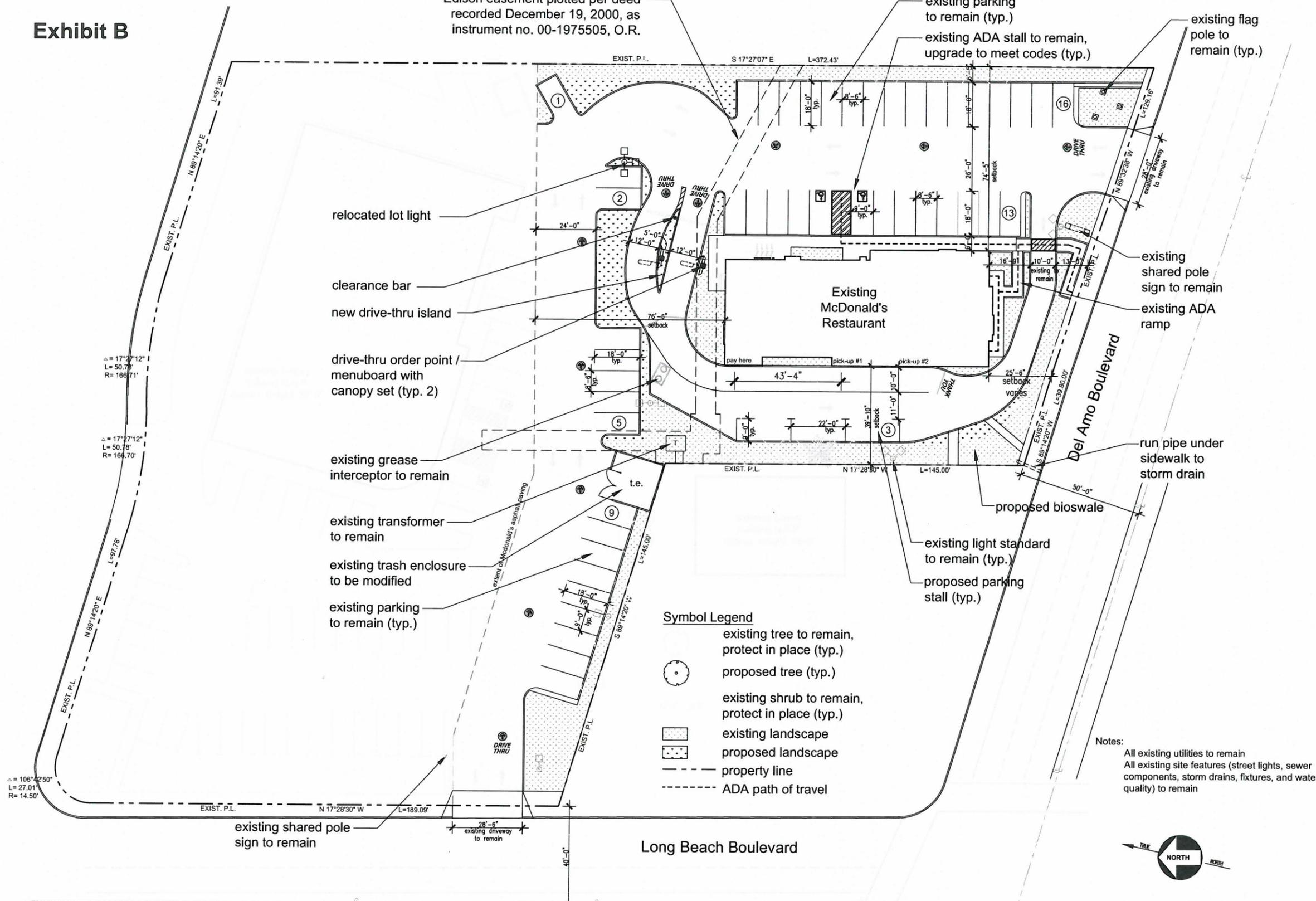


**Exhibit B**

Edison easement plotted per deed recorded December 19, 2000, as instrument no. 00-1975505, O.R.



- Symbol Legend**
- existing tree to remain, protect in place (typ.)
  - proposed tree (typ.)
  - existing shrub to remain, protect in place (typ.)
  - existing landscape
  - proposed landscape
  - property line
  - ADA path of travel

**Notes:**  
 All existing utilities to remain  
 All existing site features (street lights, sewer components, storm drains, fixtures, and water quality) to remain

**Contact Information**  
 John Lueken  
 Director of Development  
 McDonald's USA, LLC  
 3800 Kilroy Airport Way, Suite 200  
 Long Beach, CA 90806  
 (562) 753-2038  
 john.lueken@us.mcd.com

**Site Information**  
 APN: 7131-038-015, 7131-038-014  
 Zoning: CCN  
 (Community R-4-N Commercial)  
 Specific Plan: PD-22 (Pacific Railway)  
 Site Area: 42,934 sf (0.986 acres)

**Building Information:**  
 Occupancy rating: A-3  
 Type of construction: V-N  
 Existing building size approx: 4,600 s.f.  
 Proposed building size approx: 4,850 s.f.  
 Proposed building height: 22'-0" (PP Parapet)  
 Existing Floor Area Ratio: 4,690 s.f./42,934 s.f. = .109  
 Proposed Floor Area Ratio: 4,690 s.f./42,934 s.f. = .109

**Parking:**  
 Parking req'd per city:  
 Chapter 21.41.216 Required Parking per Table 41-C Use:  
 Restaurants and Bars  
 1. Detached fast food restaurant (located on a separate pad) 5 spaces plus 1 per 3 seats in dining area or 10 per 1,000 GFA whichever is greater

**Chapter 21.15 Definitions:**  
 21.15.1070 Floor area, gross (GFA).  
 A. "Gross floor area (GFA)" means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area include halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific Section of this Title.  
 B. For the purpose of calculating GFA in all residential districts, up to four hundred (400) square feet of garage area may be exempted from floor area. For single-family dwellings, the exemption may be up to six hundred (600) square feet.  
 C. For the purpose of calculating GFA in all residential districts, outdoor roof deck or balcony areas open to the sky or covered by patio cover or similar structure, when enclosed on all sides by a parapet, solid railing or building wall greater than three feet six inches (3'6") in height, shall be included. However, open areas within the building above normal ceiling height shall not be calculated.  
 D. For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted.  
 (Ord. C-7326 & 3, 1995; Ord. C-6684 & 13, 1990; Ord. C-6533 & 1 (part), 1988)

Existing: 51 stalls + reciprocal  
 Required: 40 stalls (Based on seating)  
 (3/105 = 35 + 5 stalls = 40)  
 Required: 43 stalls (Based on GFA)  
 (4,344 GFA / 1,000 x 10 = 43 stalls)  
 (GFA = overall floor area - restrooms)  
 Provided: 46 stalls + reciprocal (2 accessible)

**Landscape:**  
 All existing landscape to remain and protect in place, new landscape to be cohesive with existing  
 Existing area: 7,927 s.f. (18.5% of site)  
 Proposed area: 8,221 s.f. (19.1% of site)



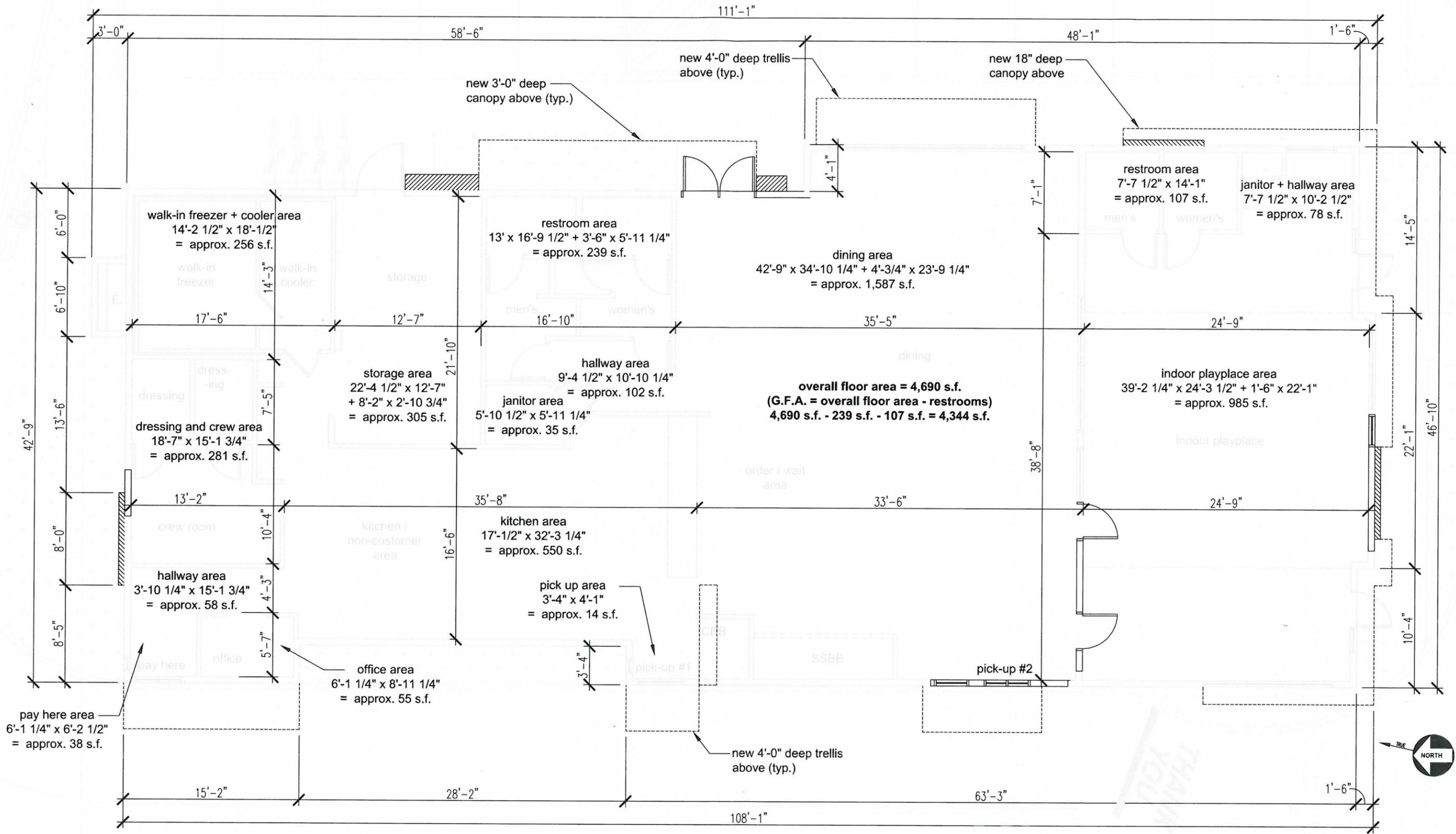
**McDonald's 004-3730**  
 5020 Long Beach Boulevard  
 Long Beach, California

**Proposed Site Plan**

Scale: 1" = 40'  
 June 2, 2014

H:\BU Backup\McD MRP\13\13760 - McD Long Beach, Long Beach Blvd\Design\Site\004-3730 Site Plan.dwg

This plan, map, or other document is prepared by the design or other professional person named on the title page of this document. It is the property of the design or other professional person named on the title page of this document. It is not to be used for any other project or purpose without the written consent of the design or other professional person named on the title page of this document.



12832 Valley View St., Ste 101, Garden Grove, CA 92645

# McDonald's 004-3730

5020 Long Beach Boulevard  
 Long Beach, California

## Proposed Floor Plan

Scale: 1/8" = 1'  
 May 16, 2014

H:\BU Backup\McD MRP\13\13760 - McD Long Beach,  
 Long Beach Blvd\Design\Site\004-3730 Floor Plan.dwg

This floor plan, specification and schedule is prepared by the architect or engineer for the project and is not to be used for any other project without the written consent of the architect or engineer.

*Proposed Elevations*

5020 Long Beach Blvd.

Long Beach, CA

004-3730

Scale: 1/8"=1'

*Chocolate Color Scheme*

Materials Legend

- Plaster - Benjamin Moore - BM-2112-10 - "Chocolate"
- EuroWest Tile - "Walnut Stroke"
- Plaster - Benjamin Moore - BM-2122-70 - "Snow White"
- Canopies (Metal)
- Aluminum Trellis
- Metal (Coping)



South - Front Elevation



West - D/T Elevation



East - Non D/T Elevation

*Chocolate Color Scheme*

**Materials Legend**

- Plaster - Benjamin Moore - BM-2112-10 - "Chocolate"
- EuroWest Tile - "Walnut Stroke"
- Plaster - Benjamin Moore - BM-2122-70 - "Snow White"
- Canopies (Metal)
- Aluminum Trellis
- Metal (Coping)



North - Rear Elevation