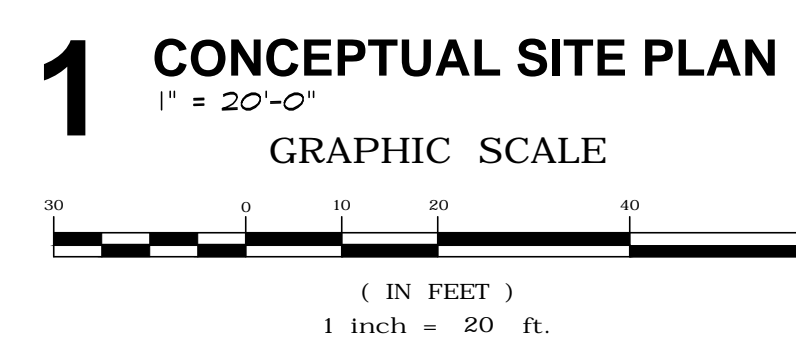
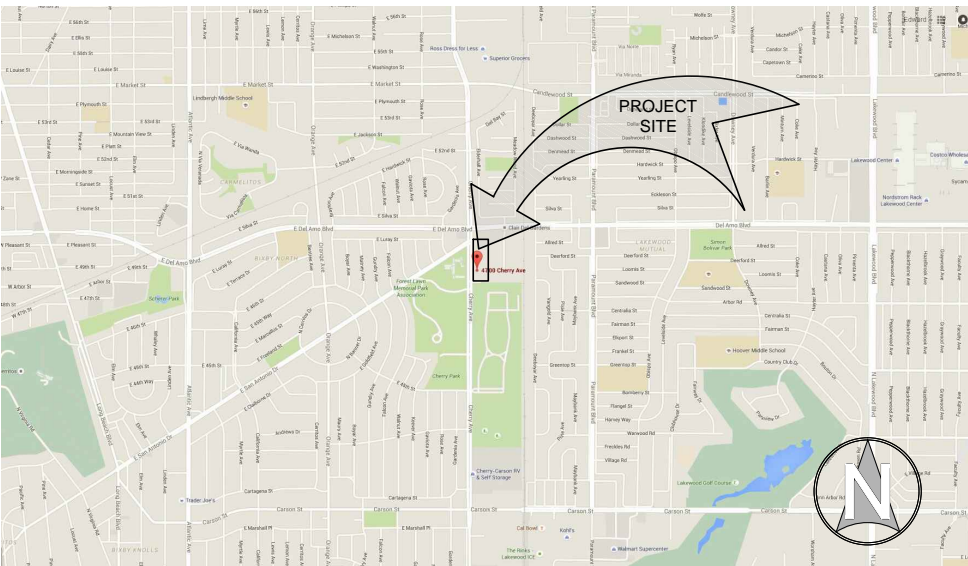


## VICINITY MAP



## CHERRY AVENUE

### SITE DATA

|   |  |
|---|--|
| <b>ZONING INFORMATION</b><br>ADDRESS: 4100 CHERRY AVE, LONG BEACH, CA 90801<br>ASSESSOR PARCEL #: 7152-001-016<br>ZONE: CHN (REGIONAL HIGHWAY COMMERCIAL) | <b>LAND USE REGULATIONS:</b><br>USE PERMITTED:<br>RESTAURANTS W/ DRIVE THRU: CUP (SEE SEC 21.45.130)<br>OUTDOOR SEATING PERMITTED AS ACCESSORY<br>3,660 AC or 160,642 SF<br>35 %   |
| <b>LOT AREA:</b><br>LOT COVERAGE:<br>BUILDING AREA:<br>(E) MARKET<br>(N) PAD 'A' - RETAIL<br>(N) PAD 'A' - DRIVE THRU<br>TOTAL                            | <br>= +/- 5,000 SF<br>= +/- 2,500 SF<br>= +/- 2,500 SF<br>= +/- 56,000 SF<br>1:35  |
| <b>FLOOR AREA RATIO:</b><br><b>BUILDING DESIGN:</b><br>SETBACKS:<br>FRONT STREET:<br>SIDE STREET:<br>SIDE YARD:<br>REAR SETBACKS:                         | <br>10' MIN, 5' MIN. ADJ. TO NON-RESIDENTIAL<br>10' MIN, 5' MIN. ADJ. TO NON-RESIDENTIAL<br>10' MIN. ADJ. TO RESIDENTIAL, 5' MIN. ADJ. TO NON-RESIDENTIAL<br>20' MIN. ADJ. TO RESIDENTIAL, 5' MIN. ADJ. TO NON-RESIDENTIAL |
| <b>HEIGHT:</b><br><b>SITE DESIGN:</b><br>DRIVEWAY WIDTH:  | <br>28' MAX, 2 STORIES<br>STANDARD STALL: 24' - TWO WAY<br>COMPACT STALL: 21' - TWO WAY<br>HANDICAPPED: 24'  |

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|--|--|
| <b>PARKING PLACEMENT:</b><br>FRONT STREET:<br>SIDE STREET:<br>ADJ. RESIDENTIAL:<br>ADJ. NON RESIDENTIAL:<br>ALLEY                                      | <br>6' MIN<br>6' MIN<br>5' MIN<br>5' MIN<br>14' MIN, MEASURED FROM CENTER OF ALLEY   |
| <b>PARKING REQUIREMENTS:</b><br>PARKING STALLS:<br>PROPOSED PROVIDED:<br>REQUIRED:   | <br>234 STALLS<br>(E) MARKET 51,000 SF (1/250) = 204 STALLS<br>(N) PAD 'A' - RETAIL 2,500 SF (1/250) = 10 STALLS<br>(N) PAD 'A' - DRIVE THRU 2,500 SF (1/100) = 25 STALLS<br>234 STALLS<br>1/231 |
| <b>TOTAL REQUIRED:</b><br>RATIO:   | <br>8'-6" x 18'-0"<br>NOT PERMITTED<br>1 STALLS<br>1 STALLS @ 201 - 300 STALL ; <b>COMPLIES.</b>   |
| <b>STANDARD STALL SIZE</b><br>COMPACT STALL SIZE<br>ADA STALL:<br>PROVIDED<br>REQUIRED   | <br>4'-0" x 18'-0"<br>ADA AISLE SIZE:<br>STANDARD<br>VAN<br>BICYCLE:   |
| <b>SHORT TERM:</b><br>1 SPACE FOR 1,500 SQ. FT. RETAIL BUILDING AREA<br>(5,300 / 1,500) = 2 REQUIRED, 4 PROVIDED<br><b>LONG TERM:</b><br>NOT REQUIRED. |  |

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|--|--|
| <b>DRIVE-THRU DESIGN:</b><br>QUEUEING REQUIREMENT  | <br>150' MIN QUEUEING LENGTH STARTING AT FORWARD MOST DRIVE UP WINDOW  |
| <b>LANDSCAPE:</b>  | <br>- 50% MIN LIVE PLANTS AT FRONT SET BACKS<br>- 5' MIN. STRIP @ STREET FRONTAGES<br>- 1 TREE / 15' LINEAR OF STREET FRONTAGES W/ 3 SHRUBS/TREE<br>- 1 TREE / 15' LINEAR OF STREET FRONTAGES W/ 3 SHRUBS/TREE<br>- 1 TREE (84" MIN BOX SIZE) / 100' FOR 100' STREET FRONTAGES<br>- 1 CANOPY TREE / 4 PARKING SPACES<br>- 1 TREE CLUSTER / 100' OF DOUBLE ROW OF PARKING; 4' x 4' MIN PLANTER SIZE PER TREE<br>- 5' MIN LANDSCAPE STRIP ABUTTING OR ADJ. TO RESIDENTIAL;<br>1 TREE @ 15' O.C. W/ 2' x 2' MIN PLANTER SIZE TREE<br>- TREE PLANTING DISTANCE DETERMINED: ADDITION OF 2 ADJ TREE CANOPY/2; MAX 25'-0" MIN 15' |
| <b>NOTES:</b><br>LONG BEACH MUNICIPAL CODE (SECTION 21.32.210 TABLE 32-2):<br>- 15' HEIGHT MAX; ACCESSORY STRUCTURE<br>LONG BEACH MUNICIPAL CODE (SECTION 21.42.040):<br>- VEHICLE OVERHANGS NOT PERMITTED INTO REQUIRED LANDSCAPE AREAS; USE WHEEL STOPS.<br>LONG BEACH MUNICIPAL CODE (SECTION 21.41.216 TABLE 41-10):<br>- USE COMMUNITY, REGIONAL OR NEIGHBORHOOD SHOPPING CENTER FOR FAST FOOD RESTAURANT UNLESS FAST FOOD RESTAURANT IS DETACHED FROM SHOPPING CENTER. |  |

|                   |              |
|-------------------|--------------|
| <b>REVISIONS:</b> |              |
| DATE: 10/21/2015  | BY: ED       |
| DATE: 10/30/2015  | BY: ED       |
| DATE: 02/22/2017  | BY: KL       |
| DATE: 11/17/2017  | BY: CH       |
| DATE: 12/05/2017  | BY: CH       |
| DATE: 02/23/2018  | BY: KN       |
| DATE: 06/18/2018  | BY: KN(CITY) |
| DATE: 06/28/2018  | BY: CH       |
| DATE: 06/29/2018  | BY: CH       |

**OWNER:**

  
**NORTHGATE MARKET**

Corporate Offices  
1201 N. Magnolia Avenue  
Anaheim, CA 92801  
t 714-778-3784  
f 714-956-7926

**PROJECT:**  
**SHOPS @ NORTHGATE MARKET #39 LONG BEACH**

**LOCATION:**  
Cherry Ave/Del Amo Blvd.  
Long Beach CA, 90807

**CONSULTANT:**

**SHEET TITLE:**  
**CONCEPTUAL SITE PLAN / MASTER PLAN**

**PROJECT ARCHITECT:** TC  
**PROJECT MANAGER:** JL  
**DRAWN BY:** KN  
**CHECKED BY:** KL  
**DRAWING SCALE:** 1"=20'-0"

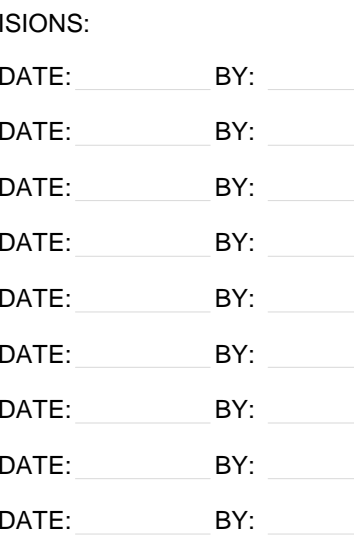
**COURTNEY+LE ARCHITECTS**

801 South Myrtle Avenue  
Norwalk, California 90661  
(562) 275-6800 (626) 275-6801 FAX  
mail @ courtney-le-architects.com

**PROJECT NO.:** 16004.02  
**OWNER/AGENCY:**  
**BID ISSUE:**  
**CONSTRUCTION ISSUE:**

**SP**





714- 778-3784  
714- 956-7926

ATION:  
erry Ave/Del Amo Blvd.  
g Beach CA, 90807

ET TITLE:

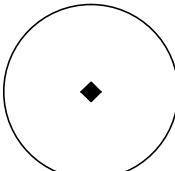

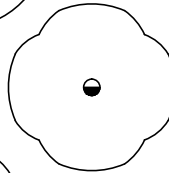

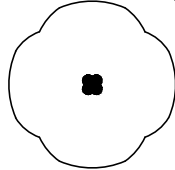


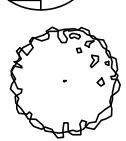




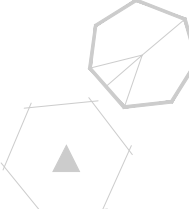
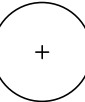

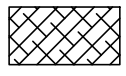

GRAPHING SCALE:  $1'' = 20' - 0''$

ISSUE: \_\_\_\_\_

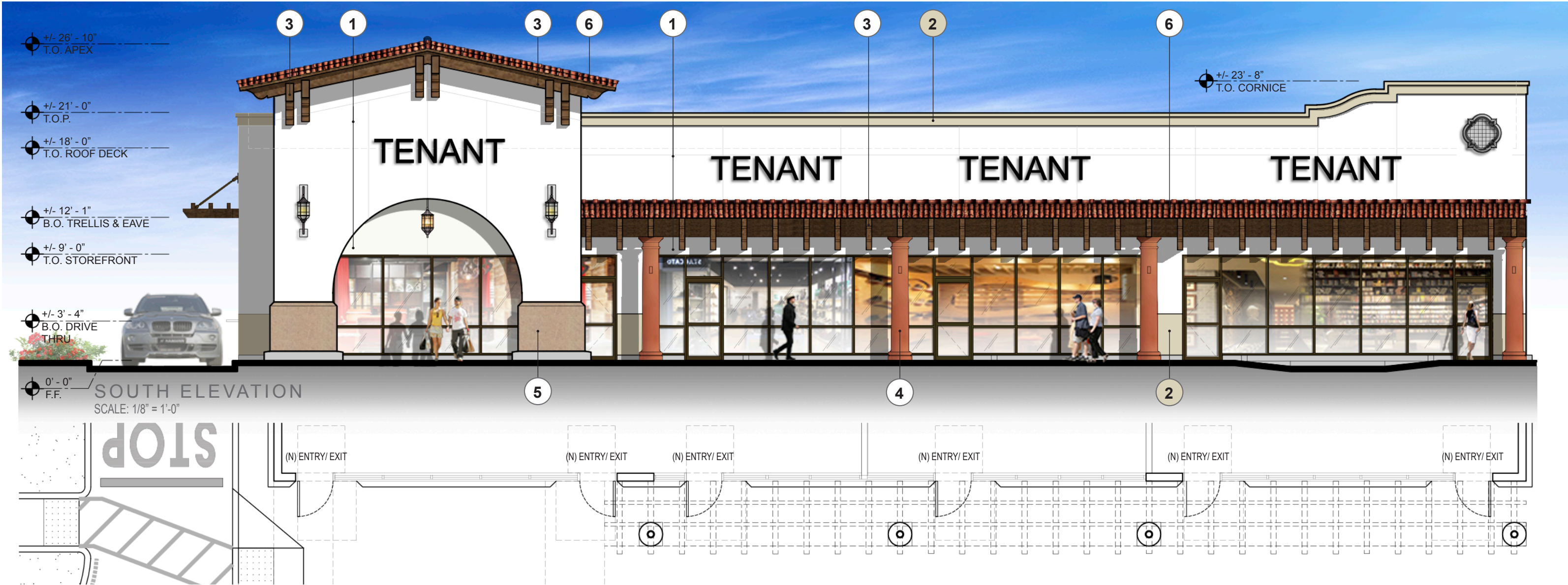
INSTRUCTION ISSUE: \_\_\_\_\_

1



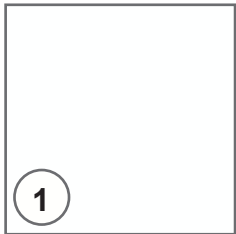
| PROPOSED PLANTS   |                                |                   |         |          | EXISTING PLANTS   |                                |                   |         |        |
|---|--------------------------------|-------------------|---------|----------|---|--------------------------------|-------------------|---------|--------|
| SYMBOL  | BOTANICAL NAME                 | COMMON NAME       | SIZE    | QTY./ SF | SYMBOL  | BOTANICAL NAME                 | COMMON NAME       | SIZE    | QTY.   |
|  | <u>TREE</u>                    |                   |         |          |  | <u>TREE</u>                    |                   |         |        |
|   | CUPANIOPSIS ANACARDIOIDES      | CARROTWOOD TREE   | 24" BOX | 18       |   | CUPANIOPSIS ANACARDIOIDES      | CARROTWOOD TREE   | 24" BOX | 8      |
|  | LOPHOSTEMON CONFERTUS          | BRISBANE BOX      | 24" BOX | 28       |  | LOPHOSTEMON CONFERTUS          | BRISBANE BOX      | 24" BOX | 0      |
|  | LOPHOSTEMON CONFERTUS          | BRISBANE BOX      | 36" BOX | 3        |   |                                |                   |         |        |
|  | <u>SHRUB</u>                   |                   |         |          |  | <u>SHRUB</u>                   |                   |         |        |
|   | CALLISTEMON 'LITTLE JOHN'      | DWARF BOTTLEBRUSH | 5 GAL   | 174      |   | CALLISTEMON 'LITTLE JOHN'      | DWARF BOTTLEBRUSH | 5 GAL   | 5      |
|  | LIGUSTRUM JAPONICUM 'TEXANUM'  | TEXAS PRIVET      | 5 GAL   | 218      |  | LIGUSTRUM JAPONICUM 'TEXANUM'  | TEXAS PRIVET      | 5 GAL   | 50     |
|  | RAPHIOLEPIS INDICA 'BALLERINA' | INDIAN HAWTHORN   | 5 GAL   | 185      |  | RAPHIOLEPIS INDICA 'BALLERINA' | INDIAN HAWTHORN   | 5 GAL   | 8      |
|  | <u>PERENNIALS</u>              |                   |         |          |  | <u>PERENNIALS</u>              |                   |         |        |
|   | HEMEROCALLIS HYBRIDS           | DAYLILY           | 1 GAL   | 207      |   | HEMEROCALLIS HYBRIDS           | DAYLILY           | 1 GAL   | 19     |
|  | LIRIOPE MUSCARI                | LIRIOPE           | 1 GAL   | 25       |  | LIRIOPE MUSCARI                | LIRIOPE           | 1 GAL   | 20     |
|  | TRACHELOSPERMUM JASMINOIDES    | STAR JASMINE      | FLATS   | 2,445 SF |  | TRACHELOSPERMUM JASMINOIDES    | STAR JASMINE      | FLATS   | 325 SF |



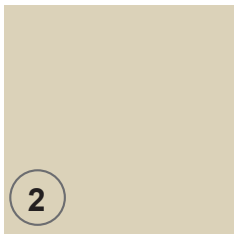


EXISTING ELEVATION

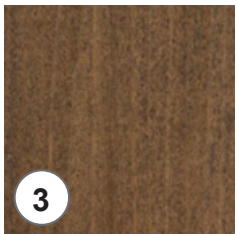
NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT



Benjamin Moore Paint  
"Super White"



Benjamin Moore Paint  
HC-93 "Carrington Beige"



Semi Transparent Stain  
by Olympic Stain "Walnut"



Pre-cast Concrete Column  
by CDI "Tabasco" GT 20



Pre-Cast Concrete by  
Concrete Designs Inc.  
"Oatmeal" WO 30



2-Piece Mission Roof Tile by  
Redland "Old Sedona Blend"  
2251

LEGEND

COURTNEY + LE ARCHITECTS

801 SOUTH MYRTLE AVENUE, MONROVIA, CA 91016  
CONCEPTUAL DRAWING NOTICE: ALL DRAWINGS ARE CONCEPTUAL ONLY AND ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. EACH DRAWING INCLUDING LANDSCAPING AND ARCHITECTURAL EXTERIOR ELEVATIONS WHICH ARE AN ARTISTIC REPRESENTATION OF THE DESIGN CHARACTER OF THE PROPOSED PROJECT, AS WELL AS EACH BUILDING TYPE, SIZE, HEIGHT, AND LOCATION INCLUDING UTILITIES, EASEMENTS AND PROPERTY LINE DATA ARE SUBJECT TO LEGAL DESCRIPTIONS, ALTA SURVEYS, ORDINANCES, CODES, JURISDICTIONAL AGENCY REVIEW AND APPROVALS, AND THEREFORE MUST NOT BE CONSTRUED IN ANY MANNER AS A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF INFORMATION THEREON SHOWN PREPARED BY COURTNEY + LE ARCHITECTS, INC.

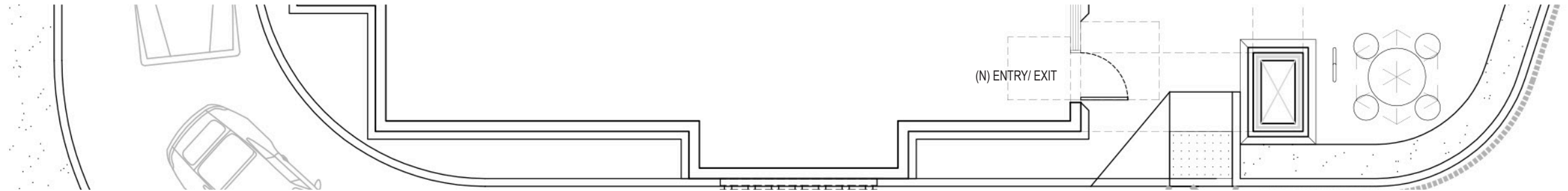
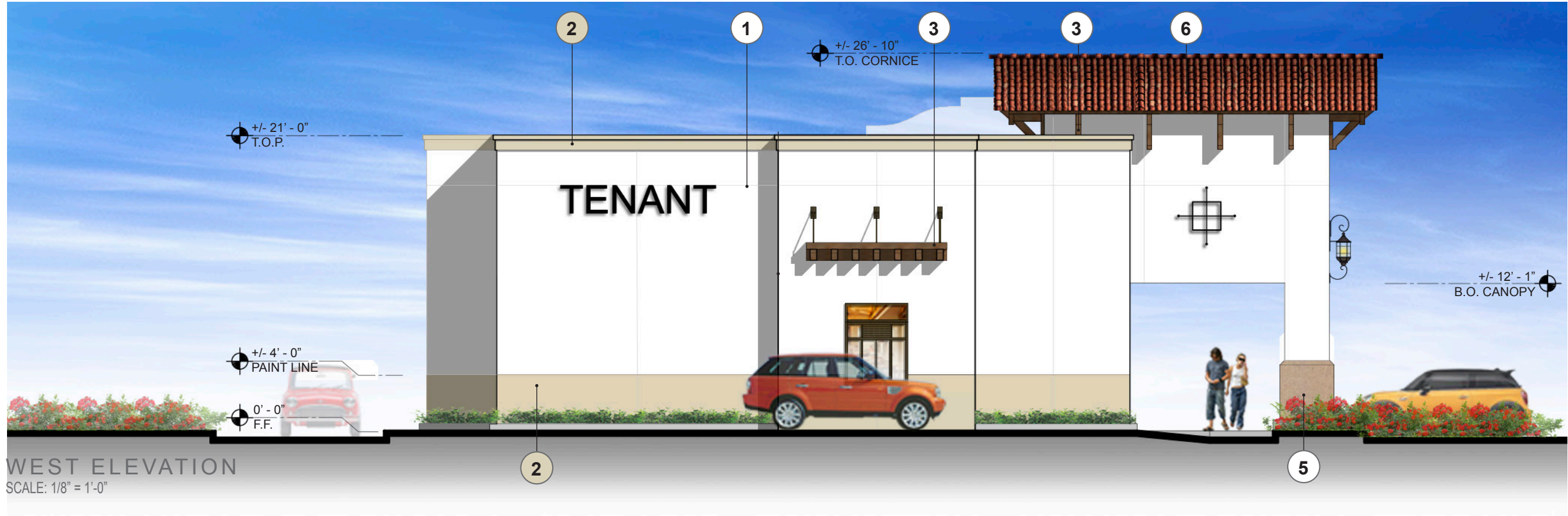
39 Long Beach

Cherry Ave. / Del Amo Blvd., Long Beach CA, 90807



NORTHGATE MARKET





EXISTING ELEVATION

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT

|  |   |  |   |   |   |
|--|---|--|---|---|---|
|  |   |  |   |   |   |
| 1<br>Benjamin Moore Paint<br>"Super White" | 2<br>Benjamin Moore Paint<br>HC-93 "Carrington Beige" | 3<br>Semi Transparent Stain<br>by Olympic Stain "Walnut" | 4<br>Pre-cast Concrete Column<br>by CDI "Tabasco" GT 20 | 5<br>Pre-Cast Concrete by<br>Concrete Designs Inc.<br>"Oatmeal" WO 30 | 6<br>2-Piece Mission Roof Tile by<br>Redland "Old Sedona Blend"<br>2251 |

LEGEND

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