







PROJECT

PRECIOUS LAMBS PRESCHOOL
CUP APPLICATION
757 PACIFIC AVENUE
LONG BEACH, CA 90813

KARDENT
ARCHITECTURE | DESIGN

11 Golden Shore, Suite 540 | Long Beach | CA 90802 | 562-436-9900

ARCHITECT:

DATE SIGNED: _____

CONSULTANT:

Table with columns SHEET and DESCRIPTION for ARCHITECTURAL and CIVIL ENGINEERING drawings.

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REVISIONS:

Table with columns NO., DATE, and DESCRIPTION for project revisions.

PLAN CHECK:

PLNE52719 | APP NO. 2205-18 (CUP 22-019)

PROJECT:

PRECIOUS LAMB IS A CALIFORNIA STATE APPROVED QUALITY FAMILY CHILDCARE HOME IN THE FAMILY CHILD CARE NETWORK PROGRAM (FCNN) THROUGH CHILDREN'S HOME SOCIETY OF LONG BEACH (CHS) AND THE STEPS TO EXCELLENCE PROGRAM THROUGH THE LOS ANGELES COUNTY OFFICE OF EDUCATION.

757 PACIFIC AVENUE
LONG BEACH CA 90813

DRAWN BY: JR
CHECKED BY: PB

SHEET TITLE: COVER SHEET

SHEET NUMBER: A-0.0

PROJECT: 10429.00
SCALE: AS NOTED
DATE: 3/16/2022

Table with columns PROJECT, SCALE, and DATE for drawing identification.

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Table of ABBREVIATIONS listing various construction terms and their corresponding symbols or codes.

Table of CODE COMPLIANCE listing applicable codes such as California Energy Code, Building Standards Code, and Fire Code.

Table of PROJECT TEAM listing roles like Tenant, Architect, and Civil Engineer with contact information.

Table of VICINITY MAP showing the project location on a map of Long Beach, CA.

Table of OCCUPANCY SUMMARY detailing activity rooms, child counts, and staff requirements for different age groups.

Table of PARKING SUMMARY providing details on play areas and required parking spaces.

Table of PARCEL/BUILDING INFORMATION listing APN, address, legal description, and other site details.

Table of SCOPE OF WORK describing renovation and construction tasks for existing buildings and play areas.

Table of HOURS OF OPERATION listing daycare hours for Monday through Friday and Saturday/Sunday status.

Table of DRAWING INDEX listing architectural and civil engineering sheets and their descriptions.

Table of HOURS OF OPERATION listing daycare hours for Monday through Friday and Saturday/Sunday status.

KARDENT ARCHITECTURE | DESIGN

11 Golden Shore, Suite 540 | Long Beach | CA 90802 | 562-436-9900

ARCHITECT:

DATE SIGNED: _____

CONSULTANT:

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REVISIONS:

NO.	DATE	DESCRIPTION
	3/30/2022	CLIENT REVIEW
	4/20/2022	CUP SUBMITTAL
1	7/20/2022	CUP REVISED SUBMITTAL
2	9/12/2022	CUP REVISED SUBMITTAL

PLAN CHECK:
PLNE52719 | APP NO. 2205-18 (CUP 22-019)

PROJECT:
PRECIOUS LAMB PRESCHOOL (CUP Application)

757 PACIFIC AVENUE
LONG BEACH CA 90813

DRAWN BY: JR
CHECKED BY: PB

SHEET TITLE:
PROPOSED SITE PLAN & PARKING CALCULATION

SHEET NUMBER:
A-2.0

PROJECT: 10429.00
SCALE: AS NOTED
DATE: 3/16/2022

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KEYNOTES

- ④ KEYNOTE REFERENCE
- 1 EXISTING DRIVEWAY TO REMAIN
- 2 PROPOSED 6FT CHAIN LINK FENCING
- 3 PROPOSED ELECTRIC VEHICULAR ROLLING GATE, WITH REMOTE ACCESS
- 4 PROPOSED LANDSCAPE AREA/ DROUGHT TOLERANT LANDSCAPING
- 5 PROPOSED STORAGE BUILDING (200 SF)
- 6 EXISTING CURB RAMP TO REMAIN
- 7 PROPOSED 6FT CMU WALL / WROUGHT IRON FENCE
- 8 PROPOSED 6FT CMU WALL
- 9 PROPOSED TRASH ENCLOSURE (CMU WALLS - METAL GATES) WITH MAN GATE
- 10 EXISTING EXTERIOR LIGHTS
- 11 NOT USED
- 12 PROPOSED CORNER CUT-OFF MEASURING 6'X6'
- 13 PROPOSED 42" HIGH CHAIN LINK FENCING

GENERAL NOTES

EXISTING PARKING LOT IS TO REMAIN AND WILL NOT BE RESURFACED. RESTRIPING WILL BE REQUIRED IN CERTAIN AREAS (AS INDICATED) TO COMPLY WITH ACCESSIBILITY AND CALGREEN PARKING REQUIREMENTS.

EGRESS GENERAL NOTES

"EXIT" IS DEFINED AS THAT PORTION OF MEANS OF EGRESS SYSTEM BETWEEN THE EXIT ACCESS AND THE EXIT DISCHARGE OR PUBLIC WAY. EXIT COMPONENTS INCLUDE EXTERIOR EXIT DOORS AT THE LEVEL OF EXIT DISCHARGE, INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS, EXTERIOR EXIT STAIRWAYS AND EXTERIOR EXIT RAMPS AND HORIZONTAL EXITS.

"COMMON PATH OF EGRESS TRAVEL" IS DEFINED AS THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVEL BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. PATHS THAT MERGE ARE COMMON PATHS OF TRAVEL. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE.

1008 DOORS
EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE.

DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHEN SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

THE FORCE FOR PUSHING OR PULLING OPENING INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS.

EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

1014 EXIT ACCESS
EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE OR THE OTHER, ARE NOT A GROUP H OCCUPANCY AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.

EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES.

THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE COMMON PATH OF EGRESS TRAVEL DISTANCES IN TABLE 1014.3.

THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN GROUP B OCCUPANCY SHALL NOT BE MORE THAN 100 FEET, PROVIDED THAT THE BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1 OR HAS AN OCCUPANT LOAD OF LESS THAN 30.

1016 EXIT ACCESS TRAVEL DISTANCE
EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1016.2.

THE LENGTH OF TRAVEL DISTANCE IN GROUP B OCCUPANCY SHALL NOT BE MORE THAN 300 FEET, PROVIDED THAT THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.3.1.1.

EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

1017 AISLES
IN GROUP B OCCUPANCIES, THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN 36"

1018 CORRIDORS
THE MINIMUM WIDTH OF CORRIDORS SPECIFIED IN TABLE 1018.2 SHALL BE AS DETERMINED IN SECTION 1005.1.

1023 EXIT PASSAGEWAYS
THE MINIMUM WIDTH OF EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT SUCH WIDTH SHALL NOT BE LESS THAN 44", EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36" IN WIDTH. THE REQUIRED WIDTH OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED.

1027 EXIT DISCHARGE
THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.

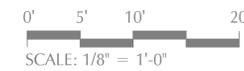
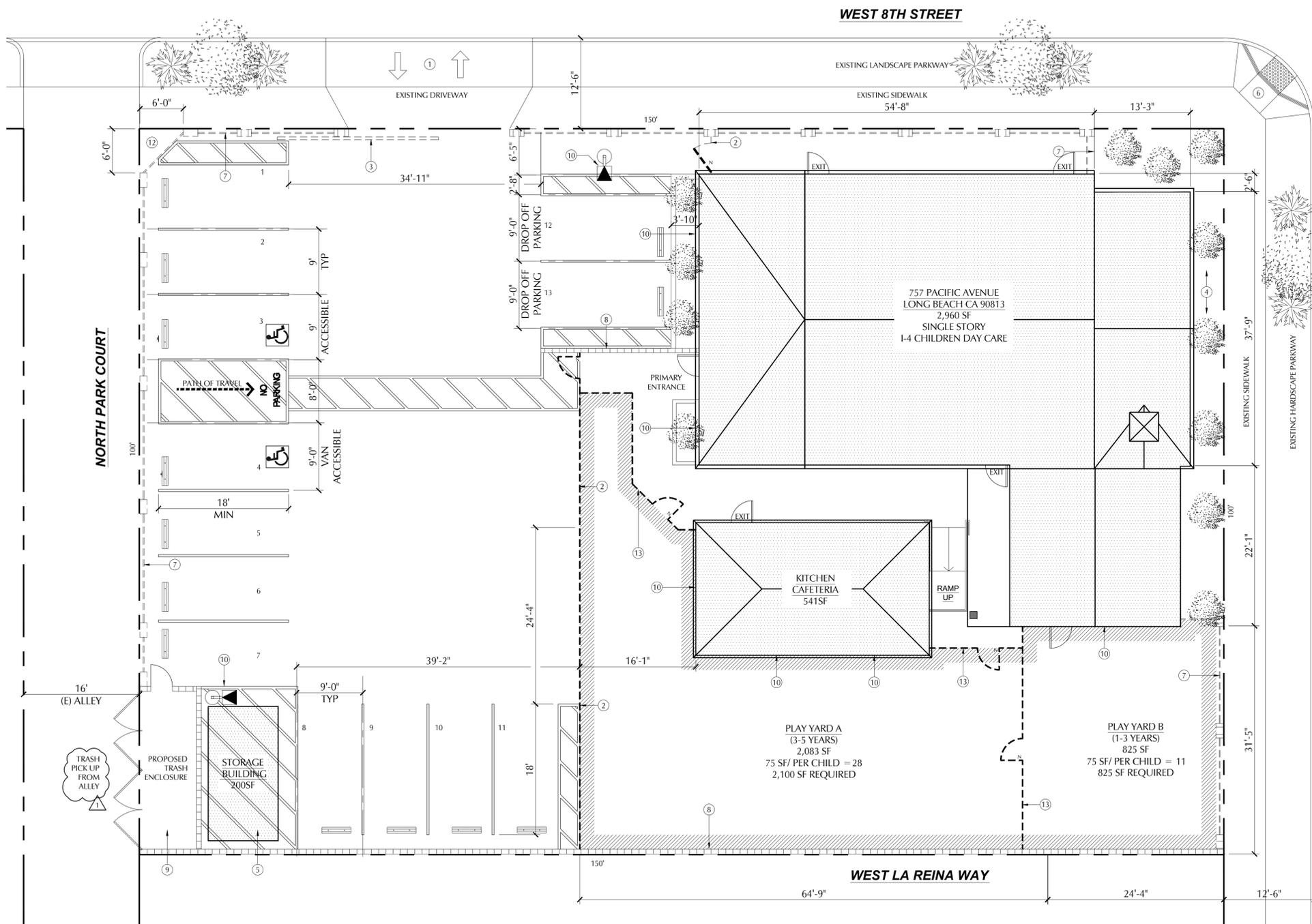
11B-209.9 EMPLOYEE WORK AREAS
SPACES AND ELEMENTS WITHIN EMPLOYEE WORK AREAS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTIONS 11B-206.2.8, 11B-207.1 AND 11B-215.3 AND SHALL BE DESIGNED AND CONSTRUCTION SO THAT INDIVIDUALS WITH DISABILITIES CAN APPROACH, ENTER, AND EXIT THE EMPLOYEE WORK AREA.

"EMPLOYEE WORK AREA" IS DEFINED AS ALL OR ANY PORTION OF A SPACE USED ONLY BY EMPLOYEES AND ONLY FOR WORK, CORRIDORS, TOILET ROOMS, KITCHENETTES AND BREAK ROOMS ARE NOT EMPLOYEE WORK AREAS.

COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH SECTION 11B-402.

MEANS OF EGRESS SHALL COMPLY WITH CHAPTER 10, SECTION 1007.

WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE WIRING SYSTEM SHALL BE DESIGNED SO THAT VISIBLE ALARMS COMPLYING WITH CHAPTER 9, SECTION 907.5.2.3.2 CAN BE INTEGRATED INTO THE ALARM SYSTEM.



SITE PLAN LEGEND

- PROPERTY LINE
- NIC EXISTING BUILDING NOT IN CONTRACT
- PROPOSED TENANT IMPROVEMENT
- PROPOSED PLAY YARDS
- PROPOSED 6FT CMU/WROUGHT IRON FENCING
- PROPOSED 6FT CMU WALL
- PROPOSED CHAIN LINK FENCE, SEE PLAN FOR PURPOSED HEIGHTS

PATH OF TRAVEL (P.O.T) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM & SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T) SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC SECTION 1134B/ CHAPTER 11 ACCESSIBILITY FOR EXISTING BUILDINGS

PUD - WATER & SEWER DEV NOTES

- 1. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY WATER OR SEWER FACILITIES.

ENGINEERING NOTES

- 1. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- 2. THERE SHALL BE AT LEAST A 45 FOOT LENGTH OF FULL HEIGHT CURB BETWEEN DRIVEWAYS SERVING THE SAME PREMISES.

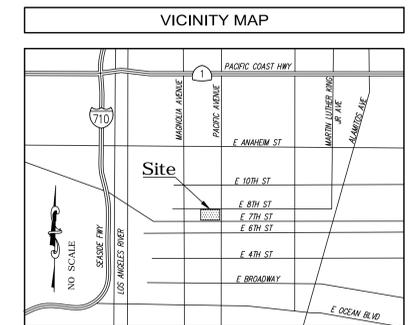
PARKING SUMMARY

CODE PARKING REQUIRED:	
(1) PARKING SPACE PER 10 CHILDREN = (5) SPACES PLUS 2 DROP OFF SPACES	
TOTAL PARKING REQUIRED: (7)	
PARKING PROVIDED ONSITE:	
STANDARD SPACES (9)	
ACCESSIBLE SPACES (2)	
PICK UP - DROP OFF SPACES (2)	
TOTAL SPACES PROVIDED: (13)	

PARAMOUNT DESIGN PROJECTS 10/10/2019 PRECIOUS LAMB PRESCHOOL DRAWING (E) 001 - CUP SUBMITTAL - A - SITE PLAN (DWG)

TOPOGRAPHIC SURVEY

757 PACIFIC AVENUE, LONG BEACH, CA 90813



LEGAL DESCRIPTION

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

LOTS 3, 4, 5 & 7 OF SUBDIVISION OF BLOCK 34 IN THE TOWN OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 26, PAGE 66, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MONUMENT NOTES

MON.#	DESCRIPTION
M3	FD 2" BRASS DISK STAMPED "RCE 27489" IN WELL MONUMENT PER CITY OF LONG BEACH CL THE MON2527
M12	FD NAIL W/TAG "CLB L.S. 4866" PER CITY OF LONG BEACH CL THE MON2680
M13	FD NAIL W/TAG "CLB L.S. 4866" PER CITY OF LONG BEACH CL THE MON 2680
M14	FD NAIL W/TAG "CLB L.S. 4866" PER CITY OF LONG BEACH CL THE MON2680
M1001	FD MAGNETIC NAIL & WASHER STAMPED "L.S. 8294" PER CITY OF LONG BEACH CL THE MON159

LINE TABLE

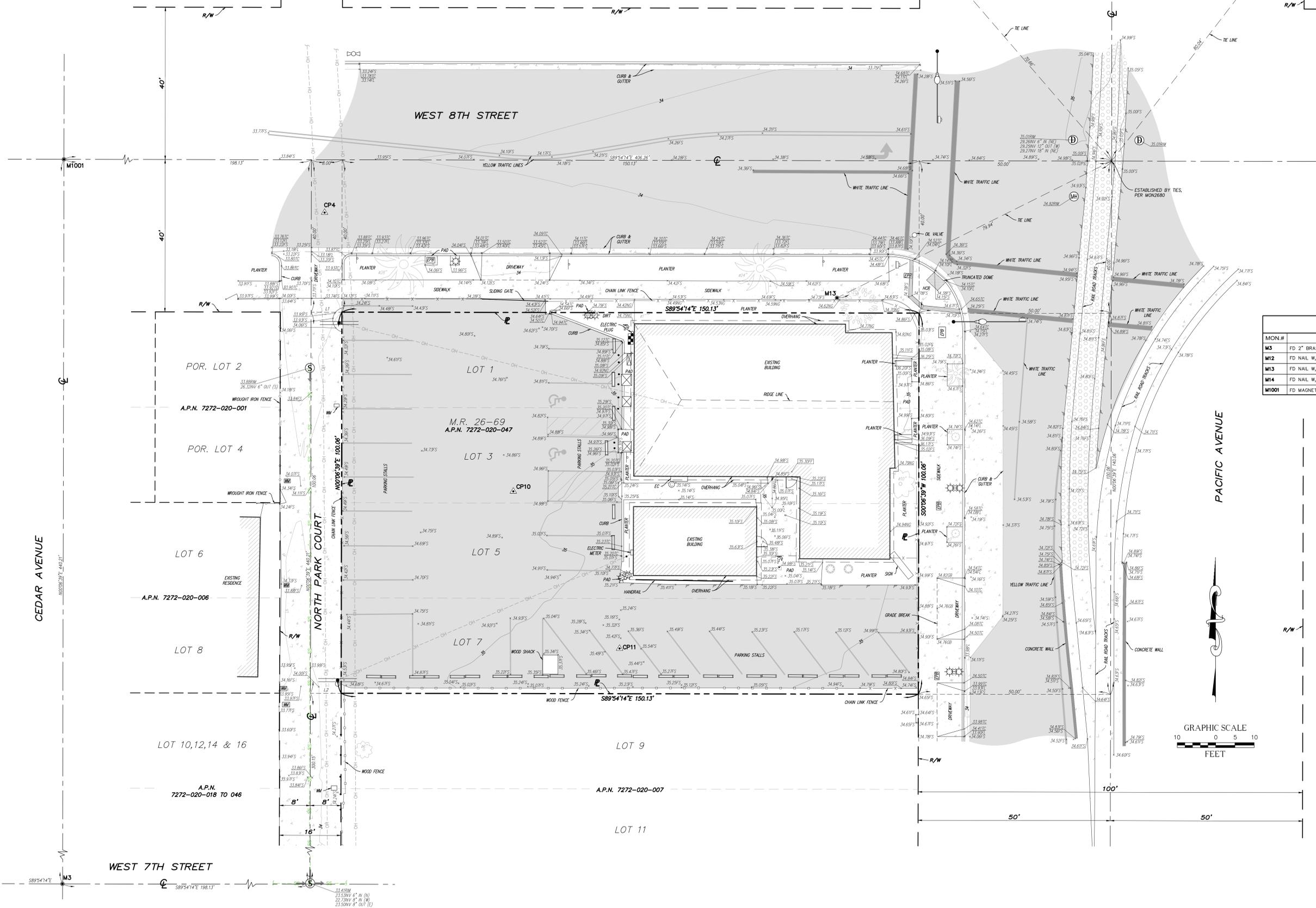
LINE #	DIRECTION	LENGTH
L1	S89°54'14"E	8.00'
L2	S89°54'14"E	8.00'

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP4	1741108.46'	6502586.21'	33.68'	SET MAGNETIC NAIL & SHINER
CP5	1741164.94'	6502826.47'	34.72'	SET MAGNETIC NAIL
CP10	1741035.25'	6502635.29'	34.88'	SET MAGNETIC NAIL
CP11	1740994.00'	6502662.93'	35.51'	SET MAGNETIC NAIL

LEGEND

APN	ASSESSOR'S PARCEL NUMBER	ASPHALT PAVEMENT	BUSH	CAR STOP	CONCRETE PAVEMENT	CONTROL POINT	DOOR	DRAIN	FIRE HYDRANT	FLOW DIRECTION	FOUND MONUMENT AS NOTED	GAS METER	GATE	GUARD POST	LIGHT STANDARD	PALM TREE	POWER POLE	POWER POLE W/TRANSFORMER	SEWER CLEAN OUT	SEWER MANHOLE	SHED	STORM DRAIN MANHOLE	TRAFFIC LIGHT	TREE (TYPICAL)	WATER FAUCET	WATER VALVE	CENTERLINE	CHAIN LINK FENCE	CONCRETE/RETAINING WALL	FLOW LINE	INTERIOR LOT LINE	OVERHEAD LINE	PROPERTY LINE	RODGE LINE	RIGHT-OF-WAY	WOOD FENCE	WROUGHT IRON FENCE
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REVISIONS

NO.	DATE	REVISIONS	BY
0	03/22/22	SUBMITTAL	GV

UTILITY STATEMENT

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS AND RECORDS OF THE CALIFORNIA PUBLIC UTILITIES CODE. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert

Call: TOLL FREE 1-800-227-2600

TWO BURNING DAYS BEFORE YOU DIG

PREPARED FOR

KARDENT
11 GOLDEN SHORE, SUITE 540,
LONG BEACH, CA 90802
KSmiley@kardentdesign.com

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2021.75) IN ACCORDANCE TO THE CALIFORNIA PUBLIC UTILITIES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

S.N.A. CAPS:
NORTHING = 1732070.41' EASTING = 6476524.20'
S.N.A. CALK:
NORTHING = 2177888.25' EASTING = 6115997.86'

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LONG BEACH BENCHMARK NO. 7, ELEVATION 33.62 FEET (NGVD 29').

DESCRIPTION:
BRASS DISK FLUSH W/PWT, STAMPED "CLB BM7 1990" 19.3" W/CURB, 1.1" N/CURB

SITE INFORMATION

SITE ADDRESS: 757 PACIFIC AVENUE, LONG BEACH, CA 90813

ASSESSOR'S PARCEL NO.: 7272-020-047

SURVEYOR OF RECORD

FIELD COMPLETION DATE: MARCH 15, 2022

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 22208

Armando D. DuPont
Registration No. 7780

REGISTERED LAND SURVEYOR
S. 7780
Date Signed: 03/15/2022
CALIFORNIA

C-1