

# DESIGN REVIEW SUBMITTAL

## 1130 S. BEACH BOULEVARD

### LA HABRA, CALIFORNIA 90631

APRIL 12, 2022

#### OWNER

**La Habra Associates, LLC**  
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Huntington Beach, CA 92647  
T: 714-430-8021  
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#### ARCHITECT

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35 Hugus Alley, Suite 200  
Pasadena, CA 91103  
T: 626.583.8348  
Contact: Ken McKently

#### CIVIL ENGINEER

**Tait & Associates, Inc.**  
701 N. Parkcenter Drive  
Santa Ana, CA, 92705  
T: 714.560.8200  
Contact: Samantha Wohlfarth

#### LANDSCAPE ARCHITECT

**Brightview Design Group**  
Contact: Wade Ganes

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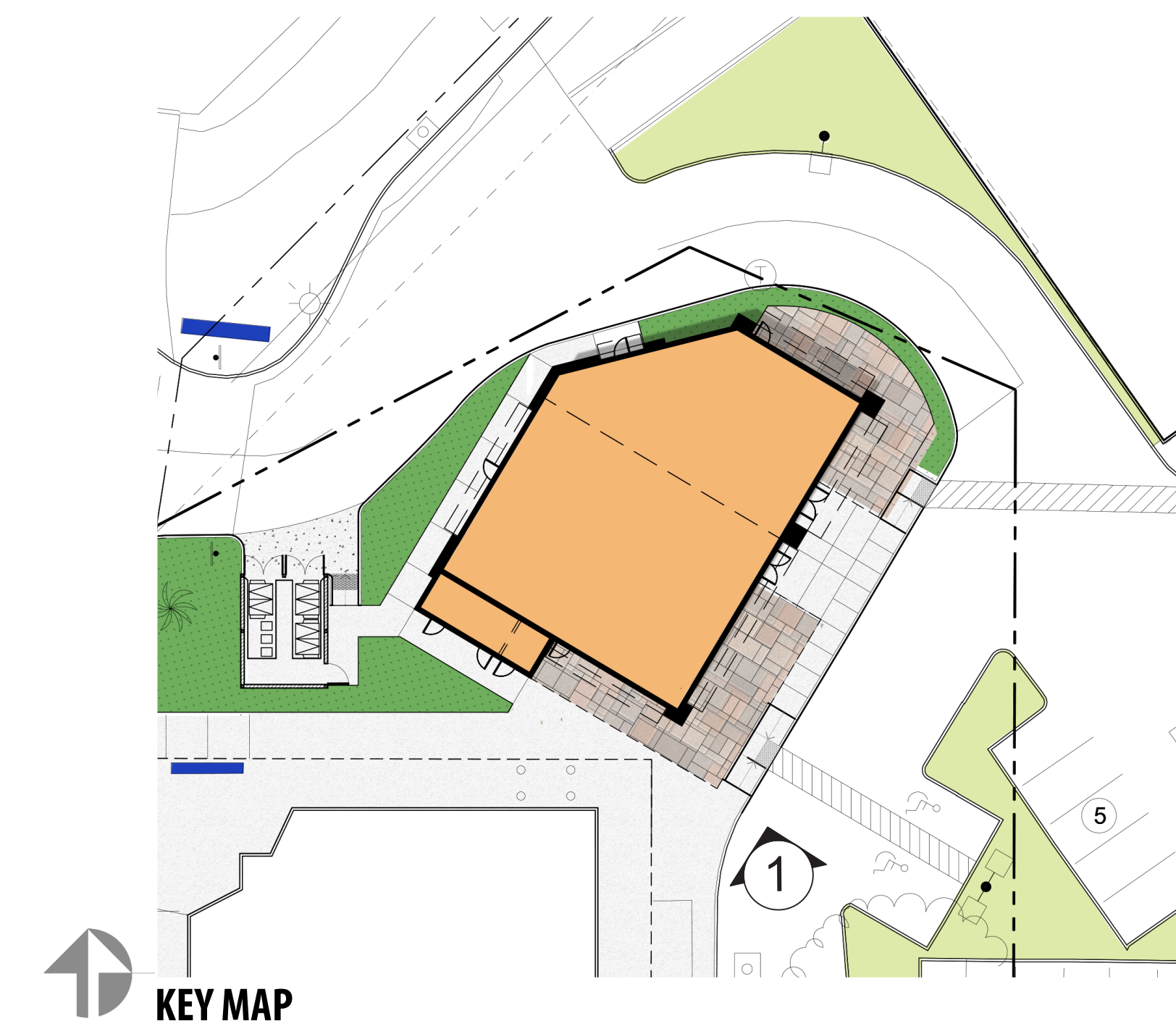
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① PERSPECTIVE VIEW



CONCEPTUAL SUBJECT TO CHANGE

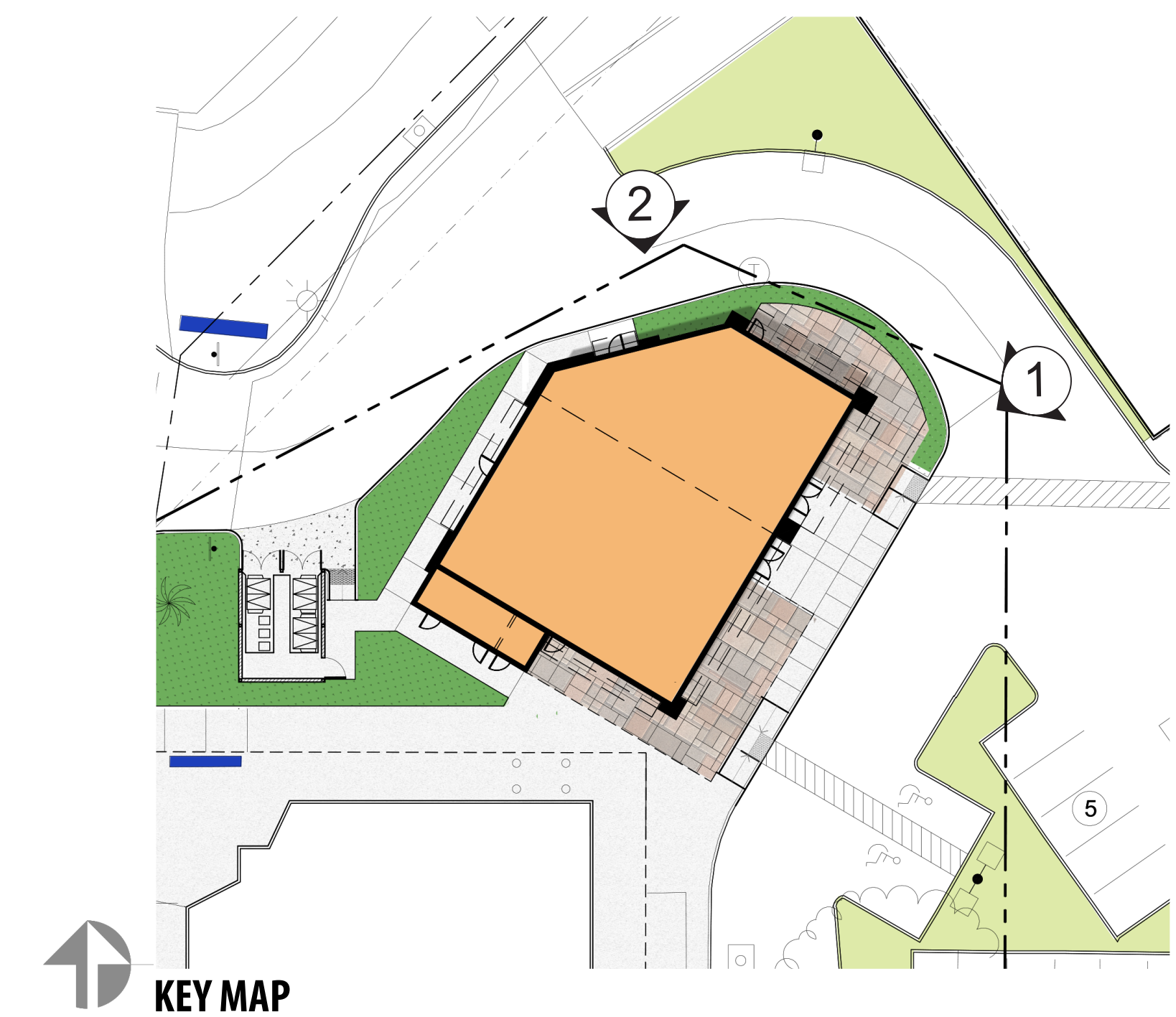
#	Description	Date
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2	2nd SUBMITTAL	04.12.2022



① PERSPECTIVE VIEW

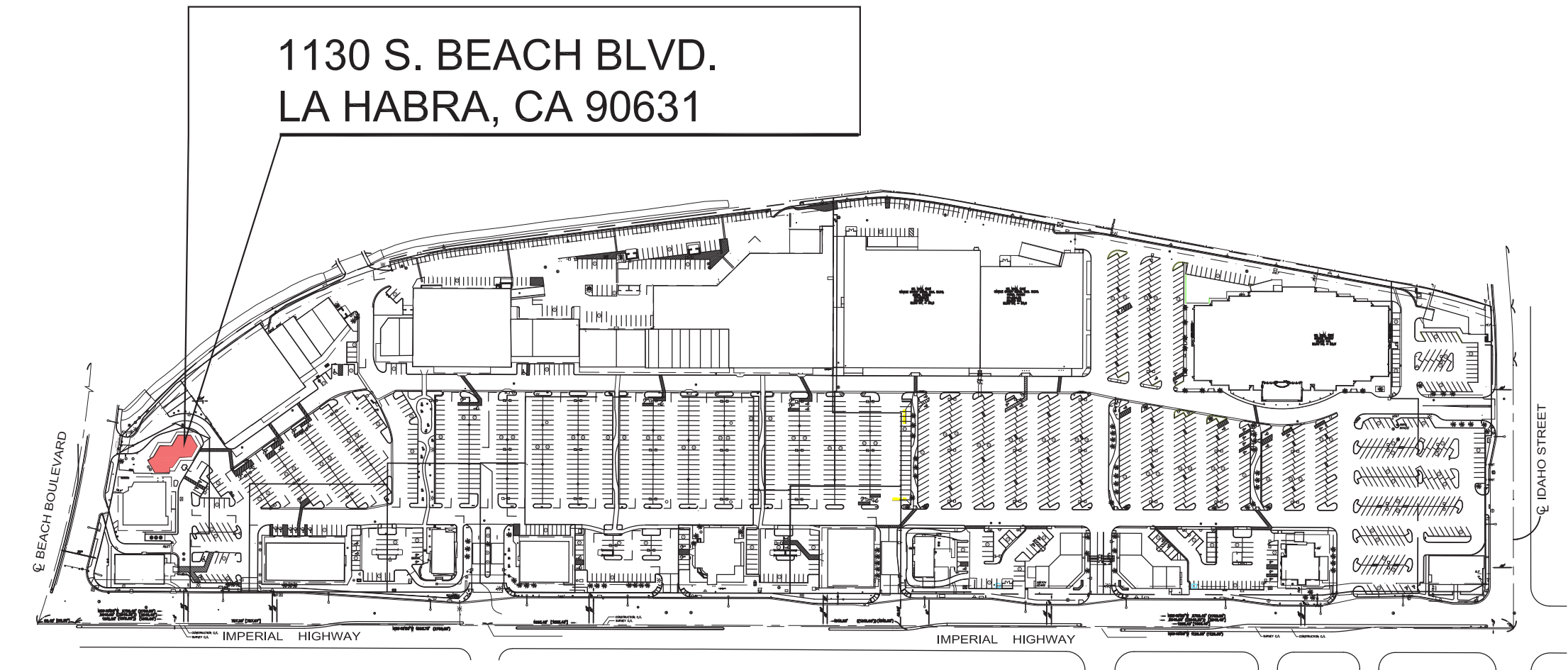
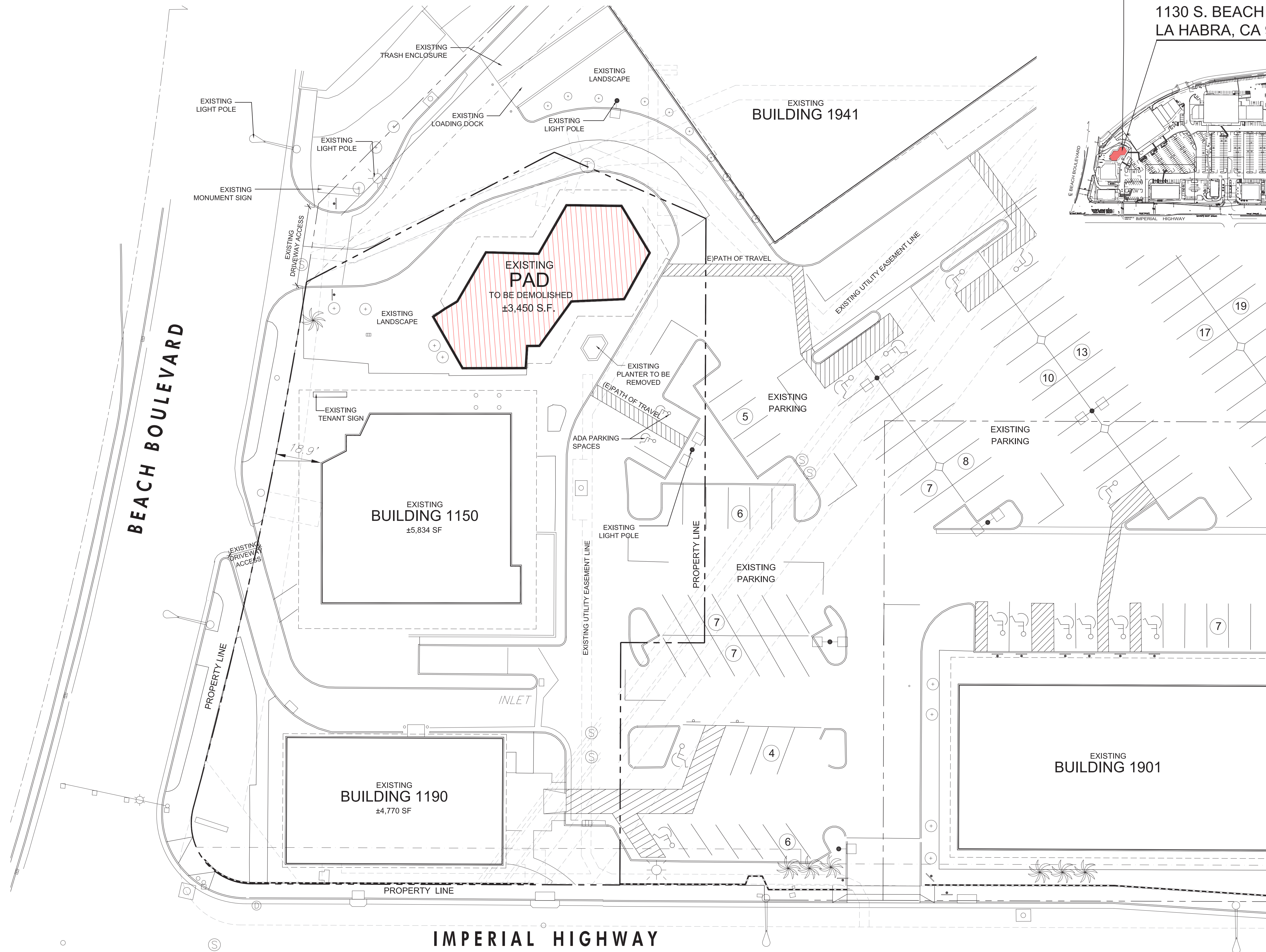


② PERSPECTIVE VIEW

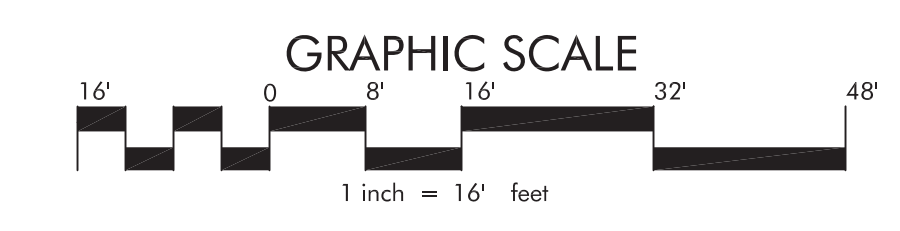


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SITE DATA	
<u>ZONING</u>	
PROPERTY ADDRESS:	1130 S. BEACH BLVD. LA HABRA, CA 90631
EXISTING ZONING	C-2sH COMMUNITY SHOPPING CENTER HIGH DENSITY
PROPOSED USE/OCC.:	A-2
APN	018-381.69
<u>SITE DATA</u>	
PARCEL/LOT 7	±48,565 SF ±1.11 A.C.
<u>BUILDING DATA</u>	
EXISTING BUILDING 1 (SINGLE STORY BUILDING WITH BASEMENT)	± 3,450 S.F.

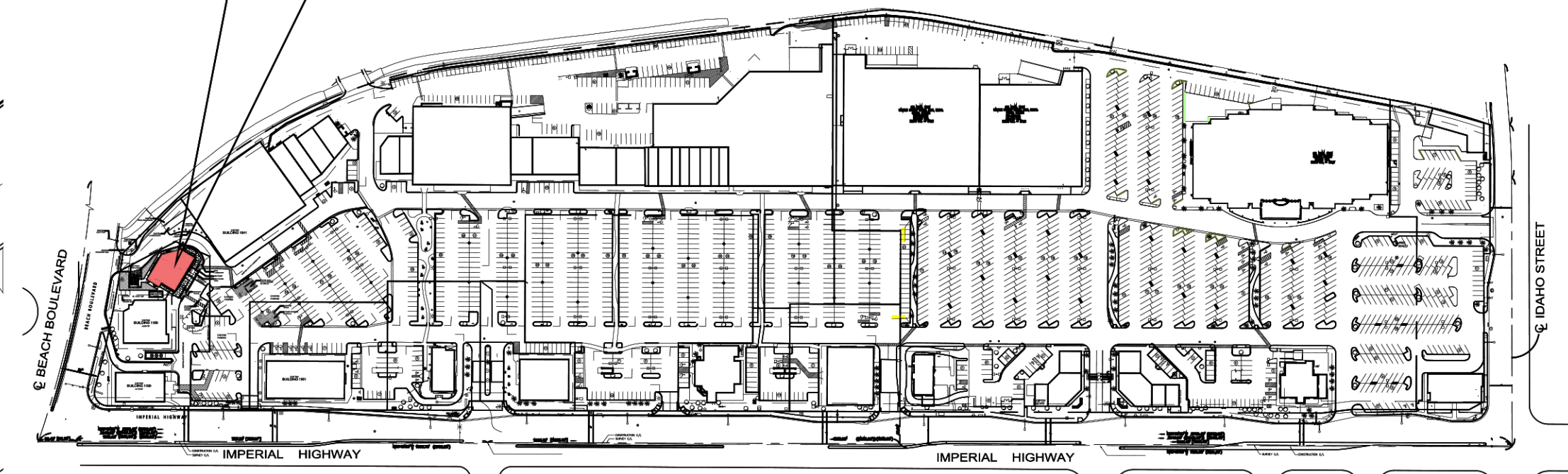


PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

CONCEPTUAL SUBJECT TO CHANGE

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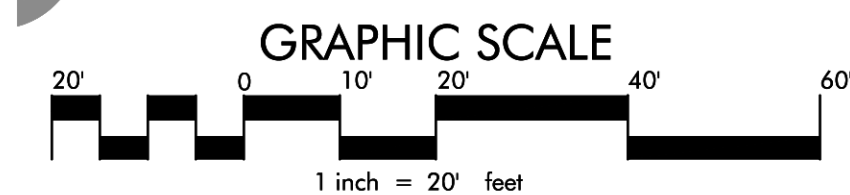
1130 S. BEACH BLVD.  
LA HABRA, CA 90631



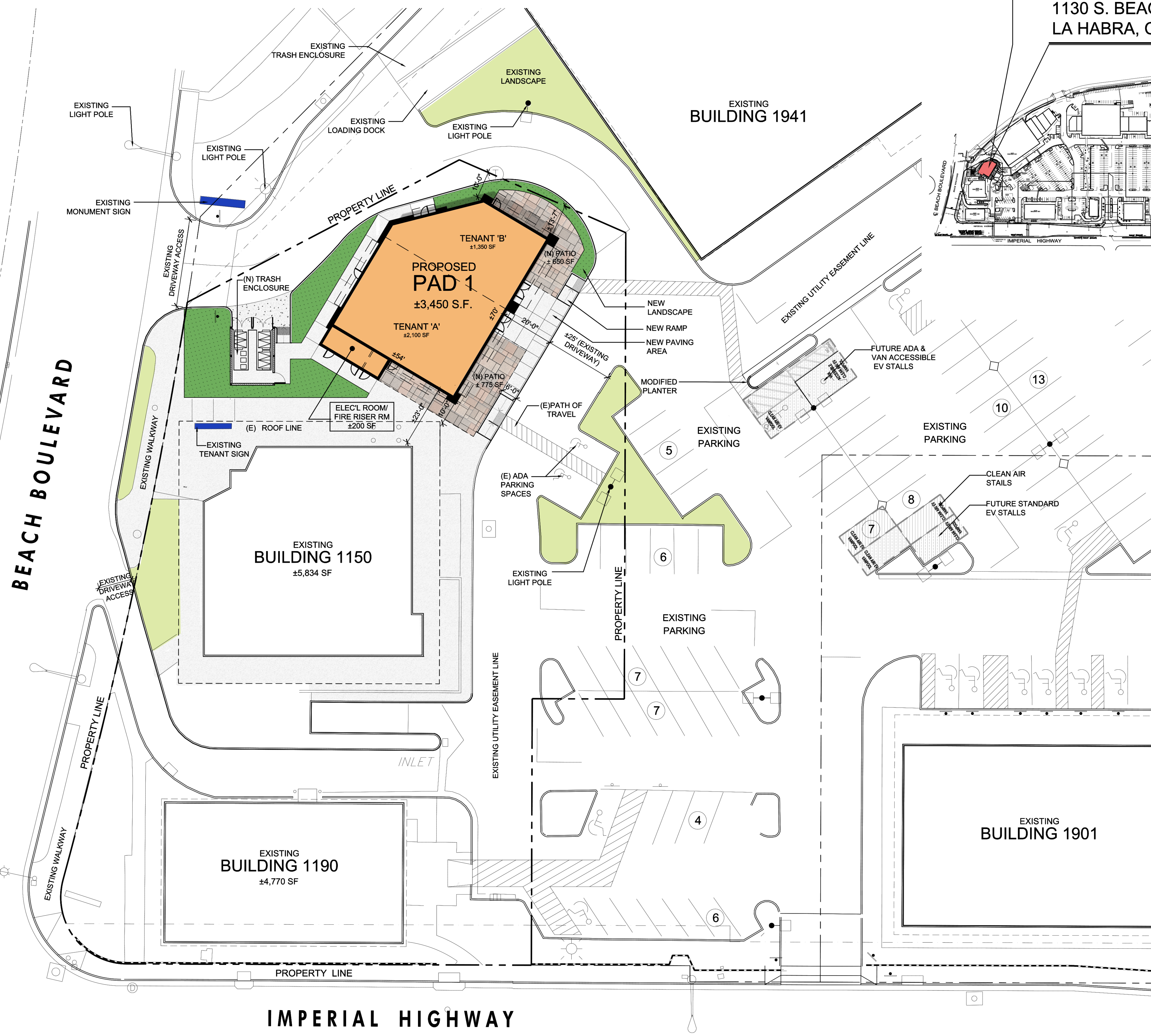
### SITE DATA

<b>ZONING</b>		
PROPERTY ADDRESS:	1130 S. BEACH BOULEVARD LA HABRA, CA 90631	
EXISTING ZONING	C-2sh COMMUNITY SHOPPING CENTER HIGH DENSITY	
PROPOSED USE/OCC.:	B/A-2	
APN:	018-381-69	
<b>SITE DATA</b>		
PARCEL/LOT 7	±48,565 SF	±1.11 A.C.
<b>BUILDING DATA</b>		
<b>PROPOSED PAD 1</b>		
TENANT A (RESTAURANT-NO BAR):	± 2,100 S.F.	
TENANT B (RESTAURANT-NO BAR):	±1,350 S.F.	
TOTAL BUILDING AREA	± 3,450 S.F.	
ELEC' ROOM/FIRE RISER	± 200 S.F.	
<b>PARKING DATA</b>		
TENANT A :	10 PER KSF OF GFA	21 STALLS
TENANT B :	10 PER KSF OF GFA	14 STALLS
(TO GO NO SEATING)		
TOTAL PARKING REQUIRED:	35 STALLS	
TOTAL PARKING PROVIDED:	35 STALLS	
STANDARD:	27 STALLS	
DISABLED:	2 STALLS	
EV / CLEAN AIR VEHICLES	6 STALLS	
PARKING RATIO PROVIDED:	10.15 per 1,000 S.F.	

### PROPOSED SITE PLAN



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

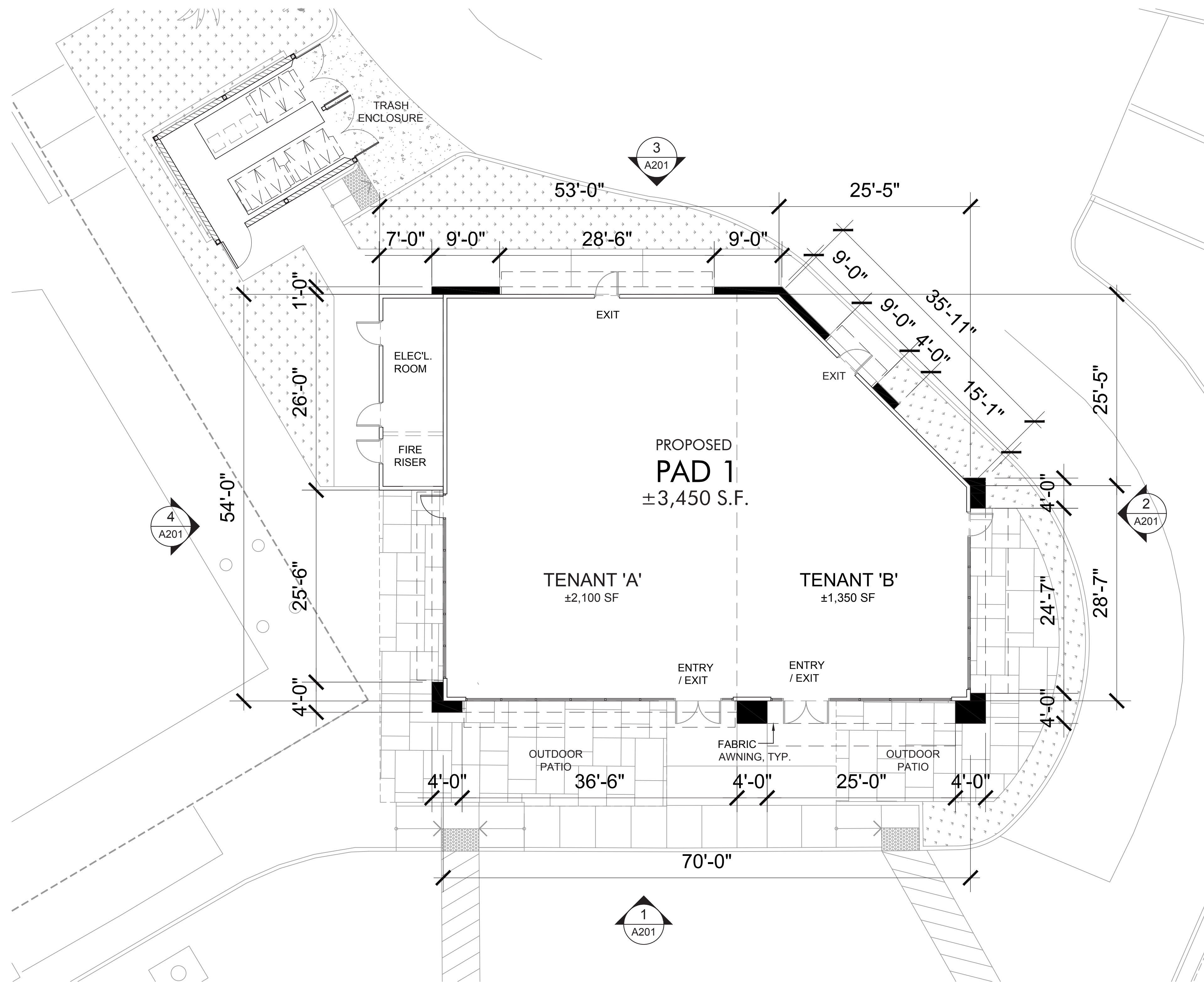


### ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

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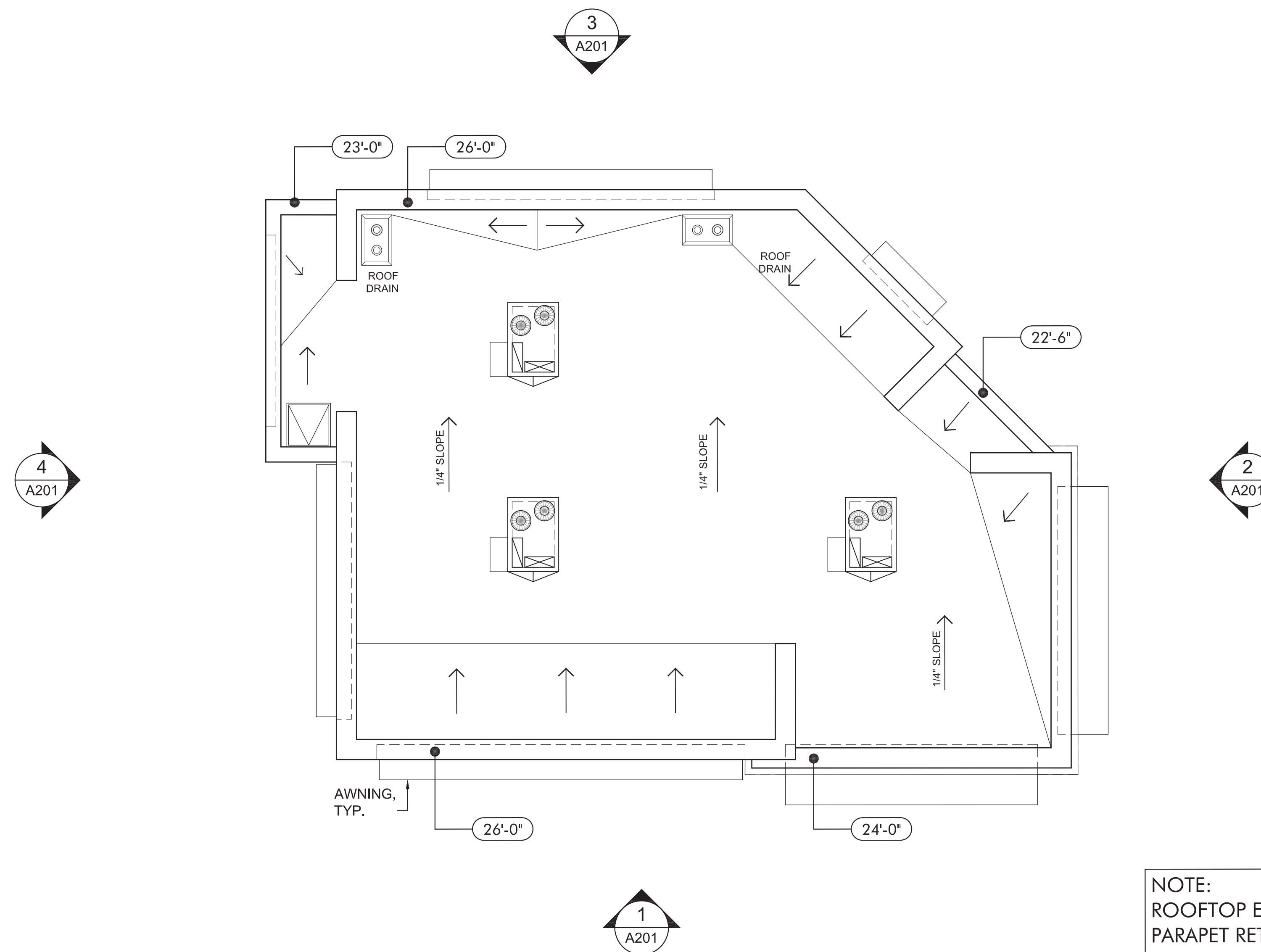


**1 FLOOR PLAN**  
SCALE: 1/8"=1'

CONCEPTUAL SUBJECT TO CHANGE

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FLOOR PLAN	
04.12.2022	21083MMA



NOTE:  
 ROOFTOP EQUIPMENT WILL BE SCREENED BY PARAPET.  
 PARAPET RETURNS ARE PROVIDED IN ORDER TO BLOCK  
 SIGHT LINES/ VISIBILITY TO THE SIDES OF REAR FACE OF  
 THE PARAPETS.

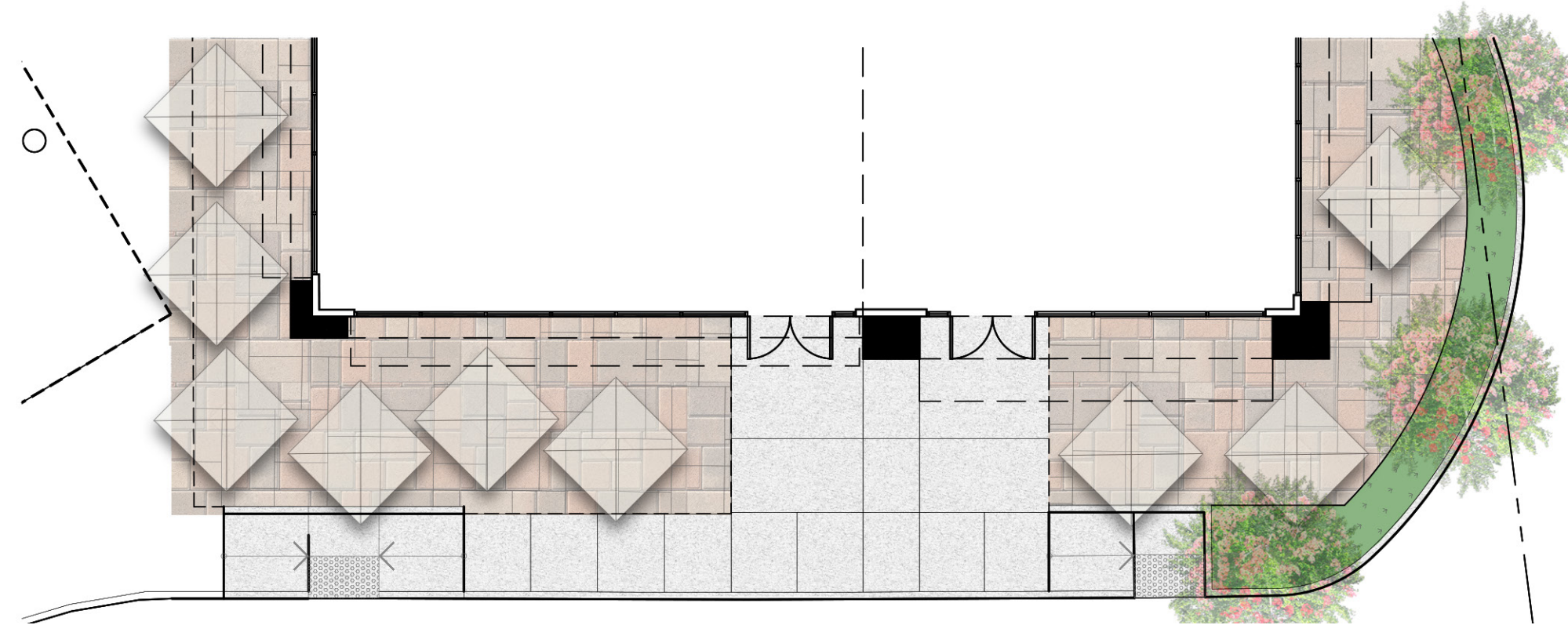
**1 ROOF PLAN**  
 SCALE: 1/8"=1'

CONCEPTUAL SUBJECT TO CHANGE

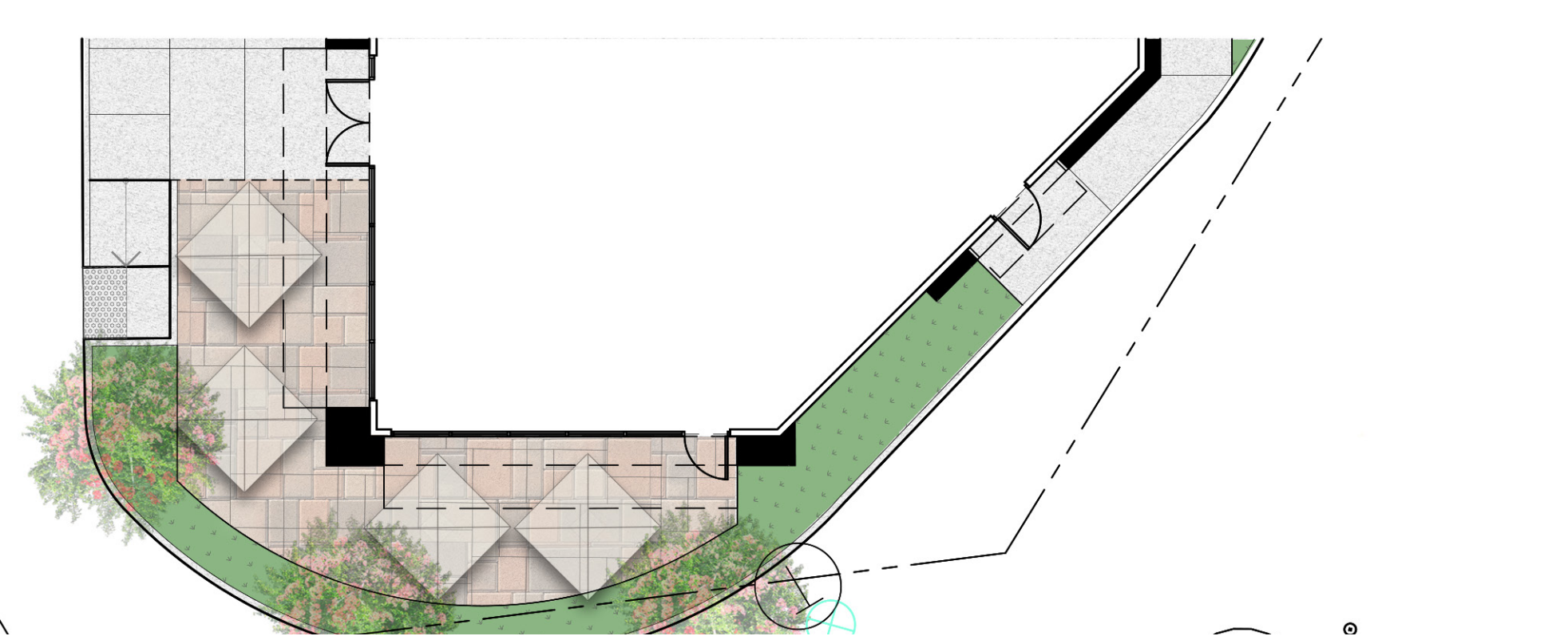
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**1 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



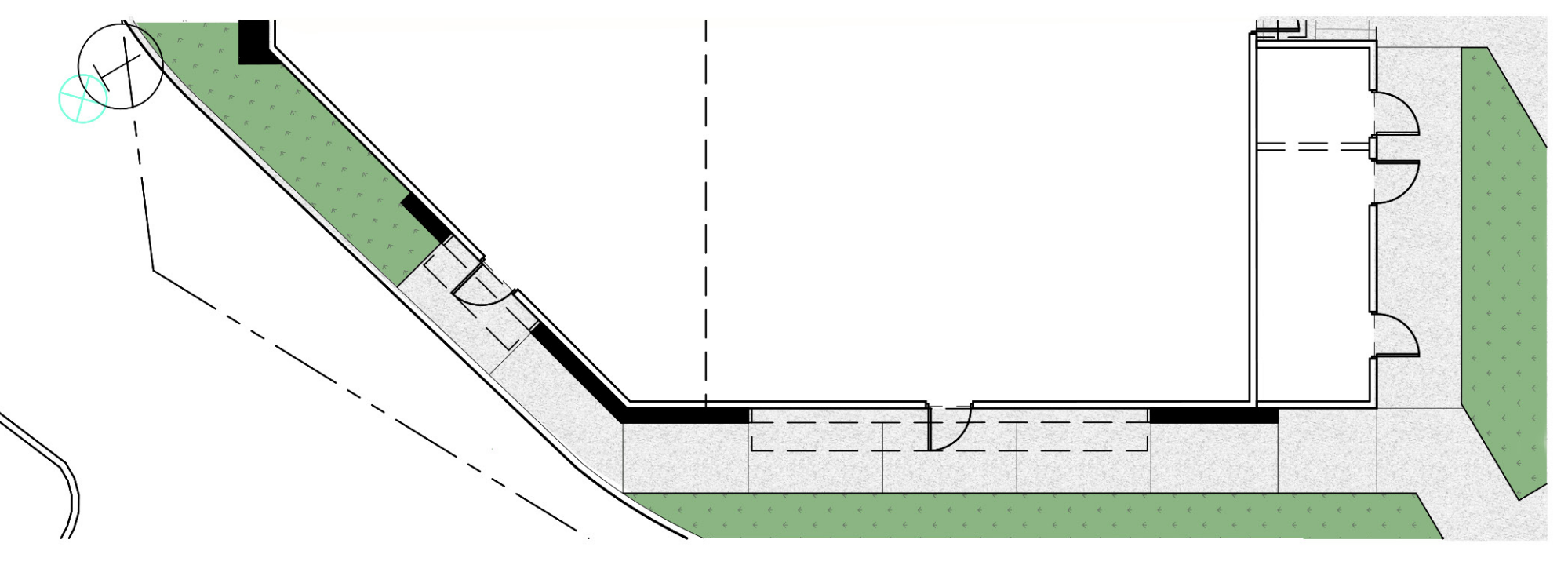
**2 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



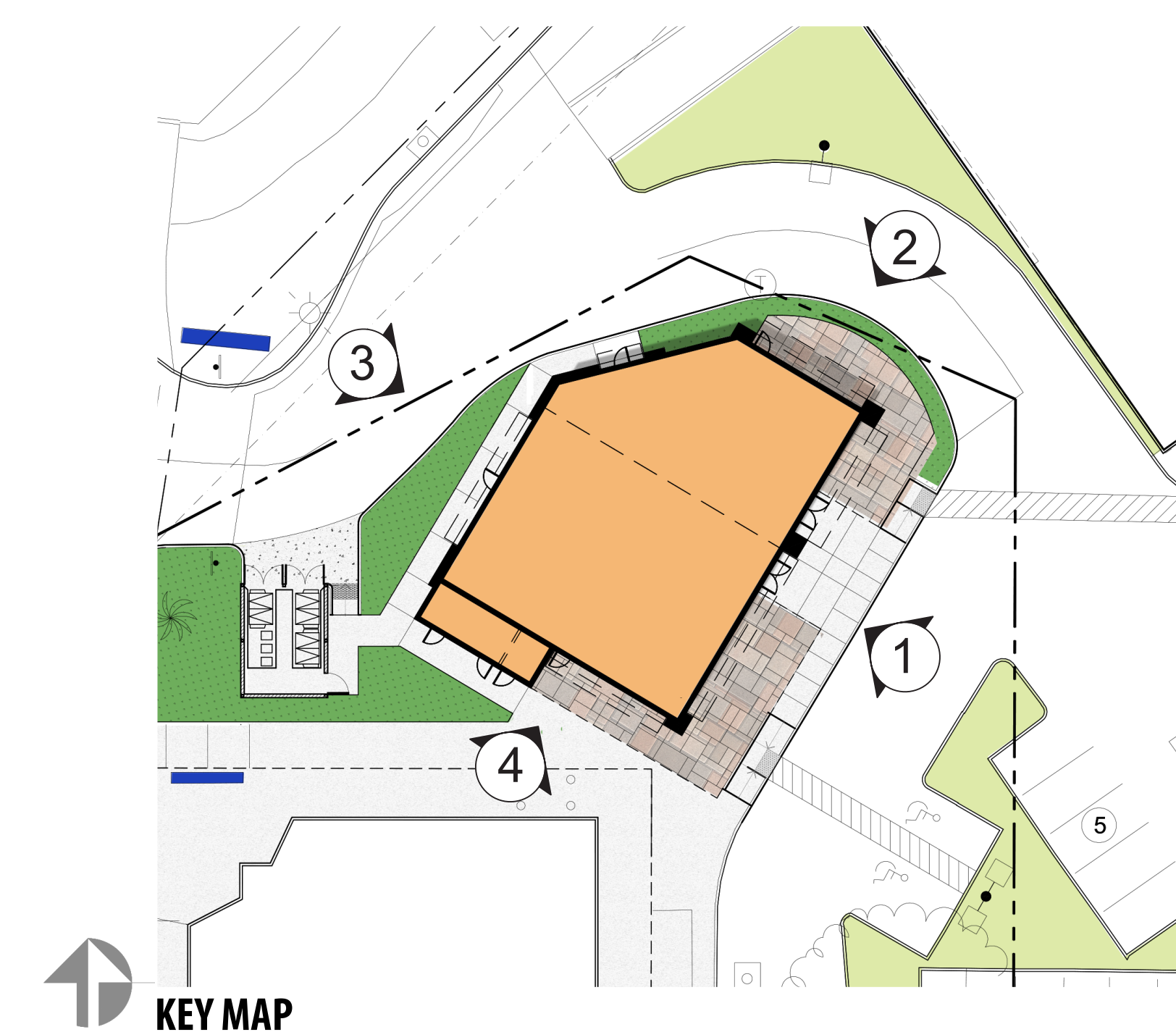
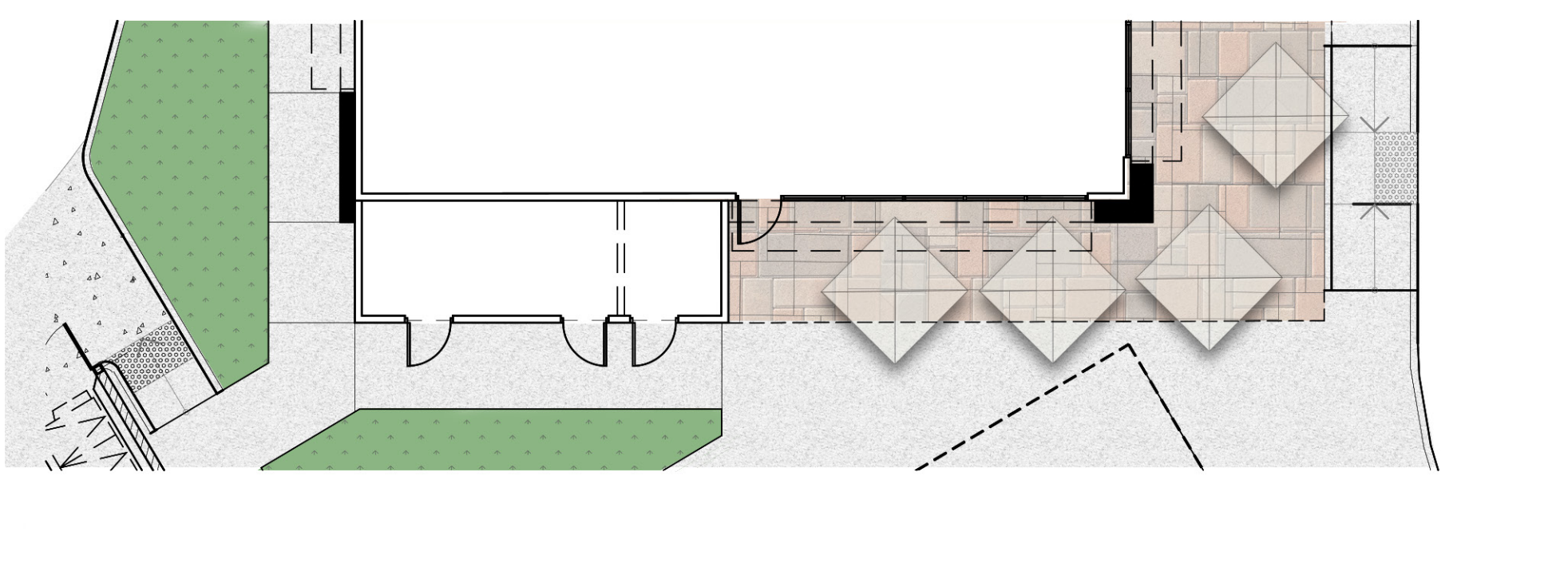
FINISH LEGEND	
KEY	MATERIAL
1	STUCCO MANUFACTURER: HIGHLAND STUCCO PAINT COLOR BY: DUNN EDWARDS
2	STOREFRONT BY: ARCADIA (2X6 AFG-601 SERIES) MODEL: 2X6 AFG-601 SERIES OFFSET FINISH: BLACK ANODIZED, CLASS 1(AB-8)
3	STOREFRONT GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS MODEL: 1" CLEAR FLOAT GLASS
4	FABRIC AWNING MANUFACTURER: SUNBRELLA COLOR: BLACK
5	BRICK MANUFACTURER: INTERSTATE BRICK MODEL: IRONSTONE COLOR: BROWNS & TANS, BURGUNDIES & REDS
6	WALL SCONCE MANUFACTURER: BEGA MODEL: WALL LUMINAIRE - TWO-SIDED NARROW BEAM LIGHT DISTRIBUTION COLOR: BLACK
7	WALL SCONCE (SERVICE DOORS) MANUFACTURER: BEGA MODEL: LED WALL LUMINAIRE - DIRECTED LIGHT COLOR: BLACK
8	WOOD COMPOSITE MANUFACTURER: NICHHA MODEL: VINTAGE WOOD COLOR: ASH
9	GREEN SCREEN
COLORS	
A	PAINT COLOR: WHITE OPULGENCE OC-69 BY: BENJAMIN MOORE
B	PAINT COLOR: STORM AF-700 BY: BENJAMIN MOORE



**3 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

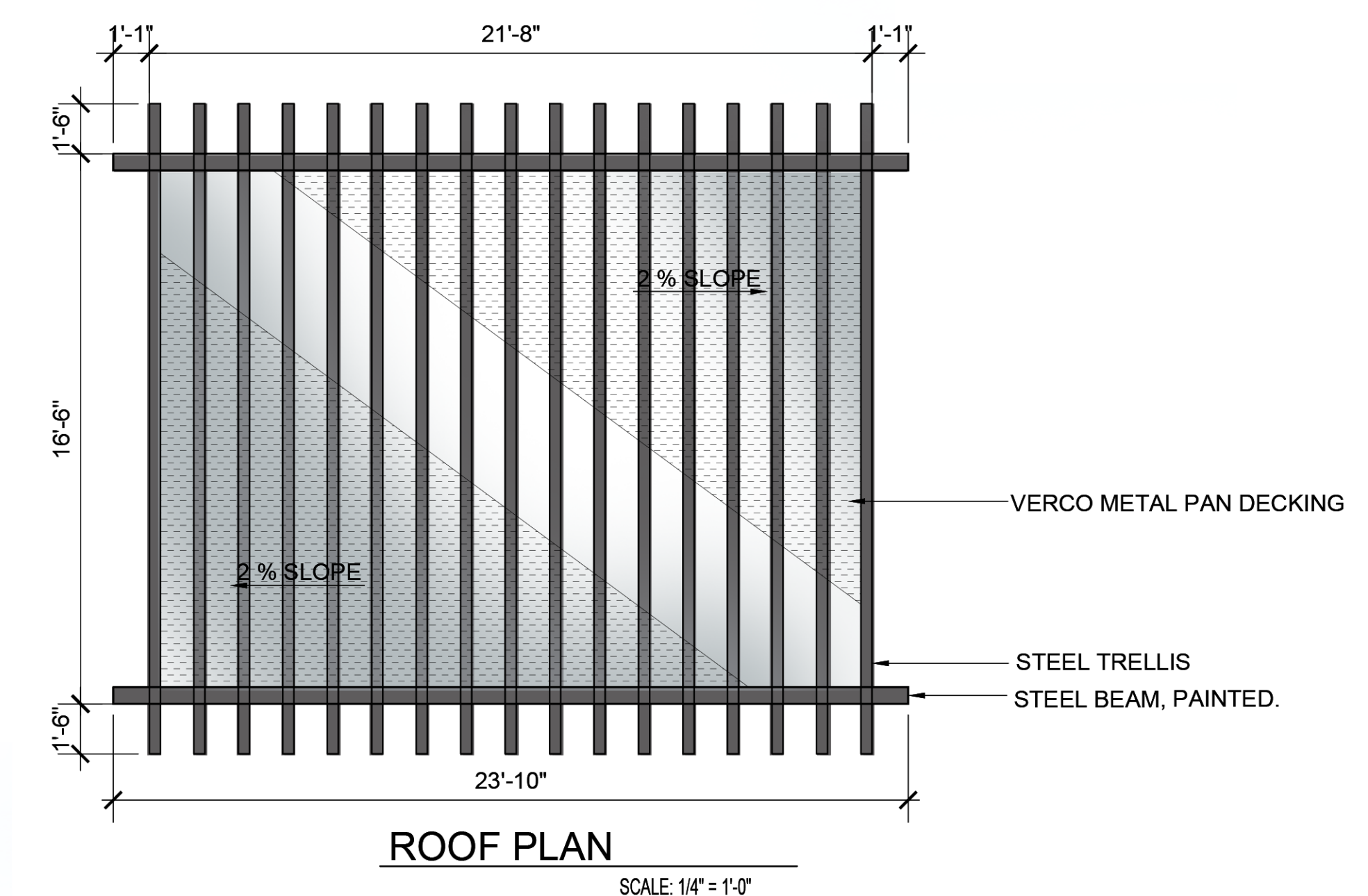
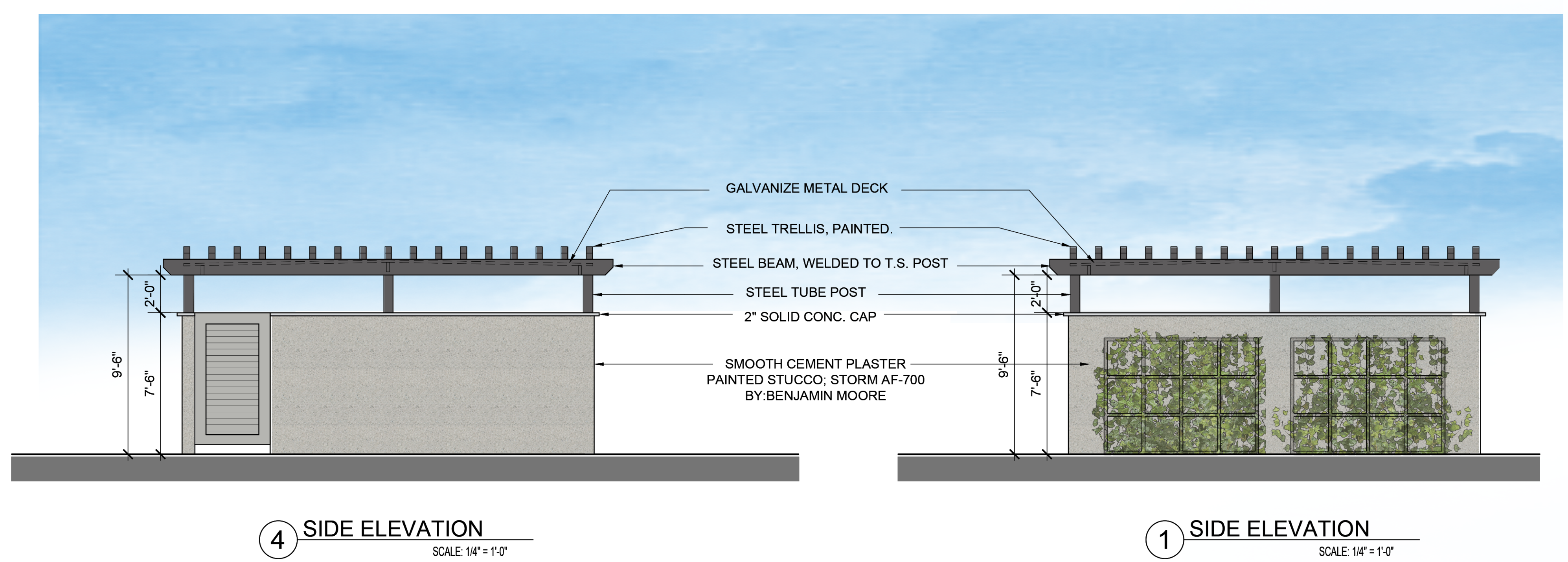
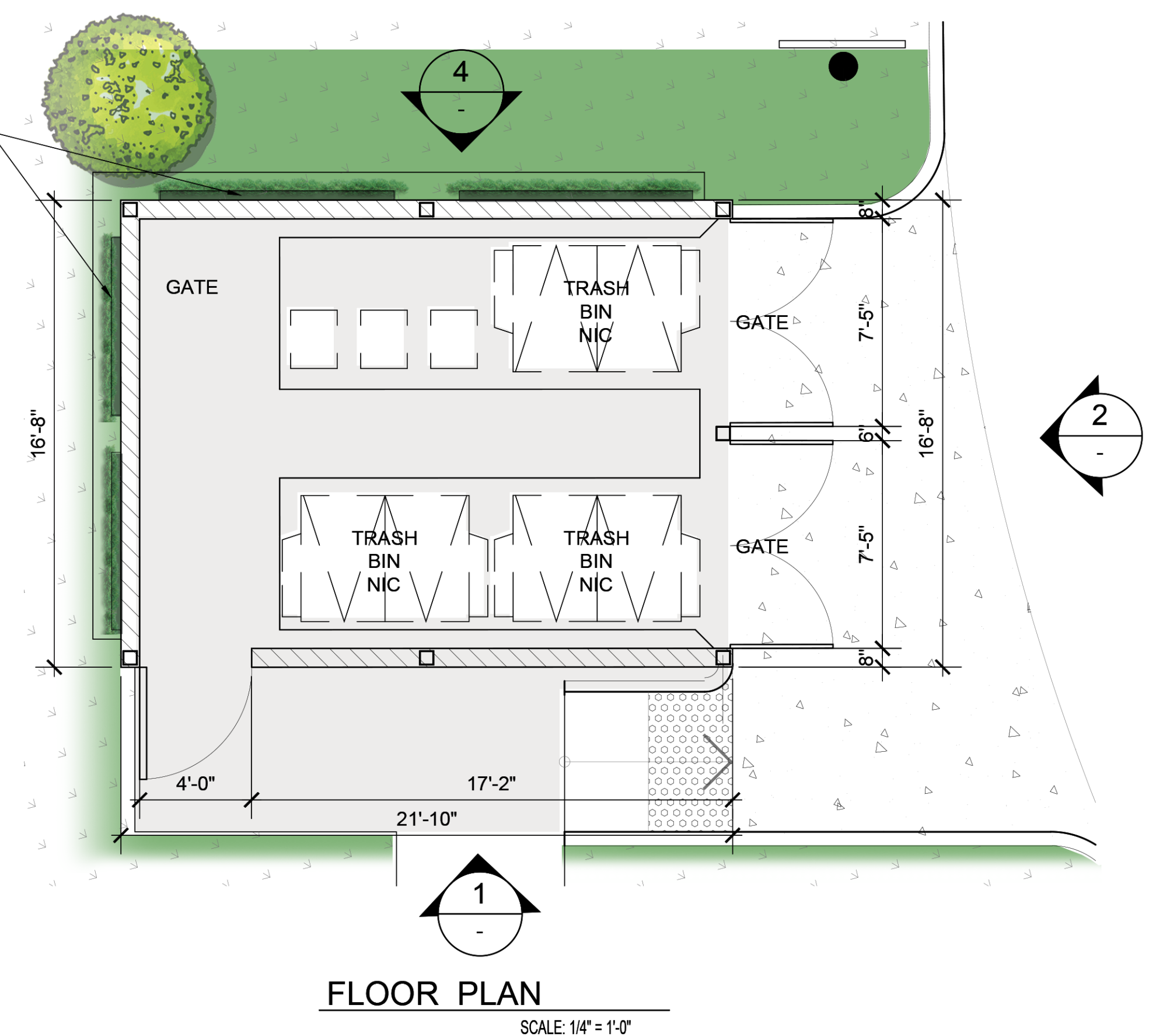
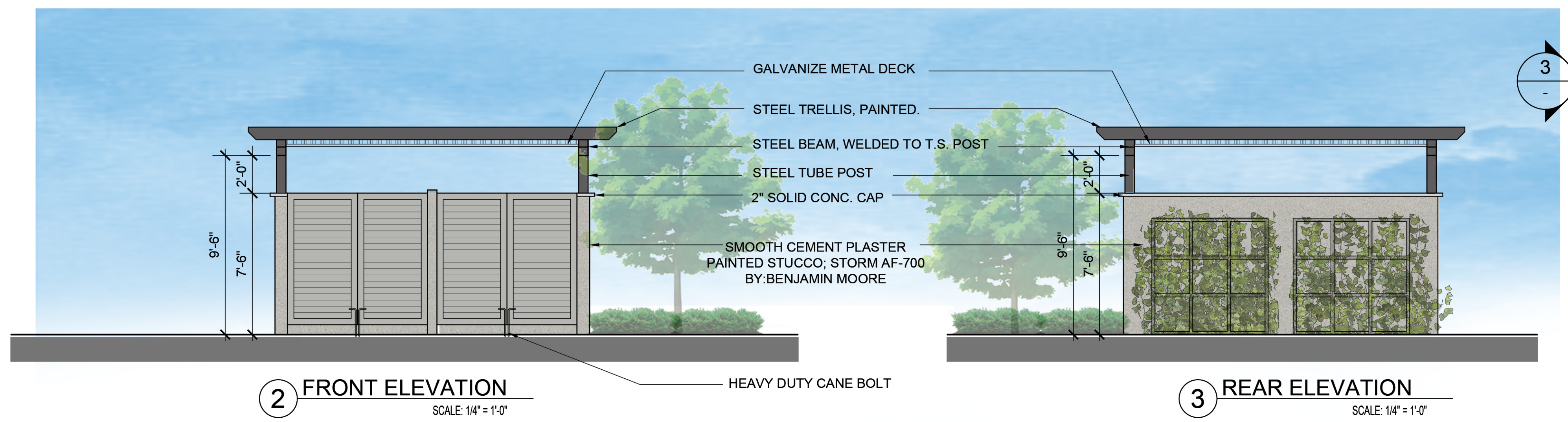


**4 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



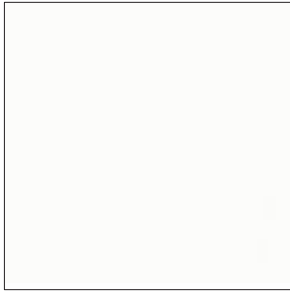
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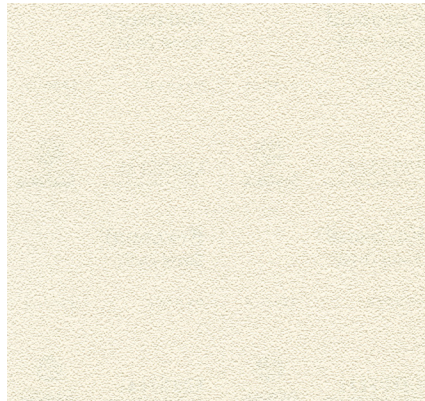


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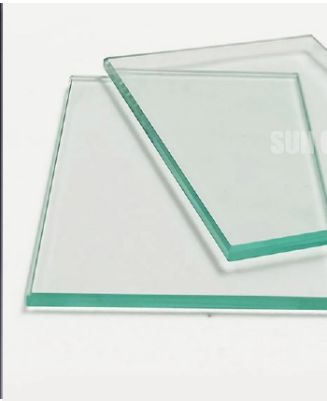
**A** PAINT  
 COLOR: IGLOO DEW379  
 BY: DUNN EDWARDS



**1** STUCCO  
 MANUFACTURER: HIGHLAND STUCCO  
 PAINT COLOR BY : DUNN EDWARDS



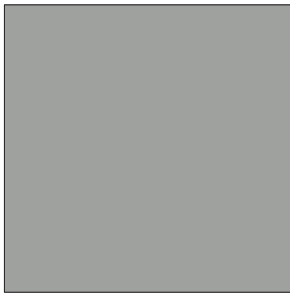
**2** STOREFRONT  
 BY: ARCADIA (2X6 AFG-601 SERIES) OR EQUAL  
 MODEL: 2X6 AFG-601 SERIES OFFSET  
 FINISH: BLACK ANODIZED, CLASS 1(AB-8)



**3** STOREFRONT GLASS  
 MANUFACTURER:  
 VITRO ARCHITECTURAL GLASS  
 OR EQUAL  
 MODEL: 1" CLEAR FLOAT GLASS



**10** GREEN SCREEN



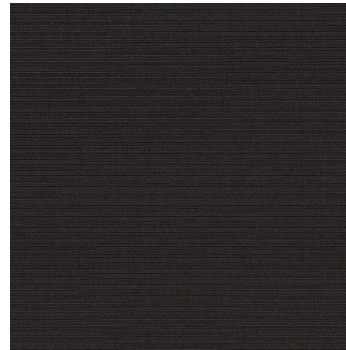
**B** PAINT  
 COLOR: STORM AF-700  
 BY: BENJAMIN MOORE



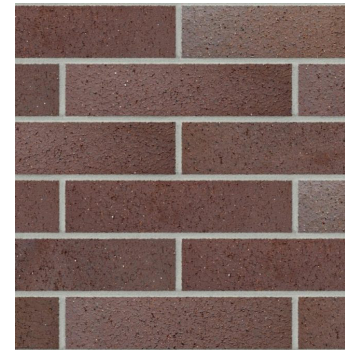
**6** WALL SCONCE (FACADE)  
 MANUFACTURER: BEGA OR EQUAL  
 MODEL: WALL LUMINAIRE -  
 TWO-SIDED NARROW BEAM LIGHT  
 DISTRIBUTION  
 COLOR: BLACK



**7** WALL SCONCE (SERVICE DOORS)  
 MANUFACTURER: BEGA OR EQUAL  
 MODEL: LED WALL LUMINAIRE -  
 DIRECTED LIGHT  
 COLOR: BLACK



**4** FABRIC AWNING  
 MANUFACTURER: SUNBRELLA  
 COLOR: BLACK



**5** BRICK  
 MANUFACTURER: INTERSTATE  
 MODEL: IRONSTONE  
 COLOR: BROWNS & TANS,  
 BURGUNDIES & REDS

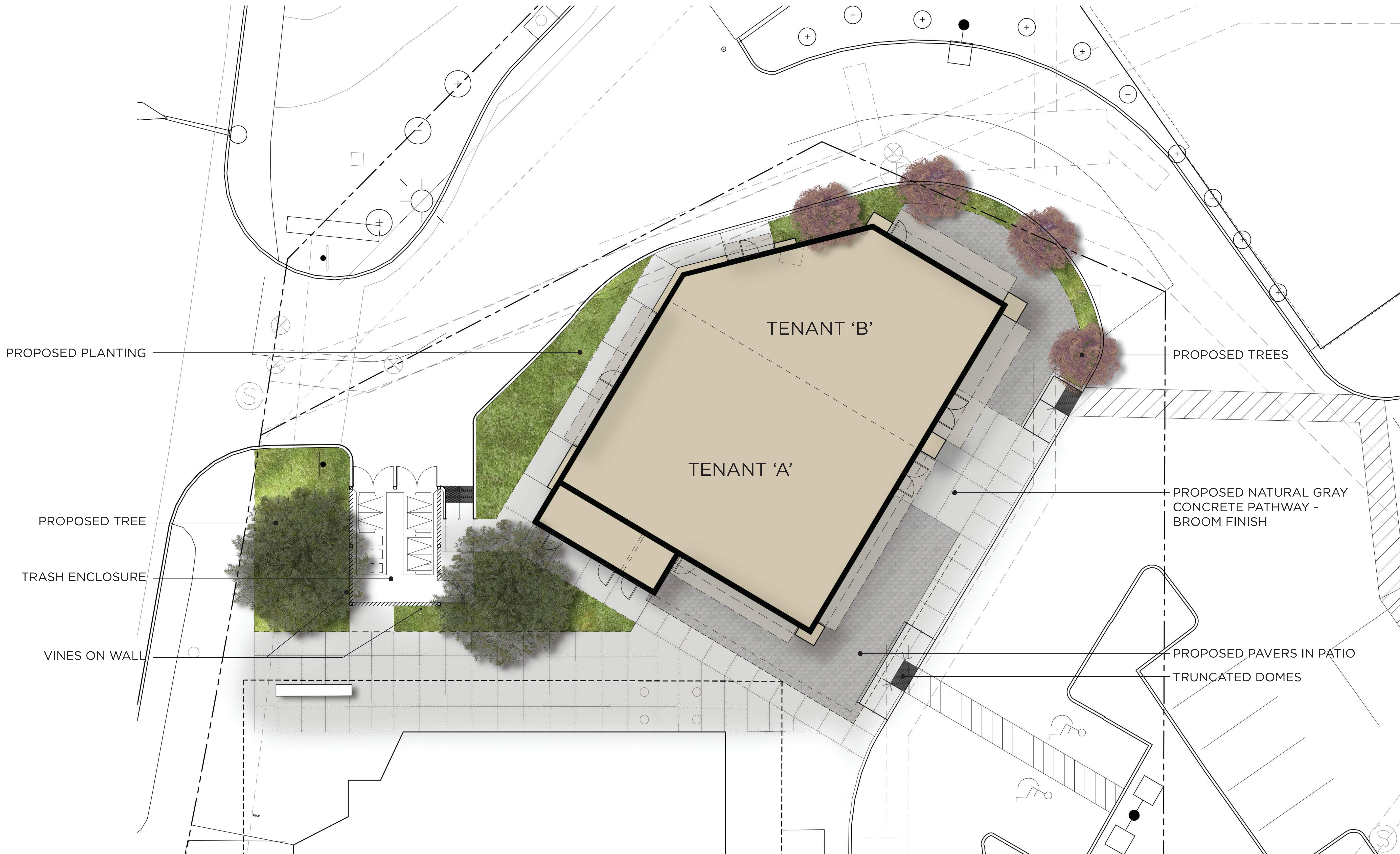


**8** WOOD COMPOSITE  
 MANUFACTURER: NICHIIHA  
 OR EQUAL  
 MODEL: VINTAGE WOOD  
 COLOR: ASH

# CONCEPTUAL DESIGN PACKAGE

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1130 S. BEACH BLVD. LA HABRA MARKETPLACE - KARAOKE BUILDING | LA HABRA | CALIFORNIA



PROPOSED PLANTING

PROPOSED TREES

TENANT 'B'

TENANT 'A'

PROPOSED NATURAL GRAY  
CONCRETE PATHWAY -  
BROOM FINISH

PROPOSED TREE

TRASH ENCLOSURE

PROPOSED PAVERS IN PATIO  
TRUNCATED DOMES

VINES ON WALL

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



CONCEPTUAL LANDSCAPE PLAN

1130 S. BEACH BLVD. LA HABRA MARKETPLACE - KARAOKE BUILDING | LA HABRA | CALIFORNIA



AGAVE BLUE GLOW



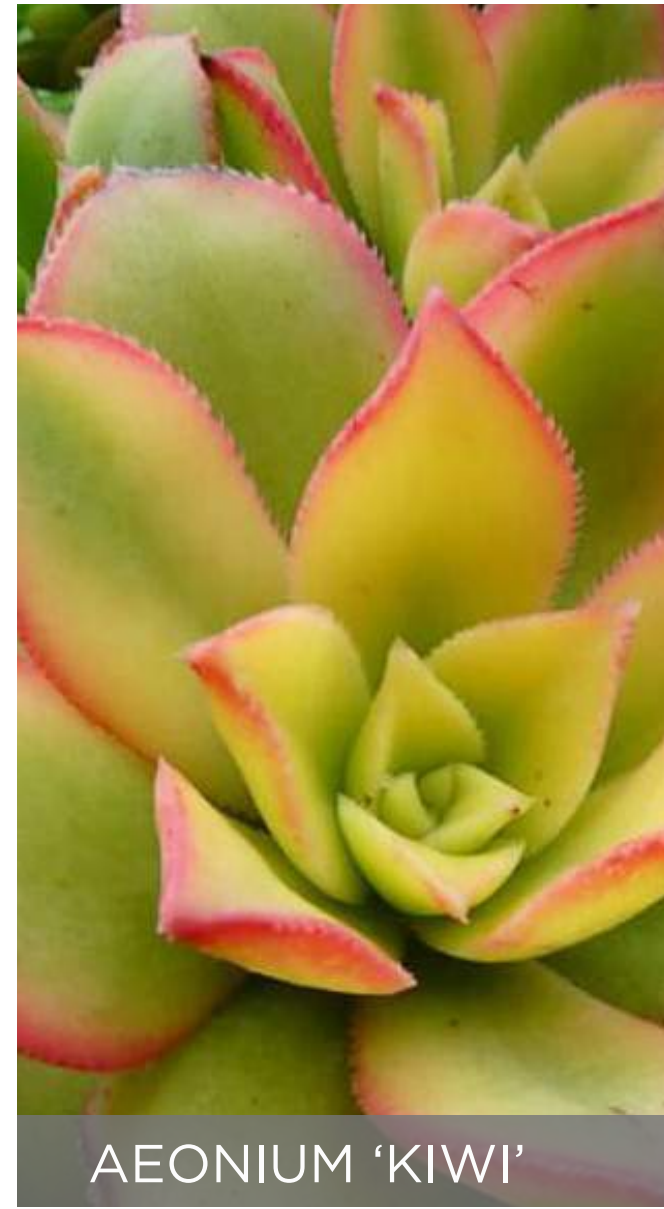
KALANCHOE LUCIAE



DUDELYA BRITTONII



AGAVE ATTENUATA 'VARIEGATA'



AEONIUM 'KIWI'



AEONIUM 'JACK CATLIN'



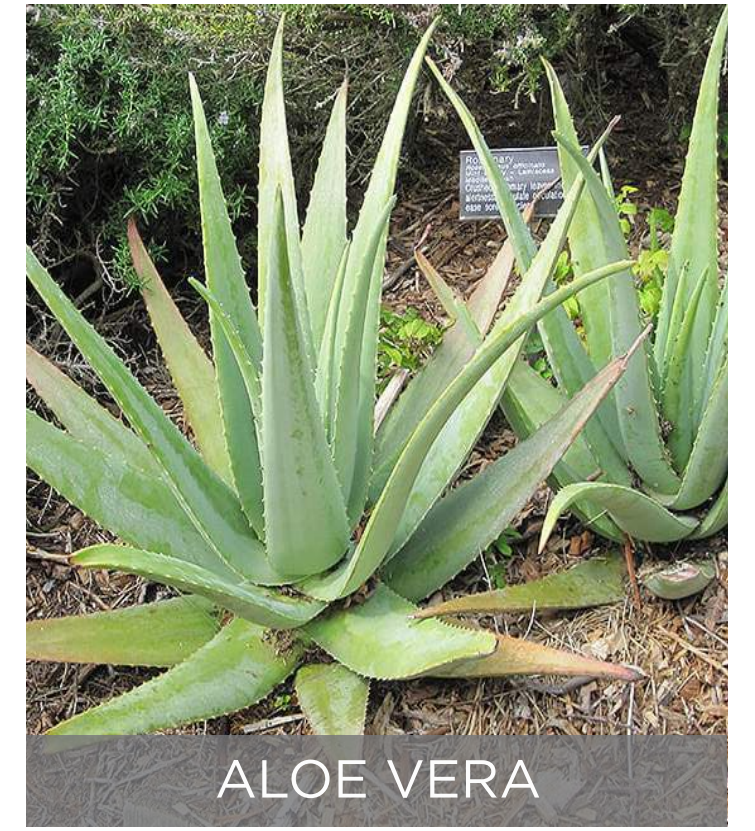
GREVILLEA 'MOONLIGHT'



ALOE STRIATA



BULBINE ABYSSINICA



ALOE VERA



ALOE PLICATILIS



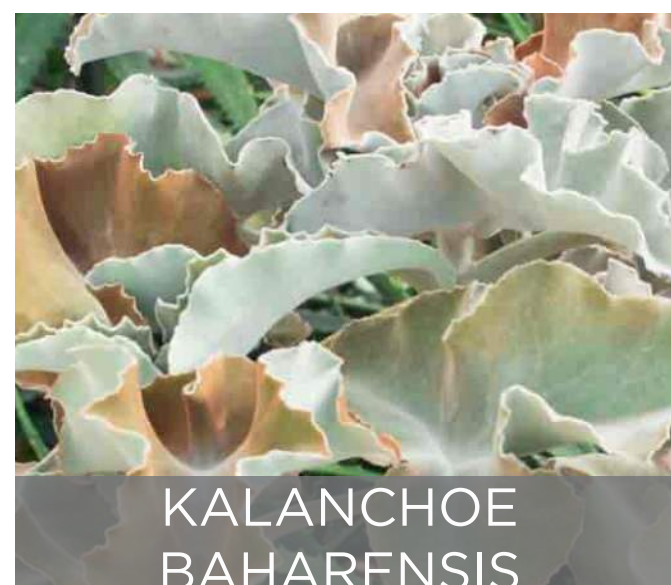
LEUCADENDRON 'SAFARI SUNSET'



ARBUTUS MARINA



ALOE FEROX



KALANCHOE BAHARENSIS



AGAVE ANGUSTIFOLIA



LEUCOSPERMUM 'HIGH GOLD'



SENECIO SERP-



EUPHORBIA RIGIDA

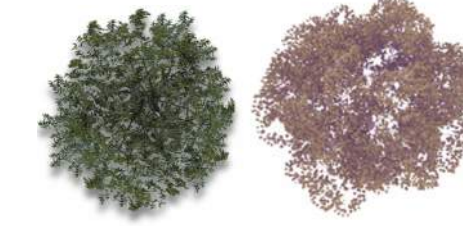


FURCRAEA FOETIDA



TRACHELOSPERMUM JASMINOIDES

CONCEPTUAL PLANT LEGEND



TREES

- ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE
- LAURUS NOBILIS / SWEET BAY



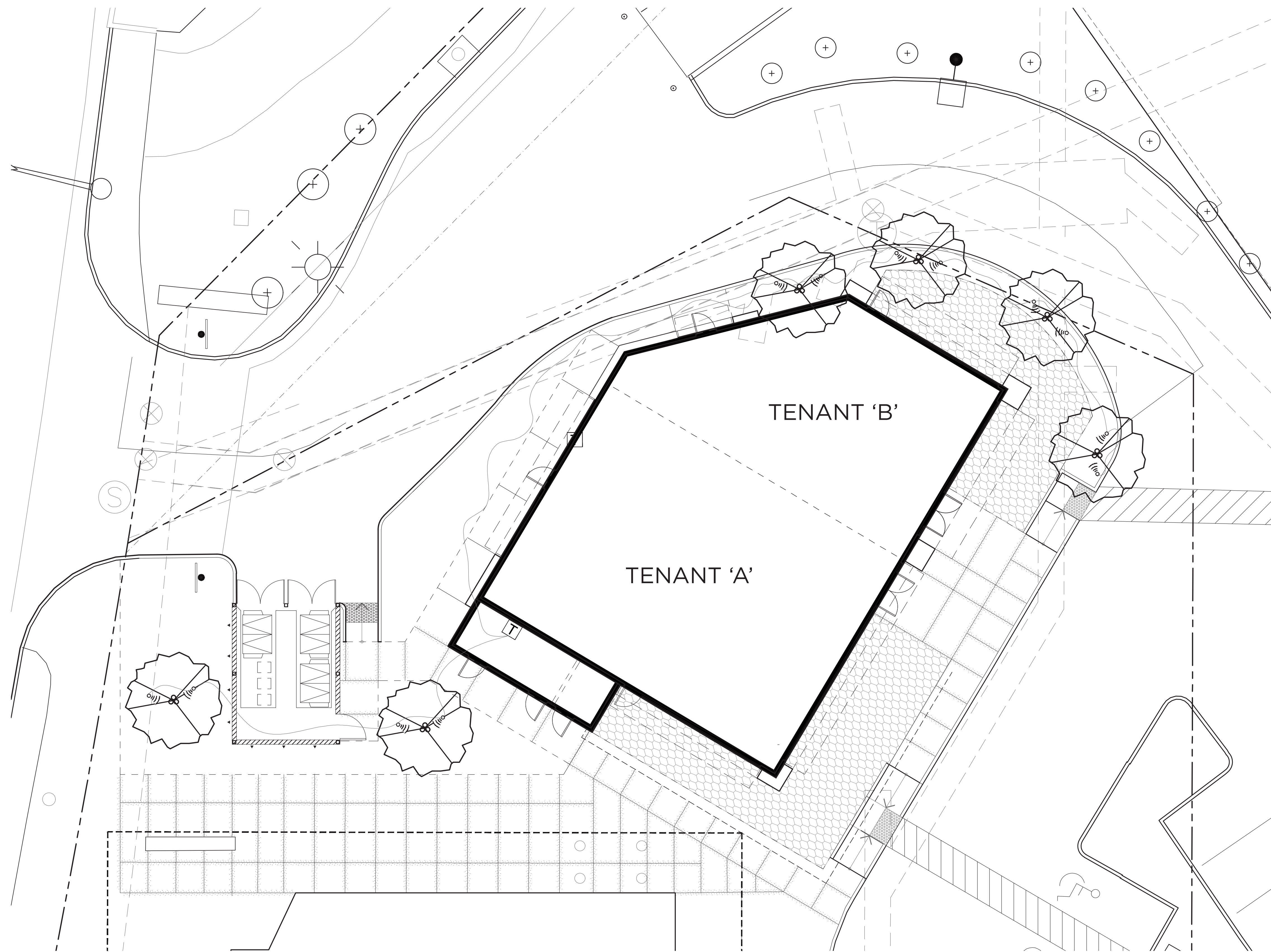
SHRUBS

- AEONIUM X 'JACK CATLIN' / JACK CATLIN AEONIUM
- AEONIUM X 'KIWI' / KIWI AEONIUM
- AEONIUM X 'SUNBURST' / SUNBURST AEONIUM
- AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE
- AGAVE ANGUSTIFOLIA / CARIBBEAN CENTURY PLANT
- AGAVE ATTENUATA 'VARIEGATA' / VARIEGATED AGAVE
- AGAVE SHAWII X ATTENUATA 'BLUE FLAME' / BLUE FLAME AGAVE
- ALOE FEROX / BITTER TREE ALOE
- ALOE PLICATILIS / FAN ALOE
- ALOE STRIATA / CORAL ALOE
- ALOE THRASKII / DUNE ALOE
- ALOE VERA / MEDICINAL ALOE
- BULBINE ABYSSINICA / BUSHY BULBINE
- COTYLEDON ORBICULATA OBLONGA 'FLAVIDA' / COTYLEDON
- DUDELYA BRITTONII / GIANT CHALK DUDLEYA
- EUPHORBIA RIGIDA / YELLOW SPURGE
- FURCRAEA FOETIDA 'MEDIOPICTA' / MAURITIUS HEMP
- GREVILLEA X 'MOONLIGHT' / MOONLIGHT GREVILLEA
- KALANCHOE BEHARENSIS / FELT PLANT
- KALANCHOE LUCIAE 'FANTASTIC' / VARIEGATED PADDLE PLANT
- LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH
- LEUCOSPERMUM X 'HIGH GOLD' / HIGH GOLD NODDING PINCUSHION
- MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
- MUHLENBERGIA RIGENS / DEER GRASS
- NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS
- SEDUM RUPESTRE 'ANGELINA' / ANGELINA SEDUM
- SENECIO SERPENS / BLUE CHALKSTICKS
- SENECIO VITALIS / BLUE CHALK FINGERS

VINES

- LONICERA SEMPERVIRENS / TRUMPET HONEYSUCKLE
- TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

PLANTING PALETTE

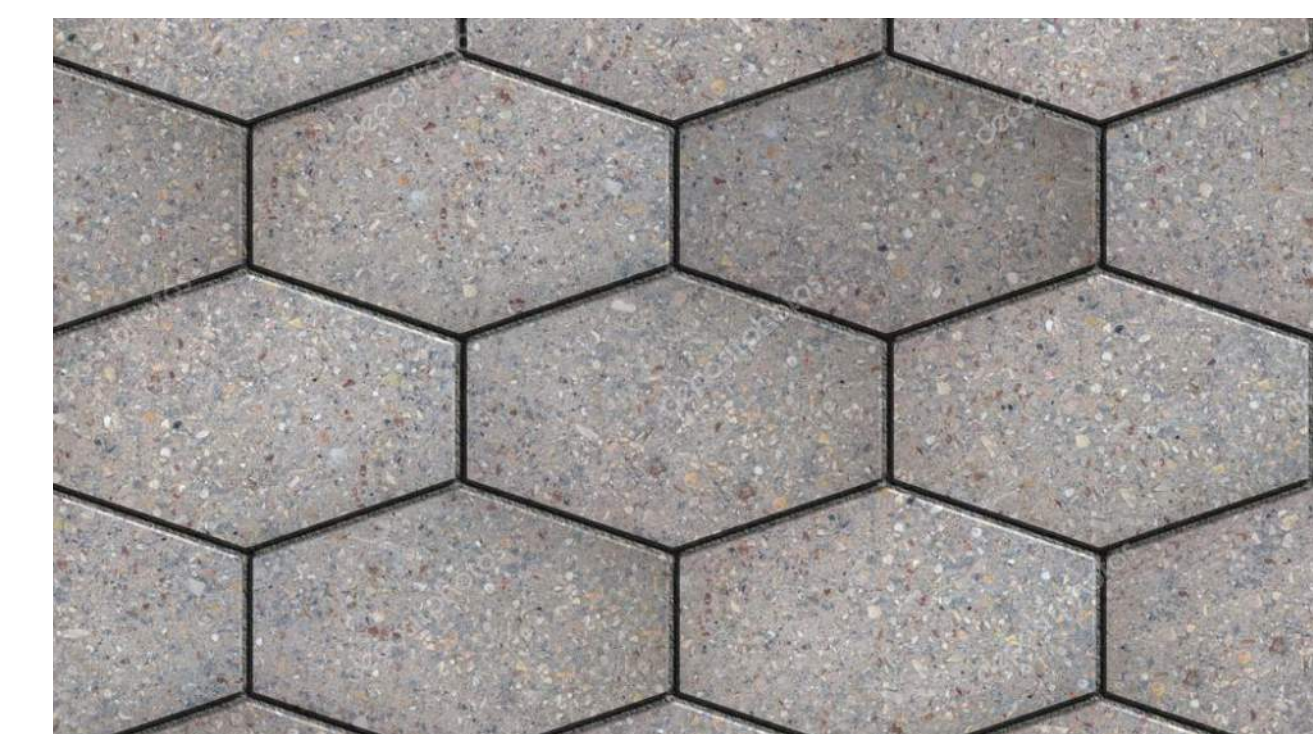


12 VOLT LIGHTING LEGEND

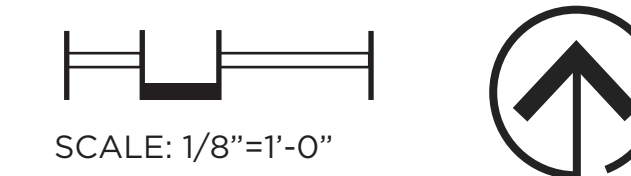
SYMBOL	DESCRIPTION/MODEL	WATTS / VA	MANUFACTURER	DESIGN INTENT	QUANTITY
	UP LIGHT MODEL #: NP-ZD-6LED-BZ	8.2/9.7	FX LUMINAIRE	LONG SLOT SPIKE MOUNT INCLUDED	12
	150 WATT LUXOR TRANSFORMER MANUFACTURER: FX LUMINAIRE MODEL #: LUX-150-M		FX LUMINAIRE	(1) WIFIMOD2	1



PROPOSED LIGHTING



PROPOSED PAVING  
COLOR OPTIONS:



# LANDSCAPE LIGHTING PLAN

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