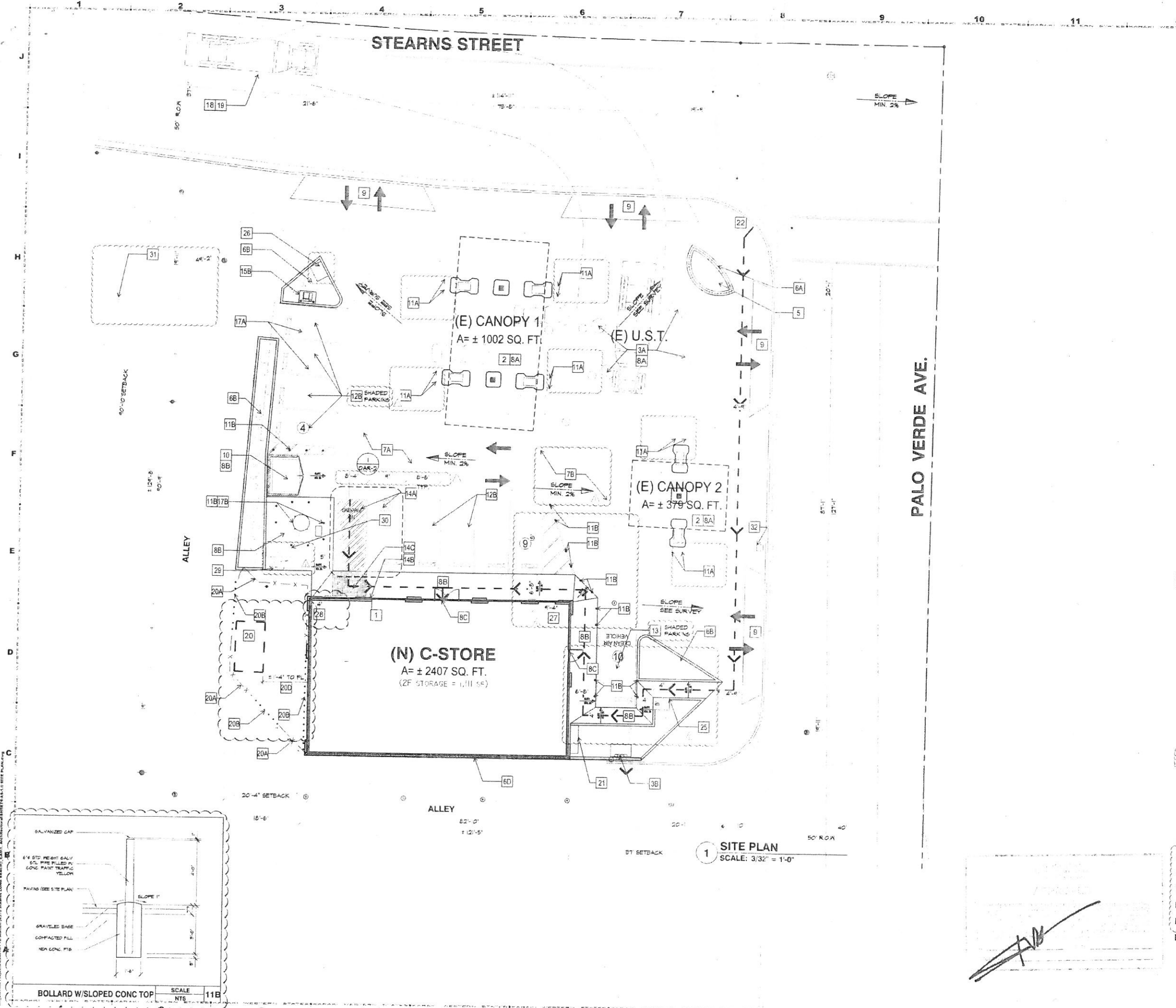


EXHIBIT B



1 SITE PLAN
SCALE: 3/32" = 1'-0"

LEGEN

- ① NO. OF PARKING SPACES
- ACCESSIBLE PARKING
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL (MAX RUNNING SLOPE 5%, MAX CROSS SLOPE 2%)
- CONCRETE PAVING AREA
- LANDSCAPED AREA
- DIRECTIONAL ARROW
- AREA LIGHTS
- WALL MOUNTED AREA LIGHTS
- (E) FIRE HYDRANT

SITE KEY NOTES

- 1 PROPOSED (N) CONVENIENCE STORE WITH 2ND FLOOR STORAGE SPACE
- 2 (E) GAS STATION CANOPY AND FUEL DISPENSERS TO REMAIN
- 3A (E) UNDERGROUND STORAGE TANKS TO REMAIN
- 3B (E) VENT RISER TO REMAIN (BY GARDON VAPOR CANISTER TO REPLACE HEAVY TANK - UNDER SEPARATE PERMIT)
- 5 (E) MONUMENT SIGN TO REMAIN
- 6A (E) LANDSCAPE PLANTER TO REMAIN
- 6B (N) LANDSCAPE WITH 6" CONCRETE CURB
- 6D (N) CMU WALL PER PROPOSED FLOOR PLAN (SEE STRUCT. DWG.)
- 7A (E) ASPHALT PAVING TO RE-SURFACE AS REQ.
- 7B (N) ASPHALT PAVING TO REPLACE DEMOLISHED BLDG/STRUCTURE
- 8A (E) CONCRETE PAVING TO REMAIN
- 8B (N) CONCRETE PAVING (MAX RUNNING SLOPE 5%, MAX CROSS SLOPE 2%)
- 8C (N) EXTERIOR DOORS (SEE DETAIL 15/DAR-3.0 FOR CLEARANCES)
- 9 (E) DRIVEWAY TO REMAIN
- 10 (N) TRASH ENCLOSURE AND RECYCLING AREA PER CITY STANDARDS (UNDER SEPARATE PERMIT)
- 11A (E) STEEL CONCRETE BOLLARDS TO REMAIN
- 11B (N) STEEL CONCRETE BOLLARDS NEW LOCATION (SEE DETAIL)
- 11C (N) STEEL CONCRETE BOLLARDS
- 12B (N) PARKING STRIPING AS PER CITY STANDARDS (WITH WHEELSTOP WHERE REQUIRED/AS SHOWN)
- 13 (N) DESIGNATED CLEAN AIR VEHICLE PARKING (WITH WHEELSTOP WHERE REQ'D)
- 14A ACCESSIBLE PARKING & STRIPING (WITH WHEELSTOP WHERE REQ'D) - VAN ACCESSIBLE
- 14B ACCESSIBLE PARKING SIGN
- 14C ADA ACCESSIBLE RAMP AND DOME PAVER
- 15B (E) AIR & WATER UNIT NEW LOCATION
- 16 (E) AREA LIGHTS TO REMOVE
- 17B (E) PROPANE TANK AND STORAGE NEW LOCATION, SUBJECT TO CHANGE LOCATION DEPENDING ON SIZE OF TANK
- 18 FIRE TRUCK PATH OF TRAVEL
- 19 FUEL TANKER PATH OF TRAVEL
- 20 (E) REMEDIATION DEVICE TO REMAIN
- 20A (E) ENCLOSURE TO REMAIN
- 20B (N) ENCLOSURE TO MATCH ADJACENT, REMOVE AND SALVAGE OPENINGS AND ASSOCIATED HARDWARE
- 20C (E) PROTECTIVE HOUSING
- 21 (N) ELECTRICAL / SWITCH GEAR LOCATION
- 22 (E) CURB RAMP TO REMAIN
- 23 (E) EASEMENT TO REMAIN
- 25 (N) BACKFLOW PREVENTER AS PER LONG BEACH WATER STANDARDS
- 26 (N) PRE-CASTING PDC
- 27 (N) OVERFLOW ALARM 48"-60" TO CONC PAVEMENT
- 28 (N) EXTERIOR HORN/STROBE ALARM 48"-60" TO CONC PAVEMENT
- 29 (N) BIKE PARKING RACK (SHORT TERM PARKING)
- 30 (N) BIKE LOCKER (SHELL MODEL 60) FOR SINGLE BIKE / LONG-TERM PARKING, 60"(W)x74"(L)x48"(H)
- 31 (E) FIRE HYDRANT
- 32 (N) DAGA FIRE

KARAKI WS
WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY
4887 E. LA PALMA STE. 707
LONG BEACH, CA 90807
TEL: (714) 865-8300 FAX: (714) 865-1002
www.westernsec.com

CONSULTANT/SEALS



REVISIONS

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			

OWNER NAME & ADDRESS
MR. MARK TORNOW
6370 STEARNS STREET
LONG BEACH, CA 90815

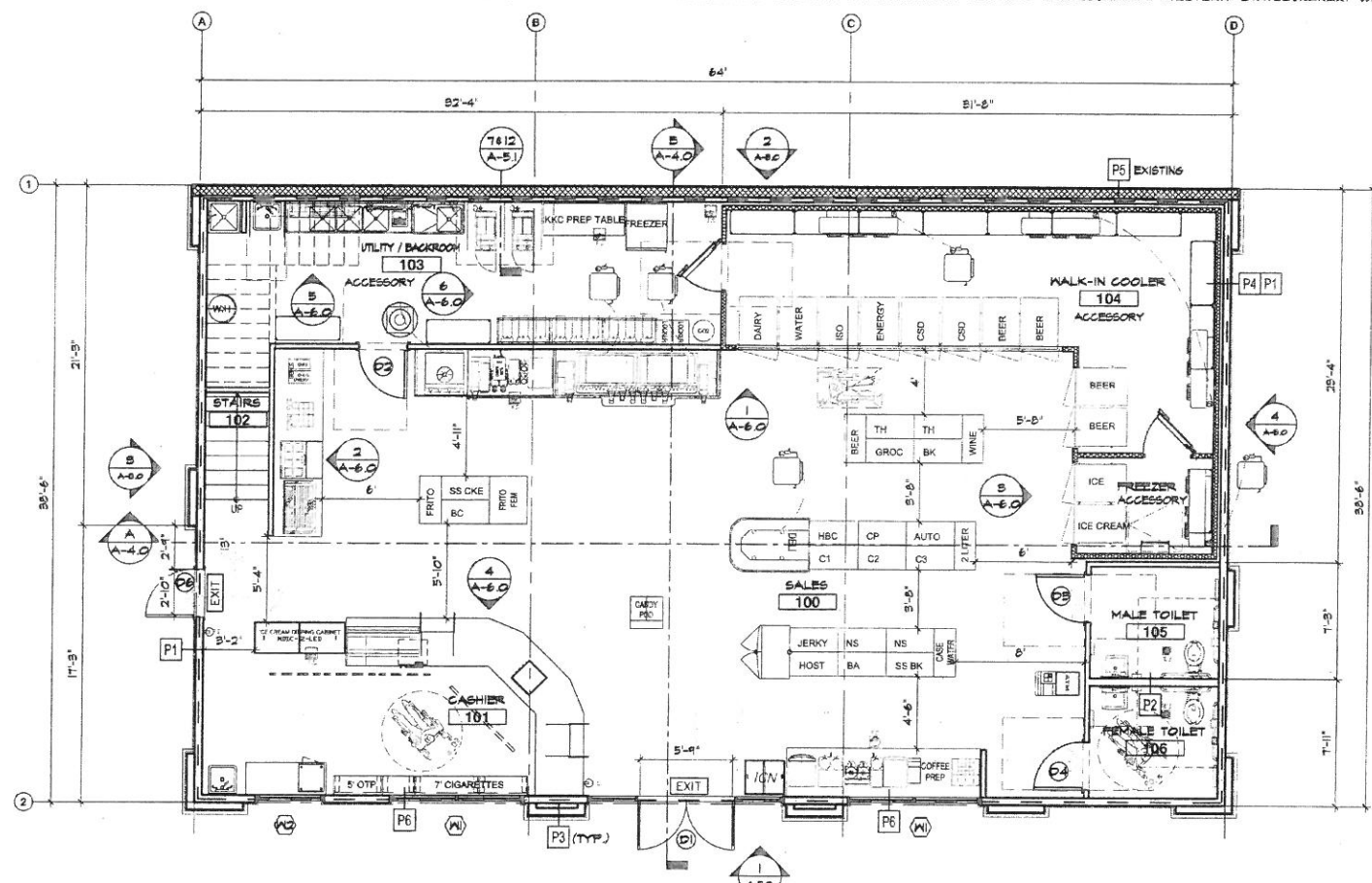
PROJECT NAME & ADDRESS
76 SERVICE STATION
PROPOSED C-STORE
6370 STEARNS STREET
LONG BEACH, CA 90815

NOTE TO CONTRACTOR
OWNER OF THIS PROJECT AND CITY OF LB HAS REVIEWED AND OFF SITE PHOTO TAKEN AT PROJECT LOCATION.

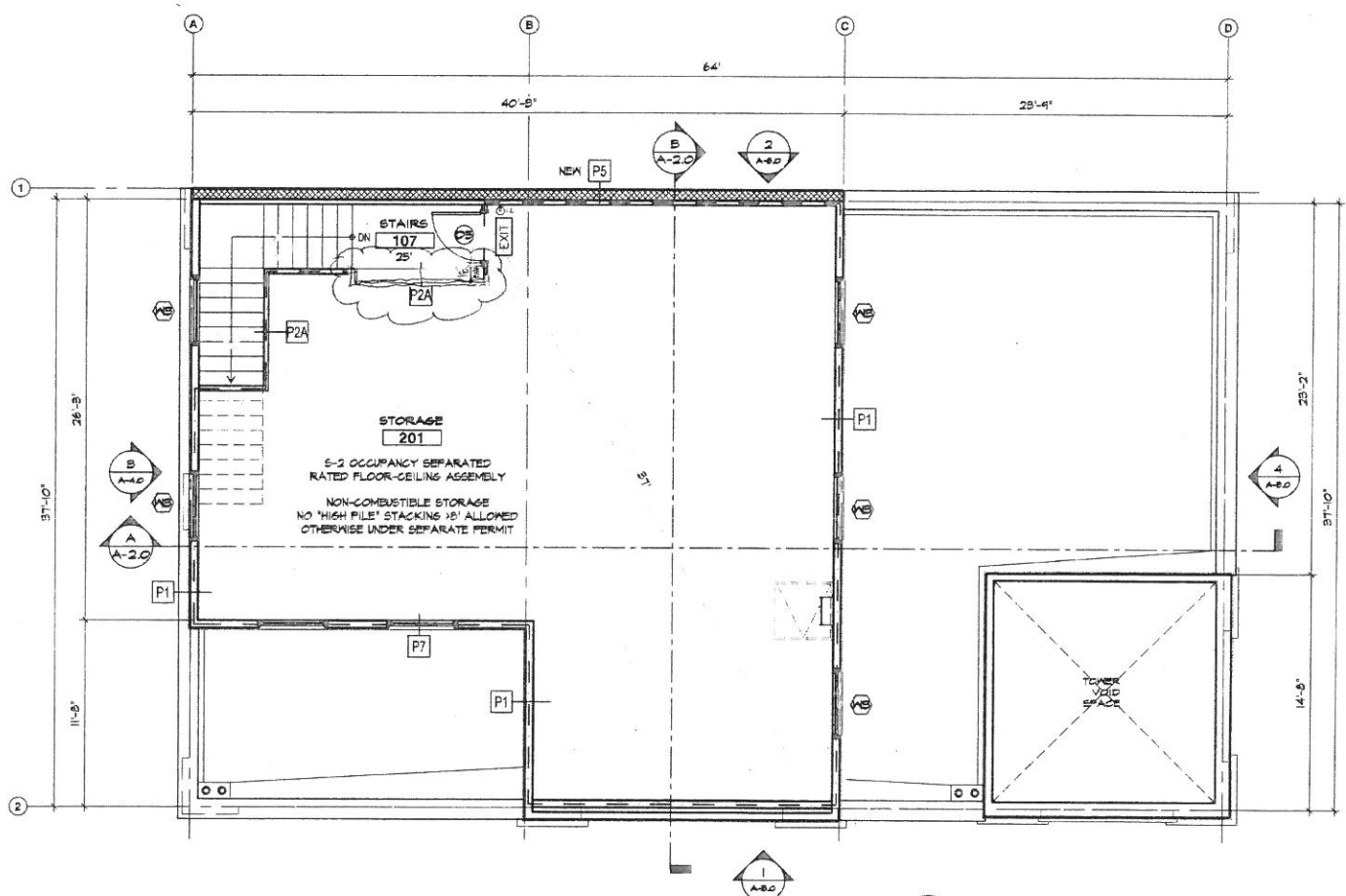
CONFIDENTIALITY STATEMENT
THIS DRAWING IS THE PROPERTY OF WESTERN STATES ENGINEERING AND SHALL BE KEPT CONFIDENTIAL AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WESTERN STATES ENGINEERING. ANY UNAUTHORIZED REPRODUCTION OR DISSEMINATION OF THIS DRAWING SHALL BE SUBJECT TO LEGAL ACTION.

DESIGNED BY: WS
DRAWN BY: WS
CHECKED BY: JK
DATE DRAWN: 06.08.16
SCALE: NOTED
SHEET TITLE: SITE PLAN

SHEET NUMBER: AS-1.0
JOB No: EQ016
CUP No: 1806 18



1 PROPOSED C-STORE FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED C-STORE SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND

- P1 2" x 6" EXTERIOR STUD WALL @ 16" O.C. (1/8" CEMENT PLASTER OVER EXPANDED METAL LATH AND 2 LAYERS #16 GRADE D BUILDING PAPER WITH R-14 BATT INSULATION-EXTERIOR SIDE) + (5/8" GYP BD-INTERIOR SIDE) @A-WF-2105 OR EG SEE EXTERIOR ELEVATIONS FOR COLORS & FINISHES. REFER TO INTERIOR ELEVATIONS & FINISH SCHEDULE FOR INTERIOR FINISHES. FIRE BARRIER (1-HR) - PROVIDE NOTE BELOW.
 - P2 2" x 4" (2" x 6" @TOILET WALLS ADJ. TO PLUMBING FIXTURES) INTERIOR STUD WALL @ 16" O.C. WITH 5/8" GYP BD ON EACH SIDE U.O.N. (REFER TO INTERIOR ELEVATIONS & FINISH SCHEDULE FOR FINISHES) @A-WF-2105 OR EG T/O @A-WF-2246 IN RESTROOMS. F2A FIRE PARTITION (1-HR) - PROVIDE NOTE BELOW SEE 2/A-2.
 - P3 2" x 6" EXTERIOR WALL POP-OUTS AS PER F-1 (SEE EXTERIOR ELEVATIONS FOR COLORS & FINISHES)
 - P4 3-1/2" WALK-IN COOLER WALLS AS PER MANUFACTURER'S SPECS
 - P5 8" THICK CMU WALL (SEE STRUCTURAL DWG'S)
 - P6 NEW STOREFRONT SYSTEM (ARCADIA-451T W/SOLARBAN-T2 LOW-E GLASS OR EG)
- COMMON PATH OF TRAVEL (MAX DISTANCE SPRINKLERED 75'-0")
ACCESSIBLE PATH OF TRAVEL (MAX RUNNING SLOPE 5%, MAX CROSS SLOPE 2%)
FIRE EXTINGUISHER ON EA. FLR. AT EA. EXIT.
EXIT EXIT DOORS - SEE DETAILS ON SHEET A-10.0 REG.

NOTES

- FOOD & DRINK EQUIPMENT, HOOD AND WALK-IN-COOLER FOR LAYOUT ONLY. PROVIDED BY OTHERS, SEPARATE SUBMITTAL. SEE DETAILS #1-4 ON SHEET DAR-2.0 FOR REACH LIMITS AND WHEELCHAIR CLEARANCES
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC T-803.4
- THE SIGNS OR STENCILING OF FIRE-RATED WALLS SHALL COMPLY WITH THE FOLLOWING:
2.1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES
2.2. BE LOCATED WITHIN 15' OF EACH WALL END AND AT INTERVALS OF NOT LESS THAN 30' MEASURED HORIZONTALLY ALONG WALL OR PARTITION
2.3. INCLUDE LETTERING NOT LESS THAN 5" IN HEIGHT W/MIN. 3/4" STROKE IN CONTRASTING COLORS INCORPORATING THE FOLLOWING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

PLUMBING APPROVED BY
CITY OF LONG BEACH
DEPARTMENT OF HEALTH AND HUMAN SERVICES
BUREAU OF ENVIRONMENTAL HEALTH
DATE: 11/22/16
BY: [Signature]

BACKFLOW
PLANS APPROVED BY
CITY OF LONG BEACH
DEPARTMENT OF HEALTH AND HUMAN SERVICES
BUREAU OF ENVIRONMENTAL HEALTH
DATE: 11/22/16
BY: [Signature]

PLUMBING ANALYSIS

REQUIREMENTS PER TBL-A & CPC TBL-422.1

OCC	FORMULA	REQUIRED
M	(1)82/200	6 PPL
B	(1)05/200	2 PPL
S	(1)750/5000	2 PPL
TOTAL		10 (5M/5F)

PLUMBING PROVIDED

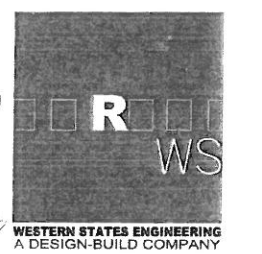
W/C	FORMULA	PROVIDED
M	(1:100 M/1:100 F)	IM/IF
B	(1:50 M/1:15 F)	IM/IF
S	(1:100 M/1:100 F)	IM/IF

LAV

FORMULA	PROVIDED
M (1:200 M/1:200 F)	IM/IF
B (1:75 M/1:50 F)	IM/IF
S (1:200 M/1:200 F)	IM/IF

FLOOR AREAS / OCCUPANT LOAD

ROOM NAME & NUMBER	NET AREA	OCCU. CLASS	LOAD FACTOR	OCCU.
1ST FLOOR				
SALES AREA 100	1,041 S.F.	M	30	34
CASHIER 101	142 S.F.	M	30	5
OFFICE 102	105 S.F.	B	100	1
UTILITY/BACKRM 103	244 S.F.	S	300	1
WALK-IN COOLER 104	385 S.F.	S	300	1
MALE TOILET 105	54 S.F.	-	-	-
FEMALE TOILET 106	54 S.F.	-	-	-
STAIRS 107	126 S.F.	-	-	-
2ND FLOOR				
STORAGE AREA 201	1,111 S.F.	S	300	4
TOTAL NET AREA	3,473 S.F.			46



WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY

4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714) 985-9300 FAX: (714) 985-1002
WWW.WESTSTATES.COM

ONSU T. N. T. SE. S



SUBMIT NO. DESCRIPTION BY DATE

REVISIONS NO. DESCRIPTION BY DATE

BLDG/FIRE CORR. 11.22

OWNER MR. MARK TORNOW

6370 STEARNS STREET
LONG BEACH, CA 90815

ROJER T. N. T. SE. S
76 SERVICE STATION
PROPOSED C-STORE

6370 STEARNS STREET
LONG BEACH, CA 90815

NOTE TO CONTRACTOR CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

CONSENT STATEMENT THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF WESTER STATES ENGINEERING. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WESTER STATES ENGINEERING. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DESIGNER WESTER STATES ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
MARK TORNOW
COSTA MESA, CA
EXPIRES 12/31/17
C1111

DATE: 08.08.16
SCALE: 3/16" = 1'-0"
SHEET T.T.E.

C-STORE
FIRST FLOOR &
SECOND FLOOR PLAN

SHEET NUMBER

A-1.0
JOB No. U. No.
E94016 1606-18