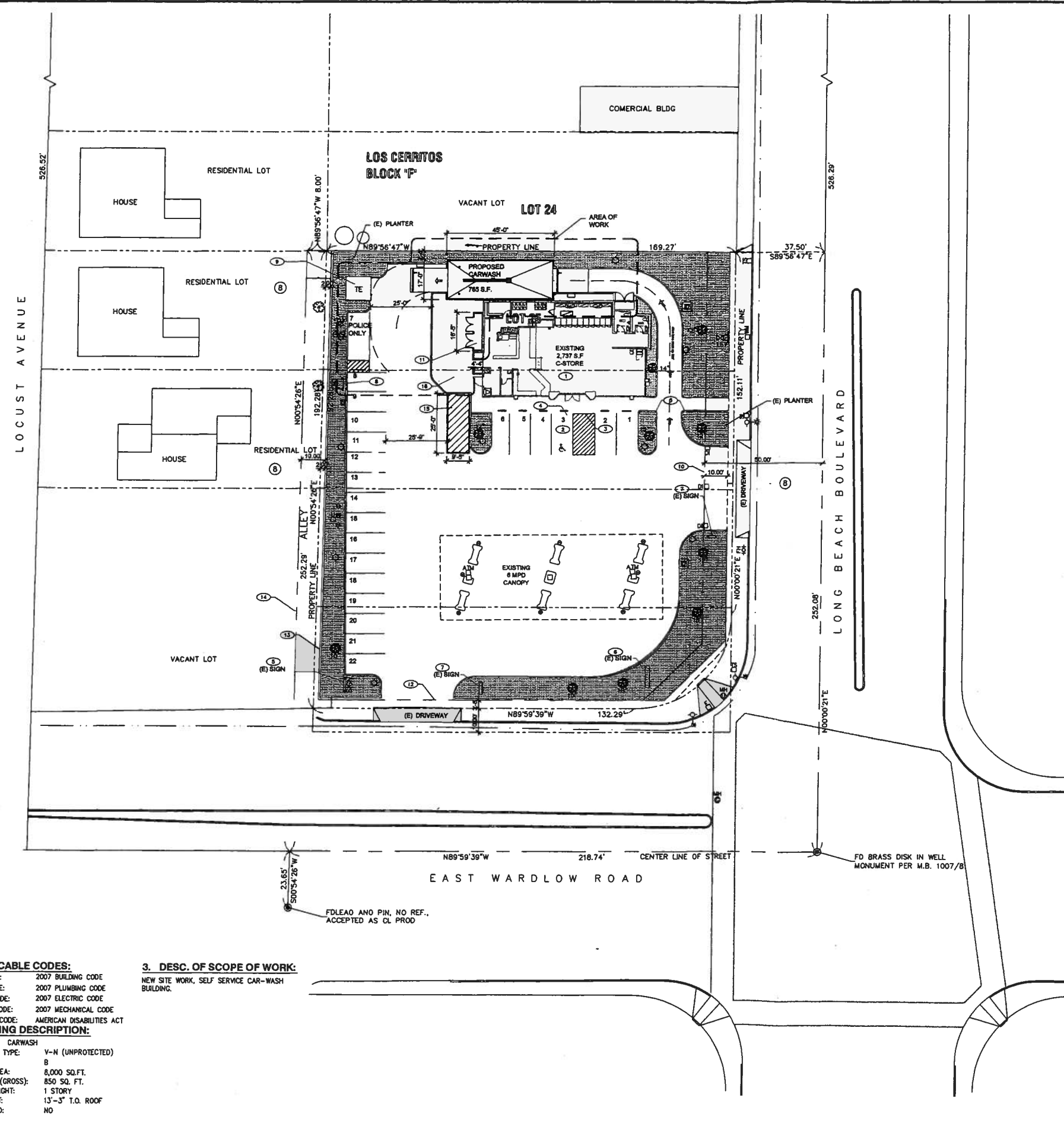
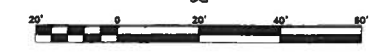
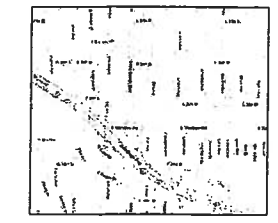


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VICINITY MAP



GRAPHIC SCALE: 1" = 20'-0" FULL SIZE  
1"=40'-0" 50% REDUCE SIZE

NOTE:  
BEFORE PROCEEDING,  
CONTRACTOR TO REVIEW DESCRIBE WORK, IN EVENT OF  
ANY DISCREPANCY,  
CONTACT AGC DESIGN CONCEPT BEFORE PROCEEDING

SCOPE OF SITE WORK:

- 1 EXISTING C-STORE
- 2 EXISTING H/C PARKING SPACE
- 3 EXISTING PAVEMENT IS FLUSH WITH SIDEWALK, NO RAMP IS NEEDED. EXISTING TRUNCATED DOMES
- 4 EXISTING H/C SIGNAGE
- 5 EXISTING FREEWAY SIGN
- 6 EXISTING MONUMENT SIGN
- 7 EXISTING PRICE SIGNS
- 8 EXISTING AIR/WATER DISPENSER
- 9 EXISTING TRASH ENCLOSURE
- 10 10'-0" SETBACK FOR PUBLIC DEDICATION
- 11 NEW MECHANICAL ROOM
- 12 3'-6" SETBACK FOR PUBLIC DEDICATION
- 13 2'-0" EASTMANT SETBACK
- 14 10'-0" EASTMANT SETBACK
- 15 NEW LOCATION FOR EXISTING LOADING AREA
- 16 NEW CONCRETE SIDEWALK

SITE INFORMATION

AREA OF PROPERTY		AREA			
GROSS AREA		32,477 SQ. FT.			
UNBUIDABLE AREA		0 SQ. FT.			
DEDICATIONS, EASEMENTS, RIGHT OF WAY		1074 SQ. FT.			
NET BUIDABLE AREA		31,403 SQ. FT.			
ZONING		ZONE			
EXISTING PROPOSED		TBD			
ASSESSORS PARCEL NUMBER					
DESCRIPTION		PERCENT	AREA		
LANDSCAPE REQUIRED (ON-SITE)		T.B.D. %	T.B.D. SQ. FT.		
LANDSCAPE PROVIDED (ON-SITE)		0 %	6,766 SQ. FT.		
DESCRIPTION	SIZE	OCC.	HEIGH	CONSL. TYPE	AREA
(E) BUILDING	EXISTING	M	19'-0"	V-N	2,737 SQ. FT.
(E) CANOPY	EXISTING	S-3	21'-0"	I-N	4,701 SQ. FT.
NEW CARWASH	NEW	B	12.5	V-N	785 SQ. FT.
					8,203 SQ. FT.
% OF LOT COVERAGE (EXCLUDING CANOPY)		BUILDING AREA	3,502 SQ. FT.	= 10.7 %	
		LOT AREA	32,477 SQ. FT.		
DESCRIPTION (REQUIRED PARKING)	RATIO	RECD. #			
PARKING REQUIRED		23			
TOTAL PARKING SPACES REQUIRED:		17 SPACE(S)			
DESCRIPTION (PROVIDED PARKING)	SIZE	PROVIDED			
HANDICAP SPACE(S)	17'-0"X19'-0"	1			
STANDARD SPACE(S)	9'-0"X19'-0"	20			
LOADING AREA	9'-0"X19'-0"	1			
PARALLEL SPACE (POLICE PARKING)	9'-0"X25'-0"	1			
TOTAL PARKING SPACES PROVIDED:		23 SPACE(S)			

**1. APPLICABLE CODES:**  
 BUILDING CODE: 2007 BUILDING CODE  
 PLUMBING CODE: 2007 PLUMBING CODE  
 ELECTRICAL CODE: 2007 ELECTRIC CODE  
 MECHANICAL CODE: 2007 MECHANICAL CODE  
 ACCESSIBILITY CODE: AMERICAN DISABILITIES ACT

**2. BUILDING DESCRIPTION:**  
 CARWASH  
 CONSTRUCTION TYPE: V-N (UNPROTECTED)  
 USE GROUP: B  
 ALLOWABLE AREA: 8,000 SQ. FT.  
 ACTUAL AREA (GROSS): 850 SQ. FT.  
 ALLOWABLE HEIGHT: 1 STORY  
 ACTUAL HEIGHT: 13'-3" T.O. ROOF  
 FIRE SPRINKLED: NO

**3. DESC. OF SCOPE OF WORK:**  
 NEW SITE WORK, SELF SERVICE CAR-WASH BUILDING.

Exhibit B

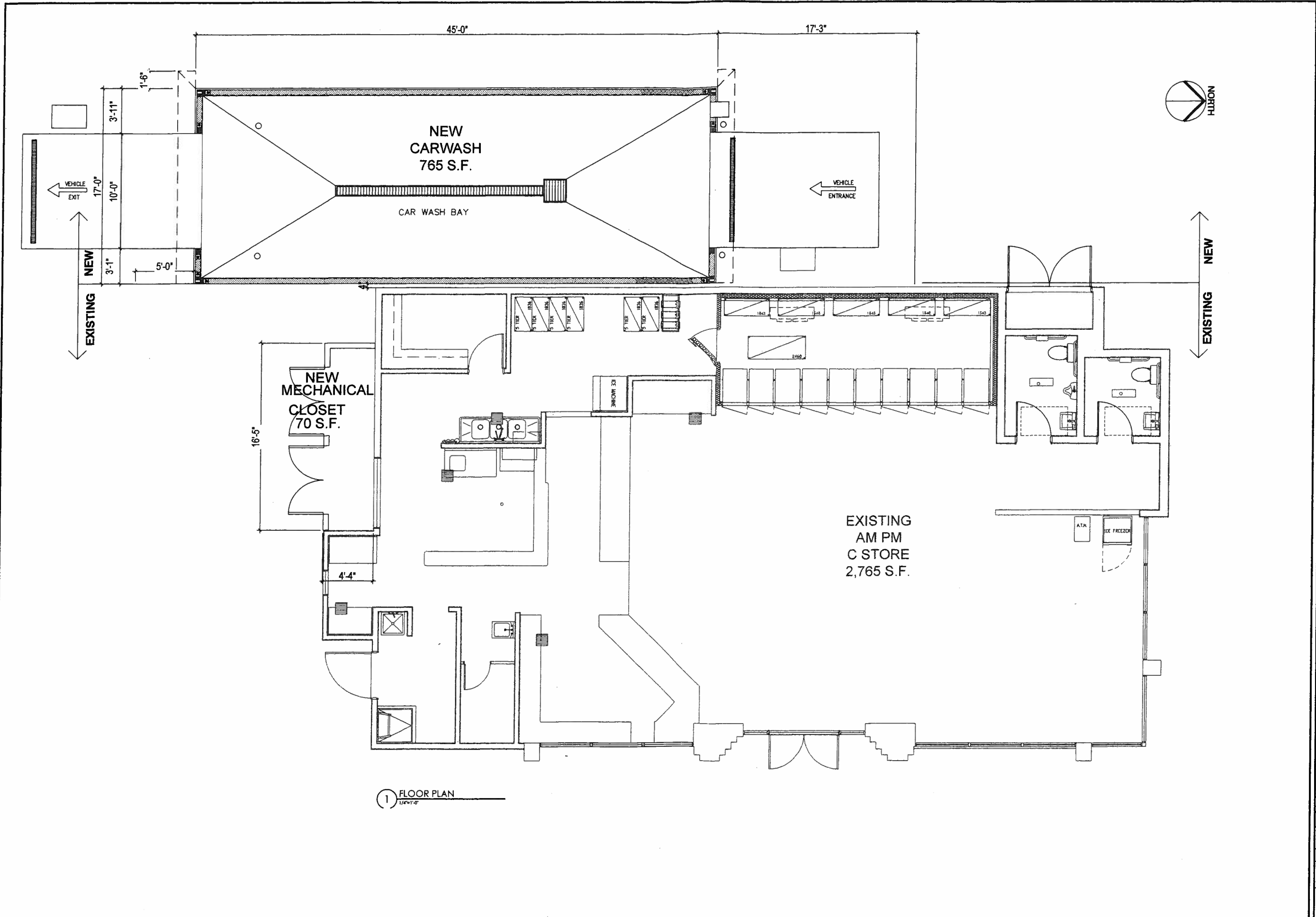
AGC DESIGN CONCEPT, INC.  
 350 N. Glendale Blvd. St 307  
 Burbank, CA 91502  
 Phone: 818-566-4000  
 Fax: 818-566-4090  
 www.agcdc.com

NO.	DATE	REVISIONS	BY
1	01/29/14	REVISIONS PER PLANNING	EJ
2	02/16/14	REVISIONS PER PLANNING	LJ

EXISTING ARCO STATION  
 CARWASH ADDITION  
 3401 LONG BEACH BLVD @ WARDLOW ST  
 LONG BEACH, CA  
 PROPOSED SITE PLAN

consultant job# AGC-0071  
 master release date 08/10/09  
 project exe date 11-04-09  
 master drawn by  
 Filename AGC0071\_CUP-1  
 Facility/Project  
 sheet name  
 CUP-1

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

**AGC DESIGN CONCEPT, INC.**  
350 N. Glenoaks Blvd. # 307  
Burbank, CA 91502  
Phone: 818.566.4090  
Fax: 818.566.4090  
www.agcdc.com

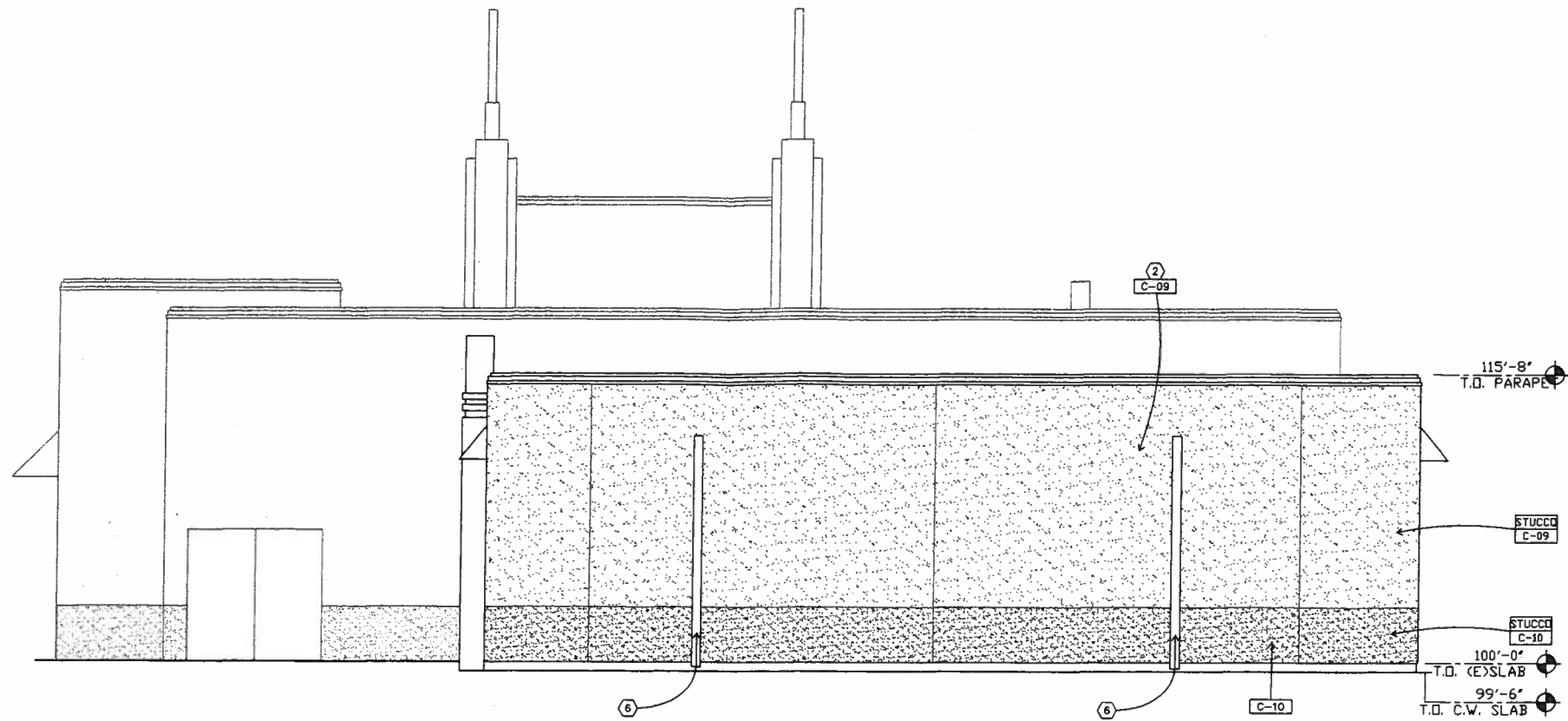
**EXISTING ARCO STATION  
CARWASH ADDITION**  
3401 LONG BEACH BLVD @ WARDLOW ST  
LONG BEACH, CA

**FLOOR PLAN**

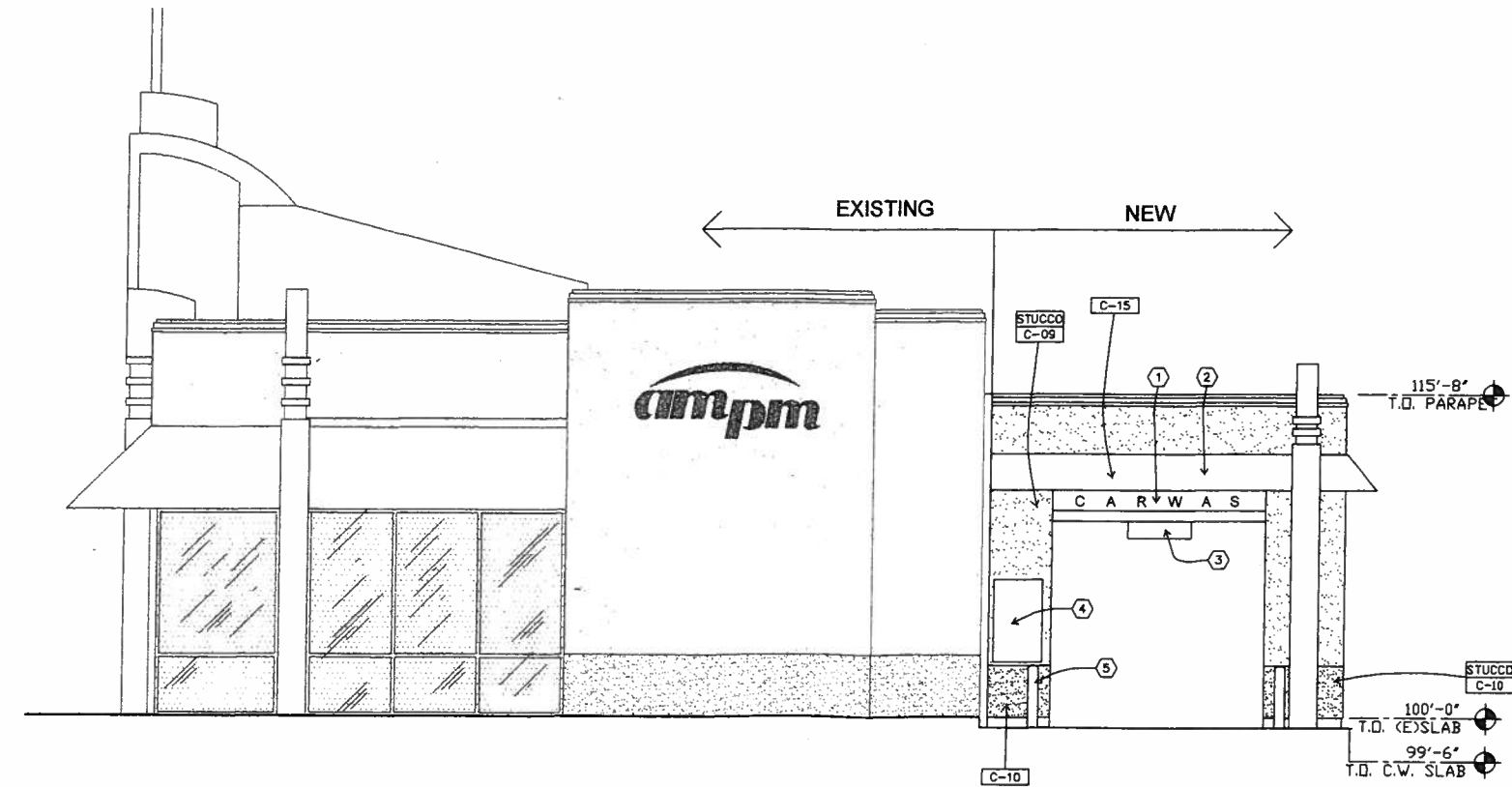
NO.	DATE	BY	REVISIONS

consultant job AGC-0071	master release date 08/10/09
project size date 11/24/09	master drawn by EJ
Filename AGC0071-CUP 2	
Facility/Project	
sheet name <b>CUP-2</b>	

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03 REAR ELEVATION  
SCALE: 1/4"=1'-0"



04 EXISTING RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

**NOTE**

ALL EXISTING AND NEW ROOF MOUNTED EQUIPMENT MUST BE SCREENED BY INCORPORATING SCREEN WALL TO MATCH THE EXISTING ARCHITECTURAL FEATURES OF THE BUILDING.

**KEYED NOTES:**

- 1 VINYL LETTERS APPLIED TO ACM PANEL
- 2 AWNING MATCH EXISTING AM/PM BUILDING
- 3 "ENTRY" - 10" x 36" SIGN CENTERED OUTSIDE OF OVERHEAD DOOR.
- 4 INSTRUCTIONAL SIGN PANEL
- 5 6" ROUND CONCRETE FILLED STEEL BOLLARD, REFER TO DETAIL
- 6 3"x5" GALVANIZED STEEL DOWNSPOUT
- 7 NEW MECHANICAL CLOSET. SEE FLOOR PLAN
- 8 NEW STUCCO FINISH DECORATIVE TOWERS WITH TILE TO MATCH AM PM STORE FRONT
- 9 NEW MOLDING COPING TO MATCH AM PM STORE

**EXTERIOR FINISHES**

- STUCCO STUCCO WITH LIGHT SAND FINISH WITH 1" x 3/4" DEEP REVEAL, TYPICAL
- AP-1 ALUMINUM PANEL WITH 1" REVEAL EACH SIDE,

**EXTERIOR PAINTS**

- C-09 COLOR: PEARL - RAL 1013 IC # A0083, INDIAN LEGEND
- C-10 COLOR: DARK TAN IC # A1761, ONOSKIN TAN
- C-15 COLOR: ARCO ORANGE PMS - 021 C

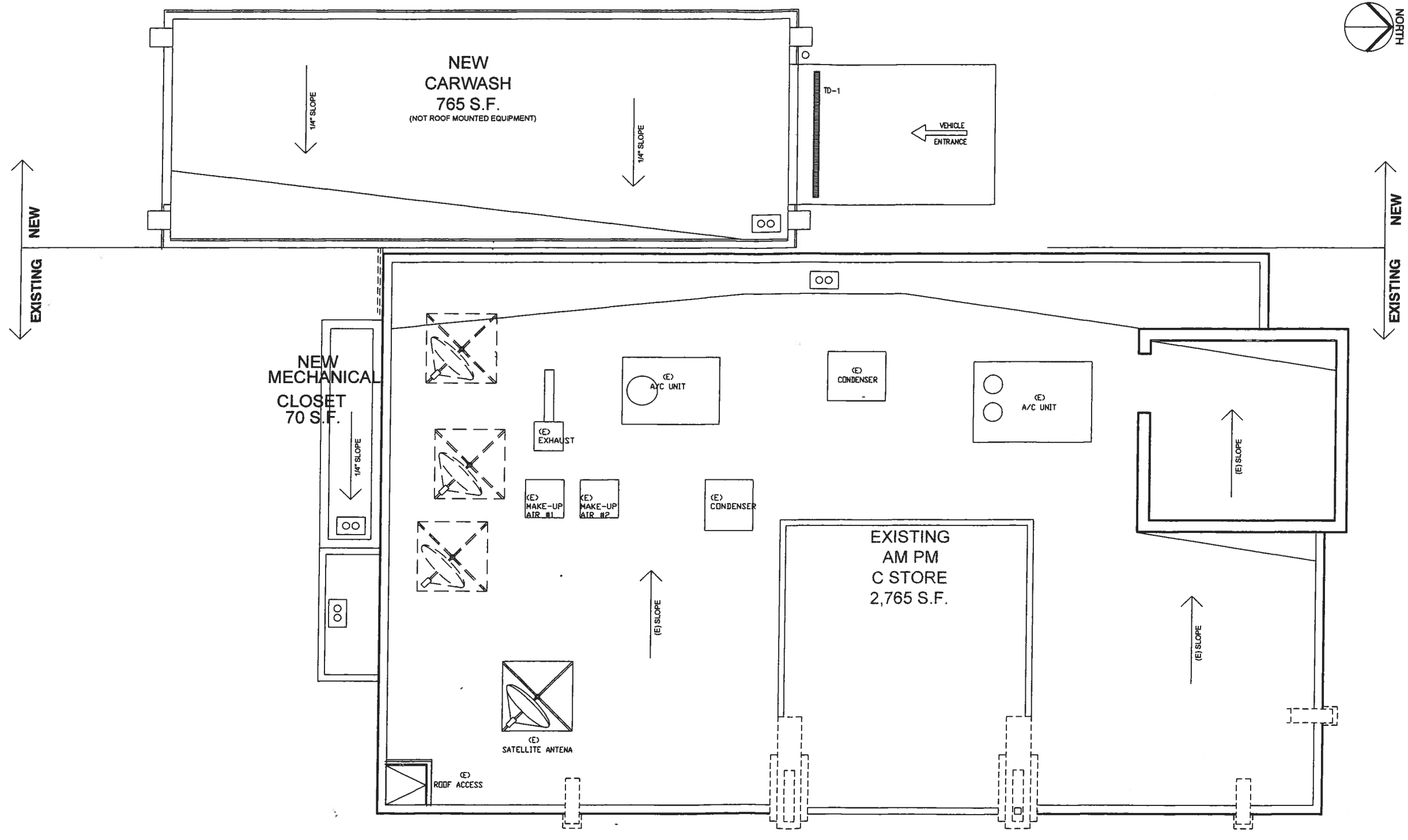
**AGC DESIGN CONCEPT, INC.**  
204 NORTH 1ST AVENUE  
ARCADIA, CA. 91006  
Phone: 626.445.0000  
Fax: 626.445.0005  
E-Mail: ACUEVAS@AGCDC.COM

NO.	DATE	REVISIONS

EXISTING ARCO STATION  
CARWASH ADDITION  
3401 LONG BEACH BLVD @ WARDLOW ST  
LONG BEACH, CA  
CARWASH ELEVATIONS

consultant job #	AGC-3071
master release date	08/10/09
project exe date	11/30/09
master drawn by	ej
Filename	AGC0071
Facility/Project	
sheet name	CUP-4

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1 ROOF PLAN  
11/21/09

**AGC DESIGN CONCEPT, INC.**  
 350 N. Glenoaks Blvd. St 307  
 Burbank, CA 91502  
 Phone: 818.566.4000  
 Fax: 818.566.4090  
 www.agcdc.com

NO.	DATE	REVISIONS	BY

**EXISTING ARCO STATION  
 CARWASH ADDITION**  
 3401 LONG BEACH BLVD @ WARDLOW ST  
 LONG BEACH, CA  
**ROOF PLAN**

consultant job#	AGC-0071
master release date	08/10/09
project exe date	02/17/10
master drawn by	EJ
Filename	AGC0071-CUP 7
Facility/Project	
sheet name	CUP-7