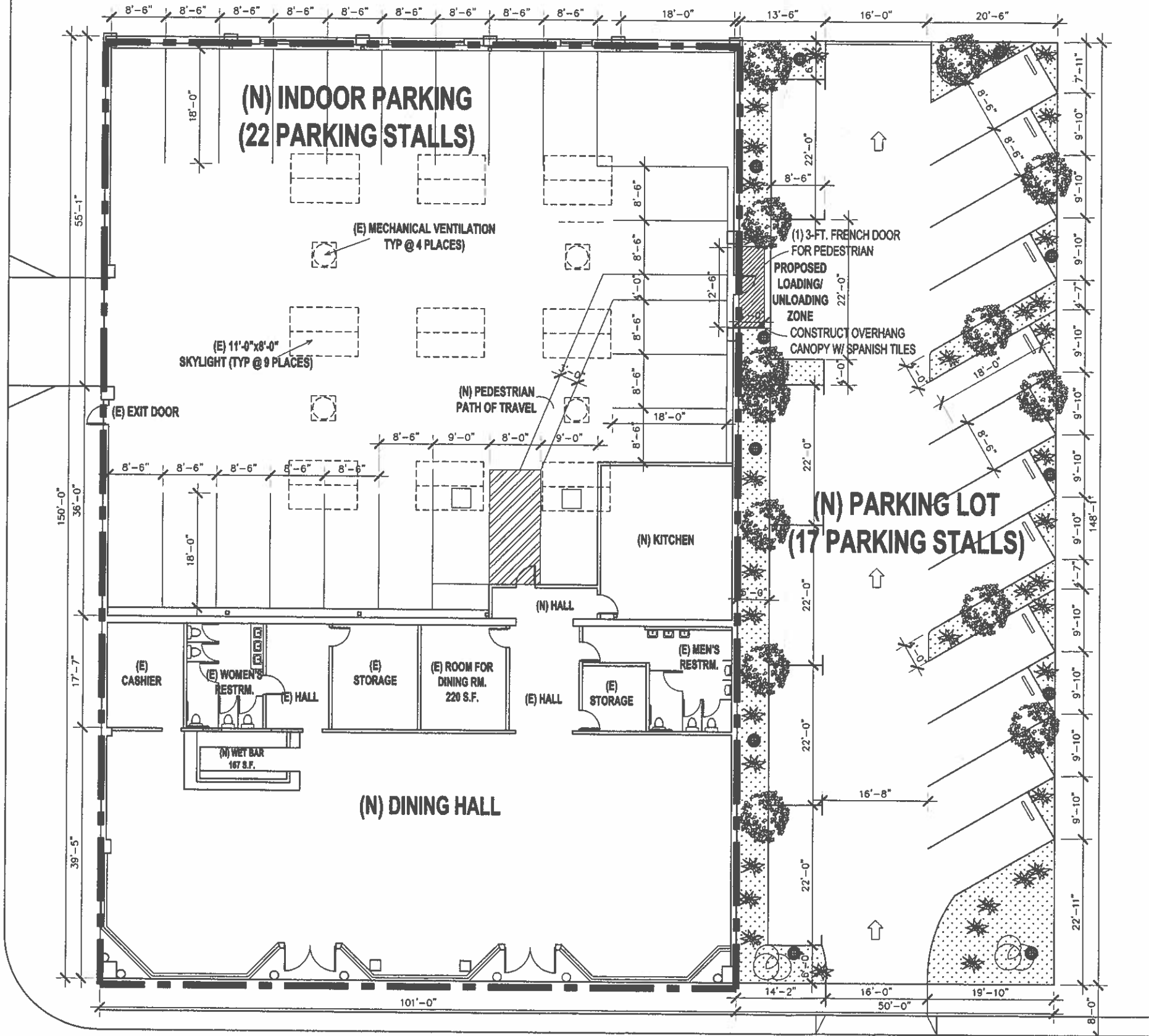


LOCUST AVE.

ALLEY

E. ANAHEIM ST.

SITE PLAN



SCOPE OF WORKS:
CHANGE OF USE FROM RETAIL (OCC. 'M') TO RESTAURANT (OCC. 'A-2')
1) TYPE OF OCCUPANT GROUP PER CBC: A-2
2) TYPE OF CONSTRUCTION PER CBC: TYPE V-B (NON-FIRE SPRINKLERED)
3) TOTAL AREA: 15,189 S.F.
(TOTAL DINING AREA: 798+787+220+195+130+130+280 = 2,550 S.F.)
4) CODE APPLIED:
2010 CBC, CPC, CMC, CEC, CFC
2011 CITY MUNICIPAL CODES
5) APN: 7288-015-015 & -017
6) LEGAL DESCRIPTION:
TOWNSEND/ROBINSON TRACT LOTS 14,15,16, BLK 9
7) PARKING ANALYSIS:
DINING AREAS: REQ.: 2,500 S.F. / 10 PARKING STALLS PER 1,000 S.F. = 25 PARKING STALLS
DANCE FLOOR: REQ.: 400 S.F. / 25 PARKING STALLS PER 1,000 S.F. = 10 PARKING STALLS
WET BAR: REQ.: 168 S.F. / 20 PARKING STALLS PER 1,000 S.F. = 4 PARKING STALLS
TOTAL REQUIRED: 39 PARKING STALLS
TOTAL PROVIDED: 39 PARKING STALLS
8) PARKING AREA: 7,402.84 SQ. FT.
PARKING AREA AND ACCESS: 5,784.01 SQ. FT. 78.13%
PROPOSED LANDSCAPING AREA: 1,618.83 SQ. FT. 21.87%

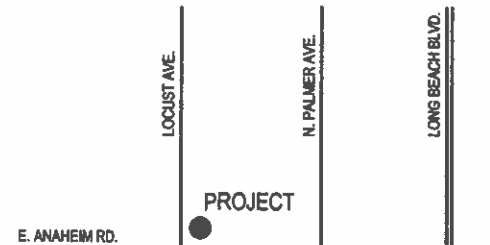
PROJECT SUMMARY

DESIGNER: ANOKIA, INC.
713 W. DUARTE RD., #G303,
ARCADIA, CA 91007
TEL/FAX: (888) 765-8982

PROJECT CONTACTS

- 2010 CBC, CPC, CMC, CEC & CFC
- 2010 CALIFORNIA ENERGY EFFICIENCY CODE
- CITY MUNICIPAL CODE

APPLICABLE CODES



VICINITY MAP

ANOKIA, INC.
COMMERCIAL & RESIDENTIAL DESIGN
713 W. DUARTE RD., #G303
ARCADIA, CA 91007
TEL/FAX: (888)765-8982

DREAM CASTLE RESTAURANT
205 E. ANAHEIM ST.,
LONG BEACH, CA 90813

Date: 07/01/2012
Drawn By: AS SHOWN
Sheet Title: TITLE PAGE
Sheet No: A-0

A-0

NO.	SIZE	THK.	TYPE	MATERIAL	FINISH	HRWR.	REMARK
(A)	3'-0"X8'-0"	1-3/4"	SWINGING	ALUM W/ GLASS	PREFINISH	PUSH-PULL	Note 1,2,3,4,5
(B)	3'-0"X8'-0"	1-3/4"	SWINGING	METAL	PAINT	PANIC HARDWARE	Note 1,2,4,5
(C)	3'-0"X8'-0"	1-3/4"	SWINGING	METAL	PREFINISH	PUSH-PULL	Note 1,2,3,4,5
(D)	3'-0"X8'-0"	1-3/4"	SWINGING	WOOD	PAINT	LEVER	Note 1,2,4
(E)	3'-0"X8'-0"	1-3/4"	SWINGING	WOOD	PAINT	LEVER	Note 1,2
(F)	3'-0"X8'-0"	1-3/4"	SWINGING	WOOD	PAINT	LEVER	Note 2

NOTE:
1) Existing
2) Manually operated edge- or surface-mounted flush bolts and surface bolts are prohibited.
3) Glazed panels at locations within 18" above walking surface subject to human impact shall be of tempered glass.
4) Self-closing.
5) Tight-fitting door assembly.

DOOR SCHEDULE

ITEM	FLOOR	BASE	WALL	CEILING
ROOM NAME				
DINING AREA				
OFFICE				
KITCHEN				
STORAGE				
HALL				
RESTROOMS				
WET BAR				

FINISH SCHEDULE NOTES:
1) Walls and ceilings in all areas except dining area shall be durable, smooth, nonabsorbent, and easily washable with a light colored (light colored is defined as having a light reflectance value of 70% or greater) finish.
2) All counter surfaces including undersides shall be durable, smooth, nonabsorbent, easily washable finish (may require stainless steel or high pressure laminate).
3) Tiles in restrooms, service areas and kitchen shall be durable, smooth, nonabsorbent, easily washable finish.
4) Flooring under equipment and at the base covers shall be completely smooth. Floor surfaces which contain slip-resistant agents shall be restricted to traffic areas only.
5) All equipment shall be either easily movable (ie, on casters), on min. 4 inch rounded metal legs, or sealed to min. 4 inch solid masonry base with min. three-eighths inch covered radius.
6) Concrete floor must use top-set type ceramic covered base.
7) Water resistant wall (ie, FRP, stainless steel, tile) are required behind all sinks and dishwashers. Material to be min. 4 ft. high for LA County; min. 8 ft. high for other counties. All restroom walls to have moisture resistant premium board backing.
8) A min. 20-foot radius of light is required 30" A.L.P. in prep areas; a min. 20-foot radius of light in sales bar, handwashing areas, utensil washing area, & restrooms; a min. 10-foot radius of light in storage, janitorial area & walk-in cooler.

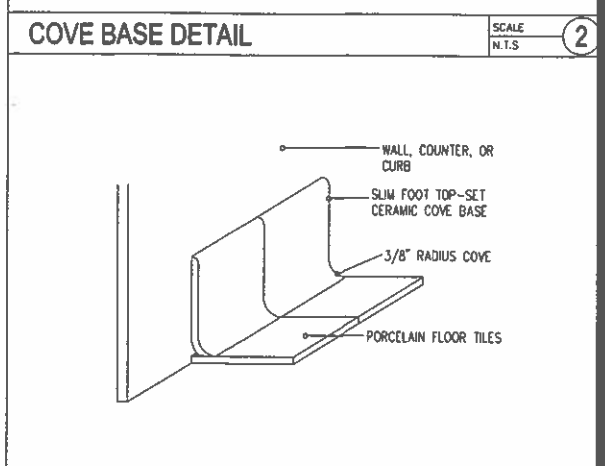
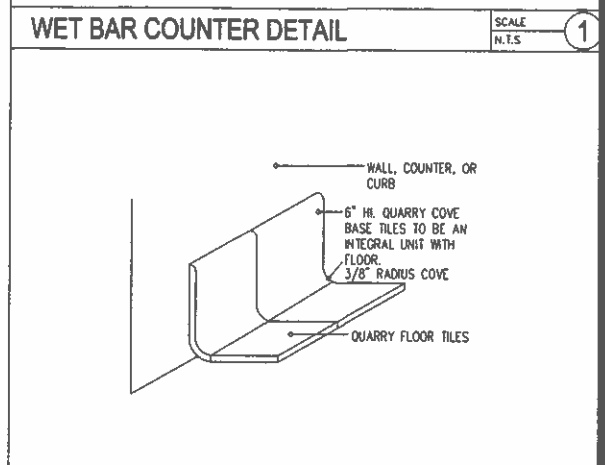
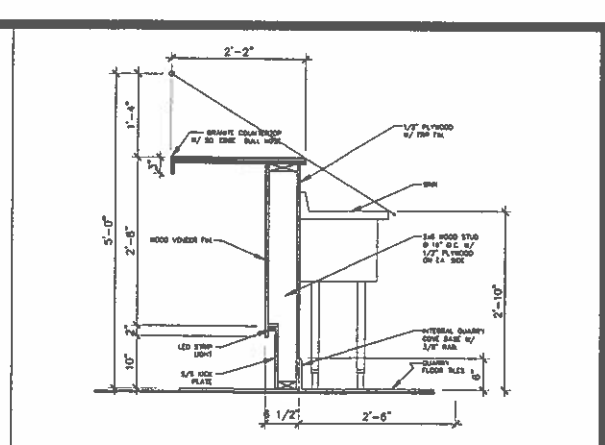
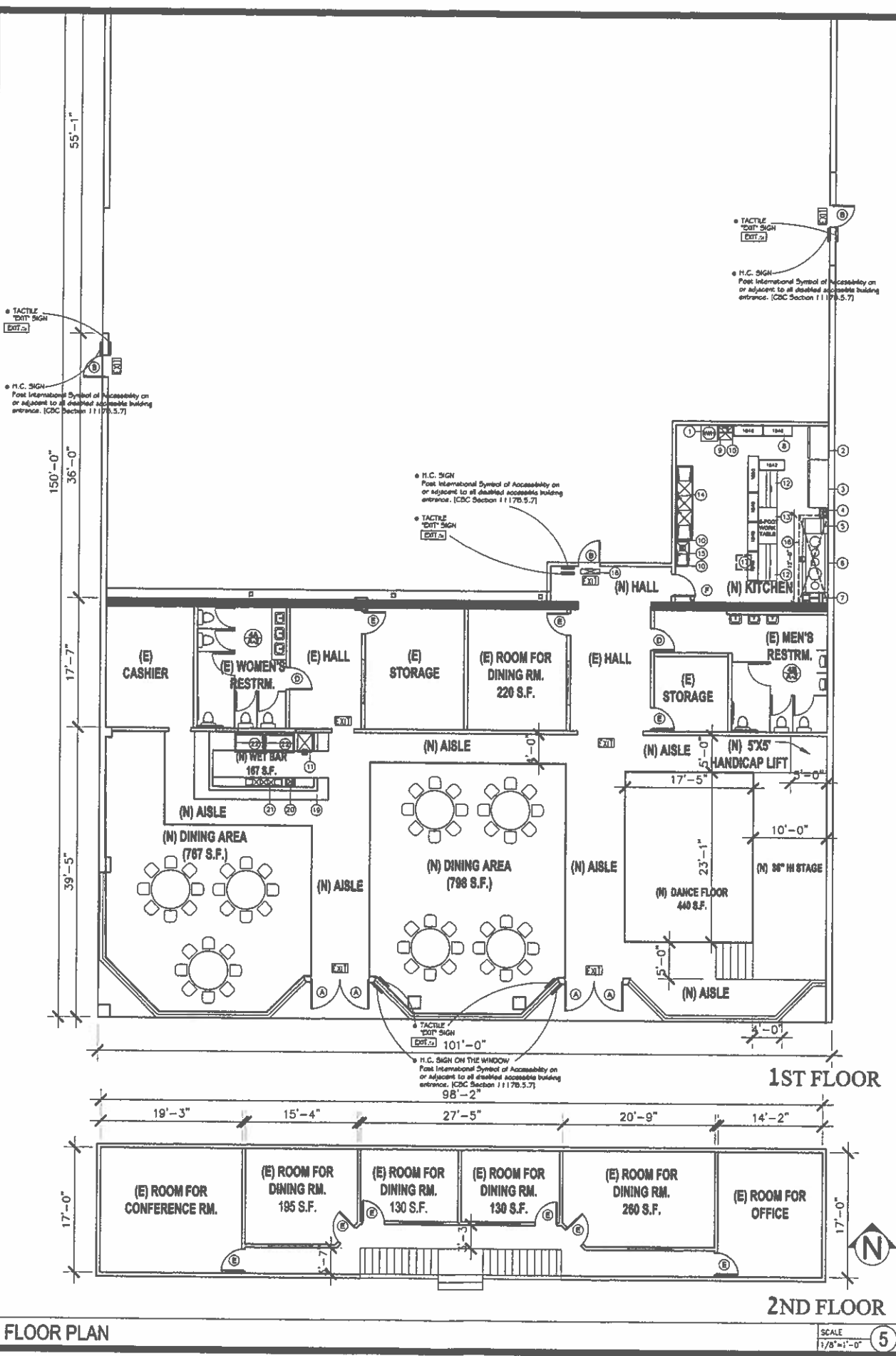
MATERIALS NOTES:
CEILING PANELS - The following ceiling panels are approved:
U.S. Gypsum 10270 Vinyl Rock
FLOOR COVERINGS - The following are approved:
Tile - American Ceramic; Dal Tile or equivalent.
Foster Ceramic Covered Base - B&W Tile Co. #5-3419; OTW Inc. #5-34191
Concrete floor - Ameriflex #7101, Acme tile Choice 13 or equivalent.

FINISH SCHEDULE

ITEM	DESCRIPTION	QTY	MAKE	PLUMBING CW HW WST	REMARK
1	75-GAL WATER HEATER	1	"RHEEM"	1" 1"	75,000 BTU.
2	2-DOOR FREEZER (SELF-CONTAINED)	1	"TRUE"		
3	3-DOOR REFRIGERATOR (SELF-CONTAINED)	1	"TRUE"		
4	HAND SINK W/ SOAP & TOWEL DISP. (DIRECT DRAIN)	1	"EAGLE"	1/2" 1/2" 2"	WALL-MOUNT W/ 8" H. 3/8" SPLASH GUARDS
5	2-FOOT DRODGE	1	"AMERICAN RANGE"		
6	CHINESE WOK RANGE- 5 HOLE (WASTE TO F/S)	1	"ALLSTRONG"	1/2" F/S	550,000 BTU.
7	DEEP FRYER	1	"PRYMASTER"		122,000 BTU
8	DRY STORAGE SHELVING	2	"EAGLE"		3-TIER/32 L.F. MIN.
9	MOP BASH W/ CLEANING SUPPLY SHELF & MOP/BROOM HANGER	1	"ZURN"	1/2" 1/2" 2"	W/ BACKFLOW DEVICE
10	3/8" SPLASH GUARD	4	CUSTOM-MADE		MIN. 80" HL FOR W/S; MIN. 12" HL FOR OTHERS
11	ICE MACHINE (WASTE TO F/S)	1	"HOSHIZAKI"	1/2" F/S	
12	SANDWICH TABLE (SELF-CONTAINED)	2	"BEVERAGE AIR"		
13	5/5 TABLE	1	"EAGLE"		REMOVABLE
14	3-COMP SINK W/ (2) 24" DR. BOS. (DIRECT DRAIN)	5	"EAGLE"	3/4" 3/4" 2"	W/ UPSTREAM F/D
15	PREP SINK W/ 1-18" DR. BO. (WASTE TO F/S)	1	"EAGLE"	1/2" 1/2" F/S	
16	TYPE I HOOD (12'-0"x4'-0")	1	"CAPTIVE AIR"		INTERLOCKS W/ M/A
17	MAKE-UP AIR	1	"CAPTIVE AIR"	1/2"	
18	AIR CURTAIN W/ MICRO-SWITCH	1	"HARS"		1800 FPM MIN.
19	BAR COUNTER (GRANITE TOP WITH FORMICA FIN.)	1	CUSTOM-MADE		
20	HAND SINK W/ SOAP & TOWEL DISP. (DIRECT DRAIN)	1	"EAGLE"	1/2" 1/2" 2"	WALL-MOUNT W/ 8" H. 3/8" SPLASH GUARDS
21	3-COMP BAR SINK W/ (2) 12" DR. BOS. (DIRECT DRAIN)	1	"EAGLE"	1/2" 1/2" 2"	W/ UPSTREAM F/D
22	BEER REFRIGERATOR (SELF-CONTAINED)	2	"BEVERAGE AIR"		

ALL EQUIPMENT SHALL BE NSF-APPROVED; REFRIGERATOR SHALL MEET NEW NSF STANDARD 7

EQUIPMENT SCHEDULE



OCCUPANT LOAD (BASED ON 2010 CPC TABLE 4-A):

RESTAURANT: 8508 S.F. / 30 S.F. PER OCCUPANT = 287 PERSONS

WOMEN = 129 MEN & 129

MINIMUM PLUMBING FIXTURES (BASED ON 2010 CPC TABLE 4-1):

	TOILET REQ'D	TOILET PROVIDED
MEN	51-150	2
WOMEN	51-150	2
	URINAL REQ'D	URINAL PROVIDED
MEN	1-150	1
	LAVATORY REQ'D	LAVATORY PROVIDED
MEN	1-150	1
WOMEN	1-150	1

ANOKIA, INC.
COMMERCIAL & RESIDENTIAL DESIGN
713 W. DUARTE RD., #6303
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DATE: REVISION:

DREAM CASTLE RESTAURANT
205 E. ANAHEIM ST.,
LONG BEACH, CA 90813

JOB NAME AND ADDRESS:

Date: 07/01/2012
Dwg. No.:
Drawn By:
Scale: AS SHOWN
Sheet 1502: EQUIPMENT PLAN & SCHEDULE
Sheet No.:

A-1

SECOND FLOOR FLOOR PLAN / ROOF PLAN / LANDSCAPE PLAN

SCALE	2
$1/8" = 1' - 0"$	

PARKING AREA: 7,402.84 SQ. FT.
PARKING AREA AND ACCESS: 6,784.11 SQ. FT. 91.37%
PROPOSED LANDSCAPING AREA: 638.73 SQ. FT. 8.63%

PROPOSED TREE : 01 EACH 04 PARKING STALL
PROPOSED PARKING STALL: 18 M = 4.5 TREE
PROPOSED 14 TREE

SYMBOL	BOTANICAL NAME	COMMON NAME	Qty.	SIZE	SPACING
	TABESUNA CHRYSOTRICHA	GOLDEN TRUMPET TREE	12	36" box	20'-4" O.C.
	RHAPHOLEPIS MAJESTIC BEAUTY	MAJESTIC BEAUTY INDIAN HAWTHORNE	2	48" box	PER CITY STANDARD
SHRUBS:					
	ASPARGAGUS DENSIFLORUS	MYERS	36	6 gal.	18"-24" O.C.
GROUND COVER					
	LAMIUM MACULATUM	DEAD NETTLE		12" FLATS	
ELECTRICAL					
	ELECTRICAL POST (HEIGHT= 10'-0")		11		

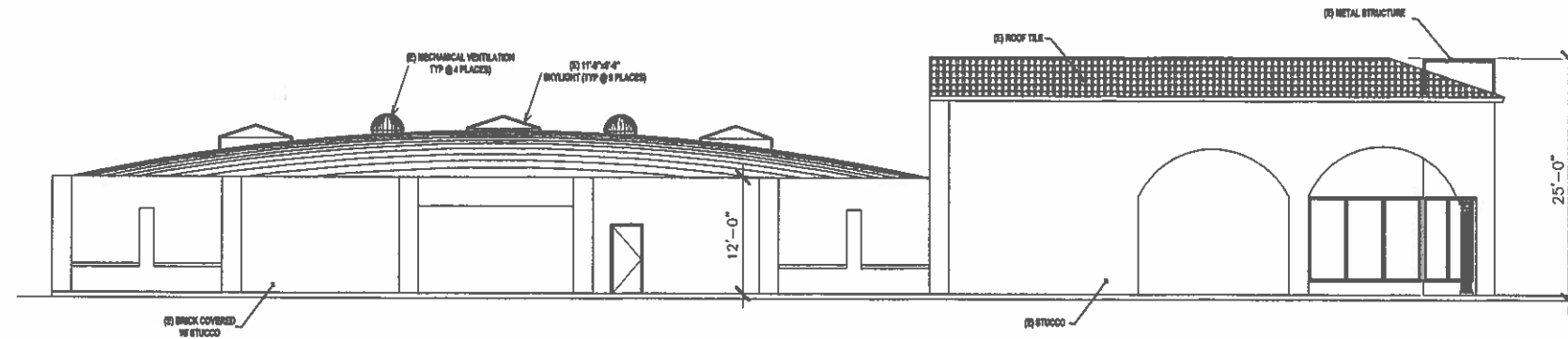
SCALE	1
H.T.S.	

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DREAM CASTLE RESTAURANT
205 E. ANAHEIM ST.,
LONG BEACH, CA 90813

Date:	07/01/2012
Eng. No:	
Drawn By:	
Check By:	
Sheet Title:	AS SHOWN
	SECOND FLOOR
	FLOOR PLAN /
	ROOF &
	LANDSCAPING
	PLANS
Sheet No:	

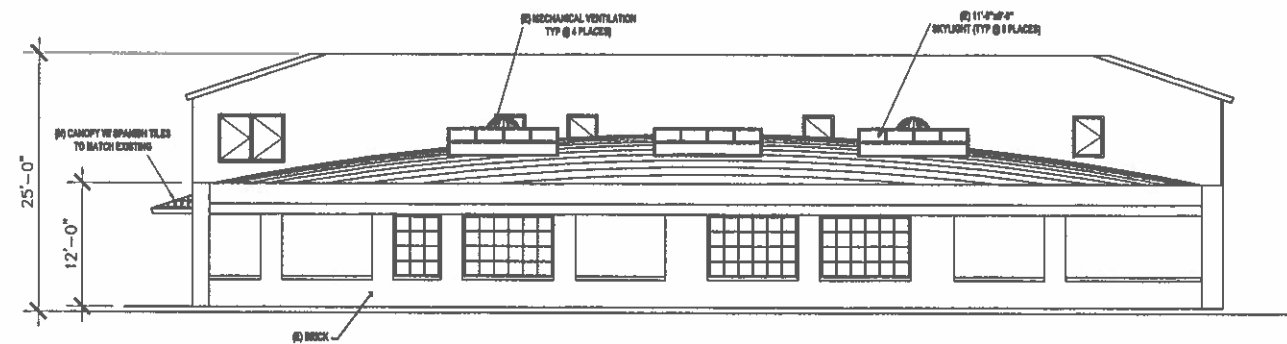
A-2



WEST ELEVATION

SCALE
1/8"=1'-0"

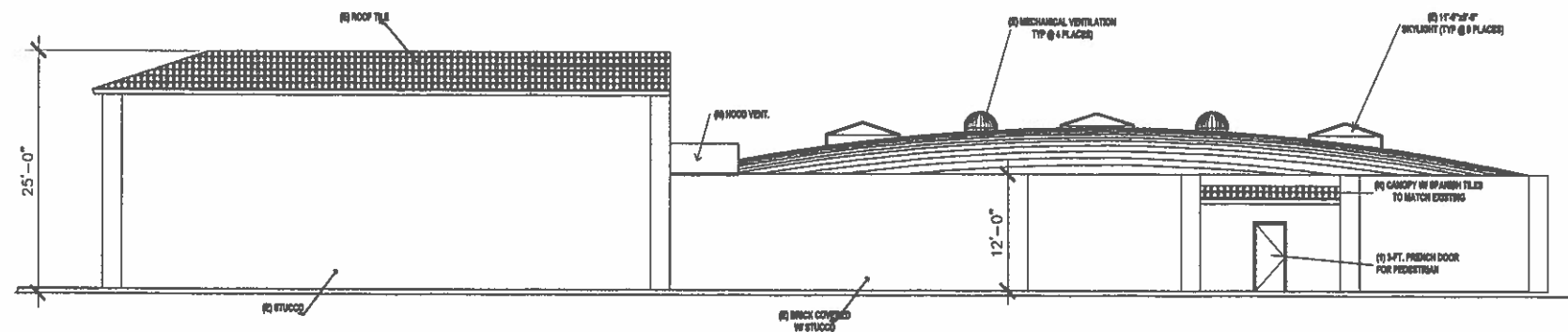
1



NORTH ELEVATION

SCALE
1/8"=1'-0"

2



EAST ELEVATION

SCALE
1/8"=1'-0"

3

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205 E. ANAHEIM ST.,
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JOB NAME AND ADDRESS

Date: 07/01/2012
Des. No:
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Scale: AS SHOWN
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ELEVATIONS

Sheet No:

A-3