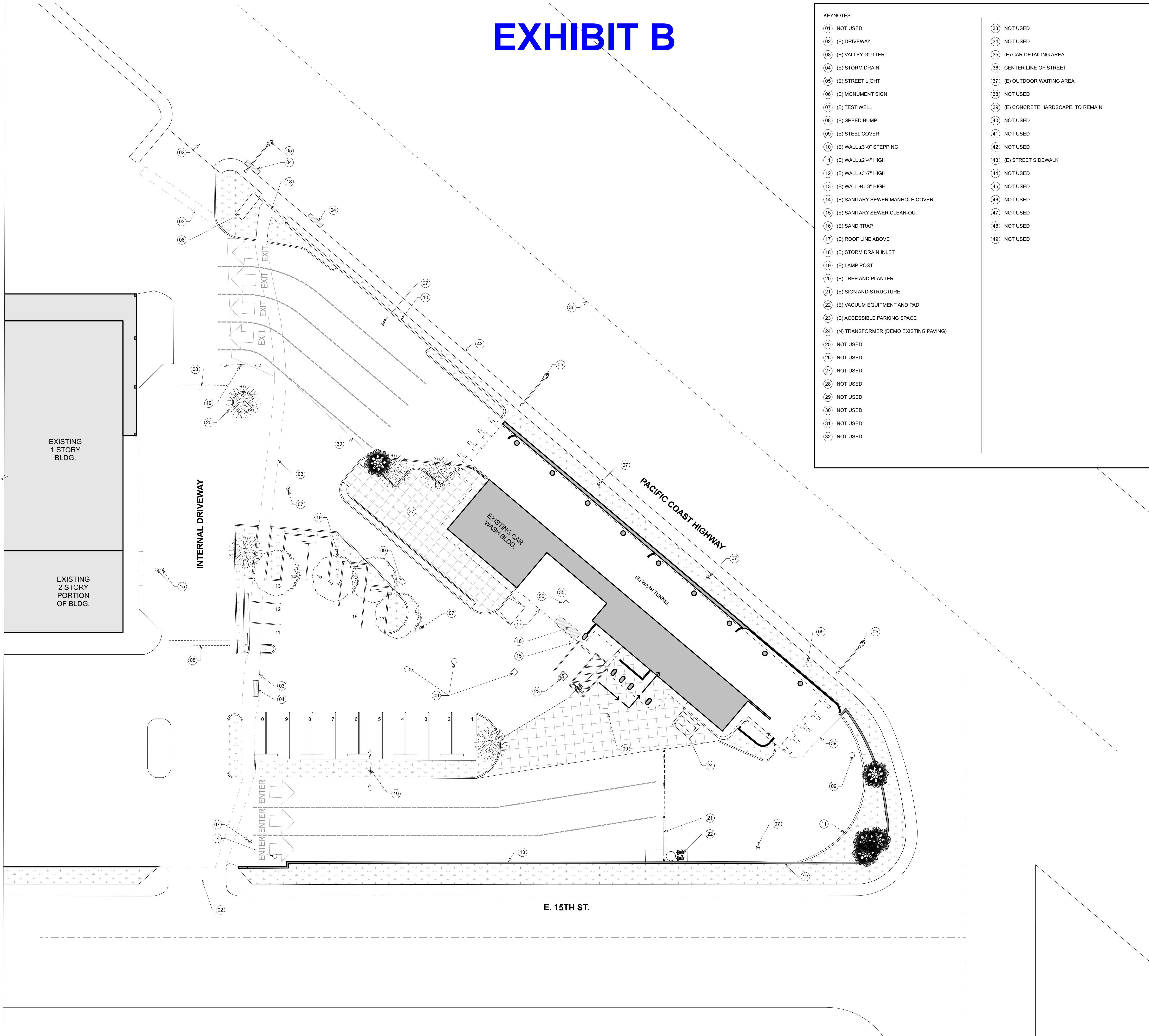


EXHIBIT B



- KEYNOTES:
- |    |  |    |                                   |
|----|--|----|-----------------------------------|
| 01 | NOT USED                               | 33 | NOT USED                          |
| 02 | (E) DRIVEWAY                           | 34 | NOT USED                          |
| 03 | (E) VALLEY GUTTER                      | 35 | (E) CAR DETAILING AREA            |
| 04 | (E) STORM DRAIN                        | 36 | CENTER LINE OF STREET             |
| 05 | (E) STREET LIGHT                       | 37 | (E) OUTDOOR WAITING AREA          |
| 06 | (E) MONUMENT SIGN                      | 38 | NOT USED                          |
| 07 | (E) TEST WELL                          | 39 | (E) CONCRETE HARDSCAPE, TO REMAIN |
| 08 | (E) SPEED BUMP                         | 40 | NOT USED                          |
| 09 | (E) STEEL COVER                        | 41 | NOT USED                          |
| 10 | (E) WALL ±3'-0" STEPPING               | 42 | NOT USED                          |
| 11 | (E) WALL ±2'-4" HIGH                   | 43 | (E) STREET SIDEWALK               |
| 12 | (E) WALL ±3'-7" HIGH                   | 44 | NOT USED                          |
| 13 | (E) WALL ±5'-3" HIGH                   | 45 | NOT USED                          |
| 14 | (E) SANITARY SEWER MANHOLE COVER       | 46 | NOT USED                          |
| 15 | (E) SANITARY SEWER CLEAN-OUT           | 47 | NOT USED                          |
| 16 | (E) SAND TRAP                          | 48 | NOT USED                          |
| 17 | (E) ROOF LINE ABOVE                    | 49 | NOT USED                          |
| 18 | (E) STORM DRAIN INLET                  |    |                                   |
| 19 | (E) LAMP POST                          |    |                                   |
| 20 | (E) TREE AND PLANTER                   |    |                                   |
| 21 | (E) SIGN AND STRUCTURE                 |    |                                   |
| 22 | (E) VACUUM EQUIPMENT AND PAD           |    |                                   |
| 23 | (E) ACCESSIBLE PARKING SPACE           |    |                                   |
| 24 | (N) TRANSFORMER (DEMO EXISTING PAVING) |    |                                   |
| 25 | NOT USED                               |    |                                   |
| 26 | NOT USED                               |    |                                   |
| 27 | NOT USED                               |    |                                   |
| 28 | NOT USED                               |    |                                   |
| 29 | NOT USED                               |    |                                   |
| 30 | NOT USED                               |    |                                   |
| 31 | NOT USED                               |    |                                   |
| 32 | NOT USED                               |    |                                   |

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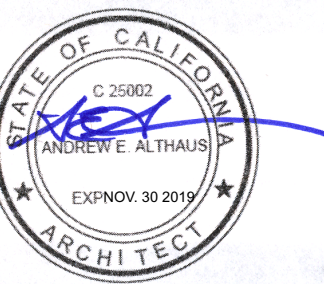
ARCHITECTURE  
URBAN DESIGN  
PLANNING  
INTERIORS



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Stamp



Consultants

NOTES:

- 1) FOR TYPICAL NOTES SEE SHEET A0101, A0201, A0202, A0301 & A0302.
- 2) FOR MATERIALS LIST SEE SHEET A7001.
- 3) FOR HARDSCAPE MATERIAL CALL-OUTS SEE SHEET A1101.
- 4) THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY GRADES & OTHER CIVIL INFORMATION ON THIS SHEET ARE BASED ON INFO PROVIDED BY INCLEDON CONSULTING GROUP DATED 05/20/2019. ALL CIVIL INFORMATION INCLUDING SITE CONSTRUCTION DETAILS SHALL BE VERIFIED WITH THE LATEST APPROVED CIVIL DOCUMENTS.

INDICATES PLANTED AREA

ACCESSIBLE PATH OF TRAVEL

05.01.19 SUBMITTED FOR PLAN CHECK  
04.23.19 PROGRESS SET ISSUED FOR LANDLORD APPROVAL

Revisions

Job Name / Job Address

CIRCLE MARINA CAR WASH  
4800 PACIFIC COAST HWY.  
LONG BEACH, CA 90804

INTERIOR RENOVATIONS

Job Number: 427701

Drawn: BBA

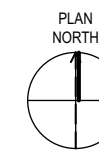
Sheet Title

SITE PLAN -  
EXISTING

A SITE PLAN - EXISTING

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



Scale: As Noted

THIS DOES NOT MEASURE IF ACTUAL. THIS DRAWING MAY HAVE BEEN  
1" ACTUAL  
42701\_BLDG (LB\_CAR WASH)

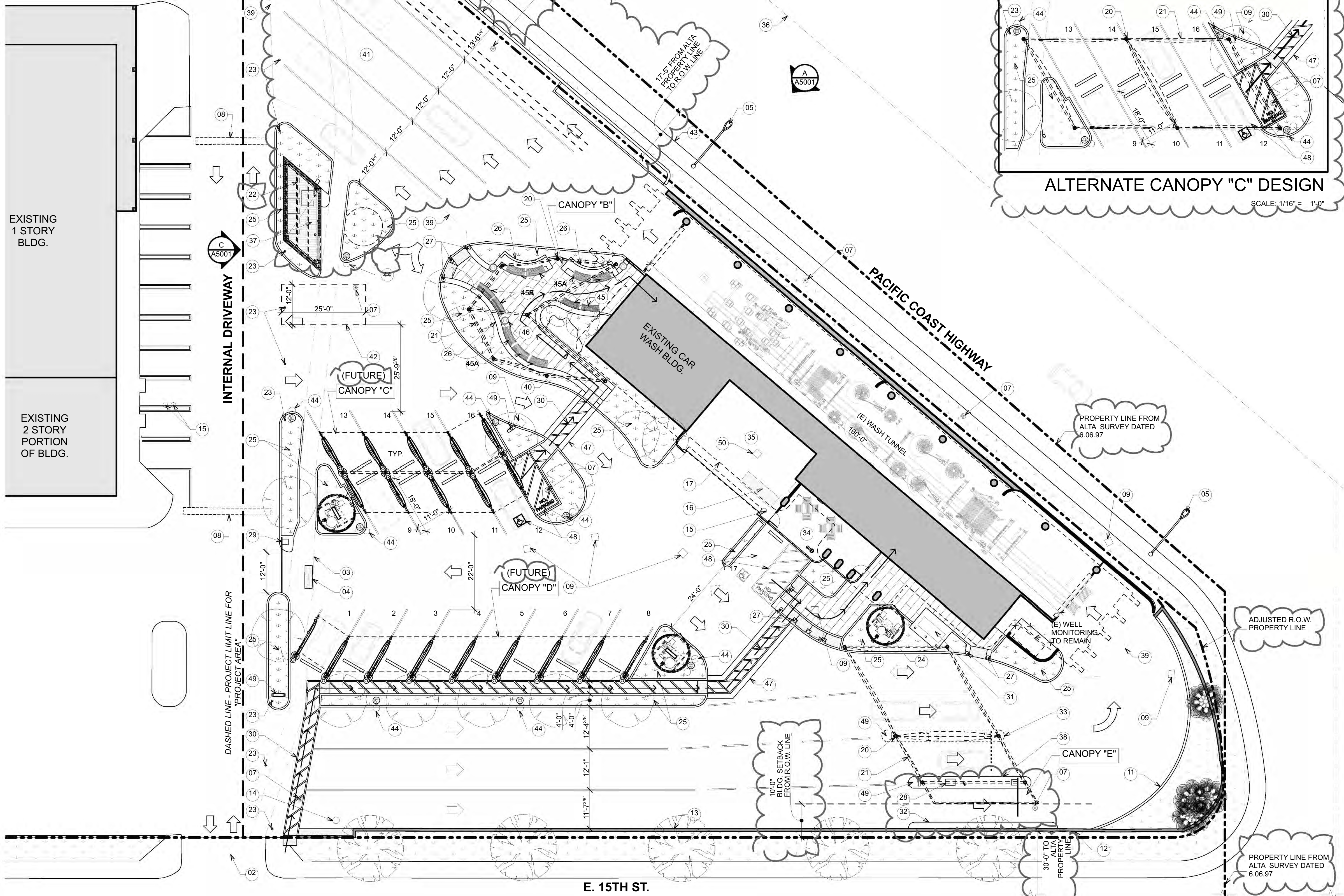
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Sheet Number

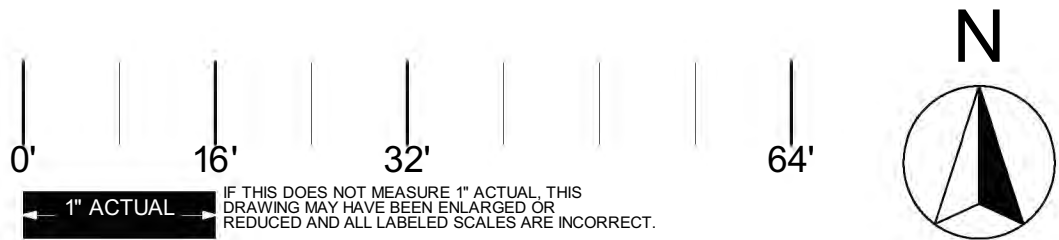
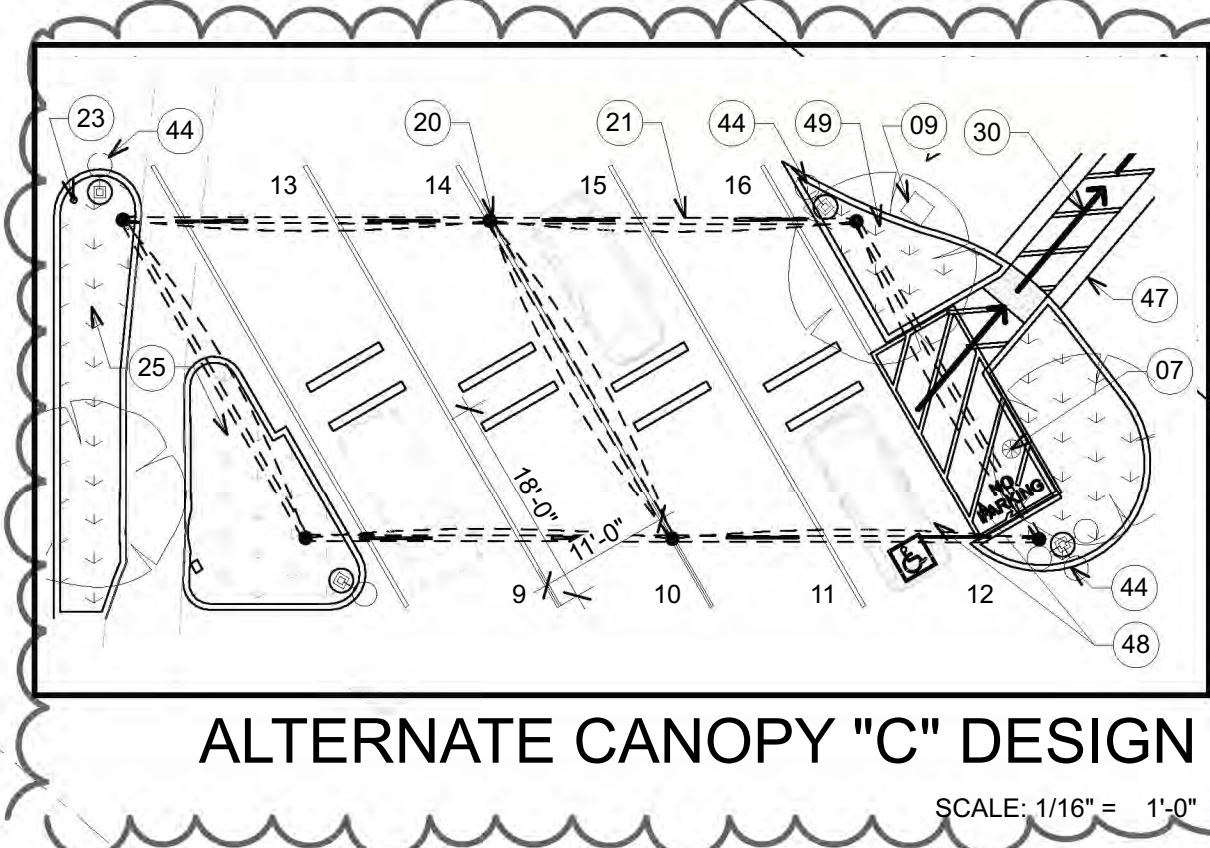
6/19/19 5:19 PM



- KEYNOTES:
- 01 (E) PROPERTY LINE (FOR DIMENSIONS SEE OVERALL PROPERTY VIEW)
  - 02 (E) DRIVEWAY
  - 03 (E) CONCRETE GUTTER. SEE MATERIAL C#3
  - 04 (E) STORM DRAIN GRILLE
  - 05 (E) STREET LIGHT
  - 06 (E) MONUMENT SIGN
  - 07 (E) TEST WELL COVER
  - 08 (E) SPEED BUMP
  - 09 (E) STEEL COVER
  - 10 (E) PLASTER WALL ±3'-0" STEPPING (RE-PAINTED)
  - 11 (E) PLASTER WALL ±2'-4" HIGH (RE-PAINTED)
  - 12 (E) PLASTER WALL ±3'-7" HIGH (RE-PAINTED)
  - 13 (E) BLOCK WALL ±5'-3" HIGH (RE-PAINTED)
  - 14 (E) SANITARY SEWER MANHOLE COVER
  - 15 (E) SANITARY SEWER CLEAN-OUT COVER
  - 16 (E) SAND TRAP
  - 17 (E) ROOF LINE ABOVE
  - 18 (E) STORM DRAIN INLET
  - 19 (N) IDENTIFICATION GRAPHICS ON (E) MONUMENT SIGN
  - 20 TYP. (N) FABRIC CANOPY COLUMN SUPPORT
  - 21 LINE OF (N) FABRIC CANOPY ABOVE
  - 22 (N) REVISED LOCATION FOR TRASH ENCLOSURE, 24'-10" x 14'-5" WITH 6'-6" WALL ON 5" SLAB WITH ROOF. OVERALL HEIGHT IS 9'-6"
  - 23 (N) SLEEVE WITH LOCK FOR METAL POST TO SUPPORT NIGHT TIME SECURITY CHAIN
  - 24 (FUTURE) VACUUM EQUIPMENT ENCLOSURE WITH ROOF. (11'-4 1/2" x 12'-8" WITH 5'-6" INSIDE RADIUS, 7'-8" HIGH METAL SCREEN. OVERALL HEIGHT IS 9'-0")
  - 25 (N) PLANTER
  - 26 (N) RAISED WALL
  - 27 (N) BOLLARDS, TYP.
  - 28 (N) XPT STATION
  - 29 (N) CONTROL ARM
  - 30 (N) ACCESSIBLE PATH OF TRAVEL
  - 31 PROPOSED LOCATION FOR (N) TRANSFORMER
  - 32 (N) RAISED CONCRETE CURB ISLAND
  - 33 (N) RAISED CURB FOR (FUTURE) AUTO PAY STATION & VEHICULAR GATE CONTROL
  - 34 (N) EMPLOYEE PATIO
  - 35 (E) CAR DETAILING AREA
  - 36 CENTER LINE OF STREET
  - 37 STORE (N) SECURITY POST INSIDE TRASH ENCLOSURE ON DOLLY
  - 38 (N) RAISED CURB WITH AUTO PAY STATION & VEHICULAR GATE CONTROL
  - 39 (E) CONCRETE HARDSCAPE, TO REMAIN
  - 40 (N) FOUNTAIN. WATERFALL WITH WEIR & RESERVOIR
  - 41 (N) RENOVATED DRYING AREA
  - 42 (N) LOADING SPACE AND TRASH PICK UP
  - 43 (E) STREET SIDEWALK
  - 44 (N) PARKING LOT AREA LIGHTS
  - 45 (N) BENCHES
  - 46 (N) TRASH CANS
  - 47 (N) COLORED CONCRETE
  - 48 (N) 9'-0"x18'-0" ACCESSIBLE VAN PARKING SPACE WITH 8'-0" WIDE LOADING (11'-0"x18'-0" @ VACUUM LOCATION)
  - 49 (N) MONUMENT SIGN
  - 50 (E) AREA DRAIN
  - 51 (FUTURE) FOOTING FOR VACUUM CANOPIES,
  - 52 (FUTURE) RAISED PAD FOR (FUTURE) VACUUM ENCLOSURE



PARKING SUMMARY			SITE SUMMARY	
REQUIRED PARKING:			ENTIRE LOT SIZE	405,681 S.F.
RETAIL & OFFICE AREA	1,024.75 S.F. @ 1/250	= 5 SPACES	PROJECT SITE AREA	49,512.8 S.F.
LENGTH OF TUNNEL	160'-0" @ 1/18 L.F.	= 9 SPACES	LOT COVERAGE	NO CHANGE
TOTAL REQUIRED		= 14 SPACES	TOTAL ENCLOSED & COVERED CAR WASH BLDG. F.A.R.	8,213 S.F.
PARKING BREAKDOWN:			EXISTING CONDITIONS SITE PLAN	
STANDARD SPACES w/ VACUUMS	15		SHEET A1301	
ACCESSIBLE VAN STALL w/ VACUUM	01		FOR INFORMATION ON SETBACKS	
ACCESSIBLE VAN STALL	01			
COMPACT SPACES	NONE			
TOTAL PROVIDED	17			



## SITE PLAN\_ W/ COMPLIANCE MODIFICATIONS

CIRCLE MARINA CAR WASH  
4800 PACIFIC COAST HWY. LONG BEACH CA 90804

A1101

07/22/19 ENTITLEMENT RE-SUBMITTAL  
07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW





# ILLUSTRATIVE SITE PLAN

CIRCLE MARINA CAR WASH  
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42701\_BLDG (LB\_CAR WASH)

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**A1201**

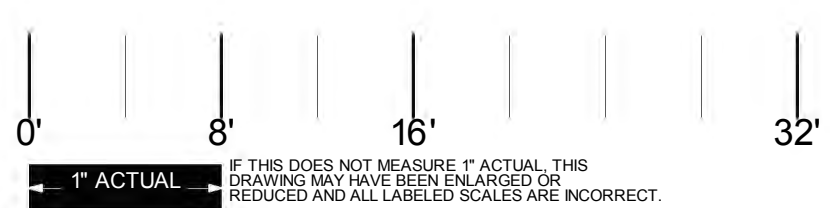
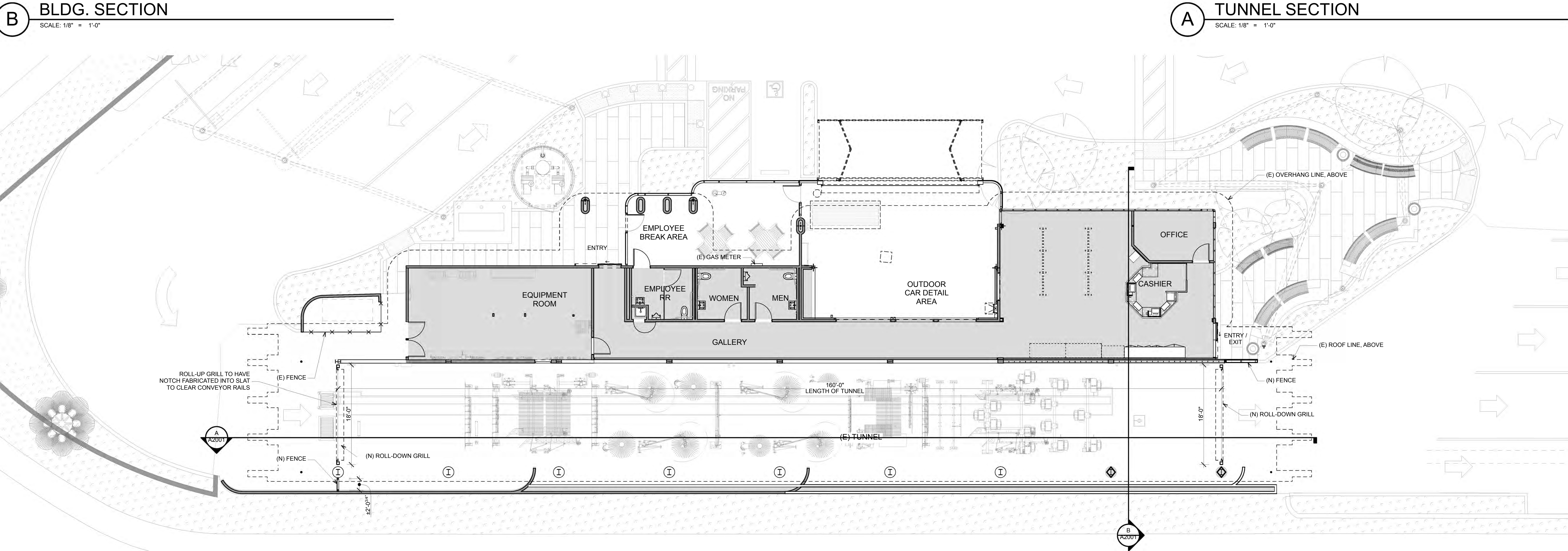
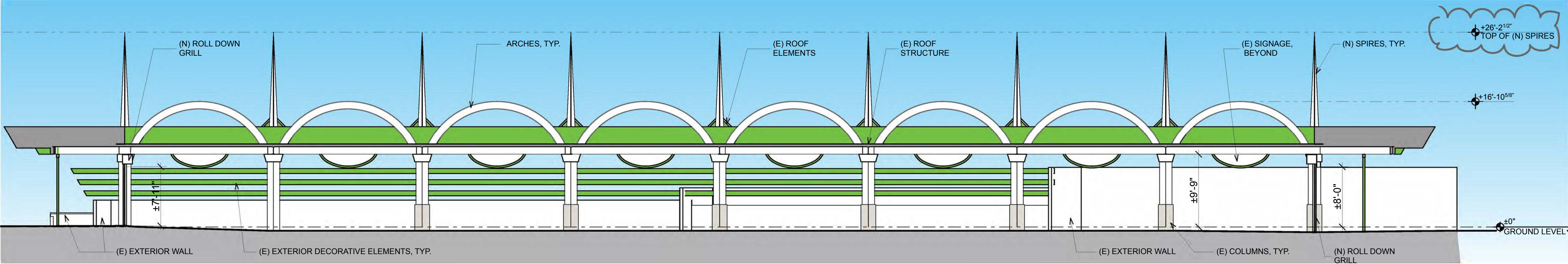
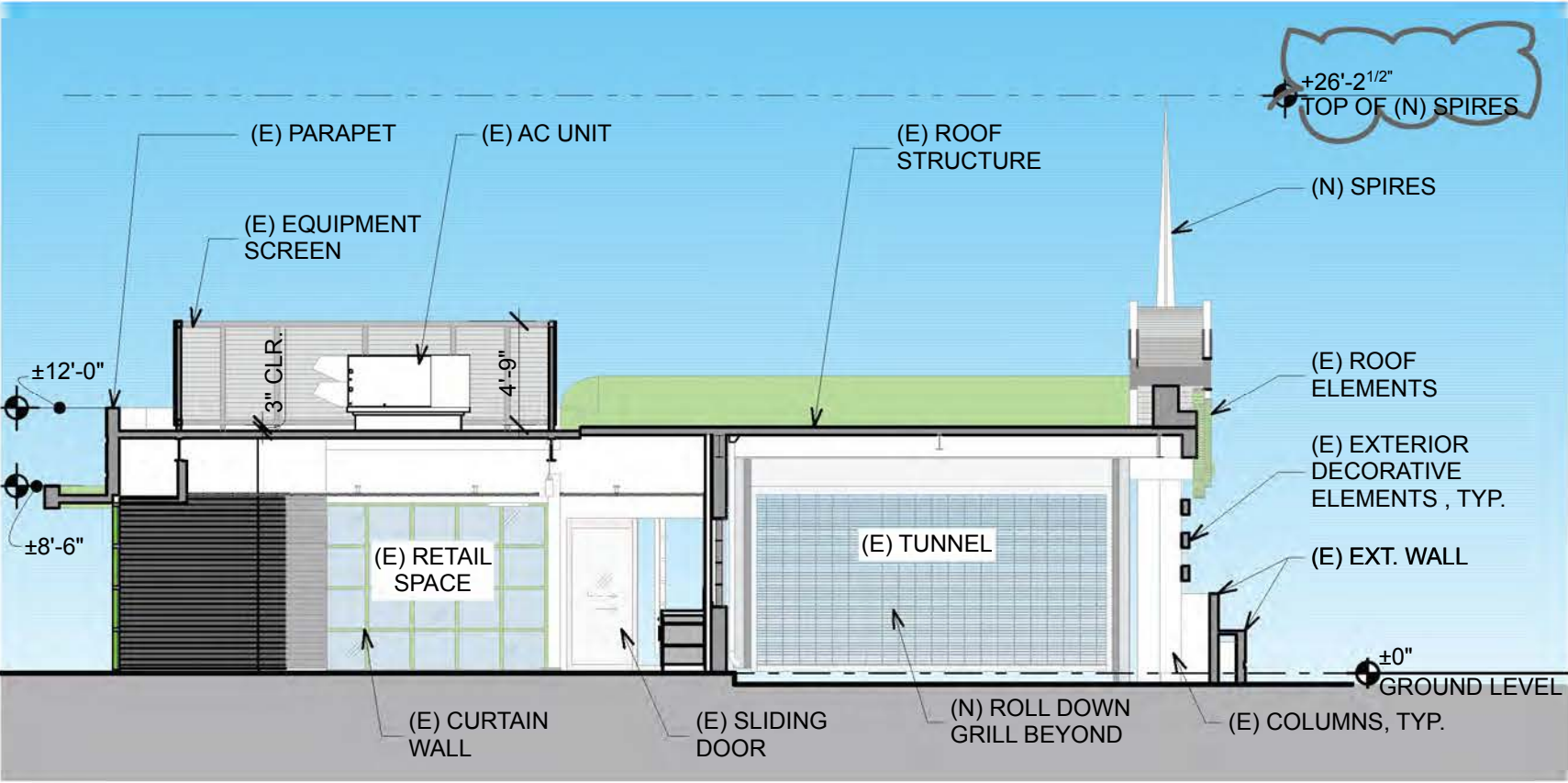
07/22/19 ENTITLEMENT RE-SUBMITTAL  
07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW

42701









COLOR LEGEND			
	P#4 or P#14		P#1 or P#11
	P#2 or P#12		C#1 or C#2
	P#10		F#1(REVISED CANOPY FABRIC COLOR)

PACIFIC COAST HIGHWAY

# FLOOR PLAN

CIRCLE MARINA CAR WASH  
4800 PACIFIC COAST HWY. LONG BEACH CA 90804

A2001

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07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW

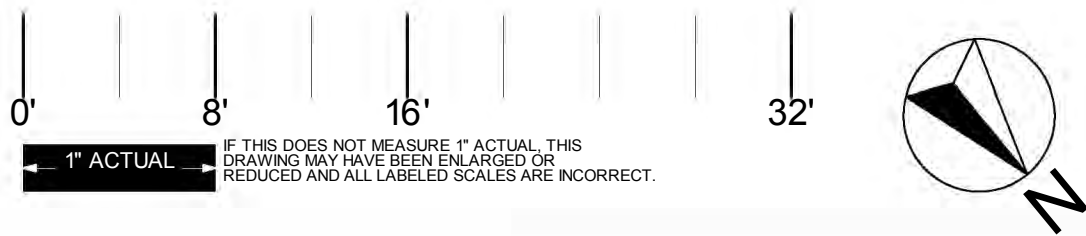
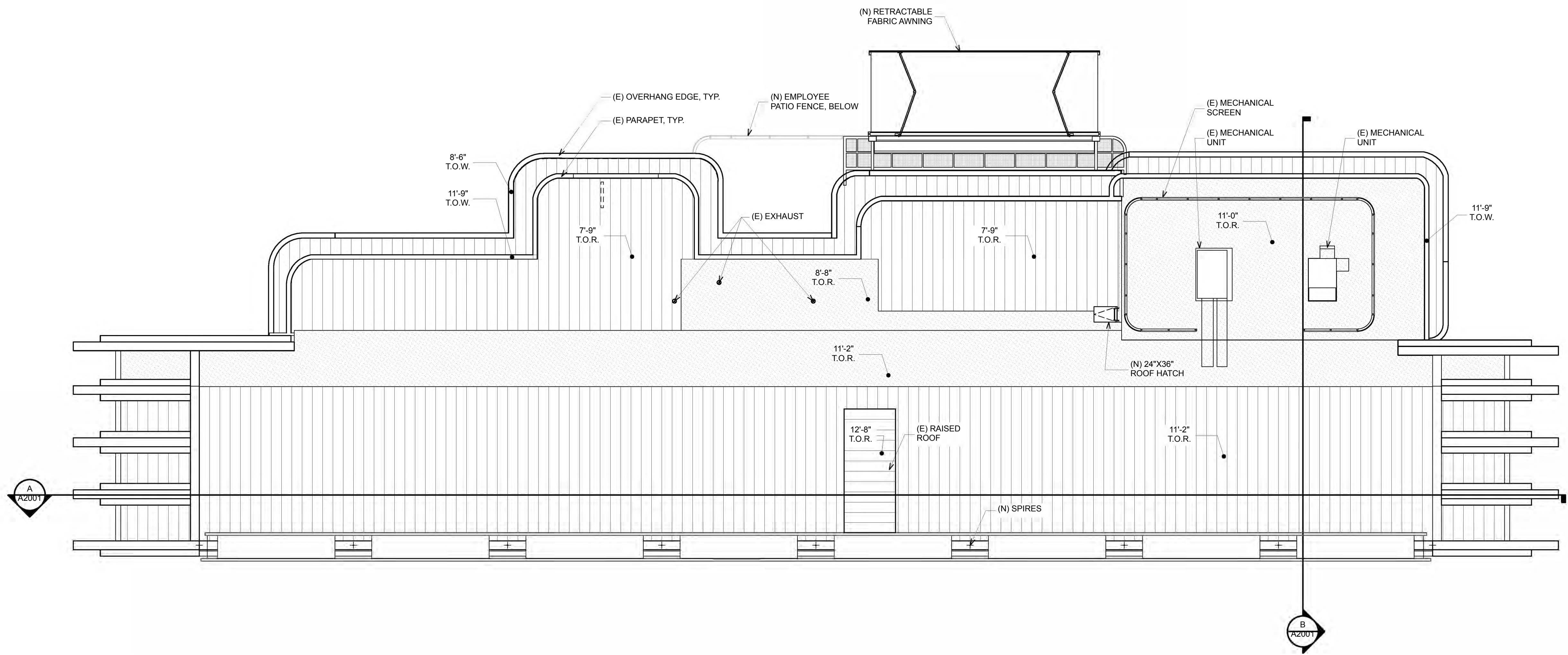
42701\_BLDG (LB\_CAR WASH)

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# ROOF PLAN\_ (BUILDING ONLY)

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**A2201**  
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07/05/19 ENTITLEMENT RE-SUBMITTAL  
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05/10/19 ISSUED FOR REVIEW





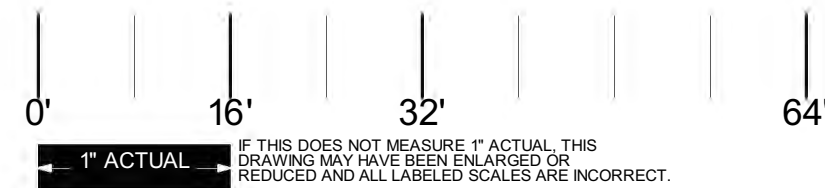
**C** INTERNAL DRIVEWAY ELEVATION  
SCALE: 1/16" = 1'-0"



**B** EAST 15TH STREET ELEVATION  
SCALE: 1/16" = 1'-0"



**A** PACIFIC COAST HIGHWAY ELEVATION  
SCALE: 1/16" = 1'-0"



IF THIS DOES NOT MEASURE 1" ACTUAL, THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED AND ALL LABELLED SCALES ARE INCORRECT.

**COLOR LEGEND**

	P#4 or P#14		P#1 or P#11
	P#2 or P#12		C#1 or C#2
	P#10		F#1(REVISED CANOPY FABRIC COLOR)

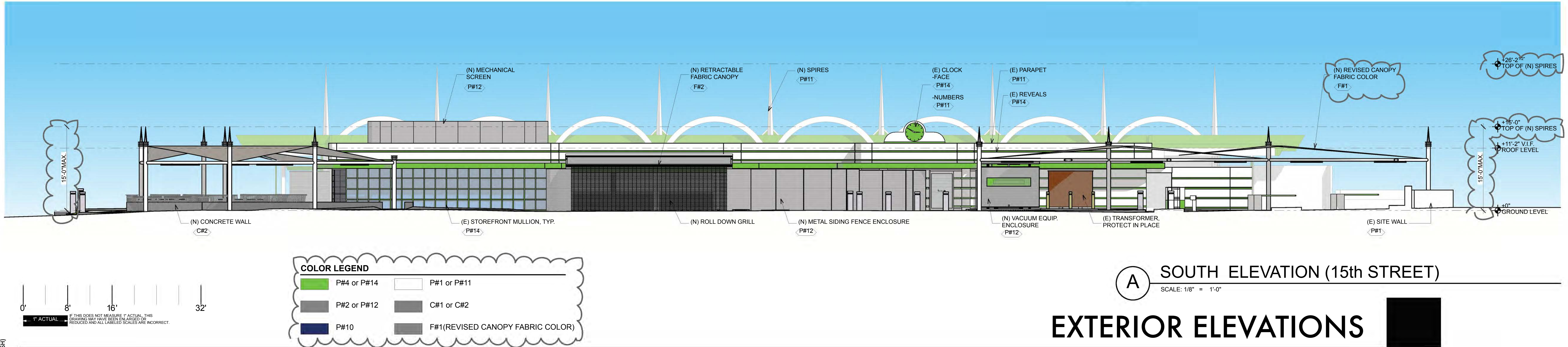
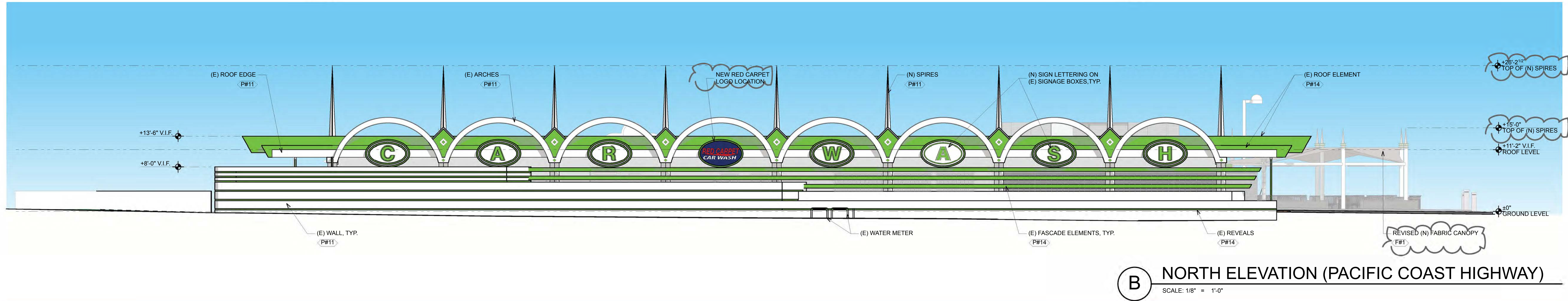
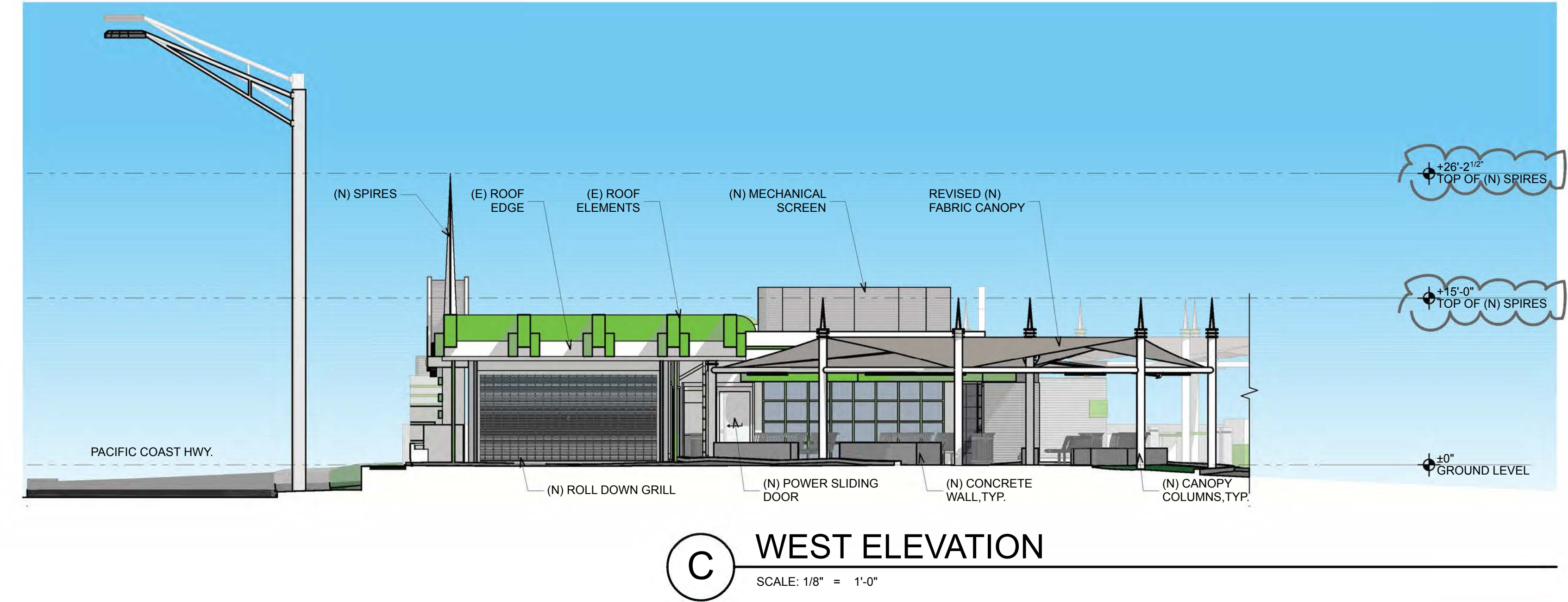
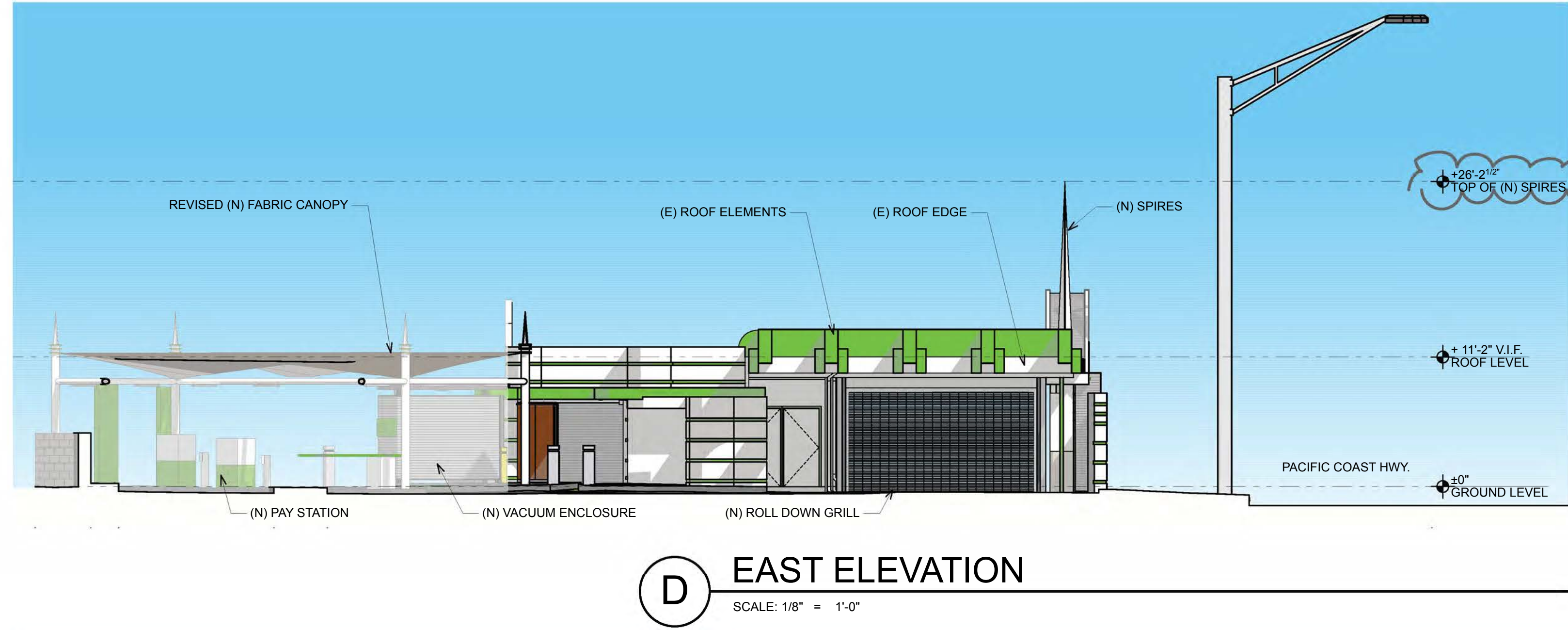
# OVERALL EXTERIOR ELEVATIONS

**CIRCLE MARINA CAR WASH**  
4800 PACIFIC COAST HWY. LONG BEACH CA 90804

**A5001**

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07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW





# EXTERIOR ELEVATIONS

CIRCLE MARINA CAR WASH  
4800 PACIFIC COAST HWY. LONG BEACH CA 90804

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07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW

A5101

42701

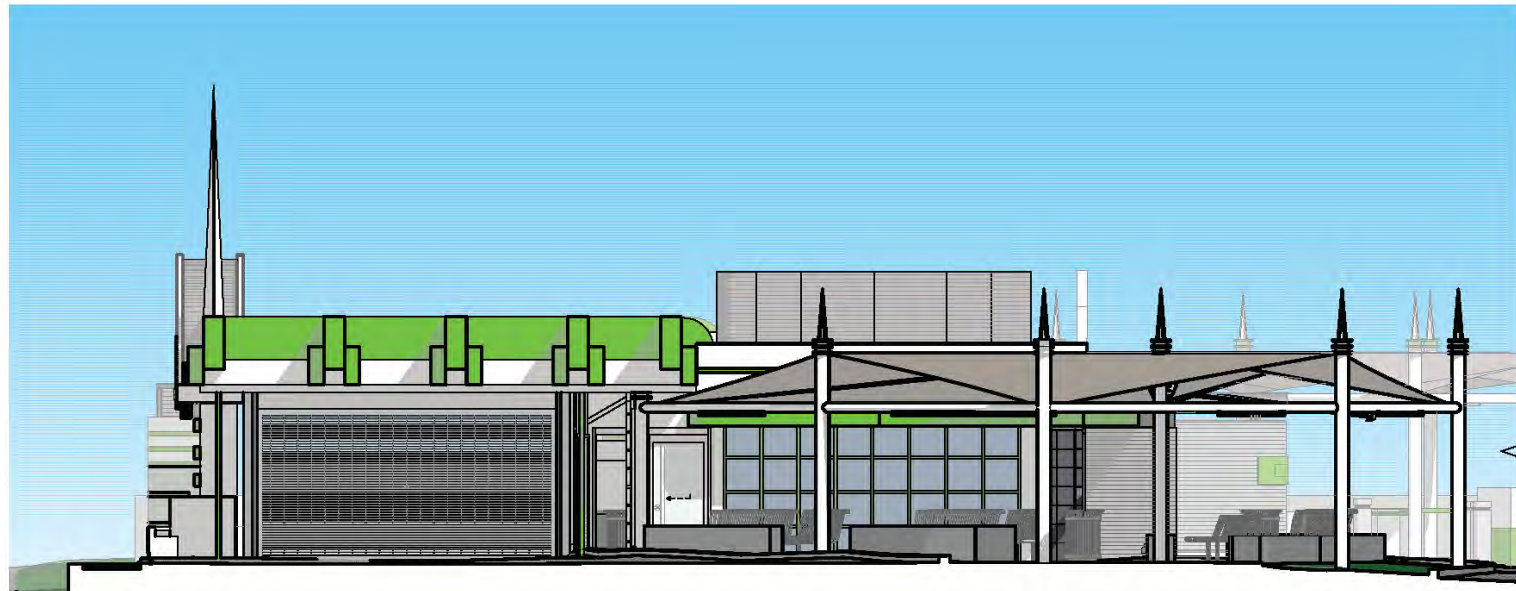
42701\_BDG (LB\_CAR WASH)

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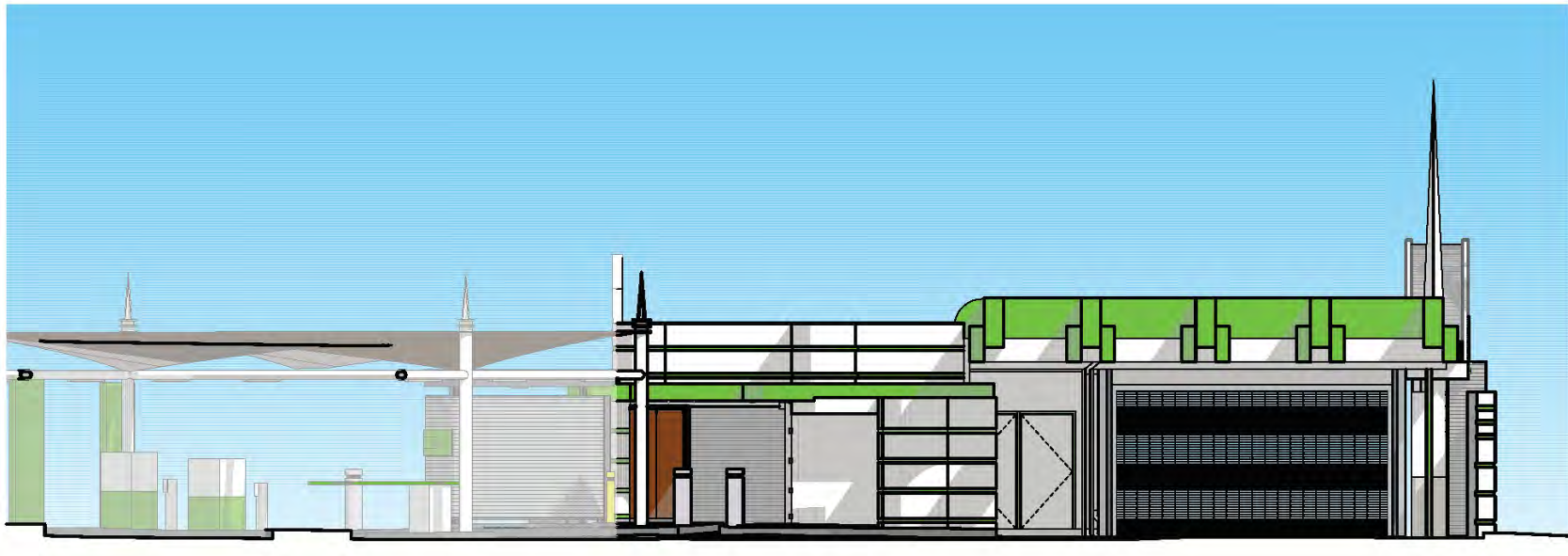
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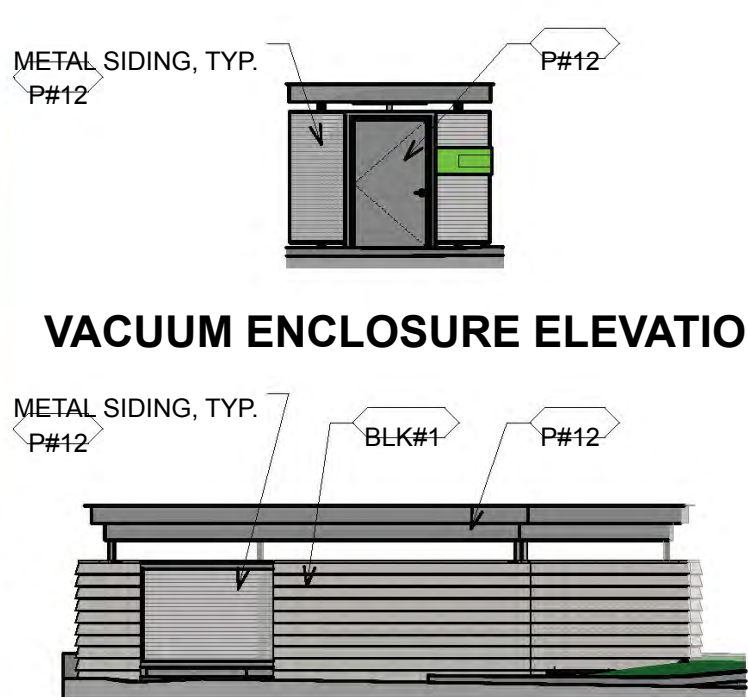




C WEST ELEVATION  
SCALE: 3/32" = 1'-0"



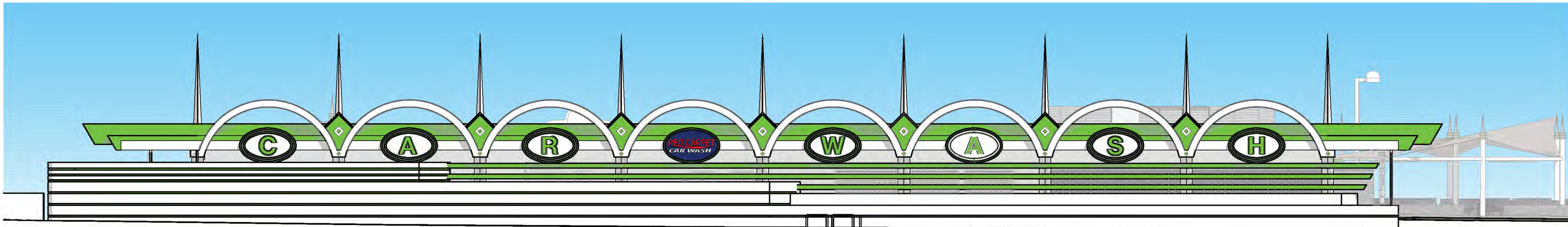
D EAST ELEVATION  
SCALE: 3/32" = 1'-0"



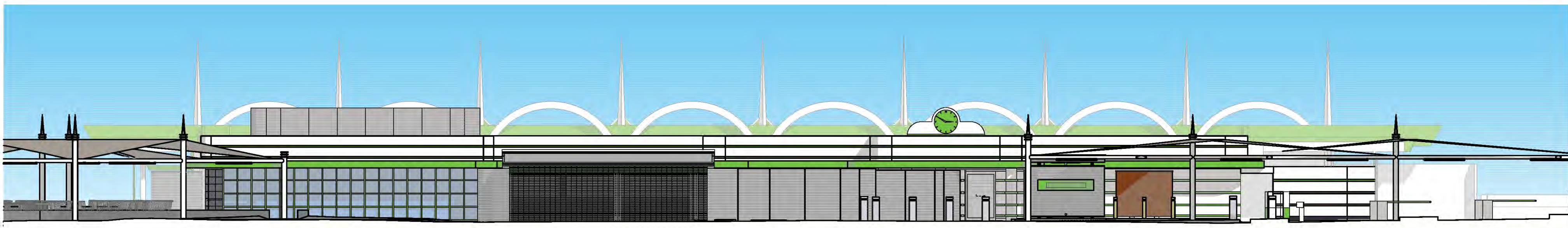
VACUUM ENCLOSURE ELEVATION



TRASH ENCLOSURE ELEVATION

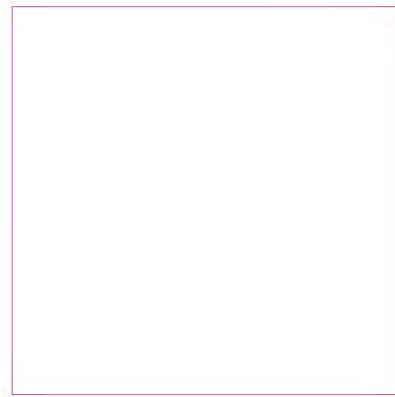


B NORTH ELEVATION (PACIFIC COAST HIGHWAY)  
SCALE: 3/32" = 1'-0"

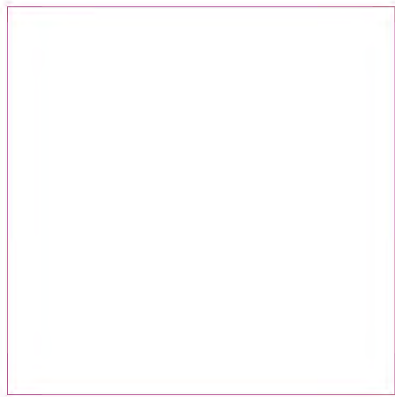


A SOUTH ELEVATION (15th STREET)  
SCALE: 3/32" = 1'-0"

## PAINTS



P#1  
EXTERIOR WALL PAINT  
BENJAMIN MOORE: 2122-70  
(WHITE)



P#11  
EXTERIOR HIGH PERFORMANCE  
PAINT; TNEMEC: P#1  
(WHITE)



P#2  
EXTERIOR WALL PAINT  
BENJAMIN MOORE: 2121-10  
(DARK GREY)



P#12  
EXTERIOR HIGH PERFORMANCE  
PAINT; TNEMEC: P#2  
(DARK GREY)



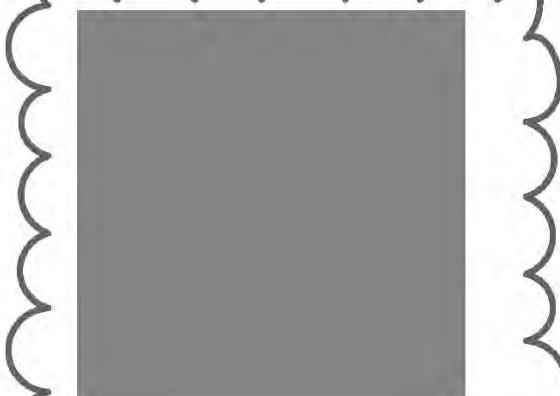
P#4  
EXTERIOR WALL PAINT  
BENJAMIN MOORE: 2026-10  
(LIME GREEN)



P#14  
EXTERIOR HIGH PERFORMANCE  
PAINT; TNEMEC: P#3  
(LIME GREEN)

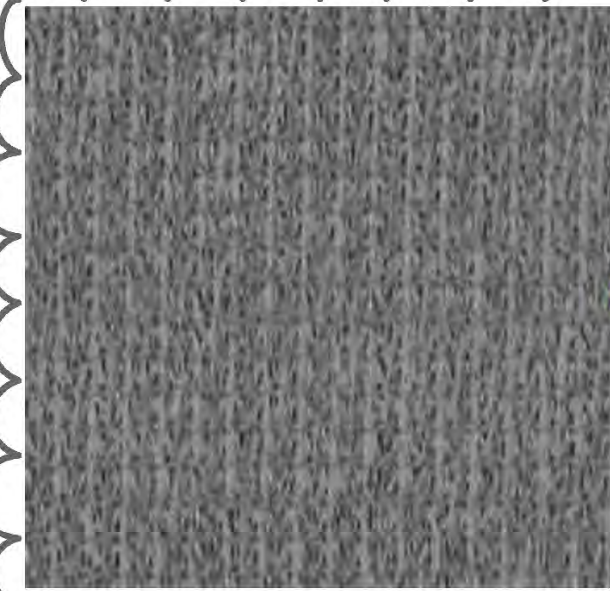


P#10  
EXTERIOR HIGH PERFORMANCE  
PAINT  
TNEMEC: COLOR:  
BENJAMIN MOORE  
CC-964 (BLUE GROTTO)



VICTOR STANLEY  
PRE-FINISHED  
STANDARD GREY

## FABRICS



F#1  
CANOPY FABRIC  
SLATE GREY



F#2  
RETRACTABLE CANOPY FABRIC  
IVORY

## CONCRETE COLORS / FINISH



C#1  
CONCRETE PAVING



C#2  
CONCRETE PAVING AND LOW WALLS



C#3  
BLACK (CONCRETE GUTTER)



BENCH TYPE 1  
(VICTOR STANLEY: NR80, NRBI; STANDARD GREY)



BENCH TYPE 2  
(VICTOR STANLEY: FRB-2; STANDARD GREY)



TRASH RECEPTACLE  
(VICTOR STANLEY: S-424; STANDARD GREY)



VACUUM EQUIPMENT  
(P#11, P#14)



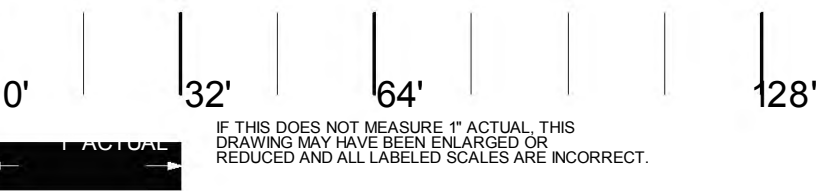
PARKING LOT LIGHTS  
(SIMILAR TO P#11)



METAL SIDING  
(P#12)



CONCRETE BLOCK  
(BLK#1)



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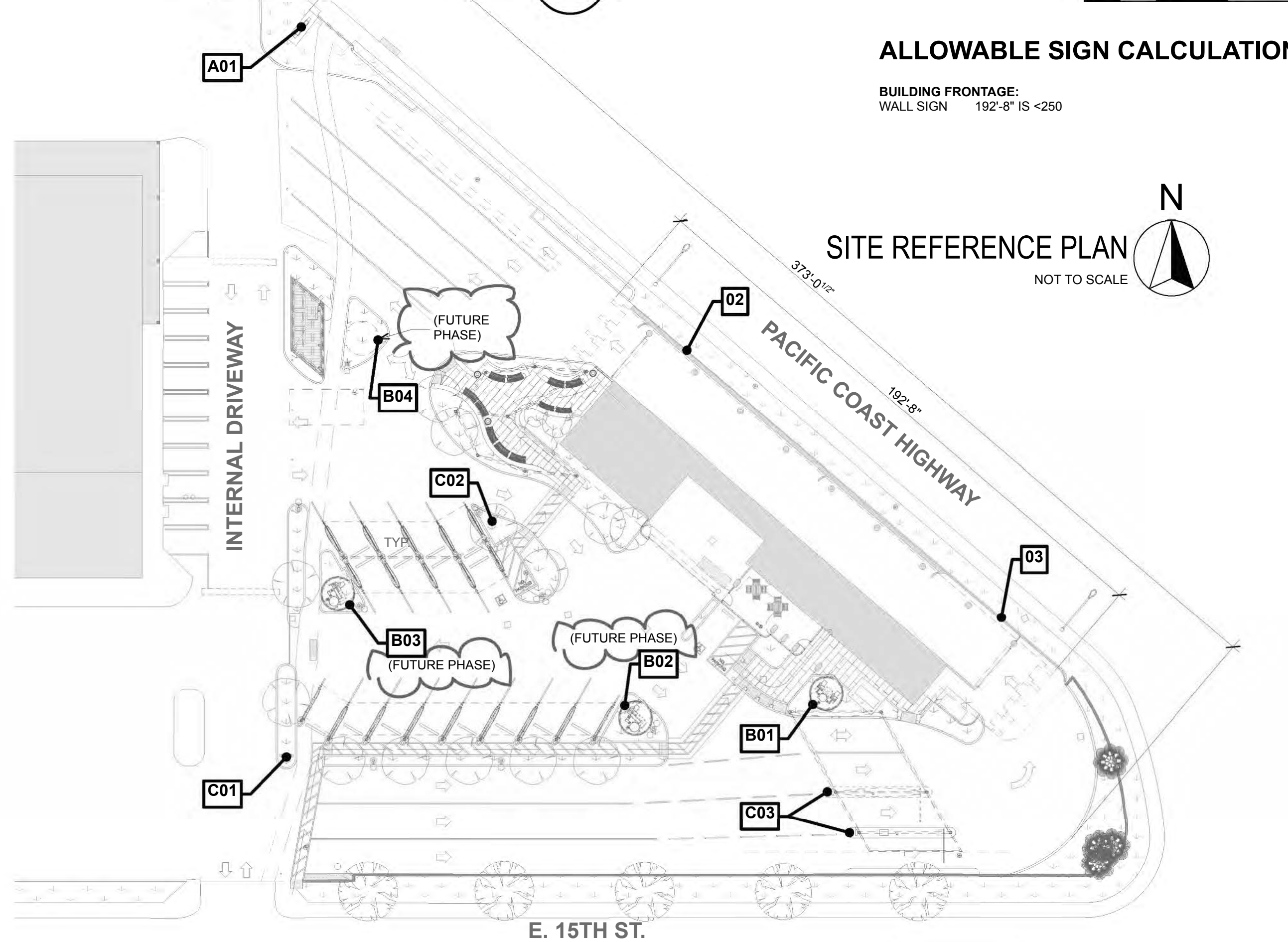
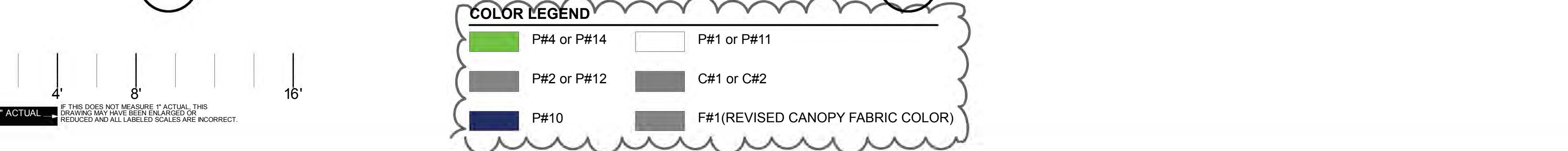
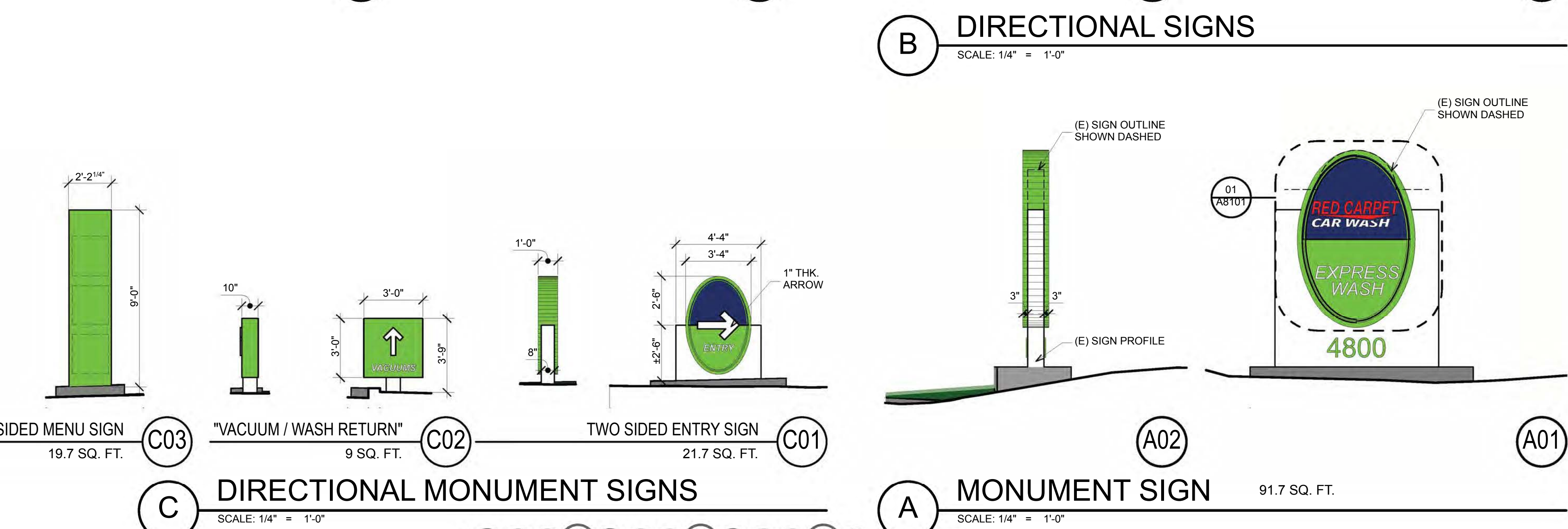
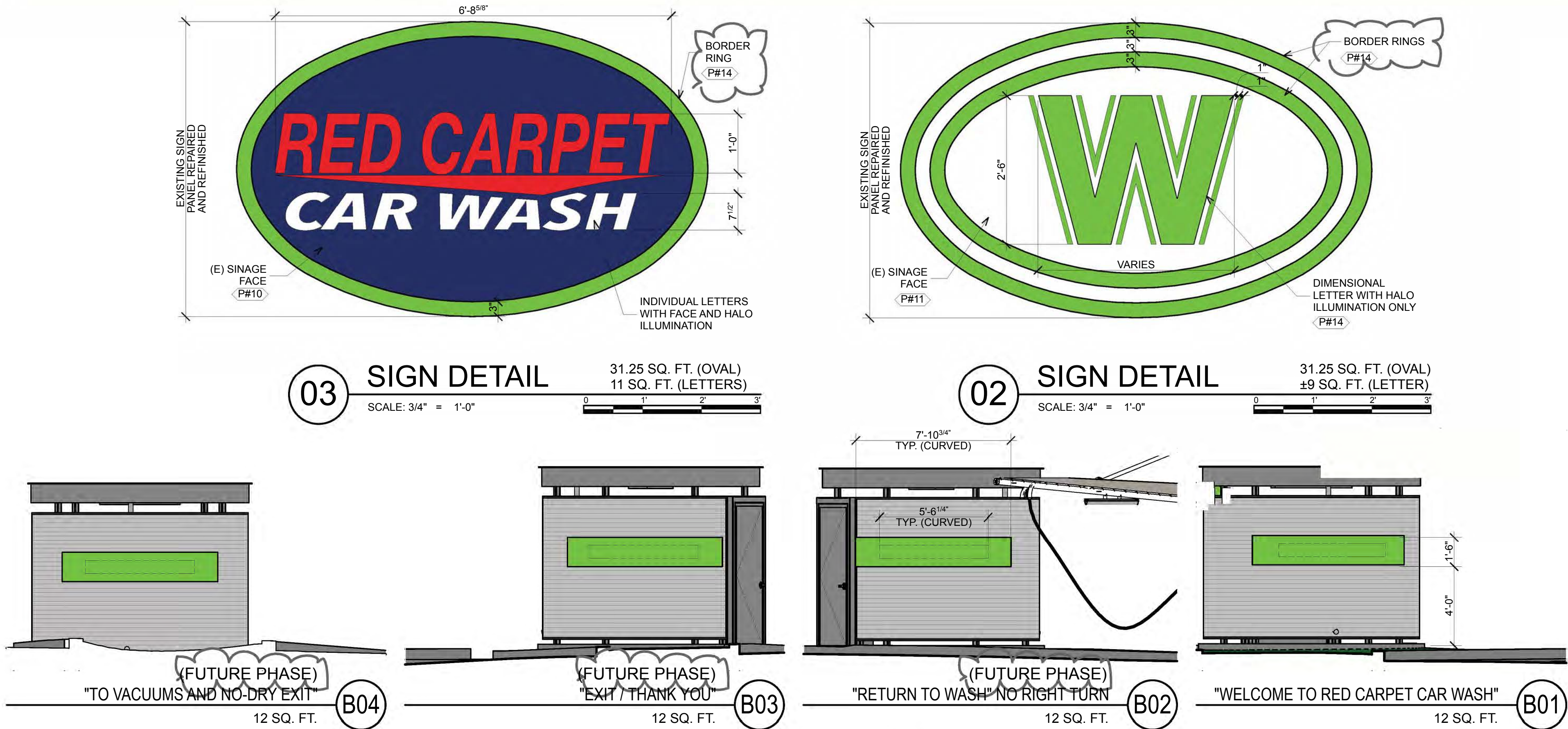
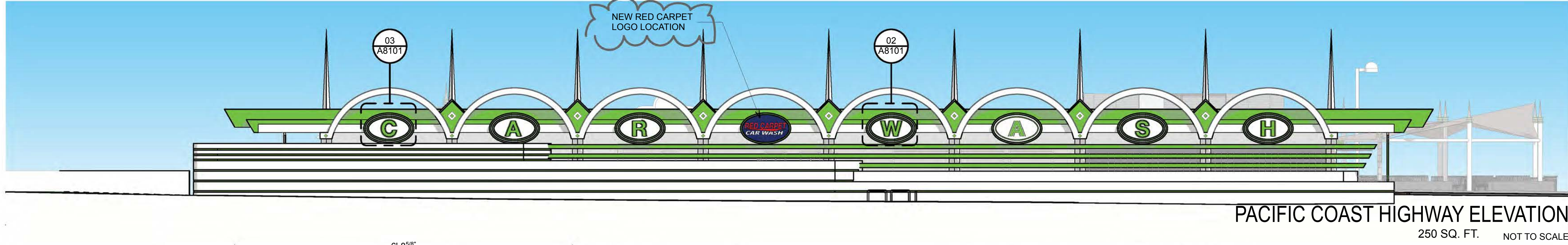
# MATERIALS BOARD

CIRCLE MARINA CAR WASH  
4800 PACIFIC COAST HWY. LONG BEACH CA 90804

47001

07/22/19 ENTITLEMENT RE-SUBMITTAL  
07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW





# SIGNAGE DETAILS

## CIRCLE MARINA CAR WASH

4800 PACIFIC COAST HWY. LONG BEACH CA 90804

07/22/19 ENTITLEMENT RE-SUBMITTAL  
07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW

**A8101**

42701





# AERIAL VIEW FROM NORTH-WEST

CIRCLE MARINA CAR WASH  
4800 PACIFIC COAST HWY. LONG BEACH CA 90804

07/22/19 ENTITLEMENT RE-SUBMITTAL  
07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW

A9001





(B) TRASH ENCLOSURE  
SCALE: 1" = 1'-0"

# AERIAL VIEW FROM SOUTH-WEST

CIRCLE MARINA CAR WASH  
4800 PACIFIC COAST HWY. LONG BEACH CA 90804

07/22/19 ENTITLEMENT RE-SUBMITTAL  
07/05/19 ENTITLEMENT RE-SUBMITTAL  
05/14/19 ENTITLEMENT SUBMITTAL  
05/10/19 ISSUED FOR REVIEW

A9002

427/01

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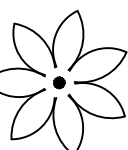


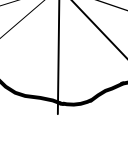

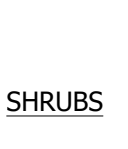














# STREET VIEWS ON PACIFIC COAST HIGHWAY



<b>ETAF Calculations</b>		<b>Notes:</b>
Regular Landscape Areas		
Total ETAF x Area	1,773	ETWU meets MAWA requirement.
Total Area	5,832	
Average ETAF	0.30	
All Landscape Areas		
Total ETAF x Area	1,773	Average ETAF meets requirement for this site type.
Total Area	5,832	
Spewide ETAF	0.30	

TREES	CODE	BOTANICAL / COMMON NAME	CONT	USAGE	QTY	
	ARE ROM	ARECASTRUM ROMANZOFFIANUM / QUEEN PALM	24"BOX	MED./ 0.4	14	
	JAC MIM	JACARANDA MIMOSIFOLIA / JACARANDA	24"BOX		4	
	JAC RMN	JACARANDA TO REMAIN	EXISTING TO REMAIN		5	
	PLM REM	PALM REMOVAL	EXISTING TO REMOVE		2	
	PMN RMN	PALM TO REMAIN	EXISTING TO REMAIN	MED./ 0.4	5	
	TRE RMV	TREE REMOVAL	EXISTING TO REMOVE		12	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	USAGE	SPACING	QTY
	ACA CO3	ACACIA COGNATA "COUSIN ITT" / RIVER WATTLE	1 GAL	LOW	2'	28
	ANI HYB	ANIGOZANTHOS X "BUSH RANGER" / BIG RED KANGAROO PAW	1 GAL	MED	2'	144
	CAL DWA	CALLISTEMON VIMINALIS "LITTLE JOHN" / DWARF WEEPING BOTTLEBRUSH	5 GAL	LOW	3'	96
	COL SUN	COLEONEMA PULCHRUM "SUNSET GOLD" / GOLDEN BREATH OF HEAVEN	5 GAL	LOW	4'	53
	HIB BR2	HIBISCUS ROSA-SINENSIS "BRILLIANT" / CHINESE HIBISCUS	5 GAL	MED	5'	16
	LAN PLR	LANTANA MONTEVIDENSIS / TRAILING LANTANA	5 GAL	LOW	4'	48
	PHO WAV	PHORMIUM TENAX "YELLOW WAVE" / NEW ZEALAND FLAX	5 GAL	MED	5'	16
	ROS DWA	ROSMARINUS OFFICINALIS "PROSTRATUS" / DWARF ROSEMARY	5 GAL	LOW	4'	25
	SEN SER	SENECIO SERPENS / BLUE CHALKSTICKS	1 GAL	LOW	1'	293
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	USAGE	SPACING	QTY
	EXT LND	EXISTING LANDSCAPE TO REMAIN. PROTECT IN PLACE.	EXISTING TO REMAIN			5,205 SF

1. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANT INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
2. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION. NO SUBSTITUTIONS ALLOWED WITHOUT APPROVAL OF LANDSCAPE ARCHITECT OR OWNER.
3. APPROVAL OF ALL TREES THAT ARE 24" BOX OR LARGER SHALL TAKE PLACE PRIOR TO SHIPPING TREES TO THE SITE. EMAIL PHOTOS OF EACH TREE VARIETY SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO SHIPPING.
4. FINAL LAYOUT OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO PLANTING.
5. GROUND COVER PLANTING SHALL BE TRIANGULAR SPACED AND CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
6. ALL 15 GALLON TREES AND 24" BOXED TREES SHALL BE DOUBLE-STAKED; LARGER BOXED TREES SHALL BE GUIED.
7. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO INSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
8. ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.

1. AN APPROVED IRRIGATION PLAN WILL BE AVAILABLE PRIOR TO START OF CONSTRUCTION. THESE NOTES ARE FOR BIDDING PURPOSES ONLY.
2. THE IRRIGATION CONTROLLER SHOULD BE A SMART CONTROLLER WHICH ALLOWS FOR CHANGING CLIMATIC CONDITIONS. IT SHOULD PROVIDE ENOUGH VALVES TO ADEQUATELY WATER EVERY PLANTING AREA AND HAVE 4 ADDITIONAL SPARE VALVE LOCATIONS.
3. TREES SHOULD BE ON A SEPARATE VALVE WHICH ALLOWS FOR TWO BUBBLERS PER TREE.
4. ALL PLANTING AREAS SHALL BE WATERED USING DRIPLINE TECHNOLOGY WHICH INCORPORATES A CHECK VALVE IN THE DRIPLINE.
5. DRIPLINE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS WITH INDIVIDUAL LINES AT 12" O.C. SPACING. WATER COVERAGE SHOULD BE 100% TO ALL PLANTING AREAS.
5. DRIP VALVES SHALL BE CONTROL ZONE KITS THAT HAVE A FILTER AND PRESSURE REGULATOR CONSISTENT WITH 25 - 40 PSI.
6. PROVIDE QUICK COUPLERS ON THE MAIN LINE EVERY 100 FEET AT A MINIMUM.