

BUILDING 1 PROJECT DATA	
NET SITE AREA (ACREAGE)	382,468 SF / 8,780 AC
GROSS BUILDING AREA	196,525 SF
FOOTPRINT	10,000 SF
MEZZANINE	206,525 SF
COVERAGE	51.4%
F.A.R.	0.54
PARKING REQUIRED:	
15% OFFICE	30,979 SF @ 2/1000 62
20% MANUF.	41,305 SF @ 2/1000 83
65% WAREHOUSE	134,241 SF @ 1/1000 134
TOTAL PARKING REQUIRED:	279
PARKING PROVIDED:	286

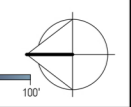
BUILDING 2 PROJECT DATA	
NET SITE AREA (ACREAGE)	238,125 SF / 5,467 AC
GROSS BUILDING AREA	103,520 SF
FOOTPRINT	10,000 SF
MEZZANINE	113,520 SF
COVERAGE	43.5%
F.A.R.	0.48
PARKING REQUIRED:	
15% OFFICE	17,028 SF @ 2/1000 34
35% MANUF.	39,732 SF @ 2/1000 79
50% WAREHOUSE	56,760 SF @ 1/1000 57
TOTAL PARKING REQUIRED:	170
PARKING PROVIDED:	175

BUILDING 3 PROJECT DATA	
NET SITE AREA (ACREAGE)	211,030 SF / 4,845 AC
GROSS BUILDING AREA	97,520 SF
FOOTPRINT	10,000 SF
MEZZANINE	107,520 SF
COVERAGE	46.2%
F.A.R.	0.51
PARKING REQUIRED:	
15% OFFICE	16,128 SF @ 2/1000 32
45% MANUF.	48,384 SF @ 2/1000 97
40% WAREHOUSE	43,008 SF @ 1/1000 43
TOTAL PARKING REQUIRED:	172
PARKING PROVIDED:	177

PROJECT SUMMARY	
NET SITE AREA (ACREAGE)	831,623 SF / 19,091 AC
GROSS BUILDING AREA	397,565 SF
FOOTPRINT	30,000 SF
MEZZANINE	427,565 SF
COVERAGE	47.8%
F.A.R.	0.51
TOTAL PARKING REQUIRED:	621
TOTAL PARKING PROVIDED:	638

- SITE PLAN NOTES:**
- TREES SHOWN ARE SCHEMATIC ONLY. PLANTING SHALL BE DESIGNED AND SPECIFIED BY THE LANDSCAPE ARCHITECT AND SHALL COMPLY WITH CITY OF LONG BEACH REQUIREMENTS FOR SPACING AND SPECIES.
 - ALL PARKING STALLS SHOWN ARE 8.5 X 18 FEET.
 - ALL LANDSCAPE PARKING FINGERS ARE 7 X 18 FEET.
 - SEE SHEET A1-2 FOR FIRE ACCESS LANES. ALL GATES ON SITE SHALL COMPLY WITH FIRE DEPT. REQUIREMENTS FOR KNOX PADLOCKS / KEY OVERRIDES, ETC.
 - ALL TRASH ENCLOSURES SHALL COMPLY WITH CITY OF LONG BEACH REQUIREMENTS - SOLID 6 FT. HIGH CONCRETE TILT-UP WALLS W/ SOLID METAL GATES.

SCALE: 1" = 40'-0"



COMMERCIAL USE: CALIFORNIA NATIONAL GUARD

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PACIFIC
INDUSTRIAL

PACIFIC EDGE

S.E. CORNER OF REDONDO AVE. & BURNETT STREET

SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	8/9/17	SITE PLAN UPDATE
	3/21/17	SITE PLAN REVIEW SUBMITTAL
	3/7/17	CONCEPTUAL SITE PLAN
		DATE

RG PROJECT NO:	18115.00
CAD FILE NAME:	18115-00-A1-01
DRAWN BY:	CS
CHECK BY:	CS
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SHEET TITLE:	

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