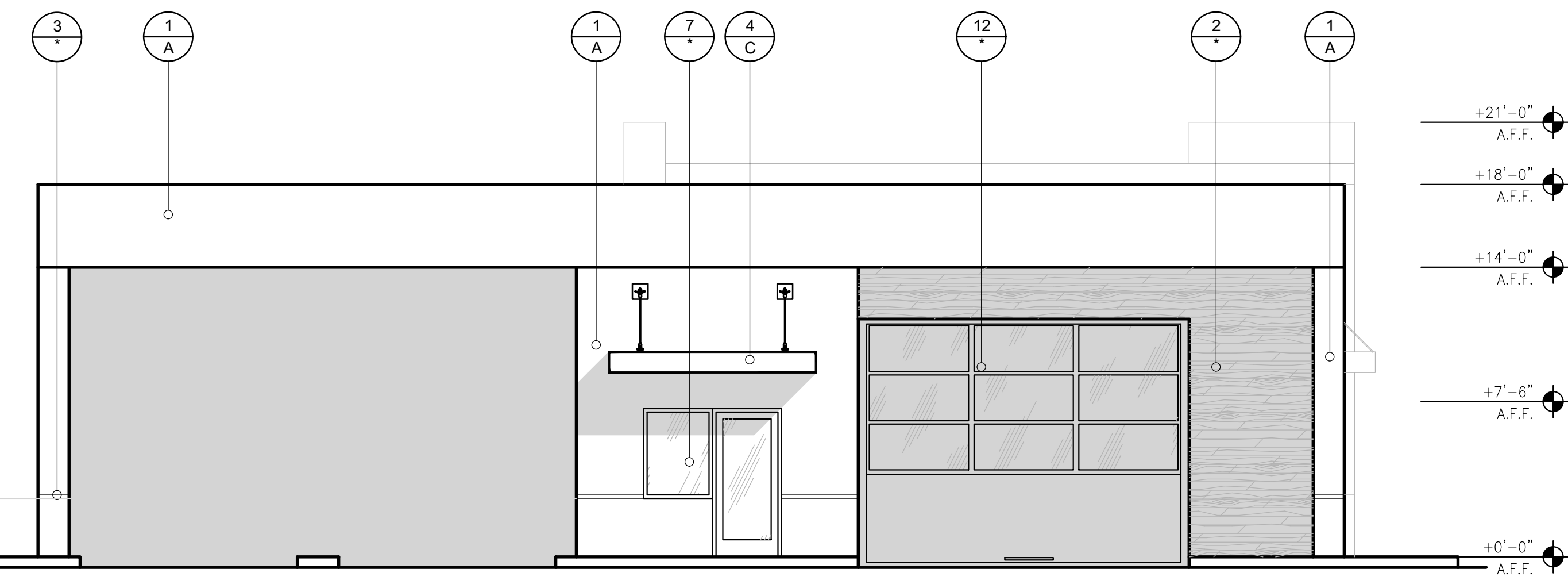
STORE NUMBER: _____

SHEET: **C11**



- COLOR**
- A SHERWIN WILLIAMS SW6254 LAZY GRAY (MAIN WALLS)
 - B SHERWIN WILLIAMS SW6256 SERIOUS GRAY (ACCENT)
 - C SHERWIN WILLIAMS SW7076 CYBER SPACE (AWNINGS)
- MATERIAL**
- 1 SMOOTH FINISH STUCCO
 - 2 SIDING - FIBERON WARM SIENA
 - 3 2" ALUMINUM REVEAL
 - 4 PREFINISHED METAL AWNING WITH METAL ROD HANGER
 - 5 SIGN (UNDER SEPARATE PERMIT)
 - 6 STUCCO EXPANSION JOINT
 - 7 TEMPERED GLASS STORE FRONT DOORS & GLAZING
 - 8 3X7 SOLID METAL DOOR
 - 9 12" WHITE VINYL ADDRESS NUMBERS
 - 10 CYLINDER WALL LIGHTING - KICHLER, 02648A BRONZE
 - 11 EXTERIOR WALL PACK LIGHTING
 - 12 ROLL UP DOOR
 - 13 WALL PLANT TRELLIS WITH 1/4" MESH METAL SCREEN
 - 14 SOLID METAL TRASH ENCLOSURE GATE
 - 15 STEEL ROOF FRAMING w/SOLID METAL ROOF

MATERIAL
COLOR
 NOTE: ALL SIGNS ARE UNDER SEPARATE PERMIT



REVISIONS

NO.	DATE	DESCRIPTION
1	06/14/22	REVISED ROOF PER CLIENT
2	12/19/22	REVISED ARCH. PER CITY

CJC Design, Inc.
 Design Planning Permitting

22485 La Palma Avenue, Suite 202, Yorban Linda, CA 92887
 Tel: (714) 920-9653
 Fax: (714) 917-0250
 www.cjccorp.com

MORENO VALLEY EXPRESS CAR WASH

PROJECT:
 N.E. COR. PERRIS BLVD @ DRACAEA AVE
 MORENO VALLEY, CA. 92553
 BUILDING ELEVATIONS

DATE ISSUED: 09/21/21
 SCALE: 3/16"=1'-0"
 DRAWN BY: F. COHEN CHECKED BY: F. COHEN
 PROJECT NUMBER: 21034
 STORE NUMBER: -
 SHEET: A2.1



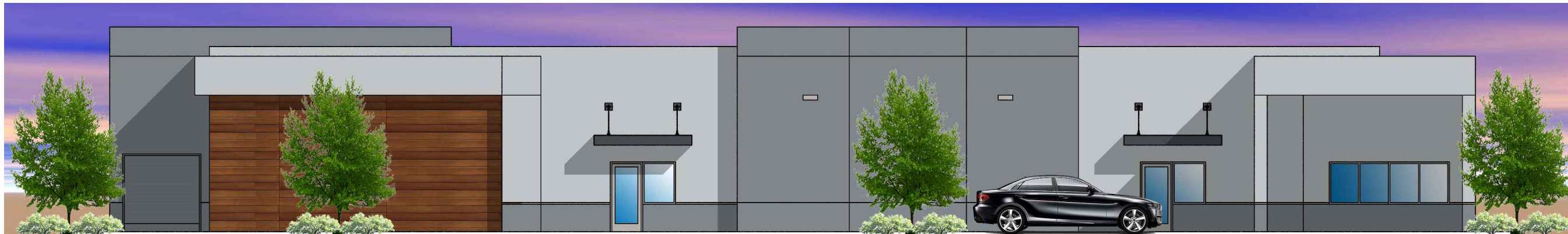
NORTH ELEVATION



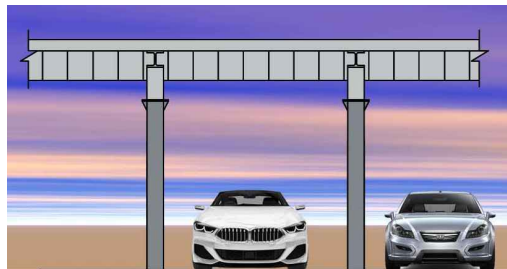
EAST ELEVATION



WEST ELEVATION



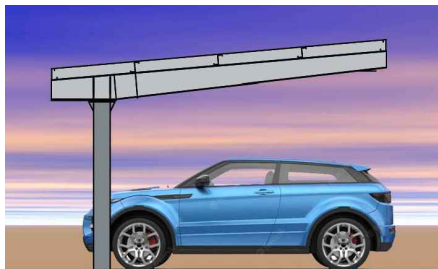
SOUTH ELEVATION



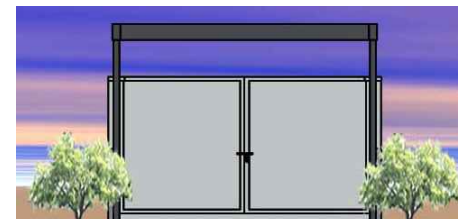
VAUUM CANOPY REAR ELEVATION



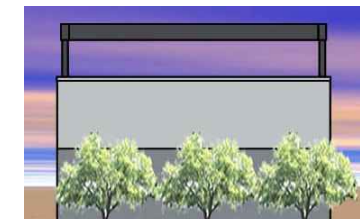
VAUUM CANOPY FRONT ELEVATION



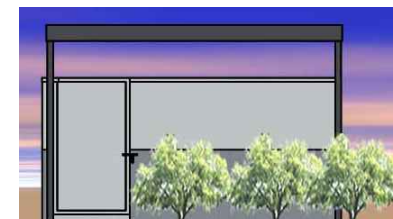
VAUUM CANOPY SIDE ELEVATION



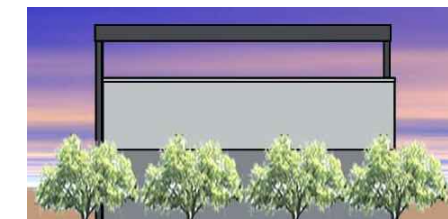
T.E. NORTH ELEVATION



T.E. SOUTH ELEVATION



T.E. EAST ELEVATION



T.E. WEST ELEVATION



WALLS & VACUUM ROOF
SHERWIN WILLIAMS SW6254
(LAZY GRAY)



POP OUT WALLS, BASE & COLUMNS
SHERWIN WILLIAMS SW6256
(SERIOUS GRAY)



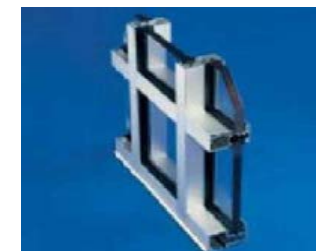
AWNING
SHERWIN WILLIAMS SW7076
(CYBER SPACE)



SIDING
FIBERON WARM SIENA



VACUUM ROOFING
STANDING SEAM METAL ROOF
BY METAL MS



WINDOW MULLIONS & GLAZING
TUBELITE ANODIZED ALUMINUM
#14000 series



STOREFRONT NOTES

1. STOREFRONT: AL FRAME AS MANUFACTURED BY VISTAWALL OR EQ., SERIES PER GLAZING REQMS., 2" x 4 1/2", FRONT LOADED GLAZING, w/ CLEAR ANODIZED ALUMINUM FINISH, ALTERNATE AND EQUIVALENT STOREFRONT FRAME AS MANUFACTURED BY U.S. ALUMINUM OR OTHER AS APPROVED BY OWNER REPRESENTATIVE.
2. STANDARD STOREFRONT GLAZING SHALL BE 1/4" CLEAR TEMPERED GLASS. (TYP.)
3. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO FABRICATION.
4. GLAZING AND STOREFRONTS SHALL CONFORM TO LOCAL WIND LOAD REQUIREMENTS. GLAZING MATERIAL THICKNESS, AND LAMINATION AND/OR MULLION DESIGN IS SUBJECT TO CHANGE.
5. DOORS AND WINDOWS SHALL INCORPORATE SOUND INSULATION RATINGS OR APPROXIMATELY STC 28 TO REDUCE TRAFFIC NOISE TO THE CALGREEN CRITERION OF LEQ(H) 50 DB INDOORS.

ROOM FINISH SCHEDULE				
INTERIOR FINISHES	OPERATING / CASHIER / OFFICE AND EMPLOYEE	PUBLIC RESTROOMS	STORAGE / EQUIPMENT	CAR WASH
FLOOR	CONCRETE SMOOTH MACHINE TROWELED FINISH COATING: BURKE SPARTAN COTE WB11 30%	DAL TILE S-3619 TN1P2 TOP SET COVE BASE (CERAMIC TILE) - SLM FOOT COLOR: ALMOND 0135 SIZE: 6" x 6" x 3/8"R GROUT: 1/4" GRAY (09) BY MAPEI OR EQUAL	4" VINYL WITH 3/8" RADIUS	6" CONCRETE CURB
BASE	4" VINYL WITH 3/8" RADIUS			
WALLS	PAINTED EGGSHELL WHITE SATIN SMOOTH FINISH 5/8" GYP BOARD	FULL HEIGHT FRP OVER 5/8" GYP BOARD	PAINTED EGGSHELL WHITE SATIN SMOOTH FINISH 5/8" GYP BOARD	FIBERGLASS COATED WALLS OVER SOLID SUBSTRATE
CEILING	ARMSTRONG "STONEBROOK" 2927, VINYL FACED, NONPERFORATED FOIL-BACKED, 24"x48"x1" SUSPENSION SYSTEM/ARMSTRONG "PRELUDE", 15/16". ALT: US GYPSUM DX 15/16"	PAINTED SEMI GLOSS WHITE SMOOTH FINISH 5/8" GYP BOARD	OPEN CEILING TO ROOF	OPEN CEILING TO ROOF PAINT THE ROOF STRUCTURE (I.E. DECK/TRUSS) BY SUPERIOR COATING SOLUTIONS MOST METAL GRP WATER PROOF PAINT OR EQUAL
CEILING HEIGHT	10'-0"	8'-0"	OPEN	MIN. 12'-0"
<p>NOTES</p> <ol style="list-style-type: none"> 1. 3-PART EPOXY BY PPG. PRIMER: APPLY PPG 97-685/686 AQUAPON TWO COMPONENT POLYAMIDE EPOXY BLOCK FILLER AT THE RECOMMENDED WET FILM THICKNESS OF 20-40 MILS (MAXIMUM 24 MILS DFT) PER COAT, UNREDUCED.; INTERMEDIATE FINISH: APPLY PPG 97-130/139 AQUAPON HI-BUILD POLYAMIDE EPOXY AT THE RECOMMENDED WET FILM THICKNESS OF 7-10 MILS (4-6 MILS DFT) PER COAT, UNREDUCED.; FINISH: APPLY PPG PITTHANE 97-850 LOW VOC TWO COMPONENT ALIPHATIC ACRYLIC URETHANE AT THE RECOMMENDED WET FILM THICKNESS OF 4-5 MILS (2 MILS DFT) PER COAT, UNREDUCED. 2. NEW CONCRETE/ MASONRY SUBSTRATES TO RECEIVE 3-PART EPOXY, MUST BE EVALUATED PRIOR TO COATING TO INSURE THE PH AND MOISTURE CONTENT IS WITHIN ACCEPTABLE PARAMETERS (PH BELOW 9.0 AND MOISTURE BELOW 12%). 3. ALTERNATE MATERIAL FOR CARWASH, UPON APPROVAL OF THE OWNER REPRESENTATIVE: SPECTRA-GLAZE II 8x8x16 GLAZED CMU BLOCK. 				

WALL LEGEND

2X6 SOUNDWALL W/ STAGGERED 2X4 STUDS @ 16" O.C. W/ 3-1/2" ACOUSTIC BATT INSULATION AND 5/8" GYP. BD. ON EACH FACE.

2X4 WALLS W/ 5/8" GYP. BD. ON EACH FACE U.O.N.

SYMBOL LEGEND

FIRE EXTINGUISHER - MINIMUM 2A:10BC
*MAXIMUM 75 FEET TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING.
*EXTINGUISHERS SHALL BE MOUNTED 3 TO 5 FEET ABOVE THE FLOOR.

DOOR SCHEDULE

DESCRIPTION : 3'x 7' ALUMINUM DOOR W/ WEATHER-STRIPPING & 10" KICK PLATE
HINGES : 1 1/2 PR. 4 1/2 x 4 1/2 BUTT HINGES (FIX PIN)
HARDWARE : ADAMS RITE MAXIMUM SECURITY HOOK LOCK
HANDLES : PULL HANDLE (EXTERIOR)-PUSH BAR (INTERIOR)
DOOR CLOSER : INTERNATIONAL #54 ALUMINUM FINISH
THRESHOLD : PEMKO #200-SAV X 6" ALUMINUM
FINISH : ALUMINUM ANODIZED
MISC. : 1/4" TEMPERED CLEAR PLATE GLASS
NOTE : ALL EXTERIOR DOORS MUST BE "KEYED" ACCESSIBLE FOR EMERGENCY ACCESS FOR THE FIRE DEPARTMENT

DESCRIPTION : 3'x 7' HOLLOW CORE METAL DOOR
HINGES : 1 1/2 PR. 4 1/2 x 4 1/2 BUTT HINGES
HARDWARE : SCHLAGE OLYMPIAD D50 PD-26D (LEVEL HANDLES)
DOOR CLOSER : INTERNATIONAL #54 ALUMINUM
THRESHOLD : INTERNATIONAL #54 ALUMINUM
FINISH : PAINT TO MATCH WALL

DESCRIPTION : 3'x 7' FIBERGLASS DOOR w/ WEATHER STRIPPING
HINGES : 1 1/2 PR. 4 1/2 x 4 1/2 BUTT HINGES
HARDWARE : SCHLAGE OLYMPIAD D50 PD-26D (LEVEL HANDLES)
DOOR CLOSER : INTERNATIONAL #54 ALUMINUM
THRESHOLD : PEMKO-#200-SAVx36" W/ VINYL SWEEP #307-AV
FINISH : PAINT TO MATCH WALL
MISC. : FIBERGLASS GRAY PER MANUFACTURE
MISC. : 1/4" TEMPERED GLASS (HALF TOP DOOR)

STOREFRONT NOTES

1. STOREFRONT: AL FRAME AS MANUFACTURED BY VISTAWALL OR EQ., SERIES PER GLAZING REQMS., 2" x 4 1/2", FRONT LOADED GLAZING, w/ CLEAR ANODIZED ALUMINUM FINISH, ALTERNATE AND EQUIVALENT STOREFRONT FRAME AS MANUFACTURED BY U.S. ALUMINUM OR OTHER AS APPROVED BY CHEVRON REPRESENTATIVE.
2. STANDARD STOREFRONT GLAZING SHALL BE 1/4" CLEAR TEMPERED GLASS. (TYP.)
3. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO FABRICATION.
4. GLAZING AND STOREFRONTS SHALL CONFORM TO LOCAL WIND LOAD REQUIREMENTS. GLAZING MATERIAL THICKNESS, AND LAMINATION AND/OR MULLION DESIGN IS SUBJECT TO CHANGE.

FLOOR PLAN NOTES

1. 3 1/2" MIN. ACOUSTIC BATT INSULATION REQUIRED IN ALL RESTROOM WALLS AND CEILING.
2. WALL DIMENSIONS ARE TO FACE OF STUD, OR CMU. FLOOR SINK DIMENSIONS ARE FROM FACE OF SLAB U.O.N.
3. ACCESSIBILITY DESIGN STANDARD: A.D.A. TITLE 24 CBC 2019
4. ALL SEALANT TO BE PAINTABLE.
5. ALIGN EXTERIOR FACE OF PLYWOOD AND FOUNDATION FACE OF CONCRETE (TYP.).
6. ALIGN DOWEL JOINTS W/ TILE LAYOUT. FOR TILE LAYOUT AND SPECIFICATIONS CONSULT WITH CLIENT
7. ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED DOUGLAS FIR U.O.N. TYP.
8. DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE SIGN STATING "ELECTRICAL ROOM" OR SIMILAR APPROVED WORDING, PER CFC 605.3.1.

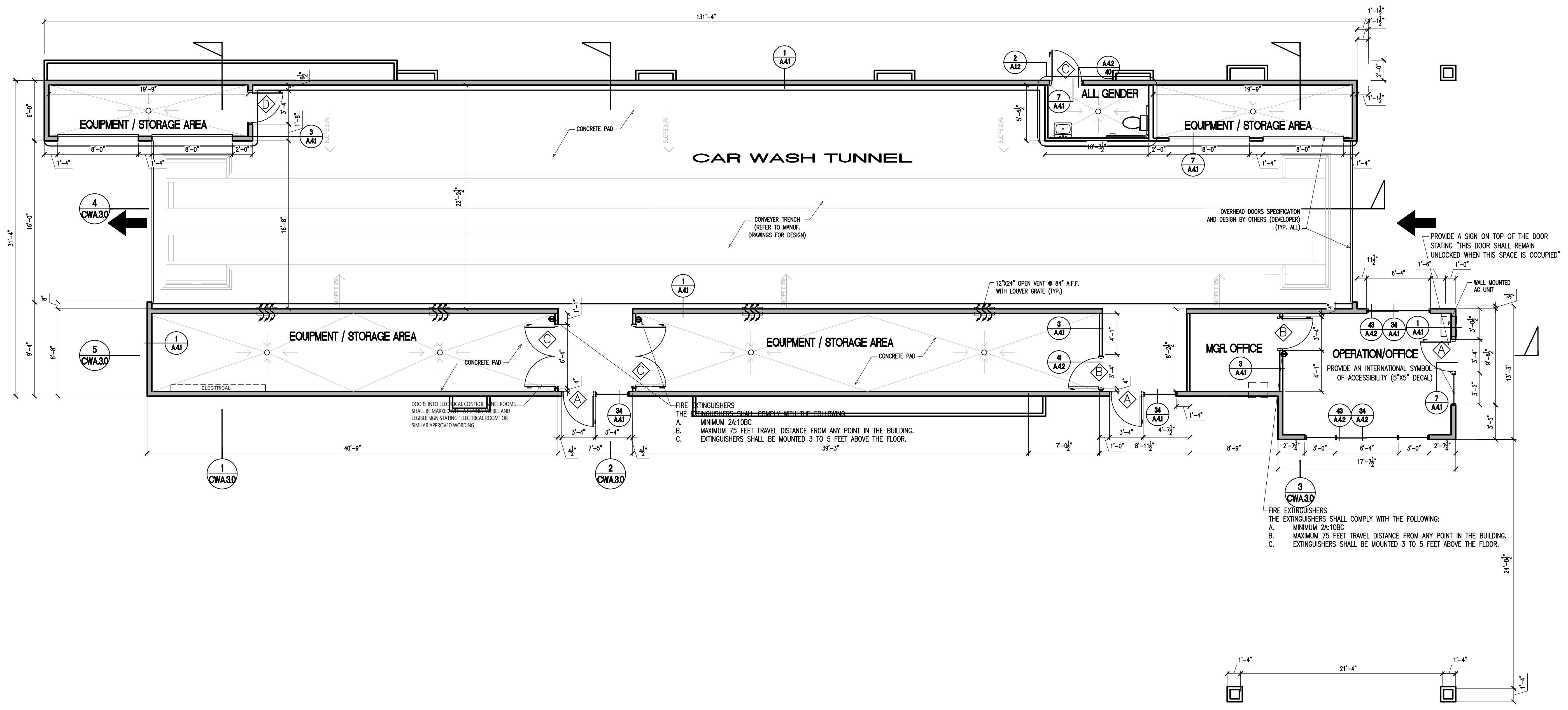
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NO.	DATE	DESCRIPTION	BY	APP.

REVISIONS

CJC Design, Inc.
Design Planning Permitting

22485 La Palma Avenue, Suite 202, Torrance, CA 90503
Tel: (714) 909-9653
Fax: (714) 917-0250
www.cjccorp.com



EXIT

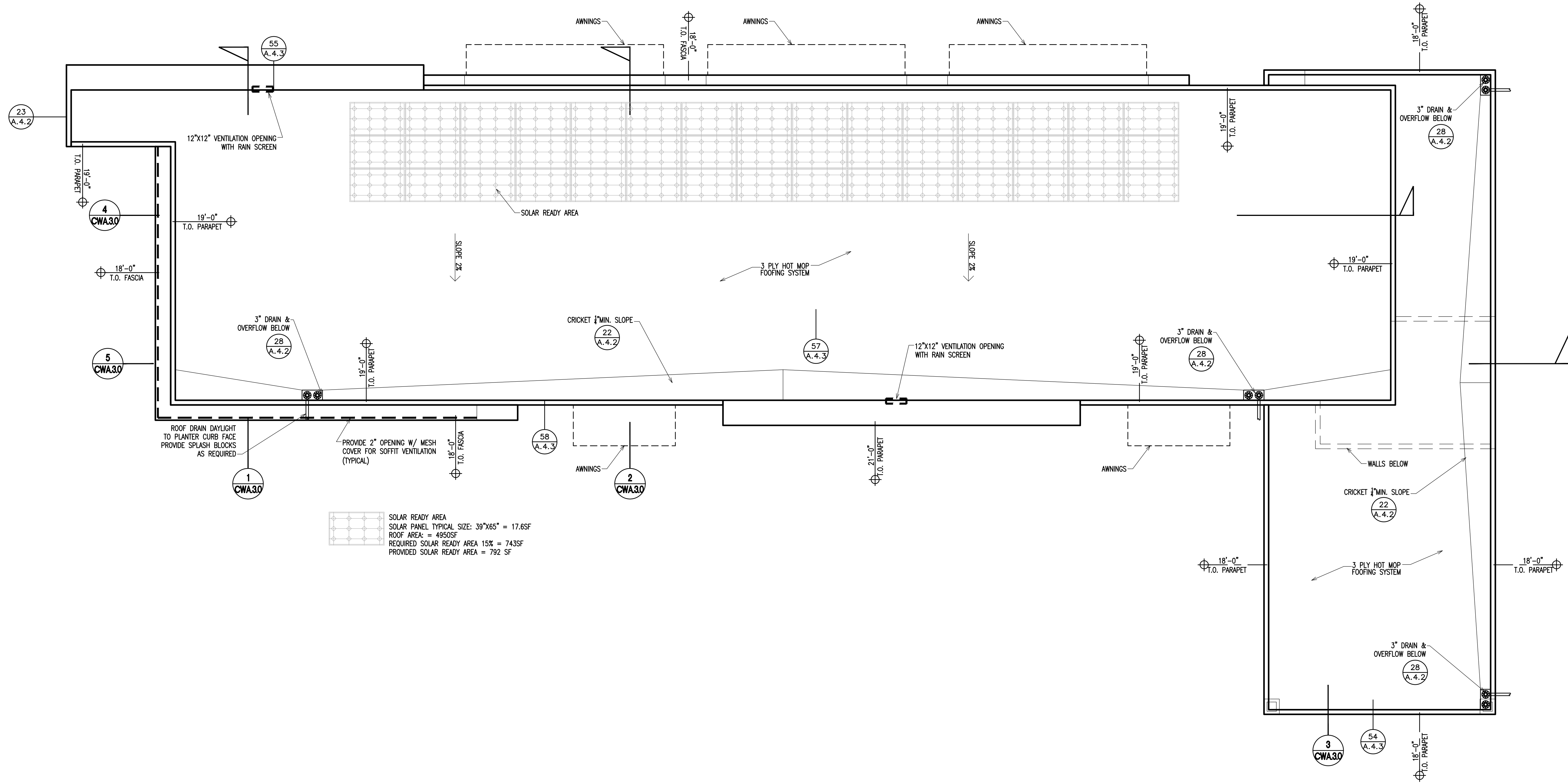
TACTILE EXIT SIGN AT 60 INCHES TO THE BASE LINE OF THE HIGHEST RAISED TEXT ABOVE THE FINISH FLOOR.

MORENO VALLEY EXPRESS CAR WASH

PROPOSED FLOOR PLAN

PROJECT:
N.E. COR. PERRIS BLVD @ DRACAEA AVE
MORENO VALLEY, CA. 92553

DATE ISSUED: 09/21/21
SCALE: 3/16"=1'-0"
DRAWN BY: F. COHEN
CHECKED BY: F. COHEN
PROJECT NUMBER: 21034
STORE NUMBER: -
SHEET: A.11



SOLAR READY AREA
 SOLAR PANEL TYPICAL SIZE: 39"x65" = 17.65SF
 ROOF AREA: = 4950SF
 REQUIRED SOLAR READY AREA 15% = 743SF
 PROVIDED SOLAR READY AREA = 792 SF

PE STAMP

NO.	DATE	DESCRIPTION	BY	APP.

CJC Design, Inc.
 Design Planning Permitting
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
 Tel: (714) 920-8653
 Fax: (714) 917-0250
 www.cjcorp.com

MORENO VALLEY EXPRESS CAR WASH

PROJECT:
 N.E. COR. PERRIS BLVD @ DRACAEA AVE
 MORENO VALLEY, CA. 92553
 CAR WASH ROOF PLAN

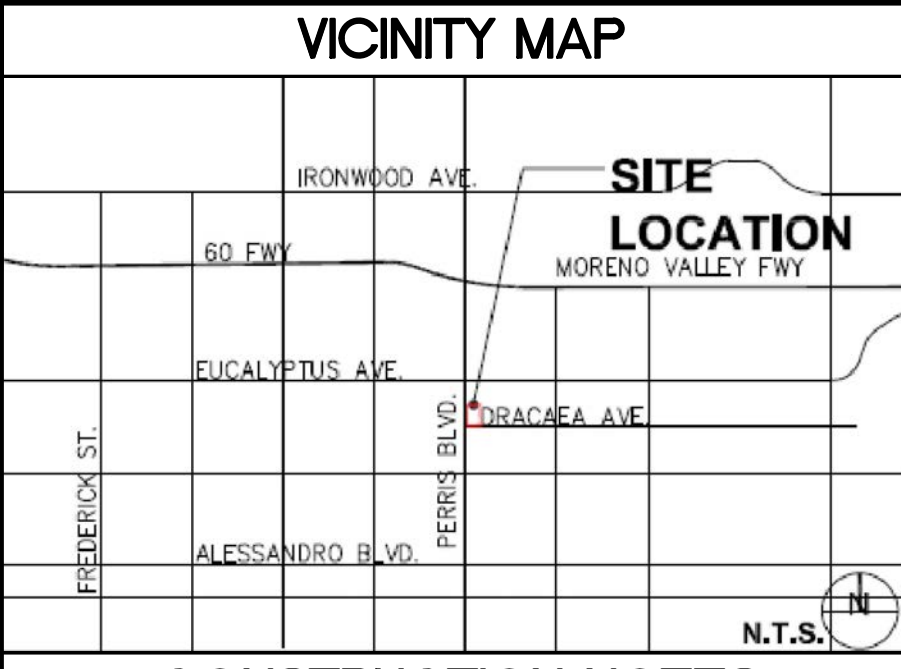
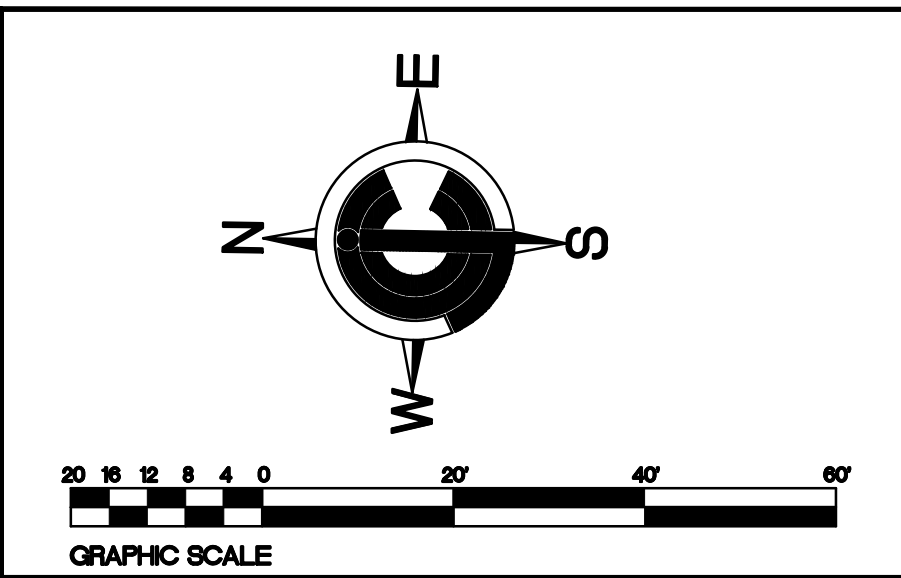
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SCALE:	3/16"=1'-0"
DRAWN BY:	FCOHEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	21034
STORE NUMBER:	-

SHEET: A.15



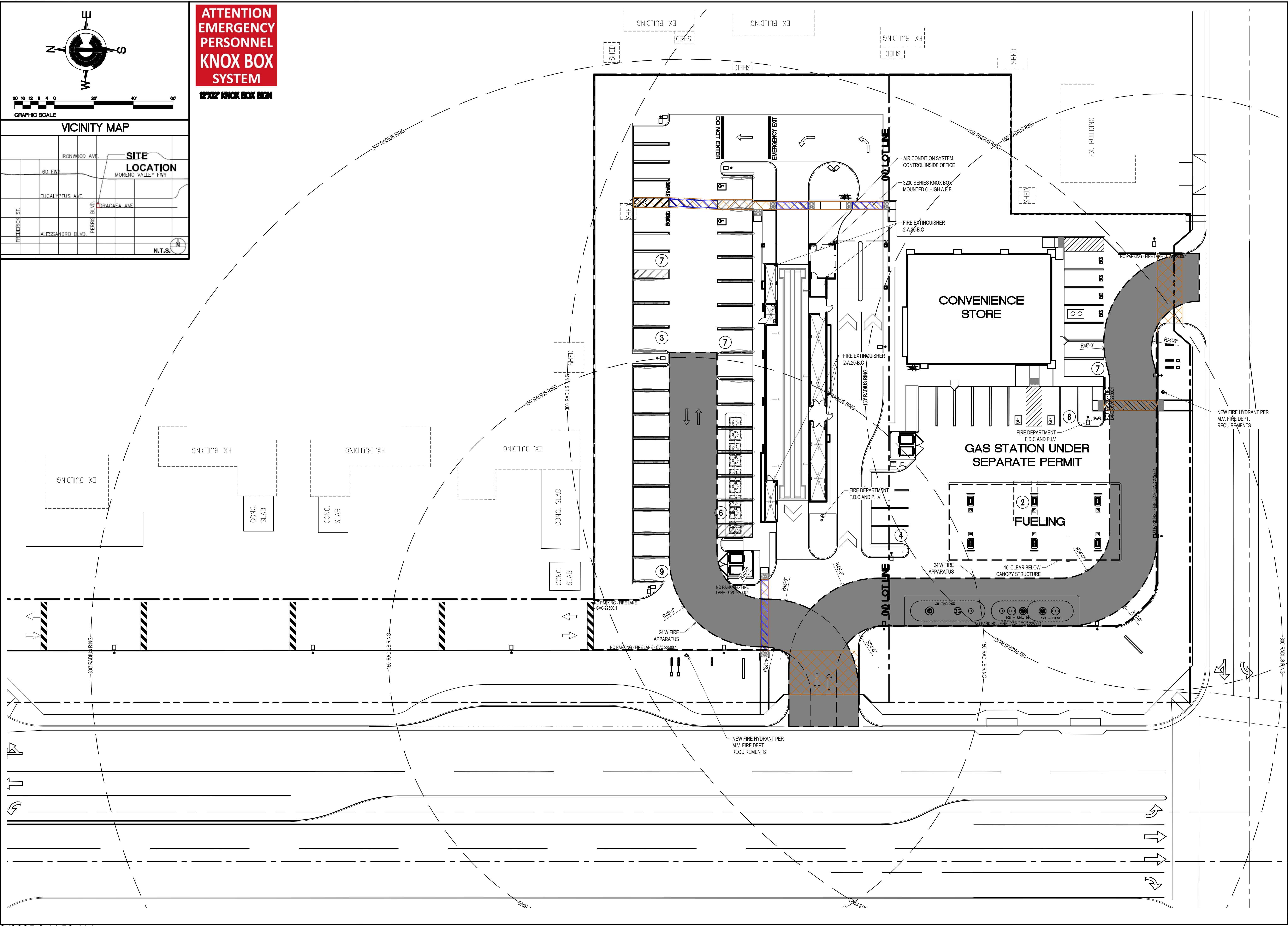
N.E. CORNER PERRIS BOULEVARD • DRACAEA AVENUE, MORENO VALLEY , CA. 92553





**ATTENTION
EMERGENCY
PERSONNEL
KNOX BOX
SYSTEM**

12'X12' KNOX BOX SIGN



REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

CJC Design, Inc.
Design Planning Permitting

DESIGN INC

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Tel: (714) 920-9643
Fax: (714) 917-0250
www.cjcorp.com

**MORENO VALLEY
EXPRESS
CAR WASH**

PROJECT:
N.E. COR. PERRIS BLVD @ DRACAEA AVE
MORENO VALLEY, CA. 92553
FIRE APPARATUS SITE PLAN

DATE ISSUED: 09/21/21

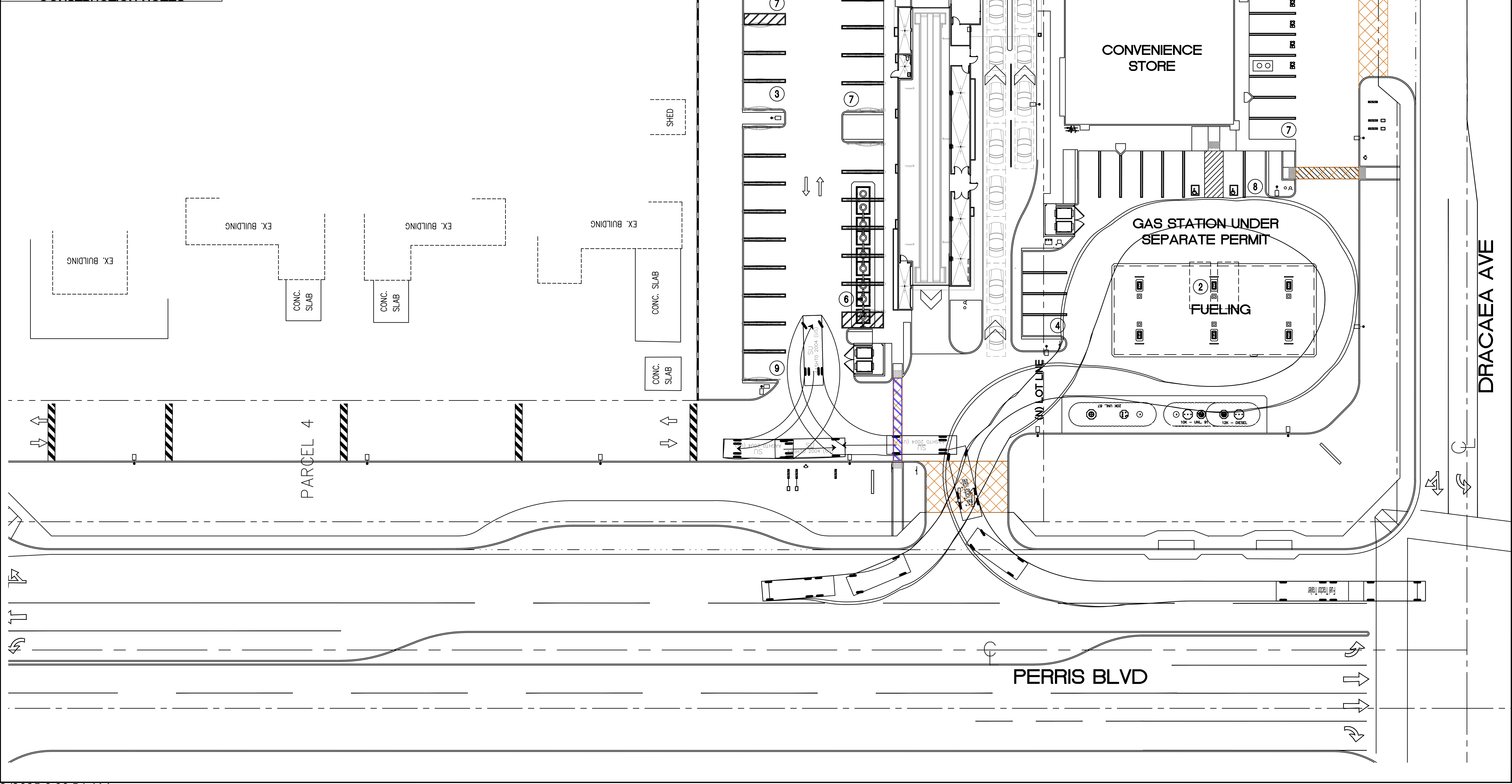
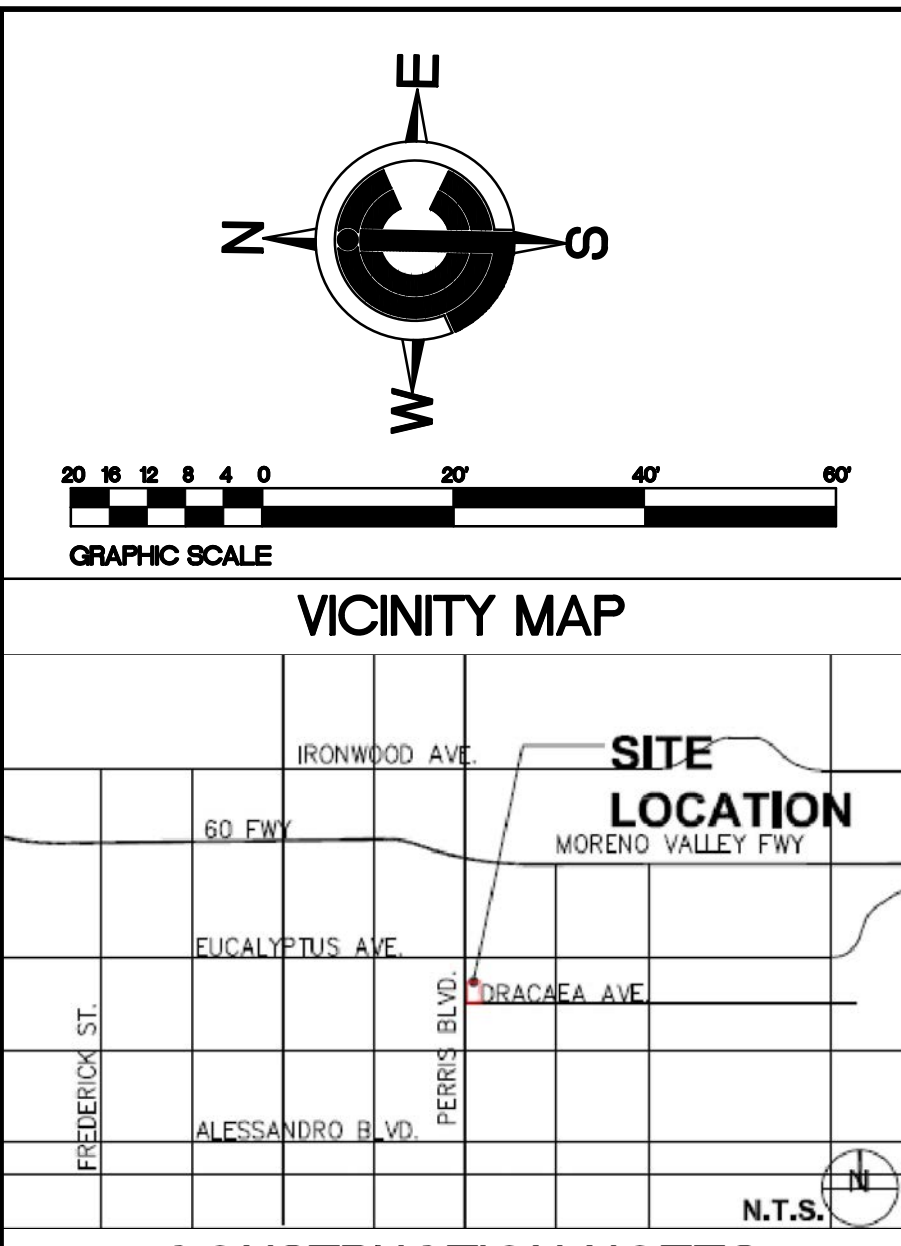
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DRAWN BY: F. COHEN CHECKED BY: F. COHEN

PROJECT NUMBER: 21034

STORE NUMBER:

SHEET: C12



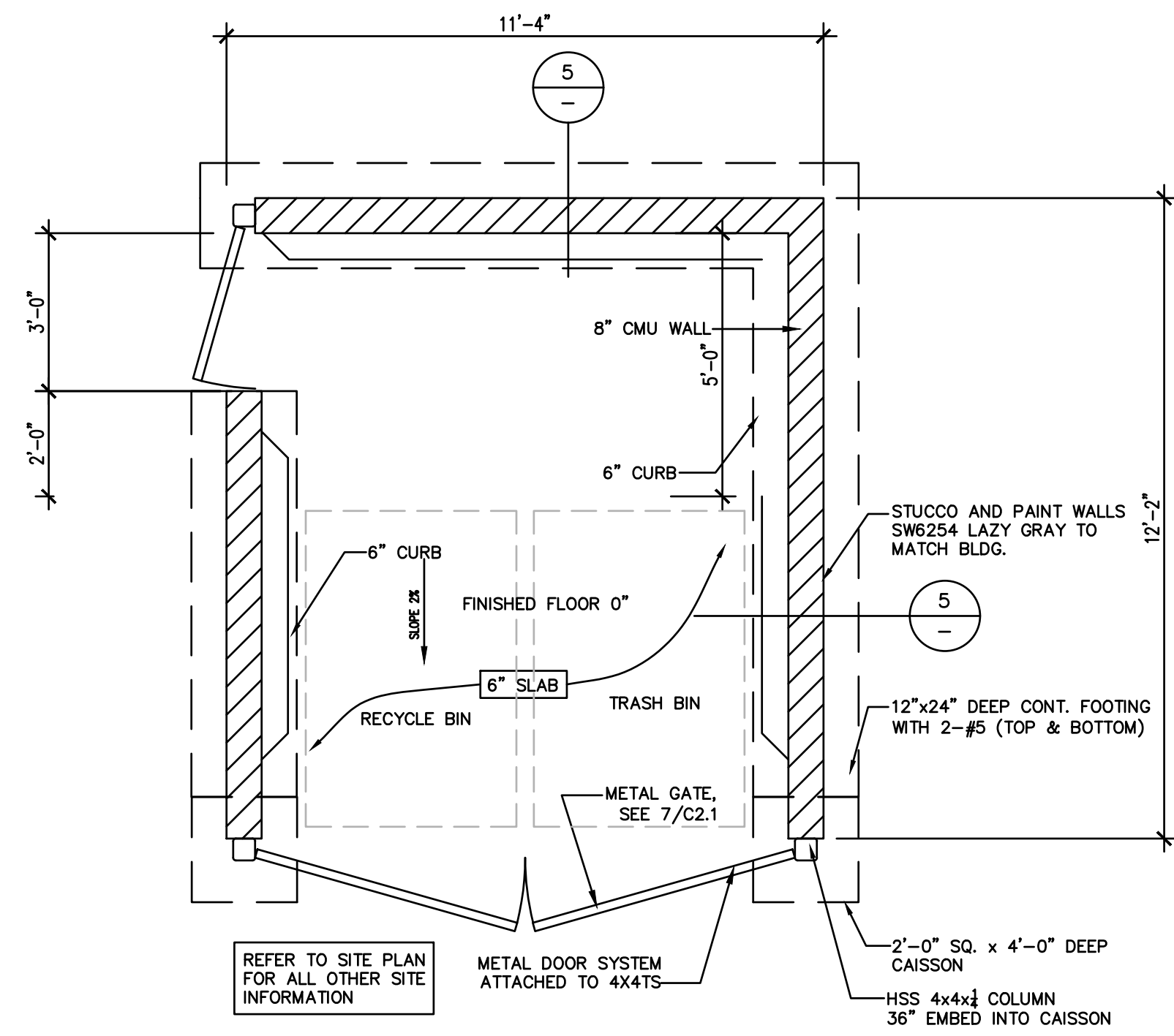
REVISIONS			
NO.	DATE	DESCRIPTION	BY

PROJECT			
N.E. COR. PERRIS BLVD @ DRACAEA AVE			
MORENO VALLEY, CA. 92553			
TRUCK TURNING EXHIBIT			

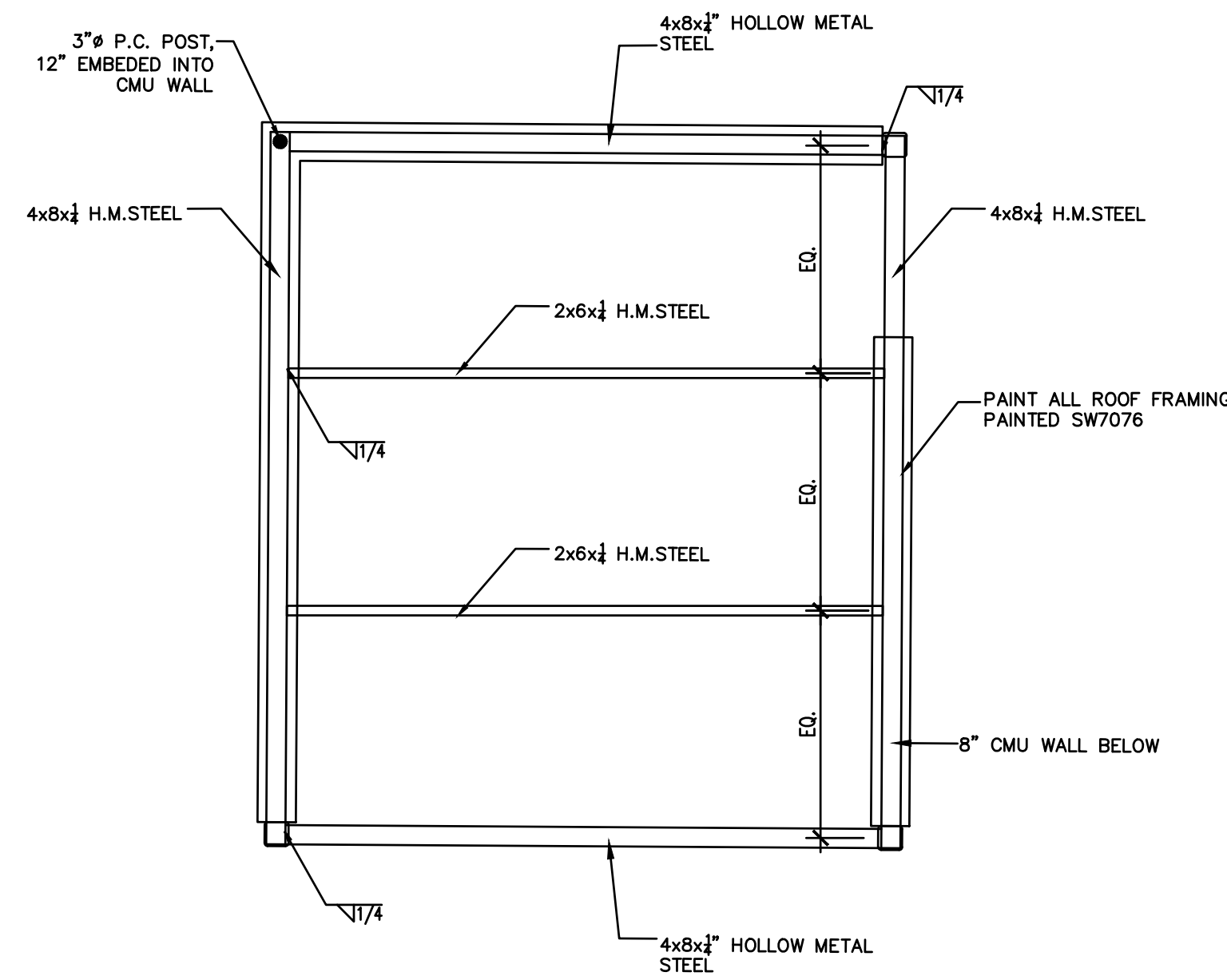
CJC Design, Inc.
 Design Planning Permitting
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
 Tel: (714) 920-9643
 Fax: (714) 917-0250
 www.cjcorp.com

MORENO VALLEY EXPRESS CAR WASH

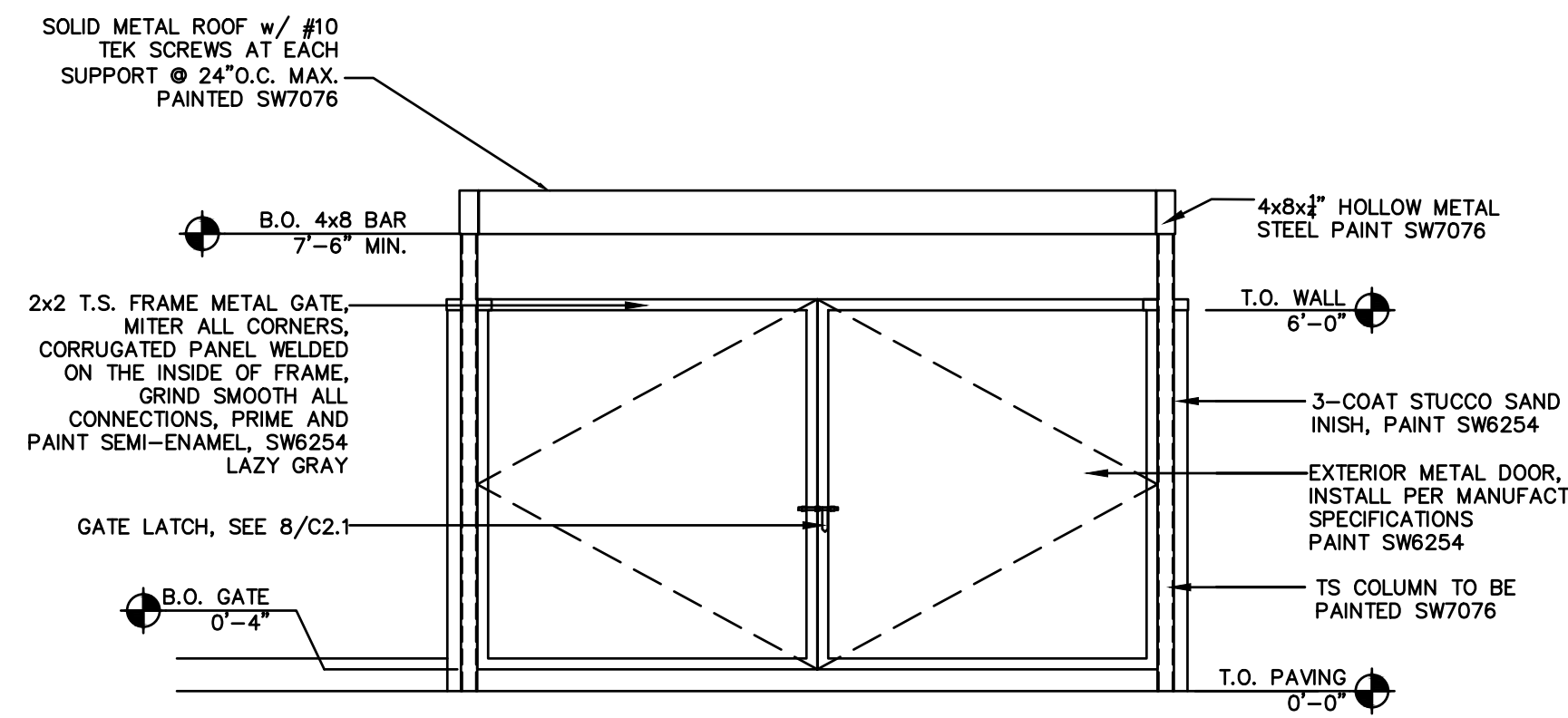
DATE ISSUED:	
09/21/21	
SCALE:	
1"=20'-0"	
DRAWN BY:	CHECKED BY:
FCOHEN	F. COHEN
PROJECT NUMBER:	21034
STORE NUMBER:	-
SHEET:	C13



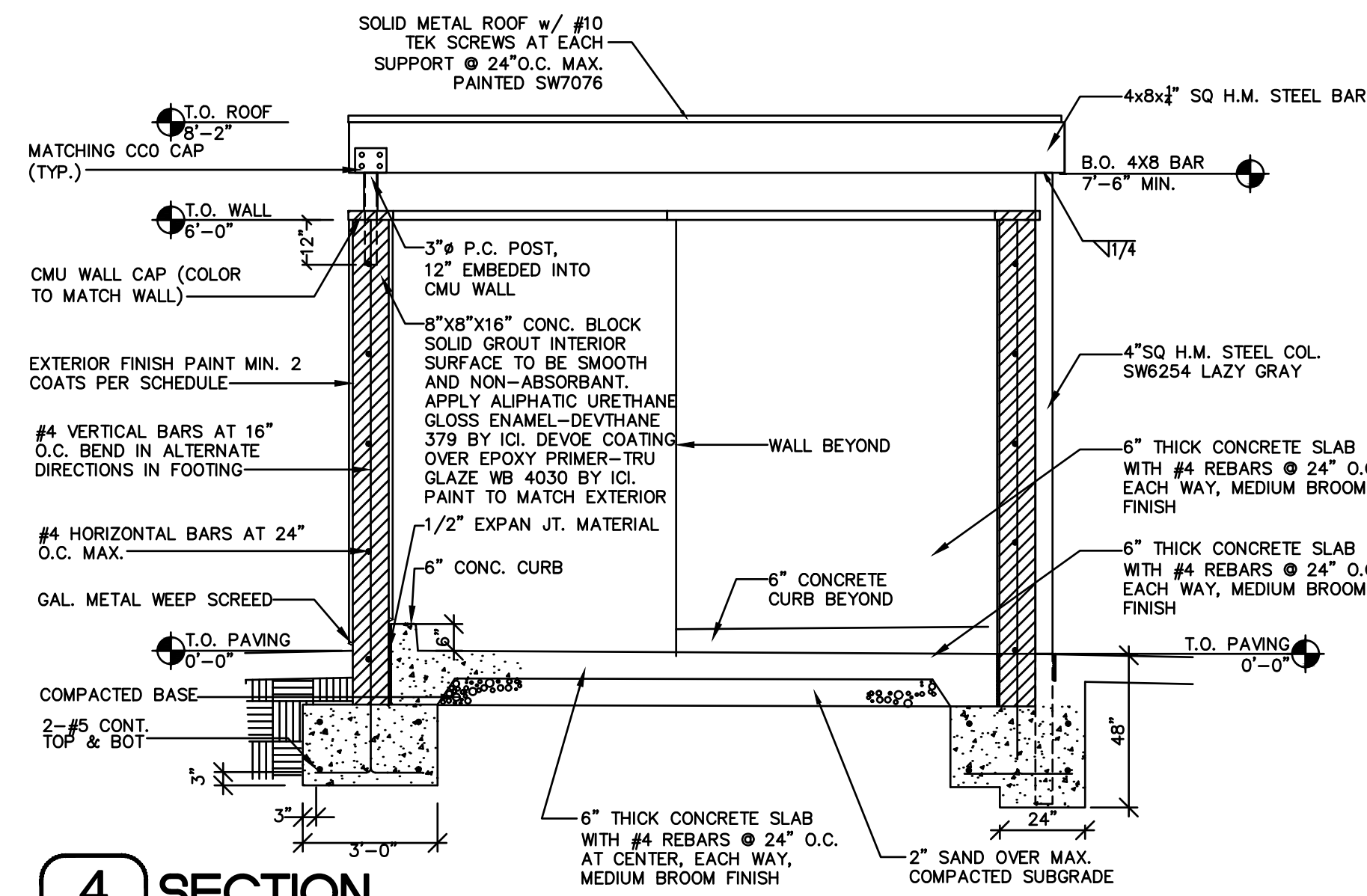
1 T.E. FLOOR PLAN
 C21 SCALE: 3/8" = 1'-0" FOUNDATION PLAN



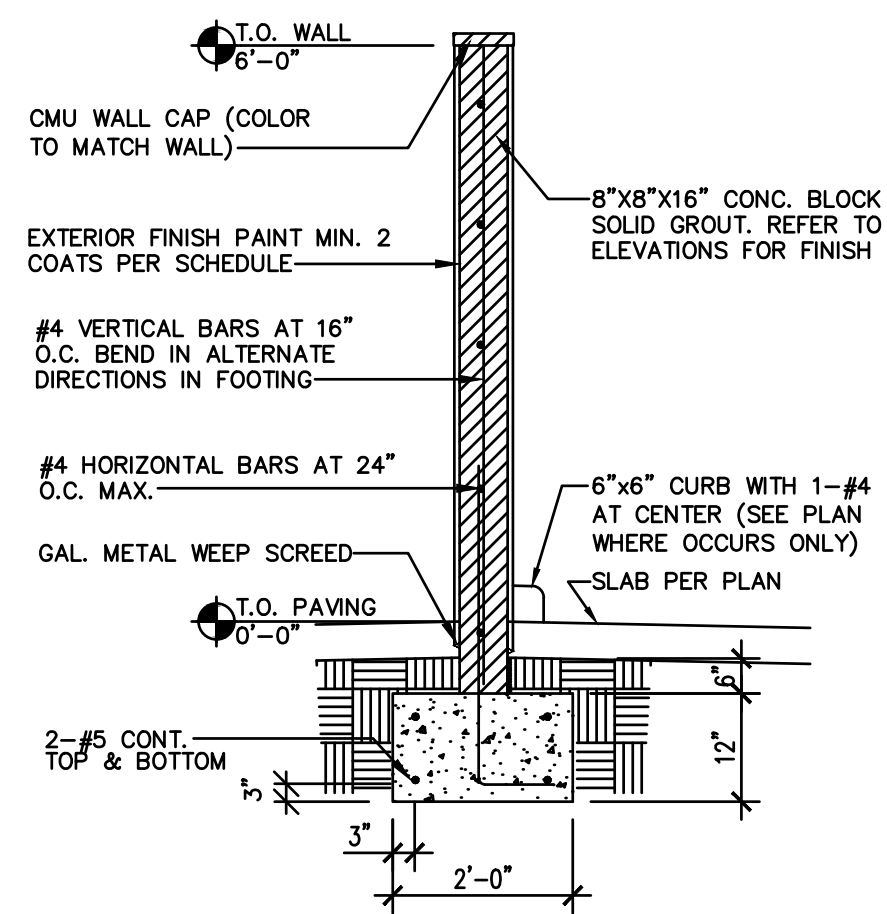
2 T.E. TRELLIS PLAN
 C21 SCALE: 3/8" = 1'-0" ROOF FRAMING PLAN



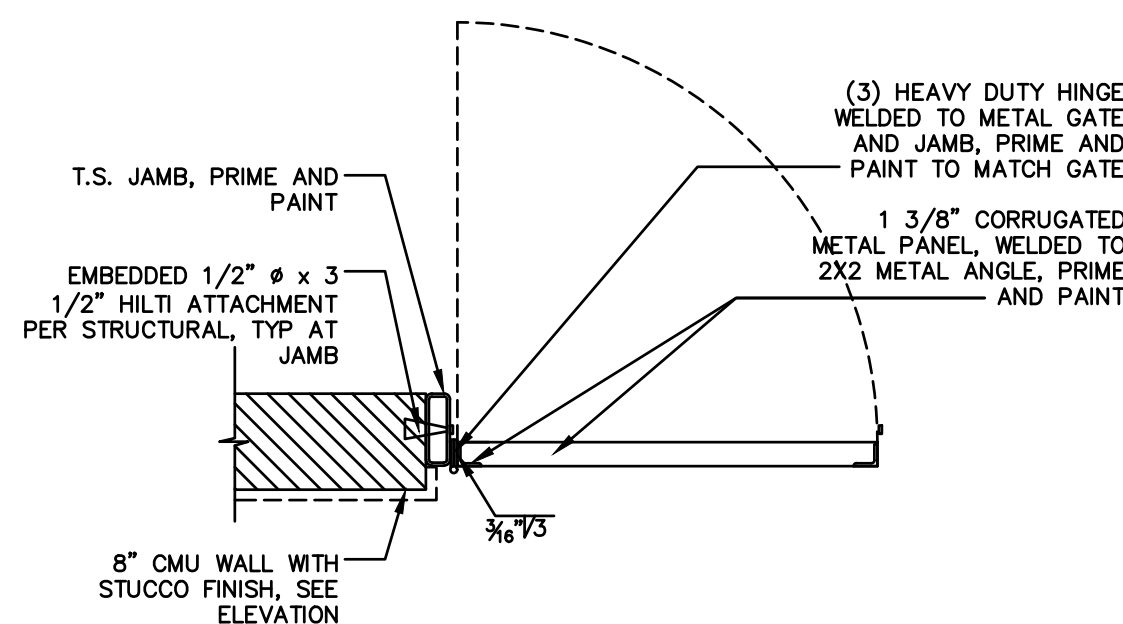
3 TRASH ENCLOSURE ELEV.
 C21 SCALE: 3/8" = 1'-0"



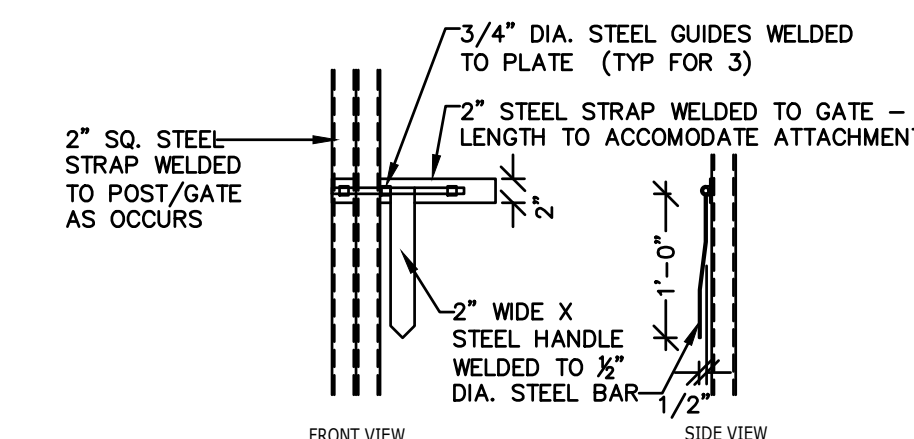
4 SECTION
 C21 SCALE: 3/8" = 1'-0"



5 6"H SCREEN WALL
 C21 SCALE: 3/8" = 1'-0"



7 GATE HINGE
 C21 SCALE: 3/4" = 1'-0"



8 GATE LATCH
 C21 SCALE: 3/4" = 1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	APP.

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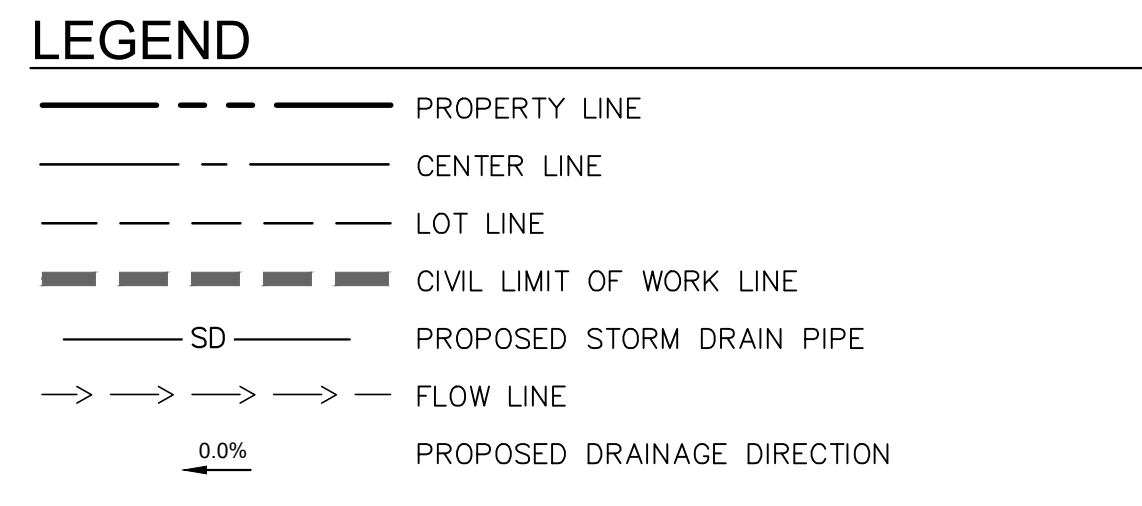
MORENO VALLEY EXPRESS CAR WASH

PROJECT:
 N.E. COR. PERRIS BLVD & DRACAEA AVE
 MORENO VALLEY, CA. 92553
 TRASH ENCLOSURE PLAN

DATE ISSUED:	09/21/21
SCALE:	AS NOTED
DRAWN BY:	F. COHEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	21034
STORE NUMBER:	-

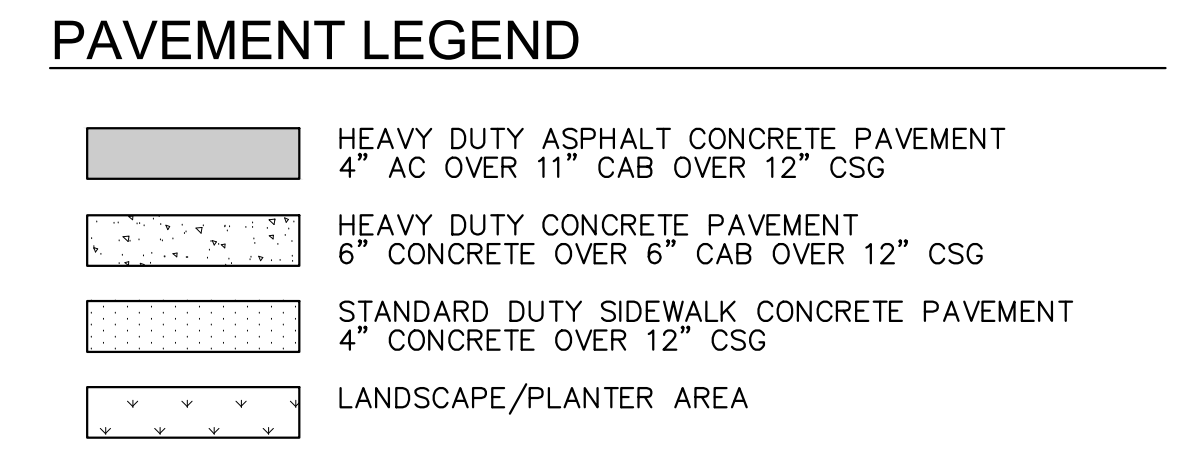
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- ### GRADING NOTES
- CONSTRUCT CONCRETE CURB
 - CONSTRUCT STANDARD DUTY CONCRETE SIDEWALK
 - PROPOSED LANDSCAPING
 - CONSTRUCT ASPHALT CONCRETE PAVEMENT
 - CONSTRUCT ACCESSIBLE CURB RAMP WITH DETECTABLE WARNINGS
 - INSTALL STANDARD 90° PARKING STALL
 - PROPOSED ACCESSIBLE PARKING STALL STRIPING
 - PROPOSED BIKE RACK/LONG TERM BIKE LOCKER PER ARCHITECTURAL PLANS
 - PROPOSED 90° VACUUM PARKING STALL STRIPING
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED CONCRETE CURB AND GUTTER
 - PROPOSED SPEED HUMP PER CITY OF MORENO VALLEY STANDARD MVS1-134A-0.
 - PROPOSED DRIVEWAY PER CITY OF MORENO VALLEY STANDARD MVS1-111A-0.
 - PROPOSED TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
 - PROPOSED 3' RIBBON GUTTER.

- ### STORM DRAIN
- D1 PROPOSED MODULAR WETLANDS SYSTEM UNIT
 - D2 CONNECT TO EXISTING STORM WATER MAIN.
 - D3 PROPOSED 12" HDPE STORM DRAIN PIPE.
 - D4 PROPOSED CONTECH UNDERGROUND DETENTION SYSTEM.
 - D5 PROPOSED 24"x24" CATCH BASIN WITH FLEXSTORM INSERT.
 - D6 PROPOSED 12"x12" TEE.
 - D7 PROPOSED 12" 45° BEND
 - D8 PROPOSED MANHOLE



ESTIMATED EARTHWORK QUANTITIES

CUT: 1,274 CY
FILL: 1,668 CY
NET: 394 CY (FILL)

NOTE: THE SELLER IS TO ROUGH GRADE THE SITE WITHIN 0.1' OF FINISH GRADE. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE ABOVE QUANTITIES ARE APPROXIMATE, IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

LEGAL DESCRIPTION

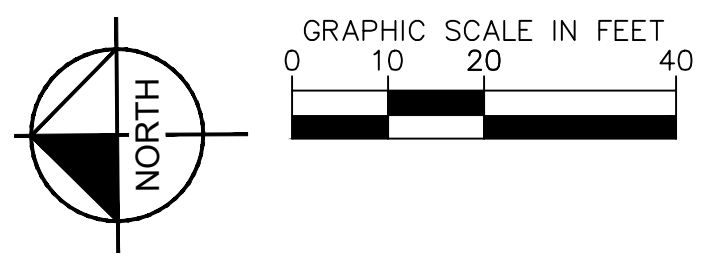
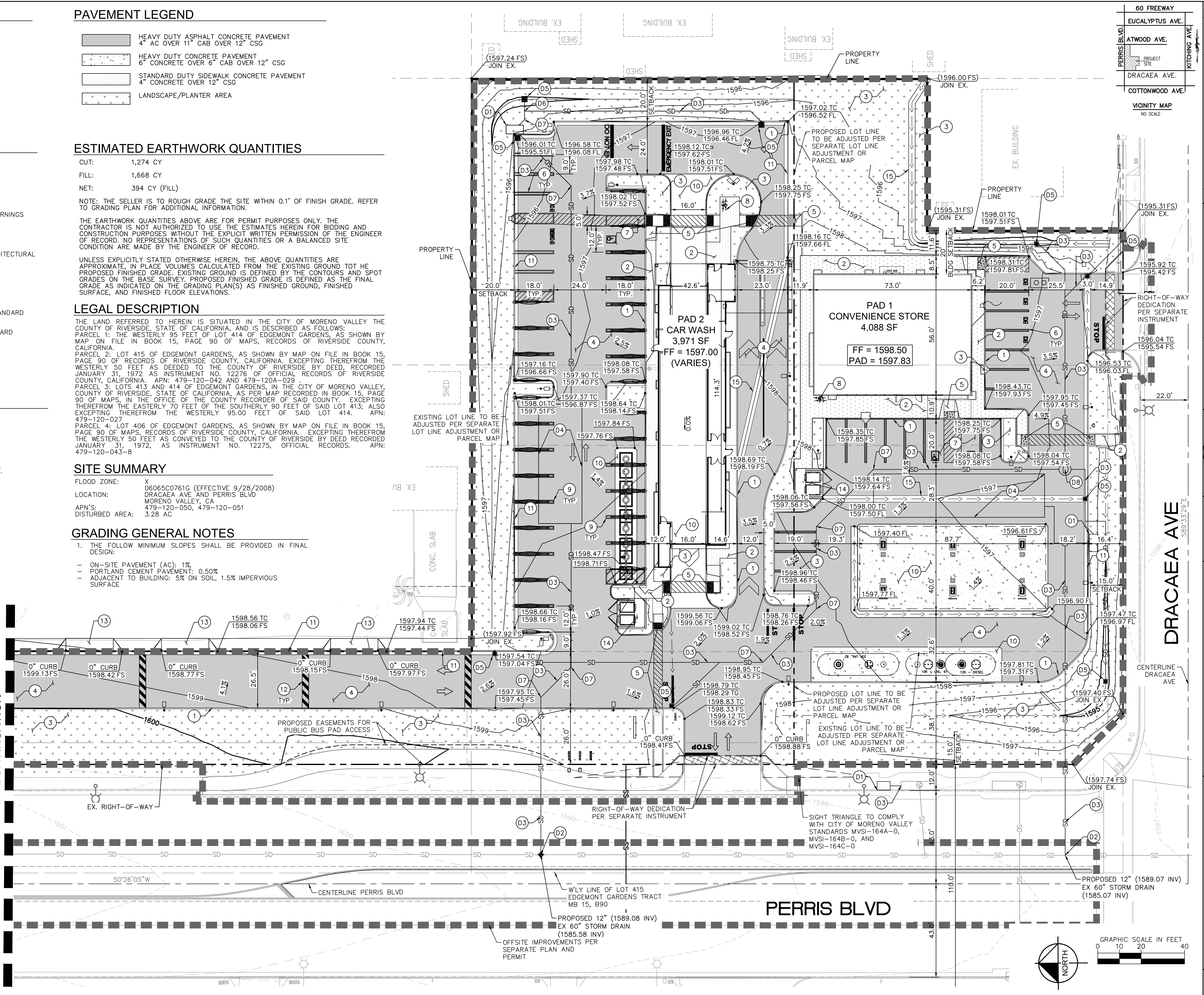
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF MORENO VALLEY THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: THE WESTERLY 95 FEET OF LOT 414 OF EDMONT GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2: LOT 415 OF EDMONT GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 90 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THE WESTERLY 50 FEET AS DEEDED TO THE COUNTY OF RIVERSIDE BY DEED, RECORDED JANUARY 31, 1972 AS INSTRUMENT NO. 12276 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN: 479-120-042 AND 479-120A-029
PARCEL 3: LOTS 413 AND 414 OF EDMONT GARDENS, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE EASTERLY 70 FEET OF THE SOUTHERLY 90 FEET OF SAID LOT 413; ALSO EXCEPTING THEREFROM THE WESTERLY 95.00 FEET OF SAID LOT 414. APN: 479-120-027
PARCEL 4: LOT 406 OF EDMONT GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 90 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THE WESTERLY 50 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 31, 1972, AS INSTRUMENT NO. 12275, OFFICIAL RECORDS. APN: 479-120-043-8

SITE SUMMARY

FLOOD ZONE: X
LOCATION: 06065C0761G (EFFECTIVE 9/28/2008)
DRACAEA AVE AND PERRIS BLVD
MORENO VALLEY, CA
APN'S: 479-120-050, 479-120-051
DISTURBED AREA: 3.28 AC

- ### GRADING GENERAL NOTES
- THE FOLLOW MINIMUM SLOPES SHALL BE PROVIDED IN FINAL DESIGN:
 - ON-SITE PAVEMENT (AC): 1%
 - PORTLAND CEMENT PAVEMENT: 0.50%
 - ADJACENT TO BUILDING: 5% ON SOIL, 1.5% IMPERVIOUS SURFACE

SEE SHEET 2 FOR CONTINUATION



NO.	REVISIONS	DATE	BY

Kimley-Horn
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3901 UNIVERSITY AVE., SUITE 300, RIVERSIDE, CA 92501
PHONE: 951-543-8868
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
LETICIA ALVAREZ
CIVIL
RE NO. 94675
STATE OF CALIFORNIA
DATE: 4/2/25

SCALE AS SHOWN
DESIGNED BY LA
DRAWN BY LA
CHECKED BY JP

OMNI LAND DEVELOPMENT LLC
2348 WHITENDALE STE. D
VISALIA, CA. 93277

PRELIMINARY
GRADING EXHIBIT
PERRIS BLVD & DRACAEA AVE.
MORENO VALLEY, CA 92553

SHEET NUMBER
1 OF 2

Plotted By: Alvarez, Leticia Sheet Set: Khs Layout: PRELIM GRADING PLAN April 02, 2025 01:16:30pm K:\RV_LDEV\Omni Development\95343003 - Moreno Valley (gas station)\CAD\Exhibits\Preim Grading\Omni Moreno Valley_Cor Wash and Gas Station_Preliminary Grading Plan.dwg
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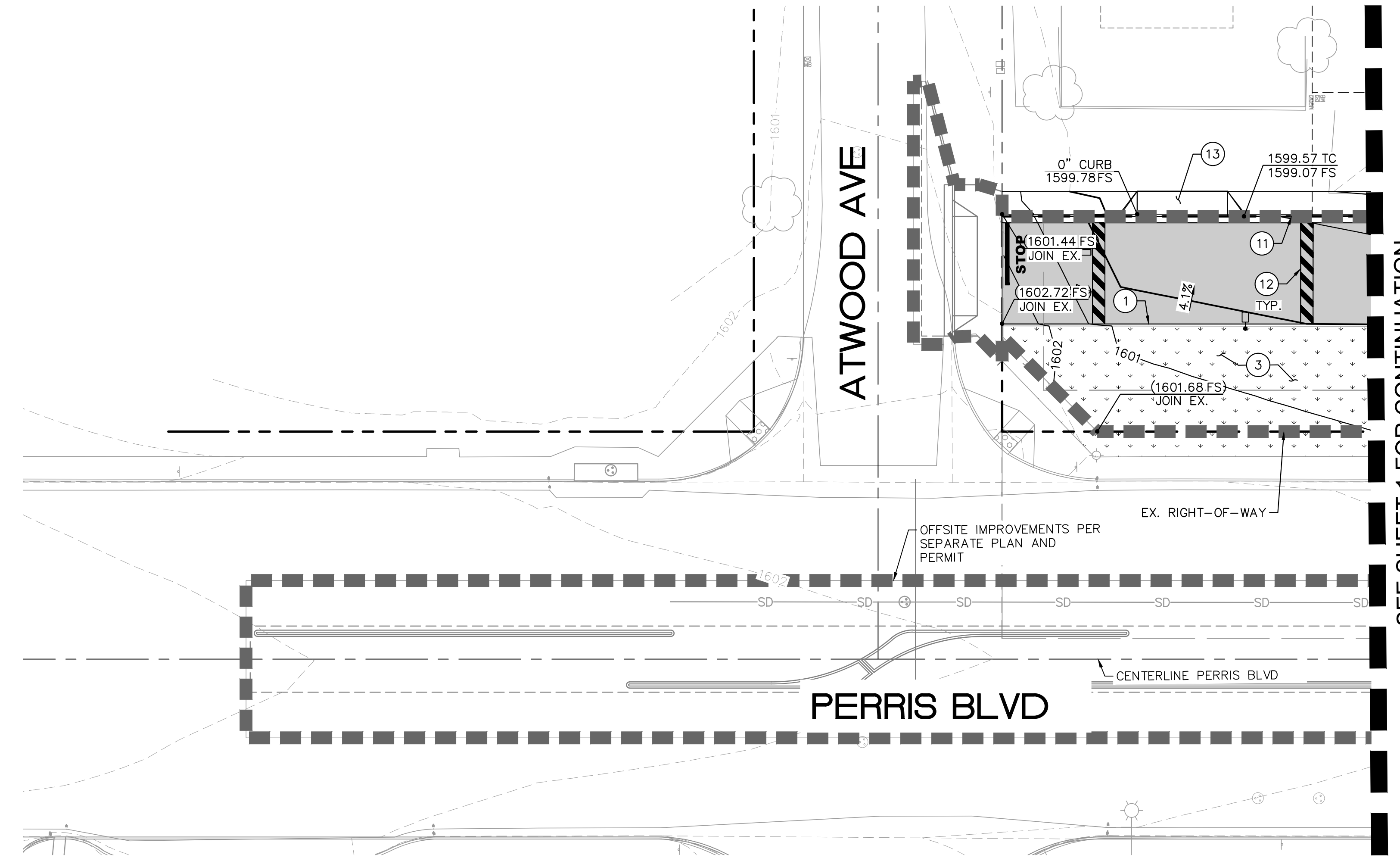
LEGEND

	PROPERTY LINE
	CENTER LINE
	LOT LINE
	CIVIL LIMIT OF WORK LINE
	PROPOSED STORM DRAIN PIPE
	FLOW LINE
	PROPOSED DRAINAGE DIRECTION

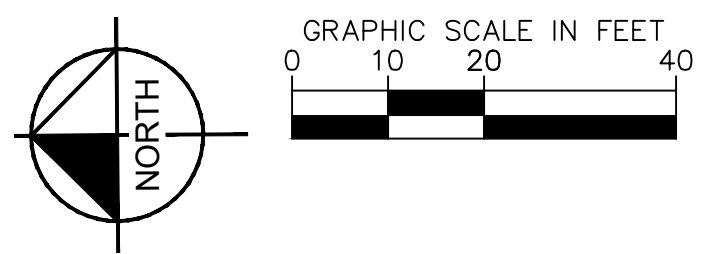
PAVEMENT LEGEND

	HEAVY DUTY ASPHALT CONCRETE PAVEMENT 4" AC OVER 11" CAB OVER 12" CSG
	HEAVY DUTY CONCRETE PAVEMENT 6" CONCRETE OVER 6" CAB OVER 12" CSG
	STANDARD DUTY SIDEWALK CONCRETE PAVEMENT 4" CONCRETE OVER 12" CSG
	LANDSCAPE/PLANTER AREA

- ### GRADING NOTES
- 1 CONSTRUCT CONCRETE CURB
 - 2 CONSTRUCT STANDARD DUTY CONCRETE SIDEWALK
 - 3 PROPOSED LANDSCAPING
 - 4 CONSTRUCT ASPHALT CONCRETE PAVEMENT
 - 5 CONSTRUCT ACCESSIBLE CURB RAMP WITH DETECTABLE WARNINGS
 - 6 INSTALL STANDARD 90° PARKING STALL
 - 7 PROPOSED ACCESSIBLE PARKING STALL STRIPING
 - 8 PROPOSED BIKE RACK/LONG TERM BIKE LOCKER PER ARCHITECTURAL PLANS
 - 9 PROPOSED 90° VACUUM PARKING STALL STRIPING
 - 10 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - 11 PROPOSED CONCRETE CURB AND GUTTER
 - 12 PROPOSED SPEED HUMP PER CITY OF MORENO VALLEY STANDARD MVS1-134A-0.
 - 13 PROPOSED DRIVEWAY PER CITY OF MORENO VALLEY STANDARD MVS1-111A-0.
 - 14 PROPOSED TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
 - 15 PROPOSED 3' RIBBON GUTTER.



SEE SHEET 1 FOR CONTINUATION



PRELIMINARY GRADING EXHIBIT PERRIS BLVD & DRACAEVA AVE. MORENO VALLEY, CA 92553	OMNI LAND DEVELOPMENT LLC 2348 WHITENDALE STE. D VISALIA, CA. 93277
SHEET NUMBER 2 OF 2	DATE: 4/2/25 REGISTERED PROFESSIONAL ENGINEER LETICIA ALVAREZ RPE NO. 94675 CIVIL STATE OF CALIFORNIA
SCALE AS SHOWN DESIGNED BY LA DRAWN BY LA CHECKED BY JP	Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 3801 UNIVERSITY AVE., SUITE 300, RIVERSIDE, CA. 92501 PHONE: 951-543-8868 WWW.KIMLEY-HORN.COM
	REVISIONS No. _____ BY _____ DATE _____