

SOUTHBAY LOGISTICS CENTER

INTEX CORPORATE OFFICE AND FULLFILLMENT CENTER

VIA DE ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA



Exhibit C

WARE MALCOMB
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SOUTHBAY LOGISTICS CENTER
VIA DE ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA

TITLE SHEET	
DATE	REMARKS
04/30/2018	CONCEPTUAL SITE PLAN REVIEW

PA / PM:	K. HUFFMAN
DRAWN BY:	I.N.
JOB NO.:	IRV15-0034-00

SHEET
A0.1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 8 TO 14 INCLUSIVE OF TRACT 27358, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 908, PAGES 82 THROUGH 84 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS AND ALL MINERAL AND WATER RIGHTS OF EVERY KIND OF CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS, WATER AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID PARCELS OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED BY CARSON ESTATE COMPANY, A CORPORATION BY DEED RECORDED APRIL 19, 1967 IN BOOK D3617, PAGE 884 OF OFFICIAL RECORDS.

OWNER

INTEX PROPERTIES SOUTH BAY CORPORATION	
INTEX PROPERTIES SOUTH BAY CORPORATION 4001 VIA ORO AVENUE, SUITE 210 LONG BEACH, CA 90810	JEFFEREY PIERSON (310) 549-5400 (310) 549-2676
APPLICANT	
UNITEX MANAGEMENT CORPORATION BY KIMBERLY HUFFMAN, WARE MALCOMB	
UNITEX MANAGEMENT CORPORATION BY KIMBERLY HUFFMAN, WARE MALCOMB 4001 VIA ORO AVENUE, SUITE 210 LONG BEACH, CA 90810	JEFFEREY PIERSON (310) 549-5400 (310) 549-2676

SITE DATA

LAND USE: LONG BEACH SITE DESIGNATION: WEST LONG BEACH BUSINESS PARK, PD-26 GENERAL PLAN: ZONING: SITE DATA:		
SITE AREA:	TOTAL:	26.67 AC.
PARCEL 8:		4.94 AC.
PARCEL 9:		4.25 AC.
PARCEL 10:		3.61 AC.
PARCEL 11:		3.57 AC.
PARCEL 12:		4.11 AC.
PARCEL 13:		4.30 AC.
PARCEL AVAILABLE:		1.65 AC.
PARCEL 14:		.24 AC.
CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION:		
OCCUPANCY	SECTION	DESCRIPTION OF OCCUPANCY
B / BUSINESS	(304)	OFFICE
S-1 / STORAGE	(311)	WAREHOUSE
MOST RESTRICTIVE (311) S-1 III-B		
CHAPTER 6 - TYPES OF CONSTRUCTION:		
TYPE OF CONSTRUCTION: (602) TYPE (FULLY SPRINKLERED THROUGHOUT)		
ASSESSOR'S PARCEL NUMBERS: 7310-015-033, 7310-015-018, 7310-015-019, 7310-015-020, 7310-015-021, 7310-015-022, 7310-015-23		

SHEET INDEX

(TOTAL SHEETS = 07)

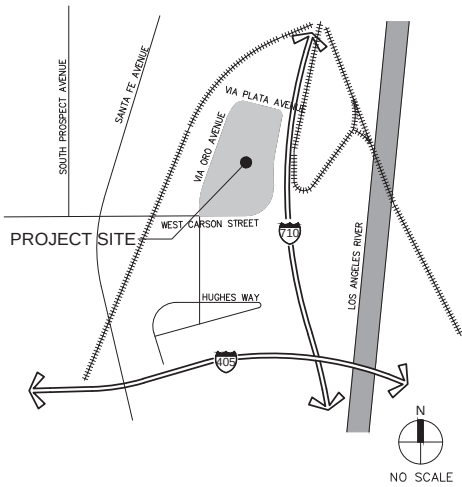
ARCHITECTURAL (05 SHEETS)

A0.1	TITLE SHEET
A1.1	SITE PLAN
A2.1	OVERALL FLOOR PLAN
A3.1	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS

LANDSCAPE (02 SHEETS)

L1.1	PRELIMINARY LANDSCAPE PLAN
L2.1	PLANT IMAGERY

VICINITY MAP



SATELLITE VIEW



ARCHITECT

WARE MALCOMB

10 EDELMAN IRVINE, CA 92618	KIMBERLY HUFFMAN (949) 660-9128 (949) 863-1581
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LANDSCAPE

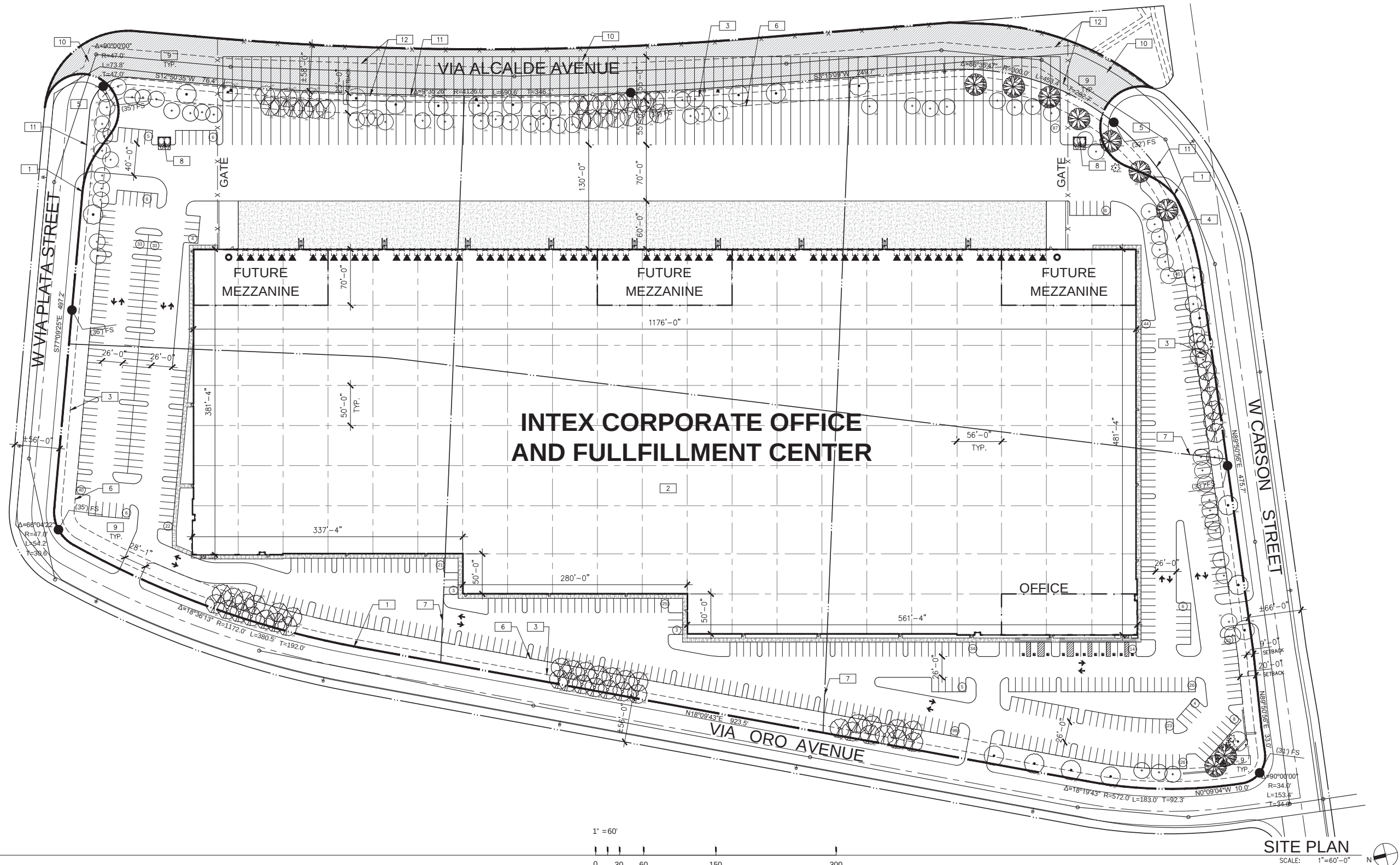
RIDGE LANDSCAPE ARCHITECTS

8841 RESEARCH DRIVE, SUITE 200 IRVINE, CA 92618	TERRI CHECKINCO (949) 387-1323 X29 (949) 387-1303
--	---

CIVIL

HALL & FOREMAN INC.

17782 17TH STREET, SUITE 200 TUSTIN, CA 92780-1947	JOHN HOGAN (714) 665-4507
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DEVELOPMENT STANDARDS

ZONING	PD-26
BUILDING SETBACKS:	
FRONT:	20 FT
SIDE:	20 OR 25 FT
REAR:	20 FT
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	8X15
COMPACT %:	N/A
DRIVE AISLE:	26 FT
FIRE LANE:	26 FT
OVERHANG:	N/A
TREE WELL:	6X6 FT
OFF-STREET PARKING:	
WAREHOUSE:	1/1000 SF
OFFICE:	1/125 SF *1

NOTES:
*1 OFFICE AREA TO BE CALCULATED SEPARATELY IF MORE THAN 25%

PARKING

PARKING REQUIRED:		
WAREHOUSE	1/1000 SF	518 STALLS
LOADING	1/10000 SF (FIRST 10000 SF)	1 STALL
LOADING	1/40000 SF EACH ADD. 40000 SF	13 STALLS
LOADING TOTAL	1/40000 SF	14 STALLS
PARKING PROVIDED:		
AUTO (8'-6"x18'-0"):		542 STALLS
REQ. ACCESSIBLE @ 2%		11 STALLS
LOADING/ TRAILER PARKING (12'-0"x55'-0"):		174 STALLS
TRUCK DOCKS:		
▲ DISTRIBUTION CENTER		
● AUTO:		69
		2

SITE DATA

USE	SQ. FOOTAGE
SITE AREA	1,147,438 SF (26.34 AC)
	EXISTING LOT AREA NOT INCLUDING STREET VACATION
BUILDING AREA:	
BUILDING FOOTPRINT	509,037 SF
MEZZANINE	8,400 SF
TOTAL BLDG AREA	517,437 SF
F.A.R.:	0.45
MAXIMUM BUILDING HEIGHT:	60'
BUILDING USE:	
WAREHOUSE	500,637 SF
MEZZANINE	8,400 SF
OFFICE @ 2%	8,400 SF

SITE LEGEND

①	PARKING STALL COUNT TOTAL
▲	DOCK HIGH TRUCK DOOR
●	GRADE LEVEL TRUCK DOOR
●	FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
●	P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
— x — x —	WROUGHT IRON FENCE
←	TRUCK CIRCULATION
■	PROPOSED STREET VACATION

SITE PLAN NOTES

- PROPERTY LINE, (— · — · —)
- BUILDING FOOTPRINT
- EXISTING 9' PUBLIC UTILITIES EXHIBIT
- 20' BUILDING RESTRICTION AREA
- PROPOSED CUL-DE-SAC
- 25' BUILDING RESTRICTION AREA
- EXISTING LOT LINE TO BE MERGED
- TRASH ENCLOSURE WITH RECYCLE BIN.
- LANDSCAPE AND IRRIGATION AREA
- PROPOSED STREET VACATION
- EXISTING PROPERTY LINE TO BE REMOVED WITH PROPOSED STREET VACATION
- PROPOSED WATER/ SEWER EASEMENT (PER CIVIL)

SITE PLAN

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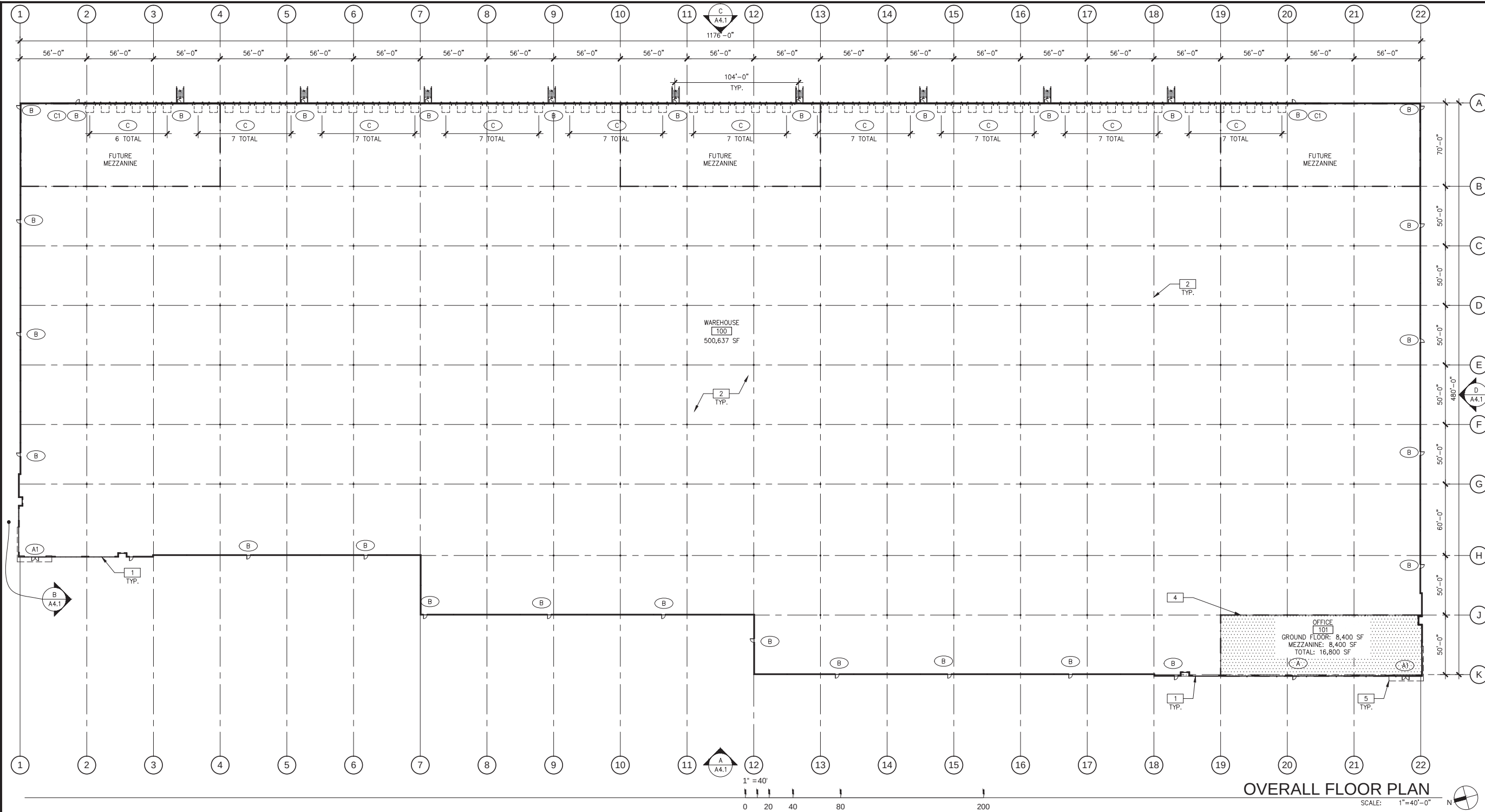
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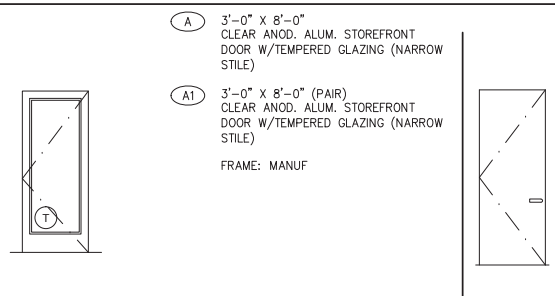
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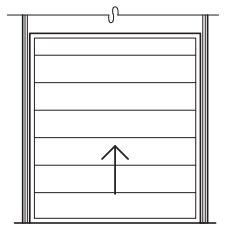
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DOOR TYPES



B 3'-0" x 7'-0" PAINTED INSULATED HOLLOW METAL DOOR
FRAME: PAINTED HOLLOW METAL HARDWARE:



C 9' W X 10' H DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.
C1 12' W X 14' H SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

FLOOR PLAN NOTES

- 1 GLAZING (STOREFRONT / CURTAINWALL)
- 2 STRUCTURAL COLUMN.
- 3 CONCRETE SLAB
- 4 MEZZANINE LINE ABOVE.
- 5 CANOPY LINE ABOVE.

OVERALL FLOOR PLAN	
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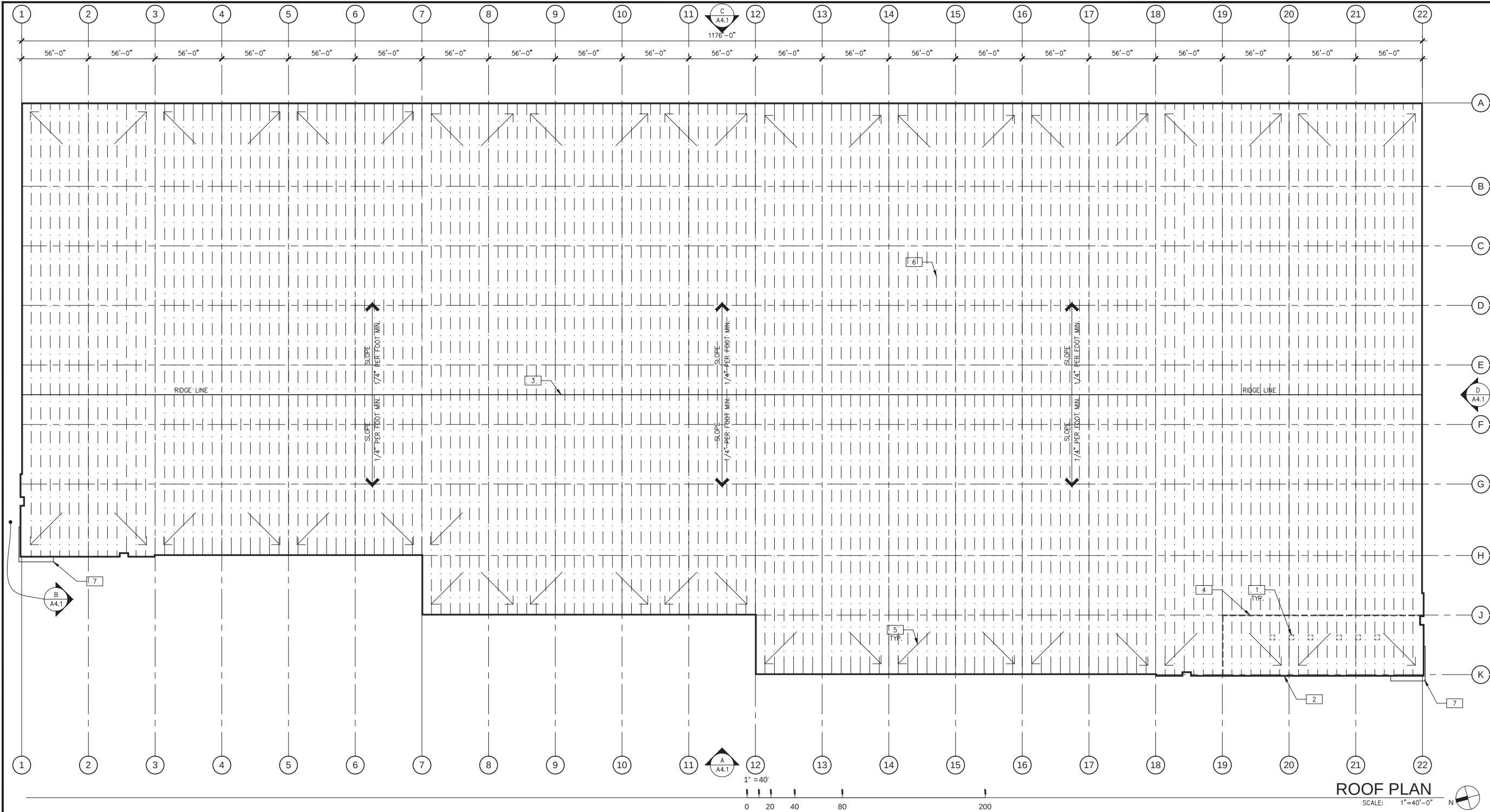
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ROOF PLAN NOTES

- 1 PROPOSED ROOFTOP EQUIPMENT LOCATIONS
- 2 PARAPET SCREENING OF ROOFTOP EQUIPMENT
- 3 RIDGELINE
- 4 BOUNDARY OF OFFICE BELOW
- 5 FLOW LINE TO DRAIN
- 6 STRUCTURAL FRAMING BELOW ROOF DECK (HIDDEN).
- 7 METAL CANOPY

ROOF PLAN

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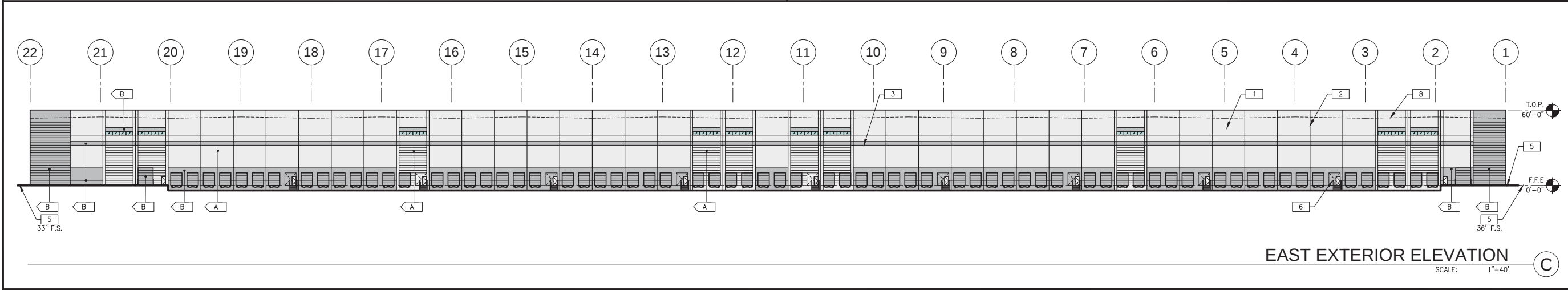
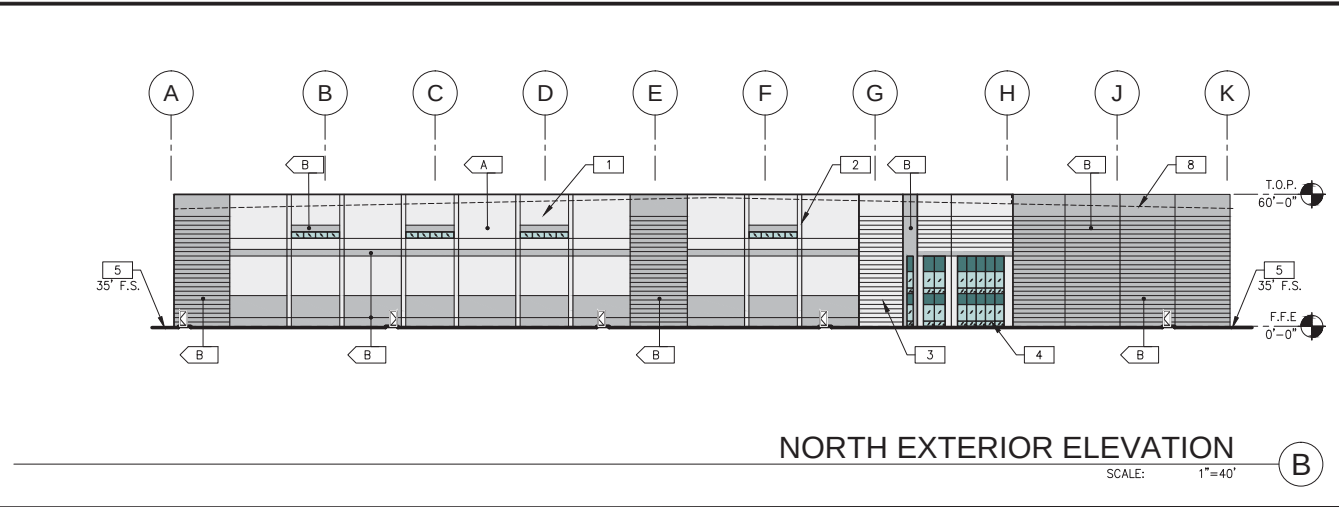
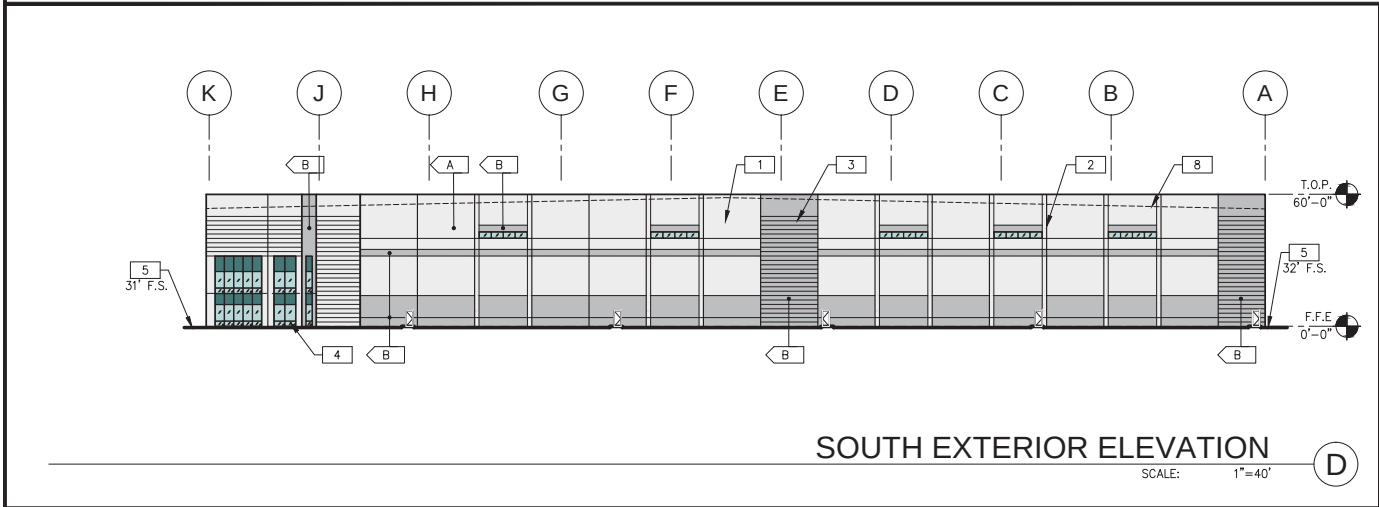
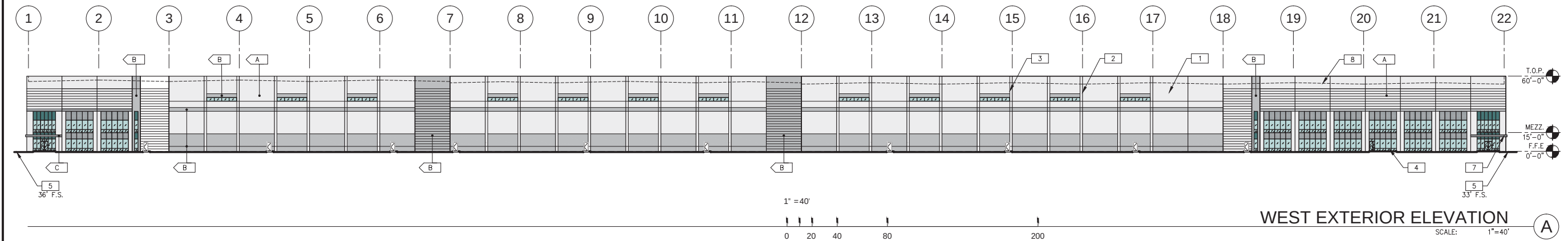
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LEGEND

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
HIGH PERFORMANCE GLAZING SUNGUARD AG50 WITH GREEN
TINT

COLOR LEGEND

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR
OWNER/ARCHITECT REVIEW.

- BASE COLOR: SPARE WHITE SHERWIN WILLIAMS SW 6203
- SECONDARY COLOR: ZIRCON SHERWIN WILLIAMS SW 7667
- ACCENT COLOR: AGT GREY ALPOLIC 4MMAAGT 3.5

ELEVATION NOTES

- CONCRETE WALL, PAINTED.
- CONCRETE WALL JOINT.
- 3/4" V-REVEAL.
- ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- FINISH GRADE, VARIES.
- KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS.
- METAL CANOPY - PAINTED.
- LINE OF ROOF BEYOND.

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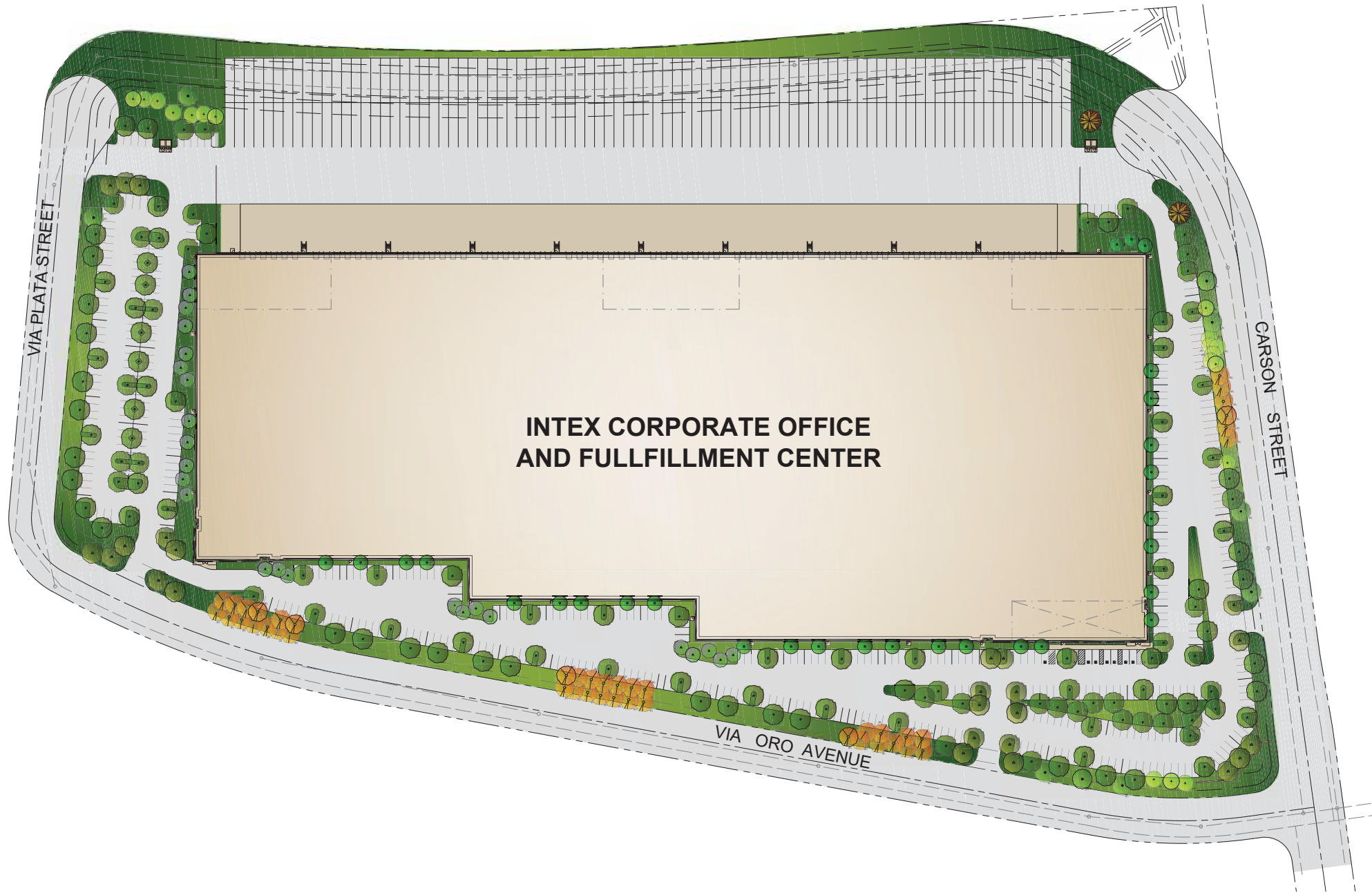
EXTERIOR ELEVATIONS

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PLANT LEGEND

SYMBOL	CALL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	COMMENTS	WUCOLS
TREES						
		RHUS LANCEA	AFRICAN SUMAC	24" BOX	EVERGREEN PARKING CANOPY	LOW
		CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	SPECIMEN ACCENT	VERY LOW
		LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	EVERGREEN VERTICAL TREE	MOD
		LAGERSTROEMIA INDICA OR PYRUS KAWAKAMI	CRAPE MYRTLE OR PURPLE LEAF FLUM	24" BOX	COLORFUL ACCENT TREE	MOD
SHRUBS						
	ACA RED	ACACIA REDOLENS	PROSTRATE ACACIA	1 GAL / 8" O.C.	GROUND COVER	LOW
	BOU L.J.	BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA	5 GAL / 36" O.C.	FLOWERING SHRUB	LOW
	CAL HAE	CALLIANDRA HAEMATOCOPHALA	PINK POWDER PUFF	5 GAL / 36" O.C.	FLOWERING VINE	MOD
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL / 24" O.C.	ORNAMENTAL GRASS	LOW
	DIA L.R.	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL / 24" O.C.	FOREGROUND	LOW
	DIA VAR	DIANELLA TASMANICA 'VARIEGATA'	WHITE STRIPED TASMAN FLAX LILY	5 GAL / 24" O.C.	FOREGROUND	MOD
	SAL B.B.	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL / 36" O.C.	FLOWERING SHRUB	LOW
	MAC UNG	MACADYENA UNGUISCATI	CAT'S CLAW	5 GAL / 36" O.C.	FLOWERING VINE	LOW
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL / 36" O.C.	ORNAMENTAL GRASS	LOW
	RHA M.S.B.	RHAMNUS C. 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL / 48" O.C.	EVERGREEN SHRUB	LOW
	RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL / 36" O.C.	EVERGREEN SHRUB	LOW
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS / 12" O.C.	GROUND COVER	LOW
	WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL / 36" O.C.	EVERGREEN HEDGE	LOW

EXISTING TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	ERYTHRINA SP.	CORAL TREE
	FIGUS NITIDA	INDIAN LAUREN FIG
	CEIBA SPECIOSA	SILK FLOSS TREE

TREE CALCULATIONS

PARKING LOT TREES REQUIRED (1 TREE/ 4 PARKING SPACES):	136
PARKING LOT TREES PROVIDED:	138
STREET TREES REQUIRED (1 TREE / 25 LIN. FT. OF STREET FRONTAGE):	110
STREET TREES PROVIDED:	103



RHUS LANCEA /
AFRICAN SUMAC



CERCIDIUM 'DESERT MUSEUM' /
DESERT MUSEUM PALO VERDE



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



PRUNUS CERASIFERA /
PURPLE LEAF PLUM



LAGERSTROEMIA INDICA SPP. /
GRAPE MYRTLE



ACACIA REDOLENS /
PROSTRATE ACACIA



BOUGAINVILLEA 'LA JOLLA' /
LA JOLLA BOUGAINVILLEA



CALLIANDRA HAEMATOCEPHALA /
RED POWDER PUFF



CAREX DIVULSA /
BERKELEY SEDGE



DIANELLA REVOLUTA 'LITTLE REV' /
LITTLE REV FLAX LILY



DIANELLA T. 'VARIEGATA' /
VARIEGATED DIANELLA



SALVIA 'BEE'S BLISS' /
BEE'S BLISS SAGE



MACFADYENA UNGUIS-CATI /
CATS CLAW CREEPER



MUHLENBERGIA RIGENS /
DEER GRASS



RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' /
SAN BRUNO COFFEEBERRY



RHAPHIOLEPIS INDICA 'CLARA' /
CLARA INDIAN HAWTHORN



ROSMARINUS OFFICINALIS 'PROSTRATUS' /
CREEPING ROSEMARY



WESTRINGIA FRUTICOSA /
COAST ROSEMARY