

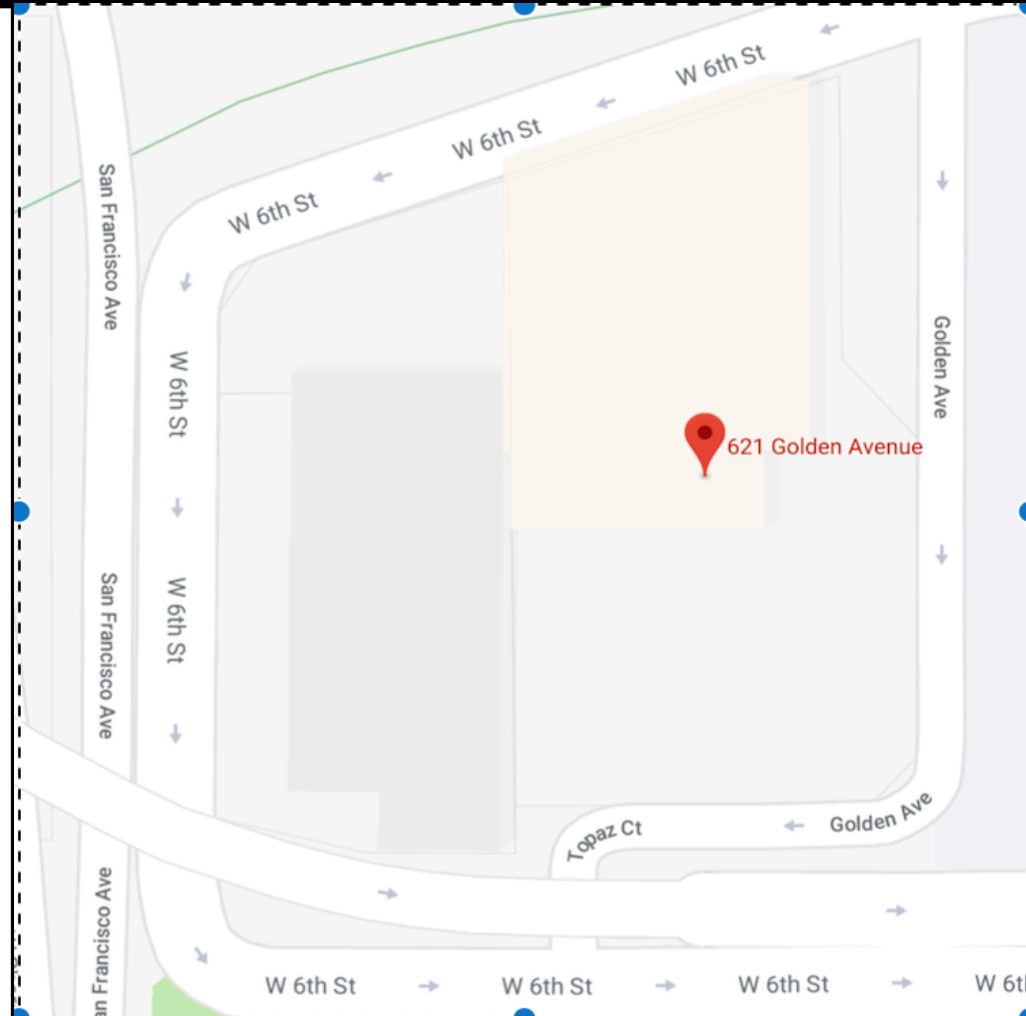
EXHIBIT B

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 a 1:12 maximum slope, accessible curb cut or otherwise granted by an unreasonable hardship exemption. I understand that if the primary path of travel is found not to be 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.



OWNER/ CONSULTANTS	
Owner Ernest E. Belcher Trust w/ Kerry K. Belcher 20000 Honda Newport Beach, CA 92660 (714) 504-1766	Architect Mark Grisafe, Architect 5618 E. Conant Street Long Beach, CA 90808 (562) 420-1035
Structural Engineer Spire 26461 Rinkway Pkwy South Lake Forest, CA 92630 (949) 916-3440 Jeremy Welton	MEP Engineer Ignisio Studios 27 Mouchly Suite 206 Irvine, CA 92618 (949) 727-1745 Tony Vu
Tenant Hoonigan 621 Golden Ave. Long Beach, CA 90802	

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 all necessary permits as required.
Phase II: Convert remaining portion of (E) warehouse into minor automotive repair
studio and prep area once on-site parking is available.

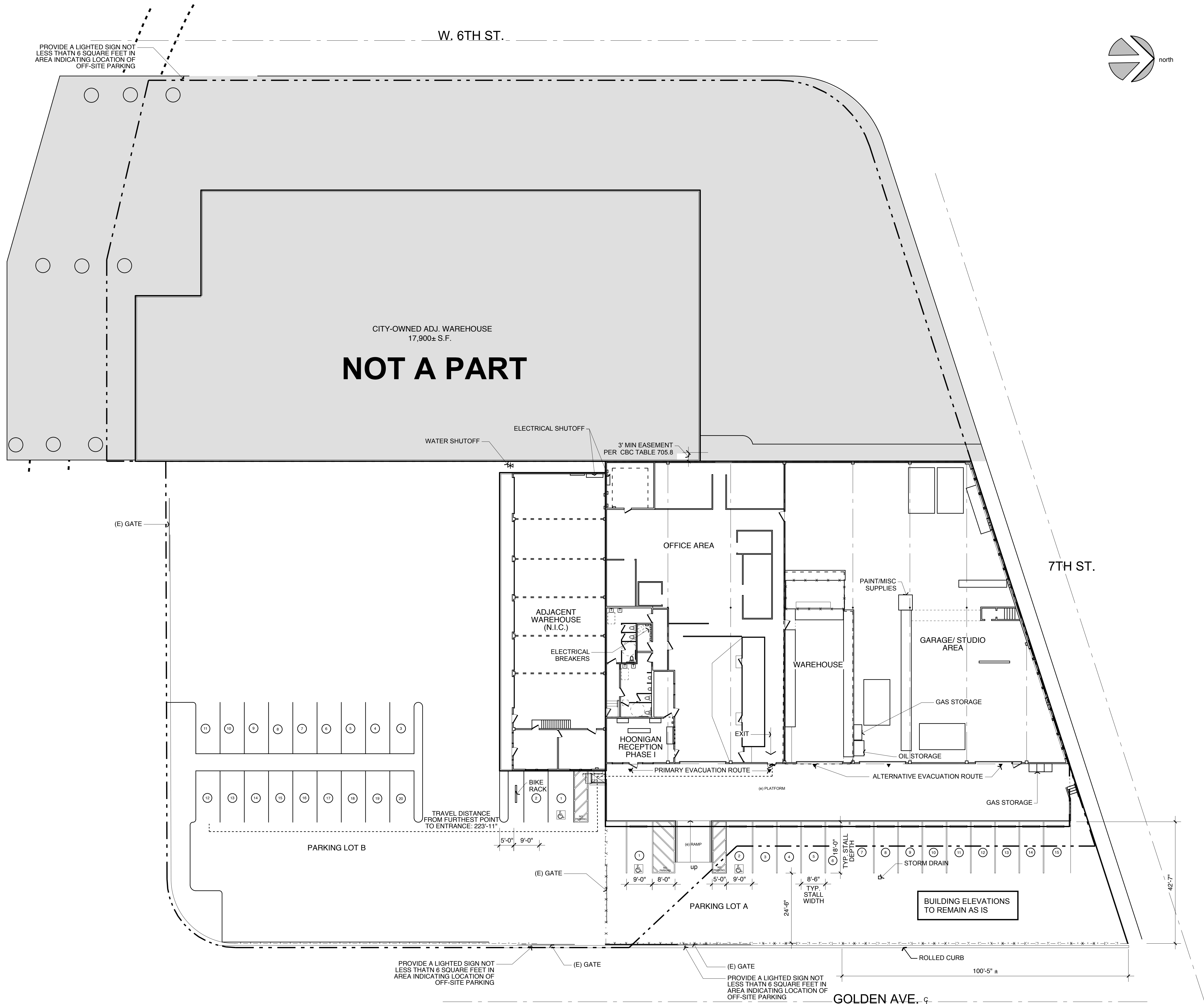
ZONING DATA:
PD30

SETBACKS:
NO CHANGE TO EXISTING

BUILDING HEIGHT:
NO CHANGE TO EXISTING

OCCUPANCY: MAX. ALLOWABLE (CBC TABLE 1004.1.2):

PROJECT TITLE	3	DETAIL TITLE	Scale: 1/1/2" = 1'-0"	4	VICINITY MAP	Scale: 1/1/2" = 1'-0"	5	CONTACTS	6	OCCUPANCY: MAX. ALLOWABLE (CBC TABLE 1004.1.2):
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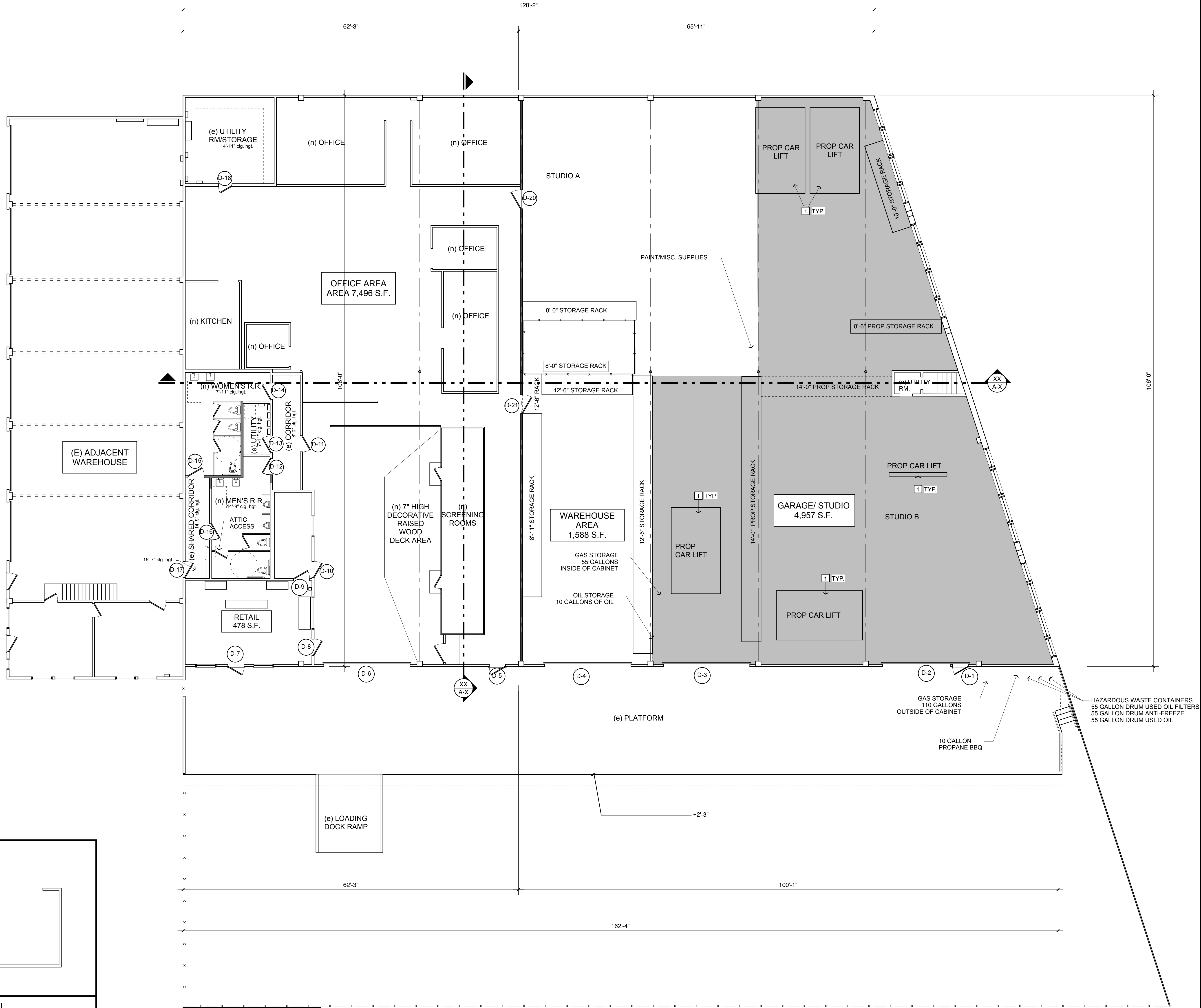
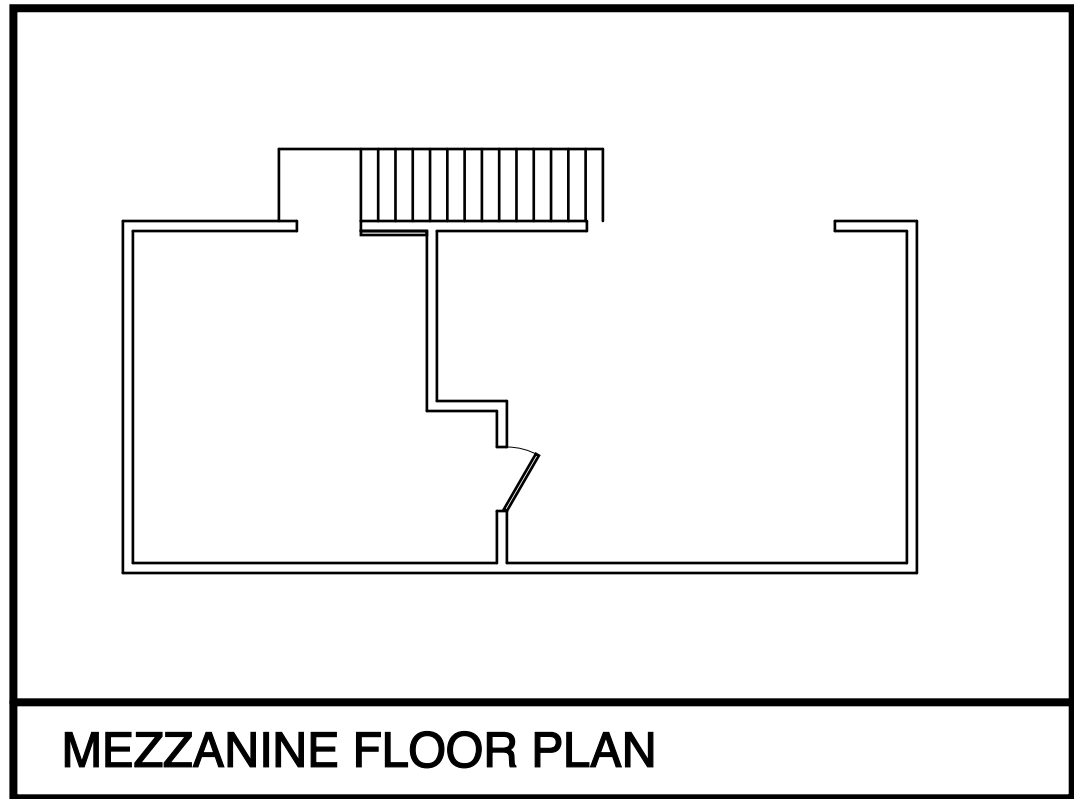
<p>SITE PLAN</p>	<p>Scale: 1/16" = 1'-0"</p>	<p>34</p>
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	<p>DETAIL TITLE</p>	<p>Scale: 1/12" = 1'-0"</p>
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		<p>35</p>
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[illegible]

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- FLOOR PLAN NOTES
1. OBTAIN ADMINISTRATIVE USE PERMIT FOR PORTIONS OF STUDIO & PROP AREA RELATED TO MINOR AUTO REPAIR
- Scale: 1/1/2" = 1'-0"
- 7
- Legend:
- GYP. BD. OVER METAL STUD WALLS - 2X4 - @ 16" O.C. U.N.O. (REFER TO STRUCTURAL PLANS)
 - EXISTING WALL TO REMAIN
 - ONE-HOUR FIRE RATED PARTITION
 - TWO-HOUR FIRE RATED SEPARATION
 - ONE HOUR FIRE BARRIER
 - DOOR CALL-OUT
 - RE-USED DOOR CALL-OUT
 - WINDOW CALL-OUT
 - FLOOR PLAN NOTE
 - DETAIL
 - FLOOR MATERIAL CHANGE
 - ACCESSORY - SEE 14/A-0.4

FLOOR PLAN LEGEND

14

21

28

34

35

DETAIL TITLE

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

REVISION	

5618 East Conant Street
Long Beach, Ca 90808
(562) 420-1035

Hoonigan
621 Golden Ave.
Long Beach, CA 90802

Tenant Improvement

Floor Plan

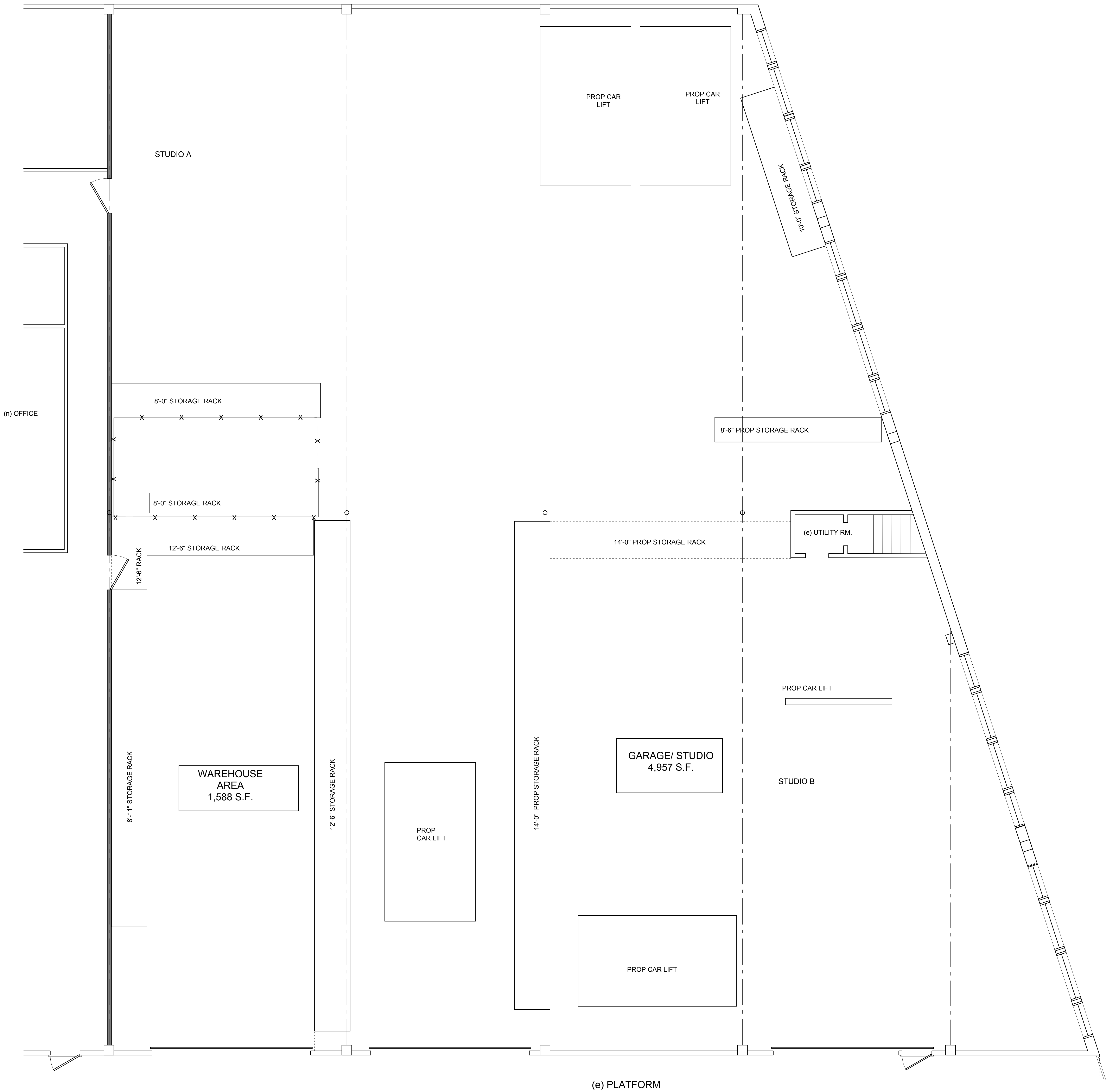
DRAWN	MG
CHECKED	
DATE	9/14/18
SCALE	1/8" = 1'-0"
JOB. NO.	
SHEET	

A-1

OF SHEETS

THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY

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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

5618 East Conant Street
Long Beach, Ca 90808
(562) 420-1035



Hoonigan
621 Golden Ave.
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