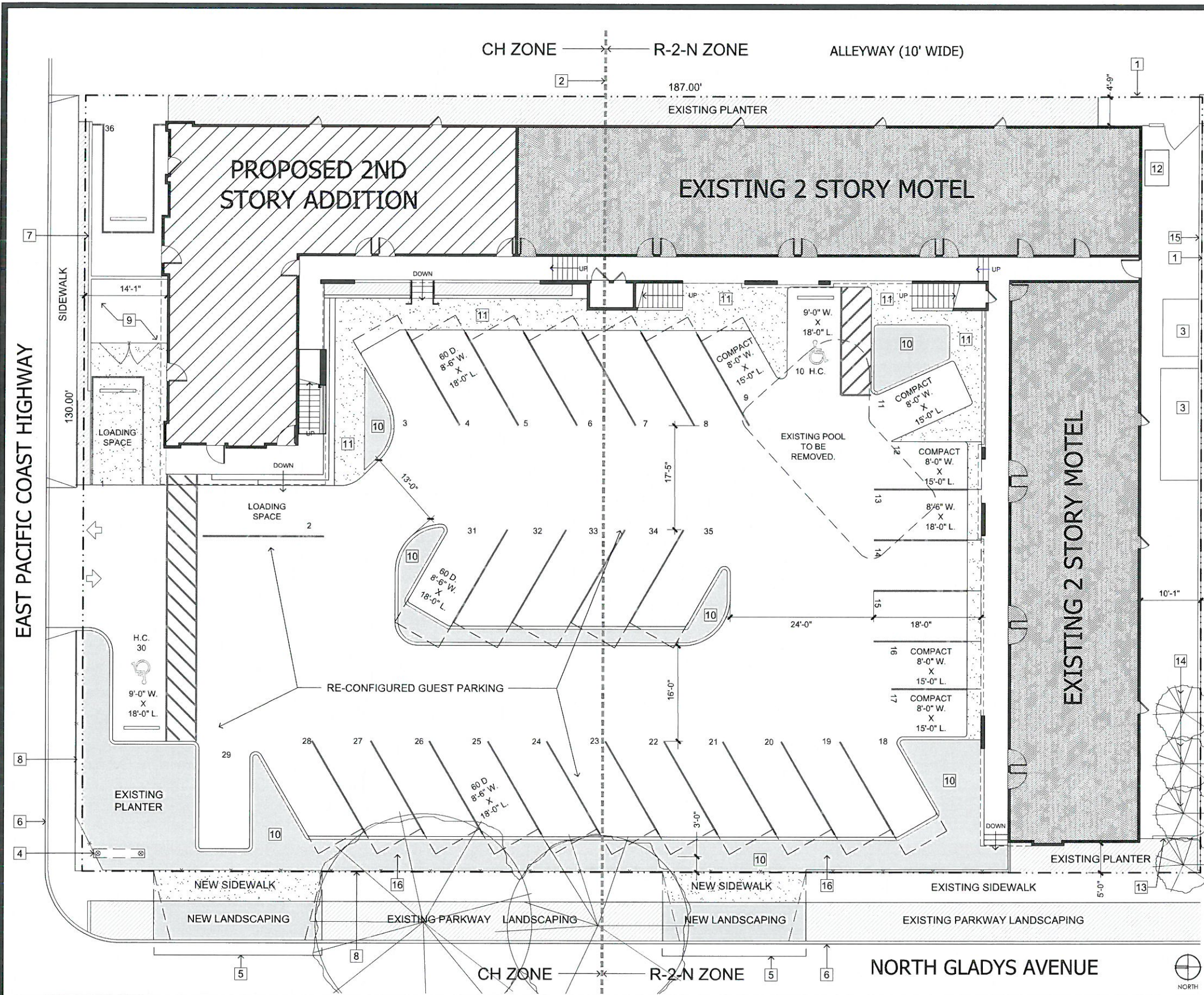


LONG BEACH INN EXPANSION

2900 EAST PACIFIC COAST HIGHWAY

City Of Long Beach
SITE PLAN REVIEW
CONDITIONAL USE PERMIT

June 27, 2016



NOTES

- 1 PROPERTY LINE
- 2 APPROXIMATE LOCATION OF ZONING BOUNDARY LINE
- 3 EXISTING STORAGE SHEDS
- 4 EXISTING POLE MOUNTED SIGN
- 5 EXISTING DRIVEWAY TO BE REMOVED. REPLACE WITH NEW SIDEWALK AND PLANTING STRIP
- 6 EXISTING CURB & GUTTER
- 7 EXISTING MASONRY SCREEN WALL TO REMAIN. REDUCE HEIGHT TO 36".
- 8 EXISTING METAL PICKET FENCING TO REMAIN
- 9 EXISTING PATIO AREA
- 10 NEW PLANTING AREA
- 11 NEW CONCRETE PAVING
- 12 TRASH BIN STORAGE & GATE
- 13 RELOCATE SCREEN WALL, EXTEND HEIGHT TO 6' ABOVE GRADE
- 14 NEW TREES IN POTS
- 15 EXISTING MASONRY SCREEN WALL, EXTEND HEIGHT TO 6' ABOVE GRADE
- 16 NEW PLANTER AREA TO ACHIEVE AVERAGE 5' WIDTH, 3' MINIMUM

FLOOR AREA RATIO

NET SITE AREA	
CH ZONE	11,310 SF
R-2-N ZONE	13,000 SF
TOTAL	24,310 SF

TOTAL BUILDING AREA	12,219 SF
FLOOR AREA RATIO	0.50

BUILDING AREA

LEVEL 1	6,622 SF
LEVEL 2 EXISTING	3,339 SF
LEVEL 2 PROPOSED	2,258 SF
TOTAL	12,219 SF

LOT COVERAGE

BUILDING	6,622.0 SF	27.2%
PARKING	11,282.4 SF	46.6%
HARDSCAPE	3,955.6 SF	16.2%
LANDSCAPE	2,450.0 SF	10.0%
TOTAL	24,310.0 SF	100.0%

SITE DATA

ADDRESS
2900 E. PACIFIC COAST HIGHWAY
LONG BEACH, CA 90804

ASSESSOR'S PARCEL NUMBER
7259-032-011

LEGAL DESCRIPTION
SIGNAL PARK TRACT NO. 2 EX. OF
ST. LOT 1 AND ALL LOTS 2, 3 AND 4.

REQUIRED PARKING

EXISTING GUESTROOMS	29
NEW GUESTROOMS	4
LOADING SPACES	2
MANAGER'S UNIT	0
TOTAL REQUIRED SPACES	35

PROVIDED PARKING

CH ZONE	
STANDARD SPACES	17
LOADING SPACES	2
HANDICAP SPACES	1
SUBTOTAL	20

R-2-N ZONE	
STANDARD SPACES	10
COMPACT SPACES (31%)	5
HANDICAP SPACES	1
SUBTOTAL	16
TOTAL	36

GUESTROOM TABULATION

EXISTING	
FIRST FLOOR GUESTROOMS	18
SECOND FLOOR GUESTROOMS	11
MANAGER'S SUITE	1
TOTAL	30

PROPOSED	
FIRST FLOOR GUESTROOMS	18
SECOND FLOOR GUESTROOMS	11
NEW GUESTROOMS	7
MANAGER'S SUITE	0
TOTAL	36

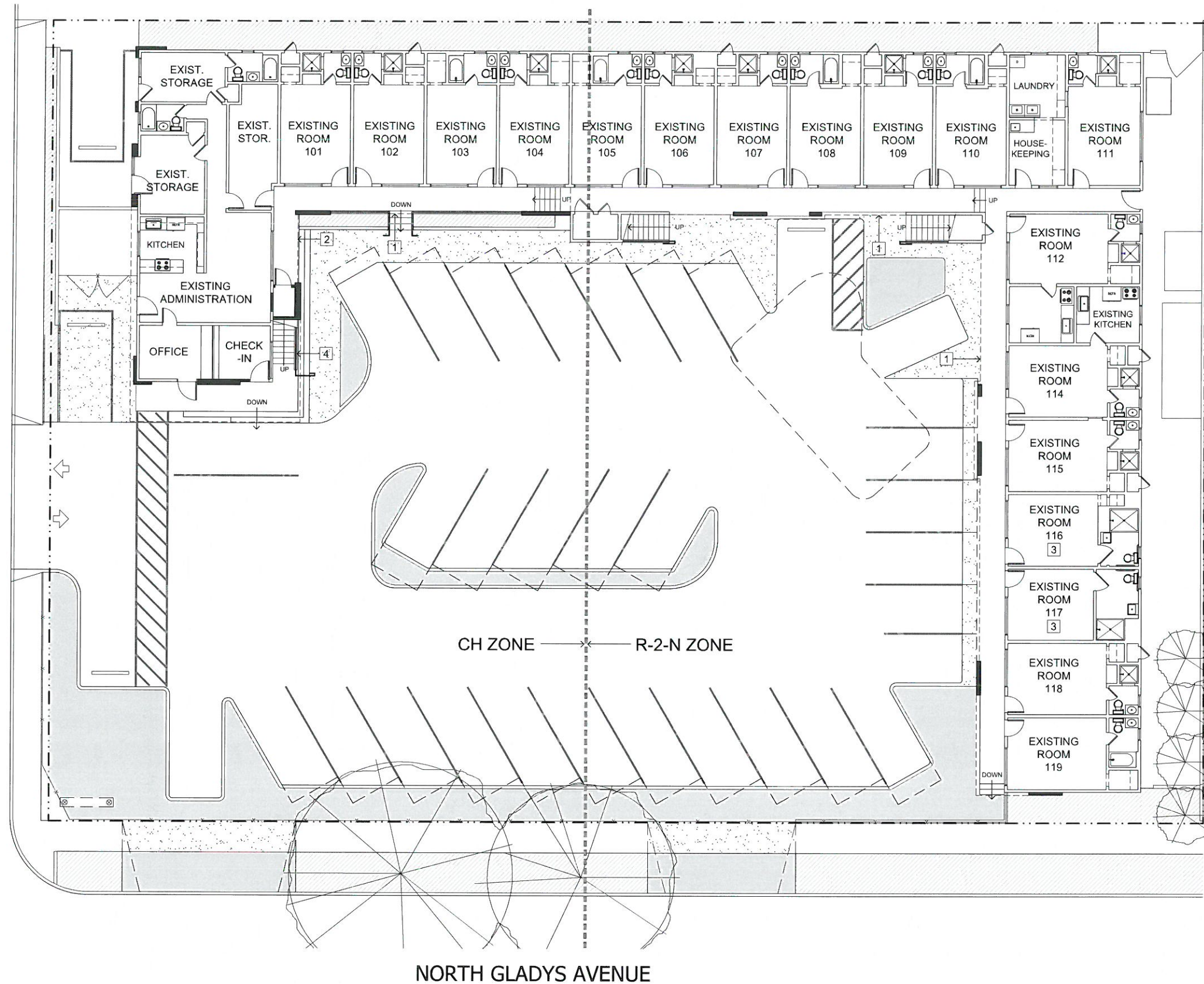
SITE PLAN

Scale: 1/8" = 1'-0"

Site Plan

Scale: 0 8 16 32 ft Date: Jun. 27, 2016

EAST PACIFIC COAST HIGHWAY



NOTES

- 1 OUTLINE OF EXISTING BALCONY ABOVE
- 2 OUTLINE OF NEW BALCONY ABOVE
- 3 EXISTING ACCESSIBLE GUESTROOM
- 4 NEW EXTERIOR STAIR WITH STORAGE BELOW

NORTH GLADYS AVENUE

CH ZONE R-2-N ZONE

FIRST FLOOR PLAN

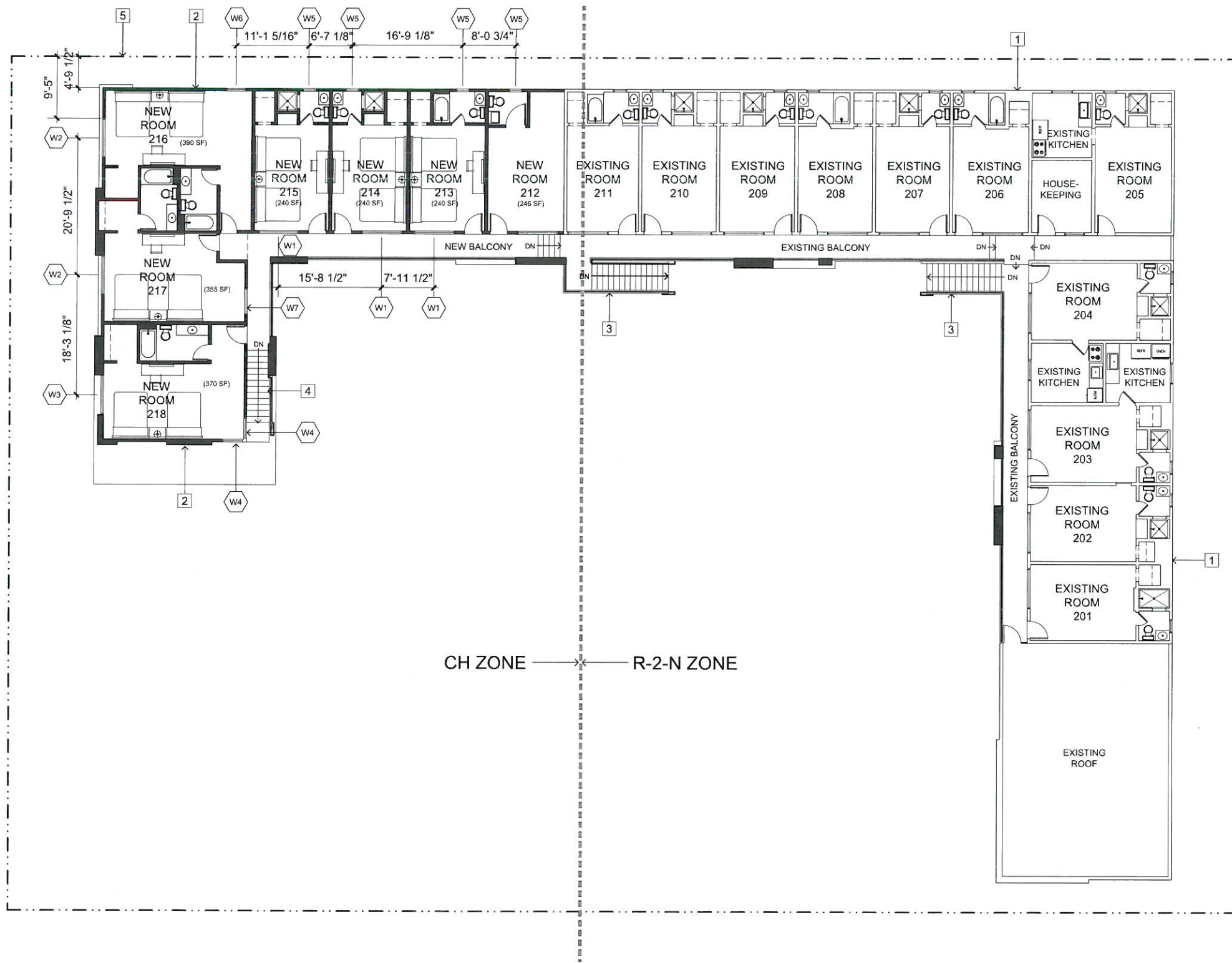
FLOOR PLANS PREPARED BY
PRECISION PLAN MEASUREMENTS,
LONG BEACH, CA.



Scale: 1/8" = 1'-0"

Scale		Date	
0	8	16	32 ft
			Jun. 27, 2016

1st Floor Plan



- NOTES**
- 1 EXISTING WALL TO REMAIN
 - 2 NEW WALL
 - 3 EXISTING EXTERIOR STAIR
 - 4 NEW EXTERIOR STAIR
 - 5 PROPERTY LINE

- WINDOW SCHEDULE**
- W1 SLIDING WINDOW, 78"W. X 54"H.
 - W2 SLIDING WINDOW, 78"W. X 58"H.
 - W3 SLIDING WINDOW, 74"W. X 86"H.
 - W4 SLIDING WINDOW, 40"W. X 86"H.
 - W5 SLIDING WINDOW, 28"W. X 40"H.
 - W6 SLIDING WINDOW, 36"W. X 52"H.
 - W7 SLIDING WINDOW, 48"W. X 54"H.

SECOND FLOOR PLAN

kollin.altomare.architects
 1350 Coronado Avenue, Long Beach, CA 90804
 www.ko-al.com (562) 577-9760 Michael Kollin - CA Lic. No. 21173

LONG BEACH INN ADDITION
 2900 East Pacific Coast Highway Long Beach, CA

Site Plan Review
 City of Long Beach

A3

2nd Floor Plan

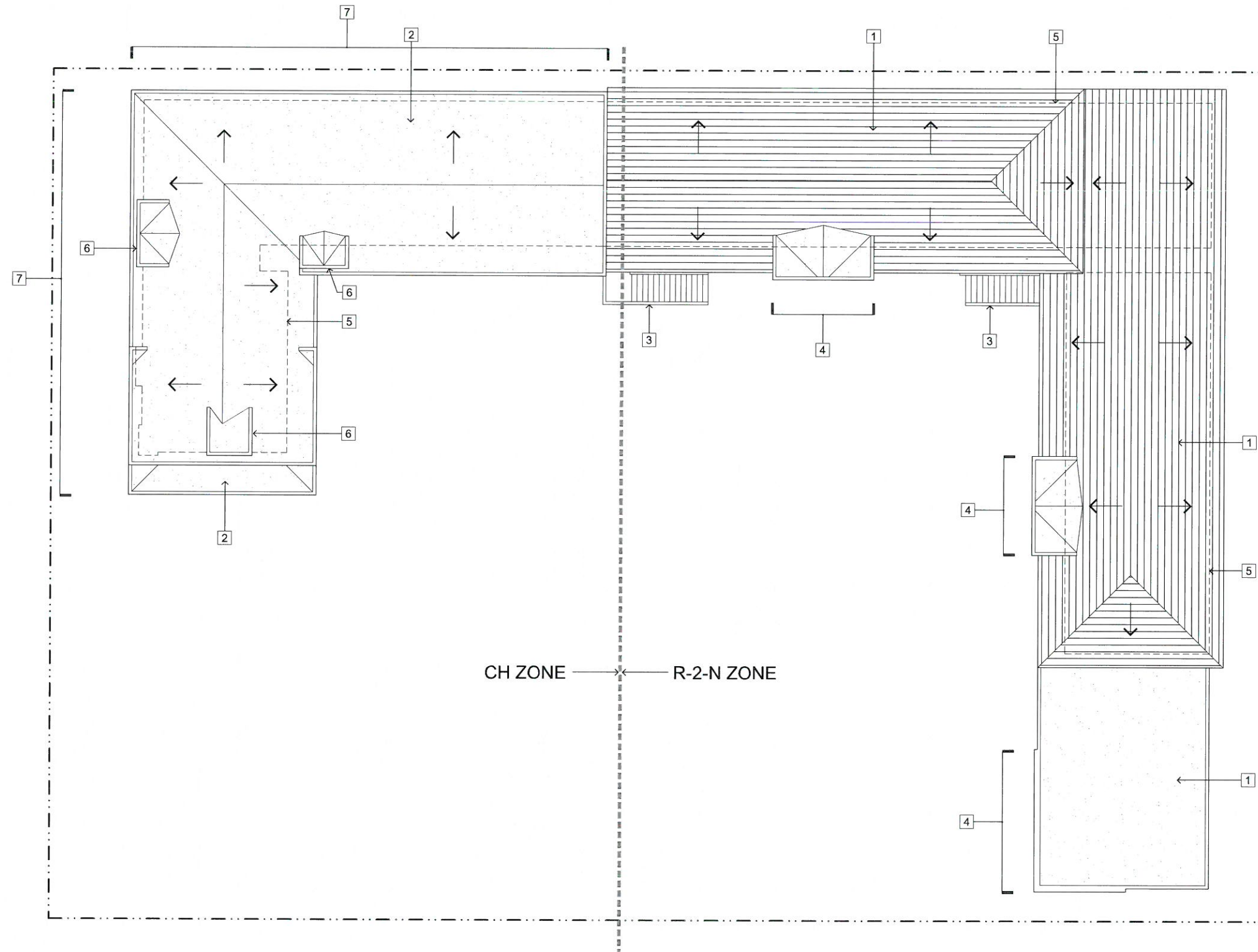
NORTH

Scale: 1/8" = 1'-0"

Scale: 0 8 16 32 ft Date: Jun. 27, 2016

NOTES

- 1 EXISTING ROOF TO REMAIN
- 2 NEW BUILT-UP ROOFING
- 3 EXISTING STAIR
- 4 NEW ARCHITECTURAL ELEMENT
- 5 OUTLINE OF EXTERIOR WALL BELOW
- 6 ARCHITECTURAL PROJECTION
- 7 NEW SECOND FLOOR AREA



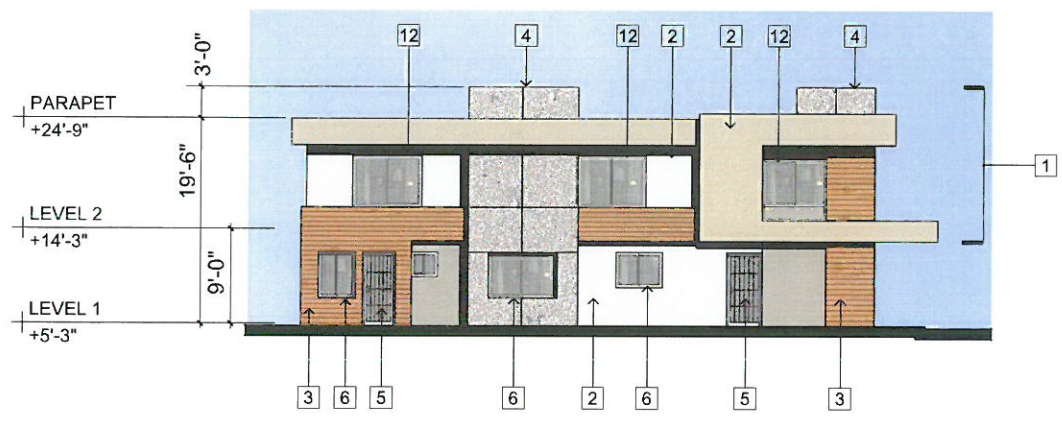
CH ZONE — R-2-N ZONE

ROOF PLAN



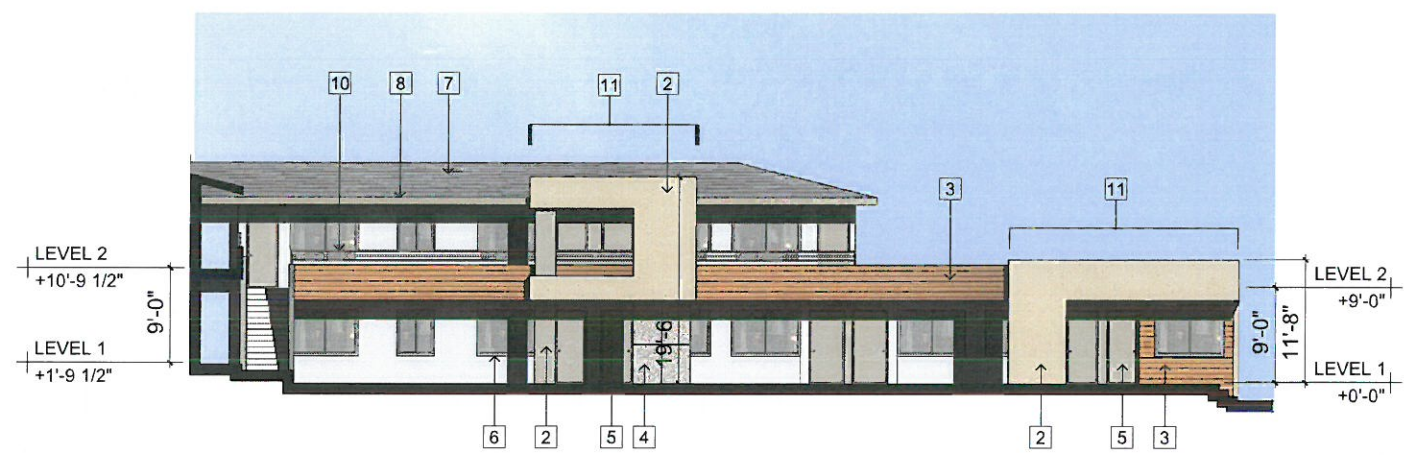
Scale: 1/8" = 1'-0"

Roof Plan
 Scale 0 8 16 32 ft
 Date Jun. 27, 2016



PCH EXTERIOR ELEVATION

Scale: 1/8" = 1'-0"

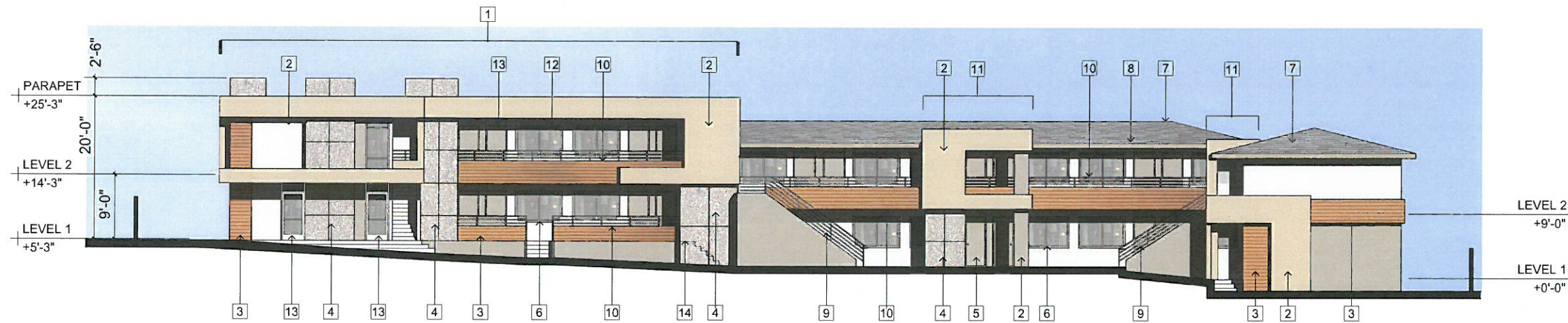


NORTH REAR EXTERIOR ELEVATION

Scale: 1/8" = 1'-0"

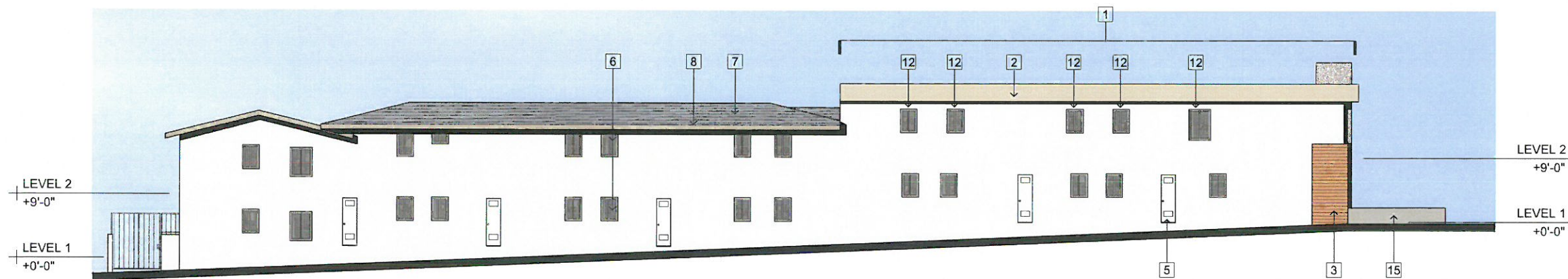
NOTES

- 1 NEW SECOND STORY ADDITION
- 2 CEMENT PLASTER FINISH
- 3 WOOD SIDING
- 4 SIMULATED GRANITE COATING WITH CONTROL JOINT PATTERN
- 5 EXISTING DOOR TO REMAIN
- 6 EXISTING WINDOW TO REMAIN
- 7 EXISTING ROOF TO REMAIN
- 8 EXISTING ROOF FASCIA TO REMAIN
- 9 NEW HANDRAIL
- 10 NEW GUARDRAIL
- 11 NEW ARCHITECTURAL PROJECTION
- 12 NEW WINDOW
- 13 NEW DOOR
- 14 OUTLINE OF STEPS BEYOND
- 15 EXISTING SCREEN WALL



WEST EXTERIOR ELEVATION

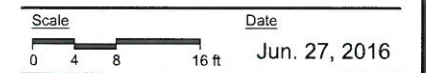
Scale: 1/8" = 1'-0"



EAST ALLEY EXTERIOR ELEVATION

Scale: 1/8" = 1'-0"

Exterior Elevations





VIEW OF PACIFIC COAST HWY & GLADYS AVE



VIEW OF PACIFIC COAST HWY & GLADYS AVE



VIEW OF NORTHWEST CORNER

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www.ka-al.com (562) 597-8760

Michael Kollin - CA Lic. No. 21173

LONG BEACH INN ADDITION

2900 East Pacific Coast Highway

Long Beach, CA

Site Plan Review
City of Long Beach

A8



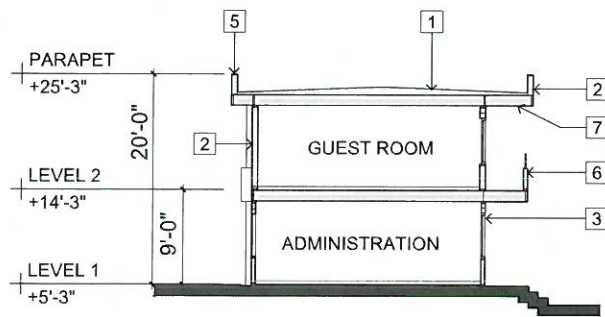
SOUTHWEST CORNER

kollin.altomare.architects
1350 Coronado Avenue, Long Beach, CA 90804
www.ka-al.com (562) 597-8760
Michael Kollin - CA Lic. No. 21173

LONG BEACH INN ADDITION
2900 East Pacific Coast Highway
Long Beach, CA

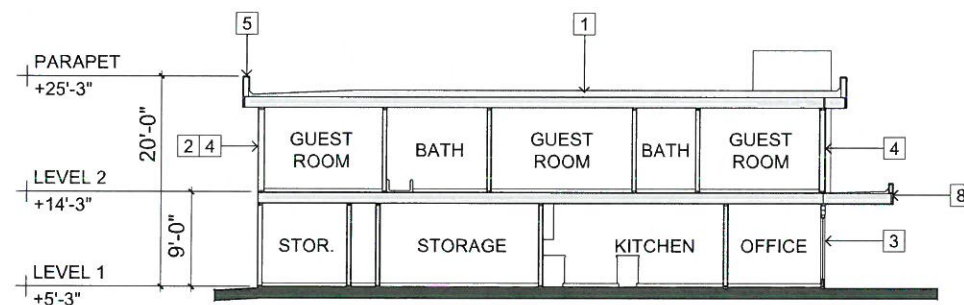
Site Plan Review
City of Long Beach

A9



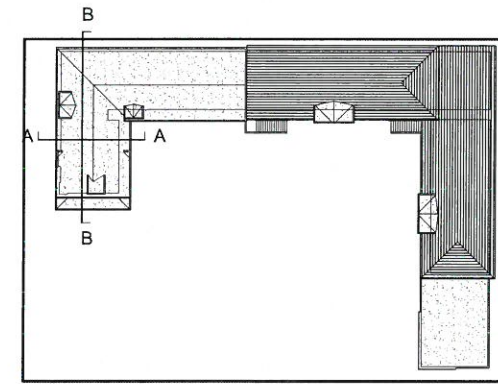
BUILDING SECTION 'A'

Scale: 1/8" = 1'-0"



BUILDING SECTION 'B'

Scale: 1/8" = 1'-0"



SECTION REFERENCE

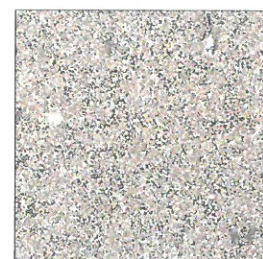
No Scale

NOTES

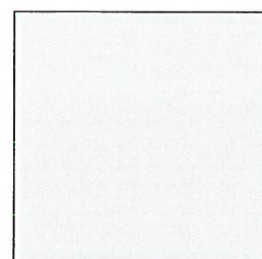
- 1 NEW BUILT-UP ROOFING
- 2 CEMENT PLASTER FINISH
- 3 EXISTING STUD EXTERIOR WALL
- 4 NEW STUD EXTERIOR WALL
- 5 NEW ROOF PARAPET
- 6 NEW BALCONY & GUARDRAIL
- 7 NEW CEMENT PLASTER SOFFIT
- 8 NEW CEMENT PLASTER PROJECTION



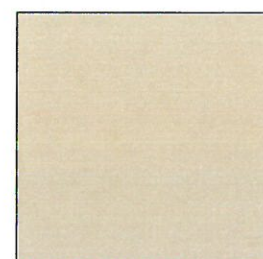
WD-1 WOOD SIDING
CEDAR WITH CLEAR COAT



ST-1 GRANITE COATING
STO CREATIV GRANITE,
CHEYENNE



P-1 PAINT
BENJAMIN MOORE,
2126-70 CHALK WHITE

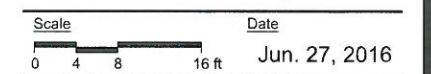


P-2 PAINT
SHERWIN WILLIAMS,
SW 6142 MACADAMIA



P-3 PAINT
SHERWIN WILLIAMS,
SW 7031 MEGA GREIGE

Building Sections





1: PCH VIEW



2: GLADYS VIEW



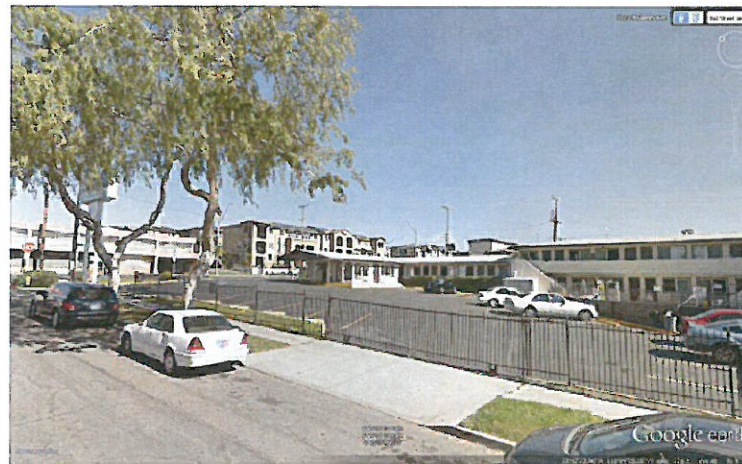
3: GLADYS VIEW



4: SOUTH YARD



5: ALLEYWAY



6: GLADYS VIEW



7: MOTEL



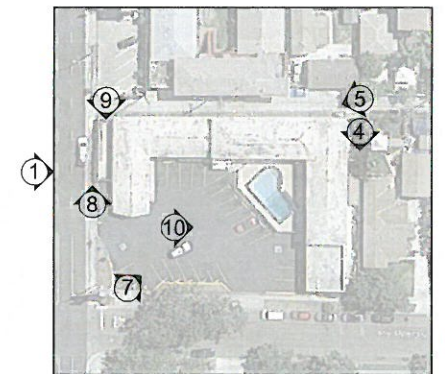
8: NORTH YARD



9: NORTH YARD



10: MOTEL PARKING



KEY PLAN

Site Photos

Scale Date
Jun. 27, 2016