Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers or in the City Clerk's office. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

COMPTON CITY COUNCIL
AGENDA
11/09/2021
5:30 PM

HEARINGS

5:40 P.M. - PUBLIC HEARING - AN APPEAL OF PLANNING COMMISSION DECISION TO DENY CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1005 EAST ROSECRANS AVENUE, COMPTON **(Item # 9&10)**

5:45 P.M. - PUBLIC HEARING - AN APPEAL OF PLANNING COMMISSION DECISION TO DENY CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CARWASH PROPOSED AT 1035 EAST ROSECRANS AVENUE, COMPTON IN THE LIMITED COMMERCIAL (C-L) ZONE **(Item #11&12)**

6:00 P.M. - PUBLIC HEARING - AN APPEAL OF PLANNING COMMISSION DECISION TO DENY CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATED EXPRESS CARWASH PROPOSED AT 1330 SOUTH LONG BEACH BOULEVARD, COMPTON IN THE LIMITED COMMERCIAL (C-L) ZONE **(Item #13&14)**

OPENING

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

1. OCTOBER 12, 2021

CITY CLERK

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SOFTWARE LICENSE AND MAINTENANCE AND TECHNICAL SUPPORT AGREEMENT WITH AND ISSUE A PURCHASE ORDER FOR GRANICUS, LLC FOR ELECTRONIC FORM 700 FILINGS ($13,993.37)

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

3. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

   Yewande Ayodele - Personnel Board (Councilmember Chambers)

4. REMOVAL OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

   RESIGNATION - BRENDA POSTELLE - COMPTON TAXPAYER COMMITTEE (MEASURE P)

CITY MANAGER'S REPORT

5. ORAL REPORT - CITYWIDE CAMERA PROJECT UPDATE

6. POWER POINT PRESENTATION - AMERICAN RESCUE PLAN PROCESS

UNFINISHED BUSINESS

7. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING VARIOUS SECTIONS OF CHAPTERS VII, VIII, IX, XII AND XXII OF THE COMPTON MUNICAP CODE RELATED TO THE IMPOUNDMENT OF VEHICLES **(Second Reading)**

NEW BUSINESS

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING A REWARD FOR INFORMATION LEADING TO THE IDENTIFICATION, APPREHENSION AND CONVICTION OF ANY PERSON OR PERSONS RESPONSIBLE FOR THE SHOOTING OF PASTOR REGINALD MOORE ON OCTOBER 24, 2021 ($10,000.00)

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1005 EAST ROSECRANS AVENUE, COMPTON

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1005 EAST ROSECRANS AVE., COMPTON

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CARWASH PROPOSED AT 1035 EAST ROSECRANS AVENUE, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CAR WASH PROPOSED AT 1035 EAST ROSECRANS AVENUE, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1330 SOUTH LONG BEACH BOULEVARD, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATED EXPRESS CARWASH PROPOSED AT 1330 SOUTH LONG BEACH BOULEVARD, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 11/16/2021 @ 5:30 PM

Visit our website at http://www.comptoncity.org

OCTOBER 12, 2021

The Governing Body of the Successor Agency meeting was called to order at 9:13 p.m. in the Council Chambers of City Hall by Chairperson Emma Sharif.

ROLL CALL

Directors Present: **Chambers, Bowers, Darden, Sharif**
Directors Absent: **Galvan**

Other Officials Present: **D. Brown, A. Godwin, B. Mims, R. Simpson**

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Robert Ray requested an update on all the Successor Agency property as well as a report regarding the property located at 2815 W. Alondra Boulevard.

Benjamin Holifield commented that Compton must be clean, safe and friendly.

APPROVAL OF MINUTES

1. SEPTEMBER 28, 2021

On motion by Darden, seconded by Chambers, the minutes were approved by the following vote on roll call:

AYES: **Directors – Chambers, Bowers, Darden, Sharif**
NOES: **Directors – None**
ABSENT: **Directors – Galvan**

NEW BUSINESS

2. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR RP LAURAIN AND ASSOCIATES, MAI FOR PROPERTY APPRAISAL SERVICES FOR SUCCESSOR AGENCY PROPERTIES ($52,800)

On motion by Chambers, seconded by Darden, Resolution **Number 132** entitled **'A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR RP LAURAIN AND ASSOCIATES, MAI FOR PROPERTY APPRAISAL SERVICES FOR SUCCESSOR AGENCY PROPERTIES ($52,800)'** was adopted by the following vote on roll call:

AYES: Directors – Chambers, Bowers, Darden, Sharif
NOES: Directors – None
ABSENT: Directors – Galvan

ADJOURNMENT

On motion by Bowers, seconded by Darden, the meeting was adjourned at 9:22 p.m. by the following vote on roll call:

AYES: Directors – Chambers, Bowers, Darden, Sharif
NOES: Directors – None
ABSENT: Directors – Galvan

Secretary of the Successor Agency **Chairperson of the Successor Agency**

November 9, 2021

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY CLERK

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SOFTWARE LICENSE AND MAINTENANCE AND TECHNICAL SUPPORT AGREEMENT WITH AND ISSUE A PURCHASE ORDER FOR GRANICUS, LLC FOR ELECTRONIC FORM 700 FILINGS ($13,993.37)

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a three (3) year (i.e. August 1, 2021 through July 31, 2024) Software License and Maintenance and Technical Support Agreement with Granicus, LLC, for the electronic filing of the "Statement of Economic Interests" form (i.e. "Form 700") with the Office of the City Clerk and the Fair Political Practices Commission ("FPPC") and issue a purchase order in the amount of Thirteen Thousand Nine Hundred Ninety Three Dollars and Thirty-Seven Cents ($13,993.37) for the cost of use of the software license and maintenance and technical support for the three (3) term of the agreement.

BACKGROUND

The Political Reform Act of 1974 (the "Act"); which began as a ballot initiative approved by California voters in the wake of the Watergate scandals; specifically requires that members of city councils, planning commissions, as well as city managers city treasures, city attorneys, candidates for any of these offices and other public officials who manage public investments disclose specified financial interest. Other public officials and employees not specifically covered by the Act are subject to the disclosure requirements as set forth in the City of Compton's Conflict-of- Interest Code.

Designated officials and employees are required to annually file a Statement of Economic Interest, which is a public document intended to alert public officials, employees and members of the public to the types of financial interests that may create conflicts of interest.

STATEMENT OF ISSUE

Granicus, LLC's ("Granicus") Electronic Form 700 Filing software provides a streamlined, simplified method for filers to complete their annual Form 700 filings online, as well as assist Filing Officials in managing notification letters, tracking of filers assuming/leaving office, annual review, and facilitates proactive measures to address late filers and allow

for public access. In addition, this software will alleviate staff from having to retrieve paper statements and reproduce them, thereby saving time and reducing the City's carbon footprint as well.

Granicus, formerly known as SouthTech Systems, extended their online services during the company's acquisition process to ensure the continuity of prior provisions. Granicus and Netfile are the only two (2) major companies that provide Document Management Software for Electronic Filing of Form 700, thus staff was unable to obtain a third vendor quote. In comparison, Granicus has sustained a well-established system that supports the various functions of office users.

Granicus' software allows filers access to easily save, preview and submit one set of forms for all positions held. When completed, the filer may print, sign and mail the form to his or her agency or submit electronically. Therefore, we find Granicus to be most beneficial to the Clerk's Office.

FISCAL IMPACT

Granicus requires a minimum three (3) year contract for use of their software and maintenance services, which is beneficial to the City in that it provides continuity of services at a pre-determined cost. The cost for services for each contract year are as follows:

- August 1, 2021 through July 31, 2022 $4,352.66
- August 1, 2022 through July 31, 2023 $4,657.35
- August 1, 2023 through July 31, 2024 $4,983.36

Funds in the amount of $13,993.37 for payment of the three (3) year contract term are available in the Clerk's 2021-2022 Fiscal Year budget in Account No. 1001-470-000-4236.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

ALITA GODWIN, MMC
CITY CLERK

APPROVED FOR FORWARDING:

RONERICK D. SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SOFTWARE LICENSE AND MAINTENANCE AND TECHNICAL SUPPORT AGREEMENT WITH AND ISSUE A PURCHASE ORDER FOR GRANICUS, LLC FOR ELECTRONIC FORM 700 FILINGS ($13,993.37)

WHEREAS, the Political Reform Act of 1974 (the "Act") specifically requires that members of city councils, planning commissions, as well as city managers, city treasurers, city attorneys, candidates for any of these offices and other public officials who manage public investments to disclose specified financial interest: and

WHEREAS, other public officials and employees not specifically covered by the Act are subject to the disclosure requirements as set forth in the City of Compton's Conflict-of-Interest Code; and

WHEREAS, designated officials and employees are required to annually file a Statements of Economic Interests, which is a public document intended to alert public officials, employees and members of the public to the types of financial interests that may create conflicts of interest; and

WHEREAS, Granicus, LLC ("Granicus"), formerly known as SouthTech Systems extended their online services during the company's acquisition process to ensure the continuity of prior provisions. Granicus and Netfile are the only two (2) major companies that provide Document Management Software for electronic filing of Form 700; thus staff was unable to obtain a third vendor quote. In comparison Granicus has sustained a well-established system that supports the various functions of office users.

WHEREAS, Granicus' Electronic Form 700 Filing software provides a streamlined, simplified method for filers to complete their annual Form 700 filings online, as well as assist Filing Officials in managing notification letters, tracking of filers assuming/leaving office, annual review, and facilitates proactive measures to address late filers and allow for public access. In addition, this software will alleviate staff from having to retrieve paper statements and reproduce them, thereby saving time and reducing the City's carbon footprint as well; and

WHEREAS, funds for payment of the three (3) year contract term are available in the Clerk's 2021-2022 Fiscal Year budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager, on the advice and approval of the City Attorney is hereby authorized to enter in a three (3) year (i.e. retroactive to August 1, 2021 through July 31, 2024) Software License and Maintenance and Technical Support Agreement with Granicus, LLC, for the electronic filings of Statement of Economic Interests forms (i.e. Form 700) with the Office of the City Clerk and the Fair Political Practices Commission.

Section 2. That funds in the amount of $13,993.37 for payment of the three (3) year contract term are available in the Clerk's 2021-2022 Fiscal Year budget in Account No. 1001-470-000-4236.

Section 3. That a purchase order in the amount of $13,993.37 is hereby authorized to be issued to Granicus, LLC for use of the software license and the costs for three (3) years maintenance and technical support services.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney and City Controller.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

GRANICUS

Master Subscription Agreement

This Master Subscription Agreement ("**Agreement)** is made and entered into as of the latter date of the signatures below (the "Effective Date") by and between Compton, CA ("**Client**") and Granicus, LLC, a Minnesota Limited Liability Company d/b/a Granicus ("**Granicus**"). Client and Granicus may each be referred to herein as "Party" or collectively as "Parties".

By accessing the Granicus Products and Services, Client accepts this Agreement.

1. **Definitions.** In addition to terms defined elsewhere in this Agreement, the following terms shall have the meaning specified:

   "Agreement Term" means the total time covered by the Initial Term and all Extension Terms for each Order or SOW under this Agreement, further specified in Section 7.1.
   "Extension Term" means any term that increases the length of the Initial Term of this Agreement or an Order Term of an Order or SOW.
   "Granicus Products and Services" means the products and services made available to Client pursuant to this Agreement, which may include Granicus products and services accessible for use by Client on a subscription basis ("Software-as-a-Service" or "SaaS"), Granicus professional services, content from any professional services or other required equipment components or other required hardware, as specified in each Order or SOW.
   "Initial Term" shall have the meaning specified in Exhibit A or Order or SOW between Granicus and Client for the first duration of performance that Client has access to Granicus Products and Services.
   "Order" means a written order, proposal, or purchase document in which Granicus agrees to provide and Client agrees to purchase specific Granicus Products and Services.
   "Order Term" means the then-current duration of performance identified on each Order or SOW, for which Granicus has committed to provide, and Client has committed to pay for, Granicus Products and Services.
   "**Statement of Work"** or **"SOW"** means a written order, proposal, or purchase document that is signed by both Parties and describes the Granicus Products and Services to be provided and/or performed by Granicus. Each Order or SOW shall describe the Parties' performance obligations and any assumptions or contingencies associated with the implementations of the Granicus Products and Services, as specified in each Order or SOW placed hereunder.
   "Support" means the ongoing support and maintenance services performed by Granicus related to the Granicus Products and Services as specified in each Order or SOW placed between the Parties.

2. **Ordering and Scope**
   2.1. **Ordering Granicus Products and Services.** The Parties may execute one or more Order or SOW related to the sale and purchase of Granicus Products and Services. Each Order or SOW will generally include an itemized list of the Granicus Products and Services as well as the Order Term for such Granicus Products and Services. Each Order or SOW must, generally, be signed by the Parties; although, when a validly-issued purchase order by Client accompanies the Order or SOW, then the Order or SOW need not be executed by the Parties. Each Order or SOW shall be governed by this Agreement regardless of any pre-printed legal terms on each Order or SOW, and by this reference is incorporated herein.
   2.2. **Support.** Basic support related to standard Granicus Products and Services is included within the fees paid during the Order Term. Granicus may update its Support obligations under this Agreement, so long as the functionality purchased by Client is not materially diminished.

2.3. Future Functionality. Client acknowledges that any purchase hereunder is not contingent on the delivery of any future functionality or features.

2.4. Cooperative Purchasing. To the extent permitted by law and approved by Client, the terms of this Agreement and set forth in one or more Order or SOW may be extended for use by other municipalities, school districts and governmental agencies upon execution of an addendum or other duly signed writing setting forth all of the terms and conditions for such use. The applicable fees for additional municipalities, school districts or governmental agencies will be provided by Granicus to Client and the applicable additional party upon written request.

3. Use of Granicus Products and Services and Proprietary Rights

3.1. Granicus Products and Services. The Granicus Products and Services are purchased by Client as subscriptions during an Order Term specified in each Order or SOW. Additional Granicus Products and Services may be added during an Order Term as described in Section 2.1.

3.2. Permitted Use. Subject to the terms and conditions of this Agreement, Granicus hereby grants during each Order Term, and Client hereby accepts, solely for its internal use, a worldwide, revocable, non-exclusive, non-transferrable right to use the Granicus Products and Services to the extent allowed in the relevant Order or SOW (collectively the "Permitted Use").

3.2.1. Data Sources. Data uploaded into Granicus Products and Services must be brought in from Client sources (interactions with end users and opt-in contact lists). Client cannot upload purchased contact information into Granicus Products and Services without Granicus' written permission and professional services support for list cleansing. Granicus certifies that it will not sell, retain, use, or disclose any personal information provided by Client for any purpose other than the specific purpose of performing the Services outlined within this Agreement.

3.2.2. Passwords. Passwords are not transferable to any third party. Client is responsible for keeping all passwords secure and all use of the Granicus Products and Services accessed through Client's passwords.

3.2.3. Content. Client can only use Granicus Products and Services to share content that is created by and owned by Client and/or content for related organizations provided that it is in support of other organizations but not as a primary communication vehicle for other organizations that do not have a Granicus subscription. Any content deemed inappropriate for a public audience or in support of programs or topics that are unrelated to Client, can be removed or limited by Granicus.

3.2.3.1. Disclaimers. Any text, data, graphics, or any other material displayed or published on Client's website must be free from violation of or infringement of copyright, trademark, service mark, patent, trade secret, statutory, common law or proprietary or intellectual property rights of others. Granicus is not responsible for content migrated by Client or any third party.

3.2.4. Advertising. Granicus Products and Services shall not be used to promote products or services available for sale through Client or any third party unless approved in writing, in advance, by Granicus. Granicus reserves the right to request and review the details of any agreement between Client and a third party that compensates Client for the right to have information included in Content distributed or made available through Granicus Products and Services prior to approving the presence of Advertising within Granicus Products and Services.

3.2.5. Granicus Subscriber Information for Communications Cloud Suite only

3.2.5.1. Data Provided by Client. Data provided by Client and contact information gathered through Client's own web properties or activities will remain the

property of Client ("Direct Subscriber"), including any and all personally identifiable information (PII). Granicus will not release the data without the express written permission of Client, unless required by law.

3.2.5.2. Granicus shall not disclose the client's data except to any third parties as necessary to operate the Granicus Products and Services (provided that the client hereby grants to Granicus a perpetual, noncancelable, worldwide, non-exclusive license to utilize any data, on an anonymous or aggregate basis only, that arises from the use of the Granicus Products and Services by the client, whether disclosed on, subsequent to, or prior to the Effective Date, to improve the functionality of the Granicus Products and Services and any other legitimate business purpose including the right to sublicense such data to third parties, subject to all legal restrictions regarding the use and disclosure of such information).

3.2.5.3. Data Obtained through the Granicus Advanced Network

3.2.5.3.1. Granicus offers a SaaS product, known as the Communications Cloud, that offers Direct Subscribers recommendations to subscribe to other Granicus Client's digital communication (the "Advanced Network"). When a Direct Subscriber signs up through one of the recommendations of the Advanced Network, that subscriber is a "Network Subscriber" to the agency it subscribed to through the Advanced Network.

3.2.5.3.2. Access to the Advanced Network is a benefit of the GovDelivery Communications Cloud subscription with Granicus. Network Subscribers are available for use only on the GovDelivery Communications Cloud while Client is under an active GovDelivery Communications Cloud subscription. Network Subscribers will not transfer to Client upon termination of any Granicus Order, SOW or Exhibit. Client shall not use or transfer any of the Network Subscribers after termination of its Order, SOW or Exhibit placed under this Agreement. All information related to Network Subscribers must be destroyed by Client within 15 calendar days of the Order, SOW or Exhibit placed under this Agreement terminating.

3.2.5.3.3. **Opt-In.** During the last 10 calendar days of Client's Order Term for the terminating Order, SOW or Exhibit placed under this Agreement, Client may send an opt-in email to Network Subscribers that shall include an explanation of Client's relationship with Granicus terminating and that the Network Subscribers may visit Client's website to subscribe to further updates from Client in the future. Any Network Subscriber that does not opt-in will not be transferred with the subscriber list provided to Client upon termination.

3.3. Restrictions. Client shall not:

3.3.1. Misuse any Granicus resources or cause any disruption, including but not limited to, the display of pornography or linking to pornographic material, advertisements, solicitations, or mass mailings to individuals who have not agreed to be contacted;

3.3.2. Use any process, program, or tool for gaining unauthorized access to the systems, networks, or accounts of other parties, including but not limited to, other Granicus Clients;

3.3.3. Client must not use the Granicus Products and Services in a manner in which system or network resources are unreasonably denied to other Granicus clients;

3.3.4. Client must not use the Services as a door or signpost to another server.

3.3.5. Access or use any portion of Granicus Products and Services, except as expressly allowed by this Agreement or each Order or SOW placed hereunder;

3.3.6. Disassemble, decompile, or otherwise reverse engineer all or any portion of the Granicus Products and Services;

3.3.7. Use the Granicus Products and Services for any unlawful purposes;

3.3.8. Export or allow access to the Granicus Products and Services in violation of U.S. laws or regulations;

3.3.9. Except as expressly permitted in this Agreement, subcontract, disclose, rent, or lease the Granicus Products and Services, or any portion thereof, for third party use; or

3.3.10. Modify, adapt, or use the Granicus Products and Services to develop any software application intended for resale which uses the Granicus Products and Services in whole or in part.

3.4. Client Feedback. Client assigns to Granicus any suggestion, enhancement, request, recommendation, correction or other feedback provided by Client relating to the use of the Granicus Products and Services. Granicus may use such submissions as it deems appropriate in its sole discretion.

3.5. Reservation of Rights. Subject to the limited rights expressly granted hereunder, Granicus and/or its licensors reserve all right, title and interest in the Granicus Products and Services, the documentation and resulting product including all related intellectual property rights. Further, no implied licenses are granted to Client. The Granicus name, the Granicus logo, and the product names associated with the services are trademarks of Granicus or its suppliers, and no right or license is granted to use them.

4. Payment

4.1. Fees. Client agrees to pay all fees, costs and other amounts as specified in each Order or SOW. Annual fees are due upfront according to the billing frequency specified in each Order or SOW. Granicus reserves the right to suspend any Granicus Products and Services should there be a lapse in payment. A lapse in the term of each Order or SOW will require the payment of a setup fee to reinstate the subscription. All fees are exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is Client's responsibility to provide applicable exemption certificate(s).

4.2. Disputed Invoiced Amounts. Client shall provide Granicus with detailed written notice of any amount(s) Client reasonably disputes within thirty (30) days of the date of invoice for said amount(s) at issue. Granicus will not exercise its rights under 4.1 above if Client has, in good faith, disputed an invoice and is diligently trying to resolve the dispute. Client's failure to provide Granicus with notice of any disputed invoiced amount(s) shall be deemed to be Client's acceptance of the content of such invoice.

4.3. Price Increases. Any price increases not negotiated in advance shall be provided by Granicus to Client at least thirty (30) days prior to the end of the Order Term. Upon each yearly anniversary during the term of this Agreement (including the Initial Term, all Extended Terms, and all Order Terms), the Granicus Product and Services fees shall increase from the previous term's fees by up to ten (10) percent per year.

5. Representations, Warranties and Disclaimers

5.1. **Representations.** Each Party represents that it has validly entered into this Agreement and has the legal power to do so.

5.2. **Warranties.** Granicus warrants that it takes all precautions that are standard in the industry to increase the likelihood of a successful performance for the Granicus Products and Services; however, the Granicus Products and Services are provided "AS IS" and as available.

5.3. **Disclaimers.** EXCEPT AS PROVIDED IN SECTION 5.2 ABOVE, EACH PARTY HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES OF ANY NATURE WHATSOEVER WHETHER ORAL AND WRITTEN, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, NON-INFRINGEMENT, AND FITNESS FOR A PARTICULAR PURPOSE. GRANICUS DOES NOT WARRANT THAT GRANICUS PRODUCTS AND SERVICES WILL MEET CLIENT'S REQUIREMENTS OR THAT THE OPERATION THEREOF WILL BE UNINTERRUPTED OR ERROR FREE.

6. Confidential Information

6.1. **Confidential Information.** It is expected that one Party (Disclosing Party) may disclose to the other Party (Receiving Party) certain information which may be considered confidential and/or trade secret information ("Confidential Information"). Confidential Information shall include: (i) Granicus' Products and Services, (ii) non-public information if it is clearly and conspicuously marked as "confidential" or with a similar designation at the time of disclosure; (iii) non-public information of the Disclosing Party if it is identified as confidential and/or proprietary before, during, or promptly after presentation or communication and (iv) any information that should be reasonably understood to be confidential or proprietary to the Receiving Party, given the nature of the information and the context in which disclosed.

Subject to applicable law, each Receiving Party agrees to receive and hold any Confidential Information in strict confidence. Without limiting the scope of the foregoing, each Receiving Party also agrees: (a) to protect and safeguard the Confidential Information against unauthorized use, publication or disclosure; (b) not to reveal, report, publish, disclose, transfer, copy or otherwise use any Confidential Information except as specifically authorized by the Disclosing Party; (c) not to use any Confidential Information for any purpose other than as stated above; (d) to restrict access to Confidential Information to those of its advisors, officers, directors, employees, agents, consultants, contractors and lobbyists who have a need to know, who have been advised of the confidential nature thereof, and who are under express written obligations of confidentiality or under obligations of confidentiality imposed by law or rule; and (e) to exercise at least the same standard of care and security to protect the confidentiality of the Confidential Information received by it as it protects its own confidential information.

If a Receiving Party is requested or required in a judicial, administrative, or governmental proceeding to disclose any Confidential Information, it will notify the Disclosing Party as promptly as practicable so that the Disclosing Party may seek an appropriate protective order or waiver for that instance.

6.2. **Exceptions.** Confidential Information shall not include information which: (i) is or becomes public knowledge through no fault of the Receiving Party; (ii) was in the Receiving Party's possession before receipt from the Disclosing Party; (iii) is rightfully received by the Receiving party from a third party without any duty of confidentiality; (iv) is disclosed by the Disclosing Party without any duty of confidentiality on the third party; (v) is independently developed by the Receiving Party without use or reference to the Disclosing Party's Confidential Information; or (vi) is disclosed with the prior written approval of the Disclosing Party.

6.3. **Storage and Sending.** In the event that Granicus Products and Services will be used to store and/or send Confidential Information, Granicus must be notified in writing, in advance of the storage or sending. Should Client provide such notice, Client must ensure that Confidential Information or sensitive information is stored behind a secure interface and that Granicus Products and Services be used only to notify people of updates to the information that can be accessed after authentication against a secure interface managed by Client.

6.4. **Return of Confidential Information.** Each Receiving Party shall return or destroy the Confidential Information immediately upon written request by the Disclosing Party; provided, however, that each Receiving Party may retain one copy of the Confidential Information in order to comply with applicable laws and the terms of this Agreement. Customer understands and agrees that it may not always be possible to completely remove or delete all personal data from Granicus' databases without some residual data because of backups and for other reasons.

7. Term and Termination

7.1. **Agreement Term.** The Agreement Term shall begin on the date of the initial Order or SOW and continue through the latest date of the Order Term of each Order or SOW under this Agreement, unless otherwise terminated as provided in this Section 7. Each Order or SOW will specify an Order Term for the Granicus Products and Services provided under the respective Order or SOW. Client's right to access or use the Granicus Products and Services will cease at the end of the Order Term identified within each Order or SOW, unless earlier terminated as provided in this Section 7.

7.2. **Effect of Termination.** If the Parties agree to terminate this Agreement and an Order or SOW is still in effect at the time of termination, then the terms and conditions contained in this Agreement shall continue to govern the outstanding Order or SOW until termination or expiration thereof. If the Agreement is terminated for breach, then unless otherwise agreed to in writing, all outstanding Orders or SOWs shall immediately terminate as of the Agreement termination date.

7.3. **Termination for Cause.** The non-breaching Party may terminate this Agreement upon written notice if the other Party is in material breach of this Agreement and fails to cure such breach within thirty (30) days after the non-breaching Party provides written notice of the breach. A Party may also terminate this Agreement immediately upon notice if the other Party: (a) is liquidated, dissolved, or adjudged to be in a state of bankruptcy or receivership; (b) is insolvent, unable to pay its debts as they become due, makes an assignment for the benefit of creditors or takes advantage of any law for the benefit of debtors; or (c) ceases to conduct business for any reason on an ongoing basis leaving no successor in interest. If this Agreement is terminated for Granicus' material breach, Granicus will provide a refund prorated from the effective date of such termination to Client. Granicus may, without liability, immediately suspend or terminate any or all Order or SOW issued hereunder if any Fees owed under this Agreement are past due pursuant to Section 4.1.

7.4. **Rights and Obligations After Termination.** In the event of expiration or termination of this Agreement, Client shall immediately pay to Granicus all Fees due to Granicus through the date of expiration or termination.

7.5. **Survival.** All rights granted hereunder shall terminate upon the latter of the termination or expiration date of this Agreement, or each Order or SOW. The provisions of this Agreement with respect to warranties, liability, choice of law and jurisdiction, and confidentiality shall survive termination of this Agreement and continue in full force and effect.

8. Limitation of Liability

8.1. EXCLUSION OF CONSEQUENTIAL AND RELATED DAMAGES. UNDER NO CIRCUMSTANCES SHALL GRANICUS BE LIABLE FOR ANY SPECIAL, INDIRECT, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, WHETHER AN ACTION IS IN CONTRACT OR TORT AND REGARDLESS OF THE THEORY OF LIABILITY, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHER, GRANICUS SHALL NOT BE LIABLE FOR: (A) ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OR CORRUPTION OF CLIENT DATA; (B) COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY; (C) LOSS OF BUSINESS; (D) DAMAGES ARISING OUT OF ACCESS TO OR INABILITY TO ACCESS THE SERVICES, SOFTWARE, CONTENT, OR RELATED TECHNICAL SUPPORT; OR (E) FOR ANY MATTER BEYOND GRANICUS' REASONABLE CONTROL, EVEN IF GRANICUS HAS BEEN ADVISED OF THE POSSIBILITY OF ANY OF THE FOREGOING LOSSES OR DAMAGES.

8.2. LIMITATION OF LIABILITY. EXCEPT FOR CLIENT'S BREACH OF SECTION 3.3, IN NO INSTANCE SHALL EITHER PARTY'S LIABILITY TO THE OTHER PARTY FOR DIRECT DAMAGES UNDER THIS AGREEMENT (WHETHER IN CONTRACT OR TORT OR OTHERWISE) EXCEED THE FEES PAID BY CLIENT FOR THE GRANICUS PRODUCTS AND SERVICES DURING THE SIX (6) MONTHS IMMEDIATELY PRECEDING THE DATE THE DAMAGED PARTY NOTIFIES THE OTHER PARTY IN WRITING OF THE CLAIM FOR DIRECT DAMAGES. GRANICUS SHALL NOT BE RESPONSIBLE FOR ANY LOST PROFITS OR OTHER DAMAGES, INCLUDING DIRECT, INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR ANY OTHER DAMAGES, HOWEVER CAUSED. NEITHER PARTY MAY INSTITUTE AN ACTION IN ANY FORM ARISING OUT OF NOR IN CONNECTION WITH THIS AGREEMENT MORE THAN TWO (2) YEARS AFTER THE CAUSE OF ACTION HAS ARISEN. THE ABOVE LIMITATIONS WILL NOT LIMIT CLIENT'S PAYMENT OBLIGATIONS UNDER SECTION 4 ABOVE.

9. Indemnification

9.1. Indemnification by Granicus. Granicus will defend Client from and against all losses, liabilities, damages and expenses arising from any claim or suit by a third party unaffiliated with either Party to this Agreement ("Claims") and shall pay all losses, damages, liabilities, settlements, judgments, awards, interest, civil penalties, and reasonable expenses (collectively, "Losses," and including reasonable attorneys' fees and court costs), to the extent arising out of any Claims by any third party that Granicus Products and Services infringe a valid U.S. copyright or U.S. patent issued as of the date of the applicable Order or SOW. In the event of such a Claim, if Granicus determines that an affected Order or SOW is likely, or if the solution is determined in a final, non-appealable judgment by a court of competent jurisdiction, to infringe a valid U.S. copyright or U.S. patent issued as of the date of the applicable Order or SOW, Granicus will, in its discretion: (a) replace the affected Granicus Products and Services; (b) modify the affected Granicus Products and Services to render it non-infringing; or (c) terminate this Agreement or the applicable Order or SOW with respect to the affected solution and refund to Client any prepaid fees for the then-remaining or unexpired portion of the Order or SOW term. Notwithstanding the foregoing, Granicus shall have no obligation to indemnify, defend, or hold Client harmless from any Claim to the extent it is based upon: (i) a modification to any solution by Client (or by anyone under Client's direction or control or using logins or passwords assigned to Client); (ii) a modification made by Granicus pursuant to Client's required instructions or specifications or in reliance on materials or information provided by Client; or (iii) Client's use (or use by anyone under Client's direction or control or using logins or passwords assigned to Client) of any Granicus Products and Services other than in accordance with this Agreement. This section 9.1 sets forth Client's sole and exclusive remedy, and Granicus' entire liability, for any Claim that the Granicus Products and Services or any other materials provided by Granicus violate or infringe upon the rights of any third party.

9.2. **Indemnification by Client.** Client shall defend, indemnify, and hold Granicus harmless from and against any Claims, and shall pay all Losses, to the extent arising out of or related to (a) Client's (or that of anyone authorized by Client or using logins or passwords assigned to Client) use or modification of any Granicus Products and Services; (b) any Client content; or (c) Client's violation of applicable law.

9.3. **Defense.** With regard to any Claim subject to indemnification pursuant to this Section 9: (a) the Party seeking indemnification shall promptly notify the indemnifying Party upon becoming aware of the Claim; (b) the indemnifying Party shall promptly assume sole defense and control of such Claim upon becoming aware thereof; and (c) the indemnified Party shall reasonably cooperate with the indemnifying Party regarding such Claim. Nevertheless, the indemnified Party may reasonably participate in such defense, at its expense, with counsel of its choice, but shall not settle any such Claim without the indemnifying Party's prior written consent. The indemnifying Party shall not settle or compromise any Claim in any manner that imposes any obligations upon the indemnified Party without the prior written consent of the indemnified Party.

10. **General**

10.1. **Relationship of the Parties.** Granicus and Client acknowledge that they operate independent of each other. Nothing in this Agreement shall be deemed or construed to create a joint venture, partnership, agency, or employee/employer relationship between the Parties for any purpose, including, but not limited to, taxes or employee benefits. Each Party will be solely responsible for the payment of all taxes and insurance for its employees and business operations.

10.2. **Headings.** The various section headings of this Agreement are inserted only for convenience of reference and are not intended, nor shall they be construed to modify, define, limit, or expand the intent of the Parties.

10.3. **Amendments.** This Agreement may not be amended or modified except by a written instrument signed by authorized representatives of both Parties.

10.4. **Severability.** To the extent permitted by applicable law, the Parties hereby waive any provision of law that would render any clause of this Agreement invalid or otherwise unenforceable in any respect. In the event that a provision of this Agreement is held to be invalid or otherwise unenforceable, such provision will be interpreted to fulfill its intended purpose to the maximum extent permitted by applicable law, and the remaining provisions of this Agreement will continue in full force and effect.

10.5. **Assignment.** Neither Party may assign, delegate, or otherwise transfer this Agreement or any of its rights or obligations hereunder, either voluntarily or by operation of law, without the prior written consent of the other Party (such consent not to be unreasonably withheld); provided, however, that either Party may assign this Agreement without the other Party's consent in the event of any successor or assign that has acquired all, or substantially all, of the assigning Party's business by means of merger, stock purchase, asset purchase, or otherwise. Any assignment or attempted assignment in violation of this Agreement shall be null and void.

10.6. **No Third-Party Beneficiaries.** Subject to Section 10.5 this Agreement is binding upon, and insures solely to the benefit of the Parties hereto and their respective permitted successors and assigns; there are no third-party beneficiaries to this Agreement.

10.7. **Notice.** Other than routine administrative communications, which may be exchanged by the Parties via email or other means, all notices, consents, and approvals hereunder shall be in writing and shall be deemed to have been given upon: (a) personal delivery; (b) the day of receipt, as shown in the applicable carrier's systems, if sent via FedEx, UPS, DHL, or other nationally recognized express carrier; (c) the third business day after sending by U.S. Postal Service, First Class, postage prepaid, return receipt requested; or (d) sending by email, with

confirmed receipt from the receiving party. Either Party may provide the other with notice of a change in mailing or email address in which case the mailing or email address, as applicable, for that Party will be deemed to have been amended. The mailing and email addresses of the Parties are as follows:

Granicus	
ATTN:	Contracts
Address:	408 St. Peter Street Suite 600 Saint Paul, MN 55102
Phone:	(651) 757-4154
Email:	contracts@granicus.com

Compton, CA	
ATTN:	
Address:	
Phone:	
Email:	

10.8. Force Majeure. Any delay in the performance by either Party hereto of its obligations hereunder shall be excused when such delay in performance is due to any cause or event of any nature whatsoever beyond the reasonable control of such Party, including, without limitation, any act of God; any fire, flood, or weather condition; any computer virus, worm, denial of service attack; any earthquake; any act of a public enemy, war, insurrection, riot, explosion or strike; provided, that written notice thereof must be given by such Party to the other Party within twenty (20) days after occurrence of such cause or event.

10.9. Choice of Law and Jurisdiction. This Agreement shall be governed by and interpreted under the laws of the State of California, without reference to the State's principles of conflicts of law. The Parties expressly consent and submit to the exclusive jurisdiction of the state and federal courts of Los Angeles County, CA.

10.10. Entire Agreement. This Agreement, together with all Orders or SOWs referenced herein, sets forth the entire understanding of the Parties with respect to the subject matter of this Agreement, and supersedes any and all prior oral and written understandings, quotations, communications, and agreements. Granicus and Client agree that any and all Orders or SOWs are incorporated herein by this reference. In the event of possible conflict or inconsistency between such documents, the conflict or inconsistency shall be resolved by giving precedence in the following order: (1) the terms of this Agreement; (2) Orders; (3) all other SOWs or other purchase documents; (4) Granicus response to Client's request for RFI, RFP, RFQ; and (5) Client's RFI, RFP, RFQ. If Client issues a purchase order, Granicus hereby rejects any additional or conflicting terms appearing on the purchase order or any other ordering materials submitted by Client. Upon request, Granicus shall reference a purchase order number on its invoices, provided, however, that Client acknowledges that it is Client's responsibility to provide the corresponding purchase order information (including a purchase order number) to Granicus upon the creation of such a purchase order. Client agrees that a failure to provide Granicus with the corresponding purchase order shall not relieve Client of its obligations to provide payment to Granicus pursuant to Section 4.1 above.

10.11. Reference. Notwithstanding any other terms to the contrary contained herein, Client grants Granicus the right to use Client's name and logo in Client lists and marketing materials.

10.12. Injunctive Relief. Granicus is entitled to obtain injunctive relief if Client's use of Granicus Products and Services is in violation of any restrictions set forth in this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly-authorized representatives on the Effective Date as set forth above.

Granicus

By: _____
(Authorized Signature)

Name: _____
(Print or Type Name of Signatory)

Title: _____

Date: _____
(Execution Date)

Compton, CA

By: _____
(Authorized Signature)

Name: _____
(Print or Type Name of Signatory)

Title: _____

Date: _____
(Execution Date)

Compton, CA

By: _____
(Authorized Signature)

Name: _____
(Print or Type Name of Signatory)

Title: _____

Date: _____
(Execution Date)

Compton, CA

By: _____
(Authorized Signature)

Name: _____
(Print or Type Name of Signatory)

Title: _____

Date: _____
(Execution Date)

Attachment(s): Exhibit A (Proposal)

GRANICUS

408 Saint Peter Street, Suite 600
Saint Paul, MN 55102
United States

THIS IS NOT AN INVOICE

Order Form
Prepared for
Compton, CA

Granicus Proposal for Compton, CA

Please note: This is not an invoice. This is a budgetary proposal that outlines the products and fees associated with the subscription renewal. Please inform the Granicus Contact listed below if you wish to issue a PO against this budgetary proposal.

ORDER DETAILS

Prepared By:	Olive Nofzinger
Phone:	
Email:	olivia.nofzinger@granicus.com
Order #:	Q-139711
Prepared On:	04/27/2021
Expires On:	07/31/2021

ORDER TERMS

Currency:	USD
Payment Terms:	Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)

Current Subscription End Date: 07/31/2021

Initial Order Term End Date: 07/31/2024

Period of Performance: 08/01/2021 - 07/31/2024

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Renewing Subscription Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**Annual Fee**
eDisclosure Maintenance and Support	Annual	1 Each	$4,352.66
DisclosureDocs - Hosting	Annual	1 Each	$0.00
		SUBTOTAL:	**$4,352.66**

FUTURE YEAR PRICING

Solution(s)	Period of Performance	
	08/01/2022 - 07/31/2023	08/01/2023 - 07/31/2024
eDisclosure Maintenance and Support	$4,657.35	$4,983.36
DisclosureDocs - Hosting	$0.00	$0.00
SUBTOTAL:	**$4,657.35**	**$4,983.36**

PRODUCT DESCRIPTIONS

Solution	Description
eDisclosure Maintenance and Support	eDisclosure Module Software Maintenance and Support Fee

TERMS & CONDITIONS

- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Compton, CA to provide applicable exemption certificate(s).
- Granicus certifies that it will not sell, retain, use, or disclose any personal information provided by Client for any purpose other than the specific purpose of performing the services outlined within this Agreement.
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- Notwithstanding anything to the contrary, Granicus reserves the right to adjust pricing at any renewal in which the volume has changed from the prior term without regard to the prior term's per-unit pricing.

BILLING INFORMATION

Billing Contact:		**Purchase Order Required?**	[ ] - No [ ] - Yes
Billing Address:		**PO Number:** *If PO required*	
Billing Email:		**Billing Phone:**	

If submitting a Purchase Order, please include the following language:
The pricing, terms, and conditions of quote Q-139711 dated 04/27/2021 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

November 9, 2021

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING VARIOUS SECTIONS OF CHAPTERS VII, VIII, IX, XII AND XXII OF THE COMPTON MUNICIPAL CODE RELATED TO THE IMPOUNDMENT OF VEHICLES

SUMMARY

Adoption of the attached Ordinance will amend various sections of Chapters 7 (Police Regulations), 8 (Public Safety), 9 (General Licensing), 12 (Traffic Regulations) and 22 (Fire Prevention and Protection) of the Compton Municipal Code ("Municipal Code") as related to the impoundment of vehicles such that said amended sections shall comply with state and federal laws.

BACKGROUND

The U.S. Supreme Court has held that all warrantless removals of vehicles are seizures under the Fourth Amendment and must be reasonable. Even when a statute authorizes the removal of a vehicle, the removal must still be reasonable to satisfy the Fourth Amendment. Accordingly, when an officer removes a vehicle pursuant to a local ordinance or state statute, they must have a reasonable justification for doing so. Reasonableness can come from probable cause that the vehicle contains fruits of a crime, or from the need to perform a community caretaking function.

As required by California Vehicle Code Section 22650, when an officer removes a vehicle pursuant to an authority based on community caretaking, the removal is only reasonable if it is necessary to achieve the community caretaking need. While the reasonableness of a removal ultimately depends on the unique circumstances of each case, reasonable community caretaking justifications for the removal of a vehicle include: (1) to permit the efficient flow of traffic; (2) to ensure public safety and convenience; (3) to prevent the vehicle or other property from vandalism or theft; and (4) to remove a vehicle blocking a driveway or crosswalk.

STATEMENT OF ISSUE

The attached Ordinance amends various sections of the Municipal Code related to the impoundment of vehicles in order to bring them into compliance with the Fourth Amendment standards for the seizure and removal of vehicles for community caretaking reasons. In particular, the attached Ordinance amends those provisions in the Municipal Code that seemingly allow officers and authorized City employees to impound vehicles

without probable cause or a community caretaking justification and requires seizures and removals of vehicles to serve a community caretaking function.

The attached Ordinance also amends the administrative fee provision for impounded vehicles to comport with state law. Vehicle Code Section 22658(i)(2) states that vehicles released from impoundment within 24 hours, regardless of the calendar date, will only be charged for one (1) day of impoundment. The current provisions of the Municipal Code requires a vehicle to be released within 8 hours to receive only one (1) days' worth of impoundment fees. This proposed Ordinance changes this provision so that it reflects the 24 hour timeframe mandated by state law.

FISCAL IMPACT

Unknown at this time. Possible fiscal impact due to limits placed on impounding vehicles due to necessity to meet mandates of current state and federal laws.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Ordinance.

CITY ATTORNEY'S OFFICE

APPROVED FOR FORWARDING:

RONERICK D. SIMPSON
CITY MANAGER

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING VARIOUS SECTIONS OF CHAPTERS VII, VIII, IX, XII AND XXII OF THE COMPTON MUNICIPAL CODE RELATED TO THE IMPOUNDMENT OF VEHICLES

WHEREAS, California Vehicle Code Section 22651 authorizes local law enforcement to tow away and impound certain vehicles; and

WHEREAS, in *South Dakota v. Opperman*, the U.S. Supreme Court ruled that the removal of vehicles pursuant to state law must still be reasonable under the Fourth Amendment; and

WHEREAS, California Assembly Bill 2876, effective January 1, 2019, clarified that the seizure and impoundment of vehicles pursuant to Vehicle Code Section 22651 must be reasonable and satisfy the limits set forth in the Fourth Amendment in order to be valid; and

WHEREAS, the removals of vehicles made for community caretaking reasons are only reasonable under the Fourth Amendment if they are necessary to achieve the community caretaking need, such as ensuring the safe flow of traffic, preserving public health and safety, and protecting property from theft or vandalism; and

WHEREAS, in order to incorporate these standards into the City of Compton's vehicle impoundment procedures, the City Council directed staff to evaluate and amend the City's impoundment provisions in the Compton Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That subsection 7-7.11 (Seizure and Impoundment of Vehicles) of Chapter 7 (Police Regulations) of the Compton Municipal Code is hereby amended in its entirety to read as follows:

7-7.11 Seizure and Impoundment of Vehicles.

a. A vehicle shall be seized and impounded pursuant to this subsection upon the occurrence of all of the following:

1. A valid arrest of the driver of a vehicle for the commission or attempted commission of an act that violates Sections 266h, 266i, or 647(b) of the California Penal Code; and
2. At the time of the arrest, the owner or operator of the vehicle has had a prior conviction for the same offense within the past three years; and
3. The vehicle presents a traffic or safety hazard.

b. Impoundment shall be for a period of up to 30 days. Any period during which a vehicle is subjected to storage pursuant to this subsection shall be included as part of the period of impoundment.

Section 2. That subsection 7-9.16 (Declaration of Public Nuisance of Vehicles in Commission of Illegal Dumping) of Chapter 7 (Police Regulations) of the Compton Municipal Code is hereby amended in its entirety to read as follows:

7-9.16 Declaration of Public Nuisance of Vehicles Used in Commission of Illegal Dumping.

A vehicle used in the commission or attempted commission of an act that violates Section 374.3(h) of the California Penal Code is declared to be a public nuisance and shall be subject to seizure and impoundment for a period of up to 30 days if there is probable

cause to seize the vehicle and the owner or operator of the vehicle has had a prior conviction for the same offense within the past three years.

Section 3. That subsection 7-9.17 (Seizure and Impoundment of Vehicle) of Chapter 7 (Police Regulations) of the Compton Municipal Code is hereby amended in its entirety to read as follows:

7-9.17 Seizure and Impoundment of Vehicle.

a. A vehicle shall be seized and impounded pursuant to this subsection upon the occurrence of all of the following:

1. A valid arrest of the driver of a vehicle for the commission or attempted commission of an act that violates Section 374.3(h) of the California Penal Code; and
2. At the time of the arrest, the owner or operator of the vehicle has had a prior conviction for the same offense within the past three years; and
3. The vehicle presents a traffic or safety hazard.

b. Impoundment shall be for a period of up to 30 days. Any period during which a vehicle is subjected to storage pursuant to this subsection shall be included as part of the period of impoundment.

Section 4. That subsection 8-6.12 (Administrative Fee for the Release of Abandoned and Impounded Vehicles) of Chapter 8 (Public Safety) of the Compton Municipal Code is hereby deleted in its entirety.

Section 5. That subsection 9-22.16 (d) (Towing Fee Rates - Exceptions) of Chapter 9 (General Licensing) of the Compton Municipal Code is hereby amended in its entirety to read as follows:

c. Exceptions. When a release request is made within the first hour of storage, the storage fee shall be waived.

When a release request is made within the second hour of storage, the storage fee shall be one-half of the regular fee.

When a release request is made within twenty-four (24) hours, only one day's storage shall be charged, regardless of the calendar date.

When a release request is made between 7:00 p.m. and midnight, one day's storage fee shall be waived providing such release occurs within the mandatory release hours (6:00 a.m. to 7:00 p.m.) of the following day.

Section 6. That subsection 12-4.4 (Impounding Vehicles Parked on Streets) of Chapter 12 (Traffic Regulations) of the Compton Municipal Code is amended in its entirety to read as follows:

12-4.4 Impounding Vehicles Parked on Streets.

Any vehicles which have been parked or left standing on any street, alley, or public way for a period longer than 72 consecutive hours may be removed by any police officer or authorized regular City employee provided such officer or employee complies with the provisions of Section 22652 of the Vehicle Code of the State of California to permit the efficient flow of traffic or ensure public safety and convenience.

Section 7. That subsection 12-4 (Impounding Vehicles) of Chapter 12 (Traffic Regulations) is amended to add subsection 12-4.5 (Administrative Fee for the Release of Abandoned and Impounded Vehicles) to read as follows:

12-4.5 Administrative Fee for the Release of Abandoned and Impounded Vehicles.

a. The City Council shall, by ordinance or resolution, from time to time determine and fix the amount to be assessed as fees applicable to the release of stored or impounded vehicles.

b. An administrative fee will be assessed on vehicles stored or impounded for reasons including, but not limited to:

1. Vehicles that have been abandoned;
2. Vehicles that are found on the street**,** and have not been registered for more than one year**,** and constitute a hazard to traffic or public safety;
3. Vehicles that create parking hazards;
4. Vehicles that block driveways and no other remedies are available;
5. Vehicles with more than four outstanding parking tickets that constitute a hazard to traffic or public safety;
6. Vehicles that are operated by unlicensed drivers and it is impracticable to lawfully relocate the vehicle to another location; or
7. The operators and/or owners are taken into custody and it is not practical to legally park and lock the vehicles.

Section 8. That subsection 22-1.3(a)(7) (Amendments) of Chapter 22 (Fire Prevention and Protection) of the Compton Municipal Code is hereby amended in its entirety to read as follows:

22-1.3(a)(7). Amendments. Section 104.11.6

OUTSIDE OBSTRUCTIONS

Section 104.11.6 Outside obstructions. No person shall park or place any material or vehicle in any established exit way, driveway, gateway, or alleyway between buildings that would hamper the ingress of fire equipment in case of fire. When in the opinion of the Fire Chief or his designee, any driveway, gateway, or alleyway between buildings is so obstructed by objects, materials, or vehicles as to impede the ingress or egress of said way and it is impracticable to move the vehicle to another location, it shall be removed immediately upon an order of the Fire Chief or his designee. When such obstruction is a vehicle, it may be removed or impounded at the owner's expense and as prescribed by law.

Section 9. That on the basis of the whole record and exercising its independent judgment, the City Council finds that this Ordinance is not subject to environmental review pursuant to Sections 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) (14 Cal. Code Regs. § 15000, *et seq*.) because the Ordinance relates only to the requirements, standards, and circumstances pertaining to the impoundment of vehicles and there is no substantial evidence that such action will have any significant adverse effect on the environment.

Section 10. That if any section, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Compton hereby declares that it would have passed this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word, without regard to

any such decision.

Section 11. That a copy of this Ordinance shall be filed in the offices of the City Clerk and every department and agency of the City.

Section 12. That this Ordinance shall take effect thirty (30) days after its adoption.

Section 13. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance and shall cause same to be published as required by law.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby verify that the foregoing Ordinance was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

That said Ordinance was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

November 9, 2021

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING A REWARD FOR INFORMATION LEADING TO THE IDENTIFICATION, APPREHENSION AND CONVICTION OF ANY PERSON OR PERSONS RESPONSIBLE FOR THE SHOOTING OF PASTOR REGINALD MOORE ON OCTOBER 24, 2021 ($10,000.00)

SUMMARY

The City Council will consider adopting a Resolution authorizing a reward in the amount of Ten Thousand Dollars ($10,000.00) for information leading to the identification, apprehension and conviction of any person or persons responsible for the shooting of Pastor Reginald Moore on October 24, 2021.

BACKGROUND

California Government Code Section 53069.5 authorizes a local agency to offer and pay a reward, in an amount to be determined by the local agency, for information leading to the determination of the identity of, and the apprehension of, any person whose willful misconduct results in the injury or death to any person or who willfully damages or destroys any property.

On September 18, 2007, the City Council of the City of Compton adopted Ordinance No. 2,165 (now codified as Chapter VII, Section 7-18 of the Compton Municipal Code) authorizing the offering of a reward for information leading to the determination of the identity, apprehension and conviction of any person whose willful misconduct results in the injury or death to any person or who willfully damages or destroys any property.

STATEMENT OF ISSUE

On Sunday, October 24, 2021, at about 11:35 am, Pastor Reginald Moore was gunned down near Compton Boulevard and Dwight Avenue, while walking to his car between Bible Study and the main worship service at the Upper Room Christian Center. The shooter fled in a gray sedan, according to the Los Angeles County Sheriff's Department.

The Los Angeles County Sheriff Department ("LASD") Detectives believe that there are witnesses in the nearby area that may have seen the suspects leave the area or know their identities. LASD is seeking the public's assistance and are asking anyone with information to contact the Sheriff's Department Homicide Bureau at (323) 890-5500. Those who wish to remain anonymous can call Crime Stoppers at (800) 222-8477 or text "TIPLA" plus your tip to 274637.

Identifying, catching and prosecuting those individuals who are responsible for the shooting of Pastor Reginald Moore is of the highest priority for the City. It is believed that there are witnesses to this tragic incident and the offering of a reward may often encourage the public's cooperation to provide valuable assistance to the City and its law enforcement agency to apprehend those responsible for committing such terrible acts of violence.

FISCAL IMPACT

The fiscal impact of the reward will not exceed Ten Thousand Dollars ($10,000.00). The funds for the reward offer are allocated in the fiscal year 2021-2022 Budget in Account Number 1001-510-000-4249 (Special Dept. Expense).

Private donations may be added to City funds to increase the size of this reward offer. Any claim for this reward shall follow the procedures set forth in Chapter VII, Section 7-18 *et. Seq.* of the Compton Municipal Code.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING A REWARD FOR INFORMATION LEADING TO THE IDENTIFICATION, APPREHENSION AND CONVICTION OF ANY PERSON OR PERSONS RESPONSIBLE FOR THE SHOOTING OF PASTOR REGINALD MOORE ON OCTOBER 24, 2021 ($10,000.00)

WHEREAS, California Government Code Section 53069.5 authorizes a local agency to offer and pay a reward, in an amount to be determined by the local agency, for information leading to the determination of the identity of, and the apprehension of, any person whose willful misconduct results in the injury or death to any person or who willfully damages or destroys any property; and

WHEREAS, on September 18, 2007, the City Council of the City of Compton adopted Ordinance No. 2,165 (codified at Section 7-18 *et. seq.* of the Compton Municipal Code) authorizing the offering of a reward for information leading to the determination of the identity of, and the apprehension of and/or conviction of any person whose willful misconduct results in the injury or death to any person, or whose willful misconduct results in damage or destruction of property; and

WHEREAS, on Sunday, October 24, 2021, at about 11:35 a.m., Pastor Reginald Moore was gunned down near Compton Boulevard and Dwight Avenue, while walking to his car between Bible Study and the main worship service at the Upper Room Christian Center; and

WHEREAS, the shooter fled in a gray sedan, according to the Los Angeles County Sheriff's Department; and

WHEREAS, the Los Angeles County Sheriff Department ("LASD") Detectives believe that there are witnesses in the nearby area that may have seen the suspects leave the area or know their identities. LASD is seeking the public's assistance and are asking anyone with information to contact the Sheriff's Department Homicide Bureau at (323) 890-5500. Those who wish to remain anonymous can call Crime Stoppers at (800) 222-8477 or text "TIPLA" plus your tip to 274637; and

WHEREAS, it is believed that the offering of a reward may often encourage the public's cooperation to provide valuable assistance to the City and its law enforcement agency to apprehend those responsible for committing such terrible acts of violence.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE:

SECTION 1. That the City of Compton hereby authorizes the offering of a reward in the amount of Ten Thousand Dollars ($10,000.00) for information leading to the identification, apprehension and conviction of any person or persons responsible for the death of Pastor Reginald Moore.

SECTION 2. That the funds for this reward are available in the Fiscal Year 2021-2022 Budget in Account No. 1001-510-000-4249 (Special Department Expense).

SECTION 3. That private donations may be added to City funds to increase the size of this reward offer.

SECTION 4. That any claim for this reward shall follow the procedures set forth in Chapter VII, Section 7-18 *et. seq.* of the Compton Municipal Code.

SECTION 5. That certified copies of this Resolution shall be filed in the offices of the City Manager, City Controller, City Attorney, City Clerk and the Los Angeles County Sheriff's Department-Compton Station.

SECTION 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, City Clerk of the City of Compton hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2021.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

NOVEMBER 9, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1005 EAST ROSECRANS AVENUE, COMPTON**

SUMMARY

Council will consider an appeal of a Planning Commission decision denying Conditional Use Permit Case No. 19-001, a request to construct and operate an automatic express drive-thru carwash proposed at 1005 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone. Carwashes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

BACKGROUND

On September 8, 2021, the Planning Commission held a public hearing on a request to construct and operate a 4,367 square-foot automatic express drive-thru carwash with 7,056 square-feet of canopies over the vacuum and hand drying parking areas with 20 parking spaces at 1005 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone. After due consideration, Conditional Use Permit Case No. 19-001 was denied by the Planning Commission because they determine the area is already has sufficient car washes and the site would be better suited for other uses that the City currently lacks and/or needs. The applicant has appealed that decision to City Council. Planning Commission appeals must be considered at a public hearing in accordance with Section 30-26 of the Compton Municipal Code.

PROJECT DESCRIPTION

The subject site is a 32,524 square-foot (.75 acre), rectangular-shaped parcel of land located on the north side of E. Rosecrans Ave., located approximately mid-block between N. Long Beach Boulevard and N. Van Ness Avenue in Council District No. 2. The lot is approximately 194.41-feet wide and 167.47-feet deep. The subject site is vacant and has been since the early 2000's. The area surrounding the subject site is a mix of older commercial and residential land uses.

The proposed automated express carwash site would primarily be comprised of a 4,367 square-foot carwash building, 7,056 square-feet of canopies over the vacuum and hand drying and parking areas accommodating 20 parking spaces. The carwash building will be will comprised of the conveyor carwash tunnel, mechanical room, electrical room, restroom, office area, a stairway that leads to a mezzanine storage room and an covered outdoor area for vending machines. The site is accessible via two (2) 30-foot driveways

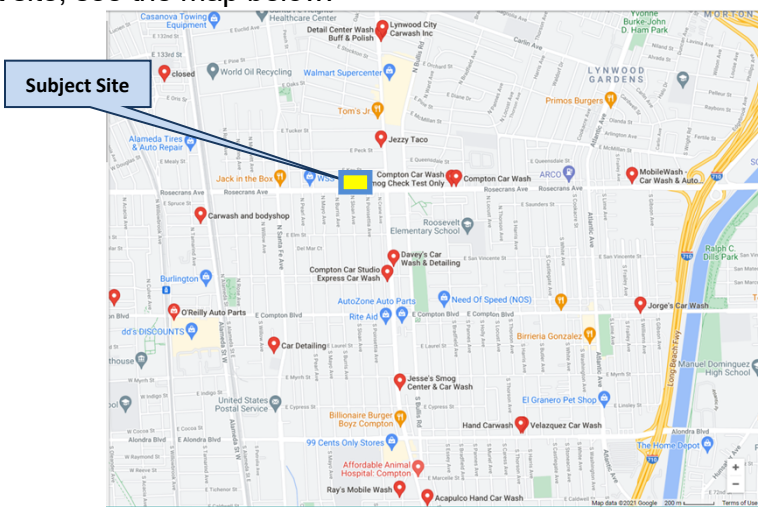
located along E. Rosecrans Ave. Vehicles will enter the site from Rosecrans Avenue along the east side of the car wash facility, enter the carwash tunnel on the east and exit on the west side. The automated carwash tunnel has a basic run time of five (5) minutes per vehicle and is accessible via two (2) touchscreen pay station kiosks with 15 queuing spaces distributed within two queuing lanes. Vehicles will run through the automated car wash, exit the tunnel and can either continued to the self-vacuuming and hand drying areas in the parking lot or exit the site via the westernmost driveway. The self-vacuuming and hand drying areas will be located along the center of the site and shaded by permanent canopies.

The automated carwash would operate from 7am to 8pm, Monday through Sunday and employ three (3) full time employees and four (4) part-time employees. The proposed automated express carwash facility has a modern industrial design aesthetic. The automated express car wash facility as proposed, fully complies with all zoning development standards with the incorporation of the conditions of approval.

STATEMENT OF THE ISSUE

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

In recent years, the City has seen an increase in requests to develop carwashes and certain areas of the City have become saturated with carwashes. There are at least six (6) existing carwashes (automated, hand carwash, coin-operated, detailing, etc.) located within 1.5 miles of the subject site, see the map below.



The City discouraged the applicant from proposing carwashes from the initial application submittal through the development review process. However, the applicant has stated that they wish to continue with the project even with a recommendation for denial.

As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and critical long term evaluation of the impacts the loss of prime commercial sites will have. The .75 acre commercial site located along a E. Rosecrans Ave. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density affordable residential or mixed use projects.

Planning Commission Decision

The Planning Commission conducted its public hearing and received testimony from the applicant, applicant's representative, and persons speaking either for or against the project. Upon conclusion of the public hearing, the Planning Commission voted to deny Conditional Use Permit Case No. 19-001 based on the following finding:

1. The proposed automated express carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff makes no recommendation regarding this appeal. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

ROBERT DELGADILLO, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FOWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1005 EAST ROSECRANS AVENUE, COMPTON

WHEREAS, Leedco Engineers, Inc. filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

LOTS 18, 19, AND 20, IN BLOCK "D", OF TRACT NO. 4828, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 71 AND 72, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT 18 THE WESTERLY 65 FEET THEREOF (THE EASTERLY LINE OF SAID 65 FEET BEING PARALLEL WITH THE WESTERLY LINE OF SAID LOT AND DISTANT 65 FEET THEREFROM). APN: 6167-033-030

proposed at 1005 E. Rosecrans Ave., Compton, California; and

WHEREAS, carwashes require a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the proposed automated carwash is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, a public hearing upon said conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, the Planning Commission, after due notice and public hearing as required by law, denied Conditional Use Permit Case No. 19-001, and adopted Resolution No. 4019; and

WHEREAS, an appeal was filed by the applicant on September 20, 2021; and

WHEREAS, the City Council, after due notice, held and concluded a public hearing for said appeal on November 9, 2021; and

WHEREAS, the City Council has reviewed oral and documentary evidence, and being fully advised on the matter at hand, has sufficient information to render a decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE:

Section 1. The automatic express drive-thru carwash proposed at 1005 E. Rosecrans Ave., Compton, complies with all Zoning development standards with the incorporation of the conditions of approval.

Section 2. The automatic express drive-thru carwash proposed at 1005 E. Rosecrans Ave., Compton would serve the community as a public convenience.

Section 3. That the City Council overturns the decision of the Planning Commission and approves Conditional Use Permit Case No. 19-001, request to construct and operate an automatic express drive-thru carwash proposed at 1005 E. Rosecrans Ave., Compton, subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

1. That approval of Conditional Use Permit No. 19-001 is to develop and operate an automated, express carwash facility comprised of a 4,367 square-foot automated carwash tunnel, with 20 parking spaces and queuing lanes for a minimum of 15 vehicles.
2. The automated, express carwash hours of operation shall be limited to 7 a.m. to 8 p.m., Monday through Sunday.
3. That all detailing services shall be prohibited on-site.
4. That the automated carwash business owner/operator shall be responsible for preventing customer vehicles from queuing into to the adjacent sidewalk or street.
5. That the rear, perimeter block wall shall be raised to or replaced with a 7-foot high masonry block wall.
6. That the applicant/developer shall install all noise attenuating measures including the horseshoe sound panels for the dryer blowers as discussed in the revised noise study dated April 12, 2021, prior to issuance of certificate of occupancy and commencement of carwash operations.
7. That the carwash shall comply with the City's noise ordinance at all times.
8. That the carwash owner/operator shall be responsible implementing additional noise attenuating measures as deemed necessary by the City, should noise from the automated express carwash become a nuisance for abutting residential properties to the north by exceed the existing ambient noise levels specified in the revised noise study dated April 12, 2021.
9. That the applicant shall install and maintain landscaping buffer along the northern property line between residential uses to the north and the subject site to mitigate noise impacts.
10. Prior to submitting for Building & Safety plan-check, the applicant is to submit project plans to the Architectural Review Board (ARB) to finalized project plans details to include but not limited to the following:
    - Building elevations;
    - Canopies;
    - Pay Kiosks;
    - Exterior lighting/photometry plan;
    - Fencing/gates;
    - Trash enclosure;
    - Precise landscaping and irrigation plans; and
    - Signage;
11. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan-check, as a detail sheet.
12. That on-site lighting shall be provided to all parking and pedestrian areas at a 1-foot candle minimum subject to Community Development Department review and approval.
13. That security lighting, parking area lighting and signage shall be properly shielded to prevent spill over light and glare on adjacent properties.
14. That the applicant shall install and maintain in good working order a 24-hour surveillance camera system which records activity on the premises.
15. That all security alarms must employ "silent" alarm devices.
16. That no external loudspeaker or sound equipment shall be used which can be heard from the exterior of the building.
17. Prior to the issuance of certificate of occupancy and commencement of any carwash operations, all on and off-site improvements must be completed.
18. Property owner(s) and tenant(s) shall obtain a certificate of occupancy and business license prior to commencing any type of carwash operations.
19. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
20. That demolition and/or construction activities (not confined within a building) shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays through Saturdays, in accordance with the City's noise ordinance.
21. The project will be required to comply with the latest/current government Codes such

as the California Building Code (CBC), California Green Code (CALGreen), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), Title-24, ADA, etc.

22. That construction, property development and use of the property shall comply with all applicable Federal, State, County, Local agencies, including but not limited to requirements of the Compton Municipal Code, Public Works & Municipal Utilities, Fire, and Building & Safety and Planning Departments.
23. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
24. That the property owner/tenants shall be responsible for maintenance of the property in accordance with all applicable local ordinances, including graffiti removal.
25. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal, within 24 hours of occurrence or City notification.
26. That the interior and exterior of the property shall be maintain free of trash and debris
27. The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
28. The proposed project driveways must be constructed in conformance with City of Compton standards, including provisions for sight distance requirements and turning radii, or as otherwise approved by the City of Compton Public Works Department.
29. All on-site and site-adjacent improvements, including traffic signing/striping and the project driveways, shall be constructed as approved by the City of Compton Public Works Department.
30. The proposed development shall comply with all applicable county, state, federal laws and regulations and City Ordinances, including but not limited to National Pollutant Discharge Elimination System NPDES requirements (LID, SUSMP, etc.).
31. The property owner shall be responsible for repairing all deteriorated, site adjacent public right-of-way (including existing deteriorated concrete sidewalk, curb/gutter, tree wells, street lights, closing of unused driveways, etc.) on E. Rosecrans Ave., prior to issuance of a certificate of occupancy.
32. That the property shall be developed substantially in accordance with the site plan on file for Conditional Use Permit Case Nos. 19-001, unless specified otherwise in the conditions of approval. Minor planning related changes and/or modifications to the project plans may be administratively reviewed by the Community Development Department Director. However, substantial changes/modifications shall be referred back to Planning Commission for review and determination.
33. That site improvements and/or operations, subject to obtaining all required approvals and permits, must be initiated within 180 days in accordance with Section 30-26.4 of the Compton Municipal Code.
34. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.
35. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such facilities are being violated.
36. That all conditions of this approval shall be recorded on the property, so that future owners/operators will be informed of rights and restrictions placed on the property by this CUP approval.

Section 4. That a copy of this Resolution shall be mailed to the applicant/appellant, and provided to Planning and the Building & Safety Divisions.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

The Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

NOVEMBER 9, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1005 EAST ROSECRANS AVE., COMPTON**

SUMMARY

Council will consider an appeal of a Planning Commission decision denying Conditional Use Permit Case No. 19-001, a request to construct and operate an automatic express drive-thru carwash proposed at 1005 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone. Carwashes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

BACKGROUND

On September 8, 2021, the Planning Commission held a public hearing on a request to construct and operate a 4,367 square-foot automatic express drive-thru carwash with 7,056 square-feet of canopies over the vacuum and hand drying parking areas with 20 parking spaces at 1005 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone. After due consideration, Conditional Use Permit Case No. 19-001 was denied by the Planning Commission because they determine the area is already has sufficient car washes and the site would be better suited for other uses that the City currently lacks and/or needs. The applicant has appealed that decision to City Council. Planning Commission appeals must be considered at a public hearing in accordance with Section 30-26 of the Compton Municipal Code.

PROJECT DESCRIPTION

The subject site is a 32,524 square-foot (.75 acre), rectangular-shaped parcel of land located on the north side of E. Rosecrans Ave., located approximately mid-block between N. Long Beach Boulevard and N. Van Ness Avenue in Council District No. 2. The lot is approximately 194.41-feet wide and 167.47-feet deep. The subject site is vacant and has been since the early 2000's. The area surrounding the subject site is a mix of older commercial and residential land uses.

The proposed automated express carwash site would primarily be comprised of a 4,367 square-foot carwash building, 7,056 square-feet of canopies over the vacuum and hand drying and parking areas accommodating 20 parking spaces. The carwash building will be will comprised of the conveyor carwash tunnel, mechanical room, electrical room, restroom, office area, a stairway that leads to a mezzanine storage room and an covered outdoor area for vending machines. The site is accessible via two (2) 30-foot driveways

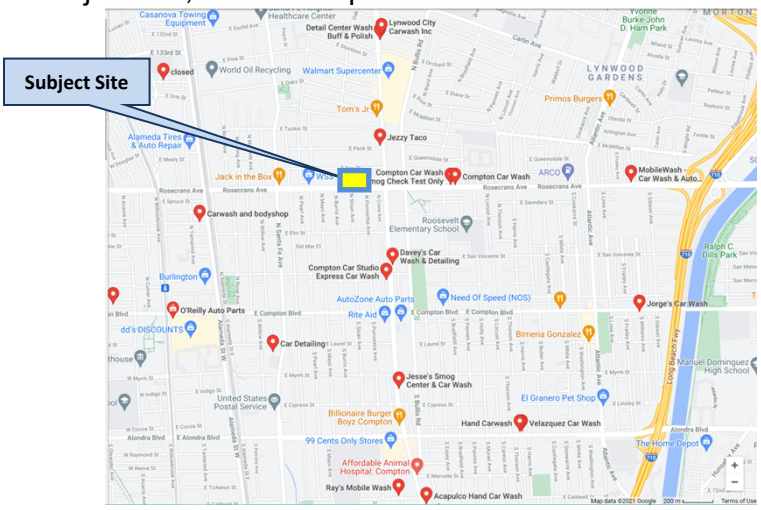
located along E. Rosecrans Ave. Vehicles will enter the site from Rosecrans Avenue along the east side of the car wash facility, enter the carwash tunnel on the east and exit on the west side. The automated carwash tunnel has a basic run time of five (5) minutes per vehicle and is accessible via two (2) touchscreen pay station kiosks with 15 queuing spaces distributed within two queuing lanes. Vehicles will run through the automated car wash, exit the tunnel and can either continued to the self-vacuuming and hand drying areas in the parking lot or exit the site via the westernmost driveway. The self-vacuuming and hand drying areas will be located along the center of the site and shaded by permanent canopies.

The automated carwash would operate from 7am to 8pm, Monday through Sunday and employ three (3) full time employees and four (4) part-time employees. The proposed automated express carwash facility has a modern industrial design aesthetic. The automated express car wash facility as proposed, fully complies with all zoning development standards with the incorporation of the conditions of approval.

STATEMENT OF THE ISSUE

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

In recent years, the City has seen an increase in requests to develop carwashes and certain areas of the City have become saturated with carwashes. There are at least six (6) existing carwashes (automated, hand carwash, coin-operated, detailing, etc.) located within 1.5 miles of the subject site, see the map below.



The City discouraged the applicant from proposing carwashes from the initial application submittal through the development review process. However, the applicant has stated that they wish to continue with the project even with a recommendation for denial.

As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and critical long term evaluation of the impacts the loss of prime commercial sites will have. The .75 acre commercial site located along a E. Rosecrans Ave. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density affordable residential or mixed use projects.

Planning Commission Decision

The Planning Commission conducted its public hearing and received testimony from the applicant, applicant's representative, and persons speaking either for or against the project. Upon conclusion of the public hearing, the Planning Commission voted to deny Conditional Use Permit Case No. 19-001 based on the following finding:

1. The proposed automated express carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff makes no recommendation regarding this appeal. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

ROBERT DELGADILLO, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FOWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH AT 1005 EAST ROSECRANS AVENUE, COMPTON

WHEREAS, Leedco Engineers, Inc. filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

LOTS 18, 19, AND 20, IN BLOCK "D", OF TRACT NO. 4828, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 71 AND 72, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT 18 THE WESTERLY 65 FEET THEREOF (THE EASTERLY LINE OF SAID 65 FEET BEING PARALLEL WITH THE WESTERLY LINE OF SAID LOT AND DISTANT 65 FEET THEREFROM). APN: 6167-033-030

proposed at 1005 E. Rosecrans Ave., Compton, California; and

WHEREAS, carwashes require a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the proposed automated carwash is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, a public hearing upon said conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, the Planning Commission, after due notice and public hearing as required by law, denied Conditional Use Permit Case No. 19-001, and adopted Resolution No. 4019; and

WHEREAS, an appeal was filed by the applicant on September 20, 2021; and

WHEREAS, the City Council, after due notice, held and concluded a public hearing for said appeal on November 9, 2021; and

WHEREAS, the City Council has reviewed oral and documentary evidence, and being fully advised on the matter at hand, has sufficient information to render a decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVES:

Section 1. That the finding of the Planning Commission in its Resolution No. 4019 and the action of the Planning Commission in said Resolution No. 4019 is hereby affirmed and that the appeal relative to the application, a request to construct and operate an automatic express drive-thru carwash at 1005 E. Rosecrans Ave., Compton, is denied, subject to finding found in Planning Commission Resolution No. 4019.

Section 2. That a copy of this Resolution shall be mailed to the applicant/appellant, and provided to Planning and the Building & Safety Divisions.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

The Resolution was adopted by the following vote, to wit:

AYES:	**COUNCIL MEMBERS-**
NOES:	**COUNCIL MEMBERS-**
ABSTAIN:	**COUNCIL MEMBERS-**
ABSENT:	**COUNCIL MEMBERS-**

_____
CITY CLERK OF THE CITY OF COMPTON

CITY COUNCIL REQUEST FORM

NAME Dr. C Dennis Lee Leedco Engineers, Inc.

ADDRESS 3380 FLAIR DRIVE, SUITE 225

CITY El Monte HOME TELEPHONE _____ BUS. TELEPHONE (626) 234-2247

SUBJECT OF REQUEST

Appeal submittal CUP 19-001
1605 E. Rosecrans Avenue, Compton, CA. 90221
Automated express car wash

(If appealing Planning Commission Decision, please check reason for the appeal in accordance with Section 30-26.5(i) of the Compton Municipal Code)

___ 1. Failure of City to properly advertise public hearing.

___ 2. Failure of City to meet required deadlines as to legal notice (10 days), scheduling of hearing (45 days) or decision (35 days).

___ 3. Approval of use not in compliance with Zoning Ordinance.

___ 4. Approval of use not in conformance with General Plan and/or existing patterns of land use and development.

✓ 5. Decision based on erroneous, false or fraudulent information.

___ 6. Decision in violations of State or Federal law.

✓ 7. Other (state) Improper management of all submitted documentation

CHECK ONE: ____DAY MEETING (3:P.M.) ✓ NIGHT MEETING (7:P.M.)

CHECK ONE: ✓ ORAL ✓ WRITTEN

Margaret 09/20/21
SIGNATURE DATE

****

FOR OFFICE USE ONLY

SCHEDULED COUNCIL AGENDA _____

LEEDCO ENGINEERS, INC.

STRUCTURAL AND CIVIL
ENGINEERING CONSULTANTS

3380 Flair Drive, Suite 225, El Monte, CA 91731, USA
Phone: (626) 448-7870 Fax: (626) 448-3955
E-mail: leedco@aol.com

September 14, 2021

City of Compton
City Clerk's Office
205 S. Willowbrook Avenue
Compton, CA 90220

Attn: **Ms. Alita Godwin / MMC / City Clerk**
agodwin@comptoncity.org

cc: **Ms. Jessica Larkin / Case Planner**
Mr. Robert Delgadillo / Senior Planner

Subject: **Appeal Request for the Planning Commission Decision dated September 9, 2021**
Conditional Use Permit (CUP) Case No. 19-001
for 1005 E. Rosecrans Avenue, Compton, CA 90221

Greetings Ms. Alita Godwin:

We are reaching out to you to request an appeal process of the Planning Commission decision dated September 9, 2021 for CUP Case No. 19-001 for 1005 E. Compton Ave., Compton, CA in accordance with Section 30-26 of the Municipal Code.

A non-refundable processing fee of $500.00 is enclosed for the application fee.

Also enclosed, please find the grounds wherefore and wherein the Planning Commission failed to conform with the applicable provisions of Chapter 30 of the City Zoning Code.

Thank you for your valuable time. We eagerly wait for hearing from your office concerning this matter.

Sincerely,

Dr. C. Dennis Lee, P.E.
Project Engineer
The Applicant on Behalf of the Owner



CUP 19-001 for 1005 Rosecrans Ave., Compton

The Planning Commission failed to conform with the following requirements of the zoning code:

1. The planning commission did not have a copy of staff reviewed plans. No one, including Regional Planning Management had a copy of the plans, noise study, traffic study, and business plan to review and reference during the hearing.

2. The planning commission did not have a copy of the staff reviewed noise study.

3. The planning commission did not have a copy of the staff reviewed traffic study.

4. The planning commission failed to acknowledge the plans are within City of Compton Zoning Code Compliance.

5. The planning commission failed to acknowledge the plans are within California Building Code Compliance.

6. The planning commission failed to acknowledge the plans are within California Governing Code Compliance.

7. The planning commission failed to mention that San Bernardino County Fire Department have approved our plans in according to 2020 LA County Fire Code.

8. The planning commission failed to acknowledge the plans are CEQA exempt.

9. The planning commission failed to allow us, the applicant, to answer the questions from members of the Community. They gave very incorrect and misleading information in regards to our positive and constructive recommendations based on our noise and traffic study reports.

10. The planning commission stated during the hearing that they wanted something other than a car wash development and gave examples that contradict our proposed developments.

    Example 1: The previous proposed project at this site was a community development center. The planning commission stated they did not approve this design while asking us to consider a design of a community development center.

    Example 2: A member of the planning commission proposed an Amazon type of warehouse instead of a carwash development but another planning commission member raised concerns regarding traffic. A warehouse would have excessive traffic caused by big rigs, large commercial trucks, and Uber type delivery services. This contradicts the Commissioner's concerns that were already accounted for with our Traffic study.

11. A planning commission members did not have the noise study and failed to understand the technical terminologies such as noise attenuation, noise barriers, and dB.

12. The planning commission failed to explain us and the attending citizens why a car wash development would be detrimental to the City of Compton. The planning commission failed to identify the jurisdiction the City of Compton has along Rosecrans Ave. The planning commission stated there are 2 Hand Car Washes currently existing on Rosecrans Ave, but there is only 1 Hand Car Wash on Rosecrans Ave and this is over 2 miles away from our project site.

13. The planning commission failed to recognize that Staff Review have approved the plans for Building submittal and permit approval upon the C.U.P. approval.

    The proposed plan has obtained the City Staff Reviews positively in;

    a. Planning Department
    b. Building and Safety
    c. Business/License Code Enforcement Division
    d. Sheriff Department
    e. Public Works Department
    f. Engineering Division
    g. Water Waste Management Department
    h. Fire Department
    i. Civil Engineer 3rd Party Review of Grading/ LID plans

14. The planning commission did not allow us to have a closing statement and made their decisions without stating any municipal code or building code or AASHTO traffic regulations. The planning commission made their decisions based on personal opinions, prejudices, and without legal and professional grounds.

    For instances, when one commissioner mentioned that my City, Compton would not need a car wash development, others said I do, and the next commissioner also concurred immediately without trying to understand the entire context of the project development in view of the benefits of the City, the citizens, and the applicant.

15. The planning commission ignored the public right of way improvements, curb appeal and escalation of real estate values and gains of local economy, while also ignored multiple abandoned empty lots, graffiti, homeless encampments, boarded up businesses, and boarded up residences, while asking us to consider developments that can prosper.

16. The planning commission did not acknowledge that there is a saturation of sit down restaurants, liquor stores, markets, pharmacies, community centers such as churches, and that there is only one (1) carwash along Rosecrans Ave and not within the required vicinity of 0.25 miles from project site. They should have understood the City needs development which can bring local jobs and purchasing power, let alone bring bright and safe environments especially at night.

PROJECT JUSTIFICATION

Conditional Use Permit (CUP) Case No. No. 19-001
for
1005 E. Rosecrans Avenue, Compton, CA 90221

1) The owner purchased the land and waiting for the carwash development for the last more than 2 years awaiting city approval while paying for property taxes, maintenances, and design/permit fees.

2) Building Code & City Ordinances allow to build same.

3) Neighborhood community & local citizens will support the development as it will improve economy & will create new employment to local residents from the beginning, are construction work will create buying power.

4) The project does not create any harmful effects to the local neighbors and local community.

5) Noise can be mitigated by means of noise barriers properly by horseshoe noise reflector even the building bulks will diminishing the noise generated from the street vehicles. Furthers, the project proposes new 7 feet high walls along the north property line in order to reduce noise impacts to the neighbors.

6) There are only 2 existing car express washes at the present time in the City. One of them in Wilmington Avenue is not within vicinity to ours, the other is on Long Beach Boulevard, that is approximately 2 miles away.

7) The staff originally recommended restaurants or C-store type in lieu of car wash businesses in order to generate the city's sales tax revenue. This sort of recommendation might result in critically harmful outcomes. Please refer to the Photos illustrated some local restaurant businesses run out-of-business these days. The city government shall not require the certain types of business unless they are responsible for the outcome of businesses. The business decision is sole and unique determination by the business owner NOT the City, while zoning regulations are enforced.

8) The project will enhance securities owing to this development which providing better lighting especially at night so that it will contribute securer community.

9) Secondary influences on stimulation of the local economy due to this proposed development.

RESOLUTION NO. 4019
CONDITIONAL USE PERMIT CASE NO. 19-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COMPTON, DENYING CONDITIONAL USE PERMIT CASE NO. 19-001, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATED EXPRESS CARWASH PROPOSED AT 1005 E. ROSECRANS AVE., COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

WHEREAS, Leedco Engineers, Inc. filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

LOTS 18, 19, AND 20, IN BLOCK "D", OF TRACT NO. 4828, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 71 AND 72, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT 18 THE WESTERLY 65 FEET THEREOF (THE EASTERLY LINE OF SAID 65 FEET BEING PARALLEL WITH THE WESTERLY LINE OF SAID LOT AND DISTANT 65 FEET THEREFROM). APN: 6167-033-030

proposed at 1005 E. Rosecrans Ave., Compton, California; and

WHEREAS, carwashes requires approval of a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the above described scope of work is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, public hearing notices were sent to both owners and occupants located within 500-feet of the subject property; and

WHEREAS, a public hearing upon said request for conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, evidence was heard from all persons interested in the conditional use permit and all persons protesting same, and the Planning Commission being fully informed,

F I N D S

1. The proposed automated express carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COMPTON RESOLVES:

Section 1. That Conditional Use Permit Case No. 19-001, a request to construct and operate an automated express carwash proposed at 1005 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone, **is denied**.

Section 2. That a copy of this Resolution shall be mailed to the applicant and shall be filed with the City Clerk and Planning Departments.

ADOPTED this 8th day of September, 2021.

JUANITA GREEN-WRIGHT, CHAIRPERSON
PLANNING COMMISSION

MICHAEL ANTWINE, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT

NEW AUTOMATED EXPRESS CARWASH

1005 E. ROSECRANS AVE., COMPTON, CA. 90221

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
A/C	AIR CONDITIONING	LB.	POUND
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FOOT(FEET)
AC.T.	ACOUSTIC TILE	LVR.	LOUVER
ADMIN.	ADMINISTRATION	LT.WT.	LIGHTWEIGHT
ALUM.	ALUMINIUM		
ALT.	ALTERNATE		
AMT.	AMOUNT	MAS.	MANSORY
ANOD.	ANODIZE(D)	MATL.	MATERIAL
APPR.	APPROXIMATELY	MAX.	MAXIMUM
ASPH.	ASPHALT	M.B.	MACHINE BOLT
		MECH.	MECHANIC(AL)
BD.	BOARD	MEMBR.	MEMBRANE
BIT.	BITUMINOUS	MFR.	MANUFACTURER
BLD'G	BUILDING	MIN.	MINIMUM
BLKG	BLOCKING	MISC.	MISCELLANEOUS
BM	BEAM	MT.(D.)(G.)	MOUNT(ED)(ING)
		MTL.	METAL
C.B.	CATCH BASIN		
CEM.	CEMENT	(N)	NEW
C.F.	CUBIC FEET	N/C	NOT APPLICABLE
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO.	NUMBER
CLR.	CLEAR	N.R.C.	NOISE REDUCTION COEFFICIENT
CMU	CONCRETE MANSORY UNITS	N.T.S.	NOT TO SCALE
COL.	COLUMN		
CONC.	CONCRETE		
CONT.	CONTINUOUS	O.C.	ON CENTER
CORR.	CORRIDOR	O.D.	OUTSIDE DIAMETER
C.T.	CERAMIC TILE	O.F.D.	OCERFLOW DRAIN
		O.L.	OCCUPANT LOAD
DEMO.	DEMOLITION	OPEN'G	OPENING
DET.	DETAIL	O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALLED
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIA.	DIAMETER		
DIM.	DIMENSION		
DISP.	DISPENSER, DISPOSAL	PAV.	PAVING, PAVEMENT
DN	DOWN	P.H.	PANIC HARDWARE
DR.	DOOR	PL.	PLATE
D.S.	DOWNSPOUT	P.LAM.	PLASTIC LAMINATE
DTL.	DETAIL	PLAS.	PLASTER, PLASTIC
DWG.	DRAWINGS	PLBG.	PLUMBING
		PLYWD	PLYWOOD
		PNT.	PAINT
(E)	EXISTING	PREFAB.	PREFABRICATE(D)
EA.	EACH	P.S.F.	POUNDS PER SQUARE FOOT
E.J.	EXPANSION JOINT	P.S.I.	POUND PER SQUARE INCH
ELEV.	ELEVATION, ELEVATOR	PTD.	PAINTED
E.P.	ELECTROCAL PANEL		
EQ.	EQUAL		
EQUIP.	EQUIPMENT		
EXH.	EXHAUST	QUAL.	QUALITY
EXTG.	EXISTING	QUAN.	QUANTITY
EXP.	EXPAND(SION), EXPOSED		
DWG.	DRAWINGS		
		R.B.	RUBBER BASE
		R.C.P.	REINFORCED CONCRETE PIPE
F.A.	FIRE ALARM	R.D.	ROOF DRAIN
F.D.	FLOOR DRAIN, FIRE DAMPER	REF.	REFERENCE
F.E.	FIRE EXTINGUISHER	REFRIG.	REFRIGERATOR
F.E.C.	FIRE EXTINGUISHER CABINET	REG.	REGISTER
F.F.	FINISH FLOOR	REINF.	REINFORCEMENT
F.G.	FINISH GRADE	REQ.	REGUIRED
F.H.C.	FIRE HOSE CABINET	RET.	RETAINING
F.H.R.	FIRE HOSE RACK	R.L.	ROOF LEADER, RAIN LEADER
FIN.	FINISH	RM.	ROOM
FL.	FLOOR	R.T.	RIGHT
FLASH.	FLASHING		
FND.	FOUNDATION		
F.O.C.	FACE OF CONCRETE	S.C.	SOLID CORE
F.O.F	FACE OF FINISH	SCHED.	SCHEDULE
F.O.M.	FACE OF MANSORY	S.D.	STORM DRAIN, SOAP DISPENSER
F.O.S.	FACE OF STUDS	SQ.FT.	SQUARE FOOT(FEET)
FT.	FOOT, FEET	SHT.	SHEET
FTG.	FOOTING	SHTG.	SHEATING
		SIM.	SIMILAR
GA.	GUAGE	SPEC.	SPECIFICATION
GALV.	GALVANIZED	STD.	STANDARD
G.C.	GENERAL CONTRACTOR	STL.	STEEL
GL.	GLASS, GLAZING	STO.	STORAGE
GR.	GRADE	S'STL.	STAINLESS STEEL
GRD.	GUARD	STRUCT.	STRUCTURAL
GYP.	GYPSUM	SUSP.	SUSPENDED
GYP.BD.	GYPSUM BOARD		
		T.	TREAD, TILE, TOILET
H.B.	HOSE BIBB	TEL.	TELEPHONE
H.C.	HOLLOW CORE	TEMP.	TEMPORARY
HD.	HEAD	T.O.C.	TOP OF CURB
HDWD	HARDWOOD	T.O.CONC.	TOP OF CONC.
HDWR.	HARDWARE	T.O.M.	TOP OF MANSORY
HM	HOLLOW METAL	T.O.P.	TOP OF PARAPET
HORIZ.	HORIZONTAL	T.O.S.	TOP OF SLAB
HT.	HEIGHT	T.O.W.	TOP OF WALL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	TR.	TRENCH
HYD.	HYDRANT	TYP.	TYPICAL
		U.N.O	UNLESS NOTED OTHERWISE
I.C.	INTERCOM		
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION	V.B.	VAPOR BARRIER, VINYL BASE
INSUL.	INSULATION	V.C.T.	VINYL COMPOSITION FLOOR TILE
INT.	INTERIOR	VERT.	VERTICAL
INV.	INVERT	VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
		V.T.	VINYL TILE

ABBREVIATIONS

J.B.	JUNCTION BOX	W/	WITH
JT.	JOINT	W/O	WITHOUT
K.D.	KNOCK DOWN	WD	WOOD
KIT.	KITCHEN, KITCHENETTE	W.I.	WROUGH IRON
K.O.(P)	KNOCK OUT(PANEL)	W.W.F.	WELDED WIRE FABRIC
		W.W.M.	WELDED WIRE MESH

LEGEND

- A11.1 — SHEET WHERE DRAWN
- 1 / A5.1 — INTERIOR ELEVATION: ELEVATION NUMBER / SHEET WHERE DRAWN
- D5 / A12.3 — WALL SECTION: SECTION NUMBER / SHEET WHERE DRAWN
- D6 / A12.1 — BUILDING SECTION: SECTION NUMBER / SHEET WHERE DRAWN
- PORTION OF PLAN SHOWN
- MATCH LINE
- CENTER LINE
- FACE DIMENSION
- CENTER LINE DIMENSION
- ELEVATION
- FINISH ELEVATION
- (P) NEW WALLS
- CAST IN CON'C WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- PRECAST PANEL ON METAL STUD
- METAL STUD WALL
- F.E.C. — FIRE EXTINGUISHER AND CABINET
- F.E. — FIRE EXTINGUISHER
- TD — TRENCH DRAIN, SEE PLUMBING DRAWINGS
- FD — FLOOR DRAIN, SEE PLUMBING DRAWINGS
- AD — AREA DRAIN, SEE PLUMBING DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- 1 / A — GRID OR COLUMN LINE
- XXX — ROOM NUMBER
- X — WINDOW SYMBOL
- XX — DOOR NUMBER
- XX — CEILING HT.
- X — REVISION
- XX — WALL TYPE
- HB. — HOSE BIBB
- EXIT SIGN
- TRUE NORTH

SCOPE OF WORK

BUILD AN AUTOMATED EXPRESS CAR WASH DEVELOPMENT WITH (2) VACUUM CANOPY STATIONS, (1) PAYSTATION, AND TRASH ENCLOSURE. CONSTRUCT A CONCRETE PAVEMENT PARKING LOT WITH FREE STANDING LIGHTING AND (2) NEW DRIVEWAY APPROACHES FOR INGRESS AND EGRESS.

NEW CAR WASH BUILDING	4,367 G.S.F.
NEW PAY STATION CANOPY	511 G.S.F.
NEW VACUUM CANOPY #1	4,536 G.S.F.
NEW VACUUM CANOPY #2	2,520 G.S.F.
NEW TRASH ENCLOSURE	131 G.S.F.

DEFERRED PERMITS

FIRE SPRINKLER PLANS FOR CAR WASH

FIRE ALARM SYSTEM PLANS FOR CAR WASH

PUBLIC IMPROVEMENTS TO BE PULLED UNDER SEPARATE PERMIT

GRADING AND DRAINAGE PLANS TO BE PULLED UNDER SEPARATE PERMIT

SIGNAGE PLANS TO BE PULLED UNDER SEPARATE PERMIT

PROJECT DATA

- PROJECT: NEW AUTOMATED EXPRESS CARWASH
- PROJECT ADDRESS: 1005 E. ROSECRANS AVE. COMPTON, CA. 90221
- OWNER: HOONDO HUR, GREEN GREEN CARWASH, 1580 S. RUNYAN ST., LA HABRA, CA. 90631, PHONE : 213-503-1911
- APPLICANT: LEEDCO ENGINEERS, INC, 3870 BALDWIN AVE, EL MONTE, CA 91731, PHONE : 626-234-2247
- APN: 6167-033-030
- LAND USE DISTRICT: C-L (30-12 LIMITED COMMERCIAL)
- LEGAL DESCRIPTION: LOT 19 AND 20 OF TRACT No. 4828 ARB NONE, BLOCK D
- OCCUPANCY: GROUP B - BUSINESS
- CONSTRUCTION TYPE: TYPE-V-B-0 HRS, SPRINKLERS REQUIRED, NFPA 13, CAR WASH BUILDING, FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)
- LOADING/UNLOADING ZONE: 12'x20'

- OCCUPANCY LOAD ANALYSIS

TOTAL OCC. LD. : 17 PPL

CARWASH TUNNEL:	7 PPL (=2,276/300)
ELECTRICAL ROOM:	0 PPL (=84/300)
STAIRWAY:	0 PPL (=82/100)
VENDING:	0 PPL (=23/100)
CONC. WALKWAY:	2 PPL (=193/100)
OFFICE:	1 PPL (=130/100)
MECHANICAL ROOM:	2 PPL (=684/300)
MEZZANINE STORAGE:	5 PPL (=567/100)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.1.2

USE	OCCUPANCY LOAD FACTOR
BUSINESS	100 GROSS
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS

- FIRE SPRINKLER : REQUIRED, NFPA 13, OCCUPANCY B/1-STORY 4,367 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 FIRE EXTINGUISHER TABLE (906.3(1))

- FIRE CODE COMPLIANCE
  1. INSTALL SPRINKLER SYSTEM
  2. INSTALL FIRE ALARM SYSTEM

- LOT AREA (19-20): 32,523.77 S.F./.75 ACRES
- AUTOMATED EXPRESS CARWASH DEVELOPMENT

LOT SIZE:	32,524 S.F./.75 ACRES	
LOT COVERAGE:	CAR WASH BUILDING	4,367 G.S.F. (14%)
	LANDSCAPE AREAS	5,609 G.S.F. (17%)
	CANOPY AREAS	7,056 G.S.F. (22%)
	TRASH ENCLOSURE	131 G.S.F. (0.1%)
	PAYSTATION AREA	511 G.S.F. (2%)
	HARDSCAPE AREA	14,850 G.S.F. (44.9%)

- MIN. LOT SIZE .75 ACRES
- MAX LOT DIMS (width/depth) 194.41' / 167.47'
- MAX. LOT COVERAGE 86%
- MAX. BLDG COVERAGE 14%

- HOURS OF OPERATION FOR CAR WASH

SUNDAY	7AM - 8PM
MONDAY	7AM - 8PM
TUESDAY	7AM - 8PM
WEDNESDAY	7AM - 8PM
THURSDAY	7AM - 8PM
FRIDAY	7AM - 8PM
SATURDAY	7AM - 8PM

- NOTE: 3 FULL TIME EMPLOYEES/4 PART TIME EMPLOYEES
- PARKING RATIO: 6 SPACES per TUNNEL, 5 SPACES per QUEING, 6+5 = 11
- MIN. REQ'D: 11 SPACES
- PARKING PROVIDED: 20

VACUUM:	11
ADA VACUUM:	1
STANDARD:	5
EMPLOYEE:	3

CARWASH BUILDING

- MAX. BLDG HEIGHT 28'-0" (TABLE 503: HEIGHT 40'-0")
- No. OF STORY: 1 & MEZZANINE LEVEL
- BLDG G.S.F.: 4,367 G.S.F. (TABLE 503: ALLOWABLE 9,000 G.S.F.)

1ST FLOOR:	CARWASH TUNNEL:	2,276 S.F.
	TOILET:	65 S.F.
	ELECTRICAL ROOM:	84 S.F.
	STAIRWAY:	82 S.F.
	VENDING AREA:	23 S.F.
	CONC. WALKWAY AREA:	193 S.F.
	OFFICE:	130 S.F.
	MECHANICAL ROOM:	684 S.F.
MEZZNINE LEVEL:	MEZZANINE STORAGE:	567 G.S.F.

AUXILIARY ENCLOSURES AND CANOPIES

- CANOPY AREA 1 4,536 G.S.F. (14'-6" MAX HGT)
- CANOPY AREA 2 2,520 G.S.F. (14'-6" MAX HGT)
- PAYSTATION AREA 511 G.S.F. (18'-6" MAX HGT)
- TRASH ENCLOSURE 131 G.S.F. (9'-0" MAX HGT)

SHEET INDEX

ARCHITECTURE PLANS

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A-1.2 ACCESSIBLE DETAILS ADA BATHROOM
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A-3 ROOF PLAN
A-4 ELEVATIONS
A-5 ARCHITECTURAL DETAILS
A-6 AUXILIARY STRUCTURES
A-7 PARKING STALL CANOPY
A-8 PAY STATION CANOPY DETAILS
A-9 TRASH ENCLOSURE DETAILS

CIVIL PLANS

C-1 GRADING AND DRAINAGE PLAN
C-2 GRADING NOTES, EROSION CASQA ATTACHMENTS
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C-6 UTILITY PLAN
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FIRE MARSHALL PLANS

F-1 SITE PLAN LAYOUT
F-2 CODE COMPLIANCE FLOOR PLAN
F-3 CODE COMPLIANCE INTERIOR FINISHES

LANDSCAPE PLANS

L-1 LANDSCAPE PLANS
L-2 IRRIGATION PLANS
L-3 PLANTING AND IRRIGATION DETAILS

PROJECT DIRECTORY

PROJECT OWNER:
HOONDO HUR
GREEN GREEN CARWASH
ADDRESS: 1580 S. RUNYAN ST.
La Habra, CA. 90631
PHONE: 213-503-1911

ARCHITECTS:
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 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

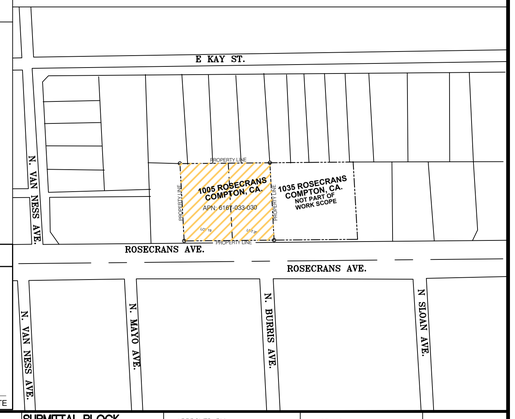
CIVIL ENGINEER:
LEEDCO ENGINEERS, INC.
ADDRESS: 3380 Flair Dr., Suite 225, El Monte, CA 91731
CONTACT: Dennis Lee
PHONE: 626-234-2247
EMAIL: leedco@aol.com

ENERGY CONSULTANT
PERFECT DESIGN & INVESTMENT, INC.
ADDRESS: 2416 W. Valley Blvd. Alhambra, CA. 91803
CONTACT: Raymond Zhong
PHONE: 626-289-8808
626-289-4913

500 FT RADIUS LOCATION MAP



VICINITY MAP



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. 2018 INTERNATIONAL BUILDING CODE STANDARDS
C. 2019 NATIONAL ELECTRICAL CODE-NFPA
D. 2019 UNIFORM MECHANICAL CODE-IAPMO
E. 2019 UNIFORM PLUMBING CODE-IAPMO
F. 2018-INTERNATIONAL FIRE CODE-ICC
G. STATE OF CALIFORNIA TITLE 24 2016 BUILDING STANDARDS
H. 2019 ENERGY CODE-CALIFORNIA ENERGY COMMISSION
J. CALGREEN-2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 INTERNATIONAL EXISTING BUILDING CODE-PARTIAL ADOPTION TO REPLACE DELETED IBC CHAPTER 34.
K. 2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING CODE
L. 2019 CALIFORNIA REFERENCED STANDARDS CODE.
M. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS
N. CALTRANS STANDARD SPECIFICATION 1988 EDITION
O. CAL/OSHA LATEST EDITION
P. MANUFACTURER INSTALLATION REQUIREMENTS
Q. LARR REPORTS FOR ALL MATERIALS
R. CONTRACT DOCUMENTS
S. CC&R's/PRIVATE CONDITIONS AND ORDINANCES
T. CONDITIONS OF APPROVAL FOR THIS PROJECT
U. NATIONAL ROOFING CONTRACTOR'S ASSOCIATES
V. SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
W. AMERICAN CONCRETE INSTITUTE
X. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
Y. AMERICAN WELDING SOCIETY
Z. CONCRETE REINFORCING STEEL INSTITUTE

NOTE:
DEFERRED SUBMITTALS SHALL BE REVIEWED BY ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL.

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

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 EXP. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

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

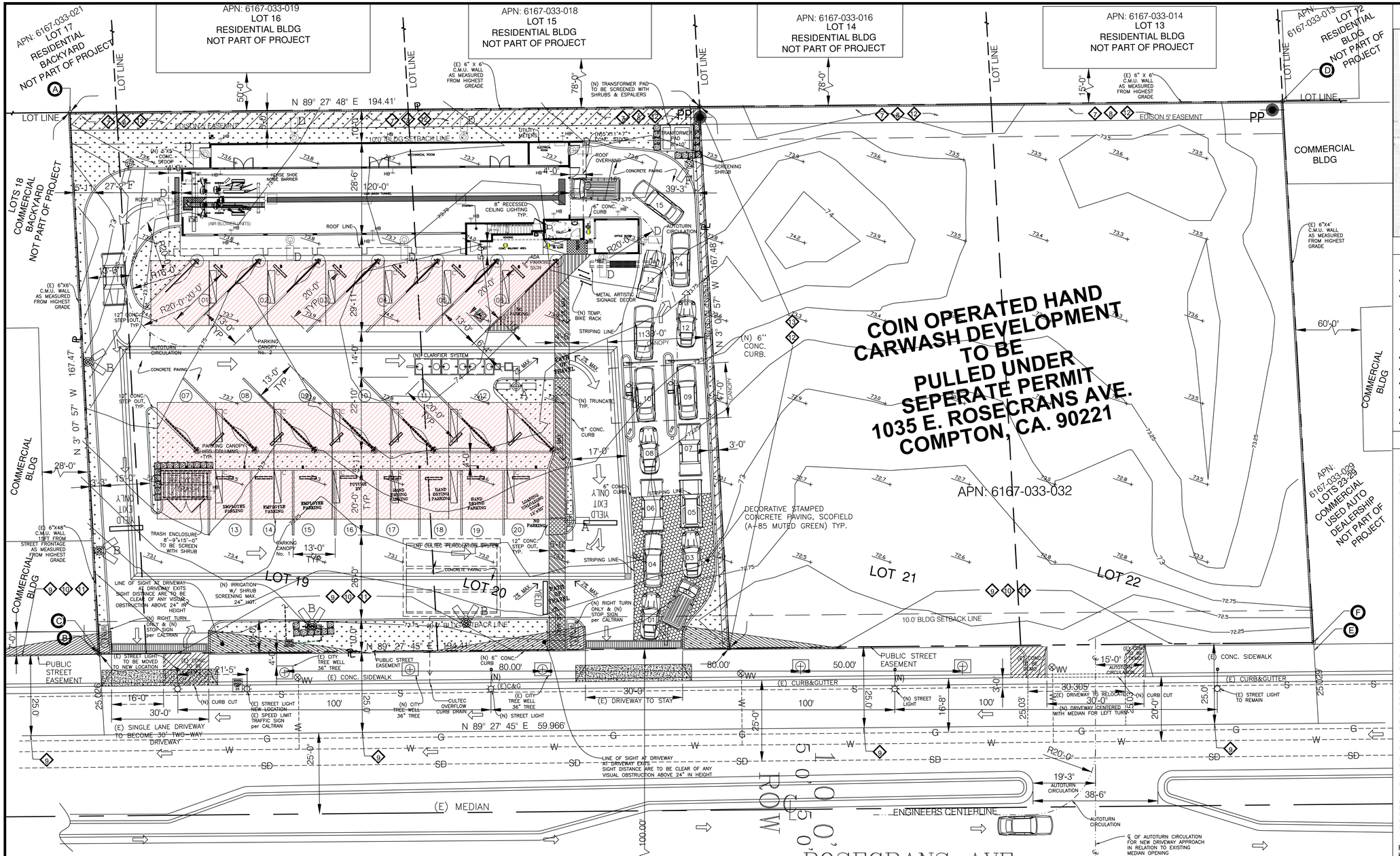
LEEDCO ENGINEERS, INC.
STRUCTURES. FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

SUBMITTAL BLOCK
1ST SUBMITTAL 01-17-2019
2ND SUBMITTAL 10-23-2019
3RD SUBMITTAL 01-29-2021

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-A
DATE: 04-12-2021

T-1



NOTES FOR FUTURE EV LOCATION:

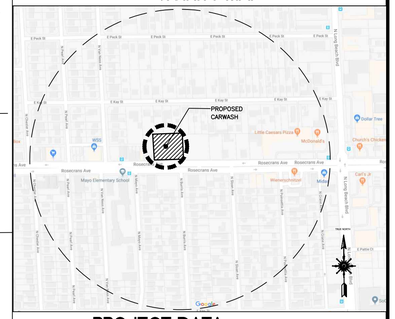
1. TABLE 5.106.5.3.3 (1 EV PARKING=10-25 PARKING SPOTS)
2. PARKING STALL MARKINGS PER 5.106.5.2.1
3. A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208-240 VOLT DEDICATED BRANCH CIRCUIT SHALL BE INSTALLED. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1"
4. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT 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.

CULTEC SYSTEM
1. REFER TO GRADING/LID PLANS FOR ADDITIONAL INFORMATION SHEETS C-1.0 TO C-1.1

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. HAND DRYING PARKING STALLS ARE FOR CUSTOMERS TO WIPE DOWN THEIR VEHICLES. THESE ALSO SERVE FOR TEMPORARY PARKING FOR CUSTOMERS WITH MULTIPLE VEHICLES TO ALLOW OTHER CUSTOMERS OPPORTUNITY TO USE VACUUM STALLS.
6. THE TOTAL TIME FOR A VEHICLE TO RUN THROUGH THE CAR WASH IS 5 MINUTES.
7. SEVEN FOOT TALL ATTENUATING HORSE SHOE NOISE BARRIER WILL BE LOCATED AT CAR WASH TUNNEL EXIT IN FRONT OF CAR WASH AIR BLOWERS.
8. PAYSTATION QUEUING TO BE 16 VEHICLES AT PEAK HOURS.
9. PAY STATION DRIVEWAY APRON IS DUAL SHARED INGRESS AND EGRESS FOR PAY STATION QUEUING, PARKING LOT EXIT, AND FIRE ENGINE INGRESS

VICINITY MAP



PROJECT DATA

- PROJECT: NEW AUTOMATED EXPRESS CARWASH
- PROJECT ADDRESS: 1005 E. ROSECRANS AVE. COMPTON, CA. 90221
- OWNER: HOONDO HUR GREEN GREEN CARWASH 1580 S. RUNYAN ST. LA HABRA, CA. 90631 PHONE : 213-503-1911
- APPLICANT: LEEDCO ENGINEERS, INC 3870 BALDWIN AVE. EL MONTE, CA 91731 PHONE : 626-234-2247
- APN: 6167-033-030
- LAND USE DISTRICT: C-L (30-12 LIMITED COMMERCIAL)
- LEGAL DESCRIPTION: LOT 19 AND 20 OF TRACT No. 4828 ARB NONE, BLOCK D
- OCCUPANCY: GROUP B - BUSINESS
- CONSTRUCTION TYPE: TYPE-V-B-0 HRS
- LOT AREA (19-20): 32,523.77 S.F./.75 ACRES

SURVEY DATA

BENCHMARK:

COUNTY OF LOS ANGELES SOUTHGATE QUAD,
NAVD 88 DATUM
BENCHMARK No. 9730
ADJUSTED 2005
L&SPK IN S CB 7M(23) E/O BCR
SE COR MAYO AVE & ROSECRANS AVE

BASIS OF BEARING :

THE BEARING OF S 89°27'45"E OF THE NORTHERLY LINE OF ORANGE STREET, AS SHOWN ON TRACT No.4828, SUBSEQUENTLY RENAMED ROSECRANS AVENUE (100' WIDE), AS PER MAP RECORDED IN BOOK 52 PAGE 71 & 72 OF MAPS, RECORDS OF LOS ANGELES COUNTY, TRANSLATED TO THE CENTER LINE OF SAID ROSECRANS AVENUE, WAS TAKEN AS THE BASIS OF BEARINGS

EASEMENT NOTES PER CURRENT TITLE REPORT, SCHD 'B' ITEMS:
KEY SYMBOL ◇7 ◇8 ◇9 ◇10 ◇11 ◇12 ◇13

ITEM 7: AN EASEMENT FOR PUBLIC UTILITIES. (i.e.,) TO LAY, MAINTAIN AND REPAIR WATER PIPES OVER THE REAR 2 FEET OF LOTS 18,19 AND 20 IN BLOCK "D" OF TRACT No. 4828, M.B. 52-71/72 PER INSTRUMENT RECORDED 6-05-1923 IN BOOK 1502, PAGE 77 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 8: AN EASEMENT FOR PUBLIC UTILITIES (i.e.) TO LAY, MAINTAIN AND REPAIR WATER PIPES OVER THE REAR 2 FEET OF LOT 21 PER INSTRUMENT RECORDED 6-05-1923 IN BOOK 2426, PAGE 79 AND 80 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 9: AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COMPTON OF THE SOUTHERLY 25 FEET OF LOTS 18,19, AND 20, EXCEPTING THE WESTERLY 65 FEET OF SAID LOT 18 PER INSTRUMENT RECORDED 7-22-1947 IN BOOK 24821 PAGE 207 AND 208 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 10: AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COMPTON OF THE SOUTHERLY 25 FEET OF LOT 21 PER INSTRUMENT RECORDED 9-14-1949 IN BOOK 30992 PAGE 103 TO 105 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 11: AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COMPTON OF THE SOUTHERLY 25 FEET OF LOT 22, EXCEPT THE WESTERLY 30 FEET THEREOF, (MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID LOT 22), PER INSTRUMENT RECORDED 12-05-1949 IN BOOK 31639 PAGE 284 TO 287 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 12: AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY OVER THE NORTHERLY 5 FEET AND THE WESTERLY 30 FEET OF LOT 22, AND THE NORTHERLY 5 FEET AND THE WESTERLY 2 FEET OF LOT 21, IN BLOCK "D" OF TRACT No. 4828, M.B. 52-71/72 PER INSTRUMENT No. 2620, RECORDED 3-29-1950 IN BOOK 32710, PAGE 202 AND 203 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 13: AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY OVER THE NORTHERLY 5 FEET OF LOT 18, EXCEPTING THEREFROM THE WESTERLY 65 THEREOF AND THE NORTHERLY 5 FEET OF LOTS 19 AND 20, IN BLOCK "D" OF TRACT No. 4828, M.B. 52-71/72 PER INSTRUMENT RECORDED 3-29-1950 IN BOOK 32710, PAGE 210 AND 211 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PROPERTY CORNER MONUMENTS:
KEY SYMBOL Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ Ⓕ

ITEM A: SET 2" ø I.P. W/ PLASTIC PLUG STAMPED L.S. 5052, ON PROPERTY CORNER (DN. 24")

ITEM B: FD L&T S 3°17'04"E 3.030' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.19' W'LY OF PROPERTY LINE. (NO REFERENCE)

ITEM C: SET L.T & TAG STAMPED L.S. 5052, ON PROPERTY LINE S 3°07'57"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES ON CONC. WALK

ITEM D: FD. CONC. NAIL &TAG. L.S. 7740 ATOP C.B. WALL. NAIL IS N 3°17'04"W 0.16' FROM PROPERTY CORNER BY 0.10' W'LY OF P/L PROD. (i.e.) N.16' N'LY, BY 0.10' W'LY OF SAID CORNER, (i.e.) N 33°22'31"W 0.19' DIRECT FROM PROPERTY CORNER. (NO REFERENCE)

ITEM E: FD L&T S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.17' W'LY OF PROPERTY LINE (NO REFERENCE)

ITEM F: SET L.T&TAG, STAMPED, L.S. 5052, ON PROPERTY LINE S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES IN CONC. WALK.

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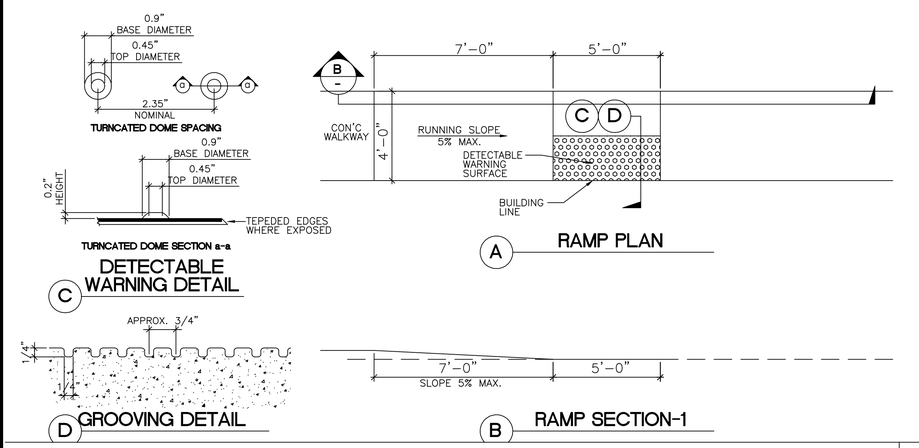
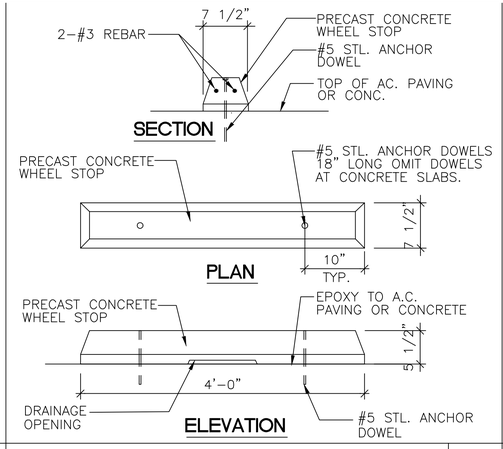
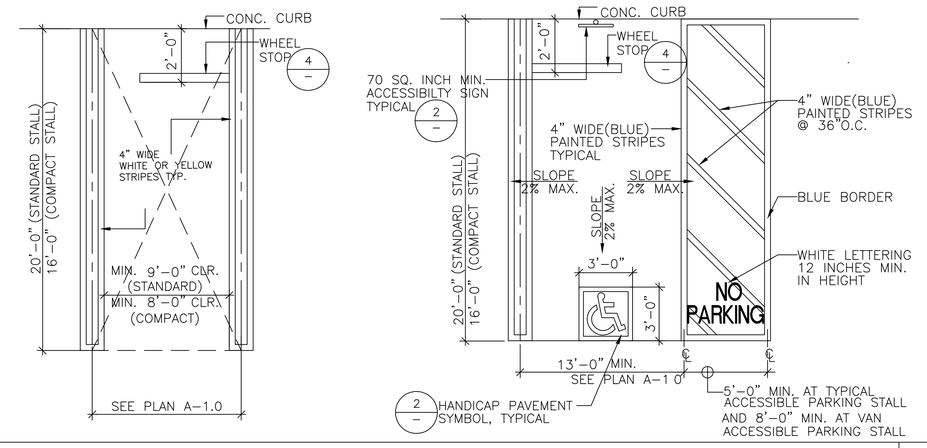
LEEDCO ENGINEERS, INC.
STRUCTURES· FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

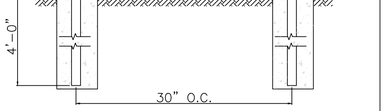
APPROVED BY: C. D. LEE	JOB NO.: 8090-A	A-1.0
DRAWN BY: G.M.A.	DATE: 04-12-2021	

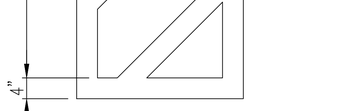


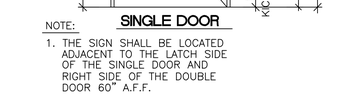




CURB/RAMP/STAIR PLAN DETAIL	5	WHEEL STOP DETAIL	4	PARKING STALL DETAIL	1

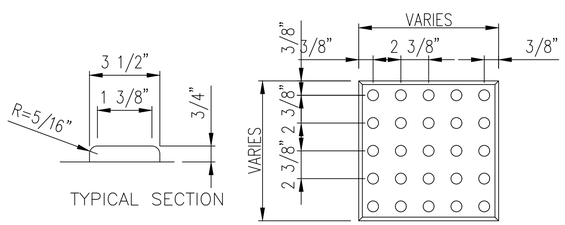




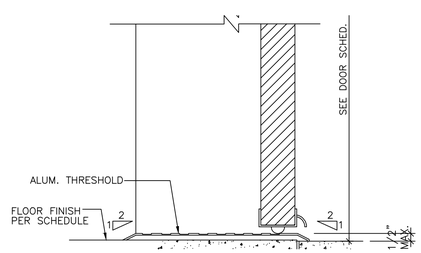


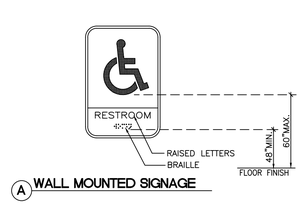


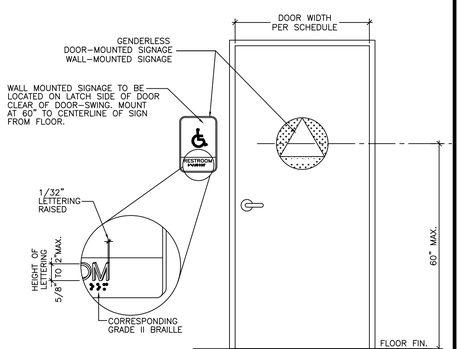
SHORT TERM BIKE RACK	8	PATH OF TRAVEL	9	ACCESSIBLE SIGN AT DOOR DETAIL	6	ACCESSIBLE PARKING SIGN DETAIL	2



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 TURCATE DET.	10	ACCESSIBLE DOOR SILL DETAIL	7	ACCESSIBLE RESTROOM SIGN DETAIL	3

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STRUCTURES · FOUNDATIONS
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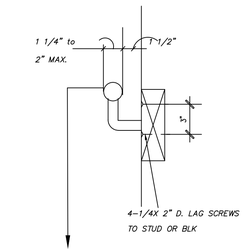
TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT
	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

ACCESSIBLE DETAILS

APPROVED BY:	JOB NO.:	
C. D. LEE	8090-A	A-1.1
DRAWN BY:	DATE:	
G.M.A.	04-12-2021	



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)

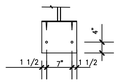
NOTE: Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01 inch. [1012.3]

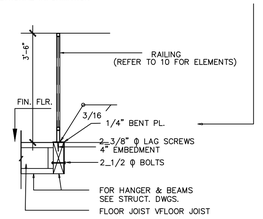
NOTE :
SEE STRUCTURAL FOR CALCS AND ADDITIONAL INFORMATION

SEE STRUCTURAL DWG FOR STANCHION CONNECTION DETAILS AND CALCS.

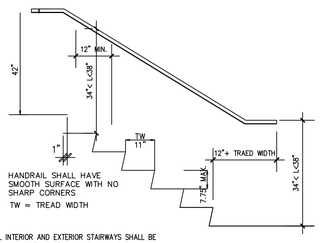
RAILING FABRICATOR MUST PROVIDE SHOP DRAWING FOR THE ARCHITECT'S APPROVAL.

SEE STRUCTURAL FOR CALCS AND ADDITIONAL INFORMATION

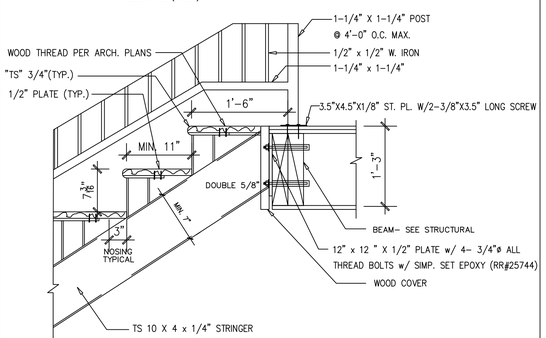




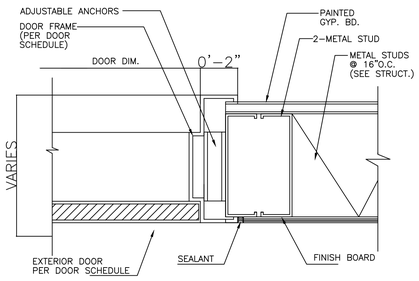
2 RAILING DETAIL



ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.6)

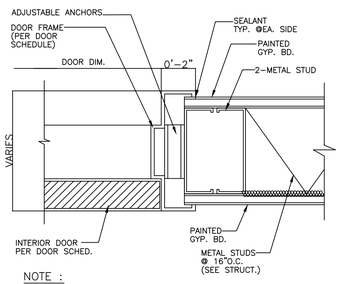


STAIR WAY DETAIL | 8



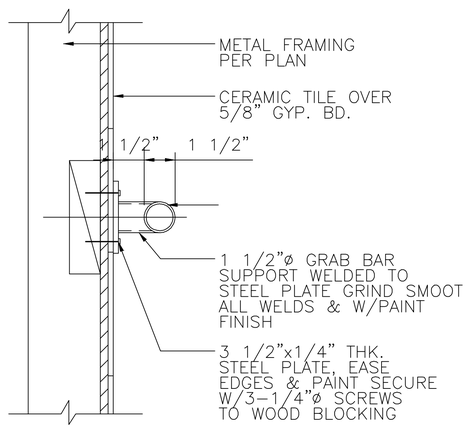
NOTE :
1. EXTERIOR DOOR JAMB AND HEAD ARE SIMILAR.

EXTERIOR DOOR HEAD/JAMB DETAIL | 5

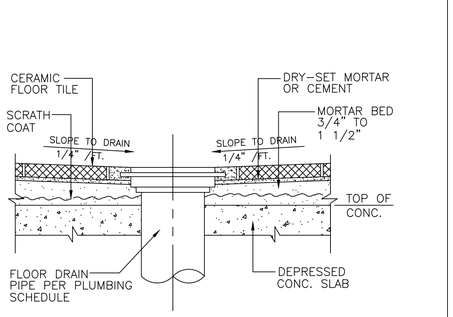


NOTE :
1. INTERIOR DOOR JAMB AND HEAD ARE SIMILAR.

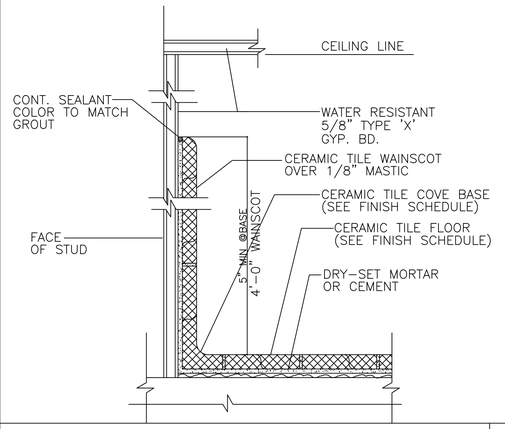
INTERIOR DOOR HEAD/JAMB DETAIL | 6



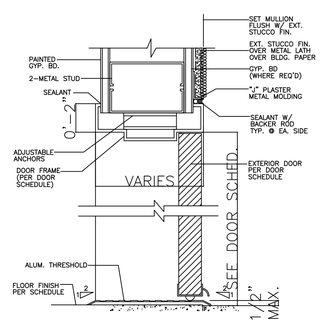
GRAB BAR ATTACHMENT DETAIL | 7



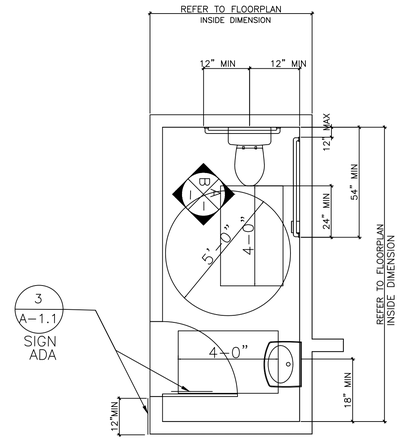
FLOOR DRAIN DETAIL | 2



WAINSCOT DETAIL | 3

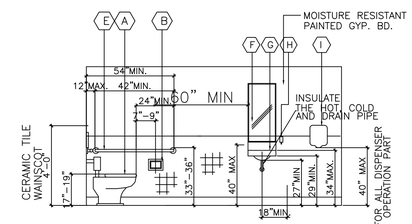


EXTERIOR DOOR THRESHOLD DETAIL | 4

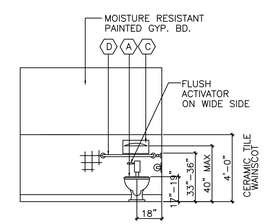


TOILET FIXTURE AND ACCESSORIES SCHED.

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"

ACCESSIBLE HAND CARWASH RESTROOM DETAIL | 1

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

ACCESSIBLE DETAILS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-A
DATE: 04-12-2021

A-1.2

DOOR SCHEDULE

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

KEY	SIZE WIDTH	SIZE HEIGHT	DESCRIPTION & TYPE	FRAME MATERIAL	THK.	CORE	GLAZING AREA	FIRE RATING	EA	REMARKS
01	3'-0"	7'-0"	SWING	ALUM.	1-3/4"	HOLLOW	–	1½ HR	5	EXTERIOR SELF CLOSING
02	6'-0"	7'-0"	SWING	ALUM	1-3/4"	HOLLOW	–	1½ HR	3	INTERIOR SELF CLOSING
03	11'-0"	11'-0"	ROLLDOWN	ST'L	–	–	–	1½ HR	2	MANUAL GRILL DOOR
04	14'-0"	9'-0"	ROLLDOWN	ST'L	–	–	–	1½ HR	1	MANUAL GRILL DOOR
05	2'-8"	6'-8"	SWING	ALUM	1-3/4"	HOLLOW	–	1½ HR	1	INTERIOR SELF CLOSING

DOOR HARDWARE

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

KEY	LOCKS	DOOR TYPE	HINCHES	REMARKS
01	SLIDE LOCK & CANE BOLT W/ HEAVY DUTY LOCKS	03, 04	ROLLUP	MASTER PADLOCK
02	SINGLE KEYED, KEY ALIKE PASSAGE DOOR HARDWARE	01	STANLEY COMMERCIAL	LEVER TYPE
03	KEYLESS, PASSAGE DOOR HARDWARE	02, 05	STANLEY COMMERCIAL	LEVER TYPE

WINDOW SCHEDULE

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	OITC RATING	EA	REMARKS
A	14'-0"	12'-0"	FIXED	ALUM.	168.0	–	38*	5	1/2" TEMPERED GLASS W/ GLASS FILM
B	9'-0"	12'-0"	FIXED	ALUM.	108.0	–	38*	1	1/2" TEMPERED GLASS W/ GLASS FILM
C	6'-0"	4'-0"	SLIDE/FIXED	ALUM.	24.0	–	38*	9	1/2" TEMPERED GLASS DBL PANE
D	9'-9"	4'-0"	FIXED	ALUM.	36.0	–	38*	1	1/2" TEMPERED GLASS DBL PANE
E	5'-0"	3'-0"	SLIDE	ALUM.	15.0	–	38*	1	1/2" TEMPERED GLASS DBL PANE
F	5'-0"	4'-0"	SLIDE	ALUM.	20.0	–	38*	1	1/2" TEMPERED GLASS DBL PANE

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 CEILING HEIGHT	REMARKS
	CARWASH TUNNEL	F1	–	W1	–	18'-0"	ARCHED OPEN CEILING
	OFFICE	F1	B1	W2	C2	8'-0"	
	TOILET	F2	B2	W3	C3	8'-0"	
	EQUIPMENT/STORAGE/ELECT.	F1	B1	W2	C2	12'-0"	
	UPPER LEVEL STORAGE	F3	B1	W2	C2	12'-0"	
	VENDING ROOM	F1	–	W4	C4	8'-0"	
	STAIRWAY	F3	B1	W2	C2	8'-0"	

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")

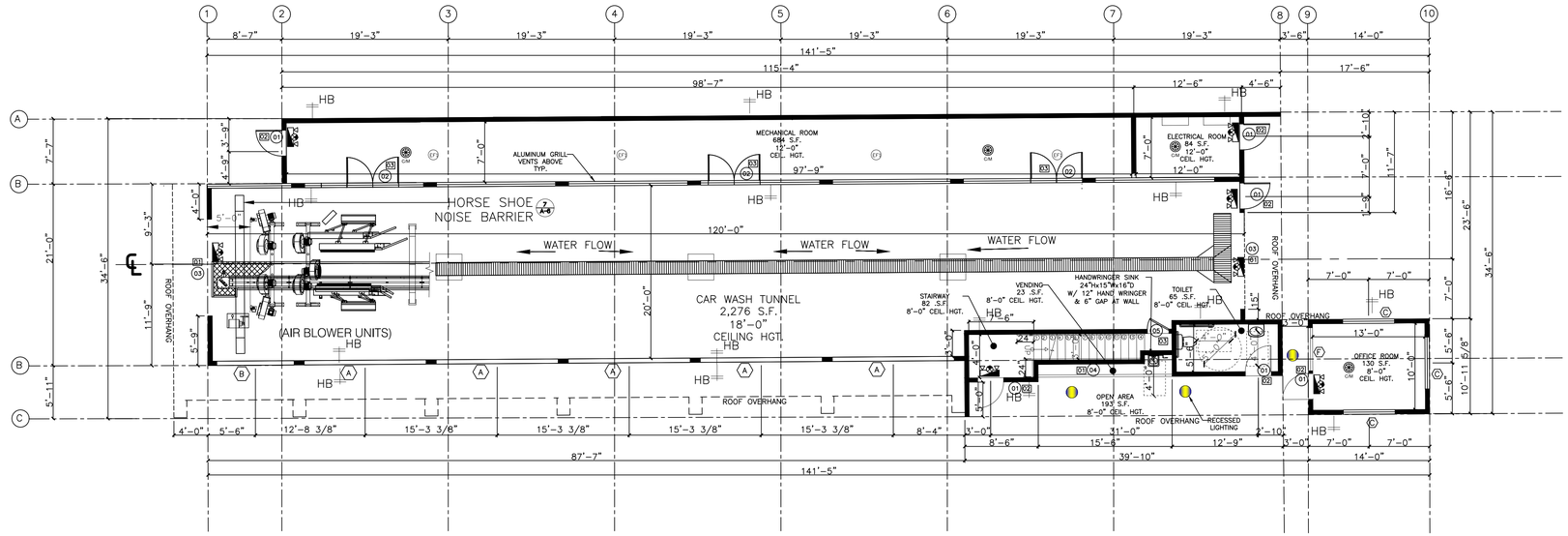
WALL		CEILING	
W1	24" WIDE PVC FLAT PANEL(EXTRUTECH #P2400) OVER TYPE X GYPSUM BOARD	C1	16" WIDE PVC FLAT PANEL(EXTRUTECH #P2400) OVER TYPE X GYPSUM BOARD
W2	PAINT FINISH (SEMI-GLOSS) OVER TYPE X GYPSUM BOARD	C2	PAINT FINISH (FLAT) OVER GYP. BD.
W3	CERAMIC TILE (12"x12") WAINSCOT (A.F.F. 4'-0") OVER GREEN GYP. BD. (MOISTURE RESISTANT)	C3	PAINT FINISH (SEMI-GLOSS) OVER GREEN GYP. BD. (MOISTURE RESISTANT)
W4	16/20 SMOOTH STUCCO FINISH	C4	16/20 SMOOTH STUCCO FINISH

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.

NOTES FOR FIRE SAFETY OVERLAY ZONE (WINDOWS,DOORS, SKYLIGHTS)

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)
2. 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)



CAR WASH FLOOR PLAN

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

INTERIOR WALL GENERAL NOTES

NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
4. 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.

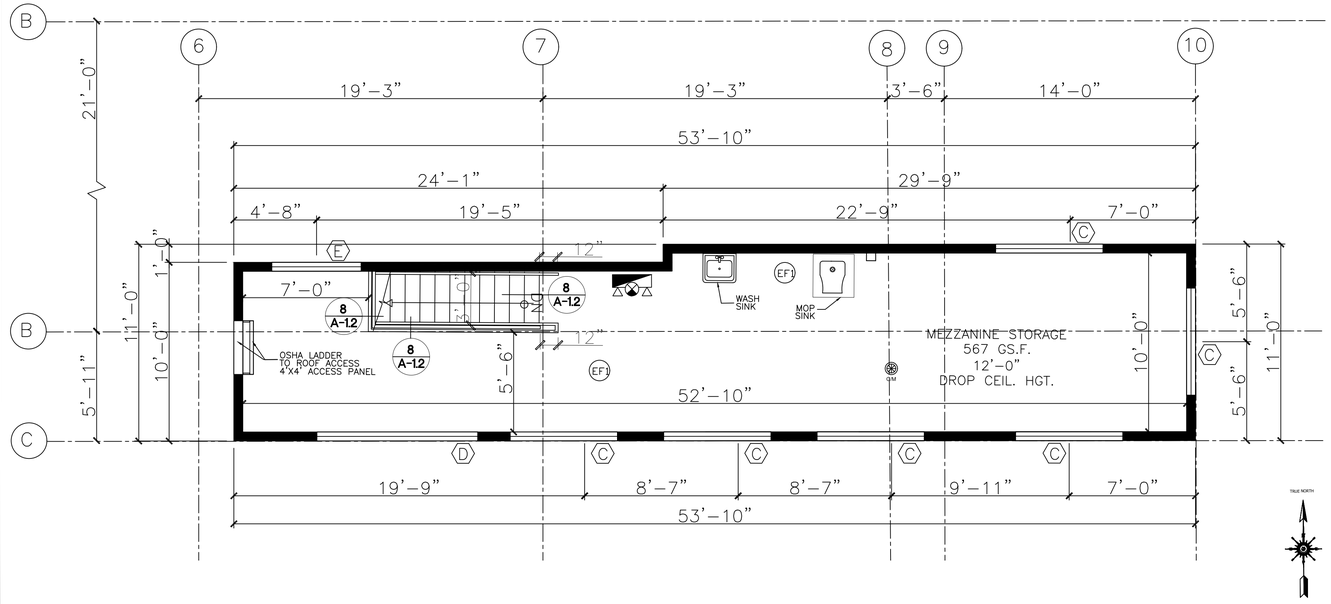
KEY LEGEND

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)

EF1 — VENTILATION EXHAUST FAN FOR MECHANICAL ROOM TO MAINTAIN TEMPERATURE AT 75° WITH THERMOSTAT CONTROL SYSTEM
REFER TO MECHANICAL PLANS

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.



STORAGE ROOM LEVEL

SCALE : 1/4"=1'-0" | 2

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APPROVED BY: C. D. LEE | JOB NO.: 8090-A
DRAWN BY: G.M.A. | DATE: 04-12-2021

A-2

Active Ventilation Products Inc
800-Roof-Vent (766-3836) • 845-565-7770
roofvents.com • sales@roofvents.com

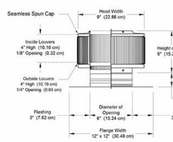
AV-06-C02 Aura Roof Vent

A Roof Vent that Exhausts Air like a Turbine but with No Moving Parts!



- Removes hot air in the summer and moisture in the winter from the attic
- Prevents rain, snow, insects or animals from entering
- UL Certified, Florida State Approved, California Wild Fire Listed
- Can be fitted with a tail pipe for duct venting
- Paint colors available
- Made in the USA
- Exhaust Vent for Asphalt Shingle Roofs

DIMENSIONS & SPECIFICATIONS



Pitch Capacity		
Min.	Max. (Standard Vent)	Max. (Modified)
3/12	7/12	12/12
Net Free Vent Area		
(sq. inches)	(sq. feet)	
29	.19	
Application per Sq. Foot		
(1/150)	(1/300)	
50	50	
Weight		
1 lb		
CFM Performance Testing (using wind only)				
4 mph	5.2 mph	7.4 mph	9.8 mph	11 mph
41	62	80	122	126

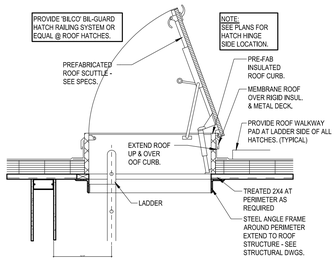
ROOFING NOTES

1. ALL ROOF WATER & DRAINAGE TO BE DIVERTED PER GRADING & DRAINAGE PLAN.
2. MIN. SLOPE FOR FLAT STYLE ROOF TO BE A MIN. 2" PER 12"
3. ALL ROOF MATERIAL TO BE "CLASS A" FIRE RATED
4. FLAT ROOF MATERIAL TO BE GAF SBS HOT-MOPPED & COLD ADHESIVE ROOFING (COMGN289)

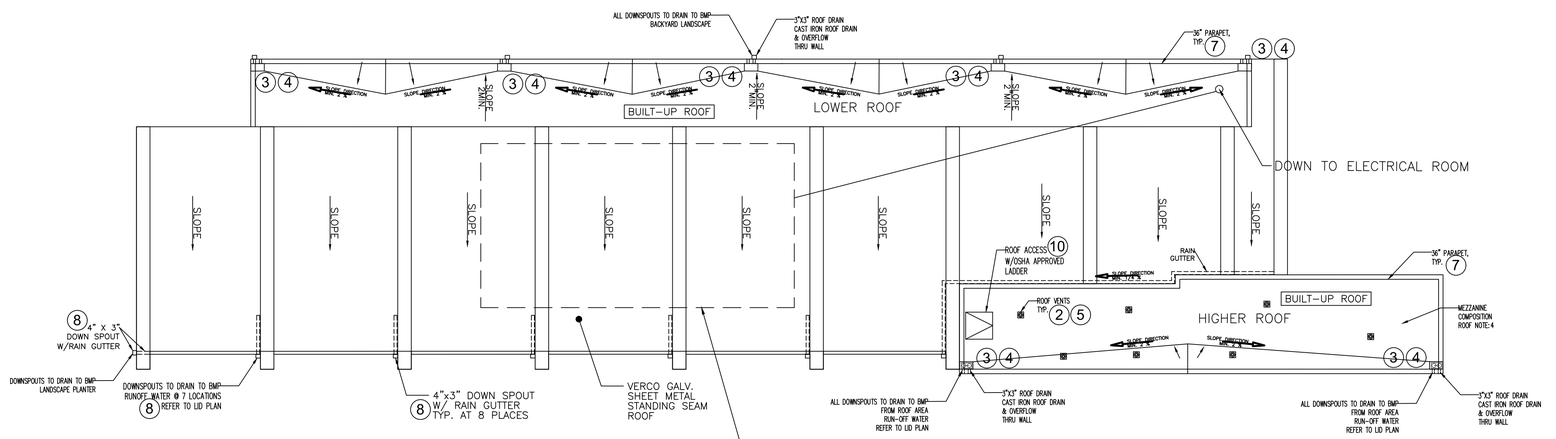
NOTE: ABOVE WATERPROOFING & ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL

ROOF NOTES:

1. THERE IS NO ROOF MOUNTED EQUIPMENT.
2. DOWNSPOUT AND GUTTER MAINTENANCE ACCESS BY POTABLE EXTENSION LADDER FROM EXTERIOR WALL TO ROOF



⑩ ROOF HATCH



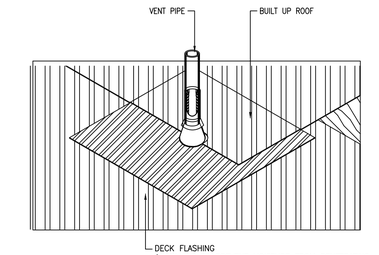
ATTIC AREA JUSTIFICATION :
TOWER ATTIC = 500 S.F.
VENTS REQUIRED: 1/150 S.F. @ 500 S.F. = 3.33 S.F.
VENTS PROVIDED: AURA VENT : AV-06-C02
(.50 S.F.) EACH @7 = 3.50 S.F.
3.50 S.F.>3.33 S.F. THEREFORE O.K.

NORTH

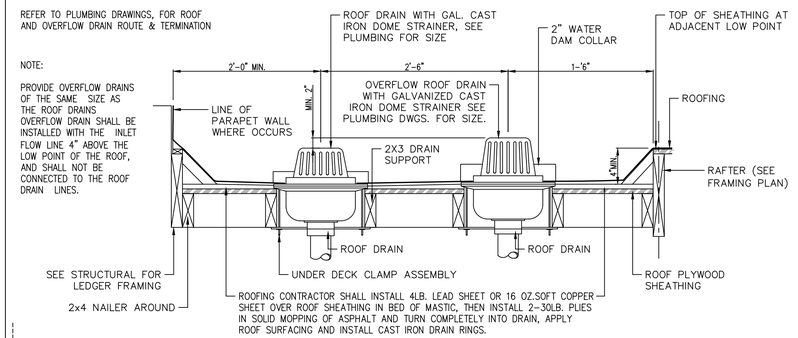
ROOFS WITH SLOPE < 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND THERMAL EMITTANCE OF AT LEAST 0.75

ROOF VENTS N.T.S. 2

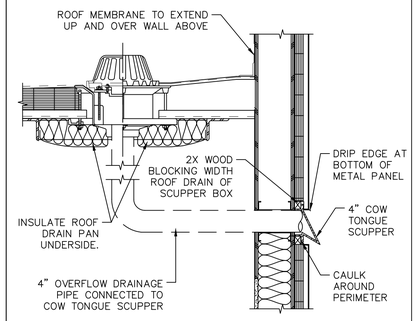
CARWASH ROOF PLAN SCALE 1/8" = 1'-0" 1



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 2" 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" 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.

8.0– ALL CHIMNEY AREAS TO HAVE WATER TIGHT FLASHING ON ALL ADJACENT SLOPS ON THE ROOF.
8.1 ALL SIDES OF CHIMNEYS ADJACENT TO THE ROOF TO HAVE A SHEET METAL SADDLES OR CRICKETS WITH A 6" MIN. VERTICAL COUNTER FLASHING AS NEEDED FOR WATER DIVERSION.
8.2 ALL HORIZONTAL SURFACE AREAS AROUND CHIMNEYS TO HAVE A #24 GAGE. GALV. IRON FLASHING WITH A 12" MIN. SPREAD COVERAGE AROUND OPENING.

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

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

11-PROVIDE AN APPROVED SPARK ARESTOR FOR FIREPLACE CHIMNEY. THE NET FREE AREA OF THE SPARK ARRESTED SHALL BE NOT LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY

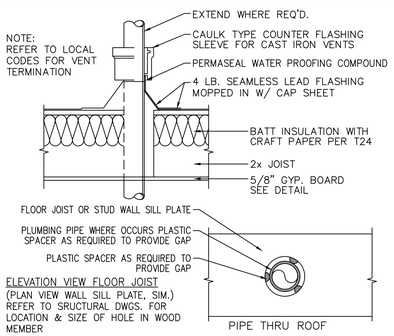
12-FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLE AND CLAY OR CONCRETE SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS OR STAINLESS STEEL.

13-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.

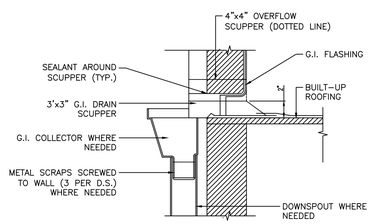
14- ROOF DRAINS AND OVER FLOW DRAINS SHALL BE SIZED.

15- THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX.

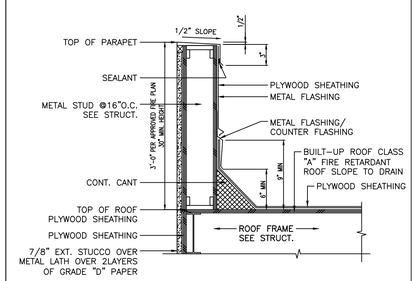
16- ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.



PLUMBING THRU ROOF MEMBER N.T.S. 9



DOWNSPOUT DETAIL N.T.S. 8



PARAPET DETAIL @ FLAT ROOF ONLY N.T.S. 7

NOTE:
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 BOX.
3- ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.
4- OVERFLOW SCUPPERS SHALL BE DESIGNED IN 5- 3 TO 12 SLOPE: 2 LAYERS OF FELT
4 TO 12 SLOPE: 1 LAYER OF FELT
6- GLASS OR PLASTIC SKYLIGHT TO BE MOUNTED AT LEAST 4"CURB ABOVE THE ROOF WHEN THE ROOF SLOPES LESS THAN 3:12. (2405.4; 2610.2) GLASS SKYLIGHT SHALL COMPLY WITH SECTION 2405. PLASTIC SKYLIGYT SHALL COMPLY WITH SECTION 2610

USE : ECOTOUCH UNFACED INSULATION WITH PUREFIBER TECHNOLOGY (HIGH DENSITY) INSULATION WITH 8¼" THICKNESS TO ALLOW 1" AIR GAP FOR ROOF RAFTERS INSULATION

NOTES 6

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APPROVED BY: C. D. LEE
JOB NO.: 8090-A
DRAWN BY: G.M.A.
DATE: 04-12-2021
A-3

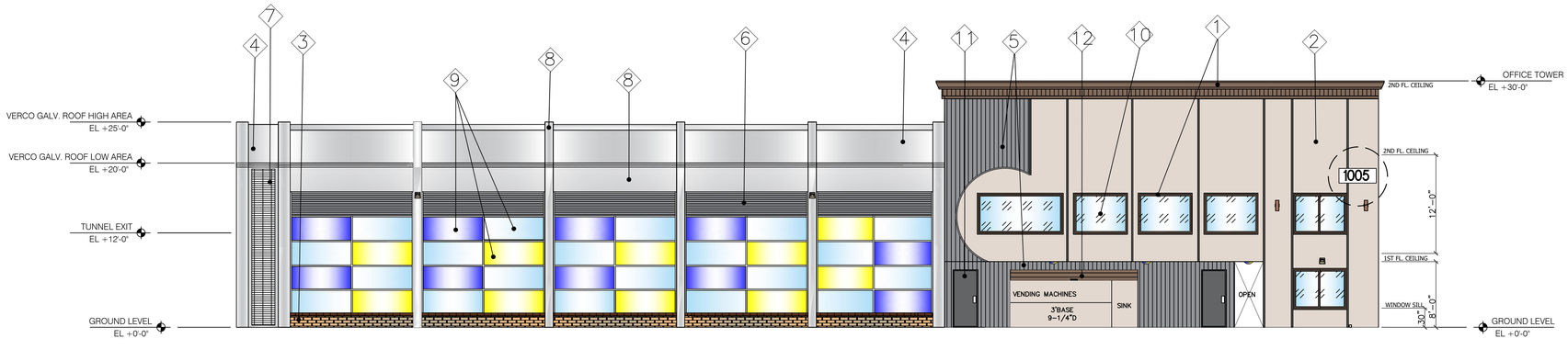
ELEVATION NOTES

1. VENDING AREA TO BE INCORPORATED INTO THE ARCHITECTURAL DESIGN.
2. 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.

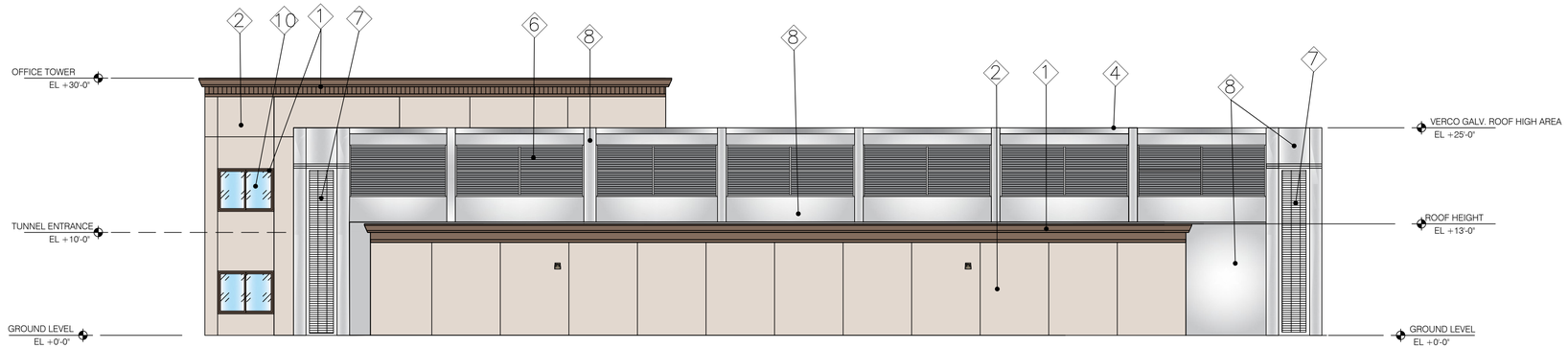
   THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

   LETTER TO BE MADE OF METALLIC FINISH AND PLACED AT LEFT UPPER CORNER OF TOWER ELEMENT

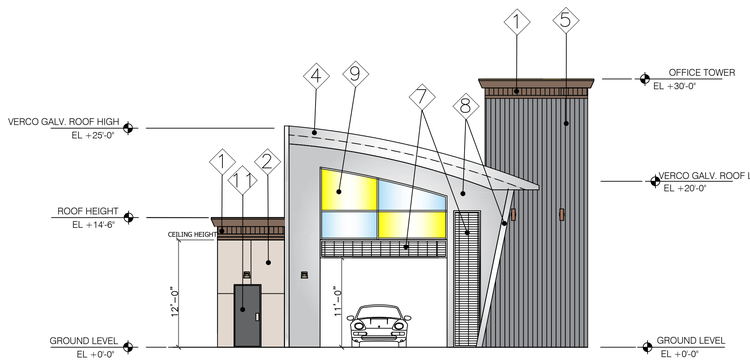
   BUILDING ADDRESS TO BE LOCATED ON BUILDING AND VISIBLE FROM THE STREET
4. ANTI-GRAFFITTI PAINT 9' FROM A.F.F.



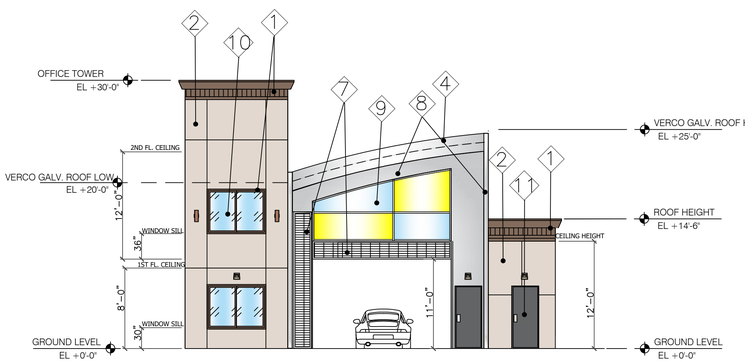
SOUTH ELEVATION — SCALE: 1/8"=1'-0" — 1



NORTH ELEVATION — SCALE: 1/8"=1'-0" — 2



WEST ELEVATION — SCALE: 1/8"=1'-0" — 4



EAST ELEVATION — SCALE: 1/8"=1'-0" — 3

MATERIAL LEGEND

1. ADVANCED FOAM STYROTRIM DECORATIVE MOLDINGS
   WINDOW TRIM (RT370)
   BUILDING CORNICES (RC026) (RC008)
   www.advancedfoam.com

   228-A WILDERNESS TRAIL
   SHERWIN WILLIAMS
   www.sherwinwilliams.com

2. PRIMARY MATERIAL STUCCO
   SMOOTH FINISH
   www.lahabrastucco.com

   81584 SUFFOLK-34 "LA HABRA"
   BASE 100 SMOOTH STYROTRIM
   STUCCO PANELS W/ ALUM. CHANNELS

3. NATURAL STONE SIDING
   WITH WAINSCOT SILL CAP
   www.sepulveda.com

   FAUX GRAND NATURAL STONE
   624PF-SK-N SEATTLE KIRAMU
   SIZE (6X24) AND WAINSCOT SILL
   AUTUMN ROSE
   www.sepulveda.com

4. ROOF MATERIAL
   STANDING SEAMLESS METAL ROOF
   CAR WASH TUNNEL

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

5. VERTICAL ALUMINUM CLAD

   DECORATIVE CLAD
   ALUMINUM WEDGE FINISH
   www.decorativeimages.net

6. CAR WASH ALUMINUM LOUVRE
   LV121/LV122 WINDOW PRIVACY GRILLE
   CAR WASH TUNNEL

   ARBORCOAT GEORGETOWN GREY
   www.benjaminmoore.com

7. CAR WASH COIL CURTAIN GRILLE
   ALPINE COUNTER VISION 1-1/4" BABY FLAT SLAT
   PERFORATE WINDOW/DOOR GRILLE ROLL UP

   ARBORCOAT GEORGETOWN GREY
   www.benjaminmoore.com

8. CAR WASH TUNNEL
   VERCO GALVANISED SHEET METAL
   CLAD PANELS AND COLUMNS

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

9. CAR WASH TUNNEL WINDOW PANES
   OPAQUE 15% TINTED COLORS YELLOW/FROSTED BLUE/SKY BLUE
   WITH BLUE ALUMINUM TRIM

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

10. DUAL GLAZED WINDOWS WITH NOISE BARRIER ½" TEMPERED TREATED SEE THRU PANES NO TINT (E A-5)

    TEMPERED GLASS
    DUAL PANE W/ SOUND BARRIER

11. EGRESS INGRESS METAL DOORS

    ARBORCOAT GEORGETOWN GREY
    www.benjaminmoore.com

12. VENDING ROOM ROLLUP DOOR

    228-A WILDERNESS TRAIL
    SHERWIN WILLIAMS
    www.sherwinwilliams.com

PHOTOMETRIC WALL SCONCE LIGHTING
MANUFACTURER LITHONIA LIGHTING
COLOR BLACK
DESCRIPTION WST LED
8.50" x 17.01"
REFER TO PHOTOMETRIC FOR SPECS

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

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

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

MODERN INDUSTRIAL EXPRESS CARWASH ELEVATIONS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-A
DATE: 04-12-2021

A-4

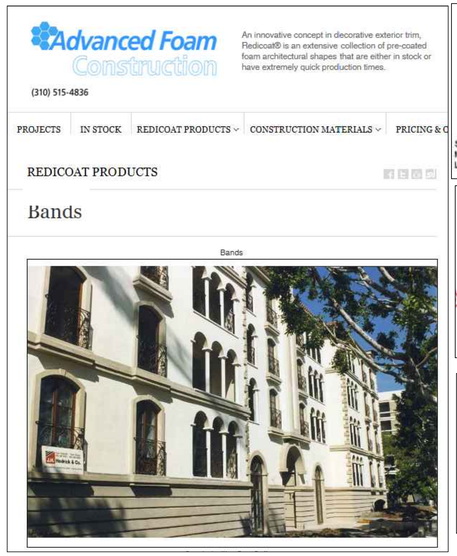


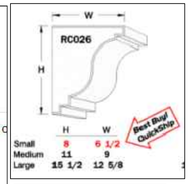


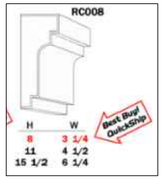


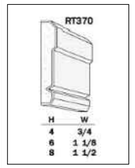
FAUX GRAND NATURAL SONE
624PF-SK-N SEATTLE KIRAMU

3 SEPULVEDA BLDG MATERIALS (A)(C)
STONE VENEER DET.
SCALE: N.T.S.





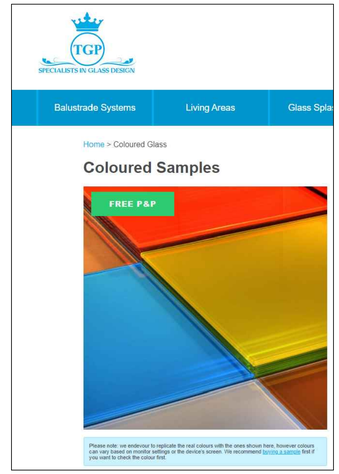




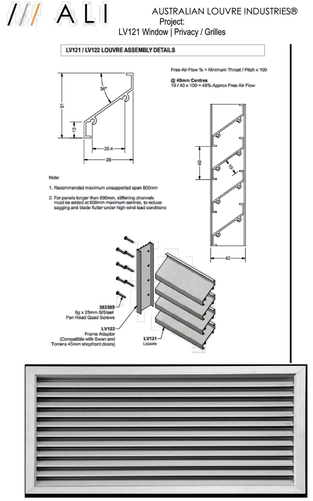
1 STYROTRIM FOAM
TRIM AND CORNICES
SCALE: N.T.S.



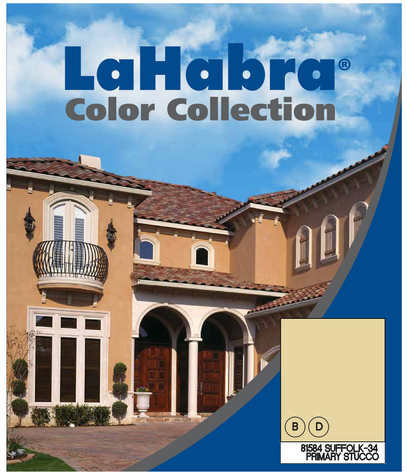
4 SEAMLESS ROOF
NEON GREY
SCALE: N.T.S.



9 CAR WASH TUNNEL OPAQUE
TINTED WINDOWS (15% TINT)
SCALE: N.T.S.



6 ALUMINUM LOVRE PRIVACY GRILLE
SCALE: N.T.S.



2 STUCCO SPEC SHEET
SCALE: N.T.S.

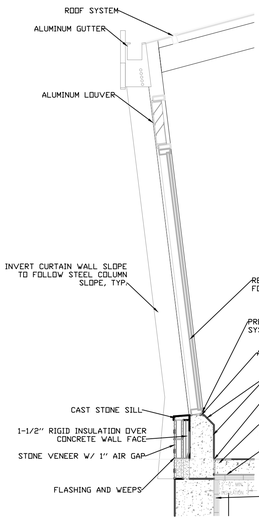


ALUMINUM WEDGE FINISH

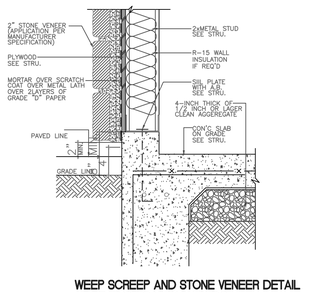
5 VERTICAL ALUMINUM CLAD
SCALE: N.T.S.



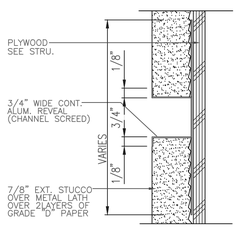
7 COIL CURTAIN GRILLE
SCALE: N.T.S.



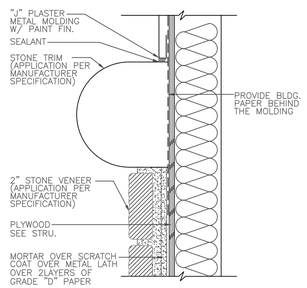




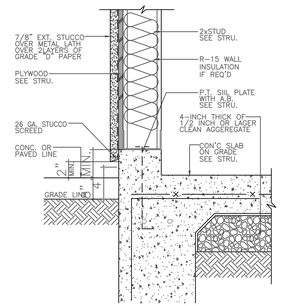
A WEEP SCREEP AND STONE VENEER DETAIL
AT REAR OF CARWASH BLDG
SCALE: N.T.S.



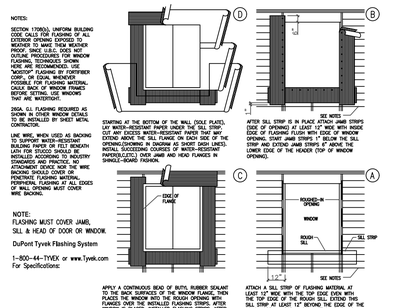
B ALUM. STUCCO CHANNEL DET.
SCALE: N.T.S.



C STONE TRIM ABOVE VENEER DET.
AT CARWASH BLDG.
SCALE: N.T.S.



D WEEP SCREEP AND STUCCO DET.
SCALE: N.T.S.



VERCO GALVANIZED METAL CLAD
WALL AND FRAME COLUMNS
8 SCALE: N.T.S.

E FLASHING DETAIL
SCALE: N.T.S.

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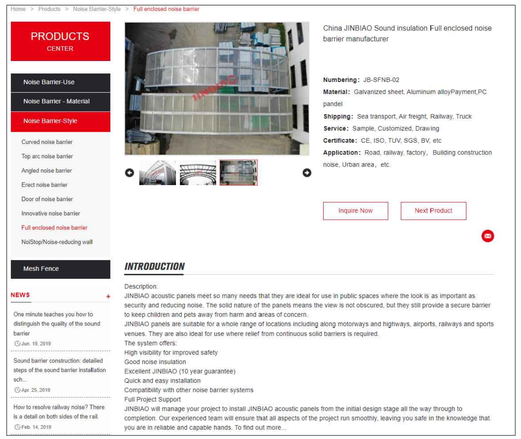
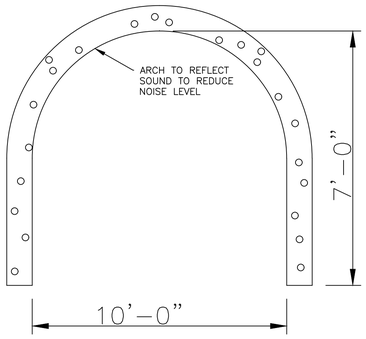
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

ARCHITECTURAL DETAILS

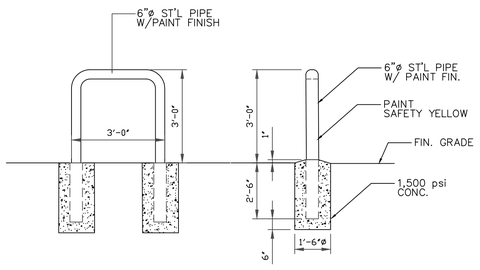
APPROVED BY: C. D. LEE
JOB NO.: 8090-A
DRAWN BY: G.M.A.
DATE: 04-12-2021
A-5





NOISE BARRIER DETAIL

SCALE: N.T.S. | 7



BOLLARD DETAIL

SCALE: N.T.S. | 6

Figure 2

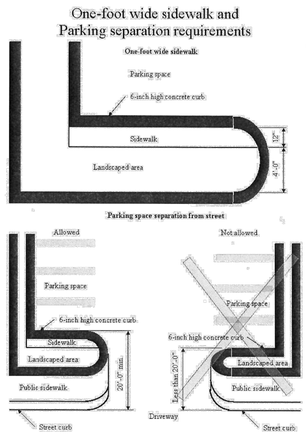
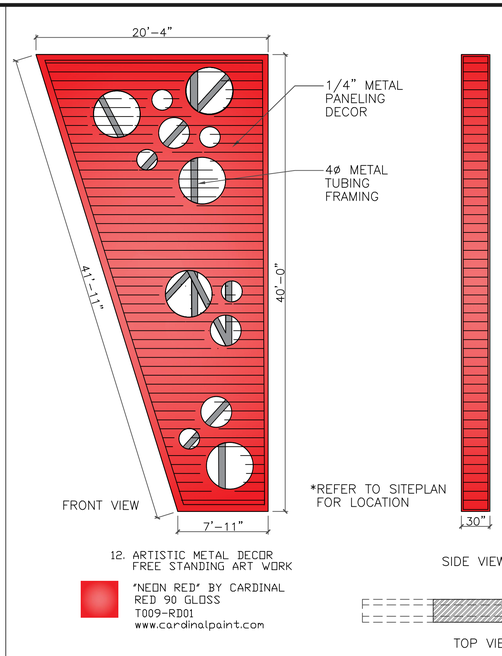


Figure 3

12" CONCRETE STEP OUT

SCALE: N.T.S. | 4



12. ARTISTIC METAL DECOR
FREE STANDING ART WORK

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

METAL ARTISTIC DECOR

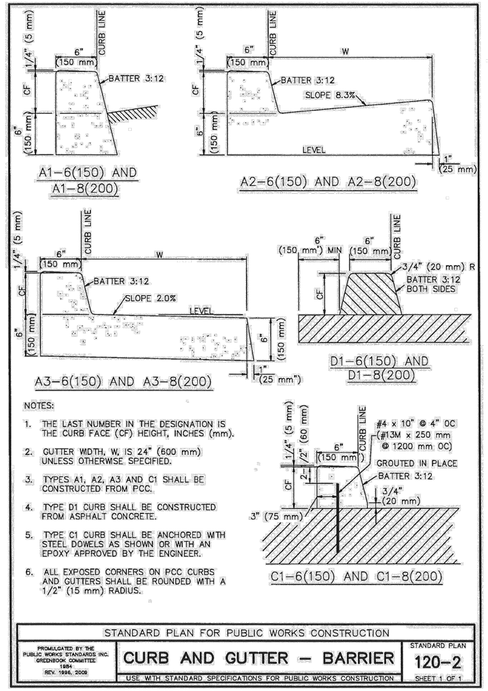
SCALE: N.T.S. | 3



ARTIFICIAL VINES ON TRANSFORMER
REFER TO LANSCAPE FOR ADDITIONAL SCREENING

TRANSFORMER SCREENING

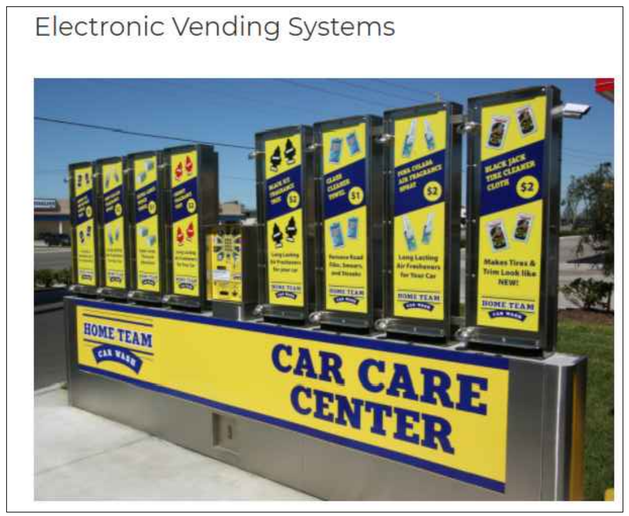
SCALE: N.T.S. | 1

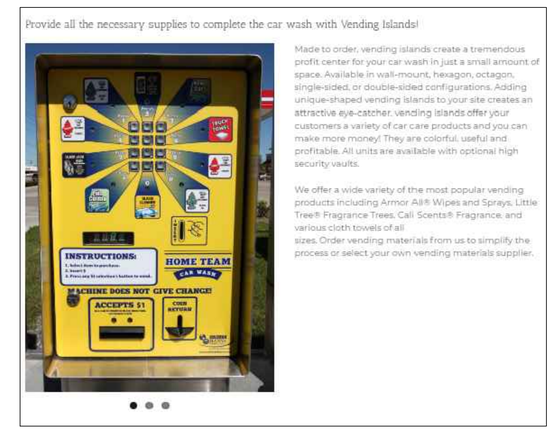


6" CONCRETE CURB (A1-6 150)

SCALE: N.T.S. | 5







VENDING LAYOUT (COLOR TO MATCH ARCHITECTURE COLOR TONE)

SCALE: N.T.S. | 2

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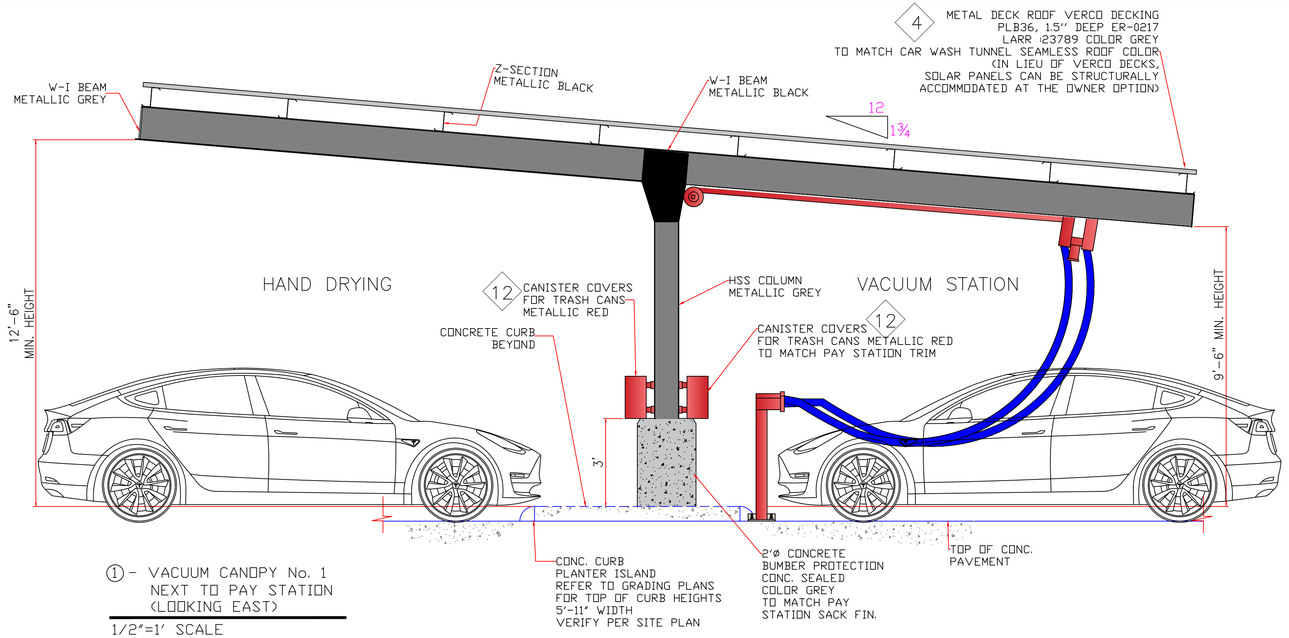
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

AUXILIARY STRUCTURES

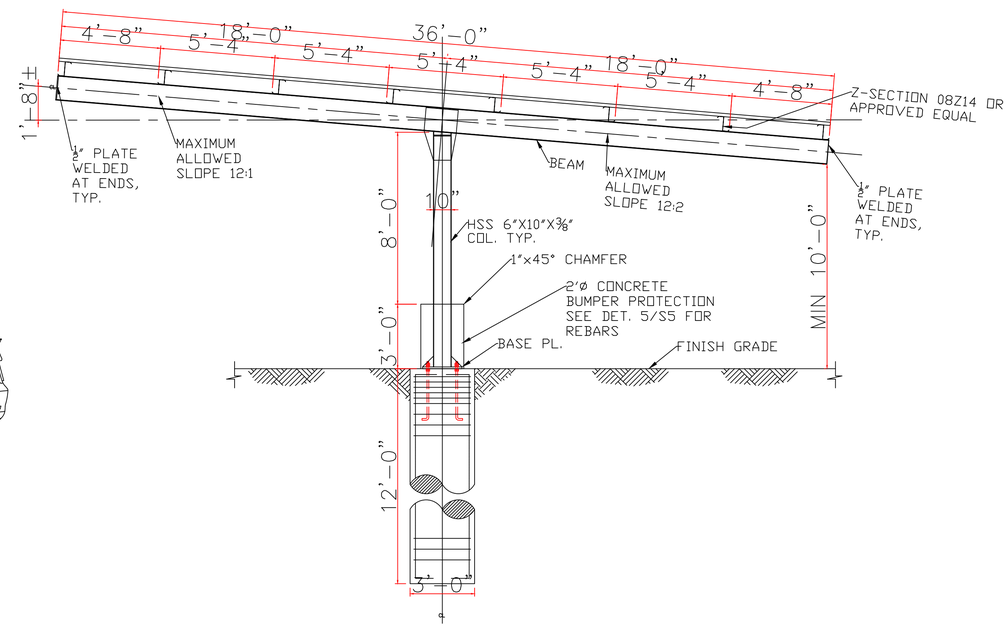
APPROVED BY: C. D. LEE	JOB NO.: 8090-A
DRAWN BY: G.M.A.	DATE: 04-12-2021

A-6



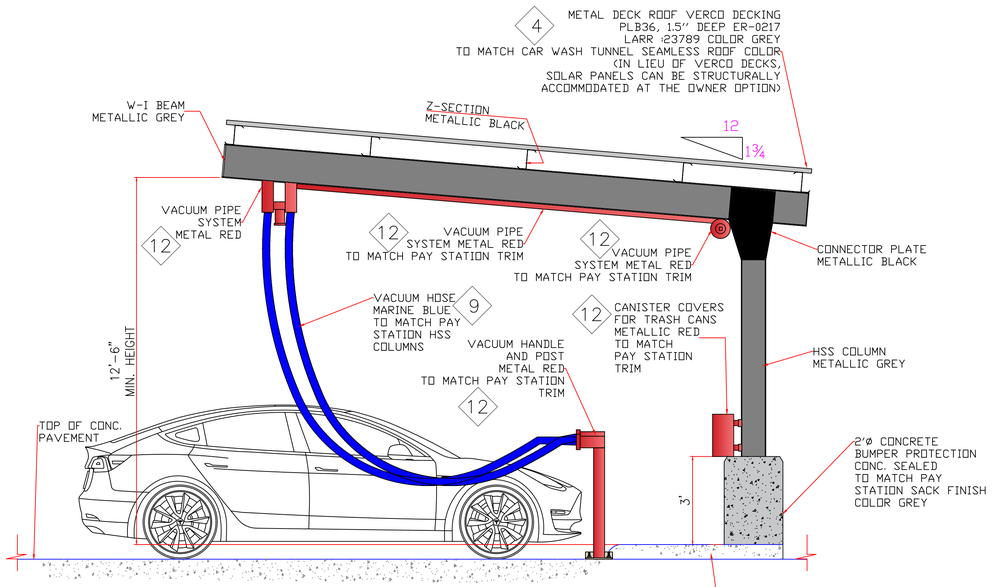
① - VACUUM CANOPY No. 1
NEXT TO PAY STATION
(LOOKING EAST)

1/2"=1' SCALE



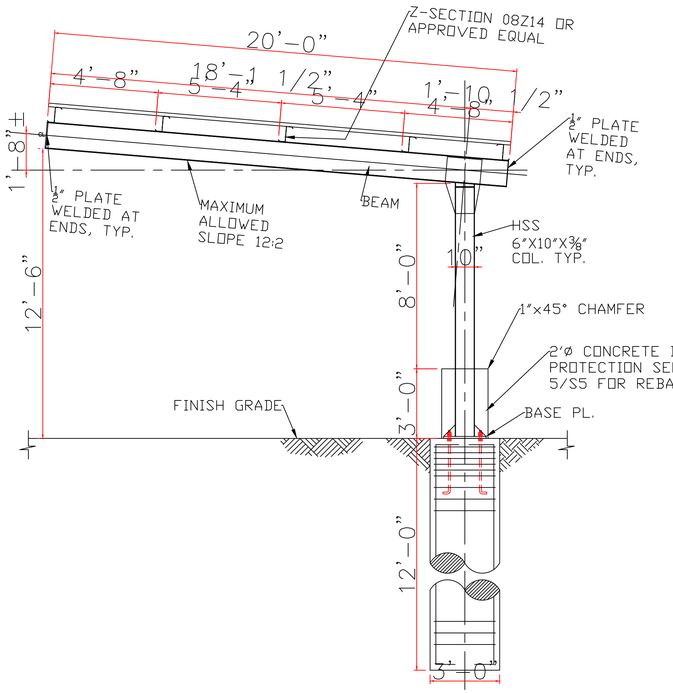
VACUUM CANOPY NOTES:

1. VACUUM CANISTER EQUIPMENT DETAILS TO BE PROVIDED WITH VENDOR PERMIT APPLICATION AS WE REQUIRE DEFERRED PERMIT.
2. REFER TO SITE PLAN FOR WALK WAY CLEARANCES
3. VACUUM CANOPY No. 06 HANDICAPPED PARKING STALL WILL NOT HAVE A VACUUM HOSE ADJACENT TO THE NO PARKING PATH MARKING TO ALLOW CLEARANCE TO RAMP.
4. ELEVATIONS VARY DUE TO GRADING PLAN TOPOGRAPHY. REFER TO GRADING PLAN FOR TOPOGRAPHY LAYOUT.
5. TRASH CANISTERS ARE ADJUSTABLE AND CAN ROTATE AROUND COLUMNS TO PROVIDE ADDITIONAL CLEARANCE FOR ACCESSIBLE PASSAGE.



② -VACUUM CANOPY No. 2
ADJACENT TO CAR WASH BUILDING (LOOKING EAST)

SCALE N.T.S.



4. VACUUM CANOPY ROOF TO MATCH PAY STATION CANOPY ROOF AND CAR WASH TUNNEL ROOF

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

9. HSS COLOR TO MATCH PAY STATION AND CAR WASH TUNNEL ALUM. WINDOW TRIM

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

12. TO MATCH WITH PAY STATION TRIM AND METAL ARTISTIC DECOR

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

NO	REVISION	BY	DATE
1	For Approval		

COMPTON STEEL CO., INC.
910 E. EUCLID AVE. COMPTON, CA90222
TEL: (310)763-7750 FAX: (310)763-7751
CA State Contractor's Lic # 339987 Fabricator Lic # 1963

PROJECT	NEW CAR WASH
LOCATION	
DETAIL OF	
CONTRACTOR	
ARCHITECT	LEEDCO ENGINEERS, INC.

HOLES	PAINT	CHECKED	DRAWN	DATE	SHEET #	JOB #
- UNLESS NOTED						

NOTE:
VACUUM CANOPY TO BE CUSTOMIZED ON SITE
FRAMING MATERIALS TO BE PROVIDED BY COMPTON STEEL CO, INC.

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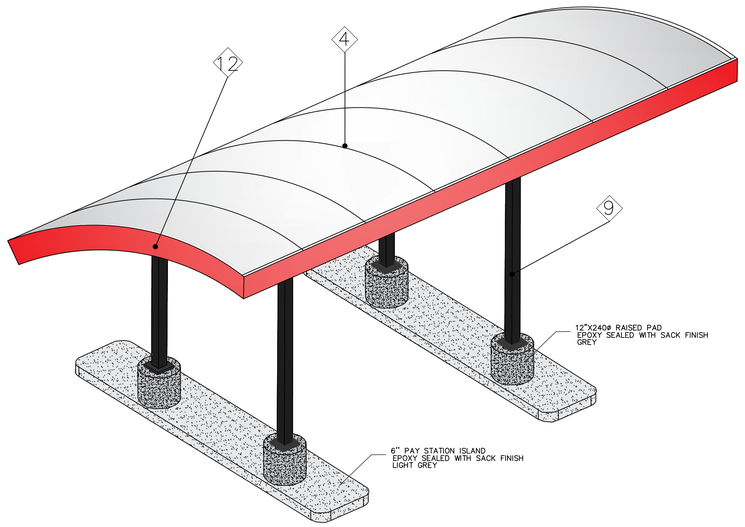
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

VACUUM CANOPY

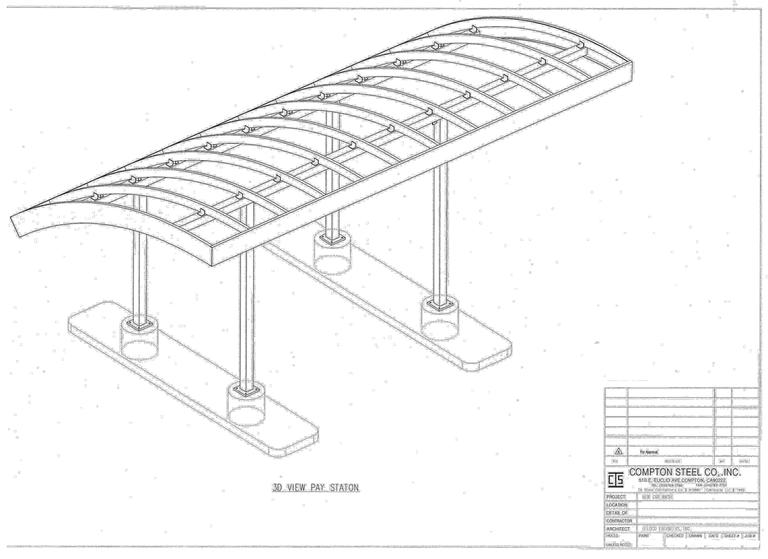
APPROVED BY: C. D. LEE	JOB NO.: 8090-A
DRAWN BY: G.M.A.	DATE: 04-12-2021

A-7



CONCEPTUAL COLOR RENDERING

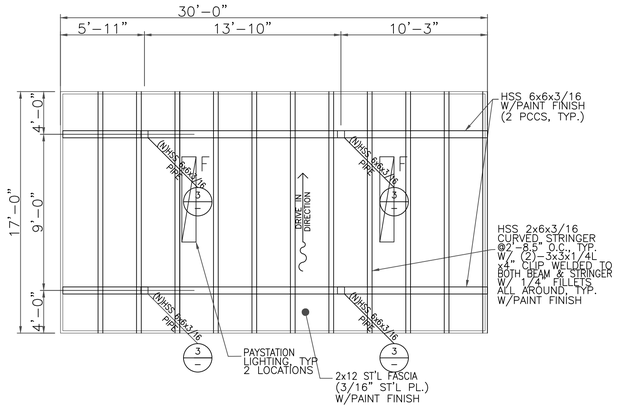
SCALE : N.T.S. | 8



NOTE:
PAY STATION TO BE CUSTOMED MADE ON SITE
FRAMING MATERIALS TO BE PROVIDED BY COMPTON STEEL CO, INC.

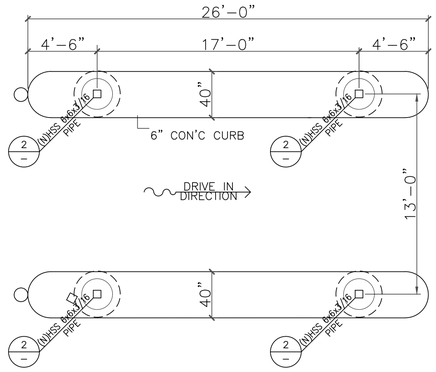
MANUFACTURER 3D RENDERING

SCALE : N.T.S. | 9



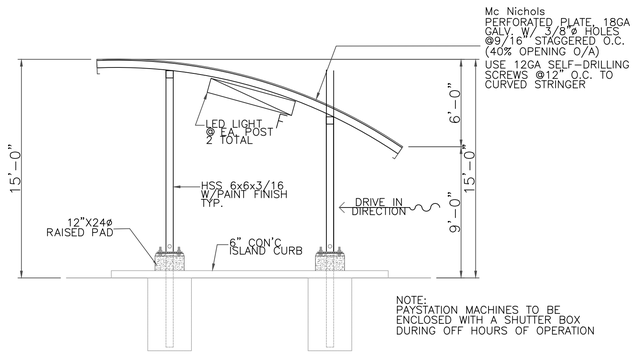
PAY STATION ROOF FRAMING PLAN

SCALE : N.T.S. | 4



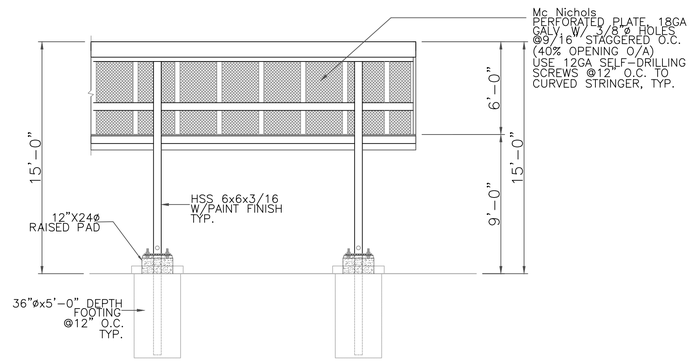
PAY STATION FOUNDATION PLAN

SCALE : N.T.S. | 1



PAY STATION NORTH ELEVATION

SCALE : N.T.S. | 5



PAY STATION WEST ELEVATION (ENTRANCE)

SCALE : N.T.S. | 2

4. ROOF MATERIAL TO MATCH
STANDING SEAMLESS METAL ROOF
CAR WASH TUNNEL

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

9. HSS COLOR TO MATCH CAR WASH TUNNEL
WINDOW BLUE ALUMINUM TRIM

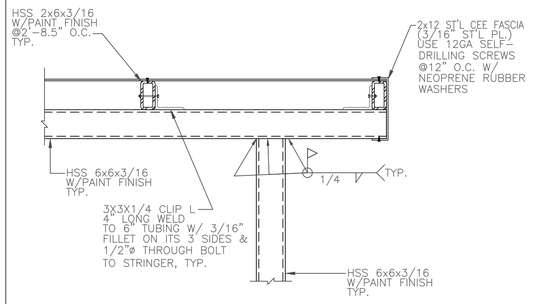
'NEON BLUE' BY CARDINAL (ALUMINUM WINDOW TRIM)
BLUE HAMMER T013-B468
www.cardinalpaints.com

12. CANOPY TRIM TO MATCH ARTISTIC METAL DECOR
FREE STANDING ART WORK

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

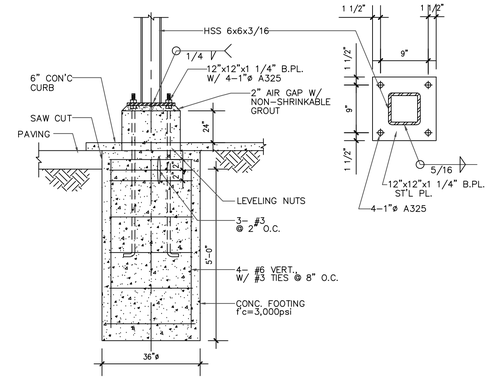
COLOR LEGEND

SCALE : N.T.S. | 7



CANOPY FRAMING DETAIL

SCALE : N.T.S. | 6



DETAIL FOOTING CONNECTION

SCALE : N.T.S. | 3

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

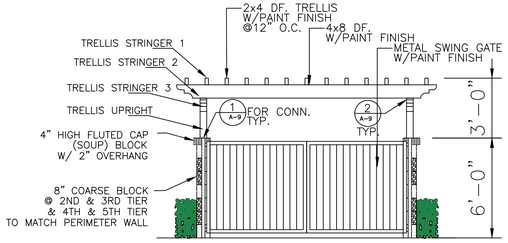
TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

PAY STATION CANOPY

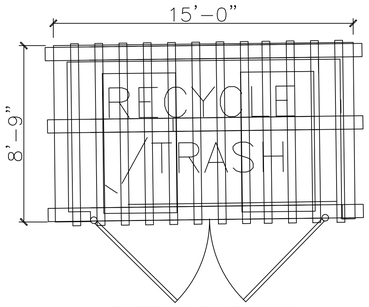
APPROVED BY: C. D. LEE	JOB NO.: 8090-A
DRAWN BY: G.M.A.	DATE: 04-12-2021

A-8

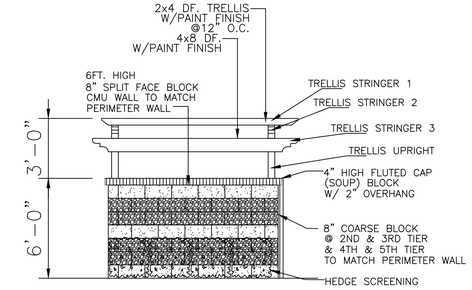
NOTE: EVERGREEN "CREEPING FIG" VINES TO COVERED TRASH ENCLOSURE WALLS REFER TO LANDSCAPE PLANS



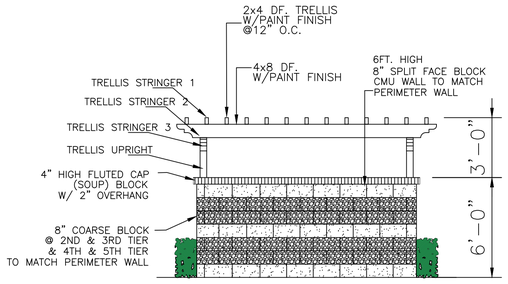
D TRASH ENCLOSURE NORTH (FRONT) ELEVATION



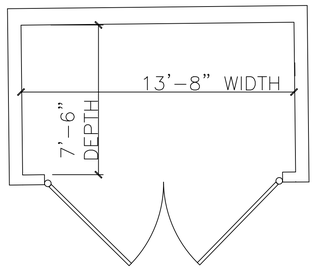
EXTERIOR DIMENSIONS



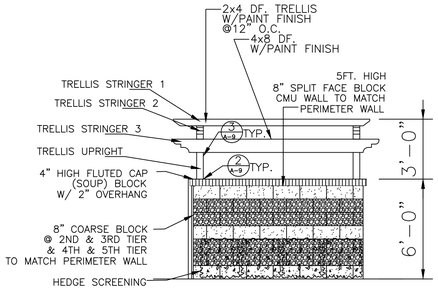
B TRASH ENCLOSURE EAST (SIDE) ELEVATION



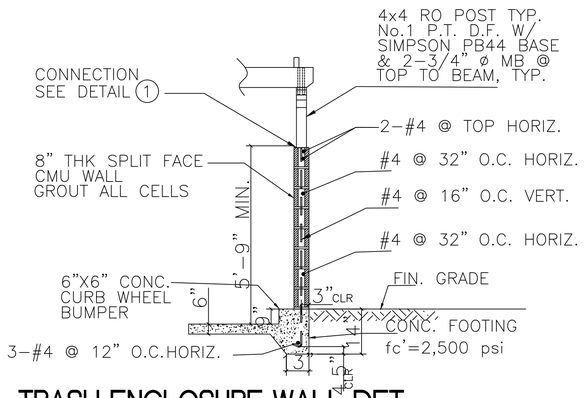
C TRASH ENCLOSURE SOUTH (REAR) ELEVATION



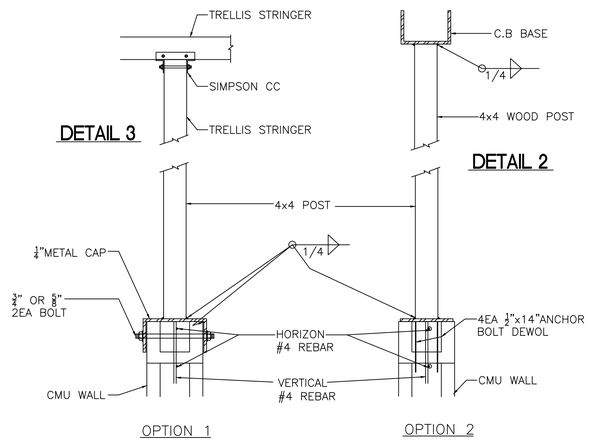
INTERIOR DIMENSIONS



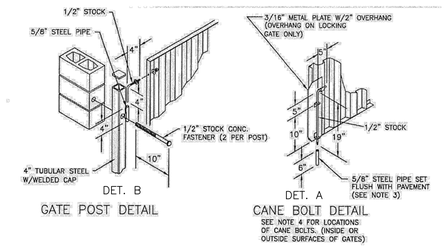
A TRASH ENCLOSURE WEST (SIDE) ELEVATION



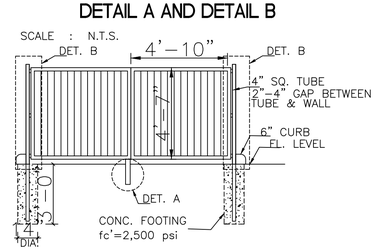
TRASH ENCLOSURE WALL DET.
SCALE : 3/8"=1'-0"



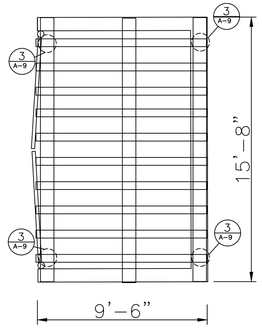
DETAIL 1



DETAIL A AND DETAIL B



GATES OF TRASH ENCLOSURE DET.
SCALE : 3/8"=1'-0"



TRELLIS PLAN VIEW
SCALE : 3/8"=1'-0"

TRASH ENCLOSURE STRUCTURAL DETAILS | SCALE : N.T.S. | 1

TRASH ENCLOSURE ELEVATIONS | SCALE : N.T.S. | 1

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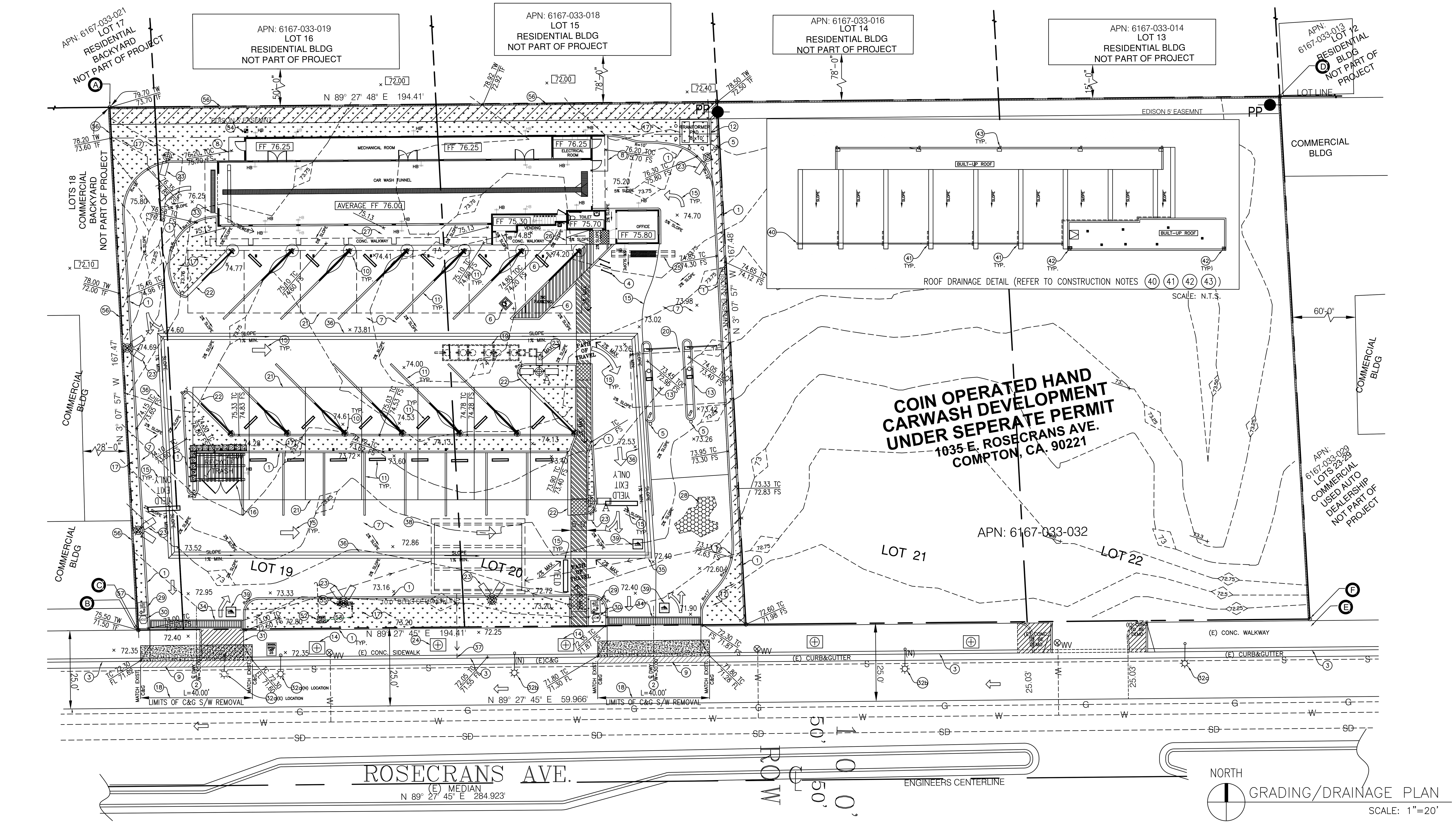
TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

TRASH ENCLOSURE

APPROVED BY: C. D. LEE	JOB NO.: 8090-A	A-9
DRAWN BY: G.M.A.	DATE: 04-12-2021	



KEY LEGENDS

Symbol	Description
70.538	CONSTRUCTION BENCHMARK
70.00	CONTOUR OF EXISTING GRADES IN FEET
	UNLESS OTHERWISE NOTED SHEET FLOW DRAINAGE MIN. 2%
	SLOPE DIRECTION MIN. 1% CONC. SWALE
	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
70.25	EXISTING ELEVATION POINTS
70.30	PROPOSED ELEVATIONS FINISH SURFACE
TOG, TC / INV, FL	PROPOSED ELEVATIONS POINTS
	EASEMENTS
PP	(E) POWER POLE
N	TRUE NORTH

ABBREVIATIONS

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

CONSTRUCTION NOTES

1. CLARIFIER UNDERGROUND CONCRETE TANKS TO BE USED FOR RECYCLING 60% OF CARWASH USED WATER.
2. ACCESS & SURFACE SLOPES OF HANDICAP PARKING, LOADING SPACE AND PATH OF TRAVEL SHALL BE DESIGNED AND CONSTRUCTED PER ADA.
3. ALL DAMAGED SIDEWALKS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
4. CURB AND GUTTER SHALL BE MONOLITHIC CONSTRUCTION OF ALL CURB AND GUTTERS WILL REQUIRE A MINIMUM 36" WIDE STREET GRIND AND CAP NO LESS THAN 24" OUTSIDE OF SLOT PATCH.
5. ALL NEW LIGHTING SHALL BE DECORATIVE AND ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED COMMERCIAL BUILDING. IN ADDITION ALL LIGHTING SHALL BE SHIELDED SO AS TO PREVENT SPILL OF LIGHT ONTO ADJACENT LOTS AND STREETS.
6. VERTICAL LANDSCAPING SHALL BE PROVIDED ALONG THE TRASH ENCLOSURE.
7. ALL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DIVISION.
8. AN ON SITE SANITARY SEWER LATERAL SHALL BE CONSTRUCTED TO SERVICE THE PROPERTY. THE MINIMUM LATERAL SIZE FROM MAIN TO PROPERTY LINE IS 6". A SEPARATE CLEAN OUT SHALL BE PROVIDED.
9. 6" CURBS HEIGHT, TYP. UNLESS OTHERWISE NOTED
10. SEPARATE PERMITS FROM PUBLIC WORKS ARE REQUIRED FOR SIDEWALKS & DRIVEWAYS.
11. CONTRACTOR SHALL VERIFY FLOOR ELEVATION IN FIELD PRIOR TO POURING CONC.
12. ALL UNDERGROUND STORM SEWER PIPES ARE 6" ø PVC SCHD. 40 UNLESS OTHERWISE NOTED.

SURVEY NOTES

BENCHMARK:

COUNTY OF LOS ANGELES SOUTHGATE QUAD,
NAVD 88 DATUM
BENCHMARK No. 9730
ADJUSTED 2005
L&SPK IN S CB 7M(23) E/O BCR
SE COR MAYO AVE & ROSECRANS AVE

BASIS OF BEARING :

THE BEARING OF S 89°27'45"E OF THE NORTHERLY LINE OF ORANGE STREET, AS SHOWN ON TRACT No.4828, SUBSEQUENTLY RENAMED ROSECRANS AVENUE (100' WIDE), AS PER MAP RECORDED IN BOOK 52 PAGE 71 & 72 OF MAPS, RECORDS OF LOS ANGELES COUNTY, TRANSLATED TO THE CENTER LINE OF SAID ROSECRANS AVENUE, WAS TAKEN AS THE BASIS OF BEARINGS

LIMITS OF GRADING:

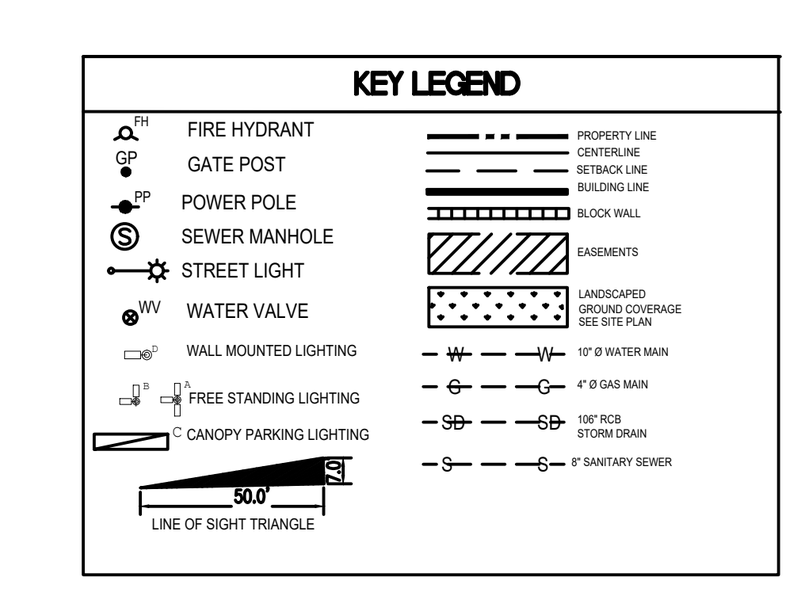
THE LIMITS OF GRADING ARE AT THE PROPERTY LINE.

GRADING CONSTRUCTION NOTES

(1) CONSTRUCT 6" CONC. CURB PER PUBLIC WORKS CONSTRUCTION 120–2 (A1–6)
(2) CONSTRUCT PCC COMMERCIAL DRIIVEWAY APPROACH PER SPPWC STD. PLAN 110–2, TYPE B W=30', X=5', Y=4.5' PER STREET IMPROVEMENT PLAN
(3) PROTECT EXISTING CURB AND GUTTER PER STREET IMPROVEMENT PLANS
(4) (N) BIKE RACK U–SHAPE
(5) (N) BOLLARDS FOR TRANSFORMER PROTECTION AND PAYSTATION ISLAND
(6) INSTALL STRIPING FOR ACCESSIBLE SPACE AND ADA SIGNAGES PER CALTRAN STD
(7) CONCRETE COOL PAVEMENT SHALL BE 6" THK CONC. SLAB W/ #4 BARS @16 O.C. EACH WAY IN MID HEIGHT fc=3,000 psi, OVER 3" COMPACTED SAND. WITH A MINIMUM LOAD CAPACITY OF 75,000LBS
(8) CONST 6" THK CONC. STOOP
(9) SAWCUT AND REMOVE EXISITING A.C. PAVEMENT, CONST. 4" A.C. PAVEMENT MIN. (C2–PG 64–10) OR EX. AC+1", WHICHEVER IS GREATER, ON 8" TRENCH BACKFILL SLURRY (270–E–500)
(10) VACUUM CANOPY BASE W/ 36"X36"ø RAISED PAD SEE VACUUM CANOPY STRUCTURAL PLANS
(11) PAINT PARKING LOT STRIPING, & INSTALL WHEELSTOP PER ADA STANDARDS, SEE ARCHITECTURAL ACCESSIBLE DETAILS
(12) CONSTRUCT 6" RAISED TRANSFORMER PAD PER SCE LOCATION
(13) CONSTRUCT 6" HGT PAY STATION ISLAND SEE STRUCTURAL PLANS FOR DETAILS
(14) PROTECT EXISTING TREE PITS PER LANDSCAPE PLAN
(15) TRAFFIC ARROWS & TRAFFIC STRIPING PER CALTRAN STD
(16) CONSTRUCT TRASH ENCLOSURE W/ OPEN TRELLIS ROOF (SEE ARCHITECTURE PLANS)
(17) LANDSCAPE AREA PER LANDSCAPE PLANS
(18) REMOVE SIDEWALK AREA TO RECONSTRUCT SLOPE FOR DRIVEWAY APPROACH PER STREET IMPROVEMENT PLAN
(19) CLARIFIER SYSTEM PER PLUMBING PLAN
(20) (N) PAY STATION CANOPY PER BUILDING PERMIT
(21) CONSTRUCT PARKING STALL CANOPIES PER BUILDING PERMIT
(22) CONSTRUCT 12" CONC. STEP OUT
(23) CONSTRUCT FREE STANDING LIGHTING PARKING LOT LIGHTING PER ELECTRICAL PLAN
(24) CONSTRUCT NEW TREE PIT PER LA COUNTY SPPWC TREE WELL STD 519–3, 520–4, 523–2 PER LANDSCAPE PLAN
(25) (N) ART DECO ELEMENT
(26) CONSTRUCT ADA RAMP
(27) CONSTRUCT 6" CONC. WALKWAY SEE ARCHITECTURAL PLANS
(28) DECORATIVE STAMPED CONCRETE PAVING SCOFFIELD (A–85 MUTED GREEN)
(29) INSTALL RIGHT TURN SIGN
(30) INSTALL STOP SIGN
(31) REMOVE (E) C&G & SIDEWALK PER ST. IMPROVEMENT PLAN
(32a) RELOCATE (E) STREET LIGHT
(32b) INSTALL NEW STREET LIGHT
(32c) PROTECT EXISTING STREET LIGHT IN PLACE
(33) TRAFFIC GRATE PRE–TREATMENT FILTER DRAINAGE DITCH 8"Wx12"D W/ 4" PVC SCH. 40 PIPE TO SEWER (SEE PLUMBING PLAN)
(34) TRAFFIC GRATE PRE–TREATMENT FILTER DRAINAGE DITCH, 12"Wx18"D W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
(35) 24"X24" CATCH BASIN W/ PRE–TREATMENT FILTER W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
(36) CONSTRUCT CONCRETE 2FT WIDE CONC. SWALE WITH MAX. SLOPE OF 1%
(37) CONSTRUCT CULTEC OVERFLOW CURB DRAIN PER SPPWC 150–3 4"ø SCH. 40 PIPE (TO BE PRIVATELY MAINTAINED)
(38) INSTALL CULTEC PERCULATION SYSTEM MODEL RECHARGER 902HD (SEE UTILITIES PLAN) BASE @ 9' BELOW FIN. SURFACE
(39) INSTALL DRAINAGE STENCIL AT ALL CATCH BASINS
(40) DOWNSPOUTS TO DRAIN TO BMP LANDSCAPE PLANTER
(41) DOWNSPOUTS TO DRAIN TO BMP RUNOFF WATER @ 7 LOCATIONS REFER TO LID PLAN
(42) ALL DOWNSPOUTS TO DRAIN TO BMP FROM ROOF AREA RUN–OFF WATER REFER TO LID PLAN
(43) ALL DOWNSPOUTS TO DRAIN TO BMP BACKYARD LANDSCAPE
(52) CONSTRUCT 2" WATER METER FOR POTABLE
(53) CONSTRUCT 1" WATER METER FOR IRRIGATION
(54) CITY OF COMPTON BACKFLOW PREVENTER STD No. 604
(55) 1" BACKFLOW FOR IRRIGATION
(56) PROTECT EXISTING 6"THK X 6' HIGH CMU WALL
(57) PROTECT EXISTING 6" THK X 48" HIGH CMU WALL AT AT 15' FROM PROPERTY LINE ABUTTING SIDEWALK

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

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



PROPERTY CORNER MONUMENTS:
KEY SYMBOL (A) (B) (C) (D) (E) (F)

ITEM A: SET 2" ø I.P. W/ PLASTIC PLUG STAMPED L.S. 5052, ON PROPERTY CORNER (DN. 24")

ITEM B: FD L&T S 3°17'04"E 3.030' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.19' W'LY OF PROPERTY LINE. (NO REFERENCE)

ITEM C: SET L.T & TAG STAMPED L.S. 5052, ON PROPERTY LINE S 3°0757"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES ON CONC. WALK

ITEM D: FD. CONC. NAIL &TAG. L.S. 7740 ATOP C.B. WALL. NAIL IS N 3°17'04"W 0.16' FROM PROPERTY CORNER BY 0.10' W'LY OF P/L PROD. (i.e.) N.16' N'LY, BY 0.10' W'LY OF SAID CORNER, (i.e.) N 33°22'31"W 0.19' DIRECT FROM PROPERTY CORNER. (NO REFERENCE)

ITEM E: FD L&T S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.17' W'LY OF PROPERTY LINE (NO REFERENCE)

ITEM F: SET L.T&TAG, STAMPED, L.S. 5052, ON PROPERTY LINE S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES IN CONC. WALK.

APPLICABLE RECOMMENDATIONS FROM GEOTECHNICAL REPORT BY LEEDCO ENGINEERS, INC.

CONSTRUCTION CONSIDERATION

THE EXCAVATION OF ALL DRILLED SHAFTS SHOULD BE OBSERVED BY LEEDCO ENGINEERS, INC. REPRESENTATIVE TO CONFIRM THE SOIL PROFILE AND THE PIERS ARE CONSTRUCTED IN ACCORDANCE WITH OUR RECOMMENDATIONS AND PROJECT REQUIREMENTS. THE DRILLED SHAFTS SHOULD BE STRAIGHT, DRY AND RELATIVELY FREE OF LOOSE MATERIAL BEFORE STEEL IS PLACED AND CONCRETE IS POURED. IF GROUND WATER IS ENCOUNTERED AND CANNOT BE REMOVED FROM THE EXCAVATIONS PRIOR TO CONCRETE PLACEMENT, DRILLING SLURRY OR CASING MAY BE REQUIRED TO STABILIZE THE SHAFT AND THE CONCRETE SHOULD BE PLACED USING A TREMIE PIPE, KEEPING THE TREMIE PIPE BELOW THE SURFACE OF THE CONCRETE TO AVOID ENTRAPMENT OF WATER OR DRILLING SLURRY IN THE CONCRETE.

BACKFILL DENSITY

BASED ON RESULTS OF LABORATORY INVESTIGATIONS, THE NATIVE MATERIAL HAS A DESIGN MINIMUM DRY DENSITY OF APPROXIMATELY 120.9 PCF CORRESPONDING TO A MINIMUM LONG TERM AVERAGE MOISTURE CONTENT OF 11.6 PERCENT. THE NATIVE MATERIAL CAN BE USED AS BACKFILL FOR THE FOUNDATION IF IT MEETS THE FOLLOWING CONDITIONS:

MATERIAL SHALL BE PLACED IN 1 FOOT LIFTS.

- THE MATERIAL IS PLACED AT A MINIMUM DRY UNIT WEIGHT REQUIRED BY FOUNDATION DESIGN SPECIFICATIONS, THAT IS 90% RELATIVE COMPACTION BASED ON ASTM D1556 & D1557.
- THE BACKFILL SURFACE IS GRADED SUCH THAT WATER IS DIRECTED AWAY FROM THE FOUNDATION TO PREVENT MOISTURE INFILTRATION.
- DENSITY IS CHECKED IN THE FIELD PERIODICALLY TO ENSURE ADEQUATE COMPACTION.

CEMENT TYPE

A NUMBER OF SAMPLES WERE SUBMITTED FOR SOLUBLE SULFATES TESTING. AS A RESULT, WE BELIEVE THAT TYPE I OR II STRUCTURAL CEMENT IS SUITABLE FOR CONSTRUCTION OF THE FOUNDATION FOR THIS PROJECT.

GEOTECHNICAL INSPECTION

ALL ROUGH GRADING OF THE PROPERTY MUST BE PERFORMED UNDER ENGINEERING SUPERVISION OF THE GEOTECHNICAL CONSULTANTS. ROUGH GRADING INCLUDES, BUT IS NOT LIMITED TO, SITE PREPARATION, CLEANING, OVER–EXCAVATION, AND FILL PLACEMENT.

THE GEOTECHNICAL CONSULTANT SHOULD INSPECT ALL FOUNDATION EXCAVATIONS. INSPECTIONS SHOULD BE MADE PRIOR TO INSTALLATION OF CONCRETE FORMS AND REINFORCING STEEL TO VERIFY OR MODIFY, IF NECESSARY, CONCLUSIONS, AND RECOMMENDATIONS IN THIS REPORT.

INSPECTIONS OF THE FINISH GRADING, UTILITY OR OTHER TRENCH BACKFILL, RETAINING WALL BACKFILL, OR OTHER EARTHWORK COMPLETED FOR THE SUBJECT PROJECT SHOULD ALSO BE PERFORMED BY THE GEOTECHNICAL CONSULTANT.

ESTIMATED EARTH WORK *

LOCATION	AREA (S.F.)	CUT		FILL	
		AVG. DEPTH (FT)	VOLUME (C.Y.)	AVG. DEPTH (FT)	VOLUME (C.Y.)
BUILDING	4,367	2.91	470	1.88	304
LANDSCAPE	5,609	0.82	170	0.96	199
PARKING LOT	22,561	0.58	485	0.84	702
TOTAL	32,537	–	1,125	–	1205

* 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 1,205–1,125 = 80 CUBIC YARDS.

REGISTERED PROFESSIONAL ENGINEER C. DENNIS LEE No. CE 26282 EXP. 3/31/2022 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY

CITY ENGINEER DATE

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LEEDCO ENGINEERS, INC.
STRUCTURES· FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

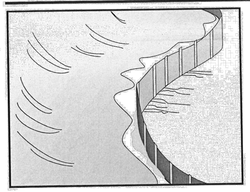
TITLE	NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE	JOB NO.: 8090–A
DRAWN BY: G.M.A.	DATE: 04–12–2021

C–1

Silt Fence SE-1



Categories

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

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

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

Potential Alternatives

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

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Description and Purpose

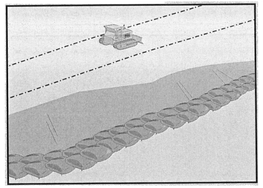
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like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

Suitable Applications

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

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

Sandbag Barrier SE-8



Categories

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

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

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

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Description and Purpose

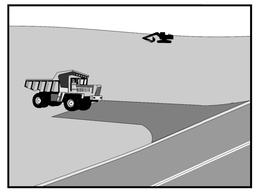
A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

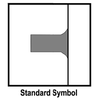
Suitable Applications

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.

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).

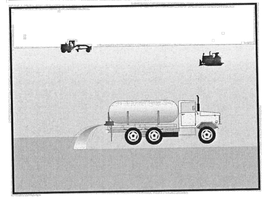
Limitations

- 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.

Wind Erosion Control WE-1



Categories

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

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

Description and Purpose

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

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

Suitable Applications

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

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 01/29/2021
(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.

1005 E. Rosecrans Avenue
New Automated Express Carwash
February 20, 2020

City of Compton - FIRST REVIEW

Page 5 of 8

GRADING NOTES for 1005 E. Rosecrans Ave., Compton

GENERAL

1. All grading shall conform to the currently adopted California Building Code and City ordinances.
2. All Property corners shall be clearly delineated in the field prior to commencement of any construction/grading.
3. All work under this grading permit shall be limited to work within the property lines. All work within the road Right-of-Way will require separate plans and an encroachment permit.
4. Grading shall be done under the supervision of a soil engineer in conformance with recommendations of the Geotechnical Investigation including Liquefaction Potential Study with Infiltration Tests by LEEDCO Engineers, Inc. dated June 7, 2019. This report is a part of these plans.
5. The design for the Cultec Percolation System shall be based on the report entitled "Storm Drainage Design for Private Drainage Facility" by LEEDCO Engineers, Inc. dated October 28, 2019. This report is a part of these plans.
6. Compacted fill to support any structures shall comply with section 1803.5, CBC Projects without preliminary soils report shall have detailed specifications satisfying the requirements in section 1803.5 CBC prepared by the EOR.
7. The contractor shall notify Building and Safety at least 24 hours in advance to request finished lot grade and drainage inspection. This inspection must be approved prior to building permit finalinspection for each lot.
8. The contractor shall notify Underground Service Alert, two days before digging at www.digalert.org or call 811.

CUT/FILL

9. Maximum cut and fill slope – 2:1.
10. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material. Fills should be placed in thin lifts (8-inch max or as recommended in soils report), compacted and tested as grading process until final grades are attained. All fills on slopes steeper than 5 to 1 (H/V) and a height greater than 5 feet shall be keyed and benched into firm natural soil for full support. The bench under the toe must be 10 feet wide min.
11. The slope stability for cut and fill slopes over 30' in vertical height, or slopes steeper than 2:1 must be verified with a factor of safety of at least 1.5.
12. No rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills closer than 10 feet to the finished grade.

DRAINAGE and EROSION/DUST CONTROL

13. Drainage across the property line shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
14. Provide a slope interceptor drain along the top of cut slopes where the drainage path is greater than 40 feet towards the cut slope.
15. Provide 5' wide by 1' high berm along the top of all fill slopes steeper than 3:1.

1005 E. Rosecrans Avenue
New Automated Express Carwash
February 20, 2020

City of Compton - FIRST REVIEW

Page 6 of 8

16. The ground immediately adjacent to the building foundation shall be sloped away with 2% min for a min distance of 10 horizontal feet. Swales within 10 feet from building shall have 2% minimum slope.
17. No obstruction of natural watercourses shall be permitted.
18. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control (Best Management Practices, BMPs) shall be provided to prevent ponding water and damage to adjacent properties.
19. Dust shall be controlled by watering or other approved methods.
20. All existing drainage courses on the project site must continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
21. For slopes 3 to 1 (H/V) or steeper:
    All Slopes equal to or greater than 3' in vertical height, are required to be planted with grass or rosea ice plant (or equal) ground cover at a maximum spacing of 12" on center. Slopes exceeding 15' in vertical height shall be planted with approved shrubs not to exceed 10' on center, or trees spaced not to exceed 20' on center or shrubs not to exceed 10', or a combination of shrubs and trees not to exceed 15' in addition to the grass or ground cover. Slopes that require planting shall be provided with an in-ground irrigation system equipped with an appropriate backflow device per UPC., Chapter 10. The slope planting and irrigation system shall be installed prior to precise grading final

COMPLETION OF WORK

22. A registered Civil Engineer shall prepare final compaction report/grading report and it shall be submitted for review and approval. The report shall also provide building foundation design parameters including allowable soil pressures, expansion index and remedial measures if EI>20, water soluble sulfate content, corrosively and remedial measures if necessary.
23. Except for non-tract single residential lot grading, the compaction report shall include the special inspection verifications listed in Table 1704.7 of the California Building Code.
24. A registered Civil Engineer shall submit to Building and Safety written certification of completion of grading in accordance with the approved grading plan prior to requesting inspection and issuance of the building permit. Certification shall include: line grade, surface drainage, elevation, and location of permitted grading on the lot.

NPDES NOTES:

1. Construction site Best Management Practices (BMPs) for the management of storm water and non-stormwater discharges shall be documented on the grading plan. Arrangements shall be made by the developer to retain the SWPPP and/or the erosion/sediment control plan on the jobsite throughout the time of construction. The implementation and maintenance of site BMPs is required to minimize jobsite erosion and sedimentation. Arrangements shall be made by the developer to maintain those BMPs throughout the time of construction.
   Erosion control BMPs shall be implemented and maintained to minimize the entrainment of soil in runoff from disturbed soil areas on construction sites.
   Sediment control BMPs shall be implemented and maintained to minimize the transport of soil from the construction site.

1005 E. Rosecrans Avenue
New Automated Express Carwash
February 20, 2020

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2. Grading shall be phased to limit the amount of disturbed areas exposed to the extent feasible. Areas that are cleared and graded shall be limited to only the portion of the site that is necessary for construction. The construction site shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading and the use of temporary and permanent soil stabilization.
3. Once disturbed, slopes (temporary or permanent) shall be stabilized if they will not be worked within 14 days. All slopes shall be stabilized prior to a predicted storm event. Construction sites shall be revegetated as early as feasible after soil disturbance.
4. 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.
5. Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized by an individual NPDES permit, the statewide General Permit-Construction Activity. Potential pollutants include but are not limited to: solid or liquid chemical spills, wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, 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, floatable wastes, wastes from engine/equipment steam cleaning or chemical degreasing, wastes from street cleaning, and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
6. Runoff from equipment and vehicle washing shall be contained at the construction site and must not be discharged to receiving waters or the local storm drain system.
7. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
8. All construction contactors and subcontractor personnel are to be made aware of the required BMPs and good housekeeping measures for the project site and any associated construction staging areas.
9. 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 National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board.
10. BMPs shall be maintained at all times. In addition, BMPs shall be inspected prior to predicted storm events and following storm events.
13. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in trash or recycle bins.



CITY OF COMPTON

PROJECT ENGINEER DATE

BY
CITY ENGINEER DATE

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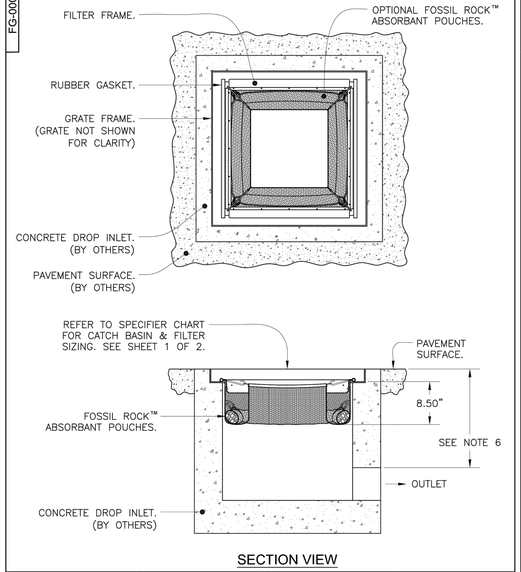
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT
FOR
OWNER GREEN GREEN CARWASH
JOB ADDRESS 1005 E ROSECRANS AVE. COMPTON CA 90221

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-A
DATE: 04-12-2021

C-2

FG-0001



SECTION VIEW

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Inlet Filtration

Oldcastle® Stormwater Solutions
7821 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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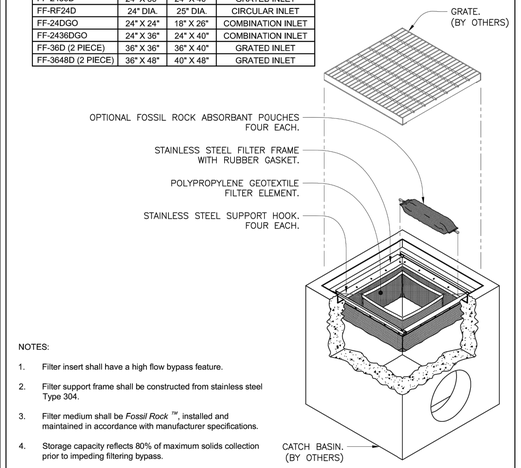
DRAWING NO.	REV.	ECO	DATE
FG-0001	D	ECO-0127	JPR 12/18/06
		JPR 5/18/15	

SHEET 2 OF 2

FG-0001

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



NOTES:

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

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Inlet Filtration

Oldcastle® Stormwater Solutions
7821 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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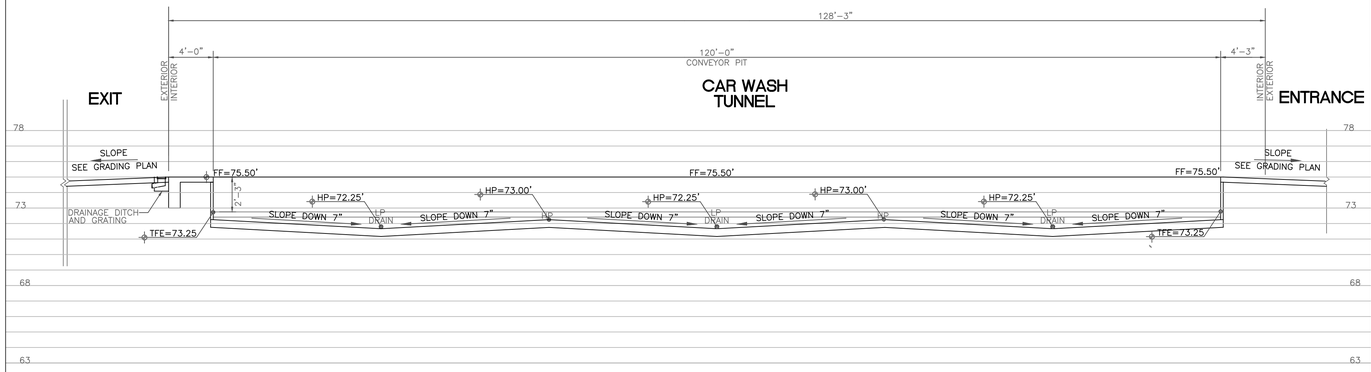
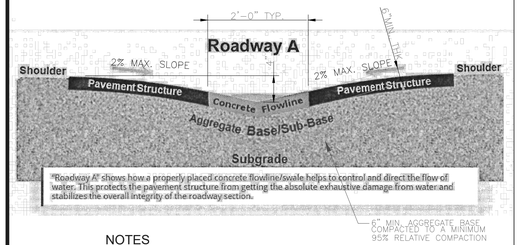
DRAWING NO.	REV.	ECO	DATE
FG-0001	D	ECO-0127	JPR 12/18/06
		JPR 5/18/15	

SHEET 1 OF 2



PROFILE OF DRIVEWAY APPROACH AND TRENCH UNDER CONVEYOR

SCALE : N.T.S. | 1



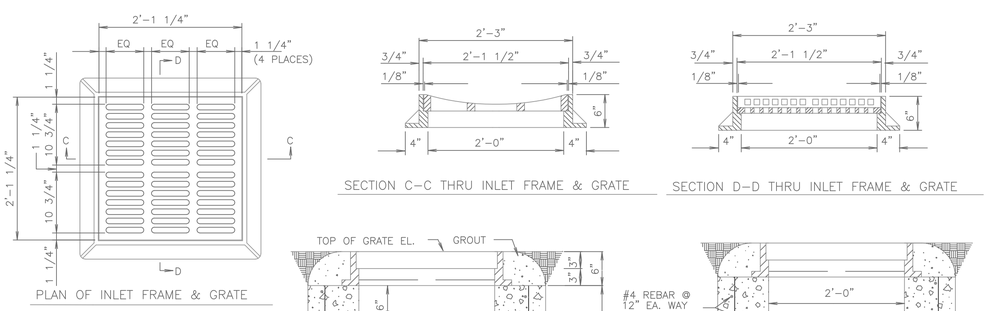
"Roadway A" shows how a properly placed concrete flowline/swale helps to control and direct the flow of water. This protects the pavement structure from getting the absolute exhaustive damage from water and stabilizes the overall integrity of the roadway section.

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.

CONCRETE SWALE

SCALE : N.T.S. | 7

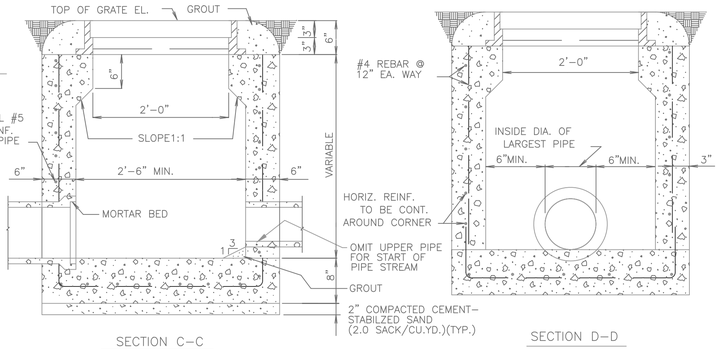


NOTES:

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.

CATCH BASIN DETAIL

SCALE : N.T.S. | 5



DRAINAGE STENCIL

SCALE : N.T.S. | 4

REGISTERED PROFESSIONAL ENGINEER · C. DENNIS LEE · No. CE 26282 EXP. 3/31/2022 · CIVIL · STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

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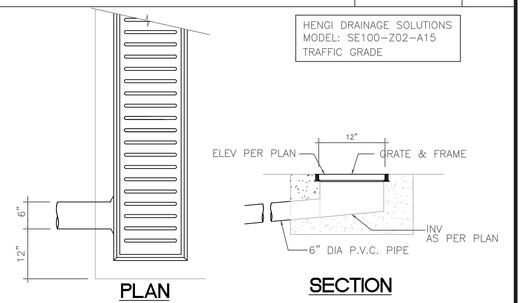
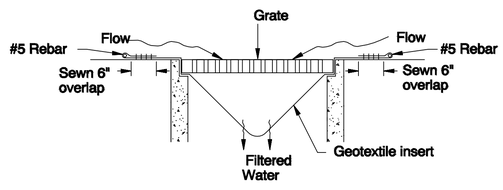
CITY ENGINEER DATE



DRAINAGE DITCH AND GRATING DETAIL

SCALE : N.T.S. | 2



FABRIC INSERT FILTER DRAINAGE DITCH

SCALE : N.T.S. | 3

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS	APPROVED BY: C. D. LEE	JOB NO.: 8090-A	C-3
	DRAWN BY: G.M.A.	DATE: 04-12-2021	



COIN OPERATED HAND CARWASH DEVELOPMENT TO BE PULLED UNDER SEPERATE PERMIT
1035 E. ROSECRANS AVE, COMPTON, CA. 90221

APN: 6167-033-032

FREE STANDING LOT LIGHTING DETAIL
SCALE N.T.S.

LIGHTING NOTES:
1. ADD 180 % VISORS TO REFLECT LIGHTING AND KEEP MIN. LIGHTING REQUIREMENTS AT STREET FRONTAGE AND PROPERTY LINES.
2. FREE STANDING LIGHTING HEADS ADJUSTABLE TO ILLUMINATE LOCATIONS AS NECESSARY

A — 25' HIGH PARKING LOT LIGHTING POST WITH 3 EA. TYPE 1 LIGHTING FIXTURE.

B — 25' HIGH PARKING LOT LIGHTING POST WITH 2 EA. TYPE 1 LIGHTING FIXTURE.

F — 25' HIGH PARKING LOT LIGHTING POST WITH 1 EA. TYPE 1 LIGHTING FIXTURE.

C — 1X4 CANOPY LIGHTING TYPE 2 INSTALLATION HEIGHT = CANOPY

D — WALL MOUNTED TYPE 3 LIGHTING FIXTURE INSTALLATION HEIGHT = 9'

E — LED SURFACE MOUNT TYPE 4 LIGHTING FIXTURE. INSTALLATION HEIGHT = CEILING

LIGHTING FIXTURE SPECIFICATION:

1. TYPE 1 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: RSX 2
(3) LUMEN PACKAGE: P3 (147 W)
(4) TEMPERATURE : 4000 K
(5) WEATHER PROOF

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

3. TYPE 3 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: RSX 2
(3) LUMEN PACKAGE: P1 (40W)
(4) TEMPERATURE : 4500 K
(5) WEATHER PROOF

4. TYPE 4 LTG FIX.
(1) MFG: CREE
(2) MODEL: CRUS SM SC LED SS
(3) LUMEN PACKAGE: 80 W
(4) TEMPERATURE : 4500 K
(5) WEATHER PROOF

CalcPts_1
Illuminance (Fc)
Average=4.90 Maximum=13.6 Minimum=0.1
Avg/Min=49.00 Max/Min=136.00

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 EXP. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY CITY ENGINEER DATE

PHOTOMETRICS PLAN
SCALE 1" =15'

TRUE NORTH

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE	JOB NO.: 8090-A
DRAWN BY: G.M.A.	DATE: 04-12-2021

C-4



WST LED
Architectural Wall Sconce

Catalog Number

Notes

Type

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

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.9 cm)

Weight: 20 lbs (9.1 kg)

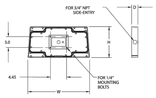


Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)

Width: 17.01" (43.21 cm)

Depth: 1.70" (4.32 cm)

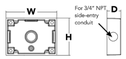


Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)



LIGHTING TYPE 2

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 interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® 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.

See ordering tree for details.

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

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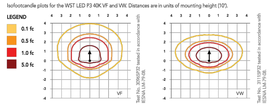
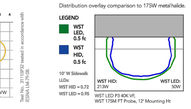
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST 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 single-piece 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 door frame is fully 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 finish that can withstand extreme climate 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
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (>100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (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. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/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.

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RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

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

Specifications

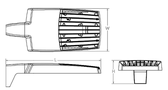
EPA (ft²@0°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm

Weight (max): 39.0 lbs (17.7 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.5" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	(use specific voltage for options as noted)	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	120 [1] 277 [1]	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4]
	P5		R4S Type 4 Short	208 [1] 347 [1]	WBA Wall bracket
	P6		R5 Type 5 Wide	240 [1] 480 [1]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short		AASP Adjustable tilt arm square pole mounting [4]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [4]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [4]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

Options		Finish
Shipped Installed	**Shipped Installed**	DDBXD Dark Bronze
HS House-side shield [1]	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DBLXD Black
PE Photocontrol, button style [6,7]	NLTAIR2 nLight AIR generation 2 [7,10,11]	DNAXD Natural Aluminum
PER Photocontrol external threaded, adjustable [7,8]	PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,12,13,14]	DWHXD White
PER7 Seven-wire twist-lock receptacle only (no controls) [7,8,9,11]		DBTXD Textured Dark Bronze
CE34 Conduit entry 3/4" NPT (Qty 2)	*Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.	DBLBXD Textured Black
SF Single fuse (120, 277, 347) [1]		DNATXD Textured Natural Aluminum
DF Double fuse (208, 240, 480) [1]	**Shipped Separately (requires some field assembly)**	DWHGXD Textured White
SPD20KV 20KV Surge pack (10KV standard)	EGS External glare shield [1]	
FAO Field adjustable output [5,7]	EGFV External glare full visor (360° around light aperture) [1]	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [5,7]	BS Bird spikes [3]	
DS Dual switching [5,7]		

LIGHTING TYPE 1

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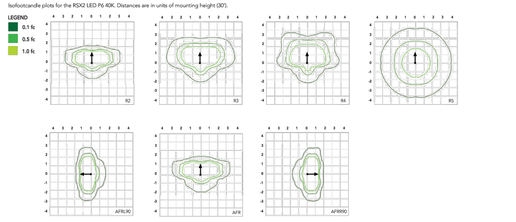
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A) 120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	219W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

LIGHTING TYPE 1

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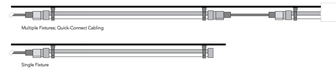
G&G INDUSTRIAL LIGHTING
T 800.285.6780 E sales@ggled.net
www.ggled.net

Date

Project

WPX HARSH ENVIRONMENT LINEAR



LINEAR IP68/IP69K LED LUMINAIRE

Product Features

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

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

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

Performance Summary

Delivered Light Output: Up to 16,000 Lumens

Efficacy: Up to 160 LPW

CRI: Typical 85 CRI

CCT: 5000K & 4000K

Lifetime: Designed to last 100,000 Hours at 25°C

Warranty: 5 Years (see ggled.net for terms)

Mounting: Ceiling or Wall

Dimensions: Length Varies, Width 1.25" 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-Foot 4 4-Foot 6 6-Foot 8 8-Foot	SO Standard Output 5000 Lumens/Ft HO High Output 10000 Lumens/Ft SHO* Super High Output 20000 Lumens/Ft *Available in 4' & 8' 30K CCT Only	50K 5000 Kelvin 40K 4000 Kelvin	Blank (standard) No Dimming DIM 0-10V Dimming	Blank (standard) Chemical Resistant Clear Lens GC (glare control) Chemical Resistant Lens with Added Diffusion Sheet	Blank (standard) No Coating, Rated for Indoor Use UVO Outdoor-Rated with UV-Blocking Coating	Blank (standard) Connector on Input & Output for Daisy to Daisy Chain fixtures SE (Single-Ended) Connector on Input Only. No Daisy Chain, for Standalone Install

Power & Connection Accessories

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

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

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

LIGHTING TYPE 3

Rev Date 19 0815

STRONG. SIMPLE. COMPACT.

LED SURFACE MOUNT - LEGACY™ (CRUS SM)

Crossover® LED LIGHTING TECHNOLOGY



US & Int'l. patents pending.

HOUSING - One-piece, die-formed, aluminumm housing with powder coated finish. One conduit knockout and four mounting holes.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5300°K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Low Wattage (LW) and Super Saver (SS).

OPTICS / DISTRIBUTION - Symmetrical, which directs light through a glass lens to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die cast housing, with a standard flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

DRIVER- State-of-the-art driver technology, superior energy-efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards.

ADAPTOR PANEL - Die formed galvanized steel, with powder coat finish.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - Pre-assembled optical unit and mounting panel attaches to fixture housing via 4 fasteners. Driver is pre-mounted to back of optical assembly.

SHIPPING WEIGHT - 35 pounds.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Applications layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · RoHS COMPLIANT · IP67 · CE · cULus wet location · DLC

LIGHTING TYPE 4

Project Name _____ Fixture Type _____

Catalog # _____

03/19/14

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REGISTERED PROFESSIONAL ENGINEER · C. DENNIS LEE · No. CE 26282 EXP. 3/31/2022 · CIVIL · STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY

CITY ENGINEER DATE

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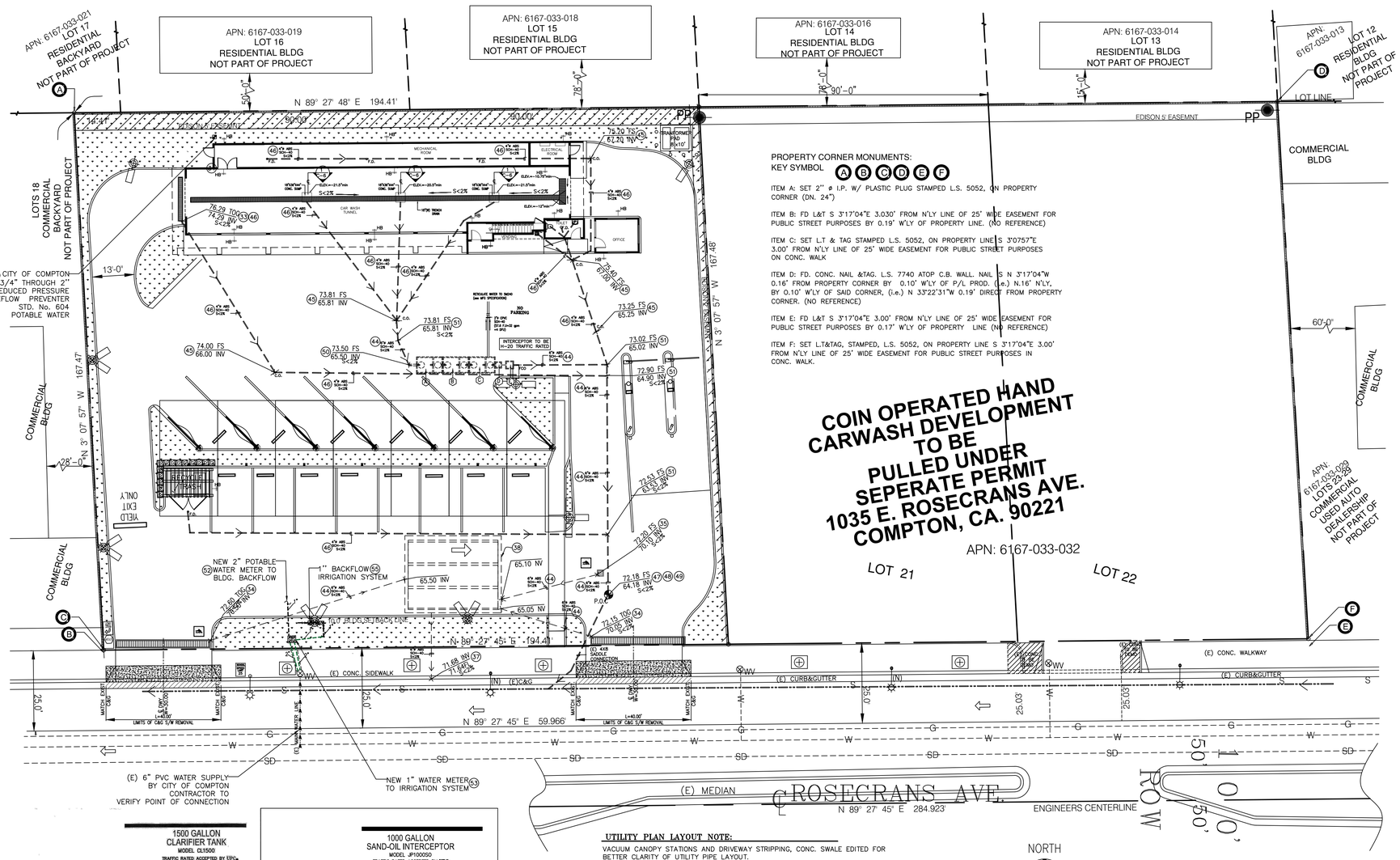
DATE: 04-12-2021

C-5



PROPERTY CORNER MONUMENTS:
KEY SYMBOL (A)(B)(C)(D)(E)(F)

ITEM A: SET 2" ø I.P. W/ PLASTIC PLUG STAMPED L.S. 5052, ON PROPERTY CORNER (DN. 24")

ITEM B: FD L&T S 3°17'04"E 3.030' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.19' W'LY OF PROPERTY LINE. (NO REFERENCE)

ITEM C: SET L.T. & TAG STAMPED L.S. 5052, ON PROPERTY LINE S 3°07'57"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES ON CONC. WALK

ITEM D: FD. CONC. NAIL &TAG. L.S. 7740 ATOP C.B. WALL. NAIL IS N 3°17'04"W 0.16' FROM PROPERTY CORNER BY 0.10' W'LY OF P/L PROD. (i.e.) N.16' N'LY, BY 0.10' W'LY OF SAID CORNER, (i.e.) N 33°22'31"W 0.19' DIRECT FROM PROPERTY CORNER. (NO REFERENCE)

ITEM E: FD L&T S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.17' W'LY OF PROPERTY LINE (NO REFERENCE)

ITEM F: SET L.T.&TAG, STAMPED, L.S. 5052, ON PROPERTY LINE S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES IN CONC. WALK.

COIN OPERATED HAND CARWASH DEVELOPMENT TO BE PULLED UNDER SEPERATE PERMIT
1035 E. ROSECRANS AVE. COMPTON, CA. 90221

APN: 6167-033-032

LOT 21 LOT 22

APN: 6167-033-029
LOTS 23-29
COMMERCIAL
USED AUTO
DEALERSHIP
NOT PART OF PROJECT

KEY LEGENDS

- MAIN SEWER SYSTEM
- CATCH BASIN, 24"X24" U.N.O.
- 6"ø SDR SCH. 40 PIPE FOR STORM DRAIN UNLESS OTHERWISE NOTED
- TRAFFIC GRADE DRAINAGE DITCH AND GRATING
- FS TC INV — PROPOSED ELEVATIONS POINTS
- EASEMENTS
- PP — (E) POWER POLE
- N — TRUE NORTH

ABBREVIATIONS

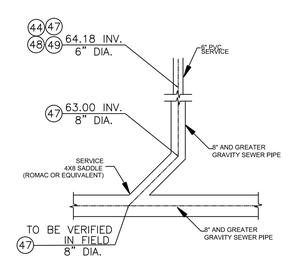
BM	BENCHMARK
C.O.	CLEAN OUT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
INV	INVERT
TC	TOP OF CONC. CURB
TOG	TOP OF GRATING OF CATCH BASIN
TW	TOP OF WALL
MH	MAN HOLE
TF	TOP OF FOOTING
TOC	TOP OF CONCRETE SURFACE
TF	TOP OF FOOTING

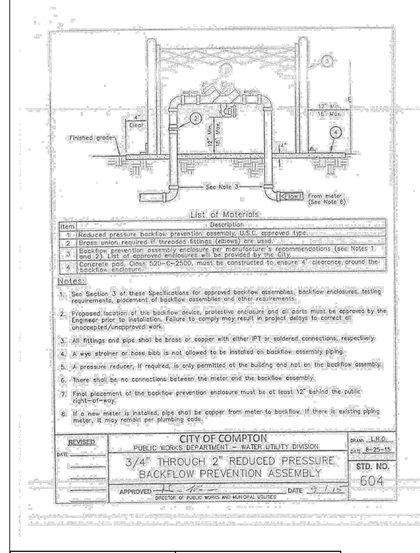
UTILITY CONSTRUCTION NOTES

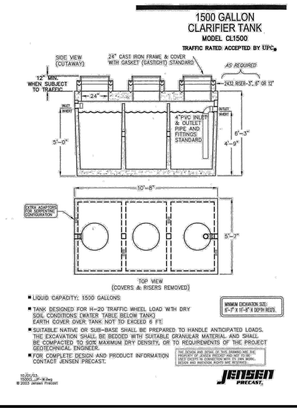
(53) TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH 8"Wx12"D W/ 6" PVC SCH. 40 PIPE TO SEWER (SEE PLUMBING PLAN)
(54) TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH, 12"Wx18"D W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
(55) 24"X24" CATCH BASIN W/ PRE-TREATMENT FILTER W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
(57) CONSTRUCT CULTEC OVERFLOW CURB DRAIN PER SPPWC 150-3 (TO BE PRIVATELY MAINTAINED)
(58) INSTALL CULTEC PERCULATION SYSTEM MODEL RECHARGER 902HD (SEE UTILITIES PLAN) BASE @ 9' BELOW FIN. SURFACE
(44) CONSTRUCT 6" PVC SEWER LINE
(45) CONSTRUCT 4" CLEAN OUT
(46) CONSTRUCT 4" PVC SEWER LINE
(47) CONNECT TO EXISTING SEWER STUB. CONTRACTOR TO VERIFY INVERT ELEVATION
(48) INSTALL 45° HDPE BEND, SIZE PER PLAN
(49) INSTALL 8" X 6" HDPE REDUCER
(50) CONNECT TO SAND/OIL INTERCEPTOR
(51) INSTALL 6"x4" HDPE REDUCER
(52) CONSTRUCT 2" WATER METER FOR POTABLE
(53) CONSTRUCT 1" WATER METER FOR IRRIGATION
(54) CITY OF COMPTON BACKFLOW PREVENTER STD No. 604
(55) 1" BACKFLOW FOR IRRIGATION

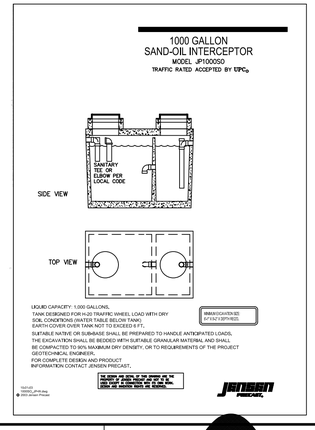
SEWER CONNECTION DETAIL

SEWER CONNECTION NOTE:
SEWER CONNECTION TO PUBLIC SEWER SYSTEM TO BE DONE UNDER SEPARATE PERMIT





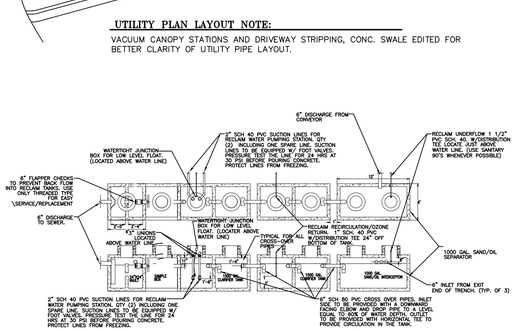




UTILITY PLAN LAYOUT NOTE:
VACUUM CANOPY STATIONS AND DRIVEWAY STRIPPING, CONC. SWALE EDITED FOR BETTER CLARITY OF UTILITY PIPE LAYOUT.

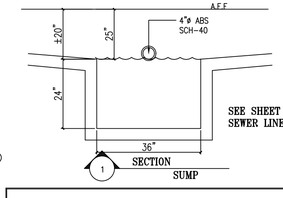
NORTH

UTILITY PLAN
SCALE: 1"=18'



INDUSTRIAL WASTE & CROSS CONTAMINATION NOTES:
1. JENSEN PRECAST 1,000 GALLON SAND-OIL INTERCEPTOR TO BE PROVIDED. TRAFFIC RATED MODEL JP1000SO

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)



SEE SHEET C-3 FOR SEWER LINE ELEVATIONS

GRAYWATER READY SYS. NOTE:
THE LANDSCAPE AREA = 5,609 FT² > 500 FT².
GRAYWATER READY SYSTEM TO BE PROVIDED.

REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. CE 26282
EXP. 3/31/2022
CIVIL
STATE OF CALIFORNIA

CITY OF COMPTON

PROJECT ENGINEER DATE
BY
CITY ENGINEER DATE

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

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

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

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS	APPROVED BY:	JOB NO.:	
	C. D. LEE	8090-A	C-6
	DRAWN BY: G.M.A.	DATE: 04-12-2021	

NEW AUTOMATED EXPRESS CARWASH

COMPTON, CA

DRAWIN

TITLE

COVER SHEE
SYSTEM LAY
SYSTEM CAL
SYSTEM OVE
DETAIL SHEE

COMBINED MATERIALS LIST SUPPLIED BY CULTEC		
ARGER 902HD CHAMBER	18	PIECES
ARGER 902HD END CAP	6	PIECES
FC-48 FEED CONNECTORS	4	PIECES
EC NO. 410 NON- WOVEN GEOTEXTILE	236.41	SQ. YARDS
EC NO. 4800 WOVEN GEOTEXTILE	59	LINEAL FEET
EC INSPECTION PORT KIT	0	PIECES
COMBINED MATERIALS LIST NOT SUPPLIED BY CULTEC		
CH WASHED, CRUSHED STONE	79	CUBIC YARDS
NON-WOVEN GEOTEXTILE	N/A	SQ. YARDS
. PVC THERMOPLASTIC LINER	N/A	SQ. YARDS

PROJECT INFORMATION	
PROJECT NO:	19-2790
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:	GORDON JOHNSON 475-289-7116 GJOHNSON@CULTEC.COM

COMMENTS:

REVISION	DATE	COMMENT	BY

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

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.

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.

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 EXP. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

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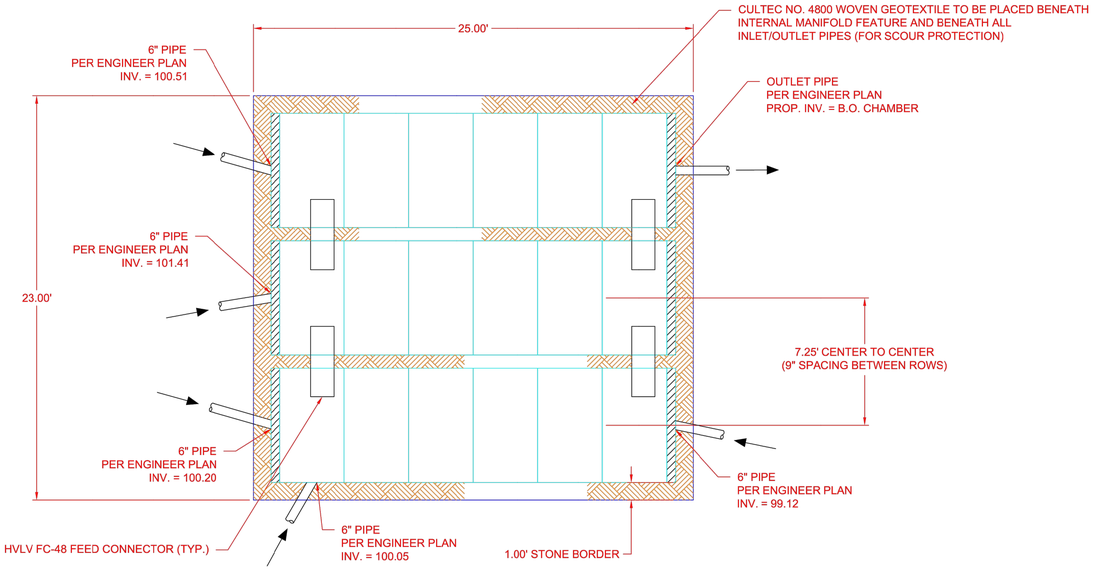
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-A
DRAWN BY: G.M.A.
DATE: 04-12-2021

C-7



1 SYSTEM LAYOUT DETAIL
NTS

CULTEC STORMWATER MANAGEMENT SYSTEM
TOTAL STORAGE PROVIDED: 2,020.00 c.f.
STONE POROSITY: 40%
SYSTEM AREA: 575.05 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 - SEE COVER SHEET FOR COMBINED PROJECT MATERIALS LIST)		
RECHARGER 902HD CHAMBER	18	PIECES
RECHARGER 902HD END CAP	6	PIECES
HVLV FC-48 FEED CONNECTORS	4	PIECES
CULTEC NO. 410 NON- WOVEN GEOTEXTILE	236.41	SQ. YARDS
CULTEC NO. 4800 WOVEN GEOTEXTILE	59	LINEAL FEET
CULTEC INSPECTION PORT KIT	0	PIECES
MATERIALS LIST NOT SUPPLIED BY CULTEC		
1-2 INCH WASHED, CRUSHED STONE	79	CUBIC YARDS
8 OZ. NON-WOVEN GEOTEXTILE	N/A	SQ. YARDS
30 MIL. PVC THERMOPLASTIC LINER	N/A	SQ. YARDS

CULTEC RECHARGER® 902HD LEGEND

- RECHARGER 902HD CHAMBER
- RECHARGER 902HD END CAP
- HVLV FC-48 FEED CONNECTORS
- CULTEC SEPARATOR ROW
- CULTEC NO. 4800 WOVEN GEOTEXTILE
- STONE BORDER

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 EXP. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

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 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.

NEW AUTOMATED EXPRESS CARWASH
COMPTON, CA

SYSTEM LAYOUT SHEET

CULTEC STORMWATER CHAMBER

PROJECT NO:	19-2790.00	DATE:	11/5/19
DESIGNED BY:	GMJ	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	2 OF 4

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

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-A
DRAWN BY: G.M.A.
DATE: 04-12-2021

C-8

CULTEC Recharger 902HD Stormwater System Calculations

Consulting Engineer:

Leedco Engineers
3870 Baldwin Ave
El Monte, CA 91731
626-448-7870

Calculations Performed By:

Gordon Johnson
Cultec, Inc.
878 Federal Rd.
Brookfield, CT 06804
PH: 203-775-4416
FX: 203-775-5887

Project Information:

New Automated Express Carwash
Compton, CA

Date: 11/5/19

Project Number: 19-2790.00

System Information

Proposed bed layout of: 3 Rows, 6 No. of Units per Row

Given:

No. 4800 Fabric For Internal/External Manifolds	30	feet	
Number of Inlet/Outlet Pipes	2		
Stone **Base**	9	inches	229 mm
Stone **Above**	12	inches	305 mm
Chamber Spacing	9	inches	229 mm
No. of HVLV FC-48 Feed Connectors	4	units	
No. CULTEC Inspection Ports	0	units	
Stone Porosity	40	%	
Stone Border Width	1	feet	0.305 m

☐ Discount stone base from Total storage provided (If Applicable)

☐ Discount stone above from Total storage provided (If Applicable)

Other Parameters:

☐

Assumptions

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

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

Number of Recharger 902HD chambers by design			=	18 pcs	
18	pcs x	3.667	=	66.00 feet	20.12 m
Number of Recharger 902HD end caps			=	6 pcs	
6	pcs x	0.501	=	3.01 feet	0.92 m
Number of HVLV FC-48 Feed Connectors			=	4 pcs	
4	pcs x	0.750	=	3.00 feet	0.91 m
Total footage of Recharger 902HD chambers			=	66.00 feet	20.12 m
Total footage of Recharger 902HD end caps			=	3.01 feet	
Total footage of HVLV FC-48 Feed Connectors			=	3.00 feet	0.91 m
Storage provided within Recharger 902HD chambers			=	1142.47 CF	32.35 m^3
Storage provided within Recharger 902HD end caps				16.56 CF	0.47 m^3
Storage provided within HVLV FC-48 Feed Connectors			=	2.74 CF	0.08 m^3
Total Storage within Recharger 902HD chambers and feed connectors			=	**1161.77 CF**	**32.90 m^3**

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

Bed width	23.00 feet	7.01 m
Bed length	25.00 feet	7.62 m
Bed Depth	5.75 feet	1.75 m
Total Area	575.05 sq. ft.	53.42 m^2
Volume of Effective Excavation *(not including additional cover)*	3306.54 CF	93.64 m^3
Perimeter of Bed	96.00 feet	29.26 m
Total Storage within chambers, end caps and feed connectors	1161.77 CF	32.90 m^3
Total Stone Required	2144.77 CF	60.74 m^3
	79 CY	
	111 tons	
Storage provided within stone	857.91 CF	24.30 m^3
Total Storage within CULTEC Stormwater System	**2020 CF**	**57 m^3**

Req. storage attained.

CULTEC MATERIALS LIST

Model	Model #	Quantity	Unit of Measure	Quantity	Unit of Measure
Recharger 902HD Heavy Duty Chamber	902HD	18	pcs		
Recharger 902HD End Cap	902HD EC	6	pcs		
HVLV FC-48 Feed Connectors	FC-48	4	pcs		
CULTEC No. 410 Non-Woven Geotextile	SY-410	236.41	Sq. Yards	198	m2
CULTEC No. 4800 Woven Geotextile 7.5' x 100' (2.29 m x 30.48 m)	7.5x100 4800	59	feet	18	m
CULTEC Inspection Port Kit	12x6 INS PRT KIT	0	pcs		
Total Stone		79	cubic yards	61	cubic meters

SYSTEM STORAGE CALCULATION

CULTEC, Inc.
Subsurface Stormwater Management Systems
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REGISTERED PROFESSIONAL ENGINEER – C. DENNIS LEE – No. CE 26282 EXP. 3/31/2022 – CIVIL – STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

CULTEC Recharger 902HD Stormwater Incremental Storage

Date: November 5, 2019

Project Information
New Automated Express Carwash
Compton, CA

Project Number
19-2790.00

Base of Stone Elevation- 99.30

CULTEC Recharger 902HD Incremental Storage Volumes

Height of System (in / mm)	End Cap Volume (ft^3 / m^3)	Chamber Volume (ft^3 / m^3)	HVLV FC-48 Feed Connector Volume (ft^3 / m^3)	Stone Volume (ft^3 / m^3)	Cumulative Storage Volume (ft^3 / m^3)	Total Cumulative Storage Volume (ft^3 / m^3)	Elevation (ft / m)	
69.00 1753	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	2019 57.18	105.05 101.05	**Top of Stone Elevation**
68.00 1727	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	2000 56.64	104.97 101.03	
67.00 1702	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1981 56.10	104.88 101.00	
66.00 1676	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1962 55.55	104.80 100.98	
65.00 1651	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1943 55.01	104.72 100.95	
64.00 1626	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1924 54.47	104.63 100.93	
63.00 1600	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1904 53.93	104.55 100.90	
62.00 1575	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1885 53.38	104.47 100.87	
61.00 1549	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1866 52.84	104.38 100.85	
60.00 1524	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1847 52.30	104.30 100.82	
59.00 1499	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1828 51.75	104.22 100.80	
58.00 1473	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	1809 51.21	104.13 100.77	
57.00 1448	0.12 0.00	1.32 0.04	0.00 0.00	18.59 0.53	20.030 0.57	1789 50.67	104.05 100.75	**Top of Chamber Elevation**
56.00 1422	0.17 0.00	3.30 0.09	0.00 0.00	17.78 0.50	21.253 0.60	1769 50.10	103.97 100.72	
55.00 1397	0.17 0.00	4.62 0.13	0.00 0.00	17.25 0.49	22.045 0.62	1748 49.50	103.88 100.70	
54.00 1372	0.23 0.01	7.92 0.22	0.00 0.00	15.91 0.45	24.060 0.68	1726 48.88	103.80 100.67	
53.00 1346	0.29 0.01	10.56 0.30	0.00 0.00	14.83 0.42	25.679 0.73	1702 48.19	103.72 100.65	
52.00 1321	0.23 0.01	13.20 0.37	0.00 0.00	13.80 0.39	27.228 0.77	1676 47.47	103.63 100.62	
51.00 1295	0.29 0.01	14.52 0.41	0.00 0.00	13.24 0.38	28.055 0.79	1649 46.70	103.55 100.60	
50.00 1270	0.29 0.01	15.84 0.45	0.00 0.00	12.72 0.36	28.847 0.82	1621 45.90	103.47 100.57	
49.00 1245	0.29 0.01	17.82 0.50	0.00 0.00	11.92 0.34	30.035 0.85	1592 45.08	103.38 100.54	
48.00 1219	0.29 0.01	17.82 0.50	0.00 0.00	11.92 0.34	30.035 0.85	1562 44.23	103.30 100.52	
47.00 1194	0.29 0.01	19.14 0.54	0.00 0.00	11.40 0.32	30.827 0.87	1532 43.38	103.22 100.49	
46.00 1168	0.35 0.01	19.80 0.56	0.00 0.00	11.11 0.31	31.258 0.89	1501 42.51	103.13 100.47	
45.00 1143	0.29 0.01	20.46 0.58	0.00 0.00	10.87 0.31	31.619 0.90	1470 41.63	103.05 100.44	
44.00 1118	0.29 0.01	21.78 0.62	0.00 0.00	10.34 0.29	32.411 0.92	1438 40.73	102.97 100.42	
43.00 1092	0.35 0.01	22.44 0.64	0.00 0.00	10.05 0.28	32.842 0.93	1406 39.81	102.88 100.39	
42.00 1067	0.29 0.01	23.10 0.65	0.00 0.00	9.81 0.28	33.203 0.94	1373 38.88	102.80 100.37	
41.00 1041	0.29 0.01	23.10 0.65	0.00 0.00	9.81 0.28	33.203 0.94	1340 37.94	102.72 100.34	
40.00 1016	0.35 0.01	23.76 0.67	0.00 0.00	9.52 0.27	33.634 0.95	1307 37.00	102.63 100.32	
39.00 991	0.29 0.01	24.42 0.69	0.00 0.00	9.28 0.26	33.995 0.96	1273 36.05	102.55 100.29	
38.00 965	0.41 0.01	25.08 0.71	0.00 0.00	8.97 0.25	34.461 0.98	1239 35.09	102.47 100.27	
37.00 940	0.29 0.01	25.74 0.73	0.00 0.00	8.76 0.25	34.787 0.99	1205 34.11	102.38 100.24	
36.00 914	0.35 0.01	25.74 0.73	0.00 0.00	8.73 0.25	34.822 0.99	1170 33.13	102.30 100.21	
35.00 889	0.35 0.01	26.40 0.75	0.00 0.00	8.47 0.24	35.218 1.00	1135 32.14	102.22 100.19	
34.00 864	0.29 0.01	26.40 0.75	0.00 0.00	8.49 0.24	35.183 1.00	1100 31.14	102.13 100.16	
33.00 838	0.35 0.01	27.06 0.77	0.00 0.00	8.20 0.23	35.614 1.01	1065 30.15	102.05 100.14	
32.00 813	0.35 0.01	27.06 0.77	0.00 0.00	8.20 0.23	35.614 1.01	1029 29.14	101.97 100.11	
31.00 787	0.41 0.01	27.06 0.77	0.00 0.00	8.18 0.23	35.649 1.01	993 28.13	101.88 100.09	
30.00 762	0.35 0.01	27.72 0.78	0.00 0.00	7.94 0.22	36.010 1.02	958 27.12	101.80 100.06	
29.00 737	0.35 0.01	27.72 0.78	0.00 0.00	7.94 0.22	36.010 1.02	922 26.10	101.72 100.04	
28.00 711	0.35 0.01	27.72 0.78	0.00 0.00	7.94 0.22	36.010 1.02	886 25.08	101.63 100.01	
27.00 686	0.35 0.01	28.38 0.80	0.00 0.00	7.68 0.22	36.406 1.03	850 24.06	101.55 99.99	
26.00 660	0.35 0.01	28.38 0.80	0.00 0.00	7.68 0.22	36.406 1.03	813 23.03	101.47 99.96	
25.00 635	0.41 0.01	29.04 0.82	0.00 0.00	7.39 0.21	36.837 1.04	777 22.00	101.38 99.94	
24.00 610	0.35 0.01	29.04 0.82	0.00 0.00	7.41 0.21	36.802 1.04	740 20.96	101.30 99.91	
23.00 584	0.35 0.01	29.70 0.84	0.00 0.00	7.15 0.20	37.198 1.05	703 19.91	101.22 99.88	
22.00 559	0.35 0.01	29.70 0.84	0.00 0.00	7.15 0.20	37.198 1.05	666 18.86	101.13 99.86	
21.00 533	0.41 0.01	29.70 0.84	0.01 0.00	7.12 0.20	37.240 1.05	629 17.81	101.05 99.83	
20.00 508	0.35 0.01	29.70 0.84	0.09 0.00	7.11 0.20	37.253 1.05	592 16.75	100.97 99.81	
19.00 483	0.41 0.01	30.36 0.86	0.18 0.01	6.79 0.19	37.737 1.07	554 15.70	100.88 99.78	
18.00 457	0.41 0.01	30.36 0.86	0.22 0.01	6.77 0.19	37.760 1.07	517 14.63	100.80 99.76	
17.00 432	0.41 0.01	30.36 0.86	0.24 0.01	6.76 0.19	37.774 1.07	479 13.56	100.72 99.73	
16.00 406	0.41 0.01	30.36 0.86	0.26 0.01	6.76 0.19	37.782 1.07	441 12.49	100.63 99.71	
15.00 381	0.35 0.01	31.02 0.88	0.27 0.01	6.51 0.18	38.150 1.08	403 11.42	100.55 99.68	
14.00 356	0.41 0.01	31.02 0.88	0.28 0.01	6.49 0.18	38.192 1.08	365 10.34	100.47 99.66	
13.00 330	0.41 0.01	31.68 0.90	0.29 0.01	6.22 0.18	38.592 1.09	327 9.26	100.38 99.63	
12.00 305	0.47 0.01	31.68 0.90	0.29 0.01	6.19 0.18	38.630 1.09	288 8.17	100.30 99.60	
11.00 279	0.41 0.01	31.68 0.90	0.30 0.01	6.21 0.18	38.599 1.09	250 7.07	100.22 99.58	
10.00 254	0.47 0.01	31.68 0.90	0.32 0.01	6.18 0.18	38.646 1.09	211 5.98	100.13 99.55	
9.00 229	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	173 4.89	100.05 99.53	**Bottom of Chamber Elevation**
8.00 203	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	153 4.34	99.97 99.50	
7.00 178	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	134 3.80	99.88 99.48	
6.00 152	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	115 3.26	99.80 99.45	
5.00 127	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	96 2.71	99.72 99.43	
4.00 102	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	77 2.17	99.63 99.40	
3.00 76	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	58 1.63	99.55 99.38	
2.00 51	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	38 1.09	99.47 99.35	
1.00 25	0.00 0.00	0.00 0.00	0.00 0.00	19.17 0.54	19.168 0.54	19 0.54	99.38 99.33	
0.00 0	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.000 0.00	0 0.00	99.30 99.30	**Bottom of Stone Elevation**

SYSTEM STAGE-STORAGE TABLE

NEW AUTOMATED EXPRESS CARWASH
COMPTON, CA

SYSTEM CALCULATION SHEET

CULTEC STORMWATER CHAMBER

PROJECT NO: 19-2790.00	DATE: 11/5/19
DESIGNED BY: GMJ	CHECKED BY: DPG
SCALE: N.T.S.	SHEET NO: 3 OF 4

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-A
DRAWN BY: G.M.A.
DATE: 04-12-2021

CULTEC RECHARGER® 902HD PRODUCT 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. (203-775-4416 OR 1-800-428-5832)
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.
3. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND THE AASHTO DESIGN TRUCK LOAD AND LIVE AND DEAD LOAD FACTORS AS DEFINED BY AASHTO LRFD SECTION 12.12 WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
4. THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
5. THE CHAMBER SHALL BE ARCHED IN SHAPE.
6. THE CHAMBER SHALL BE OPEN-BOTTOMED.
7. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
8. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 902HD SHALL BE 48 INCHES (1219 mm) TALL, 78 INCHES (1981 mm) WIDE AND 51 INCHES (1.30m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 902HD SHALL BE 3.67 FEET (1.12 m).
9. 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 INCH (750mm) HDPE OR 36 INCH (900mm) PVC.
10. 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 INCH (250mm) HDPE OR 12 INCH (300mm) PVC.
11. 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.
12. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 902HD CHAMBER SHALL BE 17.31 FT³ / FT (1.61 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 902HD SHALL BE 63.51 FT³ / UNIT (1.80 m³ / UNIT) - WITHOUT STONE.
13. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
14. THE RECHARGER® 902HD CHAMBER SHALL HAVE 5 CORRUGATIONS.
15. THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (150mm) INSPECTION PORT OPENING AT THE TOP-CENTER OF EACH CHAMBER, CENTERED ON THE CORRUGATION CREST.
16. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
17. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53m).

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. (203-775-4416 OR 1-800-428-5832)
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 FT³ / FT (0.50 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 2.76 FT³ / UNIT (0.08 m³ / UNIT) - WITHOUT STONE.
6. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).
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 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-48 FEED CONNECTOR SHALL HAVE 4 CORRUGATIONS.
8. THE HVLV FC-48 FEED CONNECTOR MUST BE FORMED AS A WHOLE UNIT HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE FEED CONNECTOR SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE FEED CONNECTOR SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

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

CULTEC NO. 4800™ WOVEN GEOTEXTILE

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

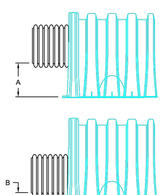
GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

902HD 1.0

GENERAL NOTES

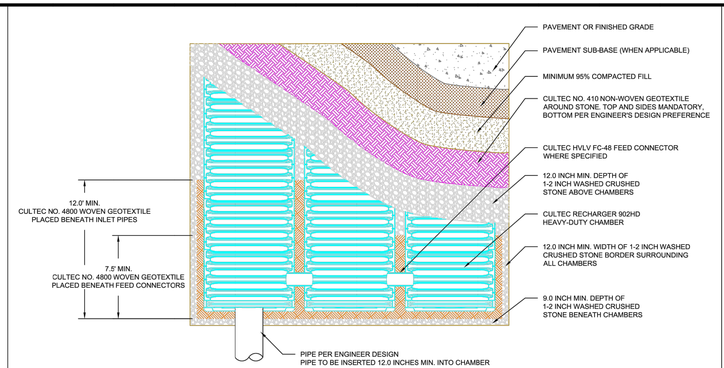
PIPE	A	B
6" [150 mm]	N/A	N/A
8" [200 mm]	N/A	N/A
10" [250 mm]	N/A	N/A
12" [300 mm]	29.50" [749 mm]	2.25" [57 mm]
15" [375 mm]	26.50" [673 mm]	2.25" [57 mm]
18" [450 mm]	23.50" [597 mm]	2.50" [64 mm]
24" [600 mm]	16.50" [420 mm]	3.00" [76 mm]

*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" (600mm). PIPES OF ANY SIZE AND MATERIAL UP TO 24" MAY BE PLACED AT CUSTOM LOCATIONS AND CUSTOM INVERTS. THE CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (100mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.



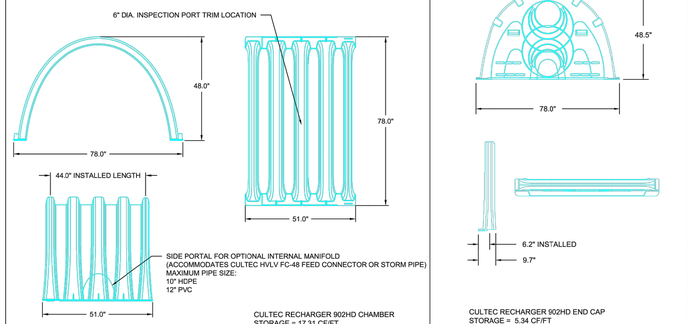
902HD 7.0

CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS



902HD 2.0

CULTEC RECHARGER 902HD HEAVY DUTY PLAN VIEW

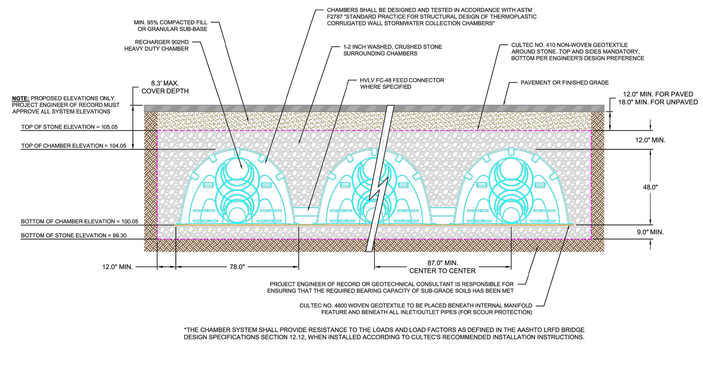


902HD 3.0

CULTEC RECHARGER 902HD HEAVY DUTY THREE VIEW

902HD 4.0

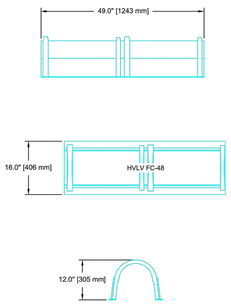
CULTEC RECHARGER 902HD HEAVY DUTY END CAP THREE VIEW



*THE 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.

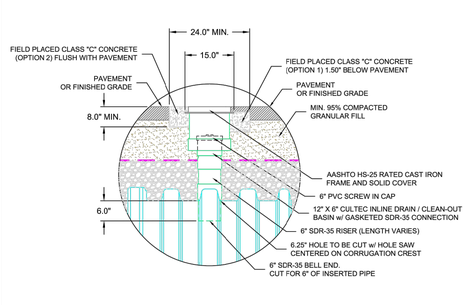
902HD 5.0

CULTEC RECHARGER 902HD HEAVY DUTY CROSS SECTION



902HD 8.0

CULTEC HVLV FC-48 FEED CONNECTOR THREE VIEW

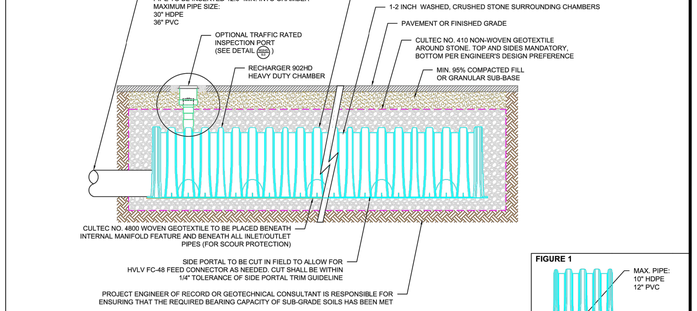


902HD 9.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

902HD 6.0

CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK



*THE 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.

902HD 10.0

CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

CULTEC™
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Subsurface Stormwater Management Systems
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Brookfield, CT 06804
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PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 EXP. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

CITY OF COMPTON

PROJECT ENGINEER DATE

BY CITY ENGINEER DATE

RECHARGER 902HD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:	19-2790.00	DATE:	11/5/19
DESIGNED BY:	GMJ	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	4 OF 4

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA 91731 (626) 234-2247

TITLE: NEW AUTOMATED EXPRESS CARWASH & COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1005 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-A
DRAWN BY: G.M.A.
DATE: 04-12-2021

C-10

EXISTING CONTOUR LINES

73.70 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

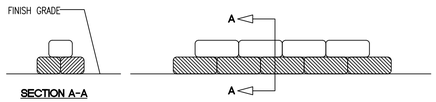
LEGEND 2

POST CONSTRUCTION BMPs

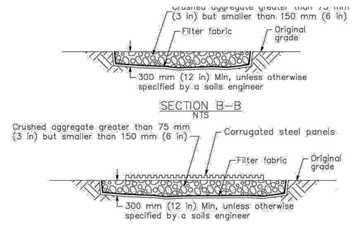
1. STORM DRAIN FACILITIES (PRIVATE MAINTAINED)
2. CONCRETE SWALE (PRIVATE MAINTED)
3. PARKING LOT CONCRETE PAVEMENT (PRIVATE MAINTAINED)
4. PERMANENT LANDSCAPING (PRIVATE MAINTAINED)

NOTES

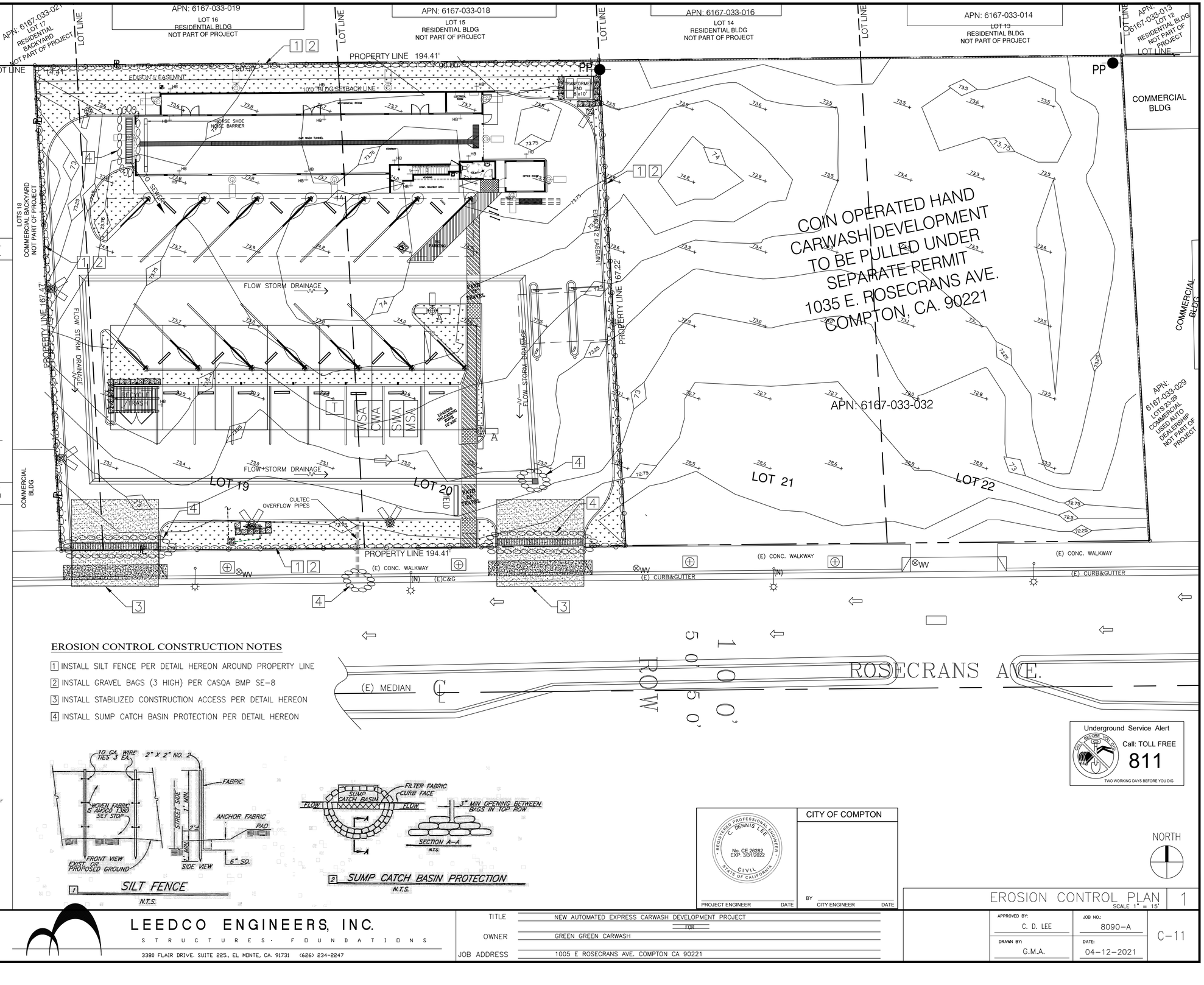
1. THE EXISTING CATCH BASIN INLETS AND THE STORM SYSTEM INLETS SHALL BE PROTECTED.



SANDBAG DETAIL 3



Stabilized Construction Entrance/Exit (Type 2)



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

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

REGISTERED PROFESSIONAL ENGINEER · C. DENNIS LEE · No. CE 26282 EXP. 3/31/2022 · CIVIL · STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY CITY ENGINEER DATE

NORTH

EROSION CONTROL PLAN 1

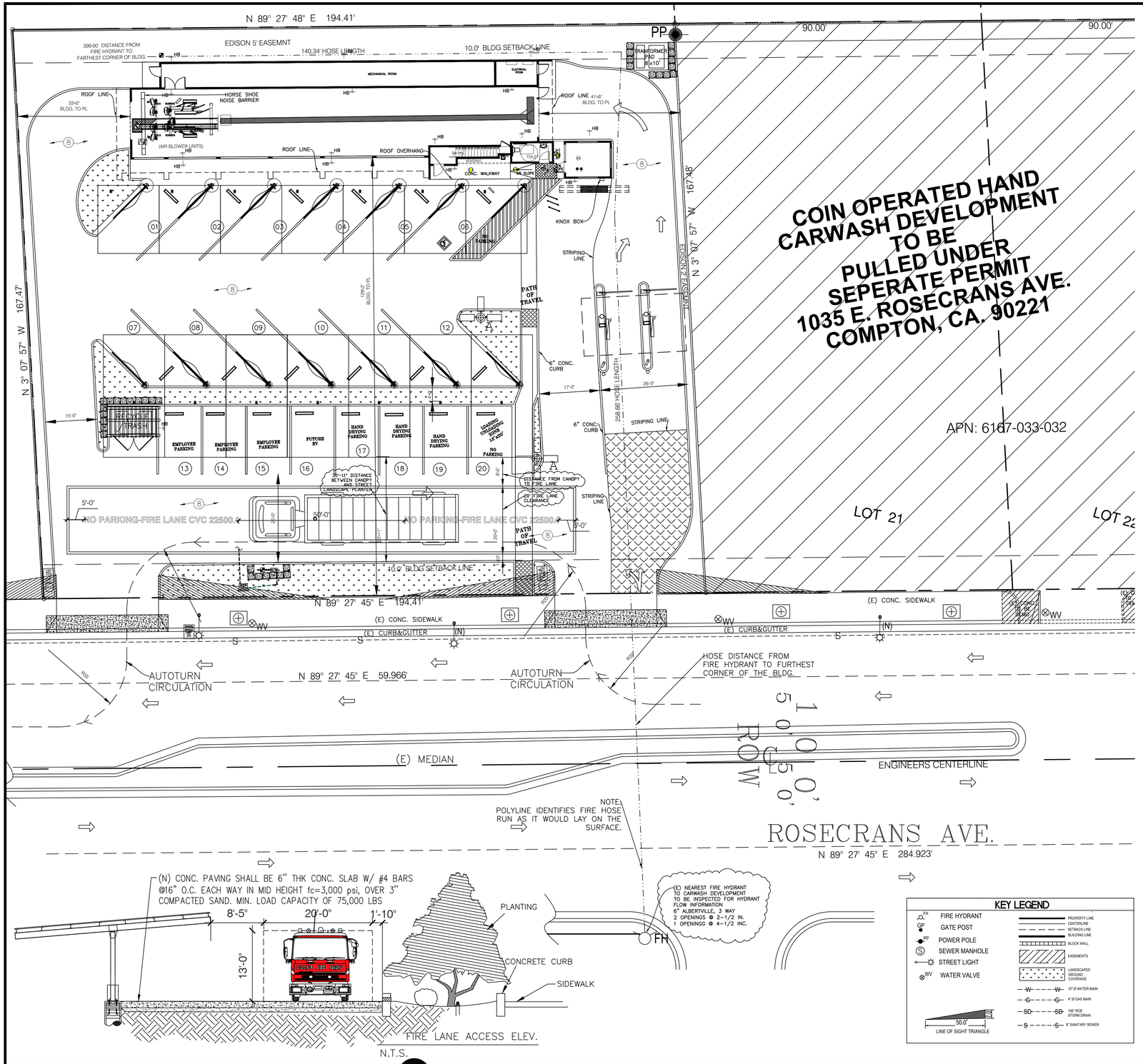
SCALE 1" = 15'

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS 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 CARWASH DEVELOPMENT PROJECT
	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E ROSECRANS AVE. COMPTON CA 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090-A	C-11
DRAWN BY: G.M.A.	DATE: 04-12-2021	



KEY LEGEND

FIRE HYDRANT	PROPERTY LINE
GATE POST	CENTERLINE
POWER POLE	SETBACK LINE
SEWER MANHOLE	BUILDING LINE
STREET LIGHT	BLOCK WALL
WATER VALVE	EASEMENTS
	LANDSCAPED GROUND COVERAGE
	10" Ø WATER MAIN
	4" Ø GAS MAIN
	100' RCB STORM DRAIN
	8" SANITARY SEWER

50.0' LINE OF SIGHT TRIANGLE

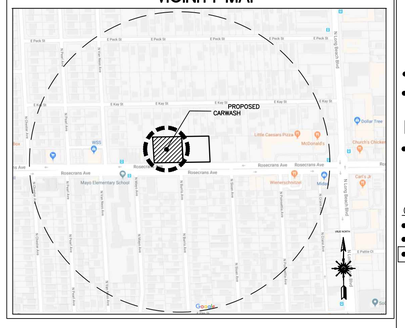
FIRE DEPARTMENT NOTES:

- 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 1,500 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.2
- ALL THE FIRE HYDRANTS SHALL 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.
- ALL EXISTING FIRE HYDRANTS ARE THE FOLLOWING SIZING: 6'' ALBERTVILLE, 3 WAY 2 OPENINGS @ 2-1/2", 1 OPENING @ 4''
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO BEGINNING OF CONSTRUCTION.

(8) CONCRETE PAVING SURFACE

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

VICINITY MAP



PROJECT DATA

- PROJECT: NEW AUTOMATED EXPRESS CARWASH
- PROJECT ADDRESS: 1005 E. ROSECRANS AVE. COMPTON, CA. 90221
- OWNER: HOONDO HUR, GREEN GREEN CARWASH, 1580 S. RUNYAN ST, LA HABRA, CA. 90631, PHONE : 213-503-1911
- APPLICANT: LEEDCO ENGINEERS, INC, 3870 BALDWIN AVE, EL MONTE, CA 91731, PHONE : 626-448-7870
- APN: 6167-033-030
- LAND USE DISTRICT: C-L (30-12 LIMITED COMMERCIAL)
- LEGAL DESCRIPTION: LOT 19 AND 20 OF TRACT No. 4828 ARB NONE, BLOCK D
- OCCUPANCY: GROUP B - BUSINESS
- CONSTRUCTION TYPE: TYPE-V-B-0 HRS, SPRINKLERS REQUIRED, NFPA 13, CAR WASH BUILDING, FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)
- LOADING/UNLOADING ZONE: 12'x20'
- FIRE SPRINKLER : REQUIRED, NFPA 13, OCCUPANCY B/1-STORY 4,367 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 FIRE EXTINGUISHER TABLE (906.3(1))

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.1.2

USE	OCCUPANCY LOAD FACTOR
BUSINESS	100 GROSS
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS

- OCCUPANCY LOAD ANALYSIS
  TOTAL OCC. LD. : 17 PPL
  - CARWASH TUNNEL: 7 PPL (=2,276/300)
  - ELECTRICAL ROOM: 0 PPL (=84/300)
  - STAIRWAY: 0 PPL (=82/100)
  - VENDING: 0 PPL (=23/100)
  - CONC. WALKWAY: 2 PPL (=193/100)
  - OFFICE: 1 PPL (=130/100)
  - MECHANICAL ROOM: 2 PPL (=684/300)
  - MEZZANINE STORAGE: 5 PPL (=567/100)
- LOT AREA (19-20): 32,523.77 S.F./.75 ACRES
- AUTOMATED EXPRESS CARWASH DEVELOPMENT
  - LOT SIZE: 32,524 S.F./.75 ACRES
  - LOT COVERAGE: CAR WASH BUILDING 4,367 G.S.F. (14%); LANDSCAPE AREAS 5,609 G.S.F. (17%); CANOPY AREAS 7,056 G.S.F. (22%); TRASH ENCLOSURE 131 G.S.F. (0.1%); PAYSTATION AREA 511 G.S.F. (2%); HARDSCAPE AREA 14,850 G.S.F. (44.9%)
- MIN. LOT SIZE .75 ACRES
  MAX LOT DIMS (width/depth) 194.41' / 167.47'
  MAX. LOT COVERAGE 86%
  MAX. BLDG COVERAGE 14%
- HOURS OF OPERATION FOR CAR WASH
  SUNDAY 7AM - 8PM; MONDAY 7AM - 8PM; TUESDAY 7AM - 8PM; WEDNESDAY 7AM - 8PM; THURSDAY 7AM - 8PM; FRIDAY 7AM - 8PM; SATURDAY 7AM - 8PM
- NOTE: 3 EMPLOYEES PER SHIFT
- PARKING RATIO: 6 SPACES per TUNNEL, 5 SPACES per QUEING, 6+5 = 11
  MIN. REQ'D: 11 SPACES
- PARKING PROVIDED: 21
  - VACUUM: 11
  - ADA VACUUM: 1
  - STANDARD: 6
  - EMPLOYEE: 3

CARWASH BUILDING
- MAX. BLDG HEIGHT 28'-0" (TABLE 503: HEIGHT 40'-0")
- No. OF STORY: 1 & MEZZANINE LEVEL
- BLDG G.S.F.: 4,367 G.S.F. (TABLE 503: ALLOW 9,000 G.S.F.)

1ST FLOOR:
- CARWASH TUNNEL: 2,276 S.F.
- TOILET: 65 S.F.
- ELECTRICAL ROOM: 84 S.F.
- STAIRWAY: 82 S.F.
- VENDING AREA: 23 S.F.
- CONC. WALKWAY AREA: 193 S.F.
- OFFICE: 130 S.F.
- MECHANICAL ROOM: 684 S.F.

MEZZNINE LEVEL:
- MEZZANINE STORAGE: 567 G.S.F.

AUXILIARY ENCLOSURES AND CANOPIES
- CANOPY AREA 1: 4,536 G.S.F. (14'-6" MAX HGT)
- CANOPY AREA 2: 2,520 G.S.F. (14'-6" MAX HGT)
- PAYSTATION AREA: 511 G.S.F. (18'-6" MAX HGT)
- TRASH ENCLOSURE: 131 G.S.F. (9'-0" MAX HGT)

FIRE MARSHALL (SITE PLAN)

SCALE : 1"=15'

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090-A
DRAWN BY: G.M.A.	DATE: 04-12-2021

F-1

DOOR SCHEDULE

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

KEY	SIZE WIDTH	SIZE HEIGHT	DESCRIPTION & TYPE	FRAME MATERIAL	THK.	CORE	GLAZING AREA	FIRE RATING	EA	REMARKS
01	3'-0"	7'-0"	SWING	ALUM.	1-3/4"	HOLLOW	–	1½ HR	5	EXTERIOR SELF CLOSING
02	6'-0"	7'-0"	SWING	ALUM	1-3/4"	HOLLOW	–	1½ HR	3	INTERIOR SELF CLOSING
03	11'-0"	11'-0"	ROLLDOWN	ST'L	–	–	–	1½ HR	2	MANUAL GRILL DOOR
04	14'-0"	9'-0"	ROLLDOWN	ST'L	–	–	–	1½ HR	1	MANUAL GRILL DOOR
05	2'-8"	6'-8"	SWING	ALUM	1-3/4"	HOLLOW	–	1½ HR	1	INTERIOR SELF CLOSING

DOOR HARDWARE

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

KEY	LOCKS	DOOR TYPE	HINCHES	REMARKS
01	SLIDE LOCK & CANE BOLT W/ HEAVY DUTY LOCKS	03, 04	ROLLUP	MASTER PADLOCK
02	SINGLE KEYED, KEY ALIKE PASSAGE DOOR HARDWARE	01	STANLEY COMMERCIAL	LEVER TYPE
03	KEYLESS, PASSAGE DOOR HARDWARE	02, 05	STANLEY COMMERCIAL	LEVER TYPE

WINDOW SCHEDULE

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	OITC RATING	EA	REMARKS
A	14'-0"	12'-0"	FIXED	ALUM.	168.0	–	38*	5	1/2" TEMPERED GLASS W/ GLASS FILM
B	9'-0"	12'-0"	FIXED	ALUM.	108.0	–	38*	1	1/2" TEMPERED GLASS W/ GLASS FILM
C	6'-0"	4'-0"	SLIDE/FIXED	ALUM.	24.0	–	38*	9	1/2" TEMPERED GLASS DBL PANE
D	9'-9"	4'-0"	FIXED	ALUM.	–	–	38*	1	1/2" TEMPERED GLASS DBL PANE
E	5'-0"	3'-0"	SLIDE	ALUM.	15.0	–	38*	1	1/2" TEMPERED GLASS DBL PANE
F	5'-0"	4'-0"	SLIDE	ALUM.	20.0	–	38*	1	1/2" TEMPERED GLASS DBL PANE

FINISH SCHEDULE

KEY	AREA/ROOM NAME	FINISHES FLOOR	FINISHES BASE	FINISHES WALL	FINISHES CEILING	CLG. HEIGHT	REMARKS
	CARWASH TUNNEL	F1	–	W1	–	18'-0"	ARCHED OPEN CEILING
	OFFICE	F1	B1	W2	C2	8'-0"	
	TOILET	F1	B2	W3	C3	8'-0"	
	EQUIPMENT/STORAGE/ELECT.	F1	B1	W2	C2	12'-0"	
	UPPER LEVEL STORAGE	F3	B1	W2	C2	12'-0"	
	VENDING ROOM	F1	–	W4	C4	8'-0"	
	STAIRWAY	F3	B1	W2	C2	8'-0"	

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")

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	16/20 SMOOTH STUCCO FINISH	C4	16/20 SMOOTH STUCCO FINISH

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

LEGEND

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

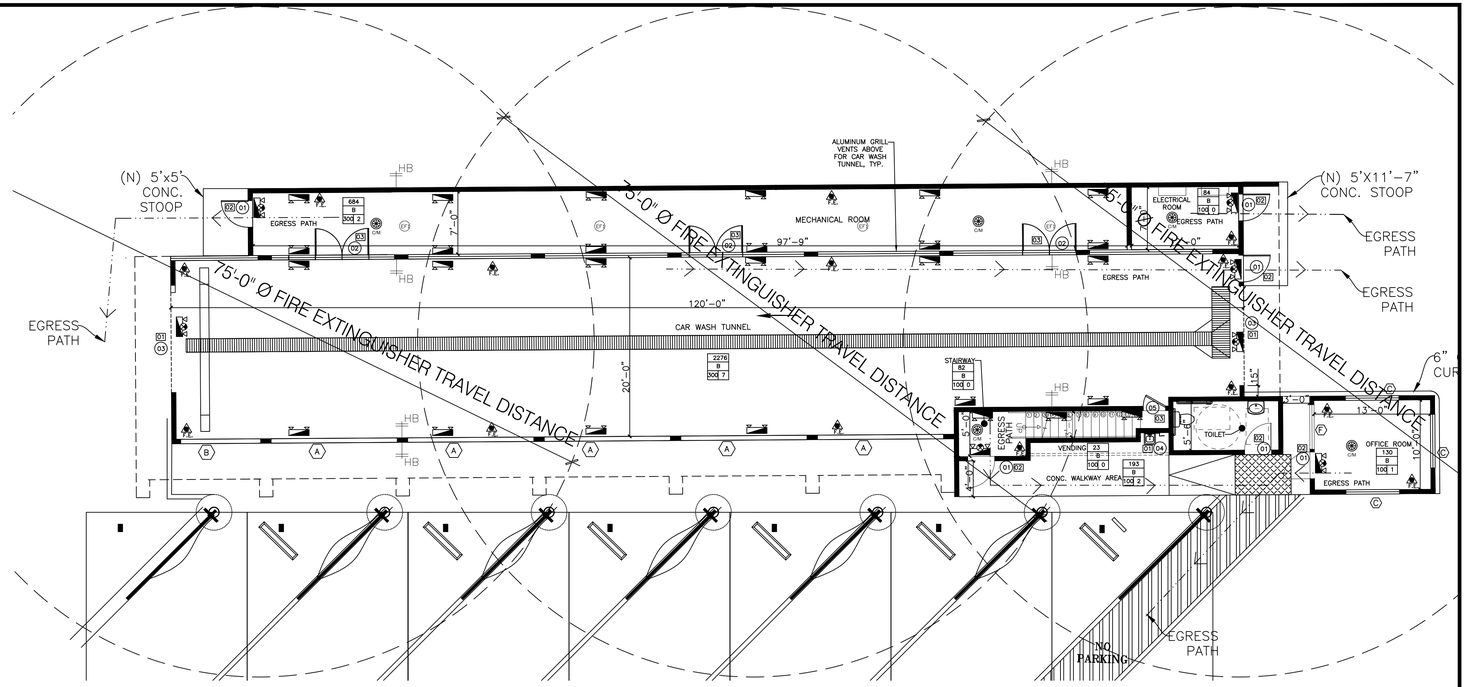
WALL MOUNTED CENTER ABOVE DOOR OR OPENING FROM EGRESS SIDE.

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.

EF1 VENTILATION EXHAUST FAN FOR MECHANICAL ROOM TO MAINTAIN TEMPERATURE AT 75° WITH THERMOSTAT CONTROL SYSTEM REFER TO MECHANICAL PLANS

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)



- CONSTRUCTION TYPE: TYPE-V-B-0 HRS
  SPRINKLERS REQUIRED, NFPA 13
  CAR WASH BUILDING
  FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)

- FIRE SPRINKLER : REQUIRED, NFPA 13
  OCCUPANCY B/1-STORY 4,367 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
  FIRE EXTINGUISHER TABLE (906.3(1))

- OCCUPANCY LOAD ANALYSIS
  TOTAL OCC. LD. : 17 PPL

CARWASH TUNNEL:	7 PPL	(=2,276/300)
ELECTRICAL ROOM:	0 PPL	(=84/300)
STAIRWAY:	0 PPL	(=82/100)
VENDING:	0 PPL	(=23/100)
CONC. WALKWAY:	2 PPL	(=193/100)
OFFICE:	1 PPL	(=130/100)
MECHANICAL ROOM:	2 PPL	(=684/300)
MEZZANINE STORAGE:	5 PPL	(=567/100)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.1.2

USE	OCCUPANCY LOAD FACTOR
BUSINESS	100 GROSS
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS

USE GROUP — ROOM AREA (NET SQ. FT.)
OCCUPANT LOAD FACTOR — OCCUPANT LOAD

CODE COMPLIANCE & CONSTRUCTION NOTES

SEPARATION & PROTECTION: NONE REQUIRED

EGRESS REQUIREMENTS:
A. EGRESS WIDTHS - 0.2" PER PERSON (LEVEL OR RAMPED)
B. 200' MAXIMUM TRAVEL DISTANCE
C. 20' DEAD-END MAXIMUM TRAVEL IN CORRIDOR.
D. 75' MAXIMUM COMMON PATH OF TRAVEL
E. EXITS:
  (1) 1 EXIT REQUIRED BECAUSE OCCUPANT LOAD IS <49 AND OL <30 AND COMMON PATH OF EGRESS TRAVEL IS 100'-0" OR LESS.
  (2) DISCHARGE: ALL EXITS SHALL TERMINATE AT A PUBLIC WAY OR AN EXTERIOR EXIT DISCHARGE.
F. DOORS:
  (1) MINIMUM CLEAR WIDTH SHALL BE 32"
  (2) SIDE HINGED
  (3) SWING IN DIRECTION OF TRAVEL WHERE OCCUPANT LOAD IS >50.
  (4) SELF-CLOSING OR AUTOMATIC-CLOSING IN FIRE BARRIERS AND HORIZONTAL EXITS.

DRINKING FOUNTAIN REQUIREMENTS:
NONE REQUIRED PER CBC 2016 2902.6 SMALL OCCUPANCIES AND IPC 2016 410.2
SMALL OCCUPANCIES : DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER
NONE REQUIRED PER CBC 2016 TABLE 2902.1 FOOTNOTE F.

INTERIOR FINISH:
A. EXITS - CLASS A.
B. ALL OTHER - CLASS A,B, OR C.
C. INTERIOR WALL & CEILING FINISH IF LESS THAN 10% OF AGGREGATE WALL & CEILING AREAS OF ANY ROOM MAY BE CLASS C.

ILLUMINATION & ALARM SYSTEMS:
A. ILLUMINATION OF MEANS OF EGRESS
  (1) REQUIRED FOR CORRIDORS & PASSAGEWAYS LEADING TO AN EXIT - SEE ELECTRICAL DRAWINGS FOR LAYOUT
  (2) CONTINUOUS ILLUMINATION DURING OCCUPANCY (MIN. ONE FOOTCANDLE AT FLOOR LEVEL
B. EMERGENCY LIGHTING
  (1) REQUIRED FOR CORRIDORS, INTERIOR STAIRS, INTERIOR OR WINDOWLESS AREAS, SHOPS, LABORATORIES, AND OTHER NORMALLY OCCUPIED SPACES EXCEPT ADMINISTRATIVE AREAS, MECHANICAL ROOMS, AND STORAGE AREAS.
  (2) DURATION OF 1-1/2 HOURS WITH INITIAL ILLUMINATION AVERAGE OF ONE FOOTCANDLE.
  (3) SEE ELECTRICAL DRAWINGS FOR LAYOUT
C. EXIT SIGNS
  (1) REQUIRED FOR EXITS AND EXIT ACCESS MEANS - SEE ELECTRICAL DRAWINGS FOR LAYOUT.
  (2) SIGNS SHALL BE CONTINUOUSLY ILLUMINATED DURING OCCUPANCY AND

CONSTRUCTION NOTES:

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
4. 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.

ADDITIONAL NOTES:

(COMPLY WITH 11B-404.2.7. 11B-404.2.8.1)
DOOR AND GATE HARDWARE:
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATE SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

EXCEPTIONS:
1. EXISITING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES, EXISTING OVERHEAD 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 RELEASE OF 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 INTEGRAL COMBINATION LOCK.

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

1. 1-HR FIRE RATED WALLS ADJACENT TO NEIGHBORING PROPERTY AS NECESSARY (BASED ON DISTANCE FROM BLDG. TO PROPERTY LINE, OR AS DEEMED NECESSARY BY FIRE DEPT.)
2. REFER TO FINISH SCHEDULE FOR CARWASH TUNNEL MATERIALS
3. INSULATION R-30 ROOF / R-19 WALLS
   REFER TO INSULATION SPECS ON SHEET F-3

FIRST FLOOR CODE COMPLIANCE PLAN

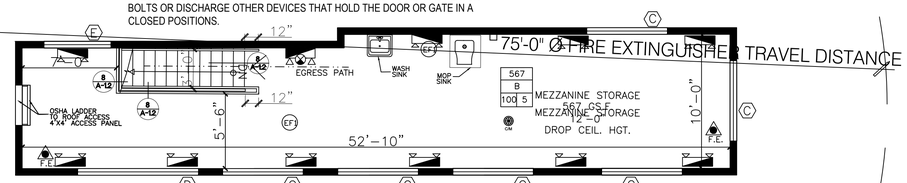
SCALE : 1/8"=1'-0" — 1

INTERIOR WALL GENERAL NOTES

NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
4. 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.



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.

NOTES FOR FIRE SAFETY OVERLAY ZONE (WINDOWS,DOORS, SKYLIGHTS)

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)
2. 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)

TRUE NORTH

MEZZANINE LEVEL CODE COMPLIANCE PLAN

SCALE : 1/8"=1'-0" — 2

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090-A	F-2
DRAWN BY: G.M.A.	DATE: 04-12-2021	

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.®

STEELER
CONSTRUCTION SUPPLY

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

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



1-800-275-2279

FlameOFF™
FlameOff Fire Barrier Paint

Submittal Data Sheet
Structural Steel

Selection & Specification Data

Generic Type	A water-based intumescent coating that consists of a vinyl acetate resin.
Description	A decorative, thin-film intumescent coating designed for fire protection of structural steel for interior applications requiring ASTM E119 testing for full scale/load bearing applications.
Features	• Tested to ASTM E119 / UL 263 standards • Decorative aesthetic finish - provides a hard, durable, architectural finish. Compatible with most latex/acrylic topcoats • Thin film coating - offers an economical solution to alternative fireproofing • low VOC, LEED compliant • Easy repair - if damaged, product can be patched easily • Does not require reinforcing mesh • Third party listing certificate
Color	White
Finish	Smooth
Primer	An alkyd metal or all purpose acrylic primer must be applied to steel before intumescent coating application. *For galvanized surfaces use all purpose acrylic primers ONLY.
Topcoat	For interior conditioned space, topcoating is not required but may be applied for aesthetic purposes. Product must be topcoated if there are environmental exposure requirements. Refer to FlameOFF Coatings, Inc. technical support. Intumescent coating must be applied to the required DFT and fully cured to a Shore D Hardness of 70 before topcoat is applied.
Thickness Per Coat	Recommended 20-35 Mils WFT *Range: 15-45 Mils WFT. Maximum thickness per coat depends upon applicator experience, substrate, and job site conditions.
Solids Content	By Volume 71%
Theoretical Coverage Rates	1138 sq ft/gallon at 1 mil DFT (105.7 m2 / at 25 microns) 37 sq ft/gallon at 30 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 R33527

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.

OWENS CORNING®
INNOVATIONS FOR LIVING™

EcoTouch® PINK® FIBERGLAS™ Insulation with PureFiber® Technology

Product Data Sheet



EcoTouch® PureFiber® Technology

Surface Burning Characteristics/Building Code Construction Classification

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

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

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

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

Description

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

Uses

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

Features and Benefits

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

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

Long Term Performance
EcoTouch® Insulation is dimensionally stable and will not slump within the wall cavity. Due to its inorganic fibers, EcoTouch® Insulation will not rot or mildew[4] 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.[3] EcoTouch® Insulation is GREENGUARD Children & Schools certified[5*1] and is verified to be formaldehyde free.[5]

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

FINISH SCHEDULE

KEY	AREA/ROOM NAME	FINISHES				CLG. HEIGHT	REMARKS
		FLOOR	BASE	WALL	CEILING	CEILING HEIGHT	
	CARWASH TUNNEL	F1	–	W1	–	18'–0"	ARCHED OPEN CEILING
	OFFICE	F1	B1	W2	C2	8'–0"	
	TOILET	F2	B2	W3	C3	8'–0"	
	EQUIPMENT/STORAGE/ELECT.	F1	B1	W2	C2	12'–0"	
	UPPER LEVEL STORAGE	F3	B1	W2	C2	12'–0"	
	VENDING ROOM	F1	–	W4	C4	8'–0"	
	STAIRWAY	F3	B1	W2	C2	8'–0"	

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")

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	16/20 SMOOTH STUCCO FINISH	C4	16/20 SMOOTH STUCCO FINISH

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

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 1 GENERAL

1.1 SECTION INCLUDES

A. Exterior-grade PVC wall panels.

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section.

A. Section 07920 (07 92 00) - Joint Sealants.

1.7 WARRANTY

A. Warranty Period for Wall Panels: 10 years.

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.

FireStop™
Residential & Commercial
Caulk, Pillows & Putty Pads

FireStop™ Offering

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



nsi INDUSTRIES
NSi Industries, LLC
USA • 800.321.5947
www.nsiindustries.com

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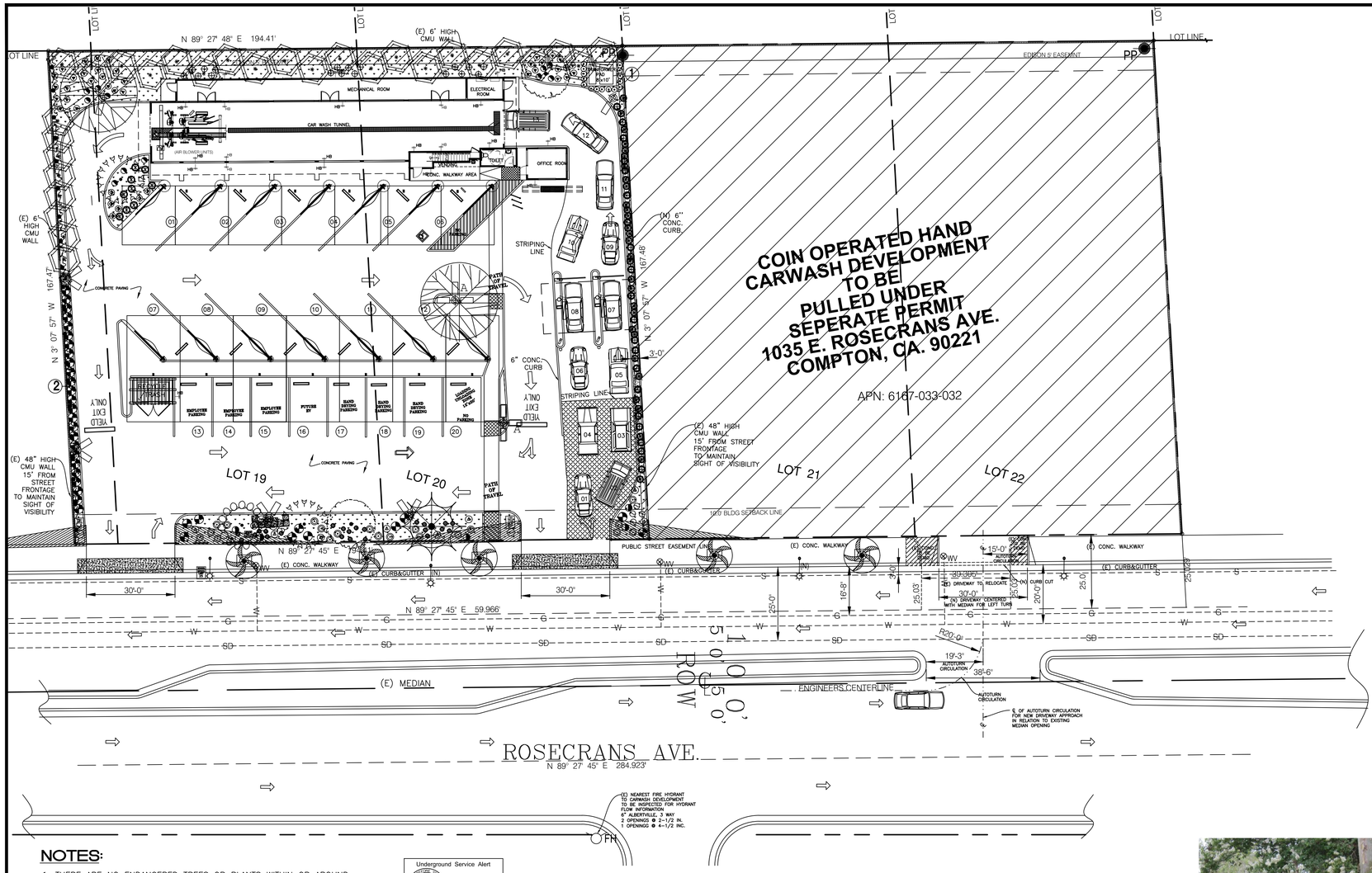
TITLE	NEW AUTOMATED EXPRESS CAR WASH DEVELOPMENT PROJECT
	FOR
OWNER	GREEN GREEN CAR WASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

FIRE CODE COMPLIANCE INTERIOR SPEC SHEETS

APPROVED BY:	C. D. LEE
DRAWN BY:	G.M.A.
JOB NO.:	8090-A
DATE:	04-12-2021

F-3



PLANT LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE		RATING
	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	1	TREE	L	0.3
	2	LAGERSTROEMIA INDICA "CHOCTAW MUTITRUNK'	CRAPE MYRTLE	24" BOX	1	TREE	L	0.3
	3	PRUNUS CAROLINIANA 'COMPACTA'	DWARF CAROLINA EVERGREEN HEDGE	15 GAL	30	COLUMN SHRUB	L	0.3
	4	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	2	TREE	L	0.3
	5	OLEA EUROPAEA 'SWAN HILL'	OLIVE	24" BOX	2	TREE	L	0.3
	6	PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	3	TREE	L	0.3
	7	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	2	TREE	L	0.3
	8	FICUS PUMILA	CREEPING FIG VINES	15 GAL.	28	ESPALIER	L	0.3
	9	CISTUS HYBRID 'INCANUS'	ROCK ROSE	5 GAL.	18	SHRUBS	L	0.3
	10	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	5 GAL.	35	SHRUBS	L	0.3
	11	MORAEA IRIDIOIDES	AFRICAN IRIS	5 GAL.	17	SHRUB	L	0.3
	12	RUELLIA BRITTONIANA 'KATIE'	DWARF KATIE RUELLIA	5 GAL.	21	SHRUB	L	0.3
	13	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	5 GAL.	28	SHRUB	L	0.3
	14	SALVIA GREGGII RED	AUTUMN SAGE	5 GAL.	18	SHRUBS	L	0.3
	15	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	42	SHRUB	L	0.3
	16	LAVENDULA AUGUSTINA	LAVENDER	5 GAL.	17	SHRUB	L	0.3
	17	JUNIPERUS 'GOLD COAST'	GOLD COAST JUNIPER	5 GAL.	22	SHRUB	L	0.3
	18	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	5 GAL.	40	SHRUB	L	0.3
	19	FESTUCA GLAUCA	ELIJAH BLUE	5 GAL.	50	GROUND COVERAGE	L	0.3
	20	GAZANIA BIG KISS WHITE FLAME	TREASURE FLOWER	5 GAL.	100	GROUND COVERAGE	L	0.3

3" ORGANIC FINE MULCH IN ALL PLANTER BEDS.

NOTE:

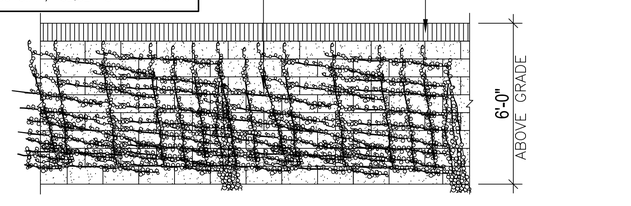
1. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH DENSE PLANT MATERIAL AND PAINTED TO BLEND WITH SURROUNDING PLANTING.
2. EVERGREEN "CREEPING FIG" VINES TO BE PROVIDED TO SCREEN WESTERN 6' CMU WALL AND TRASH ENCLOSURE.
3. TRANSFORMER TO BE SCREENED BY ARTIFICIAL VINES.
4. THERE ARE NO MOUNDS OR DEPRESSIONS.
5. 1 PARKING LOT TREE PER EVERY 4 PARKING SPACES (6 REQUIRED/ 9 PROVIDED)
6. JACARANDA 36" BOX TREE AT R.O.W. TREE WELL (2 EXISTING AND 1 NEW ADDED)

NOTES:

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 AREA TO BE COVERED BY 3" FINE MULCH.
6. INSTALL ROOT BARRIER AROUND TREES
7. DIG ALL PLANT PITS FOR BOX TREE PLANTING THREE 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. PARKING LOT LIGHTS ARE 20' HIGH AND WILL HAVE A CONC. FINISH ON EXPOSED FOOTINGS TO COMPLIMENT BLDG DESIGN.
10. CONCRETE WALKWAYS TO BE 6" IN HEIGHT FROM DRIVEWAY PAVEMENT ALL DRIVEWAYS TO BE 6" CONCRETE PAVEMENT
11. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
12. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR 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.
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 SHUTOFF RAIN SENSORS.

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

LANDSCAPING GROSS SQ. FT.:
REQ'D LANDSCAPE:
PROVIDED:
5,609 S.F. / 32,524 S.F. = 17%



NOTE: EVERGREEN "CREEPING FIG" VINES TO COVER SOLID SCREENED WALLS

NOTE: EXISTING CMU WALL HEIGHT TO BE MEAUSURED FROM HIGHEST GRADE.

② (E) 6FT HIGH FENCE WALL ELEVATION AT WEST PROPERTY LINE
SCALE : 3/8"=1'-0"



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)

① TRANSFORMER PAD ARTIFICIAL VINE DETAIL

KEY LEGEND

- FIRE HYDRANT
- GATE POST
- POWER POLE
- SEWER MANHOLE
- STREET LIGHT
- WATER VALVE
- WALL MOUNTED LIGHTING
- FREE STANDING LIGHTING
- CANOPY PARKING LIGHTING
- 50.0' LINE OF SIGHT TRIANGLE
- PROPERTY LINE
- CENTERLINE
- SETBACK LINE
- BUILDING LINE
- BLOCK WALL
- EASEMENTS
- 10" Ø WATER MAIN
- 4" Ø GAS MAIN
- 106" RCB STORM DRAIN
- 8" SANITARY SEWER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LANDSCAPE PLAN
SCALE: 1"=20'

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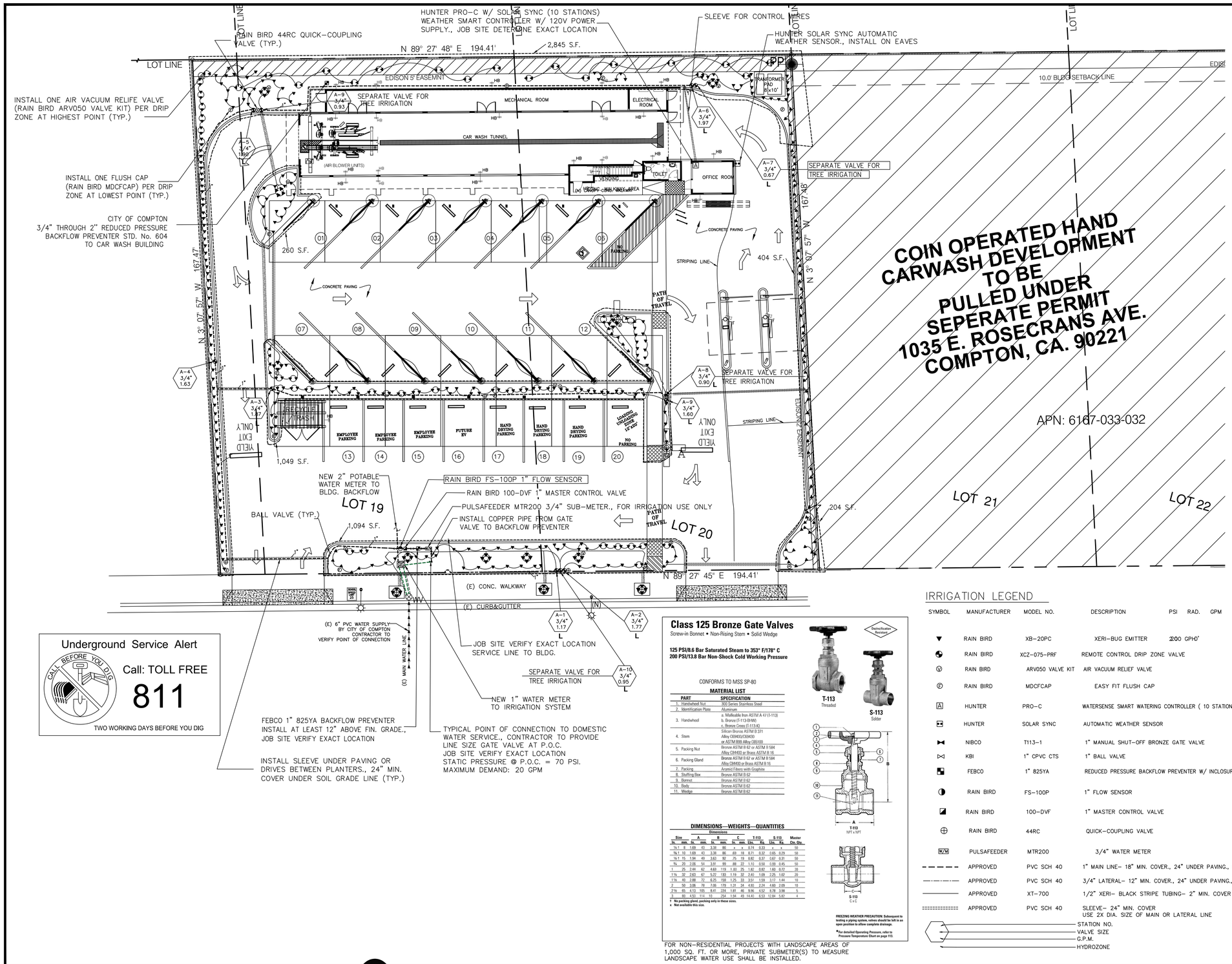
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

LANDSCAPE PLAN

APPROVED BY: C. D. LEE	JOB NO.: 8090-A
DRAWN BY: J.A.	DATE: 04-12-2021

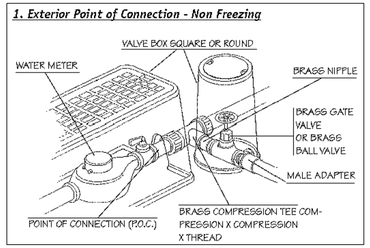
L-1



NOTES:

1. TOTAL SQUARE FOOTAGE OF IRRIGATED AREA: 5,110 SQ. FT.
2. AUTOMATIC IRRIGATION SYSTEM TO BE ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 8:00 P.M. TO 10:00 A.M.
3. WIRE CROSSINGS UNDER PAVED SURFACES SHALL BE SLEEVED SEPARATELY IN SCH. 40 CONDUIT.
4. ALL PRESURIZED IRRIGATION LINES SHALL BE BACKFILLD WITH 3" OF SAND ABOVE AND BELOW LINE (6" TOTAL).
5. ALL WIRE IS A MINIMUM #14 AWG 600-VOLT DIRECT BURIAL AND UL LISTED.
6. WIRE SPLICES ARE MADE WITH WATERPROOF, NON-REUSABLE CONNECTORS.
7. EXTRA SLEEVES (4" MINIMUM) ARE INSTALLED ACROSS ROADWAYS, OR BENEATH OTHER PAVED SURFACES, WHICH ARE 7' IN LENGTH OR MORE.
8. USE 1" SIZE PVC SCHEDULE 40 PLASTIC PIPE FOR ALL MAIN LINES & 3/4" PVC SCHEDULE 40 PLASTIC PIPE FOR ALL LATERAL LINES., UNLESS OTHERWISE NOTED.
9. IRRIGATION DESIGN, E.G., EQUIPMENT TYPE, PRECIPITATION RATE, TO INCORPORATE FINDINGS FROM SOIL MANAGEMENT REPORT.
10. IRRIGATION SYSTEM DESIGNED TO MATCH PRECIPITATION RATES.
11. NO RECLAIMED/RECYCLE OR GREYWATER IS USED FOR THE PROPOSED IRRIGATION SYSTEM.
12. ELIMINATE WATER RUN-OFF TO IMPERMEABLE SURFACE.
13. ADJACENT IMPERMEABLE SURFACE SLOPES TOWARDS PLANTING AREA.
14. USE MINIMUM (1) 2 GPH EMITTER FOR 1 & 5 GAL. PLANTS, (2) 2 GPH EMITTER FOR 15 GAL. PLANTS, (4) 2 GPH EMITER FOR 24" BOX TREES AND (6) 2 GPH EMITTER FOR 36" BOX TREES AND MULTIPLE EMITTERS SPACE MAX. 4' APART LOCATED BETWEEN THE TRUNK AND DRIP LINE FOR THE EXISTING TREES.
15. EDISON EASEMENTS TO BE COVERED WITH MULCH ONLY.

1. Exterior Point of Connection - Non Freezing



Underground Service Alert

CALL BEFORE YOU DIG

Call: TOLL FREE

811

TWO WORKING DAYS BEFORE YOU DIG

Class 125 Bronze Gate Valves

Screw-in Bonnet • Non-Rising Stem • Solid Wedge

125 PSI/8.6 Bar Saturated Steam to 353° F/178° C
200 PSI/13.8 Bar Non-Shock Cold Working Pressure

CONFORMS TO MSS SP-80

MATERIAL LIST

PART		SPECIFICATION
1.	Handwheel Nut	300 Series Stainless Steel
2.	Identification Plate	Aluminum
3.	Handwheel	a. Malleable Iron ASTM A 47 (1-113) b. Bronze (T-113-B/W) c. Bronze Cross (T-113-X)
4.	Stem	Silicon Bronze ASTM B 371 Alloy C69400/C65430 or ASTM B99 Alloy C65100
5.	Packing Nut	Bronze ASTM B 62 or ASTM B 584 Alloy CB4400 or Brass ASTM B 16
6.	Packing Gland	Bronze ASTM B 62 or ASTM B 584 Alloy CB4400 or Brass ASTM B 16
7.	Packing	Aramid Fibers with Graphite
8.	Stuffing Box	Bronze ASTM B 62
9.	Bonnet	Bronze ASTM B 62
10.	Body	Bronze ASTM B 62
11.	Wedge	Bronze ASTM B 62

DIMENSIONS—WEIGHTS—QUANTITIES

Size	A		B		C		T-113	S-113	Master
In.	mm.	In.	mm.	In.	mm.	In.	Lbs. Kg.	Lbs. Kg.	Ctn. Qty.
¼	8	1.69	43	3.38	86	+	+	0.74 0.33	+ +	50
⅜	10	1.69	43	3.38	86	.69	18	0.71 0.32	0.65 0.29	50
½	15	1.94	49	3.63	92	.75	19	0.82 0.37	0.67 0.31	50
¾	20	2.06	54	3.31	99	.88	22	1.10 0.50	0.99 0.45	50
1	25	2.44	62	4.69	119	1.00	25	1.82 0.82	1.60 0.72	20
1¼	32	2.83	67	5.72	130	1.19	32	2.40 1.09	2.25 1.02	20
1½	40	2.88	72	6.25	158	1.25	33	3.50 1.59	3.17 1.44	10
2	50	3.06	78	7.06	179	1.31	34	4.93 2.24	4.60 2.09	10
2½	65	4.13	105	8.41	224	1.81	46	8.96 4.52	8.78 3.98	5
3	80	4.50	114	10	254	1.94	49	14.40 6.53	12.84 5.82	4

+ No packing glued, packing only in these sizes.
• Not available this size.

FREEZING WEATHER PRECAUTION: Subsequent to testing a piping system, valves should be left in an open position to allow complete drainage.

*For detailed Operating Pressure, refer to Pressure-Temperature Chart on page 113.

FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	PSI	RAD.	GPM
▼	RAIN BIRD	XB-20PC	XERI-BUG EMITTER	20	00	GPH
	RAIN BIRD	XCZ-075-PRF	REMOTE CONTROL DRIP ZONE VALVE			
Ⓥ	RAIN BIRD	ARV050 VALVE KIT	AIR VACUUM RELIEF VALVE			
Ⓕ	RAIN BIRD	MDCFCAP	EASY FIT FLUSH CAP			
[A]	HUNTER	PRO-C	WATERSENSE SMART WATERING CONTROLLER (10 STATIONS)			
	HUNTER	SOLAR SYNC	AUTOMATIC WEATHER SENSOR			
⋈	NIBCO	T113-1	1" MANUAL SHUT-OFF BRONZE GATE VALVE			
⋈	KBI	1" CPVC CTS	1" BALL VALVE			
	FEBCO	1" 825YA	REDUCED PRESSURE BACKFLOW PREVENTER W/ INCLOSURE			
◑	RAIN BIRD	FS-100P	1" FLOW SENSOR			
◪	RAIN BIRD	100-DVF	1" MASTER CONTROL VALVE			
⊕	RAIN BIRD	44RC	QUICK-COUPLING VALVE			
M/M	PULSAFEEDER	MTR200	3/4" WATER METER			
- - - -	APPROVED	PVC SCH 40	1" MAIN LINE- 18" MIN. COVER., 24" UNDER PAVING., U.O.N.			
—·—·—	APPROVED	PVC SCH 40	3/4" LATERAL- 12" MIN. COVER., 24" UNDER PAVING., U.O.N.			
——	APPROVED	XT-700	1/2" XERI- BLACK STRIPE TUBING- 2" MIN. COVER			
==========	APPROVED	PVC SCH 40	SLEEVE- 24" MIN. COVER USE 2X DIA. SIZE OF MAIN OR LATERAL LINE			

STATION NO.
VALVE SIZE
G.P.M.
HYDROZONE

* LANDSCAPE AREA: 5,609 S.F.

HYDROZONES	SQ. FT.	PERCENTAGE	VALVE #
L HYDROZONE A LOW	= 5,609 S.F.	100 %	A-1 TO A-10

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

TRUE NORTH

IRRIGATION PLAN

SCALE: 1"=15'

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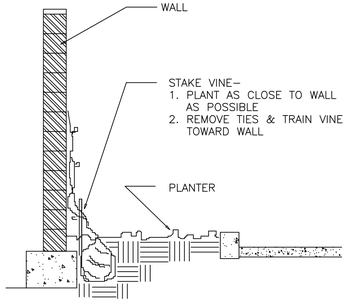
TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

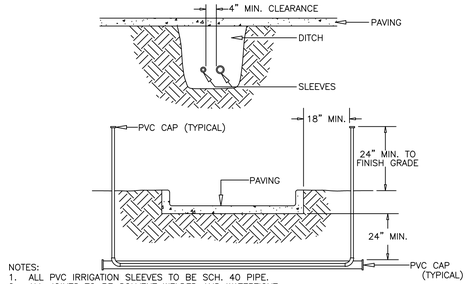
IRRIGATION PLAN

APPROVED BY: C. D. LEE
DRAWN BY: J.A.
JOB NO.: 8090-A
DATE: 04-12-2021

L-2

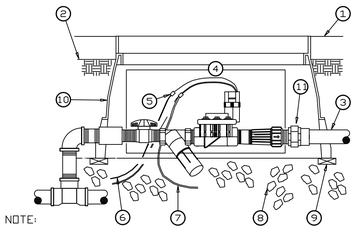


VINE PLANTING



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.

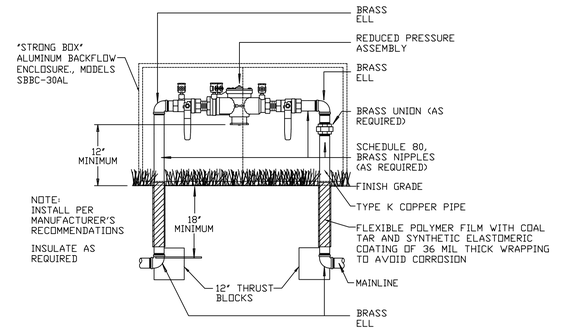
SLEEVING



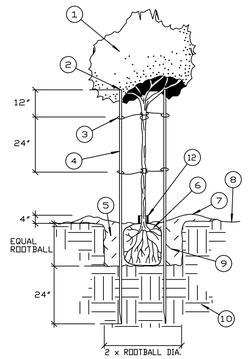
1. MULSH BED.
2. FINISH GRADE.
3. PVC PIPE (DEPTH PER SPECIFICATION).
4. RAIN BIRD MODEL # XCZ-075 XERIGATION CONTROL ZONE ASSEMBLY.
5. WIRE CONNECTOR.
6. PILOT WIRE.
7. COMMON WIRE.
8. 3/4" CRUSHED ROCK.
9. 2" x 4" x 12" REDWOOD FOR SUPPORT.
10. 12" x 18" RECTANGULAR VALVE BOX.
11. PVC UNION FOR SERVICING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

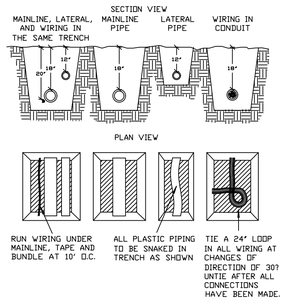


REDUCED PRESSURE ASSEMBLY



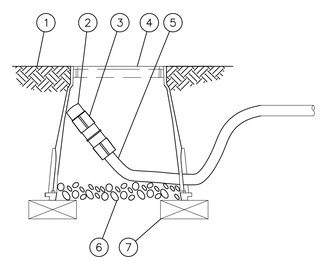
1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. (2 REQUIRED) "V.I.T." TREE BRACES SECURE TO LODGE POLES WITH GALVANIZED SCREWS OR 2-CINCH TIES CAN BE USED WITH GALVANIZED SCREWS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL OUTSIDE OF ROOTBALL)
5. BACKFILL PER SOIL 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 RECOMMNDATIONS.
10. UNDISTURBED NATIVE SOIL
11. PLANT PIT 2X DIAMETER EQUAL DEPTH OF ROOTBALL
12. ARBOR GUARD FOR TREES IN TURF AREA

TREE PLANTING – 24" BOX & SMALLER



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

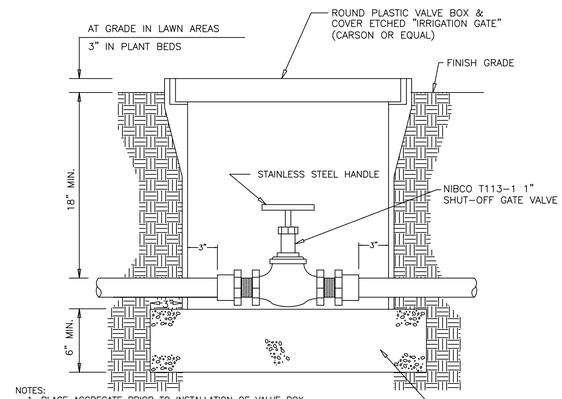
PIPE & WIRE TRENCHING



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

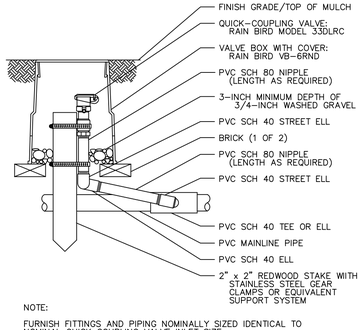
NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

FLUSH VALVE



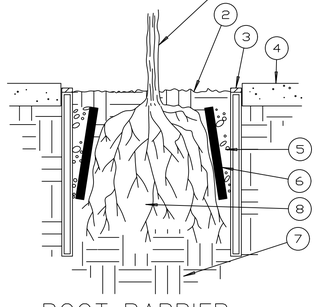
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
2. INSTALL CONTROL VALVES A MIN. OF 12" FROM STRUCTURES OR HARDSCAPING.
3. INSTALL VALVES IN PLANT BEDS WHERE EVER POSSIBLE NEXT TO SIDEWALKS.
4. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
5. PLACE AGGREGATE PRIOR TO INSTALLATION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

SHUT–OFF GATE VALVE



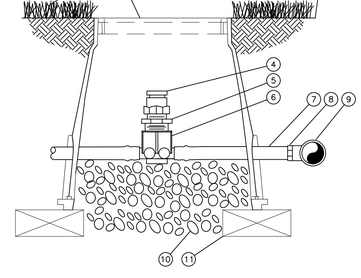
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE



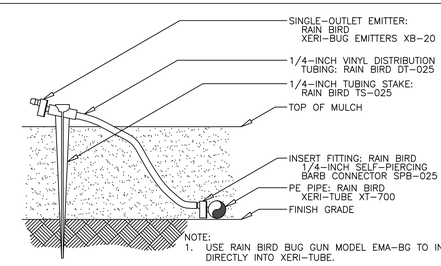
1. TREE (PER PLAN)
2. FINISH GRADE
3. 3" DIA. x 4'-0" PERFORATED DRAIN PIPE WITH GRATED CAP (2 PER TREE)
4. CONCRETE WALK (WHERE OCCURS)
5. 3/4" GRAVEL BACKFILL
6. "DEEP ROOT" CONTROL BARRIER
   72" BOX TREE:
   MODEL NO: UB48-2
   SIZE: 13-24" x 48" PANELS PER TREE
   60" BOX TREE:
   MODEL NO: UB48-2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

ROOT BARRIER



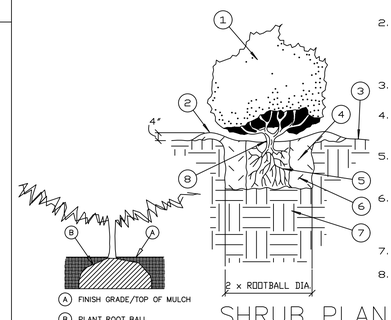
1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD–TFA FITTING
7. ½" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
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.

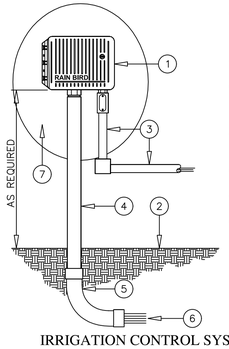
EMITTER INTO 1/4" TUBING



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 RECOMMNDATIONS.
7. UNDISTURBED NATIVE SOIL
8. SET CROWN OF ROOT BALL MINIMUM 1" ABOVE SURROUNDING GRADE. SEE ROOT BALL DETAIL

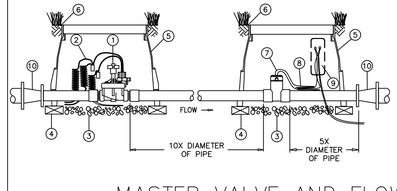
SHRUB PLANTING



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

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

IRRIGATION CONTROL SYSTEM



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

MASTER VALVE AND FLOW SENSOR

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

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

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW AUTOMATED EXPRESS CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1005 E. ROSECRANS AVE., COMPTON, CA. 90221

PLANTING IRRIGATION DETAILS

APPROVED BY: C. D. LEE	JOB NO.: 8090–A
DRAWN BY: J.A.	DATE: 04–12–2021

L–3



CITY OF COMPTON

AERIAL MAP

Conditional Use Permit (CUP) Case No. 19-001
1005 E. Rosecrans Ave.
6167-033-030

Legend

City Limits

parcels

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Description of Business Operation (Introductory) **April 12, 2021**

RE: 1005 E. Rosecrans Avenue, Compton, CA 90221

The proposed business is commercial Automatic Express Car Wash systems offering vacuum stations for use by carwash patrons. The following items are some of the main points of the business operation:

Number of employees:

3 full-time and 4 part-time employees

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

Hours of operation for the car wash:

Monday to Sunday (7 AM – 8 PM)

The Customer experience for Automatic Express Car Wash:

1. Customers drive through the designated entrance drive isle leading to a pay-kiosk where they choose and pay for the desired type of wash service.

2. Next the customer proceeds to the entrance of the carwash tunnel where they are guided by an attendant into the tunnel. Customers remain inside their vehicles as the car moves through the wash tunnel by means of a conveyor along the wash tunnel. Customers shall close all the doors and windows of their vehicles while inside the tunnel and during the wash and drying by blower operation.

3. Once the customer exits the wash tunnel they have 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, etc. Various car care products are provided at the vending machine area.

4. Customers may choose to use the vacuum stations prior to exiting to Rosecrans Avenue from the facility.

Carwash time from entry into property to exiting the tunnel is 5 minutes on the average.

The proposed business is commercial Automatic Express Car Wash systems offering vacuum stations for use by carwash patrons. Eleven (11) vacuum stalls in total are reserved for regular customers and one (1) vacuum stall is reserved for exclusively handicap customers. An additional eight (8) parking stalls are reserved for employee/visitor parking and hand drying.

The C-L zoning and the proposed car wash use is subject to Conditional Use permit.

LEEDCO ENGINEERS, INC.

STRUCTURAL AND CIVIL
ENGINEERING CONSULTANTS

3380 Flair Drive, Suite 225, El Monte, CA 91731, USA
Phone: (626) 448-7870 Fax: (626) 448-3955
E-mail: leedco@aol.com

September 30, 2019
(Revised: February 9, 2021)
(Revised: April 12, 2021)

TRAFFIC IMPACT STATEMENT

Mr. Hoondo Hur
1580 S. Runyan Street
La Habra, CA 90631

Subject: New Development of Express Car Wash
at 1005 E. Rosecrans Avenue, Compton, CA 90221
APN # 6167-033-030 (Lots 19 & 20)
Leedco File No.: 8090A

Dear Mr. Hur:

This traffic trip memo is prepared for accompanying the Conditional Use Permit application for the subject new Car Wash facilities. This memo provides an overview of the long term traffic associated with the proposed use.

This report is an analysis of the potential traffic impacts associated with the proposed Car Wash Facilities (proposed project) in the City of Compton. This report has been prepared by Leedco Engineers, Inc. under contract to the Owner, Hoondo Hur, to document existing and projected trips generation as requested by the City of Compton. This study analyzes the potential for permanent impacts associated with operation of the proposed car wash facilities.

Project Description

The proposed business at 1005 E. Rosecrans Avenue is a car wash facility that offers vacuum stations for use by car wash patrons.

Mr. Hoondo Hur proposes to develop an Express Car Wash at 1005 E. Rosecrans Avenue, Compton, CA 90221. The lots are estimated of 0.75 acres in size and located along the north side of Rosecrans Avenue between Long Beach Blvd. to the east and Van Ness Avenue to the west (see Figure 1 – Vicinity Map). The lots are currently vacant land. The project area is

located in an urbanized portion of the City of Compton.

The proposed Express Car Wash building will be approximately 4,367 square feet in size and constructed on the west portion of the site located at 1005 E Rosecrans Avenue.

Access to the site is located on Rosecrans Avenue with new and existing accessible driveway approaches to be remodeled. Ample turnarounds in the sites are provided for smooth interior internal queuing of the project operation.

Traffic will access the sites from both the north and south via Van Ness Avenue, Long Beach Blvd., Pearl Avenue, Burris Avenue, Sloan Avenue, Poinsetta Avenue, and Crane Avenue until they reach the existing access point. All vehicles will disperse immediately from the sites by the same routes.

Project Trip Generations

The following table denote the expected long term trip generation from the operation:

			Weekday						
			Morning Peak Hour			Evening Peak Hours			Daily
Site Location	Qty	Units[1]	Inbound	Outbound	Total	Inbound	Outbound	Total	
Proposed Automated Car Washes (Express) 1005 E. Rosecrans Avenue	1	Car Wash Tunnel	28	21	49	52	56	108	936

[1] Source: Institute of Transportation, Trip Generation Manual, 10th Edition, 2017; Land Use Code 934

[2] Source: Morning Peak Hours Operation 7 AM - 1 PM. Evening Peak Hours 2 PM - 8 PM.

Trip Distribution

It is anticipated that the majority of the traffic to the proposed car wash facilities will come from East and West bounds of Rosecrans Avenue and will utilize those vehicle traffics routes.

Based on the above estimated daily average trip generation for the existing vacant lots versus new car wash facilities and the daily operation hours, an average increase of hourly vehicle count is estimated to be 78, that will result in a traffic impact on the Public Roads well below the 100 peak hour trip count.

Business Operation

The proposed car washing system in the washing tunnel has a basic washing capacity of one (1) per 5 minutes. With this vehicle discharge speed together with ample holding space of vehicles waiting for payment, expectation of vehicles awaiting or standing-by beyond the proposed car wash lot is very unlikely, even during peak hours such as Saturday and Sunday of the week. At least 8 cars can be held in the two (2) waiting lanes of 70 feet in length.

In the worst case, any vehicles awaiting beyond the property line abutting Rosecrans Avenue can be guided by the operator manger to enter the car wash lot by using alternative driveway approaches, as there are sufficient spaces within the lot to accommodate those customers' vehicles standing-by for short minutes until guided to the pay station orderly and fairly, first cover first serve basis.

Ingress/egress and routes are well designed in order to ease traffic flows to result in simple, orderly, and smooth internal queuing, before and after the customers being served.

Statistics of car wash businesses and experience indicate that approximately 50% of the car wash customers leave the lot after only the automatic car wash without taking self-serving vacuum cleaning. This shows even better queuing inside the business property.

In order to enhance traffic safety of the drivers, passengers, and foot traffics, we recommend that any walls within 40 feet of the driveway approaches shall not be taller than 48 inches in height above the grade level, in order to provide safe lines of sight.

Pay Kiosk Queuing Area

Customers pull up to any of the 2 pay station kiosks. They interact with a touch screen navigation computer that is connected to the control monitoring computer of the car wash system. The kiosk offers payment options in the form of cash, credit card, discount vouchers, and monthly subscription memberships for any selection the customer wants to apply to his car wash service. Once the payment has been made and the selection of the car wash experience has been processed by the kiosk system, a signal is sent to the car wash tunnel computer that correlates the customer with the corresponding service. From that point, the car wash tunnel attendant directs the customer into the car wash tunnel.

The time required to serve a typical customer at the pay kiosk is 1 minute on the average. Arrival rate of customer from entering the pay station 2 lanes queuing and pulling up to the pay kiosk is 1 minute to 2 minutes. The overall time for customer to enter the pay station 2 lanes queuing, pay at the kiosk, and exit the car wash tunnel is 5 minutes overall.

The anticipated peak demand hours for morning service are from 7 am to 1 pm with a peak window time between 8 am and 11 am. We also anticipate peak demand hours for evening service between 2 pm and 8 pm with a peak window time between 3 pm and 7 pm.

Our estimated ADT count is 936. For the 2-lanes pay station, the proposed queuing area can stack 16 vehicles total. In order to perform an anticipated vehicle staking circulation, we are using 15 vehicles, each vehicle taking 5 minutes to enter site, pay for serviced, and exit car wash tunnel.

(15v x 5min = 75v per hr @ 12hr = 900)
936 ADT > 900 therefore, ok

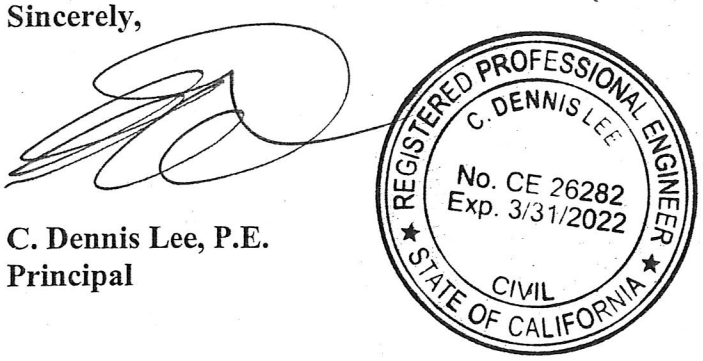
Conclusions

The proposed use of the site development and associated traffic flow will be consistent with the existing uses on surrounding properties and with existing traffic from Rosecrans Avenue. The intersections of both Van Ness Avenue and Long Beach Blvd have adequate turn lanes and line of sights for the proposed traffic volumes.

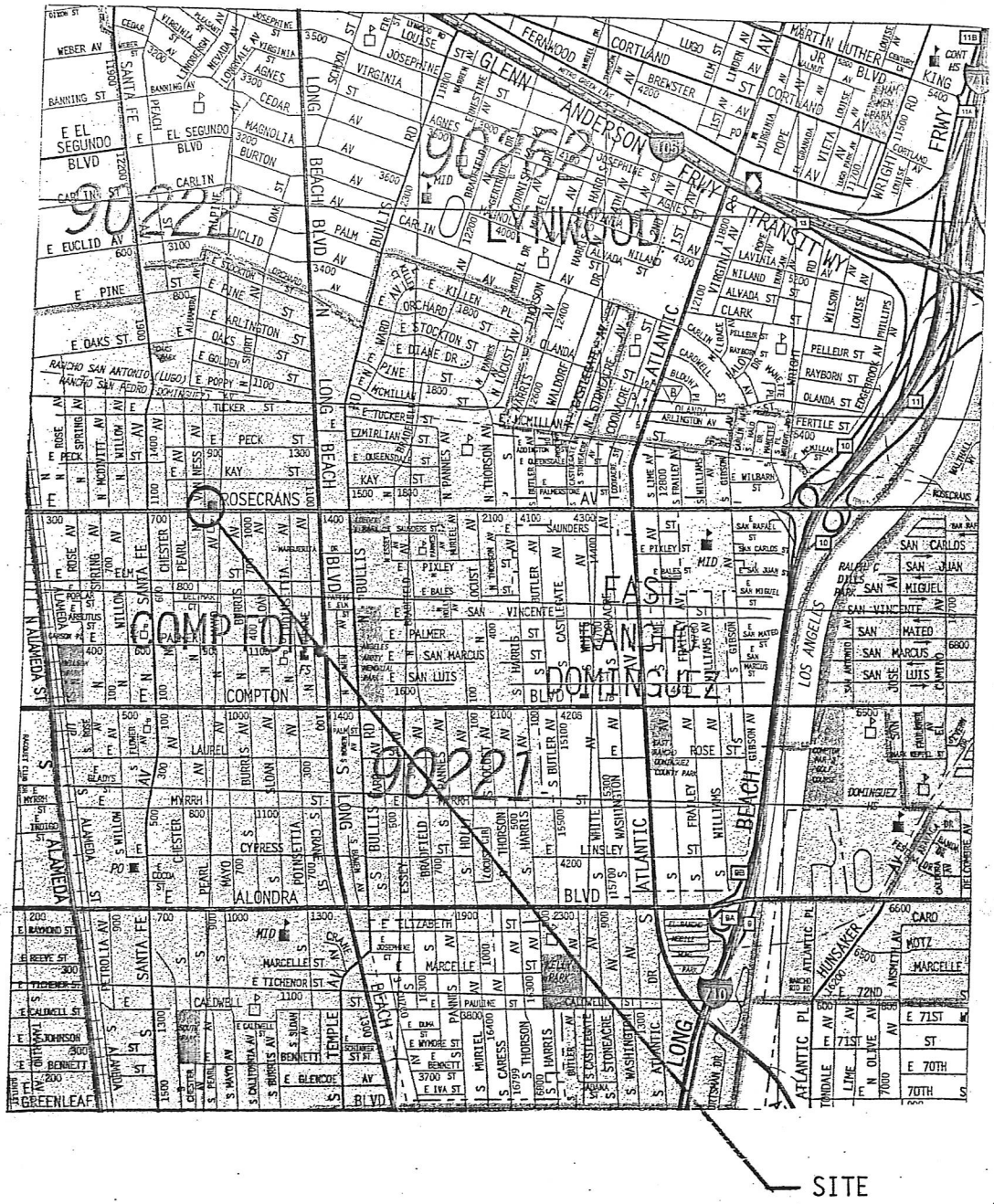
We believe, therefore, that the access and use of the site should not create any adverse traffic impacts on the surrounding roads. We further believe that an extensive traffic impact study is unnecessary.

If you have any questions, please feel free to contact me at (626) 234-2247.

Sincerely,



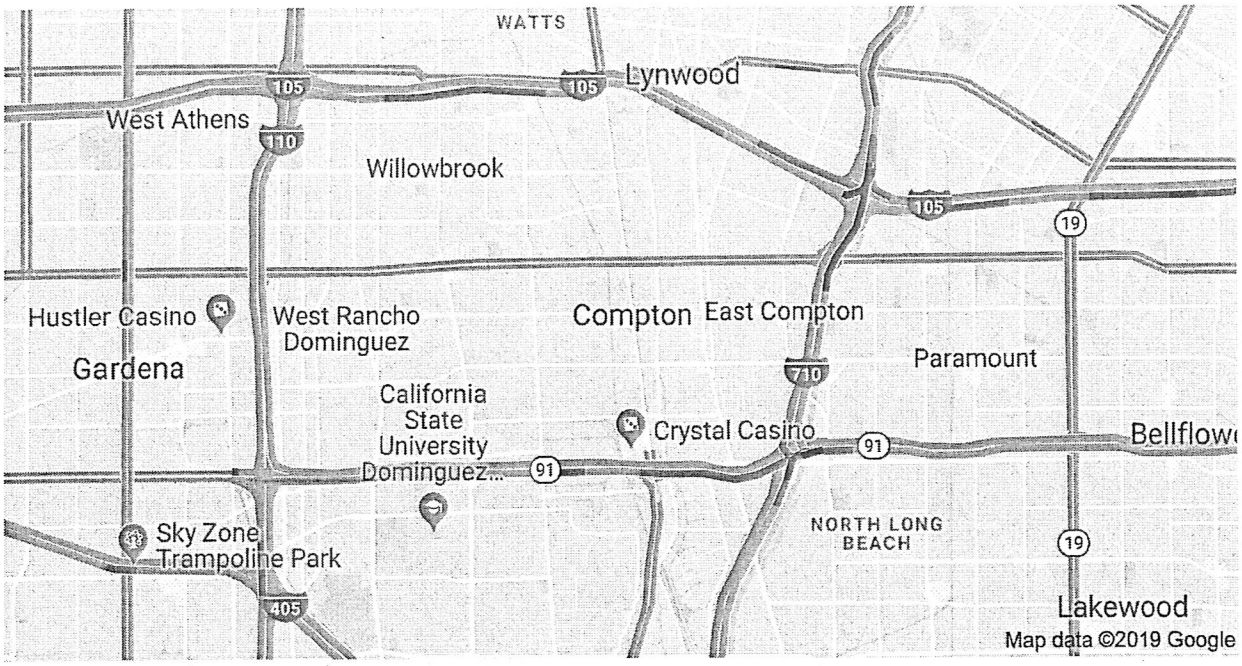
C. Dennis Lee, P.E.
Principal



VICINITY MAP

LEEDCO ENGINEERS, INC.	PROJECT No.	8090A
	DATE	9-30-19

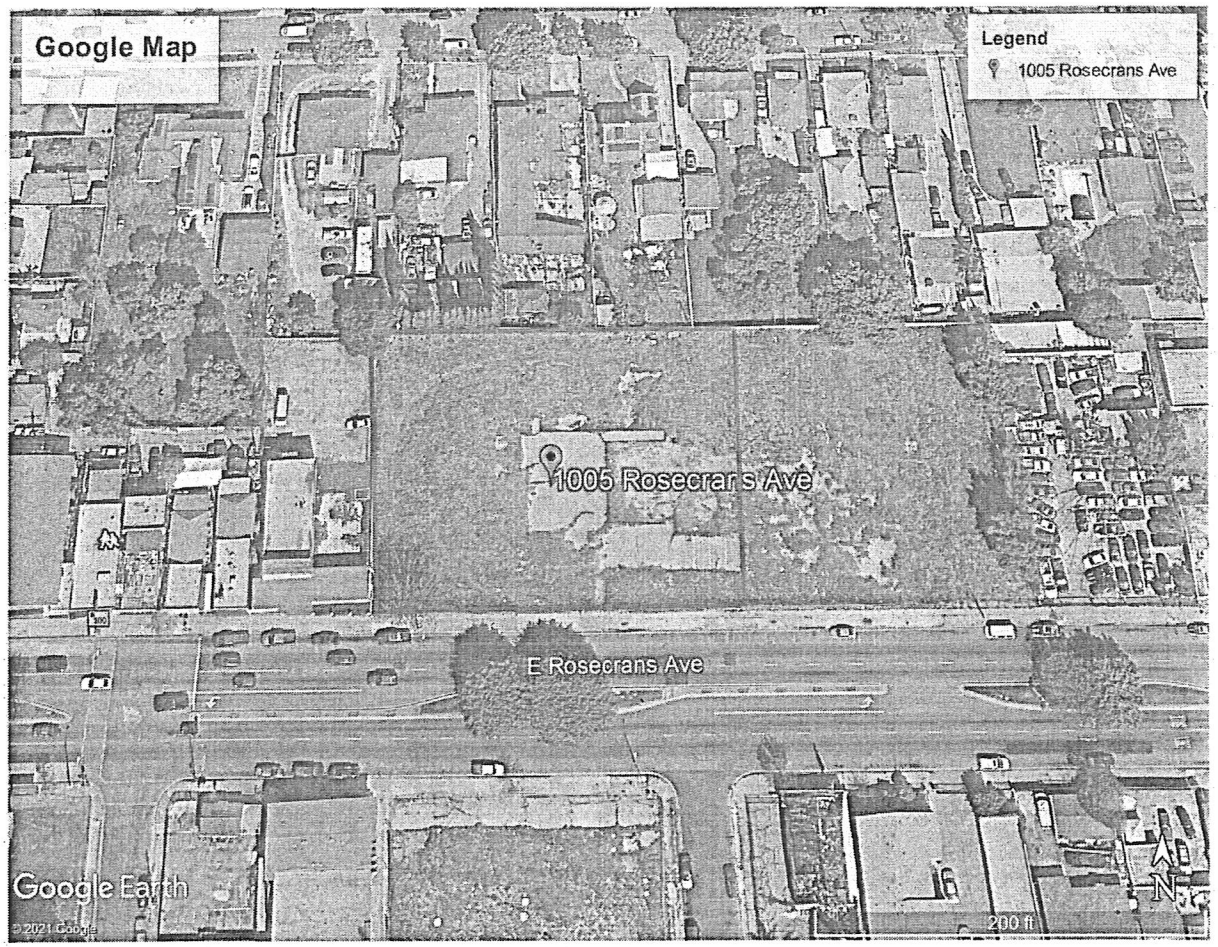
SITE FREWAY ACCESS ROUTE



Property Address: 1005 E. Rosecrans Avenue, Compton, CA 90221

LEEDCO ENGINEERS, INC.	PROJECT NO.	8090A
	DATE	9-30-19 (Rev. 4-12-21)

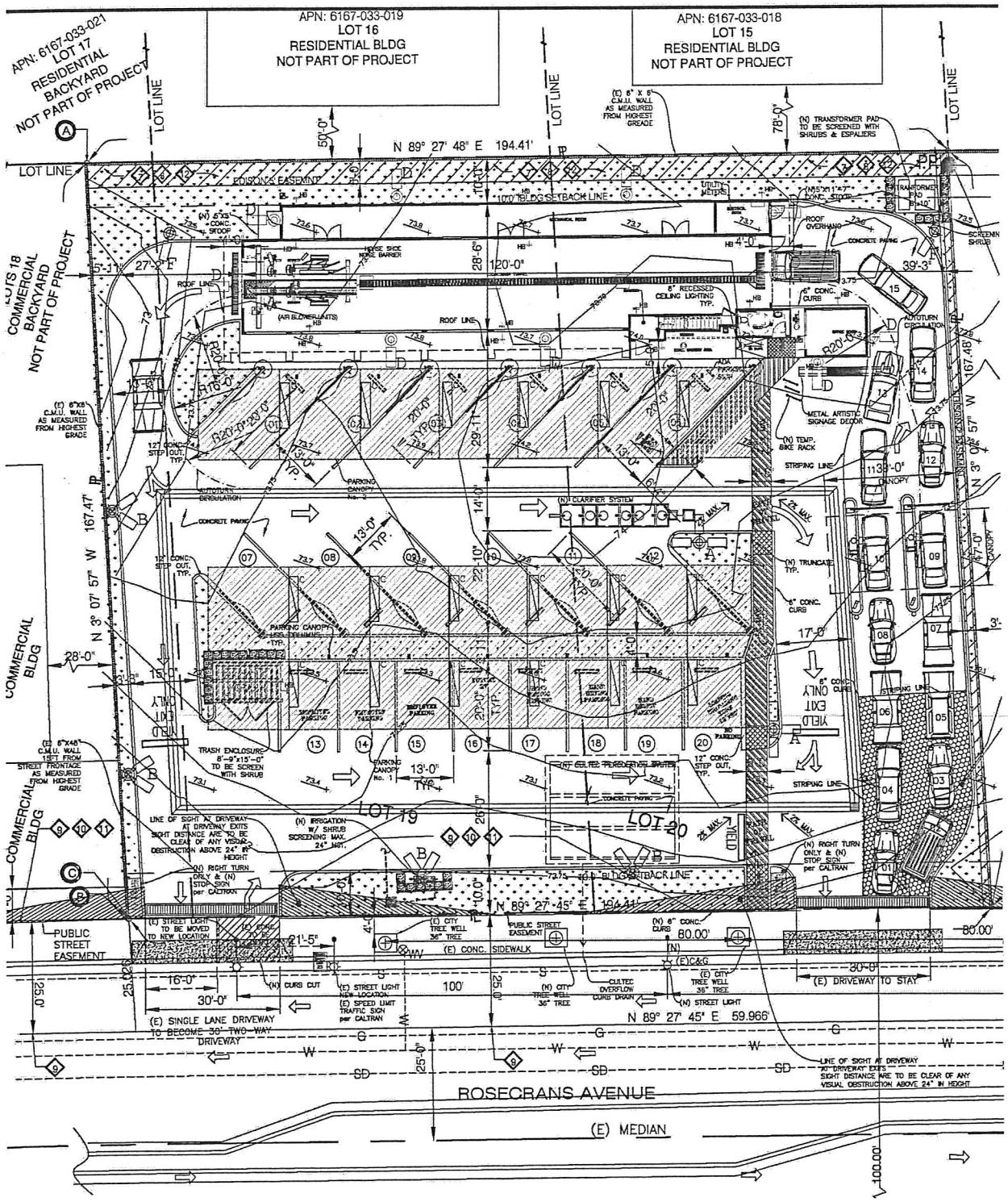
EXISTING



Property Address: 1005 E. Rosecrans Avenue, Compton, CA 90221

LEEDCO ENGINEERS, INC.	PROJECT NO.	8090A
	DATE	9-30-19 (rev. 4-12-21)

PROPOSED



Property Address: 1005 E. Rosecrans Avenue, Compton, CA 90221

LEEDCO ENGINEERS, INC.	PROJECT NO.	8090A
	DATE	9-30-19 (rev. 4-12-21)

APPENDIX A

GLOSSARY

GLOSSARY OF TERMS

ACRONYMS

AC	Acres
ADT	Average Daily Traffic
Caltrans	California Department of Transportation
DU	Dwelling Unit
ICU	Intersection Capacity Utilization
LOS	Level of Service
TSF	Thousand Square Feet
V/C	Volume/Capacity
VMT	Vehicle Miles Traveled

TERMS

AVERAGE DAILY TRAFFIC: The average 24-hour volume for a stated period divided by the number of days in that period. For example, Annual Average Daily Traffic is the total volume during a year divided by 365 days.

BANDWIDTH: The number of seconds of green time available for through traffic in a signal progression.

BOTTLENECK: A point of constriction along a roadway that limits the amount of traffic that can proceed downstream from its location.

CAPACITY: The maximum number of vehicles that can be reasonably expected to pass over a given section of a lane or a roadway in a given time period.

CHANNELIZATION: The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movements of both vehicles and pedestrians.

CLEARANCE INTERVAL: Nearly same as yellow time. If there is an all red interval after the end of a yellow, then that is also added into the clearance interval.

CONTROL DELAY: The component of delay, typically expressed in seconds per vehicle, resulting from the type of traffic control at an intersection. Control delay is measured by comparison with the uncontrolled condition; it includes delay incurred by slowing down, stopping/waiting, and speeding up.

CORDON: An imaginary line around an area across which vehicles, persons, or other items are counted (in and out).

CORNER SIGHT DISTANCE: The minimum sight distance required by the driver of a vehicle to cross or enter the lanes of the major roadway without requiring approaching traffic travelling at a given speed to radically alter their speed or trajectory. Corner sight distance is measured from the driver's eye at 42 inches above the pavement to an object height of 36 inches above the pavement in the center of the nearest approach lane.

CYCLE LENGTH: The time period in seconds required for a traffic signal to complete one full cycle of indications.

CUL-DE-SAC: A local street open at one end only and with special provisions for turning around.

DAILY CAPACITY: A theoretical value representing the daily traffic volume that will typically result in a peak hour volume equal to the capacity of the roadway.

DELAY: The time consumed while traffic is impeded in its movement by some element over which it has no control, usually expressed in seconds per vehicle.

DEMAND RESPONSIVE SIGNAL: Same as traffic-actuated signal.

DENSITY: The number of vehicles occupying in a unit length of the through traffic lanes of a roadway at any given instant. Usually expressed in vehicles per mile.

DETECTOR: A device that responds to a physical stimulus and transmits a resulting impulse to the signal controller.

DESIGN SPEED: A speed selected for purposes of design. Features of a highway, such as curvature, superelevation, and sight distance (upon which the safe operation of vehicles is dependent) are correlated to design speed.

DIRECTIONAL SPLIT: The percent of traffic in the peak direction at any point in time.

DIVERSION: The rerouting of peak hour traffic to avoid congestion.

FORCED FLOW: Opposite of free flow.

FREE FLOW: Volumes are well below capacity. Vehicles can maneuver freely and travel is unimpeded by other traffic.

GAP: Time or distance between successive vehicles in a traffic stream, rear bumper to front bumper.

HEADWAY: Time or distance spacing between successive vehicles in a traffic stream, front bumper to front bumper.

INTERCONNECTED SIGNAL SYSTEM: A number of intersections that are connected to achieve signal progression.

LEVEL OF SERVICE: A qualitative measure of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

LOOP DETECTOR: A vehicle detector consisting of a loop of wire embedded in the roadway, energized by alternating current and producing an output circuit closure when passed over by a vehicle.

MINIMUM ACCEPTABLE GAP: Smallest time headway between successive vehicles in a traffic stream into which another vehicle is willing and able to cross or merge.

MULTI-MODAL: More than one mode; such as automobile, bus transit, rail rapid transit, and bicycle transportation modes.

OFFSET: The time interval in seconds between the beginning of green at one intersection and the beginning of green at an adjacent intersection.

PLATOON: A closely grouped component of traffic that is composed of several vehicles moving, or standing ready to move, with clear spaces ahead and behind.

PASSENGER CAR EQUIVALENT (PCE): A metric used to assess the impact of larger vehicles, such as trucks, recreational vehicles, and buses, by converting the traffic volume of larger vehicles to an equivalent number of passenger cars.

PEAK HOUR: The 60 consecutive minutes with the highest number of vehicles.

PRETIMED SIGNAL: A type of traffic signal that directs traffic to stop and go on a predetermined time schedule without regard to traffic conditions. Also, fixed time signal.

PROGRESSION: A term used to describe the progressive movement of traffic through several signalized intersections.

QUEUE: The number of vehicles waiting at a service area such as a traffic signal, stop sign, or access gate.

QUEUE LENGTH: The length of vehicle queue, typically expressed in feet, waiting at a service area such as a traffic signal, stop sign, or access gate.

SCREEN-LINE: An imaginary line or physical feature across which all trips are counted, normally to verify the validity of mathematical traffic models.

SHARED/RECIPROCAL PARKING AGREEMENT: A written binding document executed between property owners to provide a designated number of off-street parking stalls within a designated area to be available for specified businesses or land uses.

SIGHT DISTANCE: The continuous length of roadway visible to a driver or roadway user.

SIGNAL CYCLE: The time period in seconds required for one complete sequence of signal indications.

SIGNAL PHASE: The part of the signal cycle allocated to one or more traffic movements.

STACKING DISTANCE: The length of area available behind a service area, such as a traffic signal or gate, for vehicle queueing to occur.

STARTING DELAY: The delay experienced in initiating the movement of queued traffic from a stop to an average running speed through an intersection.

STOPPING SIGHT DISTANCE: The minimum distance required by the driver of a vehicle on the major roadway travelling at a given speed to bring the vehicle to a stop after an object on the road becomes visible. Stopping sight distance is measured from the driver's eye at 42 inches above the pavement to an object height of 6 inches above the pavement.

TRAFFIC-ACTUATED SIGNAL: A type of traffic signal that directs traffic to stop and go in accordance with the demands of traffic, as registered by the actuation of detectors.

TRIP: The movement of a person or vehicle from one location (origin) to another (destination). For example, from home to store to home is two trips, not one.

TRIP-END: One end of a trip at either the origin or destination (i.e., each trip has two trip-ends). A trip-end occurs when a person, object, or message is transferred to or from a vehicle.

TRIP GENERATION RATE: The quantity of trips produced and/or attracted by a specific land use stated in terms of units such as per dwelling, per acre, and per 1,000 square feet of floor space.

TRUCK: A vehicle having dual tires on one or more axles, or having more than two axles.

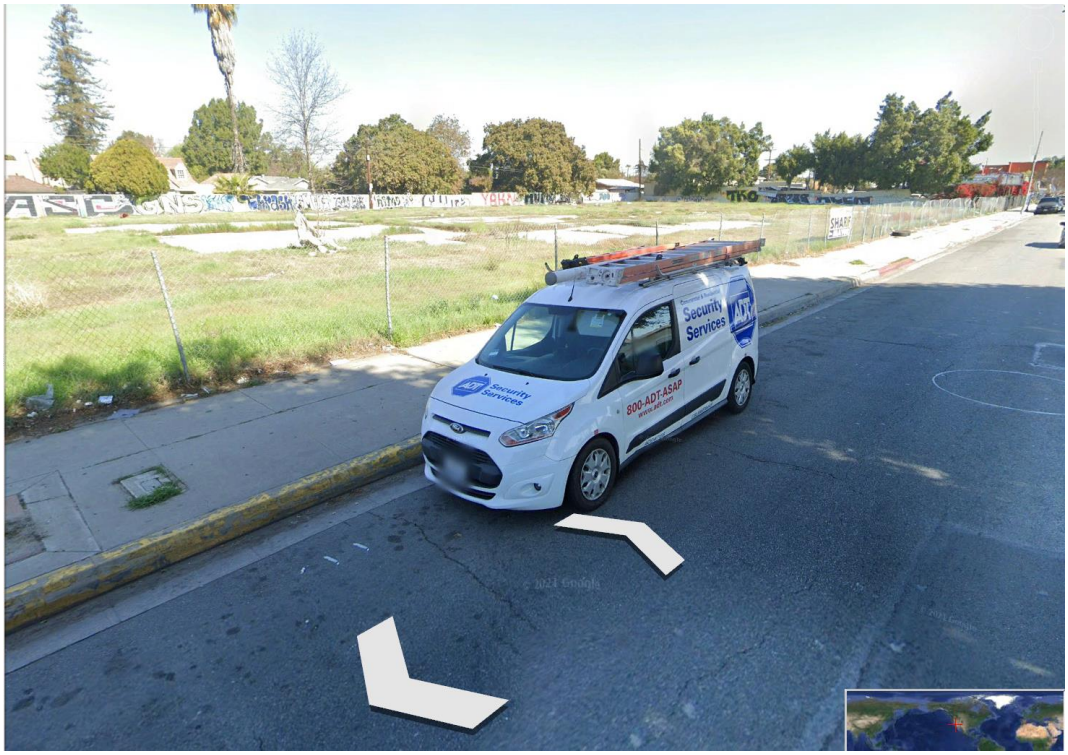
TURNING RADIUS: The circular arc formed by the smallest turning path radius of the front outside tire of a vehicle, such as that performed by a U-turn maneuver. This is based on the length and width of the wheel base as well as the steering mechanism of the vehicle.

UNBALANCED FLOW: Heavier traffic flow in one direction than the other. On a daily basis, most facilities have balanced flow. During the peak hours, flow is seldom balanced in an urban area.

VEHICLE MILES OF TRAVEL: A measure of the amount of usage of a section of highway, obtained by multiplying the average daily traffic by length of facility in miles.




SPEED
LIMIT
25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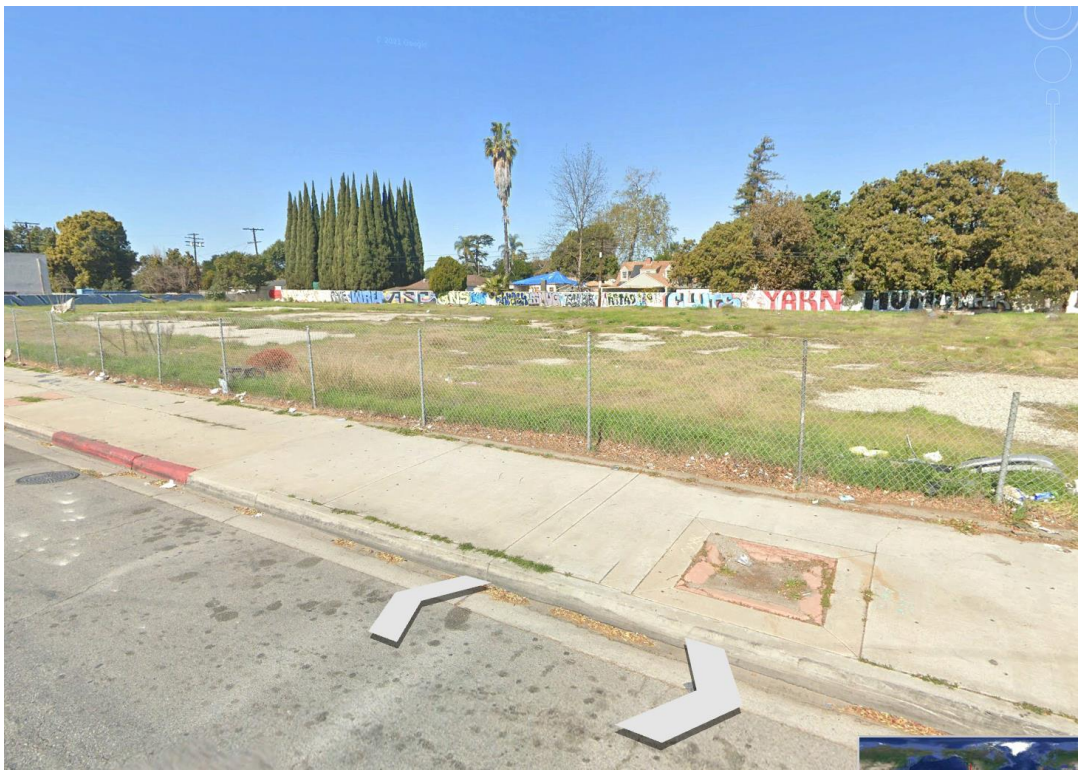
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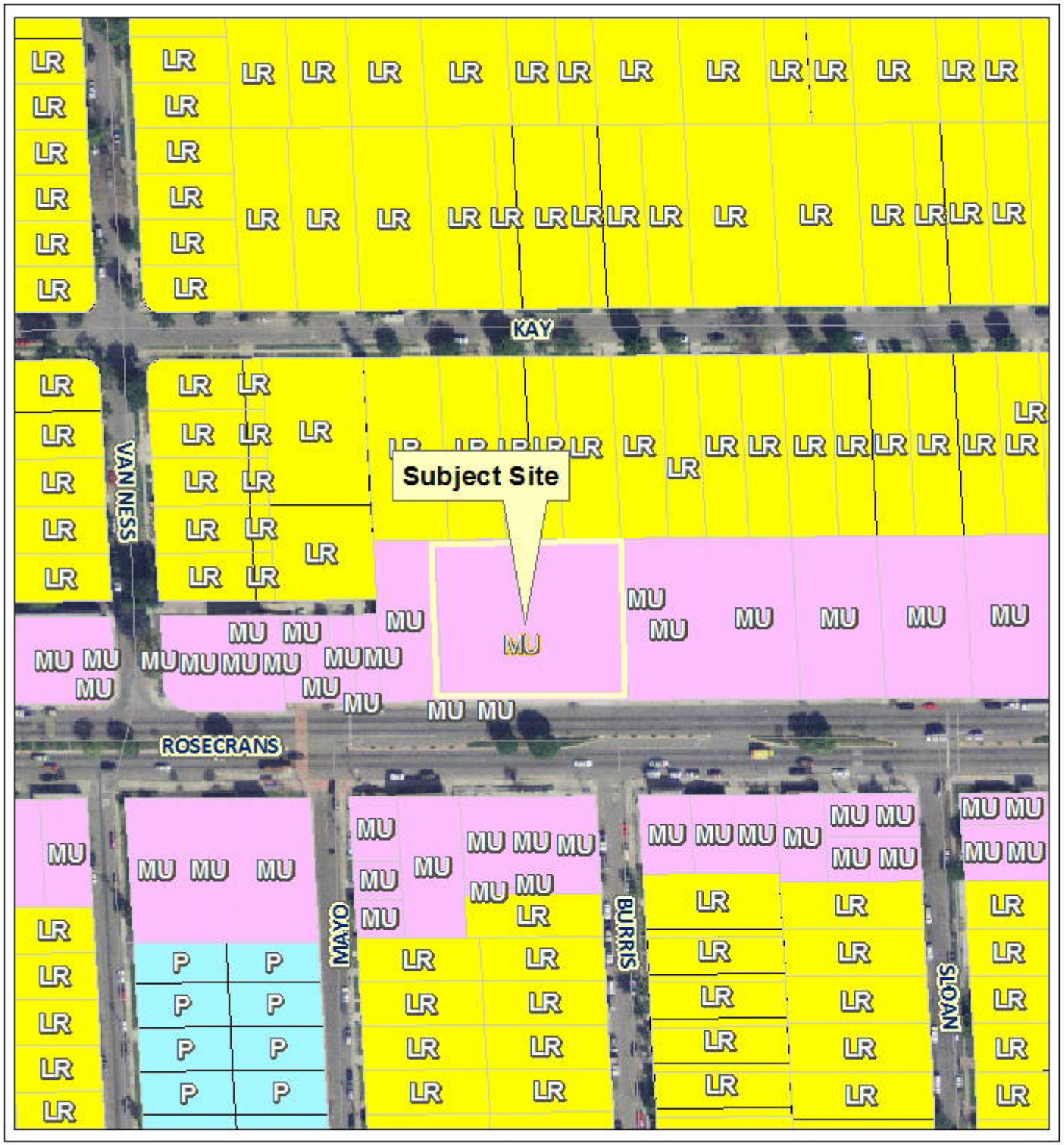

CITY OF COMPTON

GENERAL PLAN MAP

Conditional Use Permit (CUP) Case No. 19-001
1005 E. Rosecrans Ave.
6167-033-030

Legend

- City Limits
- parcels
- Low Density Residential <8.0 du/ac
- Medium Density Residential 8.1-17.0 du/ac
- High Density Residential 17.1-34.0 du/ac
- General Commercial
- Mixed Use
- Industrial
- Open Space/Parks
- Public/Quasi-Public
- Transportation

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NOISE STUDY

for

NEW EXPRESS CAR WASH at 1005 E. Rosecrans Avenue, Compton, CA 90225

Prepared for:

Mr. Hoondo Hur
1580 S. Runyan Street
La Habra, CA 90631
Tel.: 213-503-1911

Prepared by:

Leedco Engineers, Inc.
3380 Flair Drive, Suite 225
El Monte, CA 91731
Tel.: 626-234-2247

May 31, 2019
(Revised: February 5, 2021)
(Revised: April 12, 2021)



APR 12 2021

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EXPRESS CAR WASH NOISE STUDY

This report is an analysis of the potential noise impacts associated with the proposed Express Car Wash Project (proposed project) in the City of Compton. This report has been prepared by Leedco Engineers, Inc. under contract to Owner, Hoondo Hur., to document existing and projected noise levels as requested by the City of Compton. This study analyzes the potential for permanent impacts associated with operation of the proposed project and temporary impacts associated with construction activity within proximity to the construction area.

PROJECT DESCRIPTION

Mr. Hoondo Hur proposes to develop an Express Car Wash at 1005 E. Rosecrans Avenue, Compton, CA 90221, Compton in Los Angeles County. The lots totaling 0.75 acres in size and located along the north side of Rosecrans Avenue between Long Beach Blvd. to the east and Van Ness Avenue to the west (see Figure 1 – Vicinity Map). The lots are vacant land.

The proposed Express Car Wash building will be approximately 4,367 square feet in size and constructed on the northern portion of the site. Construction will be implemented with a construction permit of the express car wash. The building will be rectangular in shape and divided between the equipment room, office and attendant parking on the east side of the building and the car wash area on the east side. Vehicles will enter the facility from Rosecrans Avenue along the west side of the car wash facility, circle around the west side of the building and enter the car wash from the west side and exit from the east side. Vehicles will run through the automated car wash and customers exit on Rosecrans Avenue or continue to the vacuum station area in the parking lot. From that point, they will make a left turn and enter the self-vacuum area. This area will be located along the center of the site. A total of 12 self-vacuum stations will be provided. Vehicles will exit the facility via driveways located a Rosecrans Avenue of the site.

The proposed commercial building will be located on the northern side of the site. It would be 4,367 square feet in size. The pad will be graded during construction of the car wash. The building would be developed during construction of the project. Construction scheduling would be determined based on market demand.

The site would be paved and at build-out, a total of 20 parking spaces equipped with vacuum stations would be provided on-site for the new express car wash development. Site improvements such as landscaping and trees will also be provided.

Figure 1—Vicinity Map



SETTING

Overview of Sound Measurement

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3-dBA change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations. Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (i.e., industrial machinery). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed (approximately 30 years old or older) generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer residential units and office buildings construction to California Energy Code standards is generally 30 dBA or more (Harris, Miller, Miller and Hanson, 2006).

In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically,

Leq is summed over a one-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measuring period, and Lmin is the lowest RMS sound pressure level within the measuring period.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the day. Community noise is usually measured using Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10-dBA penalty for noise occurring during nighttime (10 p.m. to 7 a.m.) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7 p.m. to 10 p.m. and a 10 dBA penalty for noise occurring from 10 p.m. to 7 a.m. Noise levels described by Ldn and CNEL usually do not differ by more than 1 dB. Daytime Leq levels are louder than Ldn or CNEL levels; thus, if the Leq meets noise standards, the Ldn and CNEL are also met. Table 1 shows sounds levels of typical noise sources in Leq.

Sensitive Receptors

The project site is bordered by Rosecrans Avenue to the south, commercial uses to the east and west, and residential uses to the north. Sensitive receptors that may be affected by project generated noise are the residential dwelling units to the north.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Those adversely affected by noise events or conditions are schools, libraries, churches, hospitals, single and multiple family residential, including transient lodging, motels and hotel uses.

Sensitive land uses that may be affected by project noise include the existing single-family detached residential dwelling units located approximately 50 to 78 feet north of the project site. In addition, El Pueblo De Dios Church is located approximately 175 feet south of the project site, and Mayo Elementary School is located approximately 673 feet south of the project site.

Project Site Setting

The project area is located in an urbanized portion of the City of Compton. The most common and primary sources of noise in the project site vicinity are motor vehicles (e.g., automobiles and trucks) on Rosecrans Avenue. The project site is between Long Beach Blvd. to the east and Van Ness Avenue to the west. Traffic

noise is of concern because where a high number of individual events occur, it can create a sustained noise level. Other noise sources in the area are primarily associated with pedestrian activity; however, these sources do not noticeably contribute to the ambient noise environment. The scope of proposed improvements are shown in Figure 2 – Site Plan.

Noise Source (at Given Distance)	**Noise Environment**	**A-Weighted Sound Level (Decibels)**	**Human Judgment of Noise Loudness (Relative to Reference Loudness of 70 Decibels*)**
Military Jet Takeoff with Afterburner (50 ft)	Carrier Flight Deck	140	128 times as loud
Civil Defense Siren (100 ft)		130	64 times as loud
Commercial Jet Take-off (200 ft)		120	32 times as loud **Threshold of Pain**
Ambulance Siren (100 ft) Newspaper Press (5 ft) Gas Lawn Mower (3 ft)		100	8 times as loud **Very Loud**
Food Blender (3 ft) Propeller Plane Flyover (1,000 ft) Diesel Truck (150 ft)	Boiler Room Printing Press Plant	90	4 times as loud
Garbage Disposal (3 ft)	Noisy Urban Daytime	80	2 times as loud
Passenger Car, 65 mph (25 ft) Living Room Stereo (15 ft) Vacuum Cleaner (10 ft)	Commercial Areas	70	Reference Loudness **Moderately Loud**
Normal Speech (5 ft) Air Conditioning Unit (100 ft)	Data Processing Center Department Store	60	1/2 as loud
Light Traffic (100 ft)	Large Business Office Quiet Urban Daytime	50	1/4 as loud
Bird Calls (distant)	Quiet Urban Nighttime	40	1/8 as loud **Quiet**
Soft Whisper (5 ft)	Library and Bedroom at Night Quiet Rural Nighttime	30	1/16 as loud

	Broadcast and Recording Studio	20	1/32 as loud **Just Audible**
		0	1/64 as loud **Threshold of Hearing**
Pile Driver (50 ft)	Rock Music Concert Inside Subway Station (New York)	110	16 times as loud

Table 1. Sound Levels of Typical Noise Sources and Noise Environments

Source: Compiled by dBF Associates, Inc., 2016

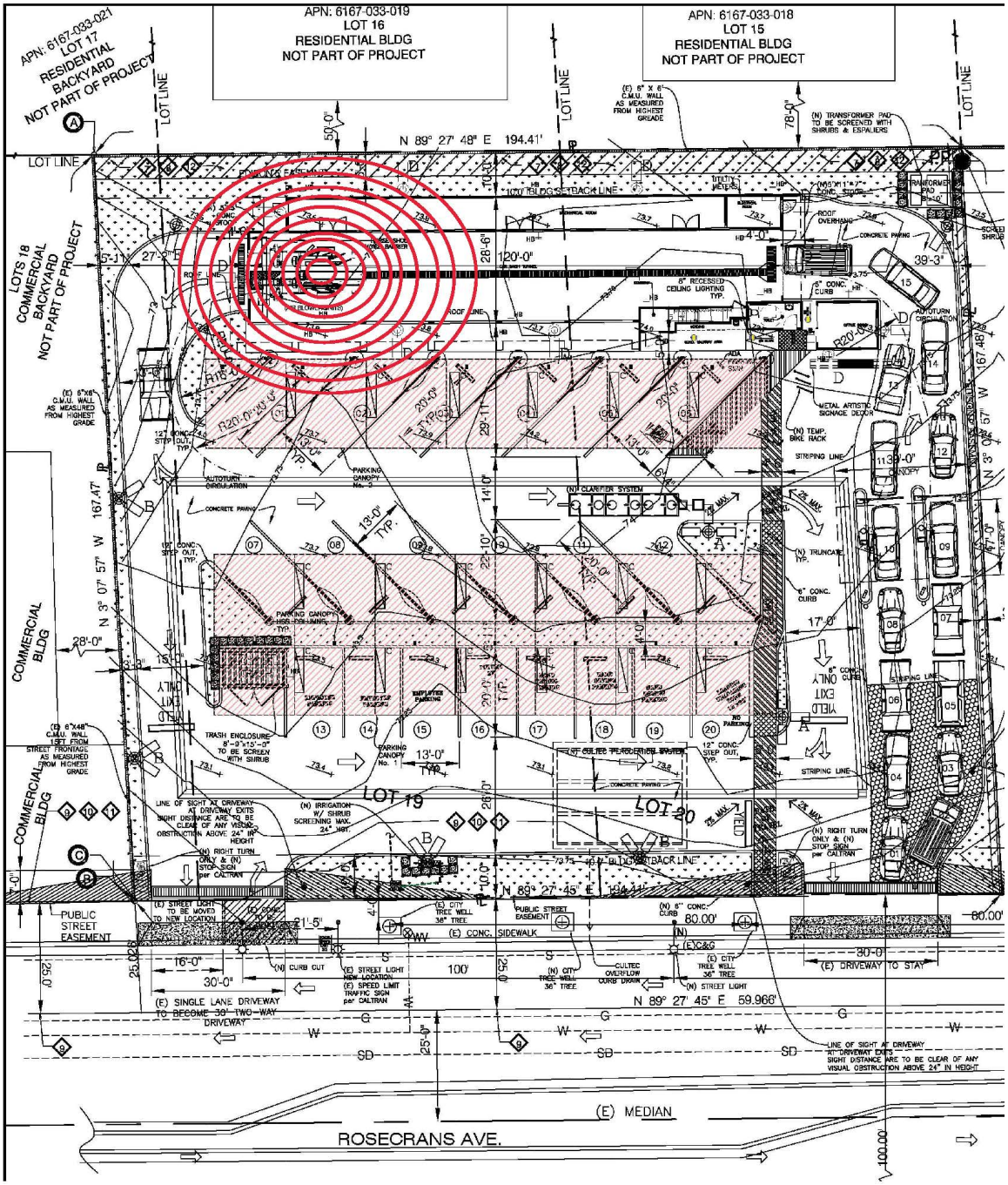

Figure 2—Site Plan with visualization of sound waves.

To gather data on the general noise environment at the project site, weekday morning 20 minute noise measurements were taken on May 22, 2019 (Tuesday), May 24, 2019 (Friday). Measurement site location 1(M1) is located along the western site boundary generally in the center of the site approximately 647 feet west of the Van Ness Avenue center line. Measurement site location 2(M2) is near to Kay Street near the rear of the site approximately 220 feet east of the center line. Existing noise levels were measured for model calibration purposes and determine existing baseline noise levels adjacent to the sensitive properties. Monitoring locations are shown in Figure 3 and represent the project site as well as noise sensitive residences located adjacent the project site as described above. The measurements were taken using an ANSI Type II integrating sound level meter, EXTECH 407730. The predominant noise source was traffic. The temperature during monitoring was 80 degrees Fahrenheit with no cloud cover. Wind speed was 5-10 miles per hour from the west.

During monitoring, 319 cars/light trucks, 11 medium (two-axles and six wheels) and 4 heavy (18-wheel) trucks passed Site Location 1 (M1). A total of 337 cars/light truck, 12 medium trucks and 4 heavy trucks passed Site Location 2 (M2). No background noise was audible while monitoring at Site 1 Location. Distant construction noise was audible while monitoring at Site 2 Location (M2). Thus, measured noise are representative of noise levels occurring at the project site during a typical daytime scenario.



Figure 3— Monitoring Locations

M—Monitoring Locations

Table 2 identifies the noise measurement locations and measured noise levels. As shown, the Leq was 56.8 dBA at Site 1 and 65 dBA at Site 2. Traffic volumes and feet mix were similar during monitoring at both sites. The primary explanation in the difference in sound levels is the distance from Rosecrans Avenue and Van Ness Avenue and sound absorption from the exposed soil and vegetation on the project site.

Table 2 Noise Monitoring Results

Measurement Location	Primary Noise Source	Sample Time	Leq (dBA)
1. Project site west boundary near center of site.	Traffic	Weekday morning	56.8
2. Project site east boundary near center of site.	Traffic	Weekday morning	65.0

Source: Field visit using ANSI Type II Integrating sound level meter.

Regulatory Setting

The Federal Noise Control Act (1972) addressed the issue of noise as a threat to human health and welfare. To implement the Federal Noise Control Act, the U.S. Environmental Protection Agency (EPA) undertook a number of studies related to community noise in the 1970s. The EPA found that 24-hour averaged noise levels less than 70 dBA would avoid measurable hearing loss, levels of less than 55 dBA outdoors and 45 dBA indoors would prevent activity interference and annoyance (EPA 1972).

The U.S. Department of Housing and Urban Development (HUD) published a Noise Guidebook for use in implementing the Department's noise policy. In general, HUD's goal is exterior noise levels that are less than or equal to 55 dBA Ldn. The goal for interior noise levels is 45 dBA Ldn. HUD suggests that attenuation be employed to achieve this level, where feasible, with a special focus on sensitive areas of homes, such as bedrooms (HUD 2009).

Title 24 of the California Code of Regulations (CCR) establishes standards governing interior noise levels that apply to all new single-family and multi-family residential units in California. These standards require that acoustical studies be performed before construction at building locations where the existing Ldn exceeds 60 dBA. Such acoustical studies are required to establish mitigation measures that will limit maximum Ldn levels to 45 dBA in any habitable room. Although there are no generally applicable interior noise standards pertinent to all uses, many communities in California have

adopted an Ldn of 45 as an upper limit on interior noise in all residential units. In addition, the State of California General Plan Guidelines (OPR 2003), provides guidance for noise compatibility. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

Noise Standards. The following noise sources are exempts from the noise standards:

- Any noise resulting from activities of a temporary duration permitted by law and/or which a waiver has been granted by the director.
- Emergency equipment, vehicles, and devices;
- Permitted construction during daytime hours.

Project-related impacts related to traffic operations associated with the project are evaluated herein.

City of Compton Municipal Code Section limits noise levels at commercial areas limited to 65 dBA Ldn. As referenced above, the existing Leq currently does not exceeds the 65 dBA standard referenced above; thus, project-related impacts are determined by whether they would create a noticeable increase in noise levels (+3 dBA).

Vibration Standards

Vibration is a unique form of noise as the energy is transmitted through buildings, structures and the ground whereas audible noise energy is transmitted through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

The Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment* (May 2006) uses a threshold of 65 VdB for buildings where low ambient vibration is essential for interior operations. These buildings include hospitals and recording studios. A threshold of 72 VdB is used for residences and buildings where people normally sleep (i.e., hotels and rest homes). A threshold of 75 VdB is used for institutional land uses where activities occur primarily during the daytime (i.e., churches and schools). The

threshold used for the proposed project is 72 VdB.

Construction activities such as blasting, pile driving, demolition, excavation or drilling have the potential to generate ground vibrations near structures. With respect to ground-borne vibration impacts on structures, the FTA states that ground-borne vibration levels in excess of 100 VdB would damage fragile buildings and levels in excess of 95 VdB would damage extremely fragile historic buildings. No historic buildings occur on the site or are known to occur near the site; thus, 100 VdB is used to quantify potential vibration impacts to neighboring structures.

Construction activities referenced above that would generate significant vibration levels are not proposed. However, to provide information for use in completing the CEQA evaluation, construction-related vibration impacts are evaluated using the above referenced criteria.

IMPACT ANALYSIS

Methodology and Significance Thresholds

Construction noise estimates are based upon noise levels reported by the FTA, Office of Planning and Environment, and the distance to nearby sensitive receptors. Reference noise levels from that document were used to estimate noise levels at nearby sensitive receptors based on a standard noise attenuation rate of 6 dB per doubling of distance (line-of-sight method of sound attenuation).

The proposed improvements would consist of constructing an express car wash with related improvements and surface parking. The car wash can cycle one vehicle through the facility every 5 minutes; thus, for modeling purposes, it was assumed the project would generate up to 12 vehicle trips per hour. As referenced, the commercial tenants are unknown at this time; thus, to evaluate potential traffic noise from operation of the commercial building, it was assumed trip generation would equal the car wash. The project would generate approximately 936 Average Daily Trips (ADT) assuming a 12-hour operating day (7:00 a.m. to 8:00 p.m.). Traffic related impacts are addressed herein based on the difference in volumes between existing conditions and the increase in traffic volumes on Rosecrans Avenue at Van Ness Street associated with the project. A doubling of traffic volumes would be required to cause a noticeable increase (3 dBA) in the Leq associated with traffic noise.

Temporary Construction Noise

The main sources of noise during construction activities would include heavy machinery used during clearing the site, as well as equipment used for construction. Table 3 shows the typical noise levels associated with heavy construction equipment. As shown, average noise levels associated with the use of heavy equipment at construction sites can range from about 81 to 95 dBA at 25 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction. Construction noise from the noise ordinance during daytime hours which occurs between 7:00 am and 7:00 pm Monday through Saturday.

Noise-sensitive uses near the project site are the residential houses located north of the property boundary on Kay Street. The average distance from the center of the site to the nearest receiver is approximately 135 feet. It is assumed grading and site preparation work would require the use of heavy equipment. Building construction and finishing would utilize hand tools; however, equipment would also be required to deliver materials to the project site and work areas.

Table 3 Typical Construction Equipment Noise Levels

Equipment Onsite	Typical Level (dBA) 25 Feet from the Source	Typical Level (dBA)50 Feet from the Source	Typical Level (dBA)100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	85	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

Source: Hanson, Towers and Meister, May 2006 Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1. Noise levels based on actual maximum measured noise levels at 50 feet (Lmax). Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.

Based on EPA noise emissions, empirical data and the amount of equipment needed for construction of the proposed project, worst-case noise levels from the construction equipment would occur during demolition and grading activities. The anticipated equipment used on-site would include an excavator, backhoe/tractor and a grader. Due to size of the site (i.e., 0.75 acres) and related physical constraints and normal site preparation operations, the equipment will be spread out over the site and likely only used for specific operations. Construction nearest the northern boundary would be closest to the neighboring residential houses.

If during site preparation and grading, a bobcat tractor (78 dBA), a backhoe (78 dBA) and a dump truck (82 dBA) were working simultaneously generally in the same area over an 8-hour work day, the 8-hour Leq would be approximately 85 dBA at 50 feet. Thus, work occurring in proximity to the nearest residences could cause noise levels as high as 85 dBA Leq at the property line. For reference purposes, noise levels associated with the above construction scenario are shown at varying distances in Table 4.

To avoid potentially significant impacts associated with construction noise, it is recommended the contractor be conditioned to work only within the windows allowed per City Municipal Code as referenced above. Working consistent with the code limitations referenced herein would avoid potentially significant temporary noise impacts. Temporary construction noise impacts would be less than significant.

Table 4 Typical Maximum Construction Noise Levels at Various Distances from Project Construction

Distance from Construction	Maximum Noise Level at Receptor (dBA)
25 feet	88
50 feet	85
100 feet	72
250 feet	64
500 feet	60
1,000 feet	54

Temporary Construction-Related Vibration

Activities associated with car wash facilities do not generate vibration. Thus, this discussion focuses on temporary vibration caused by construction. As referenced, the closest residences to the site are located along the west and north property line. Based on the information presented in Table 4, vibration levels from operation of a loaded truck or bulldozer bobcat/backhoe would attenuate to 87 VdB or less at 25 feet. As discussed below, 100 VdB is the threshold where minor damage can occur in fragile buildings. Vibration levels are projected to be under this threshold; thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project.

As referenced, 72 VdB is the vibration threshold for residences and/or buildings where people sleep. Table 5 shows construction equipment, with the exception of a small bulldozer could exceed 72 VdB at varying distances across the site. Construction activities would occur during daytime hours consistent with municipal code limits which would minimize sleep disturbance associated with vibration. To minimize vibration impacts, it is recommended that small dozers and similar equipment be used in proximity to the receivers west and north of the site. Temporary vibration impacts would be less than significant.

Table 5 Vibration Source Levels for Construction Equipment

Equipment	Approximate dB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Federal Railroad Administration, 1998

Long-Term Operational Noise Exposure

Long-term operation of the proposed project was evaluated for potential exterior traffic related impacts caused by increased traffic volumes associated with the project. In addition, a discussion regarding potential noise levels associated with operation of the

dryer blowers that would be installed near the car wash exit is provided.

Exterior Traffic Noise. Traffic is the primary noise source that would be generated by the proposed project. Existing measured noise levels are 56.8 dBA at Site 1 Location (M1) and 65 dBA at Site 2 Location (M2). Noise levels attenuate with distance from Rosecrans Avenue, the primary noise source in the study area. Because traffic noise currently exceeds the 55-dBA standard, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause the Leq to noticeably increase (+3 dBA).

Noise generated by traffic on Van Ness Avenue and Rosecrans Avenue were modeled using the Federal Highway Administration Traffic Noise Model (TNM) version 2.5 software. The model calculates traffic noise at receiver locations based on traffic volumes, travel speed, mix of vehicle types operating on the roadways (i.e., cars/trucks, medium trucks and heavy trucks) and related factors. Traffic volumes and vehicle mix used to calibrate TNM were based on vehicle counts obtained during the monitoring period. The 20-minute counts were multiplied by three to obtain hourly traffic counts. The model was calibrated to calculate noise levels that are +/-2 dBA those measured on-site and reported in Table 2.

Peak hour project volumes were derived using 10% of the average daily trips (ADTs) (94). The peak hour volumes and fleet mix (determined based on traffic counts) were incorporated into TNM to determine baseline noise conditions. Project trips were then added to the baseline trips to determine whether the Leq at neighboring receivers would noticeably change as a result of project-related traffic. As referenced, the project at buildout of the car wash and office building was conservatively estimated to generate 936 ADT. Peak hour volumes were estimated to be 294 for morning and 648 for evening. Noise levels were calculated at four locations within the adjacent homes as shown in Figure 4. The existing 6-foot high wall located along the northern project property boundary was incorporated into TNM as a sound barrier.

As shown in Table 6, the daytime hourly average (Leq) exceeds the 55-dBA standard at Receiver 1 (residences) under baseline conditions. Noise levels at Receiver 1 are not attenuated by the existing Wall. Noise levels at Receivers 2-4 are approximately 5 dBA less than what would be occurring without the wall.



Figure 4— Receiver Locations

R—Receiver Location

Table 6 Modeled Noise Levels

Receptor	Existing Leq	Exceed Standard?	With Project Leq	dBA Change	Significant Impact
R1	63.7	Yes	63.8	+0.1	No
R2	52.7	No	51.6	-1.1	No
R3	52.7	No	51.6	-1.1	No
R4	53.1	No	51.9	-1.2	No

To cause a significant noise impact, project related traffic would have to cause the existing Leq at one or more receivers to exceed the 55-dBA standard or increase noise levels by three or more dBA. As shown in Table 6, traffic associated with the project would have no noticeable effect on noise levels at all receivers. The proposed car wash building would provide additional shielding from traffic noise and contribute to a 1.2 dBA reduction in noise levels when compared to baseline conditions.

Interior Traffic Noise. California Energy Code Title 24 standards specify construction methods and materials that result in energy efficient structures and up to a 25-dBA reduction in residences 30 years or older and a 30-dBA reduction in new structures (assuming windows are closed). This includes operation of mechanical ventilation (e.g. heating and air conditioning), in combination with standard building construction that includes dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26 or higher. When windows are open, the insertion loss decreases approximately 10 dBA. Assuming windows are closed, interior noise levels from traffic operating on Van Ness Avenue and Rosecrans Avenue would be 39 dBA and less at residential houses located south of the project site. This would be below the 45 dBA interior standard. In all cases modeled, the existing interior noise levels would not noticeably change with the addition of project traffic.

Express Car Wash Operation

Automated car wash equipment and facilities have several noise-generating sources. These include pumps, compressors, high-pressure applicators and spray nozzles; scrubbers, and dryers. The mechanical equipment is proposed to be fully enclosed within an equipment room located in the northern portion of the structure and inside the car wash tunnel. Potential noise sources within the car wash tunnel would include the high-pressure applicators and spray nozzle manifolds; noise from the friction of the scrubber, wrap and brush wash systems; and noise generated from the dryer system. With the exception of the dryer blowers, the equipment is located inside the car wash tunnel and generally not audible outside the building. The dryers; however, are the

dominate noise source associated with car wash systems and because they are located near the tunnel exit, the most audible at surrounding properties. Thus, operation of the dryer blowers is the focus of this evaluation.

Dryer Blowers. The proposed car wash would include the use of an International Drying Corporation Model 4040/4045 Dual Top Motor Stainless System. The dryer is a stationary, standalone drying system, using two 10-horsepower top blower motors and two 10-horsepower side blowers. No manufacturer specific reference noise data was available; however, based on data provided by the applicant for similar equipment, the reference sound pressure level is expected to be approximately 102 dBA at 5-feet from the center of the dryer inside the car wash tunnel (David L. Adams and Associates, 1998). It was assumed that the car wash would cycle one car every 5 minutes and that the drying cycle would last approximately 60 seconds. Thus, over a one-hour period under peak operation, the dryers would operate for a total of 12 minutes. Sound levels from dryer operation would attenuate from 102 dBA at 5-feet from the dryer to approximately 86 dBA at 33 feet from the source assuming a standard 6-dBA reduction for stationary sources. In this case, a distance of 33 feet would be in the drive aisle outside the building between car wash tunnel exist and western property line, and 17 feet between nearest car wash tunnel wall and northern property line abutting residential buildings.

Assuming a usage factor of 20% (60 minutes per hour/12 minutes of dryer operation) and a reference level of 86 dBA at 33 feet west of the dryers, the Leq (hourly average) at the northern property line (i.e., 33 feet west of the noise source) would be approximately 60 dBA (i.e., 86 + 10 * log(20) – 20 * log(90) = 60 dBA). Thus, operation of the dryers would exceed the 55 dBA standard at the property line.

To further alleviate the dBA from Dryer Blowers, a horseshoe shape made of acoustic all weather sound panels will be used to create sound absorbing enclosure around the blower motors. This will deviate an additional 20 dBA at the source.

Acoustic Horseshoe Shape Sound Panels
- Without 102 dBA @ 5' Center of Dryers
- After 82 dBA @ 5' Center of Dryers

The panels will be 2.5" thick industrial all weather sound panels, static wind load tested > 200 mph, acoustic performance of STC 30 up to STC 37 NRC 1.0. This yields a sound transmission loss of 37 dBA depending on panel model with virtually no reflection off the face of the panel UL 723 classification (ASTM E84-07).

To estimate the noise reduction benefit of the generous landscaping buffer, the Fresnel number was calculated based on a distance of 62 feet from the source to the landscape and a distance of 30 feet between the nearest structure. The Fresnel number was calculated to be 0.86 which equates to a noise reduction of approximately 13 dBA for stationary sources. Assuming the dryer noise Leq at the property line is 60 dBA and the existing landscape buffer provides a 13 dBA reduction, this would equate to a dryer noise level of 47 dBA at the residential houses located north of the project site.

With respect to the residential houses represented by Receiver 4 referenced above, the distance between the residential houses and car wash tunnel exit is approximately 100 feet. Dryer noise would attenuate to 50 dBA at this location. With the project, traffic noise at this location would be approximately 63.8 dBA; thus, the dryer noise would be below the 55 dBA standard and masked by existing and projected traffic on Rosecrans Avenue, Long Beach Blvd., and Van Ness Avenue.

Vacuum Noise. Additional on-site noise levels, not associated with car wash operation, may be generated by operation of the vacuum stations located on the center of the building adjacent to Rosecrans Avenue. The project proposes 12 vacuum stations. Reference noise level data for the proposed equipment were not available; however, noise levels from similar equipment indicate a reference level of approximately 55 dBA at a distance of 20 feet.

Empirical observations and data have shown vacuum stations operate one to three cycles per hour for three minutes each cycle, during normal daytime operations. The 12 vacuum stations were conservatively assumed to operate three cycles per hour, between 7:00 a.m. and 8:00 p.m., the daily operating window for the proposed project. Assuming one car is washed every 5 minutes and each vacuum cycle is 3 minutes, it is conservatively assumed that no more than eleven (12) vacuums would be operating at any one time. With a reference level of 55 dBA, elevan (12) vacuums operating adjacent to one another, the cumulative noise level would be approximately 65 dBA at 20 feet.

As referenced, the vacuum station would be adjacent to and along the mid-section of the proposed building. Noise from vacuums operating near the center of the building would be absorbed by the building structure. Noise from vacuums near the ends of the building would be reduced by up to 13 dBA (72.8 – 13 = 59.8 dBA) and an additional 6 dBA at the northern corners of the building assuming straight attenuation. Thus, assuming there were no other sources on-site, vacuum noise would attenuate to below the 55 dBA before reaching the northern property boundary. Cars entering and exiting the car wash tunnel, operation of the mechanical equipment within the tunnel

and the dryer blower on the east end of the tunnel would mask vacuum noise occurring on the south side of the building. Thus, operation of the vacuums would not adversely affect overall noise levels associated with operation of the car wash facility.

CONCLUSION

If construction occurs within the hours allowed per the City of Compton Municipal Code, the proposed project would not have a significant or adverse construction noise impact on neighboring properties. The existing 65 dBA Leq exterior threshold is not exceeded under existing conditions at Receivers 1 which is located adjacent to the residential area and levels at Receivers 2-4 are less than 55 dBA. Traffic associated with the project would have hardly any effects on existing noise levels. The new building would provide traffic noise screening and result in an overall reduction in traffic noise at Receivers 2-4.

With respect to dryer blower noise, the projected usage percentage (12 minutes or 20% per hour) and attenuation would reduce noise to 60 dBA at the western property line and 50 dBA at the Receiver 1. The landscape buffer and existing 6 feet high CMU Walls would provide a 13-dBA reduction in blower noise reducing it to 47 dBA at the houses located approximately 17 feet north of the property line on Kay Street.

Vacuum noise would be attenuated by the building and masked by operation of the vehicles. When all the noise sources are considered as a part of the ambient conditions, traffic noise on Rosecrans Avenue, Long Beach Blvd. & Van Ness Avenue would remain the dominant source. While noise from the car wash may be periodically audible at the nearest receivers north of the site, overall noise levels would not exceed traffic noise would mask car wash noise over the course of the daily operating cycle. Therefore, project noise impacts would be less than significant.

Additionally, the acoustic horseshoe shaped noise absorbing sound panels will deviate dryer blower noise by up to 20 dBA.

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RESULTS: SOUND LEVELS

LEEDCO ENGINEERS, INC.
C. DENNIS LEE

22th May 2019
TNM 2.5
Calculations with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTACT: C. D. L. **<Project Name>**
RUN: **Express Car Wash**
BARRIER DESIGN: **INPUT HEIGHTS**
ATMOSPHERICS: **68 Deg F, 50% RH**

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA

Receiver Name	No.	#Dus	Existing LAeq1h	No Barrier LAeq1h Calculated	No Barrier LAeq1h Crit'n	Increase over existing Calculated	Increase over existing Crit'n Sub'l Inc	Type Impact	Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA
Residence at Kay Street	5	1	0.00	63.8	66	63.8	10	-	63.8	0.00	8	-8.0
Residence 1	6	1	0.00	51.6	66	51.6	10	-	51.6	0.00	8	-8.0
Residence 2	7	1	0.00	51.6	66	51.6	10	-	51.6	0.00	8	-8.0
Residence 3	8	1	0.00	51.9	66	51.9	10	-	51.9	0.00	8	-8.0
Residence 4	4	1	0.00	51.9	66	51.9	10	-	51.9	0.00	8	-8.0
Residence 5	3	1	0.00	51.9	66	51.9	10	-	51.9	0.00	8	-8.0

Dwelling Units	# Dus	Noise Reduction Min	Noise Reduction Avg	Noise Reduction Max
		dB	dB	dB
All Selected	4	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All the meet NR Goal	0		0.0	0.0

RESULTS: SOUND LEVELS

LEEDCO ENGINEERS, INC.
C. DENNIS LEE

24th May 2019
TNM 2.5
Calculations with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTACT: C. D. L. **<Project Name>**
RUN: **Express Car Wash**
BARRIER DESIGN: **INPUT HEIGHTS**
ATMOSPHERICS: **68 Deg F, 50% RH**

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA

Receiver Name	No.	#Dus	Existing LAeq1h	No Barrier LAeq1h Calculated	No Barrier LAeq1h Crit'n	Increase over existing Calculated	Increase over existing Crit'n Sub'l Inc	Type Impact	Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA
Residence at Kay Street	5	1	0.00	63.8	66	63.7	10	-	63.7	0.00	8	-8.0
Residence 1	6	1	0.00	52.7	66	52.7	10	-	52.7	0.00	8	-8.0
Residence 2	7	1	0.00	52.7	66	52.7	10	-	52.7	0.00	8	-8.0
Residence 3	8	1	0.00	53.1	66	53.1	10	-	53.1	0.00	8	-8.0
Residence 4	4	1	0.00	53.1	66	53.1	10	-	53.1	0.00	8	-8.0
Residence 5	3	1	0.00	53.1	66	53.1	10	-	53.1	0.00	8	-8.0

Dwelling Units	# Dus	Noise Reduction Min	Noise Reduction Avg	Noise Reduction Max
		dB	dB	dB
All Selected	4	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All the meet NR Goal	0	0.0	0.0	0.0

FIELD NOISE MEASUREMENT DATA

Project Name: Express Car Wash Page 1

Project # 8090-1 Day / Date: 5/22/19 My Name: C.D.L.

Sound Level Meter	Calibrator	Weather Meter
Model # 407730	Model #	Model # Serial #
Serial # 1E+07	Serial #	
Weighting A / C / Flat	Pre-Test: dBA SPL	Terrain: Hard / Soft / Mixed
Response: Slow / Fast / Impl	Post-Test dBA SPL	Topo: Flat / Hilly (describe)
Windscreen: Yes / No		Wind Steady / Gusty

ID	Time Start	Time Stop	Leq	Lmin	Lmax	L10	L50	L90	Wind Spd/ Dir (mph)	Temp (°F)	RH (%)	Bar Psr (in Hg)	Cloud Cover (%)
1	11:02	11:22	568	47.8	70.4	58.5	55.2	52		70			0
2	11:29	11:49	68	48.5	76.9	71.8	65.8	56		70			0

Roadway Name: Rosecrans Avenue & Van Ness Avenue] Location(s) / GPS Reading(s):

Speed (post/obs):	
Number of Lanes: 4	
Width (pave/row): 60'	
1- or 2- way: 2	
Grade: 1% NTS	
Bus Stops: No	
Stoplights: Yes	
Street Parking: Yes	
Automobiles: 319	337
Medium Trucks: 11	12
Havy Trucks: 4	4

Other Noise Sources: distant aircraft / roadway traffic / trains / lanscaping / rustling leaves / chidren playing / dogs barking / birds vocalizing

Notes and Sketches on Reverse

CITY OF COMPTON
PLANNING DEPARTMENT
NOTICE OF EXEMPTION
PURSUANT TO
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

To:	From:
Los Angeles County Clerk	City of Compton
12400 East Imperial Highway	Planning Department
Suite #2001	205 S. Willowbrook Avenue
Norwalk, California 90650	Compton, California 90220

Project Title:	Conditional Use Permit Case No. 19-001
Project Address:	1005 E. Rosecrans Ave.
Project Location:	City of Compton

Description of Nature, Purpose, and Beneficiaries of Project:
Conditional Use Permit (CUP) Case No. 19-001 is a request to construct and operate an automatic express carwash proposed at 1005 E. Rosecrans Ave., in the Limited Commercial (C-L) zone. The automated express carwash site is primarily comprised of a 4,367 square-foot carwash building, with 20 parking spaces on a 32,524 square-foot (.75 acre) commercial lot.

Name of Public Agency Approving Project:
City of Compton – Planning Commission

Name of Person or Agency Carrying Out Project:
LEEDCO Engineers, Inc. – C. Dennis Lee

Exemption Status:
In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) this project is exempt from further environmental review subject to section 15303 New Construction or Conversion of Small Structures (Class 3).

Reasons why project is exempt:
The proposed project falls under the parameters of a Class 3 exemption. The proposed building is does not exceed 10,000 square feet, is located in an urbanized area, is located on a commercial site zoned for carwashes subject to approval of a conditional use permit, the site has access to all necessary public services and facilities and the surrounding area is not environmentally sensitive.

Lead Agency Contact Person:
Jessica Larkin — Telephone #: (310) 605-5532

Signature: — Date: September 9, 2021
Title: Associate Planner

ITEM 3B

Community Development Department

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 www.comptoncity.org

STAFF REPORT

CASE NO.	**CONDITIONAL USE PERMIT NO. 19-001**
LOCATION	**1005 E. ROSECRANS AVE.** **APN: 6167-033-030**
REQUEST	**TO CONSTRUCT AND OPERATE AN AUTOMATED CARWASH**
HEARING DATE	**SEPTEMBER 8, 2021**

Property Owner:
Hoondo Hur
1580 S. Runyan St.
La Habra, CA 90631

Applicant:
Leedco Engineers, Inc.
C/o C. Dennis Lee
3380 Flair Dr., Ste. 225
El Monte, CA 91731

Requested Action/Project Description

The applicant is requesting approval of Conditional Use Permit (CUP) Case No. 19-001, a request to construct and operate an automatic express drive-thru carwash proposed at 1005 E. Rosecrans Ave., in the Limited Commercial (C-L) zone. The automated express carwash site is primarily comprised of a 4,367 square-foot carwash building, 7,056 square-feet of canopies over the vacuum and hand drying parking areas with 20 parking spaces. Carwashes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

The subject site is a 32,524 square-foot (.75 acre), rectangular-shaped parcel of land located on the north side of E. Rosecrans Ave., located approximately mid-block between N. Long Beach Boulevard and N. Van Ness Avenue in Council District No. 2. The lot is approximately 194.41-feet wide and 167.47-feet deep. The subject site is vacant and has been since the early 2000's. The area surrounding the subject site is a mix of older commercial and residential land uses. *Table 1* provides the zoning classification, general plan's land use designation and existing land uses for the subject site and the surrounding properties.

Table 1 - *Zoning and Land Use Summary*

SUMMARY	Project Site	North	South	East	West
General Plan	Mixed Use (MU)	Low-Density Residential (LDR)	Mixed Use (MU)	Mixed Use (MU)	Mixed Use (MU)
Zoning	Limited Commercial (C-L)	Medium-Density Residential (R-M)	Limited Commercial (C-L)	Limited Commercial (C-L)	Limited Commercial C-L)
Existing Land Use	Vacant	Single and Multi-Family Residential	Vacant Lots, Apartments, and Commercial	Vacant Lot	Commercial

As a matter of full disclosure, the applicant is also requesting approval of a second separate conditional use permit develop the adjacent lot to the east, with a self-service hand car wash. The self-service hand carwash will be evaluated separately under Conditional Use Permit Case No. 20-004. Each car wash site functions independently of each other and are located on separate properties, see *Figure 1* below.

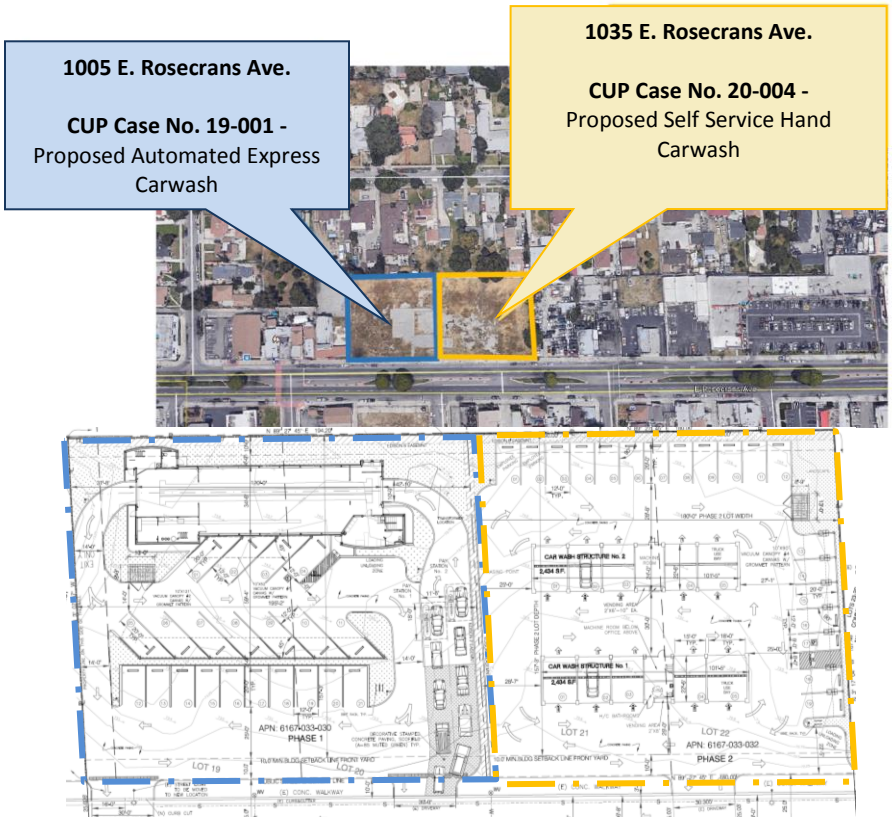

Figure 1 – *Overview Aerial Map and Site Plans*

Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) this project is exempt from further environmental review subject to section 15303 New Construction or Conversion of Small Structures (Class 3). In urbanized areas, the exemption also applies to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive are CEQA exempt.

ANALYSIS

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

The automated express carwash site is primarily comprised of a 4,367 square-foot carwash building, 7,056 square-feet of canopies over the vacuum and hand drying and parking areas accommodating 20 parking spaces. The carwash building will be will comprised of the conveyor carwash tunnel, mechanical room,

electrical room, restroom, office area, a stairway that leads to a mezzanine storage room and an covered outdoor area for vending machines. The site is accessible via two (2) 30-foot driveways located along E. Rosecrans Ave.; see Exhibit 6. Vehicles will enter the site from Rosecrans Avenue along the east side of the car wash facility, enter the carwash tunnel on the east and exit on the west side. The automated carwash tunnel has a basic run time of five (5) minutes per vehicle and is accessible via two (2) touchscreen pay station kiosks with 15 queuing spaces distributed within two queuing lanes. Vehicles will run through the automated car wash, exit the tunnel and can either continued to the self-vacuuming and hand drying areas in the parking lot or exit the site via the westernmost driveway. The self-vacuuming and hand drying areas will be located along the center of the site and shaded by permanent canopies.

The automated carwash would operate from 7am to 8pm, Monday through Sunday and employ three (3) full time employees and four (4) part-time employees. The proposed automated express carwash facility has a modern industrial design aesthetic.

The automated express carwash facility as proposed, fully complies with all zoning development. *Table 2* below provides a development standard summary.

Table 2 – *Development Standards Comparison*

DEVELOPMENT STANDARD	ZONING REQUIREMENTS	CARWASH	COMPLIES
Building Setbacks	• Front: 10-feet • Side: 0-feet • Rear: 10-feet	• Front: 38-feet • Side (west): 33-feet • Side (east): 39-feet • Rear: 10-feet	Yes
Lot Coverage	40% max.	36% (building and canopies)	Yes
Building Height	75-feet max.	30-feet max.	Yes
Landscaping	• Front yard setback: 10-feet min. • On-site landscaping: 5% min.	• 10-feet • 17%	Yes
Parking	• 6/spaces per Tunnel, • plus 5 spaces for queuing	• 20 Parking Spaces • 15 Queuing spaces	Yes

Traffic/Queuing Impacts

A Traffic Impact Statement report was prepared by Leedco Engineers, Inc. The report addressed carwash trip generations, line-of-sight, on-site circulation, operational wait times and vehicle queuing for the proposed automated carwash. The report concluded that the proposed automated carwash facility as designed would not create adverse traffic impacts on the surrounding roads. The report and project plans were reviewed by the City's Public Work's consultant and no concerns and/or issues were raised.

Noise Impacts

Noise is typical concern when evaluating carwashes. Noise associated with the proposed project's operations will include equipment noise from the car wash tunnel, the blow dryers located at the end of the car wash tunnel, and the vacuums located on the center of the project site. Staff's main concern is the potential long-term operational carwash related noise impacts to the sensitive uses such as the residential uses located directly behind the subject site to the north see *Figure 2* below. The properties located directly to the east

and west of the subject site are zoned and developed commercially. The nearest other residential uses are located 100-feet across E. Rosecrans Ave. to the south of the subject site.

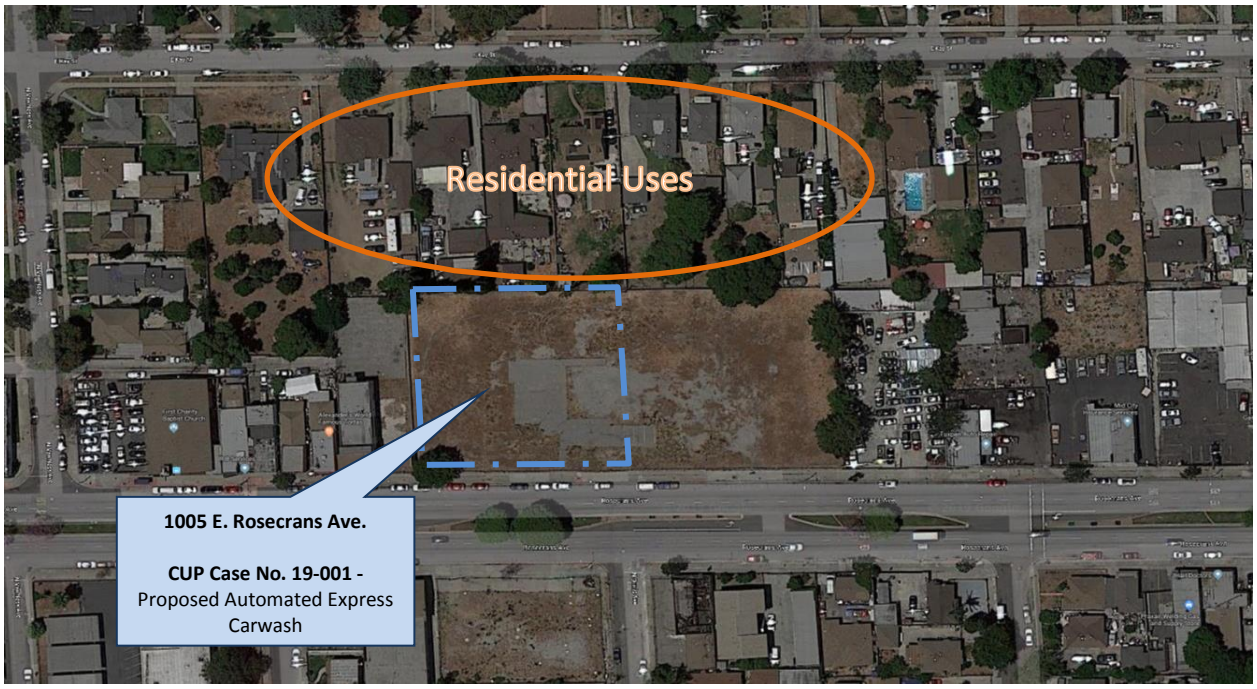

Figure 2 – *Noise Sensitive Uses*

A noise study prepared by Leedco Engineers, Inc. addressed temporary construction noise, vibration impacts and long-term operational noise exposures, as a result, of the proposed automated carwash. The long-term operational noise for the automated carwash include noise increases due to added traffic volumes along Rosecrans Ave., on-site traffic noise, carwash tunnel noise, dryer blower noise and vacuum noise. The study concluded that on and off-site traffic noise would not have a significant impact.

The vacuuming area is located in the center of the lot. Twelve vacuum stations are proposed. The vacuum stations are approximately 43-feet from the northern property line. The +/- 25-foot high, automated carwash tunnel building will assist to serve as a buffer and help attenuate the vacuum noise from the northern residential uses. According to the noise study, the cumulative noise level of the vacuums operating is approximately 65dBA at 20-feet and 55dBA near the northern property line.

Lastly, staff' primary concern is the dryer/blowers located near the carwash tunnel exit on the west. According to the noise study the dryer blowers can generate approximately 102dBA at 5-feet from the center within the carwash tunnel and a carwash cycle is one (1) vehicle every 5 minutes over a 12-hour day, every day of the week. As a result, applicant is proposing to install acoustic horseshoe shape sound panels around the dryer blowers which reduces the sound to 82dBA at 5-feet from center; a 20 dBA noise level reduction at the source. According to the report, the dryer noise level at the residential homes located north of the subject site would be 47dBA, based on the combination of the distance, dryer noise attenuating sound panels, 13-foot landscape buffer located between the carwash tunnel and the existing 6-foot high block wall. Staff recommends that the rear perimeter wall be raised to or replaced with a 7-foot high, block wall, as a condition of approval. Additionally, should the Planning Commission be inclined to approve this project, staff would

continue to work with the applicant to finalize landscaping, in particular the rear landscaping area located adjacent to the rear property line, as a condition of approval.

Land Use

In recent years, the City has seen an increase in requests to develop carwashes and certain areas of the City have become saturated with carwashes. As a result, the City is the process of modifying the Zoning Code to restrict carwashes throughout the City to industrial areas. Staff anticipates that the new ordinance will come before the Planning Commission for review and City Council recommendation in the early of fall of this year.

There are at least six (6) existing carwashes (automated, hand carwash, coin-operated, detailing, etc.) located within 1.5 miles of the subject site, see *Figure 3*. The City has tried to discourage the applicant from proposing carwashes. However, the applicant has stated they wish to continue with the project even with a recommendation for denial.

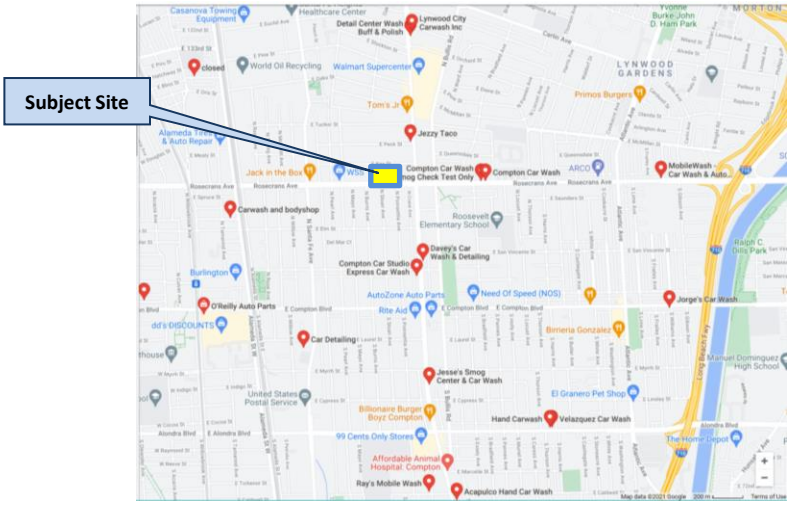

Figure 3 – *Existing Carwash Map*

Currently, the City's Municipal Code allows carwashes in Limited Commercial (C-L) zone subject to approval of a conditional use permit and are permitted by-right land uses in remaining commercial and manufacturing zones. Below is a list of CUP cases filed with the City, in the last ten (10) years, for new carwashes in the C-L zone:

NO.	CASE NO.	SITE ADDRESS	TYPE OF CARWASH	STATUS
1.	CUP 2724	413 N. Wilmington Ave.	Hand Carwash	Approved in 2012
2.	CUP 16-018	961 S. Wilmington Ave.	Automated Express Carwash	Approved in 2017
3.	CUP 18-007	305 N. Long Beach Blvd.	Automated Express Carwash	Approved in 2018
4.	CUP 18-012	1209 E. Rosecrans Ave.	Automated Express Carwash	Pending Re-submittal/Case File Inactive
5.	CUP 19-001	1005 E. Rosecrans Ave.	Automated Express Carwash	Pending Planning Commission Action – September 2021
6.	CUP 20-004	1035 E. Rosecrans Ave.	Coin-Operated Self-Service Carwash	Pending Planning Commission Action - September 2021
7.	CUP 21-006	1330 S. Long Beach Blvd.	Automated Express Carwash	Pending Planning Commission Action – September 2021

The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area. As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and long term evaluation of the impacts the loss of prime commercial sites.

Staff believes that the .75 acre commercial site located along a E. Rosecrans Ave. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density residential or mixed use projects. As a result, staff recommends against the proposed automated express carwash. However, should the Planning Commission approve this project, staff has prepared findings in favor of such motion and conditions of approval.

NOTICING

This case was properly noticed in accordance with Compton Municipal Code Section 30-26 of Compton Municipal Code. Public hearing notices were mail to both owners and occupants located within a 500-foot radius on August 26, 2021. As of September 2, 2021, one (1) correspondence against the project has been received, see *Exhibit 10*.

RECOMMENDATION

Therefore, staff recommends that the Planning Commission deny Conditional Use Permit Case No. 19-001, subject to the findings contained herein.

However, should the Planning Commission decide to approve this project, staff has also prepared findings in favor of such motion and conditions of approval.

FINDINGS FOR DENIAL FOR CONDITIONAL USE PERMIT CASE NO. 19-001

1. The proposed automated express carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINDINGS FOR APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 19-001

1. That the proposed express carwash shall be compliant with all applicable provisions of the Zoning Ordinance with the implementation of the conditions of approval. A carwash is a permissible land use in the Limited Commercial zone subject to approval of a Conditional Use Permit.

2. That the proposed express carwash shall not be detrimental to the public welfare or the surrounding area with the implementation of all the conditions of approval.

3. That the proposed express carwash shall be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area with the implementation of the conditions of approval. The subject site is zoned Limited Commercial (C-L), located abutting a major arterial and complies with all applicable provisions of the zoning code.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 19-001:

1. That approval of Conditional Use Permit No. 19-001 is to develop and operate an automated, express carwash facility comprised of a 4,367 square-foot automated carwash tunnel, with 20 parking spaces and queuing lanes for a minimum of 15 vehicles.
2. The automated, express carwash hours of operation shall be limited to 7 a.m. to 8 p.m., Monday through Sunday.
3. Detailing services shall be prohibited.
4. That the automated carwash business owner/operator shall be responsible for preventing customer vehicles from queuing into to the adjacent sidewalk or street.
5. That the rear, perimeter block wall shall be raised to or replaced with a 7-foot high block wall.
6. That the applicant/developer shall install all noise attenuating measures including the horseshoe sound panels for the dryer blowers as discussed in the revised noise study dated April 12, 2021, prior to issuance of certificate of occupancy and commencement of carwash operations.
7. That the carwash shall comply with the City's noise ordinance at all times.
8. That the carwash owner/operator shall be responsible implementing additional noise attenuating measures as deemed necessary by the City, should noise from the automated express carwash become a nuisance for abutting residential properties to the north by exceed the existing ambient noise levels specified in the revised noise study dated April 12, 2021.
9. That the applicant shall install and maintain landscaping buffer along the northern property line between residential uses to mitigate noise impact on residence as reviewed and approved by the Architectural Review Board (ARB).
10. Prior to submitting for Building & Safety plan-check, the applicant is to submit project plans to the Architectural Review Board (ARB) to finalized project plans details to include but not limited to the following:
    - Building elevations;
    - Canopies;
    - Pay Kiosks;
    - Exterior lighting;
    - Fencing/gates;
    - Trash enclosure;
    - Precise landscaping and irrigation plans; and
    - Signage;
11. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan-check, as a detail sheet.
12. That on-site lighting shall be provided to all parking and pedestrian areas at a 1-foot candle minimum subject to Community Development Department review and approval. A photometric plan shall be submitted to verify the minimum lighting is achieved.
13. That security lighting, parking area lighting and signage shall be properly shielded to prevent spill over light and glare on adjacent properties. A photometric lighting plan shall be submitted to the Community Development Department for plan–check and permit issuance.
14. That the applicant shall install and maintain in good working order a 24-hour surveillance camera system which records activity on the premises.
15. That all security alarms must employ "silent" alarm devices.
16. That no external loudspeaker or sound equipment shall be used which can be heard from the exterior of the building.
17. Prior to the issuance of certificate of occupancy and commencement of any carwash operations, all

on and off-site improvements must be completed.

18. Property owner(s) and tenant(s) shall obtain a certificate of occupancy and business license prior to commencing any type of carwash operations.
19. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
20. That demolition and/or construction activities (not confined within a building) shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays through Saturdays, in accordance with the City's noise ordinance.
21. The project will be required to comply with the latest/current government Codes such as the California Building Code (CBC), California Green Code (CALGreen), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), Title-24, ADA, etc.
22. That construction, property development and use of the property shall comply with all applicable Federal, State, County, Local agencies, including but not limited to requirements of the Compton Municipal Code, Public Works & Municipal Utilities, Fire, and Building & Safety and Planning Departments.
23. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
24. That the property owner/tenants shall be responsible for maintenance of the property in accordance with all applicable local ordinances, including graffiti removal.
25. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal, within 24 hours of occurrence or City notification.
26. That the interior and exterior of the property shall be maintain free of trash and debris
27. The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
28. The proposed project driveways must be constructed in conformance with City of Compton standards, including provisions for sight distance requirements and turning radii, or as otherwise approved by the City of Compton Public Works Department.
29. All on-site and site-adjacent improvements, including traffic signing/striping and the project driveways, shall be constructed as approved by the City of Compton Public Works Department.
30. The proposed development shall comply with all applicable county, state, federal laws and regulations and City Ordinances, including but not limited to National Pollutant Discharge Elimination System NPDES requirements (LID, SUSMP, etc.).
31. The property owner shall be responsible for repairing all deteriorated, site adjacent public right-of-way (including existing deteriorated concrete sidewalk, curb/gutter, tree wells, street lights, closing of unused driveways, etc.) on E. Rosecrans Ave., prior to issuance of a certificate of occupancy.
32. That the property shall be developed substantially in accordance with the site plan on file for Conditional Use Permit Case Nos. 19-001, unless specified otherwise in the conditions of approval. Minor planning related changes and/or modifications to the project plans may be administratively reviewed by the Community Development Department Director. However, substantial changes/modifications shall be referred back to Planning Commission for review and determination.
33. That site improvements and/or operations, subject to obtaining all required approvals and permits, must be initiated within 180 days in accordance with Section 30-26.4 of the Compton Municipal Code.
34. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.
35. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such facilities are being violated.

36. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property by this CUP approval.

ACTION:

1. Deny Conditional Use Permit Case No. 19-001 subject to the finding.

Exhibits

1) Aerial Map
2) General Plan Map
3) Zoning Map
4) Site Photos (2 pages)
5) Project Description/Business Operation Description
6) Project Plans (11 pages)
7) Traffic Impact Statement (11 pages)
8) Noise Study (16 pages)
9) CEQA Exemption
10) Correspondence Against Project

CITY OF COMPTON

ZONING MAP

Conditional Use Permit (CUP) Case No. 19-001
1005 E. Rosecrans Ave.
6167-033-030



Legend

- City Limits
- parcels
- RA - Residential Agriculture
- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- P - Parking
- PRL - Parking/Low Density Residential
- PRM - Parking/Medium Density Residential
- PRH - Parking/High Density Residential
- CL - Limited Commercial
- CM - Commercial Manufacturing
- ML - Limited Manufacturing
- MH - Heavy Manufacturing
- B - Buffer
- LAC - Los Angeles County
- UNZONED

N

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NOVEMBER 9, 2021

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CAR WASH PROPOSED AT 1035 EAST ROSECRANS AVENUE, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

SUMMARY

The City Council will consider an appeal of the Planning Commission decision denial of Conditional Use Permit Case No. 20-004, a request to construct and operate a coin-operated, self-service car wash proposed at 1035 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone. Car washes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

BACKGROUND

On September 8, 2021, the Planning Commission held a public hearing on a request to construct and operate a coin-operated, self-service car wash comprised of two car wash buildings totaling approximately 5,588 square-feet, with a total of ten (10) car wash bays, 5,401 square-feet of canopies over the vacuum and hand drying and parking areas containing 20 parking spaces proposed at 1035 E. Rosecrans Ave., in the Limited Commercial (C-L) zone. After due consideration, Conditional Use Permit Case No. 20-004 was denied by the Planning Commission because they determine the area is already has sufficient car washes and the site would be better suited for other uses that the City currently lacks and/or needs. The applicant has appealed that decision to City Council. Planning Commission appeals must be considered at a public hearing in accordance with Section 30-26 of the Compton Municipal Code.

PROJECT DESCRIPTION

The subject site is a 30,150 square-foot (.69 acre), rectangular-shaped parcel of land located on the north side of E. Rosecrans Ave., located approximately mid-block between N. Long Beach Boulevard and N. Van Ness Avenue in Council District No. 2. The lot is approximately 180-feet wide and 167.48-feet deep. The subject site is vacant and has been since the early 2000's. The area surrounding the subject site is a mix of older commercial and residential land uses.

The coin-operated, self-service car wash site is primarily comprised of two car wash buildings with a total of ten (10) car wash bays, and vacuum and hand drying and parking areas containing 20 parking spaces. The two (2) car wash buildings are located in the middle of the site. Each car wash building is rectangular, in shape and contains a machine room, storage room, and bathroom in the center of the building between with car wash bay and vending machine area. Nine (9) vacuuming parking spaces are located along the

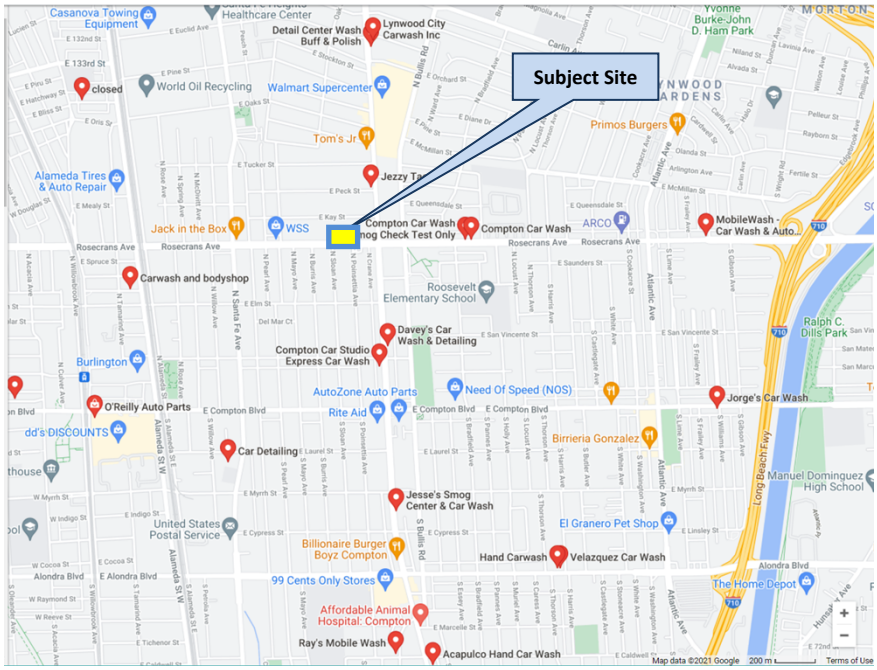
eastern property line and the remaining eight (8) hand drying and three (3) employee parking spaces are located along the northern property line. The site is accessible via one (1) 30-foot driveway located along E. Rosecrans Ave.; see Exhibit 6. Vehicles will enter the site from Rosecrans Avenue continue to car wash building one or two and enter on the south side of the car wash bay and exit from the north side. Vehicles may continue to either the vacuum area located on the eastside of the property or to the hand drying area on the north, or exit the facility via a driveway located a Rosecrans Ave. According the project description, the wash cycle run time is approximately twenty (20) minutes.

The coin-operated self-service car wash would operate from 7am to 8pm, Monday through Sunday and employ three (3) employees per shift. The proposed Coin-operated self-service car wash facility has a modern industrial design aesthetic. The coin-operated self-service car wash facility as proposed, fully complies with all zoning development standards with the incorporation of the conditions of approval.

STATEMENT OF THE ISSUES

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

In recent years, the City has seen an increase in requests to develop car washes and certain areas of the City have become saturated with car washes. There are at least six (6) existing car washes (automated, hand car wash, coin-operated, detailing, etc.) located within 1.5 miles of the subject site, see the map below.



The City discouraged the applicant from proposing a coin-operated car wash. However, the applicant has stated that they wish to continue with the project even with a staff recommendation for denial.

As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and critical long term evaluation of the impacts the loss of prime commercial sites. The .69 acre commercial site located along a E. Rosecrans Ave. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density residential or mixed use projects.

Planning Commission Decision

The Planning Commission conducted its public hearing and received testimony from the applicant, applicant's representative, and persons speaking either for or against the project. Upon conclusion of the public hearing, the Planning Commission voted to deny Conditional Use Permit Case No. 20-004 based on the following finding:

1. The proposed automated express car wash is located in an area that is saturated with existing car washes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff makes no recommendation regarding this appeal. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

ROBERT DELGADILLO, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FOWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CARWASH PROPOSED AT 1035 EAST ROSECRANS AVENUE, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

WHEREAS, Leedco Engineers, Inc. filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

LOTS 21 AND 22, IN BLOCK "D", OF TRACT NO. 4828, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 71 AND 72, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO, EXCEPT FROM SAID LOT 22, THE SOUTH 25 FEET OF THE WEST 30 FEET THEREOF. APN: 6167-033-032

proposed at 1035 E. Rosecrans Ave., Compton, California; and

WHEREAS, carwashes require a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the proposed coin-operated, self-service carwash is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, a public hearing upon said conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, the Planning Commission, after due notice and public hearing as required by law, denied Conditional Use Permit Case No. 20-004, and adopted Resolution No. 4020; and

WHEREAS, an appeal was filed by the applicant on September 20, 2021; and

WHEREAS, the City Council, after due notice, held and concluded a public hearing for said appeal on November 9, 2021; and

WHEREAS, the City Council has reviewed oral and documentary evidence, is fully advised of the matter at hand and has been submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE:

Section 1. The coin-operated, self-service carwash proposed at 1035 E. Rosecrans Ave., Compton, complies with all Zoning development standards with the incorporation of the conditions of approval.

Section 2. The coin-operated, self-service carwash proposed at 1035 E. Rosecrans Ave., Compton would serve the community as a public convenience.

Section 3. That the City Council overturns the decision of the Planning Commission and approves Conditional Use Permit Case No. 20-004, a request to construct and operate a coin-operated, self-service carwash proposed at 1035 E. Rosecrans Ave., Compton, subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

1. That approval of Conditional Use Permit No. 20-004 is to develop and operate a coin-operated, self-service carwash facility comprised of two carwash buildings totaling in approximately 5,588 square-feet, with a total of ten (10) car wash bays, 5,401 square-feet of canopies over the vacuum and hand drying parking areas with 20 parking spaces.
2. That this coin-operated, self-service carwash shall be limited to personal cars, mini-vans, pick-up trucks and SUVs. Commercial trucks/vehicles are prohibited from using this carwash facility.
3. That the hours of operation for the coin-operated, self-service carwash shall be limited to 7 a.m. to 8.p.m., Monday through Sunday.
4. That on-site detailing services shall be prohibited.
5. That the coin-operated, self-service carwash business owner and operator shall be responsible for preventing customer vehicles from queuing into to the adjacent sidewalk or street.
6. That the rear (northern), perimeter block wall shall be raised to or replaced with a 7-foot high masonry block wall.
7. That the carwash shall comply with the City's noise ordinance at all times.
8. That the carwash owner/operator shall be responsible implementing additional noise attenuating measures as deemed necessary by the City, should noise from the self-service carwash become a nuisance for abutting residential properties to the north by exceeding the existing ambient noise levels specified in the revised noise study dated April 12, 2021.
9. That the applicant shall install and maintain landscaping buffer along the northern property line between residential uses to the north and the subject site to mitigate noise impacts.
10. Prior to submitting for Building & Safety plan-check, the applicant is to submit project plans to the Architectural Review Board (ARB) to finalized project plans details to include but not limited to the following:
    - Building elevations;
    - Canopies;
    - Exterior lighting/photometry plan;
    - Fencing/gates;
    - Trash enclosure;
    - Precise landscaping and irrigation plans; and
    - Signage;
11. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan-check, as a detail sheet.
12. That on-site lighting shall be provided to all parking and pedestrian areas at a 1-foot candle minimum subject to Community Development Department review and approval.
13. That security lighting, parking area lighting and signage shall be properly shielded to prevent spill over light and glare on adjacent properties.
14. That the applicant shall install and maintain in good working order a 24-hour surveillance camera system which records activity on the premises.
15. That all security alarms must employ "silent" alarm devices.
16. That no external loudspeaker or sound equipment shall be used which can be heard from the exterior of the building.
17. Prior to the issuance of certificate of occupancy and commencement of any carwash operations, all on and off-site improvements must be completed.
18. Property owner(s) and tenant(s) shall obtain a certificate of occupancy and business license prior to commencing any type of carwash operations.
19. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
20. That demolition and/or construction activities (not confined within a building) shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays through Saturdays, in accordance with the City's noise ordinance.
21. The project will be required to comply with the latest/current government Codes such

as the California Building Code (CBC), California Green Code (CALGreen), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), Title-24, ADA, etc.

22. That construction, property development and use of the property shall comply with all applicable Federal, State, County, Local agencies, including but not limited to requirements of the Compton Municipal Code, Public Works & Municipal Utilities, Fire, and Building & Safety and Planning Departments.
23. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
24. That the property owner/tenants shall be responsible for maintenance of the property in accordance with all applicable local ordinances, including graffiti removal.
25. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal, within 24 hours of occurrence or City notification.
26. That the interior and exterior of the property shall be maintain free of trash and debris
27. The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
28. The proposed project driveways must be constructed in conformance with City of Compton standards, including provisions for sight distance requirements and turning radii, or as otherwise approved by the City of Compton Public Works Department.
29. All on-site and site-adjacent improvements, including traffic signing/striping and the project driveways, shall be constructed as approved by the City of Compton Public Works Department.
30. The proposed development shall comply with all applicable county, state, federal laws and regulations and City Ordinances, including but not limited to National Pollutant Discharge Elimination System NPDES requirements (LID, SUSMP, etc.).
31. The property owner shall be responsible for repairing all deteriorated, site adjacent public right-of-way (including existing deteriorated concrete sidewalk, curb/gutter, tree wells, street lights, closing of unused driveways, etc.) on E. Rosecrans Ave., prior to issuance of a certificate of occupancy.
32. That the property shall be developed substantially in accordance with the site plan on file for Conditional Use Permit Case Nos. 20-004, unless specified otherwise in the conditions of approval. Minor planning related changes and/or modifications to the project plans may be administratively reviewed by the Community Development Department Director. However, substantial changes/modifications shall be referred back to Planning Commission for review and determination.
33. That site improvements and/or operations, subject to obtaining all required approvals and permits, must be initiated within 180 days in accordance with Section 30-26.4 of the Compton Municipal Code.
34. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.
35. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such facilities are being violated.
36. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property by this CUP approval.

Section 4. That a copy of this Resolution shall be mailed to the applicant/appellant, and provided to Planning and the Building & Safety Divisions.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

The Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

NOVEMBER 9, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CAR WASH PROPOSED AT 1035 EAST ROSECRANS AVENUE, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE**

SUMMARY

The City Council will consider an appeal of the Planning Commission decision denial of Conditional Use Permit Case No. 20-004, a request to construct and operate a coin-operated, self-service car wash proposed at 1035 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone. Car washes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

BACKGROUND

On September 8, 2021, the Planning Commission held a public hearing on a request to construct and operate a coin-operated, self-service car wash comprised of two car wash buildings totaling approximately 5,588 square-feet, with a total of ten (10) car wash bays, 5,401 square-feet of canopies over the vacuum and hand drying and parking areas containing 20 parking spaces proposed at 1035 E. Rosecrans Ave., in the Limited Commercial (C-L) zone. After due consideration, Conditional Use Permit Case No. 20-004 was denied by the Planning Commission because they determine the area is already has sufficient car washes and the site would be better suited for other uses that the City currently lacks and/or needs. The applicant has appealed that decision to City Council. Planning Commission appeals must be considered at a public hearing in accordance with Section 30-26 of the Compton Municipal Code.

PROJECT DESCRIPTION

The subject site is a 30,150 square-foot (.69 acre), rectangular-shaped parcel of land located on the north side of E. Rosecrans Ave., located approximately mid-block between N. Long Beach Boulevard and N. Van Ness Avenue in Council District No. 2. The lot is approximately 180-feet wide and 167.48-feet deep. The subject site is vacant and has been since the early 2000's. The area surrounding the subject site is a mix of older commercial and residential land uses.

The coin-operated, self-service car wash site is primarily comprised of two car wash buildings with a total of ten (10) car wash bays, and vacuum and hand drying and parking areas containing 20 parking spaces. The two (2) car wash buildings are located in the middle of the site. Each car wash building is rectangular, in shape and contains a machine room, storage room, and bathroom in the center of the building between with car wash bay and vending machine area. Nine (9) vacuuming parking spaces are located

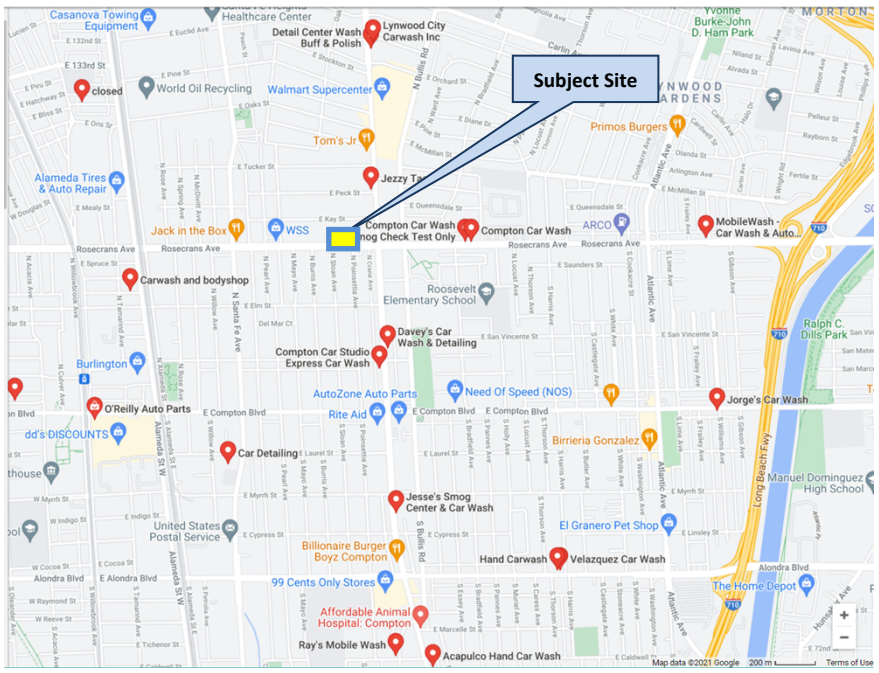
along the eastern property line and the remaining eight (8) hand drying and three (3) employee parking spaces are located along the northern property line. The site is accessible via one (1) 30-foot driveway located along E. Rosecrans Ave.; see Exhibit 6. Vehicles will enter the site from Rosecrans Avenue continue to car wash building one or two and enter on the south side of the car wash bay and exit from the north side. Vehicles may continue to either the vacuum area located on the eastside of the property or to the hand drying area on the north, or exit the facility via a driveway located a Rosecrans Ave. According the project description, the wash cycle run time is approximately twenty (20) minutes.

The coin-operated self-service car wash would operate from 7am to 8pm, Monday through Sunday and employ three (3) employees per shift. The proposed Coin-operated self-service car wash facility has a modern industrial design aesthetic. The coin-operated self-service car wash facility as proposed, fully complies with all zoning development standards with the incorporation of the conditions of approval.

STATEMENT OF THE ISSUES

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

In recent years, the City has seen an increase in requests to develop car washes and certain areas of the City have become saturated with car washes. There are at least six (6) existing car washes (automated, hand car wash, coin-operated, detailing, etc.) located within 1.5 miles of the subject site, see the map below.



The City discouraged the applicant from proposing a coin-operated car wash. However, the applicant has stated that they wish to continue with the project even with a staff recommendation for denial.

As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and critical long term evaluation of the impacts the loss of prime commercial sites. The .69 acre commercial site located along a E. Rosecrans Ave. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density residential or mixed use projects.

Planning Commission Decision

The Planning Commission conducted its public hearing and received testimony from the applicant, applicant's representative, and persons speaking either for or against the project. Upon conclusion of the public hearing, the Planning Commission voted to deny Conditional Use Permit Case No. 20-004 based on the following finding:

1. The proposed automated express car wash is located in an area that is saturated with existing car washes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff makes no recommendation regarding this appeal. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

ROBERT DELGADILLO, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FOWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CARWASH PROPOSED AT 1035 EAST ROSECRANS AVENUE, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

WHEREAS, Leedco Engineers, Inc. filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

LOTS 21 AND 22, IN BLOCK "D", OF TRACT NO. 4828, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 71 AND 72, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO, EXCEPT FROM SAID LOT 22, THE SOUTH 25 FEET OF THE WEST 30 FEET THEREOF. APN: 6167-033-032

proposed at 1035 E. Rosecrans Ave., Compton, California; and

WHEREAS, carwashes require a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the proposed coin-operated, self-service carwash is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, a public hearing upon said conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, the Planning Commission, after due notice and public hearing as required by law, denied Conditional Use Permit Case No. 20-004, and adopted Resolution No. 4020; and

WHEREAS, an appeal was filed by the applicant on September 20, 2021; and

WHEREAS, the City Council, after due notice, held and concluded a public hearing for said appeal on November 9, 2021; and

WHEREAS, the City Council has reviewed oral and documentary evidence, is fully advised of the matter at hand and has been submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVES:

Section 1. That the finding of the Planning Commission in its Resolution No. 4020 shall be adopted, that the action of the Planning Commission in said Resolution No. 4020 is hereby upheld, and that the appeal relative to the application, a request to construct and operate an automatic express drive-thru carwash at 1035 E. Rosecrans Ave., Compton, is denied, subject to finding found in Planning Commission Resolution No. 4020.

Section 2. That a copy of this Resolution shall be mailed to the applicant/appellant, and provided to Planning and the Building & Safety Divisions.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

The Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

NEW COIN OPERATED HAND CAR WASH

1035 E. ROSECRANS AVE., COMPTON, CA. 90221

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
A/C	AIR CONDITIONING	LB.	POUND
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FOOT(FEET)
AC.T.	ACOUSTIC TILE	LVR.	LOUVER
ADMIN.	ADMINISTRATION	LT.WT.	LIGHTWEIGHT
ALUM.	ALUMINIUM		
ALT.	ALTERNATE		
AMT.	AMOUNT	MAS.	MANSORY
ANOD.	ANODIZE(D)	MATL.	MATERIAL
APPR.	APPROXIMATELY	MAX.	MAXIMUM
ASPH.	ASPHALT	M.B.	MACHINE BOLT
		MECH.	MECHANIC(AL)
BD.	BOARD	MEMBR.	MEMBRANE
BIT.	BITUMINOUS	MFR.	MANUFACTURER
BLD'G	BUILDING	MIN.	MINIMUM
BLKG	BLOCKING	MISC.	MISCELLANEOUS
BM	BEAM	MT.(D.)(G.)	MOUNT(ED)(ING)
		MTL.	METAL
C.B.	CATCH BASIN		
CEM.	CEMENT	(N)	NEW
C.F.	CUBIC FEET	N/C	NOT APPLICABLE
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	NO.	NUMBER
CLR.	CLEAR	N.R.C.	NOISE REDUCTION COEFFICIENT
CMU	CONCRETE MANSORY UNITS	N.T.S.	NOT TO SCALE
COL.	COLUMN		
CONC.	CONCRETE		
CONT.	CONTINUOUS	O.C.	ON CENTER
CORR.	CORRIDOR	O.D.	OUTSIDE DIAMETER
C.T.	CERAMIC TILE	O.F.D.	OCERFLOW DRAIN
		O.L.	OCCUPANT LOAD
		OPEN'G	OPENING
DEMO.	DEMOLITION	O.P.C.I.	OWNER PROVIDED
DET.	DETAIL		CONTRACTOR INSTALLED
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIA.	DIAMETER		
DIM.	DIMENSION		
DISP.	DISPENSER, DISPOSAL	PAV.	PAVING, PAVEMENT
DN	DOWN	P.H.	PANIC HARDWARE
DR.	DOOR	PL.	PLATE
D.S.	DOWNSPOUT	P.LAM.	PLASTIC LAMINATE
DTL.	DETAIL	PLAS.	PLASTER, PLASTIC
DWG.	DRAWINGS	PLBG.	PLUMBING
		PLYWD	PLYWOOD
		PNT.	PAINT
(E)	EXISTING	PREFAB.	PREFABRICATE(D)
EA.	EACH	P.S.F.	POUNDS PER SQUARE FOOT
E.J.	EXPANSION JOINT	P.S.I.	POUND PER SQUARE INCH
ELEV.	ELEVATION, ELEVATOR	PTD.	PAINTED
E.P.	ELECTROCAL PANEL		
EQ.	EQUAL		
EQUIP.	EQUIPMENT		
EXH.	EXHAUST	QUAL.	QUALITY
EXTG.	EXISTING	QUAN.	QUANTITY
EXP.	EXPAND(SION), EXPOSED		
DWG.	DRAWINGS		
		R.B.	RUBBER BASE
		R.C.P.	REINFORCED CONCRETE PIPE
F.A.	FIRE ALARM	R.D.	ROOF DRAIN
F.D.	FLOOR DRAIN, FIRE DAMPER	REF.	REFERENCE
F.E.	FIRE EXTINGUISHER	REFRIG.	REFRIGERATOR
F.E.C.	FIRE EXTINGUISHER CABINET	REG.	REGISTER
F.F.	FINISH FLOOR	REINF.	REINFORCEMENT
F.G.	FINISH GRADE	REQ.	REGUIRED
F.H.C.	FIRE HOSE CABINET	RET.	RETAINING
F.H.R.	FIRE HOSE RACK	R.L.	ROOF LEADER, RAIN LEADER
FIN.	FINISH	RM.	ROOM
FL.	FLOOR	R.T.	RIGHT
FLASH.	FLASHING		
FND.	FOUNDATION		
F.O.C.	FACE OF CONCRETE	S.C.	SOLID CORE
F.O.F	FACE OF FINISH	SCHED.	SCHEDULE
F.O.M.	FACE OF MANSORY	S.D.	STORM DRAIN, SOAP DISPENSER
F.O.S.	FACE OF STUDS	SQ.FT.	SQUARE FOOT(FEET)
FT.	FOOT, FEET	SHT.	SHEET
FTG.	FOOTING	SHTG.	SHEATING
		SIM.	SIMILAR
		SPEC.	SPECIFICATION
GA.	GUAGE	STD.	STANDARD
GALV.	GALVANIZED	STL.	STEEL
G.C.	GENERAL CONTRACTOR	STO.	STORAGE
GL.	GLASS, GLAZING	S'STL.	STAINLESS STEEL
GR.	GRADE	STRUCT.	STRUCTURAL
GRD.	GUARD	SUSP.	SUSPENDED
GYP.	GYPSUM		
GYP.BD.	GYPSUM BOARD		
		T.	TREAD, TILE, TOILET
		TEL.	TELEPHONE
H.B.	HOSE BIBB	TEMP.	TEMPORARY
H.C.	HOLLOW CORE	T.O.C.	TOP OF CURB
HD.	HEAD	T.O.CONC.	TOP OF CONC.
HDWD	HARDWOOD	T.O.M.	TOP OF MANSORY
HDWR.	HARDWARE	T.O.P.	TOP OF PARAPET
HM	HOLLOW METAL	T.O.S.	TOP OF SLAB
HORIZ.	HORIZONTAL	T.O.W.	TOP OF WALL
HT.	HEIGHT	TR.	TRENCH
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	TYP.	TYPICAL
HYD.	HYDRANT	U.N.O	UNLESS NOTED OTHERWISE
I.C.	INTERCOM		
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION	V.B.	VAPOR BARRIER, VINYL BASE
INSUL.	INSULATION	V.C.T.	VINYL COMPOSITION FLOOR TILE
INT.	INTERIOR	VERT.	VERTICAL
INV.	INVERT	VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
		V.T.	VINYL TILE

ABBREVIATIONS

J.B.	JUNCTION BOX	W/	WITH
JT.	JOINT	W/O	WITHOUT
K.D.	KNOCK DOWN	WD	WOOD
KIT.	KITCHEN, KITCHENETTE	W.I.	WROUGH IRON
K.O.(P)	KNOCK OUT(PANEL)	W.W.F.	WELDED WIRE FABRIC
		W.W.M.	WELDED WIRE MESH

LEGEND

- A11.1 — SHEET WHERE DRAWN
- 1 / A5.1 — INTERIOR ELEVATION: ELEVATION NUMBER; SHEET WHERE DRAWN
- D5 / A12.3 — WALL SECTION: SECTION NUMBER; SHEET WHERE DRAWN
- D6 / A12.1 — BUILDING SECTION: SECTION NUMBER; SHEET WHERE DRAWN
- PORTION OF PLAN SHOWN; MATCH LINE
- CENTER LINE
- FACE DIMENSION
- CENTER LINE DIMENSION
- ELEVATION
- FINISH ELEVATION
- (P) NEW WALLS
- CAST IN CON'C WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- PRECAST PANEL ON METAL STUD
- METAL STUD WALL
- F.E.C. — FIRE EXTINGUISHER AND CABINET
- F.E. — FIRE EXTINGUISHER
- TD — TRENCH DRAIN; SEE PLUMBING DRAWINGS
- FD — FLOOR DRAIN; SEE PLUMBING DRAWINGS
- AD — AREA DRAIN; SEE PLUMBING DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- 1 / A — GRID OR COLUMN LINE
- XXX — ROOM NUMBER
- X — WINDOW SYMBOL
- XX — DOOR NUMBER
- XX — CEILING HT.
- X — REVISION
- XX — WALL TYPE
- HB. — HOSE BIBB
- EXIT SIGN
- TRUE NORTH

SCOPE OF WORK

BUILD (2) COIN OPERATED HAND CAR WASH BUILDINGS WITH (2) PARKING STALL CANOPY STATIONS, AND TRASH ENCLOSURE. CONSTRUCT A CONCRETE PAVEMENT PARKING LOT WITH FREE STANDING LIGHTING AND (1) NEW DRIVEWAY APPROACH FOR INGRESS AND EGRESS ALONG WITH NEW LANDSCAPE.

NEW CAR WASH BUILDING 1	2,794 G.S.F.
NEW CAR WASH BUILDING 2	2,794 G.S.F.
NEW PARKING STALL CANOPY #1	2,520 G.S.F.
NEW PARKING STALL CANOPY #2	2,881 G.S.F.
NEW TRASH ENCLOSURE	131 G.S.F.

DEFERRED PERMITS

FIRE SPRINKLER PLANS FOR CAR WASH
FIRE ALARM SYSTEM PLANS FOR CAR WASH
PUBLIC IMPROVEMENTS TO BE PULLED UNDER SEPARATE PERMIT
GRADING AND DRAINAGE PLANS TO BE PULLED UNDER SEPARATE PERMIT
SIGNAGE PLANS TO BE PULLED UNDER SEPARATE PERMIT

PROJECT DATA

- PROJECT: NEW COIN OPERATED HAND CARWASH
- PROJECT ADDRESS: 1035 E. ROSECRANS AVE. COMPTON, CA. 90221
- OWNER: HOONDO HUR, GREEN GREEN CARWASH, 1580 S. RUNYAN ST., LA HABRA, CA. 90631, PHONE : 213-503-1911
- APPLICANT: LEEDCO ENGINEERS, INC, 3870 BALDWIN AVE., EL MONTE, CA 91731, PHONE : 626-234-2247
- APN: 6167-033-032
- LAND USE DISTRICT: C-L (30-12 LIMITED COMMERCIAL)
- LEGAL DESCRIPTION: LOT 21 AND 22 OF TRACT No. 4828 ARB NONE, BLOCK D
- OCCUPANCY: GROUP B - BUSINESS
- CONSTRUCTION TYPE: TYPE-V-B-0 HRS, SPRINKLERS REQUIRED, NFPA 13, CAR WASH BUILDING, FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)
- LOADING/UNLOADING ZONE: 12'x20'

- OCCUPANCY LOAD ANALYSIS (BLDG No.1 & BLDG No. 2)
  TOTAL OCC. LD. : 18 PPL
  CARWASH BAYS: 12 PPL(=3,692/300)
  MECHANICAL ROOMS: 1 PPL(=434/300)
  VENDING AREAS: 1 PPL(=55/100)
  OFFICE: 4 PPL(=360/100)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.1.2

USE	OCCUPANCY LOAD FACTOR
BUSINESS	100 GROSS
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS

- FIRE SPRINKLER : REQUIRED, NFPA 13
  OCCUPANCY B/BLDG 1 2,794 G.S.F.
  OCCUPANCY B/BLDG 2 2,794 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 FIRE EXTINGUISHER TABLE (906.3(1))
- FIRE CODE COMPLIANCE
  1. INSTALL SPRINKLER SYSTEM
  2. INSTALL FIRE ALARM SYSTEM

- LOT AREA (21-22): 30,150.70 S.F./.69 ACRES
- COIN OPERATED HAND CARWASH

LOT SIZE:	30,151 S.F./.69 ACRES	
LOT COVERAGE:	CARWASH BLDG No. 1	2,794 S.F. (9%)
	CARWASH BLDG No. 2	2,434 S.F. (8%)
	LANDSCAPE AREA	3,582 S.F. (12%)
	CANOPY AREA	5,401 S.F. (18%)
	TRASH ENCLOSURE	131 S.F. (3%)
	HARDSCAPE AREA	15,809 S.F. (50%)

- MIN. LOT SIZE .69 ACRES
  MAX LOT DIMS (width/depth) 180.00' / 167.48'
  MAX. LOT COVERAGE 91%
  MAX. BLDG COVERAGE 9%
- HOURS OF OPERATION FOR CAR WASH
  SUNDAY 7AM - 8PM
  MONDAY 7AM - 8PM
  TUESDAY 7AM - 8PM
  WEDNESDAY 7AM - 8PM
  THURSDAY 7AM - 8PM
  FRIDAY 7AM - 8PM
  SATURDAY 7AM - 8PM
- NOTE: 3 EMPLOYEES PER SHIFT / 2 SHIFTS PER DAY
- PARKING RATIO: 2 SPACES per BAY, 10 BAYS TOTAL, 2X10 = 20
  MIN. REQ'D: 20 SPACES
- PARKING PROVIDED: 20
  VACUUM: 8
  ADA VACUUM: 1
  STANDARD: 8
  EMPLOYEE: 3

COIN OPERATED HAND CARWASH BLDG. No. 1

- MAX. BLDG HEIGHT 25'-0" (TABLE 503: HEIGHT 40'-0")
- No. OF STORY: 1 & MEZZANINE LEVEL
- BLDG G.S.F.: 2,794 G.S.F. (TABLE 503: ALLOWABLE 9,000 G.S.F.)

1ST FLOOR:	CARWASH BAYS:	1,846 S.F.
	TOILET:	105 S.F.
	MECHANICAL ROOM:	161 S.F.
	VENDING AREA:	22 S.F.
MEZZNINE LEVEL:	MEZZANINE OFFICE:	360 G.S.F.

COIN OPERATED HAND CARWASH BLDG. No. 2

- MAX. BLDG HEIGHT 25'-0" (TABLE 503: HEIGHT 40'-0")
- No. OF STORY: 1 & MEZZANINE LEVEL
- BLDG G.S.F.: 2,794 G.S.F. (TABLE 503: ALLOWABLE 9,000 G.S.F.)

1ST FLOOR:	CARWASH BAYS:	1,846 S.F.
	TOILET:	105 S.F.
	MECHANICAL ROOM:	161 S.F.
	VENDING AREA:	22 S.F.
MEZZNINE LEVEL:	MEZZANINE OFFICE:	360 G.S.F.

AUXILIARY ENCLOSURES AND CANOPIES

- CANOPY AREA 1 2,520 G.S.F. (14'-6" MAX HGT)
- CANOPY AREA 2 2,881 G.S.F. (14'-6" MAX HGT)
- TRASH ENCLOSURE 131 G.S.F. (9'-0" MAX HGT)

SHEET INDEX

ARCHITECTURE PLANS

T-1	TITLE PAGE
A-1.0	SITEPLAN
A-1.1	ACCESSIBLE DETAILS PARKING LOT
A-1.2	ACCESSIBLE DETAILS ADA BATHROOM
A-2	FLOOR PLAN, DOOR, WINDOW, ROOM FINISH SCHEDULES
A-3	ROOF PLAN
A-4	CAR WASH NO. 1 ELEVATIONS
A-5	CAR WASH NO. 2 ELEVATIONS
A-6	ARCHITECTURAL DETAILS
A-7	AUXILIARY STRUCTURES
A-8	PARKING STALL CANOPIES
A-9	TRASH ENCLOSURE DETAILS

LANDSCAPE PLANS

L-1	LANDSCAPE PLANS
L-2	IRRIGATION PLANS
L-3	PLANTING AND IRRIGATION DETAILS

CIVIL PLANS

C-1	GRADING AND DRAINAGE PLAN
C-2	GRADING NOTES, EROSION CASQA ATTACHMENTS
C-3	GRATING DETAILS
C-4	PHOTOMETRICS
C-5	LIGHTING SPECS SHEETS
C-6	UTILITY PLAN
C-7	CULTEC SYSTEM PLAN TITLE PAGE
C-8	CULTECT SYSTEM PLAN SHEET LAYOUT
C-9	CULTECT SYSTEM PLAN SYSTEM CALCULATIONS
C-10	CULTEC SYSTEM PLAN TRAFFIC APPLICATION DETAILS
C-11	EROSION CONTROL PLAN

FIRE MARSHALL PLANS

F-1	SITE PLAN LAYOUT
F-2	CODE COMPLIANCE FLOOR PLAN
F-3	CODE COMPLIANCE INTERIOR FINISHES

PROJECT DIRECTORY

PROJECT OWNER:
HOONDO HUR
GREEN GREEN CARWASH
ADDRESS: 1580 S. RUNYAN ST.
La Habra, CA. 90631
PHONE: 213-503-1911

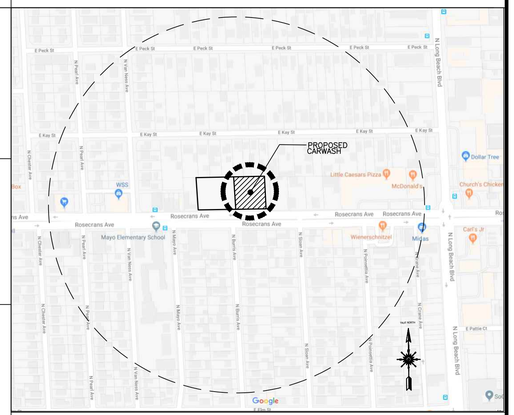
ARCHITECTS:
LEEDCO ENGINEERS, INC.
ADDRESS: 3380 Flair Dr., Suite 225, El Monte, CA 91731
CONTACT: Dennis Lee
PHONE: 626-234-2247
EMAIL: leedco@aol.com

STRUCTURAL 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

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 Zhong
PHONE: 626-289-8808
626-289-4913

500 FT RADIUS LOCATION MAP



VICINITY MAP



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. 2018 INTERNATIONAL BUILDING CODE STANDARDS
C. 2019 NATIONAL ELECTRICAL CODE-NFPA
D. 2019 UNIFORM MECHANICAL CODE-IAPMO
E. 2019 UNIFORM PLUMBING CODE-IAPMO
F. 2018-INTERNATIONAL FIRE CODE-ICC
G. STATE OF CALIFORNIA TITLE 24 2016 BUILDING STANDARDS
H. 2019 ENERGY CODE-CALIFORNIA ENERGY COMMISSION
J. CALGREEN-2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 INTERNATIONAL EXISTING BUILDING CODE-PARTIAL ADOPTION TO REPLACE DELETED IBC CHAPTER 34.
K. 2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA BUILDING CODE
L. 2019 CALIFORNIA REFERENCED STANDARDS CODE.
M. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS
N. CALTRANS STANDARD SPECIFICATION 1988 EDITION
O. CAL/OSHA LATEST EDITION
P. MANUFACTURER INSTALLATION REQUIREMENTS
Q. LARR REPORTS FOR ALL MATERIALS
R. CONTRACT DOCUMENTS
S. CC&R's/PRIVATE CONDITIONS AND ORDINANCES
T. CONDITIONS OF APPROVAL FOR THIS PROJECT
U. NATIONAL ROOFING CONTRACTOR'S ASSOCIATES
V. SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
W. AMERICAN CONCRETE INSTITUTE
X. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
Y. AMERICAN WELDING SOCIETY
Z. CONCRETE REINFORCING STEEL INSTITUTE

NOTE:
DEFERRED SUBMITTALS SHALL BE REVIEWED BY ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL

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

REGISTERED PROFESSIONAL ENGINEER · C. DENNIS LEE · No. CE 26282 EXP. 3/31/2022 · CIVIL · STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

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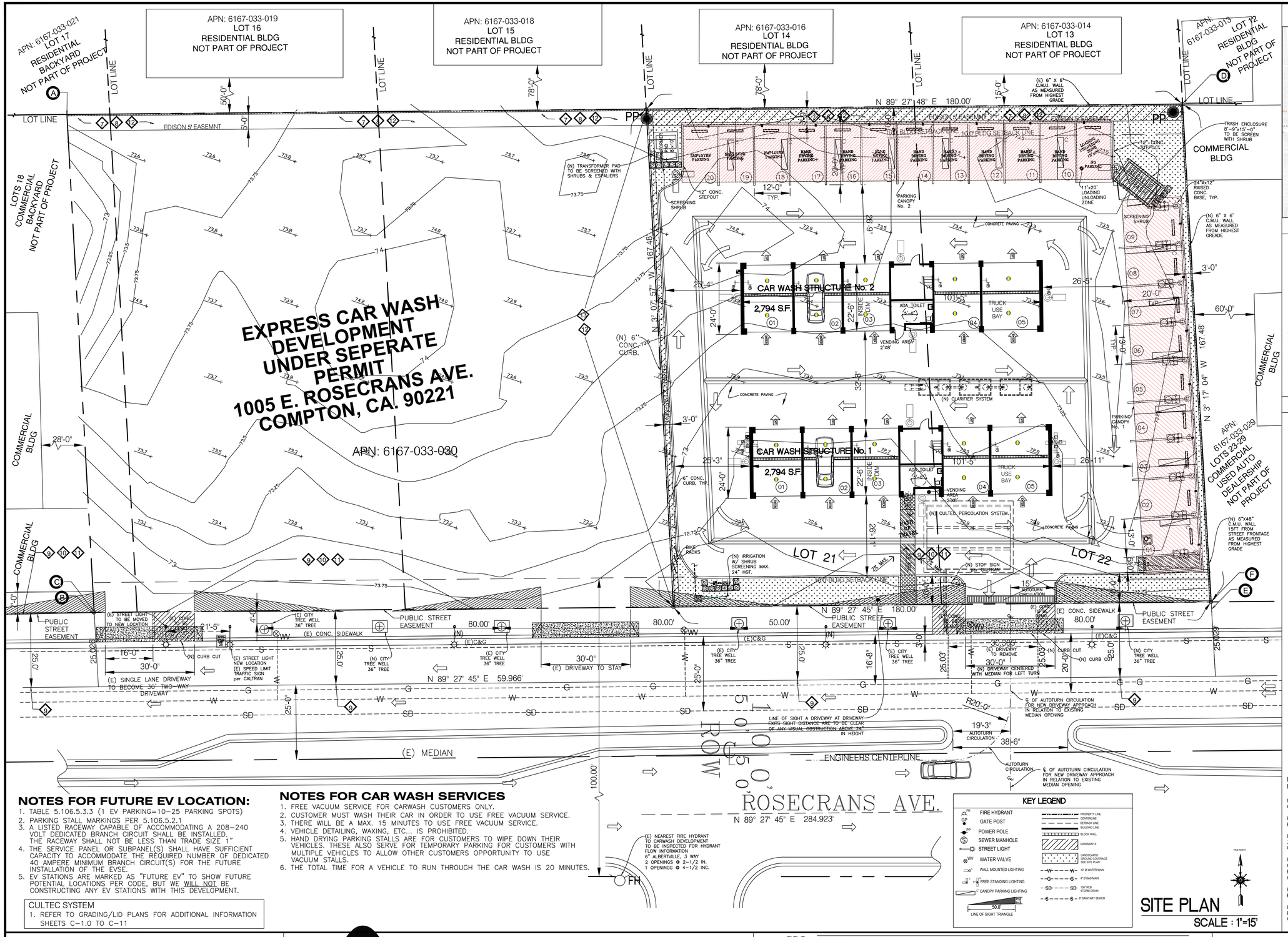
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW COIN OPERATED HAND CAR WASH DEVELOPMENT
	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

SUBMITTAL BLOCK
1ST SUBMITTAL 01-17-2019
2ND SUBMITTAL 10-23-2019
3RD SUBMITTAL 04-12-2021

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-B
DATE: 04-12-2021

T-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.

CULTEC SYSTEM
1. REFER TO GRADING/LID PLANS FOR ADDITIONAL INFORMATION SHEETS C–1.0 TO C–11

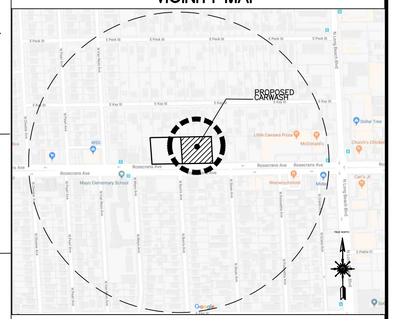
NOTES FOR CAR WASH SERVICES

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. HAND DRYING PARKING STALLS ARE FOR CUSTOMERS TO WIPE DOWN THEIR VEHICLES. THESE ALSO SERVE FOR TEMPORARY PARKING FOR CUSTOMERS WITH MULTIPLE VEHICLES TO ALLOW OTHER CUSTOMERS OPPORTUNITY TO USE VACUUM STALLS.
6. THE TOTAL TIME FOR A VEHICLE TO RUN THROUGH THE CAR WASH IS 20 MINUTES.

SITE PLAN

SCALE : 1"=15'

VICINITY MAP



PROJECT DATA

- PROJECT: NEW COIN OPERATED HAND CARWASH
- PROJECT ADDRESS: 1035 E. ROSECRANS AVE. COMPTON, CA. 90221
- OWNER: HOONDO HUR GREEN GREEN CARWASH 1580 S. RUNYAN ST. LA HABRA, CA. 90631 PHONE : 213–503–1911
- APPLICANT: LEEDCO ENGINEERS, INC 3870 BALDWIN AVE. EL MONTE, CA 91731 PHONE : 626–234–2247
- APN: 6167–033–032
- LAND USE DISTRICT: C–L (30–12 LIMITED COMMERCIAL)
- LEGAL DESCRIPTION: LOT 21 AND 22 OF TRACT No. 4828 ARB NONE, BLOCK D
- LOT AREA (21–22): 30,150.70 S.F./.69 ACRES
- CONSTRUCTION TYPE–V–B–0 HRS
- OCCUPANCY: GROUP B – BUSINESS

SURVEY DATA

BENCHMARK:

COUNTY OF LOS ANGELES SOUTHGATE QUAD,
NAVD 88 DATUM
BENCHMARK No. 9730
ADJUSTED 2005
L&SPK IN S CB 7M(23) E/O BCR
SE COR MAYO AVE & ROSECRANS AVE

BASIS OF BEARING :

THE BEARING OF S 89°27'45"E OF THE NORTHERLY LINE OF ORANGE STREET, AS SHOWN ON TRACT No.4828, SUBSEQUENTLY RENAMED ROSECRANS AVENUE (100' WIDE), AS PER MAP RECORDED IN BOOK 52 PAGE 71 & 72 OF MAPS, RECORDS OF LOS ANGELES COUNTY, TRANSLATED TO THE CENTER LINE OF SAID ROSECRANS AVENUE, WAS TAKEN AS THE BASIS OF BEARINGS

EASEMENT NOTES PER CURRENT TITLE REPORT, SCHD 'B' ITEMS:
KEY SYMBOL ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬

ITEM 7: AN EASEMENT FOR PUBLIC UTILITIES. (i.e.,) TO LAY, MAINTAIN AND REPAIR WATER PIPES OVER THE REAR 2 FEET OF LOTS 18,19 AND 20 IN BLOCK "D" OF TRACT No. 4828, M.B. 52–71/72 PER INSTRUMENT RECORDED 6–05–1923 IN BOOK 1502, PAGE 77 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 8: AN EASEMENT FOR PUBLIC UTILITIES (i.e.) TO LAY, MAINTAIN AND REPAIR WATER PIPES OVER THE REAR 2 FEET OF LOT 21 PER INSTRUMENT RECORDED 6–05–1923 IN BOOK 2426, PAGE 79 AND 80 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 9: AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COMPTON OF THE SOUTHERLY 25 FEET OF LOTS 18,19, AND 20, EXCEPTING THE WESTERLY 65 FEET OF SAID LOT 18. PER INSTRUMENT RECORDED 7–22–1947 IN BOOK 24821 PAGE 207 AND 208 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 10: AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COMPTON OF THE SOUTHERLY 25 FEET OF LOT 21 PER INSTRUMENT RECORDED 9–14–1949 IN BOOK 30992 PAGE 103 TO 105 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 11: AN EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COMPTON OF THE SOUTHERLY 25 FEET OF LOT 22, EXCEPT THE WESTERLY 30 FEET THEREOF, (MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID LOT 22), PER INSTRUMENT RECORDED 12–05–1949 IN BOOK 31639 PAGE 284 TO 287 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 12: AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY OVER THE NORTHERLY 5 FEET AND THE WESTERLY 30 FEET OF LOT 22, AND THE NORTHERLY 5 FEET AND THE WESTERLY 2 FEET OF LOT 21, IN BLOCK "D" OF TRACT No. 4828, M.B. 52–71/72 PER INSTRUMENT No. 2620, RECORDED 3–29–1950 IN BOOK 32710, PAGE 202 AND 203 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

ITEM 13: AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY OVER THE NORTHERLY 5 FEET OF LOT 18, EXCEPTING THEREFROM THE WESTERLY 65 THEREOF AND THE NORTHERLY 5 FEET OF LOTS 19 AND 20, IN BLOCK "D" OF TRACT No. 4828, M.B. 52–71/72 PER INSTRUMENT RECORDED 3–29–1950 IN BOOK 32710, PAGE 210 AND 211 OF OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PROPERTY CORNER MONUMENTS:
KEY SYMBOL Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ Ⓕ

ITEM A: SET 2" ø I.P. W/ PLASTIC PLUG STAMPED L.S. 5052, ON PROPERTY CORNER (DN. 24")

ITEM B: FD L&T S 3'17'04"E 3.030' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.19' W'LY OF PROPERTY LINE. (NO REFERENCE)

ITEM C: SET L.T & TAG STAMPED L.S. 5052, ON PROPERTY LINE S 3°07'57"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES ON CONC. WALK

ITEM D: FD. CONC. NAIL &TAG. L.S. 7740 ATOP C.B. WALL. NAIL IS N 3°17'04"W 0.16' FROM PROPERTY CORNER BY 0.10' W'LY OF P/L PROD. (i.e.) N.16' N'LY, BY 0.10' W'LY OF SAID CORNER, (i.e.) N 33°22'31"W 0.19' DIRECT FROM PROPERTY CORNER. (NO REFERENCE)

ITEM E: FD L&T S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.17' W'LY OF PROPERTY LINE (NO REFERENCE)

ITEM F: SET L.T&TAG, STAMPED, L.S. 5052, ON PROPERTY LINE S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES IN CONC. WALK.

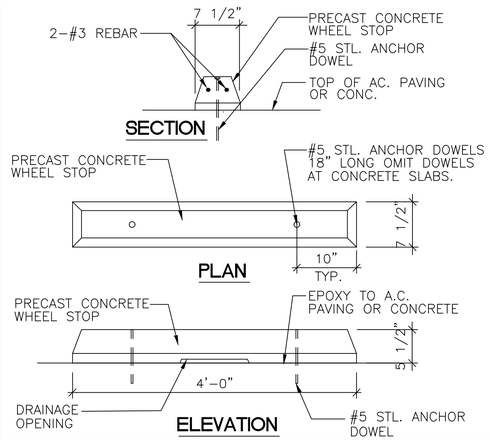
THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.

LEEDCO ENGINEERS, INC.
STRUCTURES· FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

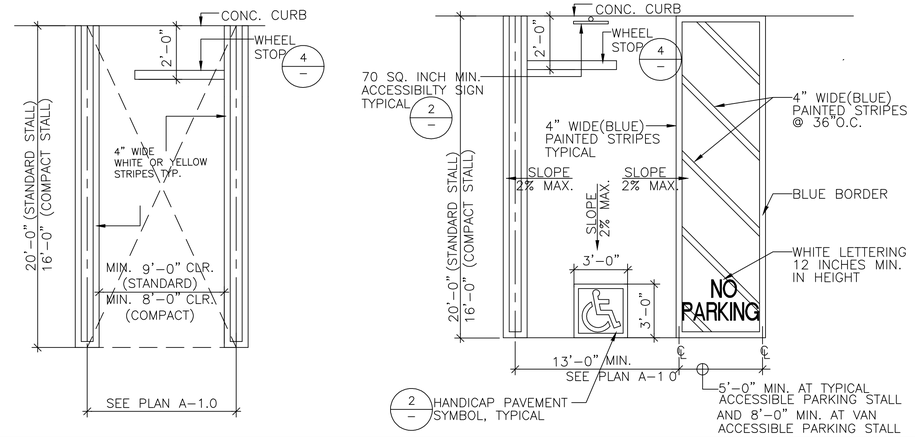
TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

APPROVED BY:	C. D. LEE	JOB NO.:	8090–B
DRAWN BY:	G.M.A.	DATE:	04–12–2021

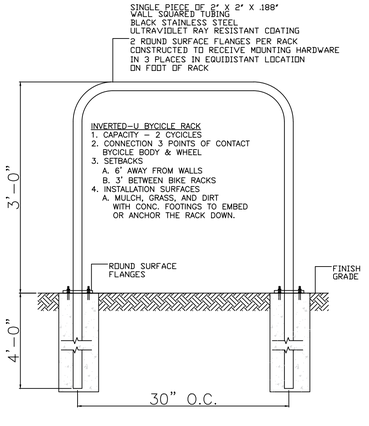
A–1.0



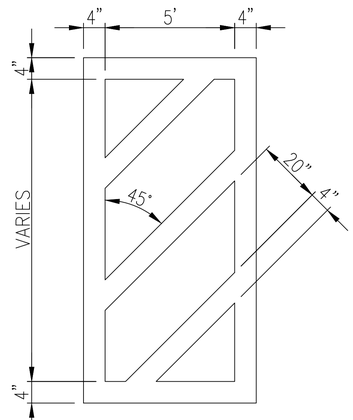
WHEEL STOP DETAIL 4



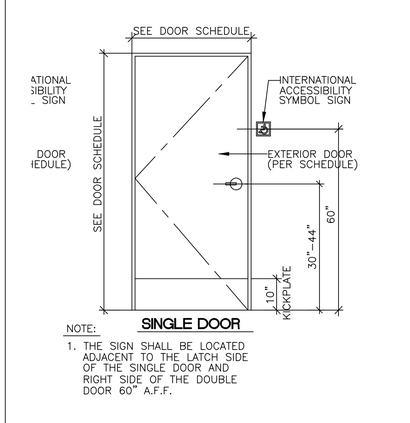
PARKING STALL DETAIL 1



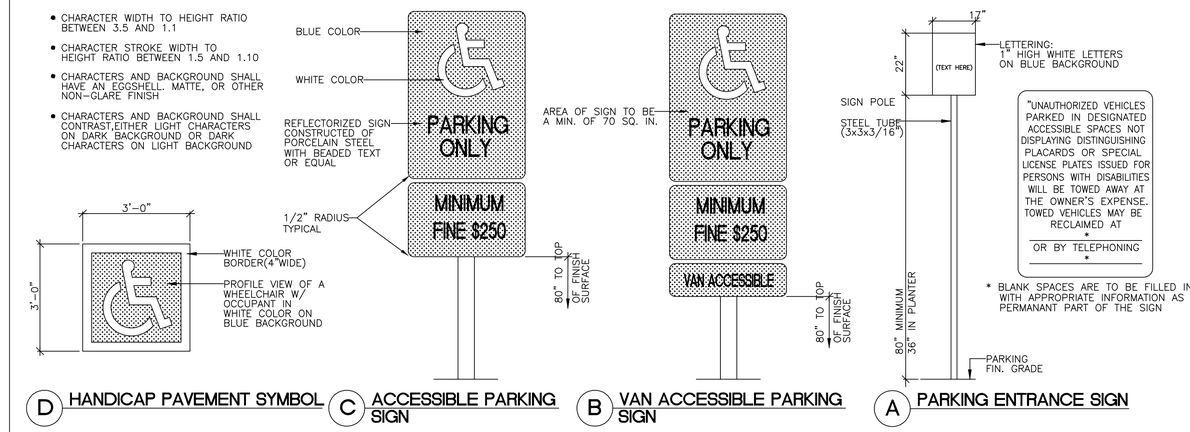
SHORT TERM BIKE RACK 8



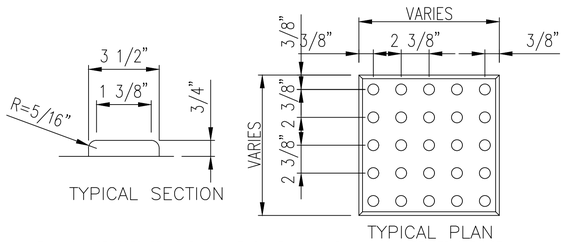
PATH OF TRAVEL 9



ACCESSIBLE SIGN AT DOOR DETAIL 5

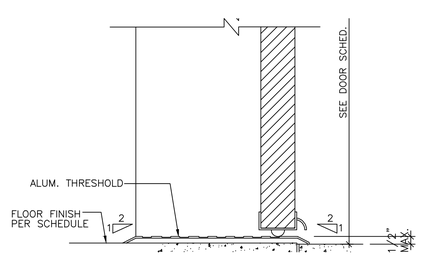


ACCESSIBLE PARKING SIGN DETAIL 2

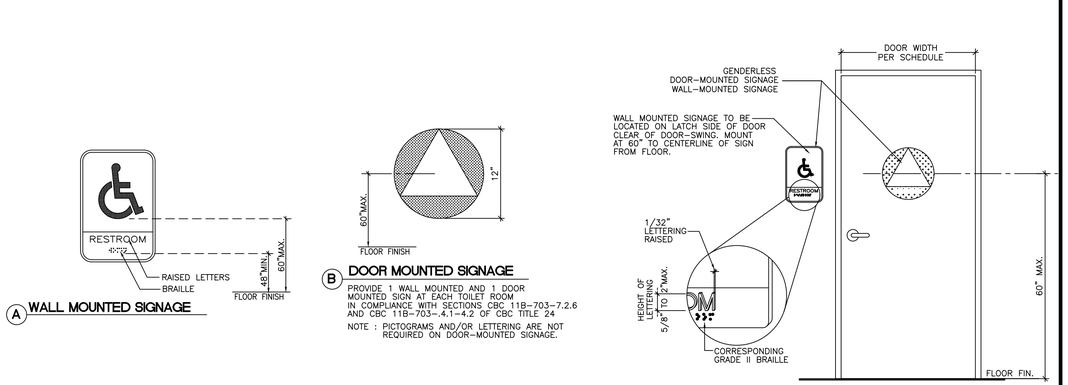


1. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE IDENTIFIED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE.
2. DETECTABLE WARNING 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 TURCATE DET. 10



ACCESSIBLE DOOR SILL DETAIL 6



ACCESSIBLE RESTROOM SIGN DETAIL 3

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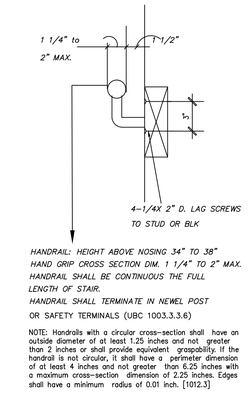
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

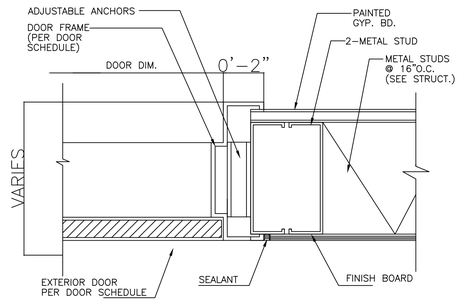
TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

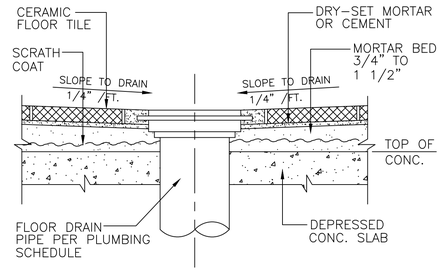
ACCESSIBLE DETAILS

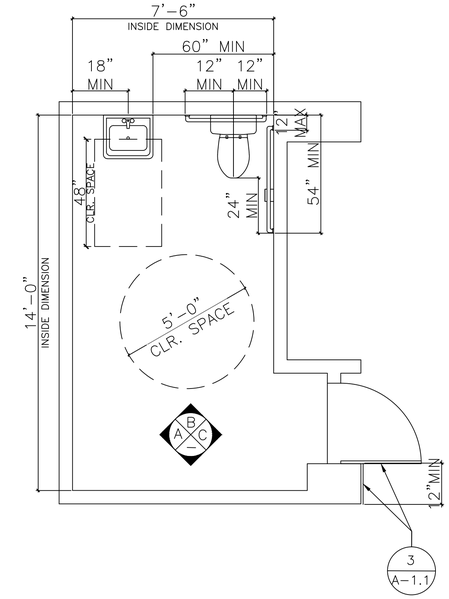
APPROVED BY:	C. D. LEE
DRAWN BY:	G.M.A.
JOB NO.:	8090-B
DATE:	04-12-2021

A-1.1







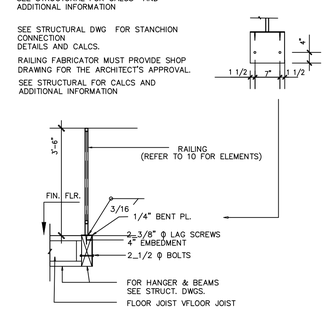


NOTE :
SEE STRUCTURAL FOR CALCS AND ADDITIONAL INFORMATION

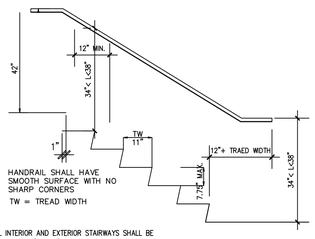
SEE STRUCTURAL DWG FOR STANCHION CONNECTION DETAILS AND CALCS.

RAILING FABRICATOR MUST PROVIDE SHOP DRAWING FOR THE ARCHITECT'S APPROVAL.

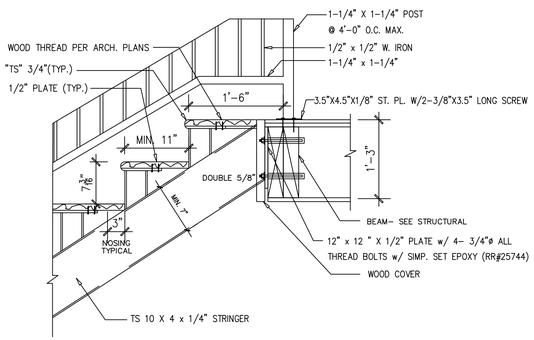
SEE STRUCTURAL FOR CALCS AND ADDITIONAL INFORMATION

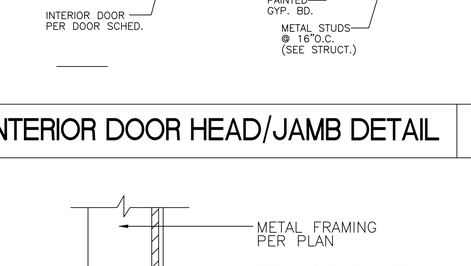


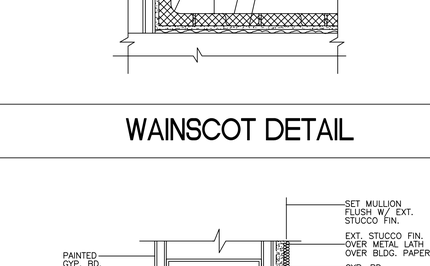
2 RAILING DETAIL

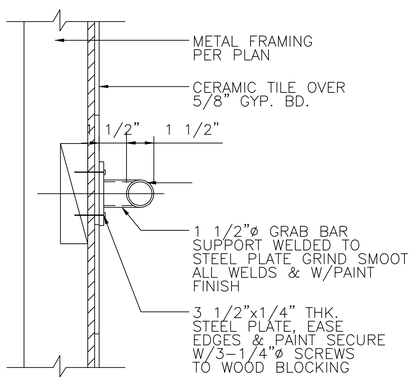


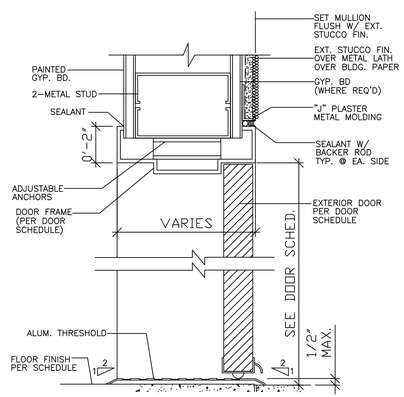
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.6)





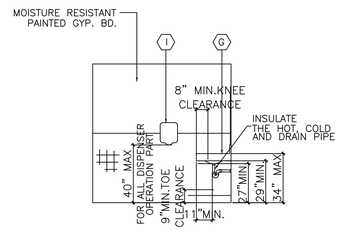




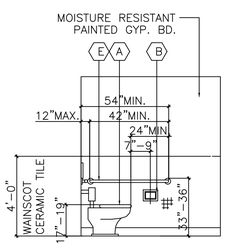


TOILET FIXTURE AND ACCESSORIES SCHED.

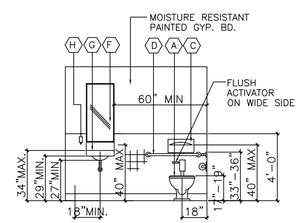
SYM.	I T E M
A	WATER CLOSET
B	SURFACE MOUNTED ROLL TOILET TISSUE DISPENSER
C	SURFACE MOUNTED TOILET SEAT COVER DISPENSER
D	1 1/2"ø GRAB BAR AT 36" LONG
E	1 1/2"ø GRAB BAR AT 48" LONG
F	MIRROR
G	LAVATORY
H	SURFACE MOUNTED LIQUID SOAP DISPENSER
I	HAND DRYER



INT. ELEVATION AT "A"



INT. ELEVATION AT "C"



INT. ELEVATION AT "B"

STAIR WAY DETAIL	8	GRAB BAR ATTACHMENT DETAIL	7
INTERIOR DOOR HEAD/JAMB DETAIL	6	WAINSCOT DETAIL	3
EXTERIOR DOOR HEAD/JAMB DETAIL	5	FLOOR DRAIN DETAIL	2
EXTERIOR DOOR THRESHOLD DETAIL	4	ACCESSIBLE HAND CARWASH RESTROOM DETAIL	1

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STRUCTURES · FOUNDATIONS
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TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

ACCESSIBLE DETAILS

APPROVED BY: C. D. LEE
JOB NO.: 8090-B
DRAWN BY: G.M.A.
DATE: 04-12-2021

A-1.2

DOOR SCHEDULE

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

	SIZE		DESCRIPTION & TYPE	FRAME MATERIAL	THK.	CORE	GLAZING AREA	FIRE RATING	EA	REMARKS
	WIDTH	HEIGHT								
01	3'-0"	7'-0"	SWING	ALUM.	1-3/4"	HOLLOW	-	1½ HR	4	EXTERIOR SELF CLOSING
02	8'-0"	8'-0"	ROLLDOWN	ST'L	-	-	-	1½ HR	2	MANUAL GRILL DOOR

DOOR HARDWARE

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

KEY	LOCKS	DOOR TYPE	HINCHES	REMARKS
01	SLIDE LOCK & CANE BOLT W/ HEAVY DUTY LOCKS	02 03	ROLLUP	MASTER PADLOCK
02	SINGLE KEYED, KEY ALIKE PASSAGE DOOR HARDWARE	01	STANLEY COMMERCIAL	LEVER TYPE
	KEYLESS, PASSAGE DOOR HARDWARE			

WINDOW SCHEDULE

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		DESCRIP. & TYPE	FRAME MATERIAL	GLAZING AREA	FIRE RATING	OITC RATING	EA	REMARKS
	WIDTH	HEIGHT							
A	15'-0"	3'-0"	FIXED	ALUM.	45.0	-	38*	16	1/2" TEMPERED GLASS W/ GLASS FILM
B	18'-0"	3'-0"	FIXED	ALUM.	54.0	-	38*	4	1/2" TEMPERED GLASS W/ GLASS FILM
C	4'-0"	6'-0"	CASEMENT	ALUM.	24.0	-	38*	4	1/2" LAMINATED TEMPERED GLASS
D	2'-0"	6'-0"	CASEMENT	ALUM.	24.0	-	38*	8	1/2" LAMINATED TEMPERED GLASS

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				CLG. HEIGHT	REMARKS
		FLOOR	BASE	WALL	CEILING	CEILING HEIGHT	
	WASH BAY (STANDARD)	F1	B2	W1	C3	13	
	WASH BAY (TRUCK)	F1	B2	W1	C3	15	
	MECHANICAL ROOM	F3	B1	W2	C2	9	
	TOILET	F2	B2	W3	C3	9	
	VENDING	F1	B1	W2	C4	9	
	OFFICE	F3	B1	W2	C2	9	

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	LAMINATED FLOORING		

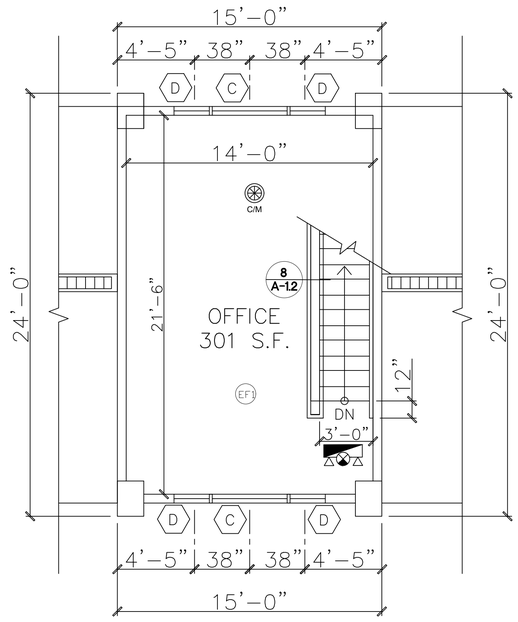
WALL		CEILING	
W1	CERAMIC TILE (12"x12")	C1	24" WIDE PVC FLAT PANEL(EXTRUTECH #P2400)
W2	PAINT FINISH (SEMI-GLOSS) OVER GYP. BD.	C2	PAINT FINISH (FLAT) OVER GYP. BD.
W3	CERAMIC TILE(12"x12")WAINSCOT(A.F.F.4'-0")	C3	PAINT FINISH (SEMI-GLOSS) OVER GYP. BD. (MOISTURE RESISTANT)
W4	SMOOTH STUCCO FINISH	C4	SMOOTH STUCCO FINISH

NOTES FOR ADA REQUIREMENTS

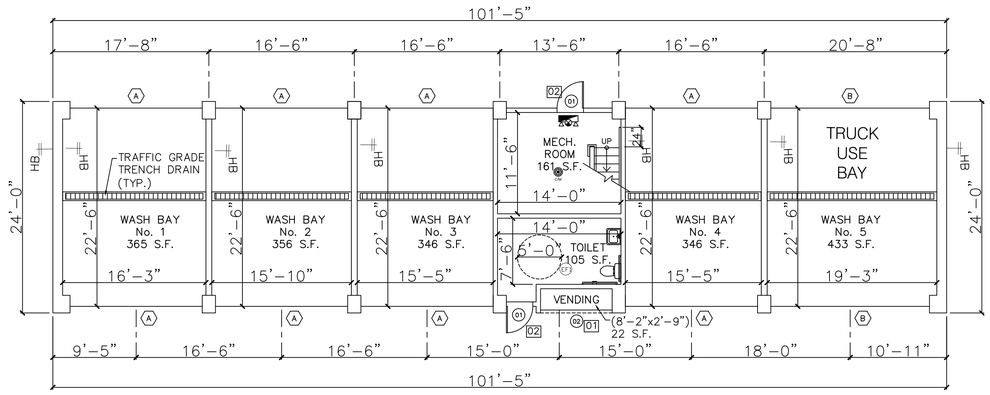
1. SERVICE COUNTERS, RECEPTION COUNTERS, AND TRANSACTION COUNTERS, SHALL BE ACCESSIBLE AND PROVIDED FOR PERSONS WITH DISABILITIES. THE COUNTER SHALL BE A MIN. OF 36" IN LENGTH AND 28"-34" ABOVE FINISH FLOOR.
CBC 11B-227.3, 11B-904.4
(CBC 11B-305.5 FOR PARALLE APPROACH TYP.

NOTES FOR FIRE SAFETY OVERLAY ZONE (WINDOWS,DOORS, SKYLIGHTS)

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)
2. 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)



MEZZANINE LEVEL AT BLDG 1 AND 2 | SCALE : 1/4"=1'-0" | 1



HAND CAR WASH BUILDING No.1 1ST FLOOR PLAN | SCALE : 1/8"=1'-0" | 2

INTERIOR WALL GENERAL NOTES

NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
4. 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.

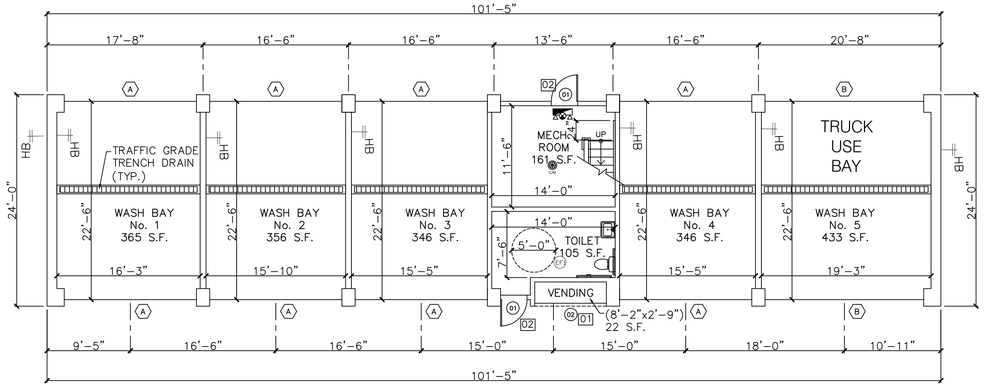
KEY LEGEND

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)

EF1 — VENTILATION EXHAUST FAN FOR MECHANICAL ROOM TO MAINTAIN TEMPERATURE AT 75° WITH THERMOSTAT CONTROL SYSTEM
REFER TO MECHANICAL PLANS

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.



HAND CAR WASH BUILDING No. 2 FLOOR PLAN | SCALE : 1/8"=1'-0" | 3

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APPROVED BY:	C. D. LEE	JOB NO.:	8090-B
DRAWN BY:	G.M.A.	DATE:	04-12-2021

A-2

Active Ventilation Products Inc
800-Roof-Vent (766-3836) • 845-565-7770
roofvents.com • sales@roofvents.com

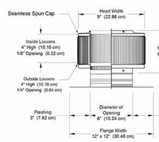
AV-06-C02 Aura Roof Vent

A Roof Vent that Exhausts Air like a Turbine but with No Moving Parts!



- Removes hot air in the summer and moisture in the winter from the attic
- Prevents rain, snow, insects or animals from entering
- UL Certified, Florida State Approved, California Wild Fire Listed
- Can be fitted with a tail pipe for duct venting
- Paint colors available
- Made in the USA
- Exhaust Vent for Asphalt Shingle Roofs

DIMENSIONS & SPECIFICATIONS



Pitch Capacity		
Min. 3/12	Max. (Standard Vent) 7/12	Max. (Modified) 12/12
Net Free Vent Area		
(sq. inches) 29	(sq. feet) .19	
Application per Sq. Foot		
(1/150) 50	(1/300) 50	
Weight		
1 lb		
CFM Performance Testing (using wind only)		
4 mph 41	5.2 mph 62	7.4 mph 80	9.9 mph 122	11 mph 126

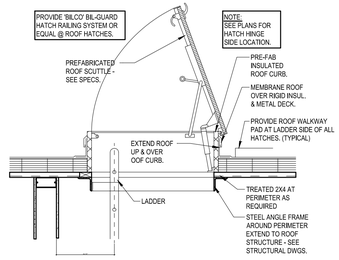
ROOFING NOTES

1. ALL ROOF WATER & DRAINAGE TO BE DIVERTED PER GRADING & DRAINAGE PLAN.
2. MIN. SLOPE FOR FLAT STYLE ROOF TO BE A MIN. 2" PER 12"
3. ALL ROOF MATERIAL TO BE "CLASS A" FIRE RATED
4.

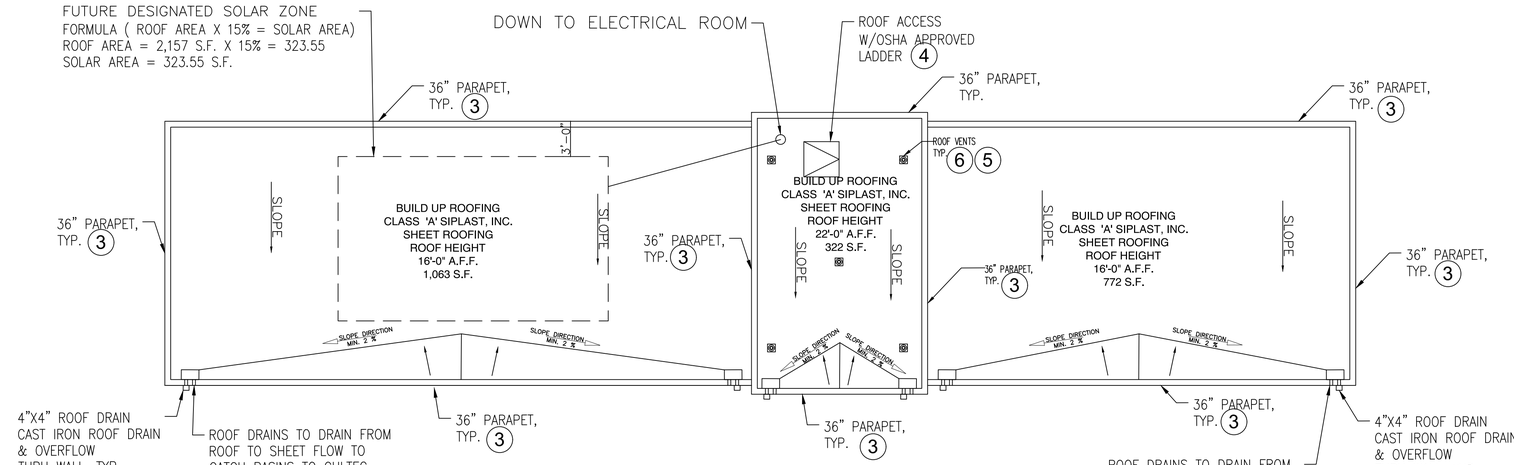
NOTE: ABOVE WATERPROOFING & ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL

ROOF NOTES:

1. THERE IS NO ROOF MOUNTED EQUIPMENT.
2. DOWNSPOUT AND GUTTER MAINTENANCE ACCESS BY POTABLE EXTENSION LADDER FROM EXTERIOR WALL TO ROOF



(4) ROOF HATCH



ATTIC AREA JUSTIFICATION :

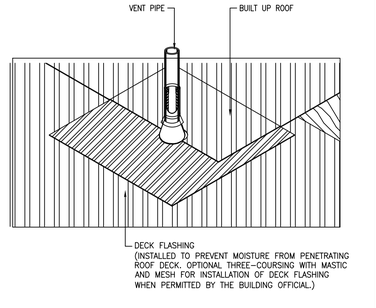
TOWER ATTIC = 322 S.F.
VENTS REQUIRED: 1/150 S.F. @ 500 S.F. = 2.14 S.F.
VENTS PROVIDED: AURA VENT : AV-06-C02
(.50 S.F.) EACH @5 = 2.50 S.F.
2.50 S.F.>2.14 S.F. THEREFORE O.K.

ROOFS 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

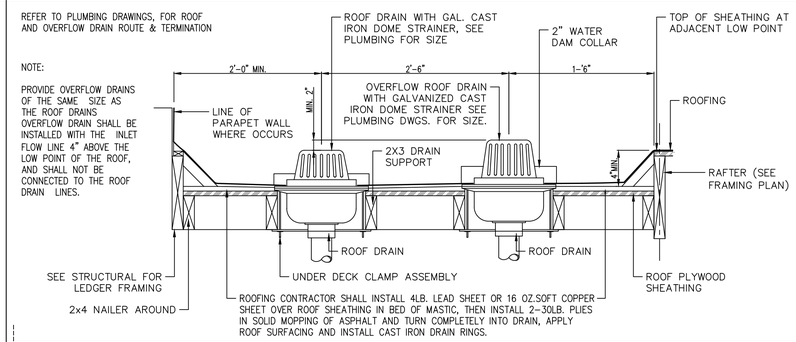
NORTH

ROOF VENTS N.T.S. | 5

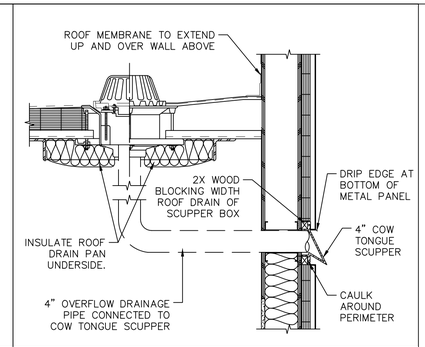
CARWASH ROOF PLAN FOR BUILDING 1 AND BUILDING 2, TYP. SCALE 1/8" = 1'-0" | 1



DETAIL N.T.S. | 6



ROOF DRAIN AND OVERFLOW N.T.S. | 2



OVERFLOW PIPE AND COW TONGUE DETAIL N.T.S. | 1

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 2" 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" 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.

8.0– ALL CHIMNEY AREAS TO HAVE WATER TIGHT FLASHING ON ALL ADJACENT SLOPS ON THE ROOF.

8.1 ALL SIDES OF CHIMNEYS ADJACENT TO THE ROOF TO HAVE A SHEET METAL SADDLES OR CRICKETS WITH A 6" MIN. VERTICAL COUNTER FLASHING AS NEEDED FOR WATER DIVERSION.

8.2 ALL HORIZONTAL SURFACE AREAS AROUND CHIMNEYS TO HAVE A #24 GAGE. GALV. IRON FLASHING WITH A 12" MIN. SPREAD COVERAGE AROUND OPENING.

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

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

11–PROVIDE AN APPROVED SPARK ARESTOR FOR FIREPLACE CHIMNEY. THE NET FREE AREA OF THE SPARK ARRESTED SHALL BE NOT LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY

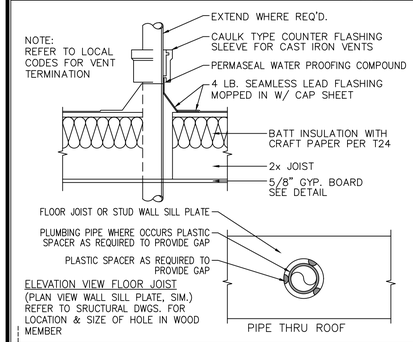
12–FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLE AND CLAY OR CONCRETE SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS OR STAINLESS STEEL.

13–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.

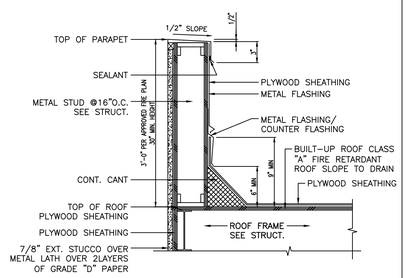
14– ROOF DRAINS AND OVER FLOW DRAINS SHALL BE SIZED.

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

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



PLUMBING THRU ROOF MEMBER N.T.S. | 7



PARAPET DETAIL @ FLAT ROOF ONLY N.T.S. | 3

NOTE:

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 BOX.
3– ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.
4– OVERFLOW SCUPPERS SHALL BE DESIGNED IN 5– 3 TO 12 SLOPE: 2 LAYERS OF FELT
4 TO 12 SLOPE: 1 LAYER OF FELT
6– GLASS OR PLASTIC SKYLIGHT TO BE MOUNTED AT LEAST 4"CURB ABOVE THE ROOF WHEN THE ROOF SLOPES LESS THAN 3:12. (2405.4; 2610.2) GLASS SKYLIGHT SHALL COMPLY WITH SECTION 2405. PLASTIC SKYLIGYT SHALL COMPLY WITH SECTION 2610

USE : ECOTOUCH UNFACED INSULATION WITH PUREFIBER TECHNOLOGY (HIGH DENSITY) INSULATION WITH 8¼" THICKNESS TO ALLOW 1" AIR GAP FOR ROOF RAFTERS INSULATION

NOTES

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

LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

APPROVED BY: C. D. LEE | JOB NO.: 8090–B
DRAWN BY: G.M.A. | DATE: 04–12–2021

A–3

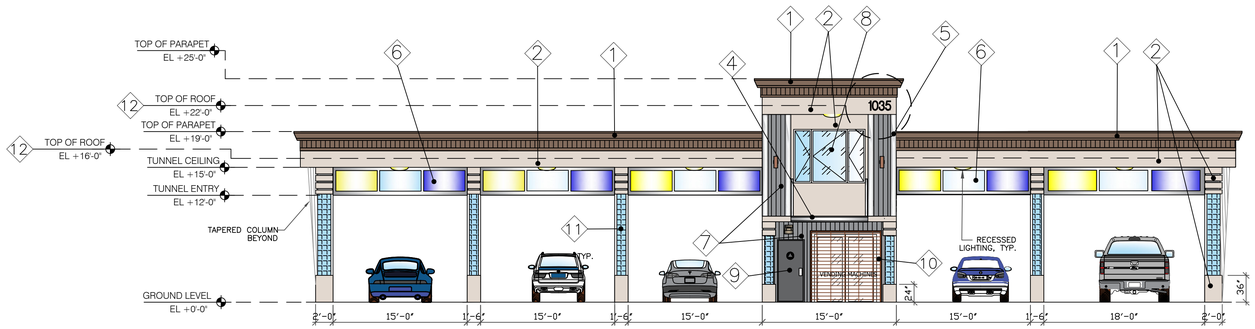
ELEVATION NOTES

1. VENDING AREA TO BE INCORPORATED INTO THE ARCHITECTURAL DESIGN.
2. 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 NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.

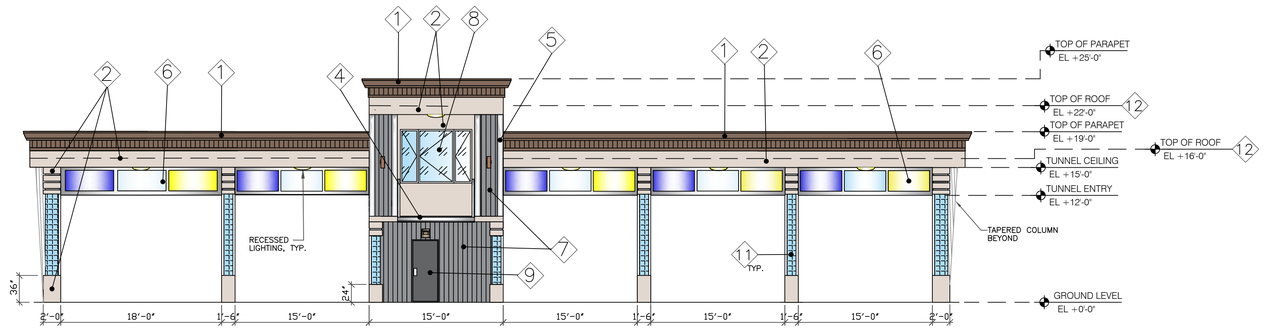
   LETTER TO BE MADE OF METALLIC FINISH AND PLACED AT LEFT UPPER CORNER OF TOWER ELEMENT

   BUILDING ADDRESS TO BE LOCATED ON BUILDING AND VISIBLE FROM THE STREET
4. ANTI-GRAFFITTI PAINT 9' FROM A.F.F.



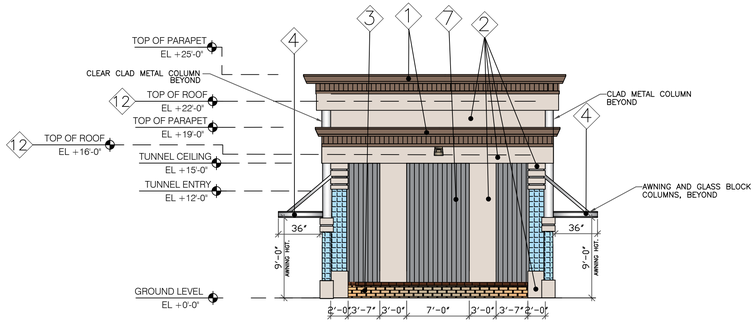
SOUTH ELEVATION

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



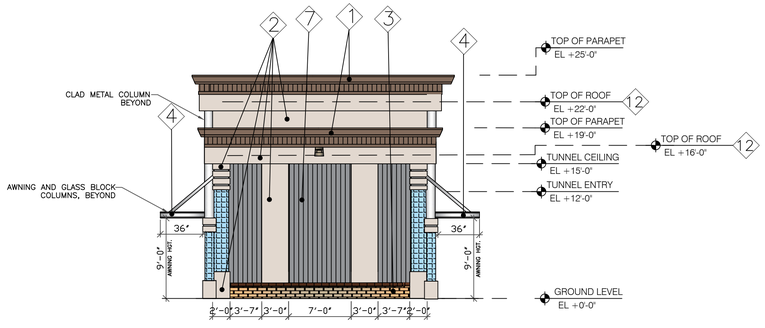
NORTH ELEVATION

SCALE : 1/8"=1'-0" | 2



WEST ELEVATION

SCALE : 1/8"=1'-0" | 4



EAST ELEVATION

SCALE : 1/8"=1'-0" | 3

MATERIAL LEGEND

1. ADVANCED FOAM STYROTRIM DECORATIVE MOLDINGS
   WINDOW TRIM (RT370)
   BUILDING CORNICES (RC026) (RC008)
   www.advancedfoam.com

   228-A WILDERNESS TRAIL
   SHERWIN WILLIAMS
   www.sherwinwilliams.com

2. PRIMARY MATERIAL STUCCO
   SMOOTH FINISH
   www.lahabrastucco.com

   81584 SUFFOLK-34 "LA HABRA"
   BASE 100 SMOOTH STYROTRIM
   STUCCO PANELS W/ ALUM. CHANNELS

3. NATURAL STONE SIDING
   WITH WAINSCOT SILL CAP
   www.sepulveda.com

   FAUX GRAND NATURAL STONE
   624PF-SK-N SEATTLE KIRAMU
   SIZE (6X24) AND WAINSCOT SILL
   AUTUMN ROSE
   www.sepulveda.com

4. IMPERIAL MARQUEE AWNING
   W/ LATTICE TUBES
   www.generalawnings.com

   ARBORCOAT GEORGETOWN GREY
   www.benjaminmoore.com

5. CLAD METAL COLUMNS
   VERCO GALVANISED SHEET METAL

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

6. CAR WASH TUNNEL WINDOW PANES
   OPAQUE 15% TINTED COLORS YELLOW/FROSTED BLUE/SKY BLUE
   WITH NEON GREY ALUMINUM TRIM

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

PHOTOMETRIC WALL SCONCE LIGHTING
MANUFACTURER LITHONIA LIGHTING
COLOR BLACK
DESCRIPTION WST LED
8.50" x 17.01"
REFER TO PHOTOMETRIC FOR SPECS

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

7. VERTICAL TAPERED ALUMINUM CLAD

   DECORATIVE CLAD
   ALUMINUM WEDGE FINISH
   www.decorativeimages.net

8. DUAL GLAZED WINDOWS WITH NOISE BARRIER ½" TEMPERED TREATED SEE THRU PANES NO TINT

   TEMPERED GLASS (E, A-6)
   DUAL PANE W/ SOUND BARRIER

9. EGRESS INGRESS METAL DOORS

   ARBORCOAT GEORGETOWN GREY
   www.benjaminmoore.com

10. VENDING ROOM ROLLUP DOOR

    228-A WILDERNESS TRAIL
    SHERWIN WILLIAMS
    www.sherwinwilliams.com

11. FROSTED GLASS BLOCKS WITH INTERNAL LIGHTING

    LED 40W
    www.del-lighting.com

12. BUIL-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.

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JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

CARWASH No. 1
ELEVATION
MODERN INDUSTRIAL

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-B
DATE: 04-12-2021

A-4

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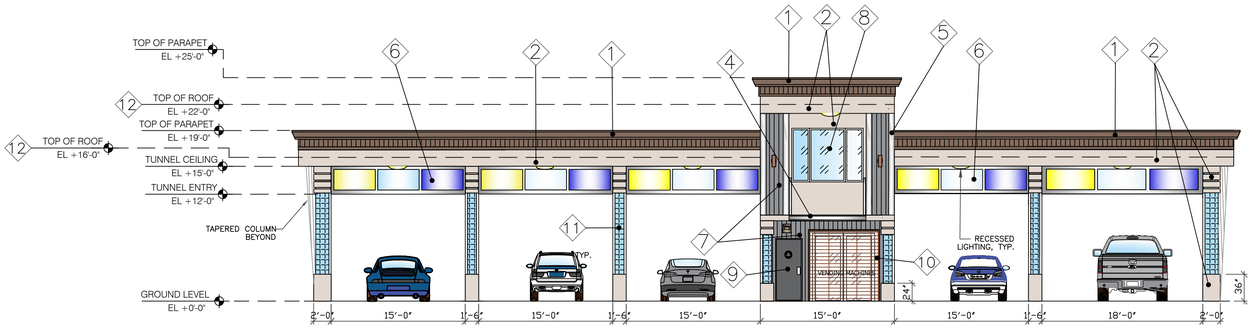
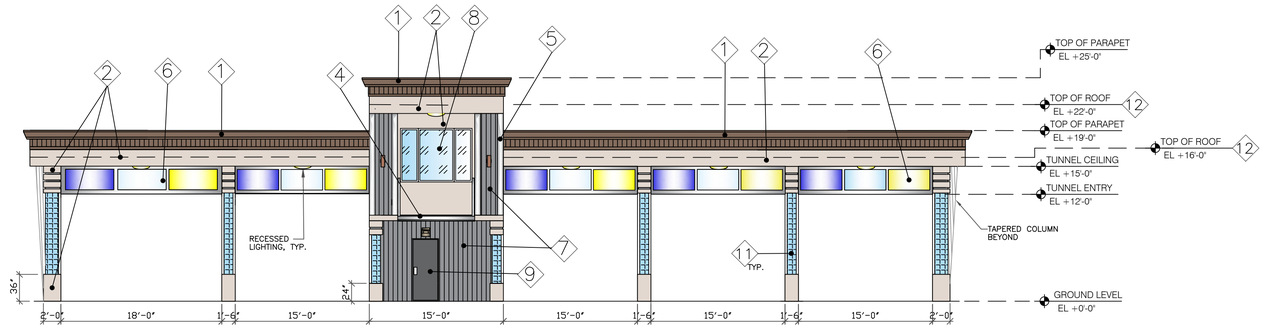


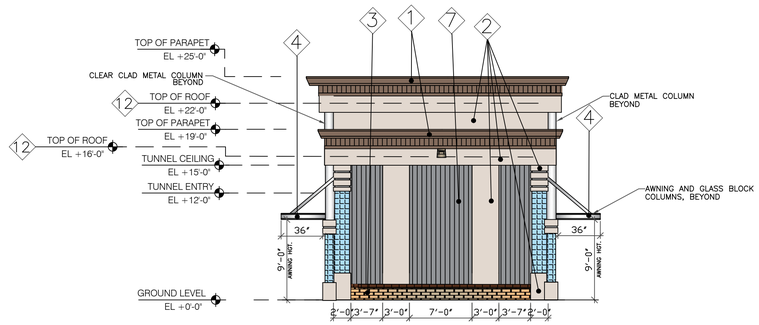
SOUTH ELEVATION

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



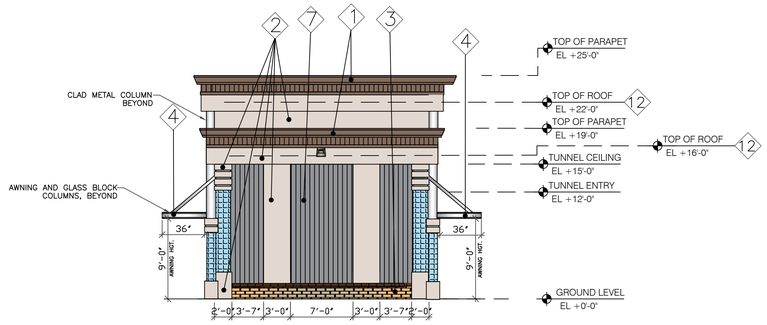
NORTH ELEVATION

SCALE: 1/8"=1'-0" 2



WEST ELEVATION

SCALE: 1/8"=1'-0" 4



EAST ELEVATION

SCALE: 1/8"=1'-0" 3

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JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

CARWASH No. 2
ELEVATION
MODERN INDUSTRIAL

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-B
DATE: 04-12-2021

A-5



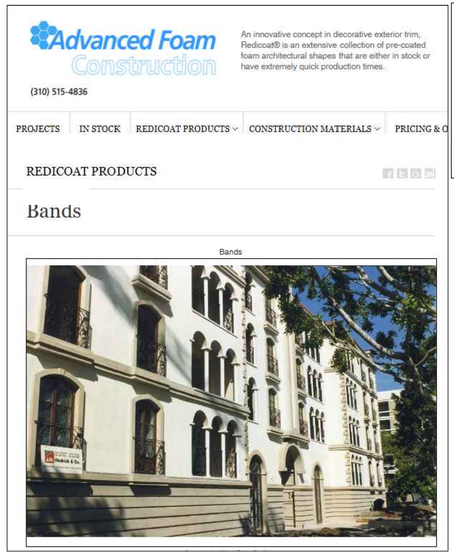


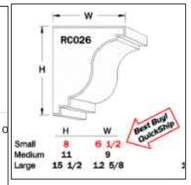
WAINSCOTT SILL AUTUMN ROSE (2X2X12)

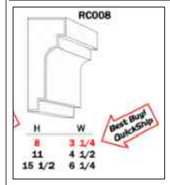


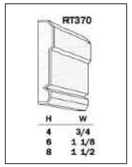
FAUX GRAND NATURAL SONE
624PF-SK-N SEATTLE KIRAMU

SEPULVEDA BLDG MATERIALS (A) (C)
(3) STONE VENEER DET.
SCALE: N.T.S.

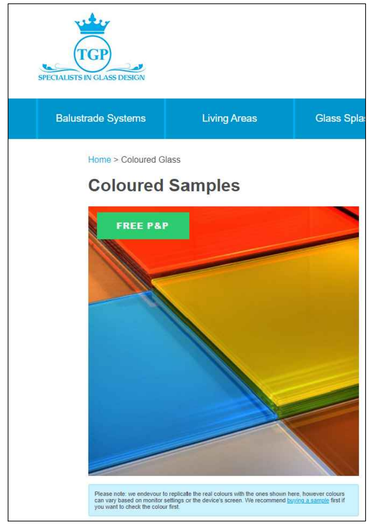




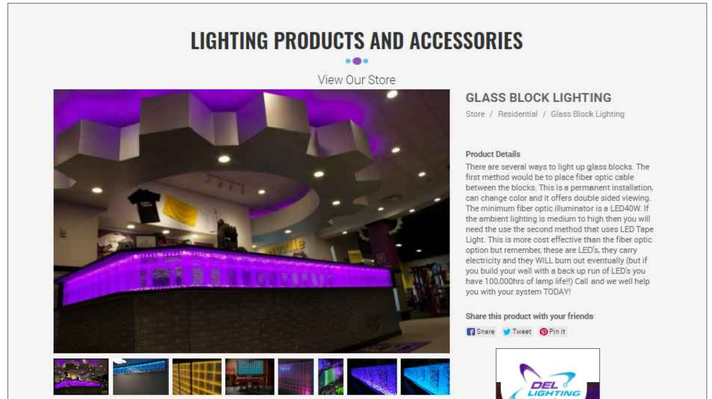




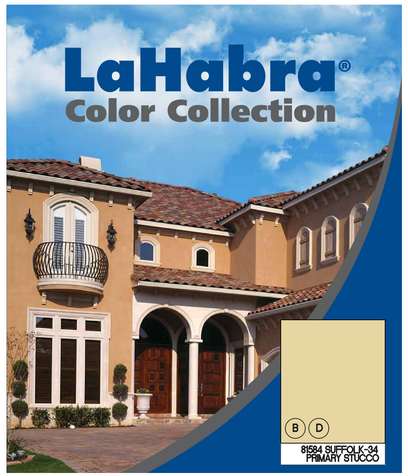
(1) STYROTRIM FOAM TRIM AND CORNICES
SCALE: N.T.S.



(6) CAR WASH TUNNEL OPAGE TINTED WINDOWS (15% TINT)
SCALE: N.T.S.



(11) FROSTED GLASS BLOCKS W/ INTERNAL LIGHTING
SCALE: N.T.S.



(2) STUCCO SPEC SHEET
SCALE: N.T.S.

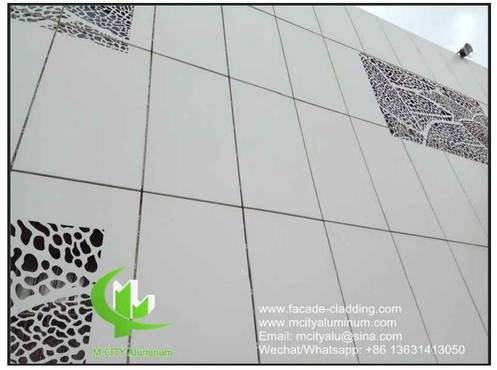


ALUMINUM WEDGE FINISH

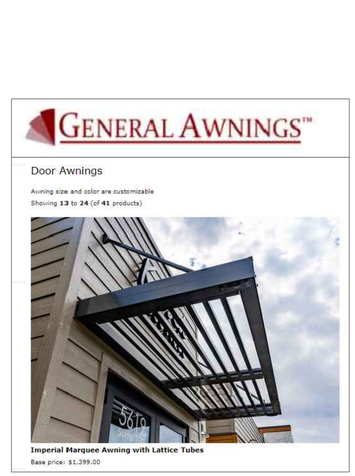
(7) VERTICAL ALUMINUM CLAD
SCALE: N.T.S.



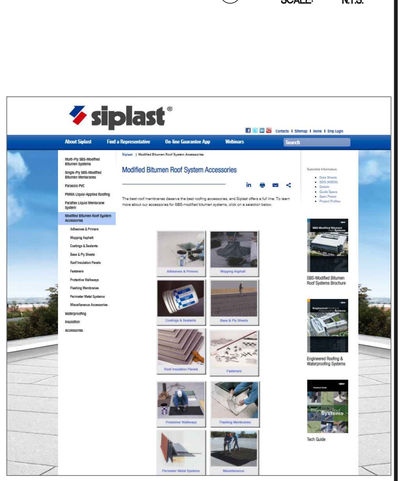
(10) COIL CURTAIN GRILLE
SCALE: N.T.S.



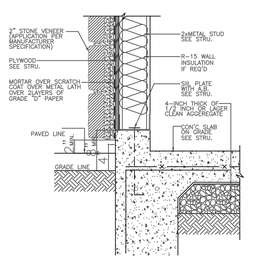
(5) VERCO GALVANIZED METAL CLAD CLAD METAL COLUMNS
SCALE: N.T.S.



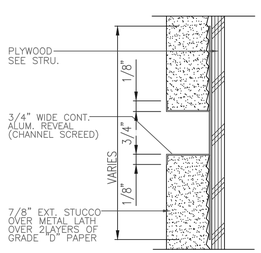
(4) IMPERIAL MARQUEE AWNING W/ LATTICE TUBING
SCALE: N.T.S.



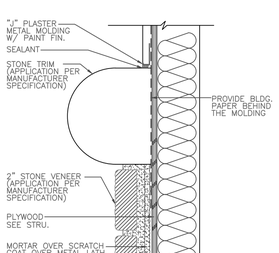
(12) BUILT UP ROOFING CLASS 'A' SIPLAST, INC.
SCALE: N.T.S.



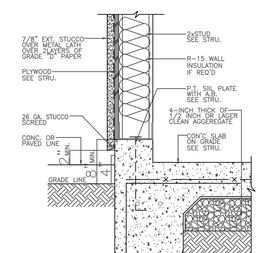
(A) WEEP SCREEP AND STONE VENEER DETAIL AT REAR OF CARWASH BLDG
SCALE: N.T.S.



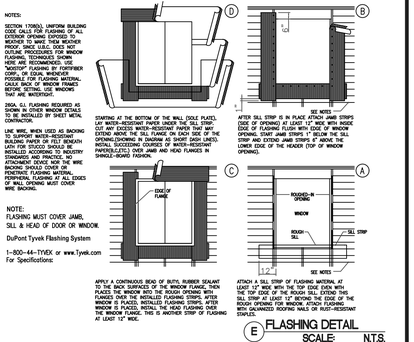
(B) ALUM. STUCCO CHANNEL DET.
SCALE: N.T.S.



(C) STONE TRIM ABOVE VENEER DET. AT CARWASH BLDG.
SCALE: N.T.S.



(D) WEEP SCREEP AND STUCCO DET.
SCALE: N.T.S.



(E) FLASHING DETAIL
SCALE: N.T.S.

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

ARCHITECTURAL DETAILS

APPROVED BY: C. D. LEE
JOB NO.: 8090-B
DRAWN BY: G.M.A.
DATE: 04-12-2021
A-6

Figure 2

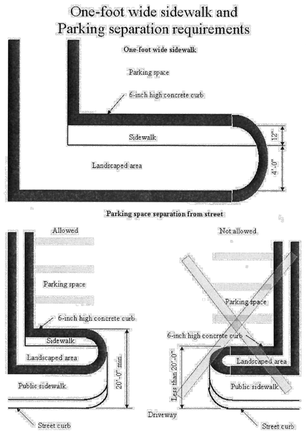
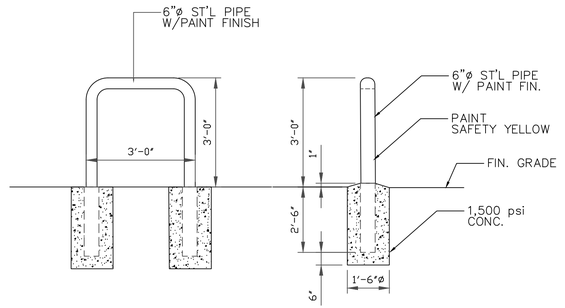


Figure 3

12" CONCRETE STEP OUT

SCALE : N.T.S. | 4



BOLLARD DETAIL

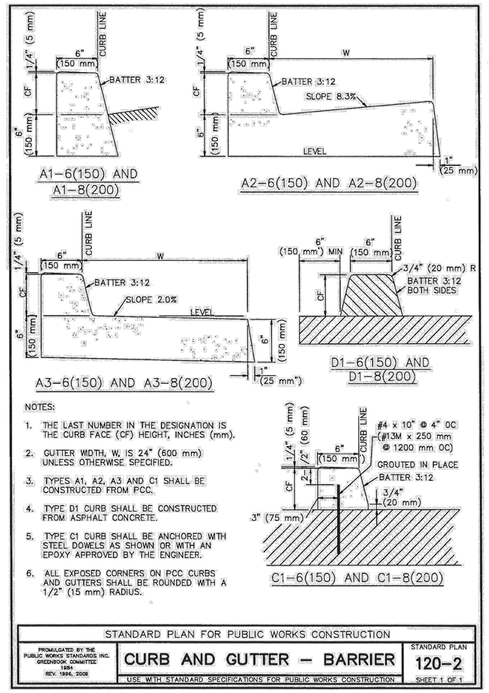
SCALE : N.T.S. | 3



A ARTIFICIAL VINES ON TRANSFORMER

TRANSFORMER SCREENING

SCALE : N.T.S. | 1

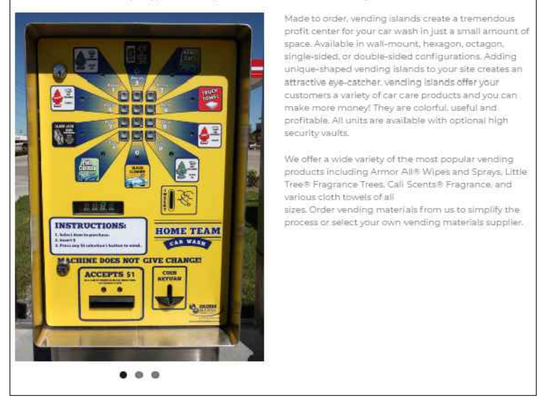


6" CONCRETE CURB (A1-6 150)

SCALE : N.T.S. | 5







VENDING LAYOUT (COLOR TO MATCH ARCHITECTURE COLOR TONE)

SCALE : N.T.S. | 2

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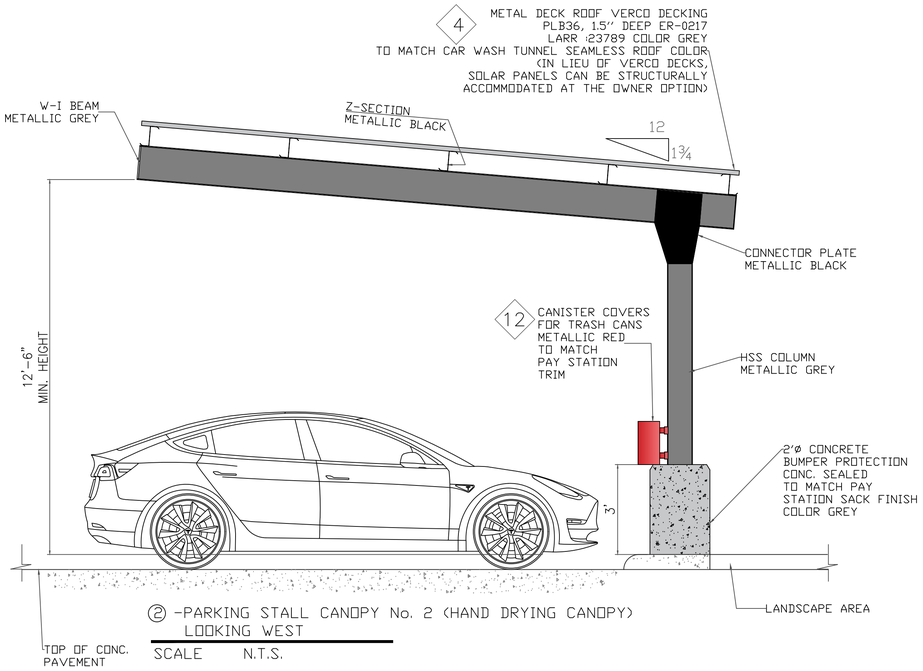
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

AUXILIARY STRUCTURES

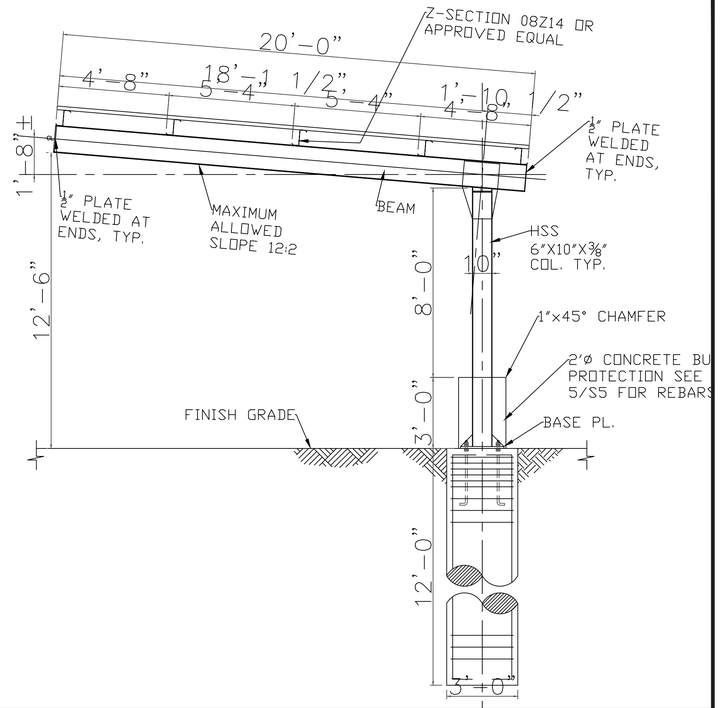
APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-B
DATE: 01-29-2021

A-7



② -PARKING STALL CANOPY No. 2 (HAND DRYING CANOPY)
LOOKING WEST

SCALE N.T.S.



VACUUM CANOPY NOTES:

1. VACUUM CANISTER EQUIPMENT DETAILS TO BE PROVIDED WITH VENDOR PERMIT APPLICATION AS WE REQUIRE DEFERRED PERMIT.
2. REFER TO SITE PLAN FOR WALK WAY CLEARANCES
3. VACUUM CANOPY No. 01 HANDICAPPED PARKING STALL WILL NOT HAVE A VACUUM HOSE ADJACENT TO THE NO PARKING PATH MARKING TO ALLOW CLEARANCE TO NO PARKING AREA.
4. ELEVATIONS VARY DUE TO GRADING PLAN TOPOGRAPHY. REFER TO GRADING PLAN FOR TOPOGRAPHY LAYOUT.
5. TRASH CANISTERS ARE ADJUSTABLE AND CAN ROTATE AROUND COLUMNS TO PROVIDE ADDITIONAL CLEARANCE FOR ACCESSIBLE PASSAGE.

4. PARKING STALL METAL ROOF

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

9. VACCUUM HOSES

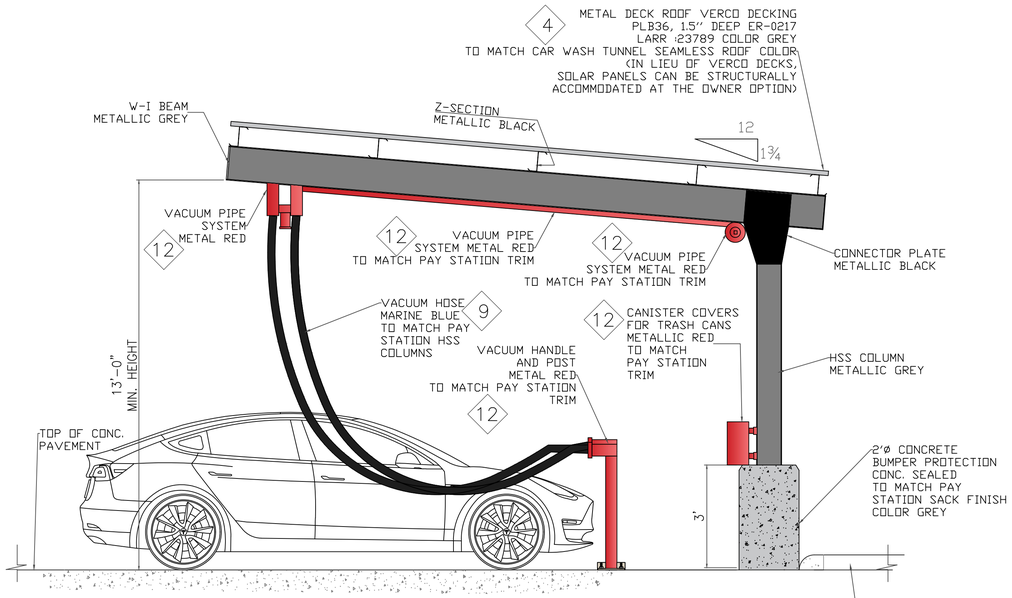
"NEON BLUE" BY CARDINAL
(ALUMINUM WINDOW TRIM)
BLUE HAMMER T013-B468
www.cardinalpaints.com

12. VACUUM PIPES, TRASH CANISTERS, VACUUM HANDLE POSTS

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

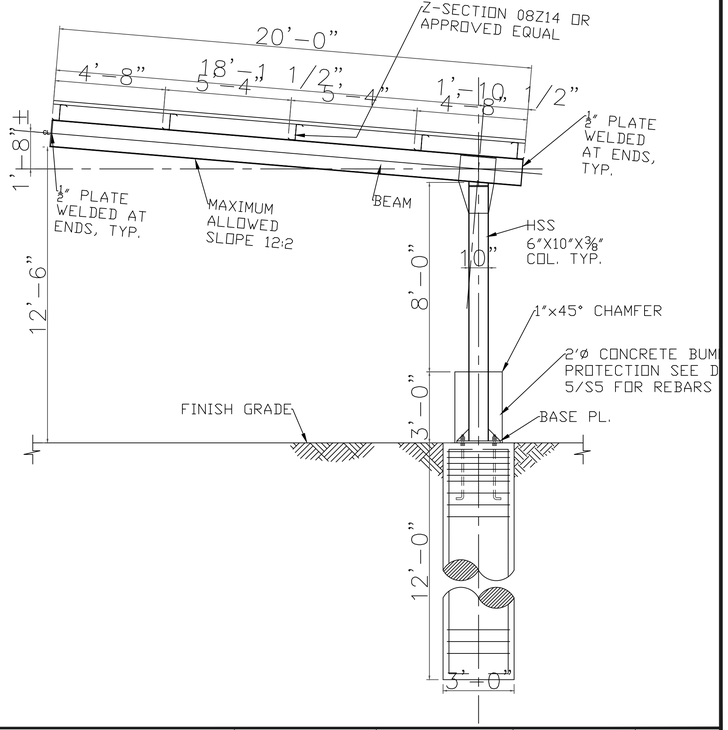
	For Approval				
NO	REVISIONS	BY	DATE		
COMPTON STEEL CO., INC. 510 E. EUCLID AVE.COMPTON, CA90222 TEL:(310)639-7700 FAX:(310)763-1720 CA STEEL Contractor's Lic. #383887 Fabricator Lic.# 1063					
PROJECT	NEW CAR WASH				
LOCATION					
DETAIL OF					
CONTRACTOR					
ARCHITECT	LEEDCO ENGINEERS, INC.				
NOTES: UNLESS NOTED:	PAINT	CHECKED	DRAWN	DATE	SHEET # / JOB #

NOTE:
VACUUM CANOPY TO BE CUSTOMIZED ON SITE
FRAMING MATERIALS TO BE PROVIDED BY COMPTON STEEL CO., INC.



① - PARKING STALL CANOPY (VACUUM CANOPY No. 1)
LOOKING NORTH

SCALE N.T.S.



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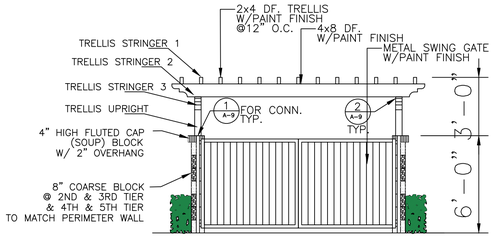
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

PARKING STALL CANOPIES

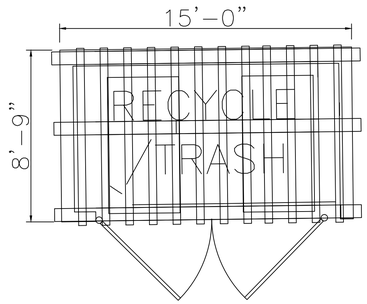
APPROVED BY:	C. D. LEE
DRAWN BY:	G.M.A.
JOB NO.:	8090-B
DATE:	04-12-2021

A-8

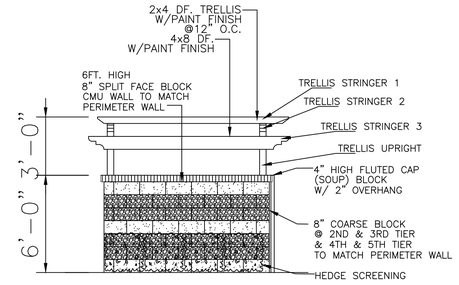
NOTE: EVERGREEN "CREEPING FIG" VINES TO COVERED TRASH ENCLOSURE WALLS REFER TO LANDSCAPE PLANS



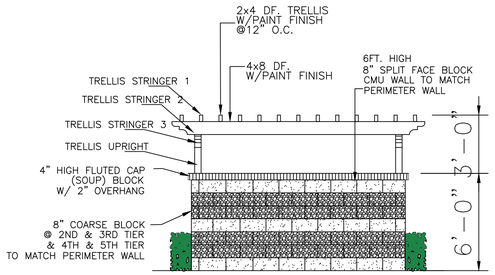
D TRASH ENCLOSURE NORTH (FRONT) ELEVATION



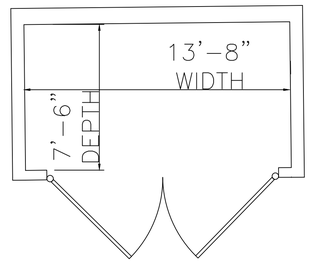
EXTERIOR DIMENSIONS



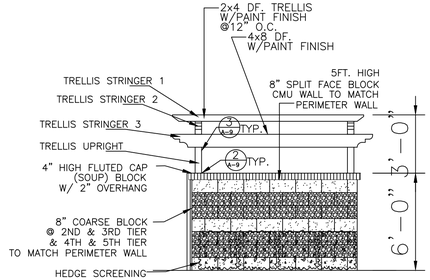
B TRASH ENCLOSURE EAST (SIDE) ELEVATION



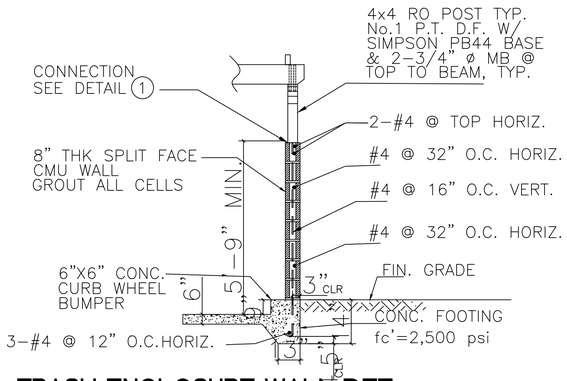
C TRASH ENCLOSURE SOUTH (REAR) ELEVATION



INTERIOR DIMENSIONS

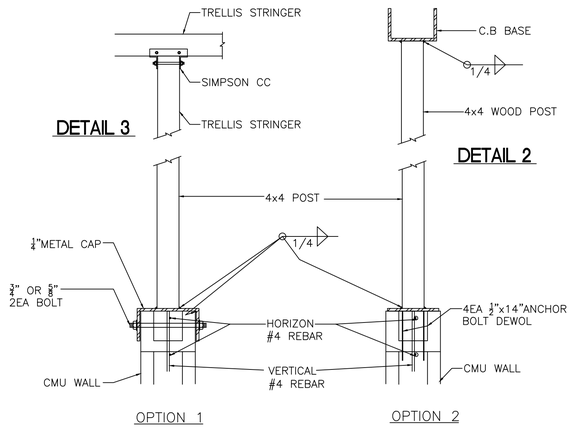


A TRASH ENCLOSURE WEST (SIDE) ELEVATION

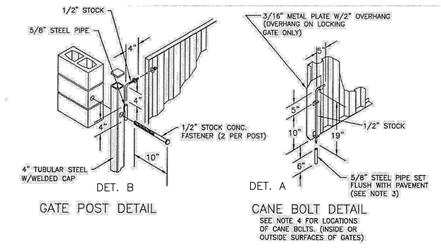


TRASH ENCLOSURE WALL DET.

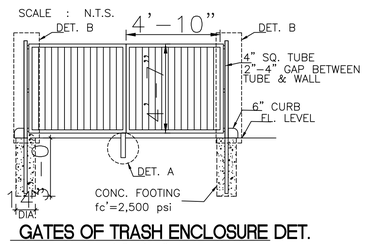
SCALE : 3/8"=1'-0"



DETAIL 1

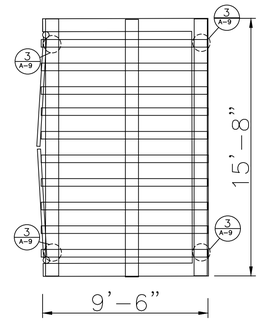


DETAIL A AND DETAIL B



GATES OF TRASH ENCLOSURE DET.

SCALE : 3/8"=1'-0"



TRELLIS PLAN VIEW

SCALE : 3/8"=1'-0"

TRASH ENCLOSURE ELEVATIONS

SCALE : N.T.S.

1

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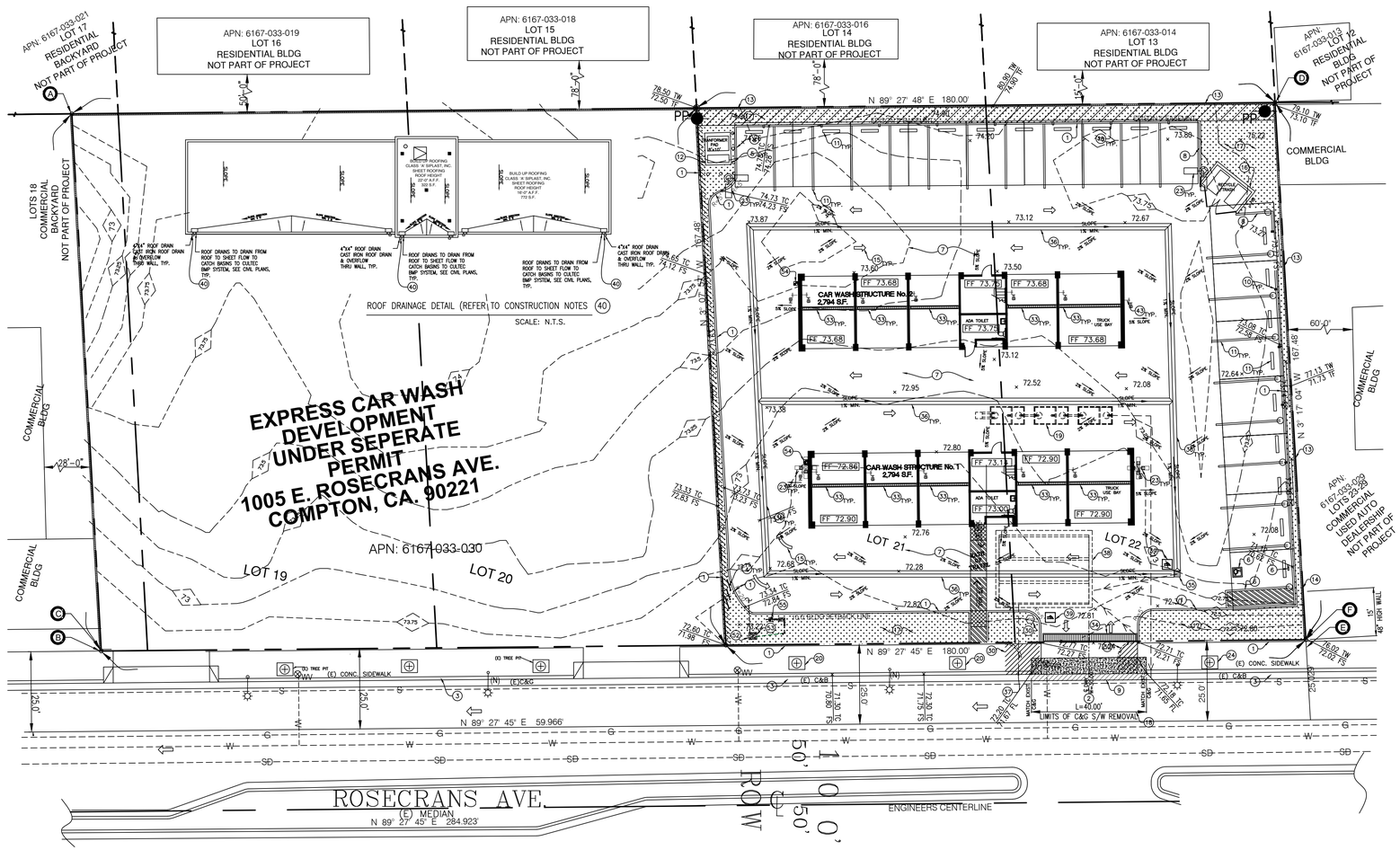
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

TRASH ENCLOSURE

APPROVED BY:	C. D. LEE
DRAWN BY:	G.M.A.
JOB NO.:	8090-B
DATE:	04-12-2021

A-9



NORTH

GRADING/DRAINAGE PLAN

SCALE: 1"=20'

KEY LEGENDS

- 70.538 — CONSTRUCTION BENCHMARK
- 70.00 — CONTOUR OF EXISTING GRADES IN FEET
- 70.00 — PROPOSED CONTOUR GRADES IN FEET
- UNLESS OTHERWISE NOTED SHEET FLOW DRAINAGE MIN. 2%
- SLOPE DIRECTION MIN. 1% CONC. SWALE
- 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
- 70.25 — EXISTING ELEVATION POINTS
- 70.30 — PROPOSED ELEVATIONS FINISH SURFACE
- TOP TC INV. FL — PROPOSED ELEVATIONS POINTS
- EASEMENTS
- PP — (E) POWER POLE
- TRUE NORTH

ABBREVIATIONS

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

CONSTRUCTION NOTES

1. CLARIFIER UNDERGROUND CONCRETE TANKS TO BE USED FOR RECYCLING 60% OF CARWASH USED WATER.
2. ACCESS & SURFACE SLOPES OF HANDICAP PARKING, LOADING SPACE AND PATH OF TRAVEL SHALL BE DESIGNED AND CONSTRUCTED PER ADA.
3. ALL DAMAGED SIDEWALKS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
4. CURB AND GUTTER SHALL BE MONOLITHIC CONSTRUCTION OF ALL CURB AND GUTTERS WILL REQUIRE A MINIMUM 36" WIDE STREET GRIND AND CAP NO LESS THAN 24" OUTSIDE OF SLOT PATCH.
5. ALL NEW LIGHTING SHALL BE DECORATIVE AND ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED COMMERCIAL BUILDING. IN ADDITION ALL LIGHTING SHALL BE SHIELDED SO AS TO PREVENT SPILL OF LIGHT ONTO ADJACENT LOTS AND STREETS.
6. VERTICAL LANDSCAPING SHALL BE PROVIDED ALONG THE TRASH ENCLOSURE.
7. ALL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DIVISION.
8. AN ON SITE SANITARY SEWER LATERAL SHALL BE CONSTRUCTED TO SERVICE THE PROPERTY. THE MINIMUM LATERAL SIZE FROM MAIN TO PROPERTY LINE IS 6". A SEPARATE CLEAN OUT SHALL BE PROVIDED.
9. 6" CURBS HEIGHT, TYP. UNLESS OTHERWISE NOTED
10. SEPARATE PERMITS FROM PUBLIC WORKS ARE REQUIRED FOR SIDEWALKS & DRIVEWAYS.
11. CONTRACTOR SHALL VERIFY FLOOR ELEVATION IN FIELD PRIOR TO POURING CONC.
12. ALL UNDERGROUND STORM SEWER PIPES ARE 6" ø PVC SCHD. 40 UNLESS OTHERWISE NOTED.

SURVEY NOTES

BENCHMARK:

COUNTY OF LOS ANGELES SOUTHGATE QUAD,
NAVD 88 DATUM
BENCHMARK No. 9730
ADJUSTED 2005
L&SPK IN S CB 7M(23) E/O BCR
SE COR MAYO AVE & ROSECRANS AVE

BASIS OF BEARING :

THE BEARING OF S 89°27'45"E OF THE NORTHERLY LINE OF ORANGE STREET, AS SHOWN ON TRACT No.4828, SUBSEQUENTLY RENAMED ROSECRANS AVENUE (100' WIDE), AS PER MAP RECORDED IN BOOK 52 PAGE 71 & 72 OF MAPS, RECORDS OF LOS ANGELES COUNTY, TRANSLATED TO THE CENTER LINE OF SAID ROSECRANS AVENUE, WAS TAKEN AS THE BASIS OF BEARINGS

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 6" CONC. CURB PER PUBLIC WORKS CONSTRUCTION 120-2 (A1-6)
2. CONSTRUCT PCC COMMERCIAL DRIVEWAY APPROACH PER SPPWC STD. PLAN 110-2, TYPE B W=30', X=5', Y=4.5' PER STREET IMPROVEMENT PLAN
3. PROTECT EXISTING CURB AND GUTTER PER STREET IMPROVEMENT PLANS
4. (N) BIKE RACK U-SHAPE
5. (N) BOLLARDS FOR TRANSFORMER PROTECTION
6. INSTALL STRIPING FOR ACCESSIBLE SPACE AND ADA SIGNAGES PER CALTRAN STD
7. CONCRETE COOL PAVEMENT SHALL BE 6" THK CONC. SLAB W/ #4 BARS @16 O.C. EACH WAY IN MID HEIGHT fc=3,000 psi, OVER 3" COMPACTED SAND, WITH A MINIMUM LOAD CAPACITY OF 75,000LBS
8. CONSTRUCT 12" WIDE CONC. STEP OUT
9. SAWCUT AND REMOVE EXISTING A.C. PAVEMENT, CONST. 4" A.C. PAVEMENT MIN. (C2-PG 64-10) OR EX. AC+1", WHICHEVER IS GREATER, ON 8" TRENCH BACKFILL SLURRY (270-E-500)
10. PARKING STALL CANOPY BASE W/ 36"X36"ø RAISED PAD SEE VACUUM CANOPY STRUCTURAL PLANS
11. PAINT PARKING LOT STRIPING, & INSTALL WHEELSTOP PER ADA STANDARDS, SEE ARCHITECTURAL ACCESSIBLE DETAILS
12. CONSTRUCT 6" RAISED TRANSFORMER PAD PER SCE LOCATION
13. 6"W X 6' HIGH CMU WALL
14. 6"W X 48" HIGH CMU WALL
15. TRAFFIC ARROWS & TRAFFIC STRIPING PER CALTRAN STD
16. CONSTRUCT TRASH ENCLOSURE W/ OPEN TRELLIS ROOF (SEE ARCHITECTURE PLANS)
17. LANDSCAPE AREA PER LANDSCAPE PLANS
18. REMOVE SIDEWALK AREA TO RECONSTRUCT SLOPE FOR DRIVEWAY APPROACH PER STREET IMPROVEMENT PLAN
19. CLARIFIER SYSTEM PER PLUMBING PLAN
20. PROTECT EXISTING TREE PITS PER LANDSCAPE PLAN
21. CONSTRUCT PARKING STALLS CANOPIES PER BUILDING PERMIT
22. NOT USED
23. CONSTRUCT PARKING LOT FREE STANDING LIGHTING PER ELECTRICAL PLAN
24. CONSTRUCT NEW TREE PIT PER LA COUNTY SPPWC TREE WELL STD 519-3, 520-4, 523-2 PER LANDSCAPE PLAN
25. NOT USED
26. NOT USED
27. NOT USED
28. NOT USED
29. NOT USED
30. INSTALL STOP SIGN
31. REMOVE (E) C&G & SIDEWALK PER ST. IMPROVEMENT PLAN
32. NOT USED
33. TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH 8"W×12"D W/ 6" PVC SCH. 40 PIPE TO SEWER (SEE PLUMBING PLAN)
34. TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH, 12"W×18"D W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
35. 24"X24" CATCH BASIN W/ PRE-TREATMENT FILTER W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
36. CONSTRUCT CONCRETE 2FT WIDE CONC. SWALE WITH MAX. SLOPE OF 1%
37. CONSTRUCT CULTEC OVERFLOW CURB DRAIN PER SPPWC 150-3 4" ø SCH. 40 PIPE (TO BE PRIVATELY MAINTAINED)
38. INSTALL CULTEC PERCULATION SYSTEM MODEL RECHARGER 902HD (SEE UTILITIES PLAN) BASE @ 9' BELOW FIN. SURFACE
39. INSTALL DRAINAGE STENCIL AT ALL CATCH BASINS
40. ALL ROOF DRAINAGE TO DRAIN TO BMP RUNOFF WATER TO CULTEC SYSTEM
41. NOT USED
42. NOT USED
43. 3/4" HOSE BIBBS
52. CONSTRUCT 2" WATER METER FOR POTABLE
53. CONSTRUCT 1" WATER METER FOR IRRIGATION
54. CITY OF COMPTON BACKFLOW PREVENTER STD No. 604
55. 1" BACKFLOW FOR IRRIGATION

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

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

KEY LEGEND

- FIRE HYDRANT
- GATE POST
- POWER POLE
- SEWER MANHOLE
- STREET LIGHT
- WV WATER VALVE
- WALL MOUNTED LIGHTING
- FREE STANDING LIGHTING
- CANOPY PARKING LIGHTING
- LINE OF SIGHT TRIANGLE
- PROPERTY LINE
- CENTERLINE
- RETAINING LINE
- BUILDING LINE
- BLOCK WALL
- EASEMENTS
- LANDSCAPED GROUND COVERAGE SEE SITE PLAN
- 10" Ø WATER MAIN
- 4" Ø GAS MAIN
- 100' RDB STORM DRAIN
- 8" SANITARY SEWER

PROPERTY CORNER MONUMENTS:
KEY SYMBOL (A) (B) (C) (D) (E) (F)

ITEM A: SET 2" ø I.P. W/ PLASTIC PLUG STAMPED L.S. 5052, ON PROPERTY CORNER (DN. 24")

ITEM B: FD L&T S 3°17'04"E 3.030' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.19' W'LY OF PROPERTY LINE. (NO REFERENCE)

ITEM C: SET L.T & TAG STAMPED L.S. 5052, ON PROPERTY LINE S 3°0757"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES ON CONC. WALK

ITEM D: FD. CONC. NAIL &TAG. L.S. 7740 ATOP C.B. WALL. NAIL IS N 3°17'04"W 0.16' FROM PROPERTY CORNER BY 0.10' W'LY OF P/L PROD. (i.e.) N.16' N'LY, BY 0.10' W'LY OF SAID CORNER, (i.e.) N 33°22'31"W 0.19' DIRECT FROM PROPERTY CORNER. (NO REFERENCE)

ITEM E: FD L&T S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES BY 0.17' W'LY OF PROPERTY LINE (NO REFERENCE)

ITEM F: SET L.T&TAG, STAMPED, L.S. 5052, ON PROPERTY LINE S 3°17'04"E 3.00' FROM N'LY LINE OF 25' WIDE EASEMENT FOR PUBLIC STREET PURPOSES IN CONC. WALK.

CONSTRUCTION CONSIDERATION

THE EXCAVATION OF ALL DRILLED SHAFTS SHOULD BE OBSERVED BY LEEDCO ENGINEERS, INC. REPRESENTATIVE TO CONFIRM THE SOIL PROFILE AND THE PIERS ARE CONSTRUCTED IN ACCORDANCE WITH OUR RECOMMENDATIONS AND PROJECT REQUIREMENTS. THE DRILLED SHAFTS SHOULD BE STRAIGHT, DRY AND RELATIVELY FREE OF LOOSE MATERIAL BEFORE STEEL IS PLACED AND CONCRETE IS POURED. IF GROUND WATER IS ENCOUNTERED AND CANNOT BE REMOVED FROM THE EXCAVATIONS PRIOR TO CONCRETE PLACEMENT, DRILLING SLURRY OR CASING MAY BE REQUIRED TO STABILIZE THE SHAFT AND THE CONCRETE SHOULD BE PLACED USING A TREMIE PIPE, KEEPING THE TREMIE PIPE BELOW THE SURFACE OF THE CONCRETE TO AVOID ENTRAPMENT OF WATER OR DRILLING SLURRY IN THE CONCRETE.

BACKFILL DENSITY

BASED ON RESULTS OF LABORATORY INVESTIGATIONS, THE NATIVE MATERIAL HAS A DESIGN MINIMUM DRY DENSITY OF APPROXIMATELY 120.9 PCF CORRESPONDING TO A MINIMUM LONG TERM AVERAGE MOISTURE CONTENT OF 11.6 PERCENT. THE NATIVE MATERIAL CAN BE USED AS BACKFILL FOR THE FOUNDATION IF IT MEETS THE FOLLOWING CONDITIONS:

MATERIAL SHALL BE PLACED IN 1 FOOT LIFTS.

- THE MATERIAL IS PLACED AT A MINIMUM DRY UNIT WEIGHT REQUIRED BY FOUNDATION DESIGN SPECIFICATIONS, THAT IS 90% RELATIVE COMPACTION BASED ON ASTM D1556 & D1557.
- THE BACKFILL SURFACE IS GRADED SUCH THAT WATER IS DIRECTED AWAY FROM THE FOUNDATION TO PREVENT MOISTURE INFILTRATION.
- DENSITY IS CHECKED IN THE FIELD PERIODICALLY TO ENSURE ADEQUATE COMPACTION

CEMENT TYPE

A NUMBER OF SAMPLES WERE SUBMITTED FOR SOLUBLE SULFATES TESTING. AS A RESULT, WE BELIEVE THAT TYPE I OR II STRUCTURAL CEMENT IS SUITABLE FOR CONSTRUCTION OF THE FOUNDATION FOR THIS PROJECT.

GEOTECHNICAL INSPECTION

ALL ROUGH GRADING OF THE PROPERTY MUST BE PERFORMED UNDER ENGINEERING SUPERVISION OF THE GEOTECHNICAL CONSULTANTS. ROUGH GRADING INCLUDES, BUT IS NOT LIMITED TO, SITE PREPARATION, CLEANING, OVER-EXCAVATION, AND FILL PLACEMENT.

THE GEOTECHNICAL CONSULTANT SHOULD INSPECT ALL FOUNDATION EXCAVATIONS. INSPECTIONS SHOULD BE MADE PRIOR TO INSTALLATION OF CONCRETE FORMS AND REINFORCING STEEL TO VERIFY OR MODIFY, IF NECESSARY, CONCLUSIONS, AND RECOMMENDATIONS IN THIS REPORT.

INSPECTIONS OF THE FINISH GRADING, UTILITY OR OTHER TRENCH BACKFILL, RETAINING WALL BACKFILL, OR OTHER EARTHWORK COMPLETED FOR THE SUBJECT PROJECT SHOULD ALSO BE PERFORMED BY THE GEOTECHNICAL CONSULTANT.

ESTIMATED EARTH WORK

LOCATION	AREA (S.F.)	CUT		FILL	
		AVG. DEPTH (FT)	VOLUME (C.Y.)	AVG. DEPTH (FT)	VOLUME (C.Y.)
BUILDING	5,588	1.23	255	1.11	230
LANDSCAPE	3,582	0.25	33	0.32	42
PARKING	20,980	0.18	278	0.45	349
SUM.	30,150	–	566	–	622

* 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 56 CUBIC YARDS.

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 — Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

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

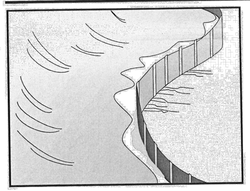
TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-B
DRAWN BY: G.M.A.
DATE: 04-12-2021

C-1

Silt Fence SE-1



Categories

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

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

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

Potential Alternatives

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

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Description and Purpose

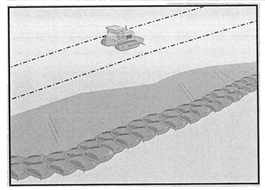
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like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

Suitable Applications

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

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

Sandbag Barrier SE-8



Categories

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

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

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

Potential Alternatives

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

Description and Purpose

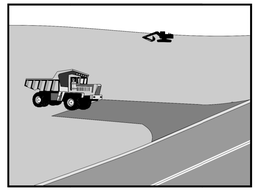
A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

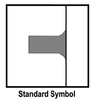
Suitable Applications

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.

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).

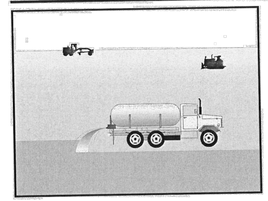
Limitations

- 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.

Wind Erosion Control WE-1



Categories

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- SE Sediment Control ☒
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- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

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

Potential Alternatives

- EC-5 Soil Binders

Description and Purpose

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

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

Suitable Applications

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

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

Signature _____ Date 01/29/2021
(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.

GRADING NOTES for 1035 E. Rosecrans Ave., Compton

GENERAL

1. All grading shall conform to the currently adopted California Building Code and City ordinances.
2. All Property corners shall be clearly delineated inn the field prior to commencement of any construction/grading.
3. All work under this grading permit shall be limited to work within the property lines. All work within the road Right-of-Way will require separate plans and an encroachment permit.
4. Grading shall be done under the supervision of a soil engineer in conformance with recommendations of the Geotechnical Investigation Including Liquefaction Potential Study with Infiltration Tests by LEEDCO Engineers, Inc. dated June 7, 2019. This report is a part of these plans.
5. The design for the Cultec Percolation System shall be based on the report entitled "Storm Drainage Design for Private Drainage Facility" by LEEDCO Engineers, Inc. dated October 28, 2019. This report is a part of these plans.
6. Compacted fill to support any structures shall comply with section 1803.5, CBC Projects without preliminary soils report shall have detailed specifications satisfying the requirements in section 1803.5 CBC prepared by the EOR.
7. The contractor shall notify Building and Safety at least 24 hours in advance to request finished lot grade and drainage inspection. This inspection must be approved prior to building permit final inspection for each lot.
8. The contractor shall notify Underground Service Alert, two days before digging at www.digalert.org or call 811.

CUT/FILL

9. Maximum cut and fill slope = 2:1.
10. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material. Fills should be placed in thin lifts (8-inch max or as recommended in soils report), compacted and tested as grading process until final grades are attained. All fills on slopes steeper than 5 to 1 (H/V) and a height greater than 5 feet shall be keyed and benched into firm natural soil for full support. The bench under the toe must be 10 feet wide min.
11. The slope stability for cut and fill slopes over 30' in vertical height, or slopes steeper than 2:1 must be verified with a factor of safety of at least 1.5.
12. No rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills closer than 10 feet to the finished grade.

DRAINAGE and EROSION/DUST CONTROL

13. Drainage across the property line shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
14. Provide a slope interceptor drain along the top of cut slopes where the drainage path is greater than 40 feet towards the cut slope.

Sediment control BMP's shall be implemented and maintained to minimize the transport of soil from the construction site.

2. Grading shall be phased to limit the amount of disturbed areas exposed to the extent feasible. Areas that are cleared and graded shall be limited to only the portion of the site that is necessary for construction. The construction site shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading and the use of temporary and permanent soil stabilization.
3. Once disturbed, slopes (temporary or permanent) shall be stabilized if they will not be worked within 14 days. All slopes shall be stabilized prior to a predicted storm event. Construction sites shall be revegetated as early as feasible after soil disturbance.
4. 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.
5. Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized by an individual NPDES permit, the statewide General Permit-Construction Activity. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, 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; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
6. Runoff from equipment and vehicle washing shall be contained at the construction site and must not be discharged to receiving waters or the local storm drain system.
7. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
8. All construction contactors and subcontractor personnel are to be made aware of the required BMPs and good housekeeping measures for the project site and any associated construction staging areas.
9. 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 National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board.
10. BMPs shall be maintained at all times. In addition, BMPs shall be inspected prior to predicted storm events and following storm events.
11. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in trash or recycle bins.

REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. CE 26282
Exp. 3/31/2022
CIVIL
STATE OF CALIFORNIA

CITY OF COMPTON	
PROJECT ENGINEER DATE	BY CITY ENGINEER DATE

15. Provide 5' wide by 1' high berm along the top of all fill slopes steeper than 3:1.
16. The ground immediately adjacent to the building foundation shall be sloped away with 2% min for a min distance of 10 horizontal feet. Swales within 10 feet from building shall have 2% minimum slope.
17. No obstruction of natural watercourses shall be permitted.
18. During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control (Best Management Practices, BMPs) shall be provided to prevent ponding water and damage to adjacent properties.
19. Dust shall be controlled by watering or other approved methods.
20. All existing drainage courses on the project site must continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
21. For slopes 3 to 1 (H/V) or steeper:
    All Slopes equal to or greater than 3' in vertical height, are required to be planted with grass or rosea ice plant (or equal) ground cover at a maximum spacing of 12" on center, Slopes exceeding 15' in vertical height shall be planted with approved shrubs not to exceed 10' on center, or trees spaced not to exceed 20' on center or shrubs not to exceed 10', or a combination of shrubs and trees not to exceed 15' in addition to the grass or ground cover. Slopes that require planting shall be provided with an in-ground irrigation system equipped with an appropriate backflow device per U.P.C., Chapter 10. The slope planting and irrigation system shall be installed prior to precise grading final.

COMPLETION OF WORK

22. A registered Civil Engineer shall prepare final compaction report/grading report and it shall be submitted for review and approval. The report shall also provide building foundation design parameters including allowable soil pressures, expansion index and remedial measures if EI>20, water soluble sulfate content, corrosively and remedial measures if necessary.
23. Except for non-tract single residential lot grading, the compaction report shall include the special inspection verifications listed in Table 1704.7 of the California Building Code.
24. A registered Civil Engineer shall submit to Building and Safety written certification of completion of grading in accordance with the approved grading plan prior to requesting inspection and issuance of the building permit. Certification shall include line grade, surface drainage, elevation, and location of permitted grading on the lot.

NPDES NOTES:

1. Construction site Best Management Practices (BMPs) for the management of storm water and non-stormwater discharges shall be documented on the grading plan. Arrangements shall be made by the developer to retain the SWPPP and/or the erosion/sediment control plan on the jobsite throughout the time of construction. The implementation and maintenance of site BMPs is required to minimize jobsite erosion and sedimentation. Arrangements shall be made by the developer to maintain those BMPs throughout the time of construction.
   Erosion control BMPs shall be implemented and maintained to minimize the entrainment of soil in runoff from disturbed soil areas on construction sites.

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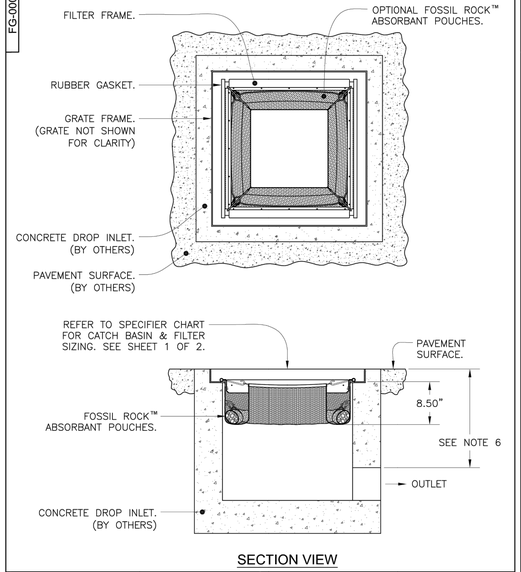
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E ROSECRANS AVE. COMPTON CA 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090-B	C-2
DRAWN BY: G.M.A.	DATE: 04-12-2021	

FG-0001



SECTION VIEW

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Inlet Filtration

Oldcastle® Stormwater Solutions
7821 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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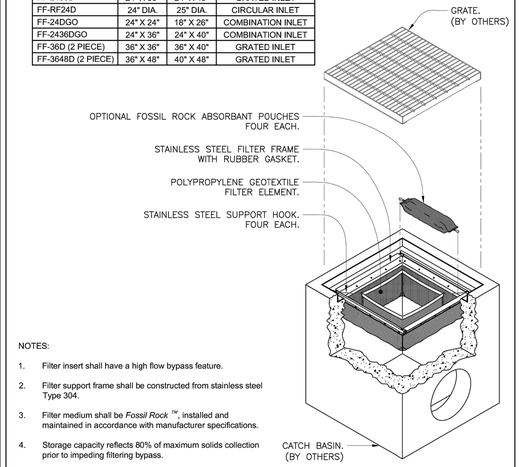
DRAWING NO.	REV.	ECO	DATE
FG-0001	D	ECO-0127 JPR 5/18/15	JPR 12/18/06

SHEET 2 OF 2

FG-0001

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



NOTES:

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

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Inlet Filtration

Oldcastle® Stormwater Solutions
7821 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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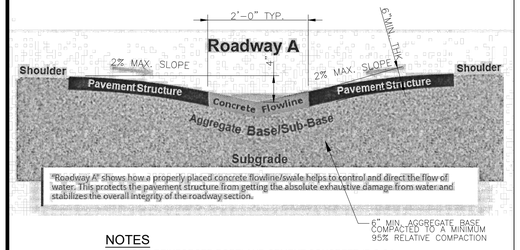
DRAWING NO.	REV.	ECO	DATE
FG-0001	D	ECO-0127 JPR 5/18/15	JPR 12/18/06

SHEET 1 OF 2

CATCH BASIN FABRIC FILTER DETAIL

SCALE : N.T.S. — 5

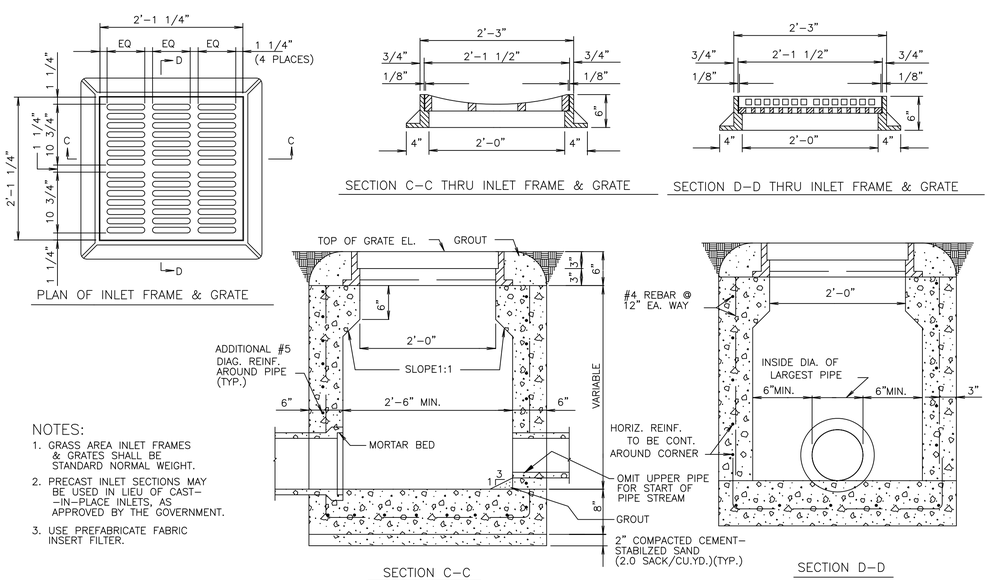


NOTES

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.

CONCRETE SWALE

SCALE : N.T.S. — 7



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.

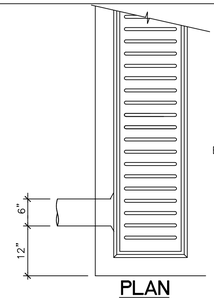
CATCH BASIN DETAIL

SCALE : N.T.S. — 4



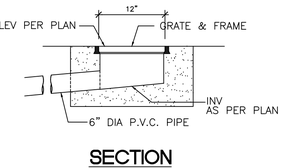
DRAINAGE STENCIL

SCALE : N.T.S. — 3



PLAN

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



SECTION

DRAINAGE DITCH AND GRATING DETAIL

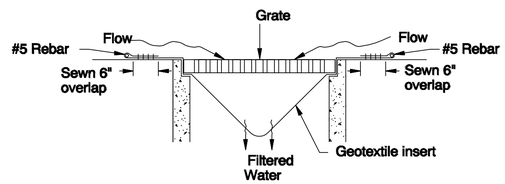
SCALE : N.T.S. — 1

REGISTERED PROFESSIONAL ENGINEER C. DENNIS LEE No. CE 26282 Exp. 3/31/2022 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY CITY ENGINEER DATE



FABRIC INSERT FILTER DRAINAGE DITCH

SCALE : N.T.S. — 2

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

TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

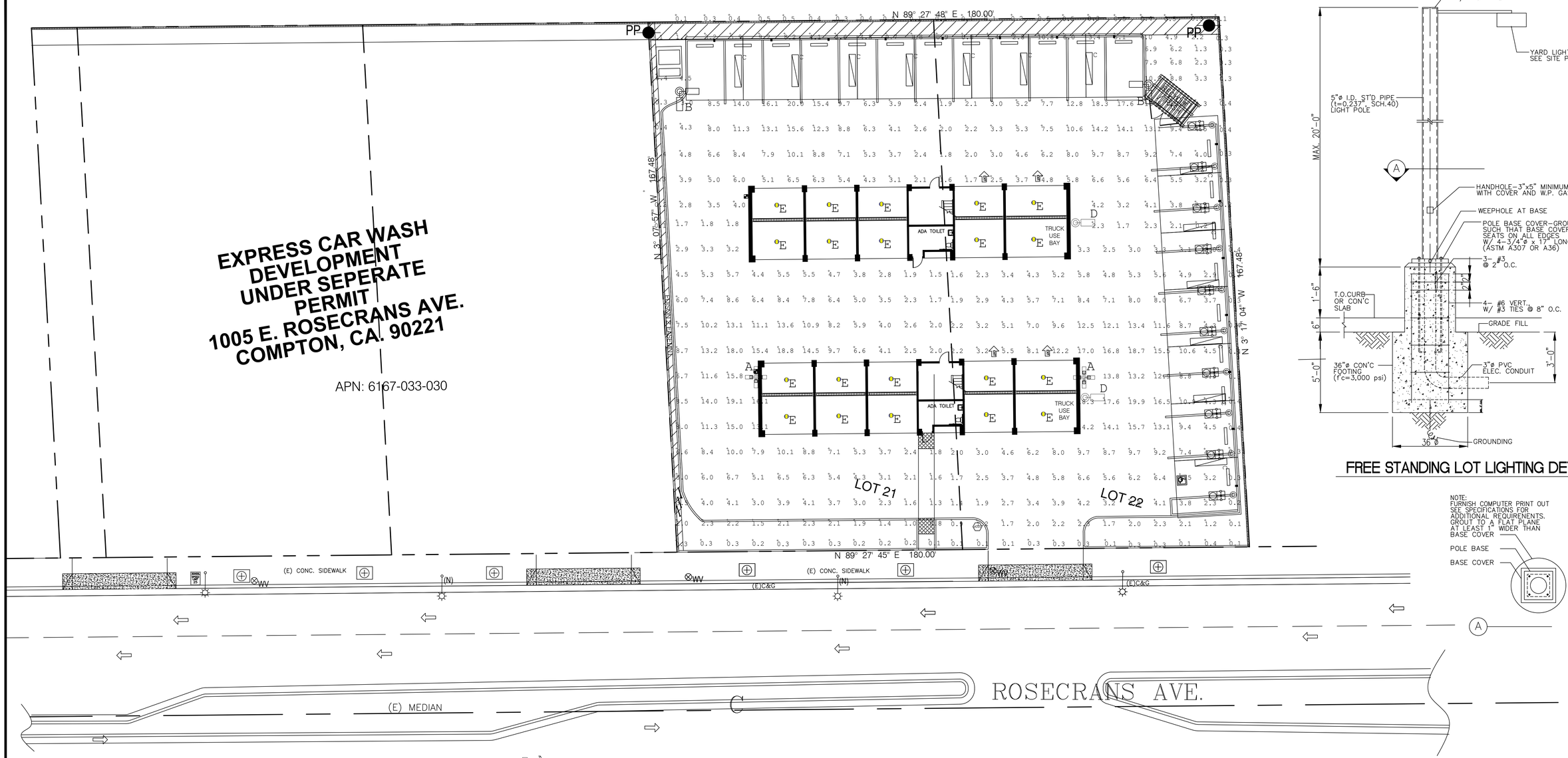
REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-B
DRAWN BY: G.M.A.
DATE: 04-12-2021

C-3

EXPRESS CAR WASH DEVELOPMENT UNDER SEPERATE PERMIT
1005 E. ROSECRANS AVE.
COMPTON, CA. 90221

APN: 6167-033-030



FREE STANDING LOT LIGHTING DETAIL
N.T.S.

LIGHTING NOTES:
1. ADD 180 % VISORS TO REFLECT LIGHTING AND KEEP MIN. LIGHTING REQUIREMENTS AT STREET FRONTAGE AND PROPERTY LINES.
2. FREE STANDING LIGHTING HEADS ADJUSTABLE TO ILLUMINATE LOCATIONS AS NECESSARY

A — 25' HIGH PARKING LOT LIGHTING POST WITH 4 EA. TYPE 1 LIGHTING FIXTURE.

B — 25' HIGH PARKING LOT LIGHTING POST WITH 2 EA. TYPE 1 LIGHTING FIXTURE.

C — 1X4 CANOPY LIGHTING TYPE 2 INSTALLATION HEIGHT = CANOPY
WALL MOUNTED TYPE 3 LIGHTING FIXTURE INSTALLATION HEIGHT = 9'

E — LED SURFACE MOUNT TYPE 4 LIGHTING FIXTURE. INSTALLATION HEIGHT = CEILING

LIGHTING FIXTURE SPECIFICATION:

1. TYPE 1 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: RSX 2
(3) LUMEN PACKAGE: P3 (147 W)
(4) TEMPERATURE : 4000 K
(5) WEATHER PROOF

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

3. TYPE 3 LTG FIX.
(1) MFG: LITHONIA LIGHTING
(2) MODEL: RSX 2
(3) LUMEN PACKAGE: P1 (40W)
(4) TEMPERATURE : 4500 K
(5) WEATHER PROOF

4. TYPE 4 LTG FIX.
(1) MFG: CREE
(2) MODEL: CRUS SM SC LED SS
(3) LUMEN PACKAGE: 80 W
(4) TEMPERATURE : 4500 K
(5) WEATHER PROOF

CalcPts_1
Illuminance (Fc)
Average=4.90 Maximum=13.6 Minimum=0.1
Avg/Min=49.00 Max/Min=136.00

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY CITY ENGINEER DATE

PHOTOMETRICS PLAN
SCALE 1" =15'

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3380 FLAIR DR., EL MONTE, CA. 91731 (626) 234-2247

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	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE	JOB NO.: 8090-B
DRAWN BY: G.M.A.	DATE: 04-12-2021

C-4



WST LED
Architectural Wall Sconce

Catalog Number

Notes

Type

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

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 interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® 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[1]

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

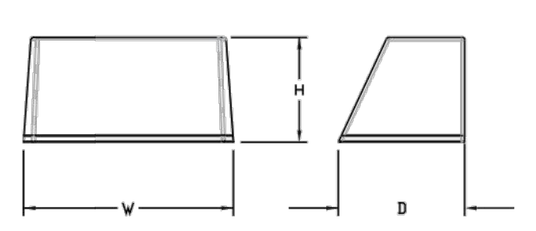
See ordering tree for details.

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

Specifications

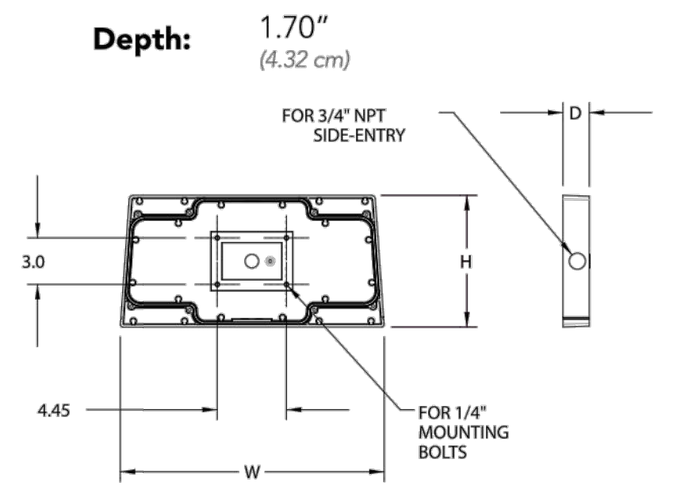
Luminaire

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



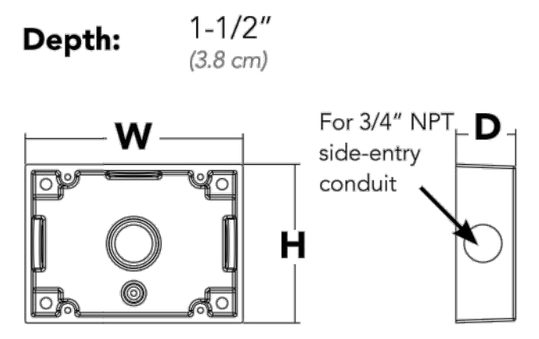
Optional Back Box (PBBW)

Height:	8.49" (21.56 cm)
Width:	17.01" (43.21 cm)
Depth:	1.70" (4.32 cm)



Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)



LIGHTING TYPE 2

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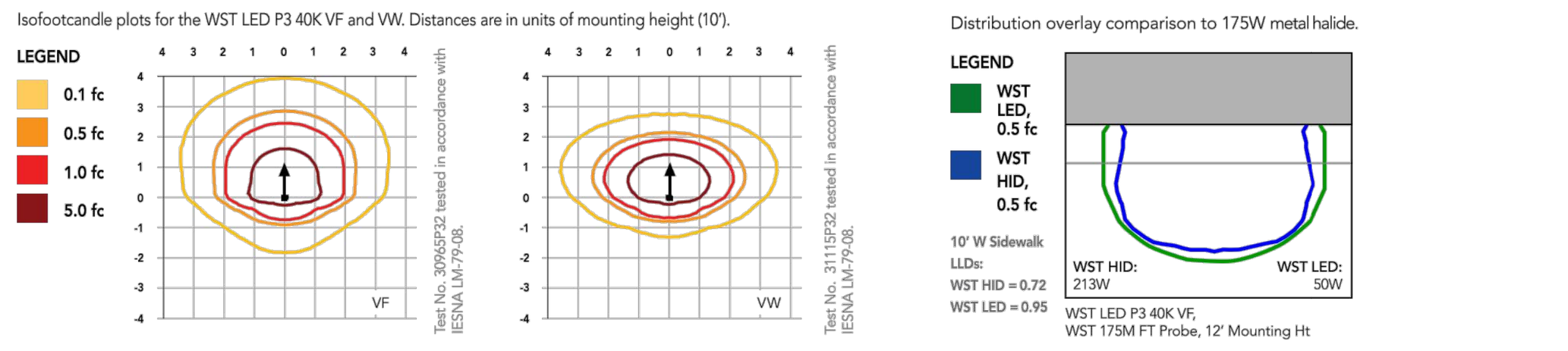
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').

Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST 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 single-piece 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 door frame is fully 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 finish that can withstand extreme climate 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
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (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. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/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.

LIGHTING TYPE 2

LITHONIA LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com WST-LED Rev. 09/06/19
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RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

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

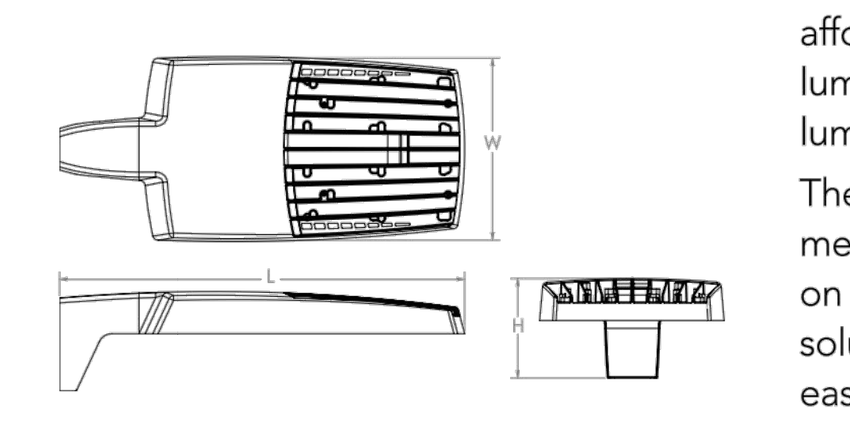
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	39.0 lbs (17.7 kg)



Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V)[1] HVOLT (347V-480V)[2] (use specific voltage for options as noted) 120[3] 277[3] 208[3] 347[3] 240[3] 480[3]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon)[4] WBA Wall bracket WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting[4] AARP Adjustable tilt arm round pole mounting[4] AAWB Adjustable tilt arm with wall bracket[4] AAWSC Adjustable tilt arm wall bracket and surface conduit box[4]

Options		Finish
Shipped Installed HS House-side shield[5] PE Photocontrol, button style[6,7] PEX Photocontrol external threaded, adjustable[7,8] PER7 Seven-wire twist-lock receptacle only (no controls)[7,9,10,11] CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347)[3] DF Double fuse (208, 240, 480)[3] SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output[7,11] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[7,11] DS Dual switching[7,11]	**Shipped Installed** *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2[11,12,13] PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2)[11,13,14] *Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted. **Shipped Separately (requires some field assembly)** EGS External glare shield[5] EGFV External glare full visor (360° around light aperture)[5] BS Bird spikes[15]	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

LIGHTING TYPE 1

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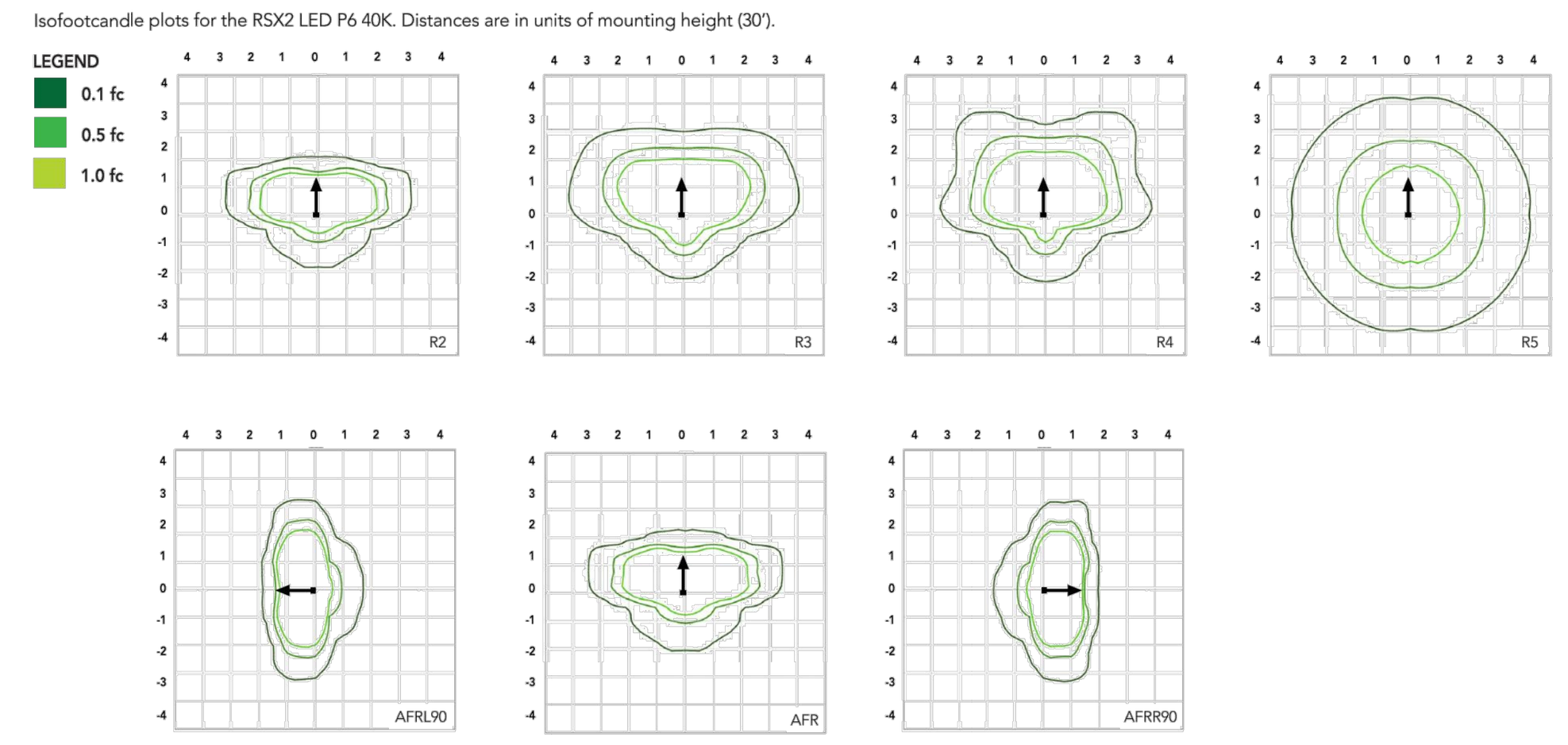
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

LIGHTING TYPE 1

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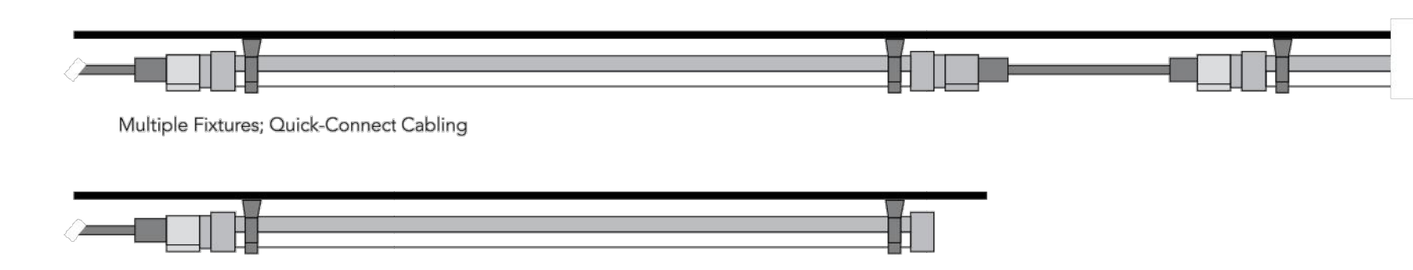
G&G INDUSTRIAL LIGHTING
T 800.285.6780 E sales@ggled.net
www.ggled.net

Date

Project

cUL US LISTED · DLC PREMIUM · NSF · IP68 IP69K CERTIFIED · IK07 IMPACT CERTIFIED

WPX HARSH ENVIRONMENT LINEAR



LINEAR IP68/IP69K LED LUMINAIRE

Product Features

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

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

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

Performance Summary

Delivered Light Output: Up to 16,000 Lumens
Efficacy: Up to 160 LPW
CRI: Typical 85 CRI
CCT: 5000K & 4000K
Lifetime: Designed to last 100,000 Hours at 25°C
Warranty: 5 Years (see ggled.net for terms)
Mounting: Ceiling or Wall
Dimensions: Length Varies, Width 1.25" 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-Foot 4 4-Foot 6 6-Foot 8 8-Foot	SO Standard Output 1000 Lumens/Ft HO High Output 1500 Lumens/Ft SHO* Super High Output 2000 Lumens/Ft *Available in 4' & 8' 50K CCT Only	50K 5000 Kelvin 40K 4000 Kelvin	Blank (standard) No Dimming DIM 0-10V Dimming	Blank (standard) Chemical Resistant Clear Lens GC (glare control) Chemical Resistant Lens with Added Diffusion Sheet	Blank (standard) No Coating, Rated for Indoor Use UVO Outdoor-Rated with UV-Blocking Coating	Blank (standard) Connectors on Input & Output for 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-Metalic Quick Latch
WPX-MNT-SS	Stainless Steel Bolt Latch

Rev Date 19 0815

LIGHTING TYPE 3

STRONG. SIMPLE. COMPACT.

LED SURFACE MOUNT - LEGACY™ (CRUS SM)

Crossover® LED LIGHTING TECHNOLOGY

US & Int'l. patents pending.



HOUSING - One-piece, die-formed, aluminumm housing with powder coated finish. One conduit knockout and four mounting holes.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5300°K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Low Wattage (LW) and Super Saver (SS).

OPTICS / DISTRIBUTION - Symmetrical, which directs light through a glass lens to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die cast housing, with a standard flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

DRIVER- State-of-the-art driver technology superior energy-efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards.

ADAPTOR PANEL - Die formed galvanized steel, with powder coat finish.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - Pre-assembled optical unit and mounting panel attaches to fixture housing via 4 fasteners. Driver is pre-mounted to back of optical assembly.

SHIPPING WEIGHT - 35 pounds.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Applications layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made · RoHS COMPLIANT · IP67 · CE · UL LISTED wet location · ida APPROVED · DLC

LIGHTING TYPE 4

LSI Industries™ American Innovation Through Technology

Project Name ______ Fixture Type ______

Catalog # ______

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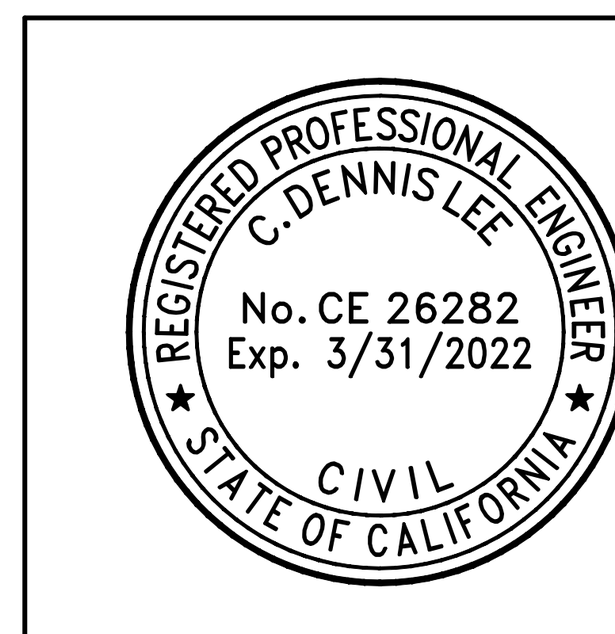

PROJECT ENGINEER DATE

CITY OF COMPTON

BY ______

CITY ENGINEER DATE

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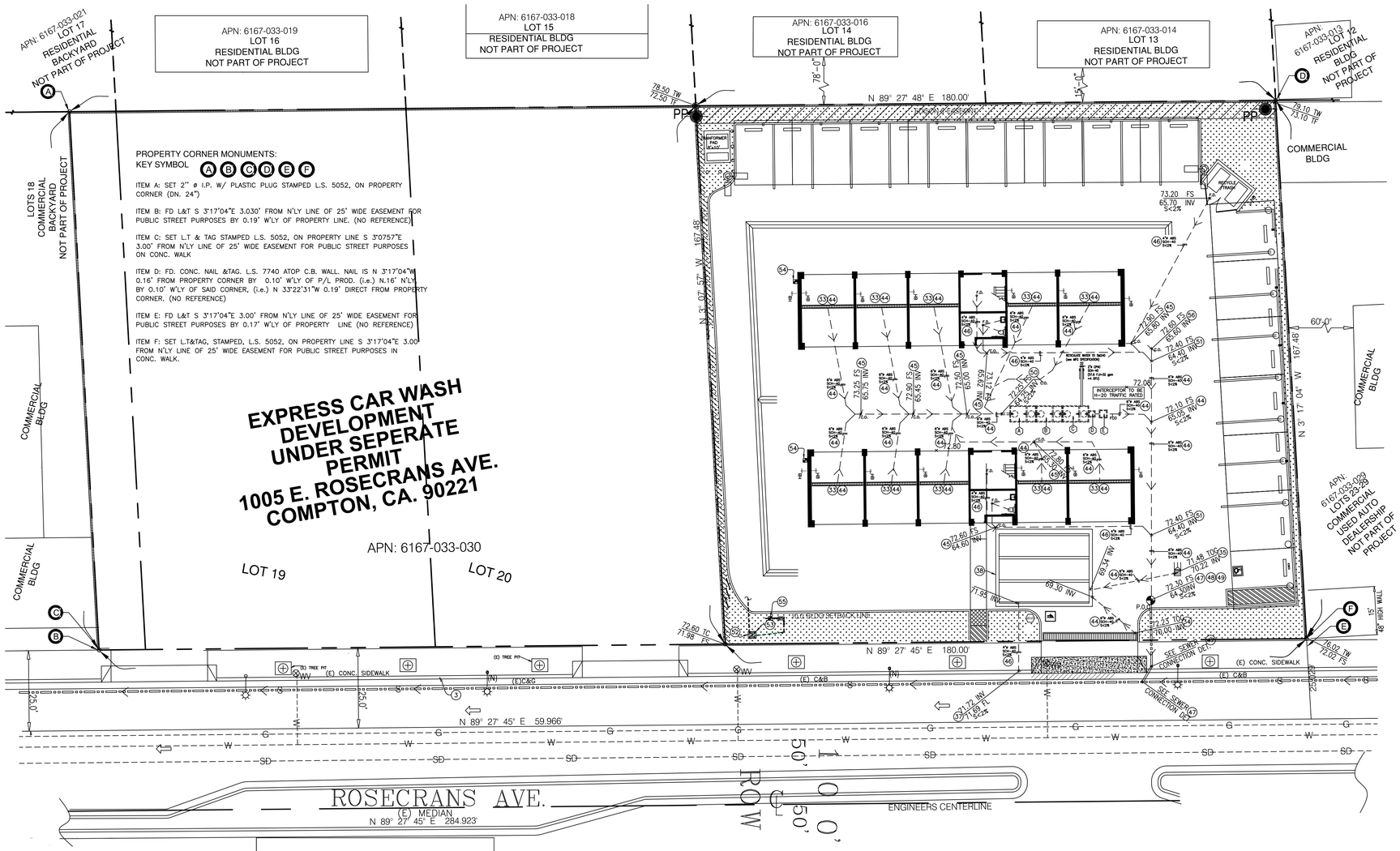
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DR., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE	JOB NO.: 8090-B
DRAWN BY: G.M.A.	DATE: 04-12-2021

C-5



KEY LEGENDS

- MAIN SEWER SYSTEM
- CATCH BASIN, 24"X24" U.N.O.
- 6"ø SDR SCH. 40 PIPE FOR STORM DRAIN UNLESS OTHERWISE NOTED
- TRAFFIC GRADE DRAINAGE DITCH AND GRATING
- FS TC INV — PROPOSED ELEVATIONS POINTS
- EASEMENTS
- PP — (E) POWER POLE
- TRUE NORTH

ABBREVIATIONS

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

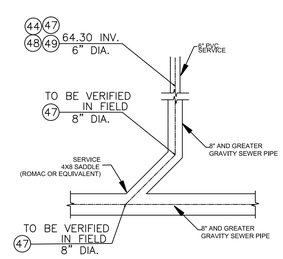
UTILITY CONSTRUCTION NOTES

(53) TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH 8"Wx12"D W/ 6" PVC SCH. 40 PIPE TO SEWER (SEE PLUMBING PLAN)
(54) TRAFFIC GRATE PRE-TREATMENT FILTER DRAINAGE DITCH, 12"Wx18"D W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
(55) 24"X24" CATCH BASIN W/ PRE-TREATMENT FILTER W/ 6" PVC SCH. 40 PIPE TO CULTEC SYSTEM (PER DETAIL)
(57) CONSTRUCT CULTEC OVERFLOW CURB DRAIN PER SPPWC 150-3 4" ø SCH. 40 PIPE (TO BE PRIVATELY MAINTAINED)
(58) INSTALL CULTEC PERCULATION SYSTEM MODEL RECHARGER 902HD (SEE UTILITIES PLAN) BASE @ 9' BELOW FIN. SURFACE
(44) CONSTRUCT 6" PVC SEWER LINE
(45) CONSTRUCT 4" CLEAN OUT
(46) CONSTRUCT 4" PVC SEWER LINE
(47) CONNECT TO EXISTING SEWER STUB. CONTRACTOR TO VERIFY INVERT ELEVATION
(48) INSTALL 45° HDPE BEND, SIZE PER PLAN
(49) INSTALL 8" X 6" HDPE REDUCER
(50) CONNECT TO SAND/OIL INTERCEPTOR
(51) INSTALL 6"x4" HDPE REDUCER
(52) CONSTRUCT 2" WATER METER FOR POTABLE
(53) CONSTRUCT 1" WATER METER FOR IRRIGATION
(54) CITY OF COMPTON BACKFLOW PREVENTER STD No. 604
(55) 1" BACKFLOW FOR IRRIGATION
(56) CONSTRUCT 6" CLEAN OUT

SEWER CONNECTION DETAIL

SEWER CONNECTION NOTE:

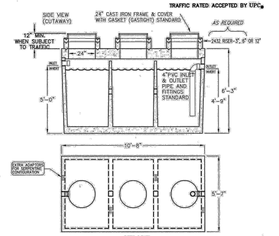
SEWER CONNECTION TO PUBLIC SEWER SYSTEM TO BE DONE UNDER SEPARATE PERMIT



1500 GALLON CLARIFIER TANK

MODEL CL1500

TRAFFIC RATED ACCEPTED BY U.P.C.

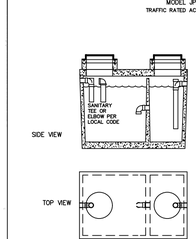


- LIQUID CAPACITY: 1500 GALLONS
- TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK) EARTH COVER OVER TANK NOT TO EXCEED 6 FT.
- SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS. THE EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL 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.

1000 GALLON SAND-OIL INTERCEPTOR

MODEL JP1000SO

TRAFFIC RATED ACCEPTED BY U.P.C.



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.

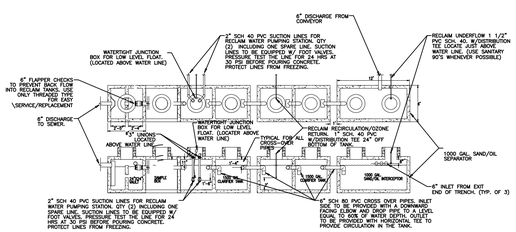
UTILITY PLAN LAYOUT NOTE:

VACUUM CANOPY STATIONS AND DRIVEWAY STRIPPING, CONC. SWALE EDITED FOR BETTER CLARITY OF UTILITY PIPE LAYOUT.

NORTH

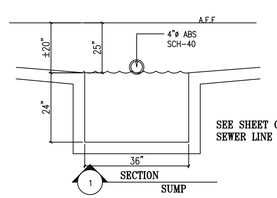
UTILITY PLAN

SCALE: 1"=18'



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)



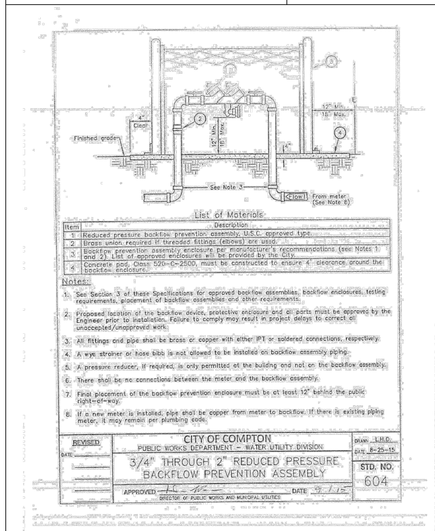
SEE SHEET C-3 FOR SEWER LINE ELEVATIONS

INDUSTRIAL WASTE & CROSS CONTAMINATION NOTES:

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

GRAYWATER READY SYS. NOTE:

THE LANDSCAPE AREA = 5,609 FT² > 500 FT².
GRAYWATER READY SYSTEM TO BE PROVIDED.



List of Materials

Item	Description
1	Reduced pressure backflow prevention assembly, U.S.C. approved type.
2	Brass union required if threaded fittings (elbows) are used.
3	Backflow prevention assembly enclosure per manufacturer's recommendations (see Notes 1 and 3). Size of approved enclosures will be provided by the City.
4	Concrete pad. Class 520-C-2500, must be constructed to ensure 4" clearance around the backflow enclosure.

Notes:

1. See Section 3 of these Specifications for approved backflow assemblies, backflow enclosures, testing requirements, placement of backflow assemblies and other requirements.
2. Proposed location of the backflow device, protective enclosure and all parts must be approved by the Engineer prior to installation. Failure to comply may result in project delays to correct or uncoupled/unapproved work.
3. All fittings and pipe shall be brass or copper with either FPT or soldered connections, respectively.
4. A eye strainer or hose bibb is not allowed to be installed on backflow assembly piping.
5. A pressure reducer, if required, is only permitted at the building and not on the backflow assembly.
6. There shall be no connections between the meter and the backflow assembly.
7. Final placement of the backflow prevention enclosure must be at least 12" behind the public right-of-way.
8. If a new meter is installed, pipe shall be copper from meter to backflow. If there is existing piping meter, it may remain per plumbing code.

REVISED:	CITY OF COMPTON	DRAWN: L.N.D.
DATE:	PUBLIC WORKS DEPARTMENT — WATER UTILITY DIVISION	DATE: 8-22-18
	3/4" THROUGH 2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	STD. NO. 604
	APPROVED: DATE: 9/1/18 DIRECTOR OF PUBLIC WORKS AND MUNICIPAL UTILITIES	

REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. CE 26282
Exp. 3/31/2022
CIVIL
STATE OF CALIFORNIA

CITY OF COMPTON

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

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

PROJECT ENGINEER DATE

BY CITY ENGINEER DATE

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

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JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-B
DRAWN BY: G.M.A.
DATE: 04-12-2021

C-6

NEW COIN OPERATED HAND CARWASH

COMPTON, CA

DRAWING INDEX

COVER SHEET
SYSTEM LAYOUT SHEET
SYSTEM CALCULATION SHEET

DETAIL SHEET

COMBINED MATERIALS LIST SUPPLIED BY CULTEC		
RECHARGER 902HD CHAMBER	18	PIECES
RECHARGER 902HD END CAP	6	PIECES
HVLV FC-48 FEED CONNECTORS	4	PIECES
CULTEC NO. 410 NON- WOVEN GEOTEXTILE	236.41	SQ. YARDS
CULTEC NO. 4800 WOVEN GEOTEXTILE	59	LINEAL FEET
CULTEC INSPECTION PORT KIT	0	PIECES
COMBINED MATERIALS LIST NOT SUPPLIED BY CULTEC		
1-2 INCH WASHED, CRUSHED STONE	79	CUBIC YARDS
8 OZ. NON-WOVEN GEOTEXTILE	N/A	SQ. YARDS
30 MIL. PVC THERMOPLASTIC LINER	N/A	SQ. YARDS

PROJECT INFORMATION				
PROJECT NO:	19-2790			
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:	GORDON JOHNSON 475-289-7116 GJOHNSON@CULTEC.COM			
COMMENTS:	REVISION	DATE	COMMENT	BY

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

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.

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.

REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. CE 26282
Exp. 3/31/2022
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

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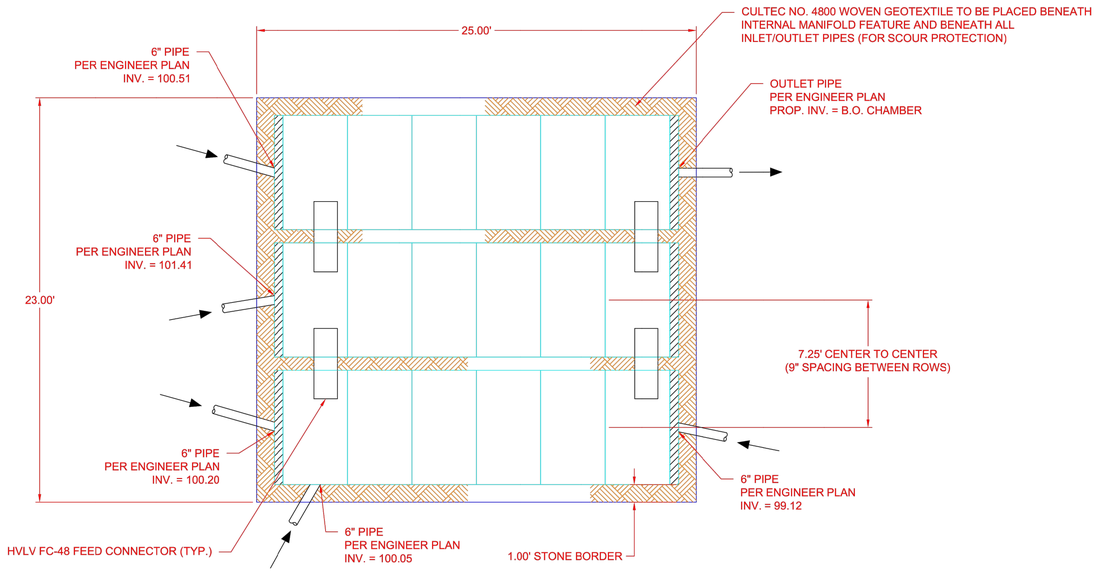
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DR., EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE
JOB NO.: 8090-B
DRAWN BY: G.M.A.
DATE: 04-12-2021



1 SYSTEM LAYOUT DETAIL
NTS

CULTEC STORMWATER MANAGEMENT SYSTEM

TOTAL STORAGE PROVIDED: 2,020.00 c.f.
STONE POROSITY: 40%
SYSTEM AREA: 575.05 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 - SEE COVER SHEET FOR COMBINED PROJECT MATERIALS LIST)		
RECHARGER 902HD CHAMBER	18	PIECES
RECHARGER 902HD END CAP	6	PIECES
HVLV FC-48 FEED CONNECTORS	4	PIECES
CULTEC NO. 410 NON- WOVEN GEOTEXTILE	236.41	SQ. YARDS
CULTEC NO. 4800 WOVEN GEOTEXTILE	59	LINEAL FEET
CULTEC INSPECTION PORT KIT	0	PIECES
MATERIALS LIST NOT SUPPLIED BY CULTEC		
1-2 INCH WASHED, CRUSHED STONE	79	CUBIC YARDS
8 OZ. NON-WOVEN GEOTEXTILE	N/A	SQ. YARDS
30 MIL. PVC THERMOPLASTIC LINER	N/A	SQ. YARDS

CULTEC RECHARGER® 902HD LEGEND

- RECHARGER 902HD CHAMBER
- RECHARGER 902HD END CAP
- HVLV FC-48 FEED CONNECTORS
- CULTEC SEPARATOR ROW
- CULTEC NO. 4800 WOVEN GEOTEXTILE
- STONE BORDER

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

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 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.

NEW COIN OPERATED HAND CARWASH
COMPTON, CA

SYSTEM LAYOUT SHEET

CULTEC STORMWATER CHAMBER

PROJECT NO:	19-2790.00	DATE:	11/5/19
DESIGNED BY:	GMJ	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	2 OF 4

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REVISIONS

APPROVED BY: C. D. LEE	JOB NO.: 8090-B
DRAWN BY: G.M.A.	DATE: 04-12-2021

C-8

CULTEC Recharger 902HD Stormwater System Calculations

Consulting Engineer:

Leedco Engineers
3870 Baldwin Ave
El Monte, CA 91731
626-448-7870

Calculations Performed By:

Gordon Johnson
Cultec, Inc.
878 Federal Rd.
Brookfield, CT 06804
PH: 203-775-4416
FX: 203-775-5887

Project Information:

New Coin Operated Hand Carwash
Compton, CA

Date: 11/5/19

Project Number: 19-2790.00

System Information

Proposed bed layout of: 3 Rows × 6 No. of Units per Row

Given:

No. 4800 Fabric For Internal/External Manifolds	30	feet	
Number of Inlet/Outlet Pipes	2		
Stone **Base**	9	inches	229 mm
Stone **Above**	12	inches	305 mm
Chamber Spacing	9	inches	229 mm
No. of HVLV FC-48 Feed Connectors	4	units	
No. CULTEC Inspection Ports	0	units	
Stone Porosity	40	%	
Stone Border Width	1	feet	0.305 m

☐ Discount stone base from Total storage provided (If Applicable)

☐ Discount stone above from Total storage provided (If Applicable)

Other Parameters:

☐

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 / mm	feet / m	inches / mm	inches / mm	feet / m	cu. ft/ft / cu. m/m	cu. ft/ft / cu. m/m	feet / m
Recharger® 902HD Chamber	English	48	5.750	78	9	7.25	17.31	27.061	3.667
	Metric	1219	1.753	1981	229	2.21	1.608	2.514	1.118
Recharger® 902HD End Cap	English	48.5	5.750	78	9	7.25	5.509	19.980	0.501
	Metric	1232	1.753	1981	229	2.21	0.512	1.856	0.153
HVLV™ FC-48 Feed Connectors	English	12	n/a	16	n/a	n/a	0.913	n/a	0.750
	Metric	305	n/a	406	n/a	n/a	0.085	n/a	0.229

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

Number of Recharger 902HD chambers by design			=	18 pcs	
18	pcs x	3.667	=	66.00 feet	20.12 m
Number of Recharger 902HD end caps			=	6 pcs	
6	pcs x	0.501	=	3.01 feet	0.92 m
Number of HVLV FC-48 Feed Connectors			=	4 pcs	
4	pcs x	0.750	=	3.00 feet	0.91 m
Total footage of Recharger 902HD chambers			=	66.00 feet	20.12 m
Total footage of Recharger 902HD end caps			=	3.01 feet	
Total footage of HVLV FC-48 Feed Connectors			=	3.00 feet	0.91 m
Storage provided within Recharger 902HD chambers			=	1142.47 CF	32.35 m^3
Storage provided within Recharger 902HD end caps				16.56 CF	0.47 m^3
Storage provided within HVLV FC-48 Feed Connectors			=	2.74 CF	0.08 m^3
Total Storage within Recharger 902HD chambers and feed connectors			=	**1161.77 CF**	**32.90 m^3**

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

Bed width	23.00 feet	7.01 m
Bed length	25.00 feet	7.62 m
Bed Depth	5.75 feet	1.75 m
Total Area	575.05 sq. ft.	53.42 m^2
Volume of Effective Excavation *(not including additional cover)*	3306.54 CF	93.64 m^3
Perimeter of Bed	96.00 feet	29.26 m
Total Storage within chambers, end caps and feed connectors	1161.77 CF	32.90 m^3
Total Stone Required	2144.77 CF	60.74 m^3
	79 CY	
	111 tons	
Storage provided within stone	857.91 CF	24.30 m^3
Total Storage within CULTEC Stormwater System	**2020 CF**	**57 m^3**

Req. storage attained.

CULTEC MATERIALS LIST

Model	Model #	Quantity	Unit of Measure	Quantity	Unit of Measure
Recharger 902HD Heavy Duty Chamber	902HD	18	pcs		
Recharger 902HD End Cap	902HD EC	6	pcs		
HVLV FC-48 Feed Connectors	FC-48	4	pcs		
CULTEC No. 410 Non-Woven Geotextile	SY 410	236.41	Sq. Yards	198	m2
CULTEC No. 4800 Woven Geotextile 7.5' x 100' (2.29 m x 30.48 m)	7.5x100 4800	59	feet	18	m
CULTEC Inspection Port Kit	12x6 INS PRT KIT	0	pcs		
Total Stone		79	cubic yards	61	cubic meters

SYSTEM STORAGE CALCULATION

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

REGISTERED PROFESSIONAL ENGINEER — C. DENNIS LEE — No. CE 26282 — Exp. 3/31/2022 — CIVIL — STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY

CITY ENGINEER DATE

CULTEC Recharger 902HD Stormwater Incremental Storage

Date: November 5, 2019

Project Information

New Coin Operated Hand Carwash
Compton, CA

Project Number

19-2790.00

Base of Stone Elevation- 99.30

CULTEC Recharger 902HD Incremental Storage Volumes

Height of System		End Cap Volume		Chamber Volume		HVLV FC-48 Feed Connector Volume		Stone Volume		Cumulative Storage Volume		Total Cumulative Storage Volume		Elevation		
in	mm	ft^3	m^3	ft^3	m^3	ft^3	m^3	ft^3	m^3	ft^3	m^3	ft^3	m^3	ft	m	
69.00	1753	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	2019	57.18	105.05	101.05	**Top of Stone Elevation**
68.00	1727	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	2000	56.64	104.97	101.03	
67.00	1702	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1981	56.10	104.88	101.00	
66.00	1676	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1962	55.55	104.80	100.98	
65.00	1651	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1943	55.01	104.72	100.95	
64.00	1626	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1924	54.47	104.63	100.93	
63.00	1600	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1904	53.93	104.55	100.90	
62.00	1575	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1885	53.38	104.47	100.87	
61.00	1549	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1866	52.84	104.38	100.85	
60.00	1524	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1847	52.30	104.30	100.82	
59.00	1499	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1828	51.75	104.22	100.80	
58.00	1473	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	1809	51.21	104.13	100.77	
57.00	1448	0.12	0.00	1.32	0.04	0.00	0.00	18.59	0.53	20.030	0.57	1789	50.67	104.05	100.75	**Top of Chamber Elevation**
56.00	1422	0.17	0.00	3.30	0.09	0.00	0.00	17.78	0.50	21.253	0.60	1769	50.10	103.97	100.72	
55.00	1397	0.17	0.00	4.62	0.13	0.00	0.00	17.25	0.49	22.045	0.62	1748	49.50	103.88	100.70	
54.00	1372	0.23	0.01	7.92	0.22	0.00	0.00	15.91	0.45	24.060	0.68	1726	48.88	103.80	100.67	
53.00	1346	0.29	0.01	10.56	0.30	0.00	0.00	14.83	0.42	25.679	0.73	1702	48.19	103.72	100.65	
52.00	1321	0.23	0.01	13.20	0.37	0.00	0.00	13.80	0.39	27.228	0.77	1676	47.47	103.63	100.62	
51.00	1295	0.29	0.01	14.52	0.41	0.00	0.00	13.24	0.38	28.055	0.79	1649	46.70	103.55	100.60	
50.00	1270	0.29	0.01	15.84	0.45	0.00	0.00	12.72	0.36	28.847	0.82	1621	45.90	103.47	100.57	
49.00	1245	0.29	0.01	17.82	0.50	0.00	0.00	11.92	0.34	30.035	0.85	1592	45.08	103.38	100.54	
48.00	1219	0.29	0.01	17.82	0.50	0.00	0.00	11.92	0.34	30.035	0.85	1562	44.23	103.30	100.52	
47.00	1194	0.29	0.01	19.14	0.54	0.00	0.00	11.40	0.32	30.827	0.87	1532	43.38	103.22	100.49	
46.00	1168	0.35	0.01	19.80	0.56	0.00	0.00	11.11	0.31	31.258	0.89	1501	42.51	103.13	100.47	
45.00	1143	0.29	0.01	20.46	0.58	0.00	0.00	10.87	0.31	31.619	0.90	1470	41.63	103.05	100.44	
44.00	1118	0.29	0.01	21.78	0.62	0.00	0.00	10.34	0.29	32.411	0.92	1438	40.73	102.97	100.42	
43.00	1092	0.35	0.01	22.44	0.64	0.00	0.00	10.05	0.28	32.842	0.93	1406	39.81	102.88	100.39	
42.00	1067	0.29	0.01	23.10	0.65	0.00	0.00	9.81	0.28	33.203	0.94	1373	38.88	102.80	100.37	
41.00	1041	0.29	0.01	23.10	0.65	0.00	0.00	9.81	0.28	33.203	0.94	1340	37.94	102.72	100.34	
40.00	1016	0.35	0.01	23.76	0.67	0.00	0.00	9.52	0.27	33.634	0.95	1307	37.00	102.63	100.32	
39.00	991	0.29	0.01	24.42	0.69	0.00	0.00	9.28	0.26	33.995	0.96	1273	36.05	102.55	100.29	
38.00	965	0.41	0.01	25.08	0.71	0.00	0.00	8.97	0.25	34.461	0.98	1239	35.09	102.47	100.27	
37.00	940	0.29	0.01	25.74	0.73	0.00	0.00	8.76	0.25	34.787	0.99	1205	34.11	102.38	100.24	
36.00	914	0.35	0.01	25.74	0.73	0.00	0.00	8.73	0.25	34.822	0.99	1170	33.13	102.30	100.21	
35.00	889	0.35	0.01	26.40	0.75	0.00	0.00	8.47	0.24	35.218	1.00	1135	32.14	102.22	100.19	
34.00	864	0.29	0.01	26.40	0.75	0.00	0.00	8.49	0.24	35.183	1.00	1100	31.14	102.13	100.16	
33.00	838	0.35	0.01	27.06	0.77	0.00	0.00	8.20	0.23	35.614	1.01	1065	30.15	102.05	100.14	
32.00	813	0.35	0.01	27.06	0.77	0.00	0.00	8.20	0.23	35.614	1.01	1029	29.14	101.97	100.11	
31.00	787	0.41	0.01	27.06	0.77	0.00	0.00	8.18	0.23	35.649	1.01	993	28.13	101.88	100.09	
30.00	762	0.35	0.01	27.72	0.78	0.00	0.00	7.94	0.22	36.010	1.02	958	27.12	101.80	100.06	
29.00	737	0.35	0.01	27.72	0.78	0.00	0.00	7.94	0.22	36.010	1.02	922	26.10	101.72	100.04	
28.00	711	0.35	0.01	27.72	0.78	0.00	0.00	7.94	0.22	36.010	1.02	886	25.08	101.63	100.01	
27.00	686	0.35	0.01	28.38	0.80	0.00	0.00	7.68	0.22	36.406	1.03	850	24.06	101.55	99.99	
26.00	660	0.35	0.01	28.38	0.80	0.00	0.00	7.68	0.22	36.406	1.03	813	23.03	101.47	99.96	
25.00	635	0.41	0.01	29.04	0.82	0.00	0.00	7.39	0.21	36.837	1.04	777	22.00	101.38	99.94	
24.00	610	0.35	0.01	29.04	0.82	0.00	0.00	7.41	0.21	36.802	1.04	740	20.96	101.30	99.91	
23.00	584	0.35	0.01	29.70	0.84	0.00	0.00	7.15	0.20	37.198	1.05	703	19.91	101.22	99.88	
22.00	559	0.35	0.01	29.70	0.84	0.00	0.00	7.15	0.20	37.198	1.05	666	18.86	101.13	99.86	
21.00	533	0.41	0.01	29.70	0.84	0.01	0.00	7.12	0.20	37.240	1.05	629	17.81	101.05	99.83	
20.00	508	0.35	0.01	29.70	0.84	0.09	0.00	7.11	0.20	37.253	1.05	592	16.75	100.97	99.81	
19.00	483	0.41	0.01	30.36	0.86	0.18	0.01	6.79	0.19	37.737	1.07	554	15.70	100.88	99.78	
18.00	457	0.41	0.01	30.36	0.86	0.22	0.01	6.77	0.19	37.760	1.07	517	14.63	100.80	99.76	
17.00	432	0.41	0.01	30.36	0.86	0.24	0.01	6.76	0.19	37.774	1.07	479	13.56	100.72	99.73	
16.00	406	0.41	0.01	30.36	0.86	0.26	0.01	6.76	0.19	37.782	1.07	441	12.49	100.63	99.71	
15.00	381	0.35	0.01	31.02	0.88	0.27	0.01	6.51	0.18	38.150	1.08	403	11.42	100.55	99.68	
14.00	356	0.41	0.01	31.02	0.88	0.28	0.01	6.49	0.18	38.192	1.08	365	10.34	100.47	99.66	
13.00	330	0.41	0.01	31.68	0.90	0.29	0.01	6.22	0.18	38.592	1.09	327	9.26	100.38	99.63	
12.00	305	0.47	0.01	31.68	0.90	0.29	0.01	6.19	0.18	38.630	1.09	288	8.17	100.30	99.60	
11.00	279	0.41	0.01	31.68	0.90	0.30	0.01	6.21	0.18	38.599	1.09	250	7.07	100.22	99.58	
10.00	254	0.47	0.01	31.68	0.90	0.32	0.01	6.18	0.18	38.646	1.09	211	5.98	100.13	99.55	
9.00	229	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	173	4.89	100.05	99.53	**Bottom of Chamber Elevation**
8.00	203	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	153	4.34	99.97	99.50	
7.00	178	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	134	3.80	99.88	99.48	
6.00	152	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	115	3.26	99.80	99.45	
5.00	127	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	96	2.71	99.72	99.43	
4.00	102	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	77	2.17	99.63	99.40	
3.00	76	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	58	1.63	99.55	99.38	
2.00	51	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	38	1.09	99.47	99.35	
1.00	25	0.00	0.00	0.00	0.00	0.00	0.00	19.17	0.54	19.168	0.54	19	0.54	99.38	99.33	
0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0	0.00	99.30	99.30	**Bottom of Stone Elevation**

SYSTEM STAGE-STORAGE TABLE

NEW COIN OPERATED HAND CARWASH
COMPTON, CA

SYSTEM CALCULATION SHEET

CULTEC STORMWATER CHAMBER

PROJECT NO:	19-2790.00	DATE:	11/5/19
DESIGNED BY:	GMJ	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	3 OF 4

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

TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY: C. D. LEE — JOB NO.: 8090-B
DRAWN BY: G.M.A. — DATE: 04-12-2021

C-9

CULTEC RECHARGER® 902HD PRODUCT 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. (203-775-4416 OR 1-800-428-5832)
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.
3. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND THE AASHTO DESIGN TRUCK LOAD AND LIVE AND DEAD LOAD FACTORS AS DEFINED BY AASHTO LRFD SECTION 12.12 WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
4. THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
5. THE CHAMBER SHALL BE ARCHED IN SHAPE.
6. THE CHAMBER SHALL BE OPEN-BOTTOMED.
7. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
8. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 902HD SHALL BE 48 INCHES (1219 mm) TALL, 78 INCHES (1981 mm) WIDE AND 51 INCHES (1.30m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 902HD SHALL BE 3.67 FEET (1.12 m).
9. 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 INCH (750mm) HDPE OR 36 INCH (900mm) PVC.
10. 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 INCH (250mm) HDPE OR 12 INCH (300mm) PVC.
11. 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.
12. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 902HD CHAMBER SHALL BE 17.31 FT³ / FT (1.61 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 902HD SHALL BE 63.51 FT³ / UNIT (1.80 m³ / UNIT) - WITHOUT STONE.
13. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
14. THE RECHARGER® 902HD CHAMBER SHALL HAVE 5 CORRUGATIONS.
15. THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (150mm) INSPECTION PORT OPENING AT THE TOP-CENTER OF EACH CHAMBER, CENTERED ON THE CORRUGATION CREST.
16. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
17. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53m).

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. (203-775-4416 OR 1-800-428-5832)
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 FT³ / FT (0.50 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 2.76 FT³ / UNIT (0.08 m³ / UNIT) - WITHOUT STONE.
6. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).
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 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-48 FEED CONNECTOR SHALL HAVE 4 CORRUGATIONS.
8. THE HVLV FC-48 FEED CONNECTOR MUST BE FORMED AS A WHOLE UNIT HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE FEED CONNECTOR SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE FEED CONNECTOR SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

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

CULTEC NO. 4800™ WOVEN GEOTEXTILE

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

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR FUNCTURE 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

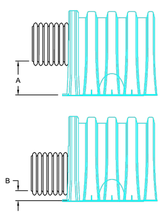
GENERAL NOTES

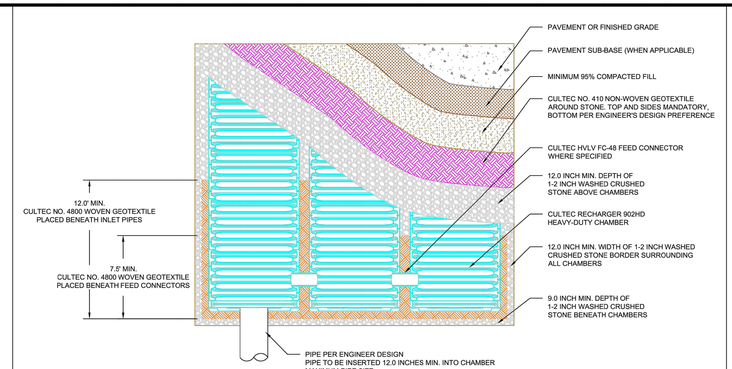
PIPE	A	B
6" [150 mm]	N/A	N/A
8" [200 mm]	N/A	N/A
10" [250 mm]	N/A	N/A
12" [300 mm]	29.50" [749 mm]	2.25" [57 mm]
15" [375 mm]	26.50" [673 mm]	2.25" [57 mm]
18" [450 mm]	23.50" [597 mm]	2.50" [64 mm]
24" [600 mm]	16.50" [420 mm]	3.00" [76 mm]

*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" (600mm). PIPES OF ANY SIZE AND MATERIAL UP TO 24" MAY BE PLACED AT CUSTOM LOCATIONS AND CUSTOM INVERTS. THE CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (100mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.

902HD 7.0

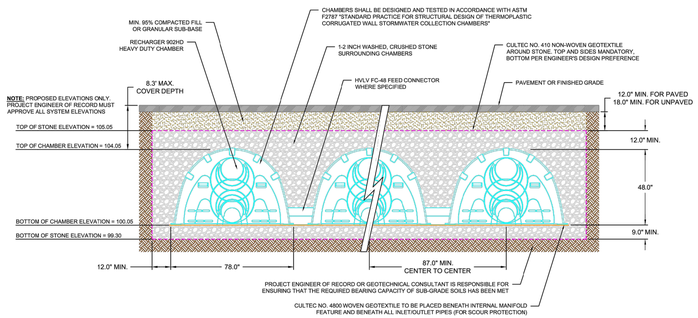
CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS





902HD 2.0

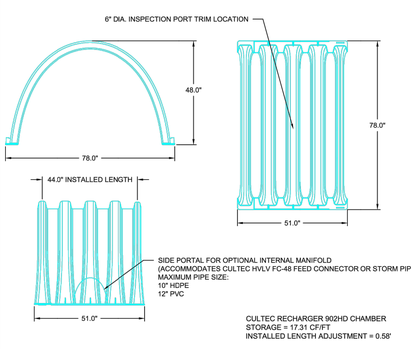
CULTEC RECHARGER 902HD HEAVY DUTY PLAN VIEW



*THE 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.

902HD 3.0

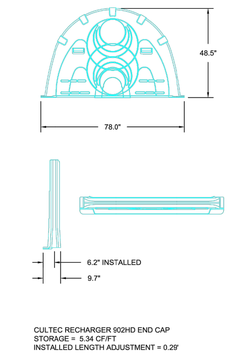
CULTEC RECHARGER 902HD HEAVY DUTY THREE VIEW



CULTEC RECHARGER 902HD CHAMBER
STORAGE = 17.31 CF/FT
INSTALLED LENGTH ADJUSTMENT = 0.58'

902HD 4.0

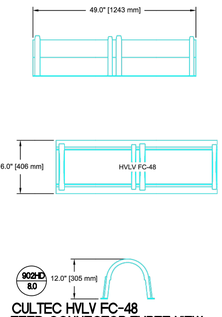
CULTEC RECHARGER 902HD HEAVY DUTY END CAP THREE VIEW



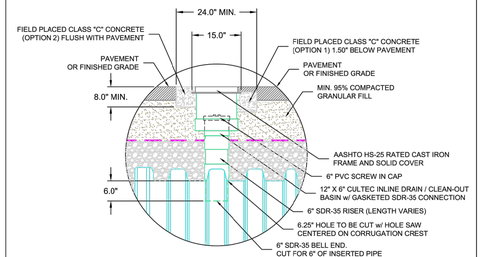
CULTEC RECHARGER 902HD END CAP
STORAGE = 5.34 CF/FT
INSTALLED LENGTH ADJUSTMENT = 0.29'

902HD 5.0

CULTEC RECHARGER 902HD HEAVY DUTY CROSS SECTION



CULTEC HVLV FC-48 FEED CONNECTOR THREE VIEW

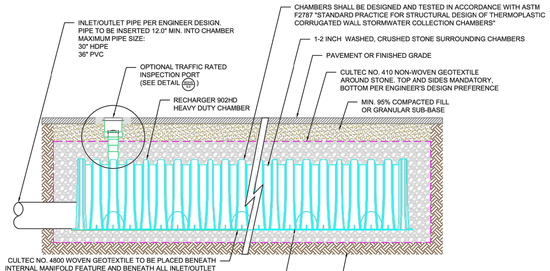


902HD 9.0

OPTIONAL INSPECTION PORT - ZOOM DETAIL

902HD 6.0

CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK



*THE 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.

902HD 10.0

CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

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

REGISTERED PROFESSIONAL ENGINEER
C. DENNIS LEE
No. CE 26282
Exp. 3/31/2022
CIVIL
STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

RECHARGER 902HD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:	19-2790.00	DATE:	11/5/19
DESIGNED BY:	GMJ	CHECKED BY:	DPG
SCALE:	N.T.S.	SHEET NO:	4 OF 4

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

TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECTS FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

REVISIONS

APPROVED BY:	C. D. LEE	JOB NO.:	8090-B
DRAWN BY:	G.M.A.	DATE:	04-12-2021

C-10

EXISTING CONTOUR LINES

73.70 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

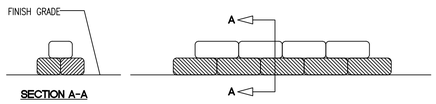
LEGEND 2

POST CONSTRUCTION BMPs

1. STORM DRAIN FACILITIES (PRIVATE MAINTAINED)
2. CONCRETE SWALE (PRIVATE MAINTED)
3. PARKING LOT CONCRETE PAVEMENT (PRIVATE MAINTAINED)
4. PERMANENT LANDSCAPING (PRIVATE MAINTAINED)

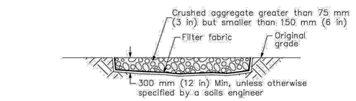
NOTES

1. THE EXISTING CATCH BASIN INLETS AND THE STORM SYSTEM INLETS SHALL BE PROTECTED.

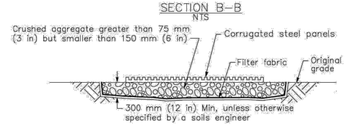


SECTION A-A

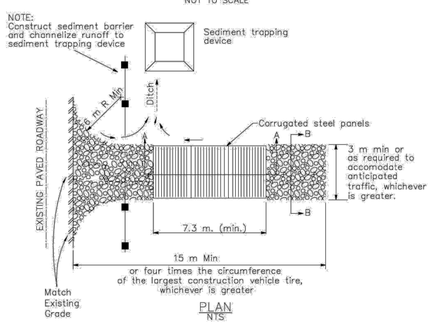
SANDBAG DETAIL 3



SECTION B–B
NTS



SECTION A–A
NOT TO SCALE

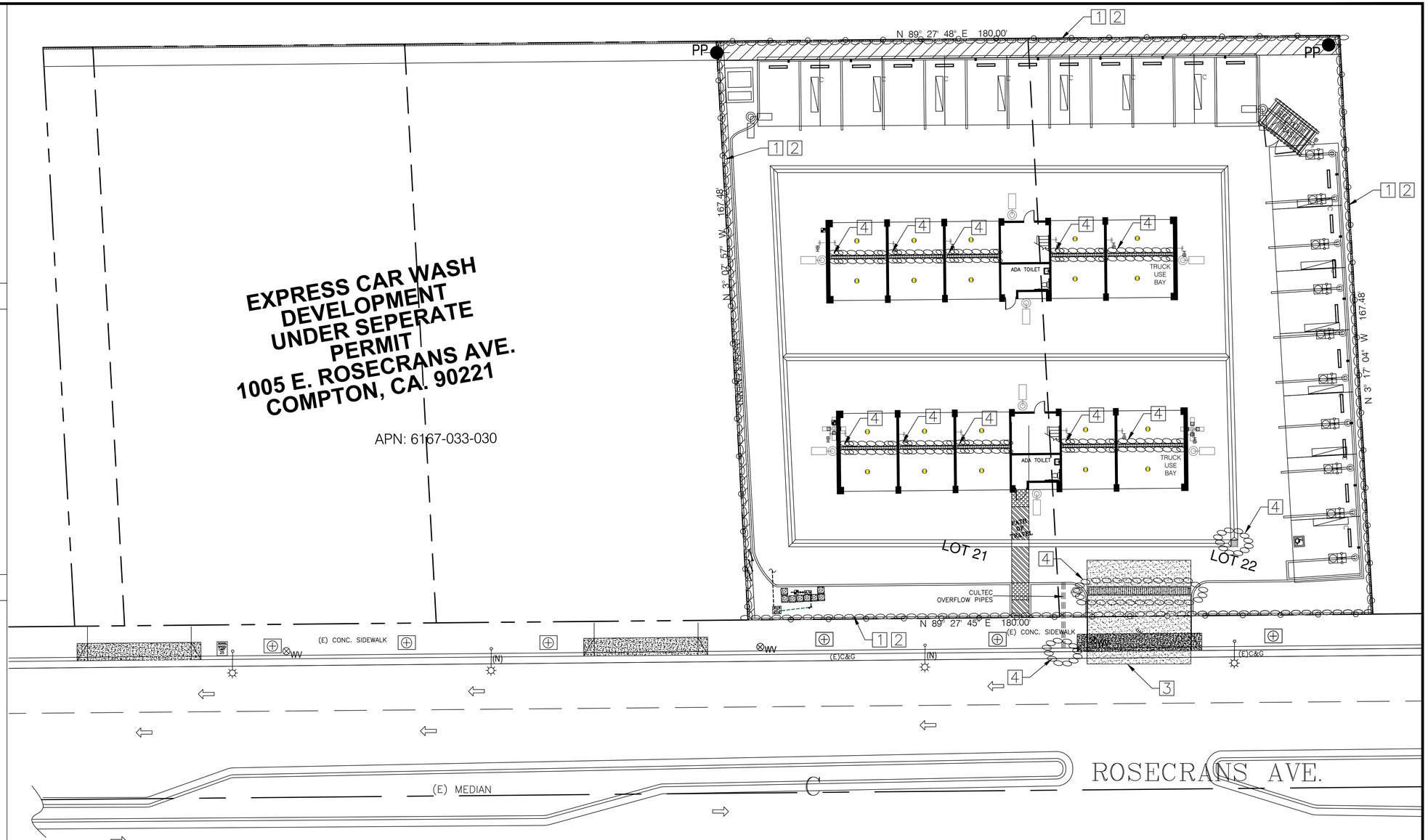


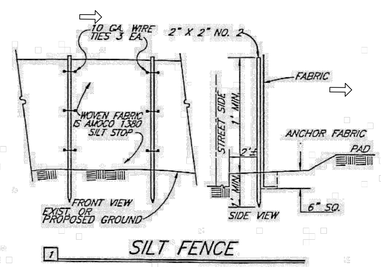
PLAN
NTS

Stabilized Construction Entrance/Exit (Type 2)

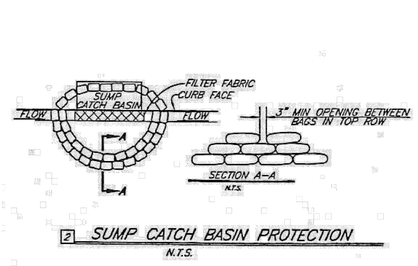
EXPRESS CAR WASH DEVELOPMENT UNDER SEPERATE PERMIT
1005 E. ROSECRANS AVE. COMPTON, CA. 90221

APN: 6167-033-030





1 SILT FENCE
N.T.S.



2 SUMP CATCH BASIN PROTECTION
N.T.S.

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

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

REGISTERED PROFESSIONAL ENGINEER C. DENNIS LEE No. CE 26282 Exp. 3/31/2022 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER DATE

CITY OF COMPTON

BY
CITY ENGINEER DATE

NORTH

EROSION CONTROL PLAN 1

SCALE 1" = 15'

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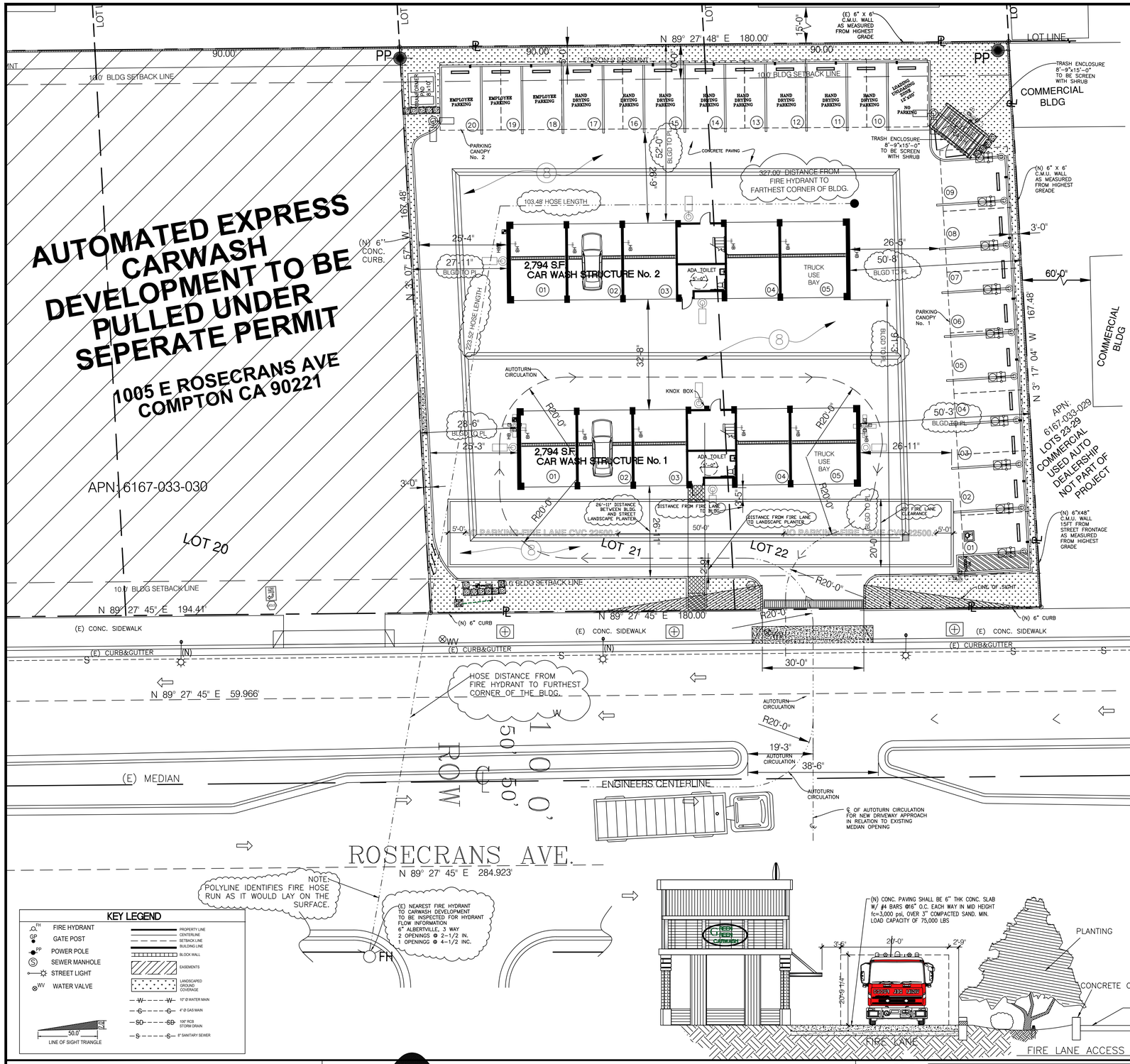
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E ROSECRANS AVE. COMPTON CA 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090-B	C-11
DRAWN BY: G.M.A.	DATE: 04-12-2021	



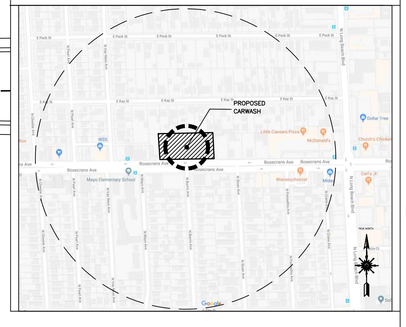
FIRE DEPARTMENT NOTES:

- 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 1,500 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.2
- ALL THE FIRE HYDRANTS SHALL 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.
- ALL EXISTING FIRE HYDRANTS ARE THE FOLLOWING SIZING: 6'' ALBERTVILLE, 3 WAY 2 OPENINGS @ 2–1/2", 1 OPENING @ 4''
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO BEGINNING OF CONSTRUCTION.

CONCRETE PAVING SURFACE

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

VICINITY MAP



PROJECT DATA

- PROJECT: NEW COIN OPERATED HAND CARWASH
- PROJECT ADDRESS: 1035 E. ROSECRANS AVE. COMPTON, CA. 90221
- OWNER: HOONDO HUR, GREEN GREEN CARWASH, 1580 S. RUNYAN ST, LA HABRA, CA. 90631, PHONE : 213–503–1911
- APPLICANT: LEEDCO ENGINEERS, INC, 3870 BALDWIN AVE. EL MONTE, CA 91731, PHONE : 626–234–2247
- APN: 6167–033–032
- LAND USE DISTRICT: C–L (30–12 LIMITED COMMERCIAL)
- LEGAL DESCRIPTION: LOT 21 AND 22 OF TRACT No. 4828 ARB NONE, BLOCK D
- OCCUPANCY: GROUP B – BUSINESS
- CONSTRUCTION TYPE: TYPE–V–B–0 HRS, SPRINKLERS REQUIRED, NFPA 13, CAR WASH BUILDING, FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)
- LOADING/UNLOADING ZONE: 12'x20'
- OCCUPANCY LOAD ANALYSIS (BLDG No.1 & BLDG No. 2)

TOTAL OCC. LD. : 18 PPL

CARWASH BAYS:	12 PPL (=3,692/300)
MECHANICAL ROOMS:	1 PPL (=434/300)
VENDING AREAS:	1 PPL (=55/100)
OFFICE:	4 PPL (=360/100)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2019 TABLE 1004.1.2

USE	OCCUPANCY LOAD FACTOR
BUSINESS	100 GROSS
GENERAL STORAGE, ELECTRICAL UTILITY, MECHANICAL	300 GROSS

- FIRE SPRINKLER : REQUIRED, NFPA 13, OCCUPANCY B/BLDG 1 2,794 G.S.F., OCCUPANCY B/BLDG 2 2,794 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 FIRE EXTINGUISHER TABLE (906.3(1))
- FIRE CODE COMPLIANCE
  1. INSTALL SPRINKLER SYSTEM
  2. INSTALL FIRE ALARM SYSTEM
- LOT AREA (21–22): 30,150.70 S.F./.69 ACRES
- COIN OPERATED HAND CARWASH

LOT SIZE:	30,151 S.F./.69 ACRES	
LOT COVERAGE:	CARWASH BLDG No. 1	2,794 S.F. (9%)
	CARWASH BLDG No. 2	2,434 S.F. (8%)
	LANDSCAPE AREA	3,582 S.F. (12%)
	CANOPY AREA	5,401 S.F. (18%)
	TRASH ENCLOSURE	131 S.F. (3%)
	HARDSCAPE AREA	15,809 S.F. (50%)

- MIN. LOT SIZE .69 ACRES; MAX LOT DIMS (width/depth) 180.00' / 167.48'
- MAX. LOT COVERAGE 91%; MAX. BLDG COVERAGE 9%
- HOURS OF OPERATION FOR CAR WASH

SUNDAY	7AM – 8PM
MONDAY	7AM – 8PM
TUESDAY	7AM – 8PM
WEDNESDAY	7AM – 8PM
THURSDAY	7AM – 8PM
FRIDAY	7AM – 8PM
SATURDAY	7AM – 8PM

- NOTE: 3 EMPLOYEES PER SHIFT
- PARKING RATIO: 2 SPACES per BAY, 10 BAYS TOTAL, 2X10 = 20
  MIN. REQ'D: 20 SPACES
- PARKING PROVIDED: 20

VACUUM:	8
ADA VACUUM:	1
STANDARD:	8
EMPLOYEE:	3

COIN OPERATED HAND CARWASH BLDG. No. 1

- MAX. BLDG HEIGHT 25'–0" (TABLE 503: HEIGHT 40'–0")
- No. OF STORY: 1 & MEZZANINE LEVEL
- BLDG G.S.F.: 2,794 G.S.F. (TABLE 503: ALLOWABLE 9,000 G.S.F.)

1ST FLOOR:	CARWASH BAYS:	1,846 S.F.
	TOILET:	105 S.F.
	MECHANICAL ROOM:	161 S.F.
	VENDING AREA:	22 S.F.
MEZZNINE LEVEL:	MEZZANINE OFFICE:	360 G.S.F.

COIN OPERATED HAND CARWASH BLDG. No. 2

- MAX. BLDG HEIGHT 25'–0" (TABLE 503: HEIGHT 40'–0")
- No. OF STORY: 1 & MEZZANINE LEVEL
- BLDG G.S.F.: 2,794 G.S.F. (TABLE 503: ALLOWABLE 9,000 G.S.F.)

1ST FLOOR:	CARWASH BAYS:	1,846 S.F.
	TOILET:	105 S.F.
	MECHANICAL ROOM:	161 S.F.
	VENDING AREA:	22 S.F.
MEZZNINE LEVEL:	MEZZANINE OFFICE:	360 G.S.F.

AUXILIARY ENCLOSURES AND CANOPIES

CANOPY AREA 1	2,520 G.S.F.	(14'–6" MAX HGT)
CANOPY AREA 2	2,881 G.S.F.	(14'–6" MAX HGT)
TRASH ENCLOSURE	131 G.S.F.	(9'–0" MAX HGT)

FIRE MARSHALL (SITE PLAN)

SCALE : 1"=15'

THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS 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 COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
	FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090–B	F–1
DRAWN BY: G.M.A.	DATE: 04–12–2021	

DOOR SCHEDULE

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

	SIZE		DESCRIPTION & TYPE	FRAME MATERIAL	THK.	CORE	GLAZING AREA	FIRE RATING	EA	REMARKS
	WIDTH	HEIGHT								
01	3'-0"	7'-0"	SWING	ALUM.	1-3/4"	HOLLOW	–	1½ HR	4	EXTERIOR SELF CLOSING
02	8'-0"	8'-0"	ROLLDOWN	ST'L	–	–	–	1½ HR	2	MANUAL GRILL DOOR

DOOR HARDWARE

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

KEY	LOCKS	DOOR TYPE	HINCHES	REMARKS
01	SLIDE LOCK & CANE BOLT W/ HEAVY DUTY LOCKS	02 03	ROLLUP	MASTER PADLOCK
02	SINGLE KEYED, KEY ALIKE PASSAGE DOOR HARDWARE	01	STANLEY COMMERCIAL	LEVER TYPE
	KEYLESS, PASSAGE DOOR HARDWARE			

WINDOW SCHEDULE

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		DESCRIP. & TYPE	FRAME MATERIAL	GLAZING AREA	FIRE RATING	OITC RATING	EA	REMARKS
	WIDTH	HEIGHT							
A	15'-0"	3'-0"	FIXED	ALUM.	45.0	–	38*	16	1/2" TEMPERED GLASS W/ GLASS FILM
B	18'-0"	3'-0"	FIXED	ALUM.	54.0	–	38*	4	1/2" TEMPERED GLASS W/ GLASS FILM
C	4'-0"	6'-0"	CASEMENT	ALUM.	24.0	–	38*	4	1/2" LAMINATED TEMPERED GLASS
D	2'-0"	6'-0"	CASEMENT	ALUM.	24.0	–	38*	8	1/2" LAMINATED TEMPERED GLASS

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				CLG. HEIGHT	REMARKS
		FLOOR	BASE	WALL	CEILING	CEILING HEIGHT	
	WASH BAY (STANDARD)	F1	B2	W1	C3	13	
	WASH BAY (TRUCK)	F1	B2	W1	C3	15	
	MECHANICAL ROOM	F3	B1	W2	C2	9	
	TOILET	F2	B2	W3	C3	9	
	VENDING	F1	B1	W2	C4	9	
	OFFICE	F3	B1	W2	C2	9	

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	LAMINATED FLOORING		
WALL		**CEILING**	
W1	CERAMIC TILE (12"x12")	C1	24" WIDE PVC FLAT PANEL(EXTRUTECH #P2400)
W2	PAINT FINISH (SEMI-GLOSS) OVER GYP. BD.	C2	PAINT FINISH (FLAT) OVER GYP. BD.
W3	CERAMIC TILE(12"x12")WAINSCOT(A.F.F.4'-0")	C3	PAINT FINISH (SEMI-GLOSS) OVER GYP. BD. (MOISTURE RESISTANT)
W4	SMOOTH STUCCO FINISH	C4	SMOOTH STUCCO FINISH

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.

NOTES FOR FIRE SAFETY OVERLAY ZONE (WINDOWS,DOORS, SKYLIGHTS)

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)
2. 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)

LEGEND

EMERGENCY LIGHT WITH BATTERY PACK - PROVIDE MIN 5 FOOT-CANDLES & PROVIDE POWER FOR 1 1/2 HOURS DURING PRIMARY POWER'S FAILURE

EGRESS PATH OF TRAVEL

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.

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.

EF1 VENTILATION EXHAUST FAN FOR MECHANICAL ROOM TO MAINTAIN TEMPERATURE AT 75° WITH THERMOSTAT CONTROL SYSTEM REFER TO MECHANICAL PLANS

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)

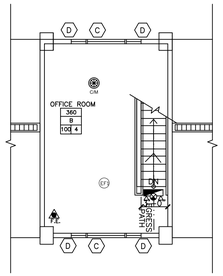
- CONSTRUCTION TYPE: TYPE-V-B-0 HRS
  SPRINKLERS REQUIRED, NFPA 13
  CAR WASH BUILDING
  FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (WALL TO PROPERTY LINE)

- FIRE SPRINKLER : REQUIRED, NFPA 13
  OCCUPANCY B/1-STORY 5,228 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
  FIRE EXTINGUISHER TABLE (906.3(1))

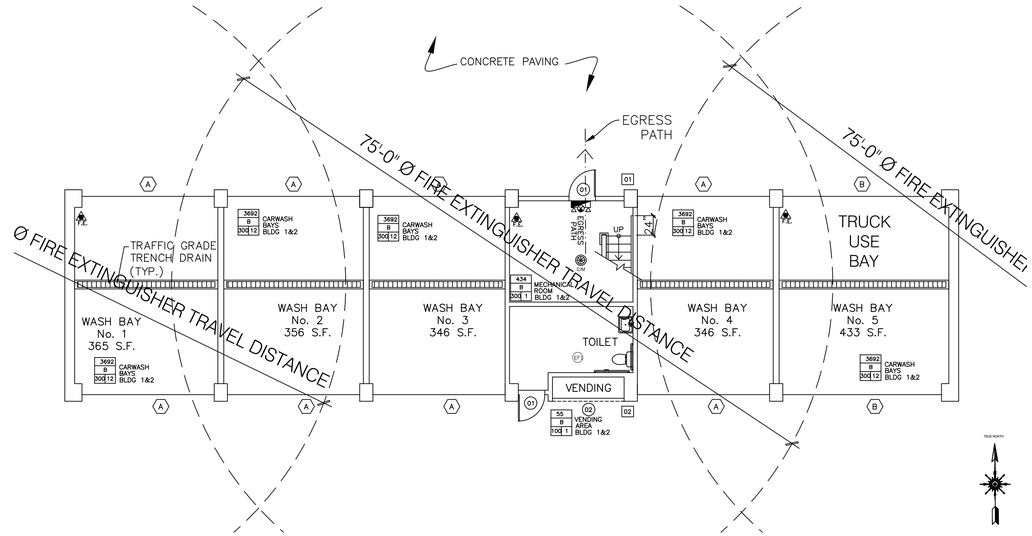
- OCCUPANCY LOAD ANALYSIS (BLDG No.1 & BLDG No. 2)
  TOTAL OCC. LD. : 18 PPL
  CARWASH BAYS: 12 PPL(=3,692/300)
  MECHANICAL ROOMS: 1 PPL(=434/300)
  VENDING AREAS: 1 PPL(=55/100)
  OFFICE: 4 PPL(=360/100)

TOILET & TRASH/RECYCLE ARE EXEMPT PER CBC 2016 TABLE 1004.1.2

USE	OCCUPANCY LOAD FACTOR
BUSINESS	100 GROSS
GENERAL STORAGE ELECTRICAL UTILITY MECHANICAL	300 GROSS

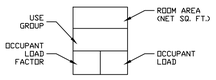


MEZZANINE LEVEL CODE COMPLIANCE
BUILDING 1 AND 2



HAND CAR WASH BUILDING No.1 CODE COMPLIANCE PLAN

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



CODE COMPLIANCE & CONSTRUCTION NOTES

SEPARATION & PROTECTION: NONE REQUIRED

EGRESS REQUIREMENTS:
A. EGRESS WIDTHS - 0.2" PER PERSON (LEVEL OR RAMPED)
B. 200' MAXIMUM TRAVEL DISTANCE
C. 20' DEAD-END MAXIMUM TRAVEL IN CORRIDOR.
D. 75' MAXIMUM COMMON PATH OF TRAVEL
E. EXITS:
   (1) 1 EXIT REQUIRED BECAUSE OCCUPANT LOAD IS <49 AND OL <30 AND COMMON PATH OF EGRESS TRAVEL IS 100'-0" OR LESS.
   (2) DISCHARGE: ALL EXITS SHALL TERMINATE AT A PUBLIC WAY OR AN EXTERIOR EXIT DISCHARGE.
F. DOORS:
   (1) MINIMUM CLEAR WIDTH SHALL BE 32"
   (2) SIDE HINGED
   (3) SWING IN DIRECTION OF TRAVEL WHERE OCCUPANT LOAD IS >50.
   (4) SELF-CLOSING OR AUTOMATIC-CLOSING IN FIRE BARRIERS AND HORIZONTAL EXITS.

DRINKING FOUNTAIN REQUIREMENTS:
NONE REQUIRED PER CBC 2016 2902.6 SMALL OCCUPANCIES AND IPC 2016 410.2 SMALL OCCUPANCIES: DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER
NONE REQUIRED PER CBC 2016 TABLE 2902.1 FOOTNOTE F.

INTERIOR FINISH:
A. EXITS - CLASS A.
B. ALL OTHER - CLASS A,B, OR C.
C. INTERIOR WALL & CEILING FINISH IF LESS THAN 10% OF AGGREGATE WALL & CEILING AREAS OF ANY ROOM MAY BE CLASS C.

ILLUMINUATION & ALARM SYSTEMS:
A. ILLUMINATION OF MEANS OF EGRESS
   (1) REQUIRED FOR CORRIDORS & PASSAGEWAYS LEADING TO AN EXIT - SEE ELECTRICAL DRAWINGS FOR LAYOUT
   (2) CONTINUOUS ILLUMINATION DURING OCCUPANCY (MIN. ONE FOOTCANDLE AT FLOOR LEVEL.
B. EMERGENCY LIGHTING
   (1) REQUIRED FOR CORRIDORS, INTERIOR STAIRS, INTERIOR OR WINDOWLESS AREAS, SHOPS, LABORATORIES, AND OTHER NORMALLY OCCUPIED SPACES EXCEPT ADMINISTRATIVE AREAS, MECHANICAL ROOMS, AND STORAGE AREAS.
   (2) DURATION OF 1-1/2 HOURS WITH INITIAL ILLUMINATION AVERAGE OF ONE FOOTCANDLE.
   (3) SEE ELECTRICAL DRAWINGS FOR LAYOUT
C. EXIT SIGNS
   (1) REQUIRED FOR EXITS AND EXIT ACCESS MEANS - SEE ELECTRICAL DRAWINGS FOR LAYOUT.
   (2) SIGNS SHALL BE CONTINUOUSLY ILLUMINATED DURING OCCUPANCY AND

CONSTRUCTION NOTES:

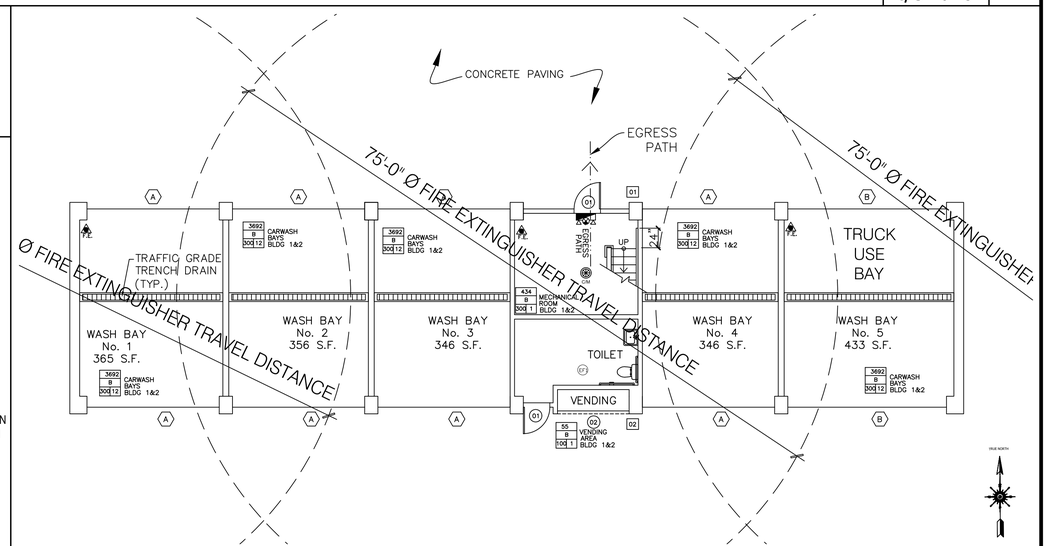
1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
4. EXTERIOR HINGED DOORS: 5 POUND MAXIMUM.
   THESE FORCES DO NOT APPLY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

ADDITIONAL NOTES:

(COMPLY WITH 11B-404.2.7, 11B-404.2.8.1)
DOOR AND GATE HARDWARE:
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATE SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
EXCEPTIONS:
1. EXISITING LOCKS SHALL BE PERMITTED IN ANY LOCATION AT EXISTING GLAZED DOORS WITHOUT STILES, EXISTING OVERHEAD 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 RELEASE OF 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 INTEGRAL COMBINATION LOCK.

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

1. 1-HR FIRE RATED WALLS ADJACENT TO NEIGHBORING PROPERTY AS NECESSARY (BASED ON DISTANCE FROM BLDG. TO PROPERTY LINE, OR AS DEEMED NECESSARY BY FIRE DEPT.)
2. REFER TO FINISH SCHEDULE FOR CARWASH TUNNEL MATERIALS
3. INSULATION R-30 ROOF / R-19 WALLS
   REFER TO INSULATION SPECS ON SHEET F-3



HAND CAR WASH BUILDING No. 2 CODE COMPLIANCE PLAN

SCALE : 1/8"=1'-0" | 2

INTERIOR WALL GENERAL NOTES

NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.

1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
4. 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.

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.

NOTES FOR FIRE SAFETY OVERLAY ZONE (WINDOWS,DOORS, SKYLIGHTS)

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2. 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)

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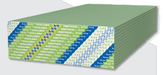
TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090-B	F-2
DRAWN BY: G.M.A.	DATE: 04-12-2021	

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.®

STEELER
CONSTRUCTION SUPPLY

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

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



1-800-275-2279

FlameOFF™
FlameOff Fire Barrier Paint

Submittal Data Sheet
Structural Steel

Selection & Specification Data

Generic Type	A water-based intumescent coating that consists of a vinyl acetate resin.
Description	A decorative, thin-film intumescent coating designed for fire protection of structural steel for interior applications requiring ASTM E119 testing for full scale/load bearing applications.
Features	• Tested to ASTM E119 / UL 263 standards • Decorative aesthetic finish - provides a hard, durable, architectural finish. Compatible with most latex/acrylic topcoats • Thin film coating - offers an economical solution to alternative fireproofing • low VOC, LEED compliant • Easy repair - if damaged, product can be patched easily • Does not require reinforcing mesh • Third party listing certificate
Color	White
Finish	Smooth
Primer	An alkyd metal or all purpose acrylic primer must be applied to steel before intumescent coating application. *For galvanized surfaces use all purpose acrylic primers ONLY.
Topcoat	For interior conditioned space, topcoating is not required but may be applied for aesthetic purposes. Product must be topcoated if there are environmental exposure requirements. Refer to FlameOFF Coatings, Inc. technical support. Intumescent coating must be applied to the required DFT and fully cured to a Shore D Hardness of 70 before topcoat is applied.
Thickness Per Coat	Recommended 20-35 Mils WFT *Range: 15-45 Mils WFT. Maximum thickness per coat depends upon applicator experience, substrate, and job site conditions.
Solids Content	By Volume 71%
Theoretical Coverage Rates	1138 sq ft/gallon at 1 mil DFT (105.7 m2 / at 25 microns) 37 sq ft/gallon at 30 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.

*See ICC Reports Directory ESR- 3874

*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

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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.

OWENS CORNING®
INNOVATIONS FOR LIVING™

EcoTouch® PINK® FIBERGLAS™ Insulation with PureFiber® Technology

Product Data Sheet



EcoTouch® PureFiber® Technology

Surface Burning Characteristics/Building Code Construction Classification

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

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

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

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

Description

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

Uses

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

Features and Benefits

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

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

Long Term Performance
EcoTouch® Insulation is dimensionally stable and will not slump within the wall cavity. Due to its inorganic fibers, EcoTouch® Insulation will not rot or mildew[4] and is noncorrosive to steel, copper, and aluminum.

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

Designed with the Environment in Mind
EcoTouch® Insulation with PureFiber® Technology contains more than 99% natural[3] ingredients, and includes a minimum of 58% total recycled content—the highest certified recycled content available in the fiberglass industry.[4] EcoTouch® Insulation is GREENGUARD Children & Schools certified[5†] and is verified to be formaldehyde free.[1]

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

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				CLG. HEIGHT	REMARKS
		FLOOR	BASE	WALL	CEILING	CEILING HEIGHT	
	WASH BAY (STANDARD)	F1	B2	W1	C3	13	
	WASH BAY (TRUCK)	F1	B2	W1	C3	15	
	MECHANICAL ROOM	F3	B1	W2	C2	9	
	TOILET	F2	B2	W3	C3	9	
	VENDING	F1	B1	W2	C4	9	
	OFFICE	F3	B1	W2	C2	9	

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	LAMINATED FLOORING		
WALL		**CEILING**	
W1	CERAMIC TILE (12"x12")	C1	24" WIDE PVC FLAT PANEL(EXTRUTECH #P2400)
W2	PAINT FINISH (SEMI-GLOSS) OVER GYP. BD.	C2	PAINT FINISH (FLAT) OVER GYP. BD.
W3	CERAMIC TILE(12"x12")WAINSCOT(A.F.F.4'-0")	C3	PAINT FINISH (SEMI-GLOSS) OVER GYP. BD. (MOISTURE RESISTANT)
W4	SMOOTH STUCCO FINISH	C4	SMOOTH STUCCO FINISH

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 1 GENERAL

1.1 SECTION INCLUDES

A. Exterior-grade PVC wall panels.

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section.

A. Section 07920 (07 92 00) - Joint Sealants.

1.7 WARRANTY

A. Warranty Period for Wall Panels: 10 years.

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.

FireStop™
Residential & Commercial Caulk, Pillows & Putty Pads

FireStop™ Offering

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



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

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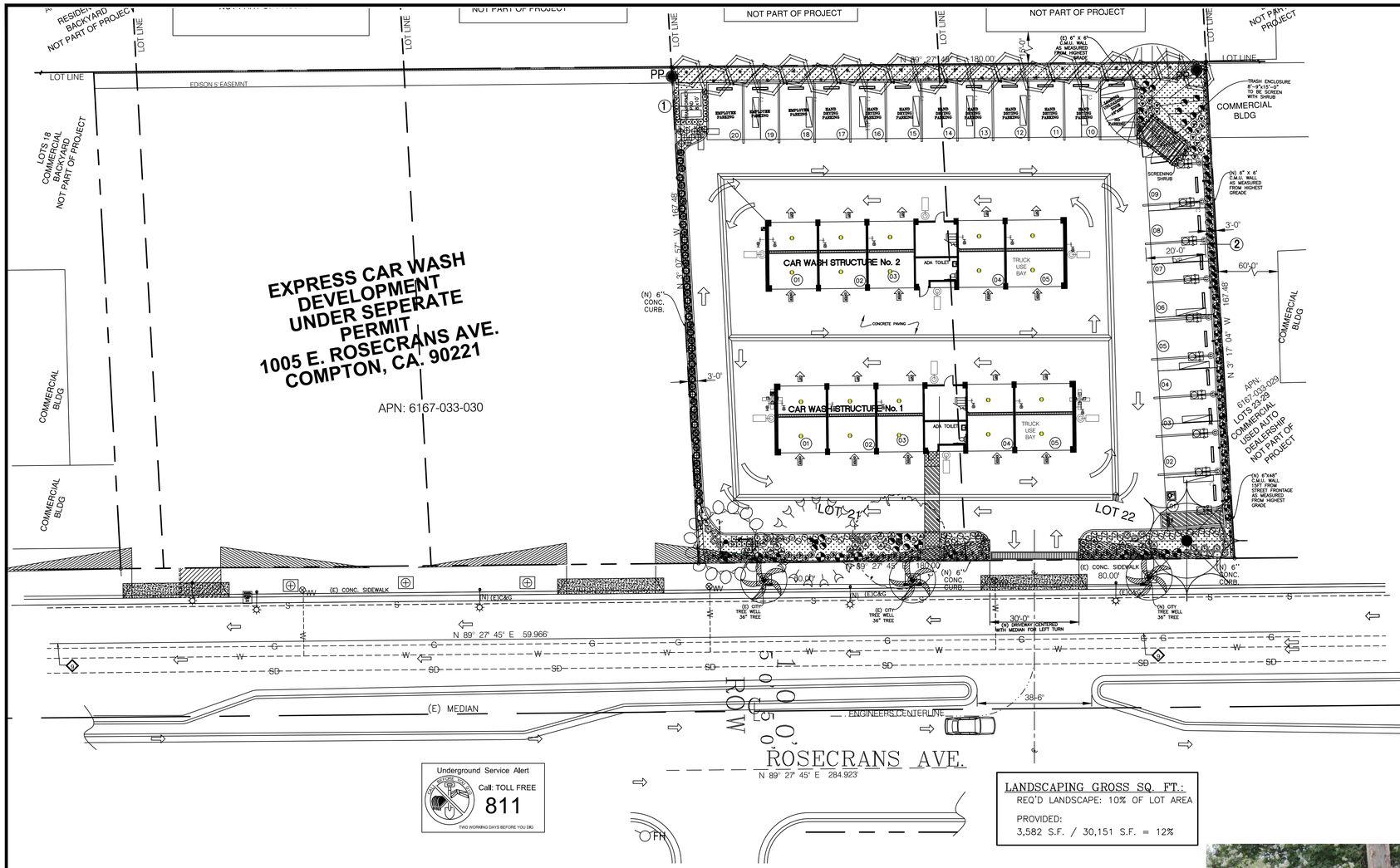
LEEDCO ENGINEERS, INC
STRUCTURES · FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT
FOR
OWNER: GREEN GREEN CARWASH
JOB ADDRESS: 1035 E. ROSECRANS AVE., COMPTON, CA. 90221

FIRE CODE COMPLIANCE INTERIOR SPEC SHEETS

APPROVED BY: C. D. LEE
DRAWN BY: G.M.A.
JOB NO.: 8090-B
DATE: 04-12-2021

F-3



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

LANDSCAPING GROSS SQ. FT.:
REQ'D LANDSCAPE: 10% OF LOT AREA
PROVIDED:
3,582 S.F. / 30,151 S.F. = 12%

PLANT LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE		RATING
	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	1	TREE	L	0.3
	2	LAGERSTROEMIA INDICA "CHOCTAW MUTITRUNK"	CRAPE MYRTLE	24" BOX	1	TREE	L	0.3
	3	PRUNUS CAROLINIANA 'COMPACTA'	DWARF CAROLINA EVERGREEN HEDGE	15 GAL	20	COLUMN SHRUB	L	0.3
	4	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	1	TREE	L	0.3
	5	OLEA EUROPAEA "SWAN HILL"	OLIVE	24" BOX	1	TREE	L	0.3
	6	PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX	1	TREE	L	0.3
	7	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	3	TREE	L	0.3
	8	FICUS PUMILA	CREEPING FIG VINES	15 GAL.	45	ESPALIER	L	0.3
	9	CISTUS HYBRID 'INCANUS'	ROCK ROSE	5 GAL.	10	SHRUBS	L	0.3
	10	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	5 GAL.	16	SHRUBS	L	0.3
	11	MORAEA IRIDIOIDES	AFRICAN IRIS	5 GAL.	53	SHRUB	L	0.3
	12	RUELLIA BRITTONIANA 'KATIE'	DWARF KATIE RUELLIA	5 GAL.	41	SHRUB	L	0.3
	13	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	5 GAL.	33	SHRUB	L	0.3
	15	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	34	SHRUB	L	0.3
	16	LAVENDULA AUGUSTINA	LAVENDER	5 GAL.	43	SHRUB	L	0.3
	17	JUNIPERUS 'GOLD COAST'	GOLD COAST JUNIPER	5 GAL.	37	SHRUB	L	0.3
	18	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	5 GAL.	38	SHRUB	L	0.3
	19	FESTUCA GLAUCA	ELIJAH BLUE	5 GAL.	23	GROUND COVERAGE	L	0.3
	20	GAZANIA BIG KISS WHITE FLAME	TREASURE FLOWER	5 GAL.	23	GROUND COVERAGE	L	0.3

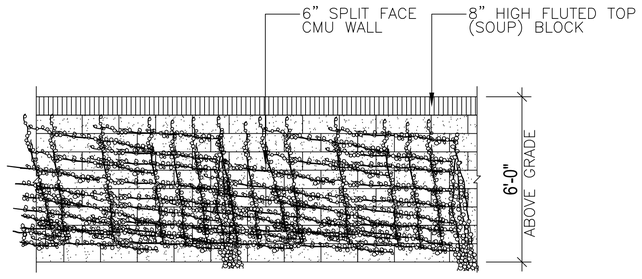
3" ORGANIC FINE MULCH IN ALL PLANTER BEDS,

NOTE:

1. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH DENSE PLANT MATERIAL AND PAINTED TO BLEND WITH SURROUNDING PLANTING.
2. EVERGREEN "CREEPING FIG" VINES TO BE PROVIDED TO SCREEN EASTERN 6' CMU WALL AND TRASH ENCLOSURE.
3. TRANSFORMER TO BE SCREENED BY ARTIFICIAL VINES.
4. THERE ARE NO MOUNDS OR DEPRESSIONS.
5. 1 PARKING LOT TREE PER EVERY 4 PARKING SPACES (5 REQUIRED/ 5 PROVIDED)
6. JACARANDA 36" BOX TREE AT R.O.W. TREE WELL (3 PROVIDED)

NOTES:

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 AREA TO BE COVERED BY 3" FINE MULCH.
6. INSTALL ROOT BARRIER AROUND TREES
7. DIG ALL PLANT PITS FOR BOX TREE PLANTING THREE 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. PARKING LOT LIGHTS ARE 25' HIGH AND WILL HAVE A CONC. FINISH ON EXPOSED FOOTINGS TO COMPLIMENT BLDG DESIGN.
10. CONCRETE WALKWAYS TO BE 6" IN HEIGHT FROM DRIVEWAY PAVEMENT ALL DRIVEWAYS TO BE 6" CONCRETE PAVEMENT
11. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
12. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR 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.
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 SHUTOFF RAIN SENSORS.



NOTE: EVERGREEN "CREEPING FIG" VINES TO COVER SOLID SCREENED WALLS

NOTE: EXISTING CMU WALL HEIGHT TO BE MEAUSURED FROM HIGHEST GRADE.

(2) (N) 6FT HIGH FENCE WALL ELEVATION AT EAST PROPERTY LINE
SCALE : 3/8"=1'-0"



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)

(1) TRANSFORMER PAD ARTIFICIAL VINE DETAIL

KEY LEGEND

- FH FIRE HYDRANT
- GP GATE POST
- PP POWER POLE
- S SEWER MANHOLE
- STREET LIGHT
- WV WATER VALVE
- WALL MOUNTED LIGHTING
- FREE STANDING LIGHTING
- C CANOPY PARKING LIGHTING
- 50.0' LINE OF SIGHT TRIANGLE
- PROPERTY LINE
- CENTERLINE
- SETBACK LINE
- BUILDING LINE
- BLOCK WALL
- EASEMENTS
- W 10" Ø WATER MAIN
- G 4" Ø GAS MAIN
- SD 100" RCB STORM DRAIN
- S 8" SANITARY SEWER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LANDSCAPE PLAN
SCALE: 1"=20'

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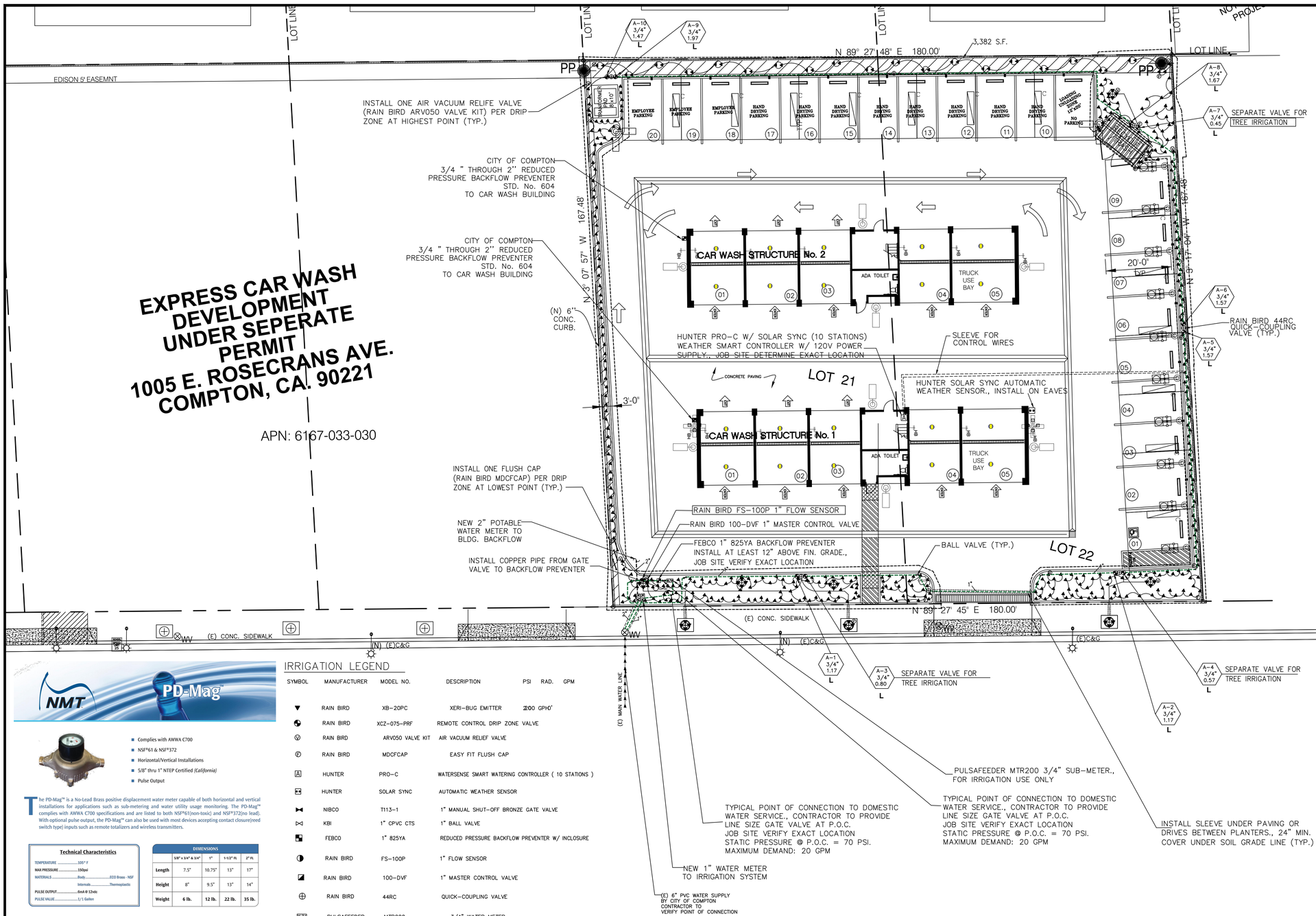
LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234-2247

TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT FOR
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

APPROVED BY: C. D. LEE	JOB NO.: 8090-B	L-1
DRAWN BY: G.M.A.	DATE: 04-12-2021	

EXPRESS CAR WASH DEVELOPMENT UNDER SEPERATE PERMIT
1005 E. ROSECRANS AVE. COMPTON, CA. 90221

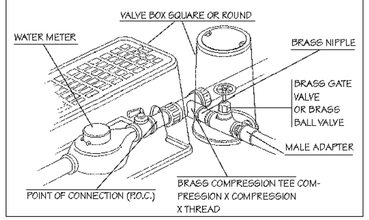
APN: 6167-033-030



NOTES:

1. TOTAL SQUARE FOOTAGE OF IRRIGATED AREA: 3,582 SQ. FT.
2. AUTOMATIC IRRIGATION SYSTEM TO BE ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 8:00 P.M. TO 10:00 A.M.
3. WIRE CROSSINGS UNDER PAVED SURFACES SHALL BE SLEEVED SEPARATELY IN SCH. 40 CONDUIT.
4. ALL PRESURIZED IRRIGATION LINES SHALL BE BACKFILLD WITH 3" OF SAND ABOVE AND BELOW LINE
5. ALL WIRE IS A MINIMUM #14 AWG 600-VOLT DIRECT BURIAL AND UL LISTED.
6. WIRE SPLICES ARE MADE WITH WATERPROOF, NON-REUSABLE CONNECTORS.
7. EXTRA SLEEVES (4" MINIMUM) ARE INSTALLED ACROSS ROADWAYS, OR BENEATH OTHER PAVED SURFACES, WHICH ARE 7' IN LENGTH OR MORE.
8. USE 1" SIZE PVC SCHEDULE 40 PLASTIC PIPE FOR ALL MAIN LINES & 3/4" PVC SCHEDULE 40 PLASTIC PIPE FOR ALL LATERAL LINES., UNLESS OTHERWISE NOTED.
9. IRRIGATION DESIGN, E.G., EQUIPMENT TYPE, PRECIPITATION RATE, TO INCORPORATE FINDINGS FROM SOIL MANAGEMENT REPORT.
10. IRRIGATION SYSTEM DESIGNED TO MATCH PRECIPITATION RATES.
11. NO RECLAIMED/RECYCLE OR GREYWATER IS USED FOR THE PROPOSED IRRIGATION SYSTEM.
12. ELIMINATE WATER RUN-OFF TO IMPERMEABLE SURFACE.
13. ADJACENT IMPERMEABLE SURFACE SLOPES TOWARDS PLANTING AREA.
14. USE MINIMUM (1) 2 GPH EMITTER FOR 1 & 5 GAL. PLANTS, (2) 2 GPH EMITTER FOR 15 GAL. PLANTS, (4) 2 GPH EMITER FOR 24" BOX TREES AND (6) 2 GPH EMITTER FOR 36" BOX TREES AND MULTIPLE EMITTERS SPACE MAX. 4' APART LOCATED BETWEEN THE TRUNK AND DRIP LINE FOR THE EXISTING TREES.
15. EDISON EASEMENTS TO BE COVERED WITH MULCH ONLY.

1. Exterior Point of Connection - Non Freezing



- Complies with AWWA C700
- NSF®61 & NSF®372
- Horizontal/Vertical Installations
- 5/8" thru 1" NTEP Certified *(California)*
- Pulse Output

The PD-Mag™ is a No-Lead Brass positive displacement water meter capable of both horizontal and vertical installations for applications such as sub-metering and water utility usage monitoring. The PD-Mag™ complies with AWWA C700 specifications and are listed to both NSF®61(non-toxic) and NSF®372(no lead). With optional pulse output, the PD-Mag™ can also be used with most devices accepting contact closure(reed switch type) inputs such as remote totalizers and wireless transmitters.

Technical Characteristics

TEMPERATURE	105° F
MAX PRESSURE	150psi
MATERIALS	Body.....ECO Brass - NSF
	Internals.....Thermoplastic
PULSE OUTPUT	6mA @ 12vdc
PULSE VALUE	1/1 Gallon

DIMENSIONS	5/8" x 3/4" & 3/4"	1"	1-1/2" FL	2" FL
Length	7.5"	10.75"	13"	17"
Height	8"	9.5"	13"	14"
Weight	6 lb.	12 lb.	22 lb.	35 lb.

FLOW RATE	5/8" x 3/4"	3/4"	1"	1-1/2" FL	2" FL
GPM					
MIN	1/8	1/4	1/4	1.5	2
MAX	20 (25 intermittent)	30	50	100	160
CONTINUOUS	15	15	25	50	80
RANGE	1-20	1-30	2-50	5-100	8-160

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473 Commercial Drive ■ Fairfield, Ohio 45014 ■ 513.942.3600 - Office ■ 513.942.0096 - Fax ■ www.norgas.com

FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	PSI	RAD.	GPM
▼	RAIN BIRD	XB-20PC	XERI-BUG EMITTER		200 GPH/	
	RAIN BIRD	XCZ-075-PRF	REMOTE CONTROL DRIP ZONE VALVE			
Ⓥ	RAIN BIRD	ARV050 VALVE KIT	AIR VACUUM RELIEF VALVE			
Ⓕ	RAIN BIRD	MDCFCAP	EASY FIT FLUSH CAP			
Ⓐ	HUNTER	PRO-C	WATERSENSE SMART WATERING CONTROLLER (10 STATIONS)			
	HUNTER	SOLAR SYNC	AUTOMATIC WEATHER SENSOR			
	NIBCO	T113-1	1" MANUAL SHUT-OFF BRONZE GATE VALVE			
	KBI	1" CPVC CTS	1" BALL VALVE			
	FEBCO	1" 825YA	REDUCED PRESSURE BACKFLOW PREVENTER W/ INCLOSURE			
	RAIN BIRD	FS-100P	1" FLOW SENSOR			
	RAIN BIRD	100-DVF	1" MASTER CONTROL VALVE			
⊕	RAIN BIRD	44RC	QUICK-COUPLING VALVE			
W/M	PULSAFEEDER	MTR200	3/4" WATER METER			
— — —	APPROVED	PVC SCH 40	1" MAIN LINE- 18" MIN. COVER., 24" UNDER PAVING., U.O.N.			
— · — · —	APPROVED	PVC SCH 40	3/4" LATERAL- 12" MIN. COVER., 24" UNDER PAVING., U.O.N.			
———	APPROVED	XT-700	1/2" XERI- BLACK STRIPE TUBING- 2" MIN. COVER			
----------	APPROVED	PVC SCH 40	SLEEVE- 24" MIN. COVER USE 2X DIA. SIZE OF MAIN OR LATERAL LINE			

STATION NO.
VALVE SIZE
G.P.M.
HYDROZONE

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

* LANDSCAPE AREA: 3,582 S.F.

HYDROZONES	SQ. FT.	PERCENTAGE	VALVE #
L HYDROZONE A LOW	= 3,582 S.F.	100 %	A-1 TO A-10

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

IRRIGATION PLAN

SCALE: 1"=15'

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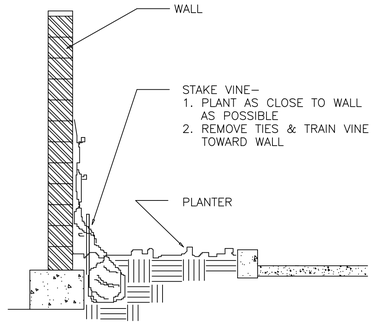
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

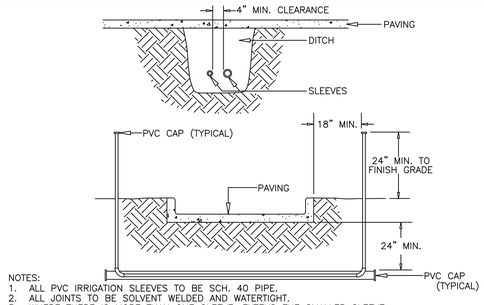
IRRIGATION PLAN

APPROVED BY:	C. D. LEE
DRAWN BY:	G.M.A.
JOB NO.:	8090-B
DATE:	04-12-2021

L-2

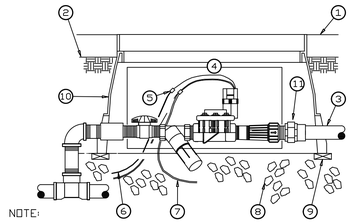


VINE PLANTING



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.

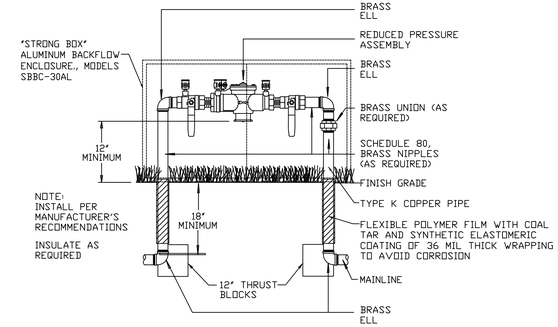
SLEEVING



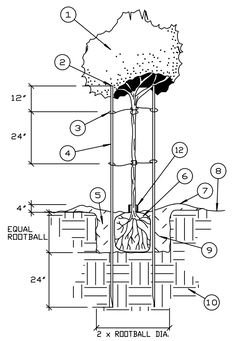
1. MULSH BED.
2. FINISH GRADE.
3. PVC PIPE (DEPTH PER SPECIFICATION).
4. RAIN BIRD MODEL # XCZ-075 XERIGATION CONTROL ZONE ASSEMBLY.
5. WIRE CONNECTOR.
6. PILOT WIRE.
7. COMMON WIRE.
8. 3/4" CRUSHED ROCK.
9. 2" x 4" x 12" REDWOOD FOR SUPPORT.
10. 12" x 18" RECTANGULAR VALVE BOX.
11. PVC UNION FOR SERVICING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

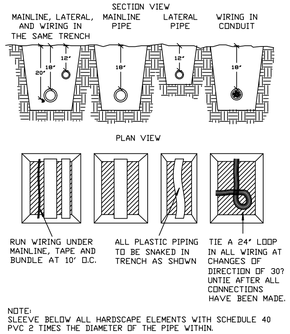


REDUCED PRESSURE ASSEMBLY



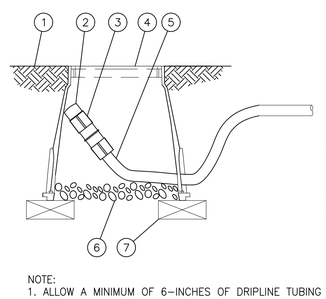
1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE.
3. (2 REQUIRED) "V.I.T." TREE BRACES SECURE TO LODGE POLES WITH GALVANIZED SCREWS OR 2–CINCH TIES CAN BE USED WITH GALVANIZED SCREWS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL OUTSIDE OF ROOTBALL)
5. BACKFILL PER SOIL 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 RECOMMNDATIONS.
10. UNDISTURBED NATIVE SOIL
11. PLANT PIT 2X DIAMETER EQUAL DEPTH OF ROOTBALL
12. ARBOR GUARD FOR TREES IN TURF AREA

TREE PLANTING – 36" BOX & SMALLER



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

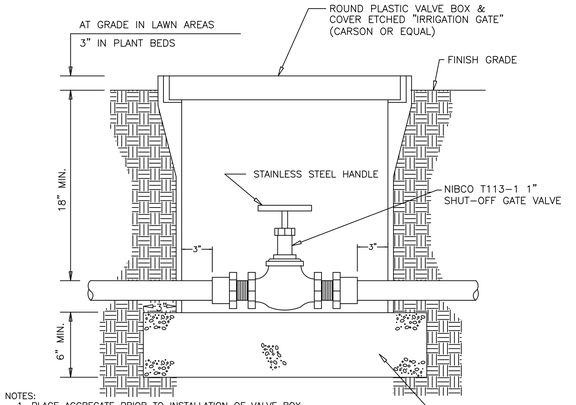
PIPE & WIRE TRENCHING



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)

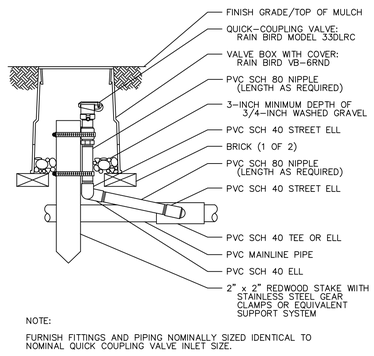
NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

FLUSH VALVE



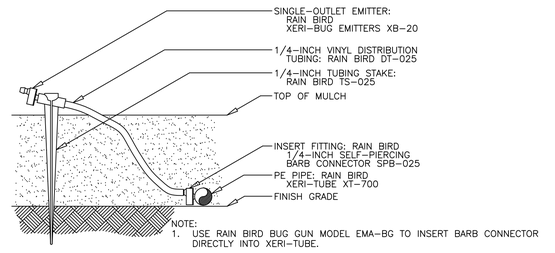
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
2. INSTALL CONTROL VALVES A MIN. OF 12" FROM STRUCTURES OR HARDSCAPING.
3. INSTALL VALVES IN PLANT BEDS WHERE EVER POSSIBLE NEXT TO SIDEWALKS.
4. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
5. PLACE AGGREGATE PRIOR TO INSTALLATION 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.

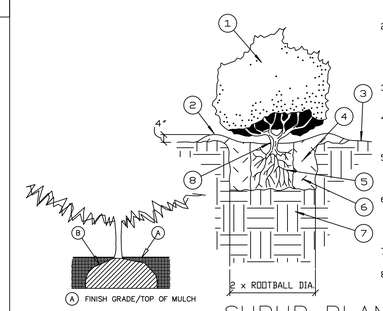
QUICK COUPLING VALVE



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

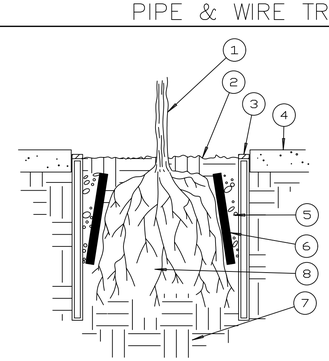
EMITTER INTO 1/4" TUBING

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



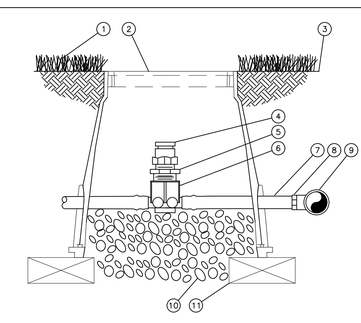
1. SHRUB OR VINE PER PLAN
2. EARTH WATERING BASIN (RAKE SMOOTH AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. BACKFILL PER SOIL TEST RECOMMENDATIONS
5. ROOTBALL (SET CROWN 1" TO 1–1/2" FINISH GRADE)
6. AMENDED BACKFILL WITH NO ROCKS GREATER THAN 3" DIAMETER, PER SOIL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

SHRUB PLANTING



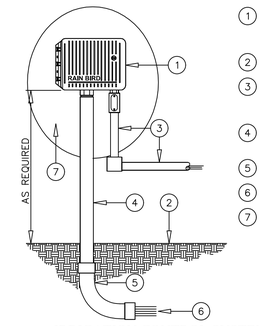
1. TREE (PER PLAN)
2. FINISH GRADE
3. 3" DIA x 4'–0" PERFORATED DRAIN PIPE WITH GRATED CAP (2 PER TREE)
4. CONCRETE WALK (WHERE OCCURS)
5. 3/4" GRAVEL BACKFILL
6. "DEEP ROOT" CONTROL BARRIER
   72" BOX TREE: MODEL NO UB48–2 SIZE: 13–24" x 48" PANELS PER TREE
   60" BOX TREE: MODEL NO UB48–2 SIZE: 11–24"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

ROOT BARRIER



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

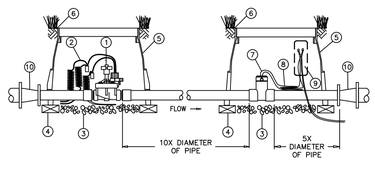
AIR VACUUM RELIEF VALVE



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

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LEEDCO ENGINEERS, INC.
STRUCTURES · FOUNDATIONS
3870 BALDWIN AVE., EL MONTE, CA. 91731 (626) 234–2247

TITLE	NEW COIN OPERATED HAND CARWASH DEVELOPMENT PROJECT FOR:
OWNER	GREEN GREEN CARWASH
JOB ADDRESS	1035 E. ROSECRANS AVE., COMPTON, CA. 90221

PLANTING IRRIGATION DETAILS

APPROVED BY: C. D. LEE	JOB NO.: 8090–B
DRAWN BY: G.M.A.	DATE: 04–12–2021

L–3

CITY OF COMPTON

AERIAL MAP

Conditional Use Permit (CUP) Case No. 20-004
1035 E. Rosecrans Ave.
6167-033-032



Legend

City Limits

parcels

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Description of Business Operation (Introductory) **April 12, 2021**

RE: 1035 E. Rosecrans Avenue, Compton, CA 90221

The proposed business is commercial Coin Operated Hand Car Wash systems offering vacuum stations for use by carwash patrons. The following items are some of the main points of the business operation:

Number of employees:

3 Employees per Shift
2 Shift per Day

Hours of operation for the car wash:

Monday to Sunday (7 AM – 8 PM)

The Customer experience for Coin Operated Hand Car Wash:

1. Customers drive through the designated entrance drive isle leading to a washing bay area where they choose and pay for the desired type of wash service.

2. Next the customer proceeds to the entrance of the wash bay. Customers step out of their vehicles to use the kiosk to select and pay the spray setting: Wash, Soap, and Rinse. Customers shall close all the doors and windows of their vehicles during the wash operation.

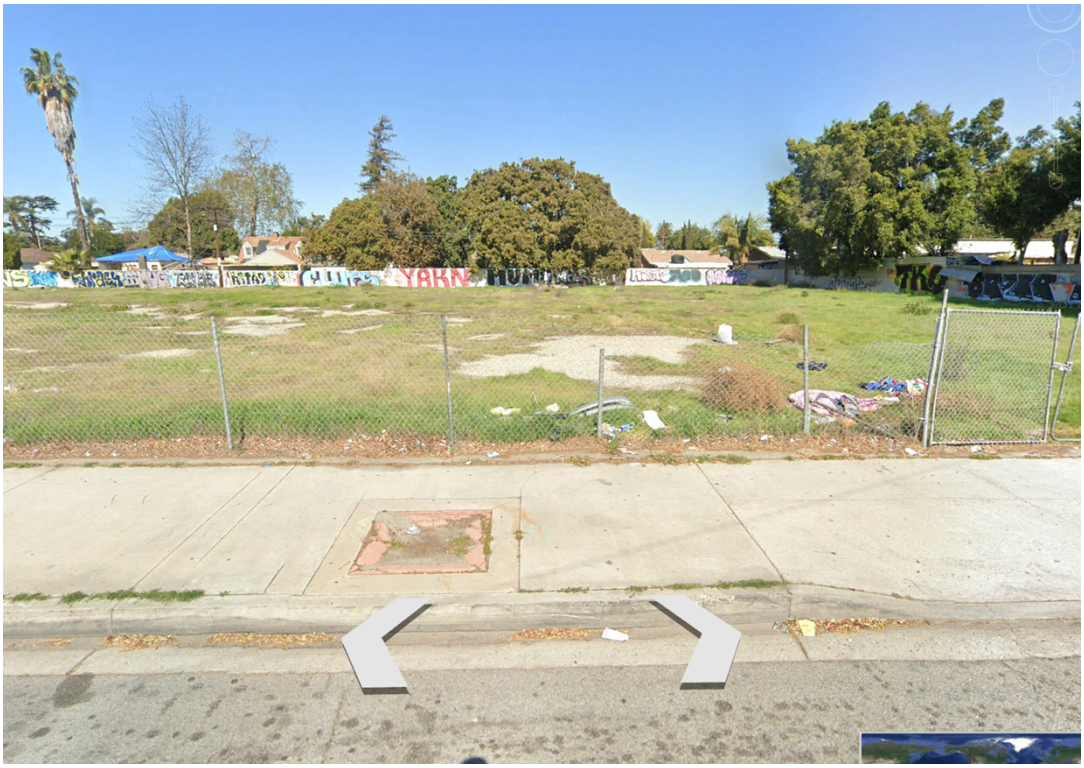
3. Once the customer exits the wash bay they have a choice of exiting the property being satisfied with just an exterior wash or they can proceed to the self-service and vacuum stations. When at the vacuum stations customers have a wide array of car-care facilities including vacuum cleaning, tire pressurization,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

4. Customers may choose to use the vacuum stations prior to exiting to Rosecrans Avenue from the facility.

Carwash time from entry into property to exiting the wash bay is 20 minutes on the average.

Free vacuum service for carwash customers only. Customer must wash their cars in order to use free vacuum service.

The C-L zoning and the proposed car wash use is subject to Conditional Use permit.





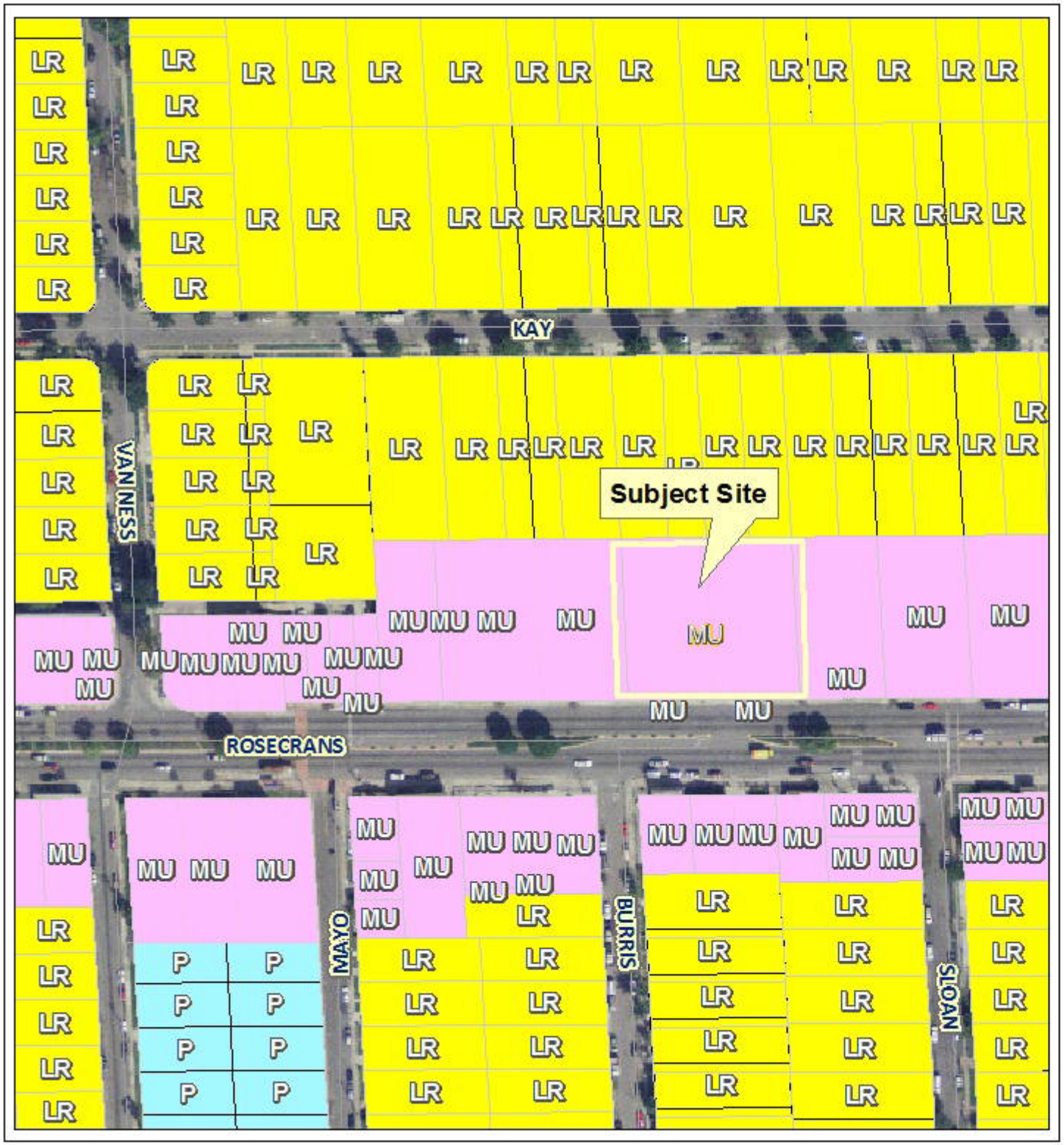

ADT
Security Services
800-ADT-ASAP



CITY OF COMPTON

GENERAL PLAN MAP

Conditional Use Permit (CUP) Case No. 20-004
1035 E. Rosecrans Ave.
6167-033-032



Legend

- City Limits
- parcels
- Low Density Residential <8.0 du/ac
- Medium Density Residential 8.1-17.0 du/ac
- High Density Residential 17.1-34.0 du/ac
- General Commercial
- Mixed Use
- Industrial
- Open Space/Parks
- Public/Quasi-Public
- Transportation

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NOISE STUDY

for

NEW HAND CAR WASH at 1035 E. Rosecrans Avenue, Compton, CA 90225

Prepared for:

Mr. Hoondo Hur
1580 S. Runyan Street
La Habra, CA 90631
Tel.: 213-503-1911

Prepared by:

Leedco Engineers, Inc.
3380 Flair Drive, Suite 225
El Monte, CA 91731
Tel.: 626-234-2247



APR 12 2021

May 31, 2019
(Revised: February 5, 2021)
(Revised: April 12, 2021)

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HAND CAR WASH NOISE STUDY

This report is an analysis of the potential noise impacts associated with the proposed Hand Car Wash Project (proposed project) in the City of Compton. This report has been prepared by Leedco Engineers, Inc. under contract to Owner, Hoondo Hur., to document existing and projected noise levels as requested by the City of Compton. This study analyzes the potential for permanent impacts associated with operation of the proposed project and temporary impacts associated with construction activity within proximity to the construction area.

PROJECT DESCRIPTION

Mr. Hoondo Hur proposes to develop a Hand Car Wash at 1035 E. Rosecrans Avenue, Compton, CA 90221, Compton in Los Angeles County. The lots totaling 0.69 acres in size and located along the north side of Rosecrans Avenue between Long Beach Blvd. to the east and Van Ness Avenue to the west (see Figure 1 – Vicinity Map). The lots are vacant land.

The proposed Hand Car Wash buildings will be approximately 2,794 square feet and 2,794 square feet in size and constructed on the middle portion of the site. The building structures will be rectangular in shape and divided between the machine room, storage, and bathroom on the center of the building between car wash bay areas. Vehicles will enter the facility from Rosecrans Avenue along the south side of the car wash facilities, and enter the car wash bay from the south side and exit from the north side. Vehicles may continue to the vacuum station area in the parking lot toward the left side of the property. From that point, they park in the self-vacuum area. This area will be located east of the site. A total of 9 self-vacuum stations will be provided. Vehicles will exit the facility via a driveway located a Rosecrans Avenue of the site.

The proposed commercial building structures will be located on the middle of the site. It would be 2,794 and 2,794 square feet in size, respectively. The pad will be graded during construction of the car wash. The building would be developed during construction of the project. Construction scheduling would be determined based on market demand.

The site would be paved and at build-out, a total of 20 parking spaces with 9 vacuum stations would be provided on-site for the new Hand car wash development. Site improvements such as landscaping and trees will also be provided.

Figure 1—Vicinity Map



SETTING

Overview of Sound Measurement

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3-dBA change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations. Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (i.e., industrial machinery). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in California were constructed (approximately 30 years old or older) generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer residential units and office buildings construction to California Energy Code standards is generally 30 dBA or more (Harris, Miller, Miller and Hanson, 2006).

In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically,

Leq is summed over an one-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measuring period, and Lmin is the lowest RMS sound pressure level within the measuring period.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the day. Community noise is usually measured using Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10-dBA penalty for noise occurring during nighttime (10 p.m. to 7 a.m.) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7 p.m. to 10 p.m. and a 10 dBA penalty for noise occurring from 10 p.m. to 7 a.m. Noise levels described by Ldn and CNEL usually do not differ by more than 1 dB. Daytime Leq levels are louder than Ldn or CNEL levels; thus, if the Leq meets noise standards, the Ldn and CNEL are also met. Table 1 shows sounds levels of typical noise sources in Leq.

Sensitive Receptors

The project site is bordered by Rosecrans Avenue to the south, commercial uses to the east and west, and residential uses to the north.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single, and multiple family residential, including transient lodging, motels, and hotel uses make up the majority of these areas.

Sensitive land uses that may be affected by project noise include the existing single-family detached residential dwelling units located adjacent to the north of the project site and approximately 15 feet, and 78 feet north of the project site, and 5 feet northeast of the project site. In addition, El Pueblo De Dios Church is located approximately 175 feet south of the project site, and Mayo Elementary School is located approximately 673 feet south of the project site.

Project Site Setting

The project area is located in an urbanized portion of the City of Compton. The most common and primary sources of noise in the project site vicinity are motor vehicles (e.g., automobiles and trucks) on Rosecrans Avenue. The project site is between Long Beach Blvd. to the east and Van Ness Avenue to the west. Traffic noise is of concern because where a high number of individual events occur, it can create a sustained noise level. Other noise sources in the area are primarily associated with pedestrian activity; however, these sources do not noticeably contribute to the ambient noise environment. The scope of proposed improvements are shown in Figure 2 – Site Plan.

Noise Source (at Given Distance)	**Noise Environment**	**A-Weighted Sound Level (Decibels)**	**Human Judgment of Noise Loudness (Relative to Reference Loudness of 70 Decibels*)**
Military Jet Takeoff with Afterburner (50 ft)	Carrier Flight Deck	140	128 times as loud
Civil Defense Siren (100 ft)		130	64 times as loud
Commercial Jet Take-off (200 ft)		120	32 times as loud **Threshold of Pain**
Ambulance Siren (100 ft) Newspaper Press (5 ft) Gas Lawn Mower (3 ft)		100	8 times as loud **Very Loud**
Food Blender (3 ft) Propeller Plane Flyover (1,000 ft) Diesel Truck (150 ft)	Boiler Room Printing Press Plant	90	4 times as loud
Garbage Disposal (3 ft)	Noisy Urban Daytime	80	2 times as loud
Passenger Car, 65 mph (25 ft) Living Room Stereo (15 ft) Vacuum Cleaner (10 ft)	Commercial Areas	70	Reference Loudness **Moderately Loud**
Normal Speech (5 ft) Air Conditioning Unit (100 ft)	Data Processing Center Department Store	60	1/2 as loud
Light Traffic (100 ft)	Large Business Office Quiet Urban Daytime	50	1/4 as loud

Bird Calls (distant)	Quiet Urban Nighttime	40	1/8 as loud **Quiet**
Soft Whisper (5 ft)	Library and Bedroom at Night Quiet Rural Nighttime	30	1/16 as loud
	Broadcast and Recording Studio	20	1/32 as loud **Just Audible**
		0	1/64 as loud **Threshold of Hearing**
Pile Driver (50 ft)	Rock Music Concert Inside Subway Station (New York)	110	16 times as loud

Table 1. Sound Levels of Typical Noise Sources and Noise Environments

Source: Compiled by dBF Associates, Inc., 2016

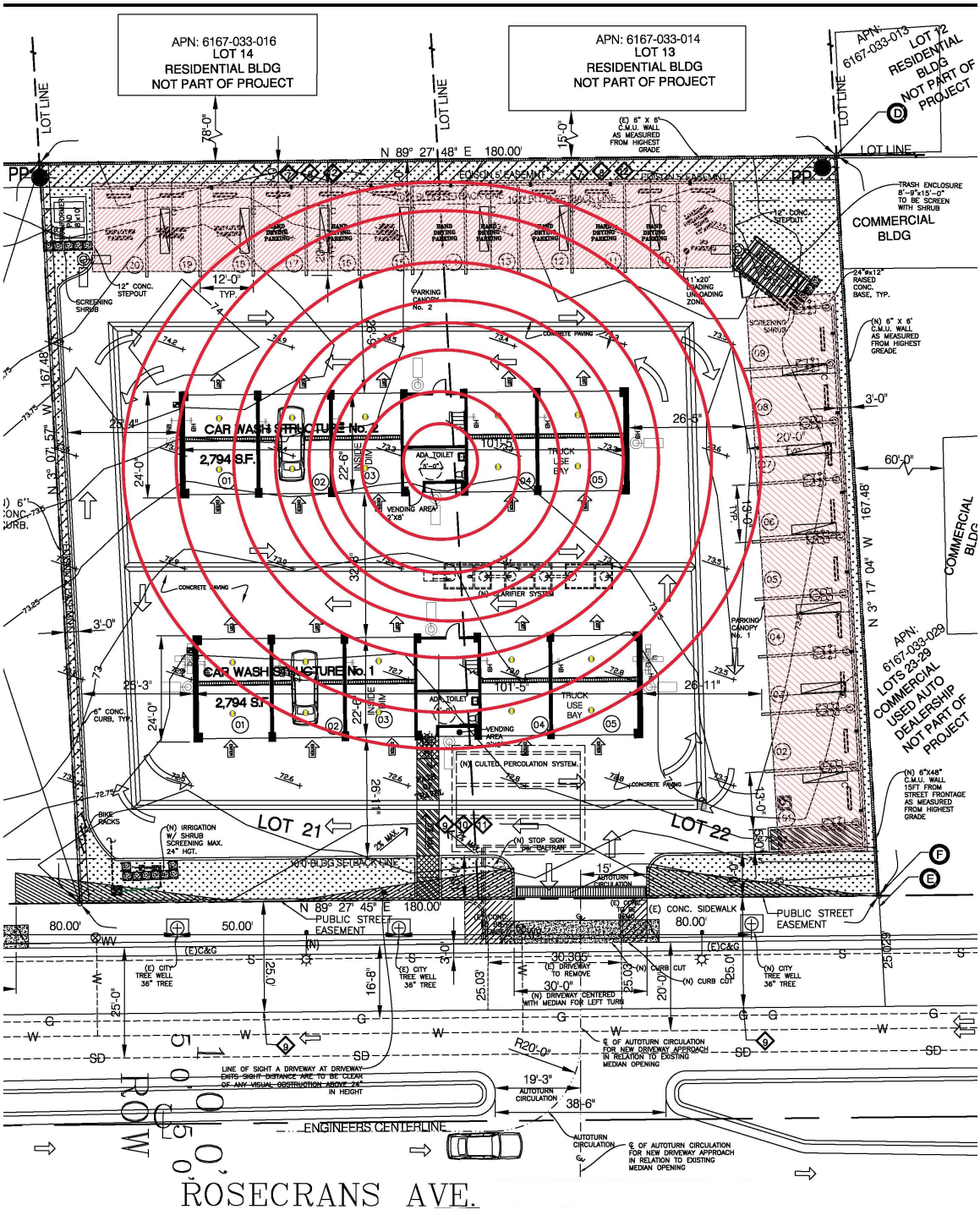


Figure 2—Site Plan with visualization of sound waves.

To gather data on the general noise environment at the project site, weekday morning 20 minute noise measurements were taken on May 22, 2019 (Tuesday), May 24, 2019 (Friday). Measurement site location 2(M2) is located along the western site boundary generally in the center of the location approximately 647 feet west of the Van Ness Avenue center line. Measurement site location 1(M1) is adjacent to Kay Street near the center of the site approximately 220 feet north of the center line. Existing noise levels were measured for model calibration purposes and determine existing baseline noise levels adjacent to the sensitive properties. Monitoring locations are shown in Figure 3 and represent the project site as well as noise sensitive residences located adjacent the project site as described above. The measurements were taken using an ANSI Type II integrating sound level meter, EXTECH 407730. The predominant noise source was traffic. The temperature during monitoring was 80 degrees Fahrenheit with no cloud cover. Wind speed was 5-10 miles per hour from the west.

During monitoring, 319 cars/light trucks, 11 medium (two-axles and six wheels) and 4 heavy (18-wheel) trucks passed Site 2 Location (M2). A total of 337 cars/light truck, 12 medium trucks and 4 heavy trucks passed Site 1 (M1). No background noise was audible while monitoring at Site Location 1 (M1). Distant construction noise was audible while monitoring at Site Location 2 (M2). Thus, measured noise are representative of noise levels occurring at the project site during a typical daytime scenario.



Figure 3— Monitoring Locations

M—Monitoring Locations

Table 2 identifies the noise measurement locations and measured noise levels. As shown, the Leq was 56.8 dBA at Site Location 1 and 65 dBA at Site 2 Location. Traffic volumes and feet mix were similar during monitoring at both sites. The primary explanation in the difference in sound levels is the distance from Rosecrans Avenue and Van Ness Avenue and sound absorption from the exposed soil and vegetation on the project site.

Table 2 Noise Monitoring Results

Measurement Location	Primary Noise Source	Sample Time	Leq (dBA)
1. Project site west boundary near center of site.	Traffic	Weekday morning	56.8
2. Project site east boundary near center of site.	Traffic	Weekday morning	65.0

Source: Field visit using ANSI Type II Integrating sound level meter.

Regulatory Setting

The Federal Noise Control Act (1972) addressed the issue of noise as a threat to human health and welfare. To implement the Federal Noise Control Act, the U.S. Environmental Protection Agency (EPA) undertook a number of studies related to community noise in the 1970s. The EPA found that 24-hour averaged noise levels less than 70 dBA would avoid measurable hearing loss, levels of less than 55 dBA outdoors and 45 dBA indoors would prevent activity interference and annoyance (EPA 1972).

The U.S. Department of Housing and Urban Development (HUD) published a Noise Guidebook for use in implementing the Department's noise policy. In general, HUD's goal is exterior noise levels that are less than or equal to 55 dBA Ldn. The goal for interior noise levels is 45 dBA Ldn. HUD suggests that attenuation be employed to achieve this level, where feasible, with a special focus on sensitive areas of homes, such as bedrooms (HUD 2009).

Title 24 of the California Code of Regulations (CCR) establishes standards governing interior noise levels that apply to all new single-family and multi-family residential units in California. These standards require that acoustical studies be performed before construction at building locations where the existing Ldn exceeds 60 dBA. Such acoustical studies are required to establish mitigation measures that will limit maximum Ldn levels to 45 dBA in any habitable room. Although there are no generally applicable interior noise standards pertinent to all uses, many communities in California have adopted an Ldn of 45 as an upper limit on interior noise in all residential units.
In addition, the State of California General Plan Guidelines (OPR 2003), provides guidance for noise compatibility. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

Noise Standards. The following noise sources are exempts from the noise standards:

- Any noise resulting from activities of a temporary duration permitted by law and/or which a waiver has been granted by the director.
- Emergency equipment, vehicles, and devices;
- Permitted construction during daytime hours.

Project-related impacts related to traffic operations associated with the project are evaluated herein.

City of Compton Municipal Code Section limits noise levels at commercial areas limited to 65 dBA Ldn. As referenced above, the existing Leq currently does not exceeds the 65 dBA standard referenced above; thus, project-related impacts are determined by whether they would create a noticeable increase in noise levels (+3 dBA).

Vibration Standards

Vibration is a unique form of noise as the energy is transmitted through buildings, structures and the ground whereas audible noise energy is transmitted through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

The Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment* (May 2006) uses a threshold of 65 VdB for buildings where low ambient vibration is essential for interior operations. These buildings include hospitals and recording studios. A threshold of 72 VdB is used for residences and buildings where people normally sleep (i.e., hotels and rest homes). A threshold of 75 VdB is used for institutional land uses where activities occur primarily during the daytime (i.e., churches and schools). The threshold used for the proposed project is 72 VdB.

Construction activities such as blasting, pile driving, demolition, excavation or drilling have the potential to generate ground vibrations near structures. With respect to ground-borne vibration impacts on structures, the FTA states that ground-borne vibration levels in excess of 100 VdB would damage fragile buildings and levels in excess of 95 VdB would damage extremely fragile historic buildings. No historic buildings occur on the site or are known to occur near the site; thus, 100 VdB is used to quantify potential vibration impacts to neighboring structures.

Construction activities referenced above that would generate significant vibration levels are not proposed. However, to provide information for use in completing the CEQA evaluation, construction-related vibration impacts are evaluated using the above referenced criteria.

IMPACT ANALYSIS

Methodology and Significance Thresholds

Construction noise estimates are based upon noise levels reported by the FTA, Office of Planning and Environment, and the distance to nearby sensitive receptors. Reference noise levels from that document were used to estimate noise levels at nearby sensitive receptors based on a standard noise attenuation rate of 6 dB per doubling of distance (line-of-sight method of sound attenuation).

The proposed improvements would consist of constructing a Hand car wash with related improvements and surface parking. The car wash can cycle one vehicle through the facility every 20 minutes; thus, for modeling purposes, it was assumed the project would generate up to 3 vehicle trips per hour per wash bay. As referenced, the commercial tenants are unknown at this time; thus, to evaluate potential traffic noise from operation of the commercial building, it was assumed trip generation would equal the car wash. The project would generate approximately 936 Average Daily Trips (ADT) assuming a 12-hour operating day (7:00 a.m. to 8:00 p.m.). Traffic related impacts are addressed herein based on the difference in volumes between existing conditions and the increase in traffic volumes on Rosecrans Avenue at Van Ness Street associated with the project. A doubling of traffic volumes would be required to cause a noticeable increase (3 dBA) in the Leq associated with traffic noise.

Temporary Construction Noise

The main sources of noise during construction activities would include heavy machinery used during clearing the site, as well as equipment used for construction. Table 3 shows the typical noise levels associated with heavy construction equipment. As shown, average noise levels associated with the use of heavy equipment at construction sites can range from about 81 to 95 dBA at 25 feet from the source, depending upon the types of equipment in operation at any given time and phase of construction. Construction noise from the noise ordinance during daytime hours which occurs between 7:00 am and 7:00 pm Monday through Saturday.

Noise-sensitive uses near the project site are the residential houses located north of the property boundary on Kay Street. The average distance from the center of the site to the nearest receiver is approximately 100 feet. It is assumed grading and site preparation

work would require the use of heavy equipment. Building construction and finishing would utilize hand tools; however, equipment would also be required to deliver materials to the project site and work areas.

Table 3 Typical Construction Equipment Noise Levels

Equipment Onsi te	Typical Level (dBA) 25 Feet from the Source	Typical Level (dBA)50 Feet from the Source	Typical Level (dBA)100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	85	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

Source: Hanson, Towers and Meister, May 2006 Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1. Noise levels based on actual maximum measured noise levels at 50 feet (Lmax). Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.

Based on EPA noise emissions, empirical data and the amount of equipment needed for construction of the proposed project, worst-case noise levels from the construction equipment would occur during demolition and grading activities. The anticipated equipment used on-site would include an excavator, backhoe/tractor and a grader. Due to size of the site (i.e., 0.70 acres) and related physical constraints and normal site preparation operations, the equipment will be spread out over the site and likely only used for specific operations. Construction nearest the northern boundary would be closest to the neighboring residential houses.

If during site preparation and grading, a bobcat tractor (78 dBA), a backhoe (78 dBA) and a dump truck (82 dBA) were working simultaneously generally in the same area over an 8-hour work day, the 8-hour Leq would be approximately 85 dBA at 50 feet. Thus, work occurring in proximity to the nearest residences could cause noise levels

as high as 85 dBA Leq at the property line. For reference purposes, noise levels associated with the above construction scenario are shown at varying distances in Table 4.

To avoid potentially significant impacts associated with construction noise, it is recommended the contractor be conditioned to work only within the windows allowed per City Municipal Code as referenced above. Working consistent with the code limitations referenced herein would avoid potentially significant temporary noise impacts. Temporary construction noise impacts would be less than significant.

Table 4 Typical Maximum Construction Noise Levels at Various Distances from Project Construction

Distance from Construction	Maximum Noise Level at Receptor (dBA)
25 feet	88
50 feet	85
100 feet	72
250 feet	66
500 feet	60
1,000 feet	54

Temporary Construction-Related Vibration

Activities associated with car wash facilities do not generate vibration. Thus, this discussion focuses on temporary vibration caused by construction. As referenced, the closest residences to the site are located along the west and north property line. Based on the information presented in Table 4, vibration levels from operation of a loaded truck or bulldozer bobcat/backhoe would attenuate to 87 VdB or less at 25 feet. As discussed below, 100 VdB is the threshold where minor damage can occur in fragile buildings. Vibration levels are projected to be under this threshold; thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project.

As referenced, 72 VdB is the vibration threshold for residences and/or buildings where people sleep. Table 5 shows construction equipment, with the exception of a small bulldozer could exceed 72 VdB at varying distances across the site. Construction

activities would occur during daytime hours consistent with municipal code limits which would minimize sleep disturbance associated with vibration. To minimize vibration impacts, it is recommended that small dozers and similar equipment be used in proximity to the receivers west and north of the site. Temporary vibration impacts would be less than significant.

Table 5 Vibration Source Levels for Construction Equipment

Equipment	Approximate dB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Federal Railroad Administration, 1998

Long-Term Operational Noise Exposure

Long-term operation of the proposed project was evaluated for potential exterior traffic related impacts caused by increased traffic volumes associated with the project. In addition, a discussion regarding potential noise levels associated with operation of the sprayer nozzles that would be installed within the wash bay areas.

Exterior Traffic Noise. Traffic is the primary noise source that would be generated by the proposed project. Existing measured noise levels are 56.8 dBA at Site Location 1 (M1) and 65 dBA at Site Location 2 (M2). Noise levels attenuate with distance from Rosecrans Avenue, the primary noise source in the study area. Because traffic noise currently exceeds the 55-dBA standard, whether a traffic-related noise impact would occur is based on whether project traffic, when added to the existing traffic, would cause the Leq to noticeably increase (+3 dBA).

Noise generated by traffic on Rosecrans Avenue and Van Ness Avenue were modeled using the Federal Highway Administration Traffic Noise Model (TNM) version 2.5 software. The model calculates traffic noise at receiver locations based on traffic volumes, travel speed, mix of vehicle types operating on the roadways (i.e., cars/trucks, medium

trucks and heavy trucks) and related factors. Traffic volumes and vehicle mix used to calibrate TNM were based on vehicle counts obtained during the monitoring period. The 20-minute counts were multiplied by three to obtain hourly traffic counts. The model was calibrated to calculate noise levels that are +/-2 dBA those measured on-site and reported in Table 2.

Peak hour project volumes were derived using 10% of the average daily trips (ADTs) (94). The peak hour volumes and fleet mix (determined based on traffic counts) were incorporated into TNM to determine baseline noise conditions. Project trips were then added to the baseline trips to determine whether the Leq at neighboring receivers would noticeably change as a result of project-related traffic. As referenced, the project at buildout of the car wash and office building was conservatively estimated to generate 936 ADT. Peak hour volumes were estimated to be 294 for morning and 648 for evenings. Noise levels were calculated at four locations within the adjacent homes as shown in Figure 4. The existing 6-foot high wall located along the northern project property boundary was incorporated into TNM as a sound barrier.

As shown in Table 6, the daytime hourly average (Leq) is within the required 55-dBA standard at Receiver 1 (residences) under baseline conditions. Noise levels at Receiver 1 is further attenuated by the existing 6 feet CMU Wall. Noise levels at Receivers 2-4 are approximately 5 dBA less than what would be occurring without the wall.



Figure 4— Receiver Locations

R—Receiver Location

Table 6 Modeled Noise Levels

Receptor	Existing Leq	Exceed Standard?	With Project Leq	dBA Change	Significant Impact
R1	54.8	No	54.9	+0.1	No
R2	52.7	No	51.6	-1.1	No
R3	52.7	No	51.6	-1.1	No
R4	53.1	No	51.9	-1.2	No

To cause a significant noise impact, project related traffic would have to cause the existing Leq at one or more receivers to exceed the 55-dBA standard or increase noise levels by three or more dBA. As shown in Table 6, traffic associated with the project would have no noticeable effect on noise levels at all receivers. The proposed car wash building would provide additional shielding from traffic noise and contribute to a 1.2 dBA reduction in noise levels when compared to baseline conditions.

Interior Traffic Noise. California Energy Code Title 24 standards specify construction methods and materials that result in energy efficient structures and up to a 25-dBA reduction in residences 30 years or older and a 30-dBA reduction in new structures (assuming windows are closed). This includes operation of mechanical ventilation (e.g. heating and air conditioning), in combination with standard building construction that includes dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26 or higher. When windows are open, the insertion loss decreases approximately 10 dBA. Assuming windows are closed, interior noise levels from traffic operating on Rosecrans Avenue and Van Ness Avenue would be 39 dBA and less at residential houses located north of the project site. This would be below the 45 dBA interior standard. In all cases modeled, the existing interior noise levels would not noticeably change with the addition of project traffic.

Hand Car Wash Operation

Hand car wash equipment and facilities have several noise-generating sources. These include pumps, compressors, high-pressure applicators and spray nozzles; scrubbers, and vacuum. Such equipments are proposed to be designated within the wash bay areas. Potential noise sources within the car wash bays would include the high-pressure applicators such as the spray nozzle manifolds.

Vacuum Noise. Additional on-site noise levels, not associated with car wash operation, may be generated by operation of the vacuum stations located on the east side of the building north of Rosecrans Avenue. The project proposes 9 vacuum stations. Reference noise level data for the proposed equipment were not available; however, noise levels from similar equipment indicate a reference level of approximately 55 dBA at a distance of 20 feet.

Empirical observations and data have shown vacuum stations operate one to three

cycles per hour for three minutes each cycle, during normal daytime operations. The 9 vacuum stations were conservatively assumed to operate three cycles per hour, between 7:00 a.m. and 8:00 p.m., the daily operating window for the proposed project. Assuming one car is washed every 20 minutes and each vacuum cycle is 3 minutes, it is conservatively assumed that no more than nine (9) vacuums would be operating at any one time. With a reference level of 55 dBA, nine (9) vacuums operating adjacent to one another, the cumulative noise level would be approximately 65 dBA at 20 feet.

Long Term Operational Noise Impact of Vacuums

As referenced, the vacuum station would be adjacent to and along the left boundary of the proposed building. Noise from vacuums operating near the center of the building would be absorbed by the building structure. Noise from vacuums near the ends of the building would be reduced by up to 13 dBA (72.8 – 13 = 59.8 dBA) and an additional 6 dBA at the northern corners of the building assuming straight attenuation. Thus, assuming there were no other sources on-site, vacuum noise would attenuate to below the 55 dBA before reaching the northern property boundary. Cars entering and exiting the car wash bay, operation of the sprayer equipment within the bay would mask vacuum noise occurring on the east side of the building. Thus, operation of the vacuums would not adversely affect overall noise levels associated with operation of the car wash facility.

CONCLUSION

If construction occurs within the hours allowed per the City of Compton Municipal Code, the proposed project would not have a significant or adverse construction noise impact on neighboring properties. The existing 65 dBA Leq exterior threshold is not exceeded under existing conditions at Receivers 1 which is located adjacent to the residential area and levels at Receivers 2-4 are less than 55 dBA. Traffic associated with the project would have hardly any effects on existing noise levels. The new building would provide traffic noise screening and result in an overall reduction in traffic noise at Receivers 2-4.

The landscape buffer and existing 6 feet high CMU Walls would provide a 13-dBA reduction in sprayer nozzles noise reducing it to 47 dBA at the houses located approximately 15 feet & 78 feet north of the property line, and 5 feet northeast of the property line. Vacuum noise would be attenuated by the building and masked by operation of the vehicles. When all the noise sources are considered as a part of the ambient conditions, traffic noise on Rosecrans Avenue, Van Ness Avenue & Long Beach Blvd. would remain the dominant source. While noise from the hand car wash may be periodically audible at the nearest receivers north of the site, overall noise levels would not exceed traffic noise would mask hand car wash noise over the course of the daily operating cycle. Therefore, project noise impacts would be less than significant.

REFERENCES

1. California Office of Planning and Research. OPR General Plan Guidelines, 2003.

2. City of Compton. Municipal Code Section, City of Compton Municipal Code.

3. David L. Adams and Associates, World Wide Dryer Sound Testing Letter, July 1998.

4. dBF & Associates, Inc., Reference Noise Level Compilation Table, 2016.

5. Federal Highway Administration. Roadway Construction Noise Model. 2006. Users Guide Table 1.

6. Federal Highway Administration, Transportation Noise Model Version 2.5, 2004.

7. Federal Transit Administration. Transit Noise and Vibration Impact Assessment. May 2006

8. Federal Rail Administration (FRA) Guidelines (Report Number 293630-1), December 1998.

9. Hanson, Carl E., Towers, David A., and Meister, Lance D. (2006, May). Transit Noise and Vibration Impact Assessment. Federal Transit Administration, Office of Planning and Environment http://www.fta.dot.gov/documents/FTA_Noise_and_Vibration_Manual.pdf

10. Harris Miller Miller & Hanson Inc. Transit Noise and Vibration Impact Assessment, Final Report. May 2006.

11. United States Environmental Protection Agency. Federal Noise Control Act of 1972, 42 U.S.C. §4901 et seq., 1972

12. United States Department of Housing and Urban Development. Noise Control Guidebook, 2009.

RESULTS: SOUND LEVELS **<Project Name>**

LEEDCO ENGINEERS, INC. **22th May 2019**
C. DENNIS LEE **TNM 2.5**
Calculations with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTACT: C. D. L. **<Project Name>**
RUN: **Hand Car Wash**
BARRIER DESIGN: **INPUT HEIGHTS**

ATMOSPHERICS: **68 Deg F, 50% RH**

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA

Receiver Name	No.	#Dus	Existing LAeq1h	No Barrier LAeq1h Calculated	No Barrier LAeq1h Crit'n	Increase over existing Calculated	Increase over existing Crit'n Sub'l Inc	Type Impact	Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA
Residence at Kay Street	5	1	0.00	63.8	66	63.8	10	-	63.8	0.00	8	-8.0
Residence 1	6	1	0.00	51.6	66	51.6	10	-	51.6	0.00	8	-8.0
Residence 2	7	1	0.00	51.6	66	51.6	10	-	51.6	0.00	8	-8.0
Residence 3	8	1	0.00	51.9	66	51.9	10	-	51.9	0.00	8	-8.0
Residence 4	4	1	0.00	51.9	66	51.9	10	-	51.9	0.00	8	-8.0
Residence 5	3	1	0.00	51.9	66	51.9	10	-	51.9	0.00	8	-8.0

Dwelling Units	# Dus	Noise Reduction Min	Noise Reduction Avg	Noise Reduction Max
		dB	dB	dB
All Selected	4	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All the meet NR Goal	0		0.0	0.0

RESULTS: SOUND LEVELS

LEEDCO ENGINEERS, INC.
C. DENNIS LEE

24th May 2019
TNM 2.5
Calculations with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTACT: C. D. L. **<Project Name>**
RUN: **Hand Car Wash**
BARRIER DESIGN: **INPUT HEIGHTS**
ATMOSPHERICS: **68 Deg F, 50% RH**

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA

Receiver Name	No.	#Dus	Existing LAeq1h	No Barrier LAeq1h Calculated	No Barrier LAeq1h Crit'n	Increase over existing Calculated	Increase over existing Crit'n Sub'l Inc	Type Impact	Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA	dBA
Residence at Kay Street	5	1	0.00	54.9	66	54.8	10	-	54.8	0.00	8	-8.0
Residence 1	6	1	0.00	52.7	66	52.7	10	-	52.7	0.00	8	-8.0
Residence 2	7	1	0.00	52.7	66	52.7	10	-	52.7	0.00	8	-8.0
Residence 3	8	1	0.00	53.1	66	53.1	10	-	53.1	0.00	8	-8.0
Residence 4	4	1	0.00	53.1	66	53.1	10	-	53.1	0.00	8	-8.0
Residence 5	3	1	0.00	53.1	66	53.1	10	-	53.1	0.00	8	-8.0

Dwelling Units	# Dus	Noise Reduction Min	Noise Reduction Avg	Noise Reduction Max
		dB	dB	dB
All Selected	4	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All the meet NR Goal	0	0.0	0.0	0.0

FIELD NOISE MEASUREMENT DATA

Project Name: Hand Car Wash Page 1

Project # 8090-2 Day / Date: 5/22/19 My Name: C.D.L.

Sound Level Meter	Calibrator	Weather Meter
Model # 407730	Model #	Model # Serial #
Serial # 1E+07	Serial #	
Weighting A / C / Flat	Pre-Test: dBA SPL	Terrain: Hard / Soft / Mixed
Response: Slow / Fast / Impl	Post-Test dBA SPL	Topo: Flat / Hilly (describe)
Windscreen: Yes / No		Wind Steady / Gusty

ID	Time Start	Time Stop	Leq	Lmin	Lmax	L10	L50	L90	Wind Spd/ Dir (mph)	Temp (°F)	RH (%)	Bar Psr (in Hg)	Cloud Cover (%)
1	11:02	11:22	568	47.8	70.4	58.5	55.2	52		70			0
2	11:29	11:49	68	48.5	76.9	71.8	65.8	56		70			0

Roadway Name: Rosecrans Avenue & Van Ness Avenue Location(s) / GPS Reading(s):

Speed (post/obs):	
Number of Lanes: 4	
Width (pave/row): 60'	
1- or 2- way: 2	
Grade: 1% NTS	
Bus Stops: No	
Stoplights: Yes	
Street Parking: Yes	
Automobiles: 319	337
Medium Trucks: 11	12
Havy Trucks: 4	4

Other Noise Sources: distant aircraft / roadway traffic / trains / lanscaping / rustling leaves / chidren playing / dogs barking / birds vocalizing

Notes and Sketches on Reverse

CITY OF COMPTON
PLANNING DEPARTMENT
NOTICE OF EXEMPTION
PURSUANT TO
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

To:	From:
Los Angeles County Clerk	City of Compton
12400 East Imperial Highway	Planning Department
Suite #2001	205 S. Willowbrook Avenue
Norwalk, California 90650	Compton, California 90220

Project Title:	Conditional Use Permit Case No. 20-004
Project Address:	1035 E. Rosecrans Ave.
Project Location:	City of Compton

Description of Nature, Purpose, and Beneficiaries of Project:
Conditional Use Permit (CUP) Case No. 20-004 to construct and operate a self-service, hand carwash proposed at 1035 E. Rosecrans Ave., in the Limited Commercial (C-L) zone. The self-service carwash site is primarily comprised of two (2) 2,794 square-foot carwash buildings with a total of 10 carwash bays, and 20 parking spaces on a 30,150 square-foot (.69 acre) commercial lot.

Name of Public Agency Approving Project:
City of Compton – Planning Commission

Name of Person or Agency Carrying Out Project:
LEEDCO Engineers, Inc. – C. Dennis Lee

Exemption Status:
In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) this project is exempt from further environmental review subject to section 15303 New Construction or Conversion of Small Structures (Class 3).

Reasons why project is exempt:
The proposed project falls under the parameters of a Class 3 exemption. The proposed building is does not exceed 10,000 square feet, is located in an urbanized area, is located on a commercial site zoned for carwashes subject to approval of a conditional use permit, the site has access to all necessary public services and facilities and the surrounding area is not environmentally sensitive.

Lead Agency Contact Person:
Jessica Larkin — Telephone #: (310) 605-5532

Signature: — Date: August 12, 2021
Title: Associate Planner

ITEM 3C

Community Development Department

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 www.comptoncity.org

STAFF REPORT

CASE NO.	**CONDITIONAL USE PERMIT NO. 20-004**
LOCATION	**1035 E. ROSECRANS AVE.** **APN: 6167-033-032**
REQUEST	**TO CONSTRUCT AND OPERATE A COIN-OPERATED SELF-SERVICE CARWASH**
HEARING DATE	**SEPTEMBER 8, 2021**

Property Owner:
Hoondo Hur
1580 S. Runyan St.
La Habra, CA 90631

Applicant:
Leedco Engineers, Inc.
C/o C. Dennis Lee
3380 Flair Drive, Suite 225
El Monte, CA 91731

Requested Action/Project Description

The applicant is requesting approval of Conditional Use Permit (CUP) Case No. 20-004, a request to construct and operate a coin-operated, self-service carwash proposed at 1035 E. Rosecrans Ave., in the Limited Commercial (C-L) zone. The coin-operated self-service carwash site is primarily comprised of two hand carwash buildings containing 5,588 square-feet combined, with a total of ten (10) car wash bays, 5,401 square-feet of canopies over the vacuum and hand drying parking areas containing 20 parking spaces. Carwashes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

The subject site is a 30,150.70 square-foot (.69 acre), rectangular-shaped parcel of land located on the north side of E. Rosecrans Ave., located approximately mid-block between N. Long Beach Boulevard and N. Van Ness Avenue in Council District No. 2. The lot is approximately 180-feet wide and 167.48-feet deep. The subject site is vacant and has been since the early 2000's. The area surrounding the subject site is a mix of older commercial and residential land uses. *Table 1* provides the zoning classification, general plan land use designation and the existing land uses for the subject site and the surrounding properties.

Table 1 - *Zoning and Land Use Summary*

SUMMARY	Project Site	North	South	East	West
General Plan	Mixed Use (MU)	Low-Density Residential (LDR)	Mixed Use (MU)	Mixed Use (MU)	Mixed Use (MU)
Zoning	Limited Commercial (C-L)	Medium-Density Residential (R-M)	Limited Commercial (C-L)	Limited Commercial (C-L)	Limited Commercial C-L)
Existing Land Use	Vacant	Single and Multi-Family Residential	Vacant Lots, Apartments, and Commercial	Commercial	Vacant Lot

As a matter of full disclosure, the applicant is also requesting approval of a second separate conditional use permit develop the adjacent lot to the west, with an automated express carwash. The automated express carwash will be evaluated separately under Conditional Use Permit Case No. 19-001. Each car wash site functions independently of each other and are located on separate properties, see *Figure 1* below.

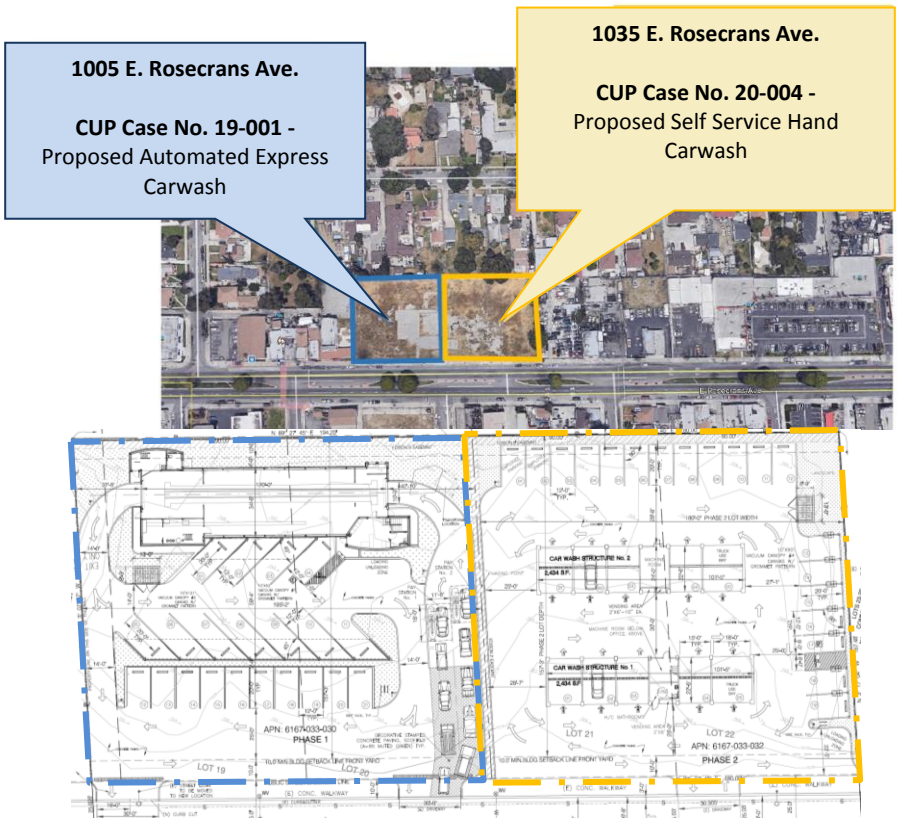


Figure 1 – Overview Aerial Map and Site Plans

Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) this project is exempt from further environmental review subject to section 15303 New Construction or Conversion of Small Structures (Class 3). In urbanized areas, the exemption also applies to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive are CEQA exempt.

ANALYSIS

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

The coin-operated, self-service carwash site is primarily comprised of two carwash buildings totaling approximately 5,588 square-feet, with a total of ten (10) carwash bays, 5,401 square-feet of canopies over

the vacuum and hand drying and parking areas containing 20 parking spaces. The two (2), carwash buildings are located in the middle of the site. Each carwash building is rectangular in shape and divided between the machine room, storage, and bathroom on the center of the building between with car wash bay and vending machine area. Nine (9) vacuuming parking spaces are located along the eastern property line and the remaining 11 hand drying and employee parking spaces are located along the northern property line. The site is accessible via one (1) 30-foot driveway located along E. Rosecrans Ave.; see Exhibit 6. Vehicles will enter the site from Rosecrans Avenue continue to carwash building one or two and enter on the south side of the car wash bay and exit from the north side. Vehicles may continue to either the vacuum area located on the eastside of the property or to the hand drying area on the north, or exit the facility via a driveway located a Rosecrans Ave. According the project description, the wash cycle run time is approximately twenty (20) minutes.

The coin-operated self-service carwash would operate from 7am to 8pm, Monday through Sunday and employ three (3) employees per shift. The proposed Coin-operated self-service carwash facility has a modern industrial design aesthetic.

The coin-operated self-service carwash facility as proposed, fully complies with all zoning development. Table 2 below provides a development standard summary.

Table 2 – Development Standards Comparison

DEVELOPMENT STANDARD	ZONING REQUIREMENTS	CARWASH	COMPLIES
Building Setbacks	• Front: 10-feet • Side: 0-feet • Rear: 10-feet	• Front: 37-feet • Side (west): 25-feet • Side (east): 26-feet • Rear: 50-feet	Yes
Lot Coverage	40% max.	36% (building and canopies)	Yes
Building Height	75-feet max.	25-feet max.	Yes
Landscaping	• Front yard setback: 10-feet min. • On-site landscaping: 5% min.	• 10-feet • 12%	Yes
Parking	• 2 spaces per bay	• 20 Parking Spaces	Yes

Traffic/Queuing Impacts

A Traffic Impact Statement report was prepared by Leedco Engineers, Inc. The report addressed carwash trip generations, line-of-sight, on-site circulation, operational wait times and vehicle queuing for the proposed coin-operated self-service carwash. The report concluded that the proposed coin-operated self-service carwash facility as designed would not create adverse traffic impacts on the surrounding roads. The report and project plans were reviewed by the City's Public Work's consultant and no concerns and/or issues were raised.

Noise Impacts

Noise is typical concern when evaluating carwashes. Staff's main concern is the potential long-term operational carwash related noise impacts to the sensitive uses such as the residential uses located directly behind the subject site to the north see *Figure 2* next page. The properties located directly to the east and

west of the subject site are zoned and developed commercially. The nearest other residential uses are located 100-feet across E. Rosecrans Ave. to the south of the subject site.

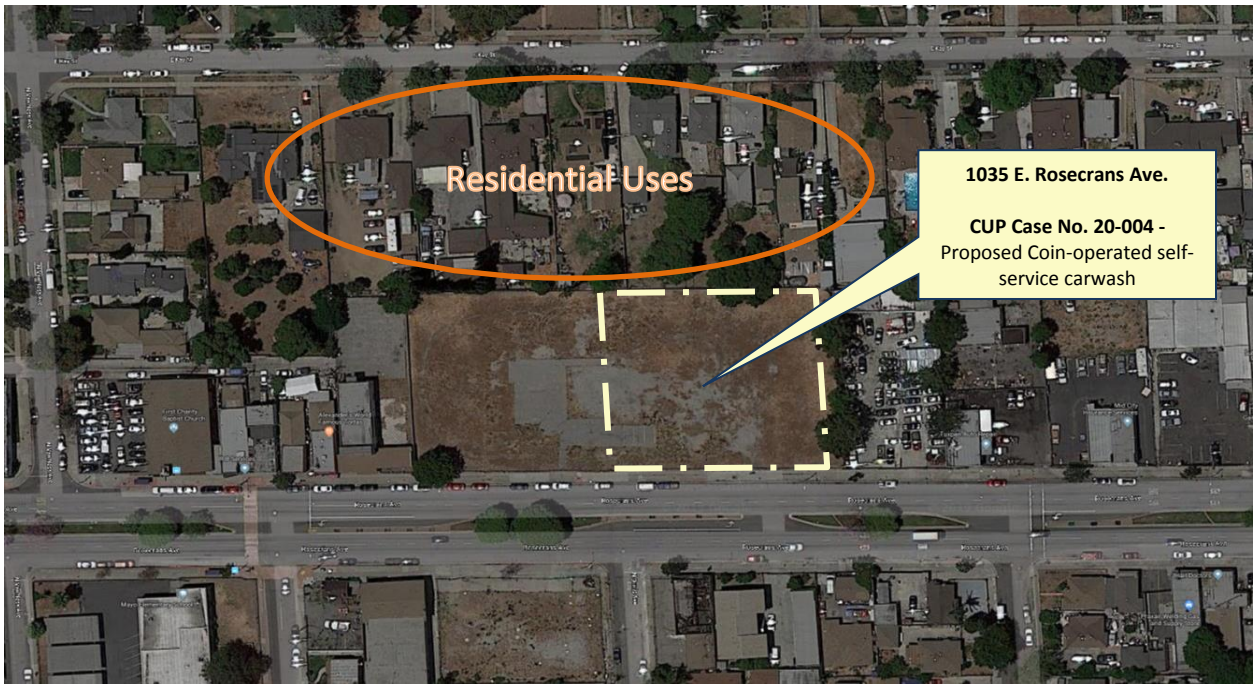


Figure 2 – Noise Sensitive Uses

A noise study prepared by Leedco Engineers, Inc. addressed temporary construction noise, vibration impacts and long-term operational noise exposures, as a result, of the proposed coin-operated self-service carwash. The long-term operational noise for the coin-operated self-service carwash include noise increases due to added traffic volumes along Rosecrans Ave., on-site traffic noise, carwash high-pressure applicators/spray nozzles and vacuum noise. The noise study concluded that the noise impacts related to the proposed coin-operated self-service carwash would be less than significant.

The study concluded that on and off-site traffic noise would not have a significant impact as the new carwash structures would help attenuate traffic noise. The vacuuming area comprised of nine (9) vacuum stations/parking spaces is located along the eastern properly line which abuts a commercial land use. The nearest vacuum station to the northern property line is approximately 30-feet. According to the noise study, the cumulative noise level of the vacuums operating is approximately is 55dBA near the northern property line.

The carwash buildings are located in the center of the site. The carwash building closest to the northern property line is about 50-feet away. The main source of noise generated within the carwash bays area the power washer/nozzles used to clean the vehicles. According to the study, the existing 6-foot high block wall located along the northern property line along with proposed landscaping buffer would reduce the spray/nozzle noise level to 47dBA along the northern property line. Staff recommends that the rear perimeter wall be raised to or replaced with a 7-foot high, block wall, as a condition of approval. Additionally, should the Planning Commission approve this project, staff would continue to work with the applicant to finalize landscaping, in particular the rear landscaping area located adjacent to the rear property line, as a condition of approval.

Land Use

In recent years, the City has seen an increase in requests to develop carwashes and certain areas of the City have become saturated with carwashes. As a result, the City is the process of modifying the Zoning Code to restrict carwashes throughout the City to industrial areas. Staff anticipates that the new ordinance will come before the Planning Commission for review and City Council recommendation in the early of fall of this year.

There are at least six (6) existing carwashes (automated, hand carwash, coin-operated, detailing, etc.) located within 1.5 miles of the subject site, see *Figure 3*. The City has tried to discourage the applicant from proposing carwashes. However, the applicant has stated they wish to continue with the project even with a recommendation for denial.

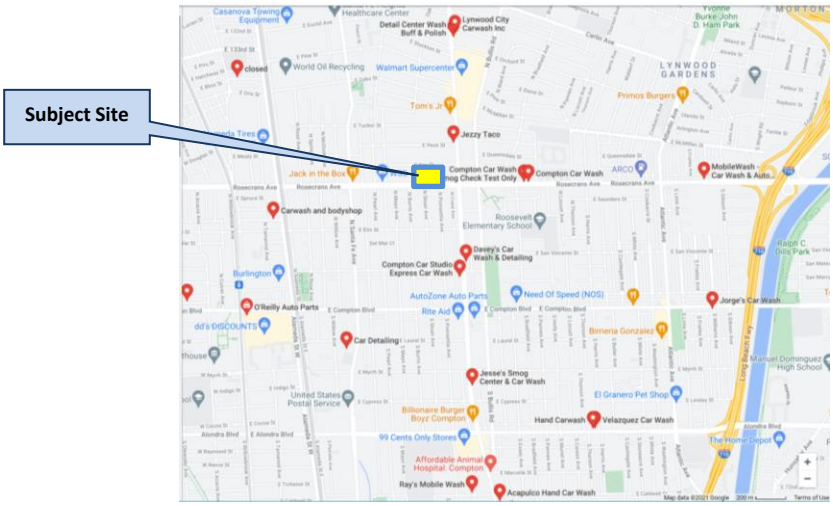


Figure 3 – Existing Carwash Map

Currently, the City's Municipal Code allows carwashes in Limited Commercial (C-L) zone subject to approval of a conditional use permit and are permitted by-right land uses in remaining commercial and manufacturing zones. Below is a list of CUP cases filed with the City, in the last ten (10) years, for new carwashes in the C-L zone:

NO.	CASE NO.	SITE ADDRESS	TYPE OF CARWASH	STATUS
1.	CUP 2724	413 N. Wilmington Ave.	Hand Carwash	Approved in 2012
2.	CUP 16-018	961 S. Wilmington Ave.	Automated Express Carwash	Approved in 2017
3.	CUP 18-007	305 N. Long Beach Blvd.	Automated Express Carwash	Approved in 2018
4.	CUP 18-012	1209 E. Rosecrans Ave.	Automated Express Carwash	Pending Re-submittal/Case File Inactive
5.	CUP 19-001	1005 E. Rosecrans Ave.	Automated Express Carwash	Pending Planning Commission Action – September 2021
6.	CUP 20-004	1035 E. Rosecrans Ave.	Coin-Operated Self-Service Carwash	Pending Planning Commission Action - September 2021
7.	CUP 21-006	1330 S. Long Beach Blvd.	Automated Express Carwash	Pending Planning Commission Action – September 2021

The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area. As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and long term evaluation of the impacts the loss of prime commercial sites.

Staff believes that the .69 acre commercial site located along a E. Rosecrans Ave. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density residential or mixed use projects. As a result, staff recommends against the proposed coin-operated, self-service carwash. However, should the Planning Commission approve this project, staff has prepared findings in favor of such motion and conditions of approval.

NOTICING

This case was properly noticed in accordance with Compton Municipal Code Section 30-26 of Compton Municipal Code. Public hearing notices were mail to both owners and occupants located within a 500-foot radius on August 26, 2021. As of September 2, 2021, one (1) correspondence against the project has been received, see *Exhibit 10.*

RECOMMENDATION

Therefore, staff recommends that the Planning Commission deny Conditional Use Permit Case No. 20-004, subject to the findings contained herein.

However, should the Planning Commission decide to approve this project, staff has also prepared findings in favor of such motion and conditions of approval.

FINDINGS FOR DENIAL FOR CONDITIONAL USE PERMIT CASE NO. 20-004

1. The proposed coin-operated, self-service carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINDINGS FOR APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 20-004

1. That the proposed coin-operated, self-service carwash shall be compliant with all applicable provisions of the Zoning Ordinance with the implementation of the conditions of approval. A carwash is a permissible land use in the Limited Commercial zone subject to approval of a Conditional Use Permit.

2. That the proposed coin-operated, self-service carwash shall not be detrimental to the public welfare or the surrounding area with the implementation of all the conditions of approval.

3. That the proposed coin-operated, self-service carwash shall be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area with the implementation of the conditions of approval. The subject site is zoned Limited Commercial (C-L), located abutting a major arterial and complies with all applicable provisions of the zoning code.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 20-004:

1. That approval of Conditional Use Permit No. 20-004 is to develop and operate a coin-operated, self-service carwash facility comprised of two carwash buildings totaling in approximately 5,588 square-feet, with a total of ten (10) car wash bays, 5,401 square-feet of canopies over the vacuum and hand drying parking areas with 20 parking spaces.
2. That this coin-operated, self-service carwash shall be limited to personal cars, mini-vans, pick-up trucks and SUVs. Commercial trucks/vehicles are prohibited from using this carwash facility.
3. That the hours of operation for the coin-operated, self-service carwash shall be limited to 7 a.m. to 8.p.m., Monday through Sunday.
4. Detailing services shall be prohibited.
5. That the coin-operated, self-service carwash business owner and operator shall be responsible for preventing customer vehicles from queuing into to the adjacent sidewalk or street.
6. That the rear, perimeter block wall shall be raised to or replaced with a 7-foot high block wall.
7. That the carwash shall comply with the City's noise ordinance at all times.
8. That the carwash owner/operator shall be responsible implementing additional noise attenuating measures as deemed necessary by the City, should noise from the self-service carwash become a nuisance for abutting residential properties to the north by exceeding the existing ambient noise levels specified in the revised noise study dated April 12, 2021.
9. That the applicant shall install and maintain landscaping buffer along the northern property line between residential uses to mitigate noise impact on residence as reviewed and approved by the Architectural Review Board (ARB).
10. Prior to submitting for Building & Safety plan-check, the applicant is to submit project plans to the Architectural Review Board (ARB) to finalized project plans details to include but not limited to the following:
    - Building elevations;
    - Canopies;
    - Exterior lighting;
    - Fencing/gates;
    - Trash enclosure;
    - Precise landscaping and irrigation plans; and
    - Signage;
11. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan-check, as a detail sheet.
12. That on-site lighting shall be provided to all parking and pedestrian areas at a 1-foot candle minimum subject to Community Development Department review and approval. A photometric plan shall be submitted to verify the minimum lighting is achieved.
13. That security lighting, parking area lighting and signage shall be properly shielded to prevent spill over light and glare on adjacent properties. A photometric lighting plan shall be submitted to the Community Development Department for plan–check and permit issuance.
14. That the applicant shall install and maintain in good working order a 24-hour surveillance camera system which records activity on the premises.
15. That all security alarms must employ "silent" alarm devices.
16. That no external loudspeaker or sound equipment shall be used which can be heard from the exterior of the building.
17. Prior to the issuance of certificate of occupancy and commencement of any carwash operations, all on and off-site improvements must be completed.

18. Property owner(s) and tenant(s) shall obtain a certificate of occupancy and business license prior to commencing any type of carwash operations.
19. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
20. That demolition and/or construction activities (not confined within a building) shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays through Saturdays, in accordance with the City's noise ordinance.
21. The project will be required to comply with the latest/current government Codes such as the California Building Code (CBC), California Green Code (CALGreen), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), Title-24, ADA, etc.
22. That construction, property development and use of the property shall comply with all applicable Federal, State, County, Local agencies, including but not limited to requirements of the Compton Municipal Code, Public Works & Municipal Utilities, Fire, and Building & Safety and Planning Departments.
23. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
24. That the property owner/tenants shall be responsible for maintenance of the property in accordance with all applicable local ordinances, including graffiti removal.
25. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal, within 24 hours of occurrence or City notification.
26. That the interior and exterior of the property shall be maintain free of trash and debris
27. The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
28. The proposed project driveways must be constructed in conformance with City of Compton standards, including provisions for sight distance requirements and turning radii, or as otherwise approved by the City of Compton Public Works Department.
29. All on-site and site-adjacent improvements, including traffic signing/striping and the project driveways, shall be constructed as approved by the City of Compton Public Works Department.
30. The proposed development shall comply with all applicable county, state, federal laws and regulations and City Ordinances, including but not limited to National Pollutant Discharge Elimination System NPDES requirements (LID, SUSMP, etc.).
31. The property owner shall be responsible for repairing all deteriorated, site adjacent public right-of-way (including existing deteriorated concrete sidewalk, curb/gutter, tree wells, street lights, closing of unused driveways, etc.) on E. Rosecrans Ave., prior to issuance of a certificate of occupancy.
32. That the property shall be developed substantially in accordance with the site plan on file for Conditional Use Permit Case Nos. 20-004, unless specified otherwise in the conditions of approval. Minor planning related changes and/or modifications to the project plans may be administratively reviewed by the Community Development Department Director. However, substantial changes/modifications shall be referred back to Planning Commission for review and determination.
33. That site improvements and/or operations, subject to obtaining all required approvals and permits, must be initiated within 180 days in accordance with Section 30-26.4 of the Compton Municipal Code.
34. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.
35. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such facilities are being violated.

36. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property by this CUP approval.

ACTION:

1. Deny Conditional Use Permit Case No. 20-004 subject to the finding.

Exhibits

1) Aerial Map
2) General Plan Map
3) Zoning Map
4) Site Photos (2 pages)
5) Project Description/Business Operation Description
6) Project Plans (11 pages)
7) Traffic Impact Statement (14 pages)
8) Noise Study (26 pages)
9) CEQA Exemption
10) Correspondence Against Project

LEEDCO ENGINEERS, INC.

STRUCTURAL AND CIVIL
ENGINEERING CONSULTANTS

3380 Flair Drive, Suite 225, El Monte, CA 91731, USA
Phone: (626) 448-7870 Fax: (626) 448-3955
E-mail: leedco@aol.com

September 30, 2019
(Revised: April 12, 2021)

TRAFFIC IMPACT STATEMENT

Mr. Hoondo Hur
1580 S. Runyan Street
La Habra, CA 90631

Subject: New Development of Coin Operated Manual Car Wash at 1035 E. Rosecrans Avenue, Compton, CA 90221
APN # 6167-033-032 (Lots 21 & 22)
Leedco File No.: 8090B

Dear Mr. Hur:

This traffic trip memo is prepared for accompanying the Conditional Use Permit application for the subject new Car Wash facilities. This memo provides an overview of the long term traffic associated with the proposed use.

This report is an analysis of the potential traffic impacts associated with the proposed Car Wash Facilities (proposed project) in the City of Compton. This report has been prepared by Leedco Engineers, Inc. under contract to the Owner, Hoondo Hur, to document existing and projected trips generation as requested by the City of Compton. This study analyzes the potential for permanent impacts associated with operation of the proposed car wash facilities.

Project Description

The proposed business at 1035 E. Rosecrans Avenue are coin operated manual car wash facilities with offering vacuum stations for use by customers.

The owner proposes to develop a Coin Operated Manual Car Wash at 1035 E. Rosecrans Avenue, Compton, CA 90221. The lots are estimated of 0.69 acres in size and located along the north side of Rosecrans Avenue between Long Beach Blvd. to the east and Van Ness Avenue to the west (see Figure 1 – Vicinity Map). The lots are currently vacant land. The project areas are located in an urbanized portion of the City of Compton.

The two (2) proposed Coin Operated Manual Car Wash buildings will be approximately 5,588 square feet in size and constructed on the west portion of the site located at 1035 E Rosecrans Avenue.

Access to the site is located on Rosecrans Avenue with new and existing accessible driveway approaches to be remodeled. Ample turnarounds in the sites are provided for smooth interior queuing of the project operation.

Traffic will access the sites from both the north and south via Van Ness Avenue, Long Beach Blvd., Pearl Avenue, Burris Avenue, Sloan Avenue, Poinsetta Avenue, and Crane Avenue until they reach the existing access point. All vehicles will disperse immediately from the sites by the same routes.

Project Trip Generations

The following table denote the expected long term trip generation from the operation:

			Weekday						
			Morning Peak Hour			Evening Peak Hours			Daily
Site Location	Qty	Units[1]	Inbound	Outbound	Total	Inbound	Outbound	Total	
Proposed Coin Operated Manual Car Washes 1035 E. Rosecrans Avenue	1	Car Wash Bays	28	21	26	49	52	108	936

[1] Source: Institute of Transportation, Trip Generation Manual, 10th Edition, 2017; Land Use Code 934

[2] Source: Morning Peak Hours Operation 7 AM - 1 PM. Evenings Peak Hours 2 PM - 8 PM.

Trip Distribution

It is anticipated that the majority of the traffic to the proposed car wash facilities will come from East and West bounds of Rosecrans Avenue and will utilize those vehicle traffics route.

Based on the above estimated daily average trip generation for the existing vacant lots versus new car wash facilities and the daily operation hours, an average increase of hourly vehicle count is estimated to be 60, that will result in a traffic impact on the Public Roads well below the 100 peak hour trip count.

Business Operation

The proposed car washing system in the washing bay has a basic washing capacity of one (1) per 20 minutes. With this vehicle discharge speed together with ample holding space of vehicles waiting for payment, expectation of vehicles awaiting or standing-by beyond the proposed car wash lot is very unlikely, even during peak hours such as Saturday and Sunday of the week.

In the worst case, any vehicles awaiting beyond the property line abutting Rosecrans Avenue can be guided by the operator manger to enter the car wash lot by using alternative driveway approaches, as there are sufficient spaces within the lot to accommodate those customers' vehicles standing-by for short minutes until guided to the pay station orderly and fairly, first cover first serve basis. See Queuing and Stacking Circulation Exhibit.

Ingress/egress and routes are well designed in order to ease traffic flows to result in simple, orderly, and smooth internal queuing, before and after the customers being served. See Queuing and Stacking Circulation Exhibit.

Statistics of car wash businesses and experience indicate that approximately 20% of the car wash customers leave the lot after only the automatic car wash without taking self-serving vacuum cleaning. This show even better queuing inside the business property.

In order to enhance traffic safety of the drivers, passengers, and foot traffics, we recommend that any walls within 40 feet of the driveway approaches shall not be taller than 48 inches in height above the grade level, in order to provide safe lines of sight.

On-Site Queuing

A typical customer will average 20 minutes beginning by entering the lot and finishing a wash in any of the 10 wash bays.

Time required to serve a customer is 8 minutes from entering the lot and existing the wash bay. The additional 12 minutes is estimated based on various vehicle sizes.

The customer needs 1 minute to enter a wash bay. During peak hours, there will be estimated 80 vehicles at various stages of the wash per hour.

Anticipated vehicle stocking is 10 vehicles (1 vehicle per bay) with additional stacking areas at each wash bay entrance keeping in mind that the required service times will be 8 minutes per wash.

10v x 8 min. = 80v per hr @ 12 hr = 960
936 ADT > 960 therefore, O.K.

Conclusions

The proposed use of the site and associated traffic flow will be consistent with the existing uses on surrounding properties and with existing traffic from Rosecrans Avenue. The intersection of Van Ness Avenue and Long Beach Blvd has adequate turn lanes and line of sights for proposed traffic volumes.

We believe, therefore, that the access and use of the site should not create any adverse traffic impacts on the surrounding roads. We further believe that an extensive traffic impact study is unnecessary.

If you have any questions, please feel free to contact me at (626) 234-2247.

Sincerely,



C. Dennis Lee, P.E.
Principal



VICINITY MAP

LEEDCO ENGINEERS, INC.	PROJECT No.	8090B
	DATE	9-30-19

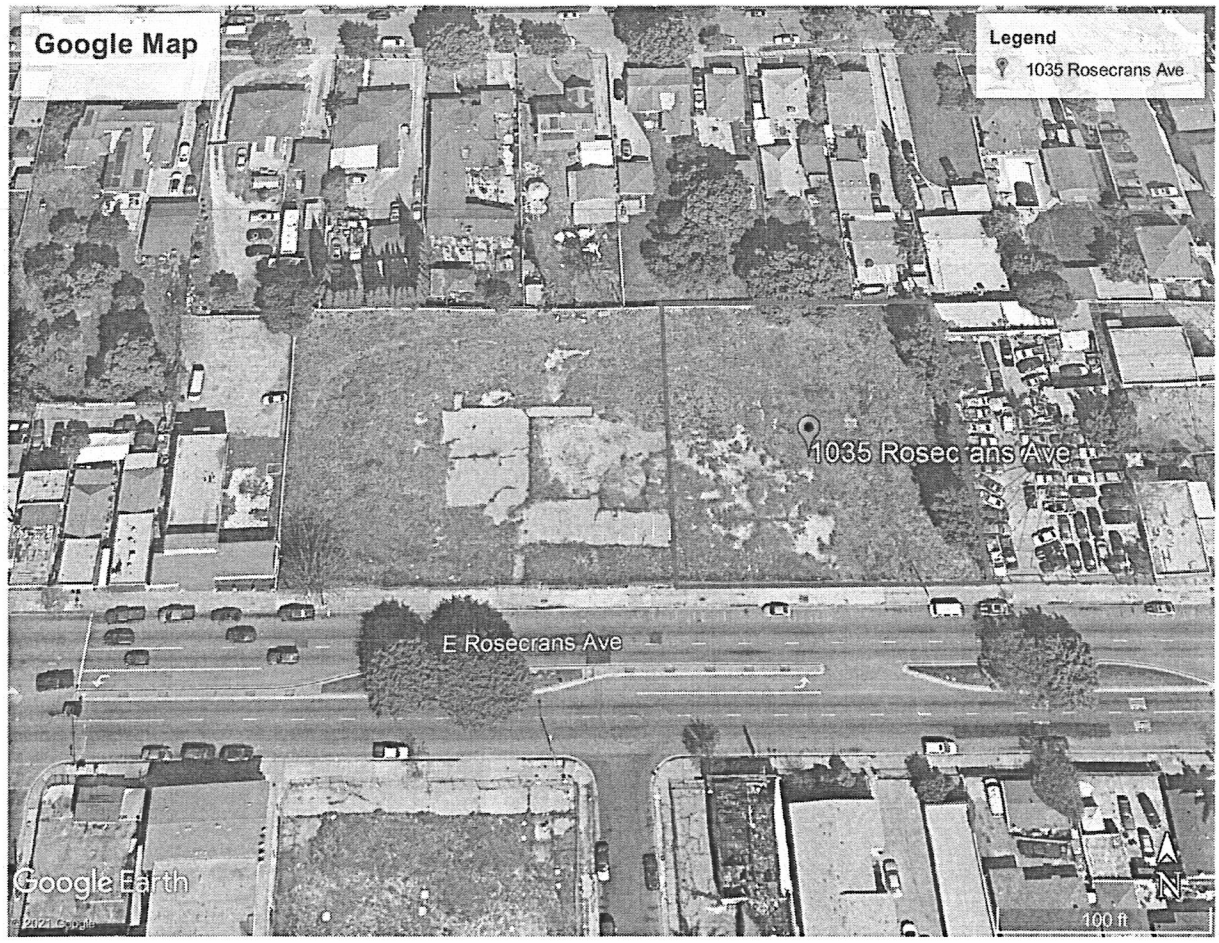
SITE FREWAY ACCESS ROUTE



Property Address: 1035 E. Rosecrans Avenue, Compton, CA 90221

LEEDCO ENGINEERS, INC.	PROJECT NO.	8090B
	DATE	9-30-19 (Rev. 4-12-21)

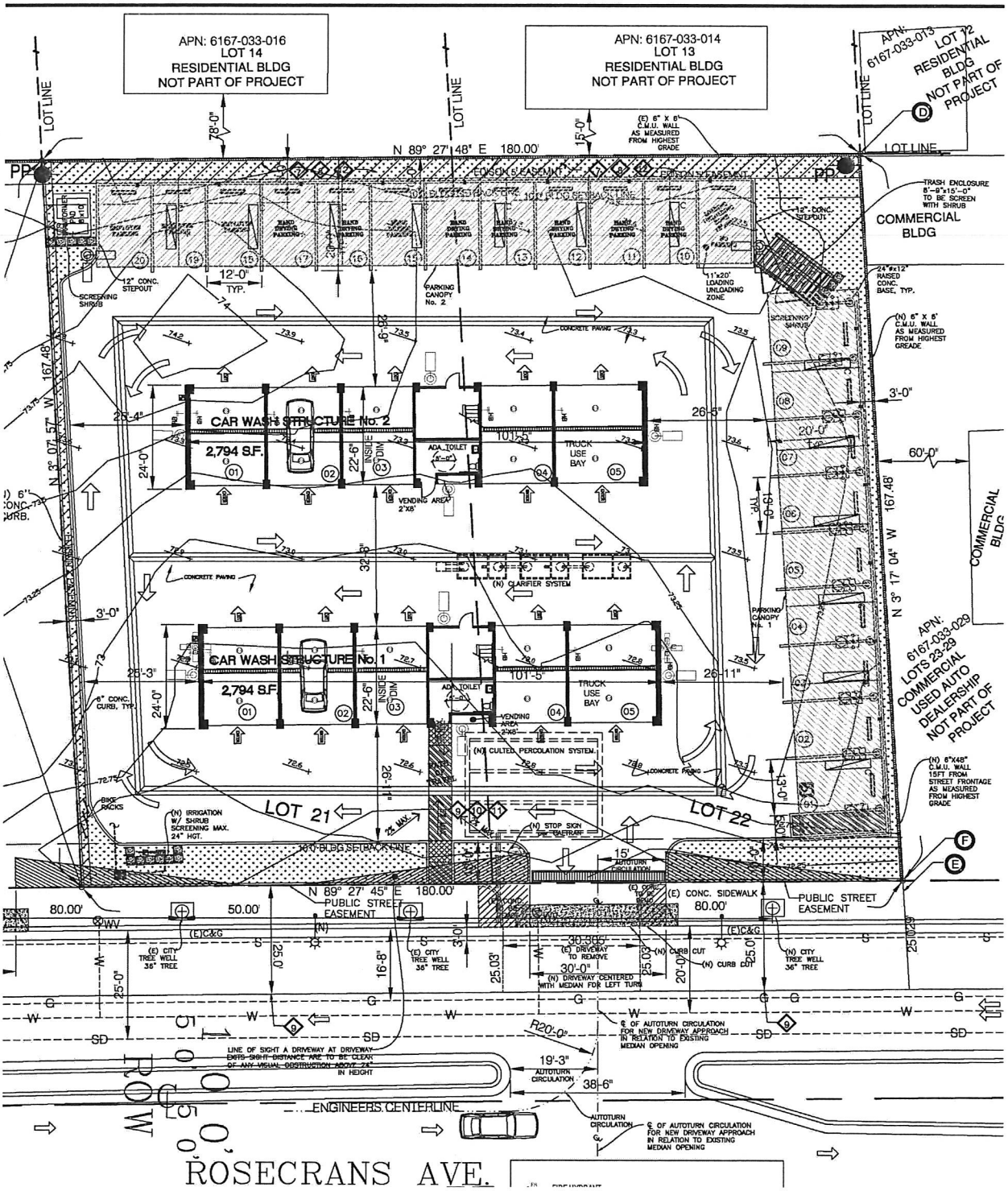
EXISTING



Property Address: 1035 E. Rosecrans Avenue, Compton, CA 90221

LEEDCO ENGINEERS, INC.	PROJECT NO.	8090B
	DATE	9-30-19 (rev. 4-12-21)

PROPOSED



Property Address: 1035 E. Rosecrans Avenue, Compton, CA 90221

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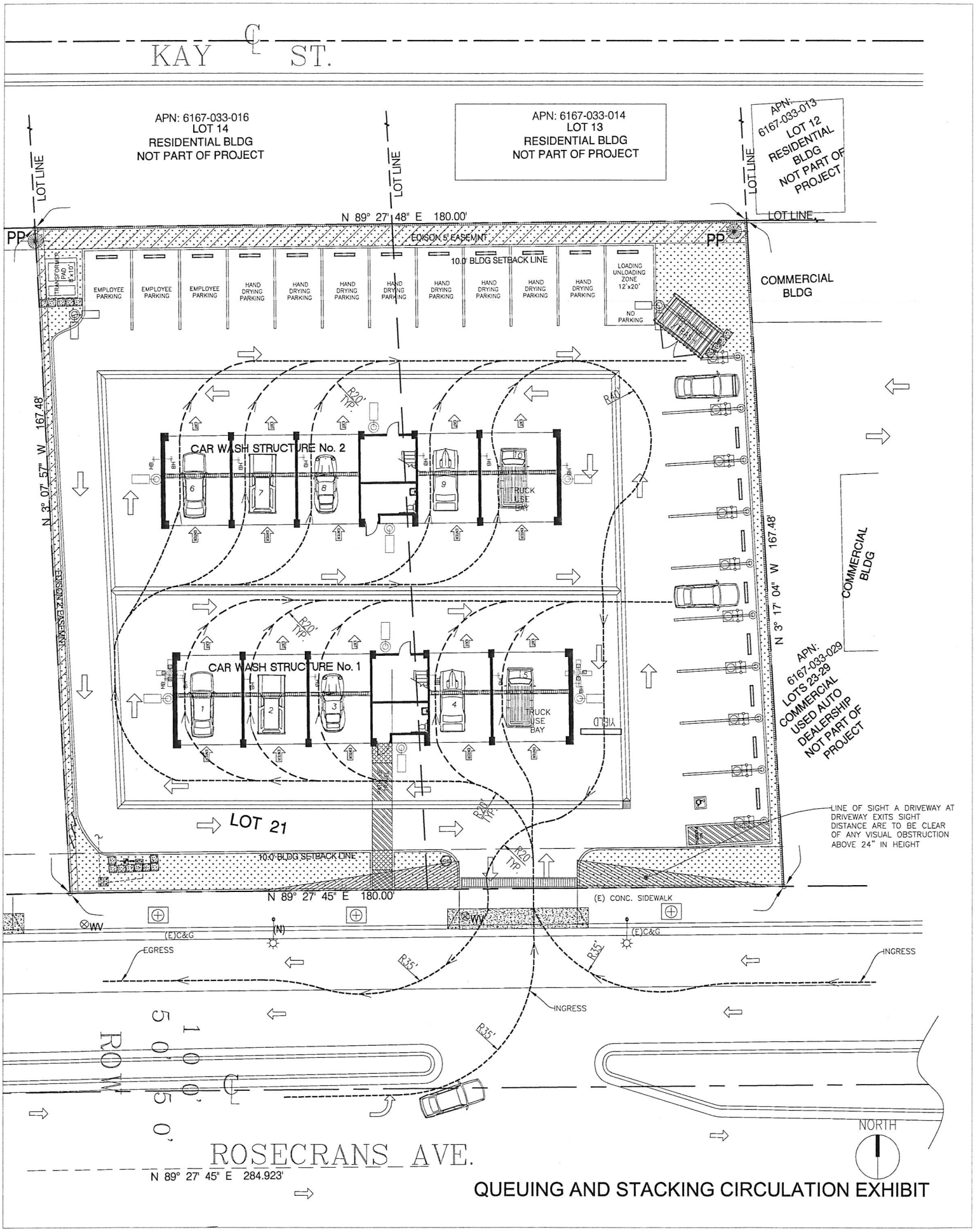

KAY ℄ ST.
APN: 6167-033-016
LOT 14
RESIDENTIAL BLDG
NOT PART OF PROJECT
APN: 6167-033-014
LOT 13
RESIDENTIAL BLDG
NOT PART OF PROJECT
APN: 6167-033-013
LOT 12
RESIDENTIAL BLDG
NOT PART OF PROJECT
LOT LINE
N 89° 27' 48" E 180.00'
EDISON 5' EASEMENT
10.0' BLDG SETBACK LINE
TRANSFORMER PAD 8'x10'
EMPLOYEE PARKING
HAND DRYING PARKING
LOADING UNLOADING ZONE 12'x20'
NO PARKING
COMMERCIAL BLDG
CAR WASH STRUCTURE No. 2
CAR WASH STRUCTURE No. 1
TRUCK USE BAY
R20' TYP.
R40'
N 3° 07' 57" W 167.48'
N 3° 17' 04" W 167.48'
APN: 6167-033-029
LOTS 23-29
COMMERCIAL USED AUTO DEALERSHIP
NOT PART OF PROJECT
LOT 21
LINE OF SIGHT A DRIVEWAY AT DRIVEWAY EXITS SIGHT DISTANCE ARE TO BE CLEAR OF ANY VISUAL OBSTRUCTION ABOVE 24" IN HEIGHT
N 89° 27' 45" E 180.00'
(E) CONC. SIDEWALK
WV
(N)
(E)C&G
EGRESS
INGRESS
R35'
100' ROW
ROSECRANS AVE.
N 89° 27' 45" E 284.923'
NORTH
QUEUING AND STACKING CIRCULATION EXHIBIT

APPENDIX A

GLOSSARY

GLOSSARY OF TERMS

ACRONYMS

AC	Acres
ADT	Average Daily Traffic
Caltrans	California Department of Transportation
DU	Dwelling Unit
ICU	Intersection Capacity Utilization
LOS	Level of Service
TSF	Thousand Square Feet
V/C	Volume/Capacity
VMT	Vehicle Miles Traveled

TERMS

AVERAGE DAILY TRAFFIC: The average 24-hour volume for a stated period divided by the number of days in that period. For example, Annual Average Daily Traffic is the total volume during a year divided by 365 days.

BANDWIDTH: The number of seconds of green time available for through traffic in a signal progression.

BOTTLENECK: A point of constriction along a roadway that limits the amount of traffic that can proceed downstream from its location.

CAPACITY: The maximum number of vehicles that can be reasonably expected to pass over a given section of a lane or a roadway in a given time period.

CHANNELIZATION: The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movements of both vehicles and pedestrians.

CLEARANCE INTERVAL: Nearly same as yellow time. If there is an all red interval after the end of a yellow, then that is also added into the clearance interval.

CONTROL DELAY: The component of delay, typically expressed in seconds per vehicle, resulting from the type of traffic control at an intersection. Control delay is measured by comparison with the uncontrolled condition; it includes delay incurred by slowing down, stopping/waiting, and speeding up.

CORDON: An imaginary line around an area across which vehicles, persons, or other items are counted (in and out).

CORNER SIGHT DISTANCE: The minimum sight distance required by the driver of a vehicle to cross or enter the lanes of the major roadway without requiring approaching traffic travelling at a given speed to radically alter their speed or trajectory. Corner sight distance is measured from the driver's eye at 42 inches above the pavement to an object height of 36 inches above the pavement in the center of the nearest approach lane.

CYCLE LENGTH: The time period in seconds required for a traffic signal to complete one full cycle of indications.

CUL-DE-SAC: A local street open at one end only and with special provisions for turning around.

DAILY CAPACITY: A theoretical value representing the daily traffic volume that will typically result in a peak hour volume equal to the capacity of the roadway.

DELAY: The time consumed while traffic is impeded in its movement by some element over which it has no control, usually expressed in seconds per vehicle.

DEMAND RESPONSIVE SIGNAL: Same as traffic-actuated signal.

DENSITY: The number of vehicles occupying in a unit length of the through traffic lanes of a roadway at any given instant. Usually expressed in vehicles per mile.

DETECTOR: A device that responds to a physical stimulus and transmits a resulting impulse to the signal controller.

DESIGN SPEED: A speed selected for purposes of design. Features of a highway, such as curvature, superelevation, and sight distance (upon which the safe operation of vehicles is dependent) are correlated to design speed.

DIRECTIONAL SPLIT: The percent of traffic in the peak direction at any point in time.

DIVERSION: The rerouting of peak hour traffic to avoid congestion.

FORCED FLOW: Opposite of free flow.

FREE FLOW: Volumes are well below capacity. Vehicles can maneuver freely and travel is unimpeded by other traffic.

GAP: Time or distance between successive vehicles in a traffic stream, rear bumper to front bumper.

HEADWAY: Time or distance spacing between successive vehicles in a traffic stream, front bumper to front bumper.

INTERCONNECTED SIGNAL SYSTEM: A number of intersections that are connected to achieve signal progression.

LEVEL OF SERVICE: A qualitative measure of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

LOOP DETECTOR: A vehicle detector consisting of a loop of wire embedded in the roadway, energized by alternating current and producing an output circuit closure when passed over by a vehicle.

MINIMUM ACCEPTABLE GAP: Smallest time headway between successive vehicles in a traffic stream into which another vehicle is willing and able to cross or merge.

MULTI-MODAL: More than one mode; such as automobile, bus transit, rail rapid transit, and bicycle transportation modes.

OFFSET: The time interval in seconds between the beginning of green at one intersection and the beginning of green at an adjacent intersection.

PLATOON: A closely grouped component of traffic that is composed of several vehicles moving, or standing ready to move, with clear spaces ahead and behind.

PASSENGER CAR EQUIVALENT (PCE): A metric used to assess the impact of larger vehicles, such as trucks, recreational vehicles, and buses, by converting the traffic volume of larger vehicles to an equivalent number of passenger cars.

PEAK HOUR: The 60 consecutive minutes with the highest number of vehicles.

PRETIMED SIGNAL: A type of traffic signal that directs traffic to stop and go on a predetermined time schedule without regard to traffic conditions. Also, fixed time signal.

PROGRESSION: A term used to describe the progressive movement of traffic through several signalized intersections.

QUEUE: The number of vehicles waiting at a service area such as a traffic signal, stop sign, or access gate.

QUEUE LENGTH: The length of vehicle queue, typically expressed in feet, waiting at a service area such as a traffic signal, stop sign, or access gate.

SCREEN-LINE: An imaginary line or physical feature across which all trips are counted, normally to verify the validity of mathematical traffic models.

SHARED/RECIPROCAL PARKING AGREEMENT: A written binding document executed between property owners to provide a designated number of off-street parking stalls within a designated area to be available for specified businesses or land uses.

SIGHT DISTANCE: The continuous length of roadway visible to a driver or roadway user.

SIGNAL CYCLE: The time period in seconds required for one complete sequence of signal indications.

SIGNAL PHASE: The part of the signal cycle allocated to one or more traffic movements.

STACKING DISTANCE: The length of area available behind a service area, such as a traffic signal or gate, for vehicle queueing to occur.

STARTING DELAY: The delay experienced in initiating the movement of queued traffic from a stop to an average running speed through an intersection.

STOPPING SIGHT DISTANCE: The minimum distance required by the driver of a vehicle on the major roadway travelling at a given speed to bring the vehicle to a stop after an object on the road becomes visible. Stopping sight distance is measured from the driver's eye at 42 inches above the pavement to an object height of 6 inches above the pavement.

TRAFFIC-ACTUATED SIGNAL: A type of traffic signal that directs traffic to stop and go in accordance with the demands of traffic, as registered by the actuation of detectors.

TRIP: The movement of a person or vehicle from one location (origin) to another (destination). For example, from home to store to home is two trips, not one.

TRIP-END: One end of a trip at either the origin or destination (i.e., each trip has two trip-ends). A trip-end occurs when a person, object, or message is transferred to or from a vehicle.

TRIP GENERATION RATE: The quantity of trips produced and/or attracted by a specific land use stated in terms of units such as per dwelling, per acre, and per 1,000 square feet of floor space.

TRUCK: A vehicle having dual tires on one or more axles, or having more than two axles.

TURNING RADIUS: The circular arc formed by the smallest turning path radius of the front outside tire of a vehicle, such as that performed by a U-turn maneuver. This is based on the length and width of the wheel base as well as the steering mechanism of the vehicle.

UNBALANCED FLOW: Heavier traffic flow in one direction than the other. On a daily basis, most facilities have balanced flow. During the peak hours, flow is seldom balanced in an urban area.

VEHICLE MILES OF TRAVEL: A measure of the amount of usage of a section of highway, obtained by multiplying the average daily traffic by length of facility in miles.



CITY OF COMPTON

ZONING MAP

Conditional Use Permit (CUP) Case No. 20-004
1035 E. Rosecrans Ave.
6167-033-032

Legend

- City Limits
- parcels
- RA - Residential Agriculture
- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- P - Parking
- PRL - Parking/Low Density Residential
- PRM - Parking/Medium Density Residential
- PRH - Parking/High Density Residential
- CL - Limited Commercial
- CM - Commercial Manufacturing
- ML - Limited Manufacturing
- MH - Heavy Manufacturing
- B - Buffer
- LAC - Los Angeles County
- UNZONED

THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF COMPTON MAKES NO WARRANTY, REPRESENTATION OR GUARANTY AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA/GIS INFORMATION PROVIDED HEREIN. THE READER SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF COMPTON EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF COMPTON SHALL ASSUME NO LIABILITY FOR:

1. ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR
2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.

CITY COUNCIL REQUEST FORM

NAME Dr. C. Dennis Lee Leedco Engineers, Inc.

ADDRESS 3380 Flair Drive, Suite 225

CITY El Monte HOME TELEPHONE _____ BUS. TELEPHONE (626) 234-2247

SUBJECT OF REQUEST

Appeal submittal CUP 20-004

1035 E. Rosecrans Avenue, Compton CA. 90221

Coin Operated Hand Car Wash

(If appealing Planning Commission Decision, please check reason for the appeal in accordance with Section 30-26.5(i) of the Compton Municipal Code)

___ 1. Failure of City to properly advertise public hearing.

___ 2. Failure of City to meet required deadlines as to legal notice (10 days), scheduling of hearing (45 days) or decision (35 days).

___ 3. Approval of use not in compliance with Zoning Ordinance.

___ 4. Approval of use not in conformance with General Plan and/or existing patterns of land use and development.

✓ 5. Decision based on erroneous, false or fraudulent information.

___ 6. Decision in violations of State or Federal law.

✓ 7. Other (state) Improper management of all submitted documents

CHECK ONE: ____DAY MEETING (3:P.M.) ✓ NIGHT MEETING (7:P.M.)

CHECK ONE: ✓ ORAL ✓ WRITTEN

[signature] 09/20/21

SIGNATURE DATE

****

FOR OFFICE USE ONLY

SCHEDULED COUNCIL AGENDA _____

CUP 20-004 for 1035 Rosecrans Ave., Compton

The Planning Commission failed to conform with the following requirements of the zoning code:

1. The planning commission did not have a copy of the staff reviewed plans. No one, including Regional Planning Management had a copy of the plans, noise study, traffic study, and business plan to review and reference during the hearing.

2. The planning commission did not have a copy of the staff reviewed noise study.

3. The planning commission did not have a copy of the staff reviewed traffic study.

4. The planning commission failed to acknowledge the plans are within City of Compton Zoning Code Compliance.

5. The planning commission failed to acknowledge the plans are within California Building Code Compliance.

6. The planning commission failed to acknowledge the plans are within California Governing Code Compliance.

7. The planning commission failed to mention that San Bernardino County Fire Department have approved our plans in according to 2020 LA County Fire Code.

8. The planning commission failed to acknowledge the plans are CEQA exempt.

9. The planning commission failed to allow us, the applicant, to answer the questions from members of the Community. They gave very incorrect and misleading information in regards to our positive and constructive recommendations based on our noise and traffic study reports.

10. The planning commission stated during the hearing that they wanted something other than a car wash development and gave examples that contradict our proposed developments.

    Example 1: The previous proposed project at this site was a community development center. The planning commission stated they did not approve this design while asking us to consider a design of a community development center.

    Example 2: A member of the planning commission proposed an Amazon type of warehouse instead of a carwash development but another planning commission member raised concerns regarding traffic. A warehouse would have excessive traffic caused by big rigs, large commercial trucks, and Uber type delivery services. This contradicts the Commissioner's concerns that were already accounted for with our Traffic study.

11. A planning commission members did not have the noise study and failed to understand the technical terminologies such as noise attenuation, noise barriers, and dB.

12. The planning commission failed to explain us and the attending citizens why a car wash development would be detrimental to the City of Compton. The planning commission failed to identify the jurisdiction the City of Compton has along Rosecrans Ave. The planning commission stated there are 2 Hand Car Washes currently existing on Rosecrans Ave, but there is only 1 Hand Car Wash on Rosecrans Ave and this is over 2 miles away from our project site.

13. The planning commission failed to recognize that Staff Review have approved the plans for Building submittal and permit approval upon the C.U.P. approval.

    The proposed plan has obtained the City Staff Reviews positively in;

    a. Planning Department
    b. Building and Safety
    c. Business/License Code Enforcement Division
    d. Sheriff Department
    e. Public Works Department
    f. Engineering Division
    g. Water Waste Management Department
    h. Fire Department
    i. Civil Engineer 3rd Party Review of Grading/ LID plans

14. The planning commission did not allow us to have a closing statement and made their decisions without stating any municipal code or building code or AASHTO traffic regulations. The planning commission made their decisions based on personal opinions, prejudices, and without legal and professional grounds.

    For instances, when one commissioner mentioned that my City, Compton would not need a car wash development, others said I do, and the next commissioner also concurred immediately without trying to understand the entire context of the project development in view of the benefits of the City, the citizens, and the applicant.

15. The planning commission ignored the public right of way improvements, curb appeal and escalation of real estate values and gains of local economy, while also ignored multiple abandoned empty lots, graffiti, homeless encampments, boarded up businesses, and boarded up residences, while asking us to consider developments that can prosper.

16. The planning commission did not acknowledge that there is a saturation of sit down restaurants, liquor stores, markets, pharmacies, community centers such as churches, and that there is only one (1) carwash along Rosecrans Ave and not within the required vicinity of 0.25 miles from project site. They should have understood the City needs development which can bring local jobs and purchasing power, let alone bring bright and safe environments especially at night.

PROJECT JUSTIFICATION

Conditional Use Permit (CUP) Case No. 20-004
for
1035 E. Rosecrans Avenue, Compton, CA 90221

1) The owner purchased the land and waiting for the carwash development for the last more than 2 years awaiting city approval while paying for property taxes, maintenances, and design/permit fees.

2) Building Code & City Ordinances allow to build same.

3) Neighborhood community & local citizens will support the development as it will improve economy & will create new employment to local residents from the beginning, are construction work will create buying power.

4) The project does not create any harmful effects to the local neighbors and local community.

5) Noise can be mitigated by means of noise barriers properly by horseshoe noise reflector even the building bulks will diminishing the noise generated from the street vehicles. Furthers, the project proposes new 7 feet high walls along the north property line in order to reduce noise impacts to the neighbors.

6) There are only 2 existing car express washes at the present time in the City. One of them in Wilmington Avenue is not within vicinity to ours, the other is on Long Beach Boulevard, that is approximately 2 miles away.

7) The staff originally recommended restaurants or C-store type in lieu of car wash businesses in order to generate the city's sales tax revenue. This sort of recommendation might result in critically harmful outcomes. Please refer to the Photos illustrated some local restaurant businesses run out-of-business these days. The city government shall not require the certain types of business unless they are responsible for the outcome of businesses. The business decision is sole and unique determination by the business owner NOT the City, while zoning regulations are enforced.

8) The project will enhance securities owing to this development which providing better lighting especially at night so that it will contribute securer community.

9) Secondary influences on stimulation of the local economy due to this proposed development.

RESOLUTION NO. 4020
CONDITIONAL USE PERMIT CASE NO. 20-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COMPTON, DENYING CONDITIONAL USE PERMIT CASE NO. 20-004, A REQUEST TO CONSTRUCT AND OPERATE A COIN-OPERATED, SELF-SERVICE CARWASH PROPOSED AT 1035 E. ROSECRANS AVE., COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

WHEREAS, Leedco Engineers, Inc. filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

LOTS 21 AND 22, IN BLOCK "D", OF TRACT NO. 4828, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGES 71 AND 72, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO, EXCEPT FROM SAID LOT 22, THE SOUTH 25 FEET OF THE WEST 30 FEET THEREOF. APN: 6167-033-032

proposed at 1035 E. Rosecrans Ave., Compton, California; and

WHEREAS, carwashes requires approval of a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the above described scope of work is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, public hearing notices were sent to both owners and occupants located within 500-feet of the subject property; and

WHEREAS, a public hearing upon said request for conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, evidence was heard from all persons interested in the conditional use permit and all persons protesting same, and the Planning Commission being fully informed,

F I N D S

1. The proposed coin-operated, self-service carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COMPTON RESOLVES:

Section 1. That Conditional Use Permit Case No. 20-004, a request to construct and operate a coin-operated, self-service carwash proposed at 1035 E. Rosecrans Ave., Compton, in the Limited Commercial (C-L) zone, **is denied**.

Section 2. That a copy of this Resolution shall be mailed to the applicant and shall be filed with the City Clerk and Planning Departments.

ADOPTED this 8th day of September, 2021.

_____
JUANITA GREEN-WRIGHT, CHAIRPERSON
PLANNING COMMISSION

_____
MICHAEL ANTWINE, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT

ITEM 3C

Community Development Department

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 www.comptoncity.org

STAFF REPORT

CASE NO.	**CONDITIONAL USE PERMIT NO. 20-004**
LOCATION	**1035 E. ROSECRANS AVE.** **APN: 6167-033-032**
REQUEST	**TO CONSTRUCT AND OPERATE A COIN-OPERATED SELF-SERVICE CARWASH**
HEARING DATE	**SEPTEMBER 8, 2021**

Property Owner:
Hoondo Hur
1580 S. Runyan St.
La Habra, CA 90631

Applicant:
Leedco Engineers, Inc.
C/o C. Dennis Lee
3380 Flair Drive, Suite 225
El Monte, CA 91731

Requested Action/Project Description

The applicant is requesting approval of Conditional Use Permit (CUP) Case No. 20-004, a request to construct and operate a coin-operated, self-service carwash proposed at 1035 E. Rosecrans Ave., in the Limited Commercial (C-L) zone. The coin-operated self-service carwash site is primarily comprised of two hand carwash buildings containing 5,588 square-feet combined, with a total of ten (10) car wash bays, 5,401 square-feet of canopies over the vacuum and hand drying parking areas containing 20 parking spaces. Carwashes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

The subject site is a 30,150.70 square-foot (.69 acre), rectangular-shaped parcel of land located on the north side of E. Rosecrans Ave., located approximately mid-block between N. Long Beach Boulevard and N. Van Ness Avenue in Council District No. 2. The lot is approximately 180-feet wide and 167.48-feet deep. The subject site is vacant and has been since the early 2000's. The area surrounding the subject site is a mix of older commercial and residential land uses. *Table 1* provides the zoning classification, general plan land use designation and the existing land uses for the subject site and the surrounding properties.

Table 1 - *Zoning and Land Use Summary*

SUMMARY	Project Site	North	South	East	West
General Plan	Mixed Use (MU)	Low-Density Residential (LDR)	Mixed Use (MU)	Mixed Use (MU)	Mixed Use (MU)
Zoning	Limited Commercial (C-L)	Medium-Density Residential (R-M)	Limited Commercial (C-L)	Limited Commercial (C-L)	Limited Commercial C-L)
Existing Land Use	Vacant	Single and Multi-Family Residential	Vacant Lots, Apartments, and Commercial	Commercial	Vacant Lot

As a matter of full disclosure, the applicant is also requesting approval of a second separate conditional use permit develop the adjacent lot to the west, with an automated express carwash. The automated express carwash will be evaluated separately under Conditional Use Permit Case No. 19-001. Each car wash site functions independently of each other and are located on separate properties, see *Figure 1* below.

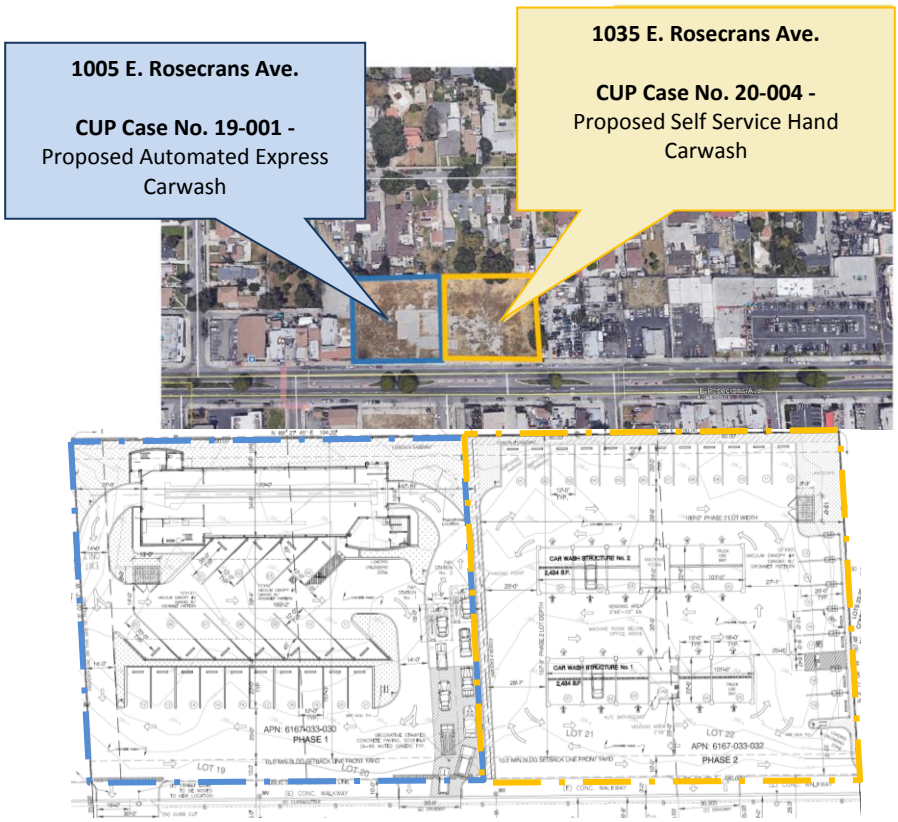


Figure 1 – Overview Aerial Map and Site Plans

Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) this project is exempt from further environmental review subject to section 15303 New Construction or Conversion of Small Structures (Class 3). In urbanized areas, the exemption also applies to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive are CEQA exempt.

ANALYSIS

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

The coin-operated, self-service carwash site is primarily comprised of two carwash buildings totaling approximately 5,588 square-feet, with a total of ten (10) carwash bays, 5,401 square-feet of canopies over

the vacuum and hand drying and parking areas containing 20 parking spaces. The two (2), carwash buildings are located in the middle of the site. Each carwash building is rectangular in shape and divided between the machine room, storage, and bathroom on the center of the building between with car wash bay and vending machine area. Nine (9) vacuuming parking spaces are located along the eastern property line and the remaining 11 hand drying and employee parking spaces are located along the northern property line. The site is accessible via one (1) 30-foot driveway located along E. Rosecrans Ave.; see Exhibit 6. Vehicles will enter the site from Rosecrans Avenue continue to carwash building one or two and enter on the south side of the car wash bay and exit from the north side. Vehicles may continue to either the vacuum area located on the eastside of the property or to the hand drying area on the north, or exit the facility via a driveway located a Rosecrans Ave. According the project description, the wash cycle run time is approximately twenty (20) minutes.

The coin-operated self-service carwash would operate from 7am to 8pm, Monday through Sunday and employ three (3) employees per shift. The proposed Coin-operated self-service carwash facility has a modern industrial design aesthetic.

The coin-operated self-service carwash facility as proposed, fully complies with all zoning development. Table 2 below provides a development standard summary.

Table 2 – Development Standards Comparison

DEVELOPMENT STANDARD	ZONING REQUIREMENTS	CARWASH	COMPLIES
Building Setbacks	• Front: 10-feet • Side: 0-feet • Rear: 10-feet	• Front: 37-feet • Side (west): 25-feet • Side (east): 26-feet • Rear: 50-feet	Yes
Lot Coverage	40% max.	36% (building and canopies)	Yes
Building Height	75-feet max.	25-feet max.	Yes
Landscaping	• Front yard setback: 10-feet min. • On-site landscaping: 5% min.	• 10-feet • 12%	Yes
Parking	• 2 spaces per bay	• 20 Parking Spaces	Yes

Traffic/Queuing Impacts

A Traffic Impact Statement report was prepared by Leedco Engineers, Inc. The report addressed carwash trip generations, line-of-sight, on-site circulation, operational wait times and vehicle queuing for the proposed coin-operated self-service carwash. The report concluded that the proposed coin-operated self-service carwash facility as designed would not create adverse traffic impacts on the surrounding roads. The report and project plans were reviewed by the City's Public Work's consultant and no concerns and/or issues were raised.

Noise Impacts

Noise is typical concern when evaluating carwashes. Staff's main concern is the potential long-term operational carwash related noise impacts to the sensitive uses such as the residential uses located directly behind the subject site to the north see *Figure 2* next page. The properties located directly to the east and

west of the subject site are zoned and developed commercially. The nearest other residential uses are located 100-feet across E. Rosecrans Ave. to the south of the subject site.

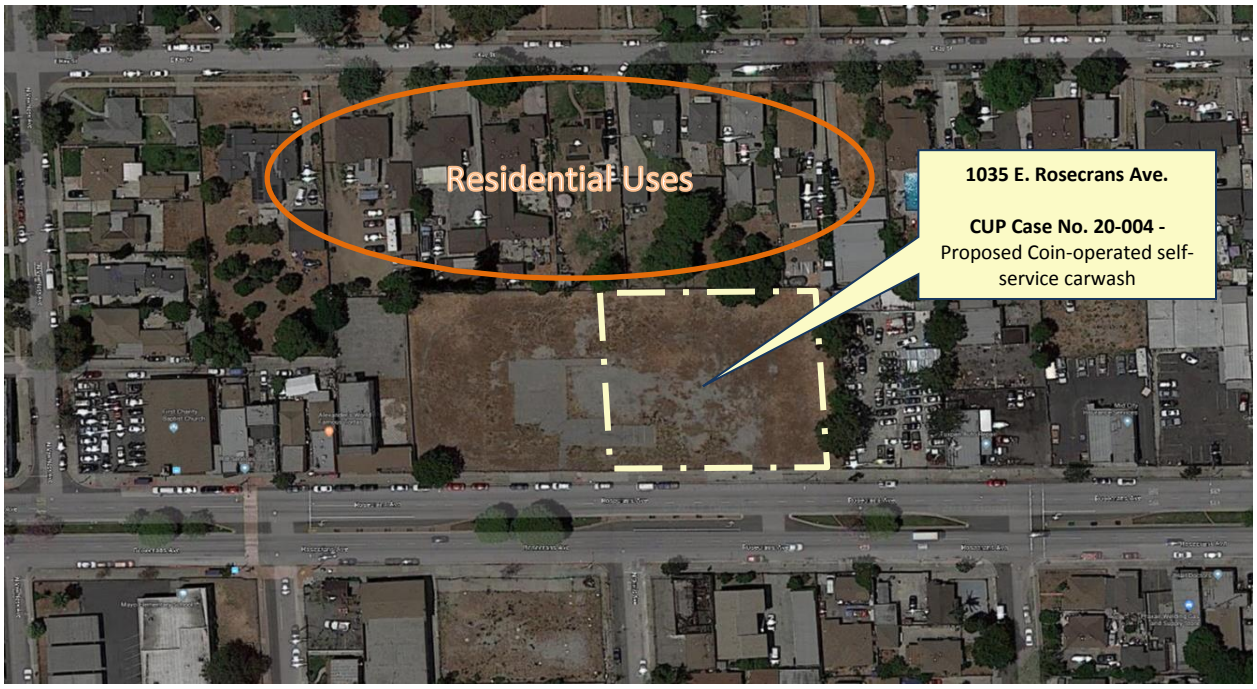


Figure 2 – Noise Sensitive Uses

A noise study prepared by Leedco Engineers, Inc. addressed temporary construction noise, vibration impacts and long-term operational noise exposures, as a result, of the proposed coin-operated self-service carwash. The long-term operational noise for the coin-operated self-service carwash include noise increases due to added traffic volumes along Rosecrans Ave., on-site traffic noise, carwash high-pressure applicators/spray nozzles and vacuum noise. The noise study concluded that the noise impacts related to the proposed coin-operated self-service carwash would be less than significant.

The study concluded that on and off-site traffic noise would not have a significant impact as the new carwash structures would help attenuate traffic noise. The vacuuming area comprised of nine (9) vacuum stations/parking spaces is located along the eastern properly line which abuts a commercial land use. The nearest vacuum station to the northern property line is approximately 30-feet. According to the noise study, the cumulative noise level of the vacuums operating is approximately is 55dBA near the northern property line.

The carwash buildings are located in the center of the site. The carwash building closest to the northern property line is about 50-feet away. The main source of noise generated within the carwash bays area the power washer/nozzles used to clean the vehicles. According to the study, the existing 6-foot high block wall located along the northern property line along with proposed landscaping buffer would reduce the spray/nozzle noise level to 47dBA along the northern property line. Staff recommends that the rear perimeter wall be raised to or replaced with a 7-foot high, block wall, as a condition of approval. Additionally, should the Planning Commission approve this project, staff would continue to work with the applicant to finalize landscaping, in particular the rear landscaping area located adjacent to the rear property line, as a condition of approval.

Land Use

In recent years, the City has seen an increase in requests to develop carwashes and certain areas of the City have become saturated with carwashes. As a result, the City is the process of modifying the Zoning Code to restrict carwashes throughout the City to industrial areas. Staff anticipates that the new ordinance will come before the Planning Commission for review and City Council recommendation in the early of fall of this year.

There are at least six (6) existing carwashes (automated, hand carwash, coin-operated, detailing, etc.) located within 1.5 miles of the subject site, see *Figure 3*. The City has tried to discourage the applicant from proposing carwashes. However, the applicant has stated they wish to continue with the project even with a recommendation for denial.

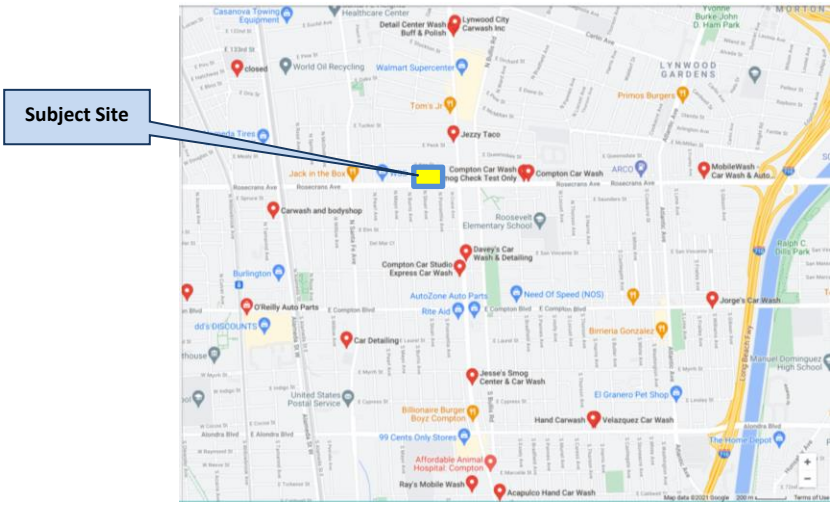


Figure 3 – Existing Carwash Map

Currently, the City's Municipal Code allows carwashes in Limited Commercial (C-L) zone subject to approval of a conditional use permit and are permitted by-right land uses in remaining commercial and manufacturing zones. Below is a list of CUP cases filed with the City, in the last ten (10) years, for new carwashes in the C-L zone:

NO.	CASE NO.	SITE ADDRESS	TYPE OF CARWASH	STATUS
1.	CUP 2724	413 N. Wilmington Ave.	Hand Carwash	Approved in 2012
2.	CUP 16-018	961 S. Wilmington Ave.	Automated Express Carwash	Approved in 2017
3.	CUP 18-007	305 N. Long Beach Blvd.	Automated Express Carwash	Approved in 2018
4.	CUP 18-012	1209 E. Rosecrans Ave.	Automated Express Carwash	Pending Re-submittal/Case File Inactive
5.	CUP 19-001	1005 E. Rosecrans Ave.	Automated Express Carwash	Pending Planning Commission Action – September 2021
6.	CUP 20-004	1035 E. Rosecrans Ave.	Coin-Operated Self-Service Carwash	Pending Planning Commission Action - September 2021
7.	CUP 21-006	1330 S. Long Beach Blvd.	Automated Express Carwash	Pending Planning Commission Action – September 2021

The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area. As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and long term evaluation of the impacts the loss of prime commercial sites.

Staff believes that the .69 acre commercial site located along a E. Rosecrans Ave. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density residential or mixed use projects. As a result, staff recommends against the proposed coin-operated, self-service carwash. However, should the Planning Commission approve this project, staff has prepared findings in favor of such motion and conditions of approval.

NOTICING

This case was properly noticed in accordance with Compton Municipal Code Section 30-26 of Compton Municipal Code. Public hearing notices were mail to both owners and occupants located within a 500-foot radius on August 26, 2021. As of September 2, 2021, one (1) correspondence against the project has been received, see *Exhibit 10.*

RECOMMENDATION

Therefore, staff recommends that the Planning Commission deny Conditional Use Permit Case No. 20-004, subject to the findings contained herein.

However, should the Planning Commission decide to approve this project, staff has also prepared findings in favor of such motion and conditions of approval.

FINDINGS FOR DENIAL FOR CONDITIONAL USE PERMIT CASE NO. 20-004

1. The proposed coin-operated, self-service carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINDINGS FOR APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 20-004

1. That the proposed coin-operated, self-service carwash shall be compliant with all applicable provisions of the Zoning Ordinance with the implementation of the conditions of approval. A carwash is a permissible land use in the Limited Commercial zone subject to approval of a Conditional Use Permit.

2. That the proposed coin-operated, self-service carwash shall not be detrimental to the public welfare or the surrounding area with the implementation of all the conditions of approval.

3. That the proposed coin-operated, self-service carwash shall be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area with the implementation of the conditions of approval. The subject site is zoned Limited Commercial (C-L), located abutting a major arterial and complies with all applicable provisions of the zoning code.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 20-004:

1. That approval of Conditional Use Permit No. 20-004 is to develop and operate a coin-operated, self-service carwash facility comprised of two carwash buildings totaling in approximately 5,588 square-feet, with a total of ten (10) car wash bays, 5,401 square-feet of canopies over the vacuum and hand drying parking areas with 20 parking spaces.
2. That this coin-operated, self-service carwash shall be limited to personal cars, mini-vans, pick-up trucks and SUVs. Commercial trucks/vehicles are prohibited from using this carwash facility.
3. That the hours of operation for the coin-operated, self-service carwash shall be limited to 7 a.m. to 8.p.m., Monday through Sunday.
4. Detailing services shall be prohibited.
5. That the coin-operated, self-service carwash business owner and operator shall be responsible for preventing customer vehicles from queuing into to the adjacent sidewalk or street.
6. That the rear, perimeter block wall shall be raised to or replaced with a 7-foot high block wall.
7. That the carwash shall comply with the City's noise ordinance at all times.
8. That the carwash owner/operator shall be responsible implementing additional noise attenuating measures as deemed necessary by the City, should noise from the self-service carwash become a nuisance for abutting residential properties to the north by exceeding the existing ambient noise levels specified in the revised noise study dated April 12, 2021.
9. That the applicant shall install and maintain landscaping buffer along the northern property line between residential uses to mitigate noise impact on residence as reviewed and approved by the Architectural Review Board (ARB).
10. Prior to submitting for Building & Safety plan-check, the applicant is to submit project plans to the Architectural Review Board (ARB) to finalized project plans details to include but not limited to the following:
    - Building elevations;
    - Canopies;
    - Exterior lighting;
    - Fencing/gates;
    - Trash enclosure;
    - Precise landscaping and irrigation plans; and
    - Signage;
11. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan-check, as a detail sheet.
12. That on-site lighting shall be provided to all parking and pedestrian areas at a 1-foot candle minimum subject to Community Development Department review and approval. A photometric plan shall be submitted to verify the minimum lighting is achieved.
13. That security lighting, parking area lighting and signage shall be properly shielded to prevent spill over light and glare on adjacent properties. A photometric lighting plan shall be submitted to the Community Development Department for plan–check and permit issuance.
14. That the applicant shall install and maintain in good working order a 24-hour surveillance camera system which records activity on the premises.
15. That all security alarms must employ "silent" alarm devices.
16. That no external loudspeaker or sound equipment shall be used which can be heard from the exterior of the building.
17. Prior to the issuance of certificate of occupancy and commencement of any carwash operations, all on and off-site improvements must be completed.

18. Property owner(s) and tenant(s) shall obtain a certificate of occupancy and business license prior to commencing any type of carwash operations.
19. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
20. That demolition and/or construction activities (not confined within a building) shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays through Saturdays, in accordance with the City's noise ordinance.
21. The project will be required to comply with the latest/current government Codes such as the California Building Code (CBC), California Green Code (CALGreen), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), Title-24, ADA, etc.
22. That construction, property development and use of the property shall comply with all applicable Federal, State, County, Local agencies, including but not limited to requirements of the Compton Municipal Code, Public Works & Municipal Utilities, Fire, and Building & Safety and Planning Departments.
23. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
24. That the property owner/tenants shall be responsible for maintenance of the property in accordance with all applicable local ordinances, including graffiti removal.
25. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal, within 24 hours of occurrence or City notification.
26. That the interior and exterior of the property shall be maintain free of trash and debris
27. The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
28. The proposed project driveways must be constructed in conformance with City of Compton standards, including provisions for sight distance requirements and turning radii, or as otherwise approved by the City of Compton Public Works Department.
29. All on-site and site-adjacent improvements, including traffic signing/striping and the project driveways, shall be constructed as approved by the City of Compton Public Works Department.
30. The proposed development shall comply with all applicable county, state, federal laws and regulations and City Ordinances, including but not limited to National Pollutant Discharge Elimination System NPDES requirements (LID, SUSMP, etc.).
31. The property owner shall be responsible for repairing all deteriorated, site adjacent public right-of-way (including existing deteriorated concrete sidewalk, curb/gutter, tree wells, street lights, closing of unused driveways, etc.) on E. Rosecrans Ave., prior to issuance of a certificate of occupancy.
32. That the property shall be developed substantially in accordance with the site plan on file for Conditional Use Permit Case Nos. 20-004, unless specified otherwise in the conditions of approval. Minor planning related changes and/or modifications to the project plans may be administratively reviewed by the Community Development Department Director. However, substantial changes/modifications shall be referred back to Planning Commission for review and determination.
33. That site improvements and/or operations, subject to obtaining all required approvals and permits, must be initiated within 180 days in accordance with Section 30-26.4 of the Compton Municipal Code.
34. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.
35. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such facilities are being violated.

36. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property by this CUP approval.

ACTION:

1. Deny Conditional Use Permit Case No. 20-004 subject to the finding.

Exhibits

1) Aerial Map
2) General Plan Map
3) Zoning Map
4) Site Photos (2 pages)
5) Project Description/Business Operation Description
6) Project Plans (11 pages)
7) Traffic Impact Statement (14 pages)
8) Noise Study (26 pages)
9) CEQA Exemption
10) Correspondence Against Project

NOVEMBER 9, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATED EXPRESS CARWASH PROPOSED AT 1330 SOUTH LONG BEACH BOULEVARD, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE**

SUMMARY

Council will consider an appeal of a Planning Commission decision denying Conditional Use Permit Case No. 21-006, a request to construct and operate an automatic express drive-thru, carwash proposed at 1330 S. Long Beach Blvd., Compton, in the Limited Commercial (C-L) zone. Carwashes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

BACKGROUND

On September 8, 2021, the Planning Commission held a public hearing on a request to construct and operate a 2,008 square-foot automatic express drive-thru carwash with a self-vacuuming area with 13 parking spaces and a queuing lane that accommodates approximately 12 vehicles proposed at 1330 S. Long Beach Blvd., Compton, in the Limited Commercial (C-L) zone. After due consideration, Conditional Use Permit Case No. 21-006 was denied by the Planning Commission because they determine the area is already has sufficient car washes and the site would be better suited for other uses that the City currently lacks and/or needs. The applicant has appealed that decision to City Council. Planning Commission appeals must be considered at a public hearing in accordance with Section 30-26 of the Compton Municipal Code.

PROJECT DESCRIPTION

The subject site is a 20,823 square-foot (.47 acre), rectangular-shaped parcel of land located on the east side of S. Long Beach Blvd., between E. Pauline St. and E. Bennett St. in Council District No. 4. The lot is approximately 160-feet wide and 134-feet deep. The subject site is vacant. The area surrounding the subject site is a mix of older commercial and residential land uses.

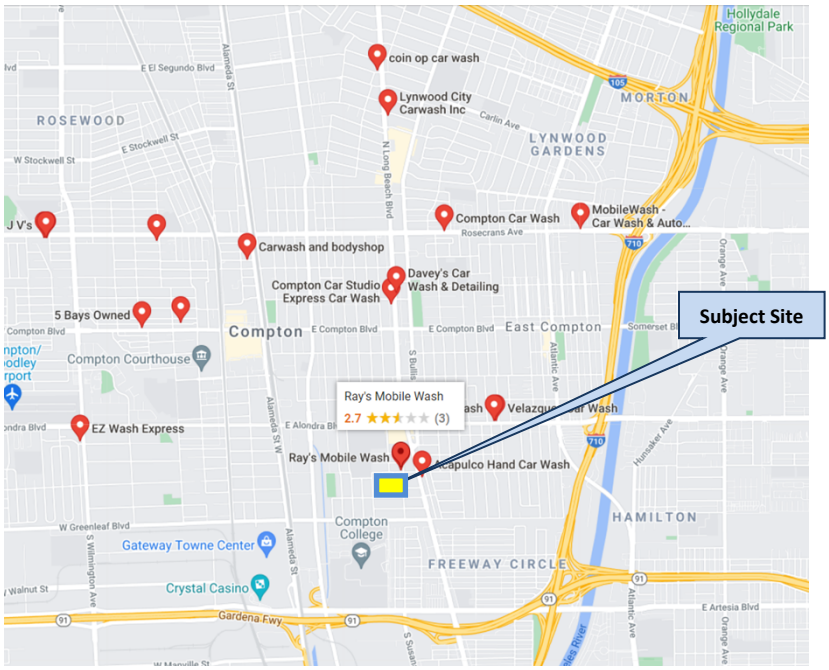
The automated express car wash site is primarily comprised of a 2,008 square-foot car wash building and the self-vacuuming area with 13 parking spaces and a queuing lane that accommodates approximately 12 vehicles. The car wash building will be will comprised of the conveyor car wash tunnel, electrical room, car wash equipment room, vacuum room, restroom, office area, and a covered outdoor area for vending machines. The site's primary access point is one (1) 24'-8" driveway approach located along S. Long Beach Blvd.; there are two additional driveways off the alley. A 12'-6" wide driveway located by the queuing lane, will serve as an emergency exit; the second driveway off the alley is 20'-7" wide and will serve as a secondary

exit for the site. Vehicles will enter the site from S. Long Beach Blvd. and immediately enter the car wash tunnel entrance queuing lane that parallels around the entire front portion of the property along the south side of the car wash facility, enter the car wash tunnel on the south and exit on the north side. The automated car wash tunnel has a basic wash cycle time of three (3) minutes per vehicle and is accessible via two (2) pay station kiosks with 12 queuing spaces distributed within two queuing lanes. Vehicles will run through the automated car wash, exit the tunnel and can either continued to the self-vacuuming area in the parking lot or exit the site via driveway on Long Beach Blvd. or the alley. The self-vacuuming area will be located along the center of the site. The automated car wash would operate from 9am to 8pm, Monday through Sunday and employ eight (8) employees, two (2) per shift. The proposed automated express car wash facility has a modern design aesthetic. The automated express car wash facility as proposed, fully complies with all zoning development standards with the incorporation of the conditions of approval.

STATEMENT OF THE ISSUE

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

In recent years, the City has seen an increase in requests to develop carwashes and certain areas of the City have become saturated with carwashes. There are at least six (6) existing carwashes (automated, hand carwash, coin-operated, detailing, etc.) located within 2.0 miles of the subject site, see the map below.



The City discouraged the applicant from proposing a carwash. However, the applicant has stated that they wish to continue with the project even with a staff recommendation for denial.

As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and long term evaluation of the impacts the loss of prime commercial sites. The .47 acre commercial site located along a S. Long Beach Blvd. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density residential or mixed use projects.

Planning Commission Decision

The Planning Commission conducted its public hearing and received testimony from the applicant, applicant's representative, and persons speaking either for or against the project. Upon conclusion of the public hearing, the Planning Commission voted to deny Conditional Use Permit Case No. 21-006 based on the following finding:

1. The proposed automated express carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff makes no recommendation regarding this appeal. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

ROBERT DELGADILLO, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FOWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE DECISION BY THE PLANNING COMMISSION TO DENY CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1330 SOUTH LONG BEACH BOULEVARD, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

WHEREAS, Joseph Kohan filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

That portion of Lot 7, in Range 5, of Temple and Gibson Tract, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 2, Pages 540 and 541 of Miscellaneous Records, in the Office of the County Recorder of said County; described as follows:

Beginning at the intersection of the Easterly line of Long Beach Boulevard 90.00 feet wide, as shown on the Map of Tract No. 12050, recorded in Book 223, Pages 27 and 28 of Maps, in the Office of the County Recorder with a line that is parallel with and distant Southerly at right angles 40.00 feet from the Westerly prolongation of the South line of said Tract No. 12050; thence along said parallel line South 89° 50' 38" East 154.33 feet to the Westerly line of Tract No. 11090, as per Map recorded in Book 225, Pages 5 and 6 of Maps, in the Office of said County Recorder; thence along said Westerly line South 13° 26' 29" East 160.00 feet; thence parallel with the Westerly prolongation of said Southerly line of Tract No. 12050 North 89° 50' 38" West 154.33 feet to the Easterly line of said Long Beach Boulevard; thence along said Easterly line North 13° 26' 29" West 160.00 feet to the point of beginning. APN: 7302-017-022

proposed at 1330 S. Long Beach Blvd., Compton, California; and

WHEREAS, carwashes require a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the proposed automated carwash is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, a public hearing upon said conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, the Planning Commission, after due notice and public hearing as required by law, denied Conditional Use Permit Case No. 21-006, and adopted Resolution No. 4024; and

WHEREAS, an appeal was filed by the applicant on September 22, 2021; and

WHEREAS, the City Council, after due notice, held and concluded a public hearing for said appeal on November 9, 2021; and

WHEREAS, the City Council has reviewed oral and documentary evidence, is fully advised of the matter at hand and has been submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE:

Section 1. The automatic express drive-thru carwash proposed at 1330 S. Long Beach Blvd., Compton, complies with all Zoning development standards with the incorporation of the conditions of approval.

Section 2. The automatic express drive-thru carwash proposed at 1330 S. Long Beach Blvd., Compton would serve the community as a public convenience.

Section 3. That the City Council overturns the decision of the Planning Commission and approves Conditional Use Permit Case No. 21-006, request to construct and operate an automatic express drive-thru carwash proposed at 1330 S. Long Beach Blvd., Compton, subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

1. That approval of Conditional Use Permit No. 21-006 is to develop and operate an automated, express car wash facility comprised of a 2,008 square-foot automated car wash tunnel, with 13 parking spaces and queuing lanes for a minimum of 12 vehicles.
2. That approval of Conditional Use Permit Case No. 21-006 shall be contingent on the approval of a general plan amendment to change the underlying land use designation from a medium density residential (MDR) to a compatible land use designation of a General Commercial (GC).
3. The automated, express car wash hours of operation shall be limited to 9 a.m. to 8 p.m., Monday through Sunday.
4. That on-site detailing services shall be prohibited.
5. That the automated car wash business owner/operator shall be responsible for preventing customer vehicles from queuing onto to the adjacent sidewalk or street.
6. That a new, 7-foot high block wall shall be installed along the southern property line subject to Architectural Review Board (ARB) review and approval and prior to the issuance of a certificate of occupancy and commencement of car wash operations.
7. That prior to issuance of certificate of occupancy and commencement of car wash operations, the applicant/developer shall install all noise attenuating measures recommended in the revised noise study dated August 19, 2021.
8. That the car wash shall comply with the City's Noise Ordinance at all times.
9. That the car wash owner/operator shall be responsible implementing additional noise attenuating measures, as deemed necessary by the City, should noise from the automated express car wash become a nuisance to residential properties located across the alley and/or the apartment building located along the southern property line, by exceeding the noise levels specified in the Noise Ordinance and the Noise Element.
10. Prior to submitting for Building & Safety plan-check, the applicant is to submit project plans to the Architectural Review Board (ARB) to finalized project plans details to include but not limited to the following:
    - Building elevations;
    - Pay Kiosks;
    - Exterior lighting/photometric plan;
    - Fencing/gates;
    - Trash enclosure;
    - Precise landscaping and irrigation plans; and
    - Signage;
11. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan-check, as a detail sheet.
12. That on-site lighting shall be provided to all parking and pedestrian areas at a 1-foot candle minimum subject to Community Development Department review and approval.
13. That security lighting, parking area lighting and signage shall be properly shielded to prevent spill over light and glare on adjacent properties.
14. That the applicant shall install and maintain in good working order a 24-hour surveillance camera system which records activity on the premises.
15. That all security alarms must employ "silent" alarm devices.

16. That no external loudspeaker or sound equipment shall be used which can be heard from the exterior of the building.
17. Prior to the issuance of certificate of occupancy and commencement of any car wash operations, all on and off-site improvements must be completed.
18. Property owner(s) and tenant(s) shall obtain a certificate of occupancy and business license prior to commencing any type of car wash operations.
19. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
20. That demolition and/or construction activities (not confined within a building) shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays through Saturdays, in accordance with the City's Noise Ordinance.
21. The project will be required to comply with the latest/current government Codes such as the California Building Code (CBC), California Green Code (CALGreen), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), Title-24, ADA, etc.
22. That construction, property development and use of the property shall comply with all applicable Federal, State, County, Local agencies, including but not limited to requirements of the Compton Municipal Code, Public Works & Municipal Utilities, Fire, and Building & Safety and Planning Departments.
23. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
24. That the property owner/tenants shall be responsible for maintenance of the property in accordance with all applicable local ordinances, including graffiti removal.
25. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal, within 24 hours of occurrence or City notification.
26. That the interior and exterior of the property shall be maintain free of trash and debris
27. The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
28. The proposed project driveways must be constructed in conformance with City of Compton standards, including provisions for sight distance requirements and turning radii, or as otherwise approved by the City of Compton Public Works Department.
29. All on-site and site-adjacent improvements, including traffic signing/striping and the project driveways, shall be constructed as approved by the City of Compton Public Works Department.
30. The proposed development shall comply with all applicable county, state, federal laws and regulations and City Ordinances, including but not limited to National Pollutant Discharge Elimination System NPDES requirements (LID, SUSMP, etc.).
31. The property owner shall be responsible for repairing all deteriorated, site adjacent public right-of-way (including existing deteriorated concrete sidewalk, curb/gutter, tree wells, street lights, closing of unused driveways, etc.) on S. Long Beach Blvd. or the adjacent alley, prior to issuance of a certificate of occupancy.
32. That the property shall be developed substantially in accordance with the site plan on file for Conditional Use Permit Case No. 21-006, unless specified otherwise in the conditions of approval. Minor planning related changes and/or modifications to the project plans may be administratively reviewed by the Community Development Department Director. However, substantial changes/modifications shall be referred back to Planning Commission for review and determination.
33. That site improvements and/or operations, subject to obtaining all required approvals and permits, must be initiated within 180 days in accordance with Section 30-26.4 of the Compton Municipal Code.
34. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.
35. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such facilities are being violated.
36. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property by this CUP approval.

Section 4. That a copy of this Resolution shall be mailed to the applicant/appellant, and provided to Planning and the Building & Safety Divisions.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

The Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

NOVEMBER 9, 2021

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATED EXPRESS CARWASH PROPOSED AT 1330 SOUTH LONG BEACH BOULEVARD, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE**

SUMMARY

Council will consider an appeal of a Planning Commission decision denying Conditional Use Permit Case No. 21-006, a request to construct and operate an automatic express drive-thru, carwash proposed at 1330 S. Long Beach Blvd., Compton, in the Limited Commercial (C-L) zone. Carwashes require a conditional use permit (CUP) pursuant to section 30-12 and 30-26 of the Compton Municipal Code (CMC).

BACKGROUND

On September 8, 2021, the Planning Commission held a public hearing on a request to construct and operate a 2,008 square-foot automatic express drive-thru carwash with a self-vacuuming area with 13 parking spaces and a queuing lane that accommodates approximately 12 vehicles proposed at 1330 S. Long Beach Blvd., Compton, in the Limited Commercial (C-L) zone. After due consideration, Conditional Use Permit Case No. 21-006 was denied by the Planning Commission because they determine the area is already has sufficient car washes and the site would be better suited for other uses that the City currently lacks and/or needs. The applicant has appealed that decision to City Council. Planning Commission appeals must be considered at a public hearing in accordance with Section 30-26 of the Compton Municipal Code.

PROJECT DESCRIPTION

The subject site is a 20,823 square-foot (.47 acre), rectangular-shaped parcel of land located on the east side of S. Long Beach Blvd., between E. Pauline St. and E. Bennett St. in Council District No. 4. The lot is approximately 160-feet wide and 134-feet deep. The subject site is vacant. The area surrounding the subject site is a mix of older commercial and residential land uses.

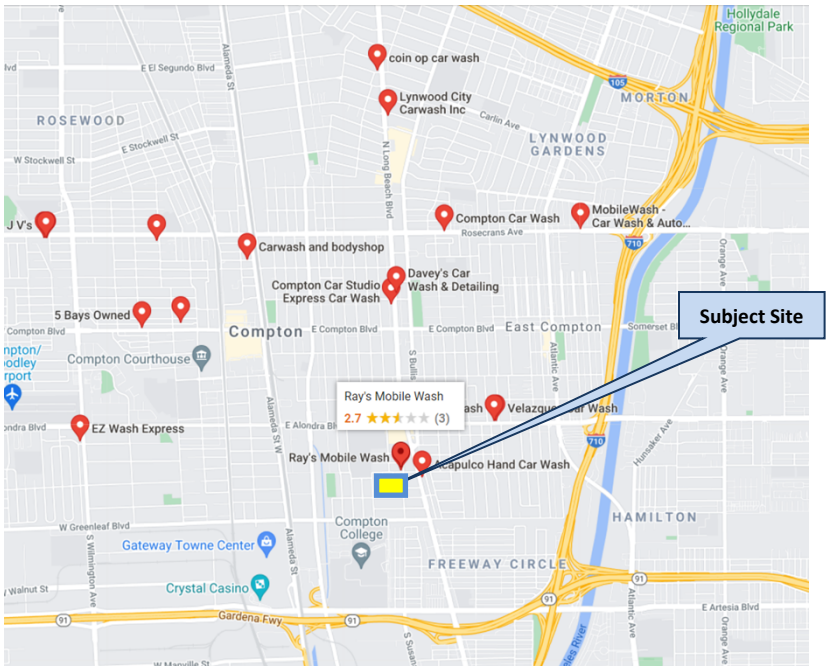
The automated express car wash site is primarily comprised of a 2,008 square-foot car wash building and the self-vacuuming area with 13 parking spaces and a queuing lane that accommodates approximately 12 vehicles. The car wash building will be will comprised of the conveyor car wash tunnel, electrical room, car wash equipment room, vacuum room, restroom, office area, and a covered outdoor area for vending machines. The site's primary access point is one (1) 24'-8" driveway approach located along S. Long Beach Blvd.; there are two additional driveways off the alley. A 12'-6" wide driveway located by the queuing lane, will

serve as an emergency exit; the second driveway off the alley is 20'-7" wide and will serve as a secondary exit for the site. Vehicles will enter the site from S. Long Beach Blvd. and immediately enter the car wash tunnel entrance queuing lane that parallels around the entire front portion of the property along the south side of the car wash facility, enter the car wash tunnel on the south and exit on the north side. The automated car wash tunnel has a basic wash cycle time of three (3) minutes per vehicle and is accessible via two (2) pay station kiosks with 12 queuing spaces distributed within two queuing lanes. Vehicles will run through the automated car wash, exit the tunnel and can either continued to the self-vacuuming area in the parking lot or exit the site via driveway on Long Beach Blvd. or the alley. The self-vacuuming area will be located along the center of the site. The automated car wash would operate from 9am to 8pm, Monday through Sunday and employ eight (8) employees, two (2) per shift. The proposed automated express car wash facility has a modern design aesthetic. The automated express car wash facility as proposed, fully complies with all zoning development standards with the incorporation of the conditions of approval.

STATEMENT OF THE ISSUE

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

In recent years, the City has seen an increase in requests to develop carwashes and certain areas of the City have become saturated with carwashes. There are at least six (6) existing carwashes (automated, hand carwash, coin-operated, detailing, etc.) located within 2.0 miles of the subject site, see the map below.



The City discouraged the applicant from proposing a carwash. However, the applicant has stated that they wish to continue with the project even with a staff recommendation for denial.

As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and long term evaluation of the impacts the loss of prime commercial sites. The .47 acre commercial site located along a S. Long Beach Blvd. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, entertainment/recreational use, high-density residential or mixed use projects.

Planning Commission Decision

The Planning Commission conducted its public hearing and received testimony from the applicant, applicant's representative, and persons speaking either for or against the project. Upon conclusion of the public hearing, the Planning Commission voted to deny Conditional Use Permit Case No. 21-006 based on the following finding:

1. The proposed automated express carwash is located in an area that is saturated with existing carwashes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff makes no recommendation regarding this appeal. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

ROBERT DELGADILLO, SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FOWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE DECISION BY THE PLANNING COMMISSION DENYING CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATIC EXPRESS DRIVE-THRU CARWASH PROPOSED AT 1330 SOUTH LONG BEACH BOULEVARD, COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

WHEREAS, Joseph Kohan filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

That portion of Lot 7, in Range 5, of Temple and Gibson Tract, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 2, Pages 540 and 541 of Miscellaneous Records, in the Office of the County Recorder of said County; described as follows:

Beginning at the intersection of the Easterly line of Long Beach Boulevard 90.00 feet wide, as shown on the Map of Tract No. 12050, recorded in Book 223, Pages 27 and 28 of Maps, in the Office of the County Recorder with a line that is parallel with and distant Southerly at right angles 40.00 feet from the Westerly prolongation of the South line of said Tract No. 12050; thence along said parallel line South 89° 50' 38" East 154.33 feet to the Westerly line of Tract No. 11090, as per Map recorded in Book 225, Pages 5 and 6 of Maps, in the Office of said County Recorder; thence along said Westerly line South 13° 26' 29" East 160.00 feet; thence parallel with the Westerly prolongation of said Southerly line of Tract No. 12050 North 89° 50' 38" West 154.33 feet to the Easterly line of said Long Beach Boulevard; thence along said Easterly line North 13° 26' 29" West 160.00 feet to the point of beginning. APN: 7302-017-022

proposed at 1330 S. Long Beach Blvd., Compton, California; and

WHEREAS, carwashes require a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the proposed automated carwash is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, a public hearing upon said conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, the Planning Commission, after due notice and public hearing as required by law, denied Conditional Use Permit Case No. 21-006, and adopted Resolution No. 4024; and

WHEREAS, an appeal was filed by the applicant on September 22, 2021; and

WHEREAS, the City Council, after due notice, held and concluded a public hearing for said appeal on November 9, 2021; and

WHEREAS, the City Council has reviewed oral and documentary evidence, is fully advised of the matter at hand and has been submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVES:

Section 1. That the finding of the Planning Commission in its Resolution No. 4024 and the action of the Planning Commission in said Resolution No. 4024 is hereby affirmed, and that the appeal relative to the application, a request to construct and operate an automatic express drive-thru carwash proposed at 1330 S. Long Beach Blvd., Compton, is denied, subject to finding found in Planning Commission Resolution No. 4024.

Section 2. That a copy of this Resolution shall be mailed to the applicant/appellant, and provided to Planning and the Building & Safety Divisions.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2021.

The Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

CITY COUNCIL PLANNING APPEALS

REQUEST FORM

NAME Atabak Youssefzadeh

ADDRESS 1401 Westwood Blvd #320

CITY Los Angeles, CA CELL PH 310-503-7123 BUS PH 310-503-7123

SUBJECT OF REQUEST (MUST INCLUDE CASE NUMBER)

Case Number- CUP No: 21.006

Please see attached letter of Appeal.

___ 1. Failure of City to properly advertise public hearing.

___ 2. Failure of City to meet required deadlines as to legal notice (10 days), scheduling of hearing (45 days) or decision (35 days)

___ 3. Approval of use not in compliance with Zoning Ordinance.

___ 4. Approval of use not in conformance with General Plan and/or existing patterns of land use and development.

___ 5. Decision based on erroneous, false or fraudulent information.

___ 6. Decision in violations of State or Federal law.

■ 7. Other (state)

A. [signature] 9/21/2021

SIGNATURE DATE

FOR OFFICE USE ONLY

SCHEDULED COUNCIL AGENDA

Atabak Youssefzadeh- Architect

City council Appeal Letter **09/21/2021**

Case Number: Conditional use permit No: 21.005
Location: 1330 S. Long Beach Blvd.
Compton, CA 90221
APN: 7302-017-022
Hearing Date: September 8, 2021
Representative: Atabak Youssefzadeh- Architect
1401 Westwood Blvd. #320
Los Angeles, CA 90024
Applicant: Joseph Kohan
9821 Vicar St.
Los Angeles, CA 90034

Honorable City Council,

My name is Atabak Youssefzadeh, I am the Project Architect. On September 8th, 2021 City of Compton Community Development Department held a meeting for a Conditional Use Permit for the above-mentioned project.
The owner, Mr. Joseph kohan is appealing the decision denying the Conditional Use Permit.
We are appealing the decision to City Council for the following reasons:

1. The automated car wash that was proposed on 1330 S. Long Beach Blvd. CUP- 21-006 is a permitted use on the property and is compliant with zoning ordinance, City of Compton.
2. Project is consistent and conforms with the general plan, City of Compton.
3. Current zoning is limited commercial (C-L) which allows car washes.
4. Project complies with the noise ordinances (a noise study was conducted and concluded that the use does not violate the noise ordinance in the City of Compton.)
5. Project meets all the parking requirements and aesthetic criteria for the City of Compton.

In conclusion we are respectfully requesting City Council to approve the CUP- 21-006.
I am available to answer City questions that the city has in regards to all aspects of this automated Express car wash.

Regards,
Atabak Youssefzadeh- Architect

CC. Joseph Kohan- Owner
Joseph Nourmand- Esq.

1401 Westwood Blvd, Suite 320, Los Angeles, CA 90024 Tel:(310)503-7123 atabak80@gmail.com

RESOLUTION NO. 4024
CONDITIONAL USE PERMIT CASE NO. 21-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COMPTON, DENYING CONDITIONAL USE PERMIT CASE NO. 21-006, A REQUEST TO CONSTRUCT AND OPERATE AN AUTOMATED EXPRESS CARWASH PROPOSED AT 1330 S. LONG BEACH BLVD., COMPTON, IN THE LIMITED COMMERCIAL (C-L) ZONE

WHEREAS, Joseph Kohan filed a conditional use permit application in accordance with the Section 30-26 of the Compton Municipal Code for the use of certain real property situated in the City of Compton, in the County of Los Angeles, State of California, and legally described as follows:

That portion of Lot 7, in Range 5, of Temple and Gibson Tract, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 2, Pages 540 and 541 of Miscellaneous Records, in the Office of the County Recorder of said County; described as follows:

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proposed at 1330 S. Long Beach Blvd., Compton, California; and

WHEREAS, carwashes requires approval of a conditional use permit in accordance with Sections 30-12 and 30-26 of the Compton Municipal Code (C.M.C); and

WHEREAS, the above described scope of work is Categorically Exempt in accordance with Section 15303 of the State of California Environmental Quality Act (CEQA) Guidelines (Class 3 – New Construction or Conversion of Small Structures) and therefore exempt from further environmental review; and

WHEREAS, public hearing notices were sent to both owners and occupants located within 500-feet of the subject property; and

WHEREAS, a public hearing upon said request for conditional use permit was held before the Planning Commission on September 8, 2021; and

WHEREAS, evidence was heard from all persons interested in the conditional use permit and all persons protesting same, and the Planning Commission being fully informed,

F I N D S

1. The proposed automated express car wash is located in an area that is saturated with existing car washes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COMPTON RESOLVES:

Section 1. That Conditional Use Permit Case No. 21-006, a request to construct and operate an automated express carwash proposed at 1330 S. Long Beach Blvd., Compton, in the Limited Commercial (C-L) zone, **is denied**.

Section 2. That a copy of this Resolution shall be mailed to the applicant and shall be filed with the City Clerk and Planning Departments.

ADOPTED this 8th day of September, 2021.

JUANITA GREEN-WRIGHT, CHAIRPERSON
PLANNING COMMISSION

MICHAEL ANTWINE, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT



CITY OF COMPTON

AERIAL MAP

Conditional Use Permit (CUP) Case No. 21-006
1330 S. Long Beach Blvd.
7302-017-022

Legend

City Limits

parcels

N

THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF COMPTON MAKES NO WARRANTY, REPRESENTATION OR GUARANTY AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA/GIS INFORMATION PROVIDED HEREIN. THE READER SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF COMPTON EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF COMPTON SHALL ASSUME NO LIABILITY FOR:

1. ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR
2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.

Atabak Youssefzadeh- Architect

City of Compton

Dear Jessica Larkin,

Honorable City Commissioner:

My name is Atabak Youssefzadeh, Architect for Express car wash at 1330 Long Beach Blvd. Compton, California.

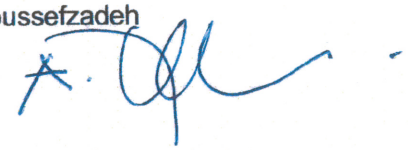
I am writing this letter in support of and in response to the requested correction list. In my opinion the reason the City should consider approval of this express car wash would be:

1. Water Conservation, this particular car wash has been designed to recycle 85% of water through reverse osmosis method to reduce water consumption.
2. Environmentally sensitive chemicals. All the chemicals and soaps for the car wash would be water base with no harsh chemicals.
3. The car wash building would be an award-winning building in the City of Compton and an asset for the neighborhood.

We sincerely hope and will work hard to satisfy all City requirements to make this a reality as well as, functioning car wash for the immediate neighbors.

Regards,

Atabak Youssefzadeh



1401 Westwood Blvd, Suite 320, Los Angeles, CA 90024 Tel:(310)503-7123 atabak80@gmail.com

LONG BEACH EXPRESS WASH
1330 S Long Beach Blvd Compton, CA 90221

CONSULTANT

1. ARCHITECT
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD.SUITE320
LOS ANGELES, CA 90024
EMAIL:atabak80@gmail.com
TEL: (310)-503-7123

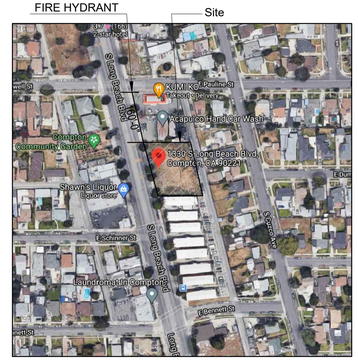
2. CIVIL ENGINEER
Shahriar Yadegari, P.E.
(310)-430-6033
321 S. San vicente # 601
LA CA 90045

3. MECHANICAL, PLUMBING, ELECTRICAL ENGINEER
PERFECT DESIGN AND ENGINEERING
2416 WEST VALLEY BLVD. ALHAMBRA CA 91803
TELL: (626)-289-8808
FAX: (626)-289-9234

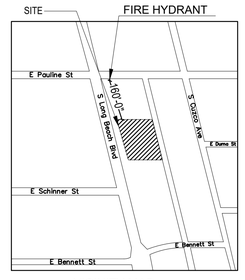
4. TITLE 24 CONSULTANT
PERFECT DESIGN AND ENGINEERING
2416 WEST VALLEY BLVD. ALHAMRAH CA 91803
TELL: (626)-289-8808

5. LANDSCAPE
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD.SUITE320
LOS ANGELES, CA 90024
EMAIL:atabak80@gmail.com
TEL: (310)-503-7123





Distance to Fire Hydrant 160'-0"



VICINITY MAP

N

OCCUPANCY (B):

1. OFFICE 60 S.F./200=0.3
2. RESTROOM 66 S.F./200=0.3
3. CARWASH TUNNEL(SERVICE) 1.295 S.F./200=6

SCOPE OF WORK:

Proposed project consist of designing a modern express car wash on an undeveloped passel of land. The car wash is modern state of art that washes cars with no labor interaction. The car wash includes 1,300 s,f of wash tunnel
and 266 s,f of Mechanical room, one Rest room, one office and one vending machine area.
Construction of the car wash is a wood frame with stucco and decorative metal facade.

LEGAL DESCRIPTION:

That portion of Lot 7, in Range 5, of Temple and Gibson Tract, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 2, Pages 540 and 541 of Miscellaneous Records, in the Office of the County Recorder of said County; described as follows: Beginning at the intersection of the Easterly line of Long Beach Boulevard 90.00 feet wide, as shown on the Map of Tract No. 12050, recorded in Book 223, Pages 27 and 28 of Maps, in the Office of the County Recorder with a line that is parallel with and distant Southerly at right angles 40.00 feet from the Westerly prolongation of the South line of said Tract No. 12050; thence along said parallel line South 89° 50' 38" East 154.33 feet to the Westerly line of Tract No. 11090, as per Map recorded in Book 225, Pages 5 and 6 of Maps, in the Office of said County Recorder; thence along said Westerly line South 13° 26' 29" East 160.00 feet; thence parallel with the Westerly prolongation of said Southerly line of Tract No. 12050 North 89° 50' 38" West 154.33 feet to the Easterly line of said Long Beach Boulevard; thence along said Easterly line North 13° 26' 29" West 160.00 feet to the point of beginning.

PROJECT MATRIX / PROJECT DESIGNATION

	REQUIRED	PROVIDED
TOTAL LAND AREA		20,823 S.F
NEW EXPRESS CARWASH		2,008 S.F
FLOOR AREA RATIO (FAR) 2,008 / 20,823 = 0.09		0.09
SITE WIDTH		133' - 9"
SITE LENGHT		160' - 0"
BUILDING SET BACK FRONT - STREET	10' - 0"	95' - 8"
BUILDING SET BACK - ALLEY	10' - 0"	10' - 0"
BUILDING SET BACK - SIDE (SOUTH)	10' - 0"	36' - 2"
BUILDING SET BACK - SIDE (NORTH)	10' - 0"	34' - 1"
BULDING HEIGHT		30'-0"
NUMBER OF STORIES		1
LANDSCAPE CALCULATION 4,814 / 20,823=23% (REQUIRED) 15%	15%	4,814 S.F 23%
HARDSCAPE		14,001 S.F
TYPE OF CONSTRUCTION -		VB
APN.		7302-017-022
PARKING CALCULATION (6 PER TUNNEL + 5 QUEUING=11) 1	11	13
BICYCLE PARKING	6	6

BICYCLE PARKING REQUIREMENTS - TABLE 12.21.A16 (a) (2) - SECTION 12.03

1-DESIGNATE EMPLOYER PARKING = ONE
2-RETAIL SERVICE PROVIDED WITH TWO VENDING MACHINE
3-CARWASH TUNNEL CAN ACCOMMODATE 4 CARS
4-EMPLOYEE ON SITE WILL RESOLVE PATRONS PROBLEM.
5-VEHICLE HEIGHT RESTRICTION IS : 7'-0"
6- PATRON CAN EXIT FROM QUEUING FROM THE BACK GATE.
7- VACUUMS ARE FOR CUSTOMERS ONLY
8- CARWASH IS NOT MODULAR AND IT IS A GROUND UP CONSTRUCTION .

WATER DEPARTMENT NOTE:
THERE SHALL BE A SEPARATE INDIVIDUAL SERVICES AND METERS FOR THE CAR WASH AND IRRIGATION
WATER SERVICE SHALL BE, INSTALLED BY THE CITY OF CAMPTON WATER DEPARTMENT AFTER APPROPRIATE FEES HAVE BEEN PAID.
EACH OF THESE WATER SERVICE SHALL HAVE REDUCED PRINCIPLE BACKFLOW DEVICES INSTALLED DOWNSTREAM OF THE WATER METER.
ALL BACKFLOW PROTECTION DEVICES SHALL BE INSTALLED PER CITY OF COMPTON WATER UTILITY SPECIFICATIONS. STANDARD NO.606 3/4 THROUGH. 1

SHEET INDEX

A0.....TITLE SHEET
A1 .....PROPOSED SITE PLAN
A2 .....PROPOSED FLOOR PLAN & ROOF PLAN
A3 .....PROPOSED ELEVATIONS
A4 .....SECTION A & DOOR & WINDOW SCHEDULE
A5 .....MATERIAL FINISH DESCRIPTION
A6 .....TRASH ENCLOSURE DETAILS
A7.....DETAILS
A8.....DETAILS
A9.....PHOTOMETRIC PLAN
A10.....DETAIL CANOPY
A11.....DETAIL CANOPY
A12.....DETAIL CANOPY
A13.....DETAIL CANOPY
A14.....FENCE DETAIL
ADA.1 .....ACCESSIBILITY NOTES
ADA.2 .....ACCESSIBILITY DETAILS & NOTES
L1 .....LANDSCAPE PLAN
L2 .....LANDSCAPE DETAIL
WQMP-1.....PRILIMARY WQMP PLAN

OWNER: Joseph Kohan 9821 Vicar StLos Angeles, CA 90034 TELL: 310 270 6084

ARCHITECT:
ATABAK YOUSSEFZADEH
1401 WESTWOOD
BLVD.SUITE320
LOS ANGELES, CA 90024
EMAIL:atabak80@gmail.com
TEL: (310)-503-7123

OWNER:
Joseph Kohan
9821 Vicar StLos Angeles, CA 90034
TELL: 310 270 6084

SEAL:



PROJECT
LONG BEACH EXPRESS WASH
1330 S Long Beach Blvd
Compton, CA 90221
APN. 7302-017-022

NO.	DESCRIPTION	DATE
1	3.30.2021	
2		
3		
4		
5		
3		
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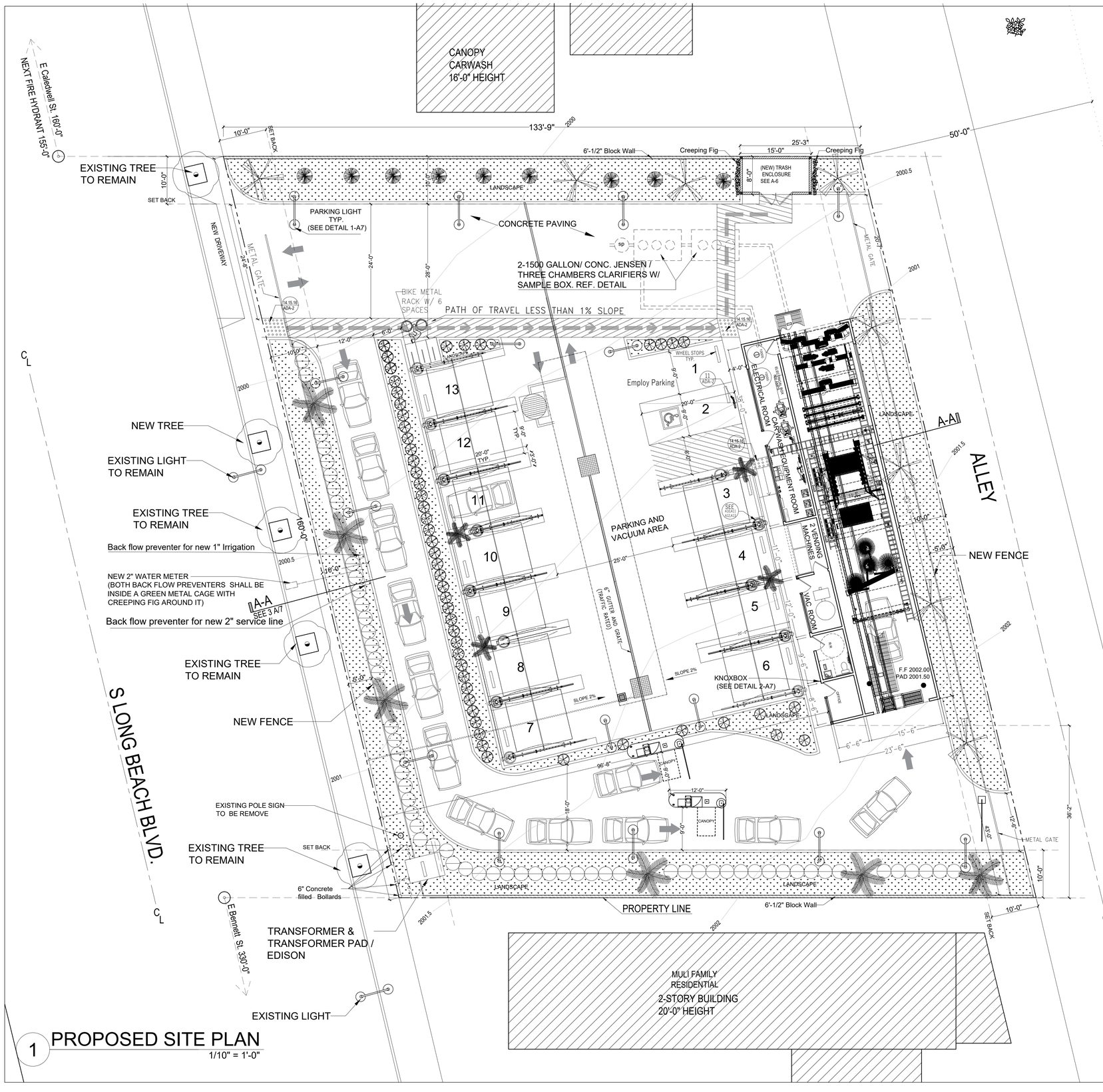
5		
6		

Date 1/21/2021
Scale

TITLE SHEET

A0



1 PROPOSED SITE PLAN
1/10" = 1'-0"

PROJECT MATRIX	REQUIRED	PROVIDED
TOTAL LAND AREA		20,823 S.F
NEW EXPRESS CARWASH		2,008 S.F
FLOOR AREA RATIO (FAR) 2,008 / 20,823 = 0.09		0.09
SITE WIDTH		133' - 9"
SITE LENGHT		160' - 0"
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BUILDING SET BACK - SIDE (NORTH)	10' - 0"	34' - 1"
BULDING HEIGHT		30'-0"
NUMBER OF STORIES		1
LANDSCAPE CALCULATION 4,814 / 20,823=23% (REQUIRED) 15%	15%	4,814 S.F 23%
HARDSCAPE		14,001 S.F
TYPE OF CONSTRUCTION -		VB
APN.		7302-017-022
PARKING CALCULATION (6 PER TUNNEL + 5 QUEUING=11) 1	11	13
BICYCLE PARKING	6	6
BICYCLE PARKING REQUIREMENTS - TABLE 12.21.A16 (a) (2) - SECTION 12.03		

ARCHITECT:
ATABAK YOUSSEFZADEH

1401 WESTWOOD
BLVD.SUITE320
LOS ANGELES, CA 90024
EMAIL:atabak80@gmail.com
TEL: (310)-503-7123

OWNER:
Joseph Kohan
9821 Vicar StLos Angeles, CA 90034
TELL: 310 270 6084

SEAL:

LICENSED ARCHITECT ATABAK YOUSSEFZADEH C-22727 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
LONG BEACH EXPRESS WASH
1330 S Long Beach Blvd
Compton, CA 90221

NO.	DESCRIPTION	DATE
1	3.30.2021	
2		
3		
4		
5		
3		
4		
5		
6		

Date 1/21/2021
Scale 1/10" =1'-0"

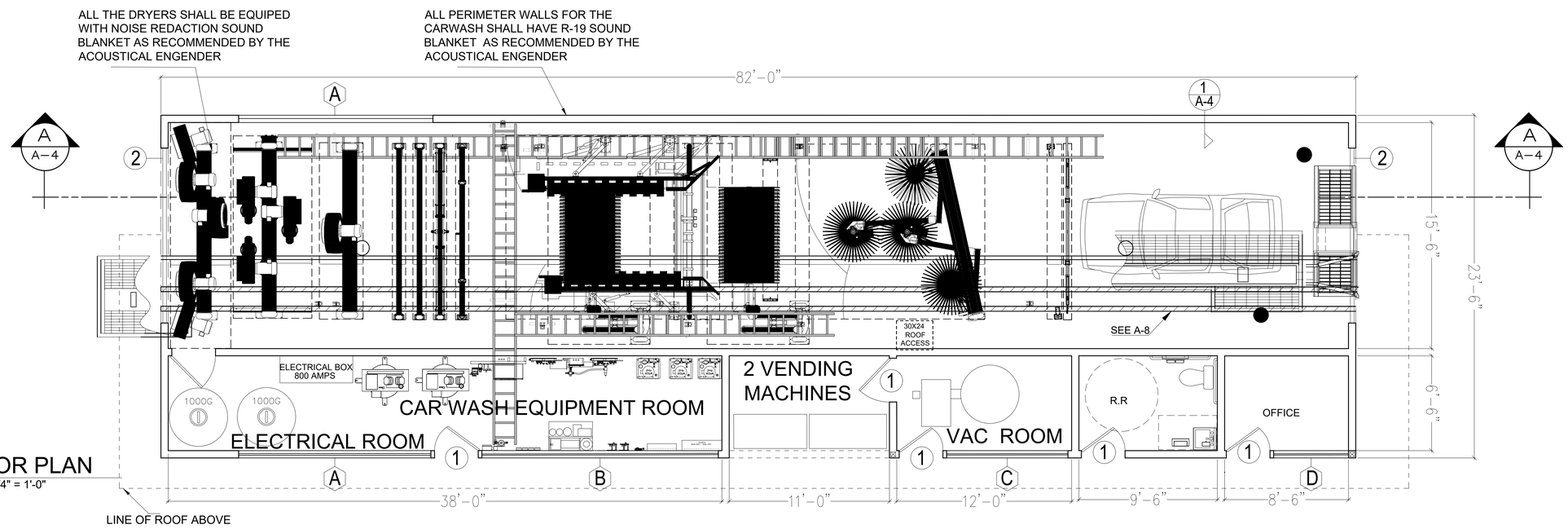
PROPOSED SITE PLAN

A1

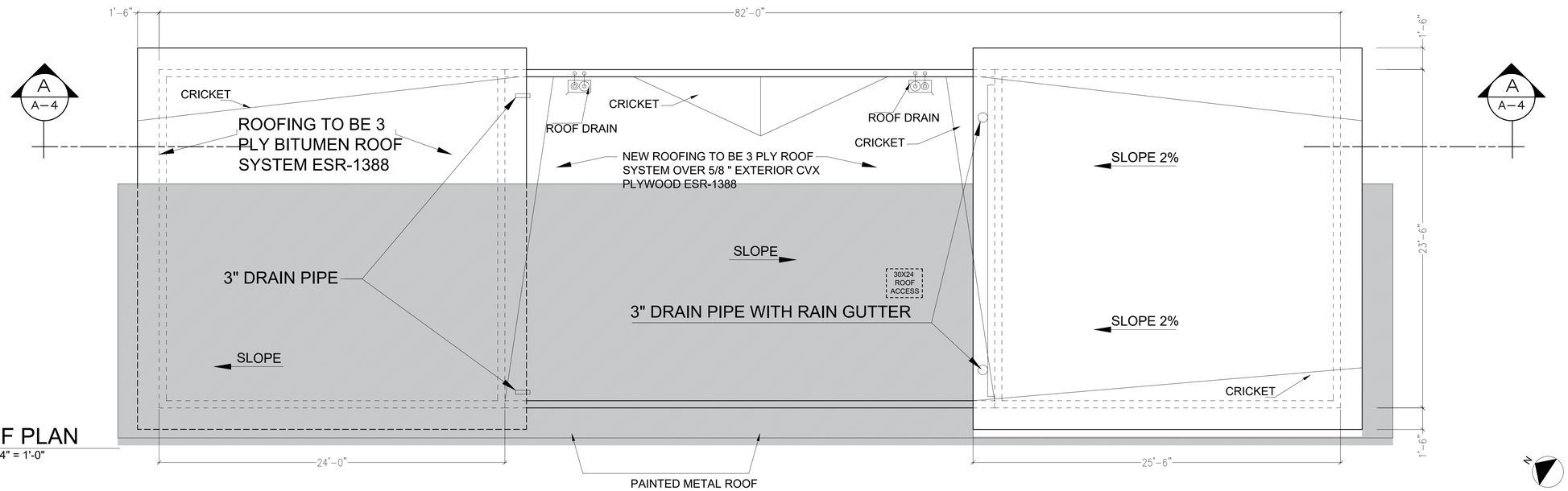
NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER $10.000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE ELEVATION REPORT AND /OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

5. Exit signs shall be internally or externally illuminated
6.Exit signs illuminated by an external source shall have an intensity of not less 5 foot candles (54lux.)
7.Provide anti- graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. LAMC 91.6306



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

ARCHITECT:
ATABAK YOUSSEFZADEH

1401 WESTWOOD BLVD.SUITE320
LOS ANGELES, CA 90024
EMAIL:atabak80@gmail.com
TEL: (310)-503-7123

OWNER:
Joseph Kohan
9821 Vicar StLos Angeles, CA 90034
TELL: 310 270 6084

SEAL:

LICENSED ARCHITECT ATABAK YOUSSEFZADEH C-22727 RENEWAL DATE STATE OF CALIFORNIA

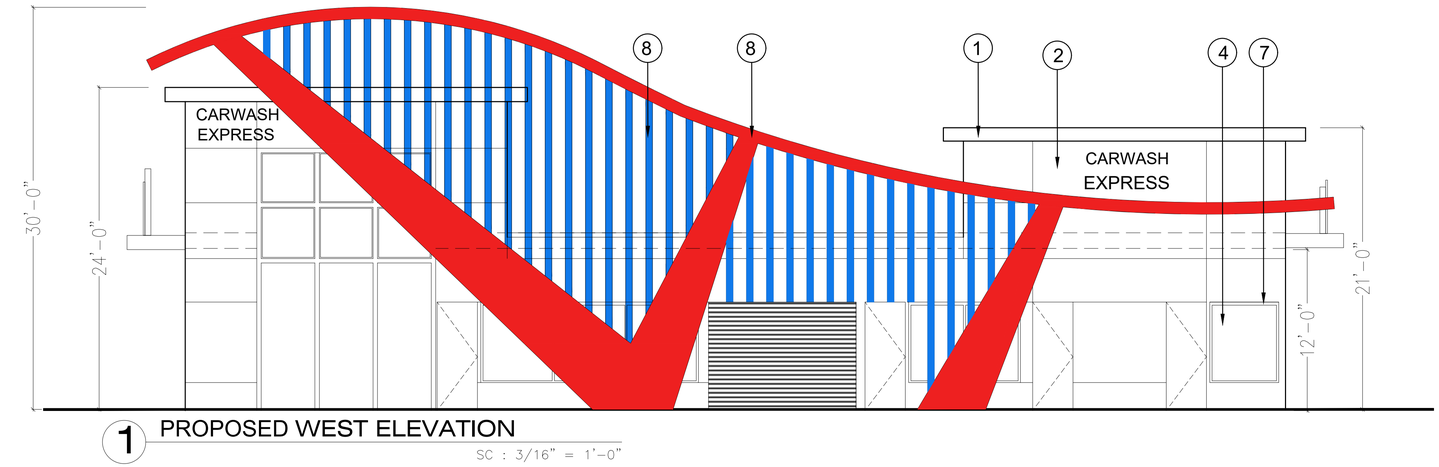
PROJECT
LONG BEACH EXPRESS WASH
1330 S Long Beach Blvd
Compton, CA 90221

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
3		
4		
5		
6		

Date 1/21/2021
Scale 1/4" = 1'-0"

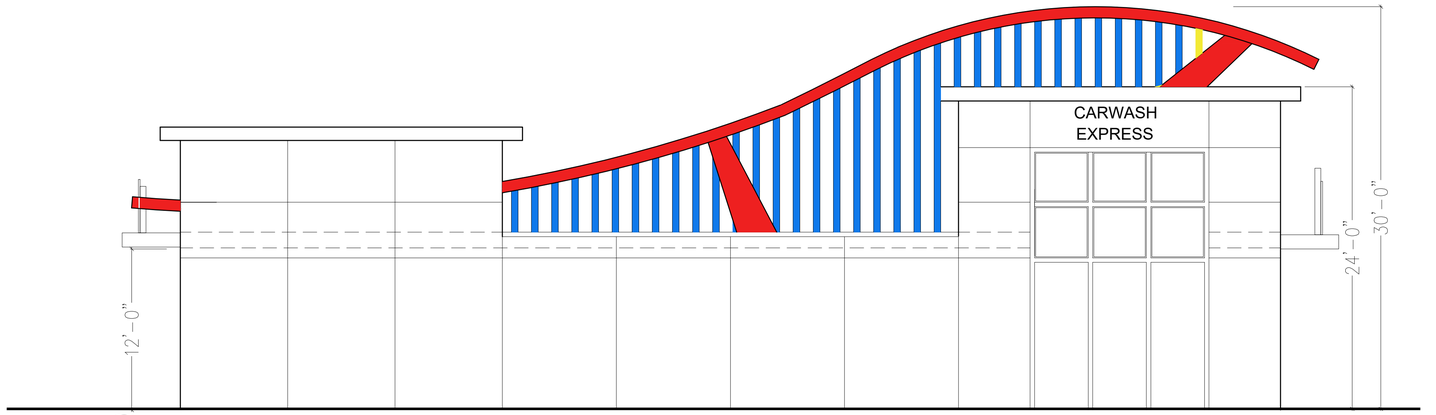
FLOOR PLAN / ELEVATION

A2



1 PROPOSED WEST ELEVATION

SC : 3/16" = 1'-0"



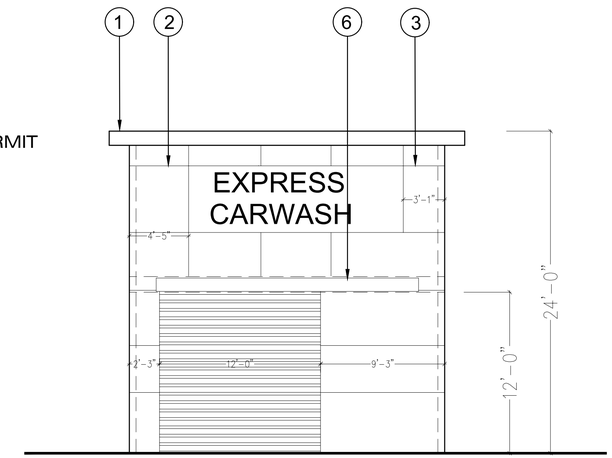
2 PROPOSED EAST ELEVATION

SC : 3/16" = 1'-0"

NOTE:
ALL THE SIGNS SHALL BE UNDER SEPARATE REVIEW AND PERMIT

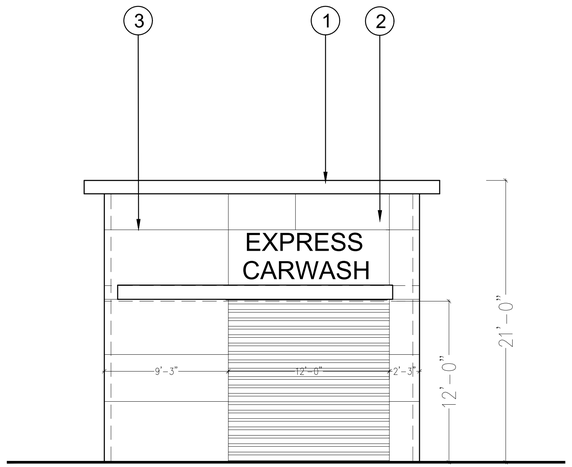
MATERIAL & FINISH DESCRIPTION

1 CORNICE - STUCCO	5 ANODIZED ALUMINUM FAME
2 SMOOTH STUCCO	6 STEEL SIGN
3 ARCHITECTURAL TREATMENT REVEAL	7 1/2" ARCHITECTURAL TREATMENT REVEAL
4 1/4" TEMPERED GLASS	8 POWDERED COATED METAL



3 PROPOSED NORTH ELEVATION

SC : 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION

SC :3/16" = 1'-0"

ARCHITECT:
ATABAK YOUSSEFZADEH

1401 WESTWOOD
BLVD.SUITE320
LOS ANGELES, CA 90024
EMAIL:atabak80@gmail.com
TEL: (310)-503-7123

OWNER:
Joseph Kohan
9821 Vicar StLos Angeles, CA
90034
TELL: 310 270 6084

SEAL:

LICENSED ARCHITECT
ATABAK YOUSSEFZADEH
C-22727
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT
LONG BEACH EXPRESS WASH
1330 S Long Beach Blvd
Compton, CA 90221

NO.	DESCRIPTION	DATE
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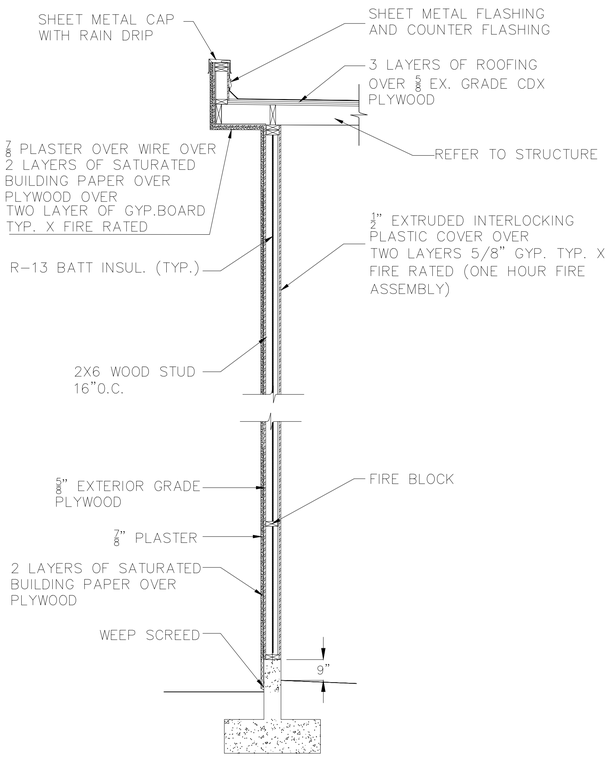
Date 1/21/2021

Scale 3/16" = 1'-0"

PROPOSED
ELEVATIONS

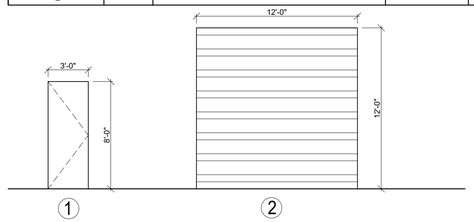
A3



1 ONE HOUR FIRE RATED WALL

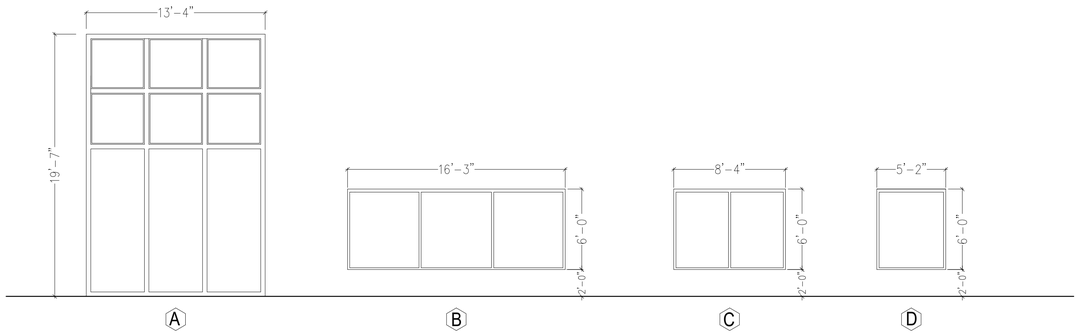
DOOR SCHEDULE

MARK	NO	TYPE	DIMENSION WIDTH	DIMENSION HEIGHT	DIMENSION THICK	MATERIAL DOOR	MATERIAL FRAME	FINISH	REMARK
①	5	SNGL DOOR /INT	3'-0"	8'-0"	1,3/4"	WOOD	WOOD	STAINED	
②	2	ROLL UP METAL DOOR	12'-0"	12'-0"	1/8"	METAL	METAL	PAINT	



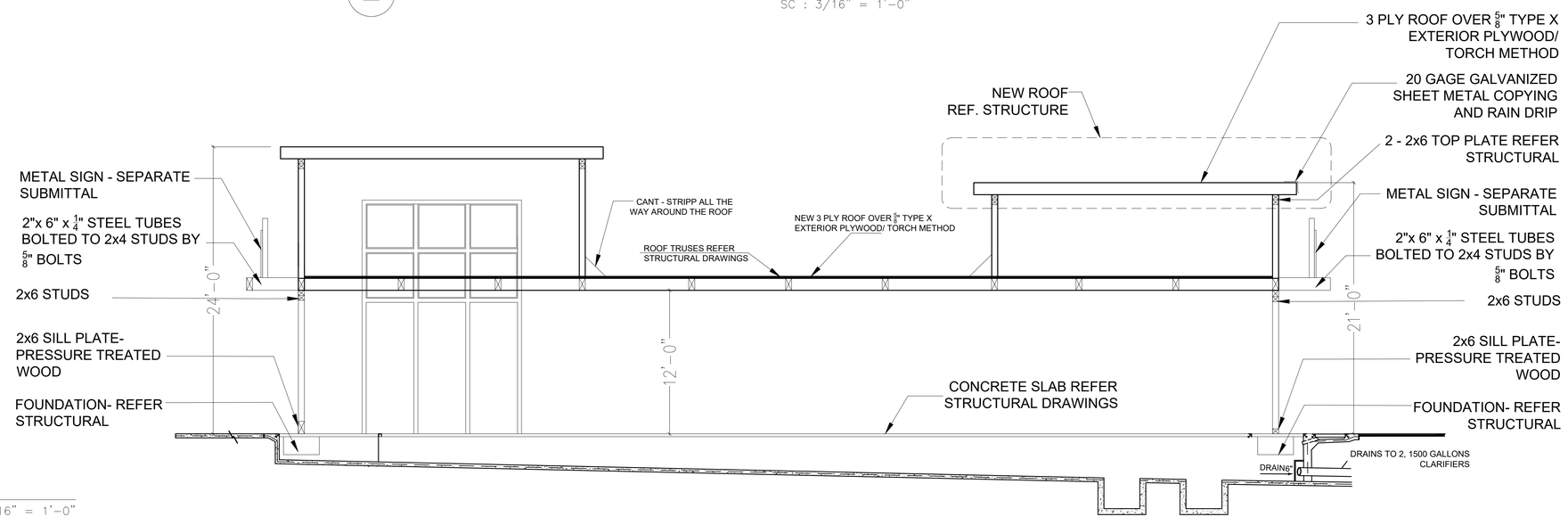
WINDOW SCHEDULE

MARK	NO	TYPE	DIMENSION WIDTH	DIMENSION HEIGHT	DIMENSION THICK	MATERIAL WIND.	MATERIAL FRAME	MATERIAL CORE	GLASS	FINISH	REMARK
Ⓐ	2	FIXED	13'-4"	19'-7"	OLD ENGLISH	GLASS	ALUMIN./VINYL	———	1/4"	TINTED	TEMPERED GLASS
Ⓑ	1	FIXED	16'-3"	6'-0"	OLD ENGLISH	GLASS	ALUMIN./VINYL	———	1/4"	TINTED	TEMPERED GLASS
Ⓒ	1	FIXED	8'-4"	6'-0"	OLD ENGLISH	GLASS	ALUMIN./VINYL	———	1/4"	TINTED	TEMPERED GLASS
Ⓓ	1	FIXED	5'-2"	6'-0"	OLD ENGLISH	GLASS	ALUMIN./VINYL	———	1/4"	TINTED	TEMPERED GLASS



2 DOOR & WINDOW SCHEDULE

SC : 3/16" = 1'-0"



3 SECTION A

SC : 3/16" = 1'-0"

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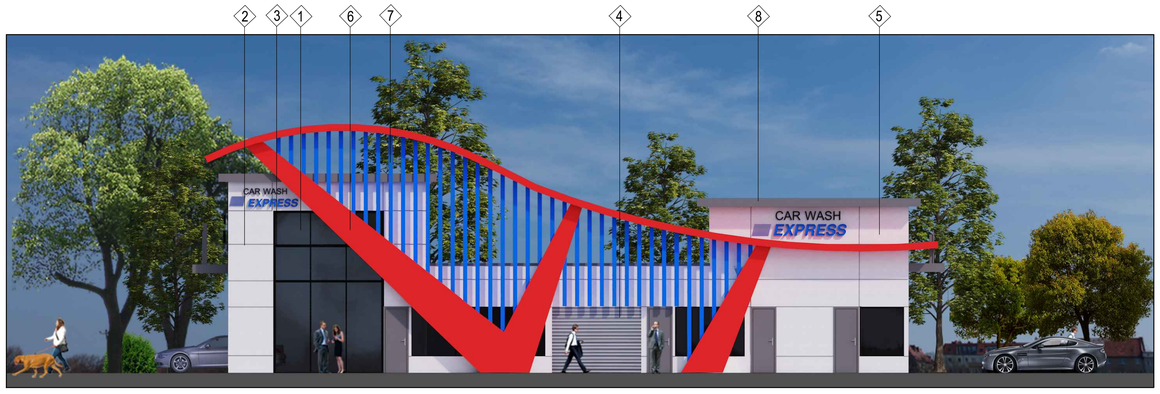
Scale

DOOR & WINDOW SCHEDULE

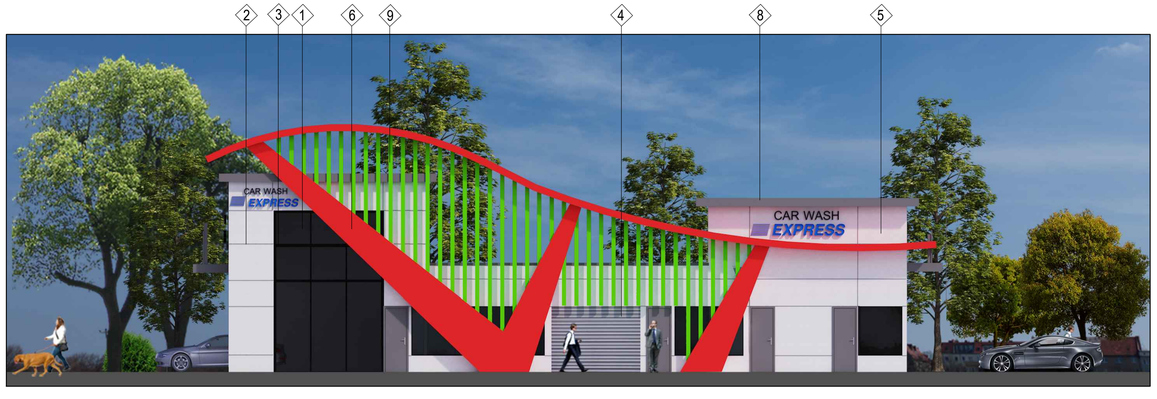
A.4



ALTERNATIVE # ONE



ALTERNATIVE # TWO



ALTERNATIVE # THREE

MATERIAL & FINISH DESCRIPTION

1	1/2 " TEMPERED GLASS	
2	ARCHITECTURAL TREATMENT REVEAL	
3	ALUMINUM 1-1/4"X 2" REVEAL	
4	ROLL UP METAL DOOR SWEATSHIRT PAINT # CL-3183M	
5	SMOOTH STUCCO	
6	POWDERED COATED METAL	
7	POWDERED COATED METAL	
8	SMOOTH STUCCO	
9	POWDERED COATED METAL	
10	POWDERED COATED METAL	

ARCHITECT:
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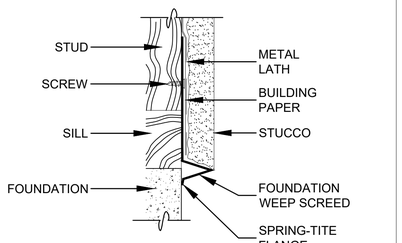
Date 1/21/2021

Scale

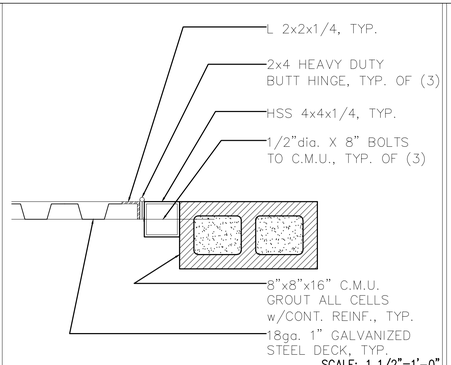
MATERIAL
FINISH
DESCRIPTION

A.5



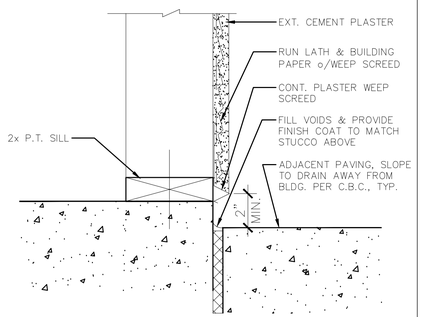
SCALE: 1:2

WEEP SCREED | 5



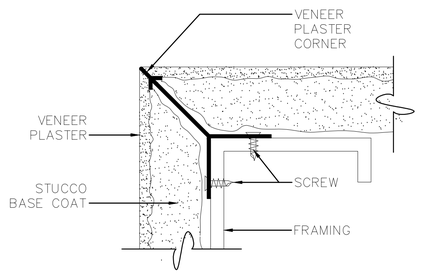
SCALE: 1 1/2"=1'-0"

T.E. DOOR HINGE | 4



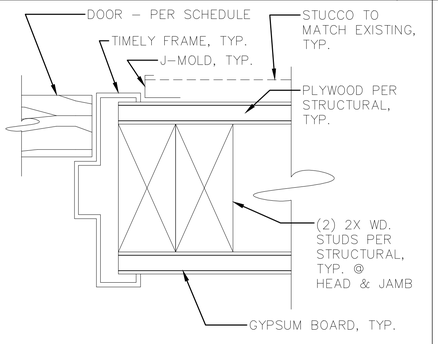
SCALE: 3"=1'-0"

WEEP SCREED @ FIN. SUR. | 7



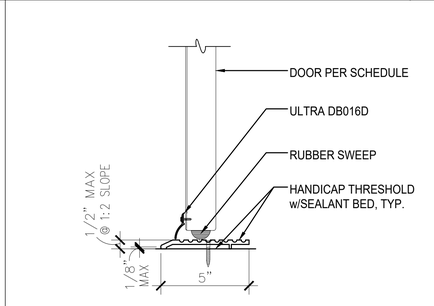
SCALE: 1:1

CORNER MOLDING | 6



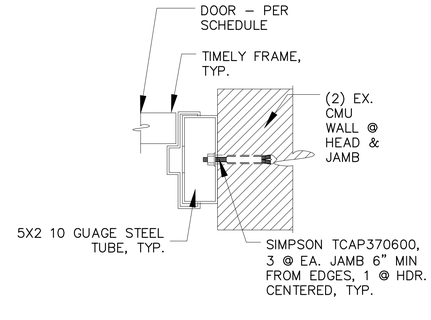
SCALE: 1:2

DOOR HEAD/JAMB | 9



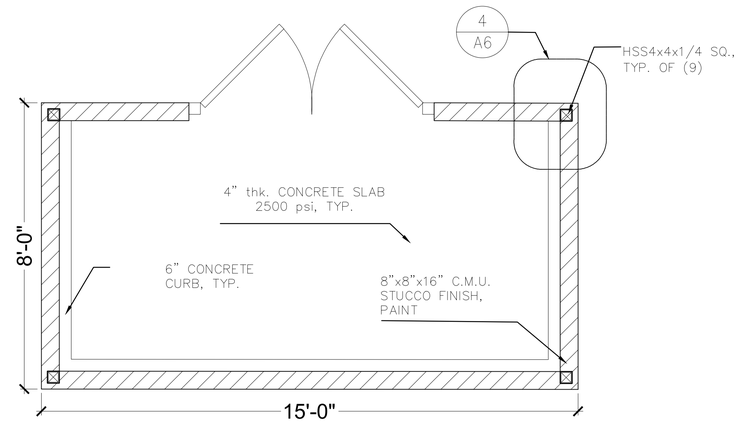
SCALE: 3"=1'-0"

EXTERIOR DOOR DETAIL | 8

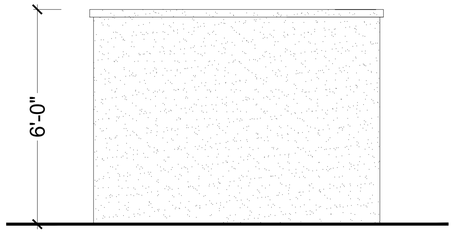


SCALE: 3"=1'-0"

DOOR HD @ CMU WALL | 10

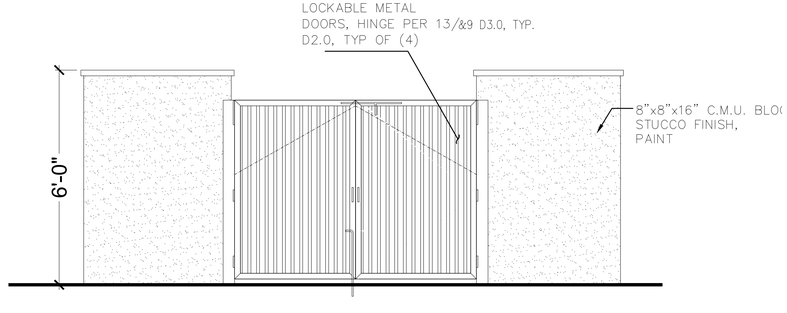


TRASH ENCLOSURE PLAN VIEW SCALE: 1/2"=1'-0" | 1



SIDE ELEVATION – RIGHT (RT. SIDE ELEVATION – w/OUT DOOR)

TRASH ENCLOSURE SIDE ELEVATION SCALE: 3/8"=1'-0" | 2



TRASH ENCLOSURE FRONT ELEVATION SCALE: 3/8"=1'-0" | 3

ARCHITECT:
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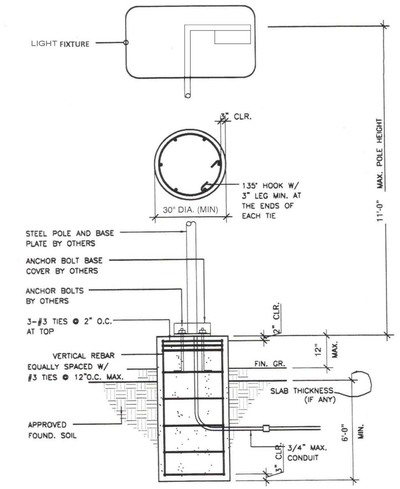
Scale

TRASH ENCLOSURE DETAILS

A.6

DESIGN PARAMETERS

• WIND SPEED	85 MPH (ASD)
• WIND EXPOSURE	C
• SOIL BEARING	1500 PSF
• LAT. ALLOW BEARING	250 PCF
• CONCRETE STRENGTH	f'c = 2500 psi
• REINFORCEMENT	fy = 40 ksi



PK1502
Pole Kit with Two 150 Watt LED Area Lights (15-25 Foot Pole Options)

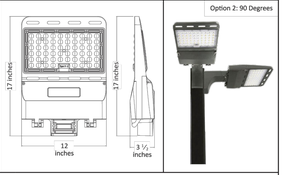
Product Description
- Best-in-class, commercial grade, outdoor rated 150 Watt LED area light
- Die-cast aluminum housing with dark bronze powder coat finish
- Built-in aluminum fins maximize heat dissipation for trouble free operation
- Easily replaces any 400 Watt metal halide or high pressure sodium light
- Designed specifically for outdoor use such as parking lots and street lights
- IP66 rating allows it to endure severe weather conditions for many years

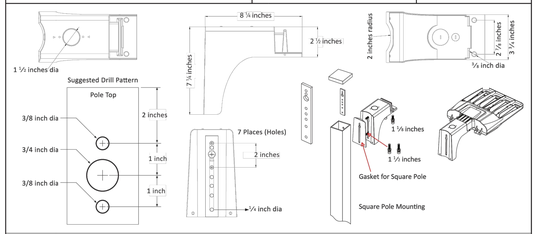
Product Specification
- Total System Power: 300 Watts
- Voltage: 120-277 Volt (345 and 480 Volt options available)
- Delivered Lumens: 40,500
- Lumens/Watt: 135
- HID Equivalent: 400 Watt metal halide or high pressure sodium
- Color Temperature: 5000K, 4000K or 3000K
- CRI: 80
- IP Rating: IP66 wet location
- Material: Die-cast aluminum
- Life Expectancy: 100,000 hours—LM70
- Dimming: Yes
- Fixture Color: Dark bronze, other color options available
- Warranty: 5 year
- Mounting: Includes square mounting bracket
- Power Factor: 0.95
- Frequency: 50/60 hertz
- Operating Temperature: -20° to 130°F
- LED Driver: Sosen
- LED Chips: Lumiled
- Dimensions (LxWxH): 17 x 12 x 3 ½ inches
- Weight: 8.2 lbs.
- EPA: 0.78
- Certification: UL and DLC listed

B.U.G. RATING				
TEMPERATURE	POWER	B	U	G
5000K, 4000K, 3000K	150 Watt	3	2	2









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KNOX
When seconds matter™

KNOXBOX® 3200

The KnoxBox 3200 is the number one high-security key lock box trusted by first responders and property owners. Store up to 10 keys to quickly gain rapid access to commercial properties.



Available in 3 colors: Black, Aluminum, Dark Bronze

WEIGHT:
Surface Mount - 8 lbs
Recessed Mount - 9 lbs

DIMENSIONS:
Surface Mount Body - 4"H x 5"W x 3-7/8"D
Recessed Mount Flange - 7"H x 7"W

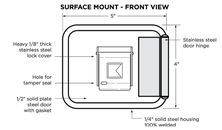
FEATURES
- Stores maximum 10 keys. Access cards and small entry items may also fit in interior compartment but will reduce max key quantity.
- Built Knox-Rugged and secure: UL 1037, UL 1610, UL 1332, UL 437
- Finished with Knox-Coat® to protect four times better than standard powder coat
- Weather-resistant door gasket
- Hinged door

BENEFITS
- Allows rapid property access
- Reduces property damage
- Prevents forced entry into buildings
- Minimizes first responder injury
- Compliant to National Fire Code (NFPA, IFC, IBC)

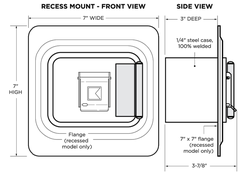
OPTIONS
- Knox Tamper Alert connects to building's alarm system for extra security
- Mount types: Recessed and Surface
- 3 color options: Black, Aluminum, Dark Bronze

ACCESSORIES
- Multi-Purpose Switch for use on electrical doors, gates and other electrical equipment
- Recess Mounting Kit for new concrete or masonry construction
- Public Safety Labels
- Tag-Out Tamper Seals
- Key Tags
- Key Rings

SURFACE MOUNT - FRONT VIEW



RECESS MOUNT - FRONT VIEW **SIDE VIEW**



ORDERING SPECIFICATIONS
To insure procurement and delivery of the KnoxBox 3200, it is suggested that following specification paragraph is used:

KnoxBox surface/recessed mount with hinged door, with/without UL Listed Knox Tamper Alert. 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface Mount Body - 4"H x 5"W x 3-7/8"D Recessed Mount Flange - 7"H x 7"W

Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased cut key.

Finish: Knox-Coat proprietary finishing process

Color: Black, Dark Bronze or Aluminum

P/N: KnoxBox 3200 (mfr's cat. ID)

Mfr's Name: KNOX COMPANY

1601 W. DEER VALLEY RD, PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM
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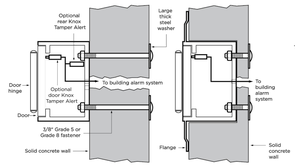
MKT-KBSPEC-0019-E

KNOX
When seconds matter™

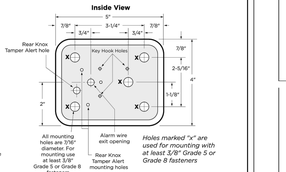
KNOXBOX® 3200

GENERAL MOUNTING INSTRUCTIONS
Suggested minimum mounting height, 6 feet above ground.

ATTENTION: KnoxBox is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.



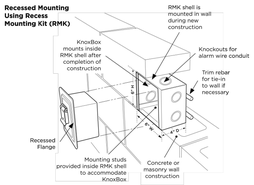
KnoxBox 3200 Hinged Door Surface Mount — KnoxBox 3200 Hinged Door Recess Mount



RECESS MOUNTING KIT AND INSTALLATION INSTRUCTIONS
The Recess Mounting Kit (RMK) includes shell housing and mounting hardware, which may only be used for recessed models to cast-in-place within new concrete or masonry construction. The KnoxBox is mounted into the shell housing after construction is completed.

RECESS MOUNTING KIT DIMENSIONS
Rough-in Dimensions:
6-1/2"H x 6-1/2"W x 5"D

Recessed Mounting Using Recess Mounting Kit (RMK)



IMPORTANT:
Care should be taken to ensure the front of the Recess Mounting Kit (RMK) shell housing, including the cover plate and screw heads, is flush with the wall. The RMK must be plumbed to ensure vertical alignment of the box.

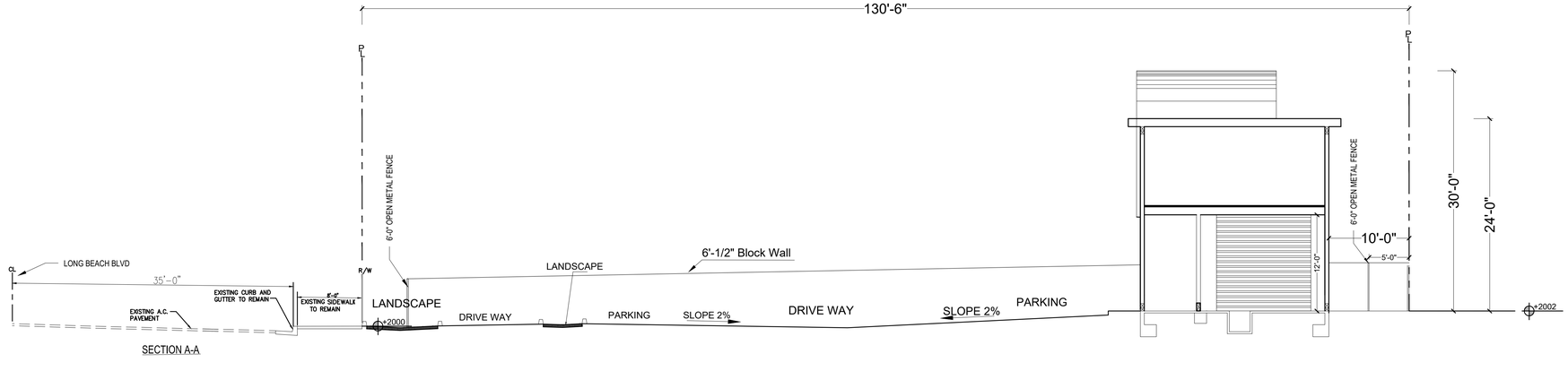
ABOUT KNOX COMPANY
Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox®, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.

Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.

KNOX COMPANY
1601 W. DEER VALLEY RD
PHOENIX, AZ 85027
T. 800.552.5669
F. 623.687.2290
KNOXBOX.COM
INFO@KNOXBOX.COM

1 LIGHT POST FOUNDATION
SCALE: -

2 KNOX BOX
SCALE: -



SECTION A-A

3 SECTION A-A
SC : 1/8" = 1'-0"

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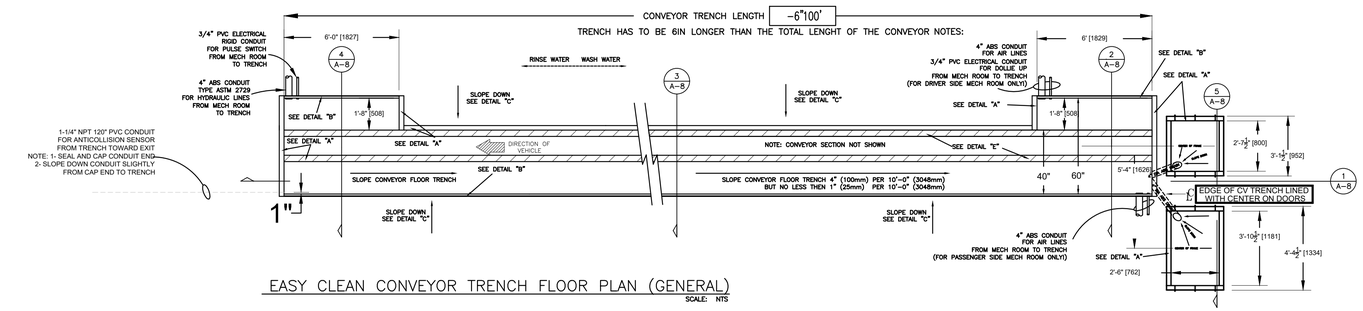
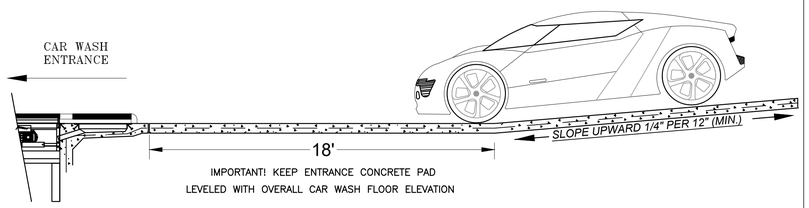
A.7



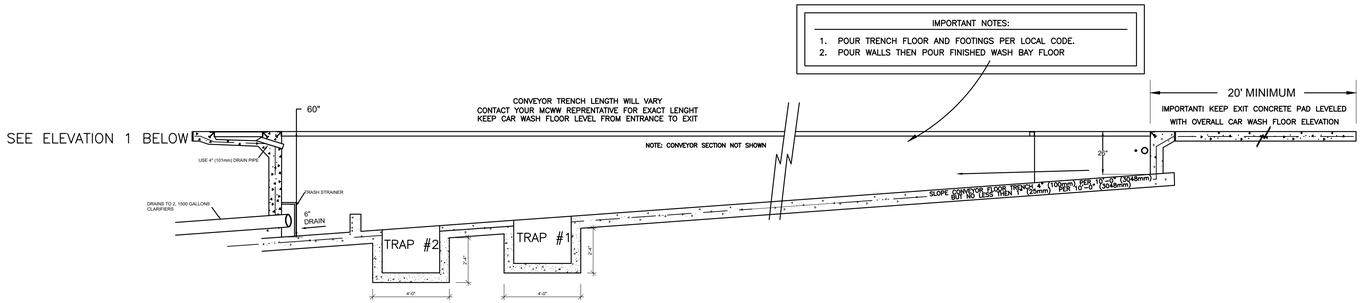
EASY CLEAN CONVEYOR TRENCH FLOOR PLAN (GENERAL)
SCALE: NTS



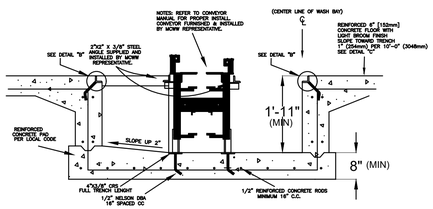
IMPORTANT! KEEP ENTRANCE CONCRETE PAD
LEVELED WITH OVERALL CAR WASH FLOOR ELEVATION

ELEVATION 1 - CONVEYOR APPROCH

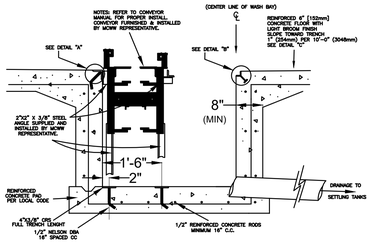
IMPORTANT NOTES:
1. POUR TRENCH FLOOR AND FOOTINGS PER LOCAL CODE.
2. POUR WALLS THEN POUR FINISHED WASH BAY FLOOR



1 A–8 SECTION: EASY CLEAN CONVEYOR TRENCH (GENERAL)
SCALE: NTS



2 A–8 ENTRANCE END MCWW STYLE CONVEYOR TRENCH
SCALE = NTS



3 A–8 CENTER MCWW STYLE CONVEYOR TRENCH
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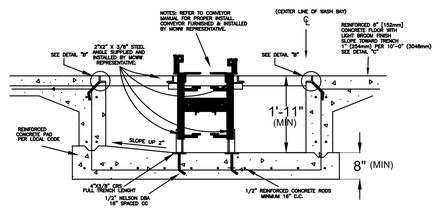

4 A–8 EXIT END MCWW STYLE CONVEYOR TRENCH
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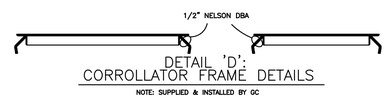
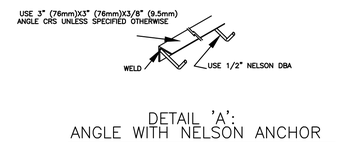
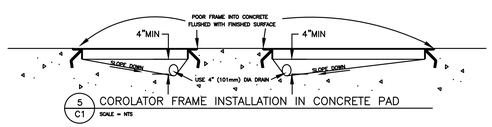


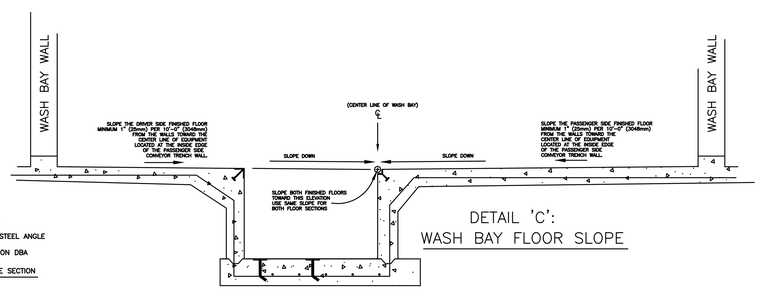
DETAIL 'D':
CORROLLATOR FRAME DETAILS
NOTE: SUPPLIED & INSTALLED BY GC



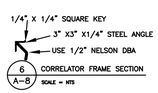
DETAIL 'A':
ANGLE WITH NELSON ANCHOR
NOTE: SUPPLIED & INSTALLED BY GC
SPACE EACH NELSON ANCHOR MIN 16IN



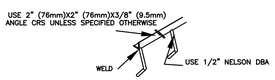
5 C1 COROLATOR FRAME INSTALLATION IN CONCRETE PAD
SCALE = NTS



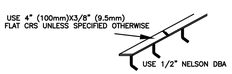
DETAIL 'C':
WASH BAY FLOOR SLOPE



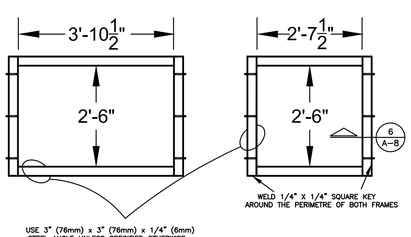
6 A–8 CORRELATOR FRAME SECTION
SCALE = NTS



DETAIL 'B':
ANGLE WITH NELSON ANCHOR
NOTE: SUPPLIED & INSTALLED BY GC
SPACE EACH NELSON ANCHOR MIN 16IN



DETAIL 'E':
FLAT WITH NELSON ANCHOR
NOTE: SUPPLIED & INSTALLED BY GC
SPACE EACH NELSON ANCHOR MIN 16IN



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Scale

DETAIL

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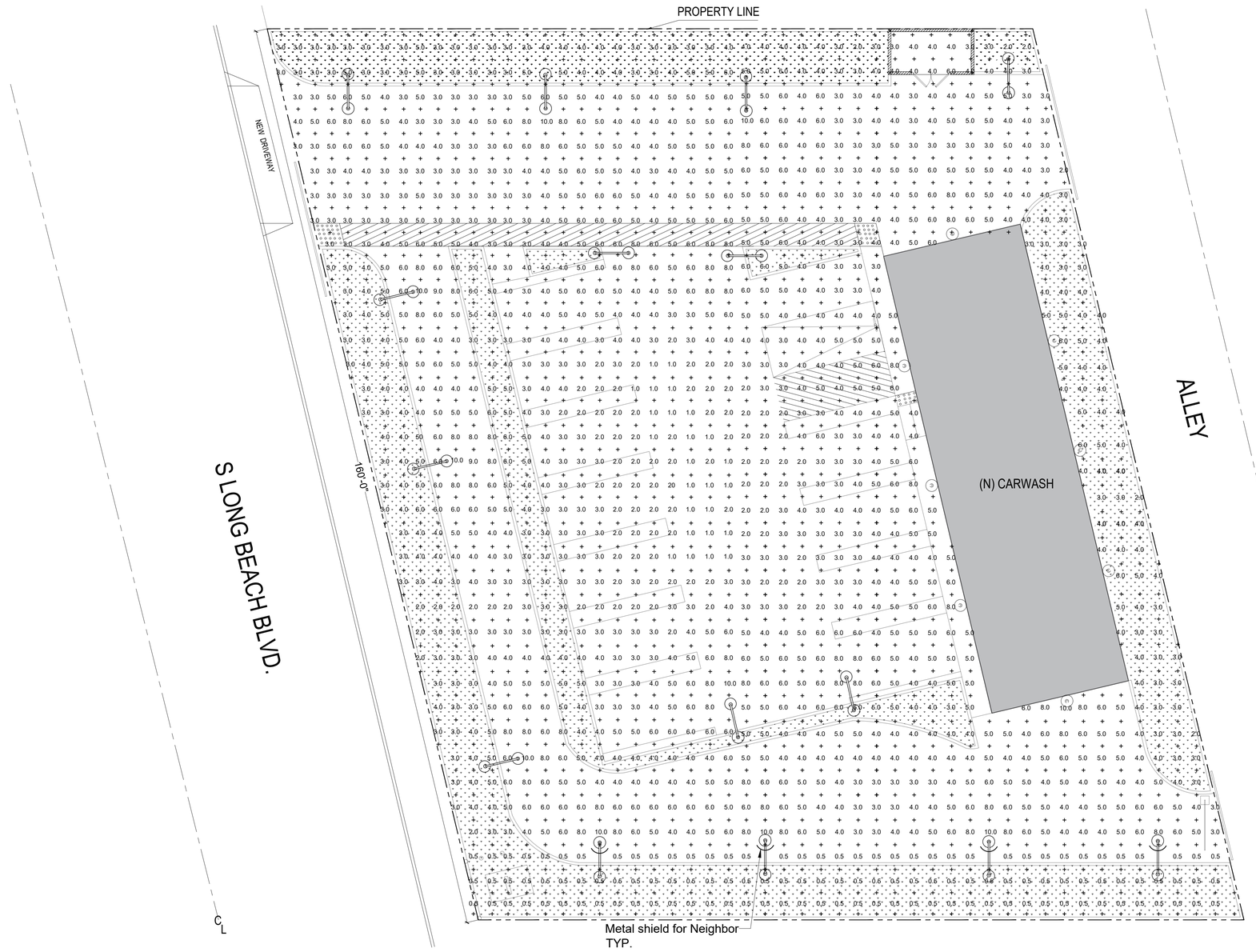

1 PHOTOMETRIC PLAN

1/10" = 1'-0"

N

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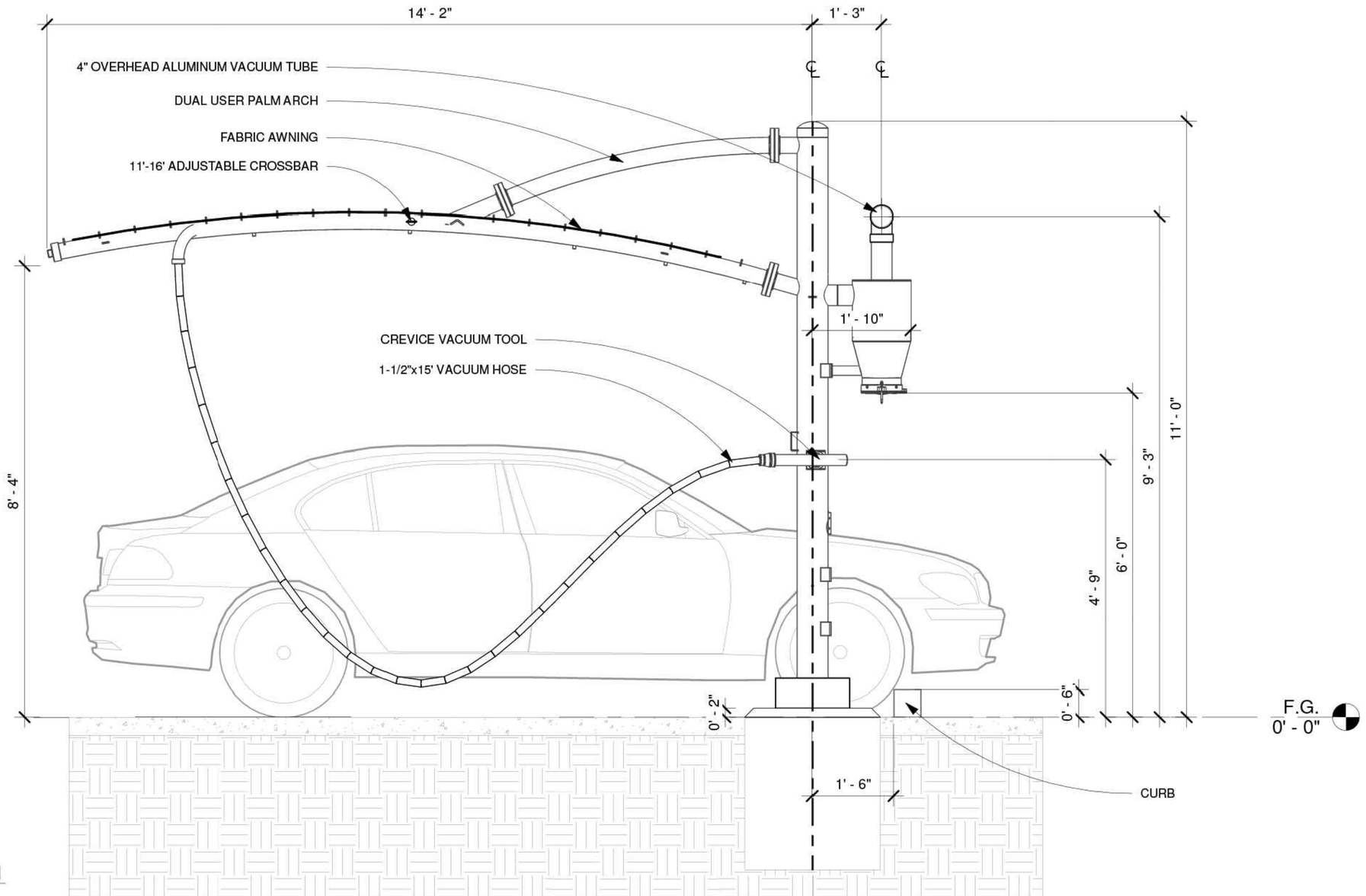
PHOTOMETRIC PLAN

A9



1 PARKING ELEVATION

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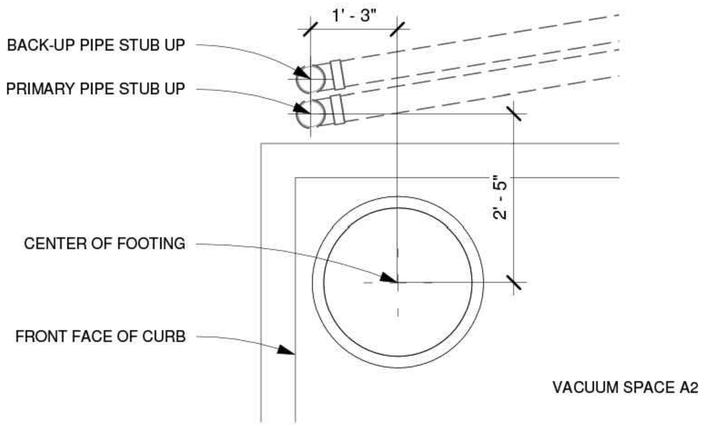
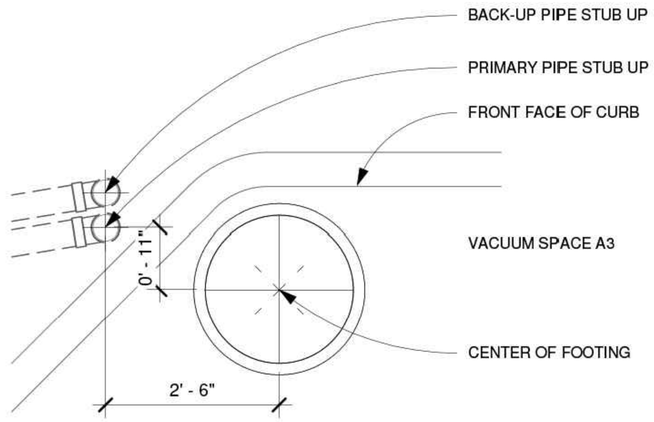
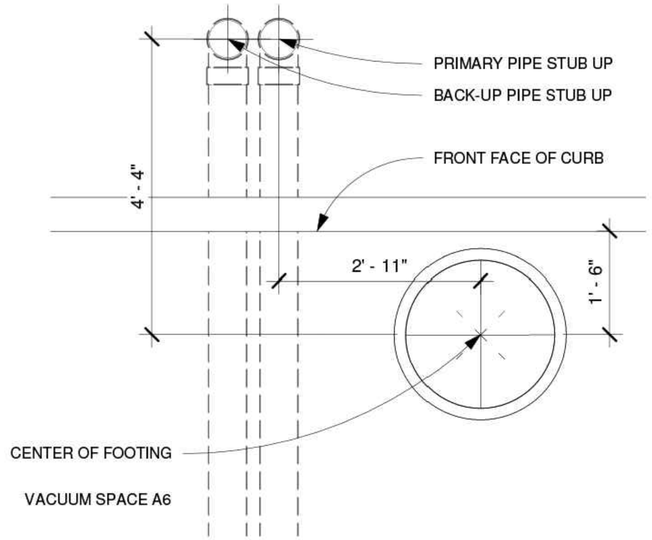


1 PIPE STUB UP LOCATION 1



2 PIPE STUB UP LOCATION 2



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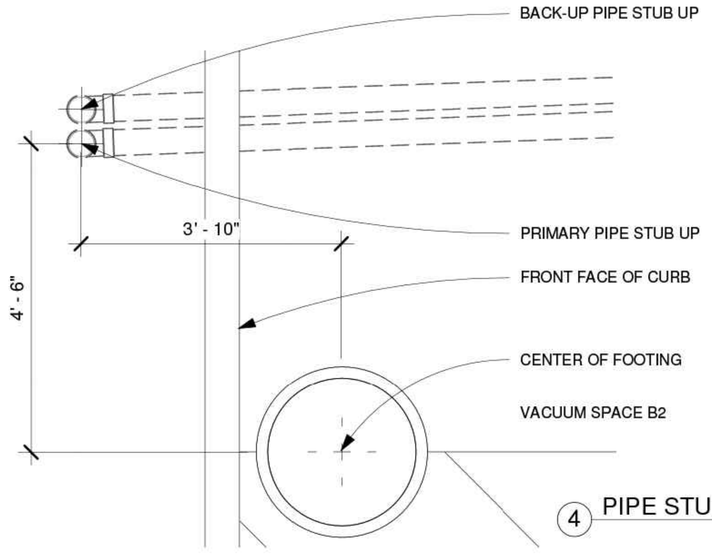
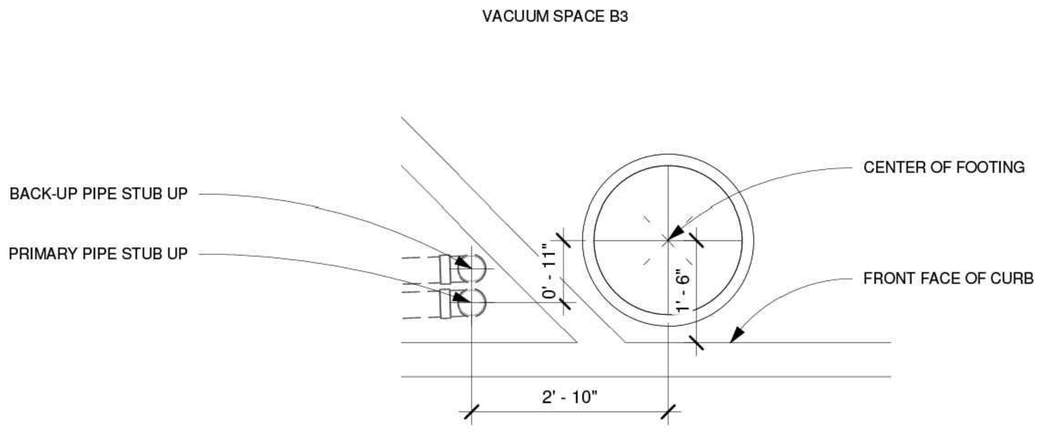


4 PIPE STUB UP LOCATION 4



5 PIPE STUB UP LOCATION 5

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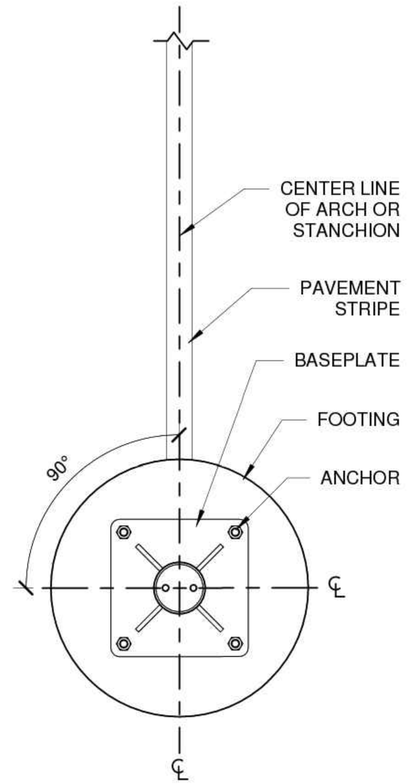

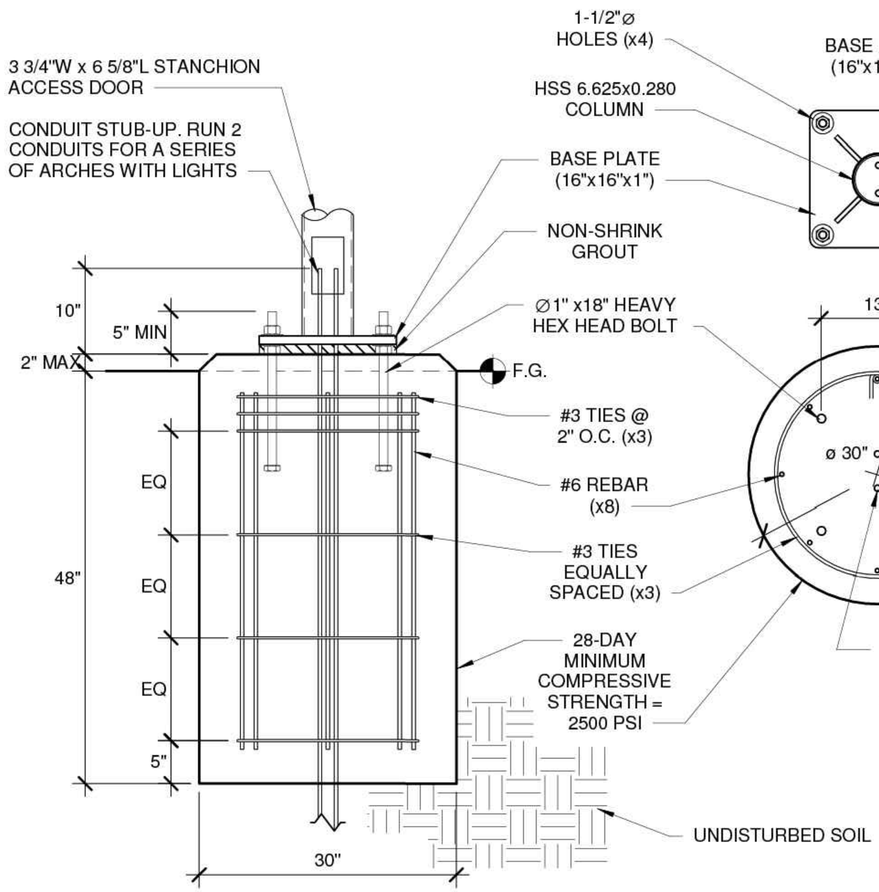

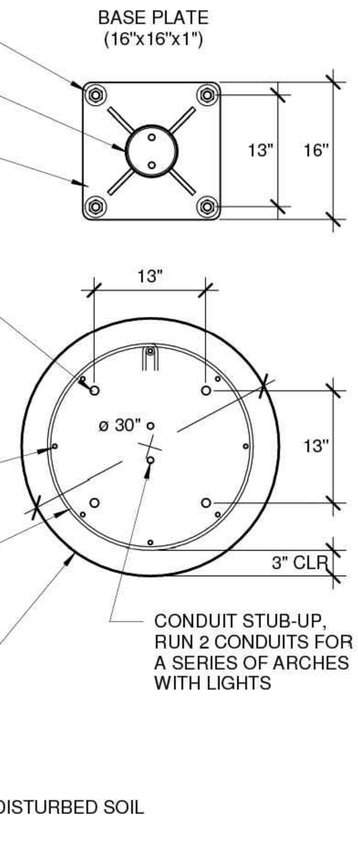

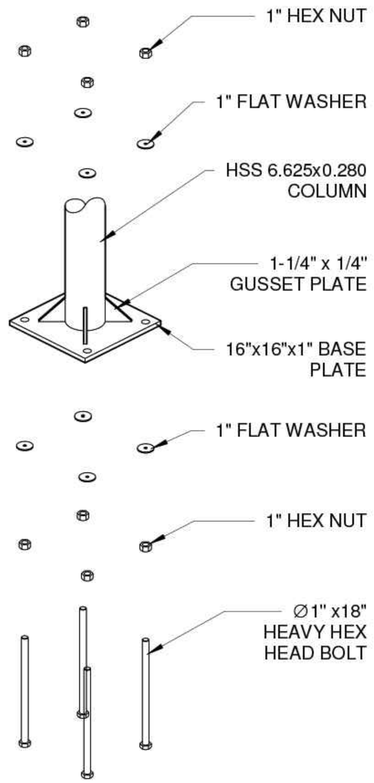

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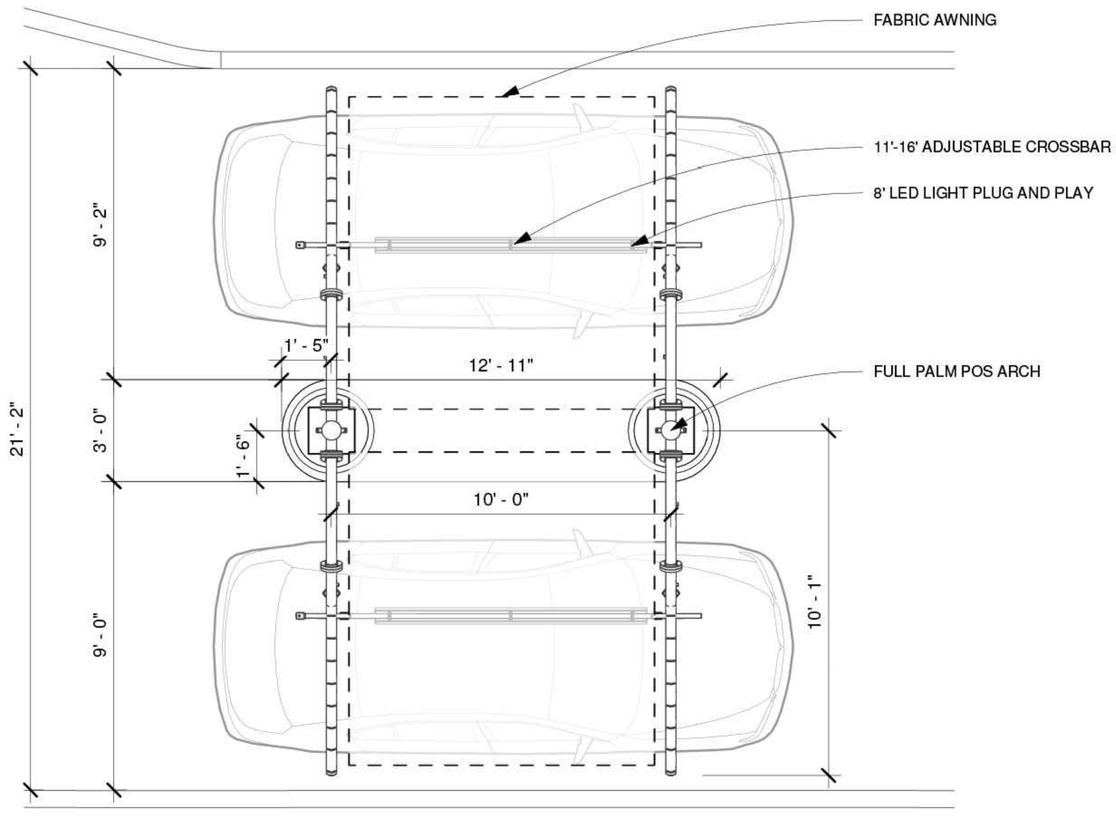
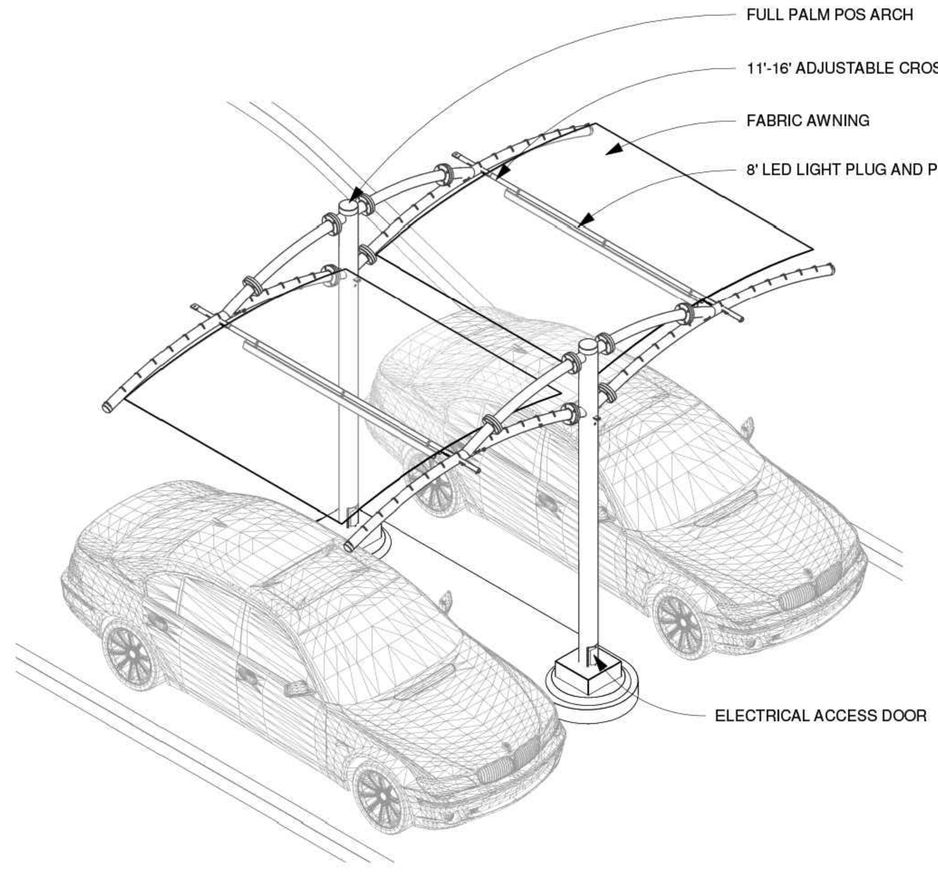


1 POS SITE PLAN



2 POS ISOMETRIC VIEW

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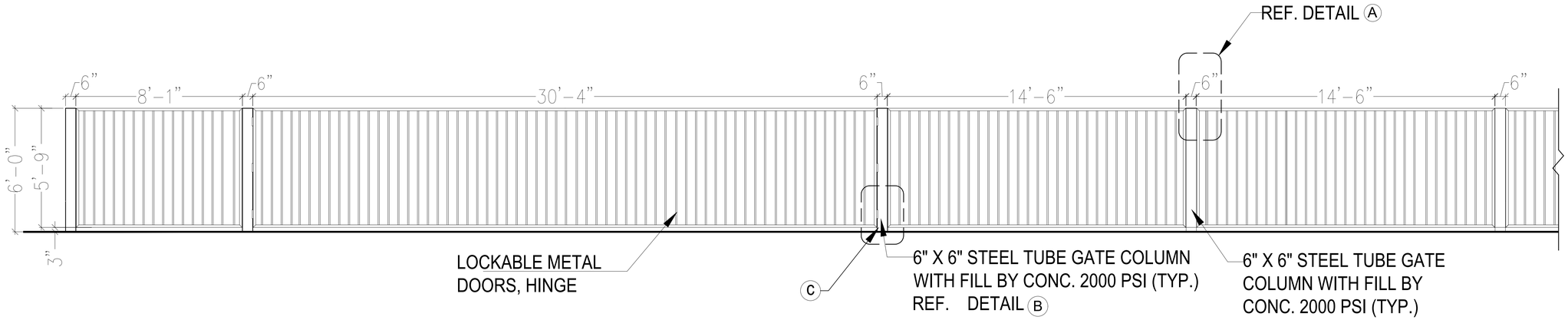
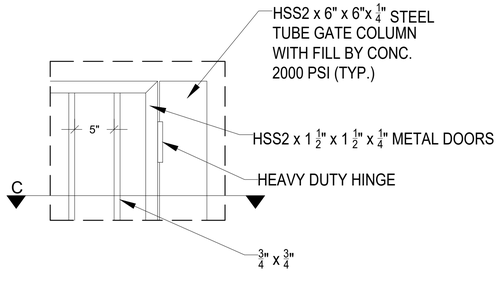


1 GATE ELEVATION

3/8" = 1'-0"



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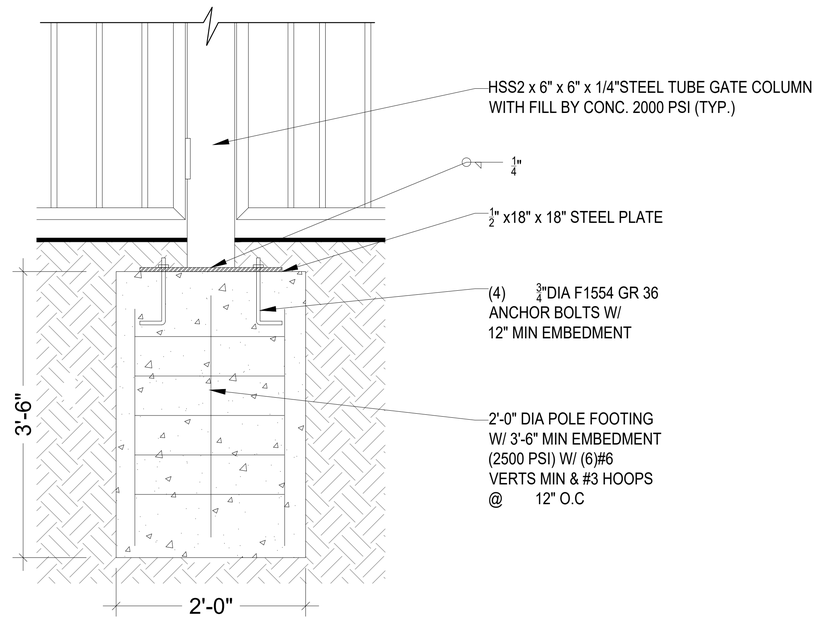

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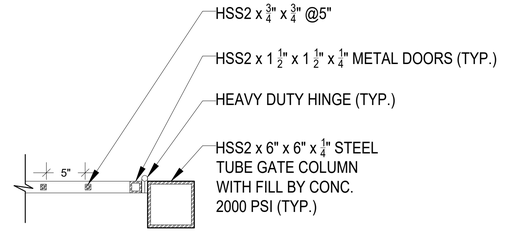

DETAIL - C

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FENCE DETAIL

A14

SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

1. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC.
2. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES.
3. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY.
4. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.

WALKS & SIDEWALKS

1. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH.
2. WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
3. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.
5. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
6. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" BY 60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
7. WALKS SHALL EXTEND A MINIMUM OF 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
8. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5 FT. IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FT.
9. WALK AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS-FOLLOWS:

A. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM STALED FINISH.
B. SURFACES WITH A SLOPE OF 6% GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.

10. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ENLONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

RAMPS

NOTE: ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GRATER THAN 1 FT. RISE IN 20 FT. OF HORIZONTAL RUN.

1. THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXIT WAY, PROVIDES ACCESS FOR PERSONS WITH DISABILITIES, OR IS IN THE PATH OF TRAVEL SHALL BE 1 FT. RISE IN 12 FT. OF HORIZONTAL RUN.
2. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50 (1/4" / FT.)
3. THE WIDTH OF RAMPS SHALL BE AS REQUIRED FOR STAIRWAYS AND EXITS.
4. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42" AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3" WHEN FULLY OPEN.
5. RAMP LANDINGS AREA NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP.
6. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE ACCESS IF THE RAMP SLOPE EXCEEDS 1' RISE IN 20' OF HORIZONTAL RUN. HANDRAILS REQUIRED ON BOTH SIDES OF RAMP.
7. THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
8. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
9. MOUNT HANDRAILS AT 34" TO 38" ABOVE THE RAMP.
10. ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

CURB RAMPS

1. CURB RAMPS SHALL BE A MINIMUM OF 4 FT. IN WIDTH AND SHALL LIE, GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE, SHALL NOT EXCEED 1:20 WITHIN 4 FT. OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 8 HORIZONTAL.
3. A LEVEL LANDING 4' DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
4. THE TRANSITION FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH, PER 1127B.5 ITEM 3. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). THE SLOPE SHALL BE MEASURED AS SHOWN IN FIGURE 11B-20E. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) WITHIN 4 FEET (1219mm) OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE).
5. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
6. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK.
7. A CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP INSIDE THE GROOVED BORDER WHEN THE RAMP SLOPE IS LESS THAN 1 VERTICAL TO 15 HORIZONTAL. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9" AT THE BASE TAPERING TO 0.45" AT THE TOP, A HEIGHT OF NOMINAL 0.2" AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE THE DOMES MAY BE CONSTRUCTED IN A PREFABRICATED SURFACE TREATMENT.
8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS.

PARKING

1. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.
2. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE PROVIDED FROM EACH SUCH PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED.
3. ACCESSIBLE PARKING SPACES SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN. RAMP SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION FOR BOTH PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE.
4. SIGNS TO IDENTIFY ACCESSIBLE PARKING SPACES MAY BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
5. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN STATING "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

ENTRANCES & EXITS

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS
7. TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
2. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
3. EXIT DOORS SHALL BE OPEN ABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
4. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOORKNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
6. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
7. EVERY REQUIRED EXIT DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE CAPABLE OF OPENING AT LEAST 90°, SHALL HAVE A MINIMUM CLEAR OPENING OF 32", AND SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'8" IN HEIGHT.
8. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
9. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WITH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
10. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
11. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURES_____. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.
12. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
13. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC SLIDING DOORS SHALL HAVE SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS AS USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
14. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS; SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
15. WHERE TURNSTILES ARE UTILIZED IN A FACILITY FOR THE PURPOSE OF PROVIDING FULLY CONTROLLED ACCESS, A DOOR OR GATE THAT IS ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED ADJACENT TO OR WITHIN A DISTANCE NOT TO EXCEED 30 FT. FROM EACH TURNSTILE EXIT OR ENTRANCE. THE ALTERNATE PASSAGEWAY SHALL BE MAINTAINED IN AN UNLOCKED CONDITION DURING BUSINESS HOURS AND THE DOOR OR GATE SHALL NOT ACTIVATE A PUBLICLY AUDIBLE ALARM SYSTEM. WHERE POSTS, RAILS, OR OTHER PEDESTRIAN CONTROLS ARE UTILIZED, THEY SHALL PROVIDE 32" OF CLEAR OPENING.
16. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).
17. THE NOSING SHALL NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW.
18. OPEN RISERS ARE NOT PERMITTED.

FLOORS & LEVELS

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.
2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS AND CURB RAMPS, SHALL BE STABLE, FIRM AND SLIP-RESISTANT.
3. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.
4. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL.
5. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/ UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY.

SANITARY FACILITIES

1. A CLEAR SPACE MEASURED FROM A FLOOR TO A HEIGHT TO 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" BY 63" IN SIZE, SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS OTHER THAN THE DOOR TO THE ACCESSIBLE TOILET COMPARTMENT IN ANY POSITION MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12". DOORS FOR SINGLE ACCOMMODATIONS RESTROOMS MAY NOT ENCROACH INTO THE REQUIRED MANEUVERING SPACE.
2. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FORM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE SPACES.
3. A MINIMUM 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR AND A MINIMUM 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES.
4. WHEN STANDARD COMPARTMENTS DOORS ARE USED, WITH A MINIMUM 9" CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IN SECTION 1133B.2.4.3 IS NOT REQUIRED.
5. URINALS SHALL BE FLOOR MOUNTED, STALL TYPE, OR WALL HUNG. WHERE ONE OR MORE WALL HUNG TYPE IS PROVIDED, AT LEAST ONE WITH AN ELONGATED RIM PROJECTING A MINIMUM OF 13½ INCHES FROM THE WALL AND A MAXIMUM OF 17 INCHES FROM THE WALL AND A MAXIMUM OF 17 INCHES FROM THE FLOOR SHALL BE PROVIDED. CBC 11B-605.2

ACCESSIBLE WATER CLOSETS

1. IF THE COMPARTMENT HAS A SIDE-OPENING DOOR, A MINIMUM OF 60 INCHES WIDE AND 60 INCHES DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
2. THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END AND 34 INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION
3. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR, UNOBSTRUCTED ACCESS OF NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES. MANEUVERING SPACE AT THE COMPARTMENT DOOR SHALL COMPLY WITH SECTIONS 1133B.2.4.2 AND 1133B.2.4.3, AND IN NO CASE SHALL THE SPACE IMMEDIATELY OUTSIDE OF THE WATER CLOSET COMPARTMENT DOOR BE LESS THAN 48 INCHES, AS MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
4. A MINIMUM OF 60 INCHES WIDE AND 48 INCHES DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
5. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN POUNDS-FORCE (lbf).
6. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9" MIN. ABOVE THE FIN. FLR. AND 6" DEEP BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF SUPPORT MEMBERS AND BE FREE OF SHARP OR ABRAISIVE EDGES.

SANITARY FACILITY FIXTURES & ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH.
2. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
3. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA.
4. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRED TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR.
5. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5 LB/LF.
6. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
7. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

GRAB BARS

1. GRAB BARS SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36".
2. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".
3. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS.

A. BENDING STRESS IN GRAB BARS OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
C. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD.
D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

4. THE GRAB BAR ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE MINIMUM RADIUS OF 1/8".

CONTROLS & OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE REQUIREMENTS.
2. CLEAR FLOOR SPACE COMPLYING WITH THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.
3. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15" IF FORWARD APPROACHED AND WITHIN BUT NOT LOWER THAN 9" IF SIDE APPROACHED.
4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.
5. FAUCET CONTROLS AND OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PUNCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVE FAUCET CONTROLS AND OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 PLF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS, SELF CLOSING VALVES ARE ALLOWED OF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
6. VENDING MACHINES SHALL BE INSTALLED IN COMPLIANCE.

HAZARDS & PROTRUDING OBJECTS

1. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4" IN A VERT. DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY WARNING CURBS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP OFF.
2. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO WARNING CURB IS REQUIRED WITH A GUIDE RAIL IS PROVIDED CENTERED 3" +/- 1" ABOVE THE SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5 PERCENT OR LESS GRADIENT, OR NO ADJACENT HAZARD EXISTS.
3. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALK, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.
4. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS CORRIDORS, PASSAGEWAYS OR AISLES.
5. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHAND 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.
6. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.
7. WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION AS DEFINED.
8. ANY OBSTRUCTION THAT OVERHANDS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACES MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.
9. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.

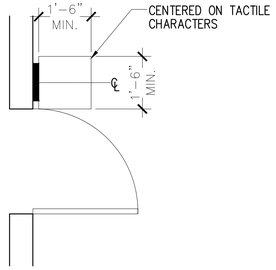
SIGNS & IDENTIFICATION

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION.
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 5998.
3. CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
4. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FORM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT

10. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACE OF A BUILDING OR SITE, THEY SHALL COMPLY WITHSECTIONS 1117B.5.2, 117B.5.3, 1117B5.5, 1117B5.6, 1117B5.7. MEANS OF EGRESS SIGNS AND IDENTIFICATION FOR VISUAL EXIT SIGNS, GRAPHICS, ILLUMINATION, POWER SOURCE, TACTILE EXIT SIGNAGE, TACTILE STAIR LEVEL IDENTIFICATION AND SPECIAL EGRESS CONTROL DEVICES SHALL COMPLY WITH SECTION 1011.3, 1022.8, 1008.1.9.7, 1007.10, 1007.11, 1007.4

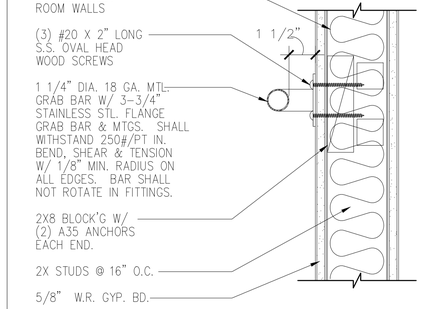
ELECTRICAL

1. THE CENTER OF ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 18" ABOVE THE FLOOR OR WORKING PLATFORM.
2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATION EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.



SCALE: 1/2"=1'-0"

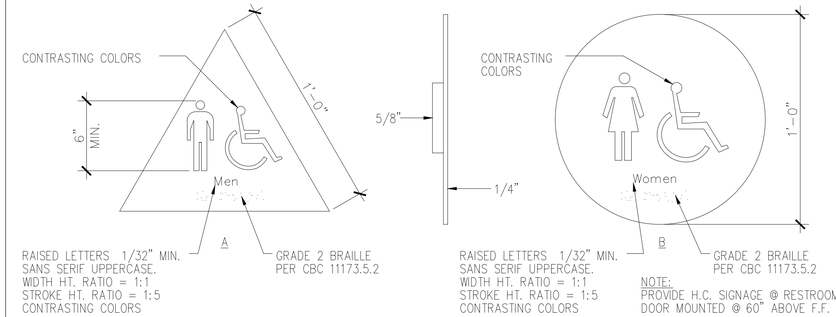
SIGN LOCATION AT DOOR 3



SCALE: 3"=1'-0"

GRAB BAR ANCHORAGE 2

SIGNS MANUFACTURED BY "BEST GRAPHICS EAST," (800) 343-5022, 2 INDUSTRIAL PARKWAY, WOBURN, MASS 01801; OR EQUAL



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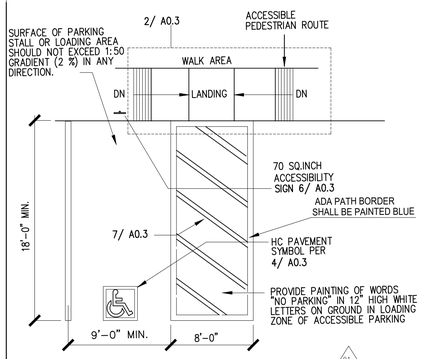
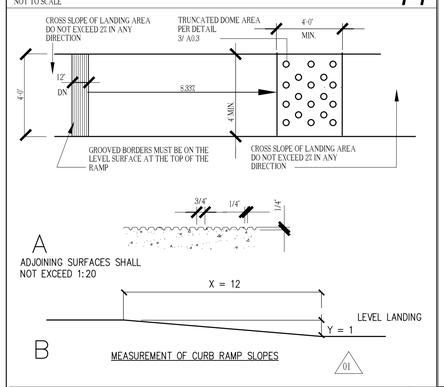
ACCESSIBILE GENDERED RESTROOM SIGNAGE 1



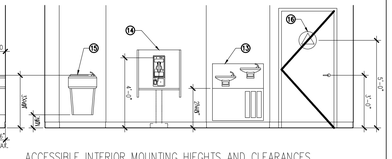
DISABLED PARKING STALL 14

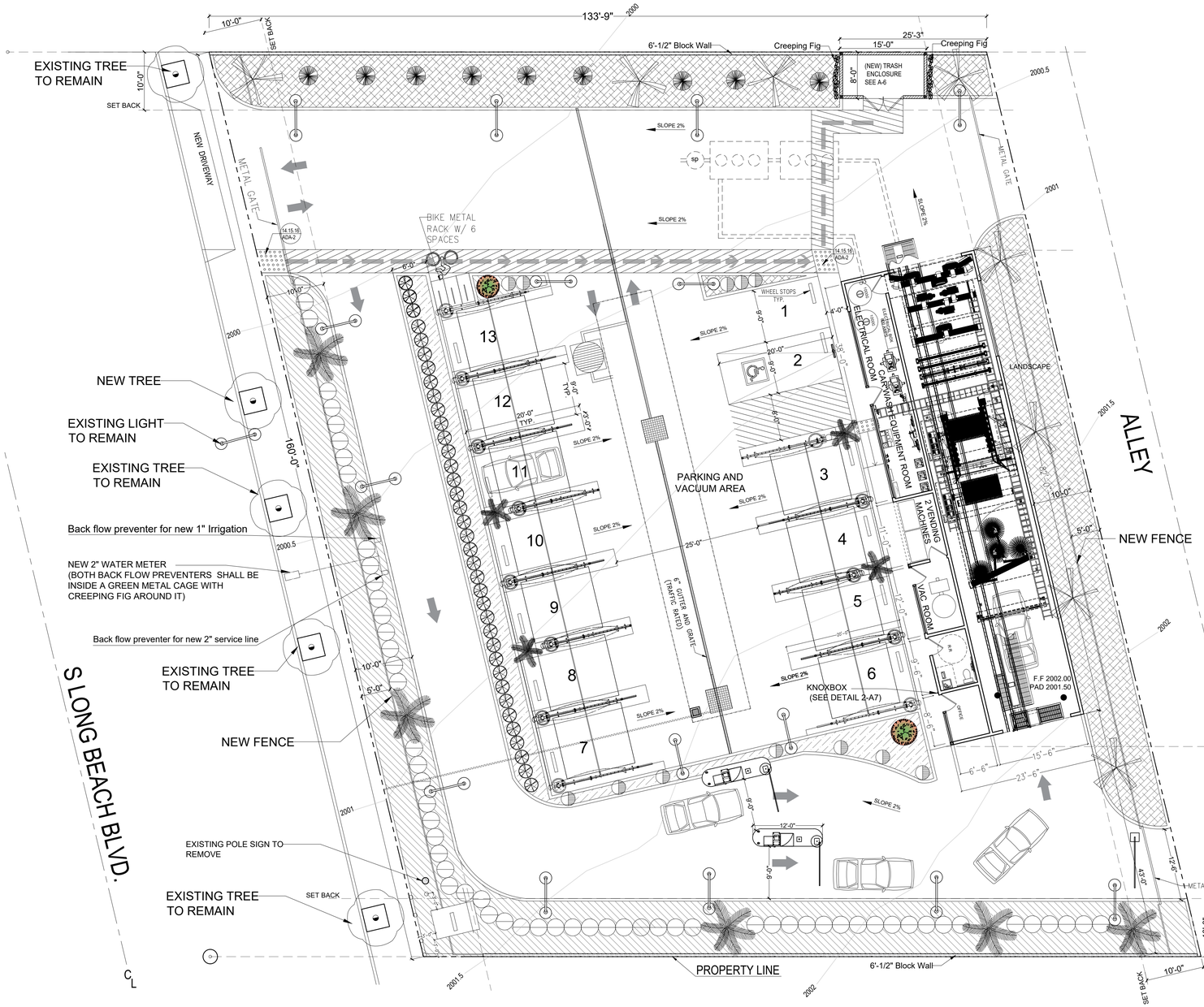
NOT TO SCALE



DISABLED RAMP 15

NOT TO SCALE


1'-6" MIN.
1'-6" MIN.
1'-6" MIN.



1 LANDSCAPE PLAN

SCALE: 1/10"=1'-0"

N

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

- Check all irrigation equipment and adjust/ align as required.
- Repair irrigation equipment with originally specified materials as needed.
- Inspect all landscape areas for pests/ pathogens.
- Weed all shrub/ groundcover areas as needed.
- Remove landscape debris.
- Aerating and detaching turf areas.
- Repair planting well and/ or grade around plants to eliminate runoff.
- Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.

MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	√	√	√	√	√	√	√	√	√	√	√	√
Inspect Tree Staking	√	√	√	√	√	√	√	√	√	√	√	√
Flush Drip Valves			√			√			√			√
Add Mulch (Maintain 3" Layer)			√			√			√			√

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	REMARKS
TREES		TREE			
	Entourage Palm Tree	Attalea phalerata	24" BOX	6	-
	Mexican Fan Palm	Washingtonia Robausta	36" BOX	7	-
	CHINESE PISTACHE	PISTACIA CHINENSIS	24 BOX	10	
	DESERT WILLOW	CHILOOSIS LINEARIS	15 BOX		
SHRUBS					
	MEXICAN BIRD OF PARADISE	CAESOLOINIA MEXICANA	5 GAL	51	
	HUMMINGBIRD TRUMPET	ZAUSCHNERIA CALIFORNICA	5 GAL	62	
	MOJAVE DESERT SAGE	SALVIA DORRII V. DORRII NATIVE TO MOJAVE DESERT	5 GAL		
	CREEPING FIG	Ficus pumila	5 GAL	10	
GROUNDCOVER					
	PROSTRATE ROSEMARY	ROSMARINUS OFFICIALISE PROSTRATUS	FLATS	L	PLANT 12" O.C.
	MEXICAN EVENING PRIMROSE	OENOTHERA BERIANDIERI	FLATS	L	PLANT 12" O.C.
	CREEPING THYME	TEUCRIUM CHAMAEDRYS PROSTRUM	FLATS	L	PLANT 12" O.C.

ARCHITECT:
ATABAK YOUSSEFZADEH

1401 WESTWOOD BLVD.SUITE320
LOS ANGELES, CA 90024
EMAIL:atabak80@gmail.com
TEL: (310)-503-7123

OWNER:
Joseph Kohan
9821 Vicar StLos Angeles, CA 90034
TELL: 310 270 6084

SEAL:

LICENSED ARCHITECT ATABAK YOUSSEFZADEH C-22727 RENEWAL DATE STATE OF CALIFORNIA

PROJECT
LONG BEACH EXPRESS WASH
1330 S Long Beach Blvd
Compton, CA 90221

NO.	DESCRIPTION	DATE
1		
2		
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4		
5		
3		
4		
5		
6		

Date 1/21/2021

Scale

LANDSCAPE PLAN

L-1

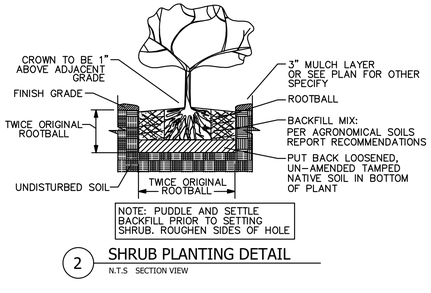
PLANTING NOTES

1. Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick–up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Fertilizer for all lawn areas shall be a slow–release, high–nitrogen fertilizer incorporated into the soil during planting.
7. The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one–and–a–half times as deep as the rootball. Planting pits for groundcovers shall be dug one–and–a–half times the original root ball size in all directions.
8. Provide root barriers to all new trees planted within five(5) feet of paved areas. The root barrier shall be installed per manufacture specifications. For trees planted in square or circular tree wells; the root barrier shall be install around entire perimeter edge of the well planter.
9. Provide jute netting on all slopes 4:1 or greater.
10. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
11. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

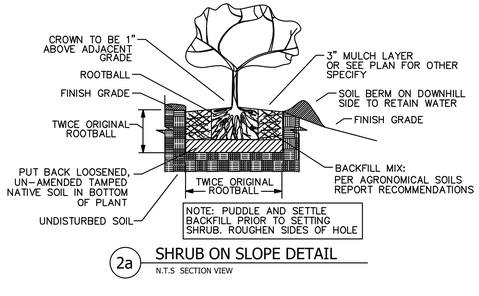
LANDSCAPE NOTE:

I. STATEMENT COMMITTING TO SOIL PREPARATION, LISTING TYPE AND QUANTITY OF AMENDMENT (S) TO BE APPLIED.
II. STATEMENT GENERALLY DESCRIBING ANY FREESTANDING LIGHTS.
III. STATEMENT GENERALLY DESCRIBING THE SURFACE MATERIAL OF WALKS, VEHICULAR DRIVES, PARKING LOTS, PLAZAS, ETC
IV. STATEMENT REGARDING UTILITY EASEMENTS THAT READS, "ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY."
V. STATEMENT DESCRIBING THE COMPLETION DATE OF ALL LANDSCAPE INSTALLATION THAT READS,"THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY."
VI. STATEMENT DESCRIBING THE IRRIGATION TREATMENT FOR THE DEVELOPMENT THAT READS."ALL LANDSCAPED AREA AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS."
VII. FILLING IN THESE FORMS WILL HELP YOU UNDERSTAND AND IMPLEMENT THE CITY'S LANDSCAPING STANDARDS. IF YOU ARE HAVING TROUBLE FILLING IN THE FORMS.

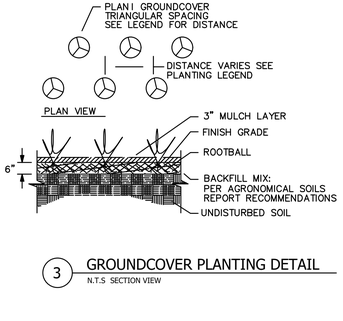
UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG



2 SHRUB PLANTING DETAIL
N.T.S SECTION VIEW



2a SHRUB ON SLOPE DETAIL
N.T.S SECTION VIEW



3 GROUNDCOVER PLANTING DETAIL
N.T.S SECTION VIEW

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL. SEE SPECS. ON

MULCH INSTALLATION

After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877–476–9797), or equal

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.

ALL FINISHED GRADES AT 1½" BELOW FINISHED SURFACES

ALL SLOPES SHALL BE A MAXIMUM OF 3:1. SLOPES 3:1 OR GREATER TO HAVE JUST MATTING INSTALLED AND ALL LANDSCAPE SLOPES 2:1 OR GREATER TO HAVE EROSION CONTROL BLANKETS WITH A 3 YEAR DUPABILITY–INSTALLED

ALL BACKFLOWS AND TRANSFORMERS SHALL BE SCREENED WITH 5' OF LANDSCAPE

A PRE–EMERGENT TO BE APPLIED BEFORE TEH MULCH LAYER IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE 2" HIGH OR WEED SEEDS DEVELOPE.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A DRIP SYSTEM, AN AUTOMATIC SMART TIMER AND WEATHER STATION.

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Dig the trench to the depth based upon the particular barrier chosen.

B. Install the barrier. When using DeepRoot Linear Barriers simply pull the appropriate number of panels out of the box (they come preassembled) and separate the joiner at the correct length. When installing DeepRoot Universal Barriers in a linear fashion you will need to join the appropriate number of panels together.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

E. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which is placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents.

For additional information please consult the 16 page DeepRoot Product Selection and Installation Guidelines.

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with difficult drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

For a simple formula to determine the quantity of panels required for a Linear application use:
Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

Note: Linear Barriers (LB 12–2 and LB 18–2) are packaged in 2' (61cm) long panels with pre–attached flexible joiners ready to pull out of the carton and install in one continuous line of up to:

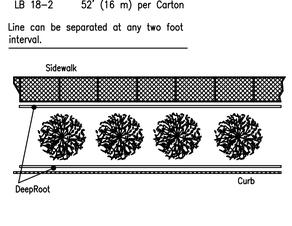
LB 12–2 80' (24 m) per Carton
LB 18–2 52' (16 m) per Carton

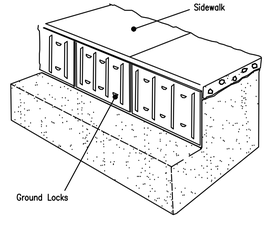
Line can be separated at any two foot interval.

For One Side of Tree

Expected Tree Canopy at Maturity		Number of Feet of Linear Barrier (LB 12 or LB 18)	Optional Universal Barrier (UB) in number of Panels
12' (3.6m) Diameter	+2' (61cm) =	14' (4.2m)	7 Panels
18' (5.5m) Diameter	+2' (61cm) =	20' (6.1m)	10 Panels
24' (7.3m) Diameter	+2' (61cm) =	26' (7.9m)	13 Panels

NOTE: ROOT BARRIERS SHALL BE 12" DEEP MAX. & LINEAR APPLICATION ONLY.





ARCHITECT:
ATABAK YOUSSEFZADEH

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EMAIL:atabak80@gmail.com
TEL: (310)-503-7123

OWNER:
Joseph Kohan
9821 Vicar StLos Angeles, CA 90034
TELL: 310 270 6084

SEAL:



PROJECT
LONG BEACH EXPRESS WASH
1330 S Long Beach Blvd
Compton, CA 90221

NO.	DESCRIPTION	DATE
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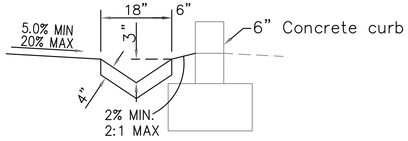
Date 1/21/2021
Scale

LANDSCAPE DETAIL

L-2



CONCRETE V-GUTTER DETAIL 2

SCALE: 1"=2'

Computed Results:

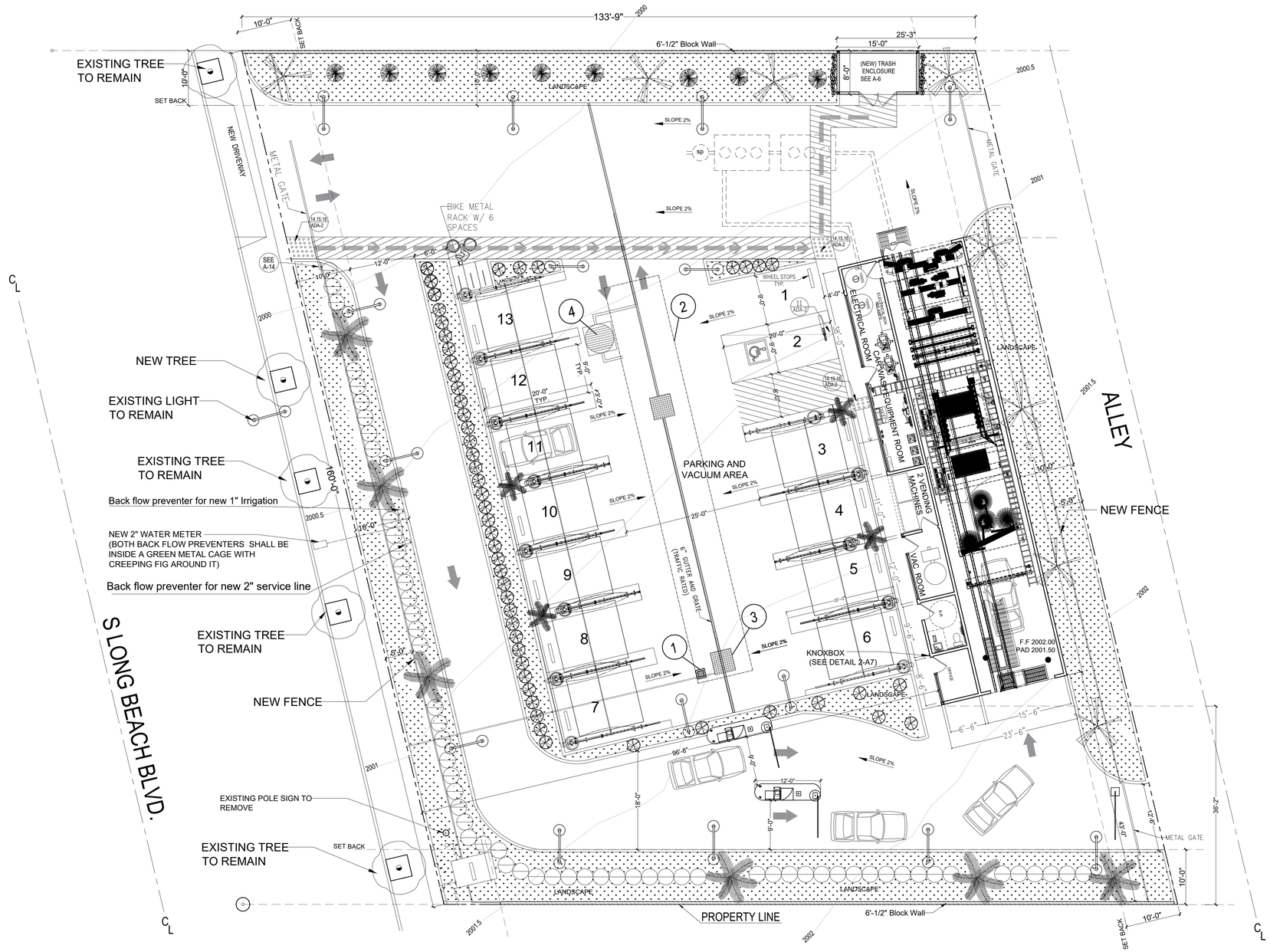
- Depth .....1.9967 in
- Velocity .....1.4432 fps
- Full Flowrate ..... 0.2000 cfs
- Flow area 0.1386 ft2
- Flow perimeter ..... 19.4265 in
- Hydraulic radius ..... 1.0273 in
- Top width .....18.9886 in
- Area 0.1386 ft2
- Perimeter .....19.4265 in
- Percent full .....100.0000 %

LEGEND

1. SUMP PUPM
2. BMP
3. CATCH BASIN
4. SEPARATOR

NOTE:

All roof runoff to drain to (proposed BMP)
Any changes (type, size, location) to approved storm water Best Management Practice(s) (BMPs) must obtain written approval from City of Ontario , prior to construction of BMP(s).



DMA #	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	% PERVIOUS	% IMPERVIOUS	C_{BMP}	P_6	DCV (CF)	DRAWDOWN TIME (HR)	STORAGE VOLUME REQUIRED (CF)	STORAGE VOLUME PROVIDED (CF)
DMA A	20,823	5,751	14,500	%23	%77	0.481	0.814	1376	34.8	1280	1292

NORTH

SCALE: 1"=10'

20 0 20

Underground Service Alert of Southern California
CALL BEFORE YOU DIG
CALL: TOLL FREE 811
Two Working Days Before You Dig

REVISIONS

MARK	DATE	BY	APPROVED/RCE NO.

DESIGN BY: SHAHRYAR YADEGARI
DATE: 12/14/2020
DRAWN BY:
DATE:
CHECKED BY:
DATE:

CITY OF COMPTON

BENCHMARK:

SHAHRYAR YADEGARI P.E.

PREPARED BY: SHAHRYAR YADEGARI P.E.
RCE NO. C64591
DATE 06/30/2021

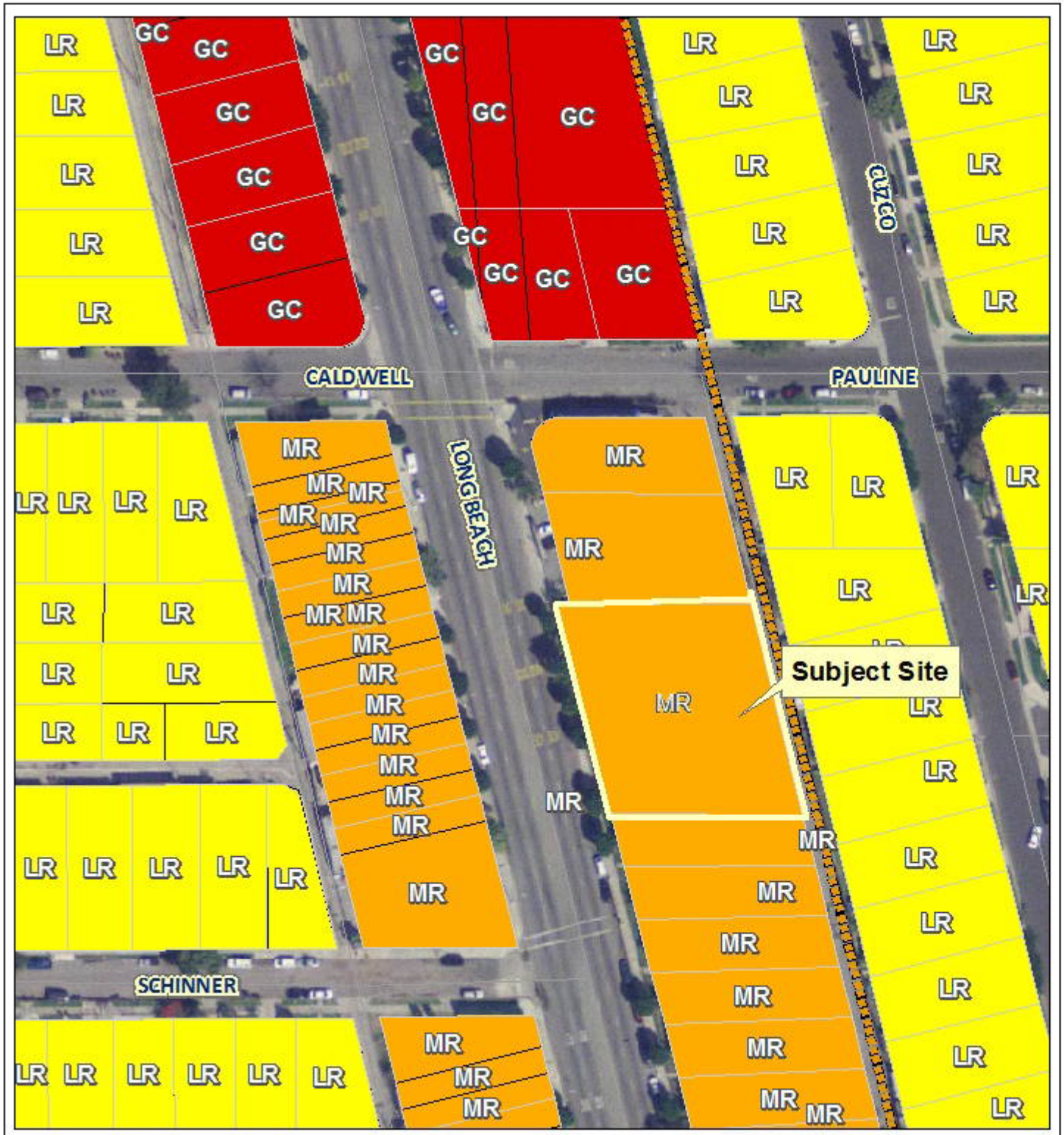
REGISTERED PROFESSIONAL ENGINEER SHAHRYAR YADEGARI No. C64591 Exp.06/30/2021 STATE OF CIVIL CALIFORNIA

PRILIMARY WQMP PLAN

1330 S Long Beach Blvd Compton, CA 90221
A.P.N. 7302-017-022

PLAN CHECK NO.

SHEET WQMP-1
CONTRACT
ACCOUNT
DWG. NO.



CITY OF COMPTON

GENERAL PLAN MAP

Conditional Use Permit (CUP) Case No. 21-006
1330 S. Long Beach Blvd.
7302-017-022

Legend

- City Limits
- parcels
- Low Density Residential <8.0 du/ac
- Medium Density Residential 8.1-17.0 du/ac
- High Density Residential 17.1-34.0 du/ac
- General Commercial
- Mixed Use
- Industrial
- Open Space/Parks
- Public/Quasi-Public
- Transportation

N

THIS MAP IS A PUBLIC RESOURCE OF GENERAL INFORMATION. THE CITY OF COMPTON MAKES NO WARRANTY, REPRESENTATION OR GUARANTY AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA/GIS INFORMATION PROVIDED HEREIN. THE READER SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF COMPTON EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF COMPTON SHALL ASSUME NO LIABILITY FOR:

1. ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR
2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY READER IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.

CITY OF COMPTON
PLANNING DEPARTMENT
NOTICE OF EXEMPTION
PURSUANT TO
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

To:	From:
Los Angeles County Clerk	City of Compton
12400 East Imperial Highway	Planning Department
Suite #2001	205 S. Willowbrook Avenue
Norwalk, California 90650	Compton, California 90220

Project Title:	Conditional Use Permit Case No. 21-006
Project Address:	1330 S. Long Beach Blvd.
Project Location:	City of Compton

Description of Nature, Purpose, and Beneficiaries of Project:
Conditional Use Permit (CUP) Case No. 21-006 is a request to construct and operate an automatic express carwash proposed at 1330 S. Long Beach Blvd., in the Limited Commercial (C-L) zone. The automated express carwash site is primarily comprised of a 2,008 square-foot carwash building, with 13 parking spaces on a 20,823 square-foot (.47 acre) commercial lot.

Name of Public Agency Approving Project:
City of Compton – Planning Commission

Name of Person or Agency Carrying Out Project:
Atabak Youssefzaden Architects - Atabak Youssefzaden

Exemption Status:
In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) this project is exempt from further environmental review subject to section 15303 New Construction or Conversion of Small Structures (Class 3).

Reasons why project is exempt:
The proposed project falls under the parameters of a Class 3 exemption. The proposed building is does not exceed 10,000 square feet, is located in an urbanized area, is located on a commercial site zoned for carwashes subject to approval of a conditional use permit, the site has access to all necessary public services and facilities and the surrounding area is not environmentally sensitive.

Lead Agency Contact Person:
Jessica Larkin Telephone #: (310) 605-5532

Signature: Date: September 9, 2021
Title: Associate Planner

ITEM 3E

Community Development Department

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 www.comptoncity.org

STAFF REPORT

CASE NO.	**CONDITIONAL USE PERMIT NO. 21-006**
LOCATION	**1330 S. LONG BEACH BLVD.** **APN: 7302-017-022**
REQUEST	**TO CONSTRUCT AND OPERATE AN AUTOMATED CAR WASH**
HEARING DATE	**SEPTEMBER 8, 2021**

Representative:
Atabak Youssefzaden Architects
C/o Atabak Youssefzaden
1401 Westwood Blvd., #320
Los Angeles, CA 90024

Applicant:
Joseph Kohan
9821 Vicar St.
Los Angeles, CA 90034.

Requested Action/Project Description

The applicant is requesting approval of Conditional Use Permit (CUP) Case No. 21-006, a request to construct and operate an automatic express drive-thru car wash proposed at 1330 S. Long Beach Blvd., in the Limited Commercial (C-L) zone. The automated express car wash site is primarily comprised of a 2,008 square-foot car wash building and the self-vacuuming area with 13 parking spaces and a queuing lane that accommodates approximately 12 vehicles. Car wash facilities in a Limited Commercial zone requires a conditional use permit (CUP) pursuant to Section 30-26 of the Compton Municipal Code (CMC).

The subject site is a 20,823 square-foot (.47 acre), rectangular-shaped parcel of land located on the east side of S. Long Beach Blvd., between E. Pauline St. and E. Bennett St. in Council District No. 4. The lot is approximately 160-feet wide and 134-feet deep. The subject site is vacant. The area surrounding the subject site is a mix of older commercial and residential land uses. *Table 1* provides the zoning classification, general plan's land use designation and existing land uses for the subject site and the surrounding properties. The current zoning classification for the entire block, in which the subject site is located on, is in conflict with the underlying general plan land use designation of the entire block, which is Medium Density Residential (MDR).

Table 1 - *Zoning and Land Use Summary*

SUMMARY	Project Site	North	South	East	West
General Plan	Medium Density Residential (MDR)	Medium Density Residential (MDR)	Medium Density Residential (MDR)	Low Density Residential (LDR)	Medium Density Residential (MDR)
Zoning	Limited Commercial (C-L)	Limited Commercial (C-L)	Limited Commercial (C-L)	Un-Incorporated LA County Area	Limited Commercial C-L)
Existing Land Use	Vacant	Hand & Detailing Car Wash and Sushi Restaurant	Multi-Family Apartments	Single-Family Residences	Older Commercial Buildings and Community Garden

Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) this project is exempt from further environmental review subject to section 15303 New Construction or Conversion of Small Structures (Class 3). In urbanized areas, the exemption also applies to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive are CEQA exempt.

ANALYSIS

Under section 30-12 of the Compton Municipal Code (CMC), all car washes require the approval of a Conditional Use Permit (CUP). The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area and manage/control potential negative impacts via the imposition of conditions of approval.

The automated express car wash site is primarily comprised of a 2,008 square-foot car wash building and the self-vacuuming area with 13 parking spaces and a queuing lane that accommodates approximately 12 vehicles. The car wash building will be will comprised of the conveyor car wash tunnel, electrical room, car wash equipment room, vacuum room, restroom, office area, and a covered outdoor area for vending machines. The site's primary access point is one (1) 24'-8" driveway approach located along S. Long Beach Blvd.; there are two additional driveways off the alley, see *Exhibit 6*. A 12'-6" wide driveway located by the queuing lane, will serve as an emergency exit; the second driveway off the alley is 20'-7" wide and will serve as a secondary exit for the site. Vehicles will enter the site from S. Long Beach Blvd. and immediately enter the car wash tunnel entrance queuing lane that parallels around the entire front portion of the property along the south side of the car wash facility, enter the car wash tunnel on the south and exit on the north side. The automated car wash tunnel has a basic wash cycle time of three (3) minutes per vehicle and is accessible via two (2) pay station kiosks with 12 queuing spaces distributed within two queuing lanes. Vehicles will run through the automated car wash, exit the tunnel and can either continued to the self-vacuuming area in the parking lot or exit the site via driveway on Long Beach Blvd. or the alley. The self-vacuuming area will be located along the center of the site. The automated car wash would operate from 9am to 8pm, Monday through Sunday and employ eight (8) employees, two (2) per shift. The proposed automated express car wash facility has a modern design aesthetic.

The automated express car wash facility as proposed, fully complies with all zoning development. *Table 2* below provides a development standard summary:

Table 2 – *Development Standards Comparison*

DEVELOPMENT STANDARD	ZONING REQUIREMENTS	CAR WASH	COMPLIES
Building Setbacks	• Front: 10-feet • Side (North): 0-feet • Side (South): 10-feet • Rear (Alley): 10-feet	• Front: 95'-8" • Side (North): 34'-1" • Side (South): 36'-2" • Rear: 10-feet	Yes
Lot Coverage	40% max.	9.6%	Yes

Building Height	75-feet max.	30-feet max.	Yes
Landscaping	• Front yard setback: 10-feet min. • On-site landscaping: 5% min.	• 10-feet • 23%	Yes
Parking	• 6/spaces per Tunnel, • plus 5 spaces for queuing	• 13 Parking Spaces • 12 Queuing spaces	Yes

A minimum of six (6) parking spaces would be required and 13 parking spaces are propose. Additionally a minimum of five (5) queuing spaces are required and 12 queuing spaces are proposed.

Noise Impacts

Noise is typical concern when evaluating car washes. Noise associated with the proposed project's operations will include equipment noise from the car wash tunnel, the blow dryers located at the end of the car wash tunnel, and the vacuums located on the center of the project site. Staff's main concern is the potential long-term operational car wash related noise impacts to the single-family residential uses located across the alley and the adjacent apartments located along the southern property line, see *Figure 2* below. The car wash tunnel exit is located approximately 30-feet from the single-family properties located across the alley.



Figure 2 – *Noise Sensitive Uses*

A noise study prepared by Shahryar Yadegari P.E. Acoustics Dept. addressed operational noise of the proposed automated express car wash. The study concluded that the proposed car wash noise at the nearest residential property lines would not exceed the ambient-adjusted residual noise limit of the City's Noise Ordinance with the implementation of noise attenuating measures.

The vacuuming area consisting of 13 vacuum stations is located in the center of the lot. The car wash vacuums are located approximately 28-feet from the southern property line. According to the study, the vacuum's primary motor is located inside the vacuum room within the car wash building. The noise study recommends that the walls including the ceiling within the vacuum room, have R-30 sound attenuation blankets and two layers of gypsum board installed to further help attenuate sound. The noise study did

not address noise produced by the vacuum hoses at the vacuum stations. Staff recommends that the 7-foot high, block wall be installed along the southern property line to help attenuate vacuum noise from the adjacent apartment building. Additionally, staff will work with the applicant to provide dense landscaping along the southern property line to further buffer the residential use from car wash noise and light spillage. The vacuums stations are located over 50 feet away from the single-family homes located across the alley. Additionally, the proposed 30-foot high, car wash tunnel building sits between the single-family homes and the car wash vacuum area, which would help to attenuate vacuum noise.

The car wash tunnel dryer/blowers are located near the car wash tunnel exit on the north. The noise study recommends that sound attenuating mufflers/blankets be installed around the dryers to reduce the sound levels generated. The diagram below shows the sound levels generated by the dryers at various distances with and without the installation of the sound attenuating mufflers/blankets around the dryers. The noise study concluded that the sound attenuating mufflers/blankets were effective in mitigating the sound levels.

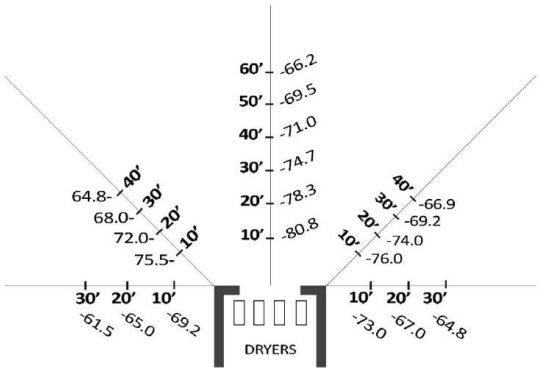


Figure 5. Car Wash Exit Dryer Noise without mufflers/ blankets around dryers

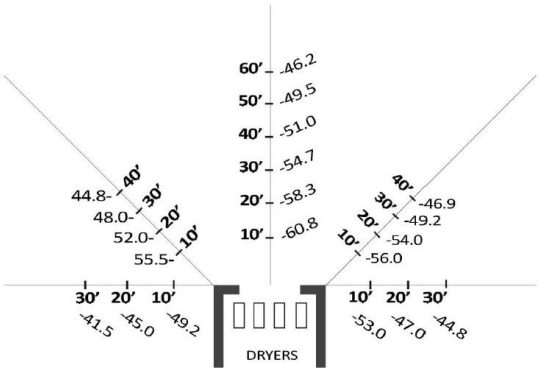


Figure 6. Car Wash Exit Dryer Noise with mufflers/ blankets around dryers

Land Use

In recent years, the City has seen an increase in requests to develop car washes and certain areas of the City have become saturated with car washes. As a result, the City is the process of modifying the Zoning Code to restrict car washes throughout the City to industrial areas. Staff anticipates that the new ordinance will come before the Planning Commission for review and City Council recommendation in October 2021.

There are at least six (6) existing car washes (automated, hand car wash, coin-operated, detailing, etc.) located within 2.0 miles of the subject site, see *Figure 3*. The City has tried to discourage the applicant from proposing car wash. However, the applicant has stated they wish to continue with the project even with a recommendation for denial.

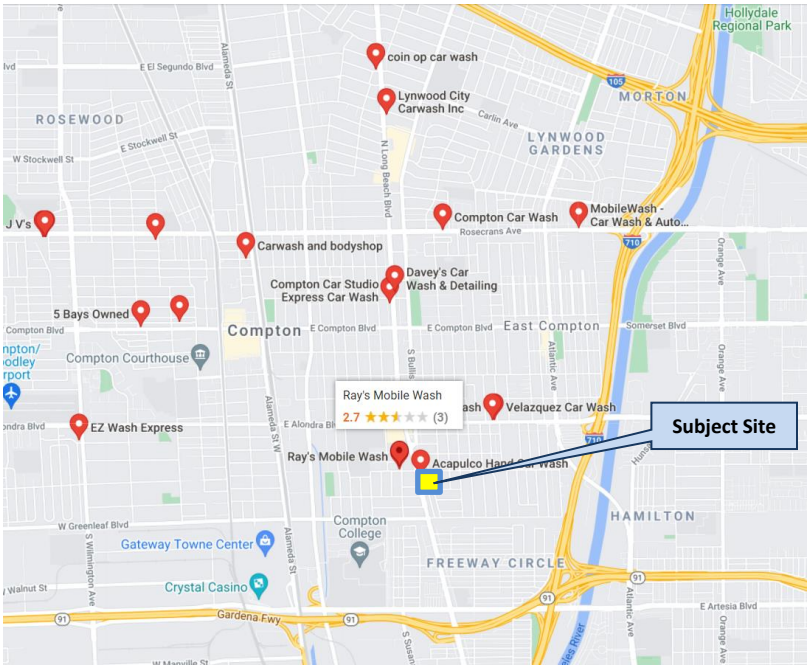


Figure 3 – *Existing Car wash Map*

Currently, the City's Municipal Code car wash sites proposed in Limited Commercial (C-L) zone requires approval of a conditional use permit and are permitted by-right land uses in the remaining commercial and manufacturing zones. Below, is a list of CUP cases filed with the City, in the last ten (10) years, for new car wash facilities in the C-L zone:

NO.	CASE NO.	SITE ADDRESS	TYPE OF CAR WASH	STATUS
1.	CUP 2724	413 N. Wilmington Ave.	Hand Car wash	Approved in 2012
2.	CUP 16-018	961 S. Wilmington Ave.	Automated Express Car wash	Approved in 2017
3.	CUP 18-007	305 N. Long Beach Blvd.	Automated Express Car wash	Approved in 2018
4.	CUP 18-012	1209 E. Rosecrans Ave.	Automated Express Car wash	Pending Re-submittal/Case File Inactive
5.	CUP 21-006	1330 S. Long Beach Blvd.	Automated Express Car wash	Pending Planning Commission Action – September 2021
6.	CUP 20-004	1035 E. Rosecrans Ave.	Coin-Operated Self-Service Car wash	Pending Planning Commission Action - September 2021
7.	CUP 21-006	1330 S. Long Beach Blvd.	Automated Express Car wash	Pending Planning Commission Action – September 2021

The CUP process gives the city an opportunity to thoroughly evaluate each proposal within the context of the surrounding area. As large plots of land become more scarce, especially along major thoroughfares, the City is faced with having to take a more comprehensive and long term evaluation of the impacts the loss of prime commercial sites.

Staff believes that the .47 acre commercial site located along a S. Long Beach Blvd. (a major thoroughfare) would better suited for the development of other land uses that the City currently lacks such as sit-down restaurants, grocery stores, high-density residential or mixed use projects. As a result, staff recommends against the proposed automated express car wash. However, should the Planning Commission approve this project, staff has prepared findings in favor of such motion and conditions of approval; including a condition that CUP approval for the express car wash would be contingent on the filling and approval of the general plan amendment to change the underlying land use designation to a land use designation that is compatible with the C-L zoning, refer to condition no. 2.

NOTICING

This case was properly noticed in accordance with Compton Municipal Code Section 30-26 of Compton Municipal Code. Public hearing notices were mailed to both owners and occupants located within a 500-foot radius on August 26, 2021. As of September 2, 2021, no correspondence either for or against the project has been received.

RECOMMENDATION

Therefore, staff recommends that the Planning Commission deny Conditional Use Permit Case No. 21-006, subject to the findings contained herein.

However, should the Planning Commission decide to approve this project, staff has also prepared findings in favor of such motion and conditions of approval.

FINDINGS FOR DENIAL FOR CONDITIONAL USE PERMIT CASE NO. 21-006

1. The proposed automated express car wash is located in an area that is saturated with existing car washes and would be in conflict with General Plan Land Use Goal 2.0, to maintain a balance and diversified distribution of land uses in Compton.

FINDINGS FOR APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 21-006

1. That the proposed express car wash shall be compliant with all applicable provisions of the Zoning Ordinance with the implementation of the conditions of approval. A car wash is a permissible land use in the Limited Commercial zone subject to approval of a Conditional Use Permit.

2. That the proposed express car wash shall not be detrimental to the public welfare or the surrounding area with the implementation of all the conditions of approval.

3. That the proposed express car wash shall be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area with the implementation of the conditions of approval. The subject site is zoned Limited Commercial (C-L), located abutting a major arterial and complies with all applicable

provisions of the zoning development standards.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CASE NO. 21-006:

1. That approval of Conditional Use Permit No. 21-006 is to develop and operate an automated, express car wash facility comprised of a 2,008 square-foot automated car wash tunnel, with 13 parking spaces and queuing lanes for a minimum of 12 vehicles.
2. That approval of Conditional Use Permit Case No. 21-006 shall be contingent on the approval of a general plan amendment to change the underlying land use designation from a medium density residential (MDR) to a compatible land use designation of a General Commercial (GC).
3. The automated, express car wash hours of operation shall be limited to 9 a.m. to 8 p.m., Monday through Sunday.
4. Detailing services shall be prohibited.
5. That the automated car wash business owner/operator shall be responsible for preventing customer vehicles from queuing onto to the adjacent sidewalk or street.
6. That a new, 7-foot high block wall shall be installed along the southern property line subject to Architectural Review Board (ARB) review and approval and prior to the issuance of a certificate of occupancy and commencement of car wash operations.
7. That prior to issuance of certificate of occupancy and commencement of car wash operations, the applicant/developer shall install all noise attenuating measures recommended in the revised noise study dated August 19, 2021.
8. That the car wash shall comply with the City's Noise Ordinance at all times.
9. That the car wash owner/operator shall be responsible implementing additional noise attenuating measures, as deemed necessary by the City, should noise from the automated express car wash become a nuisance to residential properties located across the alley and/or the apartment building located along the southern property line, by exceeding the noise levels specified in the Noise Ordinance and the Noise Element.
10. Prior to submitting for Building & Safety plan-check, the applicant is to submit project plans to the Architectural Review Board (ARB) to finalized project plans details to include but not limited to the following:
    - Building elevations;
    - Pay Kiosks;
    - Exterior lighting;
    - Fencing/gates;
    - Trash enclosure;
    - Precise landscaping and irrigation plans; and
    - Signage;
11. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan-check, as a detail sheet.
12. That on-site lighting shall be provided to all parking and pedestrian areas at a 1-foot candle minimum subject to Community Development Department review and approval. A photometric plan shall be submitted to verify the minimum lighting is achieved.
13. That security lighting, parking area lighting and signage shall be properly shielded to prevent spill over light and glare on adjacent properties. A photometric lighting plan shall be submitted to the Community Development Department for plan–check and permit issuance.
14. That the applicant shall install and maintain in good working order a 24-hour surveillance camera

system which records activity on the premises.

15. That all security alarms must employ “silent” alarm devices.
16. That no external loudspeaker or sound equipment shall be used which can be heard from the exterior of the building.
17. Prior to the issuance of certificate of occupancy and commencement of any car wash operations, all on and off-site improvements must be completed.
18. Property owner(s) and tenant(s) shall obtain a certificate of occupancy and business license prior to commencing any type of car wash operations.
19. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.
20. That demolition and/or construction activities (not confined within a building) shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays through Saturdays, in accordance with the City’s Noise Ordinance.
21. The project will be required to comply with the latest/current government Codes such as the California Building Code (CBC), California Green Code (CALGreen), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), Title-24, ADA, etc.
22. That construction, property development and use of the property shall comply with all applicable Federal, State, County, Local agencies, including but not limited to requirements of the Compton Municipal Code, Public Works & Municipal Utilities, Fire, and Building & Safety and Planning Departments.
23. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
24. That the property owner/tenants shall be responsible for maintenance of the property in accordance with all applicable local ordinances, including graffiti removal.
25. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal, within 24 hours of occurrence or City notification.
26. That the interior and exterior of the property shall be maintain free of trash and debris
27. The contractor will be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
28. The proposed project driveways must be constructed in conformance with City of Compton standards, including provisions for sight distance requirements and turning radii, or as otherwise approved by the City of Compton Public Works Department.
29. All on-site and site-adjacent improvements, including traffic signing/striping and the project driveways, shall be constructed as approved by the City of Compton Public Works Department.
30. The proposed development shall comply with all applicable county, state, federal laws and regulations and City Ordinances, including but not limited to National Pollutant Discharge Elimination System NPDES requirements (LID, SUSMP, etc.).
31. The property owner shall be responsible for repairing all deteriorated, site adjacent public right-of-way (including existing deteriorated concrete sidewalk, curb/gutter, tree wells, street lights, closing of unused driveways, etc.) on S. Long Beach Blvd. or the adjacent alley, prior to issuance of a certificate of occupancy.
32. That the property shall be developed substantially in accordance with the site plan on file for Conditional Use Permit Case No. 21-006, unless specified otherwise in the conditions of approval. Minor planning related changes and/or modifications to the project plans may be administratively reviewed by the Community Development Department Director. However, substantial

changes/modifications shall be referred back to Planning Commission for review and determination.

33. That site improvements and/or operations, subject to obtaining all required approvals and permits, must be initiated within 180 days in accordance with Section 30-26.4 of the Compton Municipal Code.
34. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.
35. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such facilities are being violated.
36. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property by this CUP approval.

ACTION:

1. Deny Conditional Use Permit Case No. 21-006 subject to the finding.

Exhibits

1) Aerial Map
2) General Plan Map
3) Zoning Map
4) Site Photos (7 pages)
5) Project Description
6) Project Plans (9 pages)
7) Noise Study (8 pages)
8) CAT Exemption
9) Applicant Support Letter

Operations Noise Study
for a proposed new car wash
in the City of Compton, CA

Prepared For
Atabak Youssefzadeh- Architect
1401 Westwood Blvd. #320
Los Angeles, CA 90024

Project Address
1330 S. Long Beach Blvd.
Compton, CA 90221

Prepared By
Acoustical Division
Shahryar Yadegari- P.E.
1401 Westwood Blvd.
Los Angeles, CA 90024

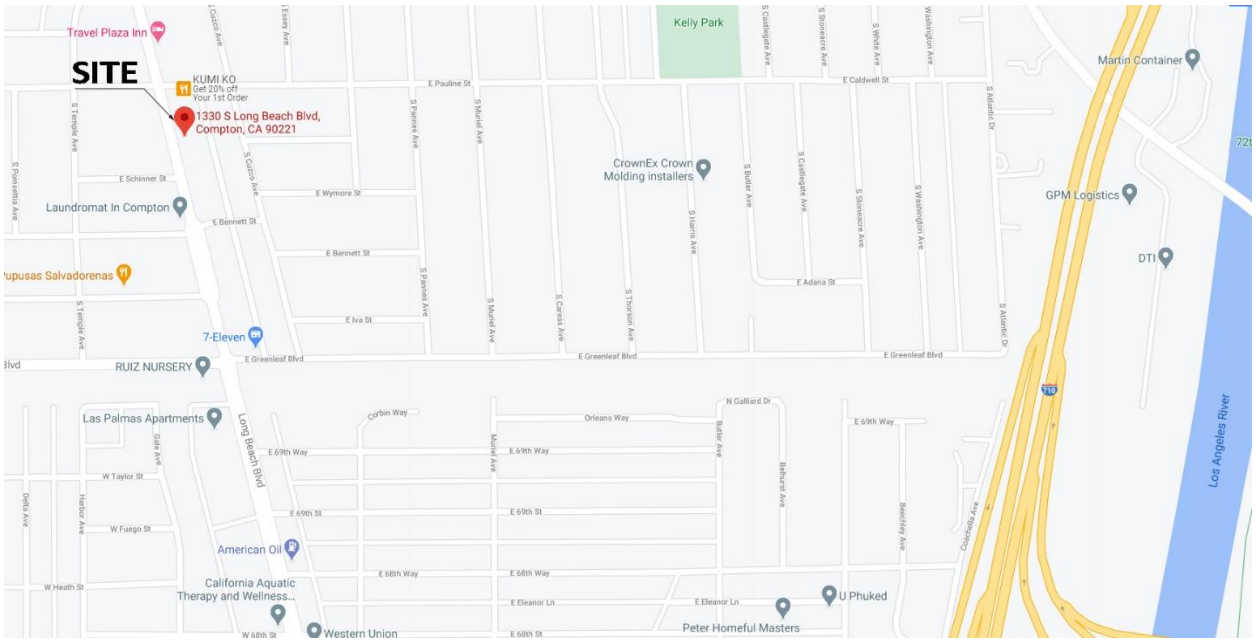
Client

1330 Early Bird square LLC
1330 Long Beach Blvd., Compton 90221

August 19, 2021

1. Introduction

At the request of Mr. Atabak Youssefzadeh (Project Architect), and in compliance with requirements of the city of Compton Planning Department (City), a noise study has been conducted by Shahryar Yadegari P.E. Acoustics Department. Mr. Joseph Kohan (The owner of property) has plans to build a new car wash at 1330 S. Long Beach, Compton, CA 90221 (see Figure 1). In order to document the level of potential noise from the new construction and operation for this commercial business, Shahryar Yadegari P.E. has reviewed noise measurements of operating sound levels for other existing car wash facilities using various fan dryer systems and has measured the ambient noise at two residential properties, one commercial and the street near the proposed location of the new carwash. This report provides the measured existing ambient noise and the predicted car wash operations noise at the nearest residential property lines.



See Figure 1. Project Vicinity Map

2. Sound Fundamentals

Physically, sound pressure magnitude is measured and quantified in terms of the decibel (db.), which is associated with a logarithmic scale based on the ratio of a measured sound pressure to the reference sound pressure of 20 micro pascal (20 µPa= 20 x 10^{-6} N/m²). However, the decibel system can be very confusing, for example, doubling or halving the number of sources of equal noise output (a 2-fold change in acoustic *energy*) changes the noise level at the receptor by only 3 dB, which is a barely perceptible sound change for humans. While doubling

or halving the sound *loudness* at the receptor results in a 10 dB change and also represents a 10-fold change in the acoustic *energy*.

The human hearing system is not equally sensitive to sound at all frequencies. Because of this variability, a frequency-dependent adjustment called "A-weighting" has been devised so that sound may be measured in a manner similar to the way the human hearing system responds.

The A-weighted sound level is abbreviated "dBA". Figure 2 gives typical A-weighted sound levels for various noise sources and the typical responses of people to these levels.

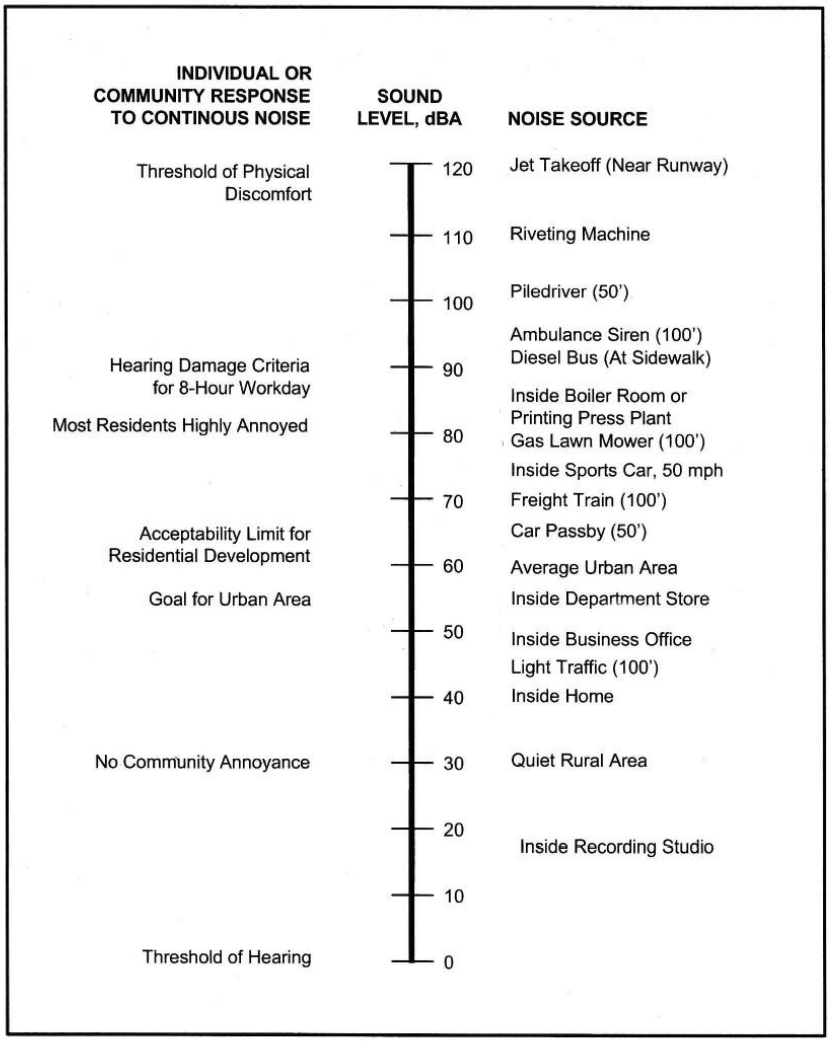


Figure 2. Typical Sound Levels and their Effect on people

3. City Noise Standards

The city of Compton has established stationary source noise limits to ensure that all segments of the community will be protected from excessive noise intrusion. The applicable noise standards are contained within the City of Compton Noise Ordinance. The ordinance allows a noise source to be in compliance until it exceeds the presumed or measured ambient by 5 dBA. The ambient adjusted noise limit for the commercial areas near the proposed carwash is the presumed ambient of 60 dBA anytime of the day or night at commercial land uses plus 5 dBA for an ambient noise adjusted limit of 65 dBA. The ambient adjusted noise limit for the residential property lines around the proposed car wash is the presumed ambient of 55 dBA plus 5 dBA for an ambient noise adjusted limit of 60 dBA during the daytime hours.

When the actual measured ambient noise is greater than the presumed ambient noise of the Noise Ordinance, the measured ambient noise determines the noise limit. The Ordinance states that the noise level cannot exceed "the ambient noise level at the property line of any residential land… by more than five decibels".

4. Sound Monitoring Equipment and Locations

In monitoring the proposed car wash location's area ambient noise, AEA used four Larson Davis Model 824 Type 1 Real Time Analyzer/ Integrating Sound Meters to monitor the various noise producing activities at two existing residences in the vicinity of the project site and two commercial areas. Each sound meter was calibrated according to the manufacturer's instructions just prior to making the sound measurements.

The ambient noise monitoring positions (see Figure 3) were five feet above grade. The East residential property location (SLM 1) was about 10 feet from the proposed car wash tunnel exit. The southern residential property location (SLM 2) was about 116 feet from the proposed car wash tunnel exit. The western location near Beach Blvd. (SLM 3) was about 90 feet from the proposed car wash tunnel entrance, and SCM4 was 50 feet.

5. Sound Measurements and Results

Ambient noise was monitored on April 02/2021 at the adjacent properties over a one-hour monitoring period from 12 p.m. to 1 p.m. The ambient noise measurement results for the project vicinity are given in Tables 1 to 4.

The ambient noise measurement results include the energy equivalent or average sound level (Leq), the minimum sound level (L min) and the maximum sound level (L max). In addition, the noise measurement results include the percentile or exceedance levels (L%). An L1.67 exceedance level is the sound level that is exceeded for 1.67% of the time (for

example, 1 minute in an hour). The L8.33 exceedance level is the sound level that is exceed for 8.33% of the time (for example, 5 minutes in an hour). L25, L50 and L90 are the sound levels that are exceeded for their respective time period percentages and would represent exceedances levels of 15 minutes, 30 minutes and 54 minutes per hour, respectively. The exceedance descriptors are very useful in assessing the duration and strength of fluctuating noise over the measurement period. All noise level data herein are referenced to 20 micro pascal (20µPa) and are A-weighted sound levels (dBA).



Figure 3. Aerial View of project Site with Sound Meter Locations

Table 1. East Residential Ambient Noise Monitoring Results (Site 1)

Date	Time 1hr	Leq	L max	L min	L (1.67)	L (8.33)	L (25)	L (50)	L (90)
02April21	12-1 pm	55.4	62.1	51.4	62.92	61.91	61.77	60.81	51.64

Table 2. South Residential Ambient Noise Monitoring Results (Site 2)

Date	Time 1hr	Leq	L max	L min	L (1.67)	L (8.33)	L (25)	L (50)	L (90)
02April21	12-1 pm	57.7	63.1	49.9	63.14	62.51	62.11	61.19	54.64

Table 3. West (Beach Blvd.) Street Line Ambient Noise Monitoring Results (Site 3)

Date	Time 1hr	Leq	L max	L min	L (1.67)	L (8.33)	L (25)	L (50)	L (90)
02April21	12-1 pm	60.5	69.8	52.7	68.04	63.43	60.21	58.61	56.20

Table 4. North Commercial Property Line Ambient Noise Monitoring Results (Site 4)

Date	Time 1hr	Leq	L max	L min	L (1.67)	L (8.33)	L (25)	L (50)	L (90)
02April21	12-1 pm	55.4	62.30	52.7	62.91	61.96	61.77	60.79	51.74

The measured hourly ambient noise at the four location properties was greater than the presumed residential property daytime ambient of 55 dBA. Thus, the measured ambient becomes the controlling noise level. The noise Ordinance states the noise level cannot exceed "the ambient noise level at the property line of any residential land…by more than five decibels". Thus, the daytime noise limits at the three property lines are 70.4, 66.6 and 65.5 dBA, respectively.

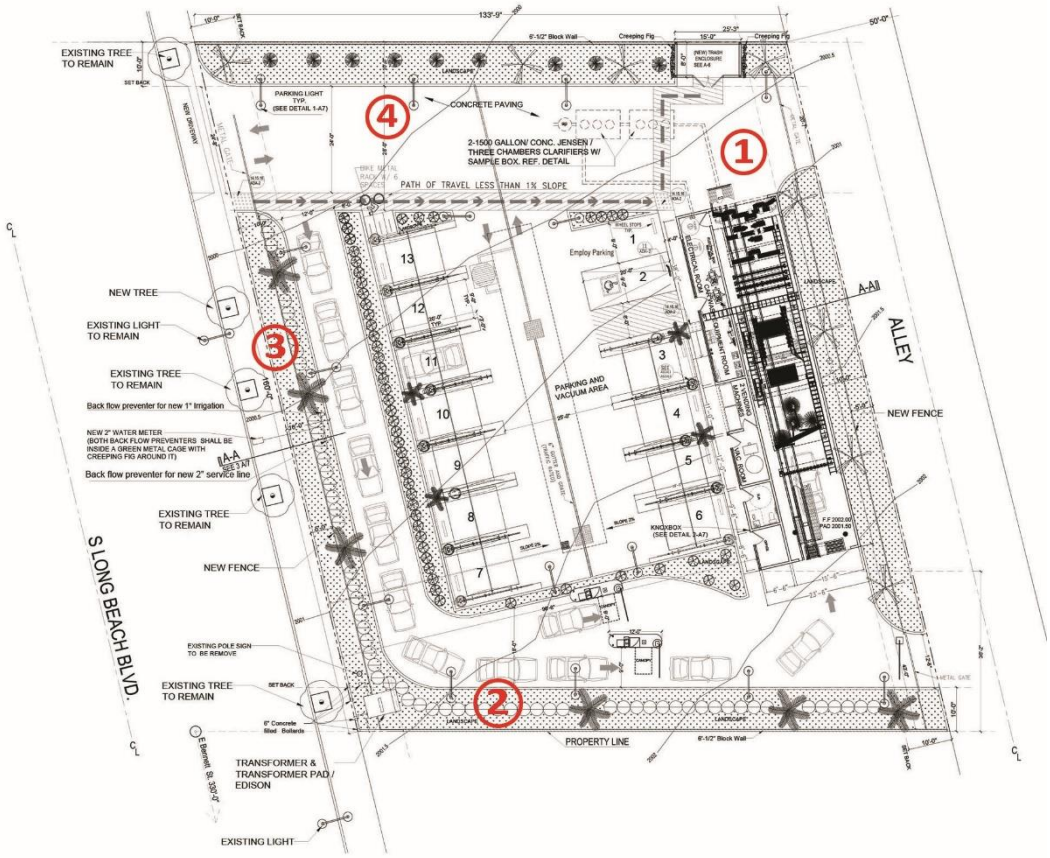


Figure 4. Proposed Project layout

Figure 5 shows car wash dryer equipment operations noise levels, at various positions and distances around the exterior of a previously measured car wash tunnel, which are similar to the measured dryer operating noise of the proposed projects Superior Car Wash Systems dryer. The hours of operation of the proposed car wash are 8 a.m. to 6 p.m. seven days a week. The predicted noise levels of the proposed car wash, calculated for the nearest residential property lines are given in Table 4.

Table 4. Future Project Operations Noise at Adjacent Residential Properties

Residential Property Location	Presumed Day Ambient Noise, dBA	Ambient Noise Limit. Leq, dBA	Project Noise Limit, Leq, dBA	Proposed Commercial Development, Leq, dBA	Compliance
10 E	55	60	58	47	Yes
116 S	55	60	59	55	Yes
90 W	55	64	60	60	Yes
50 N	55	60	59	62	Yes

6. Recommendations:

In all car washes, the element that create most of the noise are the dryers at the exit. In order to reduce noise to an acceptable level, we have the following recommendations:

a. Noise reduction method of sound mufflers/ blankets around all the dryers.
b. All the exterior walls to have R-19 sound attenuation blankets.
c. The wall around the vacuums motor including the ceiling to have R-30 sound attenuation blankets and two layers of 5/8" type x gypsum board. (8/19/2021) (See figure #7).
d. No speakers or loud audio communication devices are allowed on the queuing of the car wash. (8/19/2021)

7. Conclusion

The project noise study finds that the proposed project's operational car wash noise at the nearest residential property lines would not exceed the ambient-adjusted residual noise limit of the City Noise Ordinance with implementation of our recommendations. Thus, no significant noise impacts are predicted and no violations of the city noise standards are expected due to car wash operations.

Note: (8/19/2021)
By request of Planning Department, the noise study was to be revised to include noise analysis for the vacuum motors noise impact on the residential on the south side of the property. The vacuum motors are inside the mechanical room and isolated. Please see Recommendation # c. This measure was added for the noise pollution reduction to bring the noise to an acceptance level. Also, the residential property to the south as analyzed will not be subjected to residual noise pollution of the car wash. See recommendation # d.

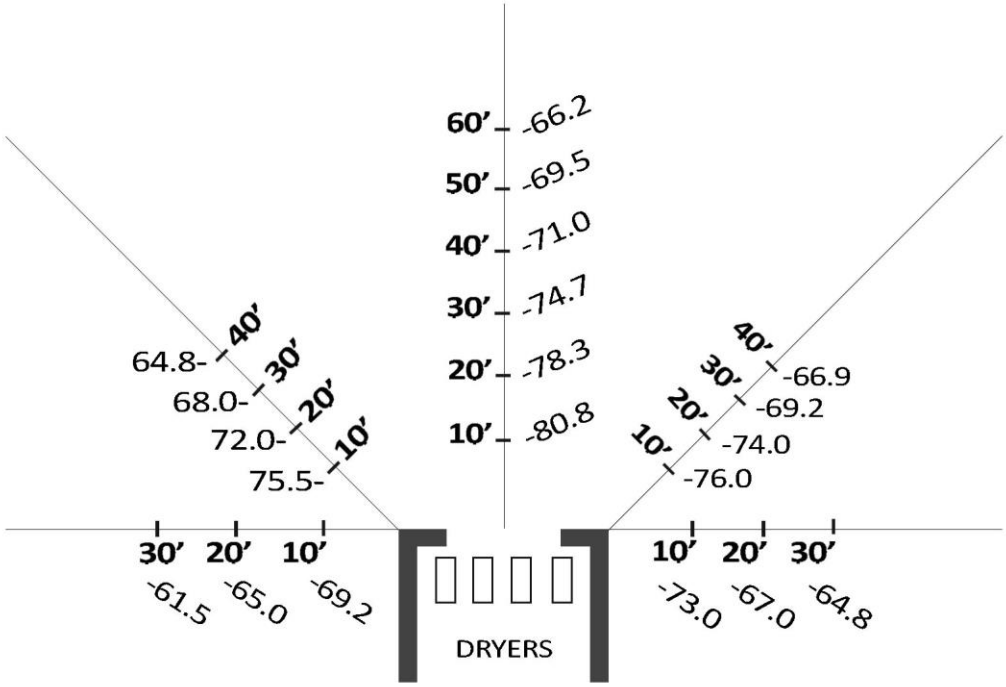


Figure 5. Car Wash Exit Dryer Noise without mufflers/ blankets around dryers

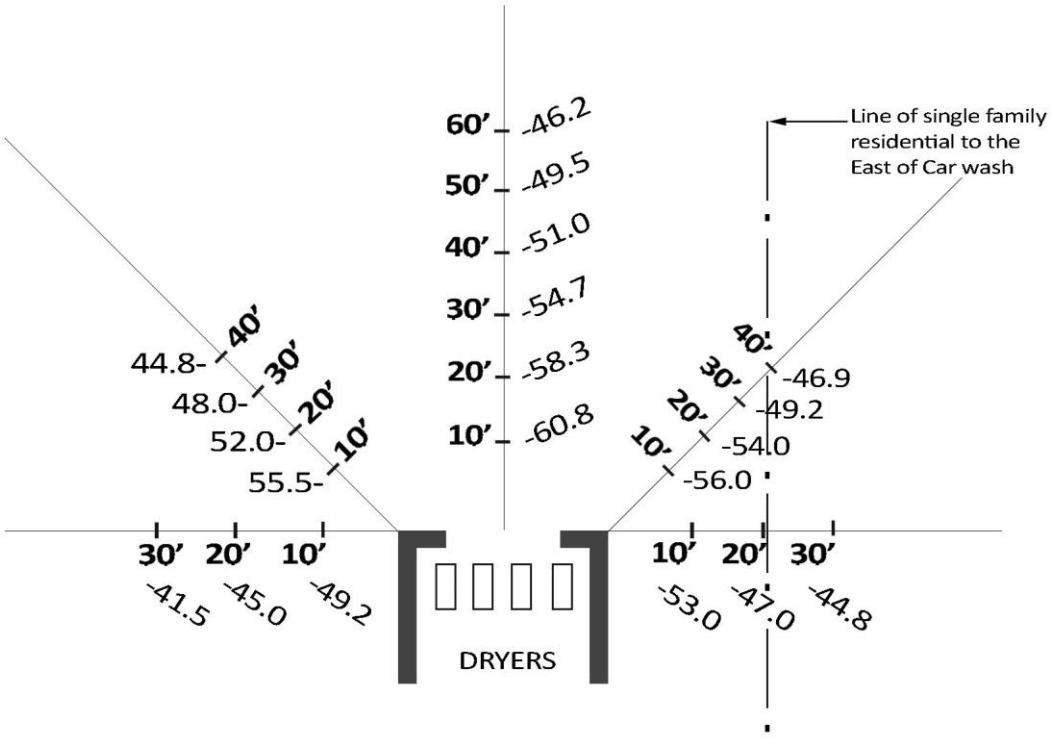


Figure 6. Car Wash Exit Dryer Noise with mufflers/ blankets around dryers

The noise of the car wash after the implimintation of noise measures recommendation is less than ambient noise.

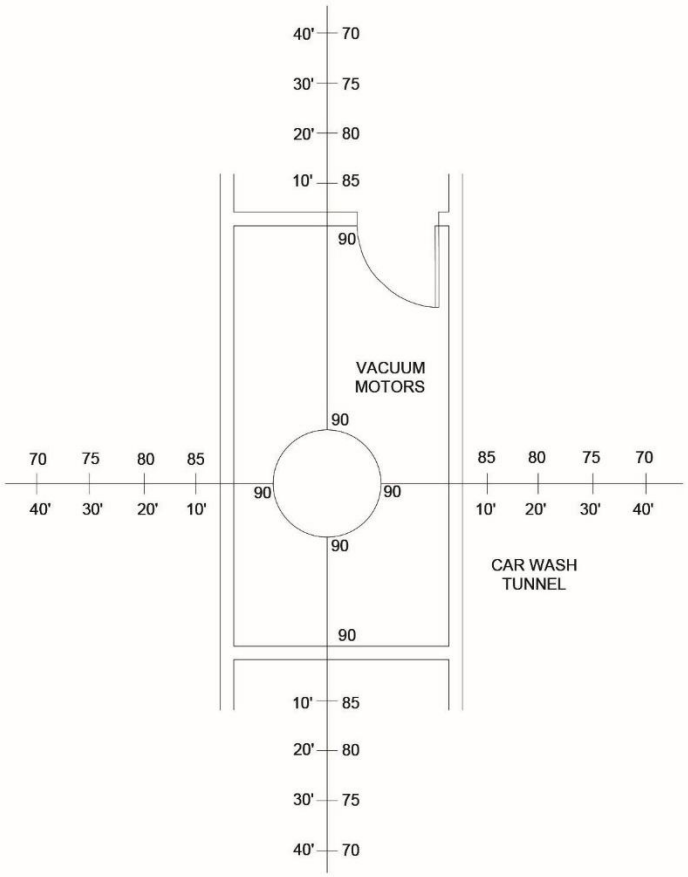


FIGURE #6- CARWASH VACUUM MOTORS WITHOUT MITIGATION MEASURES

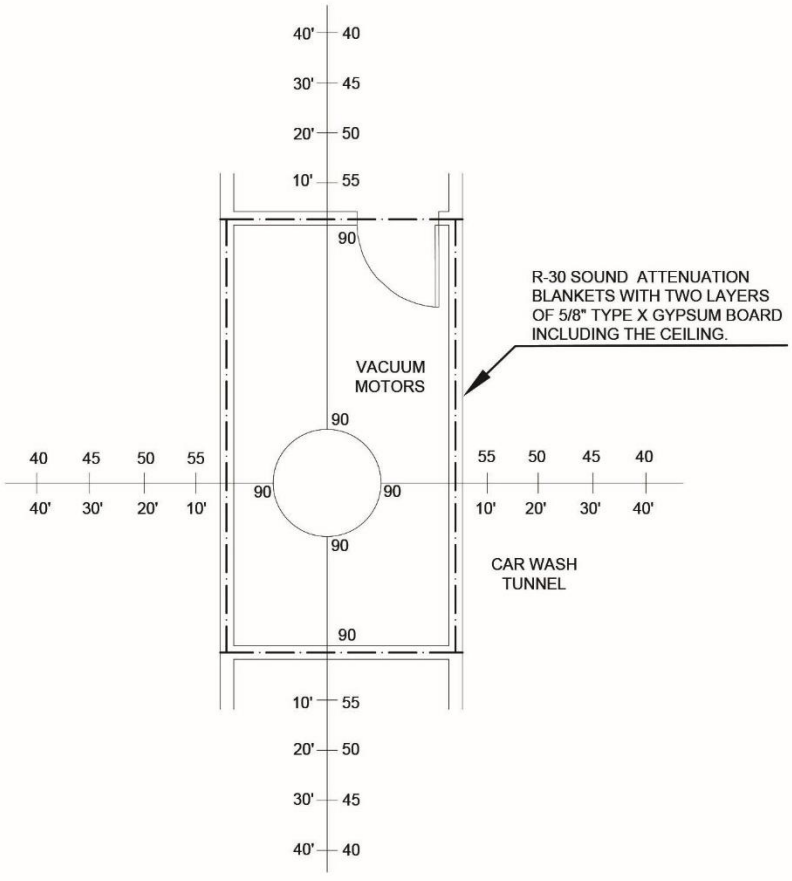


FIGURE #7- CARWASH VACUUM MOTORS AFTER IMPLEMENTATION OF NOISE REDUCTION MITIGATION

PROJECT DESCRIPTION

Compton Express Carwash

1330 S Long Beach Blvd.
Compton, California, 90221

City of Compton planning department

My name is Atabak Yossefzadeh , I have been an architect in state of California for the past thirty one years ,I designed this express car Wash and I am very familiar with all aspects of the project .

The concept of the Express Car Wash is to bring state of the art and Modernize the carwash experience to this part of Compton California. This particular car wash employees the most advanced wash available, as soon as the customer enters into the property , he or she can pay automatically With a credit card or cash into an automated computer, enter the tunnel for the Wash, get a complete wash in three minutes, exit the tunnel and self vacuum the interior . This process can be done with no interaction with an employee. The hours of the operation would be from 9:00AM to 8:00PM. The carwash would employ a total of eight employees but only two people at any given time. The construction would be a concrete foundation, wood framing, stucco façade, and painted metal architectural treatment for modern look of the structure, photo rendering has been attached to this letter for clarification.

In conclusion, the use of carwash is compatible for this zone and location and in our opinion this would benefit the neighborhood and would provide a modern carwash experience. The structure would also be an asset to the City of Compton Architecturally, an award winning structure that would bring a sense of pride to this neighborhood. The project is consistent in height with the surrounding buildings in context and would be compatible to the uses in the immediate surroundings.

Sincerely
Atabak Youssefzadeh- Project Architect

1330 S Long Beach Blvd
Compton, CA 90221



KEY PLAN



1# View

1330 S Long Beach Blvd
Compton, CA 90221



KEY PLAN



2# View

1330 S Long Beach Blvd
Compton, CA 90221



KEY PLAN



3# View

1330 S Long Beach Blvd
Compton, CA 90221



KEY PLAN



4# View

1330 S Long Beach Blvd
Compton, CA 90221



KEY PLAN



5# View

1330 S Long Beach Blvd
Compton, CA 90221



KEY PLAN

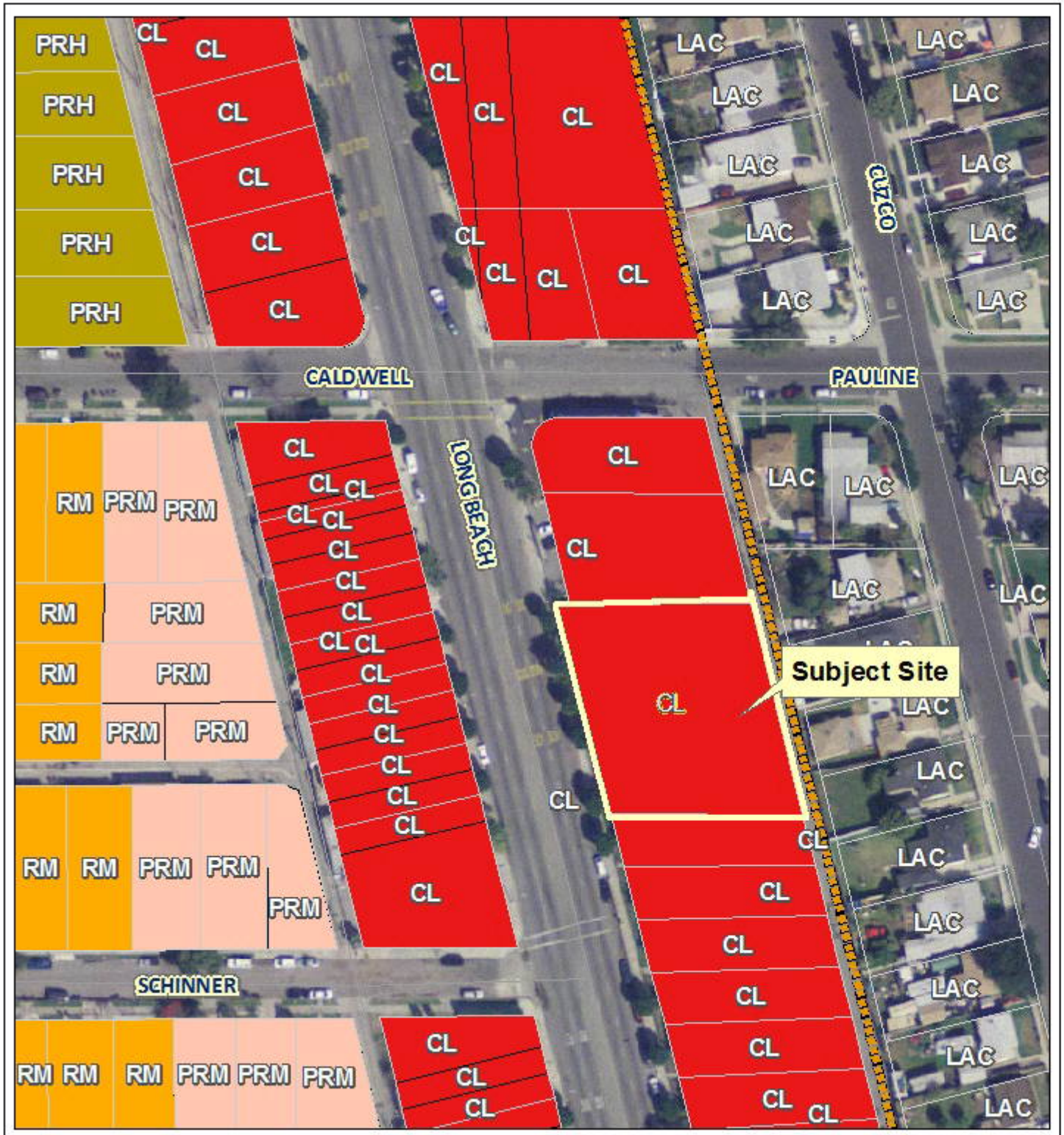


6# View

1330 S Long Beach Blvd
Compton, CA 90221



SITE PLAN



CITY OF COMPTON

ZONING MAP

Conditional Use Permit (CUP) Case No. 21-006
1330 S. Long Beach Blvd.
7302-017-022

Legend

- City Limits
- parcels
- RA - Residential Agriculture
- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- P - Parking
- PRL - Parking/Low Density Residential
- PRM - Parking/Medium Density Residential
- PRH - Parking/High Density Residential
- CL - Limited Commercial
- CM - Commercial Manufacturing
- ML - Limited Manufacturing
- MH - Heavy Manufacturing
- B - Buffer
- LAC - Los Angeles County
- UNZONED

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