

Appendix O

Site Plans

SOUTHBAY LOGISTICS CENTER

4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810



SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET
A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING PERSPECTIVES
A5.2	BUILDING PERSPECTIVES
A5.3	BUILDING PERSPECTIVES
A6.0	TAC COMMENTS
A7.0	TAC COMMENTS
A8.0	TAC COMMENTS
ARCHITECTURAL SHEET COUNT: 12	

LANDSCAPE

L1.1	PRELIMINARY LANDSCAPE PLAN
L2.1	PLANT IMAGERY
LANDSCAPE SHEET COUNT: 2	

CIVIL

C1	SITE PLAN
CIVIL SHEET COUNT: 1	

WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
10 Edelman
Irvine, CA 92618
P 949.660.9128



SOUTHBAY LOGISTICS CENTER
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

TITLE SHEET

DATE
09/07/2022

PLANNING SUBMITTAL

REMARKS

PAPM: C.OBNIAL

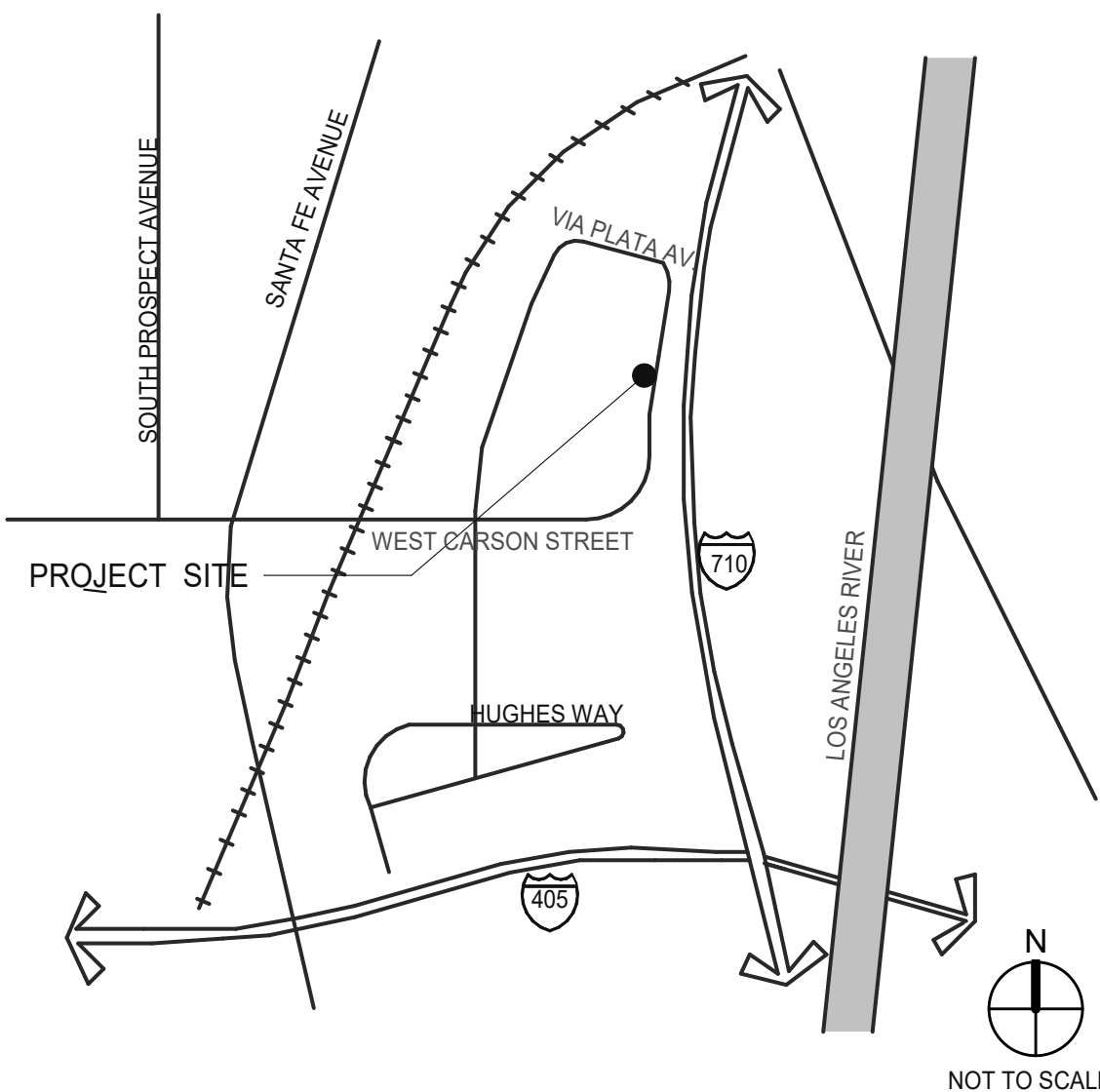
DRAWN BY: J.G./C.B.

JOB NO.: IRV15-0034-00

SHEET

A0.1

VICINITY MAP



OWNER

COMPANY NAME
INTEX PROPERTIES SOUTH BAY CO.
4001 VIA ORO AVENUE, SUITE 210
LONG BEACH, CA 90810
PRIMARY CONTACT: JEFFEREY PIERSON
PH: (310) 549-5400
EMAIL:

GENERAL CONTRACTOR

TBD

ARCHITECT

WARE MALCOMB

10 EDELMAN
IRVINE, CA 92618
P 949.660.9128
PRIMARY CONTACT: CHRISTINE OBNIAL
PH: (949) 660-9128X1258
EMAIL: cobnial@waremalcomb.com

OWNER'S CONSULTANTS

CIVIL ENGINEER
DAVID EVANS AND ASSOCIATES, INC.
17782 17TH STREET, SUITE 200
TUSTIN, CA 92780
(714) 865-4537
PRIMARY CONTACT: OSCAR RIVERA
PH: (510) 862-1907
EMAIL: orivera@deainc.com

ARCHITECT'S CONSULTANTS

LANDSCAPE ARCHITECT
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DR. #200
IRVINE, CA 92618
PRIMARY CONTACT: ROY GUILLEN
PH: (949) 387-1323 EXT. 24
EMAIL: roy@ridgela.com

SITE PLAN	
DATE	REMARKS
09/07/2022	PLANNING SUBMITTAL

PA/PM:	C.OBNAL
DRAWN BY:	J.G./C.B.
JOB NO.:	IRV15-0034-00

KEYNOTES:

- 101 PROPERTY LINE.
- 103 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 104 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 105 ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING.
- 106 PROPOSED BUILDING FOOTPRINT.
- 107 PROPOSED GATE.
- 109 LANDSCAPE AND IRRIGATION AREA.
- 110 TRASH ENCLOSURE WITH RECYCLE BIN.
- 111 CLEAN AIR/VANPOOL/EV DESIGNATED PARKING STALL.
- 152 8'-0" CHAIN LINK SECURITY FENCE WITH ACCESS GATE.
- 153 NEW 6' WIDE CONCRETE PUBLIC SIDEWALK. REMOVE AND REPLACE EXISTING SIDEWALK WHERE REQUIRED.
- 154 NEW ADA COMPLIANT CURB RAMP PER CITY STANDARDS.
- 155 EXISTING TRANSFORMER TO REMAIN.
- 156 DRIVE CURB CUT PER CITY STANDARD PLAN 105.
- 157 UPGRADE EXISTING CROSSWALKS PER CITY STANDARDS.
- 158 STRIPED BIKE LANE TO BE PROVIDED EXTENDING TO THE RR TRACKS.
- 159 8' TALL CONCRETE SCREEN WALL WITH CLIMBING VINES ON OUTER FACE OF WALL.

DEVELOPMENT STANDARDS

SITE AREA:	26.47 AC
GROSS:	1,153,019 SF

BUILDING AREA:	
FOOTPRINT:	516,880 SF
MEZZANINE:	43,159 SF
TOTAL BUILDING AREA:	560,039 SF

BUILDING USE:	
WAREHOUSE:	543,239 SF
OFFICE:	16,800 SF

FAR:	
GROSS:	0.49
COVERAGE:	
GROSS:	45%

PARKING REQUIRED:		
WAREHOUSE	1/1000 SF	508 STALLS
OFFICE	1/1000 SF	52 STALLS*
TOTAL		560 STALLS

PARKING PROVIDED:	
AUTO:	570 STALLS
REQ. ACCESSIBLE	@1.08/1000SF
TRAILER:	11 STALLS
	174

TRUCK DOCKS:	
DOCK-HIGH DOORS	64
GRADE-LEVEL DOORS	2

*OFFICE SPACE > 25% GFA: ADDITIONAL 3 SPACES SHALL BE PROVIDED IN ADDITION TO PARKING REQUIRED FOR THE PRINCIPAL USE

DEVELOPMENT STANDARDS

ZONING:	PD-26
---------	-------

BUILDING SETBACKS:	
FRONT:	20 FT
SIDE:	20 FT
REAR:	20 FT

OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	8X15
COMPACT %:	N/A
DRIVE AISLE:	24FT

REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
OFFICE: LESS THAN 25% OF TOTAL	1/1000 SF

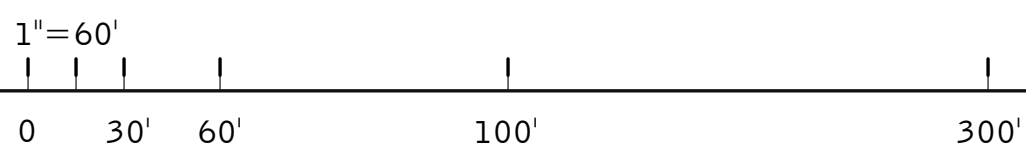
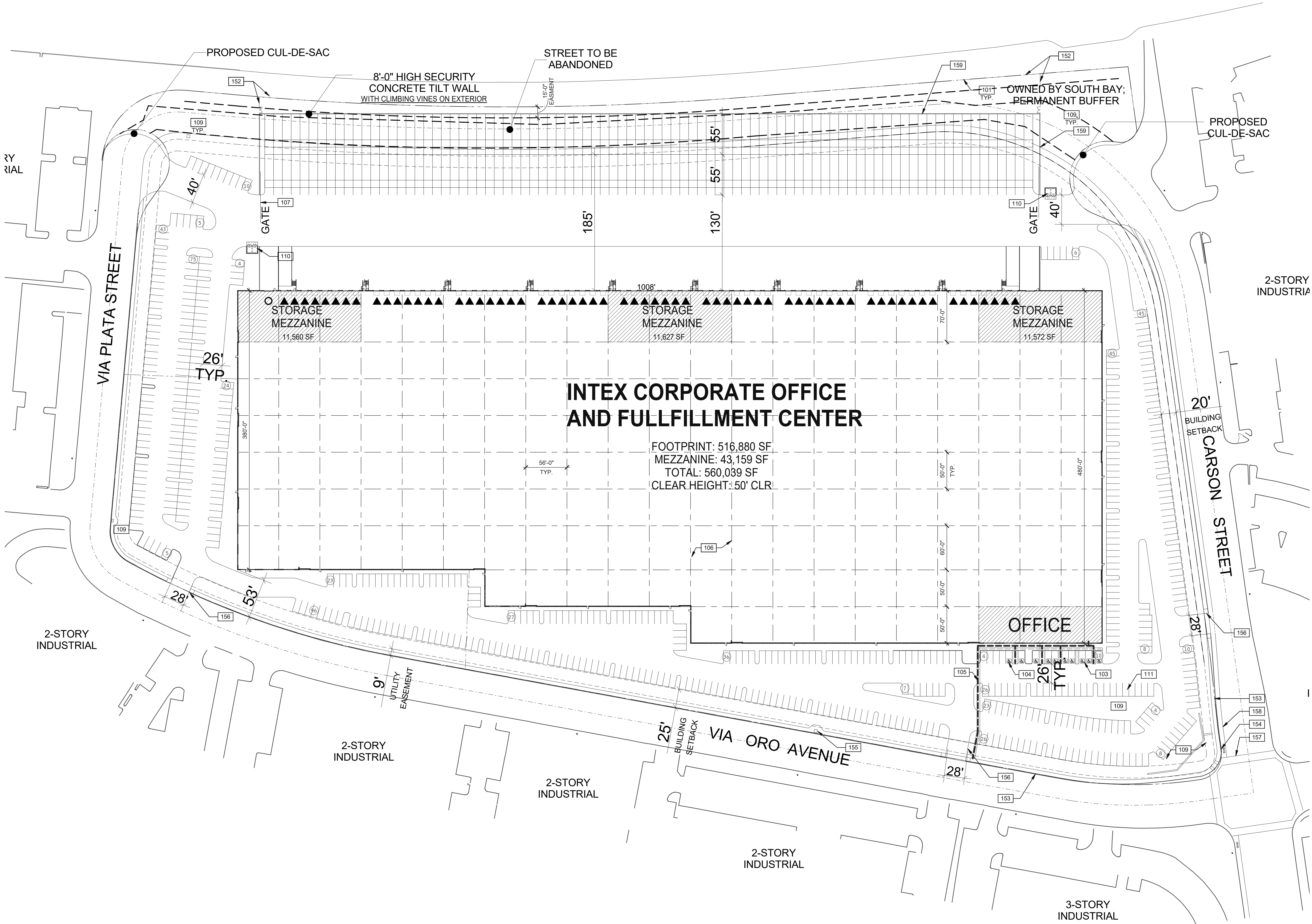
TREE CALCULATIONS

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
---	-----

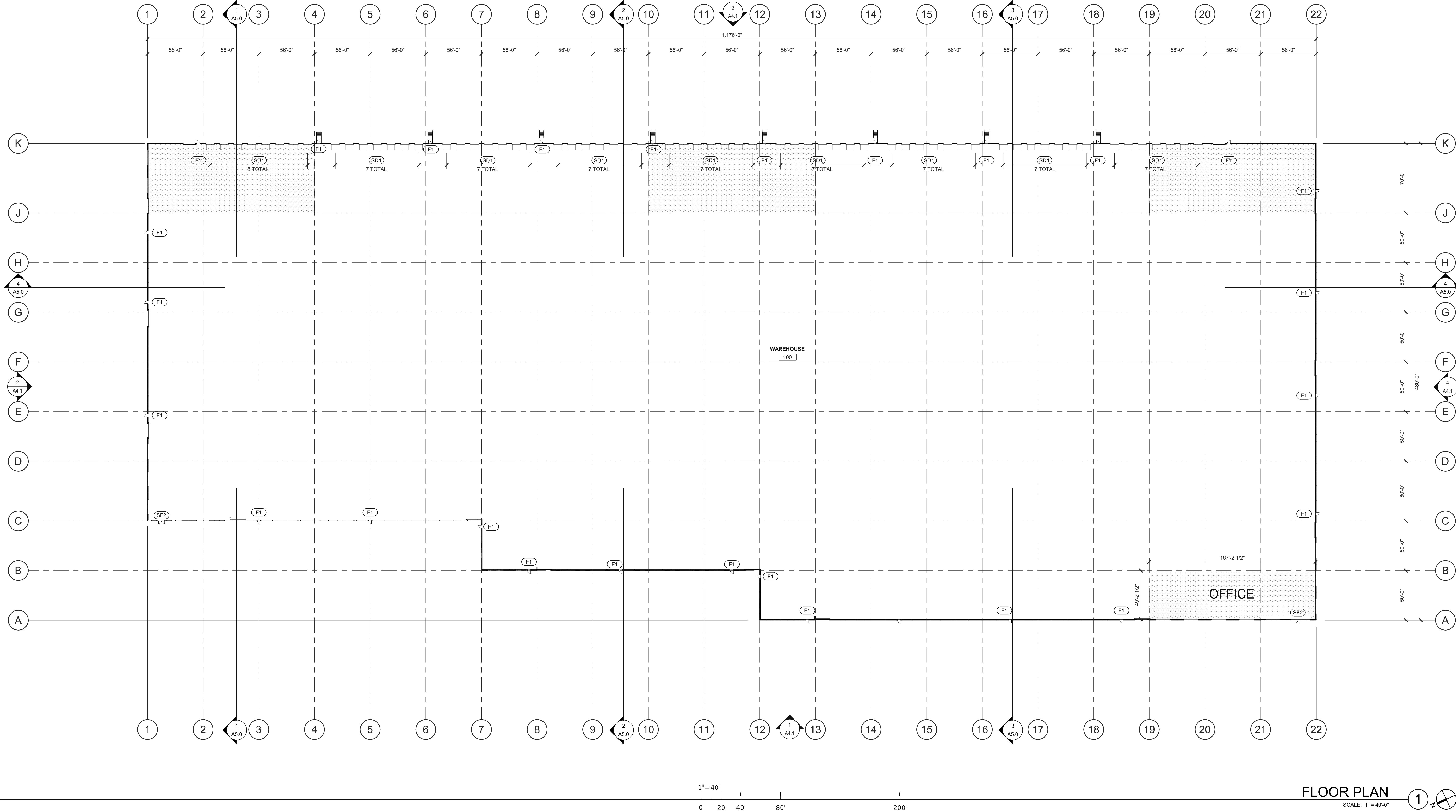
STREET TREES PROVIDED:	103
------------------------	-----



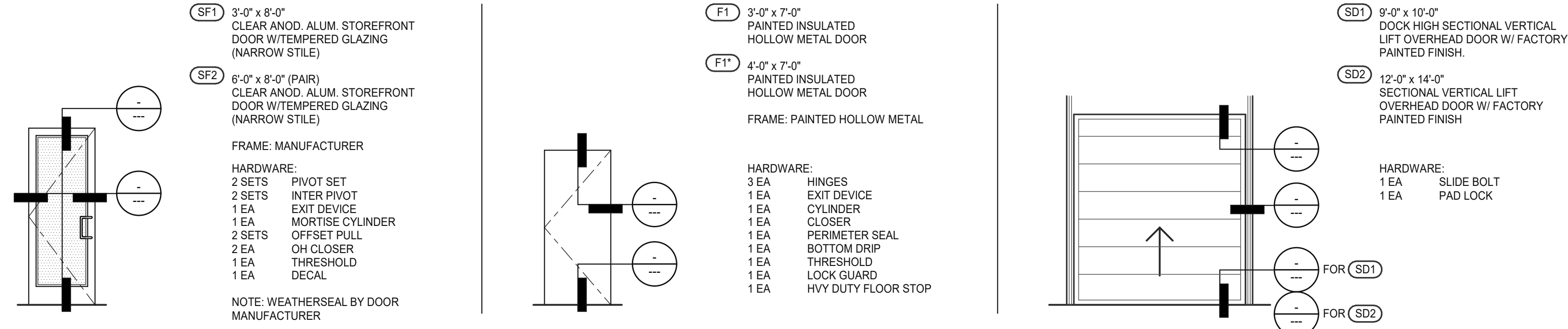
SITE PLAN

SCALE: 1" = 60'-0"





DOOR TYPES



DOOR NOTES

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL CLOSING DEVICES; NORTON 8500 BF SERIES OR APPROVED EQUAL STOPPS; TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGEND

PROPOSED FUTURE MEZZANINE AREA

WALL LEGEND

CONCRETE WALL

WARE MALCOMB
ARCHITECTURE
PLANNING
BRANDING
INTERIORS
CIVIL ENGINEERING
100 Edgemoor
Irvine, CA 92618
P 949.660.3128

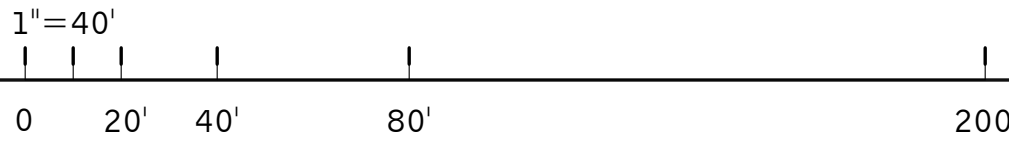
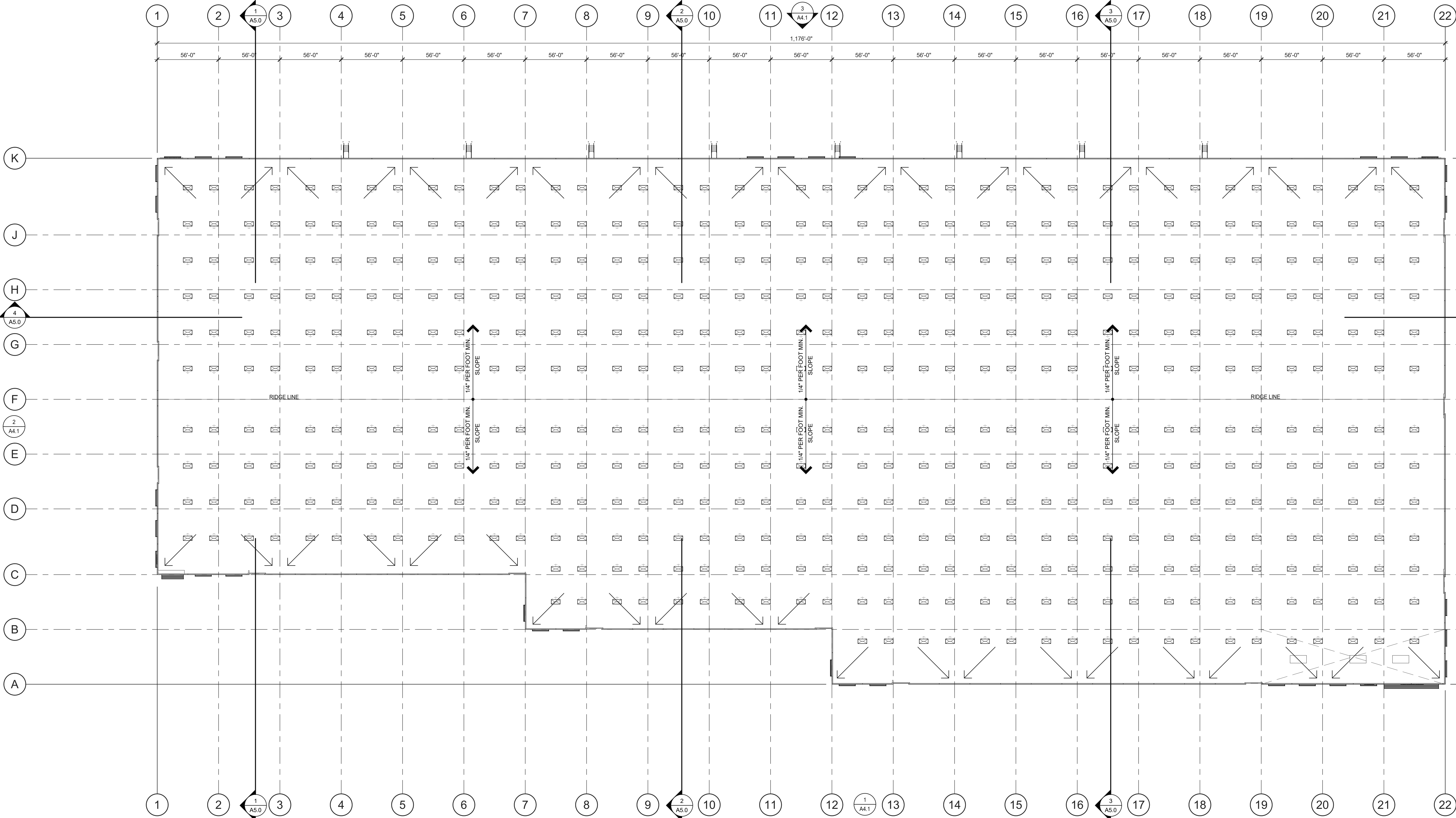


**SOUTHBAY LOGISTICS
CENTER**
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

ROOF PLAN	
DATE	REMARKS
09/07/2022	PLANNING SUBMITTAL

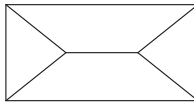
PA/PM:	C.OBNIAL
DRAWN BY:	J.G./C.B.
JOB NO.:	IRV15-0034-00

SHEET
A3.1



ROOF PLAN
SCALE: 1" = 40'-0"

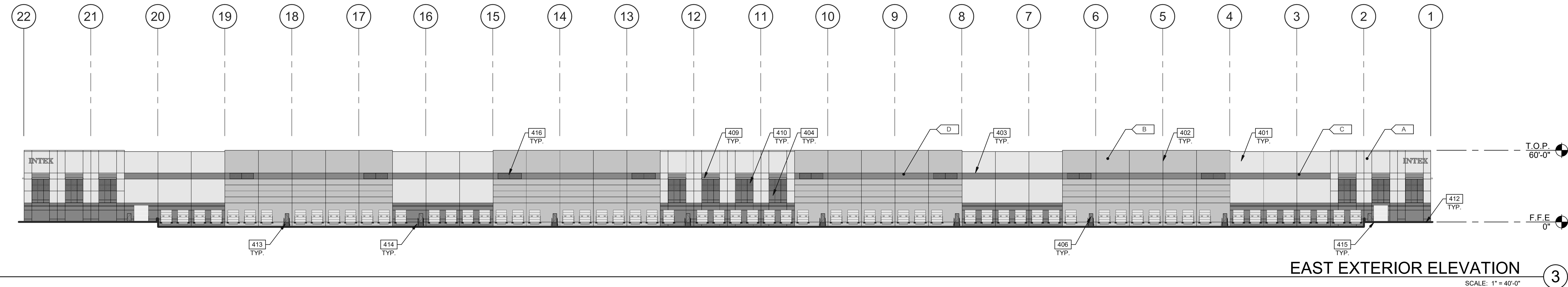
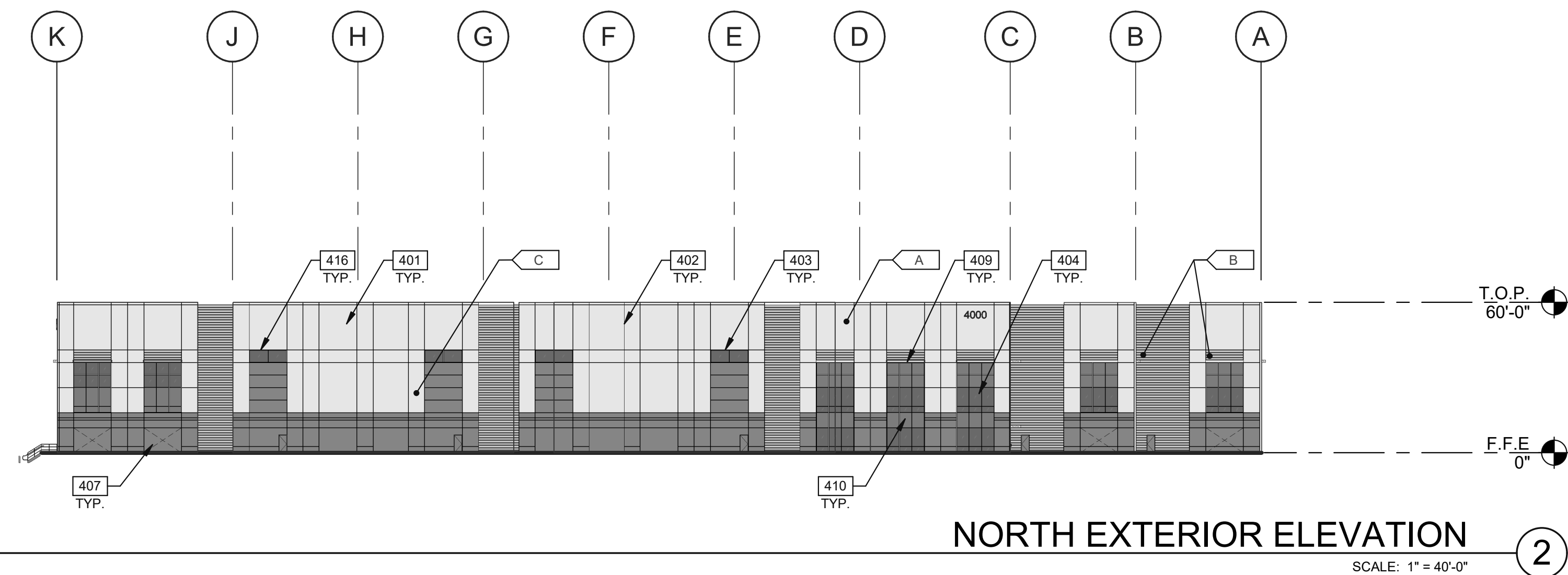
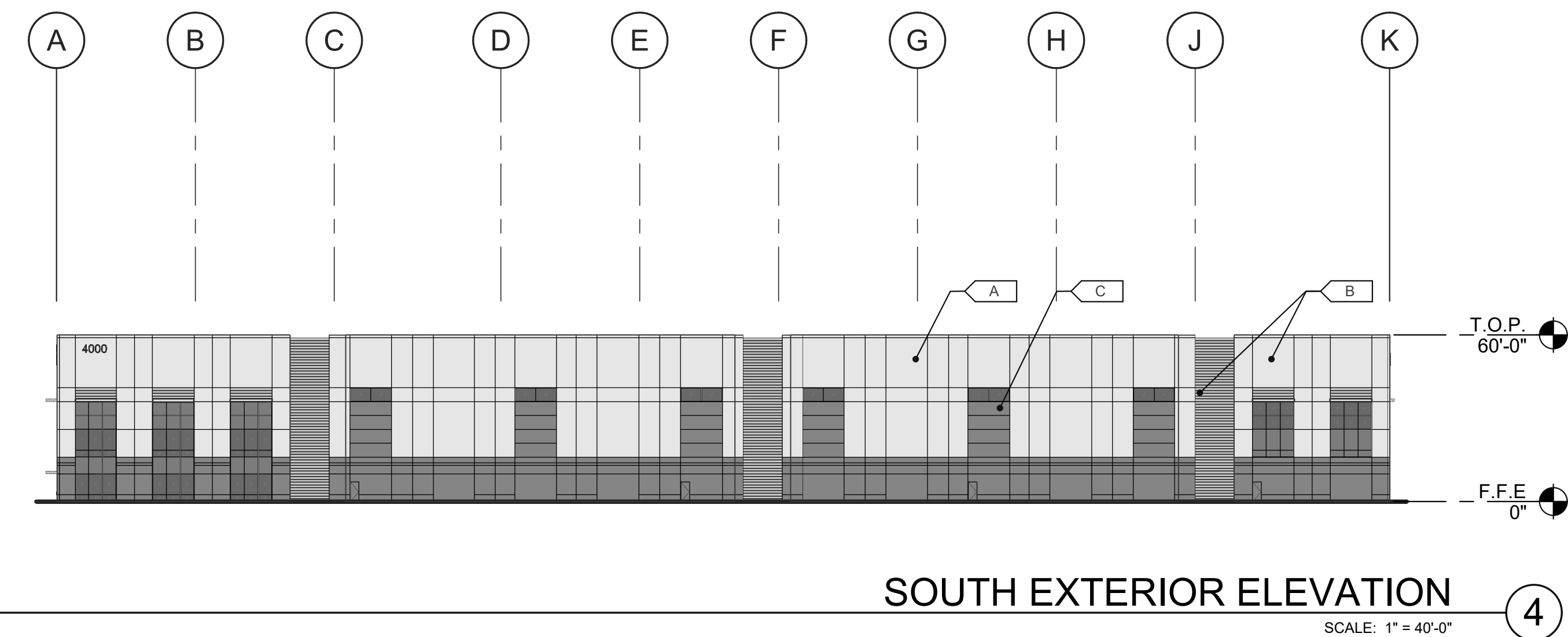
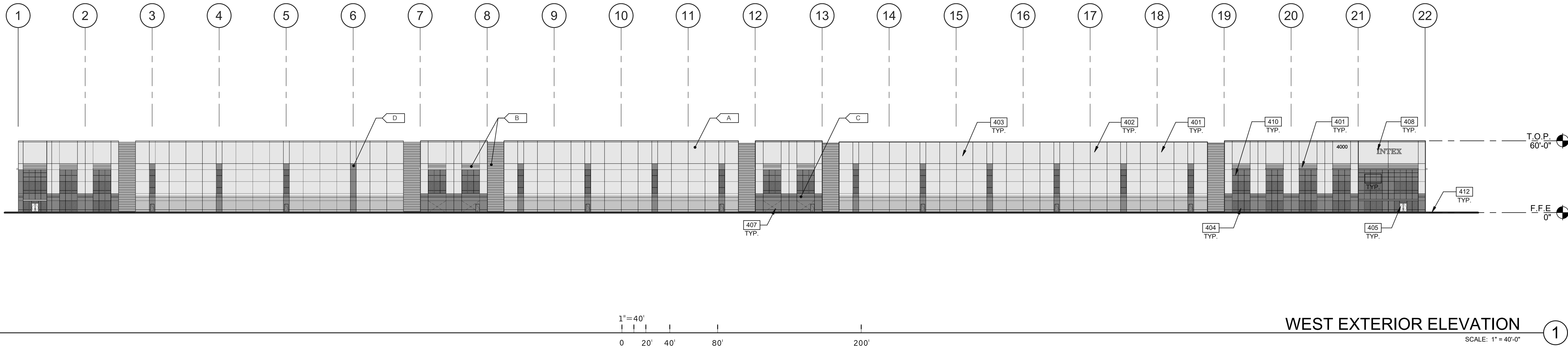
LEGEND



SKYLIGHT: (0%)
COORDINATE EXACT LOCATION TO PREVENT CONFLICT
WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL
CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

CALCULATIONS

SKYLIGHTS:
SKYLIGHT SIZE: 48"x96"=32 S.F.
(WAREHOUSE AREA S.F.) x 3.0% = $\frac{508,480 \times .03}{32}$
(SKYLIGHT SIZE)
DESIRED: 477 SKYLIGHTS
PROVIDED: 487 SKYLIGHTS



LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

COLORS:

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

- A BASE COLOR: NEBULOUS WHITE - SW 7063
- B ACCENT COLOR: ARGOS - SW 7065
- C ACCENT COLOR: CITYSCAPE - SW 7067
- D ACCENT COLOR: TROPICAL LAGOON

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARBAN 60 (2) PACIFICA + CLEAR GLASS INSULATING GLASS UNIT
U FACTOR = 0.28 AND SHGC = 0.22
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

- 401 CONCRETE TILT-UP WALL PANEL, PAINTED.
- 402 CONCRETE WALL PANEL JOINT.
- 403 3/4" V-REVEAL.
- 404 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLAZING, SOLARBLUE.
- 405 CLEAR ANODIZED ALUMINUM STOREFRONT DOOR SYSTEM. DOOR GLAZING TO MATCH ADJACENT GLAZING SPECIFICATION.
- 406 HOLLOW METAL DOOR, PAINTED.
- 407 KNOCK OUT PANEL.
- 408 FUTURE BUILDING MOUNTED TENANT SIGNAGE. SIGNAGE NOT A PART OF THIS PERMIT.
- 409 METAL CANOPY, PAINTED.
- 410 ALUMINUM WINDOW SYSTEM OVER RECESSED CONCRETE PANEL.
- 412 FINISH GRADE VARIES.
- 413 EXTERIOR METAL STAIRS.
- 414 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 415 CONCRETE RAMP.
- 416 CLERESTORY WINDOW.

WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
BRANDING
INTERIORS
BUILDING MEASUREMENT
10 Eddaham
Irvine, CA 92618
P 949.660.3128

UNITEX

SOUTHBAY LOGISTICS
CENTER
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

EXTERIOR ELEVATIONS

REMARKS

PLANNING SUBMITTAL

DATE

09/07/2022

PA/PM: C.OBNIAL

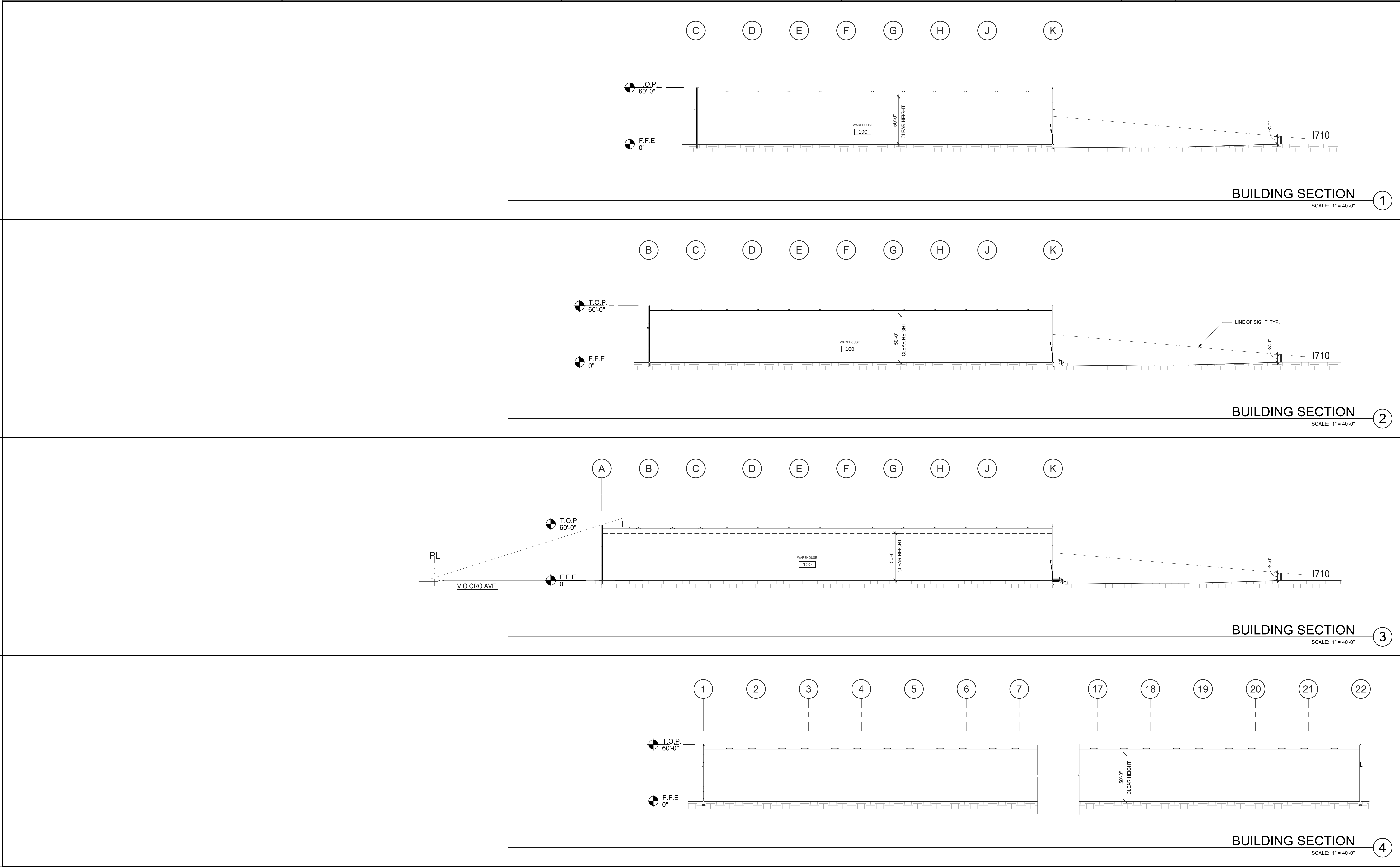
DRAWN BY: J.G./C.B

JOB NO.: IRV15-0034-00

SHEET

A4.1

B:\300\181015-0004-00_181015 South Bay Center\003A_A4103.rvt



WARE MALCOMB
ARCHITECTURE
PLANNING
BRANDING
INTERIORS

10 Eddins
Irvine, CA 92618
P 949.660.3128

UNITEX

SOUTHBAY LOGISTICS CENTER
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

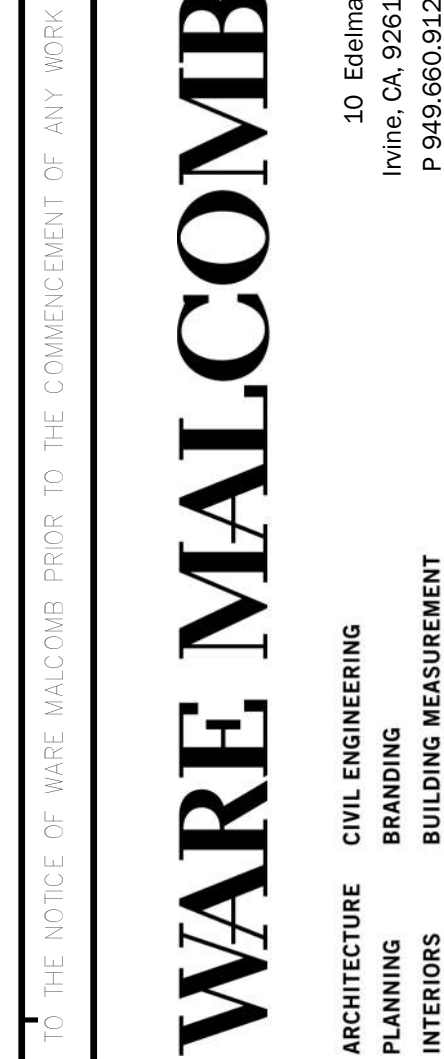
BUILDING SECTIONS	
DATE	REMARKS
09/07/2022	PLANNING SUBMITTAL

PA/PM:	C.OBNIAL
DRAWN BY:	J.G./C.B.
JOB NO.:	IRV15-0034-00

SHEET

A5.0

9/7/2022 11:16:12 AM



**SOUTHBAY LOGISTICS
CENTER**
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

[illegible]

PA/PM:	C.OBNIAL
DRAWN BY.:	J.G./C.B
JOB NO.:	IRV15-0034-00

SHEET

A5.1



WARE MALCOMB
ARCHITECTURE
PLANNING
BRANDING
INTERIORS
CIVIL ENGINEERING
INLAND CALIFORNIA
P 949.660.0128

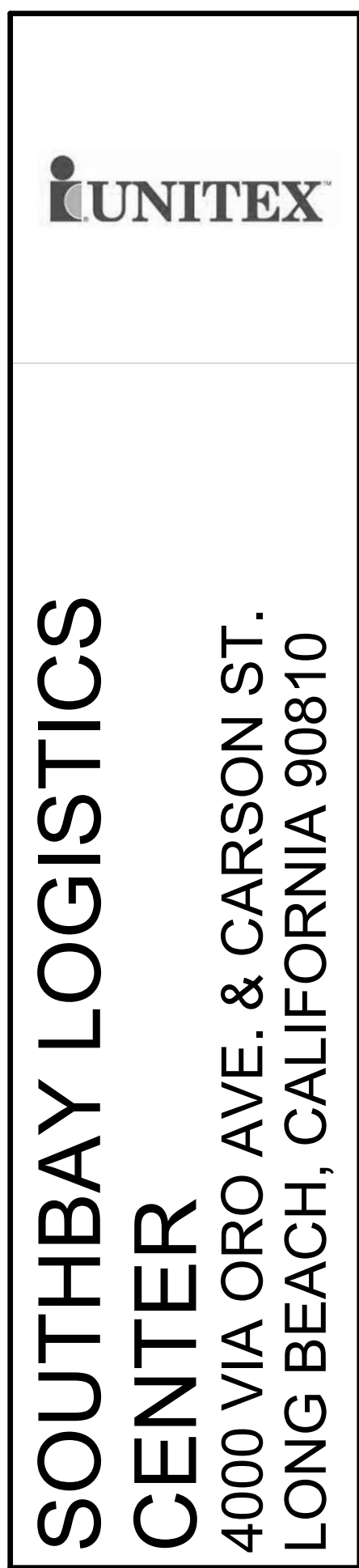
iUNITEX

**SOUTHBAY LOGISTICS
CENTER**
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

BUILDING PERSPECTIVES
DATE: 09/07/2022
PLANNING SUBMITTAL
REMARKS

PAPM: C.OBNIAL
DRAWN BY: J.G./C.B.
JOB NO.: IRV15-0034-00

SHEET
A5.2

[illegible]

PA/PM:	C.OBNIAL
DRAWN BY.:	J.G./C.B
JOB NO.:	IRV15-0034-00

TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 10 of 10

24. Fire Pump Room. Fire pump room(s) shall be accessed from the exterior of the building. Access to the fire pump room(s) shall be coordinated with the Fire Prevention Bureau.

GENERAL PUBLIC WORKS REGULATIONS

25. Private Street Standards. Private streets may be required to be develop to public street standards pursuant to Public Works Regulation or the conditions of approval associated with the tract map. Please follow up with Mr. Bill Pittman at 562-562-6996.

26. Public Right-of-Way. New construction, addition, or alteration of existing Public Right-of-Ways (e.g., driveways access, sidewalks, streets, alleys or other right of ways) must obtain Public Works Department approval. Please follow up with Mr. Bill Pittman at 562-562-6996.

27. Vacation Process. Vacation of existing Public Right-of-Ways (e.g., alleys, streets, etc.) requires the approval of Public Works. Please follow up with Mr. Bill Pittman at 562-562-6996.

28. Graphic Fence Wrap for Temporary Fencing Standards. Temporary fencing wrapped with graphic design approved by Public Works may be required on construction projects to minimize the visual impact of construction activity prior to the issuance of any construction permit. The requirements are contained in Public Works' Development Guideline Section 6.5. Please follow up with Mr. Jorge Magana at 562-562-6678.

29. Occupancy in the Right-of-Way. Outdoor dining, news rack or stand, canopy or patio cover, enclosed awning and any other similar structure or occupancy in the Public Right-of-Ways requires the approval of Public Works. Please follow up with Mr. Bill Pittman at 562-562-6996.

If you or the Applicant have any questions or concerns regarding the preliminary comments provided herein, please do not hesitate to contact me.

REVIEWED BY:

Truong Huynh, P.E., C.B.O.
General Superintendent of Development Services
Building and Safety Bureau
T: 562.570.6921 F: 562.570.6753
411 W. Ocean Blvd, 2nd Fl | Long Beach, CA 90802
truong.huynh@longbeach.gov | www.longbeach.gov/lbds

TAC 2203-26 BS 4000 Via Oro Ave.docx

Keith Bryant

From: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Sent: Tuesday, May 3, 2022 3:25 PM
To: Keith Bryant
Subject: FW: TAC Comments For Application No. 2203-26, 4000 Via Oro Ave
Attachments: GIS Map 227.pdf; Customer Guidelines For New Gas Service Installation.pdf

Categories: Southbay

CAUTION: External Email Alert!
Keith,

Please see TAC comments below and attached from Gas Department.

Scott Kinsey, AICP
Planner V

Long Beach Development Services | Planning Bureau
411 W. Ocean Blvd, 3rd Fl. | Long Beach, CA 90802
Office: 562.570.6461



From: LBGasDeveloperProjects <LBGasDeveloperProjects@longbeach.gov>
Sent: Thursday, April 28, 2022 11:45 AM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Cc: Raul Martinez <Raul.Martinez@longbeach.gov>; Giancarlo Moral <Giancarlo.Moral@longbeach.gov>; Chuck Quintero <Chuck.Quintero@longbeach.gov>; Logan Khy <Logan.Khy@longbeach.gov>
Subject: TAC Comments For Application No. 2203-26, 4000 Via Oro Ave REF 227

Hi Scott,

City of Long Beach, Energy Resources Dept. (LBRE) has reviewed the above-named TAC notice and Site Plan Review for the development at 4000 Via Oro Ave and **request the following comments to be provided to the applicant:**

- There currently is no gas service to this property. If gas service is needed for the proposed development, LBRE will design & construct all gas services and review proposed locations for the new meter and buried service line(s) to be installed. Please consider that the routing of the buried gas line(s) and clearance requirements for a meter may impact the current design of the development.
- For new gas service, LBRE recommends the developer to schedule a pre-application meeting with LBRE to review and get approval for the location of the gas meter(s) and buried service line(s) to be installed. Please consider that the routing of the buried gas service line(s) and clearance requirements for meter(s) may impact the design of the development to maintain appropriate clearances from ignition sources and operable windows/other openings.
- **Please note there is currently no gas mains in the vicinity of this development to connect to and will require a main extension to be able to serve the building.**
- To review and coordinate the scope and costs involved with the installation of gas facilities, the developer should contact us as soon as possible by calling (562)570-5991 to initiate an investigation with an assigned LBRE

Inspector. The assigned LBRE inspector will be the point of contact and will engage additional resources as required depending on project details.

Scott – Please include in the conditions of approval:

- Developer is to meet with and contact LBRE in advance to understand what is required for new gas services and the cost and schedule impacts associated.
- The developer is to review and get approval for proposed meter(s) locations and gas line routing for this development with LBRE.

For any questions or concerns please contact Raul Martinez at (562) 570-2033 or Gian Moral at (562) 570-2032.

Thank you,

Logan Khy
Engineering Technician II

Long Beach Energy Resources | Engineering & Regulatory Compliance
2400 E. Spring St. | Long Beach, CA 90806
Office: 562.570.2035



TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 7 of 10

and II construction with an approved automatic sprinkler system and emergency voice/alarm communication system). The enclosed portion within the room or space cannot be included in the total floor area of that room or space. General provisions to consider include height clearance, means of egress, openness, etc. Please refer to the CBC Section 505 for additional information.

GENERAL CA ACCESSIBILITY AND FEDERAL ADA REGULATIONS

11. Nonresidential and Public Accommodation Accessibility. A general accessibility analysis in accordance with the CBC Chapter 11B should be provided to determine the impact, if any, to the design of the site and building for compliance with the accessibility regulations. Areas of focus for design consideration includes, but not limited to, the following:

- An accessible path of travel from the public right of way to the site and/or building.
- An accessible path of travel from within the site (i.e., parking lot, court yard, open public area, etc.) to the building.
- An accessible path of travel within the building.
- All path of travel width, slope, surface condition, including elements encroaching or projecting into the path of travel, etc.
- Parking areas should be made accessible (e.g., 1 accessible parking space for every 25 parking spaces provided, van accessible parking space for every 6 accessible parking spaces, van accessible parking space 144 inches wide and 216 inches long, access aisles 60 inches wide etc.).
- Means of egress should be made accessible (e.g., entrance and exit doors at the ground level, strike edge clearance of 24 inches on pull side of door, 18 inches on push side of door, level landing on both side of exterior doors, max 1/2" door threshold, etc.).
- Toilet facilities should be made accessible (e.g., wheelchair accessible compartments, location of water closets, 60 inches wide and 48 inches deep maneuvering space in front of water closets, etc.).

GENERAL STRUCTURAL REGULATION

12. Soils/Geotechnical Report. A soils and geotechnical report to determine the site conditions should be evaluated early on and receive input from the Building and Safety Bureau to ensure that the recommended design will meet the code requirements. Refer to the LBMC Section 18.05.030.A.11 and the CBC Section 1803 for additional information.

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.05SUDO_18.05.030CODO

The proposed project appears to be located on a site with unknown adverse soils or geological conditions. The report should address how to mitigate the unknown hazard and provide recommendation for the structural design of the building's foundation, slab and footings.

The proposed project appears to be located near or on fills containing decomposable

TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 8 of 10

material. The report should address how to mitigate this hazard, provide recommendation to isolate the fill by a natural or manmade protective system, and minimize and prevent the accumulation of decomposition gases within or under enclosed portion of the building or structure. Refer to Information Bulletin IB-055 Methane Gas Mitigation for additional information and instruction.

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.05SUDO_18.05.030CODO

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.79MEGAMI

– arcgis.com/apps/webappviewer/index.html?id=18db67027f84e99b0173eed3886a8b0

– longbeach.gov/globalassets/lbds/media-library/documents/building-safety/information-bulletins/lb-055-methane-gas-mitigation-10152021

13. Electrical Utility. The location of the proposed transformer(s) and/or electrical meter(s) and/or the increase in service demand should be discussed and worked out with the local electric utility provider, Southern California Edison, at 562-981-8237.

GENERAL PLUMBING REGULATIONS

14. Plumbing Fixture. An occupant load analysis in accordance with the CPC Section 422, Table 422.1 and Table A should be performed by the Applicant to determine the minimum number of plumbing fixtures that may be required to be provided for the building. This information should assist the Applicant to determine the impact, if any, to the design of the building and where to provide the required plumbing fixtures.

15. Sewer and Water. The proposed location for underground building sewer line(s) and potable water line(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

16. Water Meter. The proposed location for water meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Water Department ("LBWD"). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

17. Backflow Preventer. The proposed location for the backflow preventer should be discussed and worked out with the Long Beach Energy Resources Department ("LBRE"). For more information, please contact the LBRE staff, Paul Lange, at 562-570-2085.

18. Gas Meter. The proposed location for gas meter(s) and/or the increase in service demand should be discussed and worked out with the Long Beach Energy Resources Department ("LBRE"). For more information, please contact the LBRE staff, Paul Lange, at 562-570-2085.

TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 9 of 10

GENERAL FIRE REGULATIONS

19. Water Flow. A current water flow report should be obtained from the Long Beach Water Department ("LBWD"). This information should assist the Applicant to design specific fire protection systems (e.g., fire sprinkler system). For more information, please contact the LBWD staff, Dennis Santos, at 562-570-2381.

20. Fire Hydrant. New public and/or private fire hydrant may be required. To assist in this determination, the Applicant should locate if there are existing fire hydrants within 300 feet of the property or buildings. At minimum, one on-site fire hydrant will be required to comply with the CFC Section 507 and Appendix C. The exact location for the required fire hydrant will be determined once public fire hydrants are clearly identified on the site plan sheet of the construction documents.

21. Fire Access Road. The proposed project may require a Fire Department access road(s). The minimum specifications or standards required for the access road are as follows:

- 25 feet wide;
- 28 feet inside turning radius;
- 15 feet of clear and unobstructed vertical height;
- All weather resistant surface;
- Hammerhead turnaround area shall be approved by the Fire Department. Standards contained in CFC Appendix D is not adopted by the City, but may serve as a general guide;
- Traffic calming devices (e.g., speed bumps) are prohibited unless specifically approved by the Fire Department; and
- Design for H20 (80,000 lbs) loading.

22. Fire Protection System. The proposed project may require the following fire protection system(s):

- An approved automatic sprinkler system designed and installed in accordance with the CFC Chapter 9, the CBC Section 903.3 and the NFPA 13 standard.
- A Class 1 fire standpipe is required pursuant to the CFC Section 905 and the CBC Section 905. Please note that the fire hose valve within the exit stairway should be located to not affect the required exit width.
- A manual fire alarm system shall be designed and installed in accordance with the CFC, the CBC Section 907 and the NFPA 72 standard.

23. Emergency Responder Radio Coverage Systems. Approved radio coverage for emergency responder(s) shall be provided within all buildings meeting any one of the following conditions: more than 3 stories above grade plane, total building area is 50,000 sq. ft., total basement area is 5,000 sq. ft. or more; or building is equipped with a solar photovoltaic system. The proposed room equipped with the head-end equipment shall be in a 2-hour rated room and located in the same room as the fire alarm control panel. The rooms equipped with the head-end equipment shall be in a 2-hour rated room and located in the same room as the fire alarm control panel.

TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 5 of 10

- 2019 Edition of the California Plumbing Code ("CPC")
- 2019 Edition of the California Mechanical Code ("CMC")
- 2019 Edition of the California Fire Code ("CFC")
- 2019 Edition of the California Green Building Standards Code ("CGBCS")
 - CGBCS Chapter 5 Nonresidential Mandatory Measures will apply to newly constructed nonresidential buildings, nonresidential building additions of one thousand (1,000) square feet or greater, nonresidential building alterations with a permit valuation of two hundred thousand dollars (\$200,000) or above.
 - CGBCS Section 5.106.5.3.3 as amended by the LBMC Section 18.47.050 requires new nonresidential developments to facilitate future installation and use of EV chargers. EV supply equipment shall be installed in accordance with the CFC Article 625. The requirements are as shown on LBMC Table 5.106.5.3.3. For more information, please refer to Information Bulletin IB-050 Electric Vehicle Charging in New Construction or the municipal code at:
 - longbeach.gov/globalassets/lbds/media-library/documents/building-safety/information-bulletins/lb-050
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.47GRBUSTCO_18.47.050AMCASES.106.5.3.3T

TABLE 5.106.5.3.3		
TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	NUMBER OF REQUIRED EV CHARGES
0-9	0	0
10-25	1	1
26-50	2	2
51-75	3	3
76-100	4	4
101-150	6	6
151-200	8	8
201 and over	25 percent of total	5 percent of total

- CGBCS Section 5.410.2 requires building commissioning to be included in the design and construction processes of newly constructed nonresidential building projects 10,000 sq. ft. and over to verify that the building systems and components meet the owner's or owner representative's project requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.
- 2019 Edition of the California Energy Code ("CEC")
 - CEC will apply to newly constructed buildings, building additions and building alteration for project submitted to the City for plan review. The CEC may impact the design and installation, including but not limited to, the building envelope, space-conditioning systems, water-heating systems, pool and spa, solar ready buildings, indoor lighting systems of buildings, outdoor lighting systems and signs located either indoors or outdoors.
 - CEC Section 115.10 provides mandatory requirement for solar ready buildings and shall be included in the design and construction of new buildings for nonresidential 3 stories or less.
 - CEC Section 120.8 requires building commissioning to be included in the design and construction processes of new nonresidential building projects to

TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 5 of 10

verify that the building energy systems and components meet the owner's or owner representative's project requirements. The expectation and requirements of the building shall be documented before the design phase of the proposed project begins.

Please visit the following websites to access any of the code information noted herein:

- codes.iccsafe.org/codes/california
- longbeach.gov/lbds/building-plan-review-service/codes/resources
- library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BE_ACH_CALIFORNIA

8. Municipal Code. In addition to the Code stipulated above, attention should be paid to the specific regulations of the Long Beach Municipal Code ("LBMC") identified below as it will likely impact the design of the proposed project:
- LBMC Section 18.05.030.A.11(c) will require the proposed development within the known or potential liquefaction zone to demonstrate through soils/geology engineering report that the proposed building or structure will be structurally designed in a safe manner to account for and mitigate issues associated with liquefaction.
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.05SUDO_18.05.030CODO
 - LBMC Section 18.05.030.A.11(c) and (d) will require the proposed development that have unknown adverse soils and/or geologic conditions such as methane intrusion from geologic formations or located near or over fills containing decomposable material to demonstrate through soils/geology engineering report that the proposed building or structure will be designed to adequately protect against flammable gas incursion by providing for the installation of suitable methane mitigation systems. Refer to Information Bulletin IB-055 Methane Gas Mitigation for additional information and instruction.
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.05SUDO_18.05.030CODO
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.79MEGAMI
 - arcgis.com/apps/webappviewer/index.html?id=18db67027f84e99b0173eed3886a8b0
 - longbeach.gov/globalassets/lbds/media-library/documents/building-safety/information-bulletins/lb-055-methane-gas-mitigation-10152021
 - LBMC Chapter 18.61 NPDES and SUSMP Regulations will apply to proposed development or redevelopment projects. It will require adequate and proper design and construction measures be taken to prohibit non-storm water discharges into the storm drain systems or receiving waters and to require source control BMP to prevent or reduce discharge of pollutants into the storm water to the maximum extent possible.
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.61NPDES
 - LBMC Chapter 18.67 Construction and Demolition Recycling Program will apply to newly constructed buildings, buildings with additions or alterations requiring a permit, and/or demolition projects. It will require the reuse or diversion of 65% of

TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 6 of 10

all project related construction and demolition material to a City approved vendor or facility and waste diversion deposit. See Information Bulletin BU-033 Waste Management Plan at

– longbeach.gov/globalassets/lbds/media-library/documents/building-safety/information-bulletins/lb-033-construction-and-demolition-management-plan-v20210713

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.67CODEREPR

- LBMC Chapter 18.74 Low Impact Development Standards will apply to new development or redevelopment projects. It will require the use of low impact development (LID) standards to effectively manage and retain storm water on-site by using small-scale, natural drainage features to slow, clean, infiltrate and capture rainfall that results in an economical and efficient way to replenish local aquifers, reduce pollution, increase the reuse of water and improve the quality of our beaches and waterways. Go to:
 - longbeach.gov/lbds/planning/environmental/lid
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.74LOWIDEST
- LBMC Chapter 18.75 Grading, Excavations and Fills will apply to the grading, excavation and earthwork construction, including fills and embankments. It will require construction to comply with the technical requirements of this chapter, including any soils/geology engineering report.
 - library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TT118LOBE_BUSTCO_CH18.75GRDEXP

For more information on any of the LBMC requirements referenced above, go to:

– library.municode.com/ca/long_beach/codes/municipal_code?nodeId=LONG_BE_ACH_CALIFORNIA

9. Checklist. Standard plan review checklist(s) that highlight many of the common code provisions that may be applicable to the proposed project is(are) as follows:
- Commercial Checklist
 - Commercial Accessibility Checklist
 - Grading and Retaining Wall Checklist
 - Structural Design General Checklist
 - Electrical Checklist
 - Mechanical Checklist
 - Plumbing Checklist
 - Energy Nonresidential Checklist
 - Fire Alarm Checklist
 - Fire Group B Checklist
 - CALGreen – Non-Residential Checklist
- For more information on any of the standard checklist referenced above, go to:
- longbeach.gov/lbds/forms

10. Mezzanine. The proposed project appears to incorporate the use of mezzanine levels. The aggregate area of the mezzanine level within the room or space which it is located should not be greater than 1/3 (1/2) of the floor area of that room or space (or Type I



April 27, 2022

Scott Kinsey
Planning Bureau

Development Services
Building and Safety Bureau
411 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802
562.570.6461 (ext. 3000)

TAC Case No.: 2203-26
Project Address: 4000 VIA ORO AVE

SUBJECT: TECHNICAL ADVISORY COMMITTEE – BUILDING AND SAFETY

This is in response to your request to the Building and Safety Bureau to provide preliminary comments regarding the proposed project at 4000 Via Oro Ave. The description of the proposed project is as follows:

"Construction of a new 60 ft, 525,280 sf corporate warehouse, with 8,228 sf of corporate headquarters office, 570 auto parking stalls, 66 truck docks, the merger of two lots that make the 26.47-acre (gross) site."

The preliminary comments provided herein are intended to aid the Applicant in the preparation of their construction documents for formal plan submittal to the City for plan review after the completion of the entitlement process with the Planning Bureau. It is not meant to serve as a substitute for the formal plan review whereby a more detailed and comprehensive analysis by the Building and Safety staff is performed but as a high-level summary to communicate potential design or code issues that may affect or impact the final design of the proposed project prior to plan submittal. Formal plan review comments are generally provided after fully developed and completed construction documents are submitted to the City, plan review fees are collected, and the Building and Safety staff is assigned to perform the plan review. The Applicant is responsible for complying with all requirements of the City, including but not limited to, the preliminary comments provided herein. Based upon the limited information provided, the preliminary comments are as follows:

GENERAL ADMINISTRATIVE PROVISIONS

1. Permit Application. The proposed project will likely require separate permit application(s) and construction document(s) submittal for plan review, permitting and inspection. This includes, but not limited to, the following application types:
 - Building permit application.
 - Electrical permit application.
 - Plumbing permit application.
 - Mechanical permit application.
 - Grading permit application.
 - Fire permit application.
 - Public Work right of way occupancy application.



TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 2 of 10

Applications can be obtained at:

- longbeach.gov/lbds/forms
 - longbeach.gov/globalassets/lbds/media-library/documents/forms/applications/app/app-001-consolidated-permit-application
2. Departments and Agencies. The proposed project will likely require separate plan review and approval prior to the issuance of permits. This may include, but not limited to, the following Departments or Agencies and their contact information:
 - Building and Safety Bureau 562-570-PMIT (7648)
 - Planning Bureau 562-570-6194
 - Fire Prevention Bureau 562-570-2560
 - Public Works Department 562-570-6784
 - Water Department 562-570-2381/2382 (2415/2393 for backflow)
 - Energy Resource Department 562-570-2085 (811 for DigAlert)
 - Southern California Edison 562-981-8237
 - LA County Sanitation 562-908-4288
 - LB Unified School District 562-997-7550

3. Impact Fees. The proposed project may likely be imposed the following development impact fees:
 - Police Facilities Impact Fee (LBMC Chapter 18.15)
 - Fire Facilities Impact Fee (LBMC Chapter 18.16)
 - Transportation Improvement Fee (LBMC Chapter 18.17)
 - LBUSD School Developer Fee
 - LBWD Sewer Capacity Charge
 - LA County Sanitation Connection FeeFor more information on any of the LBMC requirements referenced above or Information Bulletin IB-044 Development Impact Fees Guide, go to:

- longbeach.gov/globalassets/lbds/media-library/documents/building-safety/inspections/information-bulletins/lb-bu-044-development-impact-fees-rev-04-04-17

For more information on the Sewer Capacity Charge, obtain a copy of the FORM-034 (or FORM-035 if within the Douglas Park area) at:

- longbeach.gov/lbds/forms
 - longland.sylsmp.net/longbeach/lbds/media-library/documents/forms/applications/form/form-034-sewer-capacity-fee-acknowledgment-v20211001
- For impact fee amounts, see FORM-007 Development Impact Fees
- longbeach.gov/lbds/fee-schedules

4. Submittal. When the proposed project is ready for plan submittal to the City, a Building and Safety staff can assist with the processing of the Applicant's permit application(s), obtaining the project number(s), and determining the amount of the plan check fees to be paid. Permit application(s) may be obtained online at:

TAC Case No.: 2203-26
Project Address: 4000 Via Oro Ave

April 27, 2022
Page 3 of 10

- longbeach.gov/lbds/forms
- longbeach.gov/globalassets/lbds/media-library/documents/forms/applications/app/app-001-consolidated-permit-application

For more information on how to submit the construction documents to the City to begin the formal plan review process, please visit the following webpage:

– longbeach.gov/lbds/building/Plan-Review-Service

5. Predevelopment Meeting. The Applicant is advised to take advantage of the predevelopment meeting ("PDM") service offered by the Building and Safety Bureau and/or Fire Prevention Bureau to help identify or address potential Code regulations that may have an impact on the design of the project prior to formal plan submittal to the City. The staff assigned to the proposed project can help to coordinate a PDM with pertinent City departments or agencies to discuss or answer in-depth critical construction related questions or concerns and thereby reduce significant Code issues from being discovered during the formal plan review process. For more information about this service, see Information Bulletin IB-043 Predevelopment Meeting at: longbeach.gov/globalassets/lbds/media-library/documents/building-safety/information-bulletins/lb-043
- To request the service, please complete FORM-010 and submit your request per the instruction on the form.
 - longbeach.gov/globalassets/lbds/media-library/documents/forms/applications/form/form-010
6. Design Professional. The specific scope of work for the proposed project will require a licensed professional to design the building's fire-life safety and structural systems. As such, the Applicant will be required to obtain the service of a registered design professional (e.g., Architect, Civil Engineer, Structural Engineer, etc.) licensed in the State of California to analyze, design, prepare, sign and stamp the construction documents as part of the plan review and permitting process. The subsequent approval of the proposed project will be contingent upon the satisfaction of this requirement. For more information on this requirement, please see Information Bulletin IB-013 When a Registered Design Professional is Required at: longbeach.gov/globalassets/lbds/media-library/documents/building-safety/information-bulletins/lb-013-when-a-registered-design-professional-is-required-v20200122

GENERAL BUILDING REGULATIONS

7. State Code. The 2019 Edition of the California Building Standards Code along with the City's local amendments contained in Title 18 of the Long Beach Municipal Code (herein collectively referred to as the "Code") is the current construction code in the City. This Code is applicable to all proposed projects submitted for formal plan review beginning January 1, 2020 through the end of December 31, 2022. The portion of the Code that will likely be applicable to the proposed project are as follows:
 - 2019 Edition of the California Building Code ("CBC")
 - 2019 Edition of the California Electrical Code ("CEC")



SOUTHBAY LOGISTICS CENTER
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

TAC COMMENTS

REMARKS

DATE

PA/PM: Approver

DRAWN BY: Author

JOB NO.: IRV15-0034-00



Christopher J. Garner
General Manager
1800 E. Wardlow Road, Long Beach, CA 90807-4931
562.570.2300 | lwater.org

May 3, 2022

Mr. Scott Kinsey
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
Scott.Kinsey@longbeach.gov

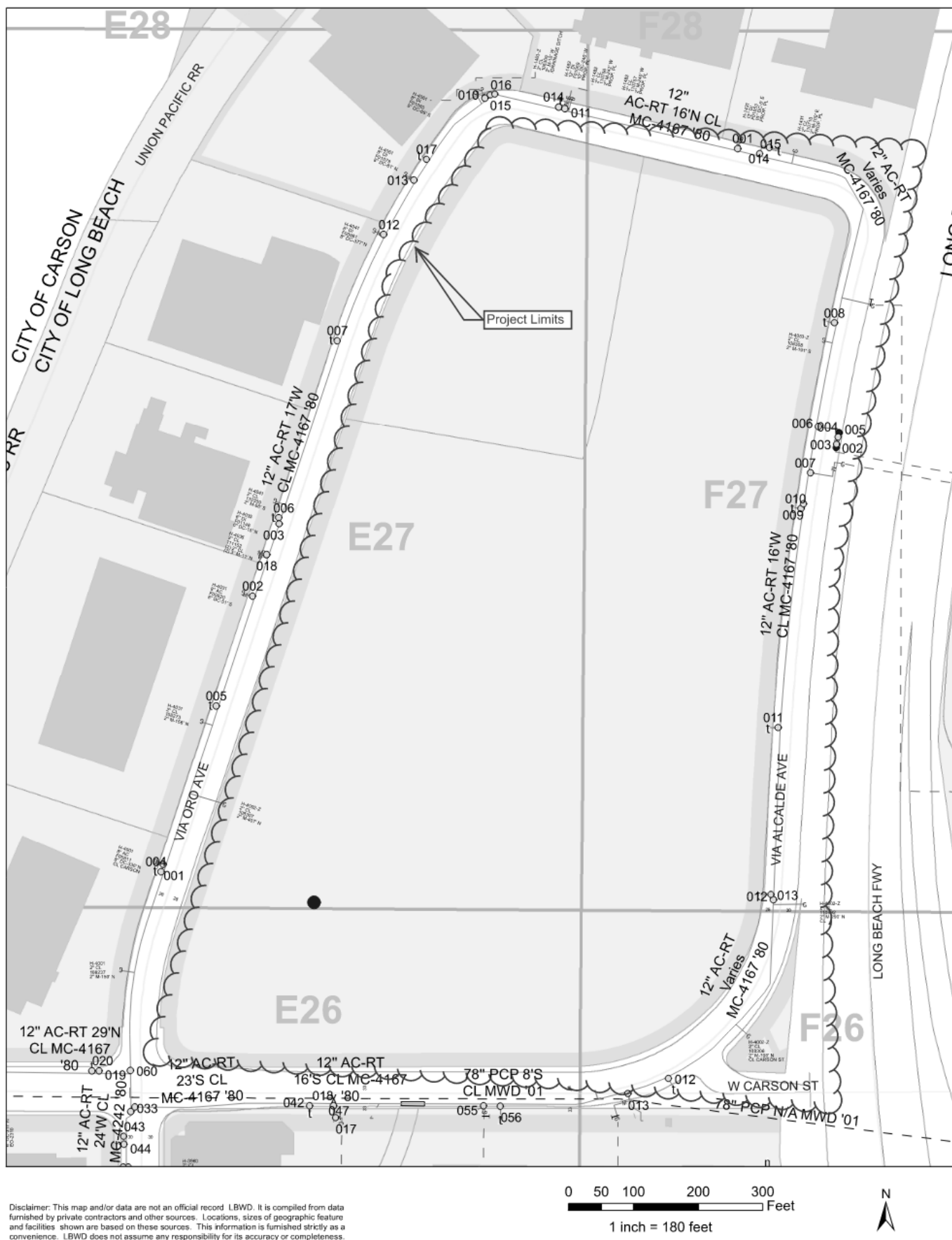
Subject: In Lieu of Technical Advisory Committee
Application No.: 2203-26 (SPR22-036)
Project Location: 4000 Via Oro Ave.

Dear Mr. Kinsey:

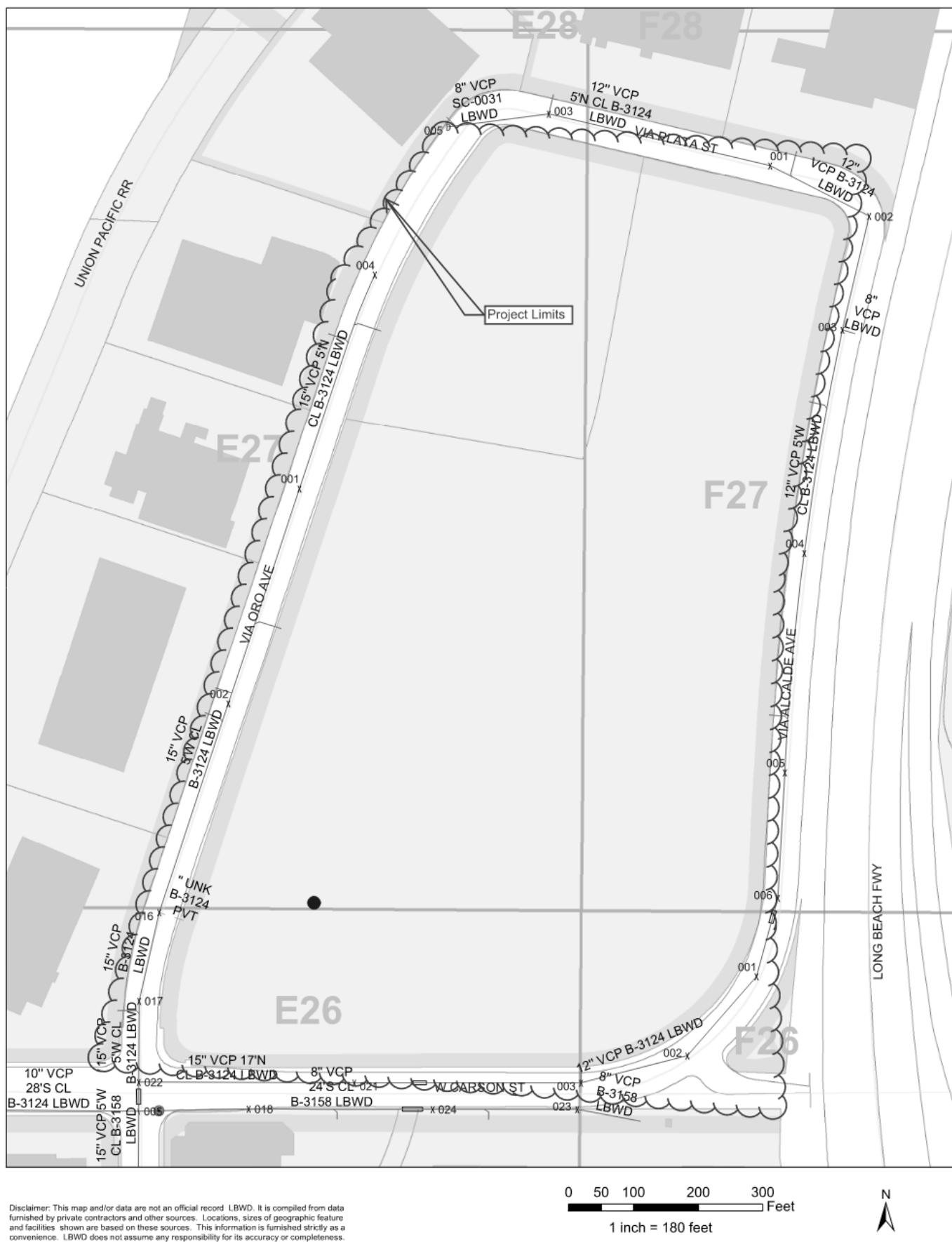
Here is the Water Department's response:

Project Description:
Construction of a new 60-foot-tall, 525,280-sq. ft. corporate warehouse, with 8,228 sq. ft. of corporate headquarters office, 570 auto parking stalls, 66 truck docks, the merger of two lots that make up the 26.47-acre (gross) site, and the vacation of the Via Alcalde public street, which will be incorporated into the project site, located at 4000 Via Oro Ave. in the West Long Beach Business Park (PD-26) Planned Development District.

- Conditions of Approval:**
1. An easement shall be provided for water and sewer mains, 20 foot wide minimum and 10 feet from the centerline of water and sewer mains and services.
 2. Developer shall protect in place or relocate per approved plans all existing water and sewer services affected by this development.
 3. Developer shall cap all sewer laterals a minimum of 2 feet from the property line, in the public right-of-way.
 4. All new construction will require the installation of a new cut-in wye (6-inch lateral) or manhole connection (8-inch and larger lateral).
 5. Plans shall be approved by LBWD prior to construction.
 6. At no time will the Department approve plans that include landscaping (except grass or shallow root plantings) or Structures (such as walls, drainage systems, sidewalk, pavers, and any kind of stamped or decorative concrete or permanent Structures of any type) placed within easements.



Disclaimer: This map and data are not an official record. LBWD is a public utility and is not responsible for the accuracy or completeness of the information shown on this map. The user of this map assumes all responsibility for its accuracy or completeness. LBWD does not assume any responsibility for its accuracy or completeness.



Disclaimer: This map and data are not an official record. LBWD is a public utility and is not responsible for the accuracy or completeness of the information shown on this map. The user of this map assumes all responsibility for its accuracy or completeness. LBWD does not assume any responsibility for its accuracy or completeness.

Subject: In Lieu of TAC - 4000 Via Oro Ave.
May 3, 2022
Page 2 of 3

Potable Water System:

Water Mains:
According to our records, the following water mains are present in the streets adjacent to the project site:

Street / Location Description	Main Size (inches)	Main Material
W. Carson St.	12	Asbestos Cem. Ring Tile (AC-RT)
Via Oro Ave.	12	Asbestos Cem. Ring Tile (AC-RT)
Via Alcalde Ave.	12	Asbestos Cem. Ring Tile (AC-RT)
Via Plata St.	12	Asbestos Cem. Ring Tile (AC-RT)
W. Carson St.	78 (Owned by MWD)	Prestressed Concrete Pipe (PCP)

Note: Water service connections may only be made to water mains 12 inches and smaller.

Water Services:
Please note, several existing water services are installed to the property; the property owner is responsible to order a kill tap for any unused water service laterals prior to start of construction.

Backflow Assembly Requirement:
Backflow prevention assemblies shall be required on this service. The device shall be located on private property. "A reduced pressure principle backflow prevention device shall be located as close as practical to the user's connection and shall be installed a minimum of twelve inches (12") above grade and not more than thirty-six inches (36") above grade measured from the bottom of the device and with a minimum of twelve inches (12") side clearance." (17 CA ADC § 7603)

Please submit plumbing and landscaping plans to LBWD for review and approval.

Reclaimed Water System:

There are no existing or proposed reclaimed water facilities to serve the proposed project.

Sanitary Sewer System:

According to our records, the following sewer mains are present in the streets adjacent to the project site:

Street / Location Description	Main Size (inches)	Main Material
W. Carson St.	15	Vitrified Clay Pipe (VCP)
Via Oro Ave.	15	Vitrified Clay Pipe (VCP)
Via Alcalde Ave.	12	Vitrified Clay Pipe (VCP)
Via Plata St.	12	Vitrified Clay Pipe (VCP)
Via Plata St.	8	Vitrified Clay Pipe (VCP)

EB:ACM
\\S:\w\res\ENGIN\SHARE\DEVELOP\CLUSERV\TECHNICAL ADVISORY COMM\2022\4000 Via Oro Ave - 2203-26 (SPR22-036)\TAC Letter - 4000 Via Oro Ave.docx

Subject: In Lieu of TAC - 4000 Via Oro Ave.
May 3, 2022
Page 3 of 3

Please contact LBWD to review design plan and to determine fees, and contact City of Long Beach Public Works to secure a permit.

The project owner shall install a cleanout per LBWD standards at the property line (P.L.). They shall perform a video inspection of the sewer lateral from P.L. to the main under the supervision of an LBWD inspector, submit CCTV results to LBWD, and make repairs to the lateral necessary to ensure proper flow of sewage through the lateral to the satisfaction of LBWD.

Sewer connections shall be made to the smallest sewer main accessible to the site.

Water and sewer maps are attached for reference.

Off-Site Water and Sewer Infrastructure:
Certain bigger developments may have a large impact to LBWD's existing water and/or sewer infrastructure. Developments including but not limited to multi-family and high-rise may be required to provide the following:

- Sewer capacity study which involves flow monitoring
- Hydraulic study and domestic and fire demand calculation

The results of the studies will be used to determine if off-site improvement will be required including new construction, enlargement, and/or relocation of the existing publicly-owned water and sewer facilities.

In addition, developments which propose new water and sewer mains are required to complete an agreement with the Board of Water Commissioners. Please follow the instructions listed on our web site at <https://lwater.org/customer-services/designing-and-planning/developers-agreement/>.

Please direct the applicant to review our requirements on our web site at <<http://www.lwater.org>>. They should contact the Water Engineering Development Services Group at Water-Service-Center@lwater.org or (562) 570-2419 to go over conceptual water and sewer designs, or if they have any questions about processes, procedures, timelines, etc.

Sincerely,

Eric L. Buehler, P.E.
Civil Engineer

Att.
cc: Dennis A. Santos, Manager of Engineering
Axi Cisneros, Civil Engineering Assistant

EB:ACM
\\S:\w\res\ENGIN\SHARE\DEVELOP\CLUSERV\TECHNICAL ADVISORY COMM\2022\4000 Via Oro Ave - 2203-26 (SPR22-036)\TAC Letter - 4000 Via Oro Ave.docx

WARE MALCOMB
10 Eddinger
Irvine, CA 92618
P 949.660.0128
ARCHITECTURE
PLANNING
BRANDING
BUILDING MEASUREMENT
INTERIORS



**SOUTHBAY LOGISTICS
CENTER**
4000 VIA ORO AVE. & CARSON ST.
LONG BEACH, CALIFORNIA 90810

TAC COMMENTS

REMARKS

DATE

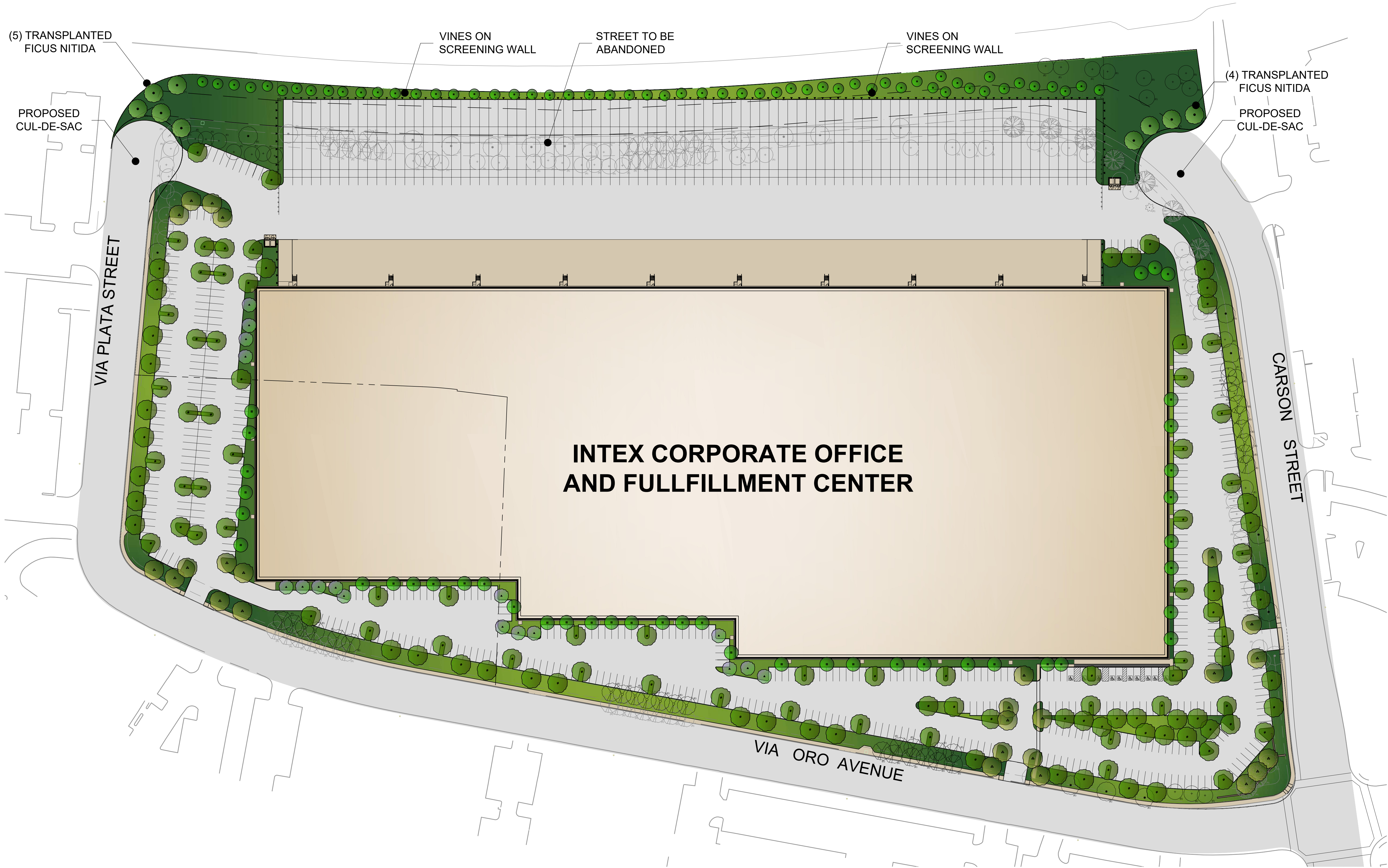
PA/PM: Approver

DRAWN BY: Author

JOB NO.: IRV15-0034-00

SHEET

A8.0



INTEX CORPORATE OFFICE
AND FULLFILLMENT CENTER

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

EXISTING TREE LEGEND (TO REMAIN)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	30
	ERYTHRINA SP.	CORAL TREE	2
	FICUS NITIDA	INDIAN LAUREN FIG	9
	CEIBA SPECIOSA	SILK FLOSS TREE	27

PLANT LEGEND

SYMBOL	CALL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	COMMENTS	WUCOLS
TREES						
		RHUS LANCEA	AFRICAN SUMAC	24" BOX	EVERGREEN PARKING CANOPY	LOW
		CERCIDIMUM '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	GRAPE MYRTLE OR PURPLE LEAF PLUM	24" BOX	COLORFUL ACCENT TREE	MOD
SHRUBS						
	ARB RED	ACACIA REDOLENS	PROSTRATE ACACIA	1 GAL. / 8" O.C.	GROUND COVER	LOW
	BOU LJ	BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA	5 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	CAL HAE	CALLIANDRA TWEEDEI	MEXICAN FLAME BUSH	5 GAL. / STAKED	FLOWERING VINE	LOW
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	LOW
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL. / 24" O.C.	FOREGROUND	LOW
	SAL BG	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL. / 36" O.C.	FLOWERING SHRUB	LOW
	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL. / 36" O.C.	ORNAMENTAL GRASS	LOW
	RHA MSB	RHAMNUS C. 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL. / 48" O.C.	EVERGREEN SHRUB	LOW
	RHA IC	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
	MAC UC	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL. / STAKED	FLOWERING VINE	LOW

NOTES:
A. IRRIGATION AND PLANTING TO MEET MWEO REQUIREMENTS.
B. STREET TREES WILL PROVIDE 50% COVERAGE AT 5 YEARS GROWTH

EXISTING TREE LEGEND (TO BE REMOVED)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
TREES			
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	37
	ERYTHRINA SP.	CORAL TREE	7
	FICUS NITIDA	INDIAN LAUREN FIG	11
	CEIBA SPECIOSA	SILK FLOSS TREE	59
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	1
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	5

TREES MARKED WITH AN (E) ARE EXISTING TO REMAIN, TREES MARKED WITH AN (R) ARE EXISTING TO BE REMOVED.

NOTE: EXISTING TREE COUNT HAS BEEN CONFIRMED.



RHUS LANCEA /
AFRICAN SUMAC



CERCIDIUM 'DESERT MUSEUM' /
DESERT MUSEUM PALO VERDE



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



PRUNUS CERASIFERA /
PURPLE LEAF PLUM



LAGERSTROEMIA INDICA SPP. /
CRAPE 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

