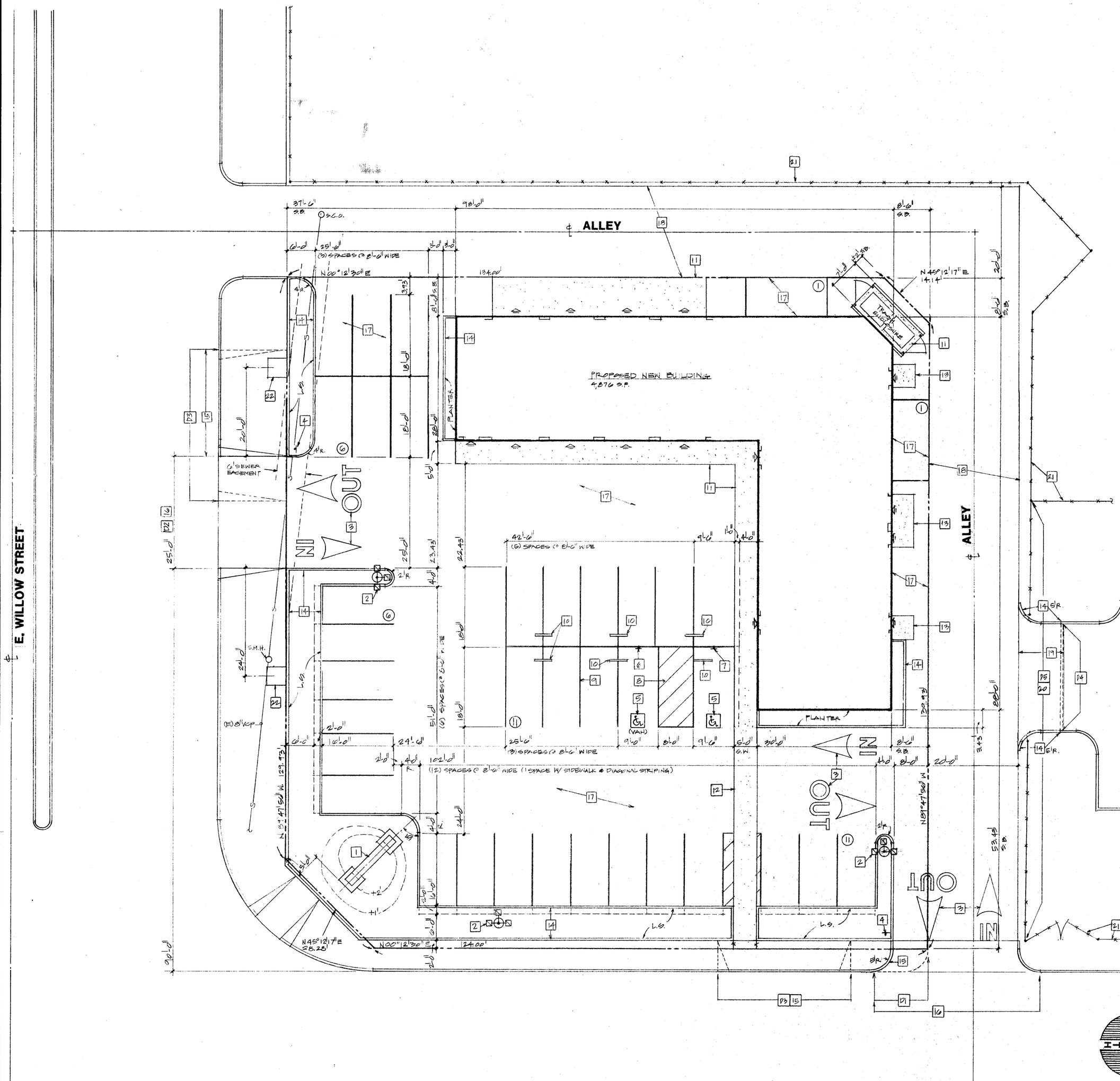

SITE PLAN

SCALE: 1"=10'

SITE DEMOLITION NOTES:

GENERAL SITE DEMOLITION NOTES:

1. Remove all existing site improvements, including trailer, paving, curbs, landscaping, etc. Protect existing sewer lateral. Clean and scarify soil per the Soils Report recommendations.
2. Remove all alley paving.
3. Protect all off-site improvements, except where demolition is indicated.
4. Off-site demolition requires an Encroachment Permit.

KEYED SITE DEMOLITION NOTES:

D1. Remove curb and sidewalk to widen drive.
D2. Remove curb and sidewalk for new drive approach.
D3. Remove existing drive approach.
D4. Remove curb for access to off-site parking from alley.
D5. Remove portion of existing chain link fence ~~for new drive.~~

SITE DEVELOPMENT NOTES:

GENERAL SITE DEVELOPMENT NOTES:

1. All boundary and topographic information, as well as all existing off-site and on-site conditions, are from the Boundary and Topographic Survey prepared by:
   R. V. Pearsall, Inc.
   2595 Lime Avenue
   Long Beach, CA 90806
   (310) 595-7391 contact: Ron Warrecker
2. See Civil Drawings for grading, drainage, and A.C. paving specifications.
3. See Civil Drawings for any utility easements. Notify Underground Service Alert 2 days prior to any digging. (800) 422-4133.
4. Any work in the public right-of-way requires an Encroachment Permit.
5. See Sheet SD-2 for curbs, flatwork, and other site concrete work.

KEYED SITE DEVELOPMENT NOTES: — **DETAIL REF.**

1. Pylon sign.
2. Pole light.
3. IN-OUT painted signage.
4. "RIGHT TURN ONLY" pole-mounted sign.
5. Handicapped parking stall painted symbol.
6. Van handicapped parking pole-mounted sign.
7. Handicapped parking pole-mounted sign.
8. Handicapped parking unloading aisle striping.
9. Typical parking stall striping.
10. Concrete wheel stop.
11. Flush concrete apron / sidewalk: see Sheet SD-2.
12. Flush concrete walk: see Sheet SD-2.
13. Flush concrete "level" landing: see Sheet SD-2.
14. Landscape concrete curb: see Sheet SD-2.
15. New concrete curb and sidewalk: see Civil Drawings.
16. New concrete drive approach: see Civil Drawings.
17. New A.C. paving throughout site where other finishes / elements are not indicated. See Civil Drawings for specification.
18. New alley paving: see Civil Drawings for specification.
19. New A.C. approach to off-site parking from alley: see Civil Drawings.
20. New 6 foot high chain link fence to match adjacent fence (no barbed wire extension at top). Provide welded eyes to posts either side of off-site parking for future chain by Owner. Provide 18" diameter by 36" deep concrete footing for these (2) posts.
21. Existing chain link fence (and gates). Note: rehang south gate of existing pair of gates at Clark Avenue to new post.

22. PROVIDE 4' SQ. SIDEWALK OPEN. N.I.C. FOR (N) STREET TREES

PROJECT DATA

1. PROJECT:	KALB CENTER Automotive Repair Bays and Office Shell only for future Diner.
2. PROJECT ADDRESS:	5099 E. WILLOW STREET LONG BEACH, CA 90815 (existing) 2601 CLARK AVENUE LONG BEACH, CA 90815 (proposed)
3. LEGAL DESCRIPTION:	LOT 1, TRACT 27199 BK 687, PP 83, 84 MAPBOOK
3a. ACCESSOR'S PARCEL NUMBER:	7149-003-007
4. OWNER: ADDRESS: PHONE:	BIXBY LAND COMPANY 4525 ATHERTON STREET LONG BEACH, CA 90815 (310) 494-8250
4a. LEASEHOLDER (APPLICANT):	A.J.'s AUTOMOTIVE c/o LYNCH INVESTMENT PROPERTIES 1601 DOVE STREET, SUITE 150 NEWPORT BEACH, CA 92660
PHONE:	(714) 474-1750 (Rich Kredel)
5. LOT SIZE:	21,449 SF (.49 ACRES)
6. LOT COVERAGE:	21% FAR
7. LANDSCAPING:	2,560/21,449= 12%
8. PARKING: RATIO(S): Auto bays: 4/1000 + 3, Office: 4/1000, Diner: 10/1000 REQUIRED SPACES: 30 SPACES PROVIDED: ~~34~~ 36 STANDARD (8.5'x18'): ~~32~~ 34 HANDICAPPED: 2 TOTAL: 36	
9. REQUIRED SETBACKS: CLARK AVENUE: WILLOW STREET: ALLEY:	10' FROM P.L. 10' FROM P.L. 5' FROM C.L. OF ALLEY
10. HEIGHT LIMITATIONS:	28'
11. OCCUPANCY / OCCUPANT LOAD:	~~S-3~~,B-2,A-3 /
12. CONSTRUCTION TYPE:	V-N, non-sprinklered
13. UBC EDITION:	~~1994~~
14. BUILDING SQUARE FOOTAGE:	Auto Repair Bays: 1,904 sf Office: 1,172 sf Diner: 1,390 sf Elect/Telco: 60 sf Subtotal: 4,526 sf 2nd. Floor Storage: 350 sf Total: 4,876 sf

NOTE: ALL PROPOSED IMPROVEMENTS ARE EITHER IDENTICAL TO OR VERY SIMILAR TO THE IMPROVEMENTS AT THE A.J.'s AUTOMOTIVE PROJECT AT 2600 CLARK AVENUE, LONG BEACH (across street)

REVISIONS	BY

KALB CENTER
N.W.C. WILLOW STREET & CLARK AVENUE
LONG BEACH, CA

DAYTON ASSOCIATES ARCHITECTS
2900 SILVER LANE, NEWPORT BEACH, CA 92660 (714) 845-1717

DRAWN: RAD
CHECKED:
DATE: FEB '97
SCALE:
JOB NO.: 9524
SHEET: 1 OF 4 SHEETS

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