

# CALIFORNIA MEDICAL BUILDING

2600 California Ave, Long Beach, California



32 Executive, Suite 100  
Irvine, CA 92614  
T 949.833.3800 - F 949.833.3806

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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE

CALIFORNIA  
MEDICAL BLDG

2600 California Ave.  
Long Beach, California

CLIENT NAME

2H PROPERTY  
3060, LLC

2653 Walnut Avenue  
Signal Hill, CA 90755  
Phone: (562) 424-5567

SHEET NAME

TITLE

NO.	DATE:	DESCRIPTION:
	08-12-20	1st Site Plan Review Submittal
	09-07-21	1st General Plan Amendment Submittal 2nd Site Plan Review Submittal
	10-19-21	2nd General Plan Amendment Submittal 3rd Site Plan Review Submittal

JOB NO:	20047
DATE ISSUED:	08-12-20
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:

T-1



## 2nd General Plan Amendment Submittal 3rd Site Plan Review Submittal

APPLICANT: 2H PROPERTY 3060, LLC  
2653 Walnut Avenue, Signal Hill, CA 90755  
CONTACT: Sean Hitchcock - 562.424.5567

CIVIL ENGINEER: MILANICO  
25872 White Alder Lane, Laguna Hills, Ca. 92653  
CONTACT: BABAK S. MILANI - 714.655.3463

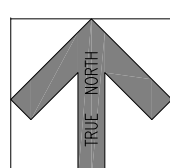
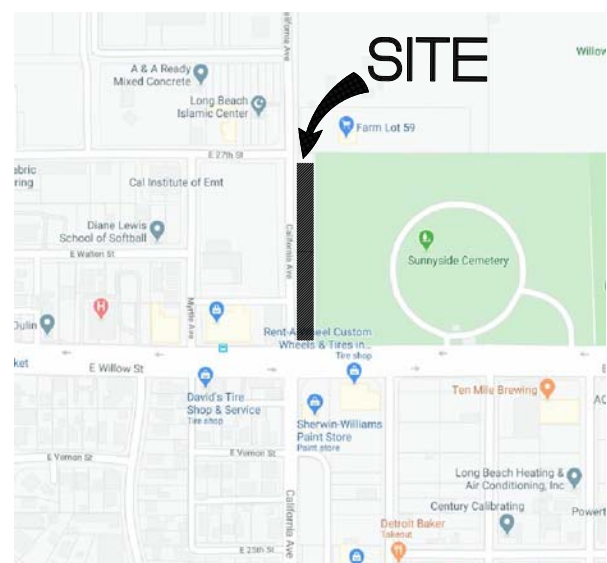
ARCHITECT: DRA ARCHITECTS  
32 EXECUTIVE PARK, SUITE 100 IRVINE, CA 92614  
CONTACT: CARRIE HOSHINO - 949.833.3800 X 3898

LANDSCAPE ARCHITECT: GRAHAM STANLEY & ASSOCIATES, INC.  
1376-A CORONADO AVENUE, LONG BEACH, CA 90804  
CONTACT: GRAHAM STANLEY - 562.494.1222

### SHEET INDEX:

T-1	Title Sheet
A1.1	Proposed Site Plan - Overall
A1.2	Proposed Site Plan - Enlarged (Showing Property Line, Dimensions & Easements)
SHEET 1 of 1 L-1	Preliminary Grading Plan Landscape Plan
A2.1	First Floor & Roof Plan
A3.1	Exterior Elevations
A3.2	Concept Exterior Renderings

### VICINITY MAP:



### California Medical Building

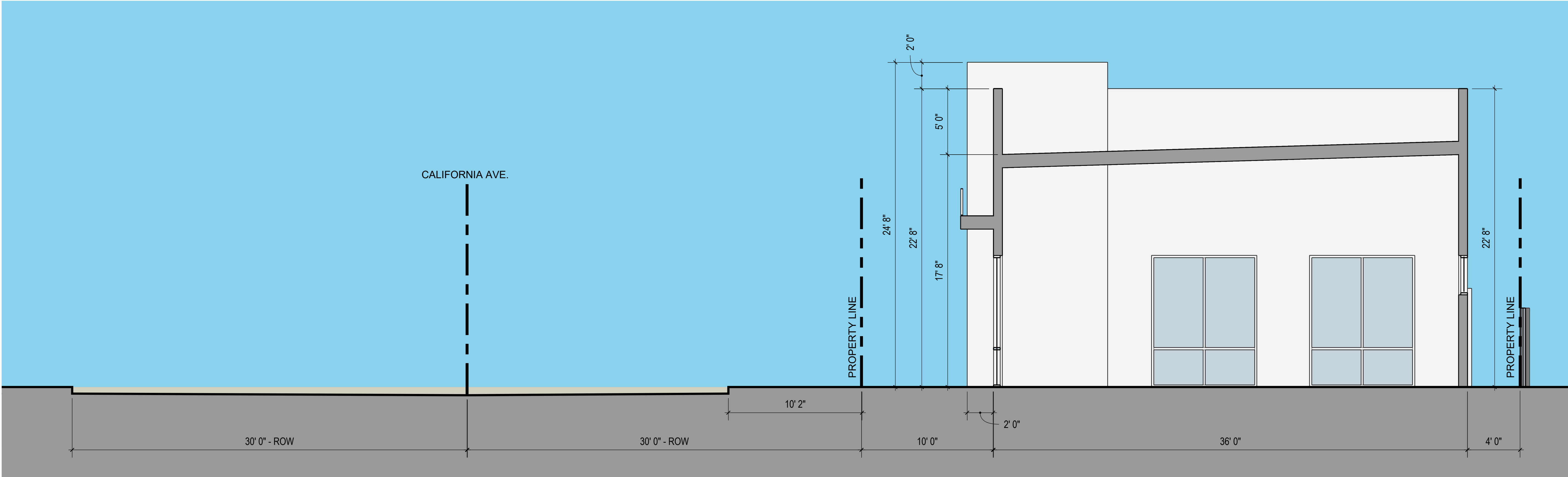
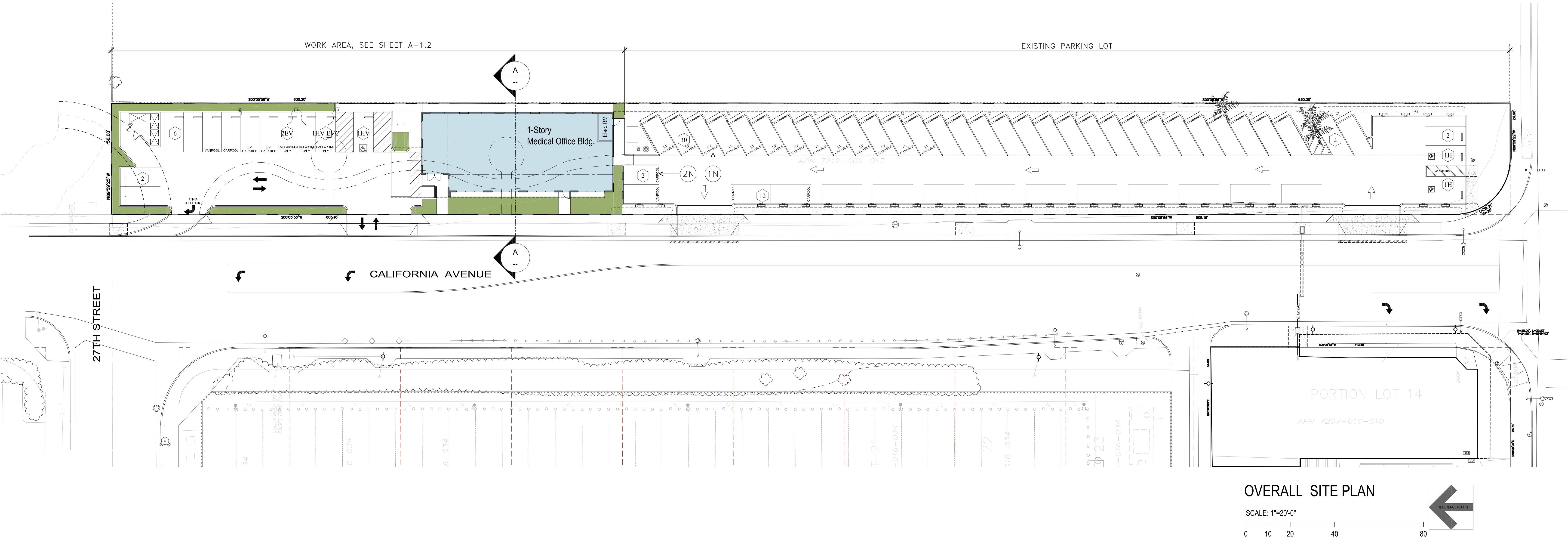
SITE AREA	0.72 AC	31,375 SF
TOTAL BUILDING AREA (PER PLANNING CALCS)		2,936 SF
LOT COVERAGE (PER PLANNING CALCS)		9.64%
FLOOR AREA RATIO (FAR) (PER PLANNING CALCS)		9.36%
NEW DEVELOP MEDICAL OFFICE PARKING REQUIRED		12 STALLS
NEW DEVELOP MEDICAL OFFICE PARKING PROVIDED		12 STALLS
TOTAL PARKING REQUIRED		58 STALLS
TOTAL PARKING PROVIDED		61 STALLS
PARKING RATIO per Planning calcs/ 1000		4.09
TYPE OF BUILDING CONSTRUCTION		TYPE III-B
AUTOMATIC FIRE SPRINKLERS		YES
ZONING DISTRICT		I - Institutional Zone
BUILDING OCCUPANCY		B

Column Nos.	1	4	8	9	10	
	OVERALL BLDG. GROSS	EXTERIOR HORIZONTAL PROJECTIONS	FUTURE RESTROOM	UTILITY		
	OVERALL BLDG GROSS - FROM exterior face of wall, including dripline, horizontal projections, (SF)	EXTERIOR HORIZONTAL PROJECTION MAIN ENTRY CANOPY (SF)	FUTURE RESTROOM AREA (SF)	ELECTRICAL ROOM & FIRE PUMP ROOM & ELEV MACH.	PLANNING DEPT. - GROSS FLOOR AREA (GFA) PER LBMC 21.15.1070- Floor Area, gross	
					"Gross floor area (GFA)" means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, on grade, semisubterranean, and subterranean garages, lofts and mezzanines, basements, and finished or habitable attics.	
					except as otherwise defined in a specific section of this Title. For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted. COLUMN 4 MINUS COLS. 6-9	
BUILDING AREA						
Medical Office	2,936					2,936 SF
Elec	90			90		
Future Restrooms	0		0			
Exterior Horizontal Projections	604	604				
TOTALS	3,630	604	0	90		2,936 SF
PARKING REQ. BASED ON CITY GROSS FLOOR AREA (GFA)						
MEDICAL at 4/1000						12 STALLS
EXISTING PARKING REQUIRED BY 999 E WILLOW ST. MEDICAL OFFICE BUILDING (E) Medical Office (9.08%sl) at 5/1000						46 STALLS
TOTAL REQUIRED PARKING						58 STALLS
PARKING PROVIDED						
STANDARD STALL (8'-6"w X 18'd)						4 STALLS
VAN ACCESSIBLE STALL (9'w X 18'd +8'w aisle)						1 STALL
EV VAN ACCESSIBLE PARKING						1 STALLS
EVCS PARKING						2 STALLS
EV Space						2 STALLS
CAR / VAN POOL						2 STALLS
TOTAL NEW PROV. PARKING						12 STALLS
EXISTING PARKING CONVERT TO						
EV Space						13 STALLS
CAR / VAN POOL						4 STALLS
EXISTING PARKING TO REMAIN						
STANDARD STALL (8'-6"w X 18'd)						30 STALLS
ACCESSIBLE STALL (9'w X 18'd +8'w aisle)						2
TOTAL EXISTING PROV. PARKING						49 STALLS
TOTAL PROV. PARKING						61 STALLS
BICYCLE PARKING REQUIRED 6% of PARKING						
TOTAL REQUIRED BICYCLE PARKING						4 BIKES
TOTAL PROV. BICYCLE PARKING						4 BIKES
07-30-20-HL						
21.15.1070- Floor Area, gross (GFA)						
A.	Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific section of this Title.					
D.	For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted.					



KEYNOTES - NEW CONDITIONS ON EXISTING SITE

- 1N
- CONVERT EXISTING PARKING INTO EV SPACE PER CITY OF LONG BEACH INFORMATION BULLETIN BU-050 EV SPACE NUMBER REQUIREMENT
- 2N
- PARKING STALL PAVEMENT NOTING "VANPOOL OR CARPOOL" PARKING STALLS



A-A BUILDING SECTION (EAST - WEST) SCALE: 1/4" = 1'-0"

**DRA**  
ARCHITECTS

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SHEET NAME  
**PROPOSED SITE PLAN  
- OVERALL**

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**A-1.1**




- 1N NEW CURB
- 2N NEW CONCRETE WALKWAY
- 3N NEW ACCESSIBLE PATH OF TRAVEL RAMP
- 4N NEW DRIVE ENTRY APPROACH
- 5N NEW PARKING STALL COUNT NUMBER
- 6N NOT USED
- 7N NEW VAN ACCESSIBLE STALL COUNT NUMBER
- 8N NEW PARKING STALLS DOUBLE STRIP, 8'-6" WIDE, TYP.
- 9N NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING
- 10N NEW PARKING STALL OVERHANG LINE
- 11N NEW ASPHALTIC CONCRETE PAVING AREA
- 12N NEW SITE LIGHTING FIXTURE, WITH GLARE SHIELDS TO AVOID LIGHT INTRUSION ONTO OTHER PROPERTIES

- (13N) NEW 8'-0" HIGH TRASH ENCLOSURE CONCRETE TILT-UP WALL; SWINGING GATES & ROOF
- (14N) NEW TRANSFORMER
- (15N) PARKING STALL PAVEMENT NOTING "VANPOOL OR CARPOOL" PARKING STALLS
- (16N) CONCRETE WHEEL STOP
- (17N) NEW LANDSCAPE AREA WITHIN PROPERTY
- (18N) LOCATION OF EV PARKING - ELECTRICAL TO PROVIDE POWER AND DATA CONDUITS AND STUB-UP TO LOCATION FOR CHARGING EQUIPMENT TO BE INSTALLED AS PART OF THIS PERMIT
- (19N) NEW BIKE RACKS SEE TABULATIONS FOR QUANTITIES
- (20N) NOT USED
- (21N) PARKING STALL PAVEMENT NOTING "VANPOOL OR CARPOOL" PARKING STALLS

- 22N** PER CITY OF LONG BEACH MUNICIPAL CODE, TABLE 31-3 PERMITTED PROJECTIONS AND STRUCTURES IN REQUIRED YARDS.
- MAXIMUM PROJECTION. ARCHITECTURAL PROTRUSIONS AND AWNINGS, MAXIMUM PROJECTION INTO THE REQUIRED FRONT YARD IS 2'-6"
- 23N** NEW RIGHT OUT ONLY TURN

- 1E EXIST. CENTER LINE OF EXISTING STREET
- 2E EXIST. PUBLIC CURB
- 3E EXIST. PUBLIC SIDEWALK
- 4E EXIST. SITE PROPERTY LINE
- 5E EXIST. SETBACK LINE
- 6E EXIST. PARKING LOT LIGHTING
- 7E EXIST. RAMP
- 8E EXIST. BLOCK WALL
- 9E EXIST. PARK AND PATH TO BE DEMO.



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# PROPOSED SITE PLAN - ENLARGED

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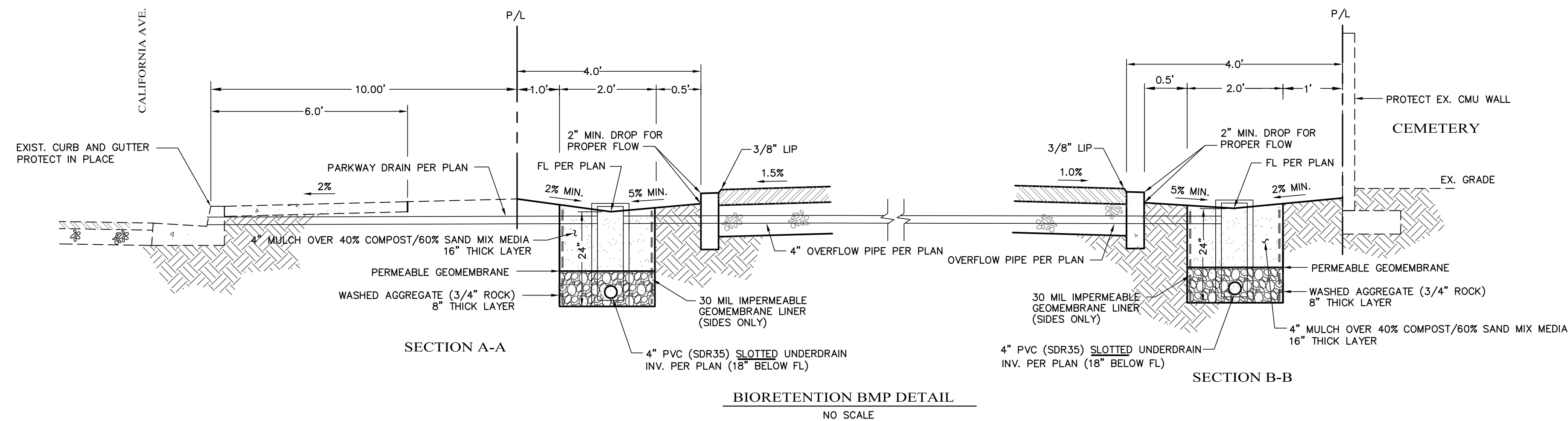
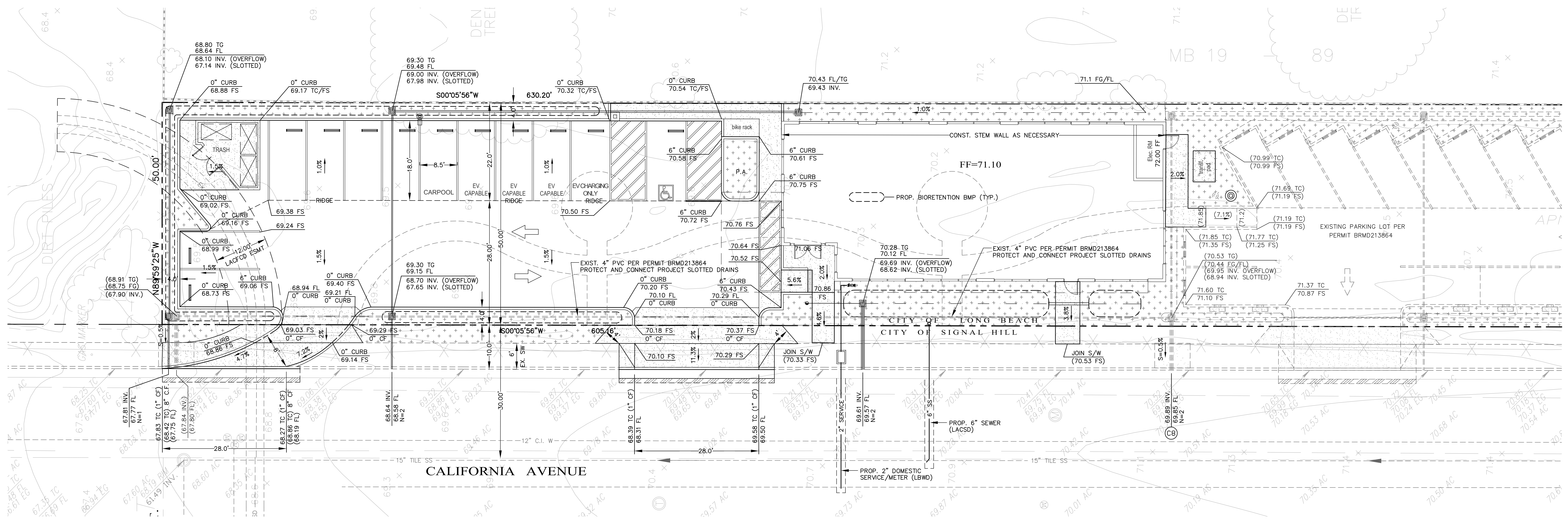
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## A-1.2

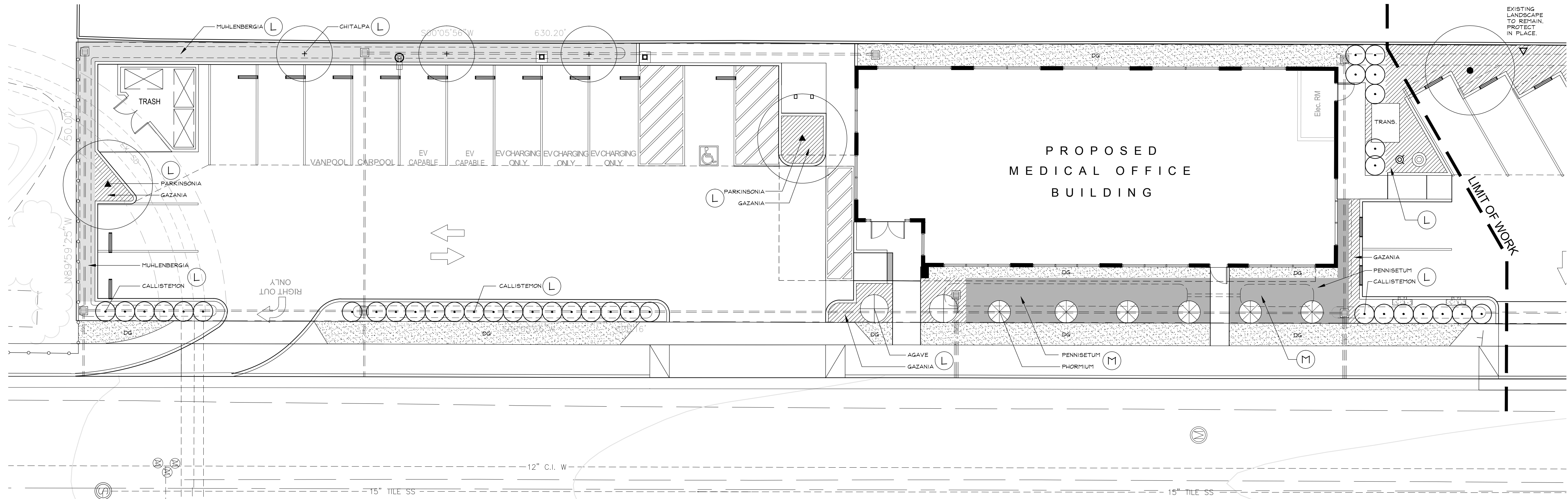


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## LANDSCAPE PLAN

SCALE: 1" = 10'



### PLANT MATERIALS LIST

QTY	SIZE	BOTANICAL NAME	COMMON NAME	PF/WUCOLS
<b>TREES</b>				
2	24"Box	Parkinsonia 'Desert Museum'	Desert Museum Palo Verde	Low
3	24"Box	Chitalpa tashkentensis	Chitalpa	Low
<b>SHRUBS</b>				
36	5 Gal.	Callistemon 'Little John'	Little John Bottlebrush	Low
6	15 Gal.	Phormium 'Dark Delight'	Dark Delight New Zealand Flax	Low
<b>SUCCULENTS</b>				
2	15 Gal.	Agave vilmoriniana	Octopus Agave	Low
<b>GRASSES</b>				
	5 Gal.	Muhlenbergia rigens	Deer Grass	Low
	1 Gal.	Pennesetum 'Little Bunny'	Little Bunny Fountain Grass	Med
<b>GROUNDCOVERS</b>				
	Flats	Gazania leucoleana	Gray Trailing Gazania	Low
<b>INERT MATERIALS</b>				
	2" Max.		Decomposed Granite	
	3" Max.		Chipbark Mulch	

### PLANTING NOTES

- Plant Locations** – Plants shown on plan are schematic. Exact locations of proposed new plant material may be slightly altered if necessary in the field under the direction of the Landscape Architect.
- Soil Amendments** – The following amendments shall be evenly spread and thoroughly incorporated into the top 6" of soil, and in the amending of shrub and tree planting holes. Amending shall be done throughout all the planter beds except in the areas where existing shrub roots may be damaged. Do not disturb soil within drip line of existing shrubs.  
Gro-Power Plus 200 lbs. per 1000 sq. ft.  
Agricultural Gypsum 50 lbs. per 1000 sq. ft.  
Nitrogenized Shavings 4 cu. yd. per 1000 sq. ft.
- Fertilizer** – All plant material shall be planted with Agriform pre-plant fertilizer tablets or equivalent. Quantity of tablets to be used per plant as per manufacturer's specifications.
- Mulching** – All planter areas that are not predesignated decomposed granite shall receive a 3" thick layer of chip bark mulch.

### IRRIGATION NOTES

- Valving** – All new landscaped areas shall be provided with a permanent and adequate irrigation system which is properly maintained. Irrigation system shall be valved so that all lawn and shrub areas are separated.
- Automation** – The new irrigation system shall be automated for the Client's convenience and to keep the landscape healthy and vigorous. Enclose the automatic controller in a lockable housing.
- Components** – The Contractor shall use only brand name commercial irrigation pipe and components to assemble the irrigation system. All piping shall be a minimum of Schedule 40 PVC. City approved backflow prevention devices shall be provided and screened from view with architecturally consistent materials and/or landscaping.
- Coverage** – Design the irrigation system to provide sufficient coverage avoiding watering overspray onto buildings and hardscape.
- Controllers** – Irrigation controllers shall use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source.
- Shutoff Valves** – Manual shut-off valves shall be installed as close as possible to the point of connection to the water supply.

### TABULATIONS

SITE DATA:	
Total Site Area	= 31,375 s.f. (100%)
Total Existing Parking	= 19,998 s.f. (64%)
New Work Area	= 11,377 s.f. (36%)
New Parking Area	= 5,174 s.f. (46%)
New Building Area	= 2,936 s.f. (26%)
New Hardscape Area	= 974 s.f. (08%)
New Landscape Area	= 2,293 s.f. (20%)

### HYDROZONE DATA

(H)	HIGH WATER ZONE	(0%) -	0 s.f.
(M)	MEDIUM WATER ZONE	(29%) -	674 s.f.
(L)	LOW WATER ZONE	(71%) -	1,619 s.f.

### GENERAL NOTES

- Planting at Adjacent Property** – The planting at the adjacent property shall remain and be protected in place. It is the responsibility of the General Contractor to replace any dead or dying plant materials or damaged surfaces to remain.
- City Codes & Standards** – Prior to the start of any work, the General Contractor shall review and agree to comply with all the codes and standards of the City.
- Work Plans & Schedules** – All work shall be executed on a specific predetermined schedule. Prior to the start of any work, the Prime Contractor shall present a detailed schedule and work plan for approval. Schedule shall include a list of excusable and inexcusable delays. Schedule shall be approved by the Owner prior to beginning of work.
- Installation Requirements** – All hardscape and landscape installation shall meet City requirements and comply with City codes and zoning ordinances.
- Limit of Work** – Prior to the start of any work, the Prime Contractor shall walk the site with the Landscape Architect and Owners Representative to verify the exact Limit of Work for this project. The General Contractor shall be responsible for any damage resulting from the intrusion beyond the Limit of Work. The General Contractor shall be responsible for the total replacement cost of any items beyond the Limit of Work that are damaged whatsoever after commencement of construction.
- Existing Utilities** – The General Contractor shall work with the Landscape Architect and the Owners Representative to identify all underground utilities on the site that are below the surface. Any and all utilities, transformers, timers, utility boxes or sleeves that are found shall be protected in place.
- Temporary Site Fencing** – The General Contractor shall install temporary chain-link construction fence around the perimeter of the project site at the Limit Of Work line. Temporary fencing shall be done in accordance with the City construction codes. Chain-link fence shall have a 16' wide construction gate with locks in locations shown for Contractor access.
- Site Run-off** – All Contractors shall conduct construction operations in such a manner that storm or other waters may proceed uninterrupted and without erosion along their drainage courses or canyon areas. All Contractors shall control all water runoff so water courses, groundwater and bodies of water will NOT be polluted by fuels, oils, bitumens or other harmful materials.
- Trash and Debris** – Site shall remain trash free and clean at all times. All Contractors are responsible for removing trash, forming boards, stakes, rocks, concrete, and debris from the site prior to completion of their specific work. Any clean-up from previous trades, including removal of slurry, or collection of previous worker's construction debris shall be back-charged to the responsible Contractor.
- Site Utilities** – The General, Demolition & Hardscape, Landscape Contractors shall use the utmost care not to damage the existing site utilities. Any damaged, broken or non-functioning boxes shall be replaced kind-for-kind prior to completion of work. The General Contractor shall adjust the height of all minor utility boxes or catch basins as necessary to meet the elevation of the finished surfaces. All utility boxes shall be installed per APWA 'Greenbook' specifications, City codes and standards.
- Dig Alert** – Prior to any demolition work Demolition Contractor is required to call Dig Alert and also locate all underground utilities and document locations prior to proceeding with demolition.

### CONTACTS

#### 2H CONSTRUCTION LLC.

ADDRESS: 2653 WALNUT AVENUE  
SIGNAL HILL, CA 90755  
TEL: (562) 424-5567  
ATTN: SEAN HITCHCOCK  
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#### MILANI CO. CIVIL ENGINEERING

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SIGNAL HILL, CA 90755  
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ATTN: BABAK MILANI  
EMAIL: BMILANI@MILANICO.COM

#### GRAHAM STANLEY & ASSOCIATES INC.

ADDRESS: 1376A CORONADO AVENUE, STE. A  
LONG BEACH, CA 90804  
TEL: (562) 494-1222  
ATTN: GRAHAM STANLEY/ RYAN ELDER  
EMAIL: GRAHAM@GRAHAMSTANLEY.NET

### LEGAL DESCRIPTION

1. Assessor's Parcel Number – 7212-009-017

AMERICAN COLONY TRACT LOT COM AT INTERSECTION OF E LINE OF CALIF AVE WITH N LINE OF LOT 68 TH E ON SD N LINE 50 FT TH S 630 FT TH W ON N LINE OF WILLOW ST AND N ON SD E LINE TO BEG PART OF LOT 68

### PROJECT DESCRIPTION

This Project consists of a new Medical Office building, new parking servicing up to 12 vehicles, concrete and asphalt paving and landscape areas. The plant materials will be of the low to moderate water plantings will match the existing parking lot abutting the new building and will serviced with drip irrigation to minimize water impact and reduce runoff. See Civil documents for bio-retention basin and stormwater management.

### CONSERVATION STATEMENT (PER MWEL & MAWA) APPENDIX D - PRESCRIPTIVE COMPLIANCE

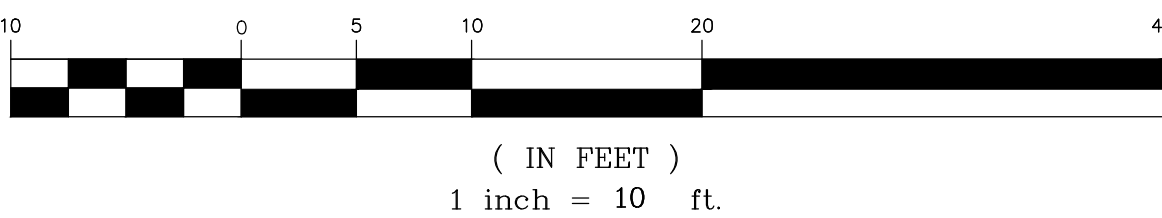
The Landscape and Irrigation design for this project will incorporate Best Management Practices within MWEL (Model Water Efficient Landscape Ordinance) and MAWA (Maximum Allowable Water Allowance). An automated weather based smart controller with a rain sensor will be specified to efficiently irrigate the landscape and prevent water from being wasted. The design combines plants with similar water needs together and enables them to be irrigated according to their specific hydrozone. The design uses a majority of plants that are categorized as Moderate or Low and have been selected for their durability, ease of maintenance and low water needs after they become established. A 3" layer of mulch (min.) will be applied in shrub beds and unplanted areas; a 2" layer of mulch in groundcover areas; and a 3" layer in shredded, stabilizing mulch for slopes.

### WATER PURVEYOR

THE WATER PURVEYOR FOR THIS PROJECT IS:

LONG BEACH WATER DEPARTMENT  
1800 E. WARDLOW RD.  
LONG BEACH, CA 90807  
TEL#:(562) 520-2300  
WEB: lbwater.org

#### GRAPHIC SCALE



**DRA**  
**ARCHITECTS**

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**STANLEY**  
A ASSOCIATES, P.C.

LANDSCAPE ARCHITECTURE ■ LAND PLANNING

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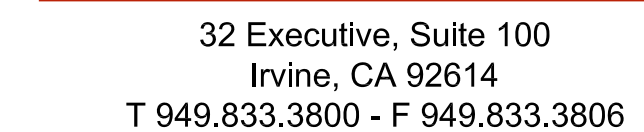
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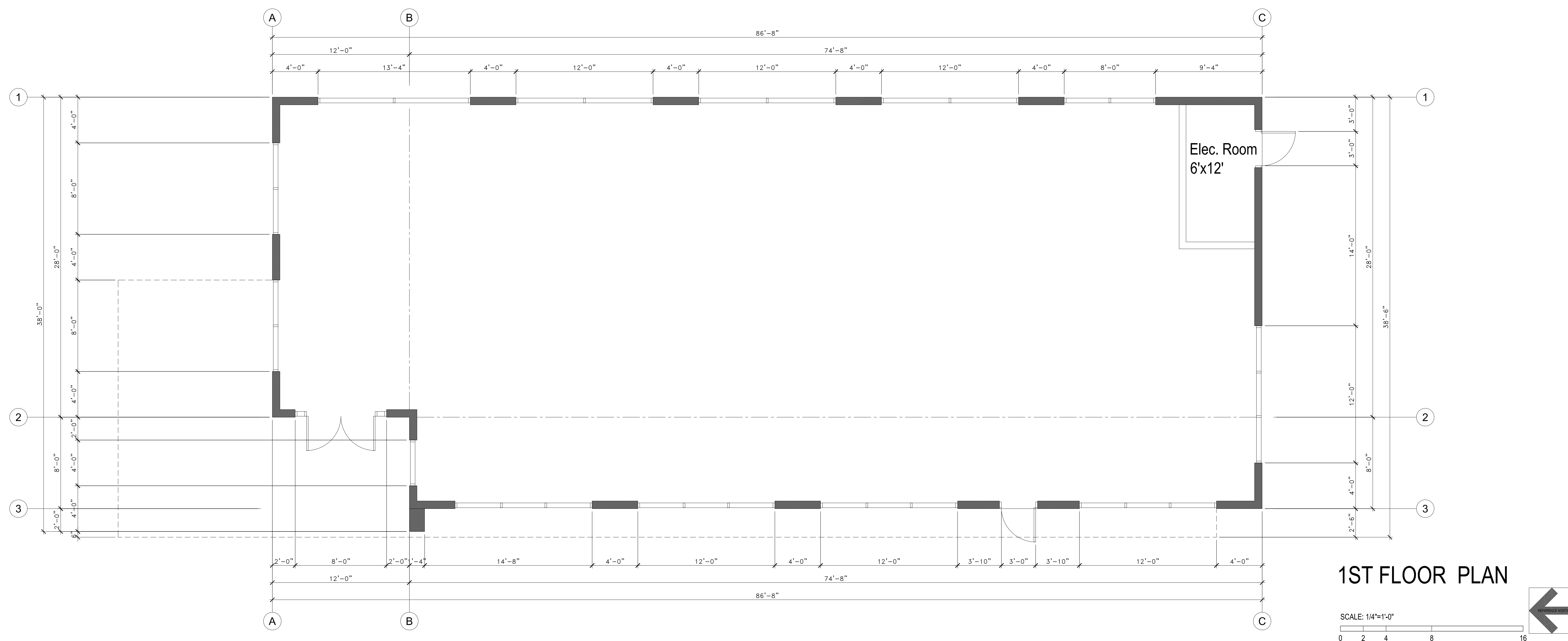
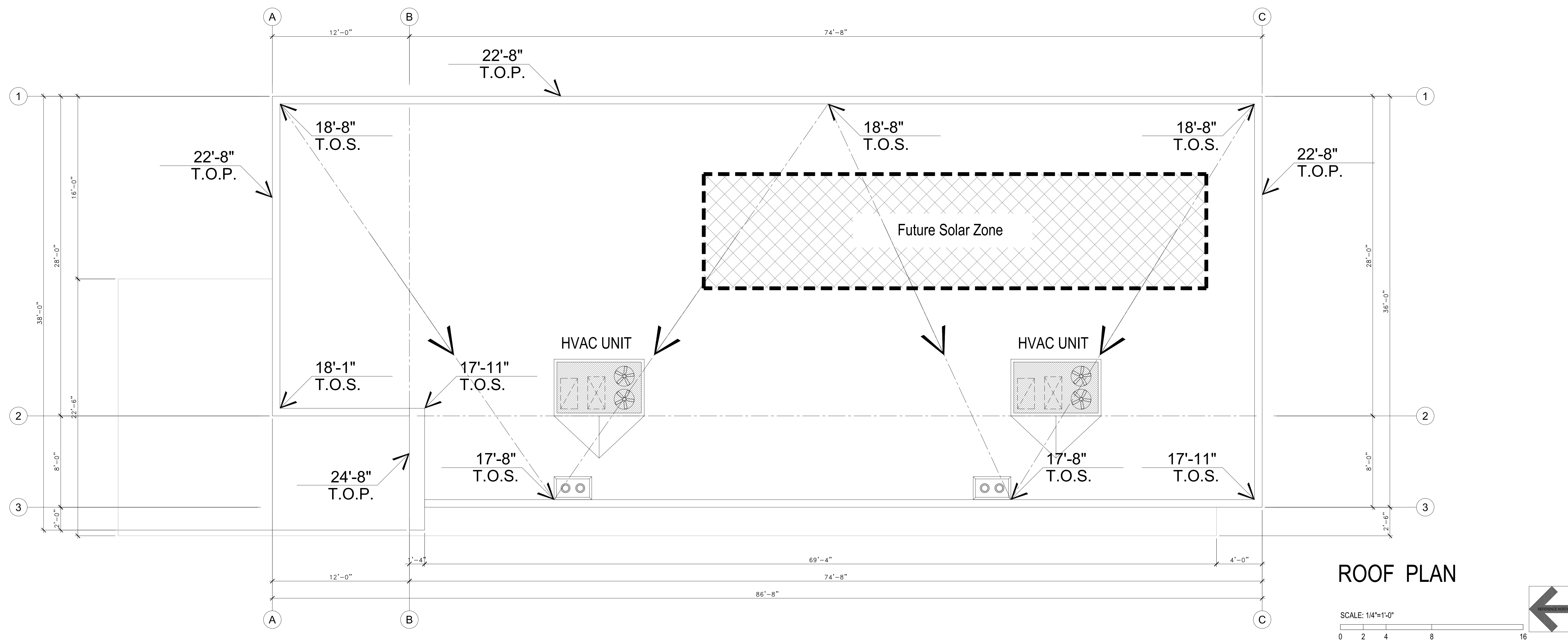
## 1ST FLOOR & ROOF PLANS

[illegible]

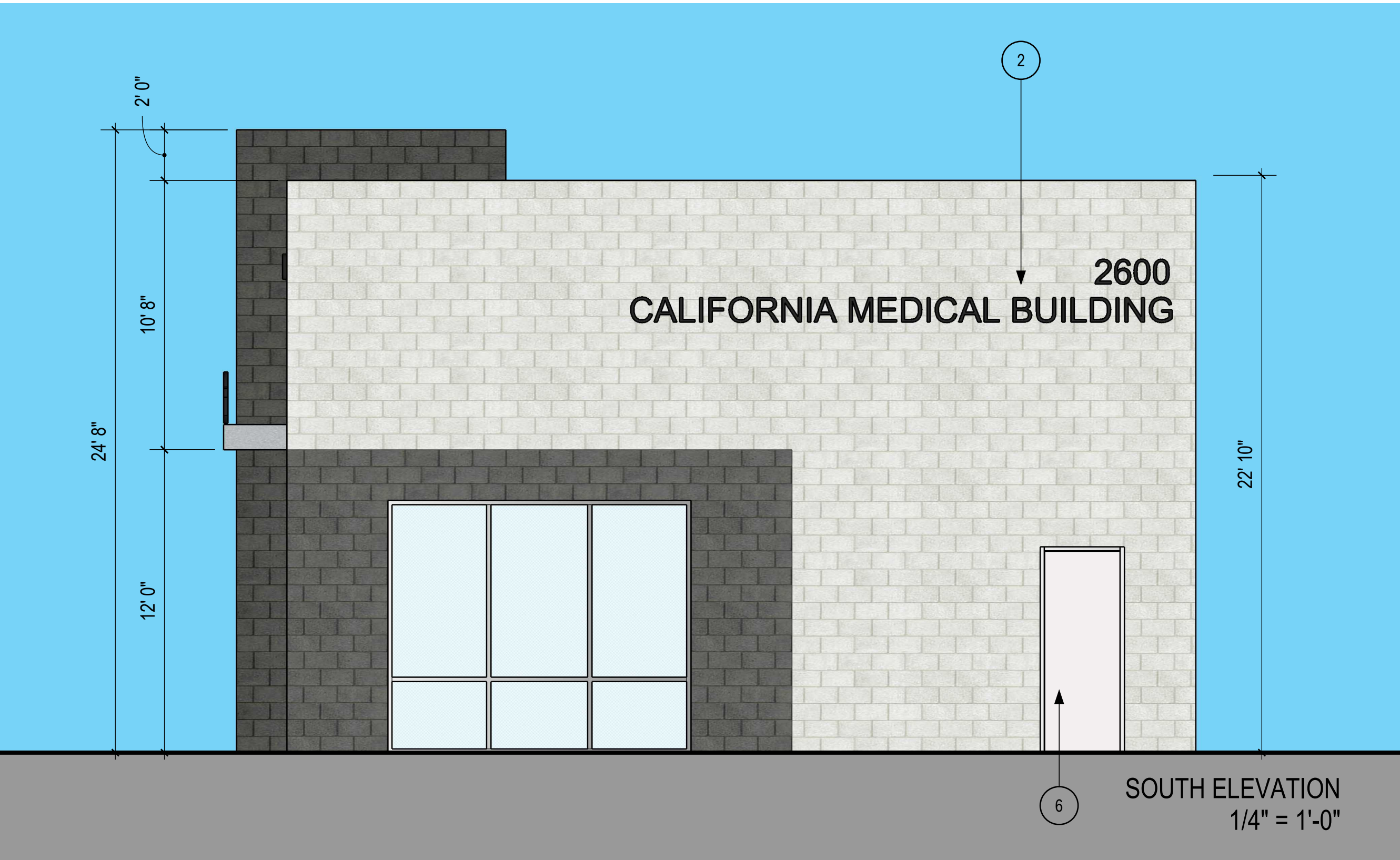
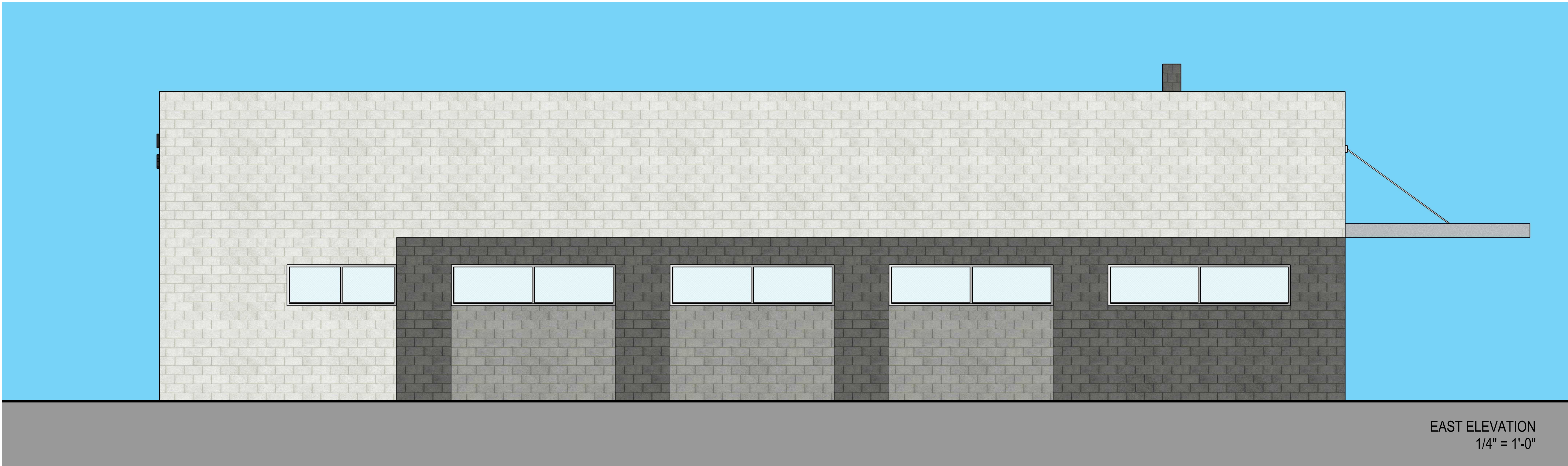
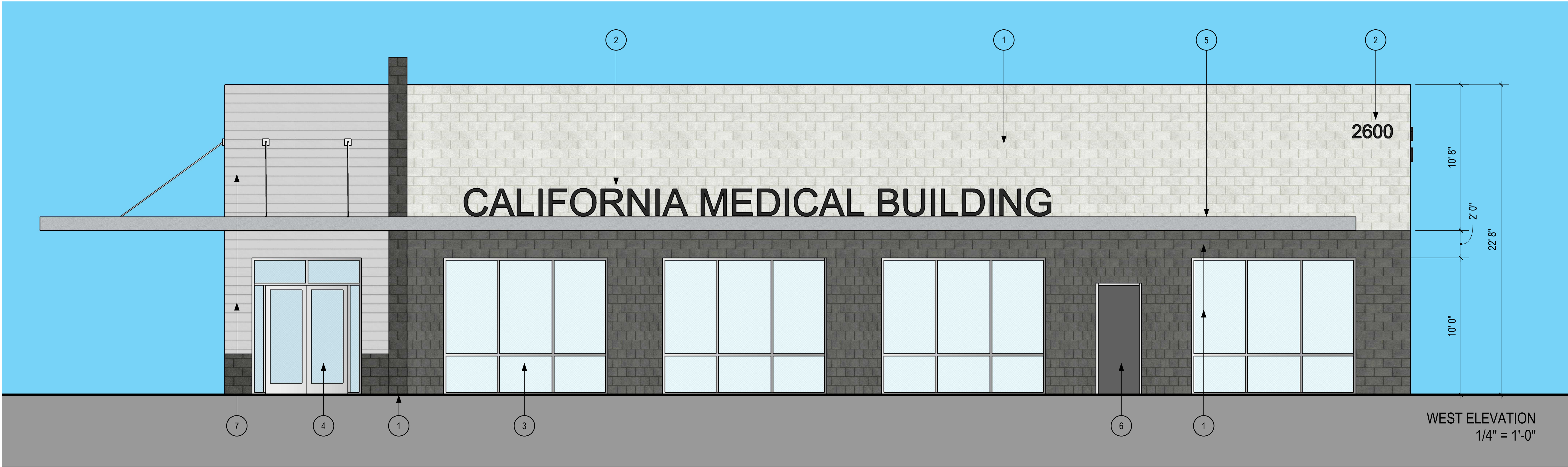
JOB NO:	20047
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## A-2.1







- KEYNOTES:
- 1 8x8x16 CONCRETE MASONRY UNIT
  - 2 BUILDING NAME AND / OR ADDRESS
  - 3 DUAL GLAZED, SOLARBAN 90 (2) CLEAR + CLEAR INSULATING GLASS UNIT, SET IN CLEAR ANODIZED FRAME
  - 4 GLASS ENTRY DOORS
  - 5 METAL PANEL CANOPY, SILVER
  - 6 HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT WALL
  - 7 HORIZONTAL METAL PANEL ACCENTS

- FIELD CMU - A  
WHITE PRECISION BLOCK
- FIELD CMU - B  
NATURAL GRAY PRECISION BLOCK
- ACCENT CMU - C  
BLACK PRECISION BLOCK
- METAL PANEL - D  
SILVER METALLIC COLOR
- METAL PANEL - E  
WHITE COLOR

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

0 2 4 8 16



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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE  
**CALIFORNIA  
MEDICAL BLDG**  
  
2600 California Ave.  
Long Beach, California

CLIENT NAME  
**2H PROPERTY  
3060, LLC**  
2653 Walnut Avenue  
Signal Hill, CA 90755  
Phone: (562) 424-5567

SHEET NAME  
**EXTERIOR ELEVATIONS**

NO:	DATE:	DESCRIPTION:
	08-12-20	1st Site Plan Review Submittal
	09-07-21	1st General Plan Amendment Submittal
	10-19-21	2nd General Plan Amendment Submittal
		3rd Site Plan Review Submittal

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**A-3.1**





Building Entry @ NW Corner



East Side Elevation



View from South West Corner

**DRA**  
ARCHITECTS

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SHEET NAME  
  
**CONCEPTUAL  
EXTERIOR RENDERING**

NO.	DATE:	DESCRIPTION:
	08-12-20	1st Site Plan Review Submittal
	09-07-21	1st General Plan Amendment Submittal
	10-19-21	2nd Site Plan Review Submittal
		2nd General Plan Amendment Submittal
		3rd Site Plan Review Submittal

JOB NO:	20047
DATE ISSUED:	08-12-20
DRAWN BY:	CMH
CHECK BY:	CMH

SHEET NO:  
**A-3.2**