AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Wednesday, May 18, 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. 2013-07 CUP – CONDITIONAL USE PERMIT – A REQUEST TO REVOKE (OR MODIFY) CONDITIONAL USE PERMIT FOR A BILLIARDS HALL AT 6032-34 SANTA FE AVENUE IN THE COMMERCIAL-GENERAL (CG) ZONE.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a Public Hearing;
2. Take Public Testimony; and
3. Adopt the resolution to revoke Conditional Use Permit Case No. 2013-07 with the findings therein.

CONTINUED 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. Adopt the resolution approving Case No. 2020-04 with the findings and conditions of approval therein.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn until next regular meeting on Wednesday, June 15, 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 12th of May, 2022.

Steve Forster
Interim Community Development Director

ATTACHMENTS

Supplemental attachment – HPMC Zoning Code Section – 9-2.1112

CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 18, 2022

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEVE FORSTER, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

BY: ERIC P. MARKUS, COUNSEL
JASON WASMUND, CONTRACT ASSOCIATE PLANNER

SUBJECT: 6032-6034 SANTA FE AVENUE: REQUEST TO REVOKE (OR MODIFY) CONDITIONAL USE PERMIT FOR BILLIARDS HALL
PLANNING COMMISSION CASE NO. 2013-07 CUP

RECOMMENDATION:

That the Planning Commission adopt the attached resolution to revoke Conditional Use Permit Case No. 2013-07 with the findings therein.

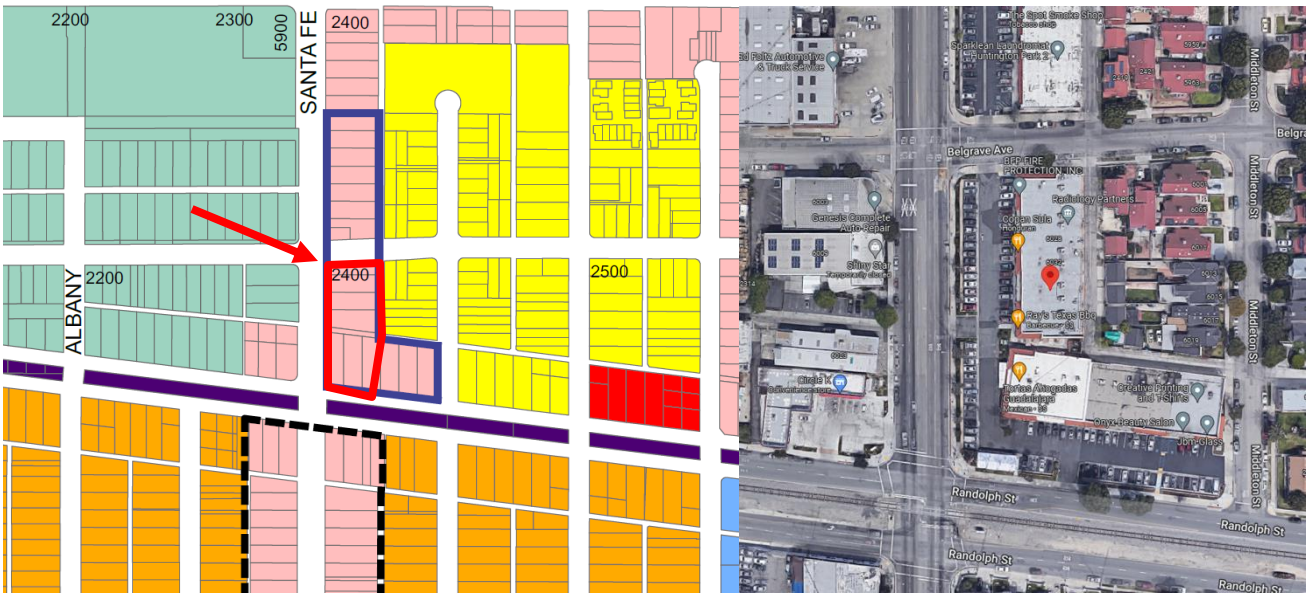
BACKGROUND:

The Property

The site consists of a multiple tenant shopping center property on the east side of Santa Fe Avenue between Belgrave Avenue and Randolph Street identified with the Assessor's Parcel Number 6321-004-069. The site is commonly known as St. George Plaza and includes a northern building and a southern building. "My House Billiards" occupies a tenant space within the northern building at 6032-6034 Santa Fe Avenue (the "Property"). Other businesses in the northern building include restaurants, a nail spa, a liquor store, and a staffing service.

The site is bounded by Belgrave Avenue to the north (with a commercial shopping center beyond), an alley to the east (with residential properties beyond), an adjoining commercial shopping center to the southeast under different ownership, Randolph Street to the south (with residential use beyond), and Santa Fe Avenue to the west (with auto repair, industrial, and commercial use beyond).

The site is zoned Commercial General (CG)-Single Room Occupancy Overlay and is designated General Commercial ("G-G") in the General Plan. The C-G Zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses.



Initial Approval and Transfer of the Conditional Use Permit

On June 12, 2013, the Planning Commission adopted Resolution No. 2013-07 granting a Conditional Use Permit ("CUP") to establish a billiards hall at the Property. A copy of the Resolution is attached as **Exhibit A**.

On or about August 12, 2013, Gabriela Solonzochilt executed a Conditions of Approval Acceptance Affidavit in her capacity as the applicant for the CUP. The Affidavit was further executed by an authorized representative of the Wainberg S & O Family Trust, the property owner. A copy of the Conditions of Approval Acceptance Affidavit is attached as page 4 of **Exhibit B** [CUP Letter, dated June 27, 2013]. My House Billiards was eventually opened at the Property in accordance with the CUP.

The CUP was transferred to Librado Cabrera on or about November 17, 2015, in connection with his purchase of My House Billiards. Simultaneous with the transfer, Mr. Cabrera executed a Resolution Acknowledgement wherein he acknowledged that he had received a copy of Resolution No. 2013-07 and agreed to comply with all conditions therein. A copy of the executed Resolution Acknowledgement is attached as page 2 of **Exhibit C** [CUP Transfer Letter, dated November 17, 2015]. Mr. Cabrera remains in control of My House Billiards to this day.

Illegal Gambling Operations at the Property

A shooting occurred near the Property on October 3, 2021. The following day, while investigating that crime, a representative of My House Billiards granted permission to Huntington Park Police Officer R. Henriquez and Detective H. Andrade to review surveillance footage captured by security cameras at the Property, with no restrictions on their access.

While reviewing the camera footage, Officer Henriquez observed a recording of a small room at the Property with three electronic slot machines inside of it. Officer Henriquez further observed on the recording patrons sitting on chairs in front of the machines playing them. The footage was date and time-stamped October 3, 2021, from 9:40 p.m. to 10:03 p.m.

While still at the Property, Officer Henriquez performed a visual inspection and noticed three small rooms located in the northeast corner of the business. Two of the rooms bore signs indicating they were the male and female restrooms, respectively, but the third room's door was closed with no sign indicating its purpose. Based on the size of the room, Officer Henriquez determined that it was the room that he observed on the recording in which patrons were playing electronic slot machines.

During a subsequent review of the security camera footage, Officer Henriquez observed that all three slot machines were being played as of 9:40 p.m. on October 3, 2021. Officer Henriquez further observed on the recording that one of the players hit a "jackpot" at approximately 9:41 p.m., after which an unidentified individual entered the room and handed the patron an unknown amount of cash. The screen of the electronic slot machine on which the "jackpot" was won contained a message, as follows: "Handpay Required $59.92 Please Call Attendant." The unidentified individual than reset the machine. Officer Henriquez also observed on the video recording that another patron entered the room at approximately 9:46 p.m., inserted cash into one of the slot machines, and began playing.

On October 13, 2021, the Huntington Park Police Department obtained a search warrant for the Property from the Los Angeles Superior Court.

The warrant was executed on October 26, 2021, at approximately 11:15 a.m. During the search, Police Department personnel located the small room identified in the surveillance footage and upon entry observed the three electronic slot machines previously seen on video, each with their electronic display on.

While inside the Property, Huntington Park Police Department Officers located and detained Librado Lopez, an individual who identified himself as an employee of My House Billiards and a long-time friend of the business owner, Mr. Cabrera. Mr. Lopez stated that he had worked at the Property for approximately five (5) months and that the electronic slot machines were being operated at the Property prior to the time he began working there. Mr. Lopez explained that Mr. Cabrera would leave $500 in cash at the business earmarked to pay gamblers. Mr. Lopez further admitted that "paying out" gamblers was a part of his regular job responsibilities.

Mr. Lopez was subsequently shown a photo of Mr. Cabrera and confirmed he was the business owner. Mr. Lopez eventually called Mr. Cabrera, who in turn spoke with the Police and agreed to appear at the Property and speak with them.

Mr. Cabrera arrived at the Property at approximately 12:00 p.m. Mr. Cabrera stated to Police officers that he had been solicited on several occasions over time to operate electronic slot machines at the Property, but only began to operate them within the past eight (8) months.

Mr. Cabrera identified the owner of the electronic slot machines as "Javier" and explained that when a gambler wins, they are paid using the business' money. Mr. Cabrera further explained that he and "Javier" split the profits from the electronic slot machines 50/50, and that he earned approximately $1,500 per month through their operation at the Property.

With regard to his collection of the gambling proceeds, Mr. Cabrera stated that he collects cash from the electronic slot machines every few days and had done so the previous night. Mr. Cabrera provided Police personnel with a key to the electronic slot machines, and Officers confirmed that there was no cash inside. The three electronic slot machines were subsequently seized and booked into evidence.

During the search, Huntington Park Police Lieutenant Kraut located a white envelope containing $500, as well as loose cash totaling $329 behind a counter within the business. These sums were seized and booked into evidence as well. A handgun registered to Mr. Cabrera as well as $96.75 in the cash register were not seized.

A copy of the Huntington Park Police Department's Incident Report is attached as **Exhibit D**. A Supplemental Incident Report, Field Property Receipt, and various photographs taken during the search are also attached as **Exhibits E, F, and G**, respectively.

REQUEST:

Staff is requesting that the Planning Commission conduct a public hearing on the Community Development Department's recommendation to revoke Conditional Use Permit, Planning Commission Case No. 2013-07 CUP ("CUP") and adopt Resolution No. 2013-07R revoking the CUP.

Staff makes this request on the ground that Librado Cabrera, the lessee of 6032-34 Santa Fe Avenue (the "Property") and operator of My House Billiards, is and/or was operating and/or permitting the operation of three (3) electronic slot machines at the Property for compensation. The illegal gambling operation violates local and state law and Condition No. 2 of the CUP, which requires that the proposed development comply with all applicable codes, laws, rules and regulations.

ANALYSIS:

CUP Revocation

Huntington Park Municipal Code ("HPMC") Section 9-2.1112 sets forth the procedure and standards under which the CUP may be revoked. As relevant,

> A Conditional Use Permit may be revoked or modified by the Commission if any one of the following findings can be made:
>
> …

4. That one or more of the conditions of the Conditional Use Permit have not been met;
5. That the use is in violation of any statute, ordinance, law or regulation.

…

Hereafter, these findings will sometimes be referred to, collectively, as "Revocation Findings".

Mr. Cabrera Has Failed To Meet Condition No. 2 Of The CUP Because His Operation Of Electronic Slot Machines Violates State And Local Law. The Planning Commission Can And Should Make Revocation Finding Nos. 4 And 5.

The Planning Commission's approval of the CUP was made subject to the execution and fulfillment of twenty-eight (28) conditions, including:

> No. 2, which requires "[t]hat the proposed development shall comply with all applicable codes, laws, rules, and regulations including Health and Safety, Building, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park"; and,

(See Ex. A [Resolution No. 2013-07].)

Mr. Cabrera has failed to comply with Condition No. 2 because his use of the Property violates numerous local and state laws.

The City's gambling regulations are set forth at Title 5, Chapter 6 of the HPMC. Pursuant to Section 5-6.101:

> For the purposes of this article, "gambling" shall mean any game played with cards, dice, or any other device for money, credit, or anything of value, or any representative of value; provided, however, the playing of draw poker, panguingue, low ball draw poker, hold'em, mah jong, pai gow, and tein gow, and any other game not prohibited by State law if the playing of any such other game is first specifically approved by a resolution adopted by the Council, in poker clubs or card rooms licensed by the Council or operating under a lease granted by the Huntington Park Redevelopment Agency and approved by the Council shall be excepted from the provisions of this article provided such games are not played as banking or percentage games.

Pursuant to HPMC Section 5-6.102, all gambling in the City is illegal:[1]

[1] Staff notes that the City does have a licensing process for bingo games for charitable nonprofit organizations and card clubs. (See HPMC § 5-25.01 et seq.; HPMC § 5-29.01 et seq.)

> Every person who deals, plays, carries on, opens, causes to be opened, or conducts any game of chance played with cards, dice, or any other device for money, checks, credits, or other things of value in any place used by or open to the public by invitation or otherwise, or frequented by the general public in the City, and every person who bets at any such prohibited game shall be guilty of a misdemeanor.

Section 5-6.104 further provides,

> It shall be unlawful for any person, either as owner, lessee, agent, employee, mortgagee, or otherwise, to let or permit to be used any building, or any portion thereof, in the City, knowing that such building is to be used, in whole or in part, for the purpose of conducting or carrying on gambling.

Mr. Cabrera's facilitation of gambling through his operation of three (3) electronic slot machines (*i.e.,* "any other device") for money at the Property (*i.e.,* "any place used by or open to the public by invitation or otherwise, or frequented by the general public in the City") violates HPMC Section 5-6.102.

Likewise, even absent Mr. Cabrera's admission that he derives profits from his operation of the electronic slot machines, Mr. Cabrera further admitted that he, as a lessee of the Property, knowingly let or permit the Property (*i.e.,* "any building, or any portion thereof, in the City") to be used for the purpose of conducting or carrying on gambling, in violation of HPMC Section 5-6.104.

Mr. Cabrera's use of the Property for the purpose of illegal gambling is also *not* conditionally permitted in the C-G Zone and violates HPMC § 9-4.202. Table IV-5 of the HPMC, contained in HPMC section 9-4.202, sets forth all the land uses permitted or conditionally permitted in the C-G zone. The operation of electronic slot machines, gambling and related activities are not identified as permitted or conditionally permitted uses and are therefore strictly prohibited. (See HPMC § 9-4.202 ["In accordance with Section 9-1.106, uses that are not listed shall be expressly prohibited…"]

Mr. Cabrera's conduct also violates California Penal Code Section 330a, which provides:

> Every person, who has in his or her possession or under his or her control, either as owner, lessee, agent, employee, mortgagee, or otherwise, or who permits to be placed, maintained, or kept in any room, space, inclosure [sic], or building owned, leased, or occupied by him or her, or under his or her management or control, any slot or card machine, contrivance, appliance or mechanical device, upon the result of action of which money or other valuable thing is staked or hazarded, and which is operated, or played, by placing or depositing therein any coins, checks,

> slugs, balls, or other articles or device, or in any other manner and by means whereof, or as a result of the operation of which any merchandise, money, representative or articles of value, checks, or tokens, redeemable in or exchangeable for money or any other thing of value, is won or lost, or taken from or obtained from the machine, when the result of action or operation of the machine, contrivance, appliance, or mechanical device is dependent upon hazard or chance, and every person, who has in his or her possession or under his or her control, either as owner, lessee, agent, employee, mortgagee, or otherwise, or who permits to be placed, maintained, or kept in any room, space, inclosure [sic], or building owned, leased, or occupied by him or her, or under his or her management or control, any card dice, or any dice having more than six faces or bases each, upon the result of action of which any money or other valuable thing is staked or hazarded, or as a result of the operation of which any merchandise, money, representative or article of value, check or token, redeemable in or exchangeable for money or any other thing of value, is won or lost or taken, when the result of action or operation of the dice is dependent upon hazard or chance, is guilty of a misdemeanor.

As clear, Mr. Cabrera's operation and/or facilitation of illegal gambling activities at the Property violates not only Sections 5-6.102, 5-6.104, and 9-4.202 of the HPMC, but also California Penal Code Section 330a. Mr. Cabrera's violation of these laws constitutes a failure to meet Condition No. 2 of the CUP and provides sufficient grounds in and of itself to for the Plannning Commission to make Revocation Findings 4 and 5. The CUP should therefore be revoked.

Mr. Cabrera Has Failed To Meet Condition No. 17 Of The CUP Because He Has Advertised Operation of My House Billiards Until 1:00 a.m. The Planning Commission Can And Should Make Revocation Finding No. 4

Condition of Approval No. 17 states, "The hours of operation for the establishment shall be no earlier than 10:00 a.m. to no later than 12:00 a.m., Sunday through Saturday."

Staff has observed a sign at the business with posted hours of operation from 11:00 a.m. through 1:00 a.m., in violation of Condition of Approval No. 17. A photograph of the Posted Hours of Operation is attached as **Exhibit H**.

Mr. Cabrera Has Consented To Revocation Of The CUP

Condition No. 26 of the CUP expressly states "[t]hat any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement." (See Ex. A [Resolution No. 2013-07].) Mr. Cabrera consented to and accepted Condition No. 26 when he executed the Resolution Acknowledgement. (See Ex. C, p. 2 [CUP Transfer Letter, dated November 17, 2015].) Accordingly, to the extent the Planning Commission finds that Mr. Cabrera

violated Condition of Approval Nos. 2 or 17, Mr. Cabrera has expressly consented to revocation of the CUP.

CONCLUSION:

It is recommended that the Planning Commission conduct a public hearing on the Community Development Department's request to revoke the CUP in accordance with the procedures and standards set forth in HPMC Section 9-2.1112, and that the Planning Commission adopt Resolution No. 2013-07R to revoke the CUP.

Alternatively, the Planning Commission has the authority to modify the conditions of the CUP in order to ensure that future use of the Property by the current operator or any future operator of a billiard hall thereat will be in accord with the findings required by HPMC § 9-2.1105. Such conditions could include, but not be limited to, requiring that Mr. Cabrera and/or his successors in interest be subject to an annual review (or other regular time interval) of the operations of his business by the Planning Commission in order to ensure the CUP's continuing compatibility and the operator's compliance with all applicable local and state laws (pursuant to HPMC § 9-2.1107). Additionally, the Planning Commission could require the holder the CUP to provide adequate performance security in compliance with HPMC § 9-2.2402 for the faithful performance of any/all conditions of approval imposed by the Planning Commission (pursuant to HPMC §9-2.1115). Should the Planning Commission elect to refrain from revoking the CUP and, instead, to modify the CUP, Staff will prepare a revised Resolution for review and approval to conform to any findings of the Planning Commission.

ATTACHMENTS:

Draft Planning Commission Resolution No. 2013-07R

Exhibits:
Exhibit A [Resolution No. 2013-07]
Exhibit B [CUP Letter, dated June 27, 2013]
Exhibit C [CUP Transfer Letter, dated November 17, 2015]
Exhibit D [Incident Report]
Exhibit E [Supplemental Incident Report]
Exhibit F [Field Property Report]
Exhibit G [Photographs]
Exhibit H [Posted Hours of Operation]

RESOLUTION NO. 2013-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 6032-34 SANTA FE AVENUE, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, June 12, 2013 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Ms. Gabriela Solonzochilt, requesting approval of a Conditional Use Permit to establish a billiards hall at 6032-34 Santa Fe Avenue, in the C-G (Commercial-General) Zone at the property described below:

Assessor's Parcel No. 6321-004-069, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has reviewed the request and has found that all of the development standards for approval of a Conditional Use Permit are made as required by the Municipal Code; and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed request; and

WHEREAS, all persons appearing for or against the approval of the Conditional Use Permit were given the opportunity to be heard in connection with said matter; and

WHEREAS, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

WHEREAS, the Planning Commission is required to announce its findings and recommendations.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS FOLLOWS:

//

SECTION 1: Based on the evidence in the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Section 15301, Existing Facilities).

SECTION 2: The Planning Commission hereby finds that all of the following required findings can be made in connection with Case No. 2013-07 CUP:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

SECTION 3: The Planning Commission hereby approves Case No. 2013-07 CUP, a request for a Conditional Use Permit to establish a billiards hall at 6032-34 Santa Fe Avenue, in the C-G zone, subject to the execution and fulfillment of the following

conditions:

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. That the proposed development shall comply with all applicable codes, laws, rules, and regulations including Health and Safety, Building, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.

3. That the property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

4. That the permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

5. That the entitlements shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

6. That the applicant be required to apply for new entitlements if any alteration, modification or expansion would increase the floor area of the premises.

7. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.

8. All existing or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on

the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve as approved by the Planning Division.

9. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior windows that are likely to attract graffiti prior to authorization to operate.

10. That a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy.

11. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to the commencement of the use.

12. That the applicant shall install a permanent sign and that all signs shall be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

13. That no food preparation, alcohol sales, tobacco sales, or smoking shall take place at the business.

14. That minors under 18 years of age not be permitted to enter the establishment, unless accompanied by an adult.

15. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

16. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, security, noise, safety, crime control, or to promote the general welfare of the City.

17. The hours of operation for the establishment shall be no earlier than 10:00 a.m. to no later than 12:00 a.m., Sunday through Saturday.

18. That noise emanating from the applicant's premises shall not be audible 50 feet or more from the property line of the premises. The applicant shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

19. That the applicant shall not allow employees to discard trash or glass bottles into the outside trash dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.

20. That the applicant shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage. At the conclusion of each event, the applicant shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.

21. That the current occupancy loads, as determined by the Fire Department, shall be posted at all times.

22. That the applicant shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the applicant. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.

23. That the applicant shall ensure that the surrounding area (exterior and parking lot) is illuminated in order to make easily discernible the appearance and conduct of all persons on or about the property. Parking lot lighting shall remain on between dusk and 1:00 a.m.

24. That the applicant shall be responsible for providing security staff inside the establishment during the peak hours of 5:00 P.M. to closing, Friday through Sunday. For the initial six months of operation, the applicant shall provide one uniformed security guard for crowds up to fifty (50) patrons. For crowds over 50 patrons, the applicant shall

provide a minimum of one additional uniformed security guard per fifty (50) people. After the initial six months, the applicant shall meet with the Huntington Park Police Department to reanalyze the security plan. Any complaints, calls for police service and/or trash left in the parking lot or adjacent property shall be considered when the security plan is reanalyzed.

25. That if the Chief of Police determines that the applicant has violated the terms of the Conditional use Permit, including the applicant's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to applicant's operation, applicant will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.

26. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

27. That the Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

28. That the Applicant and Property Owner agree in writing to the above conditions.

SECTION 4: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been effected by the City Council.

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

//

//

//

PASSED, APPROVED, AND ADOPTED this 12th day of June, 2013 by the following vote:

AYES: Commissioners Carvajal, Anaya, Lopez, Benitez, Herrera

NOES: None

ABSTAIN: None

ABSENT: None

HUNTINGTON PARK PLANNING COMMISSION

Laura M. Herrera

Chairperson

ATTEST:

Secretary

City of
HUNTINGTON PARK california
COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255
TEL. (323) 584-6210 • FAX (323) 584-6244

June 27, 2013

Gabriela Solonzochilt
9744 Glandon Street
Bellflower, California 90706

RE: Planning Commission Case No. 2013-07 CUP

Dear Ms. Solonzochilt:

At a special meeting held on June 12, 2013, the Huntington Park Planning Commission approved your request for a Conditional Use Permit to establish a billiards hall at 6032-34 Santa Fe Avenue in the C-G (Commercial-General) Zone. This approval is subject to the conditions enumerated in Exhibit A (attached) and contained in Resolution 2013-07.

Please initial each page where indicated and execute the Acceptance of Conditions of Approval Affidavit for Planning Commission Case No. 2013-07 CUP. When completed, please return the original letter and Exhibit A with original initials and signatures to the Planning Division.

NOTE: This approval was subject to a 15-day appeal period from the date of approval by the Planning Commission. The appeal period ended on June 27, 2013.

Sincerely,

Juan Arauz
Assistant Planner

Attachment

c: Walnberg SBO Family Trust (Property Owner)
CBM #33225 1517 Sepulveda Blvd.
Los Angeles, CA 90025

JA:gno
R:\PLANNING DIVISION\CUP's\2013-07 CUP 6032-34 Santa Fe (Billiards Hall)\PC Staff Report\Approval Ltr 061913.doc

Initials: Property Owner _____ Applicant _____ City _____

EXHIBIT A

Conditions of Approval
Planning Commission Case No. 2013-07 CUP

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. That the proposed development shall comply with all applicable codes, laws, rules, and regulations including Health and Safety, Building, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.

3. That the property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

4. That the permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

5. That the entitlements shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

6. That the applicant be required to apply for new entitlements if any alteration, modification or expansion would increase the floor area of the premises.

7. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.

8. All existing or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve as approved by the Planning Division.

9. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior windows that are likely to attract graffiti prior to authorization to operate.

Initials: Property Owner _____ Applicant _____

10. That a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy.

11. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to the commencement of the use.

12. That the applicant shall install a permanent sign and that all signs shall be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

13. That no food preparation, alcohol sales, tobacco sales, or smoking shall take place at the business.

14. That minors under 18 years of age not be permitted to enter the establishment, unless accompanied by an adult.

15. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

16. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, security, noise, safety, crime control, or to promote the general welfare of the City.

17. The hours of operation for the establishment shall be no earlier than 10:00 a.m. to no later than 12:00 a.m., Sunday through Saturday.

18. That noise emanating from the applicant's premises shall not be audible 50 feet or more from the property line of the premises. The applicant shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

19. That the applicant shall not allow employees to discard trash or glass bottles into the outside trash dumpster between the hours of 8:00 p.m. and 7:00 a.m. per Section 9-3.507 HPMC.

20. That the applicant shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage. At the conclusion of each event, the applicant shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.

Initials: Property Owner _____ Applicant _____ City _____

21. That the current occupancy loads, as determined by the Fire Department, shall be posted at all times.

22. That the applicant shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the applicant. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.

23. That the applicant shall ensure that the surrounding area (exterior and parking lot) is illuminated in order to make easily discernible the appearance and conduct of all persons on or about the property. Parking lot lighting shall remain on between dusk and 1:00 a.m.

24. That the applicant shall be responsible for providing security staff inside the establishment during the peak hours of 5:00 PM to closing, Friday through Sunday. For the initial six months of operation, the applicant shall provide one uniformed security guard for crowds up to fifty (50) patrons. For crowds over 50 patrons, the applicant shall provide a minimum of one additional uniformed security guard per 50 people. After the initial six months, the applicant shall meet with the Huntington Park Police Department to reanalyze the security plan. Any complaints, calls for police service and/or trash left in the parking lot or adjacent property shall be considered when the security plan is reanalyzed.

25. That if the Chief of Police determines that the applicant has violated the terms of the Conditional Use Permit, including the applicant's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to applicant's operation, applicant will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.

26. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

27. That the Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

28. That the Applicant and Property Owner agree in writing to the above conditions.

Initials: Property Owner _____ Applicant _____ City _____

CONDITIONS OF APPROVAL ACCEPTANCE AFFIDAVIT:

I/We hereby accept and agree to comply with all the conditions of approval contained herein and outlined in Planning Commission Resolution No. 2013-07.

Signed – Applicant — Date: 8/12/13

Signed – Property Owner — Date: 8/12/13

Initials: Property Owner _____ Applicant _____

IMPORTANT: Print Or Type Only. Press Hard-You Are Writing On A 4 Part Form. Please Be Sure All Copies Are Legible.

REORDER FROM "M" MARKS BUSINESS SYSTEMS • (562) 861-6675

City of Huntington Park
6550 Miles Ave Room 127
Huntington Park, CA 90255
(323)584-6232

Application For Business License

Account Number _____ __ _____

Application for a "Business License" and/or "Occupancy Permit" for:

My house Billiards — Name of Business or DBA

(310)704-5657 — Business Phone Number

6034 Santa Fe Ave — Business Address

Huntington Park 90255 — Business City / Zip Code

Mailing Address If Different — City — Zip Code

Business Description: Billiards to play pool. Sale of pre packed snacks and soda and water NO ALCOHOL

Intended Business Hours: 11am to 12am Building Type: ☐ Stand Alone ☒ Multi-tenant Gross Floor Area: 2000 Sq. ft.

Property Owner's Name Carmina Silvestchitt Phone Number (562)441-4840

Status of Property: ☒ Vacant (How Long 2 yrs) ☐ Occupied Current Business:

Sharing Tenant Space: ☒ NO ☐ YES (other Business: _____) Parking: _____ # of spaces

46-220-251-4

Board of Equalization Account Number — State Class and License Number

3 — Number of Employees — Business Start Date — State Employer Identification# — Federal Employer Identification#

$ 9,000 — Estimated Gross Sales/Commission For The First Year In Business

Carmina Silvestchitt — Business Owner

(562)441-4840 — Owner's Home Phone Number

6744 Brandon St. — Owner's Address

Bellflower 90706 — City / Zip Code

E1240323 — Owner's Driver's License Number — State

610-20-6951 — Owner's Social Security Number

9/7/78 — Date of Birth

gsilvestchitt@yahoo.com. — Email Address and/or website

Owner's Name/ Corporate Officers Name — Owner's/ Corporate Officer's Home Phone Number

Owner's/Corporate Officers Address — City — Zip Code

Owner's Driver's License Number — State — Owner's Social Security Number

Date of Birth — Email Address and/or website

Check If Applicable:

- ☒ New Business
- ☐ Change of Owner
- ☐ Change of Address
- ☐ Change of Business Name
- ☐ Change of Business Description

Ownership Type:

- ☒ Sole
- ☐ Partnership
- ☐ LLC
- ☐ Corporation
- ☐ Trust

Office Use Only

Business License Fee:

$ _____ Occupancy Fee:

$ _____ BID Fee:

$ _____ Application Fee:

$ _____ SB 1186 Fee:

$ 1.00 Change of Location Fee:

$ _____ Penalty Fee:

$ _____

Total: $ _____

"I declare, Under penalty of perjury; that this application, return or statement (including any accompanying schedules, statements, and supporting data) has been examined by me, and to the best of my knowledge, information, and belief is a full true correct, application, return, or statement."

That all corrections or work required by the Building Department will be completed promptly and the Building Department notified of completion, so that final inspection may be made and Occupancy Permit cleared.

That all provisions of the laws and ordinances governing occupancy and zoning will be complied with. I agree not to occupy any building as applied for in this

CITY OF HUNTINGTON PARK
Community Development Dept. • Planning Division
6550 Miles Avenue, Huntington Park, CA 90255
Tel. (323) 584-6210 • planning@huntingtonpark.org

BUSINESS LICENSE APPLICATION SUPPLEMENT

BUSINESS INFORMATION:

BUSINESS NAME (DBA): M.A House Billiards	
BUSINESS STREET ADDRESS: 6624 S. Pine Ave	CITY, STATE & ZIP CODE: Huntington Park, CA 90255
BUSINESS MAILING ADDRESS:	CITY, STATE & ZIP CODE:
BUSINESS PHONE: (323) 707-5657	BUSINESS FAX:

DETAILED BUSINESS DESCRIPTION:
Billiards to play pool. Sell of pre packaged snacks & water and soda

WILL THE BUSINESS INCLUDE ANY OF THE FOLLOWING? (CHECK ALL THAT APPLY)

ADULT-ORIENTED ITEMS OR ACTIVITIES	YES ☐	NO ☑	CURRENCY EXCHANGE	YES ☐	NO ☑	MONEY TRANSFER	YES ☐	NO ☑
ALCOHOL SALES	YES ☐	NO ☑	CYBER CAFE	YES ☐	NO ☑	PAWN BROKERING	YES ☐	NO ☑
ALCOHOL/DRUG COUNSELING	YES ☐	NO ☑	DANCE	YES ☐	NO ☑	PRECIOUS METALS PURCHASE	YES ☐	NO ☑
AMUSEMENT/VIDEO MACHINES	YES ☐	NO ☑	ENTERTAINMENT	YES ☐	NO ☑	SHORT-TERM/PAYDAY LOANS	YES ☐	NO ☑
AUTO TITLE LOANS	YES ☐	NO ☑	FIREARM/WEAPONS SALES	YES ☐	NO ☑	TOBACCO SALES	YES ☐	NO ☑
BANQUET FACILITY	YES ☐	NO ☑	FORTUNE TELLING	YES ☐	NO ☑	USED MERCHANDISE	YES ☐	NO ☑
CHECK CASHING	YES ☐	NO ☑	GAMING	YES ☐	NO ☑	VENDING MACHINES	YES ☐	NO ☑
			MEDICAL MARIJUANA	YES ☐	NO ☑	OTHER Pool

BUSINESS OWNER'S INFORMATION:

OWNER'S NAME: Gabriela Simonelli		DATE OF BIRTH: 6/19/83	DRIVER'S LICENSE # & STATE: E1240323
HOME ADDRESS: 6624 Windsor St.		CITY, STATE & ZIP CODE: Huntington Park, CA 90255	
HOME PHONE:	MOBILE PHONE: 323-441-4842 Gabriela Simonelli		FAX:

AUTHORIZED AGENT'S INFORMATION:

AGENT'S NAME:		DATE OF BIRTH:	DRIVER'S LICENSE # & STATE:
HOME ADDRESS:		CITY, STATE & ZIP CODE:	
HOME PHONE:	MOBILE PHONE:		FAX:

AFFIDAVIT & SIGNATURE:

AS THE OWNER OR AUTHORIZED AGENT* OF THE BUSINESS NAMED ABOVE, I UNDERSTAND THAT THE BUSINESS LICENSE APPLIED FOR HEREIN IS **ONLY VALID FOR THE SPECIFIC USE/ACTIVITY STATED ON THIS APPLICATION, I REALIZE THAT ANY FALSE STATEMENT MAY RESULT IN THE REVOCATION OF THE BUSINESS LICENSE (HPMC SECTIONS 3-1.138 & 3-1.142).**

AUTHORIZED AGENTS MUST DEMONSTRATE A NOTARIZED LETTER OF AUTHORIZATION ALONG WITH PROOF OF IDENTITY.

SIGNATURE OF OWNER OR AUTHORIZED AGENT:	PRINTED NAME AND TITLE:	TODAY'S DATE:
Gabriela Simonelli	Gabriela Simonelli President	9/13/13

PLANNING DIVISION USE ONLY

GENERAL PLAN DESIGNATION: C-G	ZONE: C-G	BID: ☐ NO ☐ YES AMOUNT: $	
NOTES/OTHER: BILLIARDS HALL W/ SNACKS NO ALCOHOL			SIC CODE:

☐ PERMITTED ☑ CONDITIONALLY PERMITTED (CUP/DP# 13-07 CUP) ☐ HOLD PENDING _____ ☐ PROHIBITED

PLANNING APPROVAL SIGNATURE:	APPROVAL DATE:

RECEIPT

DATE 11/17/15 No. 576085

RECEIVED FROM LIBRADO CABRERA $108.53

ONE-HUNDRED EIGHT 53/100 DOLLARS

○ FOR RENT
○ FOR CUP TRANSFER 2013-07 6034 SANTA FE

ACCOUNT	CD
PAYMENT	
BAL DUE	

○ CASH
○ CHECK
○ MONEY ORDER
○ CREDIT CARD

FROM _____ TO _____

BY R

HUNTINGTON PARK
CALIFORNIA

Community Development Department

November 17, 2015

Librado Cabrera
6034 Santa Fe Ave.
Huntington Park, CA 90255

RE: Transfer of Conditional Use Permit to operate a billiards hall at 6034 Santa Fe Avenue, Huntington Park in the General Commercial (C-G) Zone and acceptance of conditions of approval for Resolution No. 2013-07.

Dear Mr. Cabrera:

This is to advise you that the Planning Commission of the City of Huntington Park adopted Resolution No. 2013-07 approving a request for a Conditional Use Permit in connection with real property at 6034 Santa Fe Avenue, subject to the conditions contained therein.

The City requires that you accept the conditions of approval for the transfer of ownership of the use, and that you maintain the property in compliance with the conditions.

The City conducted an inspection of the subject property on November 16, 2015 and found that the establishment was in violation of the following conditions of approval. The following violations must be corrected:

Code Violations/Corrective Measures:

- Demolish unpermitted construction and convert the interior configuration to match approved set of plans. Contact the Building and Safety Department prior to any modifications to the building.
- Remove barbeque grill from the premises.
- Provide security staff inside the establishment as stipulated on the Conditions of Approval.
- Remove any tint from the storefront windows to allow full visibility to the interior.

The above items need to be completed within thirty (30) days to restore the subject property to legal compliance. If you fail to bring the property into compliance by December 17, 2015, the above violations will be referred to the City of Huntington Park Code Enforcement Division and may result in fines.

Please contact the Planning Division at (323) 584-6210 to provide evidence of violation compliance and/or to schedule a follow-up inspection.

In the meantime, you may now continue to process your business license application. In order to complete the transfer you are required to acknowledge that you received a copy of the enclosed resolution. Please sign the RESOLUTION ACKNOWLEDGEMENT and return a copy of this letter to the Planning Division.

Sincerely,

Rodrigo Pelayo
Planning Technician

Attachments: Resolution No. 2013-07

RESOLUTION ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF RESOLUTION NO. 2013-07 AND AGREE TO COMPLY WITH ALL CONDITIONS THEREIN.

SIGNATURE: _____ DATE: 11/17/15

PRINTED NAME AND TITLE: LIBRADO CABRERA GARCIA

RESOLUTION NO. 2013-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, GRANTING A CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 6032-34 SANTA FE AVENUE, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, June 12, 2013 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Ms. Gabriela Solonzochilt, requesting approval of a Conditional Use Permit to establish a billiards hall at 6032-34 Santa Fe Avenue, in the C-G (Commercial-General) Zone at the property described below:

Assessor's Parcel No. 6321-004-069, City of Huntington Park, County of Los Angeles; and

WHEREAS, the Planning Division has reviewed the request and has found that all of the development standards for approval of a Conditional Use Permit are made as required by the Municipal Code; and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed request; and

WHEREAS, all persons appearing for or against the approval of the Conditional Use Permit were given the opportunity to be heard in connection with said matter; and

WHEREAS, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

WHEREAS, the Planning Commission is required to announce its findings and recommendations.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS FOLLOWS:

//

SECTION 1: Based on the evidence in the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said Questionnaire and determines that the project, as proposed, will have no significant adverse effect on the environment and adopts an Environmental Categorical Exemption (CEQA Guidelines, Section 15301, Existing Facilities).

SECTION 2: The Planning Commission hereby finds that all of the following required findings can be made in connection with Case No. 2013-07 CUP:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

SECTION 3: The Planning Commission hereby approves Case No. 2013-07 CUP, a request for a Conditional Use Permit to establish a billiards hall at 6032-34 Santa Fe Avenue, in the C-G zone, subject to the execution and fulfillment of the following

conditions:

1. That the applicant/property owner and each successor in interest to the property which is the subject of this project shall defend, indemnify and hold harmless the City of Huntington Park and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, City Council, Planning Commission. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

2. That the proposed development shall comply with all applicable codes, laws, rules, and regulations including Health and Safety, Building, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park.

3. That the property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

4. That the permit shall expire in the event the entitlement is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

5. That the entitlements shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

6. That the applicant be required to apply for new entitlements if any alteration, modification or expansion would increase the floor area of the premises.

7. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.

8. All existing or proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on

the structure or property shall be completely shielded/enclosed so as not to be visible from public view and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve as approved by the Planning Division.

9. That an anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior windows that are likely to attract graffiti prior to authorization to operate.

10. That a decorative trellis, as approved by the Planning Division, be installed above the required trash enclosure prior to issuance of Certificate of Occupancy.

11. That the property comply with the City's Standards for Exterior Colors, Section 9-3.103(3)(A) of the Huntington Park Municipal Code, prior to the commencement of the use.

12. That the applicant shall install a permanent sign and that all signs shall be installed in compliance with the City's sign regulations and/or Sign Program and that approval be obtained through a Sign Design Review prior to installation.

13. That no food preparation, alcohol sales, tobacco sales, or smoking shall take place at the business.

14. That minors under 18 years of age not be permitted to enter the establishment, unless accompanied by an adult.

15. That any existing and/or future graffiti, as defined by the Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

16. That this permit may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, security, noise, safety, crime control, or to promote the general welfare of the City.

17. The hours of operation for the establishment shall be no earlier than 10:00 a.m. to no later than 12:00 a.m., Sunday through Saturday.

18. That noise emanating from the applicant's premises shall not be audible 50 feet or more from the property line of the premises. The applicant shall be responsible for determining how to best meet this requirement, either by keeping doors and windows closed, limiting hours of entertainment, or by offering non-amplified entertainment.

19. That the applicant shall not allow employees to discard trash or glass bottles into the outside trash dumpster between the hours of 8 p.m. and 7 a.m. per section 9-3.507 HPMC.

20. That the applicant shall take reasonable measures to prohibit and prevent the loitering of persons immediately outside any of the entrance/exit doors and the parking lot, at all times while open for business. This should be done by utilizing security guards and signage. At the conclusion of each event, the applicant shall take reasonable measures to ensure that exiting patrons walk directly to their vehicles and not loiter in the parking lot or the immediate area.

21. That the current occupancy loads, as determined by the Fire Department, shall be posted at all times.

22. That the applicant shall be responsible for installing and maintaining a video surveillance system that monitors no less than the front and rear of the business, with full view of the public right-of-ways, and any parking lot under the control of the applicant. These cameras shall record video for a minimum of 30 days and the recordings will be made available to the Huntington Park Police Department.

23. That the applicant shall ensure that the surrounding area (exterior and parking lot) is illuminated in order to make easily discernible the appearance and conduct of all persons on or about the property. Parking lot lighting shall remain on between dusk and 1:00 a.m.

24. That the applicant shall be responsible for providing security staff inside the establishment during the peak hours of 5:00 P.M. to closing, Friday through Sunday. For the initial six months of operation, the applicant shall provide one uniformed security guard for crowds up to fifty (50) patrons. For crowds over 50 patrons, the applicant shall

provide a minimum of one additional uniformed security guard per fifty (50) people. After the initial six months, the applicant shall meet with the Huntington Park Police Department to reanalyze the security plan. Any complaints, calls for police service and/or trash left in the parking lot or adjacent property shall be considered when the security plan is reanalyzed.

25. That if the Chief of Police determines that the applicant has violated the terms of the Conditional use Permit, including the applicant's obligation to comply with all other laws and regulations, but believes those violations can be remedied through education and/or minor modifications to applicant's operation, applicant will be asked to attend a meeting with the involved departments to address the community concerns and discuss how additional restrictions and/or revocation can be avoided.

26. That any violation of the conditions of this entitlement may result in a citation or revocation of the entitlement.

27. That the Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

28. That the Applicant and Property Owner agree in writing to the above conditions.

SECTION 4: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been effected by the City Council.

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

//

//

//

PASSED, APPROVED, AND ADOPTED this 12th day of June, 2013 by the following vote:

AYES: Commissioners Carvajal, Anaya, Lopez, Benitez, Herrera

NOES: None

ABSTAIN: None

ABSENT: None

HUNTINGTON PARK PLANNING COMMISSION

Laura M. Herrera

Chairperson

ATTEST:

Secretary

INCIDENT REPORT

LOCATION / CRIME

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

Incident Start Date/Time:	DOW:	Report Type:
10/26/2021 10:40:00	Tuesday	INITIAL

Incident End Date/Time:	Internal Incident Status:
10/26/2021 12:57:00	ACTIVE

Case Screening:
- ☐ Serialized Property
- ☑ Evidence Collected
- ☐ PC 293 Sex Crime
- ☐ CHP 180
- ☐ Hate Crime
- ☐ Gang Related
- ☐ Domestic Viol.

Total Loss: $0.00

Incident Location: 6034 SANTA FE AVE HUNTINGTON PARK CA 90255

Secondary Location:

Case Description: 330A(A) PC/POSSESS/CONTROL SLOT MACHINE/ETC/DETECTIVE SEARCH WARRANT

UCR Status:

Reporting Area: AREA 1

Operation Method: POSS OF ILLLEGAL ELECTRONIC SLOT MACHINES

OFFENSE

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:
330 A PC	19	2	POSSESS/CONTROL SLOT MACHINE/ETC	1	☑ ☐

Structure	TOD:	Bias Motivation:	Offense Location:
OCCUPIED	Day	NONE	COMMERCIAL / OFFICE BUILDING

Weapon Used:	Situation Code:	Premise:
		MISCELLANEOUS

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:
					☐ ☐

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

VICTIM

☐ Person ☐ Business | Name: | Phone: | Cell Phone:

Address (Street, Apt., City, State, Zip): | Pager:

Involvement Type (Person):	Victim Type (Business):	Domestic Violence ☐	LEOKA Activity:	LEOKA Assignment:

Occupation:	Employer:	Employer Address:	Employer Phone:

Relationship to Offender (Person):	DOB:	Age:	Sex:	Height:	Weight:

Injury Type:
- ☐ Minor Injuries
- ☐ Internal Injuries
- ☐ Lacerations
- ☐ Other Injuries
- ☐ Unconscious
- ☐ Teeth Injury
- ☐ Bone Injury
- ☐ None

Race:	Ethnicity:	SSN:	License (#, Class, State):	Related Offense(s):

SUSPECT

Suspect #1 Name:	Phone:	Cell Phone:	Pager:
LIBRADO CABRERA GARCIA			

Address (Street, Apt., City, State, Zip):	Occupation:	Employer:
6228 MAYFLOWER AV B BELL CA 90201-	02 SELF EMPLOYED	MY HOUSE BILLIARDS

Suspect Forced Victim:	Primary Action:	Employer Address:	Employer Phone:
	OTHER	6034 SANTA FE AV HUNTINGTON PARK CA 90255	323-583-5100

Solicited/Offered:	Suspect Force:	DOB:	Age:	Sex:	Height:	Weight:	Build:	Complexion:	Eye Color:
OTHER		08/17/1969	52	M	504	180			BROWN

Race:	Ethnicity:	SSN:	License (#, Class, State):	Related Offense(s):	Hair Color:	Hair Length:	Hair Style:
Hispanic	HISPANIC	623-20-0095	A3622245 C CA	19	BLACK		

Clothing Description:	NCIC #:	State ID #:	Facial Hair:	Speech:	Teeth:
		A09688364			

Body Markings (Type, Location, Description):

Suspect Injured: ☐ Suspect Arrested: ☐ Additional Suspects: ☐ Additional Persons: ☑

ADMIN

HENRIQUEZ, R	5308	10/27/2021 06:39:42
Reporting Officer	ID #	Date
Assisting Officer	ID #	Date
KRAUT, P	5207	11/03/2021 11:27:39
Reviewing Officer	ID #	Date

Reporting Officer Signature

Assisting Officer Signature

Reviewing Officer Signature

INCIDENT REPORT - ADDITIONAL PERSONS

ADDITIONAL PERSONS

Agency Name:	ORI#:	Report Date/Time:	OCA#:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

☑ Person ☐ Business	Name: LIBRADO MONDRAGO LOPEZ	Phone:	Cell Phone: 562-410-9944
Address (Street, Apt., City, State, Zip): 8112 BROADWAY LOS ANGELES CA 90001-			Pager:

Involvement Type (Person): WITNESS	Victim Type (Business):	Domestic Violence ☐	LEOKA Activity:	LEOKA Assignment:					
Occupation: 03 LABORER	Employer: MY HOUSE	Employer Address: 6034 SANTA FE AVE HUNTINGTON PARK CA 90255						Employer Phone: 323-583-5100	
Relationship to Offender: Employee	DOB: 09/09/1958	Age: 63	Sex: M	Height: 505	Weight: 160	Build:	Complexion:	Eye Color:	
Race: Hispanic	Ethnicity: HISPANIC	SSN:	License (#, Class, State):	Related Offense(s):	Hair Color:	Hair Length:	Hair Style:		
Clothing Description:		NCIC#:	State ID#:		Facial Hair:	Speech:	Teeth:		
Body Markings (Type, Location, Description):		Solicited/Offered:	Injury Type: ☐ Minor Injuries ☐ Internal Injuries ☐ Lacerations ☐ Other Injuries ☐ Unconscious ☐ Teeth Injury ☐ Bone Injury ☑ None						
Suspect Forced Victim:	Primary Action:	Suspect Force:							

☐ Person ☐ Business	Name:	Phone:	Cell Phone:
Address (Street, Apt., City, State, Zip):			Pager:

Involvement Type (Person):	Victim Type (Business):	Domestic Violence ☐	LEOKA Activity:	LEOKA Assignment:					
Occupation:	Employer:	Employer Address:						Employer Phone:	
Relationship to Offender:	DOB:	Age:	Sex:	Height:	Weight:	Build:	Complexion:	Eye Color:	
Race:	Ethnicity:	SSN:	License (#, Class, State):	Related Offense(s):	Hair Color:	Hair Length:	Hair Style:		
Clothing Description:		NCIC#:	State ID#:		Facial Hair:	Speech:	Teeth:		
Body Markings (Type, Location, Description):		Solicited/Offered:	Injury Type: ☐ Minor Injuries ☐ Internal Injuries ☐ Lacerations ☐ Other Injuries ☐ Unconscious ☐ Teeth Injury ☐ Bone Injury ☐ None						
Suspect Forced Victim:	Primary Action:	Suspect Force:							

☐ Person ☐ Business	Name:	Phone:	Cell Phone:
Address (Street, Apt., City, State, Zip):			Pager:

Involvement Type (Person):	Victim Type (Business):	Domestic Violence ☐	LEOKA Activity:	LEOKA Assignment:					
Occupation:	Employer:	Employer Address:						Employer Phone:	
Relationship to Offender:	DOB:	Age:	Sex:	Height:	Weight:	Build:	Complexion:	Eye Color:	
Race:	Ethnicity:	SSN:	License (#, Class, State):	Related Offense(s):	Hair Color:	Hair Length:	Hair Style:		
Clothing Description:		NCIC#:	State ID#:		Facial Hair:	Speech:	Teeth:		
Body Markings (Type, Location, Description):		Solicited/Offered:	Injury Type: ☐ Minor Injuries ☐ Internal Injuries ☐ Lacerations ☐ Other Injuries ☐ Unconscious ☐ Teeth Injury ☐ Bone Injury ☐ None						
Suspect Forced Victim:	Primary Action:	Suspect Force:							

INCIDENT REPORT - OFFENSES/PROPERTY/VEHICLES/DRUGS

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

OFFENSES

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

PROPERTY

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1		BUFFALO	

Type:	UCR:	Description:	Serial Number:
TELEVISIONS, RADIOS, STEREOS ETC.		ELECTRONIC SLOT MACHINE	EVIDENCE TAG # 001

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1		LIONS	

Type:	UCR:	Description:	Serial Number:
TELEVISIONS, RADIOS, STEREOS ETC.	19	ELECTRONIC SLOT MACHINE	EVIDENCE TAG # 002

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1		STINKIN RICH	

Type:	UCR:	Description:	Serial Number:
	19	ELECTRONIC SLOT MACHINE	EVIDENCE TAG # 003

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Total Property Loss:

VEHICLES

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:

Comments:	VIN:	Value:	Rec Code:	Date Rec:	Rec Value:

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:

Comments:	VIN:	Value:	Rec Code:	Date Rec:	Rec Value:

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:

Comments:	VIN:	Value:	Rec Code:	Date Rec:	Rec Value:

Total Vehicle Loss:

DRUGS

Code:	Status:	Qty:	Measure:	Susp. Type:	☐ Using ☐ Buy ☐ Cultivating ☐ Distributing ☐ Exploiting Children ☐ Operating ☐ Possessing ☐ Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	☐ Using ☐ Buy ☐ Cultivating ☐ Distributing ☐ Exploiting Children ☐ Operating ☐ Possessing ☐ Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	☐ Using ☐ Buy ☐ Cultivating ☐ Distributing ☐ Exploiting Children ☐ Operating ☐ Possessing ☐ Transporting

INCIDENT REPORT - OFFENSES/PROPERTY/VEHICLES/DRUGS

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

OFFENSES

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

PROPERTY

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1			

Type:	UCR:	Description:	Serial Number:
MISC		DVR	EVIDENCE TAG # 004

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	2	KEYS		

Type:	UCR:	Description:	Serial Number:
MISC	19	KEY TO BACK ROOM / KEY TO MACHINES	EVIDENCE TAG # 005

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1	US	CURRENCY	

Type:	UCR:	Description:	Serial Number:
CURRENCY / NOTES ETC.	19	CASH FOUND LOWER RIGHT COUNTER SHELF	EVIDENCE TAG # 006

Value:	Date Rec:	Rec Value:	Related To:
$204.00			LIBRADO CABRERA GARCIA

Total Property Loss:

VEHICLES

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:

Total Vehicle Loss:

DRUGS

Code:	Status:	Qty:	Measure:	Susp. Type:	Using	Buy	Cultivating	Distributing
					Exploiting Children	Operating	Possessing	Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	Using	Buy	Cultivating	Distributing
					Exploiting Children	Operating	Possessing	Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	Using	Buy	Cultivating	Distributing
					Exploiting Children	Operating	Possessing	Transporting

INCIDENT REPORT - OFFENSES/PROPERTY/VEHICLES/DRUGS

Agency Name:	ORI#:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

OFFENSES

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

PROPERTY

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1	US	CURRENCY	

Type:	UCR:	Description:	Serial Number:
CURRENCY / NOTES ETC.	19	CASH FOUND LOWER LEFT COUNTER SHELF	EVIDENCE TAG # 007

Value:	Date Rec:	Rec Value:	Related To:
$125.00			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1	US	CURRENCY	

Type:	UCR:	Description:	Serial Number:
CURRENCY / NOTES ETC.	19	CASH FOUND IN WHITE ENVELOPE	EVIDENCE TAG # 008

Value:	Date Rec:	Rec Value:	Related To:
$500.00			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	2			

Type:	UCR:	Description:	Serial Number:
MISC		ENVELOPES USED TO TALLY CASH	EVIDENCE TAG # 009

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Total Property Loss:

VEHICLES

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:
Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:
Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:

Total Vehicle Loss:

DRUGS

Code:	Status:	Qty:	Measure:	Susp. Type:	Using	Buy	Cultivating	Distributing
					Exploiting Children	Operating	Possessing	Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	Using	Buy	Cultivating	Distributing
					Exploiting Children	Operating	Possessing	Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	Using	Buy	Cultivating	Distributing
					Exploiting Children	Operating	Possessing	Transporting

INCIDENT REPORT - OFFENSES/PROPERTY/VEHICLES/DRUGS

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

OFFENSES

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

PROPERTY

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	1	PHOTOGRAPH		

Type:	UCR:	Description:	Serial Number:
MISC	19	CABRERA'S PHOTOGRAPH SHOWN TO LOPEZ	EVIDENCE TAG # 010

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	3	DIGITAL	VIDEO	

Type:	UCR:	Description:	Serial Number:
MISC	19	SURVEILLANCE VIDEO, PRE/POST SW VID	

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	3	DIGITAL	AUDIO	

Type:	UCR:	Description:	Serial Number:
MISC	19	INTERVIEWS AND WARRANT SERVICE AUDIO	

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Total Property Loss:

VEHICLES

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:

Comments:	VIN:	Value:	Rec Code:	Date Rec:	Rec Value:

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:

Comments:	VIN:	Value:	Rec Code:	Date Rec:	Rec Value:

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:

Comments:	VIN:	Value:	Rec Code:	Date Rec:	Rec Value:

Total Vehicle Loss:

DRUGS

Code:	Status:	Qty:	Measure:	Susp. Type:				
					☐ Using	☐ Buy	☐ Cultivating	☐ Distributing
					☐ Exploiting Children	☐ Operating	☐ Possessing	☐ Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:				
					☐ Using	☐ Buy	☐ Cultivating	☐ Distributing
					☐ Exploiting Children	☐ Operating	☐ Possessing	☐ Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:				
					☐ Using	☐ Buy	☐ Cultivating	☐ Distributing
					☐ Exploiting Children	☐ Operating	☐ Possessing	☐ Transporting

INCIDENT REPORT - OFFENSES/PROPERTY/VEHICLES/DRUGS

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

OFFENSES

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

Penal Code:	UCR Code:	F/M:	Penal Code Description:	Counts:	Comp/Att:

Structure	TOD:	Bias Motivation:	Offense Location:

Weapon Used:	Situation Code:	Premise:

PROPERTY

Status:	QTY:	Make:	Model:	Color:
EVIDENCE	87	DIGITAL	PHOTOGRAPH	

Type:	UCR:	Description:	Serial Number:
MISC	19	SEARCH WARRANT PHOTOS/SURVEILLANCE	

Value:	Date Rec:	Rec Value:	Related To:
			LIBRADO CABRERA GARCIA

Status:	QTY:	Make:	Model:	Color:

Type:	UCR:	Description:	Serial Number:

Value:	Date Rec:	Rec Value:	Related To:

Status:	QTY:	Make:	Model:	Color:

Type:	UCR:	Description:	Serial Number:

Value:	Date Rec:	Rec Value:	Related To:

Total Property Loss: _____

VEHICLES

Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:
Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:
Status:	Year:	UCR:	Make:	Model:	Color:	License/State:	
Comments:	VIN:		Value:	Rec Code:		Date Rec:	Rec Value:

Total Vehicle Loss: _____

DRUGS

Code:	Status:	Qty:	Measure:	Susp. Type:	☐ Using ☐ Buy ☐ Cultivating ☐ Distributing ☐ Exploiting Children ☐ Operating ☐ Possessing ☐ Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	☐ Using ☐ Buy ☐ Cultivating ☐ Distributing ☐ Exploiting Children ☐ Operating ☐ Possessing ☐ Transporting
Code:	Status:	Qty:	Measure:	Susp. Type:	☐ Using ☐ Buy ☐ Cultivating ☐ Distributing ☐ Exploiting Children ☐ Operating ☐ Possessing ☐ Transporting

INCIDENT REPORT - NARRATIVE

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

ARREST REPORT

ON MONDAY OCTOBER 4, 2021, AT APPROXIMATELY 0912 HOURS, DETECTIVE H. ANDRADE AND I WERE IN THE AREA OF SANTA FE AVENUE AND BELGRAVE AVENUE LOOKING FOR SURVEILLANCE CAMERAS THAT MAY HAVE CAPTURED EVIDENCE OF A SHOOTING THAT HAD OCCURRED THE PREVIOUS NIGHT. THE SHOOTING HAD OCCURRED NEAR THE NORTH WEST CORNER OF SANTA FE AVENUE AND BELGRAVE AVENUE. I NOTICED THE BUSINESS LOCATED AT 6034 SANTA FE AVENUE (MY HOUSE BILLIARDS) APPEARED TO HAVE SURVEILLANCE CAMERAS ON THE EXTERIOR OF THE BUSINESS POINTED TOWARDS THE INTERSECTION (SANTA FE AVENUE AND BELGRAVE AVENUE).

DETECTIVE ANDRADE KNOCKED ON THE LOCKED BUSINESS FRONT DOOR. THE EMPLOYEE INSIDE, IDENTIFIED AS LIBRADO LOPEZ UNLOCKED THE DOOR AND CONTACTED DETECTIVE ANDRADE. DETECTIVE ANDRADE ASKED LOPEZ IF WE COULD REVIEW THE BUSINESS SURVEILLANCE FOOTAGE, WHICH HE TOLD DETECTIVE ANDRADE WE COULD. LOPEZ ALLOWED US TO ENTER THE BUSINESS AND GAVE US ACCESS TO THE BUSINESS SURVEILLANCE SYSTEM. LOPEZ DID NOT GIVE US ANY RESTRICTIONS ON REVIEWING THE SURVEILLANCE SYSTEM. DETECTIVE ANDRADE ASKED LOPEZ IF WE COULD DOWNLOAD SURVEILLANCE FOOTAGE, WHICH LOPEZ SAID WE COULD. LOPEZ ASSISTED DETECTIVE ANDRADE WITH INSERTING HIS (DETECTIVE ANDRADE'S) USB FLASH DRIVE INTO THE DIGITAL VIDEO RECORDER (DVR).

WHILE REVIEWING THE LIVE SURVEILLANCE FEED, I NOTICED THERE WERE SEVEN CAMERAS SHOWING IMAGES. I ALSO NOTICED AN EIGHTH CAMERA SHOWED NO SIGNAL AND THE CAMERA APPEARED TO BE DISCONNECTED. I TOOK NOTE THAT THE SYSTEM'S DATE AND TIME STAMP WAS ACCURATE. WHILE REVIEWING THE PREVIOUS NIGHT'S SURVEILLANCE FOOTAGE I NOTICED THAT THE EIGHTH CAMERA HAD STORED VIDEO THAT DEPICTED A SMALL ROOM WITH THREE ELECTRONIC SLOT MACHINES INSIDE IT. THE CAMERA VIEW WAS OVERLOOKING THE MACHINES. I NOTICED PEOPLE SITTING AT THE MACHINES AND PLAYING ON THEM. THE MACHINES RESEMBLED ELECTRONIC SLOT MACHINES I HAVE PERSONALLY SEEN AND USED AT OUT OF STATE CASINOS IN THE PAST.

BASED ON LOPEZ GIVING US FULL ACCESS TO THE SURVEILLANCE SYSTEM, AND THE FACT LOPEZ TOLD DETECTIVE ANDRADE WE COULD DOWNLOAD FOOTAGE, I DOWNLOADED A COPY OF THE SURVEILLANCE FOOTAGE FROM CAMERA EIGHT. THE FOOTAGE WAS FROM OCTOBER 03, 2021 FROM APPROXIMATELY 2140 HOURS TO 2203 HOURS.

I LOOKED AROUND THE BUSINESS AND NOTICED THREE SMALL ROOMS LOCATED IN THE NORTH EAST CORNER OF THE BUSINESS. ALL THREE ROOMS WERE ADJACENT TO EACH OTHER. ONE ROOM WAS THE MALE'S RESTROOM, WHICH LOPEZ ALLOWED US TO USE. THE OTHER TWO ROOMS APPEARED TO BE SIMILAR IN SIZE. THE SECOND ROOM (MIDDLE ROOM) WAS LABELED AS THE FEMALE'S RESTROOM. THE THIRD ROOM WAS IN BETWEEN THE FEMALE'S RESTROOM AND THE BACK WALL. THE THIRD ROOM'S DOOR WAS CLOSED AND DID NOT HAVE A SIGN ON IT. BASED ON THE SIZE OF THE ROOM, IT APPEARED TO BE CONSISTENT WITH THE ROOM THAT WAS CAPTURED ON CAMERA EIGHT.

INCIDENT REPORT - NARRATIVE

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

ARREST REPORT

I LATER REVIEWED THE SURVEILLANCE FOOTAGE WHICH SHOWED THE FOLLOWING. ON OCTOBER 3, 2021 AT APPROXIMATELY 2140 HOURS, EACH MACHINE HAD A PLAYER SITTING AT IT. ALL THREE WERE PLAYING ON THE MACHINES. AT APPROXIMATELY 2141 HOURS ONE OF THE PLAYERS PUSHED A BUTTON ON THEIR MACHINE WHICH CAUSED A MESSAGE TO START FLASHING ON THE SCREEN. THE MESSAGE SAID "HANDPAY REQUIRED $59.92 PLEASE CALL ATTENDANT." SHORTLY AFTER, AN UNIDENTIFIED MALE ENTERED THE ROOM AND HANDED THE PLAYER CASH. THE MALE THEN RE-SET THE MACHINE WHICH CLEARED THE MESSAGE FROM THE SCREEN. AT APPROXIMATELY 2146 HOURS, ANOTHER PLAYER ENTERED THE ROOM AND BEGAN INSERTING CURRENCY INTO ONE OF THE MACHINES CURRENCY SLOTS. THE PLAYER THEN BEGAN PLAYING ON THE MACHINE. FOR FURTHER DETAIL REFER TO THE VIDEO I LATER BOOKED INTO THE VERIPIC EVIDENCE SYSTEM. I ALSO BOOKED TWO SURVEILLANCE FOOTAGE STILL IMAGES INTO THE VERIPIC EVIDENCE SYSTEM.

I CONTACTED LICENSING PERSONNEL FOR THE CITY OF HUNTINGTON PARK AND LEARNED THE BUSINESS WAS LICENSED AS A BILLIARDS HALL WITH THE SALES OF PREPARED SNACKS. THE BUSINESS WAS NOT LICENSED FOR SLOT MACHINES OR GAMBLING. I ALSO RECEIVED THE BUSINESS OWNER'S INFORMATION. THE LISTED BUSINESS OWNER WAS LIBRADO CABRERA WITH A DATE OF BIRTH OF 08/17/1969 AND A DRIVER LICENSE NUMBER OF A352245.

BASED ON MY OBSERVATIONS, I AUTHORED A SEARCH WARRANT FOR THE BUSINESS (6034 SANTA FE AVENUE). ON OCTOBER 13, 2021, THE HONORABLE JUDGE DANIELLE GIBBONS GRANTED THE SEARCH WARRANT. ON OCTOBER 25, 2021, THE HONORABLE JUDGE KELLY KELLEY GRANTED AN EXTENSION TO THE TEN-DAY SEARCH WARRANT EXECUTION PERIOD. I HAVE ATTACHED A COPY OF THE SEARCH WARRANT AND WARRANT ADDENDUM TO THIS REPORT.

ON OCTOBER 26, 2021, AT APPROXIMATELY 1040 HOURS, DETECTIVE M. PARSA #5304 ARRIVED AT 6034 SANTA FE AVENUE AND BEGAN WATCHING THE BUSINESS PRIOR TO SERVING THE SEARCH WARRANT. DETECTIVE PARSA BROADCAST THAT THE BUSINESS' "OPEN" SIGN WAS OFF AND THE BUSINESS APPEARED CLOSED. AT APPROXIMATELY 1113 HOURS, DETECTIVE PARSA BROADCAST THAT THE "OPEN" SIGN HAD BEEN TURNED ON. AT APPROXIMATELY 1118 HOURS, DETECTIVE LIEUTENANT P. KRAUT #5207, DETECTIVES M. VANCIL #5588, T. PEREZ #5317, H. ANDRADE #5307, G. DOMINGUEZ #5335, OFFICER N. NICHOLS #5314 AND I ARRIVED AT THE TARGET LOCATION TO SERVE THE SEARCH WARRANT.

I APPROACHED THE BUSINESS FRONT DOOR, WHICH WAS UNLOCKED, AND OPENED IT. I OBSERVED A MALE INSIDE NEAR THE NORTH EAST CORNER OF THE BUSINESS. I RECOGNIZED THE MALE AS LOPEZ, FROM MY PREVIOUS VISIT. I BEGAN GIVING ANNOUNCEMENTS AND IDENTIFIED MYSELF AS THE POLICE PURSUANT TO THE SERVICE OF THE WARRANT. I ORDERED LOPEZ TO COME TO THE FRONT DOOR, WHICH HE COMPLIED. LOPEZ STEPPED OUTSIDE WHERE DETECTIVE G. DOMINGUEZ DETAINED HIM IN HANDCUFFS PENDING VERIFICATION NO ONE ELSE WAS INSIDE THE BUILDING. OUR

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

ARREST REPORT

ENTRANCE WAS RECORDED, HOWEVER THE DIGITAL RECORDER MALFUNCTIONED AND THE RECORDING CUT OFF AS I BEGAN MY ANNOUNCEMENTS. I LATER BOOKED THE AUDIO INTO THE VERIPIC EVIDENCE SYSTEM.

DETECTIVE LIEUTENANT P. KRAUT, DETECTIVES M. PARSA, T. PEREZ, H. ANDRADE AND I ENTERED THE BUSINESS TO ENSURE NO ONE ELSE WAS INSIDE. WHILE CHECKING THE INSIDE OF THE BUSINESS, WE REACHED THE SMALL BACK ROOM ADJACENT TO THE RESTROOMS. THE DOOR TO THE ROOM WAS LOCKED. IN ORDER TO AVOID DAMAGING THE BUSINESS, DETECTIVE DOMINGUEZ ASKED LOPEZ IF HE HAD THE KEY TO THE BACK ROOM, WHICH HE CONFIRMED HE DID. DETECTIVE DOMINGUEZ RETRIEVED A SET OF KEYS FROM LOPEZ' PANTS POCKET. ONE OF THE KEYS IN LOPEZ' POSSESSION WAS USED TO UNLOCK THE BACK ROOM. UPON OPENING THE DOOR, I SAW THE THREE ELECTRONIC SLOT MACHINES I HAD SEEN IN THE SURVEILLANCE FOOTAGE. ALL THREE MACHINES HAD THEIR DISPLAYS ON INDICATING THEY WERE IN WORKING ORDER. NO ONE ELSE WAS LOCATED INSIDE THE BUSINESS.

I THEN CONTACTED LOPEZ, AT WHICH POINT THE HANDCUFFS WERE REMOVED. I EXPLAINED TO LOPEZ THAT HE WAS NOT UNDER ARREST AND HE CONFIRMED HE UNDERSTOOD. I QUESTIONED LOPEZ REGARDING HIS EMPLOYMENT AND THE SLOT MACHINES. LOPEZ RELATED HE HAD BEEN WORKING AT THE BUSINESS SINCE MAY 16TH, HOWEVER HAS KNOWN THE BUSINESS OWNER FOR 10-15 YEARS. LOPEZ ONLY IDENTIFIED THE OWNER AS "LIBRADO." LOPEZ EXPLAINED THE OWNER VISITED THE BUSINESS DAILY.

LOPEZ' EXPLAINED THE KEYS FOUND IN HIS POSSESSION WERE GIVEN TO HIM BY THE OWNER AND EXPLAINED THE OWNER WAS THE ONLY ONE WITH ACCESS TO THE BACK ROOM WHERE THE MACHINES WERE LOCATED. LOPEZ FURTHER EXPLAINED THE MACHINES WERE ALREADY INSIDE THE BUSINESS WHEN HE BEGAN HIS EMPLOYMENT IN MAY. WHEN I QUESTIONED LOPEZ REGARDING HOW GAMBLERS ARE PAID, HE EXPLAINED THE BUSINESS OWNER LEAVES $500 IN CASH SPECIFICALLY TO PAY GAMBLERS. PART OF LOPEZ' RESPONSIBILITIES WERE TO PAY OUT GAMBLER'S WINNINGS USING THAT MONEY. LOPEZ DID NOT KNOW IT WAS ILLEGAL TO HAVE THE MACHINES.

I SHOWED LOPEZ THE PHOTOGRAPH ASSOCIATED TO CABRERA'S DRIVER LICENSE AND ASKED HIM IF HE RECOGNIZED THE MALE. LOPEZ TOLD ME THE MALE IN THE PHOTOGRAPH WAS THE BUSINESS OWNER. LOPEZ SIGNED AND DATED THE PHOTOGRAPH WHICH I LATER BOOKED INTO EVIDENCE AT THE STATION (SEE ATTACHED). FOR FURTHER DETAIL ON LOPEZ' STATEMENT, REFER TO THE AUDIO RECORDING I LATER BOOKED INTO VERIPIC.

LOPEZ AGREED TO CALL CABRERA, AND USED HIS CELLPHONE TO CALL HIM. I SPOKE TO CABRERA ON THE TELEPHONE AND HE CONFIRMED HE WAS THE OWNER OF THE BUSINESS. I NOTIFIED CABRERA REGARDING THE SEARCH WARRANT AND ASKED IF HE WAS WILLING TO ARRIVE AND SPEAK TO ME REGARDING THE SLOT MACHINES, WHICH HE AGREED TO DO.

INCIDENT REPORT - NARRATIVE

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

ARREST REPORT

ON THE SAME DAY (10/26/2021) AT APPROXIMATELY 1200 HOURS, CABRERA ARRIVED TO THE BUSINESS. CABREARA WAS IDENTIFIED USING HIS CALIFORNIA LICENSE WHICH HE HAD IN HIS POSSESSION. I SPOKE WITH CABRERA REGARDING HIS BUSINESS AND THE SLOT MACHINES. CABRERA'S INTERVIEW WAS RECORDED.

CABRERA RELATED HE HAS OWNED THE BUSINESS FOR SIX YEARS. CABRERA EXPLAINED HE HAD BEEN OFFERED GAMING / SLOT MACHINES IN THE PAST AND OVER TIME, ULTIMATELY AGREED TO HAVE MACHINES IN HIS BUSINESS. CABRERA EXPLAINED THE MACHINES HAD BEEN IN THE BUSINESS FOR APPROXIMATELY EIGHT MONTHS. CABRERA ONLY IDENTIFIED THE OWNER OF THE MACHINES AS "JAVIER." CABRERA EXPLAINED THAT WHEN A GAMBLER WINS, THE PLAYER IS PAID USING THE BUSINESS' MONEY. CABRERA FURTHER EXPLAINED HE AND JAVIER SPLIT THE PROFITS FROM THE MACHINES IN HALF. CABRERA EARNED APPROXIMATELY $1,500 A MONTH FROM THE MACHINES, MEANING THE THREE MACHINES ACCUMULATED $3000 A MONTH BETWEEN THE 3 (SPLIT IN HALF). FOR FURTHER DETAILS ON CABRERA'S STATEMENT REFER TO THE AUDIO RECORDING I LATER BOOKED INTO THE VERIPIC EVIDENCE SYSTEM.

DURING THE SERVICE OF THE WARRANT, I ASKED CABRERA REGARDING HIS ROUTINE OF COLLECTING THE CASH FROM THE MACHINES. CABRERA TOLD ME HE COLLECTS THE CASH EVERY COUPLE OF DAYS AND RELATED HE HAD COLLECTED THE CASH THE PREVIOUS NIGHT. I ALSO ASKED CABRERA IF HE HAD THE KEY TO OPEN THE MACHINES. CABRERA CONFIRMED HE DID AND REMOVED A KEY (TUBULAR KEY) FROM HIS KEY CHAIN AND GAVE IT TO ME. I USED THE KEY TO OPEN ALL THREE SLOT MACHINES. ALL THREE SLOT MACHINES DID NOT HAVE ANY CURRENCY INSIDE. DETECTIVE VANCIL LATER BOOKED THE KEYS INTO EVIDENCE AT THE STATION. I LATER BOOKED THE THREE SLOT MACHINES INTO EVIDENCE.

DURING OUR SEARCH OF THE BUSINESS, LT. KRAUT LOCATED A WHITE ENVELOPE IN THE BUSINESS' FRONT COUNTER SHELVES. THE WHITE ENVELOPE CONTAINED $500. HE ALSO LOCATED LOOSE DOLLAR BILLS BEHIND THE COUNTER. LT. KRAUT LOCATED $204 ON THE BOTTOM RIGHT COUNTER SHELF AND $125 ON THE BOTTOM LEFT COUNTER SHELF. DETECTIVE VANCIL LATER ASSISTED ME IN BOOKING THIS MONEY INTO EVIDENCE AT THE STATION. THE SURVEILLANCE SYSTEM DVR WAS ALSO LATER BOOKED INTO EVIDENCE.

ADDITIONAL ITEMS I LOCATED INSIDE THE BUSINESS WERE A BLACK HANDGUN INSIDE A SMALL SAFE (M&P SHIELD SERIAL # JFW2652), WHICH WAS REGISTERED TO CABRERA, AND $96.75 INSIDE THE CASH REGISTER. THESE ITEMS WERE NOT TAKEN AND WERE LEFT AT THE BUSINESS. CABRERA WAS GIVEN A PROPERTY RECEIPT LISTING THE ITEMS TAKEN AS EVIDENCE. THE TOTAL CASH NOTED ON THE PROPERTY RECEIPT WAS NOT ACCURATE DO TO AN INITIAL COUNTING ERROR. DETECTIVE VANCIL LATER ASSISTED ME WITH BOOKING THE ENVELOPES INTO EVIDENCE THAT WERE USED TO COUNT THE LOOSE CASH. FOR FURTHER REFER TO DETECTIVE PEREZ' SUPPLEMENTAL REPORT FILED UNDER THE SAME REPORT NUMBER (21-05170).

INCIDENT REPORT - NARRATIVE

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/26/2021 10:40:00	21-05170

ARREST REPORT

DETECTIVE PARSA TOOK 77 PHOTOGRAPHS AND TWO VIDEOS (PRE AND POST SEARCH) OF THE BUSINESS. DETECTIVE ANDRADE TOOK EIGHT PHOTOGRAPHS OF CABRERA AND LOPEZ. I LATER BOOKED ALL PHOTOGRAPHS AND VIDEOS INTO THE VERIPIC EVIDENCE SYSTEM.
BASED ON THE SURVEILLANCE VIDEO I SAW, THE FACT I FOUND THE MACHINES INSIDE THE BUSINESS, COUPLED WITH CABRERA'S STATEMENT I DETERMINED CABRERA WAS IN VIOLATION OF 330A(A) PC. DETECTIVE PARSA ASSISTED ME IN ISSUING CABRERA A NOTICE TO APPEAR (CITATION # HP176631). THE BUSINESS WAS LEFT IN THE CARE OF CABRERA.

SUPPLEMENTAL NARRATIVE REPORT

Agency Name:	ORI #:	Report Date/Time:	OCA #:
Huntington Park Police Department	CA0193100	10/27/2021 10:19:01	21-05170

SUPPLEMENTAL REPORT

THE PURPOSE OF THIS SUPPLEMENTAL REPORT IS TO CORRECTLY DOCUMENT THE MONEY RECOVERED DURING THE SEARCH WARRANT AT "MY HOUSE BILLIARDS" (6034 SANTA FE AVE).

ON 10/26/21, THE HUNTINGTON PARK POLICE DETECTIVE BUREAU EXECUTED A SEARCH WARRANT AT MY HOUSE BILLIARDS IN REGARD TO ILLEGAL GAMBLING. REFER TO DETECTIVE HENRIQUEZ' (#5308) REPORT FOR FURTHER DETAILS ON THE INVESTIGATION.

DURING THE WARRANT, THREE SEPARATE AMOUNTS OF U.S. CURRENCY WERE RECOVERED BEHIND THE FRONT COUNTER. IN MY PRESENCE, LIEUTENANT KRAUT (#5207) COUNTED THE U.S. CURRENCY. IN REGARD TO THE LOOSE MONEY FOUND IN THE CENTER OF THE FRONT COUNTER, I CORRECTLY TALLIED THE BILLS TO THEIR DENOMINATION BUT INCORRECTLY DOCUMENTED THE TOTAL AMOUNT. ON THE ENVELOPE, I WROTE THE AMOUNT TO BE $254 BUT THE CORRECT AMOUNT WAS $204. THIS ERROR WAS NOTED ON THE PROPERTY RECEIPT PROVIDED TO THE BUSINESS OWNER. THE OTHER TWO AMOUNTS OF U.S. CURRENCY RECOVERED ($125 AND $500) WERE ACCURATE.

THE ENVELOPES I USED TO TALLY THE U.S. CURRENCY WERE BOOKED INTO EVIDENCE.

PEREZ, T	5317	10/27/2021 11:44:23	
Reporting Officer	ID #	Date	Reporting Officer Signature
Assisting Officer	ID #	Date	Assisting Officer Signature
KRAUT, P	5207	10/27/2021 13:51:34	
Reviewing Officer	ID #	Date	Reviewing Officer Signature

FIELD PROPERTY RECEIPT

HUNTINGTON PARK POLICE DEPARTMENT

6542 Miles Avenue, Huntington Park, California 90255 (323) 584-6254 FAX (323) 584-1137

Date: 10/26/2021 Case Number: 21-05170

[ ] Held for Observation - 72 Hours
[ ] Held per 5150 W&I Code
[ ] Found Property (See Below)
[ ] Stolen or Embezzled Property
[X] Search Warrant
[ ] Consent Search
[ ] Evidence
[ ] Safekeeping
[ ] 12028.5 PC
[ ] Firearms Hold

Received from: CABRERA-GARCIA, LIBRADO
(Last Name) (First Name)

Address: 6034 SANTA FE AVE, HUNTINGTON PARK, CA 90255
(Street Address) (City) (State) (Zip Code)

CELL
~~Home~~ Phone # (323) 500-7796 Work Phone # ( )

Describe Property:	Serial Number:
1. "50 LIONS" SLOT MACHINE (GAMING MACHINE)	617565
2. "BUFFALO" SLOT MACHINE (GAMING MACHINE)	639246
3. "STINKIN RICH" SLOT MACHINE (GAMING MACHINE)	UNK
4. U.S. CURRENCY (TOTAL OF 3 ENVELOPES)	$879.00
5. DVR	SN:19068008H5-B0791

FOUND PROPERTY

When found property is held by a law enforcement agency, California Civil Code Section 2080 requires the following statement to be signed by the finder:

I declare, under penalty of perjury, that the above listed items were found, that all items found have been surrendered, and I do not know the identity of the owner.

Signature of Finder: _____

This form constitutes notification of your rights according to law. Your signature is not an admission of responsibility but indicates that you have received a copy of this notice. Please review the back of this sheet for an explanation of your rights.

Signature of Person Receiving this FPR: _____ 10-26-2021

PD-32 (Rev 5/99) White - Report Copy / Yellow - Property Control Officer Copy / Pink - Citizen Copy Face Page

HUNTINGTON PARK POLICE DEPARTMENT

Property Receipt Continuation Form

Case No. 21-05170

ITEM	STATUS	UCR	DESCRIPTION (Include Serial Number, Brand, Model, Color)	Storage Location
1	E		2 KEYS	HPPD

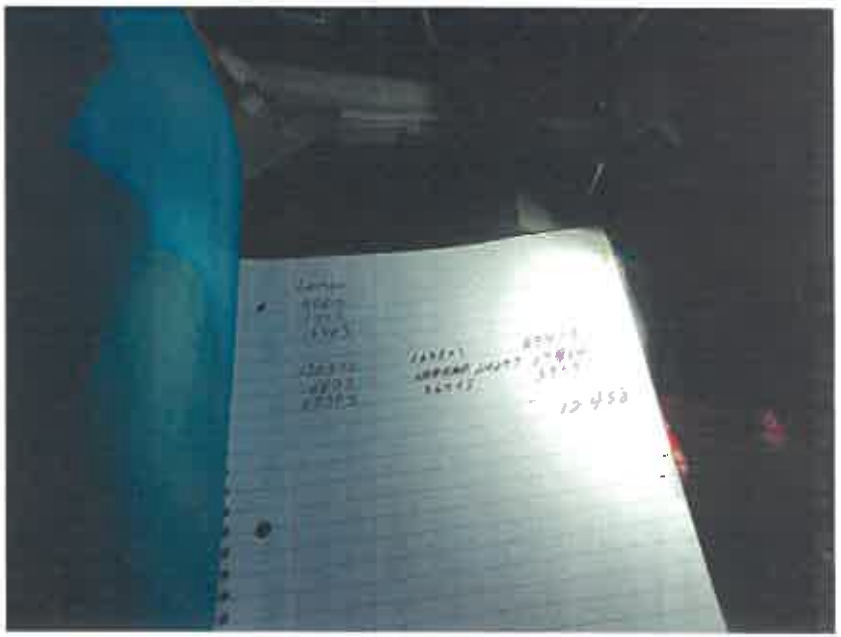
STATUS
E-Evidence
F-Found
D-Destroy
Z-Seized

10-26-2021

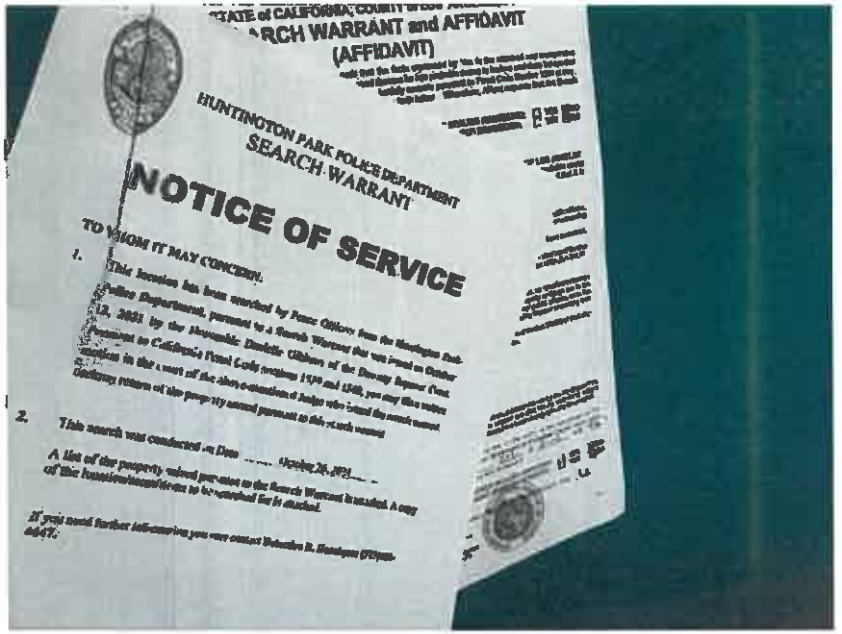
REFER TO REVERSE FOR IMPORTANT INSTRUCTIONS
White - Report Copy Yellow-Property Custodian Pink - Citizen Copy

PROPERTY IS RELEASED BY APPOINTMENT ONLY

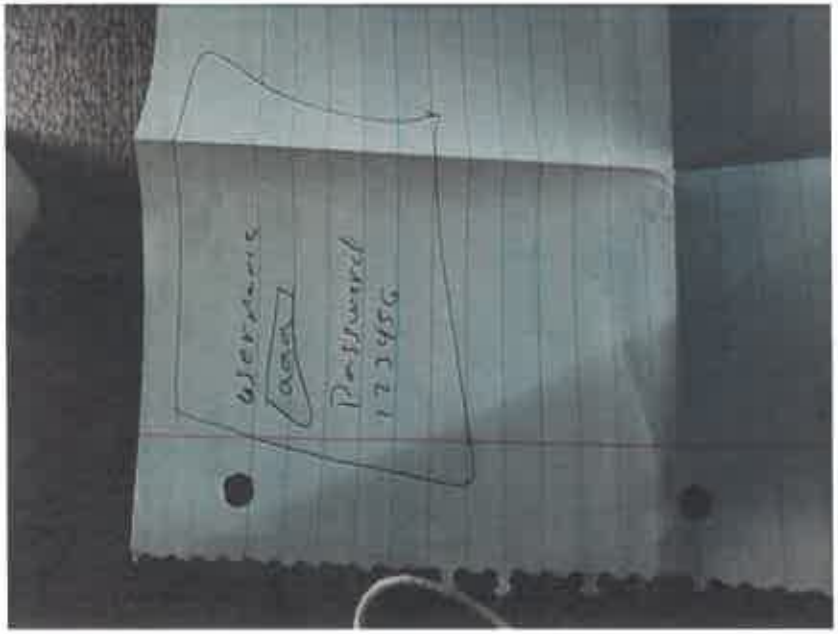
A
9
10
Call Attendant - Stacker Removed Error
1¢ GAME
1¢ Buys
1 Credit



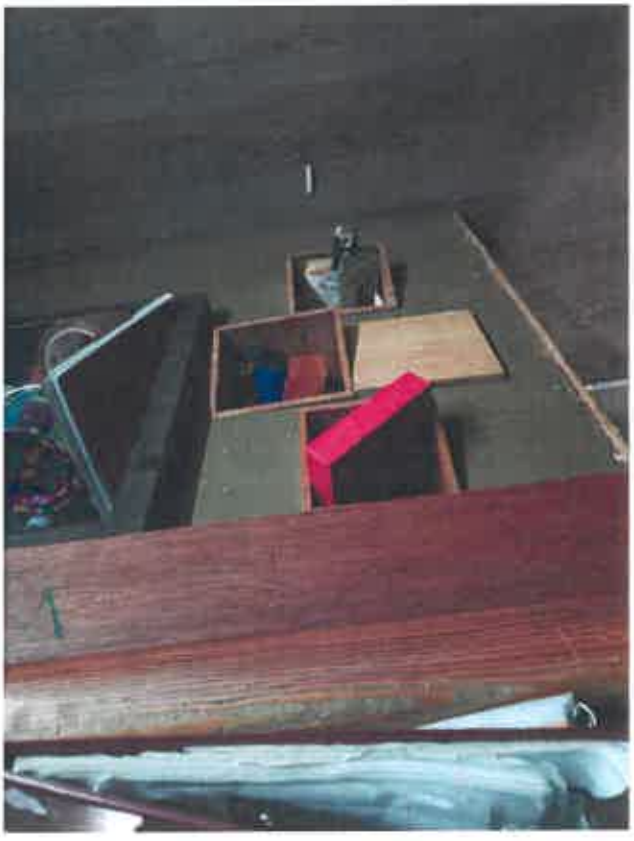
NOTICE OF SERVICE

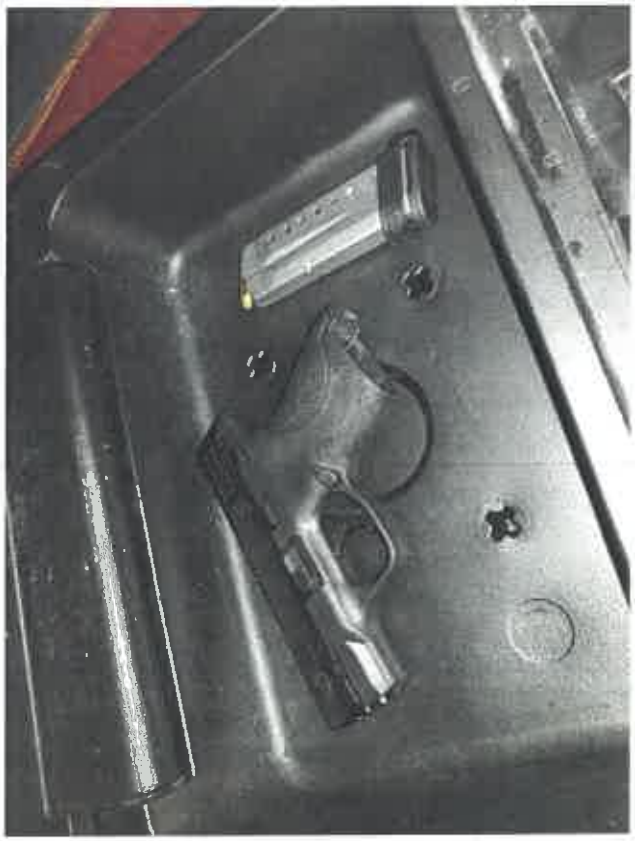

ATE of CALIFORNIA; COURT
RCH WARRANT and AFFIDAVIT
(AFFIDAVIT)
HUNTINGTON PARK POLICE DEPARTMENT
SEARCH WARRANT
NOTICE OF SERVICE
TO WHOM IT MAY CONCERN:
1.
2.

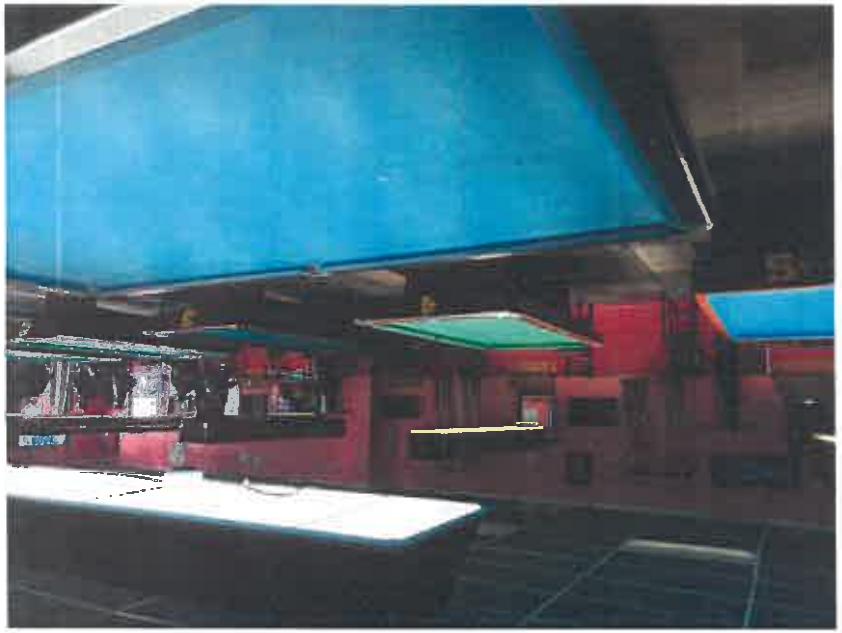
Camera8
08/03/2021 14:53

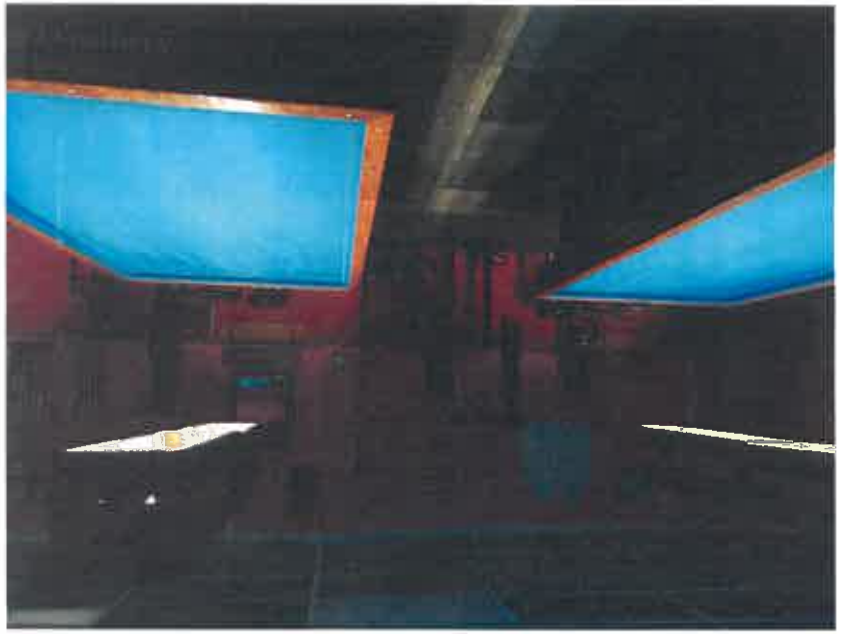

Weapons
Cash
Paraphernalia
123456

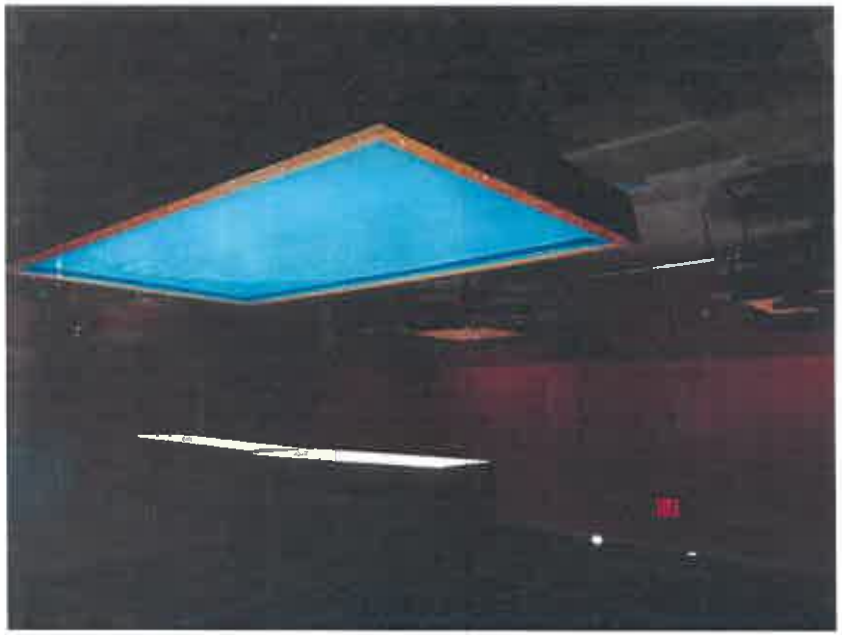
Camera8
10/03/2021 21:45:09

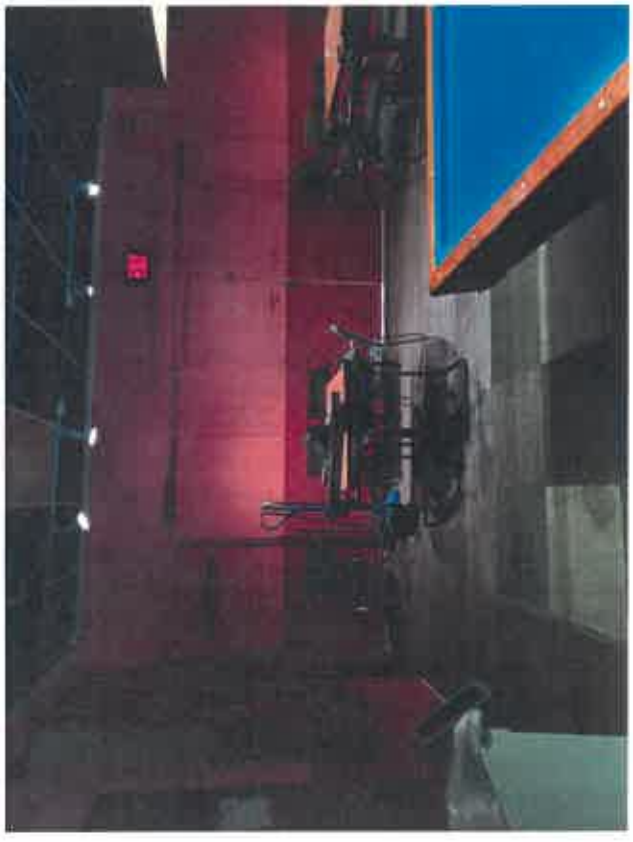


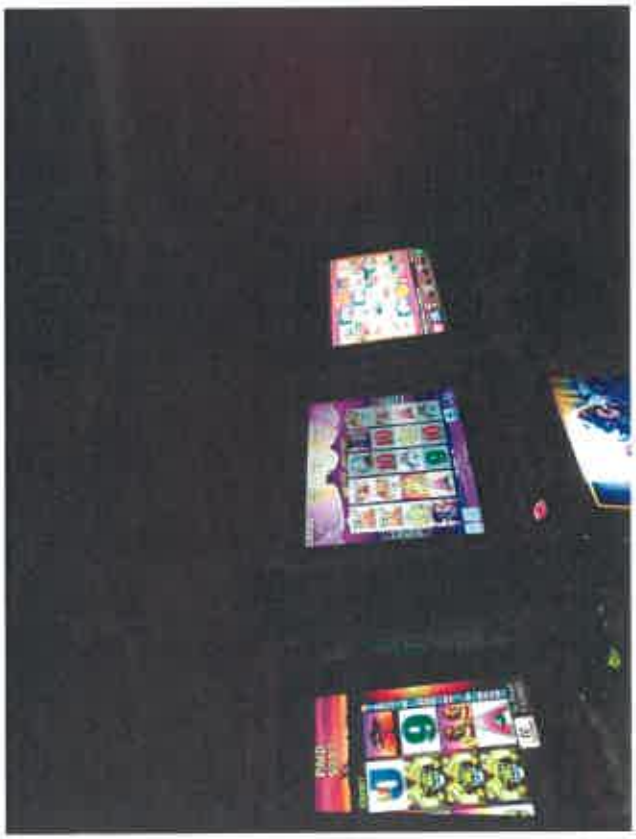


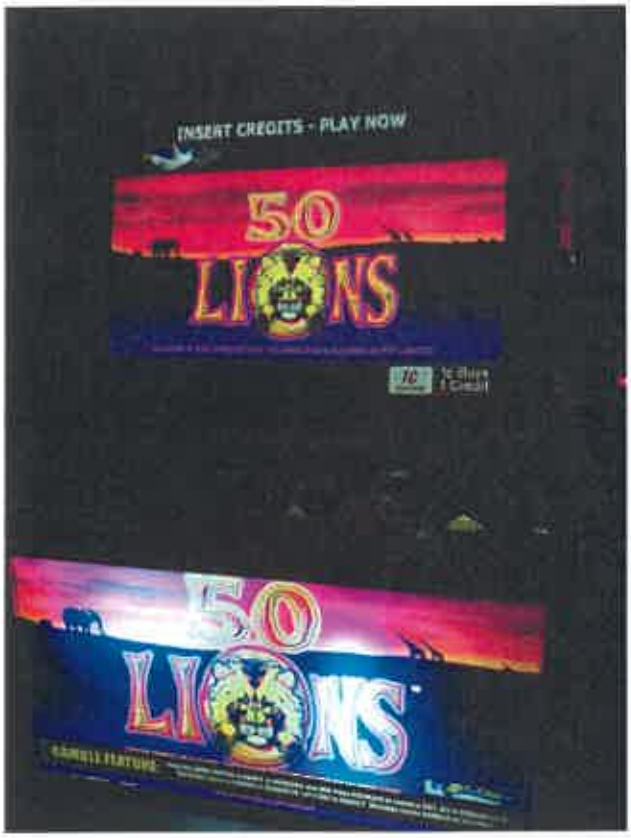




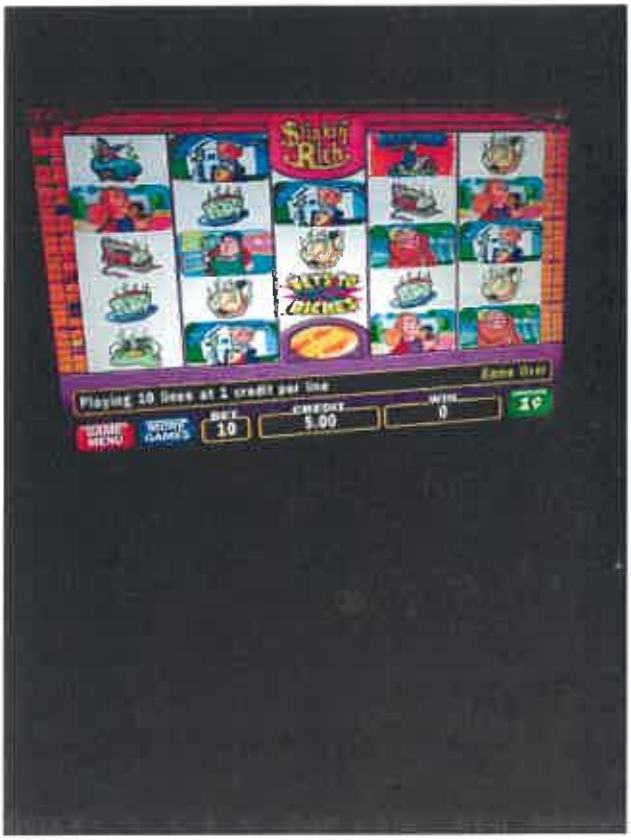







INSERT CREDITS - PLAY NOW
50
LIONS
50
LIONS

Feel More Power - XTRA REEL POWER!
INSERT CREDITS - PLAY NOW


Stinkin' Rich
Playing 10 lines at 1 credit per line
BET
10
CREDIT
5.00
WIN
0
1¢

25
50
100
$.00
0
WIN
1¢

CREDIT
0
BET
50
WIN
0
PAID
50.07

AR

Welcome to :
My House
Billiards

BUSINESS HOURS
MONDAY thru FRIDAY
11 am to 1 am ~~pm~~
SATURDAY
11 am to 1 am ~~pm~~
SUNDAY
11 am to 1 am
EMERGENCY PHONES
(323) 583-5700

PULL
DOOR SERVICE

NO PUBLIC RESTROOMS

RESOLUTION NO. 2013-07R

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, REVOKING A CONDITIONAL USE PERMIT IN CONNECTION WITH REAL PROPERTY LOCATED AT 6032-34 SANTA FE AVENUE, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, on June 12, 2013, the Planning Commission adopted Resolution No. 2013-07 approving a request for a Conditional Use Permit in accordance with Huntington Park Municipal Code Section 9-2.1101 et seq.

WHEREAS, the Conditional use Permit authorized the establishment and operation of a billiards hall at 6032-34 Santa Fe Avenue, in the City's C-G (Commercial-General) Zone.

WHEREAS, the Planning Commission's adoption of Resolution No. 2013-07 and approval of Conditional Use Permit, Planning Commission Case No. 2013-07 was made subject to the conditions enumerated in Resolution No. 2013-07, including Condition No. 2: "That the proposed development shall comply with all applicable codes, laws, rules, and regulations including Health and Safety, Building, Fire, Sign, Zoning, and Business License Regulations of the City of Huntington Park."

WHEREAS, Section 5-6.102 of the Huntington Park Municipal Code makes it unlawful to carry on or conduct any game of chance with any device for money or other things of value in any place used, open to, or frequented by the public.

WHEREAS, Section 5-6.104 of the Huntington Park Municipal Code makes it unlawful for any person to let or permit to be used any building or portion thereof for the purpose of conducting or carrying on gambling.

WHEREAS, Section 9-4.202 of the Huntington Park Municipal Code prohibits the operation of a gambling establishment in the C-G (Commercial-General) Zone.

WHEREAS, Section 330a of the California Penal Code makes it unlawful for any person to possess or control which is operated in a manner such that money or anything of value is won or lost.

WHEREAS, Section 9-2.1112 of the Huntington Park Municipal Code authorizes the Planning Commission to hold a hearing to consider revocation of a Conditional Use Permit, and further authorizes the Planning Commission to revoke or modify a Conditional Use Permit if any of the following findings can be made:

1. That circumstances have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner and the public health, safety and welfare require the revocation;

2. That the Conditional Use Permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;

3. That the use for which the Conditional Use Permit was granted had ceased or was suspended for six (6) or more months;

4. That one or more of the conditions of the Conditional Use Permit have not been met;

5. That the use is in violation of any statute, ordinance, law or regulation; or,

6. That the use permitted by the Conditional Use Permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

WHEREAS, notice of intention to hold a public hearing to consider the revocation of Conditional Use Permit, Planning Commission Case No. 2013-07 CUP was properly and duly given as required by Huntington Park Municipal Code Sections 9-2.1112 and 9-2.2301 et seq.

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended revocation of Conditional Use Permit, Planning Commission Case No. 2013-07 CUP based upon the available evidence.

WHEREAS, public notice was properly and duly provided as required by law, and the Planning Commission duly held a public hearing on May 18, 2022.

WHEREAS, the Planning Commission received, reviewed, and considered testimony and/or evidence from the Community Development Department and/or the property owner, business operator, and the public.

WHEREAS, the Commission hereby adopts the following findings in support of the revocation of Conditional Use Permit, Planning Commission Case No. 2013-07, based upon the testimony, evidence, and the referenced exhibits attached hereto and incorporated herein as part of Resolution No. 2013-07R:

1. The applicant requested, received approval for, and acknowledged and accepted that Conditional Use Permit, Planning Commission Case No. 2013-07 authorizes the operation of a billiards hall with associated sales of snacks and non-alcoholic beverages at the property located at 6032-34 Santa Fe Avenue. (Exhibits A, B.)

2. The current owner/operator of the business – to whom the entitlement was transferred – received a copy of Resolution No. 2013-07 and executed a Resolution

Acknowledgment in which he agreed to comply with all conditions in Resolution No. 2031-07. (Exhibits A, B, C.)

3. The City has substantial evidence, including Exhibits D, E, F, and G, that the owner/operator of the business has operated and/or permitted illegal gambling activities, including the operation of three (3) electronic slot machines, to occur at the business. This substantiates noncompliance with Huntington Park Municipal Code Sections 5-6.102, 5-6.104, and 9-4.202.

4. The current owner/operator of the business is in violation of Condition No. 2 of Conditional Use Permit, Planning Commission Case No. 2013-07 (Exhibit A), based upon the written reports of the Huntington Park Police Department (Exhibits E, F, G) and photographic evidence (Exhibit H). Operating and/or permitting the operation of electronic slot machines in the C-G (Commercial-General) Zone violates Huntington Park Municipal Code Sections 5-6.102, 5-6.104, and 9-4.202 and is unlawful.

5. Condition No. 2 of the Conditional Use Permit has not been met.

6. Condition No. 17 of the Conditional Use Permit has not been met in that the business has a posted sign that indicates hours of operation to 1:00 a.m. in violation of Condition #17 which limits hours of operation to no later than 12:00 a.m.

7. The evidence, including but not limited to: (1) the business owner/operator's admission that he has operated an illegal gambling enterprise for at least eight (8) months, as contained in the staff report and substantiated in the attached Exhibits; and, (2) the posted hours of operation, warrants revocation of Conditional Use Permit, Planning Commission Case No. 2013-07.

NOW, THEREFORE, BE IT RESOLVED:

This Commission, based on the evidence presented and the findings contained herein, hereby revokes Conditional Use Permit, Planning Commission Case No. 2013-07, effective sixteen (16) days from the date of this resolution, pursuant to Section 9-2.2309 of the Huntington Park Municipal Code, unless an appeal is timely filed in accordance with the HPMC Section 9-2-2312.

PASSED, APPROVED and ADOPTED this ___ day of _____ 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Jonathan Sanabria, Chair
Huntington Park Planning Commission

PC RESOLUTION NO. 2020-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT IN CONNECTION WITH REAL PROPERTY AT 3100 FLORENCE AVENUE, HUNTINGTON PARK, CALIFORNIA.

WHEREAS, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, May 18, 2022 at 6:30 p.m., continued from the public hearing on Wednesday, April 20, 2022 at 6:30 p.m., pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code (HPMC), upon an application from Leedco Engineers, Inc., requesting approval of a Conditional Use Permit and Development Permit to allow construction and operation of a new automated drive-thru car wash with self-serve vacuum stalls and vending machines at 3100 Florence Avenue; and

WHEREAS, the Planning Division has reviewed the request and has found that all of the required findings for approval of a Conditional Use Permit and Development Permit including Design Review findings can be made as required by the Municipal Code; and

WHEREAS, the Planning Commission has considered the environmental impact information relative to the proposed request; and

WHEREAS, all persons appearing for or against the approval of the Conditional Use Permit and Development Permit were given the opportunity to be heard in connection with said matter; and

WHEREAS, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

WHEREAS, the Planning Commission is required to announce its findings and recommendations.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS FOLLOWS:

SECTION 1: Based on the evidence in the Initial Study prepared for the project, the

Planning Commission finds that the project, as proposed, will have a less-than-significant impact on the environment with the incorporation of mitigation measures and adopts a Mitigated Negative Declaration.

SECTION 2: The Planning Commission hereby makes all of the following required findings for a Conditional Use Permit in connection with Case No. 2020-04:

1. **The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code.**

   Finding: The proposed drive-thru car wash with vending machines is conditionally permitted within the subject zoning district. The subject zoning district is Commercial General (CG) and the proposed project will not impair the integrity and character of the zoning district as it will comply with all of the applicable provisions of the Huntington Park Municipal Code.

2. **The proposed use is consistent with the General Plan.**

   Finding: The proposed car wash is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail development. The project is responding to the local need for an inexpensive car wash with a high degree of self-service (self-serve vacuum stalls) which is not provided elsewhere nearby. This project will redevelop an underutilized commercially-zoned site with a viable commercial retail service.

3. **The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.**

   Finding: The approval of this project includes the adoption of a Mitigated Negative Declaration in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.

4. **The design, location, size and operating characteristics of the proposed use**

are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.

Finding: The proposed car wash is adjacent to a major arterial street on a site of 38,198 square feet. The traffic study prepared for the project concluded that the car wash would have adequate on-site space for queuing and would not have a significant impact on traffic or public safety. The noise study prepared for the project concluded that with the incorporation of mitigation measures, the car wash would not have a significant noise impact on the community. The design, location, size, and operating characteristics of the proposed car wash is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project will be harmonious and compatible with the existing commercial uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and access.

5. **The subject site is physically suitable for the type and density/intensity of use being proposed.**

   Finding: The proposed car wash is adjacent to a major arterial street on a site of 38,198 square feet. The proposed 4,969 square foot car wash building and associated development will comply with all development standards and adequate ingress and egress will exist on the site.

6. **There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare.**

   Finding: Vehicular and pedestrian access to the site would be provided from Florence Avenue. The proposed car wash has an unusually large demand for

water supply and sanitation service compared to most other commercial services; however, the Initial Study prepared for the project concluded that adequate infrastructure exists to serve the proposed water and wastewater demand. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

SECTION 3. The Planning Commission hereby makes all of the following required findings for a Development Permit in connection with Case No. 2020-04:

1. **The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.**

   Finding: The proposed drive-thru car wash with vending machines is conditionally permitted within the subject zoning district. The subject zoning district is Commercial General (CG) and the proposed project will not impair the integrity and character of the zoning district as it will comply with all of the applicable provisions of the Huntington Park Municipal Code, including prescribed development standards.

2. **The proposed development is consistent with the General Plan.**

   Finding: The proposed car wash is consistent with the General Plan, specifically, the proposed use is consistent with Goal 1.0; Policy 1.2 of the Land Use Element of the General Plan by encouraging community-oriented retail development. The project is responding to the local need for an inexpensive car wash with a high degree of self-service (self-serve vacuum stalls) which is not provided elsewhere nearby. This project will redevelop an underutilized commercially-zoned site with a viable commercial retail service.

3. **The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.**

   Finding: The proposed development adequately meets all City standards and design guidelines. Staff can make all Design Review findings for the project as it has undergone Design Review with staff and as conditioned, is harmonious and compatible with existing and planned future developments within the zoning district and general area.

4. **The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.**

   Finding: The approval of this project includes the adoption of a Mitigated Negative Declaration in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.

5. **The subject site is physically suitable for the type and density/intensity of use being proposed.**

   Finding: The proposed car wash is adjacent to a major arterial street on a site of 38,198 square feet. The proposed 4,969 square foot car wash building and associated development will comply with all development standards and adequate ingress and egress will exist on the site.

6. **There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare.**

   Finding: Vehicular and pedestrian access to the site would be provided from Florence Avenue. The proposed car wash has an unusually large demand for water supply and sanitation service compared to most other commercial services; however, the Initial Study prepared for the project concluded that adequate

infrastructure exists to serve the proposed water and wastewater demand. The project will not require changes to existing public utilities. Given that the surrounding area is already completely developed with public access, water, sanitation, and other public utilities, the proposed project would not affect these infrastructures or require any types of modifications. In addition, the proposed project would not impede the accessibility to public access, water, sanitation, or other public utilities and services.

7. **The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.**

Finding: The proposed car wash is adjacent to a major arterial street on a site of 38,198 square feet. The traffic study prepared for the project concluded that the car wash would have adequate on-site space for queuing and would not have a significant impact on traffic or public safety. The noise study prepared for the project concluded that with the incorporation of mitigation measures, the car wash would not have a significant noise impact on the community. The design, location, size, and operating characteristics of the proposed car wash is not expected to be detrimental to the public health, safety and welfare of the City. The proposed project will be harmonious and compatible with the existing commercial uses presently located within the vicinity and zoning district. Additionally, the site has adequate vehicle circulation and access.

SECTION 4: The Planning Commission hereby approves Case No. 2020-04 subject to the following conditions:

1. The property owner, applicant, and each successor in interest shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property

owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.

2. Except as set forth in conditions herein, all-inclusive, and subject to department corrections and conditions, the property shall be developed and operated substantially in conformance with the description contained in the staff report, environmental assessment, and attached plans and materials.

3. The proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including but not limited to Health, Building and Safety, Fire, Zoning, and Business License, and including the applicable requirements described in the attached Building & Safety Division Conditions of Approval and Public Works Department Conditions of Approval.

4. The second sheet of building plans shall include a copy of the Planning entitlement decision with conditions of approval, attachments to the decision with applicable requirements, and mitigation monitoring and reporting program as applicable. This information shall be incorporated into the plans prior to the first submittal for plan check.

5. The use shall be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code. Required maintenance includes, but is not limited to, the following:
    a. Replace/repair canopies to ensure good condition and color
    b. Provide routine trash/litter removal
    c. Keep landscape areas free and clear of overgrown vegetation and weeds
    d. Empty trash cans routinely to prevent overflow problems
    e. Keep trash enclosure free and clear of any trash/litter

6. The use shall be conducted, and the property be maintained, in a manner that promotes public safety and reduces vagrancy. Required actions include the following:
    a. Maintain sufficient lighting on the property, including behind the building
    b. Secure trash enclosure
    c. Maintain No Trespassing and No Loitering signage around property
    d. File a No Trespassing Form with the Police Department and maintain a current No Trespassing Form with the Police Department

7. Prior to issuance of a Certificate of Occupancy, the applicant shall:
    a. Install No Trespassing and No Loitering signage around property
    b. File a No Trespassing Form with the Police Department

8. Prior to the issuance of a Certificate of Occupancy, clear untinted acid-etch graffiti film shall be installed to all glass that is adjacent to the parking lot.

9. The business shall be operated consistent with the Business Operational Plan dated May 2, 2022, except as modified by conditions of approval herein.

10. Vehicle repair and maintenance, including, but not limited to engine repair, body repair, tire and suspension repair, shall be prohibited, with the exception of minor repair to make the vehicle operable.

11. The business shall be operated in compliance with the City of Huntington Park Noise Ordinance.

12. Any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.

13. No payphones shall be allowed on the site.

14. Vending machines shall be limited to the approved location within the building.

15. All proposed signage shall be reviewed and approved by the Planning Division under a separate permit. All proposed signage shall comply with the requirements of the Huntington Park Municipal Code and/or Master Sign Program of the subject site.

16. Prior to the issuance of permits for signage, the freestanding pole sign shall be revised to specify opaque face backgrounds with illumination confined to the letters and symbols.

17. All proposed mechanical equipment and appurtenances, including satellite dishes, gutters etc., whether located on the rooftop, ground level or anywhere on the property shall be completely shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to final inspection.

18. This entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the Planning Commission shall deem appropriate.

19. The violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.

20. This entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.

21. Per applicable provisions in the HPMC, this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

22. Per HPMC 9-2.1113, upon a change of ownership of the site, business, service, use or structure subject to the permit, the new owner/operator shall file for and receive approval

of a Certificate of Compliance and agree, in application writing, to all applicable conditions and operating standards prior to reuse/reopening under the new ownership.

23. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.

24. The applicant shall provide publicly visible art or pay art fees in accordance with the HPMC Title 9, Chapter 3, Article 17, prior to the issuance of the Certificate of Occupancy. Art fee shall be paid to the City prior to issuance of the building permit.

25. All requirements as deemed necessary by utility companies shall be complied with.

26. All requirements as deemed necessary by the Los Angeles County Fire Department shall be complied with.

27. Prior to the issuance of a building permit, the site shall be merged to a single property through a lot line adjustment, lot merger, parcel map, or "hold-as-one" covenant, form to be approved by the City prior to execution and recording.

28. Prior to the issuance of permits, plans shall be revised to reflect the following:
    a. Include canopy above vending machine opening to call attention to and shelter the opening
    b. Windows: consistency with specifications of all grids to include exterior muntins, untinted glass, no frosting at ground level windows
    c. Additional details of the building and paystation canopies to ensure internal consistency of the design

29. Prior to the issuance of a building permit, product descriptions/shop drawings of proposed windows shall be submitted for staff review and approval.

30. The Planning Commission makes the following recommendations for optional changes:
    a. Include motion sensors on exterior lighting for the option to turn down or off when motion is not present.
    b. Eliminate the designation/marking of employee parking to allow the owner operational flexibility.

31. Final landscape and irrigation plans shall be wet signed and stamped by a landscape architect registered to practice in the State of California and submitted for Planning review and approval prior to the installation of landscaping. The landscape architect shall certify the following statement on the plans with their signature: "I certify that these landscape and irrigation plans are consistent with all provisions of the Huntington Park Municipal Code regarding type and quantity of plant materials and irrigation systems, including those provisions contained in Articles 4 and 8 of Chapter 3 of the Zoning Code and includes a complete landscape documentation package per HPMC 9-3.407 for projects with 2,500 square feet or more of new or replacement landscaped area."

32. Hours of operation shall be no earlier than 7:00 a.m. and no later than 9:00 p.m., 7 days per week. The car wash shall not accept new vehicles in the car wash queue after 8:00 p.m.

33. Any order speakers shall be certified by an acoustical engineer to not exceed 60 decibels at the residential property line, per HPMC requirements.

34. The paystation kiosk design shall be submitted for staff review and approval (for potential menu board signage and noise level) prior to the issuance of permits and installation.

35. The car wash shall maintain the noise insulation horseshoe or equivalent sound attenuation device to reduce the drying system noise from the car wash exit.

36. The applicant and property owner shall agree in writing to these conditions of approval.

SECTION 5: This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been made by the City Council.

SECTION 6: The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

PASSED, APPROVED, AND ADOPTED this 18th day of May, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

Jonathan Sanabria, Chair

ATTEST:

_____

Steve Forster, Secretary

City of Huntington Park

BUILDING & SAFETY DIVISION

CONDITIONS OF APPROVAL

To: **Gabriel Diaz, Planning Department,**
(323) 584-6270 or via email at GDiaz@hpca.gov.

From: **Y. Clark Shen, Interim Building Official**

Address: 3100 E. Florence Avenue, Huntington Park

Application No.: **2020-04 CUP**

Date: **May 17th, 2021**

Project Description: To construct a new 1-story, 4,712SF. of building (Type VB Construction) for a Car Wash Building (B Occupancy) including 446 SF. Office (Mezzanine Storage)

This preliminary review for responding request for comments for the CASE No. 2020-04 CONDITIONSL USE PERMIT/ (CUP) shall not be construed as Plan Check Approval due to lacking of construction details, reports and supporting calculations. The following conditions or code requirements of the Building & Safety Division shall be provided:

B1. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.

B2. The cover sheet of building plans (Sheet 1) is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

B3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

B4. Art fee shall be paid to the City prior to issuance of the building permit and recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.

B5. Fees for Grading Permit including a grading bond shall be paid to the City prior to issuance of the Grading Permit.

B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

B8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:

a) Observation of cleared areas and benches prepared to receive fill;
b) Observation of the removal of all unsuitable soils and other materials;
c) The approval of soils to be used as fill material;
d) Inspection of compaction and placement of fill;
e) The testing of compacted fills; and
f) The inspection of review of drainage devices.

B10. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

B11. Prior to permit issuance the pdf copy of the soils report shall be provided by the applicant.

B12. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water. The grading plans will be reviewed and approved by the City's Public Works Department and Building and Safety Department.

B13. Land disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on planning priority project categories shall comply with City's Low Impact Development (LID) requirements.

(i) Where redevelopment results in an alteration to more than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.

(ii) Where redevelopment results in an alteration of less than fifty (50%) percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.

B14. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.

B15. The building shall comply with all the applicable provisions for accessibility.

B16. Electrical plan check is required.

B17. Mechanical plan check is required.

B18. Plumbing plan check is required.

B19. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code.

B20. Project shall comply with the CalGreen Non Residential mandatory requirements.

B21. Demolition permit is required for any existing buildings which are to be demolished.

B22. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

B23. Grading plans signed by the Registered Civil engineer preparing the plans.

a. Drainage shall be directed away from the faces of cut and fill slopes or into approved drainage structures. The faces of cut and fill slopes shall also be manufactured to control against erosion. This control may consist of stepping or another surface protection, as approved by the City Engineer. The protection for the slopes shall be installed within 15 days after completion of the rough grading.

b. No grading permit shall be issued without an erosion control plan approved by the City Engineer. The erosion control plan shall include details of protective measures, including desilting basins or other temporary drainage or control measures, or both, as may be necessary to protect the water quality of receiving water bodies or to protect adjoining public and private property from damage from erosion, flooding or the deposition of mud or debris which may originate from the site or result from such grading operations.

c. Grading Plans shall incorporate a Construction BMP plan, designating construction storage, trash bin etc.

d. Any onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans, and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.
e. Engineer to show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
    i. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line.
    ii. If required, Applicant must obtain County Sanitations District of Los Angeles clearance.
f. All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement Concrete (PCC) with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer.
g. All drive approaches shall be ADA compliant. Insufficient width in the parkway will require applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.
h. Repair, remove (existing drive approach), and replace deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications.
    i. Site frontage & offsite transition-curb & gutter.
    ii. Site frontage & offsite transition- sidewalk.
    iii. Two new commercial driveway approaches.
i. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department for additional information pertaining to the Construction & Demolition Debris Diversion Program. The Construction Historical & Demolition Debris Diversion Program is also applicable with respect to the grading process.
j. Applicant shall process a drainage technical study, prepared by registered civil engineer. The drainage patterns from adjacent properties shall be identified and maintained. The project shall accept and include in the drainage design any current drainage from adjacent properties.
k. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
l. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.

B24. It is the applicants' responsibility to contact the Water Purveyor to obtain approval of service and that the purveyor has adequate water to provide such service. Provide acceptable analysis to verify sufficient water pressure and flow for:

a. General conditions
b. During MID (maximum instantaneous demand) conditions
c. During fire flow and MID conditions.
d. Water supply system serving the development shall be adequately sized to accommodate the total required commercial water requirements and fire flows, in compliance with the Water Purveyor and Los Angeles County Fire Department requirements.
e. All existing water services (meters) no longer required as part of this development shall be abandoned at the mainline.

f. Reduced Pressure Backflow Preventers will be required for all water services. An approved reduced pressure principal back-flow prevention device shall be installed above grade in the customer's service line by his contractor as close as practical to the water meter and shall be between the water meter and the first point of connection to the service. The device shall be located onsite fronting the property

g. The Storm Water Pollution Prevention Plan (SWPPP) is a document that addresses water pollution control for a construction project. The Construction General Permit (CGP) requires that all storm water discharges associated with construction activity, where said activity results in soil disturbance of one acre or more of land area, must be permitted under the CGP and have a fully developed site SWPPP on-site prior to beginning any soil disturbing activities. The CGP requires the development of a project-specific SWPPP. The SWPPP must include the information needed to demonstrate compliance with all the requirements of the CGP. The SWPPP document must be written by a Qualified SWPPP Developer (QSD). The City requires that a Water Pollution Control Manager (WPC Manager) be responsible for the implementation of a SWPPP. The WPC Manager must have the same qualifications as a QSD. For further details pertaining to the State of California's requirement, please visit the following website: https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp

h. A Waste Discharge Identification Number (WDID#) must be obtained prior to commencing any work.

B25. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175. This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

a. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system.

B26.. Preliminary soils investigation prepared by a licensed Geotechnical engineer.

a. The soil engineering report shall include data specifically regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary, and opinions and recommendations covering adequacy of sites to be developed by the proposed grading.

B27. Geological investigation prepared by a licensed Engineering Geologist.

a. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the subdivision lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.

B28. The construction of these improvements must be incompliance with the NPDES and BMP requirements for erosion control.

B29. The proposed commercial **car washes drain** used water must be discharged into the sanitary system instead of storm **drains**.

B30. The proposed additional outdoor lighting must be incompliance with 2019 California Energy Code.

B31. Hydrology and Hydraulic Report for any drainage devices shall be in compliance with:.

a. A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted

to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of Huntington Park standards, NPDES, and environmental regulations and requirements.

B32. Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, access road(s) for development, etc. and shall construct all Fire Department required improvements.

B33. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

Thank you for the opportunity of review and comments.

Clark Shen,
Acting Building Official
Building & Safety Division
City of Huntington Park (Tuesday & Wednesday 7am to 3pm)

Business Operational Plan **September 10, 2020**
(Revised: May 02, 2022)

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 experiences in their development and operations in the last more than 6 years.

Number of employees:

Three (3) Employees per Shift, two (2) Shifts per Day
- Position 1 – Payment and management
- Position 2 – Janitor
- Position 3 – Customer Service

Hours of Operation:

7 AM through 9 PM (7 days a week)
No Vehicles after 8 PM

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. Customers will use automated car wash queuing sensory system to proceed from pay station queuing to pay station kiosk to car wash entrance tunnel, to carwash sectors with intervals of 20' and then to carwash exit tunnel. This system keeps the queuing synchronized. Personnel are for management, janitorial and miscellaneous customer assistance. There will be instances where human interactions will aid in guiding the vehicles, but the primary queuing is to be automated.

3. 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.

4. 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.

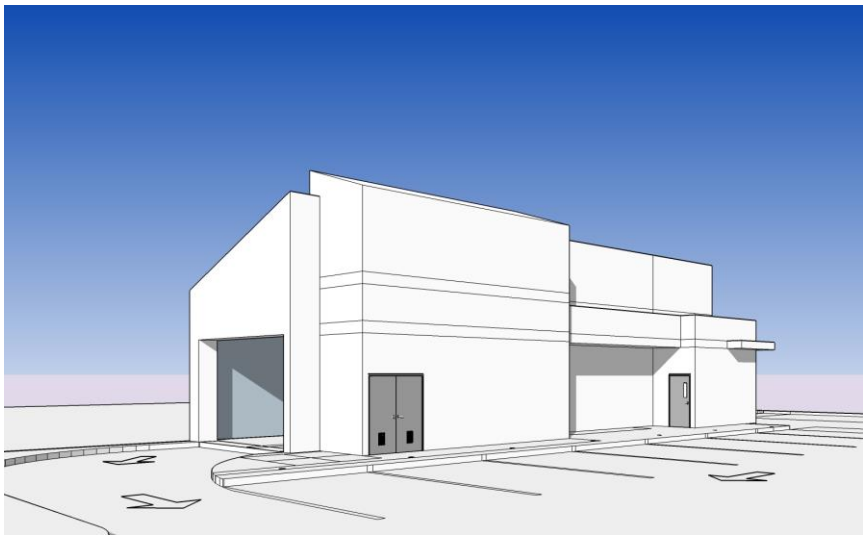
5. Customers who have chosen not to use the vacuum stations may use all exits toward Florence Avenue.

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



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: MAY 18, 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

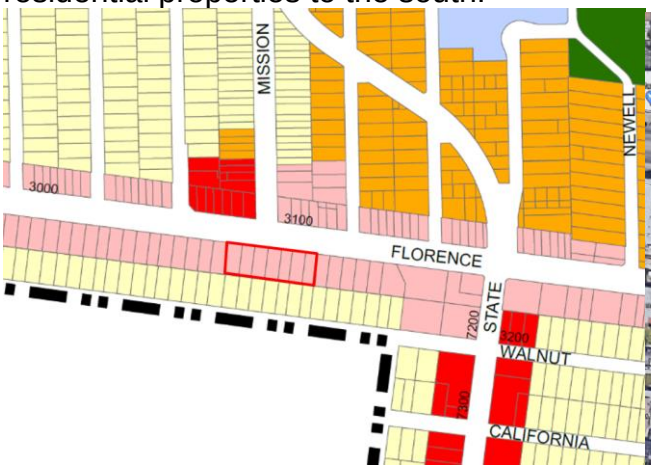
RECOMMENDATION:

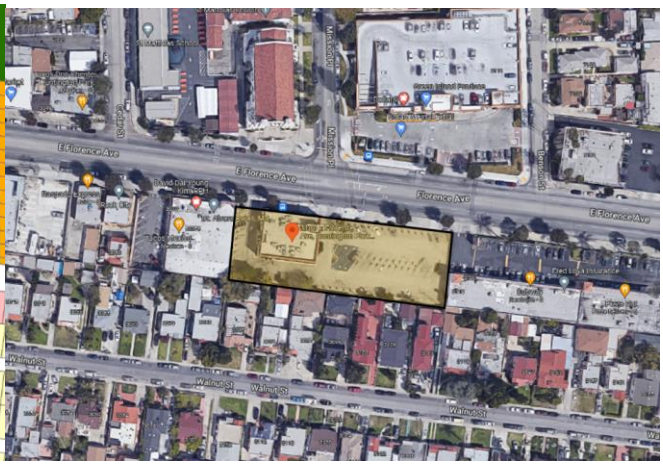
That the Planning Commission, following a public hearing, adopt the attached resolution approving Case No. 2020-04 with the findings and conditions of approval therein.

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.

Community-Oriented Retail Development

The applicant's objective is to provide an automated car wash service to Huntington Park and the surrounding communities. This car wash is responding to the local need for an inexpensive car wash with a high degree of self-service (self-serve vacuum stalls) which is not provided elsewhere nearby. This project will redevelop an underutilized commercially-zoned site with a viable commercial retail service.

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.

Project Design

The applicant is proposing an Art Deco design combined with elements of Streamline Moderne, which draws on the City's rich tradition in these styles. Featuring a tower element with curved corners (curves not apparent in the elevations), this design is a significant improvement over the applicant's previous submittals. Following the April 20 Planning Commission meeting, during which the design of the car wash was discussed, the applicant further refined the design based on the comments received, including the following:

- Revised the front wall height to 3 feet to meet development standards
- Eliminated wheelstops in favor of a 4" curb
- Simplified the elevations for a cleaner appearance that is more consistent with the Art Deco and Streamline Moderne design languages chosen for the project
- Revised the colors to simplify the background colors to a single color (a light cream), eliminated the blue accent color, and revised the red to a matte finish to complement the building
- Revised the plans to specify clear windows with exterior mullions/muntins, and upgraded all windows to aluminum construction
- Revised the light pole bases to be consistent with the site design, and vertically oriented the building light fixtures
- Revised the building canopies to specify curved corners and a soffit for consistency with the Streamline Moderne architectural language
- Revised the paystation canopy to be more consistent with the project design
- Provided additional details of the fin decorations
- Specified a more compatible bronze color for the vacuum canopy shade cloth
- Specified an integral concrete color (Manufacturer: Curber Corner, Color: Adobe) for durability of the stamped concrete driveways

Signage

A freestanding pole sign, with architectural details consistent with the project, is proposed for the site. Staff recommends a condition of approval to specify an opaque sign face with illuminated letters to provide a high-quality image. Two vertical signs projecting from the curved corners of the tower element of the building are also proposed. As the Zoning Code allows only one projecting sign, the applicant will need to apply for staff review and approval

of a Sign Program to install two projecting signs. All signs will require a subsequent review by Planning staff prior to issuance of sign permits.

Landscaping

Approximately 20% of the site will be landscaped area which is a significant improvement in landscaped area over the existing site condition. The landscape planting plan includes a well-developed combination of trees, shrubs, ground cover, and climbing vines. Twenty-six 24-inch box trees are proposed to be planted on-stie, 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).

Environmental Review

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 p. 151-157 of the Initial Study/Mitigated Negative Declaration document package in the attached exhibits. The applicant has agreed to the mitigation measures.

The proposed Initial Study/Mitigated Negative Declaration underwent the required statewide and local review period which concluded on May 12. As of staff report writing, a comment was received from the Los Angeles County Sanitation Districts offering corrections of minor factual errors but none requiring substantial changes to mitigation measures. The attached draft resolution for approval of the project includes language adopting the proposed Mitigated Negative Declaration as part of the decision to approve the project.

Circulation and Off-Street Parking

According to the Traffic Impact Analysis submitted for the project, the proposed car wash is expected to generate 944 daily trips, which is roughly equivalent to 465 daily customers. The existing medical office building, when fully occupied, would generate 383 daily trips. The traffic study analyzed the impact of these additional vehicle trips on three nearby intersections. These intersections, 1) Mountain View Ave. at Florence Ave., 2) Mission Pl. at Florence Ave., and 3) State St. at Florence Ave., as reported on p. 40 of the traffic study, would continue to operate at Levels of Service ranging from A to C. A Level of Service (measure of congestion) of D or better is considered acceptable in the City of Huntington Park. The traffic study concluded that the project would maintain acceptable levels of service and not result in any operational deficiencies.

The traffic study also includes a queuing analysis of the proposed car wash based on a survey of three similar car wash businesses in Southern California. The analysis estimated the typical peak queuing length to be approximately 18 vehicles during peak periods based on the highest 85th percentile queue length. The site plan includes a queuing storage capacity of 12 vehicles (without interfering with vacuum stations). On the Tuesday studied,

the 85th percentile queue length exceeded 12 vehicles only once, prior to closing. On the Saturday studied, the 85th percentile queue length exceeded 12 vehicles for most of the period between 1:30pm and 4:45pm. The average queue between the three studied car wash businesses never exceeded 12 vehicles. Because the proposed site plan includes an overflow capacity of approximately 7 vehicles before extending into the street, the traffic study concludes that "the overall drive-through storage capacity for the project site is forecast to be adequate to accommodate the peak queue."

The proposed project will retain the existing signalized driveway at the south leg of Mission Place, and the project will provide a new stop-controlled right-turn-exit-only driveway on Florence Avenue east of Mission Place. A previous version of the plan raised safety concerns, notably the potential for conflicts between the left turn movements in and out of the neighboring shopping center driveway and left turn movements in and out of the proposed easterly driveway. The most recent plans propose a right-turn-exit-only driveway with signage and right-turn-only access control "pork chop" which resolves those safety concerns. The applicant has been unable to eliminate the second driveway as they reported that the Los Angeles County Fire Department requires the second driveway access to the property.

Based on the square footage of the car wash building, a total of 30 parking spaces are required for the proposed project. The applicant is proposing a total of 34 spaces, two of which will be ADA (American with Disability Act) compliant, and one designated for motorcycles. The project will exceed the minimum required number of off-street parking spaces by 4. Three spaces are designated as employee parking; however, staff recommends that employee parking is not marked on the site to allow the owner maximum flexibility in operating the car wash to meet customer and employee needs.

Noise

The Noise Impact Analysis for the project concluded that operational noise generated by the project would be a less than significant environmental impact, provided that the car wash operation is prohibited between the hours of 10:00 pm and 7:00 am. The applicant is proposing to operate the car wash from 7:00 am through 9:00 pm. Construction noise and vibration would be a less than significant environmental impact with the implementation of standard construction noise mitigation measures (see p. 151-157 of the Initial Study/Mitigated Negative Declaration attachment).

The Noise Impact Analysis for the project includes an analysis of federal, state, and local noise regulations, measurements of baseline ambient noise levels around the site, noise modeling of project-generated noise sources, and analysis of the noise model results. Project noise sources included in the model and analysis include construction equipment, project-generated trips, carwash drying equipment (the loudest operational source), the vacuum sources and vacuum hoses from each of the vacuum stations, and heating ventilation air conditioning equipment, estimated to be two 5-ton Carrier units on rooftop locations. The noise model assumes the construction of a 6.5-foot height concrete wall at the south property line.

Measurements of existing average background noise levels around the site, taken during an afternoon, include 60.6 dBA at the south property line of the site and 76.9 dBA at the front steps of St. Matthias Church. Noise measurements were also taken over a 24-hour period at the south property line of the site. Average noise levels were 61.8 dBA between 8-10 pm, 51.8 dBA between 2-3 am, and ranging between 57.4 dBA and 60.3 dBA during the daytime hours of 7am through 8pm.

The noise study provided peak hour operational noise generated by the project, as well as background noise. The following table, which assumes the construction of a 6.5-foot height wall at the south property line, provides data for two key receptor locations:

Receptor Location	Existing Background Noise	Car Wash Operational Noise as Heard at Location
South property line of site	57.4 to 60.6 dBA	55 through 59 dBA
St. Matthias Church front steps	76.9 dBA	55 dBA

Peak hour operation generates 55 dBA received at the front steps of St. Matthias Church, which is less than the existing average 76.9 dBA ambient background (traffic) noise during a typical afternoon, and generates 55 through 59 dBA received at the south property line of the site, compared to 57.4 dBA through 60.6 dBA average background noise levels. The loudest noise source is the car wash drying system inside the car wash tunnel exit. This system will generate 59 dBA received at the southeast corner of the site. For comparison, 55 dBA is equivalent to a business office, and conversational speech ranges from less than 60 dBA to 65 dBA.

To further reduce the noise received by the residences at the south side of the site, the applicant is proposing to construct an 8-foot height wall at the west 240 feet of the south property line, and a 10-foot height wall at the east 90 feet of the south property line nearest the drying system, which is taller than the 6.5-foot wall analyzed in the noise study. Staff contacted the noise study engineer who prepared the report. The engineer reported that the 8-foot wall would reduce the noise level to 56 dBA, and the 10-foot wall to 54 dBA, from a prior level of 59 dBA.

Staff is recommending the following conditions of approval to further reduce operational noise:

- Hours of operation shall be limited to 7:00 am through 9:00 pm as proposed by the applicant, and the car wash shall not accept new vehicles in the car wash queue after 8:00 pm, to ensure that business activities are completed by the 9:00 pm closure.
- Any order speakers shall be certified by an acoustical engineer to not exceed 60 decibels at the residential property line, per HPMC requirements. The plans do not specify whether the paystations will include speakers.

<u>Light & Glare</u>
Project development and operation would entail installation of new structural lighting, security lighting, and parking lot lighting on the project site. All proposed lighting will be confined to illumination of the project site and consist of shielded light sources as described in the plans.

The submitted photometric plan shows a maximum intensity of approximately 16 foot-candles on the site, as it will need to be well-lighted at night, but the south property line adjacent to the residential back yards ranges from 0.1 to 0.5 foot-candles, and most of the other property lines are within a similar range. Furthermore, the proposed structures will be finished with non-reflective materials. Therefore, the resultant level of impact would be less than significant.

Additional Community Outreach

Planning staff visited thirteen properties on Walnut Street closest to the south property line of the site and the church and left information regarding the May 18 Planning Commission meeting, meeting agenda, and Planning Manager contact information. The applicant also independently contacted residents on southerly adjacent properties and reported that residents expressed a concern regarding homeless encampments on the site.

Findings and Conclusion

Based on the above analysis, staff has determined that with the recommended conditions of approval, the proposed project complies with the HPMC. With the recommended conditions of approval, all of the required findings in support of a Conditional Use Permit and Development Permit can be made as discussed in the attached resolution. Therefore, staff recommends approval of the request to allow the development of a new automated drive-thru car wash with vending machines at 3100 Florence Avenue.

EXHIBITS:

A: PC Resolution No. 2020-04
B: Building & Safety Division Conditions of Approval
C: Public Works Department Conditions of Approval
D: Business Operational Plan
E: Initial Study/Mitigated Negative Declaration
F: Transportation Impact Analysis
G: Noise Impact Analysis
H: Site Photographs
I: Project Plans received May 11, 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.	REQUIRED
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
- FINISH ELEVATION (0.00)
- FINISH SURFACE SLOPE (SLOPE MAX %)
- HOSE BIBB (HB)
- TRENCH DRAIN SEE PLUMBING DRAWINGS (TD)
- FIRE EXTINGUISHER (F.E.)
- FLOOR DRAIN SEE PLUMBING DRAWINGS (FD)
- AREA DRAIN SEE PLUMBING DRAWINGS (AD)
- ADA ACCESSIBLE PATH OF TRAVEL
- MATERIAL SEPARATION LINE
- WATER HEATER (WH)
- WASHER & DRYER (W/D)
- ROOM NUMBER OR NAME (123)
- WINDOW MARK (01)
- DOOR MARK (01)
- CEILING HEIGHT (h=98")
- REVISION (1)
- WALL TYPE (01)
- ELEVATION FINISH MARK (01)
- MATERIALS OR DEMOLITIONS TYPE (01)

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/
- FIRE EXTINGUISHER AND CABINET (F.E.C.)
- STEP IN SURFACE OF FLOOR
- TRUE NORTH (N)

SHEET INDEX

ARCHITECTURAL:

- T-1 TITLE SHEET, PROJECT DATA, SHEET INDEX PROJECT DIRECTORY, CODE COMPLIANCE INDEX
- A-01 EXISTING SITE PLAN, DEMOLITION PLAN
- A-02 FIRE CODE COMPLIANCE INTERIOR MATERIALS
- A-03 FIRE CODE COMPLIANCE SPEC SHEETS, FIRE FLOW TEST
- A-1.0 PROPOSED SITE PLAN
- A-1.1 VEHICLE QUEUING CIRCULATION PLAN
- A-1.2 FIRE ENGINE CODE COMPLIANCE SITE PLAN
- A-2 ACCESSIBLE DETAILS PARKING LOT
- A-3 ACCESSIBLE DETAILS GENDERLESS BATHROOM
- A-4 FLOOR PLAN, EGRESS FLOOR PLAN, DOOR, WINDOW, AND INTERIOR MATERIAL SCHEDULE
- A-5 DOOR AND WINDOW DETAILS
- A-6 ROOF PLAN, ROOF DETAILS
- A-7 CAR WASH BUILDING ELEVATIONS
- A-8 CAR WASH BUILDING CROSS SECTIONS
- A-9 ARCHITECTURAL CAR WASH BUILDING DETAILS
- A-10 AUXILIARY STRUCTURE & CONSTRUCTION
- A-11 PAYSTATION DETAIL, VACUUM CANOPY DETAIL, TRASH ENCLOSURE DETAIL, VACUUM PUMP ENCLOSURE DETAIL

CIVIL:

- C-1 GRADING, UTILITIES, LID PLAN
- C-2 POST BMP LID DETAILS
- C-3 GRADING/LID CROSS SECTIONS
- C-4 CULTEC SYSTEM PLAN TITLE PAGE
- C-5 CULTEC SYSTEM PLAN SYSTEM LAYOUT
- C-6 CULTEC SYSTEM PLAN CALCULATIONS
- C-7 CULTEC SYSTEM PLAN DETAILS
- C-8 PHOTOMETRIC PARKING LOT LIGHTING PLAN
- C-9 PARKING LOT LIGHTING SPEC SHEETS
- C-10 EROSION CONTROL PLAN
- C-11 CASQA EROSION CONTROL SHEETS

LANDSCAPE:

- L-2 LANDSCAPE PLANTING PLAN
- L-2 CONCEPTUAL COLOR LANDSCAPE PLAN
- L-4 IRRIGATION DETAILS & PLANTING DETAILS

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

ESTIMATED EARTH WORK

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

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	XXX42	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 (CG)
- 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. — 3,963 G.S.F.
- VACUUM CANOPY AREA #4 894 G.S.F.
- DETACHED TRASH ENCLOSURE 168 G.S.F.
- DETACHED VACUUM PUMP ENCLOSURE 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–	4,988 G.S.F.	13%
LANDSCAPE AREAS–	7,498 G.S.F.	20%
VACUUM CANOPY AREAS–	3,963 G.S.F.	10%
DETACHED TRASH ENCLOSURE–	168 G.S.F.	1%
PAYSTATION AREA–	540 G.S.F.	2%
DETACHED VACUUM PUMP ENCL.	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 14% = 4:1
  FORMULA: BLDG AREAS/ LOT AREA 5,348/38,198 = 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: 35'-10" (TABLE 503: ALLOWABLE 40') A.F.F. 37'-6" (TABLE 503: ALLOWABLE 40') A.F.S. SEE CROSS SECTIONS
- NO. OF STORY: 1 STORY, W/ MEZZANINE
- BLDG TOTAL G.S.F.: 4,988 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.)
ATTACHED VACUUM PUMP ENCLOSURE	296 G.S.F.	(255 N.S.F.)
VENDING ROOM	56 G.S.F.	(45 N.S.F.)
OFFICE W/ STAIRS	301 G.S.F.	(288 N.S.F.)
GENDERLESS TOILET	72 G.S.F.	(66 N.S.F.)
EMPLOYEE BREAK ROOM	97 G.S.F.	(84 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.:		23 PPL
CARWASH TUNNEL	10 PP	(=2,932/300)
ELECTRIC ROOM	1 PP	(=70/300)
STORAGE ROOM #1	1 PP	(=101/150)
MECHANICAL ROOM	2 PP	(=674/300)
ATTACHED VACUUM PUMP ENCLOSURE	1 PP	(=296/300)
VENDING ROOM	1 PP	(=56/150)
OFFICE W/ STAIRS	2 PP	(=301/150)
GENDERLESS TOILET	1 PP	(=72/150)
EMPLOYEE BREAK ROOM	1 PP	(=97/150)
MEZZANINE STORAGE	3 PP	(=389/150)

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 4,988 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	(=2,729/200)
ELECTRIC ROOM	1 PP	(=60/200)
STORAGE ROOM #1	1 PP	(=90/200)
MECHANICAL ROOM	3 PP	(=674/200)
ATTACHED VACUUM PUMP ENCLOSURE	1 PP	(=255/200)
VENDING ROOM	1 PP	(=45/200)
OFFICE W/ STAIRS	1 PP	(=288/200)
GENDERLESS TOILET	1 PP	(=66/200)
EMPLOYEE BREAK ROOM	1 PP	(=84/200)
MEZZANINE STORAGE	2 PP	(=359/200)

- HOURS OF OPERATION (2 SHIFTS/3 EMPLOYEES PER SHIFT)

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

CITY OF HUNTINGTON PARK NOTE:
LAST VEHICLE TO QUEUE AT 8PM

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 4,988 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) DETACHED VACUUM PUMP ENCLOSURE 192 G.S.F., ONE (1) DETACHED TRASH ENCLOSURE 150 G.S.F., NEW 10' 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
DETACHED 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

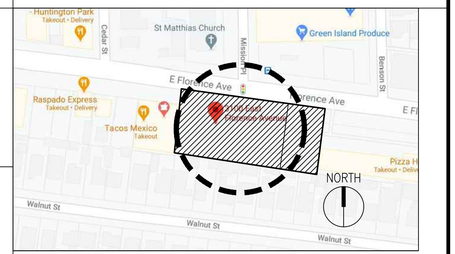
GAS
SOUTHERN CALIFORNIA GAS CO.
PO BOX 1626
MONTERREY PARK, CA. 91754
Ph: 800-427-2000

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

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

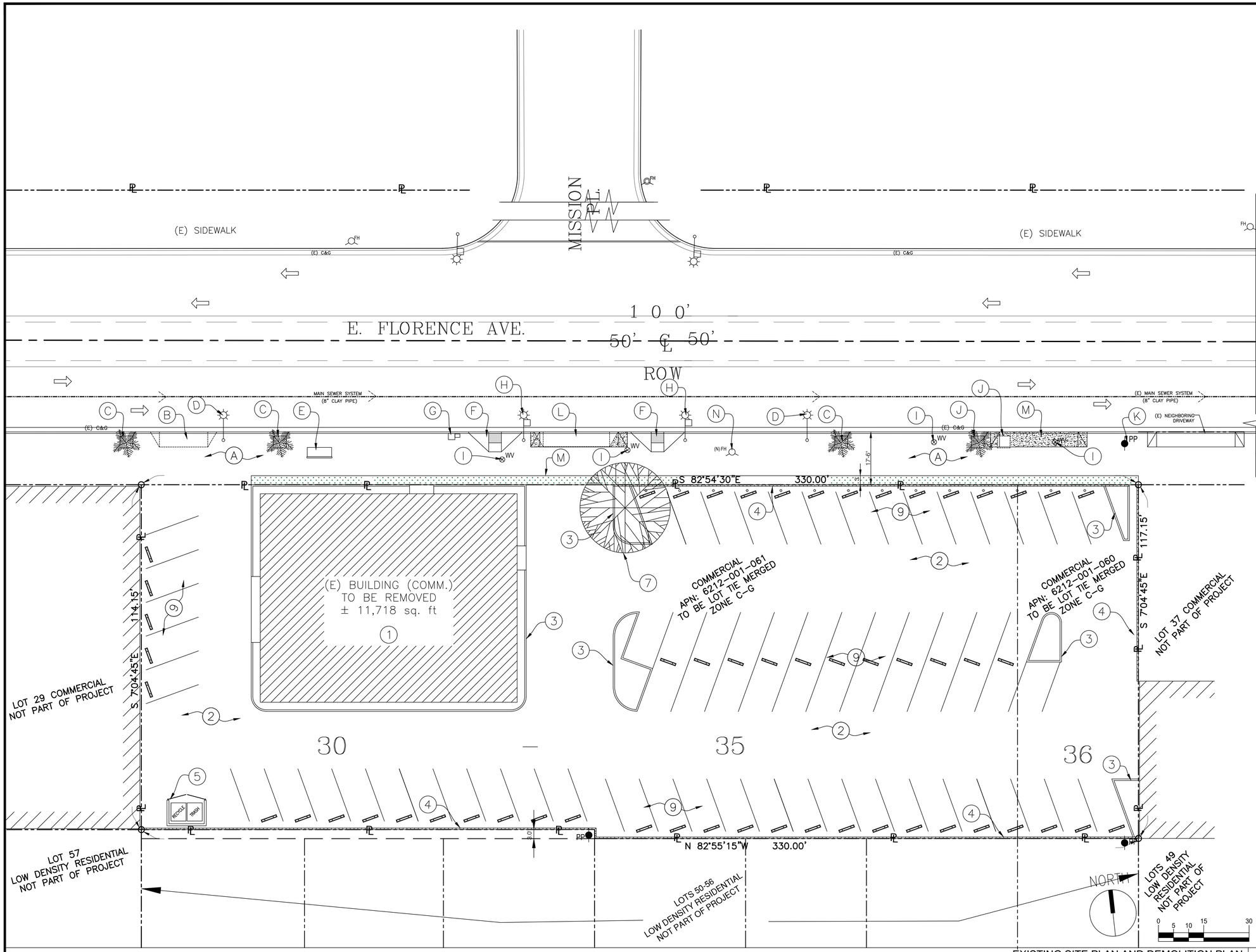
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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

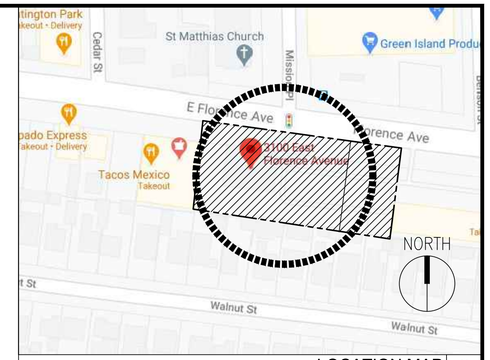
SUBMITTAL BLOCK	
1st Review:	08-22-2019
2nd Review:	03-03-2020
Eng Traffic Review:	08-11-2021
4th Review:	12-27-2021
1st CUP Design	03-08-2022

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

T-1



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



LOCATION MAP
N.T.S. | 2

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
N.T.S. | 3

REGISTERED PROFESSIONAL ENGINEER
DENNIS LEE
No. QE 28282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-01

LHQM LED QUANTUM® Exit/Unit Combo

SPECIFICATIONS

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

BATTERY

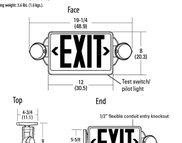
Ni-Cad				
Voltage	Typical Shelf life[2]	Typical life[3]	Maintenance[4]	Temperature range[5]
9.6	3 years	7-9 years	none	50-104°F (10-40°C)

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 (NO)	
NA	NA	3W	6W	

MOUNTING

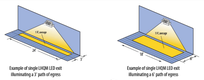
All dimensions are inches (centimeters).
Stepping weight: 3.6 lbs. (1.6 kgs.).



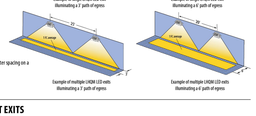
1/2" flexible conduit entry knockout

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' men a distance of 24' on a 3' path of egress and 18' on a 6' 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 3' path of egress and 20' center-to-center spacing on a 6' path of egress.



EXTENDED RUN-TIME FOR HIGH-OUTPUT EXITS

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

LITHONIA LIGHTING®

LHQM-LED

EMERGENCY: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com techsupport-emergency@acuitybrands.com © 2012-2019 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/04/19

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
3. 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/64mm 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 12mm 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

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 from 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.

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.

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 batched 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 mils 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 Coatings, Inc. owns and certifies all data in this document. This document may not be altered by anyone other than FlameOFF Coatings, Inc.

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.

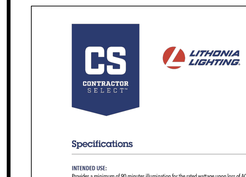
FireStop™
Residential & Commercial
Caulk, Pillows & Putty Pads

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 far 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 • 800.321.5947
www.nsiindustries.com

FIRE STOP CAULK
SCALE: N.T.S.



DESCRIPTION

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

PRODUCT DATA

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.

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 9 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

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.

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	NR	NR	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 most building codes. Flame Spread 25 products are flame spread rated and can be used 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.

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 and is noncorrosive to steel, copper, and aluminum.

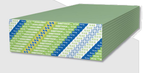
Easy Installation
EcoTouch® Insulation is easy to handle and install. Sized for installation in either wood or metal stud construction, EcoTouch® Insulation can either be friction-fit or stapled into place. Trimming and fabrication can be done with an ordinary utility knife and is easily installed into 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[1] 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[tm] and is verified to be formaldehyde free.[3]

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

- 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)

DESCRIPTION

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.

USG
IT'S YOUR WORLD. BUILD IT.®

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

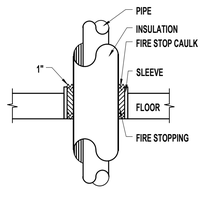
b. Penetrations shall be fire–stopped by a system installed as tested in accordance with ASTM E 184 or UL 1479, and shall have an F rating of not less than the required fire resistance–rating of the wall penetrated. Section 714.3.1.2

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, 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

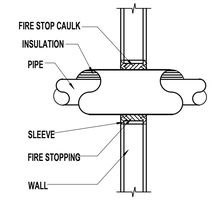
d. Membrane penetrations by listed electrical boxes of any material are permitted provided such boxes have been tested for use in fire–resistance–rated assemblies, and the space between the wall membrane and the box does not exceed 1/8–in. unless listed otherwise. Additionally, outlet boxes on opposite 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
C. DENNIS LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

05–02–2022

CFC 2019 CONSTRUCTION PENETRATION NOTES
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 SVA flame rated and impact-resistant.

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

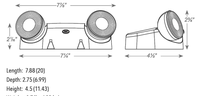
ELECTRICAL:
Dual-voltage 120 or 277 standard.
Bi-color LED status indicator for battery condition. (Green-normal, Red-check battery).
1.5 watts of additional remote capacity with ELCG REM MT2.
BATTERY: 3.6V maintenance-free, rechargeable, nickel-cadmium.

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)(5), FCC and OSHA. Indoor damp location 50°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



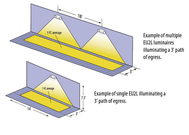
Length: 7.88 (20)
Depth: 2.75 (6.99)
Height: 4.5 (11.43)
Weight: 0.7 lbs. (.32 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

Spacing guidelines

Maximum Spacing Guidelines - EGEL[1]						
Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaires		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg	14'	10'	18'	14'	*10fc' Corridor 8' wide, and 9' high with 80/50/20 reflectances*

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) | techsupport-emergency@acuitybrands.com | www.lithonia.com
© 2018-2019 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/05/19

CONTRACTOR SELECT EGEL
Page 2 of 2

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

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05–02–2022

A-02

SAN BERNARDINO COUNTY FIRE DEPARTMENT
COMMUNITY SAFETY DIVISION

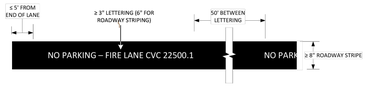
620 South 'E' Street
San Bernardino, CA 92415-0179
(909) 386-8400

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"x4"x2½" — Size of Water main: 12-INCH
Static PSI: 59 — Residual PSI: 50 — Orifice size: 4-INCH — Pitot: 116
Fire Flow at 20 PSI: 3406 GPM — Duration: 2-HRS — Flow Test Date / Time: 10/8/20 / 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
Signature
10/9/2020 — Date
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®**

1-800-275-2279

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

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

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

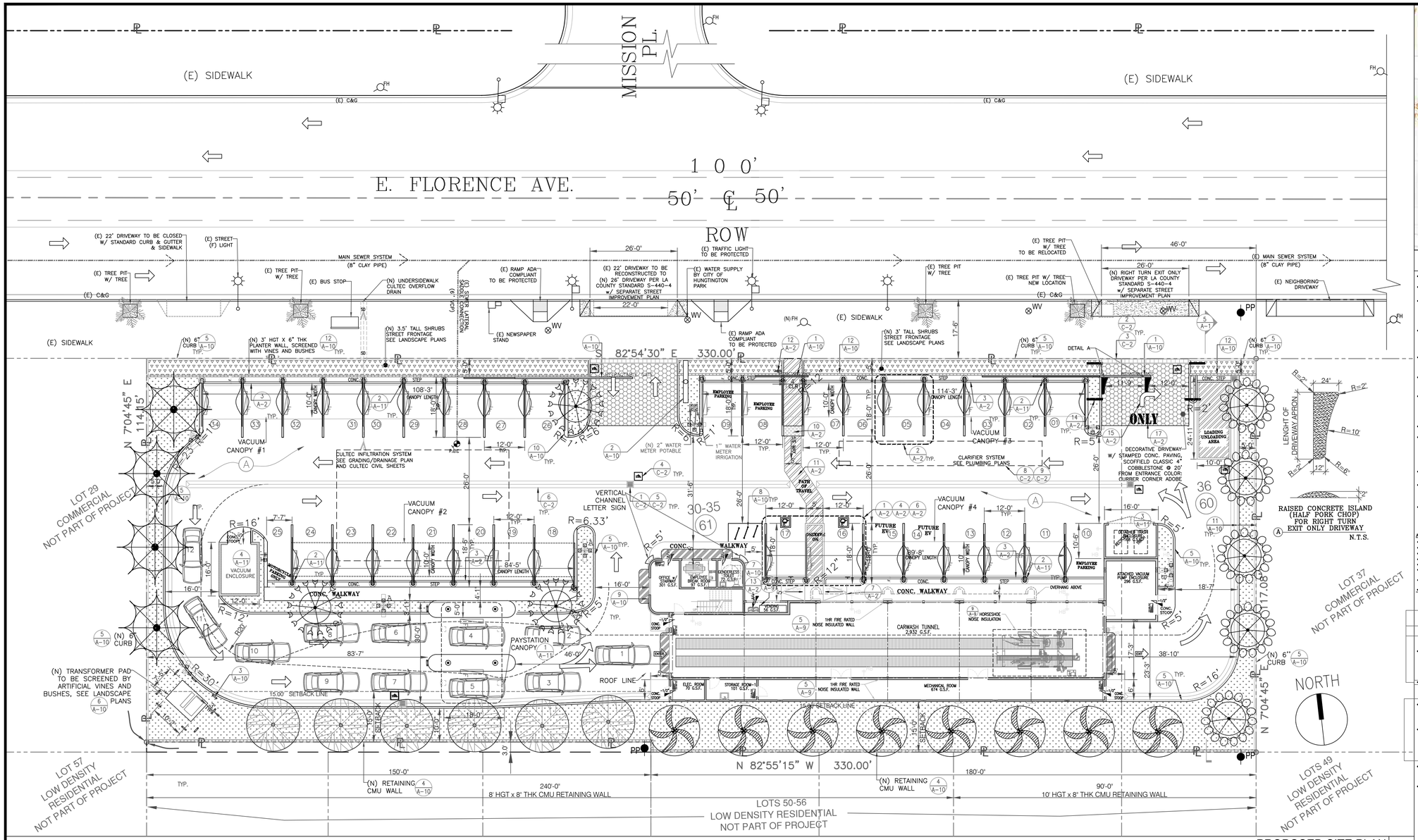
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

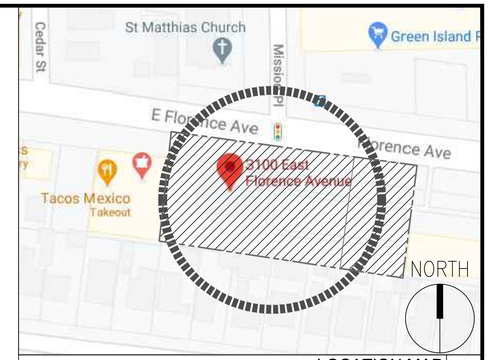
TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

FIRE CODE COMPLIANCE SPEC SHEETS FIRE FLOW TEST

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-03





LOCATION MAP N.T.S. | 2

- 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 (CG)
- 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

• 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.	3,963 G.S.F.
• VACUUM CANOPY AREA #4	894 G.S.F.	
• DETACHED TRASH ENCLOSURE	168 G.S.F.	
• DETACHED VACUUM PUMP ENCLOSURE	192 G.S.F.	
• PAY STATION	540 G.S.F.	

- AUTOMATED EXPRESS CARWASH DEVELOPMENT:
  LOT SIZE: 38,198 S.F. / 0.876 ACRES

LOT COVERAGE:

CARWASH BUILDING=	4,388 G.S.F.	13%
LANDSCAPE AREAS=	7,498 G.S.F.	20%
VACUUM CANOPY AREAS=	3,963 G.S.F.	10%
DETACHED TRASH ENCLOSURE=	168 G.S.F.	1%
PAYSTATION AREA=	540 G.S.F.	2%
DETACHED VACUUM PUMP ENCL.	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 14% = 4:1
  FORMULA: BLDG AREAS/ LOT AREA 5,348/38,198 = 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: 35'-10" (TABLE 503: ALLOWABLE 40') A.F.F. 37'-6" (TABLE 503: ALLOWABLE 40') A.F.S. SEE CROSS SECTIONS
- NO. OF STORY: 1 STORY, W/ MEZZANINE
- BLDG TOTAL G.S.F.: 4,388 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.)
ATTACHED VACUUM PUMP ENCLOSURE	296 G.S.F.	(255 N.S.F.)
VENDING ROOM	56 G.S.F.	(45 N.S.F.)
OFFICE W/ STAIRS	301 G.S.F.	(288 N.S.F.)
GENDERLESS TOILET	72 G.S.F.	(66 N.S.F.)
EMPLOYEE BREAK ROOM	97 G.S.F.	(84 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.:	23 PPL
CARWASH TUNNEL	10 PP (=2,932/300)
ELECTRIC ROOM	1 PP (=70/300)
STORAGE ROOM #1	1 PP (=101/150)
MECHANICAL ROOM	2 PP (=674/300)
ATTACHED VACUUM PUMP ENCLOSURE	1 PP (=296/300)
VENDING ROOM	1 PP (=56/150)
OFFICE W/ STAIRS	2 PP (=301/150)
GENDERLESS TOILET	1 PP (=72/150)
EMPLOYEE BREAK ROOM	1 PP (=97/150)
MEZZANINE STORAGE	3 PP (=389/150)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.5		
USE	OCCUPANCY LOAD FACTOR	TOTAL OCCUPANT LOAD 2019 CPC 422.1 TABLE A
BUSINESS	150 GROSS	USE / OCCUPANCY LOAD FACTOR
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS	BUSINESS / 200 NET

FIRE SPRINKLER: NOT REQUIRED PER CBC 903.2, NFPA 13 OCCUPANCY B/1-STORY 4,388 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 (=2,729/200)
ELECTRIC ROOM	1 PP (=60/200)
STORAGE ROOM #1	1 PP (=90/200)
MECHANICAL ROOM	3 PP (=674/200)
PUMP ENCLOSURE	1 PP (=255/200)
VENDING ROOM	1 PP (=45/200)
OFFICE W/ STAIRS	1 PP (=288/200)
GENDERLESS TOILET	1 PP (=66/200)
EMPLOYEE BREAK ROOM	1 PP (=84/200)
MEZZANINE STORAGE	2 PP (=359/200)

- HOURS OF OPERATION (2 SHIFTS/3 EMPLOYEES PER SHIFT)

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

CITY OF HUNTINGTON PARK NOTE:
LAST VEHICLE TO QUEUE AT 8PM

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

PROPOSED SITE PLAN SCALE: 1"=15' | 1

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 ACCOMMODATING 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

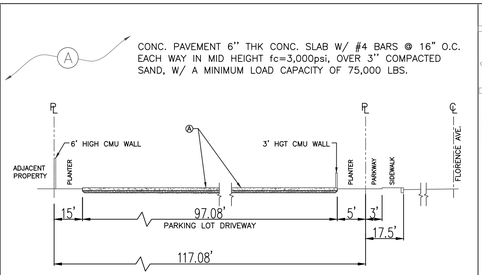
TRASH CR&R SANTA FE SPRINGS 12739 LAKELAND ROAD SANTA FE SPRINGS, CA. 90670 TEL 562-944-4716 FAX 562-944-8516	WATER CITY OF HUNTINGTON PARK 6550 MILES AVENUE HUNTINGTON PARK, CA. 90255 Ph: 323-582-6161
GAS SOUTHERN CALIFORNIA GAS CO. PO BOX 1626 MONTERREY PARK, CA. 91754 Ph: 800-427-2000	SEWER CITY OF HUNTINGTON PARK 6550 MILES AVENUE HUNTINGTON PARK, CA. 90255 Ph: 323-582-6161
ELECTRIC SOUTHERN CALIFORNIA EDISON 1924 CASHDAN 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:

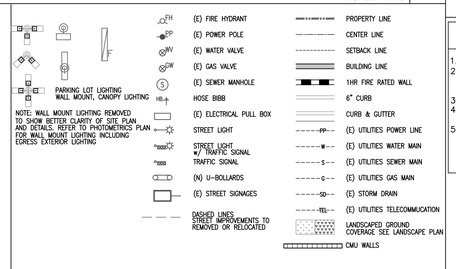
BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FLORENCE AVENUE AS SHOWN ON TRACT NO. 5495, IN THE CITY OF HUNTINGTON PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY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



PARKING LOT CONC. PAVEMEN CROSS SECTION N.T.S. | 5



KEY LEGEND N.T.S. | 4

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. PE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

05-02-2022

PROJECT DATA N.T.S. | 3

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

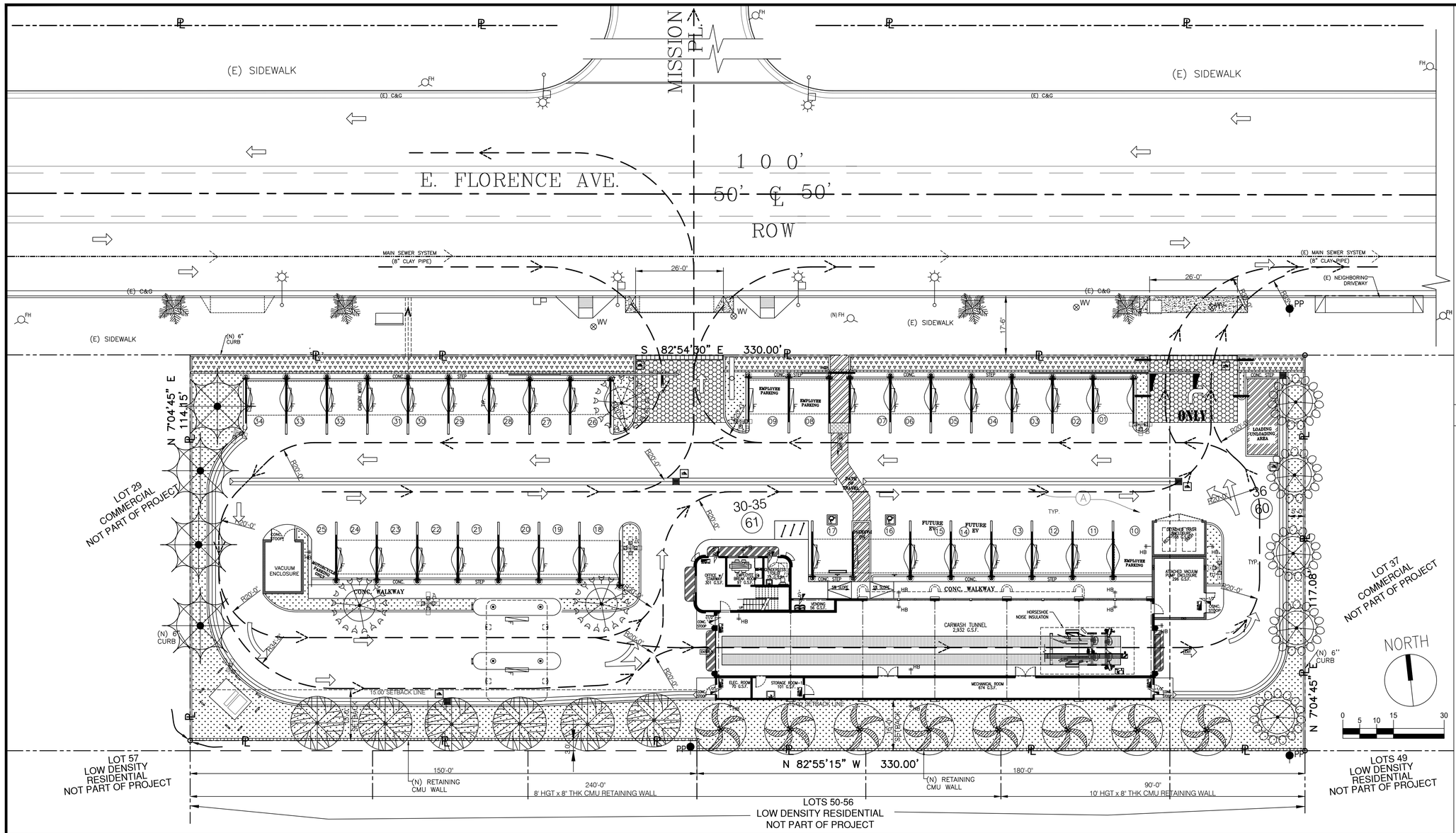
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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
Eng Traffic Review:	08-11-2021
4th Review:	12-27-2021
1st CUP Design	03-08-2022

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-1.0



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

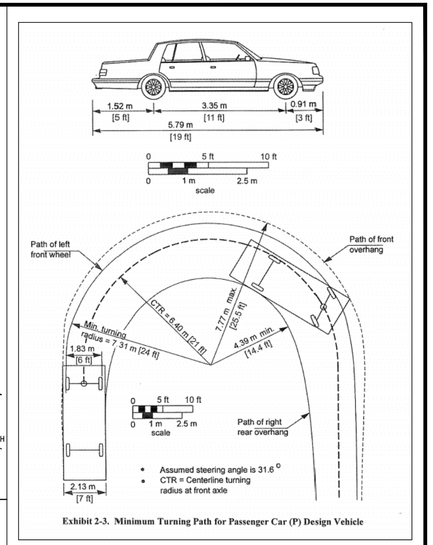


Exhibit 2-3. Minimum Turning Path for Passenger Car (P) Design Vehicle

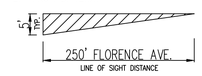
AASHTO VEHICLE TURNING TEMPLATE
N.T.S | 2

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. LEE
No. QE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA
05-02-2022

NOTES
N.T.S | 3

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

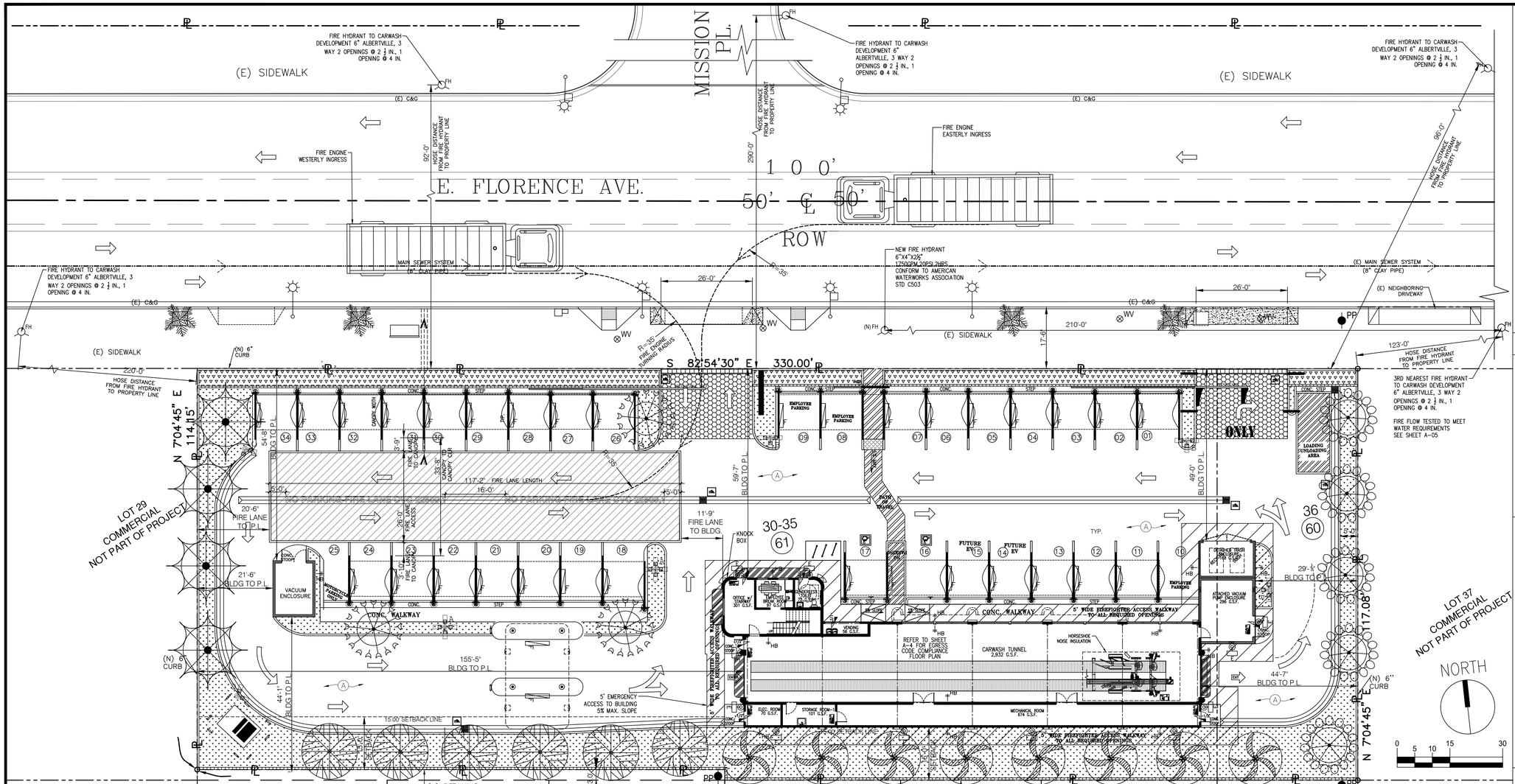
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-1.1



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

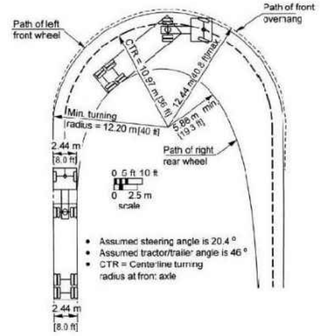
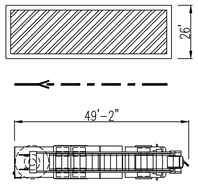
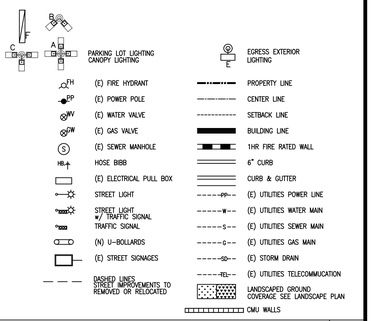


Exhibit 2-13. Minimum Turning Path for Intermediate Semitrailer (WB-12 [WB-40]) Design Vehicle

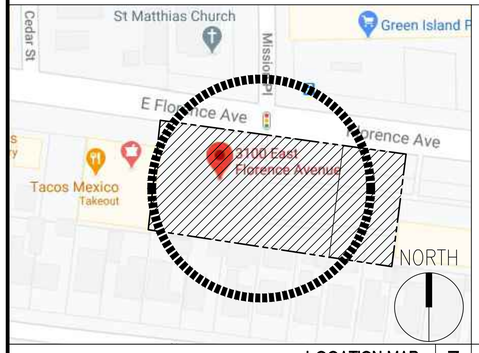
AASHTO FIRE ENGINE TURNING TEMPLATE | 2
N.T.S.



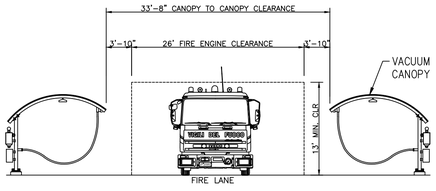
KEY LEGEND | 3
N.T.S.



NOTES | 3
N.T.S.



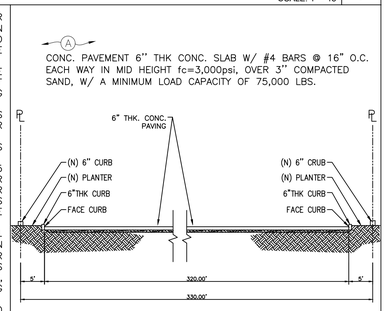
LOCATION MAP | 7



FIRE LANE ACCESS ELEVATION | 6
SCALE: N.T.S.

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 BATTERIES, 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



ROADWAY CROSS SECTION | 4

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

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

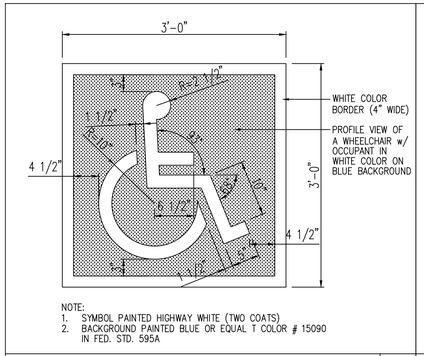
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-1.2



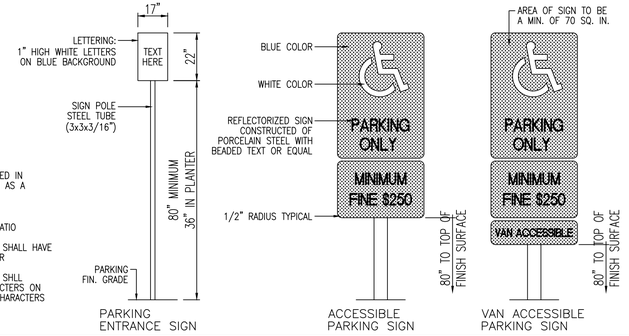
NOTE:
1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS)
2. BACKGROUND PAINTED BLUE OR EQUAL T COLOR # 15090 IN FED. STD. 595A

ADA PARKING SYMBOL N.T.S. | 6

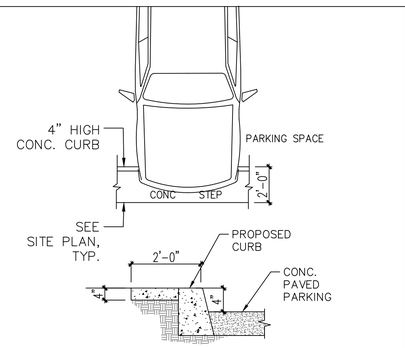
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____

- BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANANT PART OF THE SIGN

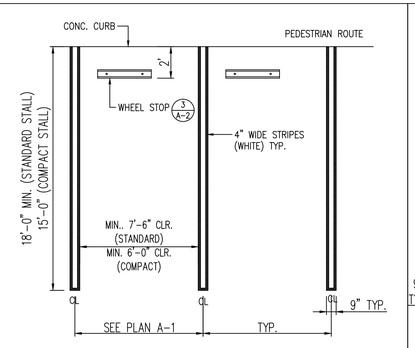
- CHARACTER WIDTH TO HEIGHT RATIO BETWEEN 3.5 AND 1.1
- CHARACTERS AND BACKGROUND SHALL HAVE AN EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
- CHARACTERS AND BACKGROUND SHLL CONTRAST, EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND



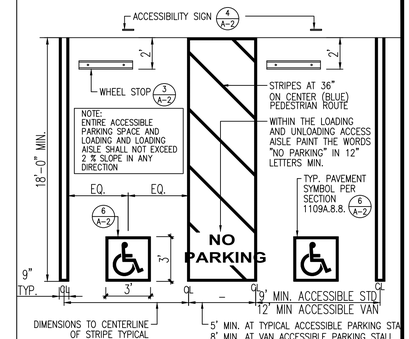
ACCESSIBLE PARKING SIGN DETAILS N.T.S. | 4



4" CURB HEIGHT CONC. STEP N.T.S. | 3



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

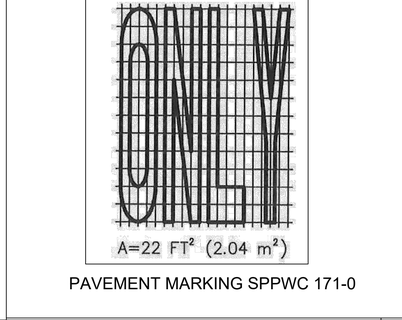


ADA PARKING STALL N.T.S.

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

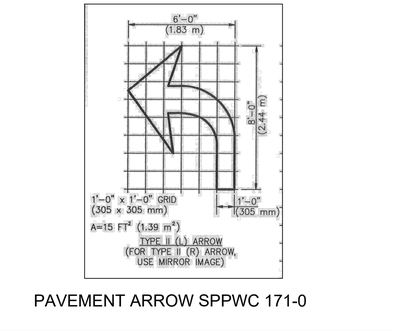
11B-206.2.1 SITE ARRIVAL
11B-202.4
11B-403.3
11B-403.5

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



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 N.T.S. | 10



DETECTABLE WARNING DETAIL N.T.S. | 9

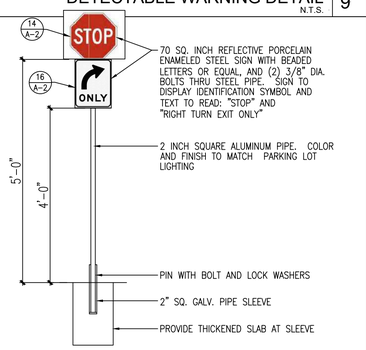
ADA RAMP DETAILS N.T.S.

CALIFORNIA MUTCD R1-1

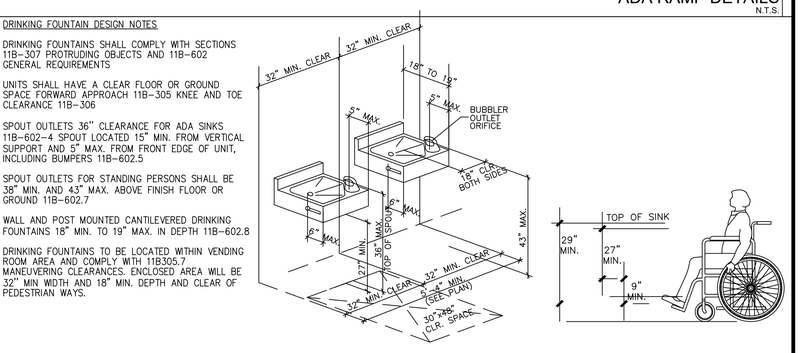
STOP SIGN | 18

CALIFORNIA MUTCD R-3-R-5-R

RIGHT TURN EXIT ONLY | 16



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



DRINKING FOUNTAIN DETAIL N.T.S. | 1

PAVEMENT MARKING SPPWC 171-0

PAVEMENT ARROW SPPWC 171-0

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

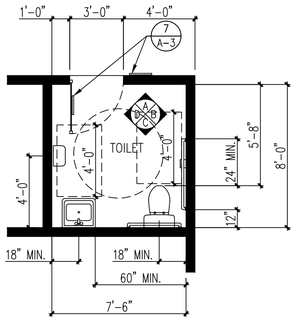
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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

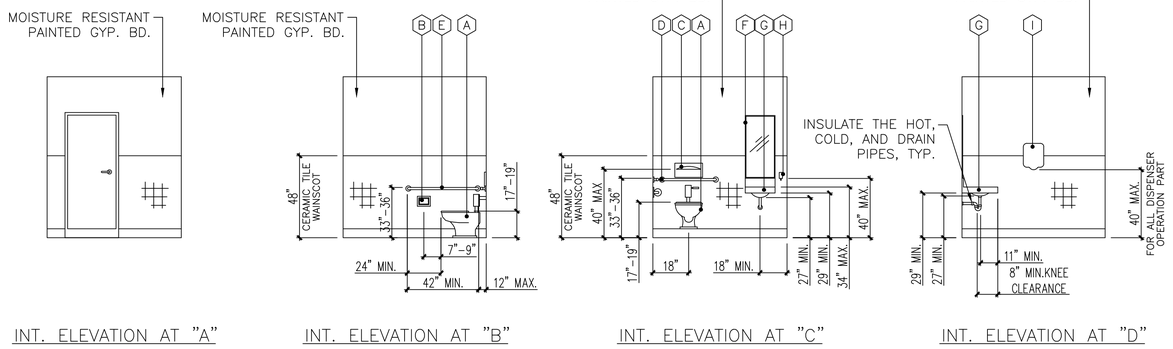
ACCESSIBLE DETAILS PARKING LOT

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-2

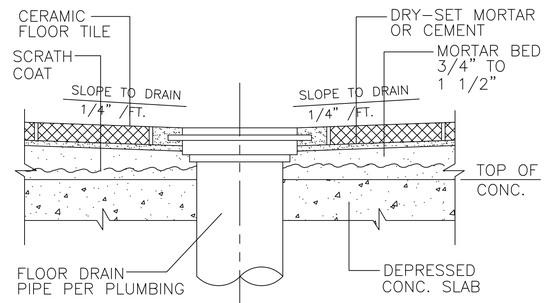


TOILET FIXTURE AND ACCESSORIES SCHED.	
SYM.	I T E M
A	WATER CLOSET
B	SURFACE MOUNTED ROLL TOILET TISSUE DISPENSER
C	SURFACE MOUNTED TOILET SEAT COVER DISPENSER
D	1 1/2"ø GRAB BAR AT 36" LONG
E	1 1/2"ø GRAB BAR AT 48" LONG
F	MIRROR
G	LAVATORY
H	SURFACE MOUNTED LIQUID SOAP DISPENSER
I	HAND DRYER

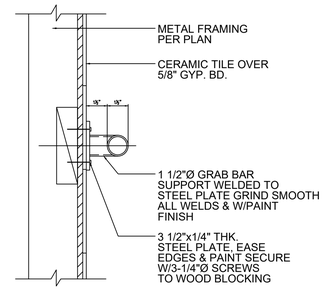


INT. ELEVATION AT "A" INT. ELEVATION AT "B" INT. ELEVATION AT "C" INT. ELEVATION AT "D"

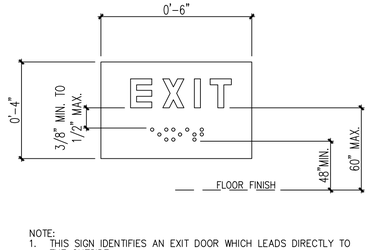
RESTROOM ACCESSIBLE DETAILS 8
SCALE: 1/4" = 1'



FLOOR DRAIN DETAIL 2
N.T.S.

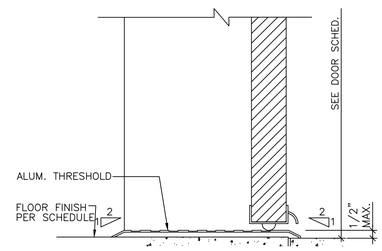


DETAIL 1
N.T.S.

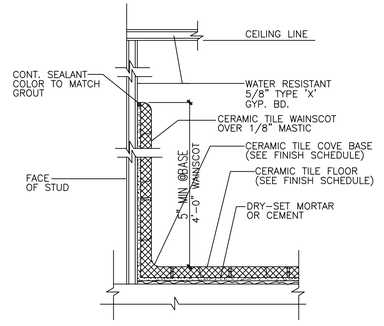


NOTE:
1. THIS SIGN IDENTIFIES AN EXIT DOOR WHICH LEADS DIRECTLY TO THE OUTSIDE.
2. TYPEFACE SHALL BE SANS SERIF AND GRADE 2 BRAILLE.
3. LACOUNTY SECTION 1013 EXIT SIGN, 1013.4 AND CBC 11B-216.4

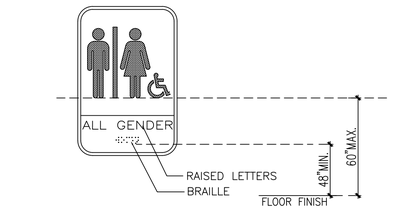
TACTILE EXIT SIGN AT EGRESS DOORS 5
N.T.S.



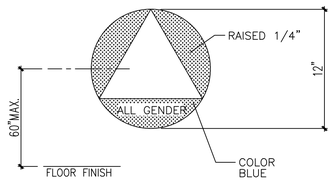
ACCESSIBLE DOOR SILL DETAIL 4
N.T.S.



WAINSCOTT DETAIL 3
N.T.S.



A WALL MOUNTED SIGNAGE

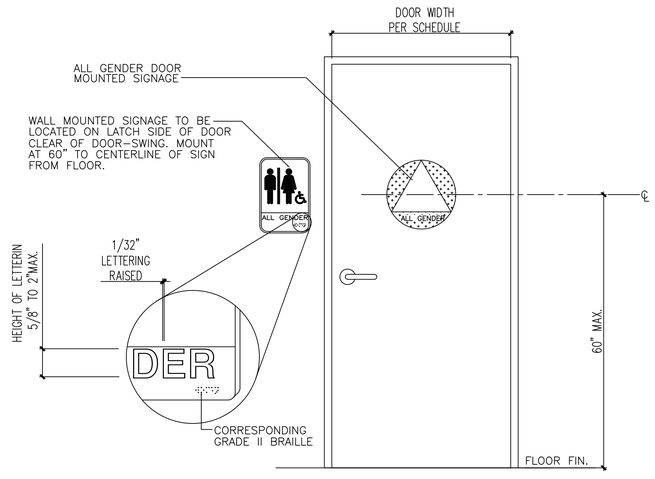


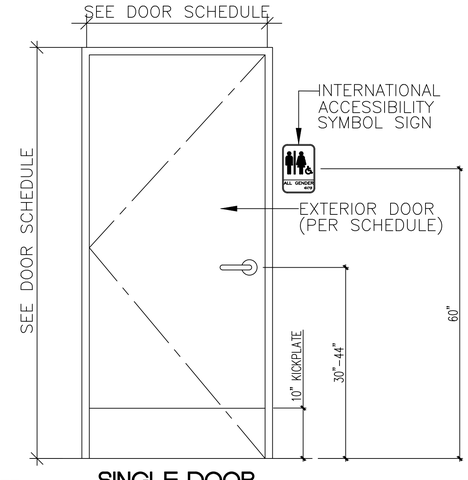
B DOOR MOUNTED SIGNAGE

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.





NOTE: SINGLE DOOR

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

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

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

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-3

DOOR SCHEDULE

3/A-9, 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'-8"	SWING	ALUM.	17.3	20 MIN	1 3/4"	HOLLOW	1	TEMP. GLASS SELF-CLOSING NOISE INSULATE
2	3'-0"	7'-8"	SWING	ST'L	–	20 MIN	1 3/4"	HOLLOW	8	SELF-CLOSING NOISE INSULATE
3	6'-0"	7'-8"	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'-8"	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 MINUTE 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	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	44"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
D	3'-0"	4'-0"	DOUBLE HUNG	ALUM.	10.31	20 MIN	.36	2	.19	44"	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
N.T.S. | 3

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	BASE	WALL	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

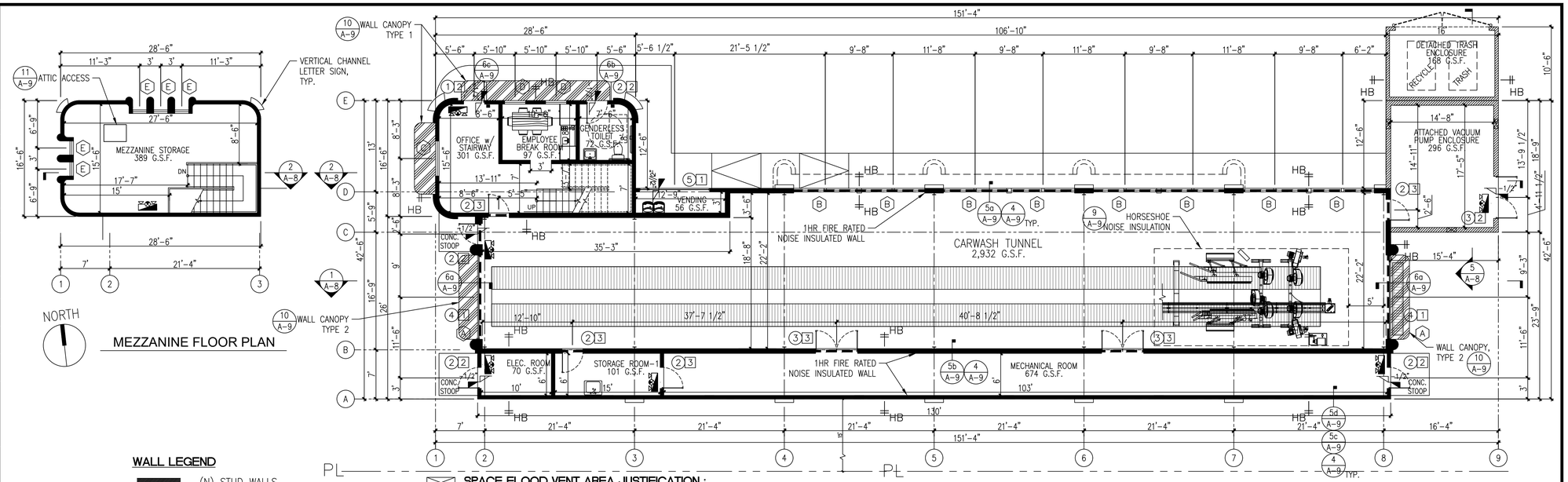
ALL WALL AND CEILING MATERIALS PER CBC sec. 803.1.1 CBC sec. 411.8

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
N.T.S. | 4

MEZZANINE FLOOR PLAN



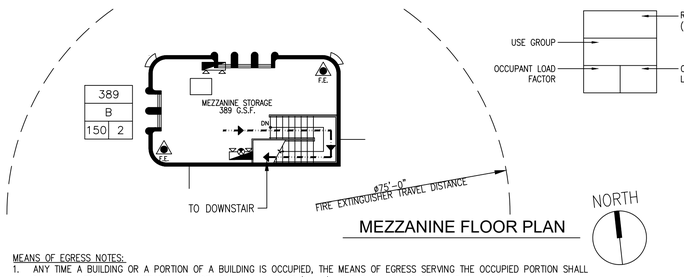
FLOOR PLAN
SCALE: 1/8" = 1' | 1

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.



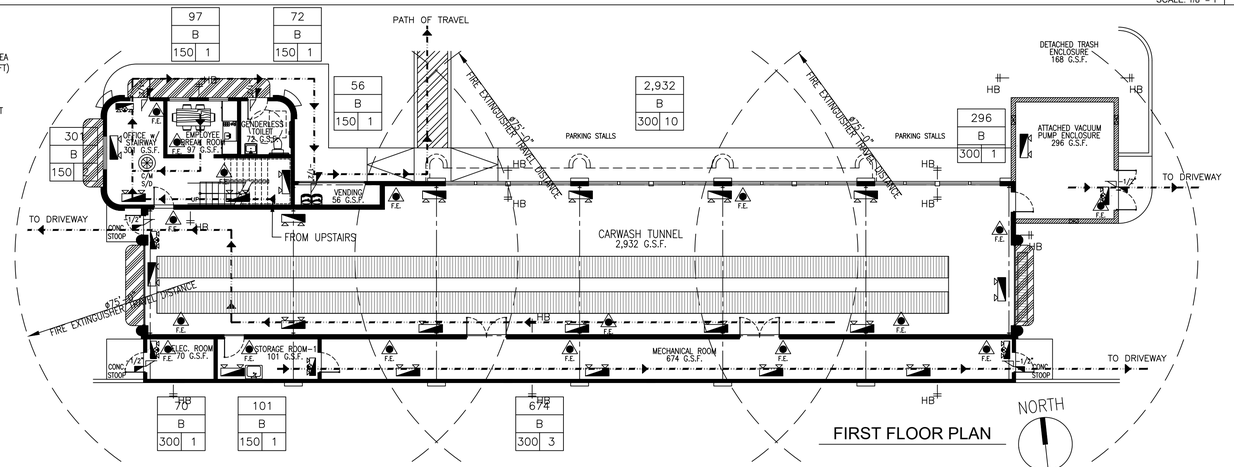
MEZZANINE FLOOR PLAN

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 LOCKS 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	4,988 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.:		23 PPL
CARWASH TUNNEL	10 PP	(=2,932/300)
ELECTRIC ROOM	1 PP	(=70/300)
STORAGE ROOM #1	1 PP	(=101/150)
MECHANICAL ROOM	2 PP	(=674/300)
ATTACHED VACUUM PUMP ENCLOSURE	1 PP	(=296/300)
VENDING ROOM	1 PP	(=56/150)
OFFICE W/ STAIRS	2 PP	(=301/150)
GENDERLESS TOILET	1 PP	(=72/150)
EMPLOYEE BREAK ROOM	1 PP	(=97/150)
MEZZANINE STORAGE	3 PP	(=389/150)

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

05-02-2022

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

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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

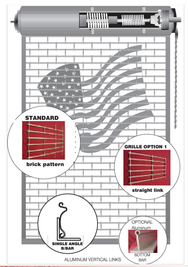
FLOOR PLAN
CODE COMPLIANT EGRESS
DOOR SCHEDULE
HARDWARE SCHEDULE
WINDOW SCHEDULE
INTERIOR FIN. SCHEDULE

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-4

Alpine

9" Econo-Grille Door



Alpine Econo Grille™

COMMERCIAL TORSION SPRING GRILLE DOORS

Exo-Shield

ISO 9001:2000

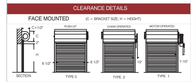
INSTALLATION

Opening preparation, miscellaneous or structural metal work, access doors, finish or field painting, field electrical wiring, wire, conduit, fuses and disconnect switches are in the Scope of Work of other divisions or trades.

GUIDE CONFIGURATIONS

CLEARANCE DETAILS

FACE MOUNTED (C = BRACKET SIZE >= HEIGHT)



HEIGHT	C	C+ 1/2	TYPE	A	B
up to 6'0"	14	14 1/2	1	5 1/2	6 1/2
6'6" to 9'6"	15	15 1/2	2	5 1/2	7
10'0" to 12'6"	16	16 1/2	3	5 1/2	1'10"

APPLICATION AND USE

ISO 9001 Registered Company

Rolling Economy Grille doors as manufactured by Alpine . Econo grille doors are designed for easy operation and long life use with minimum maintenance required. Ideal for stores, malls and shopping centers. Alpine Grille Doors are also used to protect glass window openings and service window openings.

THE ALPINE ADVANTAGE AND BENEFIT

Alpine Grille Doors are very durable and require very low maintenance for many years of continued operational use. No matter how large or small the job or how unusual the application, Alpine has a service door that meets your individual specifications. Doors are available in different materials including galvanized, prime painted, stainless steel, and aluminum. Alpine's quality and workmanship are proven throughout the door industry. Our hands-on approach to every job ensures customer satisfaction.

FUNCTIONAL BENEFITS

Alpine Security Grille Doors are designed for easy operation and are trouble free with minimal maintenance. The Alpine Grille offers security and protection as well as the ability to visually observe what is behind the door when fully closed.

OTHER RELATED PRODUCTS

DAWN Grille™ — ELEVATION FOR USE ON SHOPS

DAWN Grille™ — ELEVATION FOR USE ON SHOPS

DAWN Grille™ — ELEVATION FOR USE ON DOOR

MALL DAWN™ — ROLLING GRILLE DOOR

Slide Locks Optional

"We're Always Rolling"™

10-EG9

(05) VENDING ROOM ROLL-UP DOOR

Alpine

Wind-Tite Flat Slat Door

WIND-TITE®

FULL WEATHER SEALED DOOR

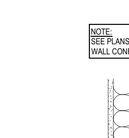
Exo-Shield

ISO 9001:2000

WINDLOAD AND STRESS ANALYSIS CALCULATIONS SUPPLIED TO ARCHITECTS AND ENGINEERS UPON WRITTEN REQUEST

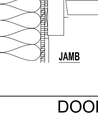
INSTALLATION

Rolling service doors as manufactured by Alpine Overhead Doors, Inc. Opening preparation, miscellaneous or structural metal work, access doors, finish or field painting, field electrical wiring, wire, conduit, fuses and disconnect switches are in the Scope of Work of other divisions or trades.



STANDARD FLAT SLAT IS UPGRADEABLE TO INSULSOUND OR INSULVAPOR

We also have the ability to accurately match the customer's color requirements when provided with the appropriate material samples.



APPLICATION AND USE

ISO 9001 Registered Company

Alpine Wind-Tite Doors are used for Store Front's, Loading Dock's, Warehouses, Shipping and Receiving Platforms, AirCraft Hangars, Military Platforms and Specialty Applications.

THE ALPINE ADVANTAGE AND BENEFIT

1. Alpine Wind-Tite Doors are designed for easy operation and are trouble free with minimal maintenance required. Alpine doors have been proven for use on thousands of installations for Commercial and Business locations. Alpine's quality and workmanship are proven throughout the door industry. Our hands-on approach to every job ensures customer satisfaction.
2. Make-to-Order manufacturing process. Alpine builds your product to the exact size, specifications and requirements.
3. All of our products are constructed to have a rigid and compact design which provides for a more structural grade product while reducing overhead space and obstruction.
4. Alpine builds trust by providing our products with a warranty on material and workmanship. As we also offer an optional five-year pro-rated warranties.
5. We are an ISO 9001 registered firm which ensures you that our products are built with true quality you can count on.

FUNCTIONAL BENEFITS

1. Alpine Wind-Tite is strong and effective against strong wind conditions. They come in Flat interlocking slat designs. Doors can be manually pushed up, hand-crank, hand-chain or motor operated. All operators can be adapted to specific conditions. Alpine's rolling steel doors are durable, sturdy and economical to install and maintain.
2. Utilized for specialty projects exceeding sizes of 60 feet in width.
3. Provides protection against high wind and water penetration.

OTHER RELATED PRODUCTS

IMB-V8™ — 15/16" THICK INSULATED SLAT

IMB-V7™ — 13/16" THICK INSULATED SLAT

REDI-STORM® — HURRICANE PROTECTION DEVICE APPROVED MUNTIN OF EGRESS

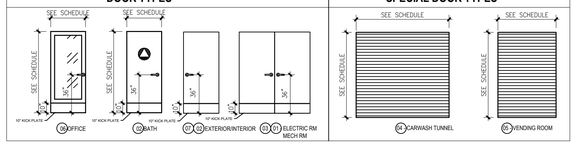
REDI-STORM® IMB — HURRICANE PROTECTION DEVICE APPROVED MUNTIN OF EGRESS

"We're Always Rolling"™

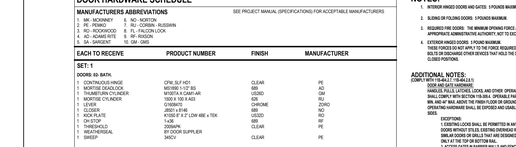
25-WT

(04) CARWASH TUNNEL ROLL-UP DOOR

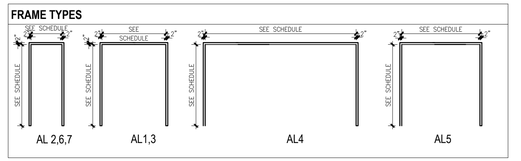
DOOR TYPES



SPECIAL DOOR TYPES



FRAME TYPES



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'–8"	SWING	ALUM.	17.3	20 MIN	1 3/4"	HOLLOW	1	TEMP. GLASS SELF–CLOSING NOISE INSULATE
2	3'–0"	7'–8"	SWING	ST'L	–	20 MIN	1 3/4"	HOLLOW	8	SELF–CLOSING NOISE INSULATE
3	6'–0"	7'–8"	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'–8"	ROLL–UP	ST'L	–	–	–	–	1	MANUAL COILED GRILL

DOOR HARDWARE SCHEDULE

MANUFACTURERS ABBREVIATIONS — SEE PROJECT MANUAL (SPECIFICATIONS) FOR ACCEPTABLE MANUFACTURERS

1. MK - MCKINNEY
2. PE - PEMKO
3. RO - ROCKWOOD
4. AD - ADAMS RITE
5. SA - SARGENT
6. NO - NORTON
7. RJ - CORBIN - RUSSWIN
8. FL - FALCON LOCK
9. RF - RIXSON
10. SM - SIMS

EACH TO RECEIVE	PRODUCT NUMBER	FINISH	MANUFACTURER
SET: 1			
DOORS: 03- BATH;			
1 CONTINUOUS HINGE	CFM, SLF HD1	CLEAR	PE
1 MORTISE DEADLOCK	M3178R 1–1/2" BS	689	AD
1 THUMBTURN CYLINDER	M1007J X CAM=AR	US26D	GM
1 MORTISE CYLINDER	1000 X 100 X AS3	626	RJ
1 LEVER	D160NAT	CHROME	ZORO
2 ROSETTE	1000 X 80	626	RJ
1 KICK PLATE	K1050 8" X 2" LDW 4BE x TDK	US32D	RO
1 OH STOP	1x36	689	RF
1 THRESHOLD	2005WPK	CLEAR	PE
1 WEATHERSEAL	BY DOOR SUPPLIER	CLEAR	PE
1 SWEEP	345CV		
SET: 2			
DOORS: 01, MECHANIC ROOM, 03 VACUUM PUMP ROOM, 06 OFFICE AND STAIRS, 07 INTERIOR KEYLESS PASSAGE DOOR, 02 CARWASH EGRESS EXT EXTERIOR, 02 EGRESS DOORS, TYP.			
2 CONTINUOUS HINGE	CFM, SLF HD1	CLEAR	PE
2 FLUSH BOLT	555	US26D	RO
1 DEADLOCK/DEADLOCK	M3178R 1–1/2" BS	626	RJ
2 MORTISE CYLINDER	1000 X 100 X AS3	626	RJ
2 LEVER	D160NXT	CHROME	ZORO
2 ROSETTE	J4001 X B1W	626	RJ
2 KICK PLATE	K1050 8" X 2" LDW 4BE x TDK	US32D	RO
1 OH STOPHOLDER	1x36	689	RF
1 THRESHOLD	2005WPK	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 PYRAMID 626		RU
1 HARDWARE	BY OVERHEAD DOOR SUPPLIER		

NOTES:

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

ADDITIONAL NOTES:

COMPLY WITH 11B-404.2.7, 11B-404.2.9.1
DOOR AND GATE HARDWARE
EXTERIOR DOORS, GATES, LOCKS, AND OTHER OPENABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" - MIN. AND 48" 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. EXISTING LOCKS SHALL BE PERMITTED IN MAY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES. EXISTING SWINGING ROLLING DOORS OR GRILLES, AND SIMILAR DOORS OR GRILLS THAT ARE DESIGNED WITH LOCKS THAT ARE ACTIVATED ONLY AT THE TOP OR BOTTOM RAIL.
2. ACCESS GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS, AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE HOLDING OR LATCH ON SELF-LATCHING DEVICES AT 54" MAX. ABOVE THE FINISH FLOOR OR GROUND PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES AND OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER, OR INTERNAL COMBINATION LOCK.

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

LEVER LOCKSET, MECHANICAL, STOREROOM

BEST | ZORO #: G1600470 | MFR #: 9K37D15DS3626LM

No Reviews | Write the First Review

PASSAGE DOOR HARDWARE LEVER TYPE

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 TYPES

AGGREGATE TEMPERED GLAZING HATCH PER CRC R308.4

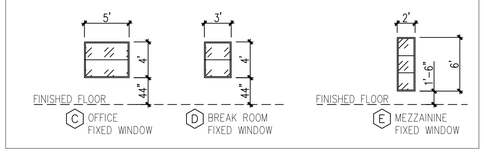
SECURITY NOTES:
ALL OPENINGS TO HAVE SECURITY ALARM SYSTEM
AL: ALUMINUM,
WD: WOOD,
GL: GLASS

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

WINDOW TYPES



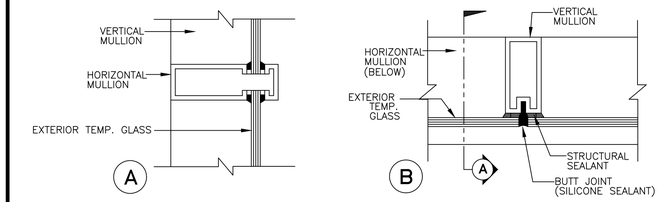
WINDOW SCHEDULE

(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	OTTC RATING U FACTOR	EA	OTTC 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	44"	TEMPERED GLASS DOUBLE PANE NOISE INSULATED
(D)	3'–0"	4'–0"	DOUBLE HUNG	ALUM.	10.31	20 MIN	.36	2	.19	44"	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 C. DENNIS LEE No. CE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

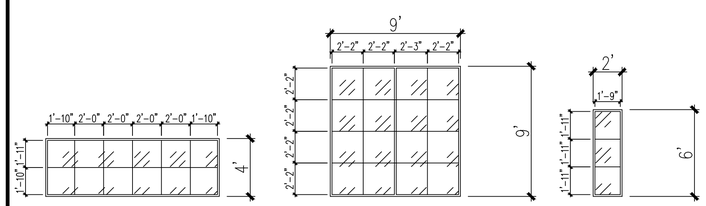
05–02–2022



(A) CARWASH TUNNEL ENTRANCE/EXIT FIXED WINDOW

(B) CAR WASH TUNNEL FIXED WINDOW

(E) TOWER ELEMENT MEZZANINE FIXED WINDOW

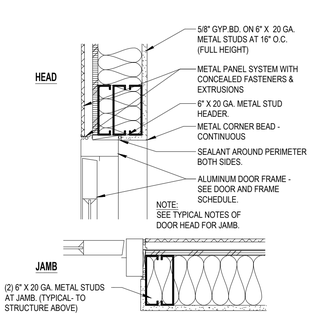


MANUAL FLAT SLAT ROLL-UP DOOR N.T.S. 3

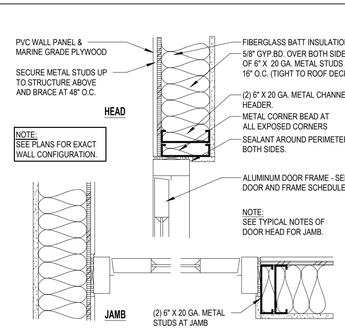
DOOR & FRAMING DETAILS N.T.S. 2

HARDWARE DETAILS N.T.S. 1

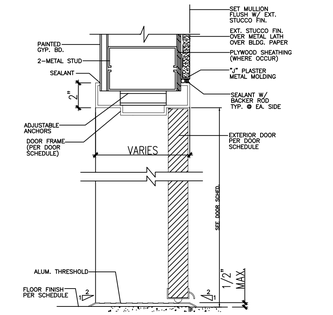
EXTERIOR WINDOW MUNTINS DETAIL N.T.S. 9



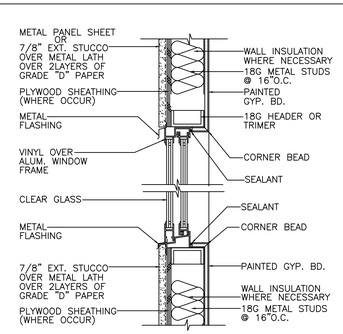
CAR WASH DOOR HEAD & JAMB DET. N.T.S. 5



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



THRESHOLD SILL DETAIL N.T.S. 4



EXTERIOR WINDOW DETAIL N.T.S. 7

ROOF MATERIAL NOTES N.T.S. 6

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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

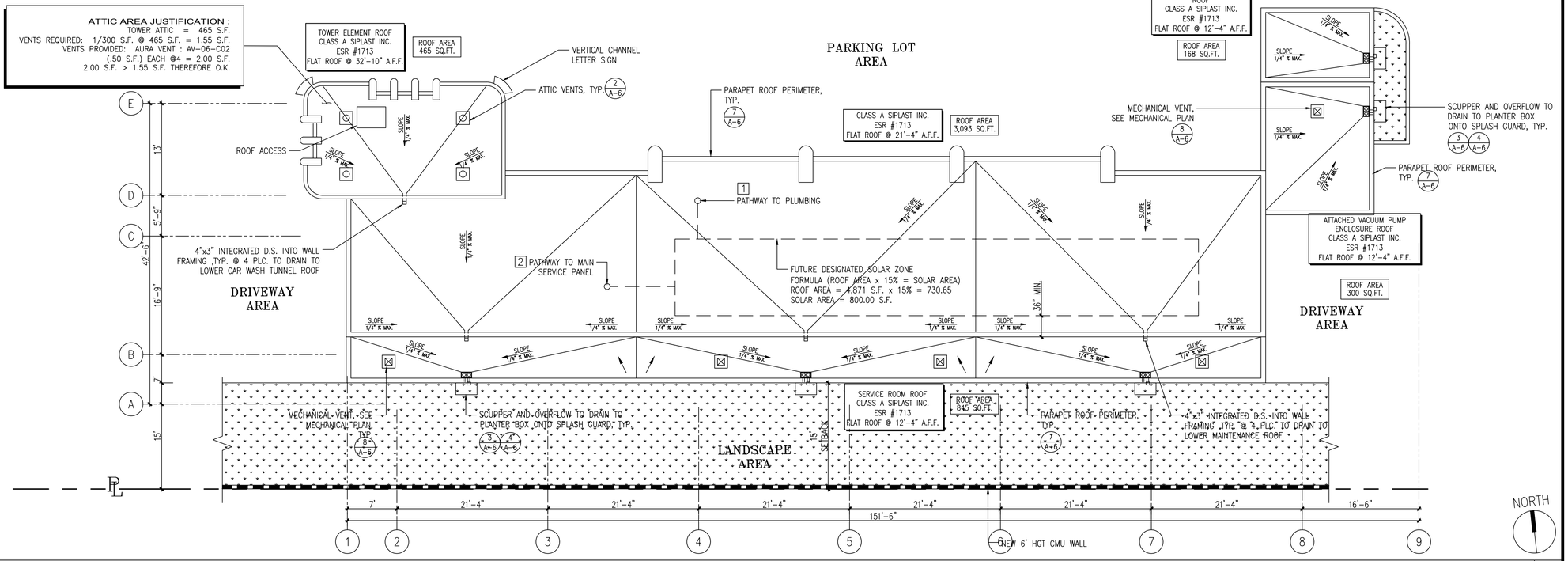
DOOR AND WINDOW DETAILS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05–02–2022

A-5

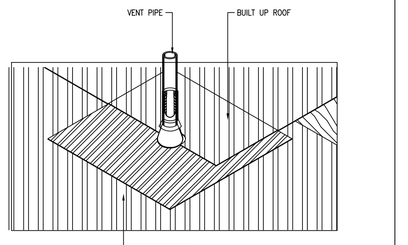
ROOF MOUNTING EQUIPMENT NOTES

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.

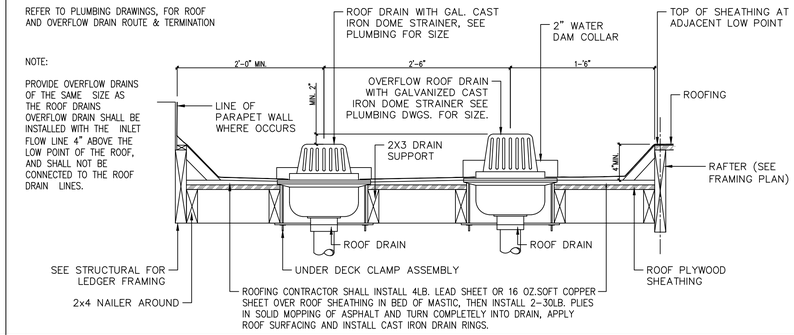


ROOF PLAN
SCALE: 1/8" = 1'
1

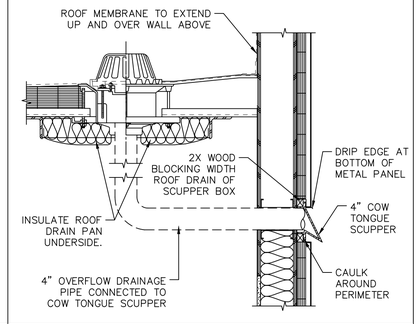
ROOF VENTS
N.T.S.
2



ROOF FLASHING DETAIL
N.T.S.
5



ROOF DRAIN AND OVERFLOW
N.T.S.
4



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

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

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

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 kN/m)	ASTM D5147 - section 7
Elongation @ Peak Load, avg.	35%	ASTM D5147 - section 7
Peak Load @ 73°F, avg.	90 lbf/in (15.8 kN/m)	ASTM D412 (Dumbbell)
Elongation @ Peak Load, avg.	30%	ASTM D412 (Dumbbell)
Shore A Hardness, avg.	91	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 10
Dimensional Stability (maximum movement)	0.15 %	ASTM D5147 - section 11
Tear Strength	90 lbf (0.4 kN)	ASTM D5147 - section 8
Reflectance (Parapro White) - Initial 3-year Aged	0.85 0.78	ASTM C1549
Emittance (Parapro White) - Initial 3-year Aged	0.89 0.88	ASTM C1371
Solar Reflectance Index (Parapro White) - Initial 3-year Aged	102 97	

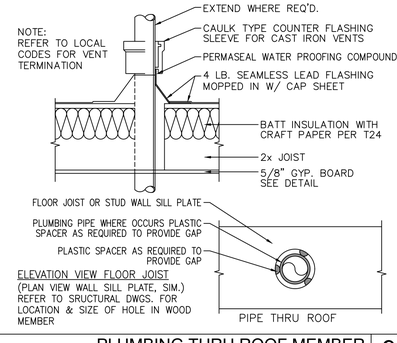
Values in this table are based on testing/evaluation of a 90-mil (2.3 mm) Parapro Roof Membrane reinforced with Pro Fleece.

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

Page 3 of 4
Rev 032018

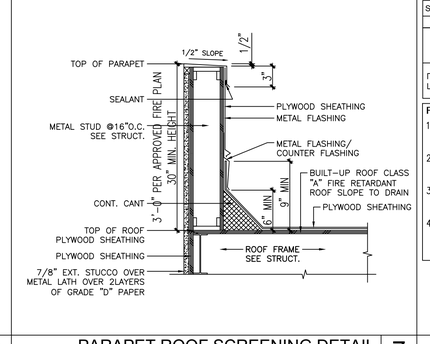
ROOF PLANS AND DETAILS

ROOF PLAN GENERAL NOTES
N.T.S.



PLUMBING THRU ROOF MEMBER
N.T.S.
9

MECHANICAL EXHAUST VENT DETAIL
N.T.S.
8



PARAPET ROOF SCREENING DETAIL
N.T.S.
7

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.

ROOF MATERIAL NOTES
N.T.S.
6

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

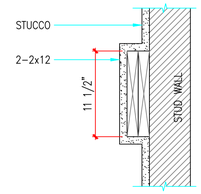
05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

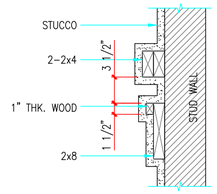
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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

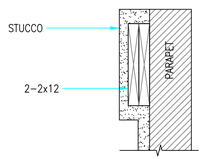
APPROVED BY: C. D. LEE
JOB NO.: 8107
DRAWN BY: G.M.A.
DATE: 05-02-2022
A-6



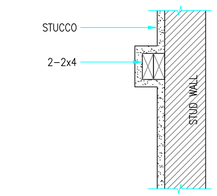
MOLDING & POP OUT DET. N.T.S. 6



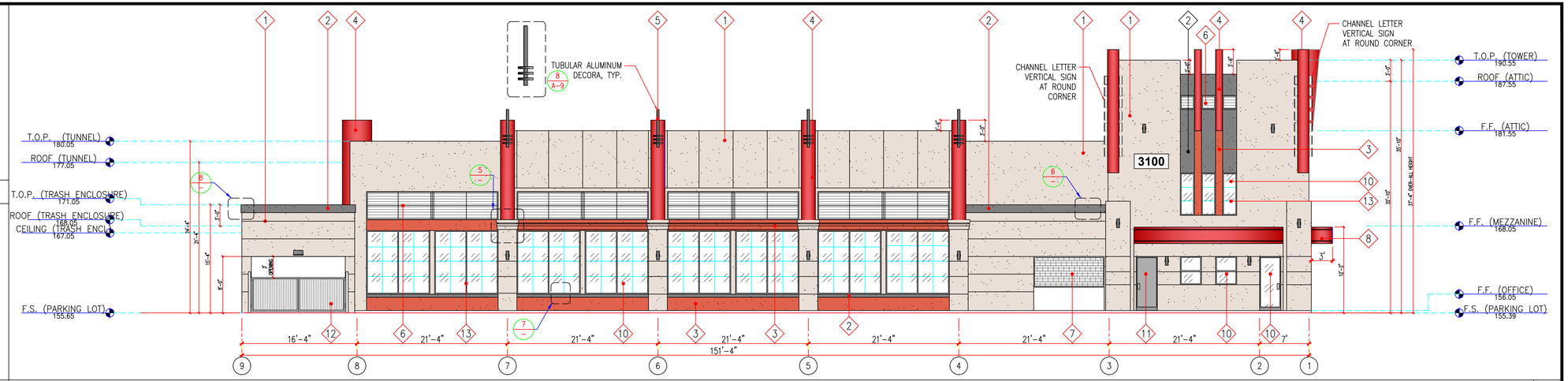
MOLDING & POP OUT DET. N.T.S. 5



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



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



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

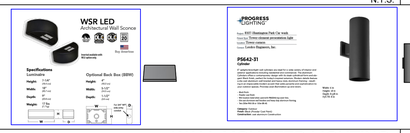
ADDRESSING NOTES:

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.

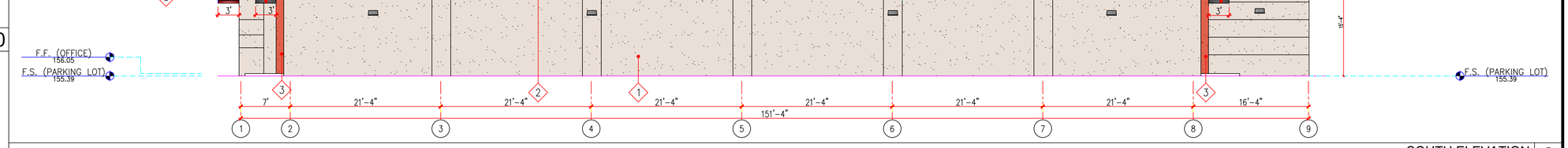
   THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

   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



WALL MOUNTED LIGHTING N.T.S. 10



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

1. PRIMARY MATERIAL STUCCO SMOOTH FINISH
   www.lahabrastucco.com
   P-6 EL DORADO
   "LA HABRA" BASE 100 SMOOTH 20/30 FIN. STUCCO PANELS WITH ALUMINUM STUCCO CHANNELS PER DETAIL

2. SECONDARY MATERIAL STUCCO SMOOTH FINISH MOLDING & POP-OUT TRIMS
   www.lahabrastucco.com
   P-1661 TITANIUM
   "LA HABRA" BASE 100 SMOOTH 20/30 FIN. STUCCO PANELS

3. THIRD MATERIAL STUCCO SMOOTH FINISH PILASTER COLUMNS AT ENTRANCE & EXIT CAR WASH TUNNEL
   www.lahabrastucco.com
   X-63152 ASHEVILLA
   "LA HABRA" BASE 100 SMOOTH 20/30 FIN. STUCCO PANELS

4. GALVANISED SHEET ALUM. CLAD PANELS VERTICAL FINS
   www.cardinalpaint.com
   CARDINAL T241-RD129
   "RED TEXTURE" MUTED RED
   www.cardinalpaint.com

5. TUBULAR ALUMINUM DECORA (8 A-9)
   www.cardinalpaint.com
   CARDINAL C241-GR85
   "TELEPHONE GRAY TEXTURE" MUTED GRAY
   www.cardinalpaint.com

6. CAR WASH ALUMINUM LOUVRE LV121/LV122 WINDOW PRIVACY GRILLE CAR WASH TUNNEL
   CHELSEA GREY HC-168
   www.benjaminmoore.com

7. 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)

8. IMPERIAL MARQUEE AWNING W/ LATTICE TUBES ROUND W/ BOTTOM SOFFET (10 A-9)
   www.generalawnings.com
   CARDINAL T241-RD129
   "RED TEXTURE" MUTED RED
   www.cardinalpaint.com

9. IMPERIAL MARQUEE AWNING LATTICE TUBES ROUND W/ BOTTOM SOFFET (10 A-9)
   www.generalawnings.com
   CARDINAL C241-GR85
   "TELEPHONE GRAY TEXTURE" MUTED GRAY
   www.cardinalpaint.com

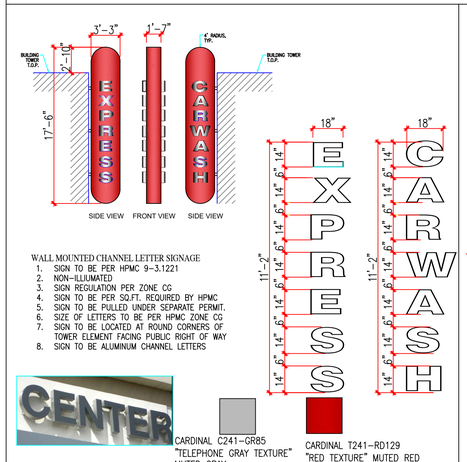
10. DUAL GLAZED WINDOWS & DOOR WITH NOISE BARRIER ⅜" TEMPERED TREATED SEE THRU DOUBLE PANES (NO TINT)
    TEMPERED GLASS DOUBLE PANE W/ SOUND INSULATION, TYPICAL ALL GLASS

11. EGRESS INGRESS METAL DOORS SEE SHEET A-4 FOR DOOR DETAILS
    CHELSEA GREY HC-168
    www.benjaminmoore.com

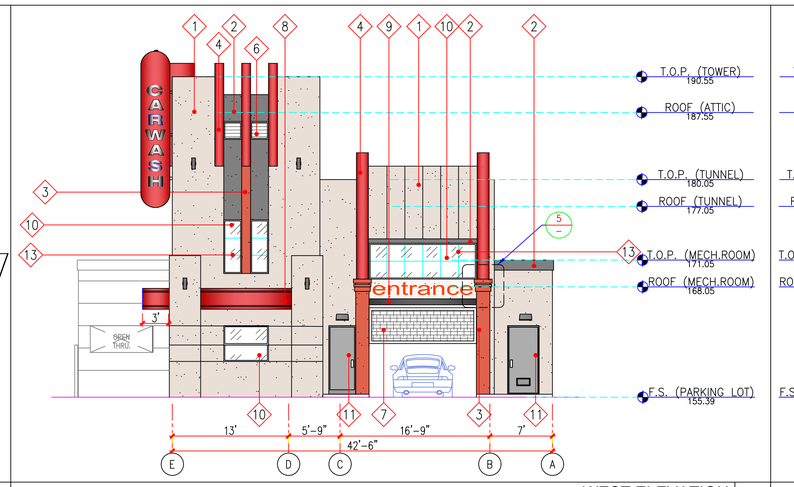
12. METAL GATE OF TRASH ENCLOSURE
    CARDINAL C241-GR85
    "TELEPHONE GRAY TEXTURE" MUTED GRAY
    www.cardinalpaint.com

13. EXTERIOR WINDOW MUNTINS & WINDOW ALUMINUM TRIM (9 A-5)
    CARDINAL C241-GR85
    "TELEPHONE GRAY TEXTURE" MUTED GRAY
    www.cardinalpaint.com

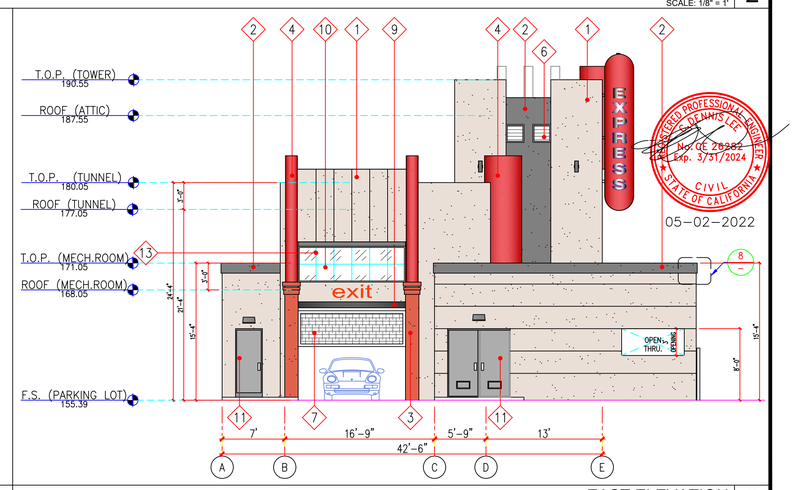
COLOR AND MATERIALS LEGEND N.T.S. 11



VERTICAL SIGNAGE SCALE: NTS 12



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



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

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

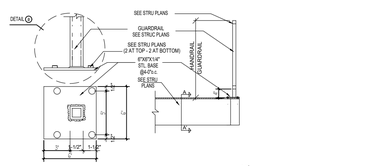
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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

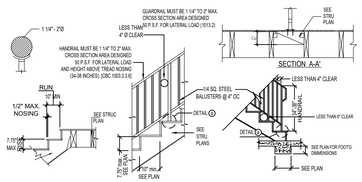
CAR WASH BUILDING ELEVATIONS (ART DECO)

APPROVED BY: C. D. LEE
JOB NO.: 8107
DRAWN BY: G.M.A.
DATE: 05-02-2022

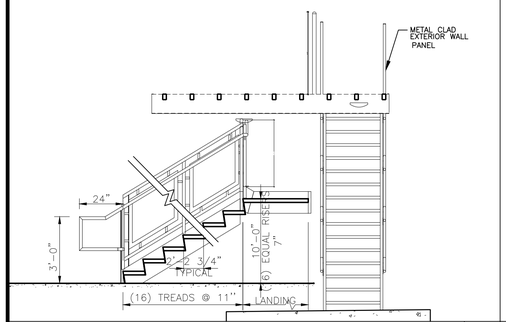
A-7



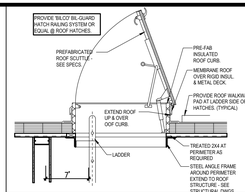
HANDRAIL: HEIGHT ABOVE NOSING 34" TO 38"
HAND GRIP CROSS SECTION DIM. 1 1/4" TO 2" MAX.
HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF STAIR.
HANDRAIL SHALL TERMINATE IN NEWEL POST OR SAFETY TERMINALS (UBC 1003.3.3.6)



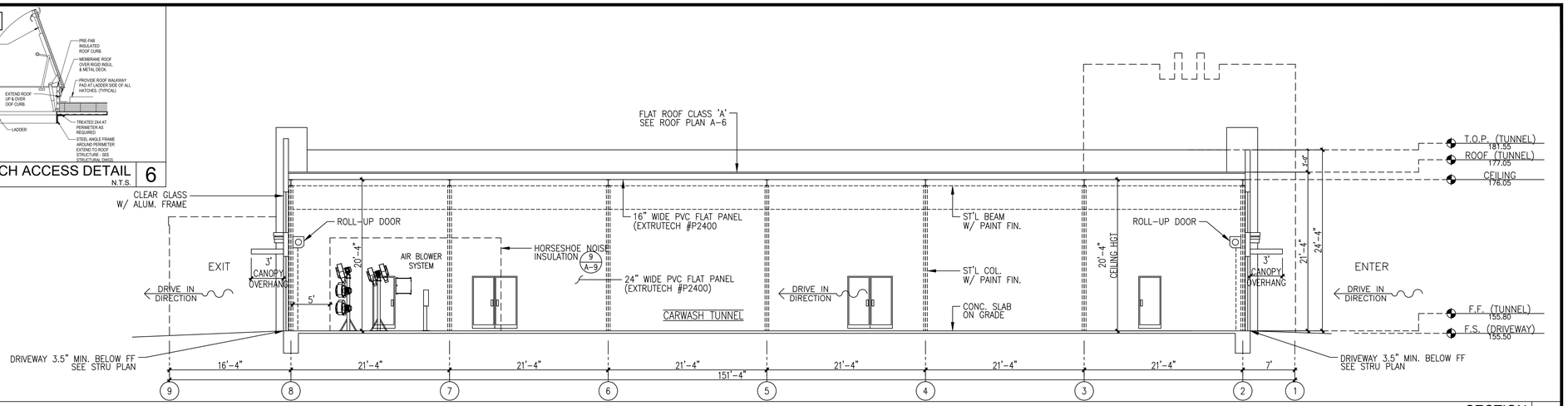
STAIR DETAIL – TYP. HANDRAIL & GUARDRAIL DETAIL
(SEE STRUCTURAL PLANS FOR METAL STAIR CONSTRUCTION)



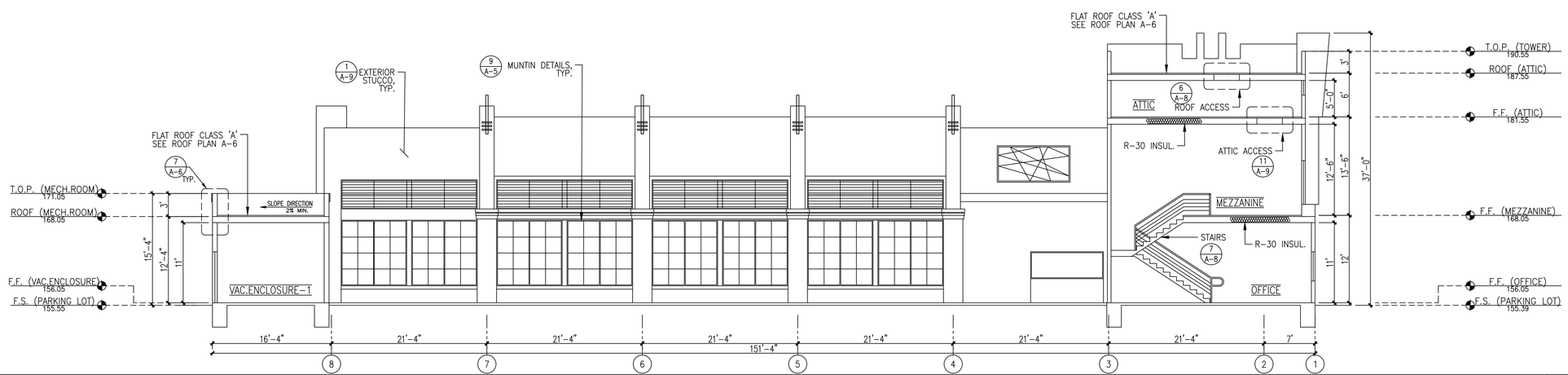
STAIR DETAILS 7
N.T.S.



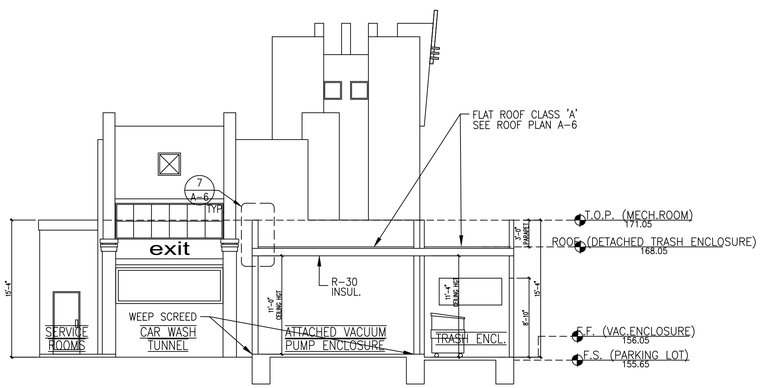
ROOF HATCH ACCESS DETAIL 6
N.T.S.



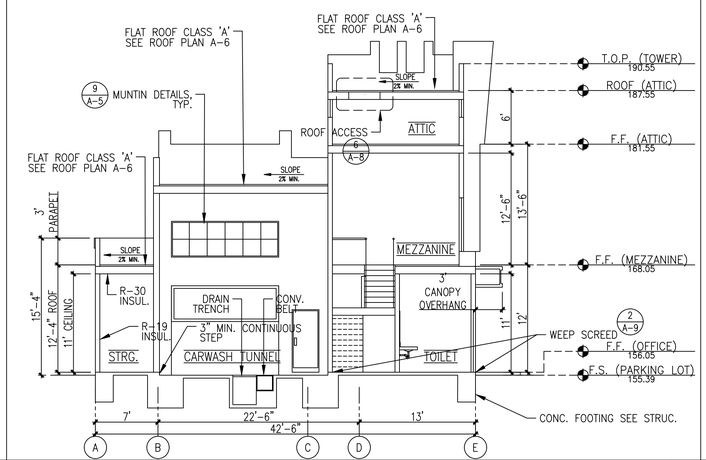
SECTION 1
SCALE: 1/8" = 1'



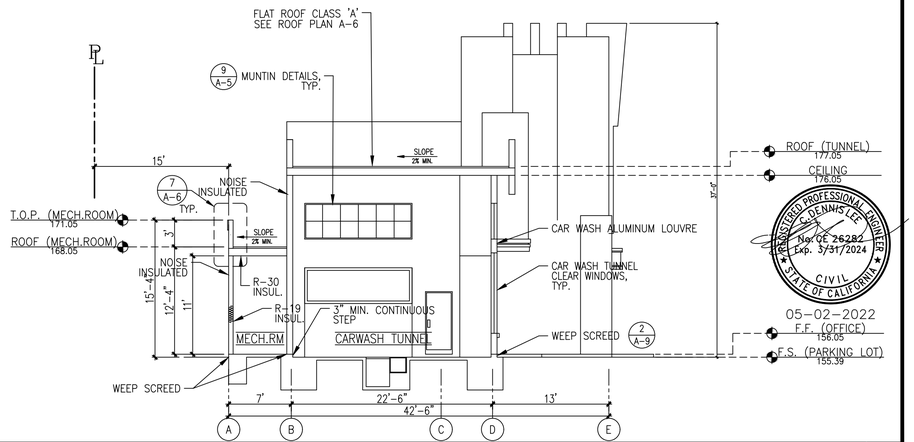
SECTION 2
SCALE: 1/8" = 1'



TRASH ENCLOSURE CROSS SECTION 5
N.T.S.



SECTION 4
SCALE: 1/8" = 1'



REGISTERED PROFESSIONAL ENGINEER C. DENNIS LEE No. QE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA
05-02-2022

SECTION 3
SCALE: 1/8" = 1'

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

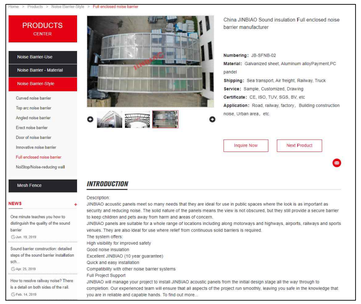
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

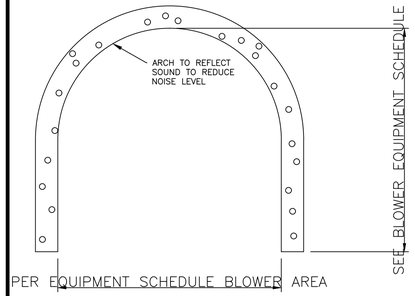
TITLE: NEW AUTOMATED EXPRESS CAR WASH FOR
OWNER: MOOGUN INVESTMENT, LLC.
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

LONGITUDINAL TRAVERSE CROSS SECTIONS

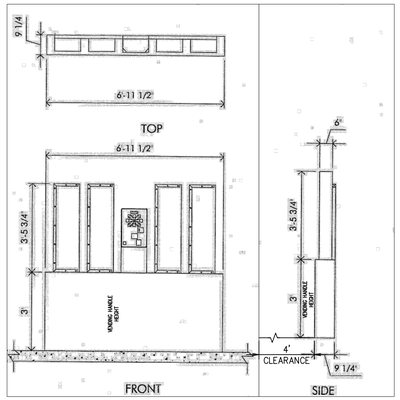
APPROVED BY: C. D. LEE
JOB NO.: 8107
DRAWN BY: G.M.A.
DATE: 05-02-2022

A-8



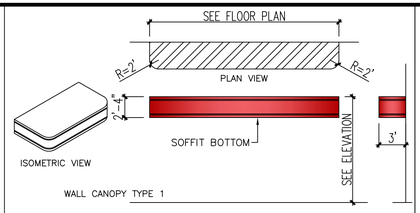


NOISE INSULATION SHOE HORSE DETAIL 9
N.T.S.



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

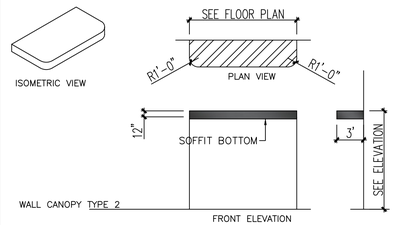
VENDING MACHINE LAYOUT SPECS 7
N.T.S.



SEE ELEVATIONS FOR LOCATION

8. IMPERIAL MARQUEE AWNING W/ LATTICE TUBES ROUND W/ BOTTOM SOFFET
www.generalawnings.com
CARDINAL T241-RD129
"RED TEXTURE" MUTED RED
www.cardinalpaint.com

NOTE:
METAL ROUND CANOPIES TO BE CUSTOM BUILD. SHOP DRAWINGS TO BE PREPARED DURING BUILDING DOCUMENTATION PROCESS.

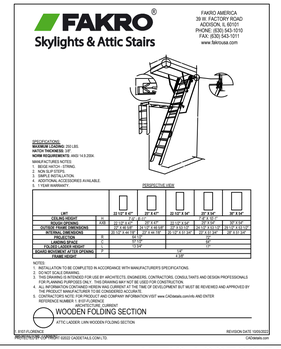


SEE ELEVATIONS FOR LOCATION

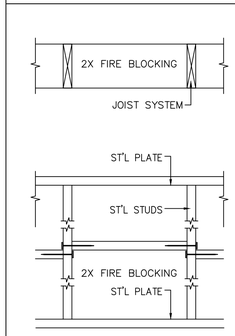
9. IMPERIAL MARQUEE AWNING LATTICE TUBES ROUND W/ BOTTOM SOFFET
www.generalawnings.com
CARDINAL C241-GR85
"TELEPHONE GRAY TEXTURE" MUTED GRAY
www.cardinalpaint.com

NOTE:
METAL ROUND CANOPIES TO BE CUSTOM BUILD. SHOP DRAWINGS TO BE PREPARED DURING BUILDING DOCUMENTATION PROCESS.

ROUND METAL CANOPIES WITH SOFFET BOTTOMS 10
N.T.S.

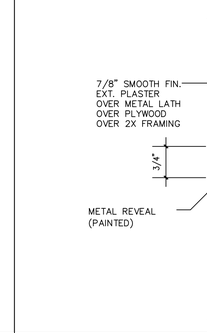


ATTIC ACCESS DETAIL 11
N.T.S.

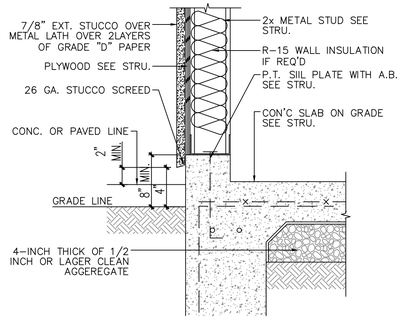


FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE W/ SECTION 708.2.1 IN THE FOLLOWING LOCATIONS :
a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, @ THE CEILING & FLOOR LEVELS.
b. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE 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.

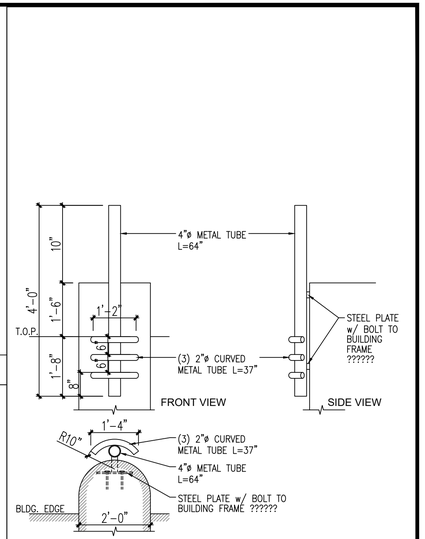
FIRE BLOCKING DETAIL 4
N.T.S.



PARALLEL LINES STUCCO CHANNEL DETAIL 1
N.T.S.



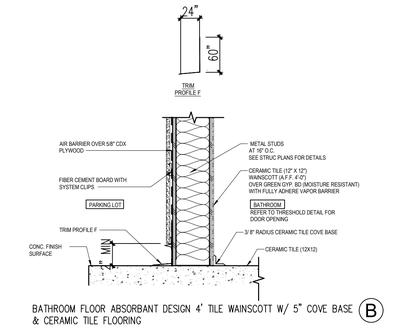
WEEP SCREEP AND STUCCO DETAIL 2
N.T.S.



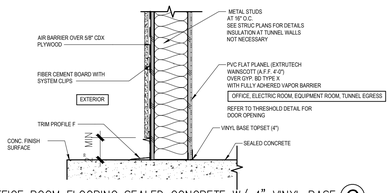
9. COLOR:

CARDINAL C241-GR85
"TELEPHONE GRAY TEXTURE" MUTED GRAY
www.cardinalpaint.com

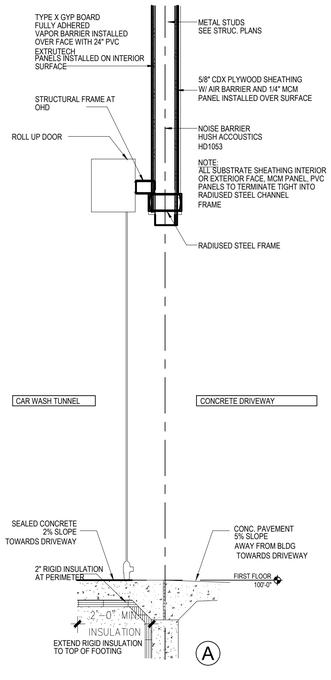
TUBULAR ALUMINUM DECORA DETAIL 8
N.T.S.



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

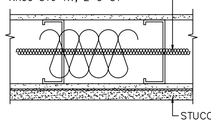


OFFICE ROOM FLOORING SEALED CONCRETE W/ 4" VINYL BASE (C)
WALLS W/ 4' PVC FLAT PANEL WAINSCOTT
ELECTRICAL/MECHANICAL ROOM FLOORING SEALED CONC. W/ 4"
VINYL BASE WALLS WITH 4' PVC FLAT PANEL WAINSCOTT
VENDING ROOM INTERIOR/EXTERIOR STUCCO FINISH WITH WEEP SCREET
AND CONC. PAD 2% SLOPE TOWARDS EXTERIOR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



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

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



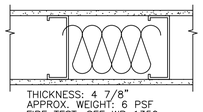
NOISE BARRIER CARWASH TUNNEL ONLY HUSH ACCOUSTICS HD1053

(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.

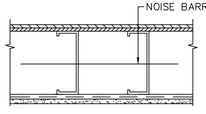


(B) WALL LOCATION SEPARATION ROOMS
NOTE: STUCCO FINISH FOR VENDING MACHINE ROOMA ABOVE TYPE X GYP

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

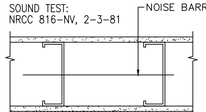
NOTE: ADD 24" PVC EXTRUTECH AT CAR WASH TUNNEL

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

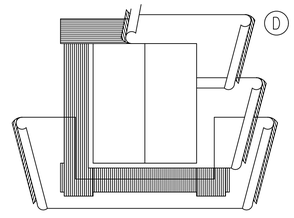
ENVIRONMENT QUALITY-CBC 5.507.4.1
WALL AD ROOF-CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE SHALL MEET A COMPOSITE SOUND TRANSMISSION COEFFICIENT (STC) OF AT LEAST 50, WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 FOR ANY OF THE FOLLOWING BUILDING LOCATIONS:
C) WHERE THE SOUND LEVELS AT THE PROPERTY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

STUCCO FINISH OVER METAL LATH OVER BUILDING PAPER

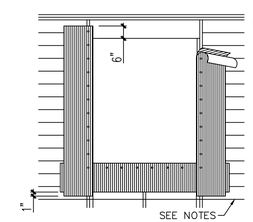
*5/8" TYPE X GYPSUM WALL BOARD OR GYPSUM VENEER BASE AT EXTERIOR SIDE SHALL BE WATER RESISTANT.

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

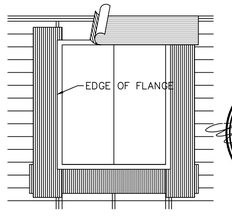
NOTES:
SECTION 1708(b), UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENING EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE U.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "MOISTOP" FLASHING BY FORTIFIBER CORP., OR EQUAL WHENEVER POSSIBLE 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.

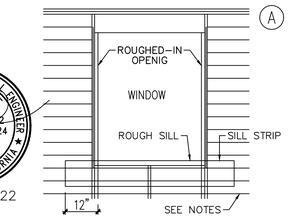


AFTER SILL STRIP IS IN PLACE ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING FLUSH WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING).



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.

REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. GE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA
05-02-2022



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.

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

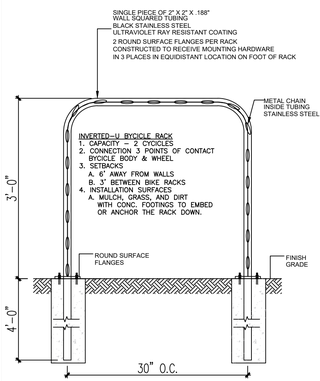
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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
DRAWN BY:	DATE:
G.M.A.	05-02-2022

A-9



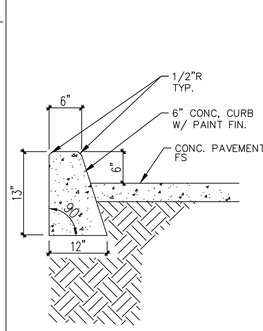
SHORT TERM BIKE RACK LOCKER N.T.S. | 8

NO SMOKING SIGN DETAIL N.T.S. | 9

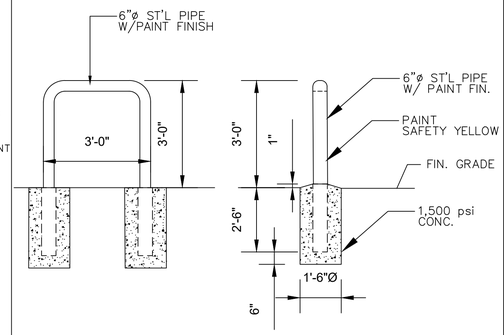
PAD MOUNTED TRANSFORMER COVERED WITH ARTIFICIAL IVY TO BLEND IN WITH SURROUNDING ENVIRONMENT. SCREENING SHALL NOT INTERFERE WITH OR ADVERSELY AFFECT THE OPERATION OF THE EQUIPMENT OR ITS ACCESS BY UTILITY WORKERS. MATERIALS SHALL NOT OBSTRUCT THE COOLING OF EQUIPMENT, OR RESTRICT OPENINGS AND CLOSING 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)

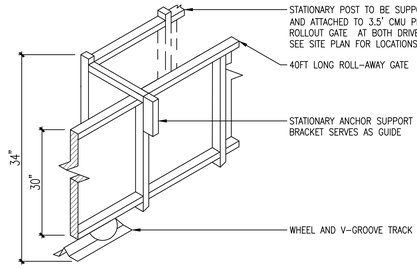
TRANSFORMER DETAIL N.T.S. | 6

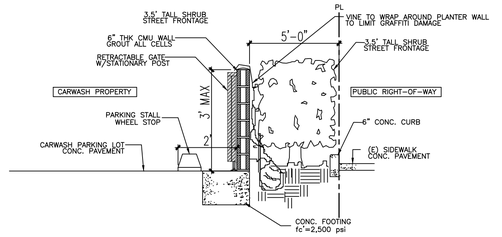


6" CURB DETAIL N.T.S. | 5

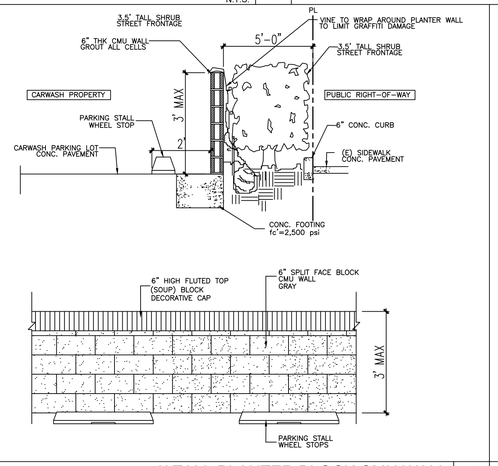


BOLLARD DETAIL N.T.S. | 3

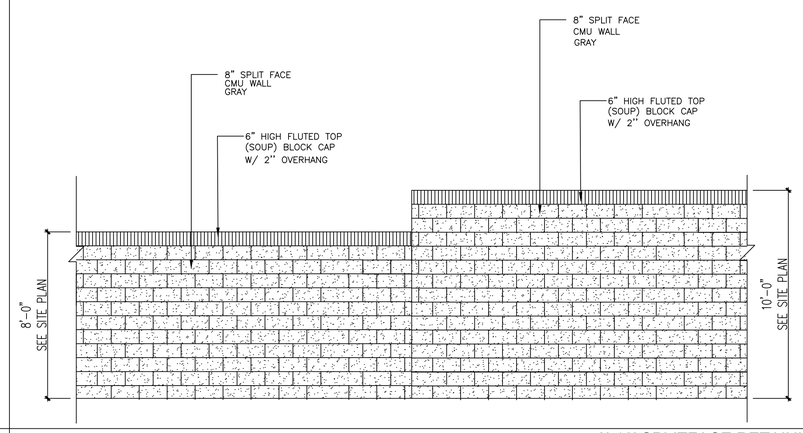


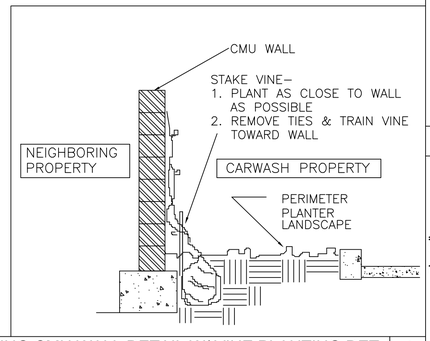


RETRACTABLE ROLLING GATE WITH CMU PLANTER WALL N.T.S. | 1

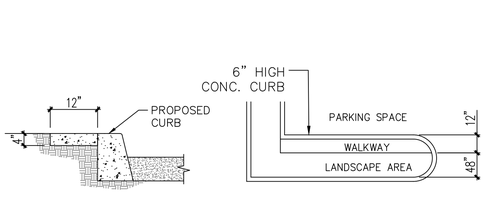


3' TALL PLANTER BLOCK CMU WALL N.T.S. | 12

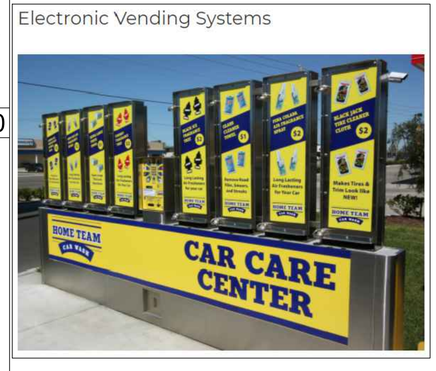




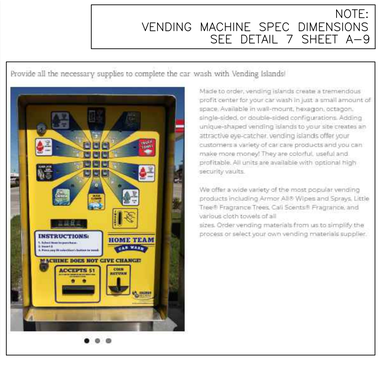
8'-10' SPLITFACE RETAINING CMU WALL DETAIL W/ VINE PLANTING DET. N.T.S. | 4



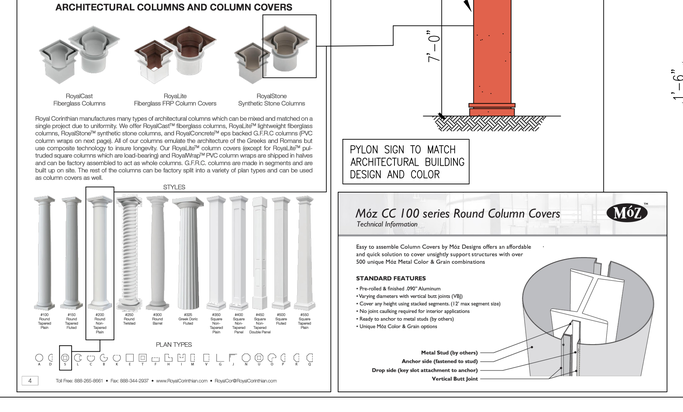
12" CONC. STEP-OUT DETAIL | 10

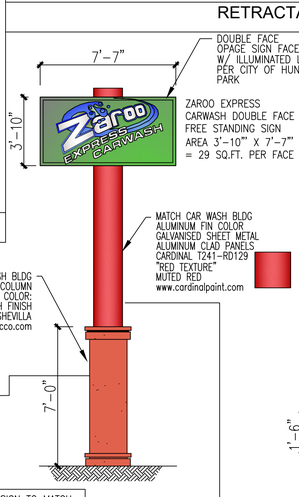


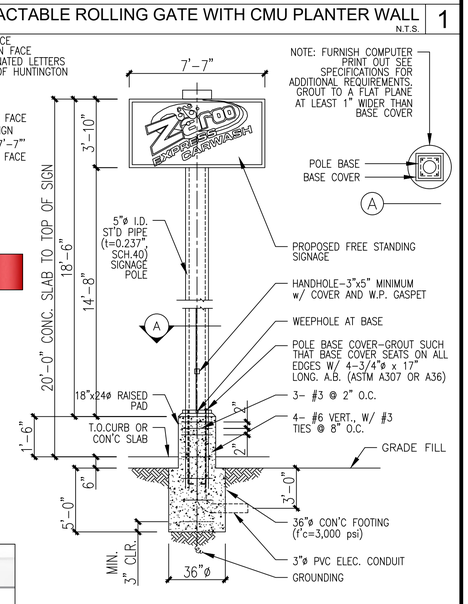
NOTE:
VENDING MACHINE SPEC DIMENSIONS SEE DETAIL 7 SHEET A-9



VENDING MACHINE DETAIL N.T.S. | 7







NOTE:
SIGNAGE LETTERS, SYMBOLS, COLORS AND MESSAGING SUBJECT TO CHANGE. SIGNAGE TO BE PULLED UNDER SEPARATE PERMIT. SIGNAGE TO BE DOUBLE FACE L.E.D.

PYLON SIGN HEIGHT AND POLE INSTALLATION TO BE AS DEPICTED IN THIS ILLUSTRATION. SIGNAGE SIZE AND FACE AREA TO BE AS DEPICTED IN THIS ILLUSTRATION.

PYLON SIGNAGE SHOWN AS REFERENCE ONLY.

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

05-02-2022

FREE STANDING PYLON SIGN N.T.S. | 2

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

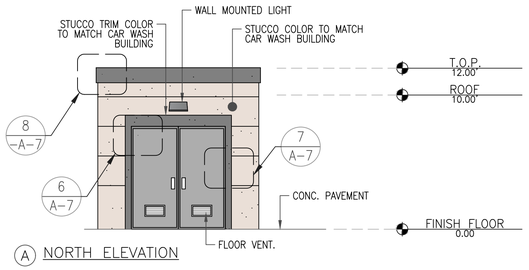
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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

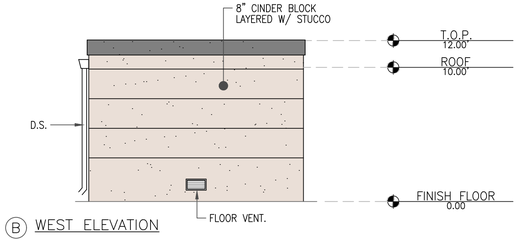
AUXILIARY STRUCTURE & CONSTRUCTION

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

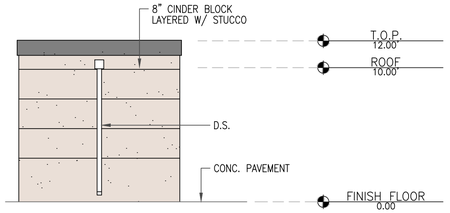
A-10



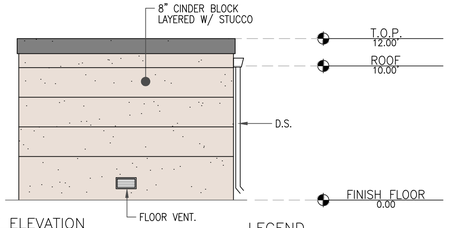
A NORTH ELEVATION



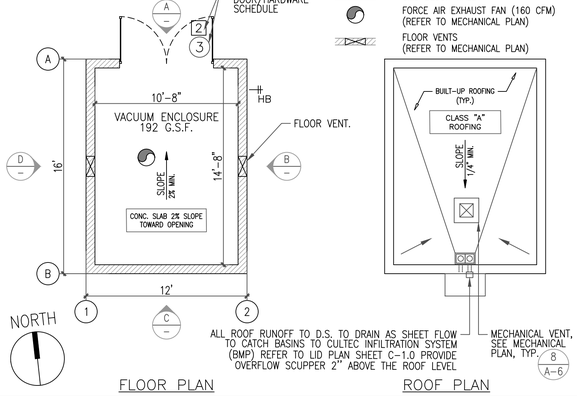
B WEST ELEVATION



C SOUTH ELEVATION



D EAST ELEVATION



FLOOR PLAN ROOF PLAN

LEGEND

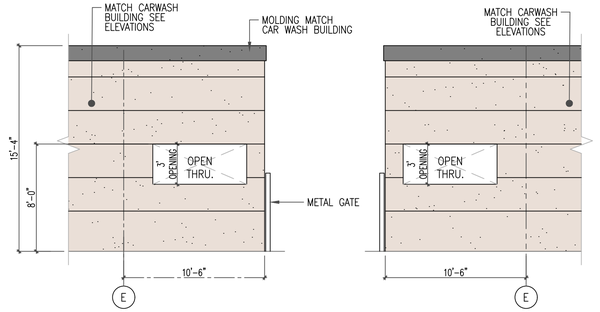
CMU BLOCK WALL

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

FLOOR VENTS (REFER TO MECHANICAL PLAN)

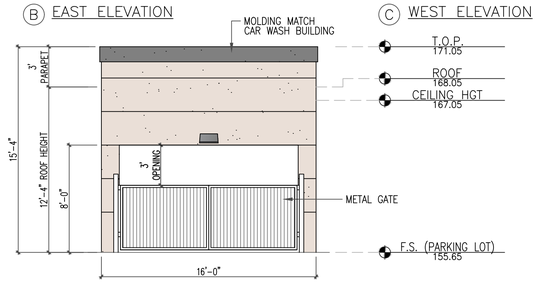
DETACHED VACUUM PUMP ENCLOSURE DETAIL 4

SCALE: 3/16" = 1'

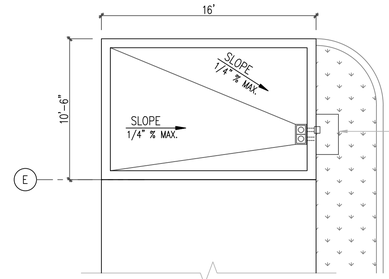


B EAST ELEVATION

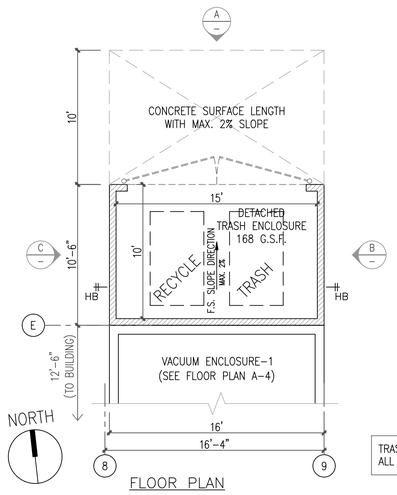
C WEST ELEVATION



A NORTH ELEVATION



ROOF PLAN

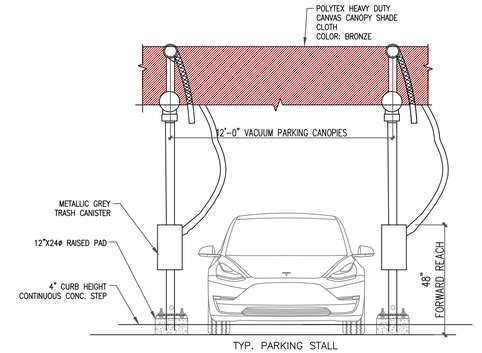


FLOOR PLAN

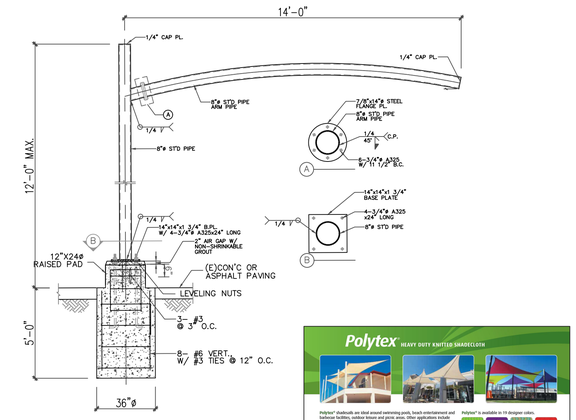
TRASH ENCLOSURE NOTES"
ALL TRASH BINS SHALL BE COVERED

DETACHED TRASH ENCLOSURE DETAIL 3

SCALE: 3/16" = 1'

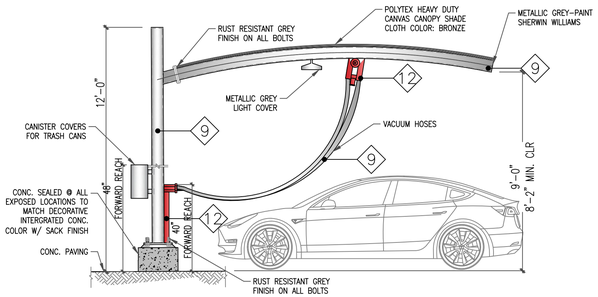


TYP. PARKING STALL



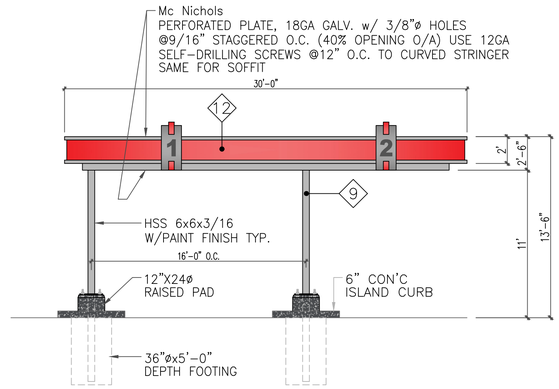
COLUMNS, ARCS, VACUUM HOSE
9. HSS POSTS
CARDINAL C241-GR85
"TELEPHONE GRAY TEXTURE" MUTED GRAY
www.cardinalpaint.com

METALLIC MUTED RED VACUUM CONNECTIONS
12. CANOPY TRIM
CARDINAL T241-RD129
"RED TEXTURE" MUTED RED
www.cardinalpaint.com

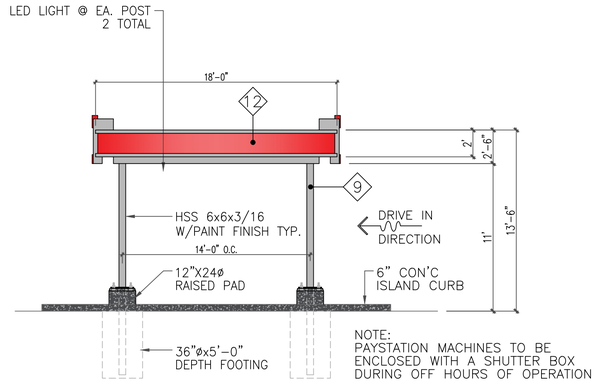


VACUUM CANOPY DETAIL 2

N.T.S.



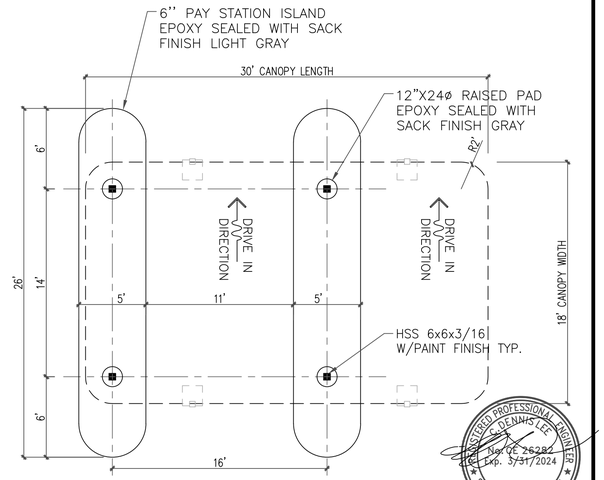
PAY STATION ELEVATION (LOOKING WEST)



PAY STATION ELEVATION (LOOKING SOUTH)

9. HSS POSTS
CARDINAL C241-GR85
"TELEPHONE GRAY TEXTURE" MUTED GRAY
www.cardinalpaint.com

12. CANOPY TRIM
CARDINAL T241-RD129
"RED TEXTURE" MUTED RED



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

05-02-2022

PLAN VIEW

PAY STATION DETAIL 1

N.T.S.

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

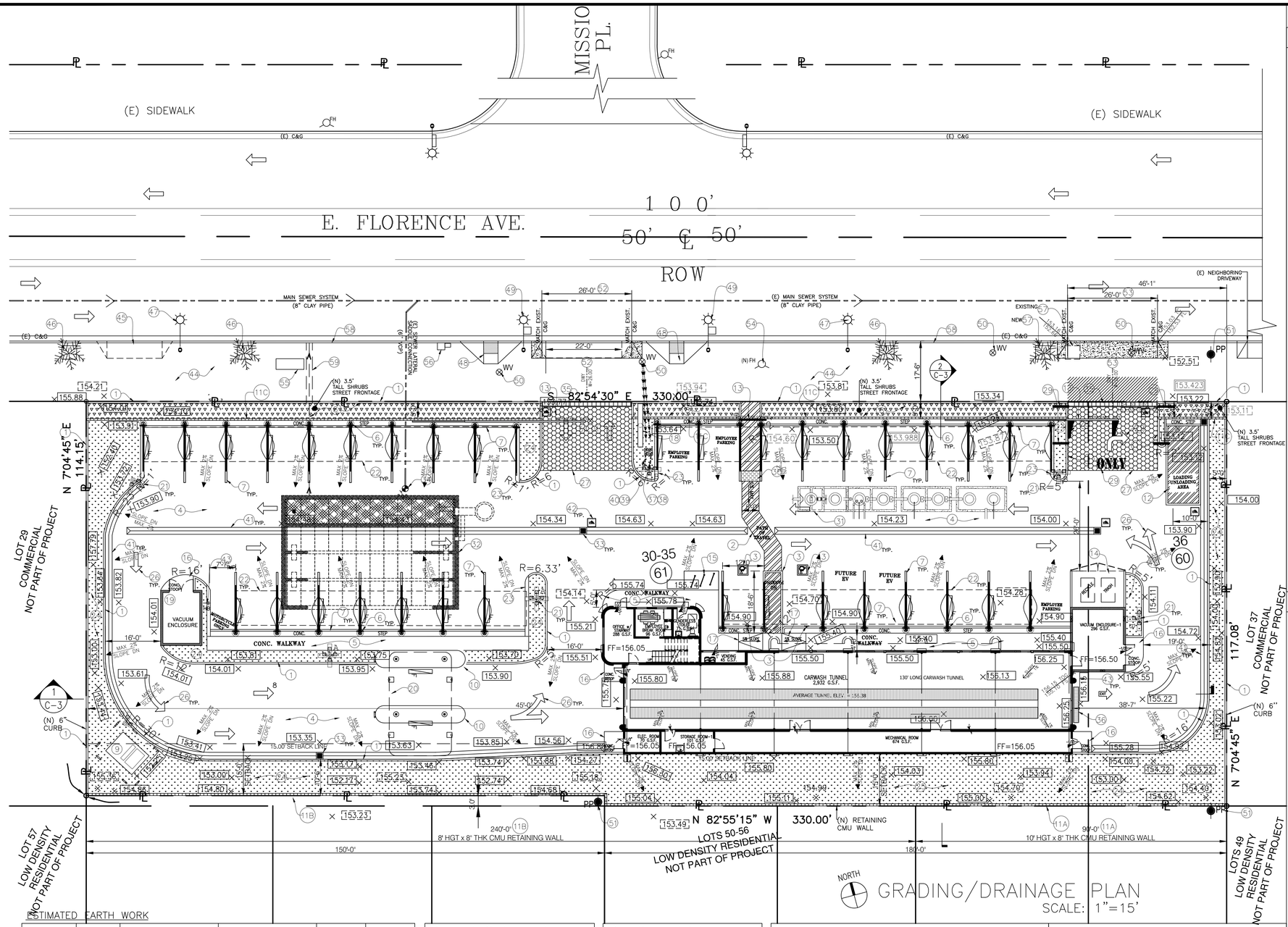
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

A-11



NORTH

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
- C.O. 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
- PP (E) POWER POLE
- FH (E) FIRE HYDRANT
- WV (E) WATER VALVE
- HB. HOSE BIBB
- N TRUE NORTH

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

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 4" CONC. CURB STEP 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' 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 JP1000SO (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"Wx12"D W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
36. TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH 8"Wx12"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

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

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

C-1

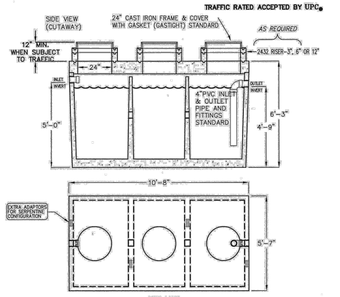
CLARIFIER SYSTEM DETAILS

B C

1500 GALLON CLARIFIER TANK

MODEL CL1500

TRAFFIC RATED ACCEPTED BY UPC$_o$



- 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: 8'-7" X 11'-8" X DEPTH REQ'D.

THE DESIGN AND DETAIL OF THIS DRAWING ARE THE PROPERTY OF JENSEN PRECAST AND NOT TO BE USED, DESIGN AND MODIFIED RIGHTS ARE RESERVED.

10-20-15/S
1500CL_UP-W.dwg
© 2003 Jensen Precast

JENSEN PRECAST

CLARIFIER SYSTEM DETAILS

A

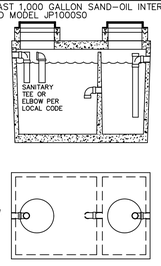
1000 GALLON SAND-OIL INTERCEPTOR

MODEL JP1000SO

TRAFFIC RATED ACCEPTED BY UPC$_o$

INDUSTRIAL WASTE & CROSS CONTAMINATION NOTES:

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



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: 8'-1" X 13'-7" X DEPTH REQ'D.

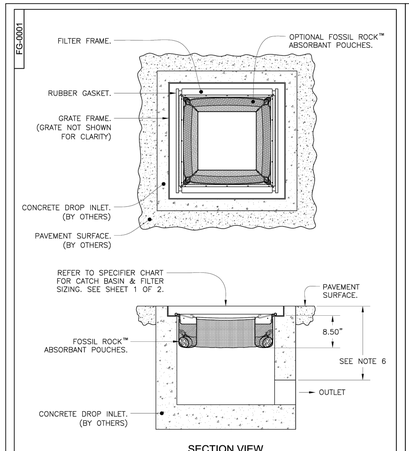
THE DESIGN AND DETAIL OF THIS DRAWING ARE THE PROPERTY OF JENSEN PRECAST AND NOT TO BE USED, DESIGN AND MODIFIED RIGHTS ARE RESERVED.

10-01-03
1000SO_JP-W.dwg
© 2003 Jensen Precast

JENSEN PRECAST

CLARIFIER SYSTEM DETAILS | 9
N.T.S.

FG-0001



SECTION VIEW

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle Stormwater Solutions

1565 Hotel Cir. North, Suite 200 | Fallbrook, CA | 92028 | Ph: 800.579.8819 | info@fabrikastormwater.com

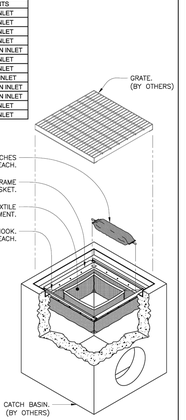
THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY MANNER TO BE ADVERSE TO OLDCASTLE PRECAST, INC. COPYRIGHT © OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

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-18D	18" X 18"	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

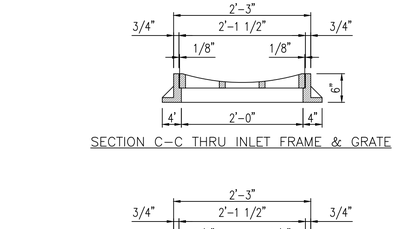
Oldcastle Stormwater Solutions

1565 Hotel Cir. North, Suite 200 | Fallbrook, CA | 92028 | Ph: 800.579.8819 | info@fabrikastormwater.com

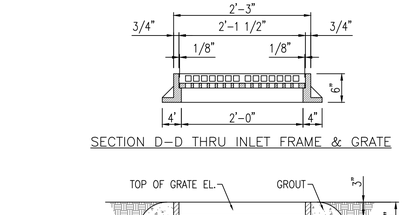
THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY MANNER TO BE ADVERSE TO OLDCASTLE PRECAST, INC. COPYRIGHT © OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

FG-0001	D	ECO-0127 JPR 5/18/15	JPR 12/18/08	SHEET 1 OF 2

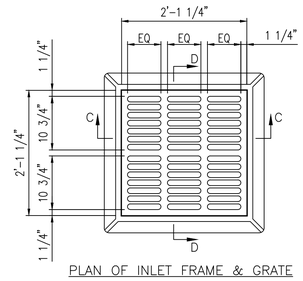
CATCH BASIN INSERT DETAIL | 5
N.T.S.



SECTION C–C THRU INLET FRAME & GRATE

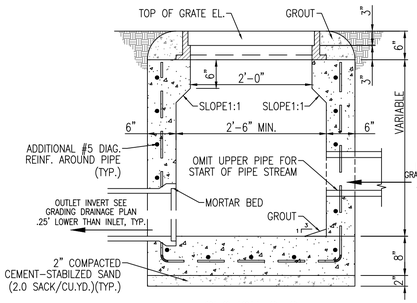


SECTION D–D THRU INLET FRAME & GRATE

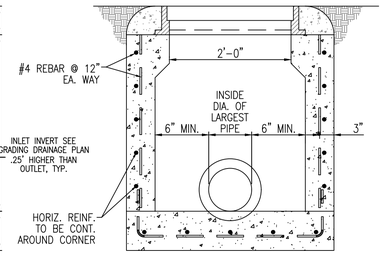


PLAN OF INLET FRAME & GRATE

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.



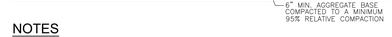
SECTION C–C



SECTION D–D

ALL CATCH BASINS TO HAVE SEDIMENT TRAPS, TYP.

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

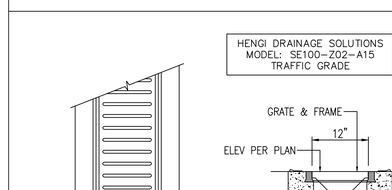


NOTES

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.

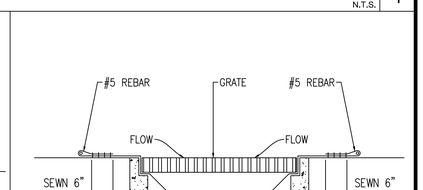
CROSS GUTTER DETAIL | 6
N.T.S.

DRAINAGE STENCIL DETAIL | 4
N.T.S.

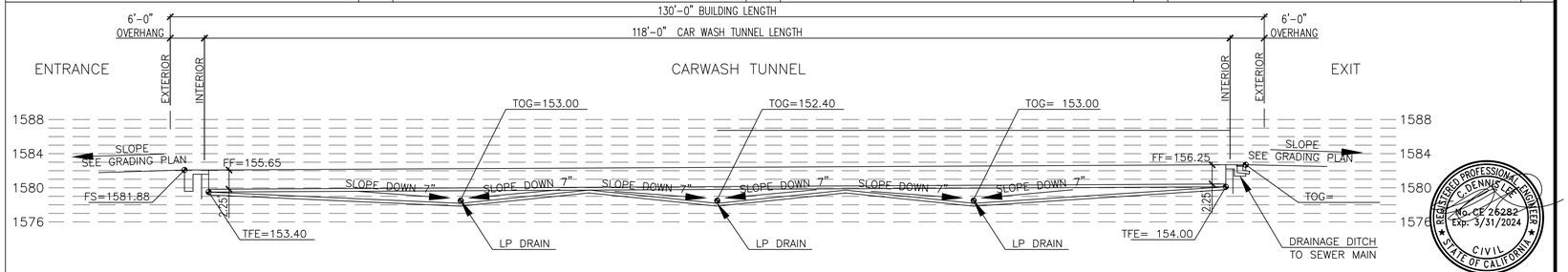


PLAN SECTION

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



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



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

05-02-2022

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

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.

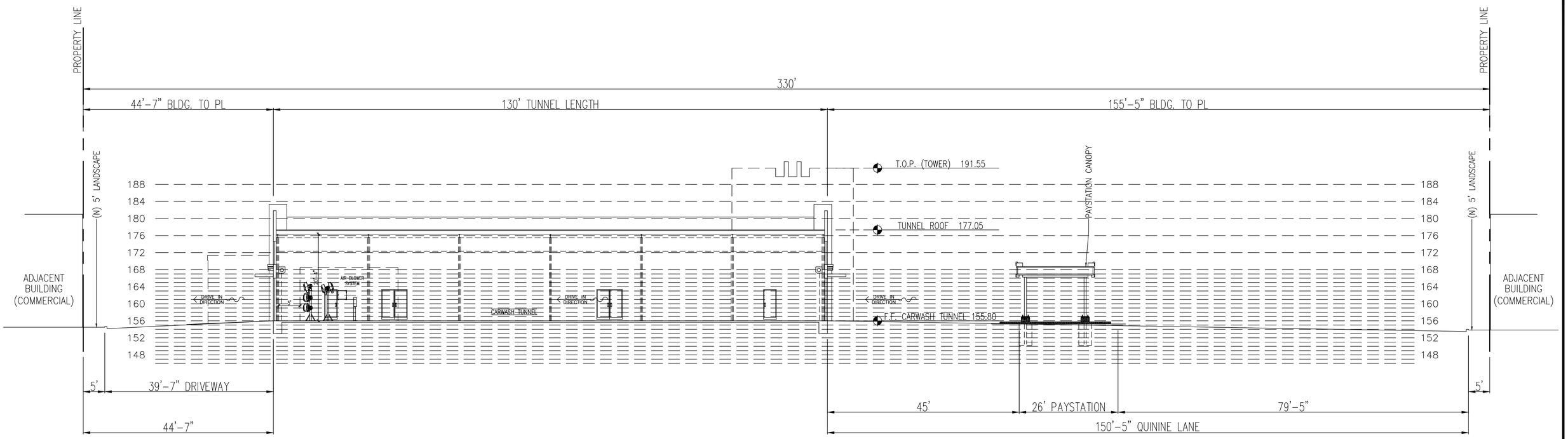
THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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

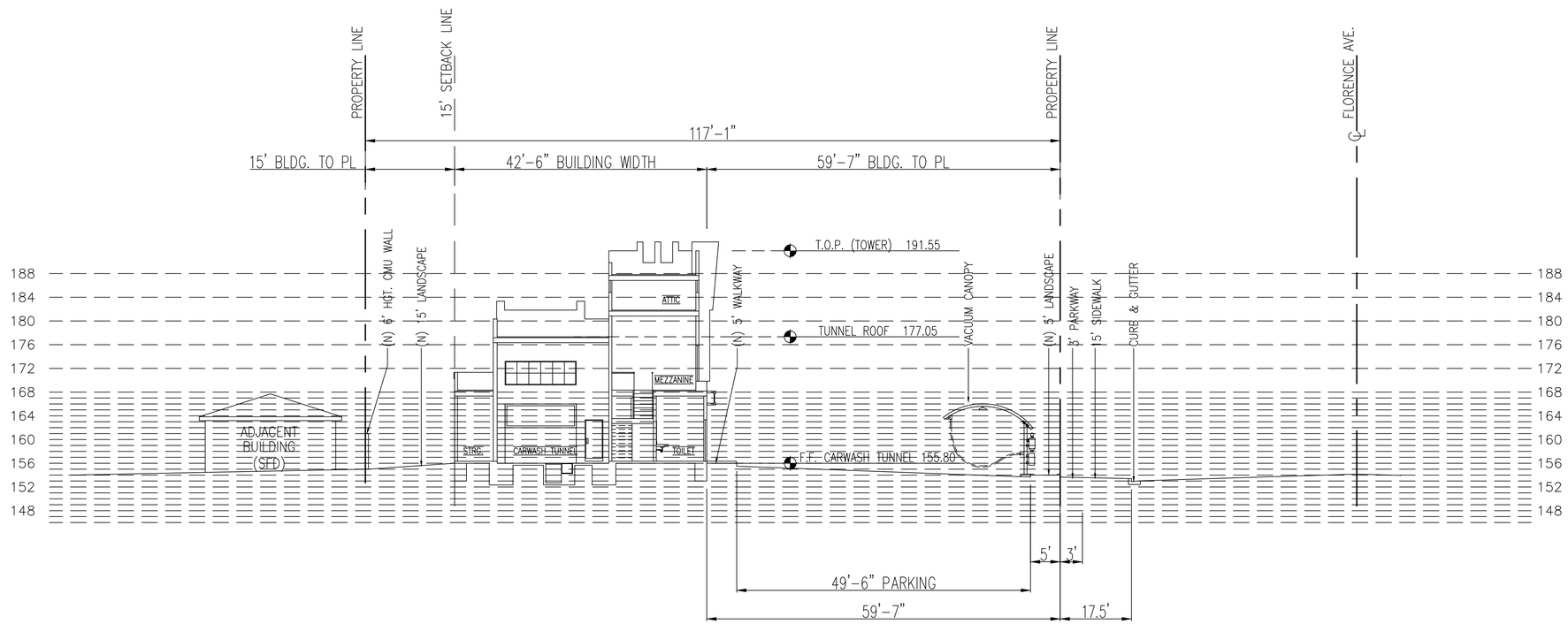
TITLE: EXPRESS AUTOMATED CARWASH DEVELOPMENT PROJECT
FOR
OWNER: MOOGUN INVESTMENT, INC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK CA 90255

POST BMPs LID DETAILS

APPROVED BY:	JOB NO.:	
C. D. LEE	8107	C-2
DRAWN BY:	DATE:	
G.M.A.	05-02-2022	



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



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

05-02-2022

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

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
JOB NO.: 8107
DRAWN BY: G.M.A.
DATE: 05-02-2022

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, 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 — DENNIS C. LEE — No. CE 26282 Exp. 3/31/2024 — CIVIL — STATE OF CALIFORNIA

1.01

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

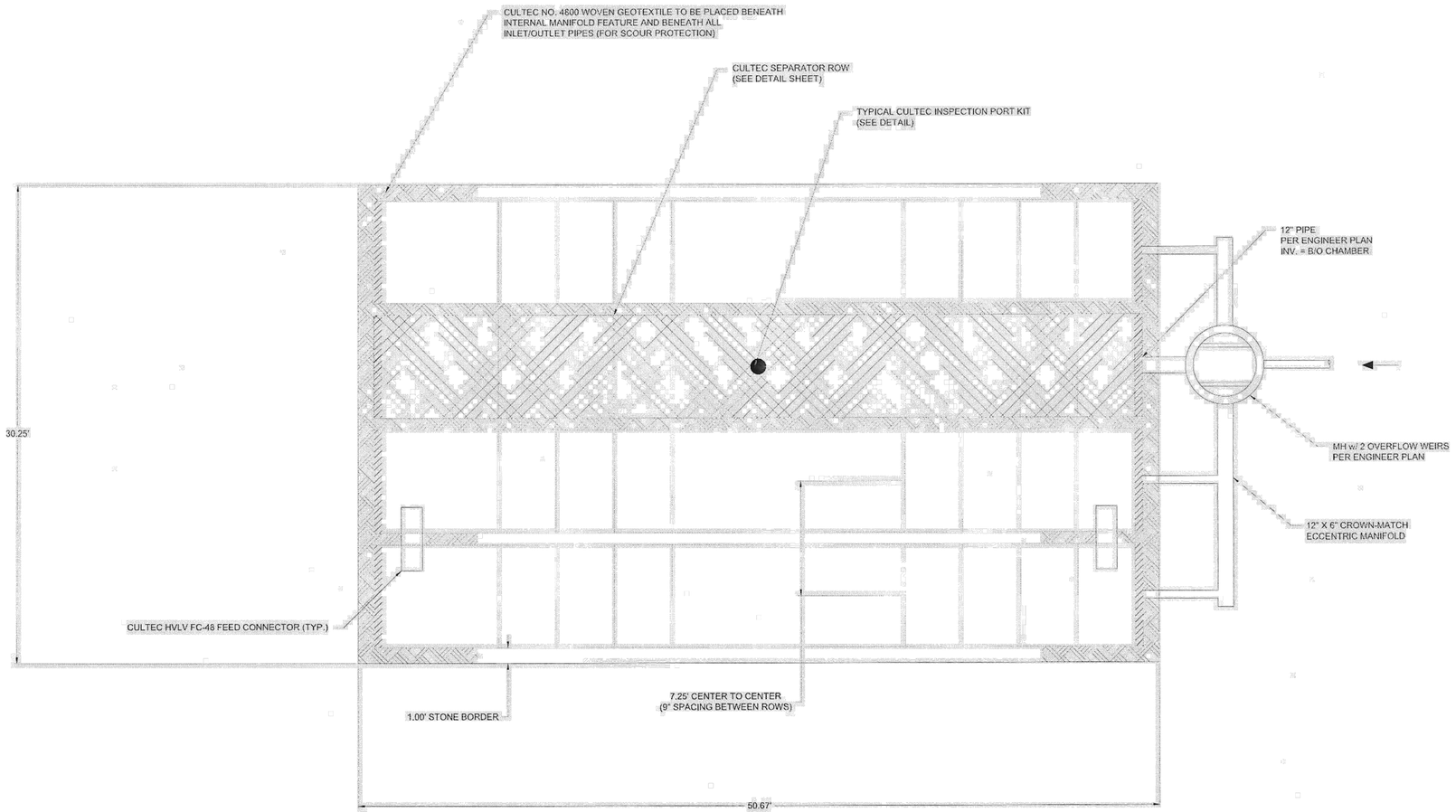
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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: C. D. LEE
JOB NO.: 8107
DRAWN BY: G.M.A.
DATE: 05-02-2022

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

05-02-2022

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

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN PROVIDED FOR THE PROPOSED SYSTEM. IT IS CULTEC'S RESPONSIBILITY AS A PIONEER IN THE STORMWATER INDUSTRY TO ENSURE THAT THE COMPONENTS THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH THE LATEST INDUSTRY STANDARDS. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO REVIEW THIS DRAWING AND ENSURE THAT THE SYSTEM AS DESIGNED IS IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. CULTEC, INC. DOES NOT ASSUME RESPONSIBILITY FOR SITE SPECIFIC DESIGN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ALL DESIGN PURPOSES.

1 OF 1

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

C-5

CULTEC Recharger 902HD Stormwater System Calculations

Consulting Engineer:

Calculations Performed By:

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

Project Information:

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

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	

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

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)			

Assumptions

Model Name		Chamber Height	Design Unit Height	Chamber Width	Chamber Spacing	Design Unit Width	Chamber Volume per Linear Foot	Design Unit Volume	Installed Chamber Length
		inches	feet	inches	inches	feet	cu. ft/ft	cu. ft/ft	feet
		mm	m	mm	mm	m	cu. m/m	cu. m/m	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 — CHRISTIAN LEE — No. CE 26282 Exp. 3/31/2024 — CIVIL — STATE OF CALIFORNIA

05-02-2022

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
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL AND IS THE PROPERTY OF CULTEC, INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF CULTEC, INC. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CULTEC, INC. IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CULTEC, INC. USER AGREES TO INDEMNIFY AND HOLD HARMLESS CULTEC, INC. FROM ANY AND ALL CLAIMS, LOSSES, LIABILITIES, DAMAGES, COSTS AND EXPENSES ARISING OUT OF OR RESULTING FROM USER'S USE OF THIS DRAWING. USER ACCEPTS ALL RESPONSIBILITY FOR THE PROPER DESIGN AND PERFORMANCE OF THE STORMWATER SYSTEM DESIGN IN ITS USE. USER AGREES THAT THE STORMWATER SYSTEM DESIGN IN ITS USE, COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, AND ANY CONSTRUCTION BASED THEREON IS SOLELY THE RESPONSIBILITY OF USER AND ITS ENGINEERS. USER ACKNOWLEDGES THAT THE STORMWATER SYSTEM DESIGN IS TO BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE JURISDICTION WHERE THE PROJECT IS LOCATED. CULTEC, INC. DOES NOT APPROVE, SEAL, SIGN, OR SYSTEM DESIGNS. USER ACKNOWLEDGES AND AGREES THAT IT WILL NOT HOLD CULTEC, INC. RESPONSIBLE OR LIABLE FOR ANY DESIGN ERRORS IN CONNECTION WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC, INC. DOES NOT APPROVE, SEAL, SIGN, OR SYSTEM DESIGNS. USER ACKNOWLEDGES AND AGREES THAT IT WILL NOT HOLD CULTEC, INC. RESPONSIBLE OR LIABLE FOR ANY DESIGN ERRORS IN CONNECTION WITH CULTEC'S MINIMUM REQUIREMENTS.

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: 05-02-2022

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 CONTRACTOR® 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

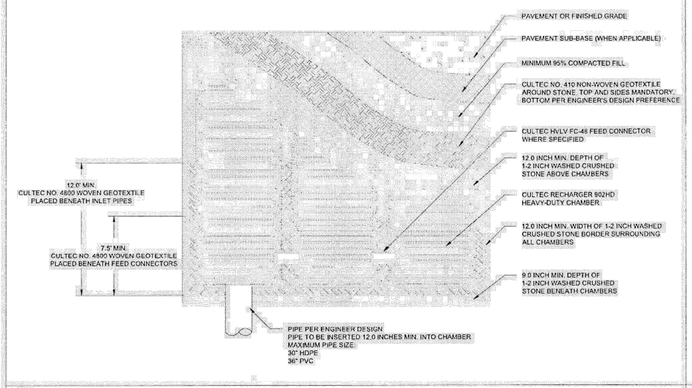
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ 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 960 X 1,696 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.

902HD 1.0 **GENERAL NOTES**

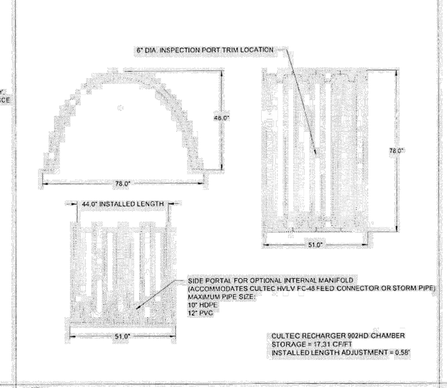
PIPE	A	B
6" [150 mm]	N/A	N/A
8" [200 mm]	N/A	N/A
10" [250 mm]	N/A	N/A
12" [300 mm]	29.50" [749 mm]	2.25" [57 mm]
15" [375 mm]	26.50" [673 mm]	2.25" [57 mm]
18" [450 mm]	23.50" [597 mm]	2.50" [64 mm]
24" [600 mm]	16.50" [420 mm]	3.00" [76 mm]

*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"

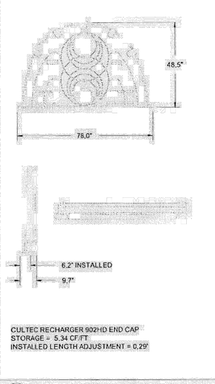
CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (100mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.



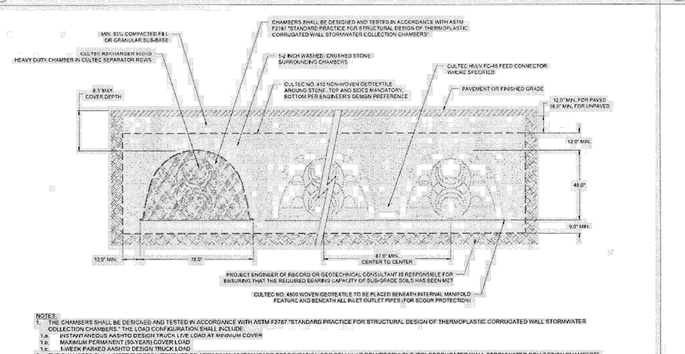
902HD 2.0 **CULTEC RECHARGER 902HD HEAVY DUTY PLAN VIEW**



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

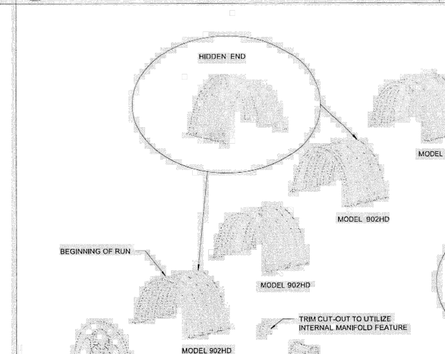


902HD 4.0 **CULTEC RECHARGER 902HD HEAVY DUTY END CAP THREE VIEW**

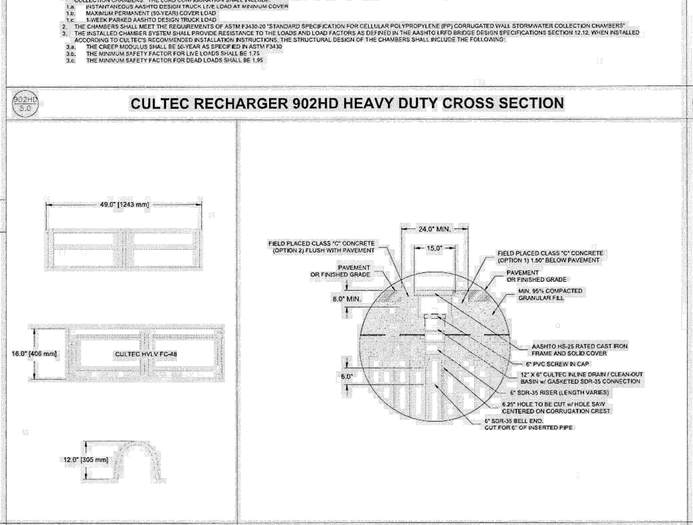


NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. 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".
3. 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:
   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**



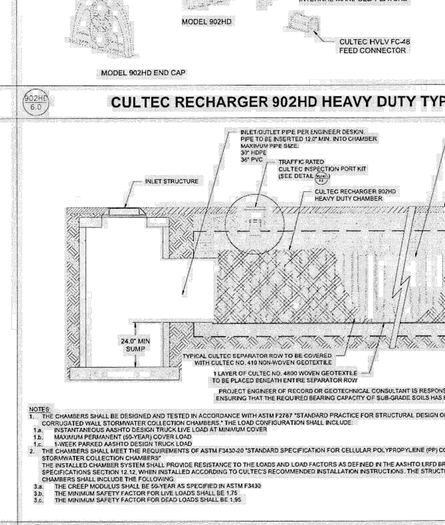
902HD 6.0 **CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK**



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

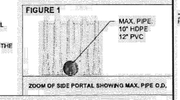
902HD 8.0 **FEED CONNECTOR THREE VIEW**

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



NOTES:
1. 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:
   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"
   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:
   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
DESIGNED BY:	GCH
SCALE:	N.T.S.
DATE:	9/17/2020
CHECKED BY:	DG
SHEET NO:	5 OF 5

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

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

THE DRAWINGS WERE PREPARED TO BE USED SOLELY FOR THE PROJECT DESCRIBED HEREIN. THE USE OF THESE DRAWINGS BY ANY PERSON OR ENTITY FOR ANY OTHER PROJECT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER IT HEREBY, THE ENGINEER HEREBY DISCLAIMS ANY RESPONSIBILITY FOR SUCH USE. THE ENGINEER FURTHER DISCLAIMS THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS AT THE TIME OF DESIGN. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

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

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

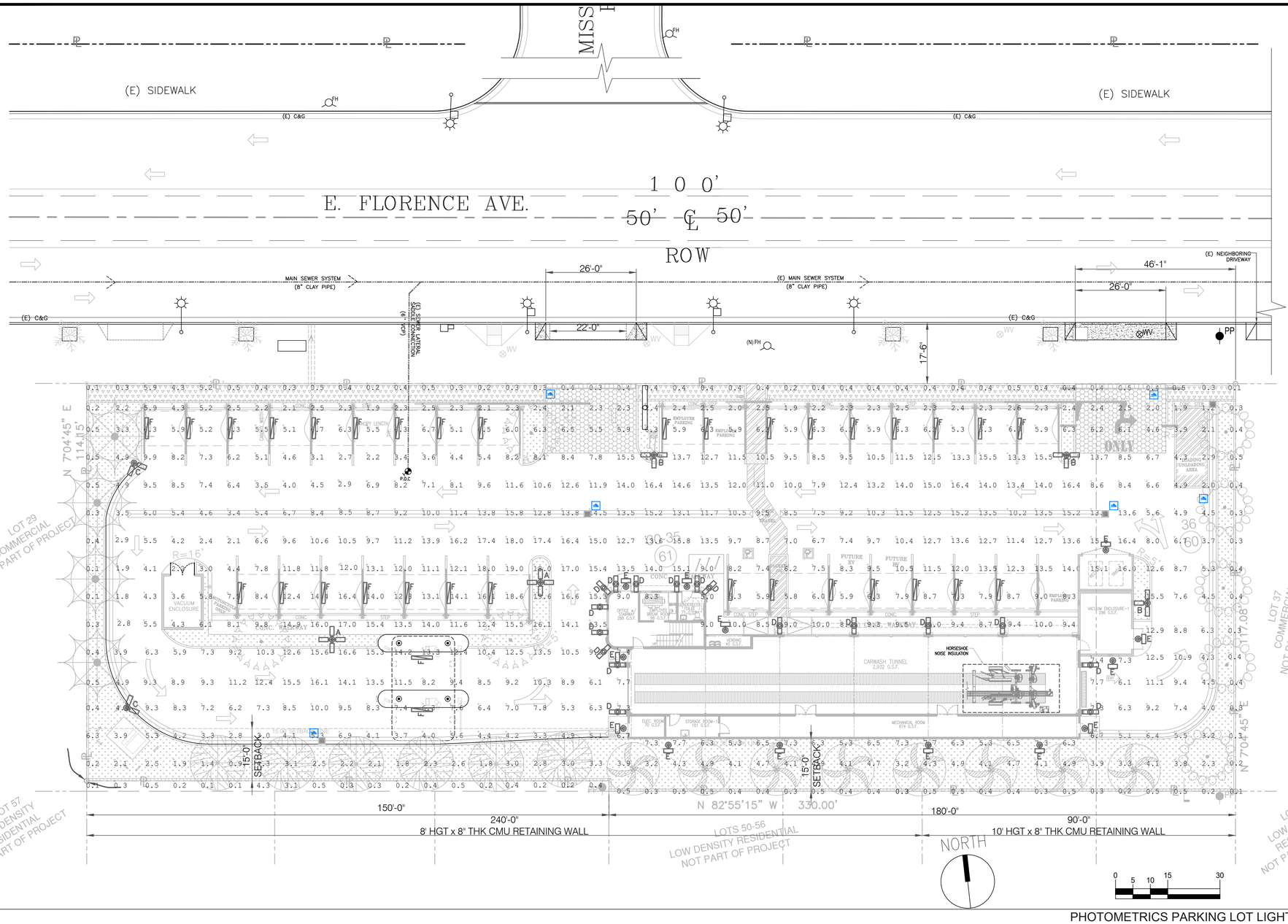
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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

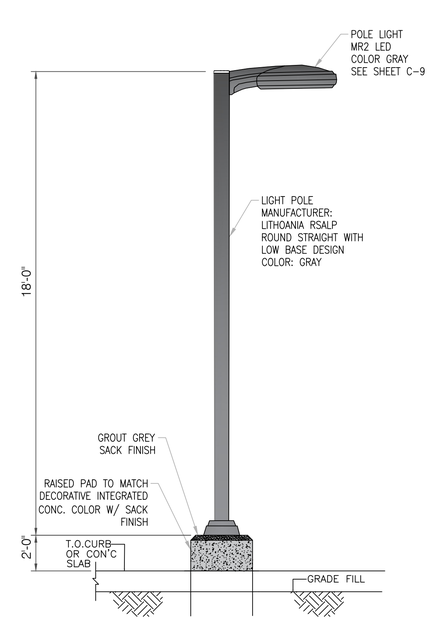
CULTEC SYSTEM DETAILS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

C-7



PHOTOMETRICS PARKING LOT LIGHTING PLAN
SCALE: 1" = 15' | 1



LIGHT POST ARCHITECTURE COLOR
N.T.S. | 2

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 = BY 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'.

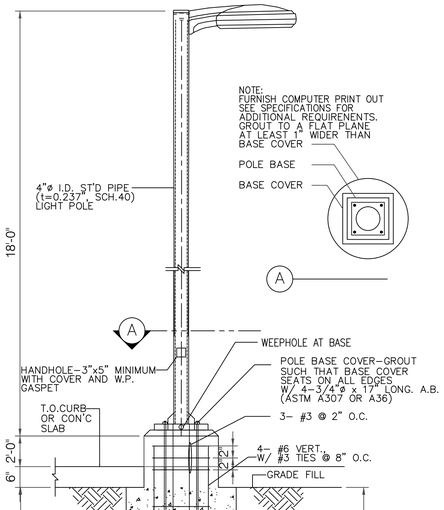
F — 6' LINEAR LED TYPE 2 LIGHTING FIXTURE INSTALLATION HEIGHT = CANOPY CEILING HGT.

4. TYPE 4 LTG FIX.
(1) MFG: PROGRESS LIGHTING
(2) MODEL: ENERGY SAVER P5642-31
(3) CYLINDER DESIGN
(4) LUMEN PACKAGE: P1 (50 W)
(5) TEMPERATURE : 4000 K

3. TYPE 3 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: WSR LED
(3) LUMEN PACKAGE: P1 (20 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
N.T.S. | 4



REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER D. LEE — No. CE 28282 — Exp. 3/31/2024 — CIVIL — STATE OF CALIFORNIA
05-02-2022

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
N.T.S. | 3

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

C-8

MR2 LED
LED Area Luminaire

Catalog Number
Notes
Type

Buy American

Specifications

EPA:	0.9 ft² (0.08m²)
Length:	32-7/8" (835.0mm)
Width:	25" (635.0mm)
Height:	8-1/4" (210.0mm)
Weight (max):	42 lbs (19.1 kg)

PHOTOMETRIC FREE STANDING LIGHTING TYPE 1 LIGHTING

A+ Capable options indicated by this color background.

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.
- 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.

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: [ordering info] [ordering info].

Ordering Information

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

MR2 LED	60C										
Series	Color Temperature	Drivelines	Lumen Output	Color Consistency	Voltage	Mounting	Shielding	Control	Finish
MR2 LED	60C 6000 LEDs	700 700mA 1000 1000mA	40K 4000K 50K 5000K	T2M Type II T3M Type III T4M Type IV T5M Type V T5FTM Forward Throw	MVOLT[1] 120-277V 347 347V 480 480V	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped Separately[2] SPABRA Square pole universal mounting adapter[3] RPABRA Round pole universal mounting adapter[3] KMAR DDBXD U Mast arm mounting bracket adapter (specify finish)[4]	Shipped installed PCR NEMA twist-lock receptacle only (no control) PERS Five-wire receptacle only (no control)[5] PERS7 Seven-wire receptacle only (no control)[5] DCR Dimmable and controllable via ROAM® (no control)[6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) HS House-side shield[7] SF Single fuse (120, 277, 347V)[8] DF Double fuse (208, 240, 480V)[8] BLSD Backlight source directing optical optic[9] BLSD Bi-level switched dimming, nominal 50%[10] Shipped separately[2] WG Vandal guard	Shipped installed PIR Motion/ambient light sensor[11] PIR1FC3V Motion/ambient light sensor, factory set to 1fc, 3V dimming wires pulled outside fixture[11] PER Photoelectric cell, button type[12] PER7 Photoelectric cell, button type, 7-pin[12] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) DS Dual switching[13] SPD Separate Surge Protection[14] Shipped separately VG Vandal guard WG Wire guard	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

Catalog Number
Notes
Type

WSR LED
Architectural Wall Sconce

Inverted available with WLU option only.

Buy American

Catalog Number: PHOTOMETRIC
Notes: WALL MOUNT
Type: TYPE 2 LIGHTING

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

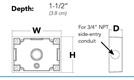
Specifications

Luminaire

Height:	7-1/4" (18.4 cm)
Width:	18" (45.7 cm)
Depth:	9" (22.8 cm)
Weight:	17 lbs (7.7 kg)

Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (140 cm)
Depth:	1-1/2" (3.8 cm)



Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTXD

WSR LED								
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WSR LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120 208 240 277 347 480	Shipped included (blank) Surface mount Shipped separately[2] BBW Surface-mounted back box	Shipped installed PE Photoelectric cell, button type[3,5] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) EZDWC Emergency battery backup, (10W, -20°C), Certified in CA Title 20 MAEDBS[6] E10WH Emergency battery backup, (10W, 5°C), Certified in CA Title 20 MAEDBS[6] WLU Wet location door for up orientation[4] PIR Motion/ambient light sensor[7] DS Dual switching[8] SPD Separate Surge Protection[9] Shipped separately VG Vandal guard WG Wire guard	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

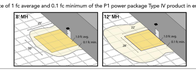
Emergency Battery Operation

The emergency battery backup (EZDWC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All EZDWC and E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time the luminaire loses primary power. Luminaire will be CEC Title 20 MAEDBS and NFPA 101 Life Safety Code Section 7.9, provided luminaires are installed 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 Type IV product in emergency mode.



WSR P1 LED 40K SR4 MVOLT EZDWC
13' x 10' Gridlines
8' and 12' Mounting Height

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available with 480V option.
3. PE must be specified when ordering.
4. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V options.
5. Not available with 347V or 480V. Not available with WLU.
6. WLU not available with PIR, EZDWC or E10WH.
7. When ordering PIR, "PE" will be automatically added to the order line for "dim to off" operation. PIR is for 8'-15' mounting heights. Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with EZDWC, E10WH, WLU, SF, or DF. Reduces energy consumption by 50% when sensor (PIR), only the primary power source leads will be controlled.
8. See electrical section on page 2 for more details.

G&G INDUSTRIAL LIGHTING

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

PHOTOMETRIC CANOPY LIGHTING TYPE 3 LIGHTING

Date
Project

WPX HARSH ENVIRONMENT LINEAR

LINEAR IP68/IP69K LED LUMINAIRE

Product Features

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Multiple cable lengths support a variety of layouts.

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" x 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 Feet 4 4 Feet 6 6 Feet 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' 50K CCT Only	50K 5000 Kelvin 40K 4000 Kelvin	Blank Standard: No Dimming DIM 0-10V Dimming	Blank Standard: Chemical Resistant Clear Lens GC (Lens control) Clear of 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 ability 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

STRONG. SIMPLE. COMPACT.

PROGRESS LIGHTING

Project: 8107-Huntington Park Car wash
Fixture Type: Tower element presentation light
Location: Tower corners
Contact: Leedco Engineers, Inc.

P5642-31
Cylinder

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant Black finish, perfect for today's inspired exteriors. Modern details feature a die-cast aluminum wall bracket and heavy-duty aluminum framing - resulting in an impeccable modern accent that adds panache and sophistication to your outdoor spaces. Provides even illumination up and down.

- Black finish.
- Powder coat finish.
- Wet location listed when used with P8600046 top cover lens.
- Die-cast aluminum wall brackets and heavy duty aluminum framing.
- Two 250w PAR-38 or 150w BR-40.

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

Category: Outdoor
Finish: Black (Powder Coat Paint)
Construction: cast aluminum Construction

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included back plate covers a standard 4" recessed outlet box: 4.5" W, 4.5" ht., 2.91" depth	Prewired 6 inches of wire supplied 120 V	Quantity: two 250 W max. PAR-38 or LED equivalent E26 base porcelain sockets	UL-CUL Damp Location Listed 1-year Limited Warranty

PHOTOMETRIC
TOWER ELEMENT/CARWASH FASCIA
WALL MOUNT ROUND SHAPE
PRESENTATION LIGHTING

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Round straight aluminum pole for up to 16 foot mounting heights.

CONSTRUCTION —

Pole Shaft: One-piece extruded 6063-T6 aluminum alloy with T6 temper. Round straight tube is uniform in cross-section down length of shaft with no taper.

Pole Top: Removable top cap provided with drill-mount poles.

Handhole: Reinforced 2" x 4" hand hole is located 18" above base. Standard and extra handholes come with cover and attachment hardware.

Low-Profile Base Cover: Made of die-cast aluminum. The base slides over the pole and base plate for a smooth one piece design. The base cover is 5" tall with a step contour 3-1/2" above the base.

Anchor Base: Cast from A356 aluminum alloy and heat treated to T6 temper. Base plate and shaft are circumferentially welded top and bottom. The anchor base is provided with slotted holes.

HARDWARE — All structural and non-structural fasteners are stainless-steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Standard powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

GROUNDING — Provision located inside handhole rim. Grounding hardware is not included (provided by others).

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Catalog Number	PHOTOMETRIC
Notes	FREE STANDING ROUND POLE
Type	W/ LOW BASE

Anchor Base Poles

RSALP

ROUND STRAIGHT ALUMINUM WITH LOW PROFILE BASE COVER FLORIDA RATINGS

RSALP-FLA Round Straight Aluminum Poles, Low Profile, Florida Ratings

TECHNICAL INFORMATION

Catalog Number	Nominal shaft length (ft)	Pole Shaft Size Pole Top	Pole Shaft Size Handhole	Wall Thickness	Tilt Lock	EPA (ft²) Maximum Round Shaft Mount	EPA (ft²) Maximum Square Shaft Mount	Bolt Circle (in)	Bolt Size A.B. x L.	Approximate ship weight (lbs)
RSALP 6 HC	6	4 HS	4 HS	0.125	1/2	1.0	1	10	0.472 X 0.118	3 Hr/Hrs 21
RSALP 10 HC	10	4 HS	4 HS	0.125	1/2	1.0	1	10	0.472 X 0.118	3 Hr/Hrs 31
RSALP 12 HC	12	4 x 5	4 HS	0.125	1/2	1.0	1	10	0.472 X 0.118	3 Hr/Hrs 38
RSALP 14 HC	14	4 x 5	4 HS	0.125	1/2	1.0	1	10	0.472 X 0.118	3 Hr/Hrs 44
RSALP 16 HC	16	5 x 7	4 HS	0.125	1/2	1.0	1	10	0.472 X 0.118	3 Hr/Hrs 46

BASE DETAIL

FIELD DRILL

Shaft Base Size	Bolt circle Ø	Bolt projection above base	Base square width	Template description	Anchor bolt kit number
4"	9-1/2"=9"	3-1/4"	7-1/2"	ASTM(F1554)1-55GR1	4BOLT
5"	11-1/2"=9"	3-1/4"	7-1/2"	ASTM(F1554)1-55GR1	4BOLT

HANDHOLE ORIENTATION

IMPORTANT INSTALLATION NOTES:
1. Breakaway poles and bases must be installed.
2. Factory supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
3. Lithonia Lighting is not responsible for the foundation design.

CAUTION: These specifications are intended for general purpose utility. Lithonia Lighting reserves the right to change material or design, without prior notice, in an endeavor to offer its superior line of products.

RSALP-FLA Round Straight Aluminum Poles, Low Profile, Florida Ratings

TECHNICAL INFORMATION — Lead times will vary depending on options selected. Consult with your sales representative. **Example:** RSALP 12 4C 3M1461 DDBXD

Catalog Number	Nominal Pole Length	Nominal Shaft Base Diameter	Drilling	Fasteners	Finish
RSALP	6 - 6' Pole 10 - 10' Pole 12 - 12' Pole 14 - 14' Pole 16 - 16' Pole	4C 4" Square 5C 5" Square	Blank Standard 3M1461 Three mounting holes 3/4" slots on 10" bolt circle for use with 3 bolt pole adapter	Shipped included (blank) Hardware for use with 3 bolt pole adapter Shipped separately KMAR DDBXD U Mast arm mounting bracket adapter (specify finish)	Same durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Brushed finishes BL Brushed aluminum Clear / anodized available AN Natural BLK Dark bronze AN4 Natural Architectural colors (powder finish) Consult factory for complete selection Durable finishes (5A / 5B), Custom Colors and Extended Warranty Finishes available.

NOTES:
1. Shipped separately.
2. Combinations of fixtures required will mount inside each other in a maximum of (4) 2 foot fixtures in any one fixture. Choose a luminaire style fixture and/or handhole must be at least 18 inches (1.5ft) above the base.
3. Not available with 3M1461 mounting.
4. See ordering tree for details.
5. Specify location and orientation when ordering options.
6. Cannot be used with 3M1461 mounting. Specify location when ordering.
7. Handle # 1 Load Rating = 50 Handle # 2 Load Rating = 75
8. Per NEMA® Specific dimensions from handhole, bolt, & fixture to be the handhole Orientation diagram below.
9. Handle # 1 Handhole at 12 o' clockwise from 1 o' clock. Handle # 2 Handhole at 12 o' clockwise from 2 o' clock.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Color Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,993	99	6,388	105	6,541	108

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Ilumination Lumens Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WRW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

Electrical Load

Power Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.28	0.25	0.19	0.14

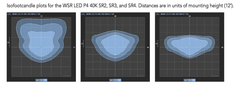
Motion/Ambient Sensor Default Settings						
	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (3.7Vdc) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min

*PIR1 USES SF OD 7

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSR LED homepage.

Isofootcandle plots for the WSR LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast aluminum frame is gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a consistent, durable finish. Custom colors, changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mounting applications. Light engines are 4000K (70 CRI). The WSR LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the U.S. Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of high-efficacy LEDs mounted to a metal core circuit board and integral secondary heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C [77°F]). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 4 kV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated, luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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.

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%

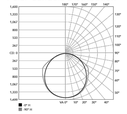
Regulatory Qualifications
cULus listed
IP68/IP69K system
UL listed for wet locations
DLC Listed
NEMA 4X, NEMA 6P rated

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 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	99.5%
0-180	100%

Rev Date 20 0421

STRONG. SIMPLE. COMPACT.

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	7,680 L	154 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	11,800 L	148 LPW	80 W	0	1	2	3	5	6
WPX6 - HO	9,000 L	150 LPW	8,500 L	140 LPW	60 W	1	1	3	4	7	8
WPX4 - HO	4,500 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	160 LPW	-	-	113 W	0	1	1	2	3	4
WPX4 - SHO	8,000 L	160 LPW	-	-	58 W	1	2	3	5	7	8

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

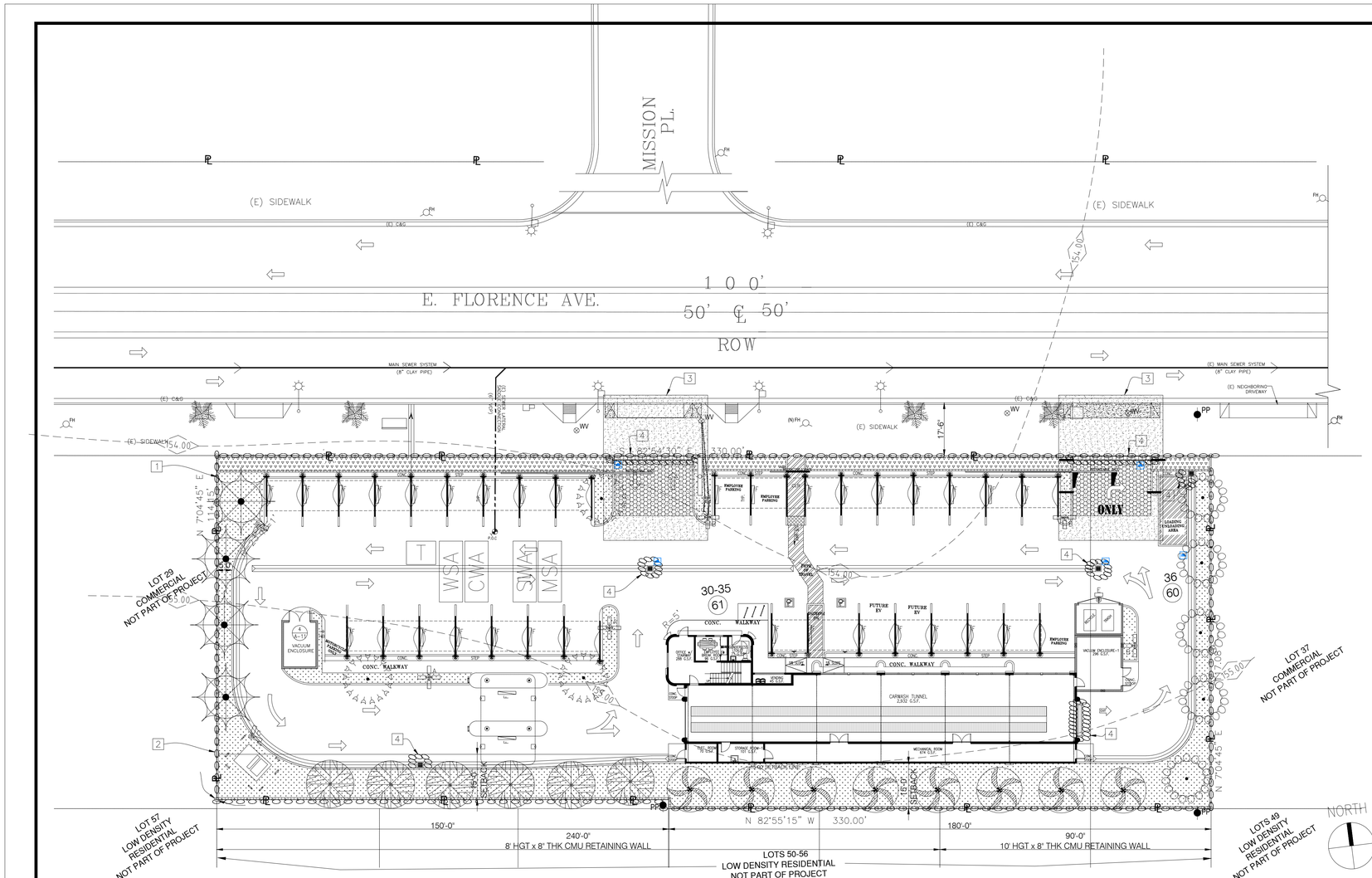
LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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: 05-02-2022

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

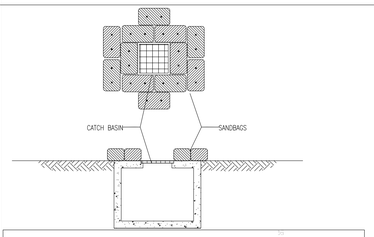
A. STORM DRAIN FACILITIES (PRIVATE MAINTAINED)
B. CONCRETE SWALE (PRIVATE MAINTED)
C. PARKING LOT CONCRETE PAVEMENT (PRIVATE MAINTAINED)
D. PERMANENT LANDSCAPING (PRIVATE MAINTAINED)
PUBLIC LANDSCAPE ON PROPERTY FRONTAGE (PRIVATE MAINTAINED)

EROSION CONTROL CONSTRUCTION NOTES

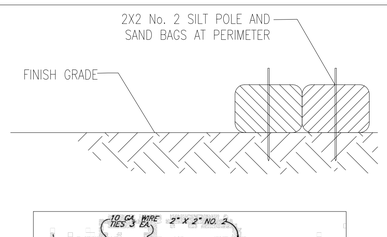
1 INSTALL SILT FENCE PER DETAIL HEREON AROUND PROPERTY LINE
2 INSTALL GRAVEL BAGS (3 HIGH) PER CASQA BMP SE-8
3 INSTALL STABILIZED CONSTRUCTION ACCESS PER DETAIL HEREON
4 INSTALL SUMP CATCH BASIN PROTECTION PER DETAIL HEREON

NOTES

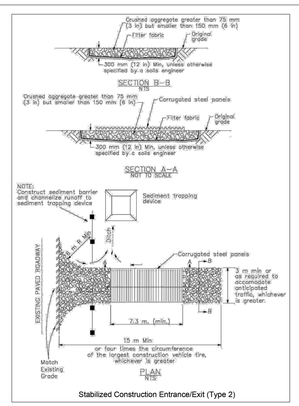
1. REFER TO HYDROLOGY STUDY FOR STORM FLOW CALCULATIONS.
2. REFER TO EROSION CONTROL PLAN FOR APPLICABLE BMP's.
3. ALL CONTRIBUTORY DRAINAGE CONVEYED AWAY FROM THE SITE IN A SAFE AND NON-DESTRUCTIVE MANNER TO A STORM DRAIN INLET AS SHOWN ON THE MAP.
4. BUILDING WASH WATER, LOT IRRIGATION WATER, OR OTHER 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



7 SILT FENCE



Stabilized Construction Entrance/Exit (Type 2)

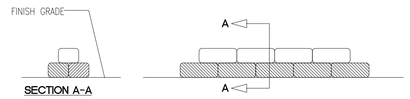
3 INSTALL STABILIZED CONSTRUCTION ACCESS

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. QE 26282 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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

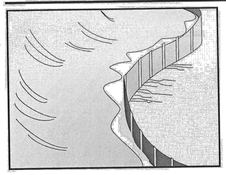
TITLE: NEW AUTOMATED EXPRESS CAR WASH
FOR
OWNER: MOOGUN INVESTMENT, LLC
JOB ADDRESS: 3100 E. FLORENCE AVE., HUNTINGTON PARK, CA. 90255

EROSION CONTROL PLAN

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

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

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:

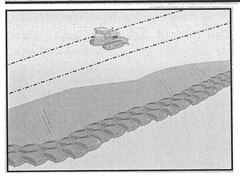
- At perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

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 Biofilter 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.

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

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.

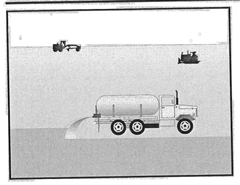
- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel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

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 Biofilter 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.

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

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.

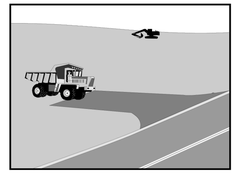
California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and 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:

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

Potential Alternatives
- EC-5 Soil Binders

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

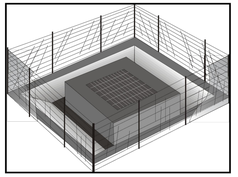
Definition and Purpose
A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

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 conrol 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

05-02-2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

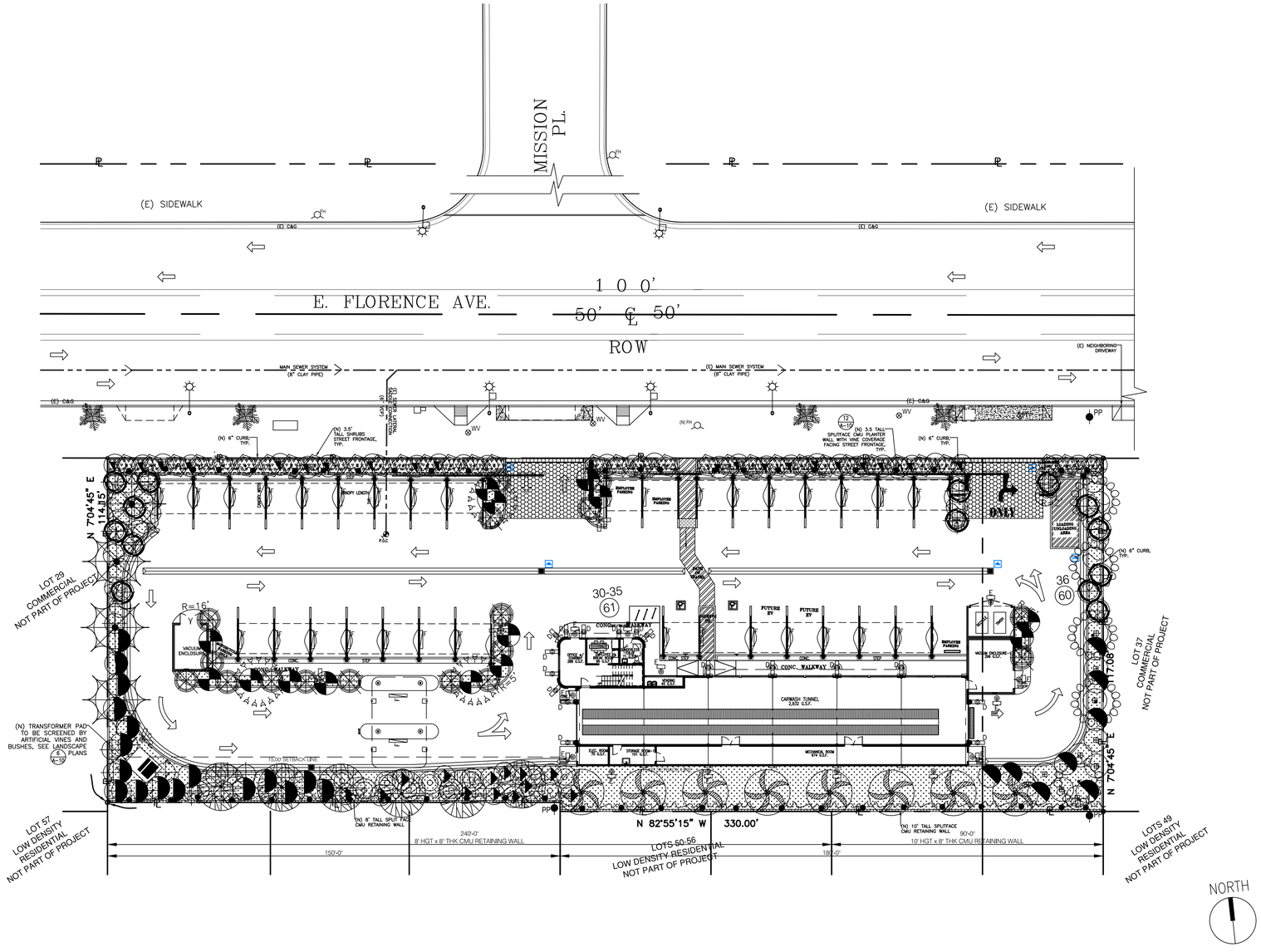
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

C-11



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.	49	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.

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

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

05-02-2022

LANDSCAPE PLANTING NOTES 4

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.

DESIGN NOTES 3

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

PLANTING SCHEDULES 2

N.T.S.

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
JOB NO.: 8107
DRAWN BY: G.M.A.
DATE: 05-02-2022

L-2

5 OLIVE TREE

18 GOLDEN YARROW SHRUB

19 ELIJAH BLUE PARKWAY LANDSCAPE GROUND COVERAGE

9 MEXICAN ASTER GROUND COVERAGE

4 BLUE PALO VERDE TREE

7 MAGENTA ROCK ROSE BUSH

16 LAVENDER SHRUB

TUFTED EVENING PRIMROSE GROUND COVERAGE

1 OLIVE TREE EXISTING STREET TREE

17 GOLD COAST JUNIPER SHRUB

21 3" ORGANIC FINE MULCH

22 MIN. 2" ORGANIC BARK CHIPS PARKWAY LANDSCAPE

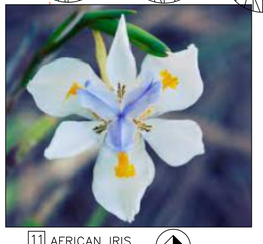
20 TREASURE FLOWER GROUND COVERAGE

13 GLOSSY ABELIA SHRUB

12 BLACKFOOT DAISY PARKWAY LANDSCAPE GROUND COVERAGE

2 CRAPE MYRTLE

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

NORTH

REGISTERED PROFESSIONAL ENGINEER DENNIS LEE No. GE 2628 Exp. 3/31/2024 CIVIL STATE OF CALIFORNIA

05-02-2022

CONCEPTUAL COLOR LANDSCAPE PLAN N.T.S. 1

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

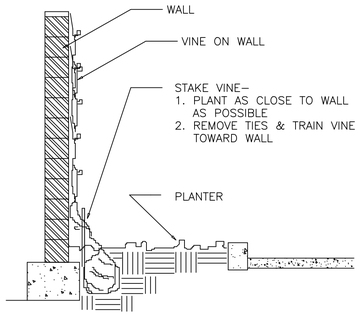
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

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

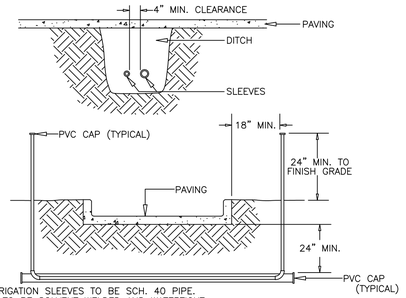
CONCEPTUAL COLOR LANDSCAPE PLAN

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8107
DATE: 05-02-2022

L-2

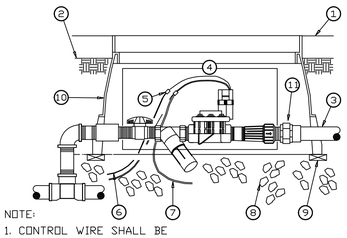


VINE PLANTING



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.

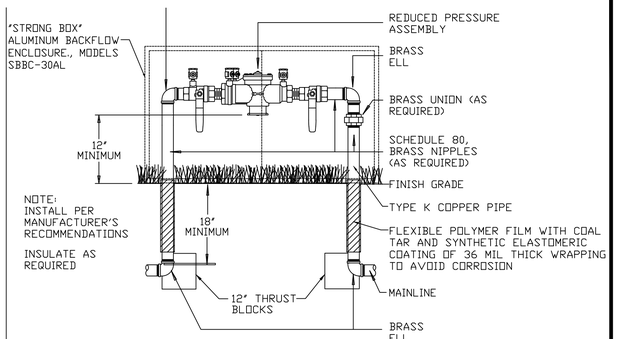
SLEEVING



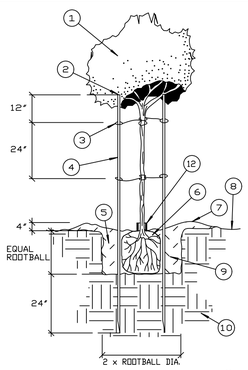
1. MULSH BED.
2. FINISH GRADE.
3. PVC PIPE (DEPTH PER SPECIFICATION).
4. RAIN BIRD MODEL # XCZ-075 XERIGATION CONTROL ZONE ASSEMBLY.
5. WIRE CONNECTOR.
6. PILOT WIRE.
7. COMMON WIRE.
8. 3/4" CRUSHED ROCK.
9. 2" x 4" x 12" REDWOOD FOR SUPPORT.
10. 12" x 18" RECTANGULAR VALVE BOX.
11. PVC UNION FOR SERVICING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

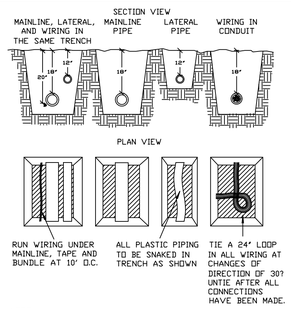


REDUCED PRESSURE ASSEMBLY



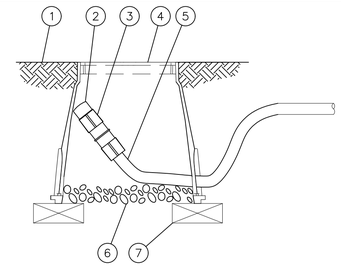
1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. (2 REQUIRED) "V.I.T." TREE BRACES SECURE TO LODGE POLES WITH GALVANIZED SCREWS OR 2–CINCH TIES CAN BE USED WITH GALVANIZED SCREWS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL OUTSIDE OF ROOTBALL)
5. BACKFILL PER SOIL 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 RECOMMENDATIONS.
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.

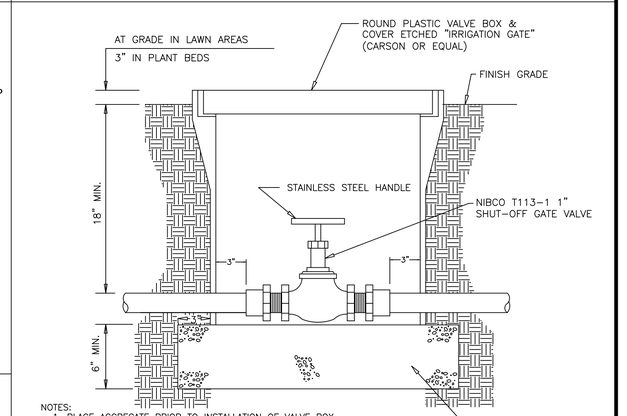
PIPE & WIRE TRENCHING



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)

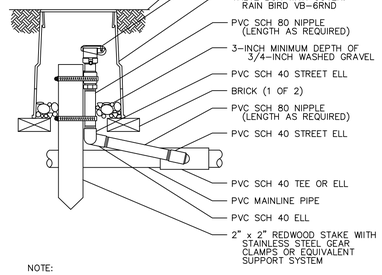
NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

FLUSH VALVE



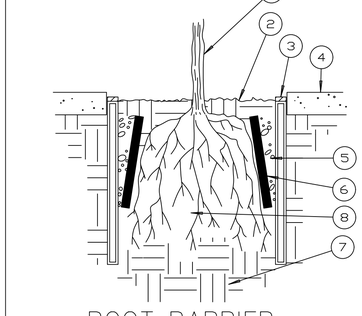
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
2. INSTALL CONTROL VALVES A MIN. OF 12" FROM STRUCTURES OR HARDSCAPING.
3. INSTALL VALVES IN PLANT BEDS WHERE EVER POSSIBLE NEXT TO SIDEWALKS.
4. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
5. PLACE AGGREGATE PRIOR TO INSTALLATION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

SHUT–OFF GATE VALVE



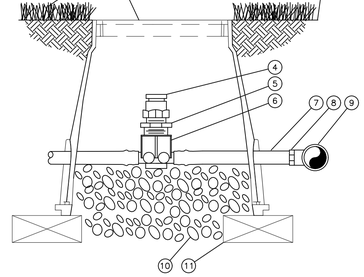
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE



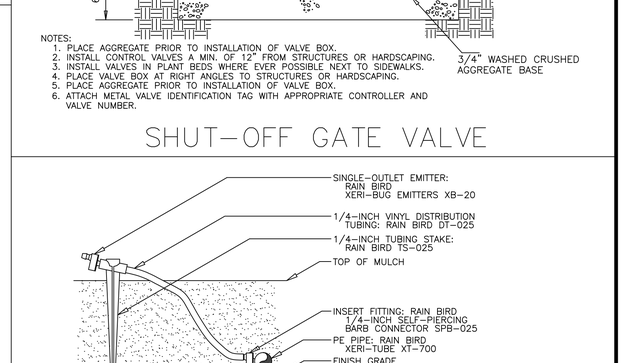
1. TREE (PER PLAN)
2. FINISH GRADE
3. 3" DIA. x 4'–0" PERFORATED DRAIN PIPE WITH GRATED CAP (2 PER TREE)
4. CONCRETE WALK (WHERE OCCURS)
5. 3/4" GRAVEL BACKFILL
6. "DEEP ROOT" CONTROL BARRIER
   - 72" BOX TREE: MODEL NO: UB48–2 SIZE: 13–24" x 48" PANELS PER TREE
   - 60" BOX TREE: MODEL NO: UB48–2 SIZE: 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 RECOMMENDATIONS.
8. BACKFILL PER SOIL TEST RECOMMENDATIONS

ROOT BARRIER



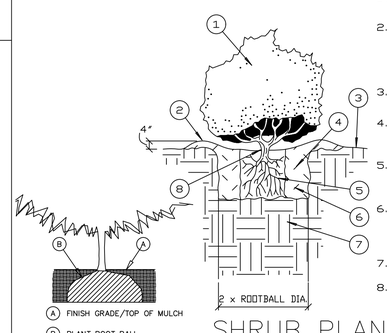
1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" x ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD–TFA FITTING
7. ½" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF–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.

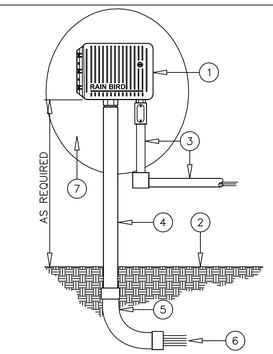
EMITTER INTO 1/4" TUBING



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 RECOMMENDATIONS.
7. UNDISTURBED NATIVE SOIL
8. SET CROWN OF ROOT BALL MINIMUM 1" ABOVE SURROUNDING GRADE. SEE ROOT BALL DETAIL

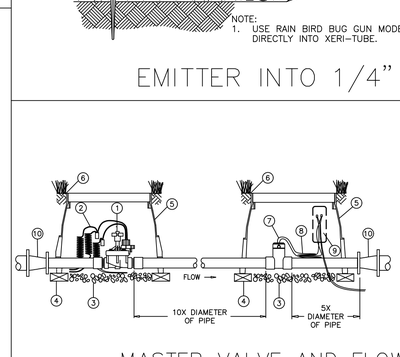
SHRUB PLANTING



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

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 J. LEE
No. CE 26282
Exp. 3/31/2024
CIVIL
STATE OF CALIFORNIA

05–02–2022

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

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: C. D. LEE
JOB NO.: 8107
DRAWN BY: G.M.A.
DATE: 05–02–2022

L-4

Department of Public Works

MEMORANDUM

DATE: **April 14, 2021**

TO: **Sergio Infanzon, Community Development Director**

FROM: **Cesar Roldan, Director of Public Works**

SUBJECT: **Public Works Conditions – 3100 East Florence Avenue Car Wash Development**

The following conditions of approval and public improvement requirements need to be satisfied/completed in an acceptable manner to the City and in accordance with all applicable standards, rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhered to throughout the duration of the project. The City Engineer may require additional information or may impose additional conditions and requirements as deemed necessary to protect public health and safety, and to benefit the public.

These comments/conditions are based on a review of proposed project summary, site plan and other relevant documents provided to public works department on 4/7/21.

1. General:

a) Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.

b) Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.

c) All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.

d) Encroachment permit required to be obtained by a license contractor to work in the public right-of-way.

e) Streets fronting project shall be improved to meet current General Plan requirements for right-of-way and roadway. Dedicate 5-feet of right-of-way as required to obtain full half-street width of 50-feet on Florence Avenue.

f) Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.

g) Alternative engineering methods for filtration and infiltration must be used to defray a percentage of the storm water runoff into the existing/proposed storm drain system.

h) Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which has established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.

i) Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and local Ordinances. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues.

j) Engineer to show the location of the sewer mainline, nearest manholes, and the lateral serving the project and configuration of the on-site sewer including diameter and material of the on-site sewer.

k) Engineer to show the location of water meters servicing the development and any newly proposed water meter locations.

l) Any City-owned streetlights conflicting with the proposed improvements shall be relocated at the applicant’s expense.

m) All drive approaches and pedestrian ramps shall be ADA-compliant.

n) Construction zone traffic control plans prepared and signed by a licensed State of California Civil or Traffic Engineer must be submitted for review and approval of City Engineer prior to issuance of a building permit. The Plans shall include the use of proper lane closure procedure, such as flaggers, signage, traffic cones/delineators, and other warning devices per California Manual of Uniform Traffic Control Devices (CA-MUTCD).

o) Public improvement plans shall be developed on the basis of the approved site plan. Portland cement concrete (P.C.C) and asphalt concrete (A.C.) pavement, thicknesses and strengths shall be determined by a California Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.

p) Repair, remove, and replace any deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications.

q) Remove all existing improvements that will no longer be intended for use (including but not limited to driveway approaches, under-sidewalk drains, meter boxes, utility valves, etc.) and replace with new sidewalk and full-height curb and gutter as required per APWA standard plans and specifications.

r) The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

3. **Traffic**

a) Provide a Traffic Accessibility Impact Study prepared by a California-registered Professional Traffic Engineer for review and approval by the City's Traffic Engineer/City Engineer. The applicant's traffic consultant shall consult the City's Traffic Engineer/City Engineer in preparing the Scoping Agreement and have it approved prior to preparing the study. The applicant shall pay all required review fees determined by the City prior to submittal of the study.

b) Existing sidewalks on East Florence Avenue shall remain open for pedestrian traffic during construction.

c) Prior to issuance of a building permit, the applicant shall pay all traffic impact fees as determined by the City Traffic Engineer/City Engineer upon review of traffic accessibility study to be prepared by a California-registered Traffic Engineer.

d) The haul route for all materials to and from the project shall be approved by the City Traffic Engineer. The plan shall restrict major truck trips and deliveries to off-peak travel hours to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for haul route so that any damage and debris attributable to haul trucks is identified and corrected at the sole expense of the applicant.

e) Adequate sight visibility is required at all driveway-street intersections and shall follow the latest Caltrans manual for applicable requirements. Adequate sight visibility shall be demonstrated on the final map and grading plan. This shall be shown on all applicable plans prior to issuance of first building permit.

f) The applicant shall be aware that the site shall be designed to adequately accommodate all vehicles (e.g. automobiles, vans, trucks) that can be expected to access the site. This includes, but is not limited to, adequate maneuvering areas around loading zones and parking spaces, and appropriate turning radii.

g) Prior to street plan approval, the applicant shall show on the street plan drive approaches using a modified commercial driveway design (APWA 110-2, Type C or equivalent) that will provide a street/drive approach transition with a maximum

algebraic grade difference of 10%. Construction details shall be shown on the street plan providing a transition no greater than this maximum.

h) All project driveways shall intersect with the adjacent roadway at 90 degrees or as close to 90 degrees as topography permits (no less than 80 degrees). This shall be shown on all applicable plans prior to issuance of first building permit.

i) All driveways shall have a minimum stacking distance of 40’ from the face of curb. This is to be measured from the final curb line (flow line) to the first parking stall or drive aisle.

j) Minimum width of all interior drive aisles shall be 26 feet and shall be shown on all applicable plans prior to issuance of first building permit. Minimum widths of driveways along Florence Avenue shall be 30 feet.

4. **Engineering**

a) The building permit plans shall accurately show all existing public improvements near the site (such as, streetlights, signs, utility vaults and boxes, bicycle racks, benches, planter pots, street trees, tree grates, other street furniture, etc.) and shall clearly indicate any proposed modifications to the existing public improvements, Proposed modifications to the public improvements shall be subject to review and approval by the City Engineer prior to issuance to a building permit.

b) A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria, storm drain treatment calculations, hydromodification worksheets, all final grades and drainage control measures, etc., shall be submitted as part of plan check plans to the building and safety division.

c) The construction plans shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc., The plans shall minimize the loss of public parking spaces and the length of the time they are used for construction-related activities.

d) Prior to any construction (including, but not limited to, drive approaches, sidewalks, sewer laterals, curb and gutter, etc.), trenching or grading within public street right-of-way, the applicant shall submit a revised street improvement plan for review and approval; and obtain encroachment permits from the Engineering Division.

e) Prior to issuance of building permits, the applicant shall dedicate sidewalk easements sufficient to encompass ADA requirements for sidewalks installed with drive approaches per the current City standard APWA 110-2, Type C, or equivalent.

f) Prior to building final, the applicant shall replace abandoned driveways with standard curb, gutter, sidewalk, and pavement in accordance with APWA standards, to the satisfaction of the City Engineer. A revised street plan and encroachment permit shall be required.

g) Prior to building final, the applicant shall repair any broken or damaged curb, gutter and sidewalk, and refurbish the half section of pavement on streets within or abutting the project, to the satisfaction of the City Engineer.

h) The on-site sewer shall be a privately maintained system. Prior to Grading Plan approval, the applicant shall submit an “on-site sewer plan.” The “on-site sewer plan” shall be designed per the California Plumbing Code and approved by the City’s Building and Safety division prior to Grading Plan approval. If compliance with the California Building Code is impractical, the applicant shall prepare a sewer plan for a publicly maintained sewer. The public sewer plan shall be reviewed and approved by the Los Angeles County Department of Public Works (Sewer Maintenance Division), Los Angeles County Sanitation District, and the City Engineer; and all necessary easements for maintenance of the sewer shall be dedicated to the City of Huntington Park.

i) Prior to issuance of building permits, the proposed building lateral line shall be connected to the existing sewer main in Florence Avenue. Prior to issuance of building permits, the applicant shall coordinate with the Building and Safety Division regarding payment of additional annexation fees, if required, to annex the property into the County Sanitation District.

j) A revised sewer plan and encroachment permit shall be required for sewer lateral connection in the public right of way.

k) Indicate the location of any existing public fire hydrants within 300 feet of all property lines. Hydrants shall be shown on the project side of the street.

l) Additional hydrants maybe required once this information has been provided.

m) These conditions are preliminary and are subject to change. The comments are based on the information provided by the applicant. A complete set of Architectural drawings shall be submitted and approved prior to the issuance of a building permit.

n) Construction drawings shall be prepared and submitted to the Building and Safety Division for plan review and building permit issuance. Supporting documents, such as structural and energy calculations, and geotechnical reports shall be included with the plan submittal.

o) Construction drawings submitted for plan review shall show full compliance with all applicable local, county, state and federal requirements and codes. The project shall comply with the building codes in effect at time of building permit application.

p) Construction drawings submitted for plan review shall be complete. Submitted plans shall show all architectural, accessibility, structural, mechanical, plumbing, and electrical work that will be part of this project. Civil, landscape, interior design and other plans not related to the building code are not reviewed by the Building and Safety Division.

q) Construction drawings shall be prepared by qualified licensed design professionals (California licensed architects and engineers).

r) Construction drawings submitted to building and safety shall include a complete building code analysis and floor area justification for the proposed building per chapter 5 and 6 of the California Building Code.

s) The submitted site plan shall show all parcel/lot lines, easements, fire separation distances, restricted use areas, etc. Any construction proposed in an easement shall obtain the easement holder's written permission or the easement shall be removed. Parcel lines that overlap any proposed buildings shall be removed (lot line adjustment) prior to building permit issuance.

t) For an estimate of the building permit fees and the estimated time for plan review, please contact the Building and Safety Division directly.

u) Clean Air Vehicle parking spaces (including future EV Charging Stations) shall be provided and designated as "CLEAN AIR/VANPOOL/EV" for new commercial projects with 10 or more new vehicle parking spaces.

v) Electric Vehicle Charging Space(s), including future EV Charging Stations, shall be provided for new commercial projects and shall be equipped with the necessary infrastructure for the future installation of EV charging equipment. Future EV charging spaces with the charging equipment not installed with this project are considered Clean Air Vehicle parking spaces.

w) At least one EV Charging Space (or future EV Charging Station) shall be sized to be van accessible and located on an accessible route to the building entrance(s). The van accessible EV parking space shall be 12-foot wide with a 5-foot side aisle.

x) All applicable disabled access requirements of Chapter 11B of the California Building Code, including site accessibility details and information, shall be shown on the architectural plans versus any civil plans. Any pedestrian walkways from the public way will need to be separated from any vehicle ways by use of a curb or detectable warnings on the passenger side. The side access aisle for any accessible EV space shall not overlap the side access aisle required for the regular accessible parking space (CBC sections 11B-228.3 and 11B-812).

y) A complete soils and geology investigation report will be required. The report shall be formally submitted to the Engineering Division for review and approval. The recommendations of the report shall be followed and incorporated into the construction drawings. A copy of the report shall be submitted to Building & Safety at time of plan submittal.

z) When the soils/geology report recommends grading and/or recompaction, the following shall be completed prior to issuance of building permits:

1. A grading permit shall be obtained from the Engineering Division and all rough grading and/or re-compaction shall be completed.

2. A final compaction report and a Pad Certification shall be submitted to and approved by the Engineering Services Division.

RECEIVED
SEP 0 9 2020
BY:

3100

3100

MISSION
MEDICAL
OFFICES
AVAILA

9-2.1112 Revocation.

The Commission may hold a hearing to revoke or modify a Conditional Use Permit granted in compliance with the provisions of this chapter. Fifteen (15) days prior to the hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which the Conditional Use Permit was granted. Notice shall be deemed delivered two (2) days after being mailed, first class postage paid, to the owner as shown on the current tax rolls of the County of Los Angeles and/or the project applicant.

A Conditional Use Permit may be revoked or modified by the Commission if any one of the following findings can be made:

1. That circumstances been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be made in a positive manner and the public health, safety and welfare require the revocation;

2. That the Conditional Use Permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the entitlement or permit;

3. That the use for which the Conditional Use Permit was granted had ceased or was suspended for six (6) or more months;

4. That one or more of the conditions of the Conditional Use Permit have not been met;

5. That the use is in violation of any statute, ordinance, law or regulation; or

6. That the use permitted by the Conditional Use Permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

(§ 1, Ord. 666-NS, eff. September 15, 2001)