

Exhibit B

HI-LO LONG BEACH

707 E OCEAN BLVD, SUITE A, LONG BEACH, CA 90802

OWNER

COMMON FOLK LLC
8582 WASHINGTON BLVD
CULVER CITY
CA 90232

ARCHITECT I

PROJECT M PLUS
www.projectmplus.com
2898 ROWENA AVENUE
SUITE 102
LOS ANGELES, CALIFORNIA 90039
323.284.8921

PLANNING CONSULTANT

ARA LIQUOR LICENSE CONSULTANTS
444 E. HUNTINGTON DR. STE 208
ARCADIA, CA 91006
P: 626-683-9777

TENANT INFORMATION
OCCUPANCY : M
USE : RETAIL
BUILDING CONSTRUCTION TYPE: I-A
TENANT AREA: 1,543 SF

OCCUPANT LOAD: 000

SPRINKLER
NFPA-13

PARKING
EXISTING PARKING: 000 S

LEGAL DESCRIPTION
APN: 7281-023-006
LOT: 1
TRACT: 73862
MAP: 1398-40-44
BLOCK: 116

ZONE: PD-30
DOWNTOWN LONG BEACH
LOT AREA: 48,787 SF (1.12 AC)

FAR: 5:1

BUILDING INFORMATION
OCCUPANCY : A3,A2,M.B,S2,R2
USE : APT/RETAIL/RESTAURANT
BUILDING CONSTRUCTION TYPE: I-A
NUMBER OF STORIES: 16
EXISTING BUILDING HEIGHT: V
BUILDING AREA: 242,253 SF

TOTAL OCCUPANT LOAD: 2,400 MAX

SPRINKLER
NFPA-13

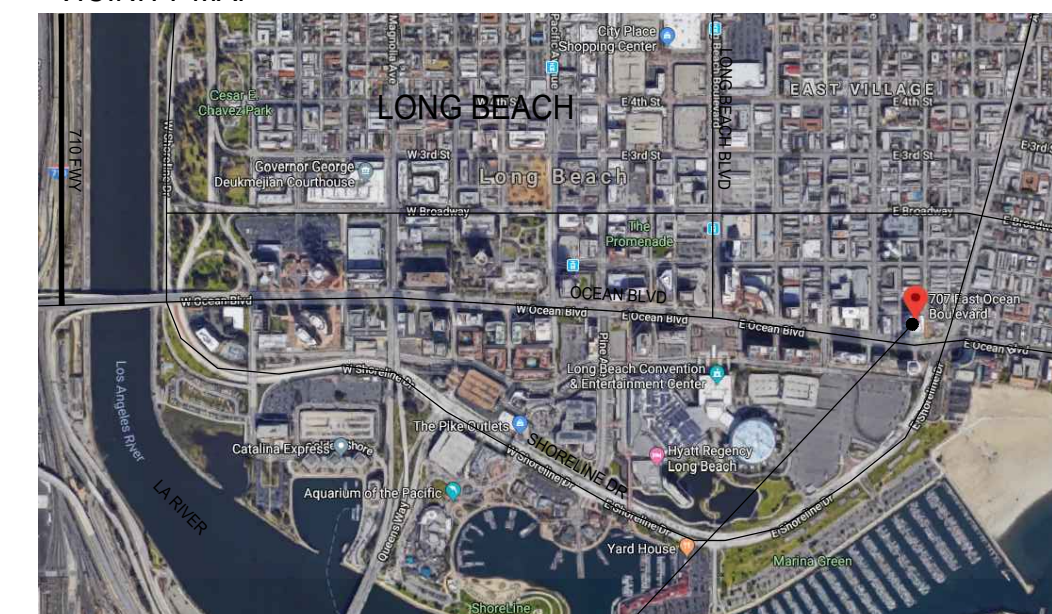
PARKING
EXISTING PARKING: 000 S

DRAWING INDEX:

ARCHITECTURAL

	COVER SHEET
G0.00	LEGENDS & ABBREVIATIONS
A1.00	SITE PLAN / ROOF PLAN
A1.01	FLOOR PLAN
A2.00	ELEVATIONS

VICINITY MAP



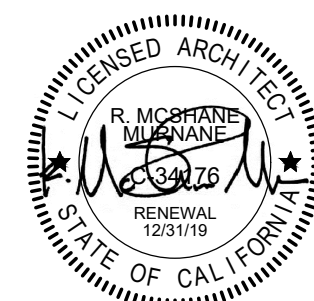
PROJECT LOCATION
707 E OCEAN BLVD

N



JAN 25, 2019 CUB DRAFT

25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	09	08	07	06	05	04	03	02	01																																																																																							
ABBREVIATIONS									MATERIALS LEGEND					REFERENCE SYMBOL LEGEND					ELECTRICAL DEVICE LEGEND					GENERAL NOTES																																																																																							
AFF ABOVE FINISHED FLOOR ACT ACOUSTICAL CEILING TILE AWP ACOUSTICAL WALL PANEL A/C AIR CONDITIONING ALT ALTERNATE ALUM ALUMINUM BSMT BASEMENT BR BRICK B/ BOTTOM (OF) BD BOARD BLDG BUILDING CAB CABINET CPT CARPET CLG CEILING CL CLOSET CT CERAMIC TILE COL COLUMN CONC CONCRETE CMU CONCRETE MASONARY UNIT CONT CONTINUOUS C COURSE (S) DL DEAD LOAD DTL DETAIL DIM DIMENSION DIN DINING ROOM DIV DIVISION DR DOOR DS DOWN SPOUT DWR DRAWER DWG DRAWING ELEC ELECTRICAL EL ELEVATION ELEV ELEVATOR EQ EQUAL EXP EXPOSED EJ EXPANSION JOINT EXIST EXISTING EXT EXTERIOR E.F.I.S. EXTERIOR INSULATING FINISH SYSTEM FIN FINISH (ED) FF FINISHED FLOOR FGP FIBERGLASS WALL PANEL FD FLOOR DRAIN FLR FLOORING FTG FOOTING FDTN FOUNDATION F TRTD FIRE TREATED FUR FURRED (ING) GC GENERAL CONTRACT (OR) GL GLASS, GLAZING GYP GYPSUM GWB GYPSUM BOARD HDW HARDWARE HVAC HEATING/VENTILATION AIR CONDITIONING HT HEIGHT HC HOLLOW CORE HM HOLLOW METAL HP HIGH POINT HORIZ HORIZONTAL HB HOSE BIBB HR HOUR INCL INCLUDING INT INTERIOR ID INTERIOR DIAMETER JT JOINT KIT KITCHEN LAM LAMINATE LAV LAVATORY LH LEFT HAND L LENGTH LL LIVE LOAD LIV/LR LIVING ROOM LP LOW POINT MFR MANUFACTURER (S) MO MASONRY OPENING MBR MASTER BEDROOM MATL MATERIAL (S) MAX MAXIMUM MECH MECHANICAL MDF MEDIUM DENSITY FIBERBOARD MTL METAL MIN MINIMUM MISC MISCELLANEOUS NOM NOMINAL NIC NOT IN CONTRACT NTS NOT TO SCALE NO NUMBER OC ON CENTER (S) OPNG OPENING OPP OPPOSITE OD OUTSIDE DIAMETER PT PAINT PNL PANEL PBD PARTICLE BOARD PTN PARTITION PLAM PLASTIC LAMINATE PLAS PLASTER PL P TRTD PLWD QT QUARRY TILE RAD RADIUS REG REGISTER REQ'D REQUIRED REV REVISION (S), REVISED RH RIGHT HAND R RISER RM ROOM RO ROUGH OPENING RT RUBBER TILE SCH SCHEDULE SECT SECTION SHT SHEET SIM SIMILAR SC SOLID CORE SAFB SOUND ATTEN. FIBERGLASS BATT SPEC SPECIFICATION (S) STD STANDARD STL STEEL STRUCT STRUCTURAL, STRUCTURE THK THICK (NESS) T & G TOUNGE & GROOVE T/SLAB TOP OF SLAB T/STEEL TOP OF STEEL T TREAD TRTD TREATED T/ TOP OF TYP TYPICAL U.N.O. UNLESS NOTED OTHERWISE VERT VERTICAL VIN VINYL VAT VINYL ASBESTOS TILE VT VINYL TILE VIF VERIFY IN FIELD VCT VINYL COMPOSITION TILE VB VINYL BASE WC WATER CLOSET WWF WELDED WIRE FABRIC W WIDTH, WIDE WIN WINDOW W/ WITH W/O WITHOUT WD WOOD ARCHITECTURAL METALS (SMALL SCALE) ASPHALT TOPPING BATT, LOOSE OR POURED INSULATION; SOUND ATTENUATION BLANKET BITUMINOUS PAVING BRICK BRICK SIDING CAST STONE CONCRETE MASONRY UNIT CONCRETE - STRUCTURAL CUT STONE EARTH EXTERIOR INSULATING FINISH SYSTEM (E.I.F.S.) FINISH WOOD FIRE RATED WALL - 1 HR FIRE RATED WALL - 2 HR GLASS GLASS, MIRROR GYPSUM BOARD (DRYWALL) HANDRAILS MARBLE, GRANITE MASONITE, MEDIUM DENSITY FIBER BOARD OPERABLE WINDOW PLASTER PLYWOOD (LAYERS MAY VARY DEPENDING ON SCALE) POROUS FILL RIGID INSULATION ROUGH WOOD SAND, GROUT OR MORTAR SHEET METAL OR METAL FLASHING SMOKE RATED WALL STEEL, METALS TILE 265'-0" PROPERTY LINE (WITH DIMENSION) CONTRACT LIMIT 27.0 7 FRONT YARD YARD SETBACK REQUIREMENTS EL: EL: PROPOSED ELEVATION (ABOVE) EXISTING ELEVATION (BELOW) TB-1 TEST BORING LOCATION AND NUMBER EXISTING TREE TO BE PROTECTED 15 GAL NEW TREE - TO BE PLANTED 4" TREE EXISTING TREE TO BE REMOVED FENCE EXISTING STRUCTURE TO REMAIN EXISTING SITE LIGHT NEW SITE LIGHT N NORTH ARROW A 2 COLUMN LINES 200 LEVEL LINES OR DATUM MARKERS ROOM NUMBERS ROOM NUMBERS 112 DOOR NUMBERS (ABOVE) HARDWARE SET REFERENCE (BELOW) E PARTITION TYPES STAIR OR RAMP DIRECTION A1 A101 REFERENCE: PLAN TO DETAIL ELEVATION A1 A101 REFERENCE: PLAN ELEVATION TO SECTION A1 A101 REFERENCE: TO ENLARGED PLAN DETAIL SECTION, OR DETAIL A1 A101 A2 A3 A4 REFERENCE: PLAN TO INTERIOR ELEVATION 1 REVISION CENTERLINE, FLOORLINE, OR MATCHLINE E WINDOW TYPE FLOOR ELEVATION 101'-0" FINISH FLOOR ELEVATION CONTINUOUS TO DRAIN TILE HB FREEZE PROOF HOSE BIBB EXISTING GRADE TO BE REMOVED NEW GRADE/UNDISTURBED EXISTING GRADE SYMBOL DESCRIPTION NEW DUPLEX RECEPTACLE NEW DUPLEX RECEPTACLE ABOVE COUNTER GROUND FAULT INTERCEPT RECEPTACLE EXTERIOR DUPLEX RECEPTACLE W/ GFI NEW DUPLEX RECEPTACLE W/ ONE SIDE SWITCHED RECESSED FLOOR OUTLET W/ FLUSH PLATE NEW QUAD RECEPTACLE OUTLET FOR APPLANCE - POWER AS REQ'D NEW TELEPHONE / DATA OUTLET COMPUTER ACCESS - SEE NOTE 2 CEILING MOUNTED LIGHT FIXTURE WALL SCONCE JUNCTION BOX UNDERCABINET FIXTURE - COOR WITH CABINETS SINGLE POLE SWITCH THREE WAY SWITCH LIGHT SWITCH WITH DIMMER SWITCH CONNECTION HEAT / FAN / LIGHT OR COMBINATION ENERGY STAR RATED & HUMIDISTAT CONTROLLED REMOTE MOTOR INTERCONNECTED SMOKE DETECTOR HEAT DETECTOR CARBON MONOXIDE ALARM NOTES: 1. ALL ELECTRICAL DEVICES TO BE LEVITON "DECORA" TYPE, WHITE FINISH U.N.O. 2. COORDINATE REQUIREMENTS OF COMPUTER ACCESS SYSTEM DIRECTLY WITH OWNER/ARCHITECT TYP. MOUNTING HEIGHTS OF ELEC DEVICE U.N.O. HORIZONTAL MOUNTED RECEPTACLE OR TELEPHONE JACK 1'-0" LIGHT SWITCH 3'-0" VANITY RECEPTACLE (HORIZONTAL) 2'-8" COUNTERTOP RECEPTACLE WALL PHONE 3'-4" WALL PHONE 3'-0" THERMOSTAT 3'-8" DOOR CHIME WALL FIXTURE VISUAL ALARM 3'-0" 6'-10" SCALE: 1/2"=1'-0" 00 25 JAN 2019 CUB APPLICATION DRAFT Drawn by: CP Checked by: MC project no: D.218.02 QC MC Permit No.: ZAA Case No.: N/A LICENSED ARCHITECT R. MCINTOSH RENEWAL 12/31/19 STATE OF CALIFORNIA project: HI-LO LBC 707 E. OCEAN BLVD, SUITE A LONG BEACH, CA 90802 ARCHITECTURE DESIGN BRANDING www.projectmplus.com m+ 2898 rowena avenue st 102 los angeles, california 90039 T: 323 284 8921 LEGENDS & ABBREVIATIONS G0.00 <tr><td>A25</td><td colspan="23">GENERAL NOTES & ABBREVIATIONS</td><td colspan="5">GENERAL NOTES & ABBREVIATIONS</td><td colspan="5">GENERAL NOTES & ABBREVIATIONS</td><td colspan="5">GENERAL NOTES & ABBREVIATIONS</td></tr><tr><td>NO SCALE</td><td colspan="23">associated drawings</td><td colspan="5"></td><td colspan="5"></td><td colspan="5"></td></tr><tr><td>25</td><td>24</td><td>23</td><td>22</td><td>21</td><td>20</td><td>19</td><td>18</td><td>17</td><td>16</td><td>15</td><td>14</td><td>13</td><td>12</td><td>11</td><td>10</td><td>09</td><td>08</td><td>07</td><td>06</td><td>05</td><td>04</td><td>03</td><td>02</td><td>01</td></tr>									A25	GENERAL NOTES & ABBREVIATIONS																							GENERAL NOTES & ABBREVIATIONS					GENERAL NOTES & ABBREVIATIONS					GENERAL NOTES & ABBREVIATIONS					NO SCALE	associated drawings																																						25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	09	08	07	06	05	04	03	02	01
A25	GENERAL NOTES & ABBREVIATIONS																							GENERAL NOTES & ABBREVIATIONS					GENERAL NOTES & ABBREVIATIONS					GENERAL NOTES & ABBREVIATIONS																																																																													
NO SCALE	associated drawings																																																																																																														
25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	09	08	07	06	05	04	03	02	01																																																																																							

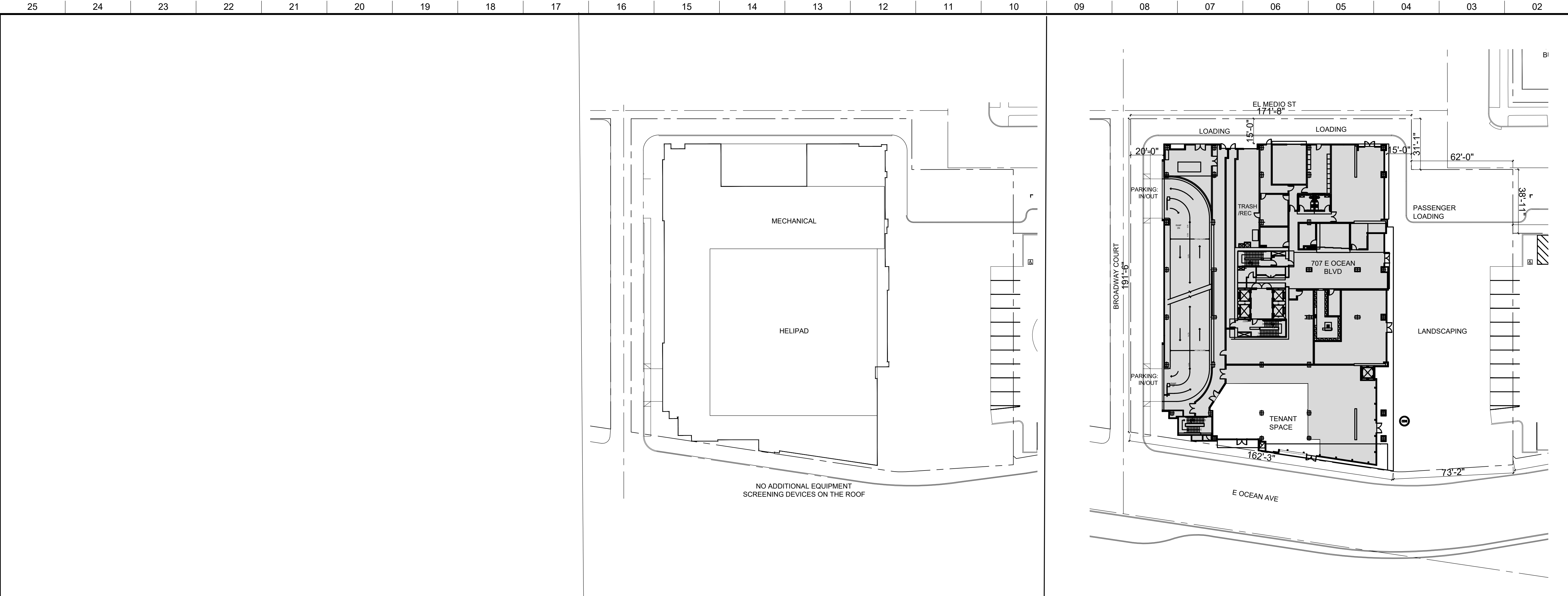


project: **HI-LO LBC**
707 E. OCEAN BLVD, SUITE A
LONG BEACH, CA 90802

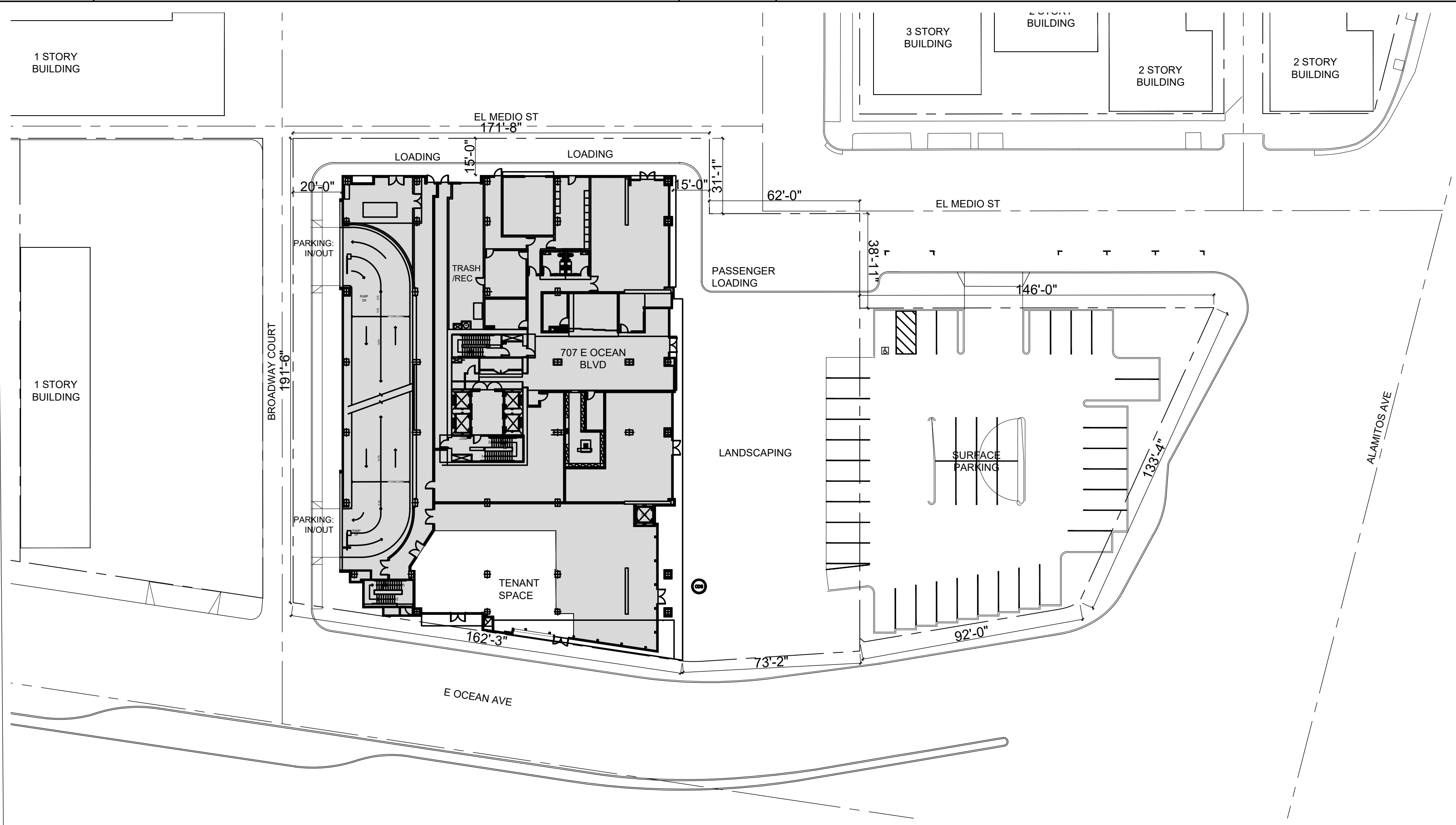
ARCHITECTURE | DESIGN | BRANDING www.projectmplus.com
m+
2898 rowena avenue st 102 los angeles, california 90039
T: 323 284 8921

LEGENDS & ABBREVIATIONS

G0.00



K16	ROOF PLAN	K09	LANDSCAPE PLAN
3/16"=1'-0"	associated drawings:	3/16"=1'-0"	associated drawings:



A16	SITE PLAN
3/16"=1'-0"	associated drawings:

GENERAL NOTES

NOT IN SCOPE

N

00	25 JAN 2019	CUB APPLICATION DRAFT
Drawn by: CP Checked by: MC project no: D.218.02 QC MC		
Permit No.:		
ZAA Case No.: N/A		

LICENSED ARCHITECT

R. MCHANE

125119

RENEWAL

STATE OF CALIFORNIA

project:

HI-LO LBC

707 E. OCEAN BLVD, SUITE A

LONG BEACH, CA 90802

ARCHITECTURE | DESIGN | BRANDING | www.projectmplus.com

m+

2898 rowena avenue st 102 los angeles, california 90039

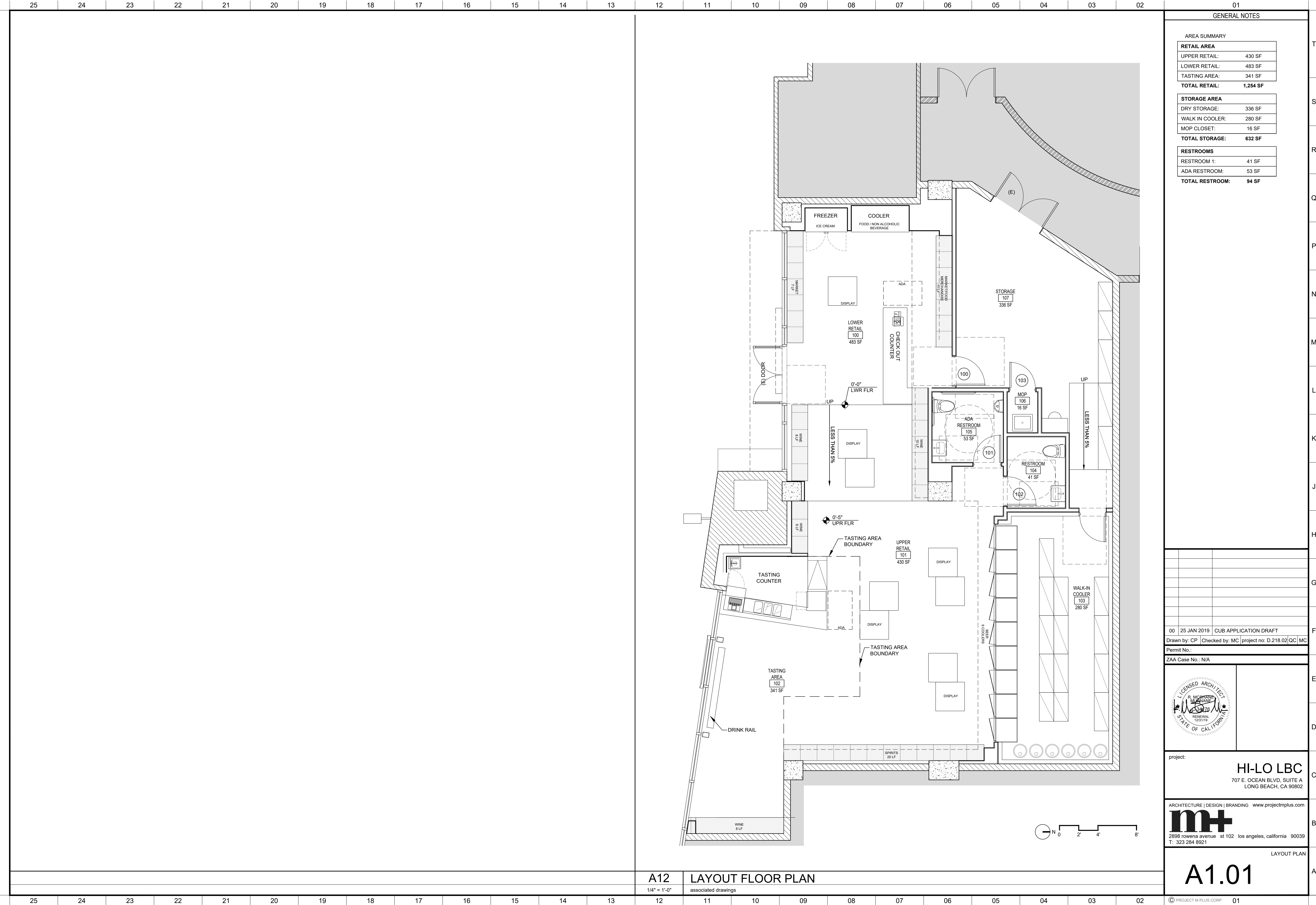
T: 323 284 8921

SITE PLAN

A1.00

© PROJECT M PLUS CORP 01

T
S
R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A



A12

LAYOUT FLOOR PLAN

1/4" = 1'-0"

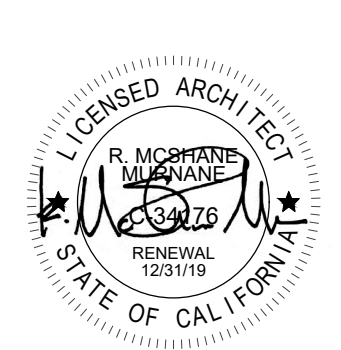
associated drawings

GENERAL NOTES

AREA SUMMARY

RETAIL AREA	
UPPER RETAIL:	430 SF
LOWER RETAIL:	483 SF
TASTING AREA:	341 SF
TOTAL RETAIL:	1,254 SF
STORAGE AREA	
DRY STORAGE:	336 SF
WALK IN COOLER:	280 SF
MOP CLOSET:	16 SF
TOTAL STORAGE:	632 SF
RESTROOMS	
RESTROOM 1:	41 SF
ADA RESTROOM:	53 SF
TOTAL RESTROOM:	94 SF

00 25 JAN 2019 CUB APPLICATION DRAFT
Drawn by: CP | Checked by: MC | project no: D.218.02|QC|MC
Permit No.:
ZAA Case No.: N/A

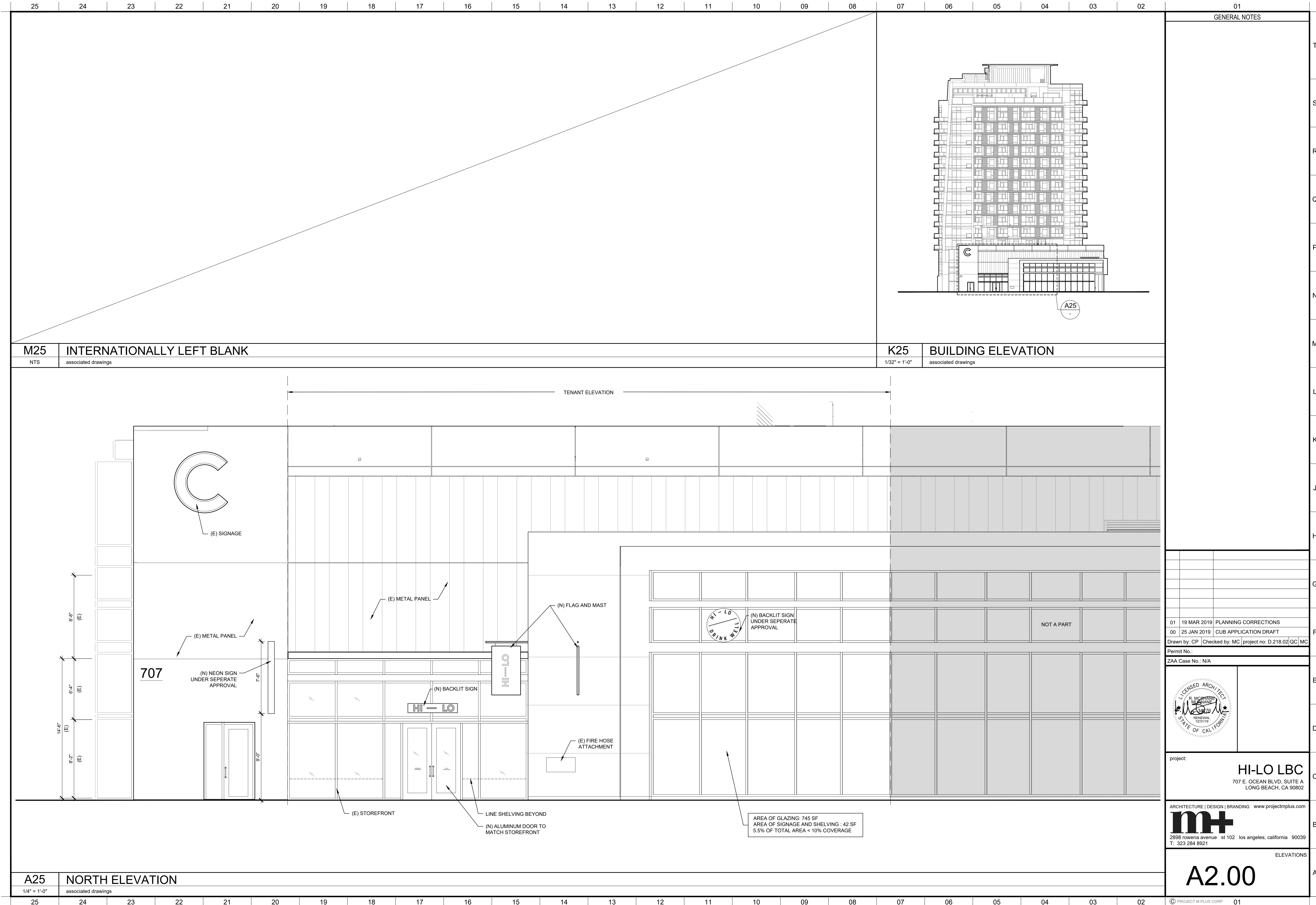


project:
HI-LO LBC
707 E. OCEAN BLVD, SUITE A
LONG BEACH, CA 90802

ARCHITECTURE | DESIGN | BRANDING www.projectmplus.com
m+
2898 rowena avenue st 102 los angeles, california 90039
T: 323 284 8921

LAYOUT PLAN

A1.01



M25	INTERNATIONALLY LEFT BLANK	K25	BUILDING ELEVATION
NTS	associated drawings	1/32" = 1'-0"	associated drawings

GENERAL NOTES

01 19 MAR 2019 PLANNING CORRECTIONS

00 25 JAN 2019 CUB APPLICATION DRAFT

Drawn by: CP | Checked by: MC | project no: D.218.02/QC/MC

Permit No.:

ZAA Case No.: N/A

LICENSED ARCHITECT

R. MORTIMORE

RENEWAL 12/31/19

STATE OF CALIFORNIA

project:

HI-LO LBC

707 E. OCEAN BLVD, SUITE A

LONG BEACH, CA 90802

ARCHITECTURE | DESIGN | BRANDING

www.projectmplus.com

m+

2898 rowena avenue st 102 los angeles, california 90039

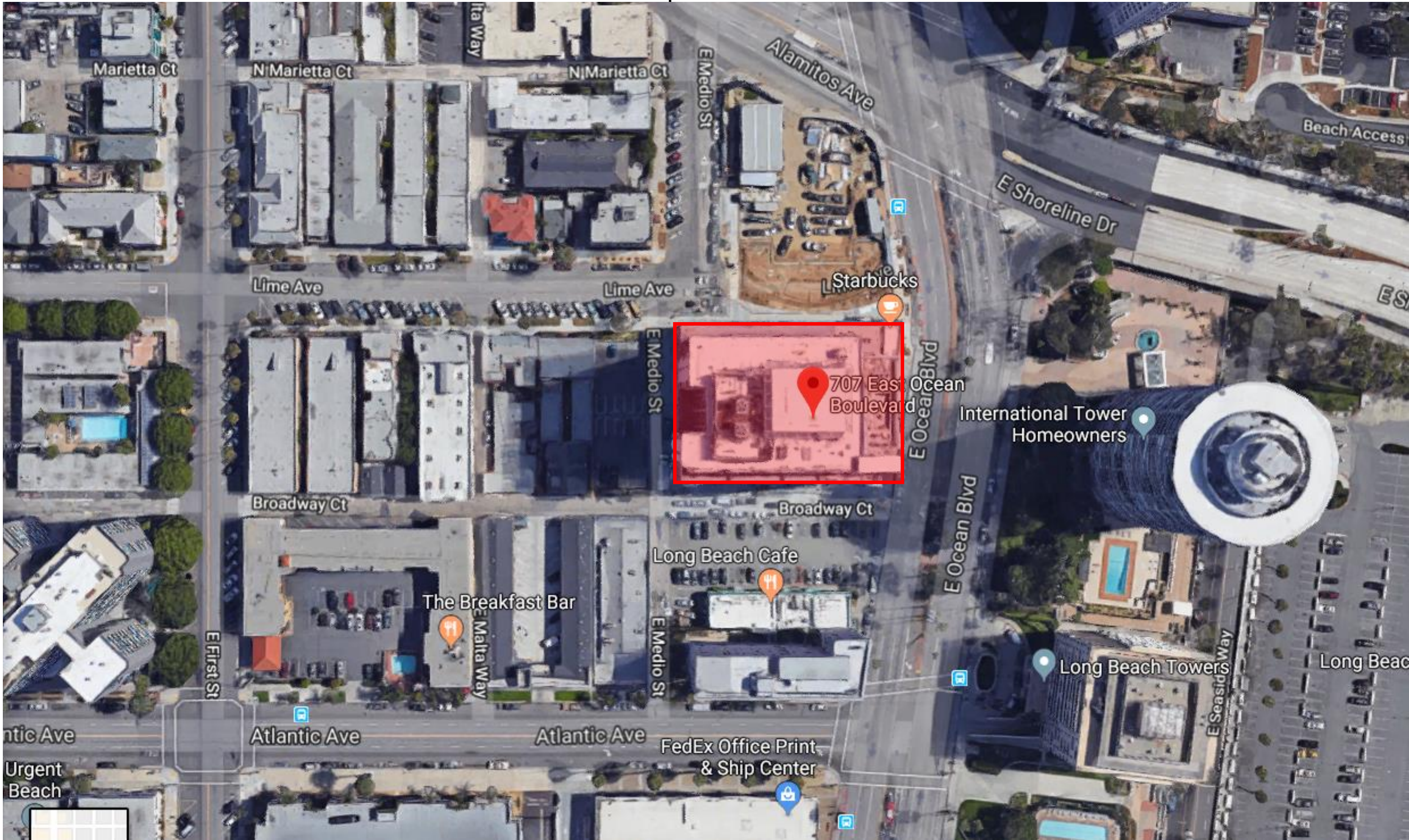
T: 323 284 8921

ELEVATIONS

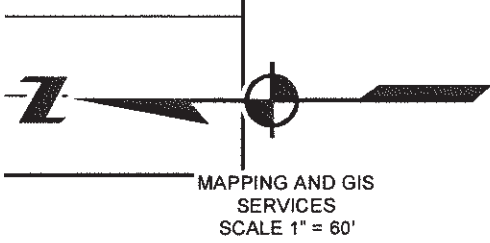
A2.00

© PROJECT M PLUS CORP 01

Hi Lo Liquor Market



VICINITY MAP – 707 E. Ocean Blvd, Long Beach, CA 90802



2018

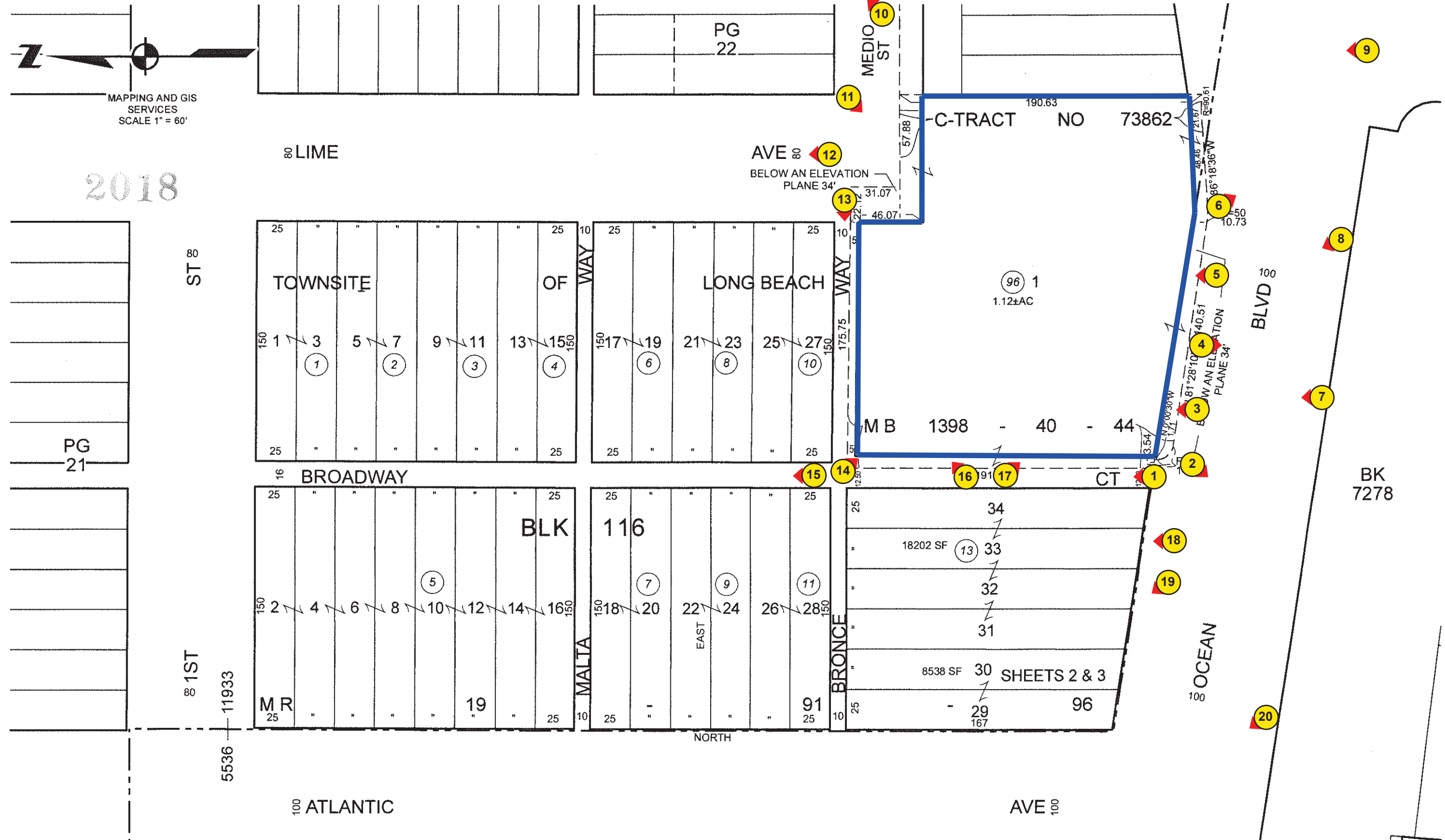


PHOTO BROCHURE
SITE LOCATION
707 E. OCEAN BOULEVARD
LONG BEACH, CA 90802

707 E. Ocean Blvd., Long Beach, CA 90802

1.



2.



707 E. Ocean Blvd., Long Beach, CA 90802

3.



4.



707 E. Ocean Blvd., Long Beach, CA 90802

5.



6.



707 E. Ocean Blvd., Long Beach, CA 90802

7.



8.



707 E. Ocean Blvd., Long Beach, CA 90802

9.



10.



707 E. Ocean Blvd., Long Beach, CA 90802

11.



12.



707 E. Ocean Blvd., Long Beach, CA 90802

13.



14.



15.



16.



707 E. Ocean Blvd., Long Beach, CA 90802

17.



18.



707 E. Ocean Blvd., Long Beach, CA 90802

19.



20.

