

BID		
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SD	7/25/22	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RG&A PROJECT NO.:	20148.00
OWNER PROJECT NO.:	00000.00
CAD FILE NAME:	20148-00-A1-4P
DRAWN BY:	MG
CHK'D BY:	CS
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RG&A, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

SITE PLAN - ALTERNATE PARKING PLAN 3

PROJECT DATA

SITE AREA:	
NET SITE AREA	616,835 SF / 14.161 AC
BUILDING AREA:	
FOOTPRINT / MEZZANINE	303,972 SF
MINUS INTERIOR PARKING AREA	124,881 SF
TOTAL	179,091 SF
COVERAGE:	49.44 %
PARKING REQUIRED:	
9,000 SF - OFFICE @ 1/250 SF (3%)	36 STALLS
170,091 SF - MANUF @ 1/300 SF	511 STALLS
TOTAL REQUIRED	547 STALLS
PARKING PROVIDED:	
STANDARD STALLS	217 STALLS
INTERIOR BUILDING STALLS	342 STALLS
TOTAL STALLS	559 STALLS

ASSESSOR'S PARCEL NUMBERS

7119-018-024, 7119-018-028

APPLICATION TYPE

CONCEPTUAL SITE PLAN REVIEW 00-00-0000
ZONING: (IG) INDUSTRIAL GENERAL
PERMITTED LAND USE: WAREHOUSE, OFFICE AS PERMITTED

PROJECT DESCRIPTION

NEW INDUSTRIAL WAREHOUSE BUILDING WITH AUTO AND TRAILER PARKING AREAS.
PROVIDE FUTURE GUARD SHACK LOCATION ON TRUCK COURT ENTRY.

LAND OWNER

LINK LOGISTICS REAL ESTATE
3333 MICHELSON DRIVE, SUITE 725
IRVINE, CA 92612

APPLICANT

LINK LOGISTICS REAL ESTATE
3333 MICHELSON DRIVE, SUITE 725
IRVINE, CA 92612
949-344-2194 CONTACT: YEMI ALADE

PLAN PREPARER

RG&A, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL

UTILITIES & SERVICES

SEE CIVIL DRAWINGS

LEGAL DESCRIPTION

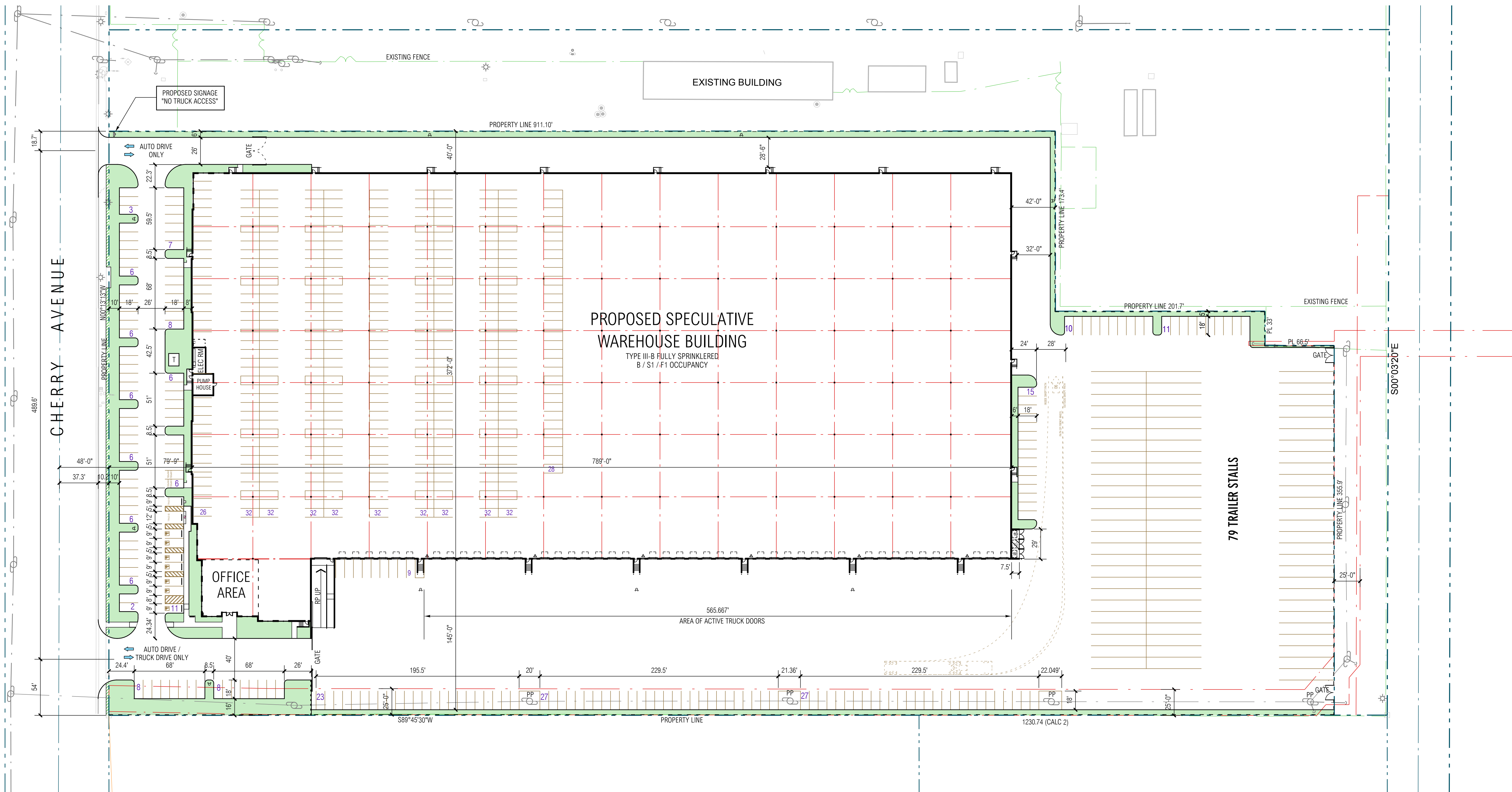
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 11, 12, 13 AND 14 OF THE CALIFORNIA CO-OPERATIVE COLONY TRACT AS PER MAP RECORDED IN BOOK 21, PAGES 15 AND 16 OF MISC. RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY LOS ANGELES, STATE OF CALIFORNIA, EXCEPTING THEREFROM THE EAST 30 FEET THEREOF DEEDED TO THE LOS ANGELES TERMINAL RAILWAY COMPANY, AS PER MAP OF SAID TRACT RECORDED IN THE COUNTY RECORDER OF LOS ANGELES COUNTY.

GENERAL NOTES

1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF LONG BEACH MUNICIPAL ZONING CODE PLANNED DEVELOPMENT DISTRICT PD-31 CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER.
2. OFF-STREET PARKING SHALL BE IN ACCORDANCE CHAPTER 21-41 OF THE LONG BEACH ZONING CODE.
3. CIVIL ENGINEERING SHALL BE DESIGNED IN ACCORDANCE WITH BEST STANDARD PRACTICES TO INSURE COMPLIANCE WITH NPDES GUIDELINES.
4. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
5. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
6. THERE ARE NO PROTECTED PLANTS ON SITE.
7. A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH ONE FOOT-CANDLE MINIMUM LEVELS IN PARKING AREAS AND CALGREEN CODE MAXIMUM FOOT-CANDLE LEVELS AT ADJACENT PROPERTY LINES.
8. ALL BUILDINGS SHALL BE ADDRESSED WITH 12" HIGH BUILDING NUMBERS AND ROOF-TOP PAINTED NUMBERS.
9. GRAFFITI RESISTANT PAINT SHALL BE USED ON ALL BUILDINGS AND SITE WALLS TO MIN. 12'-0" ABOVE ADJACENT GRADE.
10. ALL PROPOSED BUILDING AND SITE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH CURRENT FEDERAL, STATE, AND LOCAL ACCESSIBILITY GUIDELINES.
11. CONTAINER STACKING IN THE YARD AREA WILL BE PROHIBITED AND THE APPROVAL CONDITIONS WILL REQUIRE A RECORDED COVENANT BE SIGNED BY THE APPLICANT.
12. ALL GROUND EQUIPMENT TO BE SCREENED BY LANDSCAPE WITH SHRUBS AND HEDGES.
13. DEVELOPMENT SHALL PROVIDE TRANSPORTATION DEMAND AND TRIP REDUCTION MEASURES PER SECTION 21.64.030.
14. GREEN BUILDING - THE PROJECT SHALL COMPLY WITH SECTION 21.45.400 OF THE CITY'S MUNICIPAL CODE ENTITLED GREEN BUILDING FOR PUBLIC AND PRIVATE DEVELOPMENTS.

VICINITY MAP



SITE PLAN - ALTERNATE PARKING PLAN 3 - (3/1,000 SF PARKING RATIO)

SCALE: 1" = 50'-0"

