

BJ'S TAVERN + TAKE-OUT

Remodel of an Existing Tenant Space

January 7, 2020

Index

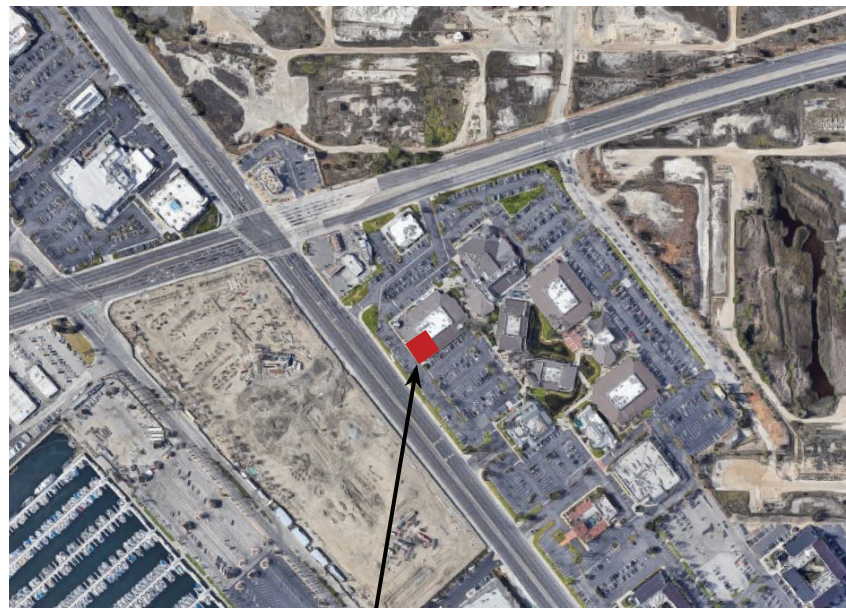
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| Site Plan | 2 |
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| Exterior Elevations | 5 |
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LONG BEACH MARKETPLACE PARKING ANALYSIS

| Suite | Tenant | Tenant Sq Ft | Parking Ratio | PARKING SPACES REQUIRED |
|-----------------------------|--------------------------------------|----------------|---------------|-------------------------|
| General Retail | | | | |
| A-1 | California Pizza Kitchen | 5,004 | 5:1000 | 25.0 |
| A 2-3 | Vacant | 3,785 | 5:1000 | 18.9 |
| A-4 | Vacant | 600 | 5:1000 | 3.0 |
| A-5 | Healthy Spot LLC | 2,703 | 5:1000 | 13.5 |
| A-6 | Pacific Dental | 2,978 | 5:1000 | 14.9 |
| A-7a | BJ's Tavern (4500 SF + 980 SF patio) | 5,480 | 5:1000 | 27.4 |
| A-7b | Vacant (Aaron Brothers) | 1,950 | 5:1000 | 9.8 |
| B-1 | Beverage & More | 6,152 | 5:1000 | 30.8 |
| B-2 | Playa Amor | 1,721 | 5:1000 | 8.6 |
| C-1 | Go Wireless, Inc. | 1,000 | 5:1000 | 5.0 |
| C-2 | J's Cleaners | 1,000 | 5:1000 | 5.0 |
| C-4 | Corneria Bank | 3,498 | 5:1000 | 17.5 |
| C-5&6 | Veggie Grill | 2,521 | 5:1000 | 12.6 |
| C-7 | Barre Releve | 2,090 | 5:1000 | 10.5 |
| C-9 | Vacant | 2,325 | 5:1000 | 11.6 |
| C-10 | Wahoo's Fish Taco | 2,326 | 5:1000 | 11.6 |
| E-1A | Nekter Juice Bar | 964 | 5:1000 | 4.8 |
| E-1B | My Fit Foods, LLC | 970 | 5:1000 | 4.9 |
| E-1C | Creative Bakery | 1,739 | 5:1000 | 8.7 |
| E-2 | The Coffee Bean | 546 | 5:1000 | 2.7 |
| E-3 | Tierre Madre | 614 | 5:1000 | 3.1 |
| E-4 | The Mail Box | 800 | 5:1000 | 4.0 |
| E-5 | D'Aversa Salon | 1,780 | 5:1000 | 8.9 |
| E-6 | D'Aversa Salon Expansion | 1,680 | 5:1000 | 8.4 |
| E-7 | Long Beach Market Nail & Spa | 1,160 | 5:1000 | 5.8 |
| E-8 | Sanctuary Spa | 840 | 5:1000 | 4.2 |
| E-9 | Vacant | 1,194 | 5:1000 | 6.0 |
| E-10 | Chaussure | 3,326 | 5:1000 | 16.6 |
| E-11 | Vacant | 2,452 | 5:1000 | 12.3 |
| F-1 | Bungalow Bay | 2,820 | 5:1000 | 14.1 |
| F-2 | Vacant | 2,220 | 5:1000 | 11.1 |
| F-3 | Vacant | 1,800 | 5:1000 | 9.0 |
| G-1 | Corner Bakery | 3,180 | 5:1000 | 15.9 |
| G-2A | James D. Leo M.D., Inc. | 1,261 | 5:1000 | 6.3 |
| G-2B | Ahmed Sadek, DDS | 1,525 | 5:1000 | 7.6 |
| G-3 | Vacant | 1,200 | 5:1000 | 6.0 |
| H-1 | Purple Yoga | 2,400 | 5:1000 | 12.0 |
| H-2 | Belmont Naturals | 1,000 | 5:1000 | 5.0 |
| H-6 | Fit & Style | 1,400 | 5:1000 | 7.0 |
| H-7 | John Garey Pilates Studio | 5,810 | 5:1000 | 29.1 |
| H-9 | Long Beach Urgent Care | 2,195 | 5:1000 | 11.0 |
| H-10 | Adam Lee Sandehi Chiropractic | 1,800 | 5:1000 | 9.0 |
| H-11 | Nomad Chinese Bistro | 3,800 | 5:1000 | 19.0 |
| PAD | United Artists Theater | 20,032 | 5:1000 | 100.2 |
| PAD | Trader Joe's | 10,000 | 5:1000 | 50.0 |
| PAD | Trader Joe's Expansion | 1,411 | 5:1000 | 7.1 |
| Total General Retail | | 127,052 | | 635.3 |

| Suite | Tenant | Tenant Sq Ft | Seating Area | Seating | PARKING SPACES REQUIRED |
|--|---|----------------|---------------|---------------|-------------------------|
| Detached Dining | | | | | |
| PAD | Claim Jumper | 11,630 | Dining | 248 | |
| | | | Lounge | 132 | |
| | | | Total | 380 | |
| PAD | Ruby's Diner | 6,370 | Dining | 189 | |
| | | | | | |
| | | | Total | 189 | |
| PAD | Vacant (El Torto) | 10,113 | Dining #1 | 56 | |
| | | | Dining #2 | 30 | |
| | | | Dining #3 | 40 | |
| | | | Dining #4 | 55 | |
| | | | Bar | 90 | |
| | | | | | |
| J-1 | Vacant - (Tilted Kilt) | 6,656 | Dining | 156 | |
| | | | Bar/Game Room | 44 | |
| | | | Patio | 40 | |
| | | | Total | 240 | |
| Total All Detached Dining | | 34,769 | | 1080 | |
| Parking Analysis - General Retail + Detached Dining | | | | | |
| | Description | Total SF | Parking ratio | Total Seating | Total Parking |
| | Total General Retail | 127,052 | 5:1000 | N/A | 635.26 |
| | Total Detached Dining | 34,769 | 5:1000 | 1080 | 173.85 |
| | Total Gen Retail + Detached Dining | 161,821 | | | 809.11 |
| | Required Parking | | | | 809.11 |
| | Available Parking | | | | |
| | Regular Stalls | | | 929 | |
| | Handicap Stalls | | | 31 | |
| | Total Parking Available | | | | 960.00 |
| | Available/Deficit | | | | 150.90 |
| | Include Reciprocal/Shared Parking on City parcel | | | | 176.00 |
| | Available Parking Inclusive of Reciprocal Shared Parking | | | | 326.90 |

Zoning: PD-1
General Retail must be > than restaurant
Parking count provided per site visit as of 7/6/17



PROJECT SITE

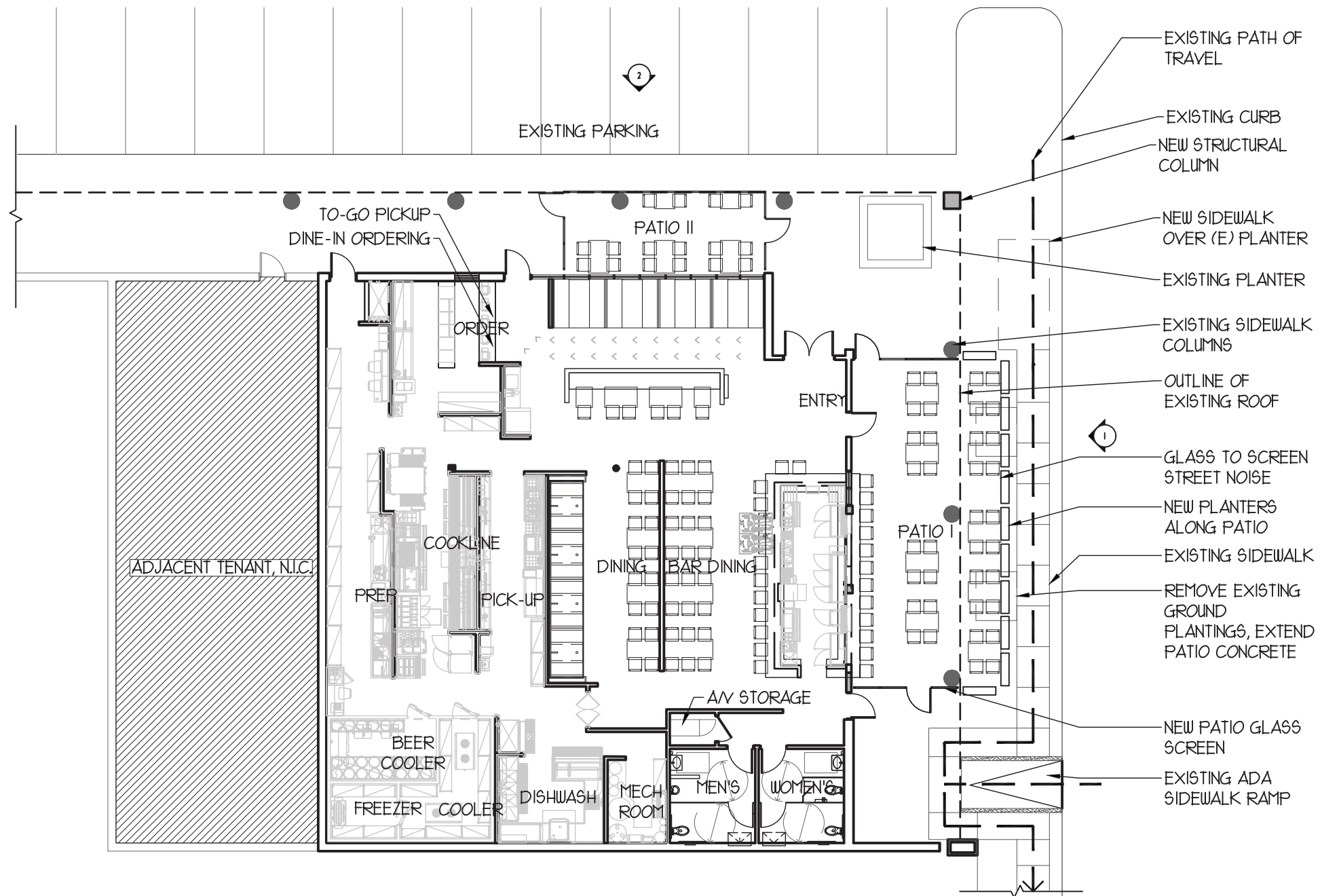


Site Plan & Parking Annalysis

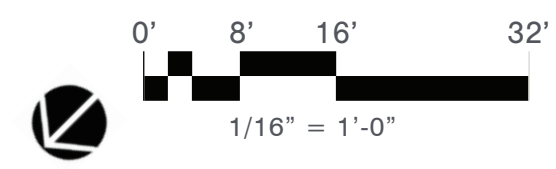
BJ's Tavern + Take-Out | Long Beach, California | January 7, 2020

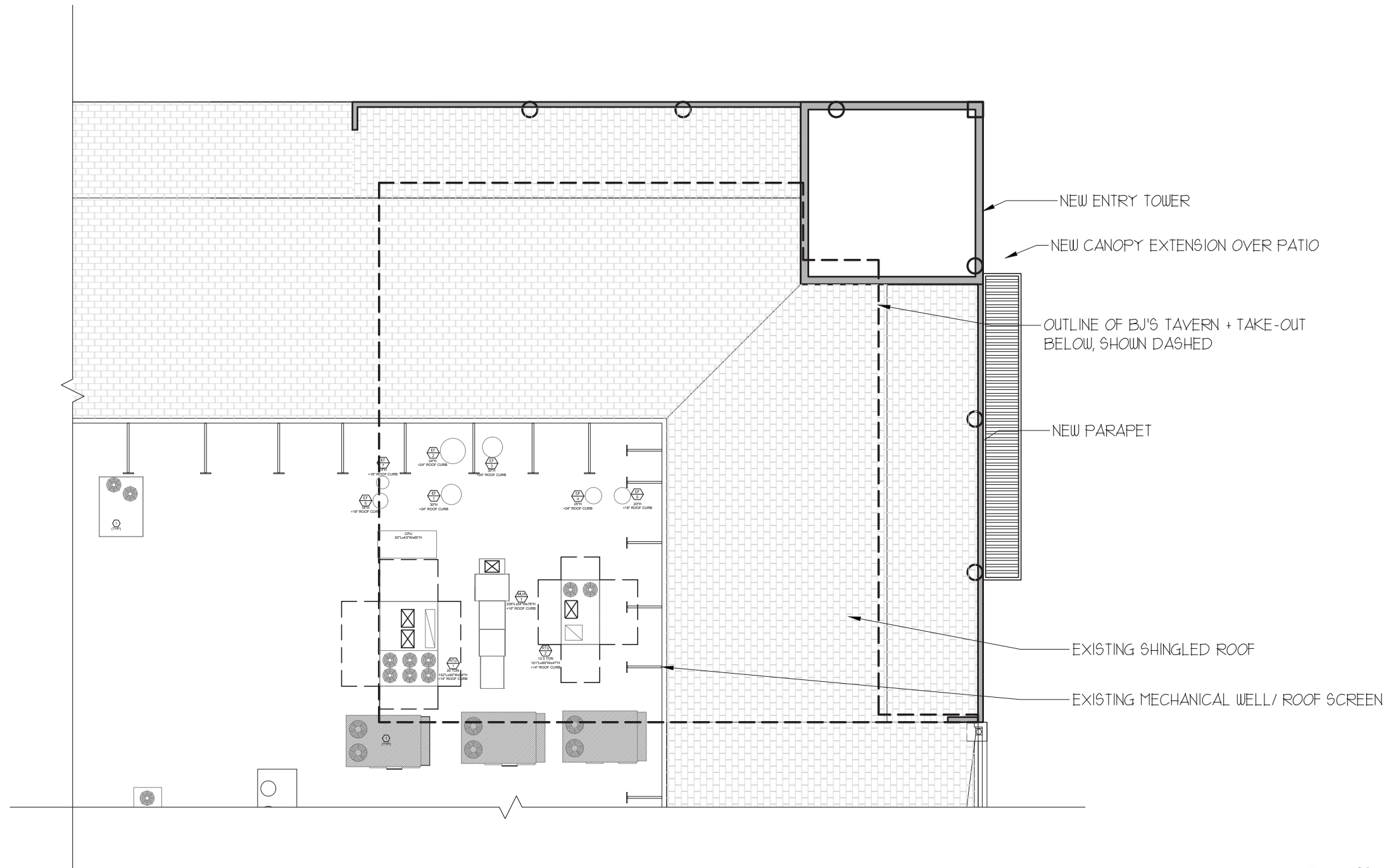
BJ'S
TAVERN + TAKE-OUT

1':60'
aria
GROUP



| SEATING COUNT | |
|---|------------|
| | SEATS |
| DINING | 68 |
| BAR DINING | 24 |
| BAR COUNTER | 13 |
| TOTAL INTERIOR: | 105 |
| PATIO BAR COUNTER | 12 |
| PATIO | 52 |
| TOTAL PATIO: | 64 |
| TOTAL SEATING = (INTERIOR + EXTERIOR PATIO) | |
| | 169 |
| TOTAL INTERIOR SQ. FT: 4,500 | |
| TOTAL EXTERIOR SQ. FT: 980 | |





NEW ENTRY TOWER

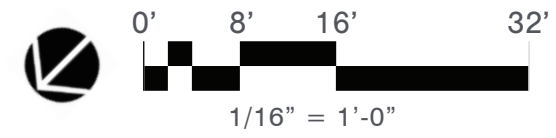
NEW CANOPY EXTENSION OVER PATIO

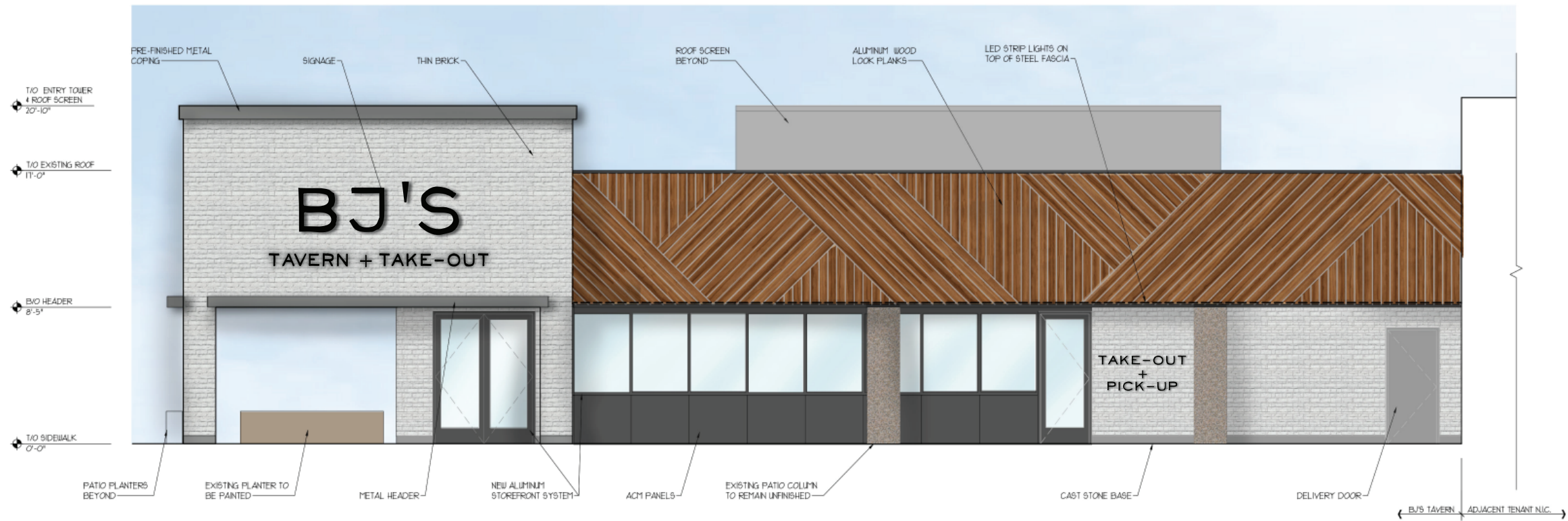
OUTLINE OF BJ'S TAVERN + TAKE-OUT BELOW, SHOWN DASHED

NEW PARAPET

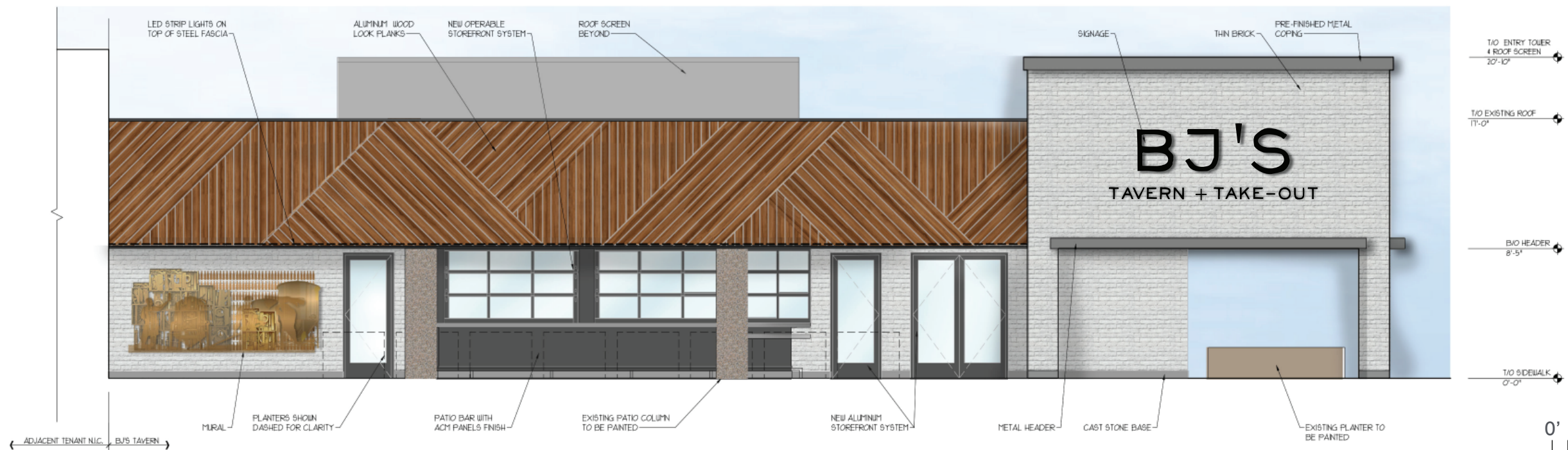
EXISTING SHINGLED ROOF

EXISTING MECHANICAL WELL/ ROOF SCREEN





2 SOUTHEAST ELEVATION
1/4" = 1'-0"



1 SOUTHWEST ELEVATION
1/4" = 1'-0"

