

PROJECT DATA:

PROJECT ADDRESS: 9036 BEVERLY BLVD, PICO RIVERA CA 90660

PROJECT AREA : ±19,828 SQ. FT.
 BUILDING AREA: 2,400 SQ. FT.
 JURISDICTION: PICO RIVERA, CALIFORNIA
 APN# : 8121-025-023
 ZONING: CPD (COMMERCIAL PLANNED DEVELOPMENT)

PARKING REQUIRED:
 REQUIRED PARKING: 3 SEATS/ 1 SPACE OR 30 SQ. FT. (ASSEMBLY)/ 1 SPACES
 FRONT AREA.....38 SEATS/ 3 = 13
 BACK OF HOUSE.....1,352 SQ. FT./ 250 = 5
 TOTAL PARKING SPACE REQUIRED..... 18 SPACES (INCLUDED 1 ADA)

PARKING PROVIDED:
 PROVIDED PARKING..... 18 SPACES
 15 STANDARD
 2 COMPACT
 1 ADA

CITY STANDARD:
 STANDARD (9'-0" X 20'-0")
 COMPACT (7'-6" X 15'-0") 25% MAX
 ACCESSIBLE (9'-0" X 20'-0")

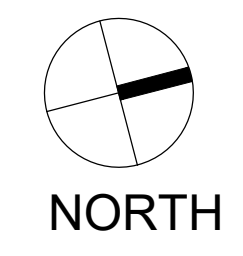
LANDSCAPE AREA:
 LANDSCAPE PROVIDED: ±4,100 SQ. FT. (21%)

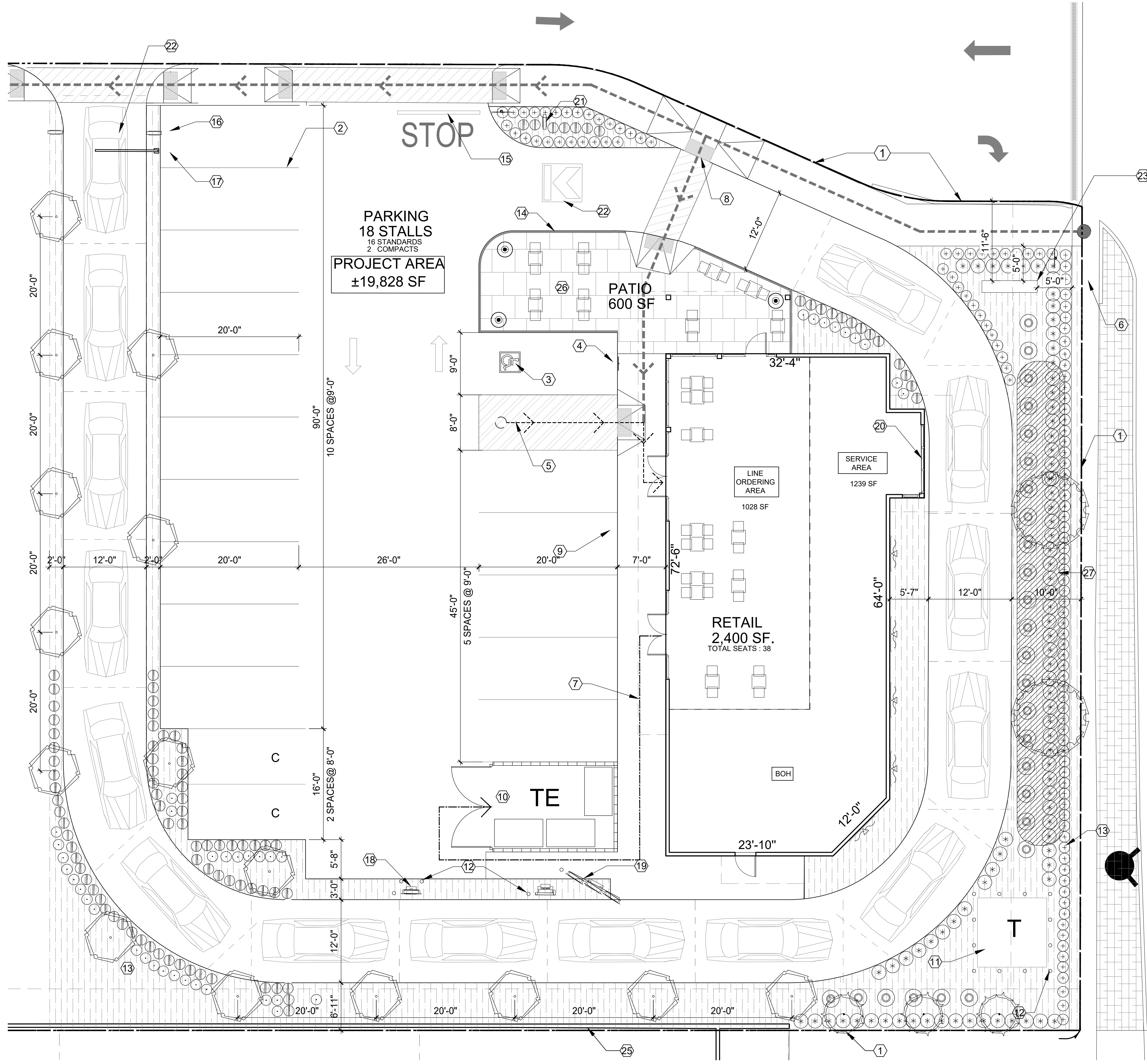
- INSTALL ONE NEW PUBLIC 6"x4"x2-1/2" FIRE HYDRANTS CONFORMING TO AMERICAN WATERWORLD ASSOCIATION STANDARD C503
- REQUIRED FIRE FLOW 1,500 GPM@20PSI FOR 2 HOURS

SHEET INDEX

A101	OVERALL SITE PLAN
A102	SITE PLAN/GROUND FLOOR
A201	FLOOR AND ROOF PLAN
A301	BUILDING ELEVATIONS
A401	TRASH ENCLOSURE
A501	MATERIAL BOARD

1 OVERALL SITE PLAN
 SCALE: 1" = 30'





SITE PLAN KEY NOTES

- ① PROPERTY LINE
- ② PARKING STRIPING PER CITY PARKING STANDARDS
- ③ HANDICAPPED SYMBOL AND STRIPING
- ④ MOUNTED H.C. SIGN
- ⑤ CONTINUOUS WIDE CLEAR ACCESSIBLE ROUTE OF TRAVEL
- ⑥ ACCESSIBLE PATH OF TRAVEL FROM SIDEWALK TO ENTRANCE
- ⑦ ACCESSIBLE PATH OF TRAVEL TO TRASH ENCLOSURE
- ⑧ DETECTABLE WARNING
- ⑨ 6" HIGH CONCRETE RAISED CURB
- ⑩ TRASH ENCLOSURE (3 BINS)
- ⑪ TRANSFORMER
- ⑫ BOLLARDS
- ⑬ LANDSCAPE AREA
- ⑭ RAILING
- ⑮ STOP SIGN
- ⑯ DIRECTIONAL ENTRY SIGN
- ⑰ HEIGHT RESTRICTION BAR
- ⑱ PRE MENU BOARD
- ⑲ ORDER SCREEN & 3 PANEL MENU BOARD
- ⑳ DRIVE THRU WINDOW
- ㉑ DIRECTIONAL THANK YOU / EXIT SIGN
- ㉒ DT GROUND WAYFINDING ARROW
- ㉓ PROPOSED MONUMENT SIGN (SEE PLAN NOTES 1)
- ㉔ EXISTING MONUMENT SIGN
- ㉕ PROPOSED 8' HIGH WALL W/ DECORATIVE CAP
- ㉖ SCORED CONCRETE
- ㉗ MOUND ON LANDSCAPE PLANTER

PLAN NOTES

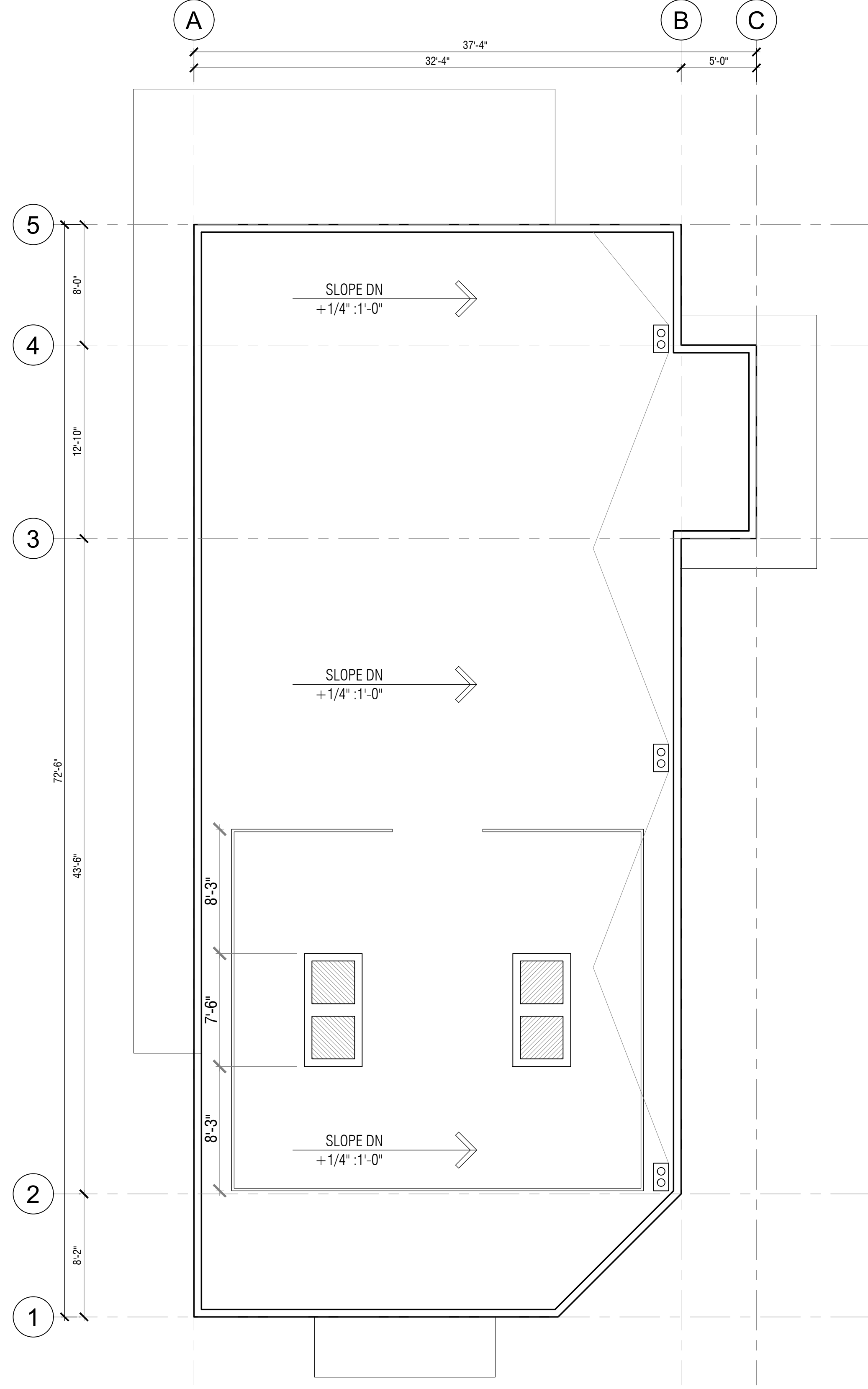
- ① MONUMENT STRUCTURE TO BE A MAXIMUM OF FIVE FEET IN HEIGHT AND EIGHT FEET IN LENGTH. ALLOWABLE SIGN AREA WITHIN MONUMENT STRUCTURE LIMITED TO TWENTY-FOUR SQUARE FEET, RESTING ON MONUMENT BASE OR SURROUNDED IN PART OR WHOLE, BY MONUMENT STRUCTURE. STRUCTURE TO BE CENTERED IN LANDSCAPE PLANTER OF EQUAL OR GREATER SIZE THAN TOTAL MONUMENT STRUCTURE FACE AREA (TOTAL OF LARGEST TWO SURFACES). THE LANDSCAPE PLANTER MUST CONSIST OF A MINIMUM TWO FEET IN DEPTH AROUND PERIMETER OF MONUMENT STRUCTURE. MONUMENT TO MAINTAIN A MINIMUM OF FIVE FEET FROM ANY RIGHT-OF-WAY OR SIDEWALK, AND TEN FEET FROM ANY DRIVEWAY. INTERNAL ILLUMINATION PERMITTED, PROVIDED NO LIGHT SPILLOVER OCCURS OFF-SITE. A GRAFFITI RESISTANT FINISH IS REQUIRED FOR THE MONUMENT BASE.

PLANTING LEGEND

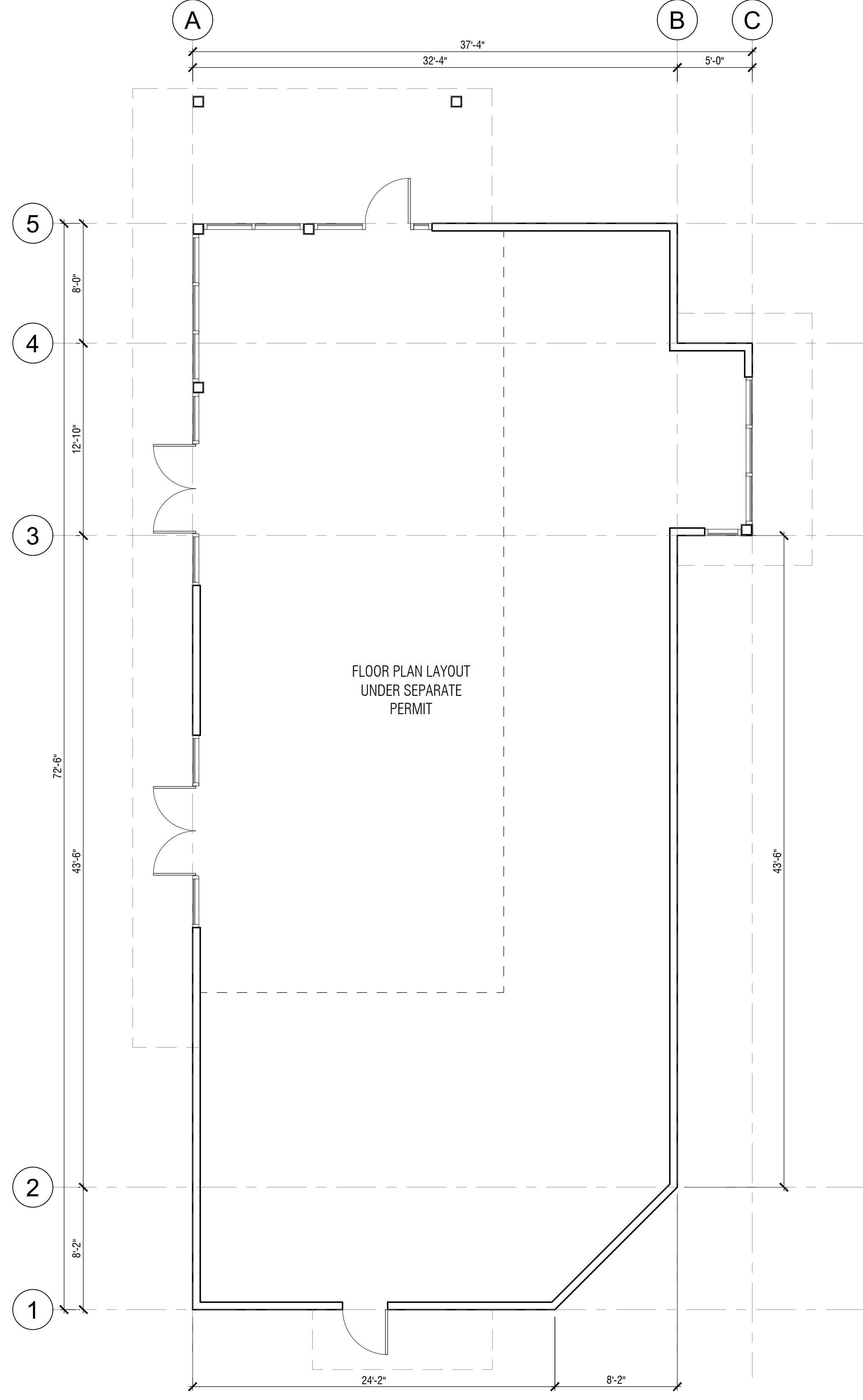
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH, HEIGHT / GROWTH RATE
TREES:				
	PHOENIX DACTYLIFERA	DATE PALM	18"BT	20', 50' / 10 YEARS
	PODOCARPUS MACROPHYLLUS	YEW PINE PODOCARPUS	24"BOX	12', 20' / 10 YEARS
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15', 14' / 10 YEARS
SHRUBS:				
	MAHONIA AQUIFOLIUM	ORANGE GRAPE	5 GAL	3', 4' / 2 YEARS
	MAHONIA GOLDEN ABUND	GOLDEN ABUNDANCE	5 GAL	4', 6' / 2 YEARS
	LIMONIUM PEREZII	SEA LAVANDER	1 GAL	2', 2' / 2 YEARS
	PHORMIUM TENAX	NEW ZEALAND FLAX	1 GAL	1.5', 1.5' / 2 YEARS
	CLIVIA MINIATA	KAFFIR LILY	1 GAL	1.5', 1.5' / 2 YEARS
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2', 2' / 2 YEARS
VINES:				
	DISTICTIS 'RIVERS'	ROYAL TRUMPET	1 GAL	1', 25' / 2 YEARS
GROUND COVERS:				
	LANTANA X 'NEW GOLD'	3 THICK	FLATS@24" O.C. L	2', 2' / 2 YEARS
	WOOD MULCH	3 THICK	STANDARD SIZE	

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





2 ROOF PLAN
SCALE: 3/16"=1'-0"



1 FLOOR PLAN
SCALE: 3/16"=1'-0"

DESCRIPTION: FLOOR PLAN

SHEET: A201

DATE: 23-03-02

MODIFICATION OF CONDITIONAL USE PERMIT NO. 737 (CUP 737.2)

BEVERLY CROSSING

9036 BEVERLY BLVD
PICO RIVERA, CA 90660

970 N. BROADWAY, SUITE 107
LOS ANGELES, CA 90012
p. 213.537.0910

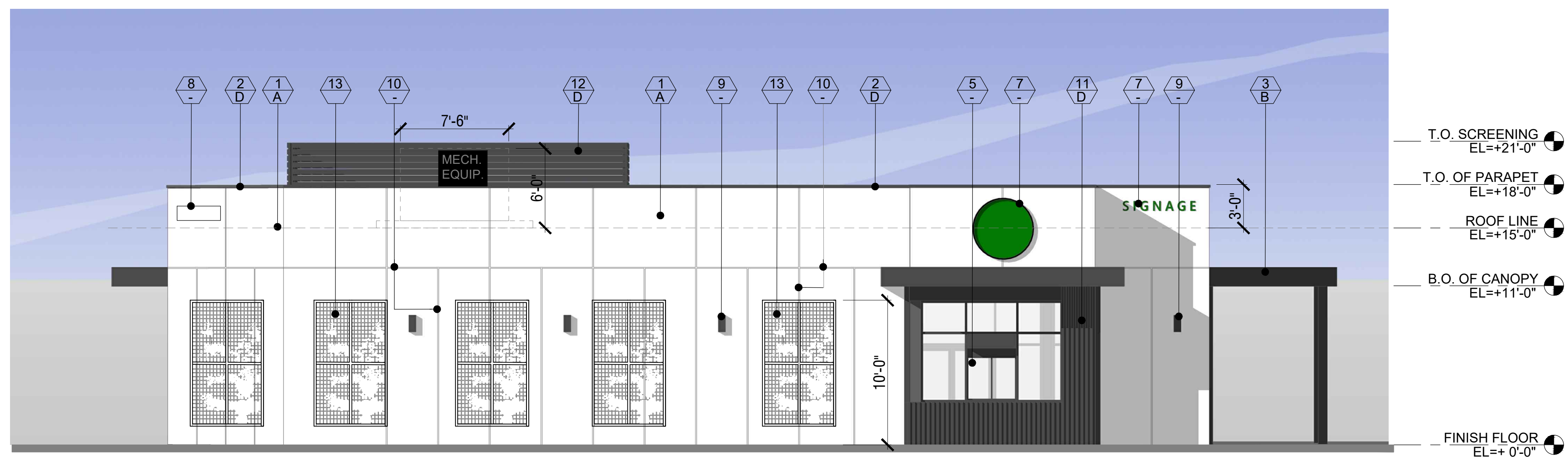
info@scaleslab.com

www.scaleslab.com





1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 WEST ELEVATION
SCALE: 3/16"=1'-0"

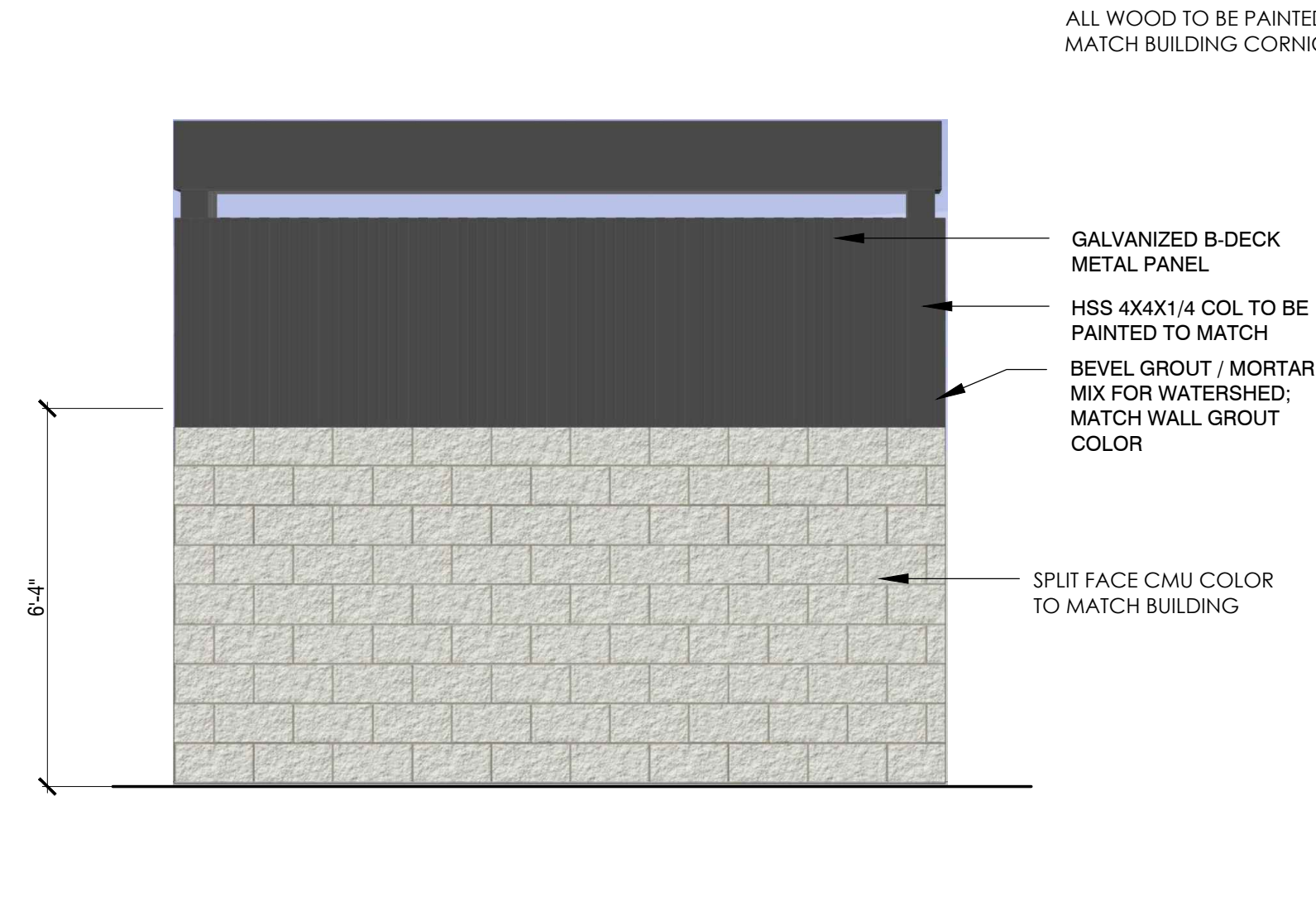
FINISH SCHEDULE

FINISH MATERIAL

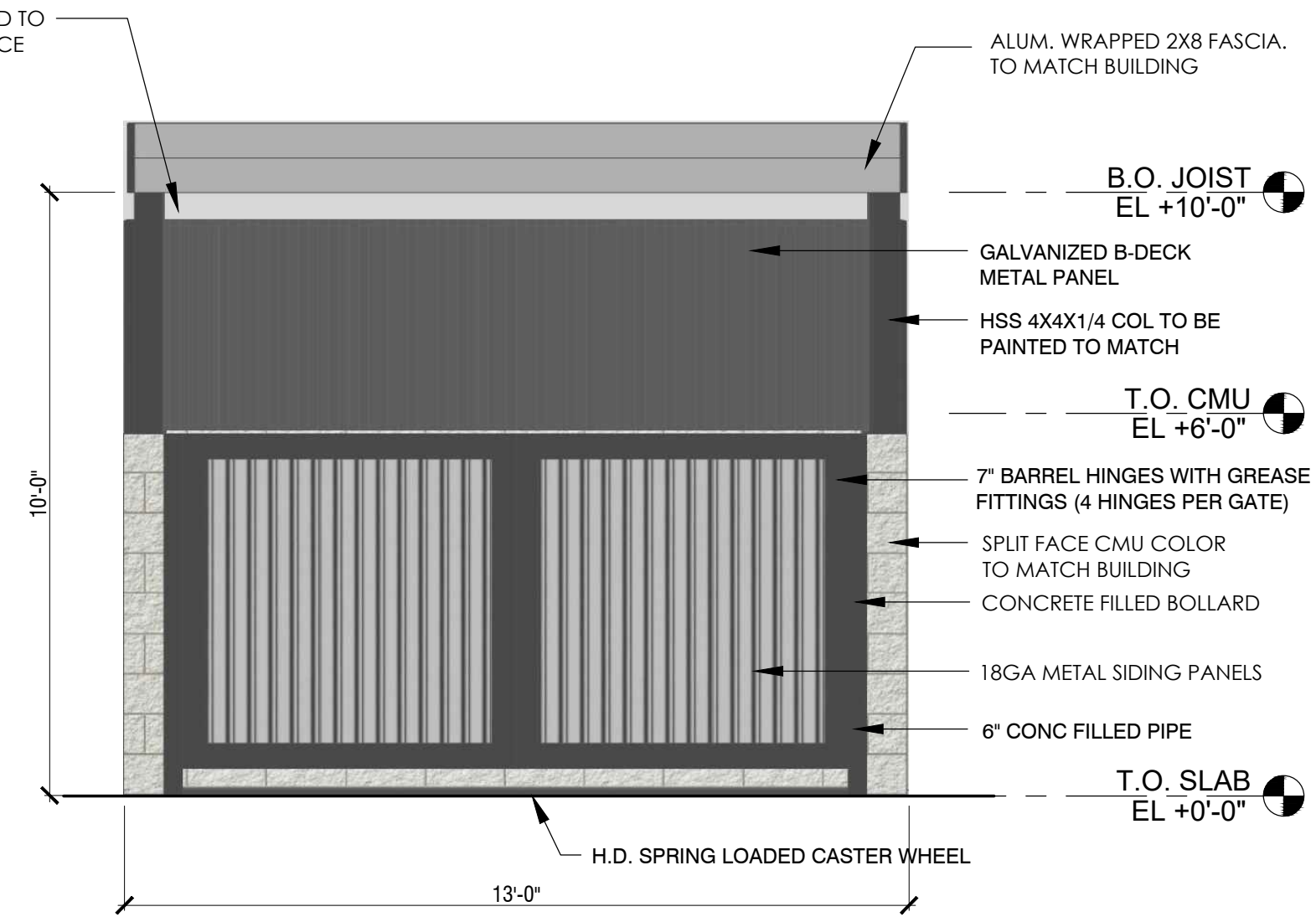
- 1 CEMENT PLASTER W/INTEGRAL COLOR FINISH COAT - MEDIUM SAND FLOAT
- 2 PREFINISHED METAL COPING
- 3 METAL CANOPY
- 4 ALUMINUM STOREFRONT SYSTEM
- 5 DRIVE-THRU WINDOW
- 6 HOLLOW METAL DOOR AND FRAME
- 7 SIGNAGE UNDER SEPARATE PERMIT
- 8 ADDRESS SIGN, 8" BLACK ANODIZED LETTERS
- 9 EXTERIOR WALL SCONCE
- 10 CEMENT PLASTER CONTROL JOINT
- 11 COMPOSITE SIDING WOOD PANEL
- 12 LOUVERS ROOD EQUIPMENT SCREENS
- 13 GREEN SCREEN

FINISH COLOR

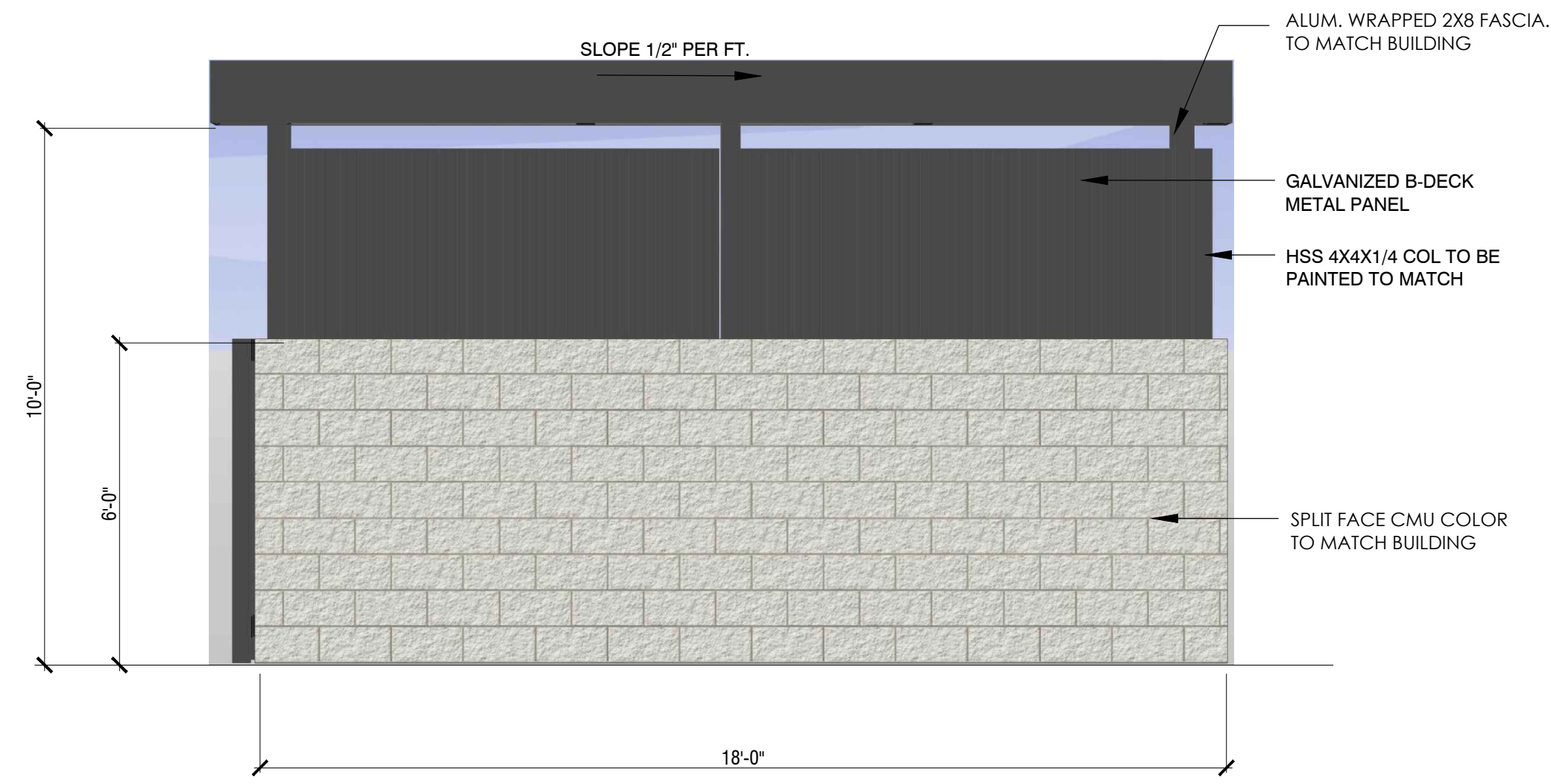
- A DUNN EDWARDS WHITE DEW380
- B POWDER COAT DARK BRONZE
- C ANODIZED DARK BRONZE
- D DUNN EDWARDS DARK ENGINE DE6350



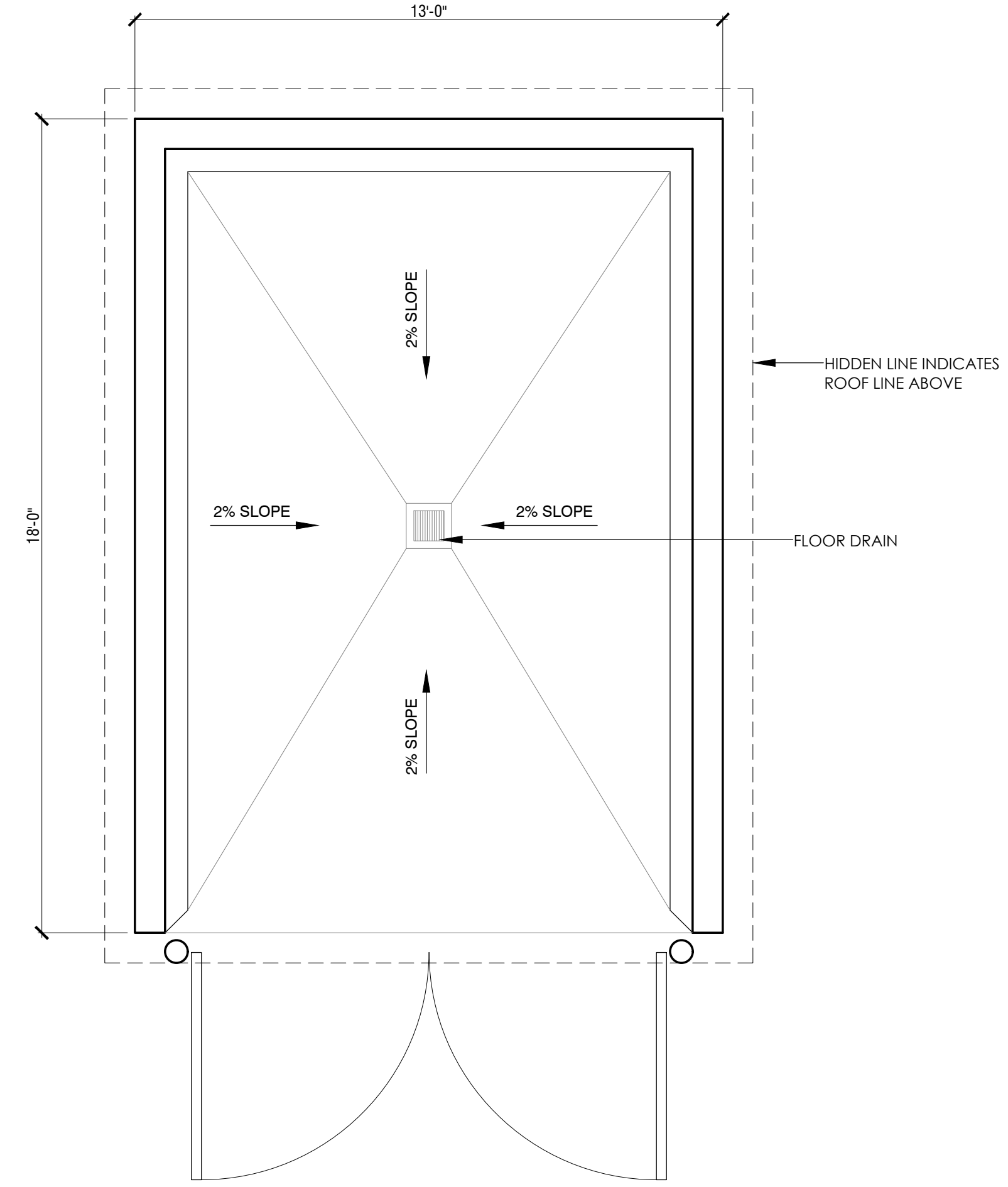
3 REAR ELEVATION
SCALE: 3/8"=1'-0"



2 FRONT ELEVATION
SCALE: 3/8"=1'-0"



4 SIDE ELEVATION
SCALE: 3/8"=1'-0"



1 PLAN
SCALE: 3/16"=1'-0"



METAL COPING
MFT: PAC-CLAD
PRODUCT: STEEL
COMPOSITE PANEL DARK
BRONZE POWDER COAT



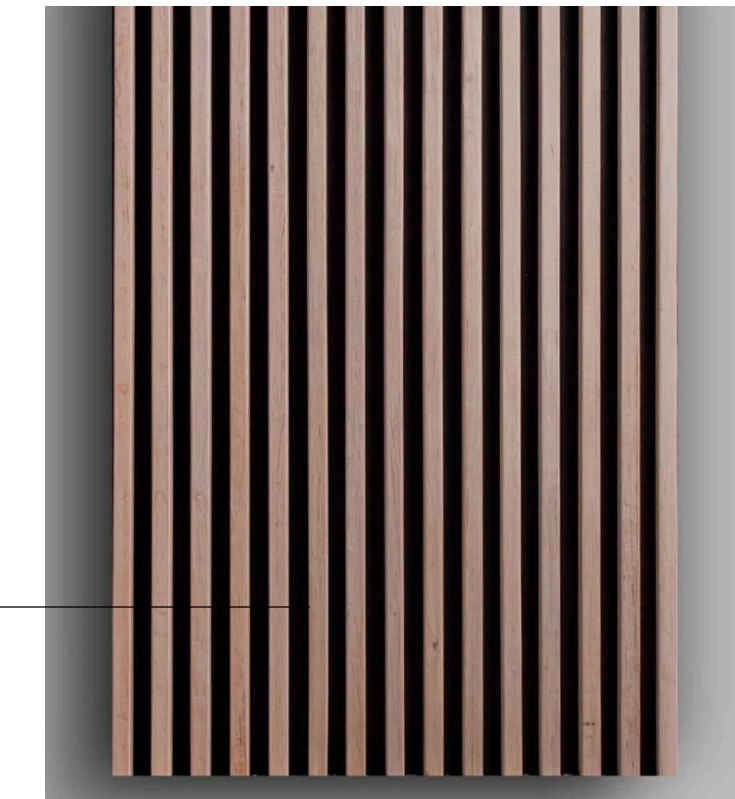
EXTERIOR UMBRELLA
TO FOLLOW FUTURE
TENANT STANDARDS



**2 LIGHT WALL
CYLINDER BLACK**
MFT: KICHLER
PRODUCT: 9244BK
BLACK



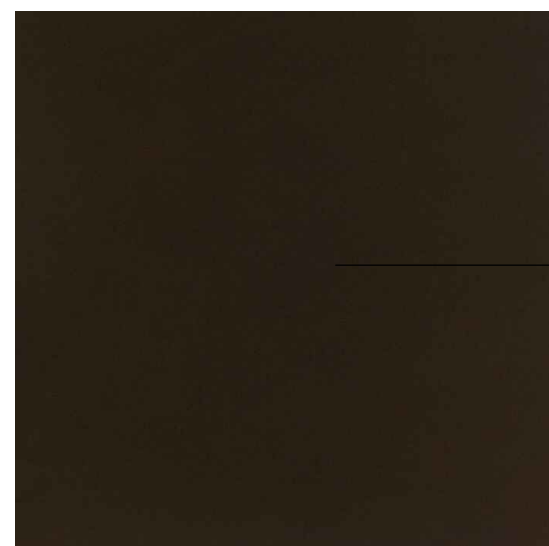
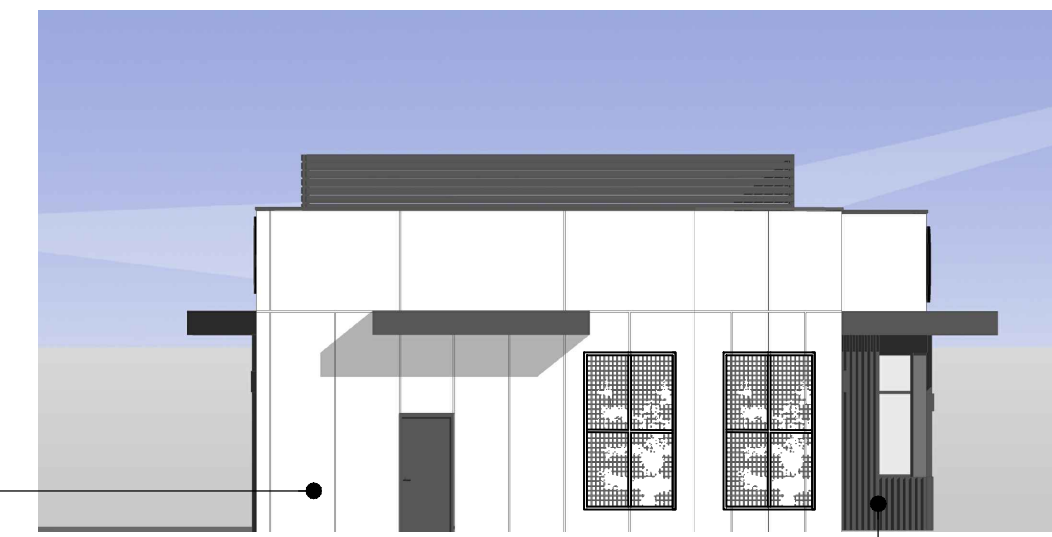
EXTERIOR CHAIRS AND
TABLE TO FOLLOW FUTURE
TENANT STANDARDS



**COMPOSITE SIDING
WOOD PANEL**
MFT: ACUSLAT
PRODUCT: COMPOSITE
SIDING WOOD PANEL



TRASH CANS TO FOLLOW
FUTURE TENANT STANDARDS



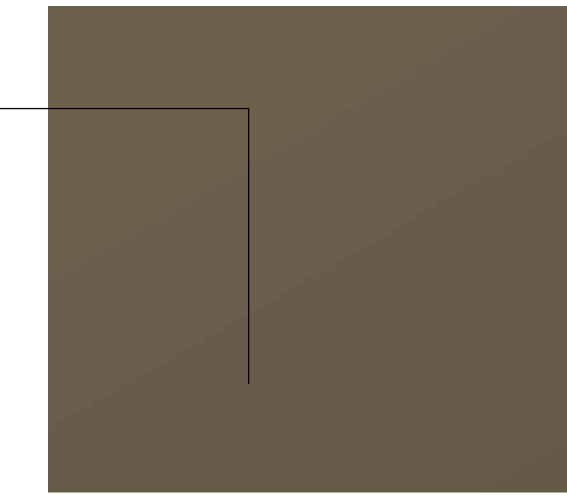
METAL CANOPY COLOR
MFT: PAC-CLAD
COLOR: DARK BRONZE
POWDER COAT



EXTERIOR PAINT
MFT: DUNN EDWARDS
PRODUCT: DARK ENGINE
DE6350



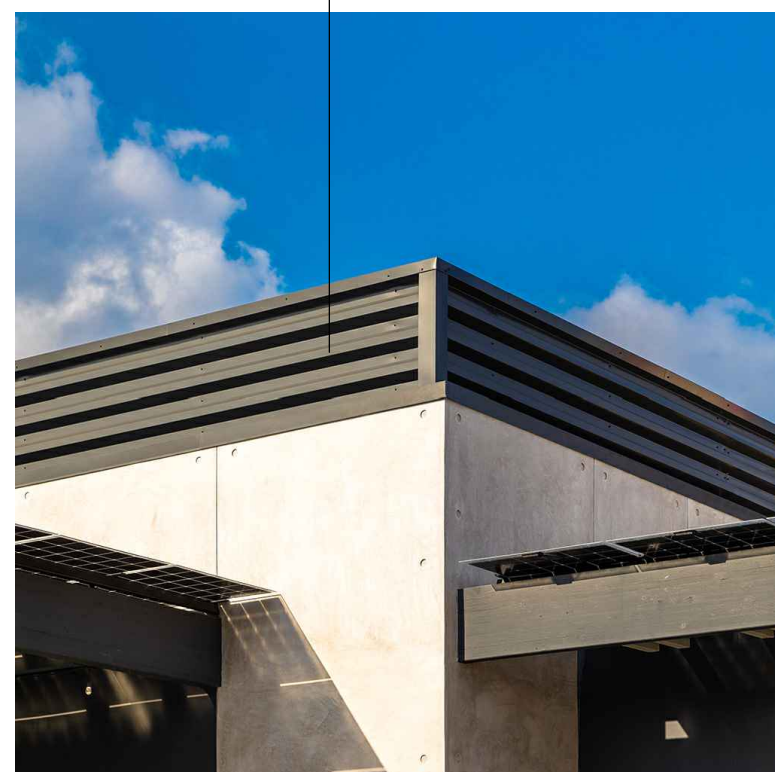
EXTERIOR PAINT
MFT: DUNN EDWARDS
PRODUCT: WHITE DEW380



**ALUMINUM STORE FRONT
SYSTE COLOR**
MFT: COSTUME
COLOR: DARK BRONZE
POWDER COAT



RAILING TO FOLLOW
FUTURE TENANT STANDAR



LOUVER ROOF SCREEN
MFT: ROOFSCREEN
PRODUCT: VISIONGUARD
L10 ANGLED LOUVER
DARK BRONZE ANODIZED



METAL PANEL CANOPY
MFT: PAC-CLAD
PRODUCT: STEEL
COMPOSITE PANEL DARK
BRONZE POWDER COAT

GREEN SCREENS
MFT: ZB WIRE WORKS
INC.SENTINEL WEB
PRODUCT:
COSTUM-MADE WALL
EASY MOUNT
SCREENS

