EXHIBIT B

2520 - 2590
NORTH LAKEWOOD BOULEVARD

LONG BEACH, CALIFORNIA 90815
APRIL 30, 2018

CLIENT

Lakewood Willow LLC.
14407 Alondra Boulevard
La Mirada, CA 90638
T: 562.977.8565
Contact: Ara Tchaghlassian

ARCHITECT

McKently Malak Architects
35 Hugus Alley, Suite 200
Pasadena, CA 91103
T: 626.583.8348
Contact: Ken McKently

CIVIL ENGINEER

NA & Associates, Inc.
22672 Lambert Street, Suite 606
Lake Forest, CA 92630
T: 949.753.0600
Contact: Nick Ayoub

LANDSCAPE ARCHITECT

CDPC
3195-C Airport Loop Dr., Studio One
Costa Mesa, CA 92626
T: 949.399.0870
Contact: Masumi Ozawa

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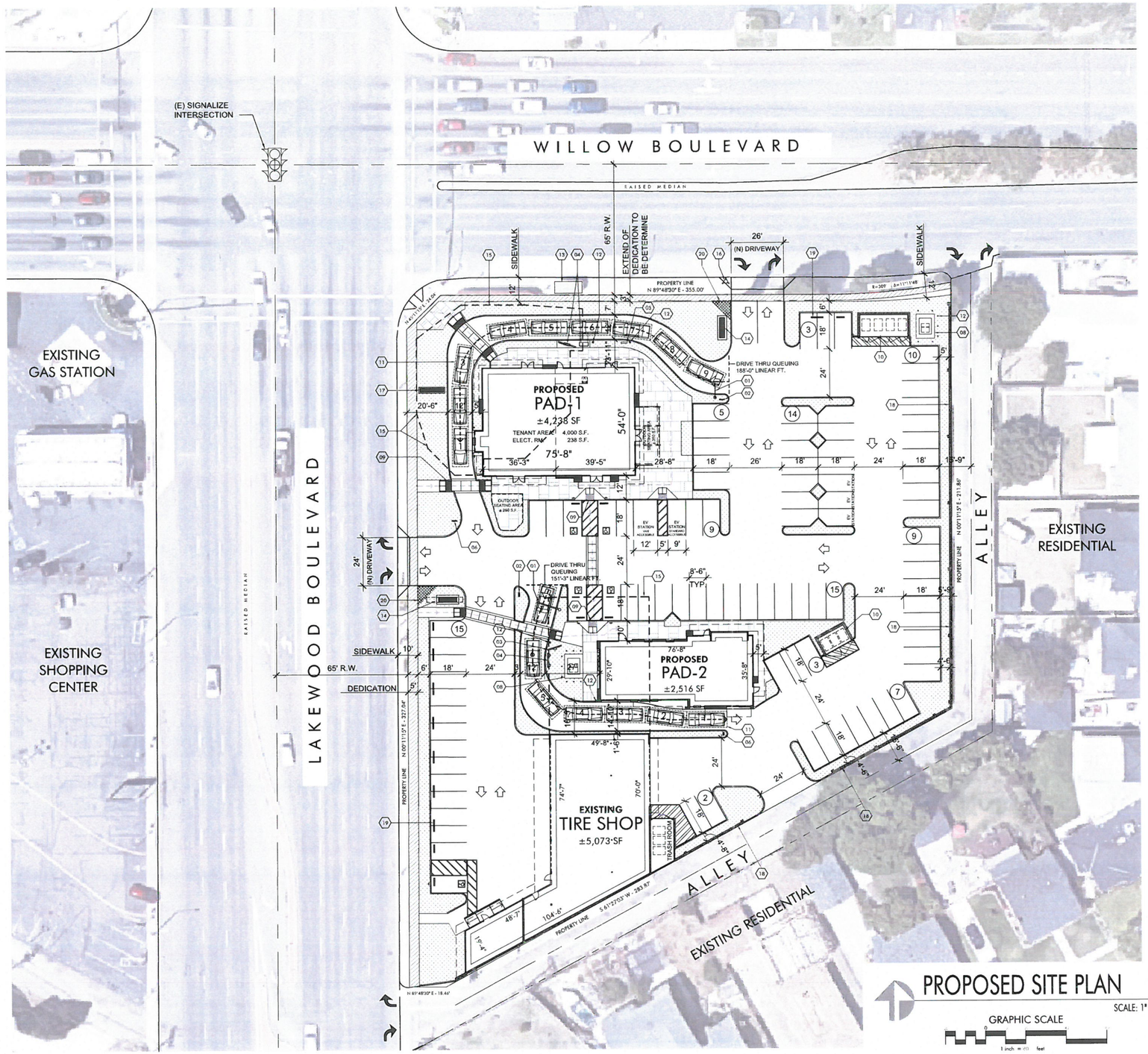


PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

1 inch = 20 feet

S.E.C. OF LAKEWOOD BLVD & WILLOW BLVD.
LONG BEACH, CALIFORNIA

VICINITY MAP

NOT TO SCALE

NORTH

PROJECT DATA

CLIENT:	LAKEWOOD WILLOW LLC.
PROJECT ADDRESS:	2528 & 2590 NORTH LAKEWOOD BLVD. LONG BEACH, CA
JURISDICTION:	CITY OF LONG BEACH, CA
APN NUMBER:	8218-007-050 8218-007-051 8218-007-052
ZONING:	CHW (COMMERCIAL HIGHWAY)
PROPOSED USE:	RETAIL/COMMERCIAL

SITE SUMMARY

SITE AREA

NET SITE AREA:	±1.68 AC	±73,050 SF
DEDICATION AREA:		T.B.D.
GROSS SITE AREA:	±1.73 AC	±75,482 SF

BUILDING DATA

EXISTING BUILDINGS

(E) RESTAURANT (TO BE DEMOLISH):		±4,897 SF
(E) TIRE SHOP	±11,002 SF	
AREA TO BE DEMOLISH:	± 5,929 SF	
TIRE SHOP (N) BUILDING AREA:		±5,073 SF

PROPOSED BUILDING AREA

PAD-1	±4,238 SF
PAD-2	±2,516 SF
TIRE SHOP (N) BUILDING AREA:	±5,073 SF
(N) TOTAL BUILDING AREA:	±11,827 SF
F.A.R.	0.15

PARKING DATA

PAD-1 (±4,000 SF / 100)		40 STALLS
OUTDOOR SEATING (±600SF/200)		3 STALLS
PAD-2 (±2,516 SF / 100)		25 STALLS
TIRE SHOP (±5,073 SF / 250) + 3		23 STALLS
TOTAL REQUIRED		91 STALLS
TOTAL PROVIDED		92 STALLS
ADA STALLS	5 STALLS	
STANDARD STALLS	82 STALLS	
EV STALLS	5 STALLS	

SITE LAYOUT DATA

MIN. DRIVE AISLE WIDTH	24'-0"
STANDARD PARKING STALL	8'-6" x 18'-0"

KEYNOTES

01. TENANT'S DRIVE-THRU CLEARANCE BAR
02. TENANT'S SITE DIRECTIONAL SIGN.
03. TENANT'S PREVIEW MENU BOARD.
04. TENANT'S SPEAKER POST W/ DETECTOR LOOP.
05. TENANT'S ORDER SCREEN & MENU BOARD.
06. TENANT'S "NO ENTRY" SIGN.
07. ACCESSIBLE CURB RAMP, REFER TO CIVIL DRAWINGS.
08. PROPOSED TRANSFORMER LOCATION, PROVIDE BOLLARDS AS REQUIRED BY POWER CO. REFER TO CIVIL DWGS.
09. TRUNCATED DOMES.
10. TRASH ENCLOSURE.
11. 8' X 20' CAR SPACING AT DRIVE THRU
12. BOLLARDS
13. EXISTING BUS STOP
14. (N) PYLON SIGN
15. LINE OF EXISTING BUILDING TO BE DEMOLISHED
16. EXISTING FIRE HYDRANT (TO BE RELOCATED)
17. (N) MONUMENT SIGN
18. (N) 8"X8'FT. TALL CMU WALL WITH PILASTERS
19. (N) WHEEL STOP
20. 10'FT. X 10'FT. CORNER CUT-OFF PER FIGURE 15-4

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
PROPERTY LINES BASE ON ALTA SURVEY PREPARED BY CAL LAND ENGINEERING. INC. DATED 12.08.2016

CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
14407 ALONDRA BLVD., LA MIRADA, CA 90638
T: 562.977.8565

2520 - 2590 NORTH LAKEWOOD BOULEVARD

LONG BEACH, CALIFORNIA 90815

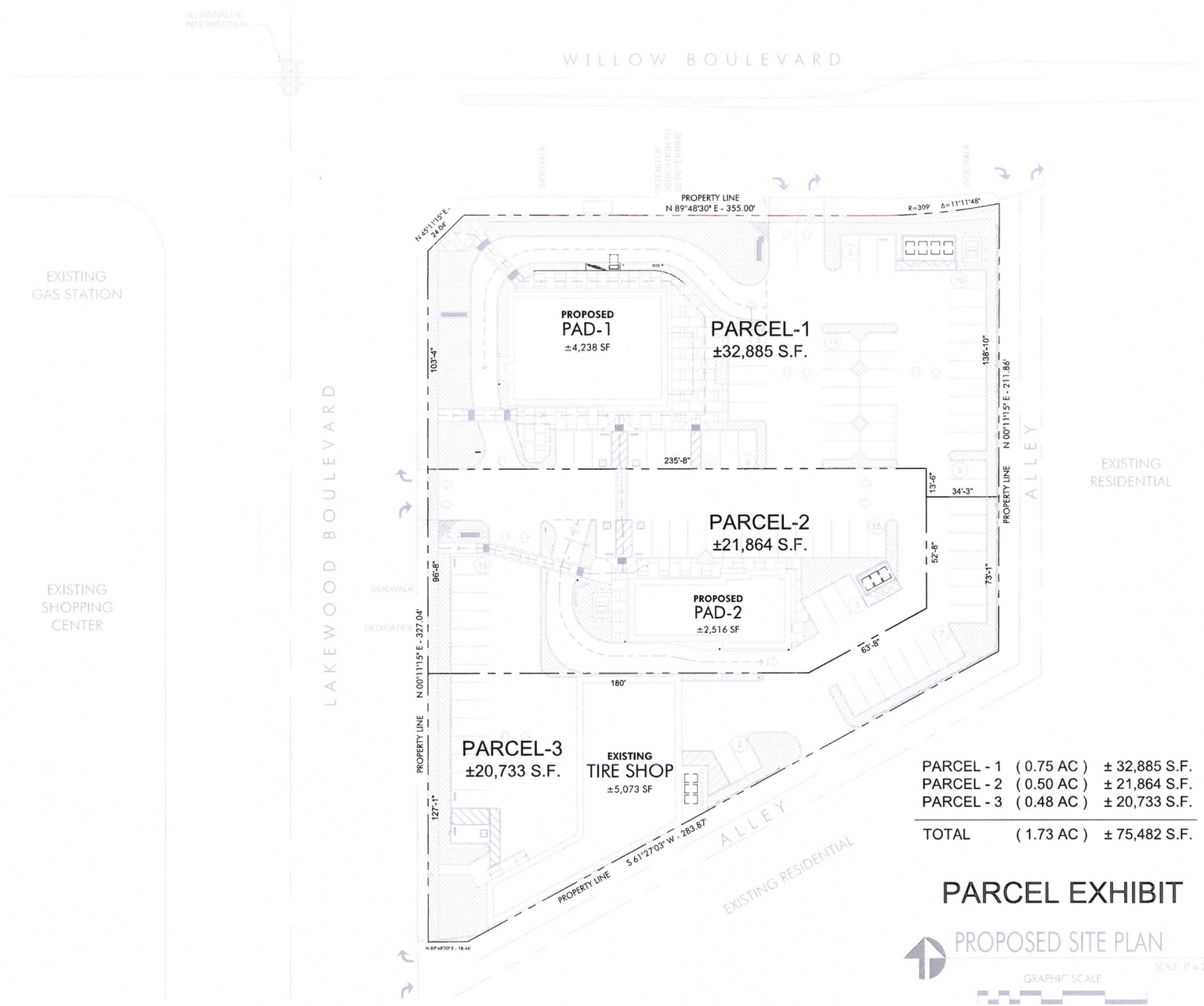
07.20.2017	1ST SUBMITTAL
11.27.2017	2ND SUBMITTAL
01.17.2018	REVISION
03.30.2018	REVISION
04.17.2018	REVISION

McKently Malak ARCHITECTS
35 Hugus Alley Suite 200
Pasadena, California 91103
T:6265838348 F:6265838387

SITE PLAN

07.20.2017 16200MMA

A010



PARCEL - 1	(0.75 AC)	± 32,885 S.F.
PARCEL - 2	(0.50 AC)	± 21,864 S.F.
PARCEL - 3	(0.48 AC)	± 20,733 S.F.
TOTAL	(1.73 AC)	± 75,482 S.F.

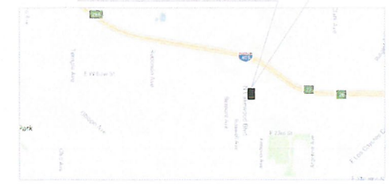
PARCEL EXHIBIT

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

S.E.C. OF LAKEWOOD BLVD & WILLOW BLVD
LONG BEACH, CALIFORNIA



VICINITY MAP

NORTH

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PAD-2	±2,316 SF
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F.A.R:	0.15

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8' x 20' CAR SPACING AT DRIVE THRU
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LINE OF EXISTING BUILDING TO BE DEMOLISHED
EXISTING FIRE HYDRANT (TO BE RELOCATED)
(N) MONUMENT SIGN
(N) 8'X5'FT. TALL CMU WALL WITH PILASTERS
(N) WHEEL STOP
10'FT. X 10FT. CORNER CUT-OFF PER HIGHWAY 15-4

CONCEPTUAL SUBJECT TO CHANGE

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14407 ALONDRA BLVD., LA MIRADA, CA 90638
T: 562.977.8565

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LONG BEACH, CALIFORNIA 90815

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11.27.2017	2ND SUBMITTAL
04.30.2018	REVISION

McKently Malak ARCHITECTS
35 Hugus Alley Suite 200
Pasadena, California 91103
T:6265838348 F:6265838387

PARCEL SITE PLAN

07.20.2017 16200MMA

A011

A.L.T.A. SURVEY
BASED ON TITLE REPORT PREPARED BY:
FIDELITY NATIONAL TITLE COMPANY
1300 DOVE STREET, SUITE 310
NEWPORT BEACH, CA 92660
(949)622-4845

2528 AND 2590 NORTH LAKEWOOD BOULEVARD, LONG BEACH, CALIFORNIA

LEGAL DESCRIPTION:
LOTS 1, 2, AND 3 OF TRACT NO. 29550, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 887 PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NO: 7218-007-050, 051, AND 052

THE FOLLOWING ARE LISTED AS EXCEPTIONS TO COVERAGE IN A COMMITMENT FOR THE TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE COMPANY, TITLE REPORT ORDER NO. 9882826.

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2006-2007.

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT.
PURPOSE: STREET AND HIGHWAY PURPOSES
RECORDED: TRACT NO. 29550, MB 827, PAGES 23 AND 24 OF MAPS
AFFECTS: ALL STREETS.

5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 22, 1973, INSTRUMENT NO. 4097, OF OFFICIAL RECORDS.
AFFECTS: A STRIP OF LAND 6 FEET IN WIDTH.

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: APRIL 5, 1979, INSTRUMENT NO. 79-370783, OF OFFICIAL RECORDS.
AFFECTS: A STRIP OF LAND 6 FEET IN WIDTH, LYING IN LOT 1

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "RELINQUISHMENT OF HIGHWAY RIGHT OF WAY" DATED APRIL 14, 1998, EXECUTED BY AND BETWEEN CITY OF LONG BEACH, STATE OF CALIFORNIA RECORDED JANUARY 27, 1999, INSTRUMENT NO. 99-0133701, OF OFFICIAL RECORDS.

REFERENCES IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. ANY EASEMENTS NOT DISCLOSED BY THOSE PUBLIC RECORDS WHICH IMPART CONSTRUCTIVE NOTICE AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY AND WHICH ARE NOT VISIBLE AND APPARENT FROM AN INSPECTION OF THE SURFACE OF SAID LAND.

BENCH MARK:
FD LAT. LS 2569 AT CURB OF WILLOW STREET
ELEVATION: 100.00

BASIS OF BEARING:
THE BEARING N0°11'15"E OF THE CENTERLINE OF LAKEWOOD BOULEVARD AS SHOWN ON TRACT NO. 29550, MB 827 PAGES 23 TO 24 WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

FLOOD ZONE:
SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 15 OF 35, WITH A DATE OF IDENTIFICATION OF JULY 6, 1998, FOR COMMUNITY NUMBER 06136001SC IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

UNDERGROUND UTILITY NOTES
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUNDUTILITIES COMPRISE ALL SUCH UTILITY IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES WERE FIELD SURVEY AND ARE LOCATED AS ACCURATE AS POSSIBLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ENGINEER'S CERTIFICATE
TO AMERICAN TIRE DEPOT, BANK OF AMERICA, N.A. AND FIDELITY NATIONAL TITLE COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

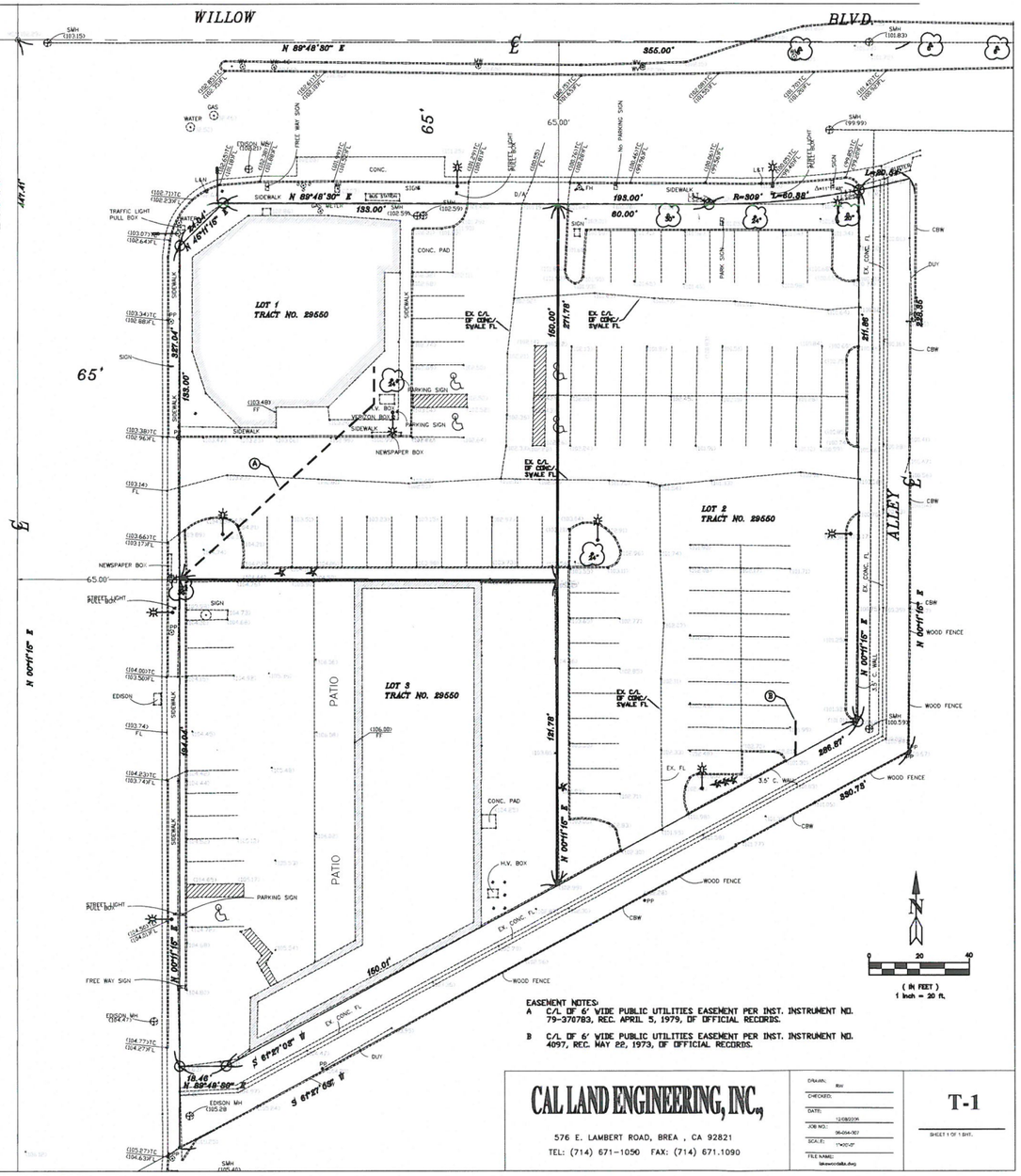
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON DECEMBER 6, 2006, UNDER THE UNDERSIGNED'S SUPERVISION AND IN ACCORDANCE WITH THE "MINIMUM STANTARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, AND 18 OF TABLE A TEHEROF. PURSUANT TO THE ACCURACY STANDARD AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESIONAL OPINION, AS A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFEID THEREIN.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM C. SHEN
27460
Exp. 6-30-07
CIVIL
STATE OF CALIFORNIA

WILLIAM C. SHEN R.C.E. 27460
REGISTRATION EXPIRES: 6-30-2007

LEGEND

WV	:	WATER VALVE
S	:	STREET LIGHT BOX
H.P.	:	HIGH POINT
F.S.	:	FINISHED SURFACE
F.L.	:	FLOOR LINE
T.C.	:	TOP OF CURB
W.M.	:	WATER METER
G.M.	:	GAS METER
T	:	TRAFFIC SIGNAL BOX
	:	WOOD FENCE
	:	CHAIN LINK FENCE
	:	EXISTING STRUCTURE TO BE REMOVED
	:	FIRE HYDRANT
	:	EXISTING TREE
	:	POWER POLE
	:	CONC. BLOCK
	:	PROPERTY LINE
	:	LIGHT POLE
S	:	SEWER MAN HOLE



CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD, BREA , CA 92821
TEL: (714) 671-1050 FAX: (714) 671.1090

DRAWN: RW
CHECKED:
DATE: 12/08/2006
JOB NO.: 06-054-007
SCALE: 1"=20'-0"
FILE NAME: lakewoodalta.dwg

T-1
SHEET 1 OF 1 SHT.

CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
14407 ALONDRA BLVD., LA MIRADA, CA 90638
T: 562.977.8565

2520 - 2590 NORTH LAKEWOOD BOULEVARD

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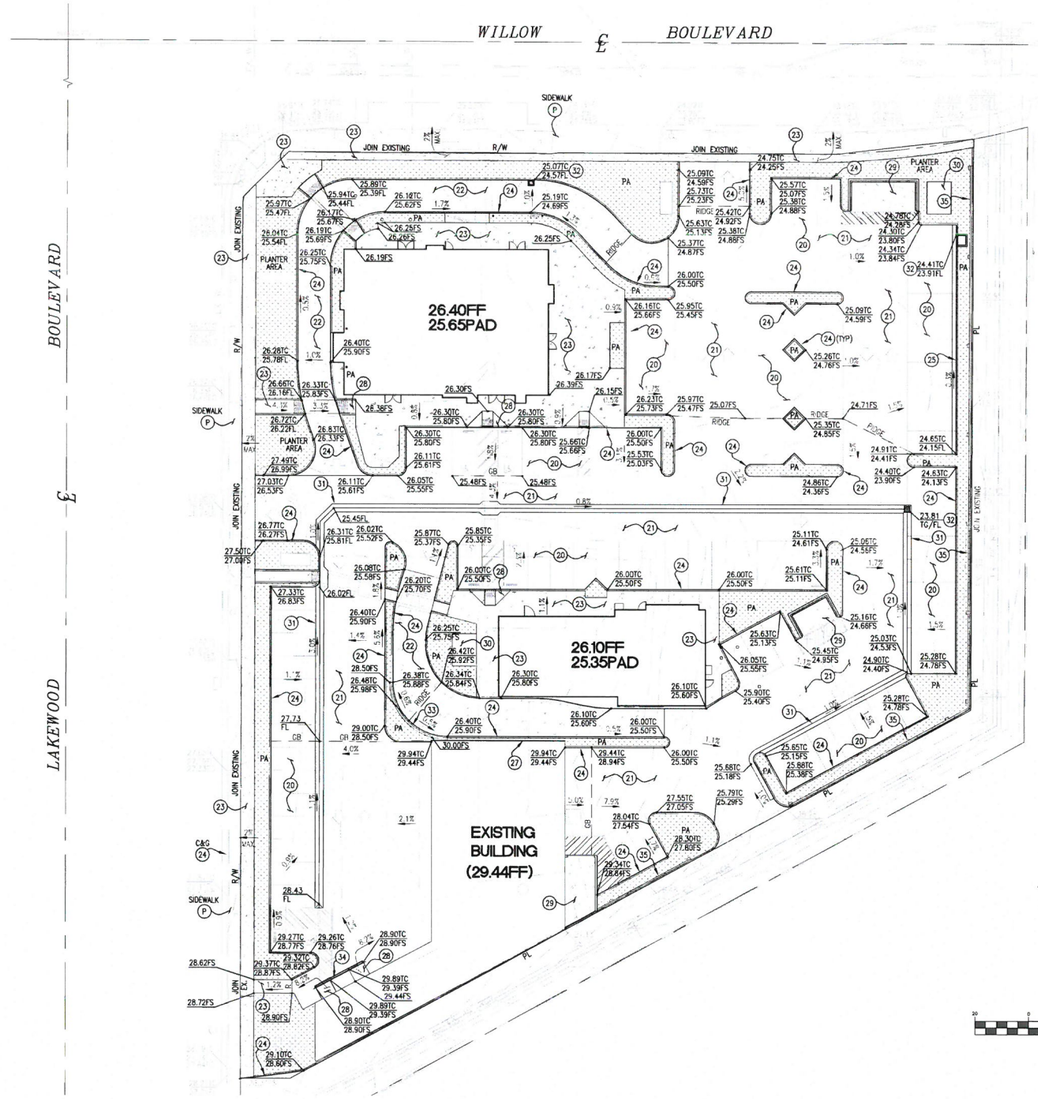
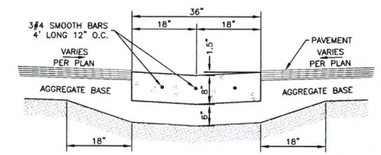
35 Hugus Alley Suite 200
Pasadena, California 91103
T:6265838348 F:6265838387

A.L.T.A
07.20.2017 16200MMA
T-1





31 3' CONCRETE V-GUTTER
N.T.S.

CONSTRUCTION NOTES:

20—CONSTRUCT 3" AC PAVING OVER 7" OF AGGREGATE BASE PER SOILS REPORT RECOMMENDATIONS (STALLS).
21—CONSTRUCT 3.5" AC PAVING OVER 12" OF AGGREGATE BASE PER SOILS REPORT RECOMMENDATIONS (DRIVE AISLES).
22—CONSTRUCT 7.5" PCC PAVING, WITH STEEL MESH, OVER 4" OF AGGREGATE BASE PER SOILS REPORT RECOMMENDATIONS.
23—CONSTRUCT 4" THICK PCC SIDEWALK PER CITY STD. S-444-0.
24—CONSTRUCT 6" CURB PER CITY STD. S-410-2, TYPE A.
25—CONSTRUCT 6" CURB & 18" GUTTER PER PER CITY STD. S-410-2, TYPE C.
26—CONSTRUCT 0" CURB PER CITY STD. S-410-2, TYPE A.
27—BUILDING WALL PER STRUCTURAL PLANS.
28—CONSTRUCT CURB RAMP PER CITY STANDARDS.
29—CONSTRUCT COVERED TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
30—CONSTRUCT PCC TRANSFORMER PAD. SEE MECHANICAL PLANS FOR THICKNESS AND REINFORCEMENT.
31—CONSTRUCT 3' WIDE CONCRETE 'V'-GUTTER PER DETAIL HEREON.
32—CONSTRUCT CATCH BASIN PER UTILITY PLAN.
33—CONSTRUCT RETAINING WALL.
34—INSTALL HANDRAILS.
35—CONSTRUCT SCREEN WALL PER ARCHITECTURAL PLANS.
P—PROTECT IN PLACE.

PLANS PREPARED UNDER THE SUPERVISION OF:

NA & Associates, Inc.
22872 LAMBERT ST. SUITE 606, LAKE FOREST, CA 92630
PHONE: (949) 753-0600 FAX: (949) 600-8493

Nicholas Ayoub 04-30-18
SIGNATURE DATE
NICHOLAS AYOUB R.C.E. NO. 60846

REGISTERED PROFESSIONAL ENGINEER NICHOLAS S. AYOUB No. C60846 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
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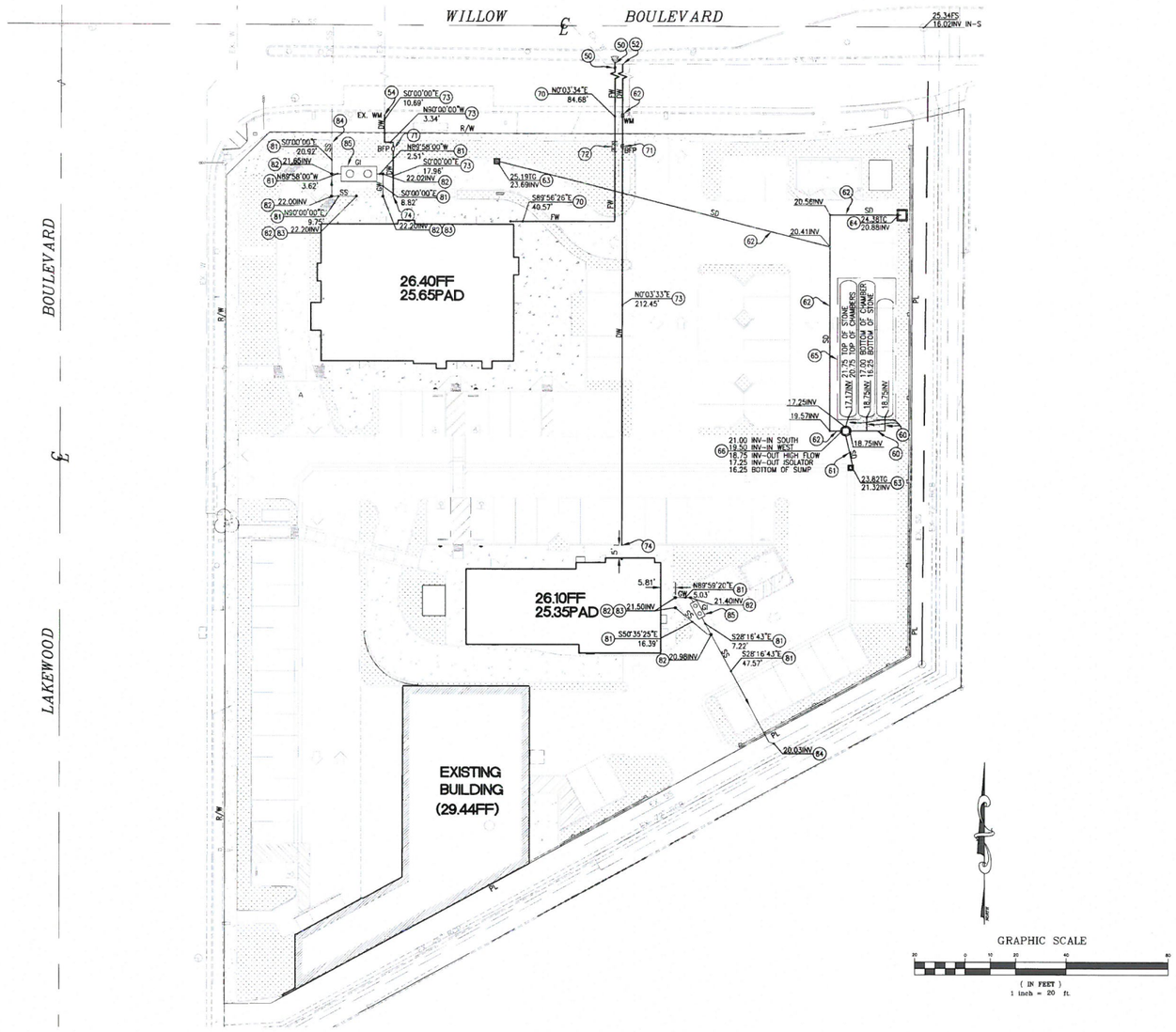
GRADING PLAN
07.20.2017 16200MMA

C-01



STORM DRAIN NOTES:

(60)—INSTALL 18" PVC STORM DRAIN PIPE.

(61)—INSTALL 12" PVC STORM DRAIN PIPE.

(62)—INSTALL 8" PVC STORM DRAIN PIPE.

(63)—CONSTRUCT 18"x18" CATCH BASIN WITH NDS #1813 GRATE PER DETAIL ON SHEET 6. APPLY STENCIL PER DETAIL ON SHEET 6.

(64)—CONSTRUCT 3.5' WIDE CATCH BASIN PER STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) METRIC 300-2. SEE NOTE ON DETAIL 64 ON SHEET 6 FOR ADDITIONAL CONSTRUCTION SPECIFICATIONS.

(65)—CONSTRUCT STORMTECH MC-3500 CHAMBER (OR APPROVED EQUAL) STORM DRAIN RETENTION BASIN PER DETAIL ON SHEET 6. SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION PROCEDURES AND DETAILS (ISOLATOR ROW, SCOUR PROTECTION, INSERTA TEE, ETC.)

(66)—CONSTRUCT MANHOLE PER DETAIL ON SHEET 6.

PUBLIC WATER NOTES

(50)—HOT TAP TO EXIST. 12" WATER LINE AND INSTALL THRUST BLOCK PER CITY STANDARDS.

(51)—INSTALL 4" GATE VALVE.

(52)—INSTALL 2" WATER SERVICE PER LBWD STANDARDS.

(53)—INSTALL 2" WATER METER PER CITY STANDARDS.

(54)—CONNECT TO EXISTING WATER METER.

PRIVATE WATER NOTES

(70)—CONSTRUCT 4" C-900 AWWA CLASS 200 PVC FIRE WATER PIPE.

(71)—INSTALL BACKFLOW PREVENTION DEVICE PER CITY STANDARDS.

(72)—INSTALL DOUBLE CHECK DETECTOR ASSEMPLY PER CITY STANDARDS.

(73)—INSTALL 2" PVC WATER PIPE PER CITY STANDARDS.

(74)—POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.

SANITARY SEWER NOTES:

(81)—INSTALL 4" PVC SANITARY SEWER PIPE.

(82)—INSTALL 4" CLEAN OUT.

(83)—POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.

(84)—CONNECT TO EXISTING SEWER MAIN. FIELD VERIFY INVERT PRIOR TO CONSTRUCTION.

(85)—INSTALL GREASE INTERCEPTOR WITH TEST PIT. SEE MECHANICAL PLANS FOR SIZE AND SPECIFICATIONS.

PLANS PREPARED UNDER THE SUPERVISION OF:

NA & Associates, Inc.
22672 LAMBERT ST. SUITE 606, LAKE FOREST, CA 92630
PHONE: (949) 753-0600 FAX: (949) 600-8493

Nicholas Ayoub 04-30-18
SIGNATURE DATE
NICHOLAS AYOUB R.C.E. NO. 60846

REGISTERED PROFESSIONAL ENGINEER NICHOLAS S. AYOUB No. C60846 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

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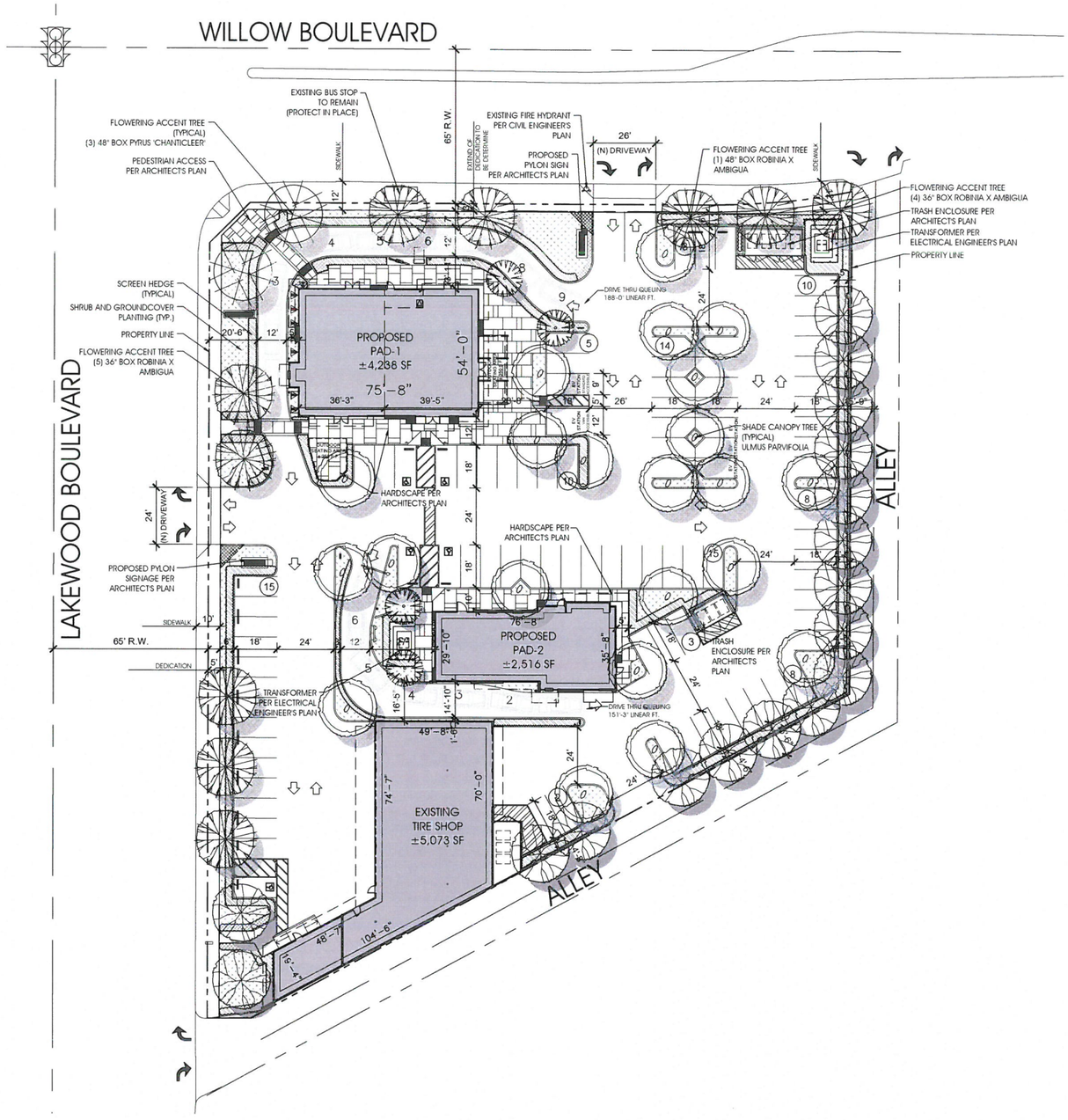
UTILITY PLAN

07.20.2017 16200MMA

C-02



PLANT PALETTE

Symbol	Botanical Name	Common Name	Size	QTY.	WUCOLS Region 3	REMARKS
TREES						
	Agonis flexuosa	Peppermint Tree	24" Box	17	Low	PERIMETER TREE
	Lagerstroemia muskogee	Muskogee Crape Myrtle	24" Box	4	Mod	ACCENT TREE
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	48" Box	2	Mod	SPECIMEN TREE
	Robinia x ambigua 'Purple Robe'	Purple Robe Locust	36" Box 48" Box	9 1	Mod	FLOWERING ACCENT TREE
	Ulmus parvifolia	Chinese Elm	24" Box	22	Mod	SHADE CANOPY TREE

Symbol	Botanical Name	Common Name	Size	Spacing	WUCOLS Region 3
SHRUBS/ GROUNDCOVERS					
	Agave species	Agave	5 gallon	3'	Low
	* Aloe species	Aloe	5 gallon	2'	Low
	Callistemon v. 'Little John'	Dwarf Bottlebrush	5 gallon	3'	Low
	Carissa m. 'Green Carpet'	Dwarf Natal Plum	5 gallon	4'	Low
	Dianella revoluta	Flax Lily	5 gallon	1'	Low
	Dietes vegeta	Fortnight Lily	5 gallon	3'	Low
	Festuca o. glauca	Blue Fescue	5 gallon	1'	Low
	Hesperaloe parviflora	Red Yucca	5 gallon	4'	Low
	* Lantana montevidensis	Trailing Lantana	5 gallon	3'	Low
	Leucophyllum f. 'Compacta'	Texas Ranger	5 gallon	3'	Low
	Muhlenbergia capillaris	Pink Muhly	5 gallon	4'	Low
	Myoporum p. 'Prostratum'	Dwarf Myoporum	5 gallon	3'	Low
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 gallon	3'	Low
	Phormium tenax 'Wings of Gold'	New Zealand Flax	5 gallon	3'	Low
	Rhaphiolepis indica	Indian Hawthorn	5 gallon	3'	Low
	Rosmarinus officinalis	Rosemary	5 gallon	3'	Low
	Salvia clevelandii	Cleveland Sage	5 gallon	3'	Low
	* Salvia gregii 'Flame'	Furman's Red Autumn Sage	5 gallon	3'	Low
VINE					
	Macfadyena unguis-cati	Cat's Claw Vine	5 gallon		Low
SCREEN HEDGE					
	Prunus l. lyonii	Catalina Cherry	5 gallon	4'	Low
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 gallon	3'	Low

PLANTING AREA WITH ACCENT SHRUBS: * DENOTES ACCENT SHRUB MATERIAL, SEE ABOVE.

ESTIMATED SHRUB QUANTITY

LANDSCAPE AREA=11,191 SQ. FT
TOTAL SHRUBS = 1,243 (AT 3' SPACING)

MINIMUM 50% OF PLANT MATERIAL SHALL BE LOW WATER USE PLANTS PER WUCOLS RATING.

MINIMUM 3 SHRUBS FOR EACH TREE.

SITE TABULATION

TOTAL NUMBER OF STALLS: 93 STALLS
TREES REQUIRED: 23 TREES
TREES PROVIDED: 40 TREES

NOTES:

IRRIGATION PLAN SHALL COMPLY WITH LBMC WATER EFFICIENT LANDSCAPE GUIDELINES.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

0' 10' 20' 40' 60'

SHEET 1 OF 1
DATE: 04-06-18 SCALE: 1"=20'

conceptual design & planning company
3195-C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
6659 Morro Road, Atascadero, CA 93422
T: 805.466.3385 F: 805.466.3204
CDPC JOB#: 17028

CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
14407 ALONDRA BLVD., LA MIRADA, CA 90638
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2520 - 2590 NORTH LAKEWOOD BOULEVARD

LONG BEACH, CALIFORNIA 90815

07.20.2017	1ST SUBMITTAL
11.27.2017	2ND SUBMITTAL
04.10.2018	REVISION

McKently Malak ARCHITECTS
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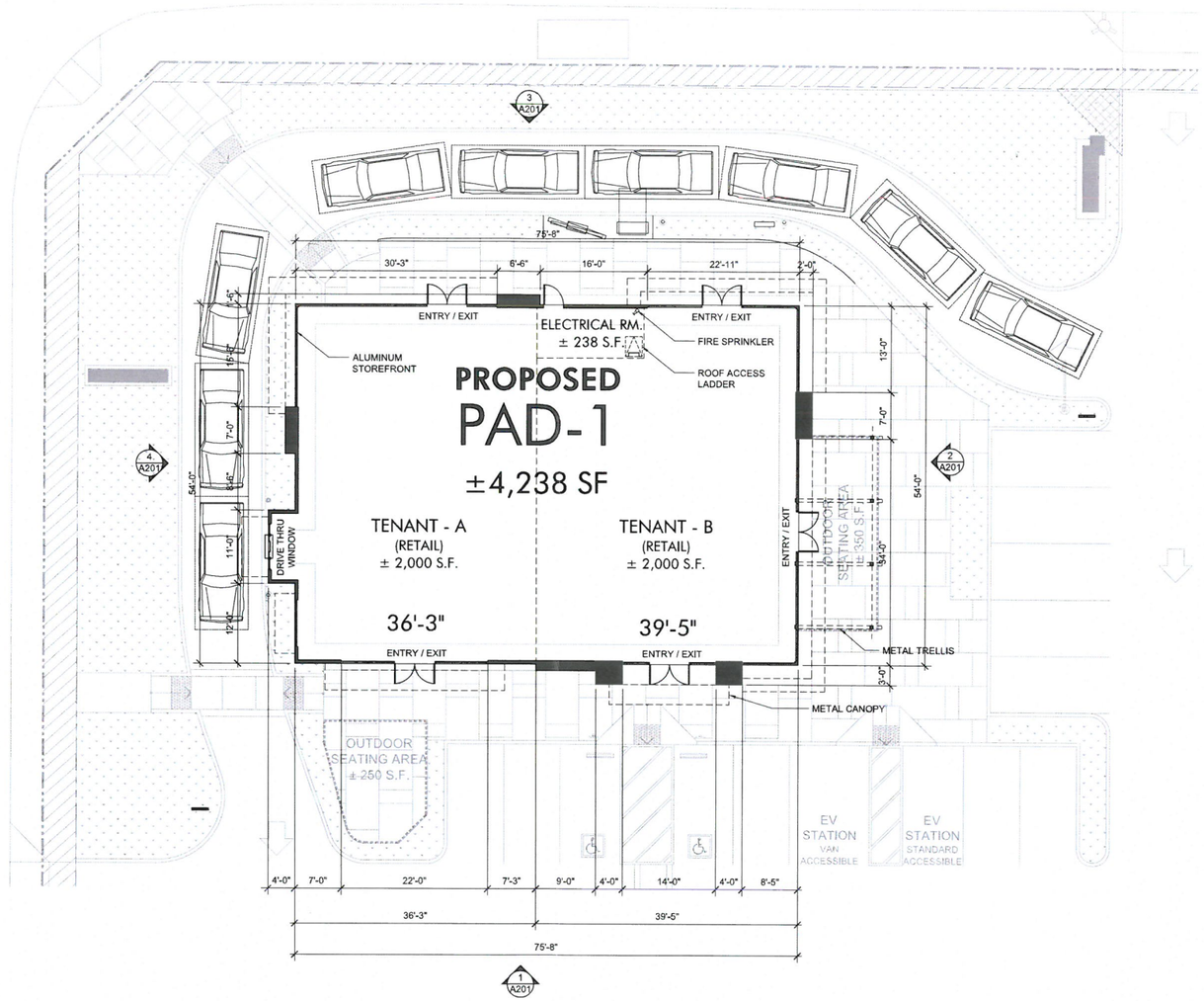
LANDSCAPE PLAN
07.20.2017 16200MMA

LC-01



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

PAD-1

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LAKEWOOD WILLOW LLC.

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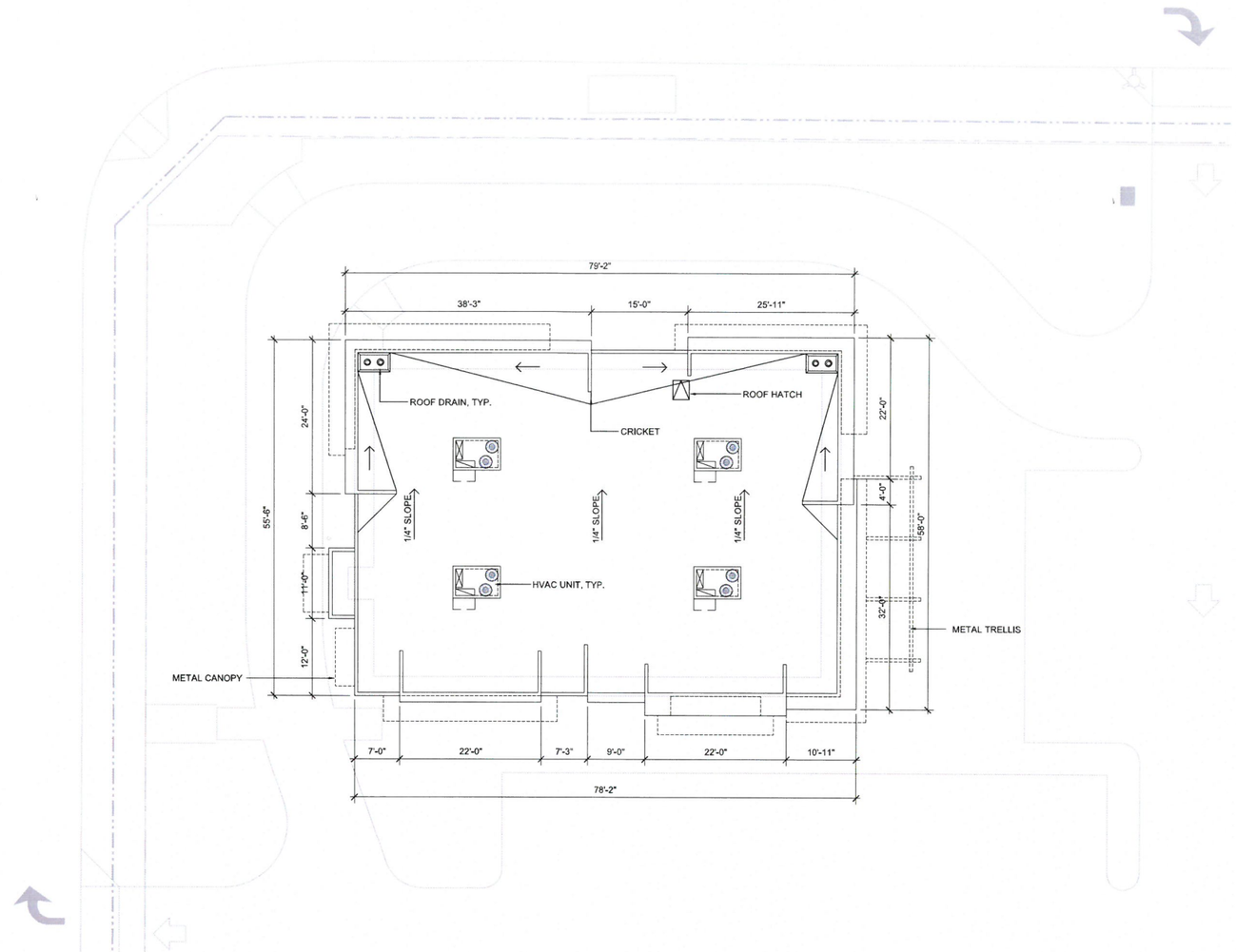
FLOOR PLAN

07.20.2017 16200MMA

A101



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

PAD-1

CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
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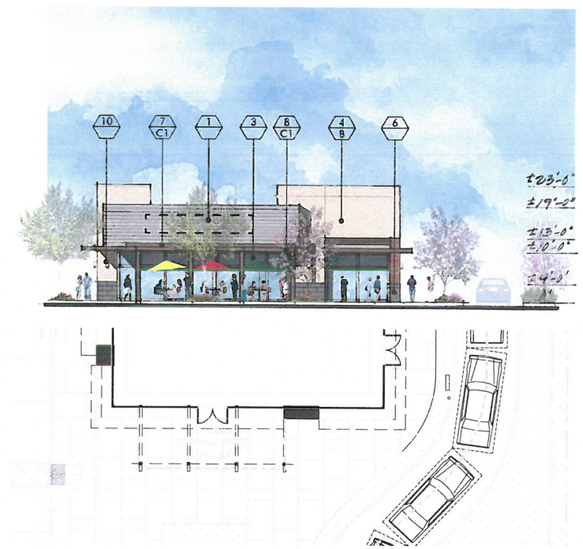
ROOF PLAN

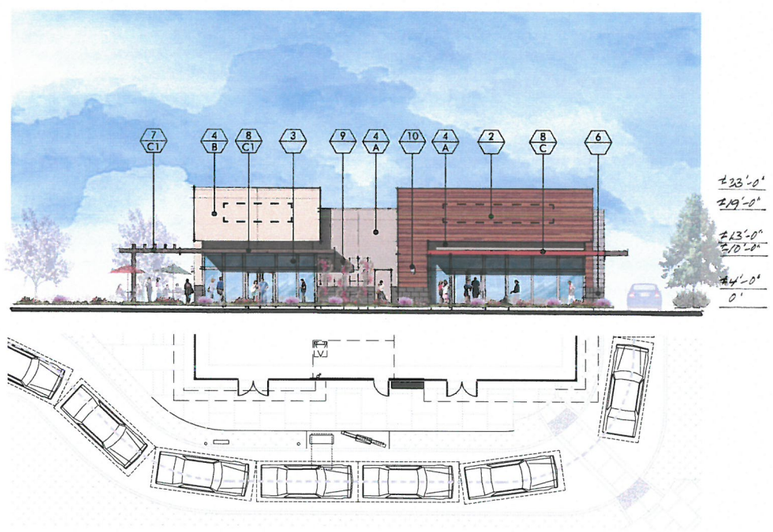
07.20.2017 16200MMA

A131

1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES

1. METAL SIDING
TYPE: RIGID WALL
COLOR: SILVERSMITH, BY: ATAS

2. WOOD SIDING
TYPE: VINTAGE COLLECTION
COLOR: MAHOGANY, BY: AZEK

2.1. SIDING
TYPE: ARTISAN SQUARE CHANNEL
COLOR: DEC 788 DARK LAGOON
BY: HARDIE BOARD SIDING

3. ALUMINUM STOREFRONT
FINISH: C1 FAR ALUMINUM
BY: ARCADIA, GLASS: 1" CLEAR FLOAT GLASS

4. CEMENT PLASTER
FINISH: SMOOTH TROWEL
BY: HIGHLAND STUCCO

5. PATIO CMU WALLS
TYPE: SPLIT FACE
COLOR: COOL GRAY, BY: ANGELUS BLOCK

6. TILE BASE 12X24
TYPE: COLOR BODY PORCELAIN EXHIBITION
COLOR: DARK GRAY EX04, BY: DALTILE

7. METAL TRELLIS
FINISH: PAINTED STEEL

8. METAL CANOPY
FINISH: PAINTED STEEL

9. WALL TRELLIS
FINISH: PAINTED
COLOR: GREEN

10. WALL SCONCE
TYPE: EC851, LED
COLOR: TITANIUM GRAY BY: LUMINIS

PAINT COLORS

- A. PAINT
COLOR: DEA 6214 PIGEON GRAY
BY: DUNN EDWARDS

- B. PAINT
COLOR: DE 6178 BOUTIQUE TAN
BY: DUNN EDWARDS

- C. PAINT
COLOR: DE 465 OUTFIELD ORANGE
BY: DUNN EDWARDS

- C1. PAINT
COLOR: DE 6077 DEEP BROWN
BY: DUNN EDWARDS

- C2. PAINT
COLOR: DET 611 IRON-IC
BY: DUNN EDWARDS

- D. PAINT
COLOR: DE 6228 PLAY ON GRAY
BY: DUNN EDWARDS

- E. PAINT
COLOR: DE 6205 STUCCO TAN
BY: DUNN EDWARDS

- F. PAINT
COLOR: DE 6381 SILVER BULLET
BY: DUNN EDWARDS

- G. PAINT
COLOR: DE 6192 NOMADIC TAUPE
BY: DUNN EDWARDS

PAD-1
CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
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2520 - 2590 NORTH LAKEWOOD BOULEVARD
LONG BEACH, CALIFORNIA 90815

07.20.2017	1ST SUBMITTAL
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01.17.2018	REVISION
03.30.2018	REVISION

McKently Malak ARCHITECTS
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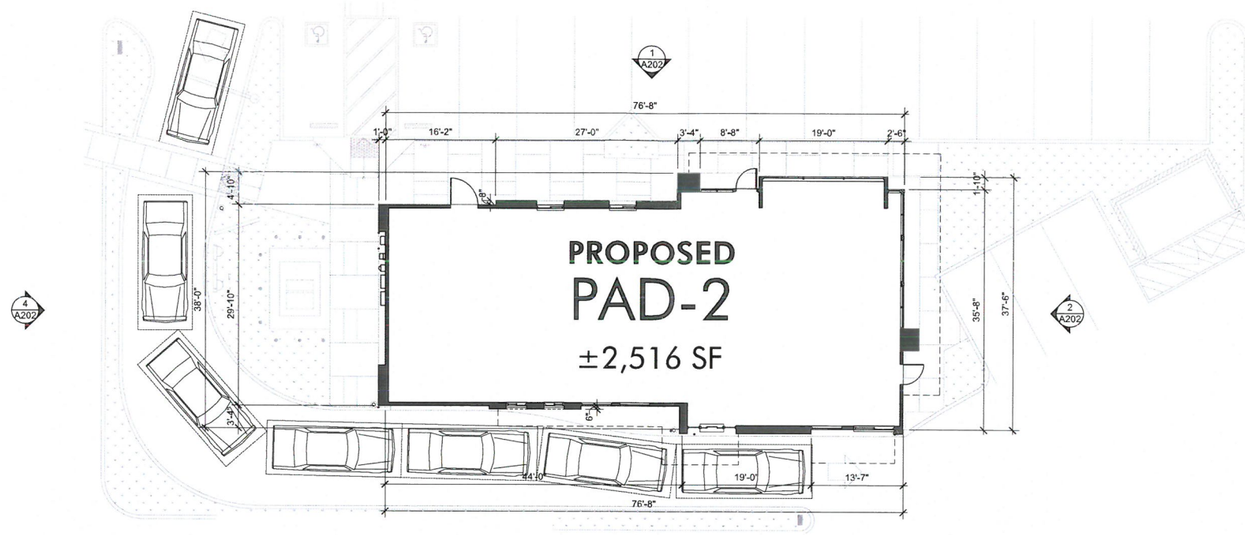
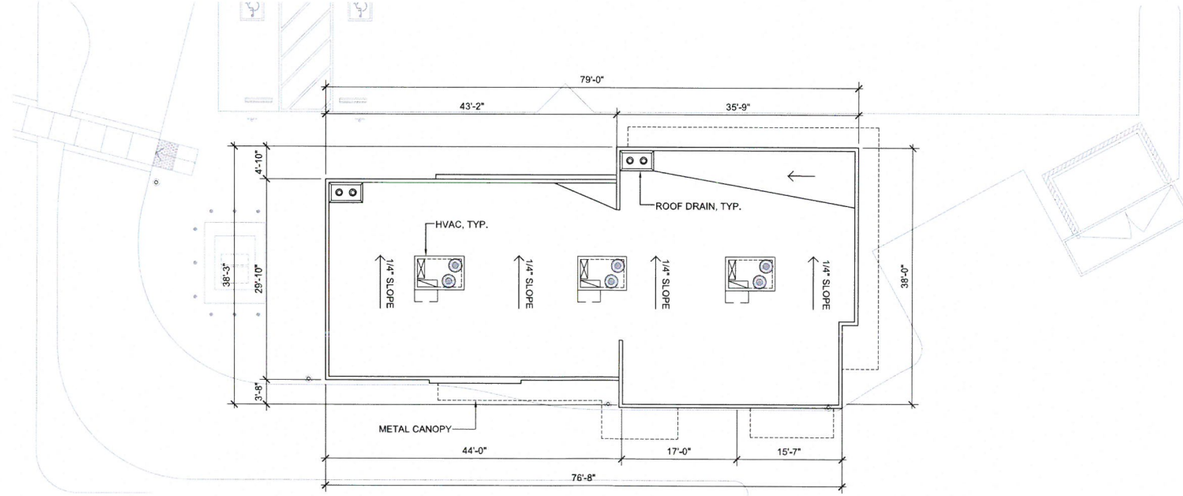
ELEVATIONS
07.20.2017 16200MMA

A201



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

PAD-2

CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
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01.17.2018	REVISION

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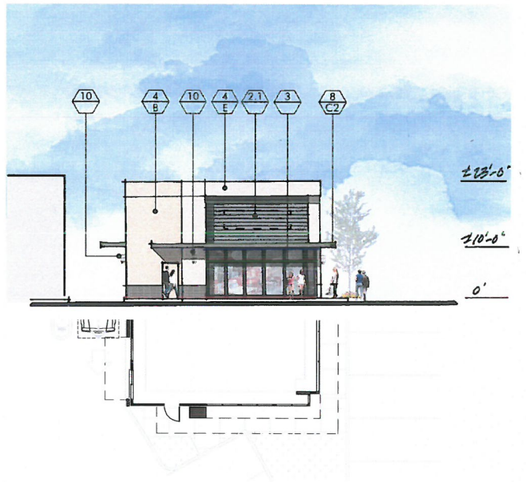
FLOOR PLAN

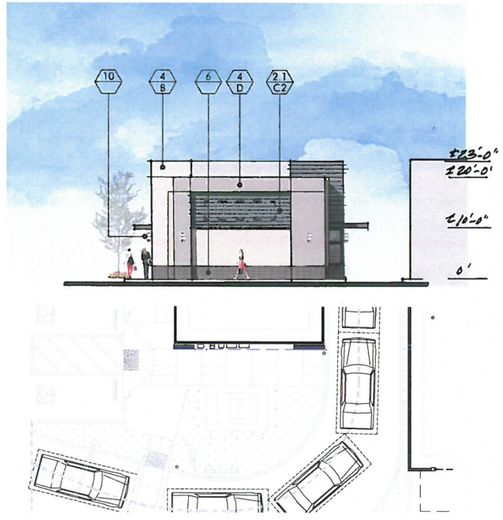
07.20.2017 16200MMA

A102

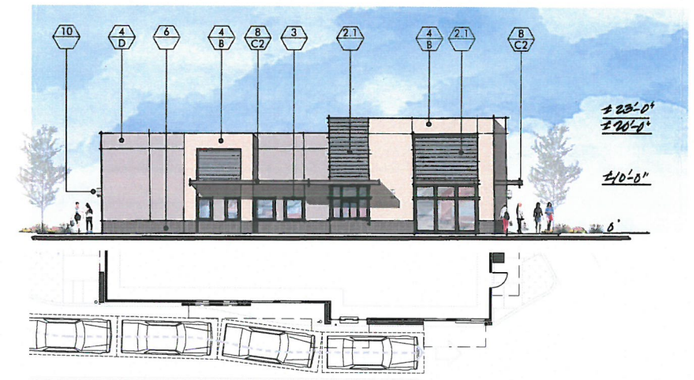


2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES

1. METAL SIDING
   TYPE: RIGID WALL
   COLOR: SILVERSMITH. BY: ATAS
2. WOOD SIDING
   TYPE: VINTAGE COLLECTION
   COLOR: MAHOGANY, BY: AZEK
2.1. SIDING
   TYPE: ARTISAN SQUARE CHANNEL
   COLOR: DEC 788 DARK LAGOON
   BY: HARDIE BOARD SIDING
3. ALUMINUM STOREFRONT
   FINISH: CLEAR ALUMINUM
   BY: ARCADIA, GLASS: 1" CLEAR FLOAT GLASS
4. CEMENT PLASTER
   FINISH: SMOOTH TROWEL
   BY: HIGHLAND STUCCO
5. PATIO CMU WALLS
   TYPE: SPLIT FACE
   COLOR: COOL GRAY, BY: ANGELUS BLOCK
6. TILE BASE 12X24
   TYPE: COLOR BODY PORCELAIN EXHIBITION
   COLOR: DARK GRAY EX04, BY: DALTILE
7. METAL TRELLIS
   FINISH: PAINTED STEEL
8. METAL CANOPY
   FINISH: PAINTED STEEL
9. WALL TRELLIS
   FINISH: PAINTED
   COLOR: GREEN
10. WALL SCONCE
    TYPE: EC851, LED
    COLOR: TITANIUM GRAY BY: LUMINIS

PAINT COLORS

- A. PAINT
  COLOR: DEA 6214 PIGEON GRAY
  BY: DUNN EDWARDS
- B. PAINT
  COLOR: DE 6178 BOUTIQUE TAN
  BY: DUNN EDWARDS
- C. PAINT
  COLOR: DE 465 OUTFIELD ORANGE
  BY: DUNN EDWARDS
- C1. PAINT
  COLOR: DE 6077 DEEP BROWN
  BY: DUNN EDWARDS
- C2. PAINT
  COLOR: DET 611 IRON-IC
  BY: DUNN EDWARDS
- D. PAINT
  COLOR: DE 6228 PLAY ON GRAY
  BY: DUNN EDWARDS
- E. PAINT
  COLOR: DE 6205 STUCCO TAN
  BY: DUNN EDWARDS
- F. PAINT
  COLOR: DE 6381 SILVER BULLET
  BY: DUNN EDWARDS
- G. PAINT
  COLOR: DE 6192 NOMADIC TAUPE
  BY: DUNN EDWARDS

PAD-2
CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
14407 ALONDRA BLVD., LA MIRADA, CA 90638
T: 562.977.8565

2520 - 2590 NORTH LAKEWOOD BOULEVARD
LONG BEACH, CALIFORNIA 90815

07.20.2017	1ST SUBMITTAL
11.27.2017	2ND SUBMITTAL
01.17.2018	REVISION

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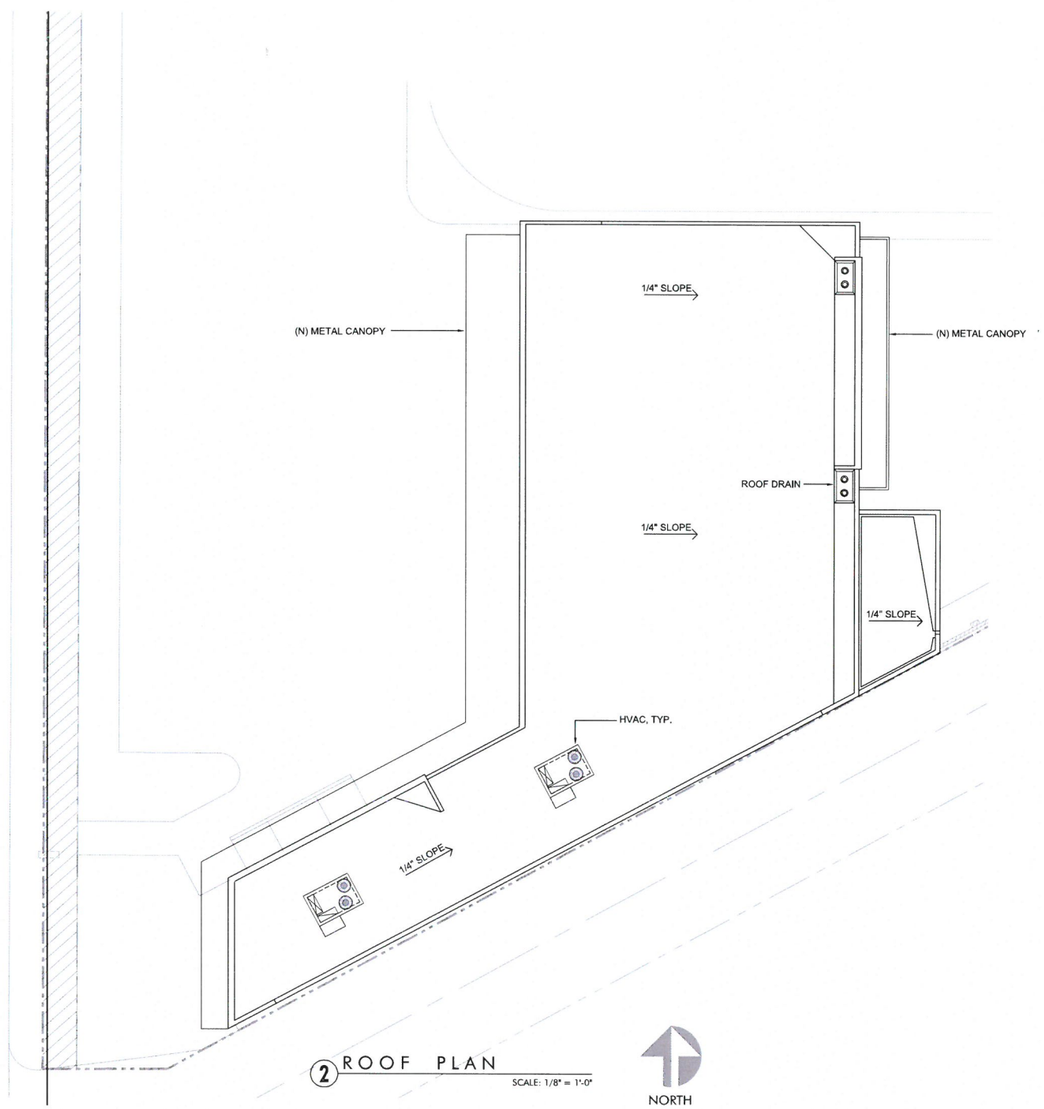
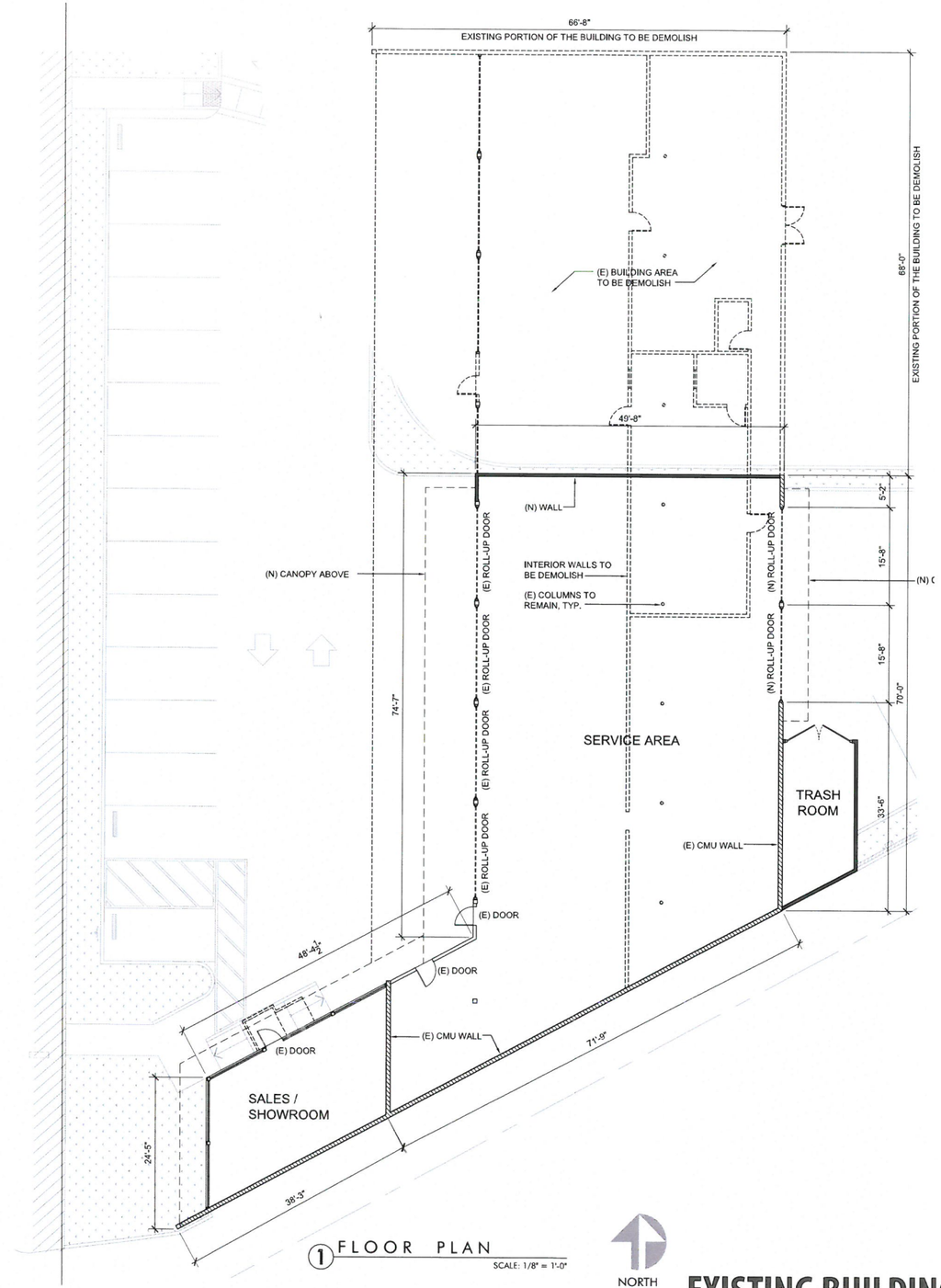
ELEVATIONS
07.20.2017 16200MMA

A202



2 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING BUILDING

CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
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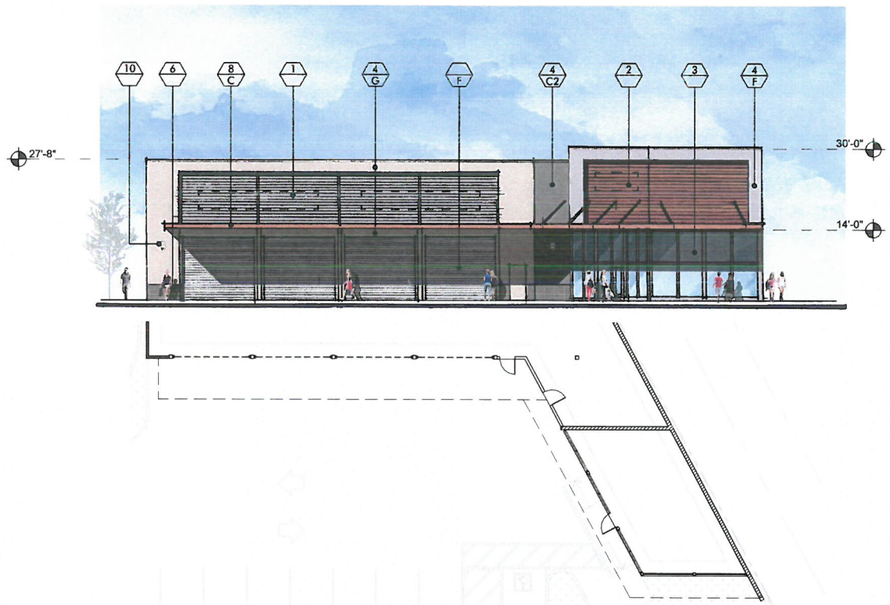
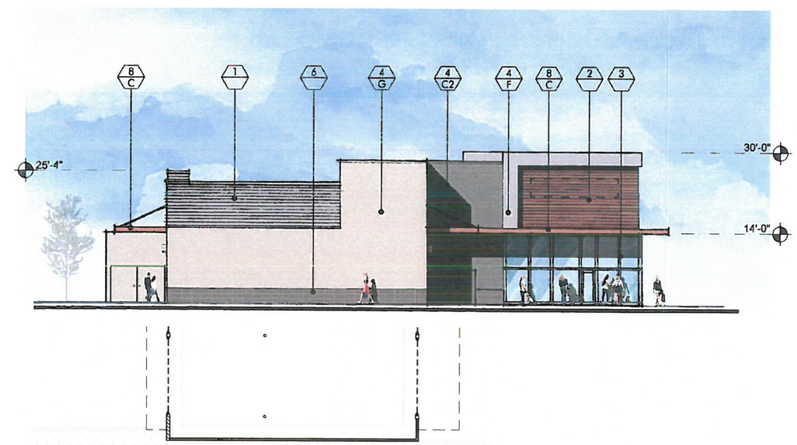
FLOOR PLAN
07.20.2017 16200MMA

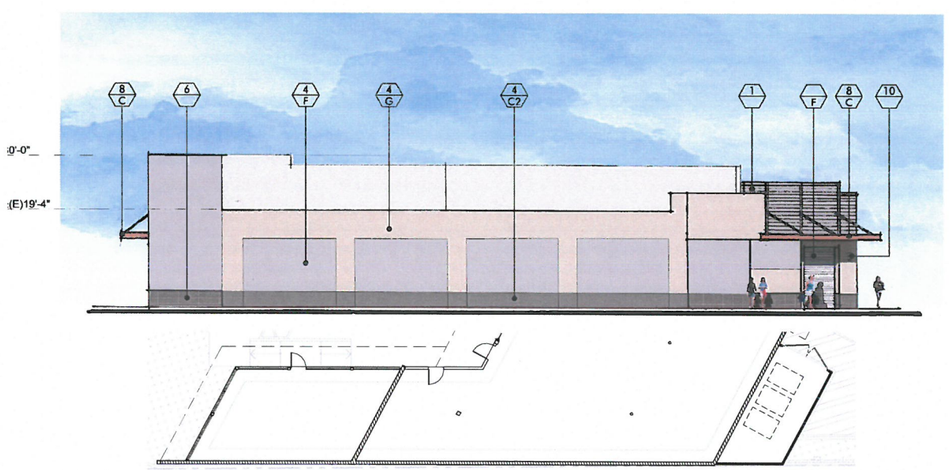
A103



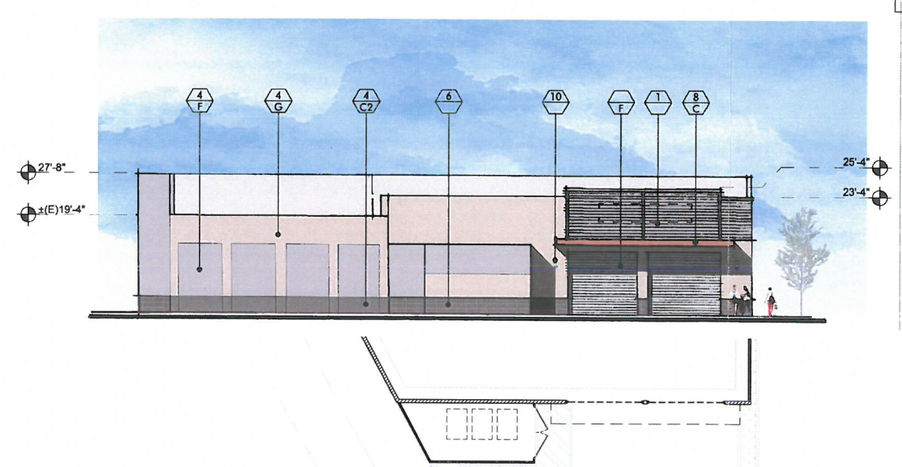
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH KEYNOTES

1. METAL SIDING
   TYPE: RIGID WALL
   COLOR: SILVERSMITH, BY: ATAS
2. WOOD SIDING
   TYPE: VINTAGE COLLECTION
   COLOR: MAHOGANY, BY: AZEK
2.1. SIDING
   TYPE: ARTISAN SQUARE CHANNEL
   COLOR: DEC 788 DARK LAGOON
   BY: HARDIE BOARD SIDING
3. ALUMINUM STOREFRONT
   FINISH: CLEAR ALUMINUM
   BY: ARCADIA, GLASS: 1" CLEAR FLOAT GLASS
4. CEMENT PLASTER
   FINISH: SMOOTH TROWEL
   BY: HIGHLAND STUCCO
5. PATIO CMU WALLS
   TYPE: SPLIT FACE
   COLOR: COOL GRAY, BY: ANGELUS BLOCK
6. TILE BASE 12X24
   TYPE: COLOR BODY PORCELAIN EXHIBITION
   COLOR: DARK GRAY EX04, BY: DALTILE
7. METAL TRELLIS
   FINISH: PAINTED STEEL
8. METAL CANOPY
   FINISH: PAINTED STEEL
9. WALL TRELLIS
   FINISH: PAINTED
   COLOR: GREEN
10. WALL SCONCE
    TYPE: EC851, LED
    COLOR: TITANIUM GRAY BY: LUMINIS

PAINT COLORS

- A — PAINT
  COLOR: DEA 6214 PIGEON GRAY
  BY: DUNN EDWARDS
- B — PAINT
  COLOR: DE 6178 BOUTIQUE TAN
  BY: DUNN EDWARDS
- C — PAINT
  COLOR: DE 465 OUTFIELD ORANGE
  BY: DUNN EDWARDS
- C1 — PAINT
  COLOR: DE 6077 DEEP BROWN
  BY: DUNN EDWARDS
- C2 — PAINT
  COLOR: DET 611 IRON-IC
  BY: DUNN EDWARDS
- D — PAINT
  COLOR: DE 6228 PLAY ON GRAY
  BY: DUNN EDWARDS
- E — PAINT
  COLOR: DE 6205 STUCCO TAN
  BY: DUNN EDWARDS
- F — PAINT
  COLOR: DE 6381 SILVER BULLET
  BY: DUNN EDWARDS
- G — PAINT
  COLOR: DE 6192 NOMADIC TAUPE
  BY: DUNN EDWARDS

EXISTING BUILDING
CONCEPTUAL SUBJECT TO CHANGE

LAKEWOOD WILLOW LLC.
14407 ALONDRA BLVD., LA MIRADA, CA 90638
T: 562.977.8565

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35 Hugus Alley Suite 200
Pasadena, California 91103
T:6265838348 F:6265838387

ELEVATIONS
07.20.2017 16200MMA

A203

A DEA 6214 PIGEON GRAY
BY: DUNN EDWARDS

B DE 6178 BOUTIQUE BEIGE
BY: DUNN EDWARDS

C DET 465 OUTLAWED ORANGE
BY: DUNN EDWARDS

C1 DE6077 DEEP BROWN
BY: DUNN EDWARDS

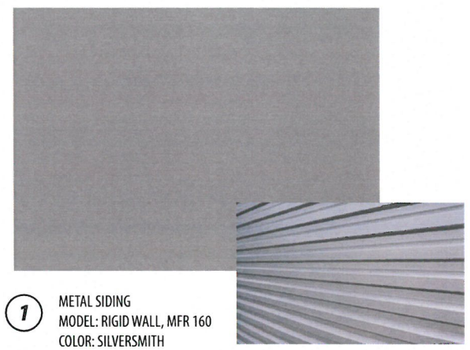
C2 DET 611 IRON-IC
BY: DUNN EDWARDS

D DE 6228 PLAY ON GRAY
BY: DUNN EDWARDS

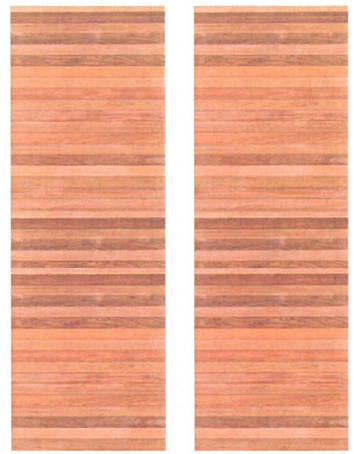
E DE 6205 STUCCO TAN
BY: DUNN EDWARDS

F DE 6381 SILVER BULLET
BY: DUNN EDWARDS

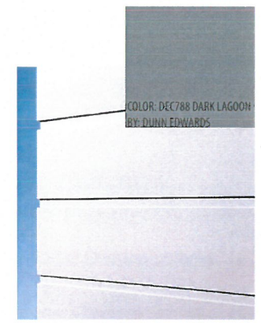
G DE 6192 NOMADIC TAUPE
BY: DUNN EDWARDS



1 METAL SIDING
MODEL: RIGID WALL, MFR 160
COLOR: SILVERSMITH
BY: ATAS INTERNATIONAL, INC.



2 WOOD SIDING
MODEL: VINTAGE COLLECTION
COLOR: CYPRESS(40%) & MAHOGANY(60%)
BY: AZEK

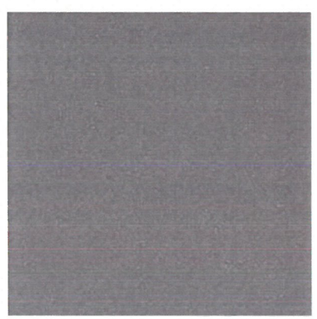


2.1 SIDING (CEMENT BOARD)
TYPE: ARTISAN SQUARE CHANNEL
COLOR: DEC788 DARK LAGOON
BY: HARDIE BOARD SIDING

3 STOREFRONT
FINISH: CLEAR ALUMINUM
GLASS: 1" CLEAR FLOAT GLASS
BY: ARCADIA ALUMINUM

4 CEMENT PLASTER
FINISH: SMOOTH TROWEL
BY: HIGHLAND STUCCO

5 PATIO CMU LOW WALLS
TYPE: SPLIT FACE
COLOR: COOL GRAY
BY: ANGELUS BLOCK

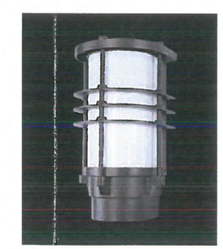


6 TILE BASE 12X24
TYPE: COLOR BODY PORCELAIN
EXHIBITION
COLOR: DARK GRAY EX04

7 METAL TRELLIS
FINISH: PAINTED STEEL
BY: NEW CONSTRUCTION

8 METAL CANOPY
FINISH: PAINTED STEEL
BY: NEW CONSTRUCTION

9 WALL TRELLIS
FINISH: PAINTED
BY: GREENSCREEN



10 WALL SCONCE
TYPE: EC 851, LED
COLOR: TITANIUM GRAY
BY: LUMINIS

CONCEPTUAL SUBJECT TO CHANGE

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07.20.2017	1ST SUBMITTAL
11.27.2017	2ND SUBMITTAL

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COLOR MATERIAL BOARD

07.20.2017 16200MMA

CM-01