

7th. STREET

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- ASPHALT CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- EXISTING BUILDING TO BE DEMOLISHED
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- PARKING STALLS

PAVING CONSTRUCTION NOTES

- LANDSCAPE/PLANTER AREA. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
- TRASH ENCLOSURE AREA
- ACCESSIBLE PATH OF TRAVEL SIGN
- ACCESSIBLE PARKING SIGN
- ACCESSIBLE 90° PARKING STALL
- ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- STANDARD 90° PARKING STALL
- PROPOSED CONCRETE DRIVEWAY APPROACH
- RELOCATE EXISTING LIGHT POLE
- RELOCATE EXISTING POWER POLE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED SIDEWALK PER CITY OF LONG BEACH STANDARD PLAN NO. 116
- EXISTING MONITORING WELL
- MONUMENT SIGN
- TRANSFORMER PAD
- OUTDOOR PATIO EATING AREA

PROJECT INFORMATION

PROJECT DESCRIPTION:	DEMOLITION OF TWO EXISTING PADS AND NEW CONSTRUCTION OF A DUNKIN' DONUTS		
APN:	7241-031-013		
ADDRESS:	5560 E. 7TH STREET LONG BEACH, CA 90804		
ZONING DESIGNATION:	COMMUNITY AUTOMOBILE-ORIENTED (CCA) DISTRICT		
TOTAL DISTURBED AREA:	19,507 S.F.	0.448 AC	
TOTAL PAD AREA:	2,144 S.F.	0.048 AC	
GROSS SQUARE FOOTAGE:	2197 S.F.		
ARCHITECTURAL ELEMENTS:	-108 S.F.		
ELECTRICAL UTILITY CLOSET	-31 S.F.		
RESTROOMS:	-169 S.F.		
ADJUSTED GROSS SQUARE FOOTAGE:	1889 S.F.		
LOT COVERAGE:			
TOTAL LOT AREA	19,507 S.F.	(0.448 AC)	100%
BUILDING PAD AREA:	2,144 S.F.	(0.048 AC)	10.9%
IMPERVIOUS AREA:	13,020 S.F.	(0.299 AC)	66.8%
LANDSCAPE AREA:	4,400 S.F.	(0.101 AC)	22.4%
PARKING / LANDSCAPE BUFFER	REQUIRED	PROVIDED	
FRONT	10'	10'	
REAR	5'	5'	
SIDE (E)	10'	10'	
SIDE (W)	10'	10'	
PARKING SUMMARY:	1,894 SF RESTAURANTS (10 STALL / 1000 SF) = 19 REQUIRED PARKING STALLS PER CITY CODE		
ADA PARKING FOR 0-25 PARKING SPACES PROVIDED = 1 ADA SPACES REQUIRED PER CITY CODE			

PARKING TABLE:	REQUIRED	PROVIDED
STANDARD	18	18
ACCESSIBLE	1	1
TOTAL	19	19

BICKEL GROUP
ARCHITECTURE
BICKEL UNDERWOOD CORPORATION
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com



DUNKIN' DONUTS
5560 E. 7TH STREET
LONG BEACH, CA

FRONTIER
REAL ESTATE INVESTMENTS

SITE F
Scale: 1"
January



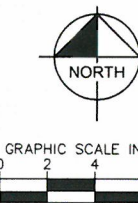
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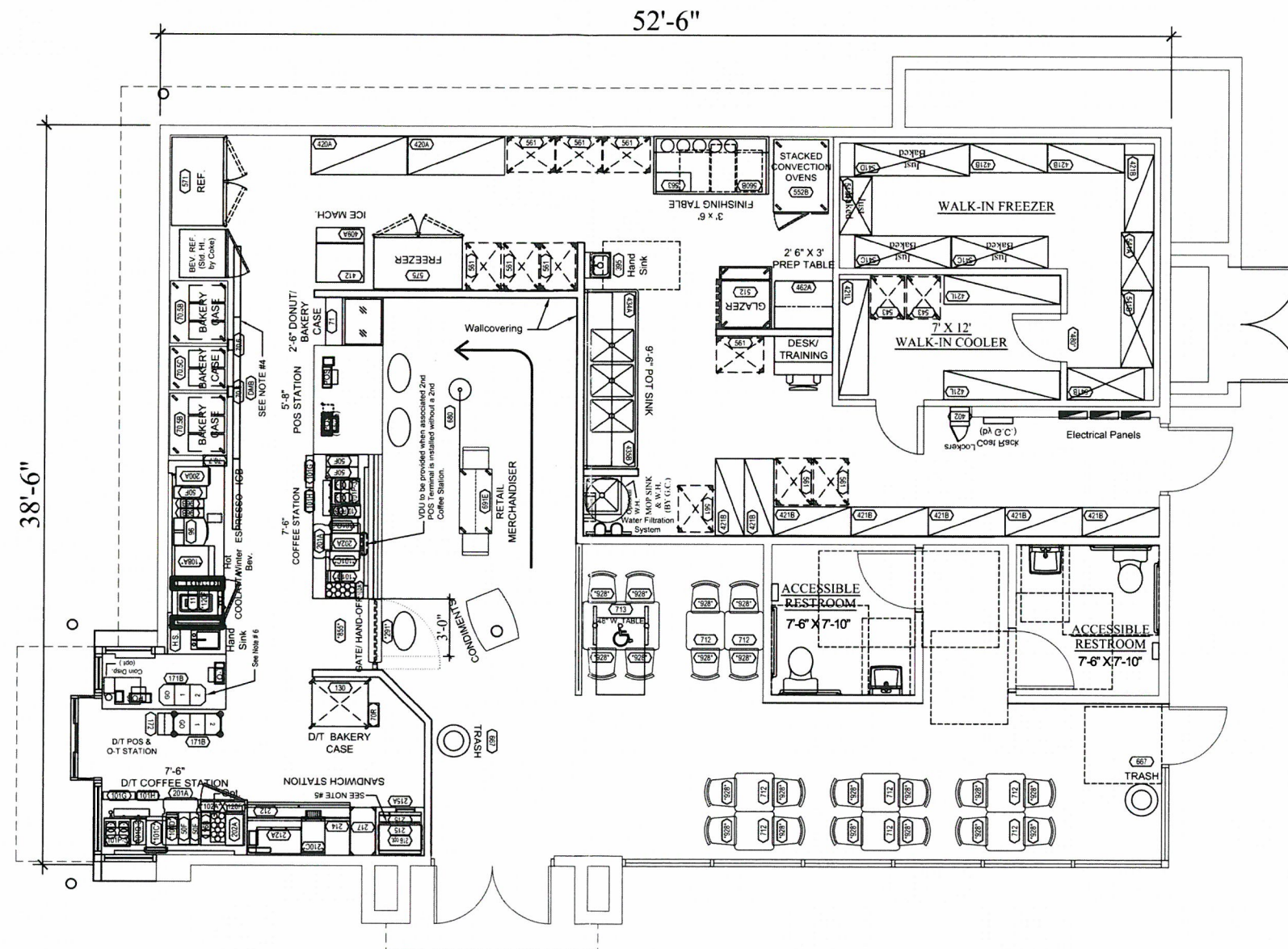
DUNKIN' DONUTS

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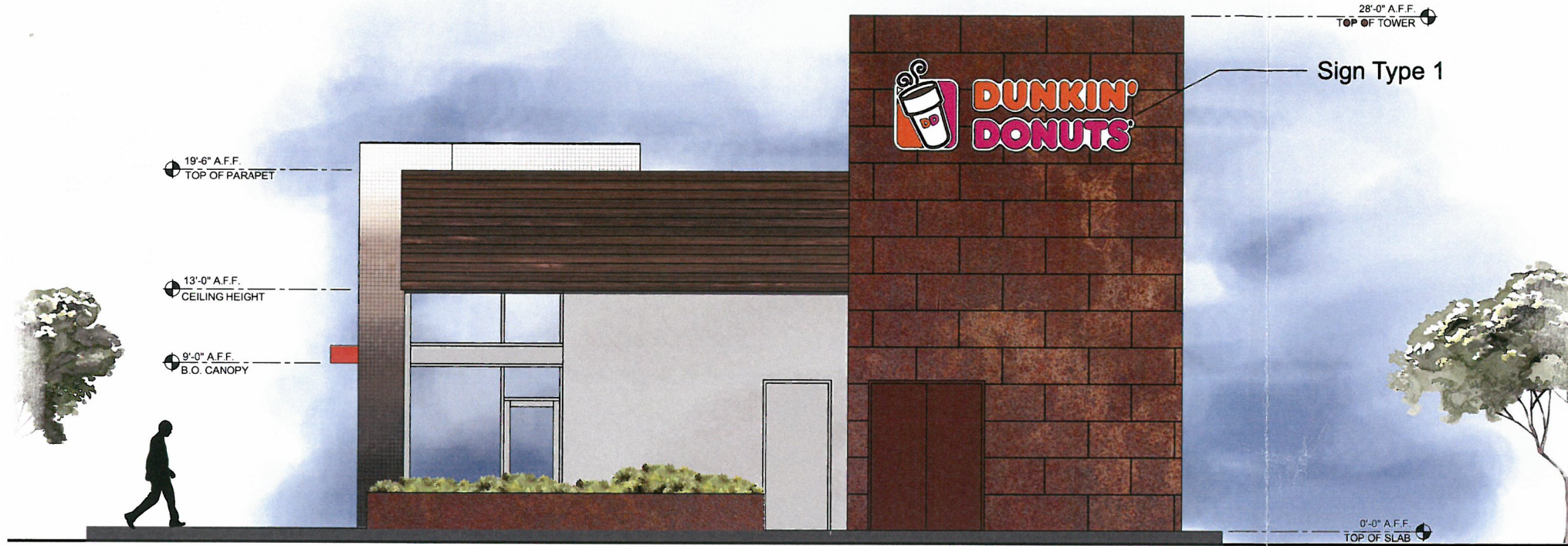
FRONTIER
REAL ESTATE INVESTMENTS



FLOOR
Scale: 1/
January



The plans, ideas, arrangements and designs indicated or represented UNDERWOOD, and were created and developed solely for use on, as a whole or in part, for any purpose for which they were not originally intended.



1 EAST ELEVATION



2 SOUTH ELEVATION



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FRONTIER
REAL ESTATE INVESTMENTS

ELEVATION

Scale: 1/
January

F:\13\13A150 - Dunkin'
Flint\Design\Elevations\1

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2 WEST ELEVATION



1 NORTH ELEVATION



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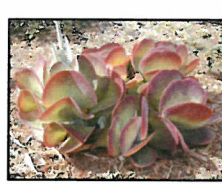
ELEVATION

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January

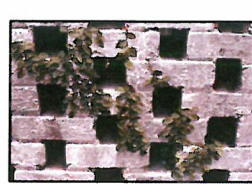
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WATER CONSERVATION CONCEPT
A TARGET SYSTEM SHALL BE INSTALLED IN ALL NEW PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS. RAIN SHUT-OFF TO BE PROVIDED ON NEW CONTROLLER.



KALANCHOE



FICUS



KNIPHOFIA



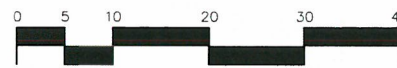
TEUCRIUM



LAMPFRANTHUS

- CITY SPECIFIC REQUIREMENTS**
- ✓ LIVE MATERIAL USED
 - ✓ AUTOMATED IRRIGATION SYSTEM PROVIDED
 - ✓ 1 TREE PER 4 SPACES REQUIRED. 19 SPACES = 5 TREES REQUIRED. 5 TREES PROVIDED.
 - ✓ ALL TREES 24" BOX, MIN. ALL SHRUBS 5 GALLON, MIN.
 - ✓ 90% OF LANDSCAPE IS VERY LOW OR LOW WATER USE

NORTH



SCALE: 1"=10'-0"

ACCEPTABLE PLANT SIZES, VARIETIES AND CONDITIONS AT TIME OF PLANTING:

SIZES HEIGHT X SPREAD CALIPER

SHRUBS:
1 GALLON 18" X 12" ---
5 GALLON 36" X 30" ---
15 GALLON 48" OR 75% OF MATURE HEIGHT AS LISTED IN PLANT LEGEND

TREES:
15 GAL 7'-8" X 2'-3" .75"
24" BOX 9'-10" X 4'-5" 1.75"
36" BOX 12'-14" 6'-7" 2.75"
48" BOX 16'-18" 8'-9" 3.25"

PLANTS SHALL BE HEALTHY WITHOUT PESTS OR DISEASE AND SHALL NOT BE OVERGROWN. SHOW KINKED OR CIRCLING ROOTS. HAVE DAMAGED OR TWISTED TRUNKS. SHOW A PRESENCE OF HEAVILY MATTED OR WOODY PERIPHERAL ROOTS, OR BE SO RECENTLY CANNED THAT THE ROOT SYSTEM IS NOT THOROUGHLY DEVELOPED THROUGHOUT THE CAN.

TREES USED IN PLANTER FINGERS OF PARKING LOTS OR AS STREET SHADE TREES SHALL HAVE A HIGH BRANCHING BY GROWTH OR PRUNING TO A 4' CLEAR HEIGHT.

THE CONTRACTOR IS TO BE CAREFUL IN ORDERING PLANTS WHICH ARE AVAILABLE IN BOTH GROUND COVER, SHRUB OR STANDARD FORMS AND IS TO PLACE THE PLANT ORDER PER THE LEGEND GROUPING DESIGNATION. HEIGHT FOR THE MATURE PLANT AND OTHER LEGEND NOTES OR VARIETY NAME.

AB 1881 LANDSCAPE DOCUMENTATION

PROJECT INFORMATION

PROJECT APPLICANT: DUNKIN DONUTS
PROJECT ADDRESS: 5560 E 7TH ST, LONG BEACH, CA 90805
LANDSCAPE AREA: 4270 S.F.
PROJECT TYPE: NEW
WATER SUPPLY TYPE: POTABLE, RECYCLED, WELL & LOCAL WATER PURVEYOR
CLIENT CONTACT NAME AND PHONE: BOB DEMMOND, STANTEC (949) 575-6212
PROJECT CONTACT: BOB DEMMOND, STANTEC (949) 575-6212

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDRO-ZONE	VALVE #	VALVE USE	IRRIGATION METHOD	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	SHRUBS & GRASS	D	4270	100%	0.30	
LW	TREES	B	N/A	0%	0.30	
TOTAL			4270	100.0%		

HYDROZONE
0-6.5 LW=LOW WATER USE PLANTS
6.6-10.0 MW=MODERATE WATER USE PLANTS
10.1-15.0 HW=HIGH WATER USE PLANTS

IRRIGATION METHOD
MS= MICROSPRAY
SS= SPRAY
R= ROTOR
O= OTHER

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
ETO 39.7
CONVERSION FACTOR 0.62
ET ADJUSTMENT FACTOR 0.7
LANDSCAPE AREA S.F. (INCL. SLA) 4270
ADJUST WATER ALLOW FOR SLA 0.3
SPECIAL LANDSCAPE ALLOWANCE S.F. 0
MAWA= (ETO)(CONV FACTOR)(ET ADJ FACTOR X LANDSCAPE S.F.)(ADJUST WATER ADJ X S.F. S.F.)
MAWA= 73,571.25 Gal/Yr

ESTIMATED TOTAL WATER USE (ETWU)
ETWU= (ETO)(CONV FACTOR)(ET ADJ FACTOR X LANDSCAPE AREA S.F.)(SPECIAL LANDSCAPE ALLOWANCE S.F.)
ETWU= 44,409.203 Gal/Yr

LOW WATER USE HYDROZONES

HYDRO-ZONE	VALVE #	VALVE USE	IRRIGATION METHOD	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	SHRUBS & GRASS	D	4270	100%	0.30	
LW	TREES	B	N/A	0%	0.30	
TOTAL			4270	100.0%		

MODERATE WATER USE HYDROZONES

HYDRO-ZONE	VALVE #	VALVE USE	IRRIGATION METHOD	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	SHRUBS & GRASS	D	4270	100%	0.30	
LW	TREES	B	N/A	0%	0.30	
TOTAL			4270	100.0%		

HIGH WATER USE HYDROZONES

HYDRO-ZONE	VALVE #	VALVE USE	IRRIGATION METHOD	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	SHRUBS & GRASS	D	4270	100%	0.30	
LW	TREES	B	N/A	0%	0.30	
TOTAL			4270	100.0%		

ETWU= 44,409.203 Gal/Yr
ETWU= 60% MAWA

SOIL MANAGEMENT REQUIREMENTS
POST GRADING HORTICULTURAL APPRAISAL REQUIRED.
WATER QUALITY REPORT REQUIRED ON RECYCLED WATER.
RE-EVALUATION OF PLANT SELECTION REQUIRED WITH RECYCLED WATER TEST RESULTS. CONTACT LANDSCAPE ARCHITECT

PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER REQMT	COMMON NAME
TREES						
	24" BOX	4	30'	LOPHOSTEMON CONFERTUS	M	BRISBANE BOX
	24" BOX	1	22'	LAGERSTROEMIA INDICA, STD. 'MUSKOGEE'	M	STD. CRAPE MYRTLE
	-	-	-	EXISTING OFF-SITE TREES TO REMAIN	-	-
	24" BOX	1	-	NEW STREET TREE	-	-
SHRUBS						
	5 GAL.	13	6'	PHORMIUM TENAX 'PURPUREUM'	L	NEW ZEALAND FLAX - PURPLE
	5 GAL.	26	48"	DASYLIRON WHEELERI	L	DESERT SPOON
	5 GAL.	16	36"	KNIPHOFIA UVARIA 'ALCAZAR'	L	RED HOT POKER
	5 GAL.	39	6'	NANDINA DOMESTICA	L	HEAVENLY BAMBOO
	1 GAL.	62	24"	KALANCHOE THYRSIFLORA	L	PADDLE PLANT
	15 GAL.	3	10'	DODONAEA VISCOSA 'PURPUREA'	L	PURPLE HOPSEED BUSH
VINES						
	5 GAL.	14	-	FICUS PUMILA - 12 ON FENCE, 2 ON TRASH ENCL.	M	CREeping FIG
GROUNDCOVERS / MASS PLANTINGS						
	FLATS 12" O.C.	80	3"	LAMPFRANTHUS SP - RED	L	ICEPLANT
	1 GAL. 18" O.C.	160	18"	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	L	DWF FOUNTAIN GRASS
	1 GAL. 24" O.C.	675	30"	STIPA TENNUISSIMA	L	FEATHER GRASS
	FLATS 15" O.C.	590	6"	TEUCRIUM X LUCIDRYS 'PROSTRATUM'	L	GERMANDER
	1 GAL. 12" O.C.	160	8"	FESTUCA OVINA 'ELIJAH BLUE'	L	BLUE OAT GRASS
SITE FEATURES - TYPICAL						
	46 S.F.			COBBLE SWALE FOR ROOF DRAINS: 3"-6" WASHED RIVER COBBLE SET IN PLANTER OVER MIRAFI FW700 (PERMEABLE) LANDSCAPE FABRIC		
	NOT SHOWN			ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 4' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887-8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.		
	7			MOUNDS - ON FRONTAGES		
TOTAL LANDSCAPED AREA: 4270 S.F.						



PHORMIUM



PENNISETUM



NANDINA



STIPA

LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

NOT FOR BIDD
THESE DRAWINGS ARE REVISIONS. IT IS THE OBTAIN FINAL DRAWN BEFORE FINALIZING E

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