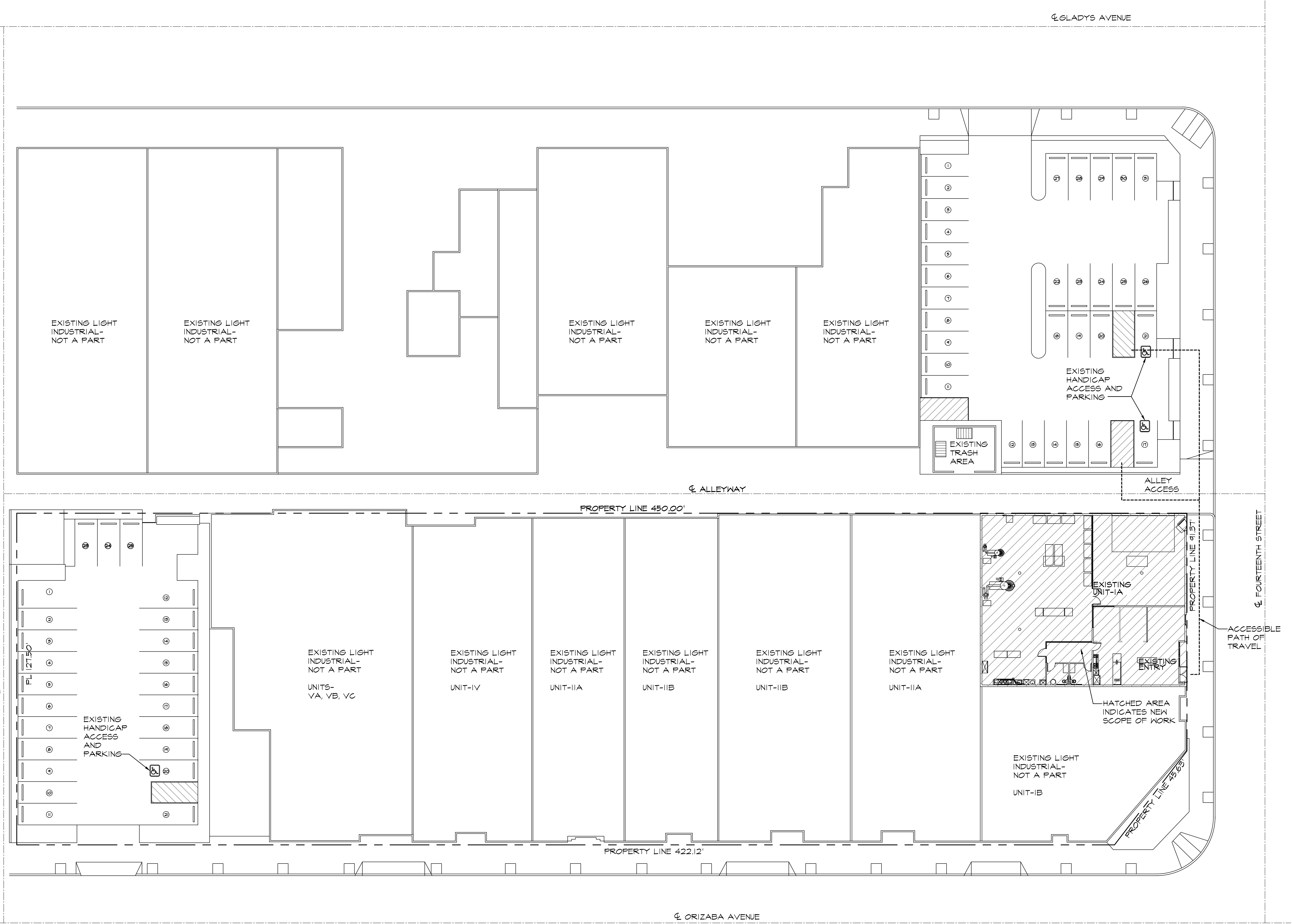
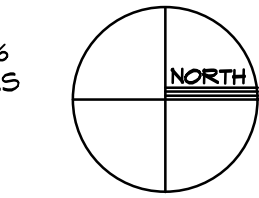


Attachment B



ACCESSIBILITY:
1. SITE AND PARKING IS CURRENTLY 100% ACCESSIBLE
2. INTERIOR T.I. AND EXISTING RESTROOMS TO REMAIN ARE 100% ACCESSIBLE. PROPOSED IMPROVEMENTS AS NOTED ON PLANS WILL NOT REQUIRE ANY ADDITIONAL ACCESSIBLE IMPROVEMENTS OR "UNREASONABLE HARDSHIP EXEMPTION".



SITE PLAN
SCALE 1/16"=1'-0"

SHEET INDEX:	
T-1	COVER SHEET / SITE PLAN/GENERAL INFORMATION
GN-1	GENERAL NOTES AND INFORMATION
A-1	FLOOR PLAN/ REFLECTED CEILING PLAN
A-2	ROOF PLAN/ OCCUPANT LOAD AND EXIT PLAN/
	FLOOR FINISH PLAN/ WALL FINISH PLAN
A-3	EXTERIOR ELEVATIONS/ SECTION/
	INTERIOR ELEVATIONS

BUILDING CODE DATA:	
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	NO
NUMBER OF STORIES:	ONE
GENERAL PLAN DESIGNATION:	NEO INDUSTRIAL
ZONING:	IL

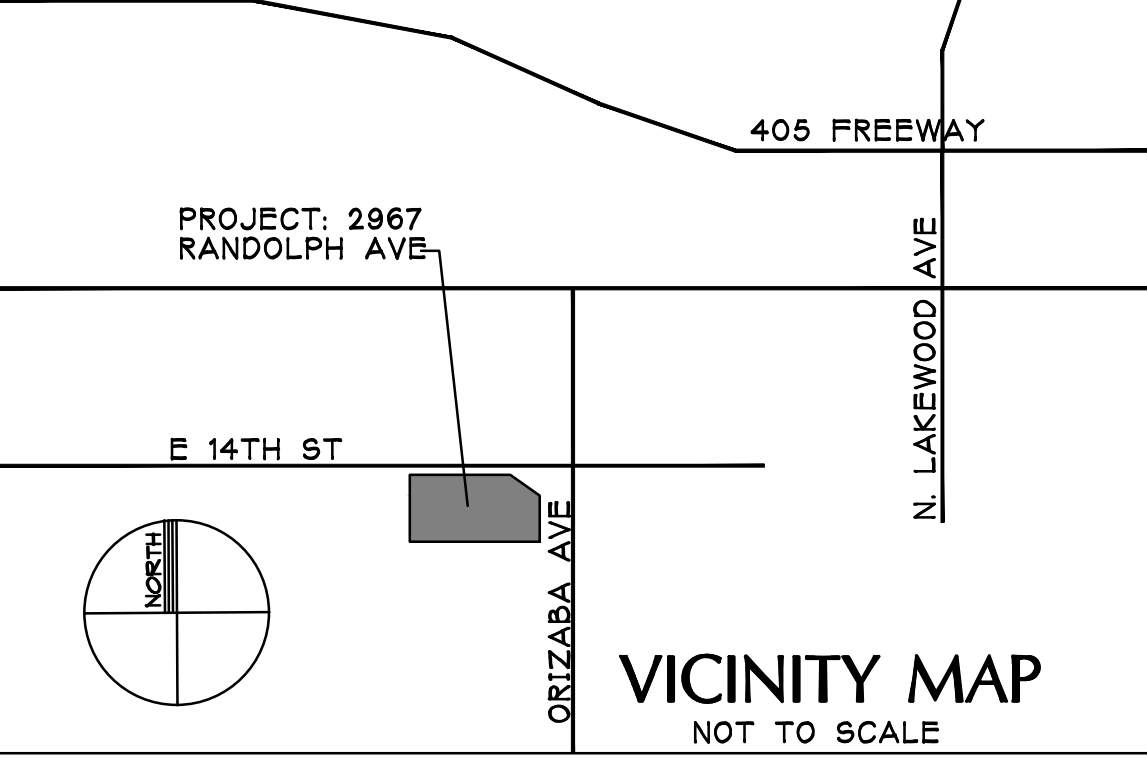
GOVERNING BODY:	
CITY OF LONG BEACH, CALIFORNIA	
APPLICABLE CODES:	
2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA PLUMBING CODE	
2019 CALIFORNIA FIRE CODE	
2019 CALIFORNIA ELECTRIC CODE	
2019 CALIFORNIA T-24 ENERGY CONSERVATION REGULATIONS	
ALL LOCAL CODES, AMENDMENTS, AND CITY ORDINANCE	
DEFERRED SUBMITTALS	

PROJECT SCOPE	
1. INTERIOR TENANT IMPROVEMENT OF EXISTING SHELL SPACE. NO ADDITIONAL SQUARE FOOTAGE.	
2. USE EXISTING SITE PARKING AND ACCESS.	
3. NEW GLASS PARTITION WALLS AND WINDOWS TO SEPARATE WAREHOUSE.	
4. DEMO WORKSPACE WALLS AT NEW RETAIL AREA.	
5. NEW MANUFACTURED COFFEE BEAN ROASTERS.	
6. PROVIDE NEW FLOOR DRAINS, PLUMBING CONNECTIONS, AND POWER CONNECTIONS FOR CAFE SERVING TABLE.	
7. NEW KET AREA WITH FIXTURES AND APPLIANCES.	

PROJECT PARTICIPANTS	
OWNER	Common Room Roasters Ed Moffatt and Michael Hobbs 2452 East 14th Street Long Beach, California 90804 (444) 922-8361
ARCHITECT	David L. Bailey Architect, Inc. 23183 La Cadena, Suite 101 Laguna Hills, CA 92653 (949) 513-1050 ph License #C21404

PARKING CALCULATIONS:	
EXISTING / APPROVED:	
• TOTAL SPACE = 5,031 SQFT	
• RESTROOMS = 152 SQFT	
• TOTAL SFA = 4,885 @ 211,000 = 9.71 SPACES	
• APPROVED OFFICE SPACE + 25% OF BUILDING AREA = 719 SQFT REQUIRED AT ADDITIONAL 2 SPACES, PROVIDED AS PART OF PARKING ADDED WITH REMODEL AND CONDO MAP	
• TOTAL GRANDFATHERED PLUS ADDED PARKING: 11.71 SPACES	
PROPOSED:	
• WAREHOUSE = 1,217 SQFT @ 111,000 = 1.2 SPACES	
• ROASTING / PACKAGING = 2,619 SQFT @ 211,000 = 5.3 SPACES	
• COFFEE BAR / RETAIL = 1,049 SQFT @ 411,000 = 4.2 SPACES	
• TOTAL REQUIRED = 10.7 SPACES	
• 10.7 < 11.71; NO ADDITIONAL PARKING REQUIRED	

AREA CALCULATIONS	
UNIT A:	
NEW WAREHOUSE / SHIPPING AREA:	1,217 Sq. Ft.
NEW PACKAGING / BAGGING AREA:	2,619 Sq. Ft.
EXISTING RESTROOMS:	152 Sq. Ft.
NEW COFFEE BAR / RETAIL AREA:	899 Sq. Ft.
NEW SEATING AREA:	150 Sq. Ft.
TOTAL INTERIOR AREA:	5,031 Sq. Ft.
TOTAL UNIT-A BUILDING:	5,275 Sq. Ft.
March 14, 2022	



David L. Bailey
ARCHITECT, INC.

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Laguna Hills, CA 92653
Cell: 949-573-1050
E-Mail: david@dlbarch.com

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#	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PROJECT NAME
COMMON ROOM ROASTERS
2952 East 14th Street
Long Beach
California 90804
(949) 922-8361

SHEET TITLE
TITLE SHEET

PROJECT NO.	22014
DATE	March 22, 2022
SCALE	AS REFERENCED

T-1

Planning Review 3/22/2022

THESE DRAWINGS ARE NOT AUTHORIZED FOR CONSTRUCTION UNLESS STAMPED WITH DAVID L. BAILEY STATE LICENSED ARCHITECT SEAL

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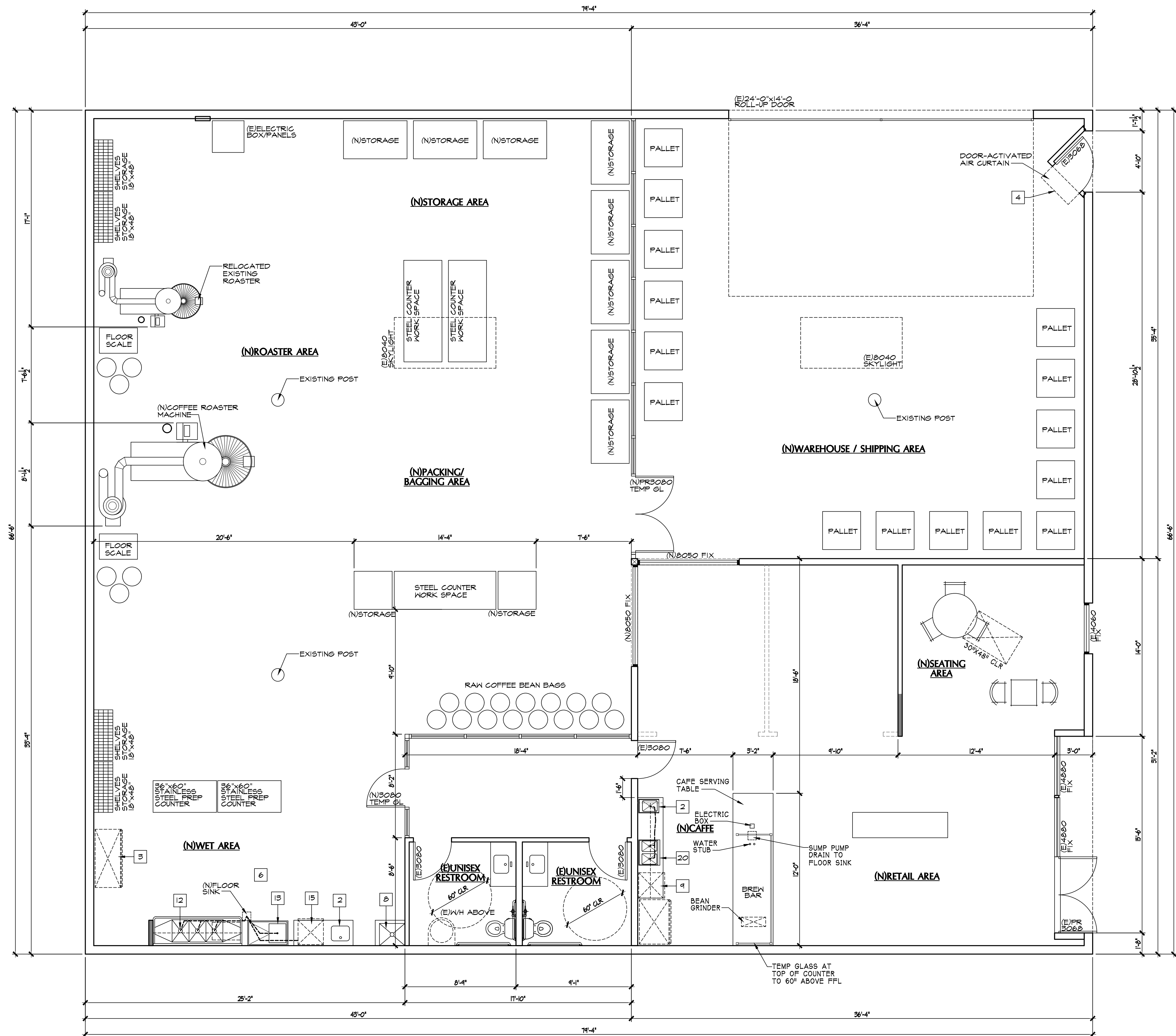
#	REVISION	DATE

PROJECT NAME
COMMON ROOM ROASTERS
2952 East 14th Street
Long Beach
California 90804
(949) 922-8361

SHEET TITLE
**FIRST FLOOR
FLOOR PLAN**

PROJECT NO. 22014
DATE March 22, 2022
SCALE AS REFERENCED

A-1



FLOOR PLAN

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

FIXTURE SCHEDULE							REMARKS
ITEM NUMBER	QTY	ITEM DESCRIPTION	MANUFACTURER	MODEL NUMBER	FURNISH	INSTALLED	
1	1	FREEZER	EVEREST	ESP2	GC	GC	150V, 60 HZ, 15, 12A
2	1	HAND SINK	ADVANCE TABCO	DI-110SP	GC	GC	DROP-IN SINK WITH GOOSENECK FAUCET AND WRIST BLADES
3	1	REFRIGERATOR	TRUE	T-44-HC 55"	GC	GC	TWO SECTION SOLID DOOR REACH IN REFRIGERATOR
4	1	AIR CURTAIN	MARS	STD2	GC	GC	REFER TO MECHANICAL DRAWINGS
5	1	FLOOR DRAIN	JOSAM	302-36AJ	GC	GC	JOSAM 302-36AJ, 6" DIAMETER FOR RESTROOM OR KITCHEN
6	1	FLOOR SINK	JOSAM	302-36AJ	GC	GC	JOSAM 302-36AJ, 6" DIAMETER FOR RESTROOM OR KITCHEN
7	1	TRAP PRIMER	ZURN	Z-1022	GC	GC	ZURN AUTOMATIC TRAP PRIMER Z-1022
8	1	EXISTING VERTICAL					
9	1	REFRIGERATOR UNDERCOUNTER	MANITOWOC	UR-0310A	GC	GC	30" AIR COOLED UNDER COUNTER REGULAR SIZE ICE CUBE MACHINE WITH 100 LB BIN
10	1	REFRIGERATOR UNDERCOUNTER	TRUE	TLC-21-UP-HC LH 21"	GC	GC	
11	1	ELECTRIC WATER HEATER	AO SMITH	DSE	GC	GC	AO SMITH COMMERCIAL ELECTRIC WATER HEATERS
12	1	3-COMP SINK	ADVANCE TABCO	FG-3-1620	GC	GC	10"x14"x10" COMPARTMENTS, TWO DRAINBOARDS, 84"
13	1	PREP SINK	JOHN BOOS	FB1618-ID18	GC	GC	ONE COMPARTMENT W/ LEFT SIDE DRAINBOARD
14	1	BEAN ROASTER	JOPER	BPR15	GC	GC	140,000 BTU, 6/10 AMP, 208V/60HZ/3
41 LINEAL FEET OF STORAGE RACKS (205 LIN FEET OF TOTAL SHELF SPACE)							

FIXTURE SCHEDULE							REMARKS
ITEM NUMBER	QTY	ITEM DESCRIPTION	MANUFACTURER	MODEL NUMBER	FURNISH	INSTALLED	
15	1	DISHWASHER	JET-TECH	F-16	GC	GC	UNDER-COUNTER DISHWASHER MUST HAVE 4-6" ROUND LEGS
16	1	BEAN GRINDER	MAHLKÖNG	EKG-45	GC	GC	
17	1	COFFEE GRINDER	MAZZER	KORY DOSE	GC	GC	
18	1	ESPRESSO MACHINE	LA MARZOCCO	STRADA EP	GC	GC	
19	1	TANKLESS WATER HEATER	NORITZ	N-GB41MG	GC	GC	MAX INPUT: 189,000 BTU/H, MAX OUTPUT: 186,000 BTU/H
20	1	2-COMP SINK	ADVANCE TABCO	DBS-3	GC	GC	DROP IN SINK, 10"x14"x10" COMPARTMENTS, 6" SPLASH GUARDS WILL BE FITTED
41 LINEAL FEET OF STORAGE RACKS (205 LIN FEET OF TOTAL SHELF SPACE)							
FLOOR PLAN KEY							
EXISTING PRE-CAST CONCRETE WALL							
NEW 2x4 STUDS AT 16" O.C. MAX UNO. ON STRUCTURAL DRAWINGS							
NEW 2x6 STUDS AT 16" O.C. MAX UNO. ON STRUCTURAL DRAWINGS PROVIDE 5/8" TYPE-X GYPSUM BOARD ON INTERIOR SIDE AND 7/8" THICK 5 COAT PLASTER ON EXTERIOR SIDE FOR 1-HR EXTERIOR WALL CONSTRUCTION							
NEW SOFFIT OR DROPPED CEILING AT HEIGHT NOTED ON PLAN							
DEMO EXISTING WALL AND OPENING							
AREA CALCULATIONS							
UNIT A:							
NEW WAREHOUSE / SHIPPING AREA:						1,217	Sq. Ft.
NEW PACKAGING / BAGGING AREA:						2,619	Sq. Ft.
EXISTING RESTROOMS:						152	Sq. Ft.
NEW COFFEE BAR / RETAIL AREA:						899	Sq. Ft.
NEW SEATING AREA:						150	Sq. Ft.
TOTAL INTERIOR AREA:						5,037	Sq. Ft.
TOTAL UNIT-A BUILDING:						5,275	Sq. Ft.
March 14, 2022							

Planning Review 3/22/2022

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