

**Conditional Use Permit  
Conditions of Approval:**

**ALL NEW WORK SHALL COMPLY WITH:**

- 2013 California Building Code
- 2013 California Plumbing Code
- 2013 California Mechanical Code
- 2013 California Electrical Code
- 2013 California Energy Code

# NEVERMORE GALLERY



**Project Summary:**

Job Address: 242 E. 3rd Street  
Long Beach, CA  
90802

Building Type: Tenant Improvement for  
Commercial/Industrial

Occupancy Group: B

Number of Stories: 1 Story

Lot Size: 50.00 x 100.00 = 5,000 sf

Legal Description: APN# 7280-019-002  
LONG BEACH W 50 FT OF E 150 FT  
OF LOTS 1,3,5 AND LOT 7 BLK 90

**Scope of Work:**

- Demo**
- + Demo existing interior walls and finishes where noted
- Interior Remodel**
- + Construct interior walls as shown in proposed plan
  - + New bathroom
  - + New finishes
- Exterior**
- + (n) Signage

**Sheet Index:**

- Architectural:**
- A1.0 Cover Sheet
  - A1.1 General Notes and Requirements
  - A1.2 Site Plan
  - A2.0 Floor Plan (Existing)
  - A2.1 Floor Plan (Proposed)
  - A2.2 Power, Signal & Lighting Plan
  - A3.0 Sign Plan
  - A4.0 Building Sections

**Vicinity Map:**



**Contacts:**

Tenant	Designer
Nevermore Gallery Carlos Torres T: 310.918.5722	Josh Tully Design Studio 216 Hermosa Ave #3 Hermosa Beach, CA 90254 T: 310.480.2429
General Contractor	Structural Engineer
Surveyor	MEP Engineer

## EXHIBIT B

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**NEVERMORE GALLERY**  
ART GALLERY & TATTOO STUDIO  
TENANT IMPROVEMENT  
210 THE PROMENADE  
LONG BEACH, CA 90802

Revisions:

No.	Date	Description

Sheet Title:  
**COVER SHEET**

Assessor Parcel No.: 7280-019-011  
Scale: AS NOTED  
Issue Date: 08.30.2015  
Drawn: JPT Checked:

Sheet Number:

**A-1.0**

**SYMBOLS:**

FLOOR PLAN SYMBOLS LEGEND:	
	WINDOW TYPE INDICATION
	DOOR TYPE INDICATION
	ROOMNAME AND NUMBER INDICATION
	ELEVATION HEIGHT
	DIMENSION TO FRAMED CONSTRUCTION
	DIMENSION TO FINISH
	ELEVATION / SECTION REFERENCE
	CENTER LINE INDICATION
	PROPERTY LINE INDICATION
	SETBACK LINE INDICATION
	GRID LINE INDICATION
	DETAIL REFERENCE

REFLECTED CEILING PLAN SYMBOLS LEGEND:			
E	EXISTING		UNDER CABINET LIGHT
EL	EXISTING LOCATION, NEW FIXTURE		TRACK LIGHTING
FL	FLUORESCENT		EXTERIOR FLOOD LIGHT
WP	WATERPROOF		CABLE TV 12" A.F.F.
LV	LOW VOLTAGE		TELEPHONE 12" A.F.F.
HE	HIGH EFFICACY		DATA CABLE (INTERNET) 12" A.F.F.
GD	GARBAGE DISPOSAL		SATELLITE 12" A.F.F.
GFI	GROUND FAULT INTERRUPTER		COM (CAT5) (NETWORK) 12" A.F.F.
AFI	ARC FAULT INTERRUPTER		SECURITY SYSTEM 42" A.F.F.
AGDO	AUTOMATIC GARAGE DOOR OPENER		WALL SWITCH 42" A.F.F.
	EXHAUST FAN		WALL SWITCH W/ DIMMER CONTROL 42" A.F.F.
	RECESSED DOWNLIGHT		3 WAY WALL SWITCH 42" A.F.F.
	EMERGENCY LIGHT WITH BACK-UP BATTERY		4 WAY WALL SWITCH 42" A.F.F.
	DIRECTIONAL RECESSED DOWNLIGHT		DUPLEX OUTLET 12" A.F.F.
	WALL SCONCE		DUPLEX OUTLET/ SWITCH CONTROL 12" A.F.F.
	MOTION SENSOR WITH INTEGRAL PHOTO CONTROL		QUAD OUTLET 12" A.F.F.
	WALL MOUNTED FIXTURE		GAS LINE 12" A.F.F.
	CEILING MOUNTED FIXTURE		HOSE BIB 12" A.F.F.
	PENDANT FIXTURE		120-VOLT HARD WIRED & INTERCONNECTED SMOKE DETECTOR (WITH 9-VOLT BATTERY BACK-UP)
	STRIP LIGHTING		INTERCONNECTED HEAT DETECTOR RATED 190 F OR ABOVE

**Tenant Improvement General Requirements:**

1. All work shall comply with the following codes including local amendments:
  - 2013 California Building Code (CBC)
  - 2013 California Mechanical Code (CMC)
  - 2013 California Plumbing Code (CPC)
  - 2013 California Electrical Code (CEC)

**LA County Public Health - Safe Body Art Act:**

Article 4. Permanent Body Art Facilities

119312. (a) A body art facility shall not conduct business without a valid health permit.
- (b) The application for a health permit for a body art facility shall include all of the following:
- (1) A copy of the facility's infection prevention control plan, as required by Section 119313.
  - (2) A fee, as set by the local enforcement agency at an amount not to exceed the amount necessary but that is sufficient to cover the actual costs of administration of the program. Fees established by this section shall be used exclusively in support of activities pursuant to this chapter.
  - (c) The local enforcement agency shall issue a health permit after an investigation has determined that the proposed body art facility and its method of operation meets the specifications of the approved plans or conforms to the requirements of this article.
  - (d) A health permit is valid only for the location of the facility and the time period indicated on the permit and may not be transferred to another owner or facility.
  - (e) The health permit shall be posted in a conspicuous place at the body art facility. Certificates of registration for all practitioners performing body art in that facility shall also be prominently displayed either near the health permit or at the individual practitioner's procedure area if each practitioner has a designated area.
  - (f) A person proposing to construct a practice site or mobile practice site, other than a temporary body art event booth, shall submit plans to the Plan Review Unit of the local enforcement agency. The plans shall be approved in advance of the issuance of a building, plumbing, or electrical permit. All required corrections must be made and the body art facility approved to open before body art can be performed in the facility.
  - (g) Health permits shall be renewed annually through a process to be determined by the local enforcement agency.
  - (h) An owner who operates a body art facility shall obtain all necessary permits to conduct business, including, but not limited to, a permit issued by a local enforcement agency. In addition to the penalties available pursuant to Article 6 (commencing with Section 119320), an owner who violates this subdivision shall be subject to the closure of the facility and a penalty not to exceed three times the cost of the permit.

119313. (a) A body art facility shall maintain and follow a written Infection Prevention and Control Plan, provided by the owner or established by the practitioners, specifying the procedures to achieve compliance with each applicable requirement of this chapter.
- (b) The Infection Prevention and Control Plan shall include all of the following:
- (1) Procedures for decontaminating and disinfecting environmental surfaces.
  - (2) Procedures for decontaminating, packaging, sterilizing, and storing reusable instruments.
  - (3) Procedures for protecting clean instruments and sterile instrument packs from exposure to dust and moisture during storage.
  - (4) A set up and tear down procedure for any form of body art performed at the body art facility.
  - (5) Techniques to prevent the contamination of instruments or the procedure site during the performance of body art.
  - (6) Procedures for safe handling and disposal of sharps waste.
- (c) The Infection Prevention and Control Plan shall be revised when changes are made in infection prevention practices, procedures, or tasks.
- (d) Onsite training on the facility's Infection Prevention and Control Plan shall take place when tasks where occupational exposure may occur are initially assigned, any time there are changes in the procedures or tasks, and when new technology is adopted for use in the facility, but not less than once each year.
- (e) Records of training required pursuant to this section shall be maintained for three years and shall be available for inspection upon request of the enforcement officer.

119314. (a) With the exception of a temporary demonstration booth and a mobile site, as specified in Sections 119317 and 119318, a body art facility shall comply with all of the following:
- (1) Have floors, walls, and ceilings that are smooth, free of open holes, and washable.
  - (2) Be free of insect and rodent infestation.
  - (3) Be separate from any residential areas used for sleeping, bathing, or meal preparation. A body art facility associated with a residential dwelling shall have a separate entrance and toilet facility, and shall not have a door allowing direct access between the body art facility and the residential dwelling.
- (b) Procedure areas in a body art facility shall meet all of the following standards:
- (1) Be equipped with a light source that provides adequate light at the procedure area.
  - (2) Be separated, by a wall or ceiling-to-floor partition, from nail and hair activities.
  - (3) Be equipped with a sink supplied with hot and cold running water, containerized liquid soap, and single-use paper towels that are dispensed from a wall-mounted, touchless dispenser that is accessible to the practitioner.
- (c) Decontamination and sanitation areas within a body art facility shall meet all of the following requirements:
- (1) Be separated from procedure areas by a space of at least five feet or by a cleanable barrier.

**LA County Public Health - Safe Body Art Act (cont'd):**

- (2) Be equipped with a sink, hot and cold running water, liquid soap in a wall-mounted dispenser, and single-use paper towels dispensed from a wall-mounted, touchless dispenser that is readily accessible to the practitioner.
- (d) Each procedure area and decontamination and sterilization area shall have lined waste containers.
- (e) Each procedure area and decontamination and sterilization area shall have a container for the disposal of sharps waste that meets the following requirements:
  - (1) The sharps waste container shall be portable, if portability is necessary to ensure that the sharps waste container is within arm's reach of the practitioner.
  - (2) The sharps waste container shall be labeled with the words "sharps waste" or with the international biohazard symbol and the word "BIOHAZARD."
  - (3) All sharps waste produced during the process of tattooing, body piercing, or the application of permanent cosmetics shall be disposed by either of the following methods:
    - (A) Removal and disposal by a company, or removal and transportation through a mail-back system approved by the department pursuant to subdivision (b) of Section 118245.
    - (B) As solid waste, after being disinfected by a method approved by the department pursuant to paragraph (3) of subdivision (a) of Section 118215.
    - (f) No animals shall be allowed in the procedure area or the decontamination and sterilization area.

119315. A body art facility shall conform to the following sterilization procedures:
- (a) Clean instruments to be sterilized shall first be sealed in peel-packs that contain either a sterilizer indicator or internal temperature indicator. The outside of the pack shall be labeled with the name of the instrument, the date sterilized, and the initials of the person operating the sterilizing equipment.
- (b) Sterilizers shall be loaded, operated, decontaminated, and maintained according to manufacturer's directions, and shall meet all of the following standards:
- (1) Only equipment manufactured for the sterilization of medical instruments shall be used.
  - (2) Sterilization equipment shall be tested using a commercial biological indicator monitoring system after the initial installation, after any major repair, and at least once per month. The expiration date of the monitor shall be checked prior to each use.
  - (3) Each sterilization load shall be monitored with mechanical indicators for time, temperature, pressure, and, at a minimum, Class V integrators. Each individual sterilization pack shall have an indicator.
  - (4) Biological indicator monitoring test results shall be recorded in a log that shall be kept on site for two years after the date of the results.
  - (5) A written log of each sterilization cycle shall be retained on site for two years and shall include all of the following information:
    - (A) The date of the load.
    - (B) A list of the contents of the load.
    - (C) The exposure time and temperature.
    - (D) The results of the Class V integrator.
    - (E) For cycles where the results of the biological indicator monitoring test are positive, how the items were cleaned, and proof of a negative test before reuse.
  - (c) Clean instruments and sterilized instrument packs shall be placed in clean, dry, labeled containers, or stored in a labeled cabinet that is protected from dust and moisture.
  - (d) Sterilized instruments shall be stored in the intact peel-packs or in the sterilization equipment cartridge until time of use.
  - (e) Sterile instrument packs shall be evaluated at the time of storage and before use. If the integrity of a pack is compromised, including, but not limited to, cases where the pack is torn, punctured, wet, or displaying any evidence of moisture contamination, the pack shall be discarded or reprocessed before use.
  - (f) A body art facility that does not afford access to a decontamination and sterilization area that meets the standards of subdivision (c) of Section 119314 or that does not have sterilization equipment shall use only purchased disposable, single-use, presterilized instruments. In place of the requirements for maintaining sterilization records, the following records shall be kept and maintained for a minimum of 90 days following the use of the instruments at the site of practice for the purpose of verifying the use of disposable, single-use, presterilized instruments:
    - (1) A record of purchase and use of all single-use instruments.
    - (2) A log of all procedures, including the names of the practitioner and client and the date of the procedure.

119316. (a) If a practitioner performs body art in a vehicle, a health permit is required if the practitioner will practice in the vehicle in the jurisdiction for more than seven days in a 90-day period. To obtain a health permit, the vehicle shall meet the requirements set forth in subdivisions (b) to (g), inclusive, of Section 119317.
- (b) If the vehicle will be operating in the jurisdiction for less than seven days in a consecutive 90-day period, the vehicle shall be treated as a temporary booth and will be subject to Section 119317. 47. Driveway approaches shall comply with Standard Detail ST-1 of the Department of Public Works, max. slope 15%.

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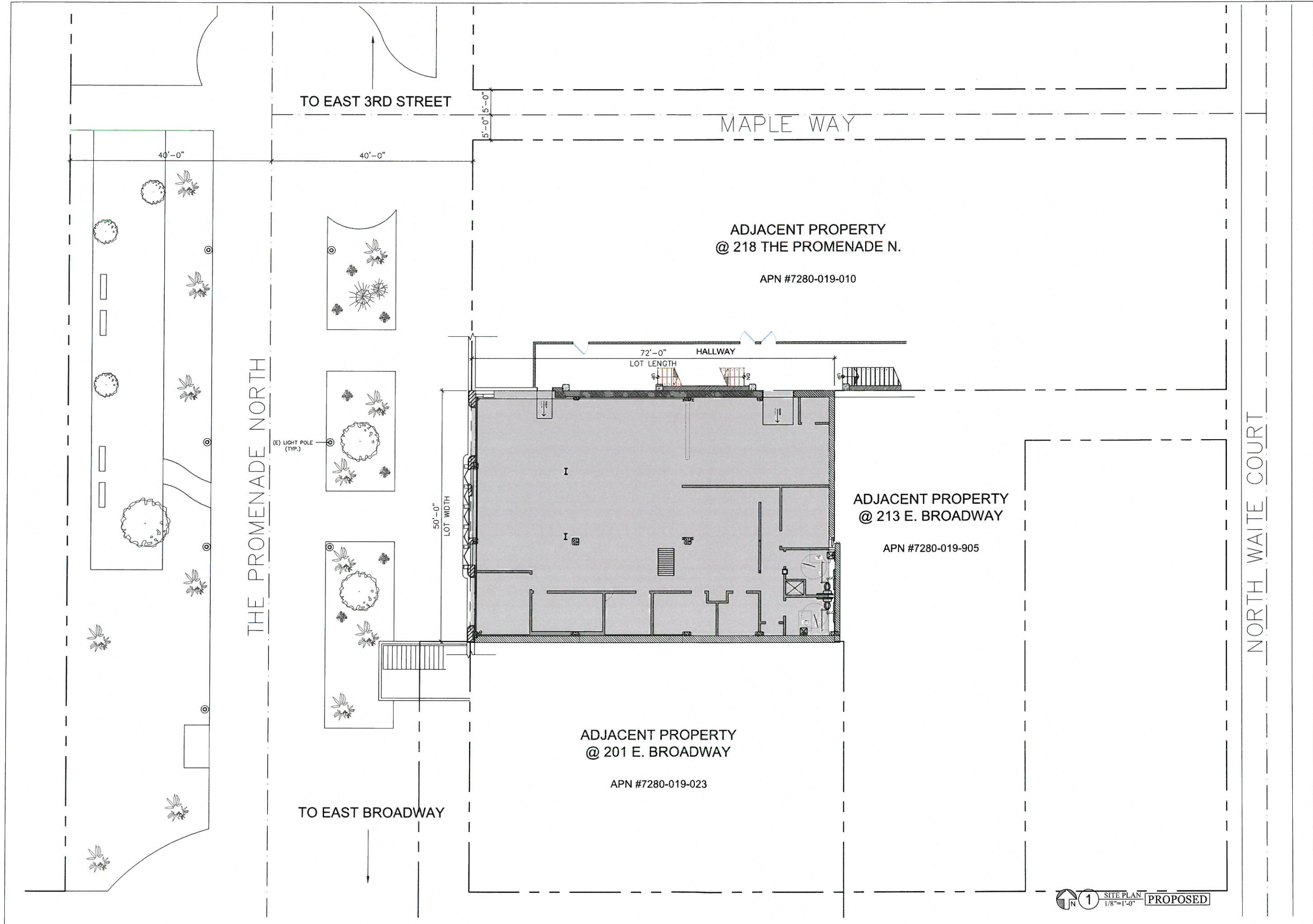
Revisions :

No.	Date	Description

Sheet Title :  
**GENERAL NOTES & REQUIREMENTS**

Assessor Parcel No.: 7280-019-011  
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Project Name:  
 Project Address:

Revisions:

No.	Date	Description






Sheet Title:  
**SITE PLAN**

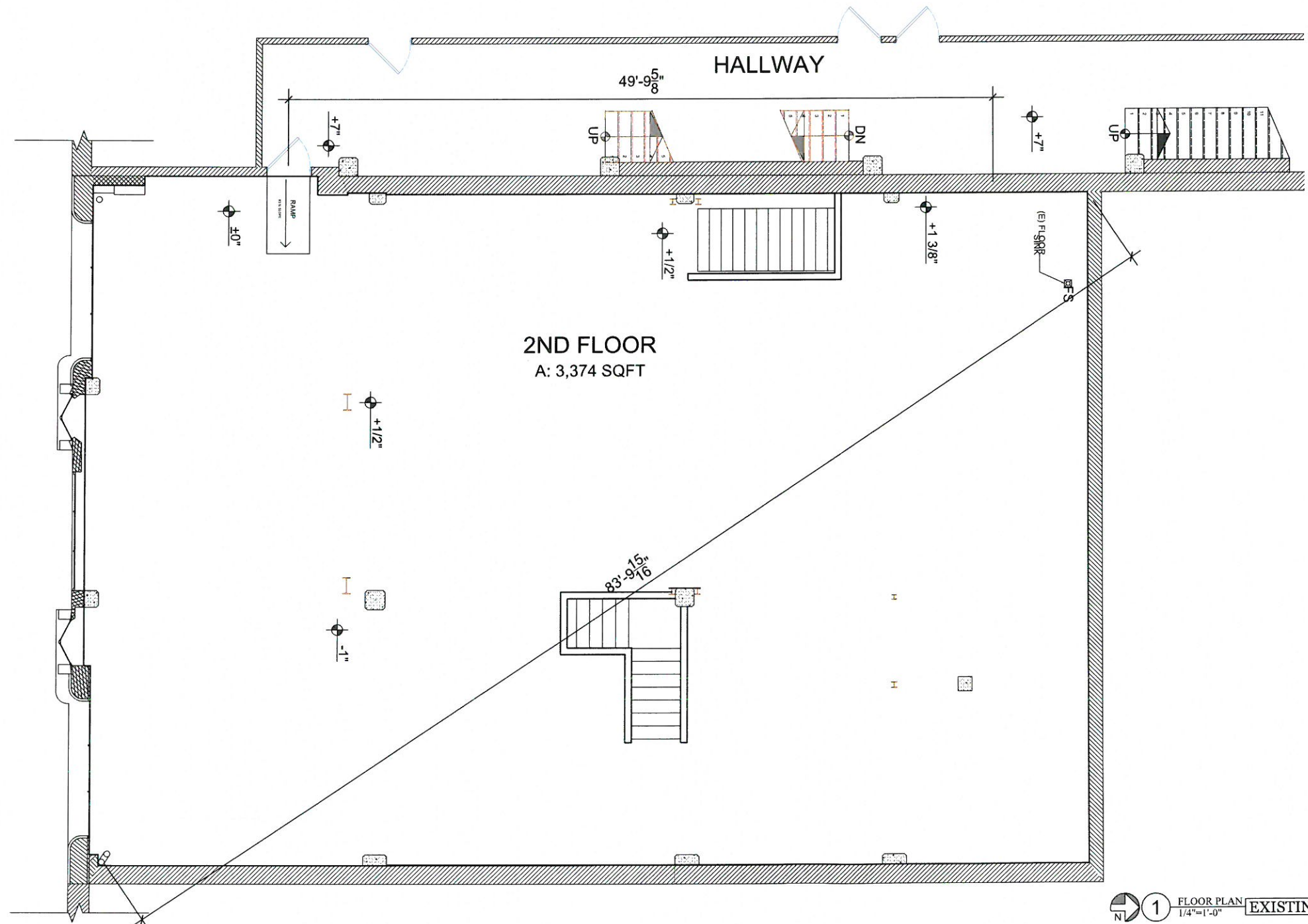
Assessor Parcel No.: 7280-019-011  
 Scale: 1/8" = 1'-0"  
 Issue Date: 08.30.2016  
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**A-1.2**

1 SITE PLAN  
 1/8" = 1'-0" PROPOSED

**LEGEND:**

-  NEW WALL
-  EXISTING MASONRY WALL
-  DEMO WALLS
-  FLOOR / WALL ABOVE
-  SETBACK
- (N) NEW
- (E) EXISTING



**2ND FLOOR**  
A: 3,374 SQFT

**1 FLOOR PLAN**  
1/4"=1'-0" **EXISTING**

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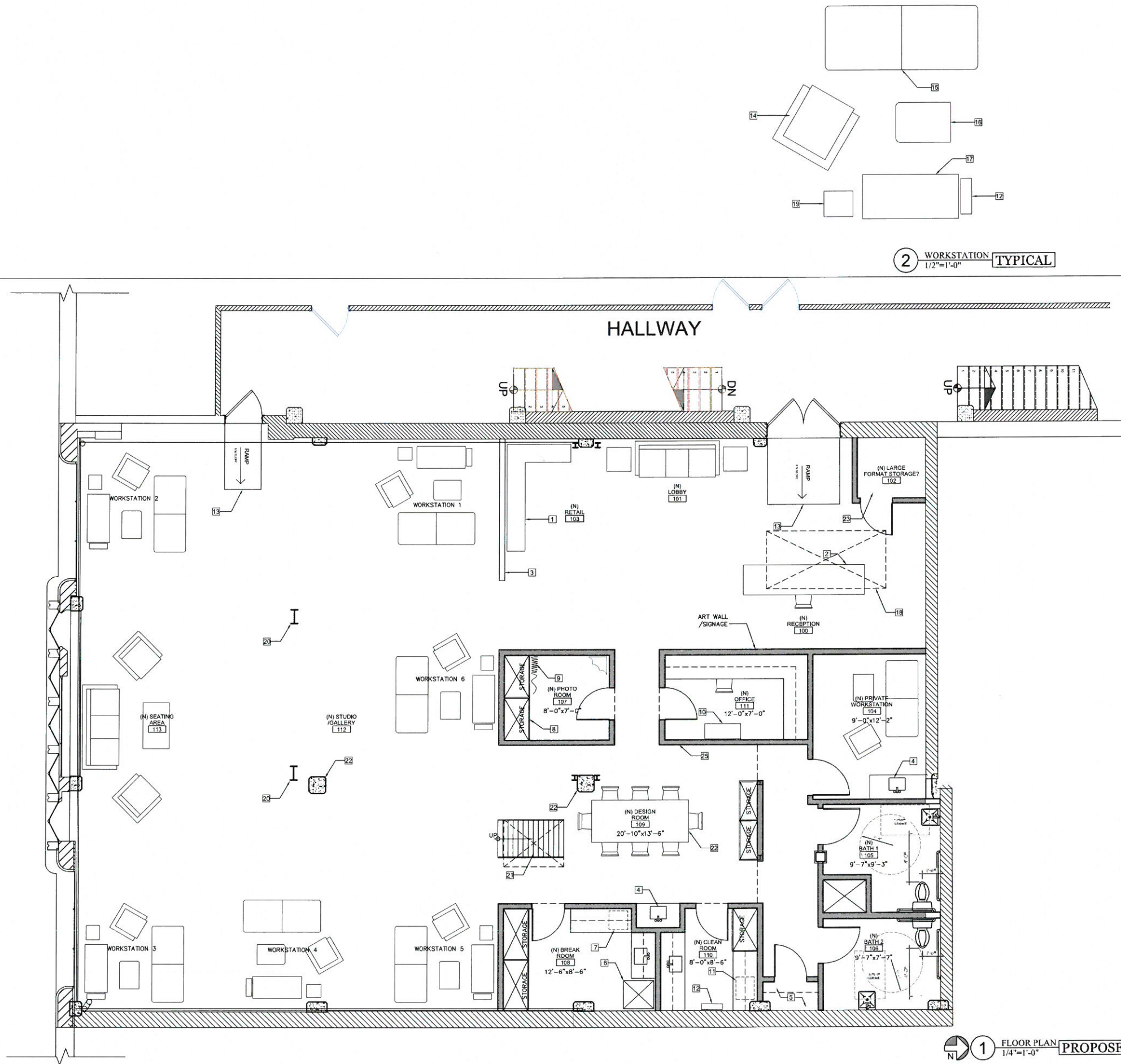
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No.	Date	Description

Sheet Title:  
**EXISTING FLOOR PLAN**

Assessor Parcel No.: 7280-019-011  
Scale: 1/4" = 1'-0"  
Issue Date: 08.30.2016  
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**A-2.0**



2 WORKSTATION TYPICAL  
1/2"=1'-0"

1 FLOOR PLAN PROPOSED  
1/4"=1'-0"

**LEGEND:**

	NEW WALL
	EXISTING MASONRY WALL
	DEMO WALLS
	FLOOR / WALL ABOVE
	SETBACK
(N)	NEW
(E)	EXISTING

**KEYNOTES:**

1	RETAIL DISPLAY
2	RECEPTION DESK
3	ARCHITECTURAL SCREEN
4	HANDWASH STATION
5	COAT CLOSET
6	REFRIGERATOR
7	THERMO-FAX MACHINE
8	FULL HEIGHT STORAGE CABINET (LOCKING OPTIONAL)
9	BACKGROUND DRAPERY
10	BOOKSHELF
11	AUTOClave
12	SHARPS CONTAINER
13	(N) RAMP
14	ARTIST CHAIR
15	CLIENT CHAIR/TABLE
16	MAYO STAND
17	LOW STORAGE CABINET WITH COUNTER
18	(E) SKYLIGHT
19	HANDS FREE TRASHCAN
20	(E) STEEL COLUMN
21	(N) ROOF DECK ACCESS
22	(E) CONCRETE COLUMN
23	LARGE FORMAT ART STORAGE SYSTEM
24	CONFERENCE / DRAWING TABLE
25	WORKING WALL / ART AND SKETCHES

**NOTES:**

1. THIS FACILITY SHALL OPERATE WITH A VALID HEALTH PERMIT
2. ALL PRACTICES SHALL FOLLOW GUIDELINES SET IN PLACE PER LA COUNTY DEPARTMENT OF PUBLIC HEALTH - SAFE BODY ART ACT

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Sheet Title:  
**PROPOSED FLOOR PLAN**

Assessor Parcel No.: 7280-019-011  
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**A-2.1**