

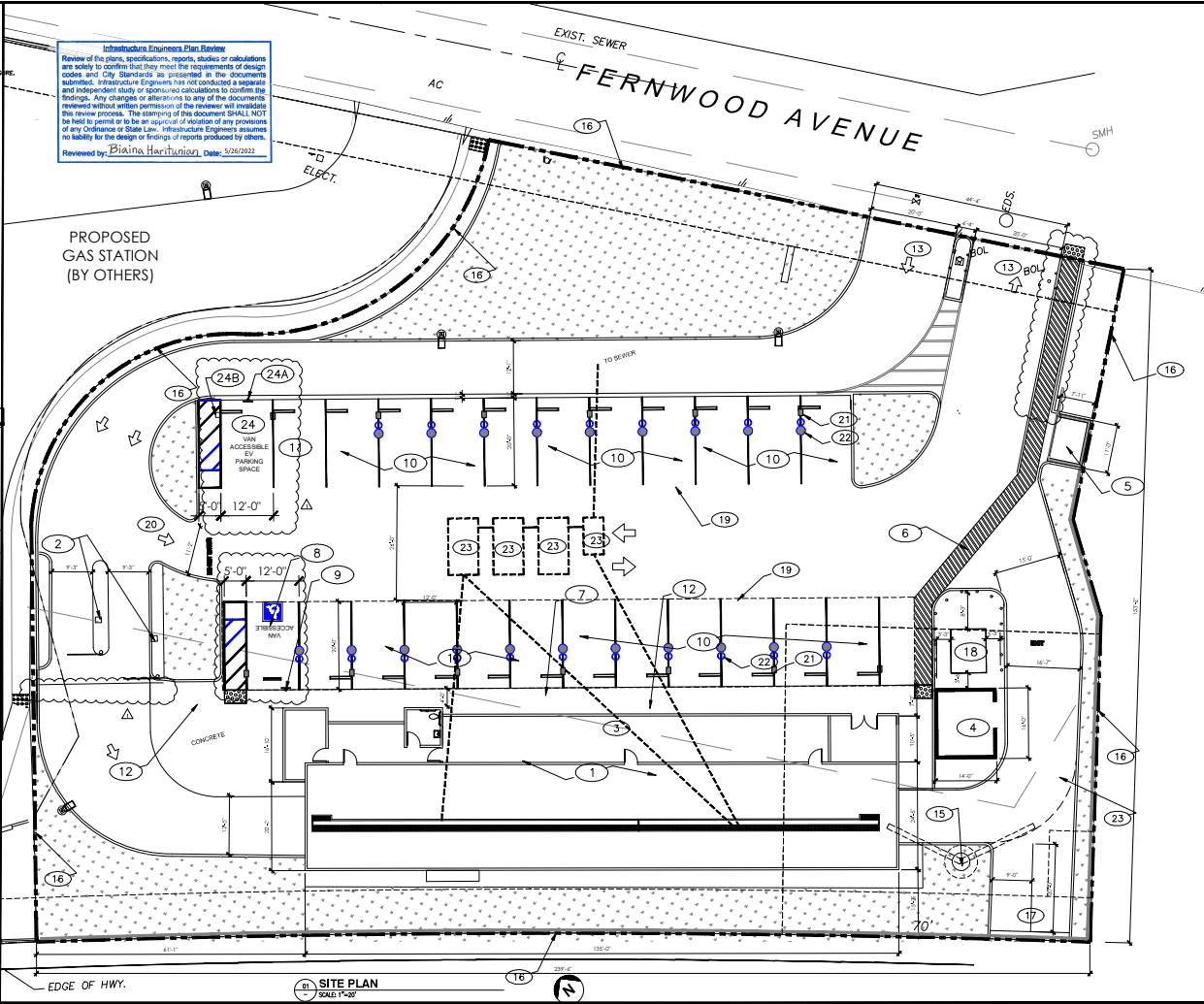
- KEY PLAN**
- 1 NEW CAR WASH 4,760 SF.
 - 2 NEW CAR WASH RAY POINT BOX
 - 3 NEW CAR WASH EQUIPMENT ENCLOSURE
 - 4 NEW 14'X14'X4' H. CMU VACUUM EQUIPMENT ENCLOSURE. SLOPE ENCLOSURE AND TOWARDS THE DRIVEWAY.
 - 5 NEW TRASH ENCLOSURE 14'-3"X8'-0"X6' H.
 - 6 NEW FINISH OF TRAVEL. SLOPE MAY VARY. DIRECTION OF TRAVEL AND 2% CROSS SLOPE. EMPTY COMPLIANCE.
 - 7 NEW BRUSH-SQUELGE-TANGS
 - 8 NEW VAN ACCESSIBLE PARKING SPACE. SEE 1/AS.2
 - 9 NEW ACCESSIBLE PARKING SPACE. SEE 2/AS.2
 - 10 NEW VACUUM-AREA-PRIVATE-MARK. SEE 2/AS.2
 - 11 NEW EMPLOYEE PARKING 12'X20'
 - 12 NEW SIDEWALK
 - 13 NEW DRIVEWAY
 - 14 NEW LANDSCAPE
 - 15 EXISTING BILL BOARD SIGN
 - 16 NEW 7' H. WROUGHT IRON FENCE AROUND ALL PROPERTY
 - 17 BUILDING SERVICE ACCESS, AVAILABLE DURING BUSINESS HOURS
 - 18 NEW 100' TRANSFORMER PAD, VERIFY WITH UTILITY CO.
 - 19 SOLAR CANOPY ABOVE WITH VACUUM HOSES. SEE 06/23P-3 FOR REFERENCE
 - 20 ESSAGE LAKE
 - 21 SOLAR CANOPY COLUMN
 - 22 VACUUM STAND AND TRASH BIN. SEE 06/23P-3
 - 23 CARWASH-SQUELGE-TANGS
 - 24 VAN ACCESSIBLE EV CHARGING STATION SPACE
 - 25 EV CHARGING STATION

Infrastructure Engineers Plan Review
 Review of the plans, specifications, reports, studies or calculations are solely to confirm that they meet the requirements of design codes and City Standards as presented in the documents submitted. Infrastructure Engineers has not conducted a separate and independent study or opinion; no calculations to confirm the findings. Any changes or alterations to any of the documents reviewed without written permission of the reviewer will invalidate this review process. The stamping of this document SHALL NOT be held to permit or to be an approval of violation of any provisions of any Ordinance or State Law. Infrastructure Engineers assumes no liability for the design or findings of reports produced by others.
 Reviewed by: *Pragna Haritatoru*, Date: 5/26/2022

SITE INFO

AREA OF PROPERTY	AREA		
GROSS AREA	37,288 SQ.FT.		
DEDICATIONS, EASEMENTS			
NET BUILDABLE AREA			
GROSS AREA (IN ACRES)	0.858 ACRES		
ASSESSORS PARCEL NUMBER	6169-002-004, 5, 6		
DESCRIPTION	PERCENT	AREA	
LANDSCAPE PROVIDED (ON-SITE)	26.8%	9,970 SQ. FT.	
DESCRIPTION	SIZE	CONG. TYPE	AREA
CAR WASH	14'-0" x 31'-0"	B	4,760 SF
TOTAL BUILDING AREA: 4,760 SQ.FT.			
% OF LOT COVERAGE (EXCLUDING CANOPY): NET LOT AREA 37,288 SF 12.74%			
DESCRIPTION	SIZE	REQUIRE	PROVIDED
HOUSER SPACES	17'X20'	0	21 SPACES
ACCESSIBLE SPACES	17'X20'	1	1 SPACE
EMPLOYEE SPACES	17'X20'	2	2 SPACES
TOTAL PARKING PROVIDED: 24 SPACES			

CARWASH EQUIPMENT USES SILENCER PACKAGE, NOISE LEVEL AT PROPERTY LINE, APPROX 40' DISTANCE, WILL BE LESS THAN 85DB



01 SITE PLAN
 SCALE: 1/4"=1'-0"

ACC DESIGN CONCEPT, INC.
 2022 Consultant for
 1800 N. CA 90200
 916.251.1111

DATE	BY
10/12/21	LI
10/12/21	LI
10/12/21	LI

PROJECT: NEW CAR WASH
 2810 E. IMPERIAL HWY
 LYNWOOD, CA 90262

ARCHITECTURAL SITE PLAN

AS.1