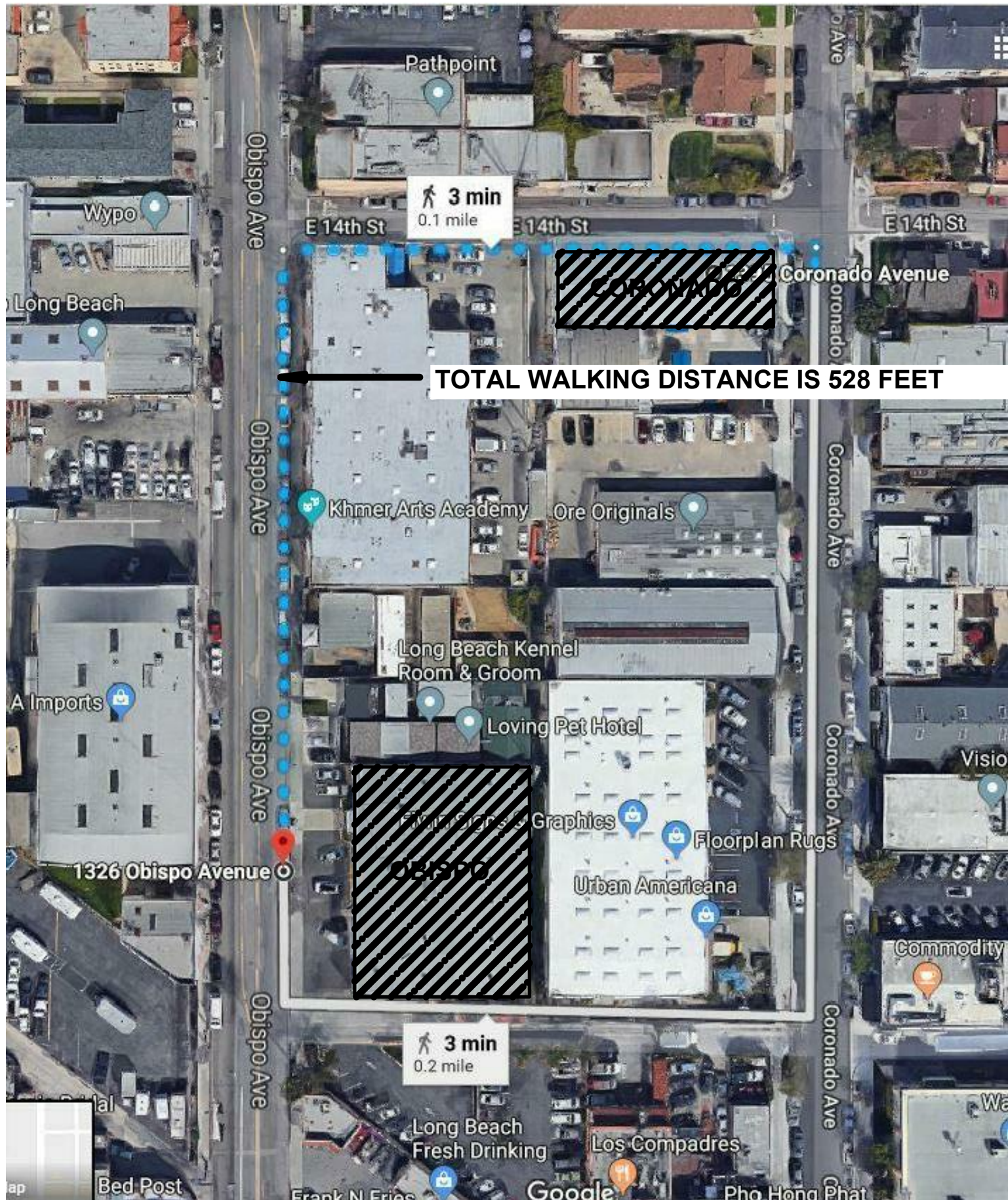


ONADO & OBISPO BUILDINGS

CUB SUBMITTAL SET- 03.04.20

1395 CORONADO AVENUE LONG BEACH, CA 90804
1322-1326 OBISPO AVENUE LONG BEACH, CA 90804

DISTANCE MAP



SITE DATA

SITE INFORMATION: (MAIN SITE)
ADDRESS: 1395 CORONADO AVENUE
LONG BEACH 90804
LOT AREA: 6,500 SF
APN(s) 7259-008-011

SITE INFORMATION: (PARKING SITE)
ADDRESS: 1322-26 OBISPO AVENUE
LONG BEACH 90804
LOT AREA: 19,516 SF
APN(s) 7259-008-010

PROJECT DIRECTORY

OWNER
PAUL SAHLIN
1322 OBISPO AVENUE
LONG BEACH, CA 90804

OWNER
KEN GALLAGHER
1395 CORONADO AVENUE
LONG BEACH, CA 90804

ARCHITECT
BOA ARCHITECTURE
1511 COTA AVENUE
LONG BEACH, CA 90813
CONTACT: EDWARD LOK NG
T: 562-912-7900

ENGINEERING
PACIFIC ENGINEERING
 17703 CRENSHAW BLVD.
 TORRANCE, CA 90504
 CONTACT: VICTOR CHAI-PRASERT
 T: 310-516-9275

MEP ENGINEERING
ENGINEERING-DESIGN-ANALYSIS
10231 SLATER AVENUE SUITE 207
FOUNTAIN VALLEY, CA 92708
CONTACT: KEVIN FRIEDMAN
T: 714-913-8393
E: EDAINCORPORATED@AOL.COM

CLIENT
MEGAN TAGLIAFERRI
E: MT@FLODESIGNSTUDIO.COM

DESIGNER
CIJI HOFFMAN
T: 480-694-7638
E: CH@FLODESIGNSTUDIO.COM

BUILDING DATA 1395 CORONADO AVE

APN NO.:	7259-008-011
LEGAL DESCRIPTION:	ALPHA TRACT LOTS 19 AND LOT 20
LOT AREA:	6,500 S.F.
OCCUPANCY GROUP:	GROUP E-III VN
CONSTRUCTION TYPE:	1 STORY TYPE III-B
FIRE SPRINKLERED:	YES
EXISTING BUILDING AREA:	6,250 S.F.
FIRST FLOOR T.I. AREA:	1,516 S.F.
NEW 2ND FLOOR MECHANICAL ROOM:	650 S.F.
OCCUPANCY LOAD:	98
PROPOSED OCCUPANCY:	NO CHANGE
EMERGENCY EXITS PROVIDED:	3

BUILDING DATA 1322 OBISPO AVE

APN NO.:	7259-008-010
LEGAL DESCRIPTION:	ALPHA TRACT LOTS 13, 14, 15, 16
LOT AREA:	19,516 S.F.
OCCUPANCY GROUP:	GROUP B1S-2
CONSTRUCTION TYPE:	1 STORY TYPE V-B
FIRE SPRINKLERED:	YES
EXISTING BUILDING AREA:	13,200 S.F.
YEAR BUILT:	1654
USE:	INDUSTRIAL

PROPERTY / ZONING INFORMATION

The Property located at 1395 Coronado Avenue, or “Main Site,” is zoned Light Industrial (IL). The Main site is adjoined to the west, east, and south by similarly-zoned IL properties. It is located across the R-2-N zoned across 14th Avenue to the north.

The Property located at 1322 Obispo Avenue, or "Parking Site," is zoned Light Industrial (IL). The Parking Site is adjoined to the north, east, and west by similarly-zoned IL properties. It is adjoined to the south by the CCA zone, along East Anaheim Street. The Parking Site is located across from a small portion of PD-22, zoned for the Pacific Railway Planned Development District.

PARKING CALCULATIONS

	SF.	RATE	REQUIRED		
BAR	825	2	1.65	SPACES	
REST.	850	2	1.70	SPACES	
ART GALLERY	2890	2	5.78	SPACES	
EXISTING GALLERY	2950	2	5.90	SPACES	
LOADING	1000	0	0	SPACES	
RETAIL	278	4	1.112	0.83 (@75%)	
ASSEMBLY	1000	20	15	15 (@75%)	
(E) CREDIT		14			
PROPOSED WITH CHANGE OF USE		30.86			
(N) REQUIRED		17			
TOTAL PROVIDED		25			

SHEET INDEX

C1	SHEET INDEX, SITE & BUILDING DATA
T1	CORONADO SITE PLAN
A2	FLOOR PLAN
A2.2	SF FLOOR PLAN
A3	EXTERIOR ELEVATIONS, SECTIONS AND SCHEDULES
A3.1	EXTERIOR ELEVATIONS, SECTIONS AND SCHEDULES
P1	CORONADO SITE PHOTOS
T1.1	SITE PLAN, SCOPE OF WORK & SITE & BUILDING DATA
A1.0	FLOOR PLAN
P2	OBISPO SITE PHOTOS

OCCUPANCY & SEAT COUNT

NUMBER	ROOM NAME	SQ. FT.	SEAT COUNT
	ART GALLERY	2890 SF	
	RESTAURANT	850 SF	34
	BAR	625 SF	23
	OFFICE	384 SF	
	RETAIL	278 SF	
	BOH / RESTROOMS	1474 SF	
	ASSEMBLY / STAGE	1000 SF	
	TOTAL	7701 SF	

**PREVAILING BUILDING AND CONSTRUCTION CODES
IN THE CITY OF LONG BEACH AS FOLLOWS:**

2016 EDITION OF THE CALIFORNIA BUILDING CODE
2016 EDITION OF THE CALIFORNIA MECHANICAL CODE
2016 EDITION OF THE CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA FIRE CODE
TITLE 19 CALIFORNIA CODE OF REGULATIONS AND TITLE 18 OF THE
LONB BEACH MUNICIPAL CODE.

BOA[®] Architecture
Interiors
Planning

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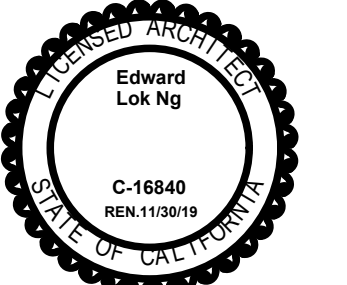
CUB SUBMITTAL

1395 CORONADO AVENUE, LONG BEACH, CA 90804

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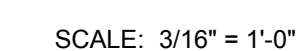
Designer:	MA
CAD Draft:	MA
Architect:	LOK
Engineer:	VC
Client:	MEGAN TAGLIAFERRI
Date Issue:	10/28/19
Job Number:	18-2800

Client: MEGAN TAGLIAFERRI	Consultant:
------------------------------	-------------



- SHEET INDEX,
- ABBREVIATIONS, SCOPE
- OF WORK, BUILDING
- DATA

C1

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BOA

1395 CORONADO AVENUE, LONG BEACH, CA 90804

T1

2,890 SF

850 SF

825 SF

384 SF

278 SF

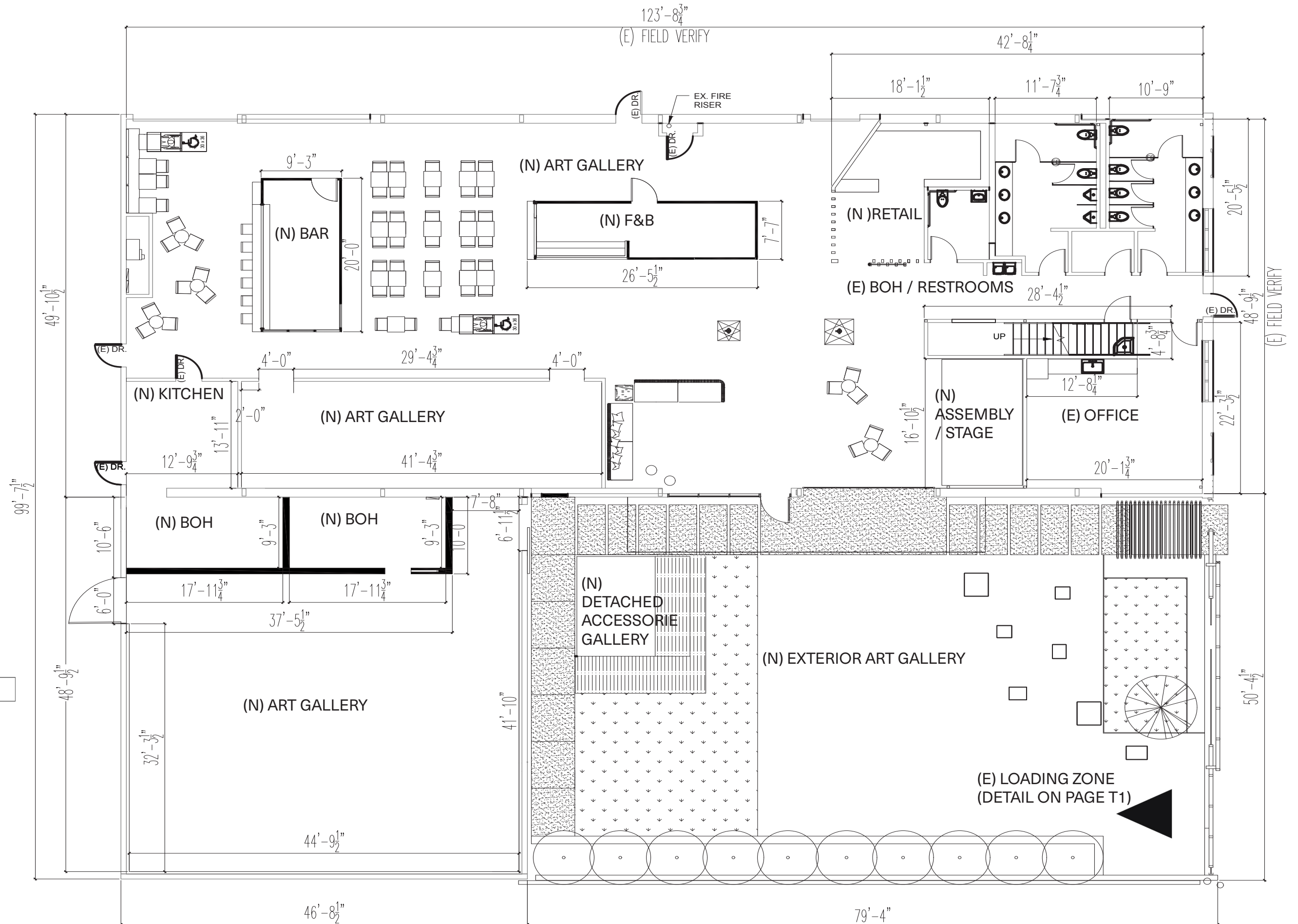
1,474 SF

1,000 SF

2,950 SF

1,000 SF

EXISTING WALLS





A3

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COMPOUND SITE PHOTOS

PROJECT LOCATION |
1395 CORONADO AVE
LONG BEACH CA 90803



**COMPOUND LANDSCAPING
PHOTOS**

PROJECT LOCATION |
1395 CORONADO AVE
LONG BEACH CA 90803

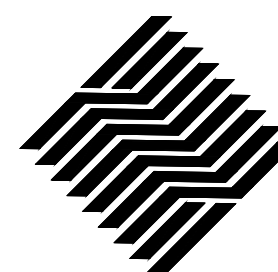


OBISPO BUILDING TENANT IMPROVEMENTS

1322 OBISPO AVENUE, LONG BEACH, CA 90804

Architecture
Interiors
Planning

BOA



1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

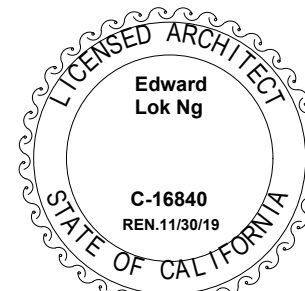
OBISPO BUILDING
TENANT IMPROVEMENT

1322 OBISPO AVE., LONG BEACH, CA 90804

NO.	DATE	REVISION	BY	CHKD.

Designer:	MA
CAD Draft:	MA
Architect:	LOK
Engineer:	VC
Client:	MEGAN TAGLIAFERRI
Date/Issue:	1.13.20
Job Number:	2800

Client:	
Consultant:	



- OBISPO SITE PLAN

T1.1

SHEET INDEX

T1.1	OBISPO SITE PLAN
A1.0	FLOOR PLAN
A2.1	OBISPO ROOF PLAN, INTERIOR ELEVATIONS & SCHEDULES
A3.0	ARCHITECTURAL DETAILS
M-1	LEGEND, ABBREVIATIONS, GENERAL NOTES, & SHEET INDEX, SCOPE OF WORK, SCHEDULES
M-2	FLOOR PLAN
M-3	ROOF PLAN
M-4	DETAILS
E-1	GENERAL NOTES, LEGEND, SINGLE LINE DIAGRAM
E-2	LIGHTING PLAN
E-3	ROOF POWER PLAN

THE SCOPE OF WORK IS AS FOLLOWS:

- TENANT IMPROVEMENTS TO THE EXISTING WAREHOUSE.
1. PARKING TO ACCOMMODATE 1395 CORONADO AVE.
CORONADO SCOPE OF WORK:
TENANT IMPROVEMENT TO AN EXISTING HEAD START INSTITUTE WHICH INCLUDES A RENOVATION AND ENLARGEMENT TO AN EXISTING MENS AND WOMENS RESTROOMS, NEW ALL GENDER RESTROOMS, NEW LACTATION ROOM, AND NEW SECOND FLOOR MECHANICAL ROOM SPACE. SEE SHEET A1. PROJECT PLAN CHECK NUMBER IS BRMD236473
- RENOVATE EXISTING RESTROOMS TO MEET NEW ADA STANDARDS.

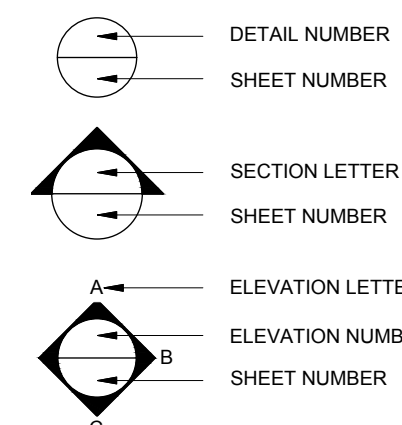
SCOPE OF WORK

PREVAILING BUILDING AND CONSTRUCTION CODES

IN THE CITY OF LONG BEACH AS FOLLOWS:
2016 EDITION OF THE CALIFORNIA BUILDING CODE
2016 EDITION OF THE CALIFORNIA MECHANICAL CODE
2016 EDITION OF THE CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA FIRE CODE
TITLE 19 CALIFORNIA CODE OF REGULATIONS AND TITLE 18 OF THE LONG BEACH MUNICIPAL CODE.

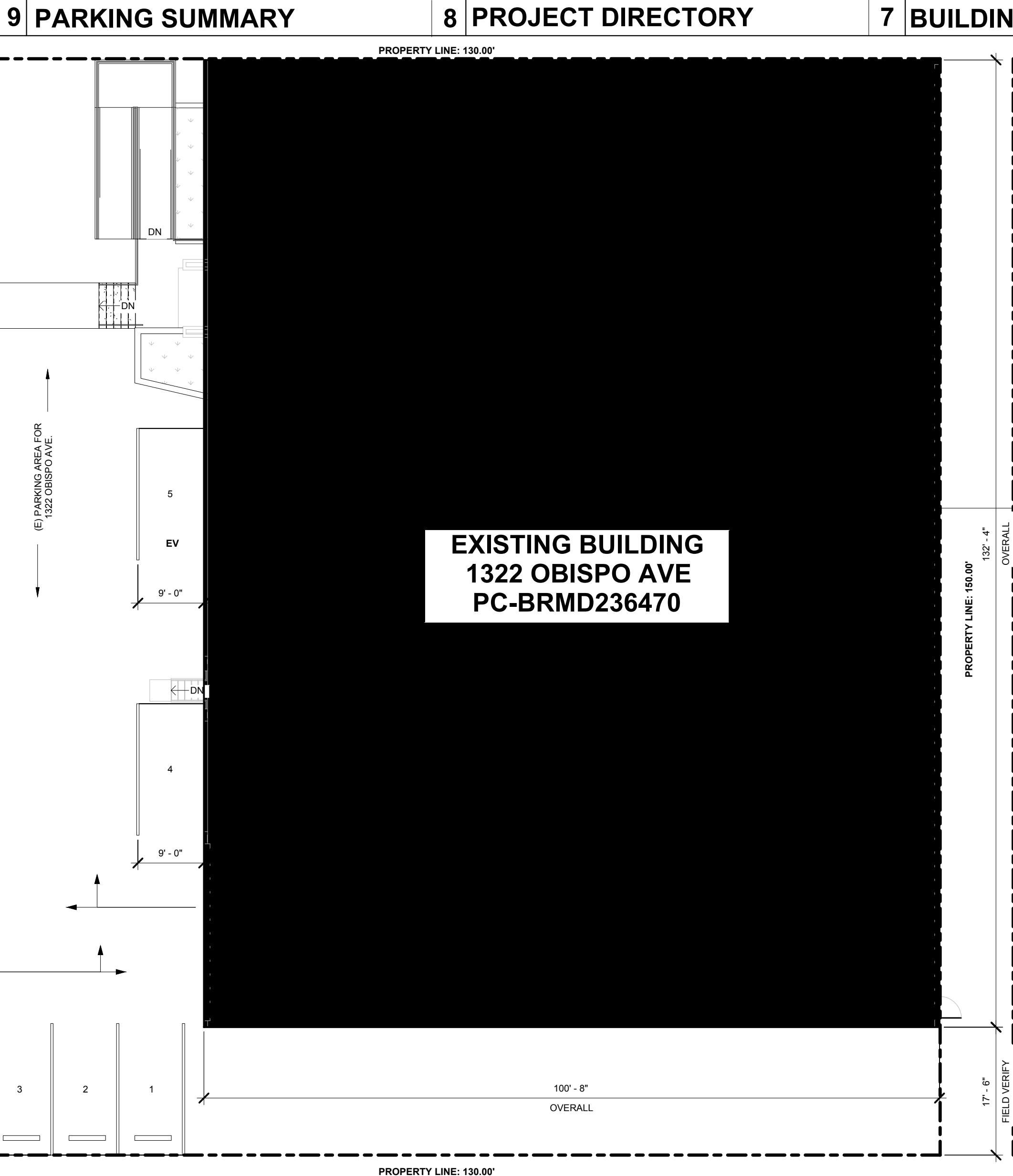
APPLICABLE CODES

--- P.O.T. (ACCESSIBLE PATH OF TRAVEL)



SCALE: 1" = 10'-0"

SYMBOL LEGEND



9 PARKING SUMMARY

8 PROJECT DIRECTORY

7 BUILDING DATA

6

&	AND	I.D.	INSIDE DIAMETER (DIMENSION)
ANG	ANGLE	INSUL	INSULATION
AT	AT	INT	INTERIOR
CL	CENTERLINE	JAN	JANITOR
DI	DIAMETER OR ROUND	JOINT	JOINT
PERP	PERPENDICULAR	KIT	KITCHEN
POUN	POUND OR NUMBER	LAM	LAMINATE
ACC	ACCESSIBLE	LAV	LAVATORY
A/C	AIR CONDITIONING	LT	LIGHT
ACOUS	ACOUSTICAL	MAX	MAXIMUM
A.D.	AREA DRAIN	M.C.	MEDICINE CABINET
ADJ.	ADJUSTABLE	MECH	MECHANICAL
ALUM	ALUMINUM	MEMB	MEMBRANE
APPROX.	APPROXIMATE	MTL	METAL
ARCH.	ARCHITECTURAL	MFR	MANUFACTURER
ASPH.	ASPHALT	MIN	MINIMUM
A.T.	ACOUSTICAL TILE	MISC	MISCELLANEOUS
BD.	BOARD	M.O.	MASONRY OPENING
BITUM.	BITUMINOUS	MTD	MOUNTED
BLDG.	BUILDING	MRG	MOISTURE RESISTANT GYP. BD.
BLK	BLOCK	MUL	MULLION
BM	BEAM	MWO	MICROWAVE OVEN
BTM	BOTTOM	N	NORTH
CAB	CABINET	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	NO.	NUMBER
CEM	CEMENT	NOM	NOMINAL
CER	CERAMIC	N.T.S.	NOT TO SCALE
CI	CAST IRON	OB	OVER
CLG	CEILING	OBS	OBSCURE
CLKG	CALKING	O.C.	ON CENTER
CLR	CLEAR	O.D.	OUTSIDE DIAMETER (DIMENSION)
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OPNG	OPENING
CONC.	CONCRETE	OPP	OPPOSITE
CONN.	CONNECTION	PRCST	PRECAST
CONST.	CONSTRUCTION	PL	PLATE
CONT.	CONTINUOUS	P.LAM.	PLASTIC LAMINATE
C.T.	CERAMIC TILE	PLAS	PLASTER
CTR	CENTER	PLYWD	PLYWOOD
DBL	DOUBLE	PR	PAIR
DEPT.	DEPTH	PT	POINT
D.F.	DRINKING FOUNTAIN	Q.T.	QUARRY TILE
DIA.	DIAMETER	R	RISER
DET	DETAIL	RAD	RADIUS
DIM	DIMENSION	R.D.	ROOF DRAIN
DISP	DISPENSER	REF	REFERENCE
DN	DOWN	REFR	REFRIGERATOR
DR	DOOR	REINF	REINFORCED
DS	DOWNSPOUT	REQ	REQUIRED
DWG	DRAWING	RESIL	RESILIENT
E	EAST	RM	ROOM
E.A.	EACH	R.O.	ROUGH OPENING
ELEC	ELEVATION	S	SOUTH
ELEV	ELEVATOR	SC	SOLID CORE
EMER	EMERGENCY	SCHED	SCHEDULE
ENCL	ENCLOSURE	SECT	SECTION
EQ	EQUAL	SH	SHelf
EQUIP	EQUIPMENT	SHR	SHOWER
EXIST	EXISTING	SHT	SHEET
EXPO	EXPOSED	SIM	SIMILAR
EXP	EXPANSION	SPEC	SPECIFICATION
E.J.	EXPANSION JOINT	SQ	SQUARE
EXT	EXTERIOR	S.STL.	STAINLESS STEEL
F.A.	FIRE ALARM	S.S.	SERVICE SINK
F	FLOOR DRAIN	STA	STATION
FND	FOUNDATION	STD	STANDARD
F.E.	FIRE EXTINGUISHER	STL	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FIN	FINISH	STRUC	STRUCTURAL
FL	FLOOR	SUSP	SUSPENDED
FLASH	FLASHING	SYM	SYMMETRICAL
FLUOR	FLUORESCENT	TRD	TREAD
F.O.C.	FACE OF CONCRETE	T.B.	TOWEL BAR
F.O.F.	FACE OF FINISH	T.C.	TOP OF CURB
F.O.S.	FACE OF STUD	TEL	TELEPHONE
FRF	FIREPROOF	T&G	TONGUE AND GROOVE
FT	FOOT OR FEET	THK	THICK
FTG	FOOTING	T.P.	TOP OF PAVEMENT
FURR	FURNISH	TV	TELEVISION
GA	GAUGE	T.W.	TOP OF WALL
GALV	GALVANIZED	TYP	TYPICAL
G.D.	GARBAGE DISPOSAL	UNF	UNFINISHED
G.I.	GALVANIZED IRON	U.N.O.	UNLESS OTHERWISE NOTED
GL	GLASS	UR	URN
GND	GROUND	VERT	VERTICAL
GR	GRADE	VEST	VESTIBULE
GYP	GYP-SUM	VNR	VENEER
H.B.	HOSE BIB	V.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	W	WEST
HDWE	HARDWARE	W.	WITH
HW	HOLLOW METAL	W.C.	WATER CLOSET
HORIZ	HORIZONTAL	WD	WOOD
HR	HOUR	W/O	WITHOUT
HT	HEIGHT	WP	WATERPROOF
		WASCOT	WAINSCOT
		WT	WEIGHT
		W.I.	WROUGHT IRON

ABBREVIATIONS

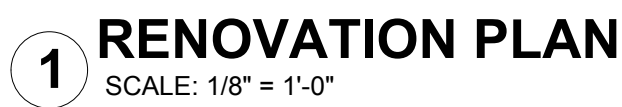
2 SITE PLAN

1

SYMBOL LEGEND

4

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PATH OF TRAVEL LEGEND

4'-0" CLR.

P.O.T. → P.O.T. →

THIS SYMBOL INDICATES A 4'-0" WIDE UNOBSTRUCTED, CONTINUOUS ACCESSIBLE ROUTE/ACCESSIBLE PATH OF TRAVEL. P.O.T. 5% AT WALKS AND 2% CROSS SLOPE. 2% AT DOOR LANDING. P.O.T. SHALL BE UNOBSTRUCTED AND CONTINUOUS.

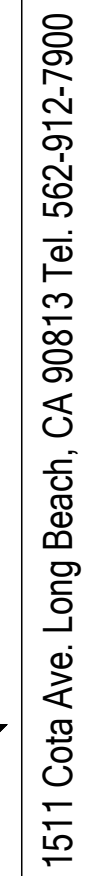
	WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN. PATCH AND REPAIR TO MATCH EXISTING FINISHES WHERE DAMAGED BY DEMOLITION.
	NEW 2x4 WOOD STUDS AT 16" O.C. WITH FINISHES PER MATERIAL SCHEDULE.
	EXISTING 1-HR FIRE RATED WALL TO REMAIN.

Consultant:



A1.0

1322 OBISPO AVE., LONG BEACH, CA 90804



OBISPO SITE PHOTOS

PARKING LOCATION |
1322 OBISPO AVE
LONG BEACH CA 90803





GALLERY & RESTAURANT VIEW



EXTERIOR VIEW



COURTYARD VIEW



BAR VIEW



STAGE VIEW



FOOD & BEVERAGE VIEW