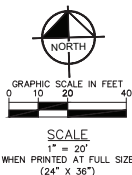


Drawing name: K:\GWA_LDW\19440001 - Long Beach Towne Center\CAD\Exhibits\Entitlement Package\CI.O - Preliminary Site Plan May 03, 2023 1:25pm by Jason Corbin
 This document, together with the associated design and/or engineering drawings, is prepared for the specific project and site shown. It is not to be used for any other project or site without the written consent of Kimley-Horn and Associates, Inc.



CONSTRUCTION NOTES:

- | | | | | |
|--|---|--|---|---|
| ① CONCRETE CURB | ⑥ ADA PATH OF TRAVEL SIGN | ⑬ PROPOSED STAIRS | ⑳ DRINK STATION | ③③ RAISED WALKWAY PER CITY OF LONG BEACH 2019 DRIVE-THROUGH DESIGN GUIDELINES |
| ② ACCESSIBLE PARKING STALL SIGN | ⑦ COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE | ⑭ HEIGHT DETECTOR POLE | ㉑ CURB AND GUTTER | |
| ③ DIRECTIONAL MARKING PER PLAN | ⑧ STANDARD 90° PARKING STALL STRIPING | ⑮ INSTALL WHEELSTOPS | ㉒ VALLEY GUTTER | |
| ④ ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES) | ⑨ SHORT TERM BIKE RACK | ⑯ SITE LIGHTING | ㉓ CATCH BASIN | |
| ⑤ JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK, PAVEMENT. | ⑩ LONG TERM BIKE RACK | ⑰ ACCESSIBLE PATH OF TRAVEL STRIPING, ACCESSIBLE PATHS SHALL BE ENHANCED PAVING, 18" WALK-OFF CURB | ㉔ MOBILE PICK-UP STALLS | |
| ⑪ "CLEAN AIR/VAN POOL/EV" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL | ⑪ OUTDOOR COVERED PATIO TO BE STAINED STANDARD DUTY CONCRETE PAVEMENT | ⑱ CANOPY | ㉕ 2" CURB CUT | |
| ⑫ FUTURE E/V CHARGING STATION CONDUIT TO BE RAN TO STALL FOR FUTURE CONNECTION ADA PATH OF TRAVEL SIGN | ⑫ PREVIEW BOARD | ㉒ 18" WALK OFF CURB | ㉖ PROTECT-IN-PLACE EXISTING ELECTRICAL RISERS | |
| | ⑬ ORDER BOARD | ㉓ ACCESSIBLE RAMP | ㉗ PROTECT-IN-PLACE EXISTING MONUMENT SIGN | |
| | | | ㉘ PROTECT-IN-PLACE EXISTING WATER METERS | |

SIGN INFORMATION

- ⑥ CMUTCD SIGN R5-1 - "DO NOT ENTER"
 ① CMUTCD SIGN R1-5 - "YIELD TO PEDESTRIANS."
 ① CMUTCD SIGN R1-1 - "STOP."

LEGEND:

	CENTER LINE		STANDARD DUTY CONCRETE PAVEMENT
	PROPERTY LINE		HEAVY DUTY CONCRETE PAVEMENT
	EASEMENT LINE / SETBACK		LANDSCAPE/PLANTER AREA
	APPROXIMATE LIMIT OF WORK LINE		HEAVY DUTY ASPHALT PAVEMENT
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)		DETECTABLE WARNING SYSTEM
	SIGN POST		COLOR CONCRETE/ENHANCED PATIO PAVING
	ACCESSIBLE PARKING SPACE		
	NUMBER OF PARKING SPACES		
	CATCH BASIN		
	BIORETENTION AREA		

E CARSON ST.

LONG BEACH TOWNE CENTER DR. E

SITE DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A RAISING CANE'S AND EL POLLO LOCO DRIVE THRU RESTAURANT AND PARKING LOT.
 ADDRESS: CARSON & I-605, LONG BEACH, CA 90808
 APN: 7075-001-994
 ZONING DISTRICT: COMMERCIAL ZONE - CHW
 ADJACENT ZONING DISTRICTS: N: CITY OF LAKEWOOD
 S: PARK - P
 W: PUBLIC ROW - PR
 E: PUBLIC ROW - PR
 LAND USE: COMMERCIAL
 ADJACENT LAND USE: N: CITY OF LAKEWOOD
 S: PARK
 W: SAN GABRIEL RIVER
 E: 605 FREEWAY

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

TOTAL DISTURBED AREA: 97,716 S.F. (2.24 AC)
 TOTAL PAD AREA: 5,791 S.F. (0.13 AC)
 TOTAL SITE AREA: 97,716 S.F. (2.24 AC)
 IMPERVIOUS AREA: 62,271 S.F. (1.43 AC) 63.8%
 TOTAL PAD AREA: 5,791 S.F. (0.13 AC) 5.9%
 LANDSCAPE AREA: 29,654 S.F. (0.68 AC) 30.4%

PARKING/LANDSCAPE

REAR: 10.0'
 FRONT: 10.0'
 SIDE (N): 10.0'
 SIDE (S): 10.0'

MAX. DEPTH OF DISTURBANCE: 4.8 FT

PARKING SUMMARY:

RAISING CANE'S: 3,471 S.F. BUILDING GFA - 199 S.F. RESTROOM GFA (1 STALL/100 S.F.) + 3590 S.F. PATIO GFA = 50 STALLS REQUIRED PER CITY OF LONG BEACH CODE 21.41.216
 EL POLLO LOCO: 2,320 S.F. BUILDING AREA GFA - 114 S.F. RESTROOM GFA (1 STALL/100 S.F.) + 280 S.F. PATIO GFA = 22 STALLS REQUIRED PER CITY OF LONG BEACH CODE 21.41.216

TOTAL REQUIRED NUMBER OF PARKING SPACES: 72

- ADA PARKING FOR 51-75 PARKING STALLS = 3 ADA PARKING STALLS REQUIRED, PER 2012 CBC
- EV CAPABLE FOR 51-75 PARKING STALLS = 13 REQUIRED PER 2022 CALGREEN
- NUMBER OF REQUIRED DESIGNATED STALLS FOR LOW-EMISSION, FUEL-EFFICIENT CARPOOL/VANPOOL, 51-75 PARKING STALLS (PER 2021 CALIFORNIA GREEN BUILDING STANDARDS) = 9 STALLS

TOTAL REQUIRED NUMBER OF BICYCLE PARKING SPACES: 1 BIKE RACK AND 1 BICYCLE PARKING FACILITY EACH SITE PER CITY OF LONG BEACH MUNICIPAL CODE 5.106.4.1

RAISING CANE'S & EL POLLO LOCO

REQUIRED	PROVIDED
23	23
1	1
9	17
11	15 (EV STALLS ARE ALSO DESIGNATED FOR VANPOOL) (REQUIREMENTS FOR EV/DESIGNATED STALLS ARE BASED ON PROPOSED PARKING)

EV CHARGING - VAP	1	1
EV CHARGING - STANDARD	1	1
SHORT-TERM BICYCLE	2	2
ACCESSIBLE TOTAL:	32	44

ISSUE	DATE	DESCRIPTION

BD
DRAWN BY HL
CHECKED BY HL
RECOMMENDED

Kimley-Horn
 1100 TOWN & COUNTRY RD SUITE 700
 ORANGE, CA 92668
 (714) 539-1039
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 HANNAH SMITH, R.C.E. NO. 90371
 DATE: EXP. 09/30/23

CITY OF LONG BEACH
 APPROVED BY:
 CITY ENGINEER
 ROE # EXP DATE

LONG BEACH TOWNE CENTER
 LONG BEACH, CA 90808
 CARSON & I-605
 LONG BEACH, CA 90808

CITY OF LONG BEACH
 SITE PLAN
 1 OF 1



KIESEL • DESIGN

Kiesel Landscape
Architecture Inc.

422 E Main Street
Ventura, CA 93001
(P) 805.947.0730
jack@kieselandscape.com
CL# 5206

Long Beach
Towne Center
EPL & RC

7575 Carson Blvd.
Long Beach, CA 90808

Submittals:

#1 12.03.21 CUP
#2 09.29.22 CUP
#3 11.11.22 CUP
#4 01.27.23 CUP
#5 03.07.23 SPRC
#6 05.15.23 SPRC



Type: Preliminary

Initial Setup Date:
November 16, 2021

Drawn By:
NAME DATE
B. Perez 05/2023

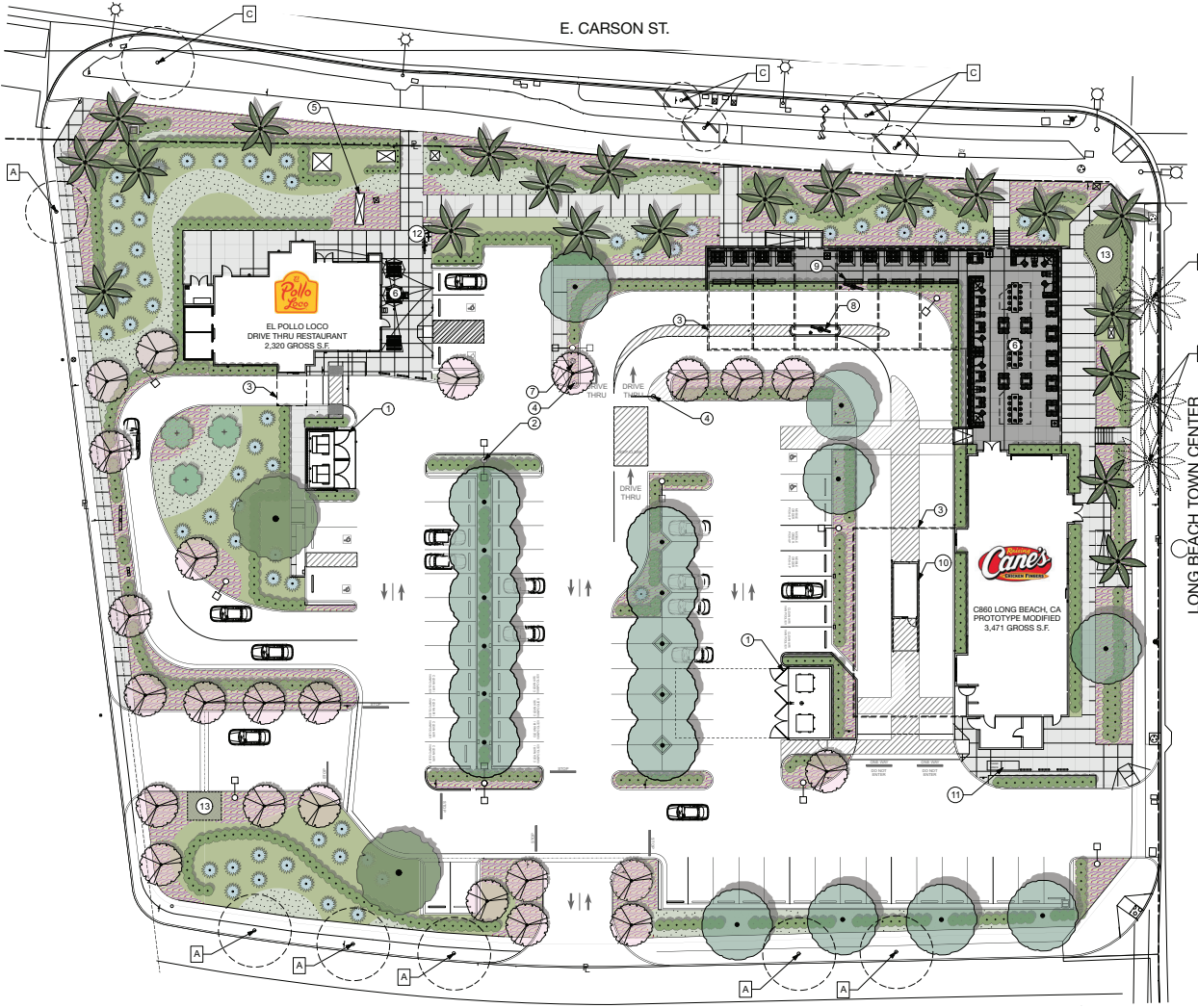
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Title:

Preliminary
Landscape Plan

Sheet Number:

L0.1



Conceptual Native Plant List

Species Name	Common Name	Size
Trees		
<i>Brahea armata</i>	Blue Hesper Palm	36" box
<i>Cercis occidentalis</i>	Western Redbud	36" box
<i>Olea europaea 'Fruitless'</i>	Fruitless Olive	36" box
<i>Arbutus unedo</i>	Strawberry Tree	36" box
<i>Syagrus romanzoffiana</i>	Queen Palm	36" box
Screening Shrubs		
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	15 gal
<i>Leucophyllum f. 'Compacta'</i>	Compact Texas Ranger	15 gal
<i>Olea europaea 'Montra'</i>	Little Olive	15 gal
<i>Rhaphiolepis umbellata 'Minor'</i>	Dwarf Yedda Hawthorn	15 gal
<i>Westringia 'Blue Gem'</i>	Blue Gem Coast Rosemary	15 gal
Shrubs/ Groundcover		
<i>Agave 'Blue Glow'</i>	Blue Glow Agave	15 gal
<i>Agave attenuata</i>	Fox Tail Agave	15 gal
<i>Agave americana</i>	Century Plant	15 gal
<i>Achillea millefolium 'Red Velvet'</i>	Red Velvet Yarrow	5 gal
<i>Achillea 'Moonshine'</i>	Yarrow	5 gal
<i>Aloe 'Blue Elf'</i>	Blue Elf Aloe	5 gal
<i>Bouteloua g. 'Blonde Ambition'</i>	Blue Grama Grass	5 gal
<i>Dianella revoluta 'Little Rev'</i>	Little Rev Flax Lily	5 gal
<i>Furcraea f. 'Metipictia'</i>	Variegated Green Aloe	5 gal
<i>Grevillea lanigera 'Coastal Gem'</i>	Prostrate Grevillea	5 gal
<i>Hesperaloe parviflora</i>	Red Yucca	5 gal
<i>Lantana 'New Gold'</i>	New Gold Lantana	5 gal
<i>Lomandra 'Baby Breeze'</i>	Evergreen Baby Mat Rush	5 gal
<i>Lomandra 'Platinum Beauty'</i>	Variegated Dwarf Mat Rush	5 gal
<i>Muhlenbergia sp.</i>	Muhly Grass	5 gal
<i>Myoporum parvifolium</i>	Myoporum	1 gal
Biorentention Planting		
<i>Carex divisa</i>	European Grey Sedge	5 gal
<i>Chondropetalum</i>	Small Cape Rush	5 gal
<i>Juncus patens</i>	California Gray Rush	5 gal

Materials Legend

Material	Size	Area
Direct Colors® Battleship Grey 202 - 2lb integral colored concrete W/ double bladed saw cut joints. Finish: TOPCAST® #05	N/A	3,738 SF
Natural colored concrete W/ double bladed saw cut joints. Finish: TOPCAST® #05	N/A	4,932 SF

*Integral Colored Concrete Supplier: Direct Colors <https://www.directcolors.com/>

Proposed Notes

- (P) trash enclosure per Architect
- (P) lightpost per Electrical (TYP)
- (P) overhead structure per Architect
- (P) headache bar per Architect
- (P) monument sign per Developer or equal
- (P) outdoor furniture per Architect
- (P) pre-menu board per Architect
- (P) menu board per Architect
- (P) raised planters per Architect
- (P) cashpoint station per Architect
- (P) bike storage per Architect
- (P) bike parking per Architect
- (P) biorentention area per Civil

Existing Notes

- (E) carotwood tree
- (E) queen palm tree
- (E) chinese pistache tree

Existing Tree Protection
Notes

All existing plant material to remain and be protected unless otherwise noted.

- (E) tree to remain
- (E) Palm Tree to remain

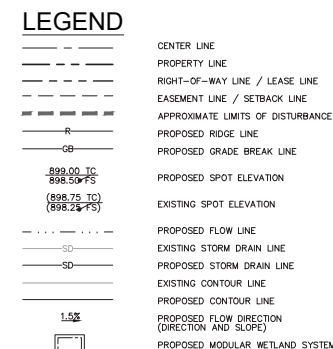
Tree Requirement Calculations
per Predevelopment Findings

1. In parking areas (1) canopy tree for each (4) open parking spaces
of (P) trees required = 21

Total # of (P) trees on-site = 62

2. All trees a MIN. of 24" box and 7" in height

3. Street frontage shall provide (one) tree of not less than thirty-six inch (36") box size for each (100') of street frontage.

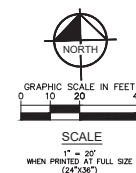


- 1 LANDSCAPE/PLANTER AREA. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
- 2 TRASH ENCLOSURE DRAIN WITH ACCESSIBLE GRATE. DRAIN TO SEWER.
- 3 6" CURB & GUTTER.
- 4 3' VALLEY GUTTER.
- 5 6" CONCRETE CURB.
- 6 6" STORM DRAIN PIPE.
- 7 CATCH BASIN.
- 8 MODULAR WETLAND SYSTEM.
- 9 CONSTRUCT UNDERGROUND INFILTRATION CHAMBER.
- 10 2' CURB CUT.
- 11 LINED BIORETENTION.

CUT: 4370 CY
FILLING: 2880 CY
NET: 1590 CY (EXPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GRADE AND PROPOSED FINISHED GRADE. EXISTING GRADE IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURFACE, PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLANS (S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY, THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTING, AND CONSTRUCTION METHODS. NOR DO THEY TAKE ACCOUNT FOR THICKNESS OF FINISHED GRADES, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY QUANTITIES FOR THE PROJECT.

[illegible]

BD	ENGINEERS SEAL
DRAWN BY	
HL	
CHECKED BY	
HL	
RECOMMENDED	

Kimley»Horn
1100 TOWN & COUNTRY RD SUITE 700
ORANGE, CA 92668
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:
[Signature] DATE: 5/3/2023
MARIAH RYAN R.F.E. NO. 90371 F.V.B. 09/10/11

CITY OF LONG BEACH

APPROVED BY: _____

CITY ENGINEER _____ DATE _____

RCE # _____ EXP _____

LONG BEACH TOWNE CENTER
LONG BEACH, CA 90808

CARSON & I-605
LONG BEACH, CA 90808

CITY OF LONG BEACH
PRELIMINARY
GRADING PLAN



Restaurant Concept Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

Store:
CARSON & I-605
LONG BEACH, CA
Restaurant #C0860
P4E+M-HV SCHEME B

Professional of Record: **NAME**
PM
DESIGN
Architectural
Solutions Group
38 EXCLUSIVE PARK, SUITE 310
IRVINE, CA 92614
CONTACT: JEFF LIEBERMAN (949) 430-7051
JLIEBERMAN@PMDSINC.COM

Prototype: P4E + HV
Prototype Issue Date: 10/27/2021
Design Bulletin Updates: --
Date Issued: Bulletin Number: --

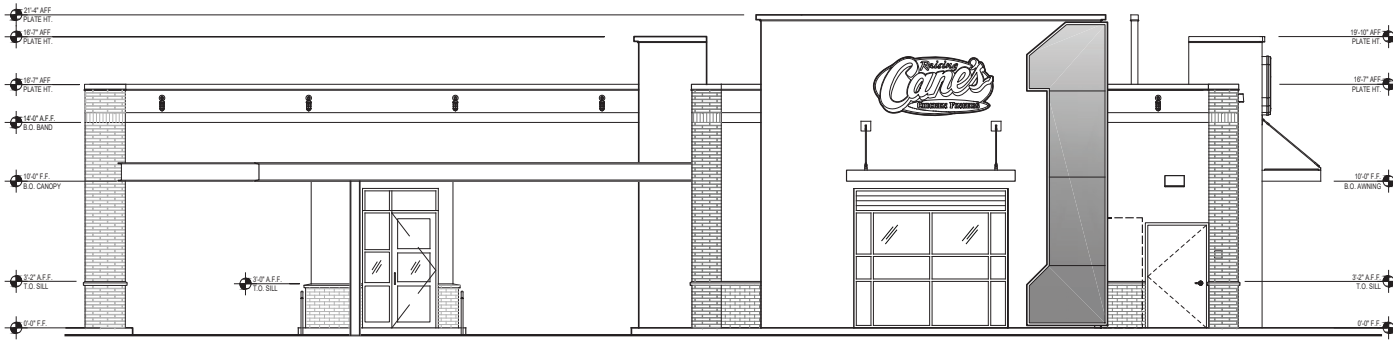
PRELIMINARY

REVISIONS:		
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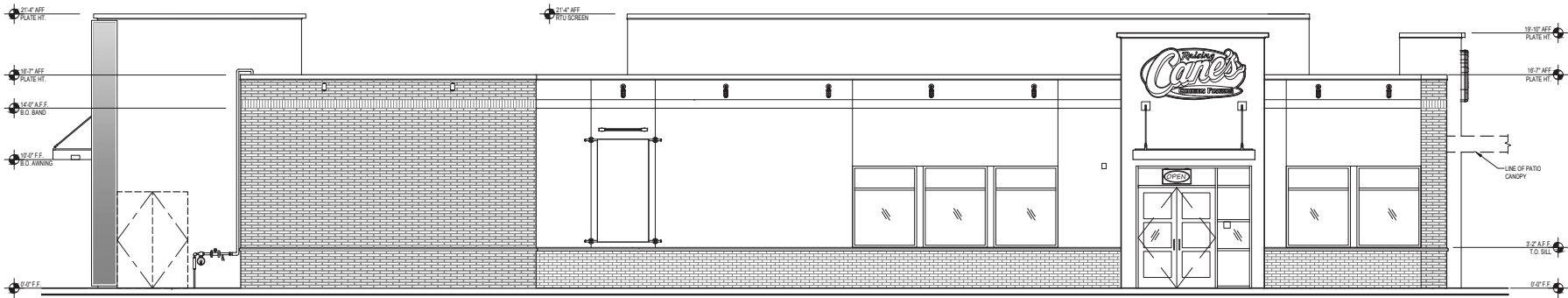
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CONCEPTUAL
EXTERIOR ELEVATIONS
Date: 10/27/21
Project Number: PAC21054.0
Drawn By: --
Sheet Number:

A4.20

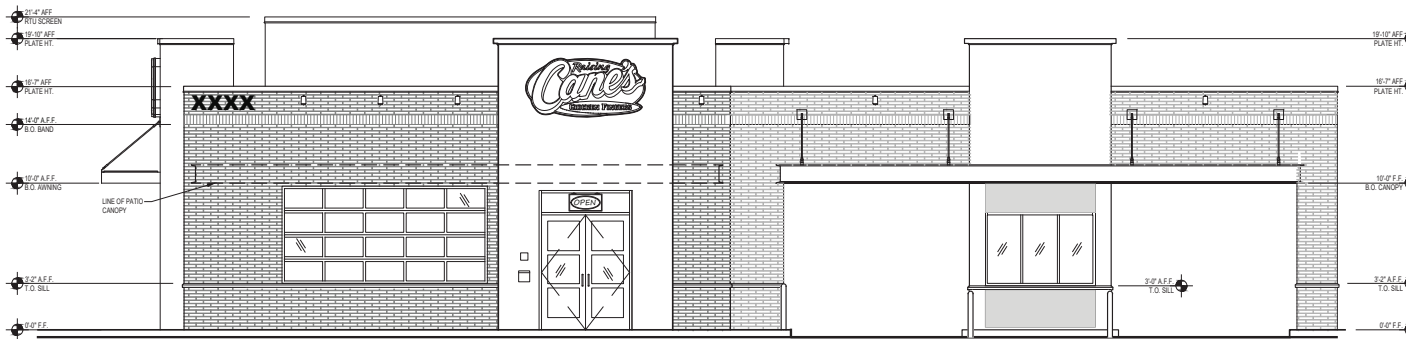
DESIGN DEVELOPMENT 10-26-2022



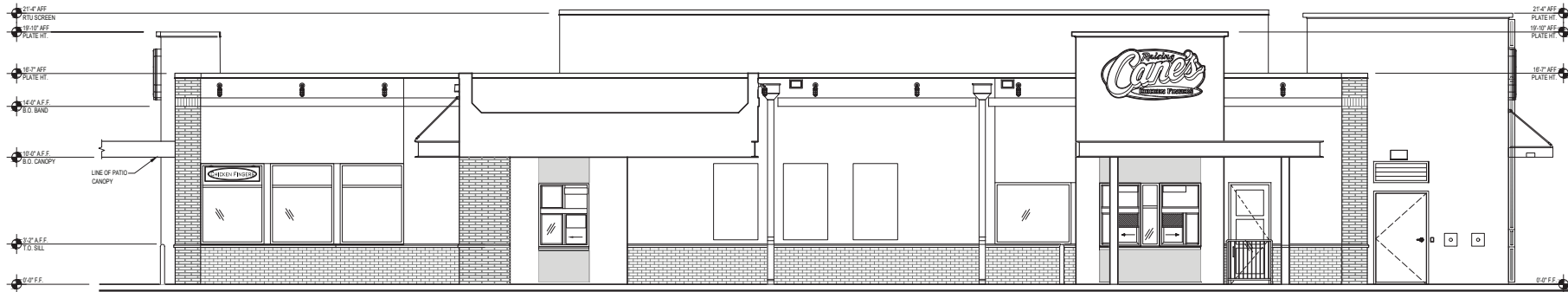
1 SOUTH - REAR ELEVATION
1/4" = 1'-0"



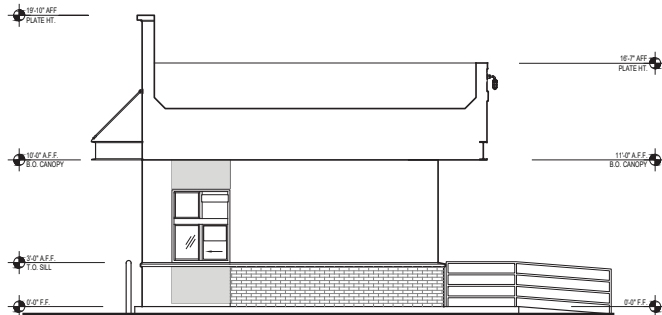
2 EAST - SIDE ENTRY ELEVATION
1/4" = 1'-0"



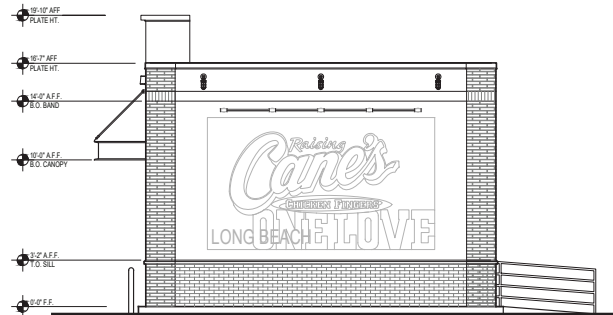
1 NORTH - FRONT ELEVATION
1/4" = 1'-0"



2 WEST DRIVE THRU ELEVATION (WITHOUT KIOSK & CANOPY)
1/4" = 1'-0"



3 WEST - KIOSK ELEVATION
1/4" = 1'-0"



4 WEST - DRIVE-THRU CANOPY ELEVATION
1/4" = 1'-0"



Restaurant Concept Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

Store: **CARSON & I-605**
LONG BEACH, CA
Restaurant #C0860
P4E+M-HV SCHEME B

Professional of Record: **NAME**
PM
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Architectural
Solutions Group
38 EXECUTIVE PARK, SUITE 310
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CONTACT: JEFF LIESERMAN
(949) 430-7051
JLIESERMAN@PMDSG.COM

Prototype:	P4E + HV
Prototype Issue Date:	10/27/2021
Design Bulletin Updates:	--
Date Issued:	Bulletin Number:
--	--

PRELIMINARY

REVISIONS:		
1	10/26/2022	DESIGN DEVELOPMENT
2		
3		
4		
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7		
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9		

Sheet Title:
CONCEPTUAL
EXTERIOR ELEVATIONS
Date: 10/27/21
Project Number: RAC21054.0
Drawn By: --
Sheet Number:

A4.10

C0860 Long Beach, CA - Rendered Elevations



FRONT ENTRY ELEVATION



DRIVE-THRU ELEVATION



REAR ELEVATION



KIOSK ELEVATION



DRIVE-THRU CANOPY ELEVATION



SIDE ELEVATION

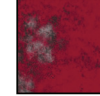
MATERIAL FINISHES

EM-3



POWDER COATED
STEEL MATTE
BLACK FINISH

EM-4



RECLAIMED METAL PANEL:
VINTAGE CAR HOOD
OCCURS AT FACE OF THE
T ELEMENT ONLY

EW-1



BELDEN NORMAN BRICK
MASONRY MEDIUM
RANGE, SMOOTH, IRON
SPOT, MORTAR TO
MATCH SOLOMON
PRODUCTS 10 H.
WEATHERED HORIZONTAL
STRIKE, VERTICAL JOINTS
ARE FLUSH

EW-2



"SW 7669 SUMMIT
GRAY" PORTLAND
CEMENT STUCCO

EW-4



BORAL "ALAMO" QUEEN
BRICK, MORTAR TO MATCH
SOLOMON PRODUCTS 10 H.
LIGHT BUFF SACK RUB FINISH.

EW-5



"132 MOUNTAIN
FOG" PORTLAND
CEMENT STUCCO

EW-6



"456 OYSTER SHELL"
CEMENT STUCCO

EWS-2



ALUMINUM STOREFRONT
SYSTEM
FINISH: ANODIZED BLACK

11/11/2022



C0860 Long Beach, CA - 3D Views



C0860 Long Beach, CA - 3D Views





ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

1330 OLIVE ST. SUITE 100
SANTA MONICA, CALIFORNIA 90404
PH 310 452-0533 FAX 310 452-4742

REV. DATE DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE
RESTRICTED TO THE ORIGINAL USE AND SHALL NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT. ANY
VIOLATION OF THESE TERMS SHALL BE CONSIDERED
A BREACH OF CONTRACT AND SHALL BE SUBJECT TO
LITIGATION IN THE COURTS OF THE STATE OF CALIFORNIA.

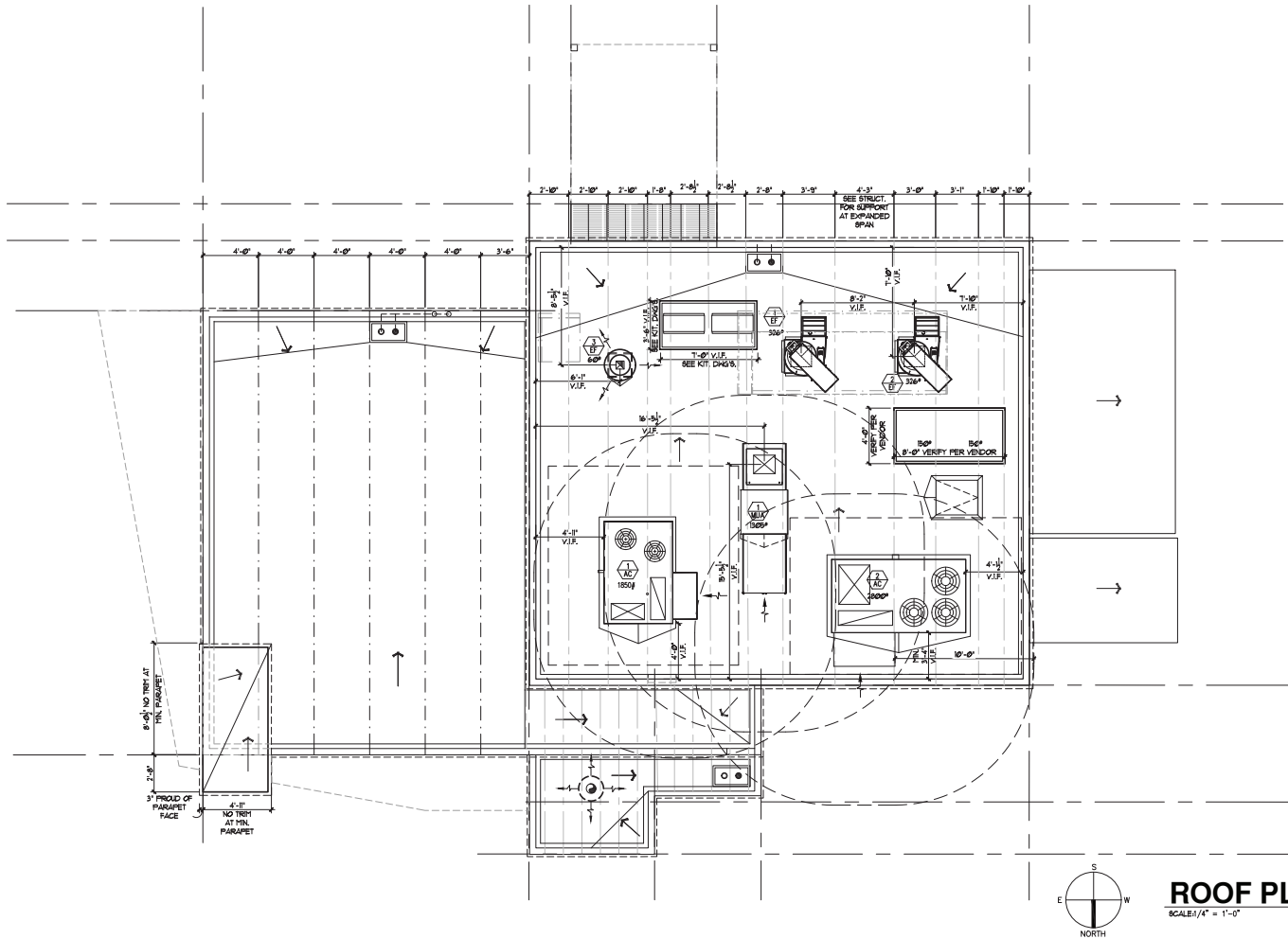


LOCATION
L.A. MEX - MOD. 3
STORE XXXX
LONG BEACH TOWN CENTER
CARSON ST.
LONG BEACH, CA

DATE
08/25/22
JOB NO.
21-3897
DRAWN BY
CW
CHECKED BY
PD/TF

ROOF PLAN

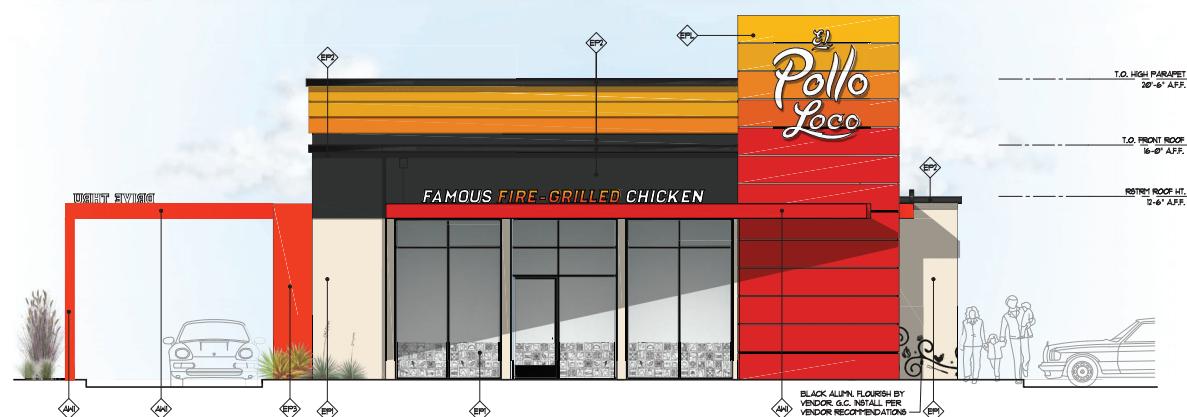
A3



ROOF PLAN
SCALE 1/4" = 1'-0"

T.O. SIGN TOWER
24'-7" AFF.

T.O. ST. TRELLIS
5'-0" AFF.



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SIGNAGE BY VENDOR.
SEPARATE PERMIT

T.O. FRONT ROOF
9'-0" AFF.

T.O. PATIO TRELLIS
5'-0" AFF.



SIDE ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

- MAIN BLDG. - SHERWIN-WILLIAMS - BUTTER WHITE SW7051
- STUCCO 20930 FINE SAND FINISH + EXTERIOR GRADE
- EGG-SHELL FINISH
- TRIM: BENJAMIN MOORE - BLACK 333-10
- STUCCO 20930 FINE SAND FINISH + EXTERIOR GRADE EGG-SHELL
- FLASHING + METAL PAINT FLAT
- ACCENT: BENJAMIN MOORE - ORANGE 205-10
- STUCCO + EXTERIOR GRADE EGG-SHELL FINISH
- NOT USED
- NOT USED
- ACCENT WALLS: MATCH PANTONE 133 C. RGB 289/165/44
- PROVIDE SAMPLE FOR APPROVAL APPLIED TO HARD PLANK
- MURAL WALLS: HARDY TRIM BOARDS 4/4 SMOOTH
- PAINTED FOR PAINT - 30" HX. x 144" L. x 3/8" SD. x 1/2" HDTS
- MURALS: BY VENDOR
- JANINGSTRELLS: MATTHEW'S PAINT
- MP2406'S FIRE RED
- ANNINGS AND BANDING BY VENDOR
- STOREFRONT WINDOWS: KANNEER - BLACK ALUMINUM
- STOREFRONT DOOR ONLY: ALUMINUM
- MATCH MATTHEW'S PAINT
- MP2406'S FIRE RED
- EPF: MULTI COLOR RACEWAY + TOWER BY VENDOR. SEPARATE PERMIT.



ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

1331 CLYDE RD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-0533 FAX 310 452-4742

REV. DATE DESCRIPTION

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STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT. ANY
VIOLATION OF THESE TERMS SHALL BE CONSIDERED
A BREACH OF CONTRACT AND SUBJECT TO THE
COURT OF THE STATE OF CALIFORNIA.



LOCATION
L.A. MEX - MOD. 3
STORE 00000
LONG BEACH TOWN CENTER
CARSON ST.
LONG BEACH, CA

DATE
08/25/22

JOB NO.
21-3897

DRAWN BY
CW

CHECKED BY
PD/TF

NEW PROTOTYPE

A5



DRIVE THRU ELEVATION

SCALE: 1/4" = 1'-0"

BLACK ALUM. FLOURISH BY
VENDOR. I.C. INSTALL PER
VENDOR RECOMMENDATIONS

SIGNAGE BY VENDOR.
SEPARATE PERMIT



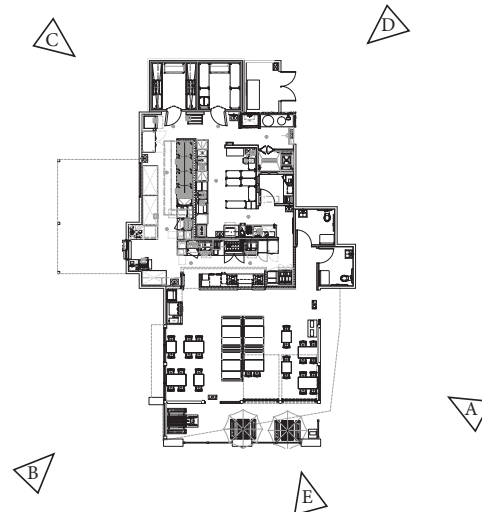
REAR ELEVATION

SCALE: 1/4" = 1'-0"

BLACK ALUM. FLOURISH BY
VENDOR. I.C. INSTALL PER
VENDOR RECOMMENDATIONS

LEGEND

- MAIN BLDG.: SHERMAN-HILLMAN - 8000 WHITE SHOT STUCCO 20-30 FINE SAND FINISH - EXTERIOR GRADE EGGSHELL FINISH
- TRIM: BENJAMIN MOORE - BLACK 733-10 STUCCO 20-30 FINE SAND FINISH - EXTERIOR GRADE EGGSHELL FINISH FLASHING - METAL PAINT FLAT
- ACCENT: BENJAMIN MOORE - ORANGE 305-10 STUCCO - EXTERIOR GRADE EGGSHELL FINISH
- NOT USED
- NOT USED
- ACCENT WALLS: MATCH PANTONE 03 C. RGB 255/166/44 PROVIDE SAMPLE FOR APPROVAL. APPLIED TO HARD PLANK
- MURAL WALLS: HARDY TRIM BOARDS 4/4 SMOOTH PILED FOR PAINT - 3/4" x 1/4" x 1/4" L x 3/4" x 3/4" x 1/4" MURALS BY VENDOR
- AWINGS/TRELLIS: MATTHEWS PAINT 7000000 FINE RED AWINGS AND BANDING BY VENDOR
- STOREFRONT WINDOWS: KAWNEER - BLACK ALUMINUM MATCH MATTHEWS PAINT
- STOREFRONT DOOR ONLY: ALUMINUM MATCH MATTHEWS PAINT
- EPF: MULTI-COLOR RACEWAY - TONER, BY VENDOR. SEPARATE PERMIT.



ARMISTEAD DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

1330 OLIMPIA BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-0533 FAX 310 452-4742

REV.	DATE	DESCRIPTION
04/29/22	04/29/22	CIP CORRECTIONS #1

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT, SITE AND CONDITIONS HEREIN SHOWN. ANY CHANGES, ADDITIONS, DELETIONS, OR MODIFICATIONS TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



ARCH
L.A. MEX - MOD. 3
STORE #XXXX
ONG BEACH TOWN CENTER
CARSON ST.
LONG BEACH, CA

08/25/22	
NO.	-XXXX
W/ BY	DRAWN BY
W	PD/TF

NEW PROTOTYPE

**CONCEPTUAL
PERSPECTIVES**



E. Carson St (West View)



E. Carson St (East View)



ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

1330 OLIMPIA BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-0533 FAX 310 452-4742

REV.	DATE	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT, SITE AND AREA FOR WHICH THEY WERE PREPARED. ANY REUSE, REVISION, OR MODIFICATION OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS, IS EXPRESSLY FORBIDDEN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL LIABILITY INSURANCE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL LIABILITY INSURANCE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL LIABILITY INSURANCE.



LOCATION
L.A. MEX - MOD. 3
STORE #0000
LONG BEACH TOWN CENTER
CARSON ST.
LONG BEACH, CA

DATE
10/14/22
JOB NO.
21-3897
DRAWN BY
PD/TF

CONCEPTUAL VIEW