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G|A|A
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Attachment C

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909-337-8984

CONTACT: SCOTT PETERSON
scott@pdlinc.com

CIVIL:
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LA MIRADA, CA 90638
PHONE: 714-521-4811
FAX: 714-521-4173

net CONTACT: BRIAN THIENES
brian@thieneseng.com

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COVINA, CA 91723
PHONE: 626-966-1611
FAX:

CONTACT: ANNE MURRELL
anne@leeg.com

PROJECT TEAM

NO.	DESCRIPTION	DATE
△	CONCEPTUAL SITE PLAN REVIEW	2/14/18
△	CONCEPTUAL SITE PLAN REVIEW	3/22/18
△	PRE PLANNING REVIEW	9/12/18
△	AGENCY SUBMITTAL 1	11/07/18
△	AGENCY SUBMITTAL 2	6/24/19

COVER

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JOB NO.	PAN014.01	SHEET NO.	T1
DATE	11/07/18		
DRAWN	GAA		
FILE NAME	PAN014_1.1		





ENTRY 1 AERIAL | NTS | 1



ENTRY 1 PERSPECTIVE | NTS | 2



PROJECT AERIAL S | NTS | 3



ENTRY 2 AERIAL | NTS | 4



ENTRY 2 PERSPECTIVE | NTS | 5



PROJECT AERIAL N | NTS | 6



COURT AERIAL | NTS | 7



STREET FACADE AERIAL | NTS | 8



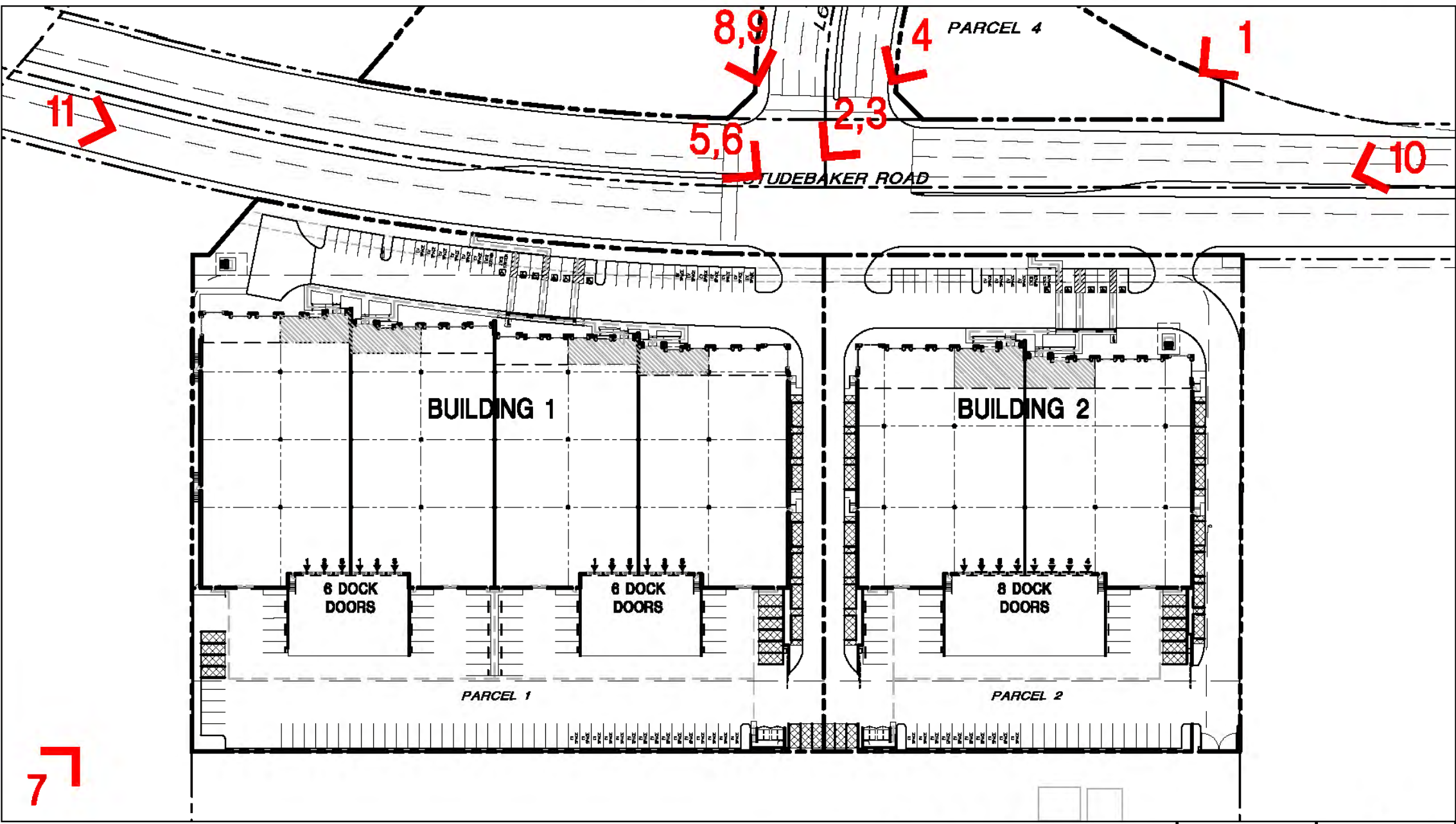
STREET PERSPECTIVE N | NTS | 9



STREET FACADE | NTS | 10



STREET PERSPECTIVE S | NTS | 11



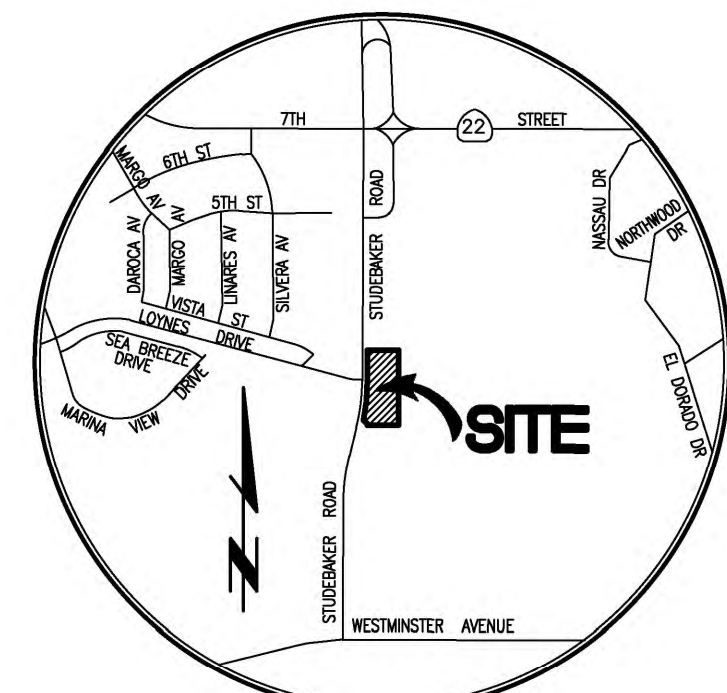
SITE REFERENCE | NTS | 12

NO.	DESCRIPTION	DATE
1	CONCEPTUAL SITE PLAN REVIEW	2/14/18
2	CONCEPTUAL SITE PLAN REVIEW	3/22/18
3	PRE-PLANNING REVIEW	9/12/18
4	AGENCY SUBMITTAL 1	11/07/18
5	AGENCY SUBMITTAL 2	6/24/19

PROJECT RENDERINGS

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JOB NO:	PAN014.01	SHEET NO:
DATE:	11/07/18	T2
DRAWN:	GAA	
FILE NAME:	PAN014_T2	



VICINITY MAP
N.T.S.

GRADE & BLDG. HEIGHT ANALYSIS:

EXIST. W/LY TC	EXIST. ELY FG
13.12	8.00
13.08	7.77
12.99	7.84
13.02	8.00
13.31	8.00
13.61	7.71
13.66	8.61
13.70	9.00
13.74	9.00
13.67	9.00
13.55	9.66
13.47	9.28
13.26	9.76
13.22	10.89
13.16	10.08
13.17	
13.36 AVG	8.84 AVG
AVG DIFFERENCE:	4.52 (LESS THAN 5)
AVG GRADE:	13.36
MAX TOP OF BLDG. ELEV. (AVG GRADE + 35):	48.36

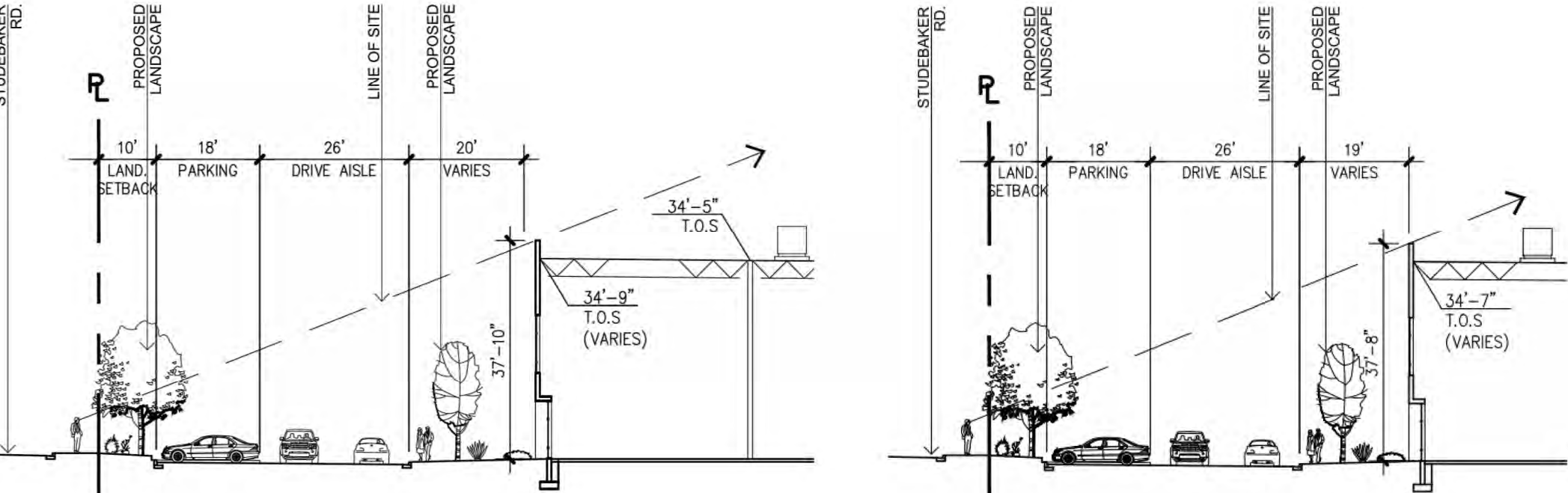
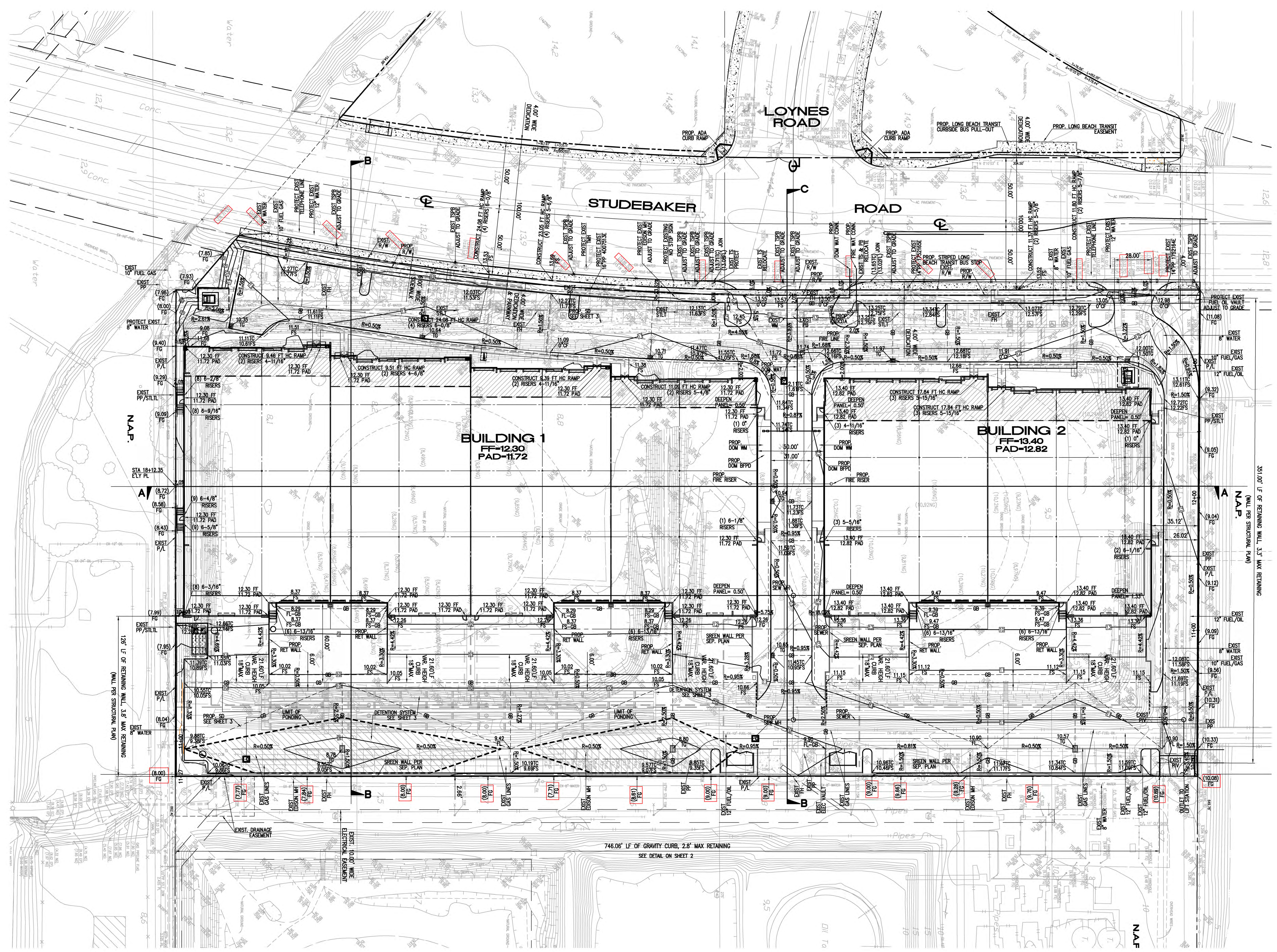
SITE NAME: STUDEBAKER ROAD BUSINESS PARK LOCATION: LONG BEACH CA CLIENT: PANATTONI DEVELOPMENT COMPANY INC. JOB NO: 2992 PROJECT COORDINATOR SOURCE: SOCAL GEO SOILS REPORT DATED MAY 10, 2016		UNIT
BLDG PAD AREA:	123,710	SF
A. SITE AREA:	288,315	SF
B. STRIPPING: (AxB)/27=	0.000	FT
C. SUBSIDENCE: (AxC)/27=	0.203	FT
D. SHRINKAGE FACTOR:	0.163	FT/FT
E. CALCULATED CUT: MATERIAL AVAILABLE	21,075	CY
REDUCTIONS TO MATERIAL AVAILABLE		
F. STRIPPING: (AxB)/27=	-	CY
G. SUBSIDENCE: (AxC)/27=	(2,169)	CY
H.1 SHRINKAGE: (D'E)=	(3,425)	CY
H.2 SHRINKAGE - TOP 12 INCHES OF BLDG PAD	(229)	CY
ADDITIONS TO MATERIAL AVAILABLE		
J. RECYCLED PVT. WALLS, etc.	-	CY
K.1 UTILITY SPOILS	744	CY
K.2 GEO PIERS	2,500	CY
K.3 SEWER VAULT	50	CY
L. UNDERGROUND FACILITY	2,130	CY
M. BUILDING FOOTINGS, GRADE BEAM, AND BACKFILL	1,365	CY
N. WALL FOOTING AND STRUCTURAL BACKFILL	-	CY
O. POUR STRIP	-	CY
P. SHRINKAGE FOR K.1, K.2, K.3, & L.	(256)	CY
ADJUSTED CUT: MATERIAL AVAILABLE=	21,785	CY
Q. CALCULATED FILL: MATERIAL REQUIRED	23,880	CY
TOTAL (IMPORT) OR EXPORT:	(2,095)	CY
SITE ADJUSTMENT	-0.196169617	FT

Last Update: 4/24/19
C:\2900-2990\2992\2992COP1.dwg

CITY OF LONG BEACH
PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN
STUDEBAKER INDUSTRIAL DEVELOPMENT
STUDEBAKER ROAD

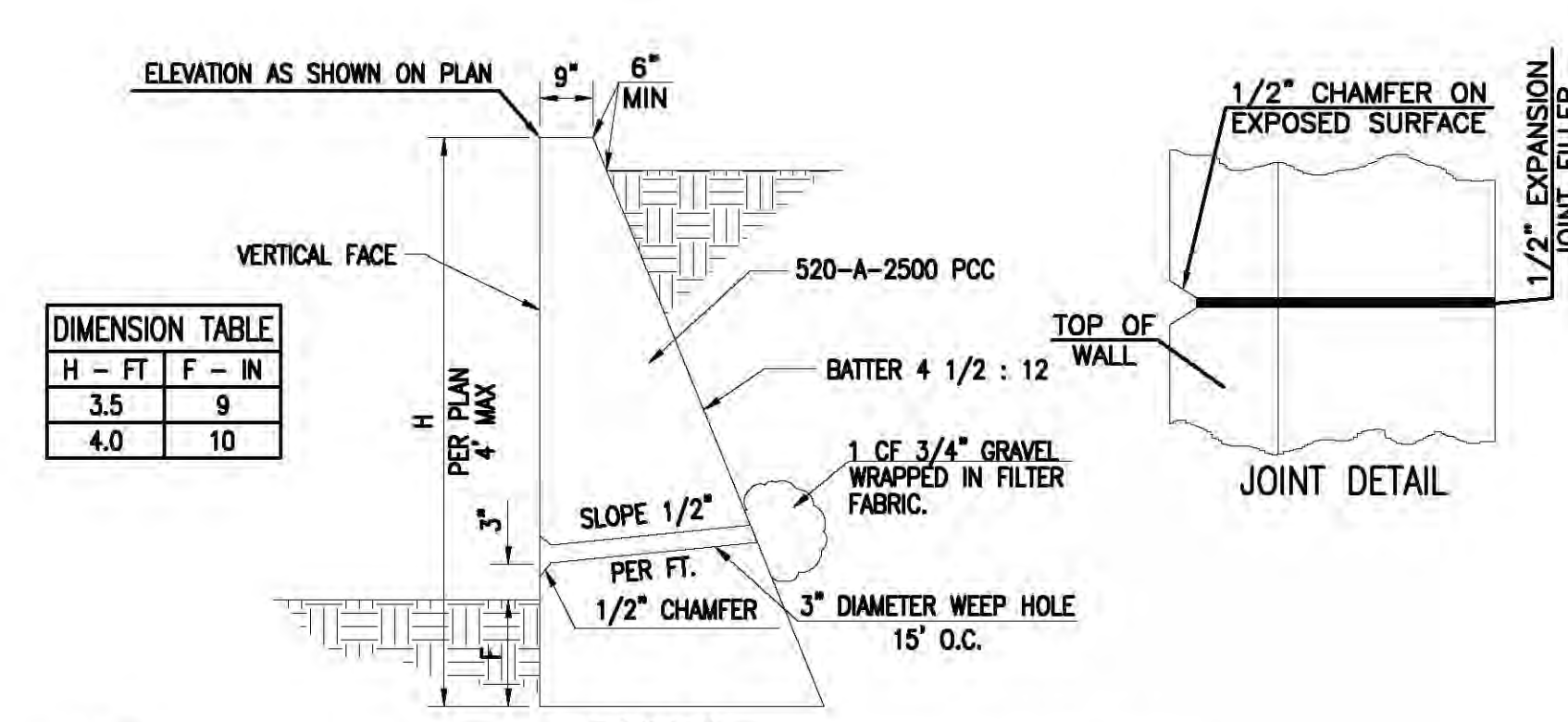
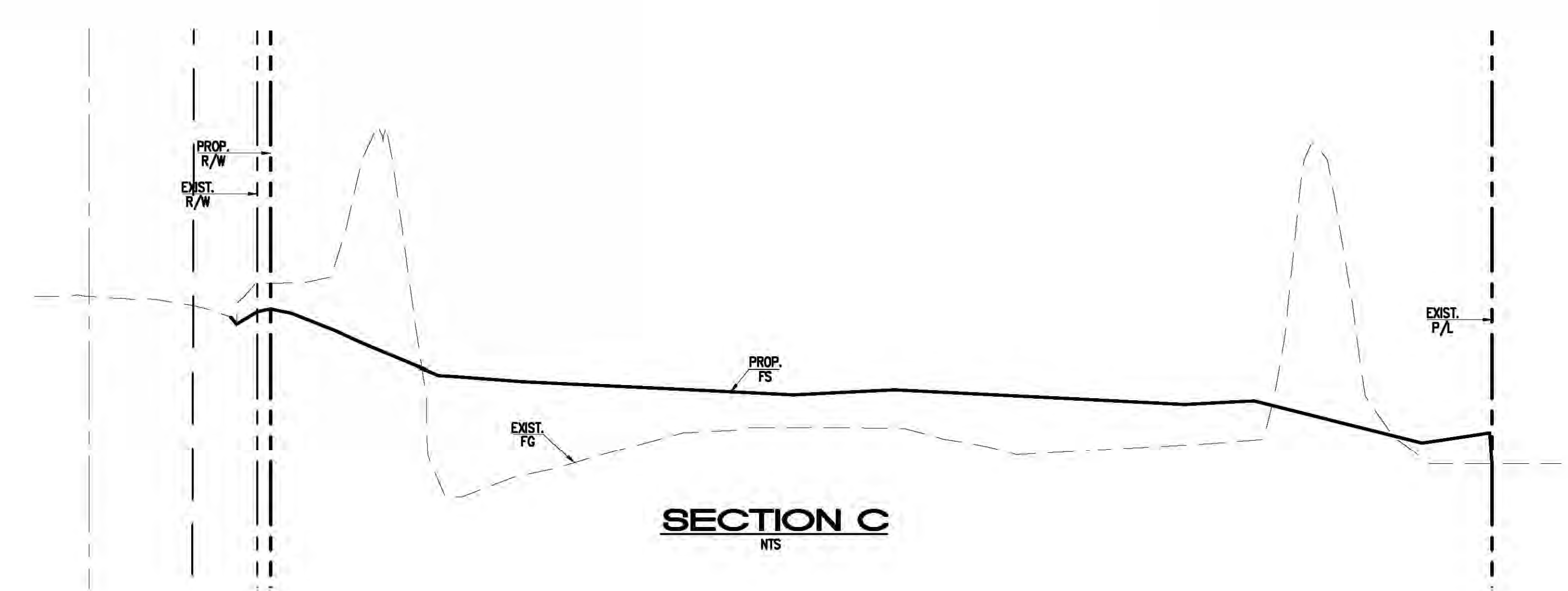
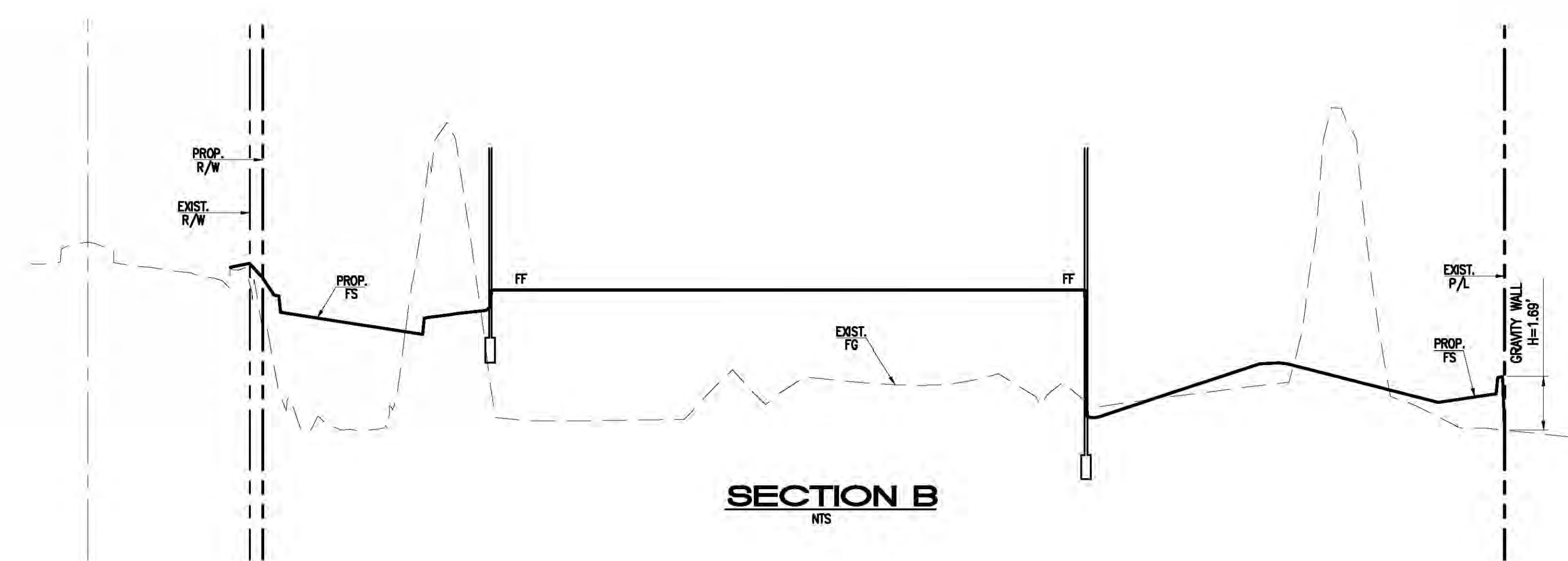
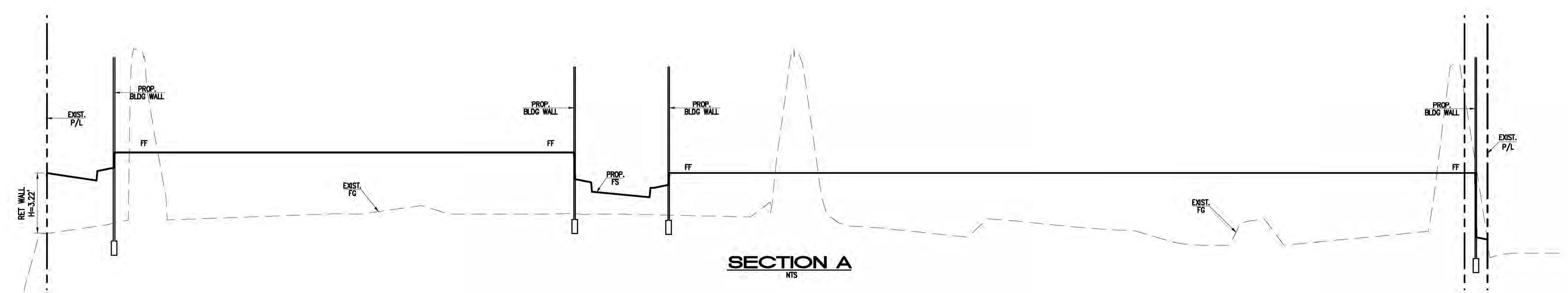
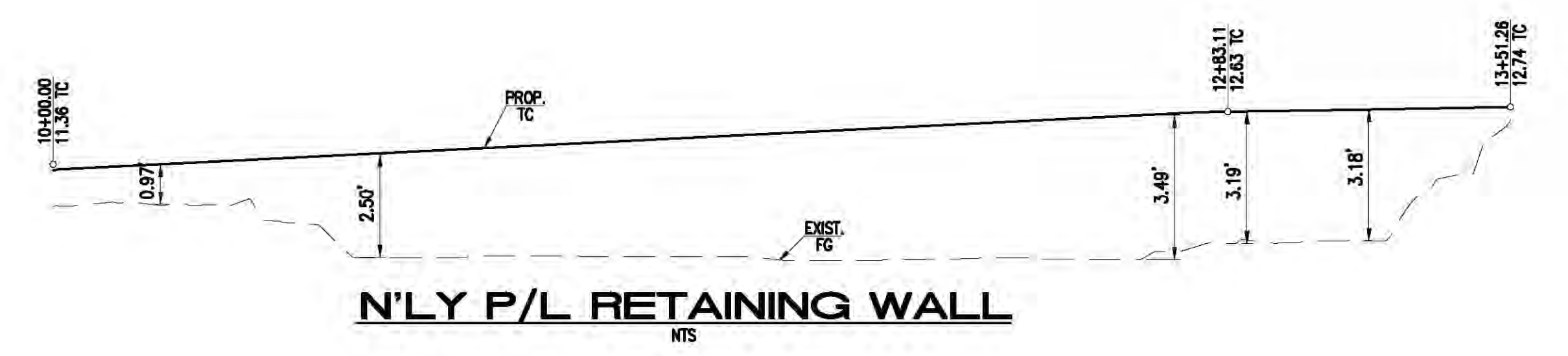
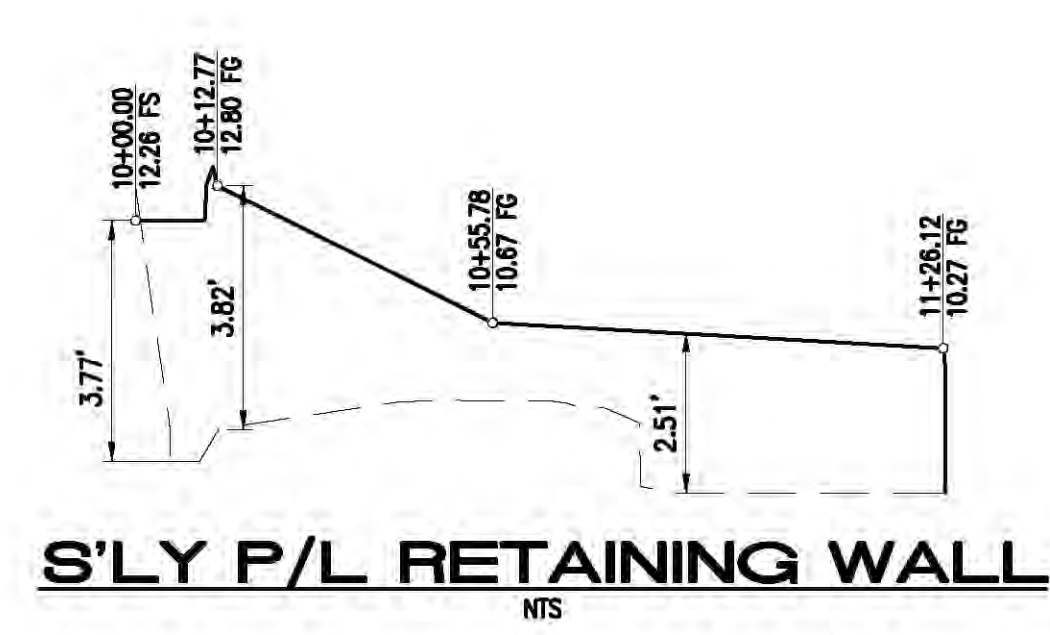
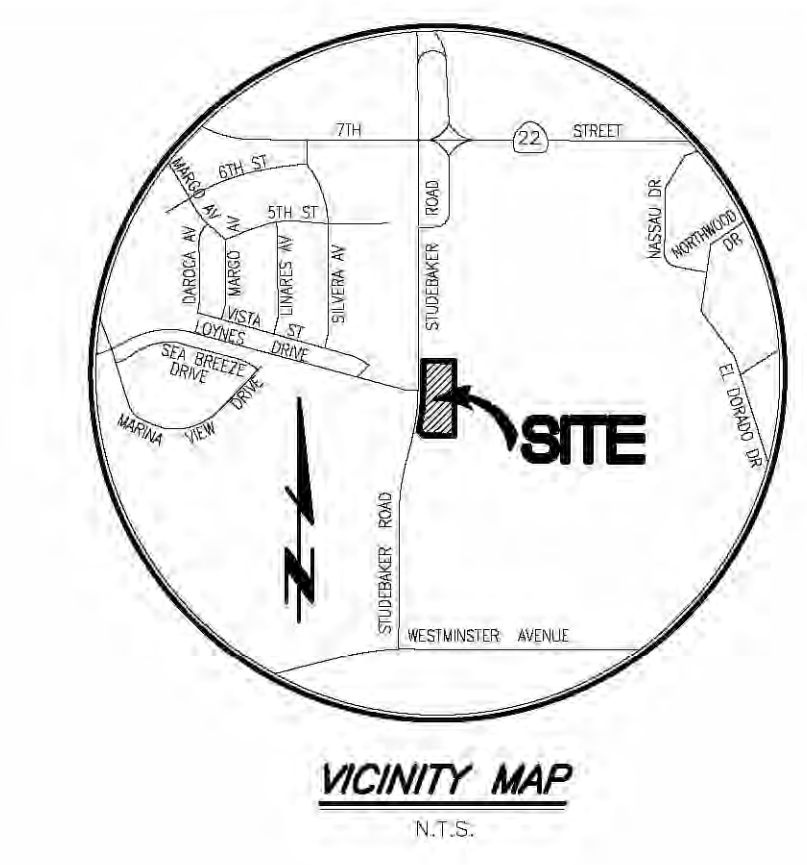
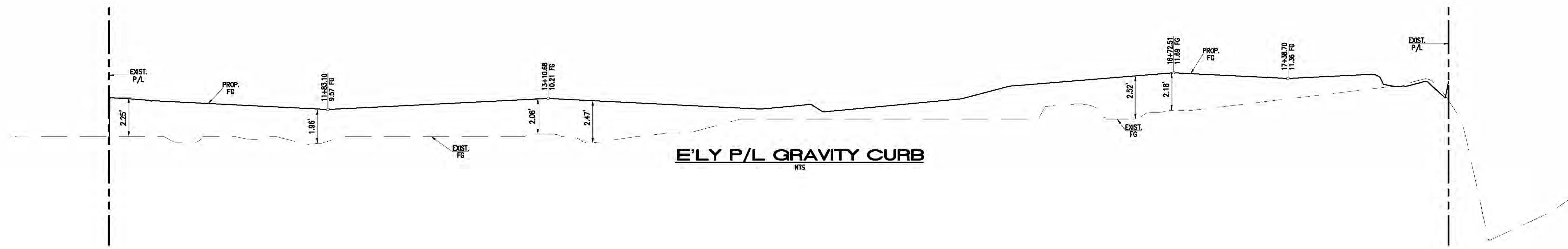
Designed by	Approved by	Date
Checked by		
Date		
Designed by	Public Works Director	R.C.E. XXXXX
Date		
Checked by		
Date		
Sheet	1	of 4



BUILDING 1 BLDG. HEIGHT PER GAA ARCHITECTS BUILDING 2

PREPARED FOR:
PANATTONI DEVELOPMENT COMPANY, INC.
20411 SW BIRCH STREET, SUITE 200
NEWPORT BEACH, CA 92660
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Thienes Engineering, Inc.
CIVIL ENGINEERING & LAND SURVEYING
14540 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 261-4811 FAX: (714) 261-4173



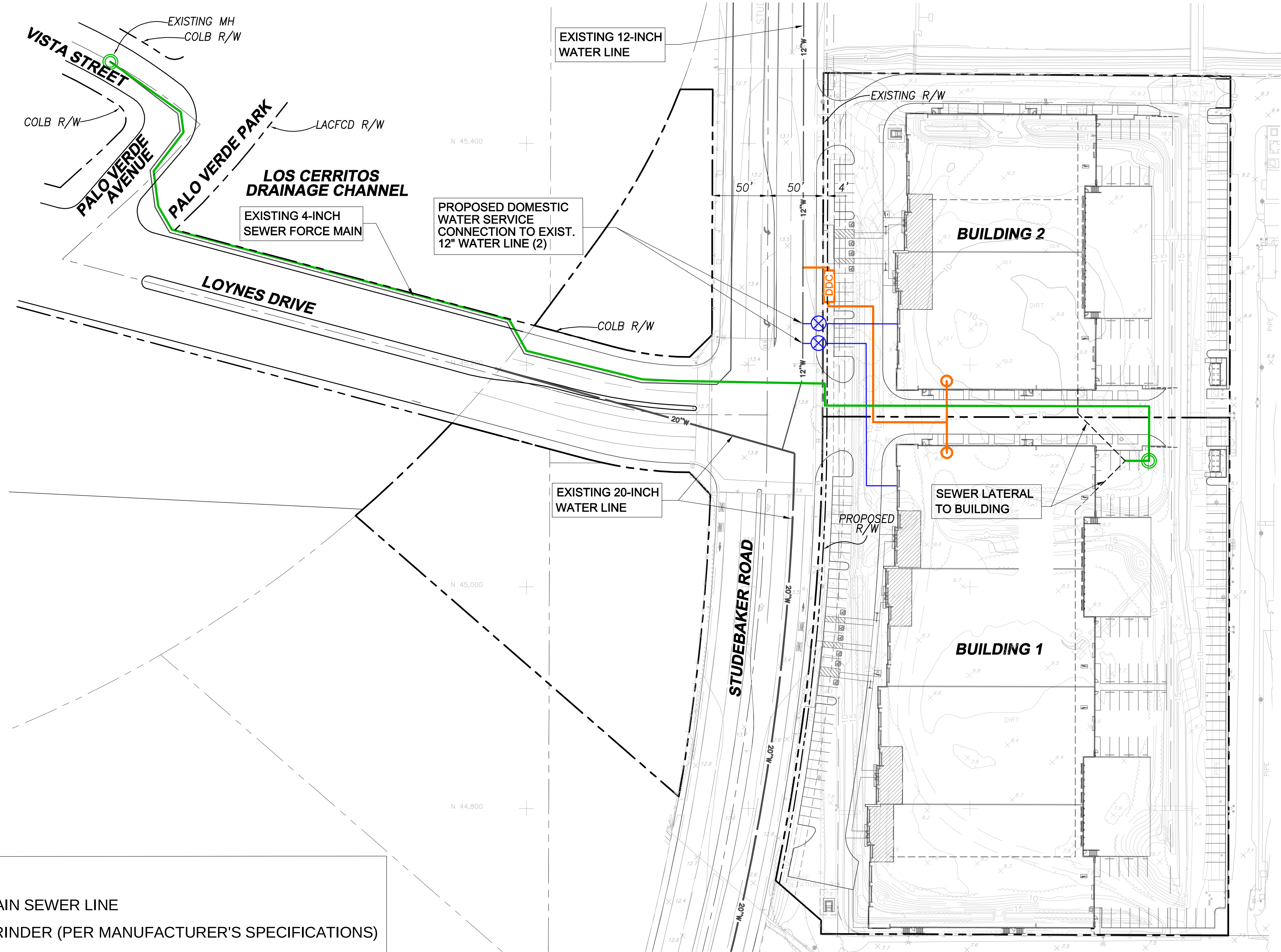
NOTES:
1. EXPANSION JOINTS SHALL EXTEND THROUGH THE ENTIRE HEIGHT OF WALL AND BE SPACED AT A MAXIMUM DISTANCE OF 10' OR AS DIRECTED BY THE ENGINEER.

PREPARED FOR:
PANATTONI DEVELOPMENT COMPANY, INC.
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NEWPORT BEACH, CA 92660
PHONE: (949) 298-2924

Tai Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14348 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90039
TEL: (310) 481-4111 FAX: (310) 481-4173

CITY OF LONG BEACH PUBLIC WORKS DEPARTMENT		2992/2 OF 4 SHEET
CONCEPTUAL GRADING SECTIONS STUDEBAKER INDUSTRIAL DEVELOPMENT STUDEBAKER ROAD		
Designed by _____ Checked by _____ Date _____	Approved by _____ Date _____ Public Works Director _____ R.C.E. XXXXX	
Sheet 2 of 4 Sheets	Date _____	

Plotted: Jun 17, 2019 - 1:17pm by: C. Moreno Drawing Name: Z:\06\198.000 Long Beach Drawings\Exhibits\CONCEPTUAL UTILITY PLAN\LONG BEACH CONCEPTUAL UTILITY PLAN.dwg



LEGEND

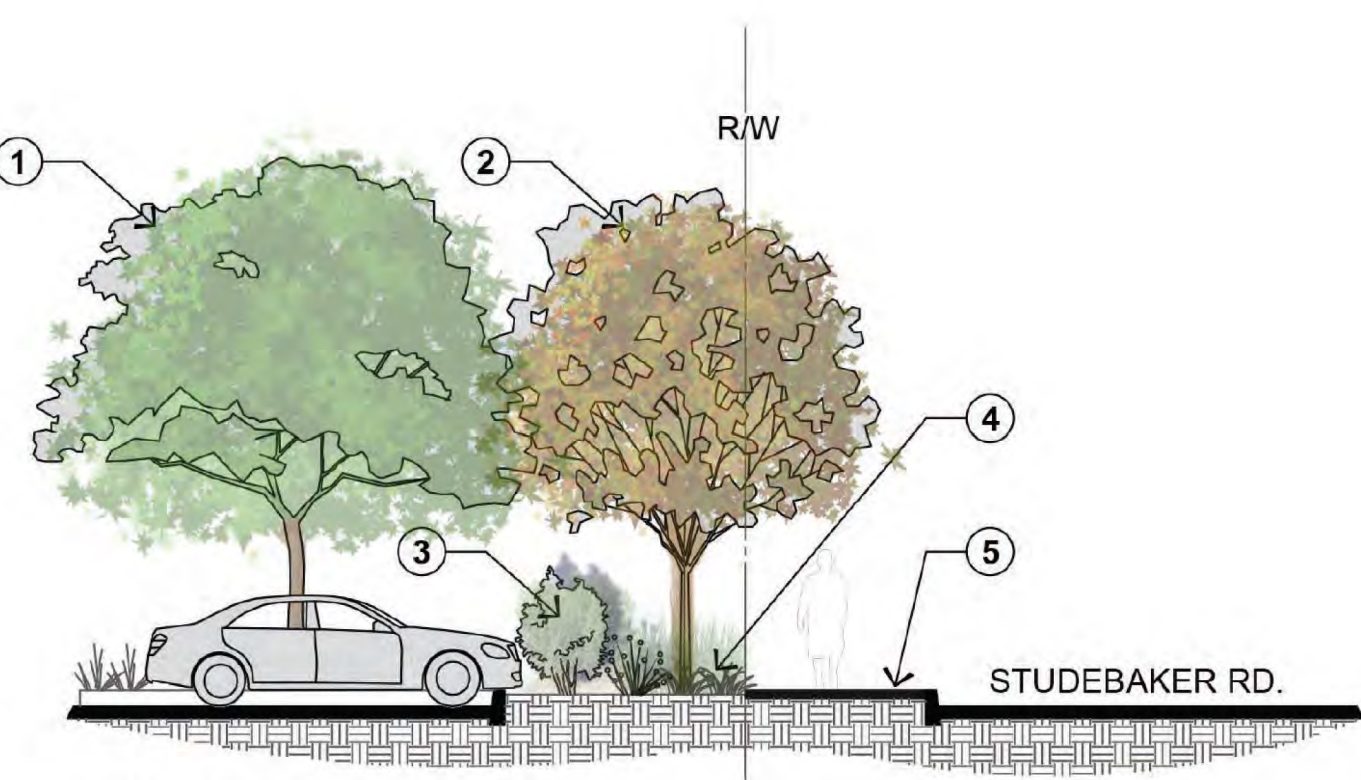
- PROPOSED 1-1/2" FORCE MAIN SEWER LINE
- PROPOSED E-ONE PUMP GRINDER (PER MANUFACTURER'S SPECIFICATIONS)
- PROPOSED DOMESTIC WATER LINE
- PROPOSED DOMESTIC WATER METER
- PROPOSED FIRE WATER LINE
- PROPOSED FIRE LINE DOUBLE DETECTOR CHECK
- PROPOSED FIRE RISER
- PROPOSED OFFICE AREA

PREPARED BY:

PROACTIVE
ENGINEERING CONSULTANTS
200 South Main Street, Corona, CA 92882 Suite 300
951.280.3300

CONCEPTUAL UTILITY PLAN
FOR
STUDEBAKER / LOYNES SITE
LONG BEACH, CA.

DATE: 6/17/19

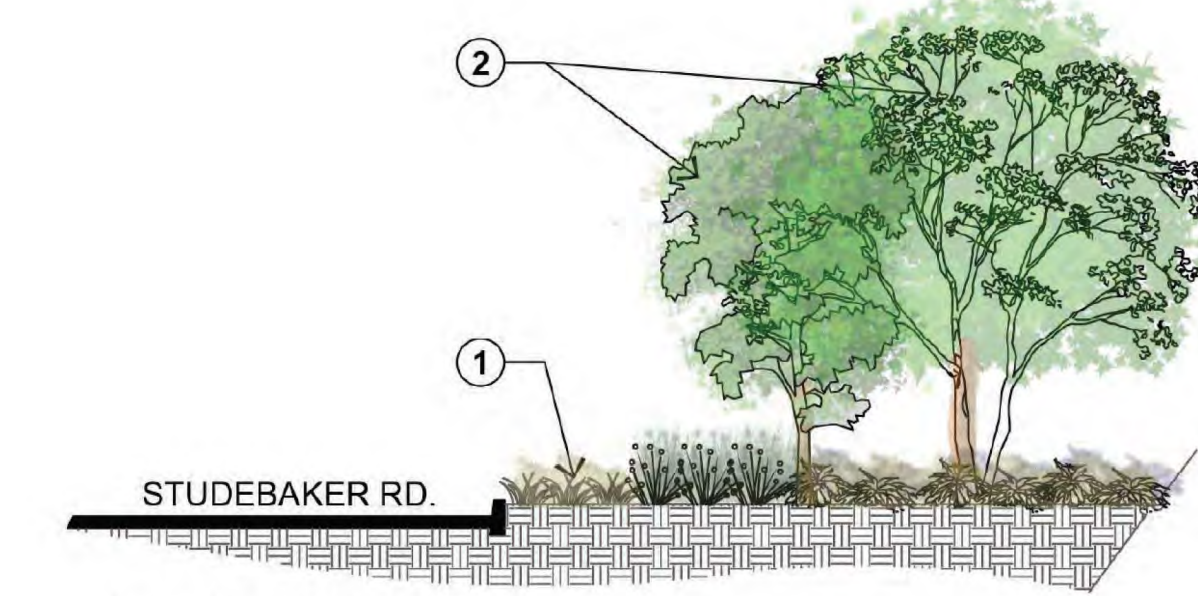


SECTION 'A-A'

SCALE: 1/8" = 1'-0"

SECTION 'A-A' KEY NOTES:

1. PARKING LOT SHADE TREE PER LEGEND
2. NEW STREET TREE ALONG STUDEBAKER PER LEGEND
3. CONTINUOUS SCREEN SHRUB PER LEGEND
4. NATIVE LOW GRASSES
5. SIDEWALK PER CIVIL DWGS.



SECTION 'B-B'

SCALE: 1/8" = 1'-0"

SECTION 'B-B' KEY NOTES:

1. ASSORTED NATIVE GRASSES
2. NATIVE TREE SPECIES CONSISTENT WITH THE CERRITOS WETLANDS AUTHORITY

ALL PROPOSED PLANTING SHALL COMPLY WITH THE SOUTHEAST AREA SPECIFIC PLAN.

SPECIAL "WETLANDS" MITIGATION LEGEND

	ASSORTED NATIVE TREE SPECIES SUCH AS SALIX, WILLOW, & POPULUS, COTTONWOOD. NATIVE TREE SPECIES CONSISTENT WITH THE CERRITOS WETLANDS AUTHORITY.
	NATIVE SUPPLEMENTAL CONTAINER PLANTING CONSISTING OF AN ASSORTMENT OF NATIVE MASSES OF NATIVE GRASSES AND OTHER WETLAND PLANTS CONSISTENT WITH THE CERRITOS WETLANDS AUTHORITY. (MEANDERING MASSES ALONG STREET FRONTS). PLANTS SHALL CONSIST OF THE FOLLOWING: * LEYMUS CONDENSATUS 'CANYON PRINCE', WILD RYE * MUHLENBERGIA RIGENS, DEER GRASS * CALIFORNIA MEADOW SEDGE, CAREX PANSA * CAMISSIOPHIS CHIERANTHIFOLIA, BEACH EVENING PRIMROSE * SEA PINK, AMERIA MARITIMA
	SELECTIVE HYDROSEED TREATMENT CONSISTING OF NATIVE PLANT SPECIES APPROPRIATE FOR "WETLANDS" HABITAT. MITIGATION OF LARGE OPEN AREAS. PLANTS TO BE CONSIDERED: * ALKALI RYE, ELYMUS TRITICOIDES * MUHLENBERGIA RIGENS, DEER GRASS * ELYMUS CONDENSATUS, GIANT WILD RYE * TYPHA LATIFOLIA, BROAD LEAVED CATTAIL * TALL FLATSEDGE, CYPERUS ERAGROSTIS NOTE: ALL PROPOSED WETLAND PLANTING SHALL BE APPROVED BY THE CERRITOS WETLANDS AUTHORITY.
	PARKING/LANDSCAPING WITH GRASSCRETE

DESIGN KEY NOTES:

1. NEW PARKING LOT SHADE TREE PER LEGEND.
2. NEW STREET TREE PER PLANTING LEGEND.
3. TYP. UPRIGHT GROWING TREE ADJACENT TO BUILDING PER LEGEND.
4. NEW FLOWERING ACCENT TREE PER PLANTING LEGEND.
5. TYP. FOUNDATION SHRUBS PER LEGEND.
6. NEW DROUGHT TOLERANT GROUND COVER AND SHRUB MASSES PER PLANTING PER LEGEND.
7. TYP. 12" WD. CONC. STEP-OFF AT PLANTER AREA ADJACENT TO PARKING STALL.
8. VERIFY SIDEWALK CONDITION WITH CIVIL ENGINEER.
9. PROPOSED ACCESS WALKWAY.
10. PROPOSED NATIVE LOW GROWING GRASSES ALONG STREET FRONTAGE.
11. BIKE RACK BY OTHERS.
12. PARKING/LANDSCAPING WITH GRASSCRETE

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '3-SOUTH COASTAL'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW STREET TREE ALONG STUDEBAKER ROAD LYONOTHAMNUS FLORIBUNDUS, CATALINA IRONWOOD 38" BOX SIZE. DOUBLE STAKE. INSTALL WITH DEEP ROOT BARRIER PANEL AS REQUIRED.	7	M
	NEW STREET TREE ALONG STUDEBAKER ROAD PINUS TORREYANA, TORREY PINE 24" BOX SIZE.	7	L
	NEW PARKING LOT CANOPY TREE CHITALPA X TASHKENTENSIS, CHITALPA 24" BOX SIZE. DOUBLE STAKE. INSTALL WITH DEEP ROOT BARRIER PANEL AS REQUIRED.	6	L
	SMALL FLOWERING ACCENT TREE CERCIS OCCIDENTALIS, WESTERN REDBUD 24" BOX SIZE. DOUBLE STAKE.	20	M
	CHILOPSIS LINARIS, DESERT WILLOW 15 GAL. SIZE. DOUBLE STAKE. INSTALL WITH DEEP ROOT BARRIER PANEL AS REQUIRED.	8	L
	PRUNUS ILICIFOLIA, HOLLY LEAVED CHERRY 24" BOX SIZE. DOUBLE STAKE.	20	L

SHRUB NAME		WUCOLS
SHRUB MASSES SHALL CONSIST OF THE FOLLOWING:		
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE	L
	CALLIANDRA CALIFORNICA, BAJA FAIRY DUSTER 5 GAL. SIZE	M
	WESTRIGNIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	SALVIA LEUCOPHYLLA, PURPLE SAGE 5 GAL. SIZE	L
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	M

GROUND COVER/SHRUB MASS NAME		WUCOLS
GROUND COVER AND SHRUB MASSES SHALL CONSIST OF THE FOLLOWING:		
	ACCHILEA MILLEFOLIUM, YARROW 1 GAL. SIZE @ 24" O.C.	L
	BACCHARIS PILULARIS, COYOTE BUSH 1 GAL. SIZE @ 30" O.C.	L
	TRICHOSTEMA LANATUM, WOOLY BLUE CURLS 1 GAL. SIZE @ 48" O.C.	L
	PENSTEMON SPECTABILIS, SHOWY PENSTEMON 1 GAL. SIZE @ 42" O.C.	L
	GALVEZIA SPECIOSA 'FIRECRACKER', FIRECRACKER ISLAND SNAPDRAGON 5 GAL. SIZE @ 48" O.C.	VL
	MUHLBERGIA RIGENS, DEER GRASS 5 GAL. SIZE @ 42" O.C.	L

NOTE: A 3" LAYER OF MULCH SHALL BE APPLIED WITHIN ALL PLANTING AREAS.

GENERAL NOTES:

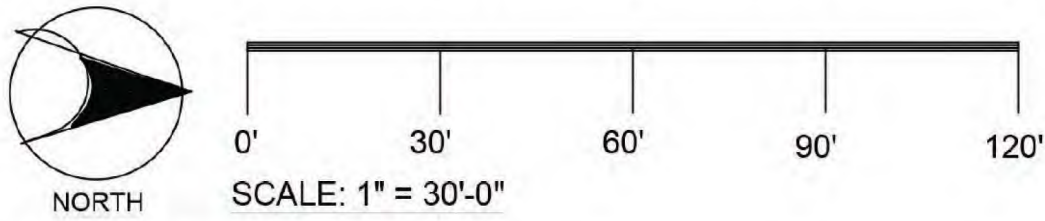
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, TRANSFORMERS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.



OCTOBER 21, 2019

L-1



SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

CONCEPTUAL LANDSCAPE PLAN
STUDEBAKER ROAD WAREHOUSE

LONG BEACH, CA

G|A|A
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www.GAArchitects.com

LYONES BEACH PARTNERS, LLC

STUDEBAKER ROAD
BUSINESS PARK

300 STUDEBAKER RD.
LONG BEACH CA 90803

DEVELOPED FOR:
PDC LA/SD LP IV, LLC.

[illegible]VICINITY PLAN
& SURROUNDING

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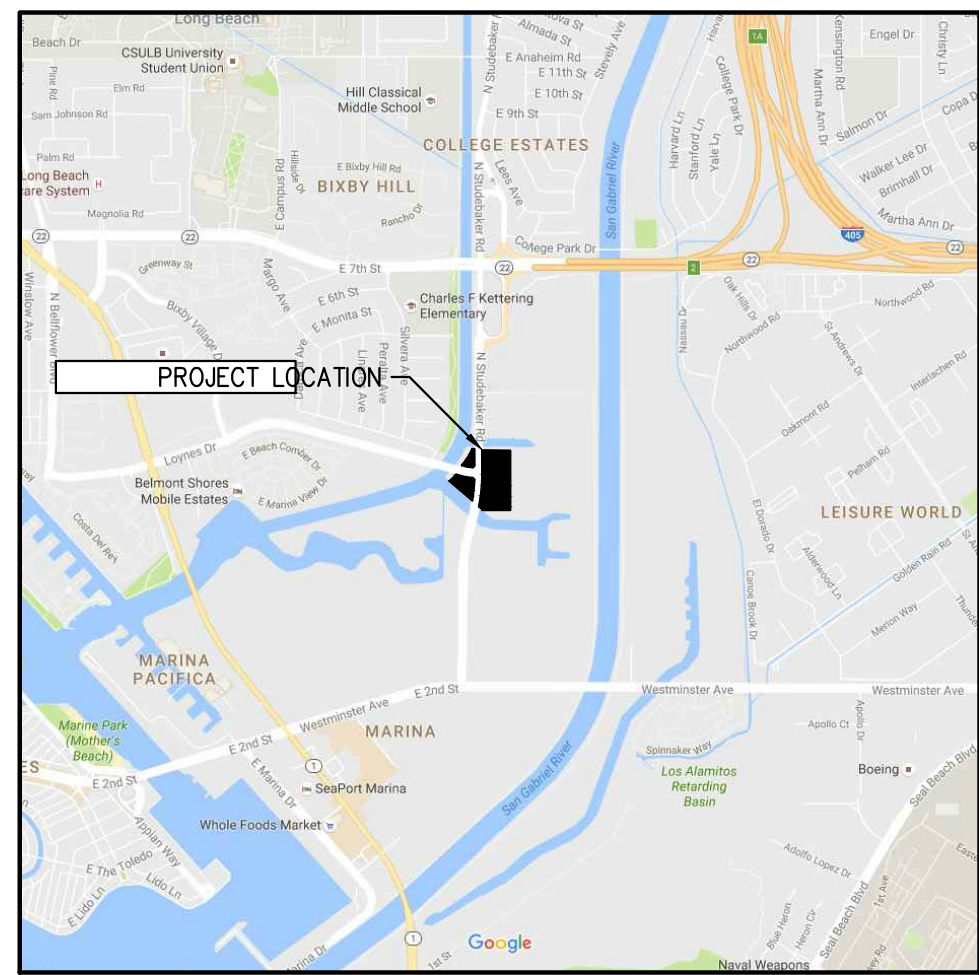
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JOB NO.	PAN014.01	SHEET NO.	A1.0
DATE	11/07/18		
DRAWN	GAA		
FILE NAME	PAN014_1.0		

PROJECT TABULATIONS

PROJECT AREA		SF		ACRES			
Site Area (Gross)		370,106		8.50			
Street Dedication		0		0.00			
TOTAL PROJECT AREA		370,106		8.50			
PARCEL AREA		PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL	
Net Area (SF)		177,795	113,450	57,426	21,433	370,104	
Net Acreage		4.08	2.60	1.32	0.49	8.50	
Buildable (SF)		177,795	113,450	0	0	291,245	
Buildable Acreage		4.08	2.60	0.00	0.00	6.68	
BUILDINGS		BLDG. 1	BLDG. 2			TOTAL	
Ground Floor Office		4,000	2,000			6,000	
Warehouse		77,700	40,500			118,200	
Total Building Footprint		81,700	42,500			124,200	
Mezzanine Office		10,000	5,000			15,000	
TOTAL BUILDING AREA		91,700	47,500			139,200	
TOTAL OFFICE AREA		14,000	7,000			21,000	
COVERAGE							
FAR		46.0%	37.5%			42.6%	
FAR		51.6%	41.9%			47.8%	
COVERAGE (Based on Parcels 1-4)							
FAR (Based on Parcels 1-4)						37.6%	
PARKING REQUIRED		Ratio				TOTAL	
Warehouse (*)		1/1000	92	48			
(*) Warehouse Parking Ratio allows 25% Office Use							
TOTAL PARKING REQUIRED			92	48		140	
PARKING PROVIDED		BLDG. 1	BLDG. 2				
Accessible (9' x 18')		5	4			9	
Standard Stalls (8.5' x 18')		79	38			117	
EV Space		25%	28	14		42	
TOTAL			112	56		168	
FUTURE GRASSCRETE PARKING			20	23		43	
TOTAL PARKING PROVIDED			132	79		211	
						1,521/1000	
OPEN SPACE		%	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL
Open Space Required		30%	53,339	34,035	17,228	6,430	111,031
Total Open Space Provided		30%	17,810	14,510	57,426	21,433	111,179
TRUCK DOORS		BLDG. 1	BLDG. 2			TOTAL	
Dock Doors		12	5			17	
Grade Doors		4	2			6	
EV Charging Station		5%	2	1			

VICINITY MAP



AERIAL MAP



SITE INFORMATION

APN: 7237-017-007, 7237-017-008, 7237-017-009, 7237-018-001, 7237-019-005	
LEGAL DESCRIPTION: REFER TO CIVIL	
LAND USE / ZONING: EXISTING/PROPOSED GENERAL PLAN: 7 PD-1 EXISTING/PROPOSED ZONING: PD-1 EXISTING LAND USE: VACANT	
UTILITIES: WATER: MUNICIPAL UTILITIES COMPANY SEWER: MUNICIPAL UTILITIES COMPANY GAS: SOUTHERN CALIFORNIA GAS COMPANY ELECTRIC: SOUTHERN CALIFORNIA EDISON PHONE: VERIZON, AT&T T.V.: TIME WARNER CABLE, VERIZON	
SCHOOL DISTRICT: LONG BEACH UNIFIED SCHOOL DISTRICT	

CODE ANALYSIS: 2013 CBC CODE BUILDING OCCUPANCY: B, S-1 CONSTRUCTION TYPE: III-B FIRE SPRINKLERS (AUTOMATIC): YES STORIES: 1	
ZONING ANALYSIS: MAX COVERAGE/FAR: 80% MAX. BLDG HEIGHT: 65'	
PARKING/LOADING: STANDARD STALL: 8.5'x18' MIN. AISLE: 24'; 26' FIRE DEPARTMENT ACCESS LANES	

SITE PLAN & CITY NOTES

- NOTES:**
- THE PROPERTY IS WITHIN THE SEADIP SPECIFIC PLAN, PARCELS 3 & 4 ARE WITHIN SUBAREA 24, PARCELS 1 & 2 ARE WITHIN SUBAREA 19 (MC ZONING).
 - THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
 - THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
 - THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS OR WASTE.
 - THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
 - LOADING SPACES WILL BE PAVED WITH CONCRETE.
 - SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK.
 - SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
 - NO ABOVE/GROUND TANKS ARE PROVIDED.
 - SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
- FIRE DEPARTMENT NOTES:**
- FIRE DEPARTMENT ACCESS SHALL COMPLY WITH FIRE DEPARTMENT FIRE PROTECTION STANDARDS.

- CALGREEN NOTES:**
- PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
 - VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
 - IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDUOIRS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
 - *CLEAN AIR* PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING (CG 5.106.5.2):

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	5
76-100	8
101-150	11
151-200	16
200 and over	At least 8% of total
 - LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES (CG 5.106.8).
 - THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING (CG 5.303.2), BEING A SHELL BUILDING COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT.
 - FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER- OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3).
 - A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
 - 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
 - PER SECTION 5.410.2, EXCEPTIONS 1 & 2, COMMISSIONING IS NOT REQUIRED FOR DRY STORAGE WAREHOUSES OR AREAS USED FOR OFFICES LESS THAN 10,000 SF IN DRY STORAGE WAREHOUSES. (CG 5.410.2)
 - ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
 - SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

KEYNOTES

- 1.0 GENERAL**
- PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
 - EASEMENT - REFER TO CIVIL DRAWINGS
 - STANDARD PARKING STALL(S) - TYP.
 - ADA-ACCESSIBLE PARKING STALL(S)
 - CLEAN AIR/ VAN POOL/ EV PARKING STALL(S) PER CALGREEN 5.106.5.2
 - COMPACT PARKING STALL(S)
 - 2-WAY DRIVE AISLE: 24'W MIN.
 - FIRE DEPT. ACCESS DRIVE: 26'W MIN.
 - ADA PATH OF TRAVEL
- 3.0 CONCRETE**
- TILT-UP CONCRETE BUILDING WALL
 - CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
 - TILT-UP CONCRETE GUARDRAIL, T.O.W. 42" ABOVE HIGH SIDE
 - TILT-UP CONCRETE SCREEN WALL, P.D.
 - TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP.
- 5.0 METAL FABRICATIONS**
- STEEL PIPE BOLLARD
- 12.0 FURNISHINGS**
- BICYCLE RACK PER CAL GREEN; LONG-TERM 5% OF EMPLOYEE PARKING - REFER TO TABULATIONS
 - BICYCLE RACK PER CAL GREEN; SHORT-TERM 5% OF VISITOR PARKING - REFER TO TABULATIONS
- 32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O.**
- LANDSCAPE PLANTING AREA
 - CONCRETE WALKWAY
 - CONCRETE CURB, TYP.
 - PRECAST CONCRETE WHEEL STOP
 - VEHICULAR PAVING
 - CONCRETE COMMERCIAL DRIVEWAY
 - CONCRETE TRUCK DOCK APRON
 - MANUAL WROUGHT IRON GATE W/ KNOX PADLOCK - 8' HIGH
 - GRASSCRETE - LANDSCAPING
- 33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL**
- ELECTRICAL TRANSFORMER

GENERAL NOTES

- GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
- THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
- THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.
- TRANSMISSION EASEMENT TO BE RESERVED BY SCE. REFER TO CIVIL.
- INGRESS AND EGRESS EASEMENT TO ADJACENT SITE ON THE EAST SIDE. REFER TO CIVIL.

SITE PLAN - LEGEND

- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- CA/CP ACCESSIBLE PARKING STALL(S), TYP.
- C PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
- COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS

SITE PLAN

1:30

1

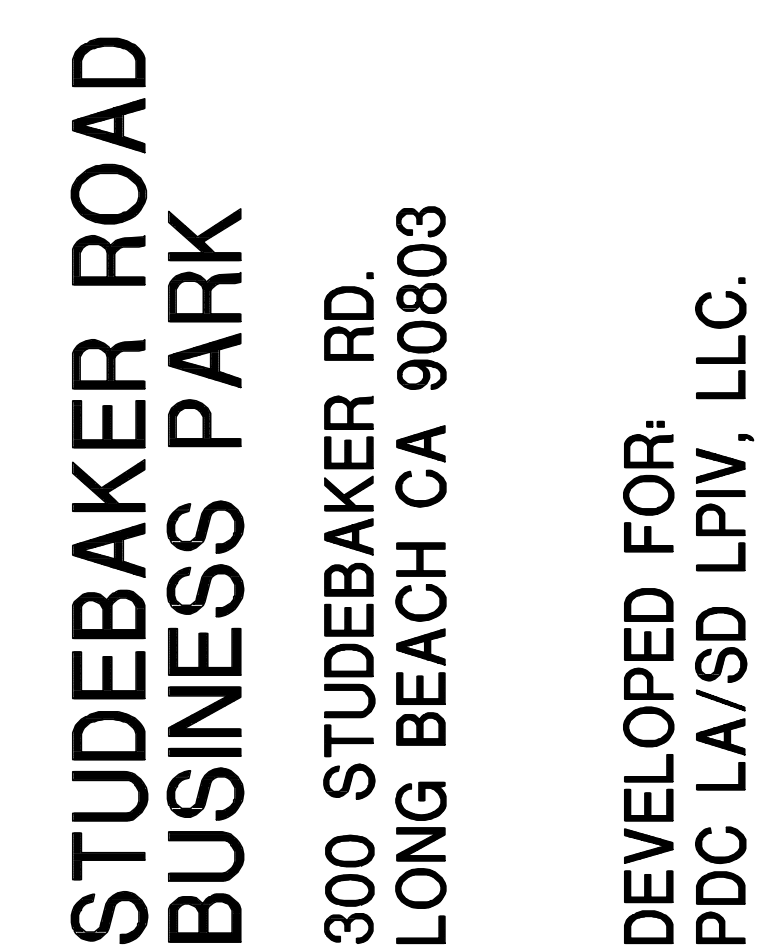
STUDEBAKER ROAD
BUSINESS PARK300 STUDEBAKER RD.
LONG BEACH CA 90803DEVELOPED FOR:
PDC LA/SD LPV, LLC.SITE PLAN
PROJECT TABULATIONS

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A1.1



BUILDING CROSS SECTIONS

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- 1.0 GENERAL
 - 1.1 LINE OF STAIRS ABOVE
 - 1.2 UNUSED VOID SPACE UNDER STAIR
 - 1.3 MEZF WHERE OCCURS
 - 1.4 CEILING WHERE OCCURS
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.2 CONCRETE FLOOR SLAB
 - 3.3 CONCRETE FOUNDATION
- 5.0 METALS
 - 5.1 STRUCTURAL STEEL MEMBER
 - 5.2 ROOF FRAMING MEMBER
 - 5.3 METAL CANOPY
- 6.0 WOOD, PLASTIC, AND COMPOSITES
 - 6.1 BUILT-UP ROOFING OVER PANELIZED DECK
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR

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FRONT ELEVATION



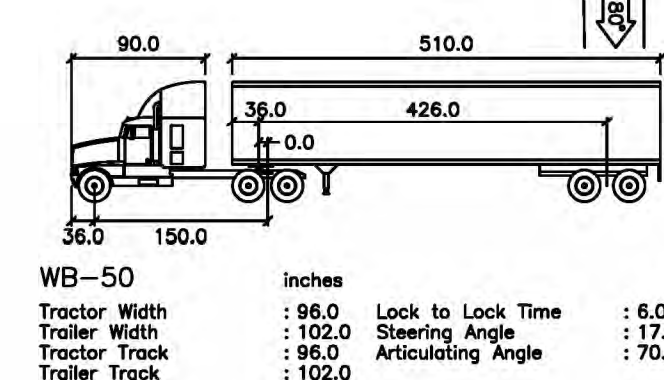
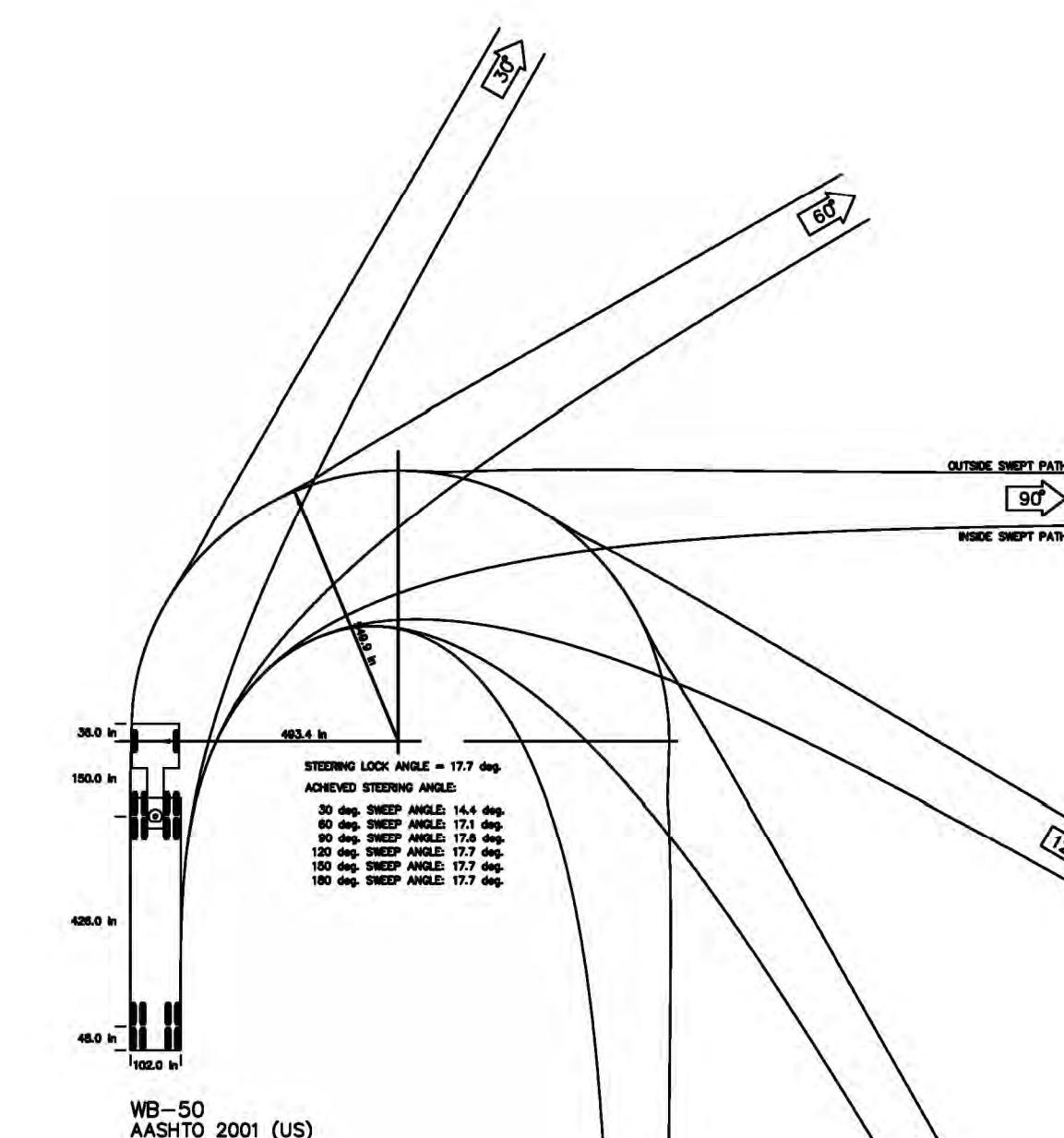
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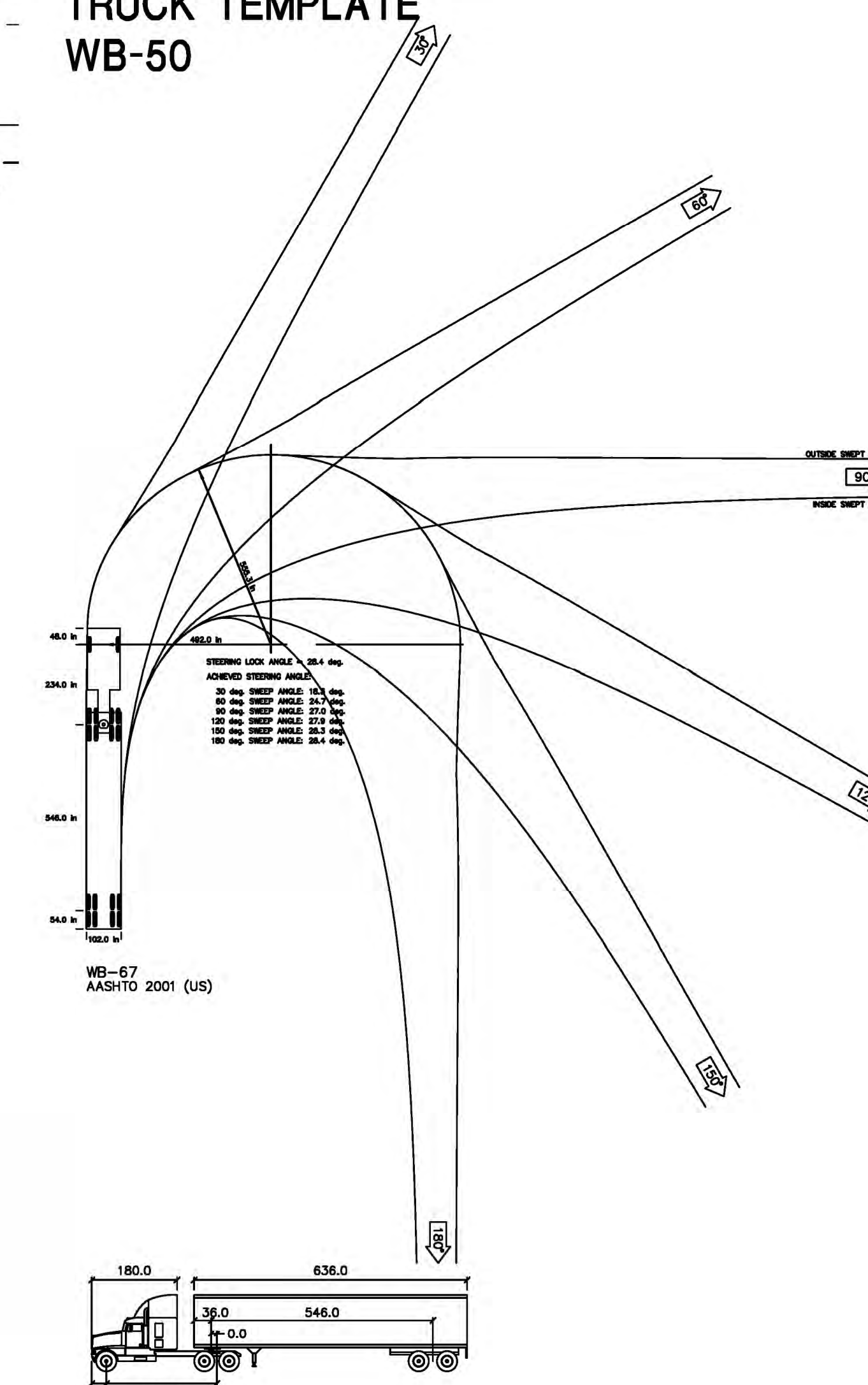
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FILE NAME	PAN014.01	

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TRUCK TEMPLATE
WB-50



Trailer Track : 102.0

TRUCK TEMPLATE

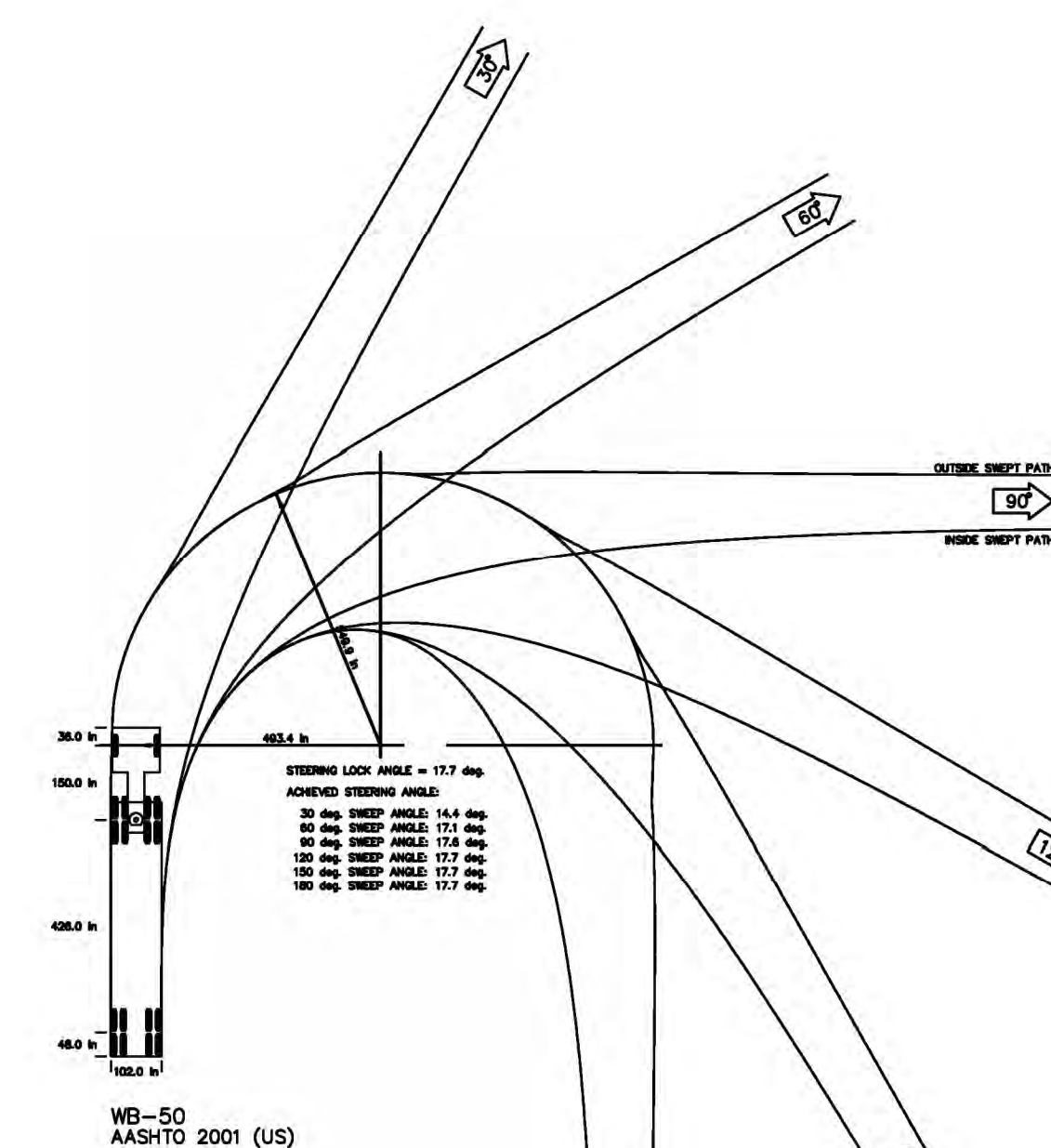
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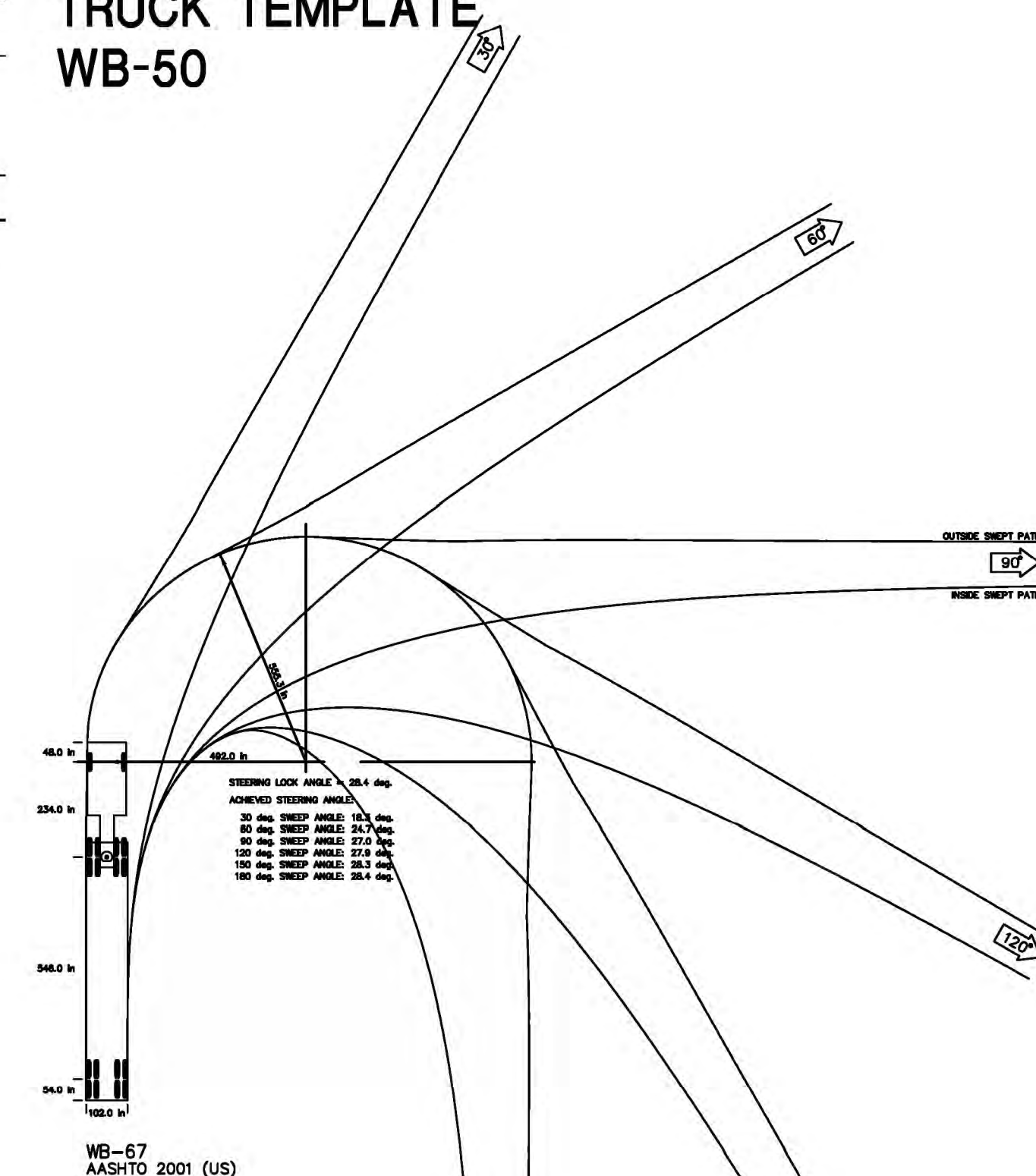
TRUCK ACCESS INBOUND

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TRUCK TEMPLATE
WB-50



TRUCK TEMPLATE
WB-67

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TRUCK ACCESS OUTBOUND

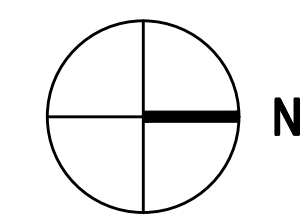
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NOTE:
LIGHT FIXTURE - COLOR - NEUTRAL WHITE

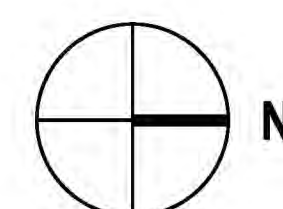
CALCULATIONS AT GROUND

REFLECTANCES ARE 50



- 1.0 GENERAL
 - 1.1 PROPOSED GROUND FLOOR OFFICE
 - 1.2 WAREHOUSE
 - 1.3 MEZZANINE ABOVE
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE BUILDING WALL
 - 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
 - 3.3 CONCRETE STAIR W/ HANDRAIL
 - 3.4 AGENT CONCRETE WALL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.5 CONCRETE RAMP AND HANDRAIL
- 5.0 METALS
 - 5.1 EXTERIOR METAL DOWNSPOUT, PAINTED, TYPICAL
 - 5.2 STRUCT. STEEL COLUMN, TYPICAL - SHOP PRIMED (FIELD PAINTED)
 - 5.3 METAL CANOPY ABOVE
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR
 - 8.3 HOLLOW METAL MAN DOOR, PAINTED
 - 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED
 - 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
- 9.0 FINISHES
 - 9.1 INTERIOR PARTITION TYP.
- 11.0 EQUIPMENT
 - 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS
- 12.0 FINISHINGS
 - 12.1 BICYCLE RACK PER CAL. GREEN LONG-TERM REQUIREMENTS

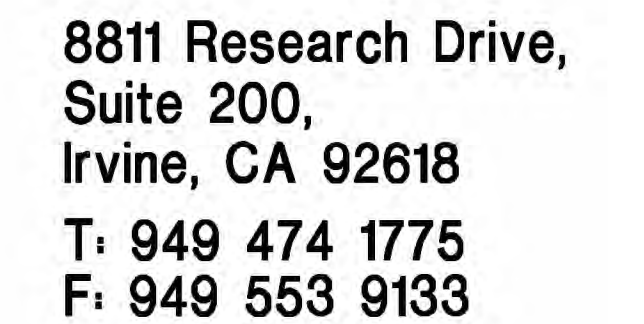
1. THIS BUILDING IS DESIGNED FOR HIGH-PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
3. ALL EXISTING INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIME.
4. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
5. EGRESS, STAIRS, AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
6. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EGRESS DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE INTERIOR HARDWARE.
7. PROVIDE "A NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRANCES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY).
8. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
9. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1(2) UP TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE OCCUPANT'S OCCUPANT TENANT SPACE.
10. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
11. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2016 CFC.
12. FIRE HOSE LOCATIONS SHALL BE IDENTIFIED. PER FIRE DEPARTMENT.
13. REFER TO PLUMBING DRAWINGS FOR FLOOR AND RAMP OCCURS.
14. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
15. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF TRAVEL.
16. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
17. ANY BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.
18. THE SUPPLY OF ELECTRICAL POWER SHALL BE PROVIDED FROM AN INDEPENDENT SOURCE OF THE PREMISES ELECTRICAL SYSTEM. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
 - A. STAIRS AND UNDERGROUND EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE.
 - C. EXTERIOR STAIRS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
19. EXTERIOR LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE NIGHT ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM OF ANY POINT 0.1-FOOT-AVERAGE (1 LUX) ASSURED ALONG THE PATH OF EGRESS AT ALL POINTS OF EGRESS. MINIMUM ILLUMINATION SHALL BE:



1

**BUILDING 1
FLOOR PLAN**

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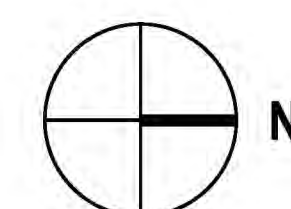


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- 1.0 GENERAL
 - 1.1 PROPOSED GROUND FLOOR OFFICE
 - 1.2 WAREHOUSE
 - 1.3 MEZZANINE ABOVE
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE BUILDING WALL
 - 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
 - 3.3 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
 - 3.4 ACCENT CONCRETE WALL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.5 CONCRETE RAMP AND HANDRAIL
- 5.0 METALS
 - 5.1 EXTERIOR METAL DOWNSPOUT, PAINTED, TYPICAL
 - 5.2 STRUCT. STEEL CORN. W/ HANDRAIL - SHOP PRIMED (FIELD PAINTED)
 - 5.3 METAL CANOPY ABOVE
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR
 - 8.3 HOLLOW METAL MAN DOOR, PAINTED
 - 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED
 - 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
- 9.0 FINISHES
 - 9.1 INTERIOR PARTITION TYP.
- 10.0 EQUIPMENT
 - 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS
- 12.0 FURNISHINGS
 - 2.1 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

3. THIS BUILDING IS DESIGNED FOR HIGH-PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
4. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISHED WALL (AND).
5. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. STEEL COLUMNS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
8. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIST ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE AN EMERGENCY EXIT SIGN.
9. PROVIDE "A NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
10. EXISTING CLOSER ON EXISTING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PERMIT TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
11. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
12. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2016 CFC.
13. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
14. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
15. EXISTING SHALL BE MAINTAINED AS IS FROM ANY DIRECTION OF EGRESS TRAVEL.
16. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
17. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
18. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) ON THE WALKING SURFACE LEVEL.
19. THE SUPPLY OF ELECTRICAL POWER SHALL BE PROVIDED BY THE PUBLIC UTILITY BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
 - A. ENTRANCE AND UNDERSTAIRS
 - B. EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - C. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1B, FOR EXIT DISCHARGE TO THE OUTDOORS IN BUILDINGS WITH TWO OR MORE EXITS
20. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF TRAVEL OF FLOOR LEVEL. THE MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



FLOOR PLAN | 1/16"=1'-0" | **1**

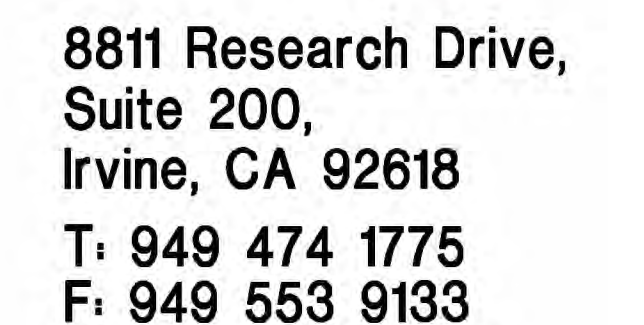
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**BUILDING 2
FLOOR PLAN**

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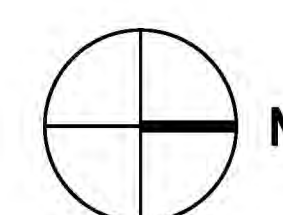
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LONG BEACH CA 90803

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- 1.0 GENERAL
 - 1.1 POSSIBLE LOCATION OF FUTURE MECHANICAL EQUIPMENT. EQUIPMENT SIZE AND LOCATION PER TENANT.
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.2 CONCRETE PARAPET RETURN
 - 3.3 EXTERIOR CONCRETE WALL (PAINTED, ALL EXTERIOR SURFACES)
- 5.0 METALS
 - 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SLOOPER, ROOF DRAIN TO MANHOLE TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.
- 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 4 PLY MINERAL CAP SHEET FAULT-BUILT-UP ROOF (CLASS A, U.L. 790) OVER WOOD SHEATHING
 - 7.2 BASE FLASHING WITH 4" FIBER CANT WITH PRE-FABRICATED COUNTER FLASHING
 - 7.3 CRICKET TYPE.

	4"x8" FIXED SKYLIGHT W/ CRICKET AS REQUIRED MODEL: SKYCO_4896-A-S-CLM-SP (48"x96", ALUMINUM, SINGLE DOME, CURB MOUNTED, SKYPRO)
	4"x8" SMOKE/HEAT SKYLIGHT W/ CRICKET AS REQUIRED MODEL: SKYCO_4896-S-ULSV-CM-SPW-MF (48"x96", STEEL, UL SMOKE VENT, CURB MOUNTED, SKYPRO)
	DENOTES ROOF AREA DESIGNED FOR ADDITIONAL OFFICE/ HVAC EQUIPMENT LOADS.

1. ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING CONSULTANT IF ANY.
3. PAINT INSIDE OF PARAPET.
4. COORDINATE LOCATION OF SKYLIGHTS WITH ROOF JOIST SHOP DRAWINGS AND FIRE SPRINKLER SHOP DRAWINGS. NOTIFY ARCHITECT AND OWNER IF SKYLIGHTS ARE TO BE MOVED MORE THAN 24" FROM LOCATION SHOWN.
5. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.



ROOF PLAN | 1/16"=1'-0" | 1

**BUILDING 1
ROOF PLAN**

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DATE	11/07/18		
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KEYNOTES

- 1.0 GENERAL
 - 1.1 LINE OF ROOF BEYOND
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.2 PANEL JOINT
 - 3.3 PANEL REVEAL, REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
 - 3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
 - 3.5 TILT-UP CONCRETE SCREEN WALL PANEL (PAINTED ALL SIDES)
 - 3.6 ACCENT CONCRETE WALL (PAINTED, ALL EXTERIOR SURFACES)
- 5.0 METALS
 - 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER, ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.
 - 5.2 METAL CANOPY
 - 5.3 ACCENT SCREEN
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR
 - 8.3 HOLLOW METAL MAIN DOOR, PAINTED
 - 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED
 - 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
 - 8.6 SPANDREL GLASS
- 10.0 SPECIALTIES
 - 10.1 STREET ADDRESS -- SIZE AS REQUIRED BY GOVERNING AGENCY BUT NOT LESS THAN 12"
 - 10.2 POTENTIAL BUILDING/TENANT SIGNAGE LOCATION (N.I.C.)
- 11.0 EQUIPMENT
 - 11.1 DOCK BUMPERS -- COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.

GENERAL NOTES

1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
3. PROVIDE 8" x 0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMES.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. MEZZ. = MEZZANINE FLOOR ELEVATION
10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

Bird-Safe Treatments

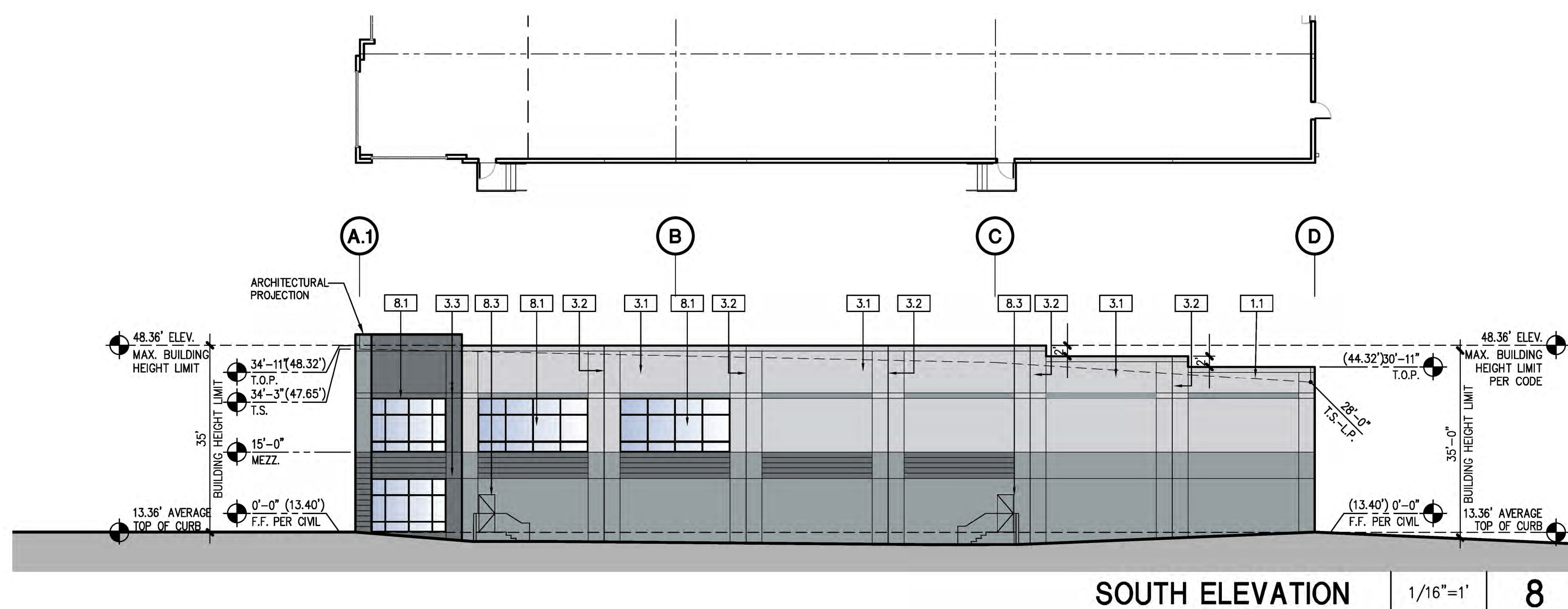
- **Bird-Safe Façade Treatments** - Buildings will have bird-safe building façade treatments to reduce the potential for bird strikes.
- **Bird-Safe Lighting Design** - Use minimal external lighting (limited to pedestrian safety needs) and minimize direct upward light, spill light, glare and artificial night sky glow. Buildings shall also be designed to minimize light pollution from interior lighting to the maximum feasible extent.
- **Bird-Safe Landscaping** - Landscaped areas next to buildings, including patios and interior courtyards, will be designed and sited to avoid or minimize bird-strike hazards caused by reflective building surfaces.
- **Wetlands Proximity** - In addition to the standards above, buildings located 100 feet from delineated wetlands shall also comply with the following:
 - A. Limited height.
 - B. Minimize the number of and whenever possible co-locate rooftop-antennas and other rooftop structures.
 - C. Monopole structures or antennas shall not include guy wires.

Bird-Safe Treatments

Figure 7-8 Bird Safe Treatments for Transparent Surfaces



Levels of treatment are per Leadership in Energy and Environmental Design (LEED). The 2x4 Rule is defined as a collision deterrent module based upon the physical profile of a bird in flight. Current research has established maximum module dimensions of 2" high x 4" wide.



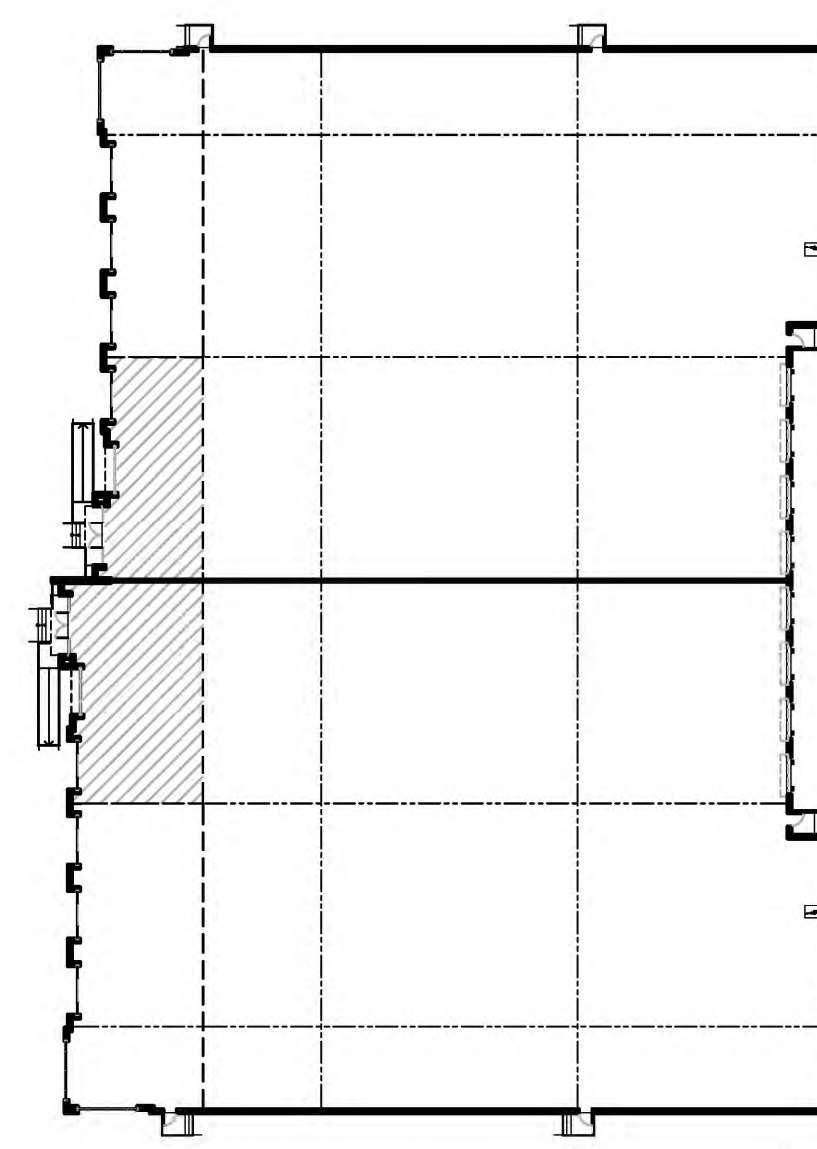
BIRD SAFE TREATMENT 6



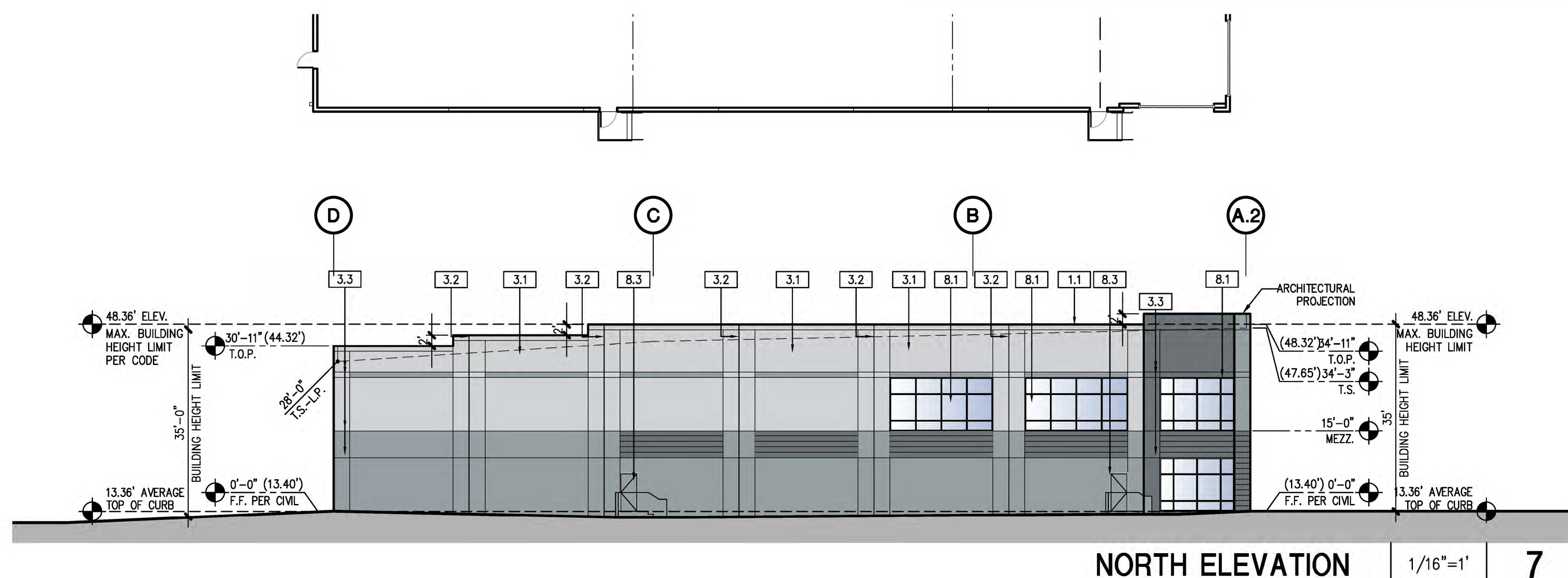
BUILDING AERIAL 5



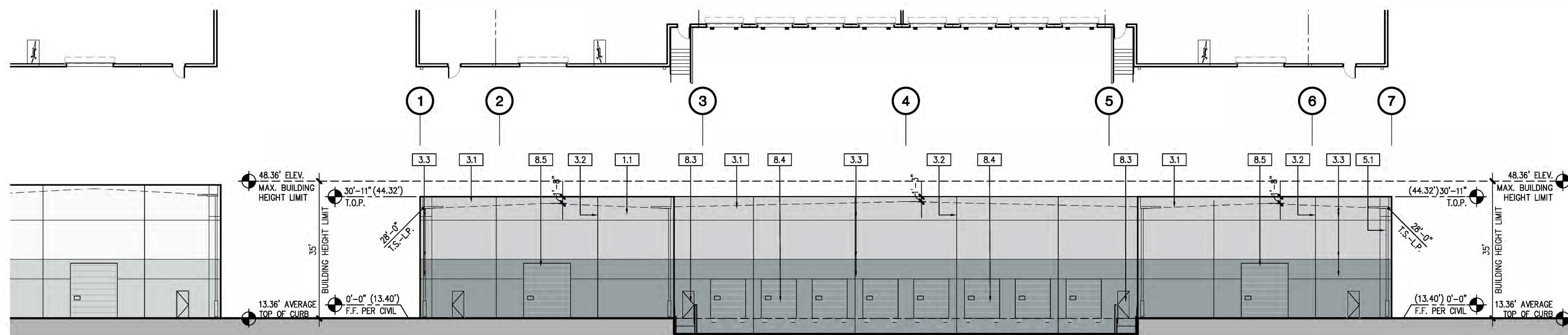
ENTRY PERSPECTIVE 4



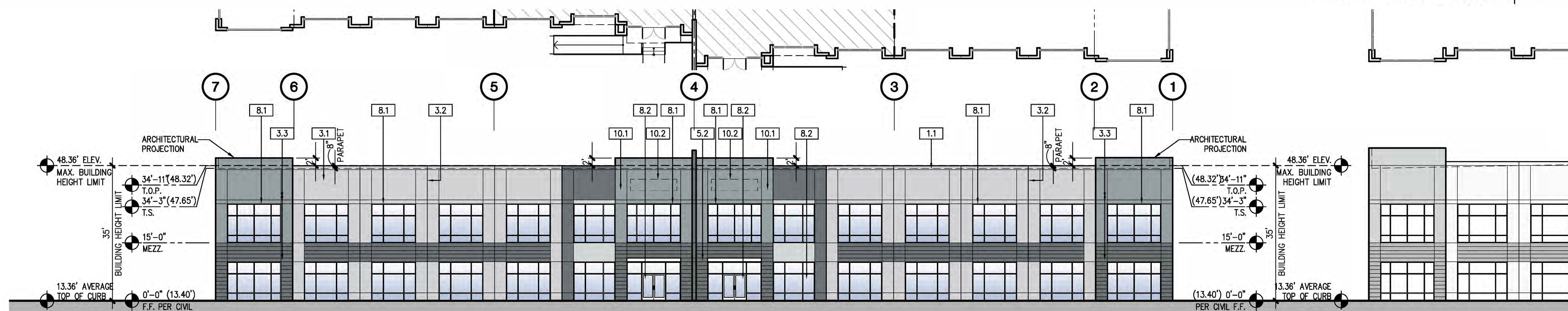
KEYMAP NTS 3



NORTH ELEVATION 7



EAST ELEVATION 1/16"=1" 2



WEST ELEVATION 1/16"=1" 1

NO.	DESCRIPTION	DATE
1	CONCEPTUAL SITE PLAN REVIEW	2/14/18
2	CONCEPTUAL SITE PLAN REVIEW	3/22/18
3	PRE PLANNING REVIEW	9/12/18
4	AGENCY SUBMITTAL 1	11/07/18
5	AGENCY SUBMITTAL 2	6/24/19
6		
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BUILDING 2 ELEVATIONS

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