

**Edwards Theater
7501 E. Carson Blvd., Long Beach, CA**

Aerial Photo



Front of Store Photo



[illegible]

LAND AREA	8218 ACRES± (3,579,760 SF±)
BUILDING AREA	901611 SF
LAND/BUILDING RATIO	297/1 (25.2%)
PARKING PROVIDED	4,440 STALLS
PARKING RATIO	5/1000

- INCLUDES CARSON STREET DEDICATION
- INCLUDES DOVEY STREET VACATION
- EXCLUDES 20 AC. AUTONATION PARCEL
- STANDARD STALL SIZE 6.5' X 18'

[illegible]

Perkowitz+Ruth architects, inc.
Architecture planning
311 Shattuck Road, Long Beach, California 90815
(562)581-3333

**SITE IMPROVEMENTS
FOR
LONG BEACH TOWNE CENTER
(END OF INTERSTATE 565 & CARSON ST.
LONG BEACH, CALIFORNIA)**

DATE	1-23-95
JOB NO.	95-2463
PLOTTED	1-22-95
PLOT SCALE	1"=20'
DRAWN BY	JPT
SHEET TITLE	OVERALL SITE PLAN
SHEET NO.	

SA-1

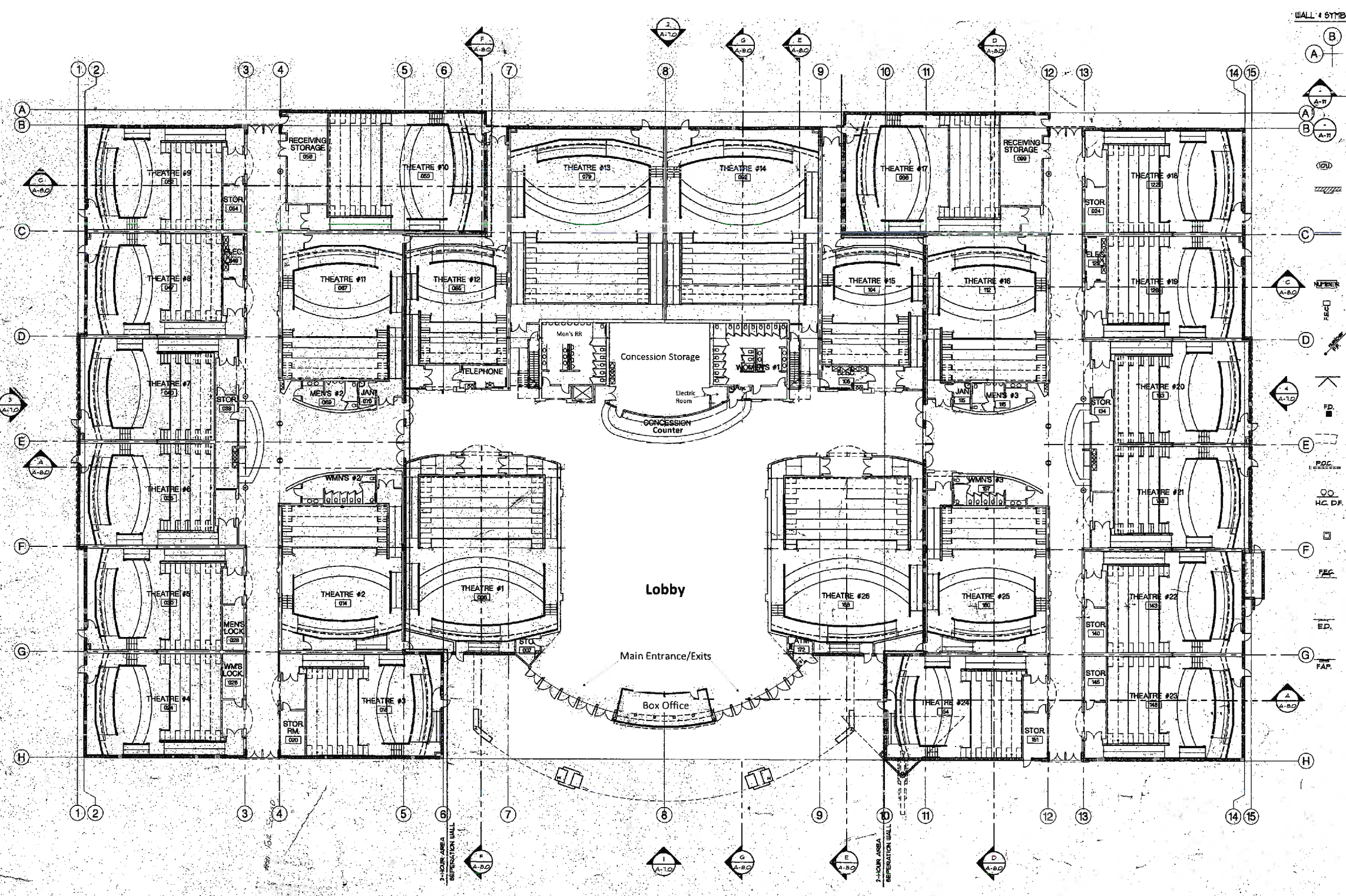
FOR REFERENCE ONLY

JAN 28 1958

BID SET

OVERALL SITE PLAN

PLANE	1
SCALE 1"=100'	



- WALL & SYMBOLS LEGEND
- INDICATES AND LINE
 - INDICATES WALL, SECTION DETAIL
 - INDICATES DETAIL IDENTIFICATION
 - INDICATES DOOR NUMBER SYMBOL
 - CHU EXTERIOR WALL WITH PLASTER, WHERE OCCURRING PER PLANS 12 HR. RATED, SEE WALL-TYPE SCHEDULE ON SHEET A-03 INTERIOR BEARING WALL TO BE CHU - REFER TO STRUCTURAL DRAWINGS & DETAILS
 - SYMBOL BOARD/STEEL, REED WALL SEE DETAILS ON SHEET A-03 & A-05
 - INDICATES WALL TYPE CONSTRUCTION SEE SHEET A-03
 - FIRE EXTINGUISHER
 - INDICATES SPOT GRADE ELEVATION: FF - FINISH FLOOR, FS - FINISH SURFACE (EXTERIOR GRADE), TD - TOP OF WALL
 - INDICATES DIAGONAL BRACE WITHIN WALL - OR EXTERIOR REFER TO STRUCTURAL DRAWINGS & INTERIOR ELEVATIONS
 - INDICATES RESTROOM, JANITOR OR CONCESSION FLOOR DRAIN - REFER TO ENLARGED PLANS, CONCESSION AND PLUMBING DRAWINGS
 - INDICATES NUC EQUIPMENT, CONCESSION COUNTER, SINK, SLOTTED, OR MANAGE - REFER TO DRAWINGS BY OTHERS & CEILING PLAN
 - INDICATES BELOW GRADE ROOF DRAIN LINE (P.O.C. - POINT OF CONNECTION)
 - INDICATES ACCESSIBLE DRINKING FOUNTAIN
 - INDICATES TIE STEEL COLUMN PER STRUCTURAL DRAWINGS SEE FIREPROOFING SCHEDULE ON SHEET A-03 ALL STORMWATER COLUMNS BEARS & GUTS TO HAVE INTEGRAL COLOR THIN-FILM FLUORESCENT FIREPROOFING
 - INDICATES RECESSED FIRE EXTINGUISHER CABINET - SEE GENERAL NOTE 10 ON SHEET 15-1
 - INDICATES 8"X4" WALL MOUNTED PAINTED EXTINGUISHER BAGGING ALL EXIT DOOR LOCATIONS AND TOILET AREAS NOTE WITH INDICATOR SYMBOL, LABEL ALL THEATRES, CONCESSION AREAS, TOILET ROOMS, AND ELEVATOR, PROVIDE CLEAR LEXAN COVER WITH BRASS TRIM, CORNER THEATRE NUMBERING WITH GARDEN FIELD REF.
 - INDICATES FIRE ANNUNCIATOR PANEL - REFER TO FIRE ALARM PLANS ON ELECTRICAL DRAWINGS & SHOP DRAWINGS BY OTHERS

FLOOR PLAN NOTES:

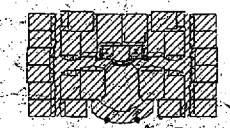
1. REFER TO SEATING PLANS ON SHEETS B-1 THRU B-13 FOR ALL CLEAR DIMENSIONS BETWEEN SEATS. FOR HINCH REQUIRED CLEARANCES AT ROW SERVING DEAD-END AISLES & SEATING DIMENSION DETAIL.
2. REFER TO SHEETS A-01 & A-02 FOR NUC CONCESSION COUNTERS, SINKS & EQUIPMENT, INCLUDING BELOW GRADE STUMP LINE CONDUIT WHICH IS PART OF GENERAL CONTRACTORS SCOPE OF WORK PROVIDED & INSTALLED BY PLUMBING CONTRACTOR. VERIFY LOCATIONS WITH EDWARDS FIELD REP. PRIOR TO INSTALLATION.
3. ALL COLUMNS & BEAMS SHALL HAVE 1 HR. FIRE RATED SPRAY-ON FIREPROOFING, UNLESS NOTED OTHERWISE ON THE DRAWING & SECTION.
4. ALL ROOF OVERFLOW DRAIN LINES SHALL BE WRAPPED 1" INSULATION PIPE-INSUL 1" TEB & 4" O.C. ALL FORMS TO HAVE FULL BATT INSULATION. GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR.
5. ALL OPENINGS (GROUN ARE TO FACE OF RTUD COLUMN CONTROLS) OR FACE OF MASONRY, UNLESS NOTED OTHERWISE ON THE DRAWING, BE TRIMMED CLEAR OPENING.
6. ALL STAIR SHAFTS & DUCT SHAFTS SHALL BE 1 HR. FIRE RATED CONSTRUCTION PER SCHEDULE DETAILS ON SHEET A-03, A-05 & A-06.
7. REFER TO HARDSCAPE PLANS, SHEETS A-01 THROUGH A-03, AND SHEETS A-04 THROUGH A-05 FOR INFORMATION AT REAR EXIT DOORS, EXTERIOR WALKS & CANOPY AREA FROM GRADES & DRAINAGE ALLOYS. REFER ALSO TO SHEET A-02 FOR ADA ACCESSIBILITY REQUIREMENTS, NOTES & INFORMATION.
8. ALL ROOF DRAIN LINES & RISERS SHALL BE CAST IRON FROM ROOF TO 8'-0" BEYOND BUILDING LINE TO P.O.C. & STORM DRAIN LINE - REFER TO CIVIL DRAWINGS. ALL ROOF DRAIN LINES SHALL BE DRAIN-TESTED AT 100% OF PREP BUILDING FOR INSPECTION PRIOR TO CONNECTION TO SITE STORM DRAIN SYSTEM. FOR TYPICAL ROOF & OVERFLOW DRAIN LINES THROUGH BUILDING WALLS SEE DETAIL 30 ON A-01 REFER ALSO TO FLOOR PLANS, PLUMBING DRAWINGS.
9. ALL PROJECTOR ROOMS & PROJECTORS SHALL BE VENTED & EXHAUSTED PER C.E.C. SECT. 406.5 & 406.6.3. REFER TO MECHANICAL DRAWINGS & FIRE DEPARTMENT NOTES ON 15-10.
10. MEZZANINE FLOOR CONSTRUCTION SHALL COMPLY WITH ALL LISTING REQUIREMENTS FOR FIRE-RATED, REINFORCED STEEL, PRECAST CONCRETE & MASONRY. REFER ALSO TO STRUCTURAL DRAWINGS.
11. THE ROOF / CEILING CONSTRUCTION SHALL BE CONSTRUCTED WITH A SAMPURSED ACROUSTICAL TILE & STEEL TIE-BAR GRID CEILING SYSTEM (UNCI) IN CONFORMANCE WITH THE ROOF SYSTEM SHALL PROVIDE 1 HOUR FIRE-RATED ENVELOPE COMPLYING WITH U.L. LISTING FOR ALL OTHER AREAS.
12. LOGIC, RESEARCH REPORT (R&R) ITEM 103 & 104, ALL LIGHT FIXTURES SHALL BE PROTECTED WITH ENCLOSURES PER DETAIL 3/4/0 & DUCT OPENINGS PROTECTED WITH 1 HOUR RATED FIRE-RESISTANT PER C.E.C. SECTION 102.2 & 102.3. FIRE-RESISTANT SHALL ALSO BE INSTALLED AS REQUIRED PER SECTION 102.0.
13. PENETRATIONS OF FIRE-RATED WALLS SHALL BE IN ACCORDANCE WITH C.E.C. SECTION 102.6 & 102.7 & HAVE 1 HR. RATED AS REQUIRED PER U.S.C. STANDARD 1-1. FIRE-RATED WALLS MAY HAVE OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 6" SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
14. INSTALL WOOD BACKING AT ALL LOCATIONS RECEIVING HANDRAILS, EXIT SIGNAGE & DEVICES, GRAB BARS, ETC. AND IN ALL AUDITORIUM WALLS & UPPER LOCATIONS (COORDINATE WITH GARDEN FIELD REPRESENTATIVE).
15. ALL DRIVING WALLS BETWEEN THEATRES & THEATRE LOBBY SHALL BE FULLY CONSTRUCTED, FIRE-TREATED & BRICKLINED PRIOR TO COMMENCING WITH CONSTRUCTION OF THE STADIUM SEATING TIER - NO EXCEPTION.
16. PROVIDE WOOD BACKING AT MAGNETIC HOLD OPEN SUPPORT, WALL MOUNTED ACCESSORIES - EXIT SIGNS, ETC.

PLANS APPROVED BY
DEPT. OF BUILDING & SAFETY
CITY OF LONG BEACH
JAN. 26 1999

The approval shall not be construed to be a part of, or approval of any building or the Long Beach Building Department or the City of Long Beach.

BID SET
23 APRIL 98

COMPOSITE 1ST. FLOOR PLAN
SCALE 1/8" = 1'-0"



REVISIONS

NO.	DESCRIPTION	DATE
1	ADD PROJECT NO. 98-000-002	1/26/98

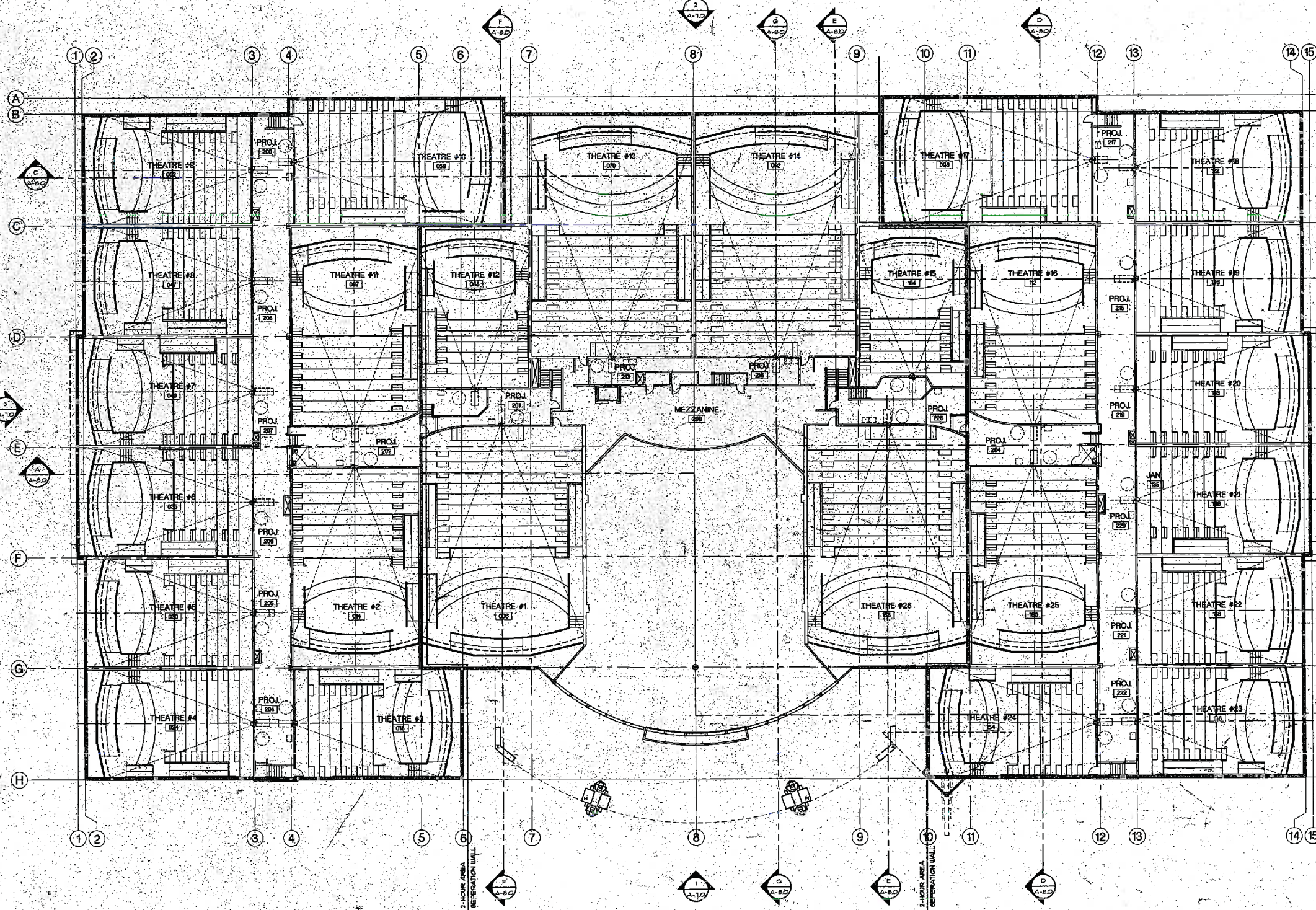
PROJECT: EDWARDS 26 CINEMAS
EDWARDS LONG BEACH
LONG BEACH, CALIFORNIA

DATE: 1/26/98
JOB NUMBER: 98-000-002
PLOT DATE: APRIL 20, 1998
PLOT SCALE: 1/8" = 1'-0"
DRAWN BY: TEA/1
SHEET TITLE: COMPOSITE FIRST FLOOR PLAN
SHEET NO.: A-2/P

PERKOWITZ + RUTH ARCHITECTS, INC.
Architects
15 CORPORATE PLAZA, SUITE 200 NEWPORT BEACH, CA 92660
(714) 771-8904

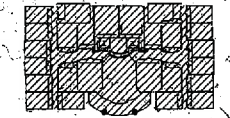
WALL & SYMBOLS LEGEND

- (A) INDICATES GRID LINE
- (A-11) INDICATES WALL SECTION DETAIL
- (A-11) INDICATES DETAIL IDENTIFICATION
- (21) INDICATES DOOR NUMBER SYMBOL
- CHU EXTERIOR WALL WITH PLASTER, INTERIOR OCCURS PER PLAN (2 HR. RATED). SEE WALL-TYPE SCHEDULE ON SHEET A-103. INTERIOR BEARING WALL TO BE CHU- REFER TO STRUCTURAL DRAWINGS & DETAILS.
- GYP/PT BOARD/STEL STD WALL SEE DETAILS ON SHEET A-103 & A-105
- INDICATES WALL TYPE CONSTRUCTION SEE SHEET A-103
- FIRE EXTINGUISHER
- INDICATES SPOT GRADE ELEVATION IF FINISH FLOOR IF FINISH SURFACE (EXTERIOR GRADE) IF TOP OF WALL
- INDICATES DIAGONAL BRACE WITHIN WALL OR EXPOSED REFER TO STRUCTURAL DRAWINGS & INTERIOR ELEVATIONS
- INDICATES RESTROOM, JANITOR OR CONCESSION FLOOR DRAIN - REFER TO ENLARGED PLANS, CONCESSION AND PLUMBING DRAWINGS
- INDICATES NLC EQUIPMENT, CONCESSION COUNTER, BELVING, BUFFET, OR SIGNAGE - REFER TO DRAWINGS BY OTHERS & CEILING PLANS
- INDICATES BELOW GRADE ROOF DRAIN LINES (P.O.C. - POINT OF CONNECTION)
- INDICATES ACCESSIBLE DRINKING FOUNTAIN
- INDICATES TIE STEEL COLUMN PER STRUCTURAL DRAWINGS. SEE FIREPROOFING SCHEDULE ON SHEET A-103. ALL EXPOSED COLUMN BEAMS & GIRTS TO HAVE INTEGRAL COLOR THIN-FILM FLUORESCENT FIREPROOFING
- INDICATES RECEIVED FIRE EXTINGUISHER CABINET - SEE GENERAL NOTE 12 ON SHEET 18-1
- INDICATES 8"X24" WALL MOUNTED PAINTED EXTING. DIAGRAM SHOWING ALL EXIT DOOR LOCATIONS AND YOU ARE HERE NOTE WITH INDICATOR SYMBOL. LABEL ALL THEATERS, CONCESSION AREAS, TOILET ROOMS AND ELEVATOR. PROVIDE CLEAR LEAD-IN COVER WITH BRASS TRIM. CONTR. THEATRE NUMBERING WITH OWNERS FIELD REP.
- INDICATES FIRE ANNUNCIATOR PANEL - REFER TO FIRE ALARM PLANS ON ELECTRICAL DRAWINGS & SHOP DRAWINGS BY OTHERS.



FLOOR PLAN NOTES:

1. REFER TO BEARING PLANS ON SHEETS 871 THRU 873 FOR ALL CLEAR DIMENSIONS BETWEEN SEATS & FOR MINIMUM REQUIRED CLEARANCES AT ROSS SERVICE DEAD-END AISLES & SEATING DIMENSION DETAIL.
2. REFER TO SHEETS A-1 & A-2 FOR NLC, CONCESSION COUNTERS, BELVING & EQUIPMENT, INCLUDING BELOW GRADE GYP/PT LINE CONDUIT WHICH IS PART OF GENERAL CONTRACTORS SCOPE OF WORK, PROVIDED & INSTALLED BY PLUMBING CONTRACTOR. (SEE) LOCATIONS WITH EDWARDS FIELD REP. PRIOR TO INSTALLATION.
3. ALL COLUMN & BEAM SHALL HAVE 1 HR. FIRE RATED SPRAY-ON FIREPROOFING UNLESS NOTED OTHERWISE ON THE DRAWINGS & SCHEDULES.
4. ALL ROOF & OVERHEAD DRAIN LINES SHALL BE DRAINED (OF INSULATION PIPE-GRAP) & TEST @ 40" D.C. ALL PIPING TO HAVE FULL EXIST INSULATION GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR.
5. ALL DRINKING FOUNTAIN ARE TO FACE OF STD. COLUMN CENTERLINES OR FACE OF MAGAZINE UNLESS NOTED OTHERWISE ON THE DRAWINGS. (E. THROUGH CLEAR OVERHANGS).
6. ALL GLASS GLAZING & GLAZING UNITS SHALL BE 1 HR. FIRE RATED CONSTRUCTION PER SCHEDULE DETAILS ON SHEET A-103, A-105 & A-106.
7. REFER TO HARDWARE PLANS, SHEETS A-111 THROUGH A-115, AND SHEETS A-111 THROUGH A-113 FOR INFORMATION AT REAR EXIT DOORS, EXTERIOR WALLS & CANOPY AREA FINISH GRADES & DRAINAGE SLOPES. REFER ALSO TO SHEET A-100 FOR ADA ACCESSIBILITY. REQUIRED EXIST NOTES & INFORMATION.
8. ALL ROOF DRAIN LINES & RISERS SHALL BE CAST IRON FROM ROOF TO 5'-0" BEYOND BUILDING LINE TO P.O.C. & STORM DRAIN LINE - REFER TO CIVIL DRAWINGS. ALL ROOF DRAIN LINES SHALL BE DATED/AGED A MIN. OF 5'-0" FROM BUILDING FOR INSPECTION PRIOR TO CONNECTION TO SITE STORM DRAIN SYSTEM. FOR TYPICAL ROOF & OVERHEAD DRAIN LINES THROUGH BUILDING WALLS SEE DETAIL 30 ON A-111 REFER ALSO TO FLOOR PLANS, PLUMBING DRAWINGS.
9. ALL PROJECTION ROOMS & PROJECTIONS SHALL BE VENTED & EXHAUSTED PER C.E.C. SECT. 406.3 & 406.3.3. REFER TO MECHANICAL DRAWINGS & FIRE DEPARTMENT NOTED ON H-20.
10. MEZZANINE FLOOR CONSTRUCTION SHALL COMPLY WITH ALL LISTING INFORMATION 1 HOUR FIRE-RATED REINFORCED STEEL DECK/CONCRETE SLAB. REFER ALSO TO STRUCTURAL DRAWINGS.
11. THE ROOF / CEILING CONSTRUCTION SHALL BE CONSTRUCTED WITH A SUSPENDED ACoustICAL TILE & STEEL T-BAR GRID CEILING SYSTEM WHICH IS CONSTRUCTION WITH THE ROOF SYSTEM SHALL PROVIDE 1 HOUR FIRE-RATED-BAR/GRID COMPLYING WITH UL LISTINGS & ALL OTHER AREAS.
12. LIGHT FIXTURES SHALL BE PROTECTED WITH ENCLOSURES PER DETAIL 2140 & EXIST OPENINGS PROTECTED WITH 1 HOUR RATED FIRE-RESISTANT PER C.E.C. SECTION 102.1 & 102.2 (EXTERIOR) SHALL ALSO BE INSTALLED AS REQUIRED PER SECTION 102.0.
13. PENETRATIONS OF FIRE-RATED WALLS SHALL BE IN ACCORDANCE WITH C.E.C. SECTION 102.6 & 102.7 & HAVE F & I-RATING AS REQUIRED PER UBC STANDARD T-1. FIRE-RATED WALLS MAY HAVE OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 6 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET ROOFS ON OPPOSITE SIDES OF WALLS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES.
14. INSTALL GOOD BACKING AT ALL LOCATIONS RECEIVING HANDRAILS, EXIT SIGNAGE & DEVICES, STAIR RAILS, ETC. & ALL ADDITIONAL WALLS & BREAKER LOCATIONS (COORDINATE WITH OWNERS FIELD REPRESENTATIVE).
15. ALL DETAIL WALLS BETWEEN THEATERS & THEATRE LOBBY SHALL BE FULLY CONSTRUCTED, FIRE-TAPED & BRACKLED PRIOR TO COMPLETION WITH CONSTRUCTION OF THE 6" GY/PT BEATING TENS - NO EXCEPTION.
16. PROVIDE WOOD BACKING AT MAGNETIC HOLD OPEN SUPPORT. WALL MOUNTED ACCESSORIES - EXIT SIGNS, ETC.



KEY PLAN

COMPOSITE MEZZANINE FLOOR PLAN
SCALE 1/8" = 1'-0"

REVISION

Perkowitz + Ruth architects, inc.
Architects
15 CORPORATE PLAZA, SUITE 200 NEWPORT BEACH, CA 92660
(714) 724-8804

EDWARDS 26 CINEMAS
EDWARDS LONG BEACH
LONG BEACH TOWN CENTER
LONG BEACH, CALIFORNIA

PLANS APPROVED BY
CITY OF BUILDING & SAFETY
CITY OF LONG BEACH
JAN 26 1993

BID SET
23APRIL98

DATE: 100-100-100
JOB NUMBER: 100-100-100
PLOT DATE: APRIL 10, 1998
PLOT SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
SHEET TITLE: COMPOSITE MEZZANINE FLOOR PLAN
SHEET NO: A-30