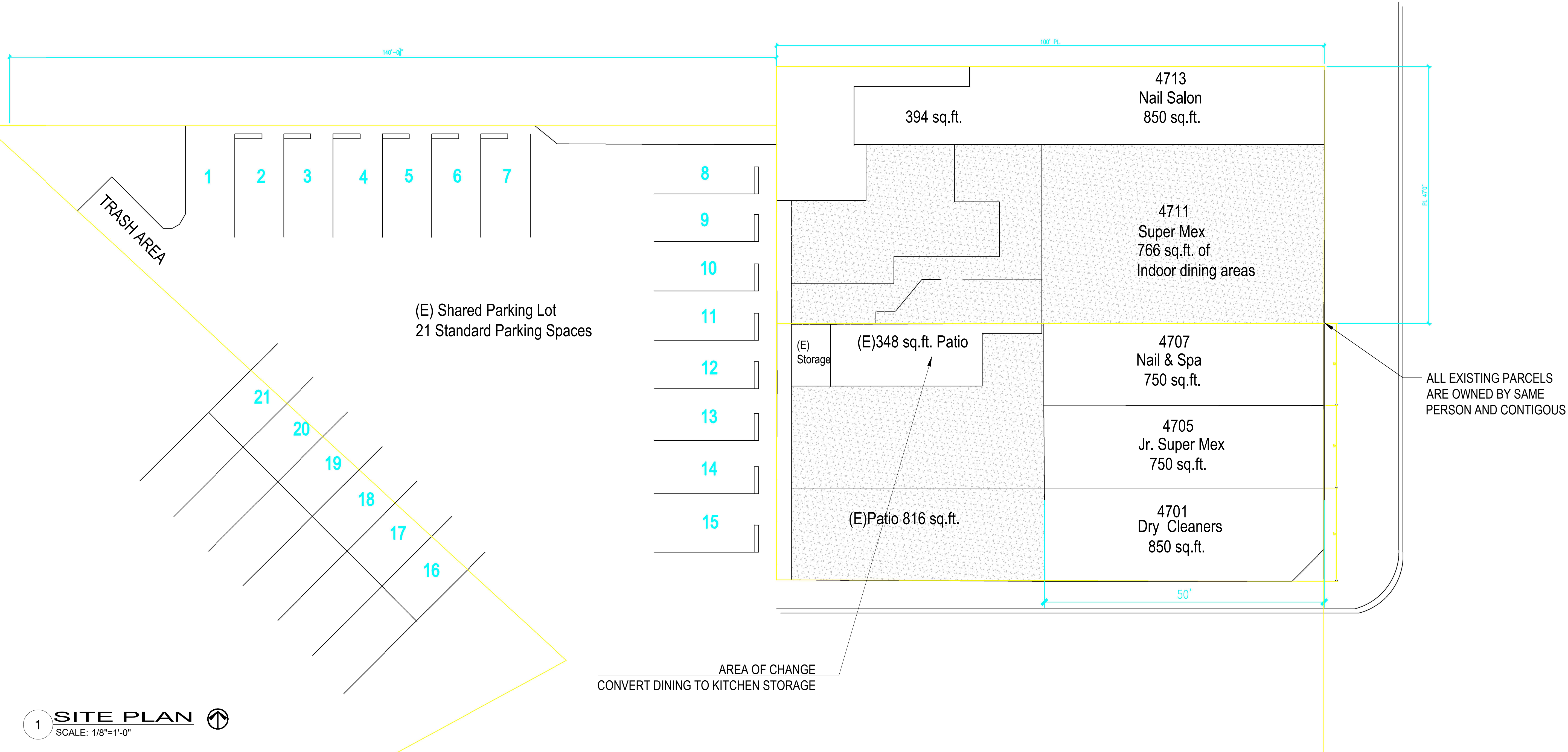


PROPOSED PROJECT:

1.
- Convert existing service bar to seated bar (Increase interior by 72 sq. ft.)
2.
- Convert existing dining (144 sq. ft.) to kitchen storage (144 sq. ft.)

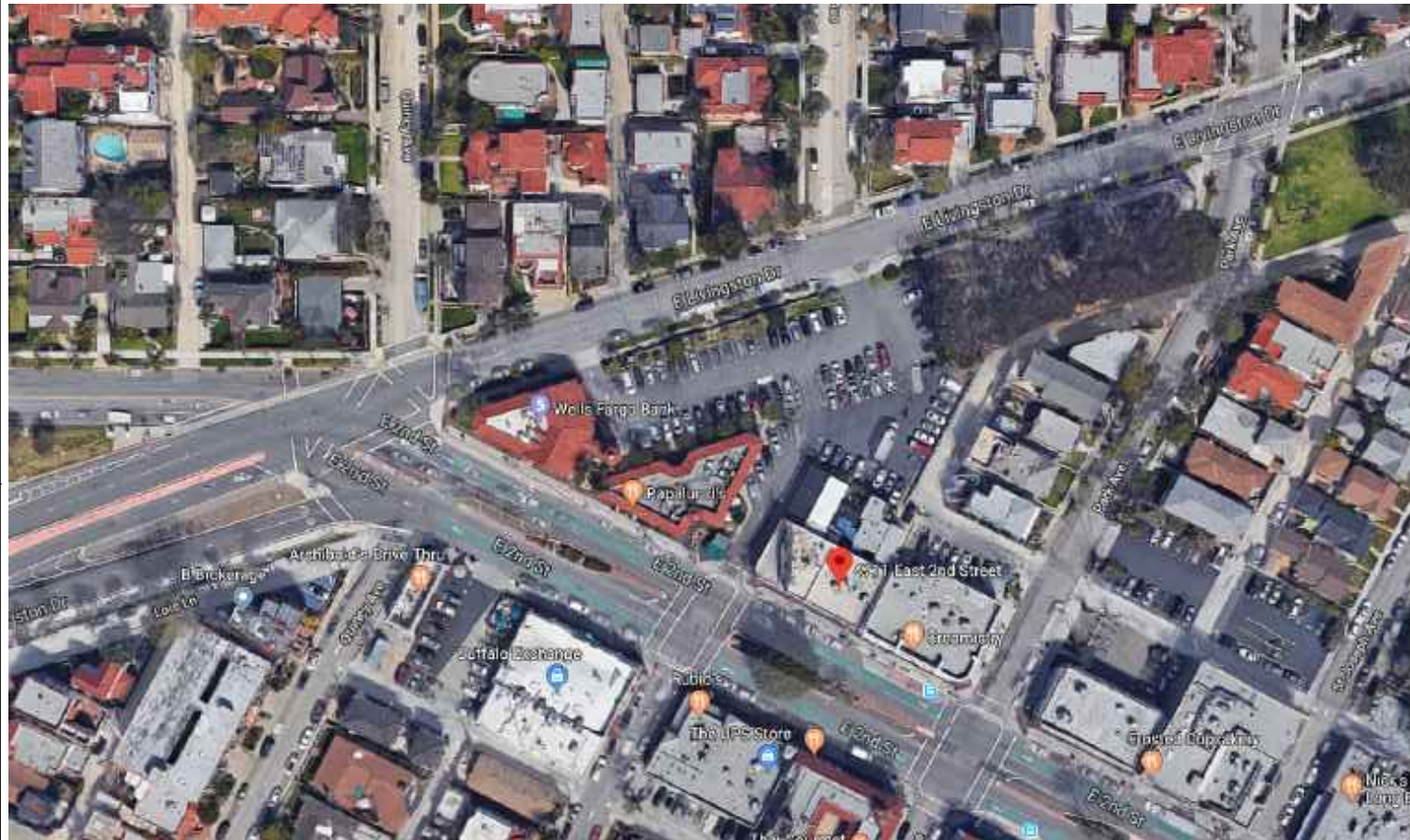


1 SITE PLAN
SCALE: 1/8"=1'-0"

- (N) WALL
2x4 WOOD STUDS @ 16" O.C.
- (E) WALL TO REMAIN
2x4 WOOD STUDS @ 16" O.C.
- (E) WALL TO BE REMOVED
2x4 WOOD STUDS @ 16" O.C.

SITE PLAN NOTES

1.
- THIS PROJECT SHALL COMPLY WITH 2013 CRC ,CBC ,CEC,CMC ,CPC WITH TITLE 24
2.
- A SEPARATE PERMIT IS REQUIRED FOR ALL FENCES, WALLS, ETC.
3.
- PROJECT IS LOCATED ON TWO SEPERATE PARCELS
4.
- 21 PARKING SPACES ARE SHARED ON THE PROPERTY VIA A LEASE AGREEMENT
5.
- NO INTERIOR CONSTRUCTION IS PROPOSED AS PART OF THIS REQUEST. ONLY STOOLS WILL BE ADDED INSIDE
6.
- THE RESTAURANT CURRENTLY HAS A TYPE 47 LICENSE.
7.
- THE HOURS OF OPERATION WILL REMAIN UNCHANGE AS PART OF THE CUP REQUEST.
8.
- THE APPLICANT WILL ABIDE BY ALL CONDITIONS OF APPROVAL ASSOCIATED WITH THE RESTAURANT.

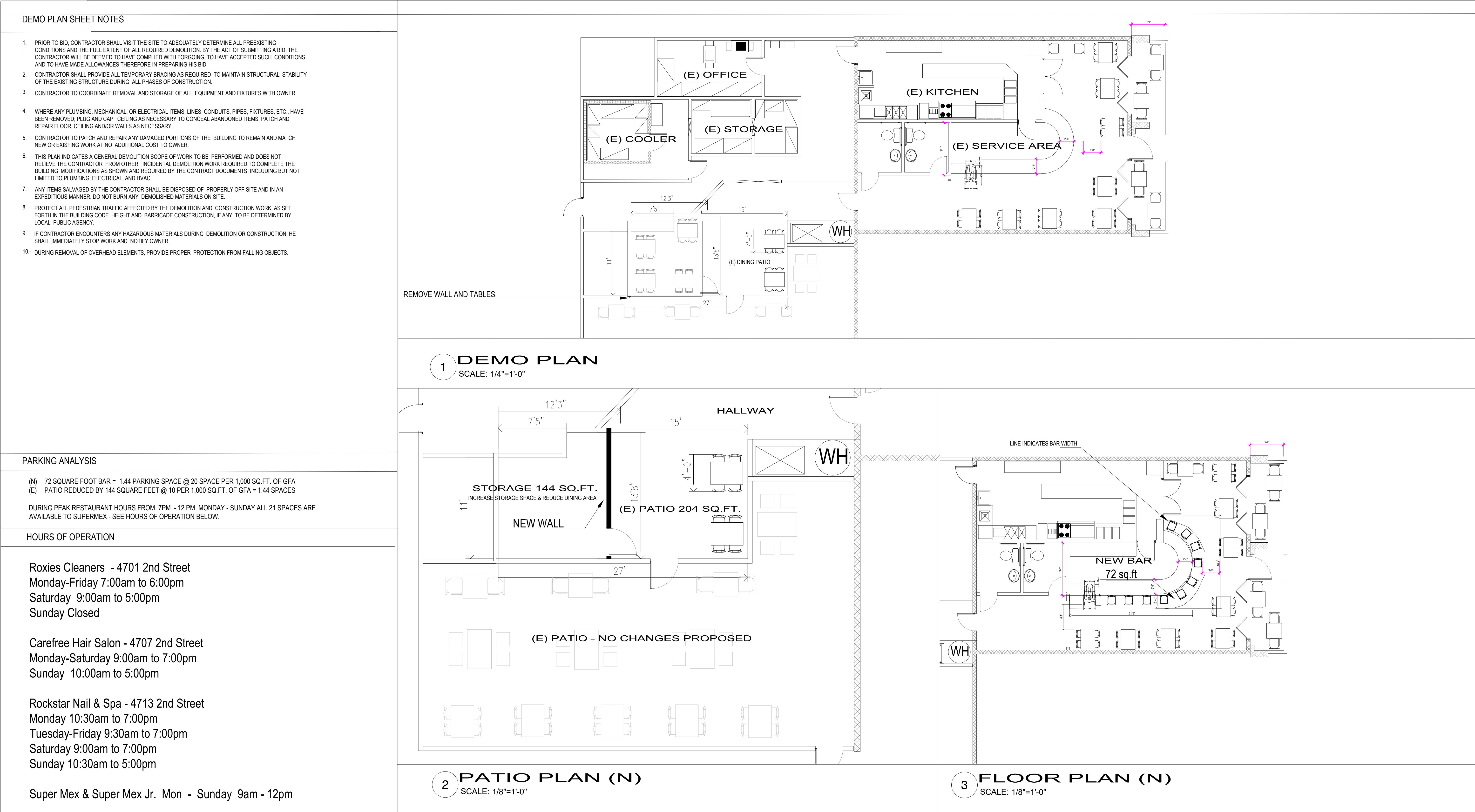


2 VICINITY MAP
SCALE: N.T.S

PROPERTY INFORMATION

PROPOSED CONSTRUCTION TYPE	N/A
ZONE	CNP
PROPOSED USE	RETAIL CENTER
PROPOSED BUILDING HEIGHT	VARIES
SIDE YARD SETBACK	0'
SITE AREA	4,700 SQ. FT.
EXISTING INDOOR DINING AREA	766 SQ. FT.
EXISTING OUTDOOR PATIO AREA	1,164 SQ. FT.

REVISIONS



(E) 1 HOUR WALL

2x WOOD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYP EACH SIDE

(E) WALL TO REMAIN

2x4 WOOD STUDS @ 16" O.C.

(E) WALL TO BE REMOVED

2x4 WOOD STUDS @ 16" O.C.

(N) WALLS TO BE ADDED

2x4 WOOD STUDS @ 16" O.C.

BID DATE:

JOB NUMBER:

PLOT DATE: 8/23/18

DRAWN BY:

SHEET TITLE:

SHEET NO:

A-2

1.

Convert existing service bar to seated bar (Increase interior by 72 sq. ft.)

2.

Convert existing dining (144 sq. ft.) to kitchen storage (144 sq. ft.)

Existing Conditions	LOCATION	USE/ PARKING RATIO	TOTAL
Patio = 816 + 348 = 1,164 square feet @ 10 per 1,000 parking ratio Indoor Dining = 766 @ 10 per 1,000	4701 2ND STREET	CLEANERS= 2/1,000	850 SQ.FT = 1.7 SPACES
Proposed Conditions	4701 2ND STREET	PATIO = 10/1,000	816 SQ.FT = 8.16 SPACES
Patio = Reduced Dining Area by 144 square feet @ 10 per 1,000 square feet = 1.44 parking credit Indoor Dining = Add 72 square feet @ 20 per 1,000 square feet = 1.44 required spaces	4705 2ND STREET	TAKE OUT = 2/1,000	750 SQ.FT = 1.5 SPACES
New Conditions	4707 2ND STREET	SALON = 2/1,000	750 SQ.FT = 1.5 SPACES
Patio = 1,020 square feet Indoor Dining = 766 square feet Fixed Bar = 72 square feet	4711 2ND STREET	REST. = 10/1,000 DINING REST. 10 PER 1,000 DINING & BAR 20 PER 1,000 DINING-BAR-OUTDOOR	766 +348 =11.14 SPACES EXISTING 766 +72 +204 =11.14 SPACES PROPOSED
	4713 2ND STREET	SALON= 2/1,000	850 + 394 SQ.FT. = 2.5 SPACES
			5,331 TOTAL SQ.FT = 25 SPACES REQUIRED
	Note:PARKING CALCULATION INCLUDES RESTROOMS AND UTILITY ROOMS ON TWO PARCELS/LOTS.		

REVISIONS

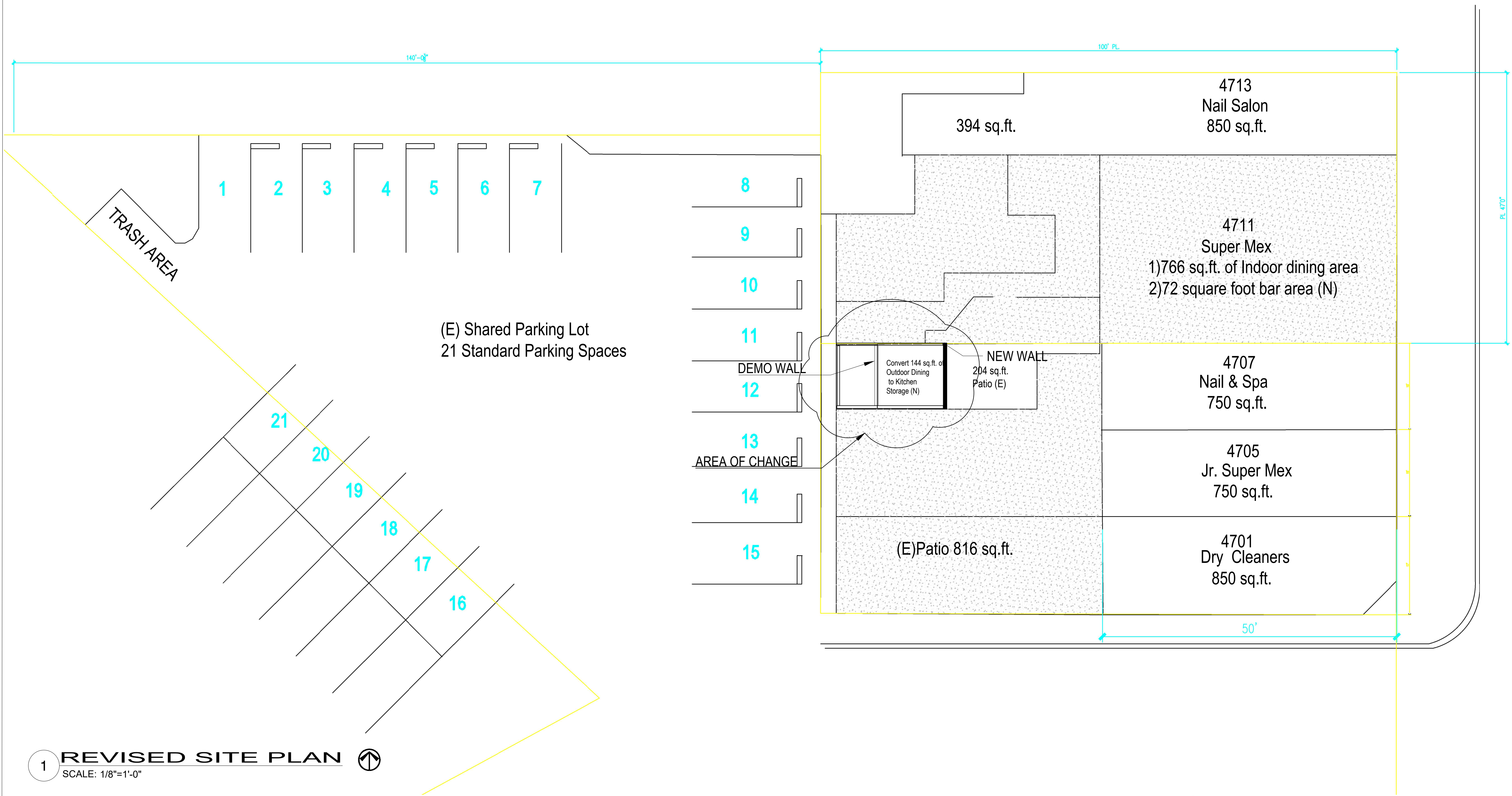
REMEDY DESIGNS

CHINO, CA

R

CONDITIONAL USE PERMIT CONCEPTUAL PLAN
4711 2nd Street
LONG BEACH, CA

FLOOR PLAN



1 REVISED SITE PLAN

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

- (N) WALL
2x4 WOOD STUDS @ 16" O.C.
- (E) WALL TO REMAIN
2x4 WOOD STUDS @ 16" O.C.
- (E) WALL TO BE REMOVED
2x4 WOOD STUDS @ 16" O.C.

REVISED SITE PLAN NOTES

- THIS PROJECT SHALL COMPLY WITH 2013 CRC, CBC, CEC, CMC, CPC WITH TITLE 24
- NO CHANGES TO FENCING OR RAILING IS PROPOSED.
- PROJECT IS LOCATED ON TWO SEPERATE PARCELS
- 21 PARKING SPACES ARE SHARED ON THE PROPERTY VIA A LEASE AGREEMENT
- NO INTERIOR CONSTRUCTION IS PROPOSED AS PART OF THIS REQUEST. ONLY STOOLS WILL BE ADDED INSIDE
- ONLY CHANGE TO SITE PLAN IS TO INCREASE SIZE OF STORAGE AREA AND REDUCE PATIO AREA.
- THE HOURS OF OPERATION WILL REMAIN UNCHANGE AS PART OF THE CUP REQUEST.
- THE APPLICANT WILL ABIDE BY ALL CONDITIONS OF APPROVAL ASSOCIATED WITH THE RESTAURANT.

Existing Conditions

Patio = 816 + 348 = 1,164 square feet @ 10 per 1,000 parking ratio
Indoor Dining = 766 @ 10 per 1,000

Proposed Conditions

Patio = Reduced Dining Area by 144 square feet @ 10 per 1,000 square feet = 1.44 parking credit
Indoor Dining = Add 72 square feet @ 20 per 1,000 square feet = 1.44 required spaces

New Conditions

Patio = 1,020 square feet
Indoor Dining = 766 square feet
Fixed Bar = 72 square feet



EXISTING SERVICE BAR

REVISED SITE PLAN SQUARE FOOTAGES

SITE AREA	4,700	SQ. FT.
EXISTING INDOOR DINING AREA	766	SQ. FT.
PATIO AREA EXISTING	1,164	SQ. FT.
REMOVE PATIO AREA @ 10 PER 1,000= 1.5 SPACES	144	SQ. FT.
REDUCED PATIO SQ.FT.	204	SQ. FT.
NEW BAR	72	SQ. FT.

REVISIONS