



#1837 _EXTRACT HARMONY

ADULT-USE CANNABIS DISTRIBUTION

1664 & 1666 SEABRIGHT AVENUE
LONG BEACH, CA 90813

ARCHITECT

LETTER FOUR, INC.
8513 Washington Blvd.
Culver City, CA 90232

Contact: Lauren Adams
Telephone: 323/275-1140 x111
Email: lauren@letterfour.com

ARCHITECTURE LICENSE: C-30146
CONTRACTOR LICENSE: B-1028949

OWNER

DARRYL DELESKE
11771 St. Mark St.
Garden Grove, CA 92845

Contact: Darryl Deleske
Telephone: 714/222-5809
Email:

TENANT

KMMK DISTRIBUTION INC. (DBA: DISTRIBUTE HARMONY)
1664 Seabright Ave.
Long Beach, CA 90813

Contact: Derrick Kravitz
Telephone: 949/521-2107
Email: dk@extractharmony.com

ISSUED FOR: CUP RESUBMITTAL

MAY 21, 2019



ID	NOTE
1	(E) UTILITY POLE
2	(N) 8' HIGH WROUGHT IRON FENCE
3	(E) GIANT BIRDS OF PARADISE TO BE REMOVED
4	(N) 20' X 8' ROLLING GATE
5	(E) TRASH ENCLOSURE
6	(E) ADA VAN ACCESSIBLE PARKING SPACE
7	(E) BOUGAINVILLEA TO BE REMOVED AND REPLACED WITH STAR JASMINE
8	(E) 8' HIGH CHAINLINK FENCE
9	(N) 18' X 8' ROLLING GATE
10	(N) 12'X 25' REDUCED TRUCK LOADING SPACE
11	(N) PEDESTRIAN ACCESS GATE
12	(E) FIRE HYDRANT @ SE CORNER OF SEABRIGHT AVE. & 16TH ST.
13	(E) WATER METER - NO UPSIZE
14	(E) GAS METER - NO UPSIZE
15	(E) ELECTRICAL METER - NO UPSIZE
16	(N) ST. MARY MAGNOLIA TREE - 3 TOTAL
17	(E) WALL PACK LIGHT. SEE ELEVATIONS
18	(N) PHORMIUM "SUNDOWNER" NEW ZEALAND FLAX AND MULCH

ARCHITECT



LETTER FOUR, INC.
8695 WASHINGTON BLVD., STE 205
CULVER CITY, CA 90232
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PROJECT

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REV.	DESCRIPTION	DATE
1	CUP Resubmittal	4.1.19

SEAL



DISCLAIMER

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PROJECT NAME

EXTRACT HARMONY

DATE

06.05.19

SCALE

1/8" = 1'-0"

DRAWN

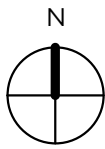
JT

JOB #

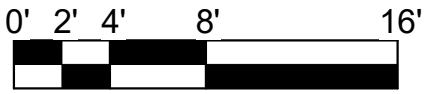
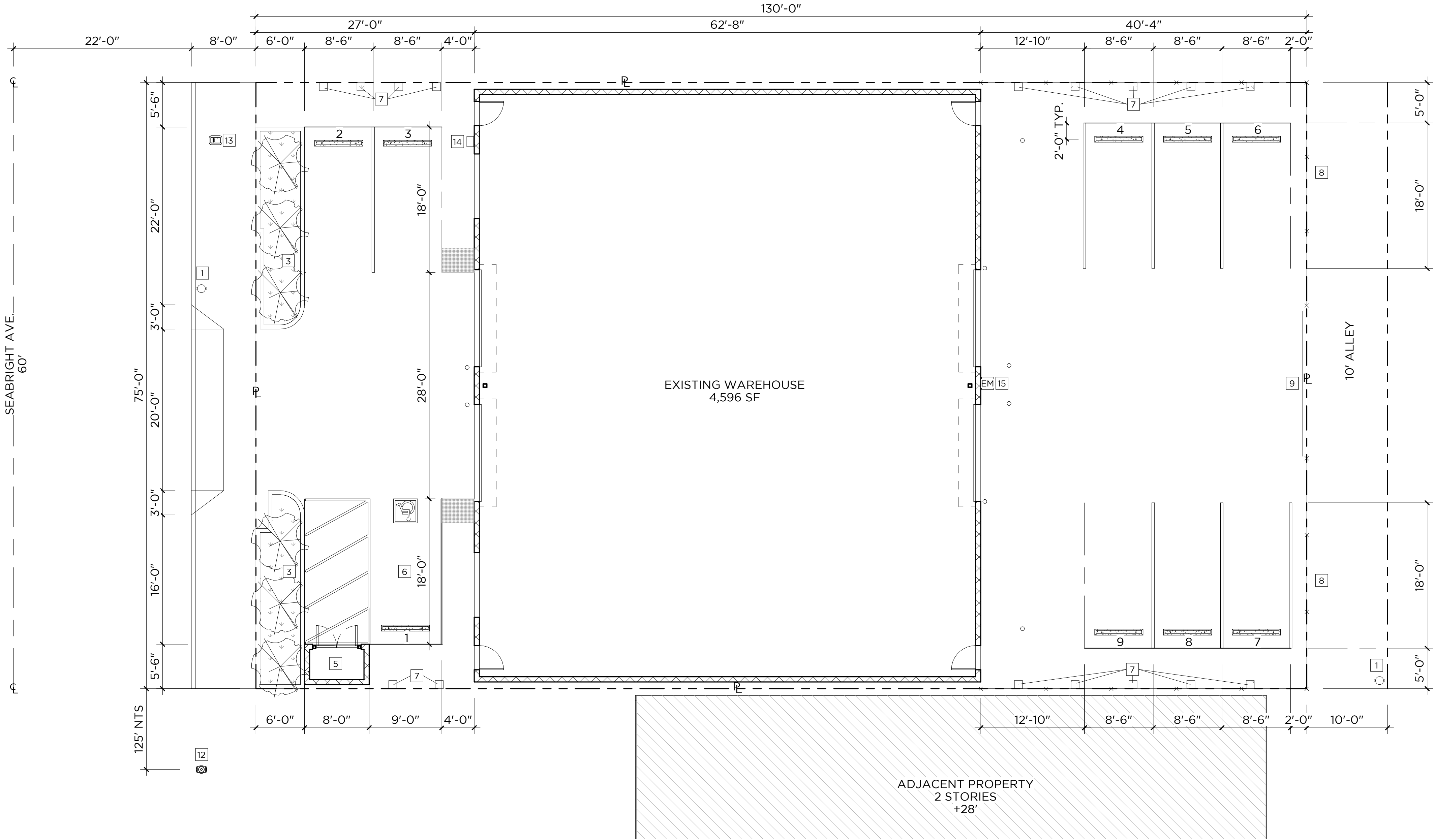
1837

DRAWING NAME

EXITING SITE PLAN



A3.0



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

EXISTING SITE PLAN 01



ADJACENT PROPERTY
SURFACE PARKING LOT

ID	NOTE
1	(E) UTILITY POLE
2	(N) 8' HIGH WROUGHT IRON FENCE
3	(E) GIANT BIRDS OF PARADISE TO BE REMOVED
4	(N) 20' X 8' ROLLING GATE
5	(E) TRASH ENCLOSURE
6	(E) ADA VAN ACCESSIBLE PARKING SPACE
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17	(E) WALL PACK LIGHT. SEE ELEVATIONS
18	(N) PHORMIUM "SUNDOWNER" NEW ZEALAND FLAX AND MULCH

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REV.	DESCRIPTION	DATE
1	CUP Resubmittal	4.1.19
2	CUP Truck Loading	4.16.19
3	CUP Site Improvements	5.3.19
4	CUP Landscape	6.5.19

SEAL



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DRAWN

JT

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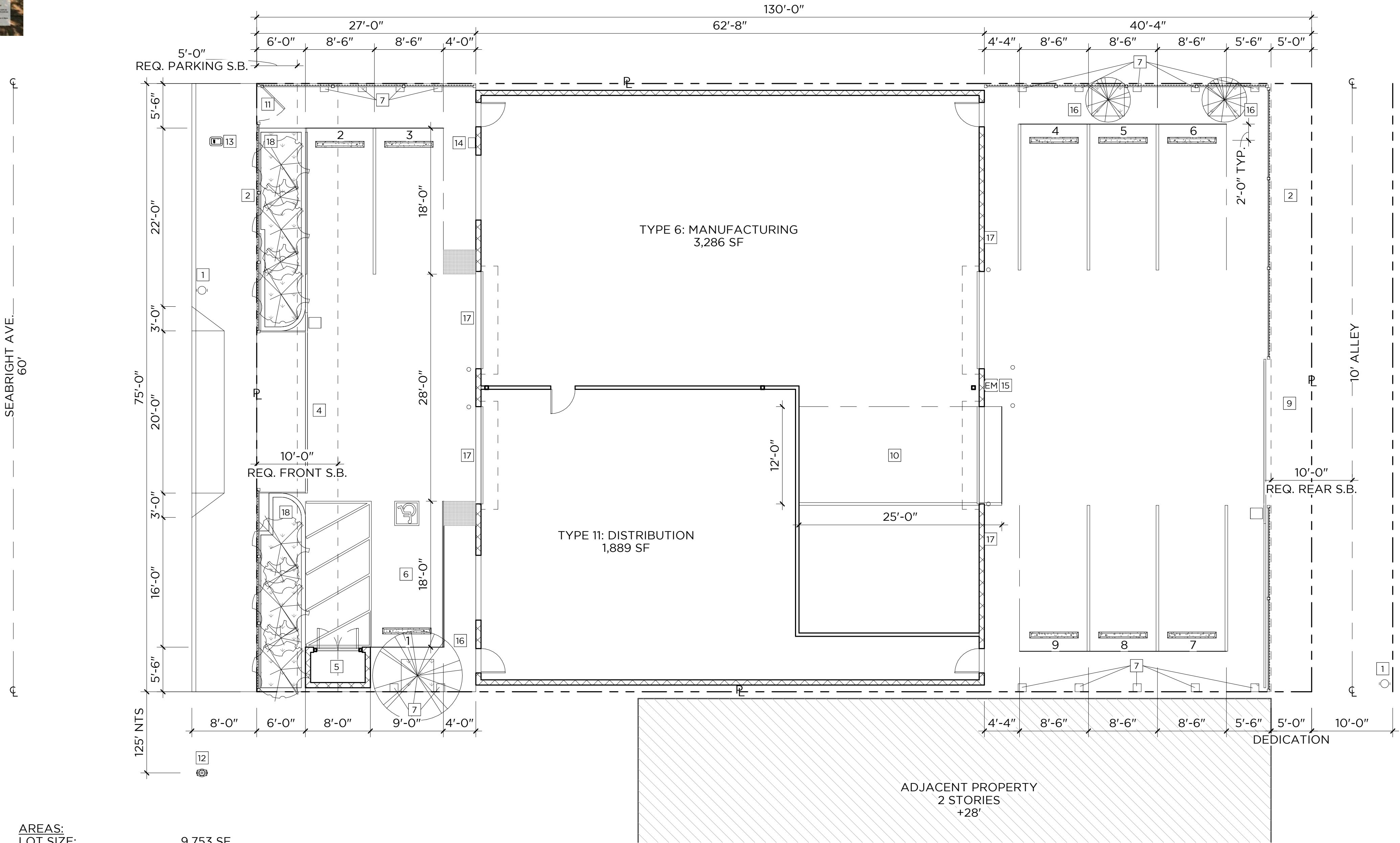
1837

DRAWING NAME

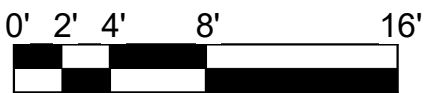
NEW SITE PLAN

A3.1

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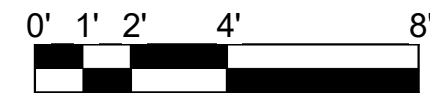


AREAS:	
LOT SIZE:	9,753 SF
LOT COVERAGE:	47.2%
BUILDING AREA:	5,509 SF
FLOOR AREA RATIO:	.56
PARKING:	
MANUFACTURING	3,286 SF X 2/1,000 SF=6.6
DISTRIBTUTION	1,889 SF X 2/1,000 SF=3.8
RESTROOMS	240 SF (NONE REQ'D)
STAIRS	94 SF (NONE REQ'D)
TOTAL	5,509 SF = 11 REQUIRED SPACES
PROVIDED	(10) 8.5' X 18' STANDARD
	(1) 9' X 18' VAN ACCESSIBLE
TOTAL	11 SPACES PROVIDED (2 NOT SHOWN FOR FUTURE ALLEY DEDICATION)
LOADING	3,001 SF - 10,000 SF = (1) 12' X 25'
PROVIDED	1 REDUCED TRUCK

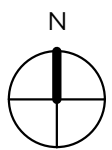


SCALE: 1/8" = 1'-0"

NEW SITE PLAN 01



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



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06.05.19

SCALE

1/4" = 1'-0"

DRAWN

JT

JOB #

1837

DRAWING NAME

EXISTING/DEMO FLOOR PLAN

A4.0


EXISTING/DEMO FLOOR PLAN 01

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

EXISTING/DEMO MEZZANINE 01

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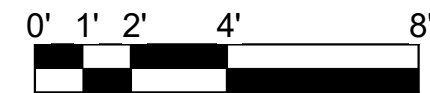
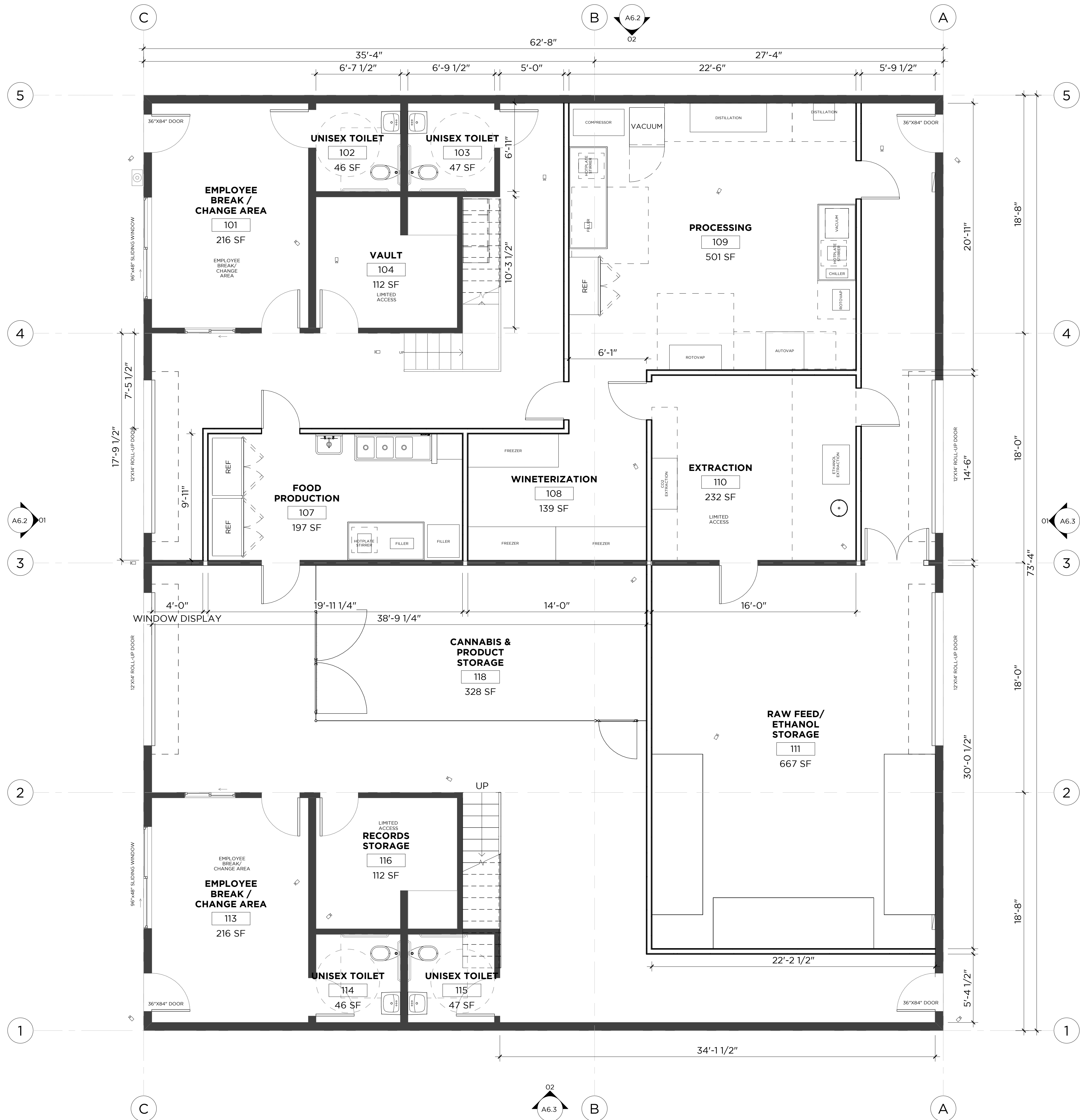
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DRAWING NAME

EXISTING MEZZANINE

A4.1

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

FLOOR PLAN 01

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2	CUP Truck Loading	4.16.19

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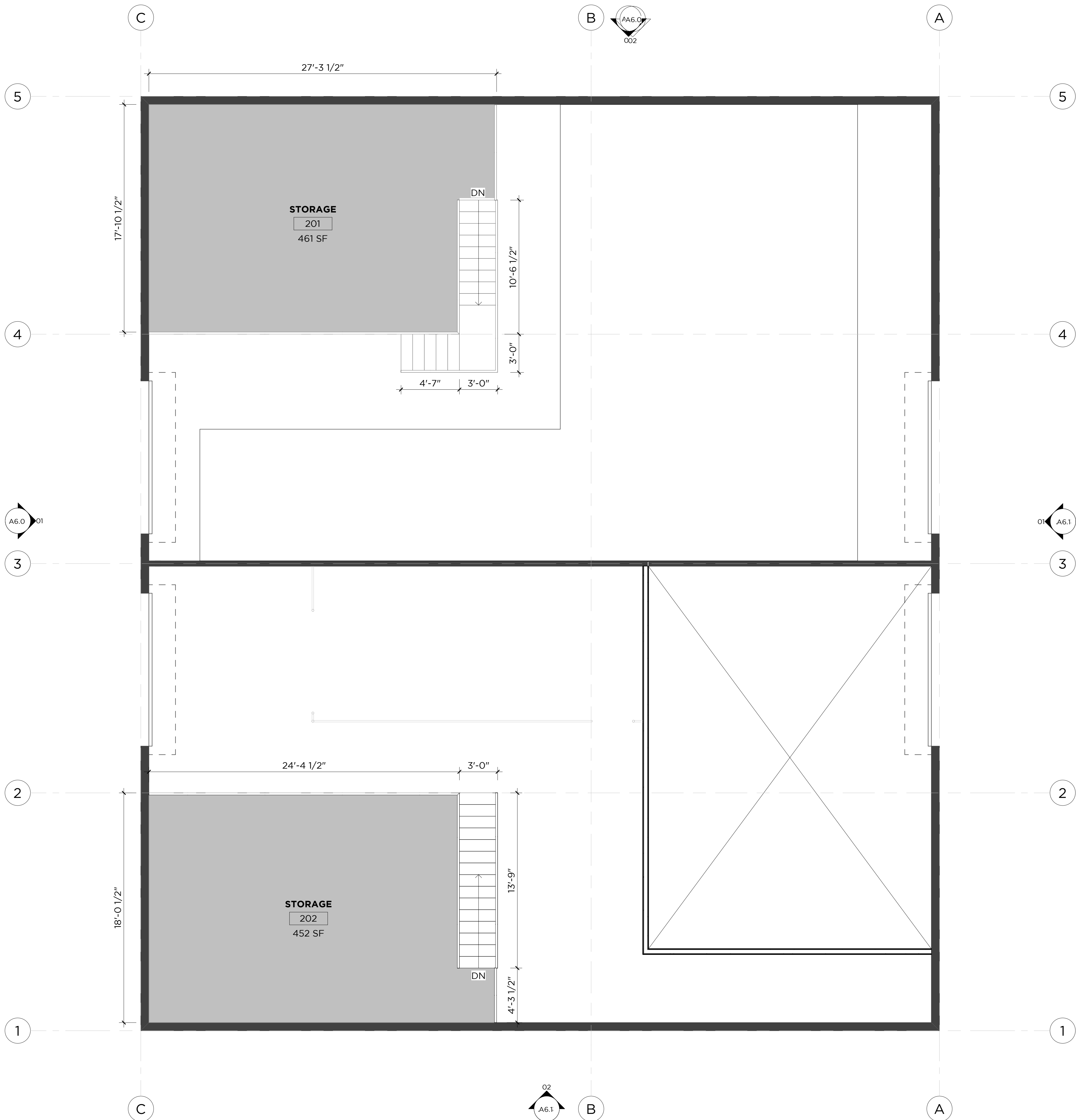
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DRAWING NAME

NEW FLOOR PLAN


A4.2

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

NEW MEZZANINE 01

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JOB #

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DRAWING NAME

NEW MEZZANINE

A4.3

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ID	NOTE
1	SMOOTH CMU, LIGHT GREY
2	SPLIT FACE CMU, LIGHT GREY
3	96" X 48" ALUMINUM WINDOW
4	12' X 14' METAL ROLL-UP DOOR
5	36" X 84" METAL DOOR



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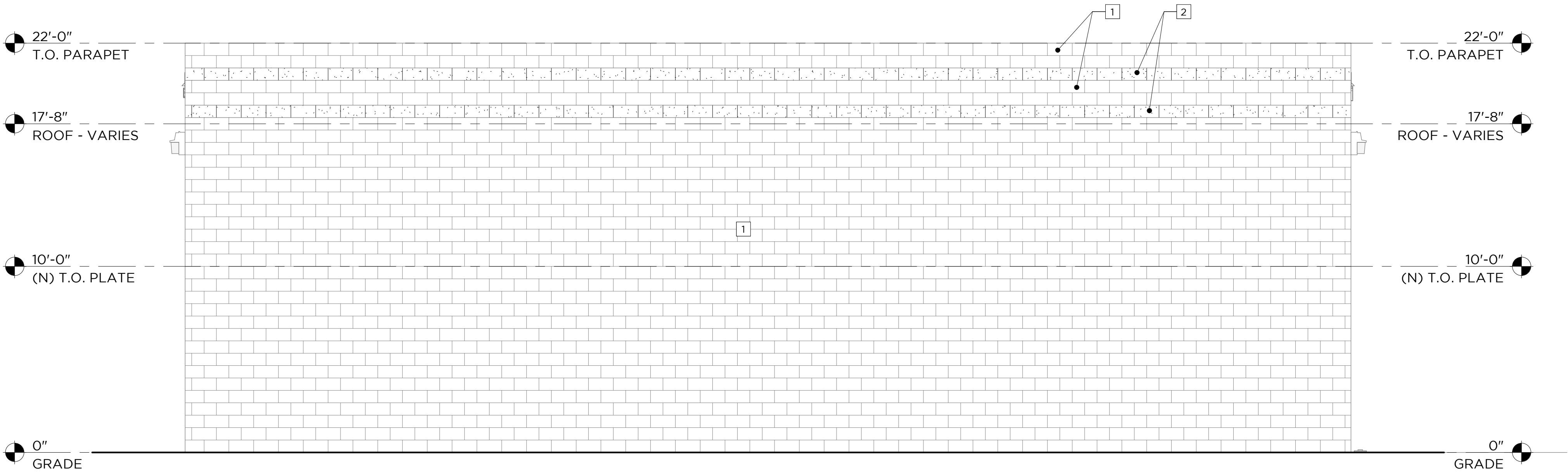
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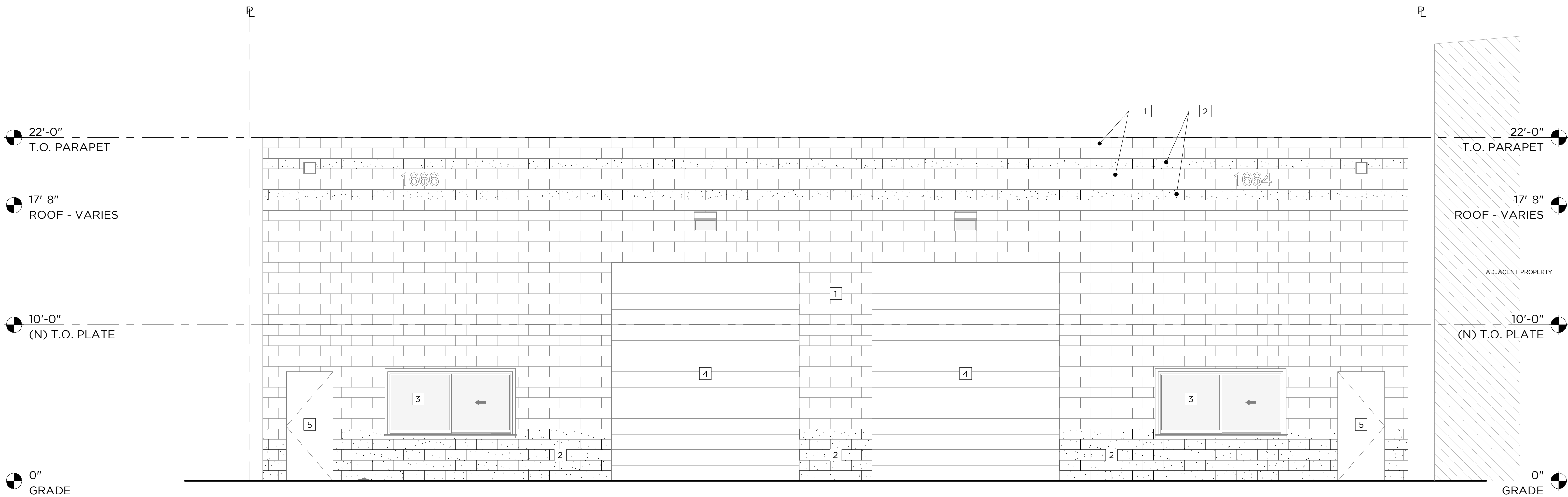
EXISTING/DEMO ELEVATIONS

A6.0



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

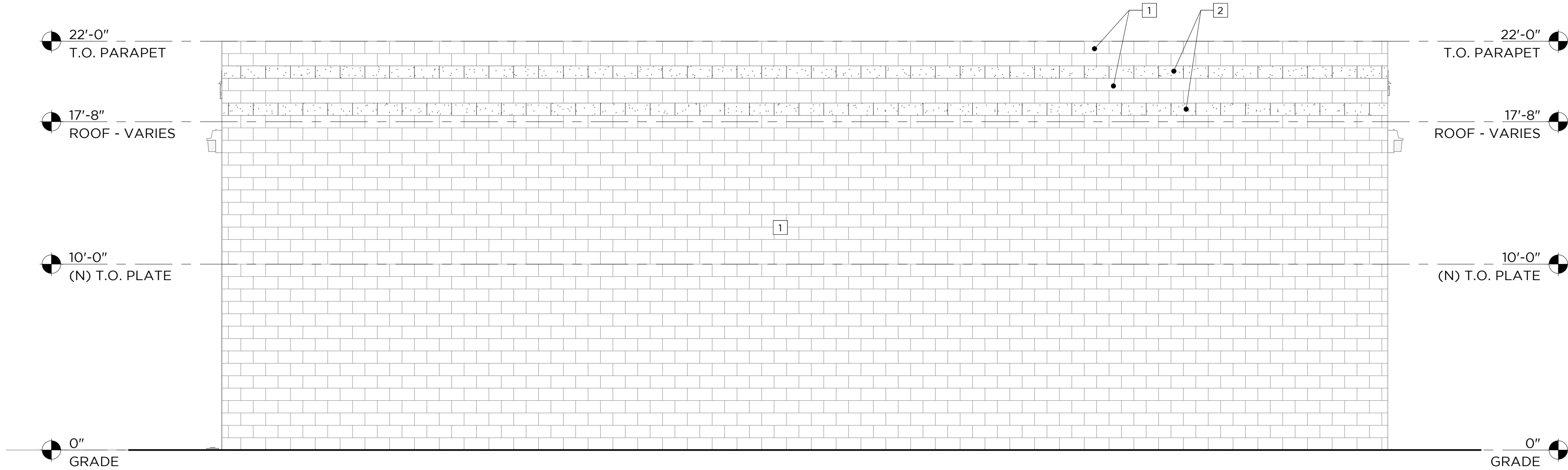
E/D NORTH ELEVATION 02



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

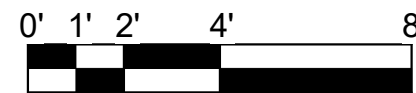
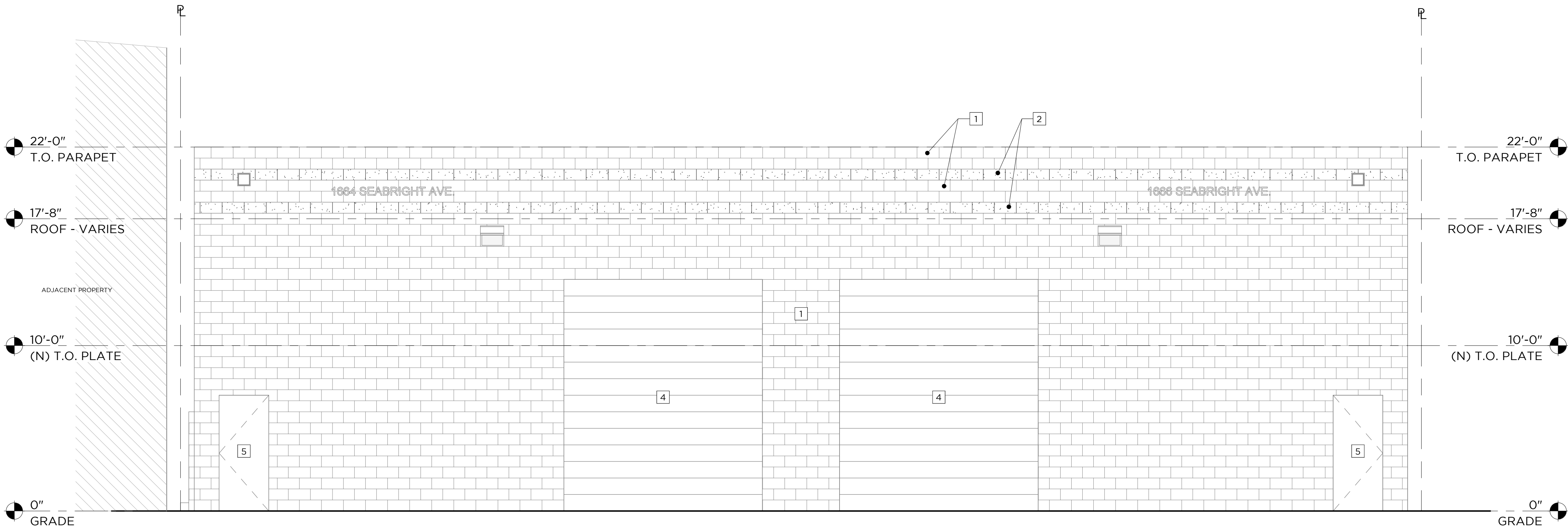
E/D WEST ELEVATION 01

ID	NOTE
1	SMOOTH CMU, LIGHT GREY
2	SPLIT FACE CMU, LIGHT GREY
3	96" X 48" ALUMINUM WINDOW
4	12' X 14' METAL ROLL-UP DOOR
5	36" X 84" METAL DOOR




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

E/D SOUTH ELEVATION 02



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

E/D EAST ELEVATION 01

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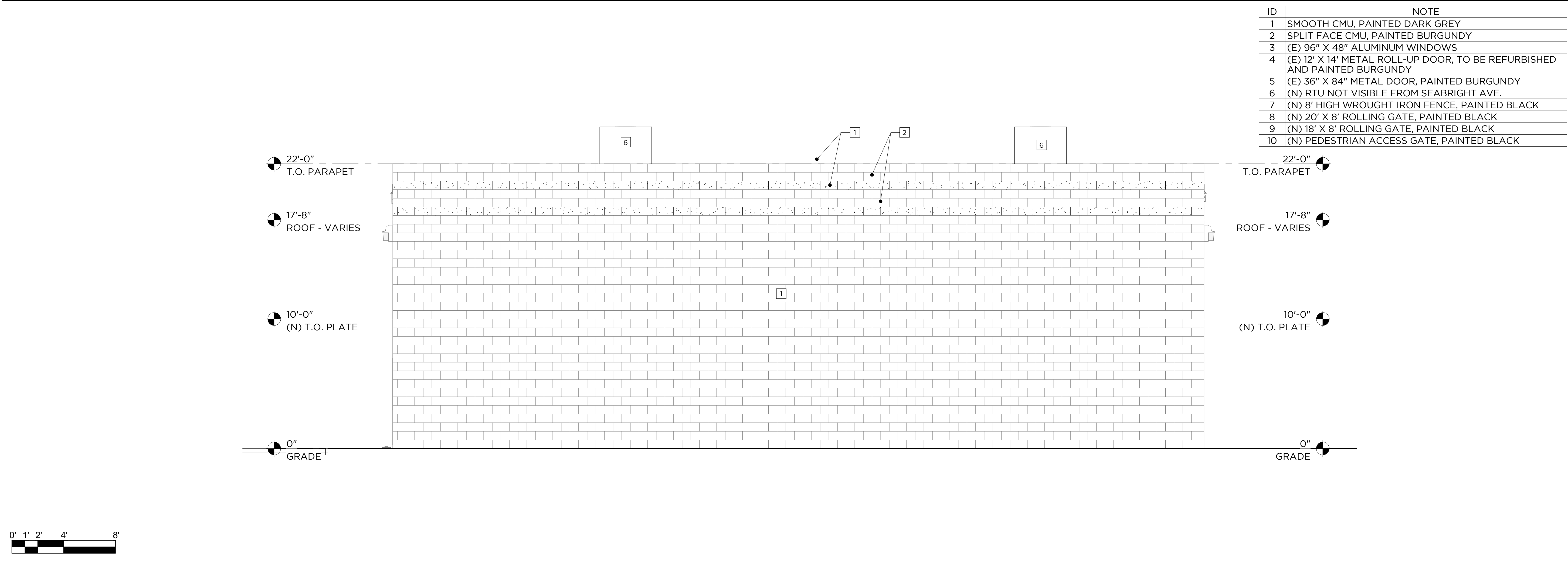
1837

DRAWING NAME

EXISTING/DEMO ELEVATIONS

A6.1

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ID	NOTE
1	SMOOTH CMU, PAINTED DARK GREY
2	SPLIT FACE CMU, PAINTED BURGUNDY
3	(E) 96" X 48" ALUMINUM WINDOWS
4	(E) 12' X 14' METAL ROLL-UP DOOR, TO BE REFURBISHED AND PAINTED BURGUNDY
5	(E) 36" X 84" METAL DOOR, PAINTED BURGUNDY
6	(N) RTU NOT VISIBLE FROM SEABRIGHT AVE.
7	(N) 8' HIGH WROUGHT IRON FENCE, PAINTED BLACK
8	(N) 20' X 8' ROLLING GATE, PAINTED BLACK
9	(N) 18' X 8' ROLLING GATE, PAINTED BLACK
10	(N) PEDESTRIAN ACCESS GATE, PAINTED BLACK

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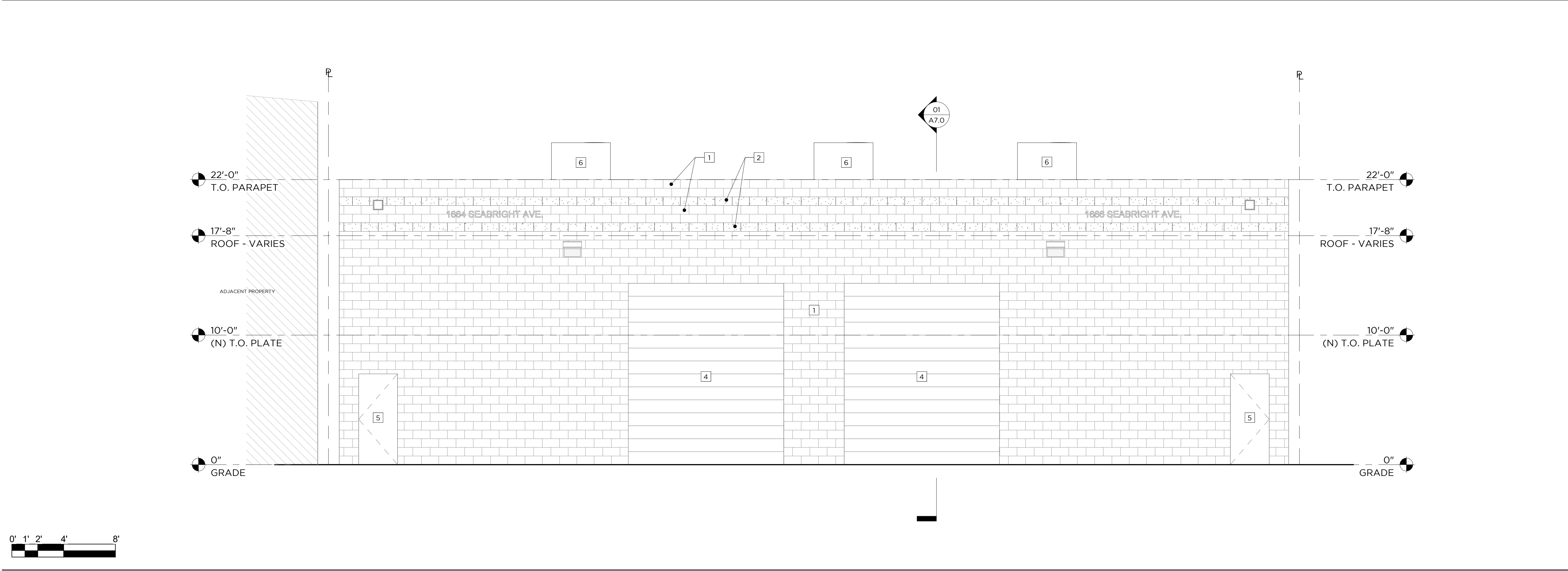
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1	CUP Resubmittal	4.1.19
3	CUP Site Improvements	5.3.19


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

SOUTH ELEVATION 02



ID	NOTE
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4	(E) 12' X 14' METAL ROLL-UP DOOR, TO BE REFURBISHED AND PAINTED BURGUNDY
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10	(N) PEDESTRIAN ACCESS GATE, PAINTED BLACK

SEAL



LAUREN ADAMS
C-30146
10.31.19
RENEWAL DATE
STATE OF CALIFORNIA

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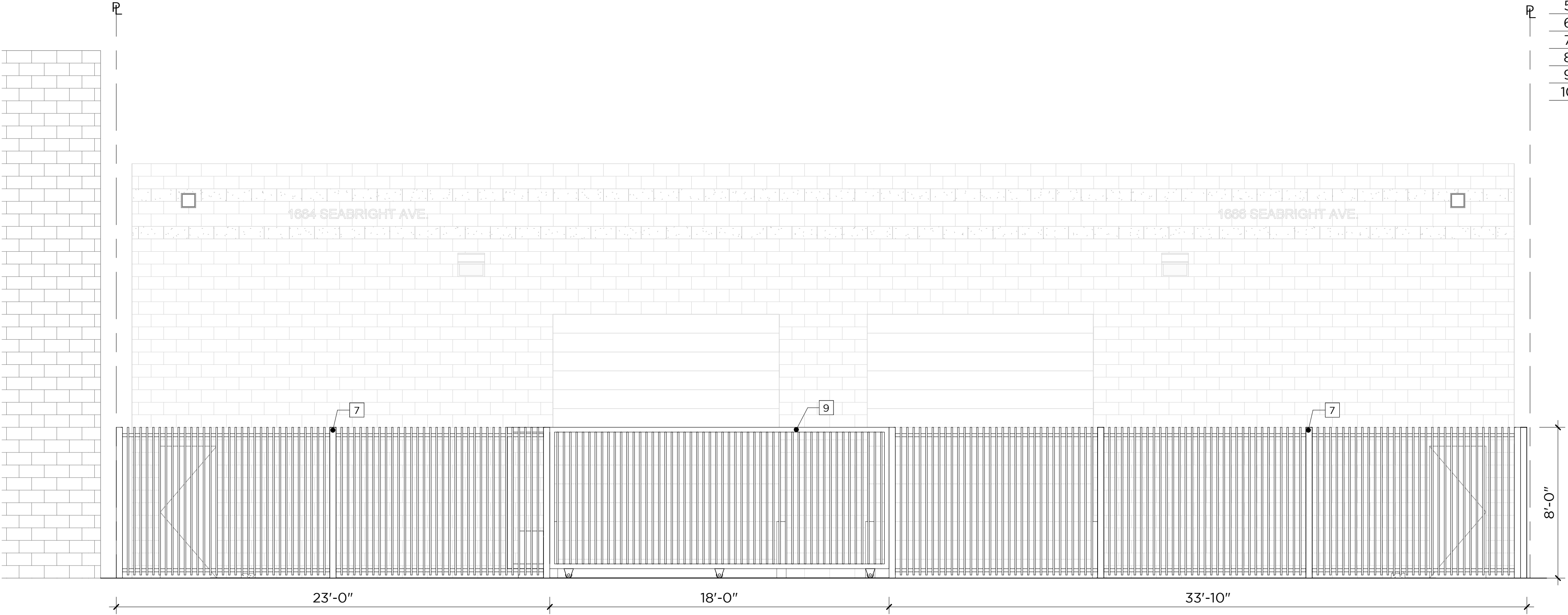
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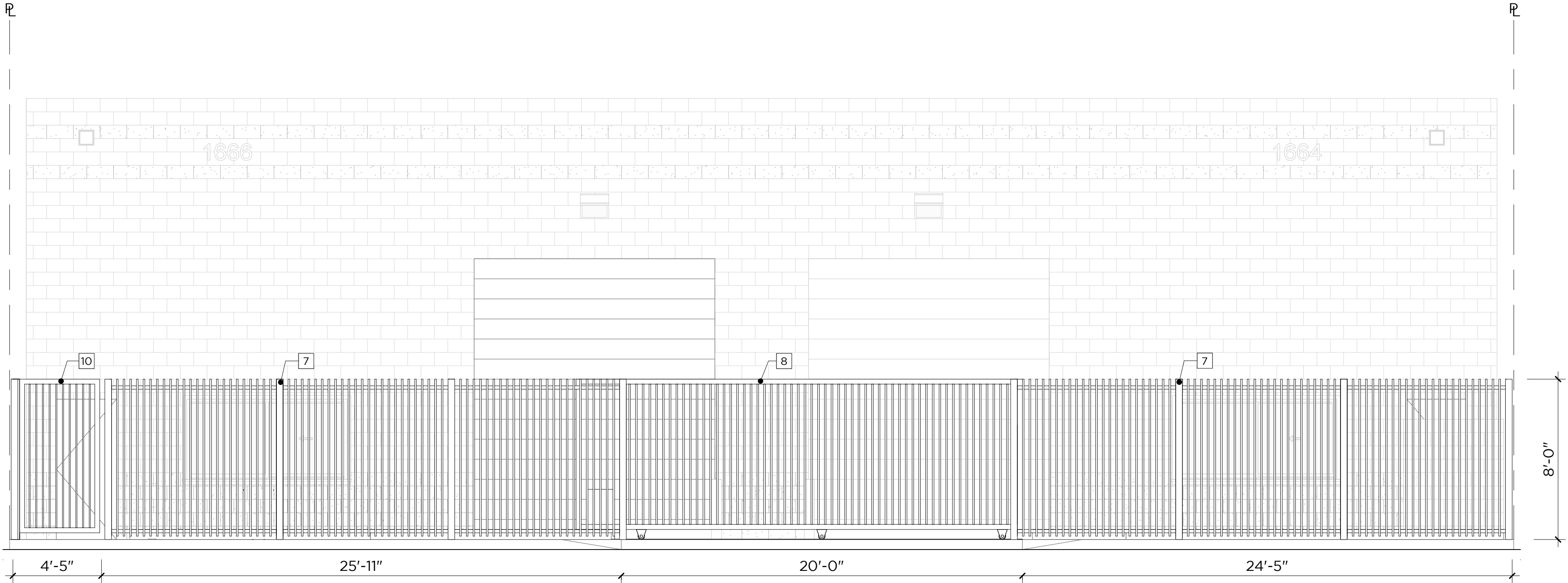
NEW ELEVATIONS

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5	(E) 36" X 84" METAL DOOR, PAINTED BURGUNDY
6	(N) RTU NOT VISIBLE FROM SEABRIGHT AVE.
7	(N) 8' HIGH WROUGHT IRON FENCE, PAINTED BLACK
8	(N) 20' X 8' ROLLING GATE, PAINTED BLACK
9	(N) 18' X 8' ROLLING GATE, PAINTED BLACK
10	(N) PEDESTRIAN ACCESS GATE, PAINTED BLACK




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

FENCE ALLEY ELEVATION 02



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

FENCE STREET ELEVATION 01

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TENANT

KMMK DISTRIBUTION INC.
1664 Seabright Ave.
Long Beach, CA 90813

REVISIONS

REV.	DESCRIPTION	DATE
3	CUP Site Improvements	5.3.19

SEAL


DISCLAIMER

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PROJECT NAME

EXTRACT HARMONY

DATE

06.05.19

SCALE

1/4" = 1'-0"

DRAWN

JT

JOB #

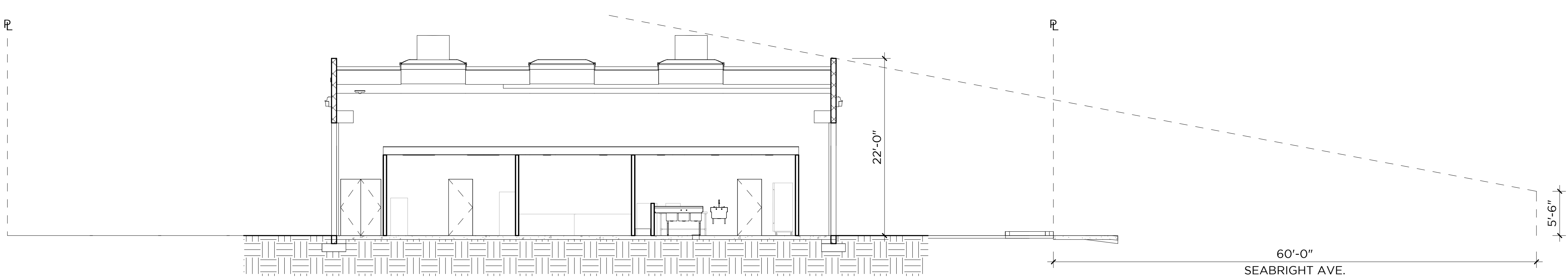
1837

DRAWING NAME

FENCE ELEVATIONS

A6.4


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

E-W CROSS SECTION 01

ARCHITECT



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PROJECT

EXTRACT HARMONY
1664 SEABRIGHT AVENUE
LONG BEACH, CA 90813

OWNER

DARRYL DELESKE
11771 St. Mark St.
Garden Grove, CA 92845


TENANT

KMMK DISTRIBUTION INC.
1664 Seabright Ave.
Long Beach, CA 90813

REVISIONS

REV.	DESCRIPTION	DATE
1	CUP Resubmittal	4.1.19

SEAL



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PROJECT NAME

EXTRACT HARMONY

DATE

06.05.19

SCALE

1/8" = 1'-0"

DRAWN

JT

JOB #

1837

DRAWING NAME

SECTION

A7.0

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