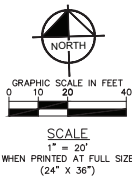


Drawing name: K:\GWA_LDEV\194400001 - Long Beach Towne Center\CAD\Exhibits\Entitlement Package\CI.0 - Preliminary Site Plan May 03, 2023 1:25pm by Jason Corbin
 This document, together with the associated design and engineering plans, is prepared for the specific project and site shown. It is not to be used for any other project or site without the written consent of Kimley-Horn and Associates, Inc.



CONSTRUCTION NOTES:

- | | | | | |
|---|---|--|---|---|
| ① CONCRETE CURB | ⑤ 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 | ⑥ COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE | ⑭ HEIGHT DETECTOR POLE | ㉑ CURB AND GUTTER | |
| ③ DIRECTIONAL MARKING PER PLAN | ⑦ STANDARD 90° PARKING STALL STRIPING | ⑮ INSTALL WHEELSTOPS | ㉒ VALLEY GUTTER | |
| ④ ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES) | ⑧ SHORT TERM BIKE RACK | ⑯ SITE LIGHTING | ㉓ CATCH BASIN | |
| ⑤ JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK, PAVEMENT. | ⑨ 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 | |
| ⑥ "CLEAN AIR/VAN POOL/EV" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL | ⑩ OUTDOOR COVERED PATIO TO BE STAINED STANDARD DUTY CONCRETE PAVEMENT | ⑱ CANOPY | ㉕ 2" CURB CUT | |
| ⑦ FUTURE E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR FUTURE CONNECTION ADA PATH OF TRAVEL SIGN | ⑪ PREVIEW BOARD | ㉒ 18" WALK OFF CURB | ㉖ PROTECT-IN-PLACE EXISTING ELECTRICAL RISERS | |
| | ⑫ 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:

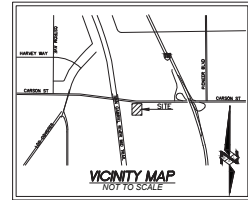
	CENTER LINE		STANDARD DUTY CONCRETE PAVEMENT
	PROPERTY LINE		HEAVY DUTY CONCRETE PAVEMENT
	EASEMENT LINE / SETBACK		LANDSCAPE/PLANTER AREA
	APPROXIMATE LIMIT OF WORK LINE		HEAVY DUTY ASPHALT PAVEMENT
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)		DETECTABLE WARNING SYSTEM
	SIGN POST		COLOR 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 COVERED AREA:	97,716 S.F.	(2.24 AC)	100%			
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:	5.0'					
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:	23					
PROVIDED:	23					
EV CAPABLE:	13					
EV CHARGING - VAP	1	1				
EV CHARGING - STANDARD	1	1				
SHORT-TERM BICYCLE	2	2				
LONG-TERM BICYCLE	2	2				
ACCESSIBLE	3	4				
TOTAL:	72	74				



LONG BEACH TOWNE CENTER DR.

ISSUE	DATE	DESCRIPTION

BD
DRAWN BY
HL
CHECKED BY
HL
RECOMMENDED

Kimley-Horn
1100 TOWN & COUNTRY RD SUITE 700 ORANGE, CA 92668 (714) 538-1038
PREPARED UNDER THE DIRECT SUPERVISION OF:
HANNAH SMITH, R.C.E. NO. 90371
DATE: 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

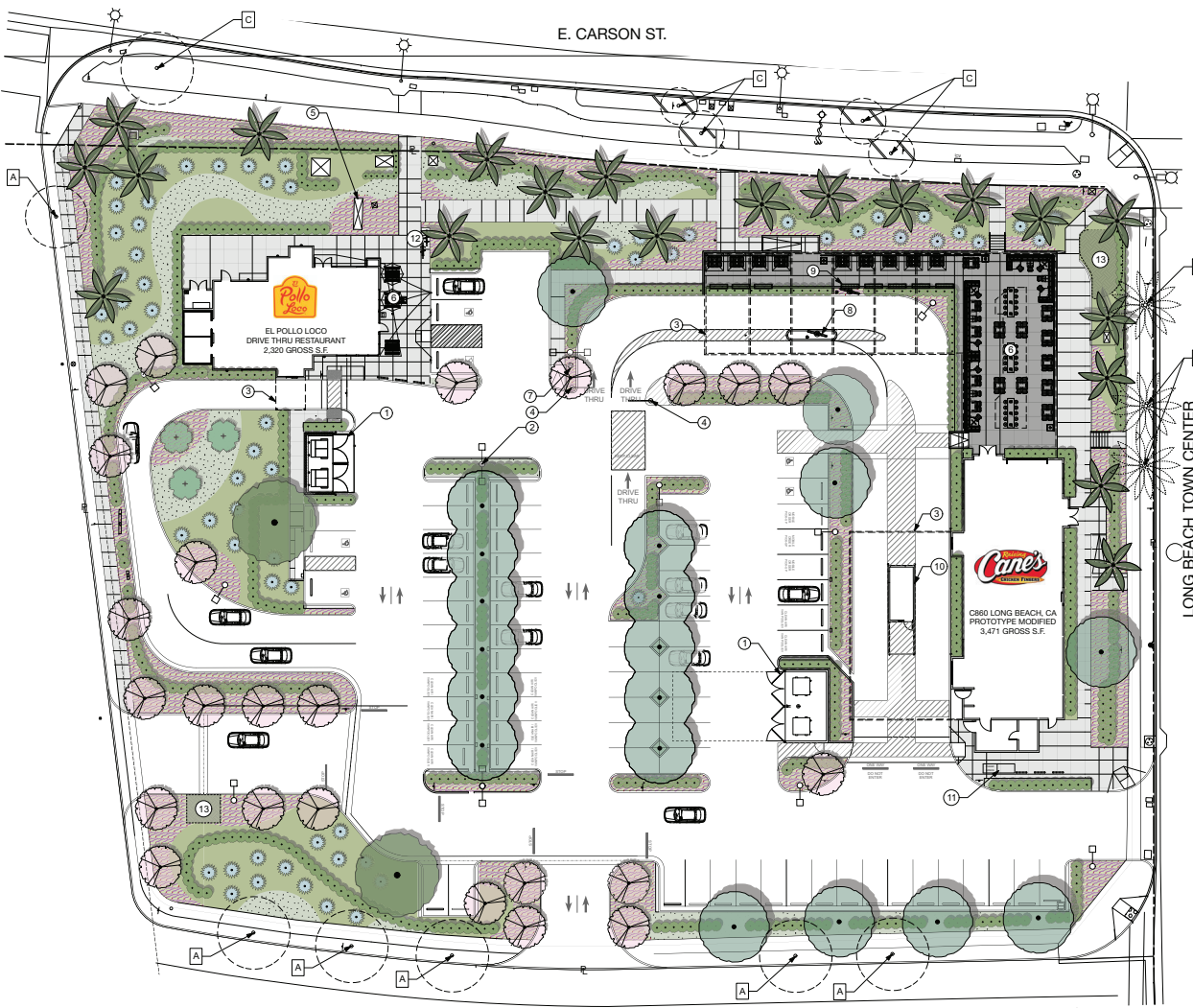
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Title:

Preliminary Landscape Plan

Sheet Number:

L0.1



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.

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
Bioretention 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) bioretention 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



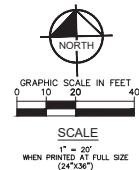
	CENTER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE / LEASE LINE
	EASEMENT LINE / SETBACK LINE
	APPROXIMATE LIMITS OF DISTURBANCE
	PROPOSED RIDGE LINE
	PROPOSED GRADE BREAK LINE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED FLOW LINE
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED FLOW DIRECTION (DIRECTION AND SLOPE)
	PROPOSED MODULAR WETLAND SYMBOL

- 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
FILL: 1580 CY
NET: 2790 CY (EXPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLANS.

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, OVERPAVING, OVER-PAVIGATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF EXISTING MATERIALS, OR THE MATERIALS UNDERLAYER. NEPMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.



Know what's below.
Call before you dig.

[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

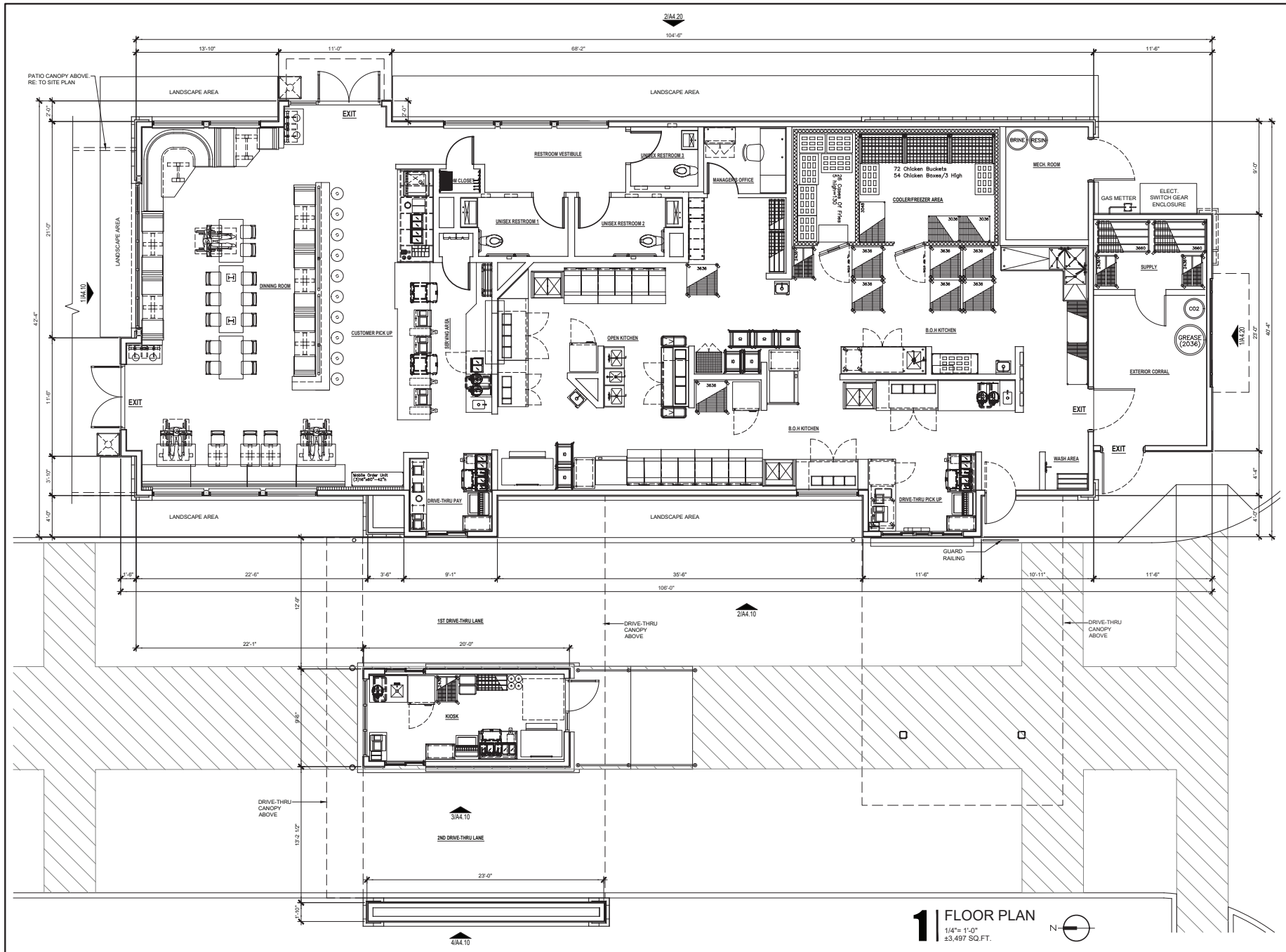
PREPARED UNDER THE DIRECT SUPERVISION OF:
H. Howard
HAWAIIAN GOLF, P.C.E. NO. 90371 DATE: 5/3/2023
F.V.B. 05/30/23

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



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

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

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

PRELIMINARY

NO.	DATE	DESCRIPTION
1	10/26/2022	DESIGN DEVELOPMENT
2		
3		
4		
5		
6		
7		
8		
9		

Sheet Title:
CONCEPTUAL FLOOR PLAN

Date: 10/27/21
Project Number: RAC21054.0
Drawn By:
Sheet Number:

A1.10



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 LUEDERMAN (949) 430-7051
JLUEDERMAN@PMDSINC.COM

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

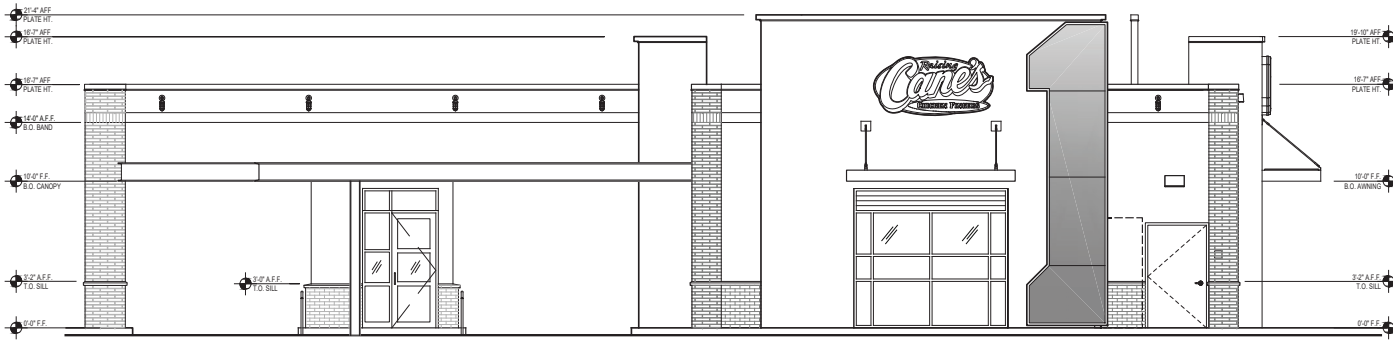
PRELIMINARY

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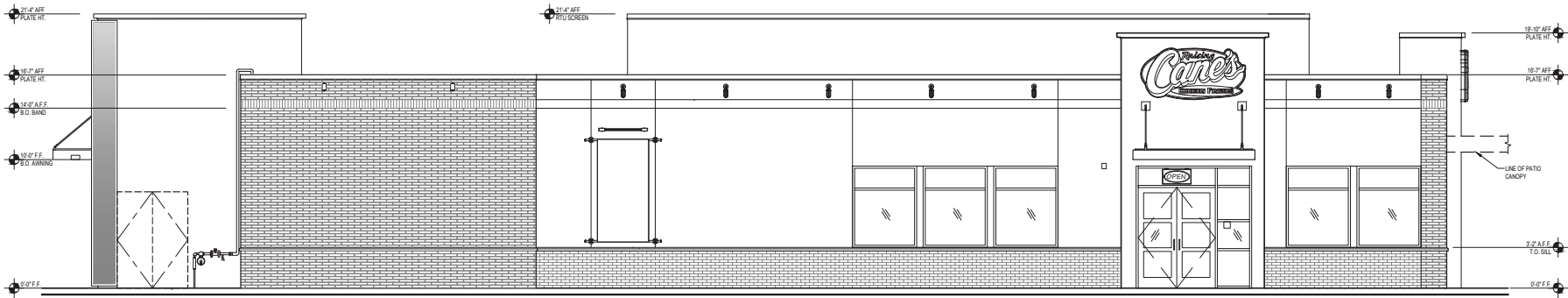
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CONCEPTUAL
EXTERIOR ELEVATIONS
Date: 10/27/21
Project Number: PAC21054.0
Drawn By: --
Sheet Number:

A4.20

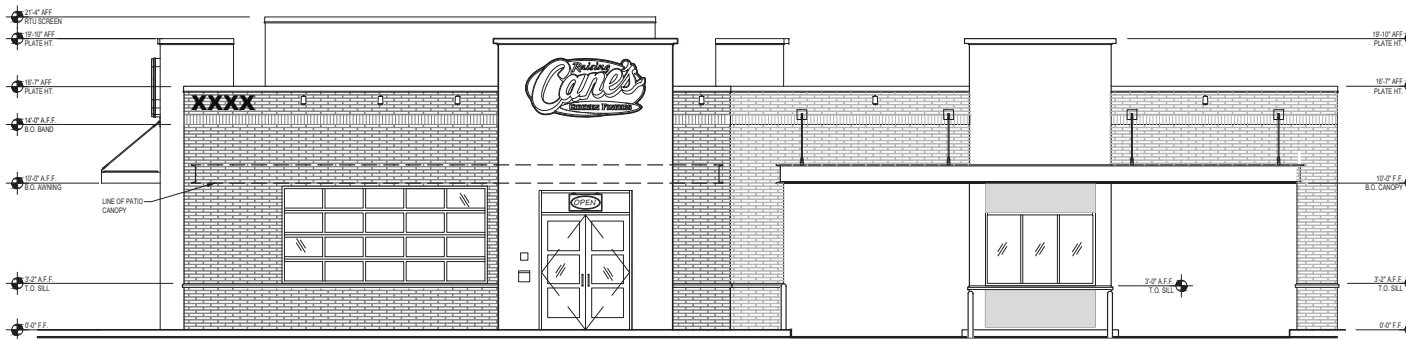
DESIGN DEVELOPMENT 10-26-2022



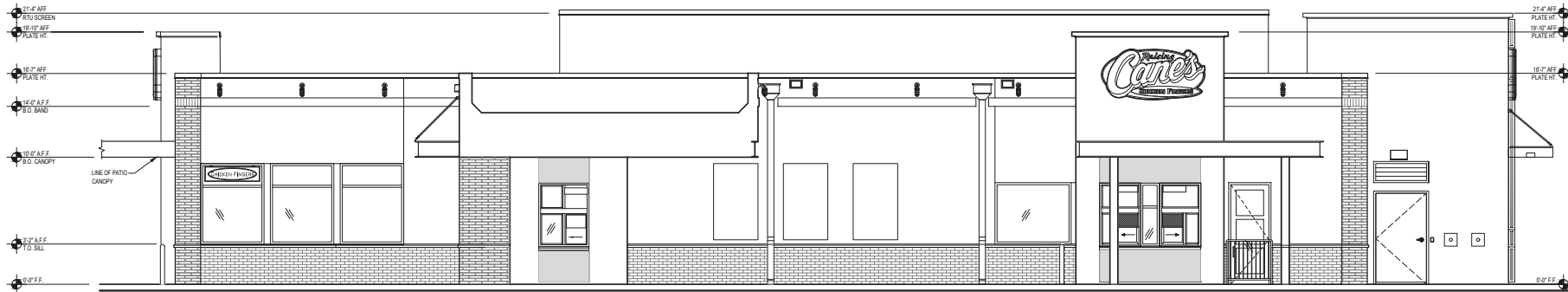
1 | **SOUTH - REAR ELEVATION**
1/4" = 1'-0"



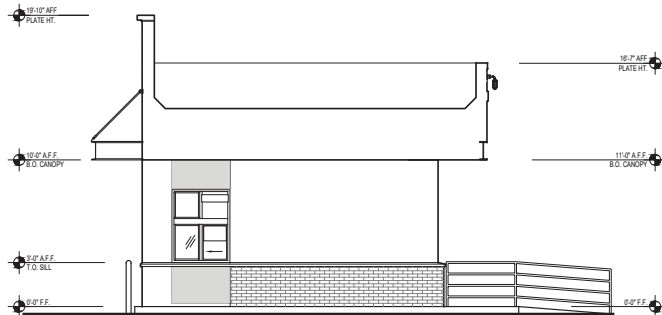
2 | **EAST - SIDE ENTRY ELEVATION**
1/4" = 1'-0"



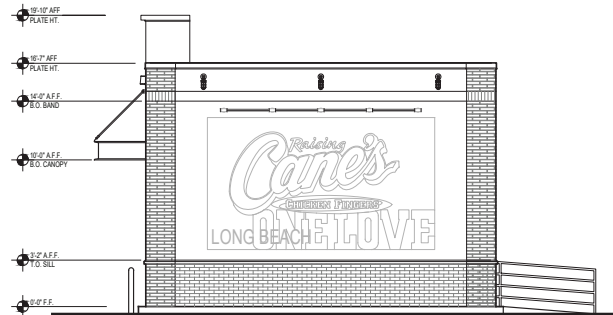
1 NORTH - FRONT ELEVATION
1/4" = 1'-0"



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"



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

Professional of Record: **NAME**
PM
DESIGN
Architectural
Solutions Group
38 EXECUTIVE PARK, SUITE 310
IRVINE, CA 92614
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		
8		
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

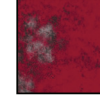
MATERIAL FINISHES

EM-3



POWDER COATED
STEEL MATTE
BLACK FINISH

EM-4



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

EFW-1



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

EFW-2



"SW 7669 SUMMIT
GRAY" PORTLAND
CEMENT STUCCO

EFW-4



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

EFW-5



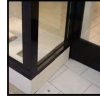
"132 MOUNTAIN
FOG" PORTLAND
CEMENT STUCCO

EFW-6



"456 OYSTER SHELL"
CEMENT STUCCO

EWS-2



ALUMINUM STOREFRONT
SYSTEM
FINISH: ANODIZED BLACK

11/11/2022



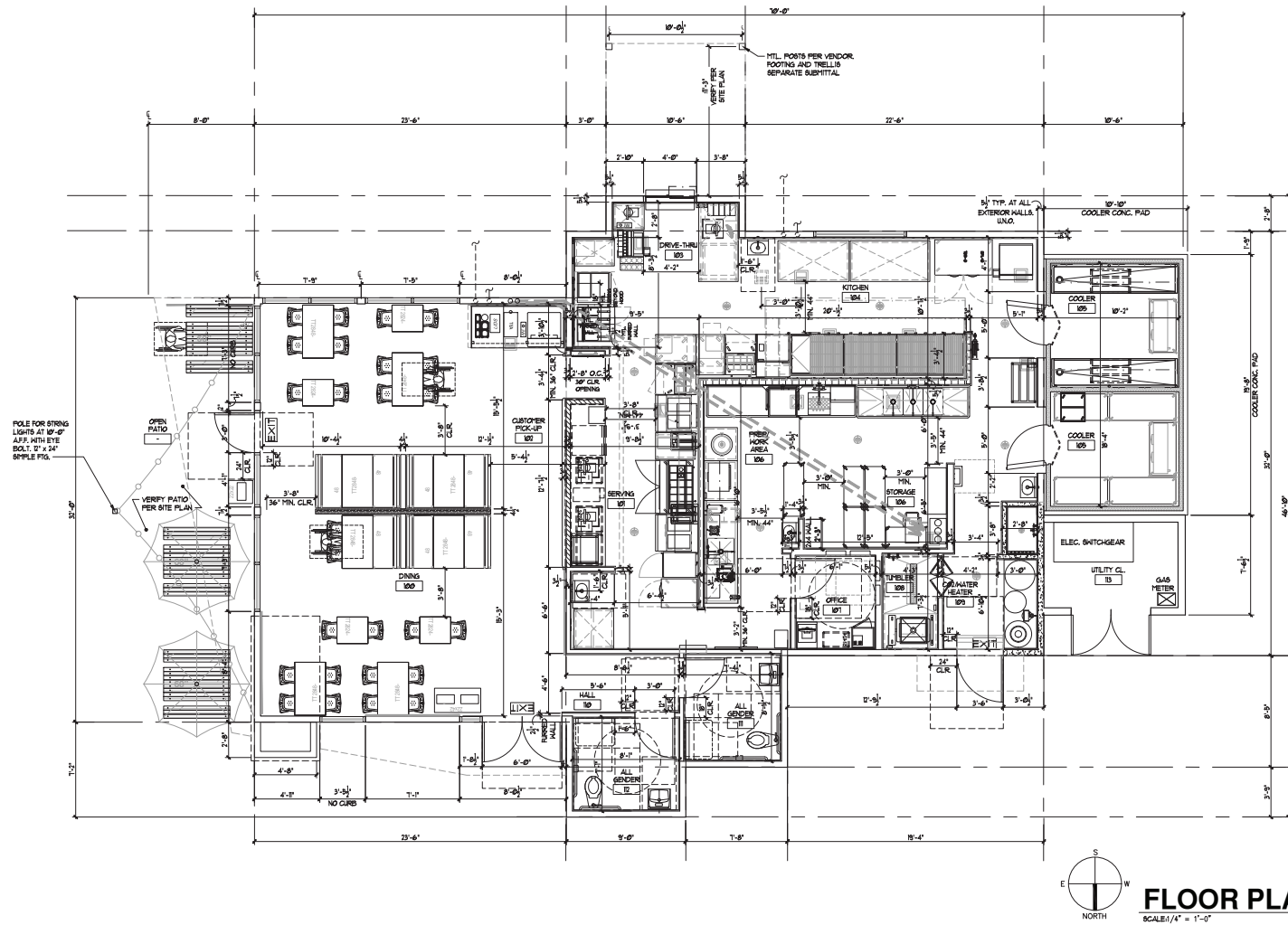
C0860 Long Beach, CA - 3D Views



C0860 Long Beach, CA - 3D Views



REV.	DATE	DESCRIPTION
------	------	-------------



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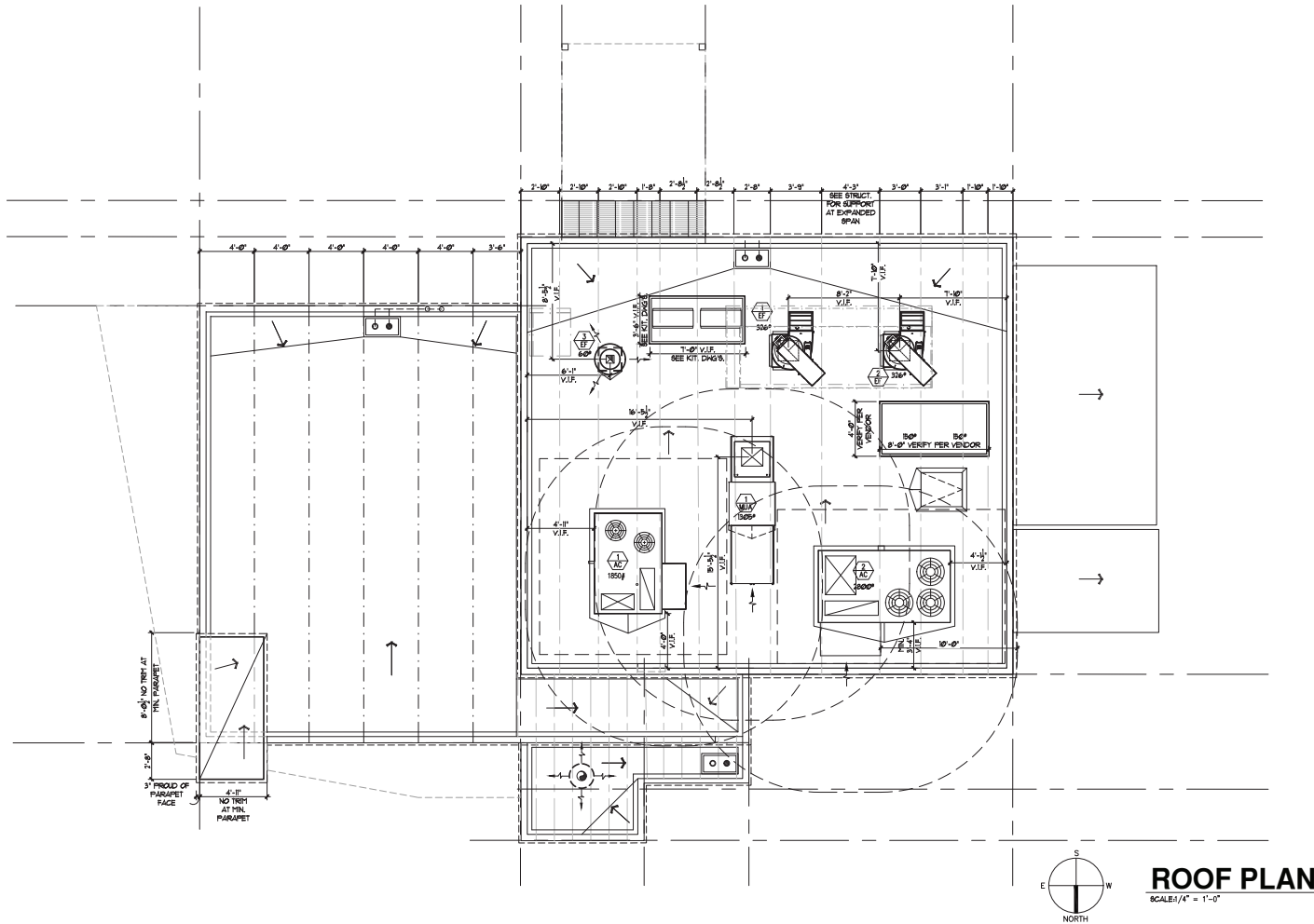


LOCATION
L.A. MEX - MOD. 3
STORE #XXXX
LONG BEACH TOWN CENTER
CARSON ST.
LONG BEACH, CA

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

FLOOR PLAN

REV.	DATE	DESCRIPTION
------	------	-------------



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

DATE
08/25/22

FILE NO.
21-3897

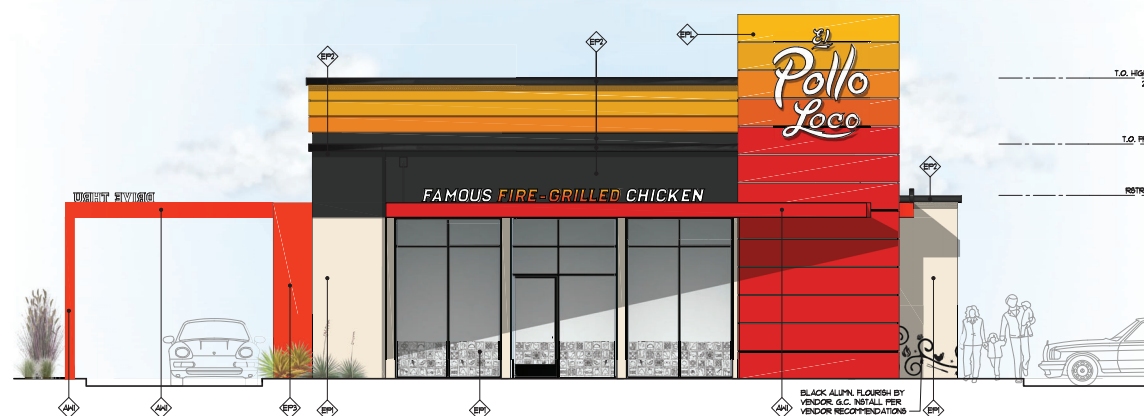
WARRANT BY
CW

CHECKED BY
PD/TF

ROOF PLAN

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

T.O. ST. TRELLIS
9'-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
9'-0" AFF.



SIDE ENTRY ELEVATION

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

LEGEND

- MAIN BLDG. - SHERWIN-WILLIAMS - SUPER WHITE 81051
STUCCO 20930 FINE SAND FINISH + EXTERIOR GRADE
EGG-SHELL FINISH
- TRIM: BENJAMIN MOORE - BLACK 213-10
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 13 C. RGB 289/105/44
PROVIDE SAMPLE FOR APPROVAL APPLIED TO HARD PLANK
- MURAL WALLS: HARDY TRIM BOARDS 4x4 SMOOTH
PAINTED FOR PAINT - 30" Hx 4" Wx 1.5" D. 1/2" x 1/2" x 1/2" Hx 1/2" D.
MURALS: BY VENDOR
- JANING/TRELLIS: MATTHEW'S PAINT
MPT400'S FIRE RED
- ANNINGS AND BANDING BY VENDOR
- STOREFRONT WINDOWS: KANNEER - BLACK ALUMINUM
- STOREFRONT DOOR ONLY: ALUMINUM
MATCH MATTHEW'S PAINT
- MPT400'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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE
RESTRICTED TO THE ORIGINAL USE AND 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 THE AGREEMENT.

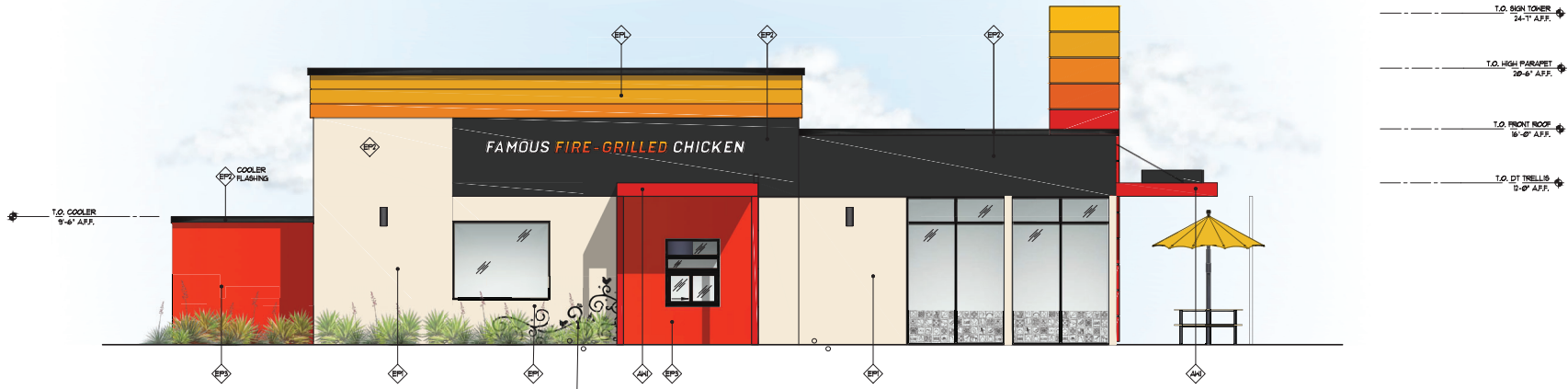


LOCATION
L.A. MEX - MOD. 3
STORE 00000
LONG BEACH TOWN CENTER
CARSON ST.
LONG BEACH, CA

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

SIGNAGAGE BY VENDOR.
SEPARATE PERMIT

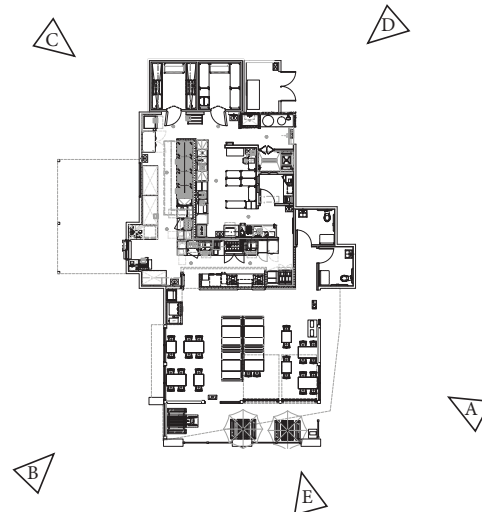


REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

LEGEND

- MAIN BLDG.: SHERMAN-HILLMAN - OFFICE WHITE SHUTTER
STUCCO 20-30 FINE SAND FINISH - EXTERIOR GRADE
EGG-SHELL FINISH
- TRIM: BENTLEY MOORE - BLACK 733-10
STUCCO 20-30 FINE SAND FINISH - EXTERIOR GRADE
EGG-SHELL FINISH
- ACCENT: BENTLEY MOORE - ORANGE 305-10
STUCCO - EXTERIOR GRADE EGG-SHELL FINISH
- NOT USED
- NOT USED
- ACCENT WALLS: MATCH PANTONE 03 C. RGB 355/35/44
PROVIDE SAMPLE FOR APPROVAL. APPLIED TO HARD PLANK
- MURAL WALLS: HARDY TRIM BOARDS 4/4 SMOOTH
PRIME FOR PAINT - 3/4" x 1/4" x 1/4" L x 3/4" x 3/4" x 1/4" x 1/4"
MURALS: BY VENDOR
- AWINGS/TRELLIS: MATTHEWS PAINT
H2400S FIRE 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.



ARMISTEAD DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS
1330 OLIMPIA BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-0533 FAX 310 452-4742

08/25/22
NO. -XXXX
W/ BY DESIGNED 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 AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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