

PROJECT DIRECTORY

APPLICANT:
 KALDENCE ADVISORS, LLC
 434 E. INDIAN SCHOOL ROAD, #21-266
 PHOENIX, ARIZONA 85018
 CONTACT: DANNY BOCKTING
 PHONE: (602) 540-7304
 E-MAIL: dbocking@kaldencegrp.com

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

PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE RESTAURANT. 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

SITE DATA

ASSESSOR PARCEL NO:	7149-004-059 & 7149-004-060
GROSS SITE AREA:	0.396 ACRES (17,262 S.F.)
PROPERTY TYPE:	COMMERCIAL
EXISTING SHOPPING CENTER USE:	MIXED-USE RETAIL
PROPOSED SHOPPING CENTER USE:	(UNCHANGED)
PROPOSED SUBJECT BUILDING USE:	RESTAURANT (UNCHANGED)
EXISTING FLOOR RATIO:	123,701 / 618,180 = 20.0%
PROPOSED FLOOR AREA:	123,585 / 618,180 = 20.0%

NOTE: SUBJECT PARCELS ARE PART OF LARGER PROPERTY OWNED BY A SINGLE OWNER.

BUILDING DATA

EXISTING BUILDING AREAS:	
RALPHS	57,155 S.F.
LA FITNESS	41,000 S.F.
PAD E	6,000 S.F.
CARL'S JR	3,050 S.F.
DEL TACO	2,164 S.F.
CHASE BANK	4,382 S.F.
PAD K	9,950 S.F.
TOTAL:	123,701 S.F.

PROPOSED BUILDING AREAS:	
RALPHS	57,155 S.F.
LA FITNESS	41,000 S.F.
PAD E	6,000 S.F.
CARL'S JR	3,050 S.F.
DEL TACO	2,164 S.F.
CHASE BANK	4,382 S.F.
PAD K	9,950 S.F.
VACANT PAD (PROPOSED STARBUCKS)	1,884 S.F.
TOTAL:	123,585 S.F.

PARKING DATA

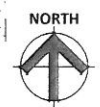
EXISTING PARKING:	
TOTAL PARKING REQUIRED	608 SPACES
TOTAL PARKING PROVIDED	751 SPACES
PARKING SURPLUS	143 SPACES

PROPOSED PARKING:	
TOTAL PARKING REQUIRED	664 SPACES
PARKING LOST DUE TO PROJECT	(4) SPACES
TOTAL PARKING PROVIDED	747 SPACES
PARKING EXCESS (SHORTFALL)	88 SPACES

BICYCLE PARKING: 2 SPACES (AT STARBUCKS)
 NOTE: SEE PARKING EVALUATION DOCUMENT

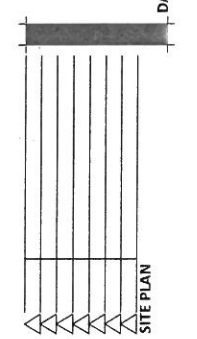
City of Long Beach
RECEIVED
 AUG 26 2016
 Planning Bureau

SITE PLAN
 SCALE: 1" = 10'



IRKAA
 150 PAULARINO AVENUE, SUITE D-170, COSTA MESA, CALIFORNIA 92626
 949-954-8785

PRELIMINARY
 DATE: 3-2-2016

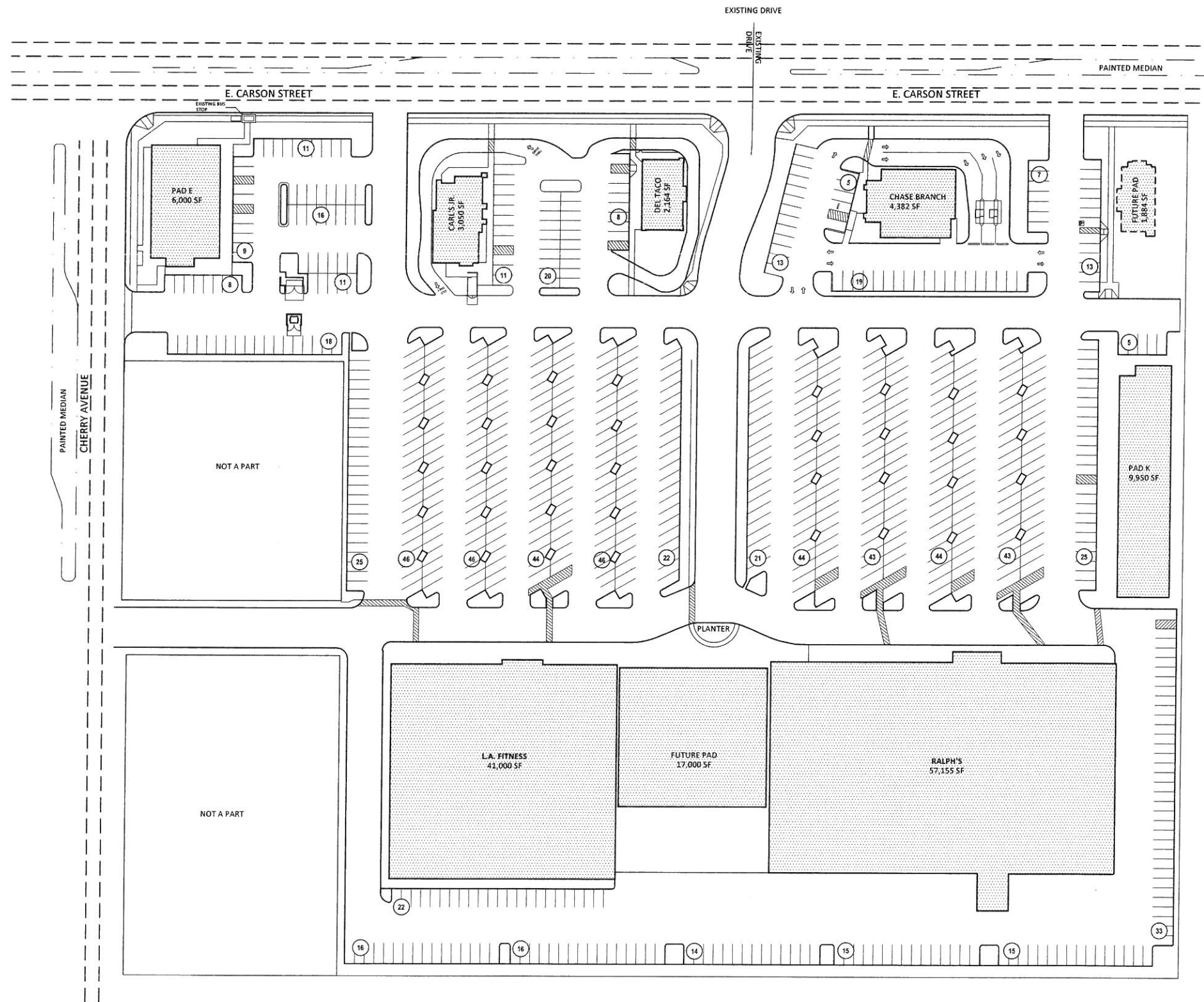


CARSON AND CHERRY - STARBUCKS
 2250 E. CARSON STREET
 LONG BEACH, CA 90807
(CONDITIONAL USE PERMIT 8-11-2016)

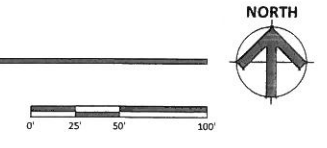
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design by: RWK
 drawn by: CG
 checked by: JC

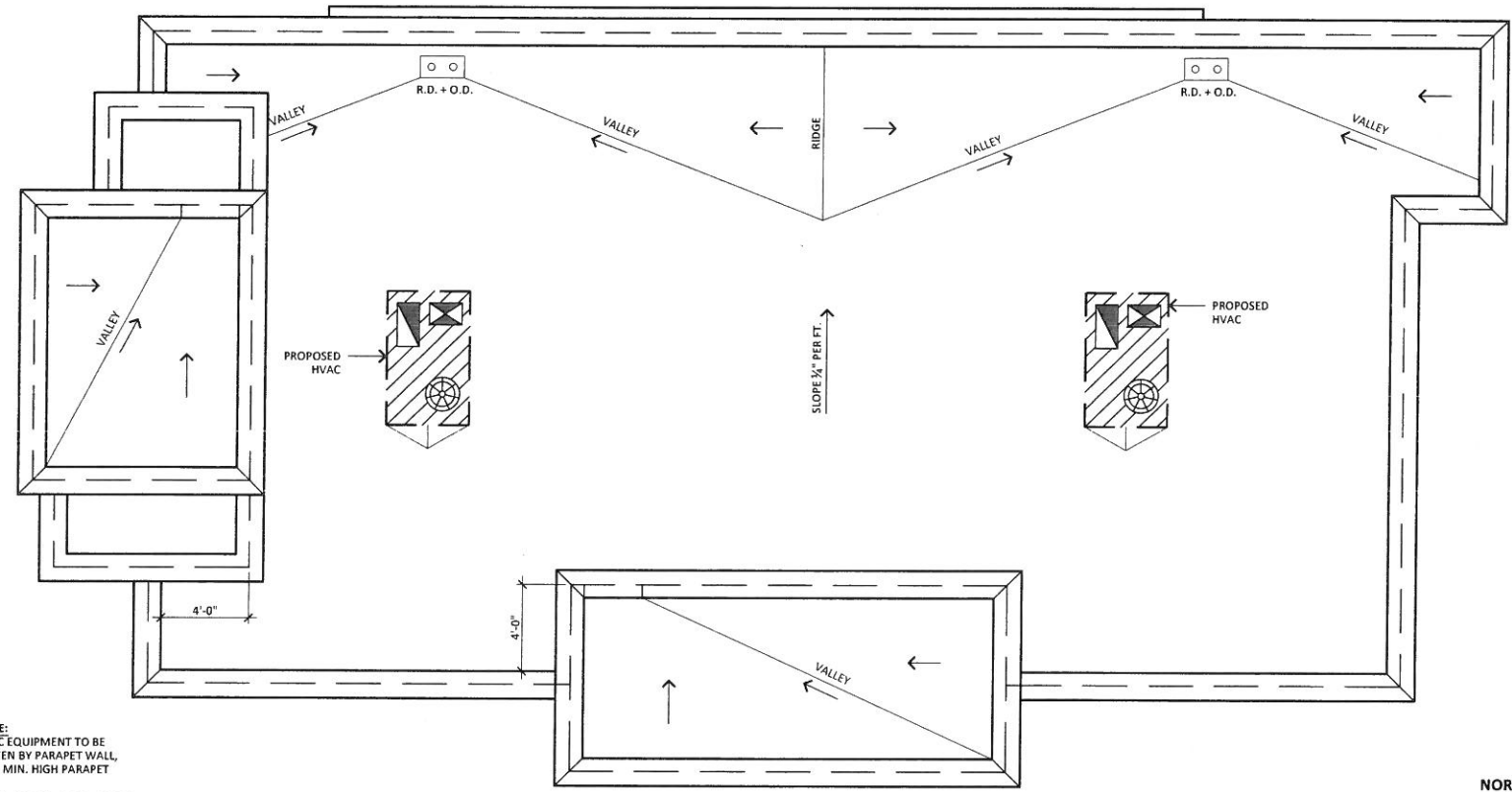
SP1.0
 project #: 15220.00



SITE PLAN
 SCALE: 1" = 50'-0"



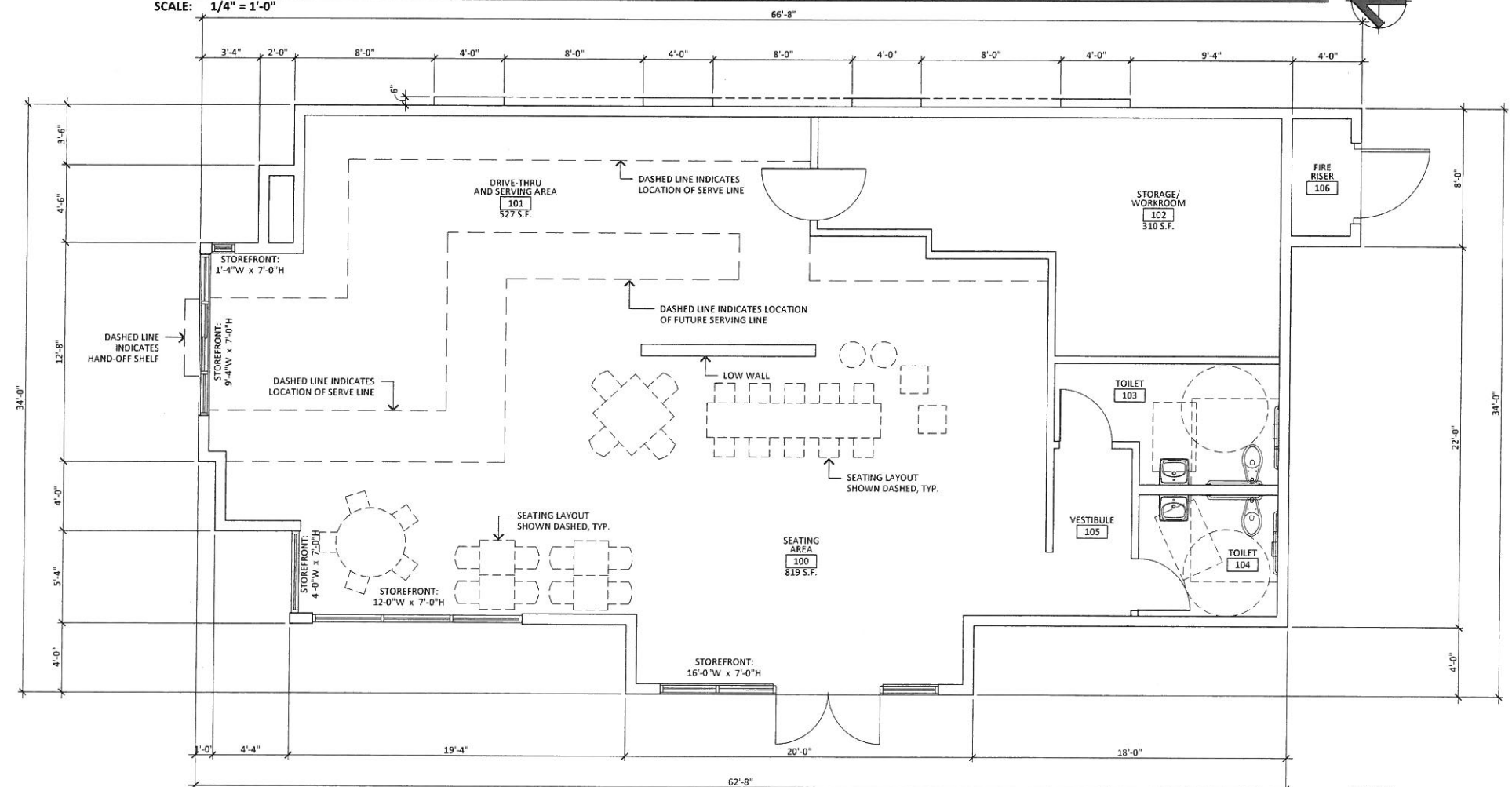
LONG BEACH TOWN SQUARE - EXISTING SITE PLAN
 2100 E. CARSON STREET
 LONG BEACH, CA
 DATE: 08-11-2016



NOTE:
HVAC EQUIPMENT TO BE
SCREEN BY PARAPET WALL,
5'-0" MIN. HIGH PARAPET

ROOF PLAN

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



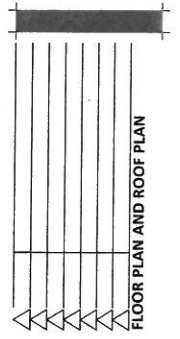
FLOOR PLAN

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



IRKAA
168 PALM JAVAS AVENUE, SUITE C-170, COSTA MESA, CALIFORNIA 92626
607-955-3900
IRKAA.COM

PRELIMINARY
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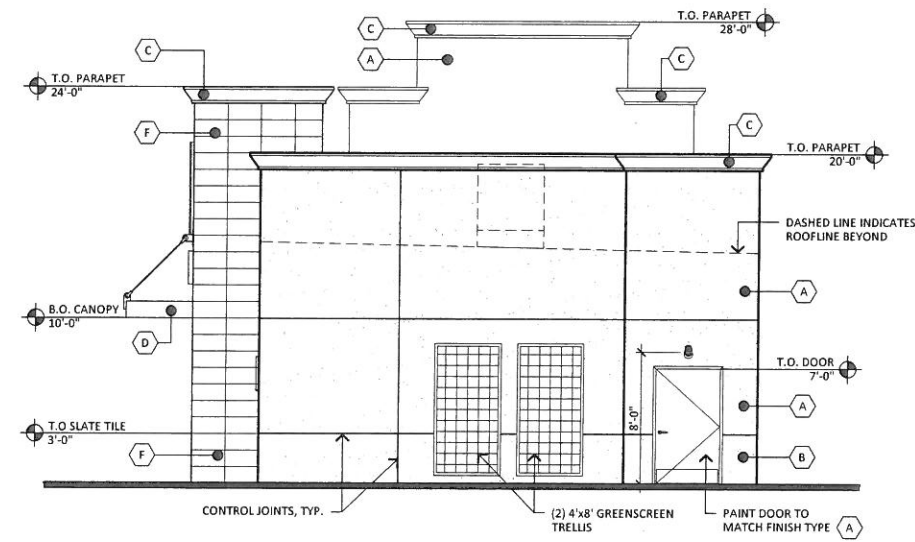
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checked by: JC

A1.0
project #: 15220.00

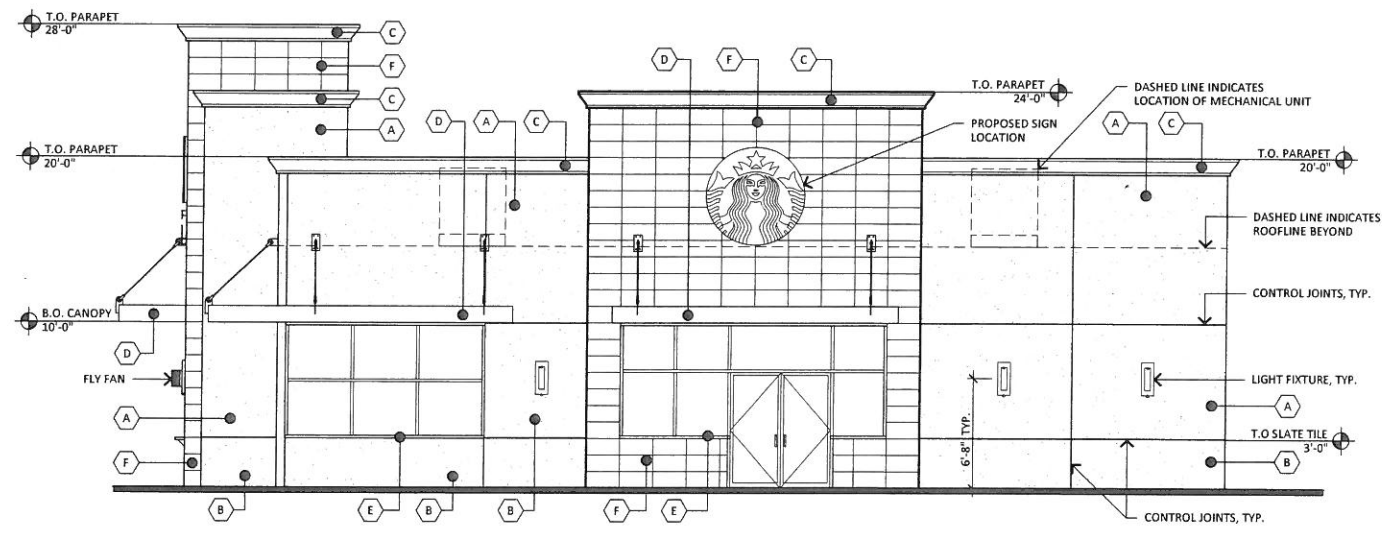
FINISH AND MATERIAL LEGEND

A PAINTED STUCCO MFR: FRAZEE COLOR: HAYSEED NO: 8220W LRV: 78 STUCCO FINISH: SAND	C STUCCO CORNICE & METAL CAP MFR: FRAZEE COLOR: PEPPERCORN NO: 8615D LRV: 22 STUCCO FINISH: SAND	E STOREFRONT MFR: KAWNEER OR EQUAL FINISH: CLEAR ANODIZED
B PAINTED STUCCO MFR: FRAZEE COLOR: DESERT CASTLE NO: 8722W LRV: 62 STUCCO FINISH: SAND	D PAINTED METAL CANOPY MFR: FRAZEE COLOR: SILENT PATH NO: 8623M LRV: 45	F SLATE TILE MFR: AMERICAN SLATE COMPANY COLOR: CALIFORNIA GOLD SIZE: 24" x 12"

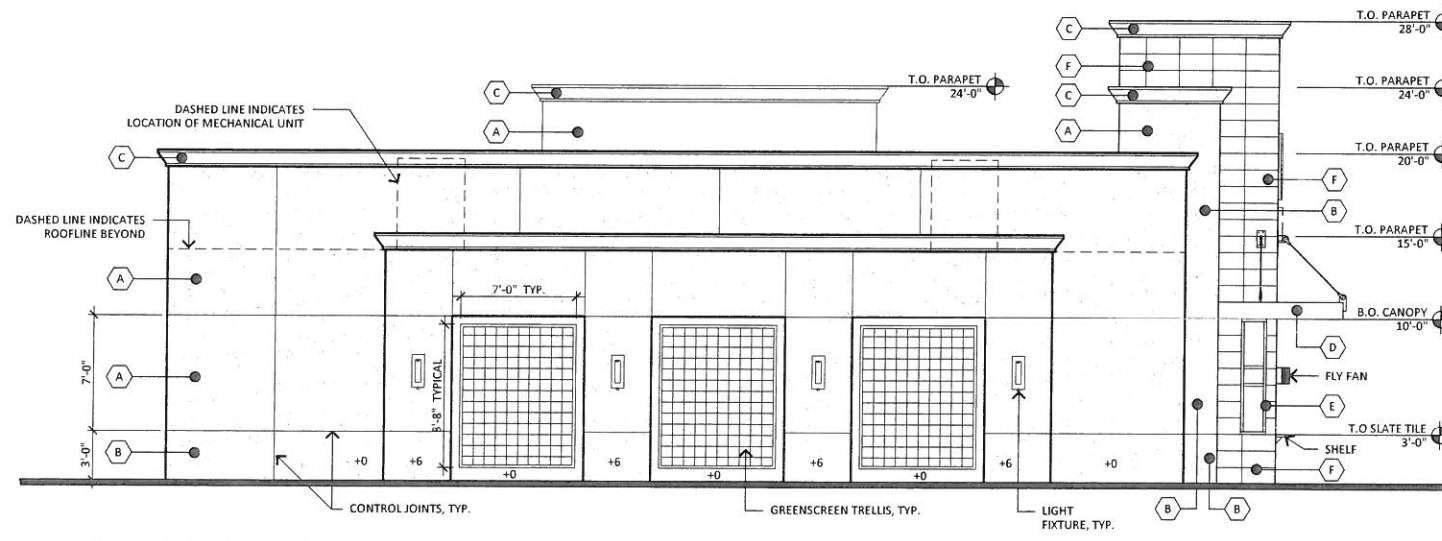
NOTE:
 THE FOLLOWING SYMBOLS INDICATE
 WALL PLANE OFFSET: +0 AND +6



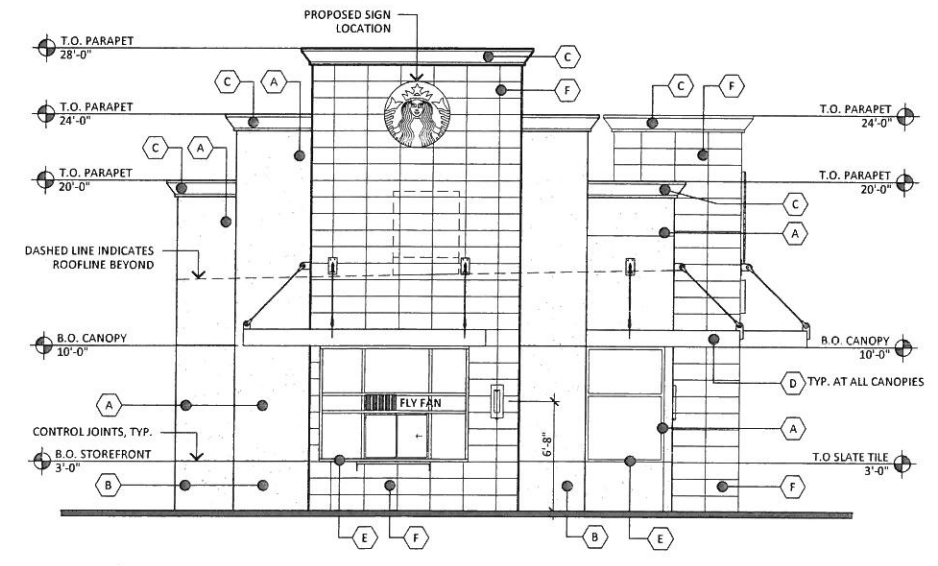
1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



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



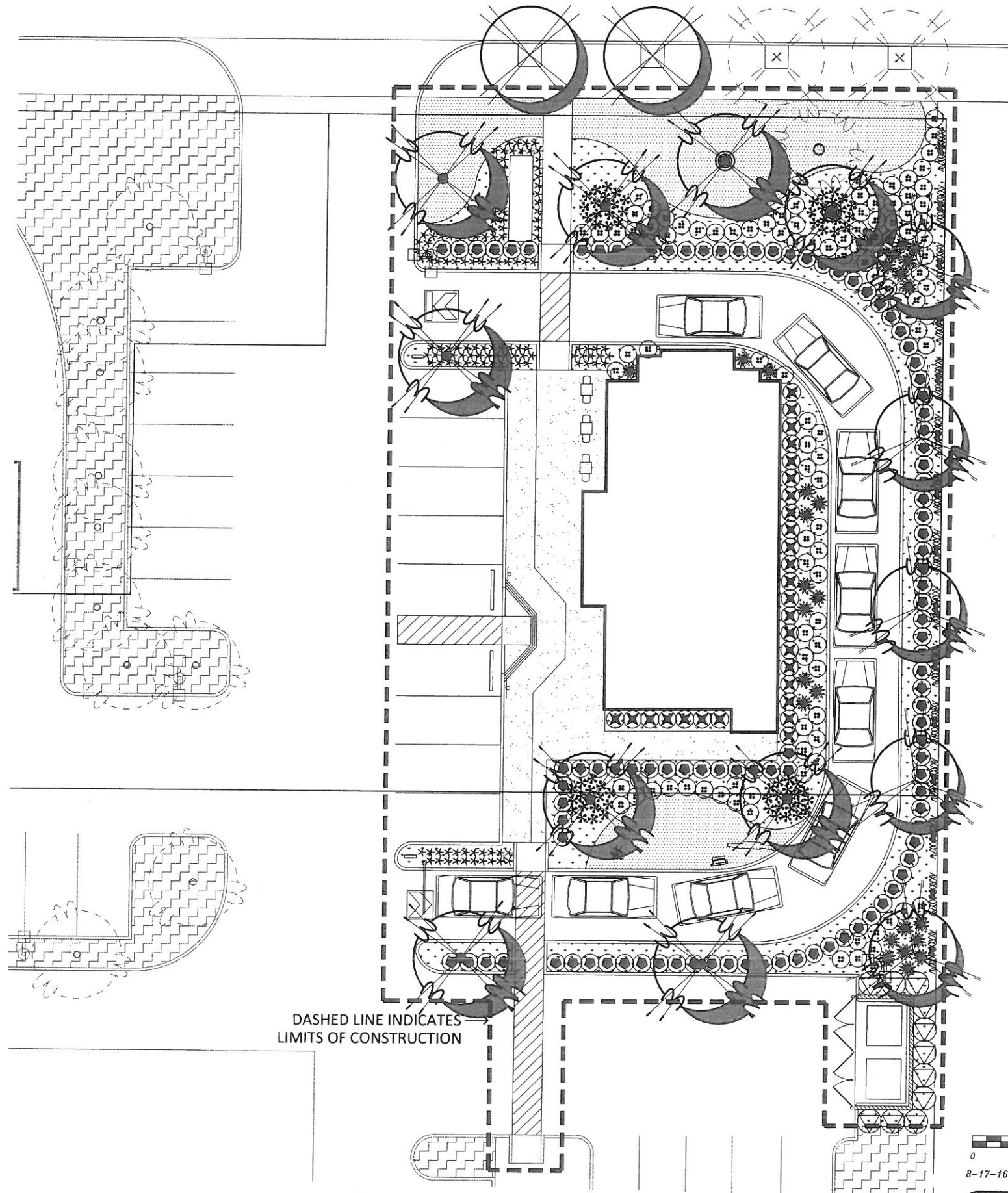
3 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



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

PLANT PALETTE

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	LAGERSTROEMIA INDICA	CRAPE MYRTLE - MATCH EXIST	24" BOX STNDRD
	LAGERSTROEMIA INDICA	CRAPE MYRTLE - MATCH EXIST	36" BOX STNDRD
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STNDRD
	LAGERSTROEMIA INDICA	CRAPE MYRTLE - MATCH EXIST STREET TREES	24" BOX STNDRD
	LAGERSTROEMIA INDICA	CRAPE MYRTLE - MATCH EXIST	EXISTING PROTECT IN PLACE
	MELALEUCA QUINQUENERVIA	PAPER BARK	EXISTING PROTECT IN PLACE
	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	EXISTING TO BE REMOVED & DISPOSED
SHRUBS			
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	INDIA HAWTHORN	5 GAL
	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	1 GAL
	BOUGAINVILLEA 'GOLDEN JACKPOT'	GROUNDCOVER BOUGAINVILLEA	5 GAL
	ALOE STRIATA	CORAL ALOE	1 GAL
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	PHORMIUM 'BRONZE BEAUTY'	DWARF BRONZE FLAX	5 GAL
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE SHRUB	5 GAL
VINES			
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL ESPALIER
GROUNDCOVER			
	BARK MULCH	SHREDDED	3" THICK LAYER
	MYOPORUM PARVIFOLIUM	MYOPORUM	ROOTED CUTTINGS @ 24" O.C.
	EXISTING LANDSCAPE & IRRIGATION PROTECT-IN-PLACE		



PRELIMINARY LANDSCAPE PLAN

cta
 CHARLES TROWBRIDGE AND ASSOCIATES
 17901 RICHMOND AVENUE
 SANTA ANA, CA 92705
 PH: (714) 532-3443 FAX: (714) 532-3447
 cta@cta.com
 LANDSCAPE ARCHITECTURE, L.C. # 2242



PRELIMINARY

DATE: 3-2-2016

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L-1
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