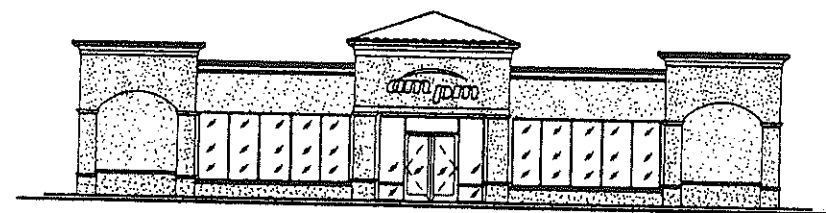


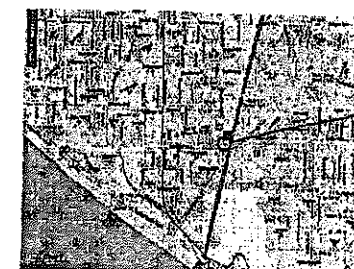
PROPOSED NEW DEVELOPMENT FOR:

ARCO BP

21452 BROOKHURST STREET
HUNTINGTON BEACH, CA



VICINITY MAP



REVISIONS

1	OF REVISION
2	OF REVISION
3	OF REVISION
4	OF REVISION
5	OF REVISION



LEGAL

OWNER
ISH SAHAGIAN
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646

PROPERTY OWNER
BP WEST COAST PRODUCTS, LLC
PATRICK H. POLEY
4 CENTERPOINTE DRIVE
LA PALMA, CA 90623

JUL 30 2008

SITE DATA

PROJECT ADDRESS
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646

A.P.N. # 149-262-04
LOT 812E 26,423 S.F. = 0.611 ACRES

SCOPE OF WORK

DEMOLITION:
(E) CONVENIENCE STORE
(E) REPAIR SHOP
(E) FUEL CANOPY AND DISPENSER
(E) UNDERGROUND GASOLINE TANKS
(E) HARDSCAPE AND LANDSCAPE

PROPOSED:
(N) ARCO 1 AM/PM CONVENIENCE STORE 2,100 S.F.
(N) FUEL CANOPY 85' x 41'
(N) 2 FUEL DISPENSERS
(N) 2 UNDERGROUND GASOLINE TANKS
(N) SELF-SERVE DRIVE THRU CAR WASH 148 S.F.
(N) LANDSCAPING 3,235 S.F. 12%

SHEET INDEX

T-I	TITLE
SPI	SITE PLAN
A-1	FLOOR PLAN
A-2	ROOF PLAN
A-3	ELEVATIONS
DBA-1	SOUND STUDY/NOISE LEVEL

LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

Project Number: 06140
21452 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646
County: ORANGE

ARCO/ISH SAHAGIAN JV 149-262-04

LEGAL DESCRIPTION:
The following description and survey is to the City of Huntington Beach, California, recorded as follows:

PARCEL 1:
Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Tract No. 133 as shown on a map recorded October 21, 1921 in Book 11 of the Official Records of Orange County, California.

Beginning from the southeast corner of said Lot 11, thence South 89 degrees 14 minutes 40 seconds East 49.79 feet along the North line of said Lot 11 to the true point of beginning; thence continuing North 89 degrees 21 minutes 40 seconds East 31.15 feet along said North line to the southeast corner of said Lot 21; thence North 89 degrees 15 minutes 15 seconds East 17.05 feet along the East line of said Lot 21; thence South 89 degrees 15 minutes 15 seconds West 17.05 feet to the true point of beginning.

PARCEL 2:
That portion of Lot 22 of Tract No. 133 as shown on a map recorded October 21, 1921 in Book 11 of the Official Records of Orange County, California, described as follows:

Beginning at the southeast corner of said Lot 21; thence South 89 degrees 15 minutes 15 seconds East 17.05 feet along the East line of said Lot 21; thence North 89 degrees 15 minutes 15 seconds West 17.05 feet to the true point of beginning.

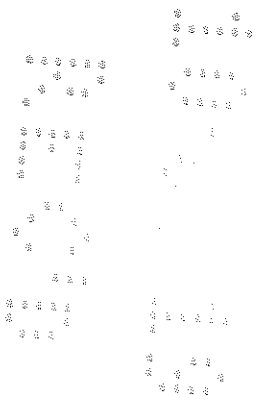
PARCEL 3:
That portion of Lot 23 of Tract No. 133 as shown on a map recorded October 21, 1921 in Book 11 of the Official Records of Orange County, California, described as follows:

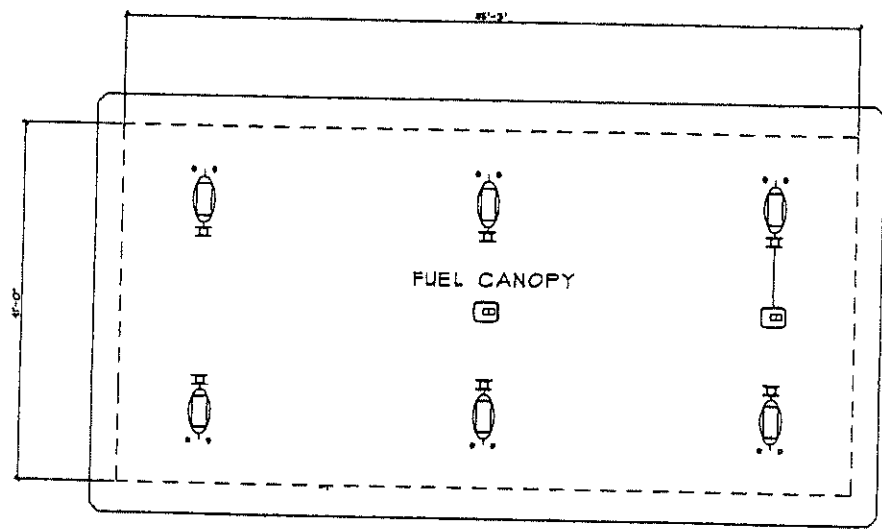
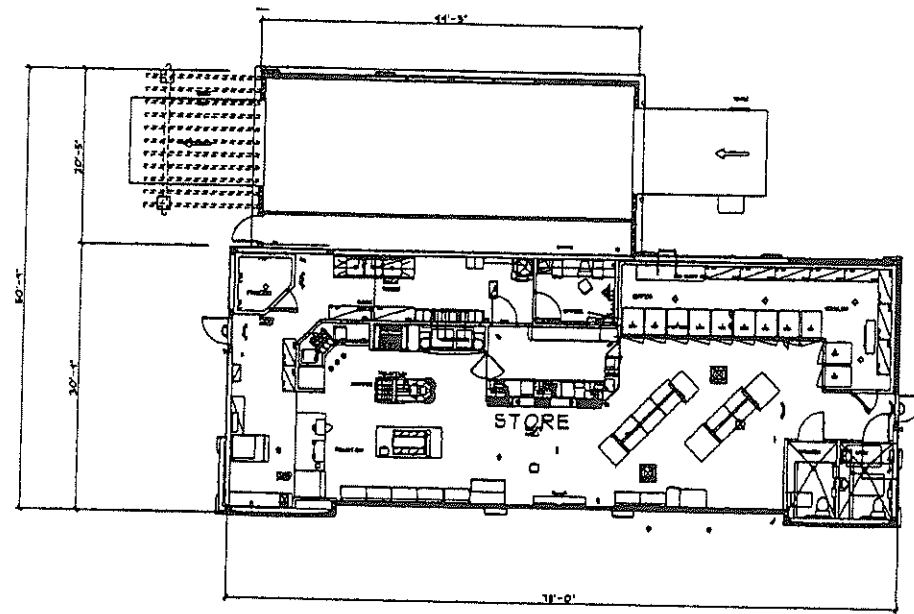
Beginning at the southeast corner of said Lot 22; thence South 89 degrees 15 minutes 15 seconds East 17.05 feet along the East line of said Lot 22; thence North 89 degrees 15 minutes 15 seconds West 17.05 feet to the true point of beginning.

Excepting therefrom an undivided 1/3rd interest in all oil, gas, rights, minerals, mineral rights, natural gas, lateral gas rights and other hydrocarbons by whatever name known that may be visible or under said land, together with the perpetual right of drilling, mining, exploring and operation therefor and removing the same from said land or any other land, including the right to whipsaw or directionally drill one well from lands other than said land oil or gas wells, tanks and other structures, through or across the subsurface of said land and to bottom rock whipsawed or directionally drilled wells, tanks and other structures under and beneath or beyond the exterior limits thereof and so drill, maintain, equip, maintain, repair, deepen and operate any such well or mine without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of said land or subsurface in such manner as to endanger the safety of any highway that may be constructed on said lands as reserved in the deeds to the City of Huntington Beach, a municipal corporation by deed recorded April 12, 1958 in Book 1885, Page 211 and Book 1887, Page 739, Official Records of Orange County.

PARCEL 4:
Lot 22 of Tract No. 133 as shown on a map recorded October 21, 1921 in Book 11 of the Official Records of Orange County, California, described as follows:
Beginning at the southeast corner of said Lot 21; thence South 89 degrees 15 minutes 15 seconds East 49.79 feet along the North line of said Lot 21 to the true point of beginning; thence continuing North 89 degrees 21 minutes 40 seconds East 31.15 feet along said North line to the southeast corner of said Lot 21; thence North 89 degrees 15 minutes 15 seconds East 17.05 feet along the East line of said Lot 21; thence South 89 degrees 15 minutes 15 seconds West 17.05 feet to the true point of beginning.
Also excepting therefrom an undivided 1/3rd interest in all oil, gas, hydrocarbon substances and minerals in and under said land but without the right of surface entry of any sort to the lands of said City of Huntington Beach, as reserved in the deeds to the City of Huntington Beach, a municipal corporation by deed recorded April 12, 1958 in Book 1885, Page 211 and Book 1887, Page 739, Official Records of Orange County.

ATTACHMENT NO. 2.1





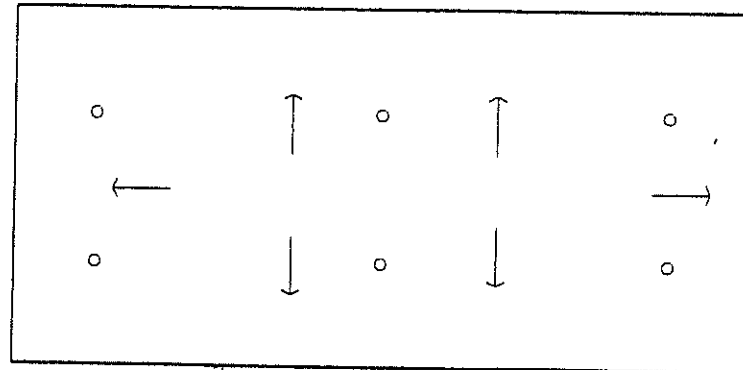
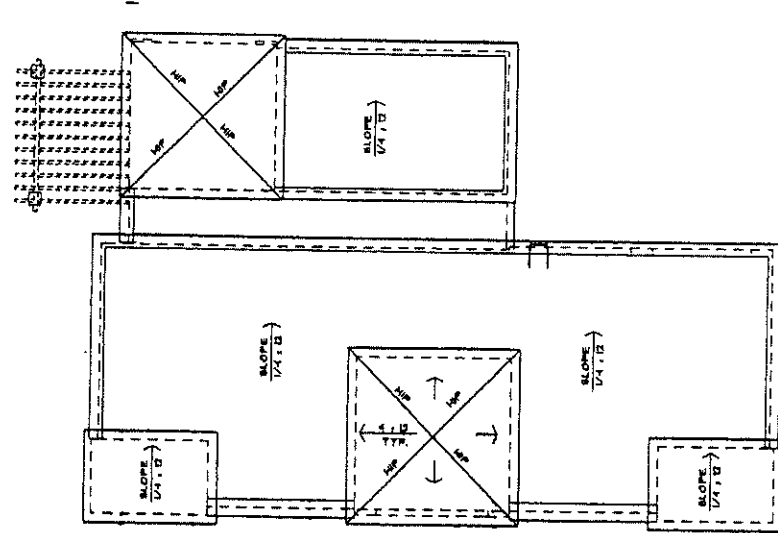
City of Huntington Beach
JUL 30 2008

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



REVISIONS CIP SUBMITTAL CIP SUBMITTAL CIP SUBMITTAL 02/04/2008 02/15/2008 02/15/2008	
 PHD Project Manager 10000 E. 10th Ave. Suite 100 Denver, CO 80231 (303) 751-1000 www.phdinc.com	
PROJECT LOCATION PERMITS CLASS DIVISION AND CIP WASH ARCO FACILITY & CAR WASH 21432 BROADHURST STREET HUNTINGTON BEACH CA. 92646 (---)	
DRAWN PNH DATE 06/23/2008 SCALE	JOB NO. 0808
A-1	

ATTACHMENT NO. 2.3



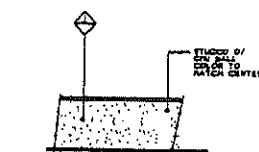
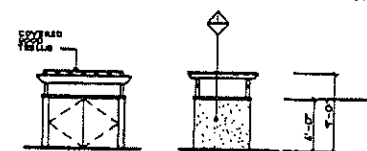
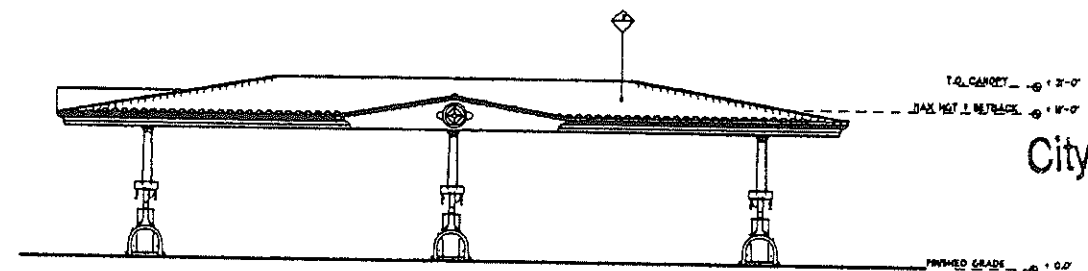
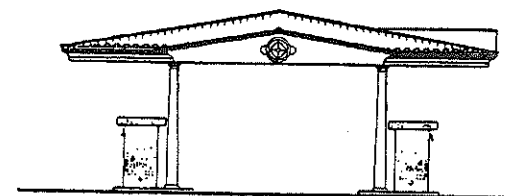
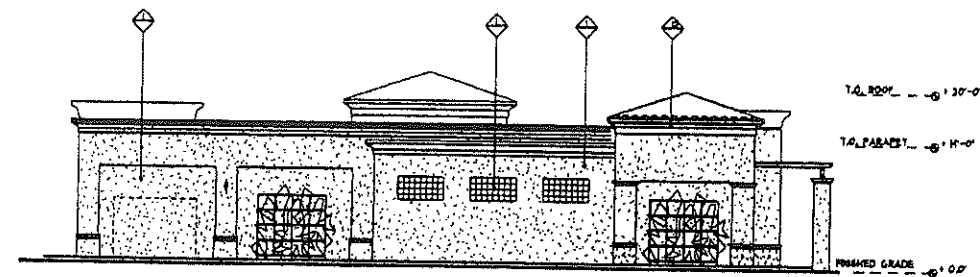
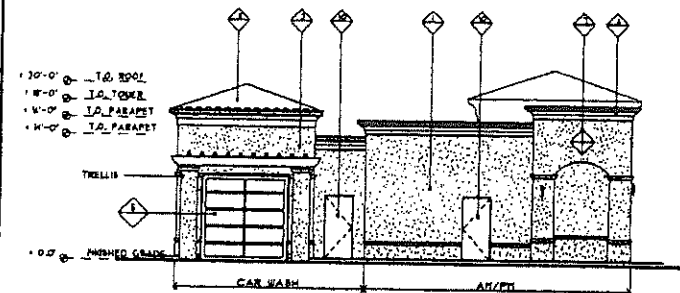
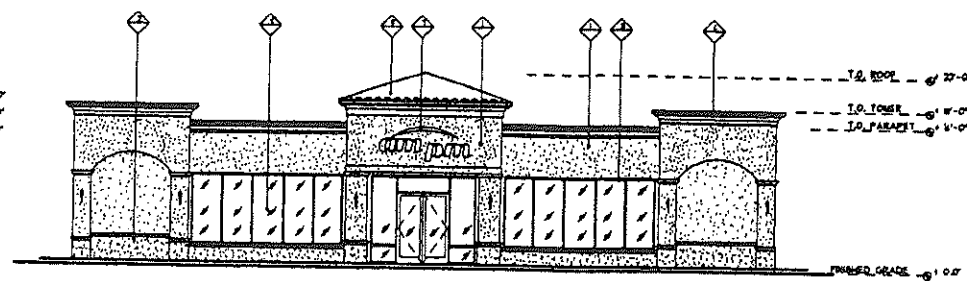
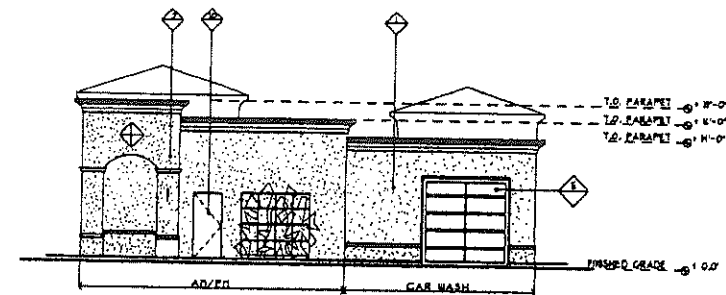
ROOF PLAN
SCALE: 1/8"=1'-0"

City of Huntington Beach
JUL 30 2008



REVISIONS	
△	OF 08/11/11
△	OF 08/11/11
△	OF 08/11/11
△	OF 08/11/11
△	OF 08/11/11
△	OF 08/11/11
	
PROJECT LOCATION ARCO FACILITY & CAR WASH 2143 BROOKVIEW STREET HUNTINGTON BEACH CA 92646	
DATE	06/23/2008
SCALE	0808
A-2	

ATTACHMENT NO. 2.4



EXTERIOR FINISH SCHEDULE		REVISIONS
	MATERIAL	△ QIP INITIAL
1	1/2" EXTERIOR STUCCO FINISH OF PLTWOOD 1 METAL LATH FINE SAND PLANT FINISH	△ QIP REINITIAL 01/1/2021
2	PRECAST CONCRETE PLANT-ON	△ QIP REINITIAL 08/18/2022
3	ALUMINUM STOREFRONT	△ QIP REVISION 01/10/2021
4	GLASS	△ :
5	8" GLASS GARAGE DOOR, BRUSHED ALUMINUM FINISH.	
6	SPR HOLDING W/ TEXTURED ACRYLIC FINISH	
7	ILLUMINATED SIGNAGE UNDER A SEPARATE PERMIT	
8	CERAMIC TILE ROOF SHINGLES U.S. CLAY TILE ROOFING ICC ESR 2015P	
9	AIRING SHADE SCREENS	
10	HOLLOW CORE METAL DOOR	
11	LIGHT FIXTURE	
12	METAL CANOPY PAINT	
13	STUCCO SCREED	
14	GLASS BLOCK	
	FINISH	
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16	-	
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PROJECT LOCATION

City of Huntington Beach

JUL 30 2008

POWERS CASH FELLOW AND CAR WASH
ARCO FACILITY & CAR WASH
21452 BROOKHURST STREET
HUNTINGTON BEACH CA, 92646

GRAPH	PNH
DATE	06/23/200
SCALE	1/8" = 1'-0"
JOB NO.	0808

A-3

ATTACHMENT NO. 2.5