

E. ANAHEIM ST.

EXHIBIT B 3/32" SCALE



ALLEY

RAYMOND AVE.

103'

DRIVEWAY

PARKING LOT

2222
E. Anaheim

BAR /
LOUNGE

2224
E. Anaheim

BEAUTY
SALON

2226
E. Anaheim

COMPUTER
REPAIR
SHOP

2232
E. Anaheim

MARKET

2232
E. Anaheim

REST.

ADA
WC

WC

OUTDOOR
PATIO

17'-10"

GLASS paneled
ENTRY WAY

65'-3"

30'

37'-9"

130'

THE DEUCE
SITE
PLAN

SITE PLAN INFORMATION

BUSINESS ADDRESS:
2222 E. ANAHEIM ST.
LONG BEACH, CA. 90804

BUSINESS NAME:
THE DEUCE

BUSINESS TYPE:
BAR/LOUNGE

LOT SIZE:
130' x 103' [13,390 sq ft]

BUILDING SIZE:
130' X 65.25' [8,482.5 sq ft]

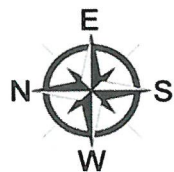
SHOP SPACE:
1,050 sq ft

LOT COVERAGE RATIO [BUILDING-TO-LOT]
63.3% [RATIO 3/5]

FLOOR AREA RATIO [SHOP-TO-BUILDING]
12.4% [RATIO 1/5]

PARKING AVAILABLE IN LOT NEXT DOOR AT:
2338 E. ANAHEIM [22 SPACES]

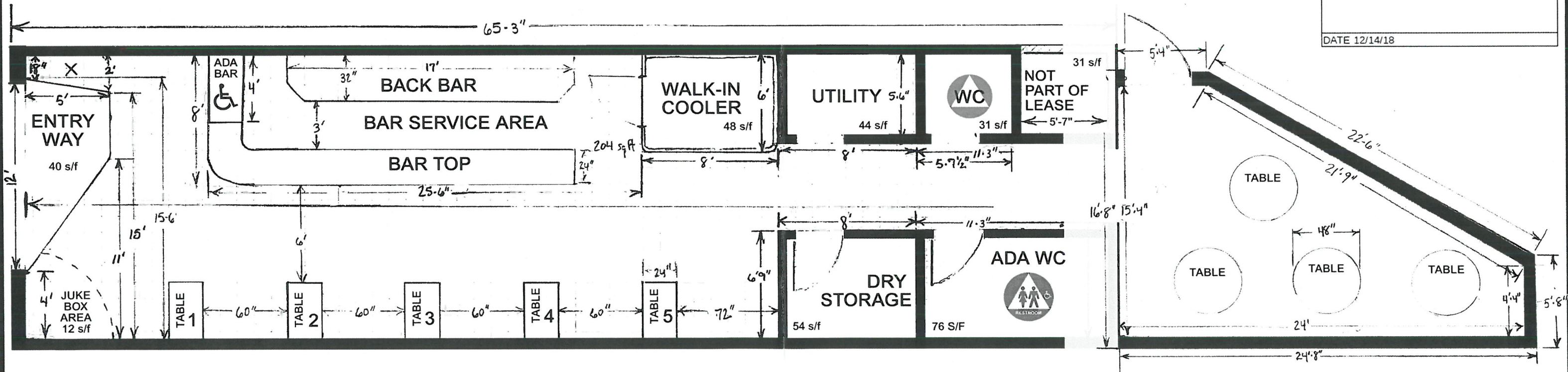
DATE - 10/11/2018



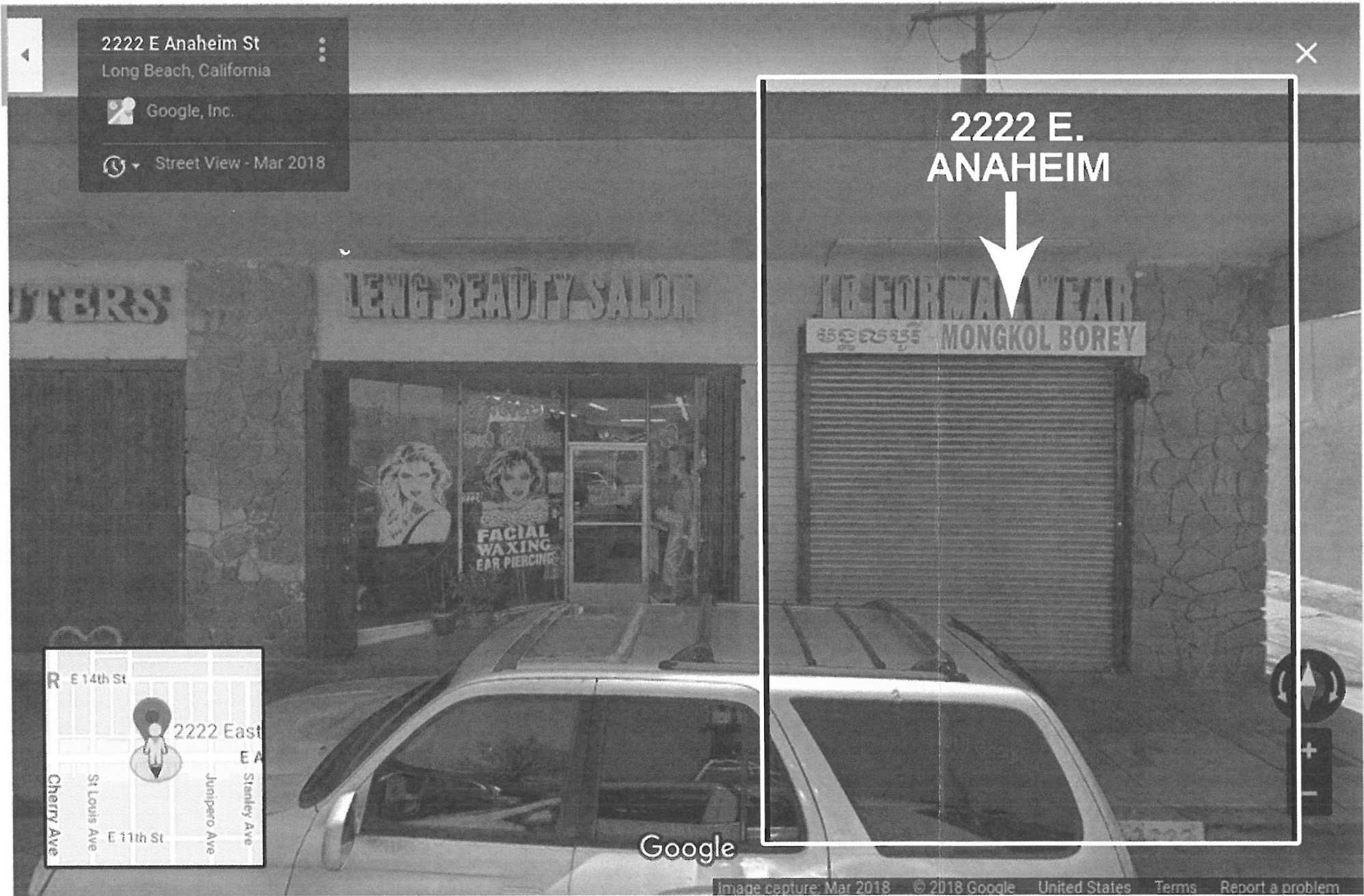
SHOP PERIMETER DIMENSIONS (EXT)	18'-4" X 65'-3"	N/A
SHOP PERIMETER DIMENSIONS (INT)	17'-4" X 64'	1,109 SQ FT
PATIO SQUARE FOOTAGE (INT)	24' X 15'-4"	266 SQ FT (AFTER DEDUCTION FOR ANGLED SHAPE)
DINING AND OTHER CUSTOMER AREAS	INSIDE	559.5 SQ FT
OUTDOOR PATIO AREA	PATIO	266 SQ FT
TOTAL CUSTOMER AREA	INSIDE & OUT	825.5 SQ FT

NON CUSTOMER AREAS	SQUARE FOOTAGE
X=UNUSABLE AREA	7.5
ENTRY WAY	40
JUKE BOX AREA	12
BAR / SERVICE AREA	206
WALK-IN COOLER	48
UTILITY	44
WC	31
AREA NOT PART OF OUR LEASE	31
DRY STORAGE	54
ADA WC	76
TOTAL NON CUSTOMER AREA	549.5

THE DEUCE
FLOOR PLAN DETAILS WITH PATIO
BUSINESS ADDRESS
2222 E. ANAHEIM ST.
LONG BEACH, CA. 90804
BUSINESS NAME
THE DEUCE
BUSINESS TYPE
BAR / LOUNGE
LOT SIZE
130' X 103' (13,900 SQ FT)
BUILDING SIZE
130' X 65.25' (8,482.5 SQ FT)
SHOP SPACE
1109 SQ FT
LOT COVERAGE RATIO (BLDG-TO-LOT)
63.3% (RATIO 3/5)
FLOOR AREA RATIO (SHOP-TO-BLDG)
12.4% (1/5)
NOTES:
DATE 12/14/18



2222 E. ANAHEIM
FRONT VIEW



THE DEUCE

2222 E. ANAHEIM
FRONT VIEW

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63.3% [RATIO 3/5]

FLOOR AREA RATIO [SHOP-TO-BUILDING]

12.4% [RATIO 1/5]

PARKING AVAILABLE IN LOT NEXT DOOR AT:

2338 E. ANAHEIM [22 SPACES]

DATE – 10/11/2018

2222 E. ANAHEIM
NORTH-EAST CORNER VIEW

THE DEUCE
2222 E. ANAHEIM
NORTH-EAST CORNER VIEW

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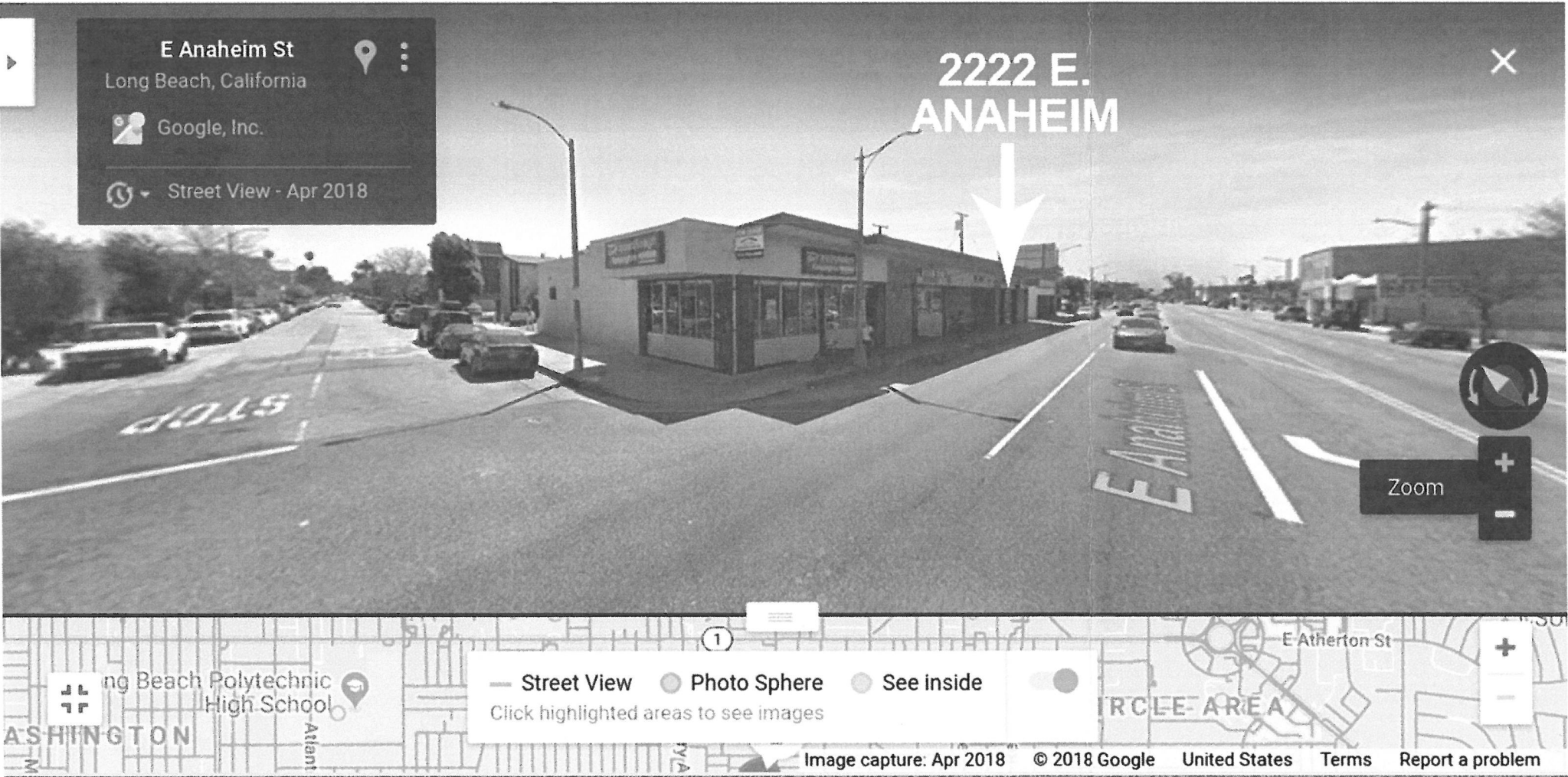
SHOP SPACE:
1,050 sq ft

LOT COVERAGE RATIO [BUILDING-TO-LOT]
63.3% [RATIO 3/5]

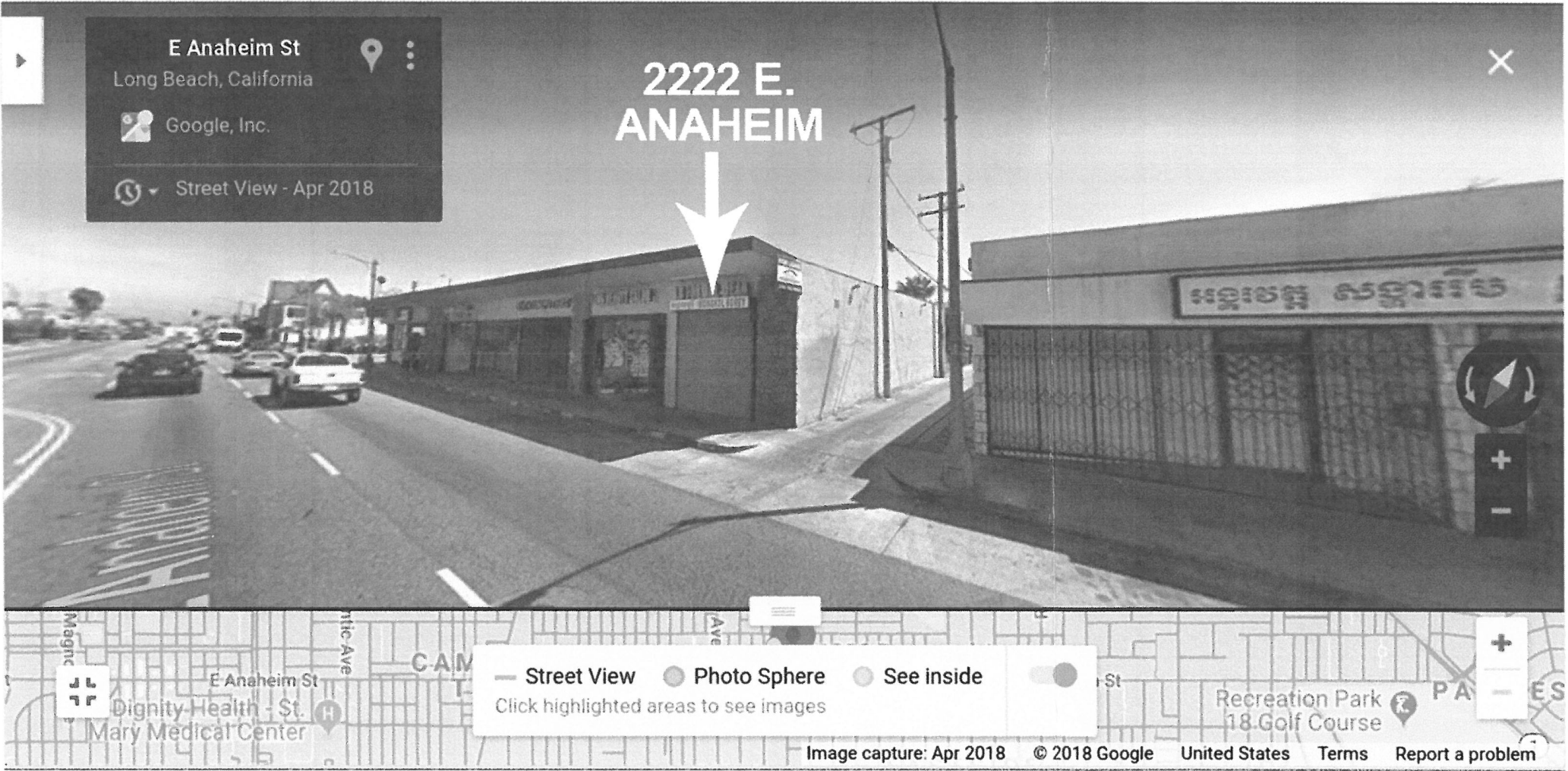
FLOOR AREA RATIO [SHOP-TO-BUILDING]
12.4% [RATIO 1/5]

PARKING AVAILABLE IN LOT NEXT DOOR AT:
2338 E. ANAHEIM [22 SPACES]

DATE – 10/11/2018



2222 E. ANAHEIM
NORTH-WEST CORNER VIEW



THE DEUCE
2222 E. ANAHEIM
NORTH-WEST CORNER VIEW

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