

# A DEVELOPMENT FOR INSITE PROPERTY GROUP

# ATTACHMENT E



## ARCHITECT

KSP STUDIO  
23 ORCHARD RD  
LAKE FOREST, CA 92630  
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## DEVELOPER

INSITE PROPERTY GROUP  
811 N. CATALINA AVENUE, SUITE 1306  
REDONDO BEACH, CA 90278

## CIVIL

JOSEPH C. TRUXAW AND ASSOCIATES, INC  
1915 W. ORANGEWOOD AVE. SUITE 101  
ORANGE, CA 92868  
CONTACT: GEOFFREY AYTON  
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## SHEET INDEX

### ARCHITECTURAL

1. COVER SHEET
2. CONCEPTUAL SITE PLAN
3. CONCEPTUAL FIRST FLOOR PLAN
4. CONCEPTUAL SECOND FLOOR PLAN
5. CONCEPTUAL THIRD FLOOR PLAN
6. CONCEPTUAL ROOF PLAN
7. CONCEPTUAL ELEVATIONS
8. CONCEPTUAL VIEWS
- 8.1 CONCEPTUAL VIEWS
9. CONCEPTUAL LANDSCAPE PLAN
10. CONCEPTUAL VIEWS - RV STRUCTURE & GEOGRID

## SHEET INDEX

### CIVIL

1. TITLE SHEET (1 OF 10)
2. CONCEPTUAL GRADING PLAN (2 OF 10)
3. ACCESS ROAD (3 OF 10)
4. CONCEPTUAL SECTIONS AND DETAILS (4 OF 10)
5. WALL PLAN (5 OF 10)
6. WALL SECTIONS (6 OF 10)
7. CONCEPTUAL UTILITY PLAN (7 OF 10)
8. CONCEPTUAL STORM DRAIN SECTIONS (8 OF 10)
9. CONCEPTUAL LID PLAN (9 OF 10)
10. CONCEPTUAL LID FORM AND DETAILS (10 OF 10)

## VICINITY MAP



NOT TO SCALE





**PROJECT DESCRIPTION**

DEVELOPMENT OF SITE INCLUDES A 3-STORY SELF-STORAGE BUILDING WITH CORPORATE OFFICE, AN RV CAR WASH, COVERED/ UNCOVERED RV PARKING AND SITE IMPROVEMENTS.

**PROJECT INFORMATION**

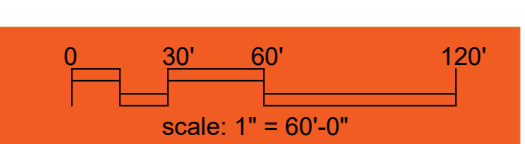
<b>PROJECT ADDRESS:</b> 3701 NORTH PACIFIC PLACE, LONG BEACH, CA		
<b>PARCEL 'A' SITE APN:</b>	7140-014-019	7140-014-032
<b>PARCEL 'B' SITE APN:</b>	7140-014-033	
<b>PARCEL 'A' SITE AREA:</b>	565,414 S.F.	OR 12.98 ACRES
<b>PARCEL 'B' SITE AREA:</b>	43,774 S.F.	OR 0.96 ACRES
<b>TOOKEY PARCEL:</b>	17,447 S.F.	OR 0.40 ACRES
<b>TOTAL SITE AREA (PARCELS A+B):</b>	624,635 S.F.	OR 14.34 ACRES
<b>EXISTING ZONE:</b>	IL - LIGHT INDUSTRIAL	
<b>PROPOSED ZONE CHANGE:</b>	CS - COMMERCIAL STORAGE	
<b>CURRENT GENERAL PLAN LAND USE:</b>	9R - RESTRICTED INDUSTRY	
<b>DRAFT GENERAL PLAN LAND USE:</b>	N1 - NEO-INDUSTRIAL	
<b>PROPOSED GENERAL PLAN AMENDMENT:</b>	1) TO CHANGE LAND USE TO BE CONSISTENT WITH PROPOSED ZONE CHANGE TO 'CS'	
	2) TO INCREASE OR ELIMINATE 28' HEIGHT LIMITATION	
<b>EXISTING USE:</b>	GOLF RANGE	
<b>PROPOSED USE:</b>	SELF-STORAGE, OFFICE, CAR WASH, RV PARKING	
<b>LOT COVERAGE MAX:</b>	NONE	
<b>LOT COVERAGE PROPOSED:</b>	8.2%	FOOTPRINT 50,915 S.F. / 624,635 S.F.
<b>BLDG SETBACKS REQUIRED:</b>		
FRONT STREET:	15'	
SIDE STREET:	15'	
ADJ. TO NON-RESIDENTIAL DISTRICT:	5'	
PARK'G LOT SETBACK FROM STREET:	6' (FRONT AND SIDE)	
<b>BLDG SETBACKS PROVIDED:</b>		
FRONT AT 405 Fwy:	63'-2"	
YARD ABUTTING R.R. EASEMENT:	33'-11"	
YARD ON LOCAL COLLECTOR:	N/A	
PARK'G LOT SETBACK FROM STREET:	32'-6"	
<b>MAX BUILDING HEIGHT IN 'CS':</b>	28'	
<b>PROPOSED HEIGHT:</b>	44'-0" (REQUEST FOR VARIANCE)	

**BUILDING AREA**

<b>PROPOSED BUILDING (GROSS SQUARE FOOTAGE):</b>		
1ST FLOOR STORAGE OFFICE:	794 S.F.	
1ST FLOOR STORAGE:	50,121 S.F.	
2ND FLOOR STORAGE:	51,085 S.F.	(INCLUDES BALCONY)
3RD FLOOR CORPORATE OFFICE:	6,198 S.F.	
3RD FLOOR STORAGE:	44,914 S.F.	(INCLUDES PATIO)
<b>SUBTOTAL:</b>	<b>153,112 S.F.</b>	
<b>PROPOSED CAR WASH:</b>	2,153 S.F.	
<b>TOTAL GROSS S.F.:</b>	<b>155,265 S.F.</b>	
<b>DEDUCTIBLE SQUARE FOOTAGE:</b>		
STAIRWAYS X2 (X3 FLOORS):	-1,242 S.F.	
ELEVATOR SHAFTS X3 FLOORS:	-507 S.F.	
ELEVATOR MACHINE ROOM:	-150 S.F.	
FIRE RISER ROOM:	-100 S.F.	
ELECTRICAL ROOM:	-160 S.F.	
JANITOR CLOSET:	-50 S.F.	
EXTERIOR WALLS:	-1,806 S.F.	
<b>SUBTOTAL:</b>	<b>-4,015 S.F.</b>	
<b>FLOOR AREA: (GROSS SQUARE FOOTAGE) - (DEDUCTIBLE SQUARE FOOTAGE)</b>	<b>151,250 S.F.</b>	
<b>RV STORAGE PARKING:</b>		
COVERED RV PARKING:	173 SP	
REGULAR RV PARKING:	405 SP	
<b>TOTAL:</b>	<b>578 SP</b>	

**PARKING ANALYSIS**

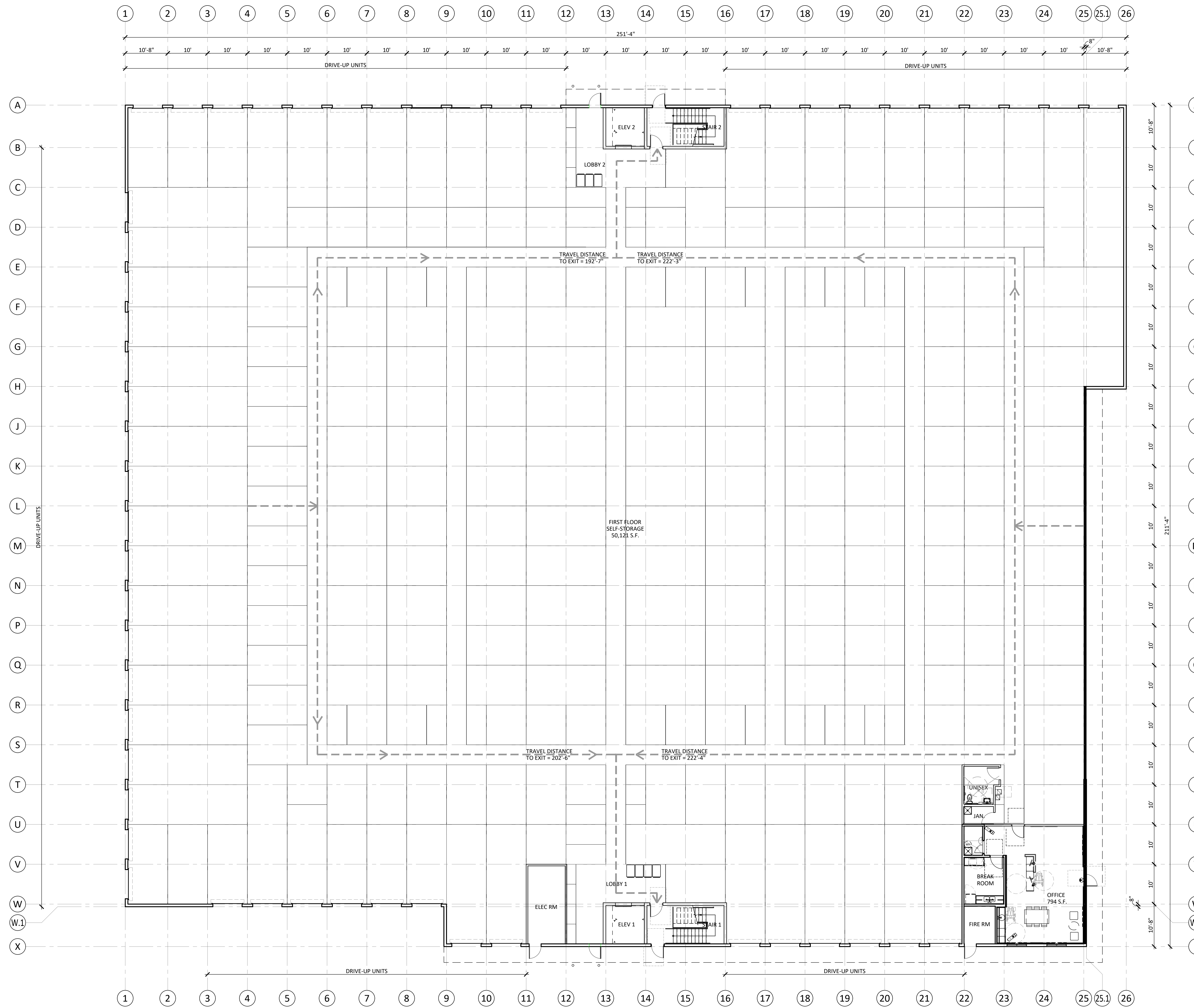
<b>PARKING REQUIRED:</b>		
RATIO FOR STORAGE OFFICE:	794 S.F. x 4/1000	3 SP
4:1000 UP TO 20,000 GFA		
RATIO FOR CORPORATE OFFICE:	6,198 S.F. x 4/1000	25 SP
4:1000 UP TO 20,000 GFA		
RATIO FOR STORAGE:	151,250 GFA x 75% EFFICIENCY = 113,438 S.F.	
3 SPACES + 1 PER 100 UNITS	113,438 S.F. / 100 AVG. UNIT = 1,132 UNITS	
	1,134 UNITS / 100 UNITS = 11.3, ABOUT 11 SPACES	
		11 SP
		3 SP
RATIO FOR CAR WASH:		
2 SPACES PER WASH BAY		2 SP
<b>TOTAL PARKING REQUIRED:</b>		<b>44 SP</b>
<b>PARKING PROVIDED:</b>		
STANDARD 9'X18':		39 SP
ADA STALLS:		2 SP
EV STALLS:		3 SP
<b>TOTAL PARKING PROVIDED:</b>		<b>44 SP</b>





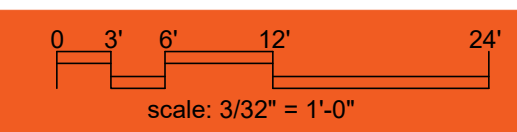






3701 NORTH PACIFIC PLACE | LONG BEACH, CA

CONCEPTUAL FIRST FLOOR PLAN  
04.27.20



KSP PROJECT NO. 20492

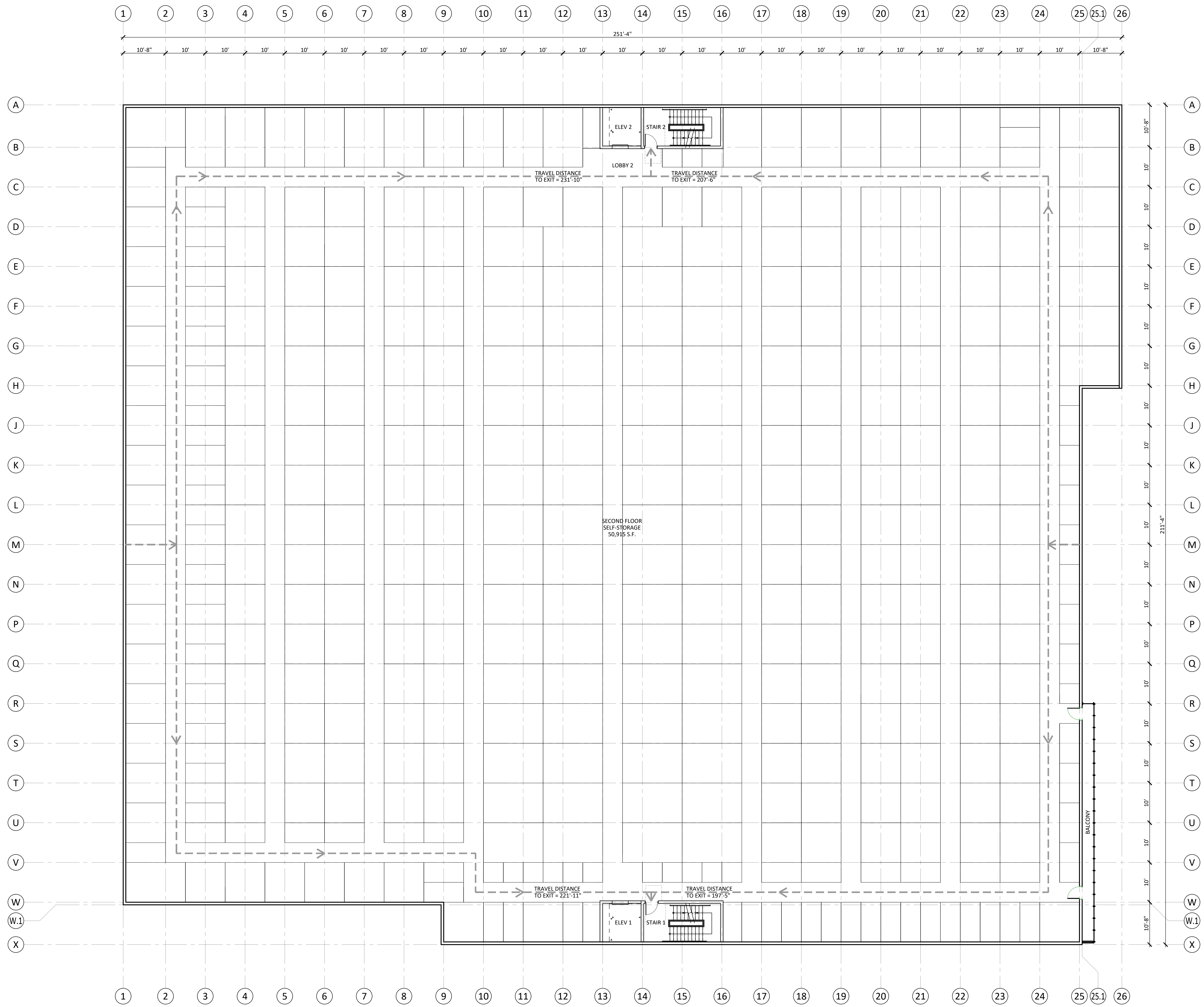


SHEET 3



S T U D I O  
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T 949.380.3970 F 949.380.3771

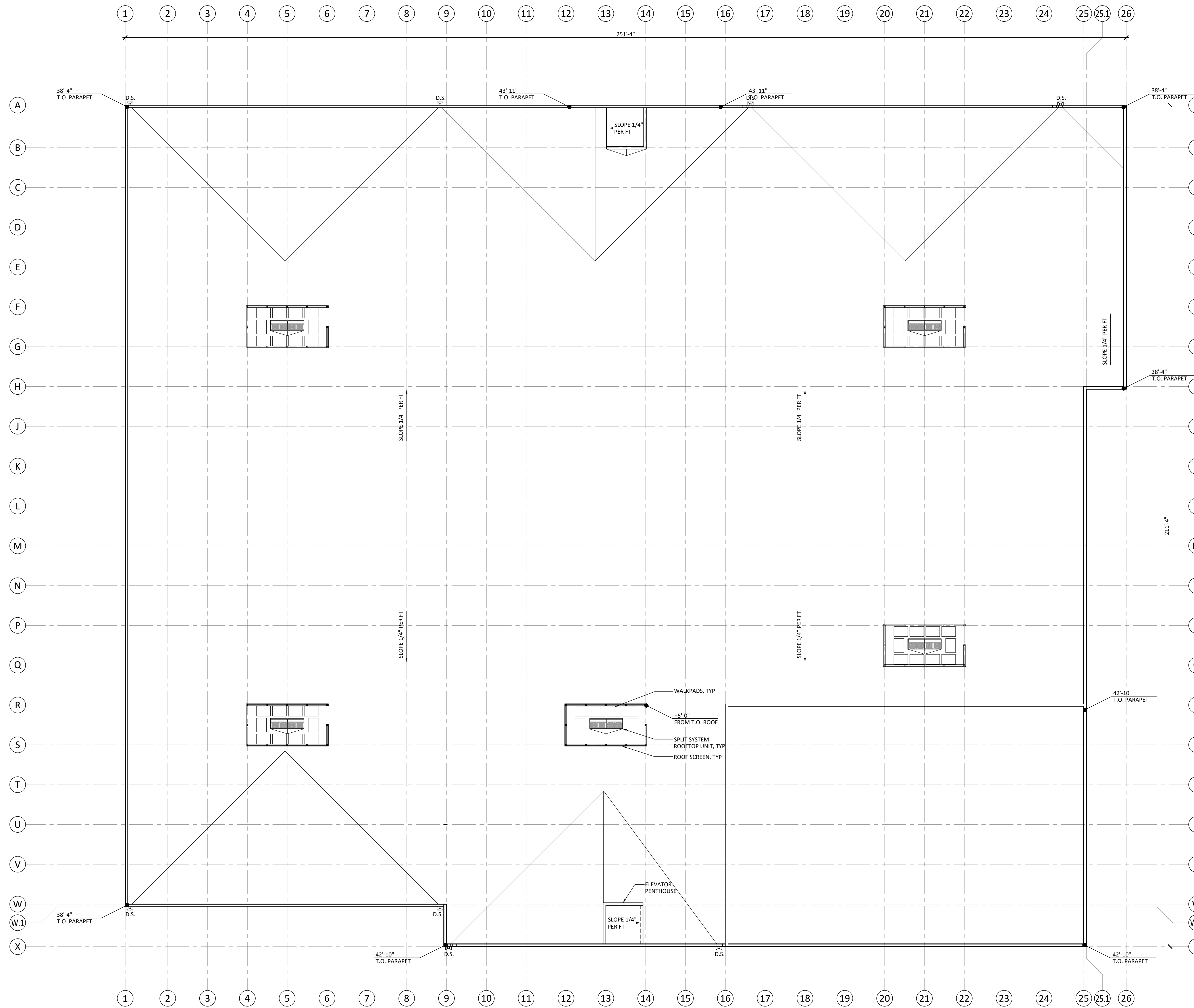




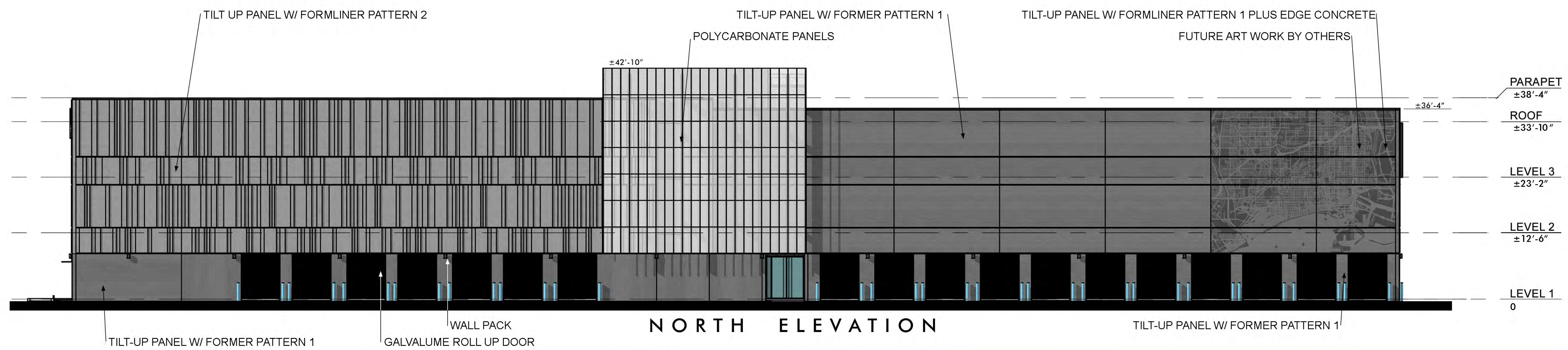
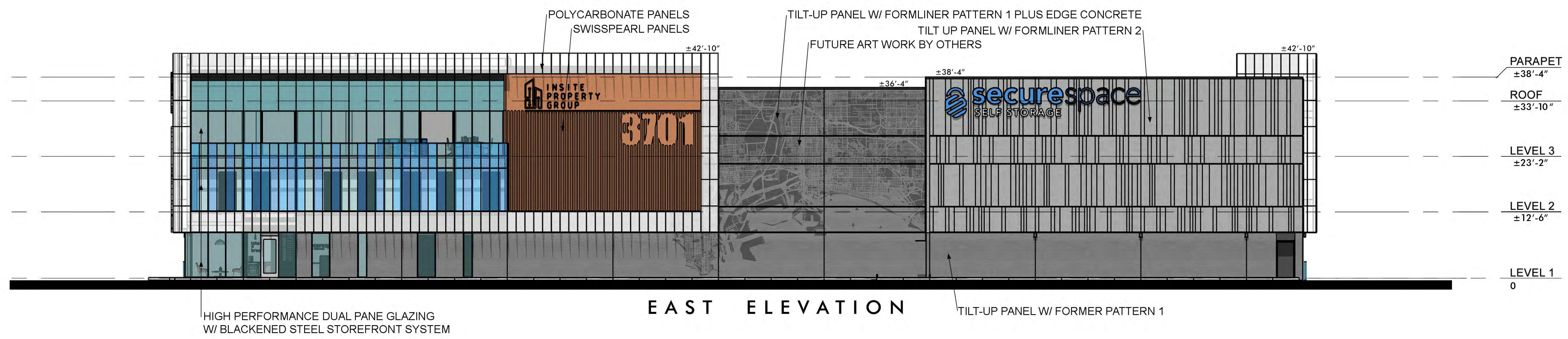
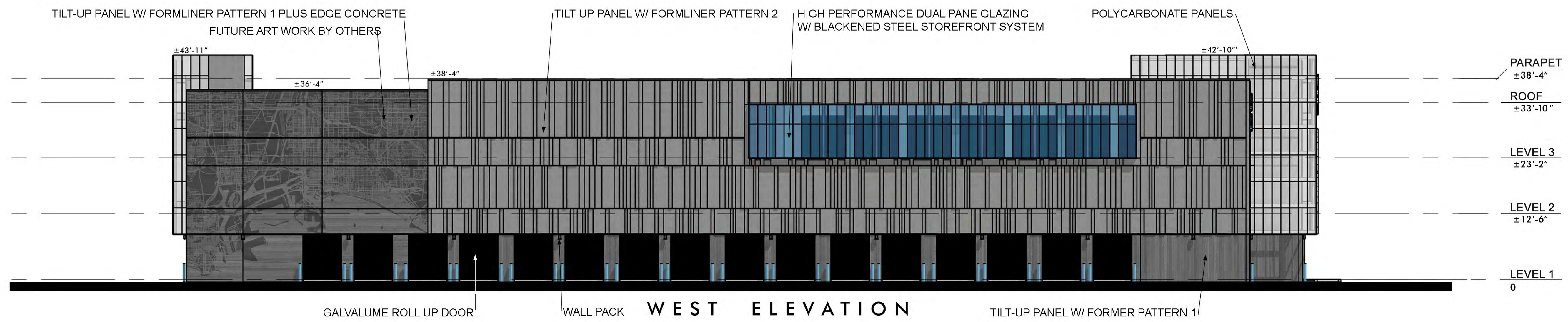
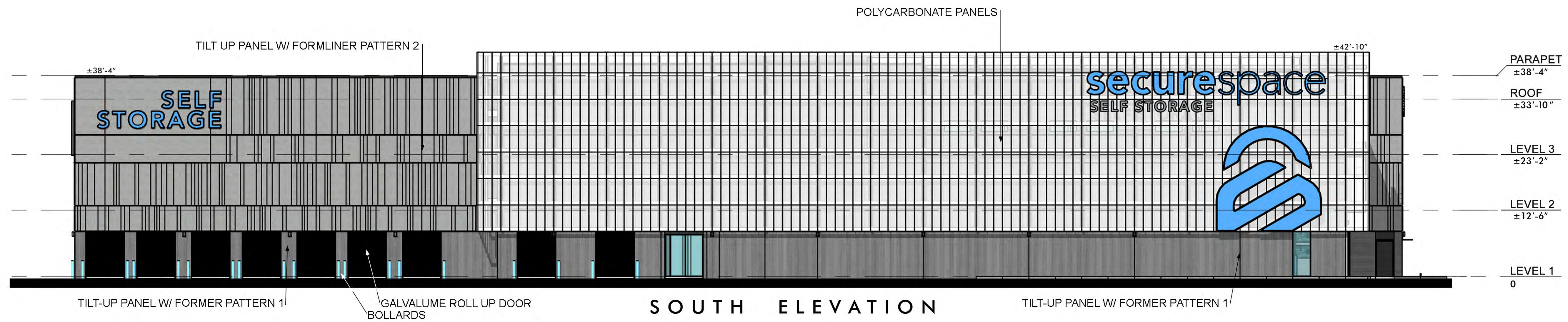




















KEYNOTES

- 1 TILT-UP W/FORMLINER 1
- 2 TILT-UP W/FORMLINER 1 + ETCHED CONCRETE
- 3 TILT-UP W/FORMLINER 2
- 4 POLYCARBONATE PANELS
- 5 HIGH PERFORMANCE DUAL PANE GLAZING W/ BLACKENED STEEL STOREFRONT SYSTEM
- 6 GALVALUME ROLL UP DOOR
- 7 SWISSPEARL PANELS

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1

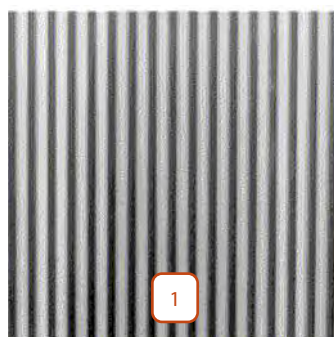
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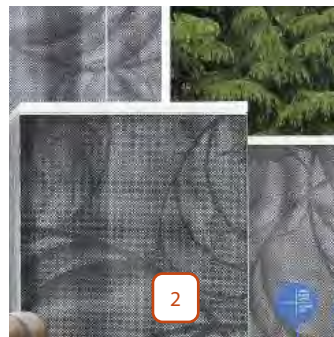
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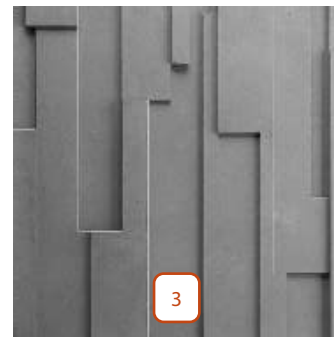
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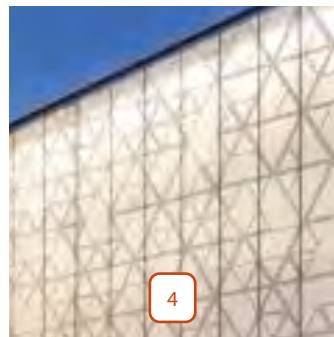
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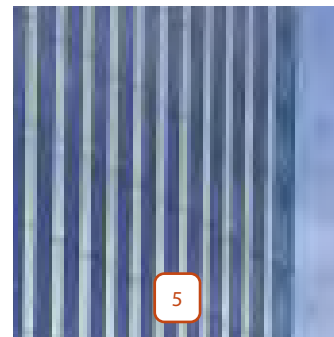
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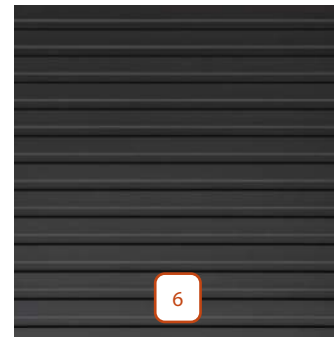
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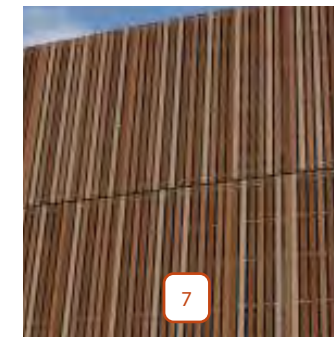
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MATERIALS AND MANUFACTURERS TO BE COORDINATED ON SITE CONSISTENT WITH MASTERPLAN DEVELOPMENT.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

MATERIAL BOARD

PROJECT DEFINITION MANUAL  
3701 PACIFIC BLVD., LONG BEACH, CA



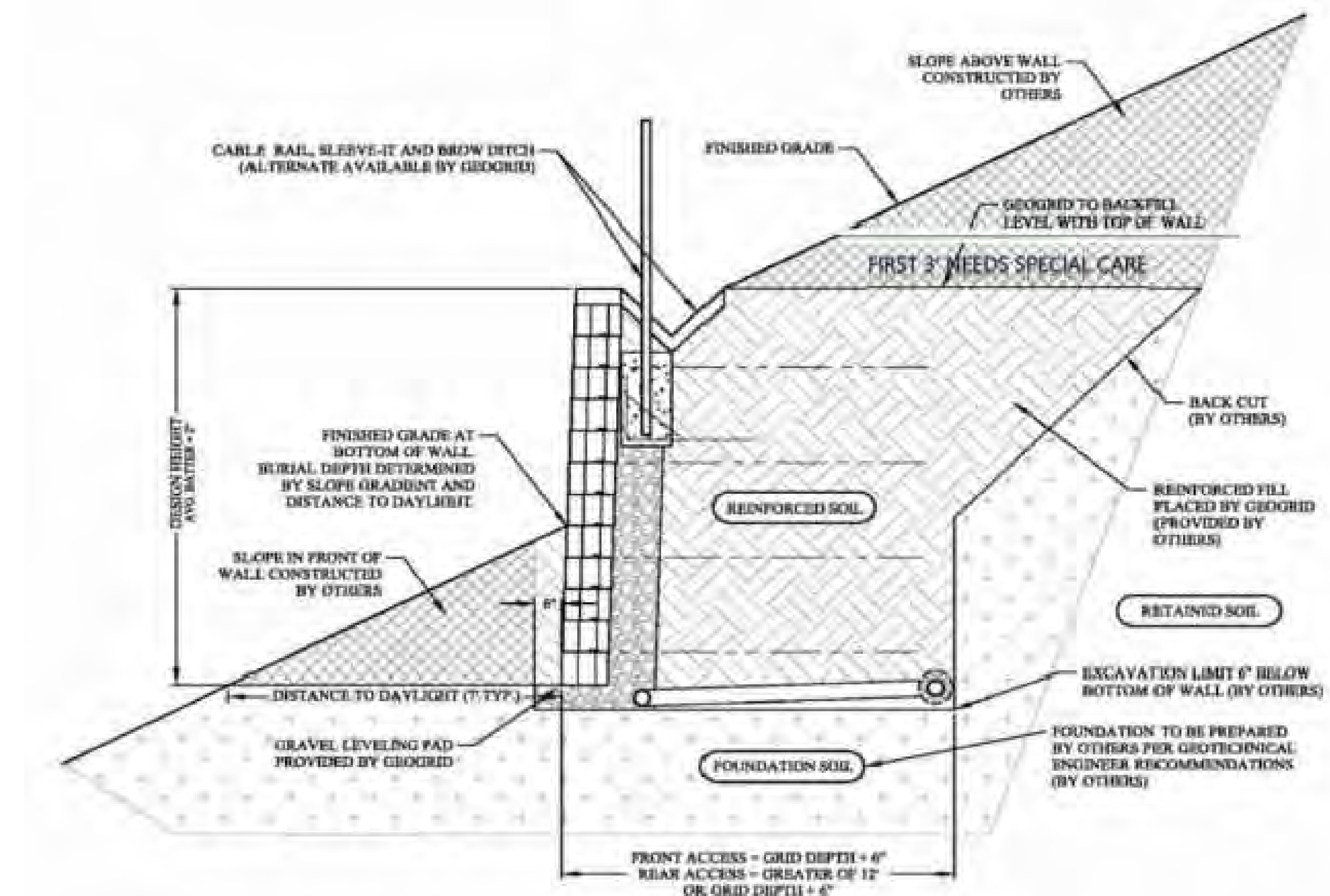
04.10.2020

PAGE 22





GEOGRID



GEOGRID SECTION



RV PARKING STRUCTURE



RV PARKING STRUCTURE



