

SWC ATHERTON ST. & XIMENO AVE.

LONG BEACH, CALIFORNIA 90815

SITE PLAN REVIEW (SPR) AND CONDITIONAL USE PERMIT (CUP) SUBMITTAL

GENERAL DATA		BUILDING SUMMARY		PROPOSED PARKING SUMMARY		PROJECT TEAM		SHEET INDEX		
PROJECT ADDRESS:	SWC ATHERTON ST. & XIMENO AVE. LONG BEACH, CALIFORNIA 90815	BUILDING DATA:	EXISTING BUILDING AREA TO BE DEMOLISHED: ±21,403 S.F.	PARKING DATA:	PAD 1 (RESTAURANT W/ DRIVE-THRU) ±4,086 S.F. @ 10 PER 1,000 S.F. = 41 STALLS	OWNER:	BLACK EQUITIES GROUP, LTD. 433 North Camden Dr., Suite 1070 Beverly Hills, California 90210 310 278 5333 CELL CONTACT: Ms. Michelle Rojas E-mail Address: mrojas@begroup.us	ARCHITECTURAL		
ASSESSOR'S PARCEL #:	7220-001-013 & 7220-001-007	PROPOSED BUILDING:	PAD 2 (READY-TO-EAT REST. W/ DRIVE-THRU) (1 STORY) ±4,086 S.F.	PAD 2 (READY-TO-EAT REST. W/ DRIVE-THRU) ±6,226 S.F. @ 4 PER 1,000 S.F. = 25 STALLS	APPLICANT & ARCHITECT:	McKENTLY MALAK ARCHITECTS, INC. 35 Hugus Alley, Suite 200 Pasadena, California 91103 626-583-8348 TEL. 426-583-8387 FAX CONTACT: Mr. Harry Malak E-mail Address: hary@mckently.com	T-100	TITLE SHEET		
LOCATION:	CITY OF LONG BEACH CALIFORNIA	TOTAL BUILDING AREA:	±10,306 S.F.	OUTDOOR SEATING AREAS (±1,700 S.F.)			C-01	ALTA / ACSM LAND TITLE SURVEY (FOR REFERENCE ONLY)		
SITE AREA:	(±1.79 ACRES) ±78,174 S.F.	LOT SIZE:	(±1.79 ACRES) ±78,174 S.F.	PAD 1 = A = ±500 S.F.			A000	EXISTING SITE PLAN / DEMOLITION PLAN	(PAD 1)	
JURISDICTION:	CITY OF LONG BEACH LONG BEACH, CALIFORNIA	LOT COVERAGE:	(±10,306 SF / ±78,174 S.F.) 13.18 %	PAD 2 = 2A = ±400 S.F.			A010	OVERALL SITE PLAN	(PAD 2)	
LAND USE:	COMMERCIAL	FLOOR AREA RATIO:	(±10,306 SF / ±78,174 S.F.) 0.13	= 2B = ±400 S.F.			A100	PROPOSED FLOOR PLAN	(PAD 1)	
EXISTING ZONING:	CHW (REGIONAL HIGHWAY DISTRICT)	LANDSCAPE DATA:	TOTAL PROPOSED LANDSCAPE AREA (15 %) ±12,090 S.F.	= 2C = ±400 S.F.			A101	PROPOSED FLOOR PLAN	(PAD 2)	
BUILDING SETBACKS:	FRONT: 10 FT. SIDE STREET: 10 FT.	LEGAL DESCRIPTION:	PARCEL A: APN (7220-001-007) THAT PORTION OF LOT 13, TRACT NO. 10548, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 174, PAGE(S) 15 ET SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERY LINE OF THE 80 FOOT STRIP OF LAND DESCRIBED IN PARCEL 1 OF THE DEED TO THE COUNTY OF LOS ANGELES RECORDED IN BOOK 1839, PAGE 19, OFFICIAL RECORDS OF SAID COUNTY, WITH THE NORTHEASTERY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11870, PAGE 319, OFFICIAL RECORDS OF SAID COUNTY, THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERY LINE ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 640 FEET, A DISTANCE OF 150 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTHEASTERY ALONG THE PROLONGATION OF A RADIAL LINE OF SAID CURVE SOUTH 47° 37' 20" EAST 235.76 FEET MORE OR LESS TO THE WESTERLY LINE OF TRACT NO. 22A 079 AS PER MAP LOCATED IN BOOK 416, PAGE 8 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER, THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 01° 15' WEST 214.30 FEET MORE OR LESS TO THE SOUTHERLY LINE OF ATHERTON STREET AS DESCRIBED IN DEED TO THE CITY OF LONG BEACH, RECORDED IN BOOK 22992, PAGES 254 THROUGH 256, INCLUSIVE OF OFFICIAL RECORDS OF SAID COUNTY, THENCE WESTERLY ALONG SAID SOUTHERLY LINE SOUTH 89° 58' 45" WEST 153.48 FEET AND SOUTH 48° 23' 32" WEST 23.99 FEET TO A POINT IN THE EASTERLY LINE ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 640 FEET, THROUGH A CENTRAL ANGLE OF 14° 22' 52", A DISTANCE OF 142.65 FEET TO THE TRUE POINT OF BEGINNING. PARCEL B: APN (7220-001-013) LOT 7, 10 AND THE NORTHERLY 60.00 FEET OF LOT 11 OF TRACT NO. 13550, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 279, PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	GENERAL DATA				A200	EXTERIOR ELEVATIONS	(PAD 1)
EXISTING ZONING:				FIRST = ±250 S.F. OR LESS = 0 STALLS				A201	EXTERIOR ELEVATIONS	(PAD 2)
ADJACENT TO REAR YARD OF RES. DISTRICT:	20 FT.			±1,450 S.F. @ 1/200 S.F. = 7 STALLS						
ADJACENT TO NONRESIDENTIAL DISTRICT:	5 FT.			TOTAL PARKING REQUIRED: 73 STALLS						
ADJACENT TO RESIDENTIAL DISTRICT:	5 FT.			TOTAL PARKING PROVIDED: 77 STALLS						
ADJACENT TO NONRESIDENTIAL DISTRICT:	5 FT.			STANDARD: (8'-6" x 18") = 53 STALLS						
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING THE SURVEY PLAN PROVIDED BY BLACK EQUITIES GROUP, LTD. RECEIVED ON FEBRUARY, 2016.			HANDICAPPED: (9' x 18") = 4 STALLS						
				EV STALL (8'-6" & 9' x 18") = 16 STALLS						
				EVCS (9'-0" x 18") = 4 STALLS						
				ELECTRICAL VEHICLE SPACES (EV): 25% OF THE REQUIRED PARKING STALLS SHALL BE ELECTRIC VEHICLE: 77 STALLS x .25 = 20 STALLS						
				ELECTRICAL VEHICLE CHARGING STATION SPACES (EVCS): 5% OF 77 STALLS 77 STALLS x .05 = 4 STALLS						
				PARKING RATIO PROVIDED: 7.4/1000 S.F.						
				NOTE: * LONG BEACH, CA - MUNICIPAL CODE 21.15.2332 - RESTAURANT, READY-TO-EAT FOOD "READY-TO-EAT RESTAURANT" MEANS A USE, WHETHER IT MEETS THE DEFINITION OF "RESTAURANT" OR NOT, THAT SELLS FOOD IN A FORM THAT IS READY TO EAT AT THE TIME OF SALE, AND IS PRIMARILY DESIGNED FOR TAKEOUT, WITH ON-SITE SERVICE AREA LIMITED TO ONE HUNDRED FIFTY (150) SQUARE FEET OF DINING/FRONT OF COUNTER AREA. FULL SERVICE KITCHENS ARE NOT ALLOWED IN "READY-TO-EAT RESTAURANTS". SUCH USES AS BAKERIES, DELICATERIES, DONUT SHOPS, ICE CREAM SHOPS, AND YOGURT SHOPS ARE COMMON READY-TO-EAT RESTAURANTS. (EXAMPLES: STARBUCKS, COFFEE BEAN, JAMBA JUICE, BLAZED PIZZA, MENCHIES, SUBWAY, JERSEY MILKES, ETC.)						

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A PROJECT FOR:
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Facsimile: 310-274-4017



SWC Atherton St. & Ximeno Ave.
Long Beach, CA 90815

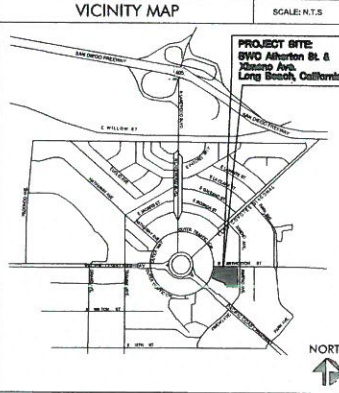
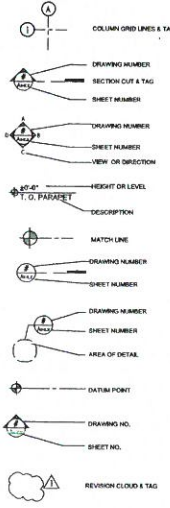
No.	DATE	DESCRIPTION
1	08.02.16	CONCEPTUAL SITE PLAN REVIEW
2	10.11.16	CONCEPTUAL SITE PLAN REVIEW
		RESUBMITTAL
3	08.12.17	CONCEPTUAL SITE PLAN REVIEW
		RESUBMITTAL
4	12.14.17	SITE PLAN REVIEW & CONDITIONAL USE PERMIT SUBMITTAL

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JOB NUMBER: 16024MM4
DRAWN BY: CR CHECKED BY: HM
DATE: 12.14.17
SHEET DESCRIPTION:
TITLE SHEET

SHEET NUMBER:
T100
BASED ON SCHEME SP-17

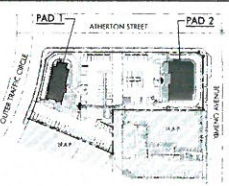
SHEET LEGEND



A PROJECT FOR:

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KEY MAP

SWC Atherton St. & Ximeno Ave.
Long Beach, CA 90815

ISSUES / REVISIONS

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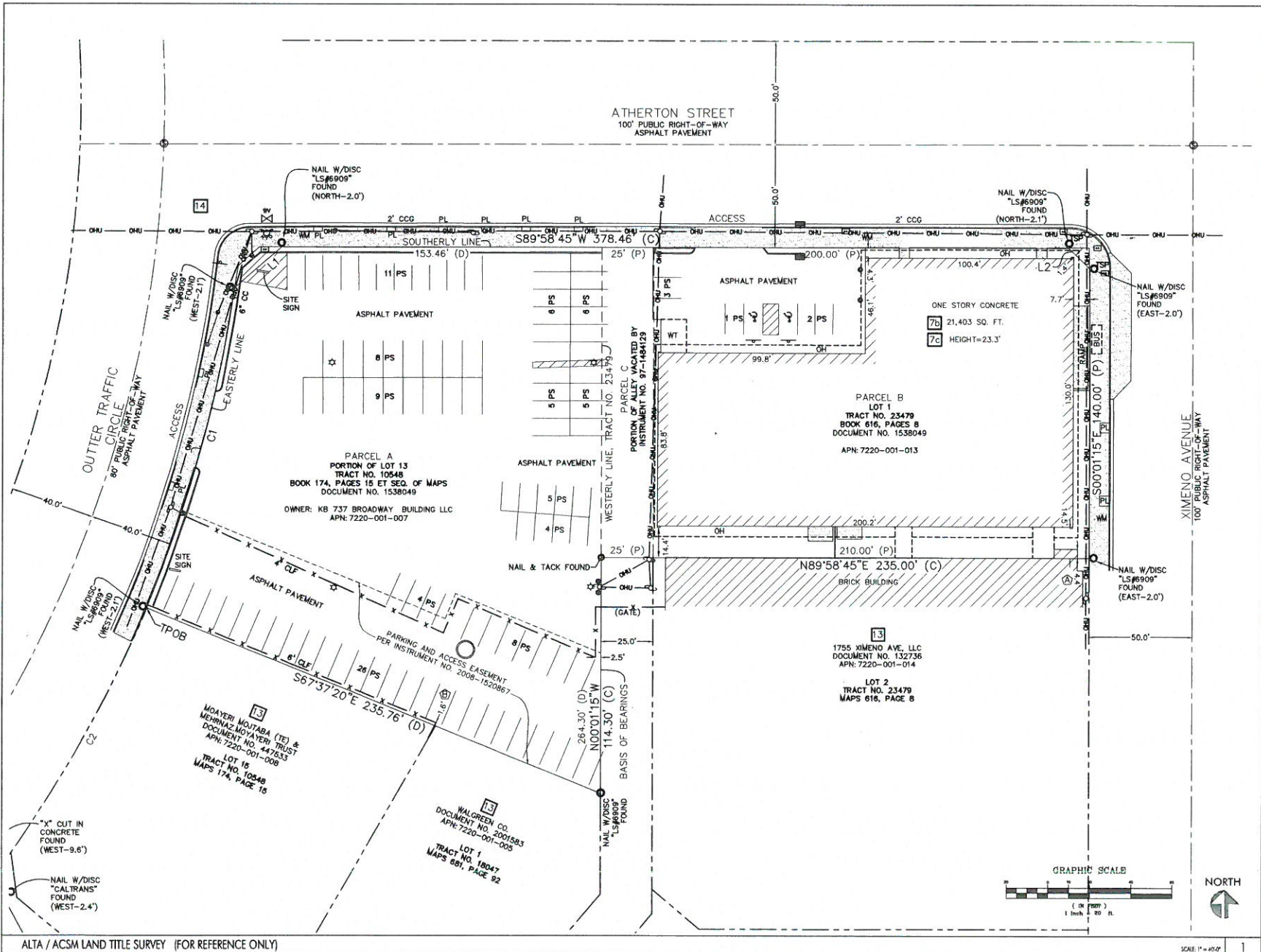
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DRAWN BY: _____ CHECKED BY: HM
DATE: 12.14.17
SHEET DESCRIPTION:

ALTA/ACSM LAND TITLE SURVEY
(FOR REFERENCE ONLY)

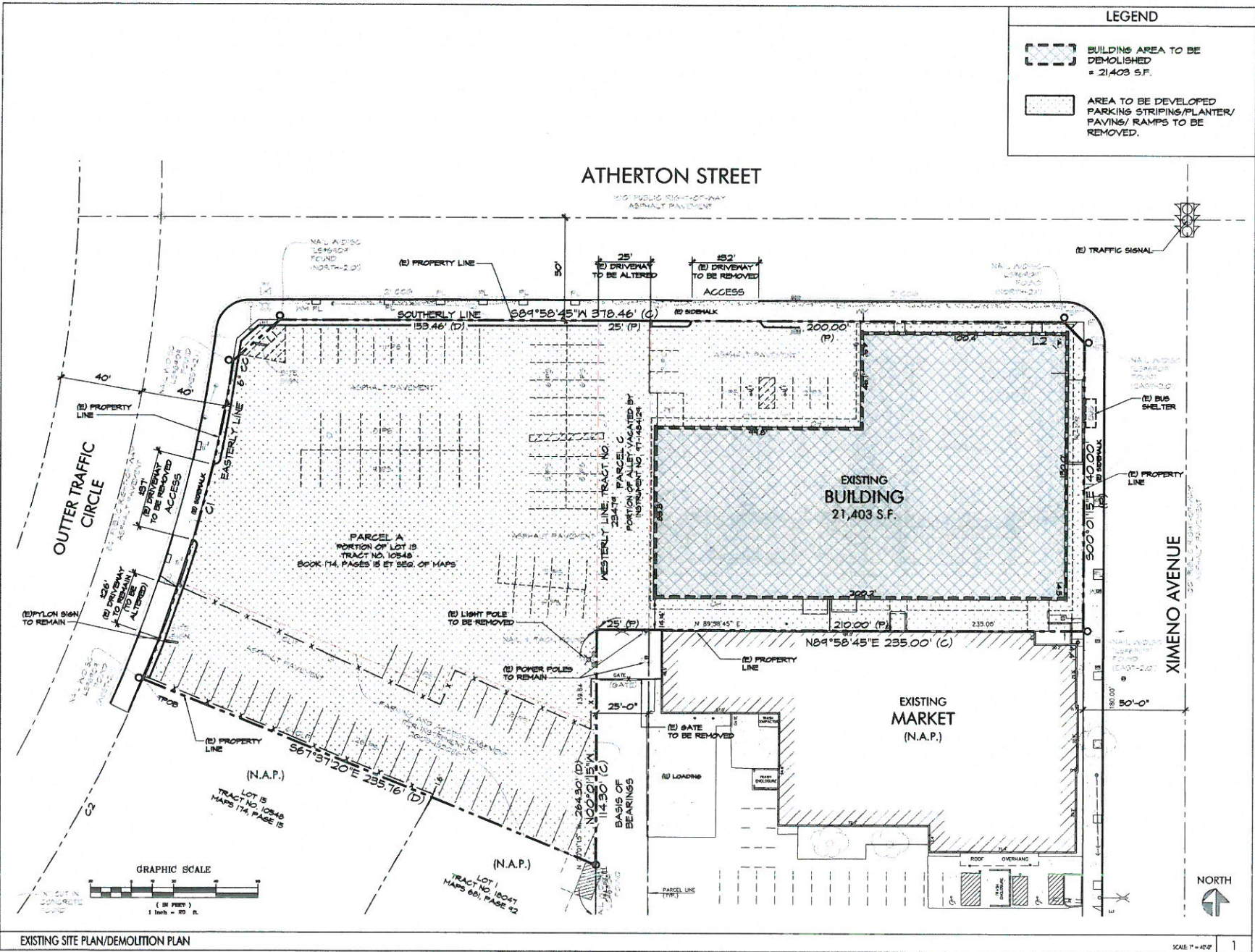
SHEET NUMBER:
C-01

BASED ON SCHEME SP-17



ALTA / ACSM LAND TITLE SURVEY (FOR REFERENCE ONLY)

SCALE: 1" = 40.0'



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PAD 1 **PAD 2**

KEY MAP

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DATE: 12.14.17
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DEMOLITION PLAN

SHEET NUMBER:
A000

BASED ON SCHEME SP-17

EXISTING SITE PLAN/DEMOLITION PLAN

KEY NOTES

- 1 EXISTING PROPERTY LINE
- 2 NEW STRIPING
- 3 NEW PLANTER
- 4 NEW TRASH ENCLOSURE
- 5 NEW 6" CURB
- 6 NEW SHORT TERM BIKE RACKS
- 7 NEW LONG TERM BIKE STORAGE
- 8 NEW TRANSFORMER
- 9 NEW RAMP
- 10 NEW HANDICAP PARKING
- 11 NEW MONUMENT SIGN, UNDER SEPARATE PERMIT.
- 12 NEW DRIVEWAY

- 13 EXISTING FENCE
- 14 NEW DRIVE-THRU WINDOW
- 15 NEW OUTDOOR PATIO
- 16 NEW ELECTRICAL SWITCHGEAR
- 17 NEW ROOF HATCH & LADDER
- 18 NEW FIRE SPRINKLER RISER
- 19 NEW MENU BOARD & SPEAKER
- 20 NEW PRE-MENU BOARD
- 21 NEW HEIGHT RESTRICTION BAR
- 22 EXISTING POWER POLE TO REMAIN.
- 23 EXISTING BUS SHELTER
- 24 EXISTING TRAFFIC LIGHT

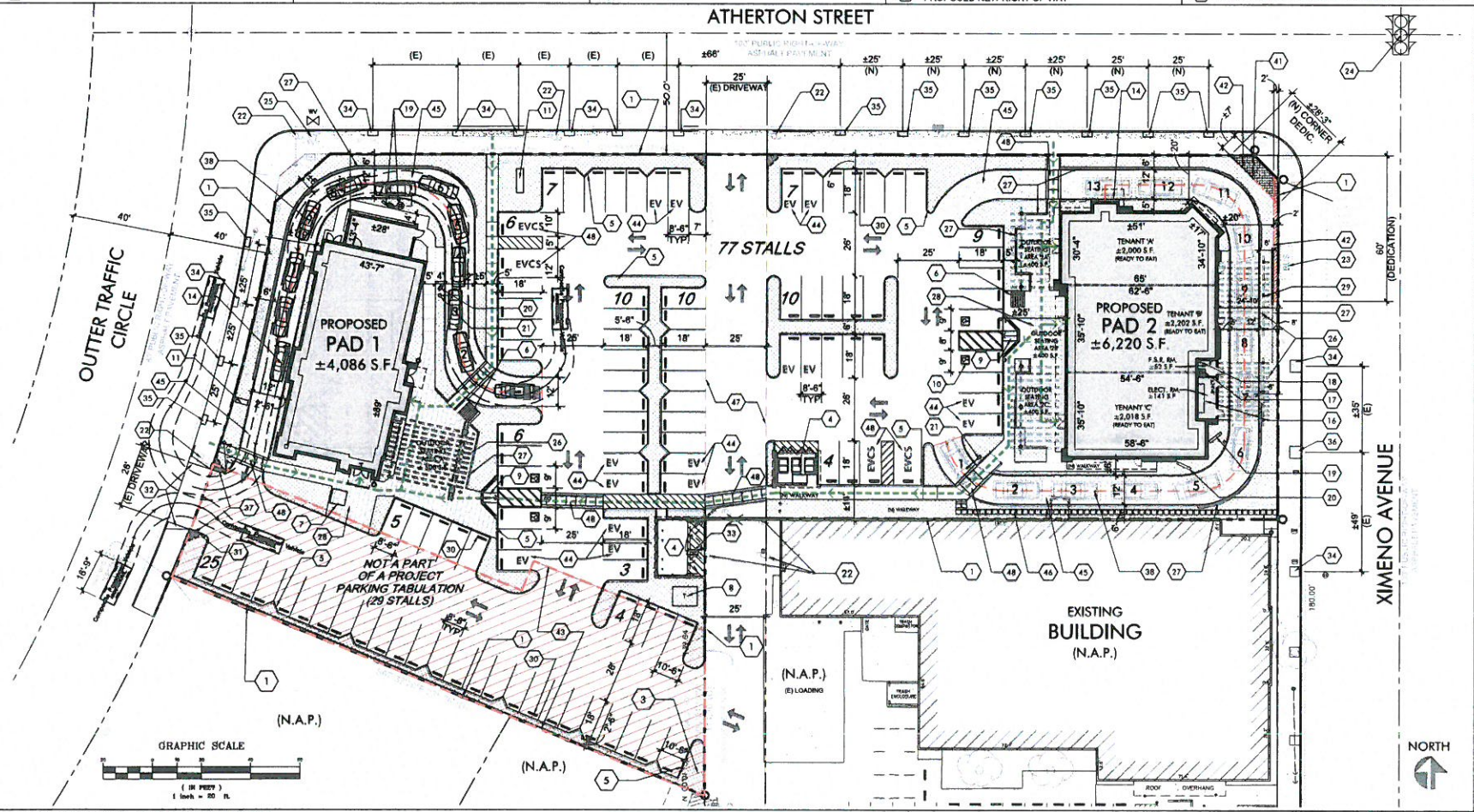
- 25 EXISTING FIRE HYDRANT
- 26 NEW TRELLIS
- 27 NEW 30" HIGH WALL
- 28 NEW CONCRETE PAVERS
- 29 NEW TRELLIS COLUMN
- 30 NEW WHEELSTOP
- 31 EXISTING PYLON SIGN TO REMAIN. VERIFY EXISTING LOCATION.
- 32 EXISTING DRIVEWAY CURB CUT TO REMAIN. TO BE VERIFIED DRIVEWAY WIDTH.
- 33 EXISTING LIGHT POLE TO BE REMOVED.
- 34 EXISTING TREWELL TO REMAIN
- 35 NEW TREWELL

- 36 EXISTING TREWELL. PROVIDE NEW TREE.
- 37 6 FT. X 6 FT. CORNER CUT-OFF MEASURED FROM THE DRIVEWAY AND STREET.
- 38 QUEUING DISTANCE LINE FOR DRIVE-THRU MEASURED AT THE CENTER OF THE DRIVE-THRU LANE FROM THE STARTING ENTRY TO THE FURTHEST DRIVE-THRU WINDOW. 150 LINEAR FEET, MIN. REQUIRED
PAD 1 = ±228 LINEAR FT.
PAD 2 = ±299 LINEAR FT.
- 39 TRAFFIC TURNING RADIUS TEMPLATE FOR THE DRIVE-THRU AS VEHICLE EXITS ONTO OUTER TRAFFIC CIRCLE.
- 40 NEW 2 FT. X 60 FT. SIDEWALK WIDENING DEDICATION ALONG XIMENO AVE.
- 41 NEW CORNER-CUT DEDICATION, CITY OF LONG BEACH DESIRED LENGTH IS 28.28 FT.
- 42 PROPOSED NEW RIGHT OF WAY

LEGEND

- PROPOSED BUILDING
- NEW LANDSCAPE AREA = ±12,090 S.F. (15%)
- OUTDOOR SEATING AREA = ±1,700 S.F.
- HANDICAP INDICATION PATH OF TRAVEL
- PROPOSED PARKING & ACCESS EASEMENT.
- PROPOSED ELECTRIC VEHICLE STALL
- NEW CONCRETE
-
- EXISTING EASEMENT
- NEW PAVERS
- PROPOSED ELECTRIC VEHICLE CHARGING STATION

ATHERTON STREET



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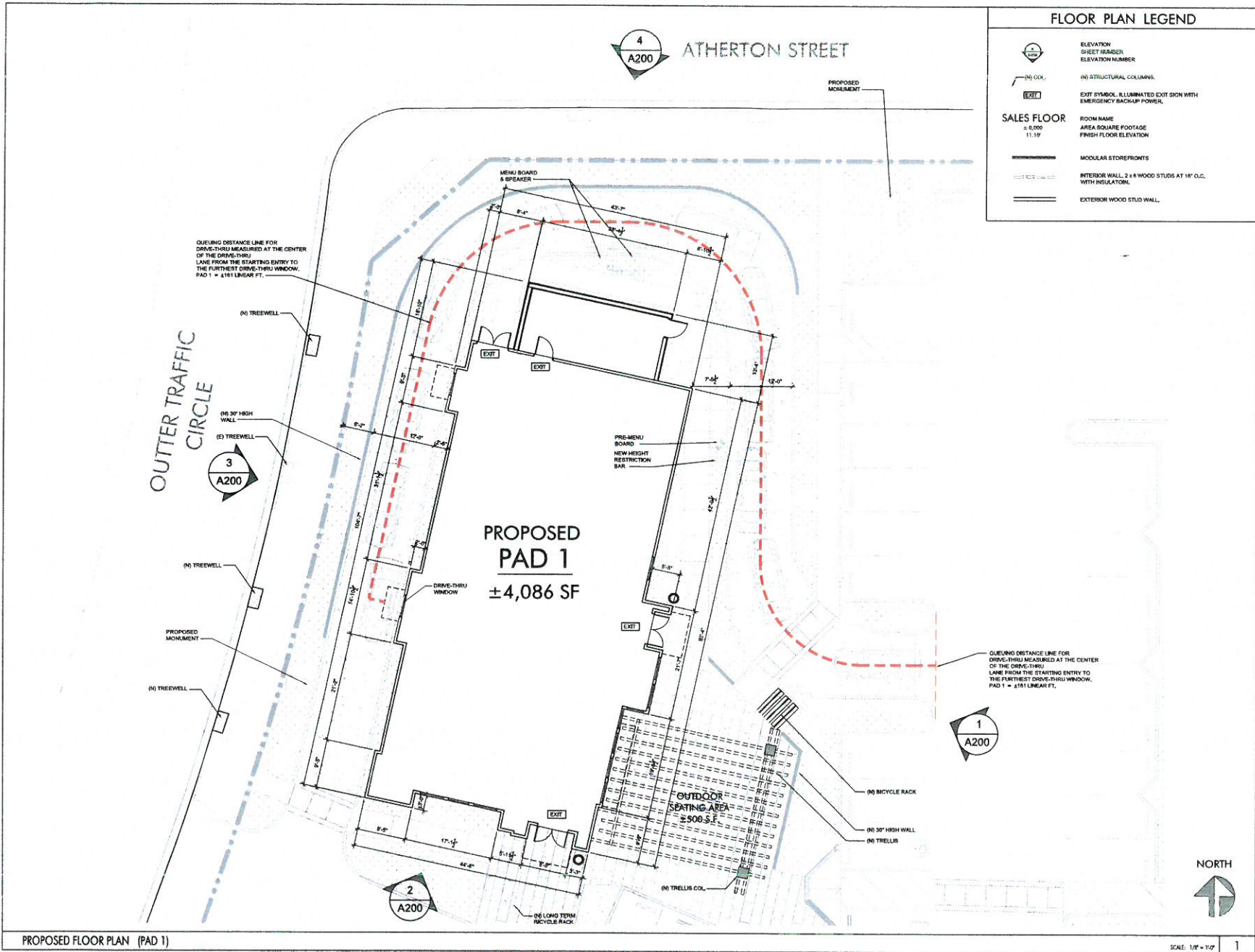
JOB NUMBER: 16024AMMA
 DRAWN BY: [Signature] CHECKED BY: HM
 DATE: 12.14.17
 SHEET DESCRIPTION:

PROPOSED SITE PLAN

SHEET NUMBER:
A010
 BASED ON SCHEME SP-17

PROPOSED SITE PLAN (SOUTH OF 45-TH STREET)

SCALE: 1" = 40'-0"



FLOOR PLAN LEGEND

	ELEVATION SHEET HEADER ELEVATION NUMBER
	(N) STRUCTURAL COLUMNS
	EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACKUP POWER.
SALES FLOOR	ROOM NAME AREA SQUARE FOOTAGE FINISH FLOOR ELEVATION
	MODULAR STOREFRONTS
	INTERIOR WALL, 2 x 8 WOOD STUDS AT 16" O.C. WITH INSULATION.
	EXTERIOR WOOD STUD WALL.

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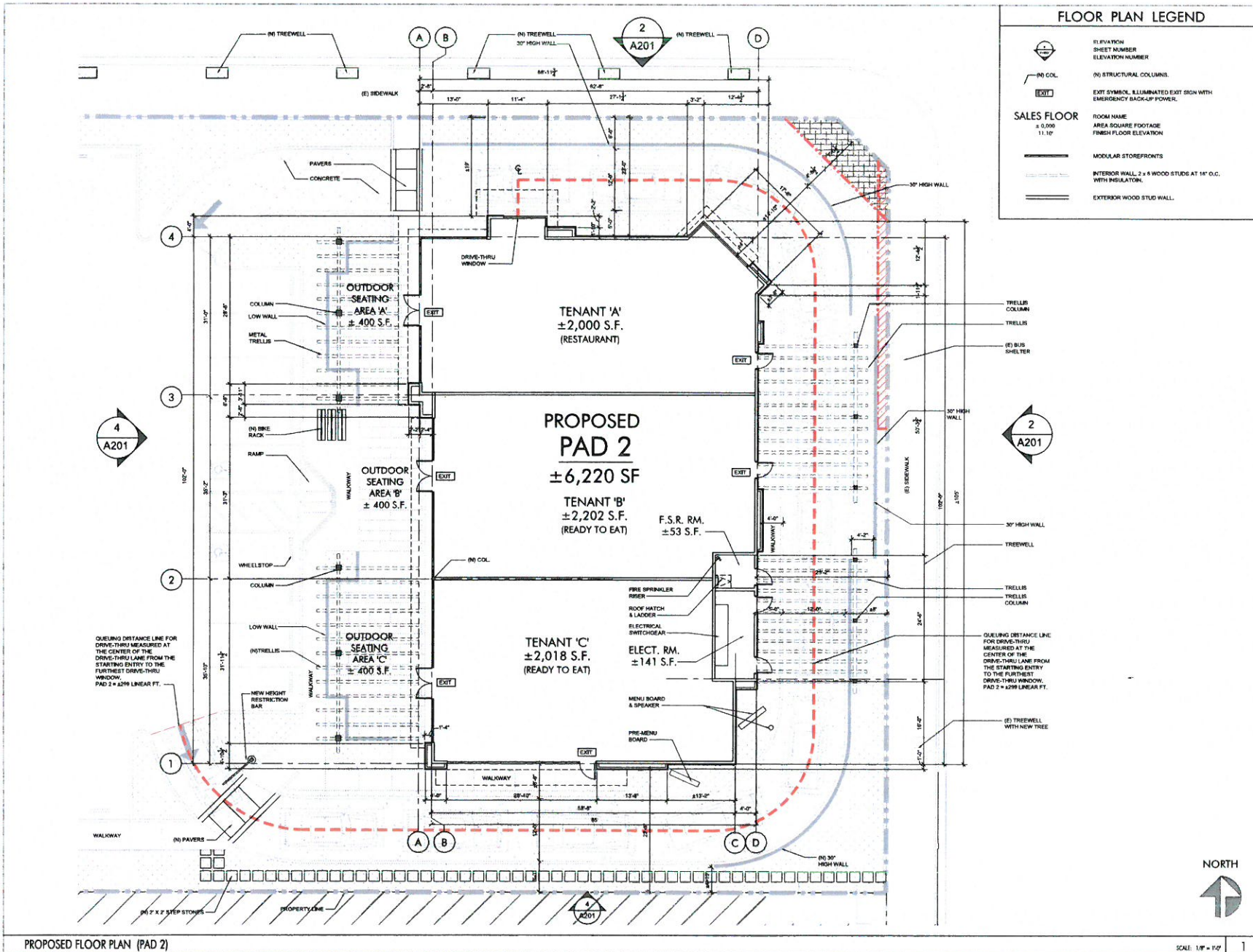
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SHEET DESCRIPTION:

PROPOSED FLOOR PLAN (PAD 1)

SHEET NUMBER:
A100





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KEY MAP

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 DRAWN BY: CR CHECKED BY: HJM
 DATE: 12.14.17
 SHEET DESCRIPTION:

PROPOSED FLOOR PLAN (PAD 2)

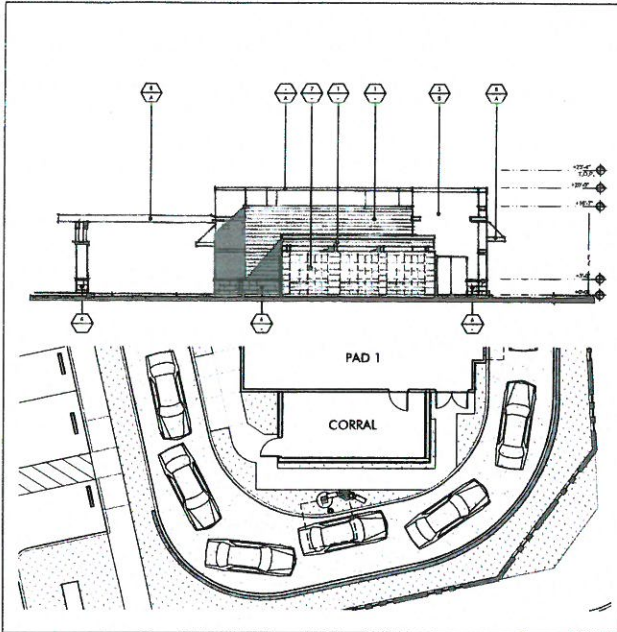
SHEET NUMBER: **A101**

BASED ON SCHEME SP-17

PROPOSED FLOOR PLAN (PAD 2)

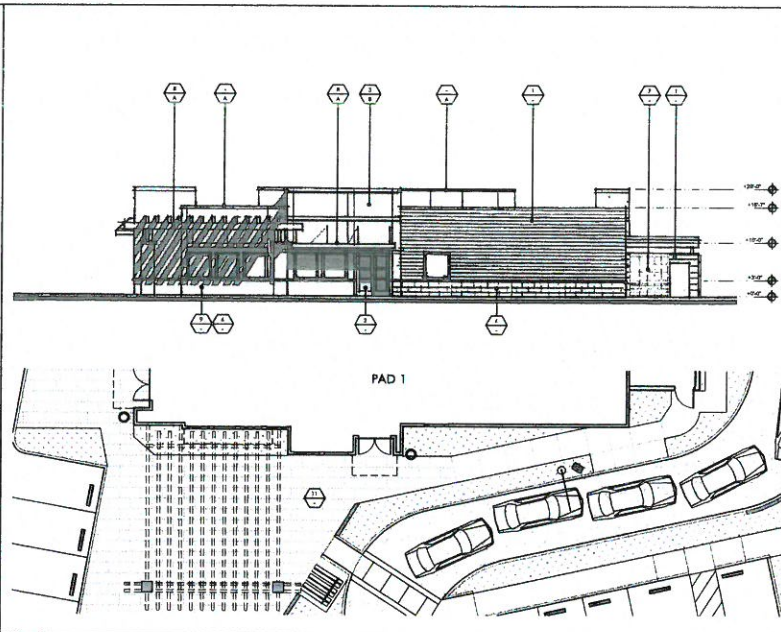
SCALE: 1/8" = 1'-0"

1



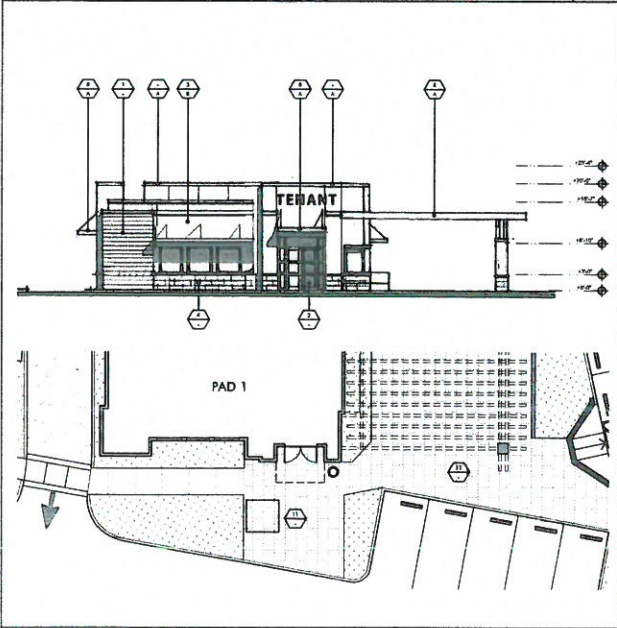
PROPOSED NORTH ELEVATION (PAD 1)

SCALE: 3/32" = 1'-0" 2



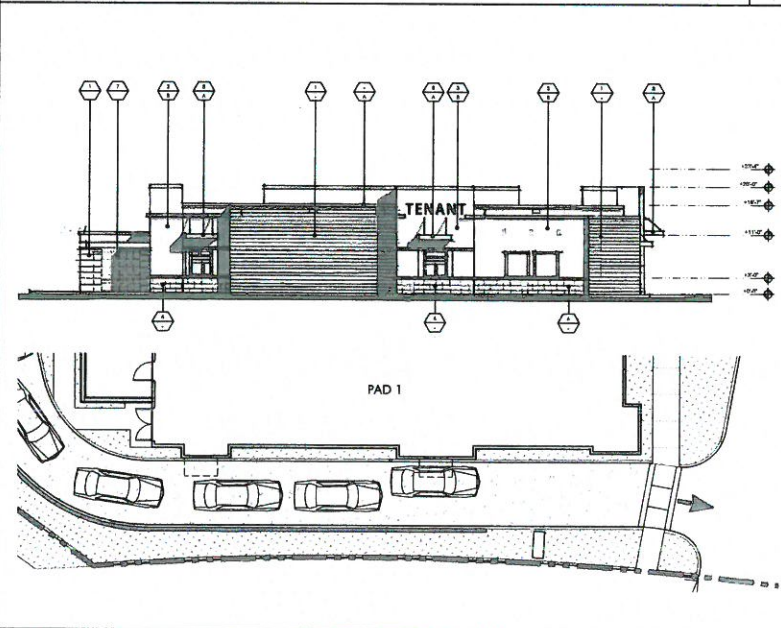
PROPOSED EAST ELEVATION (PAD 1)

SCALE: 3/32" = 1'-0" 1



PROPOSED SOUTH ELEVATION (PAD 1)

SCALE: 3/32" = 1'-0" 4



PROPOSED WEST ELEVATION (PAD 1)

SCALE: 3/32" = 1'-0" 3

- GENERAL NOTES:**
1. ALL PROPOSED LIGHT FIXTURES ATTACHED TO BUILDING WILL NOT EXCEED BUILDING ROOF LINE.
 2. ROOF TOP MECHANICAL UNITS OR VENTS RELATED TO IMPROVEMENTS WILL BE ADEQUATELY SCREENED TO MITIGATE VISIBILITY FROM PUBLIC RIGHT OF WAY. SCREENING WILL BE AESTHETICALLY PLEASING AND COMPATIBLE WITH SURROUNDING EXTERIOR MATERIALS.
 3. PROVIDE ANTI-GRAFFITI COATING FINISH AT EXTERIOR WALLS ON THE FIRST 10'-0" MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
 4. ADEQUATE LIGHTING TO BE PROVIDED AT OUTDOOR DINING AREAS.
 5. ALL WALL/FENCE HEIGHTS WILL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FENCE FOR THE SUBJECT SITE, INCLUDING OF ANY MATERIAL PLACED ABOVE THE FENCE.
 6. NO WALL OR FENCE AROUND THE EXTERIOR DINING AREA SHALL EXCEED 42" HEIGHT FROM DINING AREA FINISH FLOOR.

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
(1)	WOOD SIGN	MANUFACTURER: A&C MODEL: VINTAGE COLLECTION COLOR: 80% HANGAR, 20% CYPRESS & 20% DARK HICKORY
(2)	STOREFRONT STOREFRONT GLASS	MANUFACTURER: ANICASA FINISH: CLEAR ANODIZED ALUMINUM MANUFACTURER: PPG FINISH: CLEAR FLUAT GLASS
(3)	STUCCO FINISH	MANUFACTURER: LA HABRA STUCCO FINISH: SMOOTH TROWEL - PAINTED
(4)	SPANREL GLASS	MANUFACTURER: WEACON COLOR: WARM GRAY
(5)	NOT USED.	MODEL:
(6)	TILE BASE	MANUFACTURER: DALTE MODEL: COLONY POLYURETHANE COLOR: BROWN, BEIGE, 12"X24"
(7)	GREEN SCREEN	MANUFACTURER: GREENSCREEN MODEL: MODULAR PANELS COLOR: BLACK
(8)	METAL CANOPY/TRELIS	MANUFACTURER: NEW CONSTRUCTION FINISH: PAINTED STEEL TUBE COLOR: C
(9)	LOW PATIO WALLS	MANUFACTURER: ANGELUS BLOCK TYPE: NUMBERED W/ CONC. CAP COLOR: CHARCOAL
(10)	WALL SCIENCE	MANUFACTURER: LUMINS FINISH: ECHS BROWN LED COLOR: DUN METAL
(11)	CONCRETE PAVING	MANUFACTURER: ETEPSTONE FINISH: LIGHT SANDBLAST COLOR: FRENCH GRAY 18"X12"X4"
(12)	TRASH RECEPTACLE	MANUFACTURER: LANDSCAPE FORMS MODEL: PSE SIDE OPENING COLOR: BLACK
(13)	PEDESTRIAN LIGHTS	MANUFACTURER: LUMENS MODEL: ECH1 PAA POLE SERIES, 12'-0" COLOR: DUN METAL
(14)	BIKE RACKS	MANUFACTURER: LANDSCAPE FORMS MODEL: EMERSON COLOR: BLACK
(15)	UMBRELLAS	MANUFACTURER: SUBRELLA COLOR: TRAP
(16)	TRELIS LIGHTING	MANUFACTURER: LIGHTWAY MODEL: FROWN I10 COLOR: BATH BLACK
(17)	CONCRETE WALKWAY	MANUFACTURER: GENERAL CONTRACTOR FINISH: METRAN BROOK FINISH COLOR: NATURAL GRAY
(18)	STEP STONE	MANUFACTURER: STEPSTONE, INC. MODEL: 24" X 8" OCEAN PAVERS COLOR: FRENCH GRAY
A	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOS LEGENDARY GRAY
B	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOS STUCCO TAN
C	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOS PASADENA ROSE
D	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOS ROMANTIC TRAP
E	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOS MINERS DUST
G	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOS WOODEN PIG

McKently Malak ARCHITECTS
 38 Hugo Alley Suite 200
 Pasadena California 91103-3448
 Tel: 626 983 8340 Fax: 626 980 8387

A PROJECT FOR:
Black Equities Group, Ltd.
 433 North Camden Drive, Suite 1070
 Beverly Hills, CA 90210
 Telephone: 310-278-5333
 Facsimile: 310-274-4017

ADHERTON STREET
 XIMENO AVENUE
 PAD 1
 KEY MAP

SWC Atherton St. & Ximeno Ave.
 Long Beach, CA 90815

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	08.02.16	CONCEPTUAL SITE PLAN REVIEW
2	10.11.16	CONCEPTUAL SITE PLAN REVIEW
3	08.17.17	CONCEPTUAL SITE PLAN REVIEW
4	12.14.17	SITE PLAN REVIEW & CONDITIONAL USE PERMIT SUBMITTAL

AS INSTRUMENTS OF SERVICE, ALL DETAILS, REVISIONS AND INFORMATION DERIVED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MCKENTLY MALAK ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED OR OTHERWISE USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND REVISIONS MADE BY THE FIRM'S CONSULTING ENGINEER OR ARCHITECTS, INC. WITHOUT THE WRITTEN CONSENT OF MCKENTLY MALAK ARCHITECTS, INC. ANY CONTRACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS.

JOB NUMBER: 16024MMA
 DRAWN BY: CR CHECKED BY: HMA
 DATE: 12.14.17
 SHEET DESCRIPTION:
PROPOSED EXTERIOR ELEVATIONS (PAD 1)
 SHEET NUMBER:
A200
 BASED ON SCHEME SP-17

A PROJECT FOR:
Black Equities Group, Ltd.
433 North Comden Drive, Suite 1070
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Facsimile: 310-274-4017



SWC Atherton St. & Ximeno Ave.
Long Beach, CA 90815

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	08.02.16	CONCEPTUAL SITE PLAN REVIEW
2	10.11.16	CONCEPTUAL SITE PLAN REVIEW
RESUBMITTAL		
3	08.17.17	CONCEPTUAL SITE PLAN REVIEW
RESUBMITTAL		
4	12.14.17	SITE PLAN REVIEW & CONDITIONAL USE PERMIT SUBMITTAL

ALL DIMENSIONS OF SERVICE, AS DETAIL, SHALL BE INFORMATION ON WHICH THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF AGENCY. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE AGENCY. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE AGENCY. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE AGENCY.

JOB NUMBER: 16024MHA
DRAWN BY: CR CHECKED BY: HMA
DATE: 12.14.17
SHEET DESCRIPTION:

PROPOSED EXTERIOR ELEVATIONS (PAD 2)

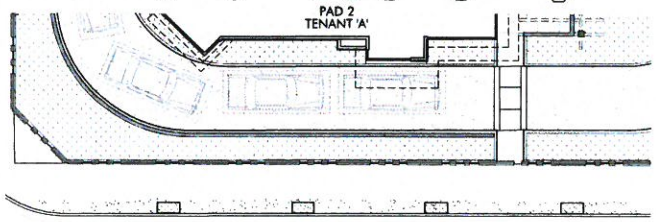
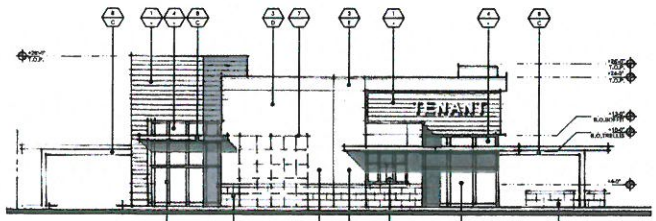
SHEET NUMBER:
A201

BASED ON SCHEME SP.17

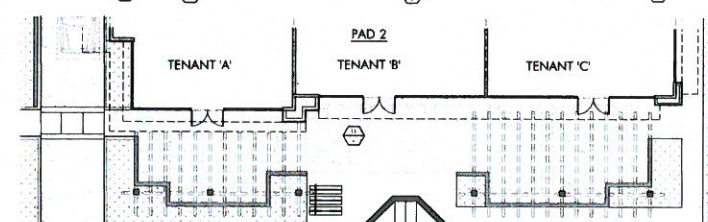
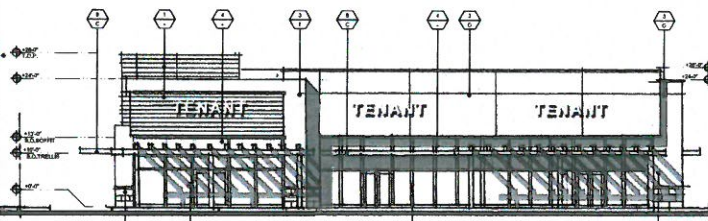
- GENERAL NOTES:**
- ALL PROPOSED LIGHT FIXTURES ATTACHED TO BUILDING WILL NOT EXCEED BUILDING ROOF LINE.
 - ROOF TOP MECHANICAL UNITS OR VENTS RELATED TO IMPROVEMENTS WILL BE ADEQUATELY SCREENED TO MITIGATE VISIBILITY FROM PUBLIC RIGHT OF WAY. SCREENING WILL BE AESTHETICALLY PLEASING AND COMPATIBLE WITH BUILDING EXTERIOR MATERIALS.
 - PROVIDE ANTI-GRAFFITI COATING ON EXTERIOR WALLS ON THE FIRST 10'-0" MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.
 - ADEQUATE LIGHTING TO BE PROVIDED AT OUTDOOR DINING AREAS.
 - ALL WALL/FENCE HEIGHTS WILL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FENCE FOR THE SUBJECT SITE, INCLUSIVE OF ANY MATERIAL PLACED ABOVE THE FENCE.
 - NO WALL OR FENCE AROUND THE EXTERIOR DINING AREA SHALL EXCEED 42' HEIGHT FROM DINING AREA FINISH FLOOR.

FINISH LEGEND

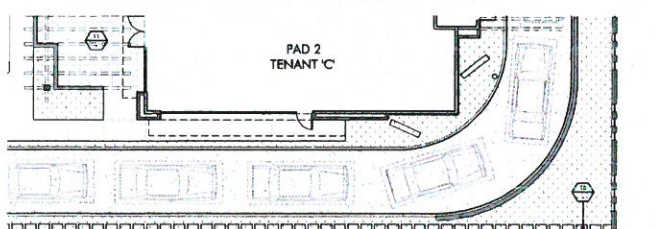
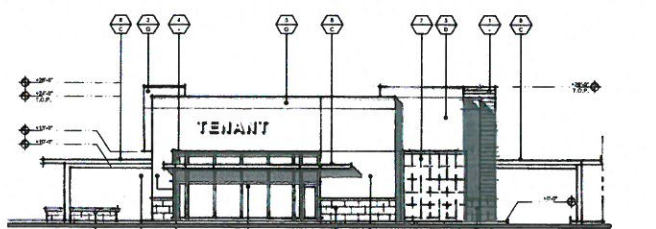
KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
(1)	WOOD SIDING	MANUFACTURER: ARCADIA MODEL: WHITE COLLECTION COLOR: 80% MANOGUANY, 20% CYPRESS & 20% DARK BICOLOGY
(2)	STOREFRONT	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM
(3)	STOREFRONT GLASS	MANUFACTURER: PPG FINISH: 1/2" CLEAR FLAT GLASS
(4)	STUCCO FINISH	MANUFACTURER: LA HABRA STUCCO FINISH: SMOOTH TROWEL - PAINTED PAINT BY DUNN EDWARDS COLOR: WARM GRAY
(5)	SPANDREL GLASS	MANUFACTURER: HAZCON COLOR: WARM GRAY
(6)	NOT USED	MANUFACTURER: MODEL: COLOR:
(7)	TILE BASE	MANUFACTURER: DAL TILE MODEL: COLORBODY PORCELAIN-IVORY COLOR: WHITE/IVORY FLOOR, 3/4" x 12" x 24"
(8)	GREEN SCREEN	MANUFACTURER: GREENSCREEN MODEL: MODULAR PANELS COLOR: BLACK
(9)	METAL CANOPY/TRELLIS	MANUFACTURER: NEW CONSTRUCTION FINISH: PAINTED STEEL TUBE COLOR: C
(10)	LOW PARTO WALLS	MANUFACTURER: ANGELLUS BLOCK TYPE: BUSHINGED W/ CONC. CAP COLOR: SANDSTONE
(11)	WALL SCIENCE	MANUFACTURER: LUMING FINISH: BRUSHED/LED COLOR: GUN METAL
(12)	CONCRETE PAVING	MANUFACTURER: SEPTSTONE FINISH: LIGHT SAND/GRAY COLOR: FRENCH GRAY #100, 12" x 24" x 2"
(13)	TRASH RECEPTACLE	MANUFACTURER: LANDSCAPE FORMS MODEL: POE, SIDE OPENING COLOR: BLACK
(14)	PEDESTRIAN LIGHTS	MANUFACTURER: LORRINE MODEL: 8' H. PAK POLE SERIES, 12" W/1 COLOR: GUN METAL
(15)	BIKE RACKS	MANUFACTURER: LANDSCAPE FORMS MODEL: BIKERACK COLOR: BLACK
(16)	UMBRELLAS	MANUFACTURER: SUNBELLIA COLOR: TALPE
(17)	TRELLIS LIGHTING	MANUFACTURER: LIGHTWAY MODEL: PROWLED COLOR: B1 SATIN BLACK
(18)	CONCRETE WALKWAY	MANUFACTURER: GENERAL CONTRACTOR FINISH: MEDIUM BROOM FINISH COLOR: NATURAL GRAY
(19)	STEP STONE	MANUFACTURER: STEPSTONE, INC. MODEL: 24" X 24" CALABO PAVERS COLOR: FRENCH GRAY
A	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOR LEGENDARY GRAY
B	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEBOR STUCCO TAN
C	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE429 PASADENA ROSE
D	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE188 HONOLULU TALPE
E	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DECTM HIBISCUS OUST
G	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE814 WOODEN PEG



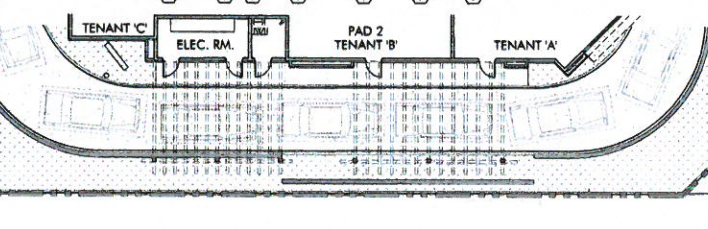
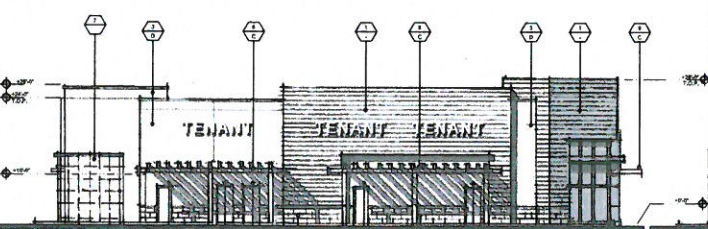
PROPOSED NORTH ELEVATION (PAD 2) SCALE: 3/32" = 1'-0" 2



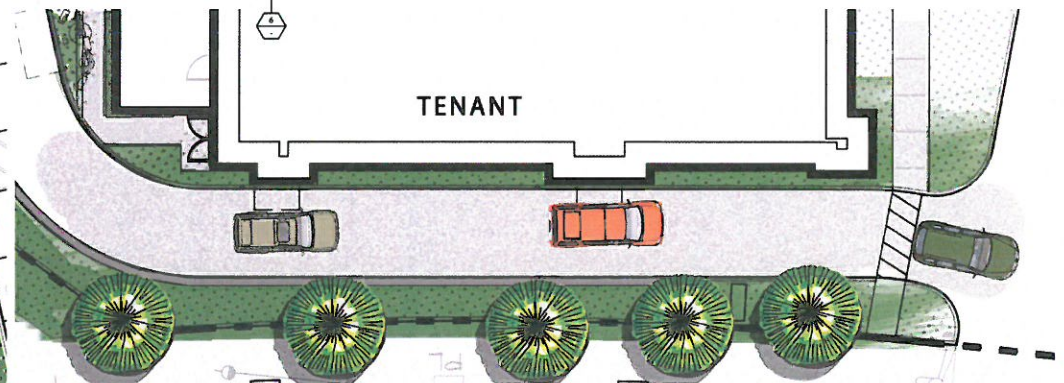
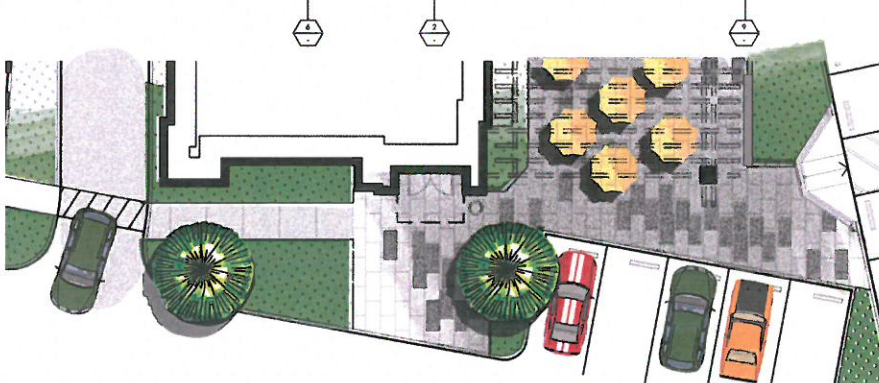
PROPOSED WEST ELEVATION (PAD 2) SCALE: 3/32" = 1'-0" 1



PROPOSED SOUTH ELEVATION (PAD 2) SCALE: 3/32" = 1'-0" 4



PROPOSED EAST ELEVATION (PAD 2) SCALE: 3/32" = 1'-0" 3



SOUTH ELEVATION

WEST ELEVATION

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
1	WOOD SIDING	MANUFACTURER: AZEK MODEL: VINTAGE COLLECTION COLOR: 80% MAHOGANY, 20% CYPRESS & 20% DARK HICKORY	7	GREEN SCREEN	MANUFACTURER: GREENSCREEN MODEL: MODULAR PANELS COLOR: BLACK	13	PEDESTRIAN LIGHTS	MANUFACTURER: LUMINE MODEL: E0811, PAA POLE SERIES, 12'-0" H COLOR: GUM METAL	A	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DES395 LEGENDARY GRAY
2	STOREFRONT STOREFRONT GLASS	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM MANUFACTURER: PPG FINISH: 1" CLEAR FLOAT GLASS	8	METAL CANOPY/TRELLIS	MANUFACTURER: NEW CONSTRUCTION FINISH: PAINTED STEEL TUBE COLOR: C	14	BIKE RACKS	MANUFACTURER: LANDSCAPE FORMS MODEL: EMERSON COLOR: BLACK	B	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DES208 STUCCO TAN
3	STUCCO FINISH	MANUFACTURER: LA HABRA STUCCO FINISH: SMOOTH TROWEL - PAINTED PAINT BY DUNN EDWARDS	9	LOW PATIO WALLS	MANUFACTURER: ANGELUS BLOCK TYPE: BURNISHED W/ CONC. CAP COLOR: CHARCOAL	15	UMBRELLAS	MANUFACTURER: SUNBRELLEA COLOR: TALPE	C	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DET 409 PASADENA ROSE
4	SPANDREL GLASS	MANUFACTURER: VITACON COLOR: WARM GRAY	10	WALL SCOOGE	MANUFACTURER: LUMINE FINISH: EC619-EC9W, LED COLOR: GUM METAL	16	TRELLIS LIGHTING	MANUFACTURER: LIGHTWAY MODEL: PD5W-LED COLOR: B1 SATIN BLACK	D	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DES182 MONACO TALPE
6	TILE BASE	MANUFACTURER: DAL TILE MODEL: COLOMBODY PORCELAIN-INOKE COLOR: MYBTEC WAY 900, 8'-24" 12'-0"	11	CONCRETE PAVING	MANUFACTURER: STEPSTONE FINISH: LIGHT SANDBLAST COLOR: FRENCH GRAY #104, 12'-0" X 24"	17	CONCRETE WALKWAY	MANUFACTURER: GENERAL CONTRACTOR FINISH: MEDIUM BROOM FINISH COLOR: NATURAL GRAY	E	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DEC796 MINER'S DUST
			12	TRASH RECEPTACLE	MANUFACTURER: LANDSCAPE FORMS MODEL: POE, SIDE OPENING COLOR: BLACK	18	STEP STONE	MANUFACTURER: STEPSTONE, INC. MODEL: 24" X 24" CALARC PAVERS COLOR: FRENCH GRAY	G	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DES125 WOODEN PEG

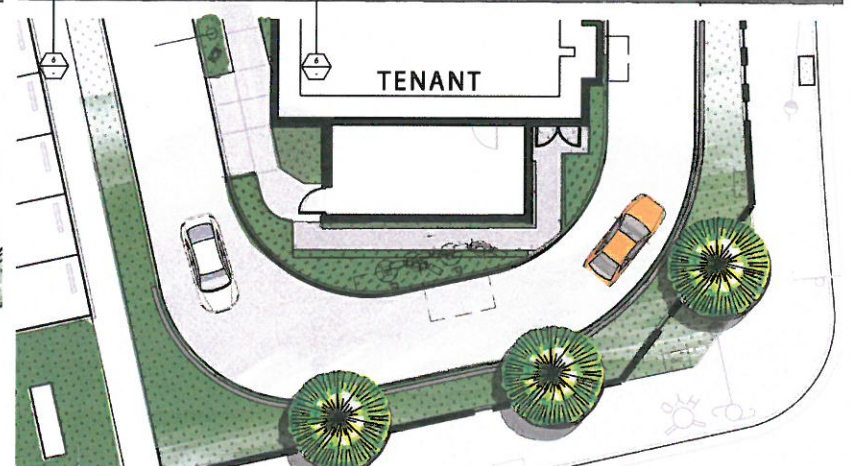
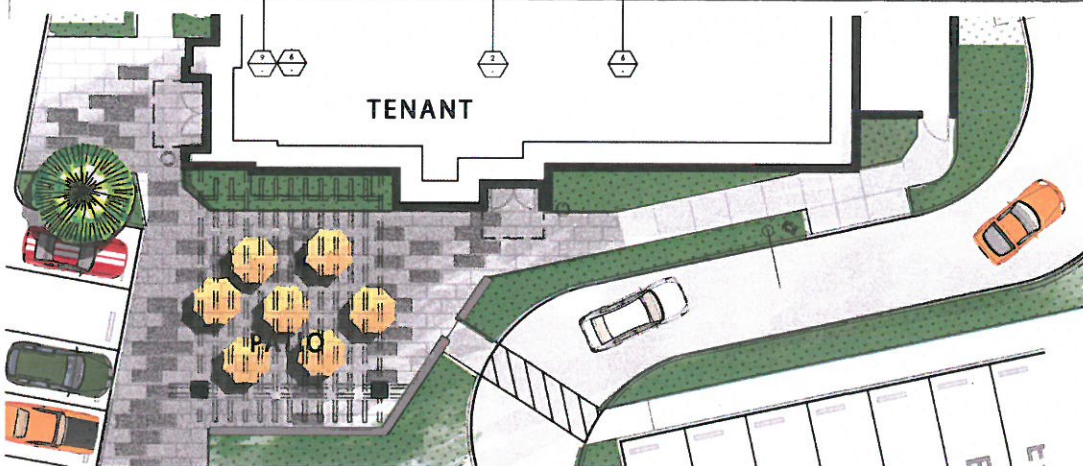
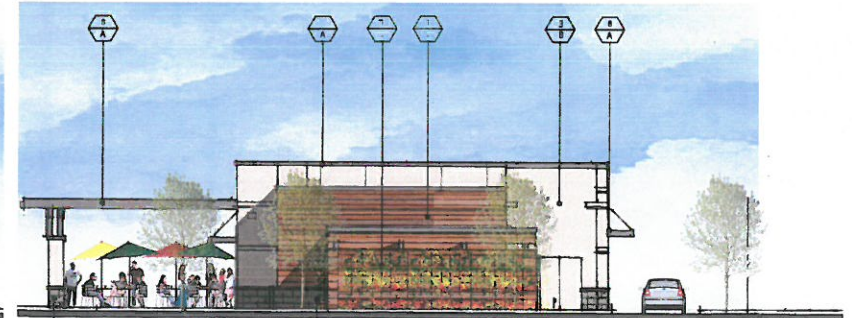


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SWC ATHERTON STREET & XIMENO AVENUE
LONG BEACH, CALIFORNIA



ELEVATIONS
12.08.2017 16024MM
PAD 1



EAST ELEVATION

NORTH ELEVATION

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
1	WOOD SIDING	MANUFACTURER: AJOA MODEL: VINTAGE COLLECTION COLOR: 80% MAHOAGANY, 20% CYPRESS & 20% DARK HICKORY	7	GREEN SCREEN	MANUFACTURER: GREENSCREEN MODEL: MODULAR PANELS COLOR: BLACK	13	PEDESTRIAN LIGHTS	MANUFACTURER: LUMINIS MODEL: EC011, PAA POLE SERIES, 12-07H COLOR: GUN METAL	A	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE889 LEGENDARY GRAY
2	STOREFRONT STOREFRONT GLASS	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM MANUFACTURER: PPG FINISH: 1" CLEAR FLOAT GLASS	8	METAL CANOPY/TRELLIS	MANUFACTURER: NEW CONSTRUCTION FINISH: PAINTED STEEL TUBE COLOR: C	14	BIKE RACKS	MANUFACTURER: LANDSCAPE FORMS MODEL: EMERSON COLOR: BLACK	B	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE628 STUCCO TAN
3	STUCCO FINISH	MANUFACTURER: LA HABRA STUCCO FINISH: SMOOTH TROWEL - PAINTED PAINT BY DUNN EDWARDS	9	LOW PATIO WALLS	MANUFACTURER: ANGELLUS BLOCK TYPE: BURNISHED W/ CONC. CAP COLOR: CHARCOAL	15	UMBRELLAS	MANUFACTURER: SUNBRELLA COLOR: TAUPE	C	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE1428 PASADENA ROSE
4	SPANDREL GLASS	MANUFACTURER: VIRACON COLOR: WARM GRAY	10	WALL SCIENCE	MANUFACTURER: LUMINIS FINISH: EC616 EC6W, LED COLOR: GUN METAL	16	TRELLIS LIGHTING	MANUFACTURER: LIGHTWAY MODEL: PD5W-LED COLOR: R1 SATIN BLACK	D	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE1152 NOMADIC TAUPE
5	TILE BASE	MANUFACTURER: DAL TILE MODEL: COLORBODY PORCELAIN-IVVOKE COLOR: INMETE WAY 4002, 6"X6", 12"X6"	11	CONCRETE PAVING	MANUFACTURER: STEPSTONE FINISH: LIGHT SANDBLAST COLOR: FRENCH GRAY #1504, 12"X24"X2"	17	CONCRETE WALKWAY	MANUFACTURER: GENERAL CONTRACTOR FINISH: MEDIUM BROOM FINISH COLOR: NATURAL GRAY	E	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DECTRM MINER'S DUST
6			12	TRASH RECEPTACLE	MANUFACTURER: LANDSCAPE FORMS MODEL: POE, SIDE OPENING COLOR: BLACK	18	STEP STONE	MANUFACTURER: STEPSTONE, INC. MODEL: 24" X 24" CALARIC PAVERS COLOR: FRENCH GRAY	G	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE8215 WOODEN PEG



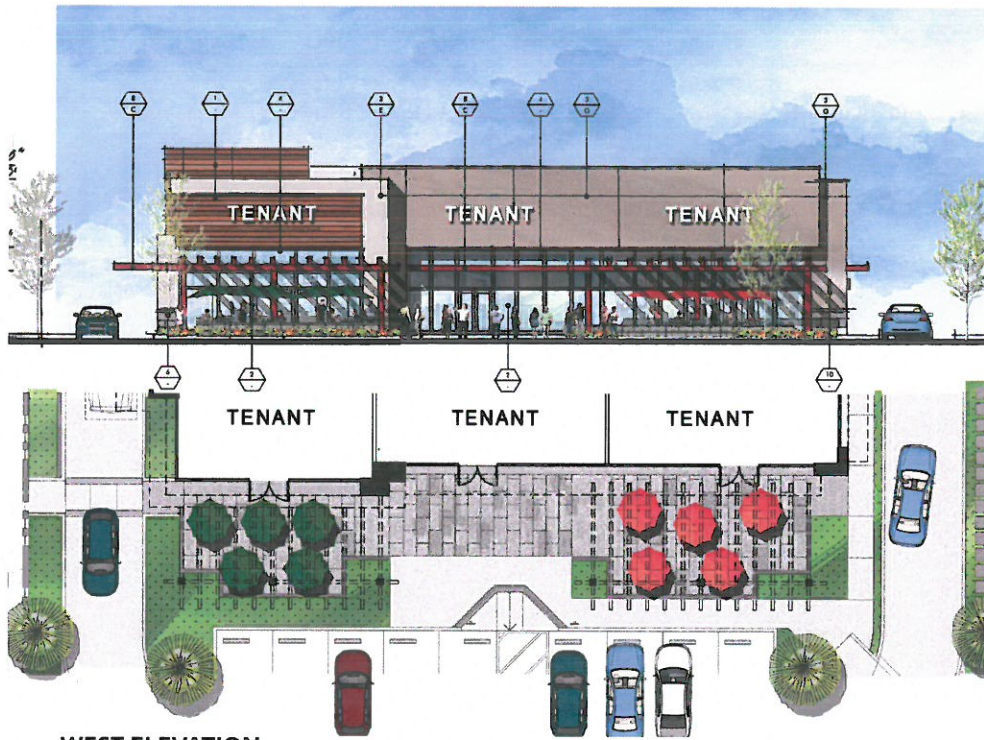
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LONG BEACH, CALIFORNIA

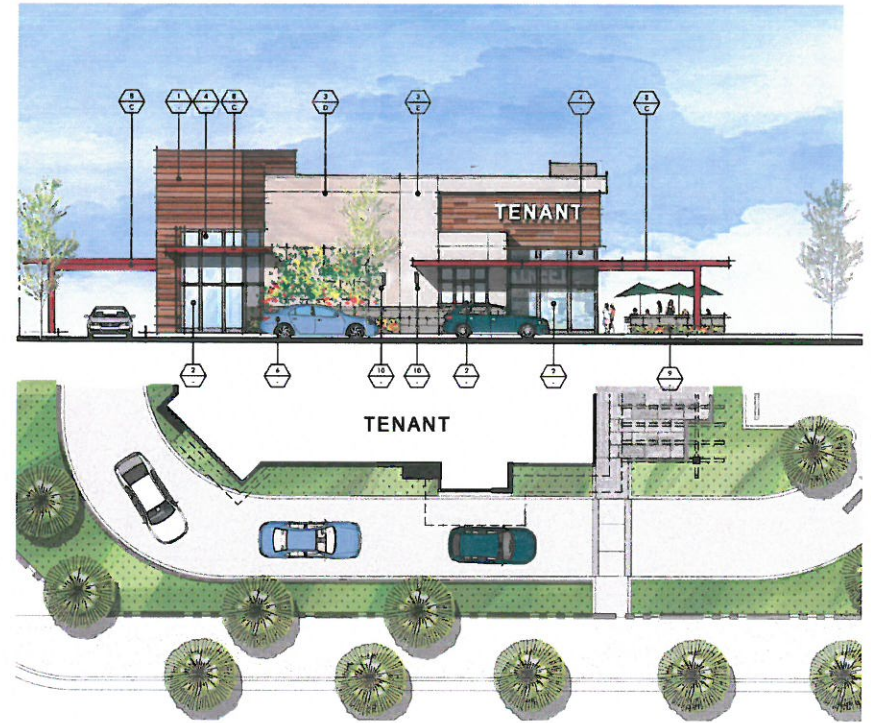


ELEVATIONS
17.08.2017 16024MMA

PAD-1



WEST ELEVATION



NORTH ELEVATION

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
1	WOOD SIDING	MANUFACTURER: AZEK MODEL: VINTAGE COLLECTION COLOR: 80% MAHOGANY, 20% CYPRESS & 20% DARK HICKORY	7	GREEN SCREEN	MANUFACTURER: SPEEDSCREEN MODEL: MODULAR PANELS COLOR: BLACK	13	PEDESTRIAN LIGHTS	MANUFACTURER: LUMINE MODEL: ECR11, PAA POLE SERIES, 12-07H COLOR: GUN METAL	A	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE639 LEGENDARY GRAY
2	STOREFRONT STOREFRONT GLASS	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM MANUFACTURER: PPG FINISH: 1" CLEAR FLOAT GLASS	8	METAL CANOPY/TRELLIS	MANUFACTURER: NEW CONSTRUCTION FINISH: PAINTED STEEL TUBE COLOR: C	14	BIKE RACKS	MANUFACTURER: LANDSCAPE FORMS MODEL: EMERSON COLOR: BLACK	B	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE626 STUCCO TAN
3	STUCCO FINISH	MANUFACTURER: LA HABRA STUCCO FINISH: SMOOTH TROWEL - PAINTED PAINT BY DUNN EDWARDS	9	LOW PATIO WALLS	MANUFACTURER: ANGELUS BLOCK TYPE: BURNISHED W/ CONC. CAP COLOR: CHARCOAL	15	UMBRELLAS	MANUFACTURER: SUNBRELLA COLOR: TAUPE	C	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE1429 PASADENA ROSE
4	SPANDREL GLASS	MANUFACTURER: VIRACON COLOR: WARM GRAY	10	WALL SCOURCE	MANUFACTURER: LUMINE FINISH: EC619-EC6W, LED COLOR: GUN METAL	16	TRELLIS LIGHTING	MANUFACTURER: LIGHTWAY MODEL: POSW-LED COLOR: BY SATIN BLACK	D	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE1192 NOMADIC TAUPE
6	TILE BASE	MANUFACTURER: DAL TILE MODEL: COLORBODY PORCELAIN-ANVOKO COLOR: MINETTE WAY 002, 4'x4", 12"x4"	11	CONCRETE PAVING	MANUFACTURER: STEPSTONE FINISH: LIGHT SANDBLAST COLOR: FRENCH GRAY #1804, 12"x24"x2"	17	CONCRETE WALKWAY	MANUFACTURER: GENERAL CONTRACTOR FINISH: MEDIUM BROOK FINISH COLOR: NATURAL GRAY	E	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE378 MINER'S DUST
			12	TRASH RECEPTACLE	MANUFACTURER: LANDSCAPE FORMS MODEL: POE, SIDE OPENING COLOR: BLACK	18	STEP STONE	MANUFACTURER: STEPSTONE, INC. MODEL: 24" X 24" CALARIC PAVERS COLOR: FRENCH GRAY	G	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE8115 WOODEN PIEG

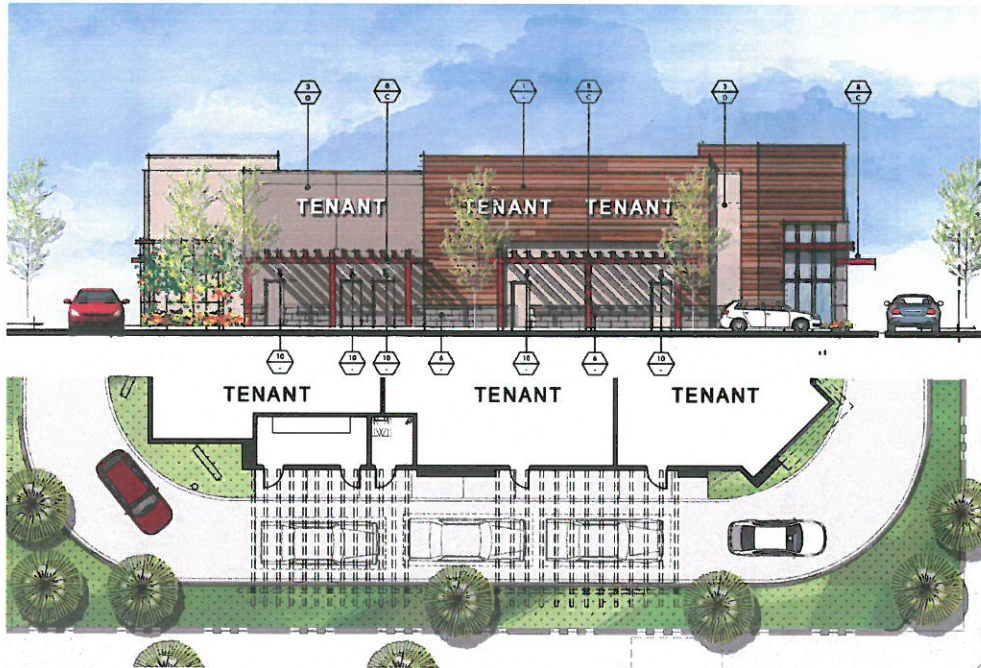


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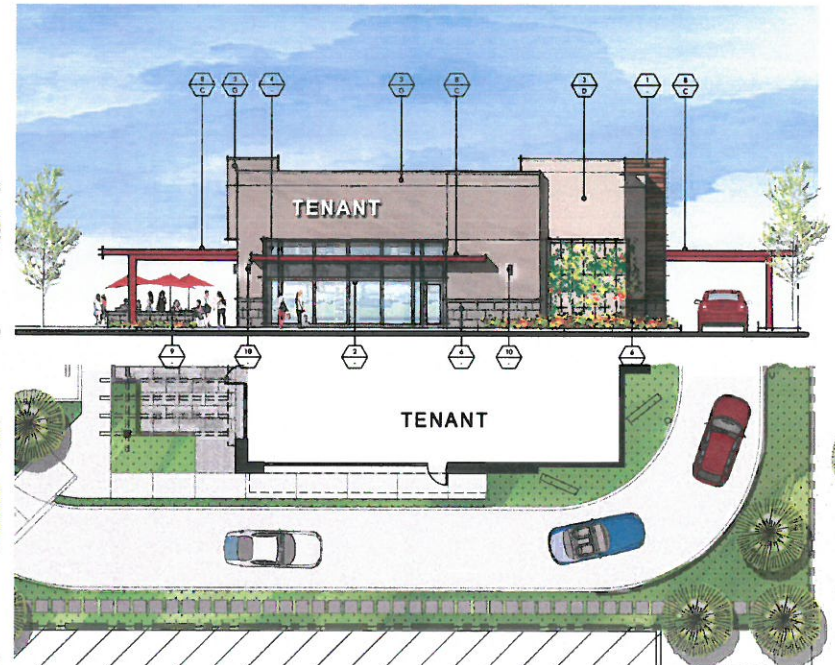
SWC ATHERTON STREET & XIMENO AVENUE
LONG BEACH, CALIFORNIA



ELEVATIONS
12.08.2017 16024MMA
PAD 2



EAST ELEVATION



SOUTH ELEVATION

FINISH LEGEND

KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR	KEY	MATERIAL	MANUFACTURER / FINISH & COLOR
1	WOOD SIDING	MANUFACTURER: ALEN MODEL: VINTAGE COLLECTION COLOR: 80% MAHOAGANY, 20% CYPRESS & 20% DARK HICKORY	7	GREEN SCREEN	MANUFACTURER: GREENSCREEN MODEL: MODULAR PANELS COLOR: BLACK	13	PEDESTRIAN LIGHTS	MANUFACTURER: LUMINIS MODEL: EC011, PAA POLE SERIES, 12-0" H COLOR: GUN METAL	A	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE889 LEGENDARY GRAY
2	STOREFRONT STOREFRONT GLASS	MANUFACTURER: ARCADIA FINISH: CLEAR ANODIZED ALUMINUM MANUFACTURER: PPG FINISH: 1" CLEAR FLINT GLASS	8	METAL CANOPY/TRELLIS	MANUFACTURER: NEW CONSTRUCTION FINISH: PAINTED STEEL TUBE COLOR: C	14	BIKE RACKS	MANUFACTURER: LANDSCAPE FORMS MODEL: EMERSON COLOR: BLACK	B	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE626 STUCCO TAN
3	STUCCO FINISH	MANUFACTURER: LA HABRA STUCCO FINISH: SMOOTH TROWEL - PAINTED PAINT BY DUNN EDWARDS	9	LOW PATIO WALLS	MANUFACTURER: ANGELUS BLOCK TYPE: BURNISHED W/ CONC. CAP COLOR: CHARCOAL	15	UMBRELLAS	MANUFACTURER: SUNBRELLA COLOR: TALPE	C	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE1429 PASADENA ROSE
4	SPANDREL GLASS	MANUFACTURER: VIBRACON COLOR: WARM GRAY	10	WALL SCONCE	MANUFACTURER: LUMINIS FINISH: EC610-EC616, LED COLOR: GUN METAL	16	TRELLIS LIGHTING	MANUFACTURER: LIGHTWAY MODEL: PD5W-LED COLOR: B1 SATIN BLACK	D	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE1512 NOMADIC TALPE
6	TILE BASE	MANUFACTURER: DAL TILE MODEL: COLOMBY PORCELAIN-INVOKÉ COLOR: METRIC WAY 002, 8" x 24" 12x24"	11	CONCRETE PAVING	MANUFACTURER: STEPSTONE FINISH: LIGHT SANDBLAST COLOR: FRENCH GRAY #1504, 12"x24"x2"	17	CONCRETE WALKWAY	MANUFACTURER: GENERAL CONTRACTOR FINISH: MEDIUM BRUSH FINISH COLOR: NATURAL GRAY	E	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DECTR8 MINER'S DUST
			12	TRASH RECEPTACLE	MANUFACTURER: LANDSCAPE FORMS MODEL: POE, SIDE OPENING COLOR: BLACK	18	STEP STONE	MANUFACTURER: STEPSTONE, INC. MODEL: 24" X 24" CALARIC PAVERS COLOR: FRENCH GRAY	G	PAINT	MANUFACTURER: DUNN EDWARDS COLOR: DE8215 WOODEN PEG



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ELEVATIONS
12.08.2017 16024MM
PAD 2



A PAINT: DE6369 LEGENDARY GRAY
BY: DUNN EDWARDS



B PAINT: DE6205 STUCCO TAN
BY: DUNN EDWARDS



C PAINT: DE1429 PASADENA ROSE
BY: DUNN EDWARDS



D PAINT: DE6192 NOMADIC TAUPE
BY: DUNN EDWARDS



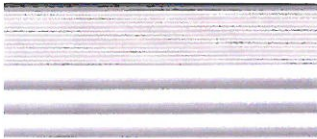
E PAINT: DEC786 MINER'S DUST
BY: DUNN EDWARDS



G PAINT: DE6215 WOODEN PEG
BY: DUNN EDWARDS



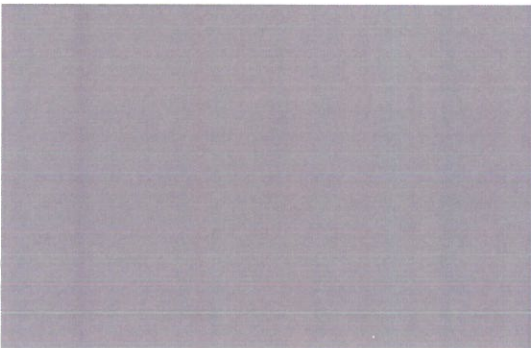
1 WOOD SIDING
MODEL: VINTAGE COLLECTION
COLOR: CYPRESS (20%), DARK HICKORY (20%), & MAHOGANY (60%)
BY: AZEK



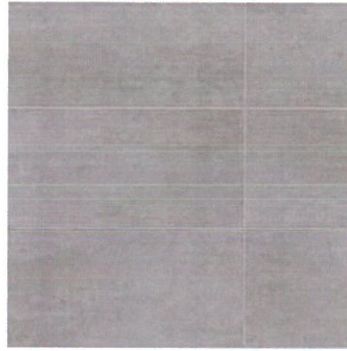
2 STOREFRONT W/ GLASS
COLOR: CLEAR ANODIZED
BY: ARCADIA
GLASS: 1" CLEAR GLASS BY: PPG



3 EXTERIOR CEMENT PLASTER
BY: LA HABRA STUCCO



4 SPANDEL GLASS
COLOR: WARM GRAY
BY: VIRACON



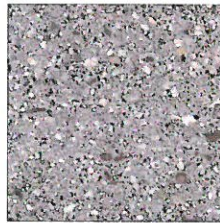
6 STONE TILE
COLOR: BODY PORCELAIN - INVOKE SERIES
COLOR: MYSTIC WAY - 1002, 6"x24" & 12"x24"
BY: DAL TILE



7 GREEN SCREEN
MODEL: WALL MOUNTED MODULAR
COLOR: BLACK
BY: GREEN SCREEN OR EQUAL



8 METAL CANOPY
FINISH: PAINTED
BY: NEW CONSTRUCTION



9 CMU BLOCK
COLOR: CHARCOAL, BURNISHED
BY: ANGELUS BLOCK



10 WALL SCONCE
MODEL: EC610-ECGW, LED
COLOR: GUN METAL
BY: LUMINIS



11 CONCRETE PAVING
COLOR: FRENCH GRAY #1804, LIGHTSANDBLAST, 12x24
BY: STEPSTONE, INC



12 TRASH RECEPTACLE
MODEL: PDE
COLOR: SIDE OPENING, BLK
BY: LANDSCAPE FORMS



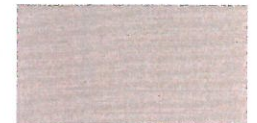
13 PEDESTRIAN LIGHTS
MODEL: EC611 PAA POLE 12'
COLOR: GUN METAL
BY: LUMINIS



14 BIKE RACKS
MODEL: EMERSON, BLK
BY: LANDSCAPE FORMS



18 STEP STONE
MODEL: 24"x24" CALARC PAVERS
COLOR: FRENCH GRAY #1804
BY: STEPSTONE, INC.



15 UMBRELLAS
COLOR: TAUPE
BY: SUNBRELLA



16 TRELLIS LIGHTING
MODEL: PDSW-LED
BY: LIGHTWAY



17 CONCRETE WALKWAY
FINISH: MEDIUM BROOM FINISH
COLOR: NATURAL GRAY
BY: GENERAL CONTRACTOR



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COLOR MATERIAL BOARD

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CM-01



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PAD 1

PERSPECTIVE

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RE-1



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PAD 1

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RE-1A



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PAD 2

PERSPECTIVE

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RE-2



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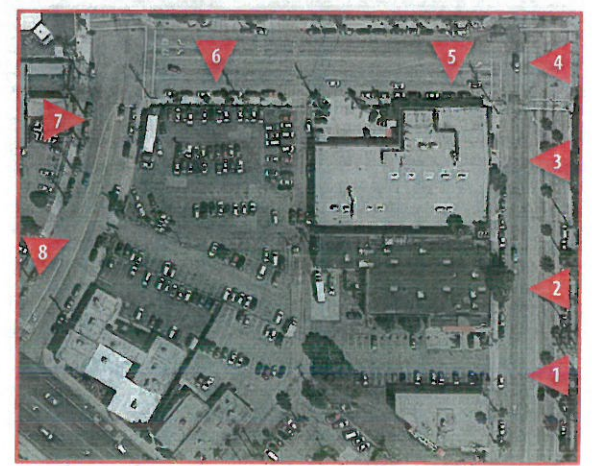


PAD 2

PERSPECTIVE

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RE-2A



KEYPLAN



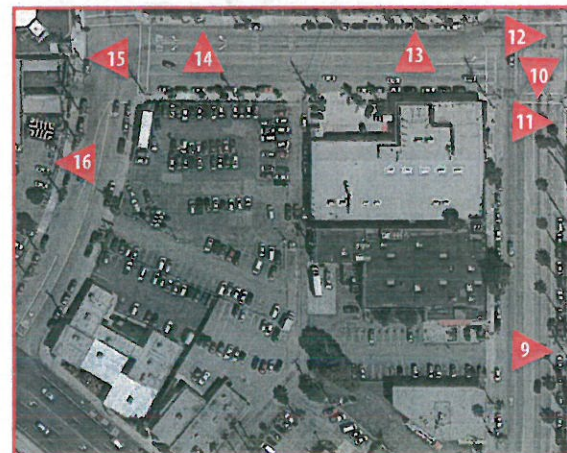
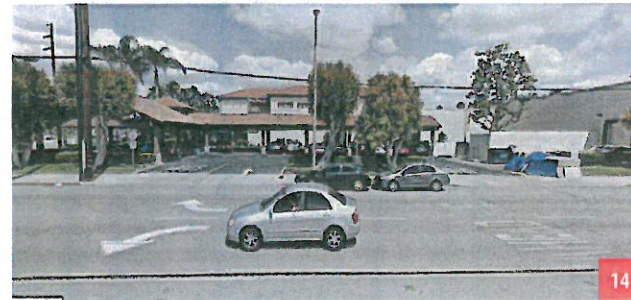
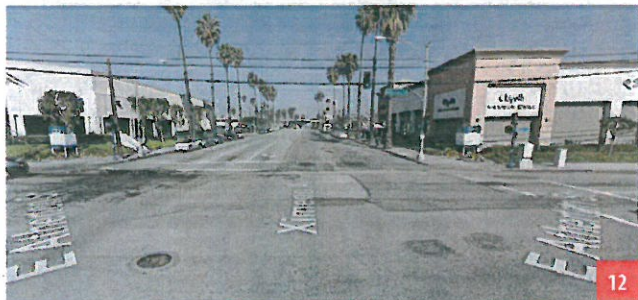
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McKently Malak
 ARCHITECTS

SITE PHOTOS
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PH-01



KEYPLAN



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PH-02