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PACIFIC POINTE EAST

LOT D - 4350, 4600, 4800 Conant Street, Long Beach, CA

Site Plan Review
2nd Submittal

OWNER/
APPLICANT: DP3 Hangars, LLC, a Delaware LLC
18802 BARDEEN AVENUE, IRVINE, CA 92612-1521
CONTACT: PATRICK RUSSELL - 949.809.2414

ARCHITECT: DEREVERE & ASSOCIATES
1601 DOVE STREET, SUITE 190 NEWPORT BEACH, CA 92660
CONTACT: CARRIE HOSHINO - 949.833.3800X 302

CIVIL ENGINEER: WALDEN & ASSOCIATES
2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
CONTACT: DAVE BACON - 949.660.0110

LANDSCAPE
ARCHITECT: CDPC - Conceptual Design & Planning
9950 RESEARCH DRIVE, IRVINE, CA 92918
CONTACT: MASUMI OZAWA, 949.399.0804

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VICINITY MAP:



VICINITY MAP
N.T.S.

PACIFIC POINTE EAST
LOT D: 4350, 4600, 4800 Conant Street, Long Beach, CA
DP3 Hangars, LLC, a Delaware LLC
18802 Bardeen Avenue, Irvine, CA 92612-1521 - 949.809.2414

TITLE SHEET

PROJECT TITLE:
DEVELOPER/APPLICANT:
SHEET TITLE:

CONSULTANT:

JOB NO.:
13038
DATE ISSUED:
8.15.13
DRAWN BY:
CMH

NO: REVISIONS: DATE:
1ST SUB: SPR CITY 8.15.13
2ND SUB: SPR CITY 2.11.14

T-1

BUILDING 9 - 4350 Conant Street - DONE

SITE AREA	7.03 AC	306,399 SF
TOTAL BUILDING AREA (PER PLANNING CALCS)		140,218 SF
LOT COVERAGE (PER PLANNING CALCS)		41.61%
FLOOR AREA RATIO (FAR) (PER PLANNING CALCS)		45.76%
TOTAL PARKING REQUIRED		216 STALLS
TOTAL PARKING PROVIDED		221 STALLS
PARKING RATIO / 1000		1.58
TYPE OF BUILDING CONSTRUCTION	TYPE III-B	
AUTOMATIC FIRE SPRINKLERS	YES	
ZONING DISTRICT		
BUILDING OCCUPANCY	S-1 , F-1 AND B	
CLEAR UNDER BEAM	25'-0" - 32'-0"	

Column Nos.	1	2	3	4	5	6	7	8	9	10
	OVERALL BLDG. GROSS	SRG MARKETING NOS. FOR ENTIRE	SRG MARKETING NOS. FOR TI	EXTERIOR HORIZONTAL PROJECTIONS	SHAFTS			RESTROOM	UTILITY	
	OVERALL BLDG. GROSS - FROM exterior face of wall, including dipline, horizontal projections, all shafts, two story vol. lobby, (SF)	EXCLUDES: 2-STORY LOBBY VOL. CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF), ELEC., FIRE PUMP RM.	TENANT IMPROVEMENTS EXCLUDES: ELEC RM & FIRE PUMP; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF)	EXTERIOR HORIZONTAL PROJECTION MAIN ENTRY CANOPY(SF)	COURT SHAFT (2-STORY VOL. LOBBY) AREA (SF)	STAIR SHAFT AREA (SF)		RESTROOM AREA (SF)	JANITOR & ELECTRICAL ROOM, FIRE PUMP	PLANNING DEPT. - GROSS FLOOR AREA (GFA)* PER LBMC 21.15.1070- Floor Area, gross Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific section of this Title. For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted, COLUMN 4 MINUS COLUMNS 6-9
BUILDING AREA										
1ST FLOOR	130,177	130,177								
Office	13,823	13,823	12,973							
Corporate	11,413	11,413	11,413							11,413 SF
Restrooms	1,000	1,000	1,000					1,000		
Janitor	60	60	60						60	
Elec.	400	400							400	
Fire Pump	450	450							450	
All stairs	500	500	500							
Manufacturing	63,000	63,000								63,000 SF
Finished Product & Material Storage	53,082	53,082								53,082 SF
Exterior Horiz. Projections (Entry Canopy)	272	0		272						
2ND FLOOR - Office	13,823	13,223	13,223							
Office	12,723	12,723	12,723							12,723 SF
Restrooms	0	0	0					0		
Stairs	500	500	500							
Court Shaft	400				400	500				
Exterior Horiz. Projections (Main Entry)	200				200					
TOTALS	144,000	143,128	26,196	272	400	500	0	1,000	910	140,218 SF
PARKING REQ. BASED ON CITY GROSS FLOOR AREA (GFA) *										
OFFICE at 25% of Bldg. parked 55% of SF at the ratio of Manufacturing rate of 2/1000										26 STALLS
OFFICE at 25% of Bldg. parked 45% of SF at the ratio of Warehouse rate of 1/1000										11 STALLS
MANUFACTURING @ 2/1000										128 STALLS
WAREHOUSE @ 1/1000										53 STALLS
TOTAL REQUIRED PARKING										216 STALLS
PARKING PROVIDED										
STANDARD STALL (8'-6" w. X 18' d.)										192 STALLS
VAN ACCESSIBLE STALL (9' w. X 20' d. + 8' w. aisle)										2 STALLS
STANDARD ACCESS. STALL (9' w. X 20' d. + 5' w. aisle)										6 STALLS
VAN POOL (5%)										11 STALLS
CAR POOL (5%)										11 STALLS
TOTAL PROV. PARKING										221 STALLS
BICYCLE PARKING REQUIRED BASED ON CITY REQUIREMENTS										
4 BIKES FOR 1ST 50,000 SF										4 BIKES
1 BIKE FOR EACH ADDITIONAL 50,000 SF										2 BIKES
TOTAL REQUIRED BICYCLE PARKING										6 BIKES
TOTAL PROV. BICYCLE PARKING										6 BIKES

2.10.13

21.15.1070- Floor Area, gross (GFA)

A.

Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific section of this Title.

D.

For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted.

BUILDING 10 - 4600 Conant Street

SITE AREA	5.36 AC	233,538 SF
TOTAL BUILDING AREA (PER PLANNING CALCS)		114,494 SF
LOT COVERAGE (PER PLANNING CALCS)		44.10%
FLOOR AREA RATIO (FAR) (PER PLANNING CALCS)		49.03%
TOTAL PARKING REQUIRED		151 STALLS
TOTAL PARKING PROVIDED		152 STALLS
PARKING RATIO / 1000		1.33
TYPE OF BUILDING CONSTRUCTION	TYPE III-B	
AUTOMATIC FIRE SPRINKLERS	YES	
ZONING DISTRICT		
BUILDING OCCUPANCY	S-1 , F-1 AND B	
CLEAR UNDER BEAM	30'-0" - 32'-0"	

Column Nos.	1	2	3	4	5	6	7	8	9	10
	OVERALL BLDG. GROSS	SRG MARKETING NOS. FOR ENTIRE	SRG MARKETING NOS. FOR TI	EXTERIOR HORIZONTAL PROJECTIONS	SHAFTS			RESTROOM	UTILITY	
	OVERALL BLDG. GROSS - FROM exterior face of wall, including dipline, horizontal projections, all shafts, two story vol. lobby, (SF)	EXCLUDES: 2-STORY LOBBY VOL. CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF), ELEC., FIRE PUMP RM.	TENANT IMPROVEMENTS EXCLUDES: ELEC RM & FIRE PUMP; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF)	EXTERIOR HORIZONTAL PROJECTION MAIN ENTRY CANOPY(SF)	COURT SHAFT (2-STORY VOL. LOBBY) AREA (SF)	STAIR SHAFT AREA (SF)		RESTROOM AREA (SF)	JANITOR & ELECTRICAL ROOM FIRE PUMP	PLANNING DEPT. - GROSS FLOOR AREA (GFA)* PER LBMC 21.15.1070- Floor Area, gross Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific section of this Title. For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted, COLUMN 4 MINUS COLUMNS 6-9
BUILDING AREA										
1ST FLOOR	105,569	105,569								
Office	12,595	12,595	11,745							
Corporate	10,185	10,185	10,185							10,185 SF
Restrooms	1,000	1,000	1,000					1,000		
Janitor	60	60	60						60	
Elec.	400	400							400	
Fire Pump	450	450							450	
All stairs	500	500	500							
Manufacturing	30,900	30,900								30,900 SF
Finished Product & Material Storage	61,894	61,894								61,894 SF
Exterior Horiz. Projections (Entry Canopy)	180			180						
2ND FLOOR - Office	12,595	12,015	12,015							
Office	11,515	11,515	11,515							11,515 SF
Restrooms	0	0	0					0		
Stairs	500	500	500							
Court Shaft	400				400	500				
Exterior Horiz. Projections (Main Entry)	180				180					
TOTALS	118,164	117,404	23,760	360	400	500	0	1,000	910	114,494 SF
PARKING REQ. BASED ON CITY GROSS FLOOR AREA (GFA) *										
OFFICE at 25% of Bldg. parked 32% of SF at the ratio of Manufacturing rate of 2/1000										12 STALLS
OFFICE at 25% of Bldg. parked 68% of SF at the ratio of Warehouse rate of 1/1000										16 STALLS
MANUFACTURING @ 2/1000										62 STALLS
WAREHOUSE @ 1/1000										62 STALLS
TOTAL REQUIRED PARKING										151 STALLS
PARKING PROVIDED										
STANDARD STALL (8'-6" w. X 18' d.)										130 STALLS
VAN ACCESSIBLE STALL (9' w. X 20' d. + 8' w. aisle)										1 STALLS
STANDARD ACCESS. STALL (9' w. X 20' d. + 5' w. aisle)										5 STALLS
VAN POOL (5%)										8 STALLS
CAR POOL (5%)										8 STALLS
TOTAL PROV. PARKING										152 STALLS
BICYCLE PARKING REQUIRED BASED ON CITY REQUIREMENTS										
4 BIKES FOR 1ST 50,000 SF										4 BIKES
1 BIKE FOR EACH ADDITIONAL 50,000 SF										2 BIKES
TOTAL REQUIRED BICYCLE PARKING										6 BIKES
TOTAL PROV. BICYCLE PARKING										6 BIKES

2.10.14

21.15.1070- Floor Area, gross (GFA)

A.

Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific section of this Title.

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For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted.

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LOT # 4350, 4600, 4600 Conant Street, Long Beach, CA
DP3 Hangars, LLC, a Delaware LLC
1802 Bardone Avenue, Irvine, CA 92612-1521 • 949.809.2414

TABULATIONS BUILDINGS 9 & 10

PROJECT TITLE:

DEVELOPER/APPLICANT:

SHEET TITLE:

CONSULTANT:

JOB NO.:
13038
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2ND SUB. SPR CITY 2.11.14

BUILDING 11 - 4800 Conant

SITE AREA	12.42 AC	541,088 SF
TOTAL BUILDING AREA (PER PLANNING CALCS)		228,126 SF
LOT COVERAGE (PER PLANNING CALCS)		39.03%
FLOOR AREA RATIO (FAR) (PER PLANNING CALCS)		42.16%
TOTAL PARKING REQUIRED		392 STALLS
TOTAL PARKING PROVIDED		396 STALLS
PARKING RATIO / 1000		1.74
TYPE OF BUILDING CONSTRUCTION		TYPE III-B
AUTOMATIC FIRE SPRINKLERS		YES
ZONING DISTRICT		
BUILDING OCCUPANCY		S-1, F-1 AND B
CLEAR UNDER BEAM		32'-0"

Column Nos.	1	2	3	4	5	6	8	9	10
	OVERALL BLDG. GROSS	SRG MARKETING NOS. FOR ENTIRE	SRG MARKETING NOS. FOR TI	EXTERIOR HORIZONTAL PROJECTIONS	SHAFTS	RESTROOM	UTILITY		
	OVERALL BLDG. GROSS - FROM exterior face of wall, including dipline, horizontal projections, all shafts, two story vol. lobby, (SF)	EXCLUDES: 2-STORY LOBBY VOL. CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF), ELEC., FIRE PUMP RM.	TENANT IMPROVEMENTS EXCLUDES: ELEC RM & FIRE PUMP & 2-STORY LOBBY VOL. CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF)	EXTERIOR HORIZONTAL PROJECTION MAIN ENTRY CANOPY(SF)	COURT SHAFT (2-STORY VOL LOBBY) AREA (SF)	STAIR SHAFT AREA (SF)	RESTROOM AREA (SF)	JANITOR & ELECTRICAL ROOM, FIRE PUMP	PLANNING DEPT. - GROSS FLOOR AREA (GFA)* PER LBMC 21.15.1070- Floor Area, gross
									Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific section of this Title. For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted. COLUMN 4 MINUS COLS. 6-9
BUILDING AREA									
1ST FLOOR	213,991	213,991							
Office	17,845	17,845	16,995						
Corporate	15,435	15,435	15,435						15,435 SF
Restrooms	1,000	1,000	1,000			1,000			
Janitor	60	60	60					60	
Elec.	400	400						400	
Fire Pump	450	450						450	
All stairs	500	500	500						
Manufacturing	140,718	140,718							140,718 SF
Finished Product & Material Storage	55,028	55,028							55,028 SF
Exterior Horiz. Projections (Entry Canopy)	400			400					
2ND FLOOR - Office	17,845	17,445	17,445						
Office	16,945	16,945	16,945						16,945 SF
Restrooms	0	0	0			0			
Stairs	500	500			500				
Court Shaft	400		500						
Exterior Horiz. Projections (Main Entry)	400			400	400				
TOTALS	231,836	231,036	34,440	800	400	500	1,000	910	228,126 SF
PARKING REQ. BASED ON CITY GROSS FLOOR AREA (GFA) *									
OFFICE at 25% of Bldg. parked 74% of SF at the ratio of Manufacturing rate of 2/1000									47 STALLS
OFFICE at 25% of Bldg. parked 28% of SF at the ratio of Warehouse rate of 1/1000									9 STALLS
MANUFACTURING @ 2/1000									281 STALLS
WAREHOUSE @ 1/1000									55 STALLS
TOTAL REQUIRED PARKING									392 STALLS
PARKING PROVIDED									
STANDARD STALL (8'-6" w. X 18'd.)									346 STALLS
VAN ACCESSIBLE STALL (9'w. X 20'd. + 8'w. aisle)									3 STALLS
STANDARD ACCESS. STALL (9'w. X 20'd. + 5'w. aisle)									7 STALLS
VAN POOL (5%)									20 STALLS
CAR POOL (5%)									20 STALLS
TOTAL PROV. PARKING									396 STALLS
BICYCLE PARKING REQUIRED BASED ON CITY REQUIREMENTS									
4 BIKES FOR 1ST 50,000 SF									4 BIKES
1 BIKE FOR EACH ADDITIONAL 50,000 SF									8 BIKES
TOTAL REQUIRED BICYCLE PARKING									8 BIKES
TOTAL PROV. BICYCLE PARKING									8 BIKES

2.10.14

21.15.1070- Floor Area, gross (GFA)

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BUILDINGS 9, 10 & 11

SITE AREA	24.82 AC	1,081,025 SF
TOTAL BUILDING AREA (PER PLANNING CALCS)		482,838 SF
LOT COVERAGE (PER PLANNING CALCS)		40.86%
FLOOR AREA RATIO (FAR) (PER PLANNING CALCS)		44.66%
TOTAL PARKING REQUIRED		760 STALLS
TOTAL PARKING PROVIDED		769 STALLS
PARKING RATIO / 1000		1.59
TYPE OF BUILDING CONSTRUCTION		TYPE III-B
AUTOMATIC FIRE SPRINKLERS		YES
ZONING DISTRICT		
BUILDING OCCUPANCY		S-1, F-1 AND B
CLEAR UNDER BEAM		25'-0" & 32'-0"

Column Nos.	1	2	3	4	5	6	8	9	10
	OVERALL BLDG. GROSS	SRG MARKETING NOS. FOR ENTIRE	SRG MARKETING NOS. FOR TI	EXTERIOR HORIZONTAL PROJECTIONS	SHAFTS	RESTROOM	UTILITY		
	OVERALL BLDG. GROSS - FROM exterior face of wall, including dipline, horizontal projections, all shafts, two story vol. lobby, (SF)	EXCLUDES: 2-STORY LOBBY VOL., CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF), ELEC., FIRE PUMP RM.	TENANT IMPROVEMENTS EXCLUDES: ELEC RM & FIRE PUMP & 2-STORY LOBBY VOL. CANOPIES; INCLUDES: OFFICE, RESTROOMS, STAIRS, JAN. SHAFTS, (SF)	EXTERIOR HORIZONTAL PROJECTION MAIN ENTRY CANOPY(SF)	COURT SHAFT (2-STORY VOL LOBBY) AREA (SF)	STAIR SHAFT AREA (SF)	RESTROOM AREA (SF)	JANITOR & ELECTRICAL ROOM, FIRE PUMP	PLANNING DEPT. - GROSS FLOOR AREA (GFA)* PER LBMC 21.15.1070- Floor Area, gross
									Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific section of this Title. For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted. COLUMN 4 MINUS COLS. 6-9
BUILDING AREA									
1ST FLOOR	449,737	449,737	449,737						
Office	44,263	44,263	44,263						
Corporate	37,033	37,033	37,033						37,033 SF
Restrooms	3,000	3,000	3,000			3,000			
Janitor	180	180	180					180	
Elec.	1,200	1,200	1,200					1,200	
Fire Pump	1,350	1,350	1,350					1,350	
All stairs	1,500	1,500	1,500						
Manufacturing	234,618	234,618	234,618						234,618 SF
Finished Product & Material Storage	170,004	170,004	170,004						170,004 SF
Exterior Horiz. Projections (Entry Canopy)	852			852					
2ND FLOOR - Office	44,263	44,263	44,263						
Office	41,183	41,183	41,183						41,183 SF
Restrooms	0	0	0			0			
Stairs	1,500	1,500	1,500			1,500			
Court Shaft	1,200		0		1,200				
Exterior Horiz. Projections (Main Entry)	780			780	1,200				
TOTALS	494,000	491,568	491,568	1,632	1,200	1,500	3,000	2,730	482,838 SF
PARKING REQ. BASED ON CITY GROSS FLOOR AREA (GFA) *									
OFFICE at 25% of Bldg. parked 59% of SF at the ratio of Manufacturing rate of 2/1000									84 STALLS
OFFICE at 25% of Bldg. parked 41% of SF at the ratio of Warehouse rate of 1/1000									36 STALLS
MANUFACTURING @ 2/1000									469 STALLS
WAREHOUSE @ 1/1000									170 STALLS
TOTAL REQUIRED PARKING									760 STALLS
PARKING PROVIDED									
STANDARD STALL (8'-6" w. X 18'd.)									668 STALLS
VAN ACCESSIBLE STALL (9'w. X 20'd. + 8'w. aisle)									6 STALLS
STANDARD ACCESS. STALL (9'w. X 20'd. + 5'w. aisle)									17 STALLS
VAN POOL (5%)									39 STALLS
CAR POOL (5%)									39 STALLS
TOTAL PROV. PARKING									769 STALLS
BICYCLE PARKING REQUIRED BASED ON CITY REQUIREMENTS									
4 BIKES FOR 1ST 50,000 SF									12 BIKES
1 BIKE FOR EACH ADDITIONAL 50,000 SF									8 BIKES
TOTAL REQUIRED BICYCLE PARKING									20 BIKES
TOTAL PROV. BICYCLE PARKING									20 BIKES

2.10.14

21.15.1070- Floor Area, gross (GFA)

A.

Gross floor area (GFA) means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, garages and mezzanines, except as otherwise defined in a specific

D.

For the purpose of calculating GFA in all nonresidential buildings, utility and elevator cores, and stairwells and restrooms shall be exempted.

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ARCHITECTURE • PLANNING • INTERIORS

100 DOW STREET SUITE 100 NEWPORT BEACH, CA 92660
T: 949.333.3800 F: 949.333.3806 W: www.derevere.com

PROJECT TITLE:

PACIFIC POINTE EAST

LOT #: 4350, 4600, 4800 Conant Street, Long Beach, CA

DP3 Hangars, LLC, a Delaware LLC

18802 Barden Avenue, Irvine, CA 92612-1521 - 949.809.2414

DEVELOPER/APPLICANT:

PROJECT TITLE:

TABLATIONS BUILDINGS 11 & TABULATIONS OVERALL

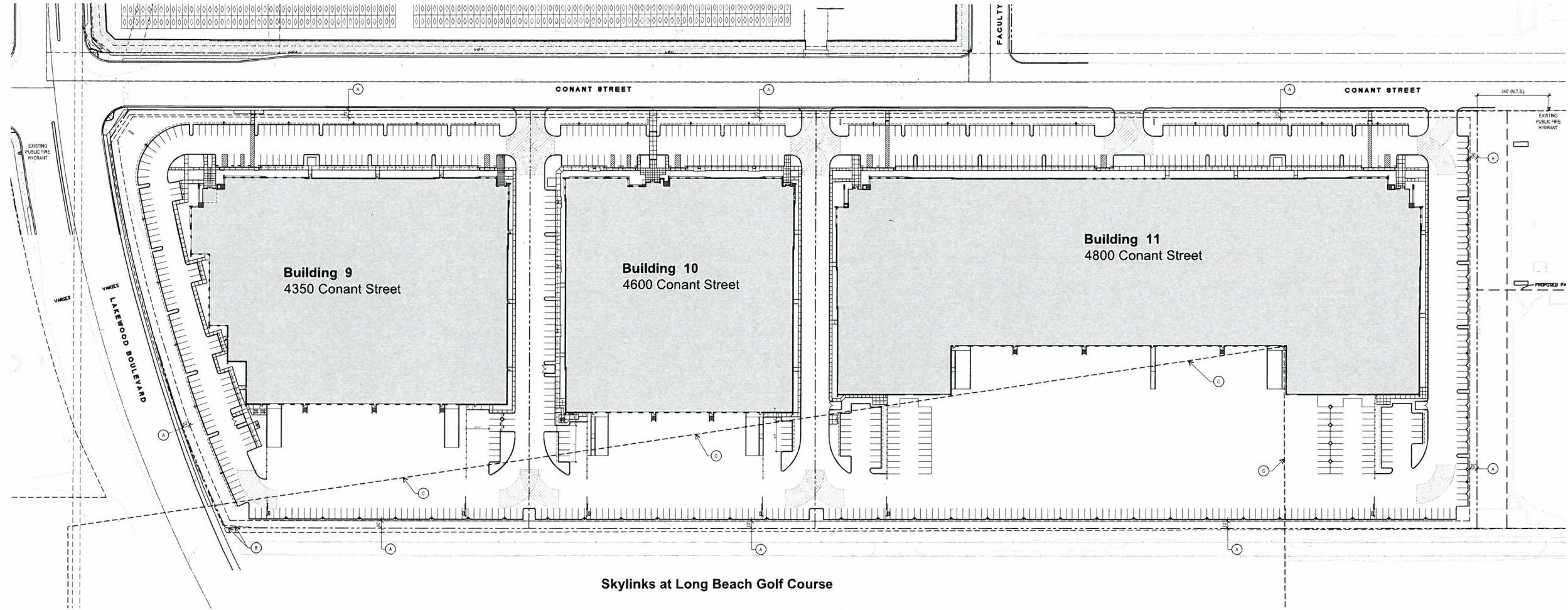
CONSULTANT:

JOB NO:
13038

DATE ISSUED:
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DRAWN BY:
CMH

NO: REVISIONS: DATE:
1ST SUB. SPR CITY 8.15.13
2ND SUB. SPR CITY 2.11.14

T-3



Skylinks at Long Beach Golf Course

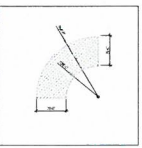
OVERALL SITE PLAN
SHOWING EASEMENTS AND FIRE ACCESS TURNING RADII



KEYNOTES EASEMENTS

- A AN EASEMENT FOR PRIVATE ENVIRONMENTAL PURPOSES RECORDED OCTOBER 4, 2012 AS INSTRUMENT NO. 20121495709 OF OFFICIAL RECORDS.
- B VARIED WIDTH EASEMENT FOR WATER MAIN PURPOSES IN FAVOR OF METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED DECEMBER 19, 1967 AS INSTRUMENT NO. 2940, O.R.
- C FAA RPZ LINE

CITY OF LONG BEACH FIRE
ACCESS TURNING RADIUS



DEREVERE & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
1001 DUNA STREET, SUITE 100, NEWPORT BEACH, CA 92660
T: 949.833.3300 F: 949.833.3306 W: www.derevere.com

PACIFIC POINTE EAST
LOT II, 4350, 4600, 4800 Conant Street, Long Beach, CA
DP3 Hangars, LLC, a Delaware LLC
18802 Barden Avenue, Irvine, CA 92612-1521 • 949.809.2414

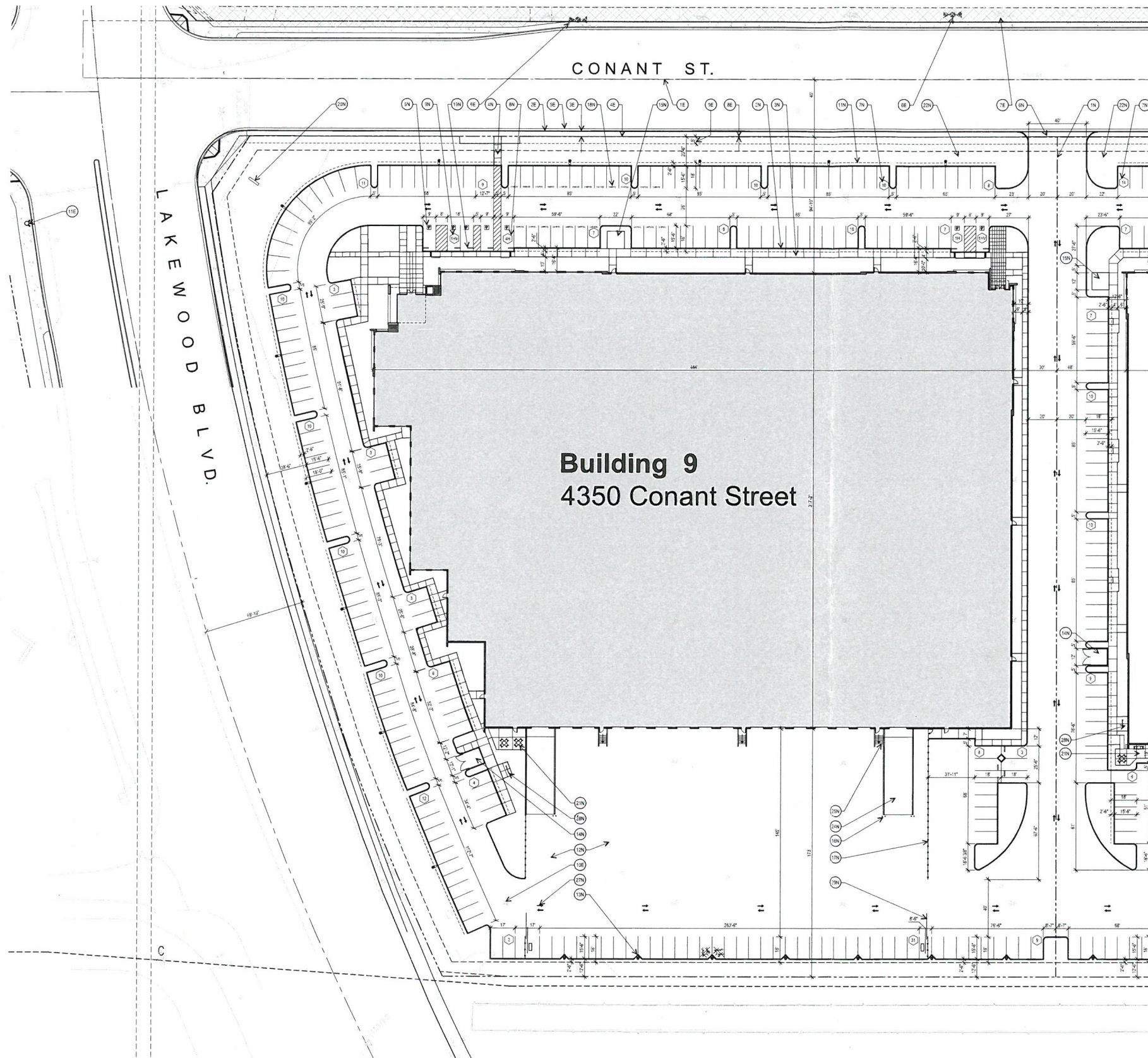
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DEVELOPER/APPLICANT:
SHEET TITLE:

CONSULTANT:

JOB NO.:
13038
DATE ISSUED:
8.15.13
DRAWN BY:
CMH

NO: REVISIONS: DATE:
1ST SUB. SPR CITY 8.15.13
2ND SUB. SPR CITY 2.11.14

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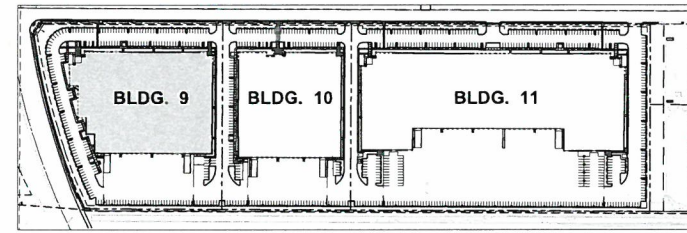
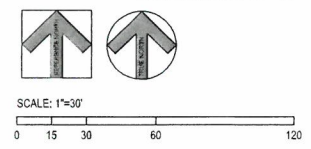
KEYNOTES
NEW SITE CONDITIONS

- 1N NEW PROPERTY LINE
- 2N NEW CURB
- 3N NEW CONCRETE WALKWAY
- 4N NEW ACCESSIBLE PATH OF TRAVEL RAMP
- 5N NEW ACCESSIBLE WHEEL CHAIR PARKING STALL SYMBOL
- 6N NEW DRIVE ENTRY APPROACH
- 7N NEW PARKING STALL COUNT NUMBER
- 8N NEW STD. ACCESSIBLE STALL COUNT NUMBER
- 9N NEW VAN ACCESSIBLE STALL COUNT NUMBER
- 10N NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING
- 11N NEW PARKING STALL OVERHANG LINE
- 12N NEW CONCRETE SLAB AREA SOLAR REFLECTANCE VALUE OF AT LEAST 29%
- 13N NEW SITE LIGHTING FIXTURE WITH GLARE SHIELDS TO AVOID LIGHT INTRUSION ONTO OTHER PROPERTIES
- 14N NEW 8'-0" HIGH TRASH ENCLOSURE CONCRETE TILT-UP WALL SWINGING GATES & ROOF
- 15N NEW TRANSFORMER
- 16N NEW 4'-0" HIGH POLE PIPE BOLLARD
- 17N NEW WROUGHT IRON FENCING 8'-0" HIGH
- 18N PARKING STALL PAVEMENT NOTING "VANPOOL OR CARPOOL" PARKING STALLS
- 19N CONCRETE WHEEL STOP
- 20N NEW SITE PROPOSED MONUMENT SIGNAGE LOCATION
- 21N NEW CONCRETE OUTDOOR PATIO AREA WITH ACCENT LIGHTING
- 22N NEW LANDSCAPE AREA WITHIN PROPERTY
- 23N NEW LANDSCAPE AREA NOT WITHIN PROPERTY
- 24N NEW CONCRETE TRUCK RAMP W/ METAL PIPE HANDRAILS
- 25N NEW STAIRS W/ CONCRETE TILT-UP HANDRAILS
- 26N NEW ACCESSIBLE RAMP W/ CONCRETE TILE-UP HANDRAILS
- 27N NEW VEHICULAR CIRCULATION TRAFFIC ARROWS
- 28N NEW BIKE RACKS SEE TABULATIONS FOR QUANTITIES
- 29N NEW ROLLING WROUGHT IRON FENCE GATES

KEYNOTES
EXIST. SITE CONDITIONS

- 1E EXIST. CENTER LINE OF EXISTING STREET
- 2E EXIST. PUBLIC CURB
- 3E EXIST. PUBLIC SIDEWALK
- 4E EXIST. PROPERTY LINE
- 5E EXIST. PUBLIC CURB GUTTER
- 6E EXIST. PRIVATE FIRE HYDRANT
- 7E EXIST. STREET LIGHTING
- 8E EXIST. BLDG. SETBACK LINE
- 9E EXIST. LANDSCAPE SETBACK LINE
- 10E EXIST. SITE LIGHTING TO BE REMOVED
- 11E EXIST. PUBLIC FIRE HYDRANT

PROPOSED ENLARGE
SITE PLAN -
BUILDING 9



REFERENCE KEY PLAN

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1801 LAKESIDE STREET, SUITE 100, NEWPORT BEACH, CA 92660
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18802 Badden Avenue, Irvine, CA 92612-1521 - 949.809.2414

PROPOSED ENLARGED SITE PLAN - BUILDING 9

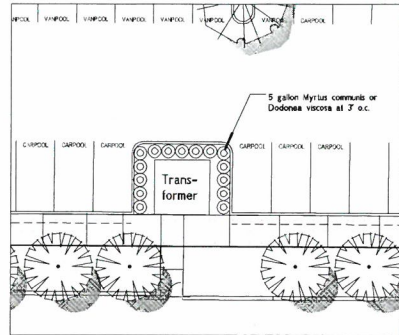
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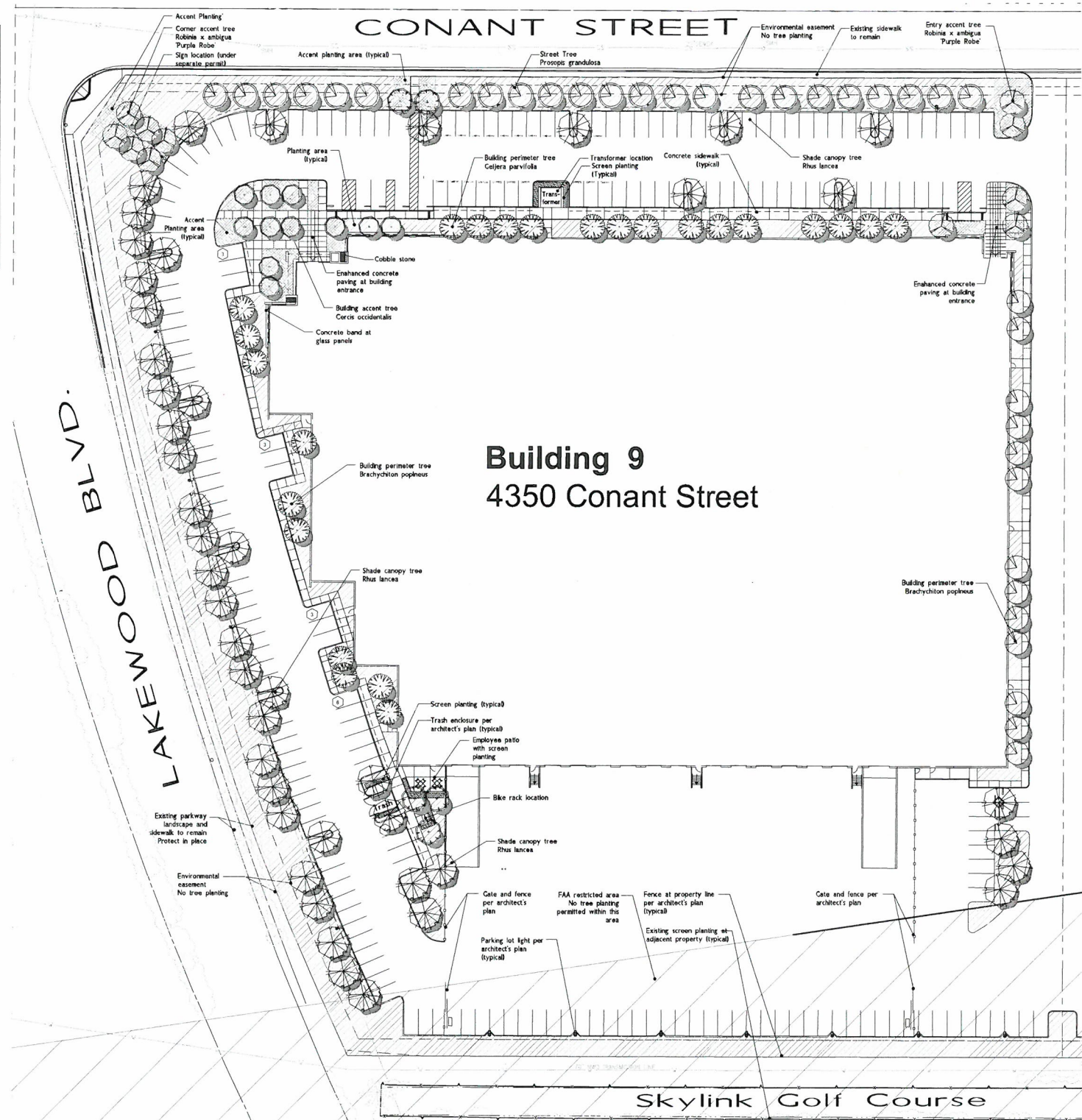
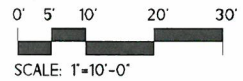
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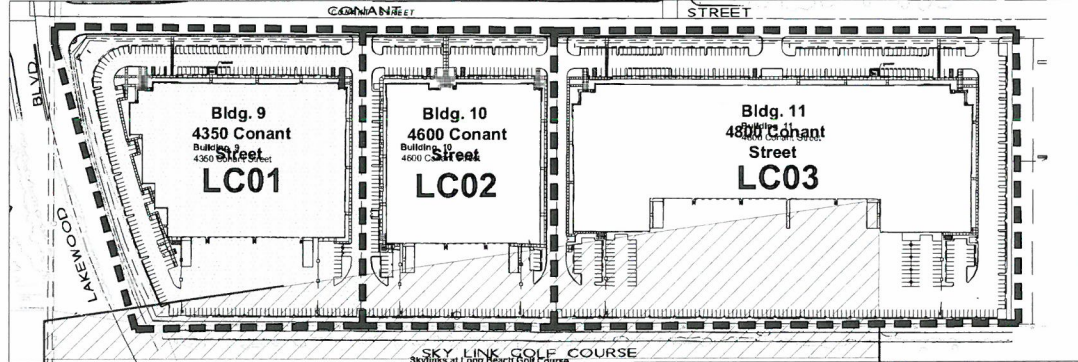


TRANSFORMER SCREENING



Building 9 4350 Conant Street

SHEET KEY



PLANT PALETTE

Trees	Key	Botanical Name	Common Name	Quantity	Bldg. I	Bldg. II	Water Use	Remarks	Form	
Symbol				#						
		Brachycten poppinus	Bottle Tree	24" box	3	6	5	L	Building perimeter	Standard
		Cassia leptophylla	Golden Medallion Tree	36" box	5	2	11	M	Accent	Standard
		Cercis occidentalis	Northern Redbud	36" box	11	14	16	L	Building Entrance Accent	Standard
		Sejima parvifolia	Australian Willow	24" box	6	2	5	L	Building perimeter	Standard
		Prospice grandiosa	Thornless Hybrid Mesquite	24" box	23	14	33	L	Street perimeter	Standard
		Rhus lances	Shade canopy tree	36" box	11	6	13	L	Corner Accent	Multi Trunk
		Rhus lances	African Sumac	24" box	46	16	62	L	Shade canopy	Standard
				133	6	176				

Symbol	Botanical Name	Common Name	Size	Water Use
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SHRUBS

• Agave attenuata	Agave	5 gallon	L
• Aloe striata	Coral Aloe	5 gallon	L
• Alysicarpus huegelii	Blue Hibiscus	5 gallon	L
• Antigonon flavida	Kangaroo Paw	5 gallon	L
• Bauhinia 'Do La La'	Bauhinia	5 gallon	L
• Bauhinia 'Raspberry Ice'	Variegated Bauhinia	5 gallon	L
• Camellia 'J. Nuccio's Gem'	Japanese Camellia	5 gallon	M
• Dianella 'Little Rav'	Little Rav Dianella	1 gallon	M
• Dodonea viscosa 'Purpurea'	Purple Hopsseed Bush	5 gallon	L
• Eucalyptus pungens 'Variegata'	Silver-edged Eucalyptus	5 gallon	L
• Kniphofia hybrida 'Nancy's Red'	Hybrid Red Hot Poker	5 gallon	L
• Lavandula x heterophylla	Sweet Lavender	5 gallon	L
• Lomandra longifolia 'Breeze'	Lomandra	1 gallon	L
• Myrica communis	Common Myrtle	5 gallon	L
• Phormium tenax 'Atrorubrum'	Hybrid New Zealand Flax	5 gallon	L
• Phormium tenax 'Yellow Wave'	Hybrid New Zealand Flax	5 gallon	M
• Pyracantha 'Thy Thy'	Firethorn	5 gallon	L
• Rhamnus californica 'Eve Case'	Coffeeferry	5 gallon	L
• Sarcocolla l. lauranti	Snake Plant	5 gallon	- (L)
• Westringia holocarpa	Coast Rosemary	5 gallon	L
• Assorted succulents		4" pot	L
GROUND COVERS			
• Crassula capitata 'Campfire'	Campfire Crassula	1 gallon	L
• Kalanchoe thyrsiflora	Paddle Plant	1 gallon	L
• Lantana camara 'Yellow Dwarf'	Dwarf Lantana	1 gallon	L
• Myoporum parvifolium 'Prostratus'	Dwarf Myoporum	from flat	L
• Ribes viburnifolium	Evergreen Currant	1 gallon	L
• Sedum spum. 'Bronze Carpet'	Sedum	from flat	L
• Senecio serpens	Senecio	from flat	L

SHRUBS AND GROUND COVERS FOR ACCENT PLANTING AREA

• DENOTES ACCENT SHRUB MATERIAL, SEE ABOVE.

SCREEN HEDGE				
	Dodonea viscosa 'Purpurea'	Purple Hopsseed Bush	5 gallon	L
	Elaeagnus pungens	Silverberry	5 gallon	L
	Ilex vomitoria	Yaupon	5 gallon	L
	Leptospermum scoparium	New Zealand Tea Tree	5 gallon	L
	Pyracantha 'Thy Thy'	Firethorn	5 gallon	L

NOTES

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

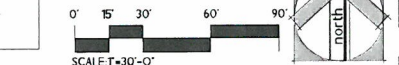
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

SITE TABULATION

GROSS SITE	306,244 S.F.
LANDSCAPE AREA	44,474 S.F. 16 %

N.T.S.



CONCEPTUAL LANDSCAPE PLAN
BUILDING 9

DEREVE & ASSOCIATES
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PACIFIC POINTE EAST
LOT D, 4350, 4600, 4800 Conant Street, Long Beach, CA
DP3 Hangars, LLC, a Delaware LLC
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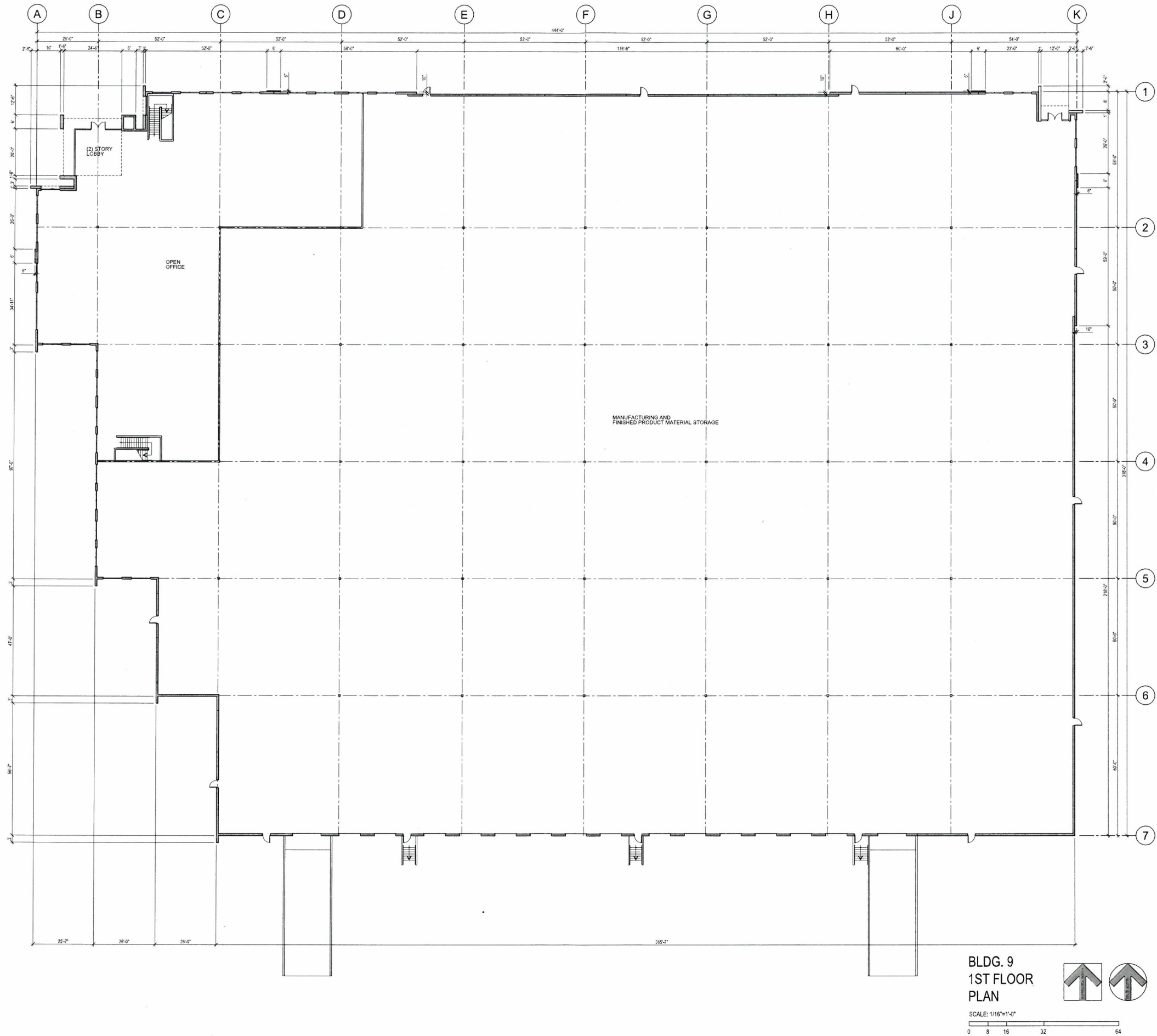
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DEVELOPER/APPLICANT:
SHEET TITLE:

CONSULTANT:

JOB NO.:
13038
DATE ISSUED:
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DRAWN BY:
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1ST SUB. SPR CITY 8.15.13
2ND SUB. SPR CITY 1.31.14
Transformer screening 5.12.14

LC01



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A DIVISION OF DEVERE & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
1000 S. 10TH STREET, SUITE 100, SAN JOSE, CA 95128
TEL: 408.531.1300 FAX: 408.531.1306 WWW.DEREVERE.COM

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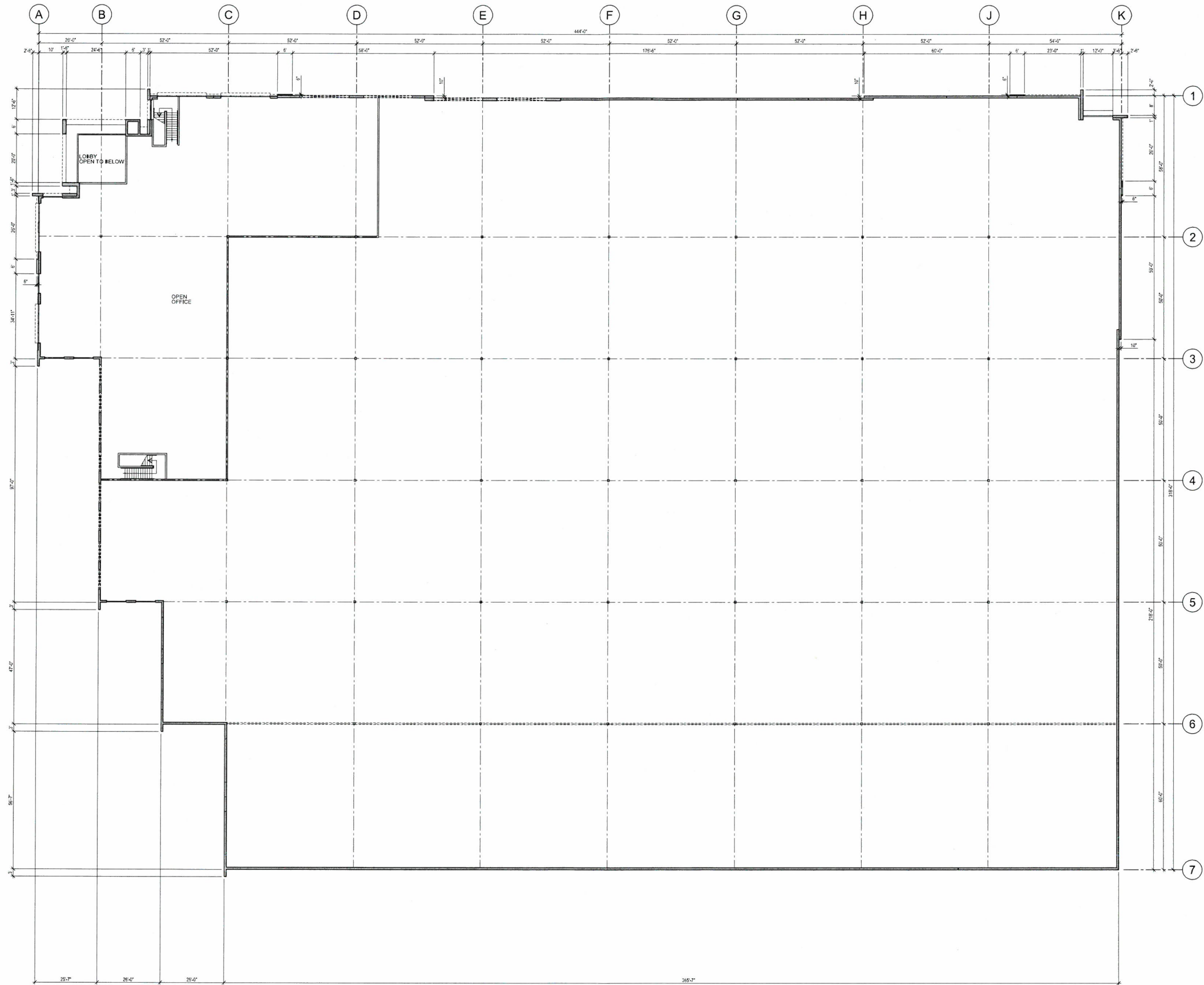
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2ND SUB. SPR CITY 2.11.14

A2.9.1



BLDG. 9
2ND FLOOR
PLAN



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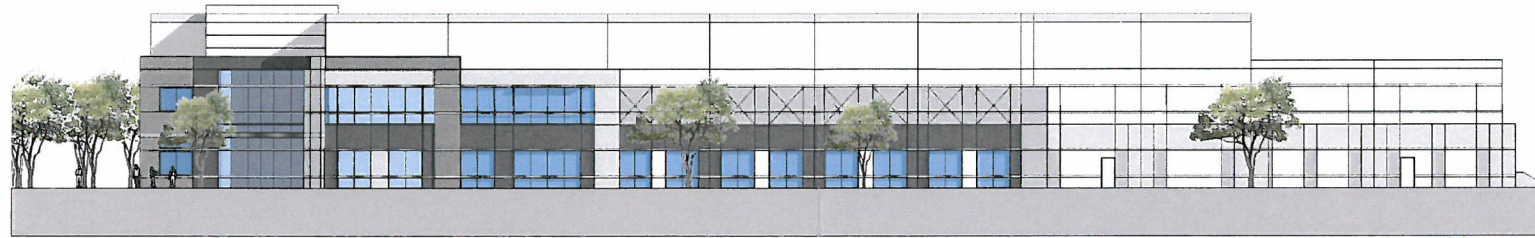
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SHEET TITLE:

CONSULTANT:

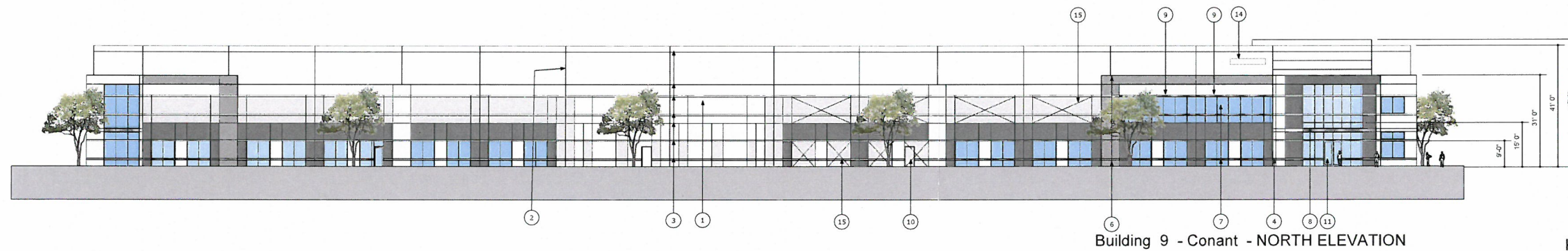
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CMH

NO.	REVISIONS:	DATE:
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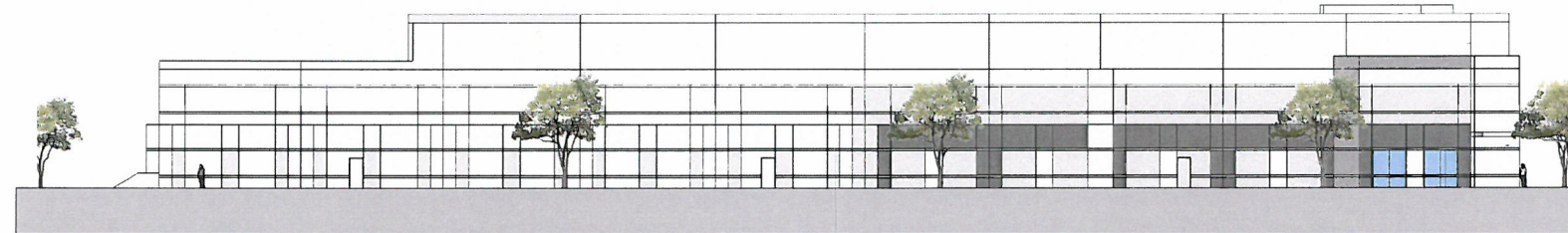
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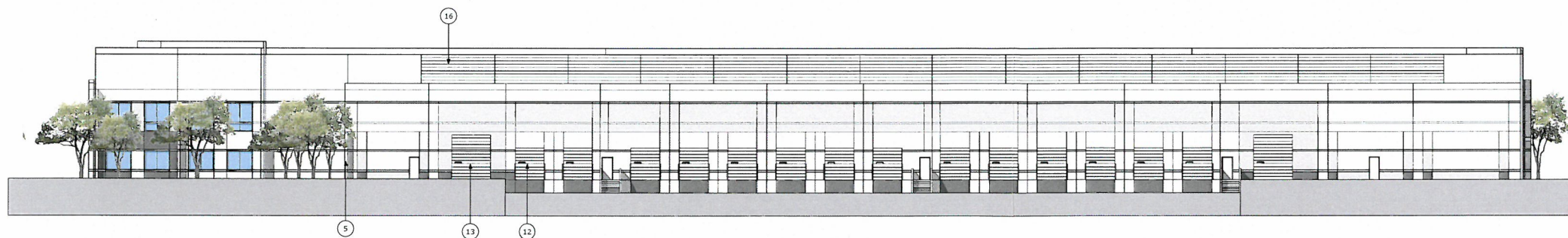
Building 9 - Lakewood Blvd. - WEST ELEVATION



Building 9 - Conant - NORTH ELEVATION



Building 9 - EAST ELEVATION



Building 9 - SOUTH ELEVATION

KEYNOTES:

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

- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 3/4" DEEP "V" GROOVE (ALL REVEALS)
- 4 12" FIN PROJECT PANEL
- 5 10" PANEL LEG
- 6 6" PANEL CONCRETE "PLANT-ON" PANEL
- 7 MEDIUM PERFORMANCE BLUE REFLECTIVE BUTT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 8 METAL CANOPY ENTRY OVERHANGS, SILVER METAL PANELS
- 9 METAL EYEBROW CANOPY FRAME, CLEAR ANODIZED ALUMINUM FINISH
- 10 3X7' HOLLOW METAL DOOR PAINTED TO MATCH BUILDING
- 11 PAIR GLASS STOREFRONT ENTRY DOORS
- 12 9X10' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 13 12X14' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 14 BUILDING ADDRESS LOCATION
- 15 CONCRETE KNOCK-OUT PANEL FOR FUTURE POTENTIAL FUTURE GLASS
- 16 FRAMED ROOF SCREEN, HORIZONTAL HUNTER DOUGLAS PANELS, PLASTER OR EIFS

PAINT LEGEND

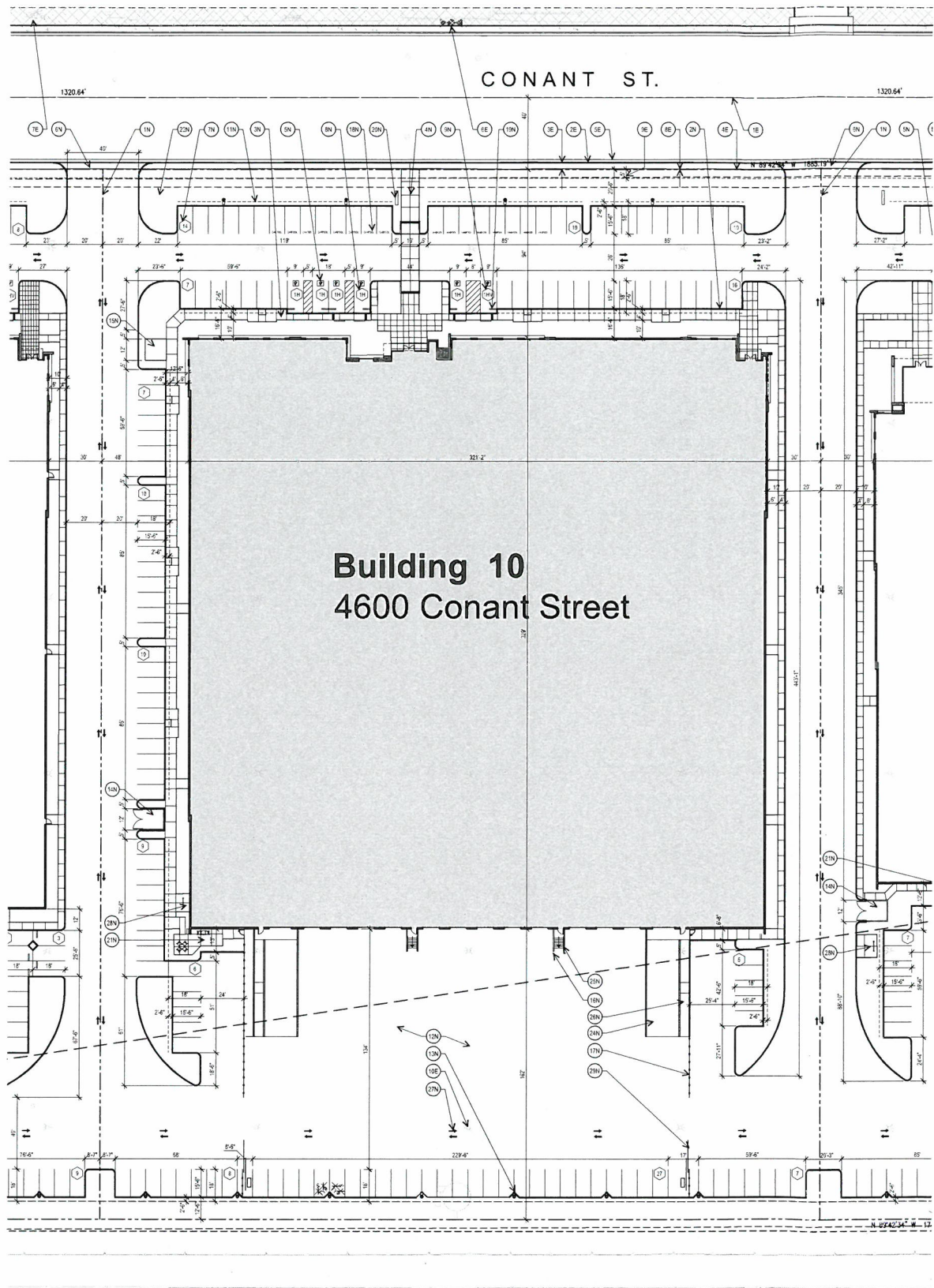
PAINT COLORS TO BE SIMILAR REPRESENTATION ON COLOR ELEVATIONS. FOR EXACT PAINT COLORS, SEE EXTERIOR COLOR MATERIAL BOARD

- | | |
|--|-----------------------------|
| | FIELD PAINT - OFF WHITE - A |
| | ACCENT PAINT - B |
| | ACCENT PAINT - C |
| | ACCENT PAINT - D |
| | ACCENT PAINT - E |

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PACIFIC POINTE EAST
LOT D, Conant Street, Long Beach, CA
DPC Hangars, LLC, a Delaware LLC
18802 Barden Avenue, Irvine, CA 92612-1521 - 949.809.2414
Exterior Elevations - Building 9

PROJECT TITLE: PACIFIC POINTE EAST
LOT D, Conant Street, Long Beach, CA
DEVELOPER/APPLICANT: DPC Hangars, LLC, a Delaware LLC
SHEET TITLE: Exterior Elevations - Building 9
CONSULTANT:
JOB NO.: 13038
DATE ISSUED: 8.15.13
DRAWN BY: CMH
NO. REVISIONS DATE
1ST SUB. SPR CITY 8.15.13
2ND SUB. SPR CITY 1.31.14
3RD SUB. SPR CITY 3.28.14
4TH SUB. SPR CITY 5.13.14
A3.9.5



- KEYNOTES

NEW SITE CONDITIONS

1N

NEW PROPERTY LINE

2N

NEW CURB

3N

NEW CONCRETE WALKWAY

4N

NEW ACCESSIBLE PATH OF TRAVEL RAMP

5N

NEW ACCESSIBLE WHEEL CHAIR PARKING STALL SYMBOL

6N

NEW DRIVE ENTRY APPROACH

7N

NEW PARKING STALL COUNT NUMBER

8N

NEW STD. ACCESSIBLE STALL COUNT NUMBER

9N

NEW VAN ACCESSIBLE STALL COUNT NUMBER

10N

NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING

11N

NEW PARKING STALL OVERHANG LINE

12N

NEW CONCRETE SLAB AREA SOLAR REFLECTANCE VALUE OF AT LEAST 29%

13N

NEW SITE LIGHTING FIXTURE WITH GLARE SHIELDS TO AVOID LIGHT INTRUSION ONTO OTHER PROPERTIES

14N

NEW 8'-0" HIGH TRASH ENCLOSURE CONCRETE TILT-UP WALL; SWINGING GATES & ROOF

15N

NEW TRANSFORMER

16N

NEW 4'-0" HIGH POLE PIPE BOLLARD

17N

NEW WROUGHT IRON FENCING 5'-0" HIGH

18N

PARKING STALL PAVEMENT NOTING "VANPOOL OR CARPOOL" PARKING STALLS

19N

CONCRETE WHEEL STOP

20N

NEW SITE PROPOSED MONUMENT SIGNAGE LOCATION

21N

NEW CONCRETE OUTDOOR PATIO AREA WITH ACCENT LIGHTING

22N

NEW LANDSCAPE AREA WITHIN PROPERTY

23N

NEW LANDSCAPE AREA NOT WITHIN PROPERTY

24N

NEW CONCRETE TRUCK RAMP W/ METAL PIPE HANDRAILS

25N

NEW STAIRS W/ CONCRETE TILT-UP HANDRAILS

26N

NEW ACCESSIBLE RAMP W/ CONCRETE TILE-UP HANDRAILS

27N

NEW VEHICULAR CIRCULATION TRAFFIC ARROWS

28N

NEW BIKE RACKS SEE TABULATIONS FOR QUANTITIES

29N

NEW ROLLING WROUGHT IRON FENCE GATES
- KEYNOTES

EXIST. SITE CONDITIONS

1E

EXIST. CENTER LINE OF EXISTING STREET

2E

EXIST. PUBLIC CURB

3E

EXIST. PUBLIC SIDEWALK

4E

EXIST. PROPERTY LINE

5E

EXIST. PUBLIC CURB GUTTER

6E

EXIST. PRIVATE FIRE HYDRANT

7E

EXIST. STREET LIGHTING

8E

EXIST. BLDG. SETBACK LINE

9E

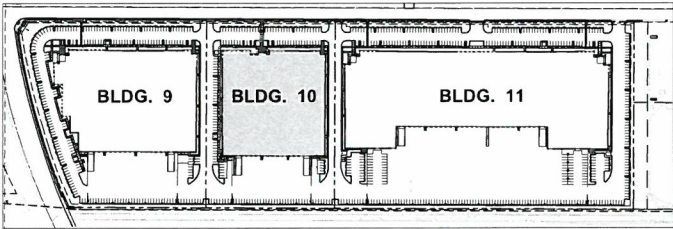
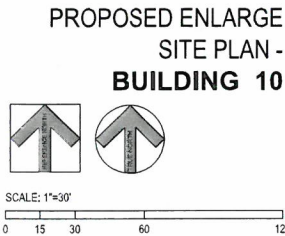
EXIST. LANDSCAPE SETBACK LINE

10E

EXIST. SITE LIGHTING TO BE REMOVED

11E

EXIST. PUBLIC FIRE HYDRANT



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18802 Bardsen Avenue, Irvine, CA 92612-1521 • 949.809.2414

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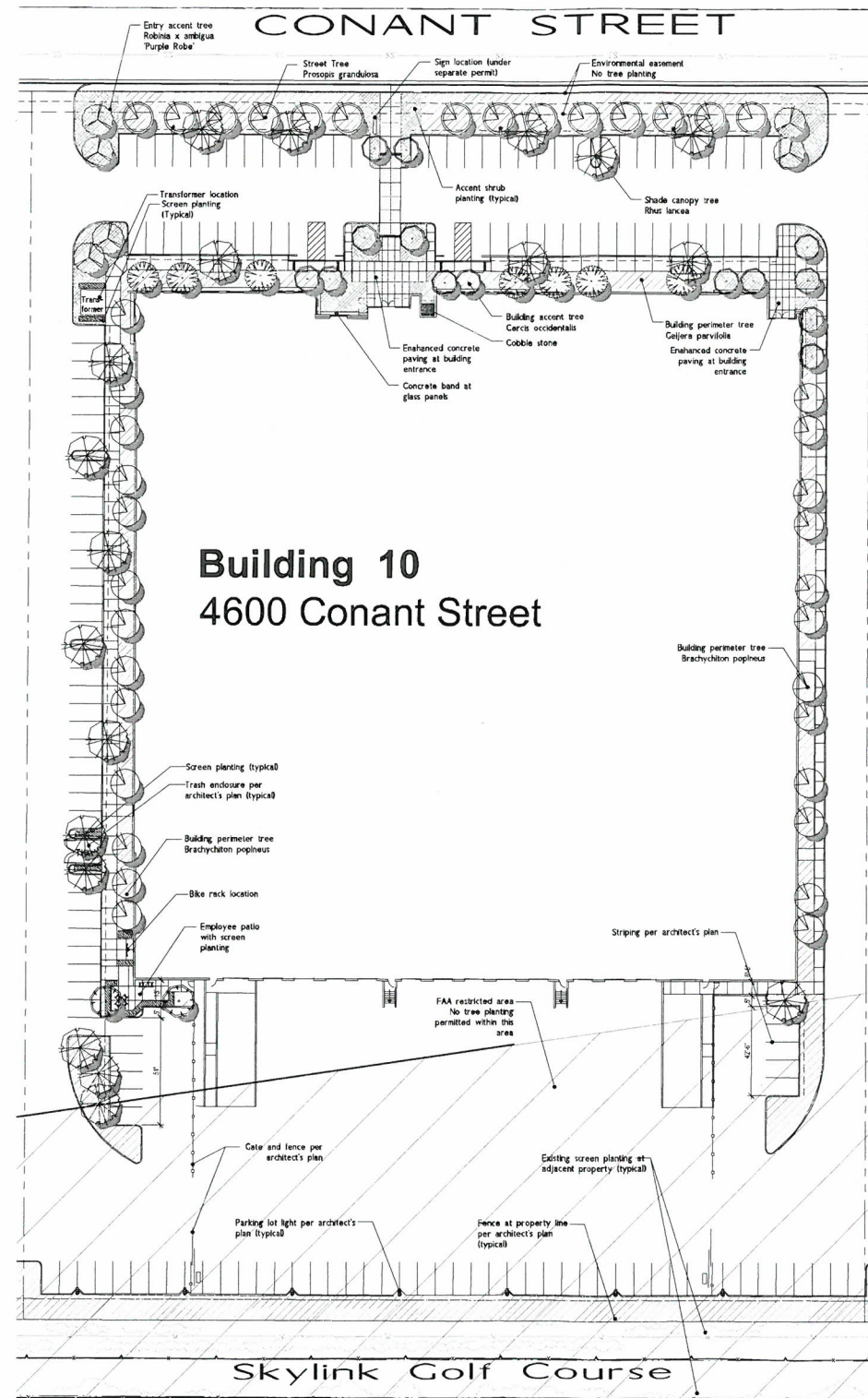
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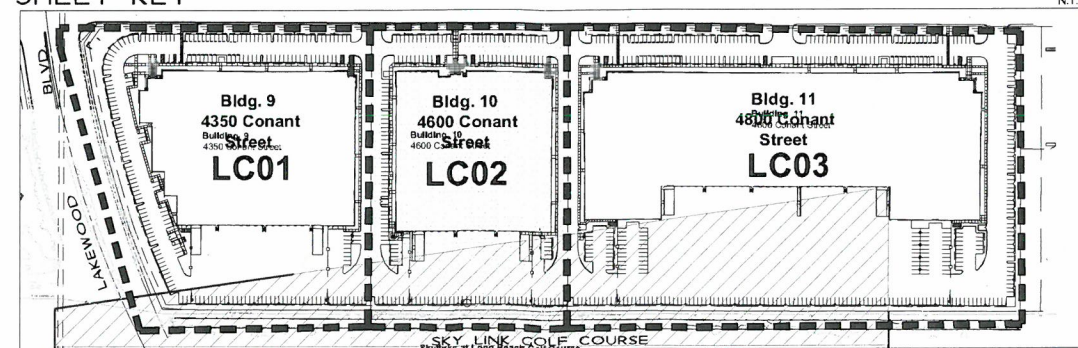
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PROPOSED ENLARGED SITE PLAN - BUILDING 10



SHEET KEY



PLANT PALETTE

TREES Symbol	Key	Botanical Name Common Name	Quantity			Water Use	Remarks	Form	
			Bldg	Bldg	Bldg				
		Brachycton popineus Bottle Tree	24" box	3	6	5	L	Building perimeter	Standard
		Cercis leptophylla Common Redbark Tree	36" box	5	2	11	M	Accent	Standard
		Cercis occidentalis Norfolk Redbud	36" box	11	14	16	L	Building Entrance Accent	Standard
		Sesuvia parvifolia Australian Willow	24" box	6	2	5	L	Building perimeter	Standard
		Prosopis juliflora Thornless Hybrid Mesquite	36" box	29	14	38	L	Street perimeter	Standard
		Rosa x ambigua Purple Rose	36" box	11	6	13	L	Corner Accent	Mult Trunk
		Rhus lancea African Sumac	24" box	46	16	62	L	Shade canopy	Standard
			153	164	176				

SHRUBS	Symbol	Botanical Name Common Name	Size	Water Use
		Agave attenuata	5 gallon	L
		Aloe striata	5 gallon	L
		Alseodaphne huagii	5 gallon	L
		Angelicaria flavida	5 gallon	L
		Bougainvillea 'Da La La'	5 gallon	L
		Bougainvillea 'Raspberry Ice'	5 gallon	L
		Camellia 'J. Nuccio's Gem'	5 gallon	M
		Dianella 'Little Rav'	1 gallon	H
		Dodonea viscosa 'Purpurea'	5 gallon	L
		Elaeagnus pungens 'Variegata'	5 gallon	L
		Kriophora hybrid 'Nancy's Red'	5 gallon	L
		Lavandula x heterophylla	5 gallon	L
		Lomandra longifolia 'Breeze'	1 gallon	L
		Myrica communis	5 gallon	L
		Phormium tenax 'Atropurpureum'	5 gallon	L
		Phormium tenax 'Yellow Nave'	5 gallon	M
		Pyracantha 'Tiny Tim'	5 gallon	L
		Rhamnus californica 'Eve Case'	5 gallon	L
		Sonchivaria l. laurentii	5 gallon	- (L)
		Westringia fruticosa	5 gallon	L
		Assorted succulents	4" pot	L

GROUND COVERS	Symbol	Botanical Name Common Name	Size	Water Use
		Crassula capitata 'Gomphe'	1 gallon	L
		Kalanchoe thyrsiflora	1 gallon	L
		Lantana camara 'Yellow Dwarf'	1 gallon	L
		Myoporum parvifolium 'Prostratum'	from flats	L
		Ribes viburnifolium	1 gallon	L
		Sedum spumellum 'Bronze Carpet'	from flats	L
		Senecio serpens	from flats	L

SCREEN HEDGE	Symbol	Botanical Name Common Name	Size	Water Use
		Dodonea viscosa 'Purpurea'	5 gallon	L
		Elaeagnus pungens	5 gallon	L
		Hex vomitoria	5 gallon	L
		Leptospermum scoparium	5 gallon	L
		Pyracantha 'Tiny Tim'	5 gallon	L

NOTES				
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.				
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.				
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.				
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.				

SITE TABULATION				
GROSS SITE	239,556	S.F.		
LANDSCAPE AREA	23,145	S.F.	10%	

DEREVE & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
1601 DOWLE STREET, SUITE 100, NEWPORT BEACH, CA 92660
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PACIFIC POINTE EAST
LOT D, 4350, 4600, 4800 Conant Street, Long Beach, CA
DP3 Hangars, LLC, a Delaware LLC
18802 Bardem Avenue, Irvine, CA 92612-1521 - 949.809.2414

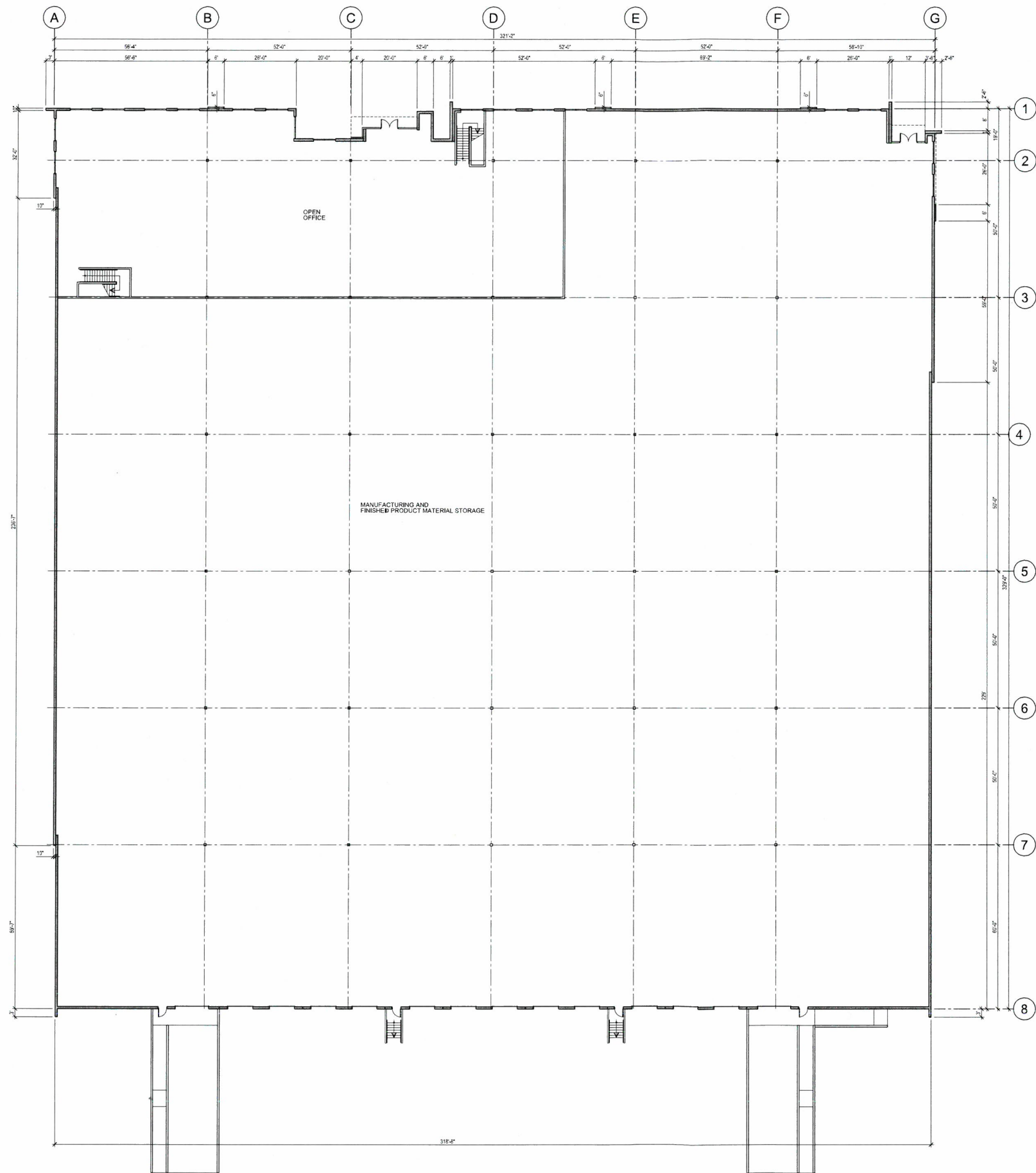
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DEVELOPER APPLICANT:
SHEET TITLE:

CONSULTANT:

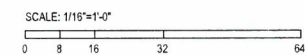
JOB NO.:
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DRAWN BY:
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LC02



BLDG. 10
1ST FLOOR
PLAN



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PROJECT TITLE:
DEVELOPER/APPLICANT:
SHEET TITLE:

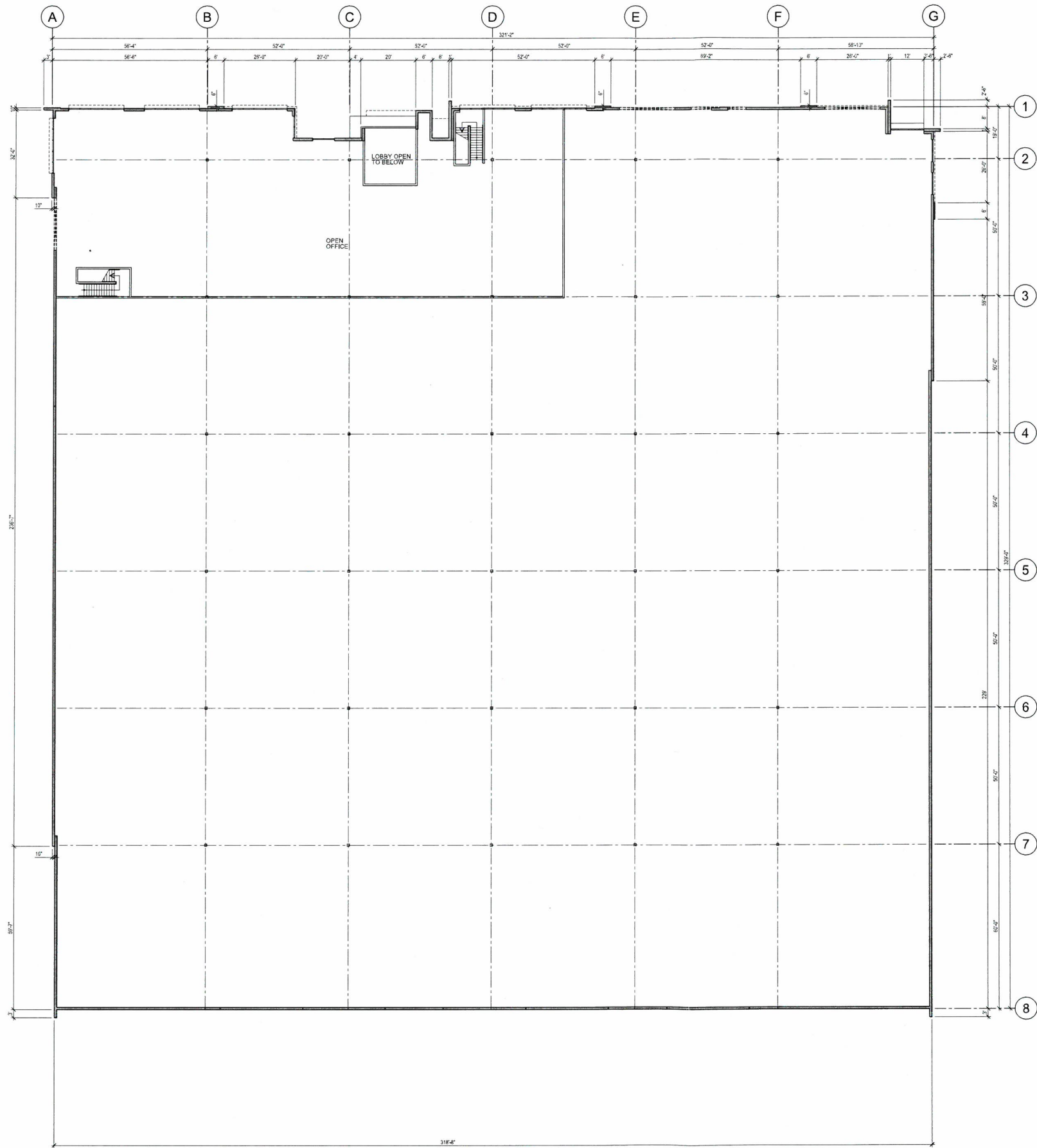
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CMH

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2ND SUB. SPR CITY 2.11.14

A2.10.1

FIRST FLOOR PLAN - BUILDING 10



BLDG. 10
2ND FLOOR
PLAN



SCALE: 1/16"=1'-0"
0 8 16 32 64

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LOT 11, 4350, 4600, 4800 Conant Street, Long Beach, CA
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PROJECT TITLE:
DEVELOPER/APPLICANT:

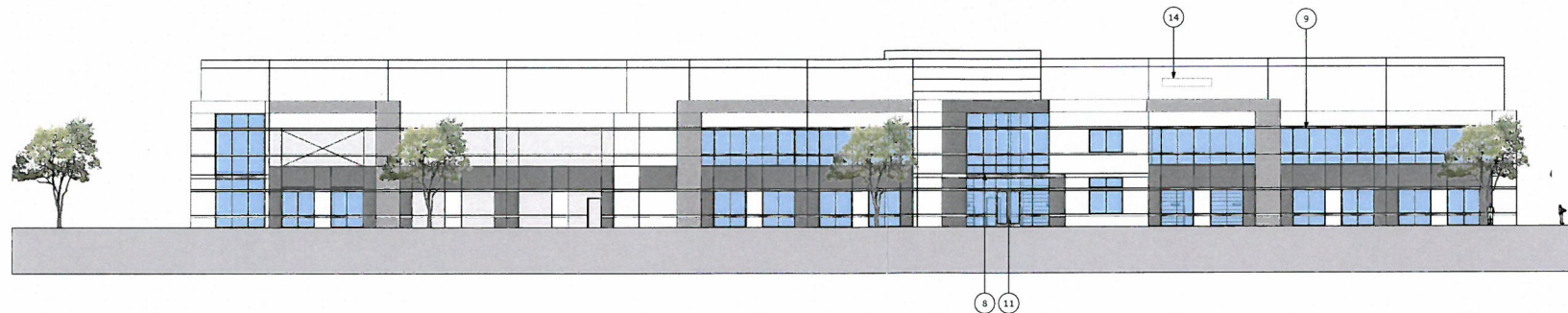
CONSULTANT:

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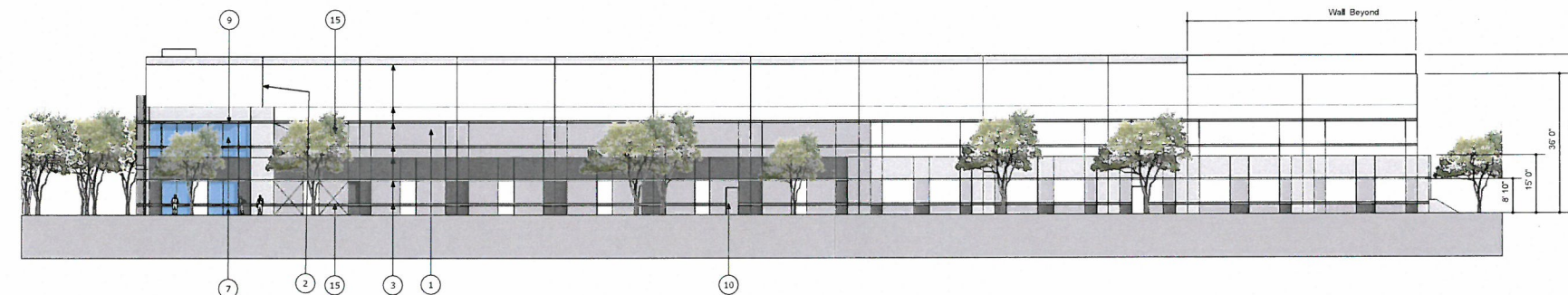
NO. REVISIONS: DATE:
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A2.10.2

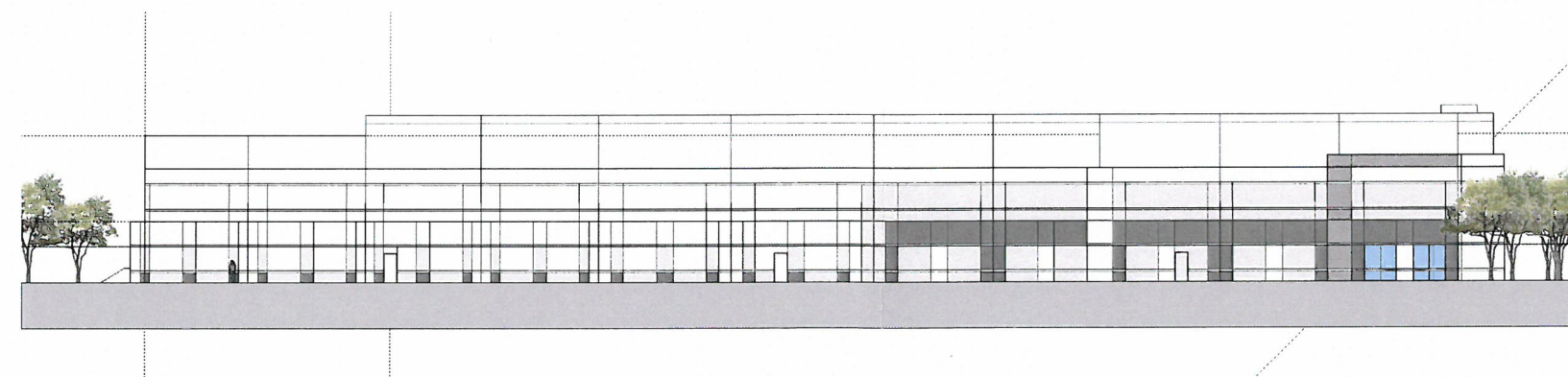
SECOND FLOOR PLAN - BUILDING 10



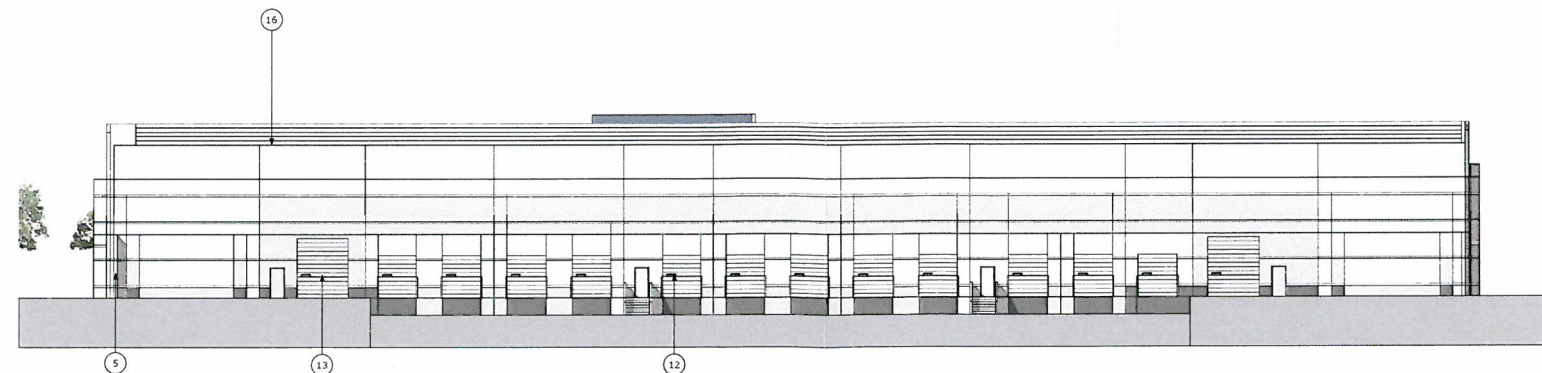
Building 10 - Conant - NORTH ELEVATION



Building 10 - WEST ELEVATION



Building 10 - EAST ELEVATION



Building 10 - SOUTH ELEVATION

KEYNOTES:

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

- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 3/4" DEEP "V" GROOVE (ALL REVEALS)
- 4 12" FIN PROJECT PANEL
- 5 10" PANEL LEG
- 6 6" PANEL CONCRETE "PLANT-ON" PANEL
- 7 MEDIUM PERFORMANCE BLUE REFLECTIVE BUTT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 8 METAL CANOPY ENTRY OVERHANGS, SILVER METAL PANELS
- 9 METAL EYEBROW CANOPY FRAME, CLEAR ANODIZED ALUMINUM FINISH
- 10 3'X7' HOLLOW METAL DOOR PAINTED TO MATCH BUILDING
- 11 PAIR GLASS STOREFRONT ENTRY DOORS
- 12 9'X10' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 13 12'X14' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 14 BUILDING ADDRESS LOCATION
- 15 CONCRETE KNOCK-OUT PANEL FOR FUTURE POTENTIAL FUTURE GLASS
- 16 FRAMED ROOF SCREEN, HORIZONTAL HUNTER DOUGLAS PANELS, PLASTER OR EIFS

PAINT LEGEND

PAINT COLORS TO BE SIMILAR REPRESENTATION ON COLOR ELEVATIONS. FOR EXACT PAINT COLORS SEE EXTERIOR COLOR MATERIAL BOARD

- FIELD PAINT - OFF WHITE - A
- ACCENT PAINT - B
- ACCENT PAINT - C
- ACCENT PAINT - D
- ACCENT PAINT - E

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A DIVISION OF DHD INC.
ARCHITECTURE PLANNING INTERIORS
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TEL: 949.833.3800 FAX: 949.833.3806 WWW.DEREYERE.COM

PACIFIC POINTE EAST
LOT D, Conant Street, Long Beach, CA
DPC Hangars, LLC, a Delaware LLC
18802 Barden Avenue, Irvine, CA 92612-1521 - 949.809.2414
Exterior Elevations - Building 10

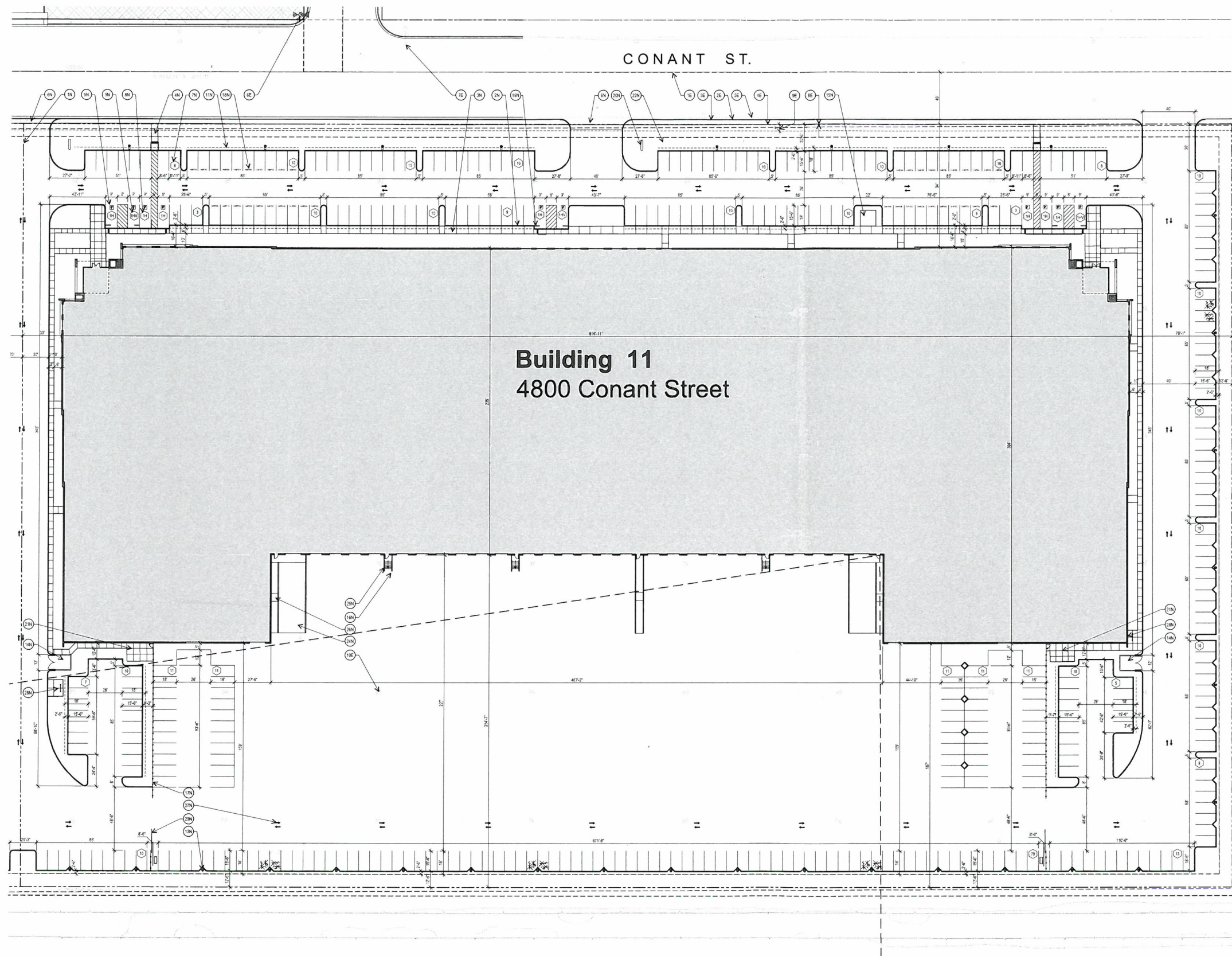
PROJECT TITLE
DEVELOPER/APPLICANT
SHEET TITLE

CONSULTANT:

JOB NO.:
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CMH

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A3.10.5



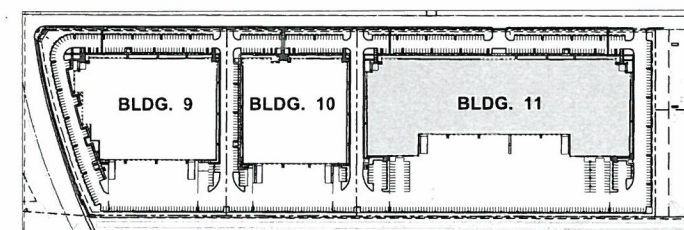
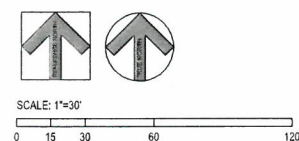
KEYNOTES NEW SITE CONDITIONS

- 1N NEW PROPERTY LINE
- 2N NEW CURB
- 3N NEW CONCRETE WALKWAY
- 4N NEW ACCESSIBLE PATH OF TRAVEL RAMP
- 5N NEW ACCESSIBLE WHEEL CHAIR PARKING STALL SYMBOL
- 6N NEW DRIVE ENTRY APPROACH
- 7N NEW PARKING STALL COUNT NUMBER
- 8N NEW STD. ACCESSIBLE STALL COUNT NUMBER
- 9N NEW VAN ACCESSIBLE STALL COUNT NUMBER
- 10N NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING
- 11N NEW PARKING STALL OVERHANG LINE
- 12N NEW CONCRETE SLAB AREA SOLAR REFLECTANCE VALUE OF AT LEAST 29%
- 13N NEW SITE LIGHTING FIXTURE, WITH GLARE SHIELDS TO AVOID LIGHT INTRUSION ONTO OTHER PROPERTIES
- 14N NEW 8'-0" HIGH TRASH ENCLOSURE CONCRETE TILT-UP WALL, SWINGING GATES & ROOF
- 15N NEW TRANSFORMER
- 16N NEW 4'-0" HIGH POLE PIPE BOLLARD
- 17N NEW WROUGHT IRON FENCING 8'-0" HIGH
- 18N PARKING STALL PAVEMENT NOTING "VANPOOL OR CARPOOL" PARKING STALLS
- 19N CONCRETE WHEEL STOP
- 20N NEW SITE PROPOSED MONUMENT SIGNAGE LOCATION
- 21N NEW CONCRETE OUTDOOR PATIO AREA WITH ACCENT LIGHTING
- 22N NEW LANDSCAPE AREA WITHIN PROPERTY
- 23N NEW LANDSCAPE AREA NOT WITHIN PROPERTY
- 24N NEW CONCRETE TRUCK RAMP W/ METAL PIPE HANDRAILS
- 25N NEW STAIRS W/ CONCRETE TILT-UP HANDRAILS
- 26N NEW ACCESSIBLE RAMP W/ CONCRETE TILE-UP HANDRAILS
- 27N NEW VEHICULAR CIRCULATION TRAFFIC ARROWS
- 28N NEW BIKE RACKS SEE TABULATIONS FOR QUANTITIES
- 29N NEW ROLLING WROUGHT IRON FENCE GATES

KEYNOTES EXIST. SITE CONDITIONS

- 1E EXIST. CENTER LINE OF EXISTING STREET
- 2E EXIST. PUBLIC CURB
- 3E EXIST. PUBLIC SIDEWALK
- 4E EXIST. PROPERTY LINE
- 5E EXIST. PUBLIC CURB GUTTER
- 6E EXIST. PRIVATE FIRE HYDRANT
- 7E EXIST. STREET LIGHTING
- 8E EXIST. BLDG. SETBACK LINE
- 9E EXIST. LANDSCAPE SETBACK LINE
- 10E EXIST. SITE LIGHTING TO BE REMOVED
- 11E EXIST. PUBLIC FIRE HYDRANT

PROPOSED ENLARGE SITE PLAN - BUILDING 11



REFERENCE KEY PLAN

DEREVERE & ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
1001 DOW STREET SUITE 100 NEWPORT BEACH, CA 92660
T 949.833.3800 F 949.833.3806 W www.dereverea.com

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LOT 11, 4350, 4600, 4800 Conant Street, Long Beach, CA
DP3 Hangars, LLC, a Delaware LLC
18802 Badden Avenue, Irvine, CA 92612-1521 • 949.809.2414

PROJECT TITLE:
DEVELOPER/APPLICANT:
SHEET TITLE:

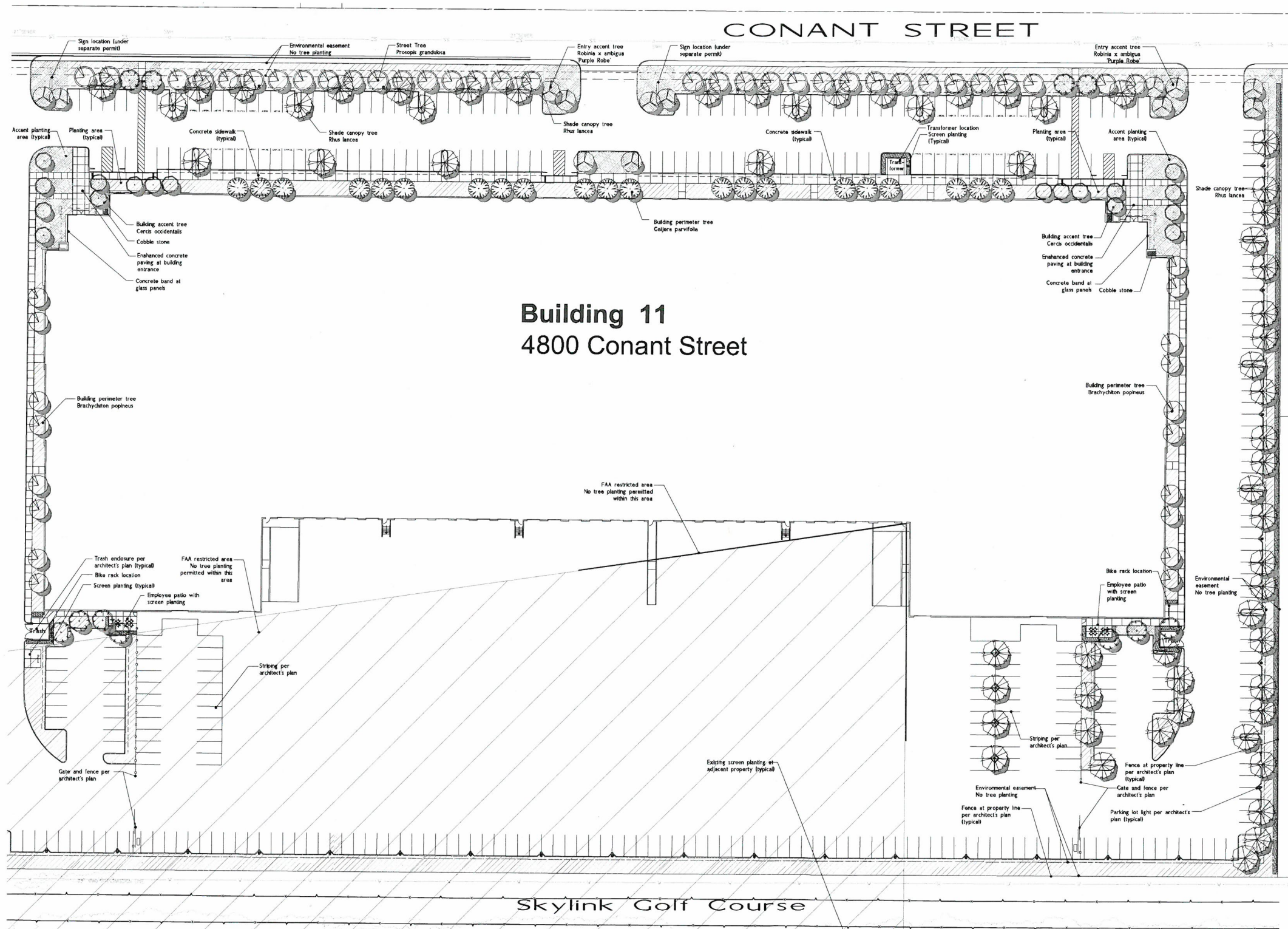
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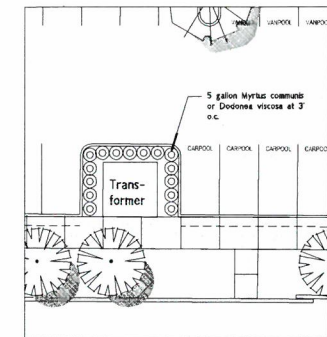
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A1.11.0

PROPOSED ENLARGED SITE PLAN - BUILDING 11



Building 11 4800 Conant Street



TRANSFORMER SCREENING
0' 5' 10' 20' 30'
SCALE: 1"=10'-0"

SITE TABULATION		
GROSS SITE	54,019 S.F.	
LANDSCAPE AREA	51,455 S.F.	11 %

NOTES

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ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

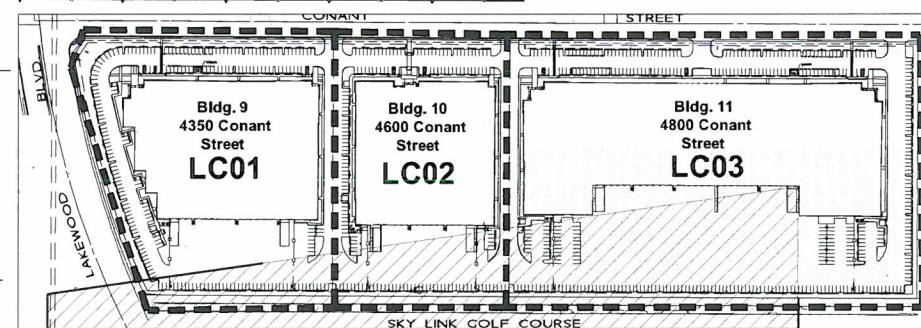
PLANT PALETTE

TREES	Key	Botanical Name	Common Name	Quantity	Size	Water Use	Remarks	Form		
Symbol				Qty	Blg	Blg				
		Brachydon popohius	Bottle Tree	24"	3	6	5	L	Building perimeter	Standard
		Gossia leptophylla	Golden Mesquiten Tree	36"	10	14	15	M	Accent	Standard
		Cercis occidentalis	Western Redbud	36"	5	2	11	L	Building Entrance Accent	Standard
		Prosopis parvifolia	Australian Wattle	24"	6	2	5	L	Building perimeter	Standard
		Shade canopy tree	Shade canopy tree	36"	23	14	33	L	Street perimeter	Standard
		Thornless hairy Mesquite	Thornless hairy Mesquite	36"	11	6	15	L	Corner Accent	Multi Trunk
		Rolobus x anisopis Purple Row	Lotus	24"	46	16	62	L	Shade canopy	Standard
		River lonsape	African Sumac							
				183	64	176				

SHRUBS

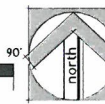
Agave attenuata	Agave	5	gallon	L
Coral Aloe	Coral Aloe	5	gallon	L
Blue Hibiscus	Blue Hibiscus	5	gallon	L
Kangaroo Paw	Kangaroo Paw	5	gallon	L
Bougainvillea	Bougainvillea	5	gallon	L
Variegated Bougainvillea	Variegated Bougainvillea	5	gallon	L
Japanese Camellia	Japanese Camellia	5	gallon	M
Little Red Dianella	Little Red Dianella	1	gallon	M
Purple Hopsseed Bush	Purple Hopsseed Bush	5	gallon	L
Silver-edged Eucalyptus	Silver-edged Eucalyptus	5	gallon	L
Hybrid Red Hot Poker	Hybrid Red Hot Poker	5	gallon	L
Sweet Lavender	Sweet Lavender	5	gallon	L
Lomandra	Lomandra	1	gallon	L
Common Myrtle	Common Myrtle	5	gallon	L
Hybrid New Zealand Flax	Hybrid New Zealand Flax	5	gallon	L
Firethorn	Firethorn	5	gallon	M
Coffeeberry	Coffeeberry	5	gallon	L
Snake Plant	Snake Plant	5	gallon	(L)
Coast Rosemary	Coast Rosemary	5	gallon	L
Assorted succulents	Assorted succulents	4"	pot	L

Symbol	Botanical Name	Common Name	Size	Water Use
Grassella capitata 'Campfire'	Campfire Grassella	1	gallon	L
Kalanchoe thyrsiflora	Paddle Plant	1	gallon	L
Lantana camara 'Yellow Dwarf'	Dwarf Lantana	1	gallon	L
Myoporum parvifolium 'Prostratum'	Dwarf Myoporum	from flats		L
Ribes viburnifolium	Evergreen Currant	1	gallon	L
Sedum spumigenum 'Bronze Carpet'	Sedum	from flats		L
Senecio serpens	Senecio	from flats		L
SHRUBS AND GROUND COVERS FOR ACCENT PLANTING AREA				
* DENOTES ACCENT SHRUB MATERIAL, SEE ABOVE				
SCREEN HEDGE				
Dodonaea viscosa 'Purpurea'	Purple Hopsseed Bush	5	gallon	L
Elaeagnus pungens	Silverberry	5	gallon	L
Ilex vomitoria	Yaupon	5	gallon	L
Leptospermum scoparium	New Zealand Tea Tree	5	gallon	L
Pyracantha 'Tiny Tim'	Firethorn	5	gallon	L



SHEET KEY N.T.S.

0' 15' 30' 60' 90'
SCALE: 1"=30'-0"



conceptual design & planning company
11450 E. 15th Ave., Suite 100, Denver, CO 80231
TEL: 303.755.1145 FAX: 303.755.1146
WWW.CONCEPTUALDESIGN.COM



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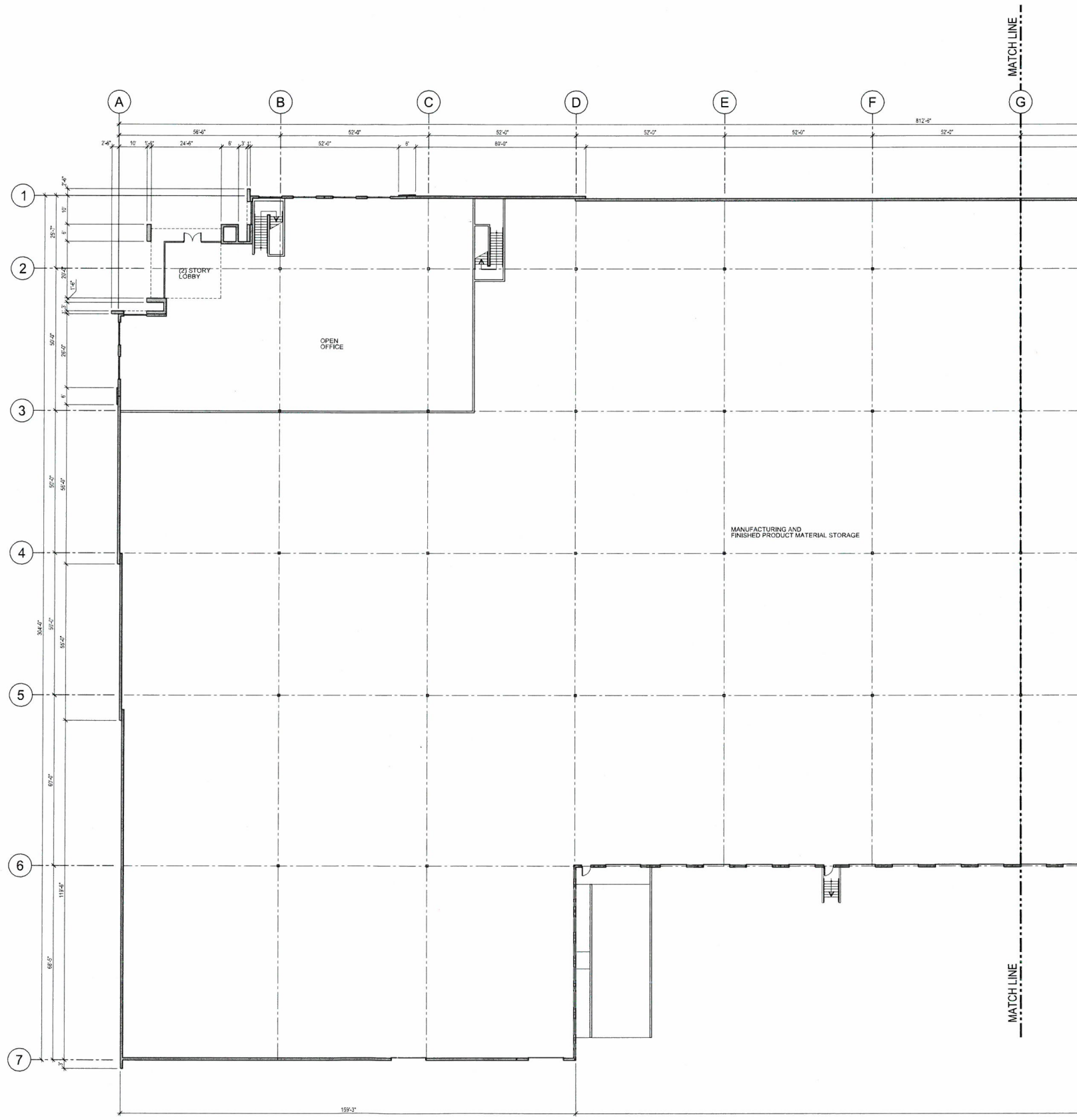
PACIFIC POINTE EAST
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DP3 Hangars, LLC, a Delaware LLC
18802 Bardem Avenue, Irvine, CA 92612-1521 • 949.809.2414

PROJECT TITLE:
DEVELOPER APPLICANT:
SHEET TITLE:

CONSULTANT:
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Transformer screening 5.12.14

LC03



BLDG. 11
1ST FLOOR
PLAN - WEST



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DP3 Hangars, LLC, a Delaware LLC
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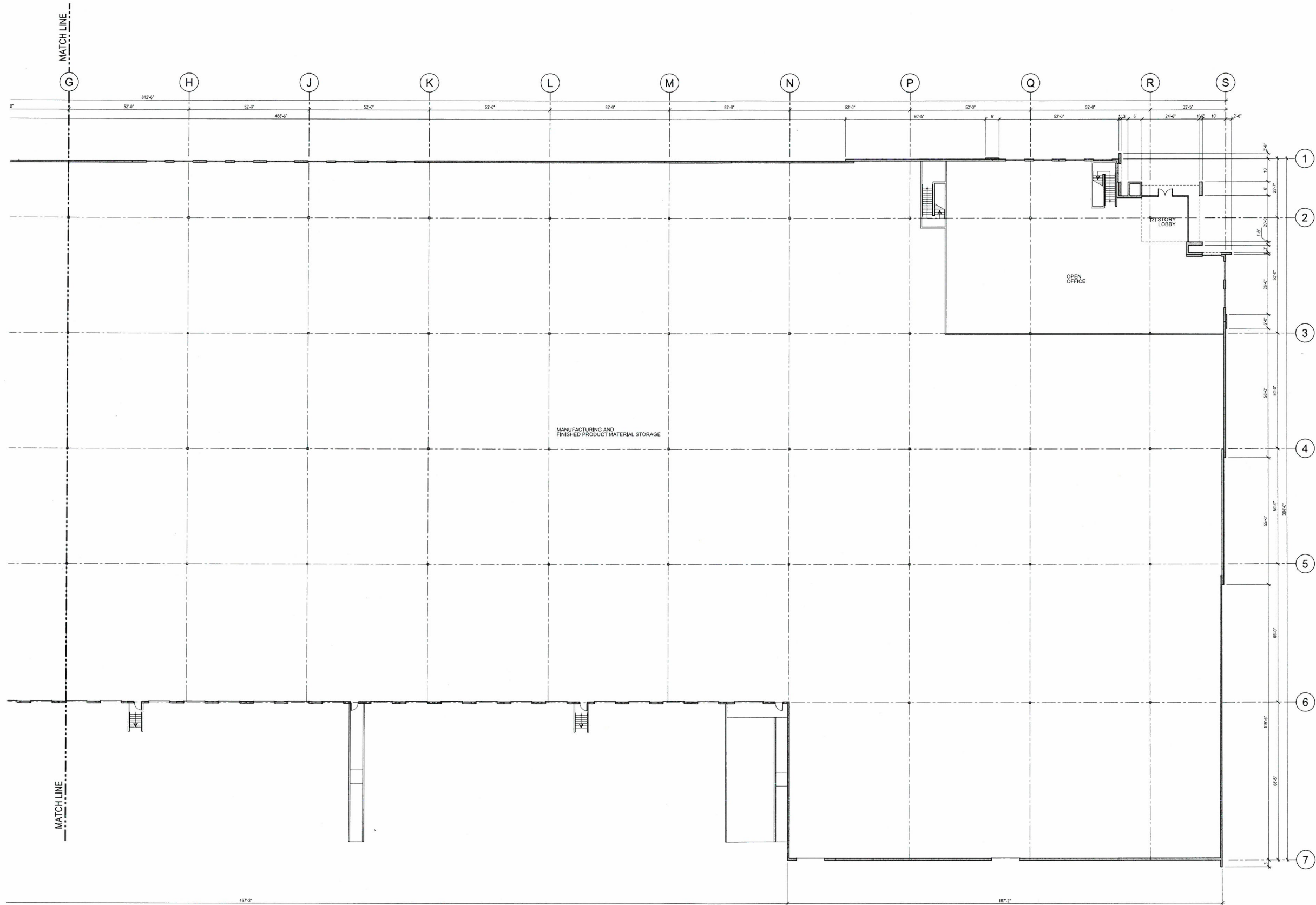
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CMH

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A2.11.1.1

FIRST FLOOR PLAN - WEST - BUILDING 11



BLDG. 11
1ST FLOOR
PLAN - EAST



SCALE: 1/16"=1'-0"
0 8 16 32 64

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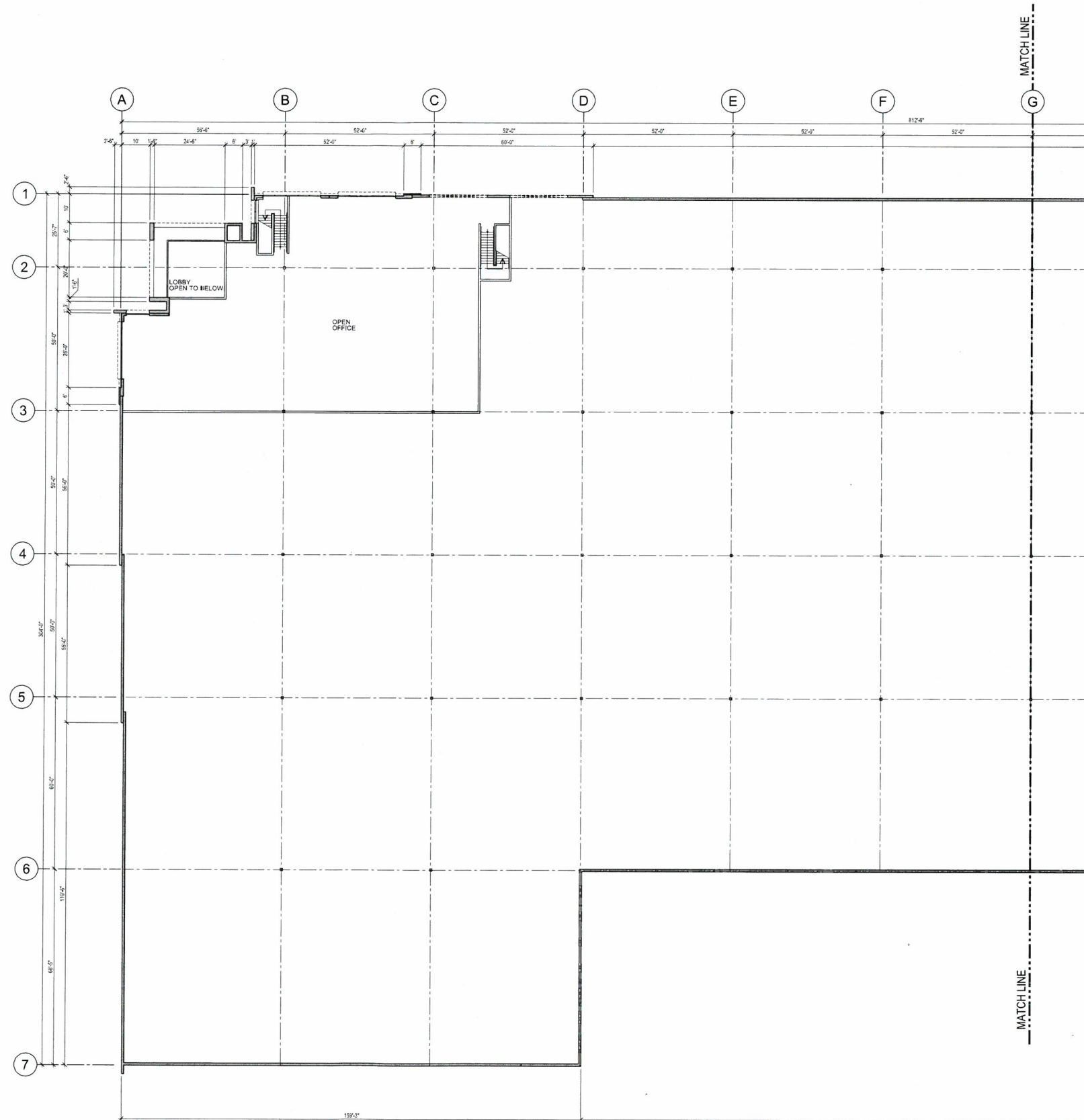
PROJECT TITLE:
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A2.11.1.2

FIRST FLOOR PLAN - EAST - BUILDING 11



BLDG. 11
2ND FLOOR
PLAN - WEST



SCALE: 1/16"=1'-0"
0 8 16 32 64

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PACIFIC POINTE EAST
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DP3 Hangars, LLC, a Delaware LLC
18802 BARDEN AVENUE, IRVINE, CA 92612-1521 • 949.809.2414

PROJECT TITLE:
DEVELOPER/APPLICANT:
SHEET TITLE:

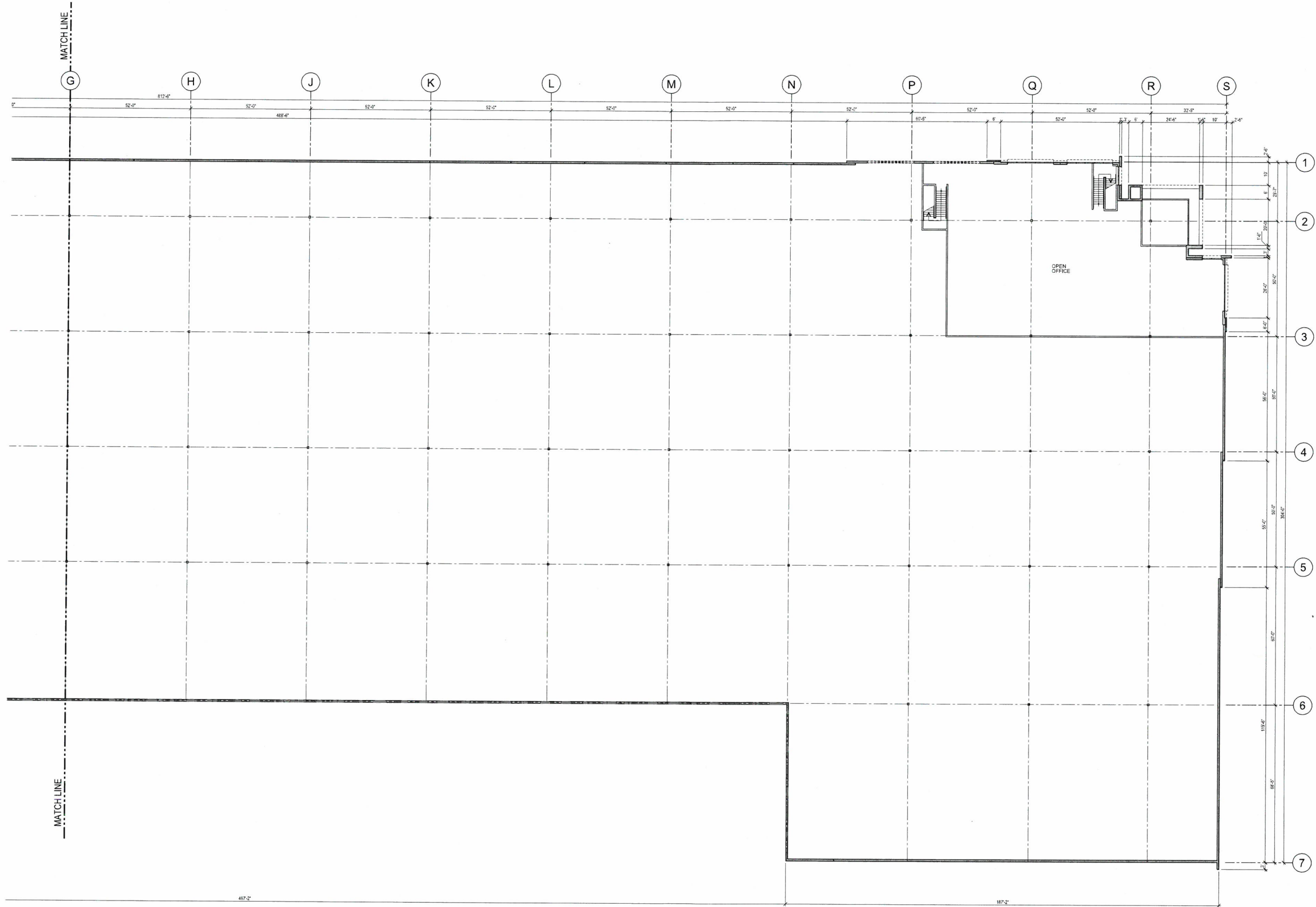
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SECOND FLOOR PLAN - WEST - BUILDING 11



BLDG. 11
2ND FLOOR
PLAN - EAST



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

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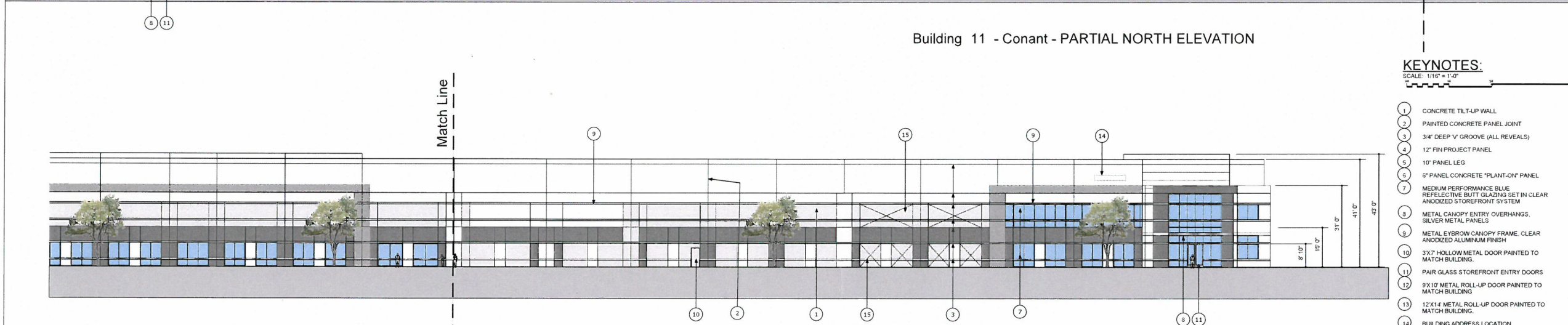
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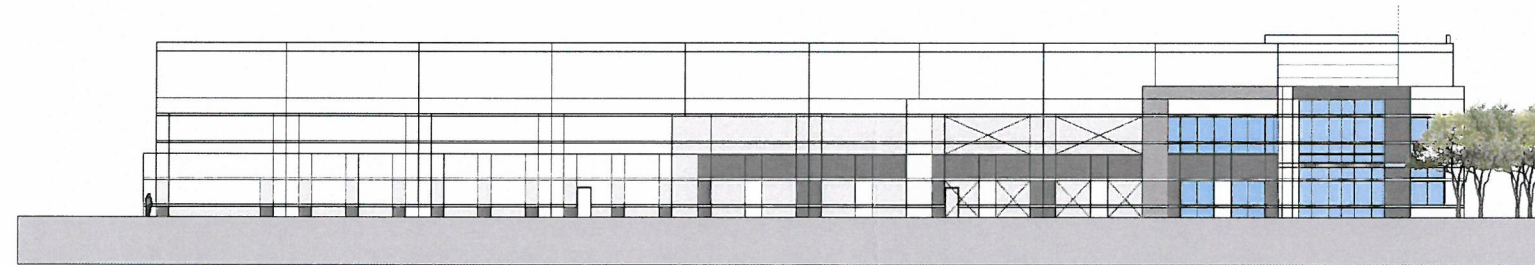
A2.11.2.2



Building 11 - Conant - PARTIAL NORTH ELEVATION



Building 11 - Conant - PARTIAL NORTH ELEVATION



Building 11 - EAST ELEVATION

KEYNOTES:

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

- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 3/4" DEEP V GROOVE (ALL REVEALS)
- 4 12" FIN PROJECT PANEL
- 5 10" PANEL LEG
- 6 6" PANEL CONCRETE "PLANT-ON" PANEL
- 7 MEDIUM PERFORMANCE BLUE REFLECTIVE BUTT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 8 METAL CANOPY ENTRY OVERHANGS, SILVER METAL PANELS
- 9 METAL EYEBROW CANOPY FRAME, CLEAR ANODIZED ALUMINUM FINISH
- 10 3'x7' HOLLOW METAL DOOR PAINTED TO MATCH BUILDING
- 11 PAIR GLASS STOREFRONT ENTRY DOORS
- 12 9'x10' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 13 12'x14' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 14 BUILDING ADDRESS LOCATION
- 15 CONCRETE KNOCK-OUT PANEL FOR FUTURE POTENTIAL FUTURE GLASS
- 16 FRAMED ROOF SCREEN, HORIZONTAL HUNTER DOUGLAS PANELS, PLASTER OR EIFS

PAINT LEGEND

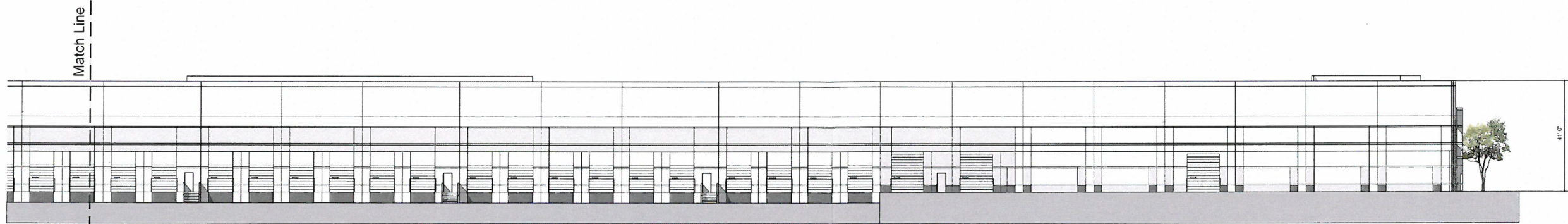
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- ACCENT PAINT - D
- ACCENT PAINT - E

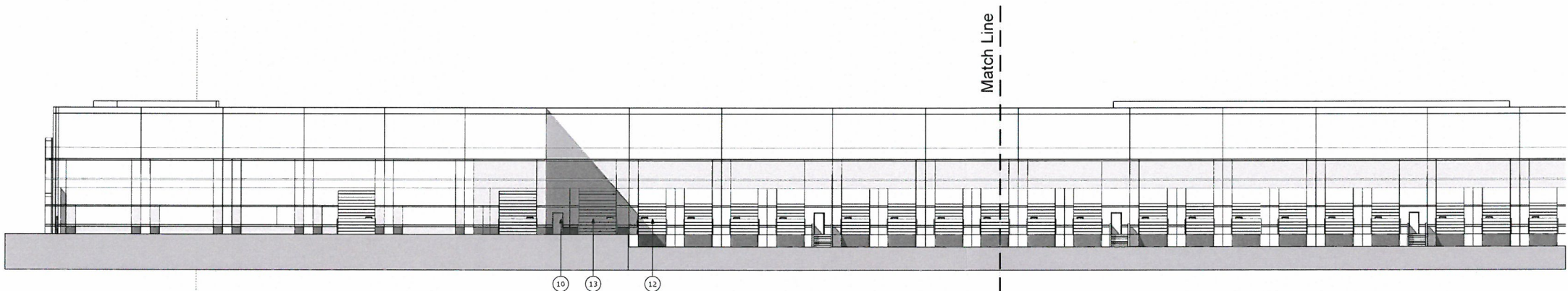
DeVERE & ASSOCIATES
A DIVISION OF DMG INC.
ARCHITECTURE PLANNING INTERIORS
1601 DOW STREET, SUITE 100, NEWPORT BEACH, CA 92660
T: 949.833.3800 F: 949.833.3806 W: www.derevere.com

PACIFIC POINTE EAST
LOT D, Conant Street, Long Beach, CA
DPC Hangars, LLC, a Delaware LLC
18802 Barden Avenue, Irvine, CA 92612-1521 - 949.809.2414
Exterior North & East Elevations - Building 11

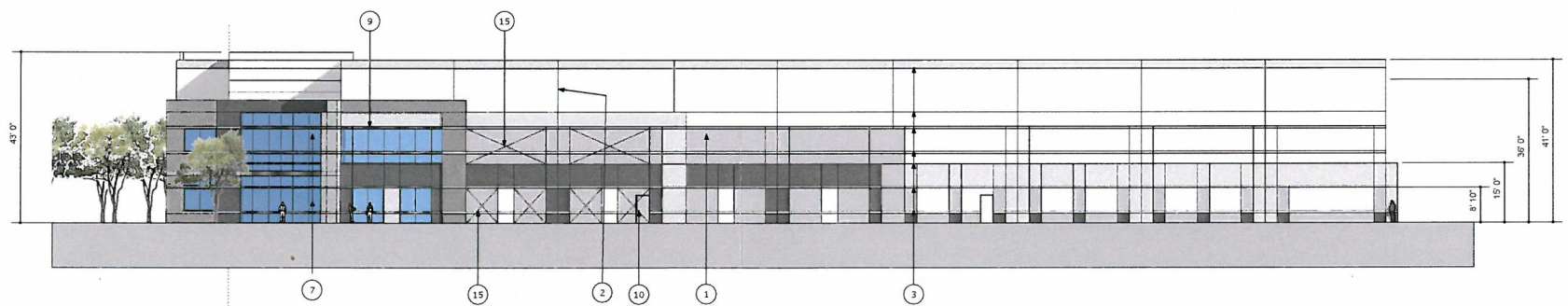
PROJECT TITLE:
CONSULTANT:
JOB NO.:
13038
DATE ISSUED:
8.15.13
DRAWN BY:
CMH
NO. REVISIONS DATE:
1ST SUB. SPR CITY 8.15.13
2ND SUB. SPR CITY 1.31.14
3RD SUB. SPR CITY 2.28.14
4TH SUB. SPR CITY 5.13.14
A3.11.5.1



Building 11 - SOUTH ELEVATION (Partial East Half)



Building 11 - SOUTH ELEVATION (Partial West Half)



Building 11 - EAST ELEVATION

KEYNOTES:

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

- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 3/4" DEEP V GROOVE (ALL REVEALS)
- 4 12" FIN PROJECT PANEL
- 5 10" PANEL LEG
- 6 6" PANEL CONCRETE "PLANT-ON" PANEL
- 7 MEDIUM PERFORMANCE BLUE REFLECTIVE BUTT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 8 METAL CANOPY ENTRY OVERHANGS, SILVER METAL PANELS
- 9 METAL EYEBROW CANOPY FRAME, CLEAR ANODIZED ALUMINUM FINISH
- 10 3X7' HOLLOW METAL DOOR PAINTED TO MATCH BUILDING
- 11 PAIR GLASS STOREFRONT ENTRY DOORS
- 12 9X10' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 13 12X14' METAL ROLL-UP DOOR PAINTED TO MATCH BUILDING
- 14 BUILDING ADDRESS LOCATION
- 15 CONCRETE KNOCK-OUT PANEL FOR FUTURE POTENTIAL FUTURE GLASS
- 16 FRAMED ROOF SCREEN, HORIZONTAL HUNTER DOUGLAS PANELS, PLASTER OR EIFS

PAINT LEGEND

PAINT COLORS TO BE SIMILAR REPRESENTATION ON COLOR ELEVATIONS. FOR EXACT PAINT COLORS SEE EXTERIOR COLOR MATERIAL BOARD

-  FIELD PAINT - OFF WHITE - A
-  ACCENT PAINT - B
-  ACCENT PAINT - C
-  ACCENT PAINT - D
-  ACCENT PAINT - E

DEREVERE & ASSOCIATES
A DIVISION OF DHD, INC.
ARCHITECTURE PLANNING INTERIORS
1601 DAVE STREET, SUITE 100, NEWPORT BEACH, CA 92660
TEL: 949.853.3866 FAX: 949.853.3866 WWW.DEREVERE.COM

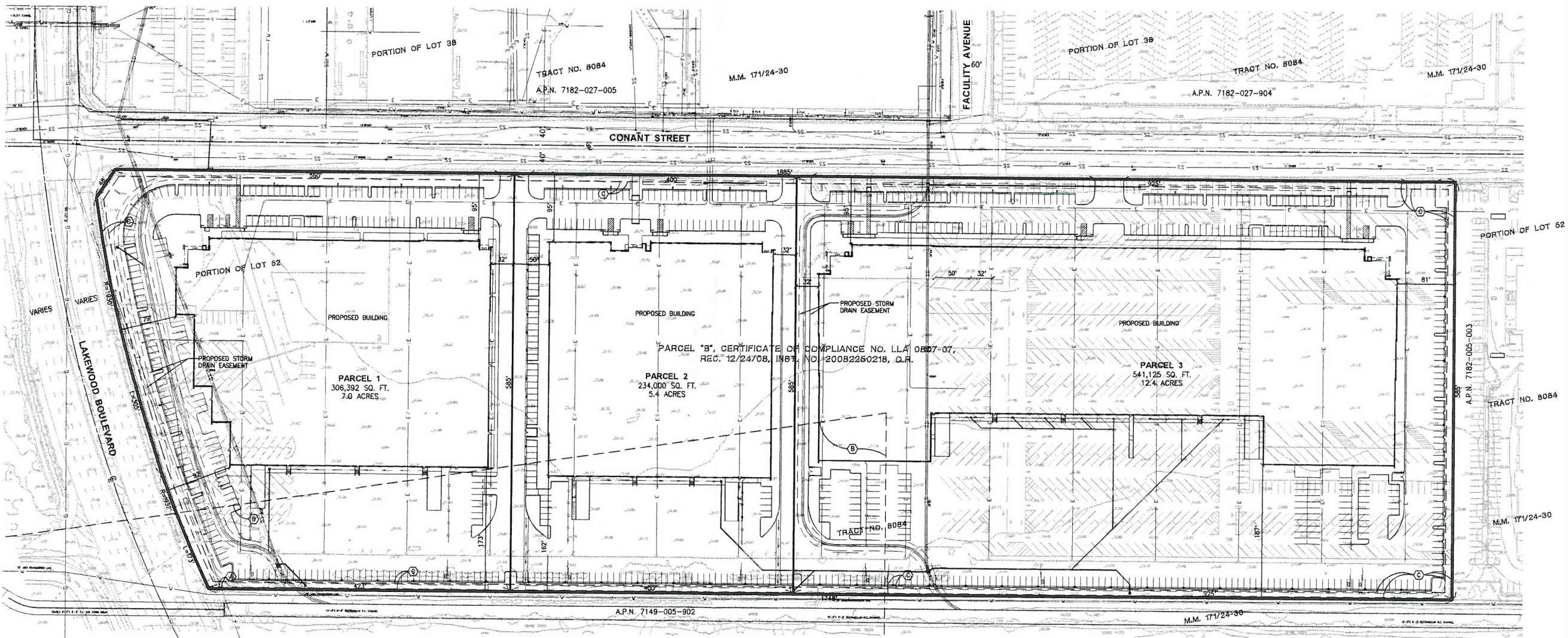
PACIFIC POINTE EAST
LOT D, Conant Street, Long Beach, CA
DPC Hangars, LLC, a Delaware LLC
18802 Barden Avenue, Irvine, CA 92612-1521 - 949.802.2414
Exterior South & East Elevations - Building 11

PROJECT TITLE:
CONSULTANT:
JOB NO.:
13038
DATE ISSUED:
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DRAWN BY:
CMH
NO. REVISIONS DATE
1ST SUB. SPR CITY 8.15.13
2ND SUB. SPR CITY 1.31.14
4TH SUB. SPR CITY 5.13.14

TENTATIVE PARCEL MAP NO. 72504

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A.P. NO.: 7149-005-006
AREA: 24.8 ACRES
APRIL 2014



LEGAL DESCRIPTION:

BEING A PORTION OF LOT 52 OF TRACT NO. 8084, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 171, PAGES 24 TO 30 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID LAND IS ALSO DESCRIBED AS PROPOSED PARCEL "B" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. LLA 0807-07, RECORDED DECEMBER 24, 2008 AS INSTRUMENT NO. 20082250218, OFFICIAL RECORDS.

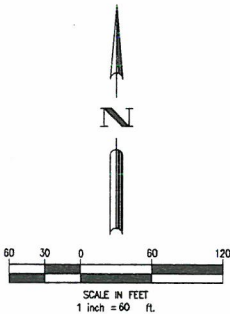
EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR WATER MAIN PURPOSES IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED DECEMBER 19, 1967 AS INSTRUMENT NO. 2840, OFFICIAL RECORDS.
- (B) INDICATES AN AVIGATION EASEMENT RESERVED FOR THE BENEFIT OF THE CITY OF LONG BEACH, RECORDED DECEMBER 24, 1981 AS INSTRUMENT NO. 81-1260432 AND INSTRUMENT NO. 81-1260433, BOTH OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT FOR ENVIRONMENTAL UTILITY FACILITIES PURPOSES AND APPURTENANCES, WITH ACCESS RIGHTS, IN FAVOR OF THE BOEING COMPANY, RECORDED OCTOBER 4, 2012 AS INSTRUMENT NO. 20121495709, OFFICIAL RECORDS.

OWNER:
DP3 HANGARS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
18802 BARDEEN AVE.
IRVINE, CA 92612
949-809-2414

SUBMITTER:
SARES-REGIS GROUP
18802 BARDEEN AVE.
IRVINE, CA 92612
949-223-7618

ENGINEER/SURVEYOR:
WALDEN & ASSOCIATES
2552 WHITE RD., SUITE 8
IRVINE, CA 92614
949-860-0110
JEFFREY A. WALDEN, P.L.S. 7914



WALDEN & ASSOCIATES

2552 WHITE ROAD, SUITE 8, IRVINE, CA 92614
(949) 860-0110 FAX: 949-860-0418

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS

**TENTATIVE
PARCEL MAP NO. 72504**

**PACIFIC POINTE EAST
BOEING - LOT D - CONANT STREET
LONG BEACH, CALIFORNIA**

JOB NUMBER:
1781-886-001
DATE: 04/02/2014
DRAWN: BLW
CHECKED: DB
SHEET:
1
OF
1