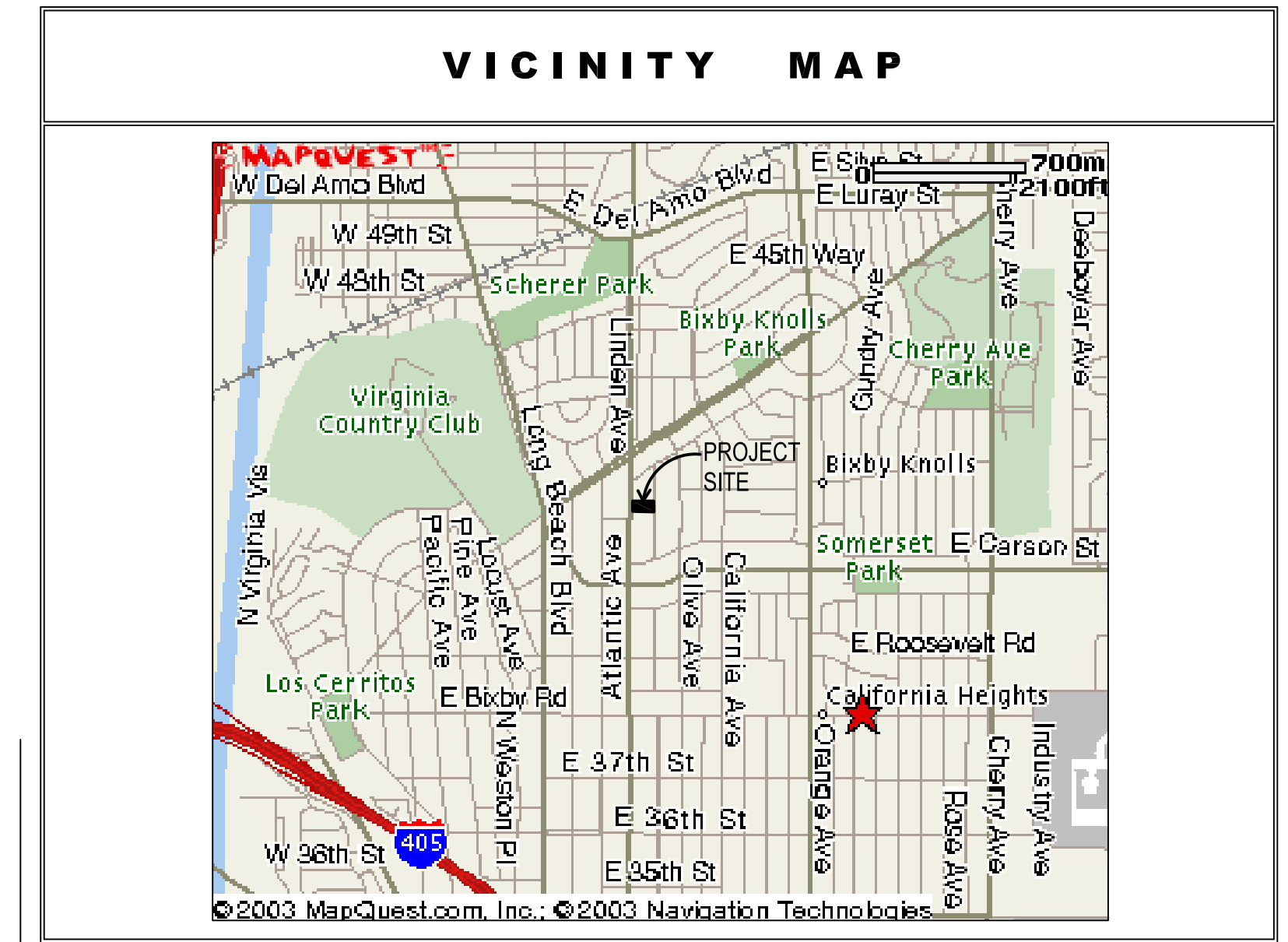
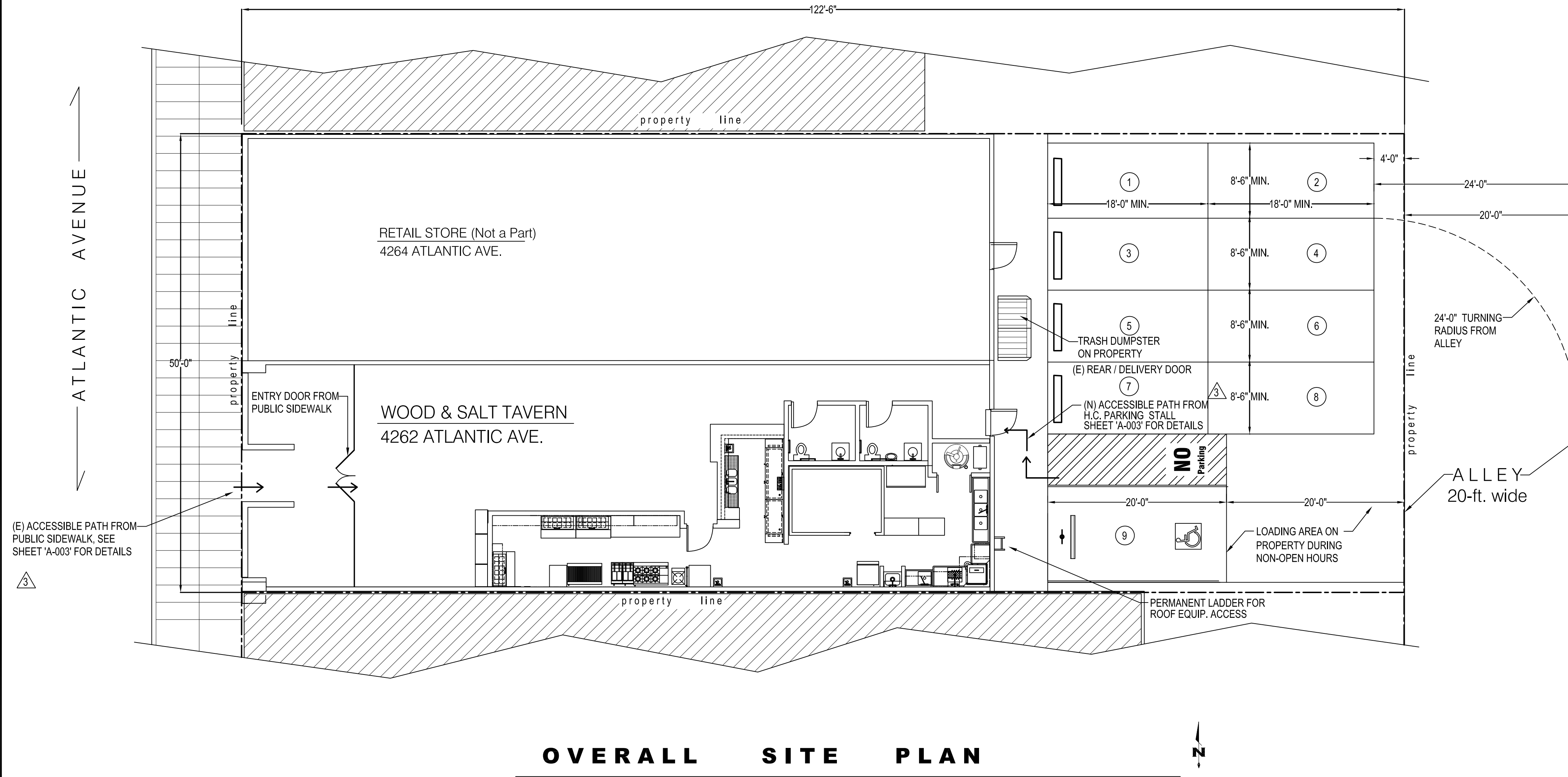


# WOOD & SALT TAVERN

Remodel of Existing Restaurant / Bar

4262 ATLANTIC AVE.  
LONG BEACH, CA



PROJECT DESCRIPTION	
EXISTING ONE-STORY COMMERCIAL BUILDING, WITH ON-SITE PARKING, SITE AREA = 6500 SQ.FT.	
TOTAL BUILDING AREA = 4525 SQ.FT.	LOT COVERAGE: 70% TOTAL TENANT IMPROVEMENT AREA = 2270 SQ.FT.
USE (EXISTING & NEW): RESTAURANT/BAR	OCCUPANCY GROUP (EXISTING & NEW): A-2
NUMBER OF STORIES: 1	
TYPE OF CONSTRUCTION: III-B (NON SPRINKLERED)	
GOVERNING CODES: 2019 CBC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 CALIFORNIA FIRE CODE, TITLE-19 CALIFORNIA CODE OF REGULATIONS AND TITLE 18 OF THE LONG BEACH MUNICIPAL CODE.	
PROJECT USE: NO CHANGE OF USE, NO INCREASE IN PARKING REQUIRED.	
BUILDING: NEW NON-LOAD BEARING WALLS, NEW SUSPENDED CEILINGS.	
PLUMBING: RELOCATED EXISTING KITCHEN PLUMBING FIXTURES.	
ELECTRICAL: MODIFY EXISTING CIRCUITS FOR LIGHTING FROM EXISTING SUB-PANELS.	
MECHANICAL: EXISTING TYPE-1 EXHAUST SYSTEMS AIR BALANCED TO NEW COOKING EQUIPMENT NEW TYPE-2 DISHWASHER EXH. SYSTEM, MODIFY EXISTING MAKE-UP AIR SYSTEM	
PARKING: NO CHANGE IN PARKING STALL QUANTITY. NEW ADA COMPLIANT STALL & LOADING ZONE.	
SIGNAGE: NEW INDIVIDUAL CHARACTER LIGHTED SIGN UNDER SEPARATE PERMIT.	
SEPARATE PERMITS: REQUIRED FOR 1) MECHANICAL WORK, 2) PLUMBING WORK, 3) ELECTRICAL WORK, 4) ANSUL FIRE PROTECTION, FIRE DEPT. PERMIT.	
EXISTING BAR PERMITTED UNDER PERMIT # BRMD248153	
NOTE: THE PROJECT CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO MAINTAIN BUILDING SAFEGUARDS, EXITS, AND FIRE PROTECTION DEVICES. PROTECT ADJACENT PROPERTIES, WORKERS, PEDESTRIANS, AND OTHER PERSONS DURING EXCAVATION & CONSTRUCTION OPERATIONS.	

FIRE PLAN REVIEW NOTES	
1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 0.5".	5. REAR EXIT DOORS SHALL BE PROVIDED WITH SIGNAGE STATING "EXIT DOOR DO NOT BLOCK".
2. IN BUILDINGS IN OCCUPANCY GROUP 'A' HAVING AN OCCUPANT LOAD OF 300 OR LESS AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED; B. THE READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1" HIGH ON CONTRASTING BACKGROUND; AND C. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE (CFC 1010.1.9.3)	6. PROVIDE A READILY VISIBLE DURABLE SIGN ABOVE THE MAIN ENTRANCE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WITH THIS SPACE IS OCCUPIED".
3. THE MEANS OF EGRESS SYSTEM SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL (CFC 1008.2)	7. DEFERRED SUBMITTALS: PLANS SHALL BE SUBMITTED UNDER SEPARATE PERMIT TO FIRE PLAN CHECK FOR THE FOLLOWING: 1 - KITCHEN HOOD SUPPRESSION SYSTEM 2 - CARBON DIOXIDE (CO2) SYSTEM.
4. REAR ADDRESS NUMBERS. ALL MULTI-TENANT BUILDINGS SHALL BE PROVIDED WITH ADDRESS NUMBERS AND/OR SUITE NUMBERS ON THE REAR DOORS TO EACH TENANT SPACE	8. ADDRESS ILLUMINATION. ADDRESS NUMBERS ON THE STREET OR ROAD FRONTAGE OF THE BUILDING, SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
	9. PROVIDE 8-1/2" X 11" APPROVED FLOOR PLAN TO BE POSTED BY THE MAXIMUM OCCUPANT LOAD SIGN AT THE MAIN ENTRANCE.
	10. IN THE EVENT OF POWER SUPPLY FAILURE, IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: 1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS. 2. INTERIOR AND EXTERIOR EXIT STAIRWAYS & RAMPS. 3. EXIT PASSAGEWAYS. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1. 5) EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.

DISABLED ACCESS CERTIFICATION	
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 CURRENT CA TITLE-24 ACCESSIBILITY REQUIREMENTS.	
SIGNATURE	PRINCIPLE
JAMES TUCHSCHER	JUNE 17, 2020
PRINTED NAME	DATE

BLDG. OCCUPANCY CALC.									
OCCUPANT LOAD FROM CFC, TABLE 1004.5					PLUMBING FIXTURE ANALYSIS PER TABLE 4-1, 2019 CPC: OCC GROUP A-2 RESTAURANTS, PUBS, LOUNGES				
					TOT. 72 = 36 MALES, 36 FEMALES				
OCCUPANCY	AREA	OCC. LOAD	OCCUPANTS		WATER CLOSETS	WATER CLOSETS	WATER CLOSETS	WATER CLOSETS	WATER CLOSETS
KITCHEN	628 SQ.FT.	1/200	4 OCCS.		REOD.	PROVIDED	REOD.	PROVIDED	REOD.
IN-DOOR DINING AREA	665 SQ.FT.	1/15	44 OCCS.	2	1	1	1	1	1
RESTROOMS	116 SQ.FT.	1/100	1 OCCS.		1	1	1	1	1
CORRIDORS	359 SQ.FT.	1/150	3 OCCS.						
BACK BAR	102 SQ.FT.	1/200	1 OCCS.						
WALK-IN COOLER	85 SQ.FT.	1/300	1 OCCS.						
OUTDOOR PATIO	256 SQ.FT.	1/15	17 OCCS.	2					
TOTALS	2270 SQ.FT.		71 OCCUPANTS	2					
2 EXITS REQUIRED FOR OVER 50 OCCS. 2 EXITS PROVIDED TOTAL					TWO SINGLE-USER RESTROOMS PER 2019 CPC 422.2, EXCEPTION - 3				

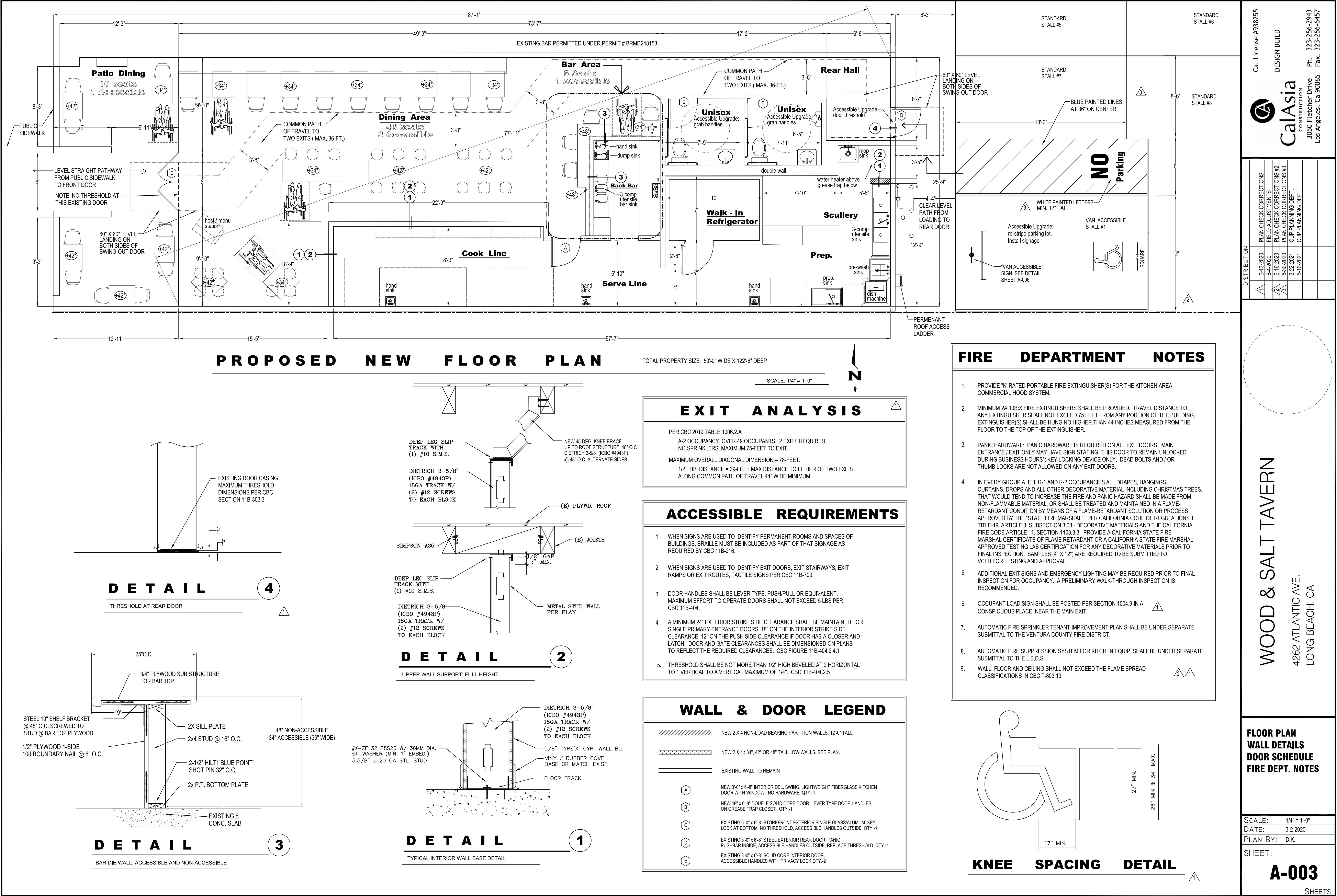
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WOOD & SALT TAVERN  
4262 ATLANTIC AVE.  
LONG BEACH, CA

SITE PLAN  
PROJECT SCOPE  
OCCUPANCY CALC.

SCALE: 1/4" = 1'-0"  
DATE: 3-2-2020  
PLAN BY: D.K.

SHEET:  
A-001  
SHEETS





## Photographs



Front facing Atlantic Avenue



Rear parking



Rear parking