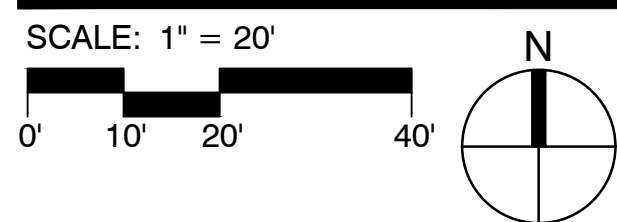


DRIVE-THRU COFFEE SHOP VICTORY & PLATT

23717 Victory Blvd.
Los Angeles, CA 91307



DATE: 05/30/2024
MCG JOB #: 23.526.05

DATE	REVISIONS

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PROJECT DIRECTORY

APPLICANT: STARBUCKS
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134
Tel. No.: (714) 477-2816

ARCHITECT: MCG ARCHITECTURE
60 EAST RIO SALADO PARKWAY, SUITE 900
TEMPE, AZ 85281
Tel. No.: (602) 913-0778
Contact: JORGE CALDERON
E-Mail: J.CALDERON@MCGARCHITECTURE.COM

SITE DATA

A.P.N. NO.: 2033-010-043
EXISTING ZONING: P-1VL, QC1-1VL
GENERAL PLAN: COMMUNITY COMMERCIAL
SITE AREA: 0.53 ACRES (±23,280 S.F.)
PROPOSED USE: RESTAURANT
(DRIVE-THRU WITH WALK-UP ORDER WINDOW)
CONSTRUCTION TYPE: V-B
OCCUPANCY: B
BUILDING AREA: 1,479 SF
PARKING: REQUIRED (1/100 GFA): (1,479 / 100) = 5 SPACES
PROVIDED: 16 SPACES
ACCESSIBLE SPACES REQUIRED: 1 SPACE
ACCESSIBLE SPACES PROVIDED: 1 SPACE
EV CAPABLE SPACES REQUIRED: 4 SPACES
EV CAPABLE SPACES WITH CHARGING UNITS REQUIRED: 0 SPACES

PROJECT SCOPE OF WORK:
THE PROJECT WILL DEMOLISH AN EXISTING SINGLE-STORY ± 2,500 SF COMMERCIAL BUILDING AND TRASH ENCLOSURE. THE PROPOSED DEVELOPMENT WILL CONSTRUCT A NEW 1,479 SF SINGLE-STORY DRIVE-THRU RESTAURANT BUILDING WITH A WALK-UP ORDER WINDOW, PROVIDE NEW PAVING, LANDSCAPING, SITE LIGHTING AND SITE SIGNAGE. NO MAJOR GRADING OR SITE ALTERATIONS ARE ANTICIPATED FOR THIS DEVELOPMENT.

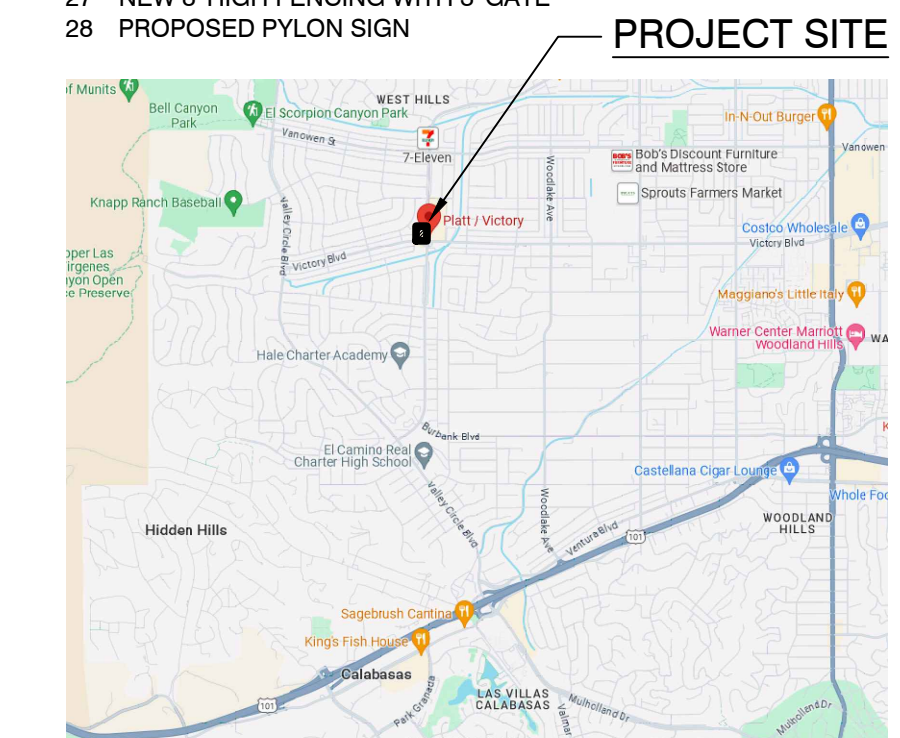
BUILDING SIGNAGE BY OTHERS UNDER SEPARATE PERMIT

LEGEND:

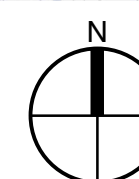
LANDSCAPED AREA

KEY NOTES

- A/C PAVED SURFACE
- CONCRETE DRIVE-THROUGH LANE
- ACCESSIBLE PARKING STALL
- ACCESSIBLE SIGNAGE
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE RAMP WITH TRUNCATED DOMES
- WAYFINDING GRAPHIC PAINTED ON PAVED SURFACE
- DRIVE-THROUGH LANE CLEARANCE BAR
- DRIVE-THROUGH DIRECTIONAL SIGN
- PRE-ORDER MENU BOARD
- DIGITAL MENU / ORDER BOARD
- 5 PANEL MENU BOARD
- DRIVE-THROUGH LANE EXIT SIGN
- PEDESTRIAN CROSSING SIGN
- TRASH ENCLOSURE WITH LOCKABLE METAL GATE FOR EMPLOYEE ACCESS. (ENCLOSURE TO CONTAIN (1) 4-YARD BIN FOR GENERAL TRASH, (1) 4-YARD BIN FOR RECYCLING MATERIALS AND (2) 64 GALLON TOTES FOR ORGANIC RECYCLING WASTE)
- CONCRETE SIDEWALK
- LIGHT STANDARD
- BUILDING CANOPY
- EXISTING PUBLIC SIDEWALK
- TRANSFORMER
- DRIVE-THROUGH PICK-UP WINDOW
- CONCRETE APRON IN FRONT OF TRASH ENCLOSURE
- CUSTOMER WALK-UP ORDER AND PICK-UP WINDOW
- (E) 6' HIGH SPLIT FACE MASONRY SCREEN WALL
- BICYCLE RACKS
- (E) POLE SIGN
- NEW 8' HIGH FENCING WITH 3' GATE
- PROPOSED PYLON SIGN



VICINITY MAP



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-1



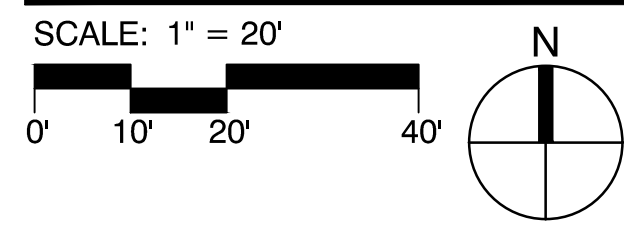
PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CHILOPSIS LINEARIS 'BURGUNDY'	DESERT WILLOW	24" BOX STD
	ARBUTUS 'MARINA'	STRAWBERRY TREE	36" BOX MULTI
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	36" BOX MULTI
SHRUBS			
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL
	BOUGAINVILLEA 'BABY VICTORIA'	VARIEGATED BOUGAINVILLEA	5 GAL
	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GAL
	PITOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	AGAVE ATTENUATA	AGAVE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL
VINES			
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL
GROUNDCOVER			
	SHREDDED BARK MULCH	TOP DRESSING	3" THICK LAYER
	MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL @ 18" O.C.



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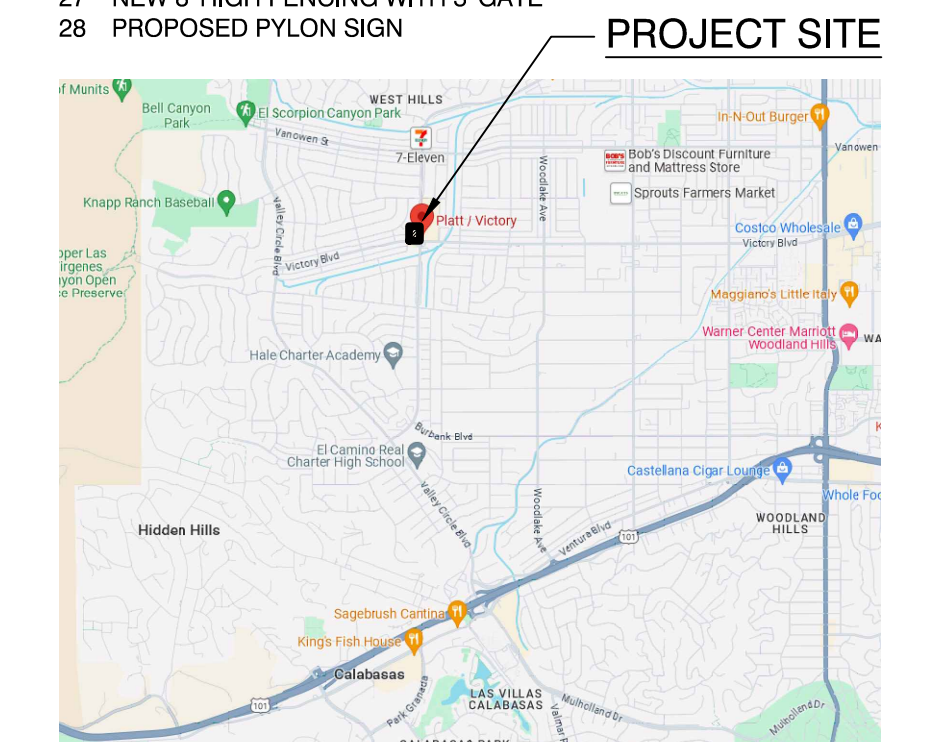
BUILDING SIGNAGE BY OTHERS UNDER SEPARATE PERMIT

LEGEND:

LANDSCAPED AREA

KEY NOTES

- A/C PAVED SURFACE
- CONCRETE DRIVE-THRU LANE
- ACCESSIBLE PARKING STALL
- ACCESSIBLE SIGNAGE
- ACCESSIBLE PATH OF TRAVEL
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- BICYCLE RACKS
- (E) POLE SIGN
- NEW 8' HIGH FENCING WITH 3' GATE
- PROPOSED PYLON SIGN



VICINITY MAP

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: LP-1

TREES

VINE



CHIOLOPSIS L. 'BURGUNDY' DESERT WILLOW



ARBUTUS 'MARINA' STRAWBERRY TREE



PARKINSONIA 'DESERT MUSEUM' PALO VERDE



HARDENBERGIA 'HAPPY WANDERER' PURPLE LILAC VINE

SHRUBS



AGAVE ATENUATTA AGAVE



BOUGAINVILLEA 'BABY VICTORIA'



CALLISTEMON 'LITTLE JOHN' DWRF BOTTLEBRUSH



DIANELLA REVOLUTA 'LITTLE REV'



DIANELLA TASMANICA 'VARIEGATA'



ELAEANUS PUNGENS SILVERBERRY



LOMANDRA L. 'BREEZE' DWARF MAT RUSH



MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE



OLEA EUROPAEA 'LITTLE OLLIE' OLIVE SHRUB



PITTOSPORUM 'WHEELER'S DWARF' WHEELER'S MOCK ORANGE

DRIVE-THRU COFFEE SHOP VICTORY & PLATT

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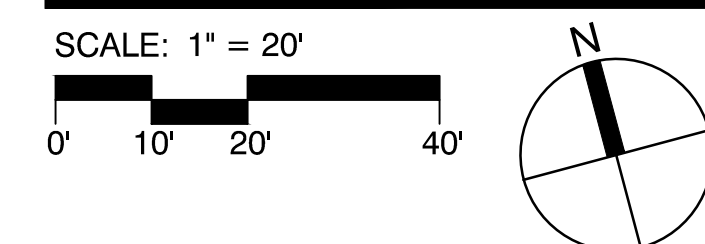
SHEET TITLE:
PLANT IMAGES

SHEET NUMBER:
LP-2

DATE: 05/30/2024
MCG JOB #: 23.526.05

DATE	REVISIONS

PLANT IMAGES



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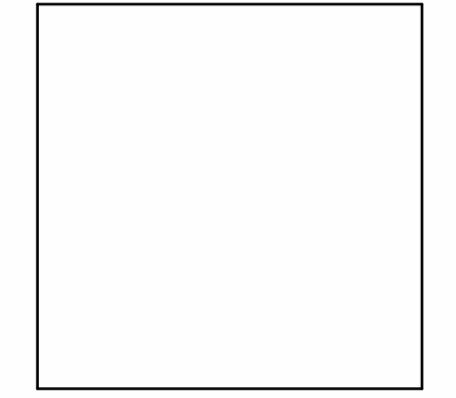
CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

MATERIAL LEGEND:

MATERIALS

1. EXTERIOR METAL PANEL
2. METAL CANOPY
3. ALUMINUM STOREFRONT
4. BUILDING SIGNAGE
5. NICHIIA PANELS UNDER CANOPY/ WINDOW
6. METAL DOOR
7. ROOF SCREEN WIDE RIBBED PANEL
8. ARTWORK
9. SOLID SURFACE WINDOW SHELF

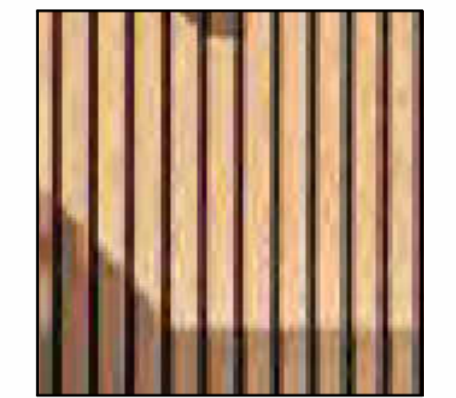
COLORS



- A. SOLID SURFACE
 MANUFACTURER: CORIAN
 PRODUCT: SOLID SURFACE
 COLOR: DESIGNER WHITE



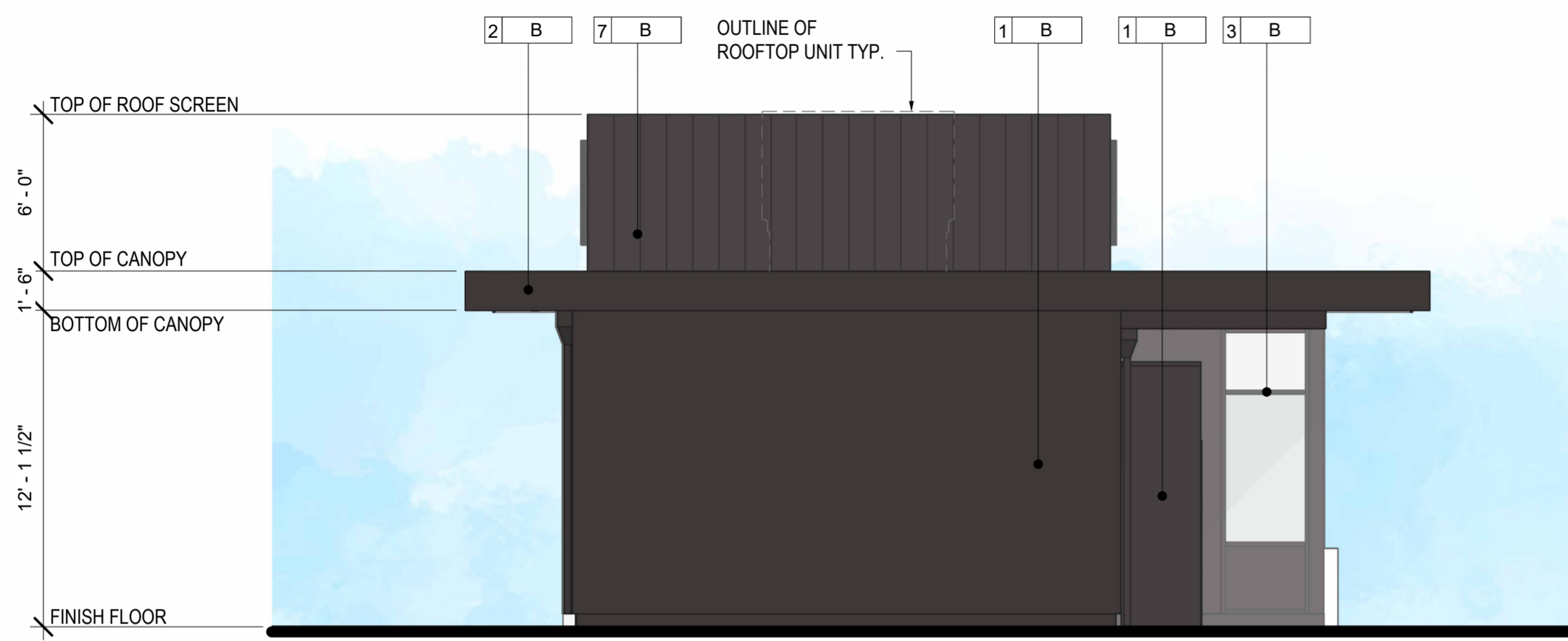
- B. METAL PANEL, ACCENTS AND STOREFRONT
 MANUFACTURER: PPG
 PRODUCT: PPG DURANAR XL
 COLOR NAME: DARK BRONZE



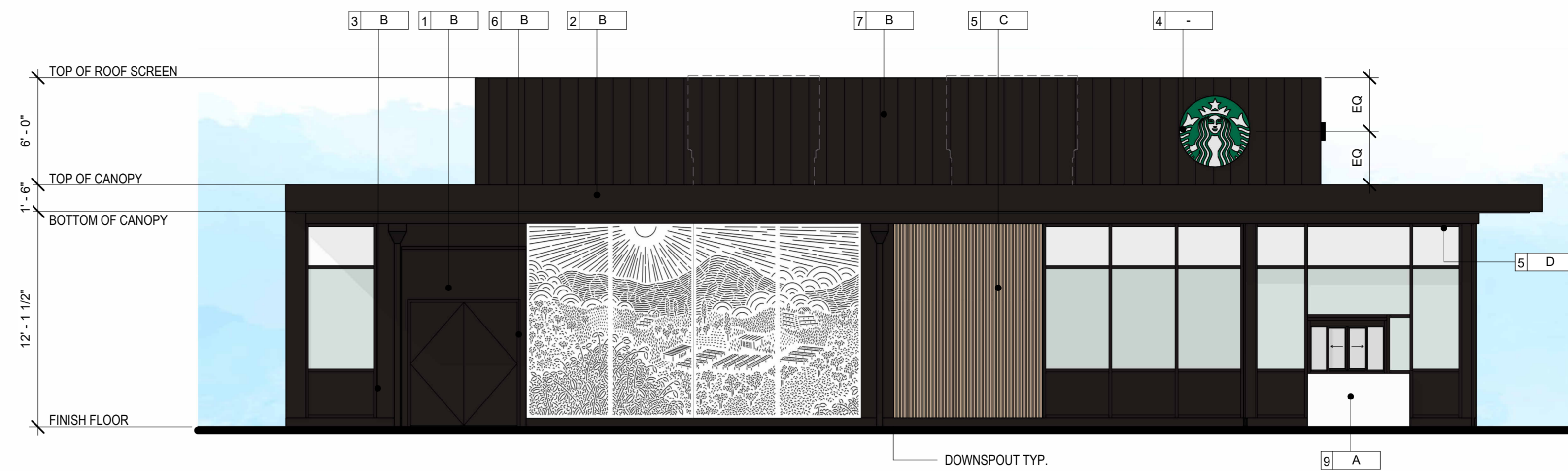
- C. WALL PANEL
 WOOD SIDING



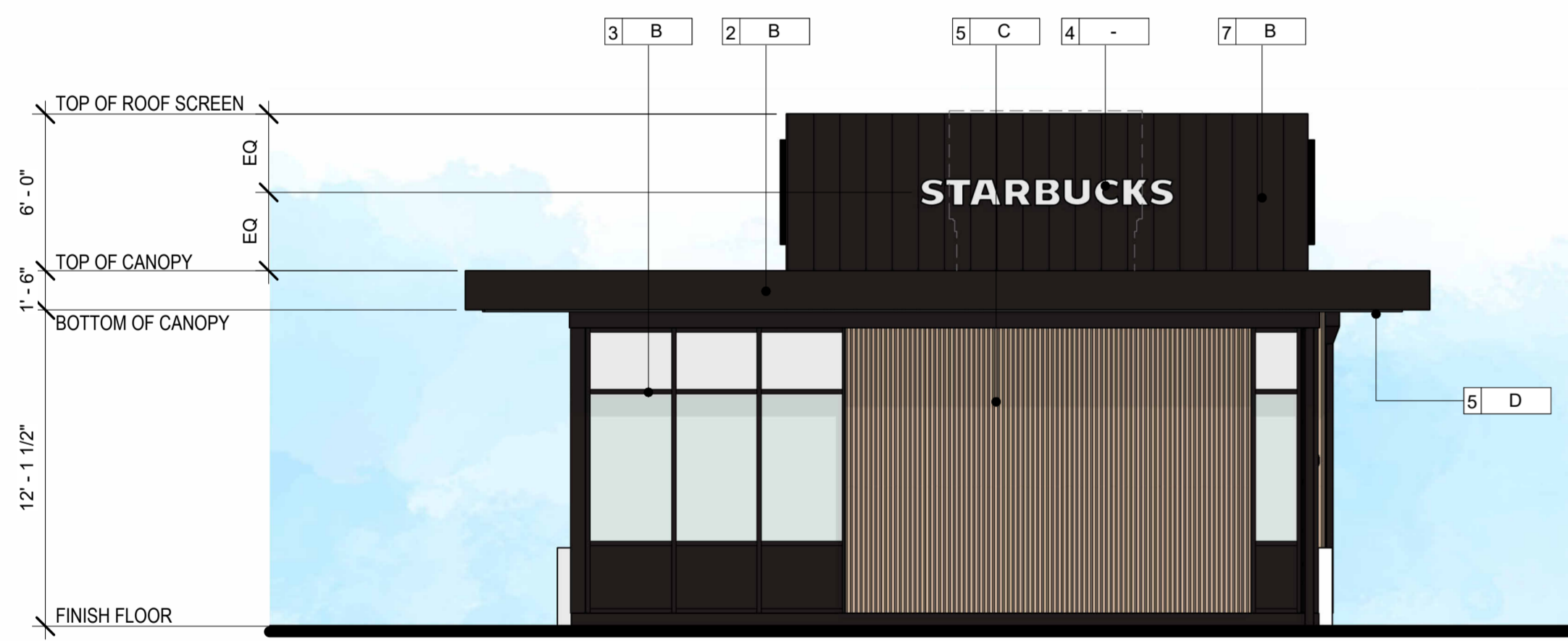
- D. WALL/SOFFIT PANEL
 "VINTAGE" CEDAR
 BY: NICHIIA



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



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



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



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

DRIVE-THRU COFFEE SHOP AT VICTORY & PRATT

23717 VICTORY BLVD.
 LOS ANGELES, CA 91307



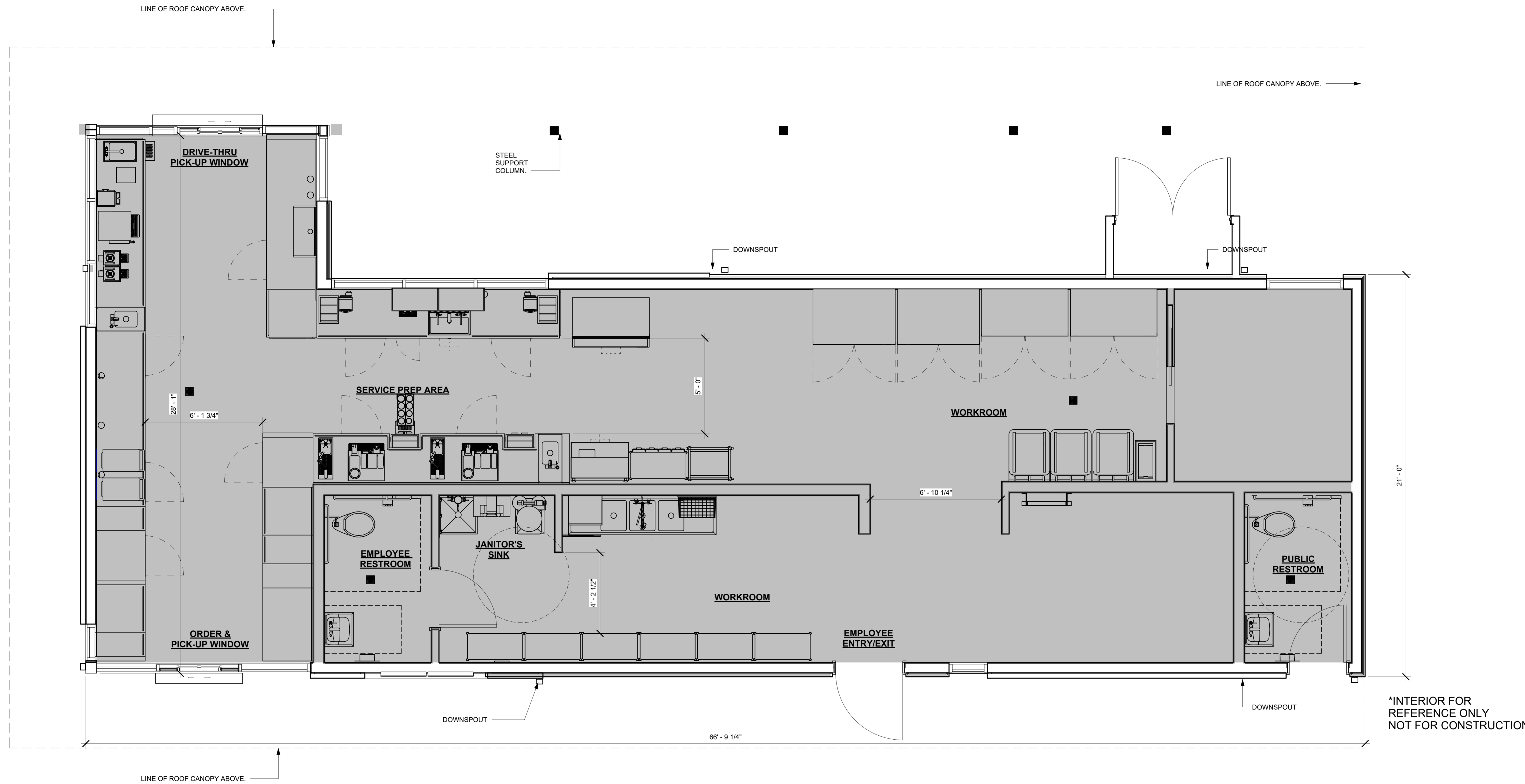
DATE: 05/31/24
 MCG JOB #: 23526.05

DATE:	REVISIONS

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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
EL-1



DRIVE-THRU COFFEE SHOP AT VICTORY & PRATT

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LOS ANGELES, CA 91307

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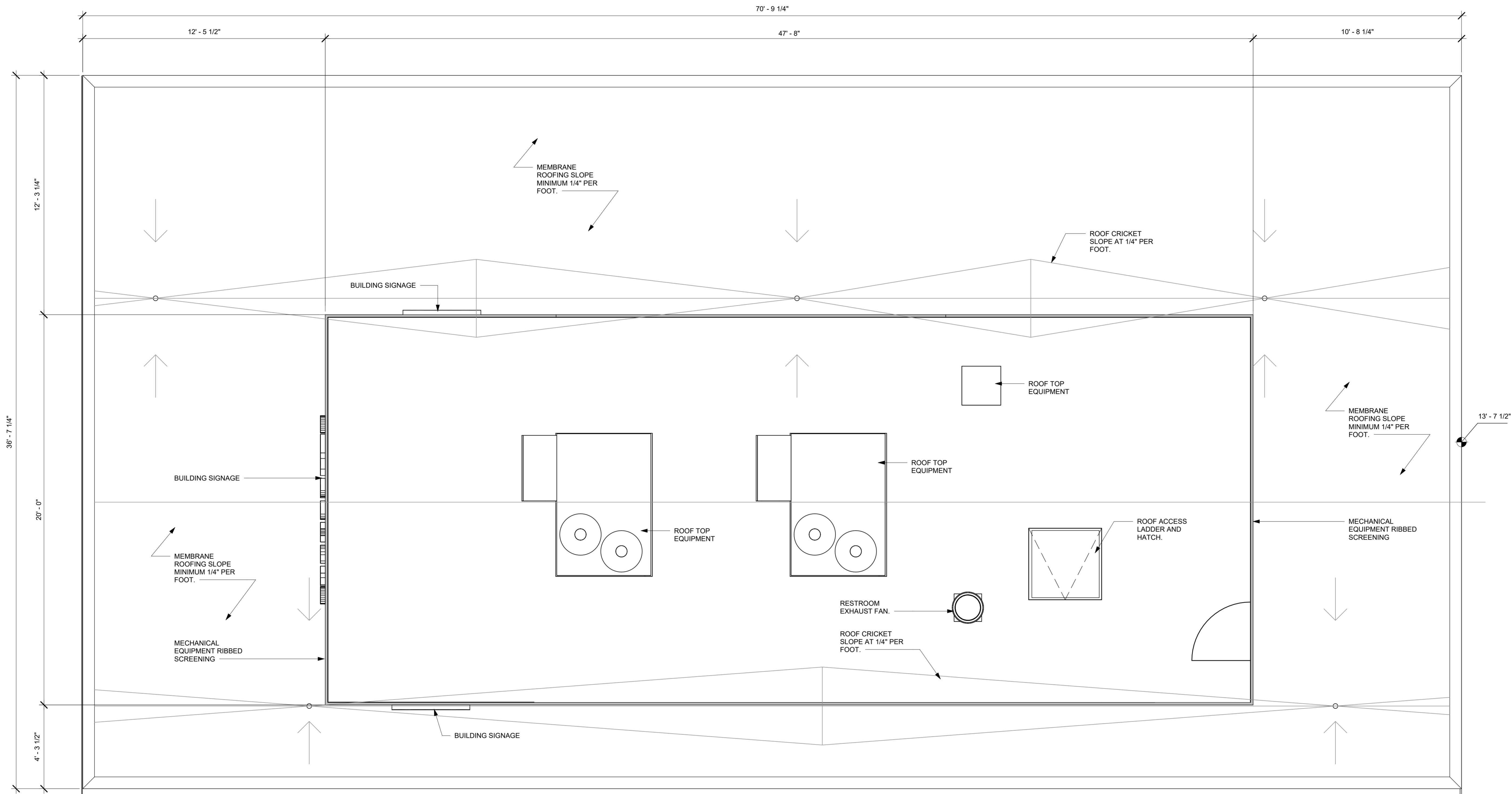


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SHEET TITLE:
BUILDING FLOOR PLAN

SHEET NUMBER:
FP1

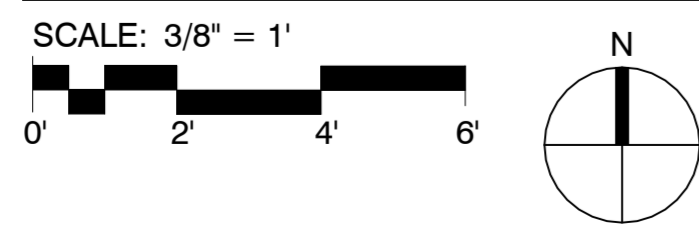


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SHEET TITLE:
BUILDING ROOF PLAN

SHEET NUMBER:
RP-1