

EXHIBIT C

BUILDING 1 PROJECT DATA

NET SITE AREA (ACREAGE)	
GROSS BUILDING AREA	196,525 SF
FOOTPRINT	10,000 SF
MEZZANINE	206,525 SF
TOTAL	

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
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BUILDING 2 PROJECT DATA

NET SITE AREA (ACREAGE)	238,125 SF
	5,467 AC
GROSS BUILDING AREA	
FOOTPRINT	103,520 SF
MEZZANINE	10,000 SF
TOTAL	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
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BUILDING 3 PROJECT DATA

NET SITE AREA (ACREAGE)	211,030 SF
	4,845 AC

GROSS BUILDING AREA	
FOOTPRINT	97,520 SF
MEZZANINE	10,000 SF
TOTAL	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
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PROJECT SUMMARY

NET SITE AREA (ACREAGE)	631,623 SF
	19,091 AC

GROSS BUILDING AREA	
FOOTPRINT	397,565 SF
MEZZANINE	30,000 SF
TOTAL	427,565 SF

COVERAGE	47.8%
F.A.R.	0.51

TOTAL PARKING REQUIRED:	621
TOTAL PARKING PROVIDED:	638

SITE PLAN NOTES:

1. 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.
2. ALL PARKING STALLS SHOWN ARE 8.5 X 18 FEET.
3. ALL LANDSCAPE PARKING FINGERS ARE 7 X 18 FEET.
4. SEE SHEET A1-2 FOR FIRE ACCESS LANES. ALL GATES ON SITE SHALL COMPLY WITH FIRE DEPT. REQUIREMENTS FOR KNOX PADLOCKS / KEY OVERRIDES, ETC.
5. 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"



LIGHT INDUSTRIAL USE

E. BURNETT STREET

USPS RETAIL SITE

RESIDENTIAL USE

REDONDO AVENUE

INDUSTRIAL USE

INDUSTRY DR

COMMERCIAL USE: CALIFORNIA NATIONAL GUARD

RG

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
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PACIFIC
INDUSTRIAL

PACIFIC EDGE

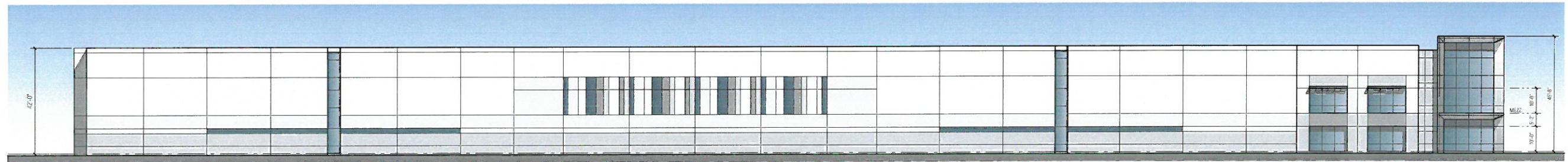
S.E. CORNER OF REDONDO AVE. & BURNETT STREET

SCHEMATIC SITE PLAN

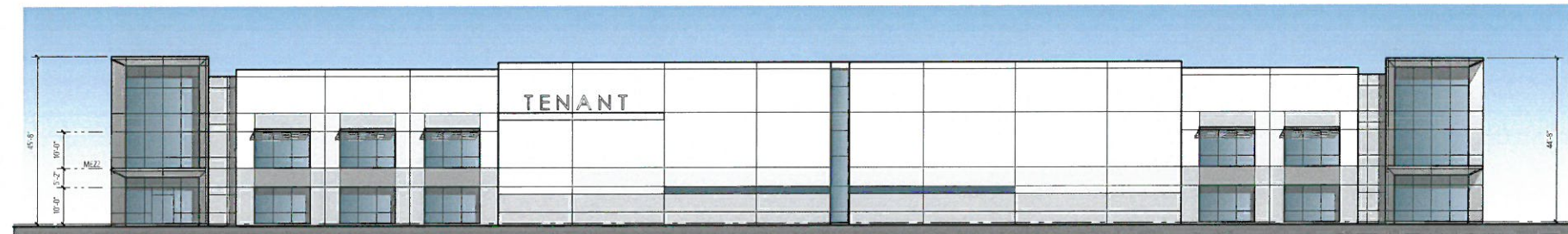
8/9/17	SITE PLAN UPDATE
3/21/17	SITE PLAN REVIEW SUBMITTAL
3/7/17	CONCEPTUAL SITE PLAN
MARK	DATE
DESCRIPTION	

NSA PROJECT NO:	16115-00
NSA FILE NAME:	16115-00-A1-01
DRAWN BY:	CS
CHECKED BY:	CS
COPYRIGHT:	NSA OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	

A1-1



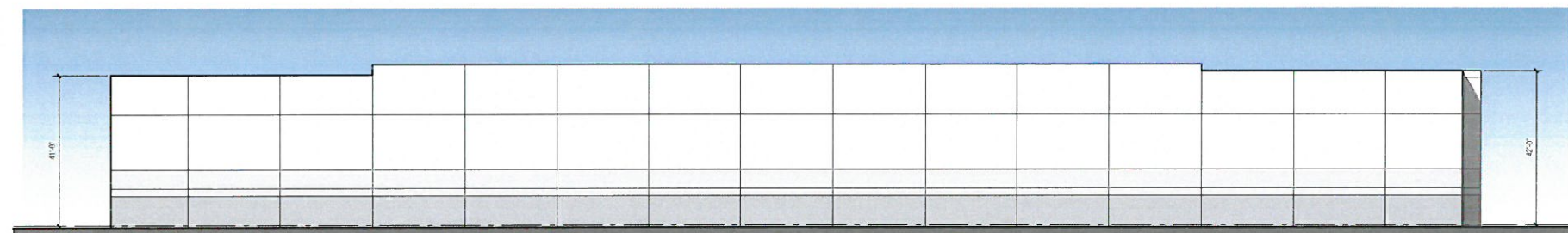
NORTH ELEVATION



WEST ELEVATION - REDONDO AVE.



SOUTH ELEVATION



EAST ELEVATION

SCALE: 1/16" = 1'-0"



PACIFIC EDGE

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

BUILDING 1 PRELIMINARY ELEVATIONS

MARK	DATE	DESCRIPTION

PGA PROJECT NO.	16115-00
CAD FILE NAME	16115-00-41-01
DRAWN BY	CS
CHECKED BY	CS
COPYRIGHT	PGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	

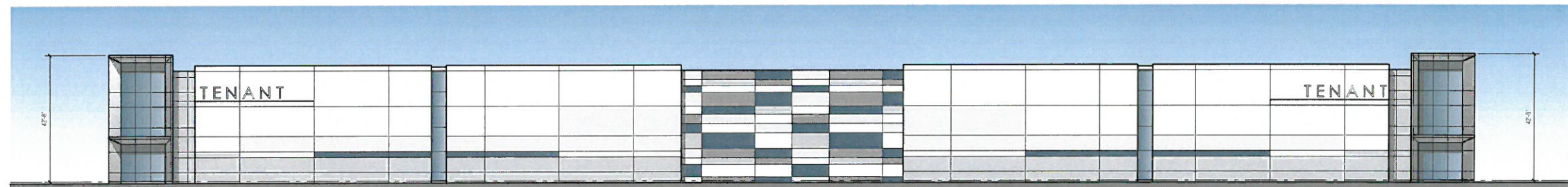
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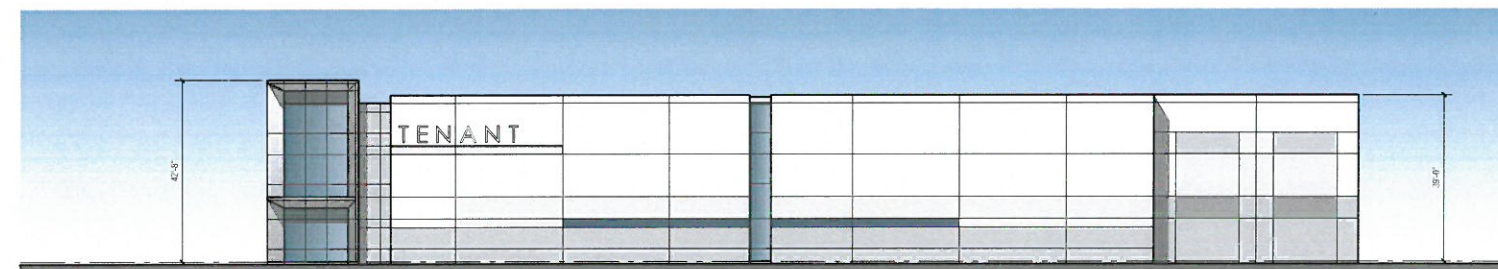
EAST ELEVATION



NORTH ELEVATION - BURNETT ST.



WEST ELEVATION - REDONDO AVE.

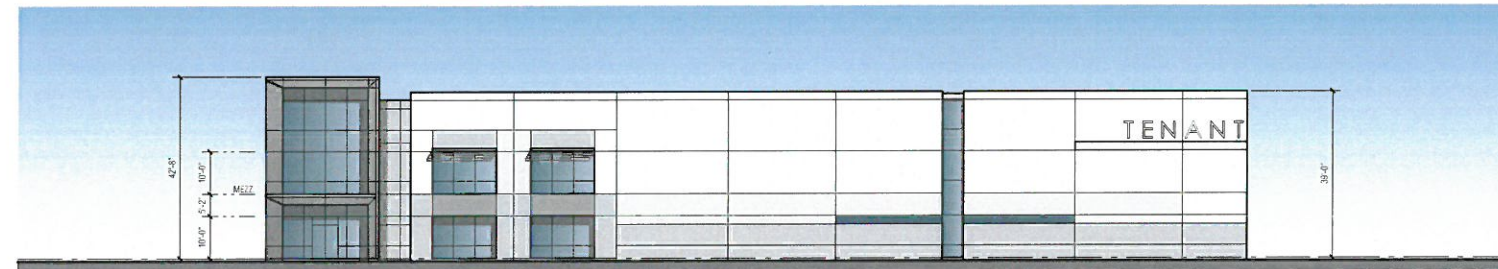


SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



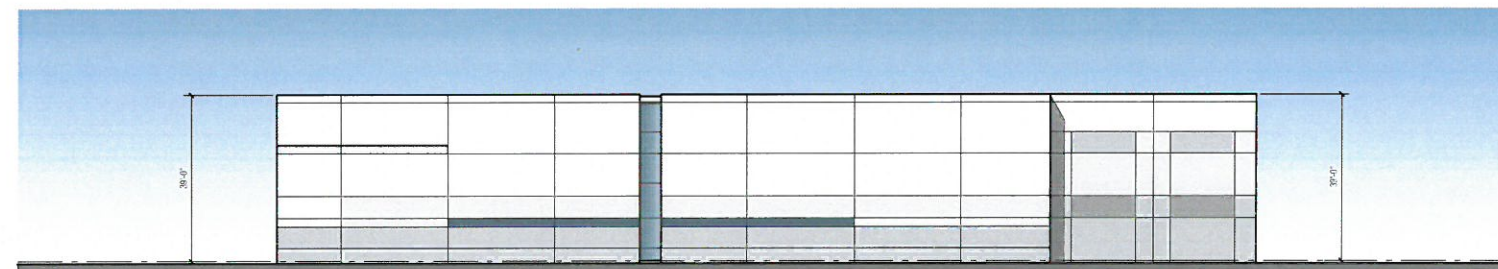
EAST ELEVATION



NORTH ELEVATION - BURNETT ST.



WEST ELEVATION



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



PACIFIC EDGE

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

BUILDING 3 PRELIMINARY ELEVATIONS

MARK	DATE	DESCRIPTION

RGA PROJECT NO.	16115-00
CAD FILE NAME	16115-00-A1-01
DRAWN BY	CS
CHECKED BY	CS
COPYRIGHT	RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	
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