



G&M OIL COMPANY

FACILITY No.: 70
19442 BEACH BOULEVARD
HUNTINGTON BEACH, CA 92648

ENTITLEMENT PACKAGE

DRAWN BY: A.J.
 DATE: 2/26/19
 SCALE: NONE
 PLOT: 1-1
 REF: GM20-110
 FILE: 01E-0119

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G&M Oil Company, Inc.
 16868 A Lane
 Huntington Beach
 California, 92647-4831
 (714) 375-4700



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 4430 E. Miraloma Ave., Suite F, Anaheim, CA 92807
 Tel: (714) 693-9388 Fax: (714) 693-9333
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PREPARED BY: _____

DATE: _____

NO.	REVISION	DATE

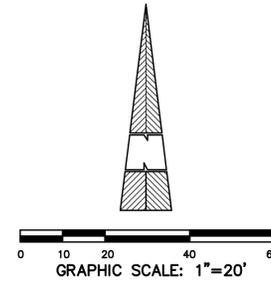
SUBMITTALS	
No.	DATE
1	2/6/2020
2	12/9/2020
3	4/6/2021
4	

LEGAL DESCRIPTION	OCCUPANT LOAD CALCULATION (PER CBC TABLE 1004.5)	CODE INFORMATION	SITE SUMMARY	VICINITY MAP																																																																																																																										
<p>PER ORDER NO. OR-9820427</p> <p>ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF HUNTINGTON BEACH, AS FOLLOWS:</p> <p>THE SOUTH 230.00 FEET OF THE WEST 160.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.</p> <p>EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:</p> <p>BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST OF SAID SECTION 1; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER TO A LINE PARALLEL WITH AND DISTANT 108.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 30.00 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT IN A LINE PARALLEL WITH AND DISTANT 88.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE OF SECTION 1, DISTANT 50.00 FEET NORTHERLY ALONG SAID PARALLEL LINE FROM SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 1; THENCE NORTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE NORTHERLY LINE OF THE SOUTH 180.00 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 16, 1951 IN BOOK 2189, PAGE 62 OF THE OFFICIAL RECORDS OF SAID ORANGE COUNTY.</p> <p>ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED OF THE CITY OF HUNTINGTON BEACH, RECORDED JUNE 8, 1961 IN BOOK 5747, PAGE 817 OF SAID OFFICIAL RECORDS.</p> <p>THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE COMPANY, ORDER NO. OR-9820427, DATED NOVEMBER 30, 1998.</p> <p>PER ORDER NO. O-SA-5694838</p> <p>REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:</p> <p>THE NORTH 50.00 FEET OF THE SOUTH 230.00 FEET OF THE WEST 200.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, UN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.</p> <p>APN: 153-051-15</p> <p>THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE COMPANY, ORDER NO. O-SA-5694383, DATED MAY 08, 2018.</p>	<table border="1"> <thead> <tr> <th>ROOM / DESIGNATION</th> <th>OCCUPANT LOAD FACTOR</th> <th>AREA (Net)</th> <th>OCCUPANT LOAD</th> </tr> </thead> <tbody> <tr> <td>SALES AREA:</td> <td>60</td> <td>611 Sq Ft</td> <td>10.18</td> </tr> <tr> <td>Sales Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cashier Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Snack Bar Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>RESTROOM:</td> <td>100</td> <td>58 Sq.Ft.</td> <td>0.58</td> </tr> <tr> <td>Restroom</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WALK-IN-BOX:</td> <td>300</td> <td>133 Sq.Ft.</td> <td>0.44</td> </tr> <tr> <td>Walk-In Cooler</td> <td></td> <td></td> <td></td> </tr> <tr> <td>BACK STORAGE ROOM:</td> <td>300</td> <td>271 Sq Ft.</td> <td>0.90</td> </tr> <tr> <td>Utility Room</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storage Room</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>SUB-TOTAL:</td> <td>12.11</td> </tr> <tr> <td></td> <td></td> <td>TOTAL OCCUPANT LOAD:</td> <td>13</td> </tr> </tbody> </table>	ROOM / DESIGNATION	OCCUPANT LOAD FACTOR	AREA (Net)	OCCUPANT LOAD	SALES AREA:	60	611 Sq Ft	10.18	Sales Area				Cashier Area				Snack Bar Area				RESTROOM:	100	58 Sq.Ft.	0.58	Restroom				WALK-IN-BOX:	300	133 Sq.Ft.	0.44	Walk-In Cooler				BACK STORAGE ROOM:	300	271 Sq Ft.	0.90	Utility Room				Storage Room						SUB-TOTAL:	12.11			TOTAL OCCUPANT LOAD:	13	<p>1. APPLICABLE CODES:</p> <p>Building Code: 2019 California Building Code Plumbing Code: 2019 California Plumbing Code Electrical Code: 2019 California Electrical Code Mechanical Code: 2019 California Mechanical Code Fire Code: 2019 California Fire Code Green Code: 2019 California Green Building Stds. Code Energy Code: 2019 Building Energy Efficiency Standards</p> <p>2. BUILDING DESCRIPTION:</p> <p>Proposed C-Store</p> <p>Construction Type: V-B (Unprotected) Occupancy Use Group: M (Mercantile) Fire Sprinklers: No Allowable Area: 9,000 Sq.Ft. Actual Building Area: 1,175 Sq.Ft. (Gross) Allowable Height: 1 Story - (40'-0" Max.) Actual Height: 1 Story - (21'-0")</p> <p>3. BUILDING AREA TABULATION:</p> <p>Sales Area: 611 Sq.Ft. Restrooms: 58 Sq.Ft. Walk In Box: 133 Sq.Ft. Storage / Utility Room(s): 271 Sq.Ft. Total: (Net): 1,073 Sq.Ft.</p> <p>4. OCCUPANCY AND EGRESS</p> <p>Number of Employee(s): 2 Occupancy Load: 13 Exits Required: 1 Exits Provided: 1</p> <p>5. PLUMBING FIXTURES</p> <table border="1"> <thead> <tr> <th>Male:</th> <th>Required:</th> <th>Provided:</th> </tr> </thead> <tbody> <tr> <td>1 WC, 1 Lav, 0 Urinal</td> <td>1 WC, 1 Lav, 0 Urinal</td> <td></td> </tr> <tr> <td>Female:</td> <td>1 WC, 1 Lav</td> <td>1 WC, 1 Lav</td> </tr> <tr> <td>Service Sink:</td> <td>1</td> <td>1</td> </tr> <tr> <td>Drinking Fountain:</td> <td>Not Required</td> <td>1 - Water Service is Provided Directly to the Customer</td> </tr> </tbody> </table> <p>(Note: Unisex facility provided pursuant to 2019 C.P.C. Section 422.2, Exception 3)</p>	Male:	Required:	Provided:	1 WC, 1 Lav, 0 Urinal	1 WC, 1 Lav, 0 Urinal		Female:	1 WC, 1 Lav	1 WC, 1 Lav	Service Sink:	1	1	Drinking Fountain:	Not Required	1 - Water Service is Provided Directly to the Customer	<p>PROJECT NAME: G&M Oil Company Facility #70 PROJECT ADDRESS: 19442 Beach Boulevard, Huntington Beach CA 92648 PARCEL NUMBER: 195-141-01 PROPERTY AREA: 10,000 S.F. (Total Overall) 0.23 Acres 5,501 S.F. (Total After Dedication) 0.13 Acres</p> <p>PROPOSED BUILDING STRUCTURE(S) AREA:</p> <table border="1"> <thead> <tr> <th>Structure</th> <th>Area (S.F.)</th> <th>Coverage (%)</th> </tr> </thead> <tbody> <tr> <td>New C-Store Building</td> <td>1,175</td> <td>11.75 %</td> </tr> <tr> <td>New Trash Enclosure</td> <td>138</td> <td>2.51 %</td> </tr> <tr> <td>TOTAL PROPOSED AREA:</td> <td>1,313</td> <td>2.51 %</td> </tr> </tbody> </table> <p>PARKING LOT AREA: 2,897 S.F. COVERAGE: 52.66 %</p> <p>LANDSCAPE AREA: 560 S.F. COVERAGE: 10.73 %</p> <p>PARKING SPACE ANALYSIS:</p> <table border="1"> <thead> <tr> <th>REQUIRED PARKING:</th> <th>PARKING RATE</th> <th>SIZE / RATE</th> <th>REQUIRED</th> </tr> </thead> <tbody> <tr> <td>C-Store Building:</td> <td>1 Per 250 S.F.</td> <td>1,175 S.F.</td> <td>5 Stalls</td> </tr> <tr> <td>Total Stalls Required</td> <td></td> <td></td> <td>5 Stalls</td> </tr> </tbody> </table> <p>PROVIDED PARKING:</p> <table border="1"> <thead> <tr> <th>Regular Stalls:</th> <th>SIZE</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>9'-0" x 19'-0"</td> <td></td> <td>2 Stalls</td> </tr> <tr> <td>Parallel Stalls:</td> <td>9'-0" x 20'-0"</td> <td>3 Stalls</td> </tr> <tr> <td>Handicap Stalls (Van Accessible):</td> <td>9'-0" x 19'-0"</td> <td>1 Stalls</td> </tr> <tr> <td>Total Stalls Provided:</td> <td></td> <td>6 Stalls</td> </tr> </tbody> </table> <p>CODE DATA INFORMATION</p> <table border="1"> <thead> <tr> <th>Occupancy Group:</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>M</td> <td>C-STORE</td> </tr> <tr> <td>Type of Construction:</td> <td>VB</td> </tr> <tr> <td>Sprinklers:</td> <td>No</td> </tr> <tr> <td>Stories:</td> <td>1</td> </tr> <tr> <td>Maximum Height:</td> <td>21'-0"</td> </tr> </tbody> </table>	Structure	Area (S.F.)	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CLAY AVENUE

FD. SPIKE & WASHER
"ILLEGIBLE" PER
P.M. NO. 2013-169
P.M.B. 380/34-35

1320.19'
660.12'



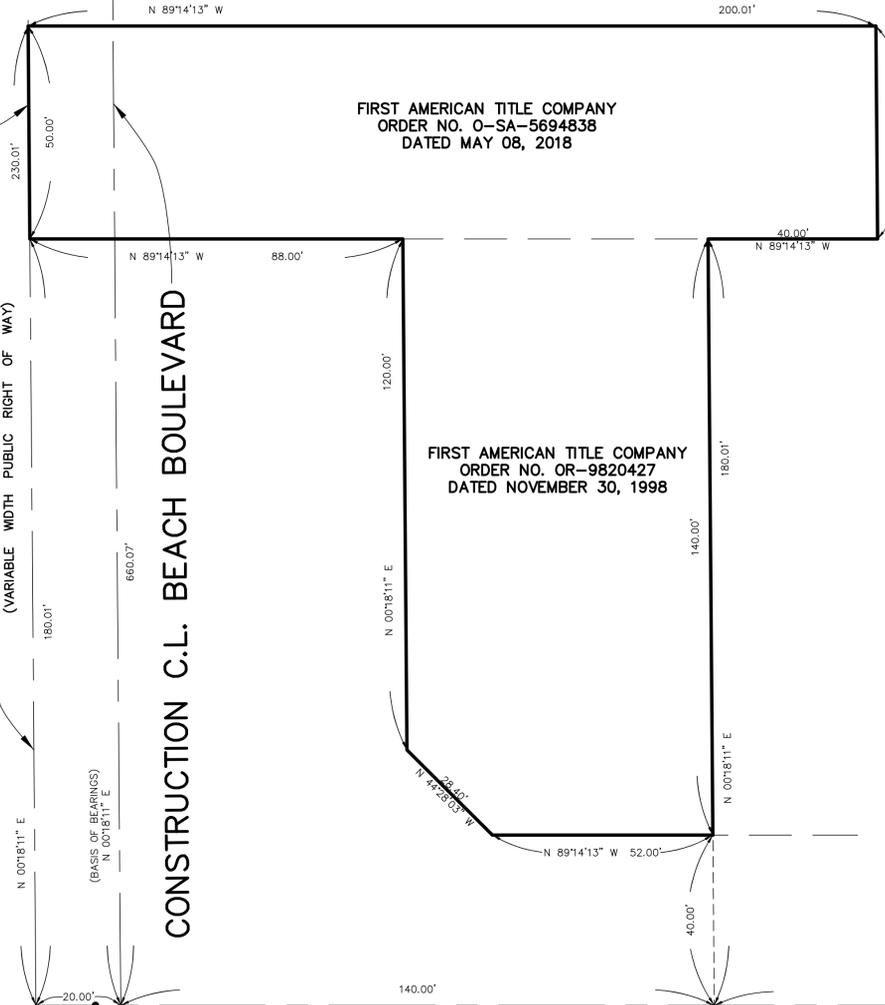
WILLIAMS DRIVE

FD. SPIKE & WASHER
STAMPED "CALTRANS"
PER P.M. NO. 2013-169
P.M.B. 380/34-35

WEST LINE SECTION 1
T.6S., R.11W., S.B.M.

C.L. BEACH BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

CONSTRUCTION C.L. BEACH BOULEVARD



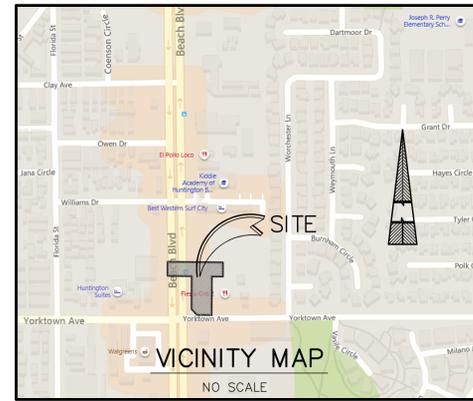
FIRST AMERICAN TITLE COMPANY
ORDER NO. O-SA-5694838
DATED MAY 08, 2018

FIRST AMERICAN TITLE COMPANY
ORDER NO. OR-9820427
DATED NOVEMBER 30, 1998

FD. PUNCHED SPIKE & BRASS
WASHER STAMPED "CALTRANS"
PER P.M. NO. 2013-169
P.M.B. 380/34-35

YORKTOWN AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

FD. GEAR SPIKE & WASHER
"LS 6970" PER COR. REC.
DOC. NO. 2007-0006B



UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

UNDERGROUND UTILITY NOTE:
THE UTILITY COMPANIES THAT SERVICE THIS PROPERTY (GAS, ELECTRIC, WATER, TELEPHONE, SEWER AND STORM DRAIN) WERE CONTACTED AT THE TIME OF THIS SURVEY. SUB SURFACE INFORMATION PROVIDED, IF ANY, HAS BEEN SHOWN ON THIS SURVEY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION. ABOVE GROUND UTILITIES HAVE BEEN LOCATED HEREON.

BASIS OF BEARINGS:

THE BEARING NORTH 00°18'11" EAST BEING THE CONSTRUCTION CENTERLINE OF BEACH BOULEVARD AS SHOWN ON PARCEL MAP NO. 2013-169, FILED IN BOOK 380, PAGES 34 AND 35 OF PARCEL MAPS IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

STATEMENT OF ENCROACHMENTS:

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
NONE

SURVEYOR'S NOTES:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVIDUTES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6.

LEGAL DESCRIPTION:

PER ORDER NO. OR-9820427
ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF HUNTINGTON BEACH, DESCRIBED AS FOLLOWS:
THE SOUTH 230.00 FEET OF THE WEST 160.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.
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APN: 153-051-15
THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE COMPANY, ORDER NO. O-SA-5694838, DATED MAY 08, 2018.

NOTES CORRESPONDING TO SCHEDULE "B":

- PER ORDER NO. OR-9820427
3. THE RIGHT OF WAY FOR ROAD PURPOSES OVER THE SOUTH 30 FEET. (THIS ITEM IS NOT ADDRESSED HEREON BECAUSE THERE IS NO RECORDING INFORMATION FOR SAID ITEM.)
 4. A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS FOR DAMAGE TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTIONS, LANDSCAPING OR MAINTENANCE OF A FREEWAY CONTIGUOUS THERETO AS CONTAINED IN THE DEED FROM B. G. STOCK, SR. AND WIFE, TO THE STATE OF CALIFORNIA, RECORDED MAY 16, 1951 IN BOOK 2189, PAGE 62 OF OFFICIAL RECORDS. (THIS ITEM IS NOT ADDRESSED HEREON BECAUSE THE SUPPORTIVE DOCUMENT FOR SAID ITEM WAS NOT PROVIDED AT THE TIME OF SURVEY.)
 7. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "SUBORDINATION AND ATTORNEYMENT AGREEMENT," EXECUTED BY AND BETWEEN G & M OIL COMPANY, INC., A CALIFORNIA CORPORATION AND FRANCHISE MORTGAGE ACCEPTANCE COMPANY, A DELAWARE CORPORATION, RECORDED SEPTEMBER 10, 1998 AS INSTRUMENT NO. 19980605172 OF OFFICIAL RECORDS. (THIS ITEM IS NOT ADDRESSED HEREON BECAUSE THE SUPPORTIVE DOCUMENT FOR SAID ITEM WAS NOT PROVIDED AT THE TIME OF SURVEY.)
 - PER ORDER NO. O-SA-5694838
 3. AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS NOT SHOWN OF OFFICIAL RECORDS, IN FAVOR OF CITY OF HUNTINGTON BEACH. (THIS ITEM IS NOT ADDRESSED HEREON BECAUSE THE SUPPORTIVE DOCUMENT FOR SAID ITEM WAS NOT PROVIDED AT THE TIME OF SURVEY.)
 4. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL MAINTENANCE EASEMENT AGREEMENT" RECORDED APRIL 17, 2007 AS INSTRUMENT NO. 2007000244659 OF OFFICIAL RECORDS. (THIS ITEM IS NOT ADDRESSED HEREON BECAUSE THE SUPPORTIVE DOCUMENT FOR SAID ITEM WAS NOT PROVIDED AT THE TIME OF SURVEY.)

PARKING STALLS:

- 1 STANDARD STALL
- 1 HANDICAP STALL

LAND AREA:

19,881 SQUARE FEET
0.456 ACRES

SITE RESTRICTIONS:

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM NO. 6(B).

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 065034-0261-J, WHICH BEARS AN EFFECTIVE DATE OF 12-3-09 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

TO: FIRST AMERICAN TITLE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 6(a), 7(a)(b)(c), 8, 9, 10(a), 11, 13, 14, 16, 18 & 20(\$1,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-7-18.

Michael Furlong
MICHAEL FURLONG, PLS 8899
LICENSE EXPIRES: 12/31/18

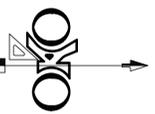
1-8-19
DATE



DATE OF LAST REVISION:

NO.	DESCRIPTION	DATE	APPD

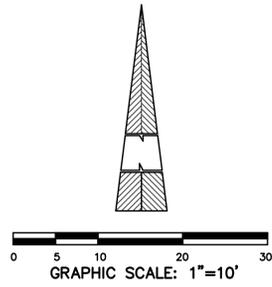
PROJECT ENGINEER:
O.K.O. ENGINEERING INC.
CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/
& CAD SPECIALISTS
23671 BIRTOCHER DRIVE
LAKE FOREST, CALIFORNIA 92630
949/597-3577
FAX 949/597-3579



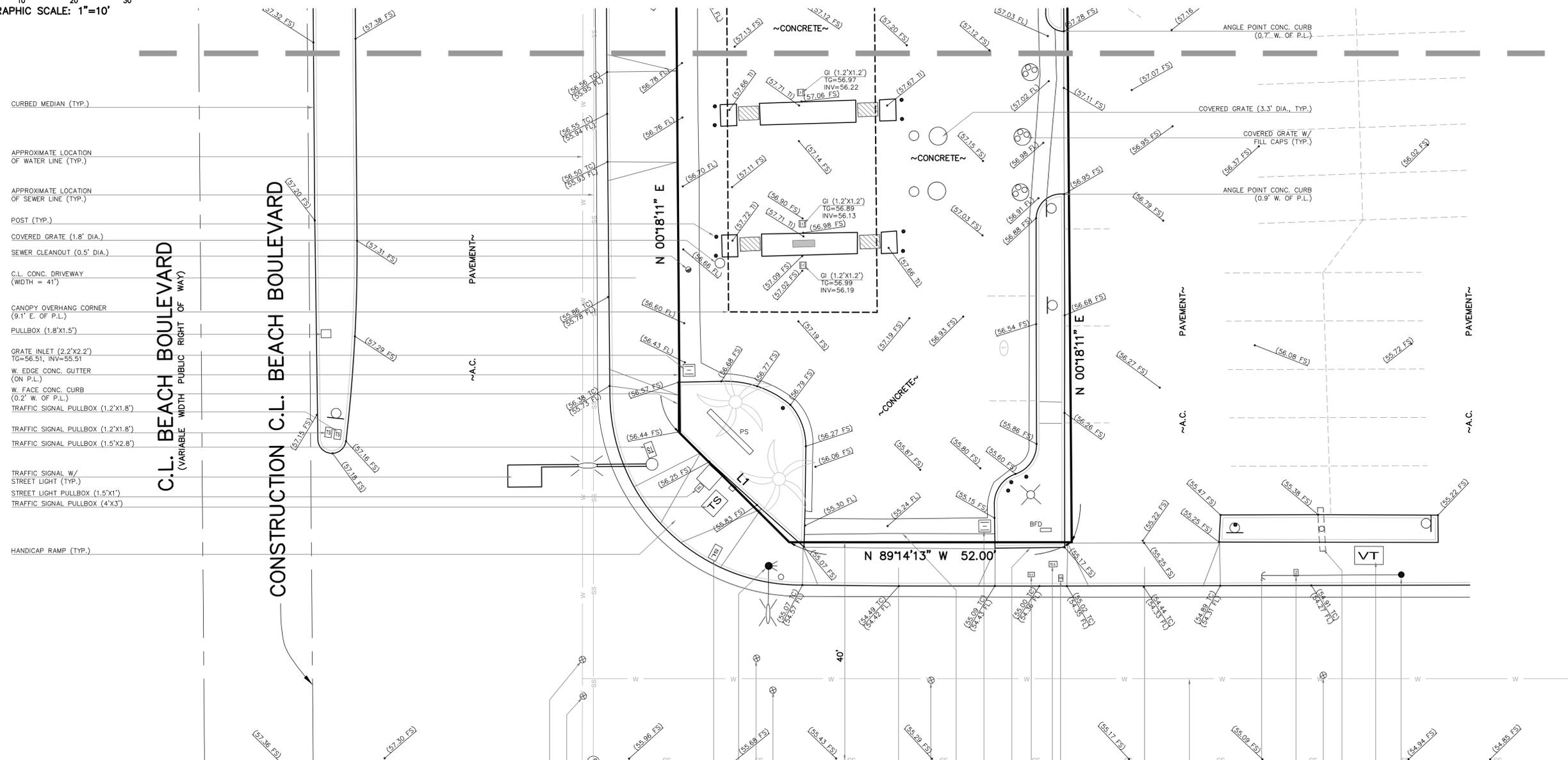
DATE: 12/7/18
SCALE: 1"=20'
DRAWN: C.A.
CHECKED: M.F.

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
SITE: G&M #70
19442 BEACH BOULEVARD
HUNTINGTON BEACH, CALIFORNIA

SHEET NO. 1 of 3



MATCH LINE SEE SHEET 2 OF 3



LEGEND

N.	NORTH		
S.	SOUTH		
E.	EAST		
W.	WEST		
TYP.	TYPICAL		
DIA.	DIAMETER		
P.L.	PROPERTY LINE		
NO.	NUMBER		
A.C.	ASPHALT CONCRETE		
R.	RECORD		
M.	MEASURED		
C.L.	CENTER LINE		
P.O.B.	POINT OF BEGINNING		
CONC.	CONCRETE		
FD.	FOUND		
W/	WITH		
E/	EASTERLY		
W/	WESTERLY		
L/A	LANDSCAPED AREA		
PS	PRICE SIGN		
BFD	BACKFLOW DEVICE		
CG	COVERED GRATE		
TC	TOP OF CURB		
FS	FINISHED SURFACE		
FL	FLOW LINE		
TI	TOP OF ISLAND		
NG	NATURAL GROUND		
FF	FINISHED FLOOR		
	NUMBER OF PARKING STALLS		
	TREE		
	TRAFFIC SIGNAL W/ STREET LIGHT		
	TELEPHONE MANHOLE		
	SEWER MANHOLE		
	STORM DRAIN MANHOLE		
	SIGN		
	CENTERLINE SYMBOL		
	TRAFFIC SIGNAL		

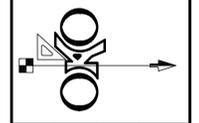
WATER VALVE (1.2' DIA.)
 WATER VALVE (1.2' DIA.)
 SEWER MANHOLE (2.3' DIA.)
 STREET LIGHT (2.8'X1.5')
 TRAFFIC SIGNAL W/ STREET LIGHT (TYP.)
 WATER VALVE (1.2' DIA.)
 WATER VALVE (1.2' DIA.)
 C.L. CONC. DRIVEWAY (WIDTH = 35')
 WATER VALVE (1.2' DIA.)
 S. EDGE CONC. GUTTER (1.0' N. OF P.L.)
 GRATE INLET (2.2'X2.2') TG=55.12, INV=54.07
 S. FACE CONC. CURB (1.0' S. OF P.L.)
 TRAFFIC SIGNAL PULLBOX (1.2'X0.8')
 TRAFFIC SIGNAL PULLBOX (1.5'X1')
 WATER METER (0.8'X1.2')
 APPROXIMATE LOCATION OF SEWER LINE (TYP.)
 C.L. CONC. DRIVEWAY (WIDTH = 28')
 APPROXIMATE LOCATION OF WATER LINE (TYP.)
 GUY ANCHOR (TYP.)
 TRAFFIC SIGNAL PULLBOX (1.2'X0.8')
 WATER VALVE (1.2' DIA.)
 MONUMENT SIGN OVERHANG
 VAULT (5.3'X3.3')
 POWER POLE #1340574E (7 WIRES E.)

LINE	BEARING	DISTANCE
L1	N 44°28'03" W	28.40'

REVISIONS

NO.	DESCRIPTION	DATE	APPD

PROJECT ENGINEER:
O.K.O. ENGINEERING INC.
 CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/ & CAD SPECIALISTS
 23671 BIRCHER DRIVE
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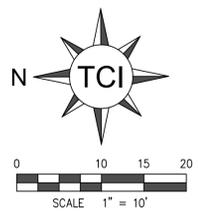
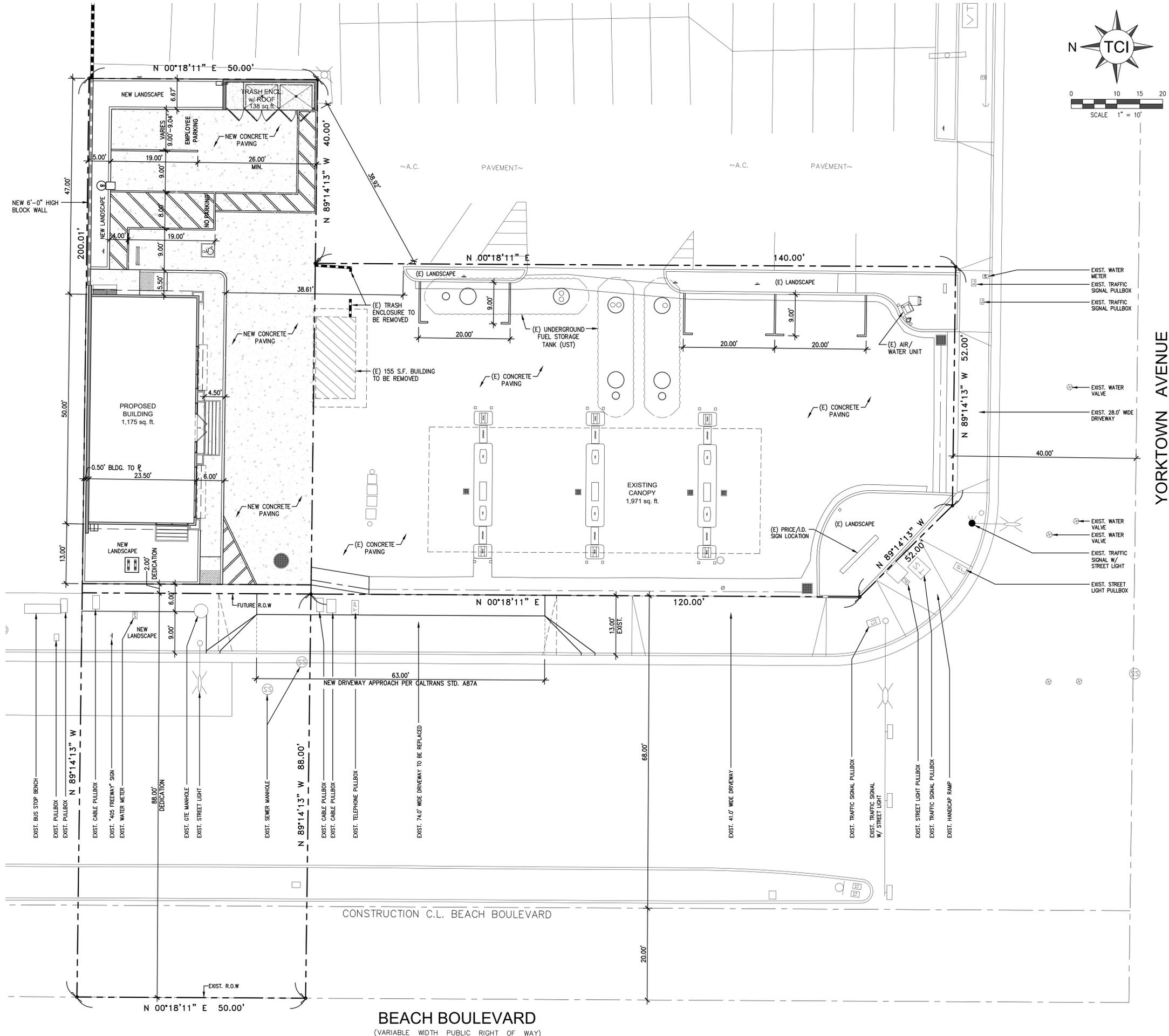


DATE: 12/7/18
 SCALE: 1"=10'
 DRAWN: C.A.
 CHECKED: M.F.

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
 SITE: **G&M #70**
 19442 BEACH BOULEVARD
 HUNTINGTON BEACH, CALIFORNIA

SHEET NO. **3**

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.



YORKTOWN AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

BEACH BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

Zoning Conformance Matrix			
Subject	Code Section	Required	Proposed
Max. Height of Structures	BECS 2.3.1	4 Stores (Maximum)	1 Story
Max. Length of Building	BECS 2.3.3	180'-0" (Maximum)	50'-0"
Parking	BECS 2.7.1(7)	4 Spaces Min (spaces per 1000 S.F.) 1,175 S.F. = 4 Spaces	3 Spaces
Landscaping	232.08	Min. 8% of entire site Site = 5,501 SF 8% = 441 SF	10.7% 590 SF
Setbacks	BECS 2.4	10'-0" 0'-0" 5'-0"	13'-0" 47'-0" 0'-6"

PROPOSED SITE PLAN
G&M OIL COMPANY FACILITY No.: 70
19442 BEACH BOULEVARD
HUNTINGTON BEACH, CA 92648

DRAWING NUMBER
ST1.0

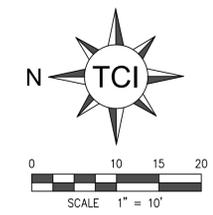
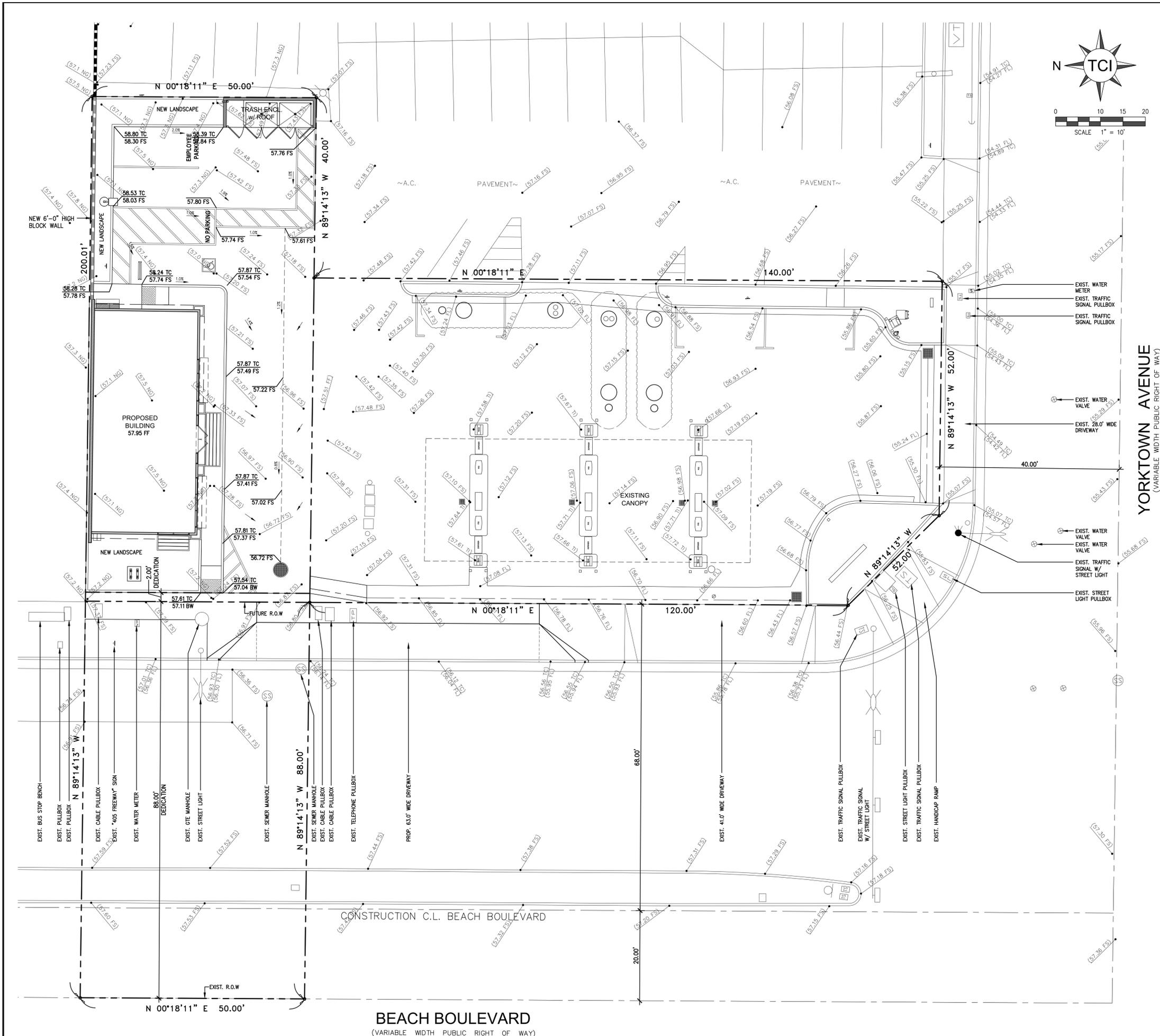
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DRAWN BY: A.J.
DATE: 2/26/19
SCALE: 1" = 10'
PLOT: GMT-STL1.0
REF: 018-0119
FILE:

PREPARED FOR:
G&M Oil Company, Inc.
16888 A Lane
Huntington Beach
California, 92647-4831
(714) 375-4700

PREPARED BY:
Travis Companies, Inc.
4420 E. Miraloma Ave., Suite F, Anaheim, CA 92807
Tel: (714) 693-9388 Fax: (714) 693-9333
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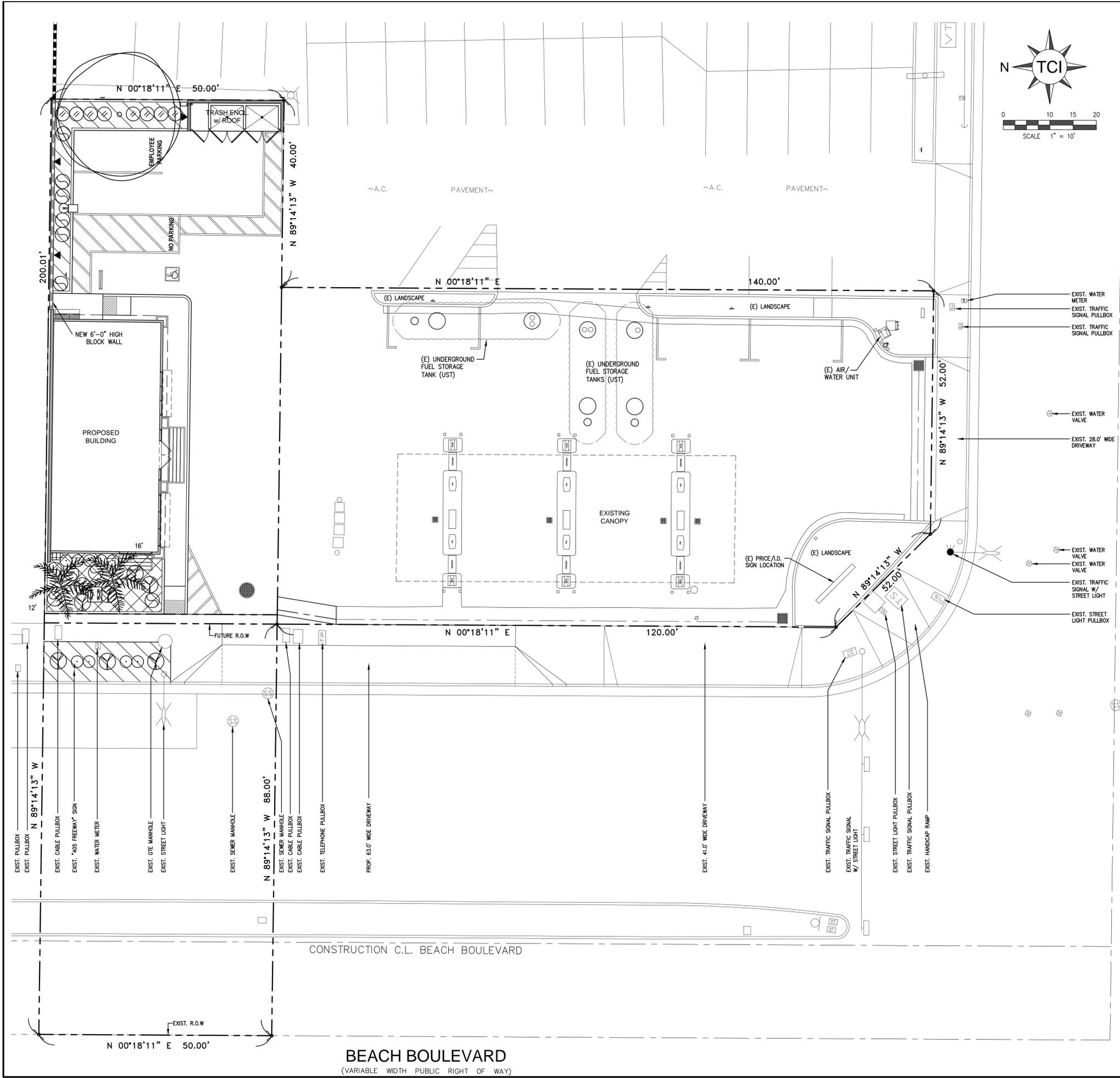
NO.	REVISION	DATE
1		
2		
3		
4		



BEACH BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

YORKTOWN AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

DRAWING NUMBER ST1.1	DRAWING NUMBER DRAWING NUMBER	CONCEPTUAL GRADING PLAN G&M OIL COMPANY FACILITY No.: 70 19442 BEACH BOULEVARD HUNTINGTON BEACH, CA 92648	PREPARED BY: Travis Companies, Inc. 4430 E. Miraloma Ave., Suite F, Anaheim, CA 92807 Tel: (714) 693-9388 Fax: (714) 693-9333 © Travis Companies, Inc. 2021. All Rights Reserved.	PREPARED FOR: G&M Oil Company, Inc. 16888 A Lane Huntington Beach California, 92647-4831 (714) 375-4700	NOTICE This drawing and all information therein is the property of Travis Companies, Inc. and shall not be copied or used except for the purpose for which it is expressly furnished. This drawing and any complete shall be returned to the owner upon demand.	DRAWN BY: A.J. DATE: 2/26/19 SCALE: 1" = 10' PLOT: GMT-STL1 REF: 018-0119
						NO. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



PROPOSED PLANT LEGEND

TREES:	BOTANICAL NAME	QTY.	CONTAINER SIZE	WATER USE
	COMMON NAME		MATURE H X W	COMMENTS
	SYAGRUS ROMANZOFFIANUM	1/1	12"/16" BTH	MODERATE
	QUEEN PALM		35" x 15"	
	RHUS LANCEA	1	24" BOX	LOW
	AFRICAN SUMAC		25" x 25"	
SHRUBS:				
	CARISSA MACROCARPA	8	5 GALLON	MODERATE
	NATAL PLUM		5' x 3'	
	PHORMIUM T. 'MAORI QUEEN'	8	5 GALLON	MODERATE
	NEW ZEALAND FLAX		42" x 42"	
	RHAPHIOLEPIS I. 'CLARA'	9	5 GALLON	MODERATE
	WHITE INDIA HAWTHORN		30" x 30"	
	SALVIA LEUCANTHA	11	5 GALLON	LOW
	MEXICAN BUSH SAGE		3' x 3'	
ESPALIER:				
	MACFADYENA UNGUIS-CATI	3	5 GALLON	LOW
	CAT'S CLAW VINE			
GROUND COVERS:				
	DYMONDIA MARGARETAE		FLATS	LOW
	SILVER CARPET		⊙ 12" O.C.	
	GAZANIA 'MITSUWA WHITE'		FLATS	LOW
	WHITE TRAILING GAZANIA		⊙ 12" O.C.	

NOTES:

ALL SHRUB AND GROUND COVER AREAS TO RECEIVE A MIN. 3" DEEP LAYER OF MEDIUM GRIND BARK MULCH.

ROOT BARRIERS ARE REQUIRED WHEN TREE IS WITHIN 5' OF HARDSCAPE.

LANDSCAPE AREAS WILL BE DESIGNED USING DRIPLINE IRRIGATION AND A SMART CONTROLLER.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 $(44.5)(0.62)(0.45 \times 817) = 10,143.5 \text{ GAL./YR.}$
 TOTAL LANDSCAPE AREA = 817 SQ. FT.,

CONCEPTUAL LANDSCAPE PLAN
 G&M OIL COMPANY FACILITY No.: 70
 19442 BEACH BOULEVARD
 HUNTINGTON BEACH, CA 92648

DRAWING NUMBER
L1.0

DATE _____

REVISION

NO.	DATE	DESCRIPTION

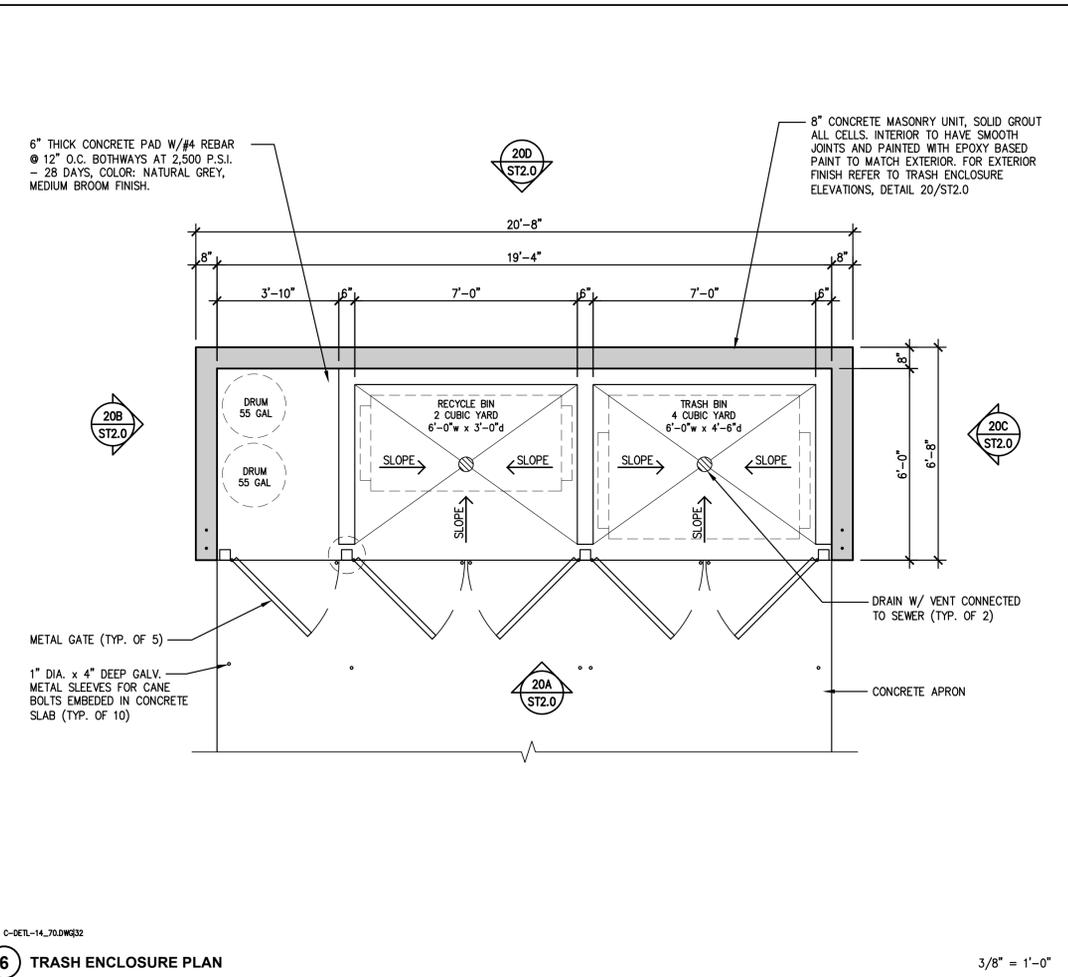
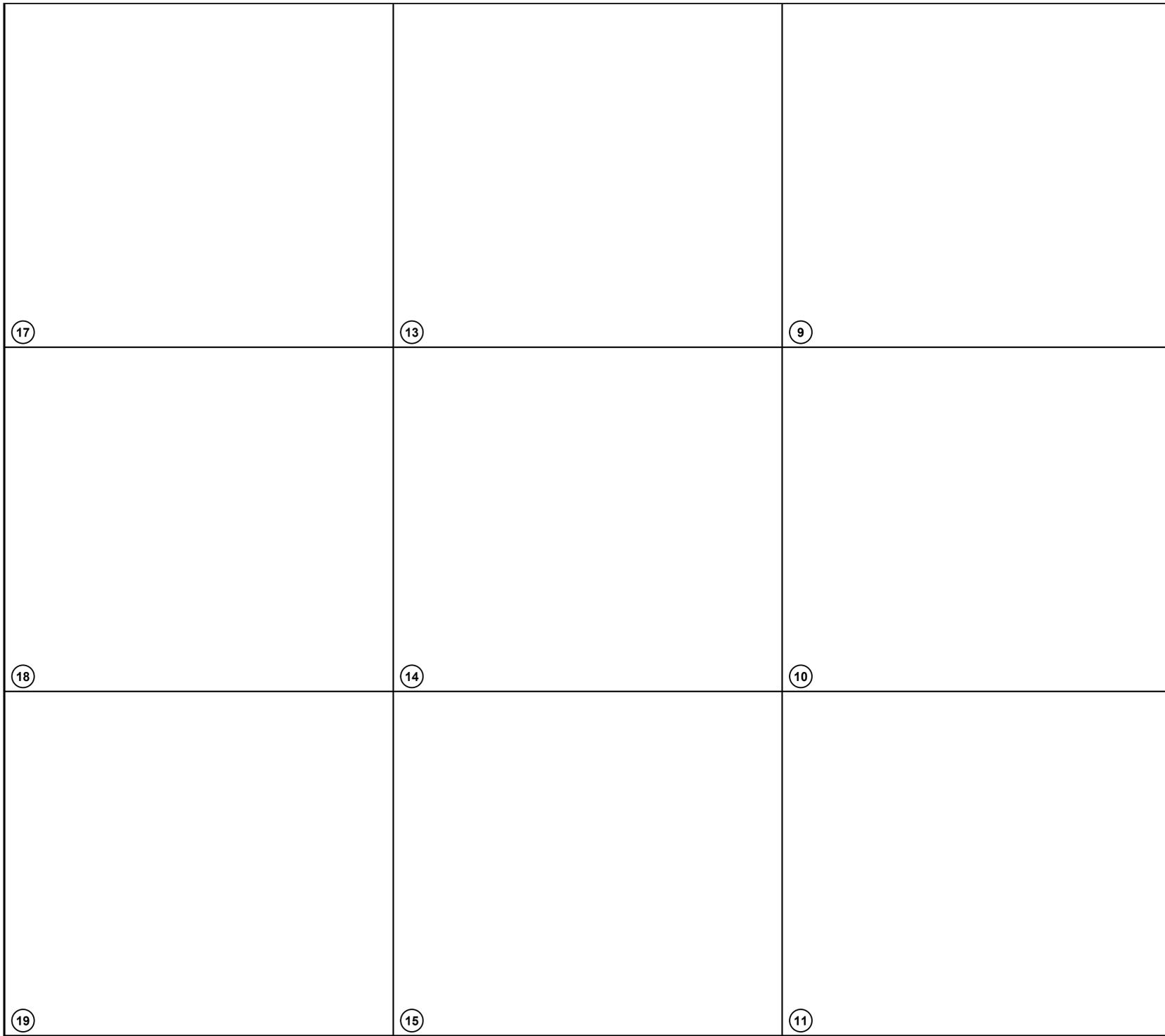
PREPARED BY: THOMAS H. KOCH
 LANDSCAPE ARCHITECT
 2442 Emeryway, Wyl
 (949) 344-1100
 thk@tks.net

CA License 3602
 AZ Registration 33915

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DRAWN BY: T.K.
DATE: 2/26/19
SCALE: 1" = 10'
PLOT: L1
REF: G07241.0
FILE: 018-0119

G&M Oil Company, Inc.
 16888 A Lane
 Huntington Beach
 California, 92647-4831
 (714) 375-4700



EXTERIOR FINISH SCHEDULE

01 MATERIAL/FINISH
 A COLOR

MATERIAL/FINISH:

14 8"x8"x16" CMU BLOCK - SPLIT FACE (1 SIDE)
 15 2"x8"x16" CMU CAP - SPLIT FACE

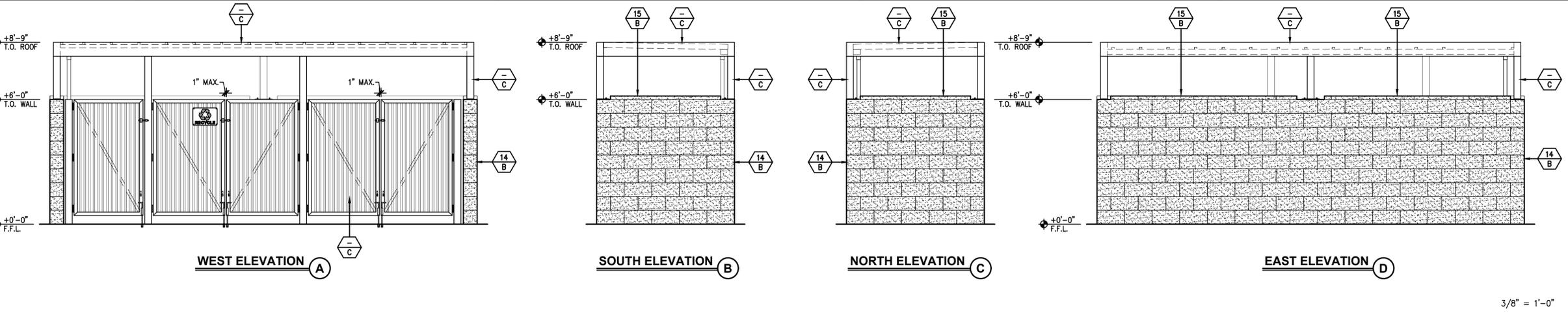
COLOR:

B JONES BLAIR: "NUTMEG"
 C JONES BLAIR: "MOCHA"

NOTES:
 FOR PLAN VIEW OF TRASH
 ENCLOSURE SEE DETAIL 6/ST2.0

C-DETL-50_70.DWG32

20 TRASH ENCLOSURE ELEVATIONS



DRAWN BY: A.J.
 DATE: 2/26/19
 SCALE: AS NOTED
 PLOT: 1:1
 REF: GMTS-ST2.0
 FILE: 01E-0119

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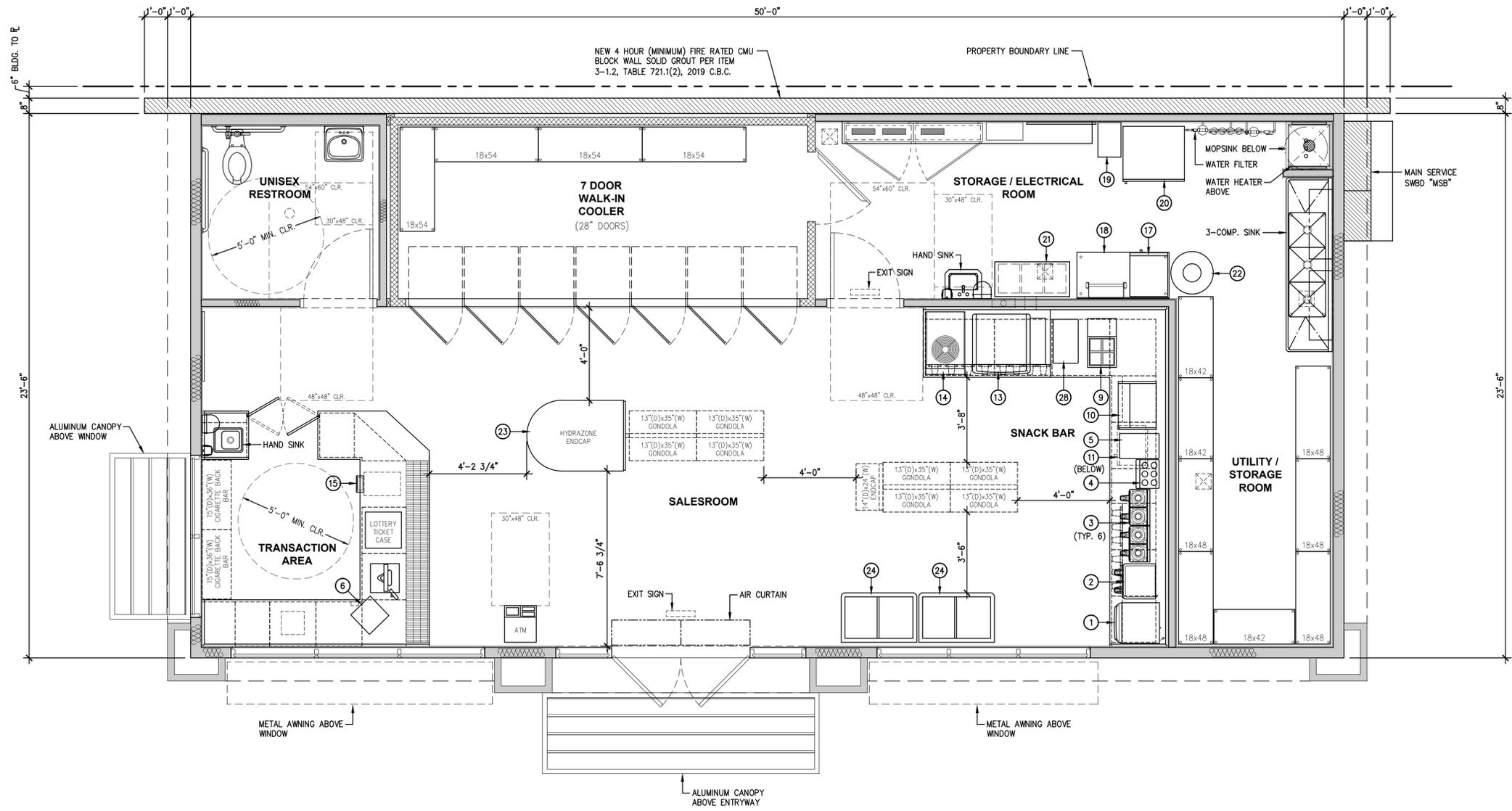
PREPARED BY:
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 Tel: (714) 693-9388 Fax: (714) 693-9333
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NO.	REVISION	DATE

PROPOSED TRASH ENCLOSURE
 G&M OIL COMPANY FACILITY No.: 70
 19442 BEACH BOULEVARD
 HUNTINGTON BEACH, CA 92648

DRAWING NUMBER
ST2.0

4/6/2021




PROPOSED FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 NORTH

ITEM	EQUIPMENT DESCRIPTION:
1	5 HEAD CAPPUCCINO
2	TWIN COFFEE BREWER
3	6 - HOT COFFEE SERVERS
4	COFFEE LID ORGANIZER
5	2 HEAD CREAMER
6	CHIP RACK (NOT USED)
7	CHILI DISPENSER (NOT USED)
8	CHEESE DISPENSER (NOT USED)
9	REFRIGERATED CONDIMENT UNIT
10	HOT FOOD CASE
11	MICROWAVE
12	HOT DOG ROLLER GRILL/BUN WARMER/SNEEZE GUARD (NOT USED)
13	16 HEAD FOUNTAIN
14	FROZEN DRINK DISPENSER
15	TIME DELAY SAFE BELOW
16	LOTTO MACHINE
17	CONVECTION OVEN
18	24"x48" S.S. TABLE
19	EMPLOYEE LOCKERS - 2
20	1 DOOR BACKROOM FREEZER
21	BAG-N-BOX
22	Co2 TANK
23	HYDROZONE ENDCAP MERCHANDISER
24	CHEST ICE CREAM MERCHANDISER
25	1 DOOR FEM REACH-IN COOLER (NOT USED)
26	DELI MERCHANDISER (NOT USED)
27	2 DOOR REACH-IN FREEZER (NOT USED)
28	2 PRODUCT ICED COFFEE DISPENSER
29	

DRAWN BY: A.J.
 DATE: 2/26/19
 SCALE: 3/8" = 1'-0"
 PLOT:
 REF: GM/OIL/19
 FILE: 01E-019

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 16888 A Lane
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 (714) 375-4700

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 Tel: (714) 893-9388 Fax: (714) 893-9333
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NO.	REVISION	DATE

PROPOSED FLOOR PLAN
 G&M OIL COMPANY FACILITY No.: 70
 19442 BEACH BOULEVARD
 HUNTINGTON BEACH, CA 92648

DRAWING NUMBER
A1.0

4/6/2021



Travis Companies, Inc.

4430 E. Miraloma Avenue, Suite F, Anaheim, California 92807

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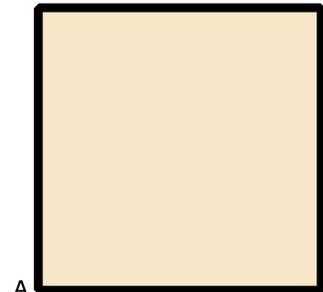
G&M Oil Company, Inc.
16868 A Street
Huntington Beach, Ca 92647

COLOR LEGEND

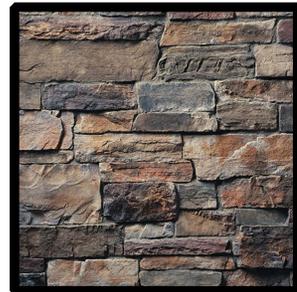
- A. JONES BLAIR
"CAFE AU LAIT"
- B. JONES BLAIR
"NUTMEG"
- C. JONES BLAIR
"MOCHA"

MATERIAL LEGEND

- 1. STACKED STONE VENEER
CULTURED STONE
CSV-368183- "BUCKS COUNTY"
- 2. WATERTABLE/SILL
CULTURED STONE
CSV-1375 - "TAUPE"
- 3. WALL MOUNTED GREEN SCREEN
GREEN SCREEN
"GREEN" GLOSS POWDER COAT FINISH
- 4. ALUMINUM CANOPY
CLEAR ANODIZED FINISH
- 5. METAL AWNING
PAINTED TO MATCH:
JONES BLAIR "CHILLED WINE"



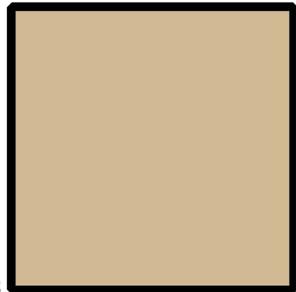
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1



4



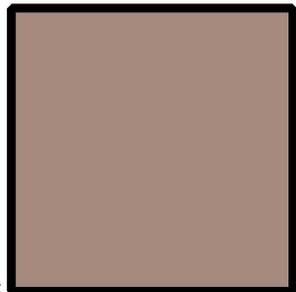
B



2



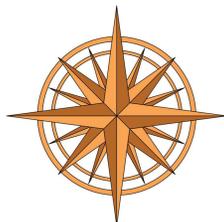
5



C



3



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