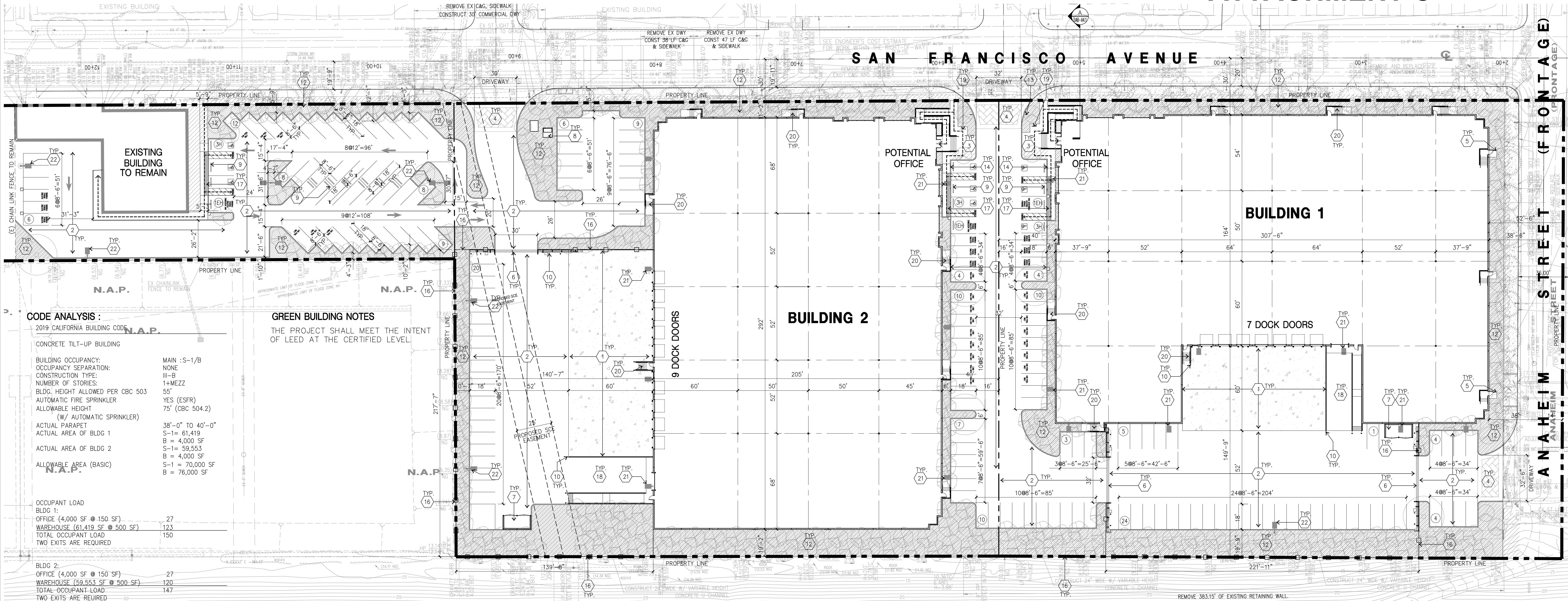


ATTACHMENT C



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- TRASH ENCLOSURE PER CITY STANDARD.
- APPROXIMATE LOCATION OF TRANSFORMER.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- DESIGNATED SMOKING AREA.
- LANDSCAPE: ALL LANDSCAPE AREAS INDICATED BY SHADING.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 8" HIGH FIRE EMERGENCY GATE WITH KNOX-LOOK.
- 8" HIGH METAL FENCE.
- TRUNCATED DOME.
- DRIVE THRU DOOR CONCRETE RAMP.
- SHORT-TERM BIKE RACK WITH 7 BIKE-PARKING CAPACITY.
- EXTERIOR CONCRETE STAIR WITH GUARDRAIL AND HANDRAIL.
- WALL MOUNTED LIGHTING FIXTURES. SEE "E" DRAWINGS.
- SITE LIGHT POLE. SEE "E" DRAWINGS.

PROJECT INFORMATION

Owner / Applicant

SAN FRANCISCO YARD LLC
100 BAYVIEW PL. STE 310
NEWPORT BEACH, CA 92660
PHONE: 949-509-5000
CONTACT: CLARK NEUHOFF

Project Address

929 WEST ANAHEIM ST
LONG BEACH, CA

Applicant Representative

HPA, INC.
18831 BARDEEN AVE. STE 100
IRVINE, CA 92612
PHONE: 949-862-2138
CONTACT: MATTHEW LEE

Construction Type

CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY : S-1 / B

CONSTRUCTION TYPE I III-B

Governing Code

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

Legal Description

LOT 1 OF TRACT NO. 23012, IN THE CITY OF SAN FERNANDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN

7271-007-005, 7271-008-014, 7271-008-016

Zoning

IG GENERAL INDUSTRIAL

General Plan

NI NEO-INDUSTRIAL PLACE TYPE

Application No.

2004-10 (CSPRH-004)

SITE LEGEND

- CONCRETE PAVING
- ASPHALT CONCRETE PAVING
- STANDARD PARKING STALL (8'-6" X 18')
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL
- 26" FIRE WIDE FIRELANE

PROJECT DATA

	BLDG. 1	BLDG. 2 (B BLDG)	TOTAL
SITE AREA			
In s.f.	129,426	124,102	36,336
In acres	2.97	2.85	0.83
BUILDING AREA			
Office	2,000	2,000	4,000 s.f.
Mezzanine	2,000	2,000	4,000 s.f.
Warehouse	58,042	57,553	5,827
TOTAL	62,042	61,553	5,827
COVERAGE	47.9%	49.6%	16.0%
AUTO PARKING REQUIRED			
Office: 1/250 s.f. (if exceed 25%)	n/a	n/a	n/a
Whse: 1/1,000 s.f.	63	62	6
TOTAL	63	62	6
AUTO PARKING PROVIDED			
Standard (8.5' x 18')	60	55	40
Accessible parking (9' x 18')	2	2	3
Accessible Van parking (12' x 18')	1	1	1
EV charging only (12'x18', 8.5' x 18')	4	4	3
TOTAL	67	62	47
ZONING ORDINANCE FOR CITY			
Zoning Designation - General Industrial (IG)			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 65'			
MAXIMUM LOT COVERAGE			
Coverage - 80%			
LANDSCAPE PROVIDED			
In percentage	12%	16%	12%
In s.f.	15,230	19,341	4,521
SETBACKS			
Yard fronting Arterial St.- 10'			
Yard local or collector St.- none			
Parking lot setback fronting St.- 5'			

LEGAL DESCRIPTION (TR 1)

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

PARCEL 1:

LOTS 36 TO 48, INCLUSIVE, IN BLOCK 8 OF THE TOWN OF SEABRIGHT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGE 43, ET SEQ., AND IN BOOK 55 PAGE 2, BOTH OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

TOGETHER WITH THAT PORTION OF ANAHEIM STREET, VACATED BY CITY OF LONG BEACH RESOLUTION NO. C-5722, WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF THE ABOVE DESCRIBED LAND.

TOGETHER WITH THAT CERTAIN ALLEY VACATED BY THE CITY OF LONG BEACH RESOLUTION NO. C-13298 RECORDED NOVEMBER 2, 1951 AS INSTRUMENT NO. 2108 OF OFFICIAL RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY LOCATED WITHIN SAID BLOCK, VACATED BY THE CITY OF LONG BEACH RESOLUTION NO. RES-07-0133 ON OCTOBER 2, 2007, RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 20072857194 AND OCTOBER 20, 2009 AS INSTRUMENT NO. 20091586470, BOTH OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 36 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 0.38 FEET; THENCE NORTHERLY 182.26 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 36, DISTANT THEREON 1.22 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 1.22 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 36, 182.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LOCATED MORE THAN 100 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER SAID LAND WITHIN 100 FEET OF THE SURFACE THEREOF, AS RESERVED IN DEEDS RECORDED APRIL 4, 1951 AS INSTRUMENT NO. 1417, OCTOBER 24, 1951 AS INSTRUMENT NO. 363, AND OCTOBER 1, 1973 AS INSTRUMENT NO. 197, ALL OF OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, NATURAL GAS, PETROLEUM, OTHER HYDROCARBONS AND ANY OTHER MINERALS BY WHATSOEVER NAME KNOWN, IN, ON AND UNDER THE PROPERTY, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, BELOW A DEPTH OF 500 FEET FROM THE SURFACE; PROVIDED, HOWEVER THAT SUCH RESERVATION DOES NOT INCLUDE AND GRANTOR EXPRESSLY WAIVES AND RELINQUISHES ANY SURFACE ENTRY RIGHTS ONTO THE PROPERTY TO A DEPTH OF 500 FEET, AS RESERVED AND EXCEPTED BY THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, BY DEED RECORDED JUNE 7, 2010 AS INSTRUMENT NO. 2010-767129 OF OFFICIAL RECORDS.

PARCEL 2:

LOTS 1 TO 13, INCLUSIVE, OF THE DELTA TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THAT PORTION OF SAID LOT 13 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 1.99 FEET; THENCE SOUTHERLY 150 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT, DISTANT 1.29 FEET EASTERLY ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTH LINE, 1.29 FEET TO THE SOUTHWEST CORNER, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 150 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS LOCATED MORE THAN 100 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER SAID LAND WITHIN 100 FEET OF THE SURFACE THEREOF, AS RESERVED IN DEEDS RECORDED OCTOBER 24, 1951 AS INSTRUMENT NO. 363, AND OCTOBER 1, 1973 AS INSTRUMENT NO. 197, BOTH OF OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, NATURAL GAS, PETROLEUM, OTHER HYDROCARBONS AND ANY OTHER MINERALS BY WHATSOEVER NAME KNOWN, IN, ON AND UNDER THE PROPERTY, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, BELOW A DEPTH OF 500 FEET FROM THE SURFACE; PROVIDED, HOWEVER THAT SUCH RESERVATION DOES NOT INCLUDE AND GRANTOR EXPRESSLY WAIVES AND RELINQUISHES ANY SURFACE ENTRY RIGHTS ONTO THE PROPERTY TO A DEPTH OF 500 FEET, AS RESERVED AND EXCEPTED BY THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, BY DEED RECORDED JUNE 7, 2010 AS INSTRUMENT NO. 2010-767129 OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF 14TH STREET (FORMERLY CHICAGO AVENUE), AS SHOWN ON THE MAP OF THE TOWN OF SEABRIGHT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23 PAGE 43 ET SEQ. AND IN BOOK 55 PAGE 2, BOTH OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE WESTERLY LINE OF SAN FRANCISCO AVENUE (FORMERLY FRISCO AVENUE) AND LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT CHANNEL.

THE ABOVE DESCRIBED LAND WAS VACATED BY THAT CERTAIN RESOLUTION NO. RES-10-0150 OF THE CITY COUNCIL OF THE CITY OF LONG BEACH, A CERTIFIED COPY THEREOF BEING RECORDED DECEMBER 17, 2010 AS INSTRUMENT NO. 2010-1870726 AND DECEMBER 23, 2010 AS INSTRUMENT NO. 2010-1904672 ALL OF OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, NATURAL GAS, PETROLEUM, OTHER HYDROCARBONS AND ANY OTHER MINERALS BY WHATSOEVER NAME KNOWN, IN, ON AND UNDER THE PROPERTY, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, BELOW A DEPTH OF 500 FEET FROM THE SURFACE; PROVIDED, HOWEVER THAT SUCH RESERVATION DOES NOT INCLUDE AND GRANTOR EXPRESSLY WAIVES AND RELINQUISHES ANY SURFACE ENTRY RIGHTS ONTO THE PROPERTY TO A DEPTH OF 500 FEET, AS RESERVED AND EXCEPTED BY THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, BY DEED RECORDED JUNE 7, 2010 AS INSTRUMENT NO. 2010-767129 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (TR 2)

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

PARCEL 1:

PARCEL "A" AS SHOWN ON GRANT OF CERTIFICATE OF COMPLIANCE NO. 1411-08C, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 6, 2015 AS INSTRUMENT NO.20150139308, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE LAND DESCRIBED IN "GRANT DEED", IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, AS PER DOCUMENT RECORDED DECEMBER 29, 2010 AS INSTRUMENT NO. 20101933672, OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; LYING NORTHERLY OF THE NORTHERLY LINE OF THE VACATED 14TH STREET (60.00 FEET WIDE), AND SOUTHERLY OF THE NORTHERLY LINE OF THE VACATED COWLES STREET (60.00 FEET WIDE).

TOGETHER WITH THE EASTERLY 110.00 FEET OF THE LAND DESCRIBED IN SAID "GRANT DEED" LYING NORTHERLY OF THE NORTHERLY LINE OF THE VACATED COWLES STREET (60.00 FEET WIDE), AND SOUTHERLY OF THE CENTERLINE OF THE VACATED 15TH STREET (60.00 FEET WIDE).

EXCEPTING ALL OIL, NATURAL GAS, PETROLEUM, OTHER HYDROCARBONS AND ANY OTHER MINERALS BY WHATSOEVER NAME KNOWN, IN, ON AND UNDER THE PROPERTY, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, BELOW A DEPTH OF 500 FEET FROM THE SURFACE; PROVIDED, HOWEVER THAT SUCH RESERVATION DOES NOT INCLUDE AND GRANTOR EXPRESSLY WAIVES AND RELINQUISHES ANY SURFACE ENTRY RIGHTS ONTO THE PROPERTY TO A DEPTH OF 500 FEET, AS RESERVED AND EXCEPTED BY THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION, BY DEED RECORDED JUNE 7, 2010 AS INSTRUMENT NO. 20100767129, OF OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS FOR TRUCK, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, UTILITIES AND SURFACE DRAINAGE AS CREATED BY DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MAY 19, 2015 AS INSTRUMENT NO. 20150579494, OF OFFICIAL RECORDS.

VICINITY MAP



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



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18831 bardeen avenue - ste.
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92612
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fax: 949-863-0851
email: hpa@hparchs.com

Owner:



100 BAYVIEW CIRCLE, STE 310
NEWPORT BEACH, CA 92660
TEL : 949-509-5000

Project:

SAN FRANCISCO
INDUSTRIAL
CENTER

LONG BEACH, CA

Consultants:

- Civil: -
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: -
- Fire Protection: -
- Soils Engineer: -

Title: Master Site Plan

Project Number: 19641

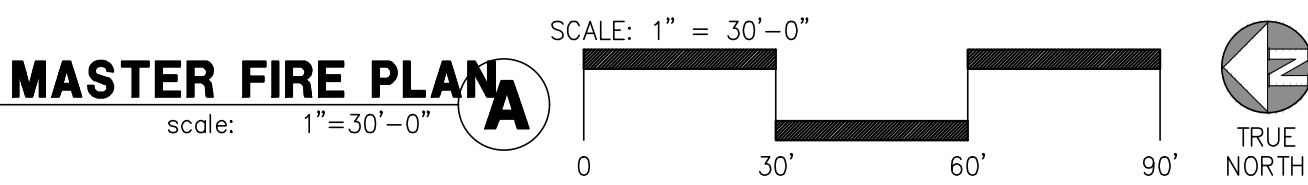
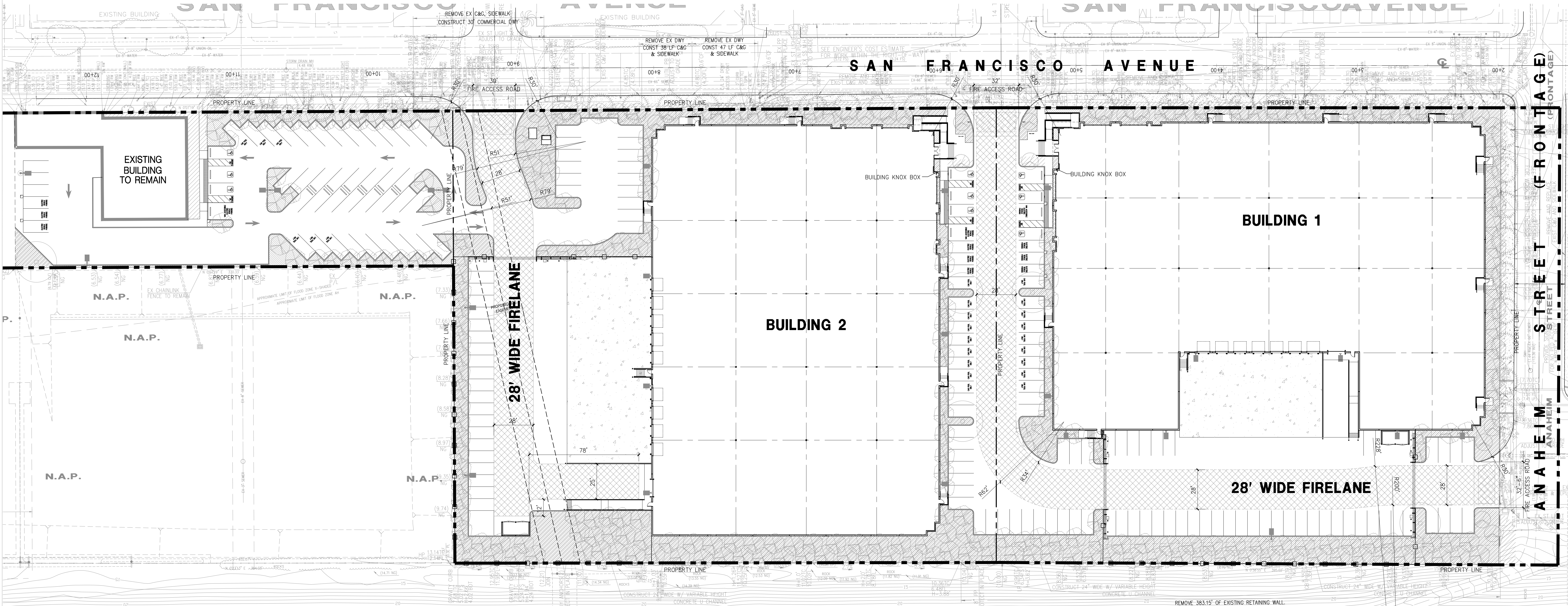
Drawn by: ML

Date: 03/03/20

Revision:

Sheet:

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NEWPORT BEACH, CA 92660
TEL : 949-509-5000

Project:

SAN FRANCISCO
INDUSTRIAL
CENTER

LONG BEACH, CA

Consultants:

Civil:	-
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	-
Fire Protection:	-
Soils Engineer:	-

Title: Master Fire Plan

Project Number: 19641
Drawn by: ML
Date: 03/03/20
Revision:

Sheet:

DAB-A1.1A

Owner:

ALERE
PROPERTY GROUP LLC

100 BAYVIEW CIRCLE, STE 310
NEWPORT BEACH, CA 92660
TEL : 949-509-5000

Project:

SAN FRANCISCO
INDUSTRIAL
CENTER

LONG BEACH, CA

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: Master Site Plan

Project Number: 19641

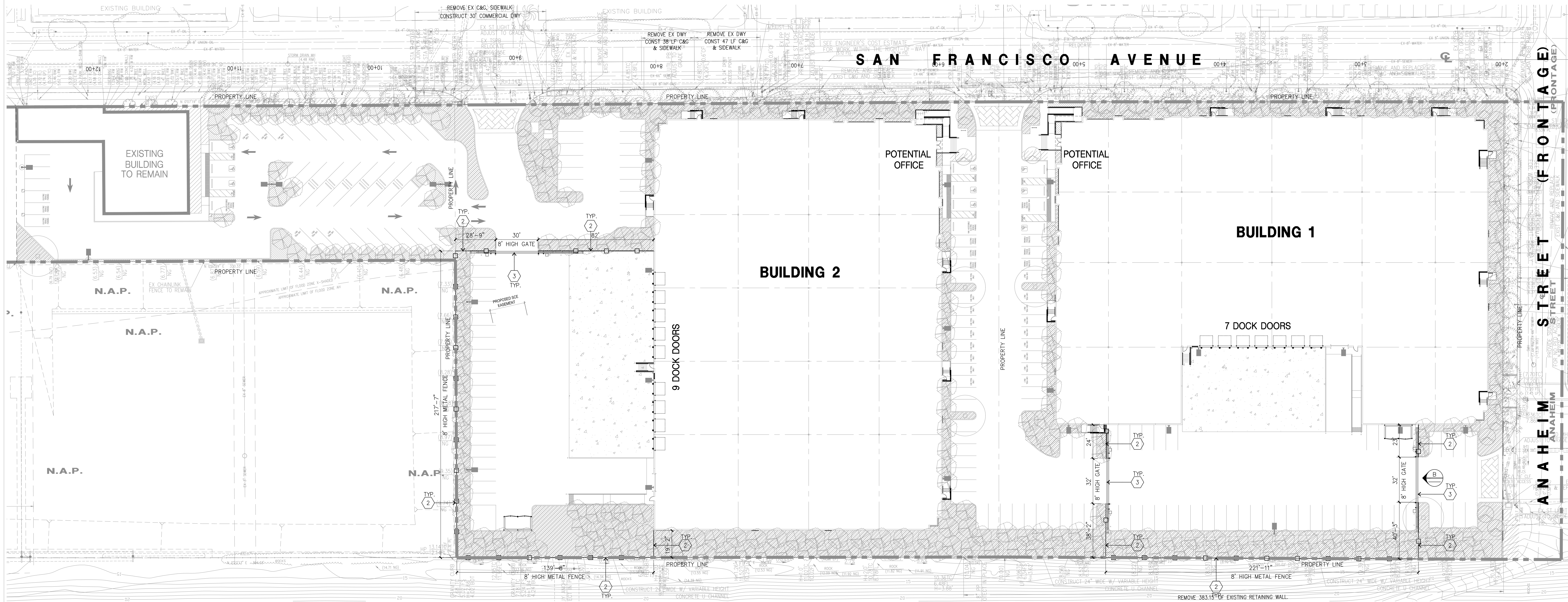
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Date: 03/03/20

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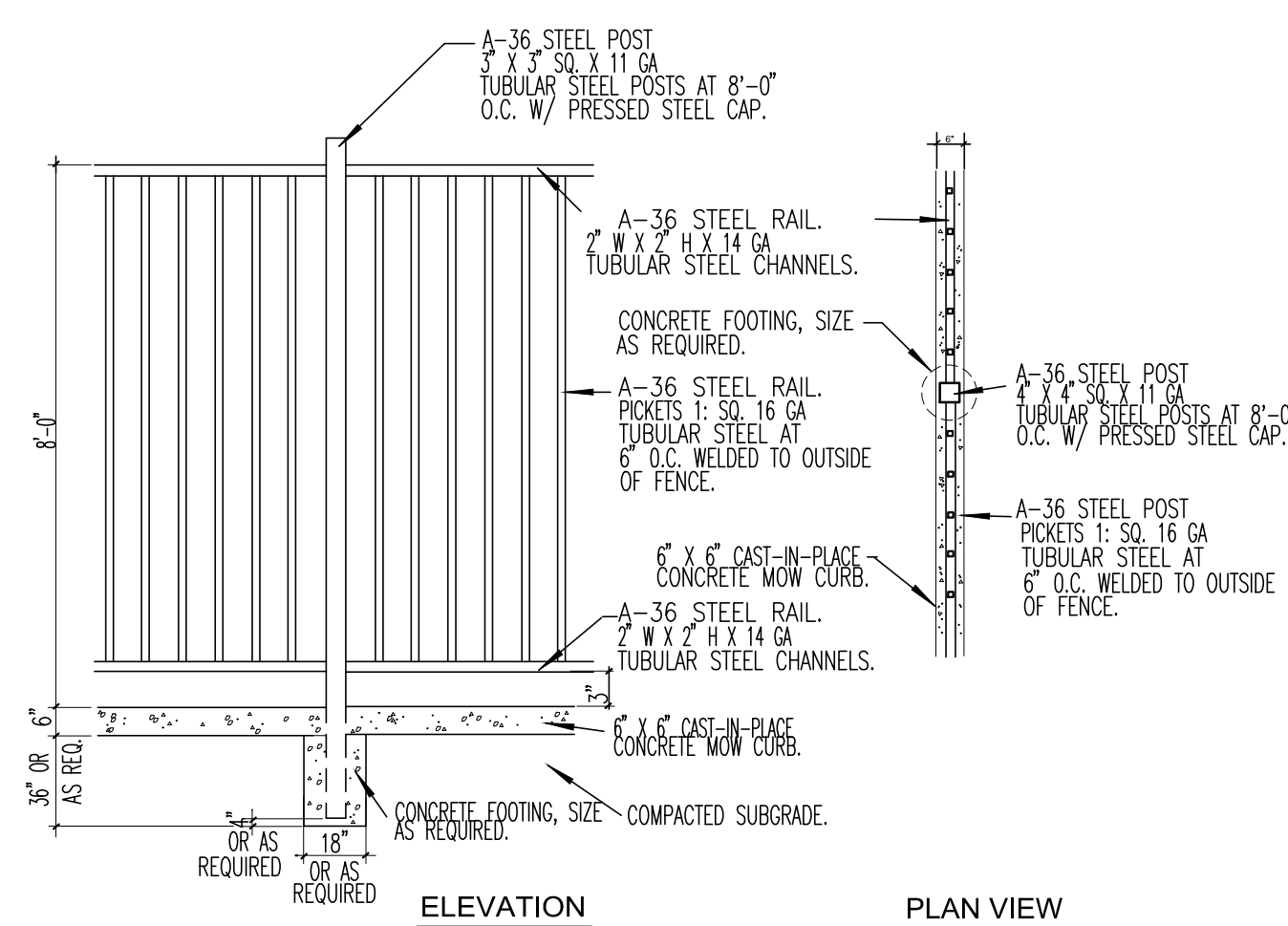
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MASTER SITE PLAN
scale: 1" = 30'-0"

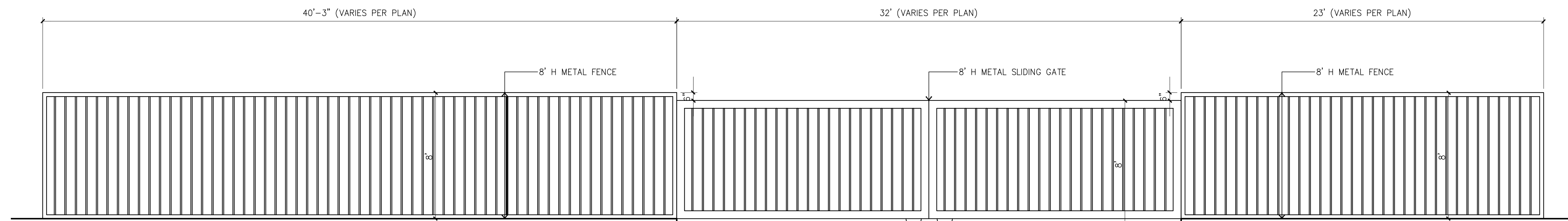
SITE PLAN KEYNOTES

- CONCRETE TILT-UP SCREEN WALL TO BE 8' HIGH.
- 8' HIGH METAL FENCE.
- PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX KEY SWITCH PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.



- NOTES:
- ALL TERMINAL POSTS TO BE 3"W X 3"D X 11GA STEEL TUBES W/ PRESSED STEEL CAP.
 - ALL FENCE COMPONENTS TO BE PRIMED AND POWDER COATED TO MATCH BLDG.
 - CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO TURF AREAS ONLY.
 - ALL OTHER PLANTER AREAS ADJACENT TO FENCE WILL NOT HAVE MOW CURB.
 - SAND AND GRIND ALL WELDS SMOOTH.

METAL FENCE
scale: N.T.S.



ENLARGED METAL FENCE AND GATE ELEVATION
scale: 1/4\"/>



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Owner:

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NEWPORT BEACH, CA 92660
TEL : 949-509-5000

Project:

**SAN FRANCISCO
INDUSTRIAL
CENTER**

LONG BEACH, CA

Consultants:

- Civil: -
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: -
- Fire Protection: -
- Soils Engineer: -

Title: Maximum Parking Scheme Plan

Project Number: 19641

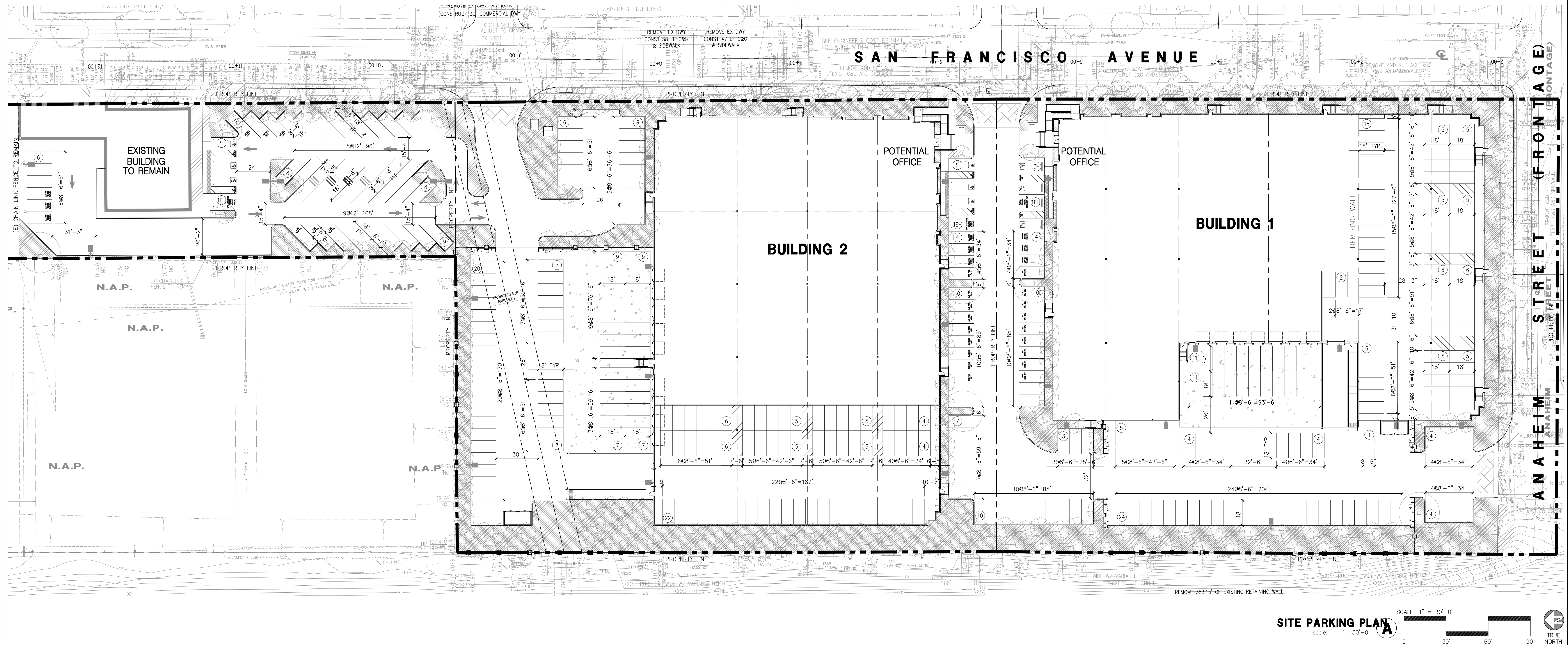
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Revision:

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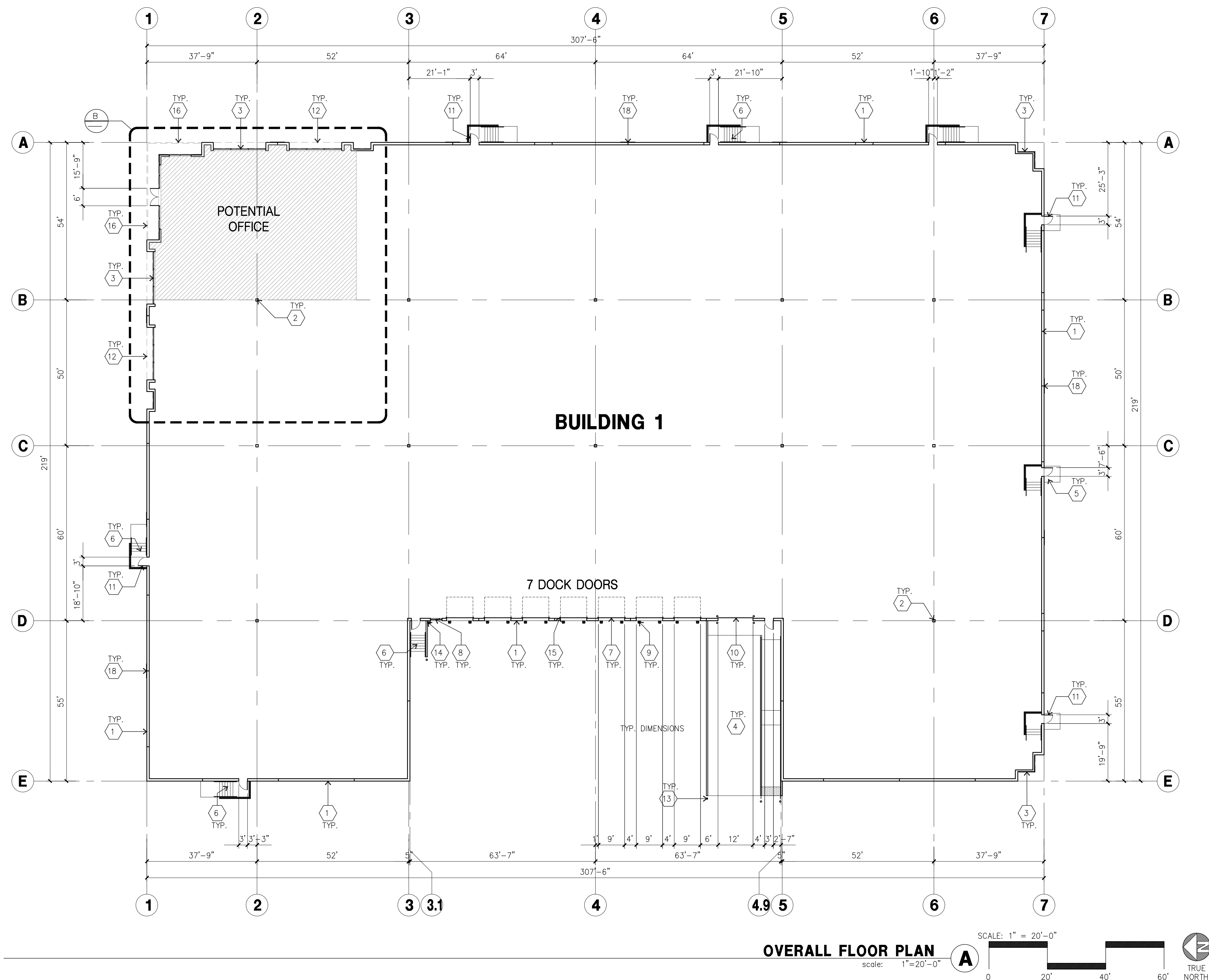
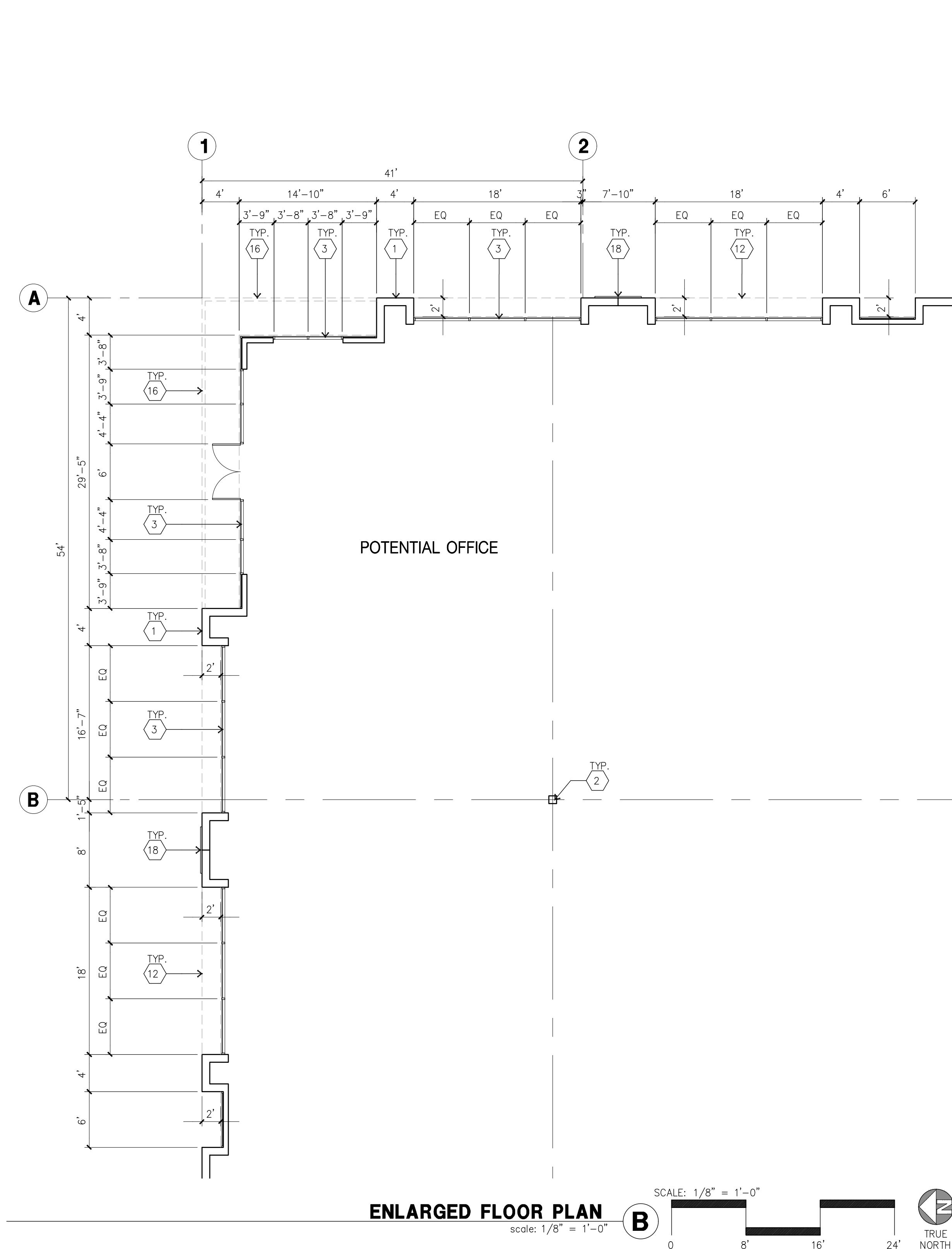
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PROJECT DATA

	BLDG. 1	BLDG. 2 (B) BLDG	TOTAL
SITE AREA			
In s.f.	129,426	124,102	36,336
In acres	2.97	2.85	0.83
BUILDING AREA			
Office	2,000	2,000	0
Mezzanine	2,000	2,000	0
Warehouse	0	0	5,827
Manufacturing	37,245	40,054	0
TOTAL	41,245	44,054	5,827
COVERAGE	31.9%	35.5%	16.0%
AUTO PARKING REQUIRED			
Office: 1/250 s.f. (if exceed 25%)	n/a	n/a	n/a
Whse: 1/1,000 s.f.	0	0	18
Manuf.: 3/1,000 s.f.	124	133	0
TOTAL	124	133	18
AUTO PARKING PROVIDED			
Standard (8.5' x 18')	155	162	40
Accessible parking (9' x 18')	2	2	3
Accessible Van parking (12' x 18')	1	1	1
EV charging only (12x18', 9x18', 8.5' x 18')	4	4	3
TOTAL	162	169	47
ZONING ORDINANCE FOR CITY			
Zoning Designation - General Industrial (IG)			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 65'			
MAXIMUM LOT COVERAGE			
Coverage - 80%			
LANDSCAPE PROVIDED			
In percentage	12%	16%	12%
In s.f.	15,230	19,341	4,521
SETBACKS			
Yard fronting Arterial St.- 10'			
Yard local or collector St - none			
Parking lot setback fronting St. - 5'			

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 5'-6"x5'-8"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6. EXTERIOR CONCRETE STAIR.
7. 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
8. LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER TYPICAL.
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE.
13. CONC. FILLED GUARD POST, 6" DIA. U.N.O. 42"H.
14. EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
15. Z GUARD.
16. METAL CANOPY ABOVE.
17. INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPER.
18. DECORATIVE METAL MESH.

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 125' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOK EXITS.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. SEE DOOR LEGEND FOR DOOR TYPES AND SIZES. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.
15. PROVIDE FIRE RATED PANEL JOINTS AND CAULKING AT ALL OPENINGS ON 3HR FIRE RATED WALL. SEE A DRAWING FOR LOCATIONS.
16. PROVIDE 2A 10B:C FIRE EXTINGUISHERS FOR OFFICE AREA (1 FOR EVERY 1,500 SF) AND 4A 40B:C FIRE EXTINGUISHERS FOR WAREHOUSE AREA (1 FOR EVERY 1,000 SF)
17. ROOFS SHALL BE DESIGNED TO BE SOLAR-READY SUBJECT TO ALL APPLICABLE STATE AND LOCAL CONSTRUCTION CODES AND PROVIDE CONDUIT FROM THE ELECTRICAL PANEL TO THE ROOF

FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN.
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR GLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE
 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15ML STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 12. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER
 13. 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
 14. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000/BURKE EPOXY INJECTION RESIN OR EQUAL.
 15. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
 16. MM-80 AT SPEED BAY ONLY



hpa, inc.
18831 bardeen avenue - ste.
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92612
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Owner:



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TEL : 949-509-5000

Project:

SAN FRANCISCO
INDUSTRIAL
CENTER

LONG BEACH, CA

Consultants:

- | | |
|------------------|---|
| Civil: | - |
| Structural: | - |
| Mechanical: | - |
| Plumbing: | - |
| Electrical: | - |
| Landscape: | - |
| Fire Protection: | - |
| Soils Engineer: | - |

Title: Building 1 Overall Floor Plan

Project Number: 19641

Drawn by: ML

Date: 03/03/20

Revision:

Sheet:

1-DAB-A2.1

Owner:

ALERE
PROPERTY GROUP LLC

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NEWPORT BEACH, CA 92660
TEL : 949-509-5000

Project:

**SAN FRANCISCO
INDUSTRIAL
CENTER**

LONG BEACH, CA

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: -
Fire Protection: -
Soils Engineer: -

Title: Building 1 Elevations

Project Number: 19641

Drawn by: ML

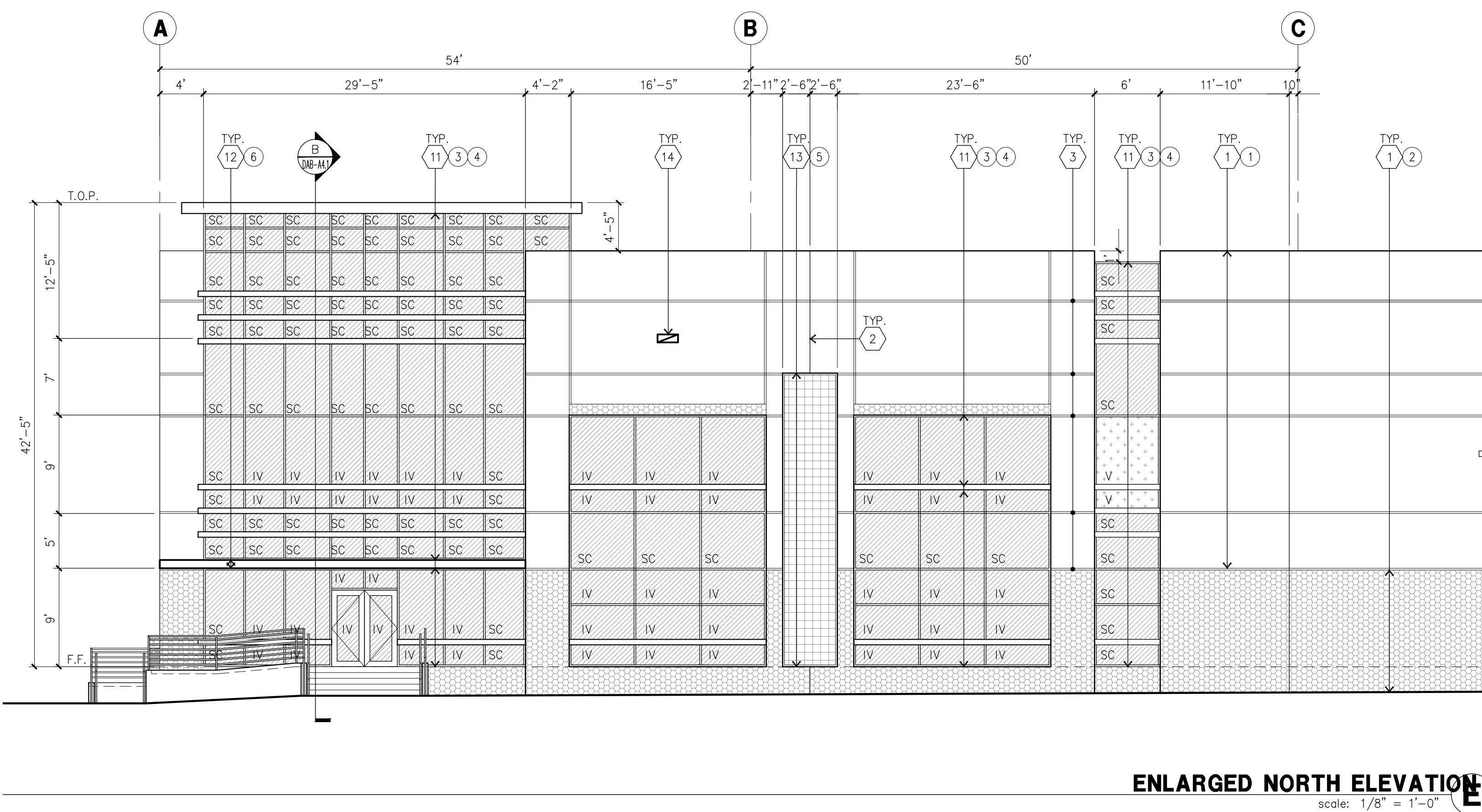
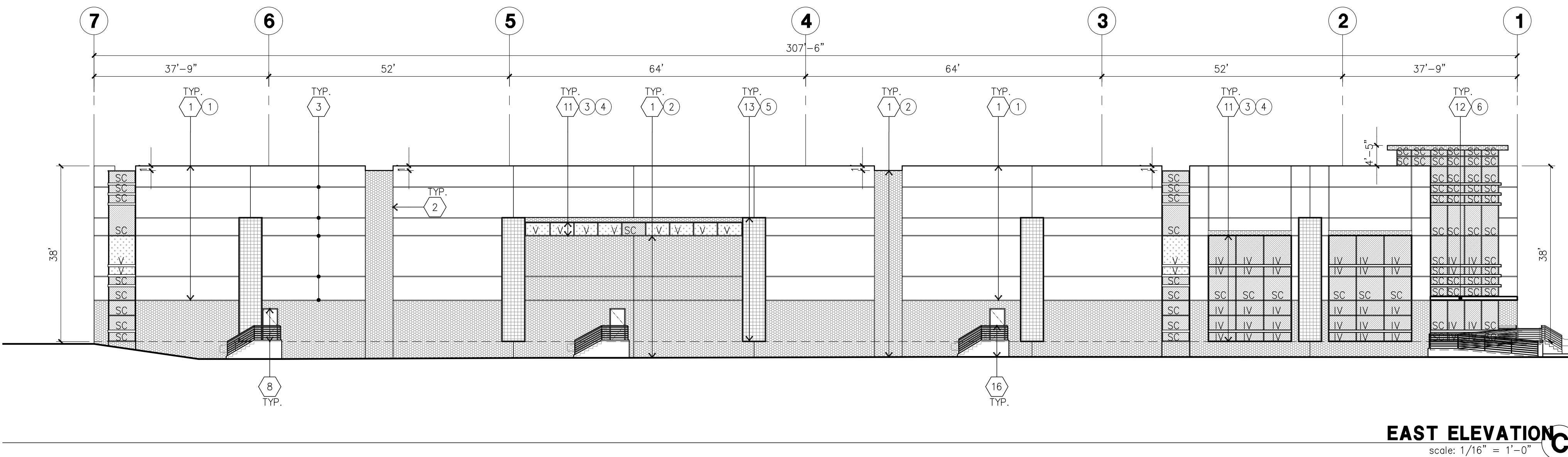
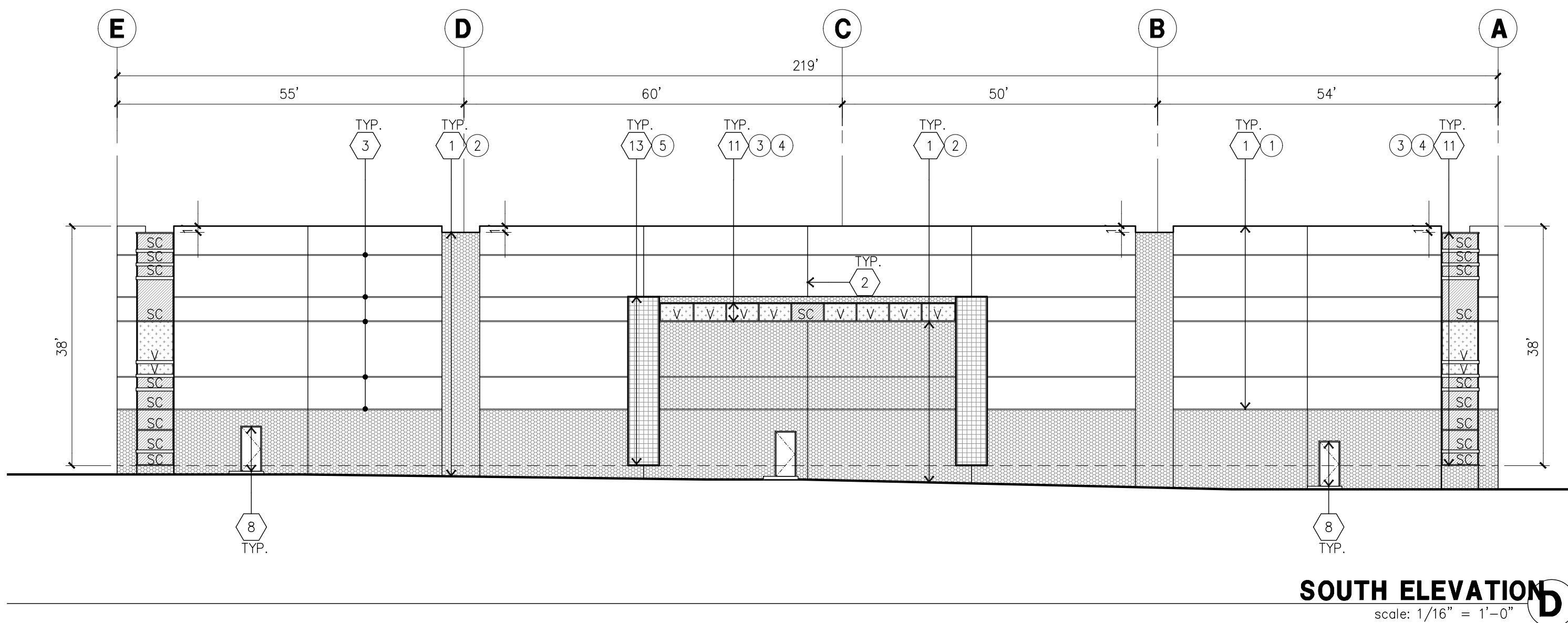
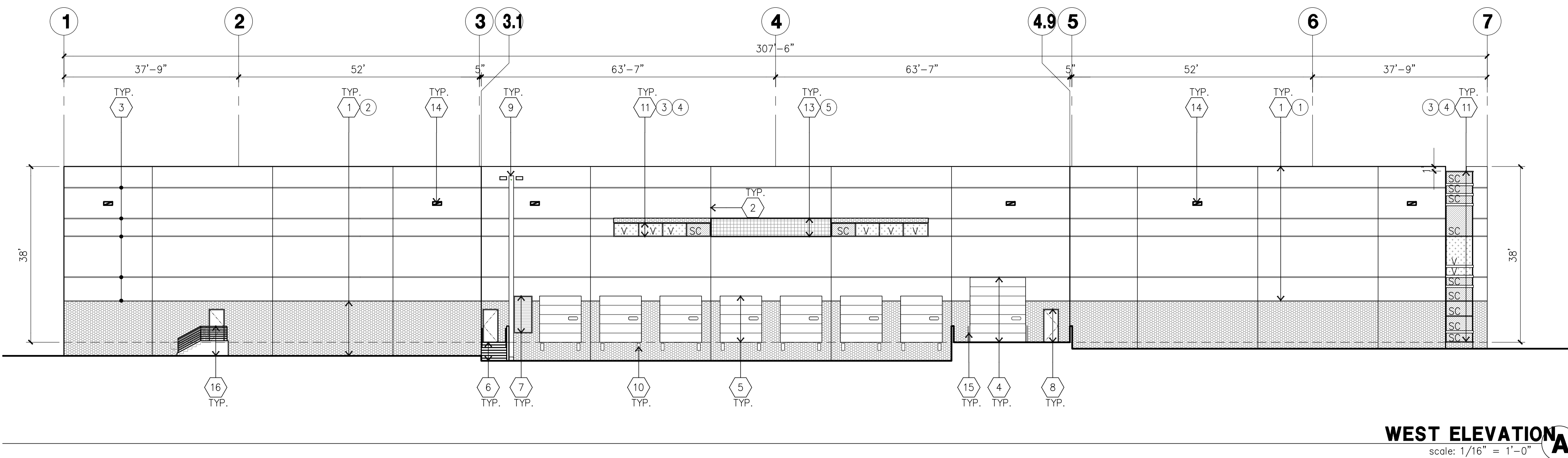
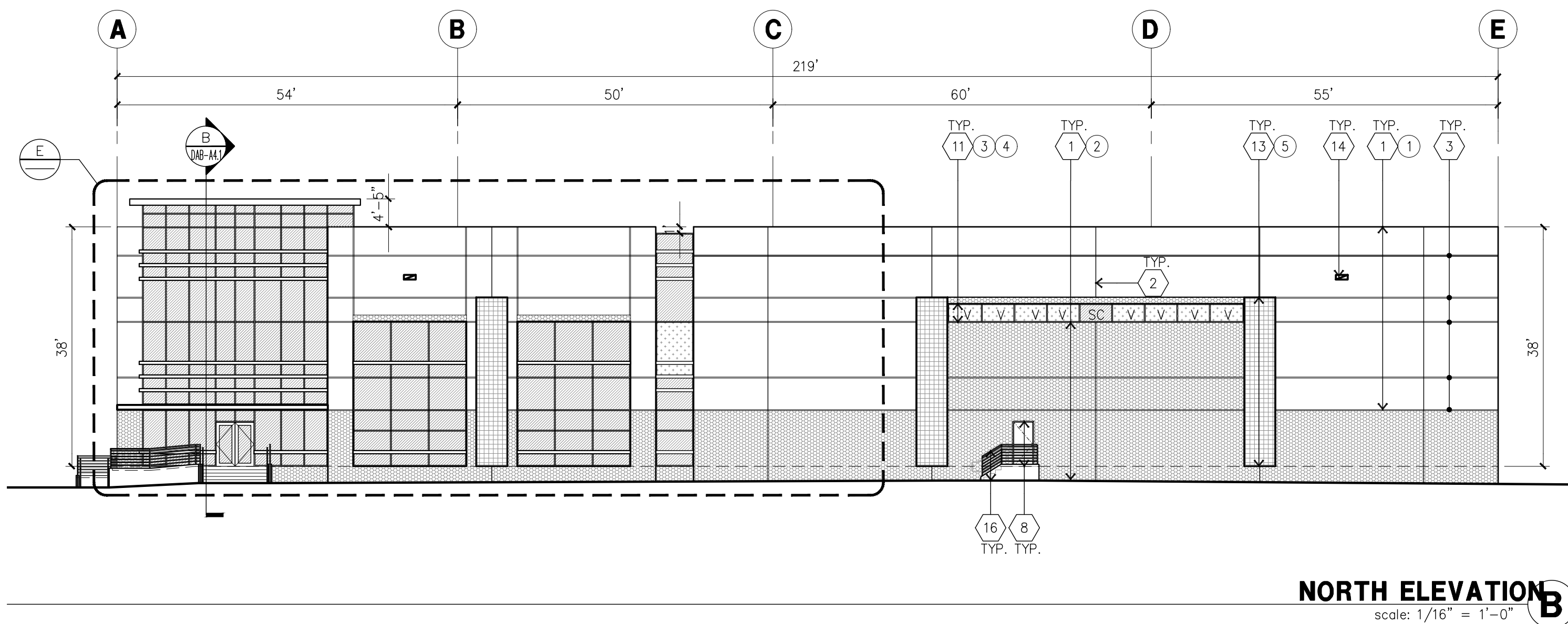
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Sheet:

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ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O. 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 4 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 6 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH OF BUILDING.
- 7 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- 8 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 11 METAL CANOPY.
- 12 DECORATIVE METAL MESH
- 13 WALL MOUNTED LIGHTING FIXTURES. SEE "E" DRAWINGS.
- 14 CONC. FILLED GUARD POST, 6" DIA. U.N.O. 42"H.
- 15 CONCRETE STAIR AND LANDING W/ METAL PIPE HANDRAIL AND GUARDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 16

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT COLOR : SW 7004 SNOWBOUND
- 2 PAINT COLOR : SW 7072 ONLINE
- 3 MULLIONS COLOR : CLEAR ANODIZED
- 4 GLAZING COLOR : BLUE REFLECTIVE
- 5 DECORATIVE METAL MESH.
- 6 METAL CANOPY: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE SHERWIN WILLIAMS SW 7004 PEPPERCORN

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | |
|----------------------------|--|
| IV INSULATED VISION GLASS | SC SPANDREL GLASS WITH CONCRETE BEHIND |
| V SINGLE LITE VISION GLASS | |

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 20%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY CPACICOAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA
MULLIONS : ANODIZED CLEAR



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Civil:
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Fire Protection:
Soils Engineer:

Title: Building 2 Overall Floor Plan

Project Number: 19641

Drawn by: ML

Date: 03/03/20

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- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 SYSTEM STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONCRETE TILT-UP GARD WALL OR BUILDING ON BOTH SIDE OF RAMP.
- 5 5'-0"x5'-0"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROWN FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL GANGPLY ABOVE.
- 17 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPER.
- 18 DECORATIVE METAL MESH.

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE PROTECTION AT APPROXIMATELY 125' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE ROOF STRIP 1/2" TO EXTERIOR AT ALL MANDOOK EXITS.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, GIRD LINE, OR FACE OF STUD U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. SEE DOOR LEGEND FOR DOOR TYPES AND SIZES.
NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE. (X)
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE OF CORB C18-703.5
14. ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.
15. PROVIDE FIRE RATED PANEL JOINTS AND CAULKING AT ALL OPENINGS ON 3MR FIRE RATED WALL. SEE A DRAWING FOR LOCATIONS.
16. PROVIDE 24 10B:1 FIRE EXTINGUISHERS FOR OFFICE AREA (1 FOR EVERY 1,500 SF) AND 4A 40B:1 FIRE EXTINGUISHERS FOR WAREHOUSE AREA (1 FOR EVERY 1,000 SF)
17. ROOFS SHALL BE DESIGNED TO BE SOLAR-READY SUBJECT TO ALL APPLICABLE STATE AND LOCAL CONSTRUCTION CODES AND PROVIDE CONDUIT FROM THE ELECTRICAL PANEL TO THE ROOF.

THESE NOTES ARE VERY MIN.

1. FLOOR COMPACTION - 95%.
2. TRENCH COMPACTION - 90%.
3. BUILDING FLOOR SLAB - SEE TRENCH DRAWINGS.
4. CONTRACTOR TO BUILD CLASS V FLOOR PER A.C.I. 302-IR-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING CURING FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAPFERED.
8. CONCRETE CRACKS, CONCRETE TRUCKS, OR ANYTHING HEAVY WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FT50 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE.
11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15MIL STEEL OR SOLID UNDER THE CONCRETE SLAB. PROVIDE SAND PER EQUALS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
12. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER WIGGERS ARE REQUIRED, SHALL BE HYDRATED WITHOUT USE OF BURELNE, CURING COMPOUND, OR RELEASE AGENTS.
13. CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
14. SEAL CONCRETE SLAB "PODTHU" SEALER
15. 10' POOL STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
16. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOSITE TO MATCH CONCRETE COLOR. REPAIR ROAD 12000BUR.
17. EPOXY INJECTION RESIN OR EQUAL.
18. PROVIDE FIRE RATING/STOPS PER FIRE DEPARTMENT REQUIREMENT.
19. MM-80 SPEED LIMIT SIGN

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Owner:

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NEWPORT BEACH, CA 92660
TEL : 949-509-5000

Project:

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INDUSTRIAL
CENTER**

LONG BEACH, CA

Consultants:

Civil: -
Structural: -
Mechanical: -
Plumbing: -
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Fire Protection: -
Soils Engineer: -

Title: Building 2 Elevations

Project Number: 19641

Drawn by: ML

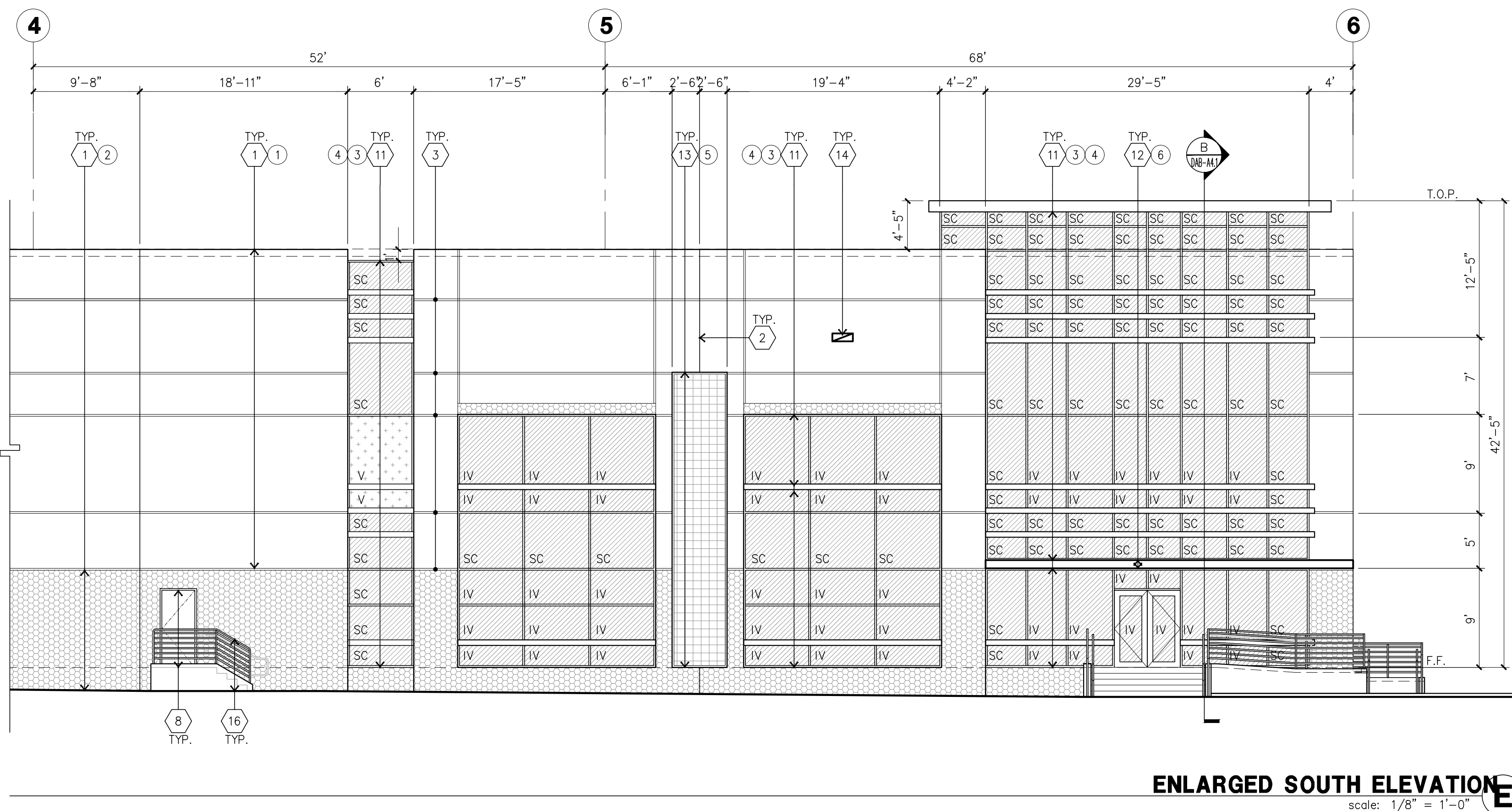
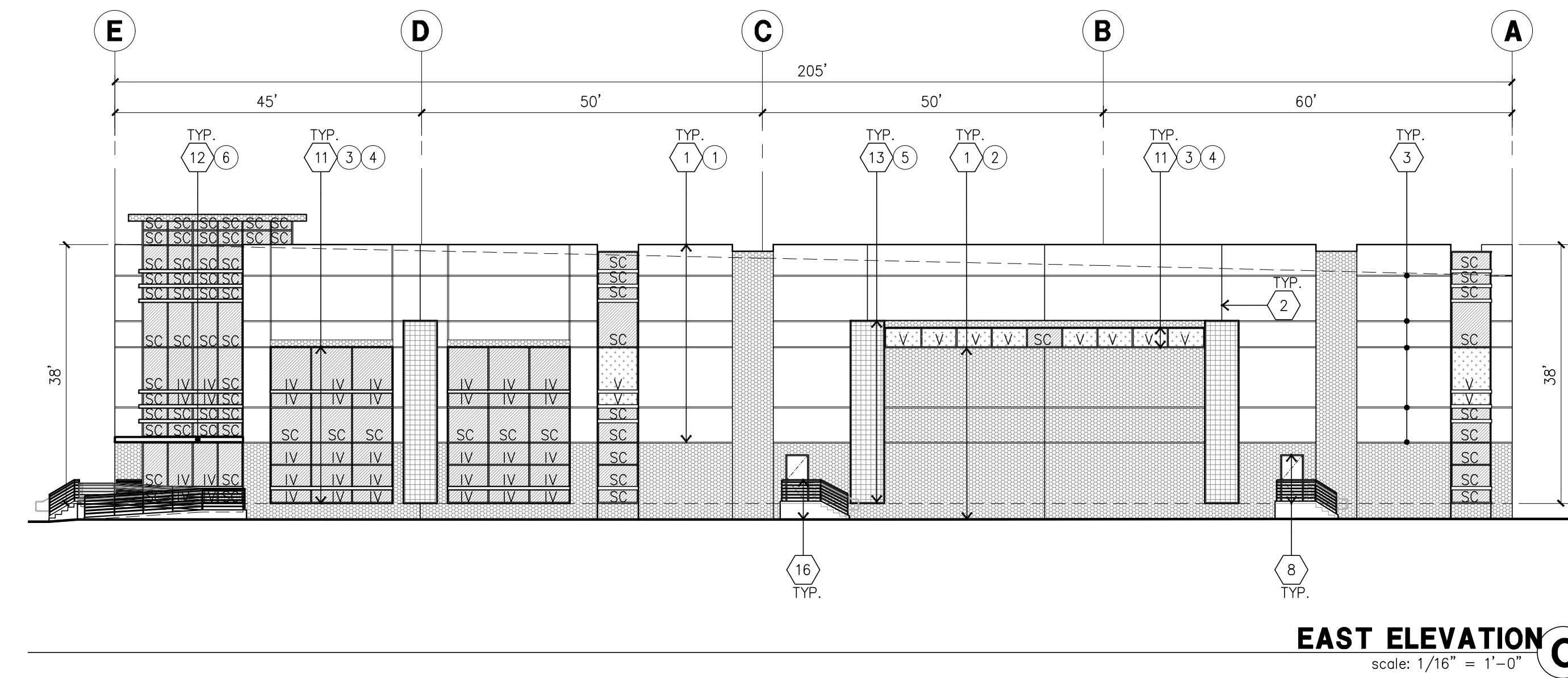
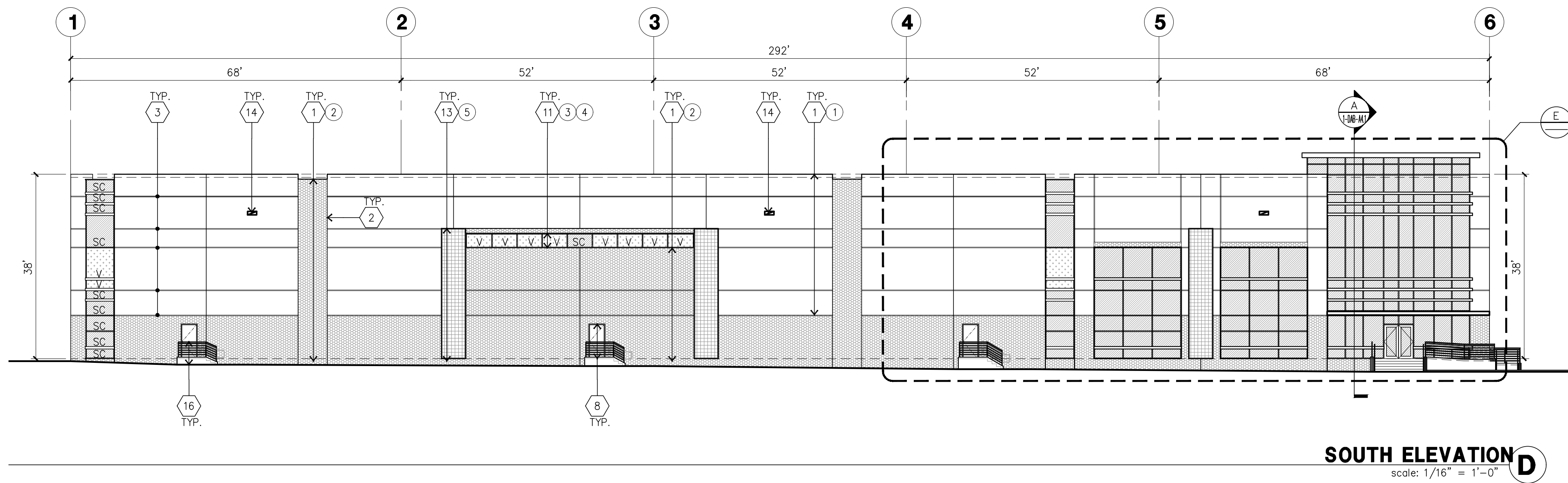
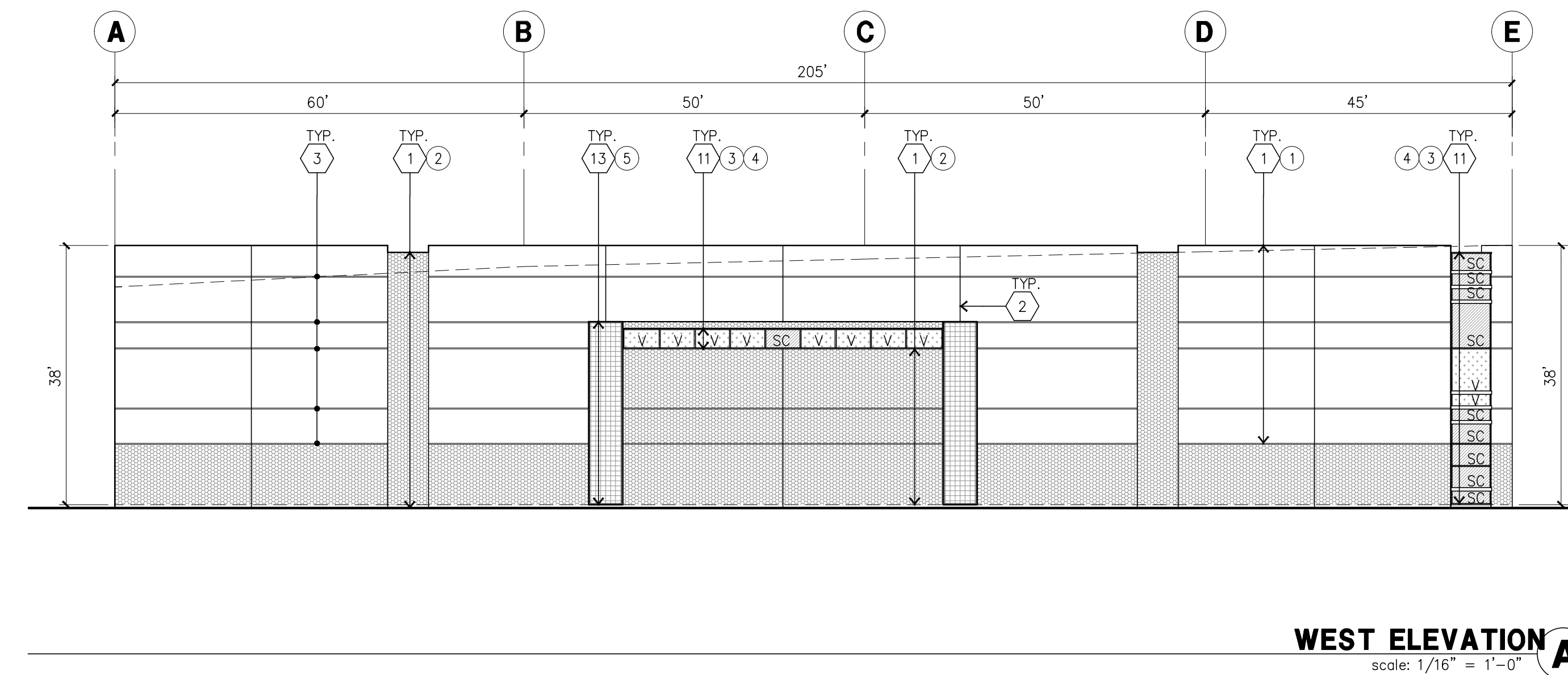
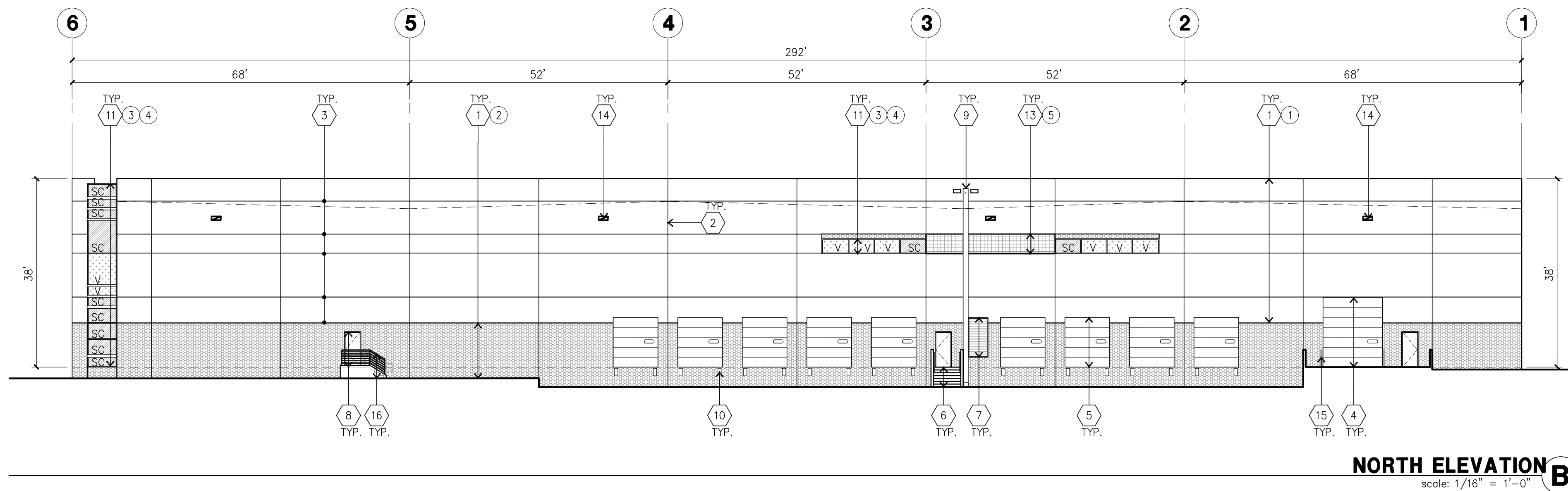
Date: 03/03/20

Revision:

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4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
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9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

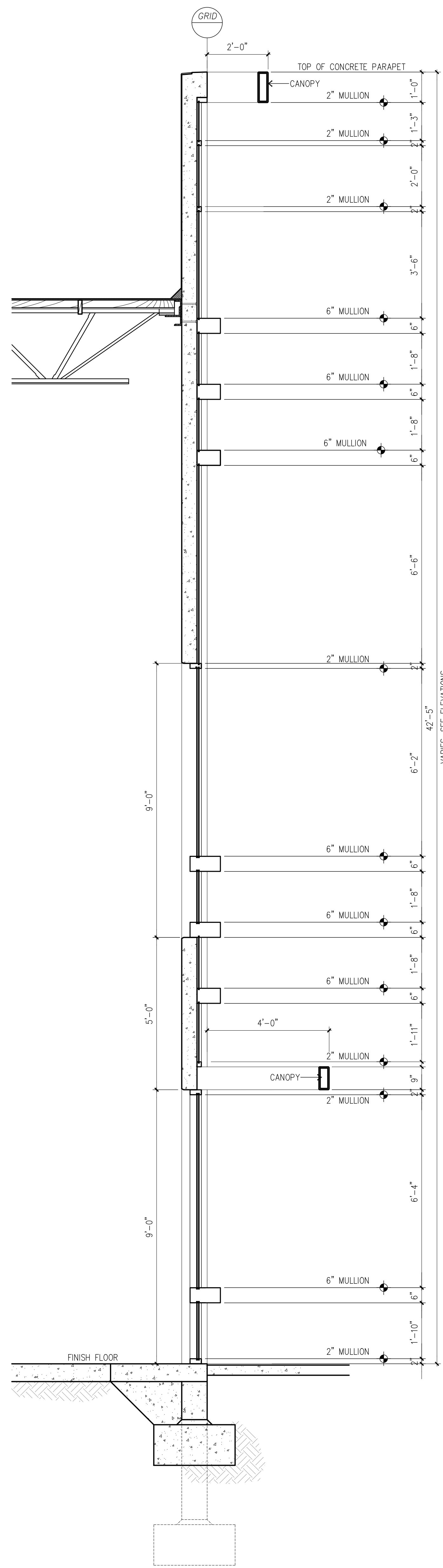
ELEVATION COLOR LEGEND/SCHED.

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3. MULLIONS COLOR : CLEAR ANODIZED
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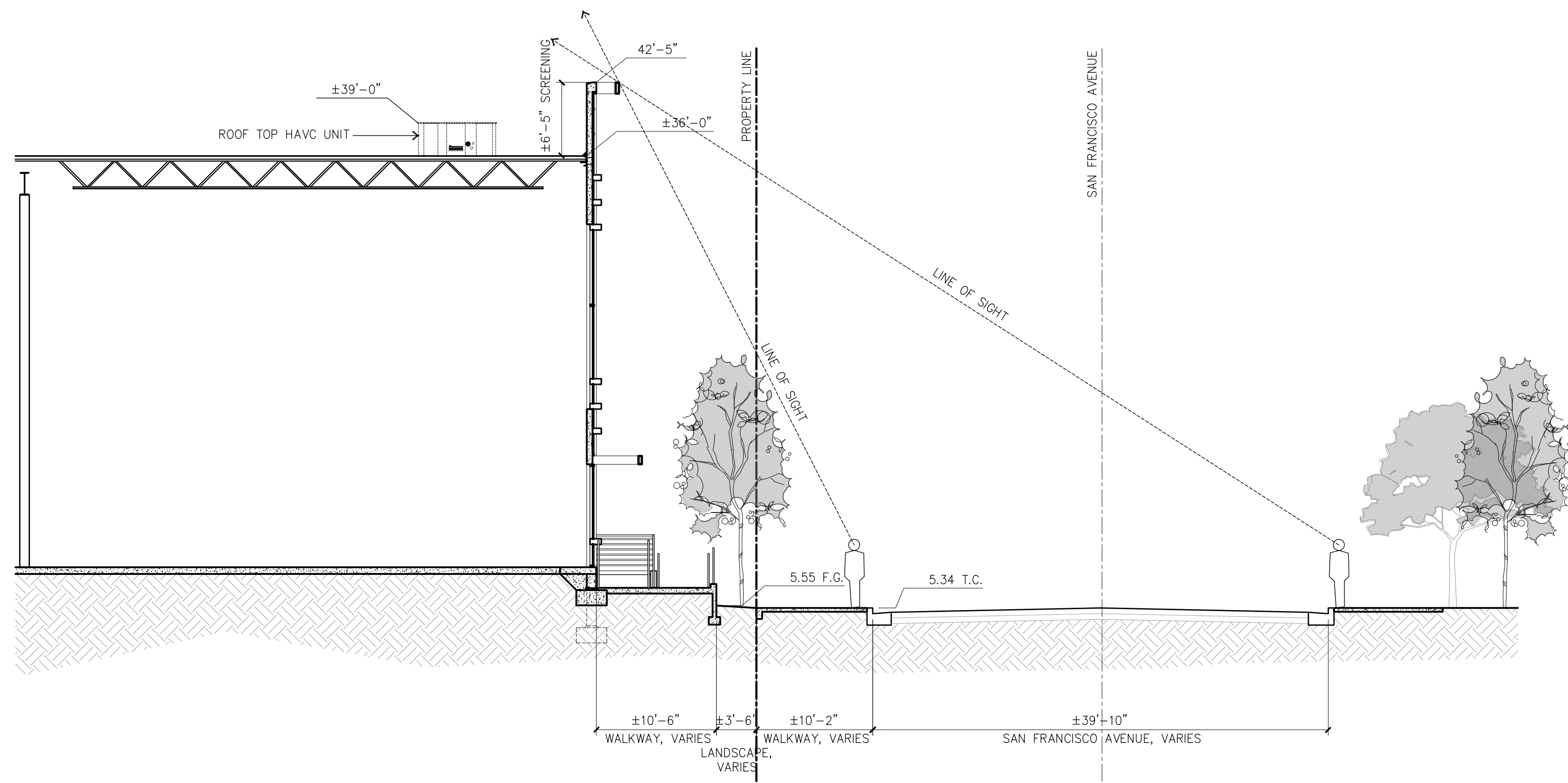
GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

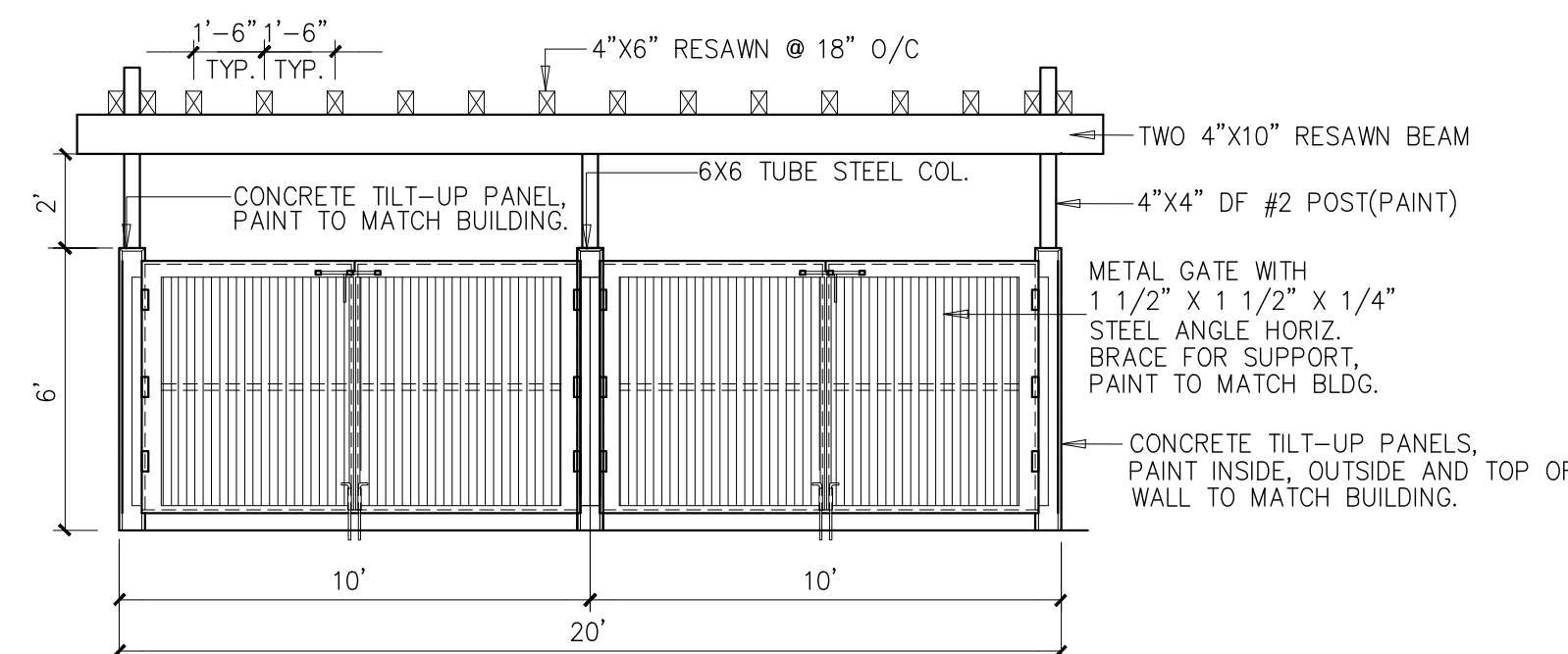
- IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
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- MULLIONS : ANODIZED CLEAR



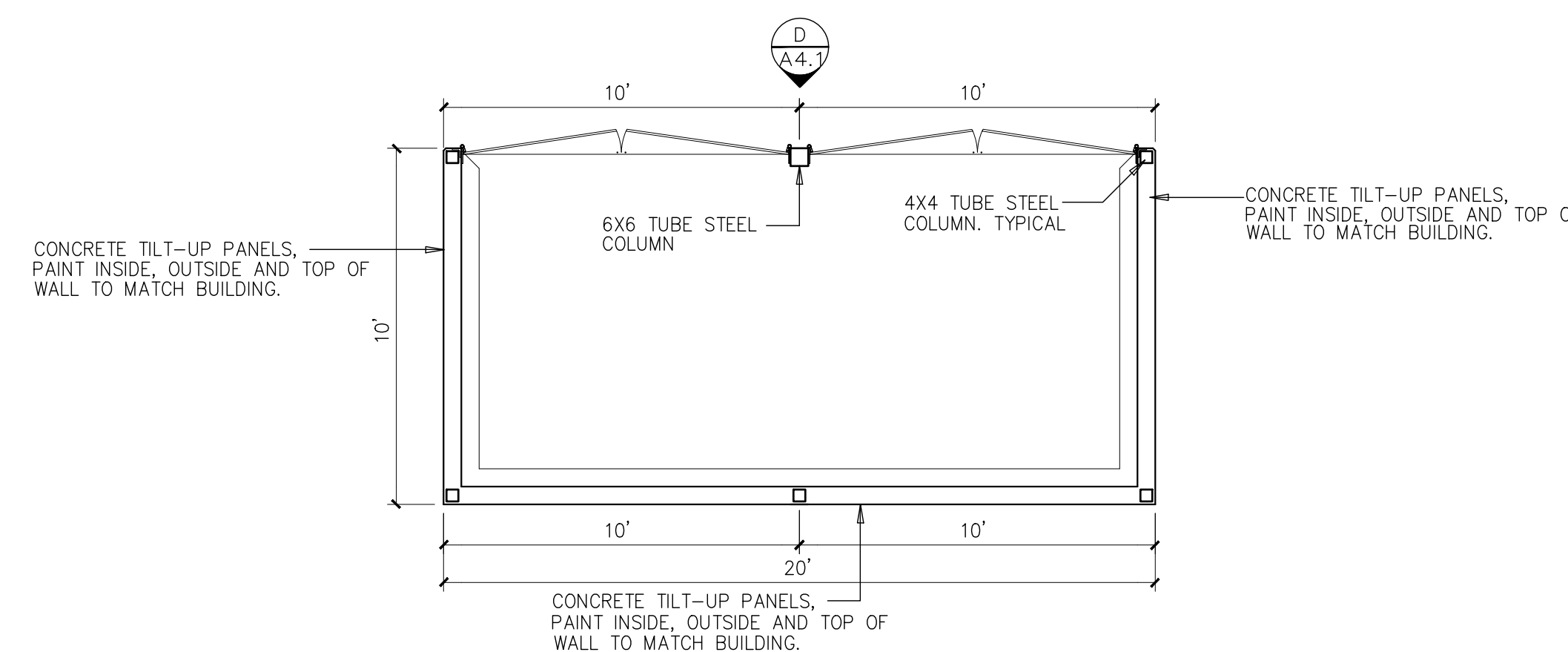
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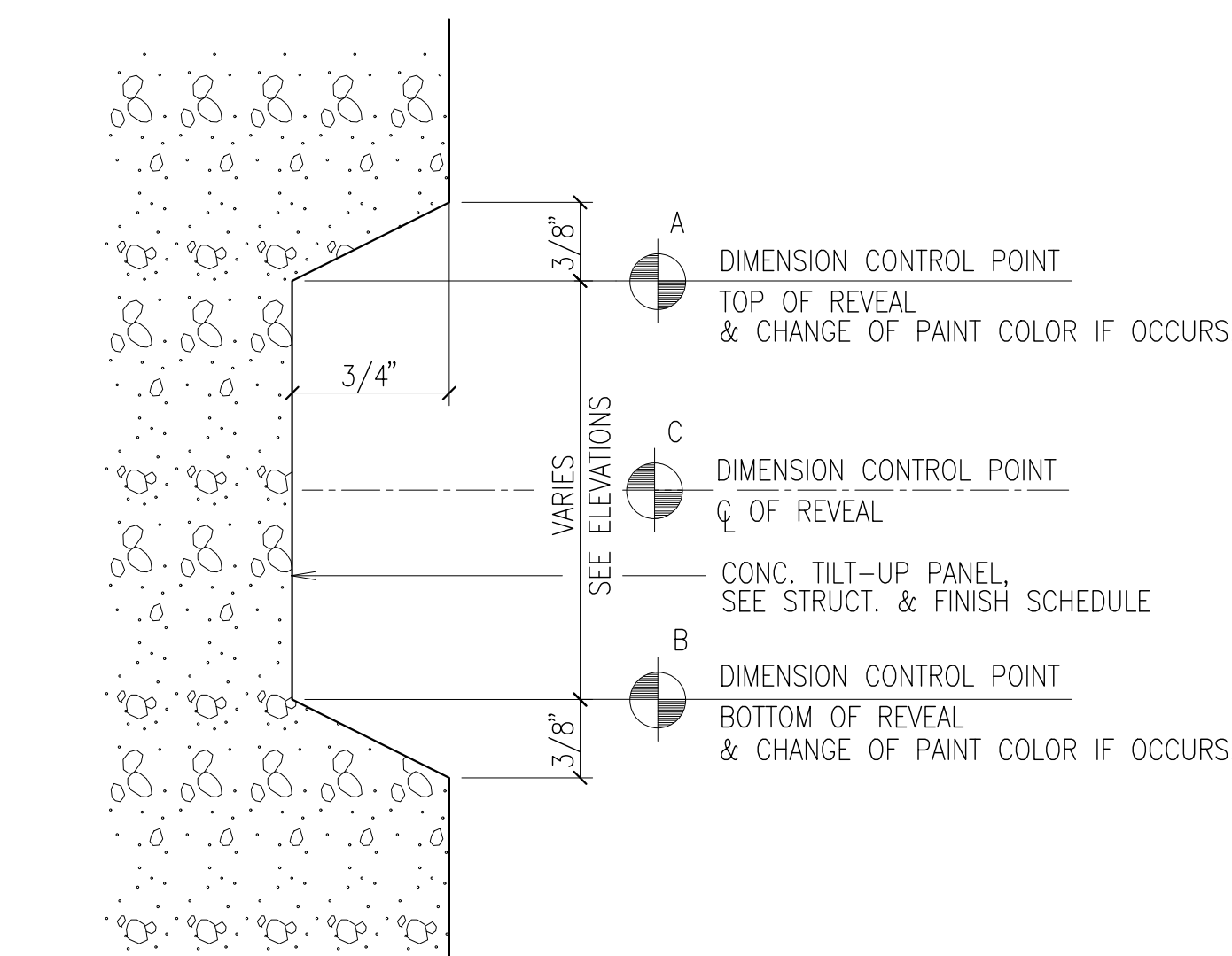
SECTION AT MAIN OFFICE
scale: 1/8"=1'-0" (A)



TRASH ENCLOSURE GATE ELEVATION
scale: 1/4" = 1'-0" (D)



TRASH ENCLOSURE PLAN
scale: 1/4" = 1'-0" (C)



TYP. CONCRETE REVEAL
scale: N.T.S. (E)

- NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
 2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"



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Owner:

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Title: Sections

Project Number: 19641

Drawn by: ML

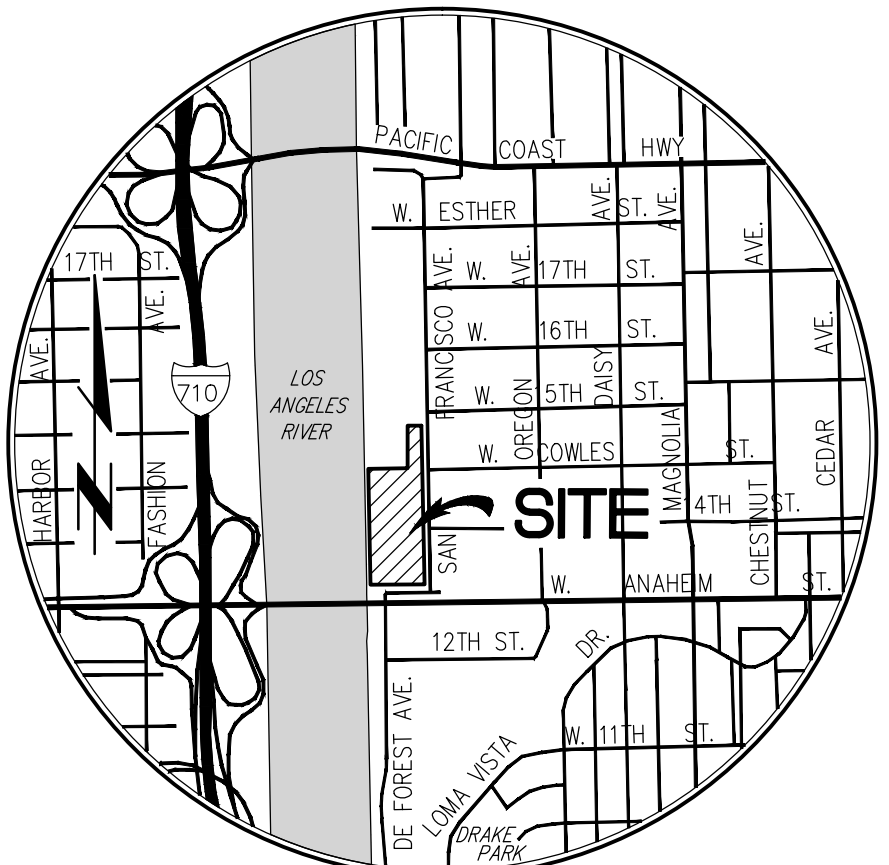
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0 15 30 60 90

SCALE: 1" = 30'

ONG BEACH

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Date _____		
Checked by _____		
Date _____		
Designed by _____	Public Works Director _____	R.C.E. _____ XXXXXX
Date _____		
Checked by _____		
Date _____	Sheet 1 of 3 Sheets	

3674/1 OF 3 SHEET

SITE ADJUSTMENT	(0.12)
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NOTE: FOLLOWING ARE SELECTED ZONING AND/OR DEVELOPMENT REQUIREMENTS OF
ARTICULAR RELEVANCE TO THE PROPERTY SHOWN HEREON, AND SHOULD NOT BE
CONSTRUED AS REPRESENTING THE TOTALITY OF SUCH REQUIREMENTS THAT MAY BE
ASSOCIATED WITH SAID PROPERTY. IT IS RECOMMENDED THAT INTERESTED PARTIES
CONSULT AN OFFICIAL COPY OF THE COMPLETE MUNICIPAL ZONING CODE, AS WELL AS
ANY EXISTING AGREEMENTS OR OTHER SIMILAR DOCUMENTS, FOR A GREATER
DEMONSTRATION OF THE REQUIREMENTS ASSOCIATED WITH THE PROPERTY SHOWN
HEREON.

SELECTED ZONING REQUIREMENTS:
(THE FOLLOWING REQUIREMENTS ARE PER CITY OF LONG BEACH ZONING CODE FOR "G" (GENERAL INDUSTRIAL).

1). BUILDING SETBACK REQUIREMENTS (SECTION 21.33.140, TABLE 33--4):

- A. YARD FRONTING ON MINOR ARTERIAL OR GREATER STREET: 10'
- B. YARD FRONTING ON LOCAL OR RESIDENTIAL STREET: 5'
- C. YARDS ABUTTING ALLEYS: 0' FROM CENTERLINE
- D. YARDS ABUTTING RESIDENTIAL DISTRICT: 45'
- E. YARDS ABUTTING INDUSTRIAL DISTRICT: 15'
- F. PARKING LOT SETBACK FOR YARD FRONTING ON ARTERIAL STREET: 5'
- G. REAR YARD: NONE SPECIFIED

2). HEIGHT RESTRICTIONS (SECTION 21.33.130, TABLE 33--3):

- A. MAXIMUM BUILDING HEIGHT: 35'

3). LOT SIZE RESTRICTIONS (SECTION 21.33.110, TABLE 33--3):

- A. MINIMUM LOT SIZE: 10,000 SQ. FT.

4). LOT COVERAGE (SECTION 21.33.120, TABLE 33--3):

- A. MAXIMUM LOT COVERAGE: 80%

5). OFFICE SPACE RESTRICTIONS (SECTION 21.33.170):

- A. MAXIMUM ACCESSORY OFFICE SPACE: 25% OF GROSS FLOOR AREA, 45% OF TOTAL GROSS FLOOR AREA FOR OFFICE AREA OF LESS THAN 10,000 SQ. FT.

6). PARKING SPACE REQUIREMENTS (CHAPTER 421, TABLE 41--1C):

A. INDUSTRIAL/MANUFACTURING USES:

- (1) MANUFACTURING, PROCESSING, PACKING, ASSEMBLY AND THE LIKE: 1 SPACE PER EVERY 5,000 SQ. FT. OF YARD AREA, PLUS OFFICE AREAS ARE SEPARATELY SEPARATED BY A WALL OR A FENCE (ALL SPACES SHALL BE PROVIDED)
- (2) MANUFACTURING, PROCESSING, PACKING, ASSEMBLY AND THE LIKE: 2 PER 1,000 SQ-FT OF OFFICE AREA GREATER THAN 25% IS CALCULATED SEPARATELY
- (3) MINI-WAREHOUSE (PERSONAL STORAGE): 3 SPACES PLUS 1 PER 1000 SQ-FT

B. WAREHOUSE, AIRPLANE HANGAR, AND MECHANICAL EQUIPMENT BUILDINGS: 1 PER 1,000 GFA (OFFICE AREA GREATER THAN 25% IS CALCULATED SEPARATELY)

(4) WHOLESALE SALES AND DISTRIBUTION CENTER: 3 PER 1,000 GFA (OFFICE AREA GREATER THAN 25% IS CALCULATED SEPARATELY)

B. OFFICE USES:

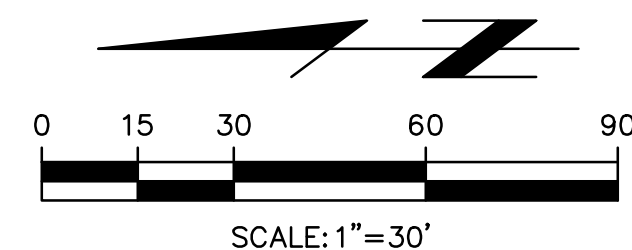
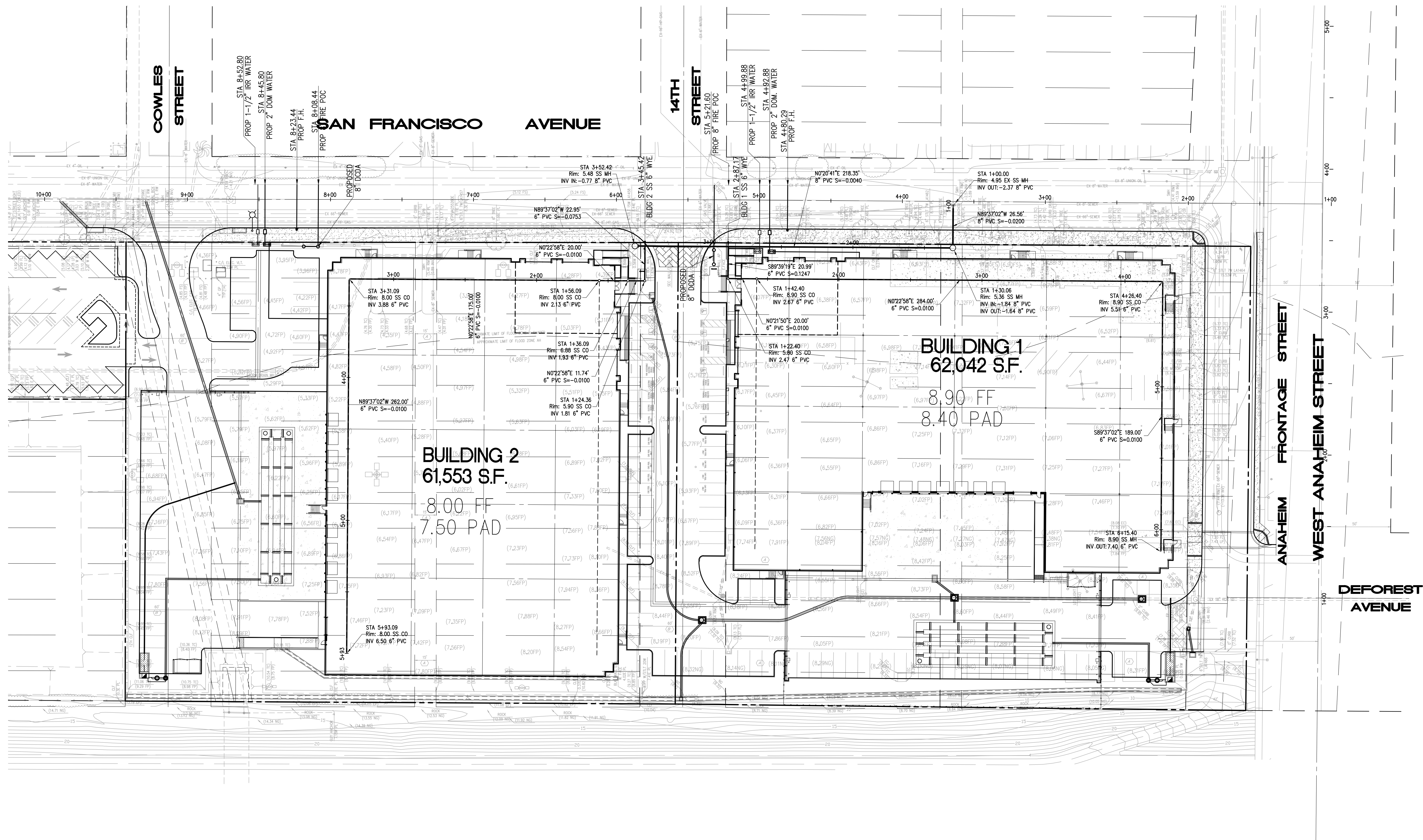
- (1) PROFESSIONAL OR UNSPECIFIED OFFICE (NO ADDITIONAL PARKING FOR OFFICENTS OR NEIGHBORS IF LESS THAN 10 PERCENT OF BUILDING AREA): 4 PER 1,000 GFA UP TO 20,000 GFA, 5 PER 1,000 GFA FOR 20,000 GFA TO 50,000 GFA, 6 PER 1,000 GFA FOR EACH COMPANY VEHICLE EXCEEDING 5, MINICHEVOR IS GREATER

C. RETAIL USES:

- (1) PERSONAL OR PERSONAL SERVICE, STORE OR SHOP (COMMERCIAL CLUSTERS): 4 PER 1,000 SQ-FT-GFA

A PORTION OF THE PROPERTY SHOWN HEREIN IS SITUATED WITHIN ZONE "A". FLOOD ELEVATION IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (ELEVATIONS DETERMINED), AND A PORTION OF SAID PROPERTY IS SITUATED WITHIN ZONE "X-SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA OF 1 ACUARE OR LESS); AND A PORTION OF SAID PROPERTY IS SITUATED WITHIN ZONE "B" (AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF 1' OR MORE); AS SHOWN ON A FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06037C1962P; EFFECTIVE DATE: SEPTEMBER 26, 2008. COMMUNITY NUMBER: 060136 FOR CITY OF LONG BEACH. PANEL NUMBER: 1962. SUFFIX: ** APPROXIMATE LIMITS OF SAID FLOOD ZONES ARE SHOWN HEREIN.

BASE FLOOD ELEVATION WITHIN ZONE "AH" IS DETERMINED TO BE 9 FEET. THIS FLOOD ELEVATION IS IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988

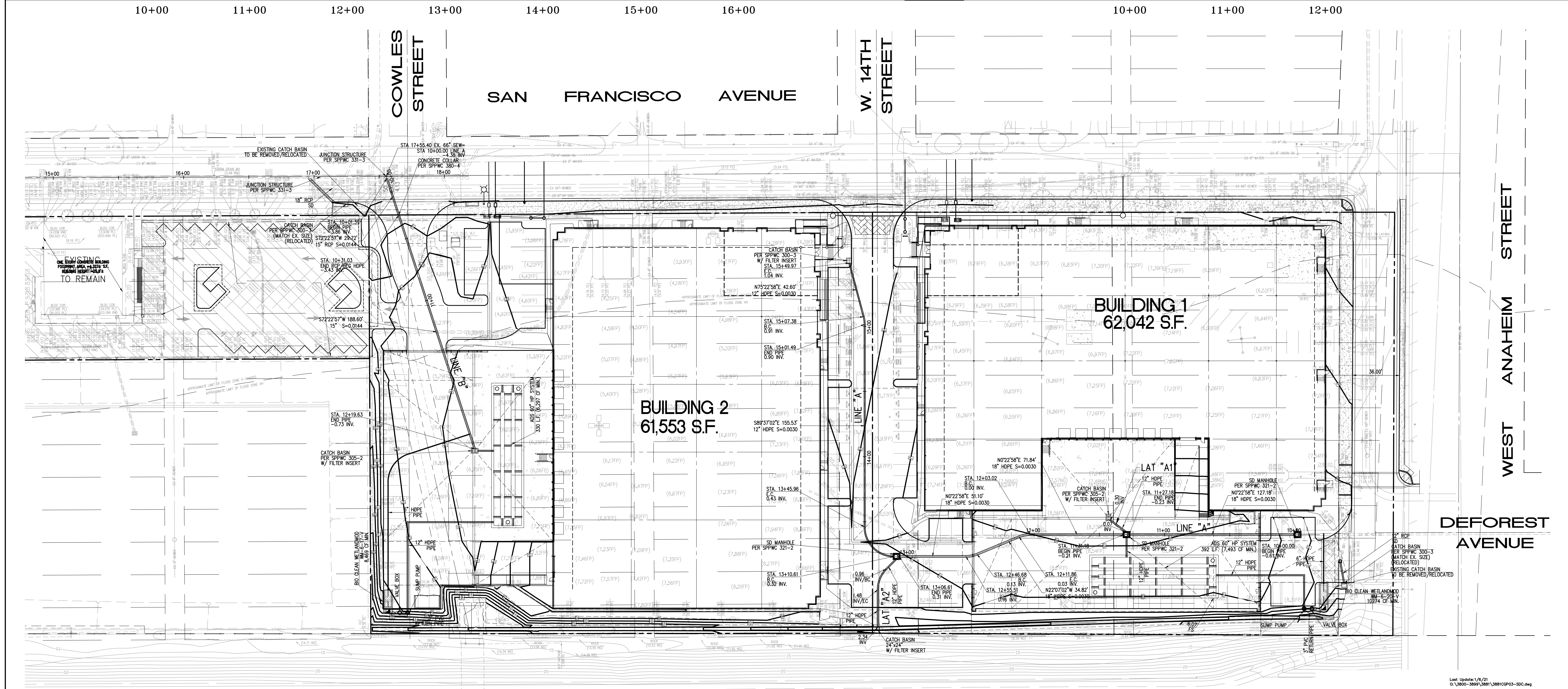
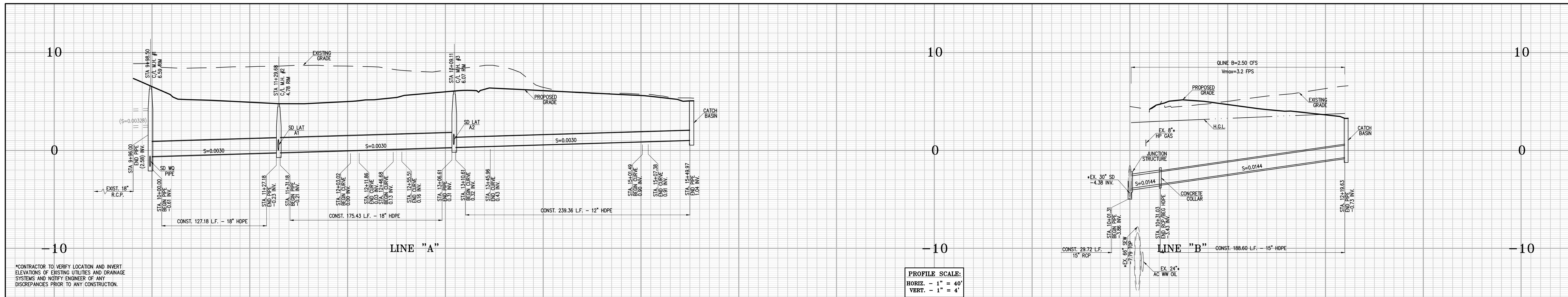


PREPARED FOR:

ALERE PROPERTY GROUP, LLC
100 BAYVIEW CIRCLE, SUITE 310
NEWPORT BEACH, CA 92660
PHONE: (949) 509-5000

T*e*i Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4011 FAX: (714) 521-4173

CITY OF LONG BEACH PUBLIC WORKS DEPARTMENT	
CONCEPTUAL UTILITY PLAN	
SAN FRANCISCO INDUSTRIAL CENTER 1401 SAN FRANCISCO AVENUE	
Designed by _____	Approved by _____
Checked by _____	Date _____
Date _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____	
Date _____	
Checked by _____	
Date _____	
Sheet 2 of 3 Sheets	



LOS ANGELES RIVER

Scale: 1" = 30'

City of Long Beach
Public Works Department
CONCEPTUAL STORM DRAIN
PLAN AND PROFILES

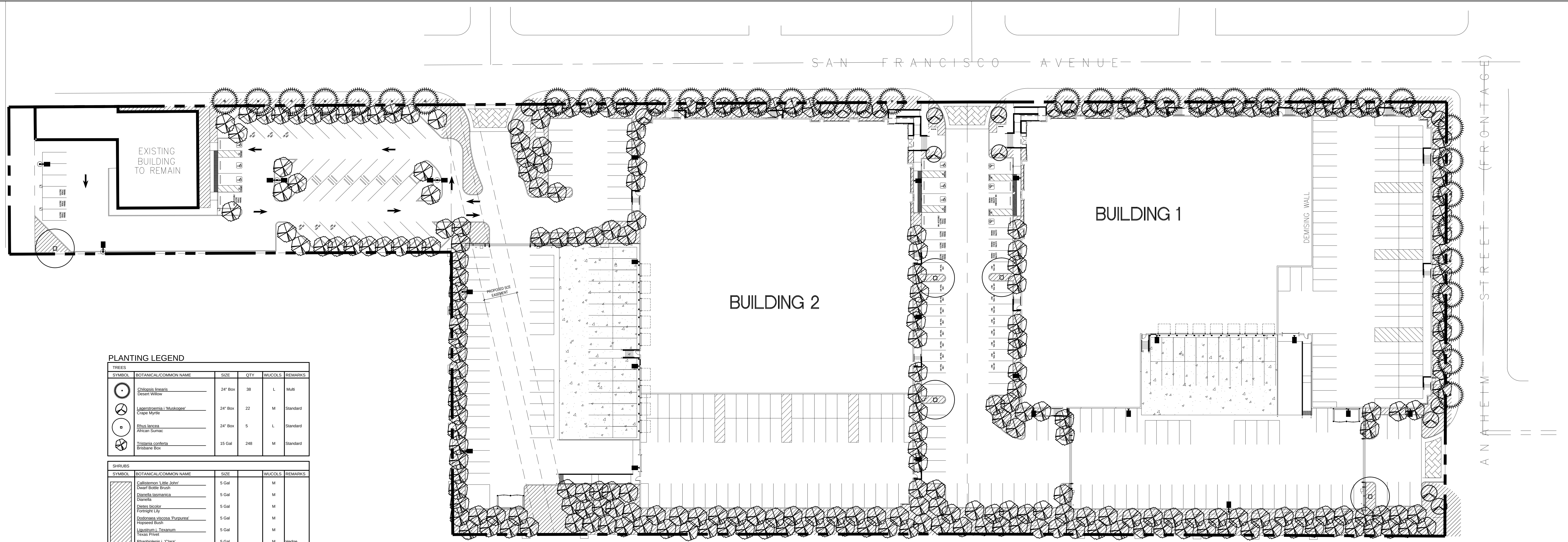
San Francisco
Industrial Center
1401 San Francisco Avenue

Designed by	_____	Approved by	_____
Checked by	_____	Public Works Director	R.C.E. XXXXX
Designed by	_____		
Checked by	_____		

Sheet 3 of 3

PREPARED FOR:
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100 BAYVIEW CIRCLE, SUITE 310
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TiThien Engineering, Inc.
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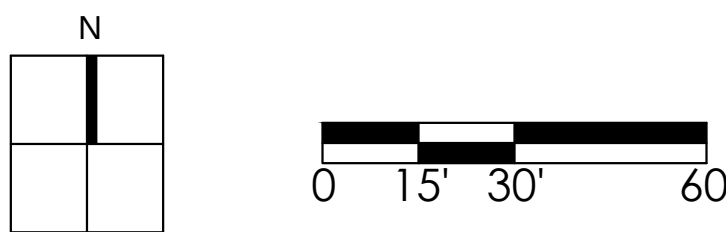


TREES				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS REMARKS
	Chlorobacis linearis Desert Willow	24" Box	36	L Multi
	Lagerströmia l. 'Muskogee' Crape Myrtle	24" Box	22	M Standard
	Rhus laevis African Sumac	24" Box	5	L Standard
	Trochodendron Bristle Box	15 Gal	248	M Standard

SHRUBS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS
	Callistemon l. 'Johny' Power Bottle Brush	5 Gal	M	
	Quercus laurifolia Oakleaf	5 Gal	M	
	Quercus laurifolia Oakleaf	5 Gal	M	
	Quercus laurifolia Oakleaf	5 Gal	M	
	Quercus laurifolia Oakleaf	5 Gal	M	
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ACCENTS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
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	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
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	Blue Glow Agave	5 Gal	L	
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	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
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	Agave Blue Glow	5 Gal	L	
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	Blue Glow Agave	5 Gal	L	
	Albizia Blue Flame	5 Gal	L	
	Blue Flame Agave	5 Gal	L	
	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	
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	Agave Blue Glow	5 Gal	L	
	Blue Glow Agave	5 Gal	L	

GROUND COVER				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS REMARKS
	Carex pansa	4" Pots	12" O.C.	M Grass
	California Meadow Sedge	1 Gal	24" O.C.	M
	Hemerocallis hybridus Yellow	1 Gal	24" O.C.	M
	Yellow Day Lily	1 Gal	36" O.C.	L
	Lupinus Gold Mound	1 Gal	36" O.C.	L
	Yellow Lantana	1 Gal	24" O.C.	L
	Lupinus gigantea	1 Gal	24" O.C.	L
	Big Blue Lily Turf	1 Gal	48" O.C.	L
	Lonicera l. 'Hallans'	1 Gal	48" O.C.	L
	Rubus Honeysuckle	1 Gal	30" O.C.	L Grass
	Pennisetum orientale	1 Gal	30" O.C.	L Grass
	Shrimp Fountain Grass	1 Gal	36" O.C.	L Grass
	Pennisetum rubrum	1 Gal	36" O.C.	L Grass
	Purple Fountain Grass	1 Gal	30" O.C.	L
	Rosa Flower Carpet Red	1 Gal	30" O.C.	L
	Red Flower Carpet Rose	1 Gal	18" O.C.	M Grass
	Stellaria adnata	1 Gal	24" O.C.	M
	Star Jasmine	1 Gal	24" O.C.	M



San Francisco Avenue

Alere
Long Beach, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

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11.24.20 05.3.21
12.04.20 08.3.21

