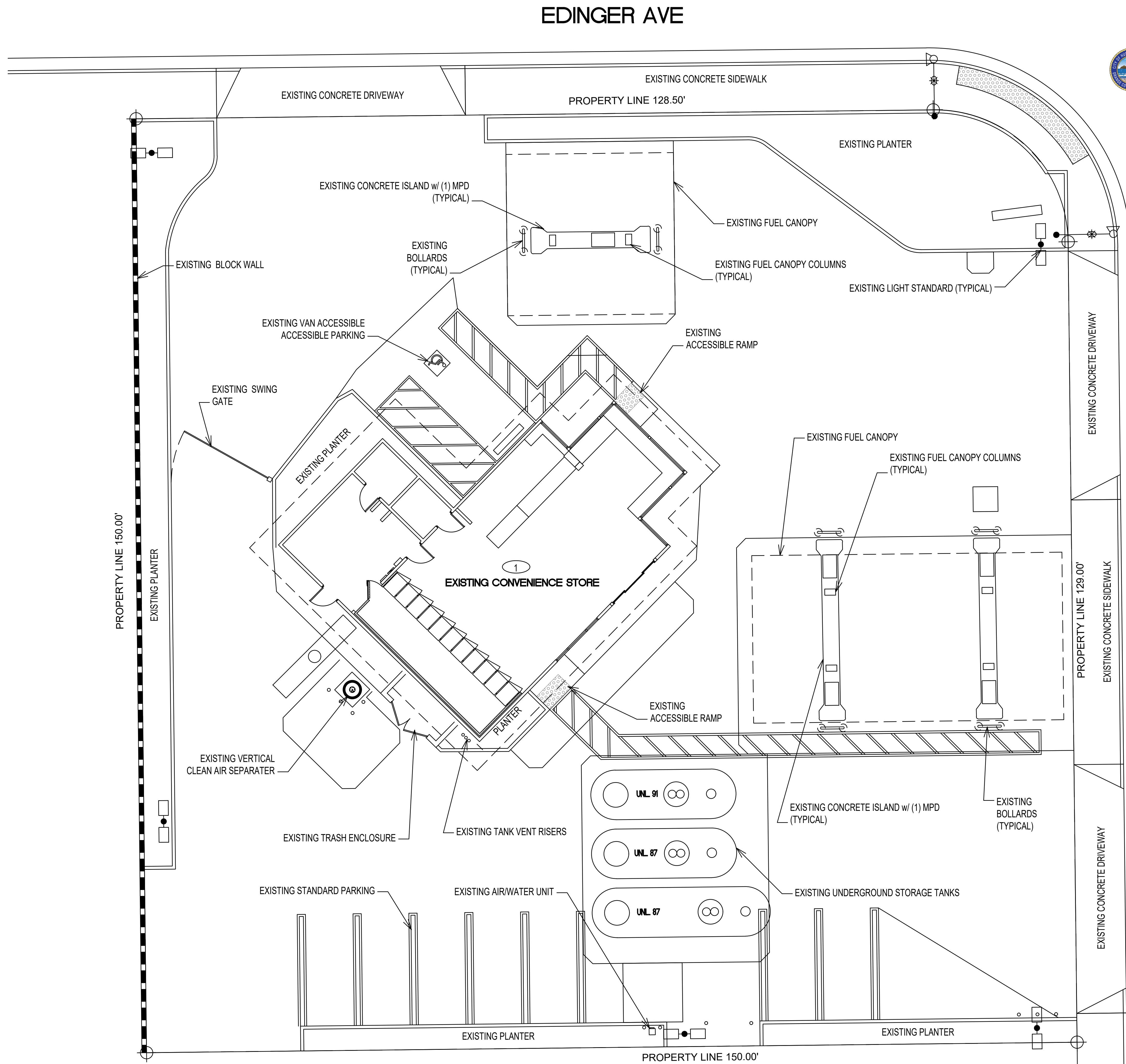
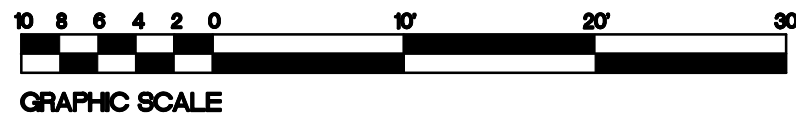
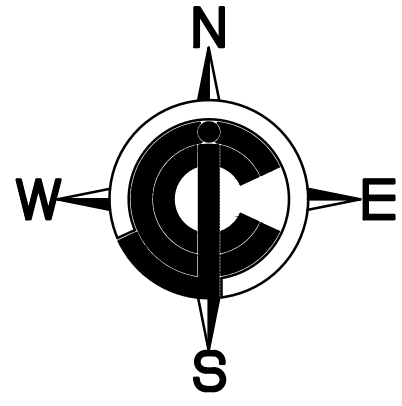


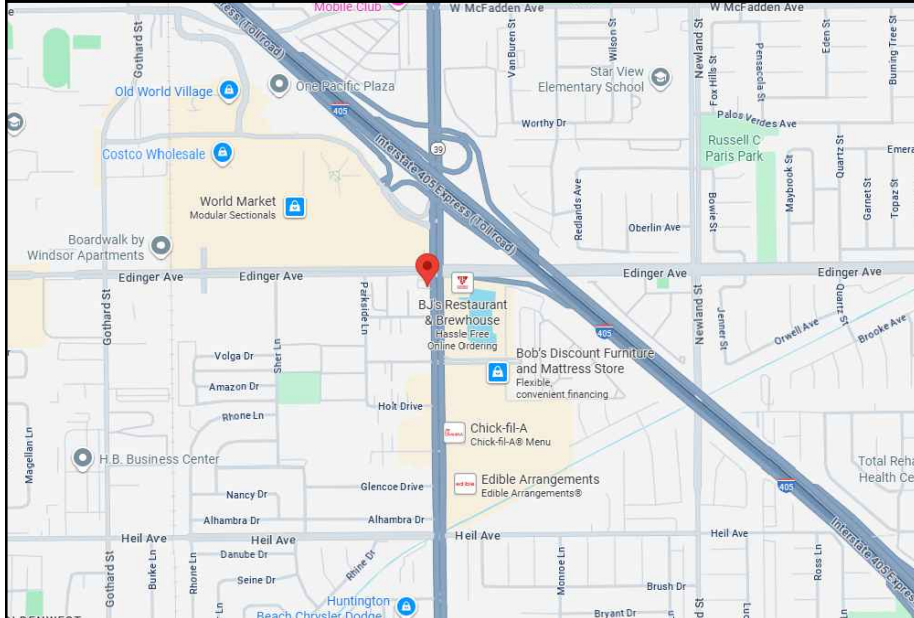


10/15/2025

NORTH ARROW / GRAPHIC SCALE



VICINITY MAP



GENERAL SCOPE OF WORK

1. INTERIOR TENANT IMPROVEMENT. REFER TO "A" DRAWINGS FOR DETAILS

CODES

- 1.-2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
- 2.-2022 CALIFORNIA BUILDING CODE (CBC)
- 3.-2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 4.-2022 CALIFORNIA MECHANICAL CODE (CMC)
- 5.-2022 CALIFORNIA PLUMBING CODE (CPC)
- 6.-2022 CALIFORNIA FIRE CODE (CFC)

SITE DATA INFORMATION

OWNER'S INFORMATION: APN: 142-081-01
MOBIL
16001 BEACH BLVD
HUNTINGTON BEACH, CA 92647

CONTACT: TAREK WAZNE ZONING: COMMERCIAL

LOT AREA		SQ. FT.	ACREAGE	RATIO
		~22,475.0±	.51	-
BUILDING AREA				
— OCCUPANCY: M	V-B	1,873	.04	
— CONSTRUCTION:				
— SPRINKLER: NO				
CANOPY AREA				
— OCCUPANCY: M	IL-B	2,052	.05	
— CONSTRUCTION:				
— SPRINKLER: NO				
PARKING AREA	TYPE	SIZE	PROVIDED	
	ACCESSIBLE	17'X18'	1	
	COMPACT	7.5'X16'	0	
	REGULAR	9'X18'	7	
	FUELING	9'X18'	8	
	PARALLEL	10'X23'	0	
	TOTAL:		16	

Underground Service Alert



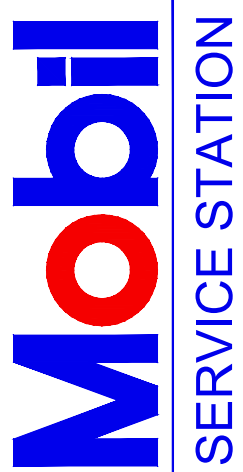
Call: TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

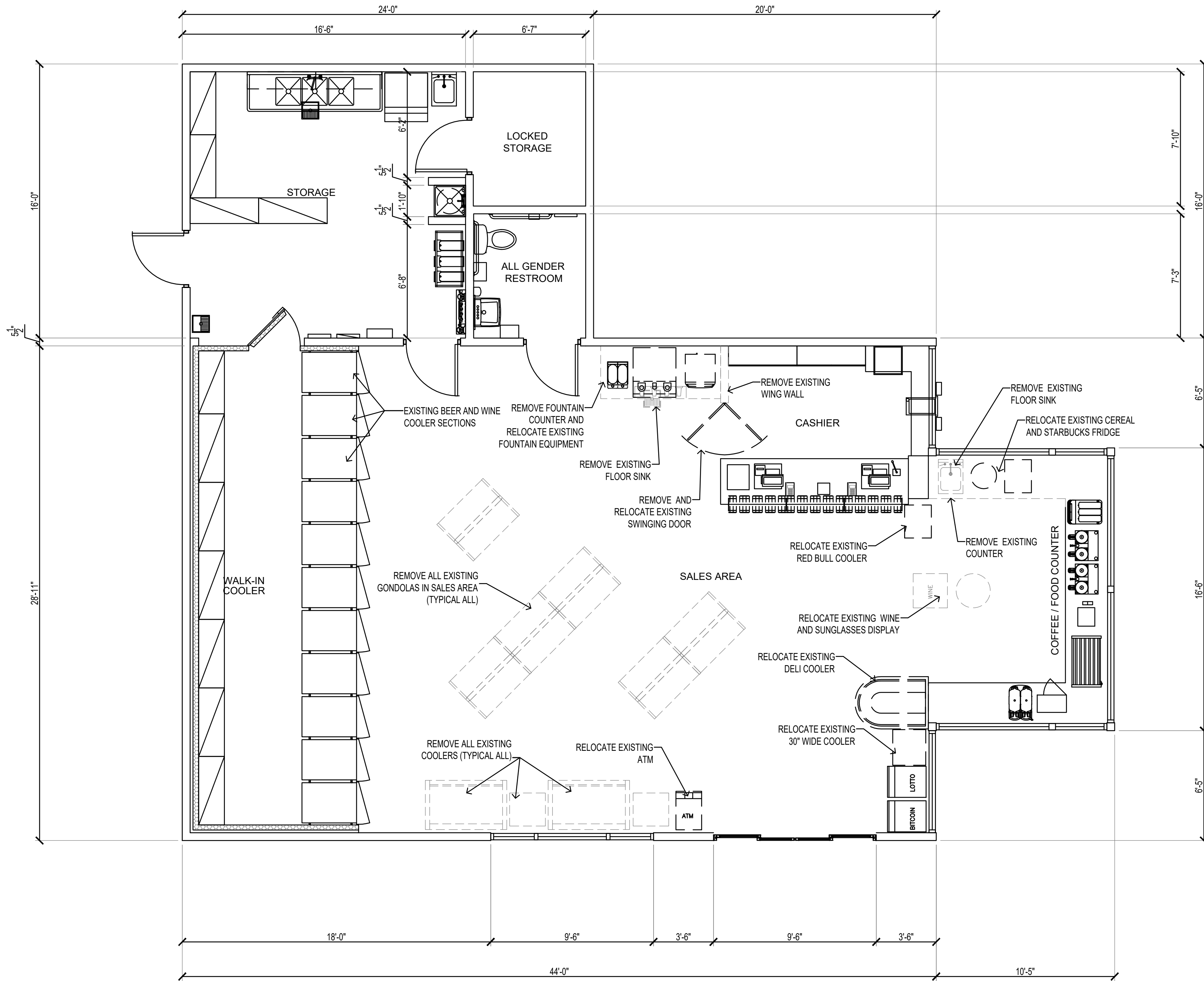
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

CJC Design, Inc.
Design Planning Permitting
22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
Tel: (714) 920-9643
www.cjccorp.com



PROJECT: 16001 BEACH BLVD
HUNTINGTON BEACH, CA 92647
SITE PLAN

DATE ISSUED: 09/08/2025
SCALE: 1"=10'-0"
DRAWN BY: C. ROSCIGNO CHECKED BY: F. COHEN
PROJECT NUMBER: 25051
STORE NUMBER: MOBIL
SHEET: C1.1



10/15/2025

LEGEND

- EXISTING WALLS TO REMAIN
INSTALL 5/8" GYP. BD. ON
EA. SIDE IF NEEDED
- TO BE REMOVED

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1				
2				
3				
4				
5				

CJC Design, Inc.
Design Planning Permitting

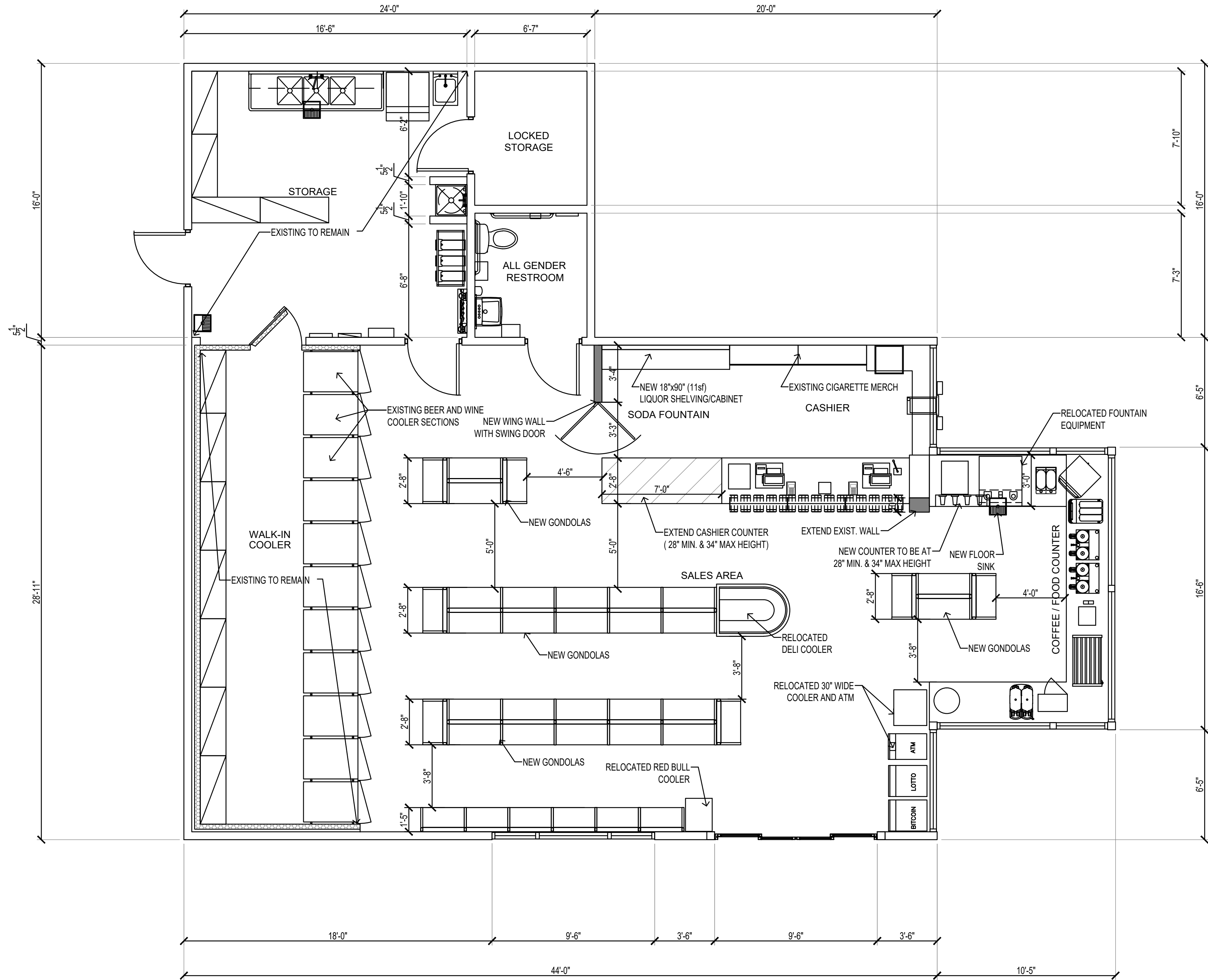
22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
Tel. (714) 920-9643
www.cjccorp.com



PROJECT:
16001 BEACH BLVD
HUNTINGTON BEACH, CA 92647
EXISTING FLOOR / DEMO PLAN

DATE ISSUED: 09/08/2025
SCALE: 1/4"=1'-0"
DRAWN BY: C. ROSCIGNO
CHECKED BY: F. COHEN
PROJECT NUMBER: 25051
STORE NUMBER: MOBIL

SHEET: A1.0



WALL LEGEND

- EXISTING WALLS TO REMAIN
INSTALL 5/8" GYP. BD. ON
EA. SIDE IF NEEDED
- 2X4 WALLS W/ 5/8" GYP. BD. ON
EACH FACE U.O.N.
- 3 1/2" INSULATED
COOLER WALLS W/ 5/8"
GYP. BD. ● MERCH. AREA



10/15/2025

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1				
2				
3				
4				
5				

CJC Design, Inc.
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22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
Tel. (714) 920-9643
www.cjccorp.com



PROJECT:
**16001 BEACH BLVD
HUNTINGTON BEACH, CA 92647**
PROPOSED FLOOR PLAN

DATE ISSUED: 09/08/2025	
SCALE: 1/4"=1'-0"	
DRAWN BY: C.ROSCIGNO	CHECKED BY: F. COHEN
PROJECT NUMBER: 25051	
STORE NUMBER: MOBIL	
SHEET:	

SHEET:
A11