

SPR RESUBMITTAL

CHIANINA

RESTAURANT REMODEL

5716 2ND STREET,
LONG BEACH, CA 90803

A PROJECT FOR:
CHIANINA STEAKHOUSE LLC



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PROJECT DESCRIPTION

ALTERATION OF EXISTING RESTAURANT SHELL INCLUDING NEW OPENINGS IN EXISTING FACADE, NEW OUTDOOR DINING AREA WITH STEEL PATIO STRUCTURE, LANDSCAPE AND HARDSCAPE ALTERATIONS, AND GRIND AND OVERLAY OF ASPHALT PARKING AREA.

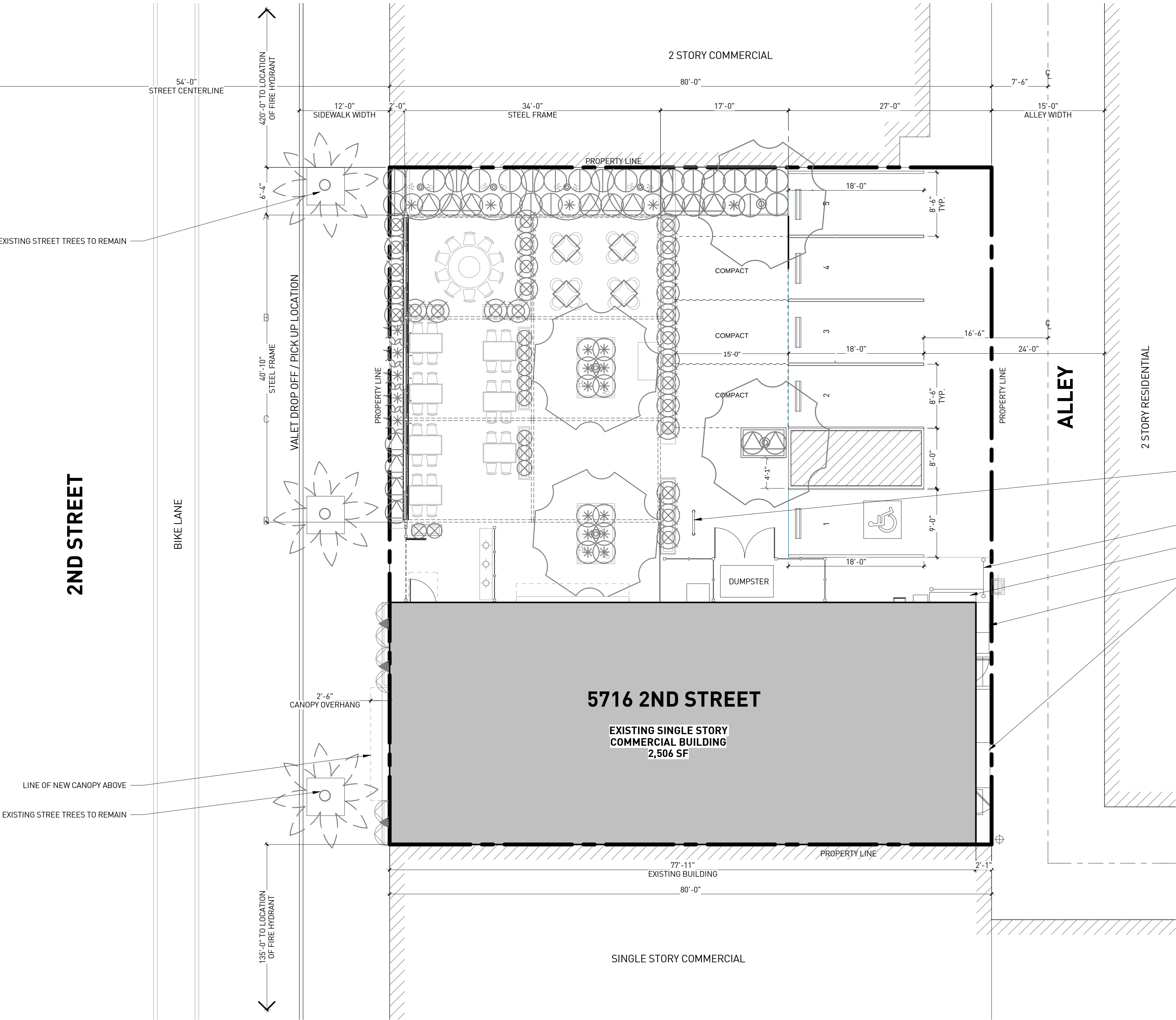
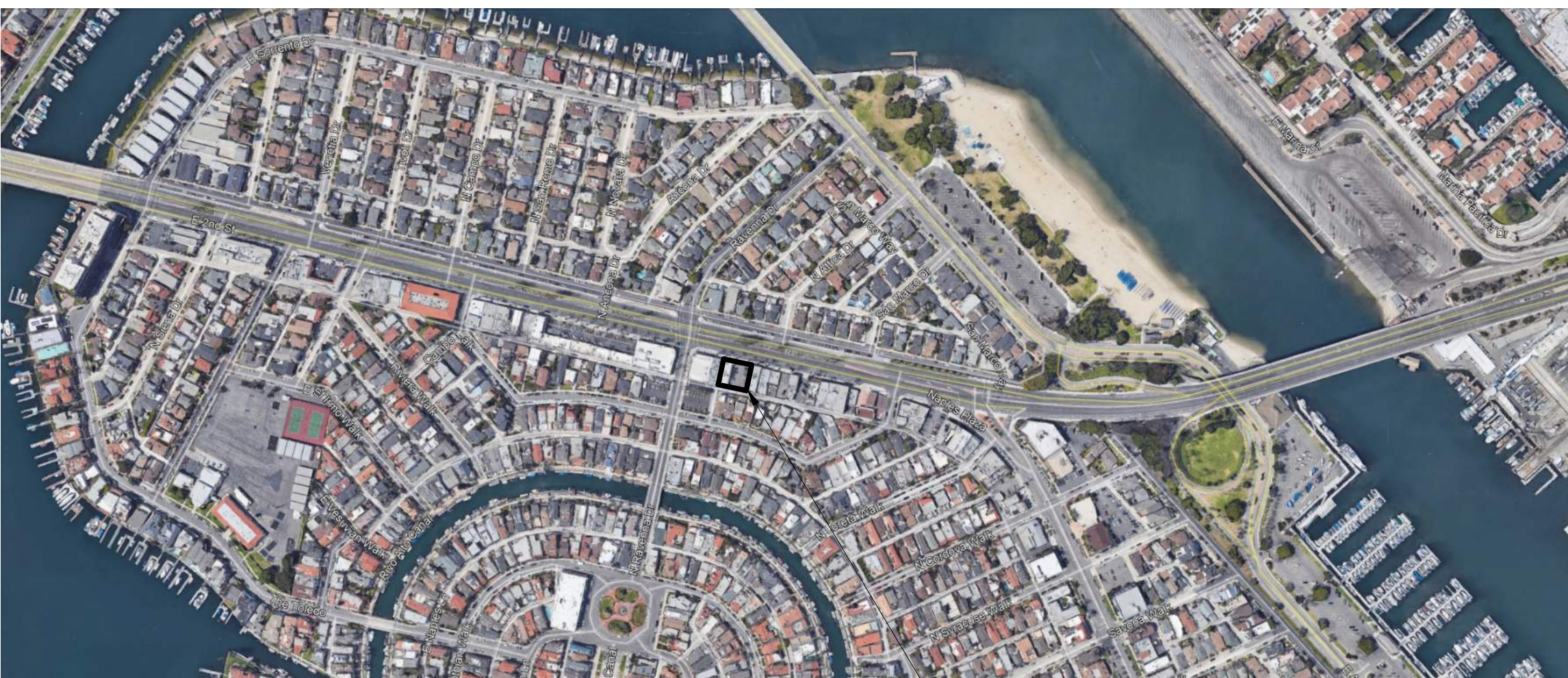
PROJECT SUMMARY

LOT AREA:	7,200 SF (0.17 AC)
EXISTING BUILDING:	2,506 SF
ZONE:	CNP - NEIGHBORHOOD PEDESTRIAN DISTRICT COASTAL AREA E
ALLOWABLE HEIGHT:	28'-0", 2 STORIES
EXISTING BUILDING HT:	14'-0", SINGLE STORY
SETBACKS:	
REQUIRED YARD AREA BETWEEN BUILDINGS AND PROPERTY LINES:	
FRONT YARD:	NONE ¹
ADJACENT TO REAR YARD OF RESIDENTIAL DISTRICT:	10'-0" ^{2,3}
ADJACENT TO SIDE YARD OF NONRESIDENTIAL DISTRICT:	5'-0"
NOTE: ALL BUILDING SETBACKS ARE EXISTING TO REMAIN	
REQUIRED YARD AREA BETWEEN PARKING AND PROPERTY LINES:	
FRONT YARD:	30'-0"
ALLEY:	14'-0" ²
ADJACENT TO NONRESIDENTIAL DISTRICT:	NONE
¹ MINIMUM SETBACK OF 10'-0" FROM CURB FACE	
² MEASURED FROM CENTERLINE OF ALLEY	
³ SETBACK MAY BE REDUCED TO 10'-0" FOR A SINGLE-STORY COMMERCIAL BUILDING THROUGH SITE PLAN REVIEW.	

PARKING SUMMARY

PARKING REQUIRED:	
COMMERCIAL:	
DINNER RESTAURANT:	10 PER 1,000 GFA OF DINING AREAS
OUTDOOR DINING:	20 PER 1,000 GFA FOR TAVERN AREA 0 SPACE FOR 250 GLA OR LESS 5 PER 1,000 GLA OR MORE FOR AN ESTABLISHED RESTAURANT
OFF-SITE PARKING	
DISTANCE FROM USE:	ALL REQUIRED PARKING SHALL BE LOCATED WITHIN 600'-0" OF THE USE IT SERVES, UNLESS OTHERWISE SPECIFIED. THIS DISTANCE SHALL BE MEASURED FROM THE MIDDLE OF THE PARKING FACILITY TO THE ENTRANCE OF THE USE, USING THE SHORTEST ROUTE LEGALLY AVAILABLE TO A PEDESTRIAN.
GUARANTEED PERMANENCE:	ALL REQUIRED OFF-SITE PARKING SHALL BE GUARANTEED TO REMAIN AS PARKING BY A DEED RESTRICTION TO WHICH THE CITY IS A PARTY.
PARKING COUNT PER SF USE CALC:	
BAR:	20 SPACES PER 1000 SF 198 SF x (20/1000) = 3.96 = 4 SPACES
DINING:	10 SPACES PER 1000 SF 696 SF x (10/1000) = 6.96 = 7 SPACES
OUTDOOR DINING:	5 SPACES PER 1000 SF 170 SF + 285 SF + 390 SF = 845 - 250 = 595 SF 595 SF x (5/1000) = 2.98 = 3 SPACES
TOTAL SPACES:	4 + 7 + 3 = 14 SPACES
BICYCLE PARKING:	
COMMERCIAL:	1 SPACE PER 5,000 SF

VICINITY PLAN



ISSUE	DATE

Mr. David Ursini
Naples Rib Company
5800 E. 2nd St.
Long Beach CA 90803

Re: Shared Parking Agreement

Dear David;

In follow up to our discussions following will outline our agreement whereby you would allow Chianina Steakhouse LLC ("Chianina") or its designee to utilize Nine (9) parking stalls on your property to allow Chianina to meet the City's parking requirement for its property at 5716 E. 2nd Street Long Beach.

The Parties therefore agree as follows:

A. Naples Car Wash ("NCW") is the owner/operator of the Car Wash located at 5790 East 2nd Street Long Beach CA 90803 ("Property")

B. NCW has space available for approximately 30 Parking Stalls on its Property.

C. NCW operating hours are Wed thru Mon 8am – 5pm.

D. Chianina desires to utilize Nine (9) of Parking Stalls and NCW agrees to License said Parking Stalls to Chianina.

NOW THEREFORE, the Parties hereby agree as follows:

1. NCW shall license to Chianina a nonexclusive use of Nine (9) parking stalls on the NCW Property during the Hours of Operation for Chianina which will be as follows:

Sun – Thurs 7am – 9pm
Fri – Sat 7am – 1am

2. NCW agrees to provide Chianina reasonable access to and use of the Licensed Parking Spaces during the Hours of Operation. The Licensed Parking Spaces will be available as long as the use requiring the spaces is in operation. NCW and Chianina shall each notify the City if there is a change in circumstances which affects this Agreement.

3. The term of this Agreement is for 99 years and can be terminated at any time with 90 days prior notice by either party. This Agreement will automatically terminate if the expanded use of Chianina lapses such that the shared parking is no longer required by the City of Long Beach or if replacement parking has been approved by the City of Long Beach or the City's parking code changes that permit Chianina to have a reduced parking requirement. NCW will cooperate with Chianina should Chianina be required to apply for an Administrative Use Permit (AUP) for the shared parking.

Michael's Restaurant Group • Phone: 562-427-4124 • Fax: 562-427-9864
17434 Bellflower Blvd, Suite 300, Bellflower, CA 90807

Chianina Shared Parking Agreement
Page 2 of 2

4. Insurance. At all times during the term of this Agreement, Chianina shall keep and maintain, at his own cost and expense, comprehensive liability insurance with a combined single limit of not less than One Million Dollars (\$1,000,000.00), insuring NCW against claims for bodily injuries and/or death and/or damage to property incurred while on or about the property of the other and/or in connection with any act or omission thereon and/or any tortious act or omission in or about the property of the other by the other party or that party's agents, employees, guests, invitees or licensees. Such insurance shall name the NCW as an additional insured. Upon request, Chianina shall provide the other with certificates or other evidence establishing that said party has obtained the policies of insurance required under this Paragraph.

6. NCW shall maintain, at his sole cost and expense, the NCW Parking Spaces in good condition and repair, ordinary wear and tear excepted.

Let me know if you have any questions. If acceptable, please indicate your approval by executing in the space provided below and return a copy to me.

Best Regards,

Michael R. Dene

Chianina Steakhouse, LLC

Michael R. Dene

AGREED AND ACCEPTED THIS 27th DAY OF April, 2021

By: *[Signature]*

Its: *David Ursini, Proprietor*

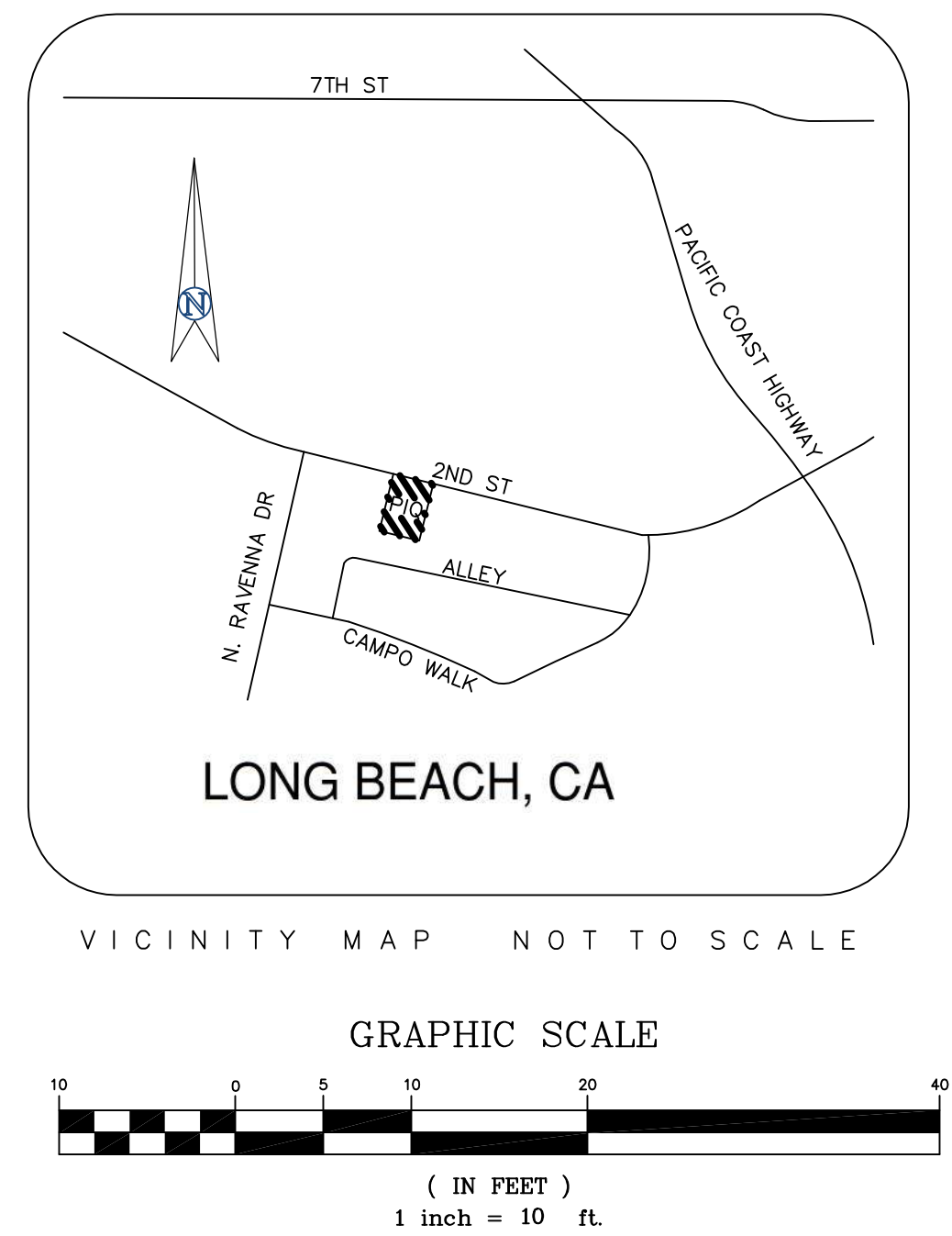
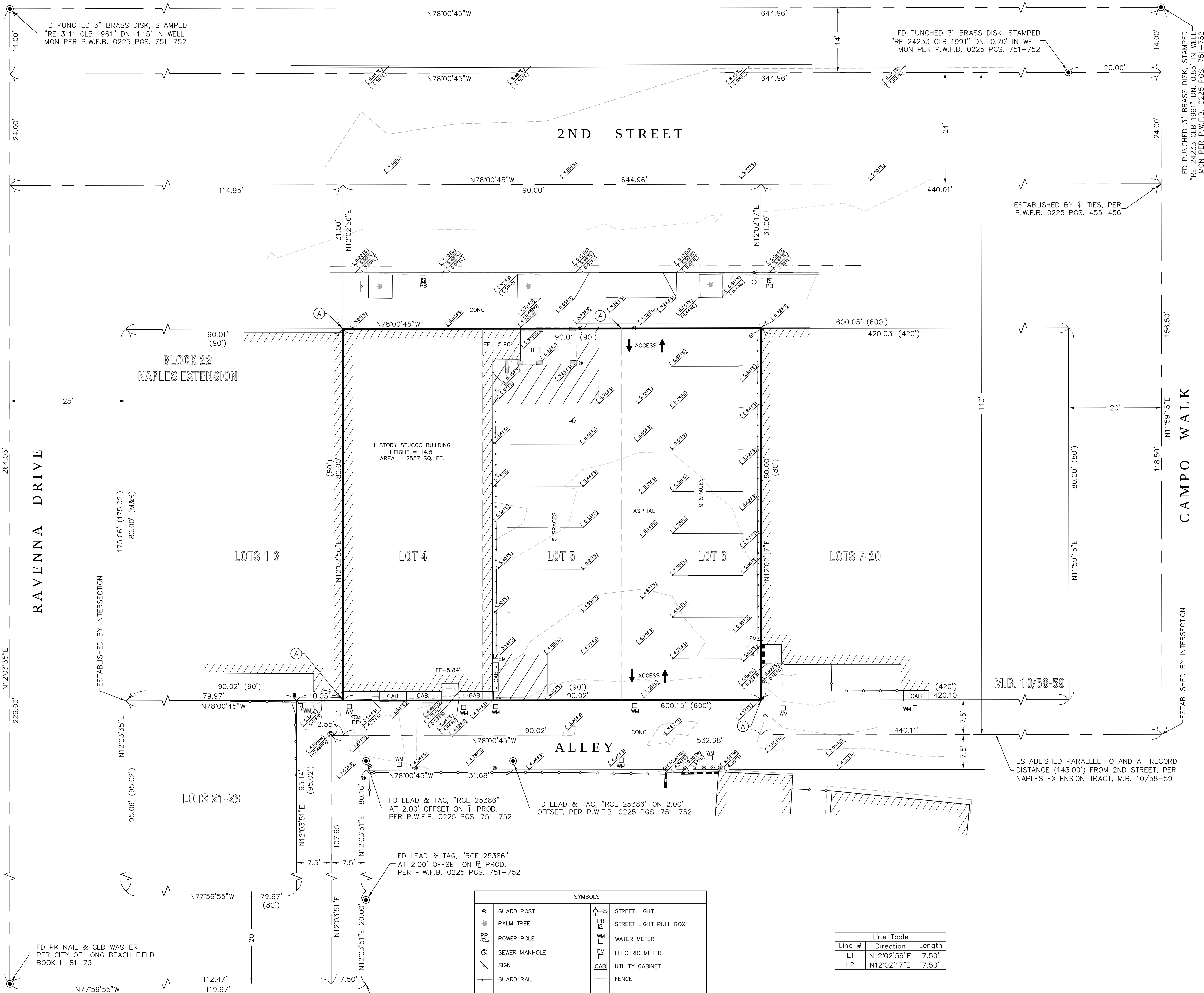
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NAPLES CAR WASH AND PARKING ENLARGED VIEW 2
3/32" = 1'-0"



VALET PLAN 1
1" = 30'-0"



LEGAL DESCRIPTION:
LOTS 4, 5 & 6 OF BLOCK 22 OF NAPLES EXTENSION TRACT, IN THE CITY OF LONG BEACH, AS PER MAP RECORDED IN BOOK 10, PAGES 58 TO 62 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 7243-013-003 & 004

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.75) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819.

BENCHMARK:
CITY OF LONG BEACH BM # 222 SE ELEV = 4.901 NAVD 88
BRASS CAP IN WELL 25.6' EAST OF CURB; 5.0' SOUTH OF CURB.

BOUNDARY NOTES:

- () - RECORD PER NAPLES EXTENSION, M.B. 10/58-59
- M&R - MEASURED & RECORD
- (A) - ESTABLISHED BY PRORATION, PER NAPLES EXTENSION, M.B. 10/58-59

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

David T. Rosell
DAVID T. ROSELL P.L.S. 6281

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL DEEDS, EASEMENTS, VACATIONS, TAKINGS AND/OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF LOS ANGELES COUNTY

NOTE:
THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

SYMBOLS			
	GUARD POST		STREET LIGHT
	PALM TREE		STREET LIGHT PULL BOX
	POWER POLE		WATER METER
	SEWER MANHOLE		ELECTRIC METER
	SIGN		UTILITY CABINET
	GUARD RAIL		FENCE

Line Table		
Line #	Direction	Length
L1	N12°02'56"E	7.50'
L2	N12°02'17"E	7.50'

SCALE 1"=10'	DRAWN BY: BD & APT	DATE	REVISION NO.	BY	DATE	NO.
JOB NO. 21-071	CHECKED BY: DTR					
PROJECT DATE: 06/21/21						
PLOT DATE: 06/28/21						

PREPARED FOR:

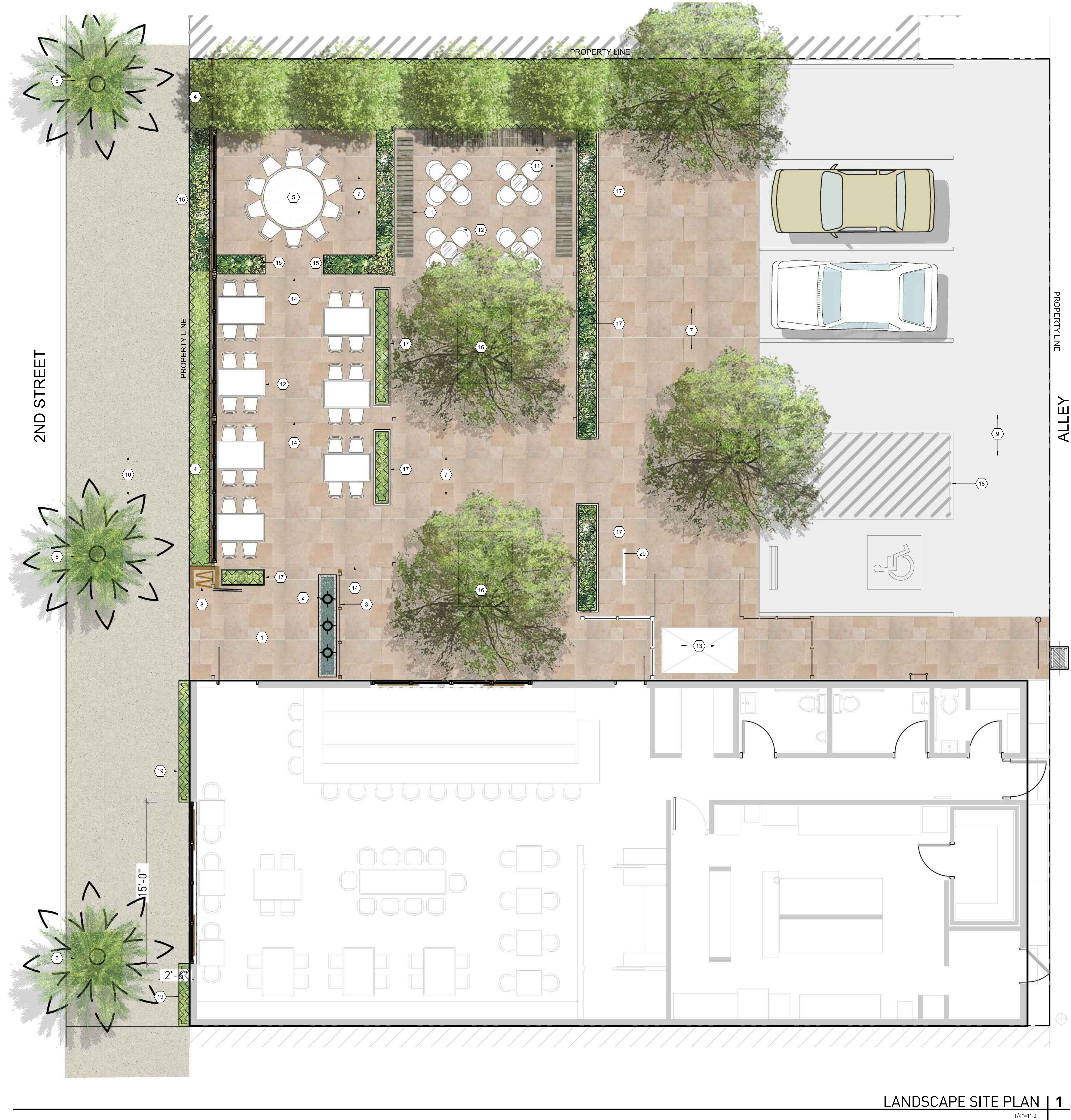
BOUNDARY & TOPOGRAPHY

5716 2ND STREET
LONG BEACH, CALIFORNIA

LAND SURVEYOR
DAVID T. ROSELL
No. 6281
STATE OF CALIFORNIA

ROSELL SURVEYING
A LAND SURVEYING, MEASURING & CIVIL ENGINEERING FIRM
20951 Brookhurst Street
Huntington Beach, California 92646
Ph. 714-934-4200 Info@RosellSurveying.com

SHEET
1 OF 1



KEYNOTES

1. ENTRY COURT
2. PRE-FAB WATER FEATURE
3. CUSTOM LASER CUT PERFORATED PANEL
4. METAL PERFORATED SCREEN, PER ARCHITECT
5. OUTDOOR PRIVATE DINING ROOM
6. EXISTING PALM TREE TO REMAIN
7. CASCADA PERMEABLE CONCRETE PAVERS, SMOOTH FINISH.
8. METAL ACCORDION GATE BY ARCHITECT
9. EXISTING ASPHALT TO REMAIN
10. EXISTING CONCRETE SIDEWALK TO REMAIN
11. WOOD BENCH BY OWNER
12. FURNISHINGS BY OWNER, TYP.
13. EXISTING TRASH
14. OVERHEAD STRUCTURE WITH INTEGRATED GAS HEATERS BY ARCHITECT
15. SCREENING HEDGE
16. SPECIMEN TREE WITH FESTOON LIGHTING
17. CUSTOM METAL RAISED PLANTER
18. RESTRIPE ACCESSIBLE AISLE
19. VINE POCKET
20. BICYCLE PARKING

LANDSCAPE AREA CALCS

DESCRIPTION	
TOTAL SITE AREA	7,200 SF
TOTAL BUILDING FOOTPRINT	2,506 SF
TOTAL LANDSCAPE AREA	4,694 SF
TOTAL PLANTER AREA	642 SF
TOTAL HARDSCAPE AREA	4,052 SF
TOTAL PERMEABLE HARDSCAPE	2,442 SF
PERCENTAGE OF PERMEABLE SURFACES INCLUDES LANDSCAPE AND PERMEABLE PAVERS	66%
PERCENTAGE OF NON PERMEABLE SURFACES IMPERMEABLE SURFACES ONLY PROPOSED AT PARKING LOT AREA	34%



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CHIANINA STEAKHOUSE LLC
17434 BELLFLOWER BLVD, SUITE 300
BELLFLOWER, CA 90706

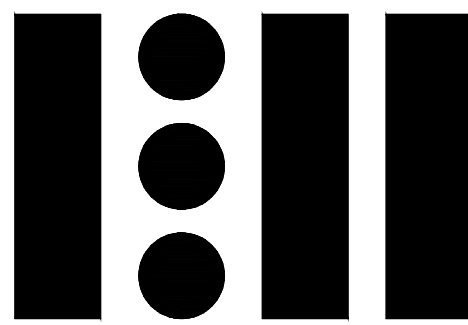
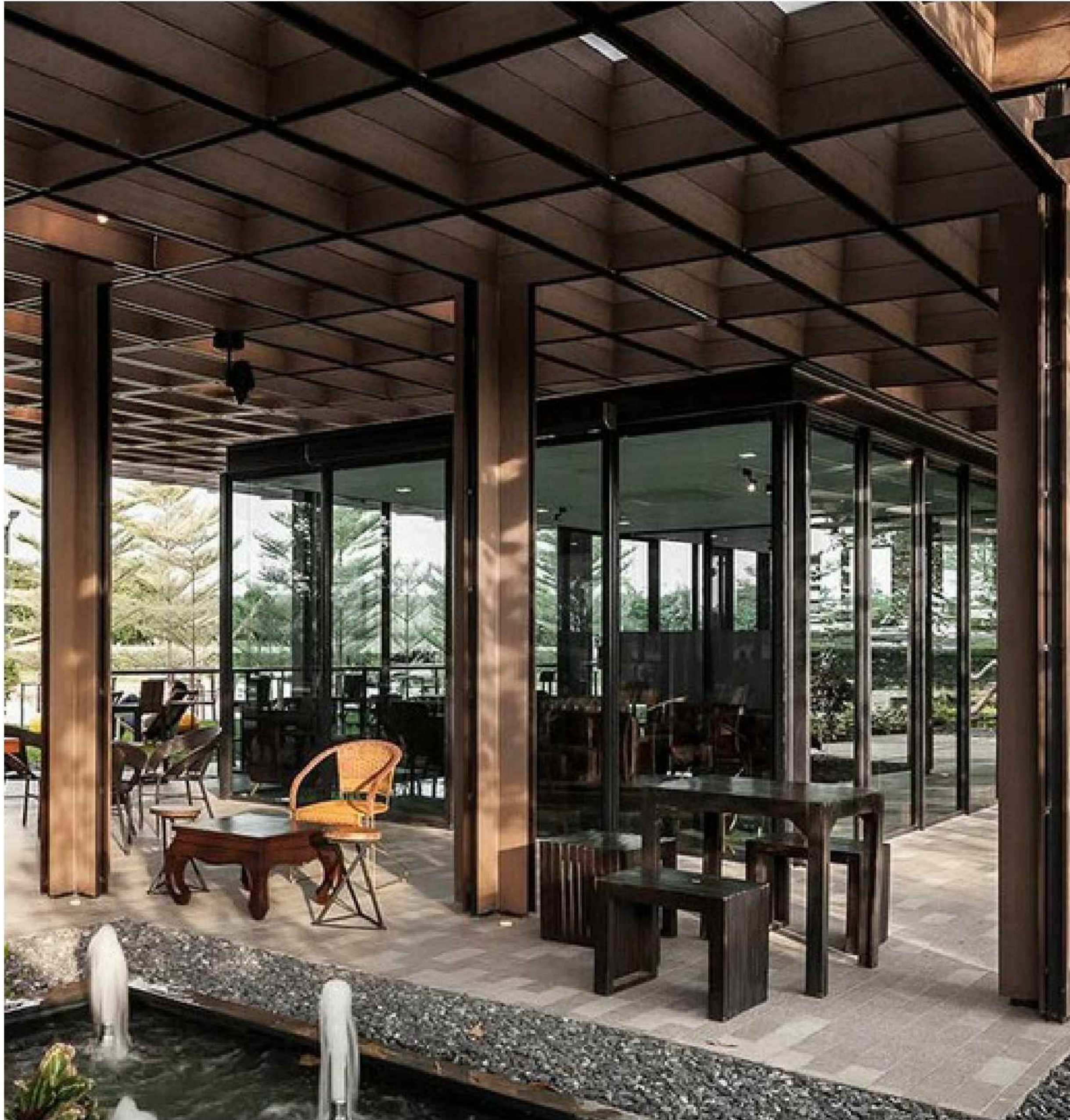
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Revisions		
No.	Issue	Date
1	ISPR RESUBMITTAL	07/19/2021
2	D&S SUBMITTAL	07/30/2021

Project Number: 20328

LANDSCAPE SITE
PLAN

L1.01E



studioneleven

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t 562.901.1500
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ADDRESS

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1	SPR RESUBMITTAL	07/19/2021

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PRECEDENT IMAGERY | 1

PRECEDENT
IMAGERY

L1.02E



Tree Legend

Symbol	Botanical Name / "Common" Name	Size	Qty*
	ARBUTUS 'MARINA' STRAWBERRY TREE	24" BOX	4
	OLEA EUROPAEA 'MONHER' MAJESTIC BEAUTY	48" BOX	4

Shrub Legend

Symbol	Botanical Name / "Common" Name	Size	Qty*
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	5
	CAREX DIVULSA BERKELEY SEDGE	5 GAL.	12
	FICUS NITIDA 'GREEN GEM' 'GREEN GEM' INDIAN LAUREL	15 GAL.	28
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE	5 GAL.	18
	PENNISETUM 'FAIRY TAILS' EVERGREEN FOUNTAIN GRASS	5 GAL.	16
	SALVIA LEUCANTHA 'SANTA BARBARA' 'SANTA BARBARA' MEXICAN SAGE	5 GAL.	15
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	6

Vine Legend

Symbol	Botanical Name / "Common" Name	Size	Qty*
	CISSUS ANTARCTICA KANGAROO VINE	15 GAL.	3

- NOTES:
- CLIMATE ZONE - 24 (SUNSET WESTERN GARDEN BOOK)
 - PLANT QUANTITIES LISTED ARE FOR REFERENCE ONLY.
 - IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO QUANTIFY ALL PLANT MATERIALS AS SHOWN ON PLANS.
 - WUCOLS WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES RATING SHOWN HEREON ARE FOR REGION 3 - SOUTH COASTAL.
 - ALL PLANTER POTS SHALL BE FILLED WITH CONTAINER MIX PER SPECIFICATIONS.
 - ALL PLANTER AREAS SHALL RECEIVE GROUNDCOVER MULCH PER SPECIFICATIONS.

Keynotes

- EXISTING PALM TREE
- ALL PLANTER AREA TO HAVE 3" MULCH GROUNDCOVER.

WATER EFFICIENT LANDSCAPE WORKSHEET											
Reference Evapotranspiration (ETo)				45.02				Project ETAF		0.45	
Hydro-zone #	Planting Descriptions ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	Landscape Percentage	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas											
1	Low Water Use Plants	0.2	Drip	0.81	0.25	310	34%	77.50	2,163.21		
2	Medium Water Use Plants	0.4	Drip	0.81	0.49	365	40%	178.85	4,992.13		
3	Low Water Use Trees	0.2	Bubbler	0.81	0.25	216	24%	54.00	1,507.27		
4	Water Feature	0.7	N/A	0.75	0.93	11	1%	10.23	285.54		
						Subtotals	902	100%	320.58	8,948.16	
Special Landscape Areas											
					1		0%	-	-		
					1		0%	-	-		
					1		0%	-	-		
					1		0%	-	-		
					1		0%	-	-		
						Subtotals	-	0%	-		
						Total Landscape Area	902	100%	ETWU Total	8,948.16	
									ETWU (in acre-feet)	0.03	
						Maximim Allowed Water Allowance (MAWA) ^e			11,329.64		
						MAWA (in acre-feet)			0.034769352		
^a Hydrozone/Planting Description E.g. 1) Front Lawn 2) Low water use plantings 3) Medium water use planting											
^b Irrigation Method Overhead spray or drip .75 for spray head .81 for drip & Bubbler											
^c Irrigation Efficiency .75 for spray head .81 for drip & Bubbler											
^d ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area where 0.62 is conversion factor that converts acre-inches per acre per year to per square foot per year.											
^e MAWA (Annual Gallons Allowed) = (ETo) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)) where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas											
ETAF Calculations											
Regular Landscape Areas											
Total ETAF x Area						320.58		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential area.			
Total Area						902					
Average ETAF						0.36					
All Landscape Areas											
Total ETAF x Area						320.58					
Total Area						902					
Sitewide ETAF						0.40					

PLANTING PLAN | 1

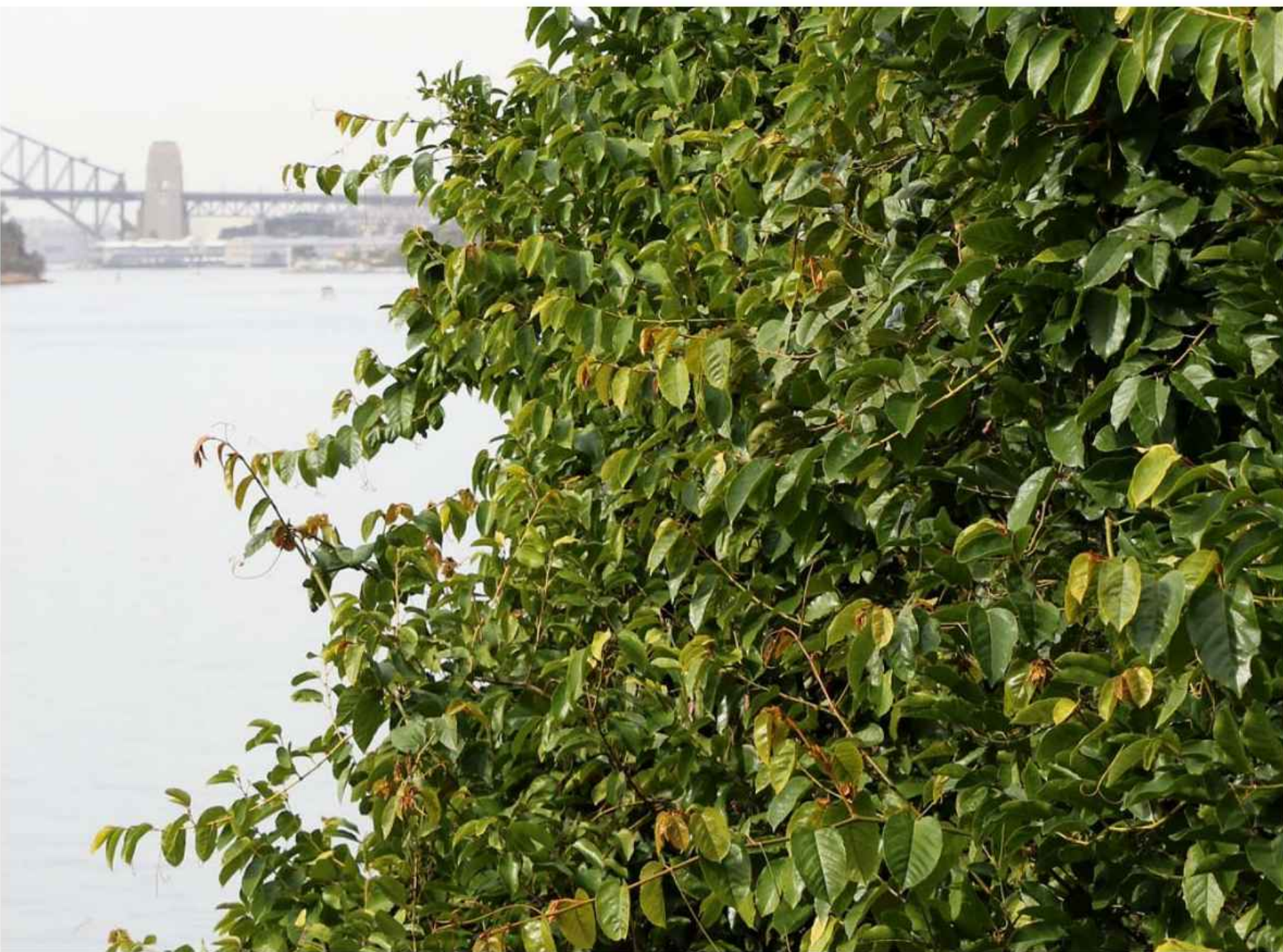
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Revisions		
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AGAVE ATTENUATA - FOXTAIL AGAVE



CISSUS ANTARTICA - KANGAROO VINE



PENNISETUM 'FAIRY TAILS' - EVERGREEN FOUNTAIN GRASS



CAREX DIVULSA - BERKELEY SEDGE



SALVIA LEUCOPHYLLA - PURPLE SAGE



FICUS NITIDA 'GREEN GEM' - INDIAN LAUREL



OLEA EUROPAEA 'LITTLE OLLIE'

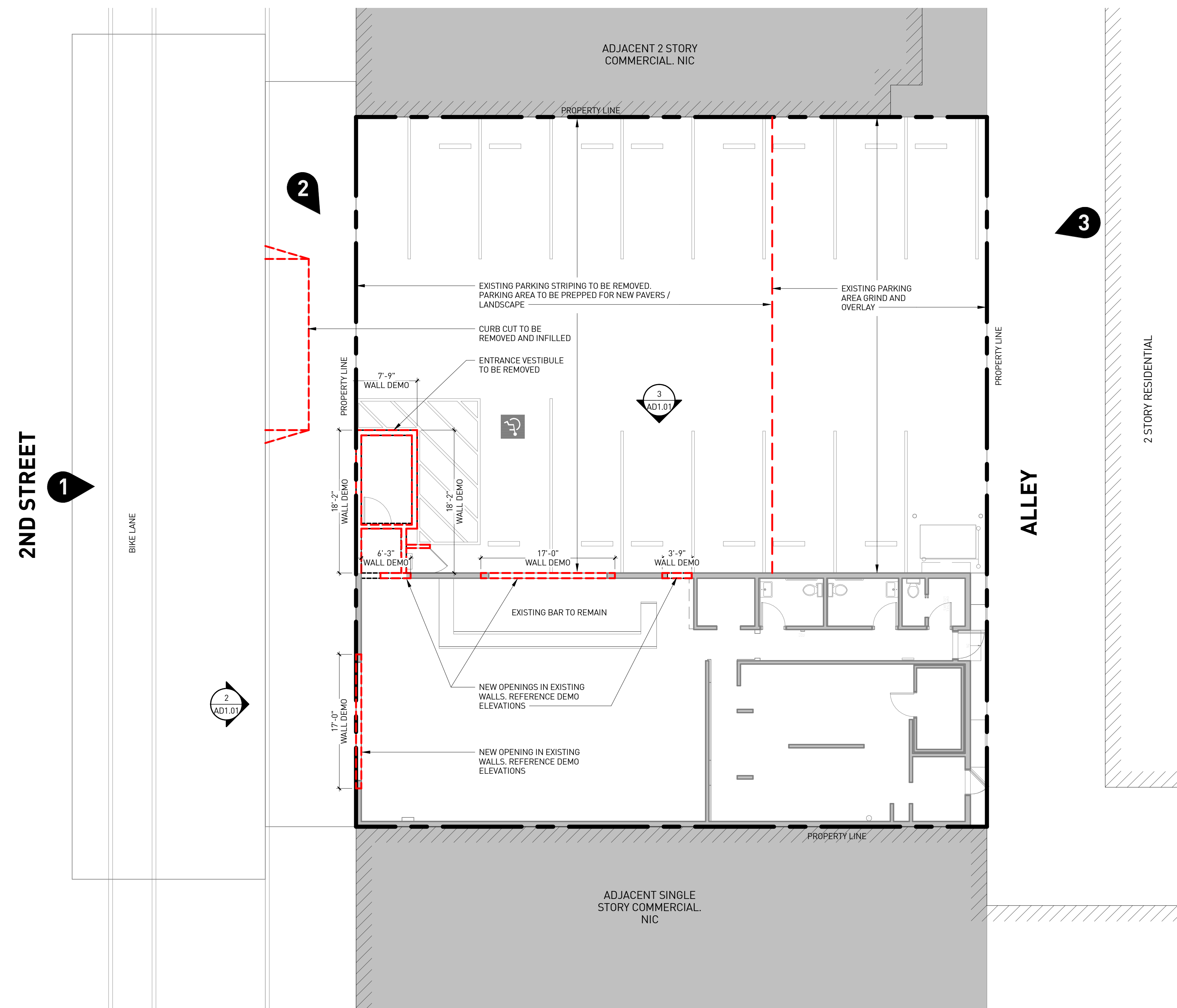
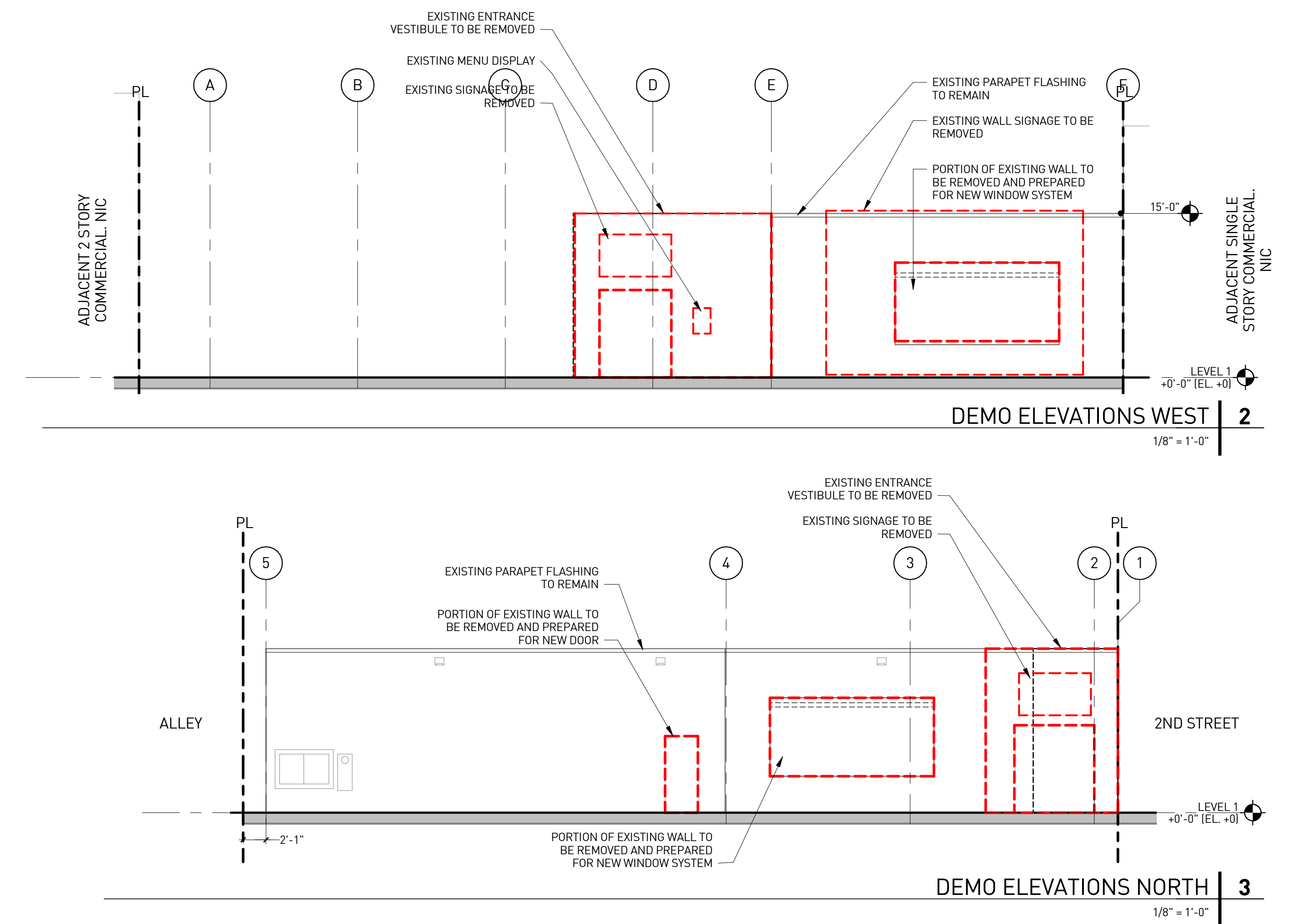


OLEA EUROPAEA - OLIVE TREE



ARBUTUS 'MARINA' - STRAWBERRY TREE

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CHIANINA

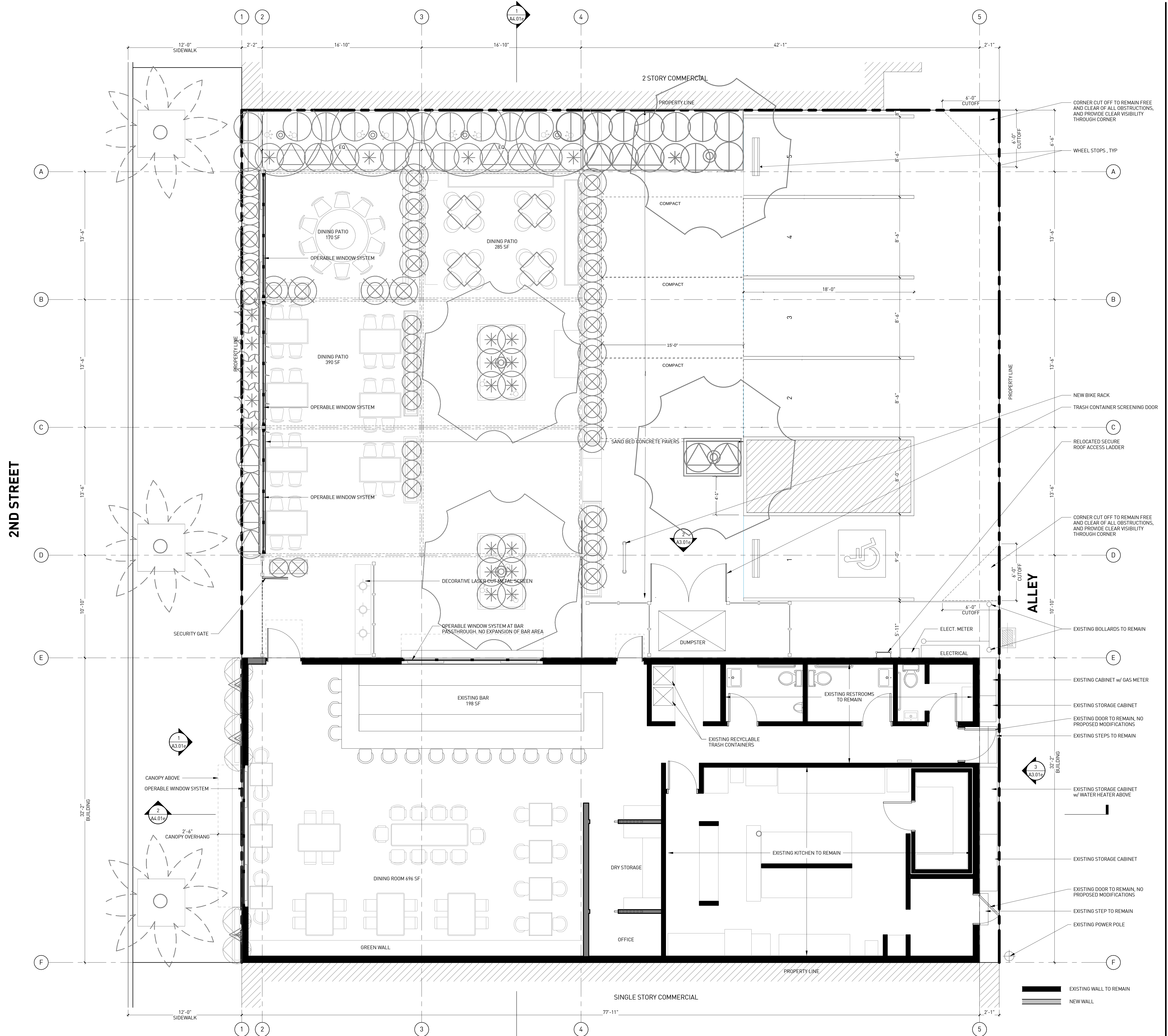
RESTAURANT REMODEL

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ISSUE	DATE
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LOOR PLAN

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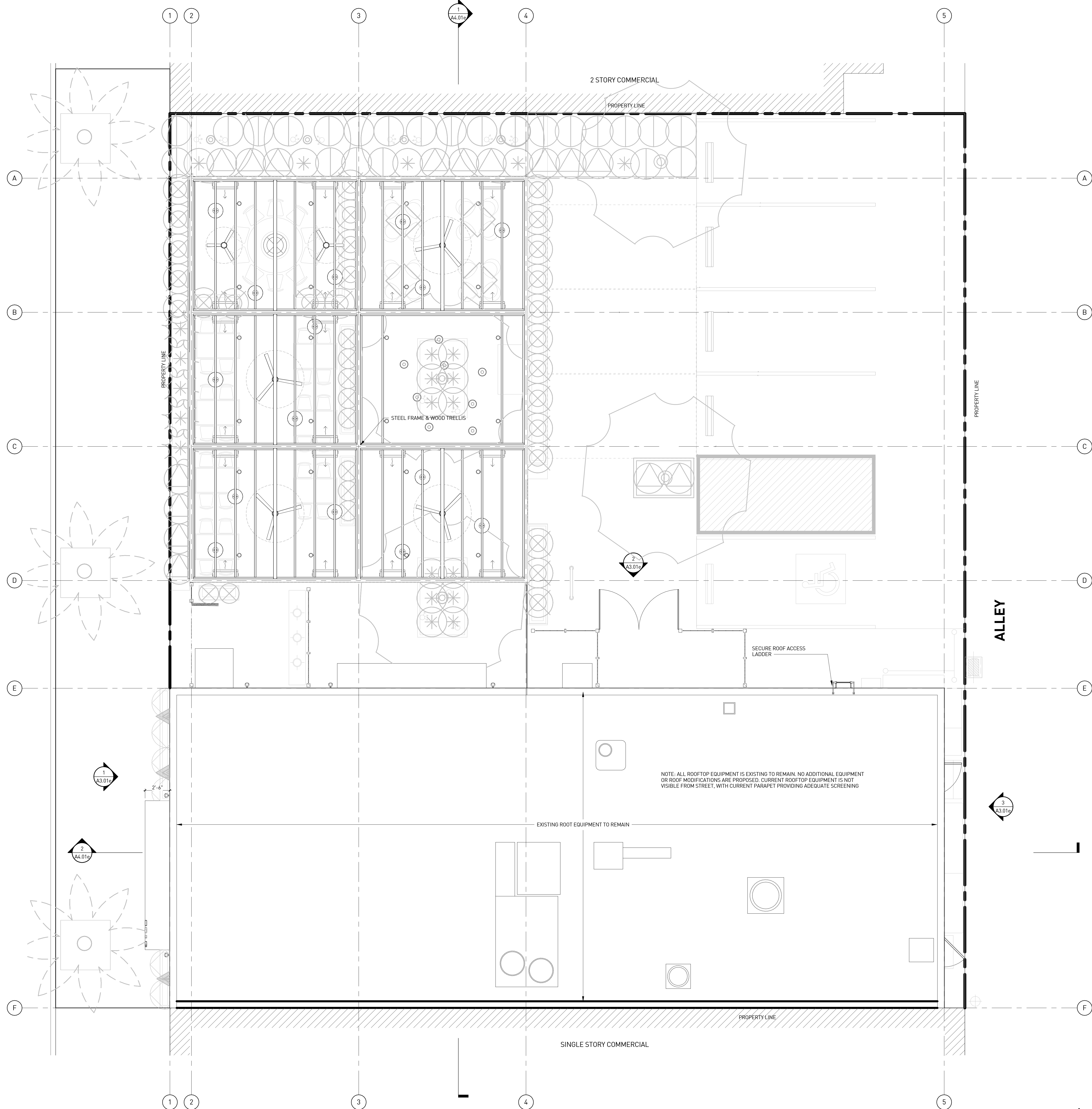


FLOORPLAN | 1

SPR RESUBMITTAL: 07/23/21

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2ND STREET



ROOF SITE PLAN | 1
1/4" = 1'-0"

SPR RESUBMITTAL: 07/23/21

REVISIONS

ISSUE	DATE

PROJECT NUMBER: 20328

ROOF PLAN



3718 2ND STREET,
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CHIANINA

RESTAURANT REMODEL

PROJECT NUMBER: 20328

3010

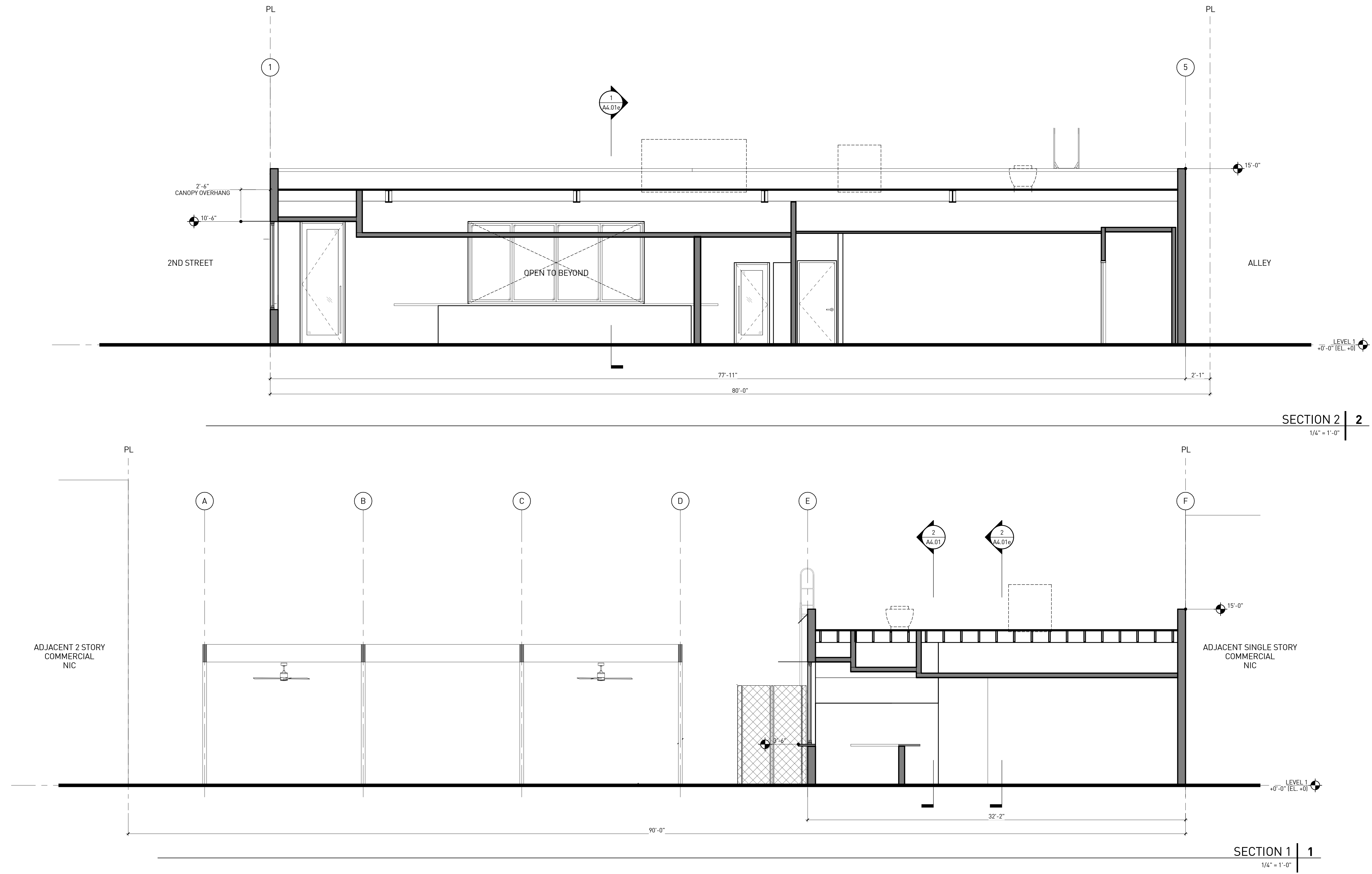
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P-01: DUNN EDWARDS PAINT - LIGHTHOUSE
 P-02: DUNN EDWARDS PAINT - JET
 20/30 SAND FINISH CEMENT PLASTER
 ANODIZED ALUMINUM, BLACK
 CLEAR GLAZING
 FOLDING OPERABLE WINDOW SYSTEM, BLACK
 DECORATIVE PERFORATED METAL SCREEN
 WALL MURAL (FINAL DESIGN TO BE DETERMINED)



7/23/2021 4:54:01 PM

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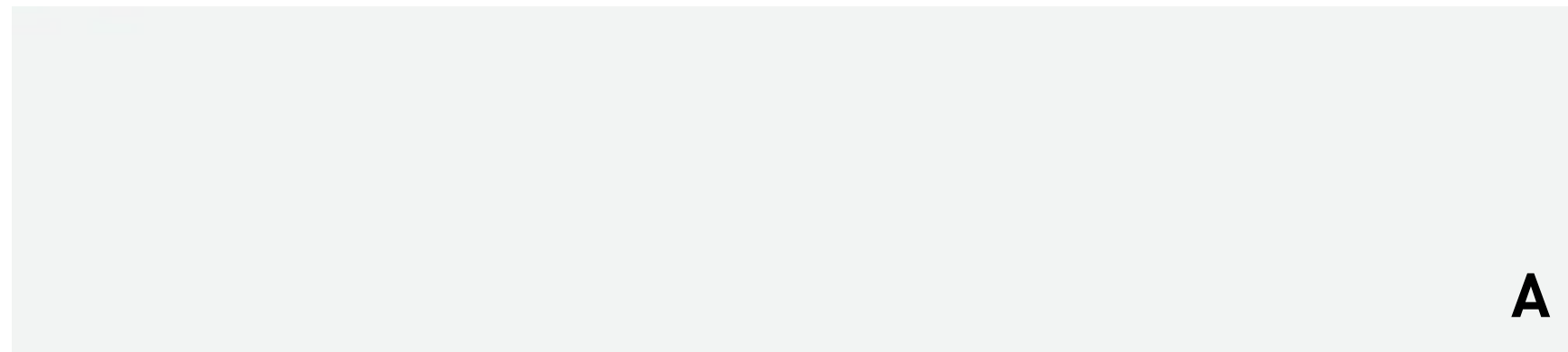
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CHIANINA
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5714 2ND STREET
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REVISIONS	
Δ ISSUE	DATE
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SECTIONS -
BUILDING

A4.01e



MATERIALS

- A. DUNN EDWARDS PAINT - LIGHTHOUSE
- B. DUNN EDWARDS PAINT - JET
- 1. 20/30 SAND FINISHE CEMENT PLASTER
- 2. ANODIZED ALUMINUM, BLACK
- 3. CLEAR GLAZING
- 4. SLIDING OPERABLE WINDOW SYSTEM, BLACK
- 5. DECORATIVE PERFORATED METAL SCREEN
- 6. WALL MURAL (FINAL DESIGN TO BE DETERMINED)

REVISIONS	
Δ ISSUE	DATE