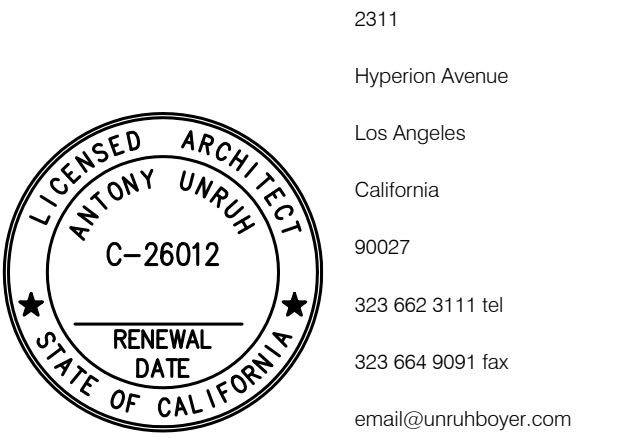


433 PINE AVENUE ATTACHMENT E

433 PINE AVENUE
LONG BEACH CA 90802

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BU-051 NOTE:

A 1-HOUR FIRE BARRIER WILL BE MAINTAINED BETWEEN CANNABIS FACILITY AND ADJACENT TENANTS.

NO GASES:

NO GASES WILL BE USED FOR THE OPERATION OF THIS BUSINESS

DISPENSARY SITE SECURITY

DISPENSARY SITE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A MARIJUANA DISPENSARY PERMITTEE SHALL COMPLY WITH THE SECURITY PLAN THAT IS APPROVED BY THE CITY MANAGER, WHICH PLAN MAY INCLUDE BUILDING SPECIFICATIONS, LIGHTING, ALARMS, AND STATE-LICENSED SECURITY PERSONNEL.

EACH SECURITY PLAN APPROVED BY THE CITY MANAGER MUST INCLUDE THE FOLLOWING: 1. SECURITY SURVEILLANCE CAMERAS. SECURITY SURVEILLANCE CAMERAS AND A VIDEO RECORDING SYSTEM MUST BE INSTALLED TO MONITOR ALL DOORS INTO THE BUILDINGS ON THE DISPENSARY SITE, THE PARKING LOT, LOADING AREAS, AND ALL EXTERIOR SIDES OF THE PROPERTY ADJACENT TO THE PUBLIC RIGHT OF WAY. THE CAMERAS AND RECORDING SYSTEM MUST BE OF ADEQUATE QUALITY, COLOR RENDITION, AND RESOLUTION TO ALLOW THE IDENTIFICATION OF ANY INDIVIDUAL PRESENT ON THE DISPENSARY SITE. THE RECORDING SYSTEM MUST BE CAPABLE OF EXPORTING THE RECORDED VIDEO IN STANDARD MPEG FORMATS TO ANOTHER COMMON MEDIUM, SUCH AS DVD OR USB DRIVE. 2. SECURITY VIDEO RECORDING AND RETENTION, VIDEO FROM THE SECURITY SURVEILLANCE CAMERAS MUST BE RECORDING AT ALL TIMES (24 HOURS A DAY, SEVEN DAYS A WEEK) AND THE RECORDING SHALL BE MAINTAINED FOR AT LEAST 30 DAYS. THE VIDEO RECORDINGS SHALL BE MADE AVAILABLE TO THE CITY UPON REQUEST. 3. ALARM SYSTEM. PROFESSIONALLY AND CENTRALLY-MONITORED FIRE, ROBBERY, AND BURGLAR ALARM SYSTEMS MUST BE INSTALLED AND MAINTAINED IN GOOD WORKING CONDITION. THE ALARM SYSTEM MUST INCLUDE A PRIVATE SECURITY COMPANY THAT IS REQUIRED TO RESPOND TO EVERY ALARM.

A MARIJUANA DISPENSARY PERMITTEE SHALL REPORT TO THE CITY POLICE DEPARTMENT ALL CRIMINAL ACTIVITY OCCURRING ON THE DISPENSARY SITE.

DISPENSARY PERMIT DISPLAY

DISPLAY OF MARIJUANA DISPENSARY PERMIT:

THE MARIJUANA DISPENSARY PERMITTEE SHALL DISPLAY ITS CURRENT VALID MARIJUANA DISPENSARY PERMIT ISSUED IN ACCORDANCE WITH THIS ARTICLE INSIDE THE LOBBY OR WAITING AREA OF THE MAIN ENTRANCE TO THE DISPENSARY SITE. THE PERMIT SHALL BE DISPLAYED AT ALL TIMES IN A CONSPICUOUS PLACE SO THAT IT MAY BE READILY SEEN BY ALL PERSONS ENTERING THE DISPENSARY SITE.

DISPENSARY ODOR CONTROL

DISPENSARY SITE SHALL COMPLY WITH THE FOLLOWING ODOR CONTROL REQUIREMENTS:

A MARIJUANA DISPENSARY PERMITTEE SHALL PREVENT ALL ODORS GENERATED FROM THE DISPENSARY AND STORAGE OR MARIJUANA FROM ESCAPING FROM THE BUILDINGS ON THE DISPENSARY SITE, SUCH THAT THE ODOR CANNOT BE DETECTED BY A REASONABLE PERSON OF NORMAL SENSITIVITY OUTSIDE THE BUILDINGS.

ADA RESPONSIBILITY NOTE

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 FOUNTAIN, SIGNS AND PUBLIC TELEPHONES SERVING THE AREA COMPLIES WITH CURRENT CA TITLE 24 ACCESSIBILITY REQUIREMENTS.

SCOPE OF WORK: TENANT IMPROVEMENT(4639 SQ FT-per LA Assessor, no change)
MARIJUANA DISPENSARY (#MJ21909773) – SALE OF CANNABIS INCLUDING PRE-PACKAGED FLOWER, PRE-ROLLS, VAPORIZERS, BAKED GOODS, EDIBLES ,CONCENTRATES AND DRINKABLE THC BEVERAGES.
FULL DESCRIPTION OF ACTIVITIES ON OP1 SHEET – CULTIVATION AND MANUFACTURING NOT ALLOWED

SHEET INDEX

ARCHITECTURE	
G0.0	COVER SHEET
G0.1	GENERAL NOTES & MMJ APPLICATION
G0.2	BU-051 NOTES
G0.3	BU-051 NOTES
G0.4	BU-051 NOTES
G0.5	BU-051 NOTES
G0.6	BU-051 NOTES
G0.7	BU-051 NOTES
G0.8	BU-051 NOTES
G0.9	GREEN BUILDING NOTES
A1.0	SITE PLAN
A1.1	NOT USED
A1.2	ASBUILT-FLOOR PLAN
A1.3	EMERGENCY EXIT & EGRESS PATH OF TRAVEL
A2.0	FLOOR PLAN
A2.1	REFLECTED CEILING PLAN
A3.0	SECTIONS
A4.0	EXTERIOR ELEVATION
A5.0	ACCESSIBILITY DETAIL / ENLARGED PLAN
A5.1	FINISH & EQUIPMENT SCHEDULE
A5.2	EQUIPMENT SPECIFICATIONS
A6.0	DOOR SCHEDULE
A7.0	DOOR & WINDOW SCHEDULE
SC-01	SECURITY FLOOR PLAN
SC-02	SECURITY SPECIFICATIONS
SC-03	SECURITY SPECIFICATIONS
OP1-1	BUSINESS OPERATION PLAN

SEPARATE PLAN-CHECK SUBMITTALS

MECHANICAL
PLUMBING
ELECTRICAL

DEFERRED SUBMITTAL

FIRE SPRINKLERS
FIRE MONITORING

PROJECT DATA

TRACT	71130
LOT	1
ASSESSOR'S PARCEL #	7280-009-165
ZONING:	COMMERCIAL
ZONE DISTRICT	PD-30
FIRE SPRINKLED	YES
FIRE MONITORED	YES (DEFERRED SUBMITTAL)
CONSTRUCTION TYPE	TYPE II-A
LOT/PARCEL AREA	16,910 Sq. Ft.
(E) BUILDING	5,880 Sq. Ft.
(N) PROPOSED IMPROVEMENT	4,639 Sq. Ft.
OCCUPANCY TYPE	M / B / S-1

LEGAL DESCRIPTION

TR=71130 LOTS 1,A COMMERCIAL UNIT 500 (AIRSPACE AND 1/29 INT IN COMMON AREA)

BUILDING INFORMATION

4 – Story Residential / Commercial / Parking

BASEMENT	-	PARKING (37 STALLS)
1ST FLOOR	-	PROPOSED PREMISES (4,639 SF) RESIDENCES (3 UNITS)
2ND FLOOR	-	RESIDENCES (5 UNITS)
3RD FLOOR	-	RESIDENCES (10 UNITS)
4TH FLOOR	-	RESIDENCES (10 UNITS)

OCCUPANT LOAD BREAKDOWN

ROOM	OCC.	SQ. FT.	LOAD FACTOR	OCC. LOAD
RM101-MECH/SECURITY EQ.	(S-1)	87 S.F.	1:300	1
RM102- STORAGE	(S-1)	94 S.F.	1:300	1
RM103-BREAK RM	(B)	137 S.F.	1:15	10
RM104-OFFICE	(B)	211 S.F.	1:150	2
RM105-ENTRY 1	(B)	220 S.F.	1:150	2
RM106-INTAKE PROCESSING	(B)	147 S.F.	1:150	1
RM107-SAFE RM	(B)	270 S.F.	1:150	2
RM108-SALES	(M)	1994 S.F.	1:60	34
RM109-ENTRY 2	(M)	670 S.F.	1:60	12
RM110-BATH 1	(B)	66 S.F.		
RM111-BATH 2	(B)	66 S.F.		
TOTAL OCC:				=65

STRUCTURAL	
S1.0	STRUCTURAL NOTES
S1.1	TYPICAL DETAILS
S2.0	FOUNDATION PLAN
S2.1	CEILING FRAMING PLAN
S3.0	DETAILS
S3.1	DETAILS

MECHANICAL	
M1.0	HVAC SYMBOLS, ABBREVIATIONS & SPECS
M2.0	HVAC SYMBOLS, ABBREVIATIONS & SPECS
M3.0	GROUND FLOOR HVAC PLAN
M4.0	HVAC DETAILS
M4.1	HVAC DETAILS
M5.0	TITLE 24
M5.1	TITLE 24

PLUMBING	
P1.0	PLUMBING SYMBOLS, ABBREVIATIONS & SPECS
P2.0	PLUMBING SCHEDULES AND DETAILS
P3.0	PARKING LEVEL PLUMBING PLAN
P4.0	FIRST FLOOR PLUMBING PLAN
P5.0	RISER DIAGRAM

ELECTRICAL	
E1.0	ELECTRICAL NOTES
E2.0	ELECTRICAL POWER PLAN
E3.0	CEILING & ROOF PLAN
E4.0	ELECTRICAL LIGHTING PLAN
E5.0	PHOTOMETRIC PLAN
E6.0	ELECTRICAL PANEL SCHEDULE
E7.0	ELECTRICAL DETAILS
E8.0	TITLE 24 FORMS
E9.0	TITLE 24 FORMS

APPLICABLE CODES

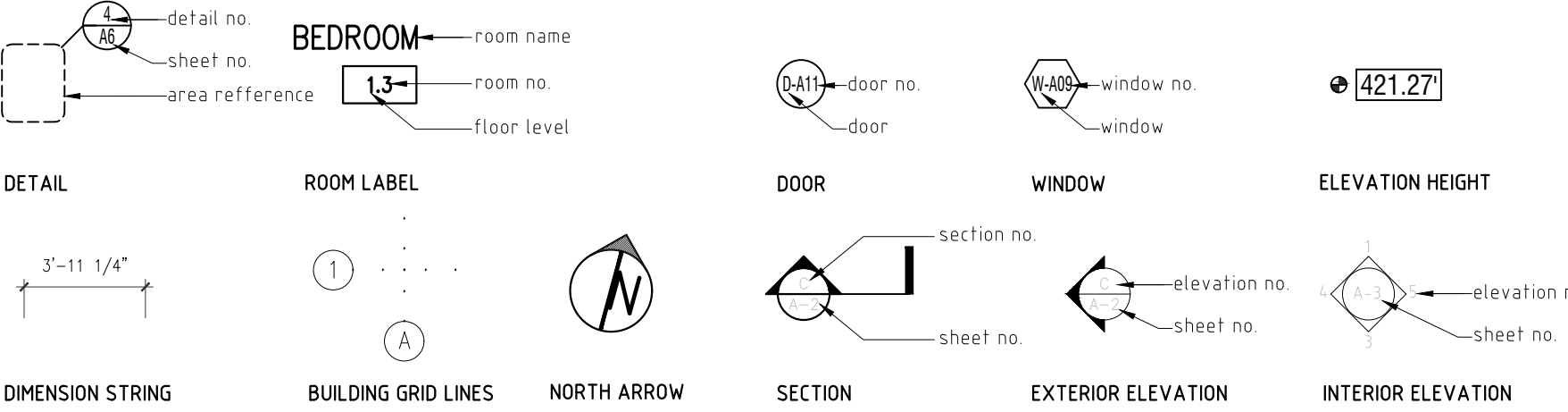
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA GREEN BUILDING & SAFETY CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
CITY OF LONG BEACH AMENDMENTS

DIRECTORY

CLIENT:
Emerald Beach Care
433 Pine Avenue
Long Beach CA 90802

ARCHITECT:
Unruh Boyer
2311 Hyperion Avenue
Los Angeles, CA 90027
(323) 662 3111 TEL
(323) 6649091 FAX
email: email@unruhboyer.com

GENERAL CONTRACTOR:
Delta Construction & Electric Company
CSLB 495226
(916) 502 0467 TEL
email: aaron@deltagc.com



abbreviations

&	AND	CAB	Cabinet	E	East	F.A.A.	Face of Concrete
<	Angle	CARP	Carpet	EA	Each	F.O.F.	Face of Finish
@	AT	CEM	Cement	EJ	Expansion Joint	F.O.M	Face of Masonry
(E)	Existing	CLG	Ceiling	EL	Elevation	FPRF	Fireproof
A/C	Air Conditioning	CLO	Closet	ELEC	Electrical	FR	Frame
ADJ	Adjustable	CLR	Clear	ELEV	Elevation	FS	Full Size
A.F.F	Above Finish Floor	CNTR	Counter	EMER	Emergency	FTG	Footing
ALUM	Aluminum	COL	Column	E.O.S	Edge of Slab	FUT	Furniture
APPROX	Approximate	CONC	Concrete	E.O.	Equal	GA	Gauge
ARCH	Architectural	C.W.	Cold water	EQUIP	Equipment	GALV	Galvanized
BD	Board	DET	Detail	E.W.	Each way	G.B.	Galvanized bar
BLDG	Building	D.F.	Drinking Water	EXP	Electric Water Cooler	G.I.	Galvanized iron
BLK	Blocking	DIA	Diameter	(E)	Existing	GND	Ground
BM	Beam	DN	Down	EXP	Expansion	GR	Grade
BOT	Bottom	D.O.	Door Opening	EXPO	Exposed	GYP	Gypsum
BR	Bedroom	DS	Door	EXT	Exterior	H	High
BSMT	Basement	FLR	Downspout	F.A.	Fire Alarm	H.B	Hose Bib
B.U.R.	Built Up Roofing	DWG	Drawing	A.D.	Floor Drain	H.C.	Hollow core
		DWR	Drawer	FDN	Foundation	HCP	Handicapped
				F.E.	Fire Extinguisher	HDWR	Hardware
				F.G.	Finish Grade	HDWD	Hardwood
				FLASH	Flashing	HORIZ	Horizontal
				FLR	Floor	HR	Hour
				FLUOR	Fluorescent	HT	Height
						HVAC	Heating, Ventilation, and Air Conditioning
						H.W.	Hot Water

433 Pine

433 PINE AVENUE
LONG BEACH CA 90802

Project	433 Pine	Drawn	JC
Scale	NTS	Plot Date	2/26/20
Sheet Title			

COVER SHEET

Sheet Number

G0.0 of Sheets

SIGNATURE	TITLE
PRINT NAME	DATE

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Los Angeles
California
90027
323 662 3111 tel
323 664 9091 fax
email@unruhboyer.com

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PROPOSED PREMISES (4,639 SF)

BUILDING INFORMATION

4-Story Residential / Commercial / Parking

BASEMENT - (E) PARKING (37 STALLS)

1ST FLOOR - PROPOSED PREMISES (4,639 SF)
RESIDENCES (3 UNITS)

2ND FLOOR - RESIDENCES (5 UNITS)
3RD FLOOR - RESIDENCES (10 UNITS)
4TH FLOOR - RESIDENCES (10 UNITS)

KEYNOTES

- 1 (e) roof access to remain
2 (e) planter box to remain
3 perimeter of work on 1st floor
4 (e) skylight to remain
5 (e) opening to floor below – to remain
6 (e) guardrail to remain
7 (e) a/c unit to remain (typ.)
8 (e) balcony – unit below
9 (e) awning below to remain

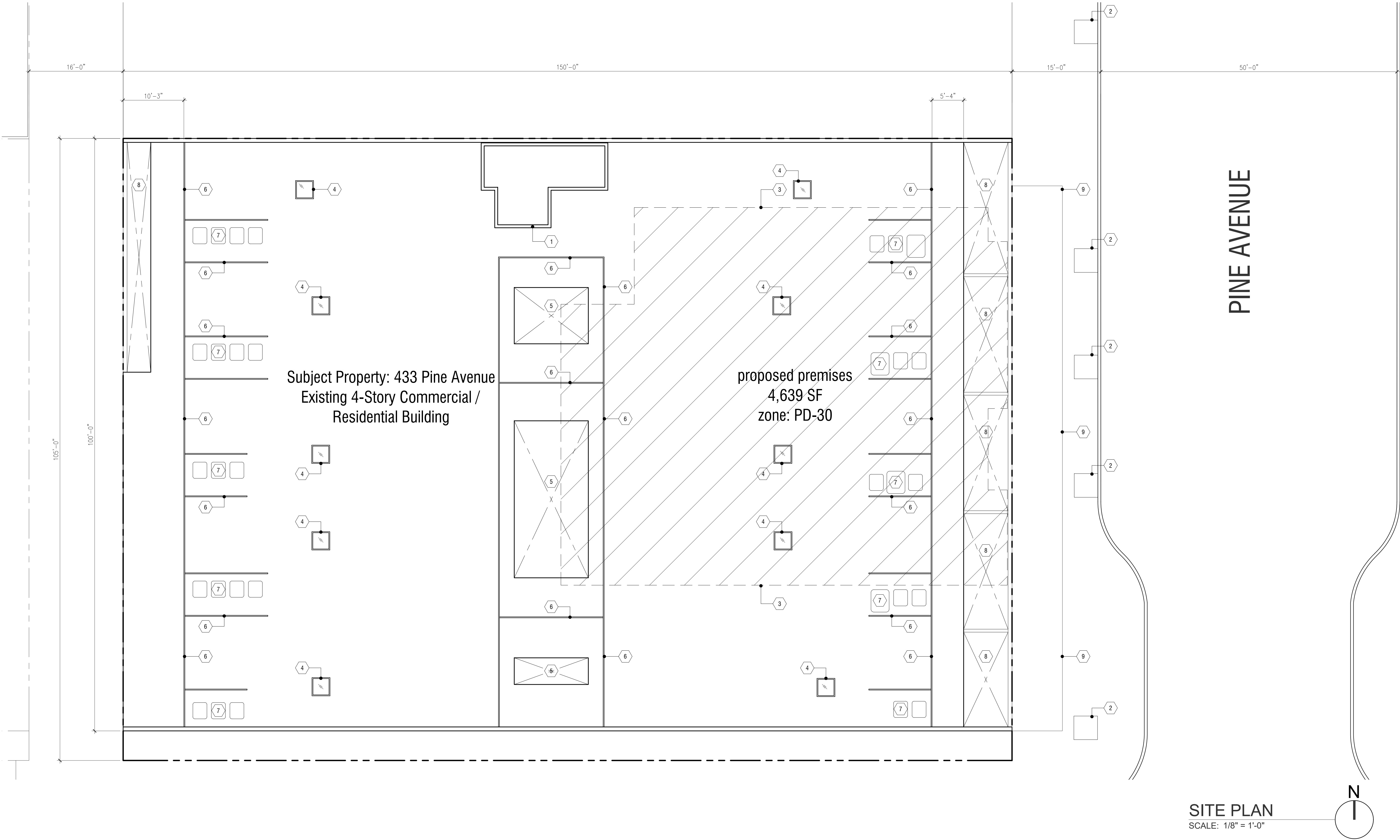
Revisions		
No.	Date	Description

433 PINE AVENUE
LONG BEACH CA 90802

Project	433 Pine	Drawn	JC
Scale	1/8" = 1'-0"	Plot Date	2/26/20
Sheet Title			

SITE PLAN

Sheet Number
A1.0 of Sheets



SITE INFO

TRACT	71130
LOT	1
ASSESSOR'S PARCEL #	7280-009-165
ZONING:	COMMERCIAL
ZONE DISTRICT	PD-30
FIRE SPRINKLED	YES
CONSTRUCTION TYPE	TYPE II
LOT/PARCEL AREA	16,910 Sq. Ft.
(E) BUILDING	5,880 Sq. Ft.
(N) PROPOSED IMPROVEMENT	4,639 Sq. Ft.
OCCUPANCY TYPE	M / B / S-1

PARKING BREAKDOWN

Total Parking On-Site:	0
PROJECT EXEMPT (<6,000sf) per Table 3-6, Long Beach Zoning Code: PD-30	

SITE NOTES

DISPENSARY SITE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS

ENTRANCES. ALL ENTRANCES INTO THE BUILDINGS ON THE DISPENSARY SITE SHALL BE LOCKED AT ALL TIMES WITH ENTRY CONTROLLED BY THE MARIJUANA DISPENSARY PERMITEE'S MANAGERS AND STAFF.

MAIN ENTRANCE AND LOBBY. THE DISPENSARY SITE SHALL HAVE A BUILDING WITH A MAIN ENTRANCE THAT IS CLEARLY VISIBLE FROM THE PUBLIC STREET OR SIDEWALK. THE MAIN ENTRANCE SHALL BE MAINTAINED CLEAR OF BARRIERS, LANDSCAPING, AND OTHER OBSTRUCTIONS. INSIDE OF THE MAIN ENTRANCE, THERE SHALL BE A LOBBY TO RECEIVE PERSONS INTO THE SITE AND TO VERIFY WHETHER THEY ARE ALLOWED IN THE DISPENSARY AREAS.

DISPENSARY AREA. ALL DISPENSARY AREAS IN ANY BUILDING ON THE DISPENSARY SITE SHALL BE SEPARATED FROM THE MAIN ENTRANCE AND LOBBY, AND SHALL BE SECURED BY A LOCK ACCESSIBLE ONLY TO MANAGERS AND STAFF OF THE MARIJUANA DISPENSARY PERMITEE.

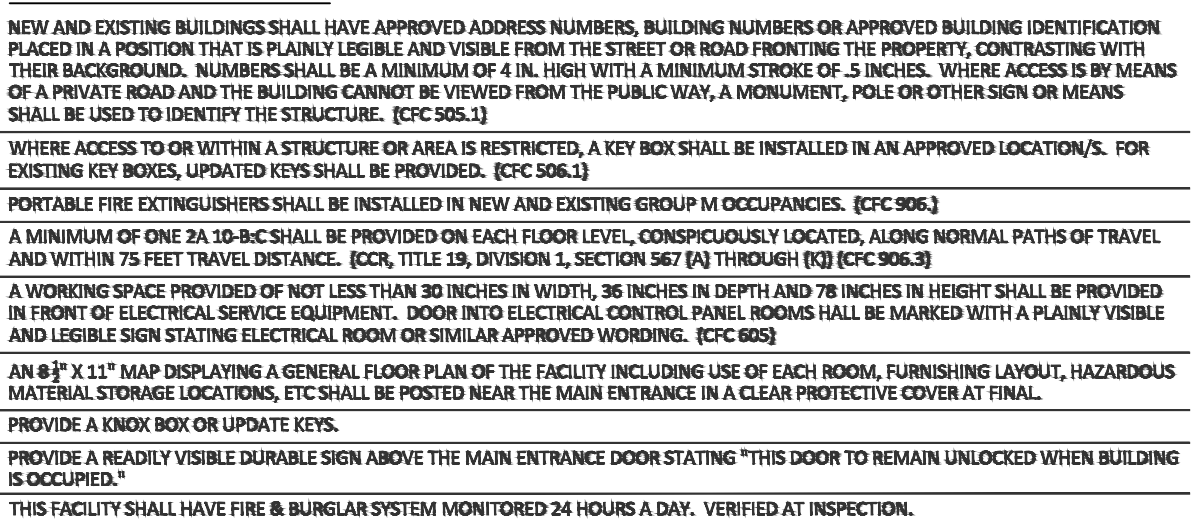
TRANSPORT AREA. EACH BUILDING WITH A DISPENSARY AREA SHALL HAVE AN AREA DESIGNED FOR THE SECURE TRANSFER OF MARIJUANA FROM THE DISPENSARY AREA TO A VEHICLE FOR TRANSPORTATION.



2 (n) emergency light w/ back-up battery

Exits Required: 2
Exits Provided: 3

433 PINE AVENUE
LONG BEACH CA 90802

A13 of Sheets



-ALL DIMENSIONS TO FRAMING-

- 1 (n) wall – Drywall up to 7'-0", expose studs abv. 7'-0"
- 2 (n) 50"x60" opening, 34" sill hgt. w/perforated metal roll down security gate: Dynamic Closure EX59-P
- 3 demolish (e) wall for door opening
- 4 (e) steel structural bracing
- 5 (e) 200 amp panel to remain
- 6 (n) wall hung display
- 7 (n) flip-up door access
- 8 readily visible durable sign above entrance door stating "this door to remain unlocked when building is occupied"
- 9 accessible building entrance sign per 3/A.5.0
- 10 refer to A5.0 for enlarged plan w/ ADA minimum requirements
- 11 unisex sign per 1/A5.0
- 12 (n) ADA counter to comply with ADA counter height (34" max.) per detail 5/A5.0
- 13 (n) safe
- 14 (n) mop sink: 24" x 22" Kohler: Gifford K-12784-0 or approved equal
- 15 (n) handsink: ADA compliant ELKAY SEHS-17X or approved equal w/ towel & soap dispenser
- 16 EDGESTAR Commercial Beverage Refrigerator 22x24x49(VBR240) – Fridge to be secured to building structure.
- 17 (n) customer water fridge (under cabinet) – for customer use.
SUMMIT ADA Under-Counter Refrigerator 32x18x24(SCR1841BADA)
- 18 (n) floor display
- 19 (n) NSF 24" chemical storage rack above mop sink
- 20 (n) 3-door refrigerator: TRUE T-72
- 21 (n) security waste locker – ULINE H-6896
- 22 (n) 1-hr demising wall per detail A/5.1
- 23 (e) door to remain – max slope 1:48, refer to door threshold detail 3/A.6.0

433 Pine

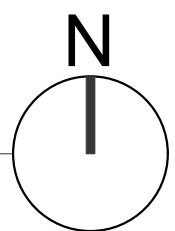
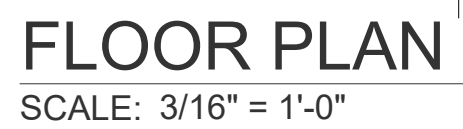
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Project	433 Pine	Drawn	JC
Scale	3/16" = 1'-0"	Plot Date	2/26/20
Sheet Title			

FLOOR PLAN

Sheet Number

A2.0 of Sheets



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323 664 9091 fax
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LEGEND

- (n) A/C supply – refer to Mechanical Plans
- (n) return register – refer to Mechanical Plans
- (n) lighting – Lithonia LDN4
- (n) emergency sign – refer to Electrical Plans
- energy star exhaust fan – refer to Mechanical Plans

Revisions		
No.	Date	Description

433 Pine

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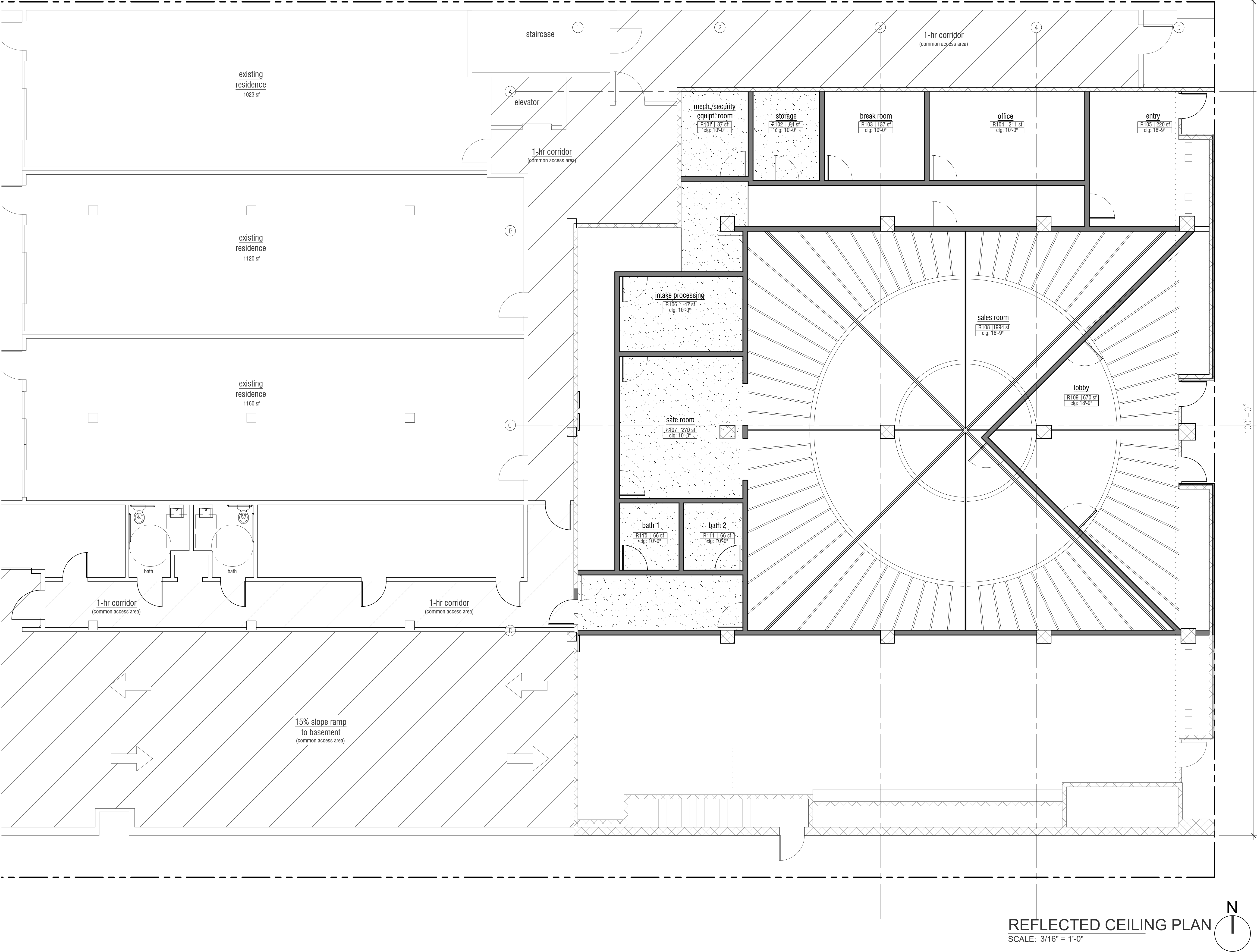
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Scale	3/16" = 1'-0"	Plot Date	2/26/20

Sheet Title

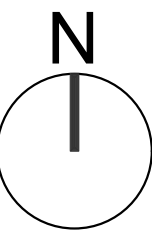
REFLECTED CEILING PLAN

Sheet Number

A2.1 of Sheets



REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



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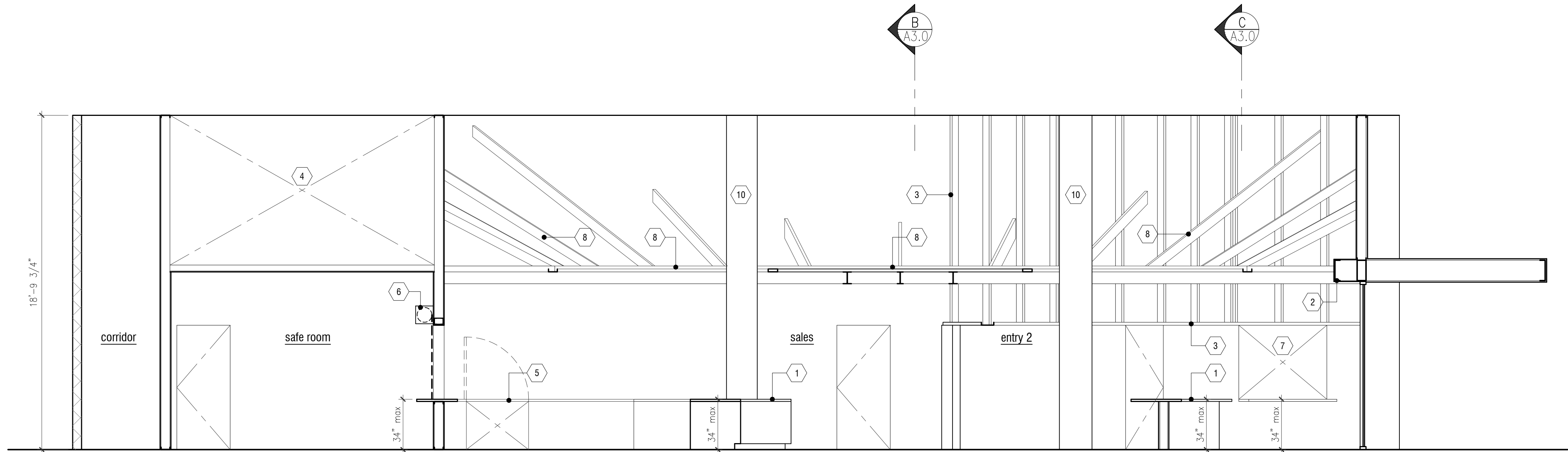


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California
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323 662 3111 tel
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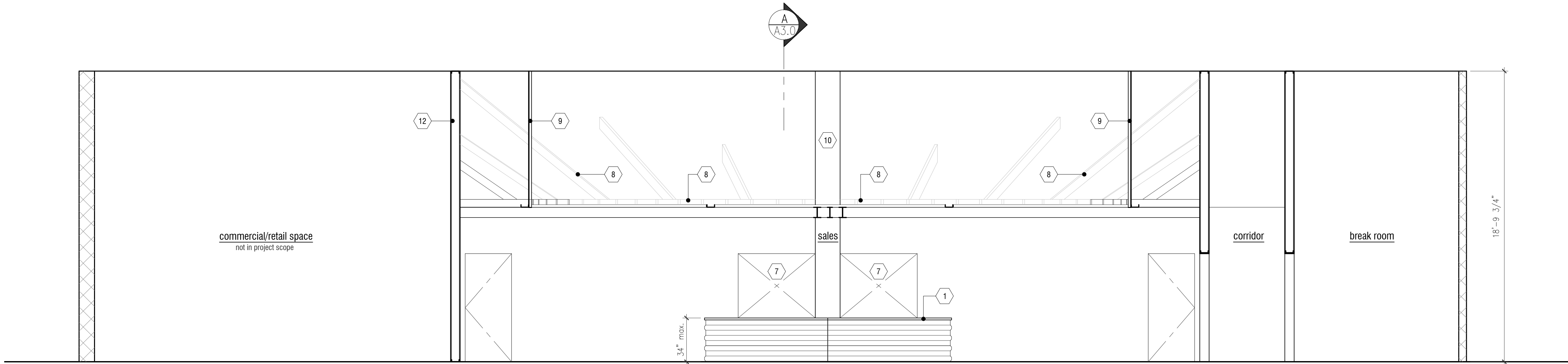
(e) 1-hour wall to remain

- 1 (n) 34" high ADA counter to comply with ADA counter height per detail 5/A5.1
- 2 (e) soffit to remain
- 3 (n) wall - drywall up to 7'-0" and expose every other stud to ceiling (typ.)
- 4 attic space
- 5 flip up access door
- 6 security perforated metal roll-up door - Dynamic Closure EX59-P
- 7 60"(w) x 50"(h) opening w/ security perforated metal roll-up door:Dynamic Closure EX59-P
- 8 (n) exposed metal stud ceiling structure (refer to structural)
- 9 (n) corrugated perforated metal panel
- 10 (e) concrete column to remain
- 11 (n) 36" high transparent Exolite Acrylic Panel - reveal studs behind
- 12 (n) 1-hr fire rated wall



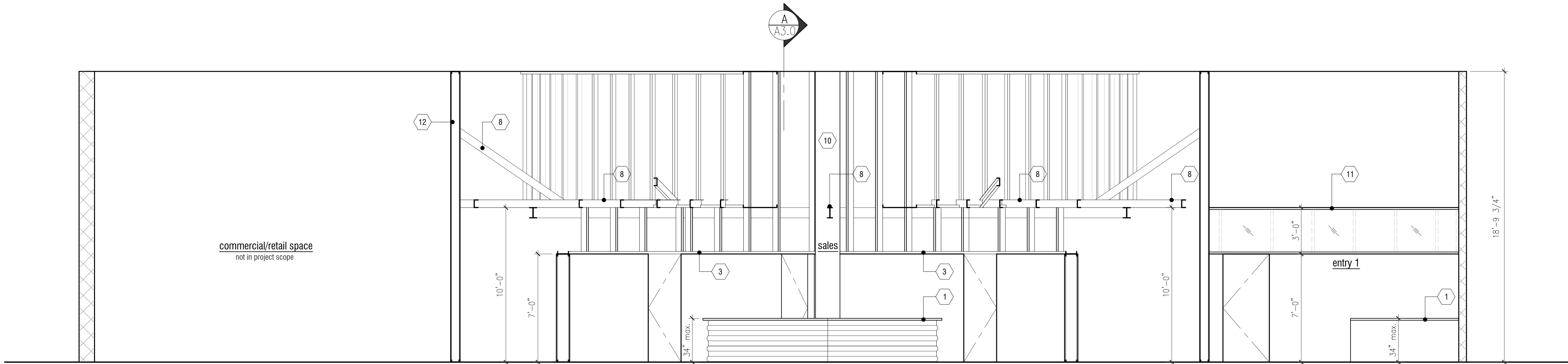
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

Revisions		
No.	Date	Description

433 Pine

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Project	433 Pine	Drawn	JC
Scale	1/4" = 1'-0"	Plot Date	2/26/20
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SECTIONS

Sheet Number

A3.0 of Sheets

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California

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- 1 (e) stucco to remain
2 (e) siding to remain
3 (e) glazing to remain (typ.)



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

Revisions		
No.	Date	Description

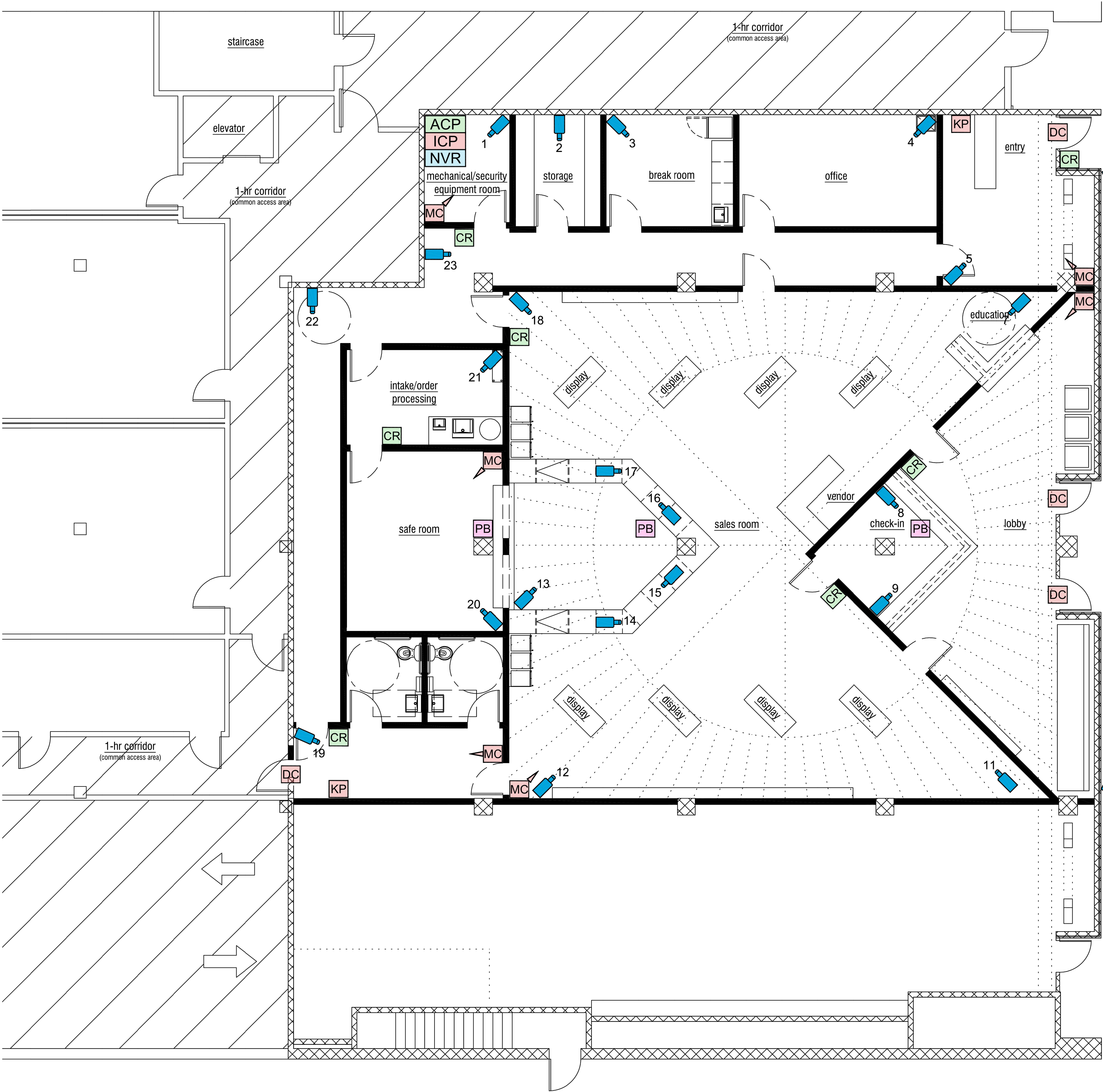
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Project	433 Pine	Drawn	JC
Scale	1/4" = 1'-0"	Plot Date	2/26/20
Sheet Title			
ELEVATION			

Sheet Number

A4.0 of Sheets



SYMBOL LEGEND	
ACP	ACCESS CONTROL PANEL
ICP	INTRUSION CONTROL PANEL
NVR	NETWORK VIDEO RECORDER
CR	CARD READER
KP	KEYPAD
DC	DOOR CONTACT
MC	MOTION DETECTOR
	FIXED IP CAMERA
PB	PANIC BUTTON