

**PROJECT DESCRIPTION**

NEW GROUND UP BUILDING FOR FUTURE RETAIL SALES TENANT. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL AND PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW PARKING STALLS, DRIVE-THRU, HARDSCAPE, AND LANDSCAPE AREAS.

- SHADED AREA INDICATES EXISTING SITE TO REMAIN AS-IS, NO WORK IN THIS AREAS
- PROPOSED DUAL HEAD SITE LIGHT LOCATION
- PROPOSED SINGLE HEAD SITE LIGHT LOCATION

NOTE: TOTAL BUILDING SQUARE FOOTAGE HAS BEEN REDUCED FOR THE SHOPPING CENTER AND PARKING COUNT HAS BEEN UNCHANGED FROM EXISTING

**SITE DATA**

ASSESSOR PARCEL NO:	7160-017-008
GROSS SITE AREA:	6.544 ACRES (285,078 S.F.)
PROPERTY TYPE:	COMMERCIAL
EXISTING SHOPPING CENTER USE:	MIXED-USE RETAIL
PROPOSED SHOPPING CENTER USE:	(UNCHANGED)
EXISTING SUBJECT BUILDING:	RESTAURANT
PROPOSED SUBJECT BUILDING USE:	RESTAURANT (UNCHANGED)
EXISTING FLOOR RATIO:	59,073 / 285,078 = 20.7%
PROPOSED FLOOR AREA:	56,442 / 285,078 = 20.5%

<b>EXISTING BUILDING AREAS:</b>	
MAJOR BUILDING & SHOPS	51,598 S.F.
PAD 1 BUILDING (QUEST DIAGNOSTICS)	3,062 S.F.
PAD 2 BUILDING (DEL TACO)	1,914 S.F.
PAD 3 BUILDING (SUBJECT BUILDING)	2,499 S.F.
<b>TOTAL:</b>	<b>59,073 S.F.</b>
<b>PROPOSED BUILDING AREAS:</b>	
MAJOR BUILDING & SHOPS (EXISTING - NO CHANGE)	51,598 S.F.
PAD 1 BUILDING (QUEST DIAGNOSTICS - EXISTING - NO CHANGE)	3,062 S.F.
PAD 2 BUILDING (DEL TACO - EXISTING - NO CHANGE)	1,914 S.F.
PAD 3 BUILDING (PROPOSED STARBUCKS)	1,868 S.F.
<b>TOTAL:</b>	<b>58,442 S.F.</b>

<b>EXISTING PARKING:</b>			
REGULAR PARKING STALLS	359 SPACES		
ACCESSIBLE STALLS	19 SPACES		
<b>TOTAL:</b>	<b>377 SPACES</b>		
<b>PROPOSED PARKING:</b>			
REGULAR PARKING STALLS	360 SPACES		
ACCESSIBLE STALLS	18 SPACES		
BICYCLE PARKING:	2 SPACES		
<b>TOTAL:</b>	<b>377 VEHICLE SPACES + 2 BIKE SPACES</b>		
<b>PROPOSED PARKING RATIO:</b>			
MAJOR BUILDING & SHOPS	51,598 S.F.	1/200	257.99
PAD 1 BUILDING (QUEST DIAGNOSTICS)	3,062 S.F.	1/200	15.31
<b>REQUIRED PARKING</b>			<b>273</b>
PAD 2 BUILDING (DEL TACO)	1,914 S.F.	10/1000	19.14
PAD 3 BUILDING (SUBJECT BUILDING)	2,499 S.F.	10/1000	18.68
<b>REQUIRED PARKING</b>			<b>38</b>
<b>TOTAL REQUIRED PARKING</b>			<b>311</b>

**PROJECT DIRECTORY**

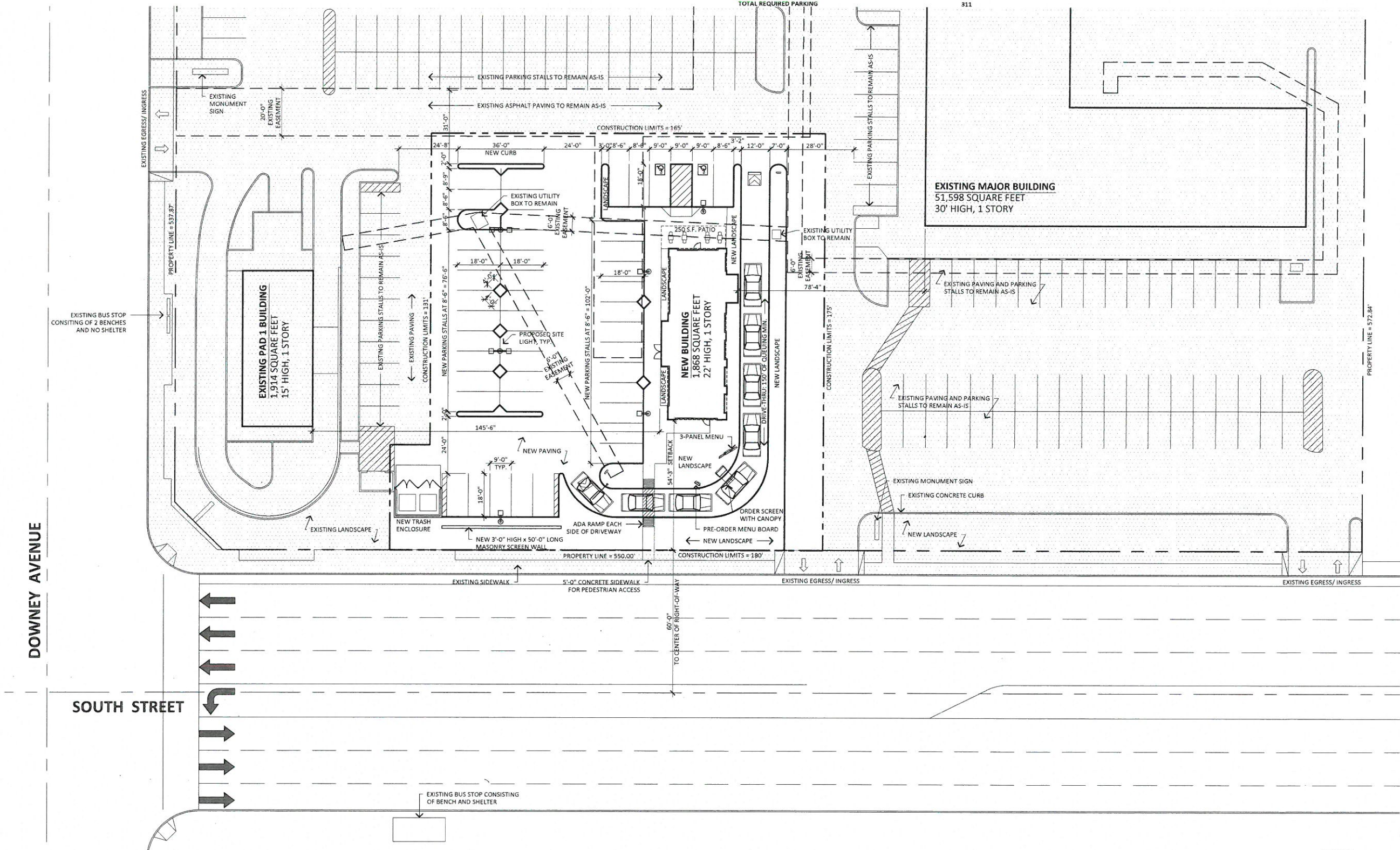
APPLICANT:  
KAIDENCE ADVISORS, LLC  
434 E. INDIAN SCHOOL ROAD, #21-266  
PHOENIX, ARIZONA 85019  
CONTACT: DANNY BOCKTING  
PHONE:  
E-MAIL: dbocking@kaidencegrp.com

ARCHITECT:  
RKA ARCHITECTS, INC.  
150 PALLARINO AVE., SUITE D-170  
COSTA MESA, CA 92626  
CONTACT: JORGE CALDERON  
PHONE: (949) 954-8785  
FAX: (949) 440-3201  
E-MAIL: jcalderon@rkaa.com

**SHEET INDEX**

- ARCHITECTURAL**
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- LANDSCAPE**
- L-1 PRELIMINARY LANDSCAPE PLAN

**EXHIBIT B**



**SITE PLAN**  
SCALE: 1" = 20'

**RKAA**  
 150 PALLARINO AVENUE, SUITE D-170, COSTA MESA, CALIFORNIA 92626  
 949-954-8785  
 RKA.COM

**PRELIMINARY**  
 DATE: 3-2-2016

SITE PLAN

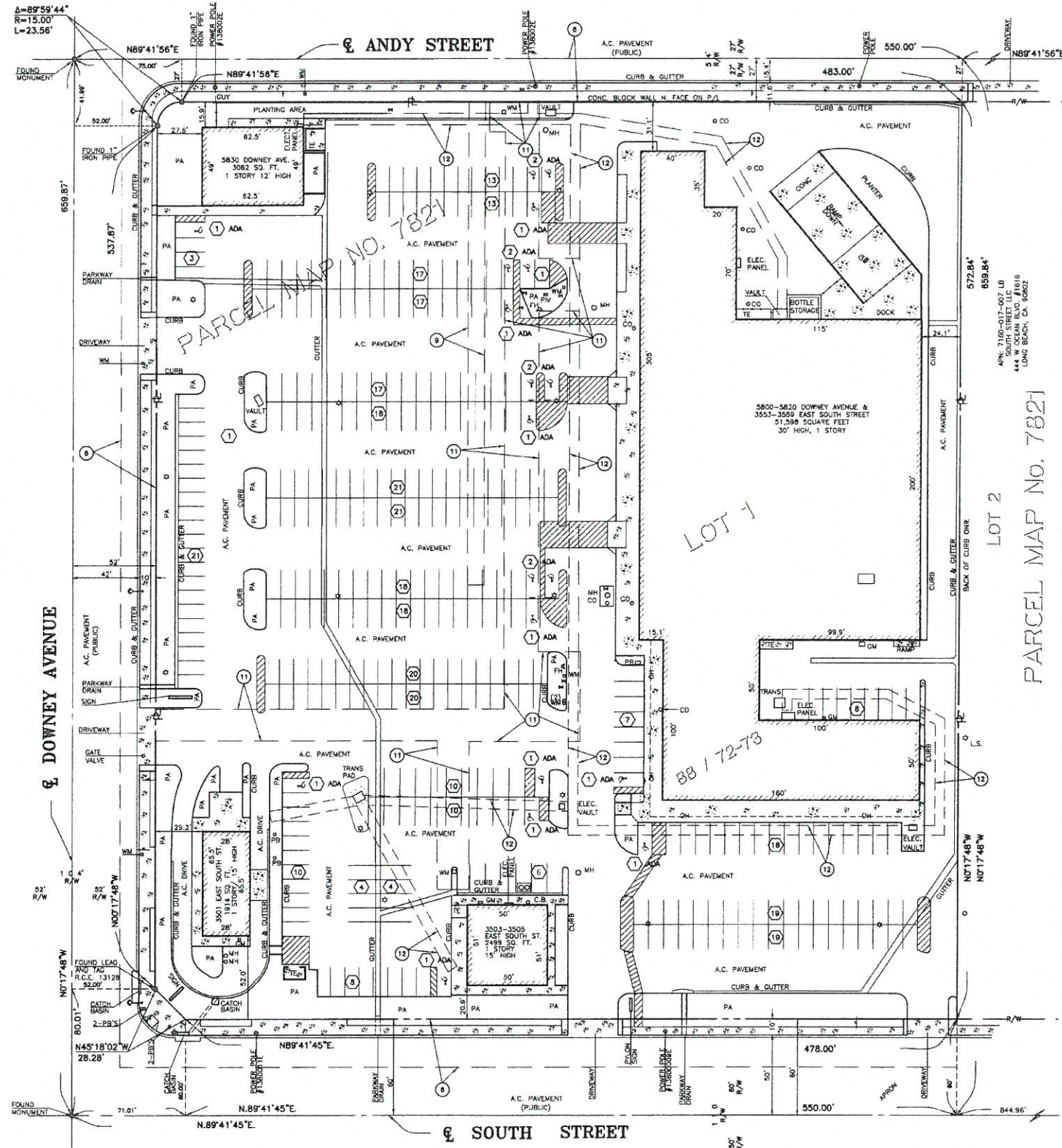
**DOWNEY AND SOUTH - STARBUCKS**  
 3503 - 3505 EAST SOUTH STREET  
 LONG BEACH, CALIFORNIA 90808  
**CONDITIONAL USE PERMIT 8-9-2016**

design by: RWC  
 drawn by: CG  
 checked by: JC  
**SP1.0**  
 project #: 15205.00



**EXISTING SITE PLAN**

SCALE: 1" = 40'

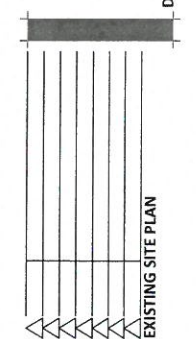


LOT 2  
PARCEL MAP No. 7821



**IRKAA**  
150 PAULABINO AVENUE, SUITE D-170, COSTA MESA, CALIFORNIA 92626  
602-555-3900

PRELIMINARY



EXISTING SITE PLAN

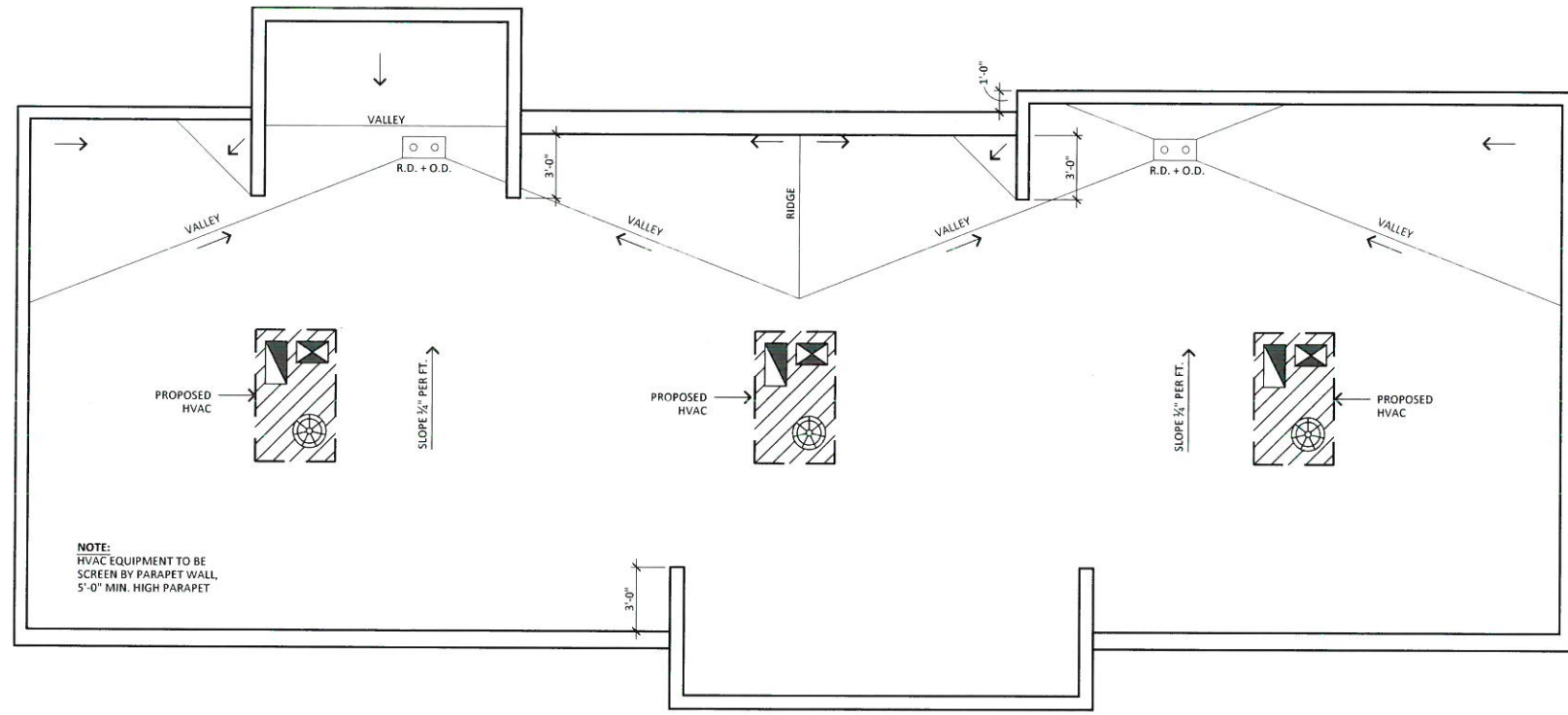
**DOWNY AND SOUTH - STARBUCKS**  
3503 - 3505 EAST SOUTH STREET  
LONG BEACH, CALIFORNIA 90808

**CONDITIONAL USE PERMIT 8-9-2016**

design by: RWC  
drawn by: CG  
checked by: JC

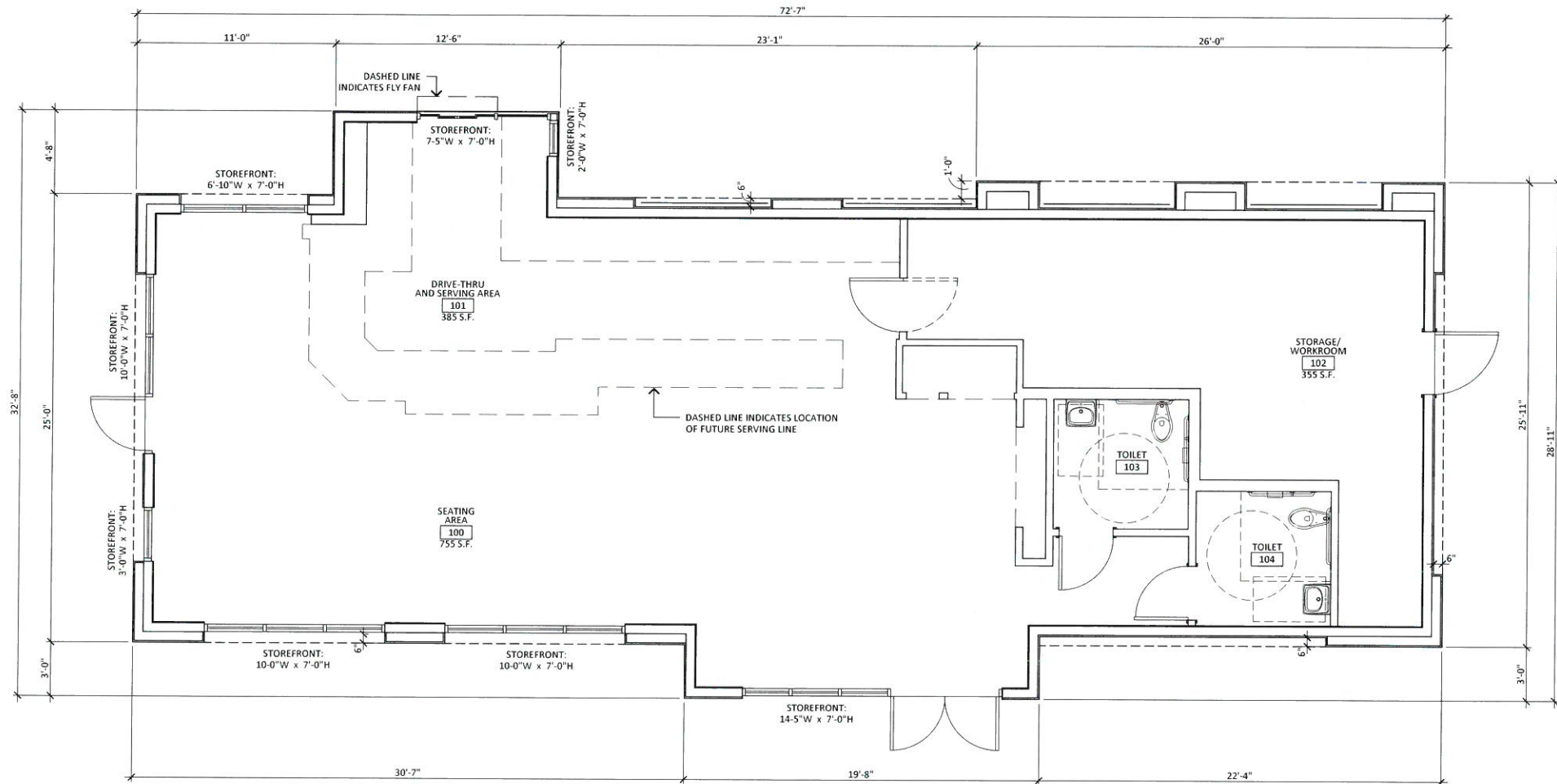
**SP1.0**  
project #: 15205.00





**ROOF PLAN**

SCALE: 1/4" = 1'-0"



**FLOOR PLAN**

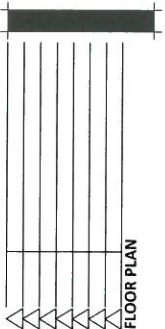
SCALE: 1/4" = 1'-0"



**IRKAA**  
150 PAULABINO AVENUE, SUITE 0170, COSTA MESA, CALIFORNIA 92626  
602-955-3500  
IRKAA.COM

**PRELIMINARY**

DATE: 3-2-2016



FLOOR PLAN

**DOWNEY AND SOUTH - STARBUCKS**  
3503 - 3505 EAST SOUTH STREET  
LONG BEACH, CALIFORNIA 90808  
**CONDITIONAL USE PERMIT 8-9-2016**

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design by: RWC  
drawn by: CG  
checked by: JC

**A1.0**  
project #: 15205.00

**FINISH AND MATERIAL LEGEND**

- A** PAINTED STUCCO  
MFR: SHERWIN WILLIAMS  
COLOR: PACER WHITE  
NO: SW6098  
LRV: 74  
STUCCO FINISH: SAND
- B** PAINTED STUCCO  
MFR: SHERWIN WILLIAMS  
COLOR: DOWN HOME  
NO: SW6081  
LRV: 20  
STUCCO FINISH: SAND
- C** PAINTED WOOD LOUVER AWNING  
MFR: SHERWIN WILLIAMS  
COLOR: DEEP FOREST BROWN  
NO: SW9175  
LRV: 4
- D** HORIZONTAL WOOD SIDING  
MFR: CENTENNIAL WOODS  
COLOR: GRAY BOARD
- E** STOREFRONT  
MFR: KAWNEER OR EQUAL  
COLOR: DARK BRONZE
- F** POWDER COAT TRELLIS  
COLOR: DARK BRONZE
- G** LIGHT FIXTURES  
COLOR: DARK BRONZE
- H** PAINTED METAL CAP  
MFR: SHERWIN WILLIAMS  
COLOR: PACER WHITE  
NO: SW6098  
LRV: 74



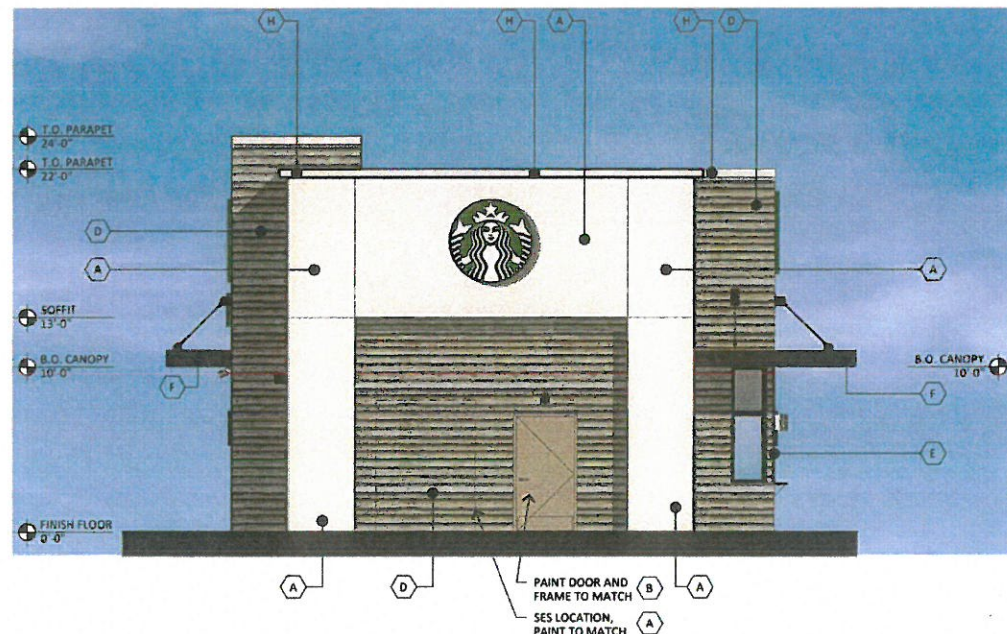
**WEST ELEVATION**

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



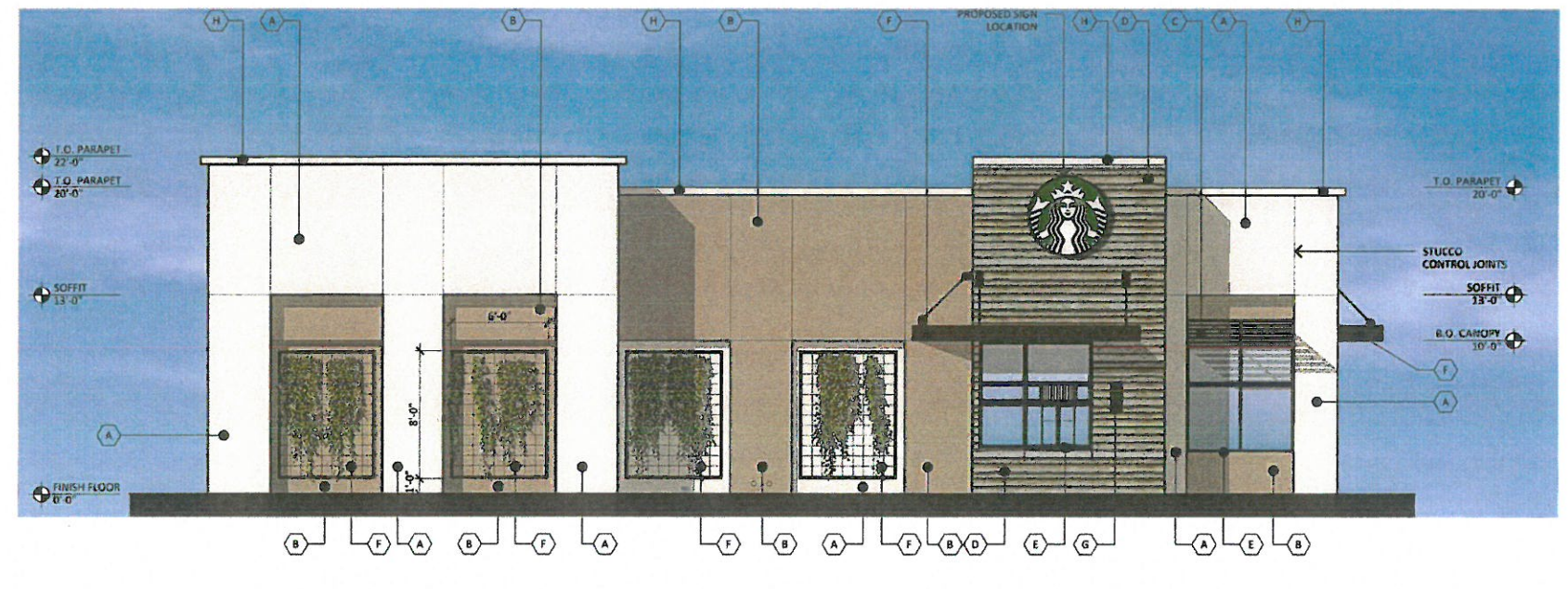
**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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



**EAST ELEVATION**

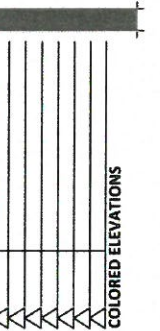
SCALE: 3/16" = 1'-0"



**IRKAA**  
150 PALLARINO AVENUE, SUITE B-170, COSTA MESA, CALIFORNIA 92626  
949.441.1100

PRELIMINARY

DATE: 3-2-2016



COLORED ELEVATIONS

**DOWNY AND SOUTH - STARBUCKS**  
3503 - 3505 EAST SOUTH STREET  
LONG BEACH, CALIFORNIA 90808

CONDITIONAL USE PERMIT 09-02-2016

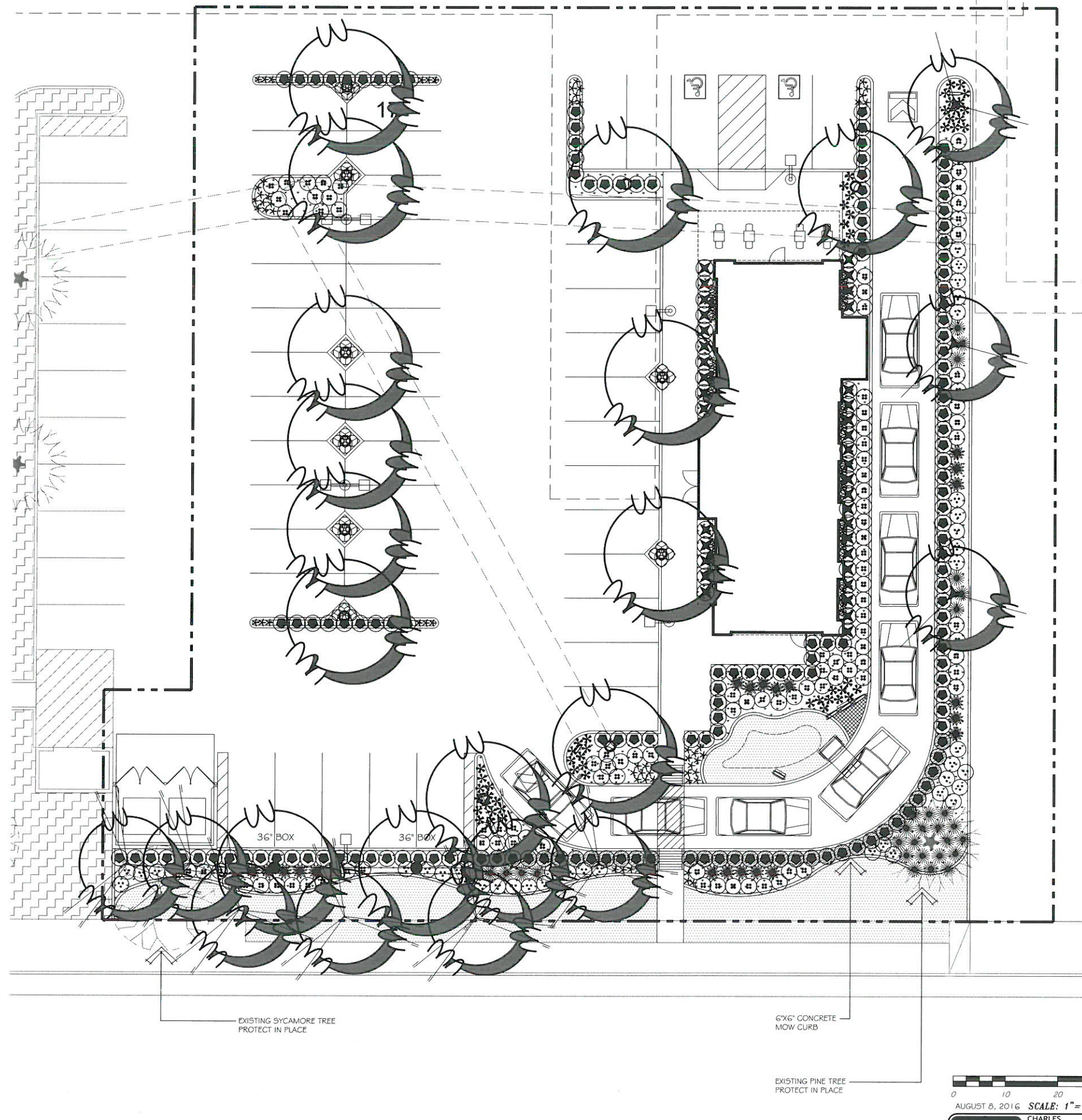
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design by: RWC  
drawn by: CG  
checked by: JC

**A2.1**  
project #: 15205.00

# PLANT PALETTE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QNTY
<b>TREES</b>				
	LAGERSTROEMIA INDICA	CRAPE MYRTLE - MATCH EXIST	24" BOX STNDRD	3
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STNDRD	12
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	24" BOX STNDRD	7
	RHUS LANCEA	AFRICAN SUMAC	36" BOX STNDRD	2
	PLATANUS RACEMOSA	CA. SYCAMORE	EXISTING PROTECT IN PLACE	1
	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING PROTECT IN PLACE	1
<b>SHRUBS</b>				
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	40
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	5 GAL / 15 GAL	120 / 33
	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	1 GAL	63
	BOUGAINVILLEA 'GOLDEN JACKPOT'	GROUNDCOVER BOUGAINVILLEA	5 GAL	101
	ALOE STRIATA	CORAL ALOE	1 GAL	55
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	29
	PHORMIUM 'BRONZE BEAUTY'	DWARF BRONZE FLAX	5 GAL	22
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE SHRUB	5 GAL	36
	ROSMARINUS OFFICINALIS 'IRENE'	PROSTATE ROSEMARY	1 GAL	30
<b>VINES</b>				
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL ESPALIER	8
<b>GROUNDCOVER</b>				
	BARK MULCH	SHREDDED	3" THICK LAYER	
	MYOPORUM PARVIFOLIUM	MYOPORUM	ROOTED CUTTINGS @ 24" O.C.	
	ACHILLEA TOMENTOSA	WOLLY YARROW	ROOTED CUTTINGS @ 9" O.C.	
	EXISTING LANDSCAPE & IRRIGATION	PROTECT-IN-PLACE		



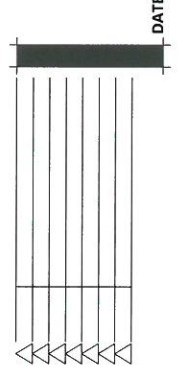
0 10 20 30  
AUGUST 8, 2016 SCALE: 1" = 10'-0"

**cta** CHARLES TROWBRIDGE AND ASSOCIATES  
17901 RONELLE AVENUE  
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PRELIMINARY



**DOWNY AND SOUTH - STARBUCKS**  
3505 E. SOUTH STREET  
LONG BEACH, CA  
(CONDITIONAL USE PERMIT 3-2-2016)

design by: RWC  
drawn by: XXX  
checked by: JC

**L-1**  
project #: 15205.00

# PRELIMINARY LANDSCAPE PLAN