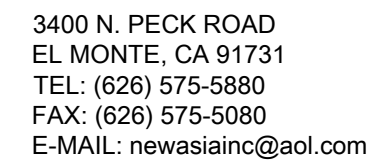


[illegible]



BUSINESS TENANT:
LUCKY CHINESE FOOD
HUNTINGTON BEACH, LLC
15942 EDWARDS STREET
HUNTINGTON BEACH, CA 92647

DESIGNER / APPLICANT:
NEW ASIA FSE, INC.
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E: SALESNEWASIA@AOL.COM
ATTN: ALEJANDRO PEREZ

LUCKY CHINESE FOOD HB RESTAURANT
Tenant Improvement

PROJECT ADDRESS :

SHEET TITLE:
PROPOSED SITE PLAN

Date: SEE SHEET

Scale: SEE PLAN

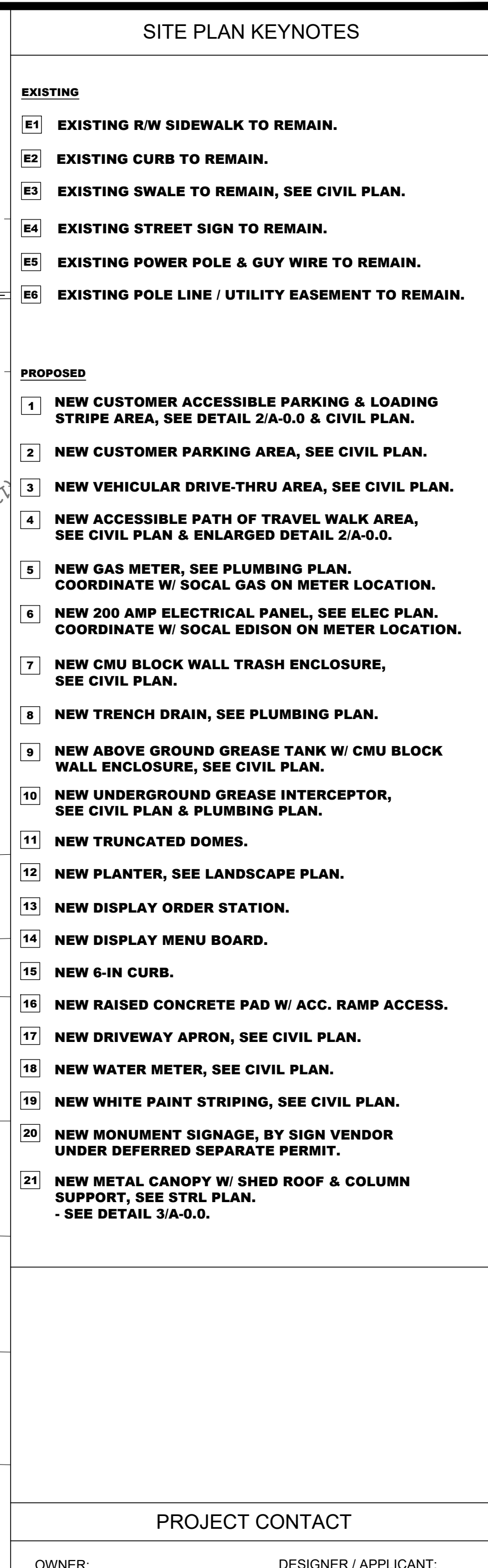
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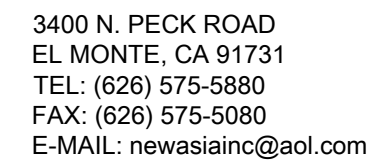
Job: 240805-HDHE

Sheet Number:

A-0.0

Of — Sheets





DESIGNER / APPLICANT:
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Tenant Improvement

SHEET TITLE:
EXISTING SITE / DEMO PLAN

Job: 240805-HDHB

A-0.1

Of — Sheets

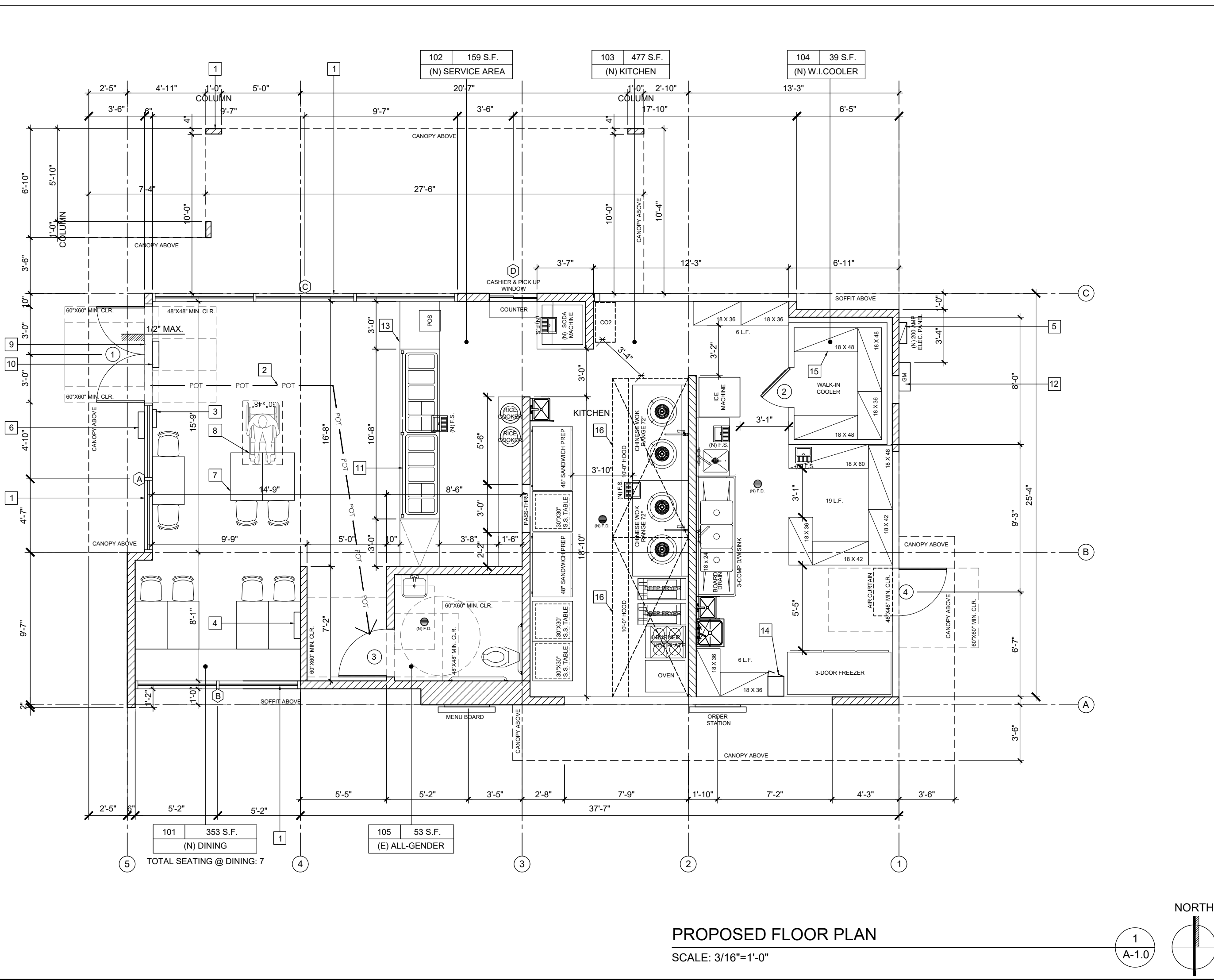
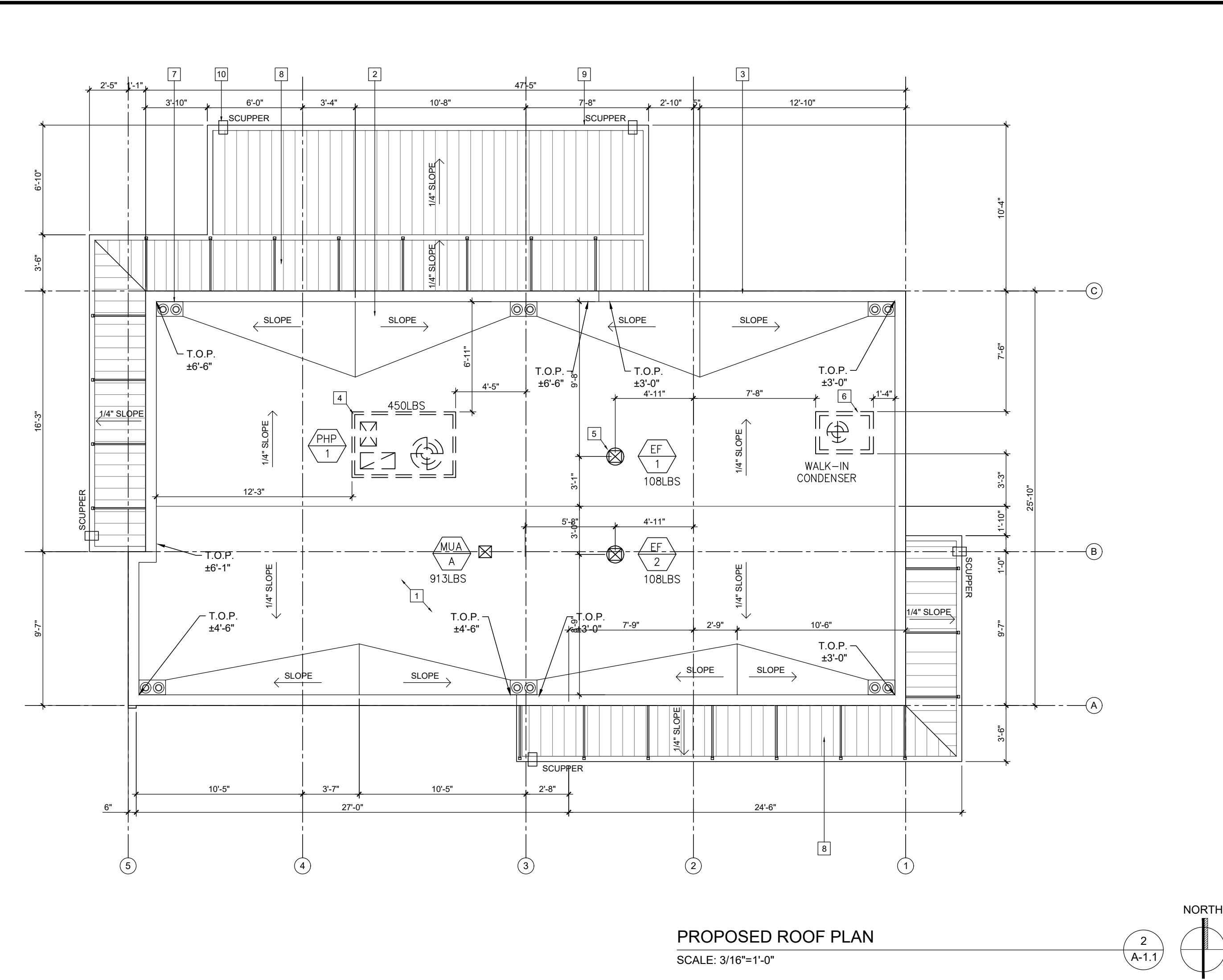


EXISTING

- | | |
|-----|--|
| D1 | EXISTING PARTIAL CURB TO BE REMOVED. |
| D2 | EXISTING PALM TREES, GROUND COVERED PLANTS & PLANTER CURB TO BE REMOVED. |
| D3 | EXISTING DRIVE-THRU SPEED BUMP TO BE REMOVED |
| D4 | EXISTING DASH LINE OF PARKING STRIPE TO BE REMOVED. |
| D5 | EXISTING DASH LINE OF CANOPY & POST TO BE REMOVED. |
| D6 | EXISTING DASH LINE OF WALLS, POST, WINDOW & DOOR TO BE REMOVED. |
| D7 | EXISTING UNPERMITTED COVERED AREA TO BE REMOVED. |
| D8 | EXISTING UNPERMITTED CONTAINER TO BE REMOVED. |
| D9 | EXISTING SIGN TO BE REMOVED. |
| D10 | EXISTING WATER METER TO BE REMOVED. |
| D11 | EXISTING DRIVEWAY APRON TO BE REMOVED. |

GENERAL NOTES	FLOOR LEGEND	ROOF PLAN KEYNOTES	FLOOR PLAN KEYNOTES
1. THE TENANT SPACES, THE MAIN ENTRANCES AND EXITS, PATH OF TRAVEL, SANITARY FACILITIES, DRINKING FOUNTAINS AND PUBLIC TELEPHONES SERVING THE TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITY. COUNTY INSPECTOR SHALL VERIFY AT FIELD FOR COMPLIANCE PRIOR TO FINAL INSPECTION. 2. WHERE KEY-OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1-IN. LETTERING STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."	EXISTING NON-BEARING WALL TO REMAIN PROPOSED FULL HEIGHT INTERIOR WALL FOR PROPOSED INTERIOR PARTITION. SEE DETAILS ON A-3.0. EXISTING WALL TO BE DEMOLISHED F.S. FLOOR SINK F.D. FLOOR DRAIN MOP SINK HAND SINK	PROPOSED: 1 PROPOSED BUILT-UP TPO ROOFING, ICBO #ESR-1274. 2 PROPOSED CRICKET FOR DRAINAGE. 3 NEW MIN. 30-IN HIGH PARAPET WALL W/ METAL COPING CAP. 4 PROPOSED A/C UNIT, SEE MECH PLAN. 5 PROPOSED EXHAUST FAN, SEE MECH PLAN. 6 PROPOSED WALK-IN CONDENSER EXHAUST, SEE MECH PLAN. 7 PROVIDE ROOF DRAIN. JOSAM COMPANY, MODEL #22100 SERIES, 20-1/4" X 11-3/8", SEE DETAIL 12/A-5.1. 8 PROPOSED METAL ROOF WITH 3'-6" OVERHANG & TIE-ROD. SEE STRL PLAN. 9 PROPOSED METAL ROOF WITH 10'-4" OVERHANG & SUPPORTED POST, SEE STRL PLAN. 10 PROPOSED RAIN SCUPPER.	PROPOSED: 1 NEW FIXED STOREFRONT GLAZING SYSTEM. 2 PROPOSED ACCESSIBLE PATH OF TRAVEL FROM ENTRANCE TO DESIGNATED TABLES AND SANITARY FACILITIES. ACCESSIBLE PATH OF TRAVEL SHALL BE MINIMUM OF 44" WIDE. 3 PROVIDE "MAXIMUM OCCUPANCY 28 PERSONS" SIGN AT THIS LOCATION. 4 PROVIDE EXIT SIGN AT EVERY EXIT PER DETAIL 20/T-1.2. 5 NEW 200 AMP ELECTRICAL PANEL, SEE ELEC PLAN. 6 PROVIDE ACCESSIBLE DECAL. PER DETAIL 14/T-1.2 PER SEC. 11B-216.6. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE FACILITY ENTRANCES AND COMPLY WITH SEC. 11B-703. 7 PROVIDE 28"-32" HIGH ACCESSIBLE COUNTER. SEE 15/T-1.1. 8 PROVIDE ACCESSIBLE SEATING. THE TOPS OF TABLES AND COUNTERS SHALL BE 28-IN TO 34-IN FROM THE FLOOR OR GROUND. KNEE CLEARANCE SPACES AT LEAST 27-IN HIGH AND 19-IN DEEP SHALL BE PROVIDED. SEE DETAIL 18/T-1.1 FOR INFO. 9 WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32-IN WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION, (1133B.2.3.1) PROVIDE ACCESSIBLE THRESHOLD AT DOORWAY, SEE DETAILS 13 & 16/T-1.2 FOR INFO. 10 PROVIDE SIGNAGE ABOVE DOOR "DOOR SHALL REMAINED UNLOCKED WHEN BUILDING IS OCCUPIED." 11 TOP OF SNEEZE GUARD SHALL BE MIN. OF 60" A.F.F. 12 NEW GAS METER. FINAL LOCATION PER SOCAL GAS FINAL DETERMINATION, SEE PLUMBING PLAN. 13 PROPOSED 34-IN HIGH MAX. RECEPTION COUNTERTOP. 14 LOCK OF LOCKERS TO BE 48-IN MAX. IN HEIGHT. 15 PROVIDE CASTERS ON COOLER EQUIPMENT FOR 60-IN ACCESSIBLE CLEARANCE. 16 DASHED LINE OF PROPOSED TYPE-1 HOOD ABOVE. 17 PROPOSED DRIVE-THRU CANOPY, SEE STRL PLAN. 18 PROPOSED SUPPORTED COLUMN, SEE STRL PLAN.

EQUIPMENT SCHEDULE			
<u>Wok (3 wells, 2 cook, 1 soup)</u>	<u>Spec</u>	1	Gas
<u>Wok (2 wells, large)</u>	<u>Spec</u>	1	Gas
<u>Chinese Gas BBQ Oven</u>	<u>Spec</u>	1	Gas
<u>Deep Fryer</u>	<u>Spec</u>	2	Gas
<u>4 Burner Range</u>	<u>Spec</u>	1	Gas
<u>Hot Water Tank</u>	<u>Spec</u>	1	Gas
<u>Coldprep (Sandwich Prep) Refrigerator</u>	<u>Spec</u>	2	Electric
<u>Undercounter Refrigerator</u>	<u>Spec</u>	1	Electric
<u>Ice Machine</u>	<u>Spec</u>	1	Electric
<u>Ice Bin</u>	<u>Spec</u>	1	Electric
Walk-in Refrigerator	<u>Spec</u>	1	Electric
Walk-in Freezer	<u>Spec</u>	1	Electric
Rice Cooker	<u>Spec</u>	4	Electric
Mechandise Fridge	<u>Spec</u>	1	Electric
Square POS System		2	Electric
Internet System Set Up			Electric
AC Unit			Electric
<u>3 Compartment Dish Sink</u>	<u>Spec</u>	1	Water
Soda Machine	<u>Spec</u>	1	Water
<u>1 Compartment Prep Sink</u>	<u>Spec</u>	1	Water
Mop Sink	<u>Spec</u>	1	Water
Hand Sink	<u>Spec</u>	2 or 3	Water
Toilet		1	Water
Restroom Sink		1	Water
Steam Table		2	Water
Lockers		1	



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BUSINESS TENANT:
LUCKY CHINESE FOOD
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15942 EDWARDS STREET
HUNTINGTON BEACH, CA 92647

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PROJECT ADDRESS :

LUCKY CHINESE FOOD HB RESTAURANT

Tenant Improvement

15942 EDWARDS ST.
HUNTINGTON BEACH, CA 92647

SHEET TITLE:
PROPOSED FLOOR PLAN
& ROOF PLAN

Date: SEE SHEET

Scale: SEE PLAN

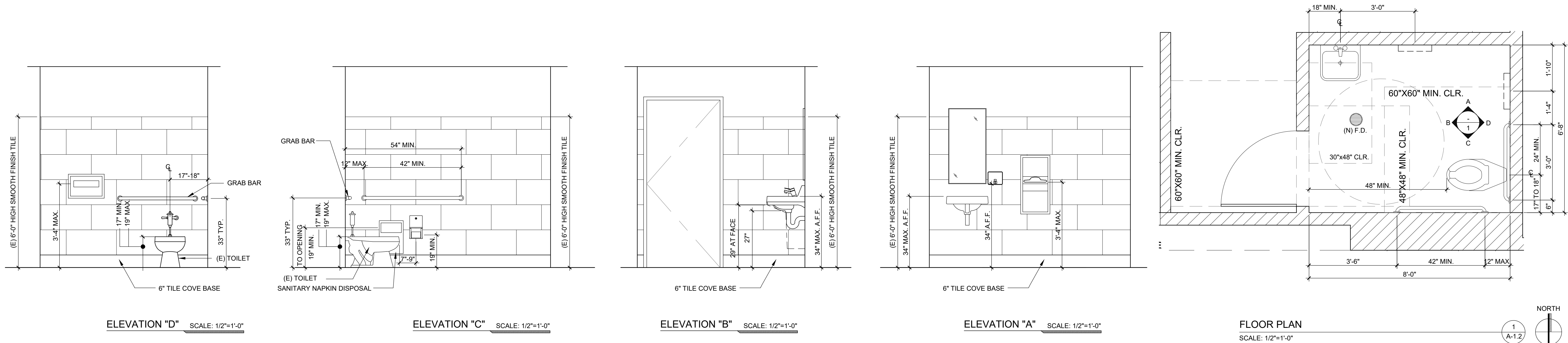
Drawn: NEW ASIA

Job: 240805-HDHB

Sheet Number:

A-1.0

Of - Sheets



ENLARGED (E)ALL GENDER ACCESSIBLE RESTROOM 104 PLAN AND ELEVATIONS
SCALE: 1/2" = 1'-0"



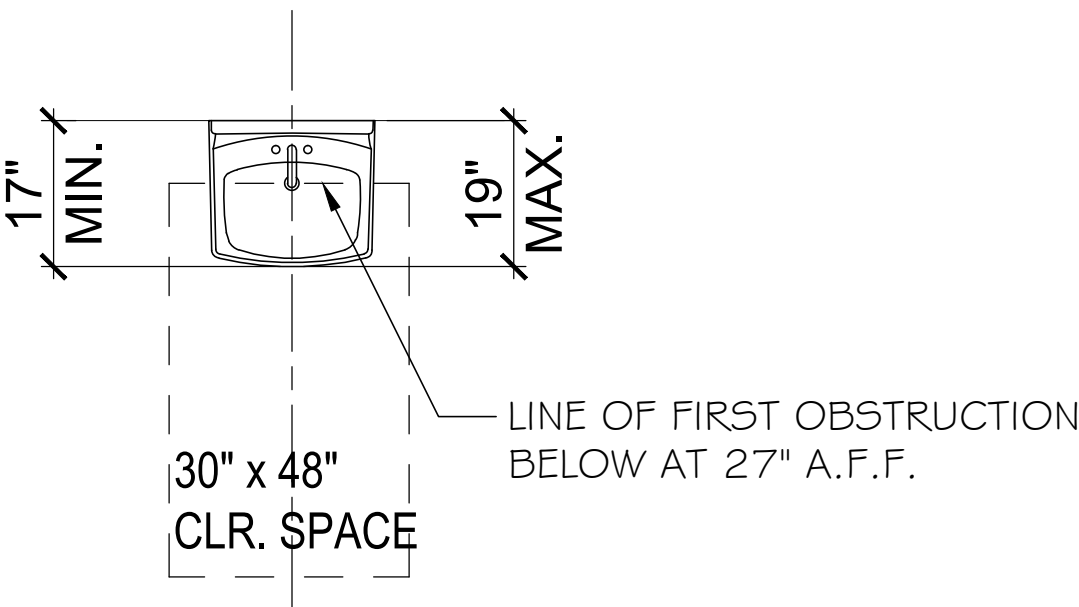
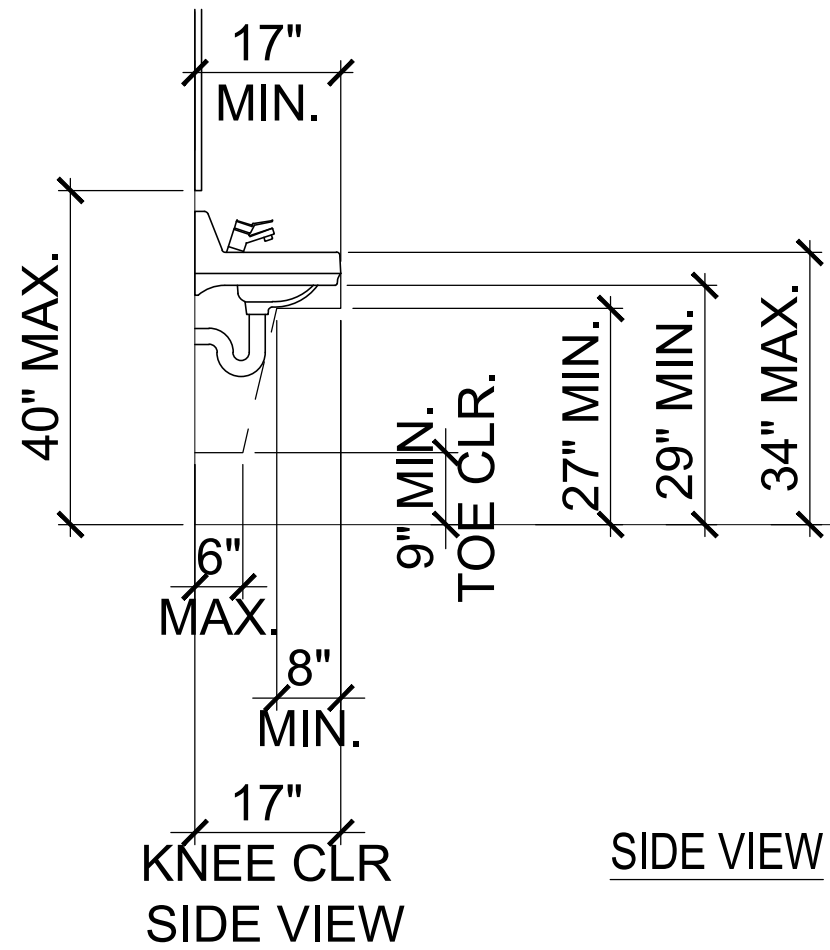
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BUSINESS TENANT:
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HUNTINGTON BEACH, LLC
15942 EDWARDS STREET
HUNTINGTON BEACH, CA 92647

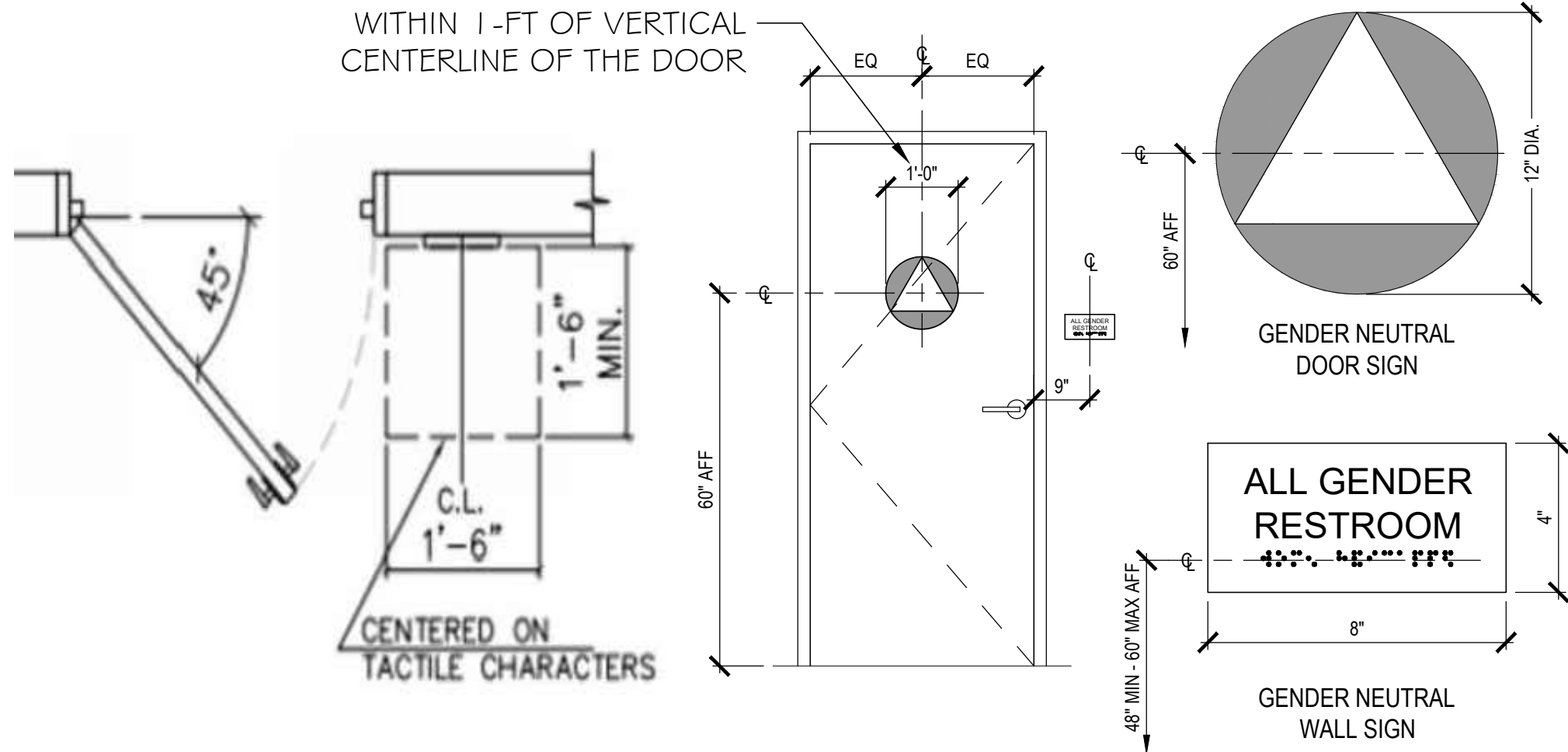
DESIGNER / APPLICANT:
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E: SALESNEWASIA@AOL.COM
ATTN: ALEJANDRO PEREZ

PROJECT ADDRESS :
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Tenant Improvement
15942 EDWARDS ST.
HUNTINGTON BEACH, CA 92647

SHEET TITLE:
EXISTING ACCESSIBLE
RESTROOM PLAN AND
ELEVATIONS



LAVATORY DETAIL
SCALE: 1/2" = 1'-0"



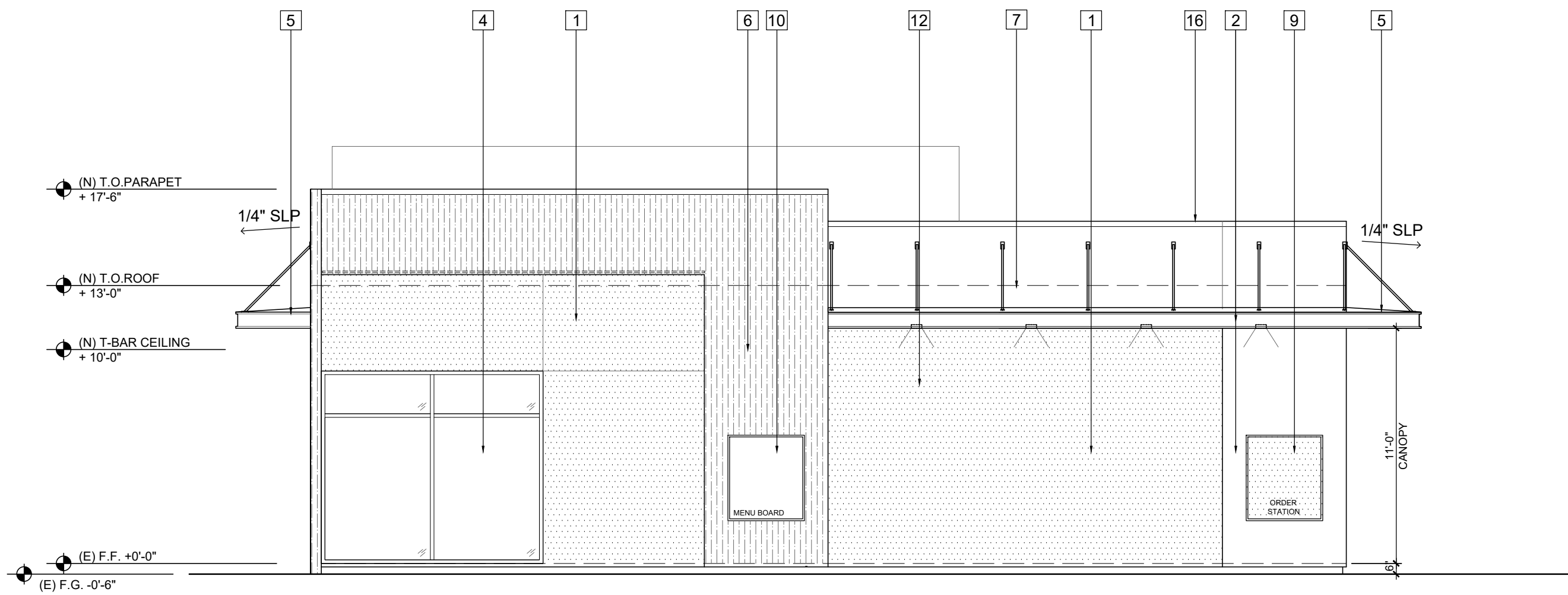
RESTROOM TACTILE SIGNAGE
SCALE: 1/2" = 1'-0"

 NEW ASIA FSE, INC.	
3400 N. PECK ROAD EL MONTE, CA 91731 TEL: (626) 575-5880 FAX: (626) 575-5080 E-MAIL: newasiainc@aol.com	
BUSINESS TENANT: LUCKY CHINESE FOOD HUNTINGTON BEACH, LLC 15942 EDWARDS STREET HUNTINGTON BEACH, CA 92647	
DESIGNER / APPLICANT: NEW ASIA FSE, INC. 3400 N. PECK ROAD EL MONTE, CA 91731 TEL: (626) 575-5880 E: SALESNEWASIA@AOL.COM ATTN: ALEJANDRO PEREZ	
PROJECT ADDRESS : LUCKY CHINESE FOOD HB RESTAURANT Tenant Improvement 15942 EDWARDS ST. HUNTINGTON BEACH, CA 92647	
SHEET TITLE: DOOR, STOREFRONT & FINISH SCHEDULE	
Date:	SEE SHEET
Scale:	SEE PLAN
Drawn:	NEW ASIA
Job:	2408005-HDHB
Sheet Number: A-2.0 Of Sheets	

BLDG ELEVATION KEY NOTES

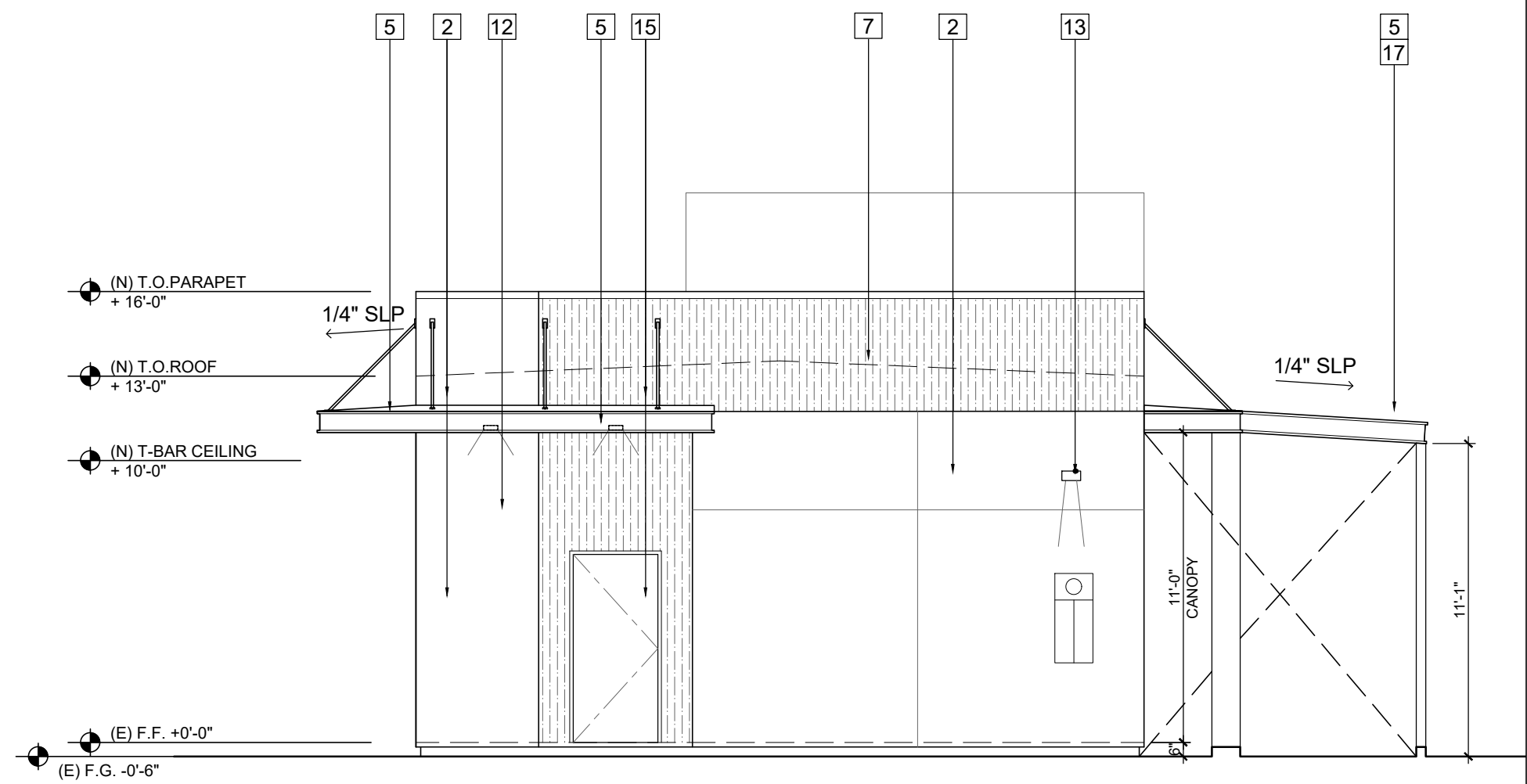
PROPOSED

- 7/8" EXT. STUCCO, PAINTED HARVEST GOLD 1C615 BY OMEGA PRODUCTS OR APPROVED EQ.
- 7/8" EXT. STUCCO, PAINTED CHENILLE 1C010 BY OMEGA PRODUCTS OR APPROVED EQ.
- EXTERIOR STOREFRONT BLACK ENTRY DOORS.
- STOREFRONT, SEE WINDOW SCHEDULE FOR INFO.
- METAL CANOPY WITH 3'-6" OVERHANG & ROD TIE, SEE STRL PLAN.
- FAUX WOOD ALUMINUM SIDING BY DIZAL.
- DASH LINE OF BUILD-UP ROOFING BEYOND.
- DECORATIVE WALL SIGNAGE BY OTHERS.
- DRIVE-THRU ORDER STATION W/ LIGHTED BACKING.
- DRIVE-THRU MENU BOARD.
- DRIVE-THRU WINDOW PICK-UP.
- RECESSED LIGHTING @ CANOPY.
- EXTERIOR WALL SCENCE.
- EXTERIOR RAILING
- EXTERIOR HOLLOW METAL DOOR.
- METALLIC COPING CAP AT PARAPET.
- PROPOSED METAL ROOF WITH 10'-0" OVERHANG, SUPPORTED POST & ROD TIE, SEE STRL PLAN.



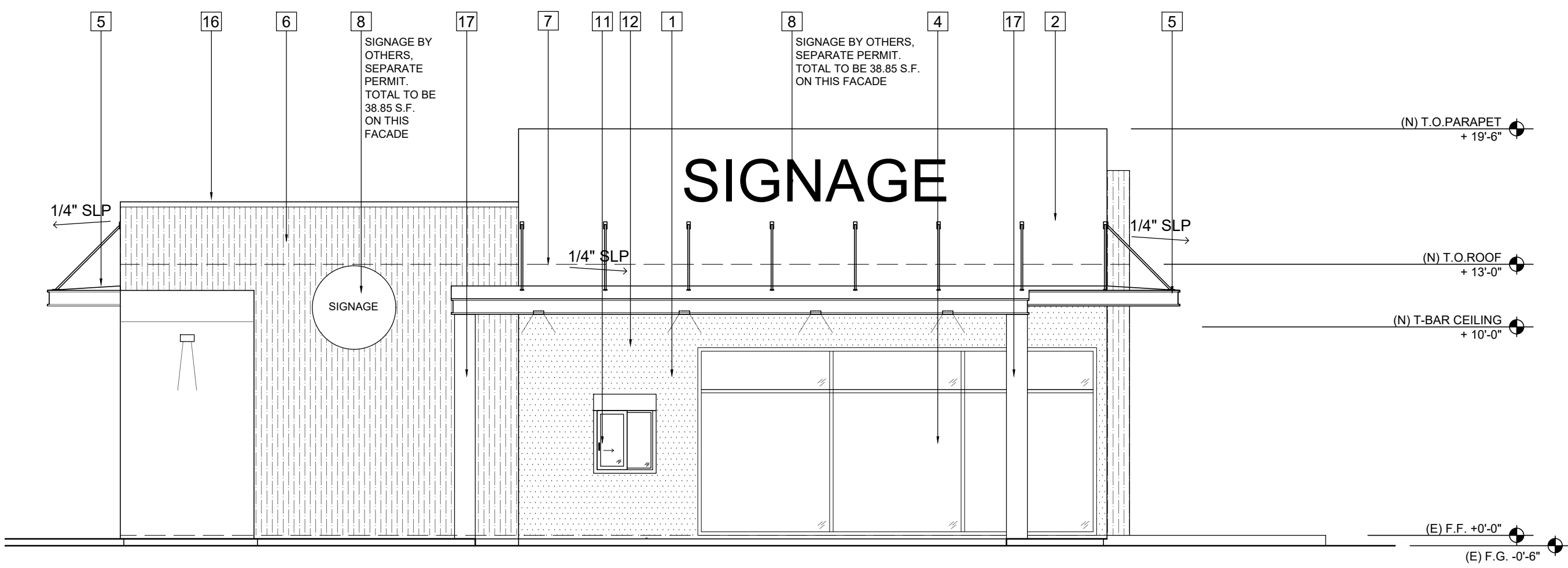
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

4
A-3.0



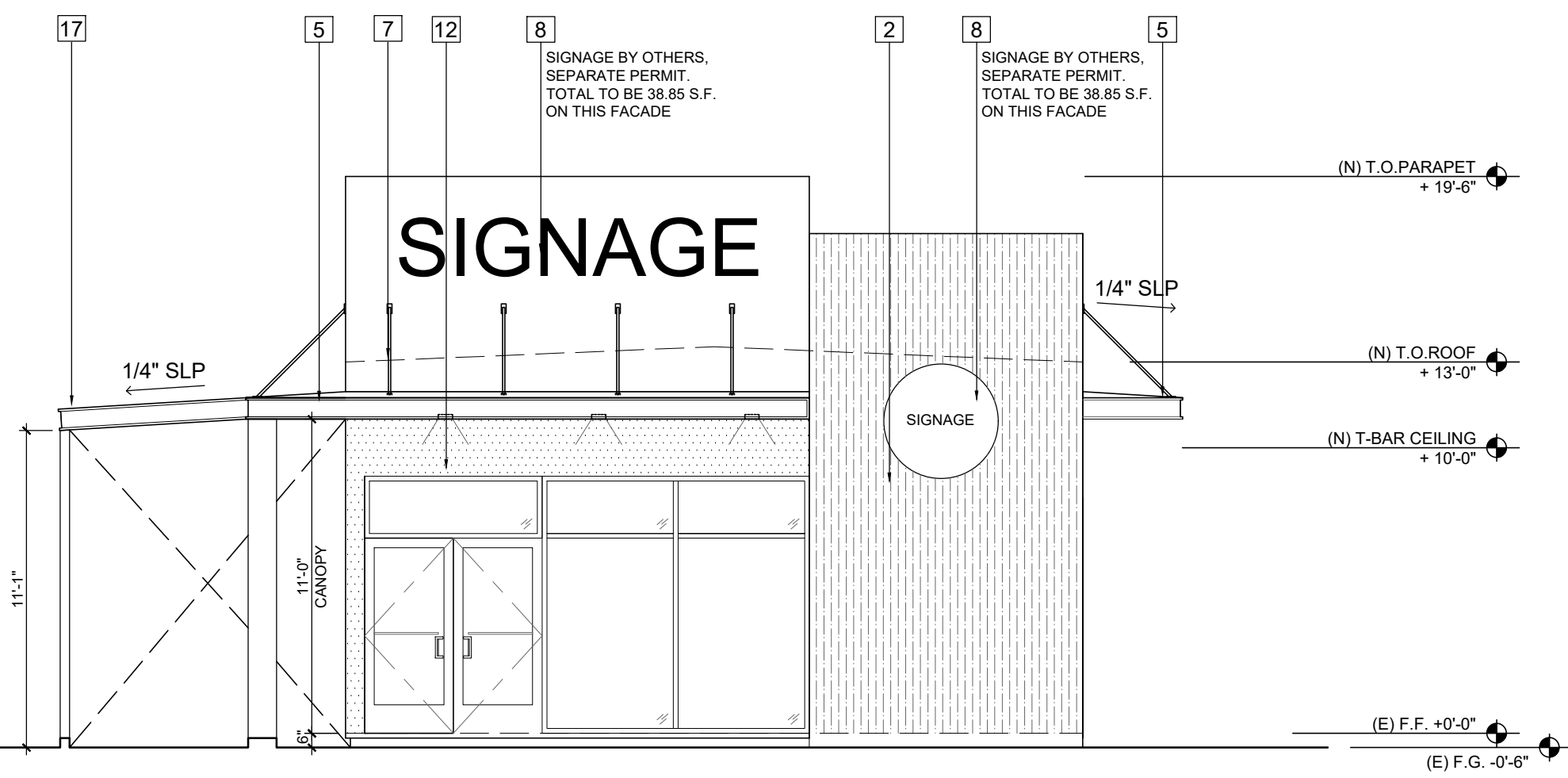
EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

2
A-3.0



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

3
A-3.0



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

1
A-3.0

BUSINESS TENANT:
LUCKY CHINESE FOOD
HUNTINGTON BEACH, LLC
5942 EDWARDS STREET
HUNTINGTON BEACH, CA 92647

DESIGNER / APPLICANT:
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PROJECT ADDRESS :
LUCKY CHINESE FOOD HB RESTAURANT
Tenant Improvement
15942 EDWARDS ST.
HUNTINGTON BEACH, CA 92647

SHEET TITLE:
PHOTOGRAPHS OF SUBJECT
SITE & SURROUNDING
PROPERTIES

Date: SEE SHEET

Scale: SEE PLAN

Drawn: NEW ASIA

Job: 240805-HDHB

Sheet Number:

PH-0.0

Of — Sheets

GENERAL NOTES



PHOTO - 02

PHOTO - 01



PHOTO - 04



PHOTO - 03



PHOTO - 06



PHOTO - 05

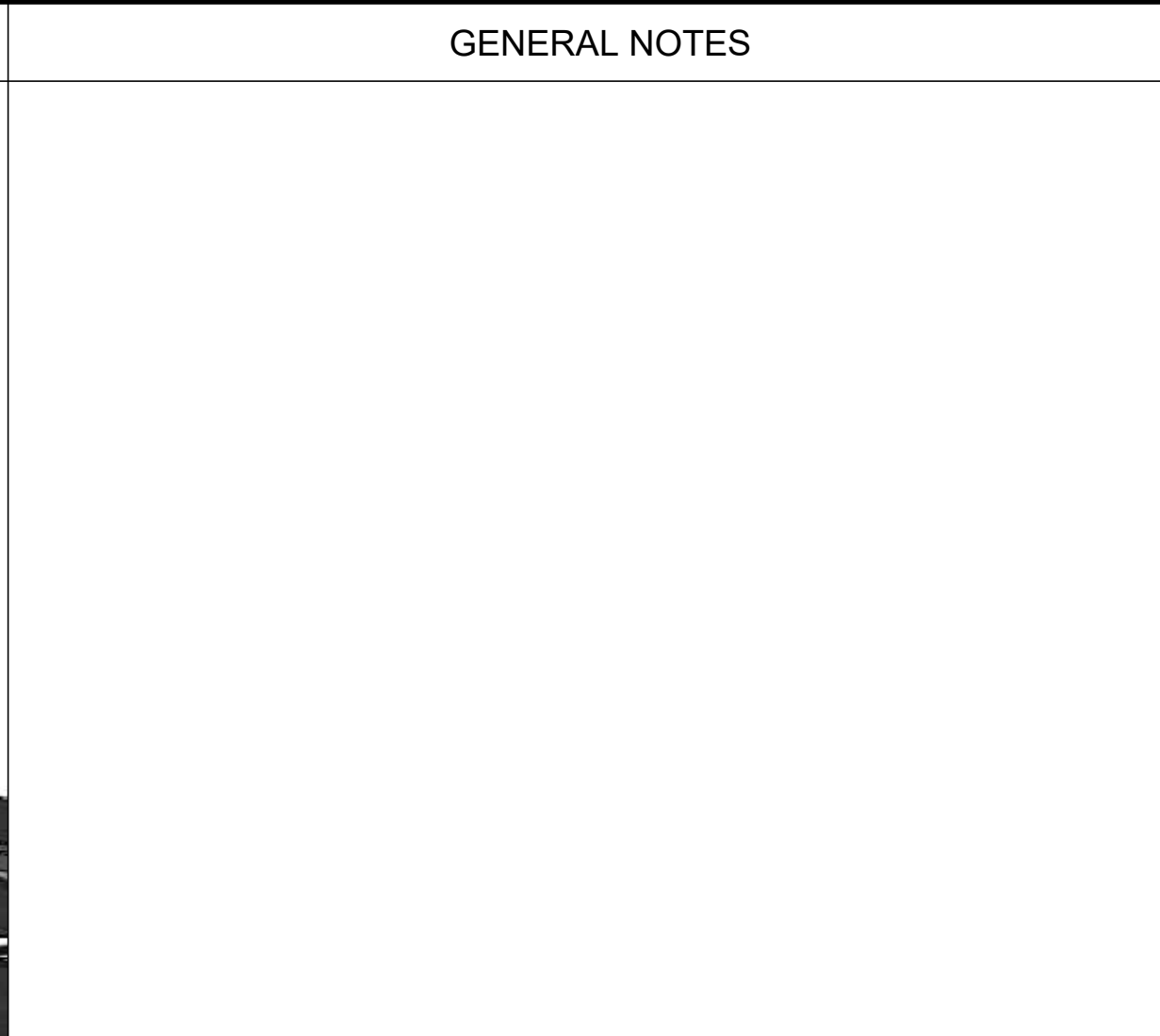




MASSING MODEL - SOUTHWEST AXON VIEW ALONG EDWARDS ST.



EAST EXTERIOR COLOR ELEVATION



GENERAL NOTES



MASSING MODEL - NORTHWEST AXON VIEW ALONG EDWARDS ST.



SOUTH EXTERIOR COLOR ELEVATION



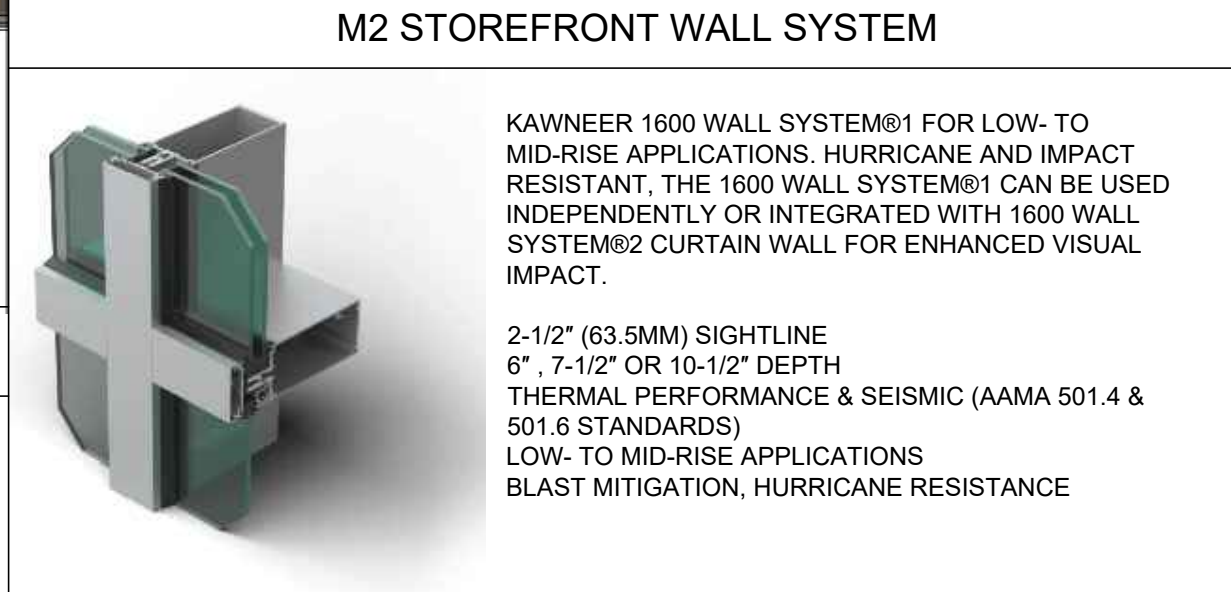
M1 METAL CANOPY



MASSING MODEL - SOUTHEAST AXON VIEW ALONG DRIVE-THRU



WEST EXTERIOR COLOR ELEVATION



M2 STOREFRONT WALL SYSTEM



M3 STUCCO

M4 STUCCO



MASSING MODEL - NORTHEAST AXON VIEW ALONG PARKING LOT



NORTH EXTERIOR COLOR ELEVATION



M5 WOOD SIDING



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ATTN: ALEJANDRO PEREZ

PROJECT ADDRESS :
LUCKY CHINESE FOOD HB RESTAURANT
Tenant Improvement
15942 EDWARDS ST.
HUNTINGTON BEACH, CA 92647

SHEET TITLE:
DIGITAL RENDERING
MASSING MODEL

Date: SEE SHEET

Scale: SEE PLAN

Drawn: NEW ASIA

Job: 240805-HDHB

Sheet Number:

RN-0.0

Of - Sheets

TOPOGRAPHIC MAP

LEGAL DESCRIPTION:

APN: 8145-323-22

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 59 OF TRACT NO. 4277, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 159, PAGES 32 AND 33, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THE CURVE AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0° 04' 00" WEST 210.81 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89° 20' 13" EAST ALONG THE NORTH LINE OF SAID LOT TO A POINT WHICH BEARS NORTH 0d 40' 00" WEST FROM A POINT ON THE SOUTH LINE OF SAID LOT DISTANT NORTH 89°34' 38" EAST 220.13 FEET FROM THE EASTERLY TERMINUS OF SAID CURVE; THENCE SOUTH 0° 40' 00" EAST PARALLEL WITH THE CENTER LINE OF EDWARDS STREET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89° 34' 38" WEST 220.13 FEET ALONG SAID SOUTH LINE TO THE EASTERLY TERMINUS OF SAID CURVE; THENCE NORTHWESTERLY 47.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 45' 22" TO THE POINT OF BEGINNING.

EXCEPT THE EAST 100.00 FEET THEREOF.

ALSO EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF A LINE PARALLEL WITH AND 200.00 FEET NORTHERLY, MEASURED ALONG THE CENTER LINE OF EDWARDS STREET, FROM THE CENTER LINE OF EDINGER STREET AS SAID CENTER LINES ARE SHOWN ON SAID MAP.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER AND/OR THAT MAY BE PRODUCED, AT A DEPTH OF FROM 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR INTO A DEPTH OF 500 FEET OR LESS BELOW THE SURFACE THEREOF, BY DEED RECORDED JANUARY 11, 1962 IN BOOK 5972, PAGE 323, OFFICIAL RECORDS.

ALSO EXCEPT THE SUB-SURFACE WATER RIGHTS AS DEDICATED TO THE CITY OF HUNTINGTON BEACH BY RECITAL ON THE MAP OF SAID TRACT, AND AS GRANTED IN DEEDS RECORDED IN BOOK 6136, PAGES 872 AND 874, OFFICIAL RECORDS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE AND SUB-SURFACE AREA TO A DEPTH OF 500 FEET FOR THE PURPOSE OF PRODUCING WATER.

EASEMENT NOTS:

PER FIDELITY NOTIONAL TITLE COMPANY ORDER NO. OC2401093.

- E1 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 6158, PAGE 73, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 6 FEET OF SAID LAND
- E2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 6255, PAGE 24, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 6 FEET OF SAID LAND
- E3 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 6643, PAGE 901, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 15 FEET OF SAID LAND
- E4 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO: BOOK 7251, PAGE 1, OFFICIAL RECORDS
AFFECTS: THE SOUTHERLY 2 FEET OF THE EASTERLY 20 FEET OF SAID LAND
- E5 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT DEED
RECORDING DATE: JANUARY 11, 1994
RECORDING NO.: 94-0021579, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

BENCH MARK:

REF: HB-173-69
ELEVATION (FT) : 11.432'
DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-173 69", SET IN THE NORTHEAST CORNER OF A 5 FT. BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF EDWARDS STREET AND EDINGER AVENUE, 144 FT. NORTHERLY OF THE CENTERLINE OF EDINGER AVENUE AND 32.5 FT. WESTERLY OF THE CENTERLINE OF EDWARDS STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK

REFERENCE MAP:

R1: TRACT NO. 4277, M. M. 159-32.33 & 34

SCALE: 1"=10'

STREET

EDWARDS

EDINGER

AVENUE

ABBREVIATIONS:

AC Asphalt Concrete
CONC. Concrete
BW Block Wall
D/A Driveway Apron
DWY Driveway
EP Existing Pavement
EX Existing
FF Finish Floor Elevation
STR Stair
FH Fire Hydrant
GM Gas meter
LT, CP, IP, L, TK Survey monuments
Power Pole
PW Plant Wall
RW Retaining Wall
SL Street Light
SMH Sewer manhole
ST LIGHT PB Street Light pull box

LEGEND:

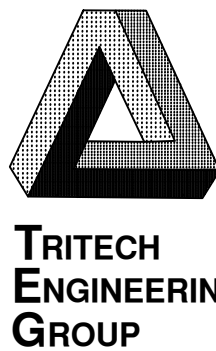
(100.25) Existing Elevation
- 101 - Ex. Ground Contour Line
..... Chain Link Fence
..... Mail Box
..... Ex. Structure

..... Street Light
..... Ex. Tree, Diameter
..... Retaining Wall
..... Fire Hydrant

..... Property Line
..... Center Line
..... Assessor Parcel Line

NOTE:

1. BOUNDARIES SHOWN PER FIELD SURVEY. DIMENSIONS UPDATED PER SEPARATELY FILED RECORD OF SURVEY.
2. TRITECH IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE OMITTED FROM THIS MAP DUE TO DENSE BRUSH, PARKED AUTOMOBILES, OR OTHER OBSTRUCTIONS AT TIME OF SURVEY. HARDSCAPE W/O SURVEY DATA IS APPROXIMATELY SHOWN.



SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com

TOPOGRAPHIC MAP

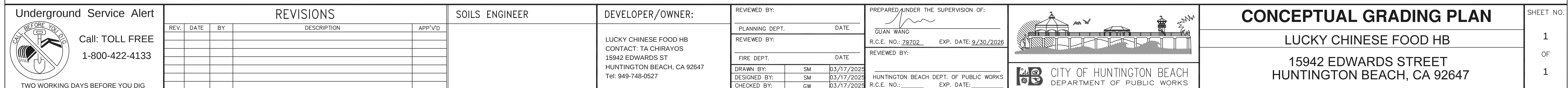
SCALE: 1" = 10'
DATE: 9/23/2024
APN: 145-313-22
DRAWN BY: *Rebana*
REVISED: *Info*

15942 EDWARDS STREET
HUNTINGTON BEACH, CA 92647

SHEET 1 OF 1

JOB NO.
240819

EARTHWORK QUANTITY		
THE TOTAL CUT	100	CU.YD.
THE TOTAL FILL (INCLUDING 15%SHRINKAGE):	102	CU.YD.
THE OVER-EXCAVATION:	187	CU.YD.
15%SHRINKAGE(FROM OVEREXCAVATION):	28	CU.YD.
THE TOTAL IMPORT:	30	CU.YD.
CUT AND FILL AMOUNT IS ESTIMATED ONLY. ACTUAL AMOUNT MAY VARY DUE TO OTHER UNKNOWN FACTORS, (SITE CONDITION, SOIL ENGINEER'S RECOMMENDATIONS, ETC.)		



PRELIMINARY LANDSCAPE PLAN

PLANT LEGEND

SYMBOL BOTANICAL NAME / COMMON NAME / SIZE
TREES

- 

CERCIS OCCIDENTALIS – WESTERN REDBUD
24" BOX WUCOLS RATING LOW
- 

RHUS LANCEA – AFRICAN SUMAC
24" BOX WUCOLS RATING LOW
- 

MAGNOLIA GRANDIFLORA 'LITTLE GEM'
DWARF SOUTHERN MAGNOLIA
2 – 24" BOX MULTI TRUNK WUCOLS RATING MODERATE
3 – 36" BOX MULTI TRUNK WUCOLS RATING MODERATE

WUCOLS INFORMATION

SOUTH COASTAL – REGION 3

- SHRUBS
- 

SALVIA GREGGII 'FURMAN'S RED' – FURMAN'S RED SAGE
5 GALLON WUCOLS RATING LOW
- 

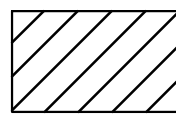
ALOE VERA – ALOE
3 GALLON WUCOLS RATING LOW
- 

AGAVE ATTENUATA – FOXTAIL AGAVE
5 GALLON WUCOLS RATING LOW
- 

EUPHORBIA TIRUCALLI – STICKS ON FIRE
5 GALLON WUCOLS RATING LOW
- 

LEUCOPHYLLUM FRUTESCENS 'COMPACTA' – COMPACT TEXAS SAGE
5 GAL. WUCOLS RATING LOW
- 

ALOE HYBRID 'ANDORA' – SAFARI ORANGE ALOE
3 GALLON WUCOLS RATING LOW

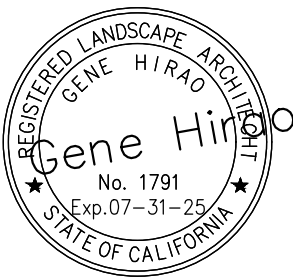
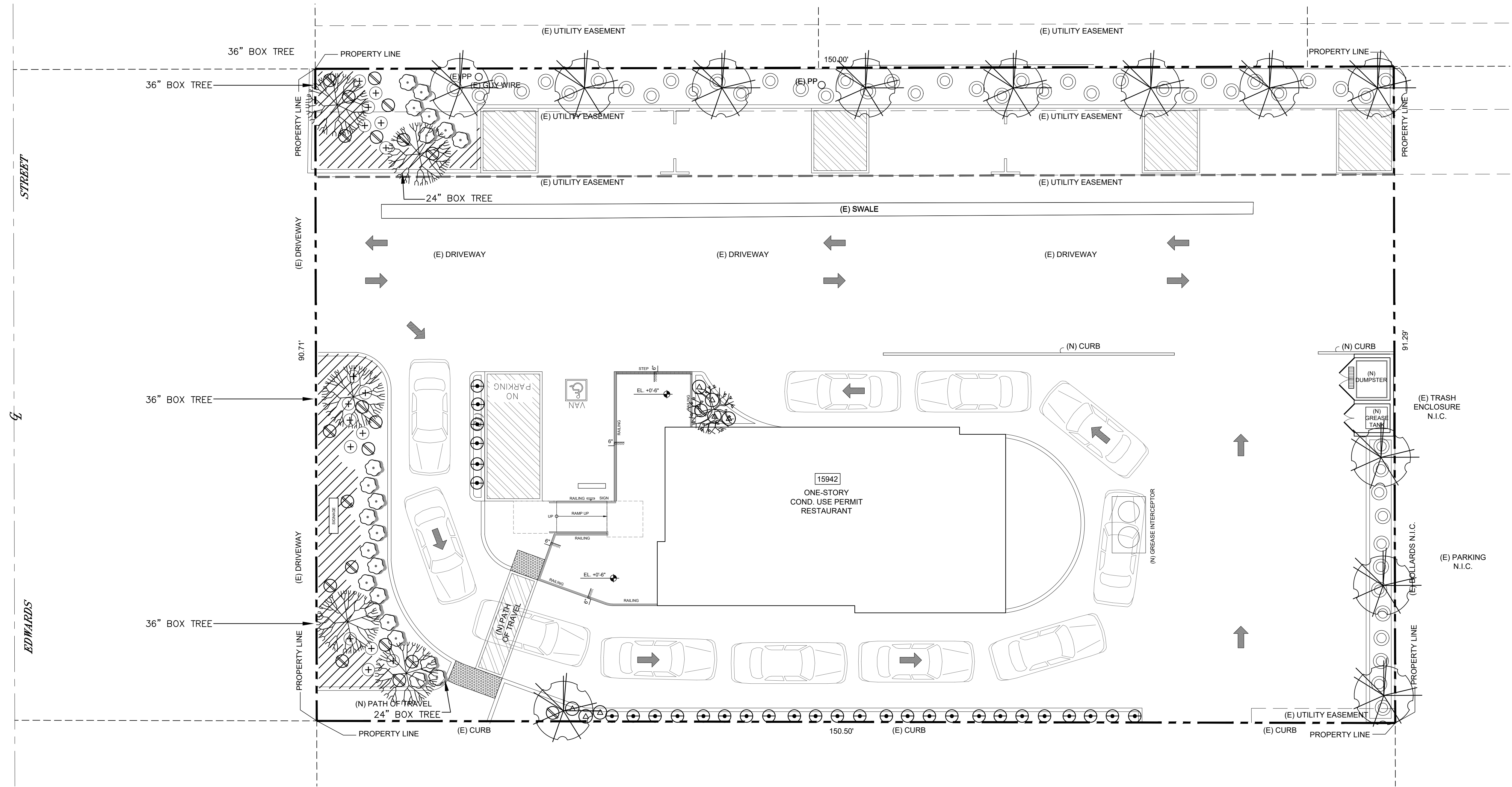
- GROUND COVER
- 

SENECIO SERPENS - BLUE CHALKSTICKS
FLATS TRIANGULAR SPACING 12" O.C.
WUCOLS RATING LOW

PROJECT SITE INFORMATION:

TOTAL LANDSCAPE AREA = 1,699 S.F.
TREE REQUIREMENT
1 TREE PER 90 S.F. OF LANDSCAPE AREA = 17.8 OR 18 TREES
TREES PROVIDED
12 TRISTANIA CONFERTA – BRISBANE BOX
5 LAGERSTROEMIA INDICA – CRAPE MYRTLE
1 CERCIS OCCIDENTALIS – WESTERN REDBUD
18 TOTAL TREES PROVIDED
TREE REQUIREMENT
1 – 36" BOX TREE FOR EACH 45 LINEAL FEE OF STREET
FRONTAGE WITHIN THE FIRST 15 FT. OF SETBACK AREA
ADJACENT TO A STREET
TREES PROVIDED
90.7 LINEAL FEET OF FRONTAGE = 3 – 36" BOX TREES PROVIDED

GENERAL GROUNDCOVER NOTE:
PROVIDE 3" LAYER OF SHREDDED WOOD MULCH AS
TOP DRESSING FOR ALL NEW PLANTER AREAS



LANDSCAPE ARCHITECT

GENE HIRAO

15 POSADA
IRVINE, CALIFORNIA 92614
TEL (714) 296-9811
GHJH@COX.NET

ARCHITECT OF RECORD:



LUCKY CHINESE RESTAURANT

15942 EDWARDS STREET
HUNTINGTON BEACH, CA 92647

ISSUANCE

- △
- △
- △
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PRELIMINARY
LANDSCAPE PLAN

PL

WALL LIGHT, 10 FEET ABOVE FINISHED GRADE
TYPE "B" TOTAL: 4
LITHONIA, #ARC2-LED-P3-30K-MVOLT



ARC2 LED

Architectural Wall Luminaire

TYPE 20

Specifications

Depth (D1):

9.25"

Depth (D2):

7.5"

Height:

5"

Width:

1.4"

Weight:

11 lbs

(without options)

ARC LED Family Overview

Luminaire	Standard M.O.C.	Cold Km. 30K	Approximate Lumens Output			
			P1	P2	P3	P4
ARC1 LED	4W	—	1,500	2,000	3,000	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DBBW

Part #	Package	Color/Temperature	Options	Notes
ARC2 LED	P1	1,500 Lumens	30K 3500K	80000 Dark bronze
	P2	2,000 Lumens	40K <100K	80000 Black
	P3	3,000 Lumens	30K 3500K	80000 Round aluminum
	P4	4,500 Lumens	—	80000 White
	P5	4,500 Lumens	—	80000 Sandstone
			SP0000 6V emergency backup	80000 Infused dark bronze
			FAO Field adjustable light output device	80000 Infused black
			Adjustable for electronic ballast light levels, from 20% to 100%	80000 Infused metallic silver/gray
			13010 18" face hole	80000 Infused white
				80000 Infused sandstone

Accessories

WGBW DBBW Self-contained battery backup kit

NOTES

1. Self-contained battery backup kit (EBW) is not available with DBBW, DBBW and SP0000.

2. FAO not available with DBBW.

Performance Data

Lumen Output

Lumen output is from photometric test performed in accordance with IESNA LM-79-02. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Category	System Watts	FUNCTIONAL LUMEN					STANDARD 3000K					STANDARD 4000K				
		1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
P1	17W	1,500	140	0	0	0	1,500	140	0	0	0	1,500	140	0	0	0
P2	16W	2,200	140	0	0	1	2,200	140	0	0	1	2,200	140	0	0	1
P3	34W	3,200	140	0	0	1	3,200	140	0	0	1	3,200	140	0	0	1
P4	30W	3,900	120	1	0	1	4,100	130	1	0	1	4,100	130	1	0	1
P5	37W	4,500	120	1	0	1	4,500	130	1	0	1	4,500	130	1	0	1

Electrical Load

Performance Category	System Watts	THD (%)	THD (%)	THD (%)	THD (%)
P1	17W	0.140	0.080	0.080	0.080
P2	16W	0.140	0.080	0.080	0.080
P3	34W	0.140	0.080	0.080	0.080
P4	30W	0.140	0.080	0.080	0.080
P5	37W	0.140	0.080	0.080	0.080

Lumen Output in Emergency Mode (4000K, 80 CRI)

System Watts	Lumens
EBW	1,410

Lumen Ambient Temperature (LAT) Multiplier

Use these factors to determine adjusted lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temp	Lumen Multiplier
0°C	1.00
10°C	0.97
20°C	0.94
30°C	0.91
40°C	0.88

Projected LED Lumen Maintenance

Use these factors to determine projected lumen output for the luminaire rated to a 25°C ambient, based on 10,000 hours of LED testing based on IESNA LM-80-08 and projected per IESNA TM-21-11. To calculate LLM, use the Lumen Maintenance Factor (LMF) corresponding to the desired number of warranty hours below. For other lumen maintenance values, contact factory.

Operating Hours	LLM	10,000	20,000	30,000	40,000
10,000	1.0	>0.96	>0.93	>0.90	>0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

0.2% 0.5% 1.0% 5.0%

RI = 150

Grid = 150 x 150

ARC2 LED P3 40K

Emergency Egress Options

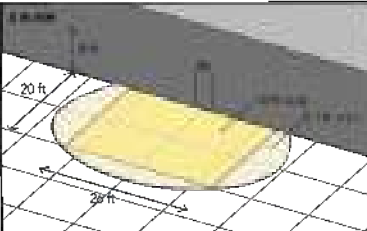
Emergency Battery Backup

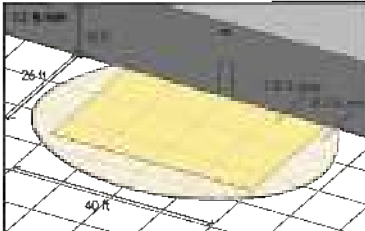
The emergency battery backup is integral to the luminaire — no external housing required. This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NFPA 700, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

Grid = 100 x 100







ARC2 LED 40K MVOLT E4WH

ARC2 LED 40K MVOLT E4WC

Self-contained solution for clean aesthetic

Mounting, Options & Accessories

E4WH and E4WC – Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"

EBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.

3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance free.

CONSTRUCTION

The die-cast aluminum housing and clear art glass heat sink to optimize thermal transfer from the light engine and driver to promote long life. The die-cast door frame is fully gasketed with a compression mold silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a high-durable Super Durable TGIC chemical powder coat that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a 3 mil thickness for a finish that can withstand extreme weather conditions without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and over-laminated finishes.

OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface to glare creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate penetration and beam glare. The ARC LED has zero voltage and operates as a high-pressure sodium product, making it a constant with the LEEDS and Green Globes criteria for eliminating mercury light.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life up to 100,000 hours at 25°C. The electronic driver has a power factor of >0.95, THD <0.5%, lumens is 0.10% dimmable.

INSTALLATION

The universal and gasket, supplied with the luminaire. Its multiple pre-positioned holes and supports is during wiring for easy installation. Built-in vent location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load per ASME A13.34.

LISTINGS

UL listed to UL 5, and Canadian standards. Luminaire is IP65 rated. DesignLight Consortium (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlight.us/DLC to confirm which versions are qualified. International Electrical Approval on IESNA Form 101 of approval (EAL) is available for all products on this page using 3000K color temperature only. Rated for 40°C maximum ambient.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/customer-service/warranty-terms

Notes: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING

COMMERCIAL OUTDOOR

One Lithonia Way • Cary, Georgia 30012 • Phone: 1-800-755-SERV (7378) • www.lithonia.com

ARC2 LED Rev. 08/17/14

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REVISIONS

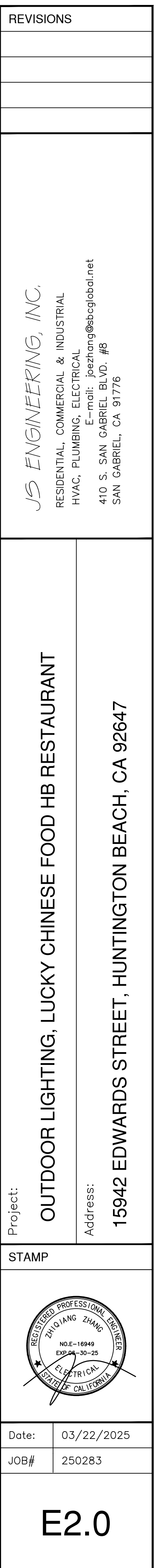
JS ENGINEERING, INC.,
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E-mail: joezhong@jscglobal.net
410 S. SAN GABRIEL BLVD. #B
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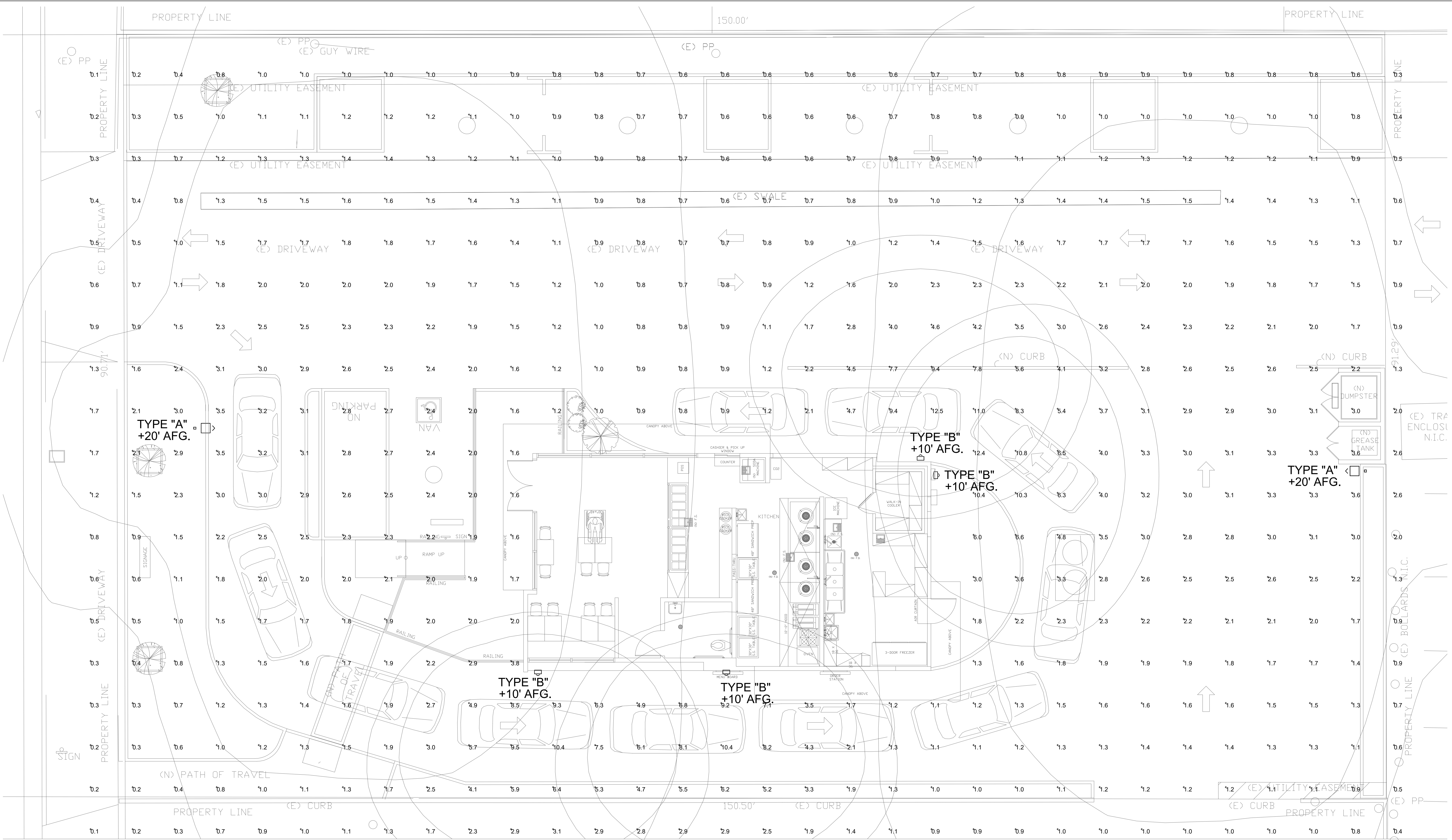
Project: OUTDOOR LIGHTING, LUCKY CHINESE FOOD HB RESTAURANT
Address: 15942 EDWARDS STREET, HUNTINGTON BEACH, CA 92647

STAMP

Date: 03/22/2025
JOB# 250283

E1.1





LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	DSX1 LED P3 30K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 4 Medium		DSX1 LED P3 30K 70CRI T4M.ies	13403	1.00	102.17
	B	4	ARC2 LED P3 30K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K		ARC2 LED P3 30K.ies	3206	1.00	23.7345

LUMINAIRE LOCATIONS

No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Aim Y	Z
1	A	455.8	-249.2	20.0	20.0	90.0	0.0	457.1	-249.2	0.0
2	A	595.0	-254.3	20.0	20.0	-90.0	0.0	593.7	-254.3	0.0
3	B	496.6	-278.2	10.0	10.0	180.0	0.0	496.6	-278.2	0.0
4	B	519.0	-278.2	10.0	10.0	180.0	0.0	519.0	-278.2	0.0
5	B	543.9	-254.8	10.0	10.0	90.0	0.0	543.9	-254.8	0.0
6	B	542.1	-252.8	10.0	10.0	0.0	0.0	542.1	-252.8	0.0

OUTDOOR LT PHOTOMETRIC PLAN

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

REVISIONS

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Date: 03/22/2025

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