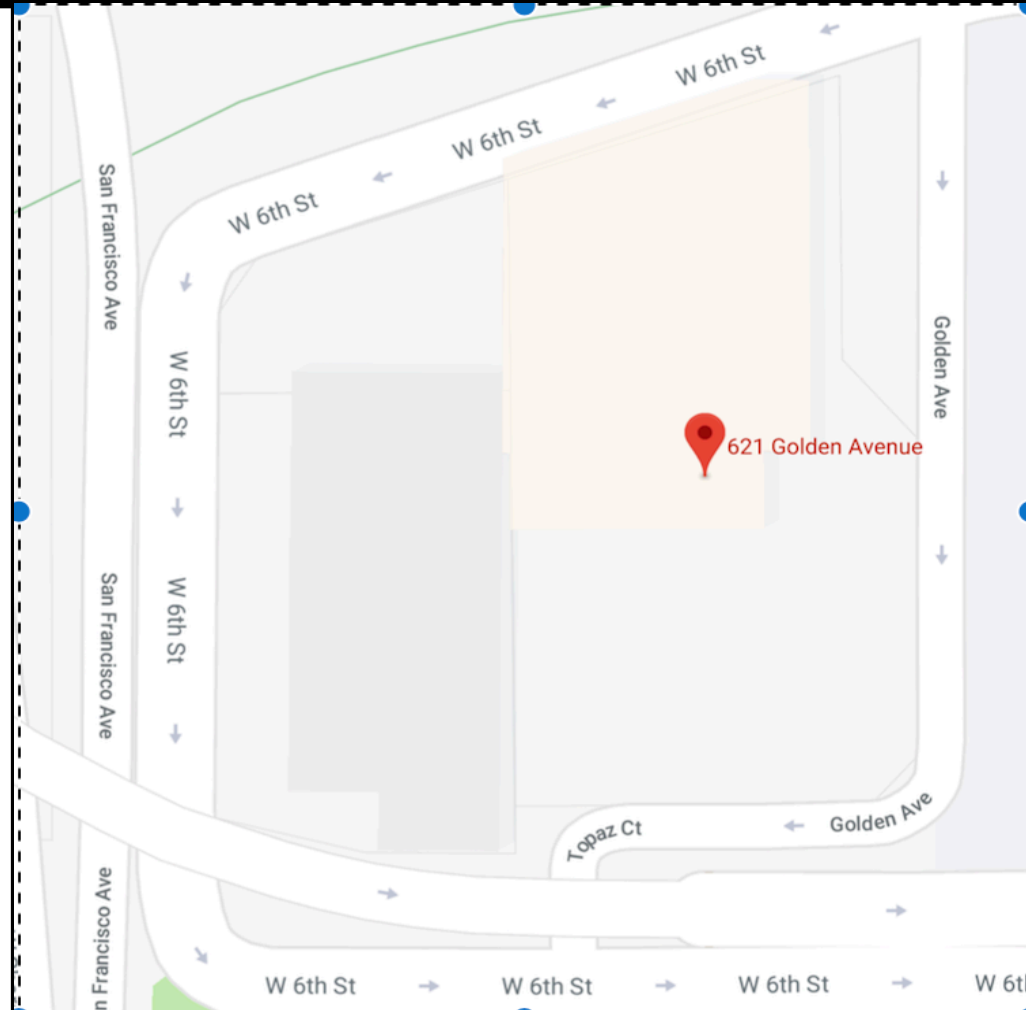


Hoonigan
621 Golden Ave.
Long Beach, CA 90802

NOTE:
I certify that the primary path of travel to the specific area of alteration, structural repair or addition from the public way or accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with 1:12 maximum slope, accessible elevator or otherwise granted by an unreasonable hardship exemption. I understand that if the primary path of travel is found not to be as indicated, significant delays may result.

Furthermore, I certify that these plans were prepared under my direct supervision and that the area of specific alteration, structural repair or addition, including a primary entrance to the existing building and, when applicable, sanitation facilities, drinking fountains, signs and public telephones serving the area complies with current CA Title 24 Accessibility requirements.

Signature _____ Title _____
Print Name _____ Date _____



OWNER/ CONSULTANTS

Owner
Ernest E. Belcher
Trust w/ Kerry K. Belcher
427 Onda
Newport Beach, CA 92660
(714) 504-1766

Structural Engineer
Spire
26461 Rancho Pkwy South
Lake Forest, CA 92630
(949) 916-3440
Jeremy Welton

Tenant
Hoonigan
621 Golden Ave.
Long Beach, CA 90802

Architect
Mark Grisafe, Architect
5618 E. Conant Street
Long Beach, CA 90808
(562) 420-1035

MEP Engineer
Ignisio Studios
27 Mouchly Suite 206
Irvine, CA 92618
(949) 727-1745
Tony Vu

GOVERNING CODES:
Long Beach Municipal Code
2016 California Building Code
2016 California Plumbing Code
2016 California Mechanical Code
2016 California Fire Code
2016 California Electric Code
Title 24 Energy Conservation Requirements

LEGAL DESCRIPTION
LOT COM N 20 FT FROM SE COR OF LOT 9 BLK 9 RIVERSIDE PLAT TH E ON N LINE OF 6TH ST TO W LINE OF GOLDEN AVE TH N AND FOLLOWING SD AVE TO SE LINE OF LONG

ASSESSOR'S PARCEL
APN: 7271-024-003

SCOPE OF WORK:
Phase I: Convert portion of (E) mail sorting warehouse into office. Upgrade accessibility of restrooms and path of travel. Parking on site of adjacent city warehouse under city use agreement. Provide secondary egress at rear of warehouse. Obtain permissions as required.
Phase II: Convert remaining portion of (E) warehouse into minor automotive repair studio and prop area once onsite parking is available.

ZONING DATA:

PD30

SETBACKS:
NO CHANGE TO EXISTING

BUILDING HEIGHT:
NO CHANGE TO EXISTING

OCCUPANCY: MAX. ALLOWABLE (CBC TABLE 1004.1.2):

MAX OCCUPANTS = 142

SQUARE FOOTAGE:
OFFICE/RECEPTION/CONF: 7,496 S.F.
WAREHOUSE: 4,957 S.F.
BUSINESS: 478 S.F.
STORAGE: 1,588 S.F.

TOTAL: 14,519 S.F.

OCCUPANCY CLASSIFICATIONS:
B OCCUPANCY: 7,496 S.F. / 100 GROSS = 75 OCCUPANTS (PHASE I)
S-1 OCCUPANCY: 4,957 S.F. / 500 GROSS= 10 OCCUPANTS (PHASE II)
S-1 OCCUPANCY: 478 S.F. / 60+ 8 (PHASE I)
S-1 OCCUPANCY STORAGE: 1,588 S.F./300 GROSS = 6 OCCUPANTS (PHASE I)
NO SEPARATION REQUIRED PER TABLE 508.4
MAXIMUM TRAVEL DISTANCE - 75 FT.
COMMON TRAVEL DISTANCE - 75 FT.

USE

EXISTING AND NEW:
EXISTING S-1
NEW: B, S-1

CONSTRUCTION:

TYPE IIIB

NUMBER OF STORIES:

1 STORY

NUMBER OF EXITS REQUIRED:

2 EXITS

NUMBER OF EXITS PROVIDED:

2 EXITS

EGRESS CLEAR WIDTH:
MIN. REQ.: 2' x 75"= 15 INCHES
PROVIDED: 72 INCHES

LAND USE CHANGE FROM WAREHOUSE TO OFFICE, STUDIO WAREHOUSE, & STORAGE

FIRE DEPARTMENT NOTES:

1. FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER CITY SPECIFICATION #424 AND FIRE INSPECTOR'S DIRECTION
2. MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 14 OF THE 2016 CALIFORNIA FIRE CODE
3. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS RESTRICTED, A KEY BOX SHALL BE INSTALLED IN AN APPROVED LOCATION/S. FOR EXISTING KEY BOXES, UPDATED KEYS SHALL BE PROVIDED. (CFC 506.1) PROVIDE NOTE ON PLANS.
4. INTERIOR FINISHES CLASS B FOR CORRIDOR DOORS, ROOMS, & ENCLOSED SPACES. TABLE 803.3
5. THE CURRENT PREVAILING BUILDING AND CONSTRUCTION CODES IN THE CITY OF LONG BEACH AS FOLLOWS: TITLE 19 CALIFORNIA CODE OF REGULATIONS AND TITLE 18 OF THE LONG BEACH MUNICIPAL CODE.

PARKING TABULATIONS

USE	SF	RATIO	REQUIRED	PROVIDED
Warehouse	1588 s.f.	1/1000 s.f.	1.6	
Retail	478 s.f.	If less than 6000 s.f. then zero	0	
Office	7,496 s.f.	2/1000 s.f. after first 6000 s.f.	2.9	
Garage / Studio Area	4,957 s.f.	3+ 4/1000 GFA	22.8	
Adjacent Warehouse		Not Part of this AUP		
Total			27.3	32
Handicap			3	3

BUILDING DATA

SHEET	TITLE
General C-1	Cover Sheet, General Notes, Site Plan
Architectural A-1 A-2	Floor Plan Garage/ Studio Enlarged Floor Plan
Total 3 sheets	

SHEET INDEX

Scale: 1/1/2" = 1'-0"

PROJECT TITLE

DETAIL TITLE

Scale: 1/1/2" = 1'-0"

VICINITY MAP

Scale: 1/1/2" = 1'-0"

CONTACTS

6

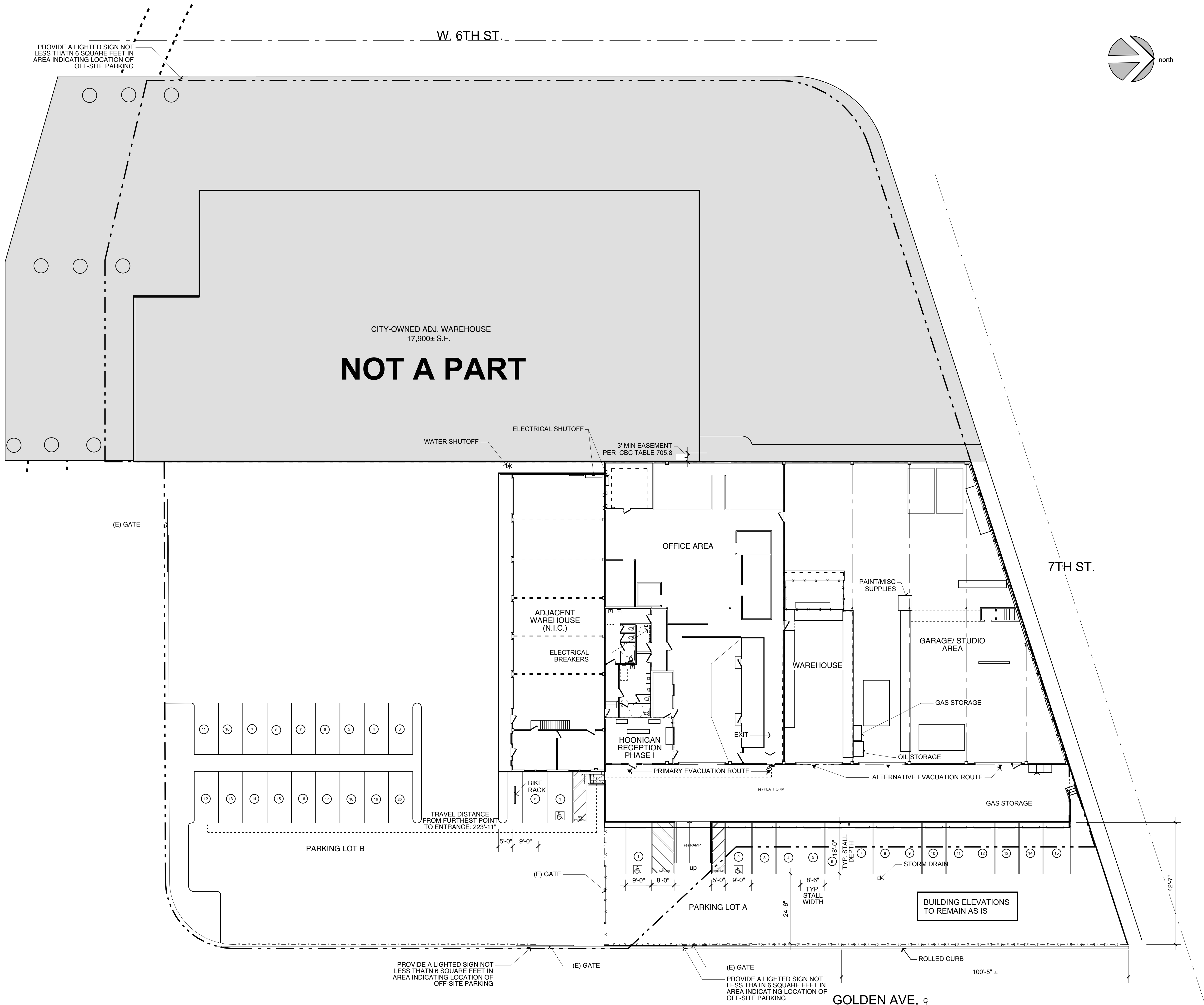
SITE PLAN

Scale: 1/1/6" = 1'-0"

DETAIL TITLE

Scale: 1/1/2" = 1'-0"

35



- NOTE:
1. HAZARDOUS MATERIAL LOADING/UNLOADING IS DONE THROUGH THE ROLLUP DOORS.
 2. EVACUATION ROUTE IS OUT MAIN DOOR & ROLL UP DOORS MAKING WAY TO CHAVEZ PARK

NOTE: ALL REQUIRED OFF-SITE PARKING SHALL BE GUARANTEED TO REMAIN AS PARKING BY A DEED RESTRICTION IN WHICH THE CITY IS A PARTY.

mg architect
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Hoonigan
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Long Beach, CA 90802

Accessibility Upgrade

Accessibility Notes and Details

DRAWN

MG

CHECKED

DATE

9/21/18

SCALE

1/4" = 1'-0"

JOB NO.

SHEET

C-1

OF

SHEETS

2'-0"



FLOOR PLAN NOTES Scale: 1/1/2" = 1'-0"

ACCESSORY - SEE 14/A-0.4

FLOOR PLAN LEGEND

	21
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28

DETAIL TITLE	Scale: 1/1/2" = 1'-0"	35
--------------	-----------------------	----

im8 **risafe** **architect**
5618 East Conant Street
Long Beach, Ca 90808



Hoonigan
621 Golden Ave.
Long Beach, CA 90802

Tenant Improvement

Floor Plan

DRAWN
MC

CHECKED

DATE
0/14/19

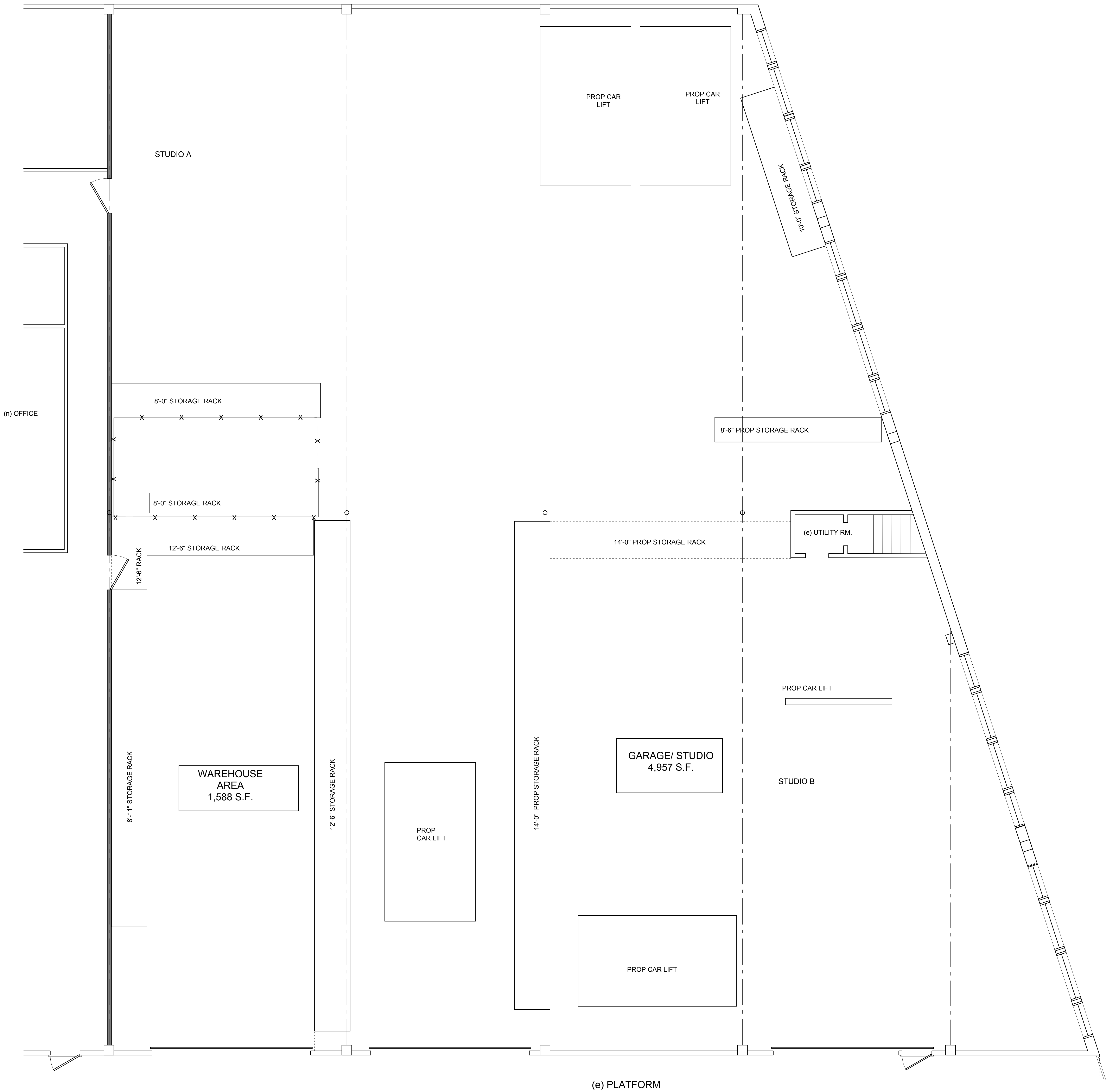
SCALE
1" = 1'-0"

JOB. NO.

A-1

OF SHEETS

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GARAGE/ STUDIO ENLARGED FLOOR PLAN

Scale: 1/4" = 1'-0"

34

DETAIL TITLE

Scale: 1/1/2" = 1'-0"

35

REVISION

mg
grisafe
architect

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Hoonigan
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Long Beach, CA 90802

Tenant Improvement

Enlarged
Floor Plan

DRAWN
MG

CHECKED

DATE
9/14/19

SCALE
1/8" = 1'-0"

JOB. NO.

SHEET

A-2

OF SHEETS

THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY