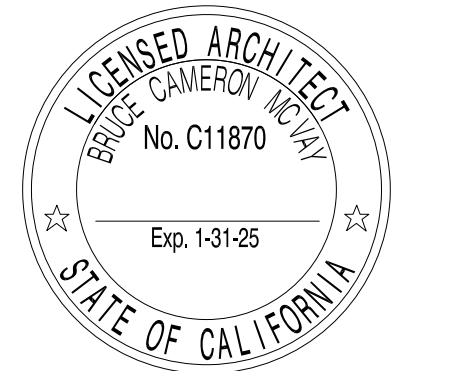


WESTLAND
Real Estate Group
INVEST • DEVELOP • MANAGE

ARCHITECTURAL DIVISION
520 W. WILLOW ST
LONG BEACH, CA, 90806

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SIGNATURE DATE:

PROJECT

The Uptown

6101-97 Atlantic Ave
Long Beach, CA

OWNER

**Amusement
Industry, Inc.**

520 W. Willow St
Long Beach, CA 90806
(310) 639-7130
(310) 639-9210 fax

Revisions:

No. Description

Project No.: # 2389

Drawn By: DS

Reviewed By: BM

Scale: 3/64" = 1'-0"

Date: 7-14-2025

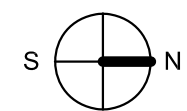
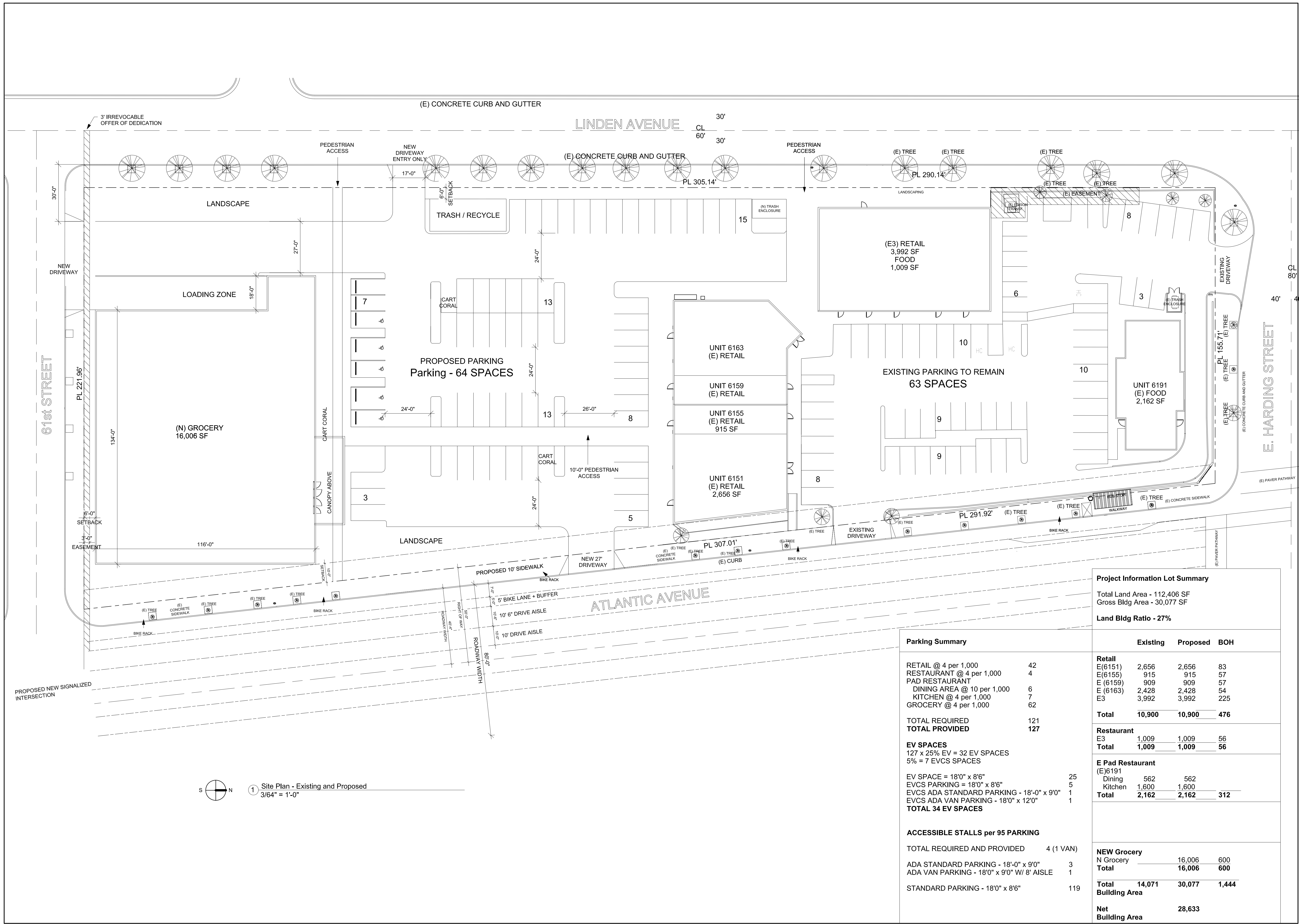
Sheet Title:

Site Plan

Sheet #:

A1.0

Not for construction until reviewed, signed, and dated.



1 Site Plan - Existing and Proposed
3/64" = 1'-0"

Parking Summary

RETAIL @ 4 per 1,000	42
RESTAURANT @ 4 per 1,000	4
PAD RESTAURANT	
DINING AREA @ 10 per 1,000	6
KITCHEN @ 4 per 1,000	7
GROCERY @ 4 per 1,000	62
TOTAL REQUIRED	121
TOTAL PROVIDED	127
EV SPACES	
127 x 25% EV = 32 EV SPACES	
5% = 7 EVCS SPACES	
EV SPACE = 18'0" x 8'6"	25
EVCS PARKING = 18'0" x 8'6"	5
EVCS ADA STANDARD PARKING - 18'-0" x 9'0"	1
EVCS ADA VAN PARKING - 18'0" x 12'0"	1
TOTAL 34 EV SPACES	

ACCESSIBLE STALLS per 95 PARKING

TOTAL REQUIRED AND PROVIDED	4 (1 VAN)
ADA STANDARD PARKING - 18'-0" x 9'0"	3
ADA VAN PARKING - 18'0" x 9'0" W/ 8' AISLE	1
STANDARD PARKING - 18'0" x 8'6"	119

Project Information Lot Summary

Total Land Area - 112,406 SF
Gross Bldg Area - 30,077 SF

Land Bldg Ratio - 27%

	Existing	Proposed	BOH
Retail			
E(6151)	2,656	2,656	83
E(6155)	915	915	57
E(6159)	909	909	57
E(6163)	2,428	2,428	54
E3	3,992	3,992	225
Total	10,900	10,900	476

Restaurant			
E3	1,009	1,009	56
Total	1,009	1,009	56

E Pad Restaurant			
(E)6191			
Dining	562	562	
Kitchen	1,600	1,600	
Total	2,162	2,162	312

NEW Grocery			
N Grocery		16,006	600
Total		16,006	600

Total Building Area	14,071	30,077	1,444
Net Building Area		28,633	