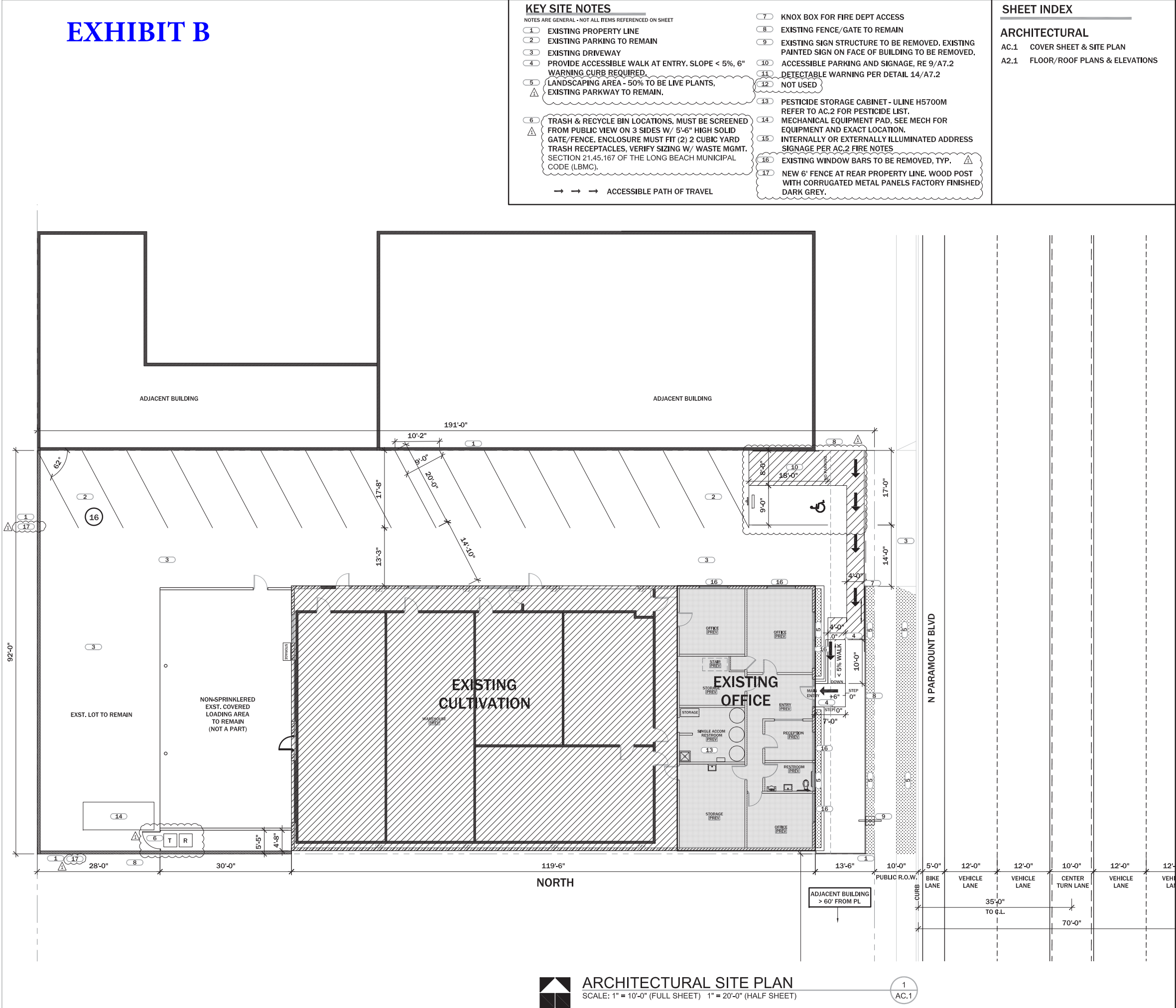


EXHIBIT B



SHEET INDEX

ARCHITECTURAL

- AC.1 COVER SHEET & SITE PLAN
A2.1 FLOOR/ROOF PLANS & ELEVATIONS

PROJECT DESCRIPTION

CUP APPLICATION FOR ADULT USE CANNABIS CULTIVATION FACILITY.

PARKING INFORMATION

2 SPACES PER 1,000 SQ FT, GRANDFATHERED IN PER PREVIOUS PERMITTED USE.

7220 SF OF OFFICE/CULTIVATION = 15 SPACES REQUIRED
16 SPACES PROVIDED

SITE DATA

APN: 7119-019-013
LOT AREA: 18,030 SQ FT
ZONING: IG - GENERAL INDUSTRIAL
LANDSCAPE AREA: 190.5 SF ON SITE / 270 SF PARKWAY
TOTAL SITE AREA (EXCL. STREET): 18,030 SQ FT
TOTAL EXISTING BLDG.: 7,220 SQ FT
(T.I. CULTIVATION): 5,300 SQ FT
(MMJ SUPPORT OFFICE AREA TO REMAIN): 1,920 SQ FT
EXST. REAR COVERED LOADING AREA: 1,660 SQ FT
TOTAL OPEN SPACE: 9,150 SQ FT

COVERAGE: 80% ALLOWED / 49% EXISTING (NO CHANGE)
YARDS/SETBACKS: 10' FRONT / 0' ABUTTING NON-RES. DIST.
NO KNOWN EASEMENTS

BUILDING DATA

OCCUPANCY: F-1, B, S-1
USE: ADULT USE CULTIVATION
CONSTRUCTION TYPE: III-B, NON-SEPARATED
ALLOWABLE AREA: 12,000 PER CBC 506.2
SPRINKLERS: NO
BUILDING HEIGHT: (NO CHANGE) 65' ALLOWED
18' EXST. BUILDING
27

OCCUPANT LOAD: 27
REQUIRED & PROVIDED EXITS: 2 REQ / 3 PROVIDED
TRAVEL DISTANCE ALLOWED/PROVIDED: 75' / <75' T-1006.2.1
200' / <200' T-1017.2

APPLICABLE CODES

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CURRENT CALIFORNIA CODES
2016 CALIFORNIA BUILDING CODE, TITLE 24, PART 2, VOLUMES I AND II
2016 CALIFORNIA RESIDENTIAL CODE, TITLE 24, PART 2.5
2016 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3
2016 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
2016 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5
2016 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
2016 CALIFORNIA FIRE CODE, TITLE 24, PART 9
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11
LBMC TITLE 18

GENERAL PLANNING REQUIREMENTS
- DEVELOPMENT STANDARDS, ALL PROPOSED WORK MUST COMPLY WITH DEVELOPMENT STANDARDS IN TITLE 21 OF THE LBMC FOR THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED.

PROJECT TEAM

PROPERTY OWNER:
PETER LAM
4581 TRAFALGAR DRIVE
LA PALMA, CA 90623
626.664.7747
LAMSTERDDS@YAHOO.COM

TENANT:
CLONE GUY INDUSTRIES
KAYCE DOWNEN
5885 N PARAMOUNT BLVD
LONG BEACH, CA 90805
714.718.0321
KAYCED@CGINDUSTRIES.ORG

ARCHITECT:
PEAT ARCHITECTURE
JESSICA PEAT
115 E. CANADA
SAN CLEMENTE, CA 92672
619.920.0559
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VICINITY MAP



PEAT
ARCHITECTURE

115 EAST CANADA | SAN CLEMENTE, CA 92672
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PROJECT:

CGI
THE 805
CUP
ADULT USE

5885 N. PARAMOUNT
LONG BEACH, CA 90805

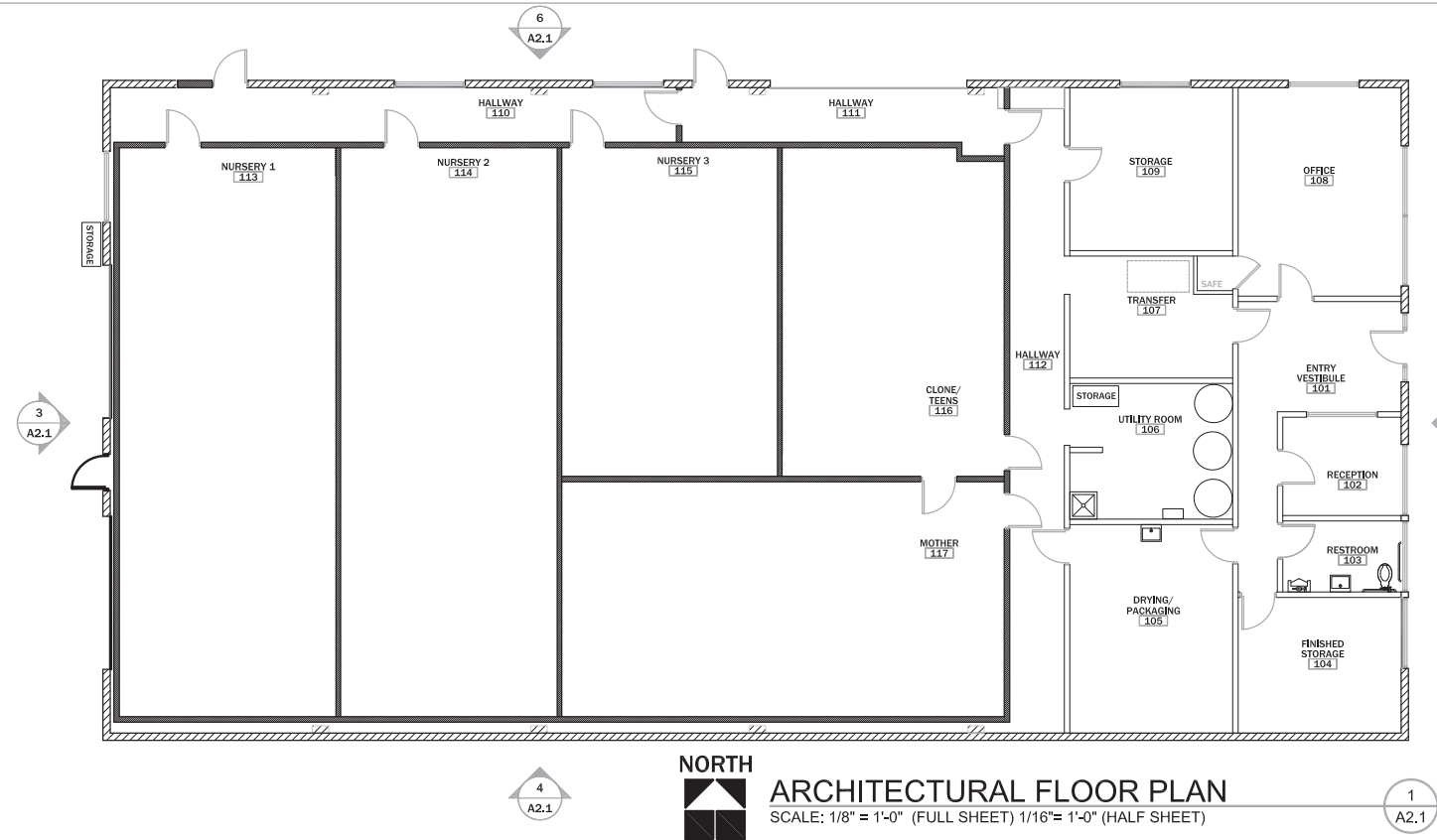
ALL IDEAL ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE ORIGINAL OWNER BY USE THE PROPERTY OF PEAT ARCHITECTURE AND WERE CREATED, CHECKED AND DEVELOPED FOR THE USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAL ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PEAT ARCHITECTURE. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER VERBAL PERMISSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE SHALL BE NOTIFIED OF ANY DISCREPANCIES FROM THE SPECIFICATIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE DATE
☐ CUP SUBMITTAL 01.22.2019
☒ CUP COMMENTS 03.04.2019

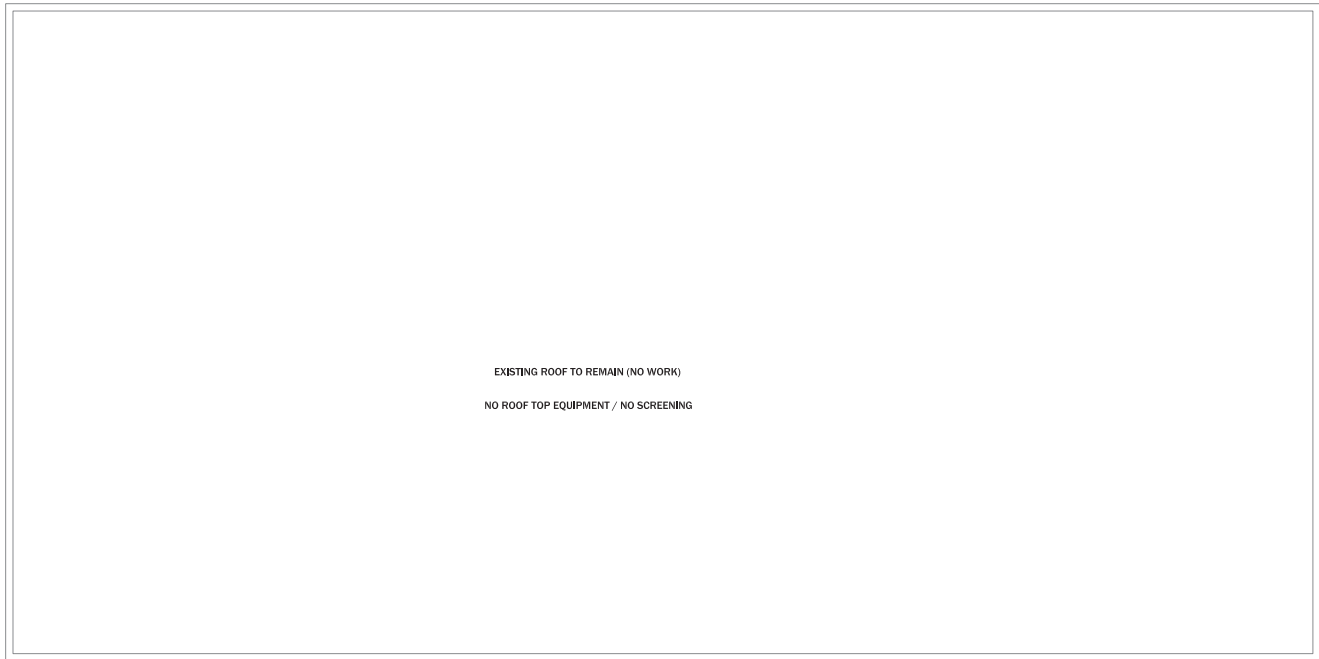
SHEET

AC.1

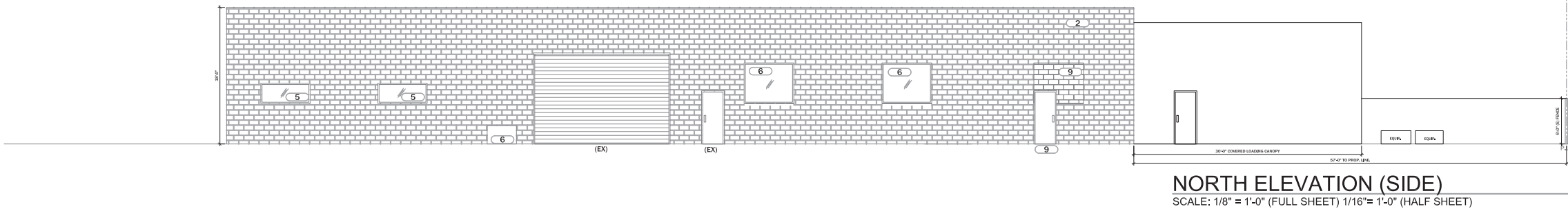
COVER SHEET
SITE PLAN



ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0" (FULL SHEET) 1/16" = 1'-0" (HALF SHEET)



ROOF PLAN
SCALE: 1/8" = 1'-0" (FULL SHEET) 1/16" = 1'-0" (HALF SHEET)

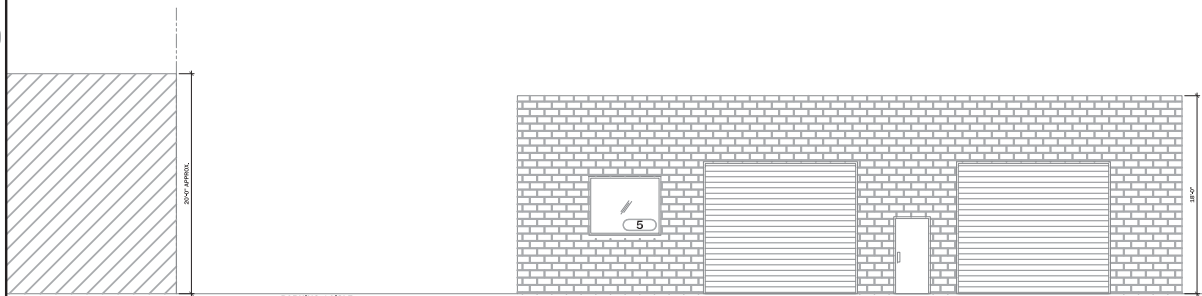


NORTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0" (FULL SHEET) 1/16" = 1'-0" (HALF SHEET)

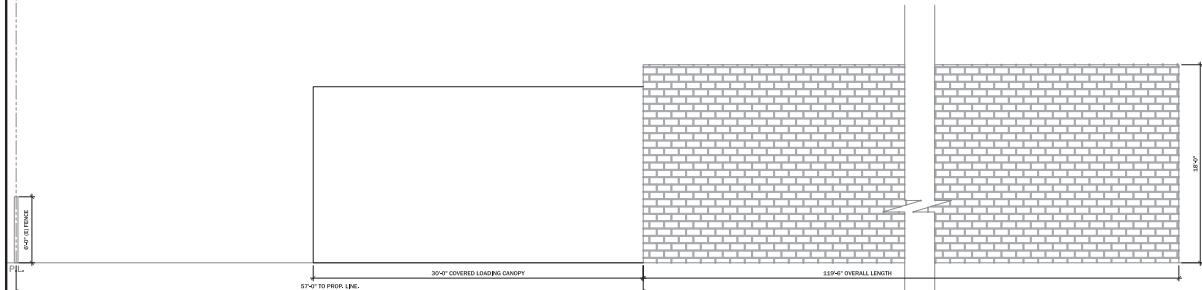
EXHIBIT B

ELEVATION NOTES

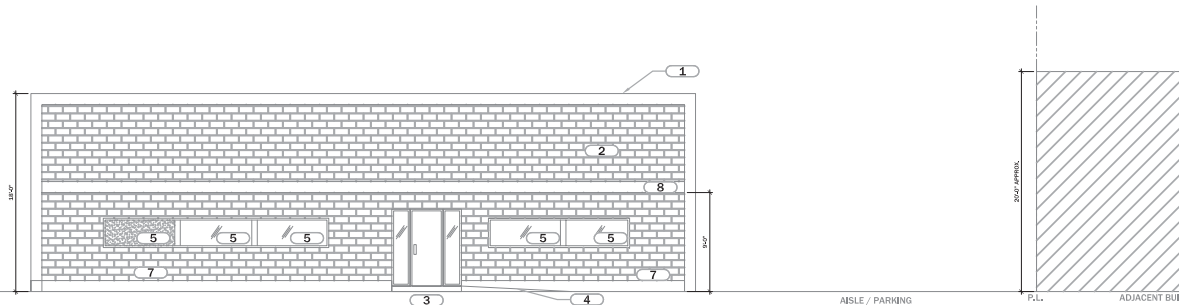
- EXISTING EXT. TRIM DETAILING TO BE PAINTED PARADISE OF GREENERY P400-7
- EXISTING CMU EXTERIOR WALL TO BE PAINTED N140-2 CHICAGO FOG
- EXISTING ENTRY +6" TO DOOR
- ACCESSIBLE WALK < 5% SLOPE
- EXISTING WINDOWS TO REMAIN, SECURITY BARS TO BE REMOVED.
- METER ALCOVE
- EXISTING LANDSCAPE PLANTER
- EXISTING DECORATIVE OVERHANG TO BE PAINTED PARADISE OF GREENERY P400-7
- NEW DOOR AND INFILL AT EXISTING WINDOW



WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0" (FULL SHEET) 1/16" = 1'-0" (HALF SHEET)



SOUTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0" (FULL SHEET) 1/16" = 1'-0" (HALF SHEET)



EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0" (FULL SHEET) 1/16" = 1'-0" (HALF SHEET)

PEAT
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657.202.0091 | INFO@PEATARCHITECTURE.COM



PROJECT:

**CGI
THE 805
CUP
ADULT USE**

5885 N. PARAMOUNT
LONG BEACH, CA 90805

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ISSUE	DATE
<input type="checkbox"/> CUP SUBMITTAL	01.22.2019
<input checked="" type="checkbox"/> CUP COMMENTS	03.04.2019

SHEET

A2.1

FLOOR/ROOF PLANS
& ELEVATIONS



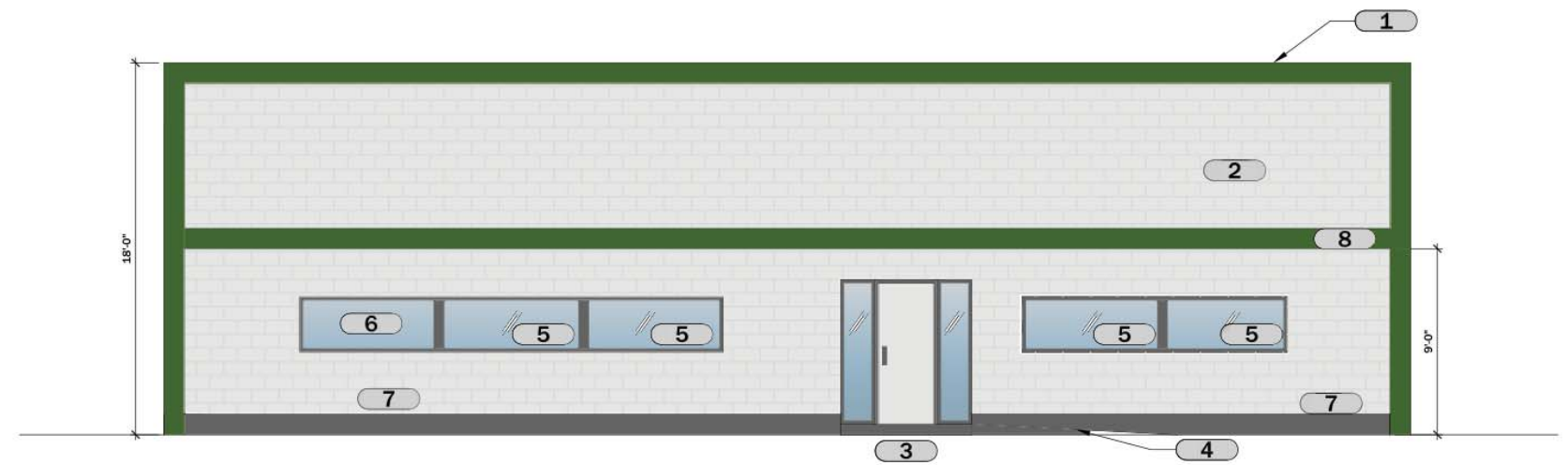
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

4
A2.1

ELEVATION NOTES

- 1 EXISTING EXT. TRIM DETAILING TO BE PAINTED PARADISE OF GREENERY P400-7
- 2 EXISTING CMU EXTERIOR WALL TO BE PAINTED N140-2 CHICAGO FOG
- 3 EXISTING ENTRY +6" TO DOOR
- 4 ACCESSIBLE WALK < 5% SLOPE
- 5 EXISTING WINDOWS TO REMAIN
- 6 METER ALCOVE
- 7 EXISTING LANDSCAPE PLANTER
- 8 EXISTING DECORATIVE OVERHANG TO BE PAINTED PARADISE OF GREENERY P400-7
- 9 NEW DOOR AND INFILL AT EXISTING WINDOW



EAST ELEVATION

SCALE: 1/8" = 1'-0"

3
A2.1

C-Guy Industries, Inc.
5885 N. Paramount Property Photos

