



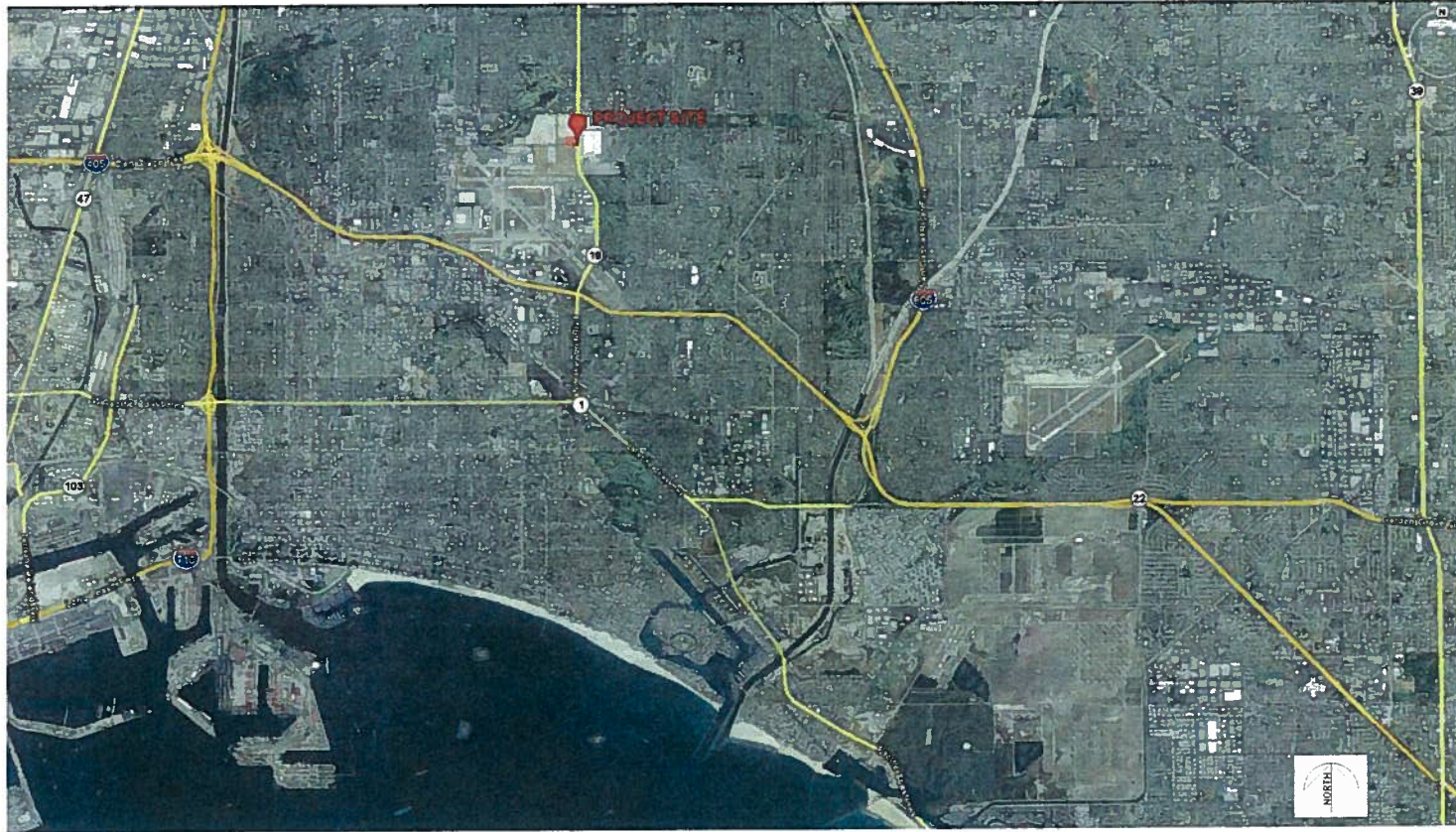
COURTYARD BY MARRIOTT @



LONG BEACH | CALIFORNIA

DOUGLAS PARK

Client	<p>Nexus Development Corporation 1 MacArthur Place, Suite 300 Santa Ana, CA 92707 Ph: (714) 546-5600 Fx: (714) 546-5660 Contact: Robert Eres</p>	
Architect	<p>Gene Fong Associates 1130 Westwood Blvd Los Angeles, CA 90024 Ph: (310) 209-7520 Fx: (310) 209-7516 Contact: Gene Fong Contact: Randy Itaya</p>	
Civil Engineer		
Landscape Architect	<p>Ridge Landscape Architects 8841 Research Drive, Suite 200 Irvine, CA 92618 Ph: (949) 387-1323 Fx: (949) 387-1303 Contact: Jim Ridge</p>	
Location	<p>Long Beach, California Douglas Park Lakewood Blvd and Cover Street</p>	



VICINITY MAP
SCALE: NTS



LOT LOCATION AERIAL



COURTYARD BY MARRIOTT AT DOUGLAS PARK

LONG BEACH CALIFORNIA

AERIAL IMAGES
SCALE: NTS

NEXUS
COMPANIES
JOB # 1035P
DATE: 05/11/2011

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COURTYARD BY MARRIOTT AT DOUGLAS PARK

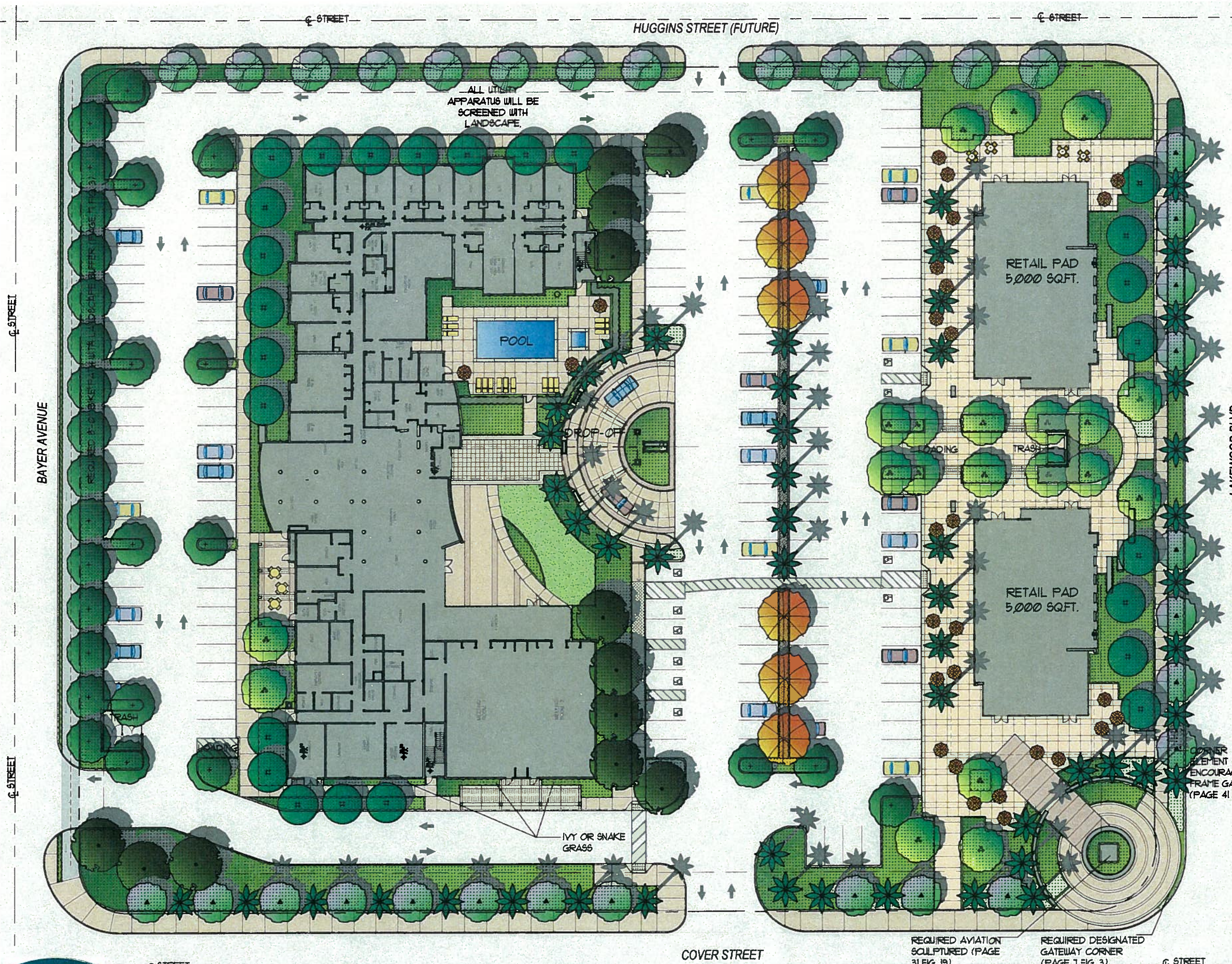
LONG BEACH CALIFORNIA

SITE CONTEXT
SCALE: NTS

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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WUCOLS
TREES						
(Symbol)	LAGERSTROEMIA INDICA	MADAGASCAR CROUSE	24" BOX	20' C C	MADAGASCAR CROUSE TREE	M
(Symbol)	LOPHOSTEMON COERCIVUS	BREDSANE BOX	30" BOX		EVERGREEN SCREENING TREE	M
(Symbol)	OLEA EUROPAEA 'SMAR HILL'	SMAR HILL	30" BOX	48' BOX	EVERGREEN SPECIFIC TREE	S
(Symbol)	PHOENIX DACTYLIFERA	DATE PALM	18" BTH		LAKWOOD BLVD AND COVER ST PARKWAY TREE	L
(Symbol)	PLATANUS ACERIFOLIA	LONDON PLANE	25" BOX		DECIDUOUS PARKING LOT TREE	L
(Symbol)	PIRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	30" BOX		LAKWOOD BLVD AND COVER ST PARKWAY TREE	M
(Symbol)	QUERCUS RELI	HOLLY OAK	30" BOX		COVER STREET LANDSCAPE SETBACK TREE	L
(Symbol)	RHUS LANCIA	AFRICAN SUMAC	30" BOX		EVERGREEN PARKING LOT TREE	L
SHRUBS						
(Symbol)	ALOE STRIATA	CORAL ALOE	1 GAL	24" O C	SUCCULENT	-
(Symbol)	ARCTOSTAPHYLOS HOWARD WOODY	HOWARD WOODY	5 GAL	48" O C	BACKGROUND	L
(Symbol)	HELEBRONIA ARBUTIFOLIA	10' ON	5 GAL	72" O C	BACKGROUND	L
(Symbol)	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY	5 GAL	36" O C	MIDGROUND	L
(Symbol)	RHAPHIOLEPS 'BALLERINA'	INDIA HAYTHORN	5 GAL	30" O C	MIDGROUND	M
(Symbol)	STREPTIZIA NEGUNDA	BIRD OF PARADISE	5 GAL	30" O C	FLOWERING ACCENT	M
(Symbol)	BOUSSAYVILLE 'OO LA LA'	BOUSSAYVILLE	5 GAL	30" O C	FLOWERING SHRUB	L
(Symbol)	HEMEROCALLIS HYBRID	DAYLILY	5 GAL	24" O C	PERENNIAL ACCENT	M
(Symbol)	LANTANA 'GOLD BOUND'	GOLD BOUND LANTANA	5 GAL	30" O C	FLOWERING SHRUB	L
(Symbol)	LIGULSTRUM 'TEXANUM'	TEXAN PRYLET	15 GAL	30" O C	HEDGE	M
(Symbol)	LIRIOPE GIGANTEA	BIG BLUE LILY TURF	5 GAL	24" O C	STRAPPY ACCENT	M
(Symbol)	MULLEBERGIA RIGENS	DEER GRASS	5 GAL	30" O C	ORNAMENTAL GRASS	L
(Symbol)	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL	30" O C	FLOWERING SHRUB	M
(Symbol)	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	30" O C	BACKGROUND	L
GROUNDCOVERS						
(Symbol)	GARSA M. GREEN CARPET	GREEN CARPET NATAL PLUM	1 GAL	30" O C	GROUNDCOVER	M
(Symbol)	LANTANA 'LAVENDER SWIRL'	LAVENDER SWIRL LANTANA	1 GAL	30" O C	FLOWERING GROUNDCOVER	L
(Symbol)	LOMANDRA 'BREEZE'	DWARF HAT RUSH	1 GAL	24" O C	ORNAMENTAL GRASS	M
(Symbol)	ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY	5 GAL	24" O C	GROUNDCOVER	L
(Symbol)	HYPOPHYLUM PARVIFOLIUM	HYPOPHYLUM	1 GAL	48" O C	GROUNDCOVER	L
(Symbol)	SENECIO SERPENS	BILLY CHALKSTICK	4" POTS	12" O C	SUCCULENT	L
(Symbol)	TURF	MARATHON FESCUE	900			
BORDEALS						
(Symbol)		GRASS BLEND FOR BORDEALS AREA				

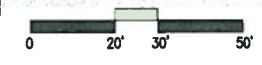
PLEASE REFER TO SHEET L1.2 FOR PLANNING NOTES AND WATER AND LANDSCAPE CALCULATIONS

CORNER ELEMENT ENCOURAGED TO FRAME GATEWAY (PAGE 41 FIG. 25)



COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1" = 20'



NEXUS COMPANY
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DATE: 05/11/2011



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PLANNING DEPARTMENT NOTES

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH REQUIREMENTS OF PD-32 SOUTH DEVELOPMENT AND DESIGN GUIDELINES.
2. ALL REQUIRED YARDS AND SETBACK AREAS NOT DEVELOPED WITH PERMITTED USE SHALL BE ATTRACTIVELY LANDSCAPED PRIMARILY WITH CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANTS. PLANT WATER REQUIREMENTS ARE INDICATED IN THE PLANT LEGEND BASED UPON WCOLS. THE PROJECT LANDSCAPE WATER USE COMPLIES WITH STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881.
3. THE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL DEPICT ALL UTILITY APPARATUS SUCH AS, BUT NOT LIMITED TO, BACKFLOW DEVICES AND EDISON TRANSFORMERS. THE PLAN WILL BE SUBMITTED AFTER RECEIVING APPROVAL FROM UTILITY PROVIDERS. LANDSCAPE SHALL PROPERLY SCREEN ALL TRANSFORMERS AND UTILITY CONNECTIONS OR ANY OTHER SCREENING METHOD APPROVED BY THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES. ALL TRANSFORMERS AND UTILITY CONNECTIONS SHALL BE LOCATED IN AREAS LEAST VISIBLE FROM THE PUBLIC RIGHTS OF WAY. IN ADDITION TO THE DIRECTOR OF DEVELOPMENT SERVICES, APPLICANT SHALL SEEK APPROVAL FROM APPLICABLE DEPARTMENTS FOR SPECIFIC SCREENING REQUIREMENTS.
4. PRIOR TO ISSUANCE OF A SITE PLAN REVIEW APPROVAL, THE APPLICANT MUST SUBMIT COMPLETE LANDSCAPE AND IRRIGATION PLANS. THE LANDSCAPE PLAN SHALL BE IN FULL COMPLIANCE WITH THE PD-32 LANDSCAPING REQUIREMENTS AND SHALL INCLUDE LANDSCAPED PEDESTRIAN PATHS CONNECTING PARKING AREAS AND PUBLIC RIGHTS OF WAY TO BUILDINGS. SAFE PEDESTRIAN PATHS SHALL BE CLEARLY DEFINED THROUGH THE USE OF DIFFERENT PAVING MATERIALS OR LANDSCAPE DESIGN.
5. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH WATER CONSERVING AUTOMATIC IRRIGATION SYSTEMS DESIGNED TO PROVIDE COMPLETE AND ADEQUATE COVERAGE TO SUSTAIN AND PROMOTE HEALTHY PLANT LIFE. DRIP IRRIGATION SYSTEMS SHALL BE USED TO THE GREATEST EXTENT POSSIBLE. THE IRRIGATION SYSTEM SHALL NOT CAUSE WATER TO SPRAY OR FLOW ACROSS A PUBLIC SIDEWALK. RECLAIMED WATER SHALL BE USED FOR ALL LANDSCAPED AREAS.
6. CANOPY TREES THAT PROVIDE SHADE HAVE BEEN PROVIDED TO PARKING STALLS AND ASSOCIATED VEHICULAR CIRCULATION AND PAVING MATERIALS WITH A SOLAR REFLECTANCE INDEX OF AT LEAST TWENTY-NINE (29) ON A MINIMUM OF FIFTY PERCENT (50%) OF PAVING SURFACES DEDICATED TO PARKING STALLS AND ASSOCIATED CIRCULATION.
7. THE LANDSCAPING PLANS SHALL INCORPORATE ON-SITE RETENTION AND PERCOLATION OF STORM WATER RUNOFF TO THE SATISFACTION OF THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES AND DEPARTMENT OF PUBLIC WORKS AS FEASIBLE.
8. THE APPLICANT SHALL FULLY COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY'S INTERIM GREEN BUILDING POLICY AND THE COMMERCIAL DEVELOPMENT LEED MANDATE FOR DOUGLAS PARK TO THE SATISFACTION OF THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES. THE APPLICANT SHALL SUBMIT PROOF OF REGISTRATION WITH USGBC AND A PASSWORD ALLOWING STAFF ACCESS TO SAID REGISTRATION, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE OUTDOOR LIGHTING PLAN DETAILS SUBJECT TO REVIEW AND APPROVAL OF THE LONG BEACH AIRPORT, POLICE DEPARTMENT AND THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES. INCLUDE PEDESTRIAN PATH LIGHTING ON THE PLAN.
10. PRIOR TO ISSUANCE OF A BUILDING PERMIT, PROVIDE INFORMATION ON FIXTURES AND MOUNTING HEIGHTS AND LOCATIONS FOR BUILDING LIGHTING, LANDSCAPE LIGHTING, PARKING AREA AND PEDESTRIAN LIGHTING TO BE APPROVED BY THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT, DESIGN DETAILS AND MATERIALS OF OUTDOOR FURNISHINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE DIRECTOR OF DEVELOPMENT SERVICES.
12. ALL OUTDOOR SEATING AREAS ON THE SITE SHALL INCLUDE FURNISHINGS AND EXTERIOR LIGHTING THAT COMPLEMENT THE BUILDING ARCHITECTURAL DESIGN. THE DESIGN DETAILS AND MATERIALS SHALL BE INCLUDED IN THE PLANS SUBMITTED FOR BUILDING PERMITS, SUBJECT TO THE REVIEW AND APPROVAL OF THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES.
13. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, PROVIDE INFORMATION ON FIXTURES AND MOUNTING HEIGHTS AND LOCATIONS FOR BUILDING LIGHTING, LANDSCAPE LIGHTING, PARKING AREA AND PEDESTRIAN LIGHTING TO BE APPROVED BY THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES.
14. A HEDGE SCREENING THE SWIMMING POOL SHALL BE PROVIDED TO ALLOW PRIVACY AND SEPARATION FROM PARKING AND RETAIL AREAS.
15. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL FILE A SEPARATE PLAN CHECK SUBMITTAL TO LONG BEACH FIRE DEPARTMENT, PUBLIC WORKS BUILDING BUREAU, LONG BEACH AIRPORT AND POLICE DEPARTMENT FOR THEIR REVIEW AND APPROVAL. PLEASE REVIEW TECHNICAL ADVISORY COMMITTEES COMMENTS FOR SPECIFIC PROJECT REQUIREMENTS.

Estimated Applied Water Use (EAWU)
 The project's Estimated Applied Water Use shall be calculated using this equation:
 $EAWU = (E_{to}) \times (K_L) \times (LA) \times 0.62 \div (IE)$
 E_{to} (Historical Evapotranspiration for Area) = 44.10 Inches per Year
 K_L (Landscape Coefficient)
 LA (Landscape Area)
 0.62 (Conversion Factor)
 IE (Irrigation Efficiency)

	E _{to}	K _L	LA (ft ²)	Conversion	IE	EAWU (Gallons Per Year)
Hydrozone # 1 (Shrub Spray)	44.10	x 0.40	x 42,912	x 0.62	÷ 0.65	722,031
Hydrozone # 2 (Turf Spray)	44.10	x 0.90	x 2,605	x 0.62	÷ 0.65	98,620
Totals =			45,517			820,651
Estimated Applied Water Use (EAWU) = 820,651 Gallons Per Year						

WATER BUDGET CALCULATIONS
Maximum Applied Water Allowance (MAWA)
 The project's Maximum Applied Water Allowance shall be calculated using this equation:
 $MAWA = (E_{to}) \times (0.62) \times [(0.7 \times LA) + (1.0 \times SLA)]$
 E_{to} (Historical Evapotranspiration for Area) = 44.10
 ETAF (Evapotranspiration Adjustment Factor - LA) = 0.70
 ETAF (Evapotranspiration Adjustment Factor - SLA) = 1.00
 LA (Landscape Area) = 45,517 ft²
 SLA (Specified Landscape Area) = 0 ft²
 0.62 (Conversion Factor)

	E _{to}	ETAF	LA or SLA (ft ²)	Conversion	MAWA (Gallons Per Year)
MAWA for LA =	44.10	x 0.70	x 45,517	x 0.62	871,168
MAWA for SLA =	44.10	x 1.00	x 0	x 0.62	0
Totals =			45,517		871,168
Maximum Applied Water Allowance (MAWA) = 871,168 Gallons Per Year					

PARKING LOT TREE TABULATIONS

REQUIREMENT: 1 TREE PER 25 LINEAL FEET PER STALL

# PARKING SPACES	# TREES REQUIRED	# TREES PROVIDED
175	44	52

PERIMETER TREE TABULATIONS

REQUIREMENT: 1 TREE PER 25 LINEAL FEET PER METER

STREET NAME	L.F.	# REQ'D	# PROVIDED
LAKEMOOD BLVD.	388	14	11
HUGHSON STREET	510	20	20
COVER STREET	510	20	23
BAYER AVENUE	388	16	16

PLANT MATERIAL TABULATIONS

TOTAL QUANTITY PLANTS ON SITE = 4,851 (4851/4851)
 QUANTITY PLANTS REQUIRED TO BE LOW OR VERY LOW WATER USAGE = 2,475 (50%)
 QUANTITY PLANTS PROVIDED THAT ARE LOW OR VERY LOW WATER USAGE = 3,218 (66%)

TOTAL TREE COUNT FOR ENTIRE SITE = 184

TREE SIZES
 NOTE: PALMS ARE COUNTED AS 30" BOX SIZE

BOX SIZE	% REQ'D	# REQ'D	# PROVIDED	% PROVIDED
30" BOX	79%	138	154	109%
24" BOX	20%	46	48	104%
TOTAL	100%	184	184	100%

TOTAL QUANTITY SHRUBS FOR ENTIRE SITE = 4,787 (4851/4851)

SHRUB SIZES

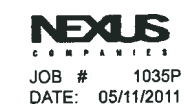
SIZE	% REQ'D	# REQ'D	# PROVIDED	% PROVIDED
15 GAL.	19%	477	477	100%
5 GAL.	82%	2,860	2,860	100%
TOTAL	100%	4,787	4,787	100%

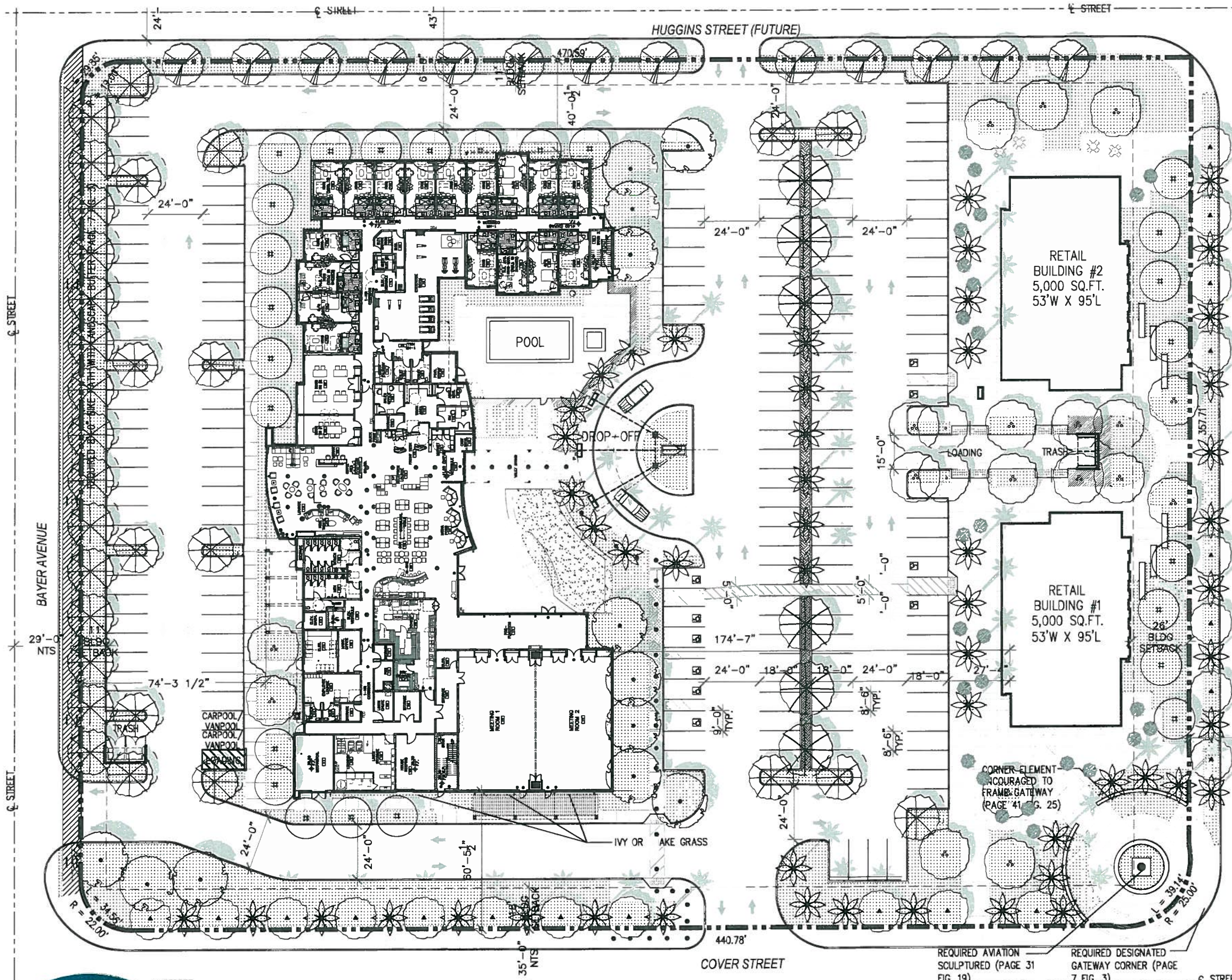


COURTYARD BY MARRIOTT AT DOUGLAS PARK

LONG BEACH CALIFORNIA

LANDSCAPE NOTES
 NTS





SITE AREA TOTAL	= 4.29 ACRES = 186,921 S.F.
OPEN SPACE PROVIDED	= 148,559 S.F. (79.50%)
BUILDING FOOTPRINT (HOTEL)	= 28,362 S.F. (15.00%)
BUILDING FOOTPRINT (RETAIL)	= 10,000 S.F. (5.50%)
BUILDING AREA:	
GROUND FLOOR	28,362 S.F.
SECOND FLOOR	20,631 S.F.
THIRD FLOOR	20,631 S.F.
FOURTH FLOOR	20,631 S.F.
HOTEL TOTAL AREA	90,255 S.F.
RETAIL TOTAL AREA	10,000 S.F.
F.A.R.:	100,255 / 186,921 = 0.54 F.A.R.
PARKING REQUIRED	
HOTEL	= 155 SPACES (1/PER ROOM)
RETAIL	= 40 SPACES (1/PER 250 SQ.FT.)
TOTAL	= 195 SPACES
PARKING PROVIDED	
HOTEL	= 129 STANDARD SPACES
	= 6 HANDICAP SPACES
TOTAL	= 135 SPACES (.87/PER ROOM)
RETAIL	= 36 STANDARD SPACES
	= 4 HANDICAP SPACES
TOTAL	= 40 SPACES
TOTAL = 175 SPACES	
PARKING SIZES	
STANDARD (18' X 8'-6")	PARKING % STANDARD 165 (94%)
ACCESSIBLE (18' X 9')	ACCESSIBLE 10 (6%)

EMPLOYEE PARKING:
 1 SPACE PER 4 EMPLOYEES X 20 EMPLOYEES
 = 5 EMPLOYEE SPACES

CARPPOOL/VANPOOL SPACES
 10% MIN. OF EMPLOYEE PARKING
 = (10%) (5 SPACES)
 = 1 CARPOOL/VANPOOL
 (2 SPACES MIN. FOR BLDGS OVER 50,000 SF)

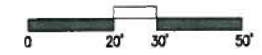
TYPES	FLOOR				TOTAL	MDX %
	1ST	2ND	3RD	4TH		
"K"	11+1(HJ)	23+1(HJ)	27+1(HJ)	27	91	58.7%
H.C. "K"	2(R.I.S.)	1	1	1	5	3.2%
"QQ"	2+1(HJ)	15+1(HJ)	15+1(HJ)	16	51	33.0%
H.C. "QQ"	0	1	0	1	2	1.3%
"K SUITE B"	0	1	0	1	2	1.3%
H.C. "K SUITE B"	0	0	1	0	1	0.5%
"K" INLINE SUITE	0	1	1	1	3	2.0%
TOTAL	17	44	47	47	155	100%



COURTYARD BY MARRIOTT AT DOUGLAS PARK
 LONG BEACH CALIFORNIA

REQUIRED AVIATION SCULPTURED (PAGE 31 FIG. 19)
 REQUIRED DESIGNATED GATEWAY CORNER (PAGE 7 FIG. 3)

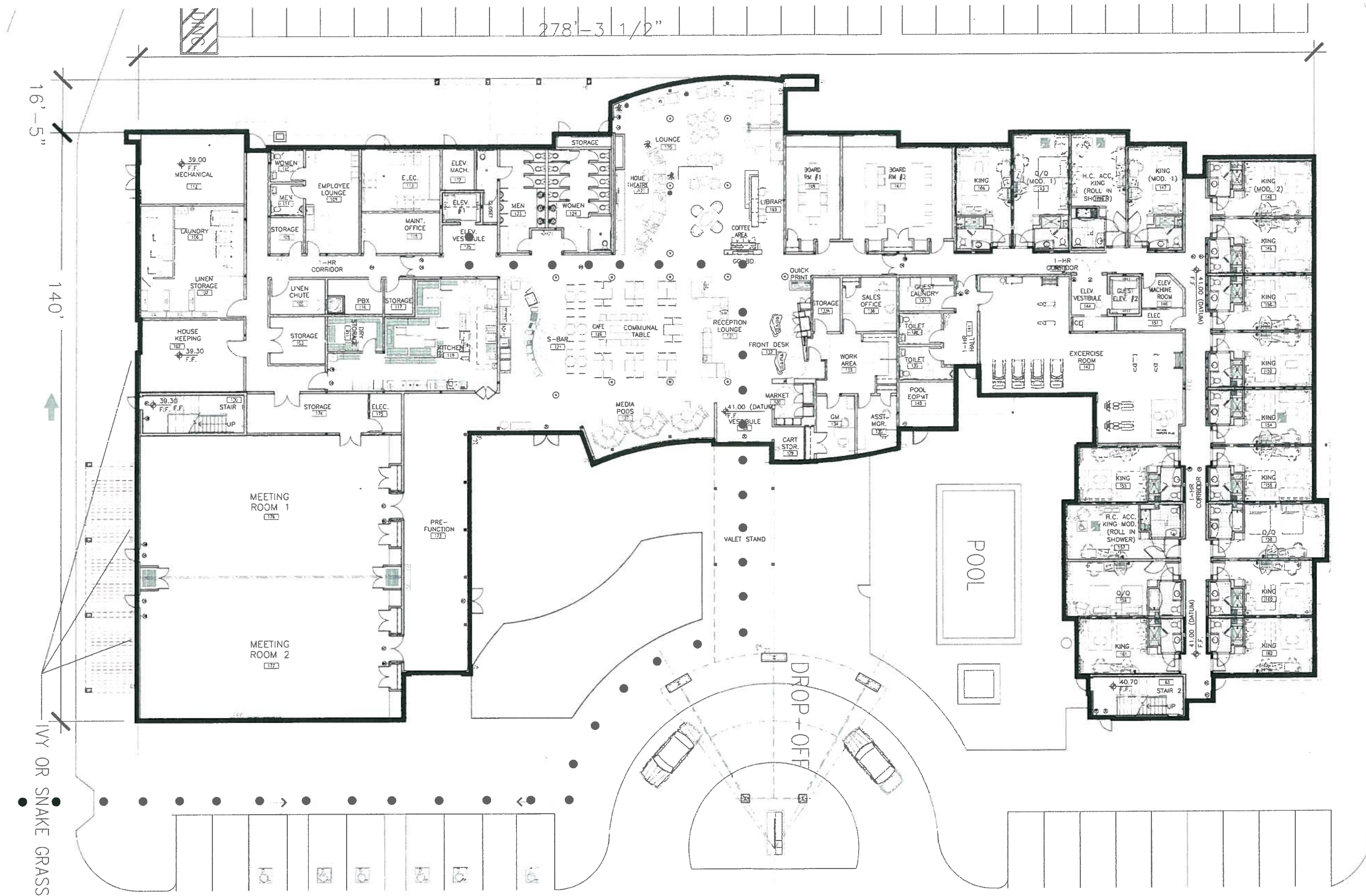
SITE PLAN
 SCALE: 1" = 20'



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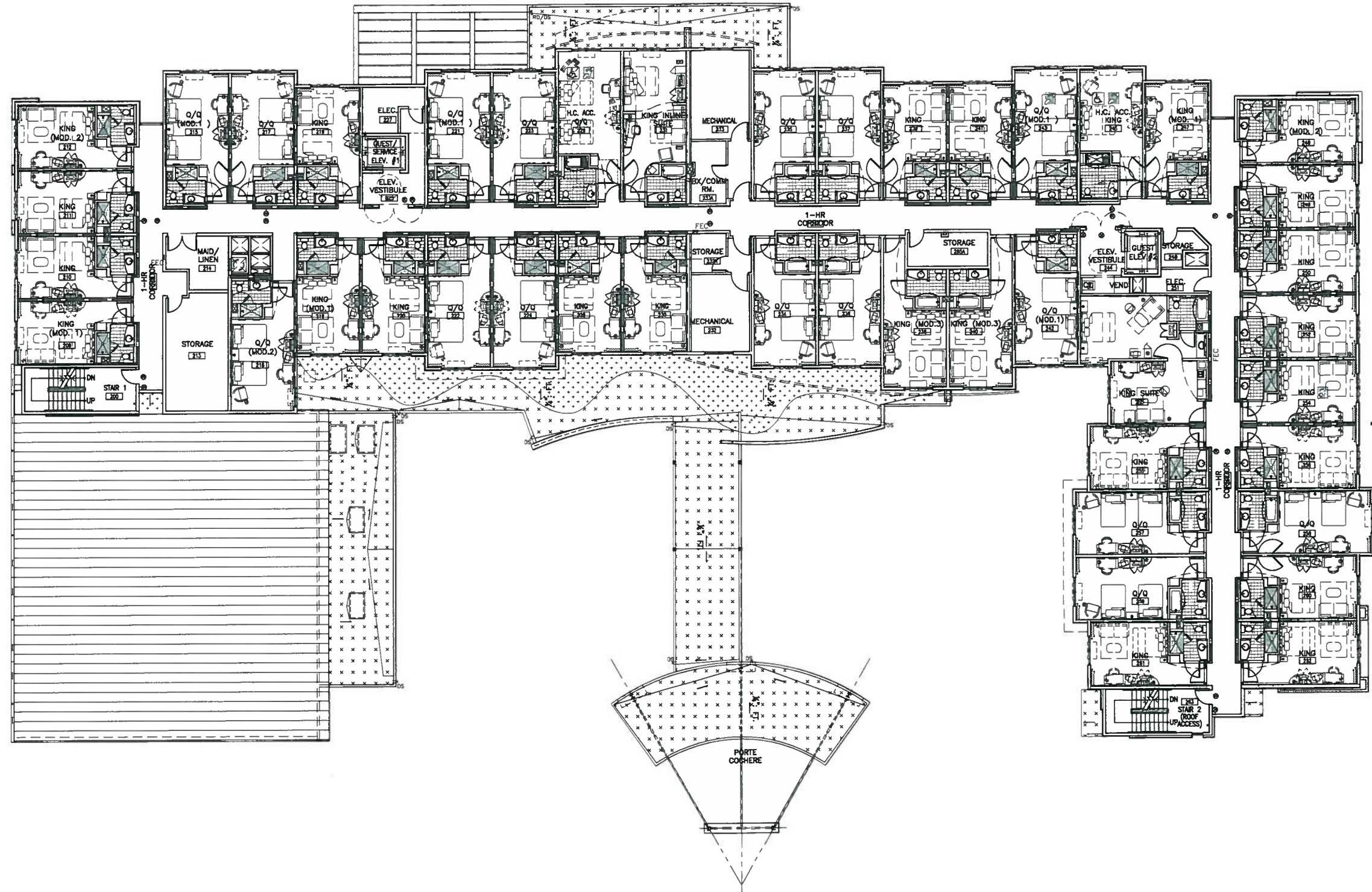
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LONG BEACH CALIFORNIA

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

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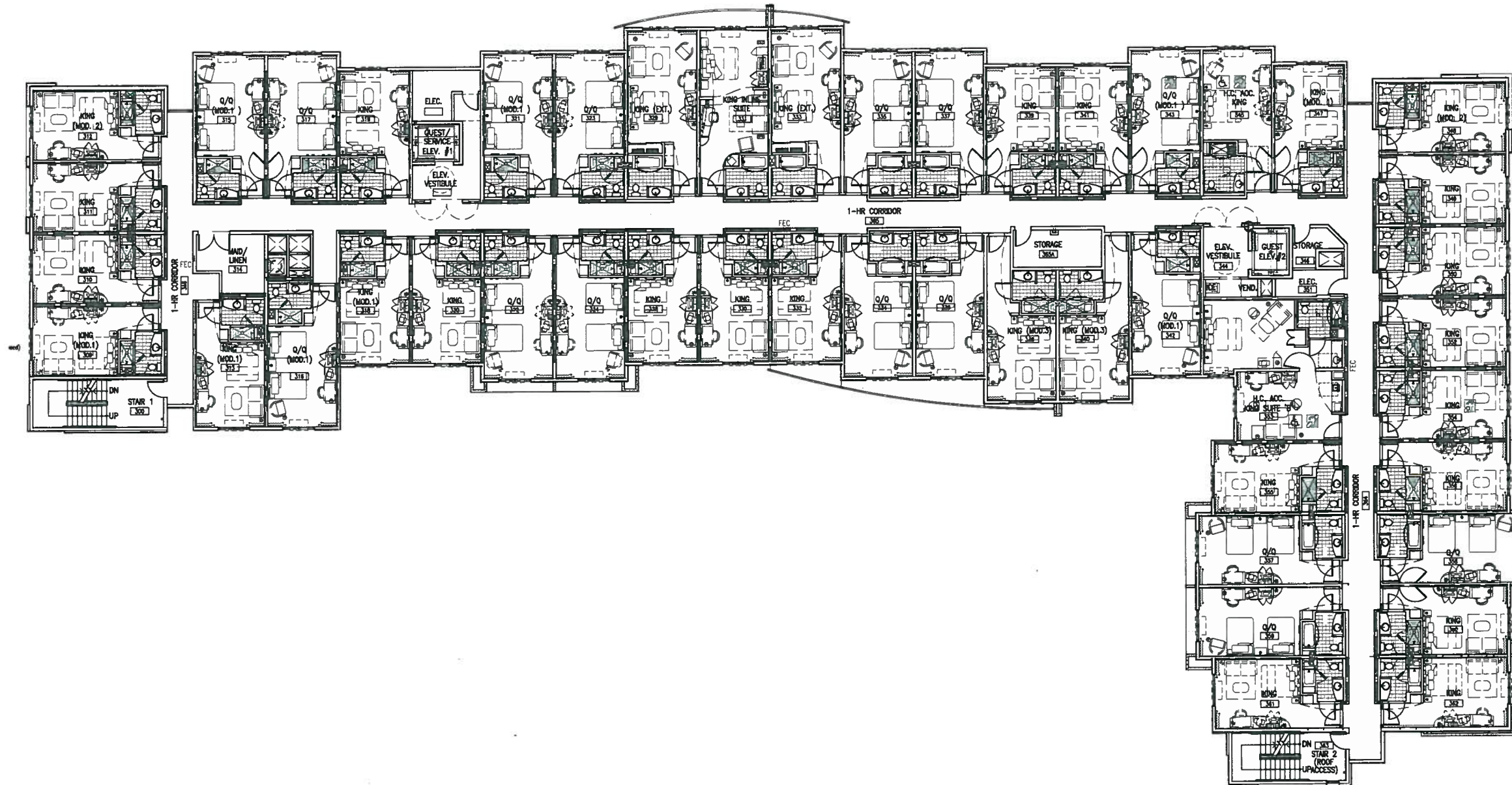
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LONG BEACH CALIFORNIA

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

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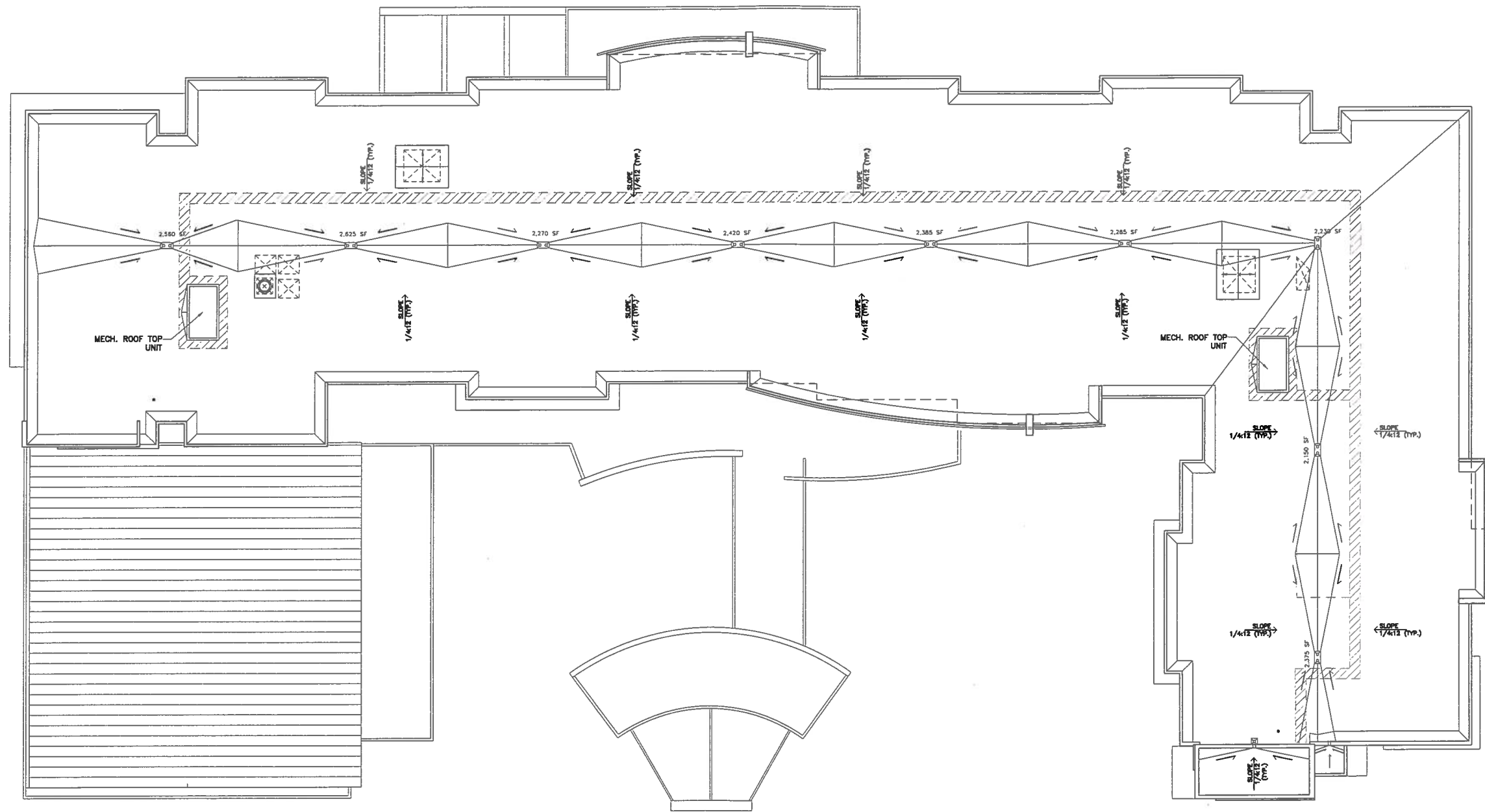
LONG BEACH CALIFORNIA

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

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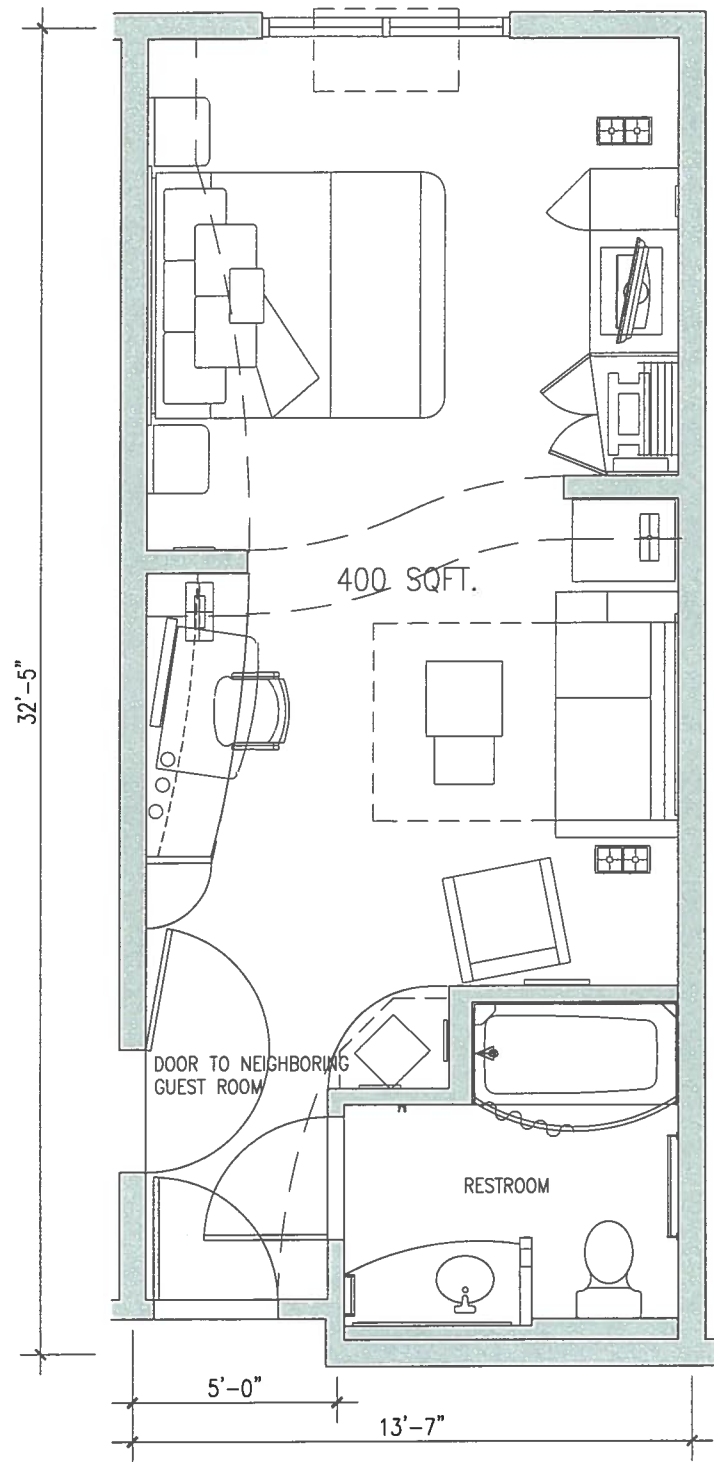
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LONG BEACH CALIFORNIA

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

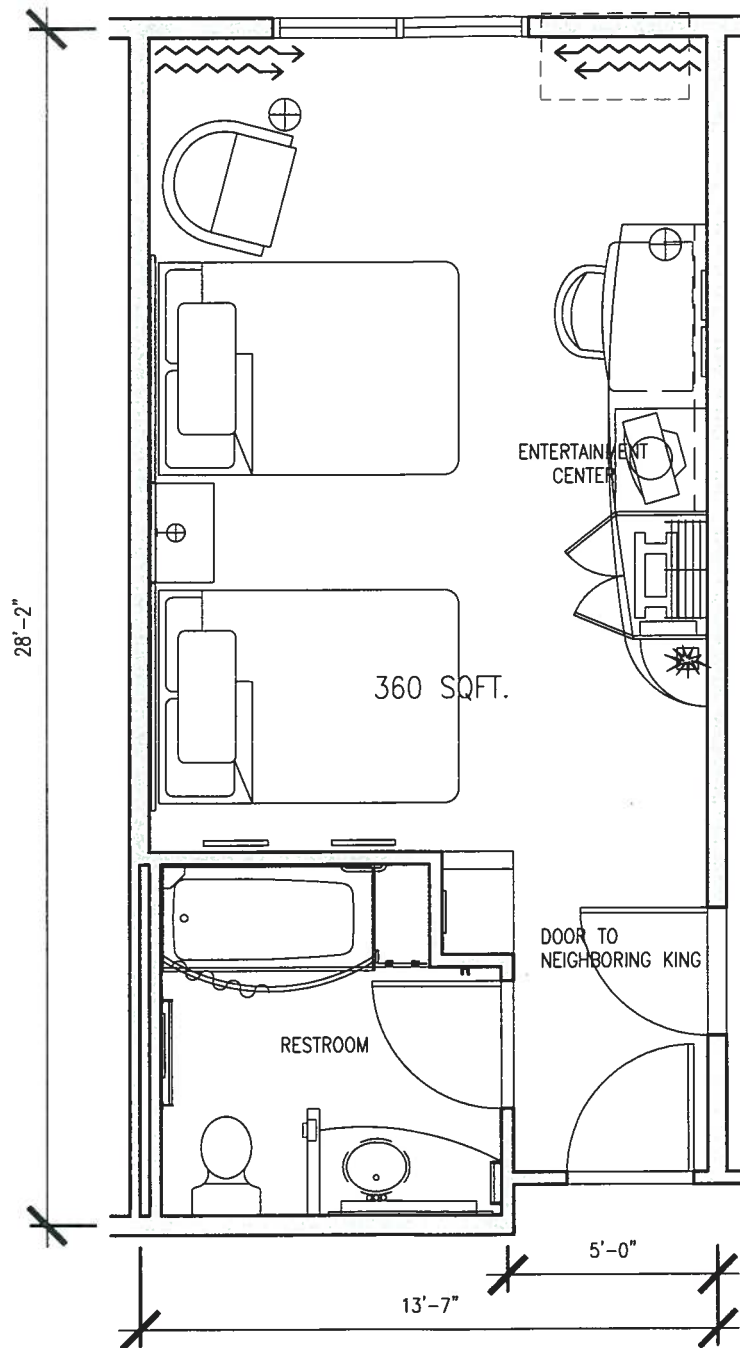
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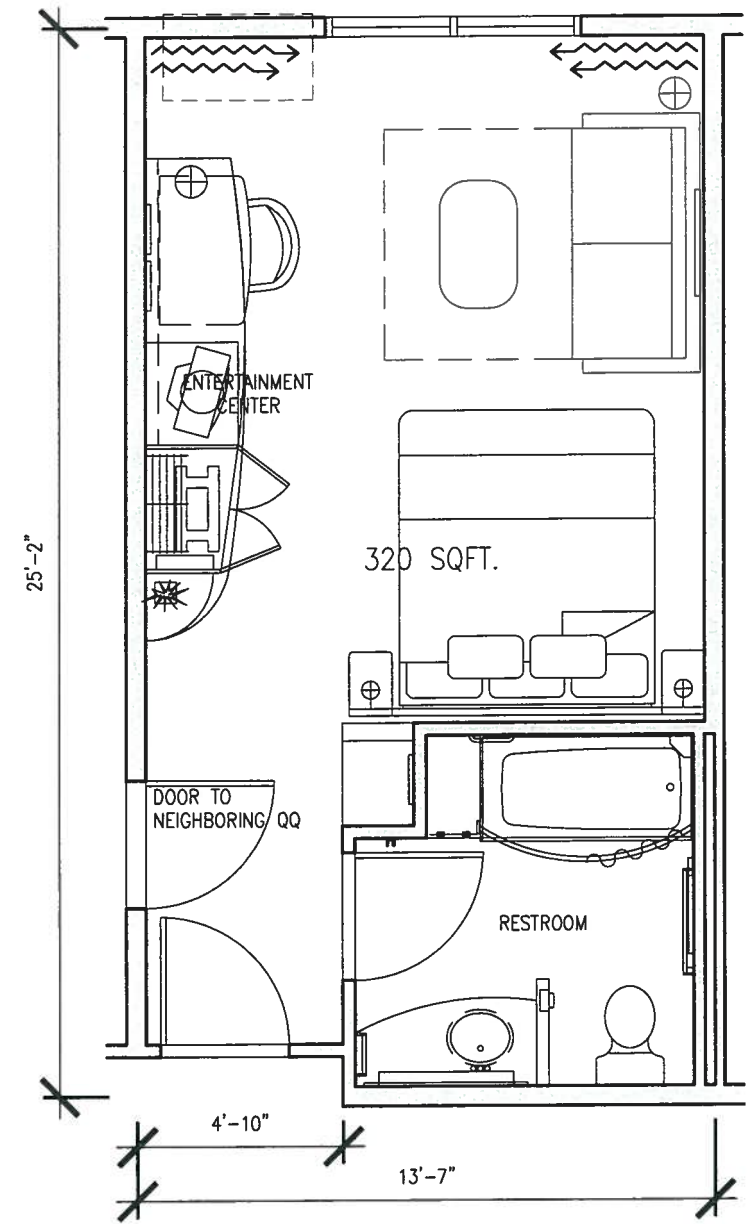
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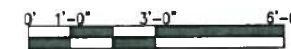
KING SUITE INLINE



DOUBLE QUEEN SUITE



KING



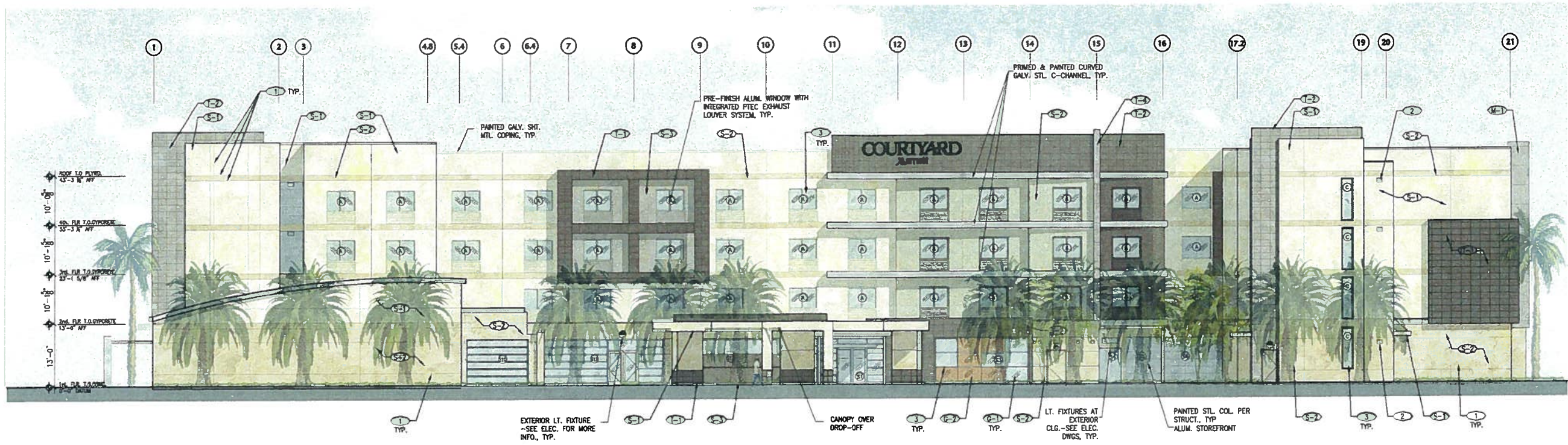
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LONG BEACH CALIFORNIA

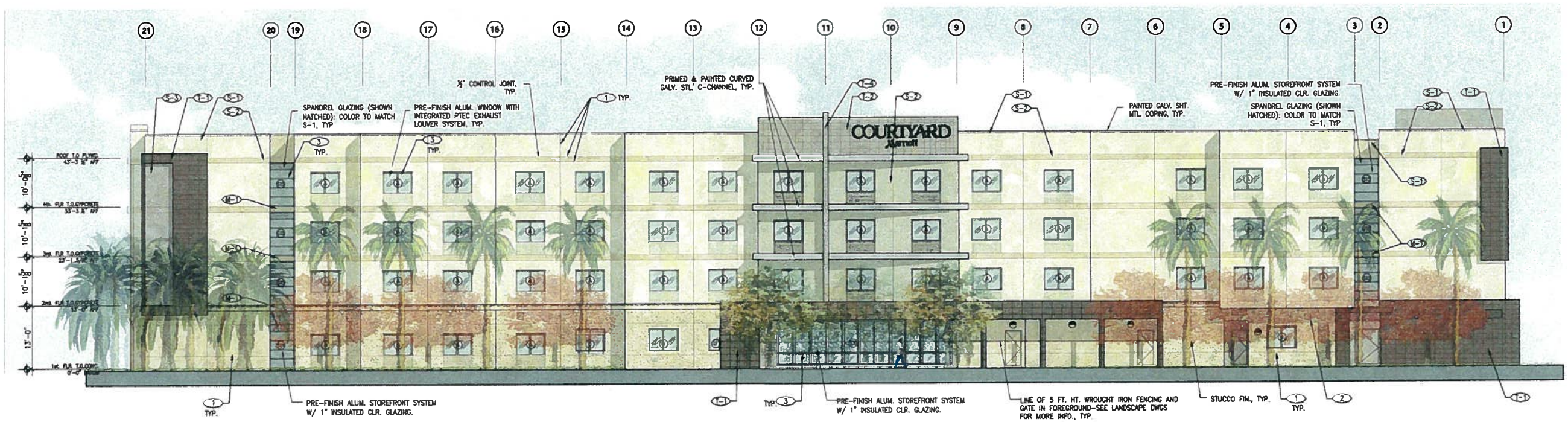
ROOM TYPES
SCALE: 1/2" = 1'-0"

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EAST ELEVATION (FRONT ENTRY)



WEST ELEVATION

GLAZING NOTES:

- ① ALL EXTERIOR GLAZING SHALL HAVE A MAXIMUM OF 25% REFLECTIVITY
- ② ALL GLAZING (WITH THE EXCEPTION OF SPANDREL GLASS) SHALL HAVE A MINIMUM VISIBLE LIGHT TRANSMITTANCE OF 65%, SUBJECT TO REVIEW AND APPROVAL OF THE DIRECTOR OF LONG BEACH DEVELOPMENT SERVICES

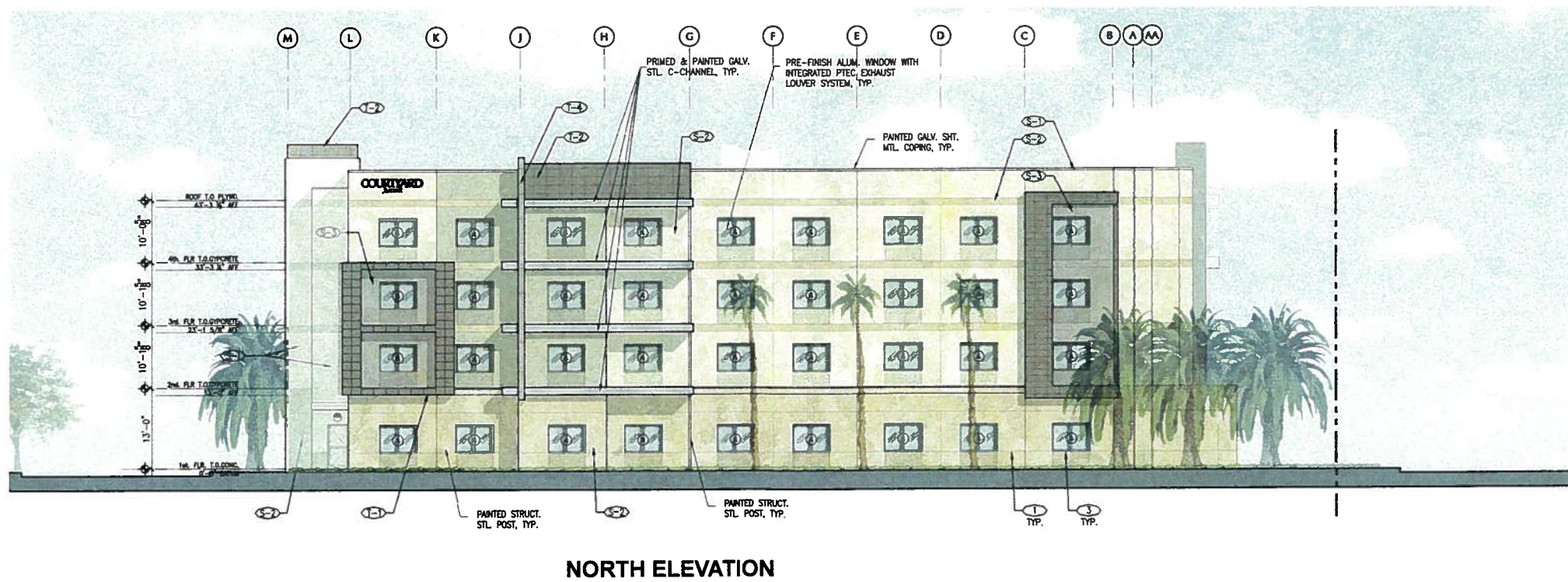
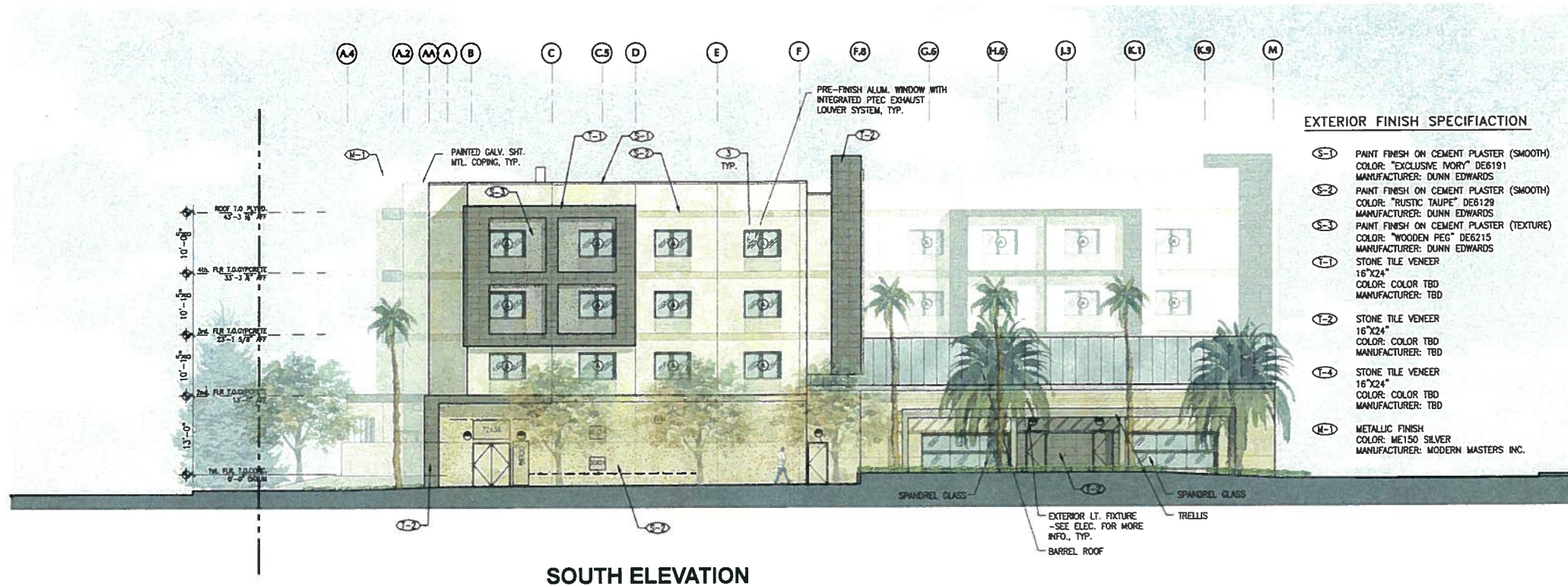


COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

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

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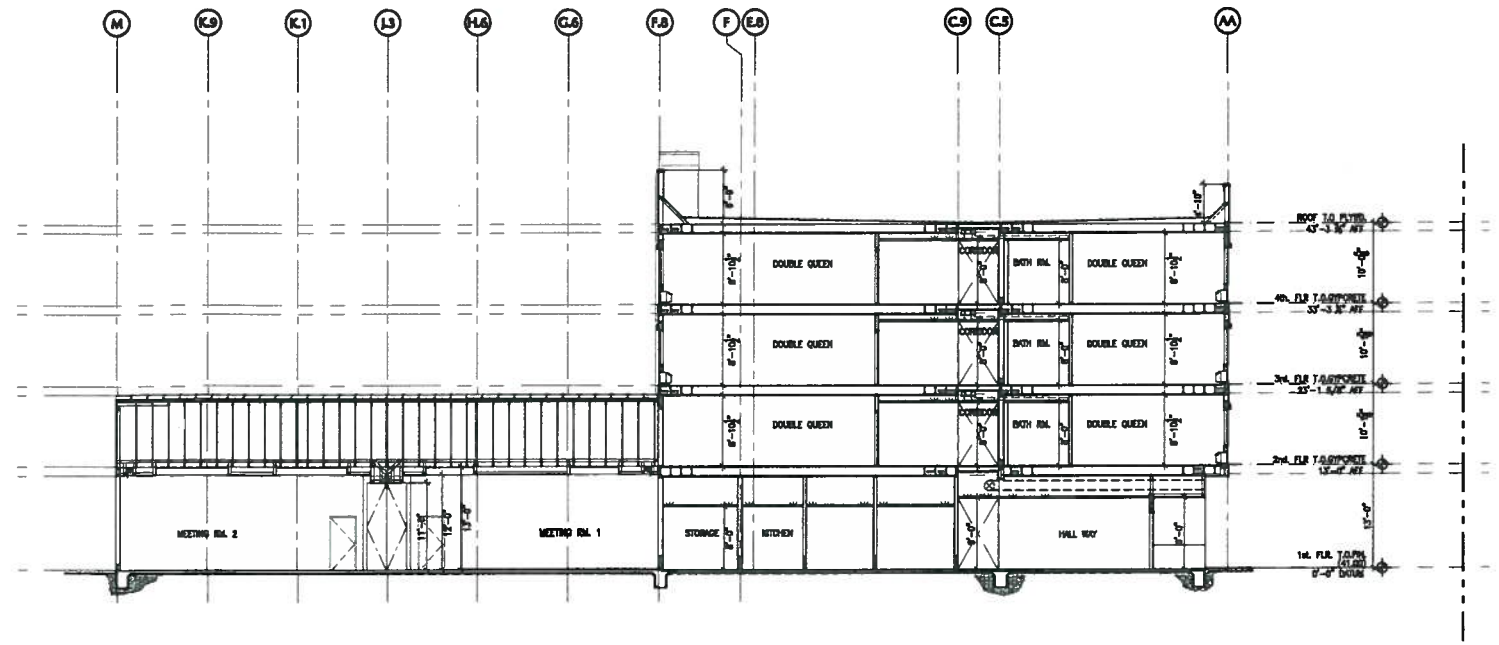


COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

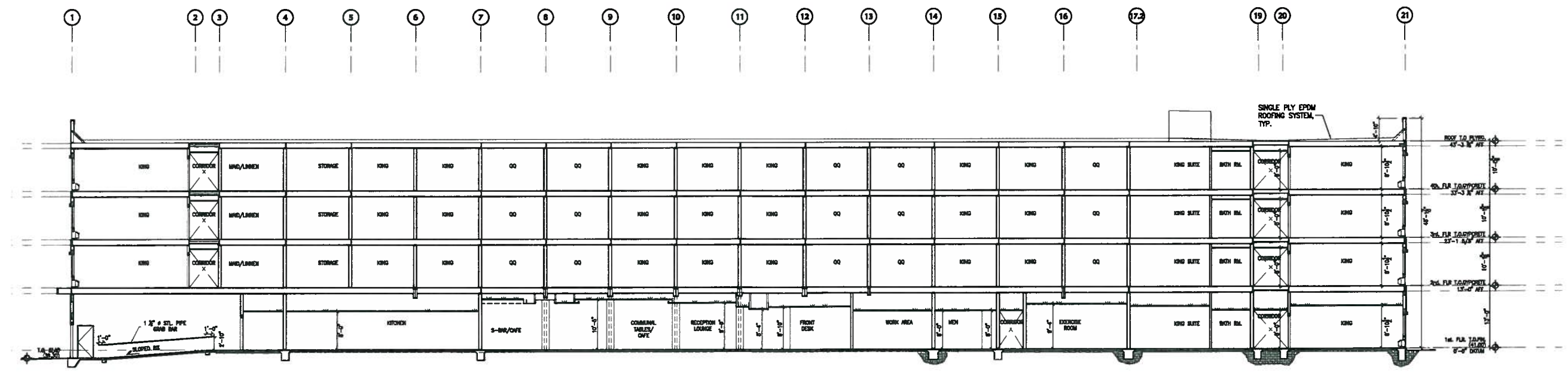
ELEVATIONS
SCALE: 3/32" = 1'-0"

NEXUS
COMPANIES
JOB # 1035P
DATE: 05/11/2011

GENE FONG
ASSOCIATES
ARCHITECTURE+PLANNING+INTERIORS
1130 WESTWOOD BLVD
LOS ANGELES, CA 90024
(310)204-7120 FAX (310)204-7314



SECTION A-A A



SECTION B-B B



COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

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

NEXUS
 COMPANIES
 JOB # 1035P
 DATE: 05/11/2011

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 ASSOCIATES
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 LOS ANGELES, CA 90024
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COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

HOTEL: PERSPECTIVES
SCALE: NTS

NEXUS
 COMPANIES
 JOB # 1035P
 DATE: 05/11/2011

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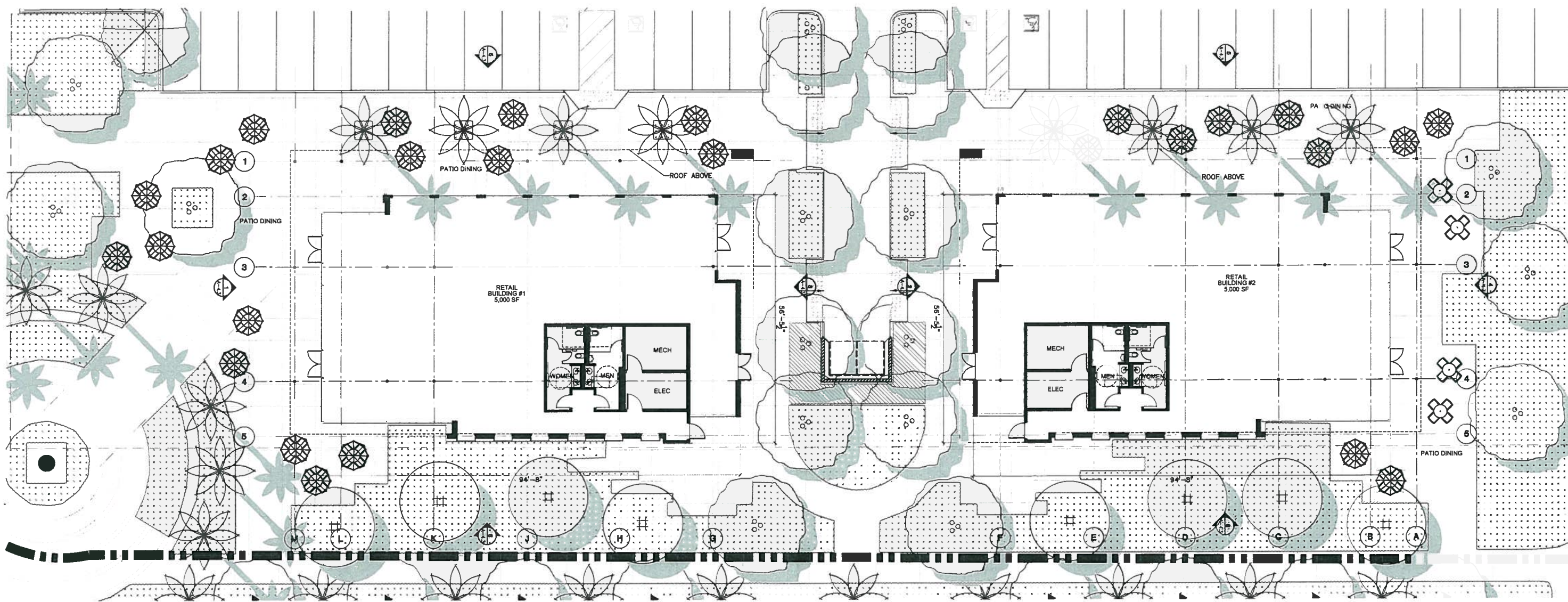
COURTYARD BY MARRIOTT AT DOUGLAS PARK

LONG BEACH CALIFORNIA

**RETAIL: PERSPECTIVES
SCALE: NTS**

NEXUS
COMPANIES
JOB # 1035P
DATE: 05/11/2011

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1110/204-7320 FAX 1110/204-7316



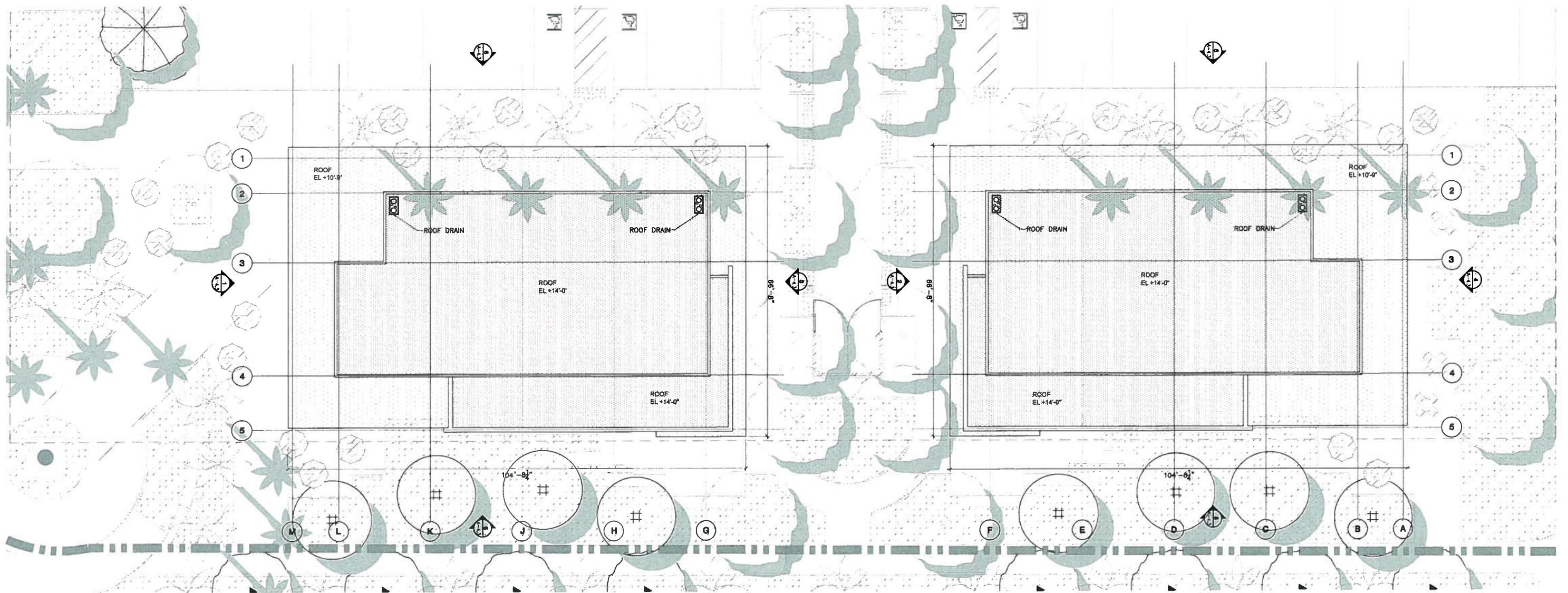
COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

RETAIL BUILDINGS FLOOR PLANS
 SCALE: 3/32" = 1'-0"



JOB # 1035P
 DATE: 05/11/2011





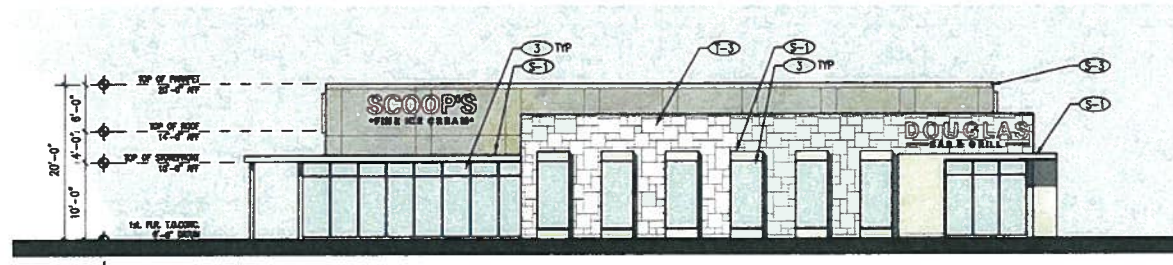
COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

RETAIL BUILDINGS ROOF PLANS
 SCALE: 3/32" = 1'-0"

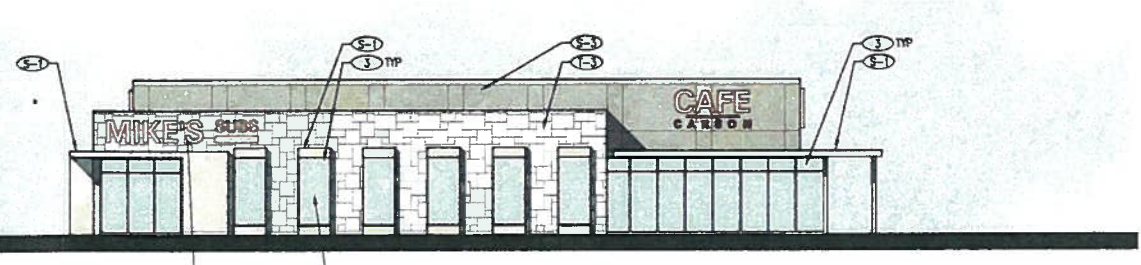
NEXUS
 COMPANIES
 JOB # 1035P
 DATE: 05/11/2011



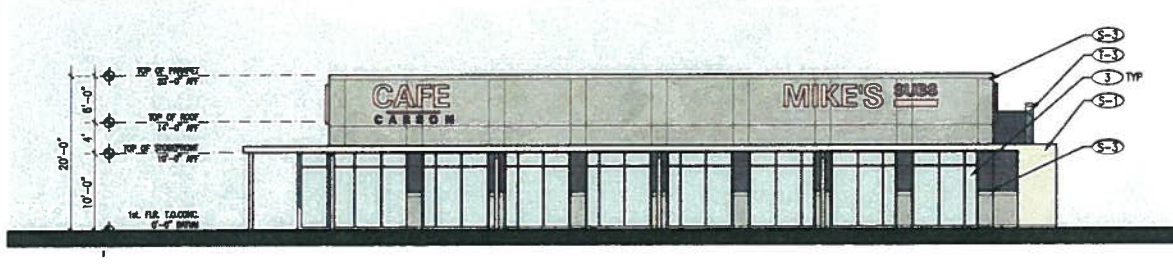
GENEFONG ASSOCIATES
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 1130 WESTWOOD BLVD
 LOS ANGELES, CA 90024
 (310) 209-7120 FAX: (310) 209-7116



RETAIL BUILDING #1 - WEST ELEVATION



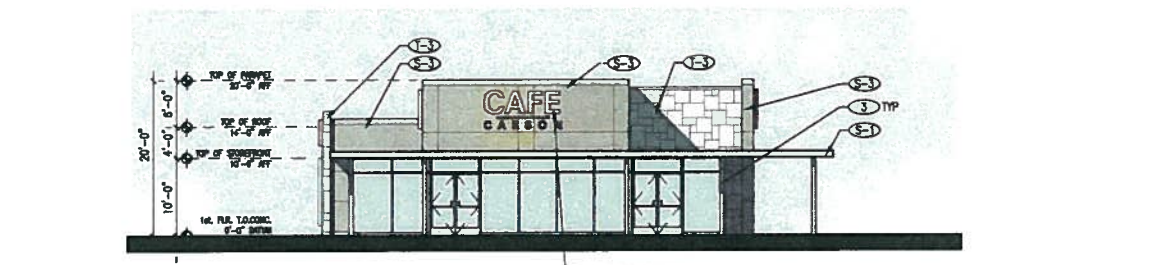
RETAIL BUILDING #2 - WEST ELEVATION



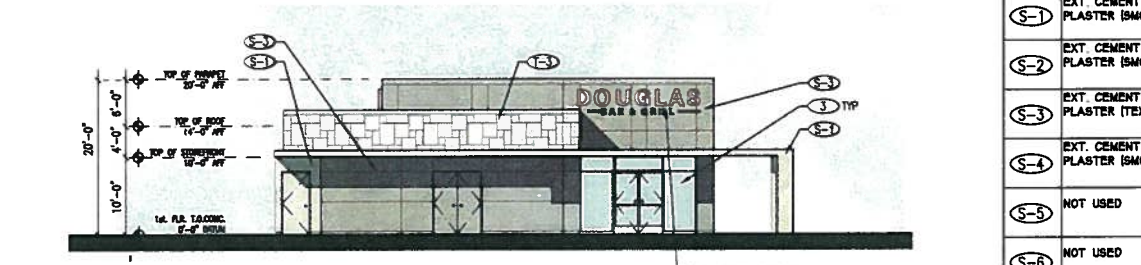
RETAIL BUILDING #2 - EAST ELEVATION



RETAIL BUILDING #1 - EAST ELEVATION



RETAIL BUILDING #2 - NORTH ELEVATION



RETAIL BUILDING #1 - NORTH ELEVATION



RETAIL BUILDING #2 - SOUTH ELEVATION



RETAIL BUILDING #1 - SOUTH ELEVATION

Exterior Finish Schedule					
NO.	MATERIAL	FINISH	COLOR	GRAPHIC	MANUFACTURER/REMARKS
S-1	EXT. CEMENT PLASTER (SMOOTH)	PAINT	DE6191 'EXCLUSIVE IVORY' FLAT		DUNN EDWARDS
S-2	EXT. CEMENT PLASTER (SMOOTH)	PAINT	DE6190 'RUSTIC TALPE' FLAT		DUNN EDWARDS
S-3	EXT. CEMENT PLASTER (TEXTURE)	PAINT	DE6215 'WOODEN PEG' FLAT		DUNN EDWARDS
S-4	EXT. CEMENT PLASTER (SMOOTH)	PAINT	TO MATCH M6561 PATINUM		MODERN MASTERS
S-5	NOT USED				
S-6	NOT USED				
T-1	STONE TILE VENEER (8'x18')		GREY TEXTURED		ATLAS CONCORD
T-2	STONE TILE VENEER (8'x18')		MOSS HONED		ATLAS CONCORD
T-3	STONE TILE VENEER		ASTORIA WHITE		CORonado LENNOX STONE
M-1	NOT USED				
M-2	CORRUGATED METAL PANEL CLADDING SYSTEM				
G-1	CLEAR GLAZING				SEE WINDOW SCHEDULE
G-2	DECORATIVE GLAZING				SEE WINDOW SCHEDULE
1	PLASTER CONTROL JOINT	PAINT	MATCH WITH ADJACENT PLASTER		FRY RESLET, DUNN-EDWARDS SEE 7/AS.1 TYP.
2	MECHANICAL LOUVERS -SEE MECH DWGS. FOR MORE INFO. TYP.	PAINT	MATCH WITH ADJACENT PLASTER		DUNN EDWARDS

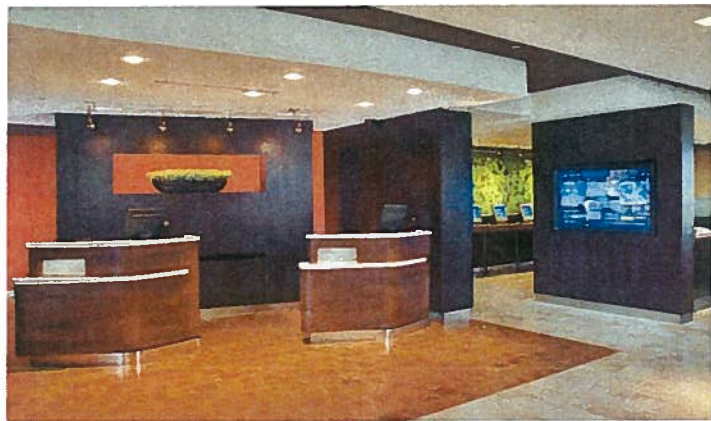


COURTYARD BY MARRIOTT AT DOUGLAS PARK
LONG BEACH CALIFORNIA

RETAIL BUILDINGS ELEVATIONS
SCALE: 3/32" = 1'-0"

NEXUS
COMPANIES
JOB # 1035P
DATE: 05/11/2011

GENEFONG ASSOCIATES
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A. WELCOME PEDESTAL



B. GO BOARD



C. BUSINESS CENTER



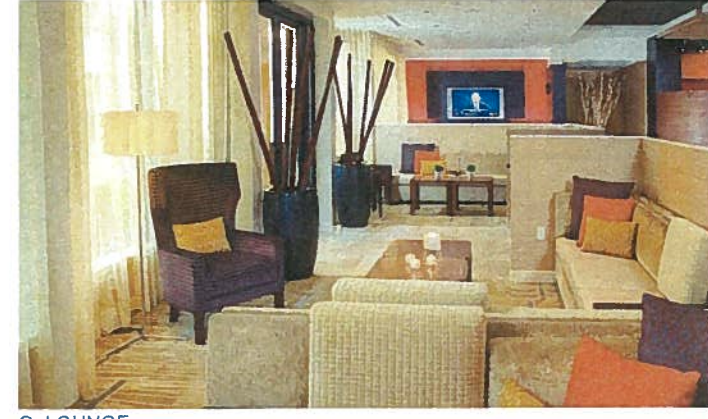
D. THE MARKET



E. S-BAR



F. COFFEE AREA



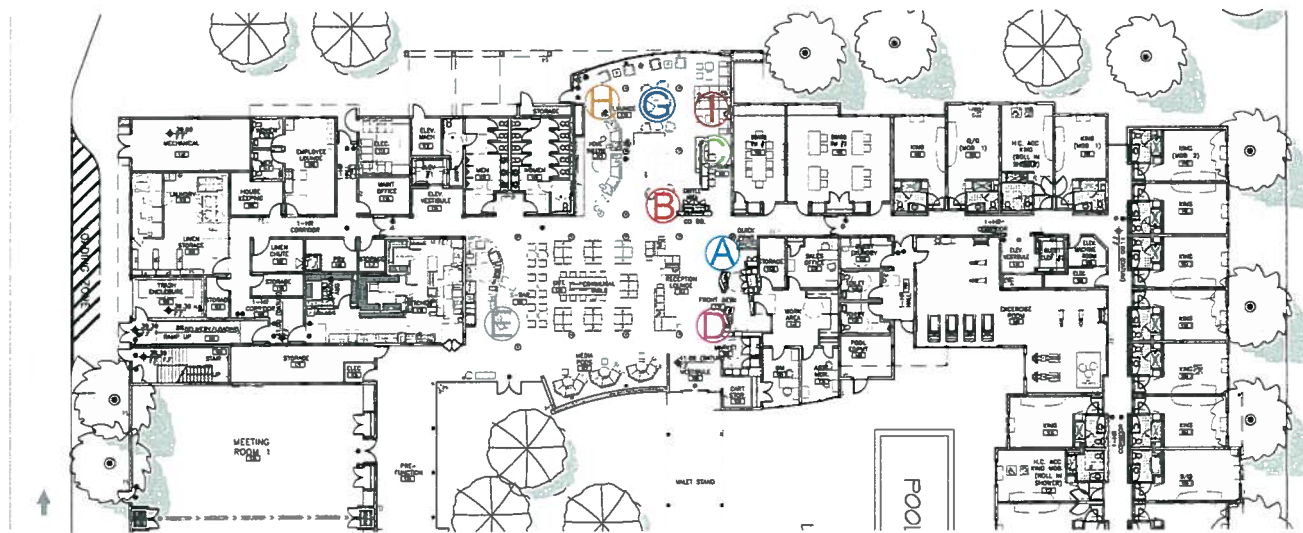
G. LOUNGE



H. HOME THEATER



I. LOCAL LIBRARY



COURTYARD BY MARRIOTT AT DOUGLAS PARK

LONG BEACH CALIFORNIA

GENERATION 4.5
INTERIOR HOTEL COMPONENTS

NEXUS
COMPANIES
JOB # 1035P
DATE: 05/11/2011

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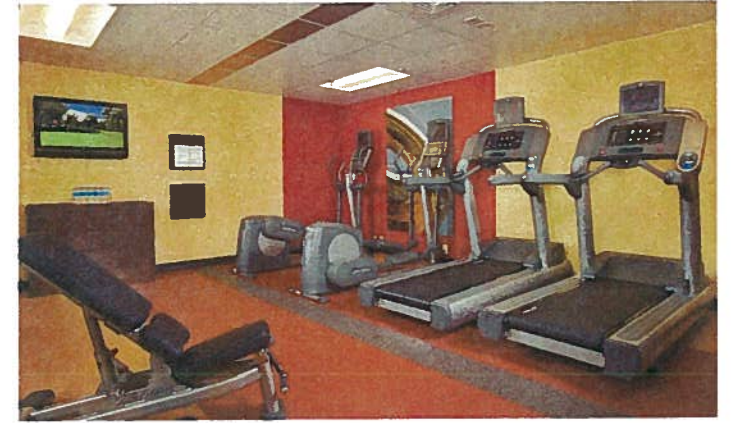
J. MEDIA CENTER



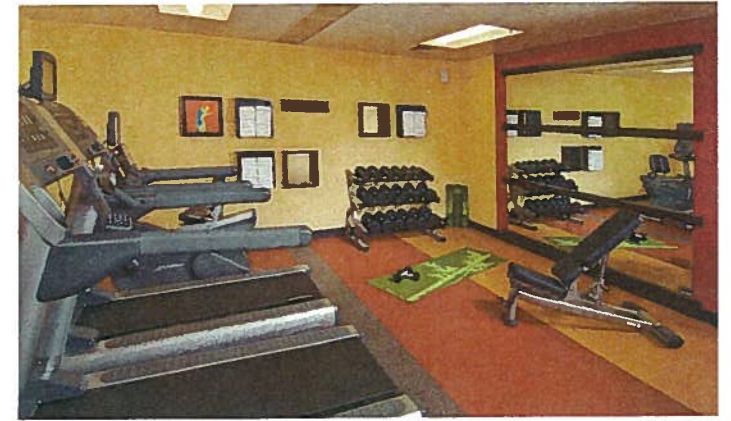
K. COMMUNAL TABLE



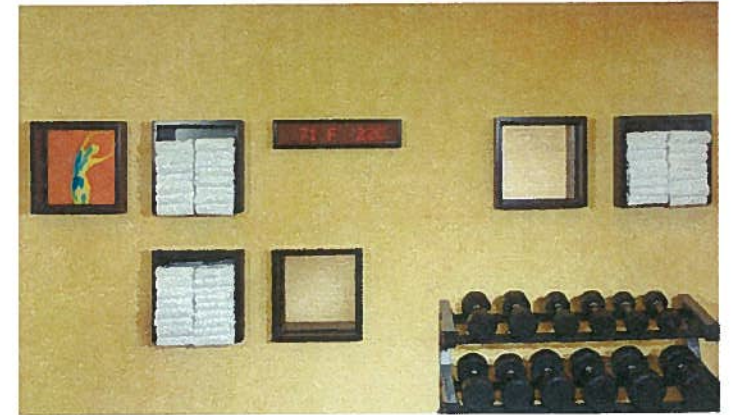
L. PUBLIC SPACE AT NIGHT



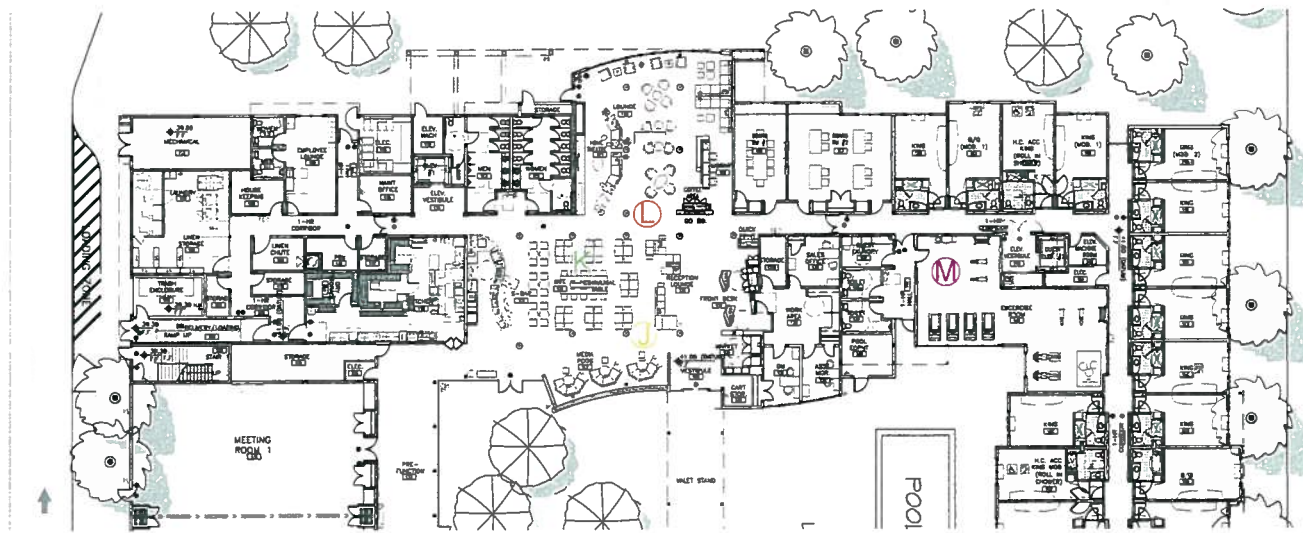
M.1 EXERCISE ROOM



M.2 EXERCISE ROOM



M.3 EXERCISE ROOM



COURTYARD BY MARRIOTT AT DOUGLAS PARK

LONG BEACH CALIFORNIA

**GENERATION 4.5
INTERIOR HOTEL COMPONENTS**

**NEXUS
COMPANIES**
JOB # 1035P
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