

# HAMPTON INN AND HOMEWOOD SUITES DUAL HOTEL

## LONG BEACH, CALIFORNIA 90808



VICINITY MAP

**TEAM INFORMATION**

**OWNER:**  
NEXUS COMPANIES  
1 MACARTHUR PLACE,  
SUITE 300  
SANTA ANA, CA 92707  
(714) 546-5600  
CONTACT: ROB ERES

**CIVIL ENGINEER AND SURVEYER:**  
WALDEN & ASSOCIATES  
2552 WHITE ROAD, SUITE B  
IRVINE, CA 92614  
(949) 660-0110  
CONTACT: DAVE BACON

**ARCHITECT:**  
GENE FONG ASSOCIATES  
1130 WESTWOOD BLVD.  
LOS ANGELES, CA 90024  
(310) 209-7520  
CONTACT: GENE FONG

**LANDSCAPE ARCHITECTS:**  
RIDGE LANDSCAPE ARCHITECTS  
8841 RESEARCH DR., #200  
IRVINE, CA 92618  
949-387-1323  
CONTACT: JIM RIDGE

**ARCHITECTURAL**

- A-1.01 SITE PLAN
- A-2.01 GROUND FLOOR PLAN
- A-2.02 2ND FLOOR PLAN
- A-2.03 TYPICAL (3RD - 5TH) FLOOR PLAN
- A-2.04 ROOF PLAN
- A-2.06 ENLARGED HOTEL ROOMS
- A-3.00 BUILDING ELEVATIONS
- A-3.01 BUILDING ELEVATIONS
- A-4.00 BUILDING SECTIONS
- A-5.00 TRASH ENCLOSURE DETAILS
- A-6.00 RENDERINGS
- A-7.00 MATERIALS BOARD

**CIVIL**

- C-1.0 PRELIMINARY GRADING PLAN

**LANDSCAPE**

- L-1.1 PRELIMINARY LANDSCAPE PLAN
- L-2.1 PRELIMINARY LANDSCAPE PLAN ENLARGEMENT
- L-3.1 PLANT MATERIAL IMAGES
- L-4.1 PARKING SHADE TREE TABULATION

PROJECT INFORMATION			
SITE AREA:	171,626 SF	(3.94 ACRES)	
PROJECT DESCRIPTION:	DUAL HOTEL		
PROPOSED FAR:	0.89		
PROPOSED LOT COVERAGE:	20%		

HAMPTON INN				
TYPES	STUDIO KING	STUDIO DBL QUEEN		TOTAL KEYS
(1) GROUND	4	12		16
(2) SECOND	12	19		31
(3) THIRD	12	20		32
(4) FOURTH	12	20		32
(5) FIFTH	12	20		32
<b>TOTAL</b>	<b>52</b>	<b>91</b>		<b>143</b>
	36%	64%		

HOMEWOOD SUITES				
TYPES	STUDIO KING	STUDIO DBL QUEEN	1 BED DBL QUEEN	TOTAL KEYS
(1) GROUND	0	4	3	7
(2) SECOND	6	7	9	22
(3) THIRD	6	7	10	23
(4) FOURTH	6	7	10	23
(5) FIFTH	6	7	10	23
<b>TOTAL</b>	<b>24</b>	<b>32</b>	<b>42</b>	<b>98</b>
	24%	33%	43%	

<b>TOTAL ROOMS FOR BOTH HOTELS</b>	<b>241</b>
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HAMPTON INN AND HOMEWOOD SUITES	
LEVELS	ADJ. GROSS SF
(1) GROUND	34,515
(2) SECOND	28,980
(3) THIRD	29,780
(4) FOURTH	29,780
(5) FIFTH	29,780
<b>TOTAL AREA FOR BOTH HOTELS</b>	<b>152,835</b>

NOTE: ALL AREAS ARE CALCULATED TO EXTERIOR FACE OF WALL EXCLUDING ALL VERTICAL SHAFTS.

PARKING INFORMATION				
	STANDARD	COMPACT	HDCP	TOTAL
SURFACE PARKING	210	0	8	218



**GENE FONG ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIORS  
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PROJECT:  
HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL



NEXUS COMPANIES  
1 MACARTHUR PLACE  
SUITE 300  
SANTA ANA, CA

PROJECT LOCATION:  
DOUGLAS PARK  
LONG BEACH  
CALIFORNIA 90808

DESIGN CONSULTANT:

SUBMITTALS:  
- 6/16/15 BEGIN SCHEMATIC  
- 10/28/15 CITY SUBMITTAL

REVISIONS:

CONSULTANT:

SHEET TITLE:

COVER SHEET

SCALE:

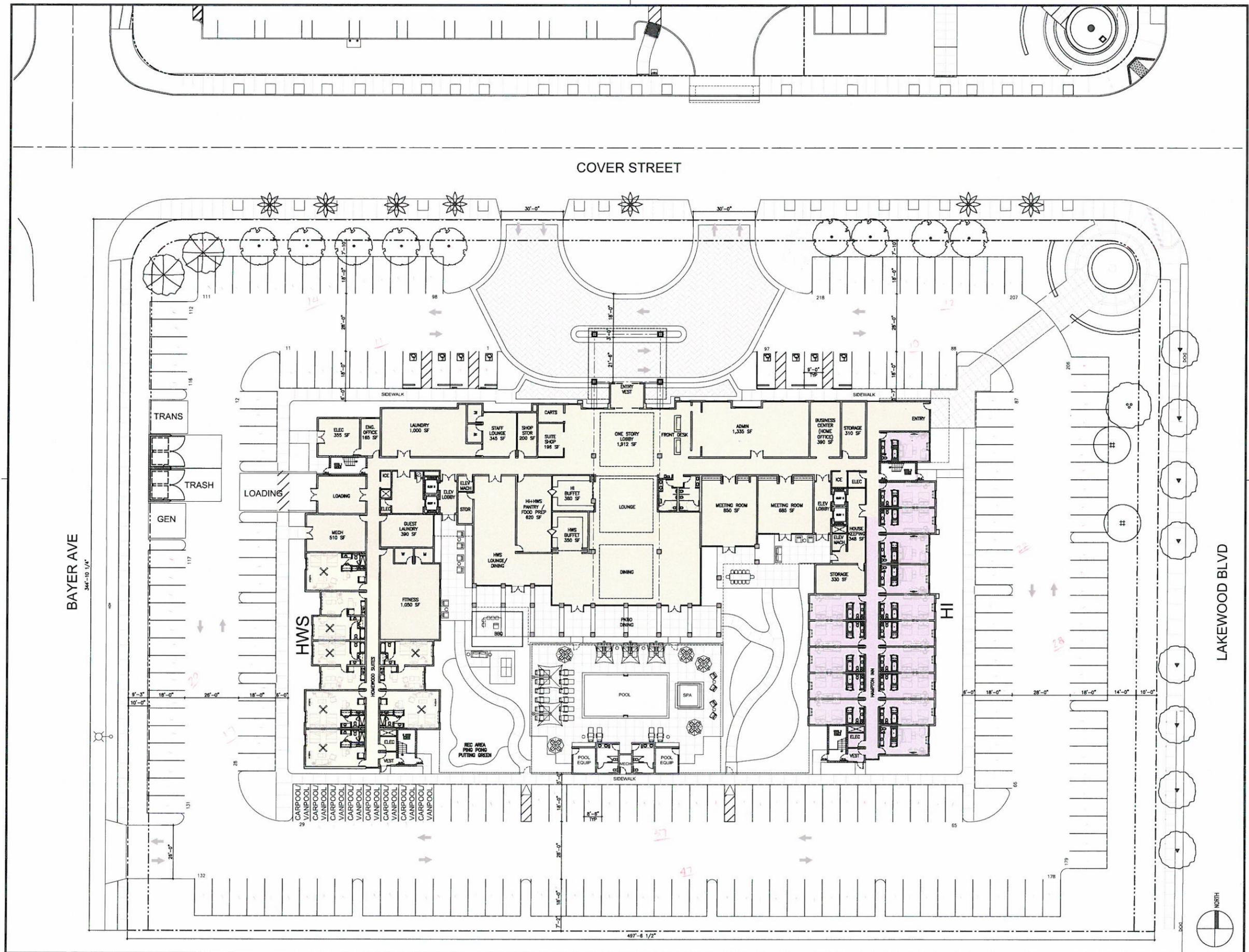
DATE: 10/28/2015

PHASE: ENTITLEMENT SET

JOB NUMBER: 1524

SHEET NUMBER:

**A0.00**



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 1100 WESTWOOD BLVD, LOS ANGELES, CA 90024  
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PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
**DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

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- 10/28/15	CITY SUBMITTAL

REVISIONS:

CONSULTANT:

SHEET TITLE:

**PROPOSED  
 SITE PLAN**

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

DATE:  
 10/28/2015

PHASE:  
 ENTITLEMENT SET

JOB NUMBER:  
 1524

SHEET NUMBER:

**A1.01**

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0.81 is ideal 0.91 to 1

- best space @ NE for expansion if gateway  
 - increased not music and



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PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
**DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:

-	6/16/15	BEGUN SCHEMATIC
-	10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:

**LEVEL 1  
 FLOOR PLAN**

SCALE:  
 3/32" = 1'-0"

DATE:  
 10/28/2015

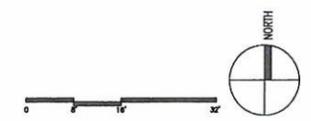
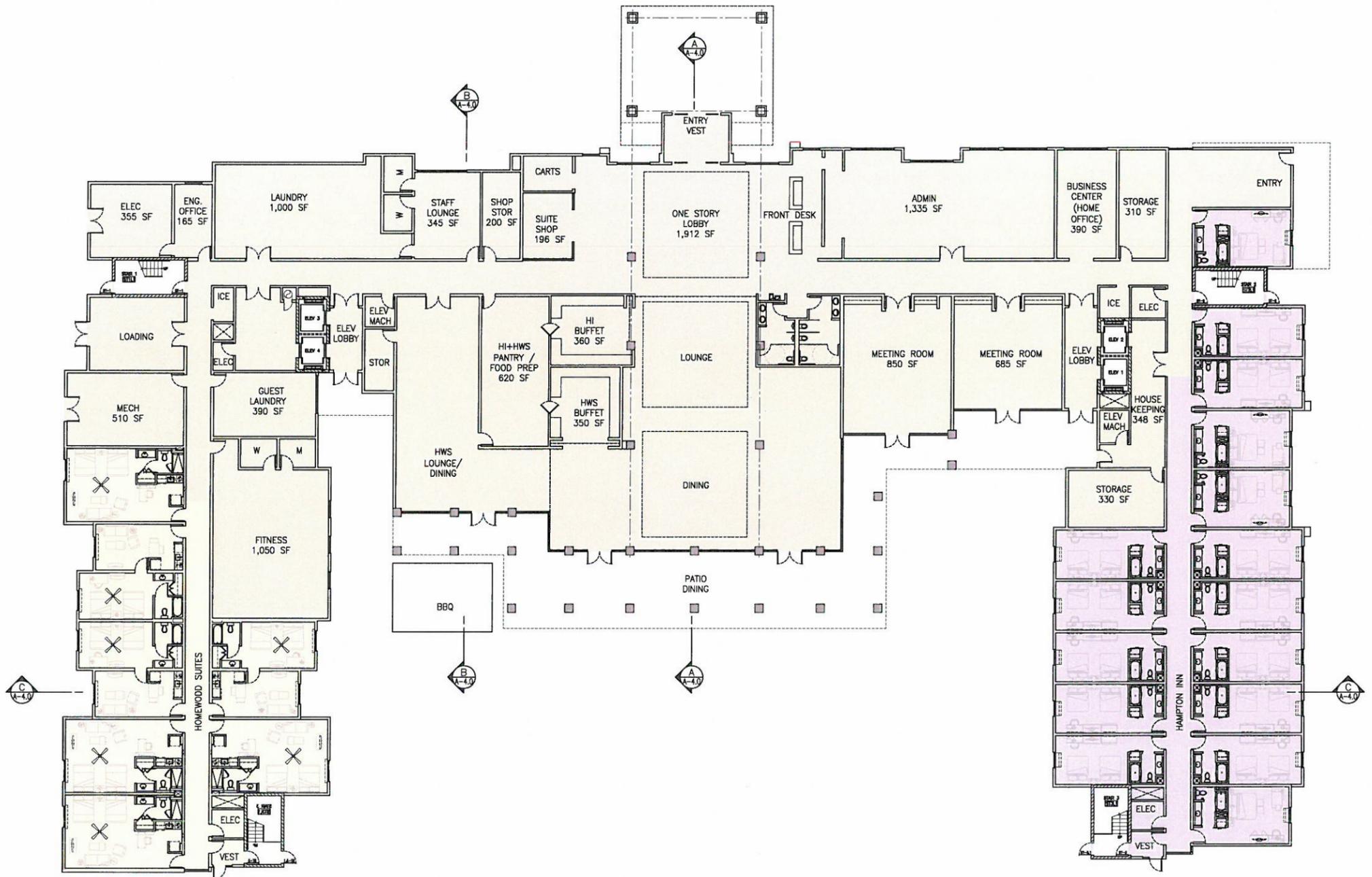
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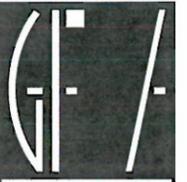
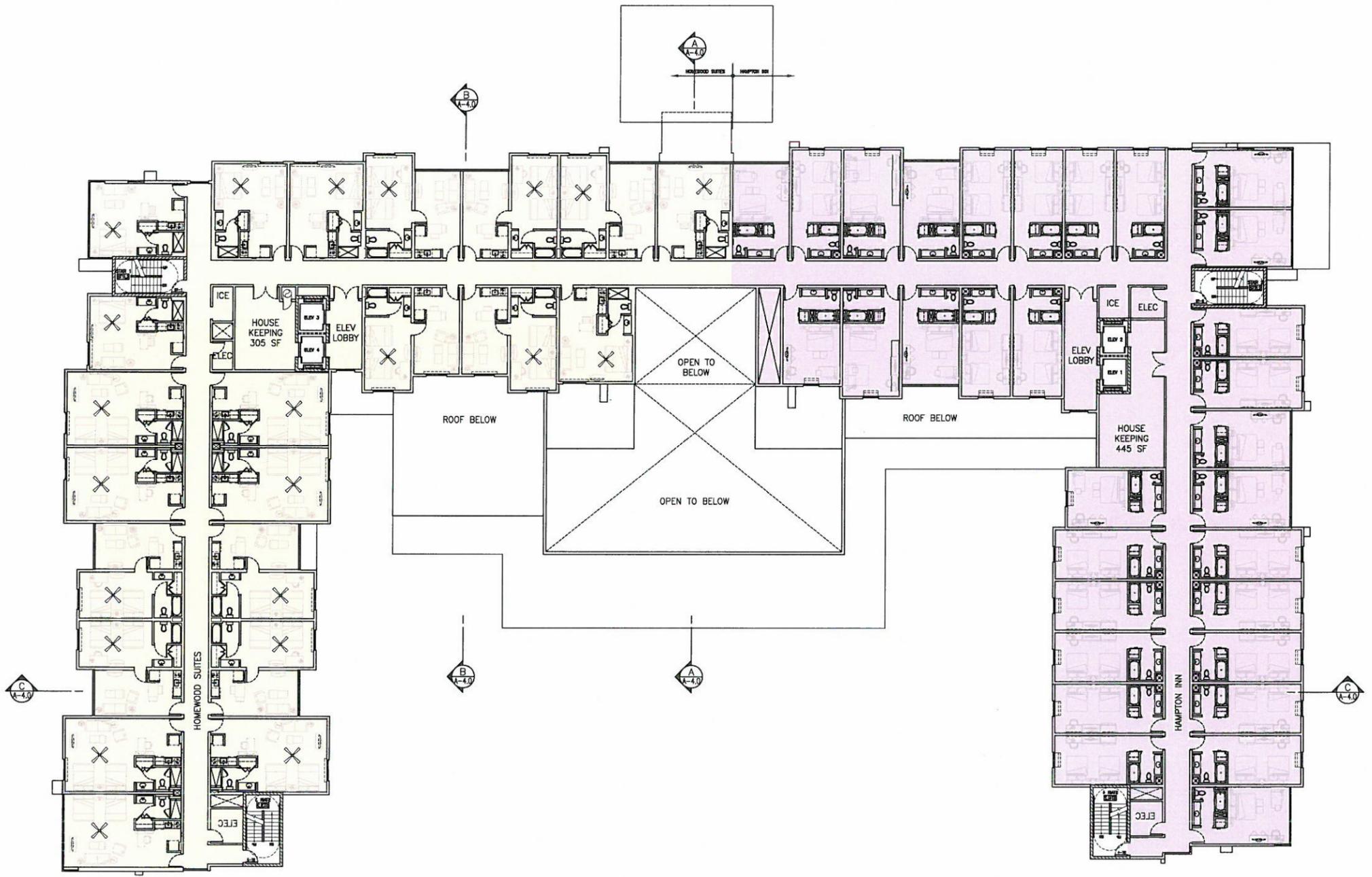
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 1100 WILLOW ROAD, SUITE 100, FOLSOM, CA 95630  
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PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
**DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:  
 - 6/18/15 BEGIN SCHEMATIC  
 - 10/28/15 CITY SUBMITTAL

REVISIONS:

CONSULTANT:

SHEET TITLE:

**LEVEL 2  
 FLOOR PLAN**

SCALE:  
 3/32" = 1'-0"

DATE:  
 10/28/2015

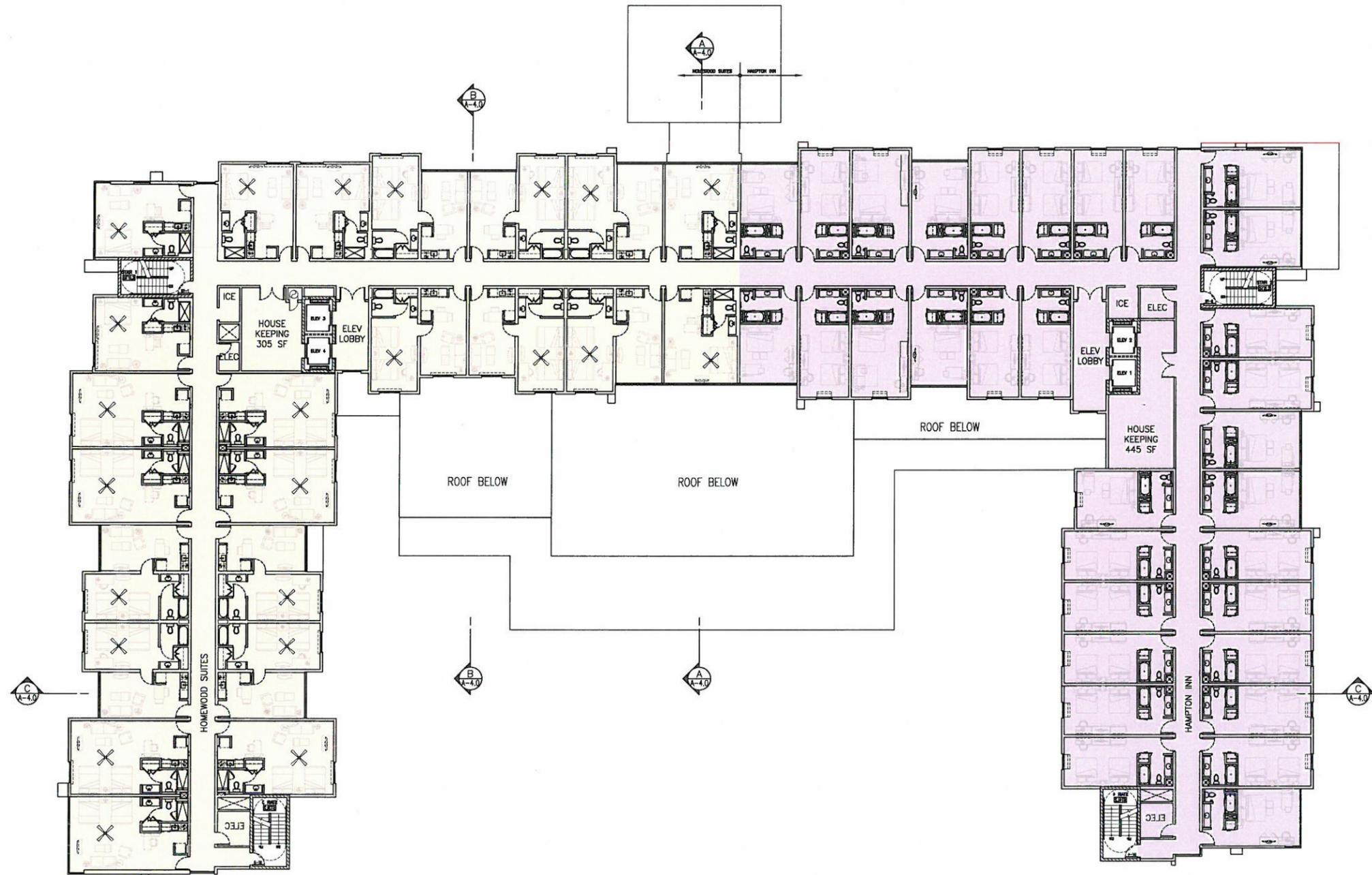
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PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
**DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:

-	6/16/15	BEGIN SCHEMATIC
-	10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:

**LEVEL 3  
 FLOOR PLAN**

SCALE:  
 3/32" = 1'-0"

DATE:  
 10/28/2015

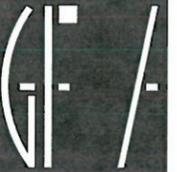
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SHEET NUMBER:

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 1100 WILSON AVENUE, SUITE 300, SANTA ANA, CA 92705  
 949 • 269-7800 949 • 269-7816 FAX

PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
**DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:

-	8/16/15	BEGIN SCHEMATIC
-	10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:

**ROOF PLAN**

SCALE:  
**3/32" = 1'-0"**

DATE:  
**10/28/2015**

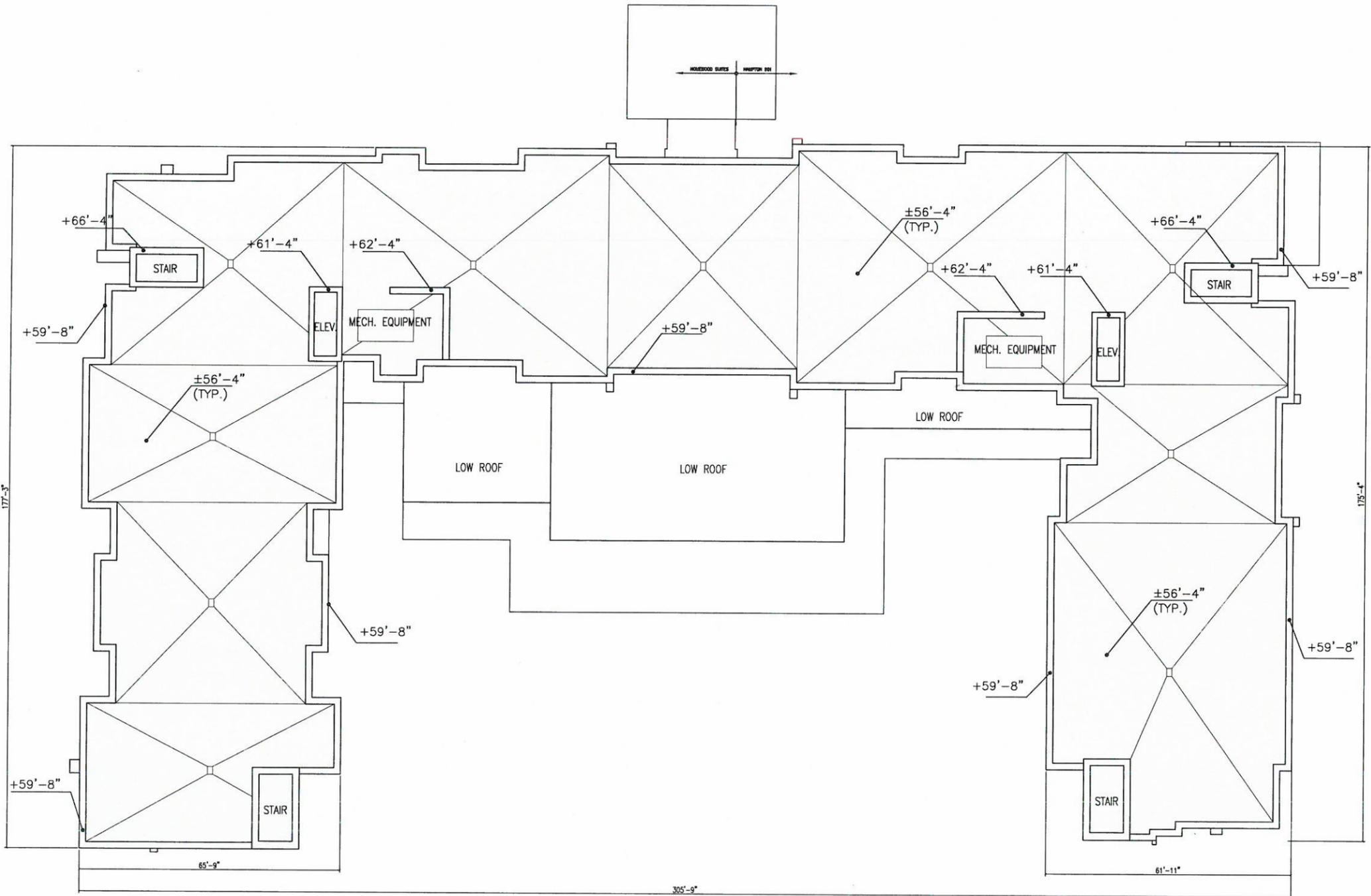
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**1524**

SHEET NUMBER:

**A2.04**

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**NORTH ELEVATION**



**WEST ELEVATION (BAYER AVE)**

**MATERIAL/FINISH LEGEND**

S-1	PAINTED SMOOTH STUCCO	M-1	ALUMINUM ARCHITECTURAL GRILLE
S-2	PAINTED SMOOTH STUCCO	M-2	METAL PANEL
S-3	PAINTED SMOOTH STUCCO	M-3	METAL PANEL
S-4	PAINTED SMOOTH STUCCO	G-1	VISION GLASS
ST-1	STONE VENEER BASE		



**GENEFONG ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN

PROJECT: **HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**

NEXUS COMPANIES  
1 MACARTHUR PLACE  
SUITE 300  
SANTA ANA, CA

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LONG BEACH  
CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:

-	6/16/15	BEGIN SCHEMATIC
-	10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:

**BUILDING ELEVATIONS**

SCALE:  
3/32" = 1'-0"

DATE:  
10/28/2015

PHASE:  
ENTITLEMENT SET

JOB NUMBER:  
1524

SHEET NUMBER:

**A3.00**



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PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
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 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:

-	6/16/15	BEGN SCHEMATIC
-	10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:

**BUILDING ELEVATIONS**

SCALE:  
 3/32" = 1'-0"

DATE:  
 10/28/2015

PHASE:  
 ENTITLEMENT SET

JOB NUMBER:  
 1524

SHEET NUMBER:

**A3.01**

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**EAST ELEVATION (LAKEWOOD BLVD)**



**SOUTH ELEVATION (COVER ST)**

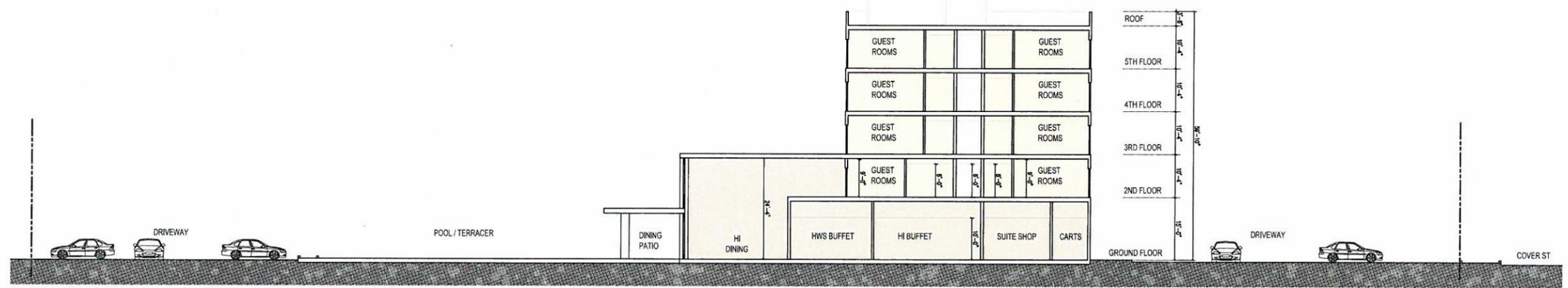
**MATERIAL/FINISH LEGEND**

- |                                  |  |
|----------------------------------|--|
| <b>S-1</b> PAINTED SMOOTH STUCCO | <b>M-1</b> ALUMINUM ARCHITECTURAL GRILLE |
| <b>S-2</b> PAINTED SMOOTH STUCCO | <b>M-2</b> METAL PANEL                   |
| <b>S-3</b> PAINTED SMOOTH STUCCO | <b>M-3</b> METAL PANEL                   |
| <b>S-4</b> PAINTED SMOOTH STUCCO | <b>G-1</b> VISION GLASS                  |
| <b>ST-1</b> STONE VENEER BASE    |  |

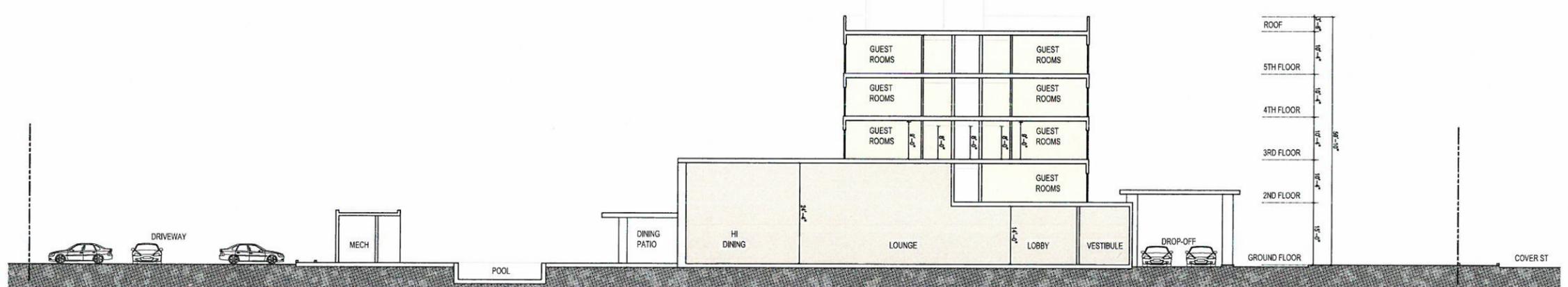




SECTION C



SECTION B



SECTION A



**GENE FONG ASSOCIATES**  
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 1800 WESTWOOD BLVD, 12TH FLOOR, SANTA ANA, CA 92705  
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PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**

NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
**DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:

-	6/16/15	BEGIN SCHEMATIC
-	10/28/15	CITY SUBMITTAL

REVISIONS:

CONSULTANT:

SHEET TITLE:  
**SECTIONS**

SCALE:  
**3/32" = 1'-0"**

DATE:  
**10/28/2015**

PHASE:  
**ENTITLEMENT SET**

JOB NUMBER:  
**1524**

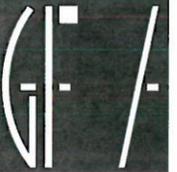
SHEET NUMBER:

**A4.00**





AERIAL VIEW LOOKING SOUTH WEST



**GENE FONG ASSOCIATES**  
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 1100 HUNTERWOOD ROAD, LICHFIELD, CA 92750  
 916 • 309-7820 916 • 309-7816 FAX

PROJECT: HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:

DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808

DESIGN CONSULTANT:

SUBMITTALS:

- 6/16/15 BEGIN SCHEMATIC
- 10/28/15 CITY SUBMITTAL

REVISIONS:

NO.	DATE	DESCRIPTION

CONSULTANT:

SHEET TITLE:

**RENDERINGS**

SCALE: N.T.S.

DATE: 10/28/2015

PHASE: ENTITLEMENT SET

JOB NUMBER: 1524

SHEET NUMBER:

**A6.00a**



VIEW LOOKING SOUTH EAST



**GENE FONG ASSOCIATES**  
 ARCHITECTURE • PLANNING • INTERIORS  
 1700 WILSHIRE BLVD., 14TH FLOOR, SANTA ANA, CA 92705  
 949 • 259-7850 949 • 259-7810 FAX

PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

PROJECT LOCATION:  
**DOUGLAS PARK  
 LONG BEACH  
 CALIFORNIA 90808**

DESIGN CONSULTANT:

SUBMITTALS:

- 6/16/15	BEGIN SCHEMATIC
- 10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:  
**RENDERINGS**

SCALE:  
 N.T.S.

DATE:  
 10/28/2015

PHASE:  
 ENTITLEMENT SET

JOB NUMBER:  
 1524

SHEET NUMBER:

**A6.00b**



VIEW LOOKING SOUTH WEST



**GENE FONG ASSOCIATES**  
 ARCHITECTURE • PLANNING • INTERIORS  
 1800 WESTWOOD BLVD, LOS ANGELES, CA 90024  
 818 • 209-7860 310 • 209-7816 FAX

PROJECT:  
**HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL**



NEXUS COMPANIES  
 1 MACARTHUR PLACE  
 SUITE 300  
 SANTA ANA, CA

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 CALIFORNIA 90808**

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-	10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:  
**RENDERINGS**

SCALE:  
 N.T.S.

DATE:  
 10/28/2015

PHASE:  
 ENTITLEMENT SET

JOB NUMBER:  
 1524

SHEET NUMBER:

**A6.00c**



AERIAL VIEW LOOKING NORTH WEST



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SUBMITTALS:  
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 - 10/28/15 CITY SUBMITTAL

REVISIONS:	DATE	DESCRIPTION

CONSULTANT:

SHEET TITLE:  
**RENDERINGS**

SCALE:  
 N.T.S.

DATE:  
 10/28/2015

PHASE:  
 ENTITLEMENT SET

JOB NUMBER:  
 1524

SHEET NUMBER:

**A6.00d**



NORTH (FRONT) ELEVATION



EAST (SIDE) ELEVATION



**S-1**  
PAINT ON STUCCO  
SMOOTH INTEGRAL FINISH  
DUNN-EDWARDS  
COLD MORNING



**S-2**  
INTEGRAL COLOR STUCCO  
SMOOTH FINISH  
DUNN-EDWARDS  
BABY SEAL



**S-3**  
INTEGRAL COLOR STUCCO  
SMOOTH FINISH  
DUNN-EDWARDS  
GRAY FLANNEL



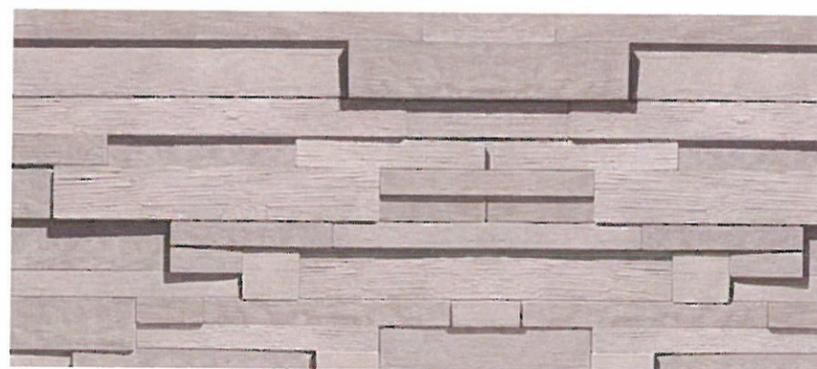
**S-4**  
INTEGRAL COLOR STUCCO  
SMOOTH FINISH  
DUNN-EDWARDS  
OUTER SPACE



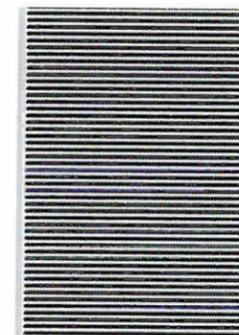
BIRDS-EYE VIEW



**G-1**  
CLEAR VISION GLAZING  
PPG  
SOLARBAN 60



**ST-1**  
STONE VENEER BASE  
CORONADO STONE  
INDUSTRIAL LEDGE - GREY GRANITE



**M-1**  
ALUMINUM ARCHITECTURAL GRILLE  
CLEAR ANODIZED



**M-2**  
METAL PANEL  
ARCADIA  
SILVERSMITH



**M-3**  
METAL PANEL  
ARCADIA  
MEDIUM GRAY



**GENE FONG ASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIOR

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NEXUS COMPANIES  
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SANTA ANA, CA

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LONG BEACH  
CALIFORNIA 90808**

DESIGN CONSULTANT:

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-	10/28/15	CITY SUBMITTAL

REVISIONS:


CONSULTANT:

SHEET TITLE:

**MATERIALS BOARD**

SCALE:  
3/32" = 1'-0"

DATE:  
10/28/2015

PHASE:  
ENTITLEMENT SET

JOB NUMBER:  
1524

SHEET NUMBER:

**A7.00**

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LAGERSTROEMIA L. 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE



LOPHOSTEMON CONFERTUS / BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE



PHOENIX DACTYLIFERA / DATE PALM



PYRUS C. 'BRADFORD' / BRADFORD PEAR



QUERCUS ILEX / HOLLY OAK



RHUS LANCEA / AFRICAN SUMAC

TREES



ANIGOZANTHOS 'BUSH RANGER' / KANGAROO PAW



ARCTOSTAPHYLOS 'EMERALD CARPET' / EMERALD CARPET MANZANITA



BOUGAINVILLEA 'LA JOLLA' / BOUGAINVILLEA



CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM



FESTUCA MAIREI / ATLAS FESCUE



LANTANA M. 'LAVENDER SWIRL' / LAVENDER SWIRL LANTANA



MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY



MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE



PENNISETUM S. 'FAIRY TAILS' / FAIRY TAILS FOUNTAIN GRASS



PHORMIUM T. 'DAZZLER' / NEW ZEALAND FLAX



ROSMARINUS O. 'PROSTRATA' / PROSTRATE ROSEMARY



SENECIO SERPENS / BLUE CHALK STICKS



STRELITZIA REGINAE / BIRD OF PARADISE



TRACHELOSPERMUM JASMINOIDES / STAR JASMINE



WESTRINGIA F. 'WYNYABBIE GEM' / COAST ROSEMARY

SHRUBS AND GROUNDCOVERS



GENE FONG ASSOCIATES ARCHITECTS • PLANNERS • ENGINEERS

PROJECT: HAMPTON INN & HOMEWOOD SUITES DUAL HOTEL NEXUS COMPANIES 1 MACARTHUR PLACE SUITE 300 SANTA ANA, CALIF

PROJECT LOCATION: DOUGLAS PARK LONG BEACH CALIFORNIA 90815

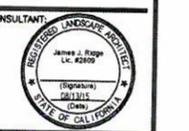
DESIGN CONSULTANT:



SUBMITTALS:

Table with columns for date and city submit, and rows for revisions.

REVISIONS:



SHEET TITLE: PLANT MATERIAL IMAGES

SCALE:

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JOB NUMBER: 15088

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