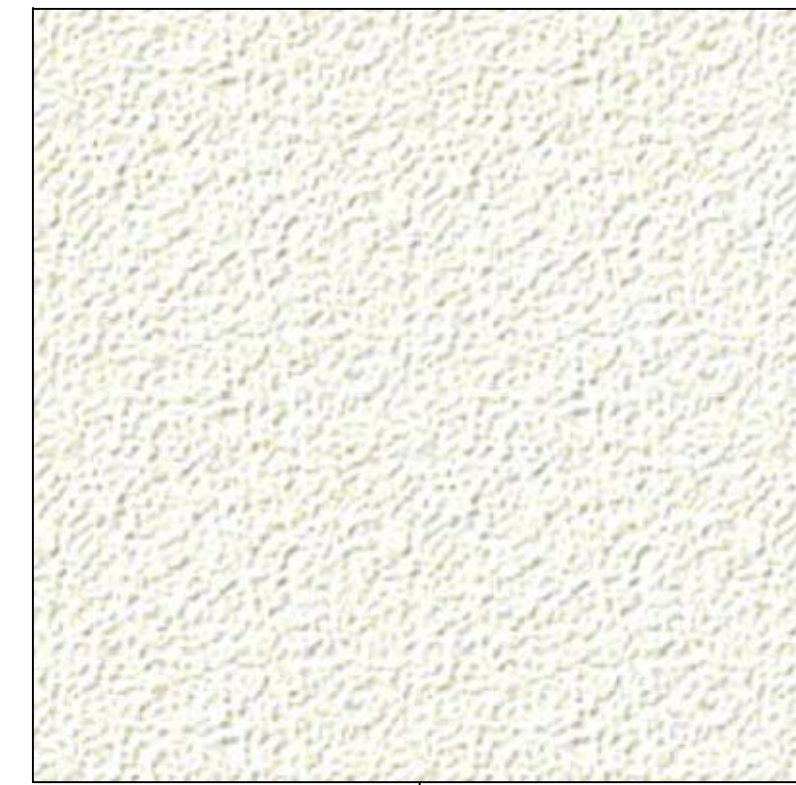


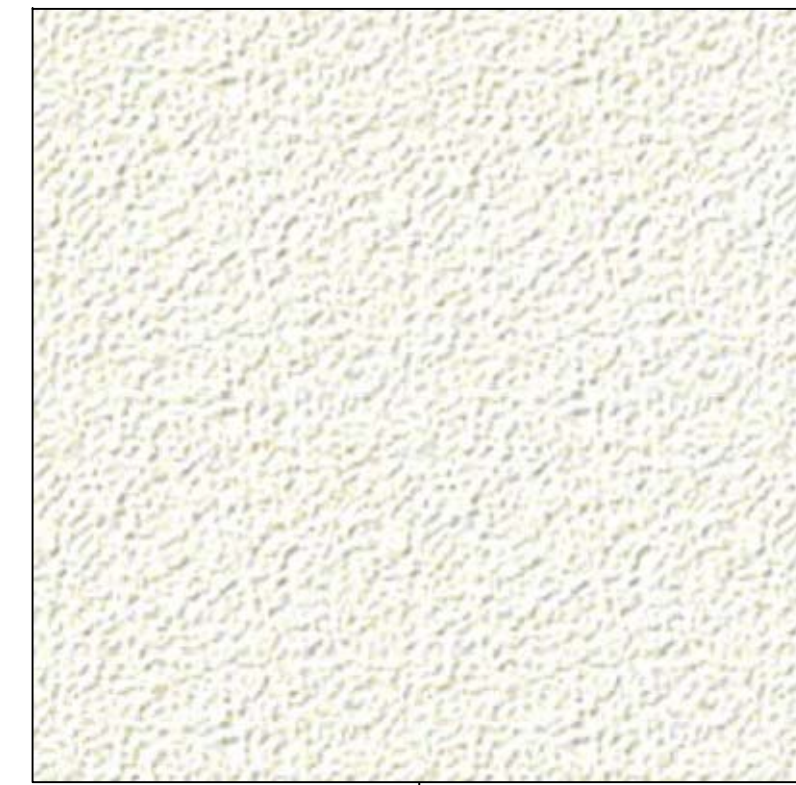
3 RECLAIMED 6X WOOD MULTI-COLORS



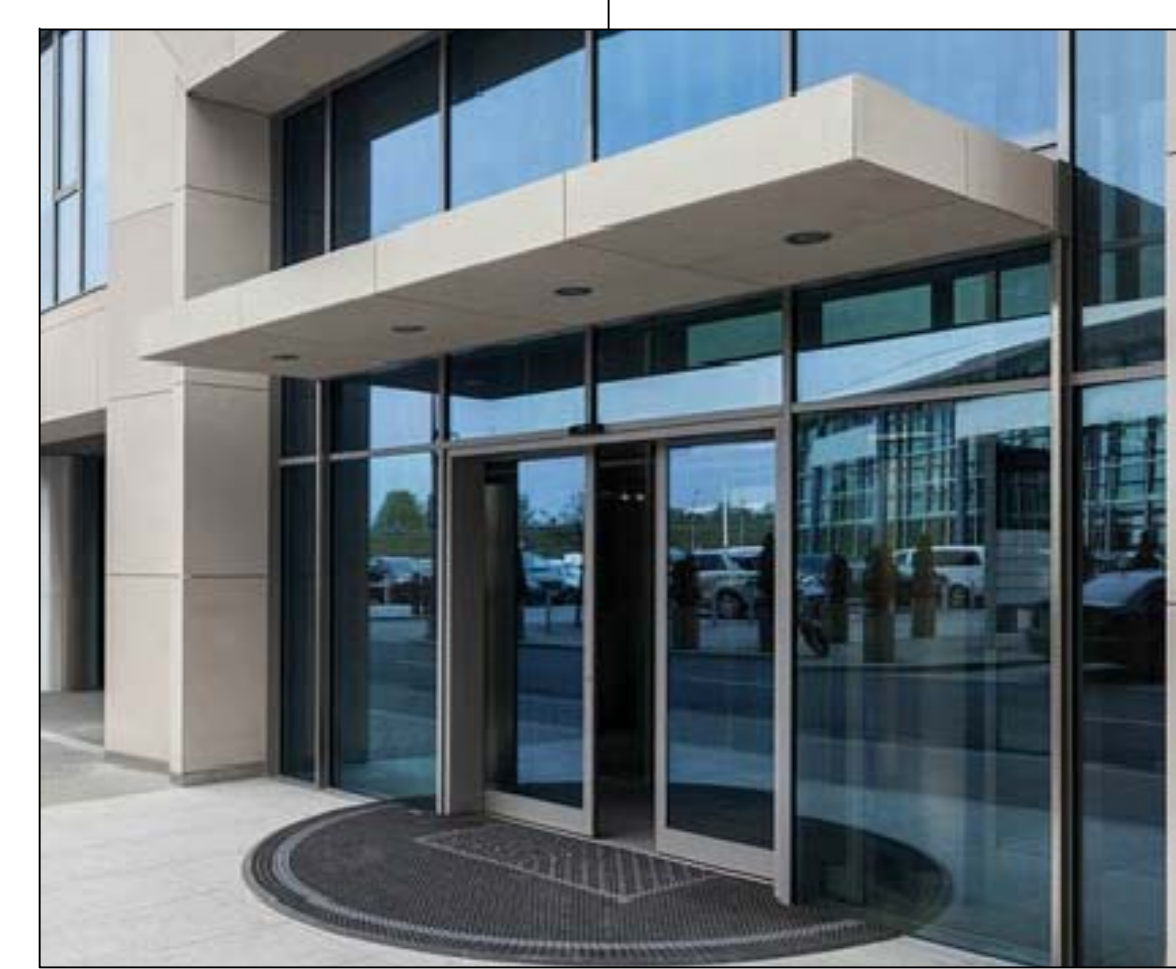
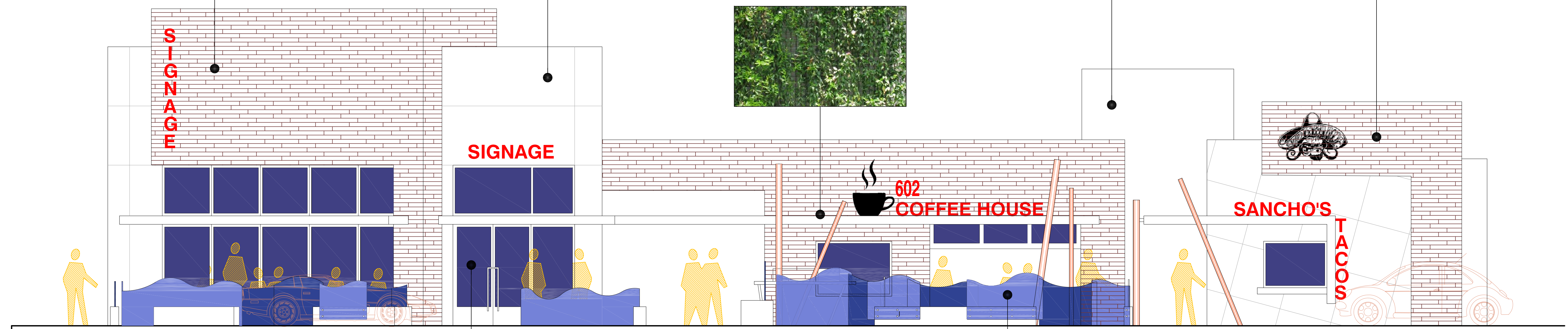
1 EXTERIOR CEMENT PLASTER. LA HABRA STUCCO NAVAJO WHITE P-525 BASE 100 - SAND FINISH.



1 EXTERIOR CEMENT PLASTER. LA HABRA STUCCO NAVAJO WHITE P-525 BASE 100 - SAND FINISH.



3 RECLAIMED 6X WOOD MULTI-COLORS



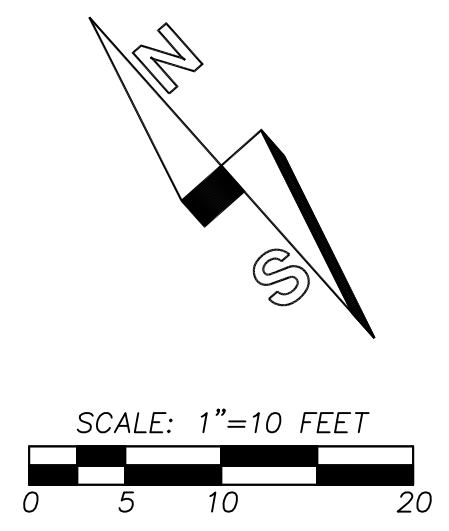
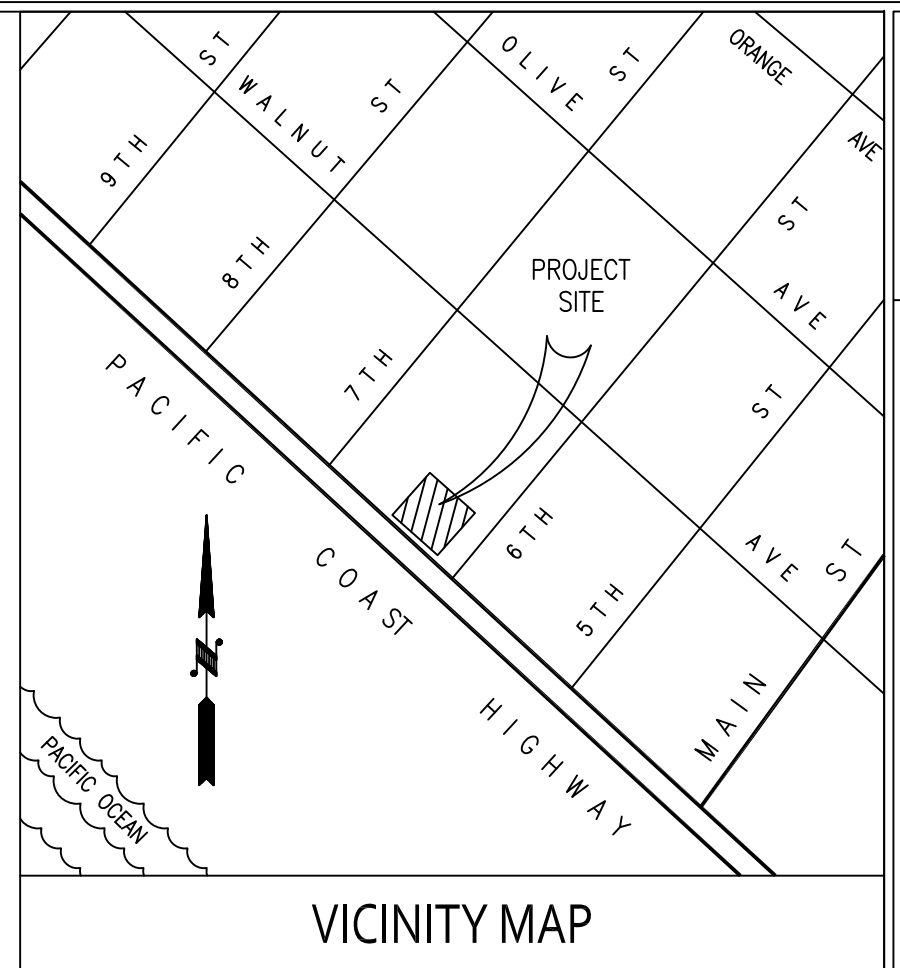
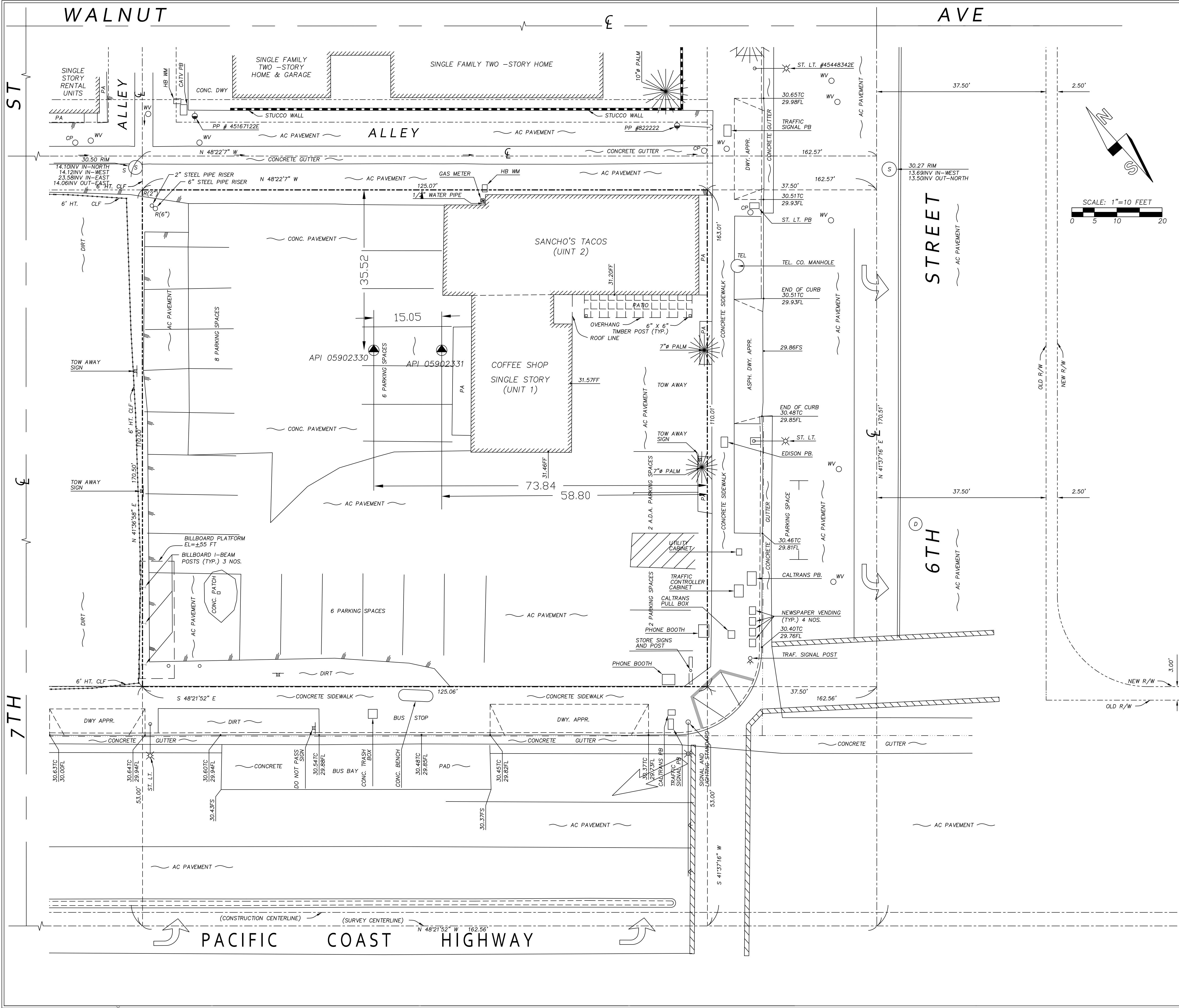
2 ALUMINUM STOREFRONT & WINDOWS FACTORY FINISHED BRONZE COLOR



7 TREX PRODUCTS, FRAMELESS GLASS RAILING 3 DIFFERENT SHADES OF BLUE GLASS (BLUE SKY & OCEAN BLUE COLORS)

602 PACIFIC COAST HWY
HUNTINGTON BEACH, CA

CONCEPTS
DESIGN
BUILD



- LEGEND**
- CL = CENTER LINE
 - + 00.00 = TC/FL ELEVATION
 - + 00.00 = EG ELEVATION
 - (S) = SEWER MANHOLE
 - (D) = STORM DRAIN MANHOLE
 - CP = CLEAN OUT
 - WV = WATER VALVE
 - R(6") = UNDERGROUND UTILITY PIPE RISER (SIZE IN INCHES)
 - FD = FOUND
 - SL = STREET LIGHT
 - TJ = TRAFFIC OR STREET LIGHT AND ELECTRICAL JUNCTION AND PULL BOX
 - TC = TRAFFIC CONTROL SIGN
 - PP = POWER POLE
 - GA = GUY ANCHOR
 - CF = CHAIN LINK FENCE
 - XX = CHAIN LINK FENCE
 - BL = BLOCK WALL
 - EP = EDGE OF PAVEMENT
 - GM = GAS METER
 - WM = WATER METER
 - FR = FIRE HYDRANT
 - TL = TRAFFIC LIGHT
 - T = TREE
- ABBREVIATIONS**
- AC = ASPHALTIC CONCRETE
 - BC = BEGINNING OF CURB
 - BCR = BEGINNING CURB RETURN
 - BL = BUILDING LINE
 - BLD = BUILDING
 - BM = BENCH MARK
 - BW = BACK OF WALK
 - CB = CATCH BASIN
 - CBWALL = CONCRETE BLOCK WALL
 - CL = CENTER LINE
 - CLF = CHAIN LINK FENCE
 - CO = CLEAN OUT
 - CONC = CONCRETE
 - EC = END OF CURVE
 - EG = EDGE OF GUTTER
 - EL = ELEVATION
 - EP = EDGE OF PAVEMENT
 - EX = EXISTING
 - FD = FOUND
 - FF = FINISH FLOOR
 - FG = FINISH GRADE
 - FH = FIRE HYDRANT
 - FL = FLOW LINE
 - FS = FINISH SURFACE
 - FW = FRONT OF WALK
 - GB = GRADE BREAK
 - GM = GAS MAIN
 - GRD = GRADE
 - GRT = GRATE
 - GV = GAS VALVE
 - INT = INTERSECTION
 - INV = INVERT OF PIPE (ETC)
 - IP = IRON PIPE
 - LT = LEAD & TACK (& TAG)
 - MON = MONUMENT
 - MT = MULTI-TRUNK
 - N&T = NAIL AND TAG
 - PA = PLANTER
 - PB = PULL BOX
 - PC = POINT OF CURVE
 - PCC = POINT OF COMPOUND CURVE
 - PI = POINT OF INTERSECTION
 - PL = PROPERTY LINE
 - POC = POINT ON CURVE
 - PRC = POINT OF REVERSE CURVE
 - PT = POINT OF TANGENCY
 - RP = RADIUS POINT
 - SDMH = STORM DRAIN MANHOLE
 - SMH = SEWER MANHOLE
 - ST.LT. = STREET LIGHT
 - ST.LT.PB = STREET LIGHT PULL BOX
 - TRAF. = TRAFFIC

LEGAL DESCRIPTION:
 LOT 1, 2, 3, 4 AND 5 IN BLOCK 106 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING:
 BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PACIFIC COAST HIGHWAY (FORMERLY KNOWN AS OCEAN AVENUE) BEING N48°21'52"W PER TRACT NO. 16406, M.B. 874/47-50, RECORDS OF ORANGE COUNTY.

BENCHMARK:
 BENCHMARK DESIGNATION: 1J-75-04
 ELEVATION: 28.049 FT. (NAVD88)
 25.639 FT. (NGVD29)

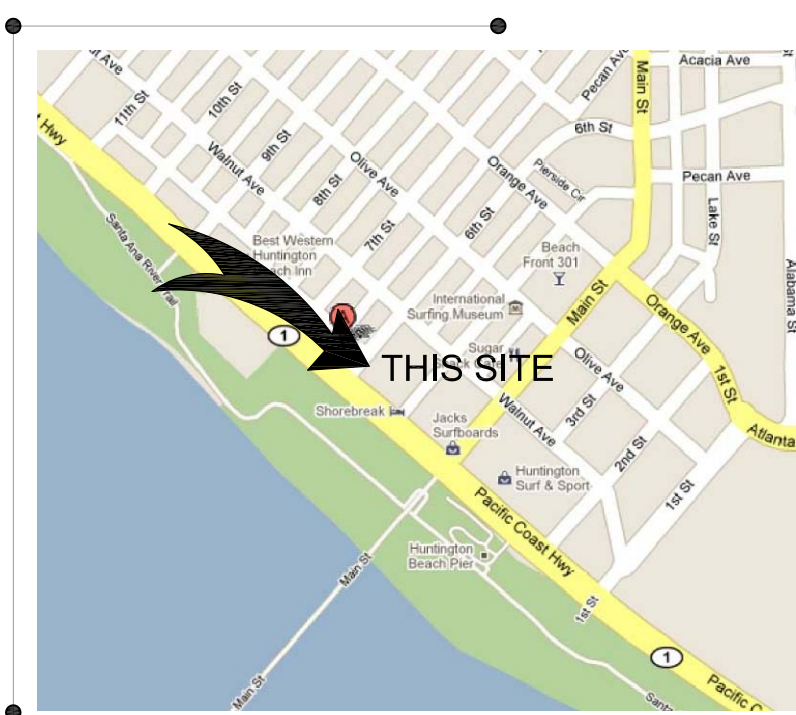
YEAR LEVELED: 2005
 DESCRIPTION: 3 3/4" OCS ALUMINUM BENCHMARK DISC STAMPED "1J-75-04", SET IN THE WESTERLY CORNER OF A 4 FT. BY 11 FT. CONCRETE CATCH BASIN, MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND MAIN STREET, 43 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 61 FT. NORTHWESTERLY OF THE CENTERLINE OF MAIN STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

DRAWING NUMBER	18919BWA	JOB NUMBER	18919BWA	SCALE	1/2"=10'	DESIGNED	C.P.	NO.
DATE	JAN. 21, 2011	CHECKED	H.W.	APPROVED	H.W.	BY	DATE	REVISIONS
BONE, WRIGHT & ASSOCIATES 4738 E. OCEAN AVENUE BELL, CA 90201 (323) 285-1700 FAX (323) 772-2150 FAX								
SITE ADDRESS: 602 PACIFIC COAST HIGHWAY HUNTINGTON BEACH, CA 92649								



HOWARD A. WRIGHT DATE

VICINITY MAP



LEGAL DESCRIPTION

LOT 1,2,3,4 & 5 IN BLOCK 106 OF HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE 95) 36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSORS PARCEL #

024-151-27

PROJECT DATA

ZONING

SP5
DOWN TOWN SPECIFIC PLAN
DISTRICT-1

AREA OF SITE
13750 SQ.FT

OCCUPANCY GROUP
A-2

TYPE OF CONST.
III-A

SPRINKLER REQ.
YES

BUILDING AREA

EXISTING	1850 SQ.FT
PROPOSED	1300 SQ.FT
TOTAL	3150 SQ.FT

CODE ANALYSIS-I

PER CITY OF HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN No.5

ZONE	DESCRIPTION	SECTION	PERMITTED/REQUIRED	PROPOSED/PROVIDED
DISTRICT	1-DOWNTOWN CORE MIXED-USE	3.1.		
USE	EATING ESTABLISHMENTS WITH LESS THAN 12 SEATS	3.3.1.3.	PERMITTED	
PARCEL	STREET FRONTAGE	3.3.1.5	25'	125'
HEIGHT	MIN BUILDING HEIGHT	3.3.1.8	25'	N/A
	MAX BUILDING HEIGHT	3.3.1.10	45'	23'-3"
SETBACK	FRONT YARD	3.3.1.11	0'-MAX.5'	0'
	SIDE YARD	3.3.1.11	0'	65'
REAR YARD		3.3.1.13	3'	63'-6"
	PUBLIC OPEN SPACE	3.3.1.15	5%	12.2%
OPEN SPACE		3.3.1.15	688 SQ.FT	1680 SQ.FT
	PUBLIC OPEN SPACE LANDSCAPE	3.3.1.15	30%	30%
OUTDOOR SEATING	OUTDOOR SEATING	3.2.24.4	20%	18.5%
LOADING	LOADING & SRVICE AREAS	3.3.1.19	12'X20'	14'X20'

CODE ANALYSIS-II

PER 2019 CALIFORNIA BUILDING CODE

A-2 OCCUPANCY, III-A CONSTRUCTION TYPE, SPRINKLERED

DESCRIPTION	SECTION/TABLE	PERMITTED/REQUIRED	PROPOSED/PROVIDED
ALLOWABLE FLOOR AREA	TABLE 506.2	56000 SQ.FT	3150 SQ.FT
ALLOWABLE FLOOR AREA	TABLE 506.2	4 STORIES	ONE STORY
ALLOWABLE BUILDING HEIGHT	TABLE 506.3	85 FT	28 FT

PARKING ANALYSIS

PER CITY OF HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN No.5

USE/UNIT	INDOOR		OUTDOOR	
	SECTION 3.3.26.4 LESS THAN 12 SEATS 5 SPACES/1000 SQ.FT	SECTION 3.2.24.4 FORMULA: 0.020% PER SPACE	SECTION 3.3.26.4 LESS THAN 12 SEATS 5 SPACES/1000 SQ.FT	SECTION 3.2.24.4 FORMULA: 0.020% PER SPACE
RESTAURANT/A	1200	6	240	0
RESTAURANT/B	650	3.25	130	0
RESTAURANT/C	1300	6.5	260	0
TOTAL	3150	15.75	630	0
TOTAL REQUIRED			16	
TOTAL PROVIDED			16	

APPLICABLE CODES

- THE FOLLOWING BUILDING CODES WILL BE IN EFFECT JANUARY 1, 2020:
- 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2008 CALIFORNIA TITLE 24 RESIDENTIAL BUILDING ENERGY STANDARDS
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - HUNTINGTON BEACH MUNICIPAL CODE (HBMC)

DOCUMENTS OWNERSHIP

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THIS DESIGNER. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THIS DESIGNER.

PROJECT DIRECTORY

OWNER
CORONA HOLDING, LLC
8051 MAIN STREET
STANTON, CA 90680
TEL: 714-715-2858
FAX: 714-628-9498
E.MAIL: alleno@usscabuilders.com

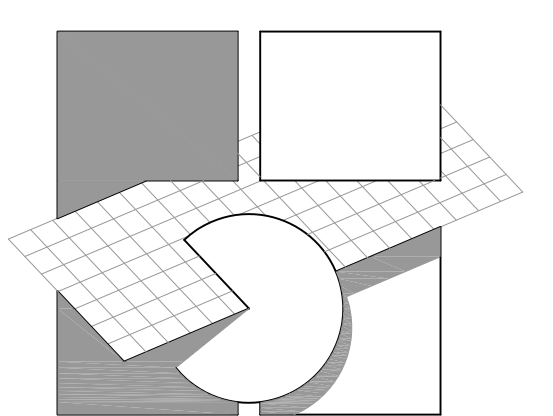
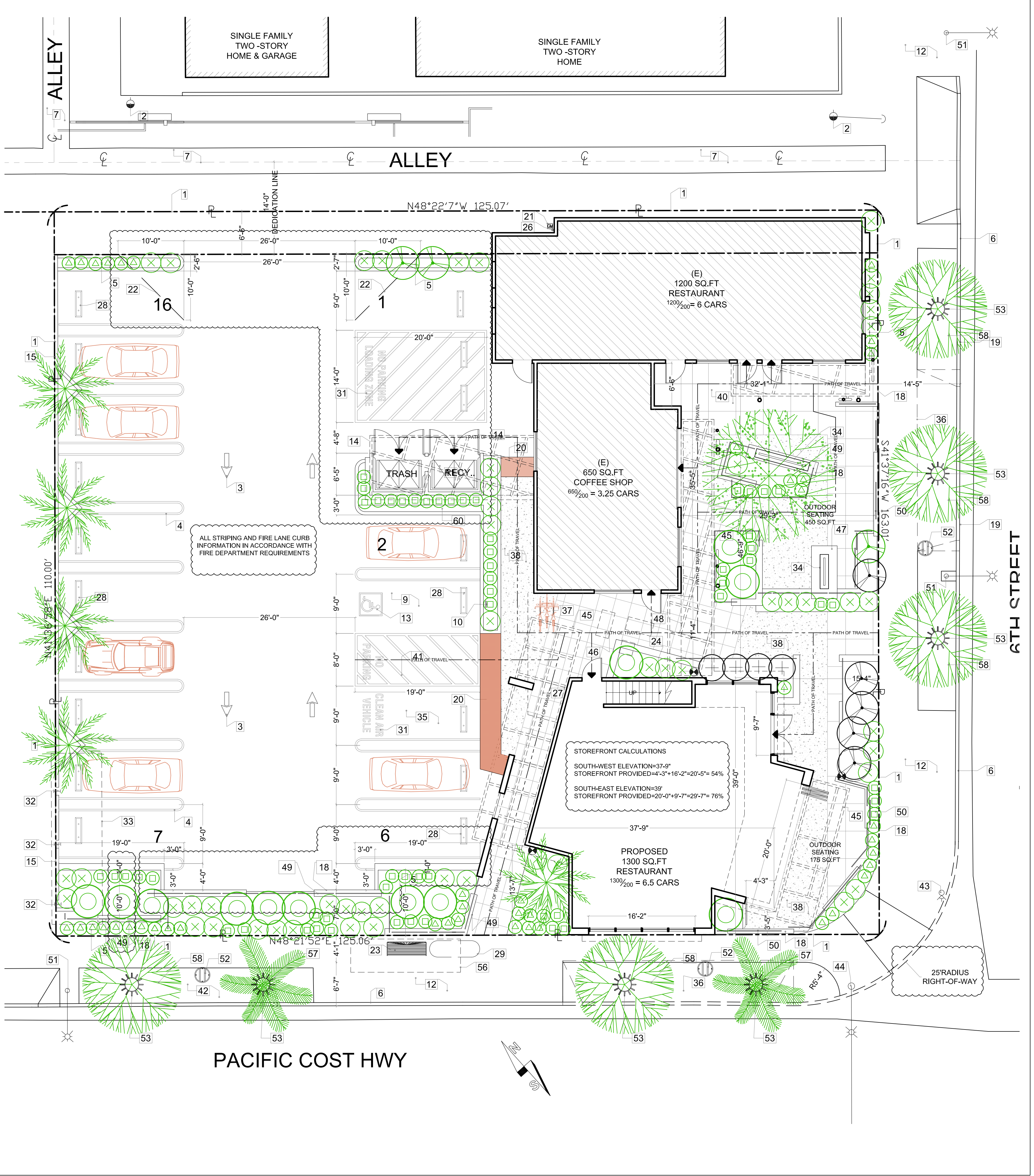
ARCHITECTURAL & LANDSCAP DESIGN
B-HIVE GROUP, INC
2751 RIO LAMPA DR
HACIENDA HGTS, CA 97145
TEL: 626-290-0401
FAX: 626-961-5157
E.MAIL: BHIVEGROUP2@MSN.COM
REP. MILAD OUEIJAN

SHEET INDEX

#	NAME	ISSUED	NOTES
A01	EXISTING SITE PLAN / SURVEY	07-20-2020	PLANNING-3
A01.1	PROPOSED SITE PLAN	04-29-2020	PLANNING-3
A02	AREA CALCULATIONS	04-29-2020	PLANNING-3
A03	FLOOR PLAN	04-29-2020	PLANNING-3
A04	ROOF PLAN	04-29-2020	PLANNING-3
A04.1	ELEVATIONS	04-29-2020	PLANNING-3
A04.1	ELEVATIONS	04-29-2020	PLANNING-3
L01	LANDSCAPE PLAN	04-29-2020	PLANNING-3

SITE PLAN KEY NOTES

- PROPERTY LINE
- EXISTING POWER POLE
- DIRECTIONAL ARROW
- 4" STRIPING (WHITE COLOR)
- PROPOSED LANDSCAPE AREA
- EXISTING CONC. CURB
- EXISTING V GUTTER TO REMAIN
- 7" H PILASTER
- ACCESSIBLE PARKING
- 70 SQ INCH ACCESSIBILITY PARKING SIGN
- PROPOSED TRASH ENCLOSURE
- EXISTING CONC. SIDEWALK
- INTERNATIONAL SYMBOL OF ACCESSIBILITY 36"X36"
- TRASH ENCLOSURE STEEL DOOR
- 6" H CMU WALL
- SETBACK LINE
- INTERNATIONAL SYMBOL OF ACCESSIBILITY
- 18" H CONCRETE PONY WALL
- 6" CONCRETE CURB
- 1" X 1" TACTILE WARNING TRUNCATED DOME
- GAS METER
- 10'X10' VISIBILITY TRIANGLE
- BENCH PER STREETSCAPE 3 & 4 (KEYSTONE RIDGE DESIGNS, BLACK, POWDER-COATED STEEL)
- PUBLIC OUTDOOR ART
- MANUAL 6" H SLIDING IRON GATE
- WATER METER
- BUILDING COLUMN
- WHEEL STOP
- EXISTING CONC. BENCH TO BE REMOVED
- NOT USED
- 12" TALL LETTERS (WHITE COLOR)
- EXISTING BILLBOARD POSTS TO BE REMOVED
- LIMIT OF BILLBOARD PLATFORM ABOVE TO BE REMOVED
- GLASS-ENCASED VERTICAL OUTDOOR HEATING ELEMENT
- EVR STATION
- EXISTING DRIVEWAY, ASPHON TO BE REMOVED
- SHORT TERM BICYCLE RACK (PEAK RACKS, BLACK, POWDER-COATED STEEL)
- CONCRETE SLAB SALT FINISH TAN COLOR
- CONCRETE SLAB BROOM FINISH SCORED AT 2" O.C. EACH WAY
- CONCRETE SLAB BROOM FINISH SCORED AT 4" O.C. EACH WAY
- 4" STRIPING @ 36" MAX O.C. (BLUE COLOR)
- EXISTING LANDSCAPE TO BECOME SIDEWALK
- EXISTING TRAFFIC POST
- EXISTING STREET AND TRAFFIC LIGHT
- LINE OF TRELLIS ABOVE
- LINE OF SKYLIGHT ABOVE
- BUILT IN CONCRETE COUNTER
- LINE OF ROOF ABOVE
- 24" H CORTEN STEEL FENCING
- 24" H GLASS RAILING
- EXISTING STREET LIGHT
- TRASH RECEPTACLE PER STREETSCAPE 3 & 4 (KEYSTONE RIDGE DESIGNS, BLACK, POWDER-COATED STEEL)
- TREE GUARD (IRONSMTIH, OLIVE GRAY, POWDER-COATED STEEL
- COMBINATION STREET LIGHT & PEDESTRIAN LIGHT PER STREETSCAPE 4. (ARM & POLE: AMERON; GLOBE KING LUMINAIRE)
- COMBINATION SINGLE ARM PEDESTRIAN LIGHT PER STREETSCAPE 3. TO MATCH EXISTING CITY LIGHTS
- BUS SHELTER PER STREETSCAPE 3 & 4 (LACOR STREETSCAPE, RAL5003, POWDER-COATED STEEL)
- MEXICAN FAN PALM PER STREETSCAPE 4
- NEW ZEALAND CHRISTAMS TREE PER STREETSCAPE 3 & 4
- TREE GRATE, RELOCATED FROM DOWNTOWN CORE
- 12" CONCRETE STEP/OUT



B-HIVE GROUP
2751 RIO LAMPA DR. HACIENDA HGTS. CA 97145
E-MAIL: BHIVEGROUP2@MSN.COM
TEL: 626-290-0401

OWNER NAME & ADDRESS
CORONA HOLDING, LLC
8051 MAIN ST
STANTON, CA 90680

PROJECT NAME & ADDRESS
602 PACIFIC COAST HWY
HUNTINGTON BEACH, CA

CONFIDENTIALITY STATEMENT
THESE DRAWINGS, WITH ITS ACCOMPANYING CONTRACT DOCUMENTS, ACTING HERE FOR AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTIES OF THIS DESIGNER. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT, THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, DISCLOSED, OR BE FORWARDED, IN PART OR IN WHOLE, FOR ANY INDIVIDUAL, CORPORATE ENTITY AND OR AGENCY, WITHOUT EXPRESSED, LEGAL AUTHORIZATION FROM ITS OWNERS/AUTHOR. THEY ARE NOT TO BE USED BY THE OWNER NOR ANY OTHER ENTITY ON ANY PROJECT OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER. THE LEGAL/ALLEGAL USE OF THESE DOCUMENTS IS GOVERNED BY EXISTING PROPRIETARY RIGHTS ACT AND LAW OF THE STATE.

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

SUBMITAL
PLANNING-3

DESIGNED BY
MILAD, O

DRAWN BY
ERIC, M

CHECKED BY
MILAD, O

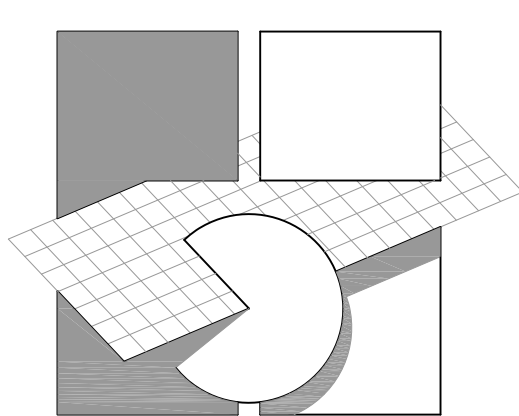
DATE DRAWN
04-15-2020

SCALE
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PROJECT NUMBER
708HB-20

SHEET TITLE
SITE PLAN

SHEET NUMBER
A01



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 TEL: 626-290-0401

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 STANTON, CA 90680

PROJECT NAME & ADDRESS
 602 PACIFIC COAST HWY
 HUNTINGTON BEACH, CA

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REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

SUBMITAL
 PLANNING-3

DESIGNED BY
 MILAD, O

DRAWN BY
 ERIC, M

CHECKED BY
 MILAD, O

DATE DRAWN
 04-15-2020

SCALE
 1/8"=1'-0"

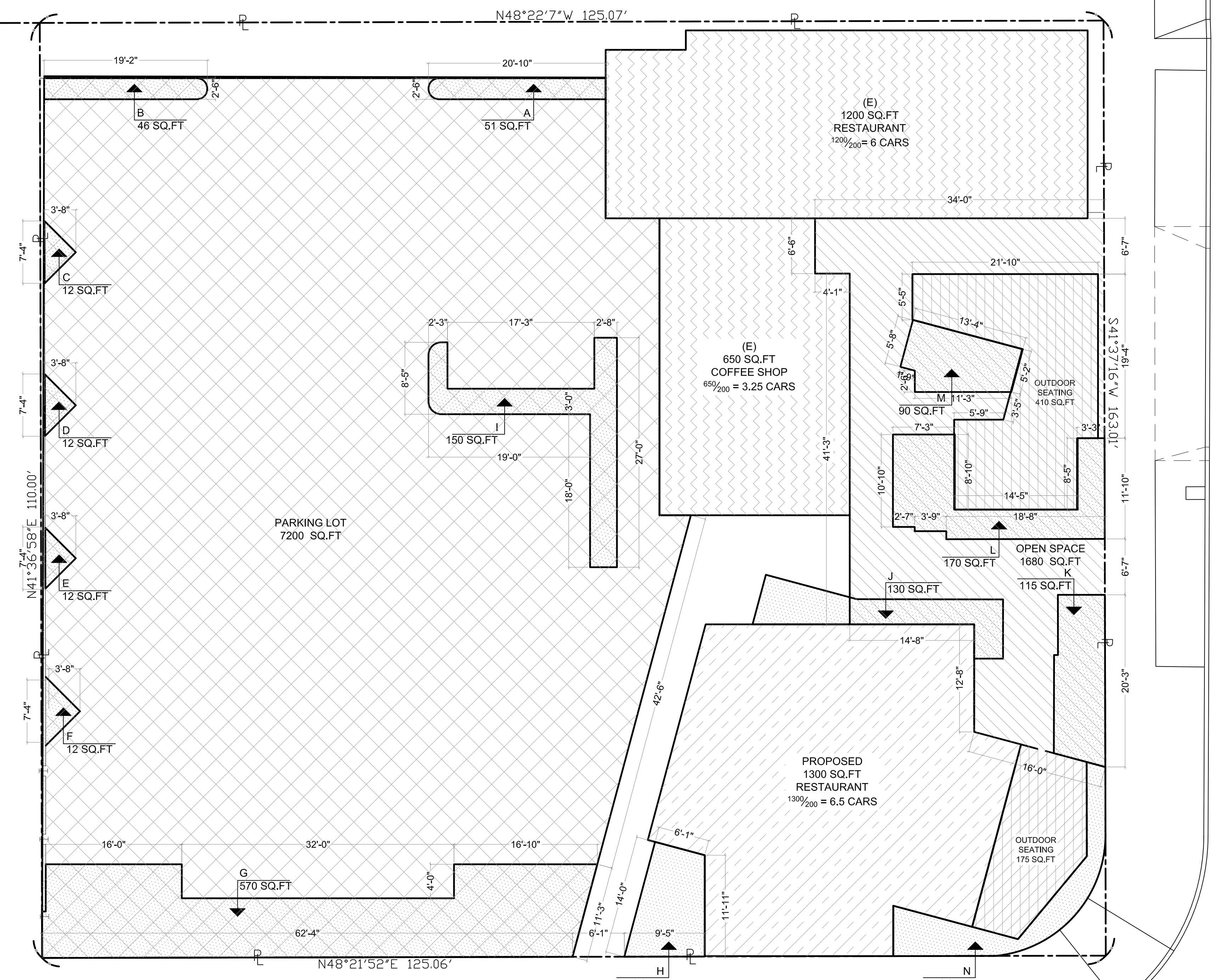
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 708HB-20

SHEET TITLE
 AREAS
 VERIFICATION

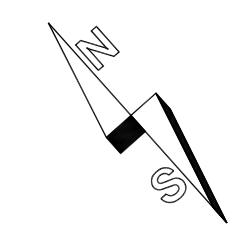
SHEET NUMBER
A01.1

- PARKING LOT**
 7200 SQ.FT. PARKING LOT
- 864 SQ.FT. PARKING LOT LANDSCAPE
- OPEN SPACE**
 1680 SQ.FT. PUBLIC OPEN SPACE
- 505 SQ.FT. PUBLIC OPEN SPACE LANDSCAPE
- 585 SQ.FT. OUTDOOR SEATING
- BUILDINGS**
 1850 SQ.FT. EXISTING BUILDINGS
- 1300 SQ.FT. PROPOSED BUILDING
- OTHERS**
 220 SQ.FT. LANDSCAPE

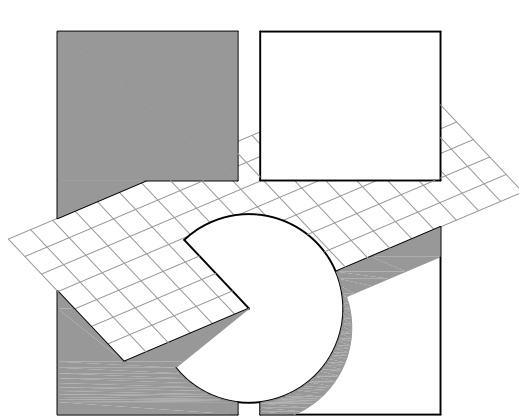
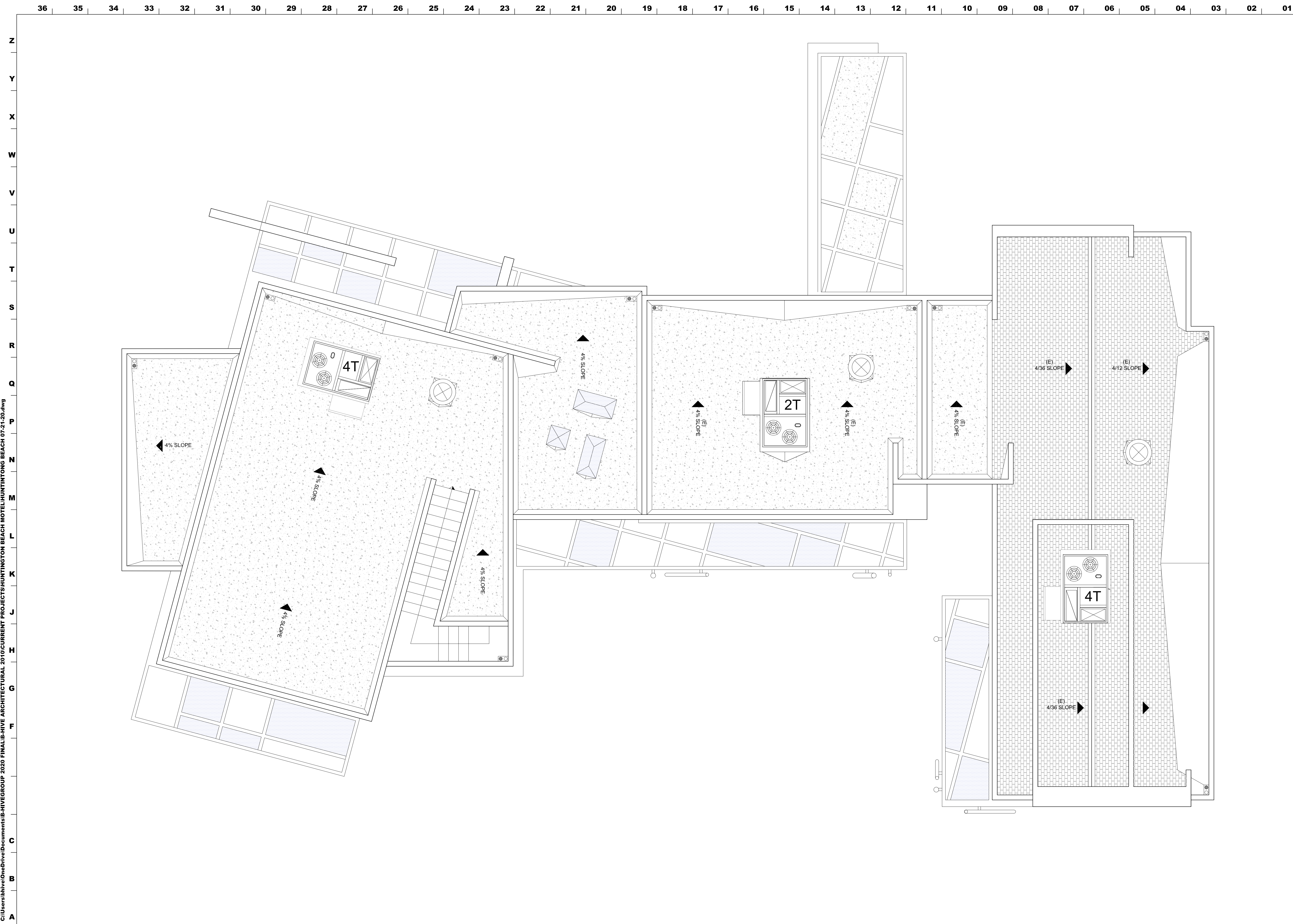
DESCRIPTION	NAME	AREA/SQ.FT
PARKING LOT LANDSCAPE	A	50
PARKING LOT LANDSCAPE	B	46
PARKING LOT LANDSCAPE	C	12
PARKING LOT LANDSCAPE	D	12
PARKING LOT LANDSCAPE	E	12
PARKING LOT LANDSCAPE	F	12
PARKING LOT LANDSCAPE	G	570
LANDSCAPE	H	100
PARKING LOT LANDSCAPE	I	150
OPEN SPACE LANDSCAPE	J	130
OPEN SPACE LANDSCAPE	K	115
OPEN SPACE LANDSCAPE	L	170
OPEN SPACE LANDSCAPE	M	90
LANDSCAPE	N	120
PARKING LOT		7200
PUBLIC OPEN SPACE		1680
OUTDOOR SEATING		585



PACIFIC COST HWY



6TH STREET



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SEAL

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 602 PACIFIC COAST HWY
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NO.	DESCRIPTION	DATE
1		
2		
3		
4		

SUBMITAL
 PLANNING-3

DESIGNED BY
 MILAD, O

DRAWN BY
 ERIC, M

CHECKED BY
 MILAD, O

DATE DRAWN
 04-15-2020

SCALE
 1/4"=1'-0"

PROJECT NUMBER
 708HB-20

SHEET TITLE
 ROOF PLAN

SHEET NUMBER
A03

C:\Users\hbhive\OneDrive\Documents\B-HIVEGROUP\2020 FINAL\B-HIVE ARCHITECTURAL 2010\CURRENT PROJECTS\HUNTINGTON BEACH MOTEL\HUNTINGTON BEACH 07-21-20.dwg

ELEVATION KEY NOTES

MATERIAL

- 1 7/8" EXTERIOR CEMENT PLASTER LA HABRA STUCCO COMPANY I.C.B.O. #ER-4226 OR EQUAL OVER GALV. METAL LATH & 1/2" BUILDING PAPER. USE A MIN. 2 LAYERS GRADE D PAPER OVER ALL WOOD BASED SHEATHING. (USE SCREWS INSTEAD OF STAPLES).
- 2 ALUMINUM STOREFRONT
- 3 RECLAIMED WOOD
- 4 1X1 ALUMINUM STUCCO REVEAL
- 5 GALVANIZED METAL TRELLIS
- 6 GALVANIZED METAL 4" & 6" DIA GALVANIZED METAL TUBE
- 7 3/4" TEMPERED GLASS RAILING
- 8 ROLL-UP GLASS DOOR
- 9 CORTEN STEEL FENCING

FINISHES & COLORS

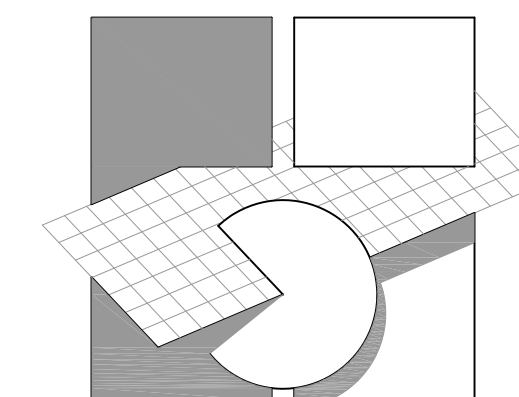
- A OMEGA STUCCO COLORTEK - 432 MILKY QUARTZ- BASE 10 - SAND FINISH.
- B BRONZE COLOR
- C MULTIPLE COLORS/FINISHES
- D OMEGA STUCCO COLORTEK - 409 TOFFEE CRUNCH- BASE 2 - SAND FINISH.
- E GALVALUME
- F BLUE SKY & OCEAN BLUE COLORS



1 SOUT-WEST ELEVATION (PCH)
SCALE: 1/4" = 1'-0"



2 SOUTH-EAST ELEVATION (6TH ST)
SCALE: 1/4" = 1'-0"



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TEL: 626-290-0401

SEAL

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STANTON, CA 90680

PROJECT NAME & ADDRESS
602 PACIFIC COAST HWY
HUNTINGTON BEACH, CA

CONFIDENTIALITY STATEMENT
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NO.	DESCRIPTION	DATE
1		
2		
3		
4		

SUBMITAL
PLANNING-3

DESIGNED BY
MILAD, O

DRAWN BY
ERIC, M

CHECKED BY
MILAD, O

DATE DRAWN
04-15-2020

SCALE
1/4"=1'-0"

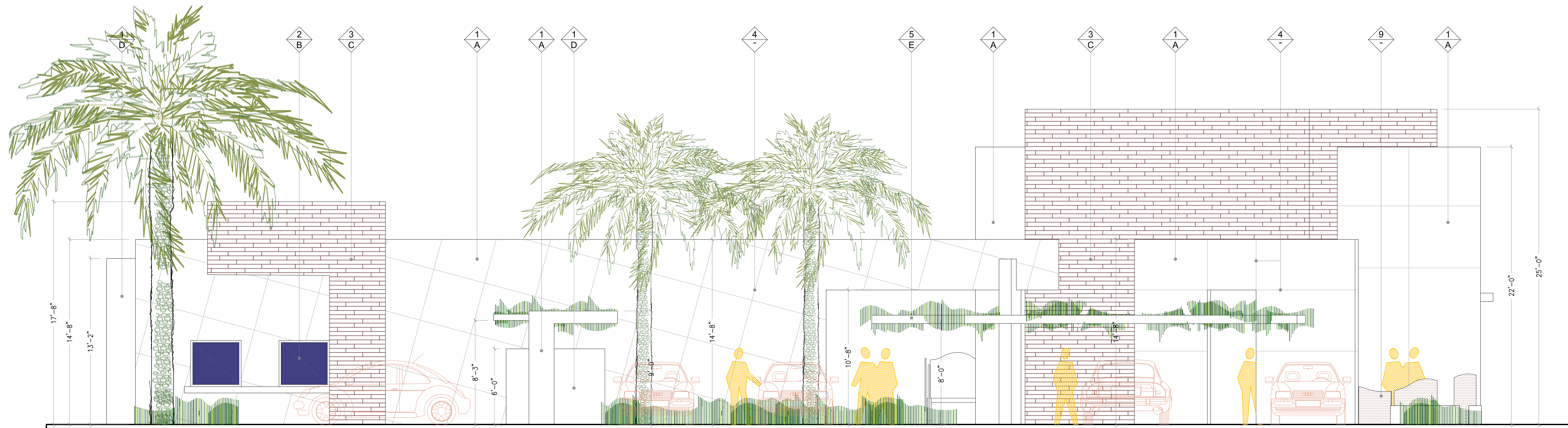
PROJECT NUMBER
708HB-20

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A04

36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 09 08 07 06 05 04 03 02 01

Z
Y
X
W
V
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T
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D
C
B
A



1 NORTH-WEST ELEVATION (PARKING)
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

MATERIAL

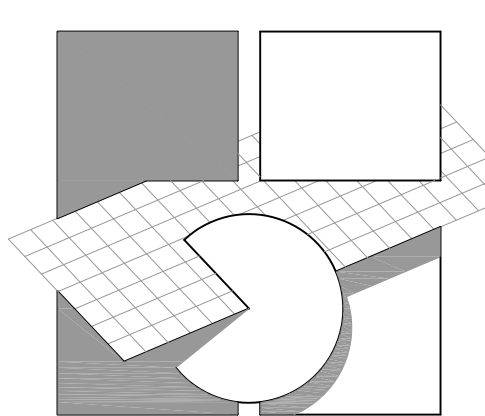
- 1 3/8" EXTERIOR CEMENT PLASTER LA HABRA STUCCO COMPANY I.C.B.O. #ER-4226 OR EQUAL OVER GALV. METAL LATH & 15lb. BUILDING PAPER. USE A MIN. 2 LAYERS GRADE D PAPER OVER ALL WOOD BASED SHEATHING. (USE SCREWS INSTEAD OF STAPLES).
- 2 ALUMINUM STOREFRONT
- 3 RECLAIMED WOOD
- 4 1X1 ALUMINUM STUCCO REVEAL
- 5 GALVANIZED METAL TRELLIS
- 6 GALVANIZED METAL 4" & 6" DIA GALVANIZED METAL TUBE
- 7 3/4" TEMPERED GLASS RAILING
- 8 ROLL-UP GLASS DOOR
- 9 CORTEN STEEL FENCING

FINISHES & COLORS

- A OMEGA STUCCO COLORTEK - 432 MILKY QUARTZ- BASE 10 - SAND FINISH.
- B BRONZE COLOR
- C MULTIPLE COLORS/FINISHES
- D OMEGA STUCCO COLORTEK - 409 TOFFEE CRUNCH- BASE 2 - SAND FINISH.
- E GALVALUME
- F BLUE SKY & OCEAN BLUE COLORS



2 NORTH-EAST ELEVATION (ALLEY)
SCALE: 1/4" = 1'-0"



BIVE GROUP
2751 RIO LEMPA DR. HACIENDA HGTs. CA 91745
E-MAIL : BHIVEGROUP2@MSN.COM
TEL: 626-290-0401

SEAL

OWNER NAME & ADDRESS
CORONA HOLDING, LLC
8051 MAIN ST
STANTON, CA 90680

PROJECT NAME & ADDRESS
602 PACIFIC COAST HWY
HUNTINGTON BEACH, CA

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PLANNING-3

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ERIC, M

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MILAD, O

DATE DRAWN
04-15-2020

SCALE
1/4"=1'-0"

PROJECT NUMBER
708HB-20

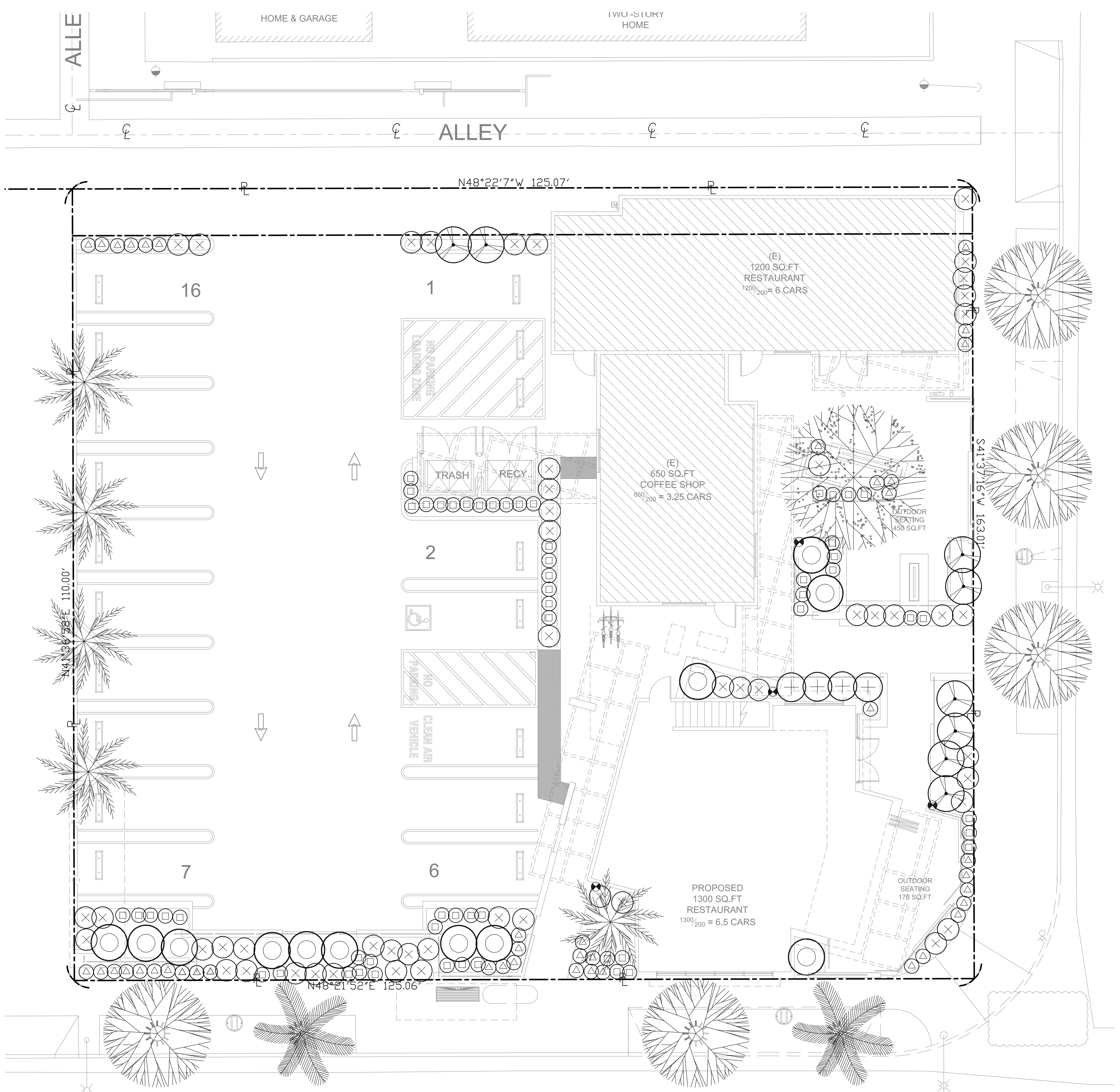
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A04.1

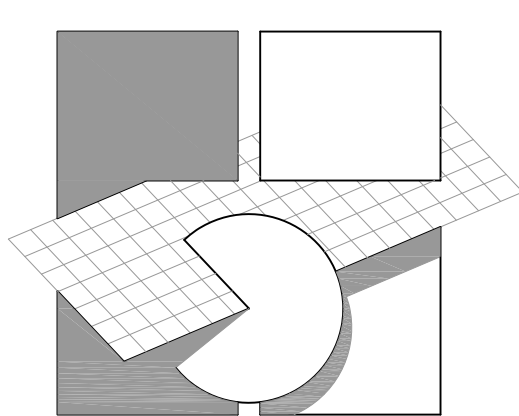
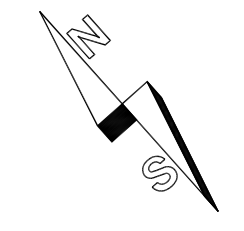
PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	COUNT / SPACING	LIGHT EXPOSURE	WATER	FOLIAGE	SIZE AT MATURITY	HEIGHT	WIDTH
	CRAPE MYRTLE	LAGERSTROEMIA INDICA		24" BOX	SEE LANDSCAPE PLAN	SUN	RARELY	EVERGREEN	15-25 FT	6-15 FT	
	PALO VERDE LOW BRANCH	CERCIDIUM LOW BRANCH		24" BOX	SEE LANDSCAPE PLAN	SUN	RARELY TO MODERATE	DECIDUOUS	15-20 FT	15-20 FT	
	GUADALUPE PALM	BRABEA EDULIS		24" BOX	SEE LANDSCAPE PLAN	SUN	RARELY	EVERGREEN	30 FT	15 FT	
	NEW ZEALAND	METROSIDEROS EXCELSUS		24" BOX	SEE LANDSCAPE PLAN						
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA		24" BOX							
	BOREGO DESERT AGAVE	AGAVE DERTII	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY TO MODERATE	EVERGREEN	1-2 FT	2 FT	
	FAIRY DUSTER FALSE MESQUITE	CALLIANDRA ERIOPHYLLA	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY	LATE WINTER SPRING	2-3 FT	4-5 FT	
	CALIFORNIA LILAC	CEANOTHUS 'CONCHA'	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY	EVERGREEN	6-7 FT	6-8 FT	
	DAMIANITA	CHRYSACTINIA MEXICANA	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY TO MODERATE	EVERGREEN	1-2 FT	2 FT	
	PROSTRATE WHITE ROCKROSE	CISTUS SALVIIFOLIUS	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY	EVERGREEN	1-2 FT	4-6 FT	
	NEW ZEALAND FLAX	PHORMIUM TENAX 'RUBRA'	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY TO MODERATE		1-3 FT	3-8 FT	
	LANTANA ORANGE RED	LANTANA 'SPREADING SUNSET'	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY TO MODERATE	EVERGREEN	1-2 FT	5-6 FT	
	LILY OF THE NILE	AGAPANTHUS	5 GAL.		SEE LANDSCAPE PLAN	SUN	RARELY TO MODERATE	EVERGREEN	1-3 FT	2-3 FT	
	CHINESE WISTERIA	WISTERIA SINENSIS	FLAT		SEE LANDSCAPE PLAN	SUN	RARELY TO MODERATE	DECIDUOUS	20 FT		
	CYPRESS LOOSE MULCH										

NOTES
 • ALL TREES TO HAVE ROOT BARRIERS.
 • ALL PLANTED AREAS TO BE PROVIDED WITH 3" DEEP LAYER OF SHREDDED REDWOOD BARK.
 • ALL PLANTED AREAS TO HAVE A REDWOOD HEADBOARD SEPARATION FROM LAWN AREAS.



PACIFIC COST HWY



B-HIVE GROUP
 2751 RIO LEMPA DR. HUNTINGTON BEACH, CA 91745
 E-MAIL: BHIVEGROUP2@MSN.COM
 TEL: 626-290-0401

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1	REVISIONS	

SUBMITAL
 PLANNING-3

DESIGNED BY
 MILAD, O

DRAWN BY
 ERIC, M

CHECKED BY
 MILAD, O

DATE DRAWN
 04-15-2020

SCALE
 1/8"=1'-0"

PROJECT NUMBER
 708HB-20

SHEET TITLE
 LANDSCAPE PLAN

SHEET NUMBER
L01