AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Wednesday, April 20, 2022 at 6:30 p.m.

Huntington Park
Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

SPECIAL NOTICE REGARDING COVID-19

Hybrid virtual/in-person meetings are held pursuant to AB361 because state and local officials are recommending measures to promote social distancing. Members of the public may email their public comments to sforster@hpca.gov.

JOIN VIRTUALLY AT:

https://zoom.us/j/97897123169?pwd=NkhsNEFacUZCMmJyVFRkOFBsQXZMdz09

OR PARTICIPATE BY PHONE AT:

- **Toll Free: 669-900-9128,**
- **Meeting ID: 978 9712 3169, then #**
- **Password: 632516**

*ATTENDEES WILL BE MUTED UNTIL THE PUBLIC PARTICIPATION PERIOD IS OPENED. If you are joining by phone, press *9 to be placed in the queue to speak and *6 to unmute your line. Comments from the public are limited to 3 minutes per speaker.*

Given the health risks associated with COVID-19, the City is encouraging members of the public to submit their comments and questions in writing, for Planning Commission considerations, by sending them to the Secretary of the Planning Commission at planning@hpca.gov or sforster@hpca.gov.. All comments and questions will be read during the meeting.

If you wish to attend the Planning Commission meeting public to observe and offer public comment telephonically. We ask that members of the public in attendance use social distancing practices. Please contact the Secretary of the Planning Commission in advance at (562) 584-6210, for any questions and to make the correspondent arrangements.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the, r. bli:, meeting ff . .i:,.; request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone <J '. (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Jonathan Sanabria
Commissioner Angelica Montes
Commissioner Eduardo Carvajal
Commissioner Erika Nuno
Commissioner Ricardo Barba-Ochoa

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. ***This is the only opportunity for public input except for scheduled public hearing items.***

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission *votes* on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

REGULAR AGENDA

PUBLIC HEARING

CASE NO. 2020-04 CUP/DP – CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT – A REQUEST FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION AND OPERATION OF A NEW 4,969 SQUARE FOOT AUTOMATED DRIVE-THRU CAR WASH WITH SELF-SERVE VACUUM STALLS AND VENDING MACHINES AT 3100 E. FLORENCE AVENUE, WITHIN THE COMMERCIAL GENERAL (CG) ZONE. ENVIRONMENTAL ASSESSMENT: MITIGATED NEGATIVE DECLARATION—THIS PROJECT WILL HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT WITH THE INCORPORATION OF MITIGATION MEASURES.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a Public Hearing;
2. Take Public Testimony; and
3. Continue the consideration of this item to the regularly scheduled Planning Commission meeting of May 18, 2022.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until next regular meeting on Wednesday, May 18, 2022 at 6:30 p.m.

I, Steve Forster, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda was posted at City of Huntington Park's City Hall and made available at www.hpca.gov on the 14th of April, 2022.

Steve Forster
Interim Community Development Director

CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: APRIL 20, 2022

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEVE FORSTER, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

BY: JASON WASMUND, CONTRACT ASSOCIATE PLANNER

SUBJECT: **3100 FLORENCE AVENUE: NEW CAR WASH**
PLANNING COMMISSION CASE NO. 2020-04 CUP DP

RECOMMENDATION:

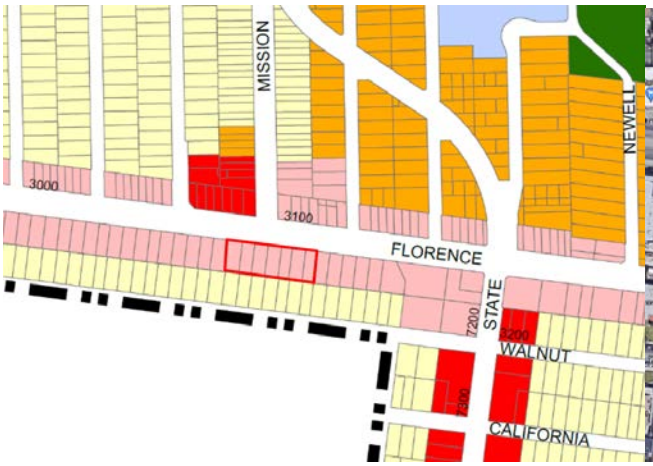
That the Planning Commission:

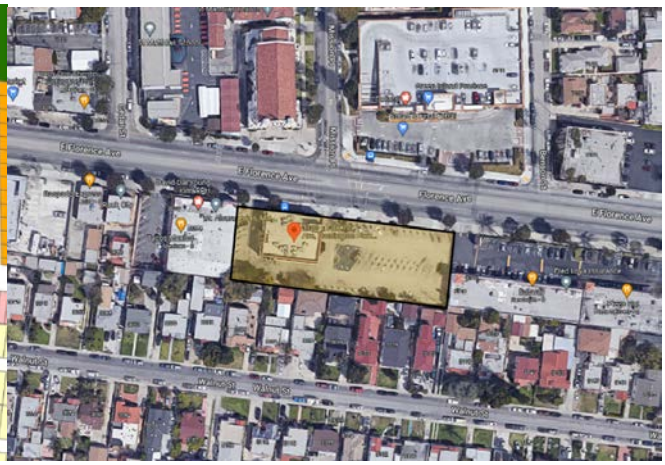
1. Receive a presentation of the project from City staff,
2. Conduct a public hearing and receive public testimony,
3. Provide comments on the project, and
4. Continue the consideration of this item to the regularly scheduled Planning Commission meeting of May 18, 2022.

BACKGROUND:

The 38,198 square foot (0.876 acre) site contains two existing Assessor's parcels identified by the 3100 Florence Avenue address: APN 6212-001-060 and APN 6212-001-061. The site is developed with an existing approximately 11,718 square foot two-story office building built in 1980 (per LA County Assessor) and a related parking lot with access from Florence Avenue. The office building is in a deteriorated condition.

The site is zoned Commercial General (CG) and is designated General Commercial in the General Plan. The site is bounded by Florence Avenue to the north (with commercial, religious, and residential use beyond), commercial properties to the east and west, and residential properties to the south.





REQUEST/PROPOSED PROJECT:

Leedco Engineers, Inc., on behalf of the property owner, Moogun Investment, LLC, submitted an application for a Conditional Use Permit and Development Permit to develop and operate a new automated drive-thru car wash at 3100 Florence Avenue.

Proposed Work

The following development work is proposed:

- Demolish the existing 11,718 square foot office building and remove all of the existing site improvements including all parking lot paving, trash enclosure, equipment cabinets, parking lot planters, all existing property line walls, and all existing vegetation including trees.
- Construct a 4,969 square foot car wash building with related development including
    - Four vacuum canopies totaling 3,963 square feet and one 192 square foot paystation canopy
    - 192 square foot vacuum pump enclosure and other utility structures
    - 34 parking space parking area including drive aisles, queuing and exit lanes
    - Stormwater infiltration system
    - Wastewater clarifier system and associated water recycling system
    - Property line walls and freestanding pole sign
    - Approximately 7,498 square feet of landscaped area
- Construct the following improvements in the public right-of-way:
    - Remove existing driveway at west end of site
    - Widen existing driveway at Mission Place intersection
    - Install new right-turn-exit-only driveway near east end of site
    - Remove street tree and relocate existing tree well to accommodate new driveway
    - Install new fire hydrant

Proposed Business Operation

The proposed automated drive-thru car wash will be operated by the project owner, Moogun Investment, LLC. The owner has developed similar car washes in Los Angeles, as described

in their business operational plan (see exhibit). The proposed automated car wash will require three employees to operate and the applicant proposes to operate the car wash from 7:00 am through 9:00 pm, 7 days per week. Customers will pay at an entrance kiosk, then drive into the car wash tunnel guided by an employee, remain in the car while the conveyor take the car through the tunnel, and after exiting the tunnel, drive to a vacuum station to vacuum the car themselves. Customers will have access to car care products provided by a vending machine located in an alcove within the car wash building.

ANALYSIS:

Pursuant to the Huntington Park Municipal Code (HPMC) section 9-4.202, car washes are allowed provided a Conditional Use Permit (CUP) has been granted by the Planning Commission. In addition, HPMC 9-4.203.2.G requires approval of a Conditional Use Permit for a drive-thru establishment, and HPMC 9-4.203.2.R requires approval of a Minor Conditional Use Permit for vending machines. The Planning Commission will review the drive-thru car wash with vending machines as a single conditional use permit. HPMC 9-2.1003 requires approval of a Development Permit for a new commercial building. As the review authority for the project, the Planning Commission will review the Development Permit for the project.

<u>Environmental Review</u>
Pursuant to the California Environmental Quality Act (CEQA), staff has prepared an Initial Study of the project which concluded that the project will not have a significant adverse impact on the environment, with the implementation of required mitigation measures during the development and operation of the project. The mitigation measures addressing the areas of Air Quality, Biological Resources, Cultural Resources, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance are included in the Mitigation Monitoring Program. The Mitigation Monitoring Program is part of the Initial Study/Mitigated Negative Declaration document package in the attached exhibits. The applicant has agreed to the mitigation measures.

Because the proposed Initial Study/Mitigated Negative Declaration is undergoing the required statewide and local review period which will conclude on May 12, the Planning Commission cannot adopt the required Mitigated Negative Declaration or approve the project until after the review period is completed.

<u>Site Code Issues, Neighborhood Issues, & Expected Conditions of Approval</u>
Staff recommends conditions of approval to address neighborhood effects and consistency with the Huntington Park Municipal Code:

- Operational noise:
    - The latest version of the plans proposes an increase in the height of the south property line retaining wall from the 6.5 feet analyzed in the noise study to 8 feet, with the east 90 feet of nearest the car wash drying system at 10 feet in height. Staff believes that these heights are more than adequate to shield the adjacent residents from operational noise.

    - It is unclear if the paystation kiosks will make any audible noise. The HPMC requires that drive-thru order speakers are certified by an acoustical engineer not to exceed 60 decibels at the residential property line.
    - To ensure the winding down of business activities prior to the applicant's proposed closure at 9:00 pm, staff recommends a condition of approval to not accept new vehicles in the car wash queue after 8:00 pm.
- Site/parking lot features:
    - Revise the height of the front wall from 3.5 feet to 3 feet, because the HPMC limits the height of walls that are adjacent to the 5-foot front yard setback in the CG zone to 3 feet in height.
    - Wheelstops make a parking lot more difficult to clean and present a hazard to low-clearance vehicles (e.g., the stakes or stops can catch on the front bumper of a vehicle and rip the bumper off as the vehicle backs out). Staff recommends elimination of the wheelstops, or specification of a 4" height continuous curb instead.
    - A condition of approval to submit the paystation kiosk design for staff review and approval prior to the issuance of building permits, as there are development standards that apply to drive-through menu boards, in addition to ensuring a low noise level discussed above.
- Landscaping & equipment screening:
    - The landscape plans show 26 24-inch box trees to be planted on site, which meets the minimum requirements.
    - The transformer is proposed to be covered with artificial ivy to screen it from view of the queuing vehicles. (L-1 and A-10 Det. 6)
    - Prior to building permit issuance, per HPMC, landscape and irrigation plans will need to be signed and stamped by a landscape architect licensed in the State of California.

<u>Project Design</u>

The applicant is proposing an Art Deco design for the main car wash building, which is a significant improvement over the applicant's previous submittals. Many aspects of the design are well-developed, and staff has identified opportunities for further refinement of the design. Staff has the following comments for additional improvement of the project design:

- Restudy the wall areas with cross joints and square targets. In the examples of existing Art Deco and Streamline Moderne architecture provided by staff and the applicant, lines are always parallel, and there are no square targets.
- Color:
    - Accent colors: HPMC 9-3.103.3.A(2) states that "Special architectural features may use brighter colors as an accent. Colors shall complement the body colors of the building, as well as highlight decorative details…"
        - The "Neon Blue" by Cardinal (Blue 90 Gloss T009 BL01) and (Blue Hammer T013-B468), specified for the window frames, paystation canopy posts, and vacuum hoses, doesn't complement the off-whites, siennas, grays, and reds used elsewhere in the project.
        - The Cardinal Red 90 Gloss T009 RD01, specified for the paystation canopy fascia, metal awnings, vertical fins, and vacuum canopy roof,

appears to be too intense of a red to complement the off-whites, siennas, and grays used elsewhere in the project. The color chip on the board is an inaccurate representation of the proposed red; the color chip in the Cardinal brochure is more accurate. Staff recommends a less intense red; perhaps in a matte finish—fins on Art Deco buildings typically have a subdued, matte finish, unless the fin is part of a sign.

  - Background colors: Simplify the two background colors to one background color, as every example of Art Deco/Streamline Moderne architecture has a single background color and one or two complementary accent colors.
- Windows:
  - Glass: The plans specify "opaque 15% tinted frosted blue" for the main windows at the car wash tunnel. A sample of this glass has not been provided. A principle of car wash design for the last 60 years is that it's important to see the cars being washed. Furthermore, a principle of good design is that windows, especially at a storefront level, should allow views to the interior so that interior activity is visible. For these reasons, staff recommends specification of clear untinted glass.
  - Muntins: "Grids"—to provide the depth of detail, all muntins shall be exterior to the glass. A condition of approval will require staff review of window product description specifications and section drawings prior to the issuance of a building permit.
- Wall lighting:
  - Should be oriented vertically, and at the curved corners of the tower element, as originally proposed.
  - Vertical wall lighting fixtures should be round instead of square when placed on round building features.
  - The applicant shall provide nighttime wall lighting studies.
- Freestanding site lighting: Evaluate the 4-foot concrete base and bases of the "Huntington" light poles to ensure consistency with the Art Deco style, as a light pole base should be at the ground level.
- Graffiti-resistant coatings:
  - The elevations state that "The 1st 9 feet of the building height must be painted with anti-graffiti paint." Staff is concerned that an anti-graffiti coating would be a noticeable contrast from the matte finish integral stucco colors proposed. Staff will recommend a condition of approval to provide a sample application of paint or coating and the corresponding uncoated material for staff review and approval prior to application of the graffiti-resistant coating.
  - Staff has a similar concern that the split face concrete block walls should also have a graffiti-resistant coating. Staff would also recommend a condition of approval to provide a sample application of clear coating with a matte finish that is not distinguishable from an uncoated wall for staff review and approval prior to application of the graffiti-resistant coating.
- Rear elevation: Simplify the areas between the pop-out columns for a cleaner appearance.

- Fin decorations: Submit a detailed design of the fin decorations for staff review and approval prior to the issuance of a building permit. Based on information from the applicant, staff expects the decorations to be of tubular metal construction.
- Trash enclosure roof: The roof plan appears to indicate that the trash enclosure roof will be at a lower level than the main roof and subordinate to the main building, but the elevations indicate that the trash enclosure roof will be at the same level. Staff recommends studying various trash enclosure design options to arrive at the best design.
- Freestanding pole sign: Submit cross-sections of the pole cover and other sign details for staff review and approval to ensure consistency with the architectural design features, materials, and colors of the project. Staff recommends an opaque sign face with illuminated letters to provide a high-quality image.
- Building signs: An individual letters wall sign, or a vertical sign projecting from the corner of the tower, is recommended.

EXHIBITS:

B: Business Operational Plan
C: Initial Study/Mitigated Negative Declaration
D: Transportation Impact Analysis
E: Noise Impact Analysis
F: Site Photographs
G: Project Plans received March 17, 2022

NEW AUTOMATED EXPRESS CAR WASH PLANS

CUP SUBMITTAL (2019-01 CUP/DP)

3100 E. FLORENCE AVENUE, HUNTINGTON PARK, CA. 90255

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR
AC.T.	ACOUSTIC TILE
ADMIN.	ADMINISTRATION
ALUM.	ALUMINIUM
ALT.	ALTERNATE
AMT.	AMOUNT
ANOD.	ANODIZE(D)
APPR.	APPROXIMATELY
ASPH.	ASPHALT
BD.	BOARD
BIT.	BITUMINOUS
BLD'G	BUILDING
BLKG	BLOCKING
BM	BEAM
C.B.	CATCH BASIN
CEM.	CEMENT
C.F.	CUBIC FEET
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MANSORY UNITS
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.T.	CERAMIC TILE
DEMO.	DEMOLITION
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER, DISPOSAL
DN	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWINGS
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
ELEV.	ELEVATION, ELEVATOR
E.P.	ELECTROCAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXTG.	EXISTING
EXP.	EXPAND(SION), EXPOSED
DWG.	DRAWINGS
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN, FIRE DAMPER
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
F.H.R.	FIRE HOSE RACK
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FND.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.F	FACE OF FINISH
F.O.M.	FACE OF MANSORY
F.O.S.	FACE OF STUDS
FT.	FOOT, FEET
FTG.	FOOTING
GA.	GUAGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS, GLAZING
GR.	GRADE
GRD.	GUARD
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HEAD
HDWD	HARDWOOD
HDWR.	HARDWARE
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HYD.	HYDRANT
I.C.	INTERCOM
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
J.B.	JUNCTION BOX
JT.	JOINT
K.D.	KNOCK DOWN
KIT.	KITCHEN, KITCHENETTE
K.O.(P)	KNOCK OUT(PANEL)
LAV.	LAVATORY
LB.	POUND
L.F.	LINEAR FOOT(FEET)
LVR.	LOUVER
LT.WT.	LIGHTWEIGHT
MAS.	MANSORY
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANIC(AL)
MEMBR.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MT.(D.)(G.)	MOUNT(ED)(ING)
MTL.	METAL
(N)	NEW
N/C	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.D.	OCERFLOW DRAIN
O.L.	OCCUPANT LOAD
OPEN'G	OPENING
O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALLED
OPP.	OPPOSITE
PAV.	PAVING, PAVEMENT
P.H.	PANIC HARDWARE
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER, PLASTIC
PLBG.	PLUMBING
PLYWD	PLYWOOD
PNT.	PAINT
PREFAB.	PREFABRICATE(D)
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUND PER SQUARE INCH
PTD.	PAINTED
QUAL.	QUALITY
QUAN.	QUANTITY
R.B.	RUBBER BASE
R.C.P.	REINFORCED CONCRETE PIPE
R.D.	ROOF DRAIN
REF.	REFERENCE
REFRIG.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCEMENT
REQ.	REGUIRED
RET.	RETAINING
R.L.	ROOF LEADER, RAIN LEADER
RM.	ROOM
R.T.	RIGHT
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN, SOAP DISPENSER
SQ.FT.	SQUARE FOOT(FEET)
SHT.	SHEET
SHTG.	SHEATING
SIM.	SIMILAR
SPEC.	SPECIFICATION
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
S'STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.	TREAD, TILE, TOILET
TEL.	TELEPHONE
TEMP.	TEMPORARY
T.O.C.	TOP OF CURB
T.O.CONC.	TOP OF CONC.
T.O.M.	TOP OF MANSORY
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TR.	TRENCH
TYP.	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER, VINYL BASE
V.C.T.	VINYL COMPOSITION FLOOR TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.T.	VINYL TILE
W/	WITH
W/O	WITHOUT
WD	WOOD
W.I.	WROUGH IRON
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH

LEGENDS

- PROPERTY LINE
- CENTER LINE
- GRID OR COLUMN LINE (A / 1)
- DRAWING NUMBER (NO. / SHT.)
- SHEET WHERE DRAWN
- INTERIOR ELEVATION, ELVATION NUMBER (NO. / SHT.)
- SHEET NUMBER
- WALL SECTION: SECTION NUMBER (NO. / SHT.)
- SHEET WHERE DRAWN
- BUILDING SECTION: SECTION NUMBER (NO. / SHT.)
- SHEET WHERE DRAWN
- PORTION OF PLAN SHOWN MATCH LINE
- FACE DIMENSION
- CENTER LINE DIMENSION
- 0.00 FINISH ELEVATION
- SLOPE MAX % FINISH SURFACE SLOPE
- HB. HOSE BIBB
- TD TRENCH DRAIN SEE PLUMBING DRAWINGS
- F.E. FIRE EXTINGUISHER
- FD FLOOR DRAIN SEE PLUMBING DRAWINGS
- AD AREA DRAIN SEE PLUMBING DRAWINGS
- ADA ACCESSIBLE PATH OF TRAVEL
- MATERIAL SEPARATION LINE
- WH WATER HEATER
- W/D WASHER & DRYER
- 123 ROOM NUMBER OR NAME
- 01 WINDOW MARK
- 01 DOOR MARK
- h=98" CEILING HEIGHT
- 1 REVISION
- 01 WALL TYPE
- 01 ELEVATION FINISH MARK
- 01 MATERIALS OR DEMOLITIONS TYPE
- EP (N) ELECTRICAL PANEL
- WM (N) WATER METER
- WH (N) TANKLESS WATER HEATER
- A (N) IRRIGATION CONTROL
- (N) STUD WALLS
- (N) 1 HOUR RATED WALL
- (N) CAST IN CON'C WALL
- CMU WALL (BUILDING)
- FREESTANDING CMU WALL
- EXISTING STUD WALL /REMAIN/
- F.E.C. FIRE EXTINGUISHER AND CABINET
- STEP IN SURFACE OF FLOOR
- N TRUE NORTH

SHEET INDEX

DATUM STATEMENT:

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FLORENCE AVENUE AS SHOWN ON TRACT NO. 5495, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING SOUTH 82°53'20" EAST

BENCH MARK:

FND. DPW TAG N CB FLORENCE AVE 2FT E/O BCR @ NE COR ARBUTUS ST
BM NO. PY5959
ELEVATION 154.131
QUAD YR. 2013

THE CONTRACTOR SHALL VERIFY ALL THE NECESSARY DIMENSIONS FOR PROPER WORK ARRANGEMENTS FOR COST ESTIMATES.

ESTIMATED EARTH WORK

LOCATION	AREA (S.F.)	CUT		FILL		IMPORT	EXPORT
		AVG. DEPTH (FT)	VOLUME (C.Y.)	AVG. DEPTH (FT)	VOLUME (C.Y.)	VOLUME (C.Y.)	VOLUME (C.Y.)
BUILDING	5,311	0.9	178	1.1	218	0	0
PARKING	25,389	.15	XXX142	0.2	189	0	0
LANDSCAPE	7,498	0.3	82	0.4	109	0	0
TOTAL	38,198	–	402	–	516	114	0

* THE ABOVE ESTIMATION OF THE EARTHWORK WAS BASED ON ASSUMPTION THAT THE ENTIRE CUT VOLUME WOULD BE RECYCLED 100% FOR USE OF THE SUBJECT PROJECT. IN THAT CASE, THE NET IMPORT IS 114 CUBIC YARDS.

PROJECT DATA

- PROJECT: NEW AUTOMATED EXPRESS CARWASH
- PROJECT ADDRESS: 3100 E. FLORENCE AVENUE HUNTINGTON PARK, CA. 90255
- OWNER: MOOGUN INVESTMENT, LLC 4830 ELMWOOD AVE, #102 LOS ANGELES, CA. 90004 213-605-5398
- APPLICANT: LEEDCO ENGINEERS, INC. 3380 FLAIR DR., SUITE 225 EL MONTE CA 91731 626-234-2247
- APN: 6212-001-060 6212-001-061
- LAND USE ZONE: COMMERCIAL GENERAL (C-G)
- LEGAL DESCRIPTION: LOT: 30-35 TRACT TR#:2262 POR (EX OF ST) N OF S 3FT OF LOTS 30 THRU 32 AND LOTS 33 THRU 35
- OCCUPANCY: GROUP B – BUSINESS
- CONSTRUCTION TYPE: TYPE-V-B-0 HRS CAR WASH BUILDING FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)
- LOT AREA 38,198 G.S.F. / 0.876 ACRES
- LANDSCAPE REQUIRED: FORMULA: 10% OF LOT AREA REQUIRED: 38,198 x 0.10 = 3,819.80 S.F.
- LANDSCAPE PROVIDED: FORMULA: LANDSCAPE/LOT AREA PROVIDED: 7,498 / 38,198 =19.6% 19.6% > 10%, therefore, ok

AUXILIARY ENCLOSURES AND CANOPIES

- VACCUM CANOPY AREA #1 1,083 G.S.F.
- VACUUM CANOPY AREA #2 843 G.S.F.
- VACUUM CANOPY AREA #3 1,143 G.S.F.
- VACUUM CANOPY AREA #4 894 G.S.F.
- TRASH ENCLOSURE 150 G.S.F.
- VACUUM PUMP ENCLOSURE #2 192 G.S.F.
- PAY STATION 540 G.S.F.

- AUTOMATED EXPREES CARWASH DEVELOPMENT:

LOT SIZE: 38,198 S.F. / 0.876 ACRES

LOT COVERAGE:

CARWASH BUILDING–	4,969 G.S.F.	12%
LANDSCAPE AREAS–	7,498 G.S.F.	20%
VACUUM CANOPY AREAS–	3,963 G.S.F.	10%
TRASH ENCLOSURE–	150 G.S.F.	1%
PAYSTATION AREA–	540 G.S.F.	2%
VACUUM PUMP ENCLOSURE #2–	192 G.S.F.	1%
HARDSCAPE AREA–	25,389 G.S.F.	66%

- MIN. LOT SIZE: 0.876 ACRES
  MAX. LOT DIMS (width/depth): 330' X 116'
  MAX. LOT COVERAGE 86%
  MAX. BLDG. COERAGE 14%
- FAR CALCULATION FORMULA: 13% = 4:1 BLDG AREA/ LOT AREA 5,311/38,198 = 14%
- PARKING REQUIRED = 30 SPACES
  1 PARKING = 250 S.F./4,969 G.S.F.
  10 SPACES PER CARWASH LANE
- PARKING PROVIDED = 34 SPACES > 30, therefore, ok
  PARKING PROVIDED: 34
  VACUUM STALLS 29
  ADA VACUUM 2
  EMPLOYEE 2
  MOTORCYCLE 1
- LOADING/UNLOADING ZONE: REQUIRED: 1 PROVIDED: 1 (10' x 25'-4")
- BICYCLE: (1 SPACE PER 5,000 sq.ft. BUILDING AREA) REQUIRED: 1 TOTAL PROVIDED: 3 SHORT TERM

AUTOMATED EXPRESS CARWASH BUILDING

- BUILDING HEIGHT: 36'-0" (TABLE 503: ALLOWABLE 40') A.F.F. 37'-0" (TABLE 503: ALLOWABLE 40') A.F.S. SEE CROSS SECTIONS
- NO. OF STORY: 1 STORY, W/ MEZZANINE
- BLDG TOTAL G.S.F.: 4,932 G.S.F. (TABLE 503: ALLOWABLE 9,000 G.S.F.)

CARWASH TUNNEL	2,932 G.S.F.	(2,729	N.S.F.)
ELECTRIC ROOM	70 G.S.F.	(60	N.S.F.)
STORAGE ROOM #1	101 G.S.F.	(90	N.S.F.)
MECHANICAL ROOM	674 G.S.F.	(674	N.S.F.)
VACUUM PUMP ROOM	45 G.S.F.	(296	N.S.F.)
VENDING ROOM	299 G.S.F.	(45	N.S.F.)
OFFICE W/ STAIRS	295 G.S.F.	(288	N.S.F.)
GENDERLESS TOILET	72 G.S.F.	(71	N.S.F.)
EMPLOYEE BREAK ROOM	92 G.S.F.	(96	N.S.F.)
MEZZANINE STORAGE	389 G.S.F.	(359	N.S.F.)

CBC 2019 CHAPTER 2 TABLE 1004.5 MEANS OF EGRESS OCCUPANT LOAD ANALYSIS

- OCCUPANCY LOAD ANALYSIS (AUTOMATED CARWASH BLDG) CBC 2019 OCCUPANT LOAD MAX. ALLOWABLE TABLE 1004.5 FIRE PLANS EGRESS REQUIREMENTS BASED ON GROSS SQUARE FOOTAGE

TOTAL OCC. LD.: 24 PPL

CARWASH TUNNEL	10 PP	(=2,932/300)
ELECTRIC ROOM	1 PP	(=70/300)
STORAGE ROOM #1	1 PP	(=101/150)
MECHANICAL ROOM	3 PP	(=674/300)
ATTACHED VAC PMP RM	1 PP	(=296/300)
VENDING ROOM	1 PP	(=45/150)
OFFICE WITH STAIRS	2 PP	(=288/150)
GENDERLESS TOILET	1 PP	(=71/150)
EMPLOYEE BREAK ROOM	1 PP	(=96/150)
MEZZANINE STORAGE	3 PP	(=359/150)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.5	
USE	OCCUPANCY LOAD FACTOR
BUSINESS	150 GROSS
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS

TOTAL OCCUPANT LOAD 2019 CPC 422.1 TABLE A	
USE	OCCUPANCY LOAD FACTOR
BUSINESS	200 NET

- FIRE SPRINKLER: NOT REQUIRED PER CBC 903.2, NFPA 13 OCCUPANCY B/1-STORY 4,969 G.S.F.
  CODE: 903.3.1.1.1/ITEM 2
  CODE: 907.2.2 GROUP B MANUAL FIRE ALARM SYSTEM
  CODE: 906.3.2 CLASS B FIRE HAZARD FITE EXTINGUISHER TABLE (906.3(1))

TOTAL OCCUPANT LOAD TABLE 2019 CPC 422.1 TABLE A

OCCUPANCY LOAD ANALYSIS (AUTOMATED CARWASH BLDG) PLUMBING FIXTURES AND FIXTURE FITTINGS BASED ON NET SQUARE FOOTAGE

TOTAL OCC. LD.: 26 PPL

CARWASH TUNNEL	14 PP	(=2,932/200)
ELECTRIC ROOM	1 PP	(=70/200)
STORAGE ROOM #1	1 PP	(=101/200)
MECHANICAL ROOM	3 PP	(=674/200)
VACUUM PUMP ROOM	1 PP	(=296/200)
VENDING ROOM	1 PP	(=45/200)
OFFICE WITH STAIRS	1 PP	(=288/200)
GENDERLESS TOILET	1 PP	(=71/200)
EMPLOYEE BREAK ROOM	1 PP	(=96/200)
MEZZANINE STORAGE	2 PP	(=359/200)

- HOURS OF OPERATION

MONDAY	7AM–9PM
TUESDAY	7AM–9PM
WEDNESDAY	7AM–9PM
THURSDAY	7AM–9PM
FRIDAY	7AM–9PM
SATURDAY	7AM–9PM
SUNDAY	7AM–9PM

CARWASH EQUIPMENT REQUIREMENT NOTE:
ALL CAR WASH EQUIPMENT SHALL BE LABELED AND LISTED BY A NATIONAL RECOGNIZED TESTING LABORATORY.

SCOPE OF WORK

DEMOLISH EXISTING OFFICE BUILDING, PARKING LOT, TRASH ENCLOSURE, AND CMU WALL TO FINISH GRADE. CONSTRUCT A NEW AUTOMATED EXPRESS CAR WASH BUILDING 4,969 G.S.F., FOUR (4) VACUUM CANOPY AREAS TOTAL 3,963 G.S.F., ONE (1) PAY STATION CANOPY 540 G.S.F., ONE (1) VACUUM PUMP ENCLOSURE 192 G.S.F., ONE (1) TRASH ENCLOSURE 150 G.S.F., NEW 6' HIGH CMU SECURITY FENCING WALL ALONG SOUTHERLY PROPERTY BOUNDARY, NEW 6" CURB ALONG STREET FRONTAGE & WESTERN AND EASTERLY BOUNDARIES, RECONSTRUCT EXISTING DUAL DRIVEWAY INTERSECTION OF FLORENCE AVE. & MISSION PLACE, NEW RIGHT TURN EXIT ONLY DRIVEWAY, CLOSE OFF EXISTING DRIVEWAY NEAR WESTERLY BOUNDARY, NEW CONCRETE PARKING LOT WITH PARKING LOT LIGHTING, NEW LANDSCAPE WITH DROUGHT TOLERANT PLANTS AND WELO IRRIGATION SYSTEM. EXISTING FREE STANDING SIGN TO BE REFURBISHED INTO DOUBLE FACE L.E.D. SIGN. STREET IMPROVEMENTS PER CITY OF HUNTINGTON PARK DPW.

CONSTRUCT UTILITY CONNECTIONS FOR 2" POTABLE WATER METER, 1" IRRIGATION WATER METER AND CONNECTION TO SEWER MAIN. INSTALL TRANSFORMER WITH UNDERGROUND ELECTRICAL UTILITIES, CONSTRUCT AN INFILTRATION CULTEC SYSTEM FOR STORM WATER SHEET FLOW WITH AN OVERFLOW UNDER SIDEWALK DRAIN TO EXISTING STREET CURB AND GUTTER.

LOT LINE ADJUMENT/MERGER LLA APPLICATION

SEPARATE PERMITS
STREET IMPROVEMENT PLANS
GRADING AND DRAINAGE PLANS
LANDSCAPE PLANS
SIGNAGE PLANS
TRASH ENCLOSURE
VACUUM PUMP ENCLOSURE
CMU WALL SECURITY FENCING

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

A. HPMC SECTION 9 ZONING
B. 2019 CALIFORNIA BUILDING CODE
C. 2019 CALIFORNIA ELECTRICAL CODE
D. 2019 CALIFORNIA MECHANICAL CODE
E. 2019 CALIFORNIA PLUMBING CODE
F. 2019 CALIFORNIA FIRE CODE
G. 2020 LOS ANGELES COUNTY FIRE CODE
H. STATE OF CALIFORNIA TITLE 24 2019 BUILDING STANDARDS
I. 2019 ENERGY CODE–CALIFORNIA ENERGY COMMISSION
J. 2019 CALIFORNIA REFERENCED STANDARDS CODE.
K. CALGREEN–2019 CALIFORNIA GREEN BUILDING STANDARDS
L. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS
M. CALTRANS STANDARD SPECIFICATION 2018 EDITION
N. CAL/OSHA LATEST EDITION
O. MANUFACTURER INSTALLATION REQUIREMENTS
P. LARR REPORTS FOR ALL MATERIALS
Q. CONTRACT DOCUMENTS
R. CC&R'S/PRIVATE CONDITIONS AND ORDINANCES
S. CONDITIONS OF APPROVAL FOR THIS PROJECT
T. NATIONAL ROOFING CONTRACTOR'S ASSOCIATES
U. SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
V. AMERICAN CONCRETE INSTITUTE
W. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
X. AMERICAN WELDING SOCIETY
Y. CONCRETE REINFORCING STEEL INSTITUTE

PROJECT DIRECTORY

PROJECT OWNER:
MOOGUN INVESTMENT, LLC
ADDRESS: 4830 ELMWOOD AVE. #102 LOS ANGELES, CA. 90004
CONTACT: HYUN HWANG
PHONE: 213-605-5398

ARCHITECTURE DESIGNS:
LEEDCO ENGINEERS INC.
ADDRESS: 3380 FLAIR DR., SUITE 225 EL MONTE CA 91731
CONTACT: DENNIS LEE
PHONE: 626-234-2247
EMAIL: leedco@aol.com

STRUCTURAL/GEOTECHNICAL CIVIL ENGINEER:
LEEDCO ENGINEERS INC.
ADDRESS: 3380 FLAIR DR., SUITE 225 EL MONTE CA 91731
CONTACT: DENNIS LEE
PHONE: 626-234-2247
EMAIL: leedco@aol.com

ENERGY CONSULTANT:
PERFECT DESIGN & INVESTMENT INC.
ADDRESS: 2416 W. VALLEY BLVD ALHAMBRA CA 91803
CONTACT: RAYMOND ZHANG
PHONE: 626-289-8808 626-289-4913

UTILITIES DIRECTORY

TRASH
CR&R SANTA FE SPRINGS
12739 LAKELAND ROAD
SANTA FE SPRINGS, CA. 90670
TEL 562-944-4716
FAX 562-944-8516

WATER
CITY OF HUNTINGTON PARK
6550 MILES AVENUE
HUNTINGTON PARK, CA. 90255
Ph: 323-582-6161

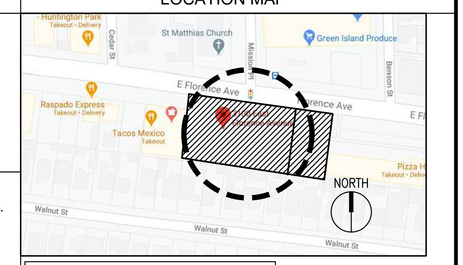
GAS
SOUTHERN CALIFORNIA GAS CO.
PO BOX 1626
MONTERREY PARK, CA. 91754
Ph: 800-427-2000

SEWER
CITY OF HUNTINGTON PARK
6550 MILES AVENUE
HUNTINGTON PARK, CA. 90255
Ph: 323-582-6161

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1924 CASHDAN STREET
COMPTON, CA. 90224
Ph: 310-608-5023

PHONE
AT&T
P.O. BOX 5025
CAROL STREAM, IL 60197
Ph: 800-288-2020

LOCATION MAP



REVISION		
1	1st REVISION DATE	–
2	2nd REVISION DATE	–
3	3rd REVISION DATE	–

REGISTERED PROFESSIONAL ENGINEER DENNIS LEE No. CE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

Mar-08-2022

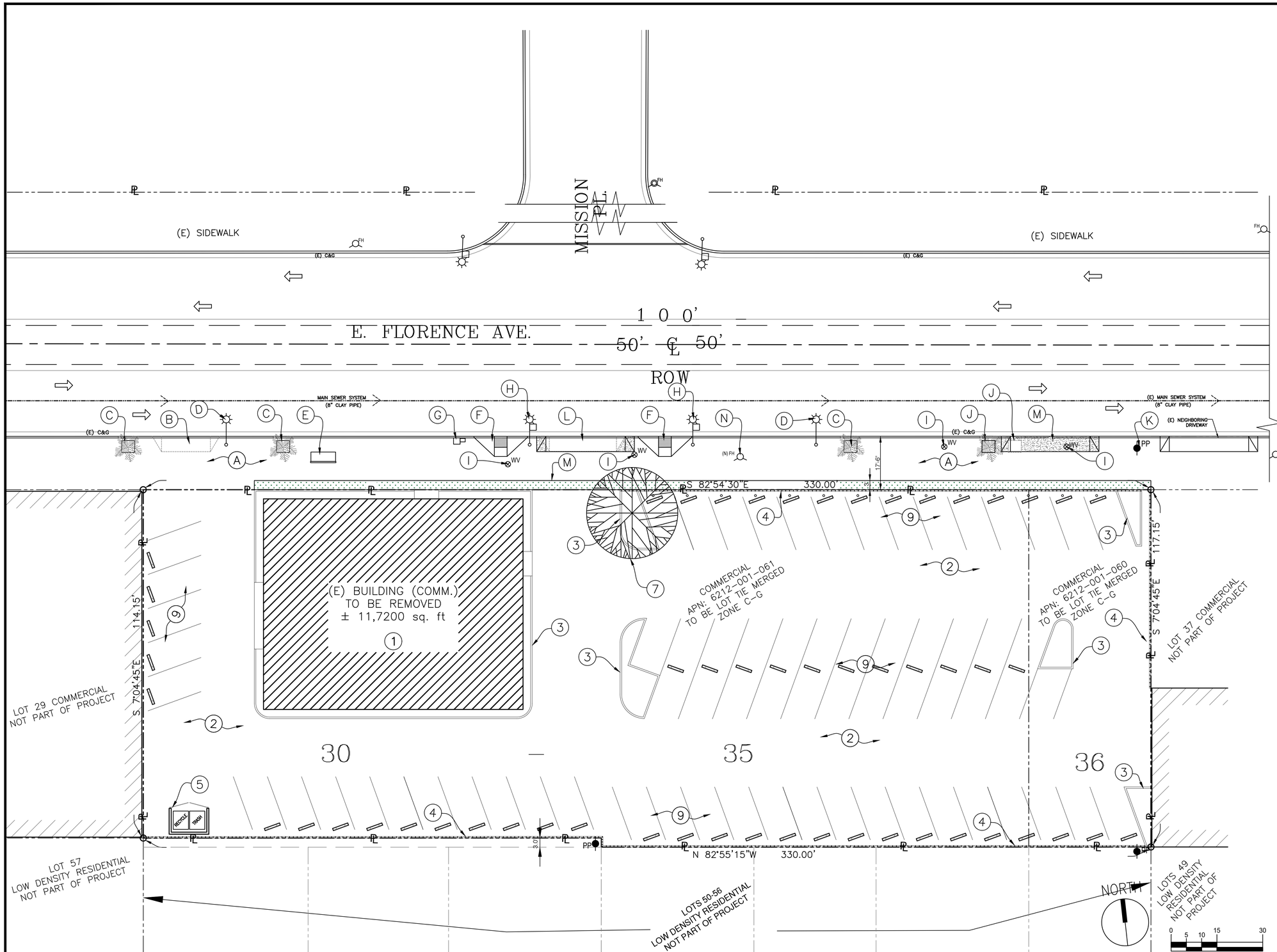
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

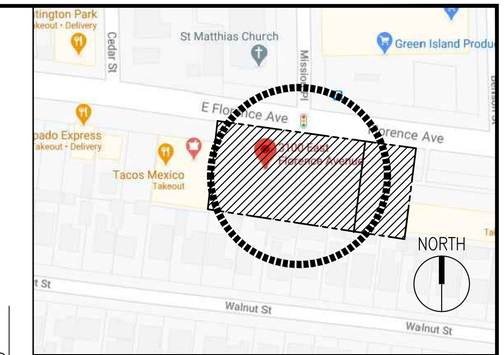
SUBMITTAL BLOCK	
1st Review:	08-22-2019
2nd Review:	03-03-2020
3rd Review:	09-09-2020
Eng Traffic Review:	08-11-2021
4th Review:	12-27-2021

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

T-1



EXISTING SITE PLAN AND DEMOLITION PLAN 1
SCALE: 1"=15'



LOCATION MAP 2
N.T.S.

DEMOLITION NOTES:

1. (E) COMMERCIAL BUILDING TO BE REMOVED ± 11,720 SQ. FT.
2. (E) ASPHALT PARKING LOT TO BE REMOVED TO FINISH GRADE
3. (E) PLANTERS TO BE REMOVED
4. (E) CMU WALL H=42" TO BE REMOVED
5. (E) TRASH ENCLOSURE TO BE REMOVED
6. (E) PARKING STALLS AND WHEEL STOPS TO BE REMOVED
7. (E) TREE IS UPROOTING AND WILL NEED TO BE REMOVED. THIS TREE IS NOT A PROTECTIVE SPECIES AND COMPROMISES NEW PARKING LOT DESIGN CONSTRUCTION.

NOTE: STREET IMPROVEMENTS TO BE REMOVED, RECONSTRUCTION, OR RELOCATED PER STREET IMPROVEMENT PLANS. NOTES FOR REFERENCE ONLY.

- (A) (E) SIDEWALK TO BE PROTECTED. ANY DAMAGED SIDEWALK TO BE RECONSTRUCTED.
- (B) (E) 22' DRIVEWAY TO BE CLOSED W/ STANDARD CURB & GUTTER & SIDEWALK
- (C) (E) TREE PITS TO BE PROTECTED
- (D) (E) STREET LIGHT TO BE PROTECTED
- (E) (E) BUS STOP TO BE PROTECTED
- (F) (E) RAMP ADA COMPLIANT TO BE PROTECTED
- (G) (E) NEWSPAPER STAND TO BE PROTECTED
- (H) (E) TRAFFIC LIGHTS TO BE PROTECTED
- (I) (E) WATER VALVES TO BE PROTECTED OR ADJUSTED TO MATCH (N) SURFACE CONDITIONS
- (J) (E) TREE PIT TO BE RELOCATED
- (K) (E) POWER POLE TO BE PROTECTED IN PLACE
- (L) (E) 22' DRIVEWAY TO BE RECONSTRUCTED TO (N) 26' WIDE DRIVEWAY PER LA COUNTY STD S-440-4
- (M) (N) 26' WIDE RIGHT TURN EXIT ONLY DRIVEWAY PER LA COUNTY STD S-440-4
- (N) (N) FIRE HYDRANT 6"x4"x2½" 1750gpm, 20psi, 2hrs CONFORM TO AMERICAN WATERWORKS ASSOCIATION STD C503
- (M) (E) 3' WIDE PARKWAY PLANTER TO BE REMOVED REPLACED WITH NEW SIDEWALK

DEMOLITION CONSTRUCTION NOTES 3
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER D. LEE
No. QE 28302
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

Mar-08-2022

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE:	NEW AUTOMATED EXPRESS CAR WASH
FOR	
OWNER:	MOOGUN INVESTMENT, LLC.
JOB ADDRESS:	3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

EXISTING SITE PLAN
DEMOLITION PLAN

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY:	DATE:
G.M.A.	03-08-2022

A-01

LHQM LED QUANTUM® Exit/Unit Combo

SPECIFICATIONS

Electrical Primary Circuit				
	Typical LED Qty[1]	Supply voltage	Max amps	Max watts
Red and green LED	10 years	120	.05	4.3
		277	.03	4.3

BATTERY

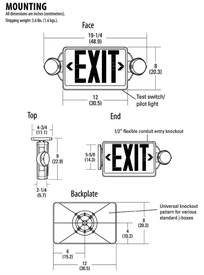
Ni-Cad				
Voltage	Typical Shelf life[1]	Typical life[2]	Maintenance[3]	Temperature range[4]
9.6	3 years	7-9 years	none	50-104°F (10-40°C)

1. Based on continuous operation.
2. At 77°F (25°C).
3. All life safety equipment, including emergency lighting path of egress, must be maintained, serviced and tested in accordance with all National Fire Protection Association and local codes. Failure to perform the required maintenance, service or testing could jeopardize the safety of occupants and will void all warranties.
4. Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity.
5. Battery life is negatively impacted by many variables including temperature, charging rate, number of cycles and deep discharges due to long periods of time without AC power.

Remote Output Capacity			
Standard unit	Combo	Combo/high-output battery(HO)	Combo/high-output (HO) and no heads (RO)
NA	NA	3W	6W

MOUNTING

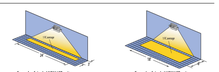
All dimensions are inches (centimeters).
Shipping weight: 3.6 lbs. (1.6 kgs.).



LAMP PHOTOMETRICS

QUANTUM LED SERIES – SINGLE COVERAGE
3W Total White LEDs

Using a single unit at a typical 7.5' mounting height delivers an average illuminance of 1.0 FC over a distance of 24' on a 2 path of egress and 10' on a 4 path of egress.

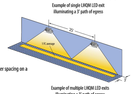


Example of single LHQM LED exit illuminating a 2 path of egress

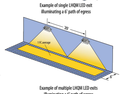
Example of single LHQM LED exit illuminating a 4 path of egress

QUANTUM LED SERIES – MULTIPLE COVERAGE
3W Total White LEDs

Using multiple units at a typical 7.5' mounting height delivers 25' center-to-center spacing on a 2 path of egress and 20' center-to-center spacing on a 4 path of egress.



Example of multiple LHQM LED exits illuminating a 2 path of egress



Example of multiple LHQM LED exits illuminating a 4 path of egress

EXTENDED RUN-TIME FOR HIGH-OUTPUT EXITS

Product	Run time
LHQM LED HO (no remotes)	3.8 hours
LHQM LED HO RE (no remotes)	7.5 hours

LITHONIA LIGHTING

LHQM-LED

EMERGENCY: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com technysupport-emergency@acuitybrands.com

EGRESS EMERGENCY EXIT LIGHT | 9
SCALE: N.T.S.

Extrutech Plastics, Inc.
5902 West Custer Street
Manitowoc, Wisconsin 54220
Toll Free (888) 818-0118
Phone (920) 684-9650
Fax (920) 684-4344
Website www.epiplastics.com
E-mail info@epiplastics.com

September 2012

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, *including MasterFormat, SectionFormat, and PageFormat*, as described in *The Project Resource Manual – CSI Manual of Practice*.

The section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" when editing this section.

Section numbers are from *MasterFormat* 1995 Edition, with numbers from *MasterFormat* 2004 Edition in parentheses. Delete version not required.

SECTION 06600 (06 64 00)

PVC WALL PANELING

Specifier Notes: This section covers Extrutech Plastics "P2400" exterior-grade PVC wall panels. Consult Extrutech Plastics for assistance in editing this section for the specific application.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Extrutech Plastics, Inc., 5902 West Custer Street, Manitowoc, Wisconsin 54220
Toll Free (888) 818-0118 Phone (920) 684-9650 Fax (920) 684-4344.
Website www.epiplastics.com
E-mail info@epiplastics.com

2.2 PVC WALL PANELS

A. Wall Panels: "P2400".
1. Description: Tongue-and-groove, rib-reinforced wall panels with nailing fins.
2. Material: 100 percent virgin, exterior-grade PVC.
3. Outside Surface: Flat.
4. Width: 24 inches.
5. Thickness: 1/2 inch.
6. Weight: 0.69 pound per square foot.
7. Surface Burning Characteristics, ASTM E 84:
   a. Flame Spread Index: 15.
   b. Smoke Developed Index: 350.
8. Color: White, glossy finish.
9. Nonporous.
10. Waterproof.
11. Corrosion proof.
12. Acceptance:
    a. USDA.
    b. Canadian Food Inspection Agency (CFIA).

B. Trim:
1. Material: 100 percent virgin, exterior-grade PVC.
2. Weight: 0.06 pound per linear foot. Color: Same as wall panels.

2.3 ACCESSORIES

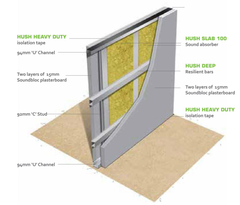
A. Construction Adhesive: PL400 or Liquid Nails, as recommended by wall panel manufacturer.

B. Fasteners:
1. Fastening into Wood: Stainless steel, 1-1/4-inch, No. 8 truss-head sheet metal screws.
2. Fastening into Masonry: Stainless steel, Buildex Tapcon 3/16-inch by 1-1/4-inch screws, with 1/4-inch stainless steel washers.
3. Fastening into Metal: Stainless steel, 3/4-inch, No. 8 truss-head sheet metal or flat-head Tek screws.
4. Staples: Do not use.

CAR WASH TUNNEL PVC PANELS | 7
SCALE: N.T.S.

Hush Acoustics - HD1053

SINGLE METAL STUD WALL



SPECIFICATION

- Construct a single frame of 92mm/94mm metal stud and track. Ensure the stud and track is isolated from the floor and ceiling structure using the Hush Heavy Duty Isolation Tape.
- Insulate within the stud using the Hush Slab 100 Sound Absorber. Ensure the Hush Slab is installed tightly within the stud frame.
- Install the Hush Bar Deep Resilient Bars to one side of the stud frame.
- Face both sides of the wall with two layers of 15mm Soundbloc Plasterboards. Ensure the plasterboard fixings attaching the Soundbloc to the Hush Deep Resilient Bars do not penetrate through to the stud work. Ensure the perimeters of the plasterboards are sealed with the Hush Acoustic Sealant.

FEATURES

- ✓ Complies to UK Building Regulations Approved Document E (England & Wales), Section 5 (Scotland) and Part G (Northern Ireland)
- ✓ Can be used in new build, conversion and refurbishment developments
- ✓ A tried and tested method of creating a separating lightweight stud wall
- ✓ Excellent acoustic performance levels for a single stud wall construction due to the performance of the Hush Deep Resilient Bar
- ✓ Provides a 1 hour fire resistance

ACOUSTIC PERFORMANCE

Airborne $D_{nT,w}$ dB	Airborne $D_{nT,w} + C_{tr}$ dB
55	49

Results based on all Hush materials listed in the Hush System HD1053 data sheet being used. Results are also based on correct installation and all flanking paths being treated.

BUILDING REGULATIONS STATEMENT

- Approved Document E (England & Wales) incorporates a unit of measurement to determine low frequency airborne sound transmission. Due to proven intrinsic difficulties of measuring low frequency sound, in domestic sized rooms, it must be expected that there could be significant deviations in the accuracy of these measurements.
- There will be variations in measurements form site to site in all UK Building Regulations whether it be Document E (England & Wales), Section 5 (Scotland) or Part G (Northern Ireland). These variations are caused by structural differences in buildings, general site conditions and workmanship.
- All these factors can influence the repeatability of both impact and airborne acoustic test results. Therefore, any test results must be considered as an indication only and no warranty can be given or implied as to the actual acoustic performance in any particular situation.

HUSH ACOUSTICS
TEL: 0151 933 2026
EMAIL: info@hushacoustics.co.uk
www.hushacoustics.co.uk

@hushacoustics
hushuk.acoustics
44 Canal Street, Bootle, Liverpool L20 8QU
Offices also based in London and Yorkshire

HUSH ACOUSTICS

SOUND BARRIER INSULATION | 5
SCALE: N.T.S.

FlameOFF™
FlameOff Fire Barrier Paint

Submittal Data Sheet
Structural Steel

Selection & Specification Data

Generic Type A water-based intumescent coating that consists of a vinyl acetate resin.

Description A decorative, thin-film intumescent coating designed for fire protection of structural steel for interior applications requiring ASTM E119 testing for full scale/load bearing applications.

Features
- Tested to ASTM E119 / UL 263 standards
- Decorative aesthetic finish – provides a hard, durable, architectural finish. Compatible with most latex/acrylic topcoats
- Thin film coating - offers an economical solution to alternative fireproofing
- low VOC, LEED compliant
- Easy repair – if damaged, product can be patched easily
- Does not require reinforcing mesh
- Third party listing certificate

Color White

Finish Smooth

Primer An alkyd metal or all purpose acrylic primer must be applied to steel before intumescent coating application.
*For galvanized surfaces use all purpose acrylic primers ONLY.

Topcoat For interior conditioned space, topcoating is not required but may be applied for aesthetic purposes.
Product must be topcoated if there are environmental exposure requirements. Refer to FlameOFF Coatings, Inc. technical support.
Intumescent coating must be applied to the required DFT and fully cured to a Shore D Hardness of 70 before topcoat is applied.

Thickness Per Coat Recommended 20-35 Mils WFT
*Range: 15-45 Mils WFT. Maximum thickness per coat depends upon applicator experience, substrate, and job site conditions.

Solids Content By Volume 71%

Theoretical Coverage Rates 1138 sq ft/gallon at 1 mil DFT (105.7 m2 / at 25 microns)
37 sq ft/gallon at 30 mills DFT (3.4 m2 / at 750 microns)

VOC Values As Supplied 0.06 lbs/gal (7 g/l)

Testing / Certification / Listing

Listing This product is ICC-ES Listed and UL Classified. It has been tested at Underwriters Laboratories in accordance with ASTM E119/UL 263 Fire Endurance requirements to meet the Full Scale requirement of IBC/NFPA Building Codes.

ICC ES LISTED — *See ICC Reports Directory ESR- 3874
CLASSIFIED UL — *See UL Fire Resistance Directory R38327

ASTM E119 2 hours
ASTM E84 Class A
ASTM D2240 70 Shore D

Packaging, Handling & Storage

Shelf Life 12 Months
*Shelf life when kept at recommended storage conditions and in original unopened containers.

Shipping Weight 64 lbs per 5 gal pail

Flash Point N/A

Storage Store indoors in a dry environment between 40°F and 100°F (7°C and 38°C)

Packaging 5 Gal

This product is proudly manufactured in the USA

Mixing & Thinning

Thinning DO NOT THIN or alter in any way.

Mixer Use 1/2" electric or air driven drill with a slotted paddle mixer (300 rpm under load)

Mixing Product must be mixed using a 1/2" electric air driven drill with a slotted paddle or Jiffy mixer blade. Mix material for a minimum of 5 minutes to achieve the necessary texture required before spraying.

Phone: (866) 598-8470 Email: info@flameoffcoatings.com Web: www.flameoffcoatings.com

FlameOFF

The data and suggested formulations in this bulletin are based on information believed to be reliable and are offered solely for evaluation, investigation and verification of numerous factors affecting results. FlameOFF Coatings, Inc. products are sold with the understanding the purchasers will make their own tests to determine the suitability of these products for the particular use. We assume no liability or responsibility for any damage to person or property resulting from or incident to the use of our products. Statements concerning the use of FlameOFF Coatings, Inc. products are not be construed as recommending the infringement of any patent, and no liability for infringement arising out of any such use is assumed.

FLAME OFF BARRIER PAINT | 3
SCALE: N.T.S.

FireStop™

Residential & Commercial Caulk, Pillows & Putty Pads

FireStop™ Offering

- **FireStop™ Intumescent Caulk**
  is water-based, single component elastomeric sealant intended for use as a firestop system component. It forms an economical yet durable, flexible and watertight bond with most construction materials.
- **FireStop814™ Caulk**
  FireStop814™ Fire stopping caulk is a single component, non-combustible, non-intumescent material for residential and commercial applications. Colored red for easy inspection, FireStop814 creates an effective barrier against flames, smoke, and toxic gasses and has superior adhesion and gunnability.
- **FireBlok136™ Caulk**
  FireBlock136™ Fire-blocking caulk is a single component, non-combustible material for residential applications. FireBlock136 is for use in annular spaces around wires, pipes, ducts, vents and other penetrating items at ceiling and floor openings; and room to room in wood and steel frame constructions.
- **Fire Rated Putty Pads**
  NSi Fire Rated Putty is a moldable non-curing, one-component fire rated material for through penetration fire stop systems. In the event of a fire, Putty will expand when exposed to fire, forming an insulating char, which prevents the spread of flames, smoke, gas and water through penetration openings. Installation is easy as there are no additives, there is no mixing and no curing time is required. The putty is applied by hand and adheres to all common building surfaces.
- **FireStop8136™ Pillows**
  FireStop™ Pillows are a single step firestop system component. Intended for wall and/or floor openings through fire separations where temporary or permanent firestops are required. They are ideal where cable retrofitting is frequent and anticipated. Quick and clean single product installation.

NSi INDUSTRIES
NSi Industries, LLC
USA • 800.321.5847
www.nsiindustries.com

FIRE STOP CAULK
SCALE: N.T.S.

CS CONTRACTOR SELECT™ — LITHONIA LIGHTING

Specifications

INTENDED USE:
Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power to meet code required emergency lighting. Ideal for applications requiring low profile, emergency unit for lower mounting heights.

CONSTRUCTION:
The housing is a standard ivory white thermoplastic with a compact and low-profile design with unobtrusive lamps. It is 5VA flame rated and impact-resistant.

OPTICS:
The typical life of the LED is 10 years. One, 0.75W white LED per lamp head.

ELECTRICAL:
Dual-voltage 120 or 277 standard.
Bi-color LED status indicator for battery condition. (Green-normal, Red-check battery).
1.5 watts of additional remote capacity with ELCL REM M12.
BATTERY: 3.6V maintenance-free, rechargeable, nickel-cadmium.

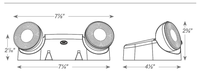
INSTALLATION:
Wall mount and ceiling mount. Surface mount back plate fits most industry standard size junction boxes and snaps into place.

LISTINGS:
UL Listed. Meets all applicable requirements for UL 924, NFPA 101 (current Life Safety Code), NFPA 70 (NEC), California Energy Commission Title 20 section 1605.3 (W)(4), FCC and OSHA. Indoor damp location 32°F to 104°F (10°C to 40°C) listed standard.

WARRANTY:
2-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions



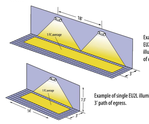
Length: 7.88 (20)
Depth: 2.75 (6.99)
Height: 4.5 (11.43)
Weight: 0.7 lbs. (.32 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

Spacing guidelines

Maximum Spacing Guidelines - EGZL[1]						
Mounting Height	Illumination Level	Single Luminaire 2' Path of Egress	Single Luminaire 4' Path of Egress	Multiple Luminaires 2' Path of Egress	Multiple Luminaires 4' Path of Egress	Application Notes
7.5'	1FC Avg	14'	10'	18'	14'	1"100' Corridor 8' wide, and 9' high with 80/90/20 reflectance"

Notes:
1. Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.



One Lithonia Way, Conyers, GA 30012 | 800-705-SERV (7378) | technysupport-emergency@acuitybrands.com | www.lithonia.com

CONTRACTOR SELECT EGZL
Page 2 of 2

EMERGENCY LIGHTINGS SPEC SHEET | 10
SCALE: N.T.S.

USG Tile & Flooring Solutions

SUBMITTAL SHEET

USG DUROCK® BRAND GLASS-MAT TILE BACKERBOARD

- Lightweight and easy to score, snap and fasten
- Moisture- and mold-resistant substrate
- Scores the highest achievable rating (10 out of 10) for mold resistance according to ASTM D3273
- Proprietary coating provides exceptional tile bond performance

DESCRIPTION
USG Durock™ Brand Glass-Mat Tile Backerboard is a water- and mold-resistant coated glassmat tile backerboard. The face of the panel is treated with a proprietary coating for moisture resistance and enhanced tile bond, making it ideal as a tile substrate for dry and/or wet areas Res 1 (Residential dry), Res 2 (Residential limited water exposure), Res 3 (Residential wet), Com1 (Commercial dry), Com2 (Commercial limited water exposure), Com3 (Commercial wet) as defined by the *Tile Council of North America Handbook 2018*. The 5/8 in. (15.9 mm) panels are Underwriters Laboratories Inc. (UL) Classified for fire resistance, and can be used in any UL Design where Type SGX panels are listed.

PRODUCT DATA

Size (thickness x width x length)[1]	Units (pcs)[1]
1/2 in. x 4 ft. x 8 ft. (12.7 mm x 1220 mm x 2440 mm)	50
1/2 in. x 4 ft. x 3 ft. (12.7 mm x 1220 mm x 1524 mm)	50
5/8 in. x 4 ft. x 8 ft. (15.9 mm x 1220 mm x 2440 mm)	40

1. Shipped in units as shown.

STANDARDS
USG Durock™ Glass-Mat Tile Backerboard exceeds ASTM C1178, which is the standard specification for coated glass-mat water-resistant gypsum backing panels.

AVAILABILITY
USG Durock™ Glass-Mat Tile Backerboard is distributed throughout the United States. Contact a USG sales office or representative for additional information.

COMPOSITION AND MATERIALS
USG Durock™ Glass-Mat Tile Backerboard consists of a treated water-resistant gypsum core that is covered with a coated fiberglass mat facer and back and has a proprietary coating surface. The panels are square edge.

DELIVERY AND STORAGE
All materials should be delivered and stored in their original packaging and stored in an enclosed shelter providing protection from damage and exposure to the elements. Store all panels flat.

ENVIRONMENTAL CONDITIONS
In cold weather and during USG Durock™ Glass-Mat Tile Backerboard and tile installation, temperatures within the building shall be maintained within the range of 40-100 °F (4-38 °C). Adequate ventilation shall be provided to carry off excess moisture. Low temperatures and high relative humidity will increase the curing time needed.

INTERIOR APPLICATIONS
Wood framing shall approximate the moisture content it will reach in service by allowing the enclosed building to stand as long as possible prior to the application of the backerboard. Panels are not intended for constant exposure to water. Protect from immersion in water and the eroding effects of cascading water.

USG IT'S YOUR WORLD. BUILD IT.®

MAT TILE BACKBOARD BATHROOM INSTALLATION | 8
SCALE: N.T.S.

OWENS CORNING® INNOVATIONS FOR LIVING™

EcoTouch® PINK® FIBERGLAS™ Insulation with PureFiber® Technology

Product Data Sheet

EcoTouch PureFiber® Technology

Surface Burning Characteristics/Building Code Construction Classification

Products	Flame Spread	Smoke Developed	ICC
Unfaced	<25	<50	All Types
Foil Faced	<75	<150	III, IV, V
Kraft Faced	N.R.	N.R.	III, IV, V

EcoTouch® insulation complies with ICC (International Building Code), model code requirements for building construction types listed above.

Kraft and standard foil facing will burn. Do not leave exposed. Facing must be installed in substantial contact with an approved ceiling, floor or wall material. Keep open flame and other heat sources away from facing. Do not place insulation within 3" of light fixtures or similar electrical devices unless device is labeled for contact with insulation. Use only unfaced insulation between wood framing and masonry chimneys. Do not use insulation in spaces around metal chimneys, fireplaces, or flues. EcoTouch® Unfaced Insulation is considered non-combustible by model building codes. Flame Spread 25 products are flame spread rated and can be left exposed where codes allow. See package for warnings, fire hazard and installation instructions, or call 1-800-GET-PINK®.

Due to the potential for skin irritation, EcoTouch® Unfaced Insulation should not be used for exposed applications where it will be subject to human contact.

Description

Owens Corning™ EcoTouch® Insulation with PureFiber® Technology is flexible insulation and is made in R-values from 11 to 38. EcoTouch® Insulation is available plain, or faced with either a kraft or foil vapor retarder. The product is manufactured in thicknesses from 3½" to 12."

Uses

EcoTouch® Insulation can be used in a wide range of exterior wall and roof/ceiling applications. The product can be installed in wood or metal framing cavities, or can be installed between furring strips.

Features and Benefits

Excellent Thermal Control
With the range of R-values and thicknesses available, EcoTouch® Insulation can meet most thermal specifications with ease. The R30C and R38C provide excellent thermal performance in the limited space of cathedral ceilings.

Effective Acoustical Control
EcoTouch® Insulation enhances interior noise control by improving the Sound Transmission Class (STC) of walls and floor/ceiling assemblies.

Long Term Performance
EcoTouch® Insulation is dimensionally stable and will not slump within the wall cavity. Due to its inorganic fibers, EcoTouch® Insulation will not rot or mildew[1] and is noncorrosive to steel, copper, and aluminum.

Easy Installation
EcoTouch® Insulation is easy to handle and install. Sized for installation in either wood or metal stud construction, EcoTouch® Insulation can either be friction-fit or stapled into place. Trimming and fabrication can be done with an ordinary utility knife and is easily installed into odd-shaped cavities and small spaces. With less dust than other fiberglass insulation products, EcoTouch® Insulation has excellent stiffness and recovery characteristics.[2]

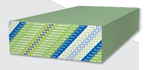
Designed with the Environment in Mind
EcoTouch® Insulation with PureFiber® Technology contains more than 99% natural[3] ingredients, and includes a minimum of 58% total recycled content—the highest certified recycled content available in the fiberglass industry.[4] EcoTouch® Insulation is GREENGUARD Children & Schools certified[P1] and is verified to be formaldehyde free.[5]

SpaceSaver Packaging
EcoTouch® Insulation is compression packaged in exclusive SpaceSaver packaging from Owens Corning. SpaceSaver packaging reduces freight and speeds job site handling/installation.

FIRE RATED INSULATION | 6
SCALE: N.T.S.

USG Interior Panel & Finishing Solutions

SUBMITTAL SHEET



USG SHEETROCK® BRAND MOLD TOUGH® PANELS FIRECODE® X

5/8 in. (15.9 mm) Type X panels with moisture and mold resistance for wall and ceiling applications

DESCRIPTION
- Feature a noncombustible, moisture-resistant gypsum core encased in moisture- and mold-resistant, 100% recycled green face and brown back papers
- Comply with ASTM C1396, *Standard Specification for Gypsum Board*, for 5/8 in. (15.9 mm), Type X, water-resistant gypsum wallboard and exterior gypsum soffit board
- Underwriters Laboratories Inc. (UL) Classification as to fire resistance, surface-burning characteristics and noncombustibility
- Achieved GREENGUARD Gold Certification and qualifies as a low VOC emitting material (meets CA 01350)

USG Sheetrock® Brand Mold Tough® Panels Firecode® X (UL Type SCX) are 5/8 in. (15.9 mm) Type X panels that feature a noncombustible, moisture-resistant gypsum core that is encased in moisture- and mold-resistant, 100% recycled green face and brown back papers. When tested in accordance with ASTM D3273, *Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber*, the panels meet or exceed ASTM C1396 specifications. The face paper is folded around the long edges to reinforce and protect the core, and the ends are cut square and even. The long edges of the panels are tapered, allowing joints to be reinforced and concealed with USG Sheetrock® Brand joint treatment systems. The panels are UL Classified for fire resistance and can be used in any UL Design in which Type SCX panels are listed. On the face along the long edge of each panel, the UL Type Designation is printed for easy identification by building inspectors.

INTENDED FOR
- Commercial or residential applications where 5/8 in. (15.9 mm) Type X panels with moisture and mold resistance are required
- New or repair and remodel construction
- Load-bearing and nonload-bearing wood- or steel-framed fire-rated walls and ceilings
- Interior tile substrate in dry locations or areas with limited water exposure
- Protected exterior soffit and ceiling applications

LIMITATIONS
1. Avoid exposure to sustained temperatures exceeding 125°F (52°C).
2. Avoid exposure to excessive, repetitive or continuous moisture before, during and after installation. Eliminate sources of moisture immediately.
3. Must be stored off the ground and under cover in accordance with Gypsum Association's GA-801, *Handling and Storage of Gypsum Panel Products*.
4. For protected exterior ceiling and soffit applications, the panels must be protected from direct exposure to weather. Refer to the *USG Gypsum Construction Handbook* for installation recommendations.
5. Not recommended for exterior soffits and ceilings which project upwards and away from the building proper.
6. Not suitable for use as a substrate for tile in wet areas such as tubs and showers, gang showers and other areas subject to direct water exposure.
7. Use as a tile substrate is limited to tile installed according to the most current TCNA and ANSI specifications. Consult with adhesive and tile manufacturers for recommendations for maximum size and weight parameters for use with gypsum board.

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TYPE X FIRE RATED GYPSUM BOARD | 4
SCALE: N.T.S.

LOS ANGELES COUNTY AREA, OCCUPANCY, AND CONSTRUCTION PENETRATION NOTES:

_ Penetrations in fire–resistance–rated walls shall comply with Section 714.3.1 through 714.3.3
_ Through penetrations shall comply with Section 714.3.1.1 or 714.3.1.2, or as noted below:
a. Steel, ferrous or copper pipes may penetrate fire resistance–rated walls, provided opening is protected as follows:
   i. Item penetrating concrete or masonry walls is a maximum 6–in. nominal diameter and the area of the opening through the wall does not exceed 144 sq. in., concrete, grout or mortar is permitted where it is installed the full thickness of the wall or the thickness required to maintain the fire–resistance–rating; or
   ii. When the annular space is protected with material that meets ASTM E 119 or UL 263 Section 714.3.1

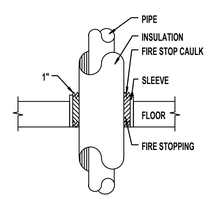
b. Penetrations shall be fire–stoppped by a system installed as tested in accordance with ASTM E 184 or UL 1479, and shall have an F rating of not less than the required fire resistance–rating of the wall penetrated. Section 714.3.1.2

c. Membrane penetrations of maximum two–hour fire resistance–rated walls by steel electrical boxes are permitted, provided that each does not exceed 16 sq. in. in area and the total area of such openings does not exceed 100 sq. in. for any 100 sq. ft. of wall area, of wall area, and the space between the wall membrane and the box does not exceed 1/8–in. Additionally, outlet boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24–in. Section 714.3.2 Ex #1

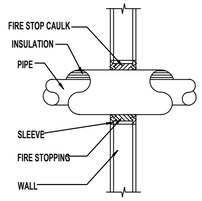
d. Membrane penetrations by listed electrical boxes of any material are permitted provided such boxes have been tested for use in fire–resistance–rated assemblies, and the space between the wall membrane and the box does not exceed 1/8–in. unless listed otherwise. Additionally, outlet boxes on opposite sides of the wall shall be separated by a horizontal distance specified in the listing of the boxes. Section 714.3.2 Ex #2

e. A fire sprinkler shall be permitted to be unprotected provided such space is covered by a metal escutcheon plate. Section 714.3.2 Ex #5

f. Where walls are penetrated by other materials or openings larger than those mentioned above, they must be qualified by tests in accordance with Section 703.2



TYPICAL PIPE FLOOR PENETRATION DET.



TYPICAL PIPE WALL PENETRATION DET.

REGISTERED PROFESSIONAL ENGINEER — DENNIS LEE — No. UC 26282 — Exp. 3/31/2024 — CIVIL — STATE OF CALIFORNIA

Mar–08–2022

CFC 2019 CONSTRUCTION PENETRATION NOTES | 1
SCALE: N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
~~FOR~~
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

FIRE CODE COMPLIANCE INTERIOR MATERIALS

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03–08–2022

A-02

SAN BERNARDINO COUNTY FIRE DEPARTMENT
COMMUNITY SAFETY DIVISION

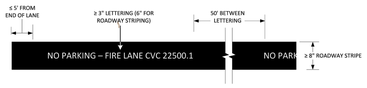
620 South 'E' Street
San Bernardino, CA 92415-0179
(909) 386-8400

Standard Number
A-2
Revision Date:
3-22-16

FIRE PREVENTION STANDARD

FIRE APPARATUS ACCESS ROAD DESIGNATION AND MARKING

DIAGRAM A-2.3: ROADWAY STRIPING DETAIL



FIRE LANE - A fire access roadway on private property that is identified and marked in accordance with this Standard and that must remain unobstructed at all times, including the parking of vehicles or loading or unloading activities.

ROADWAY STRIPING

1) Roadway striping shall only be used where there are no curbs or adequate area to install signs.
2) Stripes shall not be less than eight inches (8") wide.
3) Striping used to designate fire lanes shall be painted in weather-resistant white and red paint. Reflective paint may be used for higher visibility.
4) Stripes shall have white lettering centered within the stripe, a minimum of six inches (6") in height, reading, "NO PARKING – FIRE LANE" as well as "CVC 22500.1," in all upper case letters.
5) Lettering blocks shall be located no more than thirty five feet (50') apart and within five feet (5') of the beginning and end of any fire lane. **(See Diagram A-2.3)**

MAINTENANCE OF MARKINGS AND SIGNAGE

1) Installation and maintenance of red curbing, signage, striping, and all other markings or designators required by this Standard located on private property and private roadways shall be the responsibility of the property owner, management company representing the property owner, or an association.

FIRE LANE STRIPING DETAIL N.T.S. | 4

PART II-A — **INFORMATION ON FIRE FLOW AVAILABILITY**
(To be completed by Water Purveyor)

Location: Hydrant located at 3126 Florence Ave
Hydrant Number: 7226
Distance from Nearest Property Line: 122 FT Size of Hydrant: 6"-4"-2½" Size of Water main: 12-INCH
Static PSI: 59 Residual PSI: 50 Orifice size: 4 INCH Pitot: 16
Fire Flow at 20 PSI: 3406 GPM Duration: 2-HRS Flow Test Date / Time: 10/20/20 / 11:47 AM

Location:
Hydrant Number:
Distance from Nearest Property Line: Size of Hydrant: Size of Water main:
Static PSI: Residual PSI: Orifice size: Pitot:
Fire Flow at 20 PSI: Duration: Flow Test Date / Time:

Location:
Hydrant Number:
Distance from Nearest Property Line: Size of Hydrant: Size of Water main:
Static PSI: Residual PSI: Orifice size: Pitot:
Fire Flow at 20 PSI: Duration: Flow Test Date / Time:

PART II-B — **SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY**

Detector Location (check one) ☐ Above Grade ☐ Below Grade ☐ Either
Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) ☐ Yes ☐ No
Minimum Type of Protection Required (check one) ☐ Single Check Detector Assembly
☐ Double Check Detector Assembly ☐ Reduced Pressure Principle Detector Assembly

CITY OF HUNTINGTON PARK
Water Purveyor
10/9/2020
Date
Signature
WATER OPS MANAGER
Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

FIRE HYDRANT FIRE FLOW TEST LETTER N.T.S. | 3

FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:
Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:
For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION
(To Be Completed By Applicant)

PART I

Building Address: 3100 E. Florence Avenue, Huntington Park, CA 90255
City or Area: Huntington Park
Nearest Cross Street: Mission Place
Distance of Nearest Cross Street: .01 mile
Applicant: LEEDCO ENGINEERS, INC. Telephone: (626) 234-2247
Address: 3380 Flair Drive, Suite 225
City: El Monte, CA 91731
Occupancy (Use of Building): New Car Wash Facilities Sprinklered: Yes ☐ No ☒
Type of Construction: V-B
Square Footage: 4,712 Car Wash Buildings Number of Stories: 1 + Mezzanine
Present Zoning: C-G

Applicant's Signature
9-22-2020
Date

FIRE HYDRANT FIRE FLOW TEST LETTER N.T.S. | 2

STEELER
CONSTRUCTION SUPPLY

ICC-ES REPORT ESR-2054
Reissued July 1, 2011

***STEELER*® STEEL FRAMING PRODUCTS**
***STEELER*® SLOTTED STUD®**

ICC ES

1-800-275-2279

FIRE RATED METAL STUDS FRAMING N.T.S. | 1

REGISTERED PROFESSIONAL ENGINEER
CHUCK DENNIS LEE
No. C 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

Mar–08–2022

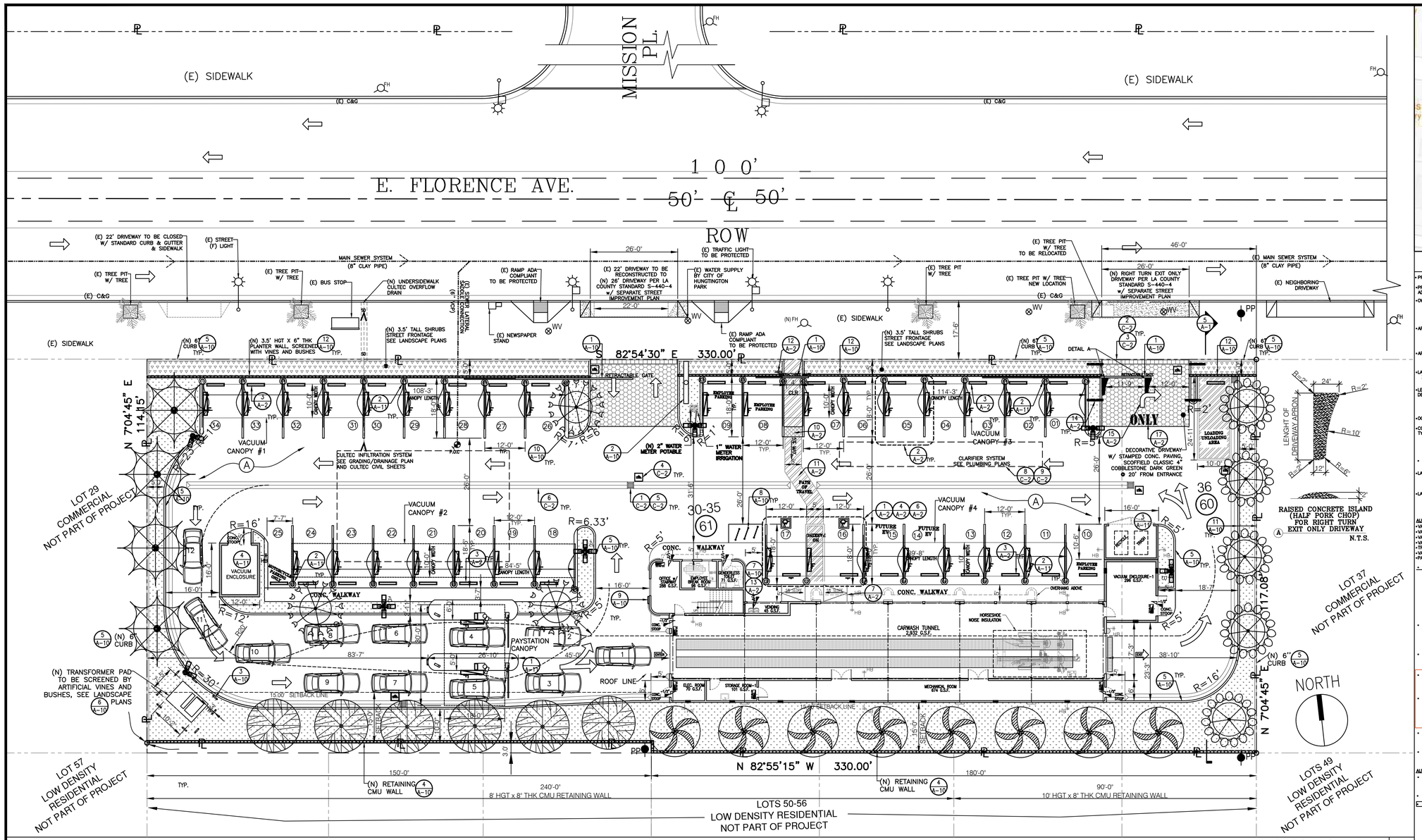
LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

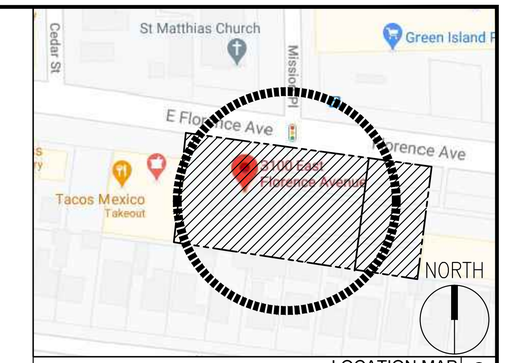
FIRE CODE COMPLIANCE SPEC SHEETS FIRE FLOW TEST

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 03–08–2022

A-03



PROPOSED SITE PLAN 1
SCALE: 1"=15'



LOCATION MAP 2
N.T.S.

- PROJECT: NEW AUTOMATED EXPRESS CARWASH
- PROJECT ADDRESS: 3100 E. FLORENCE AVENUE HUNTINGTON PARK, CA. 90255
- OWNER: MOOGUN INVESTMENT, LLC 4830 ELMWOOD AVE, #102 LOS ANGELES, CA. 90004 213-605-5398
- APPLICANT: LEEDCO ENGINEERS, INC. 3380 FLAIR DR., SUITE 225 EL MONTE CA 91731 626-234-2247
- APN: 6212-001-060 6212-001-061
- LAND USE ZONE: COMMERCIAL GENERAL (C-G)
- LEGAL DESCRIPTION: LOT: 30-35 TRACT TRR:2262 POR (EX OF ST) N OF S 3FT OF LOTS 30 THRU 32 AND LOTS 33 THRU 35
- OCCUPANCY: GROUP B – BUSINESS
- CONSTRUCTION TYPE: TYPE-V-B-0 HRS CAR WASH BUILDING FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)
- LOT AREA 38,198 G.S.F. / 0.876 ACRES
- LANDSCAPE REQUIRED: FORMULA: 10% OF LOT AREA REQUIRED: 38,198 x 0.10 = 3,819.80 S.F.
- LANDSCAPE PROVIDED: FORMULA: LANDSCAPE/LOT AREA PROVIDED: 7,498 / 38,198 =19.6% 19.6% > 10%, therefore, ok

AUXILIARY ENCLOSURES AND CANOPIES

• VACUUM CANOPY AREA #1	1,083 G.S.F.
• VACUUM CANOPY AREA #2	843 G.S.F.
• VACUUM CANOPY AREA #3	1,143 G.S.F.
• VACUUM CANOPY AREA #4	894 G.S.F.
• TRASH ENCLOSURE	150 G.S.F.
• VACUUM PUMP ENCLOSURE #2	192 G.S.F.
• PAY STATION	540 G.S.F.

- AUTOMATED EXPREES CARWASH DEVELOPMENT:

LOT SIZE:	38,198 S.F. / 0.876 ACRES	
LOT COVERAGE:		
CARWASH BUILDING–	4,969 G.S.F.	12%
LANDSCAPE AREAS–	7,498 G.S.F.	20%
VACUUM CANOPY AREAS–	3,963 G.S.F.	10%
TRASH ENCLOSURE–	150 G.S.F.	1%
PAYSTATION AREA–	540 G.S.F.	2%
VACUUM PUMP ENCLOSURE #2–	192 G.S.F.	1%
HARDSCAPE AREA–	25,389 G.S.F.	66%

- MIN. LOT SIZE: 0.876 ACRES
  MAX. LOT DIMS (width/depth): 330' X 116'
  MAX. LOT COVERAGE 86%
  MAX. BLDG. COERAGE 14%
- FAR CALCULATION FORMULA: 13% = 4:1 BLDG AREA/ LOT AREA 5,311/38,198 = 14%
- PARKING REQUIRED = 30 SPACES
  1 PARKING = 250 S.F./4,969 G.S.F.
  10 SPACES PER CARWASH LANE
- PARKING PROVIDED = 34 SPACES > 30, therefore, ok

PARKING PROVIDED:	
VACUUM STALLS	24
ADA VACUUM	2
EMPLOYEES	7
MOTORCYCLE	1

- LOADING/UNLOADING ZONE:
  REQUIRED: 1
  PROVIDED: 1 (10' x 25'-4")
- BICYCLE: (1 SPACE PER 5,000 sq.ft. BUILDING AREA)
  REQUIRED: 1 TOTAL
  PROVIDED: 3 SHORT TERM

AUTOMATED EXPRESS CARWASH BUILDING

- BUILDING HEIGHT: 36'-0" (TABLE 503: ALLOWABLE 40') A.F.F. 37'-0" (TABLE 503: ALLOWABLE 40') A.F.S. SEE CROSS SECTIONS
- NO. OF STORY: 1 STORY, W/ MEZZANINE
- BLDG TOTAL G.S.F.: 4,932 G.S.F. (TABLE 503: ALLOWABLE 9,000 G.S.F.)

CARWASH TUNNEL	2,932 G.S.F.	(2,729 N.S.F.)
ELECTRIC ROOM	71 G.S.F.	(60 N.S.F.)
STORAGE ROOM #1	101 G.S.F.	(90 N.S.F.)
MECHANICAL ROOM	674 G.S.F.	(618 N.S.F.)
VACUUM PUMP ROOM	296 G.S.F.	(38 N.S.F.)
VENDING ROOM	45 G.S.F.	(256 N.S.F.)
OFFICE W/ STAIRS	288 G.S.F.	(251 N.S.F.)
GENDERLESS TOILET	71 G.S.F.	(60 N.S.F.)
EMPLOYEE BREAK ROOM	96 G.S.F.	(80 N.S.F.)
MEZZANINE STORAGE	359 G.S.F.	(352 N.S.F.)

CBC 2019 CHAPTER 2 TABLE 1004.5 MEANS OF EGRESS OCCUPANT LOAD ANALYSIS

•OCCUPANCY LOAD ANALYSIS (AUTOMATED CARWASH BLDG) CBC 2019 OCCUPANT LOAD MAX. ALLOWABLE TABLE 1004.5 FIRE PLANS EGRESS REQUIREMENTS BASED ON GROSS SQUARE FOOTAGE

TOTAL OCC. LD.:		24 PPL
CARWASH TUNNEL	10 PP	(=2,932/300)
ELECTRIC ROOM	1 PP	(=70/300)
STORAGE ROOM #1	1 PP	(=101/300)
MECHANICAL ROOM	2 PP	(=674/300)
VACUUM PUMP ROOM	1 PP	(=296/300)
VENDING ROOM	1 PP	(=45/150)
OFFICE WITH STAIRS	2 PP	(=288/150)
GENDERLESS TOILET	1 PP	(=71/150)
EMPLOYEE BREAK ROOM	1 PP	(=96/150)
MEZZANINE STORAGE	1 PP	(=359/300)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.5

USE	OCCUPANCY LOAD FACTOR
BUSINESS	150 GROSS
GENERAL STORAGE	300 GROSS
ELECTRICAL UTILITY MECHANICAL	

TOTAL OCCUPANT LOAD 2019 CPC 422.1 TABLE A	
USE	OCCUPANCY LOAD FACTOR
BUSINESS	200 NET

- FIRE SPRINKLER: NOT REQUIRED PER CBC 903.2, NFPA 13
  CODE: OCCUPANCY B/1-STORY 4,969 G.S.F.
  903.3.1.1.1./ITEM 2
  CODE: 907.2.2 GROUP B MANUAL FIRE ALARM SYSTEM
  CODE: 906.3.2 CLASS B FIRE HAZARD FITE EXTINGUISHER TABLE (906.3(1))

TOTAL OCCUPANT LOAD
TABLE 2019 CPC 422.1 TABLE A

OCCUPANCY LOAD ANALYSIS (AUTOMATED CARWASH BLDG) PLUMBING FIXTURES AND FIXTURE FITTINGS BASED ON NET SQUARE FOOTAGE

TOTAL OCC. LD.:		26 PPL
CARWASH TUNNEL	14 PP	(=2,932/200)
ELECTRIC ROOM	1 PP	(=70/200)
STORAGE ROOM #1	1 PP	(=101/200)
MECHANICAL ROOM	3 PP	(=674/200)
VACUUM PUMP ROOM	1 PP	(=296/200)
VENDING ROOM	1 PP	(=45/200)
OFFICE WITH STAIRS	1 PP	(=288/200)
GENDERLESS TOILET	1 PP	(=71/200)
EMPLOYEE BREAK ROOM	1 PP	(=96/200)
MEZZANINE STORAGE	2 PP	(=359/200)

- HOURS OF OPERATION

MONDAY	7AM–9PM
TUESDAY	7AM–9PM
WEDNESDAY	7AM–9PM
THURSDAY	7AM–9PM
FRIDAY	7AM–9PM
SATURDAY	7AM–9PM
SUNDAY	7AM–9PM

CARWASH EQUIPMENT REQUIREMENT NOTE:
ALL CAR WASH EQUIPMENT SHALL BE TABELED AND LISTED BY A NATIONAL RECOGNIZED TESTING LABORATORY.

SCOPE OF WORK

DEMOLISH EXISTING OFFICE BUILDING, PARKING LOT, TRASH ENCLOSURE, AND CMU WALL TO FINISH GRADE. CONSTRUCT A NEW AUTOMATED EXPRESS CAR WASH BUILDING 4,969 G.S.F., FOUR (4) VACUUM CANOPY AREAS TOTAL 3,963 G.S.F., ONE (1) PAY STATION CANOPY 540 G.S.F., ONE (1) VACUUM PUMP ENCLOSURE 192 G.S.F., ONE (1) TRASH ENCLOSURE 150 G.S.F., NEW 6' HIGH CMU SECURITY FENCING WALL ALONG SOUTHERLY PROPERTY BOUNDARY, NEW 6" CURB ALONG STREET FRONTAGE & WESTERN AND EASTERLY BOUNDARIES, RECONSTRUCT EXISTING DUAL DRIVEWAY INTERSECTION OF FLORENCE AVE. & MISSION PLACE, NEW RIGHT TURN EXIT ONLY DRIVEWAY, CLOSE OFF EXISTING DRIVEWAY NEAR WESTERLY BOUNDARY, NEW CONCRETE PARKING LOT WITH PARKING LOT LIGHTING, NEW LANDSCAPE WITH DROUGHT TOLERANT PLANTS AND WELO IRRIGATION SYSTEM. EXISTING FREE STANDING SIGN TO BE REFURBISHED INTO DOUBLE FACE LED. SIGN. STREET IMPROVEMENTS PER CITY OF HUNTINGTON PARK DPW.

CONSTRUCT UTILITY CONNECTIONS FOR 2" POTABLE WATER METER, 1" IRRIGATION WATER METER AND CONNECTION TO SEWER MAIN, INSTALL TRANSFORMER WITH UNDERGROUND ELECTRICAL UTILITIES, CONSTRUCT AN INFILTRATION CULTEC SYSTEM FOR STORM WATER SHEET FLOW WITH AN OVERFLOW UNDER SIDEWALK DRAIN TO EXISTING STREET CURB AND GUTTER.

LOT LINE ADJUMENT/MERGER LLA APPLICATION

SEPARATE PERMITS
STREET IMPROVEMENT PLANS
GRADING AND DRAINAGE PLANS
LANDSCAPE PLANS
SIGNAGE PLANS
TRASH ENCLOSURE
VACUUM PUMP ENCLOSURE
CMU WALL SECURITY FENCING

NOTES FOR FUTURE EV LOCATION:

1. TABLE 5.106.5.3.3 (1 EV PARKING=10–25 PARKING SPOTS)
2. PARKING STALL MARKINGS PER 5.106.5.2.1
3. A LISTED RACEWAY CAPABLE OF ACCOMODATING A 208–240 VOLT DEDICATED BRANCH CIRCUIT SHALL BE INSTALLED. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1"
4. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE.
5. EV STATIONS ARE MARKED AS "FUTURE EV" TO SHOW FUTURE POTENTIAL LOCATIONS PER CODE, BUT WE WILL NOT BE CONSTRUCTING ANY EV STATIONS WITH THIS DEVELOPMENT.
   REQUIRED: 2 EV STATION
   PROPOSED: 2 EV STATION

LANDSCAPE NOTE:

1. 2% OF THE REQUIRED PARKING AREA MUST BE LANDSCAPED WITH 24" BOX TREE FOR EVERY 10 PARKING SPACES.
2. SHRUB AND GROUND COVERAGE INCLUDED IN LANDSCAPE AREA.
3. REFER TO SHEET L–1 FOR CONCEPTUAL LANDSCAPE PLAN AND PLANTING SPECIES TABLE

NOTES FOR CAR WASH SERVICES:

1. FREE VACUUM SERVICE FOR CARWASH CUSTOMERS ONLY.
2. CUSTOMER MUST WASH THEIR CAR IN ORDER TO USE FREE VACUUM SERVICE.
3. THERE WILL BE A MAX. 15 MINUTES TO USE FREE VACUUM SERVICE.
4. VEHICLE DETAILING, WAXING, ETC... IS PROHIBITED.
5. THE TOTAL TIME FOR A VEHICLE TO RUN THROUGH THE CAR WASH IS 5 MINUTES.
6. INSTALLATION OF ATTENUATING HORSE SHOE NOISE BARRIER WILL BE LOCATED AT CAR WASH TUNNEL EXIT ENVELOPING THE CAR WASH TUNNEL BLOWERS.

CITY OF HUNTINGTON PARK BUILDING, SAFETY & PLANING NOTES:

1. MAINTAIN ALL EXTERIOR COMMON AREAS FREE OF TRASH AT ALL TIMES.
2. MAINTAIN LANDSCAPE AT ALL TIMES.
3. NO ADVERTISEMENT SIGNAGE PERMITTED ALONG PUBLIC RIGHT OF WAY
4. PERMIT REQUIRED FOR ALL NEW PERMANENT & TEMPORARY SIGNAGE
5. ALL ADA PARKING TO BE PROPERLY & CLEARLY IDENTIFY AT ALL TIMES
6. MAXIMUM SOUND LEVELS BY NOISE ZONE. COMMERCIAL PROPERTIES MAY NOT EXCEED 55 DBA AT ANY TIME OF THE BUSINESS OPERATION. 11.34.080

AASHTO LINE OF SIGHT NOTES:

1. DRIVER'S LINE OF SIGHT AT 3.5' FOOT EYE HEIGHT
2. NO OBSTRUCTION OVER 4.5' IN HEIGHT
3. NO SHRUB OVER 36" IN HEIGHT WITHIN LINE OF SIGHT
4. 12" MINIMUM VERTICAL CLEARANCE WITHIN LINE OF SIGHT
5. INTERSECTION LINE ON FLORIDA AVENUE DESIGNED SPEED 35MPH STOPPING DISTANCE 250FT
6. LINE OF SIGHT LIMITED USE AREA DRIVEWAY:
   5FT FROM SIDEWALK
   2FT FROM DRIVEWAY

UTILITIES DIRECTORY

TRASH CR&R SANTA FE SPRINGS 12739 LAKELAND ROAD SANTA FE SPRINGS, CA. 90670 TEL 562–944–4716 FAX 562–944–8516	WATER CITY OF HUNTINGTON PARK 6550 MILES AVENUE HUNTINGTON PARK, CA. 90255 Ph: 323–582–6161
GAS SOUTHERN CALIFORNIA GAS CO. PO BOX 1626 MONTERREY PARK, CA. 91754 Ph: 800–427–2000	SEWER CITY OF HUNTINGTON PARK 6550 MILES AVENUE HUNTINGTON PARK, CA. 90255 Ph: 323–582–6161
ELECTRIC SOUTHERN CALIFORNIA EDISON 1924 DASHDAN STREET COMPTON, CA. 90224 Ph: 310–608–5023	PHONE AT&T P.O. BOX 5025 CAROL STREAM, IL 60197 Ph: 800–288–2020

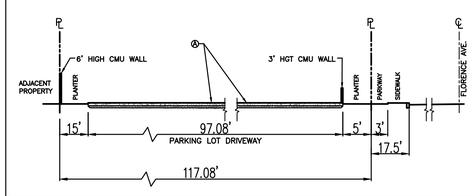
DATUM STATEMENT:

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FLORENCE AVENUE AS SHOWN ON TRACT NO. 5495, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING SOUTH 82°53'20" EAST

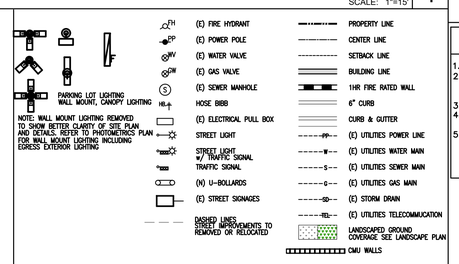
BENCH MARK:

FND. DPW TAG N CB FLORENCE AVE 2FT E/O BCR @ NE COR ARBUTUS ST
BM NO. PY5959
ELEVATION 154.131
QUAD YR. 2013

CONC. PAVEMENT 6" THK CONC. SLAB W/ #4 BARS @ 16" O.C. EACH WAY IN MID HEIGHT fc=3,000psi, OVER 3" COMPACTED SAND, W/ A MINIMUM LOAD CAPACITY OF 75,000 LBS.



PARKING LOT CONC. PAVEMENT CROSS SECTION 5
N.T.S.



KEY LEGEND 4
N.T.S.

City of Huntington Park Tree Planting Requirements

1. MINIMUM TREE SIZE IS 24" BOX
2. ONE (1) TREE PER 300 S.F. OF PERIMETER LANDSCAPE AND THREE (3) ADDITIONAL 24" BOX TREES.
3. PERIMETER LANDSCAPE TOTAL = 7,006 S.F.
4. TOTAL TREES=26 TREES
   7,006/300=23+3
5. REFER TO LANDSCAPE PLANS FOR TREE SPECIES PLANT LEGEND ALONG WITH ESPALIER VINES, SHRUBS, AND GROUND COVERAGE.

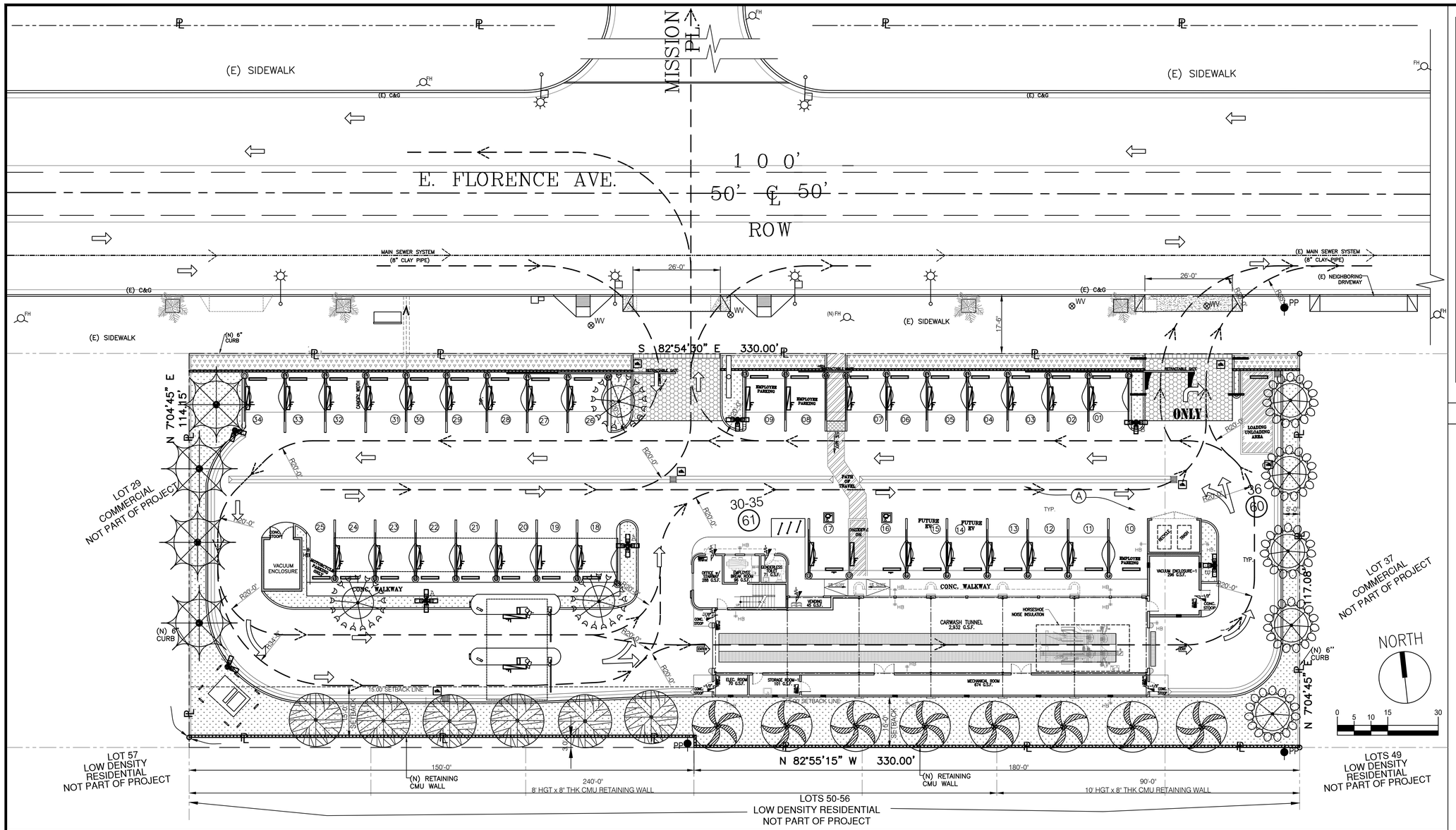
REGISTERED PROFESSIONAL ENGINEER DENNIS LEE No. RE 26292 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA
Mar–08–2022

PROJECT DATA 3
N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

SUBMITTAL BLOCK		APPROVED BY:	JOB NO.:	
1st:	09–14–2021	C. D. LEE	8107	A-1.0
		DRAWN BY: G.M.A.	DATE: 03–08–2022	



VEHICLE QUEUING CIRCULATION PLAN 1
SCALE: 1" = 15'

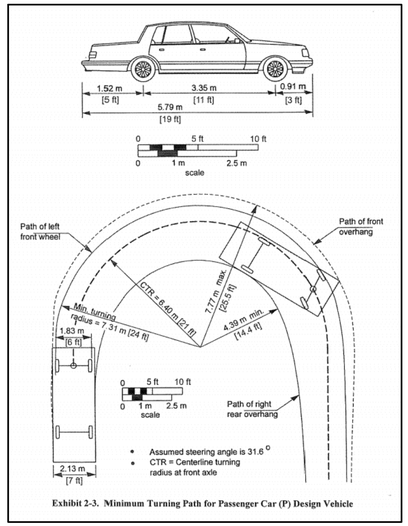


Exhibit 2-3. Minimum Turning Path for Passenger Car (P) Design Vehicle

AASHTO VEHICLE TURNING TEMPLATE N.T.S 2

VEHICLE CIRCULATION (STANDARD VEHICLE)

PASSENGER CARS TYP. STACKING VEHICLES = 12 TOTAL

AASHTO LINE OF SIGHT NOTES:

1. DRIVER'S LINE OF SIGHT AT 3.5' FOOT EYE HEIGHT
2. NO OBSTRUCTION OVER 4.5' IN HEIGHT
3. NO SHRUB OVER 36" IN HEIGHT WITHIN LINE OF SIGHT
4. 12" MINIMUM VERTICAL CLEARANCE WITHIN LINE OF SIGHT
5. INTERSECTION LINE ON FLORIDA AVENUE DESIGNED SPEED 35MPH STOPPING DISTANCE 250FT
6. LINE OF SIGHT LIMITED USE AREA DRIVEWAY:
   5FT FROM SIDEWALK
   2FT FROM DRIVEWAY

REGISTERED PROFESSIONAL ENGINEER C. D. DENNIS LEE No. CE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

Mar-08-2022

NOTES N.T.S 3

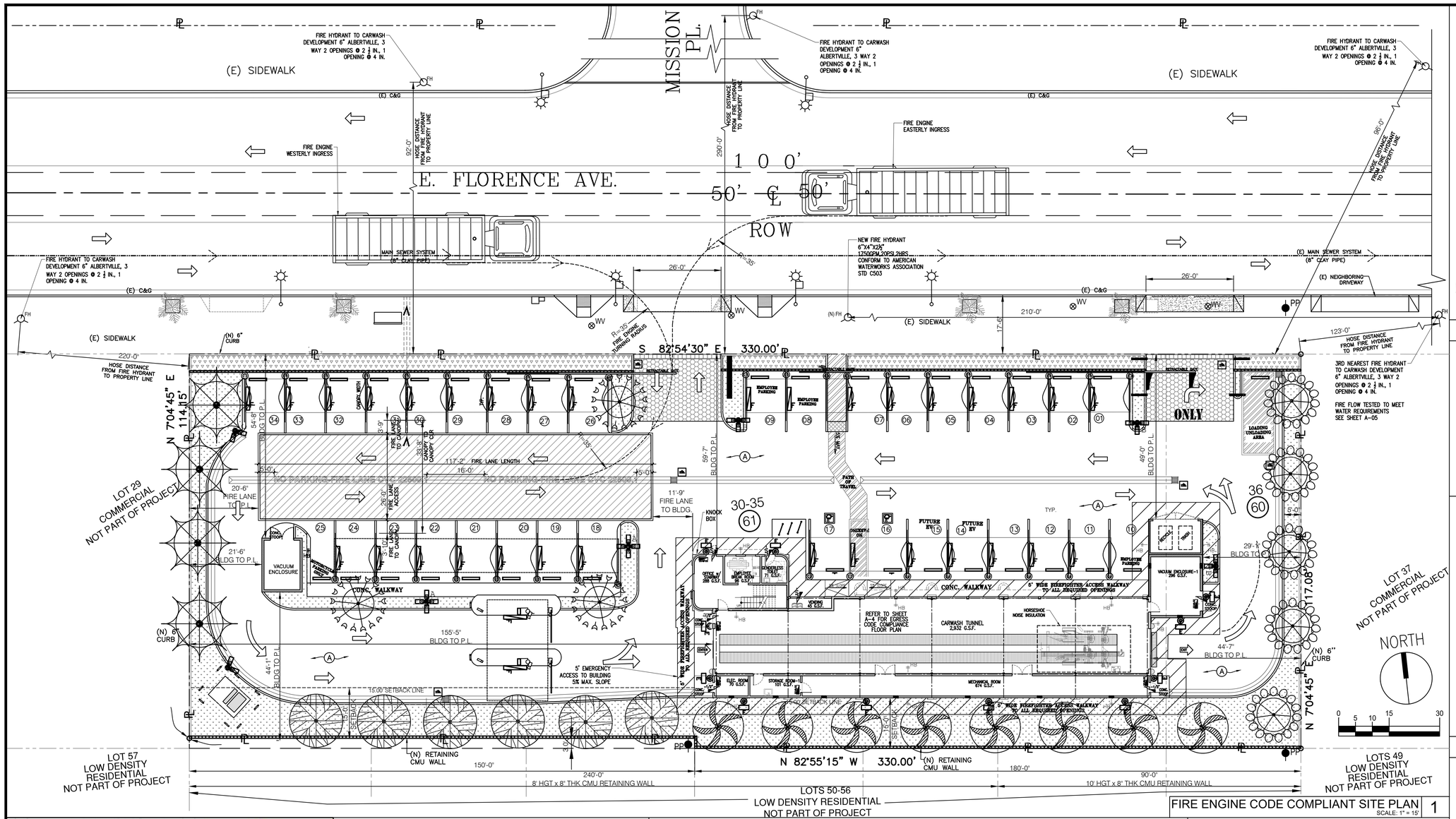
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

VEHICLE QUEUING CIRCULATION PLAN

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY:	DATE:
G.M.A.	03-08-2022

A-1.1



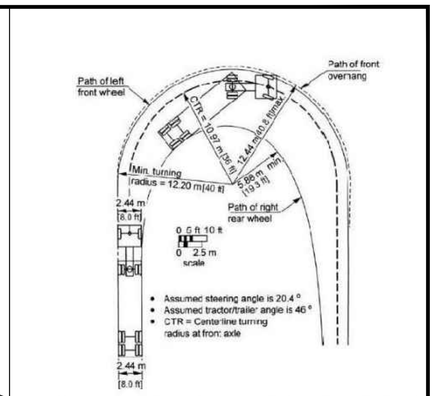
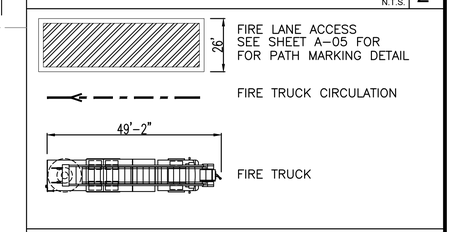
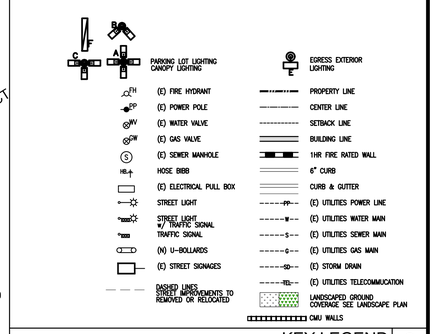


Exhibit 2-13. Minimum Turning Path for Intermediate Semitrailer (WB-12 [WB-40]) Design Vehicle

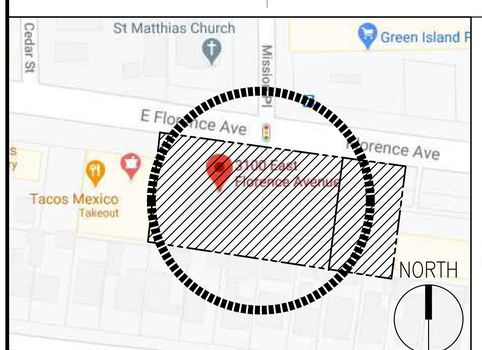
AASHTO FIRE ENGINE TURNING TEMPLATE 2
N.T.S.



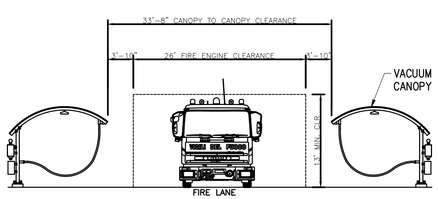


KEY LEGEND 3
N.T.S.

FIRE ENGINE CODE COMPLIANT SITE PLAN 1
SCALE: 1" = 15'



LOCATION MAP 7



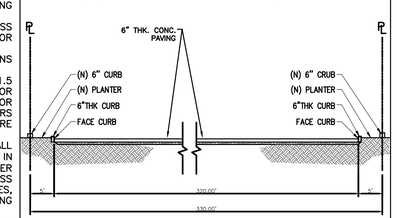
FIRE LANE ACCESS ELEVATION 6
SCALE: NTS

NOTE:

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4 & 503.1
- APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING-FIRE LINE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS, TO CLEARLY INDICATE THE ACCESS TO SUCH ROADS, OR TO PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LINES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. A NO-PARKING DESIGNATION SHALL METT THE REQUIRMENTS OF CALIFORNIA VEHICLE CODE SECTION 22500.1 AND APPROVED BY THE FIRE CODE OFFICIAL. SIGNS SHALL BE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED. FIRE CODE 503.3
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WHERE SECURITY GATES INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. GATE SECURING THE APPARATUS ACCESS ROADS SHALL COMPLY WITH ITEMS #1–#8 OF SECTION 503.6. FIRE CODE 503.6
- THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.2
- ALL NEARBY FIRE HYDRANTS MEASURE 6"X4"X2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
- THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1008.2.1.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1010.1.9.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.4.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTELS, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE1008.3.4.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

FIRE DEPT. NOTES 5

CONC. PAVEMENT 6" THK CONC. SLAB W/ #4 BARS @ 16" O.C. EACH WAY IN MID HEIGHT fc=3,000psi, OVER 3" COMPACTED SAND, W/ A MINIMUM LOAD CAPACITY OF 75,000 LBS.



ROADWAY CROSS SECTION 4

REGISTERED PROFESSIONAL ENGINEER DENNIS LEE No. RE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

Mar-08-2022

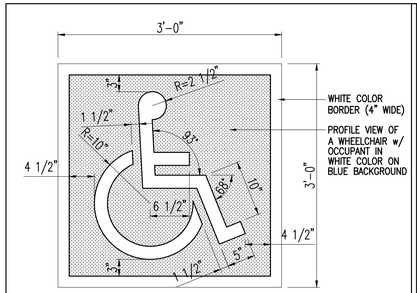
NOTES 3
N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

FIRE ENGINE CODE COMPLIANT SITE PLAN

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	A-1.2
DRAWN BY: G.M.A.	DATE: 03-08-2022	

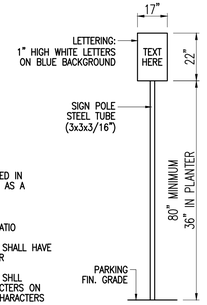


NOTE:
1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS)
2. BACKGROUND PAINTED BLUE OR EQUAL T COLOR # 15090 IN FED. STD. 595A

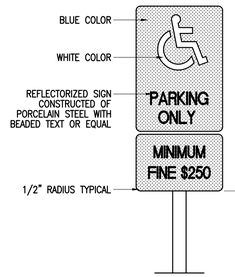
ADA PARKING SYMBOL 6
N.T.S.

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE TOWED VEHICLES MAY BE RECLAIMED AT_____ OR BY TELEPHONING_____

- BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANANT PART OF THE SIGN
- CHARACTER WIDTH TO HEIGHT RATIO BETWEEN 3.5 AND 1.1
- CHARACTERS AND BACKGROUND SHALL HAVE AN EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
- CHARACTERS AND BACKGROUND SHLL CONTRAST, EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND



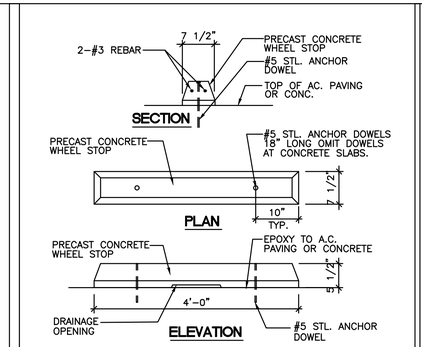
PARKING ENTRANCE SIGN



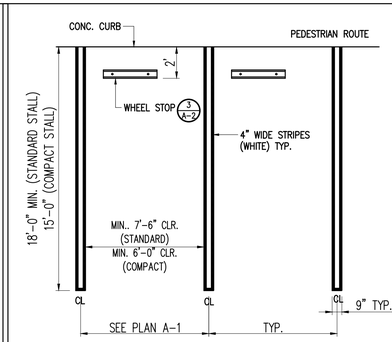
ACCESSIBLE PARKING SIGN

VAN ACCESSIBLE PARKING SIGN

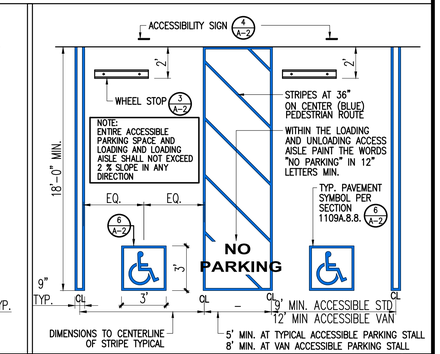
ACCESSIBLE PARKING SIGN DETAILS 4
N.T.S.



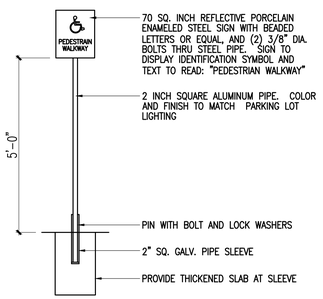
WHEEL STOP DETAIL 3
N.T.S.



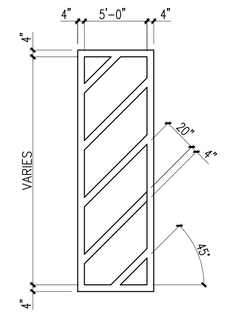
TYP. PARKING STALL DETAIL 2
N.T.S.



ADA PARKING STALL 1
N.T.S.

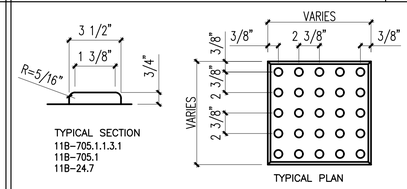


PATH OF TRAVEL SIGN DETAILS 12
N.T.S.



11B-206.2.1 SITE ARRIVAL
11B-202.4
11B-403.3
11B-403.5

TYP. PATH OF TRAVEL PATTERN 11
N.T.S.

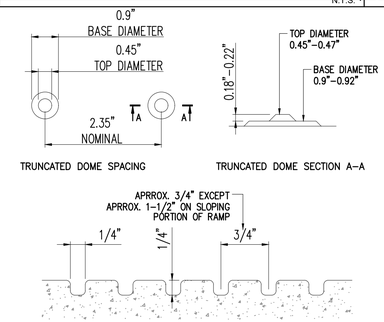


TYPICAL SECTION
11B-705.1.1.3.1
11B-705.1
11B-24.7

TYPICAL PLAN

1. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE IDENTIFIED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE.
2. DETECTABLE WARNING SURFACE EXTENDS THE FULL LENGTH OF THE BOUNDARY BETWEEN THE VEHICULAR AREA AND PEDESTRIAN WAY.
3. MATERIAL USED TO PROVIDE VISUAL CONTRAST IS AN INTEGRAL PART OF THE WALKING SURFACE.
4. DETECTABLE WARNING SURFACE DIFFERS FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND ON CANE CONTACT.
5. DETECTABLE WARNING CONTRASTS VISUALLY WITH ADJOINING SURFACES. THE COLOR OF THE DETECTABLE WARNING MUST BE YELLOW CONFORMING TO FEDERAL COLOR: NO# 33538 OF STD. NO# 595B.

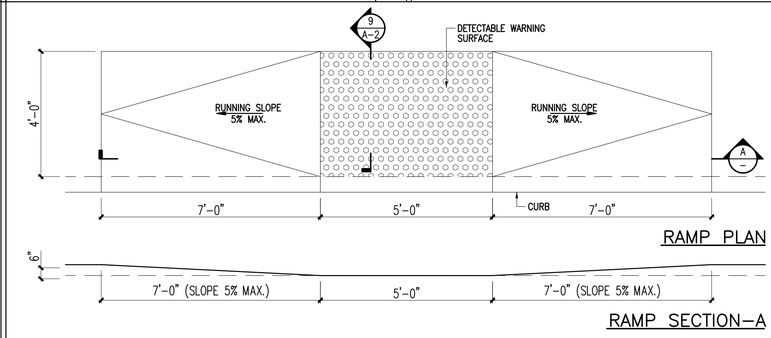
DETECTABLE WARNING TRUNCATED DOMES 10
N.T.S.



TRUNCATED DOME SPACING

TRUNCATED DOME SECTION A-A

DETECTABLE WARNING DETAIL 9
N.T.S.



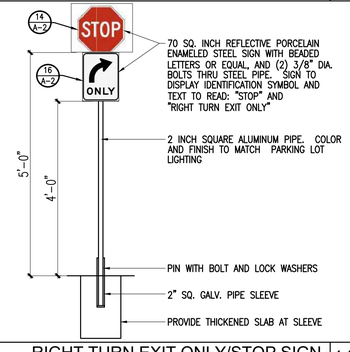
ADA RAMP DETAILS 7
N.T.S.

CALIFORNIA MUTCD R1-1

STOP SIGN 18

CALIFORNIA MUTCD R-3-R-5-R

RIGHT TURN EXIT ONLY 16



RIGHT TURN EXIT ONLY/STOP SIGN 14
N.T.S.

DRINKING FOUNTAIN DESIGN NOTES

DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 PROTRUDING OBJECTS AND 11B-602 GENERAL REQUIREMENTS

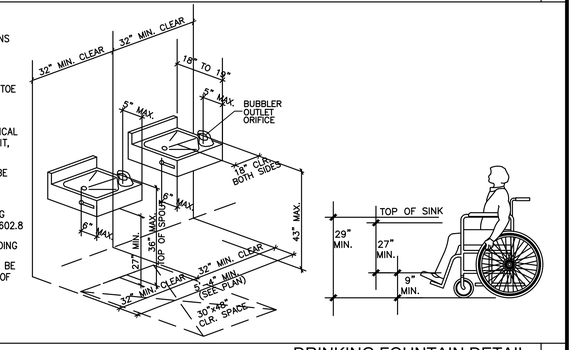
UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE FORWARD APPROACH 11B-305 KNEE AND TOE CLEARANCE 11B-306

SPOUT OUTLETS 36" CLEARANCE FOR ADA SINKS 11B-602-4 SPOUT LOCATED 15" MIN. FROM VERTICAL SUPPORT AND 5" MAX. FROM FRONT EDGE OF UNIT, INCLUDING BUMPERS 11B-602.5

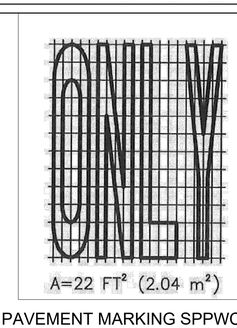
SPOUT OUTLETS FOR STANDING PERSONS SHALL BE 38" MIN. AND 43" MAX. ABOVE FINISH FLOOR OR GROUND 11B-602.7

WALL AND POST MOUNTED CANTILEVERED DRINKING FOUNTAINS 18" MIN. TO 19" MAX. IN DEPTH 11B-602.8

DRINKING FOUNTAINS TO BE LOCATED WITHIN VENDING ROOM AREA AND COMPLY WITH 11B305.7 MANEUVERING CLEARANCES. ENCLOSED AREA WILL BE 32" MIN WIDTH AND 18" MIN. DEPTH AND CLEAR OF PEDESTRIAN WAYS.

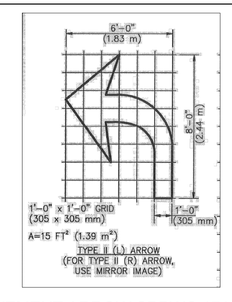


DRINKING FOUNTAIN DETAIL 13
N.T.S.



PAVEMENT MARKING SPPWC 171-0

REFLECTIVE WHITE LEGEND MARKING 17



PAVEMENT ARROW SPPWC 171-0

RIGHT TURN ARROW PAVEMENT MARKING 15

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER D. LEE
No. CE 26287
Exp. 5/31/2024
CIVIL
STATE OF CALIFORNIA

Mar-08-2022

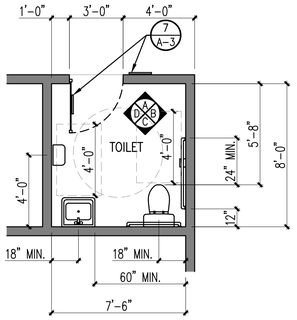
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

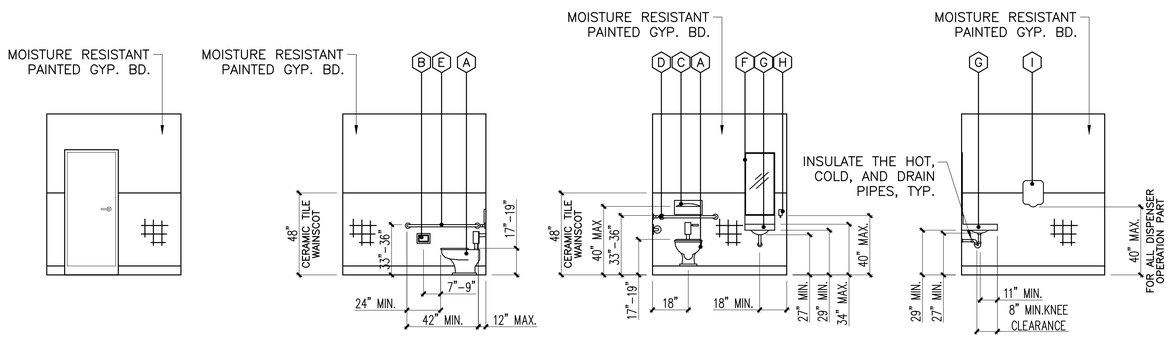
ACCESSIBLE DETAILS PARKING LOT

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

A-2

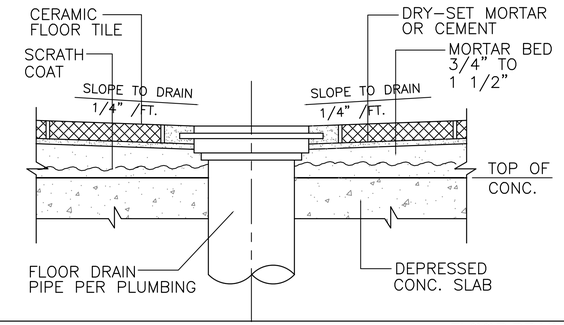


TOILET FIXTURE AND ACCESSORIES SCHED.	
SYM.	I T E M
A	WATER CLOSET
B	SURFACE MOUNTED ROLL TOILET TISSUE DISPENSER
C	SURFACE MOUNTED TOILET SEAT COVER DISPENSER
D	1 1/2"ø GRAB BAR AT 36" LONG
E	1 1/2"ø GRAB BAR AT 48" LONG
F	MIRROR
G	LAVATORY
H	SURFACE MOUNTED LIQUID SOAP DISPENSER
I	HAND DRYER

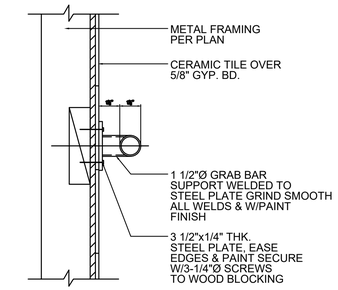


INT. ELEVATION AT "A" INT. ELEVATION AT "B" INT. ELEVATION AT "C" INT. ELEVATION AT "D"

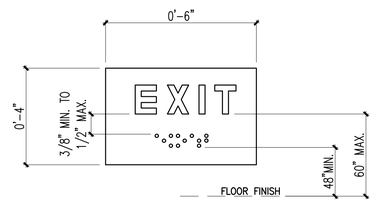
RESTROOM ACCESSIBLE DETAILS 8
SCALE: 1/4" = 1'



FLOOR DRAIN DETAIL 2
N.T.S.

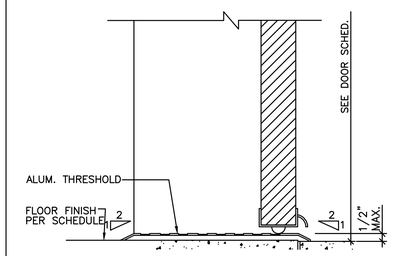


DETAIL 1
N.T.S.

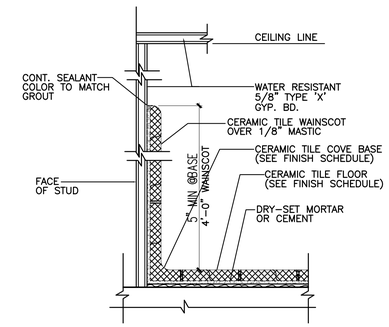


NOTE:
1. THIS SIGN IDENTIFIES AN EXIT DOOR WHICH LEADS DIRECTLY TO THE OUTSIDE.
2. TYPEFACE SHALL BE SANS SERIF AND GRADE 2 BRAILLE
3. LACOUNTY SECTION 1013 EXIT SIGN, 1013.4 AND CBC 11B-216.4

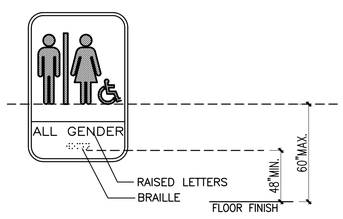
TACTILE EXIT SIGN AT EGRESS DOORS 5
N.T.S.



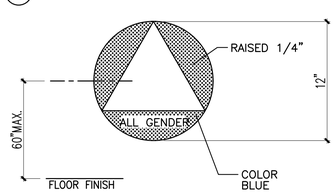
ACCESSIBLE DOOR SILL DETAIL 4
N.T.S.



WAINSCOTT DETAIL 3
N.T.S.



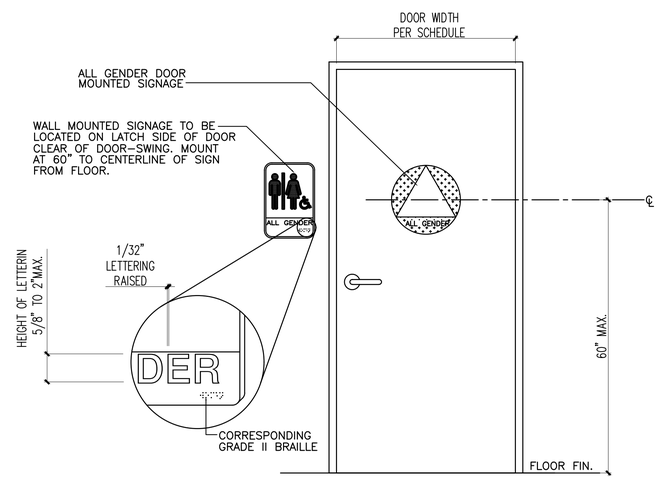
A WALL MOUNTED SIGNAGE



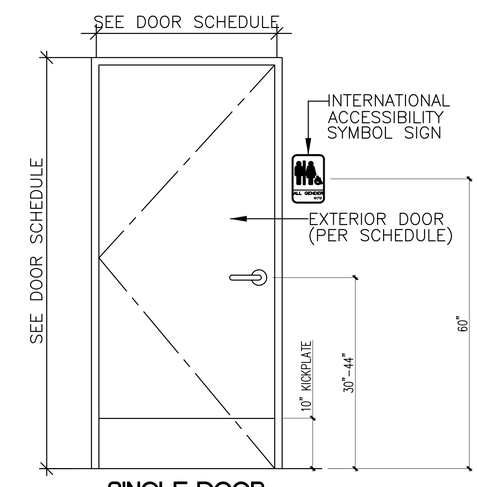
B DOOR MOUNTED SIGNAGE

PROVIDE 1 WALL MOUNTED AND 1 DOOR MOUNTED SIGN AT EACH TOILET ROOM IN COMPLIANCE WITH SECTIONS 1115.B.5 AND 1103.2.4 OF THE CALIFORNIA BUILDING CODE

NOTE : PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.
RESTROOM SIGN MUST BE 'ALL GENDER SIGNAGE'



ACCESSIBLE RESTROOM UNISEX GENDERLESS SIGN DETAIL 7
N.T.S.



SINGLE DOOR

NOTE:
1. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND

REGISTERED PROFESSIONAL ENGINEER C. DENNIS LEE Reg. No. CE 26282 Exp. Date: 3/31/2024 CIVIL STATE OF CALIFORNIA

Mar-08-2022

ACCESSIBLE SIGN AT DOOR PLACEMENT 6
N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

ACCESSIBLE DETAILS GENDERLESS BATHROOM

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

A-3

DOOR SCHEDULE

(2 A–5) (3 A–5) (4 A–5) (5 A–5) (8 A–5)

ALL DOORS PER CBC sec. 1010.11B–404 CBC 11B–404.2.7
TRASH ENCLOSURE SWING GATE (REFER TO STRUCTURE PLANS)
EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
A. NON–COMBUSTIBLE MATERIAL
B. IGNITION–RESISTANT MATERIAL
C. MIN. 20 MIN. RATED
D. COMPLIES WITH SFM 12–7A–1. (708A.3;R337.8.3)

KEY	SIZE WIDTH	SIZE HEIGHT	DESCRIP. & TYPE	FRAME MATERIAL	GLAZING AREA	FIRE RATING	THK.	CORE	EA	REMARKS
1	3'–0"	7'–0"	SWING	ALUM.	17.3	20 MIN	1 3/4"	HOLLOW	1	TEMP. GLASS SELF–CLOSING NOISE INSULATE
2	3'–0"	7'–0"	SWING	ST'L	–	20 MIN	1 3/4"	HOLLOW	8	SELF–CLOSING NOISE INSULATE
3	6'–0"	7'–0"	DBL SWING	ST'L	–	20 MIN	1 3/4"	HOLLOW	4	SELF–CLOSING NOISE INSULATE
4	12'–0"	10'–0"	ROLL–UP	ST'L	–	–	–	–	2	MANUAL W.I. COILED GRILL
5	10'–0"	7'–0"	ROLL–UP	ST'L	–	–	–	–	1	MANUAL COILED GRILL

DOOR HARDWARE

(1 A–5)

ALL DOOR HARDWARE PER CBC sec. 1010.1.9.3
CBC sec. 11B–404.2.7

KEY	LOCKS	DOOR TYPE	HINCHES	REMARKS
1	SLIDE LOCK & CANE BOLT W/ HEAVY DUTY LOCKS	4 5	ROLLUP	MASTER PADLOCK
2	SINGLE KEYED, KEY ALIKE PASSAGE DOOR HARDWARE	1 2 3 6	STANLEY COMMERCIAL	LEVER TYPE
3	KEYLESS, PASSAGE DOOR HARDWARE	2 3	STANLEY COMMERCIAL	LEVER TYPE INTERIOR DOORS

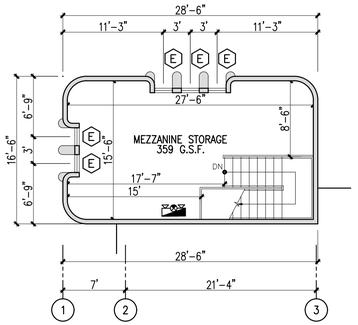
WINDOW SCHEDULE

(1 A–5) (3 A–9)

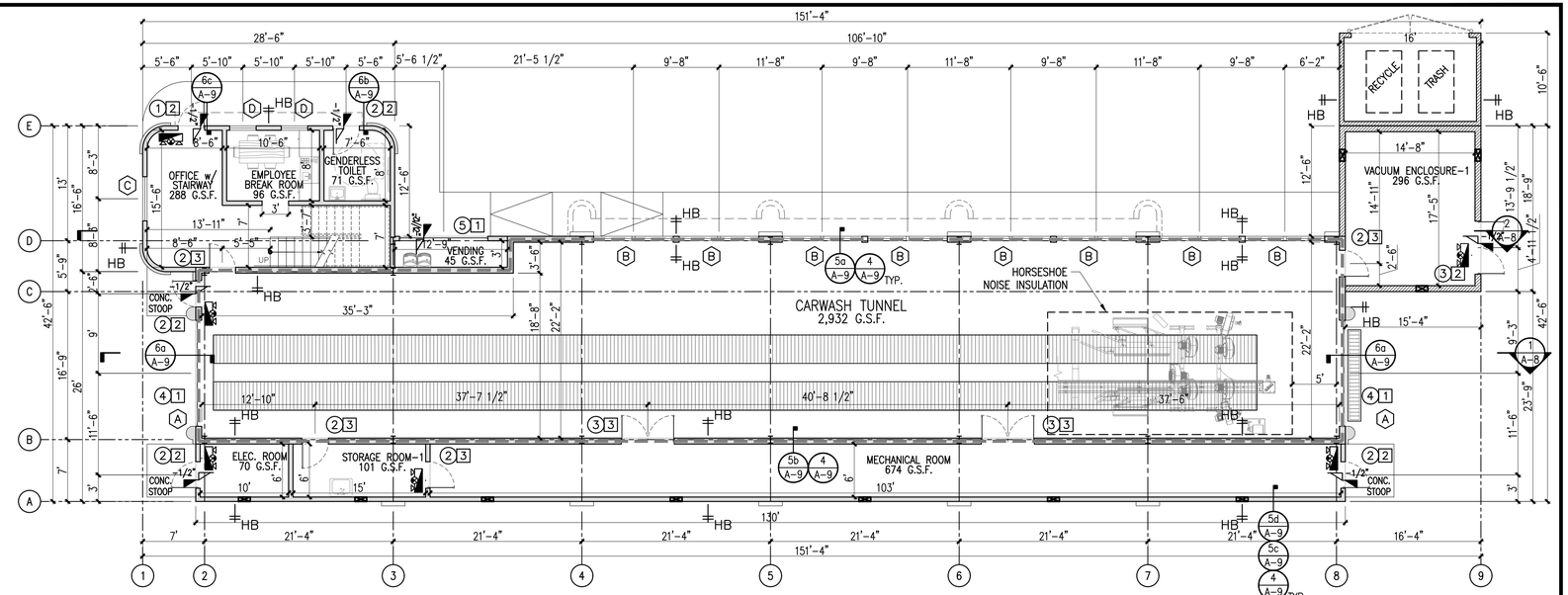
1. EXTERIOR GLAZING SHALL BE MULTI–PANE UNITS W/ A MIN. OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR MINIMUM 20 MINIMUM RATED OR COMPLIES WITH SFM 12–7A–2.(708A.2.1; R337.8.2.1)

KEY	SIZE WIDTH	SIZE HEIGHT	DESCRIP. & TYPE	FRAME MATERIAL	GLAZING AREA	FIRE RATING	OTC RATING U FACTOR	EA	OTC RATING SC VALUE	SILL HEIGHT	REMARKS
A	12'–0"	4'–0"	FIXED	ALUM.	40.06	20 MIN	.36	2	.19	13'–0"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
B	9'–0"	9'–0"	FIXED	ALUM.	76.56	20 MIN	.36	8	.19	2'–4"	BLUISHED FROSTED DBL PANE NOISE INSULATED
C	5'–0"	4'–0"	DOUBLE HUNG	ALUM.	17.81	20 MIN	.36	1	.19	3'–0"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
D	3'–0"	4'–0"	DOUBLE HUNG	ALUM.	10.31	20 MIN	.36	2	.19	3'–0"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
E	2'–0"	6'–0"	FIXED	ALUM.	10.06	20 MIN	.36	5	.19	12'–10"	BLUISHED FROSTED DBL PANE NOISE INSULATED

DOOR & WINDOW SCHEDULES 3
N.T.S.



MEZZANINE FLOOR PLAN



WALL LEGEND

- (N) STUD WALLS
- (N) 1 HOUR RATED WALL
- CMU WALL (BUILDING)

SPACE FLOOD VENT AREA JUSTIFICATION :

- ELECTRICAL ROOM 70 G.S.F.
  VENTS REQUIRED :
  1/150 S.F. @ 70 S.F. = 0.47 S.F.
  VENTS PROVIDED MODEL–1540–510
  FLOOR VENT : 8x12 (0.96 S.F.)
  EACH @1 MIN. = 0.96 S.F.
  0.96 S.F. > 0.47 S.F. THEREFORE O.K.
- STORAGE ROOM 101 G.S.F.
  VENTS REQUIRED :
  1/150 S.F. @ 101 S.F. = 0.67 S.F.
  VENTS PROVIDED MODEL–1540–510
  FLOOR VENT : 8x12 (0.96 S.F.)
  EACH @1 MIN. = 0.96 S.F.
  0.96 S.F. > 0.67 S.F. THEREFORE O.K.
- MECHANICAL ROOM 674 G.S.F.
  VENTS REQUIRED :
  1/150 S.F. @ 674 S.F. = 4.49 S.F.
  VENTS PROVIDED MODEL–1540–510
  FLOOR VENT : 8x12 (.96 S.F.)
  EACH @5 MIN. = 4.80 S.F.
  4.80S.F. > 4.49 S.F. THEREFORE O.K.
- VACUUM PUMP ROOM 296 G.S.F.
  VENTS REQUIRED :
  1/150 S.F. @ 296 S.F. = 1.97 S.F.
  VENTS PROVIDED MODEL–1540–510
  FLOOR VENT : 8x12 (.96 S.F.)
  EACH @3 MIN. = 2.88 S.F.
  2.88 S.F. > 1.97 S.F. THEREFORE O.K.

FLOOR PLAN 1
SCALE: 1/8" = 1'

FINISH SCHEDULE

WALL AND CEILING FINISH MATERIAL WILL COMPLY WITH THE FLAME SPREAD SMOKE DEVELOPED INDEXES OF THE CALIFORNIA FIRE CODE, CHAPTER 8(CFC TABLE 803.3)

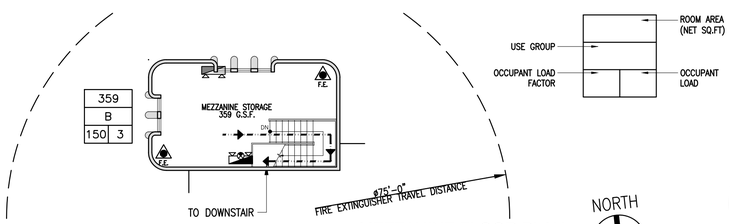
KEY	AREA/ROOM NAME	FINISHES FLOOR	FINISHES BASE	FINISHES WALL	FINISHES CEILING	CLG. HEIGHT	REMARKS
	CARWASH TUNNEL	F1	–	W1	C1	–	VAULTED OPEN CEILING
	ELECTRIC ROOM	F1	B1	W2	C2	11'–0"	
	STORAGE ROOM #1	F1	B1	W2	C2	11'–0"	
	MECHANICAL ROOM	F1	B1	W2	C2	11'–0"	
	ATTACHED VACUUM PUMP ENCLOSURE	F1	B1	W2	C2	11'–0"	
	VENDING ROOM	F1	–	W4	C4	11'–0"	
	OFFICE WITH STAIRS	F1	B1	W2	C2	11'–0"	
	GENDERLESS TOILET	F2	B2	W3	C3	11'–0"	
	EMPLOYEE BREAK ROOM	F1	B1	W2	C2	11'–0"	
	MEZZANINE STORAGE	F1	B1	W2	C2	12'–6"	

FINISH / MATERIAL

ALL WALL AND CEILING MATERIALS PER CBC sec. 803.1.1
CBC sec. 411.8

FLOOR		BASE	
F1	SEALED CONCRETE	B1	VINYL BASE TOPSET (4")
F2	CERAMIC TILE (12"x12")	B2	3/8" RADIUS CERAMIC TILE COVE BASE (5")
F3	COMMERCIAL CARPET		
WALL		**CEILING**	
W1	24" WIDE PVC FLAT PANEL(EXTRUTECH #P2400) OVER TYPE X GYPSUM BOARD	C1	16" WIDE PVC FLAT PANEL(EXTRUTECH #P2400) OVER TYPE X GYPSUM BOARD
W2	PAINT FINISH (SEMI–GLOSS) OVER TYPE X GYPSUM BOARD	C2	PAINT FINISH (FLAT) OVER GYP. BD.
W3	CERAMIC TILE (12"x12") WAINSCOT (A.F.F. 4'–0") OVER GREEN GYP. BD. (MOISTURE RESISTANT)	C3	PAINT FINISH (SEMI–GLOSS) OVER GREEN GYP. BD. (MOISTURE RESISTANT)
W4	20/30 SMOOTH STUCCO FINISH	C4	20/30 SMOOTH STUCCO FINISH

FINISH MATERIAL SCHEDULE 4
N.T.S.



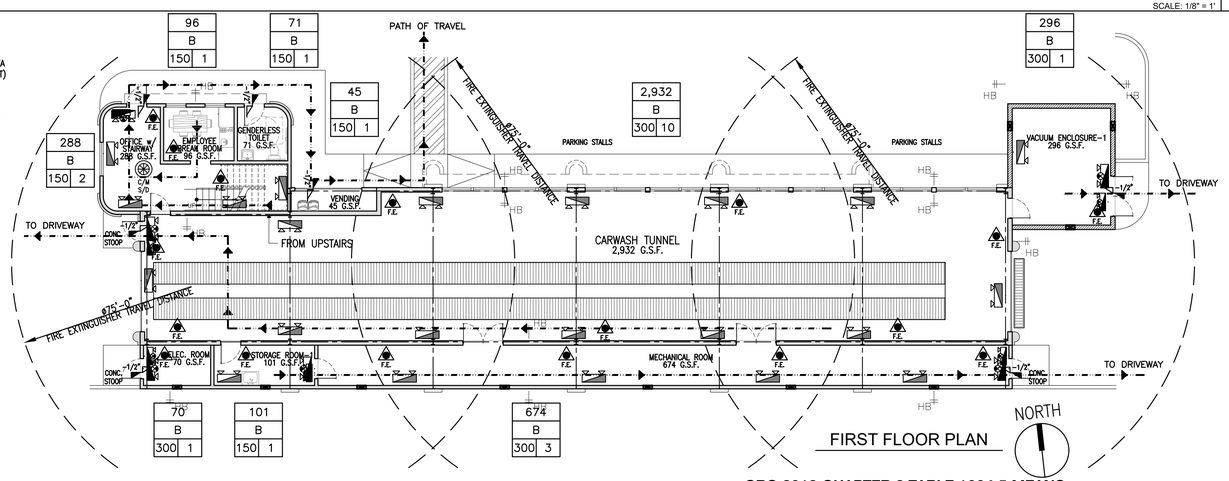
MEZZANINE FLOOR PLAN

MEANS OF EGRESS NOTES:
1. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT (11LUX) AT THE WALKING SURFACE LEVEL.
   SEE ELECTRICAL PLANS INTERIOR LIGHTING AND EMERGENCY LIGHTING
   SEE FIRE PLANS FOR EMERGENCY LIGHTING FLOOR PLAN AND EMERGENCY LIGHTING SPECS
2. EGRESS DOORS AND GATES SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 TO 48 IN. ABOVE THE FINISHED FLOOR. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. ALL DOOR LOOKS TO BE LEVER TYPE PASSAGE HARDWARE WITH KEYED OUTSIDE LOCK AND KEYLESS FROM EGRESS SIDE. SEE DOOR HARDWARE SCHEDULE.
   SEE FIRE PLANS FOR EGRESS PATH OF TRAVEL AND EGRESS DOOR LOCATIONS.
3. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
4. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
5. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
6. EXTERIOR HINGED DOORS: 5 POUND MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISCHARGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITIONS.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:
1. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CGBSC 4.410.1)
2. DESIGN EXTERIOR ENTRIES AND OR OPENINGS SUBJECT TO FOOT TRAFFIC OR WIND DRIVEN RAIN TO PREVENT WATER INTRUSION IN BUILDINGS.
   A. CLOSED VENDING AREA IS 74 S.F. SURFACE IS CONC. FINISH FLOOR WITH A 2% SLOPE TOWARDS PARKING LOT AND EXTERIOR STUCCO WALLS. BATHROOM AND EQUIPMENT ROOM IS UNDERNEATH THE OVERHANG AND THEIR FINISHES ARE PER FINISH SCHEDULE.
   B. ELECTRIC ROOM AND OFFICE ARE PER FINISH SCHEDULE
   C. CAR WASH TUNNEL IS OPEN WITH CONCRETE FINISH FLOOR SLOPING 5% TOWARDS DRIVEWAY CONC. PAVEMENT AT ENTRANCE AND EXIT. INTERIOR WALLS ARE EXTRUTECH 24" WATERPROOF PVC PANELS EXTERIOR WALLS ARE STUCCO FINISH

CONVUSTIBLE NOTES:
1. THERE ARE NO COMBUSTIBLE EQUIPMENT IN THE SERVICE BUILDING. UPPER VENTILATION PER MECHANICAL PLAN (FORCE AIR EXHAUST FAN 160 CFM) LOWER VENTILATION PER FLOOR PLAN CALCULATION FOR SPACE FLOOD VENTS PROTECTED BY CORROSION RESISTANT NONCOMBUSTIBLE WIRE MESH W/MIN. 1/16" AND MAS 1/8" OPENINGS.

NOTES FOR ADA REQUIREMENTS:
1. SERVICE COUNTERS, RECEPTION COUNTERS, AND TRANSACTION COUNTERS, SHALL BE ACCESSIBLE AND PROVIDED FOR PERSONS WITH DISABILITIES. THE COUNTER SHALL BE A MIN. OF 36" IN LENGTH AND 28"–34" ABOVE FINISH FLOOR. CBC 11B–227.3. 11B–904.4 (CBC 11B–305.5 FOR PARALLE APPROACH TYP.



FIRST FLOOR PLAN

LEGENDS

- EMERGENCY LIGHT WITH BATTERY PACK–PROVIDE MIN 5 FOOT–CANDLES & PROVIDE POWER FOR 1 1/2 HOURS DURING PRIMARY POWER'S FAILURE
- DOOR LEVEL SINGLE FACE LED EXIT SIGNAGE W/ EMERGENCY LIGHTING FACE WITH INTEGRAL. 90 MINUTE EMERGENCY BATTERY SUPPLY. 14G/2C UL LISTED WIRIGN TO BE CBC 411.7 COMPLIANT
  WALL MOUNTED CENTER ABOVE DOOR OR OPENING FROM EGRESS SIDE. SPECS ON SHEET 4of4
- EGRESS PATH OF TRAVEL
- F.E. WALL MOUNTED FIRE EXTINGUISHER CLASS A ORDINARY (MODERATE) HAZARD OCCUPANCY 2–A EXTINGUISHER. CONTRACTOR TO VERIFY LOCATION W/ FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.
- C/M S/D COMBINED CARBON MONOXIDE & SMOKE DETECTOR AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL–BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315)

- FIRE SPRINKLER: NOT REQUIRED PER CBC 903.2, NFPA 13
  OCCUPANCY B/1–STORY 4,969 G.S.F.
  CODE: 903.3.1.1.1/ITEM 2
  CODE: 907.2.2 GROUP B
  MANUAL FIRE ALARM SYSTEM
  CODE: 906.3.2 CLASS B FIRE HAZARD
  FITE EXTINGUISHER TABLE (906.3(1))

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.5	
USE	OCCUPANCY LOAD FACTOR
BUSINESS	150 GROSS
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS

CBC 2019 CHAPTER 2 TABLE 1004.5 MEANS OF EGRESS OCCUPANT LOAD ANALYSIS

•OCCUPANCY LOAD ANALYSIS (AUTOMATED CARWASH BLDG) CBC 2019 OCCUPANT LOAD MAX. ALLOWABLE TABLE 1004.5 FIRE PLANS EGRESS REQUIREMENTS BASED ON GROSS SQUARE FOOTAGE

TOTAL OCC. LD.:	24 PPL	
CARWASH TUNNEL	10 PP	(=2,932/300)
ELECTRIC ROOM	1 PP	(=70/300)
STORAGE ROOM #1	1 PP	(=101/150)
MECHANICAL ROOM	3 PP	(=674/300)
ATTACHED VAC PMP ENCL	1 PP	(=296/300)
VENDING ROOM	1 PP	(=45/150)
OFFICE WITH STAIRS	2 PP	(=288/150)
GENDERLESS TOILET	1 PP	(=71/150)
EMPLOYEE BREAK ROOM	1 PP	(=96/150)
MEZZANINE STORAGE	3 PP	(=359/150)

REGISTERED PROFESSIONAL ENGINEER DENNIS LEE No. CE 26232 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA
Mar–08–2022

FIRE CODE COMPLIANCE EGRESS PLAN 2
N.T.S.

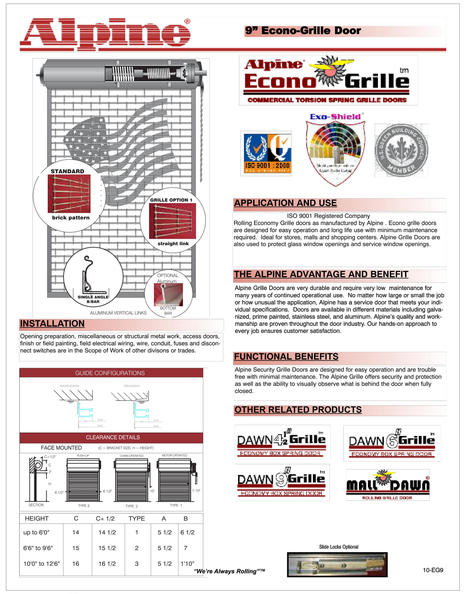
LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

FLOOR PLAN
CODE COMPLIANT EGRESS
DOOR SCHEDULE
HARDWARE SCHEDULE
WINDOW SCHEDULE
INTERIOR FIN. SCHEDULE

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03–08–2022

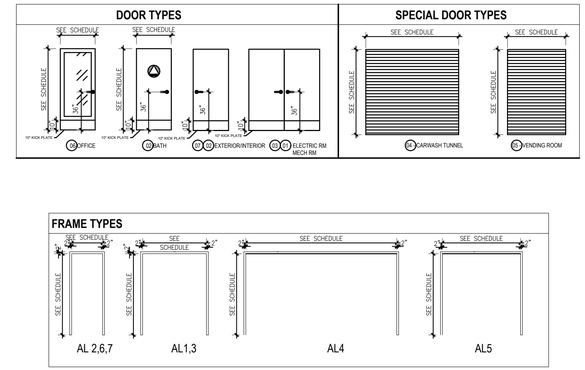
A-4



05 VENDING ROOM ROLL-UP DOOR

04 CARWASH TUNNEL ROLL-UP DOOR

MANUAL FLAT SLAT ROLL-UP DOOR N.T.S. | 3



2 A–5	3 A–5	4 A–5	5 A–5	8 A–5

DOOR SCHEDULE

ALL DOORS PER CBC sec. 1010,11B–404 CBC 11B–404.2.7
TRASH ENCLOSURE SWING GATE (REFER TO STRUCTURE PLANS)
EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
A. NON–COMBUSTIBLE MATERIAL
B. IGNITION–RESISTANT MATERIAL
C. MIN. 20 MIN. RATED
D. COMPLIES WITH SFM 12–7A–1. (708A.3;R337.8.3)

KEY	SIZE WIDTH	SIZE HEIGHT	DESCRIP. & TYPE	FRAME MATERIAL	GLAZING AREA	FIRE RATING	THK.	CORE	EA	REMARKS
1	3'–0"	7'–0"	SWING	ALUM.	17.3	20 MIN	1 3/4"	HOLLOW	1	TEMP. GLASS SELF–CLOSING NOISE INSULATE
2	3'–0"	7'–0"	SWING	ST'L	–	20 MIN	1 3/4"	HOLLOW	8	SELF–CLOSING NOISE INSULATE
3	6'–0"	7'–0"	DBL SWING	ST'L	–	20 MIN	1 3/4"	HOLLOW	4	SELF–CLOSING NOISE INSULATE
4	12'–0"	10'–0"	ROLL–UP	ST'L	–	–	–	–	2	MANUAL W.I. COILED GRILL
5	10'–0"	7'–0"	ROLL–UP	ST'L	–	–	–	–	1	MANUAL COILED GRILL

DOOR & FRAMING DETAILS N.T.S. | 2

DOOR HARDWARE SCHEDULE

MANUFACTURERS ABBREVIATIONS (SEE PROJECT MANUAL (SPECIFICATIONS) FOR ACCEPTABLE MANUFACTURERS)
1. IM - INTERMET
2. PE - PEMKO
3. RO - ROCKWOOD
4. AD - ADAMS RITE
5. SA - SARGENT
6. NO - NORTON
7. RU - CORBIN - RUSSWIN
8. FL - FALCON LOCK
9. RR - RIXSON
10. GM - GMS

EACH TO RECEIVE	PRODUCT NUMBER	FINISH	MANUFACTURER
SET: 1			
DOORS: 03– BATH;			
1 CONTINUOUS HINGE	CFM_SLF HD1	CLEAR	PE
1 MORTISE DEADLOCK	ML1851 1–1/2" BS	689	AD
1 THUMBTURN CYLINDER	M10012 X 2-0001-AR	US26D	GM
1 MORTISE CYLINDER	1000 X 100 X AD3	626	RU
1 LEVER	D10SN4AS	CHROME	ZORO
1 CLOSER	4110 SELF ADJ	689	NO
1 KICK PLATE	K1050 6" X 2" LDW 4BE x TEX	US32D	RO
1 OH STOP	1-436	689	RF
1 THRESHOLD	2005APK	CLEAR	PE
1 WEATHERSEAL	BY DOOR SUPPLIER		
1 SWEEP	345CV	CLEAR	PE
SET: 2			
DOORS: 01, MECHANIC ROOM, 03 VACUUM PUMP ROOM, 06 OFFICE AND STAIRS, 07 INTERIOR KEYLESS PASSAGE DOOR, 02 CARWASH EGRESS EXIT EXTERIOR, 02 EGRESS DOORS, TYP.			
2 CONTINUOUS HINGE	CFM_SLF HD1	CLEAR	PE
2 FLUSH BOLT	555	US26D	RO
2 MORTISE DEADLOCK	ML2051 1-1/2" BS	689	AD
2 MORTISE CYLINDER	1000 X 100 X AD3	626	RU
2 LEVER	D16SN4TD	CHROME	ZORO
2 CLOSER	J8601 8 SHE	689	NO
2 KICK PLATE	K1050 8" X 2" LDW 4BE x TEX	US32D	RO
2 MAGNETICHOLDER	97-863	689	GK
2 THRESHOLD	2005APK	CLEAR	PE
1 WEATHERSEAL	BY DOOR SUPPLIER		
2 SWEEP	345CV	CLEAR	PE
SET: 3			
DOORS: 04 & 05 – CARWASH TUNNEL, EXIT / ENTRANCE, VENDING ROOM			
1 CYLINDER	IF REQUIRED - ACCESS 2 PRIMARY 626		RU
1 HARDWARE	BY OVERHEAD DOOR SUPPLIER		

NOTES:
1. INTERIOR HINGED DOORS AND GATES: 1 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM
3. REQUIRED FREE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS
4. EXTERIOR HINGED DOORS: 2 POUNDS MAXIMUM
   THESE FORCES SHALL NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISCHARGE OTHER EXERCISE THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

ADDITIONAL NOTES:
(COMPLY WITH 11B-404.2.9)
DOOR AND GATE HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATE SHALL COMPLY WITH 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
   EXCEPTIONS:
   1. DOOR LOCKS SHALL BE PERMITTED IN 48" LOCATION AT EXISTING GLASS DOORS WITHOUT STILES. EXISTING OVERHEAD ROLLING DOOR GRILLES, AND SIMILAR DOORS OR GRILLS THAT ARE DESIGNED WITH LOCKS THAT ARE ACTUATED ONLY AT THE TOP OR BOTTOM RAIL.
   2. ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS, AND WADING POOLS SHALL HAVE OPERABLE PARTS OF THE RELEASE OF LATCH OR SELF-LATCHING DEVICES AT 54" MAX. ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-CLOSING DEVICES AND OPERATED BY WEARS OF A KEY, ELECTRONIC OPENER, OR INTERNAL COMBINATION LOCK.

DOOR CLOSERS AND GATE CLOSERS
DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME TO REACH A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

LEVER LOCKSET, MECHANICAL, STOREROOM
BEST | ZORO #: G1608470 | MFR #: 9K37D15D3626LM
No Reviews | Write the First Review

PASSAGE DOOR HARDWARE LEVER TYPE

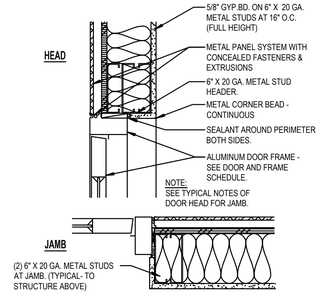
1 A–5

DOOR HARDWARE

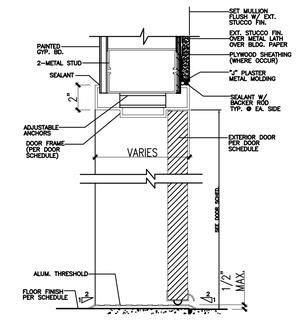
ALL DOOR HARDWARE PER CBC sec. 1010.1.9.3
CBC sec. 11B–404.2.7

KEY	LOCKS	DOOR TYPE	HINCHES	REMARKS
1	SLIDE LOCK & CANE BOLT W/ HEAVY DUTY LOCKS	4 5	ROLLUP	MASTER PADLOCK
2	SINGLE KEYED, KEY ALIKE PASSAGE DOOR HARDWARE	1 2 3 6	STANLEY COMMERCIAL	LEVER TYPE
3	KEYLESS, PASSAGE DOOR HARDWARE	2 3	STANLEY COMMERCIAL	LEVER TYPE INTERIOR DOORS

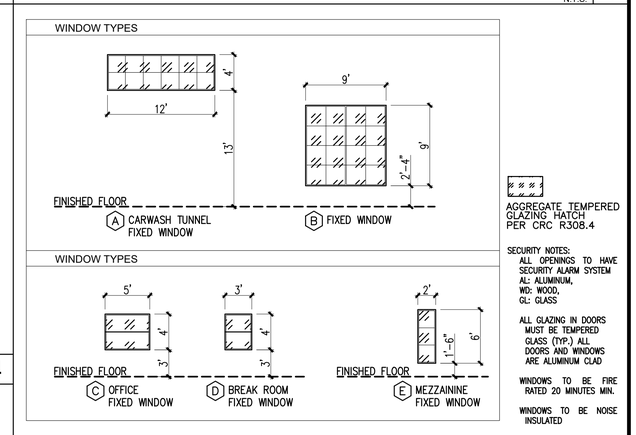
HARDWARE DETAILS N.T.S. | 1



CAR WASH DOOR HEAD & JAMB DET. N.T.S. | 5



THRESHOLD SILL DETAIL N.T.S. | 4



SECURITY NOTES:
ALL OPENINGS TO HAVE SECURITY ALARM SYSTEM
AL: ALUMINUM,
WD: WOOD,
GL: GLASS

ALL GLAZING IN DOORS MUST BE TEMPERED GLASS (TYP.) ALL DOORS AND WINDOWS ARE ALUMINUM CLAD

WINDOWS TO BE FIRE RATED 20 MINUTES MIN.

WINDOWS TO BE NOISE INSULATED

1 A–5	3 A–9

1. EXTERIOR GLAZING SHALL BE MULTI–PANE UNITS W/ A MIN. OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR MINIMUM 20 MINIMUM RATED OR COMPLIES WITH SFM 12–7A–2.(708A.2.1; R337.8.2.1)

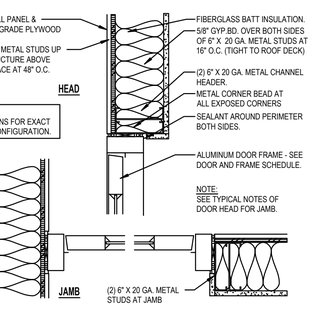
WINDOW SCHEDULE

KEY	SIZE WIDTH	SIZE HEIGHT	DESCRIP. & TYPE	FRAME MATERIAL	GLAZING AREA	FIRE RATING	OITC RATING U FACTOR	EA	OITC RATING SC VALUE	SILL HEIGHT	REMARKS
A	12'–0"	4'–0"	FIXED	ALUM.	40.06	20 MIN	.36	2	.19	13'–0"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
B	9'–0"	9'–0"	FIXED	ALUM.	76.56	20 MIN	.36	8	.19	2'–4"	BLUISHED FROSTED DBL PANE NOISE INSULATED
C	5'–0"	4'–0"	DOUBLE HUNG	ALUM.	17.81	20 MIN	.36	1	.19	3'–0"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
D	3'–0"	4'–0"	DOUBLE HUNG	ALUM.	10.31	20 MIN	.36	2	.19	3'–0"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
E	2'–0"	6'–0"	FIXED	ALUM.	10.06	20 MIN	.36	5	.19	12'–10"	BLUISHED FROSTED DBL PANE NOISE INSULATED

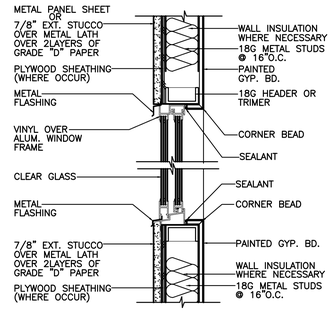
REGISTERED PROFESSIONAL ENGINEER DENNIS LEE No. CE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

Mar–08–2022

ROOF MATERIAL NOTES N.T.S. | 6



DOOR HEAD & JAMB DETAIL, TYP. N.T.S. | 8



EXTERIOR WINDOW DETAIL N.T.S. | 7

LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

DOOR AND WINDOW DETAILS

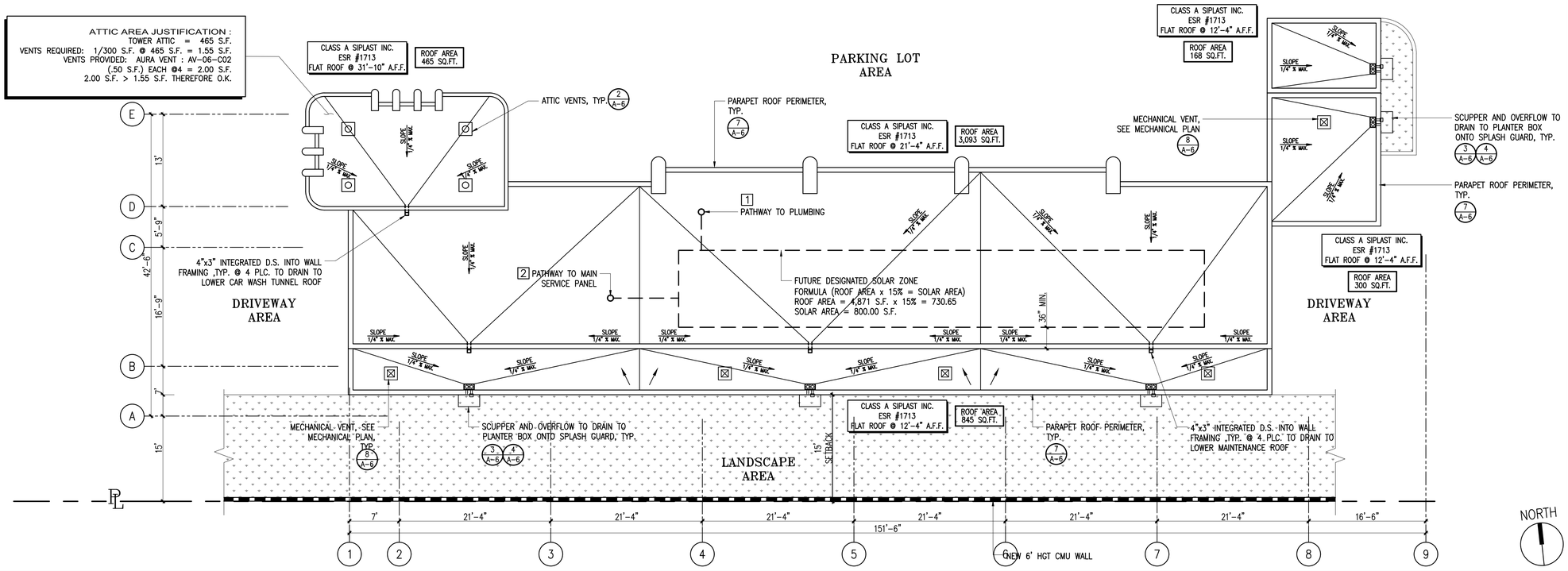
APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03–08–2022

A-5

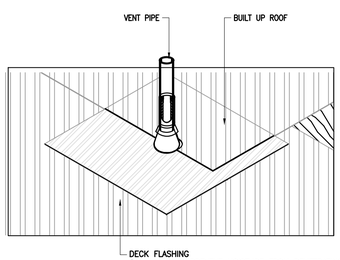
ROOF MOUNTING EQUIPMENT NOTES

1. THE ONLY ROOF MOUNTED EQUIPMENT ARE COOLING VENTS PER DETAILS SHOWN ON THIS SHEET.
2. DOWNSPOUTS AND ROOF DRAIN SCUPPER MAINTENANCE TO BE ACCESSED BY POTABLE EXTENSION LADDER FROM EXTERIOR OF WALL.

ROOF VENTS 2
N.T.S.



ROOF PLAN 1
SCALE: 1/8" = 1'



ROOF FLASHING DETAIL 5
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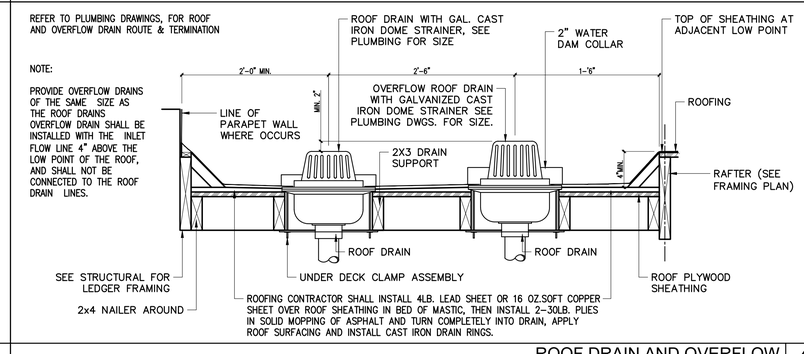
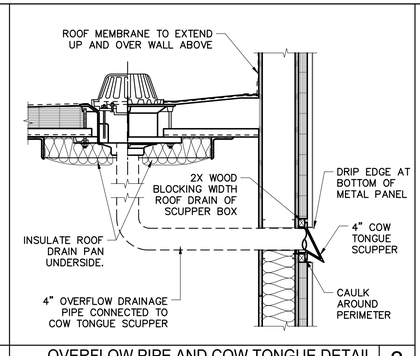


ROOF DRAIN AND OVERFLOW 4
N.T.S.



OVERFLOW PIPE AND COW TONGUE DETAIL 3
N.T.S.

ROOF PLAN GENERAL NOTES

1.0– ALL ROOF WATER & DRAINAGE TO BE DIVERTED PER GRADING & DRAINAGE PLAN

2.0– MIN. SLOPE FOR FLAT STYLE ROOF TO BE 1/4" PER 12"

3.0– ALL ROOF SHEATHING TO BE 5/8" THK.CDX (PANEL INDEX 15/32) MIN.

4.0– ALL ROOFING MATERIAL TO BE "CLASS-A" OR "CLASS-B" FIRE RATED.

5.0– MIN. LAP FOR GALV. IRON FLASHING TO BE 4" .

6.0– ALL HIPS & RIDGES TO HAVE A 9" WIDE STRIP OF #30 LB FELT MIN. OVER EACH SIDE.

6.1– USE A 6" HEAD-LAP MIN. & GLUE WITH CONSTRUCTION/ROOFING ADHESIVE TO SECURE MATERIAL FOR ADDED WIND RESISTANCE.

7.0– ALL ROOF VENTS AND VERTICAL PROTRUSIONS TO HAVE #24 GAGE. GALV. IRON FLASHING WITH A 12" MIN. SPREAD COVERAGE AROUND OPENING.

8.0– ALL ROOF EAVES TO HAVE #22 GAGE. GALV. IRON FLASHING DRIP EDGE WITH A 4" MIN. HORZ. EXPOSURE.

9.0– FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLE AND CLAY OR CONCRETE SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS OR STAINLESS STEEL.

10–a. OPENINGS SHALL HAVE CORROSION–RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16 –IN. MINIMUM AND 1/4–IN MAXIMUM OPENINGS

b. A MINIMUM OF 1–IN AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING (R806.3).

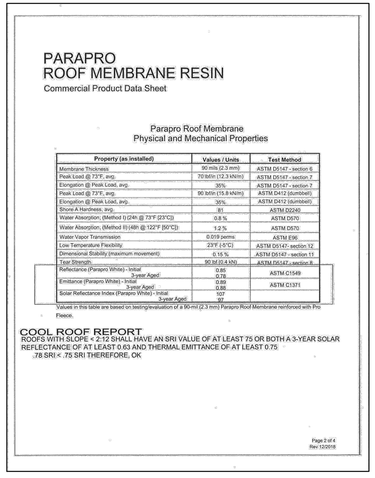
c. UN VENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.5.

12– ROOF DRAINS AND OVER FLOW DRAINS SHALL BE SIZED.

13– THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX.

14– ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.

15– OVERFLOW SCUPPERS SHALL BE DESIGNED IN ACCORDANCE TO TABLE 11–1 OF THE LAPC


PARAPRO
ROOF MEMBRANE RESIN
Commercial Product Data Sheet

Parapro Roof Membrane
Physical and Mechanical Properties

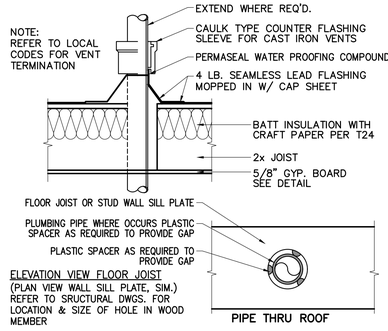
Property (as installed)	Values / Units	Test Method
Membrane Thickness	90 mils (2.3 mm)	ASTM D5147 - section 6
Peak Load @ 73°F, avg.	70 lbf/in (12.3 N/mm)	ASTM D5147 - section 7
Elongation @ Peak Load, avg.	35%	ASTM D5147 - section 7
Peak Load @ 73°F, avg.	90 lbf/in (15.8 N/mm)	ASTM D412 (dumbbell)
Elongation @ Peak Load, avg.	30%	ASTM D412 (dumbbell)
Shore A Hardness, avg.	81	ASTM D2240
Water Absorption, (Method I) (24h @ 73°F (23°C))	0.8 %	ASTM D570
Water Absorption, (Method II) (48h @ 122°F [50°C])	1.2 %	ASTM D570
Water Vapor Transmission	0.019 perms	ASTM E96
Low Temperature Flexibility	23°F (-5°C)	ASTM D5147 section 12
Dimensional Stability (maximum movement)	0.15 %	ASTM D5147 - section 11
Tear Strength	90 N/25.4 MN	ASTM D5147 - section 8
Reflectance (Parapro White) - Initial	0.85	ASTM C1549
3-year Aged	0.78	
Emittance (Parapro White) - Initial	0.89	ASTM C1371
3-year Aged	0.88	
Solar Reflectance Index (Parapro White) - Initial	107	
3-year Aged	97	

Values in this table are based on testing/evaluation of a 90-mil (2.3 mm) Parapro Roof Membrane reinforced with Pro Fleece.

Page 3 of 4
Rev 12/2018

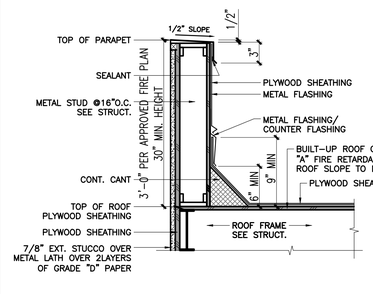
COOL ROOF REPORT

ROOFS WITH SLOPE < 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND THERMAL EMITTANCE OF AT LEAST 0.75
.78 SRI < .75 SRI THEREFORE, OK



PLUMBING THRU ROOF MEMBER 9
N.T.S.

MECHANICAL EXHAUST VENT DETAIL 8
N.T.S.



PARAPET ROOF SCREENING DETAIL 7
N.T.S.

SYMBOL	SOLAR PANEL KEY NOTE
1	PATH FOR FUTURE SOLAR PANEL PLUMBING TO WATER HEATER
2	INSTALL CONDUIT FROM THE BUILDING ROOF OR EAVE TO A LOCATION WITHIN THE BUILDING IDENTIFIED AS SUITABLE FOR FUTURE INSTALLATION OF A CHARGE CONTROLLER (REGULATOR) AND INVERTER. IDENTIFY A LOCATION OF CONDUIT, CONTROLLER AND INVERTER ON THE PLAN.
	CONTIGUOUS UNOBSTRUCTED AREA OF AT LEAST 15% SQUARE FEET OF THE ROOF SQ. FT. SHALL BE DEDICATED FOR A FUTURE SOLAR PANEL. 15% OF ROOF SQUARE FOOTAGE

ROOF DRAINAGE NOTE FOR POST BMP:

1– ROOF DRAINS AND OVER FLOW DRAINS SHALL BE SIZED PER PLUMBING CODE.

2– THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD PLANTER OR SHEET FLOW TO CULTEC SYSTEM

3– ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.

4– OVERFLOW SCUPPERS SHALL BE DESIGNED IN
3 TO 12 SLOPE: 2 LAYERS OF FELT
4 TO 12 SLOPE: 1 LAYER OF FELT

PROVIDE ROOF MATERIAL MANUFACTURER SPECS DURING BUILDING DOCUMENTS

SEE GENERAL SPEC BUILDING SHEETS FOR MANUFACTURER SPECS AND ESR NUMBER.

ROOFING MATERIAL

BUILT-UP ROOFING SHALL BE:
CLASS "A" UL LISTED "SIPLAST INC," (870) 246-8094 MODIFIED BITUMEN SHEET ROOFING – ESR # 1713
NOTE: ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.
NOTE: ABOVE WATERPROOFING & ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECT'S REVIEW & APPROVAL.

COOL ROOF REPORT

ROOFS WITH SLOPE < 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 75
OR BOTH
A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND THERMAL
EMITTANCE OF AT LEAST 0.75 (0.78 SRI < 0.75 SRI THEREFORE, OK)
REFLECTANCE (PARAPRO WHITE) 3 YEAR 0.78
EMITTANCE (PARAPRO WHITE) 3 YEAR 0.88
SOLAR REFLECTANCE INDEX (PARAPRO WHITE) 3 YEAR 97
COLOR (PARAPRO WHITE)
CLASS 'A' ROOFING

REGISTERED PROFESSIONAL ENGINEER DENNIS LEE No. PE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA
Mar-08-2022

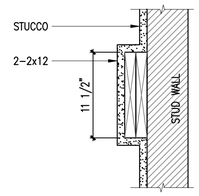
ROOF MATERIAL NOTES 6
N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

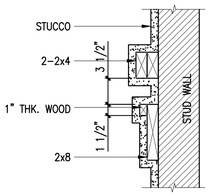
TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

ROOF PLANS AND DETAILS

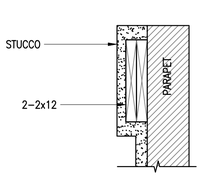
APPROVED BY:	JOB NO.:	
C. D. LEE	8107	A-6
DRAWN BY:	DATE:	
G.M.A.	03-08-2022	



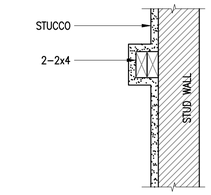
MOLDING & POP OUT DET. N.T.S. | 6



MOLDING & POP OUT DET. N.T.S. | 5

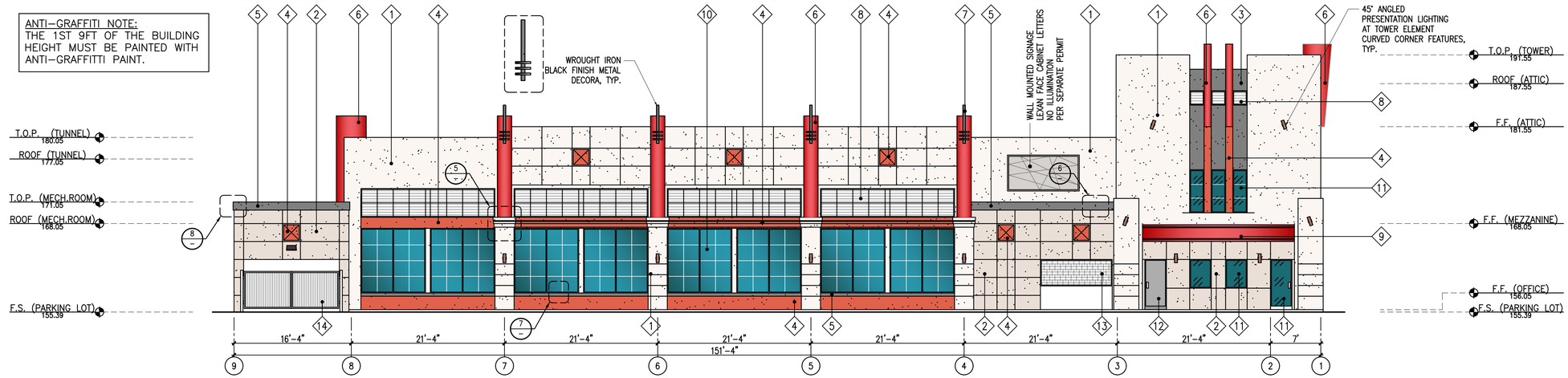


MOLDING & POP OUT DET. N.T.S. | 8



MOLDING & POP OUT DET. N.T.S. | 7

ANTI-GRAFFITI NOTE:
THE 1ST 9FT OF THE BUILDING HEIGHT MUST BE PAINTED WITH ANTI-GRAFFITTI PAINT.



NORTH ELEVATION SCALE: 1/8" = 1' | 1

ADDRESSING NOTES:

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTAGE OF THE PROPERTY.

   THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

   LETTER TO BE MADE OF METALLIC FINISH AND PLACED AT LEFT UPPER CORNER OF TERRA ELEMENT FACING BEAR VALLEY ROAD.

ADDRESSING N.T.S. | 9

EXTERIOR EGRESS / PATH OF TRAVEL LIGHTING
MANUFACTURER: LITHONIA LIGHTING
COLOR: GRANITE MUTED BRONZE
DESCRIPTION: WST LED SCONCE LIGHTING BRONZE GRANITE FINISH OUTDOOR WALL MOUNT TIMER SET

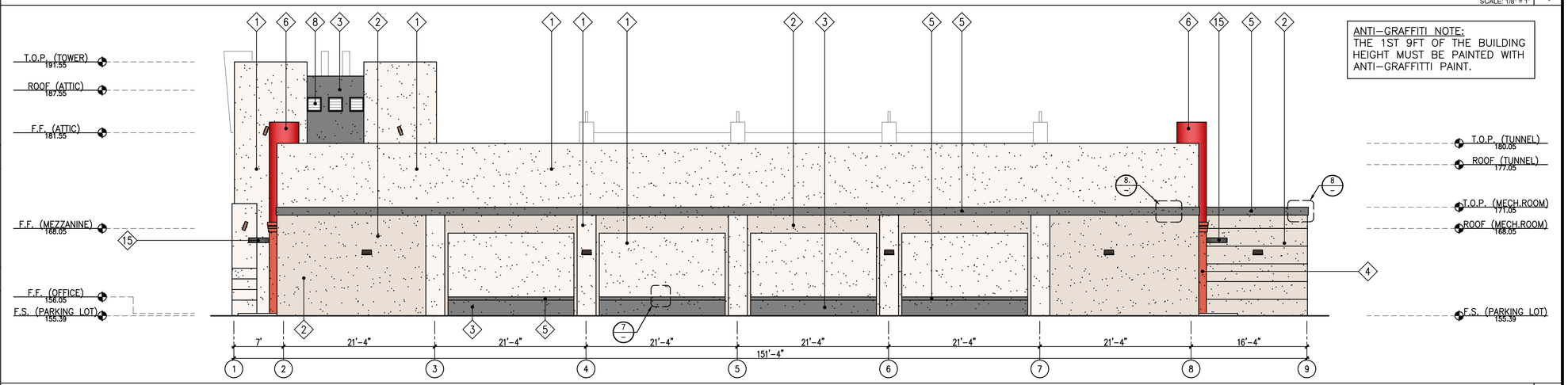
TERRA PRESENTATION LIGHTING
MANUFACTURER: LIGHTINGIRECT.COM
COLOR: OIL BRONZZE
DESCRIPTION: TWO LIGHT SQUARE EXTERIOR F6892/ENERGY SAVER: F6897 TIMER SET

WALL MOUNTED LIGHTING N.T.S. | 10

1. PRIMARY MATERIAL STUCCO SMOOTH FINISH
   www.lahabrastucco.com
   P-100 CLACIER WHITE
   "LA HABRA" BASE 200 SMOOTH 29/30 FIN. STUCCO PANELS WITH ALUMINUM STUCCO CHANNELS PER DETAIL
2. SECONDARY MATERIAL STUCCO SMOOTH FINISH
   www.lahabrastucco.com
   P-6 EL DORADO
   "LA HABRA" BASE 200 SMOOTH 29/30 FIN. STUCCO PANELS WITH ALUMINUM STUCCO CHANNELS PER DETAIL
3. THIRD MATERIAL STUCCO SMOOTH FINISH
   www.lahabrastucco.com
   P-1661 TITANIUM
   "LA HABRA" BASE 200 SMOOTH 29/30 FIN. STUCCO PANELS
4. MATERIAL STUCCO SMOOTH FINISH
   www.lahabrastucco.com
   X-63152 ASHEVILLA
   "LA HABRA" BASE 200 SMOOTH 29/30 FIN. STUCCO PANELS
5. MOLDING & POP OUT TRIM / CORNICE
   P-1661 TITANIUM
   "LA HABRA" BASE 200 SMOOTH 29/30 FIN. STUCCO PANELS
6. VERCO GALVANISED SHEET ALUM. CLAD PANELS
   www.cardinalpaint.com
   BY CARDINAL RED 90 GLOSS T009 RD01
7. VERCO GALVANISED SHEET METAL CLAD PANELS
   www.cardinalpaint.com
   BY CARDINAL GRAY PRIMER E305-GR533
8. CAR WASH ALUMINUM LOUVRE LV121/LV122 WINDOW PRIVACY GRILLE CAR WASH TUNNEL
   CHELSEA GREY HC-168
   www.benjaminmoore.com
9. IMPERIAL MARQUEE AWNING W/ LATTICE TUBES
   www.generalawnings.com
   BY CARDINAL RED 90 GLOSS T009 RD01
10. CAR WASH TUNNEL WINDOW PANES OPAQUE 15% TINTED FROSTED BLUE WITH BLUE ALUMINUM TRIM
    ALUMINUM WINDOW TRIM "NEON BLUE" BY CARDINAL BLUE 90 GLOSS T009 BL01
    www.cardinalpaint.com
11. DUAL GLAZED WINDOWS & DOOR WITH NOISE BARRIER ½" TEMPERED TREATED SEE THRU PANES (NO TINT)
    TEMPERED GLASS DUAL PANE W/ SOUND INSULATION
12. EGRESS INGRESS METAL DOORS SEE SHEET A-4 FOR DOOR DETAILS
    CHELSEA GREY HC-168
    www.benjaminmoore.com
13. CARWASH TUNNEL ENTRANCE & EXIT, VENDING ROOM ALPINE ECONO SERVE DAWN 4" STEEL VISION ROLL-UP DOOR. www.benjaminmoore.com
    TRIM COLOR: CHELSEA GREY HC-168 (3 / A-5)
14. METAL GATE OF TRASH ENCLOSURE
    TRIM COLOR: CHELSEA GREY HC-168
15. IMPERIAL MARQUEE AWNING LATTICE TUBES
    www.generalawnings.com
    TRIM COLOR: CHELSEA GREY HC-168

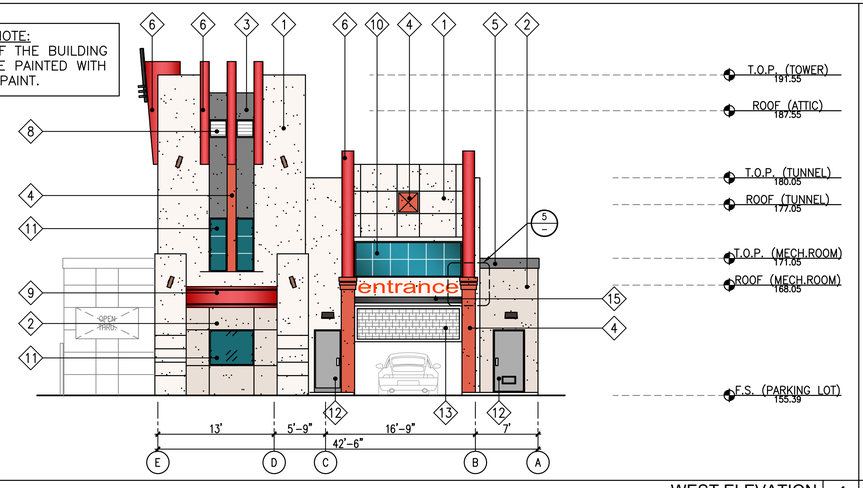
DETACHED VACUUM PUMP ENCLOSURE N.T.S. | 11

ANTI-GRAFFITI NOTE:
THE 1ST 9FT OF THE BUILDING HEIGHT MUST BE PAINTED WITH ANTI-GRAFFITTI PAINT.



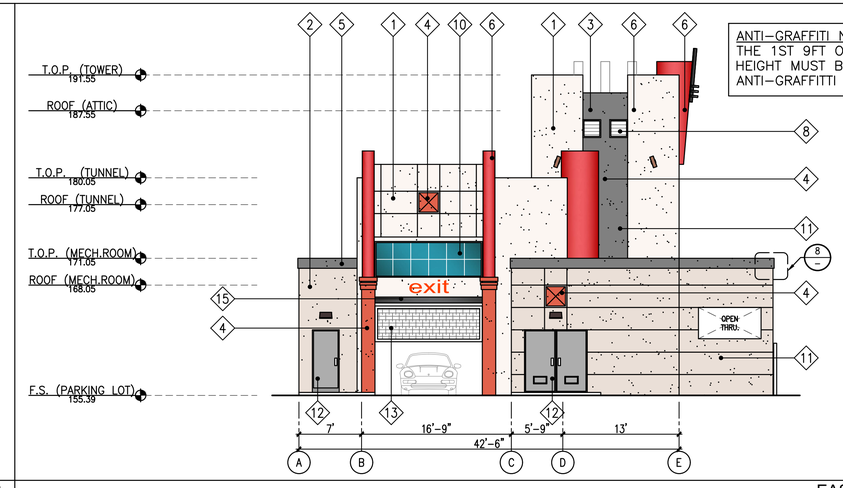
SOUTH ELEVATION SCALE: 1/8" = 1' | 2

ANTI-GRAFFITI NOTE:
THE 1ST 9FT OF THE BUILDING HEIGHT MUST BE PAINTED WITH ANTI-GRAFFITTI PAINT.



WEST ELEVATION SCALE: 1/8" = 1' | 4

ANTI-GRAFFITI NOTE:
THE 1ST 9FT OF THE BUILDING HEIGHT MUST BE PAINTED WITH ANTI-GRAFFITTI PAINT.



EAST ELEVATION SCALE: 1/8" = 1' | 3

REGISTERED PROFESSIONAL ENGINEER
DENNIS LEE
No. GE 26302
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA
Mar-08-2022

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

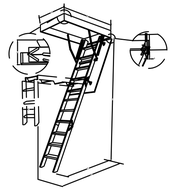
CAR WASH BUILDING ELEVATIONS (ART DECO)

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

A-7

FAKRO®
Skylights & Attic Stairs

FAKRO AMERICA
39 W. FACTORY ROAD
ADDISON, IL 60101
PHONE: (630) 543-1010
FAX: (630) 543-1011
www.fakrousa.com



SPECIFICATIONS:
MAXIMUM LOADING: 250 LBS.
HATCH THICKNESS: 3.9"
NORM REQUIREMENTS: ANSI 14.9.2004.

MANUFACTURES NOTES:
1. BEIGE HATCH - STRING.
2. NON SLIP STEPS.
3. SIMPLE INSTALLATION.
4. ADDITIONAL ACCESSORIES AVAILABLE.
5. 1 YEAR WARRANTY.

PERSPECTIVE VIEW

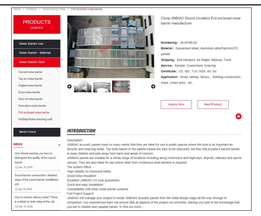
LWT		22 1/2" X 47"	25" X 47"	22 1/2" X 54"	25" X 54"	30" X 54"
CEILING HEIGHT	H	7'-2" - 8' 11"			7'-8" X 10'-1"	
ROUGH OPENING	AXB	22 1/2" X 47"	25" X 47"	22 1/2" X 54"	25" X 54"	30" X 54"
OUTSIDE FRAME DIMENSIONS		22" X 46 5/8"	24 1/2" X 46 5/8"	22" X 53 1/2"	24 1/2" X 53 1/2"	29 1/2" X 53 1/2"
INTERNAL DIMENSIONS		20 1/2" X 44 7/8"	23" X 44 7/8"	20 1/2" X 51 3/4"	23" X 51 3/4"	28" X 51 3/4"
PROJECTION	R	64 1/2"		72"		
LANDING SPACE	C	57 1/2"		64"		
FOLDED LADDER HEIGHT	L	13 3/4"		17"		
BOARD MOVEMENT AFTER OPENING	P	5/4"				
FRAME HEIGHT		4 3/8"				

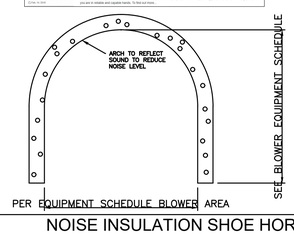
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1: 8107-FLORENCE

ARCHITECTURE_CURRENT
WOODEN FOLDING SECTION
ATTIC LADDER: LWN WOODEN FOLDING SECTION

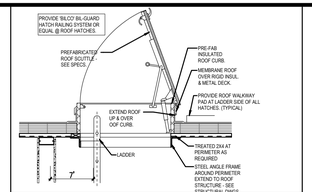
1. 8107-FLORENCE
REVISION DATE 17/03/2022

ATTIC ACCESS DETAIL 5
N.T.S.

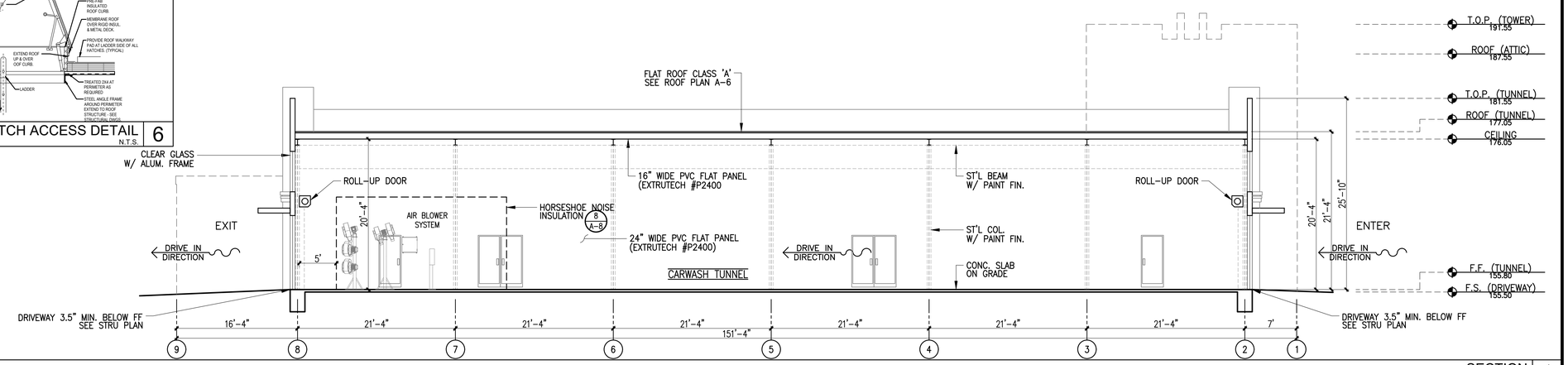




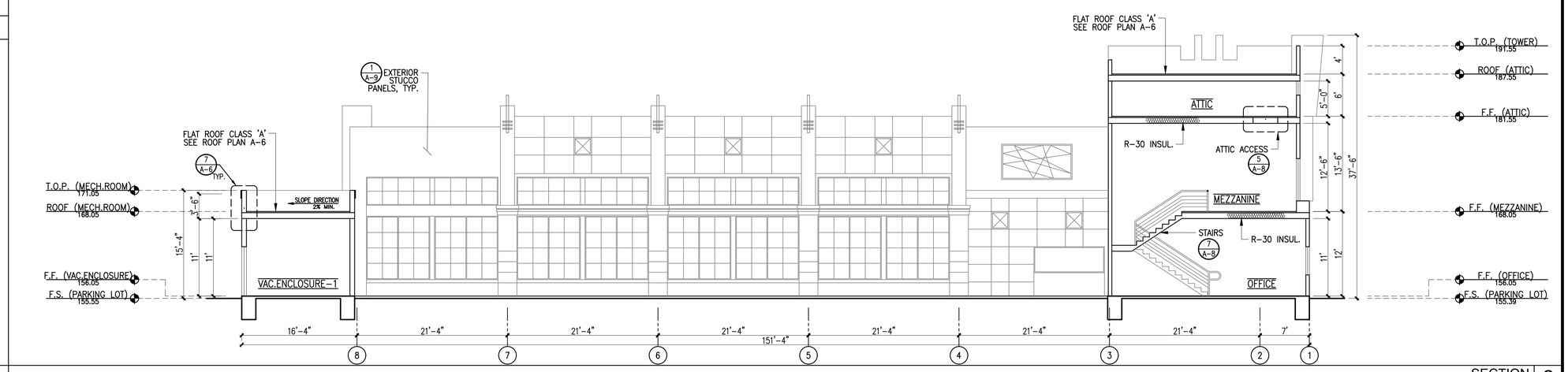
NOISE INSULATION SHOE HORSE DET. 8
N.T.S.



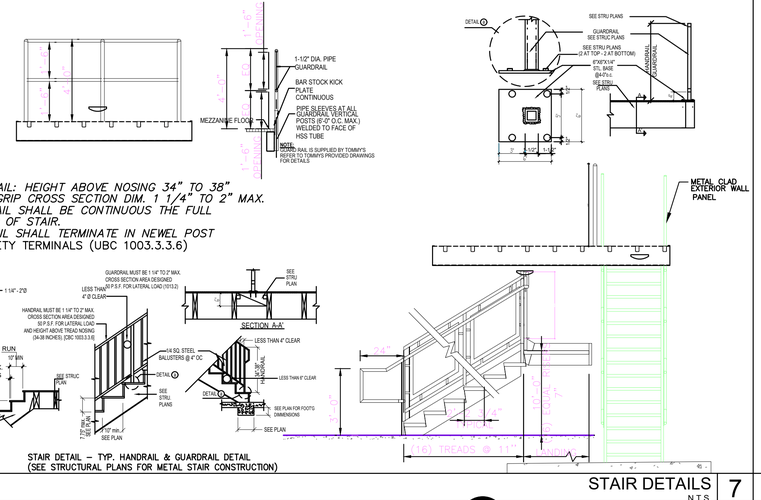
ROOF HATCH ACCESS DETAIL 6
N.T.S.



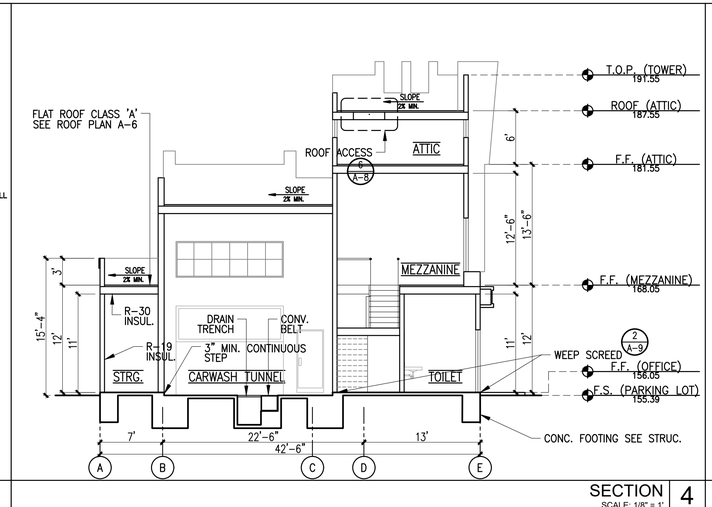
SECTION 1
SCALE: 1/8" = 1'



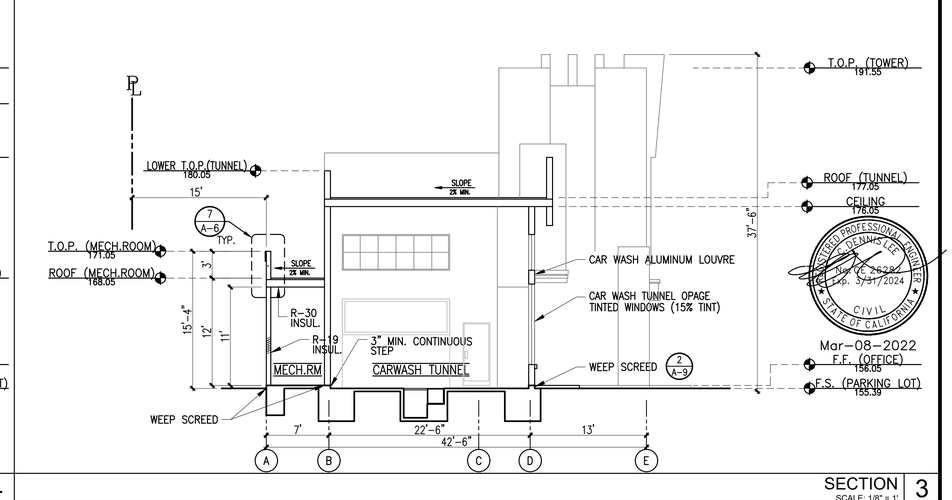
SECTION 2
SCALE: 1/8" = 1'



STAIR DETAILS 7
N.T.S.



SECTION 4
SCALE: 1/8" = 1'



SECTION 3
SCALE: 1/8" = 1'

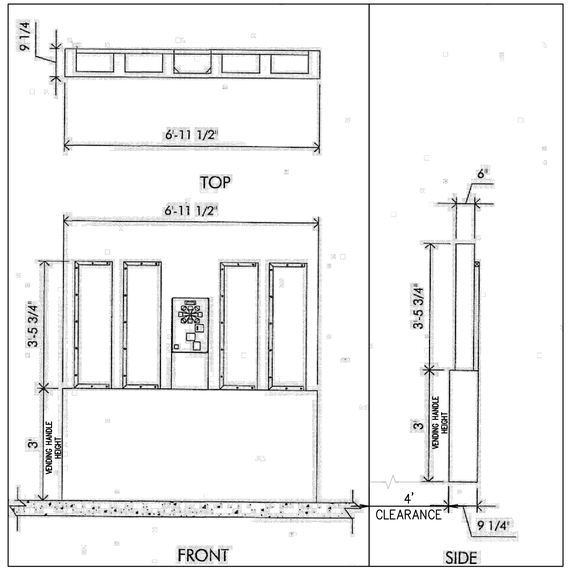
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

LONGITUDINAL TRAVERSE CROSS SECTIONS

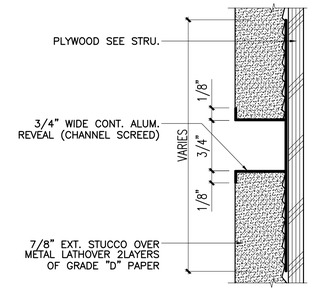
APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

A-8

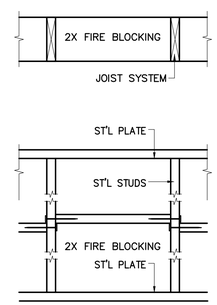


VENDING MACHINE TO BE PLACED IN VENDING ROOM
OPERATION PARTS ARE WITHIN IN RANGE PER CBC 11B-308

VENDING MACHINE LAYOUT SPECS 7
N.T.S.



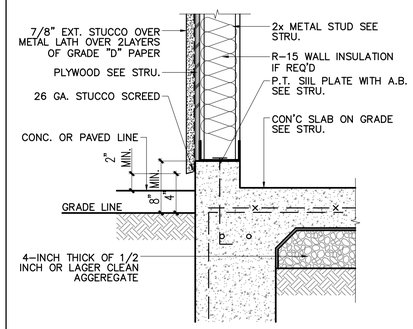
ALUM. STUCCO CHANNEL DETAIL 1
N.T.S.



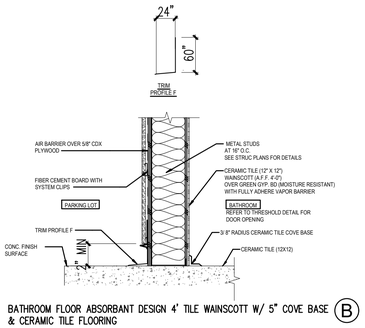
FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE W/ SECTION 708.2.1 IN THE FOLLOWING LOCATIONS :

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, @ THE CEILING & FLOOR LEVELS.
b. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COVERED CEILING.
d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ THE TOP & BOTTOM OF THE RUN & BETWEEN STUDS ALONG & IN LINE W/ THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE @ CEILING & FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

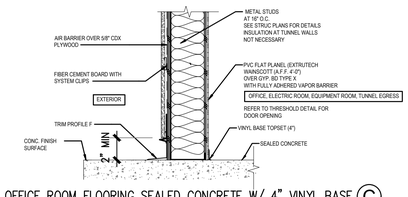
FIRE BLOCKING DETAIL 4
N.T.S.



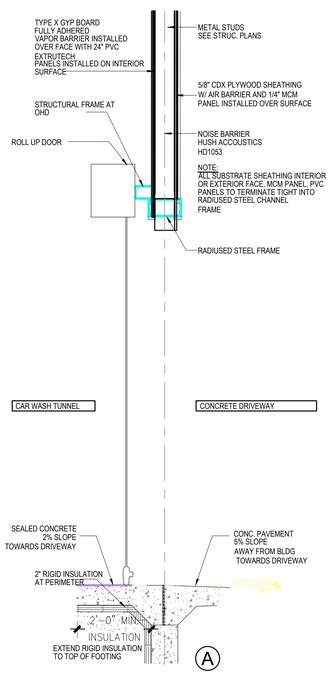
WEEP SCREEP AND STUCCO DETIAL 2
N.T.S.



BATHROOM FLOOR ABSORBANT DESIGN 4' TILE WAINSCOTT W/ 5" COVE BASE (B)
& CERAMIC TILE FLOORING

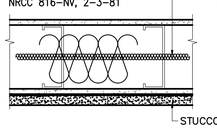


OFFICE ROOM FLOORING SEALED CONCRETE W/ 4" VINYL BASE (C)
WALLS W/ 4' PVC FLAT PANEL WAINSCOTT
ELECTRICAL/MECHANICAL ROOM FLOORING SEALED CONC. W/ 4"
VINYL BASE WALLS WITH 4' PVC FLAT PANEL WAINSCOTT
VENDING ROOM INTERIOR/EXTERIOR STUCCO FINISH WITH WEEP SCREET
AND CONC. PAD 2% SLOPE TOWARDS EXTERIOR WALK AREA.



CAR WASH TUNNEL NON ABSORBENT FLOOR / WALL DETAILS 6
N.T.S.

SOUND TEST:
NRCC 816-NV, 2-3-81



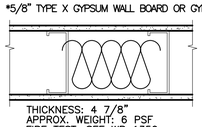
NOISE BARRIER CARWASH TUNNEL ONLY HUSH ACCOUSTICS HD1053

(A) EXTERIOR WALLS, TYPICAL,

ENVIRONMENT QUALITY-CBC 5.507.4.1
WALL AD ROOF-CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE SHALL MEET A COMPOSITE SOUND TRANSMISSION COEFFICIENT (STC) OF AT LEAST 50, WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 FOR ANY OF THE FOLLOWING BUILDING LOCATIONS:
C) WHERE THE SOUND LEVELS AT THE PROPERTY LINE EXCEED 65 dB
Leq-1hr NOTE: NORTHERN WALL SITE PLAN

STUCCO FINISH OVER METAL LATH OVER BUILDING PAPER

*5/8" TYPE X GYPSUM WALL BOARD OR GYPSUM VENEER BASE AT EXTERIOR SIDE SHALL BE WATER RESISTANT.

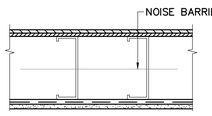


(B) WALL LOCATION SEPARATION ROOMS
NOTE: STUCCO FINISH FOR VENDING MACHINE ROOMA ABOVE TYPE X GYP

NOTE: ADD 24" PVC EXTRUTECH AT CAR WASH TUNNEL

THICKNESS: 4 7/8"
APPROX. WEIGHT: 6 PSF
FIRE TEST: SEE WP 1350
(FM WP-45, 6-19-68; OSU T-1770, 8-61;
ULC 79T484, 79T500,79T497, 8-12-81,
8-12-81, ULC DESIGN W415)
SOUND TEST: NRCC 816-NV, 2-3-81

(1/A-7) NOTE: ADD FIRE BLOCKING FOR WALLS OVER 8' IN HEIGHT



NOISE BARRIER HUSH ACCOUSTICS HD1053
- GYPSUM MANUAL (GA FILE NO. WP 1072) 45 TO 49 STC SOUND
- GYPSUM WALLBOARD, STEEL STUDS

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 3 5/8" STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT FLOOR AND CEILING RUNNERS AND INTERMEDIATE STUDS. JOINTS STAGGERED 24" ON EACH SIDE AND ON OPPOSITE SIDES. SOUND TESTED WITH 3 1/2" GLASS FIBER FRICTION FIT IN STUD SPACE. (NLB)

(C) CEILING LOCATION AT CARWASH TUNNEL

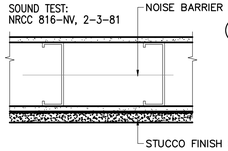
NOTE: ADD 24" PVC EXTRUTECH AT CAR WASH TUNNEL

APPROX. CEILING
WEIGHT: 2 PSF
FIRE TEST: FM FC-181, 8-31-72
SOUND TEST: G&H OC-3MT, 10-13-71
IIC & TEST: (73 C & P) G&H OC-3MT, 10-13-71

GYPSUM MANUAL (GA FILE NO. FC 5120) 1HR FIRE, 45 TO 49 STC SOUND MOMENT FRAME, STL STUDS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

LACOUNTY NOTES:
1. EXTERIOR WALLS SHALL HAVE FIRE RESISTANT RATING TABLE 601 & 602 (602.1, 705.5)
2. ENVIRONMENTAL QUALITY CBC 5.507.4.1 WALLS AND CEILINGS ADJACENT TO PROPERTY LINE WHERE THE SOUND LEVEL EXCEEDS 65 dB TO HAVE SOUND INSULATION

SOUND TEST:
NRCC 816-NV, 2-3-81



NOISE BARRIER HUSH ACCOUSTICS HD1053

(D) CARWASH TUNNEL WALL LOCATION ADJACENT TO ALLEYCEILING
LOCATION AT CARWASH TUNNEL

NOTE: ADD 24" PVC EXTRUTECH AT CAR WASH TUNNEL

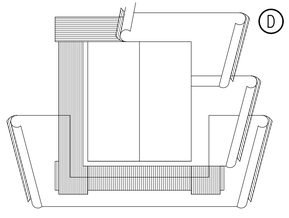
ENVIRONMENT QUALITY-CBC 5.507.4.1
WALL AD ROOF-CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE SHALL MEET A COMPOSITE SOUND TRANSMISSION COEFFICIENT (STC) OF AT LEAST 50, WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 FOR ANY OF THE FOLLOWING BUILDING LOCATIONS:
C) WHERE THE SOUND LEVELS AT THE PROPERTY LINE EXCEED 65 dB
Leq-1hr NOTE: NORTHERN WALL SITE PLAN

STUCCO FINISH OVER METAL LATH OVER BUILDING PAPER

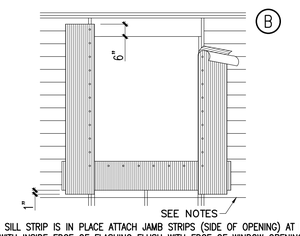
*5/8" TYPE X GYPSUM WALL BOARD OR GYPSUM VENEER BASE AT EXTERIOR SIDE SHALL BE WATER RESISTANT.

1 HR FIRE AND SOUND BARRIER WALL /CEILING CONSTRUCTION 5
N.T.S.

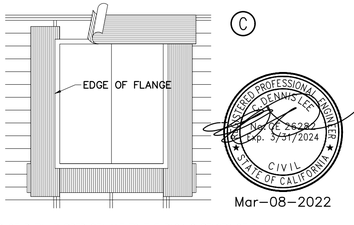
NOTES:
SECTION 1708(b), UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENING EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE U.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "MOISTOP" FLASHING BY FORTIFIBER CORP., OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.
26GA. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.
LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.



STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING.(SHOWING IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B,C,ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

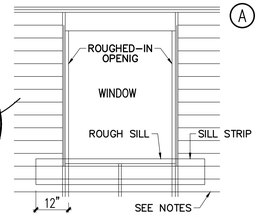


AFTER SILL STRIP IS IN PLACE ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING FLUSH WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING).



REGISTERED PROFESSIONAL ENGINEER
DENNIS LEE
No. RE 2628
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA
Mar-08-2022

APPLY A CONTINUOUS BEAD OF BUTYL RUBBER SEALANT TO THE BACK SURFACES OF THE WINDOW FLANGE, THEN PLACES THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.



ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

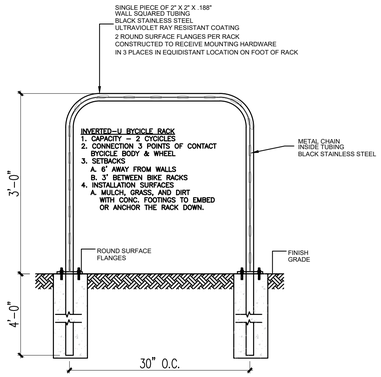
WINDOW & DOOR FLASHING DETAIL 3
N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

ARCHITECTURAL BUILDING DETAILS

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	A-9
DRAWN BY:	DATE:	
G.M.A.	03-08-2022	



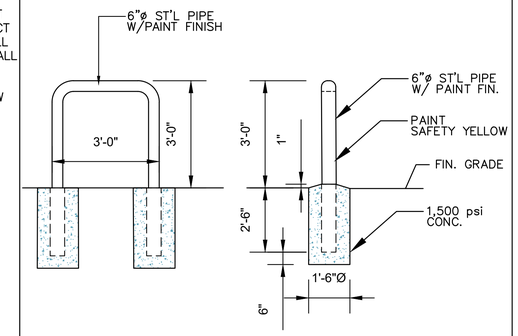
SHORT TERM BIKE RACK LOCKER N.T.S. 8

NO SMOKING SIGN DETAIL N.T.S. 9

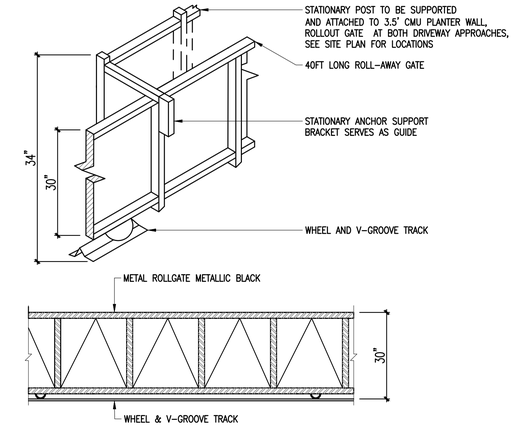
PAD MOUNTED TRANSFORMER COVERED WITH ARTIFICIAL IVY TO BLEND IN WITH SURROUNDING ENVIRONMENT. SCREENING SHALL NOT INTERFERE WITH OR ADVERSELY AFFECT THE OPERATION OF THE EQUIPMENT OR ITS ACCESS BY UTILITY WORKERS. MATERIALS SHALL NOT OBSTRUCT THE COOLING OF EQUIPMENT, OR RESTRICT OPENINGS AND CLOSING OF ACCESS DOORS OR PULL BOXES. SHRUBS OR GROUND COVERAGE PLANTS SHALL BE NON-INVASIVE AND ROOTS SYSTEMS, VINES, OR BRANCHES WILL NOT GROW UNDER OR INTO STRUCTURES OR EQUIPMENT. LANDSCAPE TO BE LOW MAINTENANCE AND DROUGHT TOLERANT.

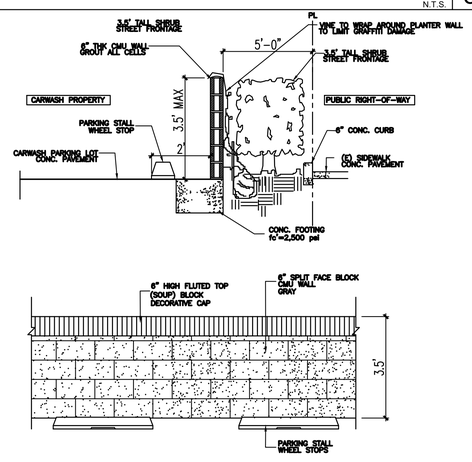
(REFERENCE ELECTRICAL CONSTRUCTION STD. CU 1600-9)

TRANSFORMER DETAIL N.T.S. 6

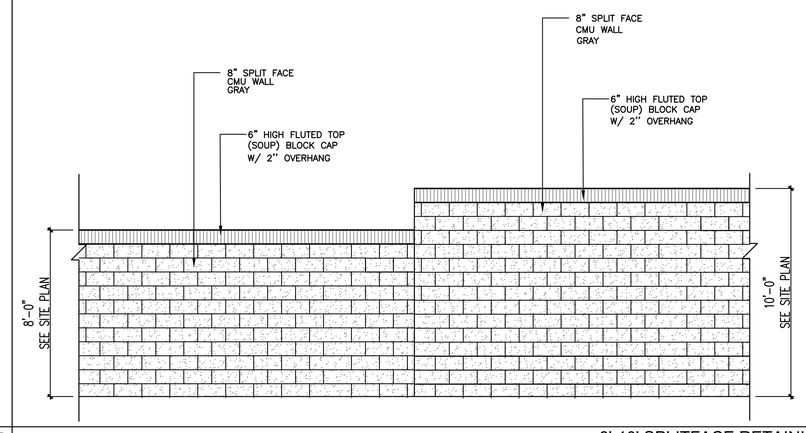


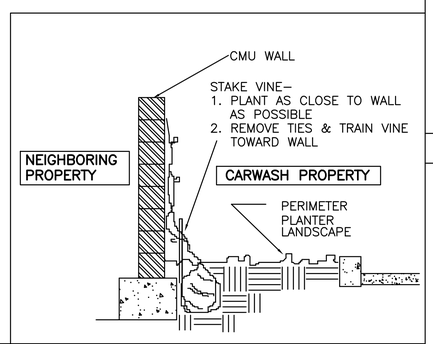
BOLLARD DETAIL N.T.S. 3



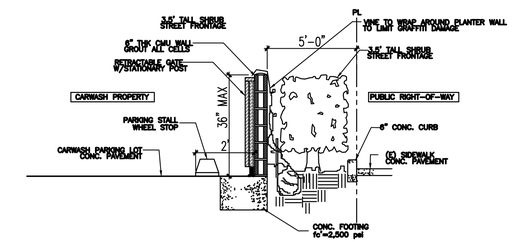


3.5' TALL BLOCK CMU WALL N.T.S. 12

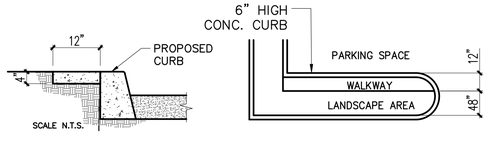




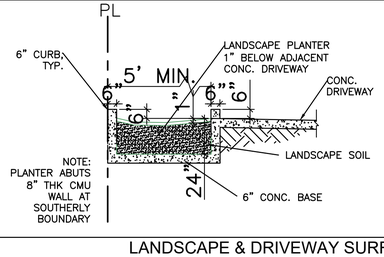
8'-10' SPLITFACE RETAINING CMU WALL DETAIL W/ VINE PLANTING DET. N.T.S. 4



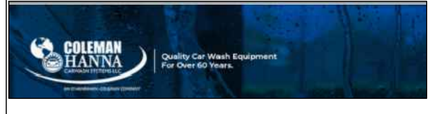
RETRACTABLE ROLLING GATE WITH CMU PLANTER WALL N.T.S. 1

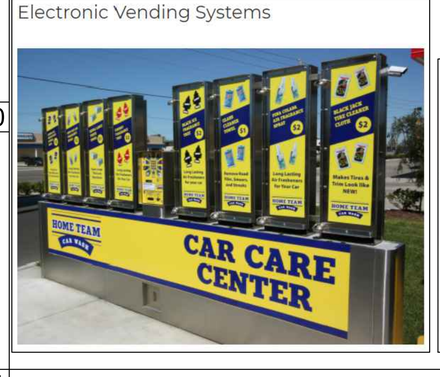


12" CONC. STEP-OUT DETAIL 10

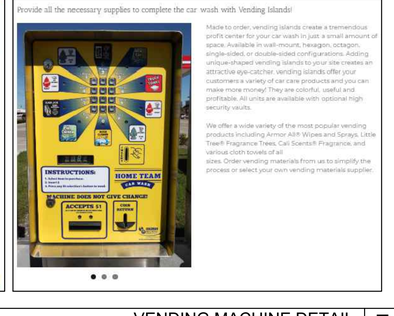


LANDSCAPE & DRIVEWAY SURFACE N.T.S. 11

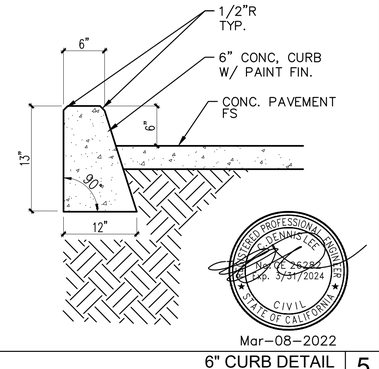




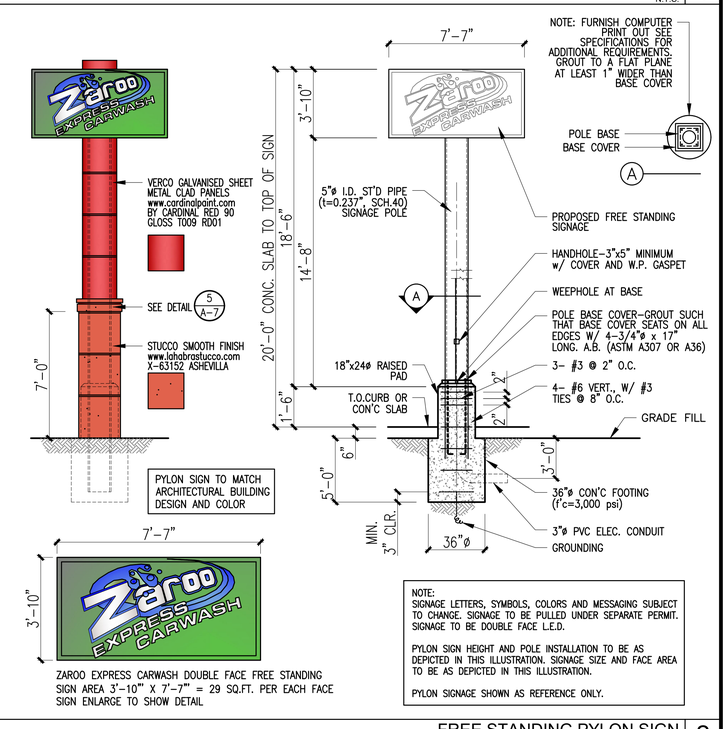
NOTE:
VENDING MACHINE SPEC DIMENSIONS SEE DETAIL 7 SHEET A-9



VENDING MACHINE DETAIL N.T.S. 7



6" CURB DETAIL N.T.S. 5



ZAROO EXPRESS CARWASH DOUBLE FACE FREE STANDING SIGN AREA 3'-10" X 7'-7" = 29 SQ.FT. PER EACH FACE SIGN ENLARGE TO SHOW DETAIL

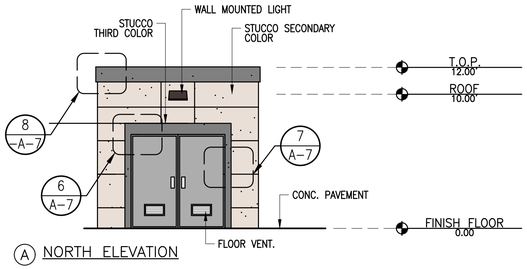
FREE STANDING PYLON SIGN N.T.S. 2

LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

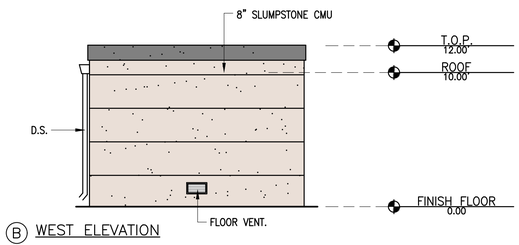
TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

AUXILIARY STRUCTURE & CONSTRUCTION

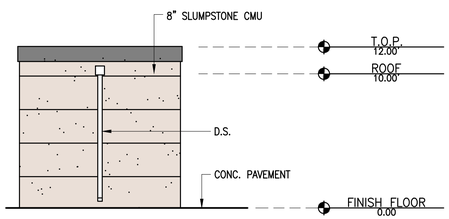
APPROVED BY:	JOB NO.:	
C. D. LEE	8107	A-10
DRAWN BY: G.M.A.	DATE: 03-08-2022	



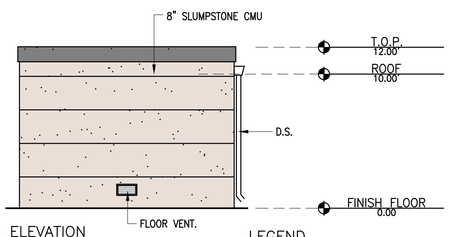
A NORTH ELEVATION



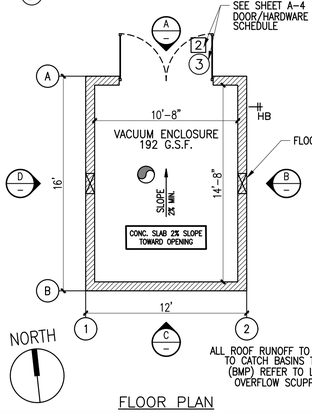
B WEST ELEVATION



C SOUTH ELEVATION



D EAST ELEVATION



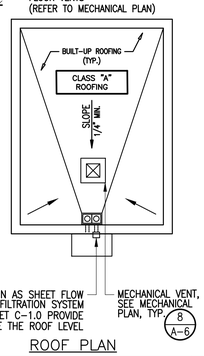
FLOOR PLAN

LEGEND

CMU BLOCK WALL

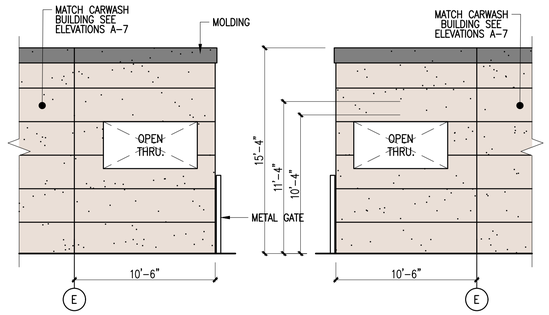
FORCE AIR EXHAUST FAN (160 CFM) (REFER TO MECHANICAL PLAN)

FLOOR VENTS (REFER TO MECHANICAL PLAN)



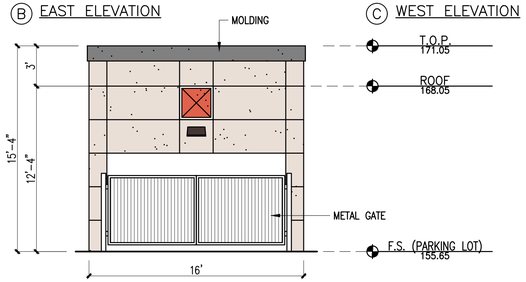
ROOF PLAN

DETACHED VACUUM PUMP ENCLOSURE DETAIL 4
SCALE: 3/16" = 1'

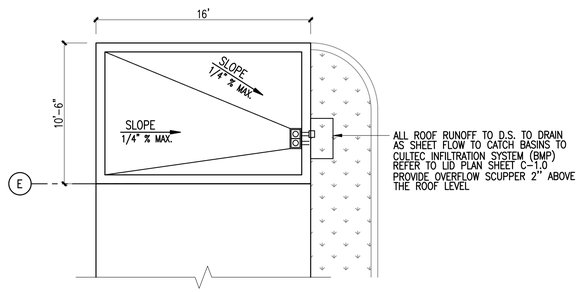


B EAST ELEVATION

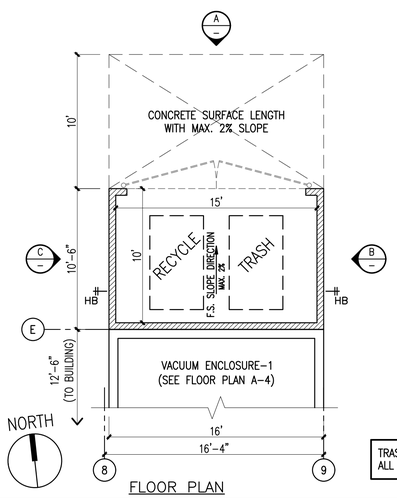
C WEST ELEVATION



A NORTH ELEVATION



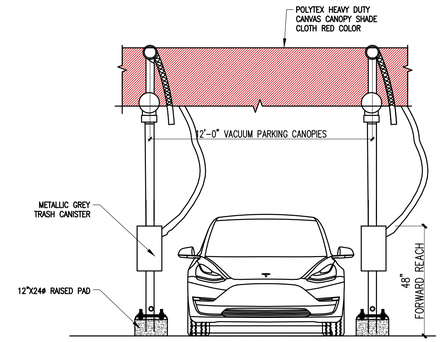
ROOF PLAN



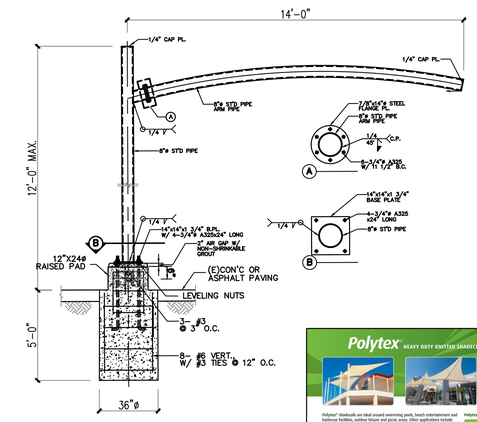
FLOOR PLAN

TRASH ENCLOSURE NOTES"
ALL TRASH BINS SHALL BE COVERED

TRASH ENCLOSURE DETAIL 3
SCALE: 3/16" = 1'



TYP. PARKING STALL



COLUMNS AND ARCS

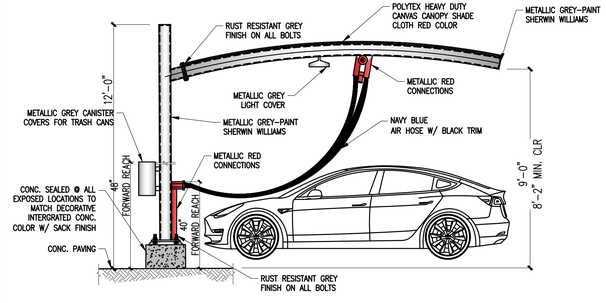
"NEON GRAY" BY CARDINAL RAL 7042 GREY
80 GLOSS P008-GR21
www.cardinalpaint.com

VACUUM HOSE

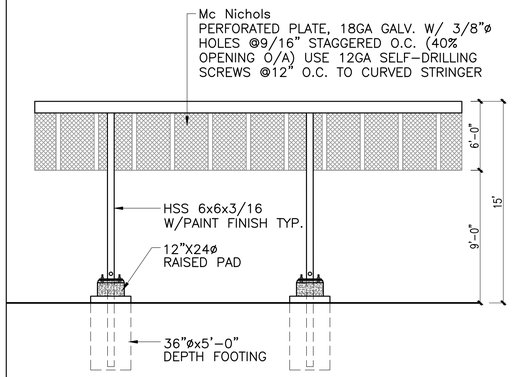
"NEON BLUE" BY CARDINAL (ALUMINUM WINDOW TRIM) BLUE HAMMER T013-B468
www.cardinalpaints.com

METALLIC RED VACUUM PUM AND CONNECTIONS

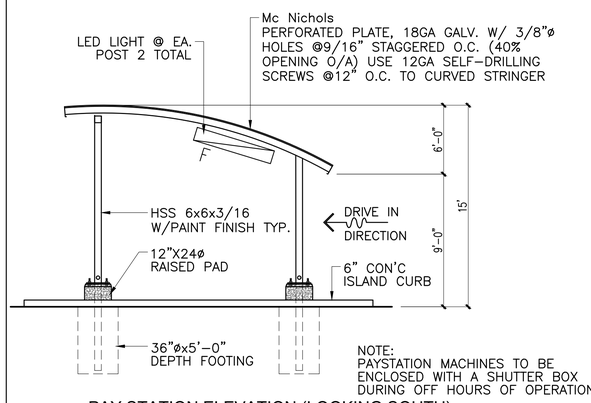
"NEON RED" BY CARDINAL RED 90 GLOSS
T009-RD01
www.cardinalpaint.com



VACUUM CANOPY DETAIL 2
N.T.S.



PAY STATION ELEVATION (LOOKING WEST)



NOTE:
PAYSTATION MACHINES TO BE ENCLOSED WITH A SHUTTER BOX DURING OFF HOURS OF OPERATION

PAY STATION ELEVATION (LOOKING SOUTH)

4. ROOF MATERIAL

"NEON GRAY" BY CARDINAL RAL 7042 GREY
80 GLOSS P008-GR21
www.cardinalpaint.com

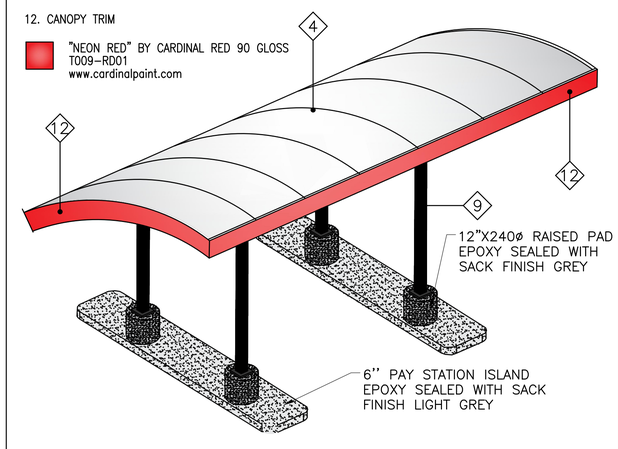
9. HSS POSTS

"NEON BLUE" BY CARDINAL
BLUE HAMMER T013-B468
www.cardinalpaints.com

12. CANOPY TRIM

"NEON RED" BY CARDINAL RED 90 GLOSS
T009-RD01
www.cardinalpaint.com

REGISTERED PROFESSIONAL ENGINEER
DENNIS LEE
No. 76282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA
Mar-08-2022



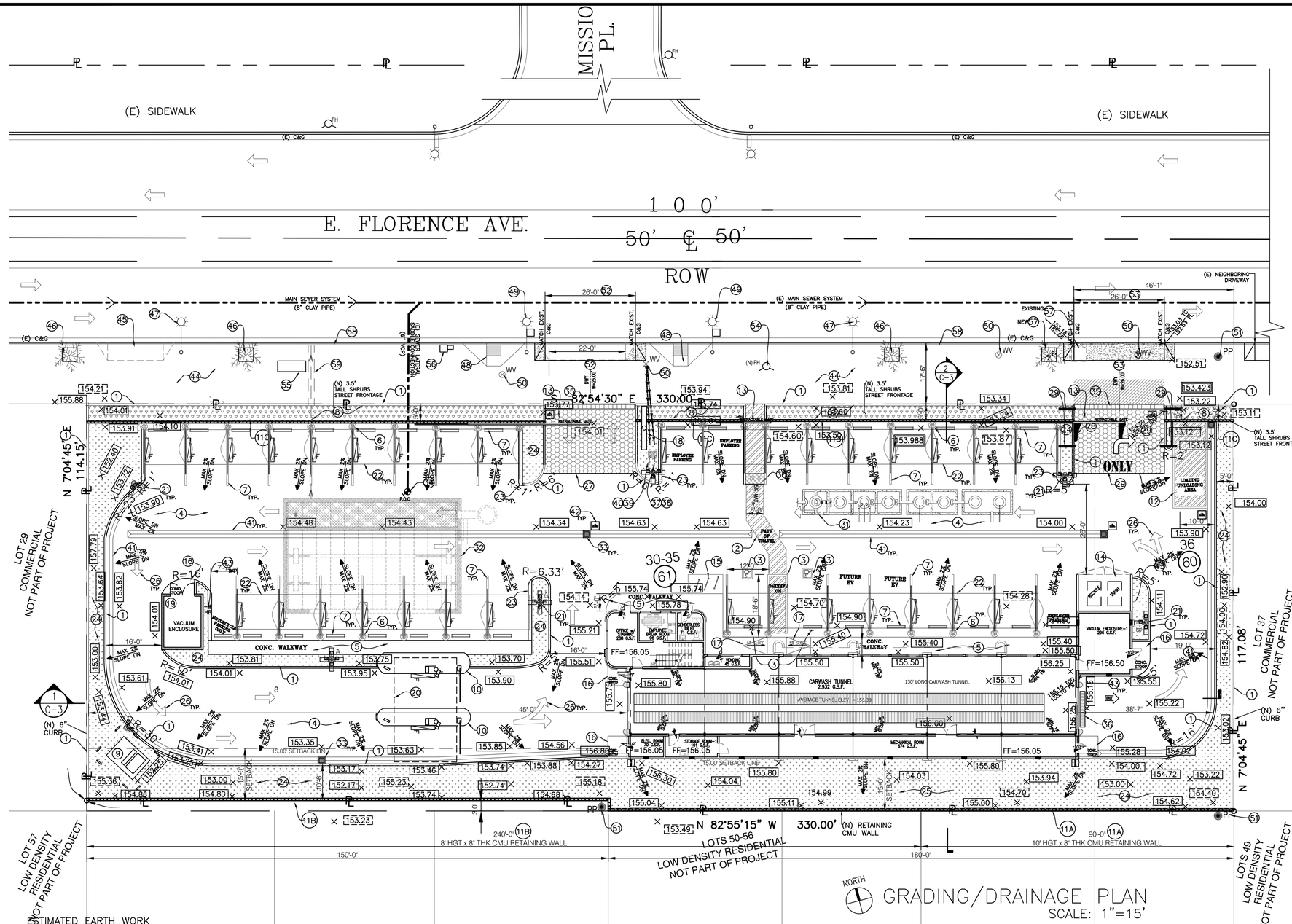
PAY STATION DETAIL 1
N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

PAY STATION DET.
TRASH ENCLOSURE DET.
VACUUM CANOPY DET.
VACUUM PUMP ENCLOSURE

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	A-11
DRAWN BY: G.M.A.	DATE: 03-08-2022	



GRADING/DRAINAGE PLAN

SCALE: 1"=15'

ESTIMATED EARTH WORK

LOCATION	AREA (S.F.)	CUT		FILL		IMPORT	EXPORT
		AVG. DEPTH (FT)	VOLUME (C.Y.)	AVG. DEPTH (FT)	VOLUME (C.Y.)	VOLUME (C.Y.)	VOLUME (C.Y.)
BUILDING	5,311	0.9	178	1.1	218	0	0
PARKING	25,389	.15	142	0.2	189	0	0
LANDSCAPE	7,498	0.3	82	0.4	109	0	0
TOTAL	38,198	–	402	–	516	114	0

- THE ABOVE ESTIMATION OF THE EARTHWORK WAS BASED ON ASSUMPTION THAT THE ENTIRE CUT VOLUME WOULD BE RECYCLED 100% FOR USE OF THE SUBJECT PROJECT. IN THAT CASE, THE NET IMPORT IS 114 CUBIC YARDS.

THE CONTRACTOR SHALL VERIFY ALL THE NECESSARY DIMENSIONS FOR PROPER WORK ARRANGEMENTS FOR COST ESTIMATES.

DATUM STATEMENT:

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FLORENCE AVENUE AS SHOWN ON TRACT NO. 5495, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING SOUTH 82°53'20" EAST

BENCH MARK:

FND. DPW TAG N CB FLORENCE AVE 2FT E/O BCR @ NE COR ARBUTUS ST
BM NO. PY5959
ELEVATION 154.131
QUAD YR. 2013

DIG ALERT:

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

KEY LEGEND

- (E) FIRE HYDRANT
- (E) GATE POST
- (E) POWER POLE
- (E) WATER VALVE
- HOSE BIBB
- CLEAN OUT
- (E) SEWER MANHOLE
- (E) STREET LIGHT
- (E) STREET SIGNS
- (N) U-BOLLARDS
- 22' HIGH PARKING LOT LIGHTING POST REFER TO PHOTOMETRICS FOR DETAILS
- 20' HIGH PARKING LOT LIGHTING POST WITH 4 EA. TYPE 1 LIGHTING FIXTURE.
- 20' HIGH PARKING LOT LIGHTING POST WITH 4 EA. TYPE 1 LIGHTING FIXTURE.
- WALL MOUNTED TYPE 2 LIGHTING FIXTURE INSTALLATION HEIGHT = 12'.
- (E) TREE PITS & TREE

ABBREVIATIONS

BM	BENCHMARK	TC	TOP OF CONC. CURB
C.O.	CLEAN OUT	TOG	TOP OF GRATING OF CATCH BASIN
FF	FINISHED FLOOR	TW	TOP OF WALL
FG	FINISHED GRADE	MH	MAN HOLE
FL	FLOWLINE	TF	TOP OF FOOTING
FS	FINISHED SURFACE	TOC	TOP OF CONCRETE
INV	INVERT	TF	TOP OF FOOTING

KEY LEGEND

- 245.683 — CONSTRUCTION BENCHMARK
- 154.00 — CONTOUR OF EXISTING GRADES IN FEET
- UNLESS OTHERWISE NOTED SHEET FLOW DRAINAGE MIN. 2%
- SLOPE DIRECTION MIN. 1%
- MAIN SEWER SYSTEM
- CATCH BASIN, 24"X24" U.N.O.
- STORM DRAIN STENCIL
- 6"ø SDR SCH. 40 PIPE FOR STORM DRAIN UNLESS OTHERWISE NOTED
- TRAFFIC GRADE DRAINAGE DITCH AND GRATING
- DIRECTION OF TRAFFIC FLOW
- LANDSCAPED AREA
- (E) STORM DRAIN
- 152.51 — EXISTING ELEVATION POINTS
- 3104.98 — PROPOSED ELEVATIONS FINISH SURFACE
- PROPOSED ELEVATIONS POINTS, IN FEET
- PROPOSED ELEVATIONS POINTS, IN FEET
- PAVEMENT TO REMOVE
- (E) POWER POLE
- (E) FIRE HYDRANT
- (E) WATER VALVE
- HOSE BIBB
- TRUE NORTH

GRADING NOTES

1. CONSTRUCT 6" CONC. CURB PER PUBLIC WORKS CONSTRUCTION 120-2 (A1-6)
2. INSTALL PEDESTRIAN PATH OF TRAVEL PER ADA REQUIREMENTS, MIN. 4FT WIDE SEE ACCESSIBLE DETAIL PLANS
3. INSTALL STRIPING FOR ACCESSIBLE SPACE AND ADA SIGNAGES PER DETAILS SHEET A-2
4. CONC. PAVING SHALL BE 6" THK. CONC. SLAB W/ #3 BARS @16" O.C. EACH WAY IN MID HEIGHT (f'c=3,000 psi, OVER 3" COMPACTED SAND, W/ MIN. LOAD CAPACITY OF 75,000 LBS
5. CONST 4.5" THK CONC. WALKWAY W/ 5" BASE AND MIN. 48" WIDTH
6. VACUUM CANOPY BASE W/ 12"X24"ø RAISED PAD SEE VACUUM CANOPY STRUCTURAL PLANS
7. PAINT PARKING LOT STRIPING, & INSTALL WHEEL STOP PER ACCESSIBLE DETAILS SHEET A-2
8. LANDSCAPE ABUTTING SIDEWALK TO BE 3.5' TALL SHRUB SEE LANDSCAPE PLANS
9. CONSTRUCT 6" RAISED TRANSFORMER PAD PER SCE LOCATION
10. CONSTRUCT 6" HGT PAY STATION ISLAND PADS, SEE STRUCTURAL PLANS FOR DETAILS
11. A) CONSTRUCT 8" THK x 10' HGT CMU RETAINING WALL
    B) CONSTRUCT 8" THK x 8' HGT CMU RETAINING WALL
    C) CONSTRUCT 6" THK x 3.5' HGT CMU PLANTER WALL
12. LOADING / UNLOADING STRIPING
13. CONSTRUCT 36" TALL RETRACTABLE GATE ON WHEELS TO CLOSE ENTRANCE DURING OFF HOURS (SEE ARCHITECTURE PLANS)
14. CONSTRUCT TRASH ENCLOSURE PER DET. 3 SHEET A-10
15. INSTALL U-SHAPE BIKE RACKS (SEE ARCHITECTURE PLANS)
16. (N) 6" CONCRETE STOOPS AT EGRESS EXITS
17. CONSTRUCT ADA RAMP PER ACCESSIBLE DETAILS SHEET A-2
18. (E) FREE STANDING DBL FACE SIGN TO BE REFURBISHED (SEPARATE PERMIT)
19. (N) VACUUM ENCLOSURE SHEET A-10
20. (N) PAYSTATION CANOPY SHEET A-10
21. CONSTRUCT FREE STANDING LIGHTING SEE PHOTOMETRICS PLAN
22. CONSTRUCT VACUUM CANOPIES SEE SHEET A-10
23. CONSTRUCT 12" CONC. STEP OUT
24. LANDSCAPE AREA PER LANDSCAPE PLANS
25. LANDSCAPE AREA TREE BACK COVERAGE ONLY PER LANDSCAPE PLANS
26. TRAFFIC ARROWS STRIPING PER CALTRAN STD
27. DECORATIVE DRIVEWAY W/ STAMPED CONC. PAVEMENT SCOFFIELD CLASSIC 4" COBBLESTONE, DARK GREEN
28. RAISED CONC. ISLAND (HALF PORKCHOP) RIGHT TURN EXIT ONLY SEE DET. A SHEET A-1
29. RIGHT TURN EXIT ONLY PATH MARKINGS AND SIGNS SEE SHEET A-2
30. DETECTABLE WARNING TRUNCATED DOMES SEE DET. 10 SHEET A-2

UTILITY NOTES

31. CLARIFIER SYSTEM CONNECTING TO EXISTING SEWER (SEE PLUMBING PLANS)
32. INSTALL CLARIFIER SYSTEM PER DETAILS SHOWN ON THIS SHEET JENSEN 1,000 GALLON SAND/OIL INTERCEPTOR MODEL JP1000S0 (1 TOTAL) JENSEN 1,500 GALLON CLARIFIER TANK MODEL CL1500 (2 TOTAL)
33. 24x24 CATCH BASIN w/ PRE-TREATMENT FILTERS PER JENSEN PRECAST OR APPROVED EQUAL SEE DETAIL #2 ON SHEET 7
34. CONNECT TO EXISTING SEWER STUB, CONTRACTOR TO FIELD VERIFY INVERT ELEVATION
35. TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH, 12"W×12"D W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
36. TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH 8"W×12"D W/ 6" SCH. 40 PIPE TO SEWER (SEE PLUMBING PLANS)
37. CONSTRUCT 1" IRRIGATION METER W/ WATER SERVICE
38. INSTALL 1" IRRIGATION BACKFLOW PREVENTER
39. CONSTRUCT 2" WATER METER W/ WATER SERVICE
40. INSTALL 2" DOMESTIC BACKFLOW PREVENTER
41. CROSS GUTTERS SEE CIVIL PLAN
42. DRAINAGE STENCIL SEE CIVIL PLAN
43. HOSEBIBS SEE PLUMBING PLANS

STREET IMPROVEMENT NOTES

NOTE:
STREET IMPROVEMENTS TO BE REMOVED, RECONSTRUCTION, OR RELOCATED PER STREET IMPROVEMENT PLANS. NOTES FOR REFERENCE ONLY.

44. (E) SIDEWALK TO BE PROTECTED. ANY DAMAGED SIDEWALK TO BE RECONSTRUCTED.
45. (E) 22' DRIVEWAY TO BE CLOSED W/ STANDARD CURB & GUTTER & SIDEWALK
46. (E) TREE PITS TO BE PROTECTED
47. (E) STREET LIGHT TO BE PROTECTED
48. (E) RAMP ADA COMPLIANT TO BE PROTECTED
49. (E) TRAFFIC LIGHTS TO BE PROTECTED
50. (E) WATER VALVES TO BE PROTECTED OR ADJUSTED TO MATCH (N) SURFACE CONDITIONS
51. (E) POWER POLE TO BE PROTECTED IN PLACE
52. (E) 22' DRIVEWAY TO BE RECONSTRUCTED TO (N) 26' WIDE DRIVEWAY PER LA COUNTY STD S-440-4
53. (N) 26' WIDE RIGHT TURN EXIT ONLY DRIVEWAY PER LA COUNTY STD S-440-4
54. (N) FIRE HYDRANT 6"x4"x2 1/2" 1750gpm, 20psi, 2hrs CONFORM TO AMERICAN WATERWORKS ASSOCIATION STD C503
55. (E) BUS STOP TO BE PROTECTED
56. (E) NEWSPAPER STAND TO BE PROTECTED
57. RELOCATE (E) TREE PIT & TREE (SEPARATE PERMIT)
58. PROTECT EXISTING CURB AND GUTTER
59. UNDER SIDEWALK OVER FLOW CULTEC DRAIN TO CURB AND GUTTER

REGISTERED PROFESSIONAL ENGINEER
CHRIS LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

Mar-08-2022

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

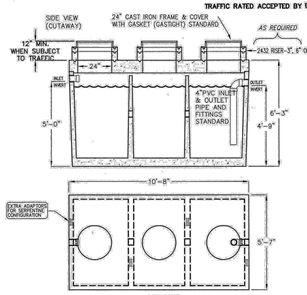
TITLE: EXPRESS AUTOMATED CARWASH DEVELOPMENT PROJECT
FOR
OWNER: MOOGUN INVESTMENT, INC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK CA 90255

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	C-1
DRAWN BY: G.M.A.	DATE: 03-08-2022	

CLARIFIER SYSTEM DETAILS

B C

1500 GALLON CLARIFIER TANK
MODEL CL1500
TRAFFIC RATED ACCEPTED BY UPC



- LIQUID CAPACITY: 1500 GALLONS
- TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK) EARTH COVER OVER TANK NOT TO EXCEED 6 FT.
- SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS. THE EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL AND SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY, OR TO REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

MINIMUM EXCAVATION SIZE: 6'-7" X 11'-8" X DEPTH REQ'D.

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JENSEN PRECAST

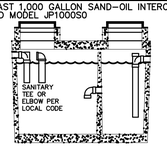
CLARIFIER SYSTEM DETAILS

A

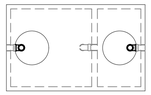
1000 GALLON SAND-OIL INTERCEPTOR
MODEL JP1000SO
TRAFFIC RATED ACCEPTED BY UPC

INDUSTRIAL WASTE & CROSS CONTAMINATION NOTES:

1. JENSEN PRECAST 1,000 GALLON SAND-OIL INTERCEPTOR TO BE PROVIDED. TRAFFIC RATED MODEL JP1000SO



SIDE VIEW



TOP VIEW

LIQUID CAPACITY: 1,000 GALLONS.
TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK)
EARTH COVER OVER TANK NOT TO EXCEED 6 FT.
SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS. THE EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL AND SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY, OR TO REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

MINIMUM EXCAVATION SIZE: 6'-1" X 9'-2" X DEPTH REQ'D.

10-01-03
15000C_JP-1K.dwg
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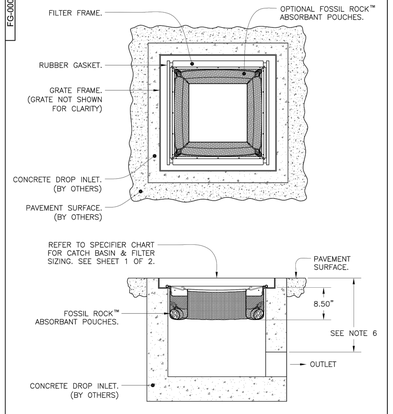
JENSEN PRECAST

CLARIFIER SYSTEM DETAILS | 9
N.T.S.

CATCH BASIN INSERT DETAIL

FG-0001



SECTION VIEW

FloGard® Catch Basin Insert Filter Grated Inlet Style

Oldcastle® Stormwater Solutions
1565 Southport Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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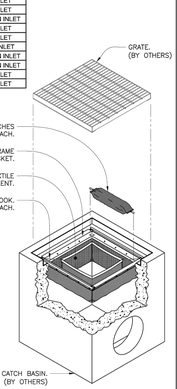
FG-0001	D	ECO-0127 JPR 5/18/15	JPR 12/18/08	SHEET 2 OF 2

FG-0001

SPECIFIER CHART			
MODEL	INLET ID	GRATE OD	COMMENTS
FF-12D	12" X 12"	15" X 15"	GRATED INLET
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436D	24" X 36"	24" X 40"	GRATED INLET
FF-RF24D	24" DIA.	25" DIA.	CIRCULAR INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET



NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock ™*, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard® Catch Basin Insert Filter Grated Inlet Style

Oldcastle® Stormwater Solutions
1565 Southport Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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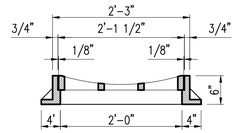
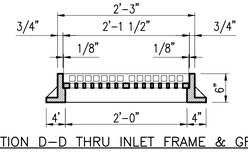
FG-0001	D	ECO-0127 JPR 5/18/15	JPR 12/18/08	SHEET 1 OF 2

CATCH BASIN INSERT DETAIL | 5
N.T.S.

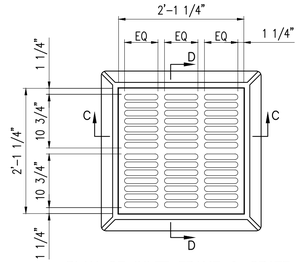
24x24 CATCH BASIN DETAIL



SECTION C–C THRU INLET FRAME & GRATE

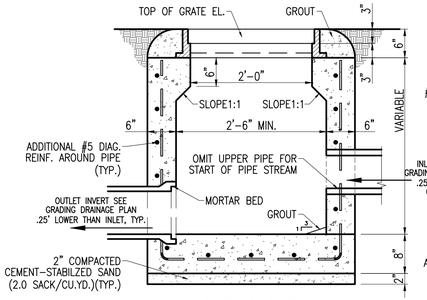


SECTION D–D THRU INLET FRAME & GRATE

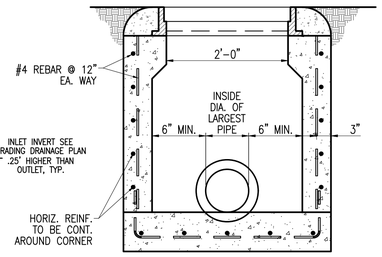


PLAN OF INLET FRAME & GRATE

NOTES:
1. GRASS AREA INLET FRAMES & GRATES SHALL BE STANDARD NORMAL WEIGHT.
2. PRECAST INLET SECTIONS MAY BE USED IN LIEU OF CAST–IN–PLACE INLETS, AS APPROVED BY THE GOVERNMENT.
3. USE PREFABRICATE FABRIC INSERT FILTER.



SECTION C–C

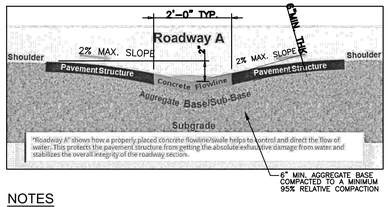


SECTION D–D

ALL CATCH BASINS TO HAVE SEDIMENT TRAPS, TYP.

24x24 CATCH BASIN DETAIL | 1
N.T.S.

CROSS GUTTER DETAIL



NOTES

1. FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH MAX. WATER-CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1 TO 4 INCHES. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF WHITTIER PUBLIC WORKS STANDARD SPECIFICATIONS. CEMENT SHALL BE TYPE II. ALL CONCRETE SHALL HAVE A COARSE AGGREGATE CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. A 1.5 LBS. PER CUBIC YARD. ALL MATERIALS SHALL CONFORM TO WHITTIER PUBLIC WORKS STANDARD SPECIFICATIONS.
2. AGGREGATE BASE MATERIAL UNDER SIDEWALKS SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO WHITTIER PUBLIC WORKS STANDARD SPECIFICATIONS.
3. MAXIMUM FLOWLINE GRADE SHALL BE 6%.
4. MAXIMUM CHANGE IN HORIZONTAL ALIGNMENT SHALL BE 10 DEGREES.
5. P.C.C. DRAINAGE SWALES SHALL HAVE EXPANSION JOINTS EVER 30 FEET AND WEAKENED PLANE JOINTS EVERY 10 FEET.

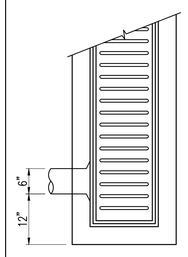
CROSS GUTTER DETAIL | 6
N.T.S.

DRAINAGE STENCIL DETAIL

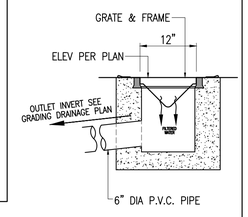
DRAINAGE STENCIL DETAIL | 4
N.T.S.

DRAINAGE DITCH AND GRATING DETAIL

HENGI DRAINAGE SOLUTIONS
MODEL: SE100–Z02–A15
TRAFFIC GRADE



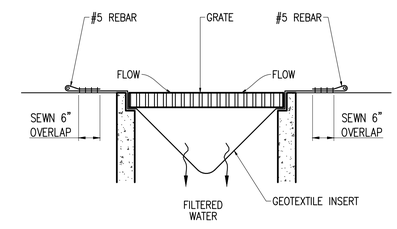
PLAN



SECTION

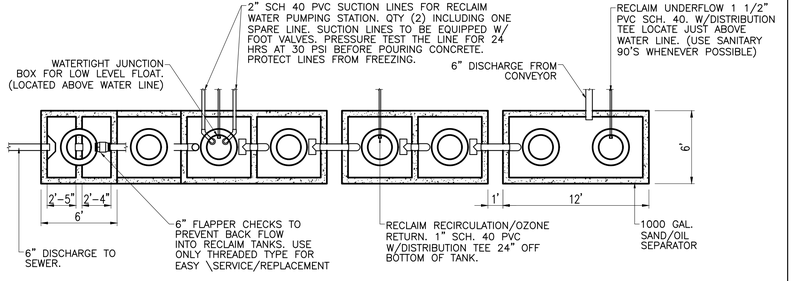
DRAINAGE DITCH AND GRATING DETAIL | 3
N.T.S.

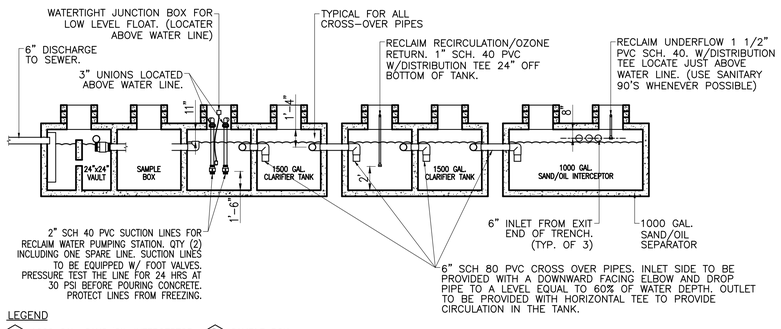
FABRIC INSERT FILTER DETAIL



FABRIC INSERT FILTER DETAIL | 2
N.T.S.

CLARIFIER TANKS





LEGEND

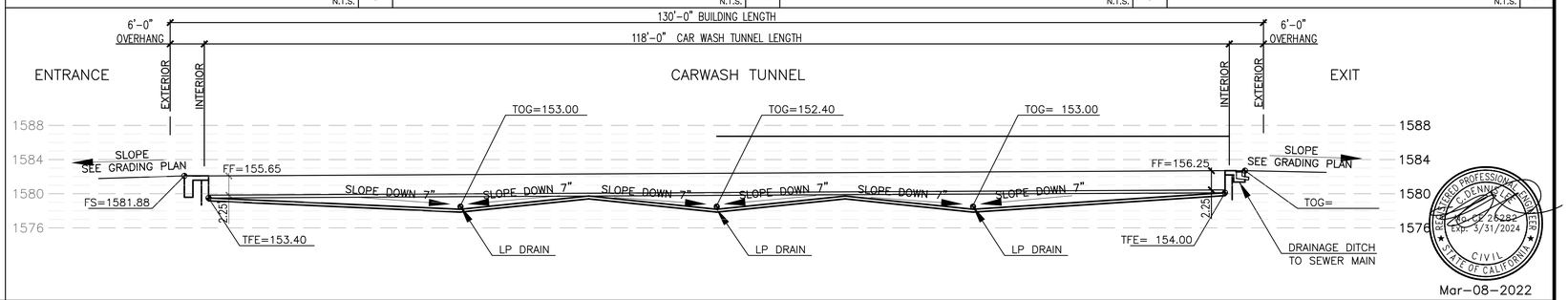
- (A) 1000 GAL. SAND/OIL INTERCEPTOR
- (B) 1500 GAL. RECYCLING TANK #1
- (C) 1500 GAL. RECYCLING TANK #2
- (D) SAMPLE BOX
- (E) 24"X24" VAULT BOX H–20 TRAFFIC RATED (BACK FLOW VALVE)

INDUSTRIAL WASTE & CROSS CONTAMINATION NOTES:

1. JENSEN PRECAST 1,000 GALLON SAND–OIL INTERCEPTOR TO BE PROVIDED. TRAFFIC RATED MODEL JP1000SO

CLARIFIER TANKS | 8
N.T.S.

PROFILE OF DRIVEWAY APPROACH AND TRENCH UNDER CONVEYOR



REGISTERED PROFESSIONAL ENGINEER C. DENNIS LEE No. CE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

Mar–08–2022

PROFILE OF DRIVEWAY APPROACH AND TRENCH UNDER CONVEYOR | 7
N.T.S.

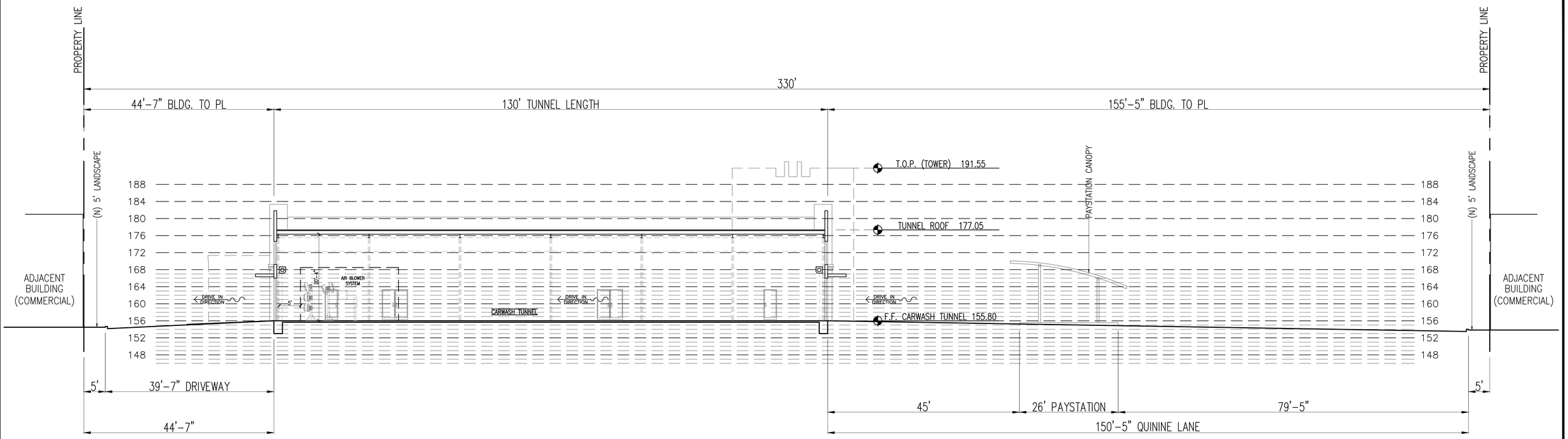
LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: EXPRESS AUTOMATED CARWASH DEVELOPMENT PROJECT
FOR
OWNER: MOOGUN INVESTMENT, INC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK CA 90255

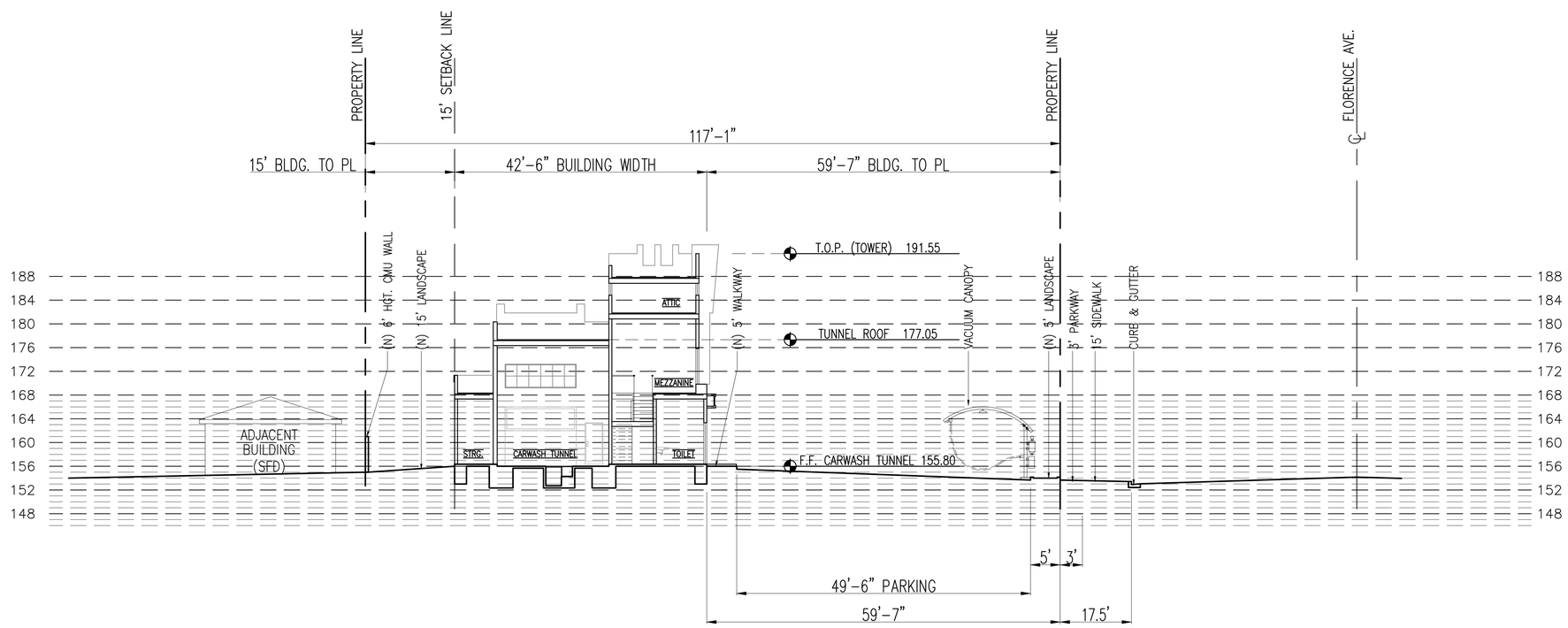
POST BMPs LID DETAILS

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03–08–2022

C-2



FLORENCE AVENUE GRADING LONGITUDINAL CROSS SECTION 1
SCALE: 3/32" = 1'-0"



REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. C 25282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

Mar-08-2022

MISSION PLACE GRADING TRAVERSE CROSS SECTION 2
SCALE: 3/32" = 1'-0"

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: EXPRESS AUTOMATED CARWASH DEVELOPMENT PROJECT
FOR
OWNER: MOOGUN INVESTMENT, INC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK CA 90255

GRADING/LID CROSS SECTIONS

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

C-3

AUTOMATED EXPRESS CARWASH

3100 E. FLORENCE AVE.
HUNTINGTON PARK, CA

PROJECT INFORMATION				
PROJECT NO:	20-3857			
CULTEC SALES REP:	FRED DOTSON 475-289-7102 FDOTSON@CULTEC.COM			
CULTEC TECHNICAL MANAGER:	DAN GERA 475-289-7064 DGERA@CULTEC.COM			
CULTEC CAD TECH:	GABBY CIOFFI-HENRY 475-289-7112 GHENRY@CULTEC.COM			
COMMENTS:	REVISION	DATE	COMMENT	BY

BEFORE YOU BEGIN - REQUIRED MATERIALS AND EQUIPMENT

1. PROPER GEOTECHNICAL SOIL EVALUATION BY A QUALIFIED ENGINEER OR SOIL SCIENTIST TO DETERMINE SUITABILITY OF STRUCTURAL INSTALLATION
2. OSHA COMPLIANCE
3. CULTEC WARNING TAPE, OR EQUIVALENT
4. ASSURANCES FROM LOCAL UTILITIES THAT NO UNDERGROUND GAS, ELECTRICAL OR OTHER POTENTIALLY DANGEROUS PIPELINES OR CONDUITS ARE ALREADY BURIED AT THE SITE
5. ACCEPTABLE 1- 2 INCH (25 - 51 mm) WASHED, CRUSHED STONE AS DETAILED IN CULTEC'S INSTALLATION INSTRUCTIONS. CLEANLINESS OF STONE TO BE VERIFIED BY ENGINEER.
6. ACCEPTABLE FILL MATERIAL AS SHOWN IN CULTEC'S INSTALLATION INSTRUCTIONS.
7. ALL CULTEC CHAMBERS AND ACCESSORIES AS SPECIFIED IN THE ENGINEER'S PLANS INCLUDING CULTEC NO. 410 NON-WOVEN GEOTEXTILE, CULTEC STORMFILTER AND CULTEC NO. 4800 WOVEN GEOTEXTILE, WHERE APPLICABLE.
8. RECIPROCATING SAW OR ROUTER
9. STONE BUCKET
10. STONE CONVEYOR AND/OR TRACKED EXCAVATOR
11. TRANSIT OR LASER LEVEL MEASURING DEVICE
12. COMPACTION EQUIPMENT WITH MAXIMUM GROSS VEHICLE WEIGHT OF 12,000 LBS (5,440 KGS). VIBRATORY ROLLERS MAY ONLY BE USED ON THE STONE BASE PRIOR TO THE INSTALLATION OF CHAMBERS.
13. CHECK CULTEC CHAMBERS FOR DAMAGE PRIOR TO INSTALLATION. DO NOT USE DAMAGED CULTEC CHAMBERS, CONTACT YOUR SUPPLIER IMMEDIATELY TO REPORT DAMAGE OR PACKING-LIST DISCREPANCIES.

REQUIREMENTS FOR CULTEC CHAMBER SYSTEM INSTALLATIONS

1. INSTALLING CONTRACTORS ARE EXPECTED TO COMPREHEND AND USE THE MOST CURRENT INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING A SYSTEM INSTALLATION. IF THERE IS ANY QUESTION AS TO WHETHER YOU POSSESS THE MOST CURRENT INSTRUCTIONS, CONTACT CULTEC AT (203) 775-4416 OR VISIT WWW.CULTEC.COM.
2. CONTACT CULTEC AT LEAST THIRTY DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING.
3. ALL CULTEC SYSTEM DESIGNS MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
4. USE CULTEC INSTALLATION INSTRUCTIONS AS A GUIDELINE ONLY FOR MINIMUM/MAXIMUM REQUIREMENTS. ACTUAL DESIGN MAY VARY. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR JOB-SPECIFIC DETAILS. BE SURE TO FOLLOW THE ENGINEER'S DRAWINGS AS YOUR PRIMARY GUIDE.
5. THE FOUNDATION STONE SHALL BE LEVEL AND COMPACTED PRIOR TO CHAMBER INSTALLATION.
6. OVERLAPPING RIB CONNECTIONS OF CHAMBERS SHALL BE FULLY SHOULDERED PRIOR TO STONE PLACEMENT.
7. CENTER-TO-CENTER SPACING SHALL BE CHECKED AND MAINTAINED THROUGHOUT INSTALLATION PROCESS.
8. ANY DISCREPANCIES WITH THE SYSTEM SUB-GRADE SOIL'S BEARING CAPACITY MUST BE REPORTED TO THE DESIGN ENGINEER.
9. NON-WOVEN GEOTEXTILE MUST BE USED AS SPECIFIED IN THE ENGINEER'S DRAWINGS.
10. CULTEC REQUIRES THE CONTRACTOR TO REFER TO CULTEC'S INSTALLATION INSTRUCTIONS CONCERNING VEHICULAR TRAFFIC. RESPONSIBILITY FOR PREVENTING VEHICLES THAT EXCEED CULTEC'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE CHAMBER SYSTEM LIES SOLELY WITH THE CONTRACTOR THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS. THE PLACEMENT OF WARNING TAPE, TEMPORARY FENCING, AND/OR APPROPRIATELY LOCATED SIGNS IS HIGHLY RECOMMENDED. IMPRINTED WARNING TAPE IS AVAILABLE FROM CULTEC. FOR ACCEPTABLE VEHICLE LOAD INFORMATION, REFER TO CULTEC INSTALLATION INSTRUCTIONS.
11. TRAFFIC OF INSTALLATION EQUIPMENT OR OTHER VEHICULAR TRAFFIC OVER TOP OF THE CULTEC STORMWATER SYSTEM IS STRICTLY RESTRICTED AND PROHIBITED UNTIL SATISFACTORY COVER AND COMPACTION IS ACHIEVED ACCORDING TO CULTEC'S MANUFACTURER INSTALLATION INSTRUCTIONS.
12. EROSION AND SEDIMENT-CONTROL MEASURES MUST MEET LOCAL CODES AND THE DESIGN ENGINEER'S SPECIFICATIONS THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS.
13. CULTEC SYSTEMS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. FAILURE TO DO SO WILL VOID THE LIMITED WARRANTY.
14. CONTACT CULTEC, INC. AT 203-775-4416 WITH ANY QUESTIONS OR FURTHER CLARIFICATION OF REQUIREMENTS.
15. PLACEMENT OF EMBEDMENT STONE MUST BE IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS. STONE COLUMN HEIGHT DEFERENTIAL MUST NEVER EXCEED 12" (305 mm) BETWEEN CHAMBER ROWS, ADJACENT CHAMBERS OR STONE PERIMETER. STONE MUST BE PLACED OVER THE CROWN OF THE CHAMBERS TO ANCHOR THE CHAMBERS IN PLACE AND MAINTAIN ROW SPACING.
16. EMBEDMENT STONE MUST ONLY BE PLACED BY EXCAVATOR OR TELESCOPING CONVEYOR BOOM. PLACEMENT OF EMBEDMENT STONE WITH BULLDOZER IS NOT AN ACCEPTABLE METHOD OF INSTALLATION AND MAY CAUSE DAMAGE TO THE CHAMBERS. ANY CHAMBERS DAMAGED USING AN UNACCEPTABLE METHOD OF BACKFILL ARE NOT COVERED UNDER THE CULTEC LIMITED WARRANTY.

CULTEC™

CULTEC, Inc.

Subsurface Stormwater Management Systems

P.O. Box 280
878 Federal Road
Brookfield, CT 06804

PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

NOTE: THESE SHOP DRAWINGS MAY CONTAIN COMPONENTS INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, STORM PIPES AND FITTINGS, MANIFOLDS, CASTINGS AND OTHER NECESSARY APPURTENANCES THAT MAY NOT BE SUPPLIED BY CULTEC, INC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUPPLIER TO CONFIRM WITH CULTEC THE MATERIALS PROVIDED.

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER D. LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

1.01

Mar-08-2022

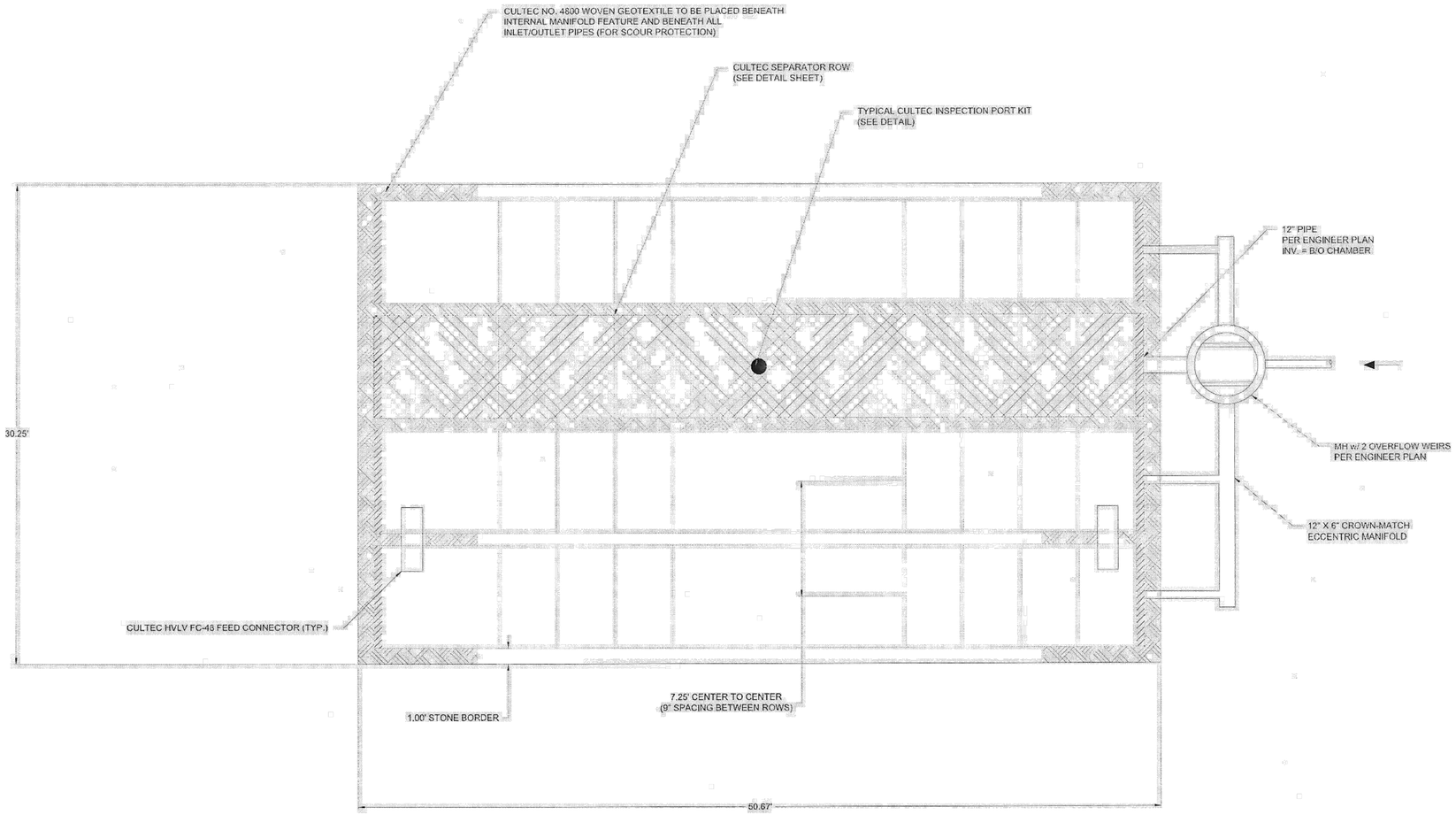
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

CULTEC SYSTEM TITLE PAGE

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

C-4



CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 5,520 c.f.
STONE POROSITY: 40%
SYSTEM AREA: 1,532.74 s.f.
DEPTH OF EMBEDMENT STONE: 12 INCHES
DEPTH OF BEDDING STONE: 9 INCHES
STONE PERIMETER: 12 INCHES
SPACING BETWEEN CHAMBER ROWS: 9 INCHES

NOTE:* ALL EXTERNAL SYSTEM STRUCTURES, INLET/OUTLET PIPES, AND PROPOSED ELEVATIONS MUST BE DESIGNED AND APPROVED BY ENGINEER. ALL SYSTEM ELEVATIONS PROVIDED MUST BE VERIFIED BY THE DESIGN ENGINEER AND THE DESIGN ENGINEER MUST ENSURE CHAMBER BURIAL REQUIREMENTS ARE MET.

MATERIALS LIST SUPPLIED BY CULTEC
(SYSTEM MATERIALS LIST)

CULTEC RECHARGER 902HD CHAMBER	52	PIECES
CULTEC RECHARGER 902HD END CAP	8	PIECES
CULTEC HVLV FC-48 FEED CONNECTORS	2	PIECES
CULTEC NO. 410 NON-WOVEN GEOTEXTILE	626	SQ. YARDS
CULTEC NO. 4800 WOVEN GEOTEXTILE	173	LINEAL FEET
CULTEC INSPECTION PORT KIT	1	PIECES
30 MIL. PVC THERMOPLASTIC LINER	N/A	SQ. YARDS

CULTEC RECHARGER® 902HD LEGEND

- CULTEC RECHARGER 902HD CHAMBER
- CULTEC RECHARGER 902HD END CAP
- CULTEC HVLV FC-48 FEED CONNECTORS
- STONE BORDER

1 SYSTEM LAYOUT DETAIL

REGISTERED PROFESSIONAL ENGINEER
DENNIS LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA
Mar-08-2022

CULTEC STORMWATER CHAMBER

PROJECT NO:	20-3857.00	DATE:	9/17/2020
DESIGNED BY:	GCH	CHECKED BY:	DG
SCALE:	N.T.S.	SHEET NO:	2 OF 5

AUTOMATED EXPRESS CARWASH
3100 E. FLORENCE AVE.
HUNTINGTON PARK, CA
SYSTEM LAYOUT SHEET

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
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tech@cultec.com

LTEC

1.01

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

CULTEC SYSTEM
SYSTEM LAYOUT

APPROVED BY: C. D. LEE	JOB NO.: 8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

C-5

CULTEC Recharger 902HD Stormwater System Calculations

Consulting Engineer:

Project Information:
Automated Express Carwash
3100 E. Florence Ave
Huntington Park, CA

Calculations Performed By:
Gabrielle Cioffi-Henry
Cultec, Inc.
878 Federal Rd.
Brookfield, CT 06804
PH: 203-775-4416
FX: 203-775-5887

Date: 9/21/20

Project Number: 20-3857.00

System Information

Proposed bed layout of 4 Rows 13 No. of Units per Row

Given:

Storage required	0	CF	m^3	
No. 4800 Fabric For Internal/External Manifolds	60.5	feet		
Number of Inlet/Outlet Pipes	4			
Stone **Base**	9	inches	229 mm	☐ Discount stone base from total storage provided (If Applicable)
Stone **Above**	12	inches	305 mm	☐ Discount stone above from total storage provided (If Applicable)
Chamber Spacing	9	inches	229 mm	
No. of HVLV FC-48 Feed Connectors	2	units		
No. CULTEC Inspection Ports	1	units		
Stone Porosity	40	%		
Stone Border Width	1	feet	0.305 m	

Other Parameters:

Length of Separator Row	48.7	feet	14.844 m
Type of Lining	None		
☐ Sand Filter Depth (If Applicable)		feet	0.000 m
☐ Slopped Sides (1:1) (If Applicable)			

Maximum Finished Grade Elevation:	159.80
Minimum Finished Grade Elevation (Unpaved):	155.00
Minimum Finished Grade Elevation (Base of Flexible Pavement):	154.50
Minimum Finished Grade Elevation (Top of Rigid Pavement):	154.50
Top of Stone Elevation:	152.50
Top of Chamber Elevation:	151.50
Bottom of Chamber Elevation:	147.50
Bottom of Stone Elevation:	146.75

Assumptions

Model Name		Chamber Height (inches / mm)	Design Unit Height (feet / m)	Chamber Width (inches / mm)	Chamber Spacing (inches / mm)	Design Unit Width (feet / m)	Chamber Volume per Linear Foot (cu. ft/ft / cu. m/m)	Design Unit Volume (cu. ft/ft / cu. m/m)	Installed Chamber Length (feet / m)
Recharger® 902HD Chamber	English	48	5.750	78	9	7.25	17.31	27.061	3.667
	Metric	1219	1.753	1981	229	2.21	1.608	2.514	1.118
Recharger® 902HD End Cap	English	48.5	5.750	78	9	7.25	5.509	19.980	0.501
	Metric	1232	1.753	1981	229	2.21	0.512	1.856	0.153
HVLV™ FC-48 Feed Connectors	English	12	n/a	16	n/a	n/a	0.913	n/a	0.750
	Metric	305	n/a	406	n/a	n/a	0.085	n/a	0.229

Storage Provided within CULTEC Recharger 902HD Stormwater Chamber, End Caps and HVLV FC-48 Feed Connector Internal Manifold System - *not including stone*

Number of Recharger 902HD chambers by design			=	52 pcs	
	52	pcs x 3.667	=	190.67 feet	58.12 m
Number of Recharger 902HD end caps			=	8 pcs	
	8	pcs x 0.501	=	4.01 feet	1.22 m
Number of HVLV FC-48 Feed Connectors			=	2 pcs	
	2	pcs x 0.750	=	1.50 feet	0.46 m
Total footage of Recharger 902HD chambers			=	190.67 feet	58.12 m
Total footage of Recharger 902HD end caps			=	4.01 feet	
Total footage of HVLV FC-48 Feed Connectors			=	1.50 feet	0.46 m
Storage provided within Recharger 902HD chambers			=	3300.47 CF	93.47 m^3
Storage provided within Recharger 902HD end caps				22.08 CF	0.63 m^3
Storage provided within HVLV FC-48 Feed Connectors			=	1.37 CF	0.04 m^3
Total Storage within Recharger 902HD chambers and feed connectors			=	**3323.92 CF**	**94.13 m^3**

Storage Provided within Entire CULTEC Stormwater System - *including stone*

Bed width		30.25 feet	9.22 m
Bed length		50.67 feet	15.44 m
Bed Depth		5.75 feet	1.75 m
Total Area		1532.74 sq. ft.	142.39 m^2
Volume of Effective Excavation *(not including additional cover)*		8813.26 CF	249.59 m^3
Perimeter of Bed		161.84 feet	49.33 m
Total Storage within chambers, end caps and feed connectors		3323.92 CF	94.13 m^3
Total Stone Required		5489.34 CF	155.46 m^3
		203 CY	
		285 tons	
Storage provided within stone		2195.73 CF	62.18 m^3
Total Storage within CULTEC Stormwater System	=	**5520 CF**	**156 m^3**

Req. storage attained.

CULTEC MATERIALS LIST

Model	Model #	Quantity	Unit of Measure	Quantity	Unit of Measure
Recharger 902HD Heavy Duty Chamber	902HD	52	pcs		
Recharger 902HD End Cap	902HD EC	8	pcs		
HVLV FC-48 Feed Connectors	FC-48	2	pcs		
CULTEC No. 410 Non-Woven Geotextile	NWG410	626.03	Sq. Yards	523	m2
CULTEC No. 4800 Woven Geotextile 7.5' x 100' (2.29 m x 30.48 m)	75WG4800	173	feet	53	m
CULTEC Inspection Port Kit	INSP KIT 126	1	pcs		
Total Stone		203	cubic yards	155	cubic meters

☐ DISCLAIMER: This is a value-engineered project based on a competitor's design.
The following inputs and calculations are based upon limited design information provided to CULTEC by a third-party. An engineer should review the inputs to confirm accuracy of the assumptions.

REGISTERED PROFESSIONAL ENGINEER
DENNIS LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

Mar-08-2022

CULTEC STORMWATER CHAMBER

PROJECT NO:	20-3857.00	DATE:	9/17/2020
DESIGNED BY:	GCH	CHECKED BY:	DG
SCALE:	N.T.S.	SHEET NO:	3 OF 5

AUTOMATED EXPRESS CARWASH
3100 E. FLORENCE AVE.
HUNTINGTON PARK, CA
SYSTEM CALCULATION SHEET

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
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tech@cultec.com

1.01

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

CULTEC SYSTEM CALCULATIONS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 03-08-2022

C-6

CULTEC RECHARGER® 902HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER® 902HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. OR CANADA BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
2. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:
   - A. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   - B. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   - C. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
3. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   - A. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
   - B. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   - C. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95
5. THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
6. THE CHAMBER SHALL BE ARCHED IN SHAPE.
7. THE CHAMBER SHALL BE OPEN-BOTTOMED.
8. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 902HD SHALL BE 48 INCHES (1219 MM) TALL, 78 INCHES (1981 MM) WIDE AND 4.25 FEET (1.30 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 902HD SHALL BE 3.67 FEET (1.12 M).
10. MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER® 902HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 30 INCHES (750 MM) HDPE OR 36 INCHES (900 MM) PVC.
11. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV™ FC-48 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 10 INCHES (250 MM) HDPE AND 12 INCHES (300 MM) PVC.
12. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV™ FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 49 INCHES (1245 MM) LONG.
13. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 902HD CHAMBER SHALL BE 17.31 FT^3 / FT (1.61 M^3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 902HD SHALL BE 63.47 FT^3 / UNIT (1.80 M^3 / UNIT) - WITHOUT STONE.
14. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-48 FEED CONNECTOR SHALL BE 0.913 FT^3 / FT (0.085 M^3 / M) - WITHOUT STONE.
15. THE RECHARGER 902HD CHAMBER SHALL HAVE 5 CORRUGATIONS.
16. THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (150 MM) INSPECTION PORT OPENING AT THE TOP CENTER OF EACH CHAMBER, CENTERED ON THE CORRUGATION CREST.
17. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
18. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 M).

END CAP PARAMETERS

1. THE CULTEC RECHARGER® 902HD END CAP (REFERRED TO AS 'END CAP') SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
2. THE END CAP SHALL BE TWIN-SHEET THERMOFORMED OF VIRGIN HIGH MOLECULAR WEIGHT POLYETHYLENE.
3. THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
4. THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 48.5 INCHES (1231 MM) TALL, 78 INCHES (1982 MM) WIDE AND 9.7 INCHES (246 MM) LONG. WHEN JOINED WITH A RECHARGER 902HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 6.2 INCHES (157 MM).
5. THE NOMINAL STORAGE VOLUME OF THE END CAP SHALL BE 5.34 FT^3/ FT (0.50 M^3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 2.76 FT^3 / UNIT (0.08 M^3 / UNIT) - WITHOUT STONE.
6. MAXIMUM INLET OPENING ON THE END CAP IS 30 INCHES (750 MM) HDPE OR 36 INCHES (900 MM) PVC.
7. THE END CAP SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12.

CULTEC HVLV FC-48 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-48 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 902HD STORMWATER CHAMBERS.

FEED CONNECTOR PARAMETERS

1. THE FEED CONNECTOR SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE FEED CONNECTOR SHALL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
3. THE FEED CONNECTOR SHALL BE ARCHED IN SHAPE.
4. THE FEED CONNECTOR SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL DIMENSIONS OF THE CULTEC HVLV FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 49 INCHES (1245 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-48 FEED CONNECTOR SHALL BE 0.913 FT^3 / FT (0.085 M^3 / M) - WITHOUT STONE.
7. THE HVLV FC-48 FEED CONNECTOR SHALL HAVE 4 CORRUGATIONS.
8. THE HVLV FC-48 FEED CONNECTOR MUST BE FORMED AS A WHOLE UNIT HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE FEED CONNECTOR SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE FEED CONNECTOR SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

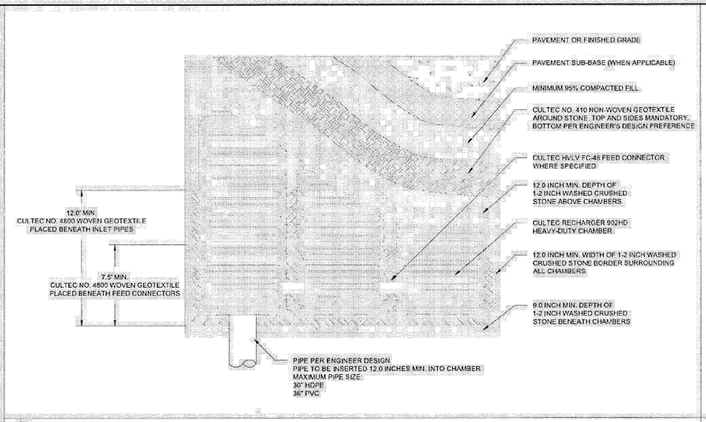
CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

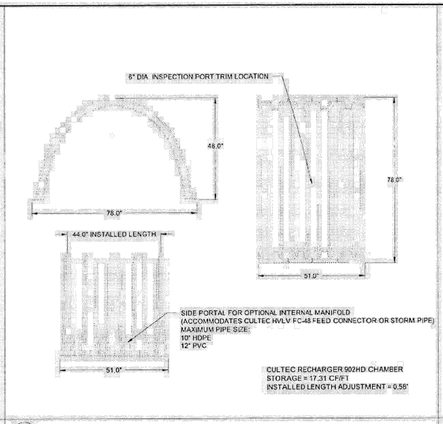
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 950 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

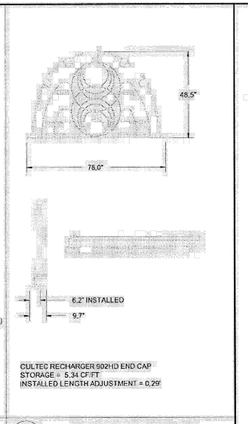
GENERAL NOTES



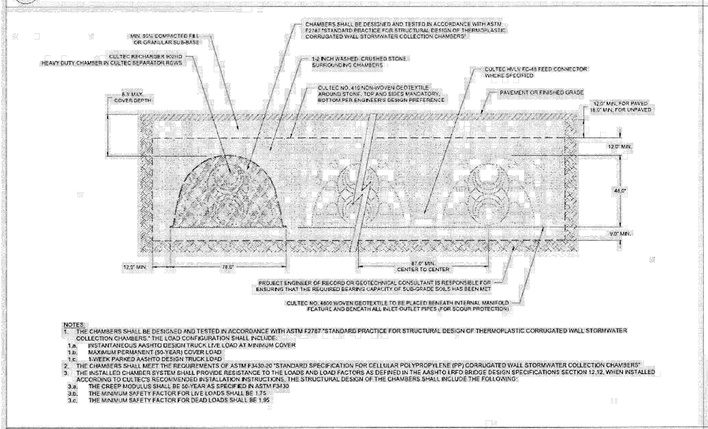
902HD 2.0 — **CULTEC RECHARGER 902HD HEAVY DUTY PLAN VIEW**



902HD 3.0 — **CULTEC RECHARGER 902HD HEAVY DUTY THREE VIEW**



902HD 4.0 — **CULTEC RECHARGER 902HD HEAVY DUTY END CAP THREE VIEW**



NOTES:
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   - 1.A. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   - 1.B. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   - 1.C. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
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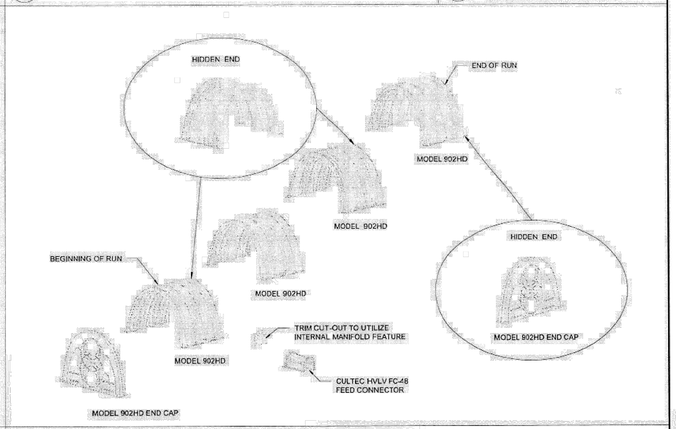
   - 3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
   - 3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   - 3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

902HD 5.0 — **CULTEC RECHARGER 902HD HEAVY DUTY CROSS SECTION**

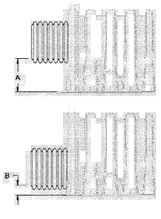


902HD 6.0 — **CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK**

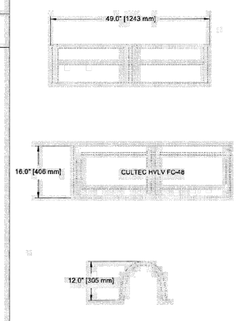
PIPE	A	B
6" [150 mm]	N/A	N/A
8" [200 mm]	N/A	N/A
10" [250 mm]	N/A	N/A
12" [300 mm]	29.50" [749 mm]	2.25" [57 mm]
15" [375 mm]	26.50" [673 mm]	2.25" [57 mm]
18" [450 mm]	23.50" [597 mm]	2.50" [64 mm]
24" [600 mm]	16.50" [420 mm]	3.00" [76 mm]

*THE TYPICAL INVERT TABLE ABOVE IS BASED ON THE INSIDE DIAMETER OF STANDARD CORRUGATED PLASTIC PIPE. THE HEAVY DUTY END CAP HAS PRE-MARKED TRIM LINES FOR PIPE DIAMETERS 12" (300mm), 15" (375mm), 18" (450mm) AND 24"

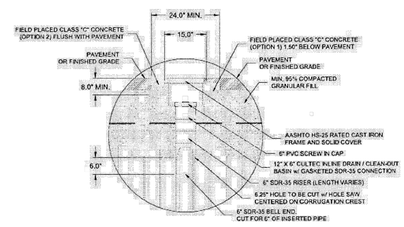
CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (100mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.



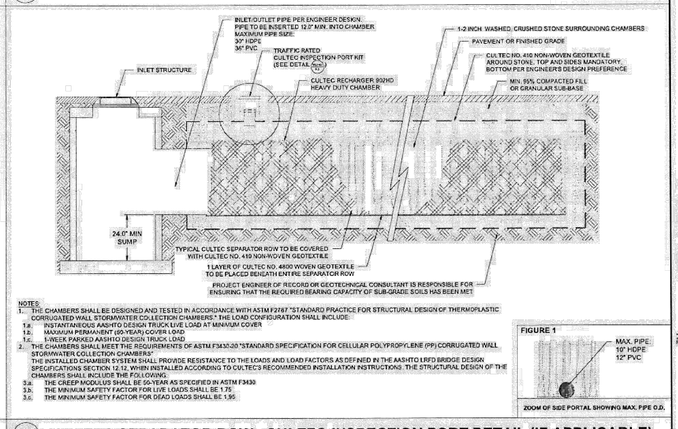
902HD 7.0 — **CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS**



902HD 8.0 — **FEED CONNECTOR THREE VIEW**



902HD 9.0 — **OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL**



NOTES:
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   - 1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   - 1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   - 1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
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   - 3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
   - 3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   - 3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

FIGURE 1

ZOOM OF SIDE PORTAL SHOWING MAX. PIPE O.D.

902HD 10.0 — **CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)**

CULTEC STORMWATER CHAMBER

PROJECT NO: 20-3857.00	DATE: 9/17/2020		
DESIGNED BY: GCH	CHECKED BY: DG		
SCALE: N.T.S.	SHEET NO: 5 OF 5		

AUTOMATED EXPRESS CARWASH
3100 E. FLORENCE AVE.
HUNTINGTON PARK, CA
902HD DETAIL SHEET

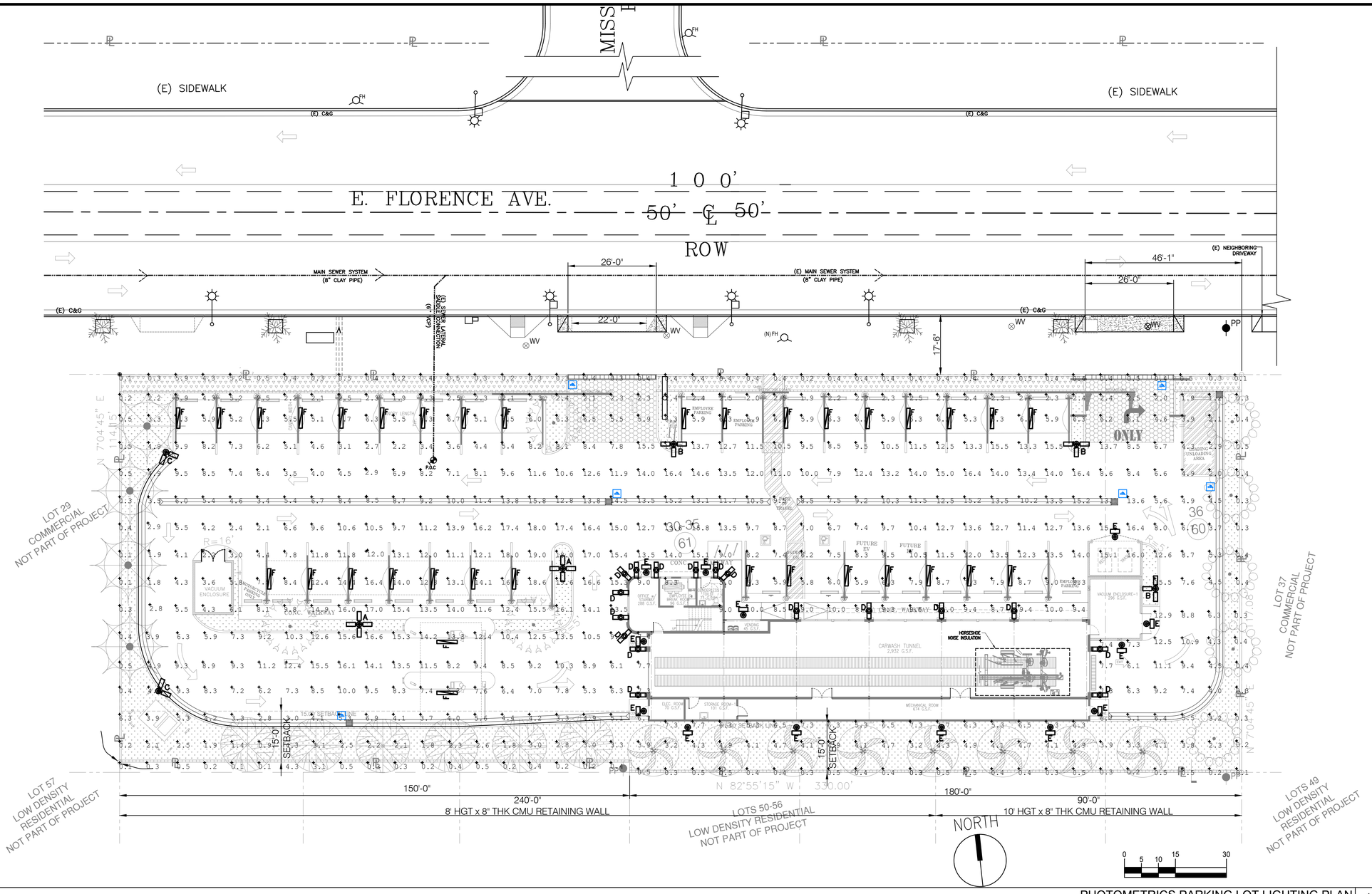
CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

REGISTERED PROFESSIONAL ENGINEER — DOUGLAS M. GRISTE — No. CE 26282 — Exp. 3/31/2024 — CIVIL — STATE OF CALIFORNIA

Mar-08-2022

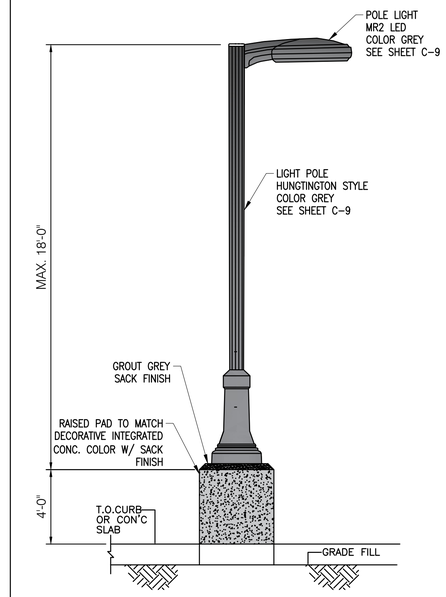
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH	CULTEC SYSTEM DETAILS	APPROVED BY: C. D. LEE	JOB NO.: 8107	C-7
OWNER: MOOGUN INVESTMENT, LLC		DRAWN BY: G.M.A.	DATE: 03-08-2022	
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255				



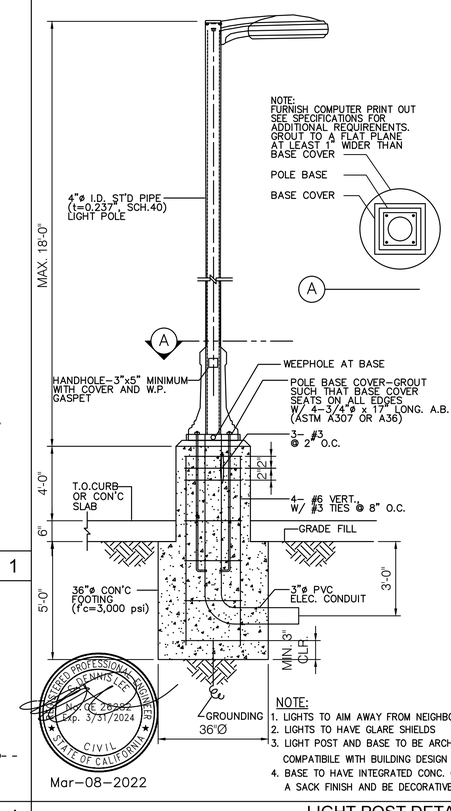
PHOTOMETRICS PARKING LOT LIGHTING PLAN 1

SCALE: 1" = 15'



LIGHT POST ARCHITECTURE COLOR 2

N.T.S.



NOTE:
1. LIGHTS TO AIM AWAY FROM NEIGHBORS
2. LIGHTS TO HAVE GLARE SHIELDS
3. LIGHT POST AND BASE TO BE ARCHITECTURALLY COMPATIBLE WITH BUILDING DESIGN
4. BASE TO HAVE INTEGRATED CONC. COLOR WITH A SACK FINISH AND BE DECORATIVE

LIGHT POST DETAIL 3

N.T.S.

NOTE:
1. CAMERAS TO BE 180°
MOUNTED ON FREE STANDING SIGNS TO SHOW MAXIMUM VISIBILITY
WALL MOUNTED CAMERAS TO BE ABOVE WALL MOUNTED LIGHTING HEIGHT LEVELS
MIN. TWO (2) CAMERAS TO POINT AT PUBLIC RIGHT OF WAY
@ ATLANTIC AVENUE AND THE BACKYARD ALLEY

CLOSED CIRCUIT CAMERA
INSTALLATION HEIGHT = 8'± CLOSED CIRCUIT CINTRACTOR .

NOTE:
PROVIDE 1/2" CONDUIT PER CLOSED CIRCUIT CAMERA

NOTE:
1. LIGHTS TO AIM AWAY FROM NEIGHBORS
2. LIGHTS TO HAVE GLARE SHIELDS
3. LIGHT POST AND BASE TO BE ARCHITECTURALLY COMPATIBLE WITH BUILDING DESIGN
4. BASE TO HAVE INTEGRATED CONC. COLOR WITH A SACK FINISH AND BE DECORATIVE

NOTE:
LIGHTING ALONG PROPERLY LINE TO NOT EXCEED A MAXIMUM OF 0.5 LUMINAIRE

LEGEND

A — 22' HIGH PARKING LOT LIGHTING POST WITH 4 EA. TYPE 1 LIGHTING FIXTURE.

B — 22' HIGH PARKING LOT LIGHTING POST WITH 3 EA. TYPE 1 LIGHTING FIXTURE.

C — 22' HIGH PARKING LOT LIGHTING POST WITH 1 EA. TYPE 1 LIGHTING FIXTURE.

1. TYPE 1 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: MR2 LED
(3) LUMEN PACKAGE: P5 (210 W)
(4) TEMPERATURE : 4000 K

CalcPts_1
Illuminance (Fc)
Average=6.29 Maximum=44.1 Minimum=0.1
Avg/Min=62.90 Max/Min=441.00

D — WALL MOUNTED TYPE 4 LIGHTING FIXTURE INSTALLATION HEIGHT = 14'.

E — WALL MOUNTED TYPE 3 LIGHTING FIXTURE INSTALLATION HEIGHT = 8'.

F — 6' LINEAR LED TYPE 2 LIGHTING FIXTURE INSTALLATION HEIGHT = CANOPY CEILING HGT.

4. TYPE 4 LTG FIX.
(1) MFG: SUNSET LIGHTING
(2) MODEL: ENERGY SAVER F6897
(3) LUMEN PACKAGE: P1 (23 W)
(4) TEMPERATURE : 4000 K

3. TYPE 3 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: WST LED
(3) LUMEN PACKAGE: P1 (11 W)
(4) TEMPERATURE : 4000 K

2. TYPE 2 LTG FIX.
(1) MFG: G & G INDUSTRIAL LIGHTING
(2) MODEL: WPX-6-SO-50K- - -UVO- -
(3) LUMEN PACKAGE: (43 W EA.)
(4) TEMPERATURE : 5000 K
(5) WEATHER PROOF

PARKING LOT LIGHTING LEGEND 4

N.T.S.

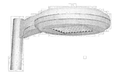
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

PHOTOMETRICS PLAN

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	C-8
DRAWN BY: G.M.A.	DATE: 03-08-2022	

MR2 LED
LED Area Luminaire



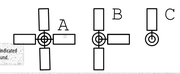
Buy American

Catalog Number
Notes
Type

Specifications

EPA: 0.9 ft² (0.08 m²)
Length: 32-7/8" (83.5 cm)
Width: 25" (63.5 cm)
Height: 8-1/4" (21.0 cm)
Weight (max): 42 lbs (19.1 kg)

PHOTOMETRIC FREE STANDING LIGHTING TYPE 1 LIGHTING



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.[1]
- This luminaire is part of an A+ Certified solution for ROAM®[2] or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[3].

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MR2 LED 60C 1000 40K T5M MVOLT SPA DDBXD

MR2 LED 60C

Series	LEDs	Drive current	Lens/optic	Color temperature	Distribution	Voltage	Mounting	Options	Finish (no. no.)
MR2 LED	60C 60 LEDs	700 700 mA 1000 1000 mA	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V T5VS Type V Forward throw	MVOLT[1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [1] 480 [1]	**Shipped included:** SPA Square pole mounting [2] RPA Round pole mounting [2] WBA Wall bracket **Shipped Separately:** [3] SPUMBA (Square pole universal mounting adapter) [4] RPUMBA (Round pole universal mounting adapter) [4] KMAR DDBXD (Mast arm mounting bracket adapter (specify finish) [5]	**Shipped installed:** PER NEMA twist-lock receptacle only (no controls) PER5 Five-wire receptacle only (no controls)[6] PER7 Seven-wire receptacle only (no controls)[6] DCR Dimmable and controllable via ROAM® (no controls)[7] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) HS House-side shield [1] SF Single fuse (120, 277, 347V) [1] DF Double fuse (208, 240, 480V) [1] **Shipped separately:** [3] VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (2378) • www.lithonia.com

MR2 LED
Rev. 03/17/21

WST LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

PHOTOMETRIC WALL MOUNT TYPE 2LIGHTING

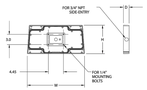
Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

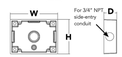
Optional Back Box (PBBW)

Height: 8.49" (215.56 cm)
Width: 17.01" (432.21 cm)
Depth: 1.70" (43.20 cm)



Optional Back Box (BBW)

Height: 4" (102.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



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To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

LITHONIA LIGHTING

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WST-LED
Rev. 06/21/18

G&G INDUSTRIAL LIGHTING

T 800.285.6780 E sales@ggled.net
www.ggled.net

PHOTOMETRIC CANOPY LIGHTING TYPE 3 LIGHTING

Date
Project

c UL us LISTED · DLC · NSF · IP68 IP69K CERTIFIED · IK07 IMPACT CERTIFIED

WPX HARSH ENVIRONMENT LINEAR

LINEAR IP68/IP69K LED LUMINAIRE

Product Features

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make WPX Series fixtures easy to install and daisy chain

Embedded Aluminum Heatsink
Embedded aluminum heatsink provides ample cooling for a long lifetime and allows the fixture to operate in cold and hot weather environments

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP68/IP69K ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: Up to 16,000 Lumens
Efficacy: Up to 160 LPW
CRI: Typical 85 CRI
CCT: 5000K & 4000K
Lifetime: Designed to last 100,000 Hours at 25°C
Warranty: 5 Years (see ggled.net for terms)
Mounting: Ceiling or Wall
Dimensions: Length Varies, Width 1.25" × Height 1.75"
Run Length: Up to 72' of luminaires (not including jumpers)
Ambient Temperature: -40°C to 55°C

Ordering Information

Product	Length	Lumen Output	Color Temp.	Dimming	Lens Diffusion	UV Protection	Through Wired
WPX	2 2-Foot 4 4-Foot 6 6-Foot 8 8-Foot	SO Standard Output 1000 Lumens/Ft HO High Output 1500 Lumens/Ft SHO* Super High Output 2000 Lumens/Ft *Available in 4' & 8' 30K CCT Only	50K 5000 Kelvin 40K 4000 Kelvin	Blank (standard) No Dimming DIM 0-10V Dimming	Blank (standard) Clear Lens GC (gore control) Chemical Resistant Lens with Added Diffusion Sheet	Blank (standard) No Coating, Rated for Indoor Use UVO Outdoor-Rated with UV-Blocking Coating	Blank (standard) Connectors on Input & Output for daisy to Daisy Chain fixtures SE (Single-Ended) Connector on Input Only. No Daisy Chain, for Standalone Install

Power & Connection Accessories

Cable	Type	Length	Wire
WPX-JMP-1	Jumper	1ft / End-to-End	14 AWG SJOOW
WPX-JMP-2	Jumper	2ft	14 AWG SJOOW
WPX-JMP-4	Jumper	4ft	14 AWG SJOOW
WPX-JMP-8	Jumper	8ft	14 AWG SJOOW
WPX-JMP-12	Jumper	12ft	14 AWG SJOOW
WPX-JMP-16	Jumper	16ft	14 AWG SJOOW
WPX-JMP-20	Jumper	20ft	14 AWG SJOOW
WPX-LDR-8	Leader Cable	8ft	14 AWG SJOOW
WPX-LDR-25	Leader Cable	25ft	14 AWG SJOOW

Power Supply	Max Output	Enclosure	Voltage
WPX-PSU-80	80W	IP67	120-277 VAC
WPX-PSU-120	120W	IP67	120-277 VAC
WPX-PSU-240	240W	IP67	120-277 VAC
WPX-PSU-320	320W	IP67	120-277 VAC
WPX-PSU-480	480W	IP67	120-277 VAC
WPX-PSU-600	600W	IP67	120-277 VAC

Mounting Hardware	Description
WPX-MNT-NM	Non-Metallic Quick Latch
WPX-MNT-SS	Stainless Steel Bolt Latch

Rev Date 20 0421

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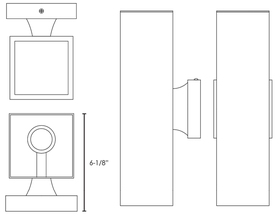
SunSet LIGHTING

TWO LIGHT SQUARE EXTERIOR
F6892 / ENERGY SAVER: F6897

PHOTOMETRIC TOWER ELEMENT/CARWASH FASCIA WALL MOUNT



SPECIFICATIONS

GENERAL:
- HEIGHT: 15"
- WIDTH: 4-3/8"
- EXTENSION: 6-1/8"
- IN/OUT: OUTDOOR DAMP

ELECTRICAL:
- F6892-31 / F6892-44 / F6892-58:
2 MEDIUM BASE 50 WATT
OR 75 WATT MAX
A19 LAMPS NOT INCLUDED 120 VOLTS
- F6897-31 / F6897-44 / F6897-58:
2- 23 WATT GU-24 CFL

ENERGY SAVER

MOUNTING:
- WALL

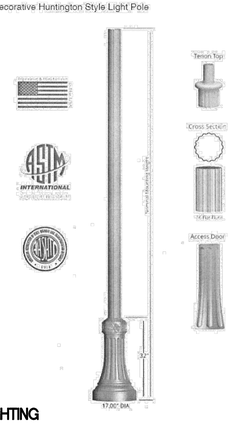
FINISHES:
- BLACK - 31 (BK)
- OIL BRONZE - 44 (OB)
- SILVER POWDER COAT - 58 (SPC)

Please contact your representative for more color options.

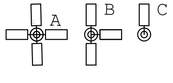
LUMINANCE
SUNSET LIGHTING • A DIVISION OF LUMINANCE
P: 800.777.4440 | F: 800.868.7672 | E: INSIDESALES@LUMINANCE.US.COM
1945 TUBEWAY AVE. LOS ANGELES, CA 90040 | WWW.LUMINANCE.US.COM

18' Tall x 5.0" OD x 0.125" Thick, Fluted Round Straight Aluminum, Decorative Huntington Style Anchor Base Light Pole, FREE Shipping

uted Round Straight Aluminum, Decorative Huntington Style Light Pole



PHOTOMETRIC FREE STANDING LIGHTING TYPE 1 LIGHTING



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** BBW Surface-mounted back box[2] PBBW Premium surface-mounted back box[2]

Options

PE	Photoelectric cell, button type[5]
PER	NEMA twist-lock receptacle only (controls ordered separate)[6]
PER5	Five-wire receptacle only (controls ordered separate)[6]
PER7	Seven-wire receptacle only (controls ordered separate)[6]
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[7,8]
PIRH1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,8]
PIRH	180° motion/ambient light sensor, 15-30' mounting height[7,8]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,8]
SF	Single fuse (120, 277, 347V)[1]
DF	Double fuse (208, 240, 480V)[1]
DS	Dual switching[9]
E7WH	Emergency battery backup, Non CEC compliant (7W)[10]
E7WC	Emergency battery backup, Non CEC compliant (cold, 7W)[10,11]
E7WHR	Remote emergency battery backup, Non CEC compliant (remote 7W)[10,12]
E20WH	Emergency battery pack 18W constant power, CEC compliant[10]
E20WC	Emergency battery pack -20°C 18W constant power, CEC compliant[10,11]
E23WHR	Remote emergency battery backup, Non CEC compliant (remote 20W)[10,12]
LCE	Left side conduit entry[13]
RCE	Right side conduit entry[13]

Shipped separately

RBPW	Retrofit back plate[2]
VG	Vandal guard[14]
WG	Wire guard[15]

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WSTH/PBBW DDBXD U	Premium Surface - mounted back box
WSBWH DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Need to specify 120, 208, 240 or 277 voltage.
6 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
7 Not available with VG or WG. See PER Table.
8 Reference Motion Sensor table.
9 Not available with Emergency options, PE or PER options.
10 Not available with 347/480V.
11 Battery pack rated for -20° to 40°C.
12 Comes with PBBW.
13 Warranty period is 3 years.
14 Not available with BBW.
15 Must order with fixture; not an accessory.

Emergency Battery Operation

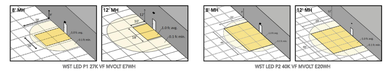
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH

WST LED P2 40K VF MVOLT E20WH

LITHONIA LIGHTING

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WST-LED
Rev. 06/21/18

G&G INDUSTRIAL LIGHTING

T 800.285.6780 E sales@ggled.net
www.ggled.net

G&G FULLY INTEGRATED GUARANTEE — OUR PRODUCTS ARE ENGINEERED TESTED MANUFACTURED ASSEMBLED & SHIPPED FROM ONE FACILITY

LINEAR IP68/IP69K LED LUMINAIRE

Product Specifications

Construction & Materials
Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Multiple cable lengths support a variety of layouts.

Integrated aluminum heat spreader.

Seamless copolyester outer shell provides IP68/IP69K ingress protection and is specialized for superior chemical resistance. Additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

All G&G luminaires and components (with the exception of our LED boards and drivers) are proudly manufactured and assembled in the USA.

Electrical System
Power Factor: 0.9 nominal.

Input Power: Stays consistent over life.

Temperature Rating: Designed to operate in temperatures -40°C to 55°C.

Total Harmonic Distortion: < 20%

Regulatory Qualifications
cULus listed

IP68/IP69K system

UL listed for wet locations

DLC Listed

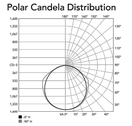
NEMA 4X, NEMA 6P rated

Photometry

WPX Series
Based on DTC Report Test #: 14404-T

Fixture photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%.

Polar Candela Distribution



Zonal Lumen Summary

Zone	Luminaire
0-30	26.2%
0-40	43.2%
0-60	77.4%
0-90	98.5%
0-180	100%

c UL us LISTED · DLC · NSF · IP68 IP69K CERTIFIED · IK07 IMPACT CERTIFIED

Lumen & Power Data

Length & Output	5000K		4000K		Fixture Watts	Fixtures Supported per Power Supply					
	Lumens	Lumens Per Watt	Lumens	Lumens Per Watt		PSU-80	PSU-120	PSU-240	PSU-320	PSU-480	PSU-600
WPX6 - SO	8,000 L	160 LPW	7,800 L	156 LPW	50 W	1	2	4	5	8	10
WPX6 - SO	8,000 L	160 LPW	5,700 L	150 LPW	37 W	2	3	6	7	9	10
WPX4 - SO	4,000 L	160 LPW	3,800 L	150 LPW	25 W	3	4	8	10	13	15
WPX2 - SO	2,000 L	160 LPW	1,900 L	150 LPW	12 W	6	8	16	20	22	22
WPX8 - HO	12,000 L	150 LPW	11,400 L	140 LPW	80 W	0	1	2	3	5	6
WPX6 - HO	9,000 L	150 LPW	8,550 L	140 LPW	60 W	1	1	3	4	7	8
WPX4 - HO	6,000 L	150 LPW	5,700 L	140 LPW	40 W	1	2	5	7	9	9
WPX2 - HO	3,000 L	150 LPW	2,850 L	140 LPW	20 W	3	4	9	13	16	16
WPX8 - SHO	16,000 L	140 LPW	-	-	113 W	0	1	1	2	3	4
WPX4 - SHO	8,000 L	140 LPW	-	-	58 W	1	2	3	5	7	8

Rev Date 20 0421

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REGISTERED PROFESSIONAL ENGINEER
DENNIS LEE
No. 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA
Mar-08-2022

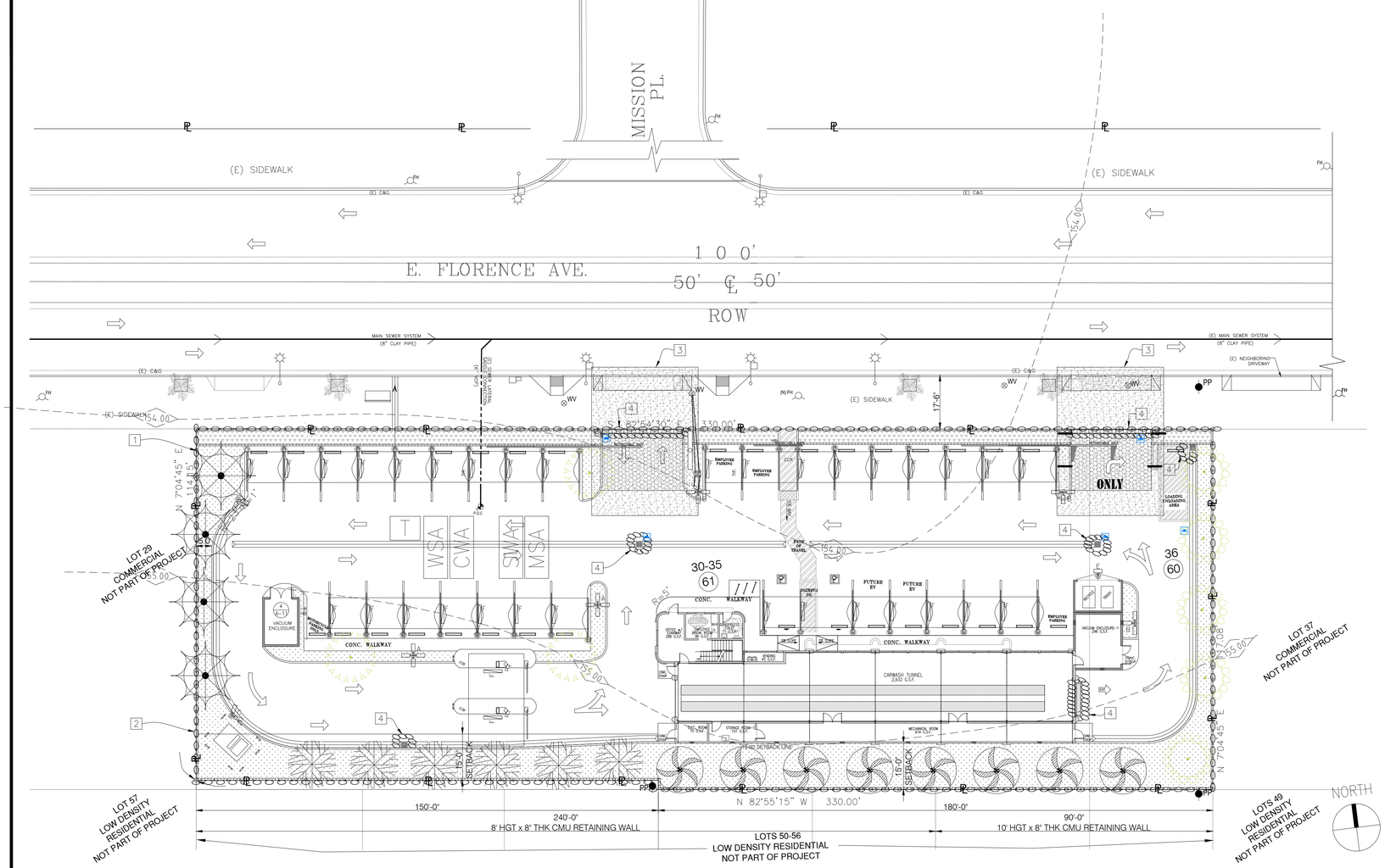
LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

PARKING LOT LIGHTING SPEC SHEETS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 03-08-2022

C-9



EROSION CONTROL PLAN 1

SCALE: 1" = 20'

LEGEND

- EXISTING CONTOUR LINES
- 154 — EXISTING CONTOUR LINE ELEVATION
- PROPERTY LINE
- TEMPORARY SILT FENCE
- TEMPORARY SAND BAGS DURING CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCE/ EXIT (MIN. 30'WIDE X 50' LONG) GRAVEL OR CRUSHED STONE OVER EXISTING SURFACE (TEMPORARY DURING CONSTRUCTION)
- MSA — MATERIAL DELIVERY & STORAGE AREA PER CONSTRUCTION SITE BMP WM-1
- SWA — SOLID WASTE MANAGEMENT AREA PER CONSTRUCTION SITE BMP WM-5
- CWA — CONCRETE WASTE MANAGEMENT AREA PER CONSTRUCTION SITE BMP WM-8
- WSA — WASTE STORAGE AREA
- T — TOILET
- CATCH BASIN, 24"X24" U.N.O.
- STORM DRAIN STENCIL
- DRAINAGE DITCH AND GRATING
- DIRECTION OF TRAFFIC FLOW
- N — TRUE NORTH

POST CONSTRUCTION BMPs

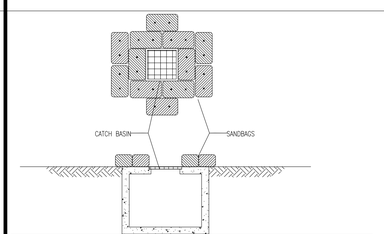
A. STORM DRAIN FACILITIES (PRIVATE MAINTAINED)
B. CONCRETE SWALE (PRIVATE MAINTED)
C. PARKING LOT CONCRETE PAVEMENT (PRIVATE MAINTAINED)
D. PERMANENT LANDSCAPING (PRIVATE MAINTAINED)
PUBLIC LANDSCAPE ON PROPERTY FRONTAGE (PRIVATE MAINTAINED)

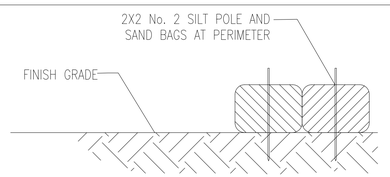
EROSION CONTROL CONSTRUCTION NOTES

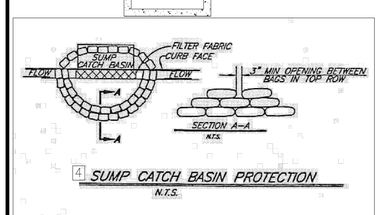
1. INSTALL SILT FENCE PER DETAIL HEREON AROUND PROPERTY LINE
2. INSTALL GRAVEL BAGS (3 HIGH) PER CASQA BMP SE-8
3. INSTALL STABILIZED CONSTRUCTION ACCESS PER DETAIL HEREON
4. INSTALL SUMP CATCH BASIN PROTECTION PER DETAIL HEREON

NOTES

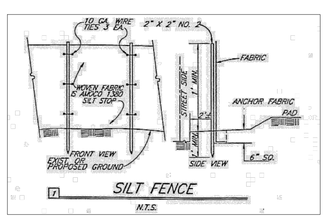
1. REFER TO HYDROLOGY STUDY FOR STORM FLOW CALCULATIONS.
2. REFER TO EROSION CONTROL PLAN FOR APPLICABLE BMP's.
3. ALL CONTRIBUTORY DRAINAGE CONVEYED AWAY FROM THE SITE IN A SAFE AND NON-DESTRUCTIVE MANNER TO A STORM DRAIN INLET AS SHOWN ON THE MAP.
4. BUILDING WASH WATER, LOT IRRIGATION WATER, OR OTHER WATERS USED ON LOTS DURING CONSTRUCTION WILL INFILTRATE INTO EACH INDIVIDUAL LOT. ANY EXCESS WILL FLOW TO THE STREET AND INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR SHALL USE APPLICABLE BMPs TO PREVENT SEDIMENT FROM ENTERING THE PUBLIC RIGHT-OF-WAY. ANY SEDIMENT DEPOSITED IN THE PUBLIC RIGHT-OF-WAY SHALL BE PROPERLY CLEANED AS SPECIFIED AS SOON AS POSSIBLE AFTER THE OCCURANCE.
5. THE CONTRACTOR SHALL PROVIDE STREET CLEANING/SWEEPING AS NEEDED TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF SEDIMENTS, TRASH, DEBRIS, AND OTHER FOREIGN MATERIAL.
6. FLUSH WATER FROM WATERLINE CONSTRUCTION SHALL BE OUTLETTED SO AS NOT TO CAUSE EROSION, AND MAY FLOW TO THE PUBLIC STORM DRAIN SYSTEM.
7. THERE ARE NO ANTICIPATED OR EXISTING SOURCES OF TOXIC MATERIALS



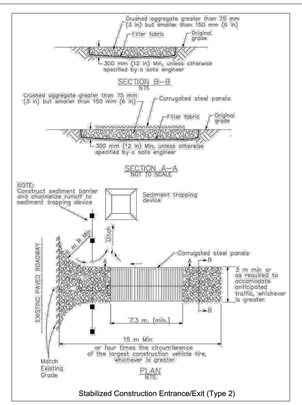




4 SUMP CATCH BASIN PROTECTION
N.T.S.



7 SILT FENCE
N.T.S.



Stabilized Construction Entrance/Exit (Type 2)

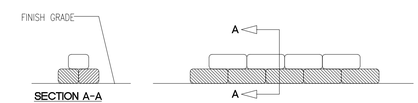
3 INSTALL STABILIZED CONSTRUCTION ACCESS

DATUM STATEMENT:

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FLORENCE AVENUE AS SHOWN ON TRACT NO. 5495, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING SOUTH 82°53'20" EAST

BENCH MARK:

FND. DPW TAG N CB FLORENCE AVE 2FT E/O BCR @ NE COR ARBUTUS ST
BM NO. PY5959
ELEVATION 154.131
QUAD YR. 2013



SANDBAG DETAIL

DIG ALERT:

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER C. DENNIS LEE No. CE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

Mar-08-2022

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA 91731 (626) 234-2247

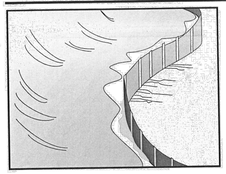
TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

EROSION CONTROL PLAN

APPROVED BY:	JOB NO.:
C. D. LEE	8107
DRAWN BY: G.M.A.	DATE: 03-08-2022

C-10

Silt Fence — SE-1



Categories

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment (coarse sediment) ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofiltler Bags

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Description and Purpose

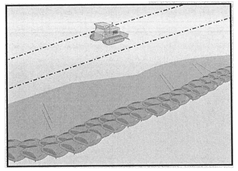
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

- At perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Sandbag Barrier — SE-8



Categories

- EC Erosion Control ☒
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-12 Manufactured Linear Sediment Controls
- SE-14 Biofiltler Bags

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

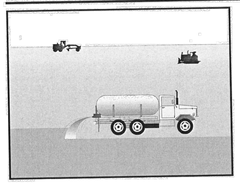
A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be a suitable control measure for the applications described below. It is important to consider that sand bags are less porous than gravel bags and ponding or flooding can occur behind the barrier. Also, sand is easily transported by runoff if bags are damaged or ruptured. The SWPPP Preparer should select the location of a sandbag barrier with respect to the potential for flooding, damage, and the ability to maintain the BMP.

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.

Wind Erosion Control — WE-1



Categories

- EC Erosion Control
- SE Sediment Control ☒
- TC Tracking Control
- WE Wind Erosion Control ☑
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- EC-5 Soil Binders

Description and Purpose

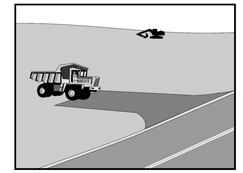
Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Stabilized Construction Entrance/Exit — TC-1



Standard Symbol

BMP Objectives

- ● Soil Stabilization
- ○ Sediment Control
- ● Tracking Control
- ● Wind Erosion Control
- ○ Non-Storm Water Management
- ○ Materials and Waste Management

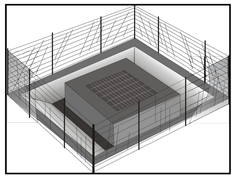
Definition and Purpose: A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Appropriate Applications
- Use at construction sites:
  - Where dirt or mud can be tracked onto public roads.
  - Adjacent to water bodies.
  - Where poor soils are encountered.
  - Where dust is a problem during dry weather conditions.
- This BMP may be implemented on a project-by-project basis in addition to other BMPs when determined necessary and feasible by the Resident Engineer (RE).

Limitations
- Site conditions will dictate design and need.

Standards and Specifications
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.
- Properly grade each construction entrance/exit to prevent runoff from leaving the construction site.
- Route runoff from stabilized entrances/exits through a sediment-trapping device before discharge.
- Design stabilized entrance/exit to support the heaviest vehicles and equipment that will use it.

Storm Drain Inlet Protection — SC-10



Standard Symbol

BMP Objectives

- ○ Soil Stabilization
- ● Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ○ Non-Storm Water Management
- ○ Materials and Waste Management

Definition and Purpose: Devices used at storm drain inlets that are subject to runoff from construction activities to detain and/or to filter sediment-laden runoff to allow sediment to settle and/or to filter sediment prior to discharge into storm drainage systems or watercourses.

Appropriate Applications
- Where ponding will not encroach into highway traffic.
- Where sediment laden surface runoff may enter an inlet.
- Where disturbed drainage areas have not yet been permanently stabilized.
- Where the drainage area is 0.4 ha (1 ac) or less.
- Appropriate during wet and snow-melt seasons.

Limitations
- Requires an adequate area for water to pond without encroaching upon traveled way and should not present itself to be an obstacle to oncoming traffic.
- May require other methods of temporary protection to prevent sediment-laden storm water and non-storm water discharges from entering the storm drain system.
- Sediment removal may be difficult in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use other on-site sediment trapping techniques (e.g. check dams) in conjunction with inlet protection.
- Frequent maintenance is required.
- For drainage areas larger than 0.4 ha (1 ac), runoff shall be routed to a sediment trapping device designed for larger flows. See BMPs SC-2, "Sediment/Desilting Basin," and SC-3 "Sediment Trap."

BEST MANAGEMENT PRACTICES

FOR CONSTRUCTION ACTIVITES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Print Name **C. Dennis Lee**
(Owner or authorized agent of the owner)

Signature _____ Date **12/02/2021**
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or Caltrans Stormwater Quality Handbooks.

Erosion and Sediment Controls

1. Erosion control measures shall be maintained at all times.
2. Erosion control measures shall be installed as per the approved grading & erosion control plans.
3. All operational storm drain inlets shall be protected from sediment inflow.
4. Sediment control measures (traps, filters, barriers, etc.) shall be maintained at all times.
5. Temporary soil stock and other stock piled granular materials shall be kept covered, contained or bermed.
6. Sediment-laden runoff shall not flow under, around or through diversion structures.
7. Sediment, sediment-laden runoff or dewatering effluent shall not flow off the site.
8. Sediment, debris or mud shall not be deposited or tracked onto public roads or rights-of-way.
9. Seeded or landscaped areas shall be maintained to provide effective ground cover.

Chemical and Waste Controls

1. All chemicals (paints, fuels, concrete mix, fertilizers, etc.) shall be properly stored to prevent storm water contamination.
2. All waste products (building materials, wood, sheet metal, broken concrete or paving, paints, etc.) shall be disposed of or recycled properly.
3. All contaminated waters generated during construction shall be properly contained, treated and or disposed of.
4. All storm drain inlets in the vicinity of the site shall be protected from inflow during saw-cutting, sealing, paving, and building washing operations.
5. All heavy equipment shall be parked in a designated area, well away from storm drain inlets.
6. All equipment repaired or maintained on site, shall have drip pans, absorbent pads, berms or other methods used to prevent contamination of soil runoff.
7. A spill response plan shall be in place and all spills shall be cleaned up properly and promptly using dry cleaning methods.
8. Trash receptacles shall be provided for containing solid wastes generated on site, and shall be covered during the rainy season. "
9. All chemical spills or leaks (stains, sludge, etc.) on site shall be taken care of immediately.
10. Chemicals, contaminated runoff, litter, blowing debris or dust shall be properly maintained on site and removed appropriately.
11. Chemical wastes, slurries, wash waters, vehicle fluids, or other discharges shall be handled appropriately and not allowed to enter storm drain inlets.
12. Lawn clippings, pruning waste or yard waste shall not be disposed of in the street, gutters or storm drain inlets.

TEMPORARY EROSION CONTROL NOTES:

1. EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS ON A YEAR ROUND BASIS. APPROVED PLANS ARE REQUIRED FOR ALL WORK REQUIRING A GRADING PERMIT.
2. IN CASE OF EMERGENCY, CALL NATHANAEL YUN OF TS, INC. AT (661) 877-1771 (24-HOUR PHONE No.)
3. THE ENGINEER OF RECORD WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH APPROVED PLANS.
4. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. THE PUBLIC WORKS DIRECTOR RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN DEEMED NECESSARY.
6. STANDBY CREW FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) OR TO REPAIR ANY DAMAGED BMPs WHEN RAIN IS IMMINENT.
7. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON THE CONSTRUCTION SITE AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS. BMPs SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
8. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT, AS FORECASTED BY THE NATIONAL FORECAST OFFICE.
9. AFTER A RAIN EVENT EXCEEDING ONE-QUARTER INCH IN ANY 12 HOUR PERIOD, OR UPON DIRECTION OF THE PUBLIC WORKS DIRECTOR, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, SILT FENCES, AND DESILTING BASINS, AND THE BASINS SHALL BE PUMPED DRY AND RESTORED TO ORIGINAL DESIGN CONDITION. ANY EROSION CONTROL MEASURES DAMAGED DURING A RAIN EVENT SHALL ALSO BE IMMEDIATELY REPAIRED.
10. DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITIONS.
12. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES)
13. GRADED AREAS AROUND THE SITE PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
14. TEMPORARY EROSON PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
15. ALL DISTURBED SLOPES SHALL BE PLANTED AND PROTECTED WITHIN 45 DAYS OF THE COMPLETION OF EACH STAGE OF GRADING. SUITABLE MEASURES TO PREVENT SLOPE EROSION INCLUDING, BUT NOT LIMITED TO, RAPID GROWTH VEGETATION SUFFICIENT TO STABILIZE THE SOIL, SHALL BE INSTALLED ON ALL DISTURBED AREAS UNTIL SUCH TIME AS THE PERMANENT VEGETATIVE COVER SUFFICIENTLY MATURES TO PROVIDE PERMANENT STABILITY.
16. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING GRADING OPERATIONS, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST BE MAINTAINED IN A STATE TO ALLOW FOR CONTINUOUS FUNCTION.
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
18. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES DURING GRADING OPERATIONS. TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES. TEMPORARY DRAINAGE SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
19. FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWN DRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTHWORK OPERATIONS ARE NOT IN PROGRESS.
20. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS WHICH HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND WHICH ARE SUBJECT TO RUNOFF DURING A RAIN EVENT. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND LIMITS OF GRADING.
21. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
22. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
23. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT WIND OR RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES.
24. DISCHARGES OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT. THE STATEWIDE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR OTHER APPLICABLE GENERAL NPDES PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES LIME, PESTICIDE, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOTABLE WASTES; WASTES FROM STREET CLEANING; SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING; AND RUNOFF FROM EQUIPMENT AND VEHICLE WASHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ONSITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS
25. AT THE END OF EACH WORKDAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN COVERED TRASH OR COVERED RECYCLE BINS.
26. PAVED STREETS, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OR LOSE SOIL, CONSTRUCTION DEBRIS AND TRASH, STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USE DON A REGULAR BASIS TO CONTROL SILT THA HAS BEEN DEPOSITED ON STREETS OR SIDEWALK. WATERING SHALL NOT BE USED TO CLEAN STREETS.
27. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NPDES PERMIT FROM THE SANTA ANA REGIONAL WATER BOARD.
28. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE FO TEH REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSE KEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

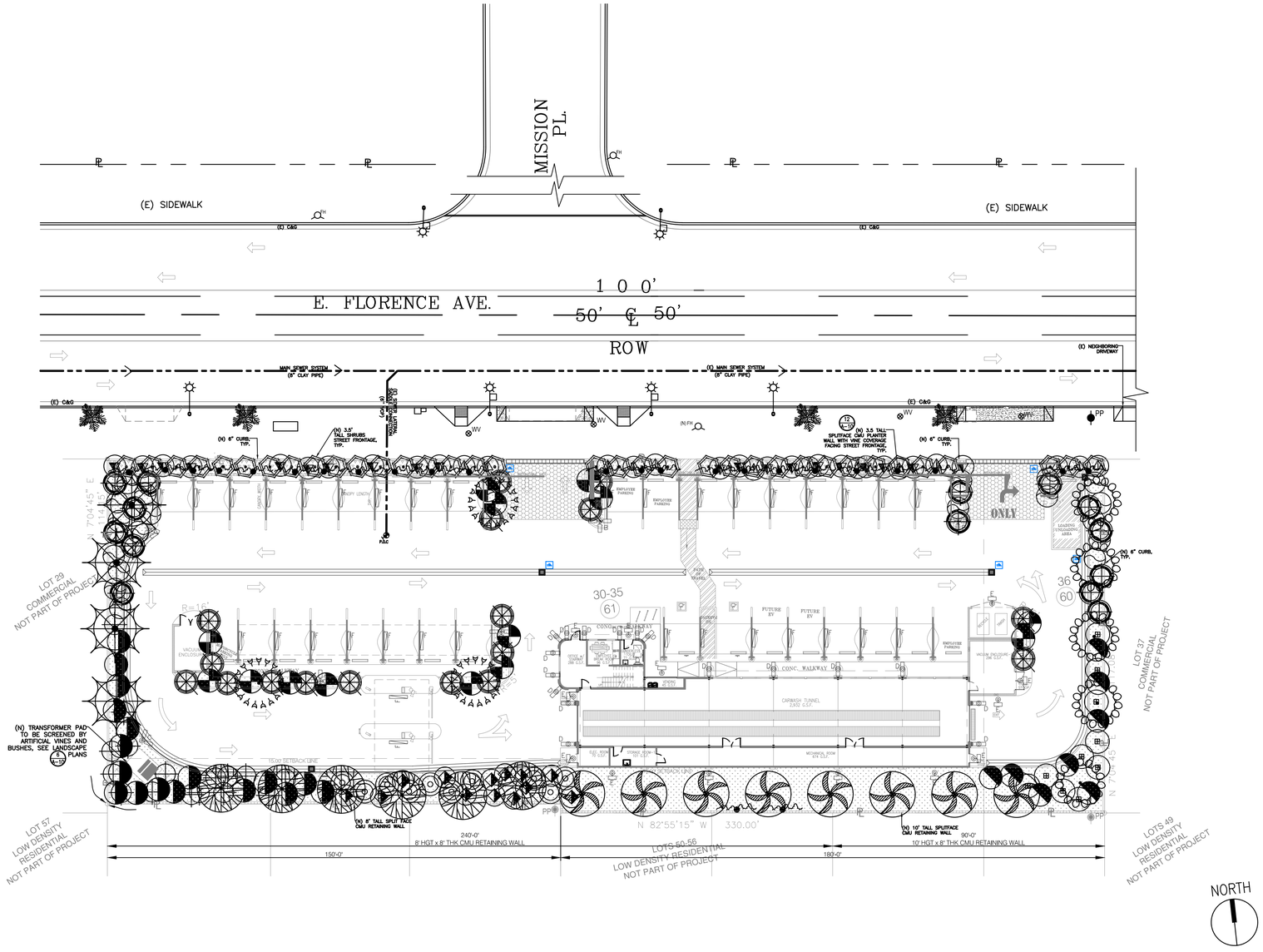
Mar-08-2022

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

CASQA EROSION CONTROL SHEETS

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	C-11
DRAWN BY: G.M.A.	DATE: 03-08-2022	



LANDSCAPE PLANTING PLAN 1

SCALE: 1" = 20'

PLANT LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE		RATING
	1	OLEA EUROPAEA L.	OLIVE TREE (E) STREET TREE PIT	24" BOX	4	TREE	L	0.3
	2	LAGERSTROEMIA INDICA "CHOCTAW MUTITRUNK'	CRAPE MYRTLE	24" BOX	5	TREE	L	0.3
	3	PRUNUS CAROLINIANA "COMPACTA'	DWARF CAROLINA LAUREL CHERRY	24" BOX	8	TREE	L	0.3
	4	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	6	TREE	L	0.3
	5	OLEA EUROPAEA 'SWAN HILL'	OLIVE	24" BOX	4	TREE	L	0.3
	6	PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	3	TREE	L	0.3
	7	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE 3.5' TALL MAXIMUM	5 GAL.	35	BUSH	L	0.3
	8	FICUS PUMILA	CREEPING FIG VINES	15 GAL.	23	ESPALIER	L	0.3
	9	COSMOS BIPINNATUS	MEXICAN ASTER	5 GAL.	16	GROUND COVERAGE	L	0.3
	10	OENOTHERA CAESPITOSA	TUFTED EVENING PRIMROSE	5 GAL.	19	GROUND COVERAGE	L	0.3
	11	MORAEA IRIDIOIDES	AFRICAN IRIS	5 GAL.	13	SHRUB	L	0.3
	12	MELAMPODIUM LEUCATHUM	BLACKFOOT DAISY	5 GAL.	8	GROUND COVERAGE	L	0.3
	13	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	5 GAL.	10	SHRUB	L	0.3
	14	SALVIA GREGGII RED	AUTUMN SAGE	5 GAL.	15	SHRUBS	L	0.3
	15	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	10	SHRUBS	L	0.3
	16	LAVENDULA AUGUSTINA	LAVENDER	5 GAL.	13	SHRUB	L	0.3
	17	JUNIPERUS 'GOLD COAST'	GOLD COAST JUNIPER	5 GAL.	14	SHRUB	L	0.3
	18	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	5 GAL.	19	SHRUB	L	0.3
	19	FESTUCA GLAUCA	ELIJAH BLUE	5 GAL.	16	GROUND COVERAGE	L	0.3
	20	GAZANIA BIG KISS WHITE FLAME	TREASURE FLOWER	5 GAL.	17	GROUND COVERAGE	L	0.3
	21	3" ORGANIC FINE MULCH IN ALL PLANTER BEDS,						
	22	MIN. 2" ORGANIC BARK CHIPS AT STREET FRONTAGE LANDSCAPE						
	23	3" ORGANIC BARK MULCH COVERAGE AREA BEHIND CARWASH BUILDING						

- LOT AREA: 38,198 S.F. 0.876 ACRES
- LANDSCAPE AREA: 7,498 S.F./ 19.6%

FORMULA: LANDSCAPE AREA/LOT AREA 7,498/38,198 = 19.6%

- HARDSCAPE AREA: 25,389 S.F./ 66%

FORMULA: HARDSCAPE AREA/LOT AREA 25,389/38,198 = 66%

MAINTENANCE RESPONSIBILITY:
IMPROVEMENTS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TURNED OVER TO THE OWNER OF THE PROJECT.

City of Huntington Park Tree Planting Requirements

1. MINIMUM TREE SIZE IS 24" BOX
2. ONE (1) TREE PER 300 S.F. OF PERIMETER LANDSCAPE AND THREE (3) ADDITIONAL 24" BOX TREES.
3. PERIMETER LANDSCAPE TOTAL = 7,006 S.F.
4. TOTAL TREES=26 TREES
   7,006/300=23+3
5. REFER TO LANDSCAPE PLANS FOR TREE SPECIES PLANT LEGEND ALONG WITH ESPALIER VINES, SHRUBS, AND GROUND COVERAGE.

1. THERE ARE NO ENDANGERED TREES OR PLANTS WITHIN OR AROUND THE PROPOSED DEVELOPMENT.
2. THERE ARE NO TREES TO BE REMOVED.
3. TREES TO BE EVERGREEN AND DROUGHT TOLERANT
4. ALL PLANTS AND GROUND COVERAGE TO BE DROUGHT TOLERANT.
5. ALL PLANTING AREAS TO BE COVERED BY 3" FINE MULCH.
6. INSTALL ROOT BARRIER AROUND TREES.
7. DIG ALL PLANT PITS FOR BOX TREE PLANTING THREE (3) TIMES THE CONTAINER WIDTH AND SAME DEPTH.
8. BACKFILL ALL BOX TREES WITH EARTH WORKS CUSTOM TOP SOIL MIX OR OF EQUAL MIXTURE THAT IS TESTED AND APPROVED.
9. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH DENSE PLANT MATERIAL AND PAINTED TO BLEND WITH SURROUNDING PLANTING.
10. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
11. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE WITH LIVING AND NON-LIVING MATERIALS, INCLUDING THE RIGHT OF WAY PLANTER AREAS ALONG ORLANDEAR AVE. AND VALLEY BLVD.
12. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AN AUTOMATIC SHUTOFF RAIN SENSORS.
13. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AN AUTOMATIC SHUT-OFF RAIN SENSORS.
14. ORGANIC BARK CHIPS TO BE 2" MINIMUM SIZE.
15. THERE ARE NO MOUNDS OR DEPRESSIONS.
16. THERE ARE NO PROPOSED PUBLIC RIGHT OF WAY LANDSCAPE
17. TREES AND SHRUB TO BE PLANTED AROUND LIMITED USE AREA OF SITE OF VISIBILITY TO NOT PREVENT OBSTRUCTION OF VISIBILITY.

LANDSCAPE PLANTING NOTES 4

NOTES:

1. REMOVED DETAILS AND NOTES FOR BETTER CLARITY. REFER TO SITE PLAN SHEET A-1 FOR ADDITIONAL DETAILS AND CAR WASH STREET IMPROVEMENT PROJECT NOTES.
2. REFER TO SITE PLAN SHEET A-1 FOR DETAILS
3. REFER TO SHEET A-10 FOR CMU WALL AND TRANSFORMER PAD WITH ARTIFICIAL VINES
4. REFER TO SHEET C-8 FOR PHOTOMETRICS PLANS PARKING LOT LIGHTING

DESIGN NOTES 3

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER D. LEE
No. C 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

Mar-08-2022

PLANTING SCHEDULES 2

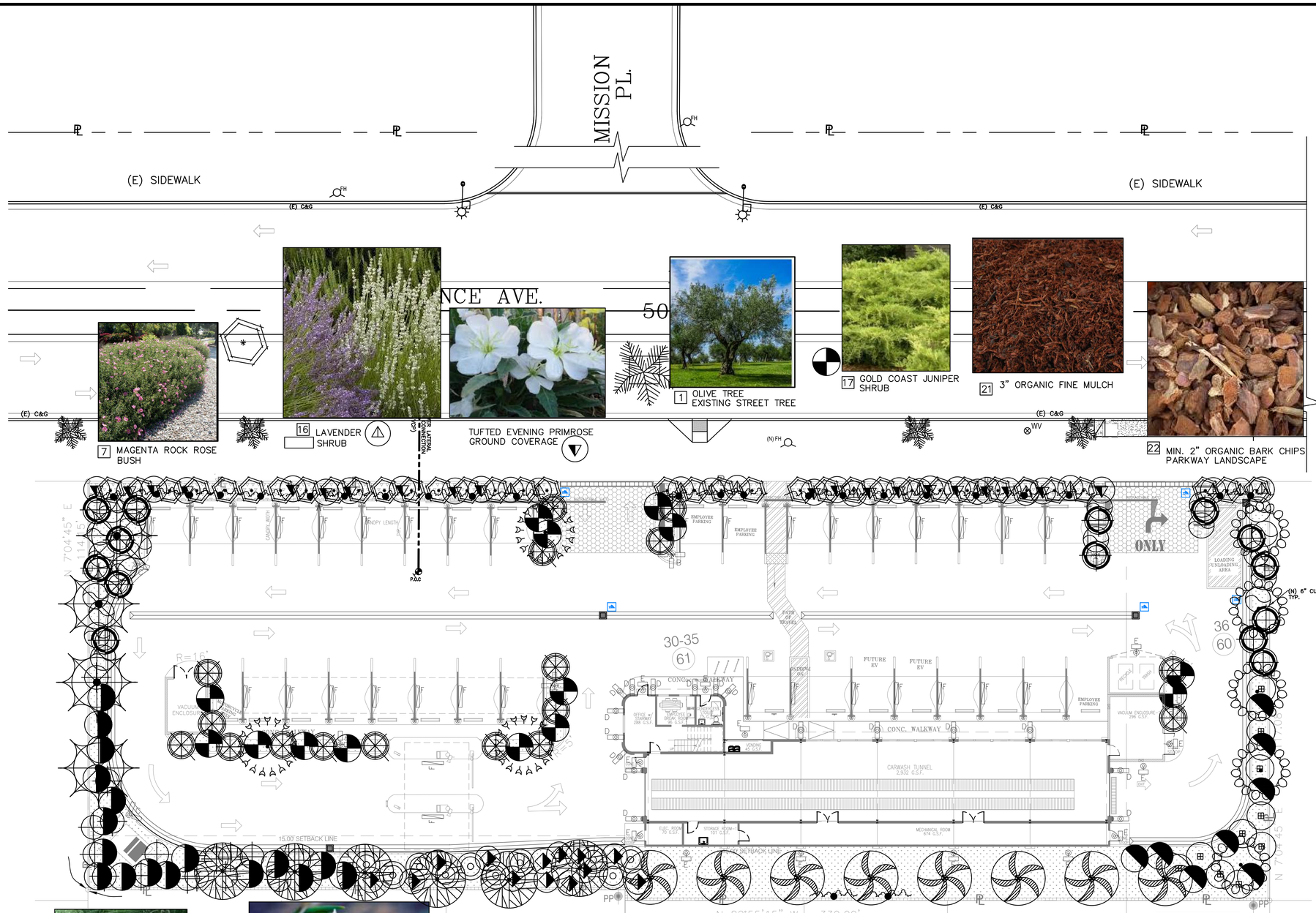
N.T.S.

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

LANDSCAPE PLANTING PLAN

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	L-2
DRAWN BY: G.M.A.	DATE: 03-08-2022	



5 OLIVE TREE

18 GOLDEN YARROW SHRUB

19 ELIJAH BLUE PARKWAY LANDSCAPE GROUND COVERAGE

9 MEXICAN ASTER GROUND COVERAGE

4 BLUE PALO VERDE TREE

15 MEXICAN FEATHER GRASS SHRUB

11 AFRICAN IRIS SHRUB

6 BLUE PALO VERDE TREE

14 AUTUMN SAGE SHRUB

23 3" ORGANIC BARK MULCH

8 CREEPING FIG VINES

3 DWARF CAROLINA LAUREL CHERRY

20 TREASURE FLOWER GROUND COVERAGE

13 GLOSSY ABELIA SHRUB

12 BLACKFOOT DAISY PARKWAY LANDSCAPE GROUND COVERAGE

2 CRAPE MYRTLE

NORTH

REGISTERED PROFESSIONAL ENGINEER
C. D. LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

Mar-08-2022

CONCEPTUAL COLOR LANDSCAPE PLAN
N.T.S.

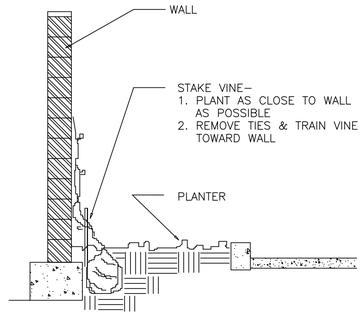
1

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

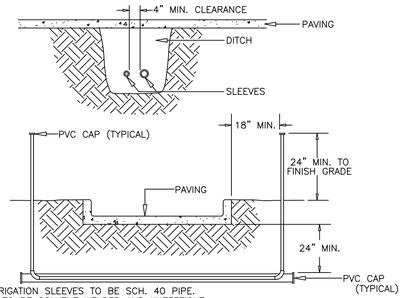
TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

CONCEPTUAL COLOR LANDSCAPE PLAN

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	L-2
DRAWN BY: G.M.A.	DATE: 03-08-2022	

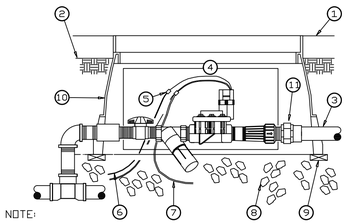


VINE PLANTING



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

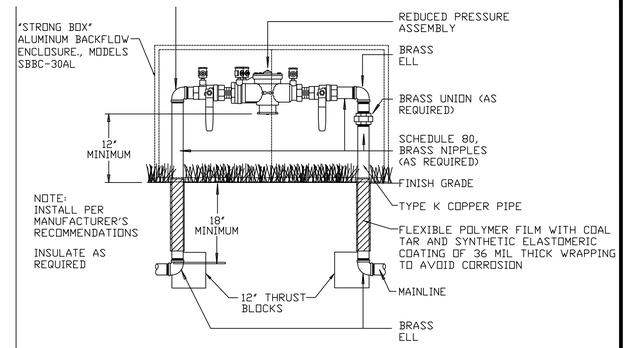
SLEEVING



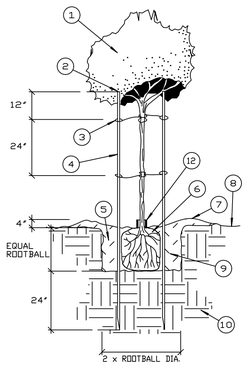
1. MULSH BED.
2. FINISH GRADE.
3. PVC PIPE (DEPTH PER SPECIFICATION).
4. RAIN BIRD MODEL # XCZ-075 XERIGATION CONTROL ZONE ASSEMBLY.
5. WIRE CONNECTOR.
6. PILOT WIRE.
7. COMMON WIRE.
8. 3/4" CRUSHED ROCK.
9. 2" x 4" x 12" REDWOOD FOR SUPPORT.
10. 12" x 18" RECTANGULAR VALVE BOX.
11. PVC UNION FOR SERVICING ASSEMBLY.

NOTE:
1. CONTROL WIRE SHALL BE MIN. #14 AWG 600 VOLT DIRECT BURIAL AND UL LISTED.
2. WIRE SPLICES ARE MADE WITH WATERPROOF, NON-REUSABLE CONNECTORS.

XERIGATION ™ CONTROL ZONE IN VALVE BOX

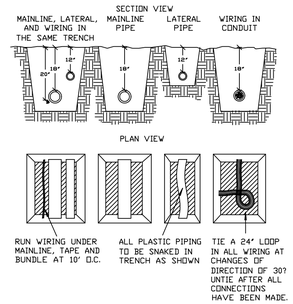


REDUCED PRESSURE ASSEMBLY



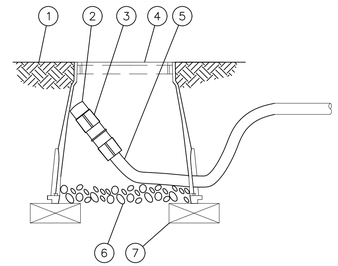
1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. (2 REQUIRED) "V.I.T." TREE BRACES SECURE TO LODGE POLES WITH GALVANIZED SCREWS OR 2-CINCH TIES CAN BE USED WITH GALVANIZED SCREWS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL OUTSIDE OF ROOTBALL)
5. BACKFILL PER SOIL TEST RECOMMENDATIONS
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. AMENDED BACKFILL WITH NO ROCKS GREATER THAN 3" DIAMETER, PER SOIL TEST RECOMMNDATIONS.
10. UNDISTURBED NATIVE SOIL
11. PLANT PIT 2X DIAMETER EQUAL DEPTH OF ROOTBALL
12. ARBOR GUARD FOR TREES IN TURF AREA

TREE PLANTING – 24" BOX & SMALLER



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

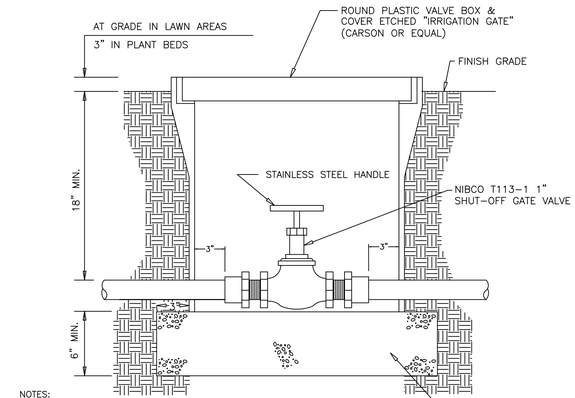
PIPE & WIRE TRENCHING



1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS:
   POTABLE:RAIN BIRD MDCFCAP
   NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. SUB-SURFACE DRIPLINE:
   RAIN BIRD XF SERIES DRIPLINE
   POTABLE: XFS DRIPLINE
   NON-POTABLE: XFSP DRIPLINE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRICK (1 OF 2)

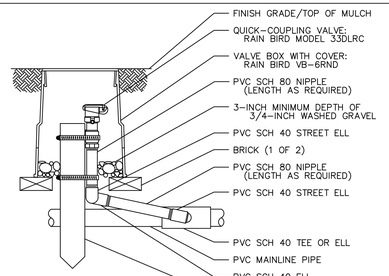
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

FLUSH VALVE



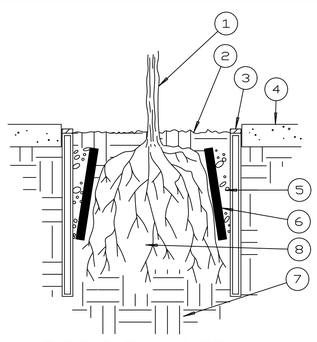
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
2. INSTALL CONTROL VALVES A MIN. OF 12" FROM STRUCTURES OR HARDSCAPING.
3. INSTALL VALVES IN PLANT BEDS WHERE EVER POSSIBLE NEXT TO SIDEWALKS.
4. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
5. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
6. ATTACH METAL VALVE IDENTIFICATION TAG WITH APPROPRIATE CONTROLLER AND VALVE NUMBER.

SHUT-OFF GATE VALVE



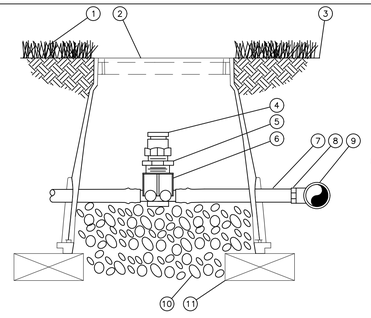
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE



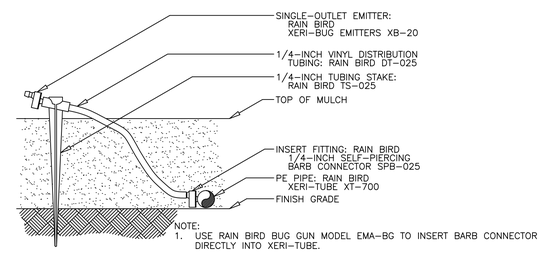
1. TREE (PER PLAN)
2. FINISH GRADE
3. 3" DIA. x 4'-0" PERFORATED DRAIN PIPE WITH GRATED CAP (2 PER TREE)
4. CONCRETE WALK (WHERE OCCURS)
5. 3/4" GRAVEL BACKFILL
6. "DEEP ROOT" CONTROL BARRIER
   72" BOX TREE:
   MODEL NO: UB48-2
   SIZE: 13-24" x 48" PANELS PER TREE
   60" BOX TREE:
   MODEL NO: UB48-2
   SIZE: 11-24" x 48" PANELS PER TREE
   48" BOX TREE:
   MODEL NO: UB48-2
   SIZE: 9-24" x 48" PANELS PER TREE
   36" BOX TREE:
   MODEL NO: UB36-2
   SIZE: 7-24" x 36" PANELS PER TREE
   24" BOX TREE:
   MODEL NO: UB24-2
   SIZE: 5-24" x 24" PANELS PER TREE
   15 GAL. TREE:
   MODEL NO: UB18-2
   SIZE: 3-24" x 18" PANELS PER TREE
7. AMENDED BACKFILL WITH NO ROCKS GREATER THAN 3" DIAMETER, PER SOIL TEST RECOMMNDATIONS.
8. BACKFILL PER SOIL TEST RECOMMENDATIONS

ROOT BARRIER



1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" x ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
7. ½" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFT-MA FITTING
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

AIR VACUUM RELIEF VALVE



NOTE:
1. USE RAIN BIRD BUG GUN MODEL EMA-BG TO INSERT BARB CONNECTOR DIRECTLY INTO XERI-TUBE.

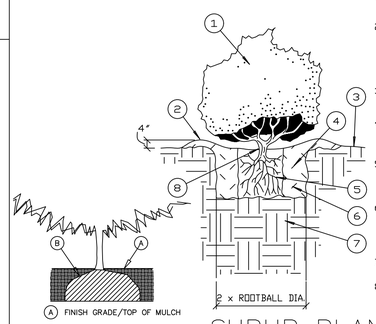
EMITTER INTO 1/4" TUBING

MAINTENANCE RESPONSIBILITY:
IMPROVEMENTS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TURNED OVER TO THE OWNER OF THE PROJECT.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A. LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

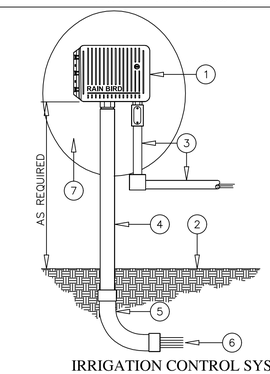
Mar-08-2022



(A) FINISH GRADE/TOP OF MULCH
(B) PLANT ROOT BALL

1. SHRUB OR VINE PER PLAN
2. EARTH WATERING BASIN (RAKE SMOOTH AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. BACKFILL PER SOIL TEST RECOMMENDATIONS
5. ROOTBALL (SET CROWN 1" TO 1-1/2" FINISH GRADE)
6. AMENDED BACKFILL WITH NO ROCKS GREATER THAN 3" DIAMETER, PER SOIL TEST RECOMMNDATIONS.
7. UNDISTURBED NATIVE SOIL
8. SET CROWN OF ROOT BALL MINIMUM 1" ABOVE SURROUNDING GRADE. SEE ROOT BALL DETAIL

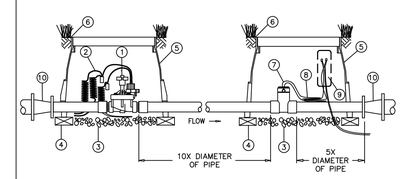
SHRUB PLANTING



1. RAINBIRD ESP-LXMF W/ IQ CARTRIDGE AUTOMATIC SPRINKLER CONTROLLER (EXTERIOR WALL MOUNT).
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER.
4. PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED).
5. PVC SWEEP ELL (DEPTH AS REQUIRED).
6. CONTROL WIRES TO ELECTRIC VALVES.
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER.

NOTE: ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. CONTROLLER SHALL BE POWERED BY A DEDICATED CIRCUIT BREAKER CONTROLLER SHALL BE GROUNDED PER LOCAL CODES

IRRIGATION CONTROL SYSTEM



1. RAIN BIRD 100 PEB PRS DIAL MASTER VALVE
2. 36-INCH LENGTH OF COILED WIRE TO CONTROLLER MASTER VALVE CIRCUIT
3. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER – 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS-100P FLOW SENSOR
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CONTROLLER ASSEMBLY
9. SEE FLOW SENSOR SPECIFICATIONS FOR SPLICE AND WIRING DIAGRAM.
10. CONCENTRIC REDUCER

MASTER VALVE AND FLOW SENSOR

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

IRRIGATION DETAILS
PLANTING DETAILS

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	L-4
DRAWN BY: G.M.A.	DATE: 03-08-2022	

Business Operational Plan **September 10, 2020**

RE: 3100 E. Florence Avenue, Huntington Park, CA 90255

The proposed business at 3100 E. Florence Avenue is fully automated drive-thru carwash system offering vacuum stations for use by carwash patrons. The following items are some of the main points of the business operation:

Proposed Operator:

The project owner, Moogun Investment LLC, has achieved a few successful car wash development experience in their development and operations in the last more than 6 years.

Number of employees:

Three (3) Employees
Position 1 – Payment and management (full time)
Position 2 – Guiding cars into the wash tunnel (full time)
Position 3 – Helpers and clean-up (part time)

Hours of Operation:

7 AM through 9 PM (7 days a week)

The Customer will enjoy the service provided by the Modern Car Wash System:

1. Customers drive through the designated entrance drive approach leading to a pay-kiosk or a pay booth where they choose and pay (cash/coin/credit) for the desired type of wash service. If a customer chooses an option not to take a carwash service at this point, there is an exit provided before the entrance into the wash tunnel.

2. Next the customer proceeds to the entrance of the carwash tunnel where they are guided by an attendant into the tunnel. Customers remain inside their vehicles as the car moves through the wash tunnel by means of a conveyor along the wash tunnel. Customers shall close all the doors and windows of their vehicles hand free from the steering wheel and foot not being on a break while on the conveyor inside the tunnel and during the wash operation.

3. Once the customer exits the wash tunnel he or she has a choice to exiting the property being satisfied with just an exterior wash or they can proceed to the self-service and vacuum stations. When at the vacuum stations customers have a wide array of car-care facilities including vacuum cleaning, tire pressurization, trash collection, waxing, and etc. Various car care products are provided at the vending machine area.

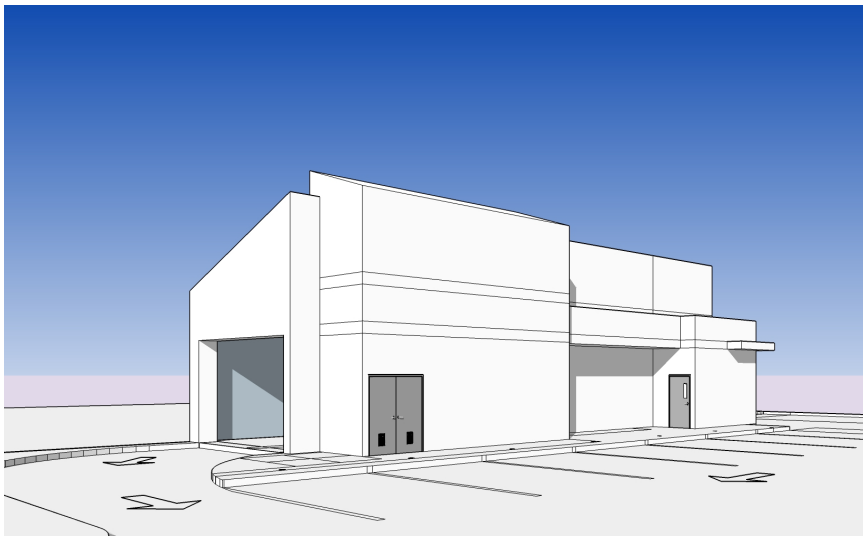
4. Customers who have chosen not to use the vacuum stations may use all exits toward Florence Avenue.

Carwash time from entry into property to exiting the tunnel is 4 minutes on the average.

Similar Carwashes developed and operated by applicant: YES

San Pedro Express Car Wash
3201 S. San Pedro Street
Los Angeles, CA 90011

SP Express Car Wash
8622 S. Figueroa Street
Los Angeles, CA 90003

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