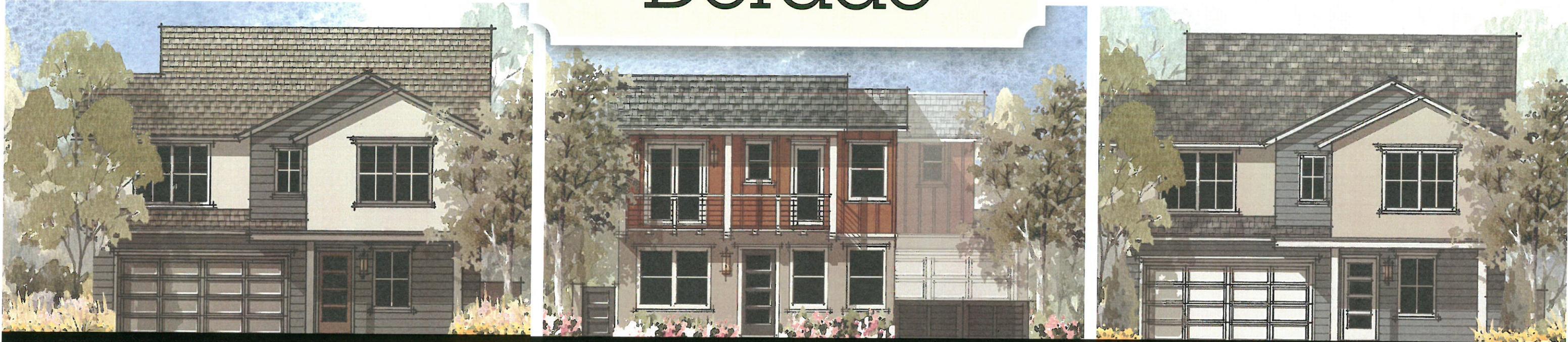


LB El Dorado Park 3655, LLC

# Dorado

September 7, 2016



## Our Team

### Developer:

Contact: Matt Hamilton  
Business: 949.335.3300

LB El Dorado Park 3655, LLC  
4100 MacArthur Blvd., Suite 330  
Newport Beach, CA 92660

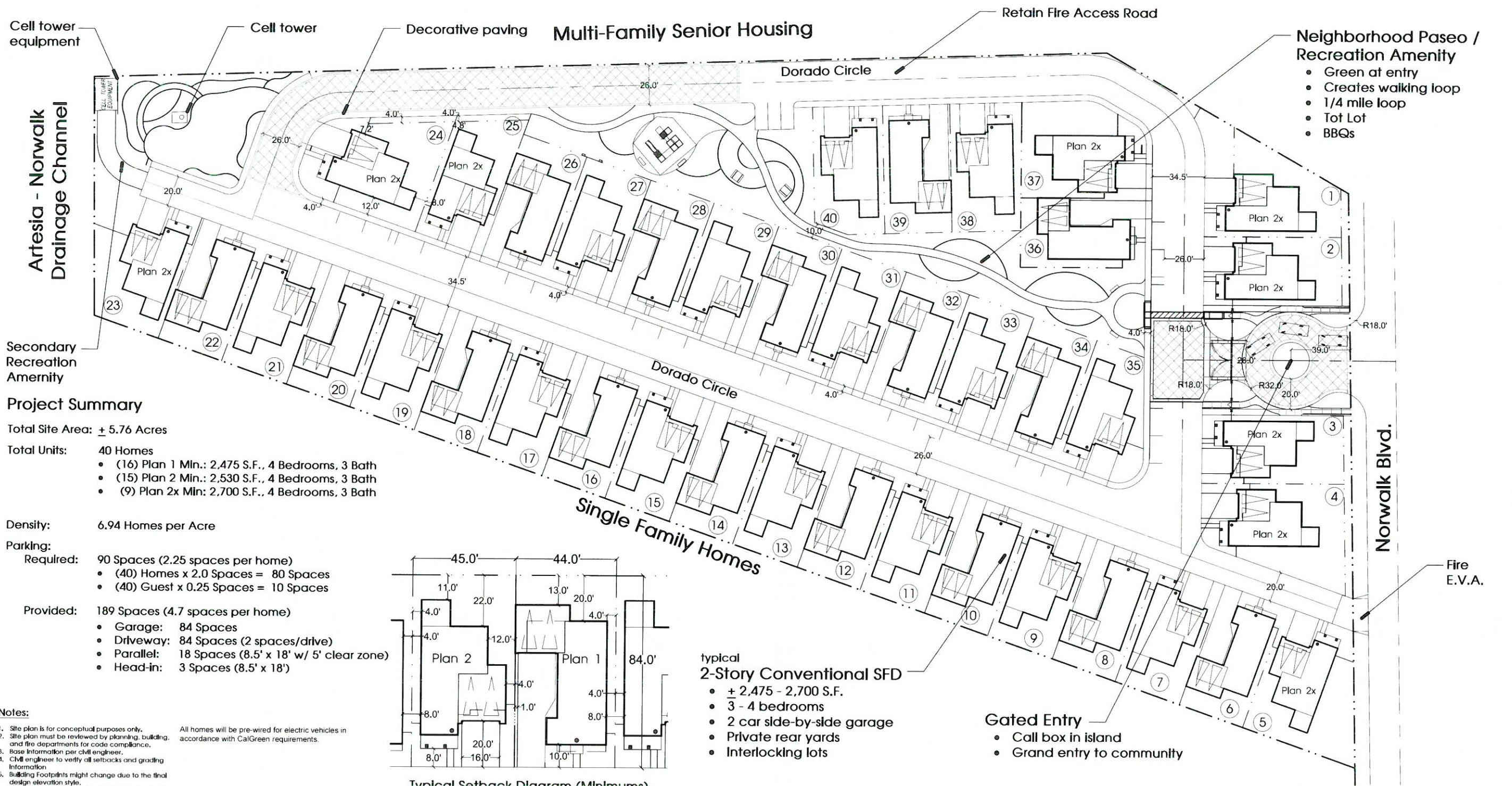
### Architect/Planner:

Designer: Nick Manea  
Planning: Denise Ashton  
Business: 949.250.0607  
wharchitects.com

William Hezmalhalch Architects, Inc.  
2850 Redhill Avenue, Suite 200  
Santa Ana, CA 92705

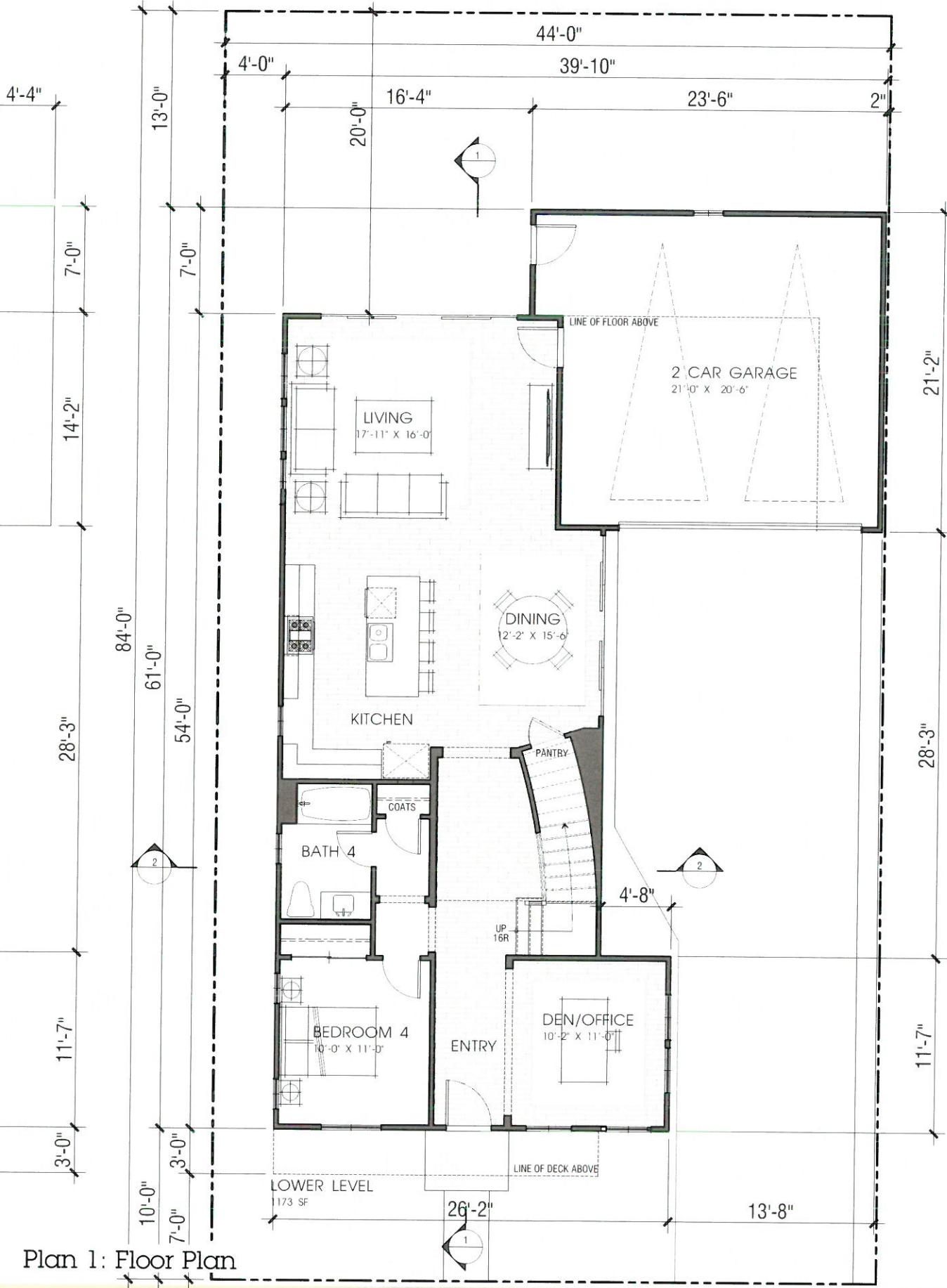
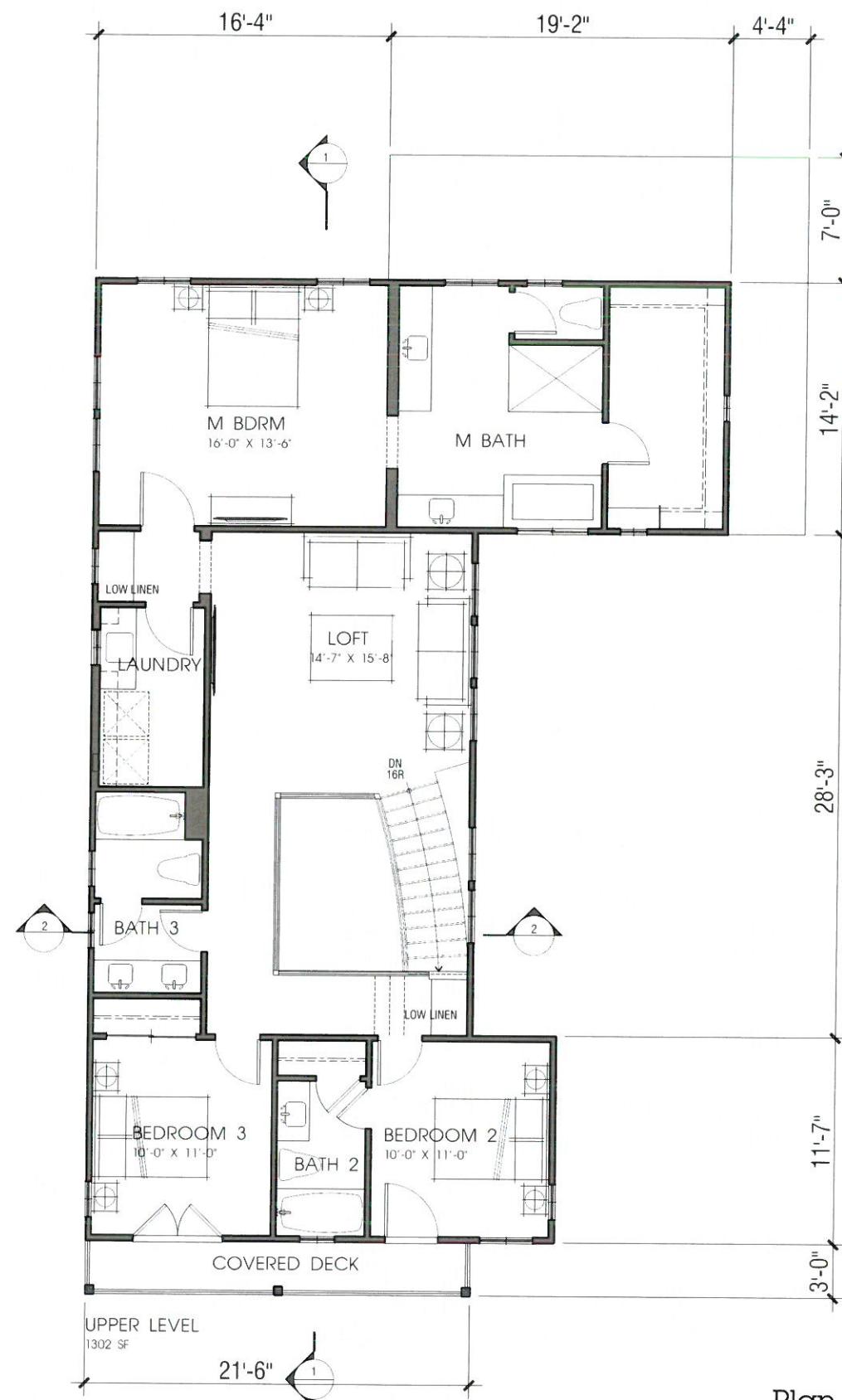
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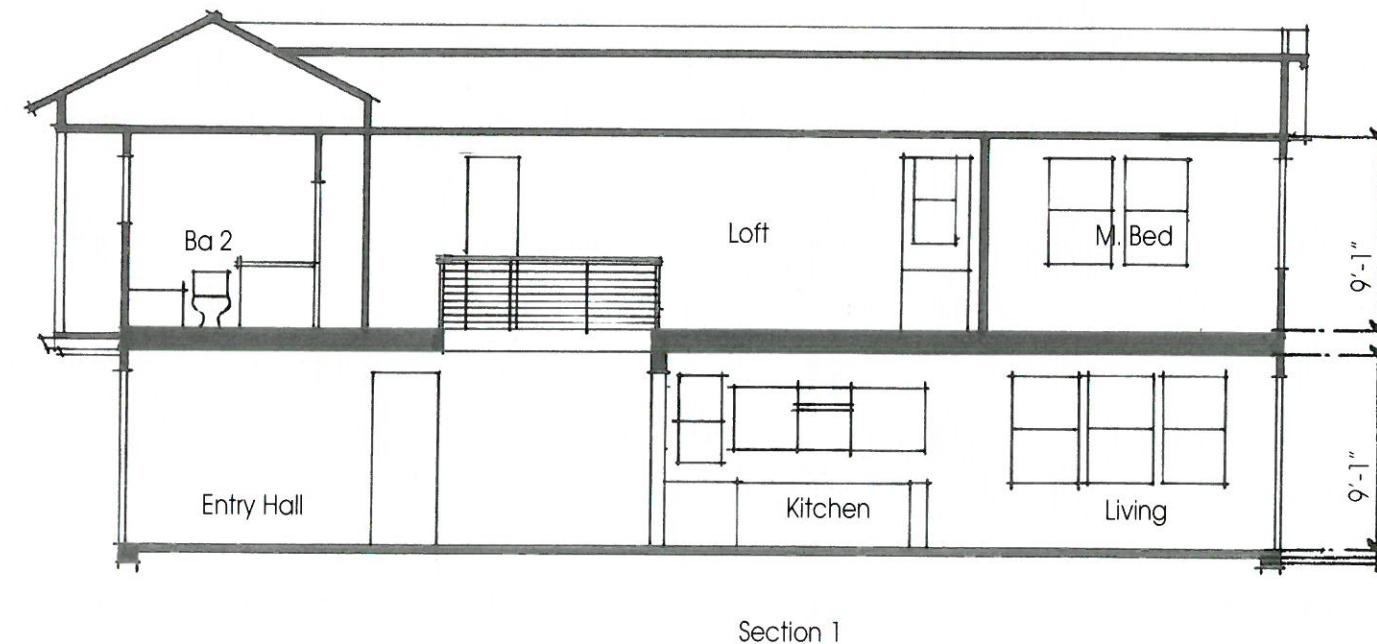
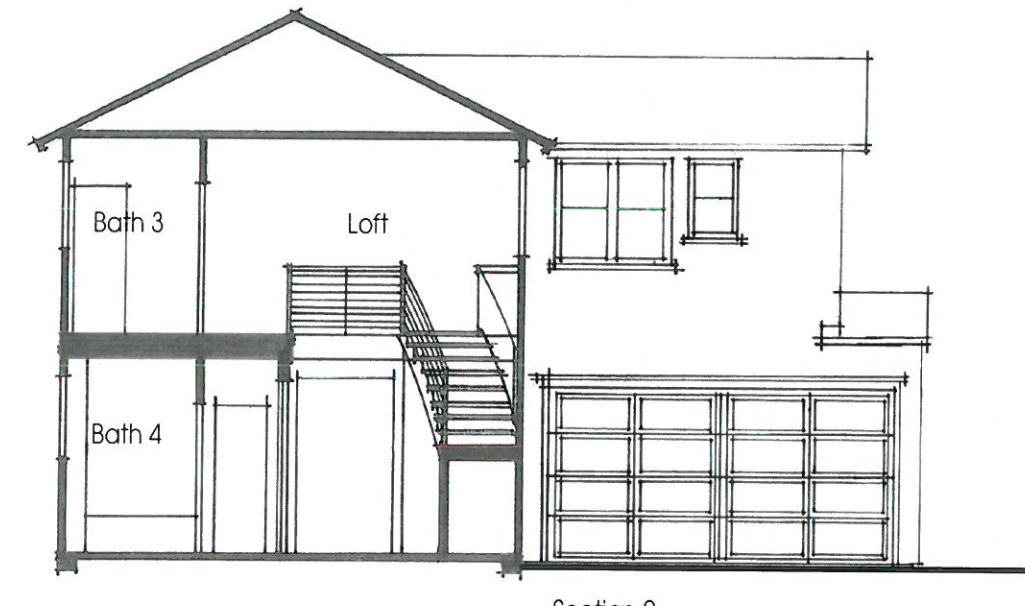
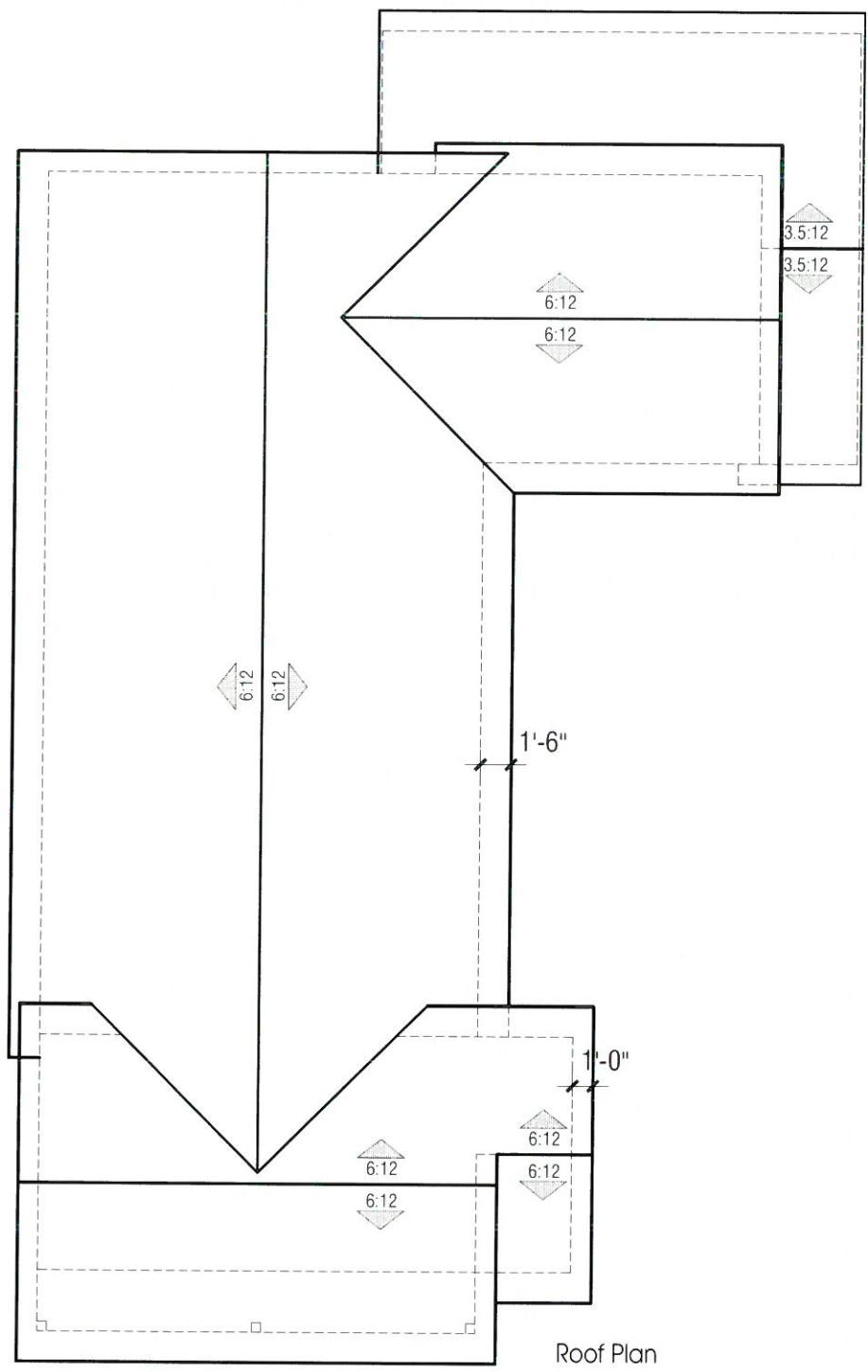
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Plan 1: Roof Plan & Sections .....	A-2
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Vesting Tentative Tract .....	C-2
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Conceptual Technical Site Plan

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Plan 1: Roof Plan & Sections

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Left



Right



Front



Rear

Plan 1: Elevations

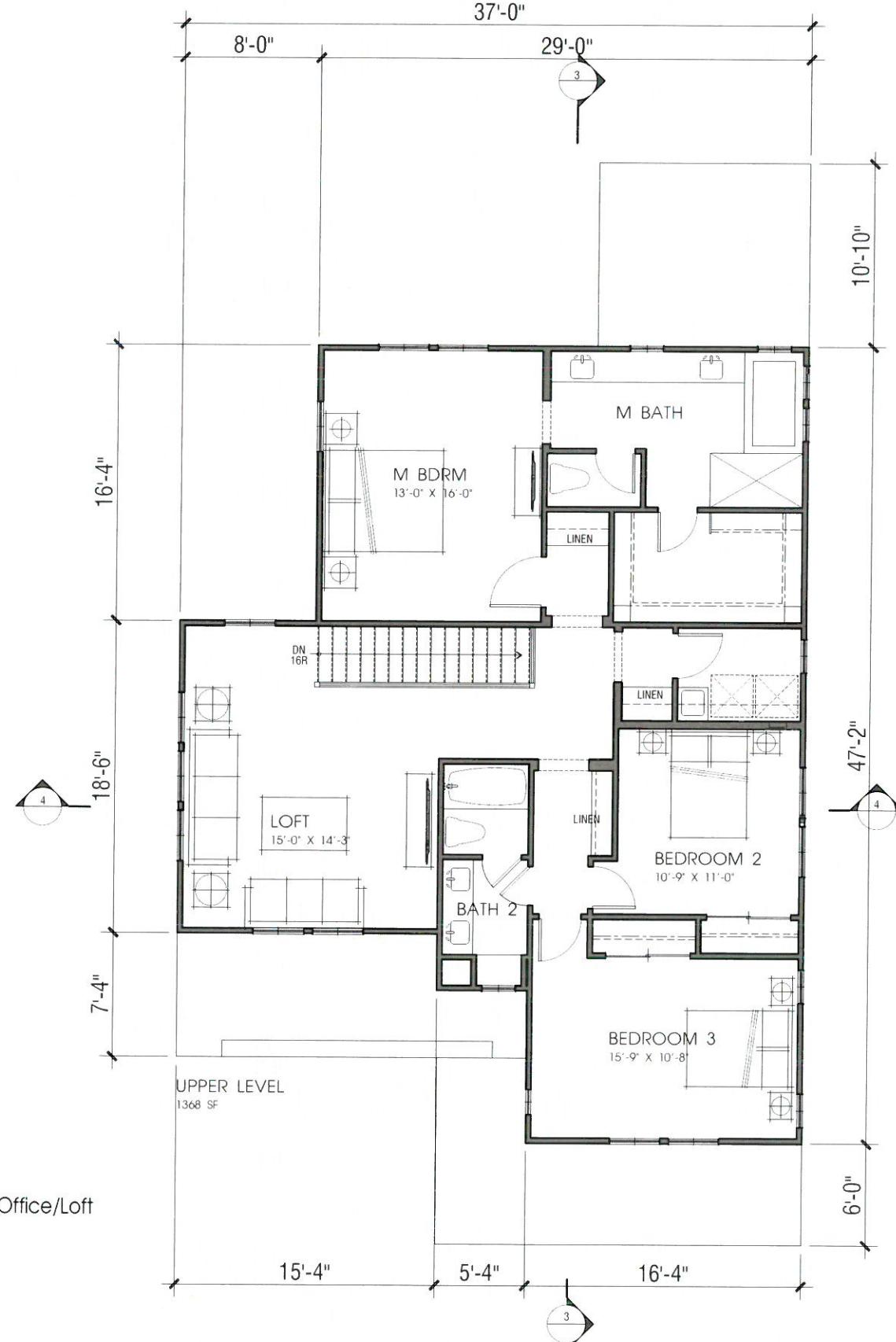
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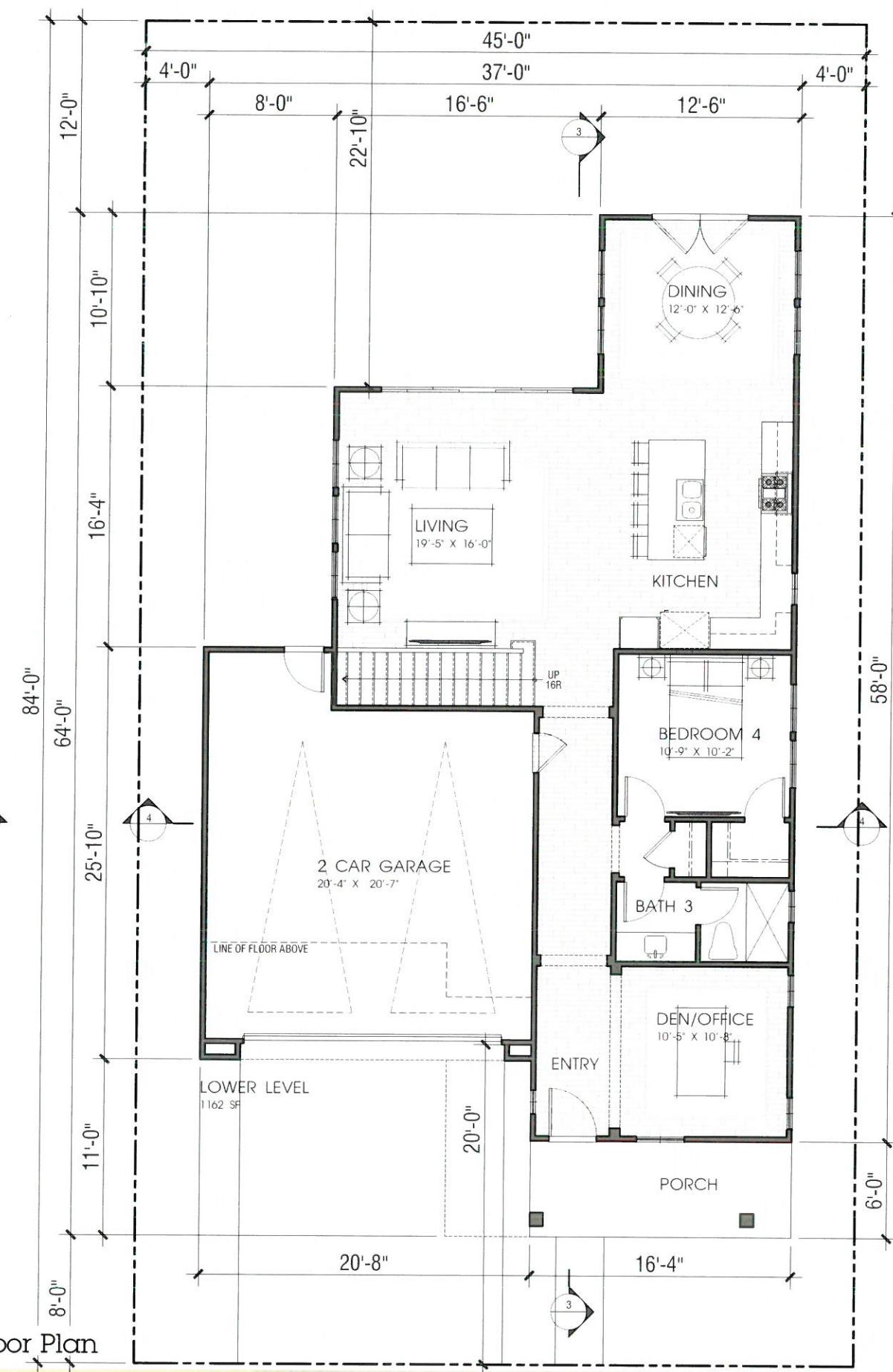


Dorado  
Long Beach, CA

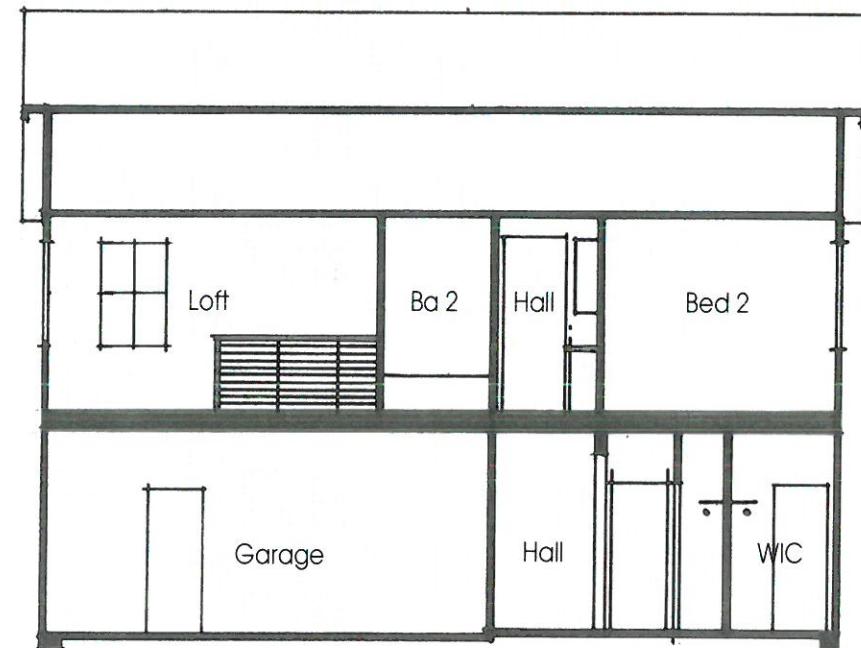
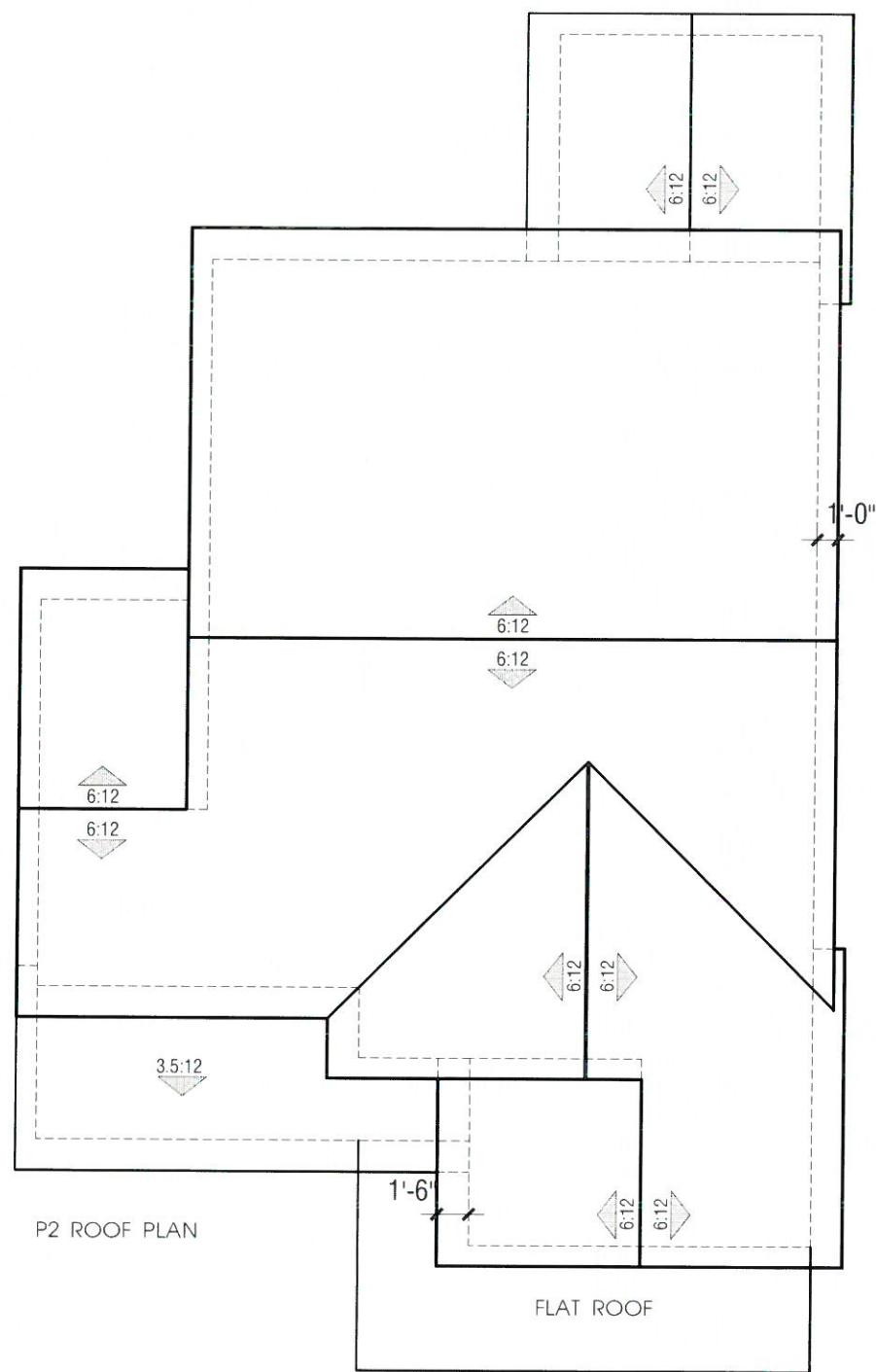
  
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Plan 2: Floor Plan



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Plan 2: Roof Plan & Sections

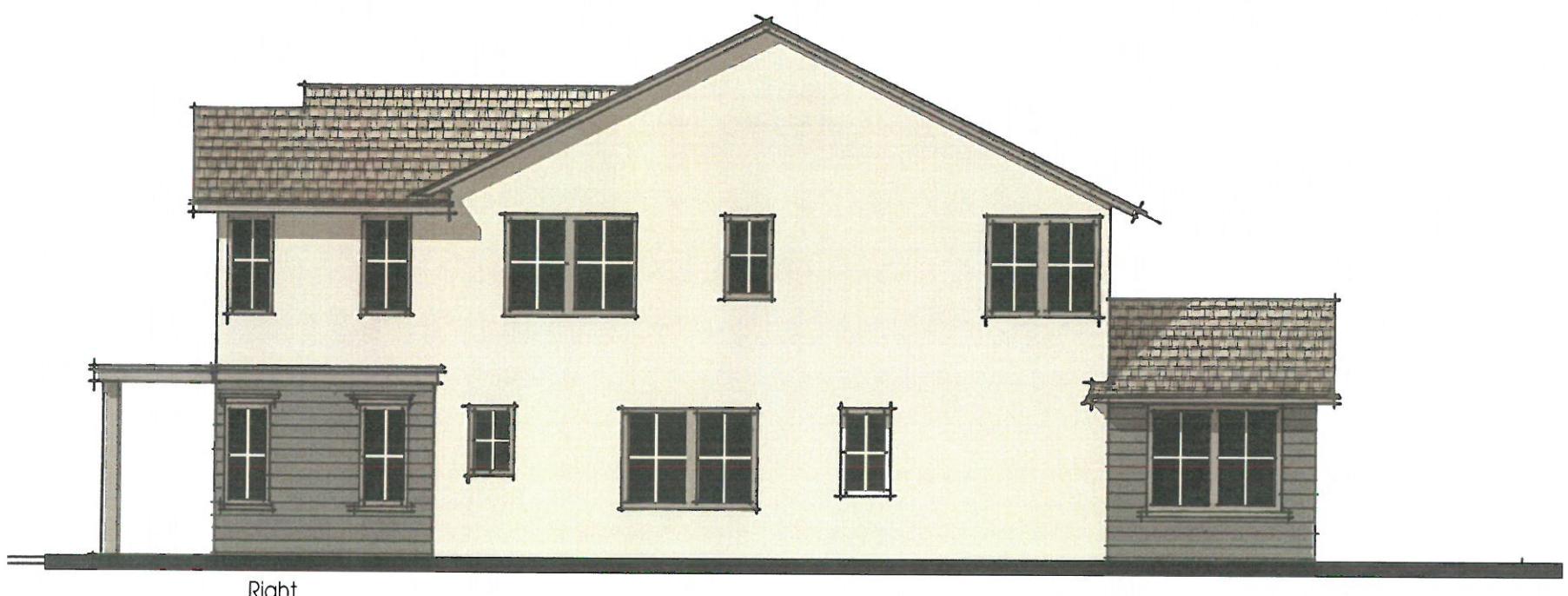
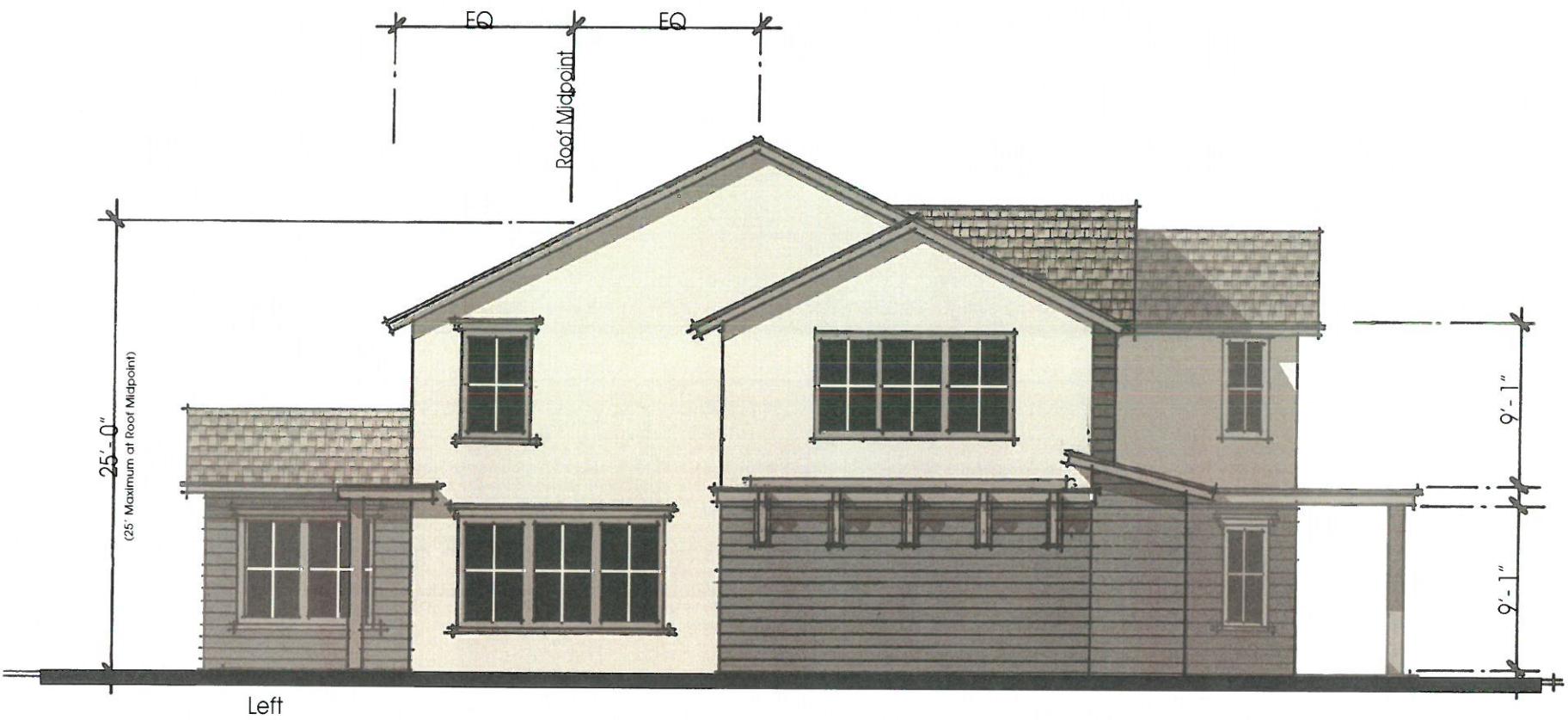
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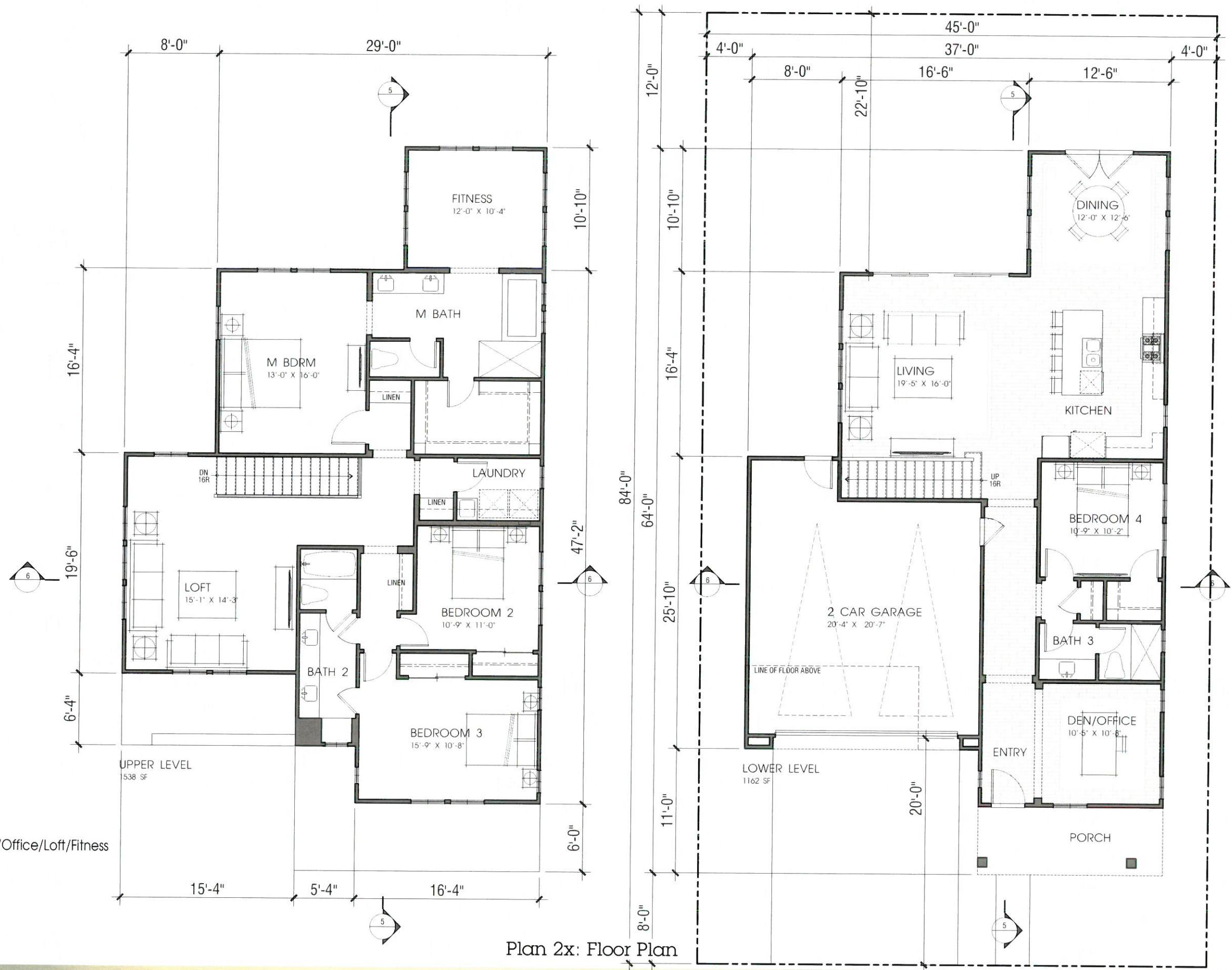
Plan 2: Elevations

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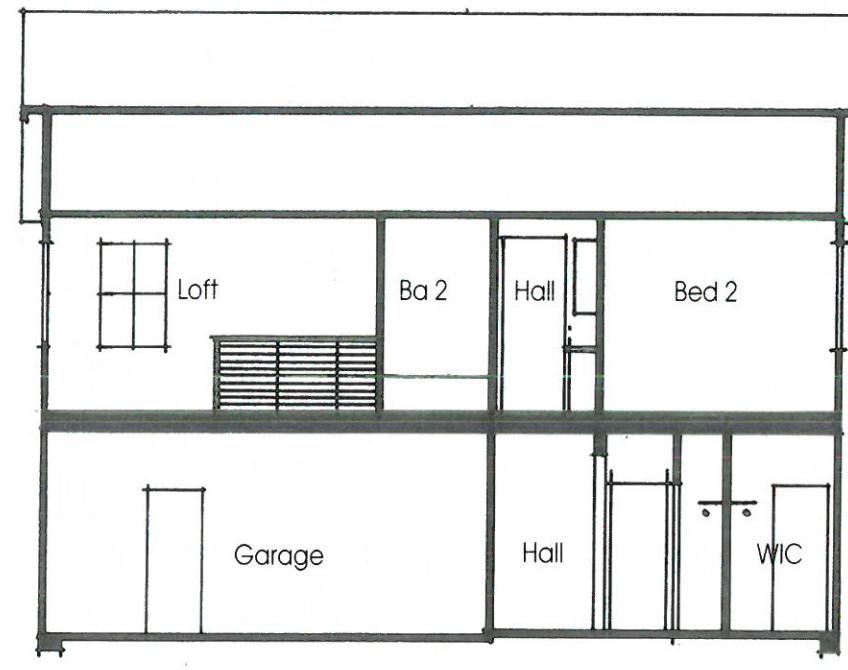
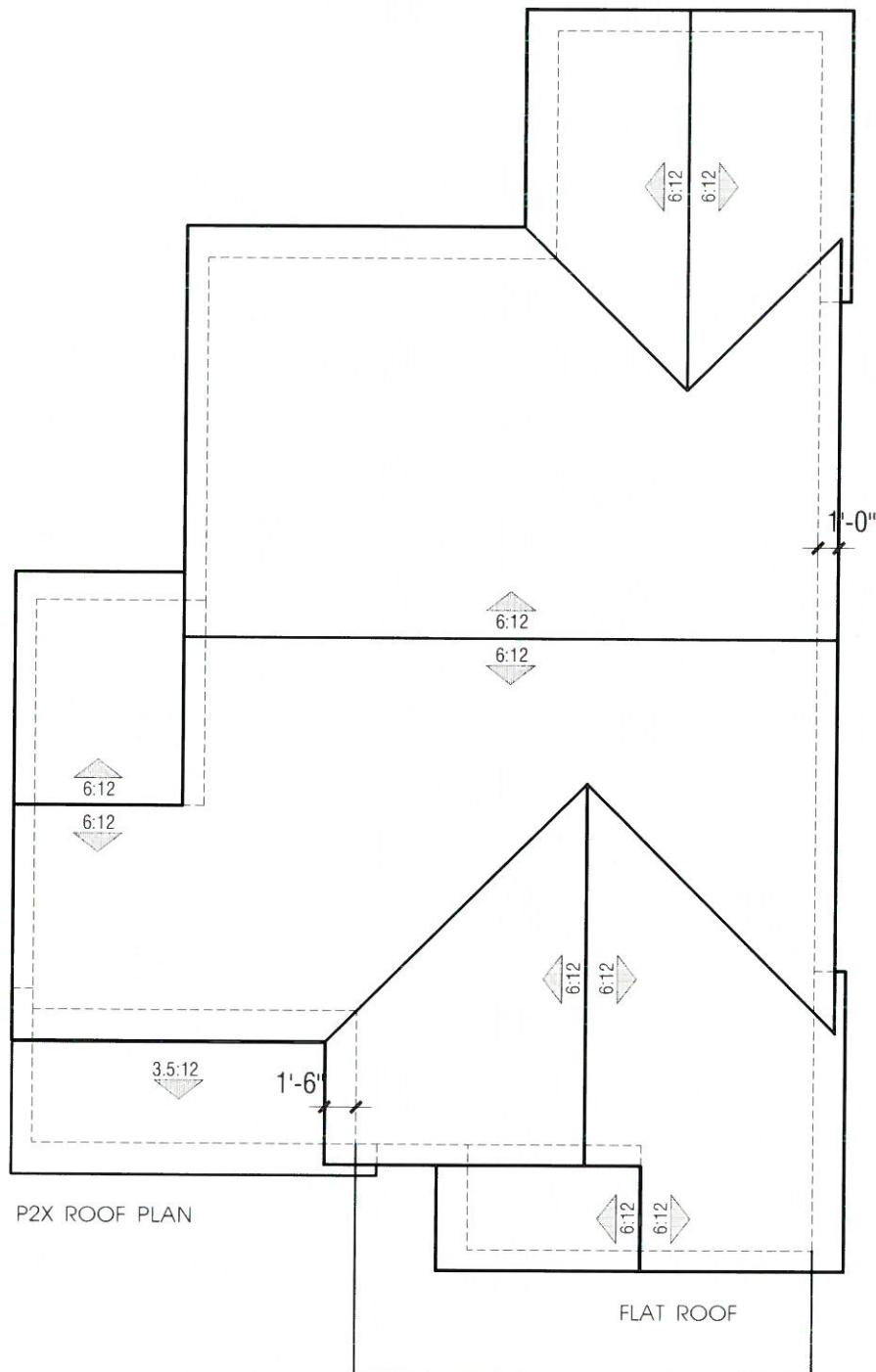
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Section 6



Section 5

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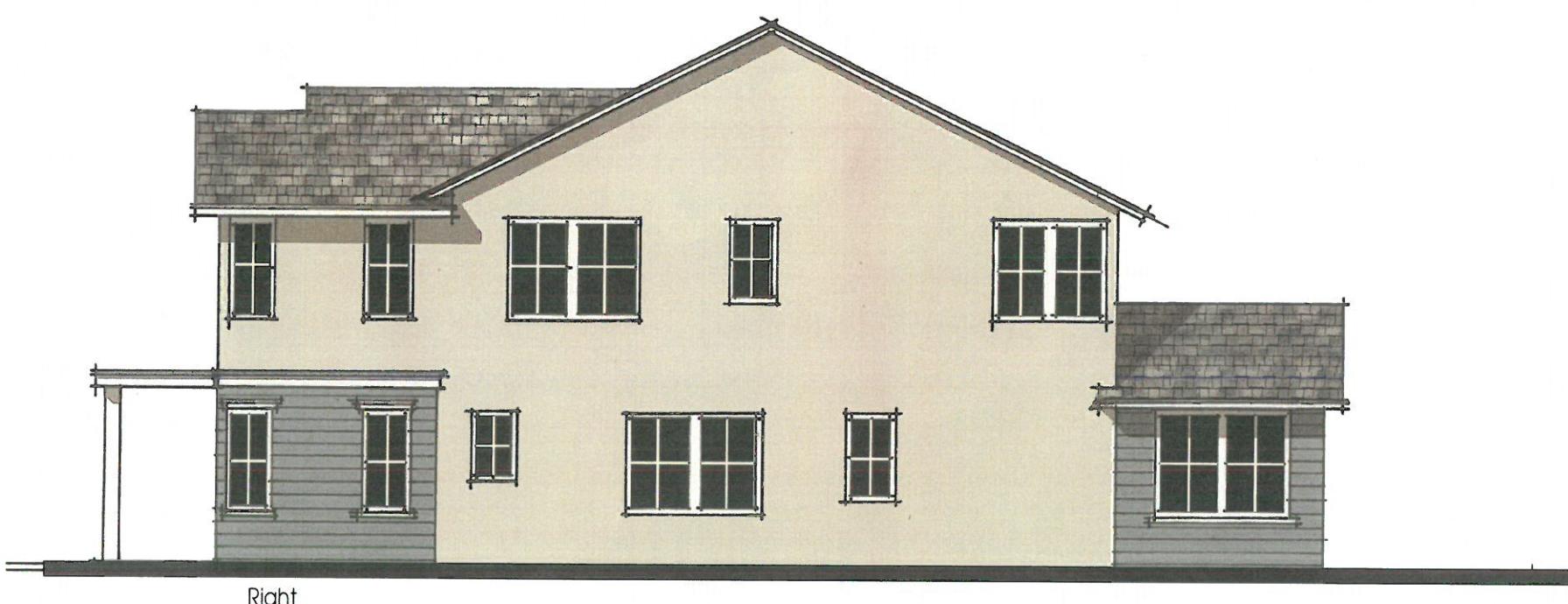
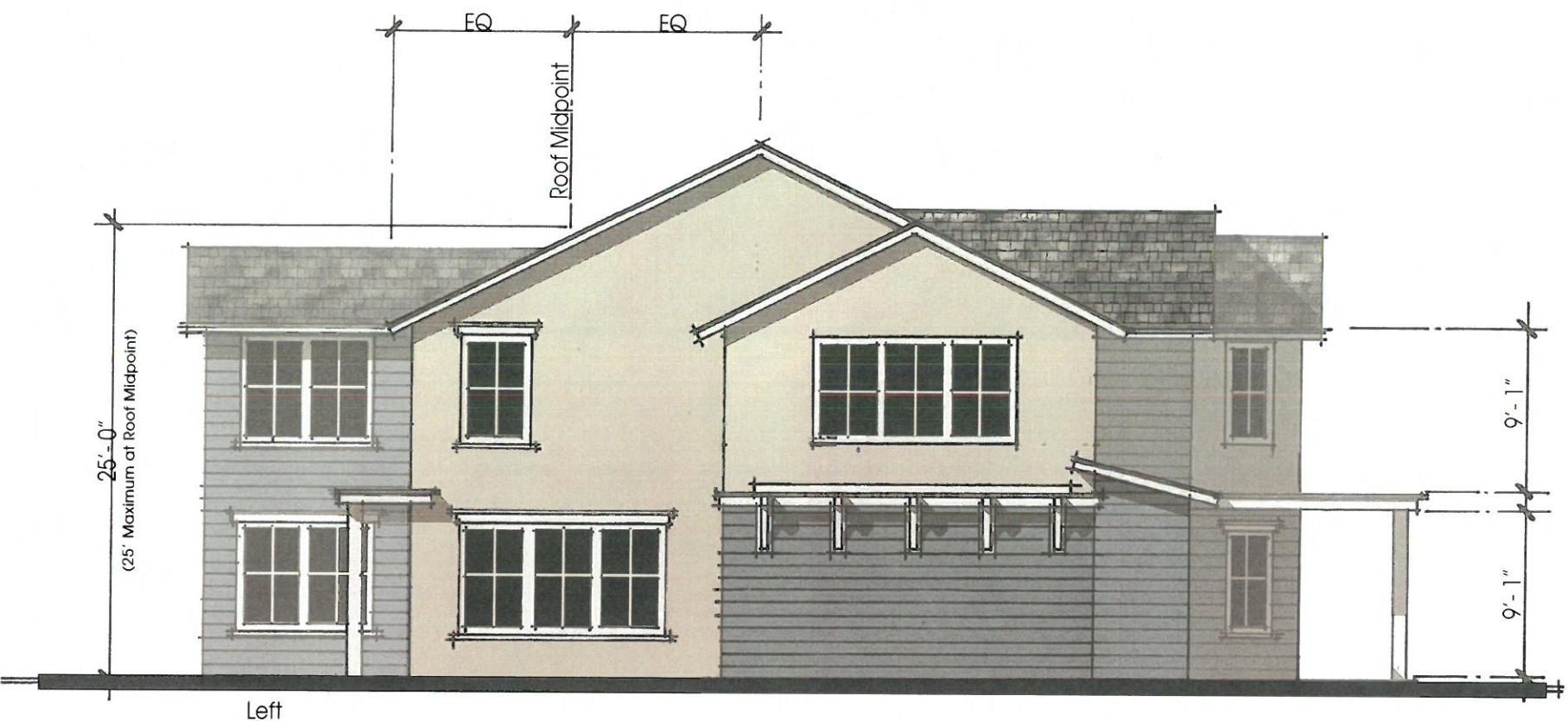
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Plan 2x: Roof Plan & Sections

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Long Beach, CA

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Plan 2X: Elevations

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# DORADO - 40 UNITS

3655 NORTH NORWALK BLVD., LONG BEACH CA

## CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.  
4100 MACARTHUR BLVD., STE. 330  
NEWPORT BEACH, CA 92660

DATE: 09-07-2016 SHEET L-1



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: 805.466.3387 F: 805.466.3704

CDPC JOB# 14112.2



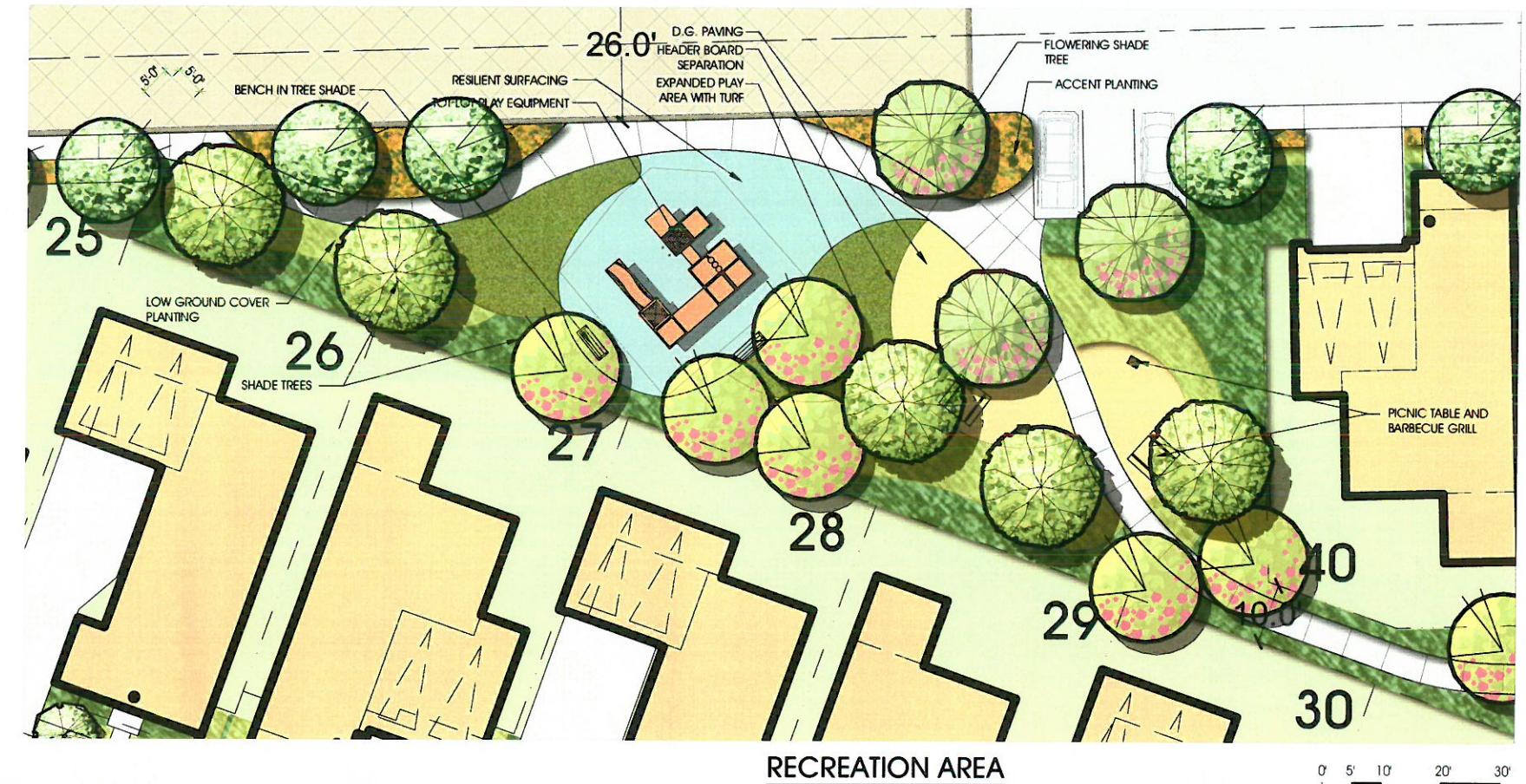
RECREATION AREA



GATE AT ENTRY DRIVEWAY

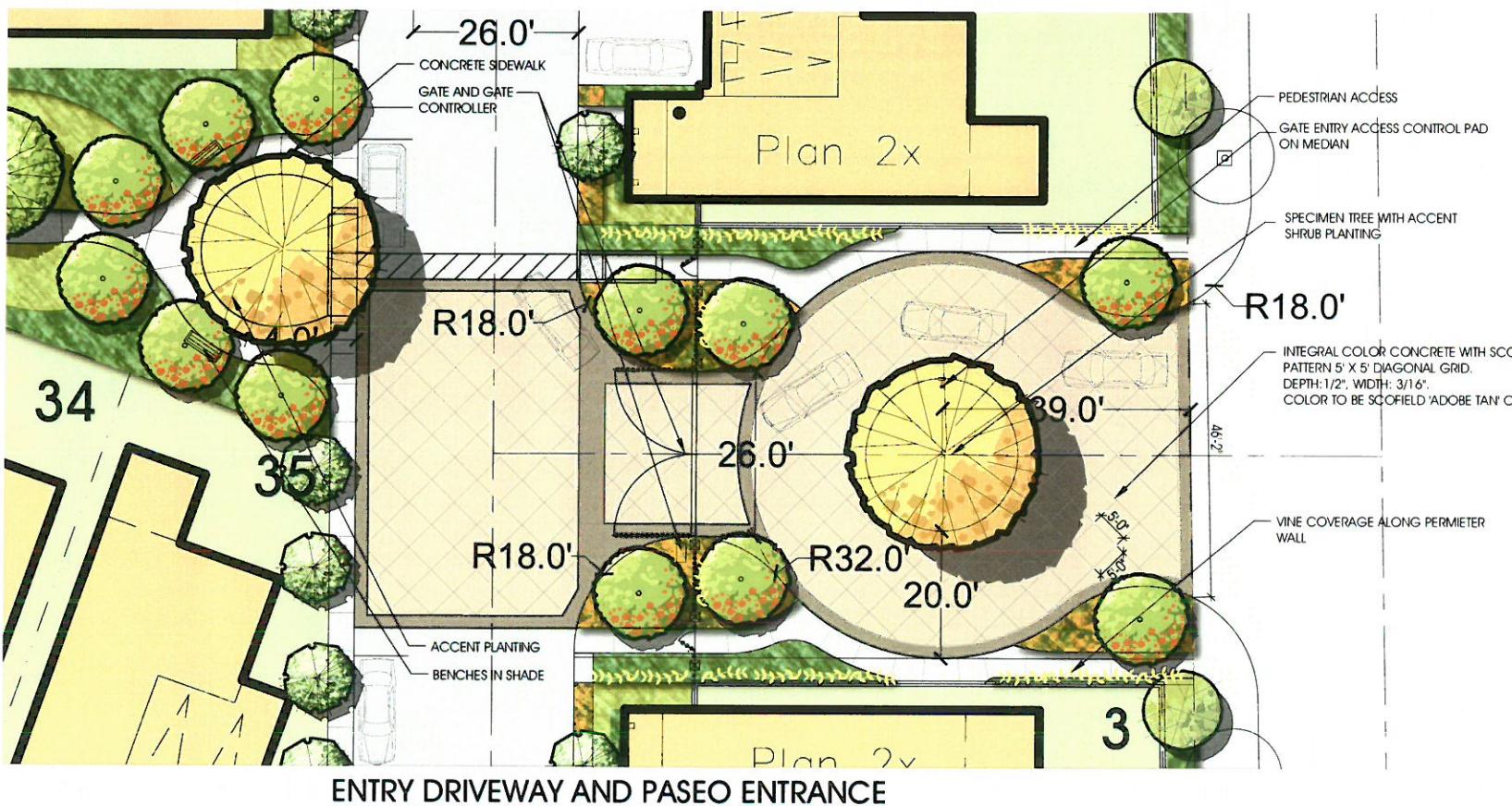


ENHANCED CONCRETE PAVING  
COLOR: SCOFIELD 'ADOBETAN' C-21  
SAWCUT SCORE PATTERN: 5' X 5' DIAGONAL

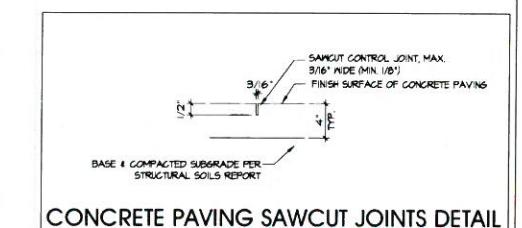


RECREATION AREA

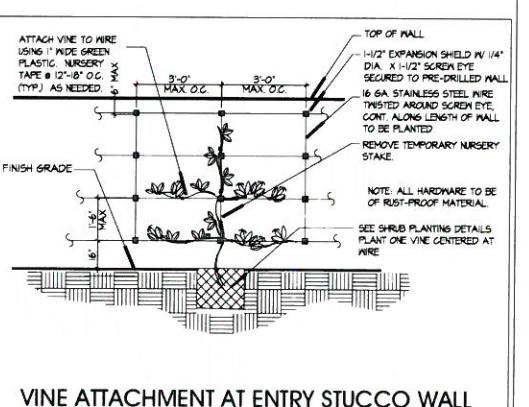
0 5 10 20 30'  
SCALE: 1'=10'-0"



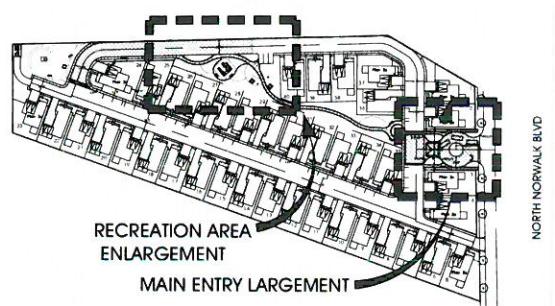
ENTRY DRIVEWAY AND PASEO ENTRANCE



CONCRETE PAVING SAWCUT JOINTS DETAIL



VINE ATTACHMENT AT ENTRY STUCCO WALL



KEY PLAN

N.T.S.

## DORADO - 40 UNITS

3655 NORTH NORWALK BLVD., LONG BEACH CA

## CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.  
4100 MACARTHUR BLVD., STE. 330  
NEWPORT BEACH, CA 92660

DATE: 09-07-2016

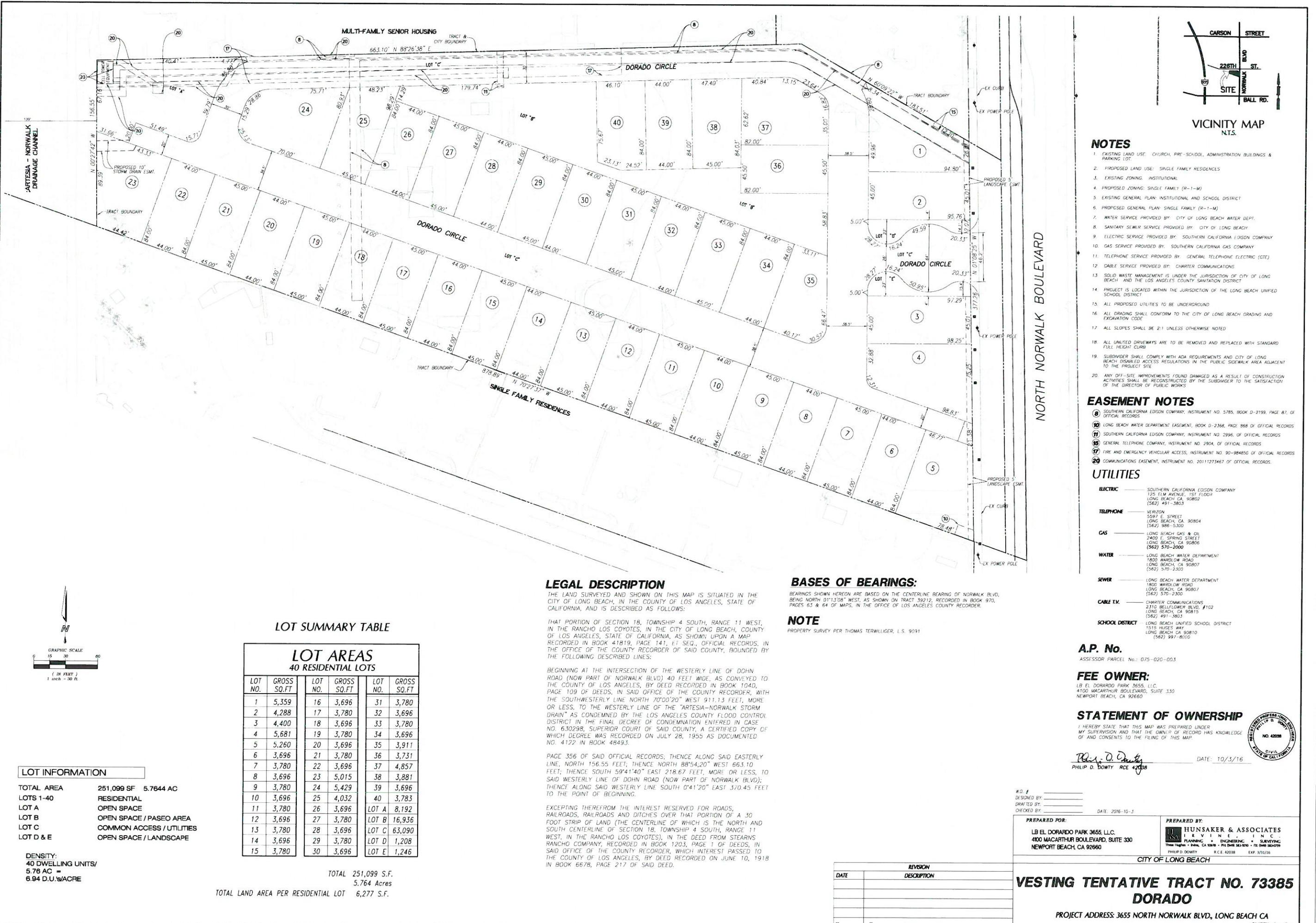
SHEET L-2



CDPC JOB# 14112.2

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





# CONCEPTUAL GRADING PLAN

## 3655 NORTH NORWALK BLVD., LONG BEACH CA



VICINITY MAP  
NOT TO SCALE

### CITY OF HAWAIIAN GARDENS

HIGH DENSITY RESIDENTIAL - R4



PREPARED FOR:	
LB EL DORADO PARK 3655, LLC	
400 MACARTHUR BOULEVARD, SUITE 300	
NEWPORT BEACH, CA 92660	
PREPARED BY:	HUNSAKER & ASSOCIATES INC.
DESIGNED BY:	IRVINE, INC.
DRAINED BY:	PLANNING, ENGINEERING, SURVEYING
CHECKED BY:	Three High Inc., CA 90810 • PH 949.581.8000 • FAX 949.581.0795
DATE	REVISED
DESCRIPTION	DESCRIPTION
..	..

**CITY OF LONG BEACH**  
**CONCEPT GRADING AND UTILITIES**  
**VESTING TENTATIVE TRACT NO. 73385**  
**DORADO**

PROJECT ADDRESS: 3655 NORTH NORWALK BLVD, LONG BEACH CA

SHEET C-2 OF 3

