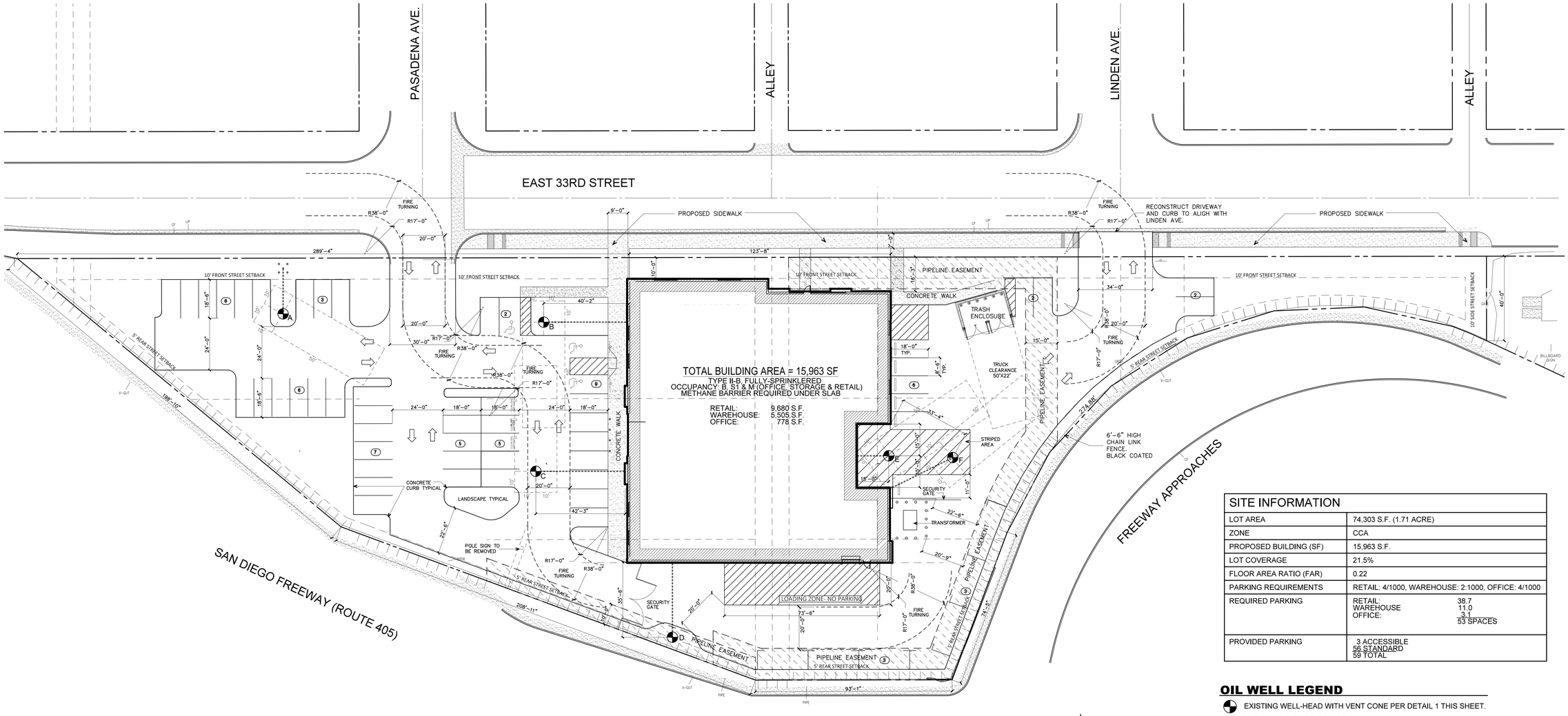


CONCEPTUAL SITE PLAN

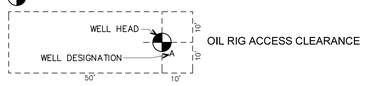
0 10 25 50 100

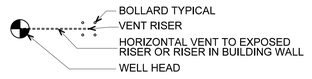
GRAPHIC SCALE

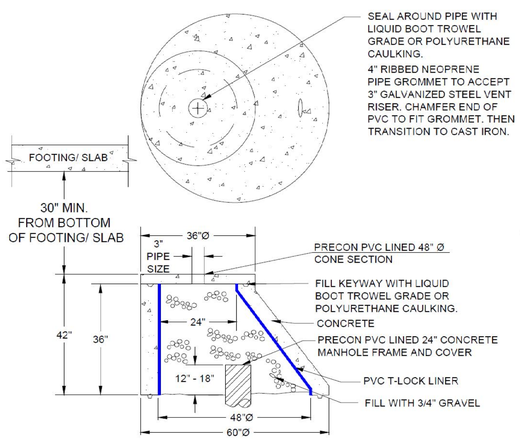
SITE INFORMATION	
LOT AREA	74,303 S.F. (1.71 ACRE)
ZONE	CCA
PROPOSED BUILDING (SF)	15,963 S.F.
LOT COVERAGE	21.5%
FLOOR AREA RATIO (FAR)	0.22
PARKING REQUIREMENTS	RETAIL: 4/1000, WAREHOUSE: 2:1000, OFFICE: 4/1000
REQUIRED PARKING	RETAIL: 38.7 WAREHOUSE 11.0 OFFICE: 3.1 53 SPACES
PROVIDED PARKING	3 ACCESSIBLE 56 STANDARD 59 TOTAL

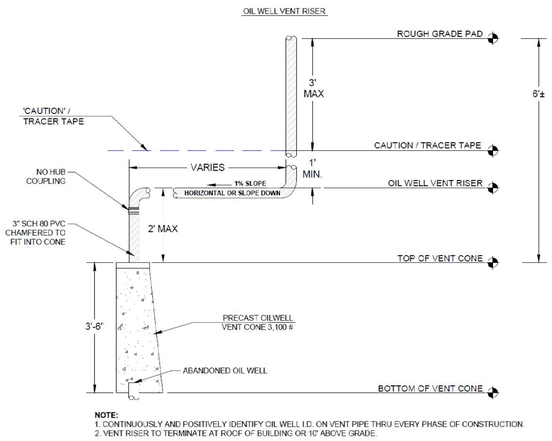
OIL WELL LEGEND

EXISTING WELL-HEAD WITH VENT CONE PER DETAIL 1 THIS SHEET.









NOTE:
1. CONTINUOUSLY AND POSITIVELY IDENTIFY OIL WELL I.D. ON VENT PIPE THRU EVERY PHASE OF CONSTRUCTION.
2. VENT RISER TO TERMINATE AT ROOF OF BUILDING OR 10' ABOVE GRADE.

1 VENT CONE DETAIL

NO SCALE

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ARCHITECT

LICENSED ARCHITECT WILLIAM J. RESEIGH C-21692 REN. DATE 07/ STATE OF CALIFORNIA

WILLIAM J. RESEIGH

PROJECT NAME

BUILD-TO-SUIT BUILDING

530 EAST 33RD STREET

LONG BEACH CALIFORNIA

DATE: 10/30/2019

JOB NO. 219106.00

CADD FILE: 219106-HFT-SITE PLAN

SCALE: 1"=20'-0" on 30"x42" paper only

SHEET NAME

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP1-4

219106-HFT-SITE PLAN