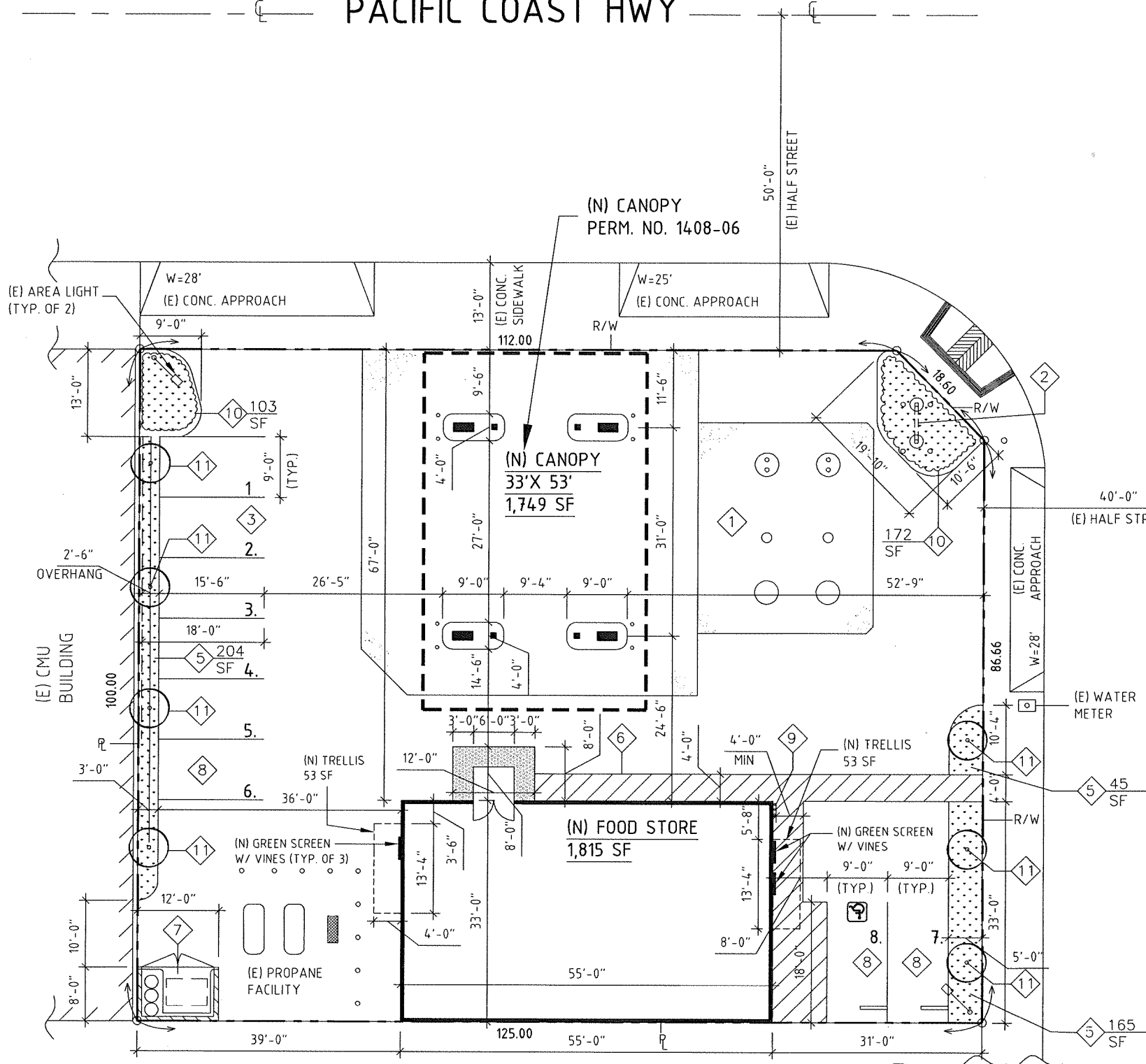
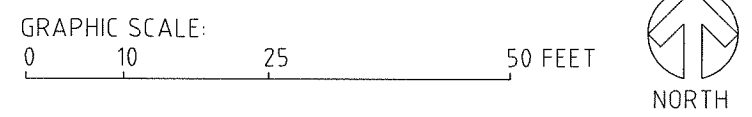


PACIFIC COAST HWY



1 SITE PLAN
1"=20'



PROJECT DATA:

EXISTING USE
GAS STATION WITH 2 AUTO SERVICE BAYS, SNACK SHOP, & PROPANE SALES

PROPOSED USE
GAS STATION WITH FOOD STORE & PROPANE SALES

ASSESSORS PARCEL NO.
7432-015-001

LEGAL DESCRIPTION
LOTS 1, 2, 3 AND THE EAST 5 FEET OF LOT 4 IN BLOCK 4 OF THE RESUBDIVISION OF BLOCKS 1 TO 24 INCLUSIVE OF INNER HARBOR TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 178 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE SOUTHERLY 5 FEET THEREOF. ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED TO Tiffi STATE OF CALIFORNIA, FOR PUBLIC HIGHWAY PURPOSES, BY DEED RECORDED IN BOOK 12600 PAGE PAGE 256, OFFICIAL RECORDS.

THOMAS BROTHERS MAP
PAGE: 795 GRID: B5

ZONING
C-2

GENERAL PLAN
INDUSTRIAL

TYPE OF CONSTRUCTION
FOOD STORE : V-B CANOPY: II-B

OCCUPANCY CLASS
M

FIRE SPRINKLERS
NO

LAND AREA	12,413	SQ FT	0.28	ACRES
LANDSCAPED AREA	689	SQ FT	5 %	OF LOT
PAVED AREA	8,160	SQ FT	66 %	OF LOT
BUILDING AREA	3,564	SQ FT	29 %	OF LOT
BUILDING:	AREA	RATIO	REQUIRED PARKING	
CANOPY	1,749	SQ FT.		
(N) FOOD STORE	1,815	SQ FT.	1/250	7.26
	3,564	SQ FT.		7.26 = 8

PARKING PROVIDED: 8 (INCLUDING 1 DISABLED SPACE)

LEGEND:

- ◇ (E) UST FIELD
- ◇ (E) ID & PRICE SIGN
- ◇ (E) PARKING
- ◇ (N) CONC. SIDEWALK
- ◇ (N) LANDSCAPING
- ◇ (N) ACCESSIBLE PATHWAY
- ◇ (E) TRASH ENCLOSURE & RECYCLING
- ◇ (N) PARKING
- ◇ VENT RISERS
- ◇ (N) SCHRUBS
- ◇ (N) TREES

SCOPE OF WORK:

1. EXISTING FOOD STORE TO BE REMOVED.
2. CONSTRUCT (N) FOOD STORE.
3. PROVIDE (N) LANDSCAPING
4. PROVIDE (N) PARKING
5. ALL OTHER IMPROVEMENTS TO REMAIN AS IS

DRAWING INDEX

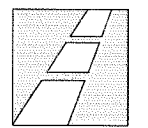
1. AS-1 E EXISTING SITE PLAN
2. AS-1 PROPOSED SITE PLAN
3. A-101 FLOOR PLAN
4. A-103 ROOF PLAN
5. A-201 ELEVATIONS
6. A-202 ELEVATIONS

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LONG BEACH, CA 90810
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PROJECT TITLE:
EXISTING 76 BRANDED GAS STATION
REPLACE EXISTING CANOPY WITH NEW

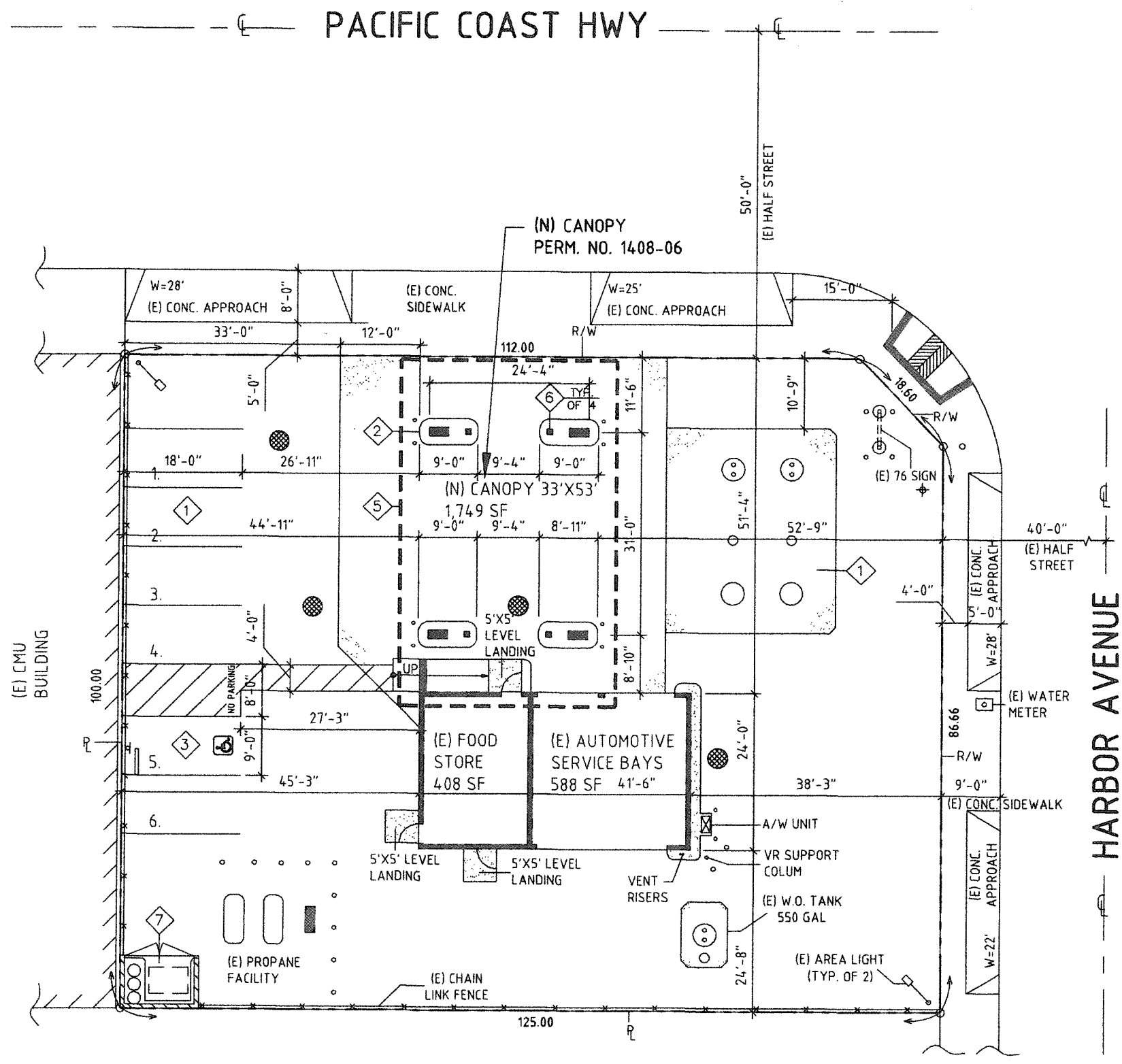
ADDRESS:
1410 W. PACIFIC COAST HIGHWAY
LONG BEACH, CA 90810



Gasoline
Retail
Facilities
Consulting

SHEET CONTENTS:
PROPOSED SITE PLAN

Date	12.30.2014
Scale	AS SHOWN
Drawn	ARC
Job No.	4008
DATE LOG-REVISIONS	
REV#	DATE DESCRIPTION
Sheet	AS-1
of	sheets



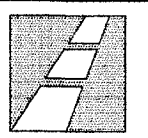
- LEGEND:**
- ① (E) PARKING
 - ② REINSTALL (E) DISPENSER ON NEW ISLAND
 - ③ NEW DISPENSER ISLAND TO REPLACE EXISTING
 - ④ (E) UST FIELD
 - ⑤ OUTLINE OF NEW CANOPY OVERHEAD CLEARANCE 17'-0"
 - ⑥ (N) CANOPY COLUMN
 - ⑦ (E) TRASH ENCLOSURE

① **EXISTING SITE PLAN**
 1" = 20'
 GRAPHIC SCALE: 0 10 25 50 FEET
 NORTH

DOCUMENT PREPARED BY:
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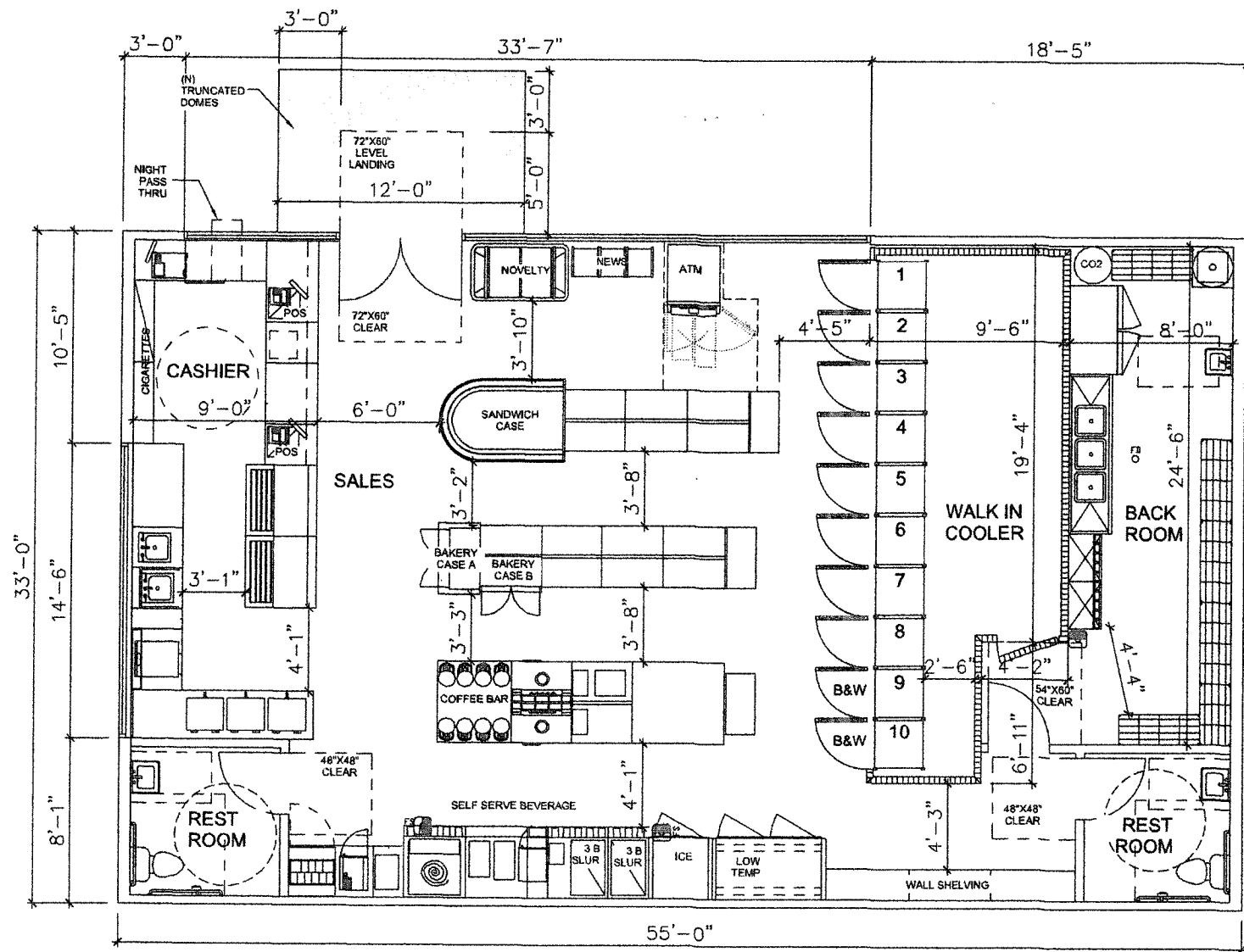
PROJECT TITLE:
**EXISTING 76 BRANDED GAS STATION
 REPLACE EXISTING FOOD STORE WITH NEW**
 ADDRESS:
 14-10 W. PACIFIC COAST HIGHWAY
 LONG BEACH, CA 90810



Gasoline
 Retail
 Facilities
 Consulting

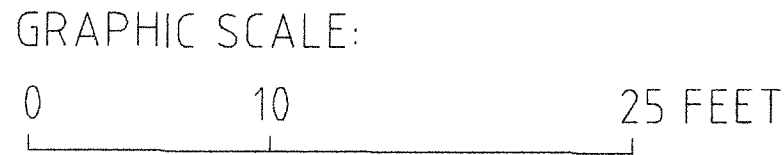
SHEET CONTENTS:	
EXIST. SITE PLAN	
Date	03.23.15
Scale	AS SHOWN
Drawn	ARC
Job No.	3997
DATE LOG-REVISIONS	
REV#	DATE DESCRIPTION
Sheet of	AS-1E sheets

APR 09 2015



(N) FOOD STORE
55'X33'
1,815 SF

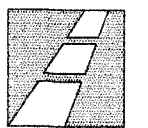
1 FLOOR PLAN
1/8"=1'-0"



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PROJECT TITLE:
EXISTING 76 BRANDED GAS STATION
REPLACE EXISTING FOOD STORE WITH NEW
ADDRESS:
1410 W. PACIFIC COAST HIGHWAY
LONG BEACH, CA 90810



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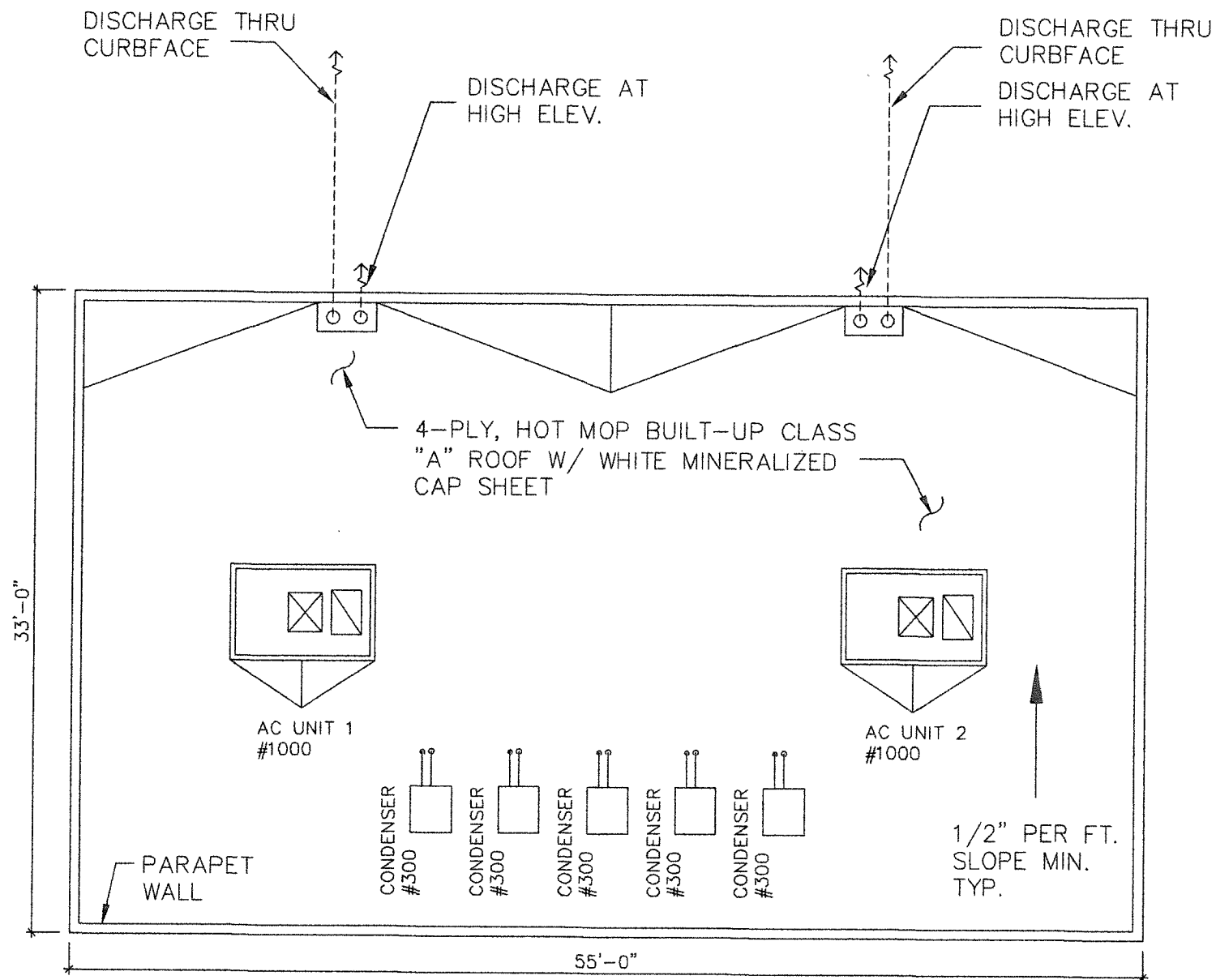
SHEET CONTENTS:
FLOOR PLAN

Date 03.16.2015
Scale AS SHOWN
Drawn ARC
Job No. 3997

REV	DATE	DESCRIPTION

Sheet A-101
of sheets

APR 09 2015



1 ROOF PLAN
1/8" = 1'-0"

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PROJECT TITLE:
EXISTING 76 BRANDED GAS STATION
REPLACE EXISTING FOOD STORE WITH NEW

ADDRESS:
1410 W. PACIFIC COAST HIGHWAY
LONG BEACH, CA 90810



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SHEET CONTENTS:
ROOF PLAN

Date 12.22.2014
Scale AS SHOWN
Drawn ARC

Job No. 3997

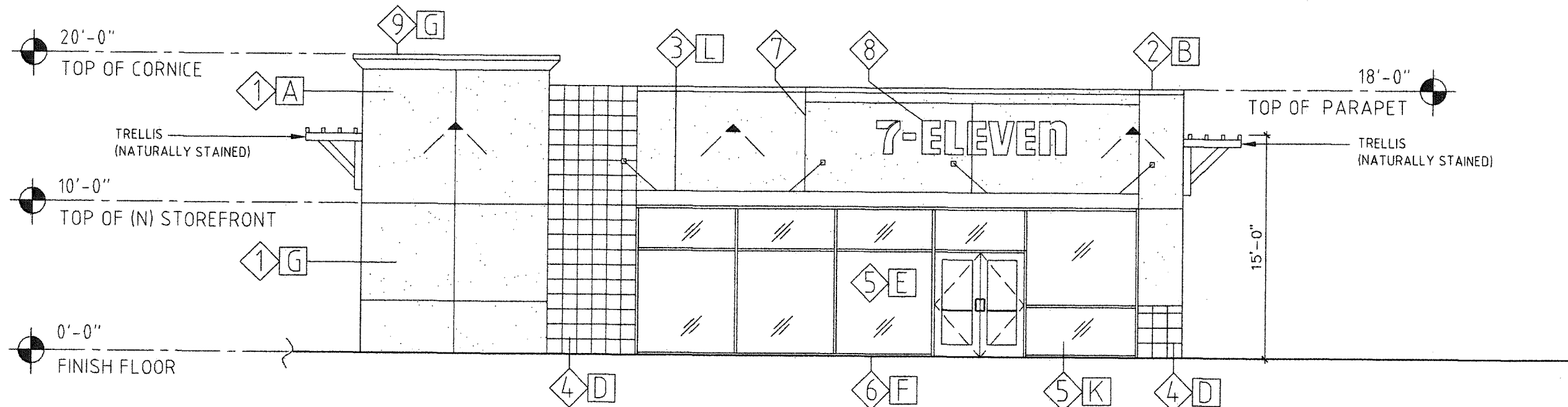
DATE LOG-REVISIONS

REV	DATE	DESCRIPTION

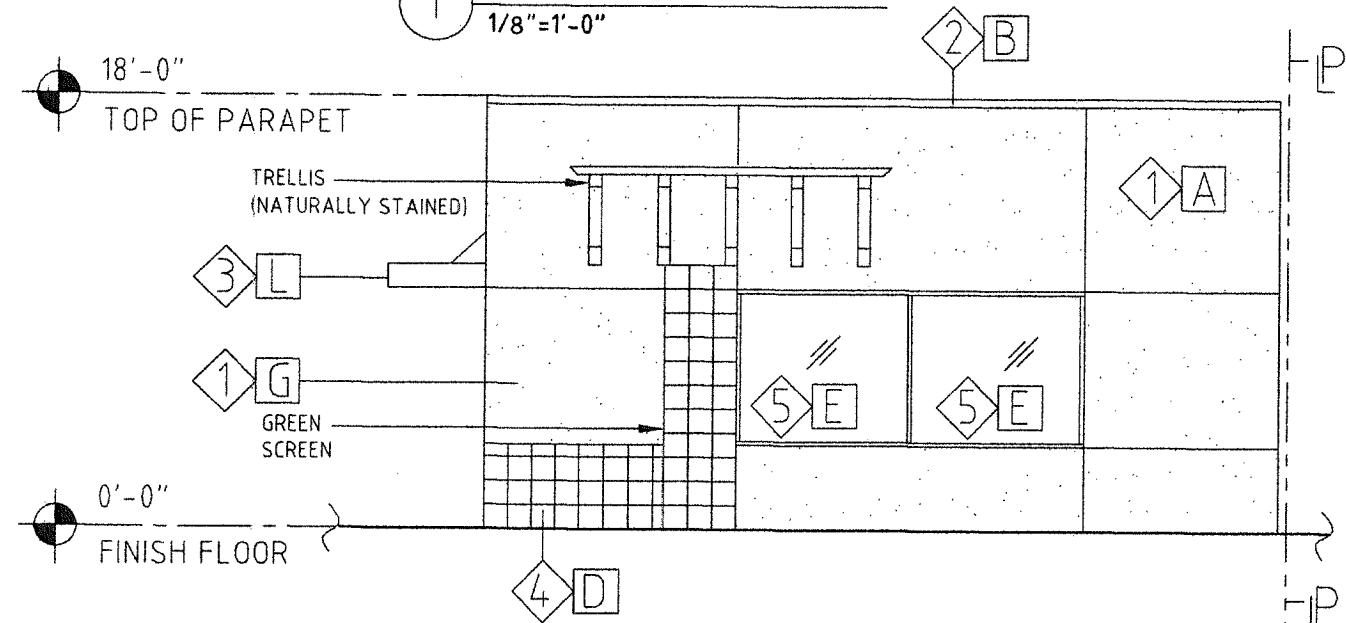
Sheet A-103

of sheets

APR 09 2015



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

LEGEND

MARK	MATERIALS	MARK	MATERIALS
1	STUCCO	9	CORNICE
2	METAL FLASHING	10	
3	STEEL CHANNEL	11	
4	ACCENT TILE	12	
5	GLAZING	13	
6	ALUMINUM STOREFRONT SYSTEM	14	
7	CONTROL JOINT		
8	SIGN (SUBJECT TO SEPARATE PERMIT)		

LEGEND

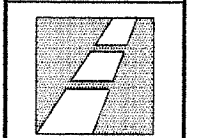
MARK	COLORS	MARK	COLORS
A	BEIGE 1	I	OMIT
B	MATCH WALL	J	OMIT
C	OMIT	K	SPANDREL GLASS
D	TERRA COTTA RED	L	PAINT GREEN
E	CLEAR GLASS	M	
F	CLEAR ANODIZED	N	
G	BEIGE 2		
H	OMIT		

APR 09 2015

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PROJECT TITLE:
EXISTING 76 BRANDED GAS STATION
REPLACE EXISTING FOOD STORE WITH NEW
ADDRESS:
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LONG BEACH, CA 90810



Gasoline
Retail
Facilities
Consulting

SHEET CONTENTS:
ELEVATIONS

Date	04.07.2015
Scale	AS SHOWN
Drawn	ARC
Job No.	3997
DATE LOG-REVISIONS	
REV#	DATE DESCRIPTION
1	
2	
3	

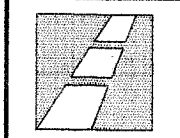
Sheet
of A-201
sheets

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PROJECT TITLE:
 EXISTING 76 BRANDED GAS STATION
 REPLACE EXISTING FOOD STORE WITH NEW

ADDRESS:
 1410 W. PACIFIC COAST HIGHWAY
 LONG BEACH, CA 90810



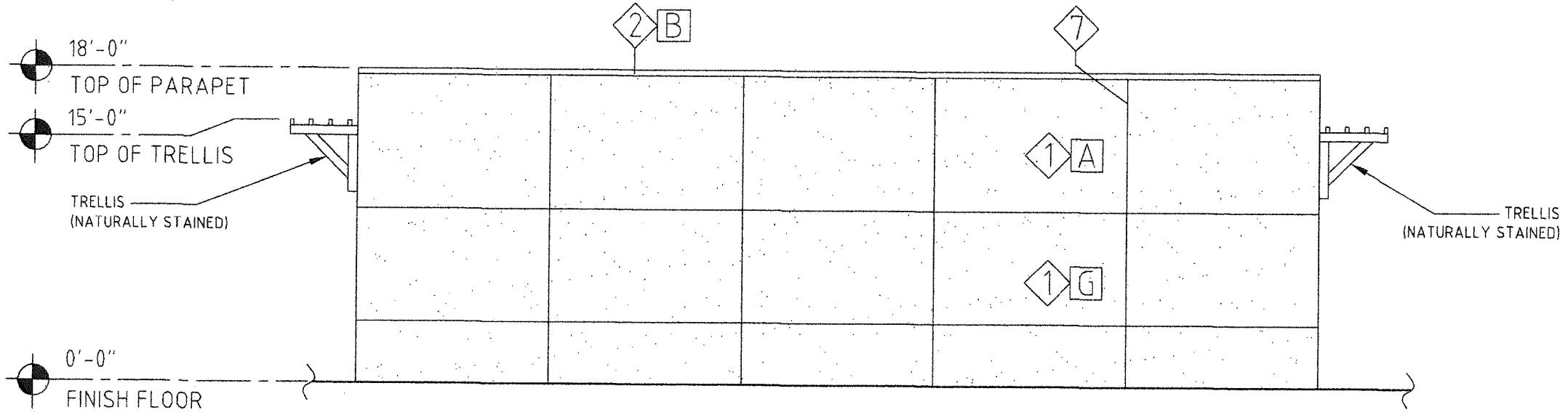
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SHEET CONTENTS:
 ELEVATIONS

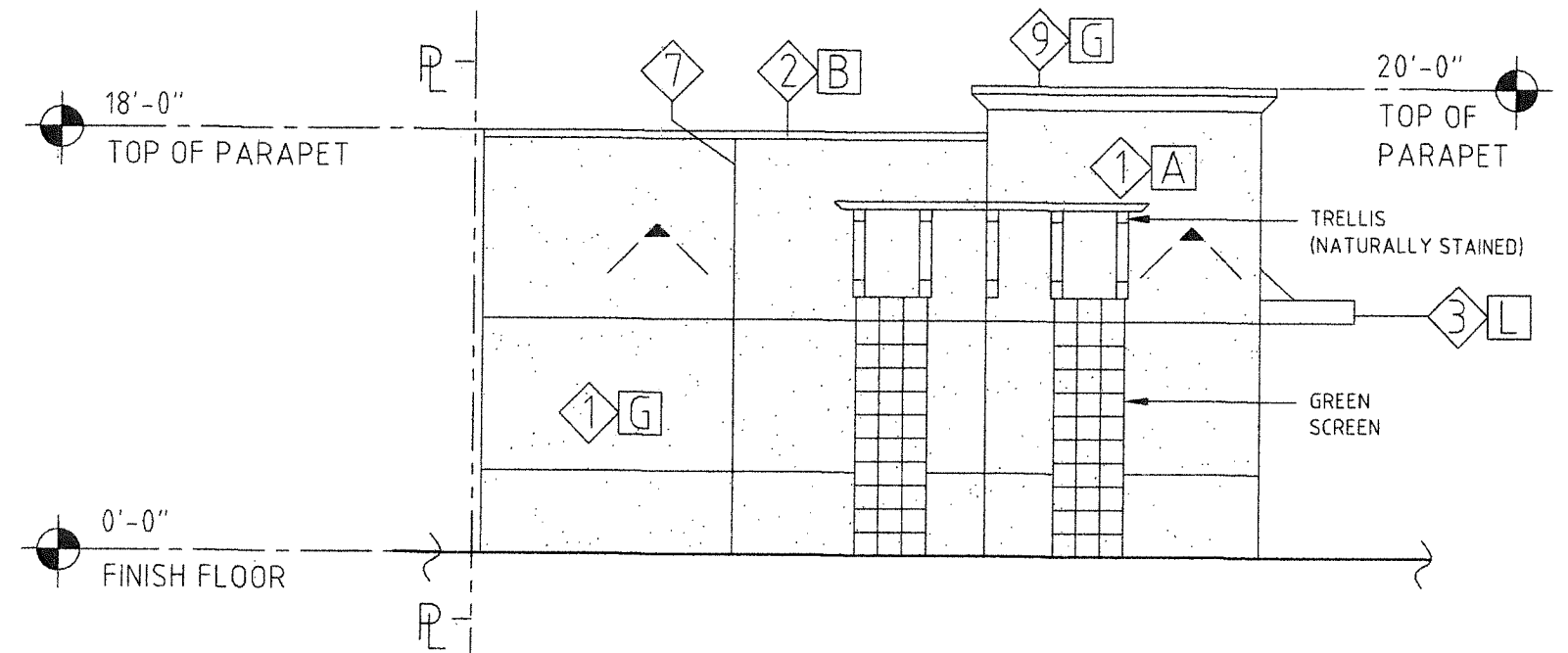
Date: 04.07.2015
 Scale: AS SHOWN
 Drawn: ARC
 Job No. 3997

DATE LOG-REVISIONS	REV	DATE	DESCRIPTION

Sheet of **A-202** sheets



3 SOUTH ELEVATION
 1/8"=1'-0"



4 EAST ELEVATION
 1/8"=1'-0"

LEGEND		LEGEND	
MARK	MATERIALS	MARK	MATERIALS
1	STUCCO	9	CORNICE
2	METAL FLASHING	10	
3	STEEL CHANNEL	11	
4	ACCENT TILE	12	
5	GLAZING	13	
6	ALUMINUM STOREFRONT SYSTEM	14	
7	CONTROL JOINT		
8	SIGN (SUBJECT TO SEPARATE PERMIT)		

LEGEND		LEGEND	
MARK	COLORS	MARK	COLORS
A	BEIGE 1	I	OMIT
B	MATCH WALL	J	OMIT
C	OMIT	K	SPANDREL GLASS
D	TERRA COTTA RED	L	PAINT GREEN
E	CLEAR GLASS	M	
F	CLEAR ANODIZED	N	
G	BEIGE 2		
H	OMIT		

APR 09 2015