



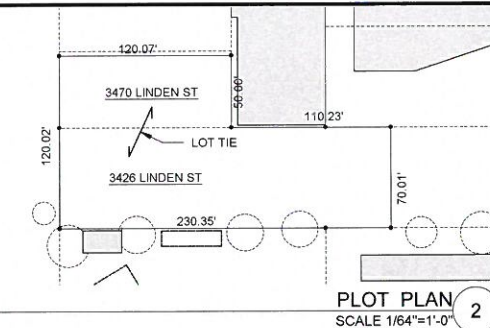
A PROJECT ADDRESS:
 3426 Linden Ave
 LONG BEACH, CALIFORNIA
 APN: 7145-012-016 AND 7145-012-015
Legal Description:
 o Tract no 2964 lot 14 block 11 (3426 Linden) 13,252
 o Tract 14693 S FT of Lot 3 (3474 Linden) 6,003sf
 Lot size per (parcel map)
 o 13252+ 6003= 19255
 Lot coverage:
 o 7650 sf/19255= 39.73% lot coverage
 Floor area ratio:
 o 19,255/13,011= 1.48 FAR
B. PROJECT DESCRIPTION:
 o A 6,000 SF Addition To An Existing 7,000 SF Two Story Type V-N Child Care Center currently the preschool is licensed for 65 students. The new addition will provide space for an additional 45 students.
 o REQUIRED PARKING: 1 space per 10 students 65 +45= 110 /10=11 spaces required

C. PLANNING AND BUILDING NOTES:
1 ZONING: R-4-N (CCA behind)
SETBACKS:
 o FRONT YARD SETBACK 15 FT
 o REAR YARD SETBACK 20 FT
 o SIDE 10% (10' MAX)
 Min Lot Area: 18,000
 Min Lot Width: 120'
 LOT COVERAGE: NA
 DISTANCE BETWEEN BUILDINGS: NO REQUIREMENTS
 MAX BUILDING HEIGHT: 38 FT (3 STORY)
 MAX FLOOR AREA RATIO NA
2 CONSTRUCTION TYPE: V-B (UNPROTECTED COMBUSTIBLE)
 FULLY SPRINKLED
3 OCCUPANCY AND USE: E Daycare Facilities
4 SPECIAL USE REQUIREMENTS (PRE-SCHOOLS)
 o 75 sf of out door play area for each child shall be provided on site.
 o 65 (Original school) + 45 (Addition)=110 students /75=8350 required
 o 8,395sf + 1,580sf= 9,975 provided

1580 sf PLAY-AREA AT LOADING
 8395 sf PLAY-AREA

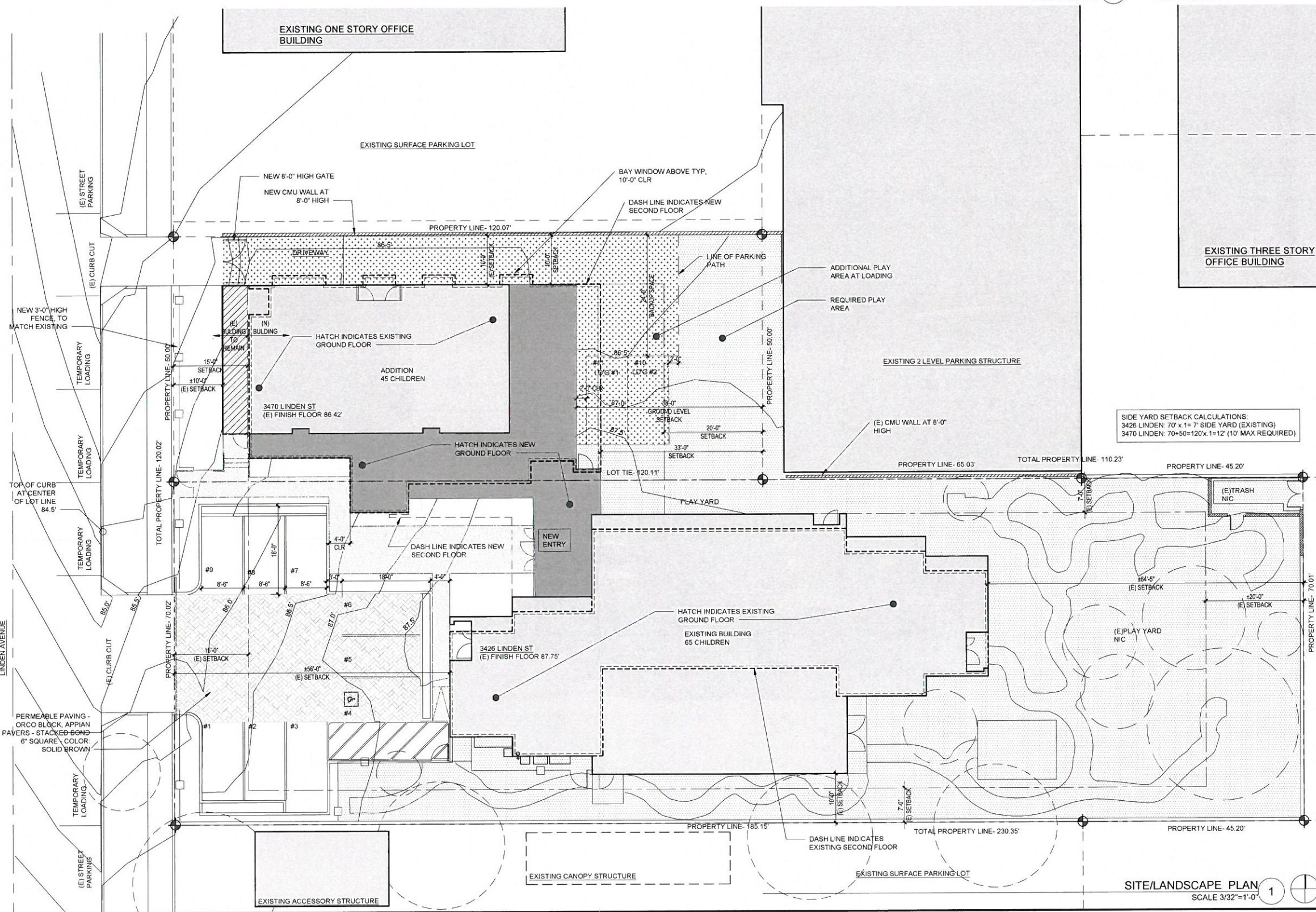
5 PARKING
A: REQUIREMENTS:
 o 1 space per 10 students= 110 students/10=11 Spaces
 o 7 Spaces For Existing (65/10=7)
 o 2 Loading Spaces to be provided on site per previously approved parking variance and city conditions.
 o Addition requires 4 more spaces (7+4=11)
 o 1 accessible space required (Van) (1-25 spaces)
B: SIZES:
 o Standard: 8'6" Wide x 18' Long
 o Compact: not allowed
 o Accessible: 14' wide x 18' long
 o Two way 90 degree parking width 24' min

D BUILDING CODE:
1 REFERENCE CODES:
 o 2013 California Building Code
 o 2013 California Mechanical Code
 o 2013 California Plumbing Code
 o 2013 California Electrical Code
 o 2013 California Energy Code
 o 2013 California Green Code
 o 2013 California Fire Code
2 Building Heights and areas:
A FLOOR AREA ANALYSIS:
 o Building type V-N, E occupancy
 o Per table 503:
 o Allowable area: 9,500 sf
 o Allowed: one story
 o Allowable height 40'
B Building Stories:
 o Allowable: One
 o Increase to two stories per 504.2 Automatic Sprinkler system increase
 o Allowable area:
 o Allowed 9,500 sf
 o Increase of area by 200% per 506.3 Automatic Sprinkler system increase
 o With increase 19,000 sf al
B Actual floor Areas:
 Bldg Ground Second Total
 LO1 4,460 sf 2,557 sf = 7,019 sf
 LO2 3,190 sf 2,804 sf = 5,994 sf
 Totals 7,650 sf 5,361 sf =13,011 sf



PROJECT LOCATION:
 3426- 3470 LINDEN AVENUE
 LONG BEACH CALIFORNIA 90807
OWNER:
 WATT DEVELOPMENT LLC
 4201 CHESTNUT AVENUE
 LONG BEACH, CALIFORNIA 90807
 CONTACT: JANET WATT
TENANT:
 LITTLE OWL PRESCHOOL
 3426 LINDEN AVENUE
 LONG BEACH, CALIFORNIA 90807
ARCHITECT:
 PADDOCK ARCHITECT
 3629 TIVOLI AVENUE
 LOS ANGELES, CALIFORNIA 90066
 310-409-9512
 sgpaddock@yahoo.com

PADDOCK ARCHITECT
 3929 TIVOLI AVE
 LOS ANGELES CA90066
 client: Watt Development inc.



Stamp:
 project: LITTLE OWL PRESCHOOL
 ADDITION TO EXISTING PRESCHOOL

REVISIONS

Rev	Revision	Date
1	planning submission	03/12/17
2	planning re-submission	07/21/17

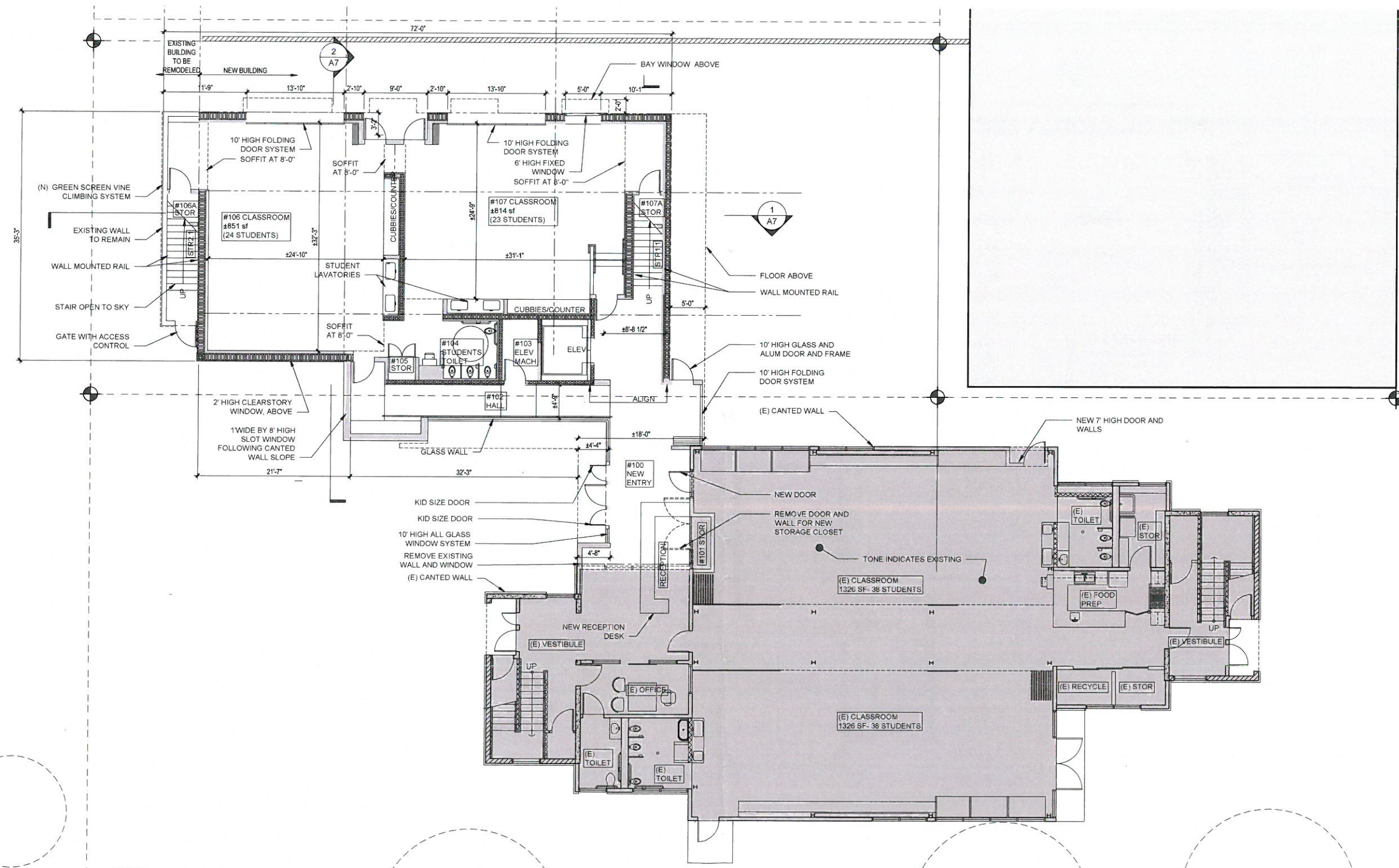
SCALE: 1/8"= 1'-0"
 DATE: 06/20/2017

DRAWING NAME: SITE PLAN
 DRAWING NUMBER: A1

GENERAL NOTE:
 ENTRY TO THE BUILDING WILL BE AT A NEW GROUND FLOOR LOBBY. THE LOBBY WILL PROVIDE ACCESS TO THE EXISTING AND NEW CLASSROOMS, AS WELL AS A STAIR AND ELEVATOR ACCESS TO THE SECOND FLOOR.
 SECOND FLOOR OF THE NEW BUILDING WILL HAVE TEACHER OFFICES AND WORKROOMS, SIMILAR TO THE ONES PROVIDED AT THE EXISTING BUILDING. THE SECOND FLOOR WILL HAVE ACCESS VIA A STAIR AND ELEVATOR AND WILL PROVIDE ACCESS TO THE EXISTING BUILDING VIA A ROOF TERRACE OVER THE LOBBY.

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DRAWING NAME: **GROUND PLAN**

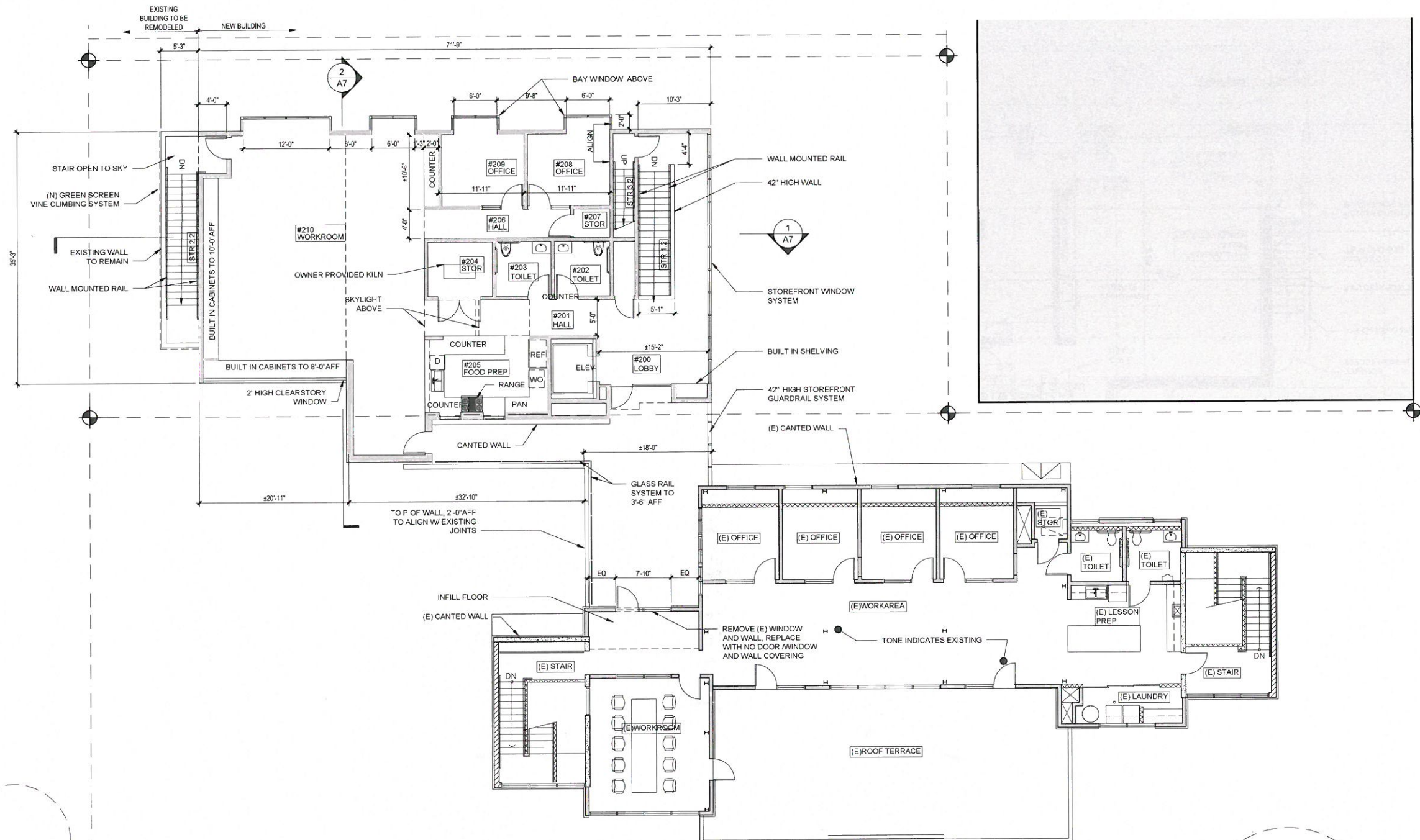
DRAWING NUMBER: **A2**

GROUND FLOOR PLAN 1

GENERAL NOTE:
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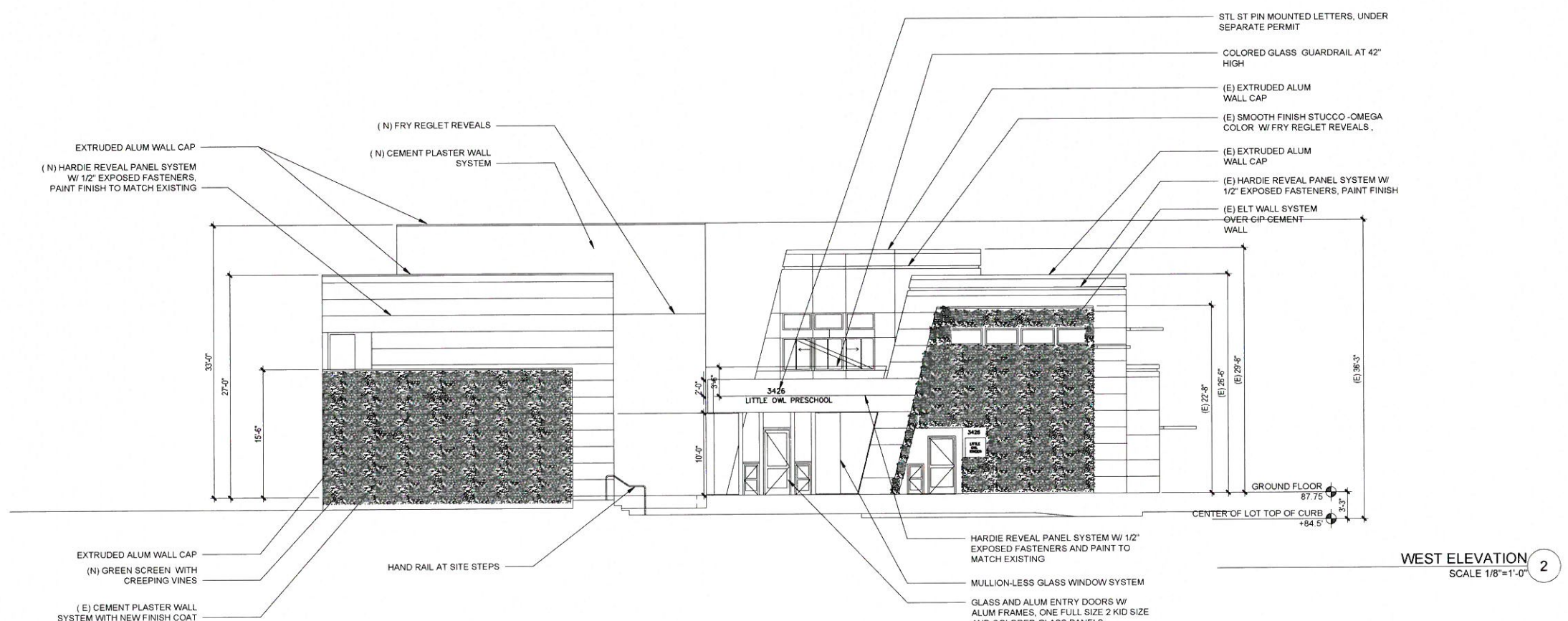
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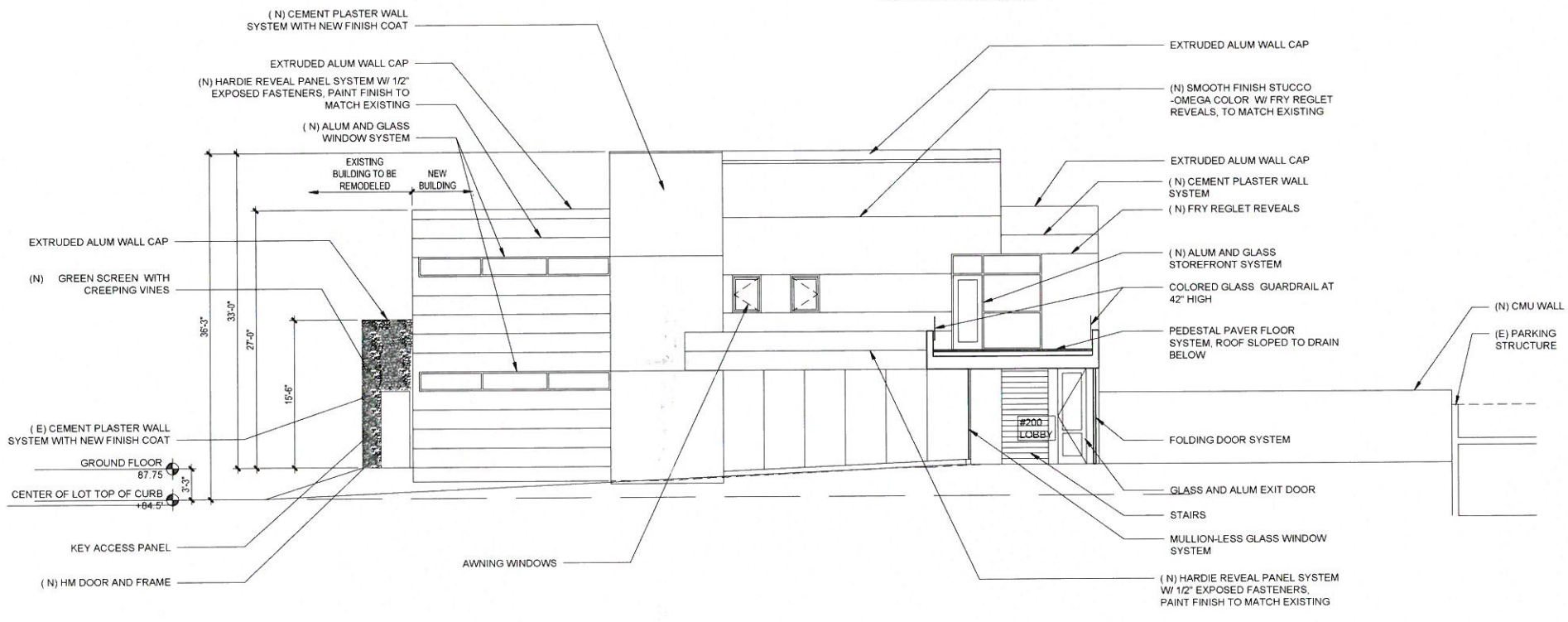
DRAWING NAME: SECOND FLOOR

SECOND FLOOR PLAN
 SCALE 1/8"=1'-0" 1

DRAWING NUMBER: **A3**



WEST ELEVATION 2
SCALE 1/8"=1'-0"



SOUTH ELEVATION 1
SCALE 1/8"=1'-0"

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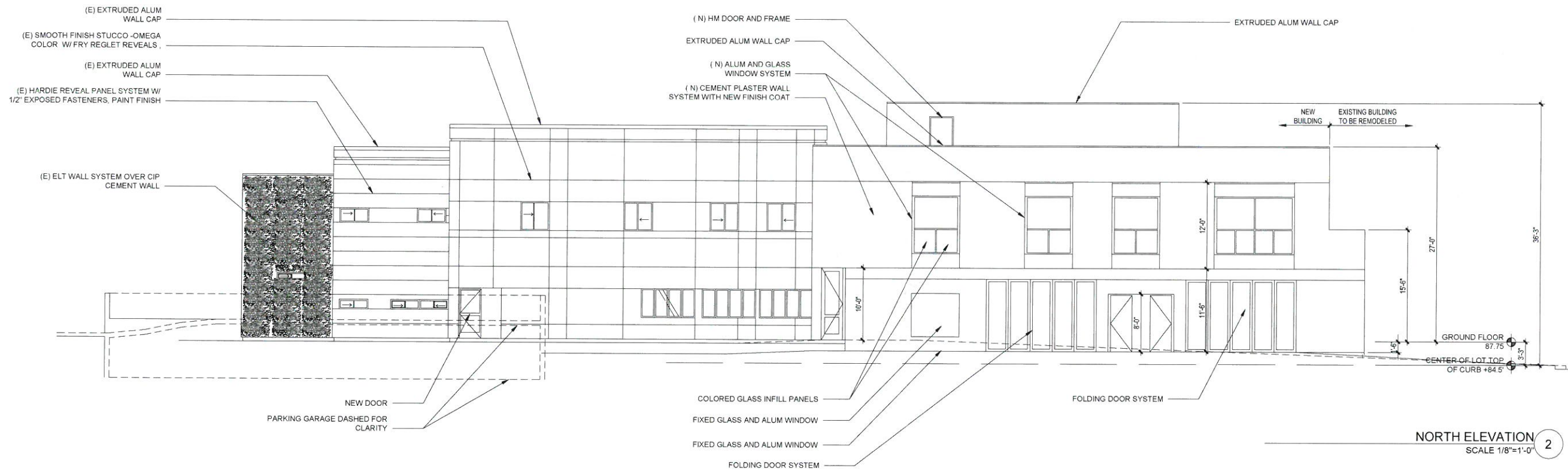
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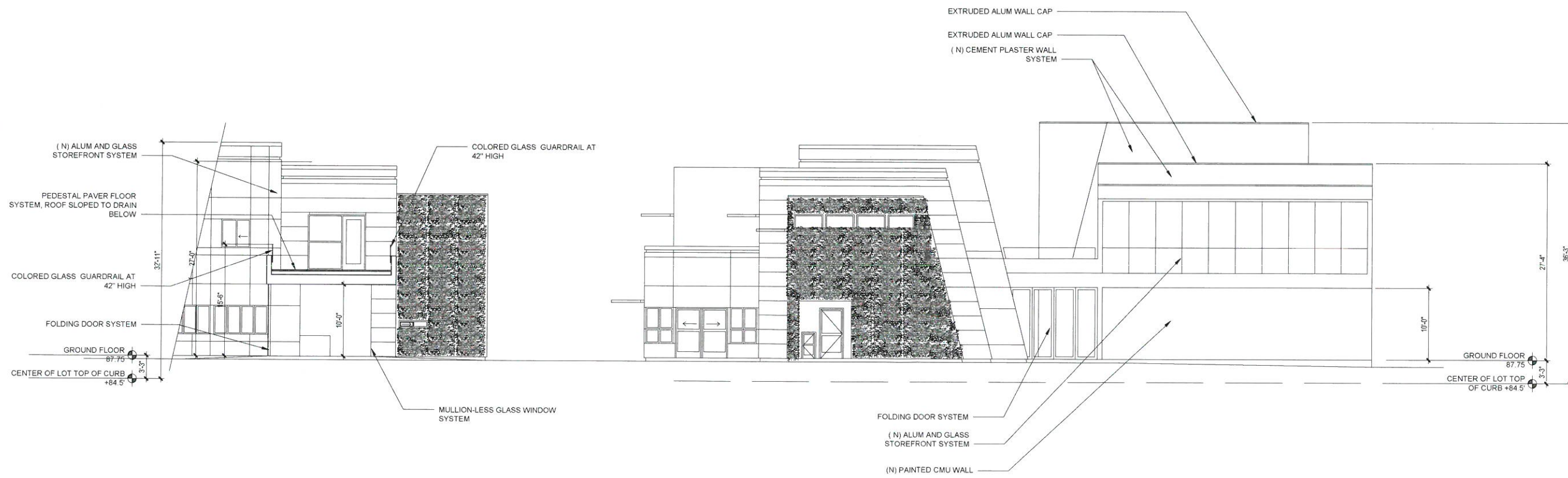
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DRAWING NAME: ELEVATIONS

DRAWING NUMBER: A5



NORTH ELEVATION 2
SCALE 1/8"=1'-0"



EAST ELEVATION 1
SCALE 1/8"=1'-0"

PARTIAL NORTH ELEVATION 3
SCALE 1/8"=1'-0"

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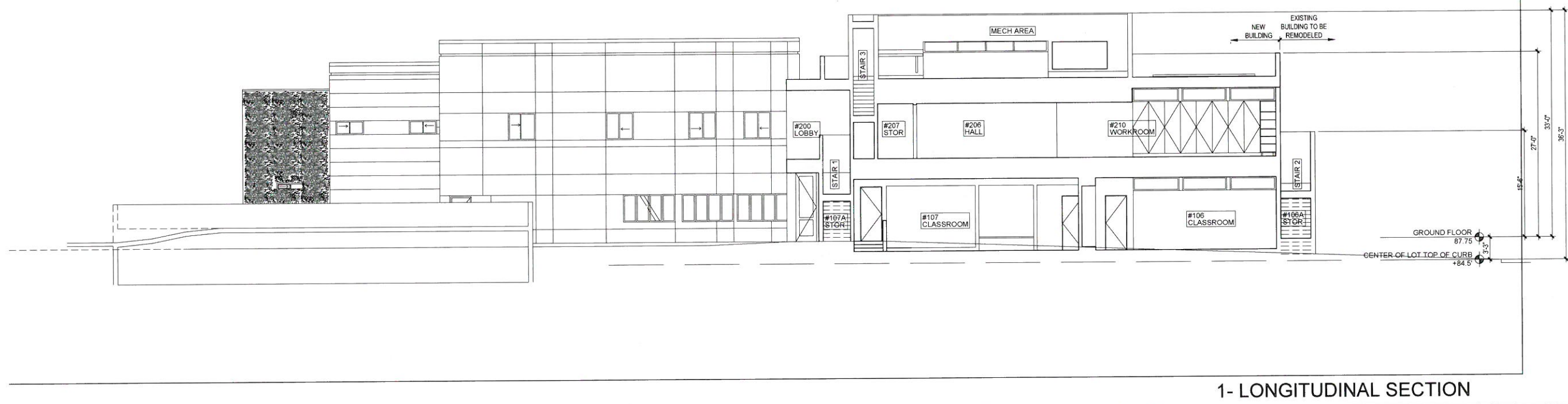
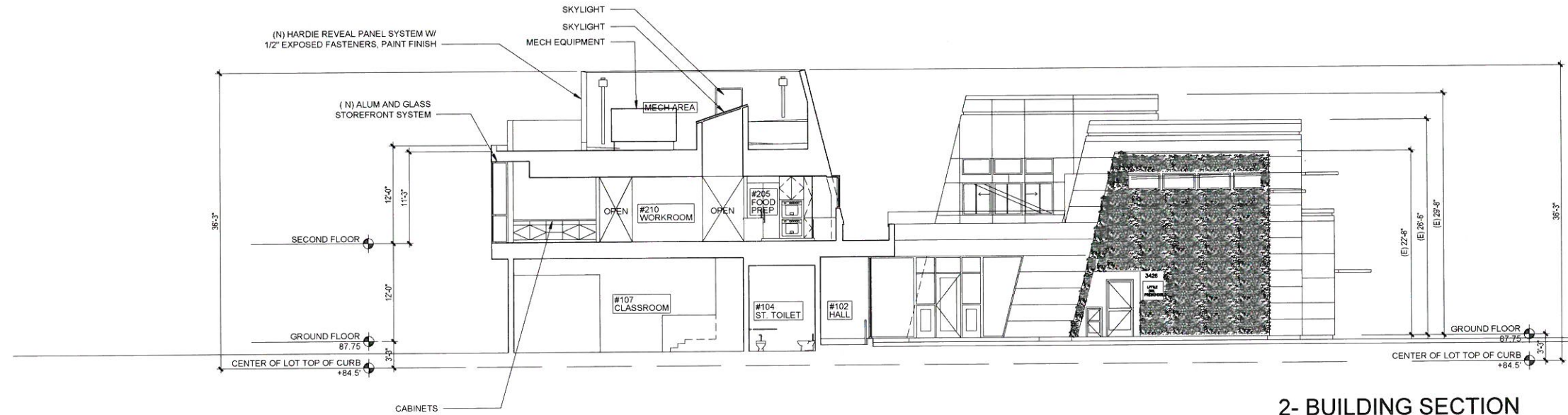
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DRAWING NAME: ELEVATIONS

DRAWING NUMBER: **A6**



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SCALE: 1/8" = 1'-0"
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DRAWING NAME: SECTIONS

DRAWING NUMBER: **A7**