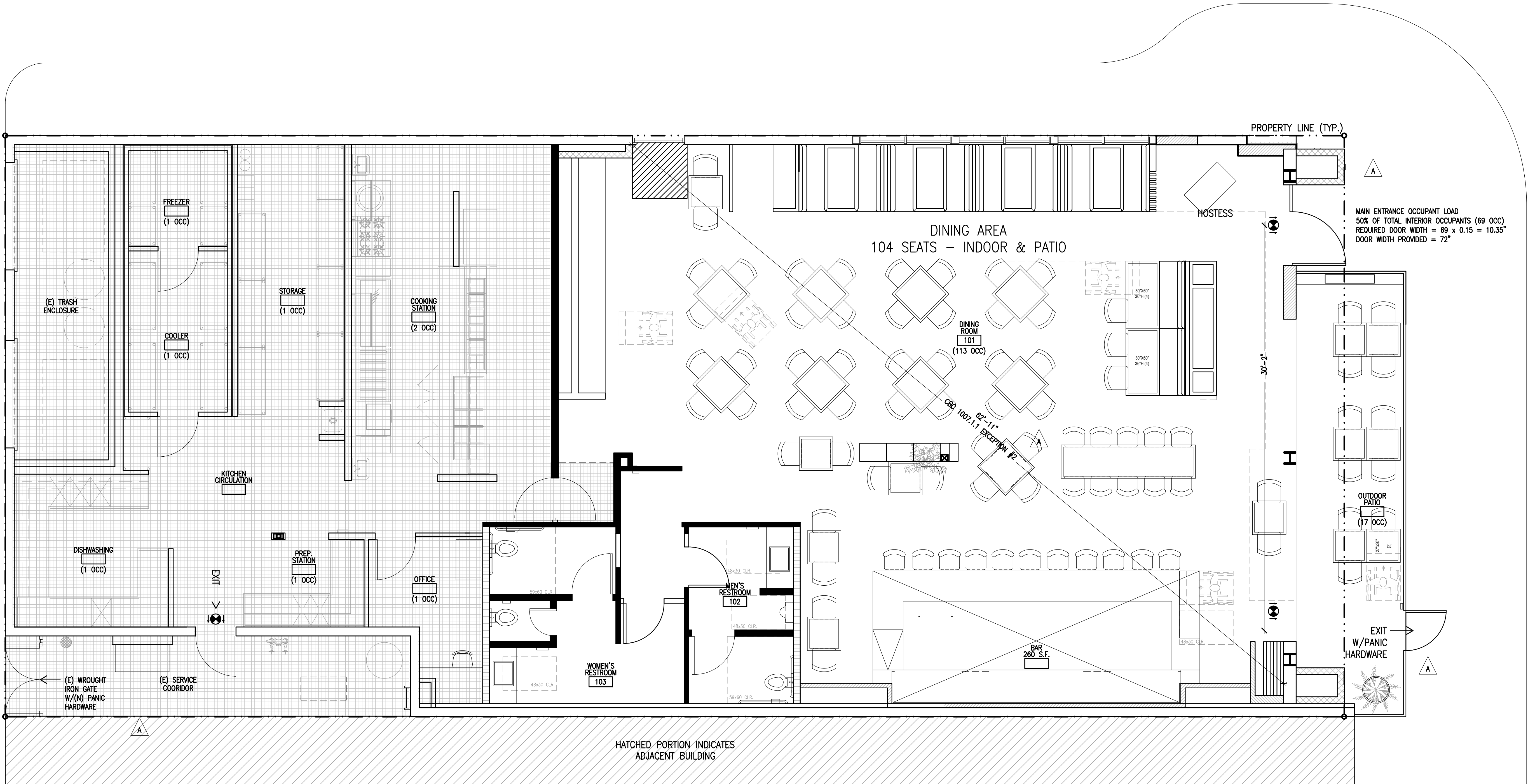




SCALE: 1/4"=1'-0"

EXITING / OCCUPANCY PLAN | 7

CODE SUMMARY

CODE	EDITION	CODE	EDITION
ADMINISTRATIVE CODE:	2016 CAC	HISTORICAL BUILDING CODE:	2016 CHBC
BUILDING CODE:	2016 CBC	FIRE CODE:	2016 CFC
ELECTRICAL CODE:	2016 CEC	EXISTING BUILDING CODE:	2016 CEB
MECHANICAL CODE:	2016 CMC	GREEN BUILDING STANDARDS CODE:	2016 CGBSC
PLUMBING CODE:	2016 CPC	REFERENCE STANDARDS CODE:	2016
ENERGY CODE:	2016 CEEC		

PROJECT DESCRIPTION

PROJECT ADDRESS: 5224 EAST 2ND STREET
LONG BEACH, CA 90803

SCOPE OF PROJECT: TENANT IMPROVEMENT TO AN EXISTING RESTAURANT

GROSS FLOOR AREA: 4,010 S.F. (INCLUDES OUTDOOR DINING)

CATEGORY:

TYPE OF CONSTRUCTION: TYPE V-B (EXISTING BUILDING, WITH SPRINKLERS)

OCCUPANCY GROUP(S): A2

ALLOWABLE HEIGHT: 40'-0" FT. - 1 STORY

PROPOSED BUILDING HEIGHT: 16'-0" FT. - 1 STORY

ALLOWABLE FLOOR AREA: 6,000 SQ. FT.

FIRE PROTECTION:

FIRE PROTECTION SYSTEMS: EXISTING BUILDING WITH SPRINKLERS
CBC TABLE 6.01 (FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS)

PRIMARY STRUCTURAL FRAME: 0 HOUR

EXTERIOR BEARING WALLS: 0 HOUR

INTERIOR BEARING WALLS: 0 HOUR

EXTERIOR NON BEARING WALLS: 0 HOUR

FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 0 HOUR

ROOF CONSTRUCTION AND SECONDARY MEMBERS: 0 HOUR

OCCUPANCY LOAD

NO.	ROOM NAME	AREA / SEATS	OCC FACTOR	TOTAL	
100	ENTRY	131 SF	N/A		ACCESSORY
101	(NOT USED)				
102	KITCHEN CIRCULATION	242 SF	N/A		CIRCULATION
103	COOKING STATION	374 SF	200 OCC.	2 OCC.	
104	STORAGE	162 SF	200 OCC.	1 OCC.	
105	PREP STATION	242 SF	200 OCC.	1 OCC.	
106	COOLER	90 SF	200 OCC.	1 OCC.	
107	FREEZER	53 SF	200 OCC.	1 OCC.	
108	DISHWASHING	130 SF	200 OCC.	1 OCC.	
109	OFFICE	80 SF	200 OCC.	1 OCC.	
110	WOMEN'S RESTROOM	157 SF	N/A		ACCESSORY
111	MEN'S RESTROOM	128 SF	N/A		ACCESSORY
112	DINING AREA	1,682 SF	15 OCC.	113 OCC.	
113	OUTDOOR PATIO	251 SF	15 OCC.	17 OCC.	
114	SERVING COUNTER	161 SF	N/A		ACCESSORY
TOTAL OCCUPANT LOAD				138 OCC.	

EXIT WIDTH REQUIREMENT

	NUMBER OF OCCUPANTS	STAIR WIDTH OCC. X 0.2	DOOR WIDTH OCC. X 0.2	STAIR WIDTH PROVIDED	DOOR WIDTH PROVIDED
LEVEL 1	138 OCC.	27.65"	27.65"		144.00"

- NOTES:
- TRAVEL DISTANCE SHALL NOT EXCEED 250' TO AN EXIT DOOR.
 - THE MAXIMUM OCCUPANT LOAD SHALL BE POSTED IN EACH ASSEMBLY ROOM OR SPACE CBC 1004.3 TO INCLUDE EACH SEPARATE AUDITORIUM AND LOBBY.
 - PROVIDE MEANS OF EGRESS LIGHTING WITH EMERGENCY POWER BACK UP SUPPLY. CBC 1006.3. SPECIFY 0.2 FOOT CANDLE DURING THE PERFORMANCE AND THAT THE ILLUMINATION IS AUTOMATICALLY LIT TO 1 FOOT CANDLE WHEN ACTIVATED BY FIRE ALARM SYSTEM. CBC 1996.2
 - PROVIDE FIRE EXTINGUISHERS AS INDICATED ON FLOOR PLAN A2.0.1 N.T.E. 75' OF TRAVEL FROM ANY POINT IN THE BUILDING
 - EXIT SIGNS SHALL BE INTERNALLY AND EXTERNALLY ILLUMINATED AT ALL TIMES. PER CBC 1011.3.
 - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1011.6.3).

PLUMBING FIXTURE

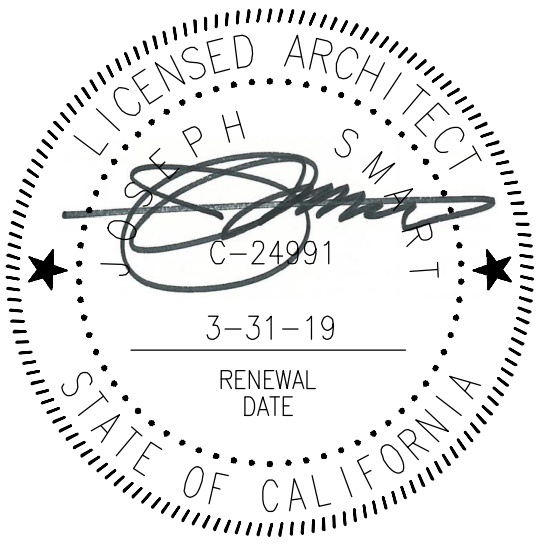
TOTAL OCCUPANTS		138			
FIXTURE TYPE	REQUIRED		PROVIDED		
	MEN (31)	WOMEN (31)	MEN	WOMEN	
WATER CLOSET	1	2	1	2	
LAVATORIES	1	1	1	1	
URINAL	1		1		
DRINKING FOUNTAIN	1		(WATER SERVICE PROVIDED)		

LEGEND

- ➡ ACCESSIBLE PATH OF TRAVEL & EXITING WITH MAX. 5% SLOPE; AND MAX. 2% CROSS SLOPE.
- ⬡ (E) INTERNALLY ILLUMINATED EXIT SIGN
- EXIT SIGNS SHALL BE PROVIDED WITH EMERGENCY POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES BY STORAGE BATTERIES OR ON-SITE GENERATOR



18004 Sky Park Circle, Suite 200
Irvine, California 92614
Phone - 949.757.3240
www.sms-arch.com



JULIO'S
5224 EAST 2ND STREET
LONG BEACH, CA - 90803

Julio's

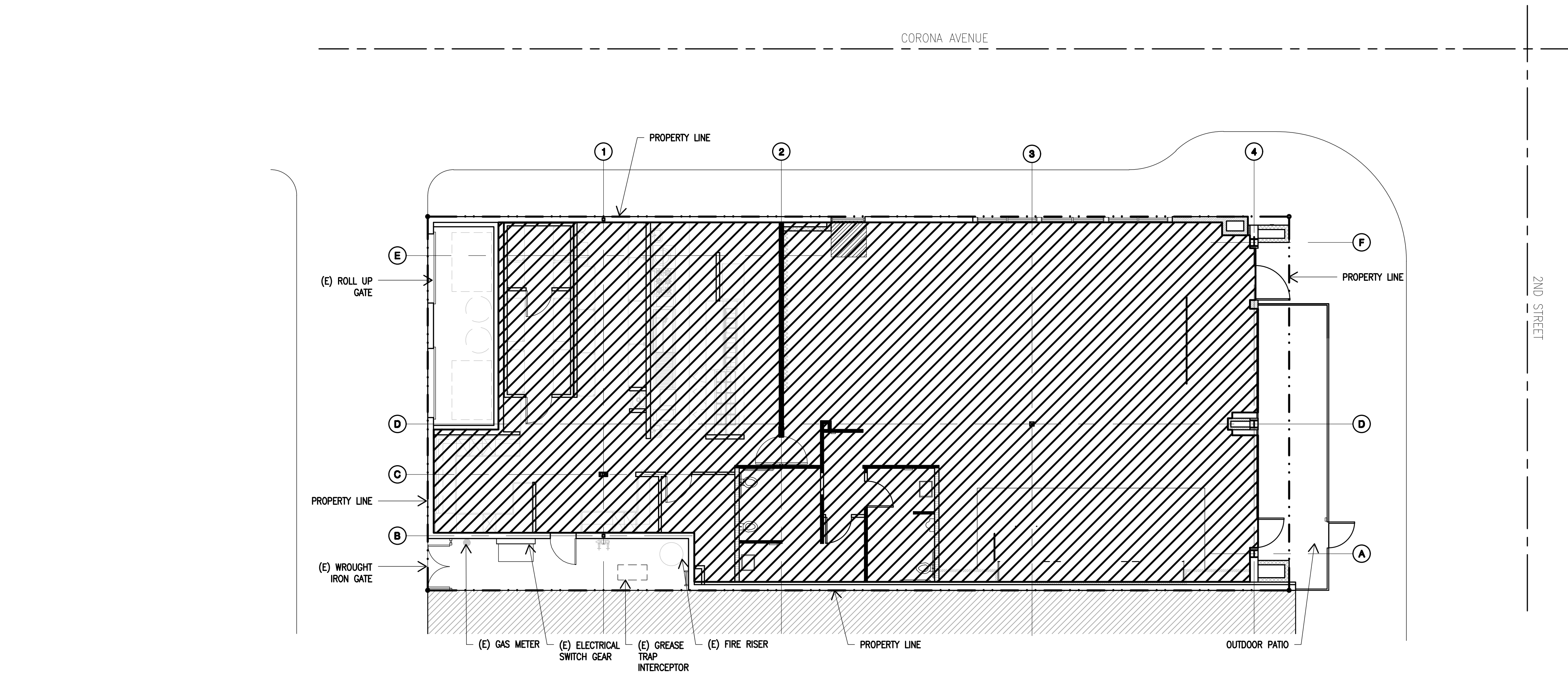
NO.	DATE	ISSUE
Δ	4/19/18	INITIAL SUBMITTAL
Δ	1/11/19	2ND SUBMITTAL
Δ	1/28/19	ADDENDA A
Δ	7/8/2019	BULLETIN #1
Δ	7/8/2019	BULLETIN #2
Δ	10/28/19	CEILING MODIFICATIONS

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO. 17022
DATE
DRAWING TITLE
CODE SUMMARY & EXIT PLAN

DRAWING NO.

A0.0.2



FLOOD NOTES
THIS SITE IS IN A DESIGNATED FLOOD ZONE. CONTACT PUBLIC WORKS REGARDING FLOOD ELEVATION CERTIFICATE FORM AND BASE FLOOD ELEVATION REQUIREMENTS. THE REGULATION FOR FLOOD DAMAGE PREVENTION IS FOUND IN CHAPTER 18.13 OF THE LMBC.

ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL BE ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE OR LATERAL MOVEMENT OF THE STRUCTURE RESULTING FROM HYDRODYNAMIC AND HYDROSTATIC LOADS, INCLUDING THE EFFECTS OF BUOYANCY.

ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL BE CONSTRUCTED WITH MATERIALS AND UTILITY EQUIPMENT RESISTANT TO FLOOD DAMAGE.

ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS SHALL USE METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE.

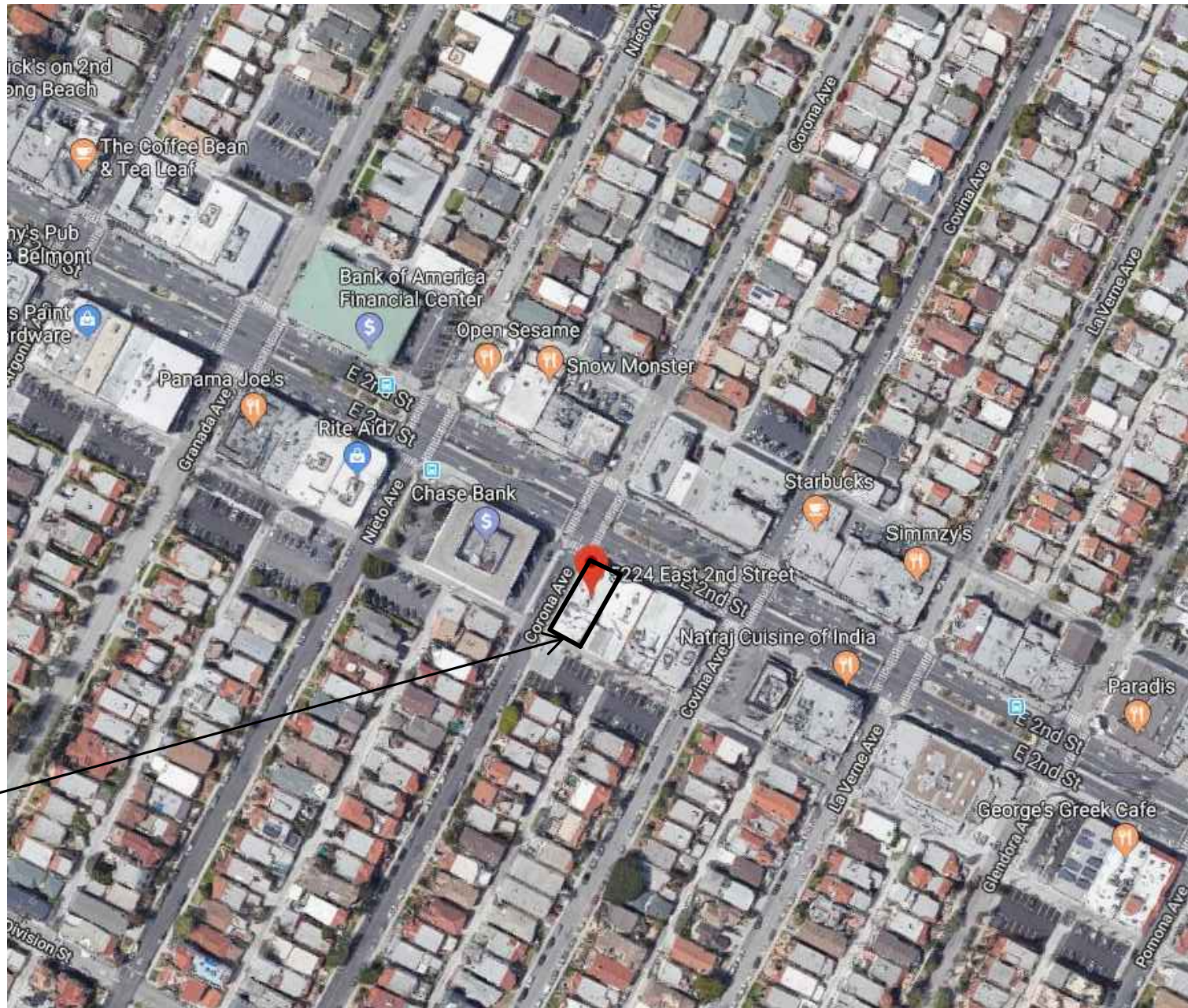
ELECTRICAL, HEATING, VENTILATION, PLUMBING, AND AIR-CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES SHALL BE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITH THE COMPONENTS DURING CONDITIONS OF FLOODING.

IF WITHIN ZONES AH, AO, AR/AH, OR AR/AO, THERE SHALL BE ADEQUATE DRAINAGE PATHS AROUND STRUCTURES ON SLOPES TO GUIDE FLOODWATERS AROUND AND AWAY FROM THE PROPOSED STRUCTURES.



SCALE: 1/8"=1'-0" SITE PLAN | 1

PROJECT SITE



VICINITY MAP

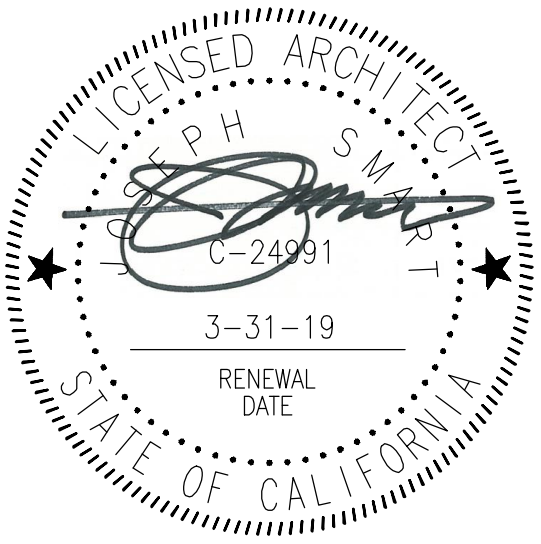
LEGEND

ROOM-NAME [Symbol]	ROOM REFERENCE [Symbol]	REFER TO FOR ROOM FINISHES [Symbol]
FIRE RATING [Symbol]	DOOR REFERENCE [Symbol]	REFER TO FOR DOOR TYPES & FINISHES [Symbol]
[Symbol]	EXISTING STUD WALL	
[Symbol]	NEW 2X4 WOOD STUDS @16" O.C. W/ 5/8" GYP. BD EACH SIDE & R11 INSULATION	
[Symbol]	NEW 2X6 STUDS @ 16" O.C. W/5/8" GYP. BD EACH SIDE & R11 INSULATION (MOISTURE RESISTANT @ RESTROOMS)	
[Symbol]	NEW 2X4 STUDS @ 16" O.C. W/PLASTER ASSEMBLY OVER METAL LATH	
[Symbol]	NEW 2X6 STUDS @16" O.C. W/EXTERIOR WEATHERED STEEL PANELS OVER WATERPROOF MEMBRANE	

SMS

ARCHITECTS

18004 Sky Park Circle, Suite 200
Irvine, California 92614
Phone - 949.757.3240
www.sms-arch.com



JULIO'S
5224 EAST 2ND STREET
LONG BEACH, CA - 90803

Julio's

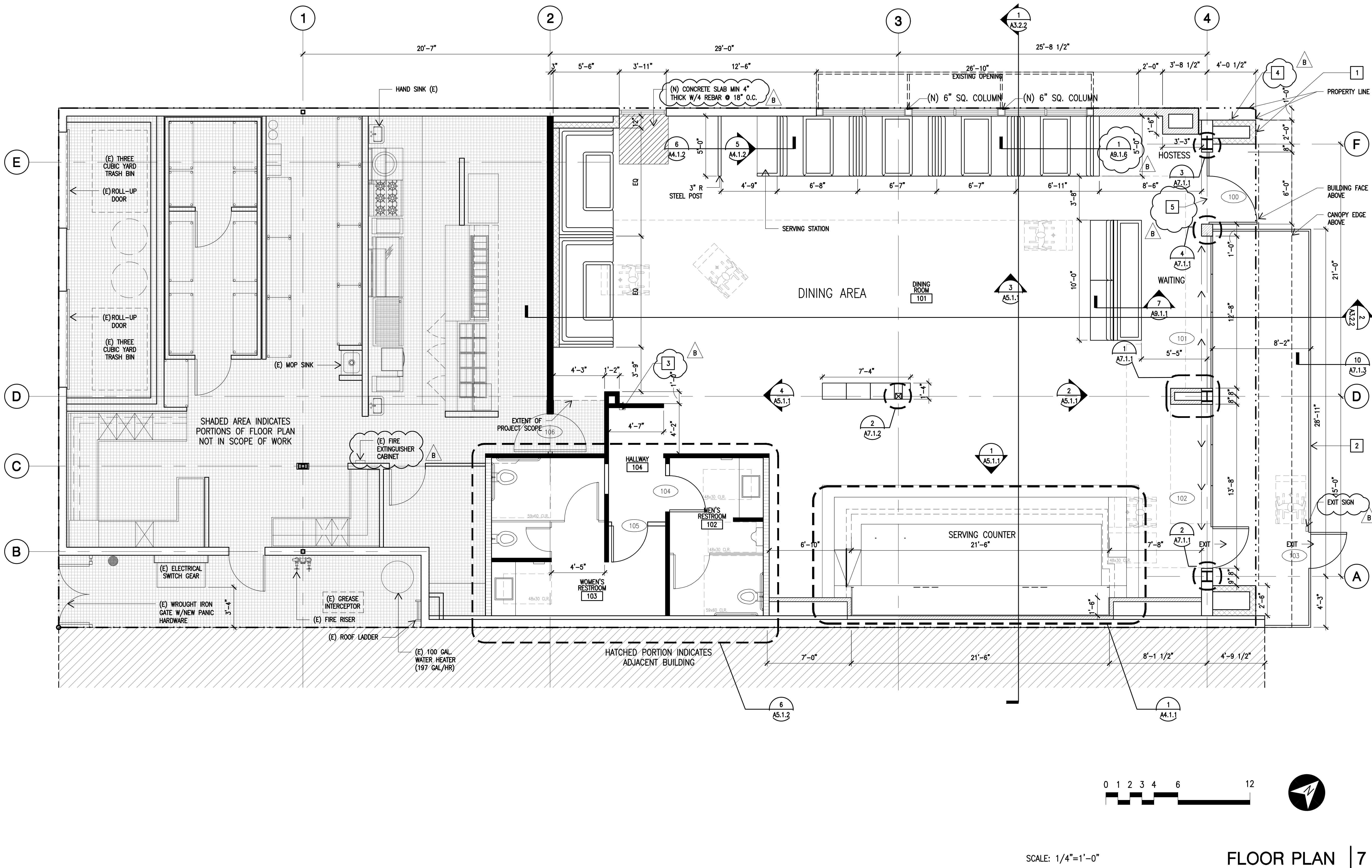
NO.	DATE	ISSUE
1	4/19/18	INITIAL SUBMITTAL
2	1/11/19	2ND SUBMITTAL
3	1/26/19	ADDENDA A

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO. 17022
DATE
DRAWING TITLE
SITE PLAN

DRAWING NO.

A0.0.3



18004 Sky Park Circle, Suite 200
Irvine, California 92614
Phone - 949.757.3240
www.sms-arch.com

JULIO'S
5224 EAST 2ND STREET
LONG BEACH, CA - 90803

Julio's

NO.	DATE	ISSUE
1	4/19/18	INITIAL SUBMITTAL
2	1/11/19	2ND SUBMITTAL
3	1/26/19	ADDENDA A

PROJECT NO. 17022

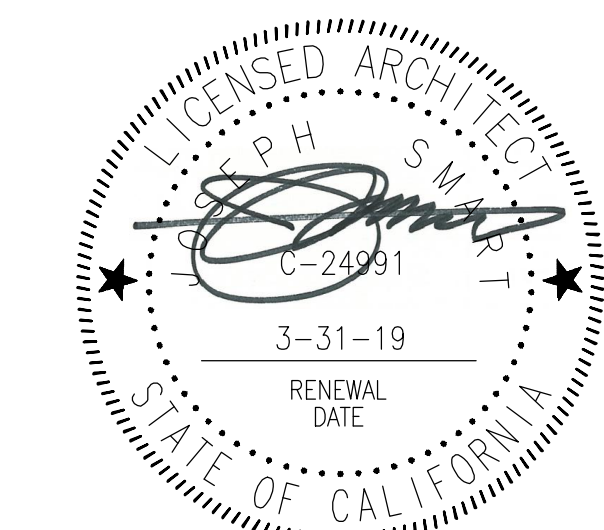
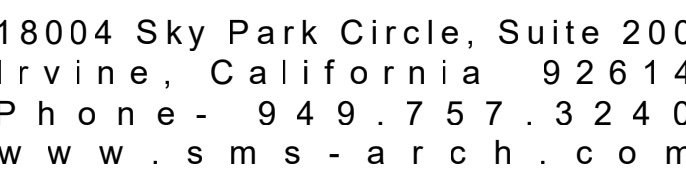
DATE

DRAWING TITLE

FLOOR PLAN

DRAWING NO.

A2.1.1



JULIO'S
5224 EAST 2ND STREET
LONG BEACH, CA - 90803

Julio's

[illegible]

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO. 17022

DATE _____

DRAWING TITLE

EXTERIOR ELEVATIONS

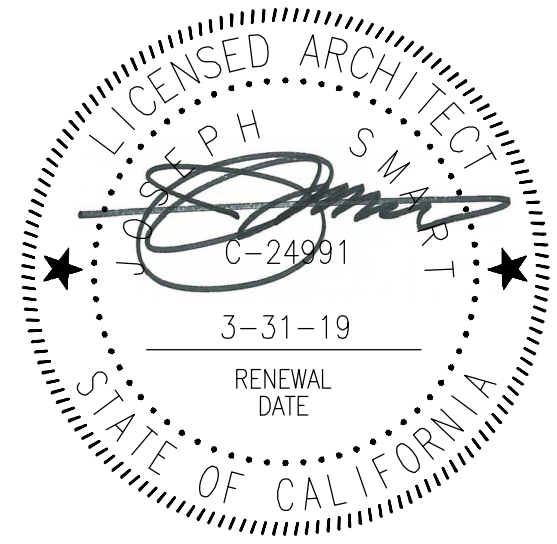
DRAWING NO.

A3.1.1



ARCHITECTS

18004 Sky Park Circle, Suite 200
Irvine, California 92614
Phone - 949.757.3240
www.sms-arch.com



JULIO'S
5224 EAST 2ND STREET
LONG BEACH, CA - 90803

Julio's

[illegible]

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF SMS ARCHITECTS AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.	17022
-------------	-------

DATE _____

DRAWING TITLE
SITE PHOTOS

DRAWING NO.

A11.0.0