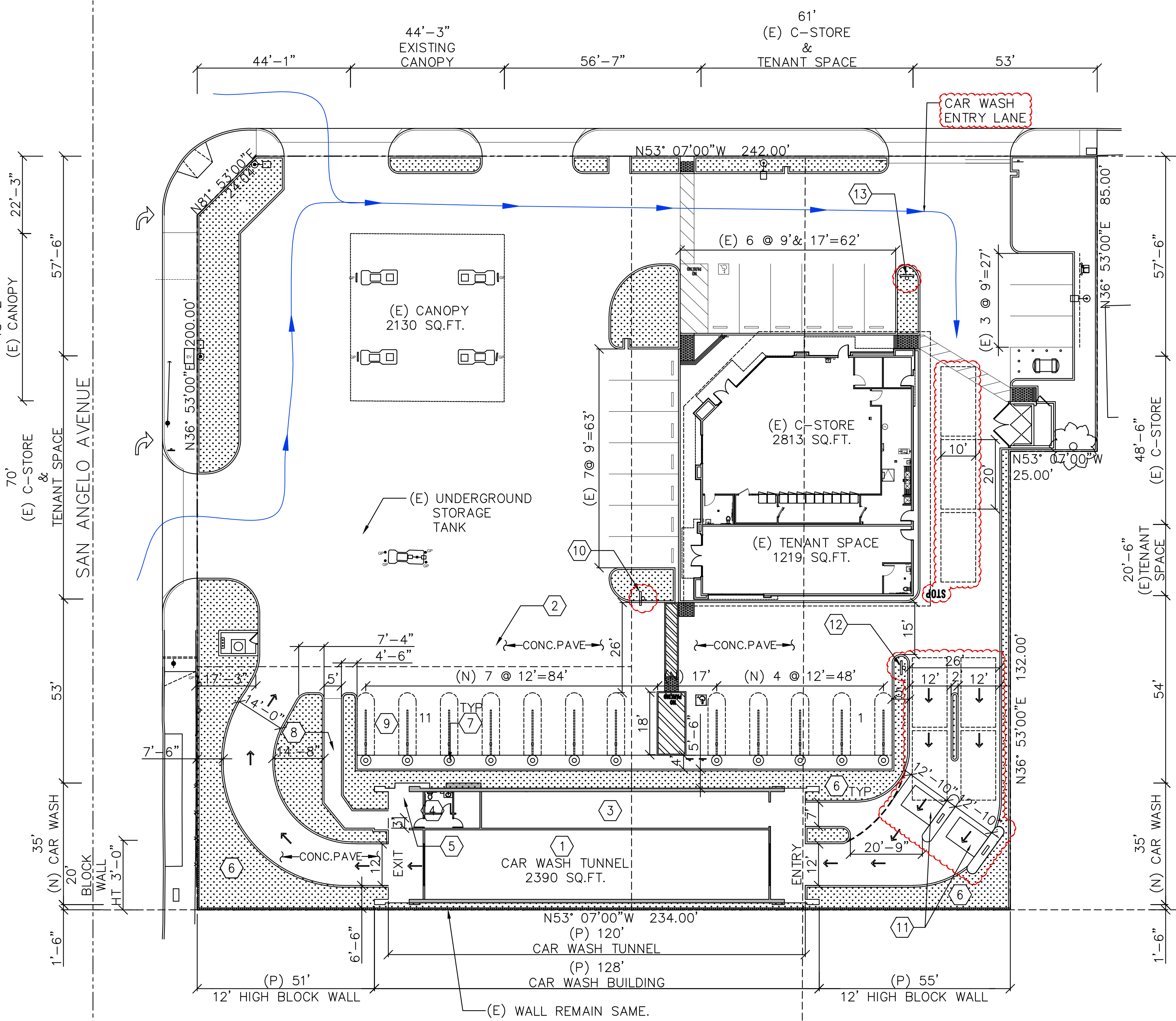


VALLEY BOULEVARD



PROPOSED SITE PLAN

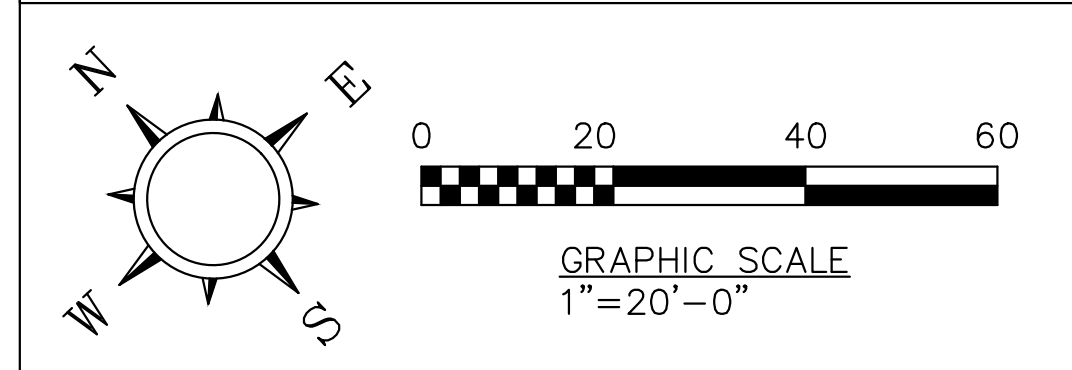
SCALE: 1"=20'-0"

CARWASH WATER USAGE

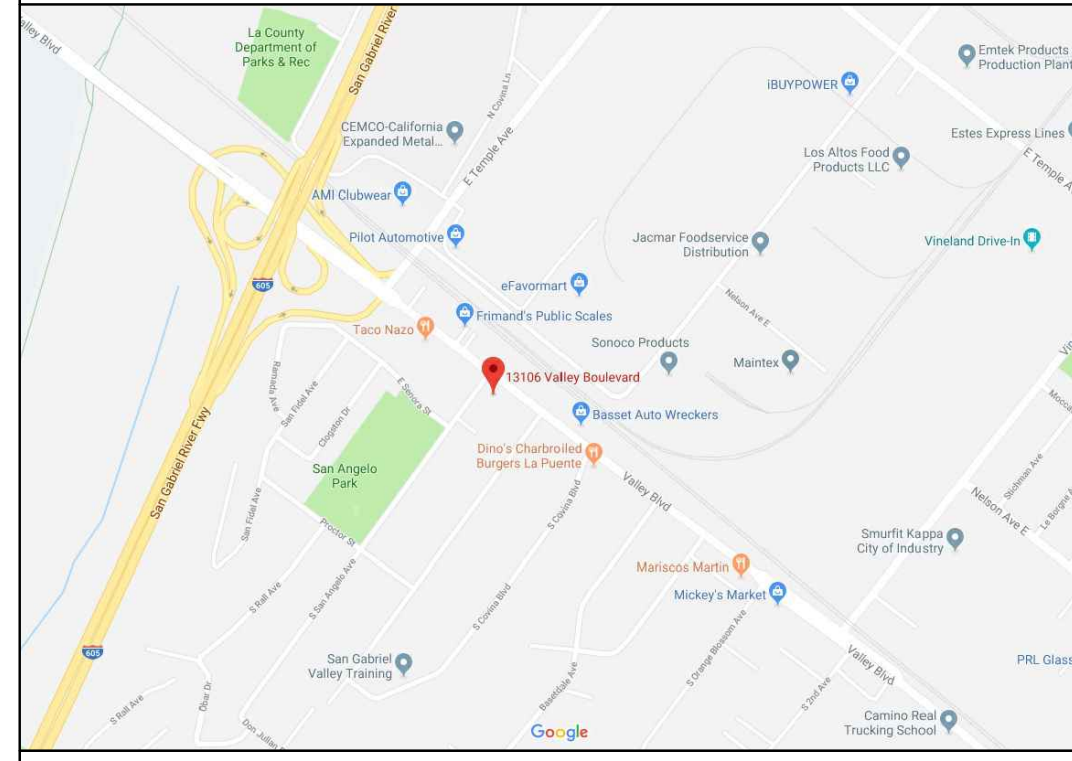
CARWASH REQUIRES
525 GALLONS / DAY
175 CARS AT 15 GALLONS/CAR



DIRECTIONAL ARROW/ GRAPHIC SCALE



VICINITY MAP



SITE INFORMATION

ITEM	SIZE	LOT %	AREA (SQ.FT.)
TOTAL LOT AREA	N/A	N/A	52,761
(E) C-STORE	48'-6" x 61'-0"	5.331	2,813
(E) TENANT SPACE	20'-6" x 61'-0"	2.310	1,219
(E) CANOPY	48'-2" x 44'-3.5"	4.037	2,130
(N) CAR WASH TUNNEL & EQUIPMENT ROOM	35'-0" x 120'-0"	6.254	4,200
(E) LANDSCAPE AREA		8.214	4,334
(N) LANDSCAPE AREA		10.289	5,429

SITE ADDRESS : 13106 VALLEY BLVD
LA PUENTE, CA 91746

TOTAL AREA: 52,761 SQ.FT. (1.21 ACRES)
ASSESSOR'S PARCEL NO.: 8110-011-053,
8110-011-037,
8110-011-038.

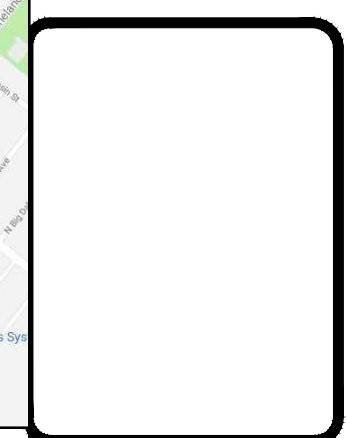
PARKING:
PARKING REQUIREMENTS:
NEW CARWASH: 1:250 SQ.FT. = 3,000:250
= 12 SPACES
TOTAL REQUIRED: = 12 SPACES
PARKING PROVIDED:
TOTAL OF 1 (17'x18'-VACUUM HANDICAP PARKING)
10 (12'x18' VACUUM PARKING)
01 (12'x18' FUTURE EV PARKING)
TOTAL PROVIDED: 12 SPACES

SCOPE OF WORK

- ① CONSTRUCT (N) 120'-0" x 35'-0" CAR WASH TUNNEL & EQUIPMENT ROOM.
- ② REMOVE EXISTING AREA LIGHT.
- ③ (N) EQUIPMENT ROOM.
- ④ (N) OFFICE ROOM.
- ⑤ (N) UNISEX RESTROOM.
- ⑥ (N) PLANTER.
- ⑦ (N) VACUUM WITH SHADED CANOPY ON TOP.
- ⑧ (N) WALKWAY.
- ⑨ FUTURE CLEAN AIR/EV PARKING SPACE.
- ⑩ NEW "NO CAR WASH ENTRY" SIGN.
- ⑪ NEW POS CANOPY.
- ⑫ NEW "DO NOT ENTER" SIGN.
- ⑬ NEW CAR WASH "ENTRY" SIGN.

NOTE:
EXISTING WILL REMAIN THE SAME UNLESS OTHERWISE NOTED.

REVISIONS	BY
105/26/2021	IJ
208/30/2021	SK

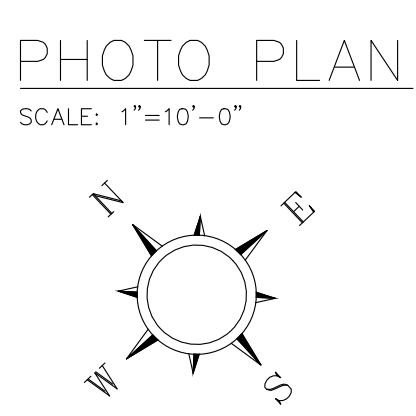
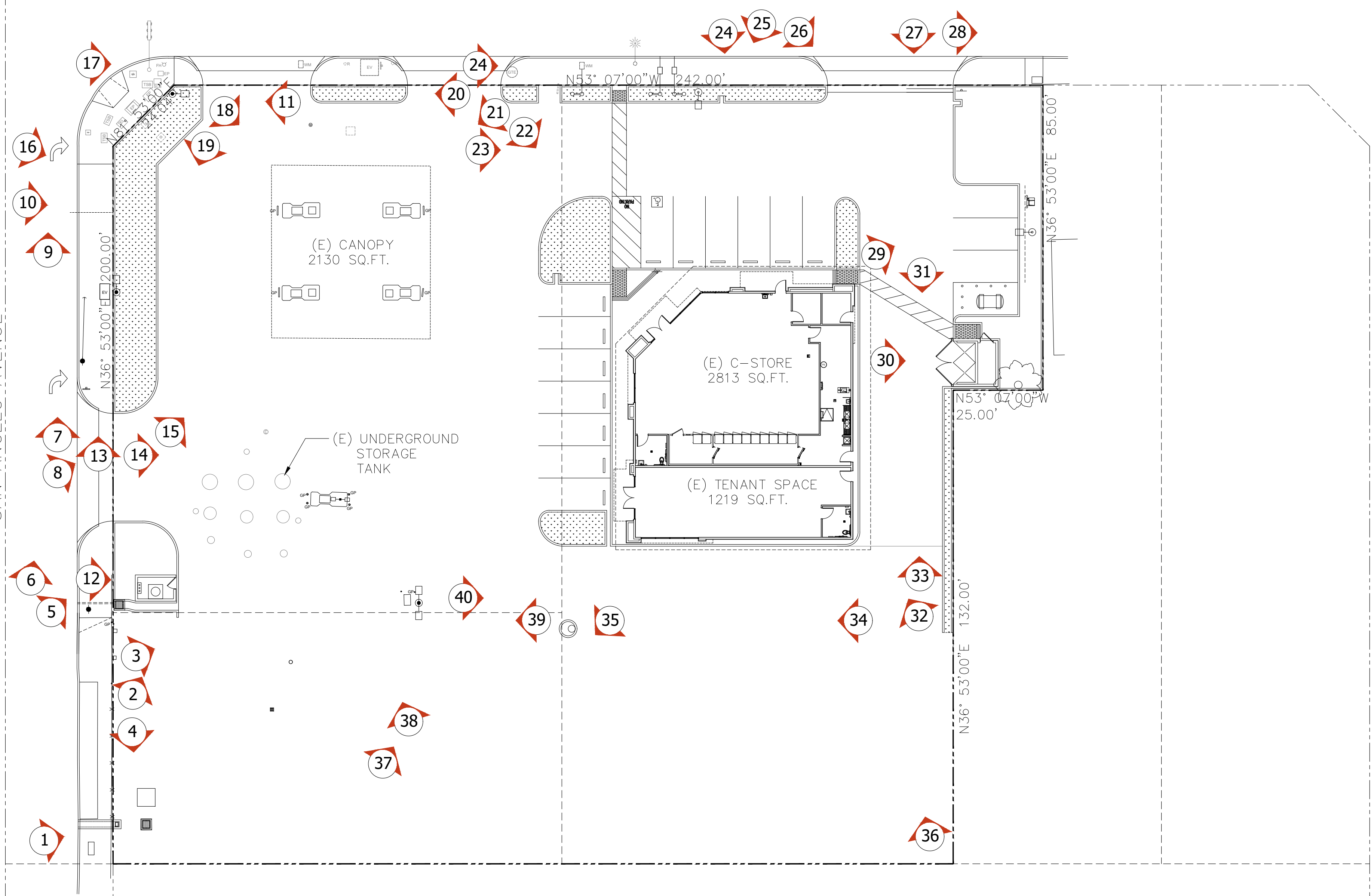


PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON RD., SUITE "B"
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300 FAX #: (661) 250-9333

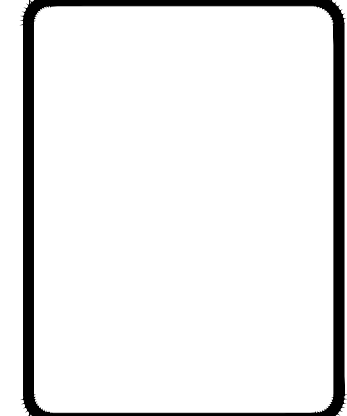
INDEPENDENT STATION
ADDRESS: 13106 VALLEY BLVD
STORE #: 13106 VALLEY BLVD
ADDRESS: LA PUENTE, CA 91746

DRAWN	CHECKED	DATE	SHT. TITLE	JOB NO.	SHEET
IJ	IJ	03/21/2019	SITE PLAN		

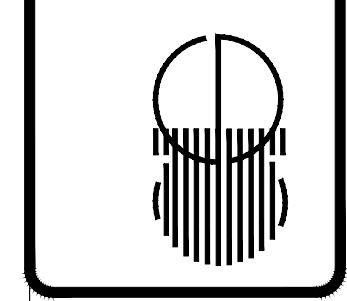
S1.0



REVISIONS	BY



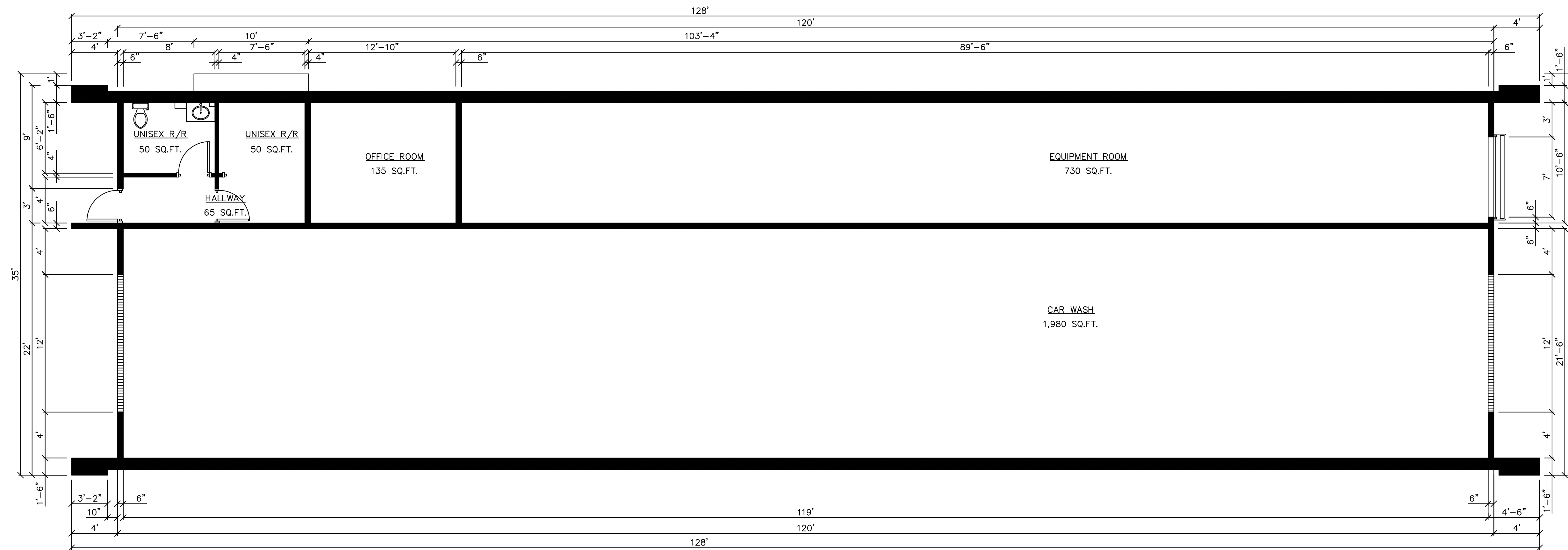
PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON RD., SUITE "B"
CANYON COUNTRY, CA 91387
PHONE #: (661)220-9300 FAX #: (661) 220-9333



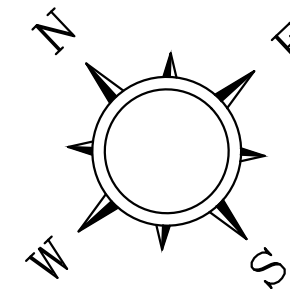
INDEPENDENT STATION
ADDRESS: 13106 VALLEY BLVD
STORE #: 91746
ADDRESS: LA PUENTE, CA 91746

DRAWN	IJ
CHECKED	
DATE	03/29/2019
SHT. TITLE	PHOTO PLAN
JOB NO.	
SHEET	

PH1.0



① CAR WASH—FLOOR PLAN
SCALE: 1/8"=1'-0"



REVISIONS	BY
△ 01/07/2022	SK
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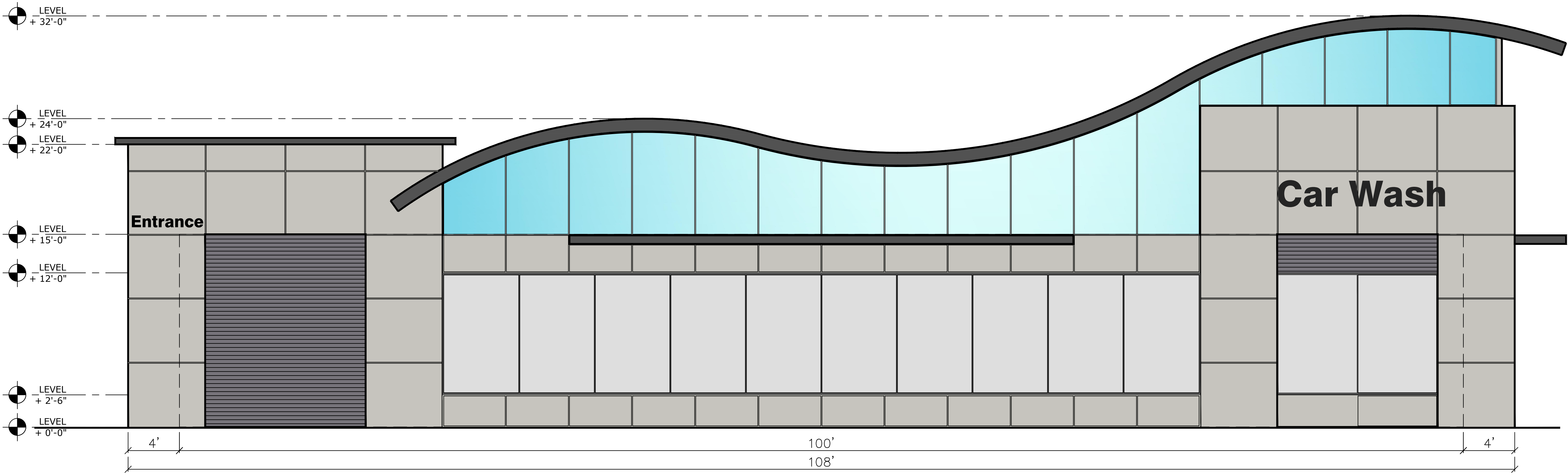


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 28405 SAND CANYON RD., SUITE "B"
 CANYON COUNTRY, CA 91387
 PHONE #: (661)250-9300 FAX #: (661) 250-9333

INDEPENDENT STATION
 ADDRESS: 13106 VALLEY BLVD
 STORE #: LA PUENTE, CA 91746
 ADDRESS:

DRAWN	IJ
CHECKED	-
DATE	03/21/2019
SHT. TITLE	CAR WASH FLOOR PLAN
JOB NO.	

SHEET
A1.0

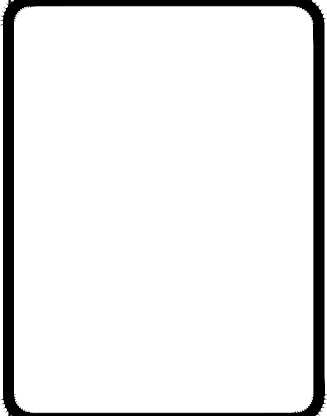


1 FRONT ELEVATION
1/4"=1'-0"



1 EXIT SIDE ELEVATION
1/4"=1'-0"

REVISIONS	BY
△ 05/30/2019	IJ
△ 08/19/2019	IJ
△	
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INDEPENDENT STATION
 ADDRESS:
 STORE #: 13106 VALLEY BLVD
 ADDRESS: LA PUENTE, CA 91746

DRAWN	IJ
CHECKED	I
DATE	05/23/2019
SHT. TITLE	CAR WASH
COLOR ELEVATIONS	
JOB NO.	

SHEET
A3.0