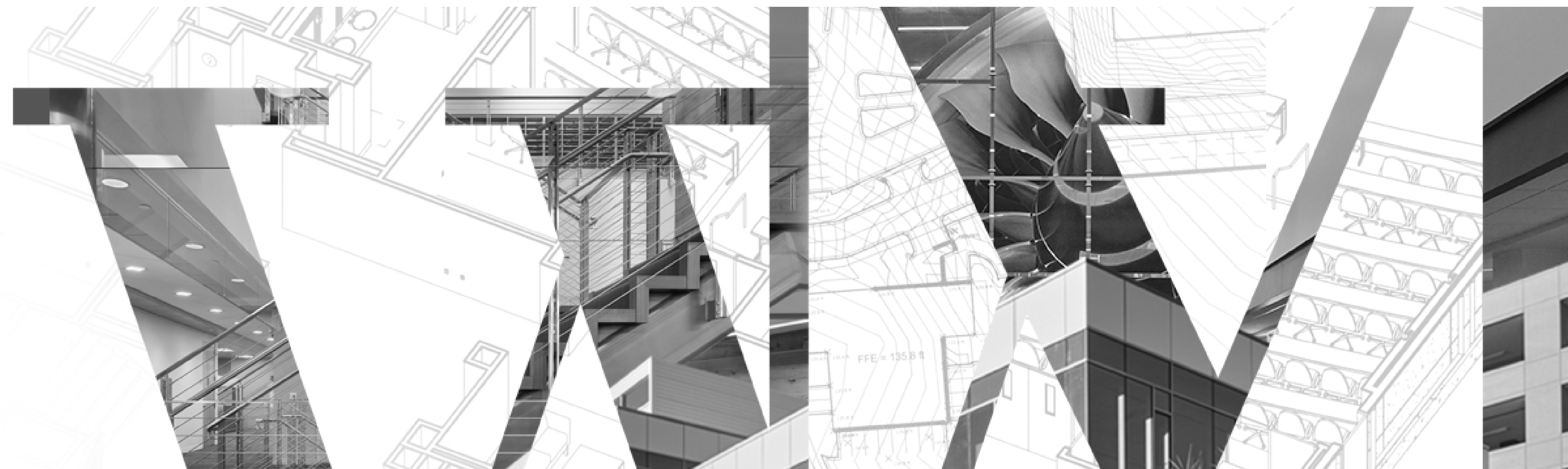


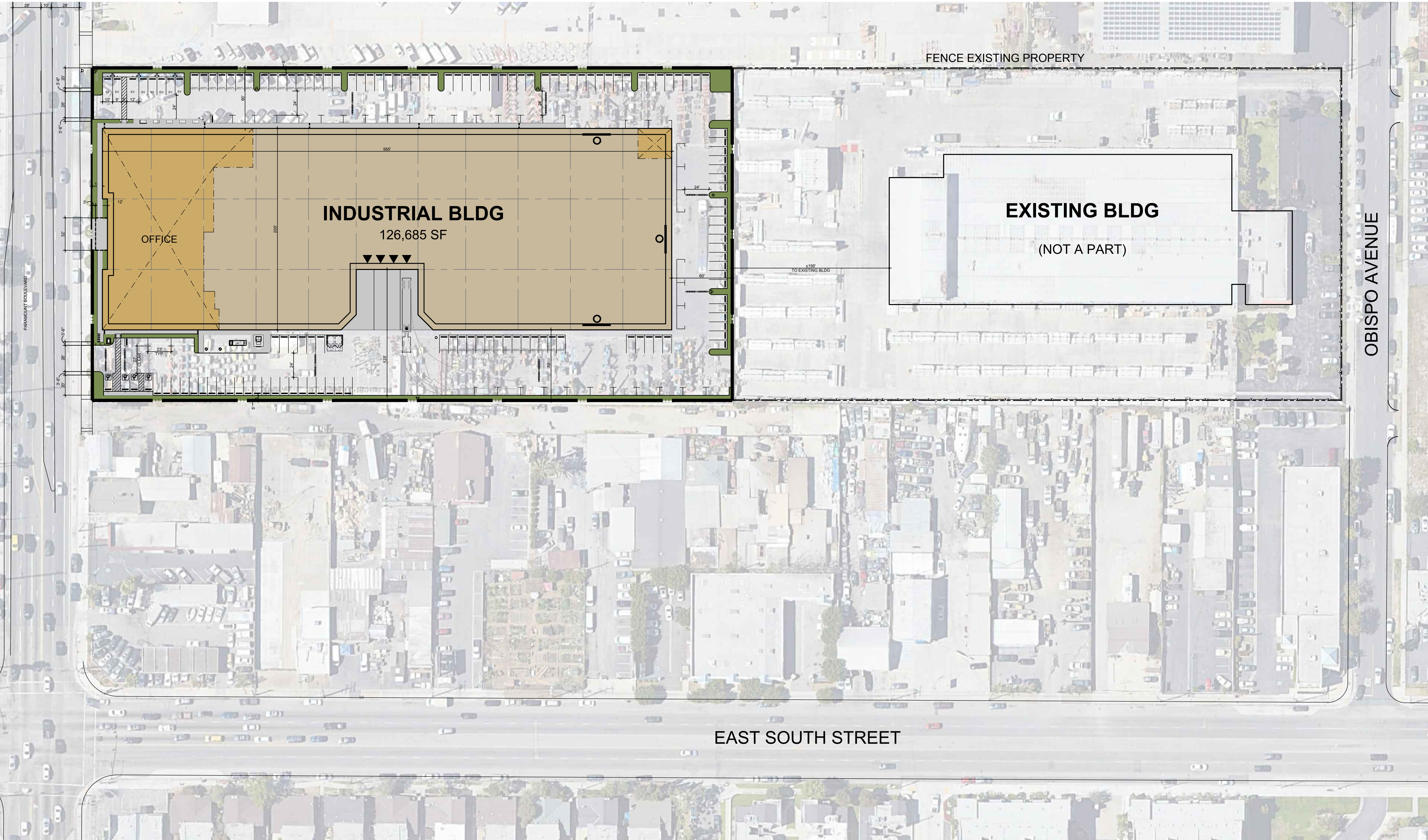
Attachment B



CENTERPOINT TA CHEN

LONG BEACH, CALIFORNIA

CONCEPTUAL DESIGN
IRV21-5027-00
09.29.22



PROJECT DATA:			
SITE AREA: 1			
GROSS:	4.81 AC		
	209,583 SF		
BUILDING FOOTPRINT:			
INDUSTRIAL BLDG	109,300 SF		
MEZZANINE	20,000 SF		
TOTAL BUILDING AREA:	129,300 SF		
BUILDING USE:			
WAREHOUSE	83,285 SF		
(TI) OFFICE	@ 34%	43,400 SF	
TOTAL BUILDING USE:	126,685 SF		
FAR:			
GROSS:	0.62		
COVERAGE:			
GROSS:	52%		
PARKING REQUIRED:			
WAREHOUSE	1/1000 SF	129 STALLS	
OFFICE (in excess of 25%)	1/250 SF	44 STALLS	
TOTAL		174 STALLS	
PARKING PROVIDED:			
SURFACE AUTO:	174 STALLS		
	@1.35/1000 SF		
	REQ. ACCESSIBLE	6 STALLS	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		4	
○ GRADE-LEVEL DOORS		3	

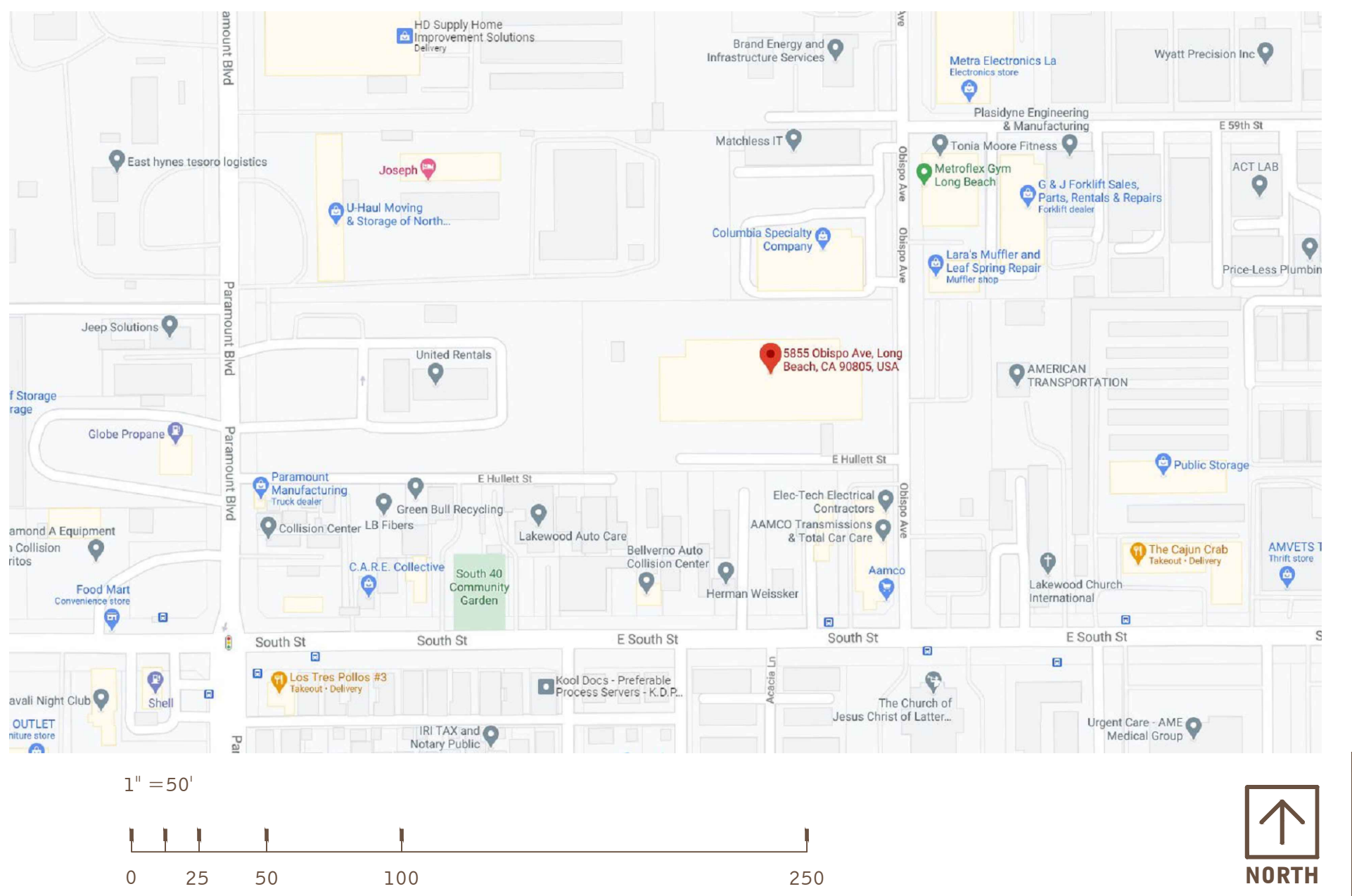
DEVELOPMENT STANDARDS:	
ZONING:	IL
MAX. COVERAGE:	55%
MAX. HEIGHT:	60 FT
BUILDING SETBACKS:	
FRONT:	10 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE SETBACKS:	
FRONT:	5 FT
SIDE:	0 FT
REAR:	0 FT
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	8X15
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
TREE WELL:	4 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
MANUF.:	1/500 SF
OFFICE:	1/250 SF

- NOTES:
- 1 Maximum accessory office space: 25% of gross floor area for tenant spaces >= 5,000 sq ft.
 - 2 6 feet from local air collector street.
 - 3 Distribution center: 3/1000
 - 4 Residential - not more than 50%. None for non-residential
 - 5 Entire roof to be solar ready and meet minimum CALGreen code requirements
 - 6 Trash enclosures are to include recycle bins

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
ASSUMED UNDERGROUND
SYSTEM

Boundary Source:
GIS MAP & AERIAL IMAGE



scheme: 09

Conceptual Site Plan

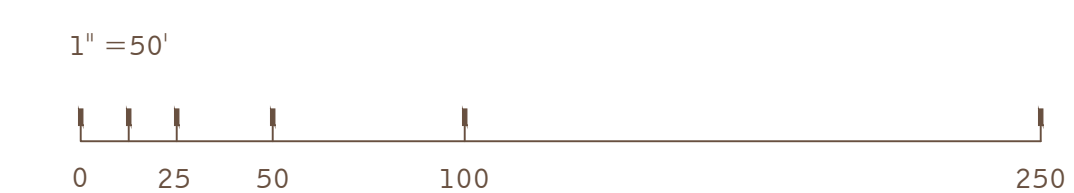
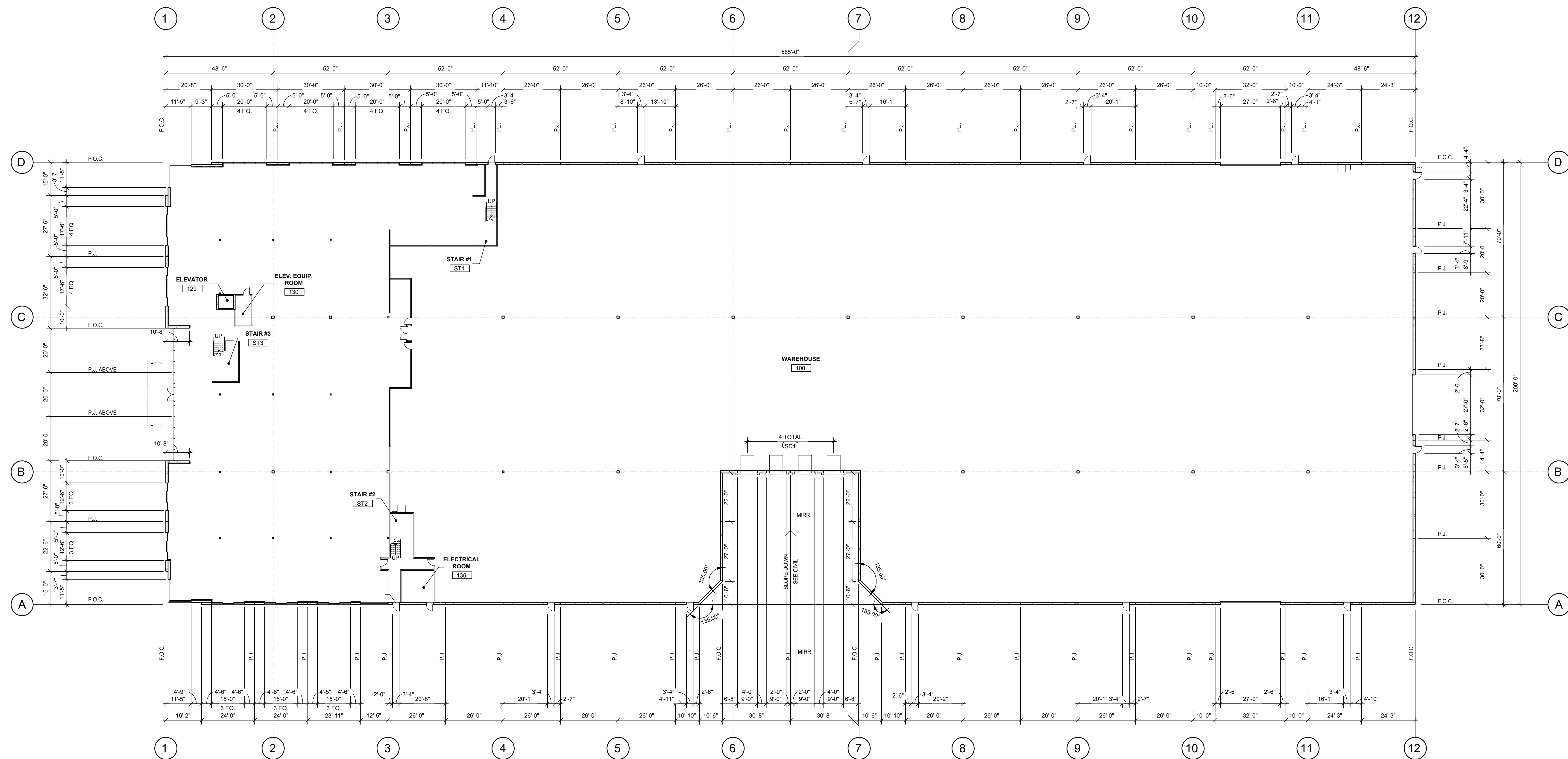
5860 Paramount Blvd
Long Beach, CA 90805



WARE MALCOMB

IRV21-0067-00
09.29.2022

SHEET
2

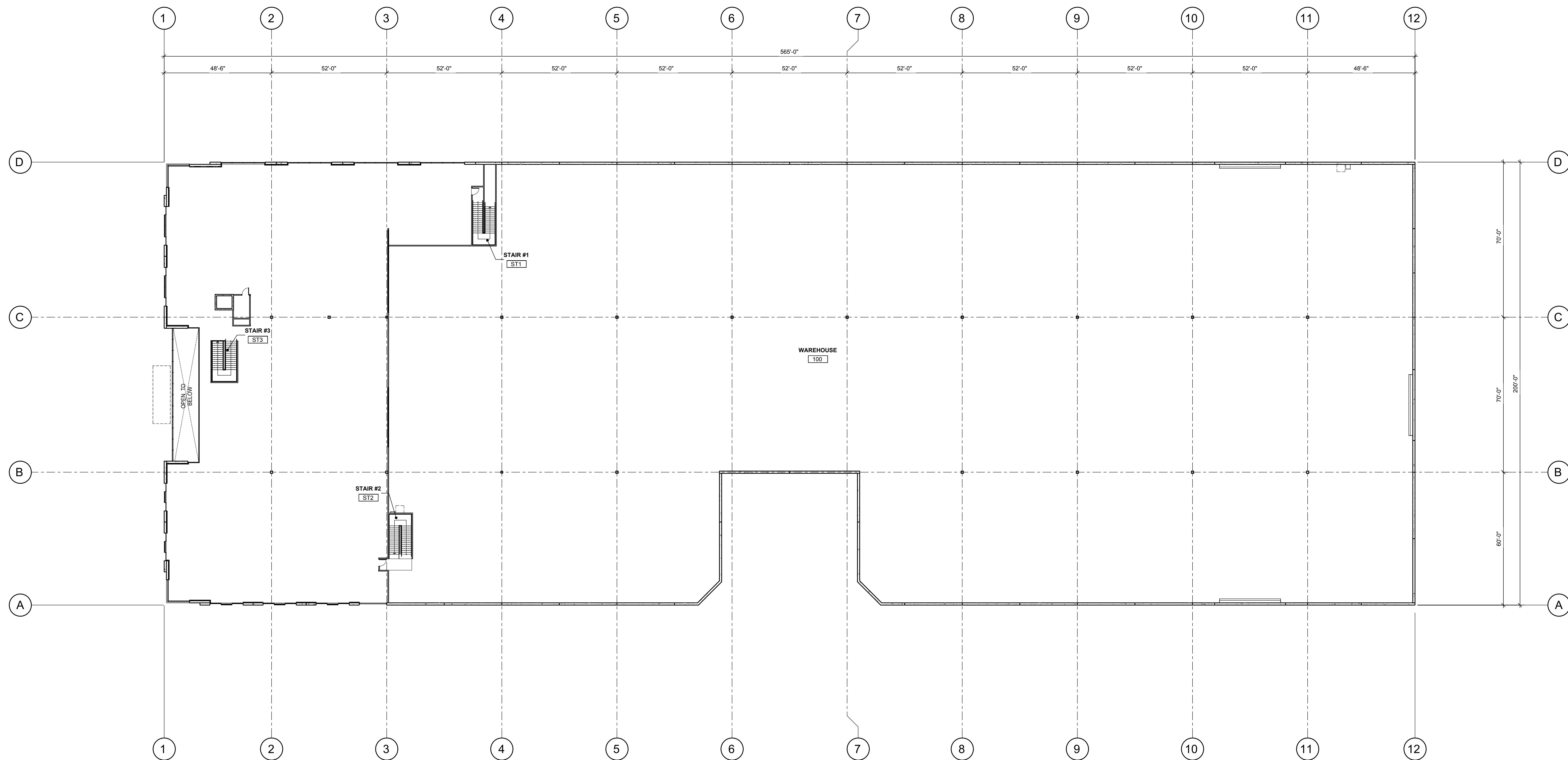


Conceptual Ground Floor Plan

5860 Paramount Blvd
Long Beach, CA 90805

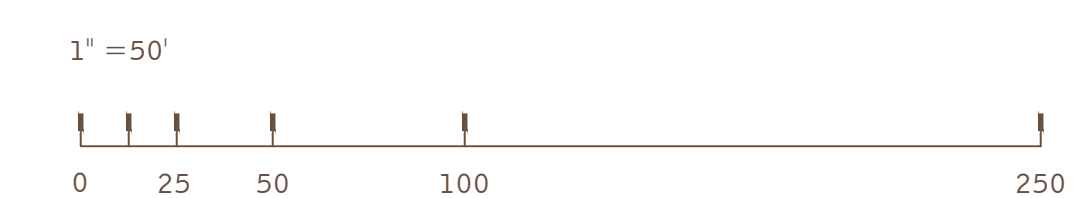
WARE MALCOMB

IRV21-0067-00
09.29.2022



Conceptual Mezzanine Plan

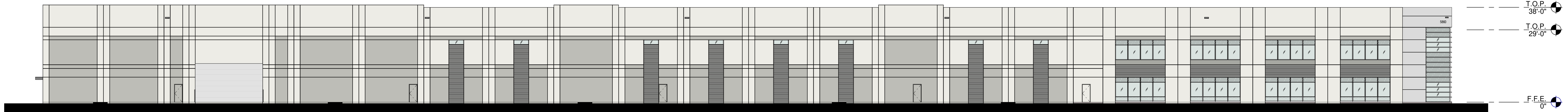
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Long Beach, CA 90805



WARE MALCOMB

IRV21-0067-00
09.29.2022

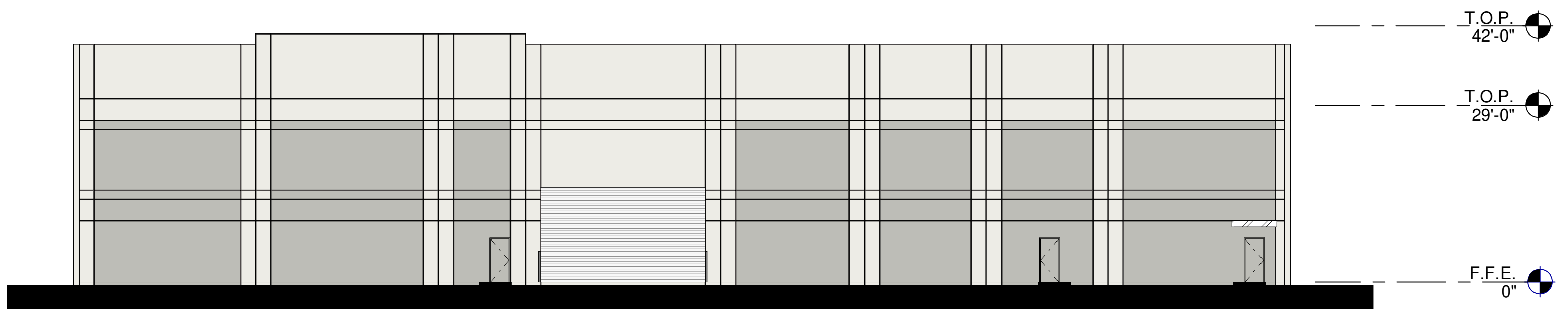
SHEET
4



NORTH ELEVATION

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

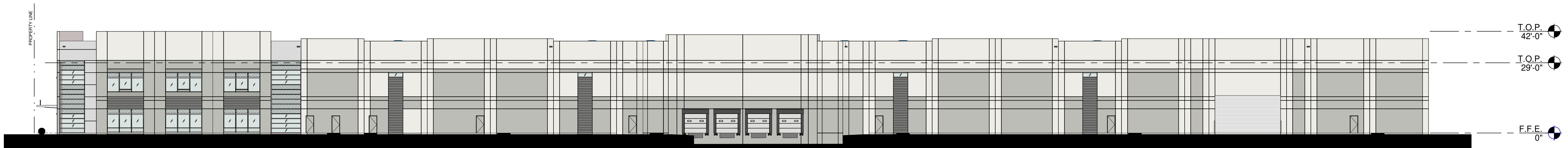
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EAST ELEVATION

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

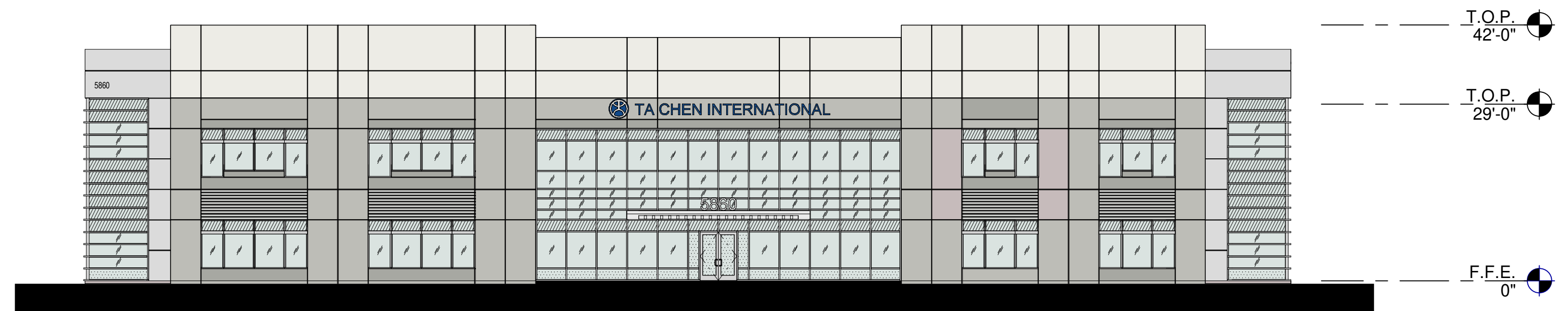
2



SOUTH ELEVATION

SCALE: 1" = 20'-0"

3



WEST ELEVATION

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

4

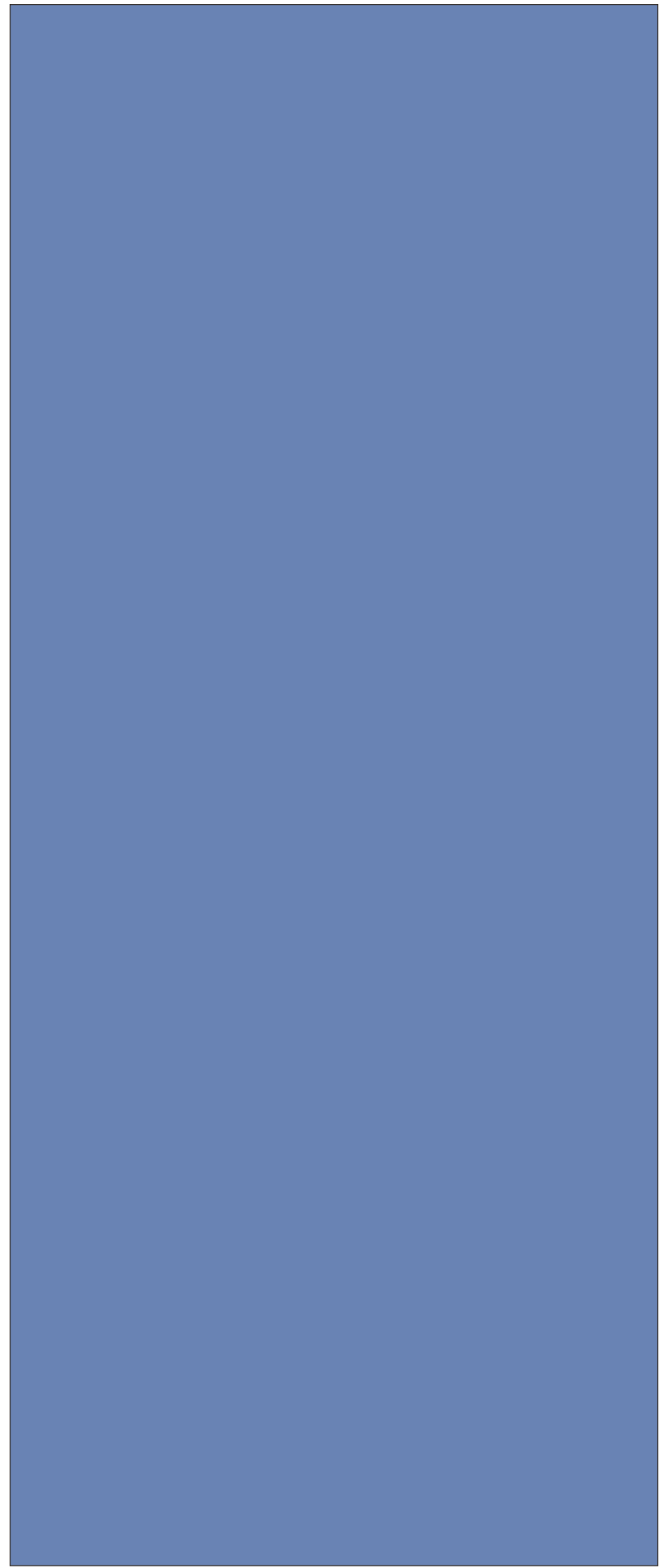








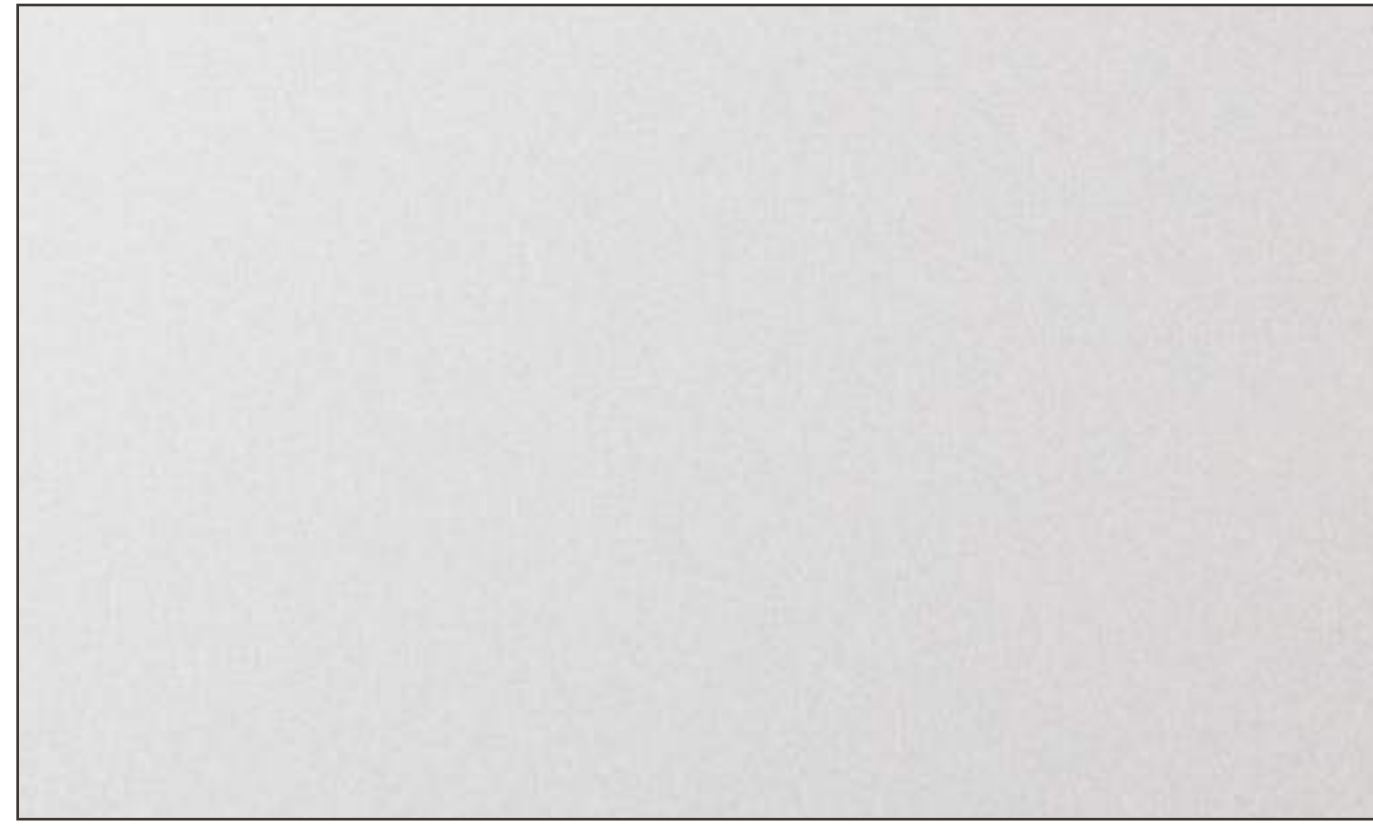
1 VITRO
SOLARBLUE GLASS



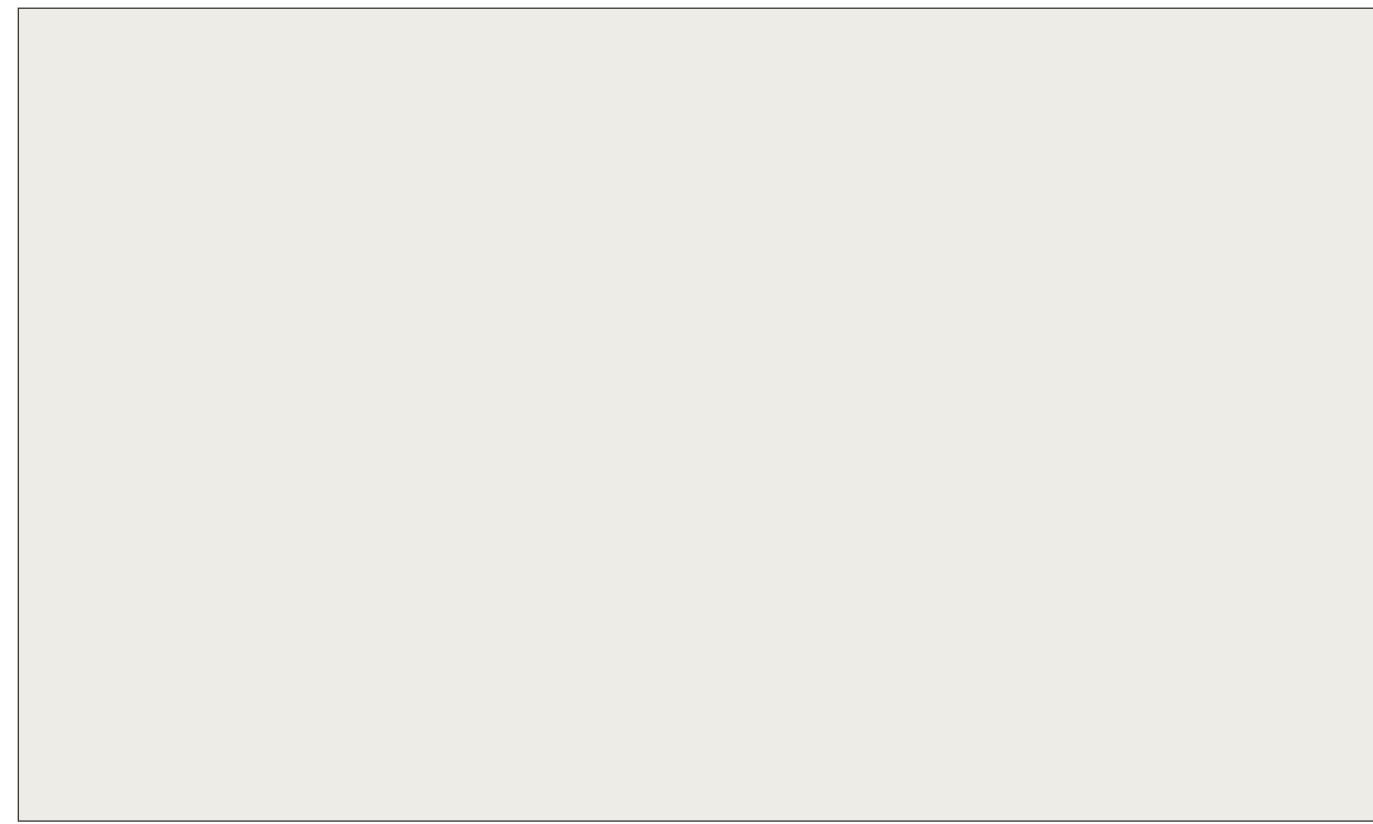
2 ICDcoating
SPANDREL GLASS
#6-4249 SMART BLUE



3 ARCADIA
ANODIZED ALUMINUM STOREFRONT
- CLEAR



4 METAL PANEL
ALUCOBOND
SILVER METALLIC



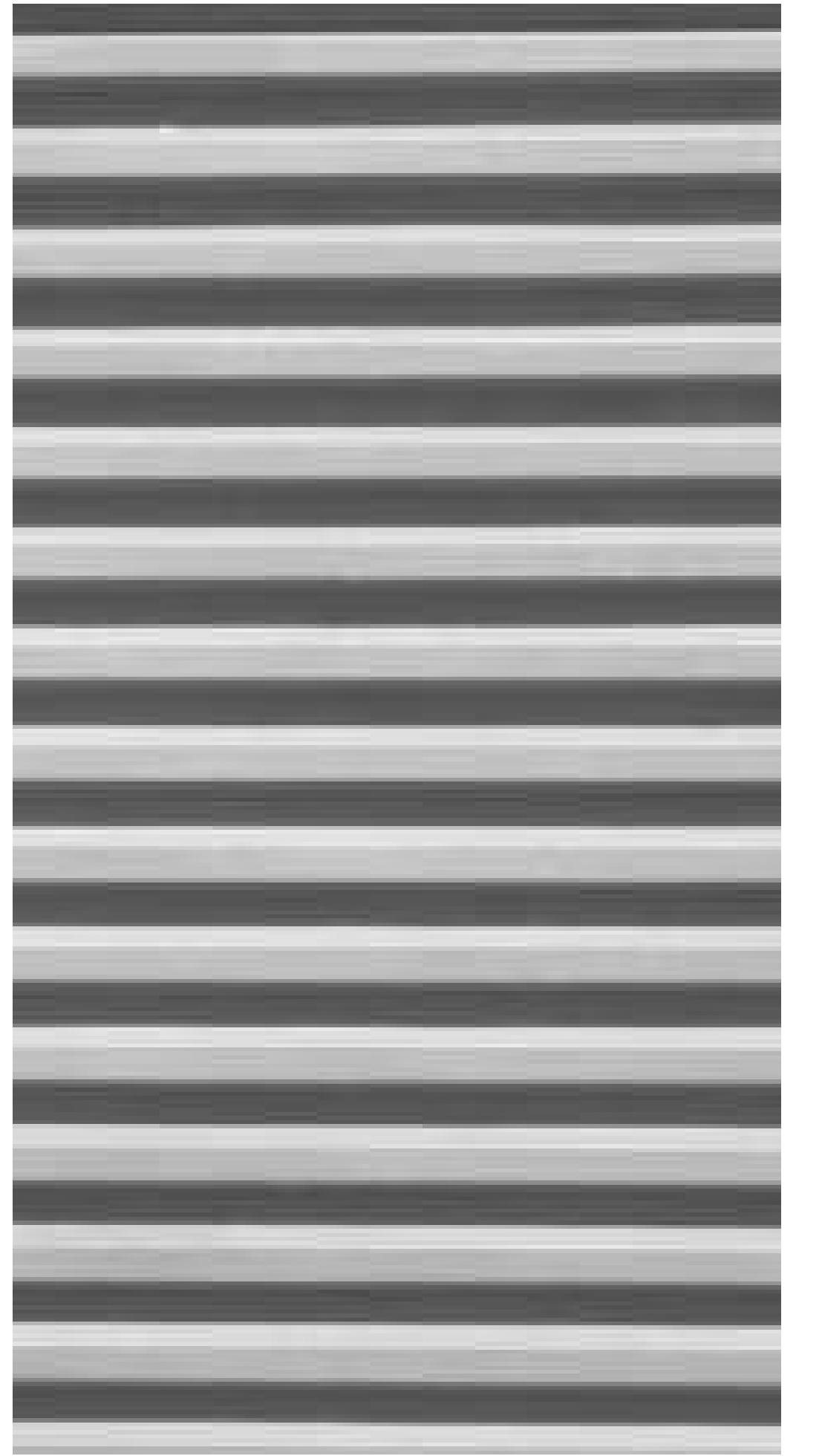
5 TILE PANEL
TO BE PAINTED SHERWIN WILLIAMS
SW 7005 PURE WHITE



6 TILE PANEL
TO BE PAINTED SHERWIN WILLIAMS
SW 7065 ARGOS

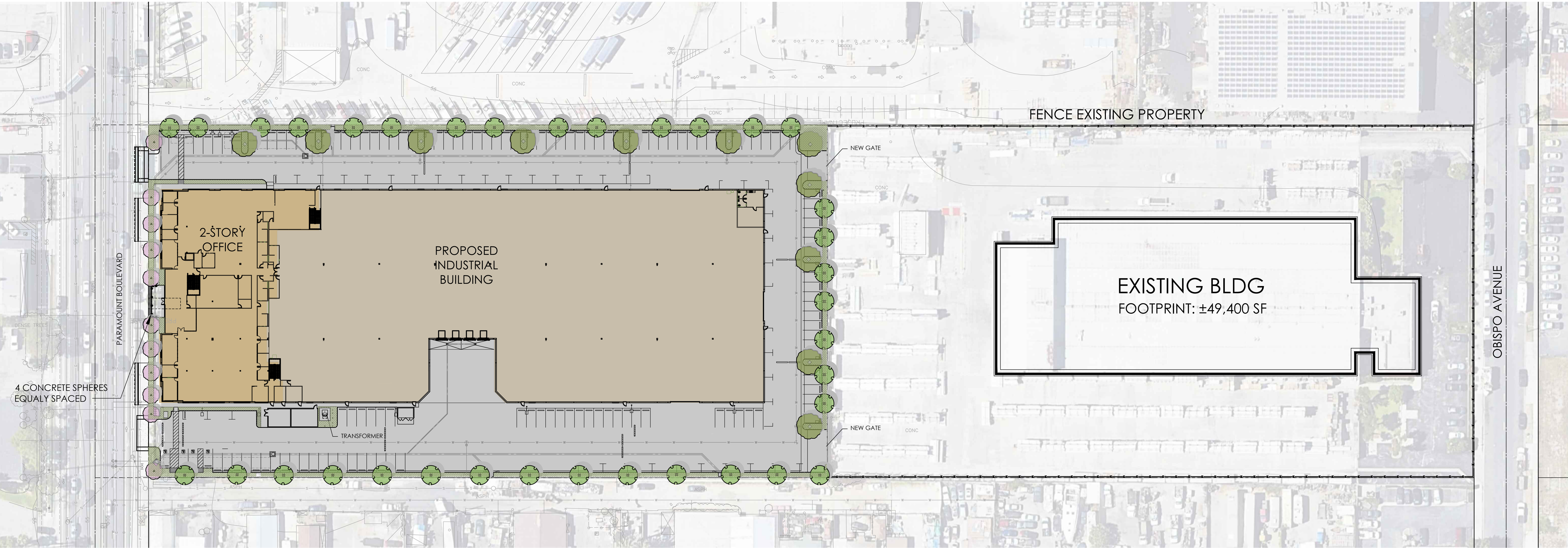


7 TILE PANEL
TO BE PAINTED SHERWIN WILLIAMS
SW 7066 GRAY MATTERS



8 FORMLINER
TO BE PAINTED SHERWIN WILLIAMS
SW 7064 PASSIVE





PARKING LOT SHADE CALCULATION TABLE											
Species Name		Canopy		100% Shade Credit		75% Shade Credit		50% Shade Credit		25% Shade Credit	
SYMBOL	Botanical	Common	Diameter	Area	Quantity	Area	Quantity	Area	Quantity	Area	Quantity
T1	Tipuana tipu	Tipu tree	35	962	8	7696	0	0	3	1443	0
T2	Cercis occidentalis	Western redbud	20	314	0	0	0	0	2	314	0
T3	Tristania conferta	Brisbane box	29	695	0	0	0	0	24	8340	0
Total Provided Trees:					8	0	0	0	29	0	0
					Total Provided Shade Area:					14045.5	
					Uncovered Parking Area:					28091	
					Required Shade Area:					14045.5	
					Percent Shade Coverage (50% Minimum)					63%	



TIPUANA TIPU / TIPU TREE



DIETES VEGETA / FORTNIGHT LILY



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH



HEMEROCALLIS SP. / DARK ORANGE DAYLILY



AGAVE DESMETIANA / DWARF AGAVE



CERCIS OCCIDENTALIS / WESTERN REDBUD



TRISTANIA CONFERTA / BRISBANE BOX



ROSMARINUS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY



FICUS REPENS / CREEPING FIG



PHORMIUM 'SURFER' / SURFER NEW ZEALAND FLAX



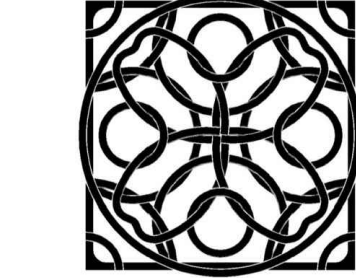
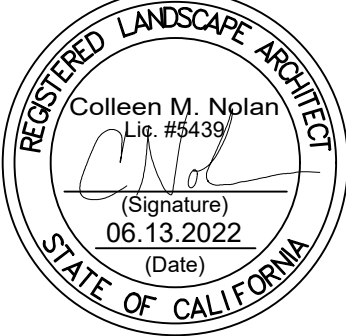
CARISSA 'GREEN CARPET' / GREEN CARPET NATAL PLUM



ELAEAGNIUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY

PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE
PROPOSED TREES		
	TIPUANA TIPU / TIPU TREE	24" BOX STANDARD
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD
	TRISTANIA CONFERTA / BRISBANE BOX	15 GAL STANDARD
PROPOSED SHRUBS, GROUND COVER & VINES		
	AGAVE DESMETIANA / DWARF AGAVE	1 GAL / 42" O.C.
	DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	ELAEAGNIUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	HEMEROCALLIS SP. / DARK ORANGE DAYLILY	1 GAL / 30" O.C.
	PHORMIUM 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.
	CARISSA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL / 24" O.C.
	ROSMARINUS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL / 24" O.C.
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN



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714.743.7915 cell

