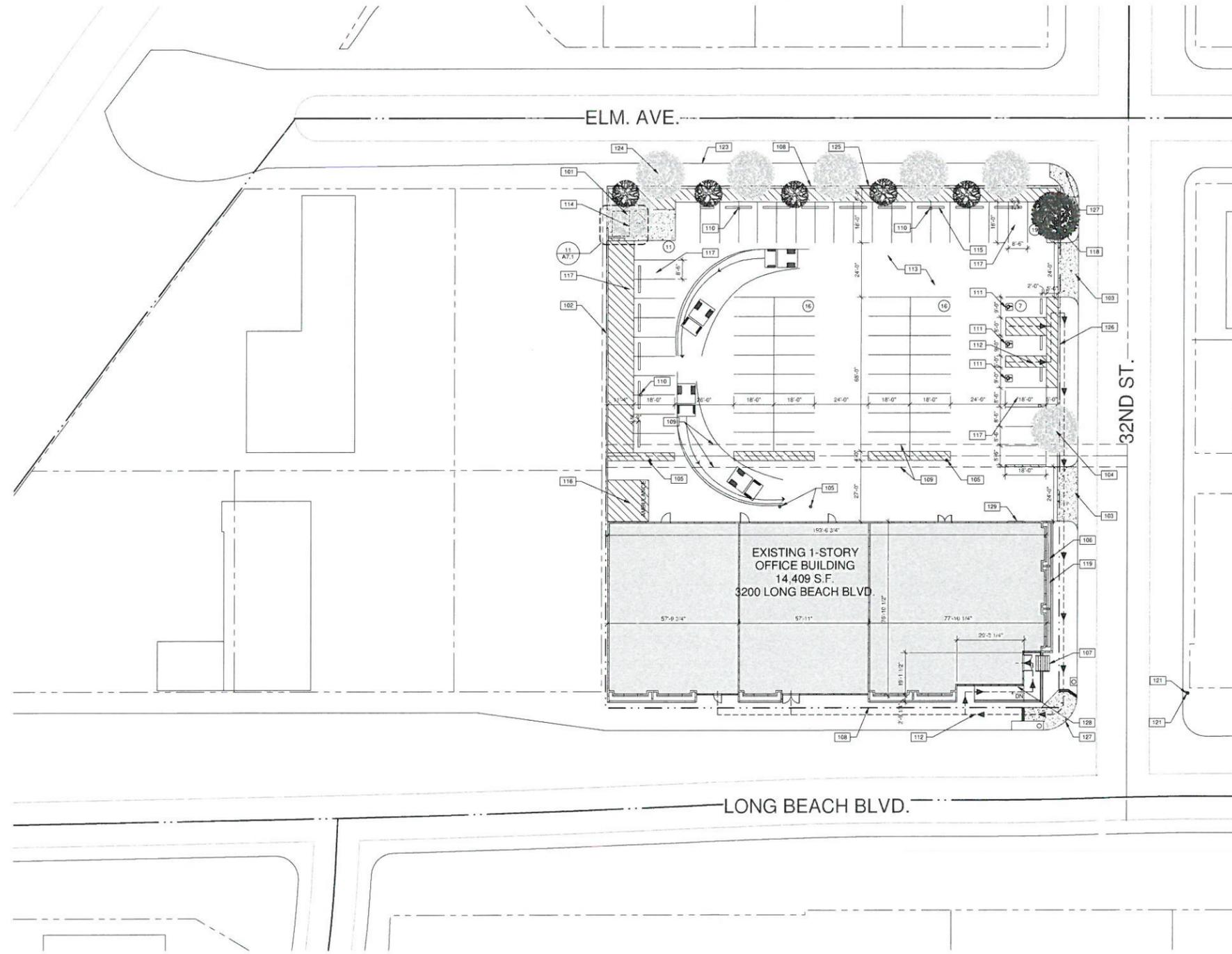


# EXHIBIT B

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



## NOTES

- SEE SHEET A1.2 FOR GENERAL NOTES
- 101 DEMO EXISTING TREES, PER LANDSCAPE.
  - 102 (E) CMU SCREEN WALL TO REMAIN IN PLACE, PAINT.
  - 103 NEW DRIVEWAY ENTRANCE MAXIMUM 24'-0" WIDE PER LONG BEACH ZONING REGULATIONS. (TYP OF 2)
  - 104 (E) TREE TO REMAIN, PER LANDSCAPE.
  - 105 (E) POWER POLE TO REMAIN, PROTECT IN PLACE. (TYP. OF 4)
  - 106 (E) LANDSCAPE PLANTERS AT BUILDING WALL.
  - 107 NEW ENTRY STAIR LEADING TO (E) ACCESSIBLE RAMP WITH HANDRAILS. SLOPE 7%.
  - 108 PROPERTY LINE PER CIVIL.
  - 109 DRAINAGE EASEMENT PER CIVIL.
  - 110 SITE LIGHTING.
  - 111 ACCESSIBLE PARKING STALL WITH SIGNAGE.
  - 112 ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, PER CIVIL.
  - 113 (E) PARKING TO BE REPAIRED AND RESTRIPTED AS NEW LAYOUT, PER LONG BEACH ZONING REGULATIONS.
  - 114 NEW 6'-0" HIGH CMU TRASH ENCLOSURE WITH METAL PANEL GATE.
  - 115 6'-0" WHEELSTOPS AT EVERY 2 STALLS.
  - 116 AMBULANCE LOADING AND UNLOADING.
  - 117 NEW STANDARD PARKING STALL (8'-6" X 18'-0") PER LONG BEACH ZONING CODE.
  - 118 NEW TREES AND GROUNDCOVER, PER LANDSCAPE.
  - 119 NEW PLANTING IN EXISTING PLANTERS.
  - 121 (E) FIRE HYDRANT.
  - 123 REPAIR (E) STREET CURB AND SIDEWALK, OFFSITE IMPROVEMENTS AS INDICATED BY PUBLIC WORKS.
  - 124 (E) STREET TREES TO BE REMOVED AND REPLACED, TYP.
  - 125 REMOVE AND REPLACE (E) CMU SCREEN WALL, 6'-6" A.F.D.
  - 126 NEW 6'-0" HIGH CMU SCREEN WALL.
  - 127 NEW ACCESSIBLE CURB CUT PER CIVIL.
  - 128 NEW BUILDING ADDRESS NUMBERS PLACED IN PLAINLY VISIBLE LOCATION FROM THE STREET WITH CONTRASTING BACKGROUND, PER CFC 565.1.
  - 129 NEW BUILDING MOUNTED, DIRECTIONAL SIGNAGE.

## SITE DATA

LOT:	46,200 SF (1.06 ACRES)
EXISTING BUILDING AREA:	14,409 SF
FAR:	3183
PARKING REQUIRED:	41 1,000 OFFICE
OFFICE:	61 REQUIRED
STANDARD PARKING PROVIDED (8'-6" X 18'):	63 STALLS
ACCESSIBLE PARKING PROVIDED (8' X 18'):	3 STALLS
LOADING/UNLOADING PROVIDED (8'-6" X 18'):	4 STALLS
TOTAL PARKING PROVIDED:	70 STALLS
ASSESSOR'S PARCEL NO.:	7997-001-630

## LEGAL DESCRIPTION:

PARCEL 1: LOTS 17, 18 AND 19 IN BLOCK "A" OF TRACT 2901, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE(S) 63 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WESTERLY HALF OF THAT CERTAIN ALLEY, 20 FEET WIDE, AS SHOWN AND DEDICATED UPON THE MAP OF SAID TRACT NO. 2901, WHICH ADJOINS SAID LOTS ON THE EAST, VACATED BY RESOLUTION NO. C22911 OF THE CITY COUNCIL OF SAID CITY, A COPY OF WHICH WAS RECORDED AUGUST 1, 1977 AS INSTRUMENT NO. 77-833915, BOUNDED NORTHERLY BY THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 17, AND BOUNDED SOUTHERLY BY THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 19, EXCEPT THEREFROM ALL OIL, MINERALS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER, THE RIGHT TO USE ANY PART OF THE SURFACE THEREOF, AS EXCEPTED AND RESERVED IN VARIOUS DEEDS RECORDED JULY 17, 1964.

PARCEL 2: LOTS 36, 37 AND 38 IN BLOCK "A" OF TRACT 2901, AS PER MAP RECORDED IN BOOK 36 PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE EASTERLY HALF OF THAT CERTAIN ALLEY, 20 FEET WIDE, AS SHOWN AND DEDICATED UPON THE MAP OF SAID TRACT 2901, WHICH ADJOINS SAID LOTS ON THE WEST, VACATED BY RESOLUTION NO. C-2231 OF THE CITY COUNCIL OF SAID CITY, A COPY OF WHICH RECORDED AUGUST 1, 1977 AS INSTRUMENT NO. 77-833915, BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 36, AND BOUNDED SOUTHERLY BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 38.

## LEGEND

- ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- ☐ POLE MOUNTED LIGHT FIXTURE.
- ① PARKING STALL COUNT TOTAL
- FIRE HYDRANT

**WARE MALCOLM**  
Leading Design for Commercial Real Estate

**3200 LONG BEACH BLVD.**  
**3200 LONG BEACH BLVD. LONG BEACH, CA**

DATE	REVISIONS
10/02/2016	SUBMITTAL #1 - CITY SUBMITTAL #1
02/27/2016	INITIAL PLAN CHECK SUBMITTAL
07/12/19	CITY SUBMITTAL #2

PAPP:	A. ZERTUCHE
DRAWN BY:	BJB
JOB NO.:	IRV16-3029-00

SHEET  
**A1.0**

**SITE PLAN**  
SCALE: 1" = 20'-0"



© 2016 WARE MALCOLM, ALL RIGHTS RESERVED