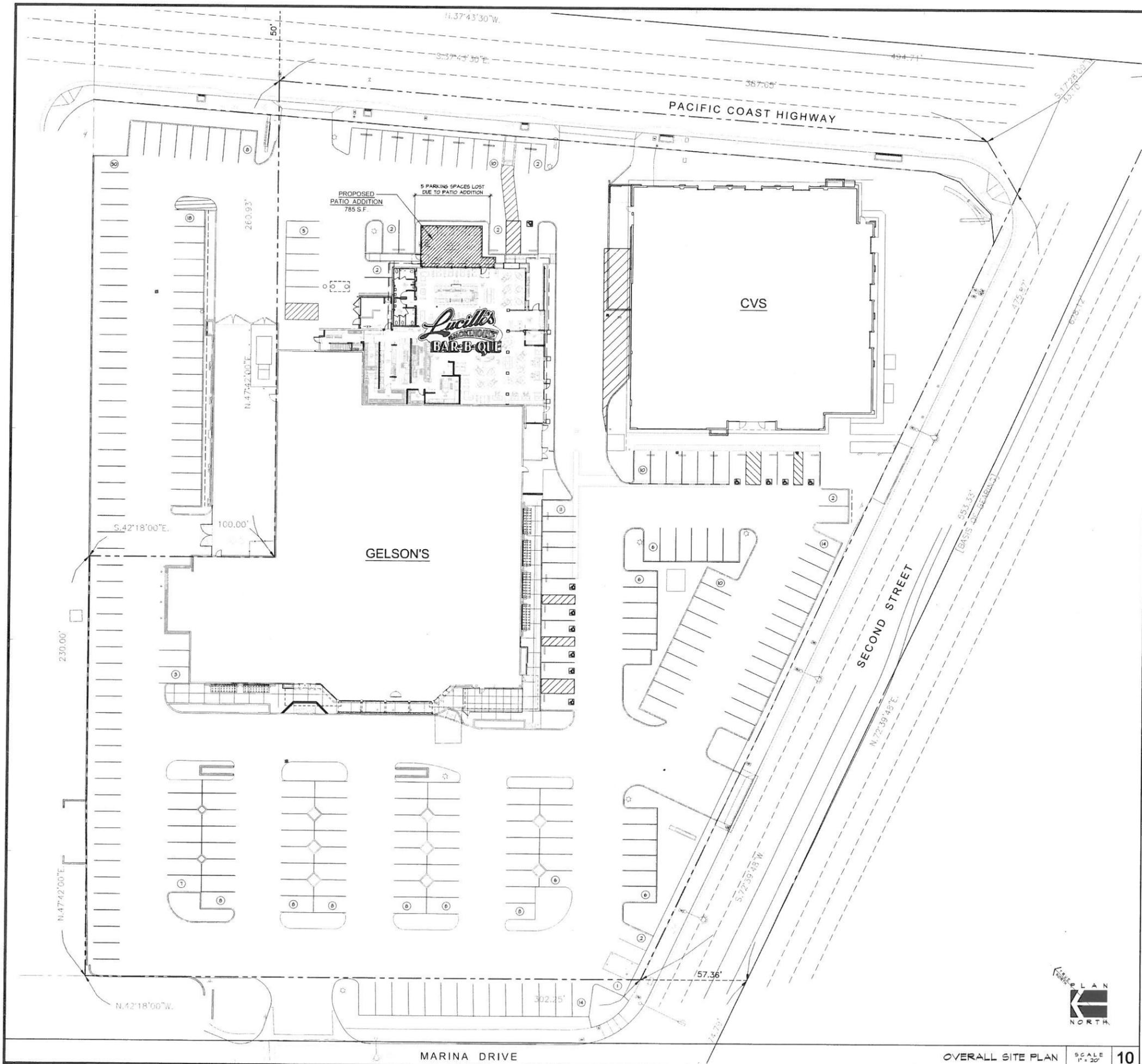


EXHIBIT B



PARKING SUMMARY

Existing Parking before Gelson's, CVS and Lucille's	
Landlord's Site	14
Gibb's Parcel	221
Total Provided	235
Current Parking (field verified by Craig Oka, 06-15-16)	
Landlord's Site	236
Gibb's Parcel	14
Total Provided	250

Parking Required for Lucille's Patio	
Patio Floor Area (SF)	785
Parking Required 0-250 SF	0
Parking Required 250-819 SF	3
Total Required	3

Parking required for patio is 0 stalls for the first 250 SF, then 1/200 for the area exceeding 250 SF.

Parking Summary after Lucille's Patio	
Parking Provided	250
Current Parking	250
Parking Lost to Lucille's Patio	-5
Total Provided	245

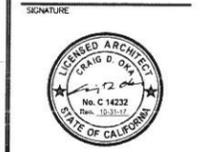
Gross Floor Area (GFA) Summary	
Gelson's	26,207
CVS	17,043
Lucille's (not including patio)	7,934
Total	51,184

REQUIRED PARKING (see attached sheets)	
GELSON'S	105 STALLS
CVS	68 STALLS
LUCILLE'S	37 STALLS
TOTAL REQUIRED	210 STALLS
PARKING PROVIDED	245 STALLS
EXCESS PARKING	35 STALLS

LOT SIZE: 170,835 SF (3.922 ACRES)	
LOT COVERAGE AREAS:	
GELSON'S:	26,207 SF
CVS:	17,043 SF
LUCILLE'S (exist. bldg. excluding 2nd floor):	7,055 SF
LUCILLE'S NEW PATIO:	785 SF
LUCILLE'S SERVICE YARD:	324 SF
TOTAL AREA:	51,414 SF
LOT COVERAGE:	30.0%
BUILDING AREAS:	
GELSON'S:	26,207 SF
CVS:	17,043 SF
LUCILLE'S (exist. bldg. including 2nd floor):	7,934 SF
LUCILLE'S NEW PATIO:	785 SF
TOTAL AREA:	51,969 SF
FLOOR AREA RATIO:	30.4%

DESIGN CONSORTIUM

4875 E. LA PALMA AVE. STE. 607
ANAHEIM, CA 92807
FAX: (714) 777-9733
TEL: (714) 777-9734



- PROGRESS PRINT
- PLAN CHECK
- BID SET
- CONSTRUCTION
- PLANNING DEPT. SHEET

PROPOSED PATIO ADDITION

ALAMITOS BAY SHOPPING CENTER
6257 E 2nd STREET
LONG BEACH, CA 90803



SHEET TITLE
OVERALL SITE PLAN

DRAWN BY SHEET NUMBER

CHECKED BY

SCALE NOTED
JOB NO.
1550 OF SHEETS





THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES AND SHALL RETURN ALL COMMON EDP, STATUES AND OTHER RELATED ITEMS, INCLUDING THE CONTRACTOR, THE ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT AND OTHER CONSULTANTS TO THE PROJECT TO THE ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES AND SHALL RETURN ALL COMMON EDP, STATUES AND OTHER RELATED ITEMS, INCLUDING THE CONTRACTOR, THE ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT AND OTHER CONSULTANTS TO THE PROJECT TO THE ORIGINAL CONDITION.

REQUIRED PARKING

DINING SEATING: 3,291 SF @ 10/1000 = 30 STALLS
BAR SEATING: 180 SF @ 20/1000 = 4 STALLS
PATIO ADDITION: (785 - 250) SF @ 5/1000 = 3 STALLS

TOTAL REQUIRED: = 37 STALLS

LANDSCAPE LEGEND & NOTES

NEW PLANT PALETTE MATCHES EXISTING

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY
①	1 GAL	ACHILLEA M. PARRICA	PARRELLA YARBROW	10
②	5 GAL	ANZOZANTHOS F. BUSH GOLD	KANSAS GOLD	11
③	5 GAL	GALLISTEMON C. LITTLE JOHN	DWARF BOTTLE BRUSH	25
④	5 GAL	LIRIOPE M. BIG BLUE	BIG BLUE LILY TURF	5
⑤	5 GAL	MALLENBERGIA C. REGAL MIST	REGAL MIST MULCH	5

SHRUB PLANTING DETAIL

NOTE: CONTRACTOR TO VERIFY WITH SOILS REPORT FOR ANY SPECIAL DRAINAGE REQUIREMENTS

PLANTING SPECIFICATIONS

WEED CONTROL: KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA. UPON COMPLETION OF SOIL PREPARATION, THE CONTRACTOR SHALL APPLY A SELECTIVE PRE-EMERGENT TO ALL PLANTING AREAS EXCEPT SEEDING LAWN AREAS.

CULTIVATION: IMMEDIATELY AFTER APPLICATION OF WEED CONTROL, CULTIVATE ALL AREAS TO A DEPTH OF 1-1/2".

FINISH GRADING: MAKE ALL SOIL AREAS SMOOTH AND EVEN WITH A FINISH GRADE OF 1/8" (ONE EIGHTH) BELOW THE SURFACE OF ALL AS PAVED AREAS AND CURBS AND SLIGHTLY LESS THAN FLUSH WITH CATCH BASINS, MANHOLES, CLEAN OUTS, VALVE BOXES AND SIMILAR FEATURES. RAKE CLEAN ALL AREAS.

SOIL PREPARATION AND FERTILIZATION: IN ALL PLANTING AREAS THE FOLLOWING APPLICATION SHALL BE MADE PER 1000 SQ. FT. OF AREA AND SHALL BE THOROUGHLY CULTIVATED INTO THE TOP 6" OF SOIL AND THE AREA WATERED DOWN. 2 CUBIC YARDS NITROGEN STABILIZED SANDWICH, 100 LBS. AGRICULTURAL GYPSUM, 50 LBS. GRO-POWER PLUS COMMERCIAL FERTILIZER.

DEEP RIP ALL AREAS TO BE PLANTED OR SEEDING TO A UNIFORM DEPTH OF AT LEAST 12" AND FOR THIS ENTIRE DEPTH THE SOIL SHALL BE MADE LOOSE AND FRABLE.

ALL MATERIALS SHALL BE UNIFORMLY AND THOROUGHLY BLENDED BY REPEATED ROTARY CULTIVATION INTO THE 6" OF TOP SOIL.

AT TIME OF PLANTING, THE TOP 2" (TWO INCHES) OF ALL AREAS TO BE PLANTED OR SEEDING SHALL BE FREE OF STONES, WEEDS, ROOTS OR OTHER DELETERIOUS MATTER 1/4" (ONE QUARTER) IN DIAMETER OR LARGER AND SHALL BE FREE FROM ALL PLASTER OR SIMILAR OBJECTS THAT WOULD BE A HINDRANCE TO PLANTING OR MAINTENANCE. REMOVE ALL DEBRIS FROM THE SITE.

AFTER 90 DAYS (MAINTENANCE PERIOD) APPLY 25 LBS. PER 1000 SQ. FT. OF GRO-POWER PLUS IN ALL LANDSCAPE AREAS.

REFER TO SOILS REPORT FOR ANY ADDITIONAL SOIL AMENDMENTS.

BACKFILL MIX - TREES, SHRUBS AND VINES
SOIL MIX FOR BACKFILL IN PITS FOR TREES, SHRUBS AND VINES SHALL CONSIST OF THE FOLLOWING:

AMOUNT/CUBIC YARD
60% BY VOLUME ON-SITE SOIL
40% BY VOLUME ORGANIC AMENDMENT
2 LBS. AGRICULTURAL GYPSUM
15 LBS. GRO-POWER PLUS

PLANTING PITS SHALL BE EXCAVATED TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL. BACKFILL SHALL THEN BE ADDED AS OUTLINED ABOVE. THE PREPARED SOIL SHALL BE UNIFORMLY BLENDED IN AN AREA ADJACENT TO THE PLANTING AREA AND SHALL BE ACCURATELY PROPORTIONED USING A SUITABLE MEASURING CONTAINER. UNBLENDED EXCAVATED SOIL SHALL BE REMOVED FROM SITE. PROTECT THE MIX FROM WATER UNTIL IT HAS BEEN PLACED IN BACKFILL AROUND PLANTS.

INSTALL PLANTING TABLETS IN THE FOLLOWING APPLICATIONS: 1 GRAM TABLETS BY GRO-POWER INTO PLANTING PITS AS PER DETAIL.

EACH 5 GALLON PLANT - 4 TABLETS
EACH 15 GALLON PLANT - 2 TABLETS
EACH 3 GALLON PLANT - 3 TABLETS

GUARANTEE: ALL SPECIMEN TREES AND ALL SHRUBS OF 15 GALLON SIZE AND LARGER SHALL BE GUARANTEED BY THE CONTRACTOR TO TAKE ROOT AND GROW IN A HEALTHY CONDITION FOR ONE YEAR AFTER COMPLETION OF ALL CONTRACTOR'S LANDSCAPE PLANTING WORK, PROVIDING SAID TREES AND SHRUBS HAVE RECEIVED NORMAL CARE AND MAINTENANCE AS DETERMINED BY THE LANDSCAPE ARCHITECT AND OWNER.

ALL OTHER PLANTINGS INCLUDING, BUT NOT NECESSARILY LIMITED TO, GROUND COVER, VINES, ETC. SHALL BE GUARANTEED BY THE CONTRACTOR TO TAKE ROOT AND GROW IN A HEALTHY CONDITION FOR SIXTY (60) DAYS AFTER COMPLETION OF ALL CONTRACTOR'S LANDSCAPE PLANTING WORK.

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SITE PLAN KEYNOTES

- 1 EXIST. CONCRETE SIDEWALK
- 2 EXIST. LANDSCAPING
- 3 EXIST. A.C. PAVING
- 4 EXIST. TREE
- 5 EXIST. ACCESSIBLE ROUTE OF TRAVEL: CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 36", EXCEPT AT DOORS. ROUTE MUST ALWAYS BE A STABLE, FIRM AND SLIP RESISTANT SURFACE. IRREGULAR SURFACES SUCH AS COBBLESTONES, BRICK, OR CONCRETE PAVERS, STAMPED CONCRETE ARE UNACCEPTABLE ON THE ACCESSIBLE ROUTE. SLOPE SHALL NOT EXCEED THE FOLLOWING: SIDEWALK 1:20 (5%), CROSS SLOPE 1:50 (2%), RAMPS 1:12 (8.33%).
- 6 EXIST. LIGHT POLE
- 7 EXIST. CONC. CURB
- 8 EXIST. PARKING
- 9 EXIST. WHEEL STOP
- 10 EXIST. PAINTED STRIPING
- 11 EXIST. ACCESSIBLE PARKING STALL 2 1/2' MAX. SLOPE ANY DIRECTION
- 12 EXIST. ACCESSIBLE VAN-PARKING STALL 2' MAX. SLOPE ANY DIRECTION
- 13 EXIST. ACCESSIBLE ISLES
- 14 EXIST. PROPERTY LINE
- 15 EXIST. DETECTABLE MARKING
- 16 EXIST. CONCRETE CURB RAMP, 8.3% MAX. SLOPE DOWN
- 17 EXIST. LANDSCAPE TO REMAIN IF NECESSARY REPLACE WITH NEW 5 GALLON LIRIOPE M. 'BIG BLUE' AT 80" O.C.
- 18 NEW LANDSCAPE SEE LANDSCAPE LEGEN AND NOTES BELOW
- 19 NEW CONC. CURB
- 20 NEW CONC. PAVING
- 21 NEW DETECTABLE MARKING TO MATCH EXISTING
- 22 NEW CURB RAMP
- 23 EXIST. RIGHT OF WAY

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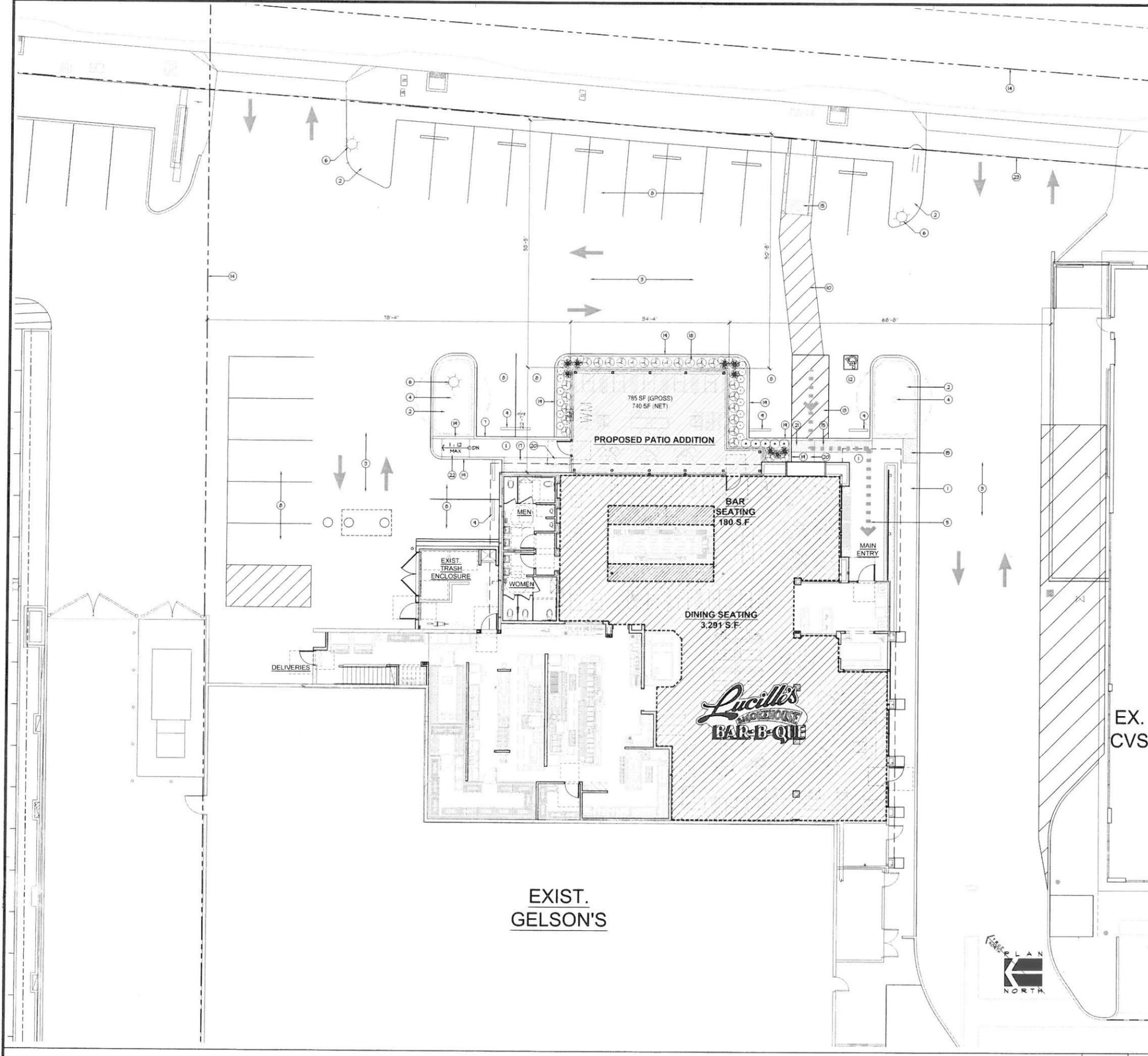
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PROPOSED PATIO ADDITION
ALAMITOS BAY SHOPPING CENTER
6257 E 2nd STREET
LONG BEACH, CA 90803



SHEET TITLE
SITE PLAN

DRAWN BY: SHEET NUMBER

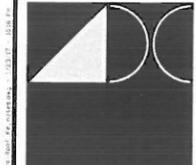
CHECKED BY:

SCALE: **A1.1**

NOTED:

JOB NO.:

1550 OF SHEETS



SIGNATURE



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- PROGRESS PRINT
- PLAN CHECK
- BID SET
- CONSTRUCTION
- PLANNING DEPT SUBMITTAL

PROPOSED PATIO ADDITION
 ALAMITOS BAY SHOPPING CENTER
 8257 E 2nd STREET
 LONG BEACH, CA 90803



SHEET TITLE FLOOR PLAN ROOF PLAN

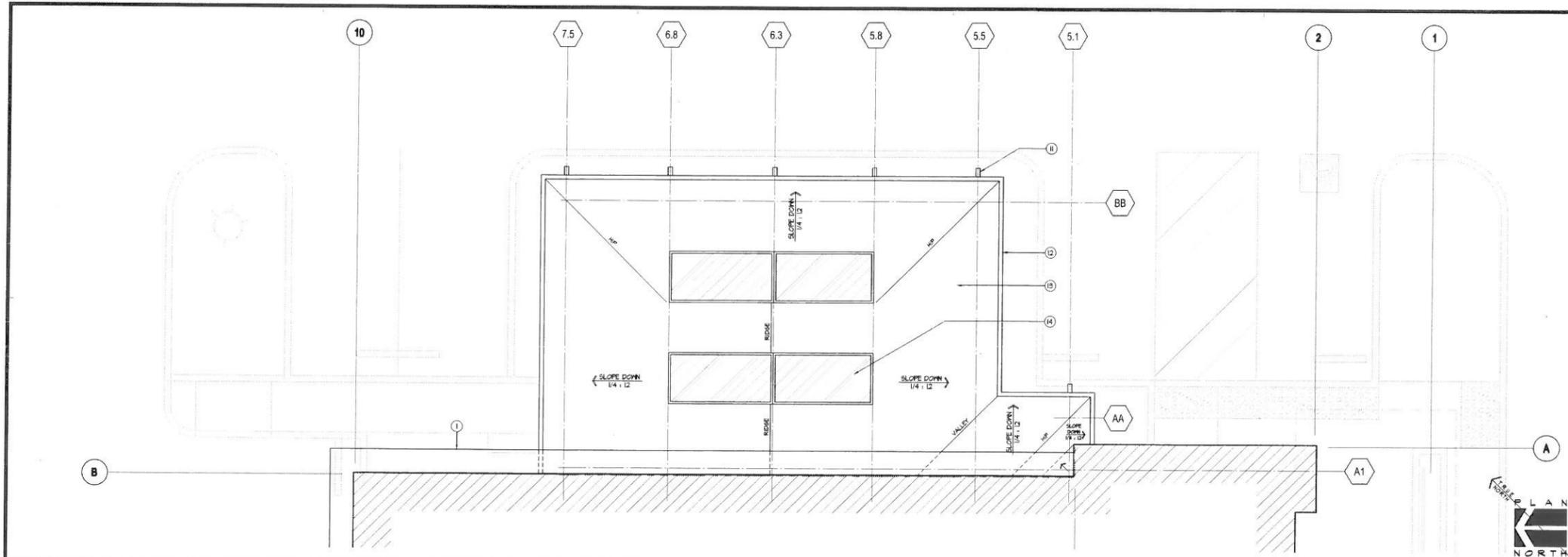
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ROOF PLAN KEYNOTES

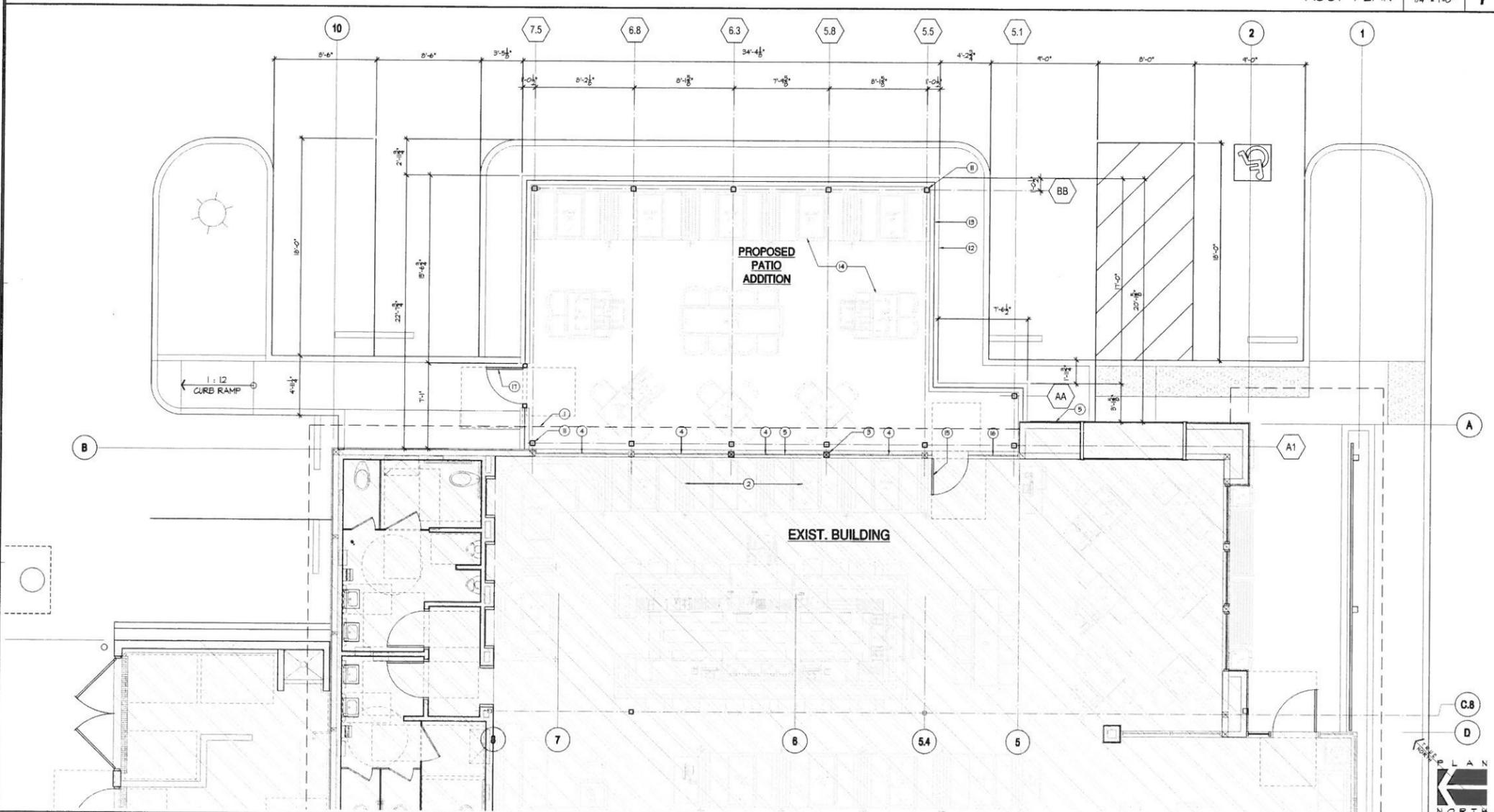
- 1 EXIST. ROOF
- 2 ---
- 3 ---
- 4 ---
- 5 ---
- 6 ---
- 7 ---
- 8 ---
- 9 ---
- 10 ---
- 11 STEEL BEAM BELOW
- 12 SHEET METAL GUTTER
- 13 SINGLE-PLY TPO ROOFING
- 14 SKYLIGHT, TYP.
- 15 ---
- 16 ---
- 17 ---

FLOOR PLAN KEYNOTES

- 1 EXIST. ROOF ABOVE
- 2 EXIST. SEATING
- 3 EXIST. WOOD COLUMN
- 4 EXIST. FIXED WINDOW
- 5 EXIST. WALL
- 6 ---
- 7 ---
- 8 ---
- 9 ---
- 10 ---
- 11 NEW TUBE STEEL COLUMN
- 12 NEW CHU MALL WITH THIN BRICK VENEER
- 13 NEW GLASS
- 14 NEW BOOTHS & TABLES
- 15 NEW DOOR
- 16 NEW FIXED WINDOW
- 17 NEW STEEL GATE
- 18 ---
- 19 ---
- 20 ---
- 21 ---
- 22 ---



ROOF PLAN SCALE 1/4" = 1'-0" 7



FLOOR PLAN SCALE 1/4" = 1'-0" 10



