

WABI - SABI VILLAGE MARKET
 RETAIL TENANT IMPROVEMENTS
 146 LINDEN AVENUE
 LONG BEACH, CALIFORNIA 90802

PROJECT DESCRIPTION: TENANT IMPROVEMENTS WITHIN EXISTING RETAIL SPACE WITHIN DESIGNATED HISTORIC LAFAYETTE BUILDING. PROJECT INCLUDES INSTALLATION OF NEW WALK-IN COOLER, SERVICE COUNTERS AND EQUIPMENT, OFFICE / STORAGE ROOM, UPGRADED ACCESSIBLE RESTROOM, AND VARIOUS RETAIL FIXTURES. NO EXTERIOR BUILDING CHANGES. SEE ADDITIONAL PROJECT DESCRIPTION, THIS SHEET.

BUILDING TYPE: TYPE II-A, MIXED-USE HISTORIC BUILDING, NON-SPRINKLERED.

PRIOR OCCUPANCY: M (RETAIL STORE)
1,516 SQUARE FEET TOTAL AREA

NEW OCCUPANCY: M (RETAIL STORE), NO CHANGE OF USE
1,516 SQUARE FEET TOTAL NET AREA

PROJECT AREA: 1,516 SF (GROSS)

OCCUPANT LOAD: 46 PERSONS

NET AREA BREAKDOWN AND OCCUPANTS:	AREA	OCCUPANTS
PUBLIC RETAIL AREA	1289 SF	43 OCCUPANTS AT 1/30 SF
RESTROOM	51 SF	2 OCCUPANTS AT 1/30 SF
STORAGE/STOCK	176 SF	1 OCCUPANT AT 1/300 SF
TOTAL	1,516 SF	46 TOTAL OCCUPANTS

APPLICABLE CODES: LONG BEACH ZONING CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA ENERGY CODE, TITLE 18 LONG BEACH MUNICIPAL CODE, LONG BEACH HEALTH DEPARTMENT REGULATIONS.

PLUMBING COUNTS: ONE UNISEX RESTROOM IS PROVIDED PER CPC 4222 EXCEPTION 3 WITH OCCUPANT LOAD LESS THAN 50.

PARKING: WAIVED PER HISTORIC DESIGNATION AND DOWNTOWN COMMUNITY PLAN.

SEPARATE PERMITS: SEPARATE APPROVALS AND PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL WORK AND HEALTH DEPARTMENT, IF ANY.

SEPARATE APPROVAL AND PERMIT IS REQUIRED FOR BUSINESS SIGNAGE. COMPLY WITH BUILDING SIGNAGE PROGRAM, IF APPLICABLE.

SEPARATE APPROVAL AND RIGHT-OF-WAY PUBLIC WALKWAYS OCCUPANCY PERMIT IS REQUIRED FOR OUTDOOR SEATING AREAS, IF APPLICABLE.

ACCESSIBILITY: PATH OF TRAVEL IS IN GENERAL COMPLIANCE WITH CBC CHAPTER 11B.

I CERTIFY THAT THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR OR ADDITION FROM THE PUBLIC WAY OR ACCESSIBLE PARKING SPACE AS INDICATED ON THE PLANS DOES NOT INCLUDE STEPS OR A SLOPE EXCEEDING 1:20 EXCEPT WHERE ACCESS IS PROVIDED BY A RAMP WITH 1:12 MAXIMUM SLOPE, ACCESSIBLE ELEVATOR OR OTHERWISE GRANTED BY AN UNREASONABLE HARDSHIP EXEMPTION. I UNDERSTAND THAT IF THE PRIMARY PATH OF TRAVEL IS FOUND NOT TO BE AS INDICATED, SIGNIFICANT DELAYS MAY RESULT. FURTHERMORE, I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE AREA OF SPECIFIC ALTERATION, STRUCTURAL REPAIR OR ADDITION, INCLUDING A PRIMARY ENTRANCE TO THE EXISTING BUILDING AND, WHEN APPLICABLE, SANITATION FACILITIES, DRINKING FOUNTAINS, SIGNS AND PUBLIC TELEPHONES SERVING THE AREA COMPLIES WITH CA TITLE 24 ACCESSIBILITY REQUIREMENTS.

SIGNATURE _____ TITLE ARCHITECT

PRINT NAME JONATHAN GLASGOW DATE _____

ARCHITECTURAL

- A-10 COVER SHEET / GENERAL NOTES / PROJECT DATA
- A-20 DEMOLITION PLAN, FLOOR PLAN, REFLECTED CEILING PLAN

SHEET INDEX



PROJECT DATA

Project Name: Wabi Sabi Village Market

Legal Business Name: LBC Beverages, Inc. DBA Wabi Sabi Village Market

President / Sole shareholder: Mr. Mark L. Dana (Former 20-year Long Beach attorney and current owner of nine years of Clancy's Irish Pub which possesses an ABC license Type 41 without restriction and with amplified music license. Clancy's is a full-service restaurant and bar.)

Proposed Business Description: Upscale convenience store with products for purchase to take away only. There is no interior public seating. It is intended that the store be superior to standard convenience stores in both appearance and product lines.

Wabi Sabi Definition: According to Wikipedia: "Wabi-Sabi represents a comprehensive Japanese worldview or a state centered on the acceptance of transience and imperfection. The aesthetic is sometimes described as one of beauty that is imperfect, impermanent, and incomplete. It is a concept derived from Buddhist teaching. Characteristics of the Wabi-Sabi aesthetic include asymmetry, asperity, simplicity, economy, austerity, modesty, intimacy, and appreciation of the ingenuous integrity of natural objects and processes. There is beauty in age, wear, struggle and time."

The business concept is derived from the owner's love of landscaping and Japanese gardening, including the bonsai tradition. The store decor will include several older bonsai trees displayed inside and outside the market. Moreover, an eclectic product line, the style of the store, and the uniqueness of the concept within the historic Lafayette will provide a quality concept which will meet the needs of the local community.

Proposed General Products: groceries, produce (organic and local), breads, cheeses, deli, limited dry goods, and supplies with emphasis on grocery, food and drink. There will be coffee-house-quality made-to-order coffee and tea and cold coffee on tap. Limited cold and hot food made-to-order including pizza, sandwiches, salads and entrees will be available. Hot food will utilize a Turbo Chef oven.

Proposed Alcohol Products: Beer, wine and spirits, with emphasis on Premium, unique, craft, smaller batch, and local products. There store design will allow for proper storage, refrigeration and display.

Alcohol Display and Storage: the store will utilize a 15' x 10' walk-in-two-door refrigerator styled as a beer cave for display of craft beers.

Security: Proposed operation is mindful of laws and noise restrictions related to alcohol sales. The store intends to utilize a uniformed security guard for sales after 11:00 PM.

BUILDING OWNER

THE LAFAYETTE CONDOMINIUM ASSOCIATION
 140 LINDEN AVENUE
 LONG BEACH CA, 90802

TENANT

WABI - SABI RETAIL STORE
 MR. MARK DANA
 146 LINDEN AVENUE
 LONG BEACH, CA 90802

CLANCYSBOOKING@GMAIL.COM
 OFFICE: 562.212.6000

ARCHITECT

INTERSTICES, INC.
 1322 CORONADO AVENUE, SUITE C
 LONG BEACH, CA 90804

TEL: 562.438.0438

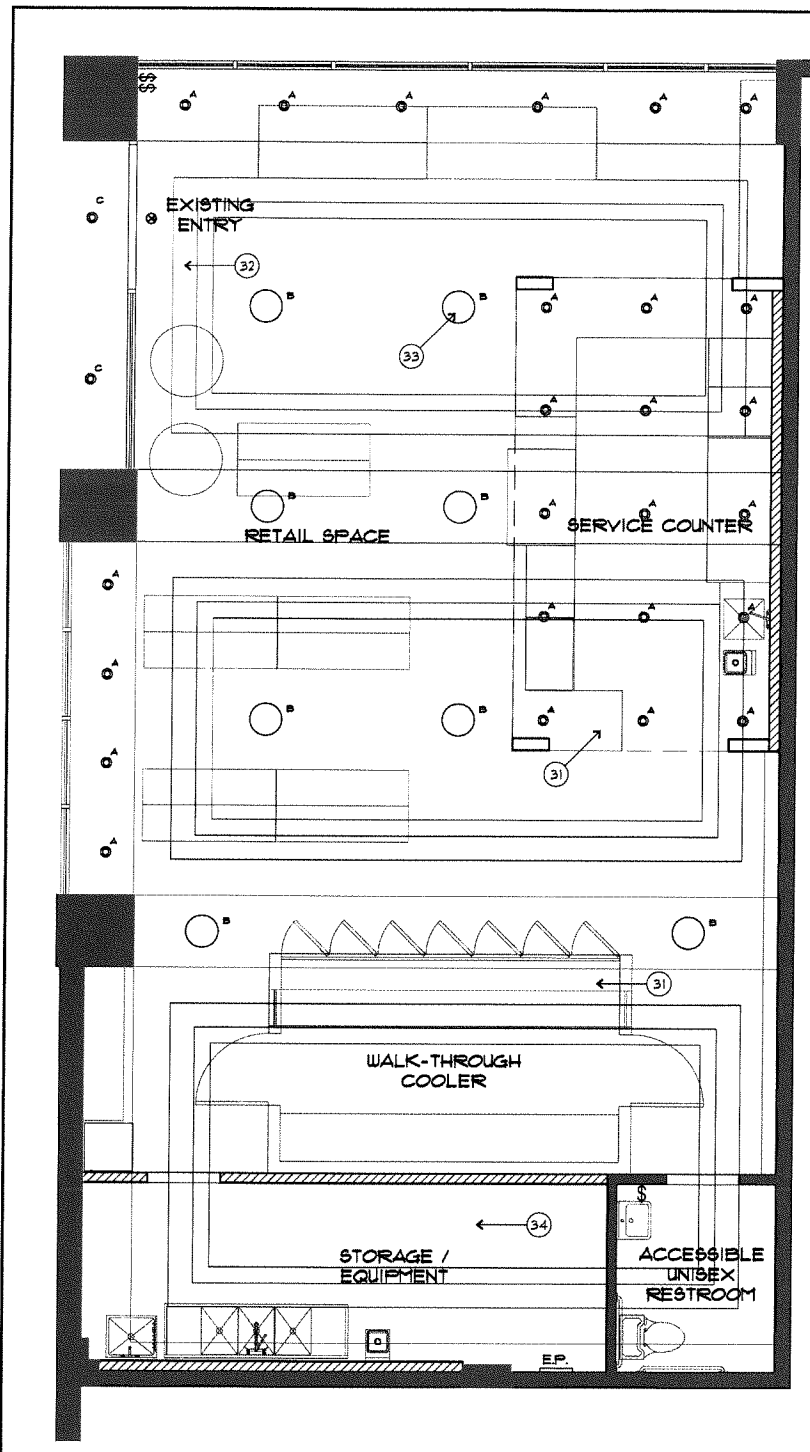
ATTN: JONATHAN GLASGOW
 JON@INTERSTICES-LB.COM

ROY DEJEUS
 ROY@INTERSTICES-LB.COM

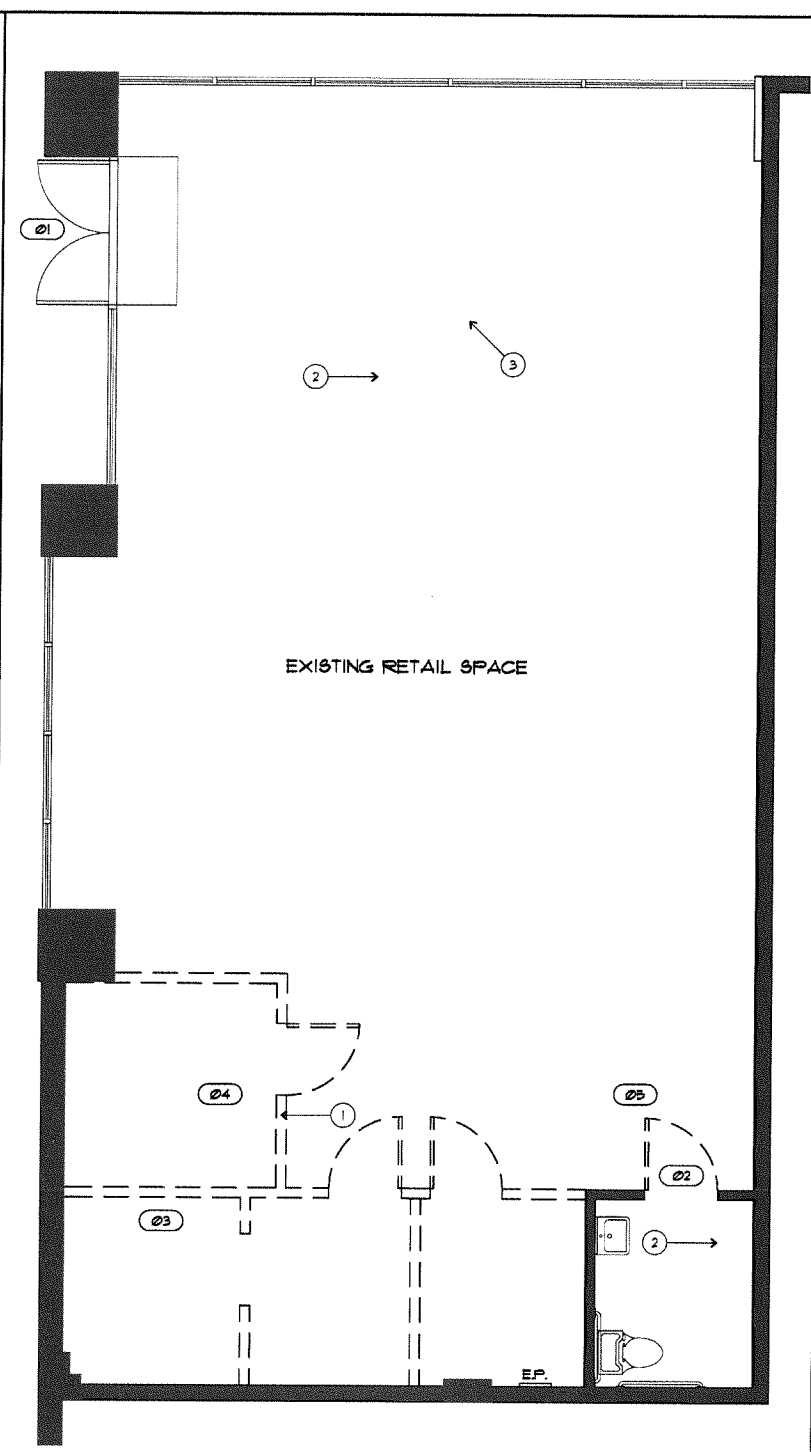
DETAILED PROJECT DESCRIPTION

PROJECT CONTACTS

SITE MAP



REFLECTED CEILING PLAN 3



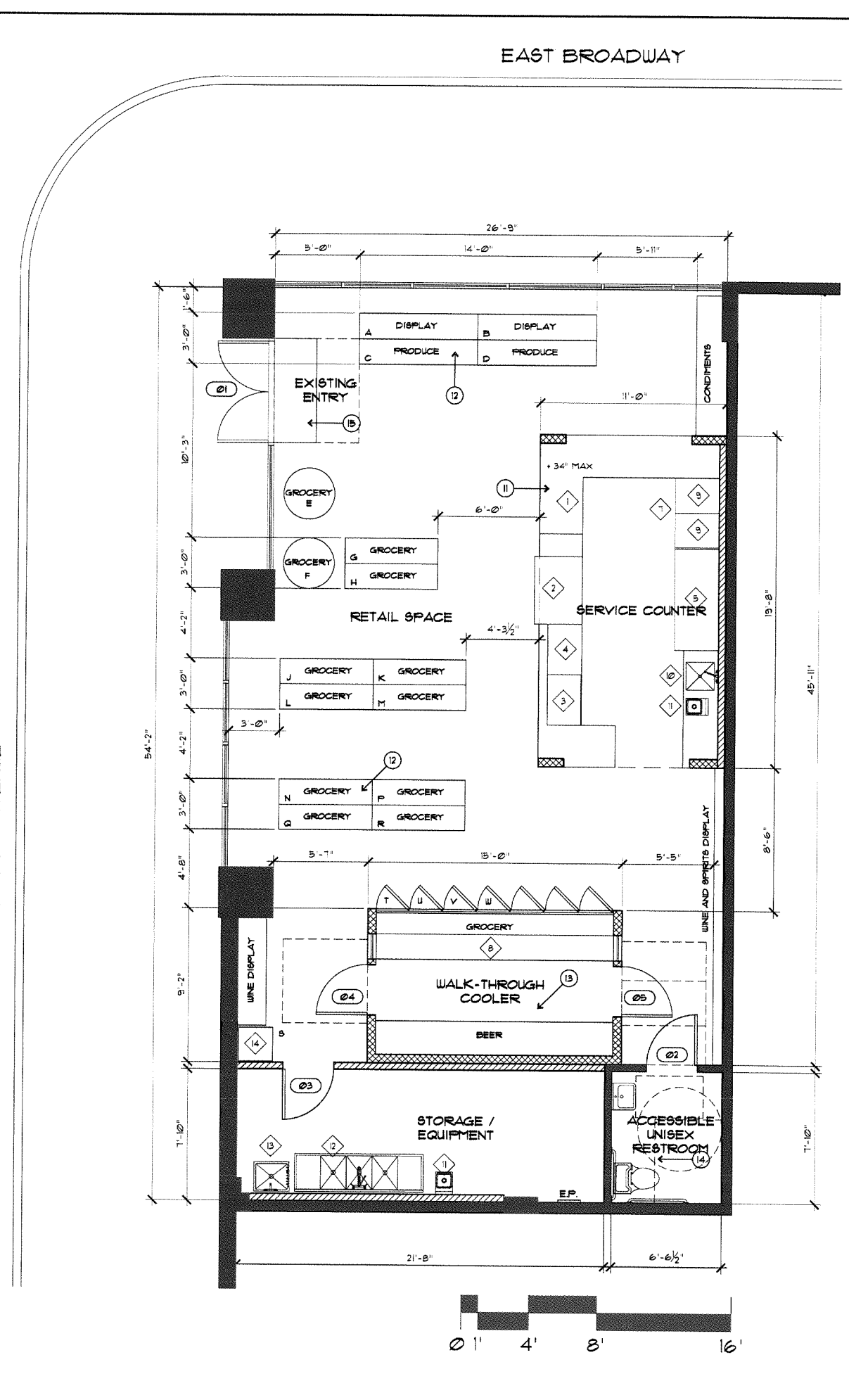
EXISTING / DEMOLITION FLOOR PLAN 2

- 1 REMOVE EXISTING PARTIAL-HEIGHT WALLS, SUSPENDED CEILING, LIGHT FIXTURES, ELECTRICAL, AND MISCELLANEOUS CONSTRUCTION.
- 2 REMOVE EXISTING FLOOR TILE. PATCH AND CLEAN IN PREPARATION FOR NEW PLUMBING AND NEW FLOOR TILE.
- 3 REMOVE EXISTING SUSPENDED LIGHT FIXTURES.
- 11 NEW ACCESSIBLE SERVICE COUNTER, DISPLAY CASES, SERVICE EQUIPMENT, AND SINKS.
- 12 NEW RETAIL DISPLAY SHELVING AND CASEWORK. COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS. GROCERY, PRODUCE, AND DISPLAY ITEMS SHALL BE NON-ALCOHOL GENERAL MERCHANDISE AND SHALL COMPRISE MORE THAN 50 PERCENT OF STOCKED ITEMS. SEE ATTACHED INVENTORY AND LOCATIONS.
- 13 NEW WALK-THROUGH COOLER. INSTALL VAPOR BARRIER BELOW TILE FLOOR SURFACE. INSTALL INSULATION UNDER EXTENT OF COOLER AT CEILING OF BASEMENT. WALK-THROUGH COOLER TO PROVIDE ACCESSIBLE PATH OF TRAVEL FOR PUBLIC.
- 14 EXISTING ACCESSIBLE RESTROOM. INSTALL NEW FINISHES. VERIFY COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS.
- 15 EXISTING ENTRANCE. INSTALL NEW TILE WITH MINIMUM SLOPE IN ORDER TO ENHANCE ACCESSIBILITY.

- 31 NEW SOFFIT ABOVE WITH LIGHT FIXTURES. INSTALL FLORESCENT UPLIGHTS ON TOP OF SOFFIT STRUCTURE.
 - 32 EXISTING COFFERED PLASTER CEILING TO REMAIN. PAINT EACH STEP IN HEIGHT PER PAINT SCHEDULES.
 - 33 NEW SUSPENDED PENDANT LIGHTS.
 - 34 INSTALL NEW HVAC EQUIPMENT ABOVE EQUIPMENT ROOM.
- GENERAL NOTES:
1. THE WINDOW OF THE STORE SHALL REMAIN FREE OF SIGNAGE OR OTHER OBSTRUCTIONS IN EXCESS OF 10 PERCENT OF EACH WINDOW AREA. WINDOW SIGNS DISPLAYING PRICES SHALL BE PROHIBITED.
 2. THE LOCATION OF BEER, WINE AND SPIRITS MAY NOT BE MODIFIED, INCREASED IN AREA OR MOVED UNLESS PRIOR APPROVAL IS RECEIVED FROM THE DEVELOPMENT DIRECTOR OR THE DIRECTOR'S DESIGNATED STAFF.
 3. ALL AISLES AND WALKWAYS WIDTHS AND CONFIGURATIONS SHALL COMPLY WITH REGS OF 2013 CALIFORNIA BUILDING CODE, ACCESSIBILITY CODES, AND FIRE CODES.

TAG	EQUIPMENT
1	POS CLOVER STATION FIRST DATA
2	LEADER REFRIGERATED DISPLAY, 48"
3	VERVEERAGE-AIR BEEN DISPENSER, 36"
4	ALPHA DOMINICHE COFFEE & TEA EXTRACTION (UNDERCOUNTER)
5	DELFIELD DUEL-RAIL PREP TABLE, 72"
7	DELFIELD VERSA DRAWER, 48"
8	5RC WALK-IN COOLER BEER CAVE
9	TURBO-CHEF OVEN
10	STAINLESS STEEL PREP SINK
11	STAINLESS STEEL HAND-WASH SINK
12	STAINLESS STEEL 3-COMPARTMENT DISHWASHING SINK
13	MOP SINK
14	REACH-IN GLASS DR FREEZER

KEYNOTES



NEW FLOOR PLAN