

TENANT IMPROVEMENT  
**HAI BIOSCIENTIFIC**  
 1903-33 (CUP19-011)  
 2925 SEABOARD LANE  
 LONG BEACH, CA

## SCOPE OF WORK

TENANT IMPROVEMENT FOR MEDICAL AND RECREATIONAL ADULT RELATED CULTIVATION, MANUFACTURING, AND DISTRUTION OF CANNABIS.

## LEGAL DESCRIPTION

A.P.N. = 7121-011-025

TRACT = \*TR PARCEL MAP AS PER BK 153 P 64-65 OF P M LOT 5

## ZONING DATA

ZONING: IG

BUILDING AREA : 14,370 SQ. FT.

		EXISTING	PROPOSED
BUILDING SETBACKS:	FRONT	11'	NO CHANGE
	REAR	0'	NO CHANGE
	SIDE	W 45.75' - E 0'	NO CHANGE
OFF STREET PARKING:		1 D.A. - 21 STD	NO CHANGE
BUILDING HEIGHT:		23.75'	NO CHANGE

CODE INFO:  
 2017 C.R.C, C.M.C, C.E.C, C.PC., ALONG WITH 2017 TITLE 24 ENERGY STANDARDS AND CALIFORNIA GREEN BUILDING STANDARDS CODE.

## DIRECTORY

### CLIENT

**NATHAN NEWMAN M.D.**  
**HAI BIOSCIENTIFIC**  
 9301 WILSHIRE BLVD, SUITE 300  
 BEVERLY HILLS, CA 90210

TEL: (310) 699-9376  
 EMAIL: dr.newman@rinatiskin.com

### ARCHITECT OF RECORD

**VIRGINIA MAGGIORE**  
**rdc.**  
 245 EAST THIRD ST.  
 LONG BEACH, CA 90802

TEL: (562) 628-8000  
 email: Virginia.Maggiore@rdcollaborative.com

## BUILDING DATA

(E) FLOOR AREA PER ASSESSOR'S OFFICE	14,122 SF
(E) FLOOR AREA COVERED PORCH	192 SF
F.A.R.	51 %
LOT COVERAGE	NO CHANGE

### NOTE:

- BUSINESS OPERATION WILL NOT EXCEED 20 EMPLOYEES.
- "PARKING LOAD" BASED ON 20 EMPLOYEES.

### PARKING INFORMATION

- NO PARKING STRIPES CURRENTLY EXIST ON PROPERTY.
- PROPOSED STANDARD STALLS: 21
- PROPOSED ACCESSIBLE STALLS: 1

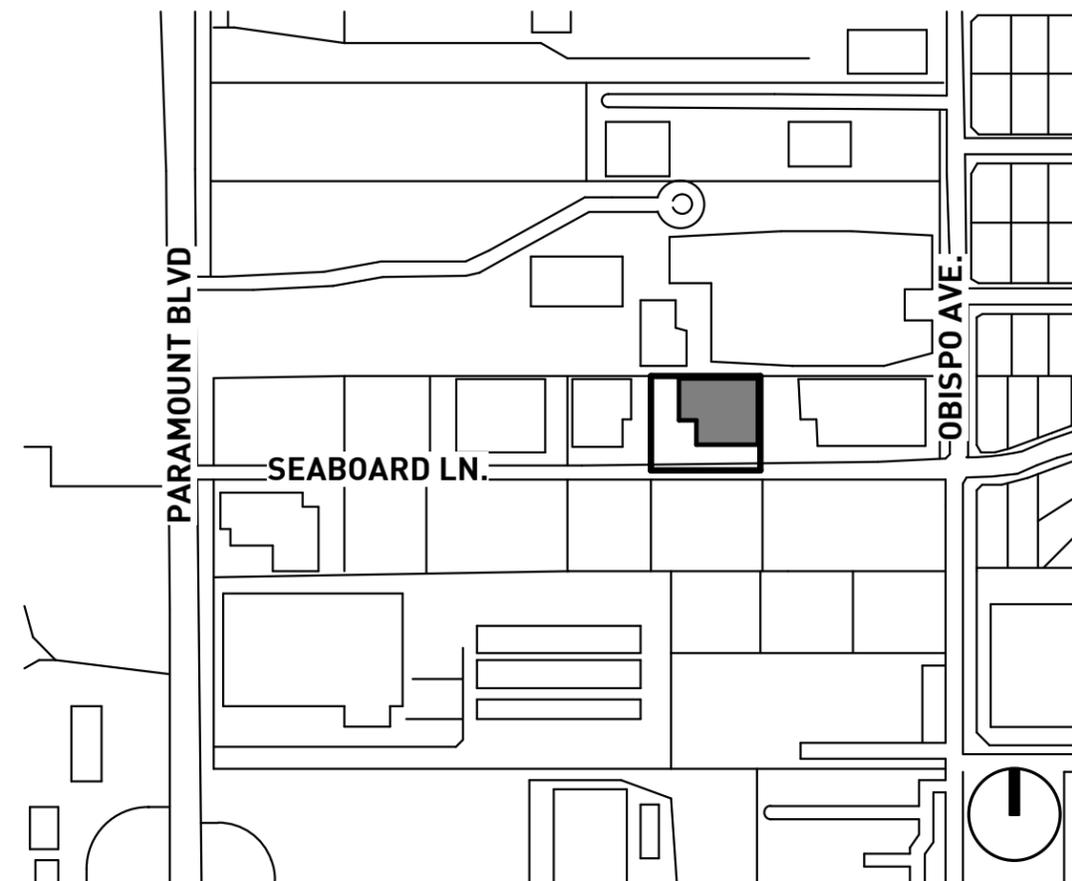
ISSUE AND REVISIONS

CUP 2ND SUBMITTAL 11/26/2019

CUP 3RD SUBMITTAL 01/02/2020

NUMBER	NAME		
TA0.00	TITLE SHEET	●	●
TA1.00	EXISTING SITE PLAN		●
TA1.11	NEW SITE PLAN	●	●
TA2.00	EGRESS AND OCCUPANCY PLAN	●	●
TA3.00	DEMOLITION FLOOR PLAN	●	●
TA4.00	NEW CONSTRUCTION FLOOR PLAN	●	●
TA4.11	OPERATIONAL FLOOR PLAN	●	●
TA5.00	ROOF PLAN	●	●
TA6.00	EXTERIOR ELEVATIONS	●	●
TA7.00	SECTIONS - BUILDING	●	●

## VICINITY PLAN



**HAI BIOSCIENTIFIC**  
 1903-33 (CUP19-011)

2925 SEABOARD LANE  
 LONG BEACH, CA

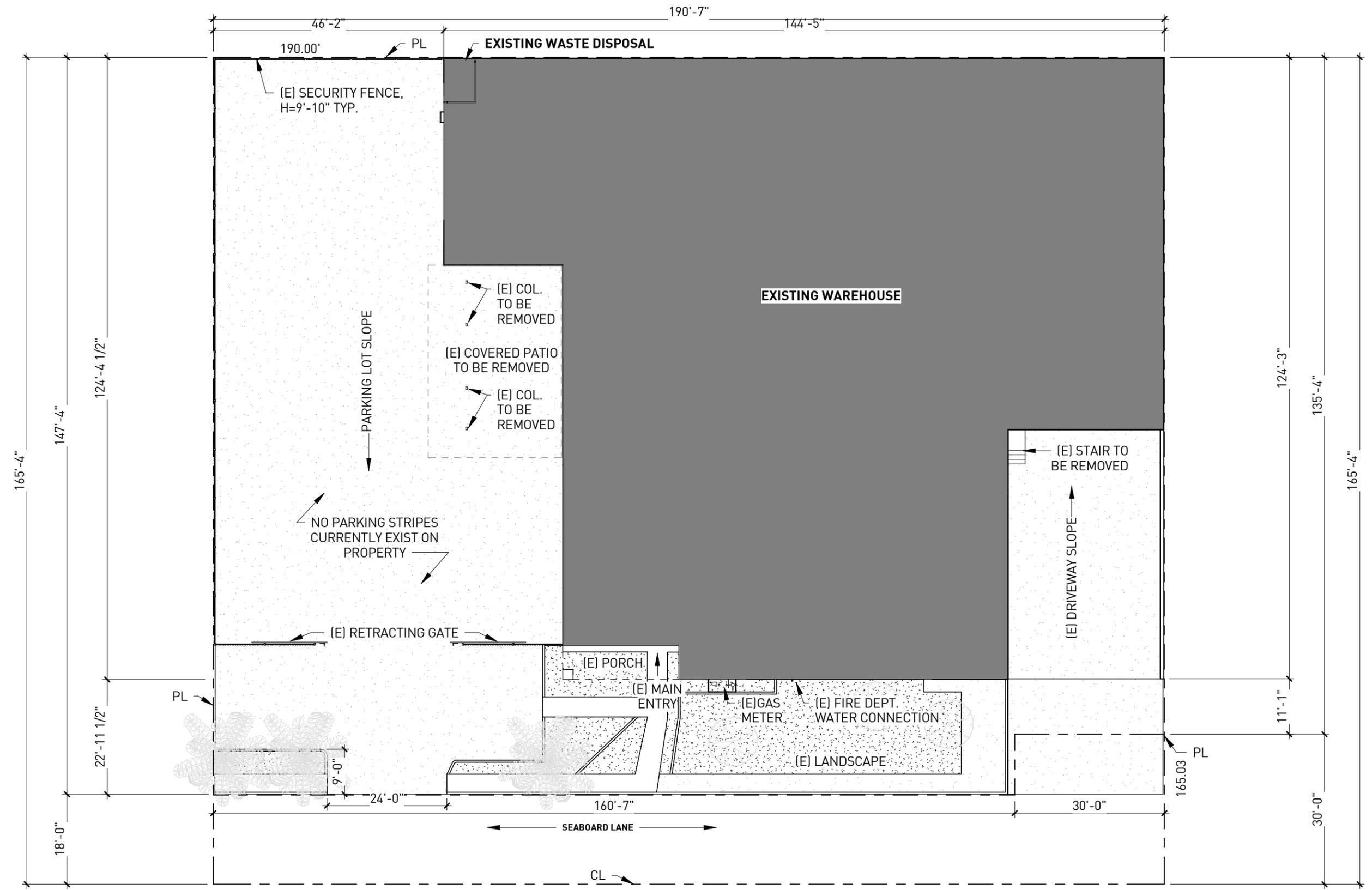
PROJECT NUMBER: 19280

TITLE SHEET

TA0.00

CUP 3RD SUBMITTAL: 01/02/20

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EXISTING SITE PLAN

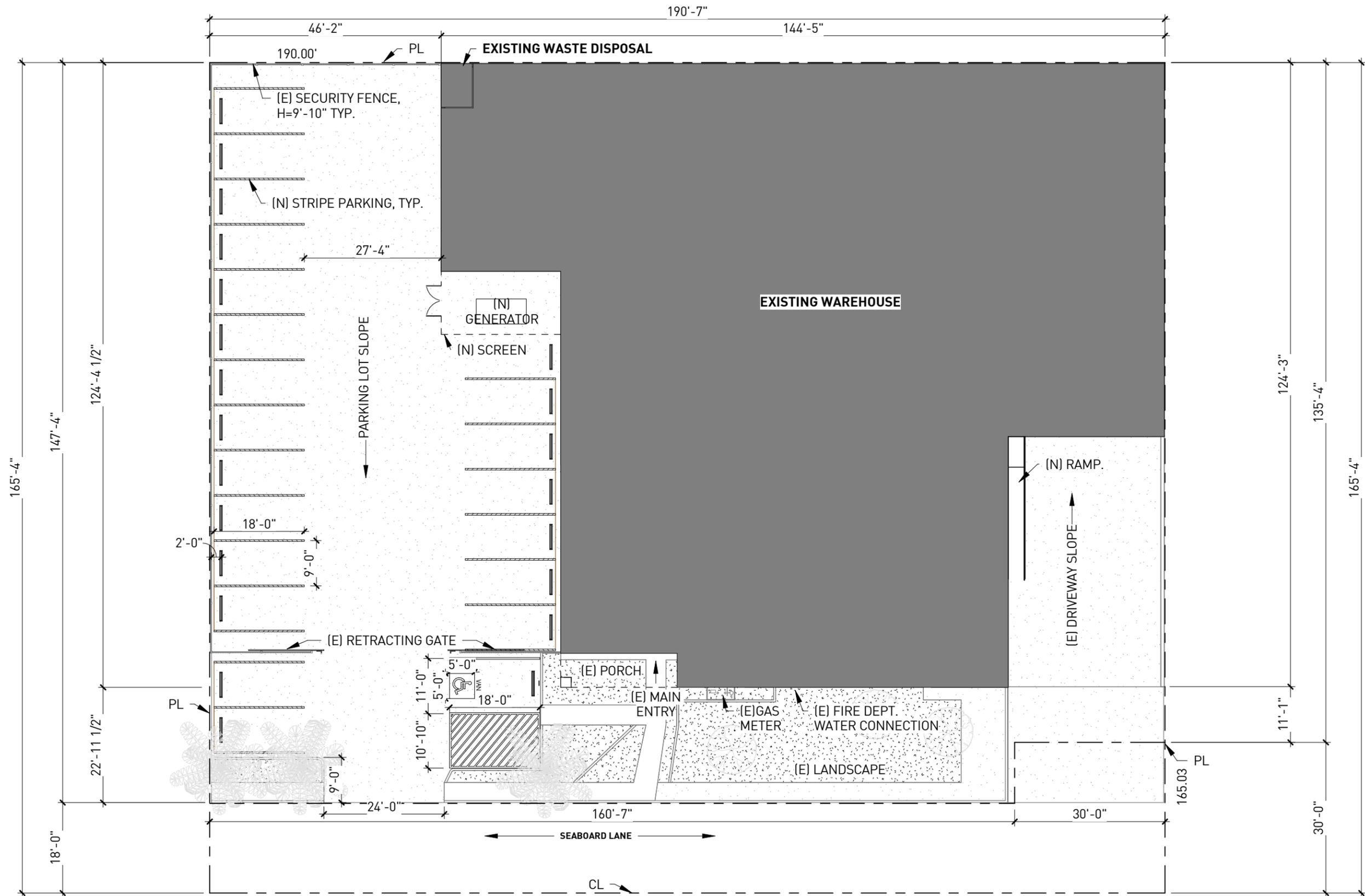
EXISTING SITE PLAN | 1

1" = 20'-0"

CUP 3RD SUBMITTAL: 01/02/20

TA1.00

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NEW SITE PLAN

NEW SITE PLAN | 1

1" = 20'-0"

CUP 3RD SUBMITTAL: 01/02/20

TA1.11

**PARKING**

22 TOTAL PROPOSED  
PARKING SPACES

21 PROPOSED PARKING  
SPACES

1 PROPOSED ADA  
PARKING SPACE

**FACILITY SPACE**  
**13,238 SF**

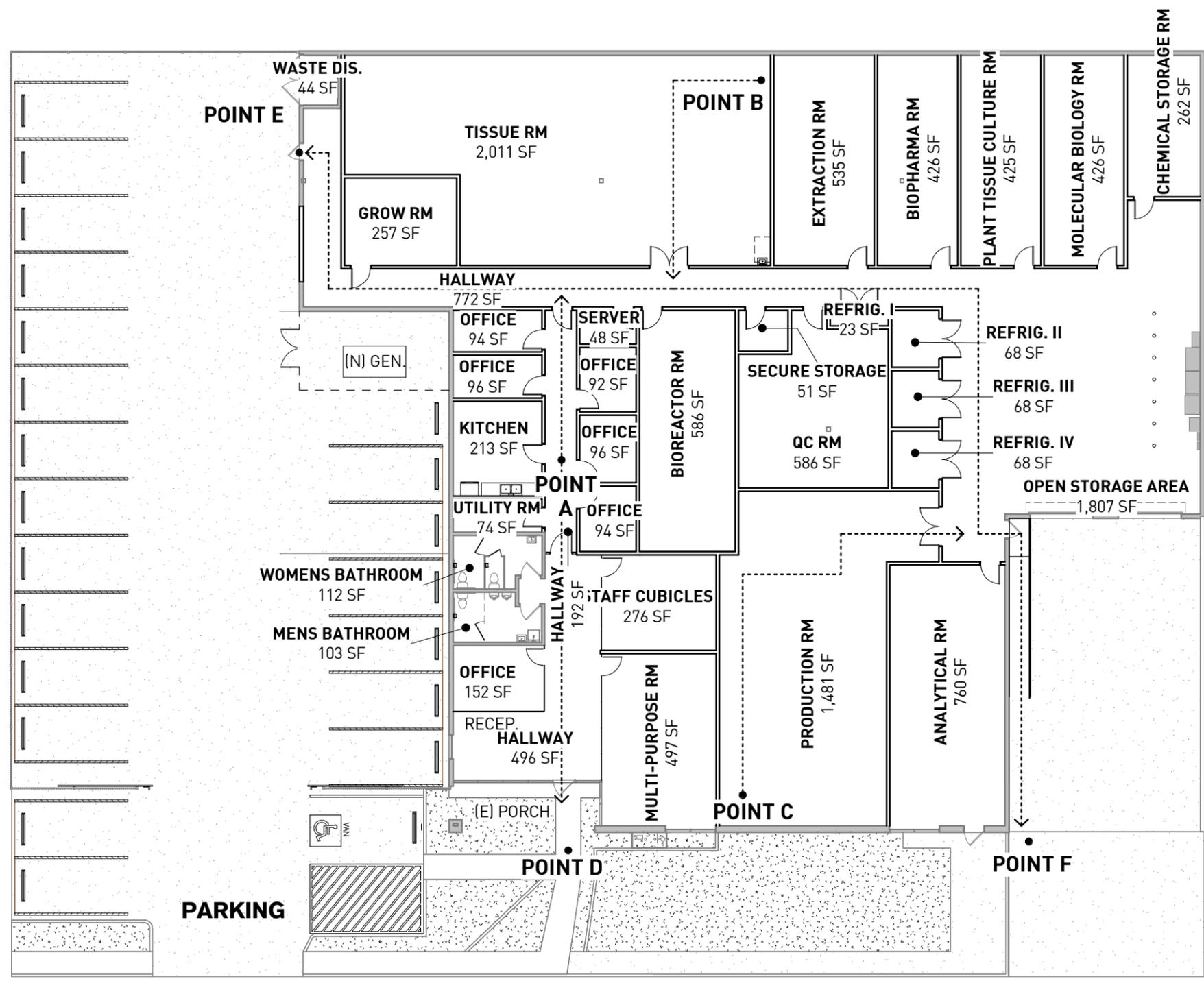
TRAVEL DISTANCE  
FROM :

"POINT A" TO  
"POINT E" = 88'-8"

"POINT B" TO  
"POINT E" = 110'-2"

"POINT A" TO  
"POINT D" = 54'-0"

"POINT C" TO  
"POINT F" = 83'-6"



← SEABOARD LANE →

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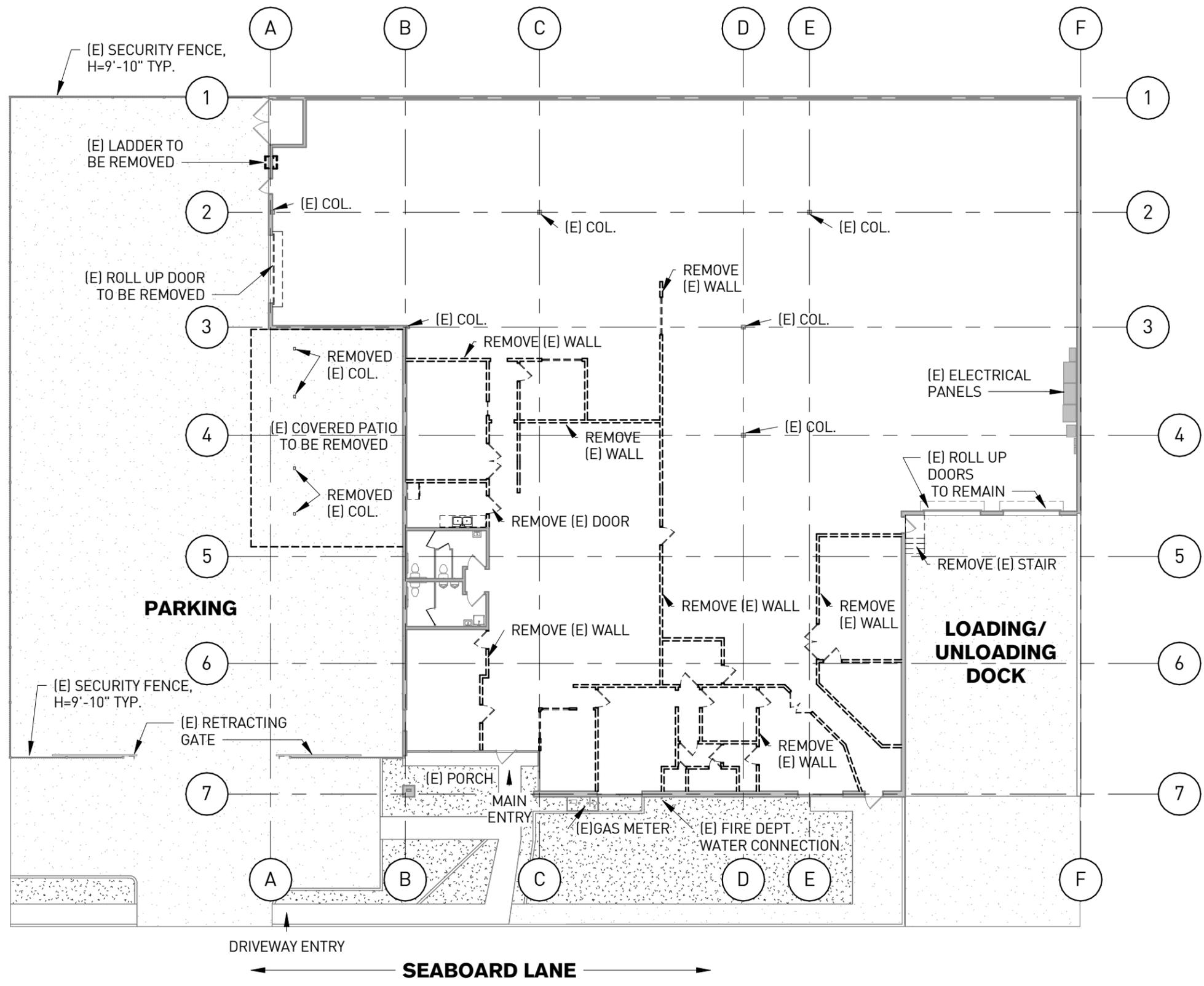
**EGRESS AND  
OCCUPANCY  
PLAN**

**EGRESS AND OCCUPANCY PLAN | 1**

1" = 20'-0"

**TA2.00**

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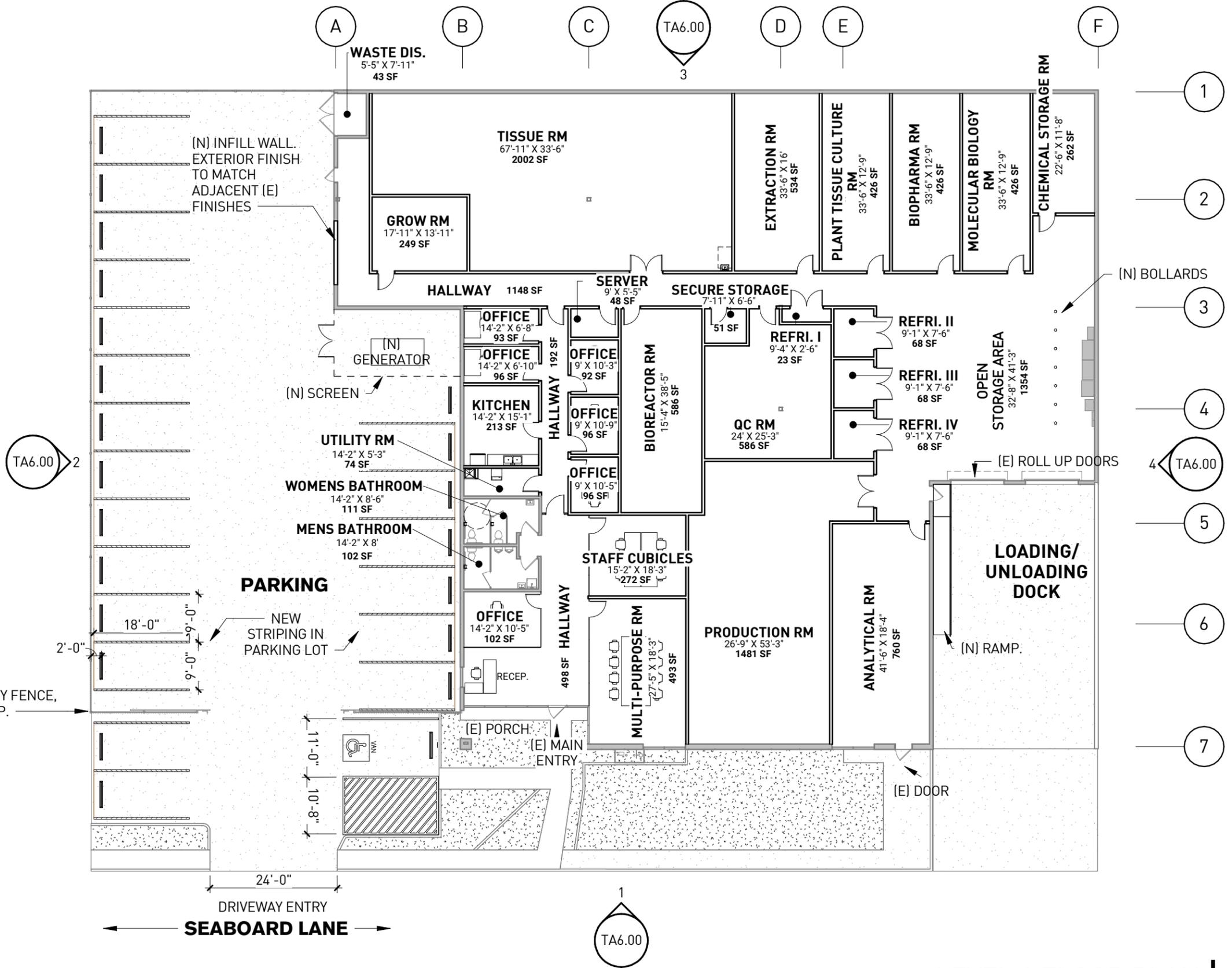
DEMOLITION  
FLOOR PLAN

**LEVEL 1 DEMOLITION PLAN | 1**

1" = 20'-0"

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**TA3.00**



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**NEW CONSTRUCTION FLOOR PLAN**

**LEVEL 1 FLOOR PLAN | 1**

1" = 20'-0"

**TA4.00**

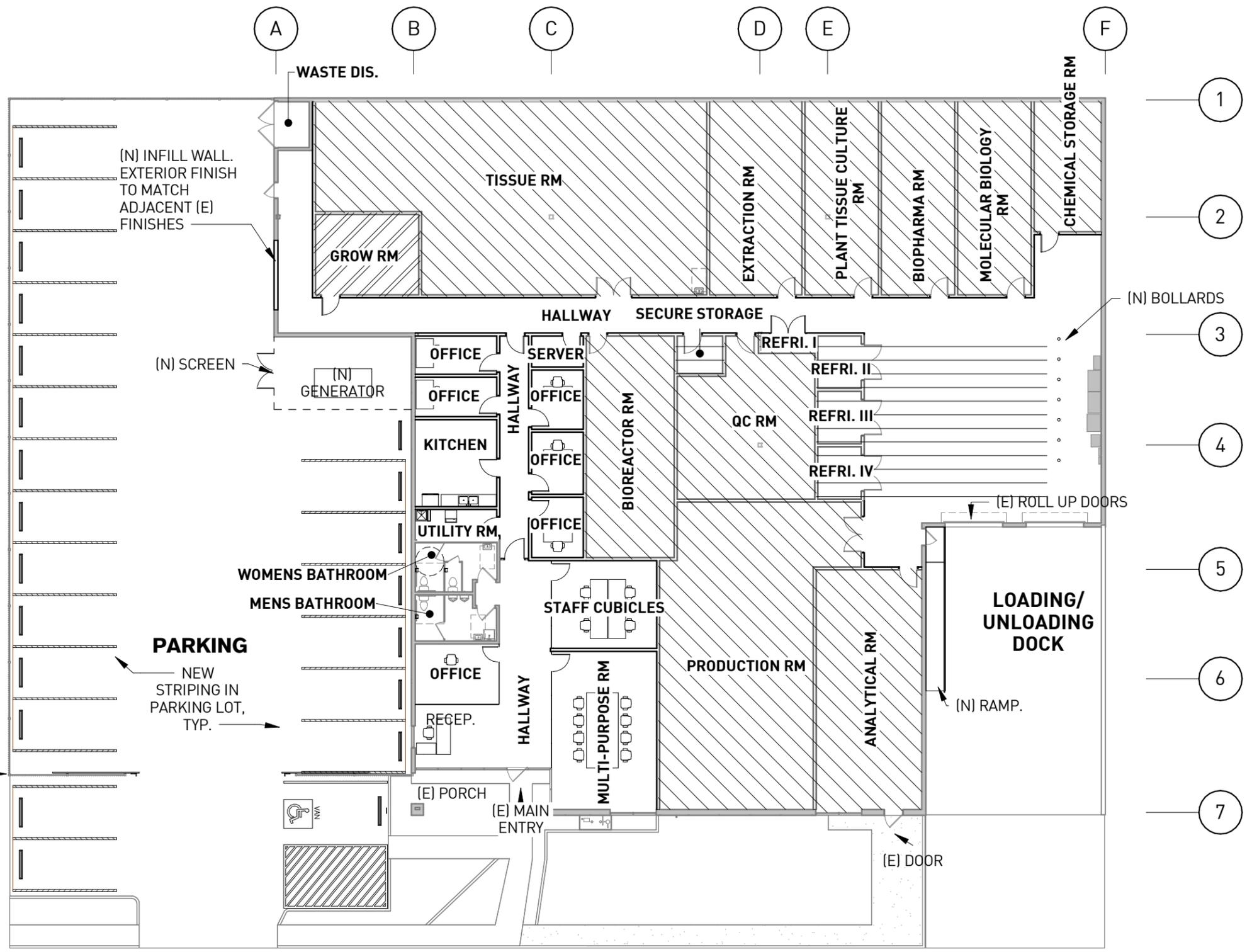
CUP 3RD SUBMITTAL: 01/02/20

**BUSINESS OPERATION KEY**

**CULTIVATION**

**MANUFACTURING**

**DISTRIBUTION**



(E) SECURITY FENCE, H=9'-10" TYP.

**PARKING**  
NEW STRIPING IN PARKING LOT, TYP.

DRIVEWAY ENTRY  
**SEABOARD LANE**

**LEVEL 1 FLOOR PLAN | 1**

1" = 20'-0"

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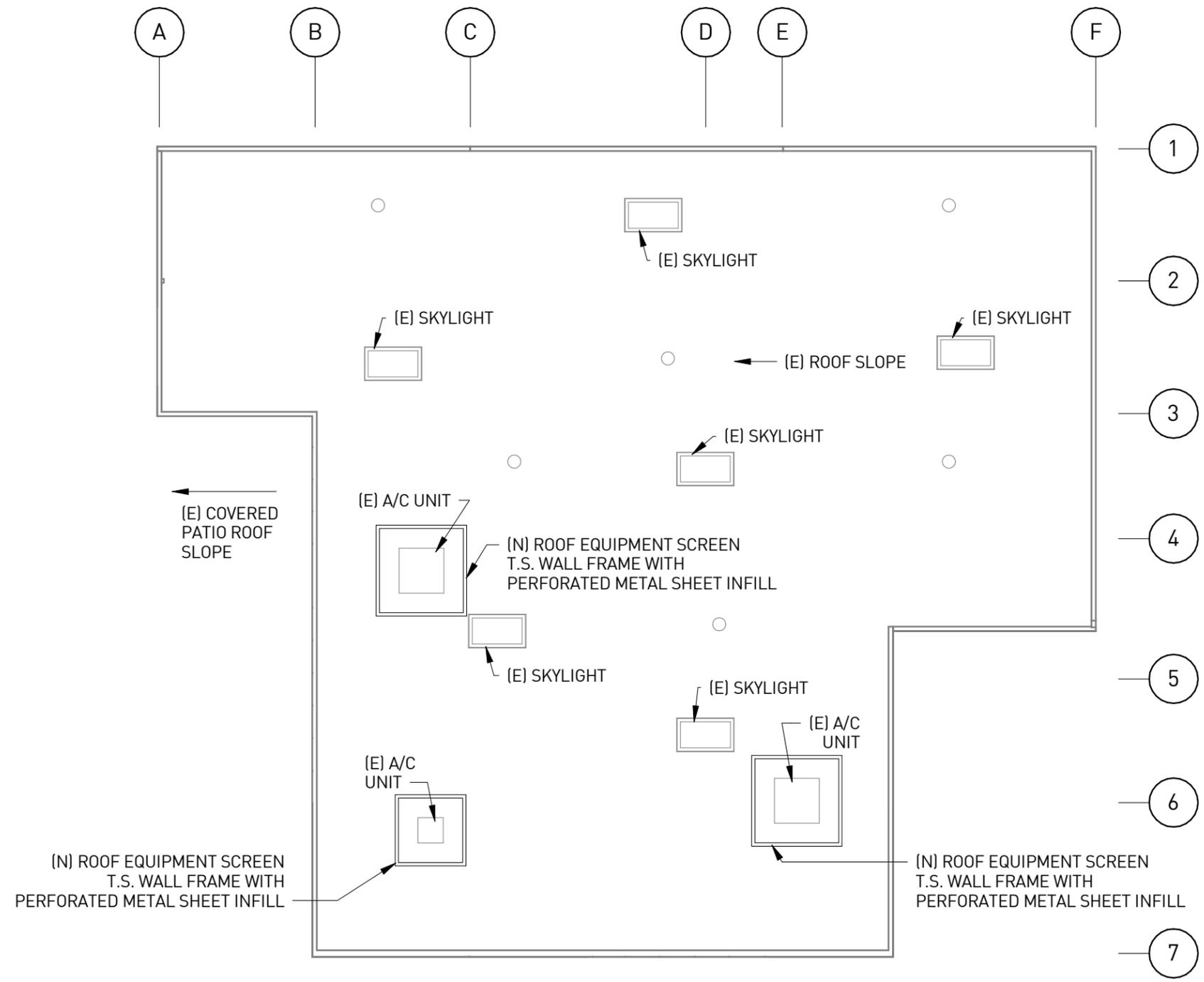
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**OPERATIONAL FLOOR PLAN**

**TA4.11**

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ROOF PLAN

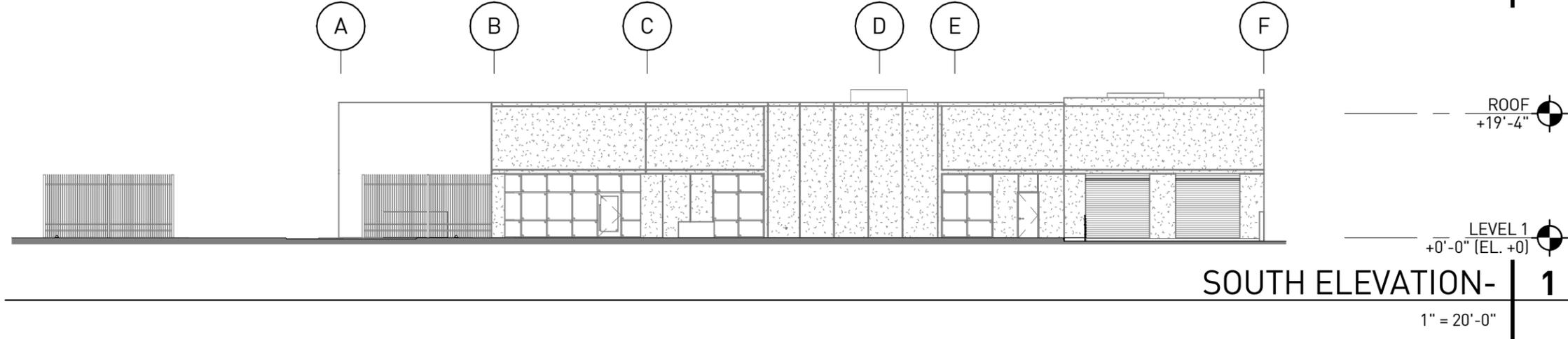
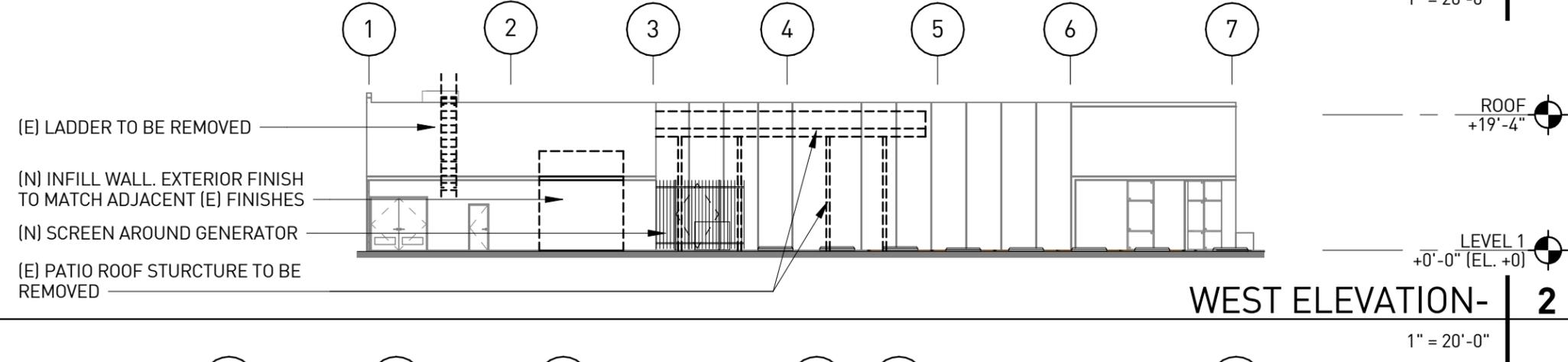
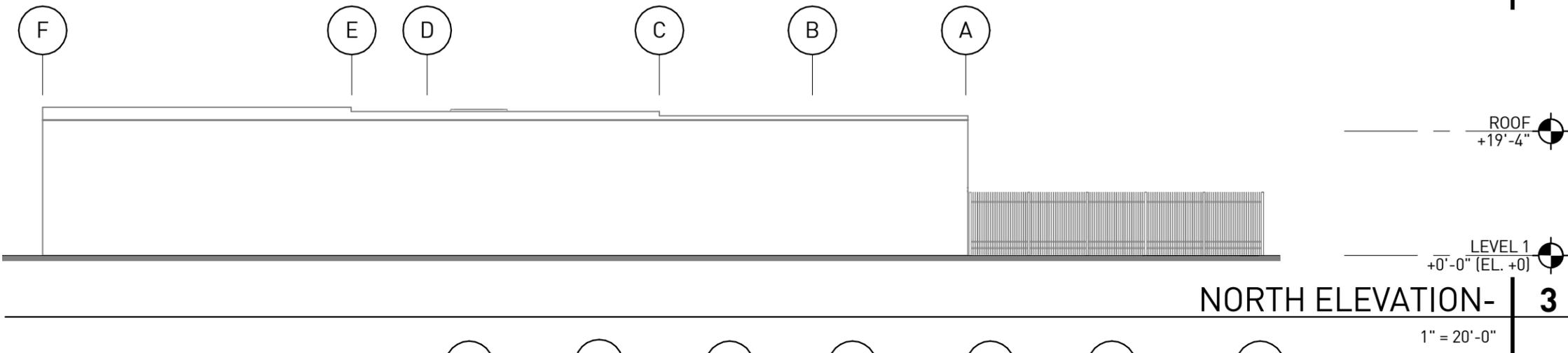
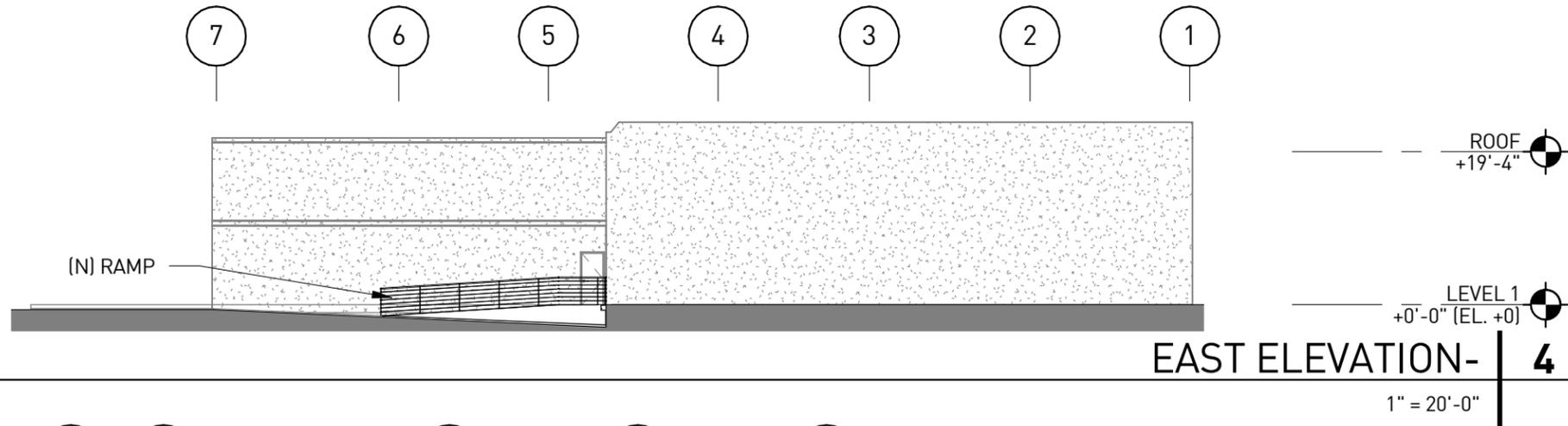
**ROOF PLAN | 1**

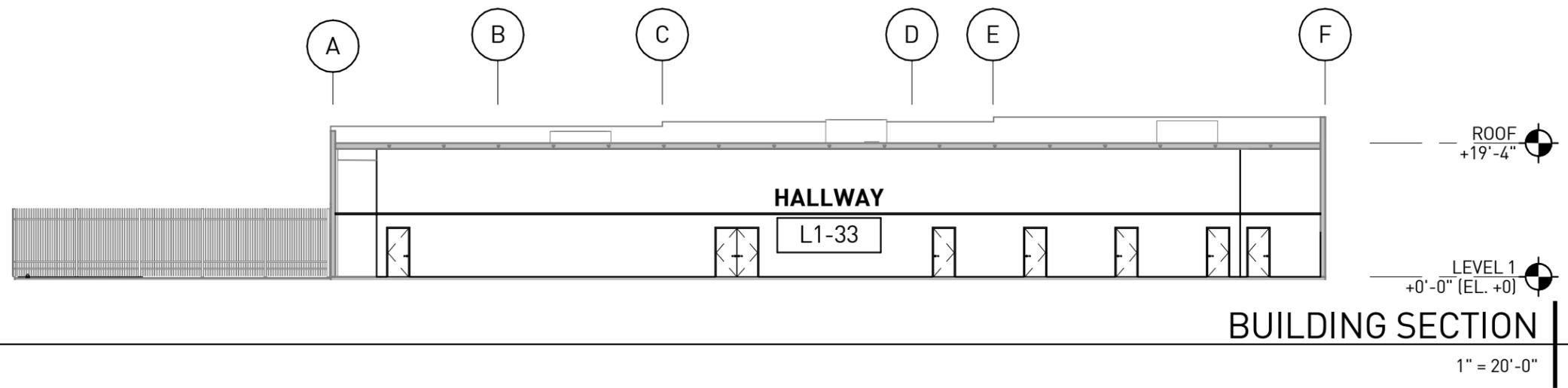
1" = 20'-0"

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**TA5.00**

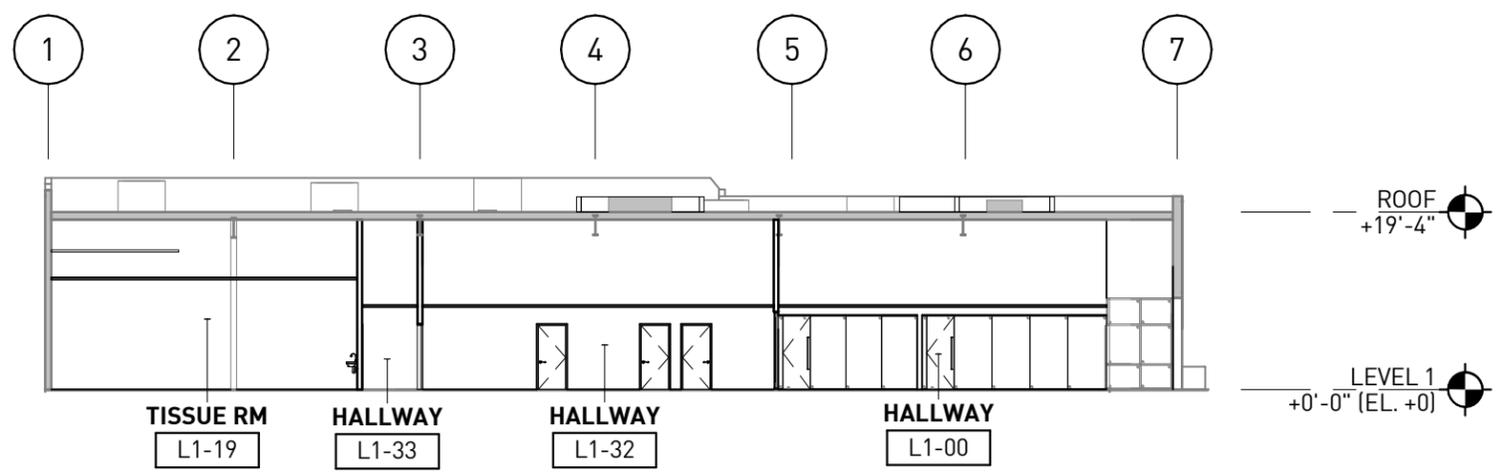
**NOTE:**  
 EXTERIOR ELEVATIONS TO BE REPAINTED AND REPAIRED  
 IN AREAS SHOWING SIGNS OF DETERIORATION





**BUILDING SECTION 2**

1" = 20'-0"



**BUILDING SECTION 1**

1" = 20'-0"

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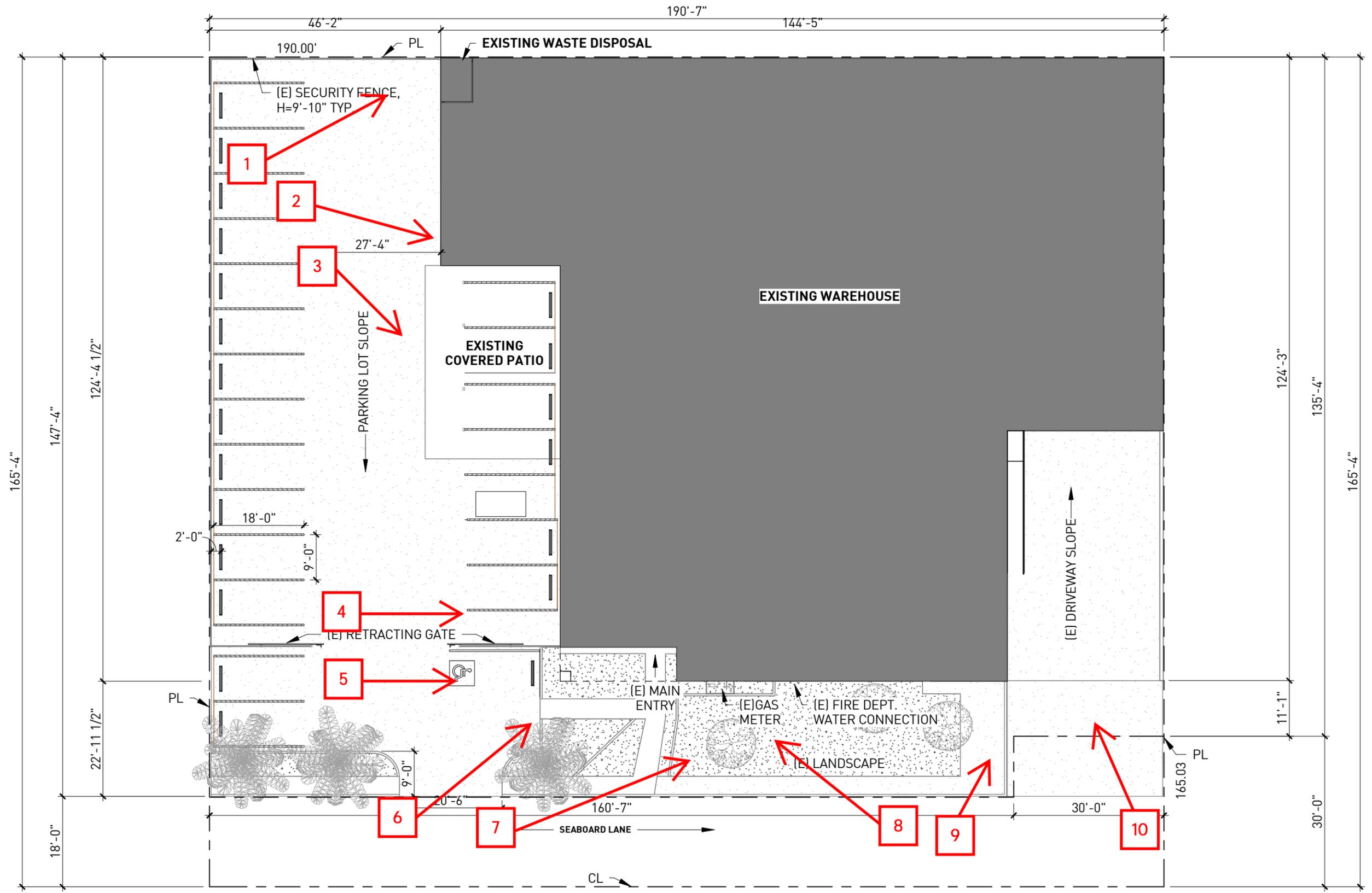
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SECTIONS -  
BUILDING

TA7.00

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**SITE PLAN | 1**  
 1" = 20'-0"  
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 SITE PHOTOS

**TA1.00**

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SITE PHOTOS

**TA1.00**



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