

**SITE PLAN SUMMARY**

ADDRESS: SOUTHWEST CORNER of AVENUE L and 10th STREET WEST  
 PARCEL NO: 3109-026-047, -048, and -049  
 ZONE: CPD (Commercial Planned Development)  
 LAND AREA (Gross): 162,175 S.F. (± 3.72 AC.)  
 LOT COVERAGE: 6,500 SF / 162,175 SF = 4%  
 LANDSCAPE COVERAGE: 37,280 SF Landscape / (162,175 SF - 6,500 SF) = 24%  
 BUILDING AREA:  
 PAD 1 ± 2,900 SF  
 PAD 2 ± 3,600 SF  
 TOTAL PROPOSED BUILDING AREA ± 6,500 SF

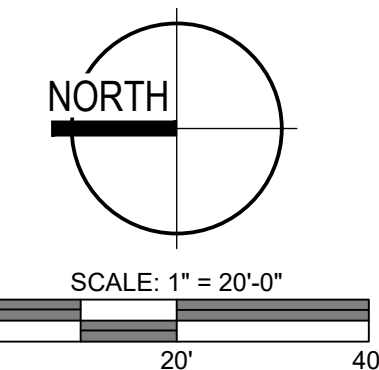
PARKING:  
 PAD 1 / FAST FOOD (+/- 2,900 sf x 1/100 typically reqd.) 29 Spaces  
 PAD 2 / CARWASH (+/- 470 sf of Employee Area x 1/250) 2 Spaces  
 NUMBER OF SPACES TYPICALLY DETERMINED TO BE SUFFICIENT 31 Spaces  
 NUMBER OF PARKING SPACES PROVIDED 42 Spaces

ACCESSIBLE PARKING (per CBC 11B-208.2):  
 PAD 1 (40 Spaces): 2 Required. 2 Provided.  
 PAD 2 (3 Spaces): 1 Required. 1 Provided.  
 TOTAL 3 Required. 3 Provided.

ELECTRIC VEHICLE CHARGING (per CALGreen 5.106.5.3.1):  
 PAD 1 (39 Spaces): EV Capable Spaces: 8 Required. 8 Provided.  
 EVCS Spaces: 2 Required. 2 Provided.  
 PAD 2 (3 Spaces): 0 Required. 0 Provided.  
 TOTAL EV Capable Spaces: 8 Required. 8 Provided.  
 EVCS Spaces: 2 Required. 2 Provided.  
 Accessible EVCS per Table 11B-228.3.2.1: 1 Van, 1 Standard, 1 Ambulatory

BICYCLE PARKING (Per CALGreen 5.106.4)  
 PAD 1 (39 Spaces x 5%): 2 Required. 2 Provided.  
 PAD 2 (3 Spaces x 5%): 2 Required. 2 Provided.  
 TOTAL 4 Required. 4 Provided.

- LEGEND**
- [Pattern] = LANDSCAPING - SEE LANDSCAPE PLANS
  - [T] = TRANSFORMER (PROPOSED LOCATION)
  - [#] = PARKING ROW COUNT
  - [#] = PARKING TOTAL FOR PAD
  - [Dashed Arrow] = ACCESSIBLE ROUTE OF TRAVEL MIN. 4' WIDE, MAX. 5% SLOPE WITH MAX. 2% CROSS SLOPE.



PARAPET (X ≤ 42")  
 ROOF  
 PROPOSED BUILDING(S)

NOTE:  
 PARAPETS SHALL NOT EXCEED 42-INCHES ON AT LEAST TWO SIDES OF THE BUILDING. THESE SIDES SHOULD FACE THE ACCESS ROADWAY, OR YARD, TO ACCOMMODATE LADDER TRUCK OPERATIONS.

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**NEW COMMERCIAL CENTER**  
 SWC of Avenue L & 10th Street West  
 Lancaster, California

**CONCEPTUAL SITE PLAN**

May 30, 2024