

PACIFIC POINTE SOUTH

Building 8

PD-32 SOUTH
3645 Lakewood Blvd.
Long Beach, CA

Site Plan Review 2nd Submittal

APPLICANT: SRG Acquisition, LLC
1890 BARDEN AVENUE, BLDG 2, CA 90801-3321
CONTACT: PATRICK RUSSELL - 562 599 3414

OWNERS: The Boeing Company
200 SEAL BEACH BLVD, BUILDING 30, LONG BEACH, CA 90840
CONTACT: MARCO STAVALE - 562 624 1827

Airgas USA, LLC
13370 SHELBY AVENUE, LONG BEACH, CA 90804
CONTACT: 562 491 1791

ARCHITECT: DEREVERE & ASSOCIATES
1601 DOWY STREET, SUITE 100, NEWPORT BEACH, CA 92660
CONTACT: CARRIE HOSHINO - 949 455 3900X 302

CIVIL ENGINEER: THIENES ENGINEERING
1419 FIRESTONE BLVD., LA HABRA, CA 90631
CONTACT: BRUCE THIENES - 714 311 4111

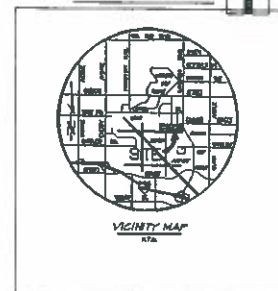
LANDSCAPE ARCHITECT: CDPC - Conceptual Design & Planning
890 RESEARCH DRIVE, DAVIS, CA 95618
CONTACT: MASUO OZAWA - 916 399 5664

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Building No. _____

VICINITY MAP:



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CONTACT: PATRICK RUSSELL - 562 599 3414

PACIFIC POINTE SOUTH
BUILDING 8
SRG ACQUISITION, LLC
1890 BARDEN AVENUE, BLDG 2, CA 90801-3321
CONTACT: PATRICK RUSSELL - 562 599 3414

CONSULTORS

JOB NO:
12024

DATE ISSUED:
8.22.12

CREATED BY:
CMH

NO. REV. DATE

1ST REV	08/22/12
2ND REV	08/22/12

T-1

BUILDING 8 - SPECULATIVE BLDG.

SITE AREA (Includes Douglas Park Monument Signage)

SITE AREA (Includes Douglas Park Monument Signage)	4.73 AC	206,833 SF
TOTAL BUILDING AREA (PER PLANNING CALCS)		70,866 SF
LOT COVERAGE (PER PLANNING CALCS)		33.02%
FLOOR AREA RATIO (FAR) (PER PLANNING CALCS)		34.42%
TOTAL PARKING PROVIDED		107 STALLS
TOTAL PARKING REQUIRED		130 STALLS
PARKING RATIO / 1000		1.83
TYPE OF BUILDING CONSTRUCTION		TYPE V-B
AUTOMATIC FIRE SPRINKLERS		YES
ZONING DISTRICT	DOUGLAS PARK PD-32 SOUTH	
BUILDING OCCUPANCY	S-1 AND B	
CLEAR UNDER BEAM	30'-0"	

Column Nos.	1	2	3	4	5	6	7	8	9	10
	OVERALL BLDG. GROSS	SRG MARKETING NOS. FOR ENTIRE BUILDING	SRG MARKETING NOS. FOR TI	EXTERIOR HORIZONTAL PROJECTIONS	SHAFTS	RESTROOM	UTILITY			
	OVERALL BLDG. GROSS - FROM exterior face of work, including signage, horizontal projections, etc. (see also col. lobby) (SF)	EXCLUDES: 5-STORY LOBBY VOL., CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF), ELEC. PUMP	TENANT IMPROVEMENTS EXCLUDES: ELEC. RM. & FIRE PUMP & 5-STORY LOBBY VOL., CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF)	EXTERIOR HORIZONTAL PROJECTION MAIN ENTRY CANOPY (SF)	COURT SHAFT (5-STORY VOL. LOBBY AREA) (SF)	STAR SHAFT AREA (SF)	DUCT SHAFT AREA (SF)	RESTROOM AREA (SF)	JANITOR & ELECTRICAL ROOM	PLANNING DEPT. - GROSS FLOOR AREA (GFA) PER LBMC 2115.1070 - 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, garages and fire escapes, except as otherwise defined in a specific section of this Title. For the purpose of calculating GFA in all floors except basements, utility and elevator cores, and stairways and restrooms shall be measured COLUMN & METERS COLS 6-9
BUILDING AREA										
1st Floor	67,263	67,263								
Office	6,704	6,704	6,704							
Reception	4,578	4,578	4,578							4,578 SF
Restrooms	664	664	664							
Stairs	63	63	63							
Janitor	377	377	377							
Utility	23	23	23							
Electrical	619	619	619							
MEP (Mechanical, Electrical, Plumbing)	30,712	30,712	30,712							30,712 SF
Plumbing (Mechanical, Electrical, Plumbing)	30,712	30,712	30,712							30,712 SF
2nd Floor - Office	6,722	6,722	6,722							
Office	6,722	6,722	6,722							
Stairs	24	24	24							
Janitor	130	130	130							
TOTALS	74,186	74,186	74,186							70,866 SF
PARKING REQ. BASED ON CITY GROSS FLOOR AREA (GFA)										
OFFICE: 10 stalls per 1,000 SF of GFA, therefore 74,186 SF / 1,000 = 74.186, round up to 75 stalls										75 STALLS
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OFFICE: 10 stalls per 1,000 SF of GFA, therefore 74,186 SF / 1,000 = 74.186, round up to 75 stalls										75 STALLS
TOTAL REQUIRED PARKING										107 STALLS
PARKING PROVIDED										
STANDARD STALL (8'6" x 12')										111 STALLS
VAN ACCESSIBLE STALL (8'6" x 12' - 8'0" x 12')										1 STALL
STANDARD ACCESS STALL (8'6" x 20')										4 STALLS
VAN POOL (8'6" x 20')										7 STALLS
CAR POOL (8'6" x 20')										10 STALLS
TOTAL PROVIDED PARKING										133 STALLS
BICYCLE PARKING REQUIRED BASED ON CITY REQUIREMENTS										
4 Bikes for each 1,000 SF										4 BIKES
1 Bike for each 100 SF										0 BIKES
TOTAL REQUIRED BICYCLE PARKING										4 BIKES
TOTAL PROVIDED BICYCLE PARKING										4 BIKES
TOTAL NO. OF PD-32 SOUTH REQUIRED IN TERRAR SHOWERS (186 sq. ft.)										1 SHOWER
TOTAL IN TERRAR SHOWERS PROVIDED										3 SHOWERS

10 24 17
21 15 1070 - Floor Area & gross (GFA)

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 fire escapes, except as otherwise defined in a specific section of this Title. For the purpose of calculating GFA in all floors except basements, utility and elevator cores, and stairways and restrooms shall be measured COLUMN & METERS COLS 6-9

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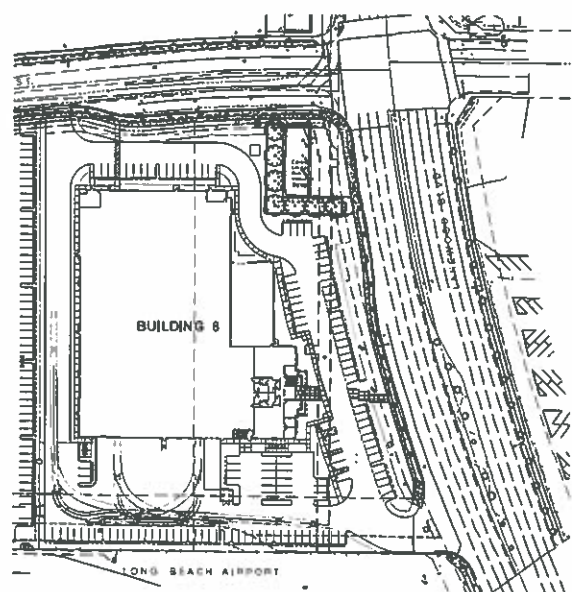
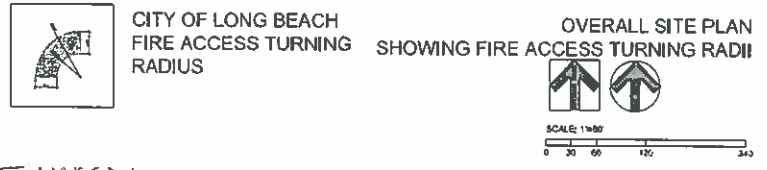
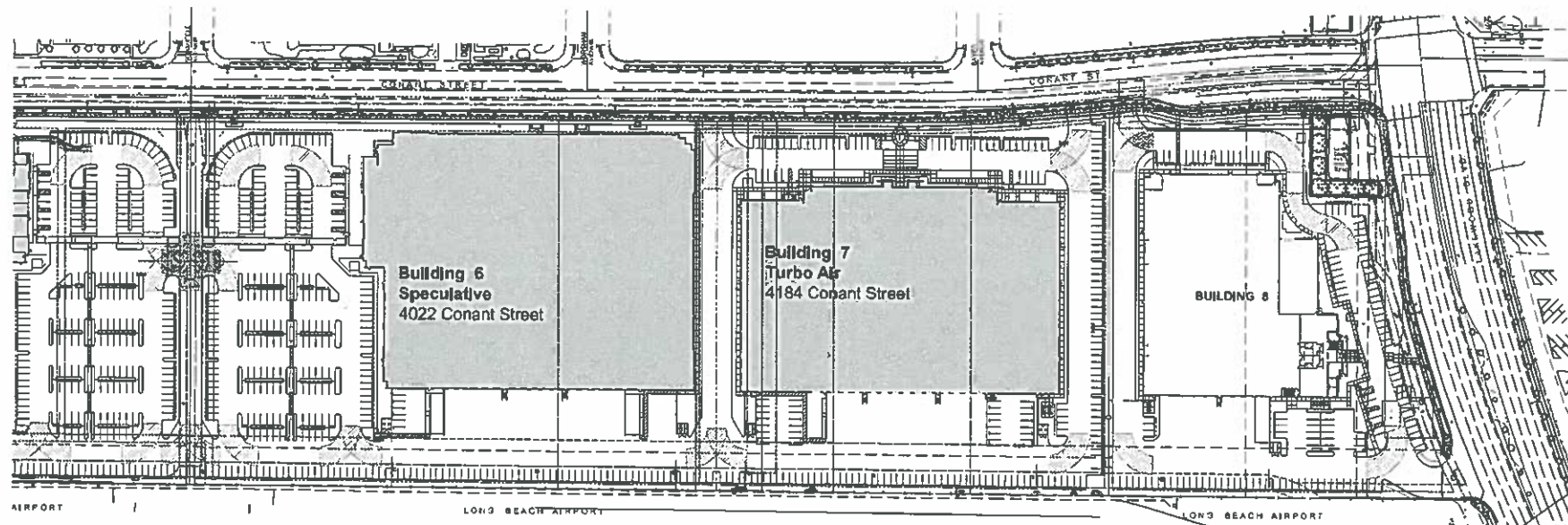
PACIFIC PONTE SOUTH
BUILDING 8
1870 JEFFERSON LANE, SUITE 200, OAKLAND, CA 94612-3121 • (415) 764-3444
SRG Acquisition, LLC

PROJECT NAME
CONTRACT NUMBER
SHEET NO.

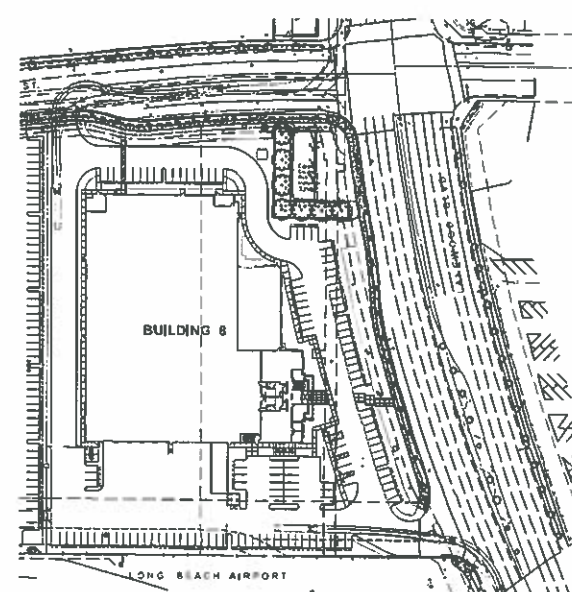
12024
DATE ISSUED: 8.22.17
ISSUED BY: CMH

NO. OF SHEETS: 10
TOTAL SHEETS: 10
TOTAL SHEETS: 10

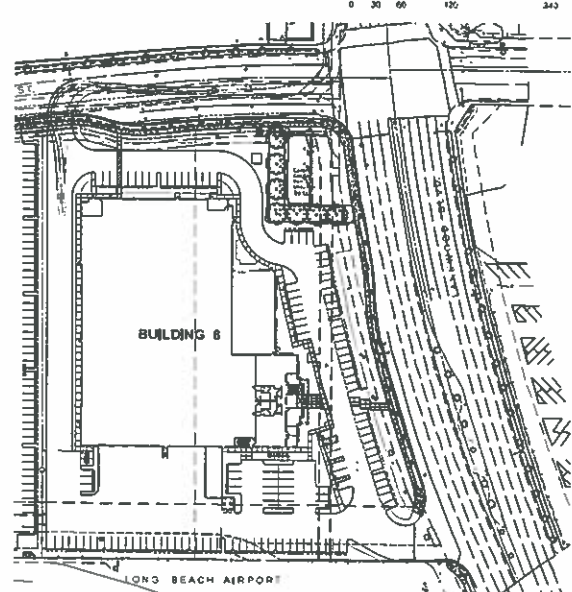
T-2



WB-62 TRUCKS
INBOUND & OUTBOUND ON SITE DOCK AREA



WB-62 TRUCKS
OUTBOUND TO PUBLIC STREET



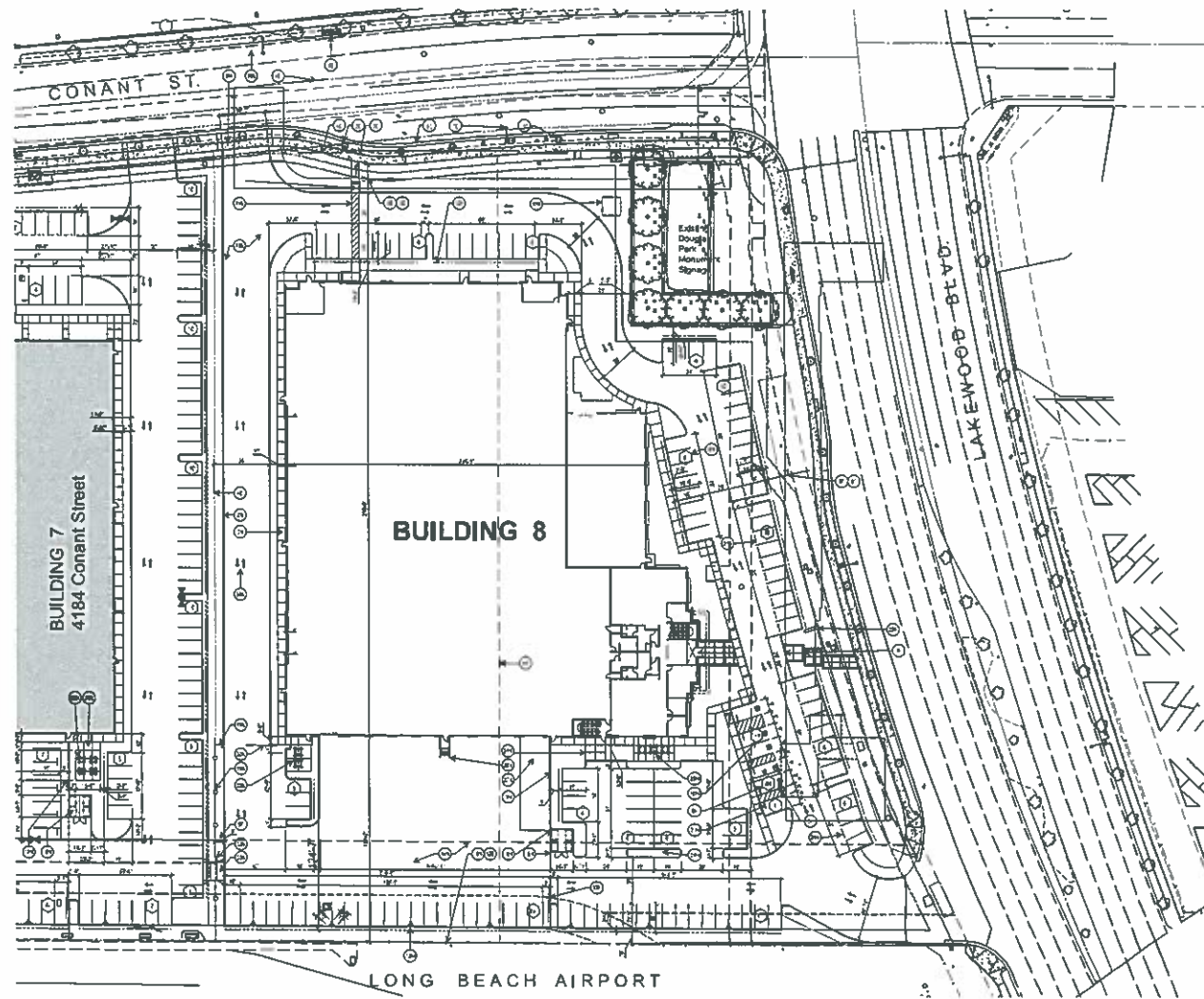
WB-62 TRUCKS
INBOUND FROM PUBLIC STREET

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TEL: 562.595.1234 FAX: 562.595.1235

**PACIFIC POINTE SOUTH
BUILDING 8**
2445 Lakewood, Long Beach, CA
SRG Acquisition, LLC
18222 Lakewood Avenue, Suite 100, Long Beach, CA 90804
TEL: 562.595.1234 FAX: 562.595.1235

PROJECT TITLE: OVERALL SITE PLAN SHOWING FIRE ACCESS TURNING RADI & TRUCK TURNING RADI
PROJECT NO: 12024
DATE: 8.22.12
DRAWN BY: CMH
CHECKED BY: []
DATE: []
SCALE: []

A1.1



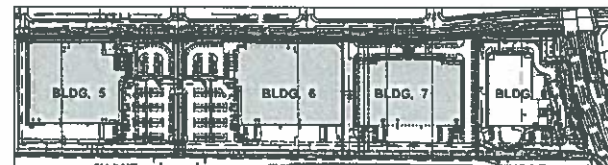
**KEYNOTES
NEW SITE CONDITIONS**

- 101 NEW RELOCATED PROPERTY LINE VIA A LOT LINE MEASURER
- 201 NEW CURB
- 301 NEW CONCRETE WALKWAY
- 401 NEW ACCESSIBLE PATH OF TRAVEL RAMP
- 501 NEW ACCESSIBLE YARD/COVER PARKING STALL SYMBOL
- 601 NEW DRIVE ENTRY APPROACH WITH STANDARD CURB PLAN RETURN
- 701 NEW PIRE IN GRANT
- 801 NEW PARKING STALL COUNT NUMBER
- 901 NEW STD. ACCESSIBLE STALL COUNT NUMBER
- 1001 NEW MAIN ACCESSIBLE STALL COUNT NUMBER
- 1101 NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING
- 1201 NEW PARKING STALL OVERHANG LINE
- 1301 NOT USED
- 1401 NEW CONCRETE SLAB AREA-SOLAR REFLECTANCE VALUE OF AT LEAST 29%
- 1501 NEW SITE LIGHTING FIXTURE, WITH GLASS SHIELDS TO AVOID LIGHT INTERFERENCE ONTO OTHER PROPERTIES
- 1601 NEW 6'x6'x3" TRASH ENCLOSURE WITH WIRE FENCING COVERED WITH VINYL 5'x8'x3" GATES
- 1701 NEW TRANSFORMER
- 1801 NEW #27 HIGH POLE PIPE BOLLARD
- 1901 NEW WIRE FENCING 6'x2" H 2x4
- 2001 PARKING STALL PAVEMENT WITH 1/4" ASPHALT OR CARPOOL PARKING STALLS
- 2101 CONCRETE ANGLE STOP
- 2201 NEW SITE PROPOSED MONUMENT SIGNAGE LOCATION
- 2301 NEW CONCRETE OUTDOOR PAD AREA WITH ACCENT LIGHTING & OUTDOOR FURNITURE
- 2401 NEW LANDSCAPE USE AREA WITHIN PROPERTY
- 2501 NEW LANDSCAPE DECORATIVE GRAVEL STRIP
- 2601 NEW LANDSCAPE USE AREA NOT WITHIN PROPERTY
- 2701 NEW CONCRETE TRUCK RAMP WITH METAL PIPE HANDRAILS
- 2801 NEW STAIRS WITH METAL PIPE HANDRAILS
- 2901 NEW ACCESSIBLE RAMP WITH METAL PIPE HANDRAILS
- 3001 NEW VEHICLE AIR CIRCULATION TRAFFIC ARCHWAYS
- 3101 NEW BIKE RACKS WITH TABULARIONS FOR CLAMPING
- 3201 NEW ROLLING-WIRE FENCE GATES
- 3301 NEW DRIVE APPROACH FOR REQUIRED ACCESS

**KEYNOTES
EXIST. SITE CONDITIONS**

- 401 EXIST. CENTER LINE OF EXISTING STREET
- 501 EXIST. PUBLIC CURB
- 601 EXIST. PUBLIC SIDEWALK
- 701 EXIST. PROPERTY LINE
- 801 EXIST. PUBLIC CURB CUTTER
- 901 EXIST. PUBLIC FIRE HYDRANT
- 1001 EXIST. STREET LIGHTING
- 1101 EXIST. BLDG. SETBACK LINE
- 1201 EXIST. LANDSCAPE SETBACK LINE
- 1301 EXIST. STREET TREES
- 1401 EXIST. PROPERTY LINE TO BE PROCESSED FOR A VOLUMESHIP
- 1501 EXIST. CHAIN-LINK FENCE

**PROPOSED ENLARGE
SITE PLAN -
BUILDINGS 5 - 8**



REFERENCE KEY PLAN

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OWNER: AEC

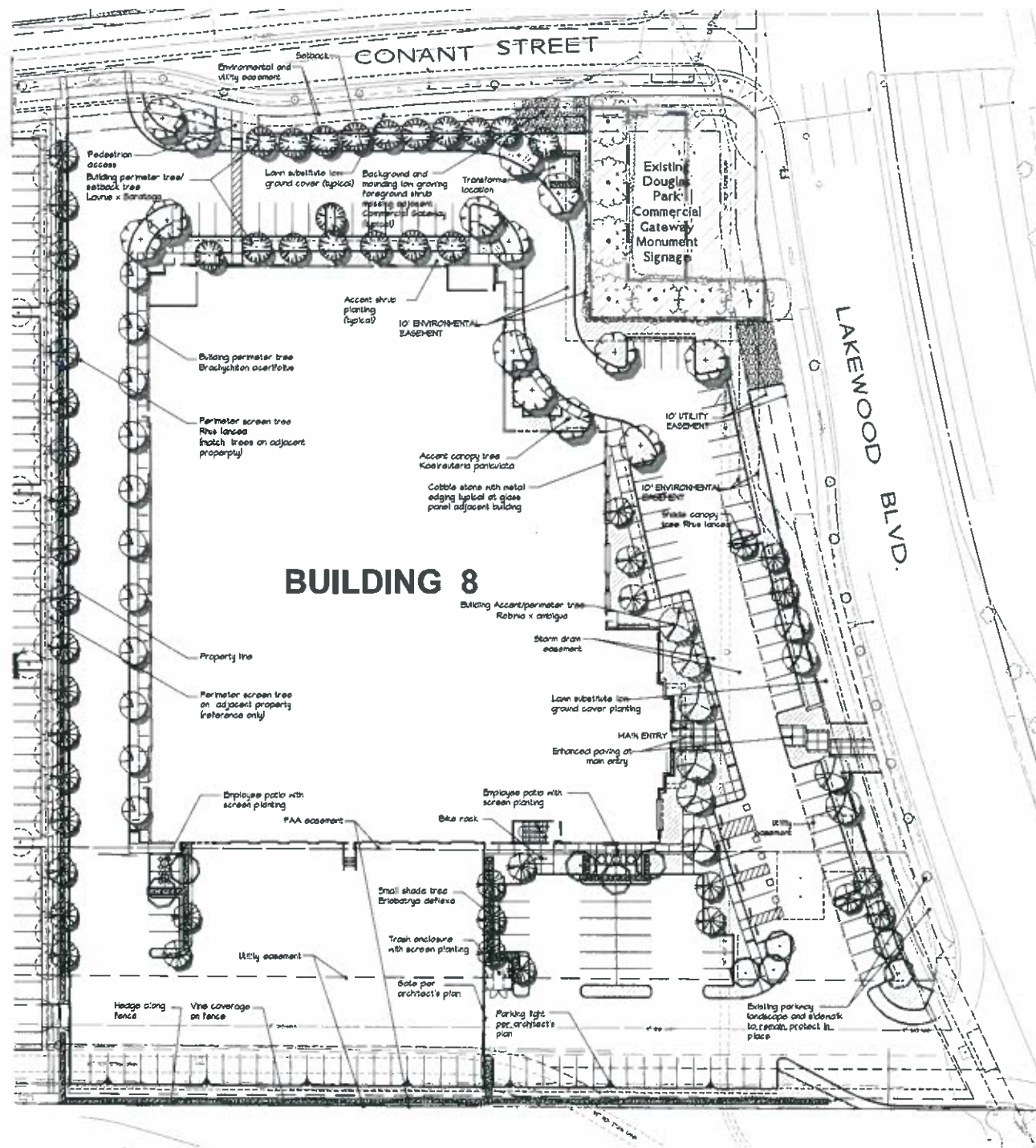
DEVELOPER: UNICORP

SHEET TITLE: PROPOSED ENLARGED SITE PLAN - BUILDING 8

JOB NO.: 12024
DATE ISSUED: 8.22.17
DRAWN BY: CMH

NO. OF SHEETS: 10
THIS SHEET NO.: 8 OF 10
SHEET NO.: 12024-08

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PLANT PALETTE

Species	Quantity	Size	Cost	Notes
Palms	1	4"		Establishment
Brachyotum ovatifolium	1	2"		Establishment
Brachyotum ovatifolium	1	3"		Establishment
Brachyotum ovatifolium	1	4"		Establishment
Brachyotum ovatifolium	1	5"		Establishment
Brachyotum ovatifolium	1	6"		Establishment
Brachyotum ovatifolium	1	8"		Establishment
Brachyotum ovatifolium	1	10"		Establishment
Brachyotum ovatifolium	1	12"		Establishment
Brachyotum ovatifolium	1	15"		Establishment
Brachyotum ovatifolium	1	18"		Establishment
Brachyotum ovatifolium	1	24"		Establishment
Brachyotum ovatifolium	1	30"		Establishment
Brachyotum ovatifolium	1	36"		Establishment
Brachyotum ovatifolium	1	48"		Establishment
Brachyotum ovatifolium	1	60"		Establishment
Brachyotum ovatifolium	1	72"		Establishment
Brachyotum ovatifolium	1	84"		Establishment
Brachyotum ovatifolium	1	96"		Establishment
Brachyotum ovatifolium	1	108"		Establishment
Brachyotum ovatifolium	1	120"		Establishment
Brachyotum ovatifolium	1	132"		Establishment
Brachyotum ovatifolium	1	144"		Establishment
Brachyotum ovatifolium	1	156"		Establishment
Brachyotum ovatifolium	1	168"		Establishment
Brachyotum ovatifolium	1	180"		Establishment
Brachyotum ovatifolium	1	192"		Establishment
Brachyotum ovatifolium	1	204"		Establishment
Brachyotum ovatifolium	1	216"		Establishment
Brachyotum ovatifolium	1	228"		Establishment
Brachyotum ovatifolium	1	240"		Establishment
Brachyotum ovatifolium	1	252"		Establishment
Brachyotum ovatifolium	1	264"		Establishment
Brachyotum ovatifolium	1	276"		Establishment
Brachyotum ovatifolium	1	288"		Establishment
Brachyotum ovatifolium	1	300"		Establishment

PERFORMED SITE ANALYSIS

Item	Value
1. TOTAL AREA	100,000
2. COVERED AREA	10,000
3. OPEN SPACE	90,000
4. TOTAL PERCENT COVERED	10%
5. TOTAL PERCENT OPEN SPACE	90%

PLANT LIST

Plant Name	Quantity	Size	Notes
... (various plants)

PLANTING NOTES

- PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
- PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
- PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

PLANTING SPECIFICATIONS

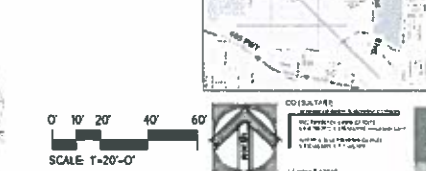
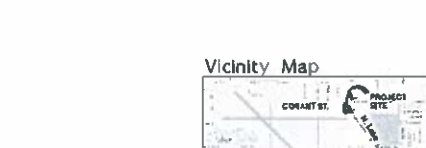
Plant Name	Quantity	Size	Notes
... (various plants)

NOTES

PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

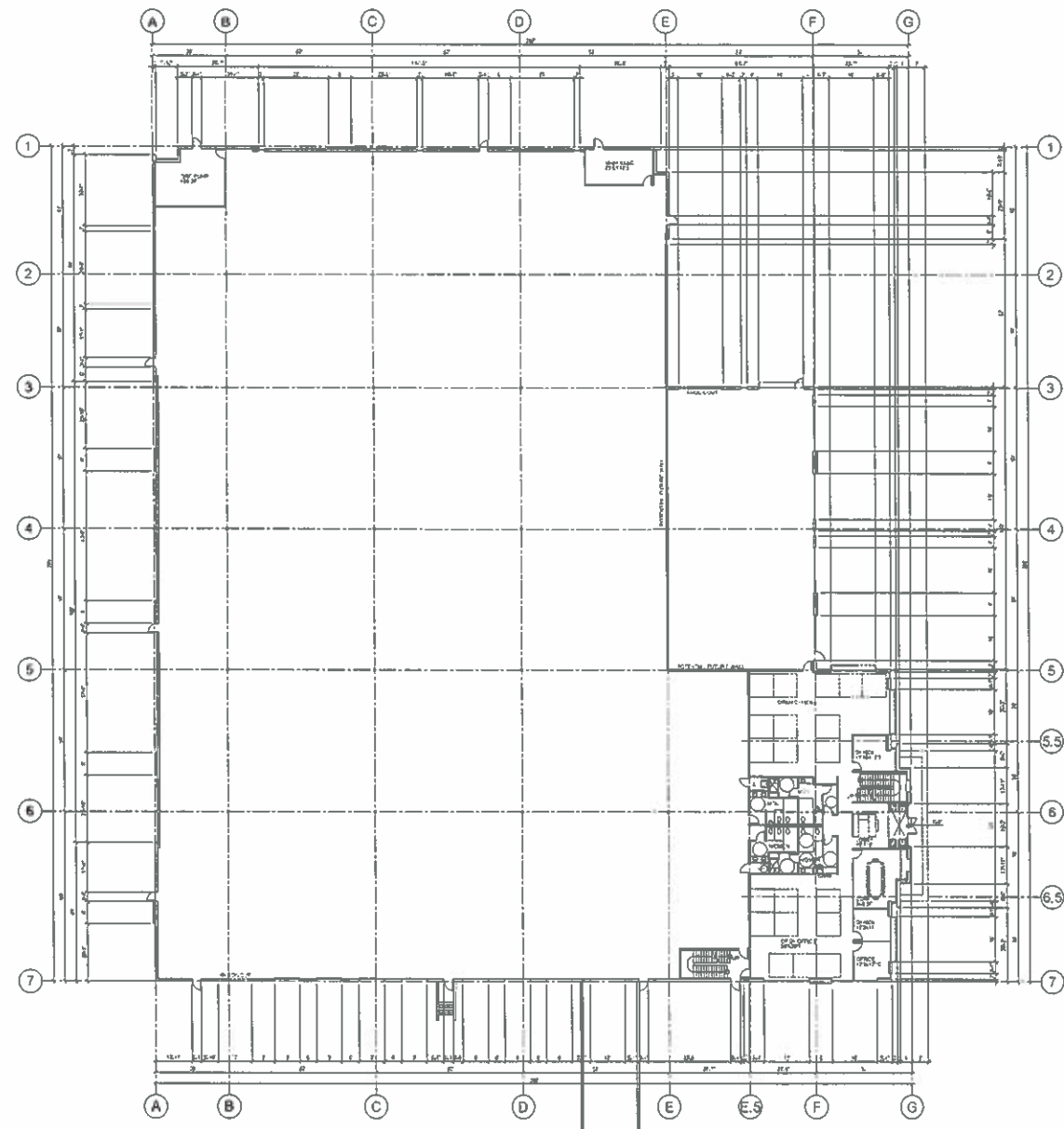


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11000 W. CENTRAL EXPRESSWAY, SUITE 1100
DALLAS, TEXAS 75243

PACIFIC POINTE SOUTH BUILDING 8
11000 W. CENTRAL EXPRESSWAY, SUITE 1100
DALLAS, TEXAS 75243

PROJECT NO: 12024
DATE: 8.22.12
BY: [Signature]

SCALE: 1/8" = 1'-0"
SHEET: LC.1



BLDG. 8
1ST FLOOR
PLAN
SCALE: 1/8"=1'-0"



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 WWW.DEREYERE.COM

PACIFIC POINTE SOUTH
BUILDING 8
3645 University Loop, Suite 704
 SRG ACQUISITION, LLC
 11870 Burbank, Suite 100, Burbank, CA 91502

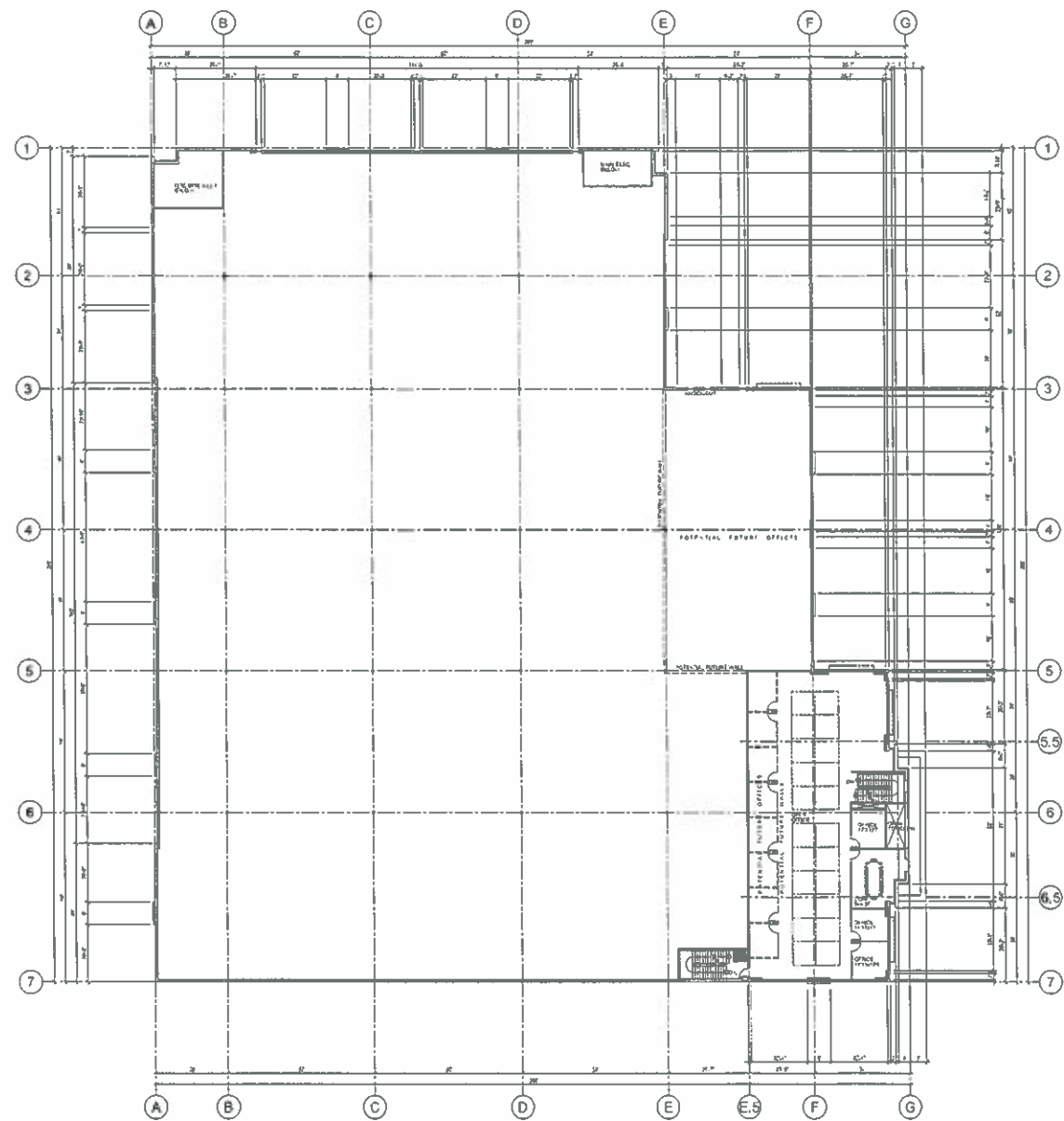
PROJECT FILE: DEREYERE-12024
 SHEET TITLE: FIRST FLOOR PLAN - BUILDING 8

OCS&L/FAN/

JOB NO:
12024
 REVISIONS:
 8.22.12
 DRAWN BY:
 CMH

NO.	REVISION	DATE

A2.8.1



BLDG. 8
2ND FLOOR
PLAN
SCALE: 1/16"=1'-0"




DEREYERE & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS

**PACIFIC POINTE SOUTH
BUILDING 8**
2002 Laramie, Long Beach, CA
SRG Acquisition, LLC
18100 Dumbarton, Walnut Creek, CA 94597-1531 • 925.939.2414

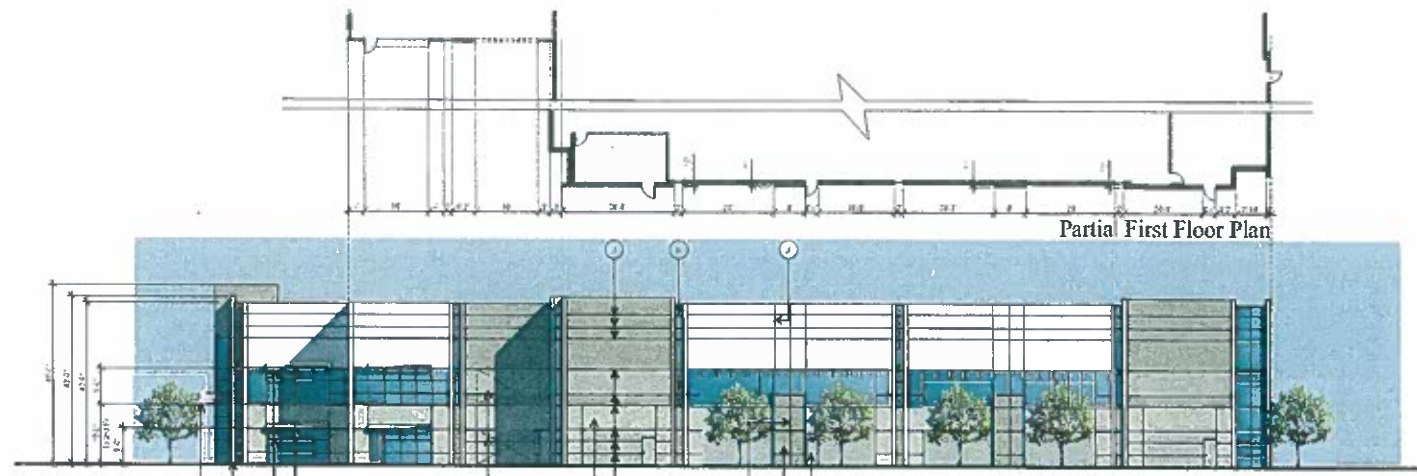
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ARCHITECT: CMH
SHEET #118 B

CHECKED BY: CCHUANG

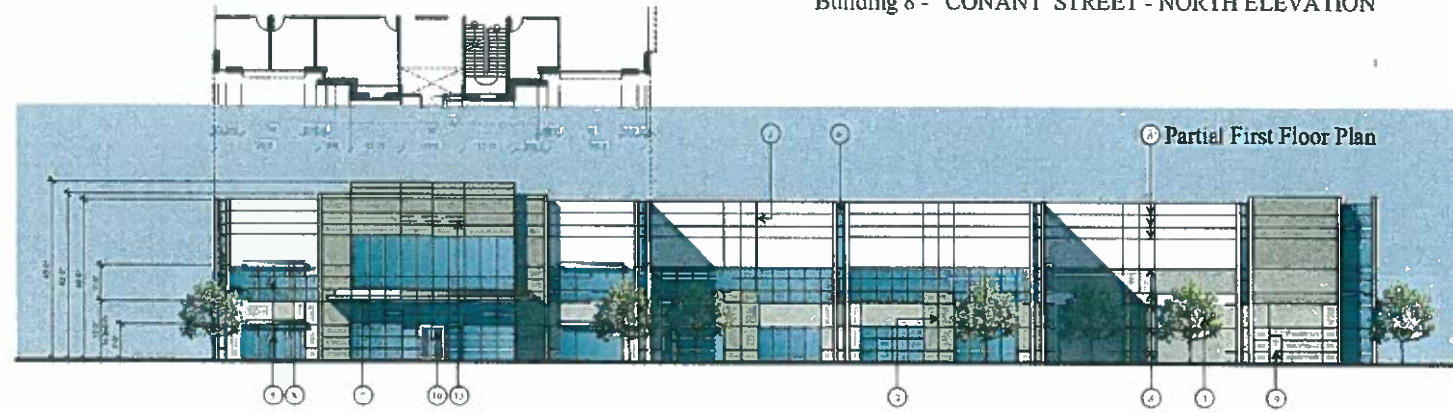
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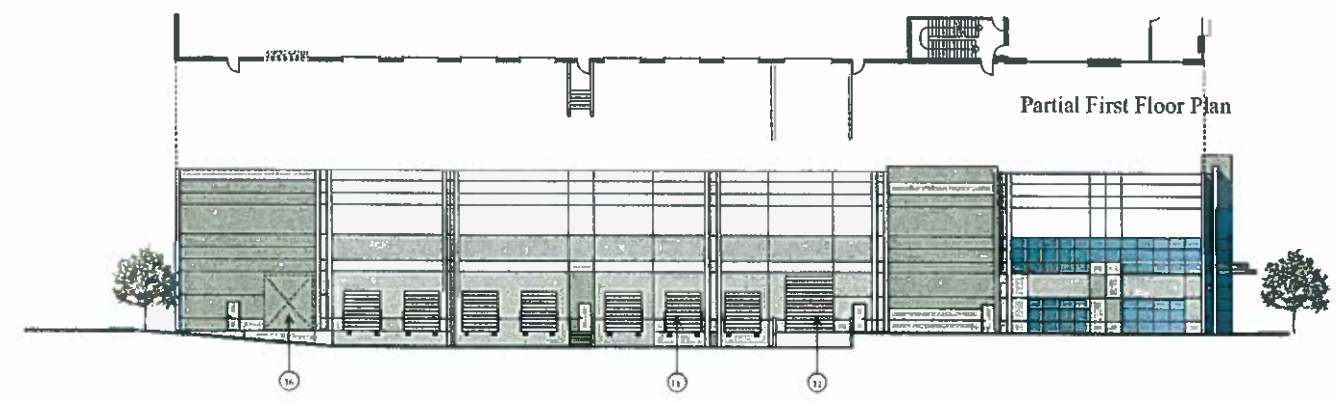
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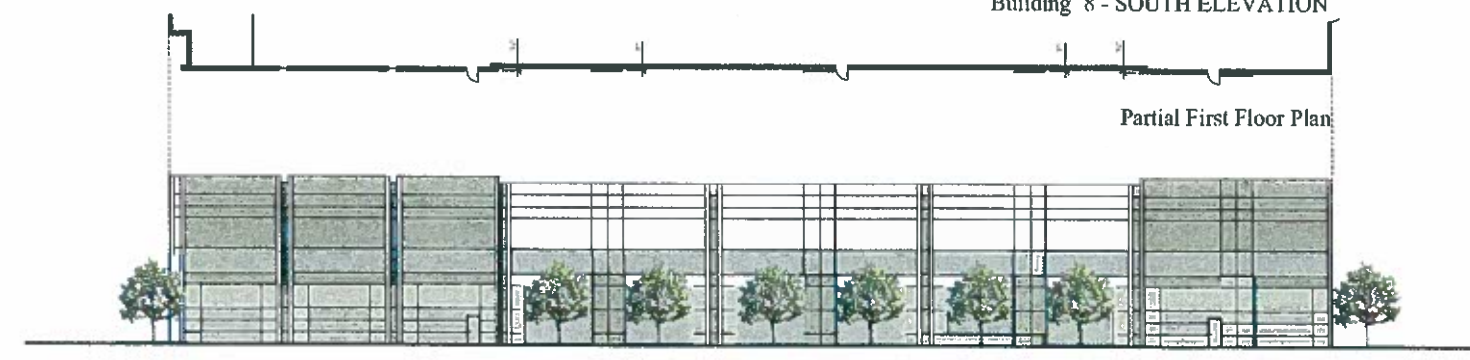
Building 8 - CONANT STREET - NORTH ELEVATION



Building 8 - LAKEWOOD BLVD. - EAST ELEVATION

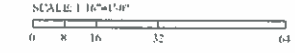


Building 8 - SOUTH ELEVATION



Building 8 - WEST ELEVATION

KEYNOTES



- 1 CONCRETE TILT UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 1/2" DEEP V GROOVE (ALL REVEALS)
- 4 8" PROJECTED PLASTER PANEL
- 5 MEDIUM PERFORMANCE INSULATED DOUBLE GLAZED REFLECTIVE GLAZING SYSTEM SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 6 24" WIDE DOUBLE GLAZED GLASS ACCENT GLASS TO MATCH COLOR OF KEYNOTE ABOVE
- 7 METAL CANOPY ENTRY OVERHANGS, CLEAR ANODIZED ALUMINUM
- 8 METAL BYBROW CANOPY TRAVEL, CLEAR ANODIZED ALUMINUM FINISH
- 9 3X7 HOLLOW METAL DOOR, PAINTED TO MATCH BUILDING
- 10 PAIR OF STOREFRONT ENTRY DOORS
- 11 9X10 METAL ROLL-UP DOOR, PAINTED TO MATCH BUILDING
- 12 12X14 METAL ROLL-UP DOOR, PAINTED TO MATCH BUILDING
- 13 BUILDING ADDRESS
- 14
- 15 CONCRETE TILT UP PROJECTION PANEL
- 16 CONCRETE KNOCK-OUT PANEL

PAINT LEGEND

PAINT COLORS TO BE SIMILAR REPRESENTATION ON COLOR ELEVATIONS. FOR EXACT PAINT COLORS SEE EXTERIOR COLOR MATERIAL BOARD

- (A) FIELD PAINT - OFF WHITE - A
- (B) ACCENT PAINT - B
- (C) ACCENT PAINT - C
- (D) ACCENT PAINT - D

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 18882 Hardem Avenue, Irvine, CA 92614-1021 - 949.800.3414

EXTERIOR ELEVATIONS - BUILDING 8

PROJECT TITLE
 DEVELOPER / APPLICANT
 SHEET TITLE

CONSULTANT

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 DRAWN BY:
CMH

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2	2ND SUB. CITY	12/28/12

A3.8.4