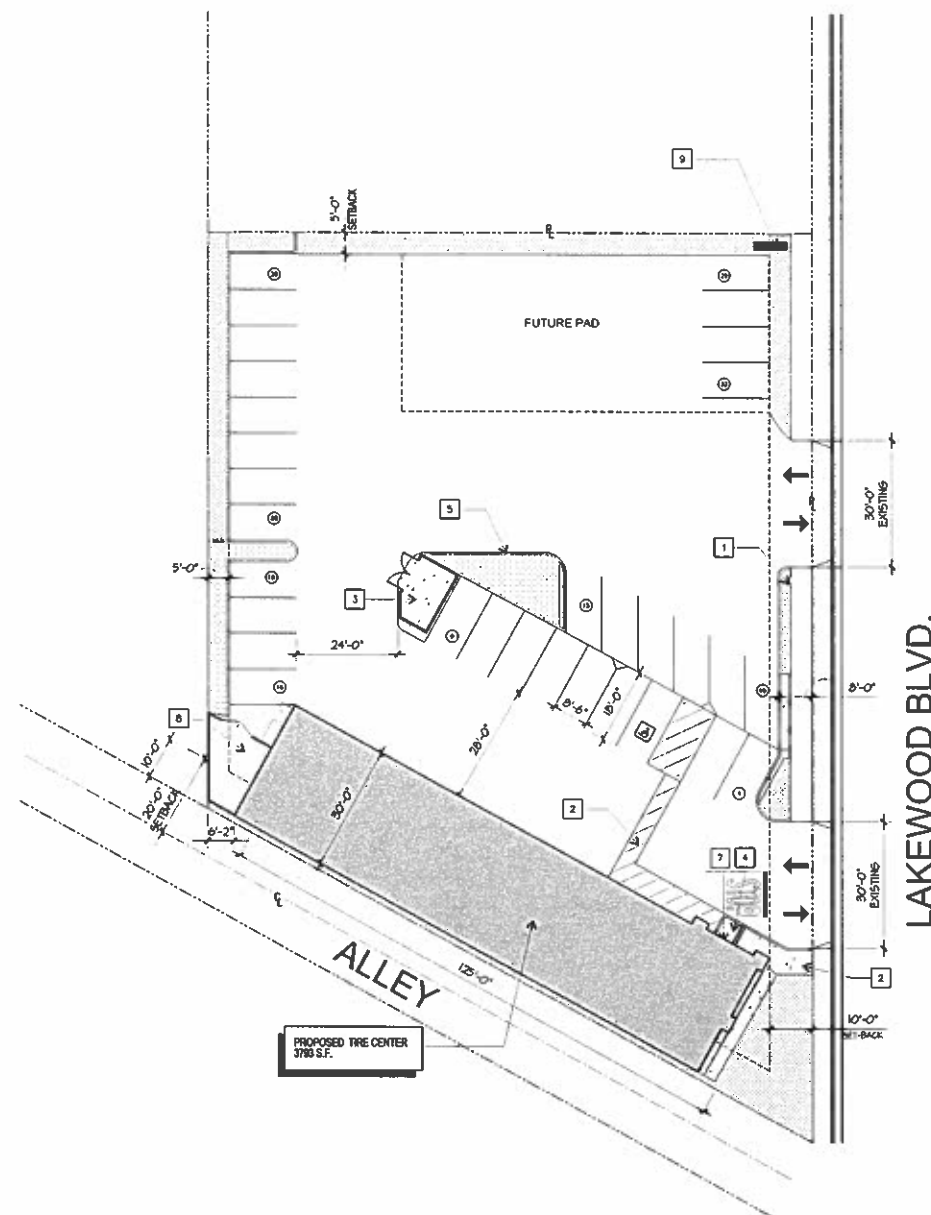




SITE PLAN
1"=20'-0"



SITE KEY NOTES

1. LANDSCAPE AREA SHOWN HATCHED
2. PATH OF TRAVEL TO COMPLY WITH ACCESSIBILITY REQUIREMENTS
3. TRASH ENCLOSURE WITH TRELLIS ABOVE
4. CONCRETE WALK
5. NEW CURB
6. EXIST. CURB AND GUTTER
7. BUILDING EGRESS
8. EXTERIOR STORAGE AREA
9. PROPOSED MONUMENT SIGN
10. -
11. -
12. -
13. -
14. -

PLAN PREPARER

CREATIVE HEIGHTS DESIGNS
25109 JEFFERSON AVE. STE. 315
MURRIETA, CA. 92562

APPLICANT

SCHER TIRE INC
3863 TYLER ST.
RIVERSIDE, CA. 92503

LEGAL DESCRIPTION

APN # 7218-005-028
LOT 2
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 708 PAGES 18 AND 19 OF MAPS.
IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY

GROUP

OCCUPANCY M

LOT SIZE

IRREGULAR SHAPE 24,596.00 S.F.

ZONING

CITY OF LONG BEACH CHW
REGIONAL HIGHWAY COMMERCIAL

PARKING

REQUIRED
AUTO- SERVICE 19

TOTAL REQUIRED 19

PROVIDED

STANDARD 31
ACCESSIBLE 1
TOTAL PROVIDED 32

BUILDING FLOOR AREA CALCULATIONS

NEW BUILDING GROSS 3,793 S.F.

NEW TOTAL BUILDING AREA 3,793 S.F.

LANDSCAPE

AREA 2,385 S.F.

LOT COVERAGE AREA S.F.

LOT AREA 24,596.00

BUILDING OUTLINE 3,793.00 15.42%

LANDSCAPE AREA 2,385.00 9.70%

VICINITY MAP



STAMP

MOISES VILLEGAS
DESIGNER

REVISIONS

NO.	DATE	REMARKS

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☐ PLAN CHECK
☐ BID / CITY SUBMITTAL
☐ CONSTRUCTION

PROJECT TITLE
SCHER GOODYEAR
NEW TIRE CENTER

JOB ADDRESS
2533 LAKEWOOD BLVD.
LONG BEACH, CA. 90815

LEGAL DESCRIPTION

APN:
LOT:
P.M.:
T.R.:

TENANT
SCHER TIRE INC.
3863 TYLER STREET
RIVERSIDE, CA. 92503

Tel: 951-343-3100

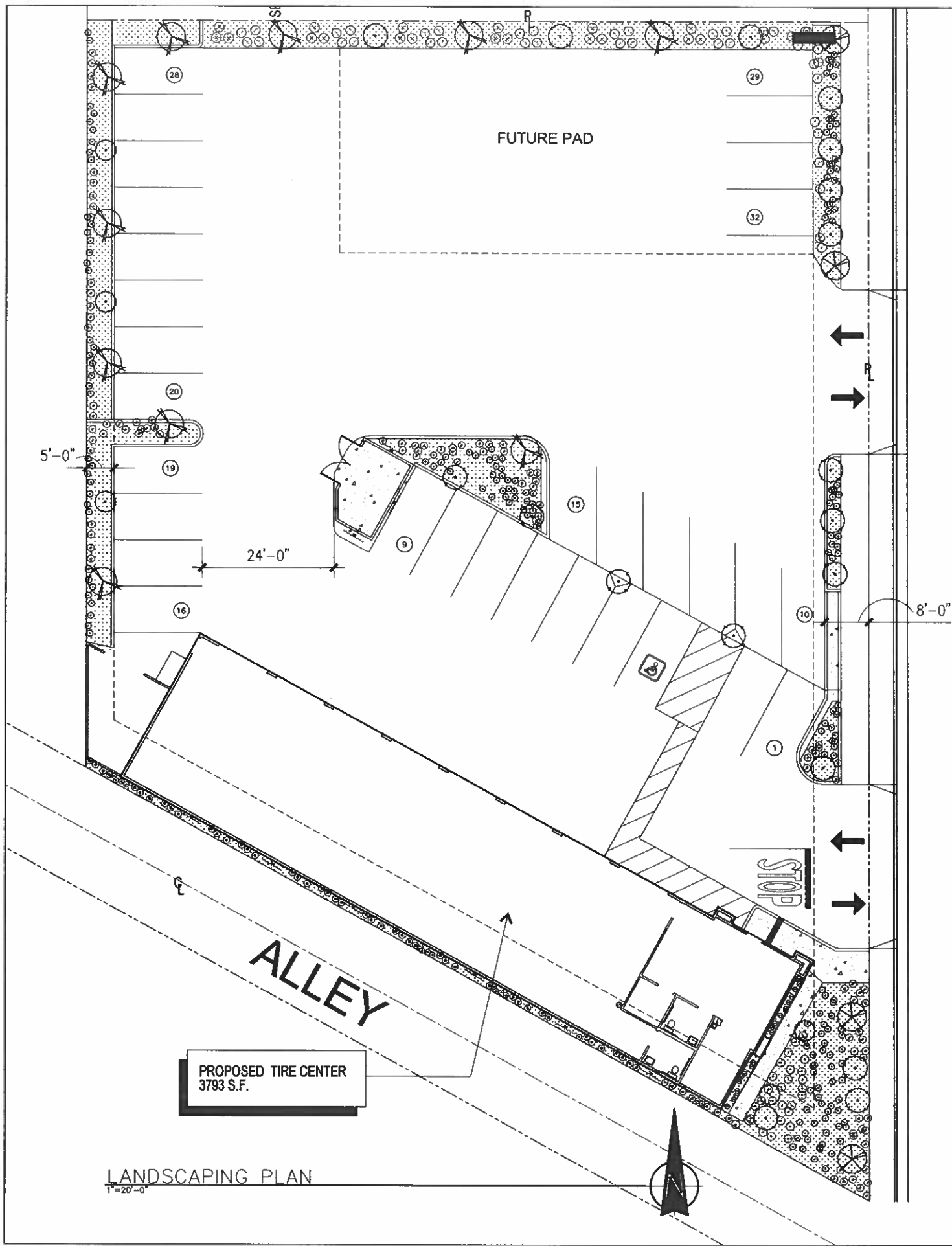
JOB NO.: 212-912

START DATE: 5-7-12

DRAWN BY: M.V.

CHECKED BY: M.V.

DRAWING SHEET



PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS
TREES:						
OLE. EUR. 'S. M.'	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	5	DBL STAKE	
GEI. PAR.	GELEERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL	14	DBL STAKE	
PRU. CER. 'K. V.'	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GAL	7	DBL STAKE	
CIN CAM	CINNAMOMUM CAMPHORA	CAMPHOR TREE	15 GAL	9	DBL STAKE	
SHRUBS:						
ACA. AFR. 'D. A.'	ACAPANTHUS AFRICANUS 'QUEEN ANNE'	LILY-OF-THE-NILE	5 GAL	179	FULL & BUSHY	
CAL. WM. 'L. J.'	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	204	FULL & BUSHY	
LIG. TEX.	LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL	159	FULL & BUSHY	
DIET. VEG.	DIETES VEGETA	FORTNIGHT LILY	5 GAL	37	FULL & BUSHY	
PHO. X. FRA.	PHOTINIA X FRASERI	PHOTINIA	5 GAL	24	FULL & BUSHY	
HEM. X. 'C.'	HEMEROCALLIS X 'CHARWELL'	PLUM DAYLILY	5 GAL	182	FULL & BUSHY	
PHO. TEN. 'B. B.'	PHORMIUM TENAX 'BRONZE BABY'	NEW ZEALAND FLAX	5 GAL	92	FULL & BUSHY	
NAN. DOM. 'C.'	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	22	FULL & BUSHY	
RHA. IND. 'S.'	RAPHIOLEPIS INDICA 'SPRINGTIME'	PINK INDIAN HAWTHORN	5 GAL	166	FULL & BUSHY	
VINES:						
PAR. TRI.	PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	11	ATTACH TO WALL	
TURF:						
FES. ARU.	FESTUCA ARUNDINACEA	MARATHON III TALL FESCUE	SOD	AS REQ'D	FRESHLY CUT	

LAKEWOOD BLVD.

ALLEY

PROPOSED TIRE CENTER
3793 S.F.

LANDSCAPING PLAN

1"=20'-0"

NOTE:
SITE PLAN IS BASED ON ARCHITECTURAL SITE PLAN
AS DRAWN BY OWNER. LOCATION OF DRIVEWAY,
EASEMENTS AND ACTUAL LOCATION OF PROPERTY
LINES ARE ASSUMED TO BE CORRECT. CONTRACTOR
TO ADJUST PLANTING, IRRIGATION & HARDSCAPE
IMPROVEMENTS PER SITE CONDITIONS. IF ANY
CONFLICTS OCCUR CONTACT OWNER AND DESIGNER.

NOTE:
ALL TURF AND PLANTER AREAS TO BE WATERED
USING SUB-SURFACE AND ON-GRADE DRIP
IRRIGATION-TYP.

TOTAL SQUARE FOOTAGE OF SITE = 24,596 SQ FT
TOTAL PLANTING (2385 SQ FT) = 9.7%

NOTE:
NUMBER & FINAL LOCATION OF PLANT MATERIAL
TO BE ADJUSTED IN THE FIELD BY CONTRACTOR.



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DESIGNER

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PROJECT TITLE
SCHER GOODYEAR
NEW TIRE CENTER

JOB ADDRESS
2533 LAKEWOOD BLVD.
LONG BEACH, CA 90615

LEGAL DESCRIPTION

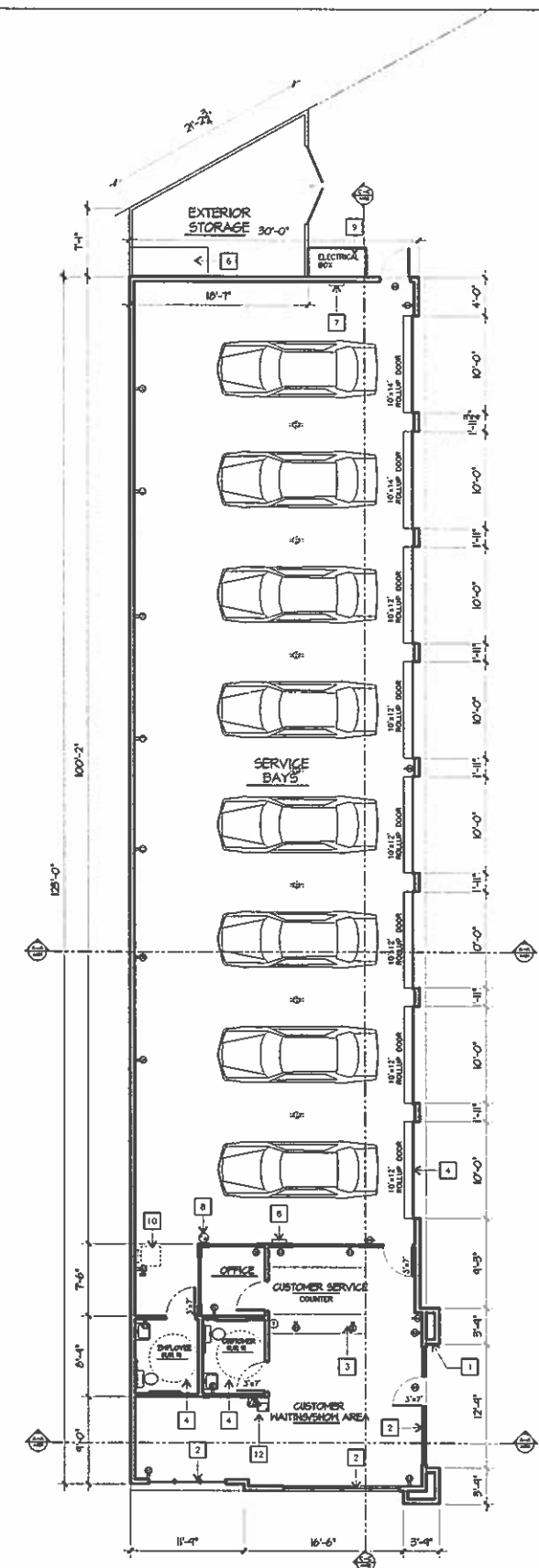
APN:
LOT:
P.M.:
TR.:

TENANT
SCHER TIRE INC.
3863 TYLER STREET
RIVERSIDE, CA 92503

Tel: 951-343-3100

JOB NO.: 212-012
START DATE: 5-7-12
DRAWN BY: M.V.
CHECKED BY: M.V.
DRAWING SHEET

L101



FLOOR PLAN
1/4" = 1'-0"

KEY NOTES:

- 1. COLUMN POPOUT SEE ELEVATIONS
- 2. METAL STROKEPROOF
- 3. ADA COMPLIANT COUNTER
- 4. ADA COMPLIANT RESTROOMS
- 5. METAL ROLL-UP DOOR
- 6. ELECTRICAL SERVICE COUNTER
- 7. 200AMP ELECTRICAL SERVICE
- 8. 200AMP SUB PANEL SEE ELEC. PLANS
- 9. ELECTRICAL EQUIPMENT SEE ELEC. PLANS
- 10. ROOF ACCESS AND LADDER
- 11. EYEWASH SINK
- 12. HIGHLOW DRINKING FOUNTAIN

OCCUPANCY

Room Name	Occ Group	Area S.F.	Occupancy Load factor	Occupancy Load
	B	113	300	1
Office	B	747	100	7
Break room (accessory)	B	317	0	0
Lobby Waiting	B	368	15	25
Lobby Reception	B	136	100	2
Shop	M	2939	100	2
Total				37

1- EXITS REQUIRED 1- EXIT PROVIDED

LEGEND:

WALL LEGEND

- NEW HALL w/ 2x4 WOOD STUDS @ 16" O.C. @ 3/8" BRICKO FINISH
- NEW 3 5/8" x 20 GA. HTL. STUD PARTITION

ELECTRICAL LEGEND

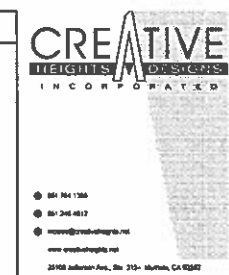
- NOTE: REFER TO ELECTRICAL PLANS
- EXISTING OR NEW ILLUMINATED EXIT SIGN SEE ELECTRICAL PLAN
 - DUPLEX POWER OUTLET 18" AFF / 45" AFF BY BREAKROOM COUNTER/ 30" AFF @ BATH VANITIES (NO.)
 - 220 DUPLEX POWER OUTLET 18" AFF / 45" AFF BY BREAKROOM COUNTER/ 30" AFF @ BATH VANITIES (NO.)
 - EXISTING OR NEW A 2000CG RATED FIRE EXTINGUISHER IN 50# RECESSED CABINET CENTERED @ 40" AFF.
 - THERMOSTAT (FURNISH BY OWNER)

FIRE SPRINKLERS

THIS BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS

EXIT DOORS

- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- PROVIDE A SIGN OVER THE MAIN EXTERIOR EXIT DOOR THAT STATES "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS WHEN BUILDING IS OCCUPIED." (CFC 100B1.3.12.2)



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PROJECT TITLE
SCHER GOODYEAR
NEW TIRE CENTER

JOB ADDRESS
2533 LAKEWOOD BLVD.
LONG BEACH, CA 90815

LEGAL DESCRIPTION

APN:
LOT:
P.M.
TR.:

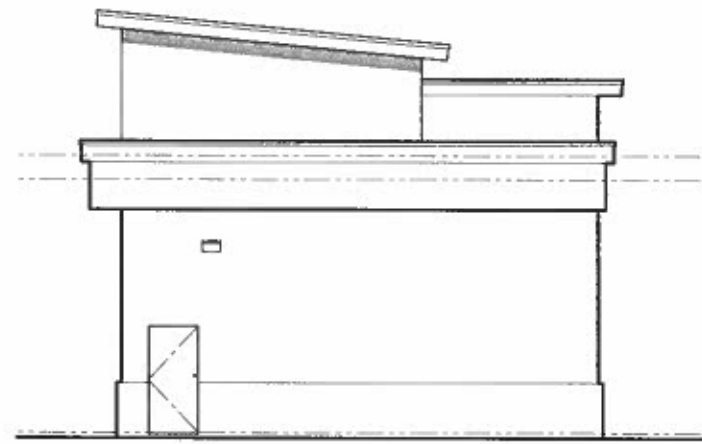
TENANT
SCHER TIRE INC.
3863 TYLER STREET
RIVERSIDE, CA 92503

Tel: 951-343-3100

JOB NO: 212-012
START DATE: 5-7-12
DRAWN BY: M.V.
CHECKED BY: M.V.

DRAWING SHEET

A201



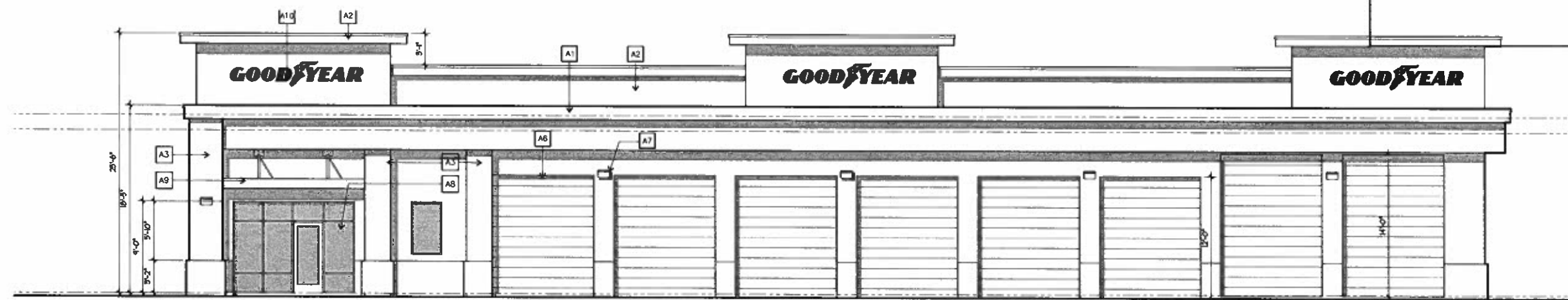
WEST ELEVATION

5/16" = 1'-0"



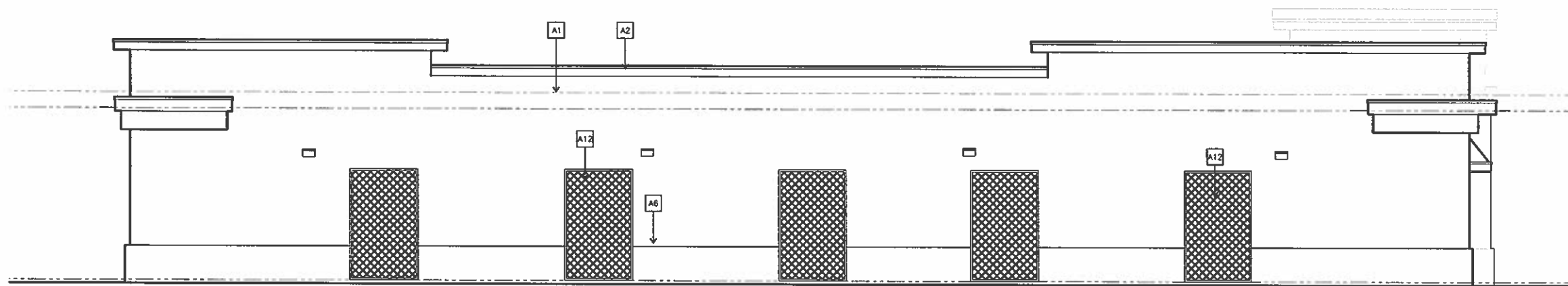
EAST ELEVATION

5/16" = 1'-0"



NORTH ELEVATION

5/16" = 1'-0"



SOUTH ELEVATION

5/16" = 1'-0"

KEY NOTES

1

- A. EXTERIOR
1. PARAPET
 2. HOOD EAVE W/ SMOOTH STICCO FINISH
 3. POP-OUT COLUMNS
 4. -
 5. -
 6. METAL ROLL UP DOOR
 7. EXTERIOR LIGHTING FEATURE
 8. METAL STORE FRONT GLASS
 9. HOOD FRAMED CANOPY STICCO FINISH
 10. FACED HOORIED COMPANY SIGN
 11. 1/8" STICCO FINISH - OVER METAL LATH AND (2) LAYERS OF GRADE D BUILDING PAPER WITH SMOOTH STICCO FIN.
 12. HOOD TRELLIS FOR VINES



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DESIGNER

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☐ BID / CITY SUBMITTAL	
☐ CONSTRUCTION	

PROJECT TITLE
SCHER GOODYEAR
NEW TIRE CENTER

JOB ADDRESS
2533 LAKEWOOD BLVD.
LONG BEACH, CA. 90815

LEGAL DESCRIPTION

APN -
LOT -
P.M. -
TR. -

TENANT
SCHER TIRE INC.
3883 TYLER STREET
RIVERSIDE, CA. 92503

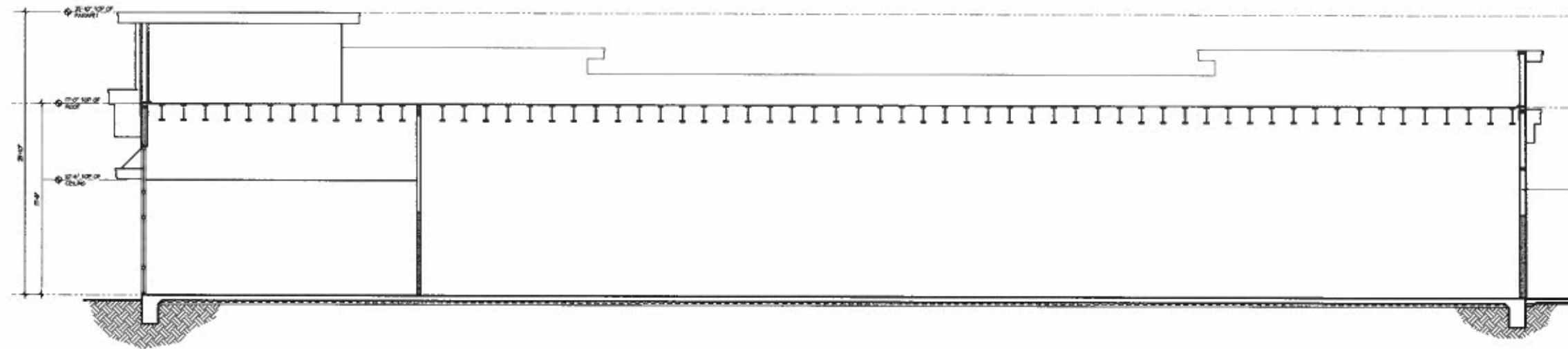
Tel: 951-343-3100

JOB NO.: 212-012
START DATE: 5-7-12
DRAWN BY: M.V.
CHECKED BY: M.V.

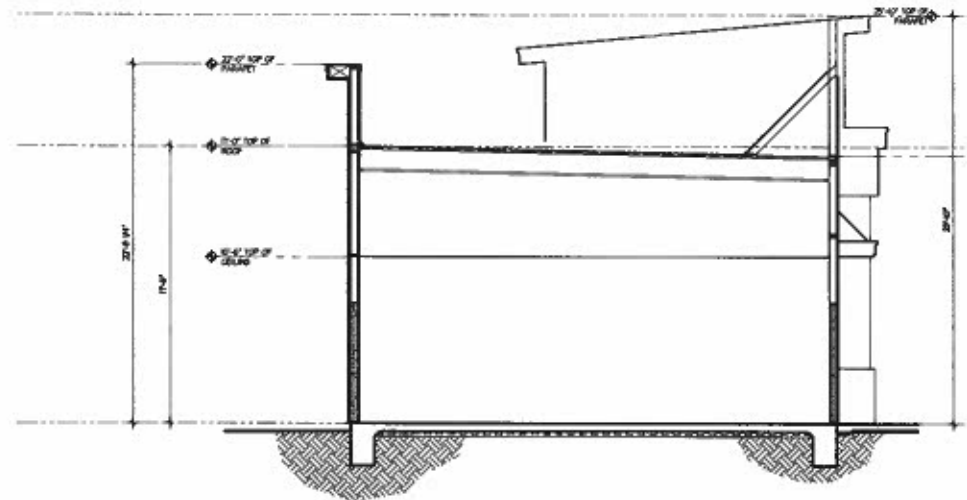
DRAWING SHEET

A301

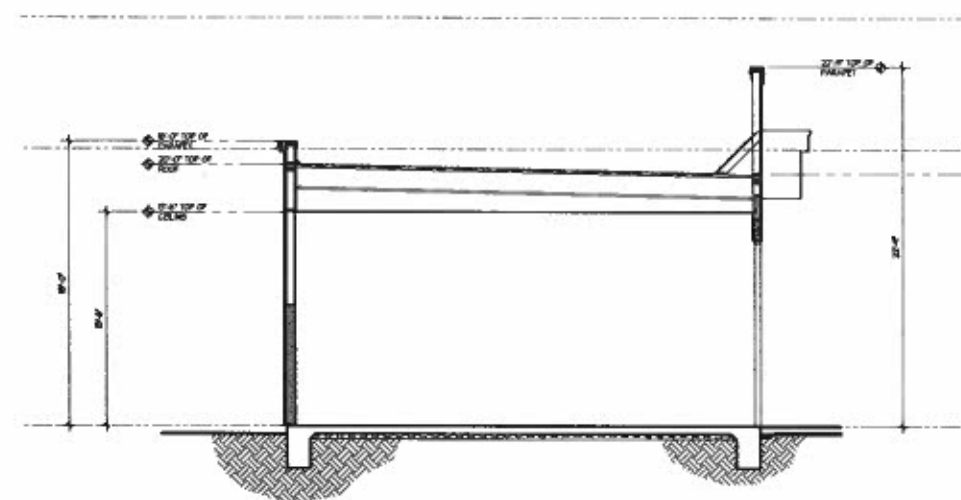
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SECTION - C
5/8" = 1'-0"



SECTION - A
5/8" = 1'-0"



SECTION - B
5/8" = 1'-0"

MOISES VILLEGAS
DESIGNER

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PROJECT TITLE
 SCHER GOODYEAR
 EXTERIOR RENOVATION

JOB ADDRESS

624 NORTH MAIN STREET
 CORONA, CA 92880

LEGAL DESCRIPTION

APN - 119-202-005
 LOT - 1
 P.M. - 31420
 T.R. - 0000000

TENANT

SCHER'S GOODYEAR
 624 NORTH MAIN STREET
 CORONA, CA 92880

Tel: 951-343-3100

JOB NO.: 29089
 START DATE: 10/23/09
 DRAWN BY: M.V.
 CHECKED BY: M.V.

DRAWING SHEET

A401