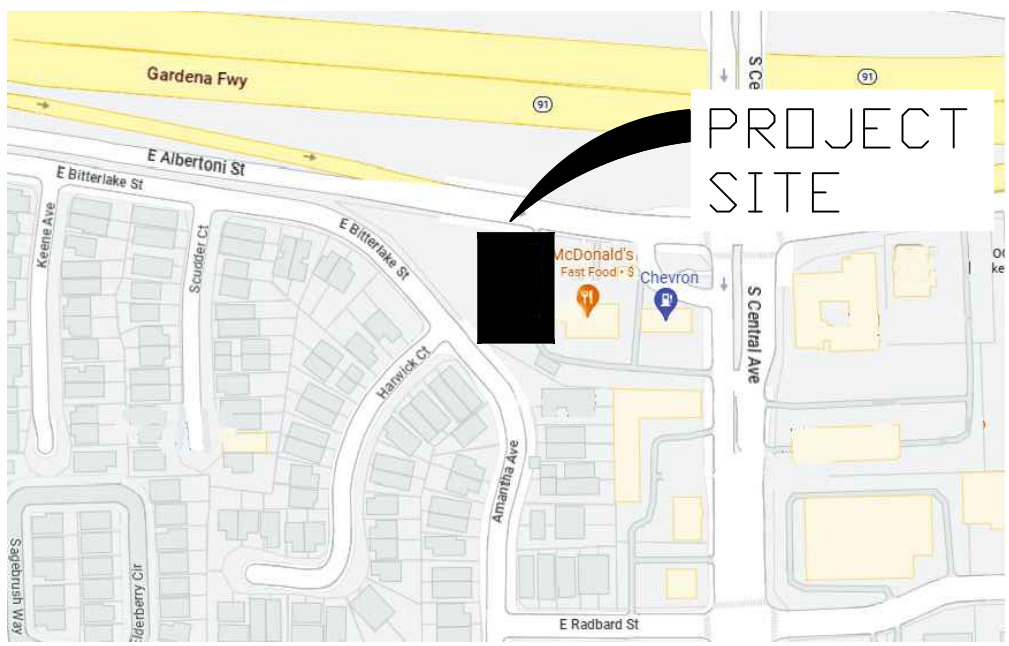


CARSON EXPRESS WASH

E. ALBERTONI & S. CENTRAL AVE.
CARSON, CA



PROJECT DIRECTORY:

CLIENT:
Soundview Investment Partners
2121 Avenue of the Stars, #800
Los Angeles, CA 90067
Attn: Max Netty
Phone: (310) 407-5454
Email: maxnetty@sbcglobal.net

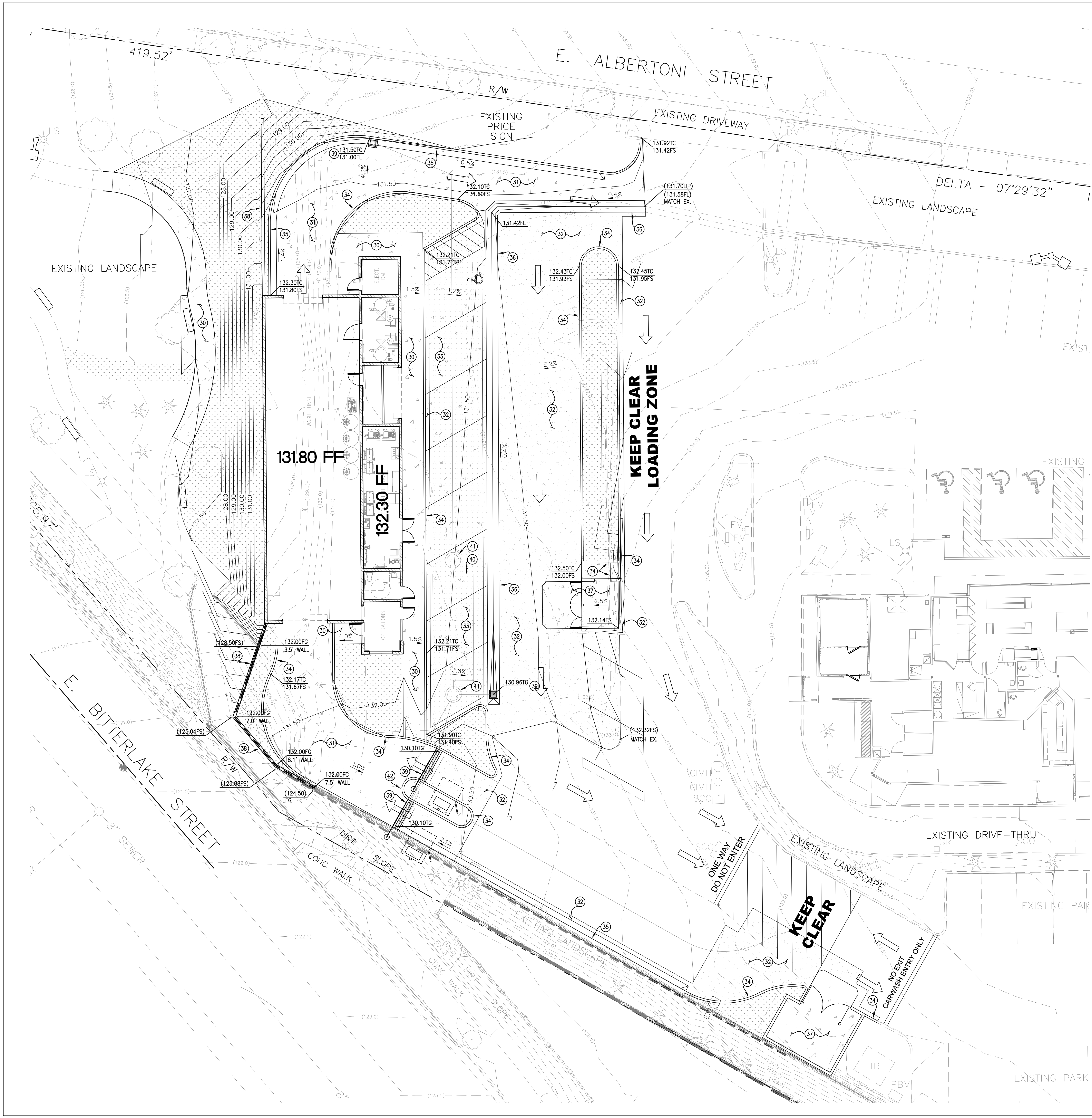
CIVIL ENGINEER:
NA Civil, Inc.
22672 Lambert St, Suite 606
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ARCHITECT:
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LANDSCAPE ARCHITECT:
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17901 Romelle Ave.
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Phone: (714) 532-3663
Attn: Charles Trowbridge
Email: chas2.cta@gmail.com

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1	PRELIMINARY GRADING PLAN
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A1.3	TRASH ENCLOSURE
A2.1	FLOOR PLAN / ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	3D IMAGES
LP-1	CONCEPTUAL LANDSCAPE PLAN



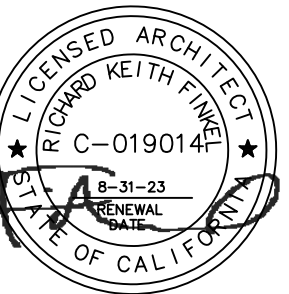
CONSTRUCTION NOTES:

- 30—CONSTRUCT CONCRETE SIDEWALK.
- 31—CONSTRUCT CONCRETE PAVING.
- 32—CONSTRUCT ASPHALT PAVING.
- 33—GRIND AND OVERLAY AC PAVING.
- 34—CONSTRUCT CONCRETE CURB.
- 35—CONSTRUCT CONCRETE CURB AND GUTTER.
- 36—CONSTRUCT CONCRETE VALLEY GUTTER.
- 37—CONSTRUCT TRASH ENCLOSURE.
- 38—CONSTRUCT RETAINING WALL. SEE PLAN FOR HEIGHT.
- 39—CONSTRUCT STORM DRAIN CATCH BASIN.
- 40—CONSTRUCT BELOW GRADE INFILTRATION SYSTEM.
- 41—CONSTRUCT STORM DRAIN MANHOLE.
- 42—OVERFLOW PIPE TO CONNECT TO EXISTING OUTLET PIPE OF REMOVED CURB INLET CATCH BASIN.

ABBREVIATIONS

- AC ASPHALT CONCRETE
- ADA AMERICANS WITH DISABILITIES ACT
- C&G CURB AND GUTTER
- CF CURB FACE
- CL CENTER LINE
- EX/EXIST. EXISTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- MAX. MAXIMUM
- MIN. MINIMUM
- MH MANHOLE
- P PROTECT IN PLACE
- PA PLANTER AREA
- PCC PORTLAND CEMENT CONCRETE
- PL PROPERTY LINE
- R RIDGE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- STD. STANDARD
- TC TOP OF CURB
- TG TOP OF GRATE
- TYP. TYPICAL

STAMP



PROJECT NAME:

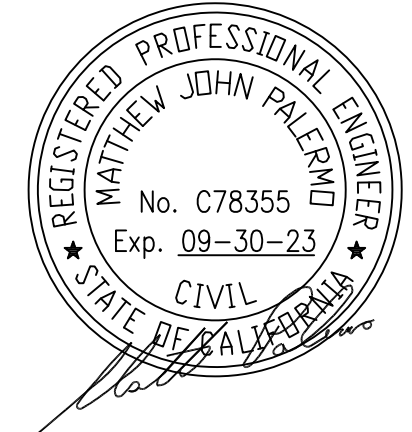
CARSON
EXPRESS WASH

E. ALBERTONI ST.
CARSON, CA 90746

INTERSECTION OF E. ALBERTONI
ST. & S. Central Ave.



NA CIVIL, INC.
CIVIL ENGINEERING - SURVEYING
22672 LAMBERT STREET, SUITE 606
LAKE FOREST, CA 92650
949.753.0600



SHEET TITLE

PRELIMINARY
GRADING
PLAN

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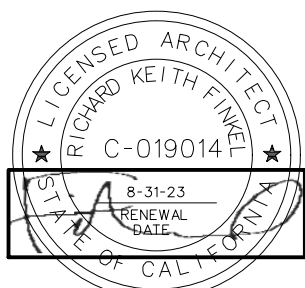
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FILE:

SHEET

C-1

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PROJECT NAME:

CARSON
EXPRESS WASH

E. ALBERTONI ST.
CARSON, CA 90746

INTERSECTION OF E. ALBERTONI
ST. & s. Central Ave.

SHEET TITLE

SITE PHOTOS

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PROJECT NO.: 22-798

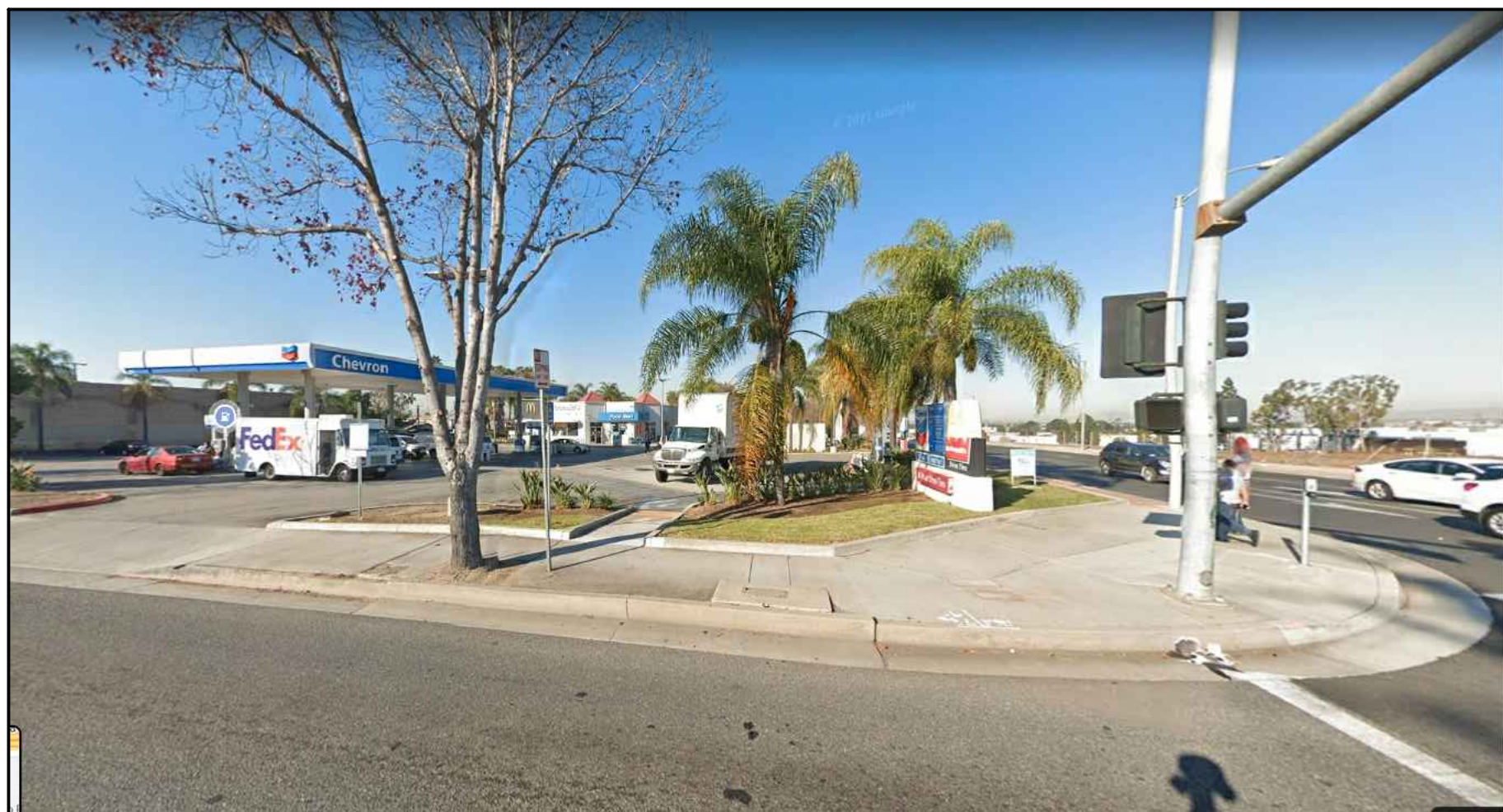
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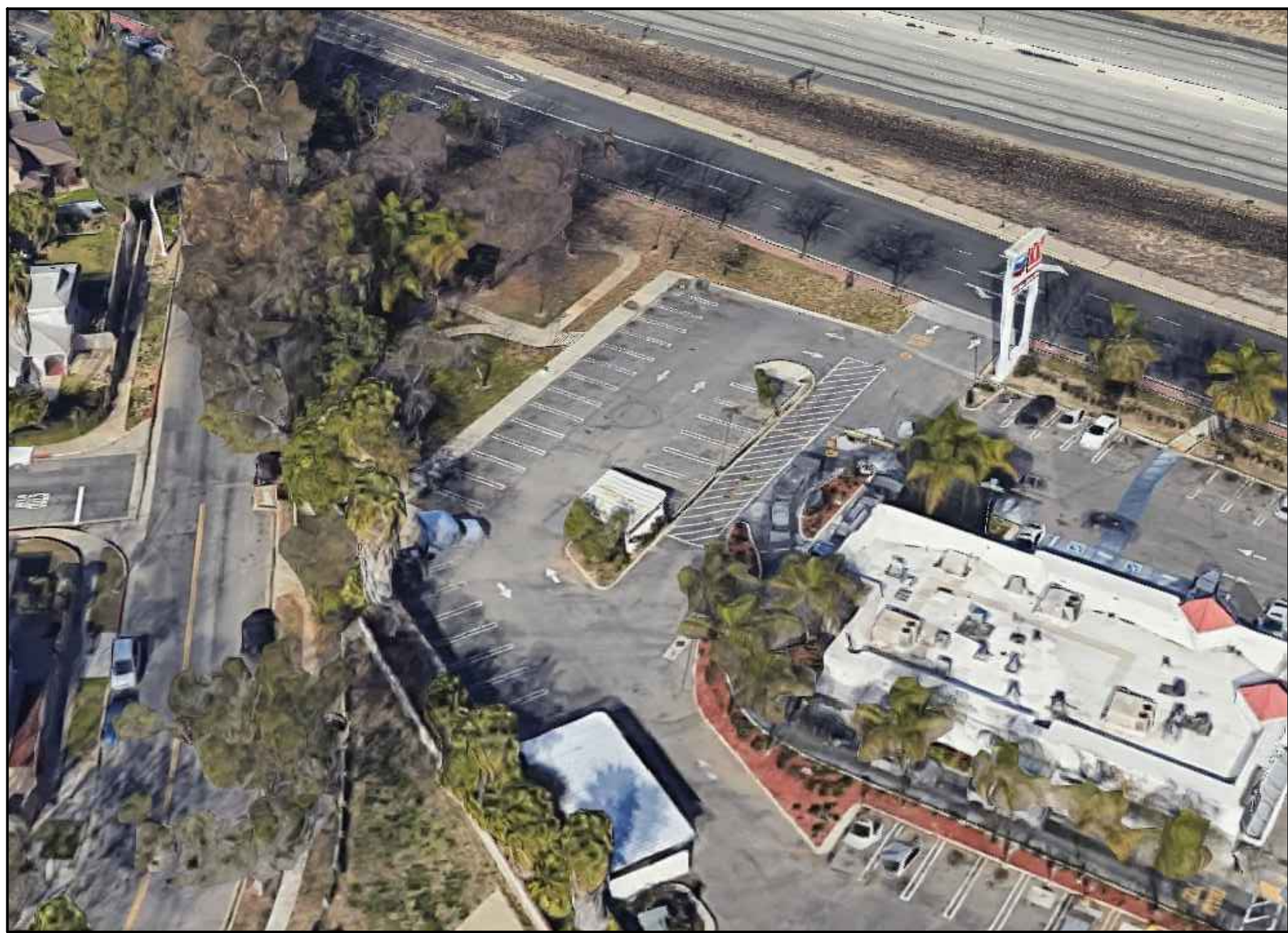
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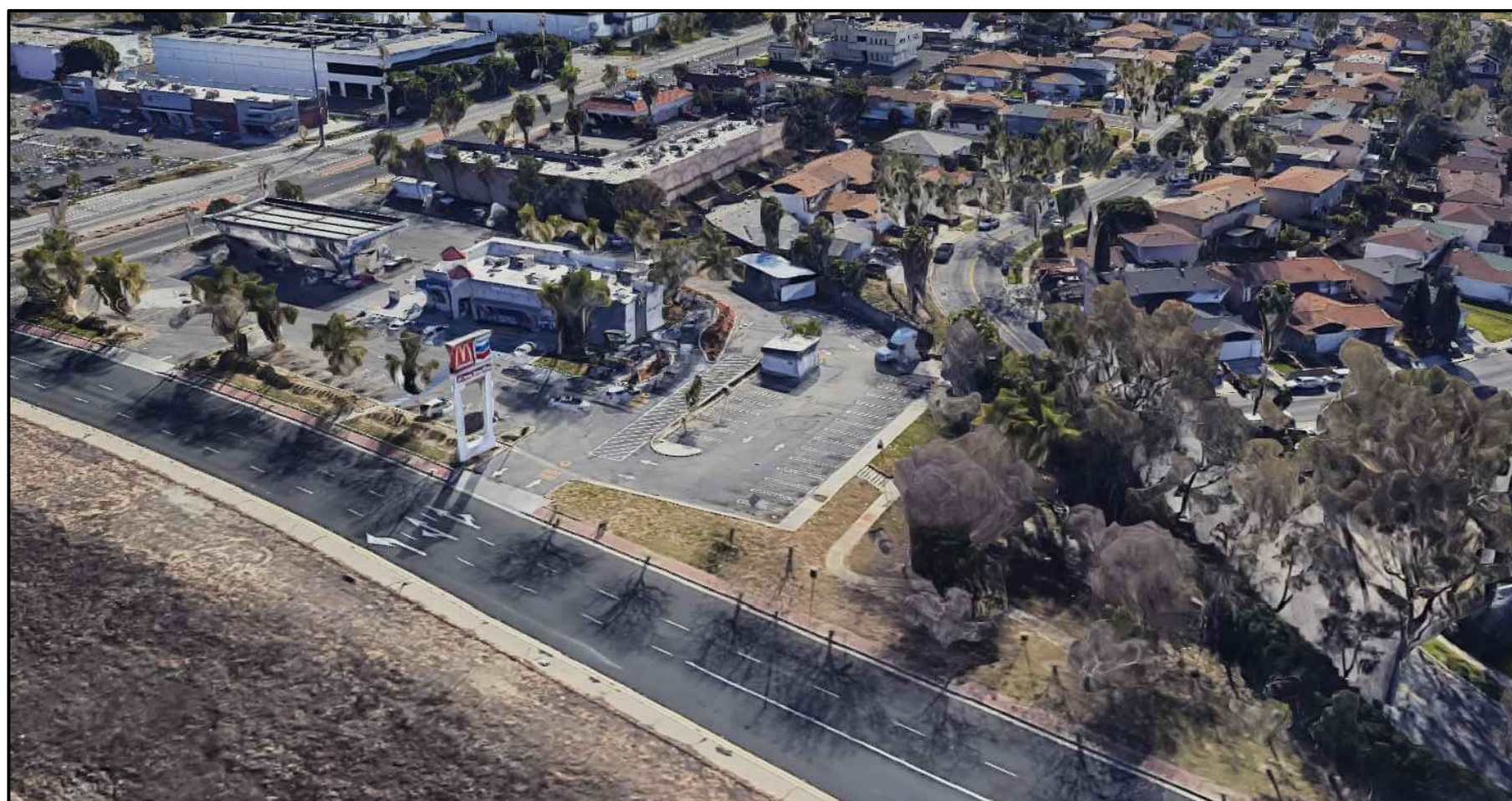
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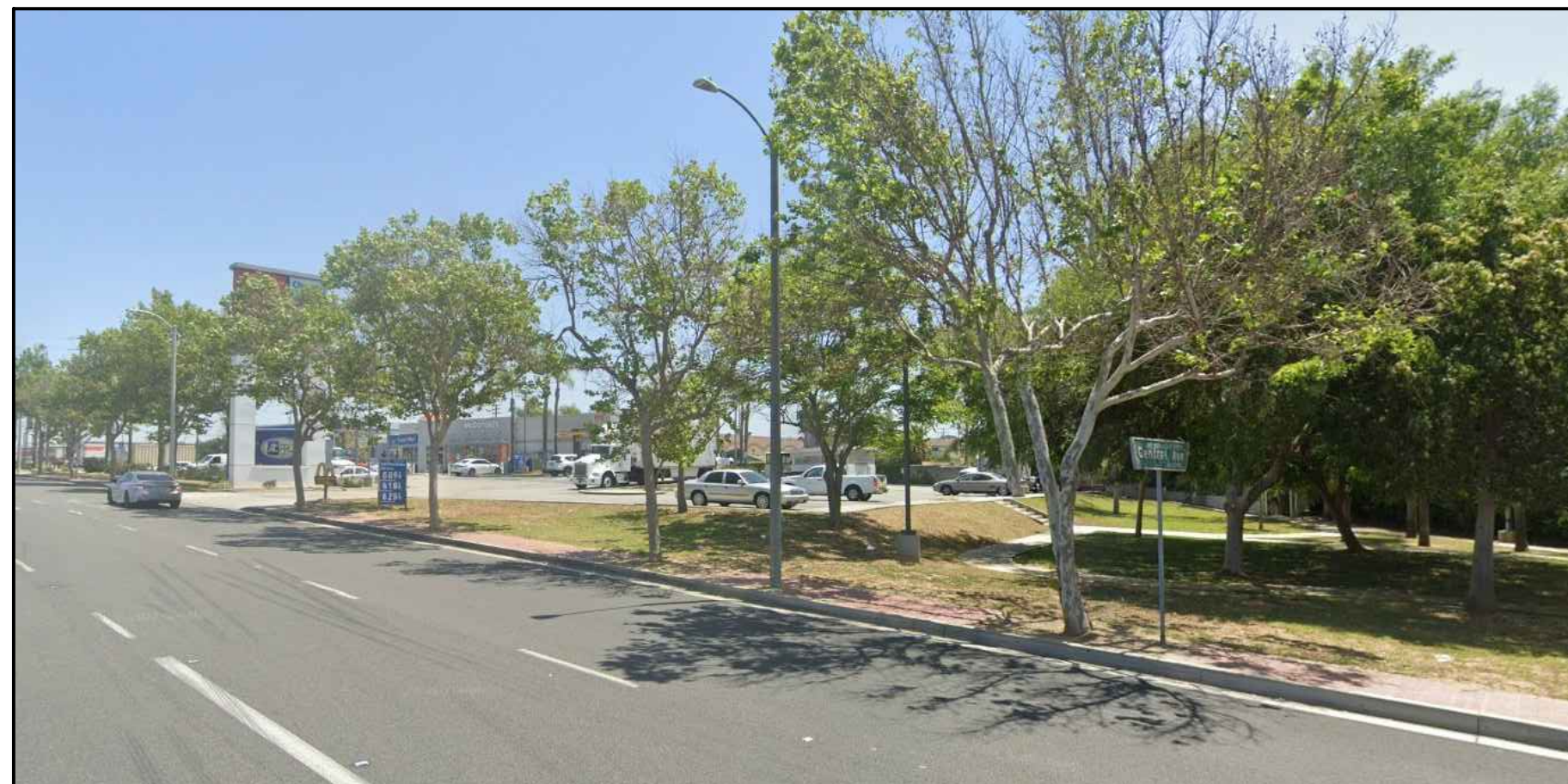
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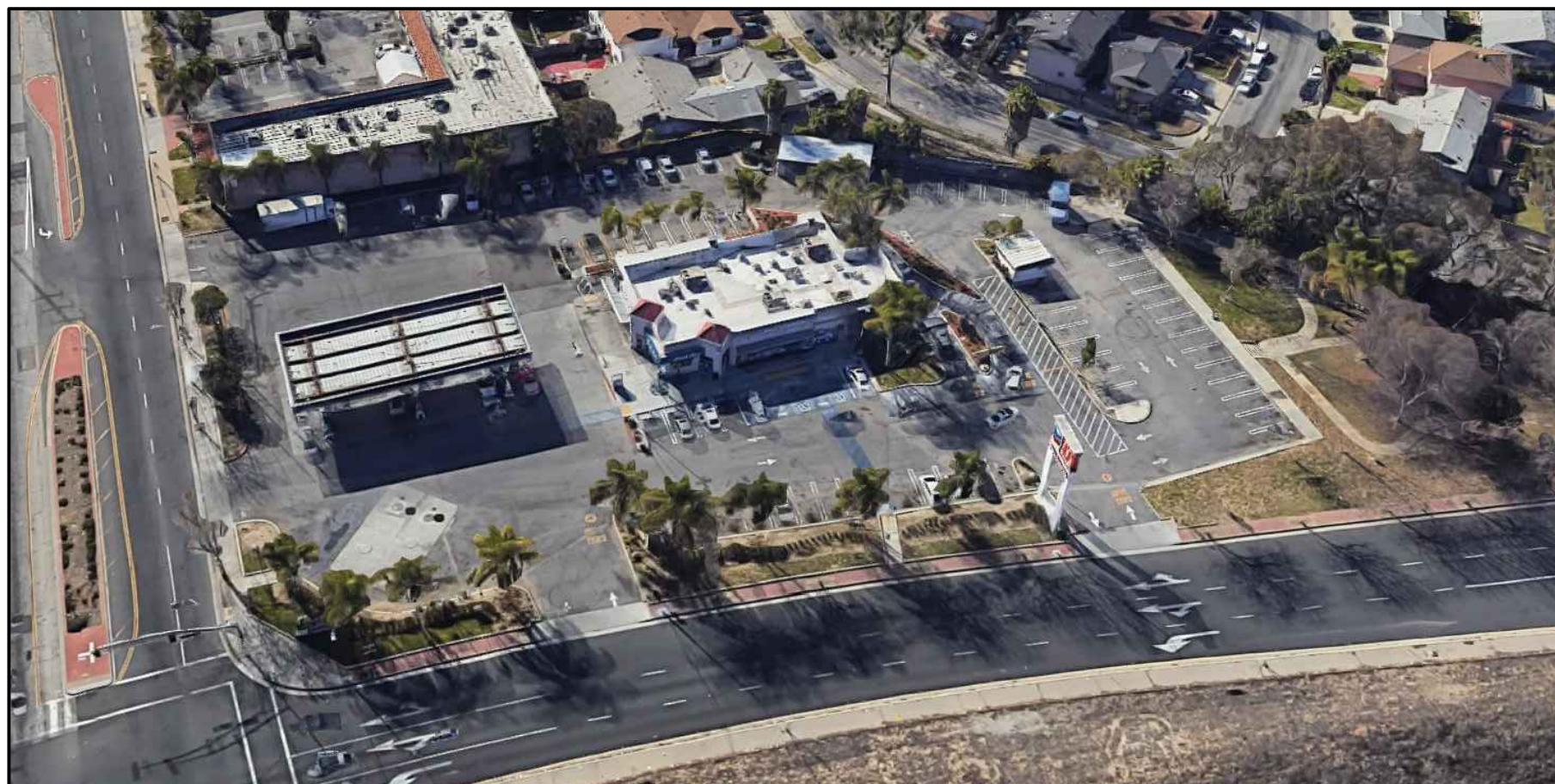
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4



5



6



Key Plan



NEW CONSTRUCTION SITE PLAN



- KEYNOTES:
- | NO. | DESCRIPTION |
|-----|---|
| 1. | NEW SIDEWALK |
| 2. | NEW COVERED TRASH ENCLOSURE |
| 3. | OVERHEAD DOOR |
| 4. | NEW LANDSCAPED AREA |
| 5. | EXISTING SLOPED BANK |
| 6. | NEW PARK BENCH (7 TTL) |
| 7. | VACUUM STALL |
| 8. | PRE-FAB FABRIC VACUUM CANOPY ABOVE |
| 9. | MODIFIED SLOPE BANK |
| 10. | EXISTING DRIVEWAY |
| 11. | ACCESSIBLE RAMP |
| 12. | ACCESSIBLE PATH TO TRASH ENC. AND ADJACENT BUILDING |
| 13. | NEW ELECTRONIC PAY STATION AND LIFT-GATE |
| 14. | EXISTING TRASH ENCLOSURE FOR ADJACENT BUILDING |
| 15. | EXISTING CURBS |

PROJECT DATA:

OVERALL SITE AREA:	111,905 S.F. (2.6 AC)
CARWASH SITE AREA:	20,401 S.F. (.49 AC)
PARK SITE AREA REALLOCATED TO CARWASH SITE:	3,207 S.F.
NEW ON-SITE LANDSCAPED AREA:	3,305 S.F.
BUILDING AREA:	
EXISTING McDONALDS:	4,709 S.F.
NEW CARWASH:	3,146 S.F.
TOTAL:	7,855 S.F.
PARKING:	
EXISTING ON-SITE STRIPED PARKING STALLS:	81 STALLS
EXISTING GAS FUELING STATIONS:	12 (6 PUMPS)
EXISTING STALLS TO BE REMOVED:	-32 STALLS
NEW STALLS TO BE ADDED:	10 STALLS
TOTAL ON-SITE PARKING:	71 (INC. FUELING STATIONS)

STAMP

PROJECT NAME:

CARSON EXPRESS WASH

E. ALBERTONI ST.
CARSON, CA 90746

INTERSECTION OF E. ALBERTONI ST. & s. Central Ave.

SHEET TITLE

NEW CONSTRUCTION SITE PLAN

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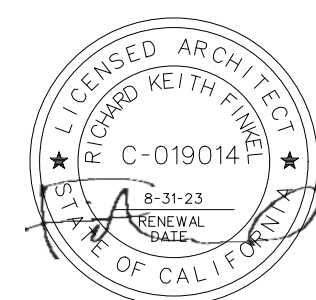
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FILE:

SHEET

A1.1

STAMP



PROJECT NAME:

**CARSON
EXPRESS WASH**

E. ALBERTONI ST.
CARSON, CA 90746

INTERSECTION OF E. ALBERTONI
ST. & S. Central Ave.

DEMOLITION PLAN KEYNOTES:

- | NO. | DESCRIPTION |
|-----|---|
| 1. | EXISTING SLOPED BANK |
| 2. | EXISTING CURB AND/OR STALLS |
| 3. | EXISTING PARK SIDEWALK TO BE REMOVED |
| 4. | EXISTING TRASH ENCLOSURE TO BE REMOVED |
| 5. | EXISTING TRASH ENCLOSURE TO BE MODIFIED |
| 6. | CROSS-HATCHED AREA INDICATES EXISTING SLOPED BANK TO BE REGRADED TO ALLOW FOR EXPANSION OF CARWASH SITE BUILDING PAD AREA |

LEGEND:

	EXISTING LANDSCAPING -	
	McDONALD'S PROPERTY -	12,668 S.F.
	PRIVATE PARK -	24,350 S.F.
	TOTAL EXISTING LANDSCAPING -	37,018 S.F.
	EXISTING LANDSCAPING TO BE REMOVED -	3,207 S.F.
	NEW LANDSCAPING -	3,305 S.F.

NEW CONSTRUCTION PLAN KEYNOTES:
(SEE ENLARGED PLAN FOR ADD'L INFORMATION)

- | | |
|----|------------------------------------|
| 1. | NEW EXPRESS CARWASH |
| 2. | NEW COVERED TRASH ENCLOSURE |
| 3. | NEW LANDSCAPED AREA |
| 4. | NEW PARK BENCH (7 TTL) |
| 5. | VACUUM STALLS |
| 6. | PRE-FAB FABRIC VACUUM CANOPY ABOVE |

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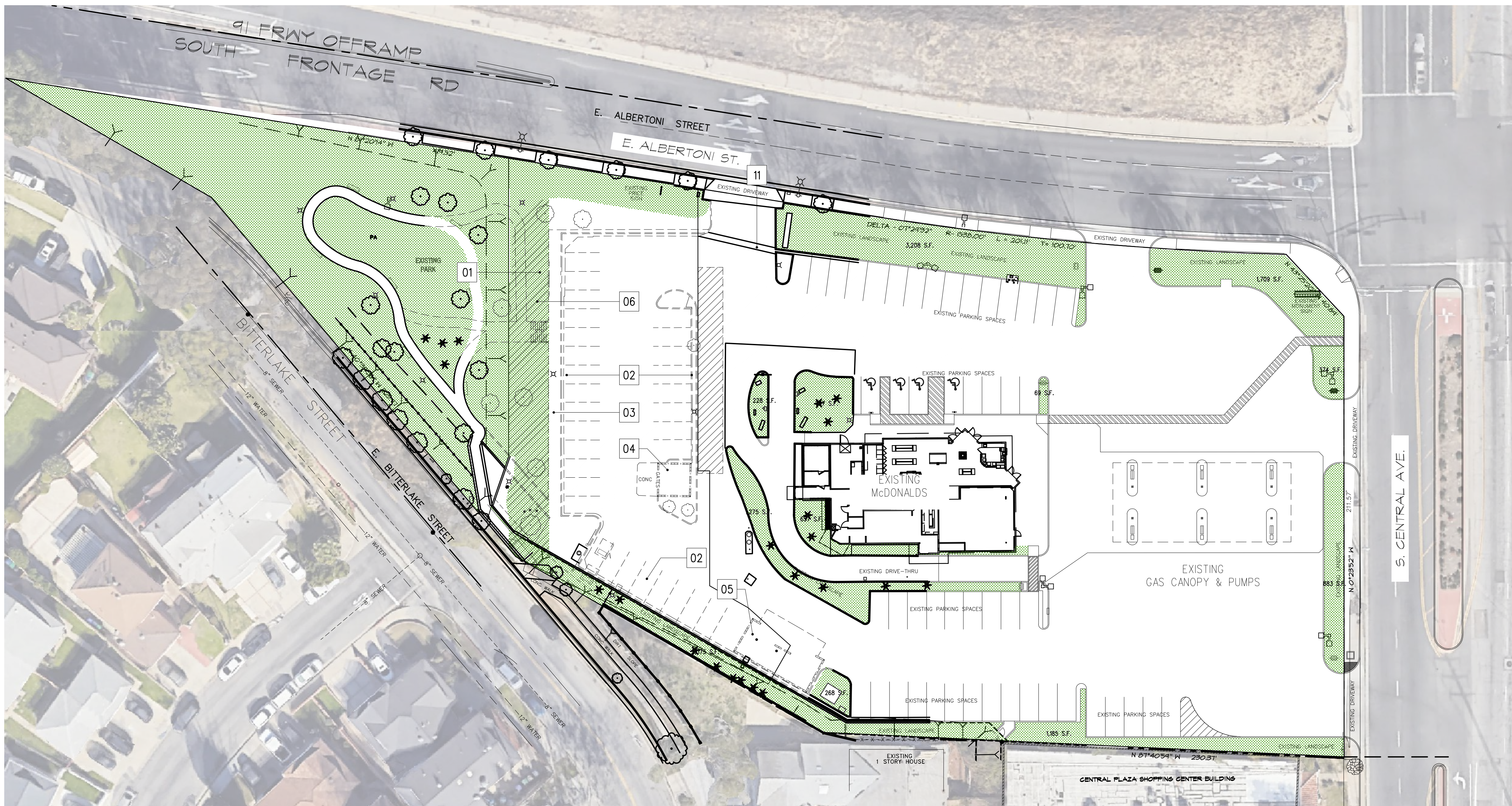
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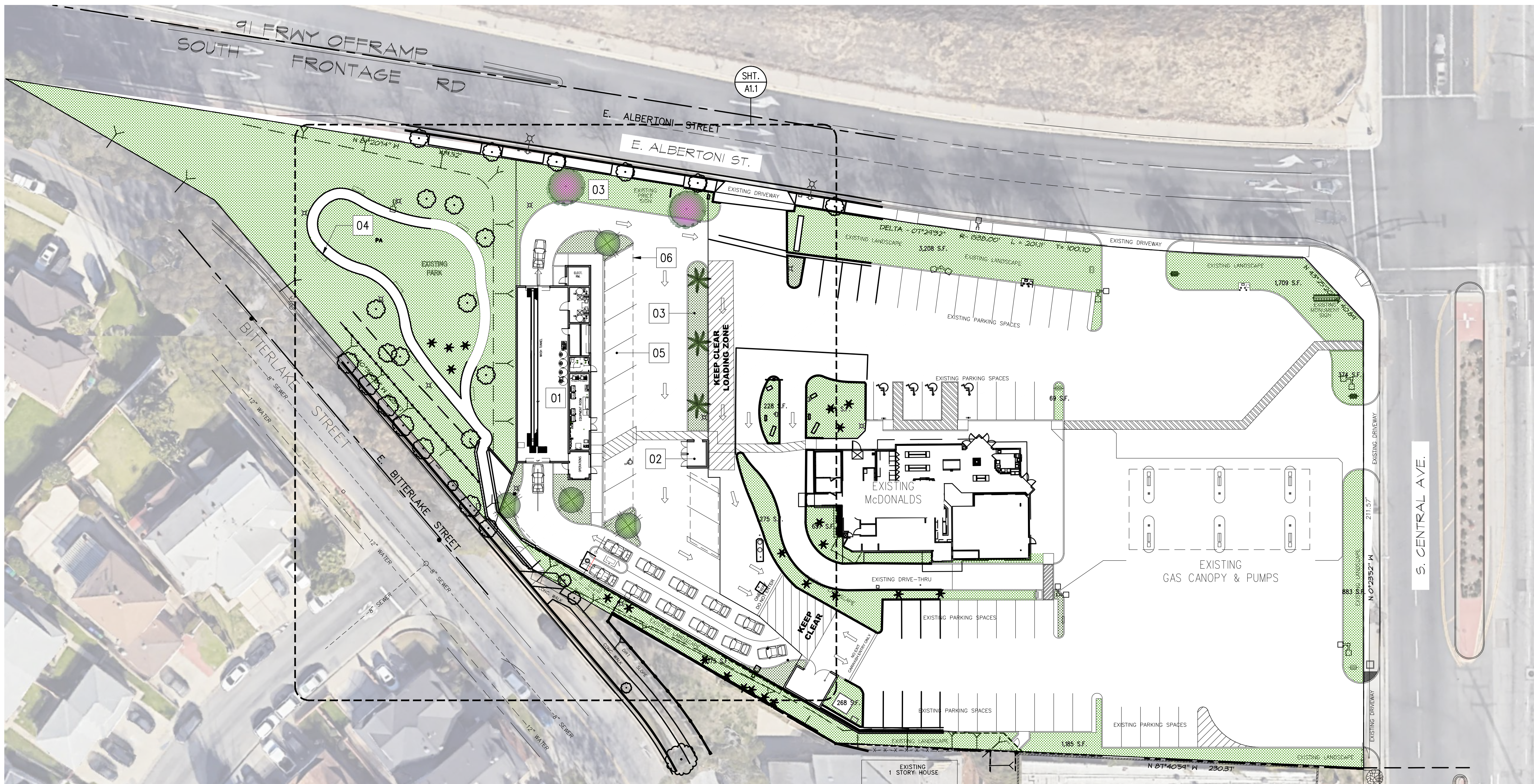
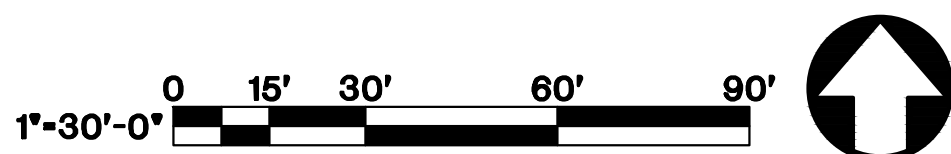
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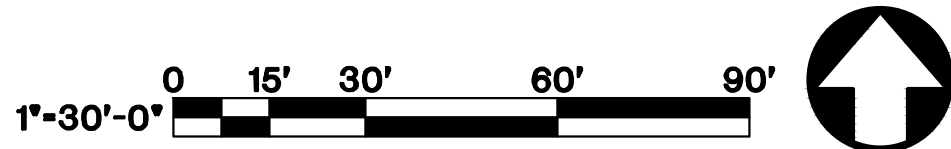
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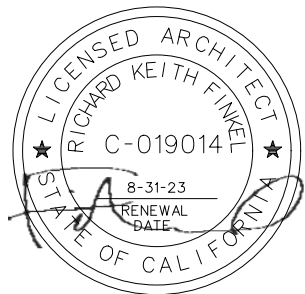
EXISTING OVERALL SITE/DEMO PLAN



NEW OVERALL SITE PLAN



STAMP



PROJECT NAME:

CARSON
EXPRESS WASH

E. ALBERTONI ST.
CARSON, CA 90746

INTERSECTION OF E. ALBERTONI
ST. & s. Central Ave.

SHEET TITLE

TRASH
ENCLOSURE

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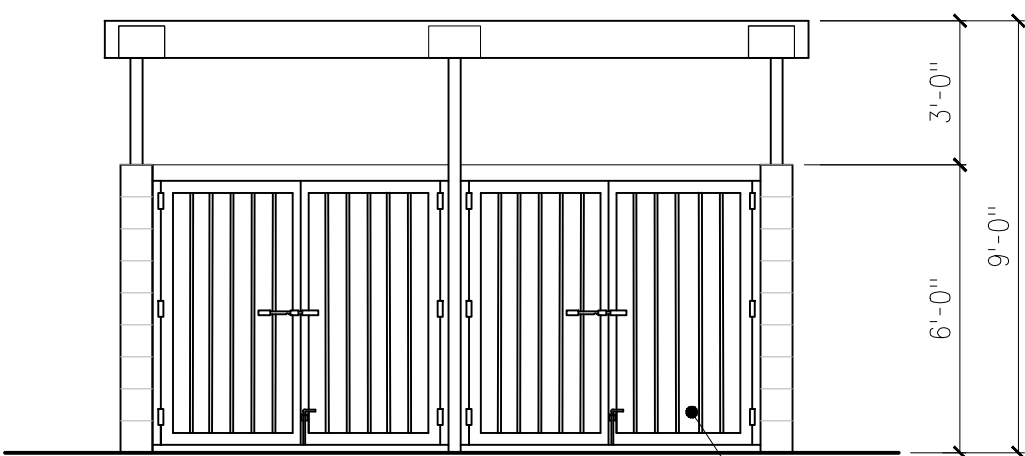
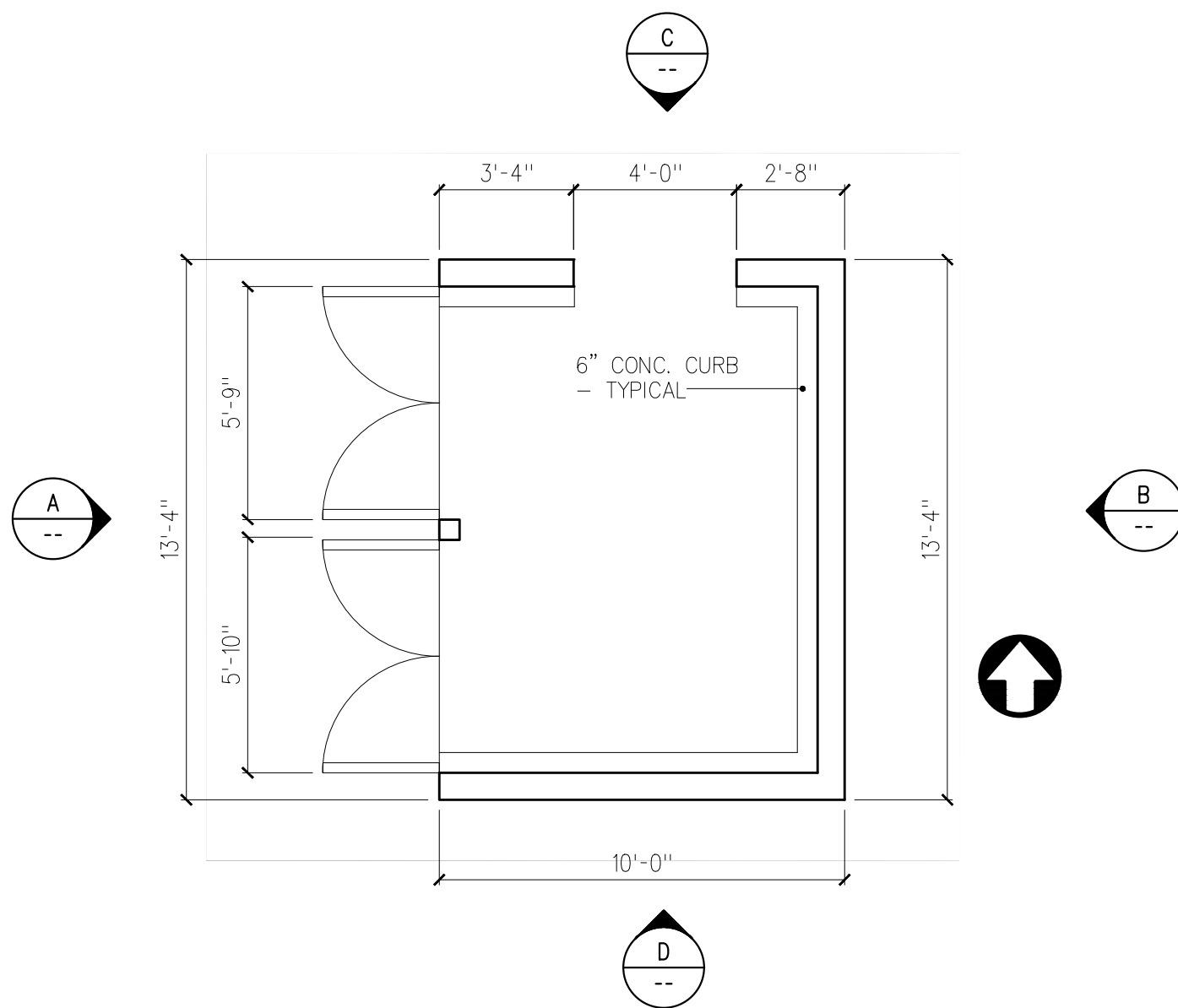
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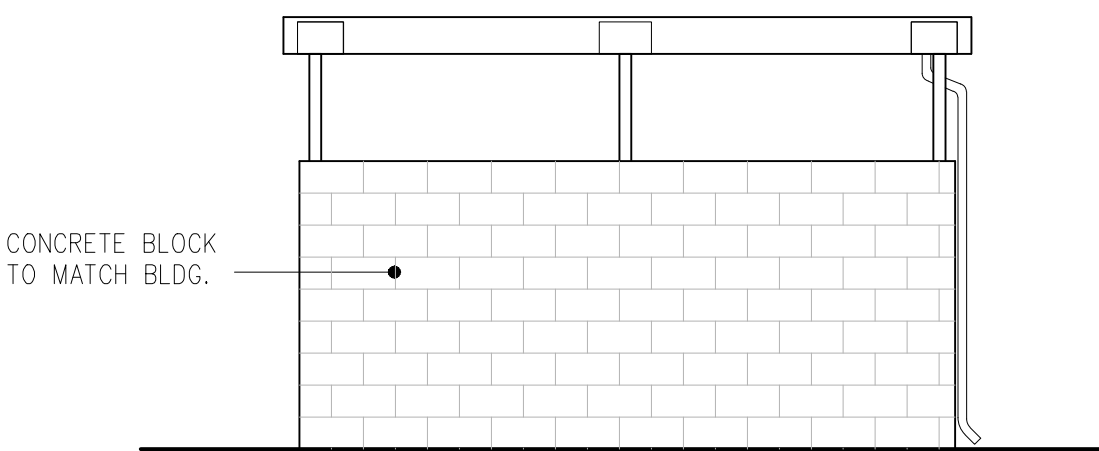
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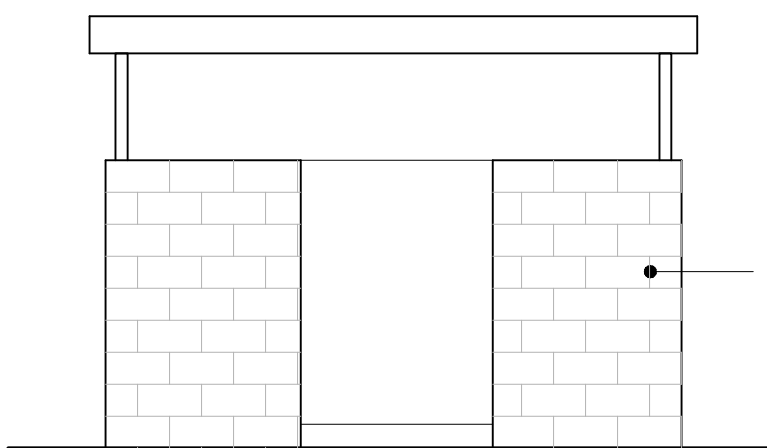


A FRONT ELEVATION

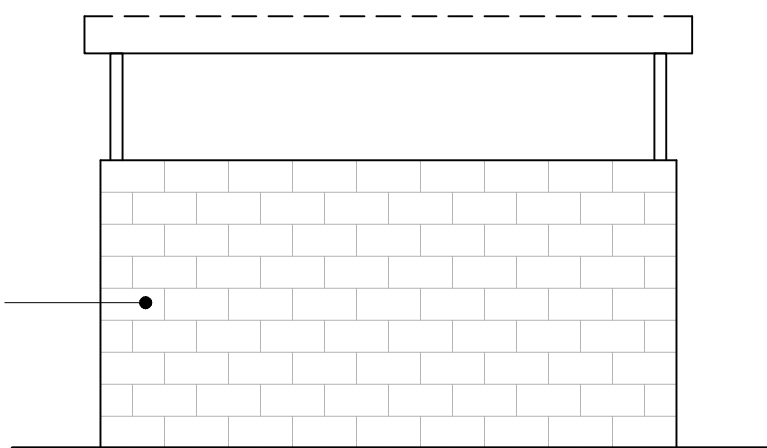
5'-6" HIGH CORRUGATED METAL
DECKING GATE PANELS- PAINT TO
MATCH WALLS OF ADJACENT BUILDING



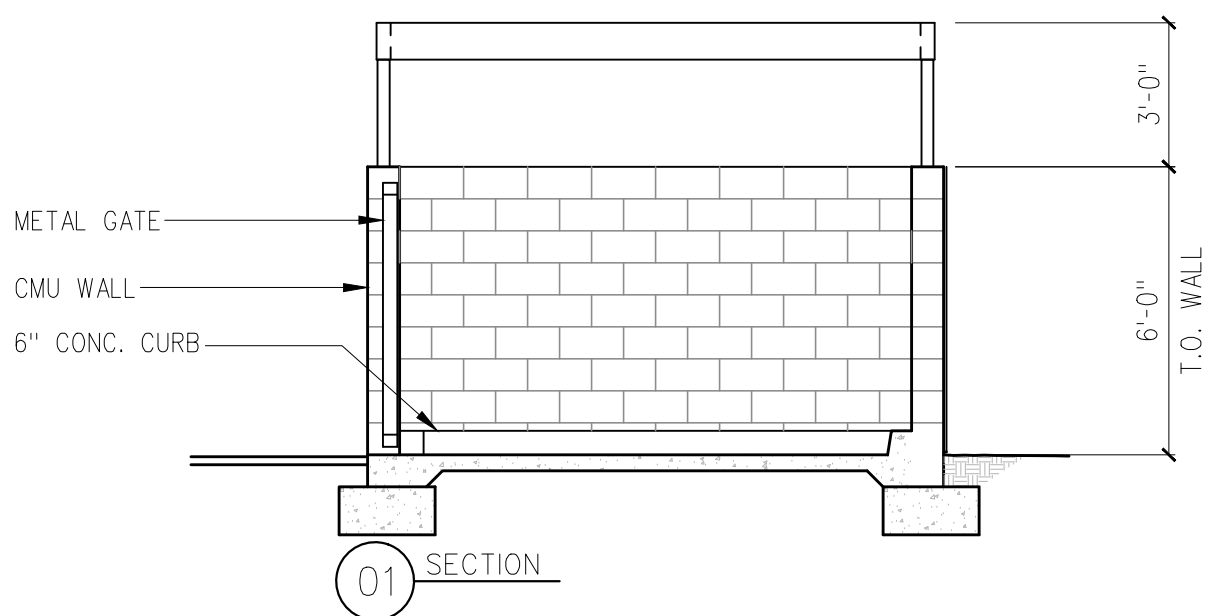
B REAR ELEVATION



C SIDE ELEVATION



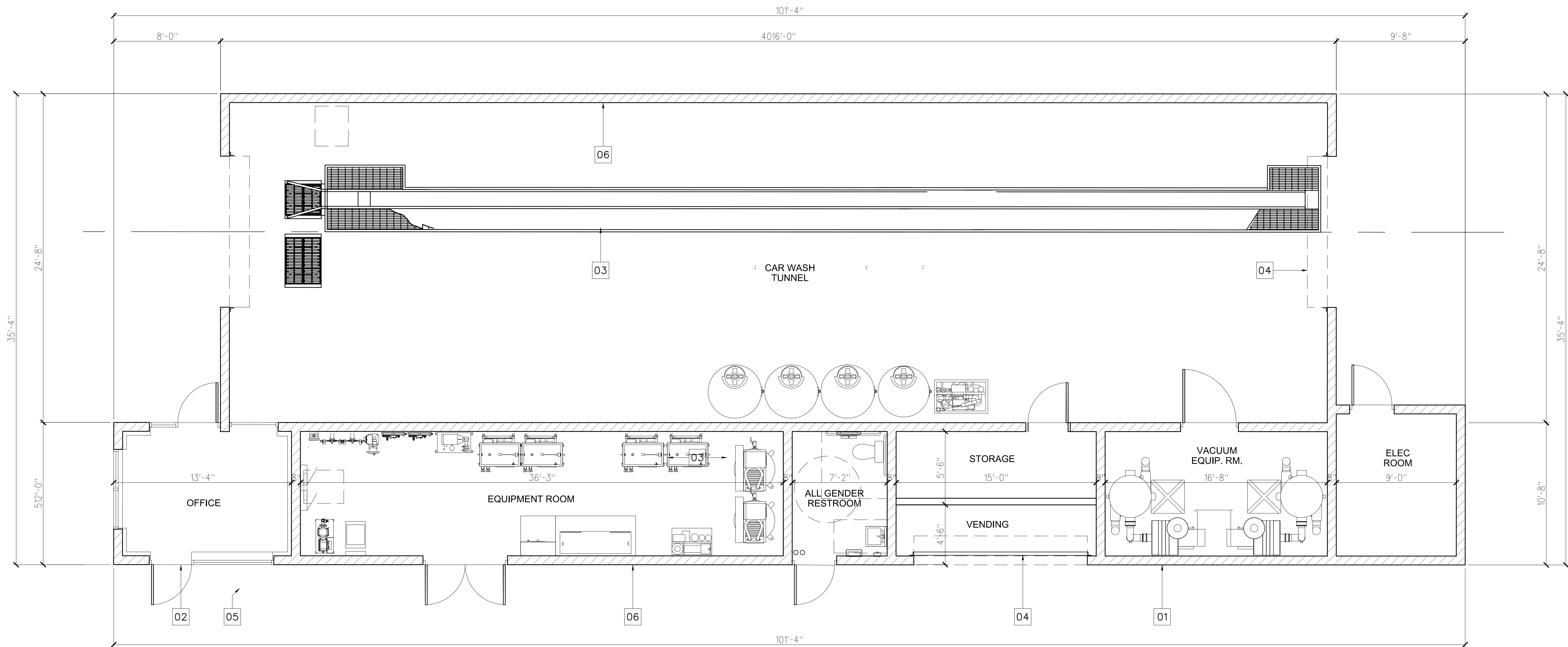
D SIDE ELEVATION



01 SECTION

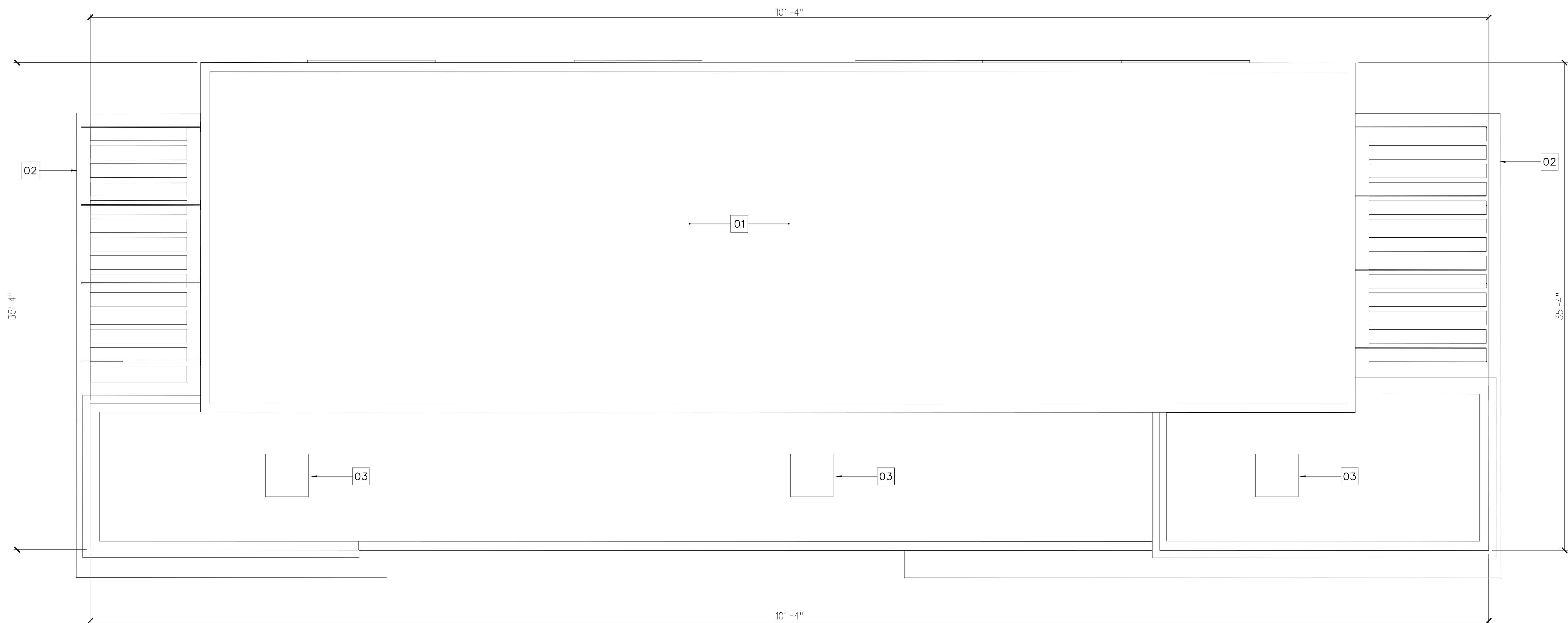
TRASH ENCLOSURE PLAN/ELEVATIONS

1/4"=1'-0"



- 01 CONCRETE BLOCK WALLS
02 ALUMINUM STOREFRONT GLAZING SYSTEM, SEE ELEVATIONS FOR TINTED/SPANDREL GLASS LOCATIONS
03 CARWASH EQUIPMENT
04 ROLL DOWN COILING SECURITY DOOR
05 ACCESSIBLE PRIMARY ENTRANCE WITH ACCESSIBLE BUILDING ENTRANCE SIGNAGE ON GLASS DOOR- SEE
06 CONCRETE BLOCK WALL - TYPICAL

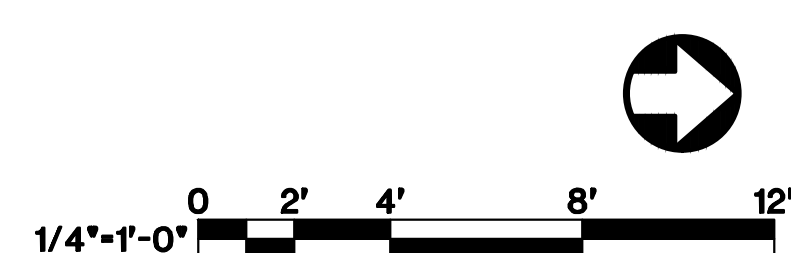
FLOOR PLAN



- 01 BUILT-UP ROOFING
02 AWNING BELOW
03 ROOFTOP MECH. UNIT (SCREENED FROM VIEW BY PARAPET WALLS)

- ROOF PLAN GENERAL NOTES:
1. PARAPET WALL WILL CONCEAL ALL ROOFTOP MOUNTED EQUIPMENT FROM VIEW FROM ADJACENT STREETS AND PROPERTIES

ROOF PLAN



STAMP

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CARSON EXPRESS WASH

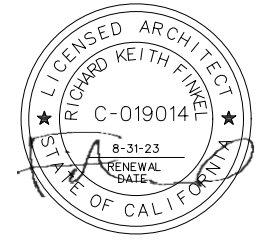
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CARSON, CA 90746

INTERSECTION OF E. ALBERTONI ST. & s. Central Ave.

SHEET TITLE

FLOOR PLAN / ROOF PLAN

STAMP

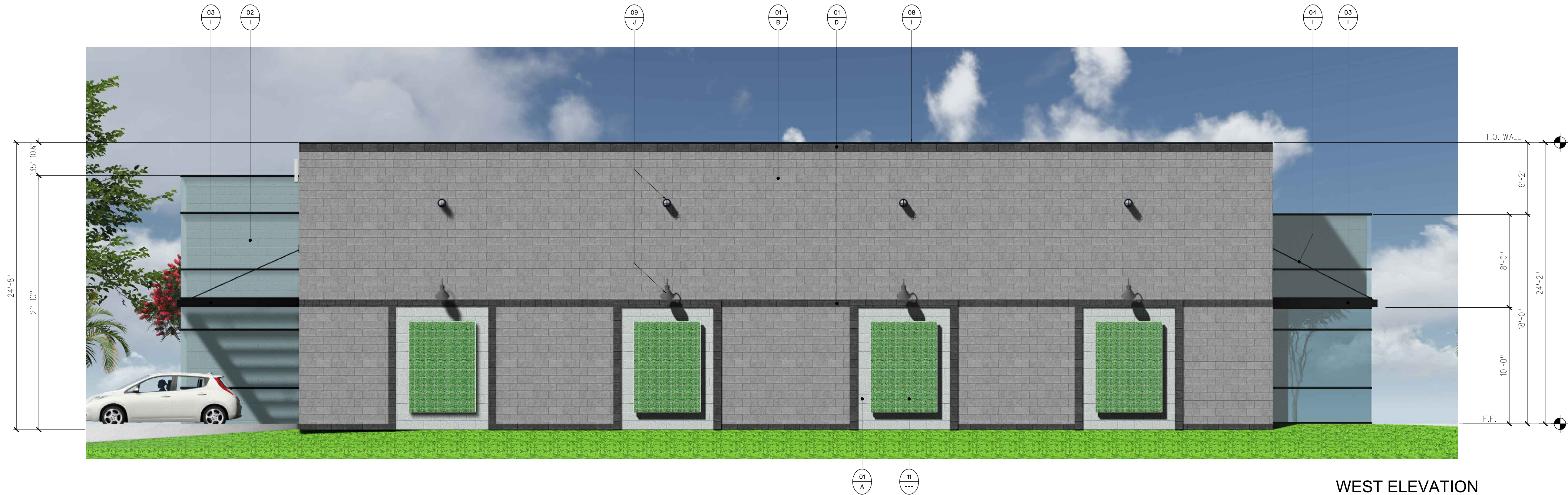


PROJECT NAME:

CARSON
EXPRESS WASH

E. ALBERTONI ST.
CARSON, CA 90746

INTERSECTION OF E. ALBERTONI
ST. & s. Central Ave.



WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

MATERIALS

1. CONCRETE MASONRY UNITS
2. ALUMINUM STOREFRONT WINDOW SYSTEM W/MIRRORED GLASS
3. SHEET METAL-CLAD AWNING
4. METAL TIE-ROD
5. CLERESTORY STOREFRONT WINDOW W/CLEAR GLASS
6. EXTERIOR DOOR
7. OVERHEAD ROLL-DOWN DOOR
8. SHEET-METAL PARAPET CAP
9. LIGHTED SIGNAGE
10. LIGHT FIXTURE
11. GREENSCREEN TRELLIS
12. PRE-FABRICATED FABRIC VACUUM CANOPY
13. 16" SQ. GLASS BLOCK

FINISHES

- A. PRECISION BLOCK - LIGHT GREY
- B. PRECISION BLOCK - MEDIUM GREY
- C. PRECISION BLOCK - DARK GREY
- D. PRECISION BLOCK - BLACK
- H. PAINT TO MATCH ADJACENT BLOCK WALL
- I. POWDER-COATED - BLACK
- J. FACTORY FINISH - BLACK

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PROJECT NO.: 22-798

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FILE: 798 A3_1 EE.dwg

SHEET

A3.2



VIEW FROM WEST



VIEW FROM NORTHWEST



VIEW FROM ALBERTONI AVE.



VIEW FROM ALBERTONI AVE.



VIEW FROM ALBERTONI AVE.



VIEW FROM SOUTHEAST

STAMP

PROJECT NAME:

CARSON
EXPRESS WASH

E. ALBERTONI ST.
CARSON, CA 90746

INTERSECTION OF E. ALBERTONI
ST. & S. CENTRAL AVE.

SHEET TITLE

3D
IMAGES

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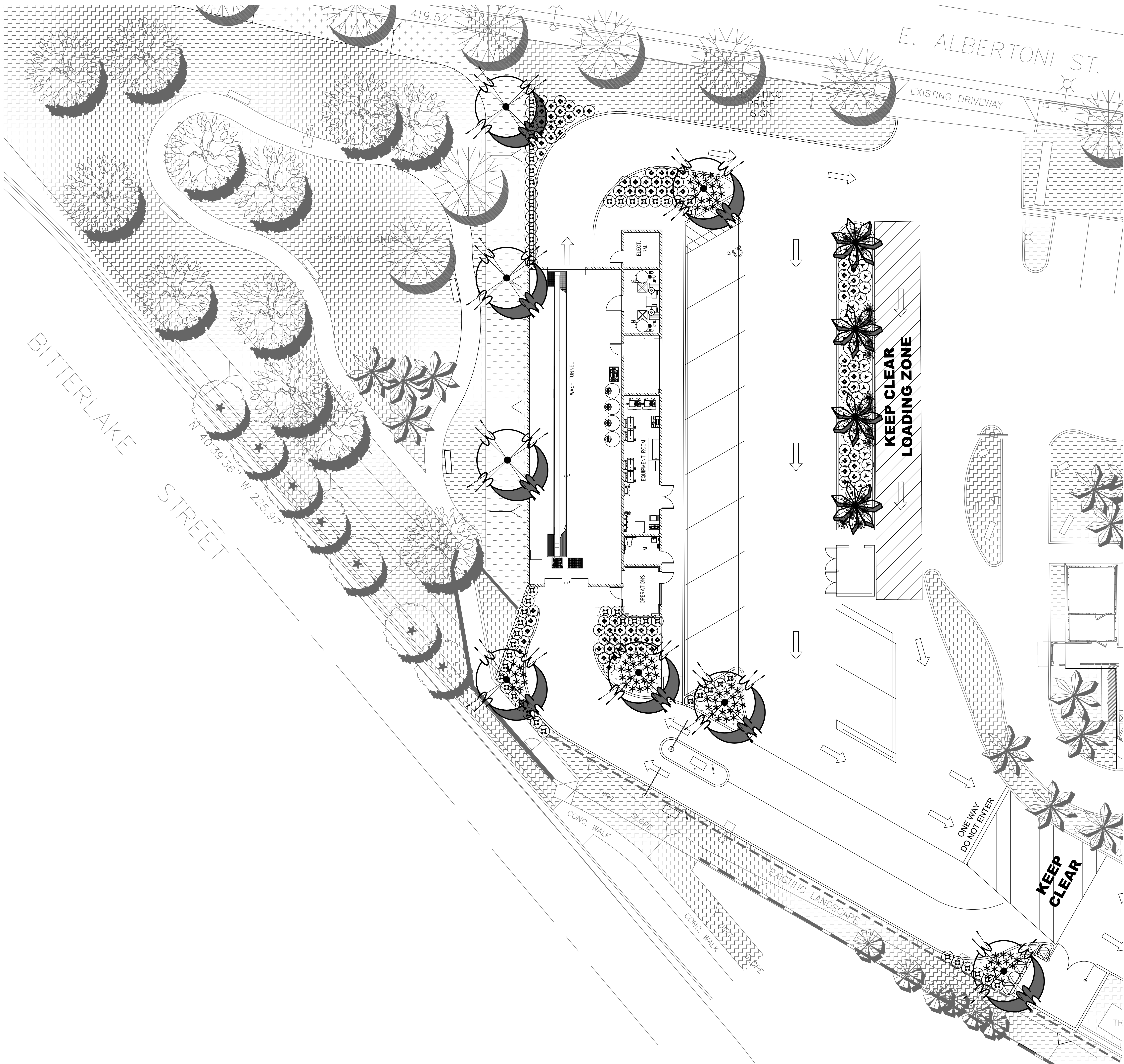
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FILE:

SHEET

A4.1



PLANT PALETTE

SYM. TREES	BOTANICAL NAME	COMMON NAME	SIZE
	LAGERSTROEMIA L. 'MUSKOGEE'	INDIA HAWTHORN	24" BOX STNRD
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	15' BRWN TRNK
SHRUBS			
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	OLEA EUROPAEA 'LITTLE OLLIE'	OLIVE SHRUB	5 GAL
	BOUGAINVILLEA 'BABY VICTORIA'	DWRF VARIEGATED BOUGAINVILLEA	5 GAL
	DIANELLA T. 'VARIEGATA'	VARIEGATED LILY TURF	1 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL
	RHAMPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	5 GAL
GROUNDCOVER			
	AGUINAGA GREEN INC	'FOREST FLOOR' 1/2" - 1-1/2"	3" LAYER
	CARISSA M. 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL @ 24" O.C.
EXISTING LANDSCAPE			
	EXISTING EUCALYPTUS TREE	PROTECT-IN-PLACE	PROTECT-IN-PLACE
	EXISTING ULMUS PARVIFOLIA	ELM TREE	PROTECT-IN-PLACE
	EXISTING WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PROTECT-IN-PLACE
	EXISTING PLATANUS ACERIFOLIA	LONDON PLANE TREE	PROTECT-IN-PLACE
	EXISTING SYAGRUS ROMANZOFFIANA	QUEEN PALM	PROTECT-IN-PLACE
	EXISTING PLANTING AND IRRIGATION	PROTECT-IN-PLACE	