



32 Executive Park, Suite 100
Irvine, CA 92614
T 949.833.3800 - F 949.833.3806

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CONSULTANT:

PROFESSIONAL SEAL:

terminal AT DOUGLAS PARK

DOUGLAS PARK SOUTH
North-West Corner of Lakewood Avenue & Conant Street
Long Beach, CA

Site Plan Review 1st Submittal

DEVELOPER/APPLICANT: URBANA DEVELOPMENT, LLC
425 EAST 4TH STREET, UNIT E, LONG BEACH, CA 90802
CONTACT: RICHARD LEWIS - 562.436.5200

PROPERTY OWNER: DOUGLAS PARK ASSOC. III c/o SARES REGIS GROUP
18802 BARDEEN AVENUE, IRVINE, CA 92612
CONTACT: PATRICK RUSSELL - 949.809.2414

ARCHITECT: DRA ARCHITECTS
32 EXECUTIVE PARK, SUITE 100 IRVINE, CA 92614
CONTACT: CARRIE HOSHINO - 949.833.3800 X 3898

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

LANDSCAPE ARCHITECT: MARK TESSIER LANDSCAPE ARCHITECTURE
1427 4TH STREET, THIRD FLOOR, SANTA MONICA, CA 90401
CONTACT: MARK TESSIER - 310.395.3595



SHEET INDEX:

- T-1 Title Sheet
- A1.1 Proposed Site Plan
(Showing Property Line, Dimensions & Easements)
- A1.2 Proposed Site Plan
(Showing Fire Truck Turning Radius)
- L-2.0 Landscape Concept Site
- L-2.1 Landscape Concept Building 1&2
- L-2.2 Landscape Concept Building 3&4
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- A2.2 First Floor Plan - Buildings 3 & 4
- A2.3 Second Floor Plan - Buildings 1 & 2
- A2.4 Second Floor Plan - Buildings 3 & 4
- A2.5 Roof Plan - Buildings 1 & 2
- A2.6 Roof Plan - Buildings 3 & 4
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- A3.7 Exterior Elevations - Building 2
- A3.8 Exterior Elevations - Building 3
- A3.9 Exterior Elevations - Building 4

VICINITY MAP:



TABULATIONS

SUITE	101/ 201	102/ 202	103/ 203	104/ 204	105/ 205	INTERIOR BLDG. COMMON AREA	SUBTOTAL	EXTERIOR STAIRS	EXTERIOR COMMON BALCONY WALKWAY	GROSS TOTALS
FIRST FLOOR	2,168	2,168	2,168	2,659	2,273	487	11,923			13,923
1ST FLOOR COVERED PRIVATE PATIO	160		160							
1ST FLOOR PATIO			160							
SECOND FLOOR	2,168	2,168	2,168	2,659	2,519	187	11,869	370	917	13,056
2ND FLOOR PRIVATE BALCONIES			160							160
2ND FLOOR PRIVATE BALCONIES INCL. IN LEASE SPACE				248	248					
TOTALS							24,112			25,299

COMMON AREAS - LOBBY, ELEV., ELEV. MACH., ELEC. & MAINTENANCE

BUILDINGS 1 & 2 - OFFICE BUILDINGS

SITE AREA	2.93 AC	127,744 SF
BUILDING 1		24,112 SF
BUILDING 2		24,112 SF
TOTAL BUILDINGS 1 & 2		48,224 SF
FAR		37.75%
COVERAGE		18.88%
PARKING REQUIRED @ 4/1000 FOR THE 1ST 20,000 SF, 2/1000 FOR 20,000 SF & GREATER		137 STALLS
PARKING PROVIDED		183 STALLS
STANDARD STALL		
VAN ACCESSIBLE		
STANDARD ACCESSIBLE		2-STALLS
VAN POOL		4-STALLS
CAR POOL		10-STALLS
PASSENGER LOADING STALL		10-STALLS
REDUCED TRUCK LOADING		1 STALL
PARKING RATIO		1 STALL
		3.79 / 1000

BUILDINGS 3 & 4 - OFFICE BUILDINGS

SITE AREA	3.02 AC	131,309 SF
BUILDING 3		24,112 SF
BUILDING 4		24,112 SF
TOTAL BUILDINGS 3 & 4		48,224 SF
FAR		36.70%
COVERAGE		18.35%
PARKING REQUIRED @ 4/1000 FOR THE 1ST 20,000 SF, 2/1000 FOR 20,000 SF & GREATER		137 STALLS
PARKING PROVIDED		183 STALLS
STANDARD STALL		
VAN ACCESSIBLE		2-STALLS
STANDARD ACCESSIBLE		4-STALLS
VAN POOL		10-STALLS
CAR POOL		10-STALLS
PASSENGER LOADING STALL		1 STALL
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PARKING RATIO		3.79 / 1000

PROJECT TITLE
terminal
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North-West Corner of Lakewood Avenue
& Conant Street
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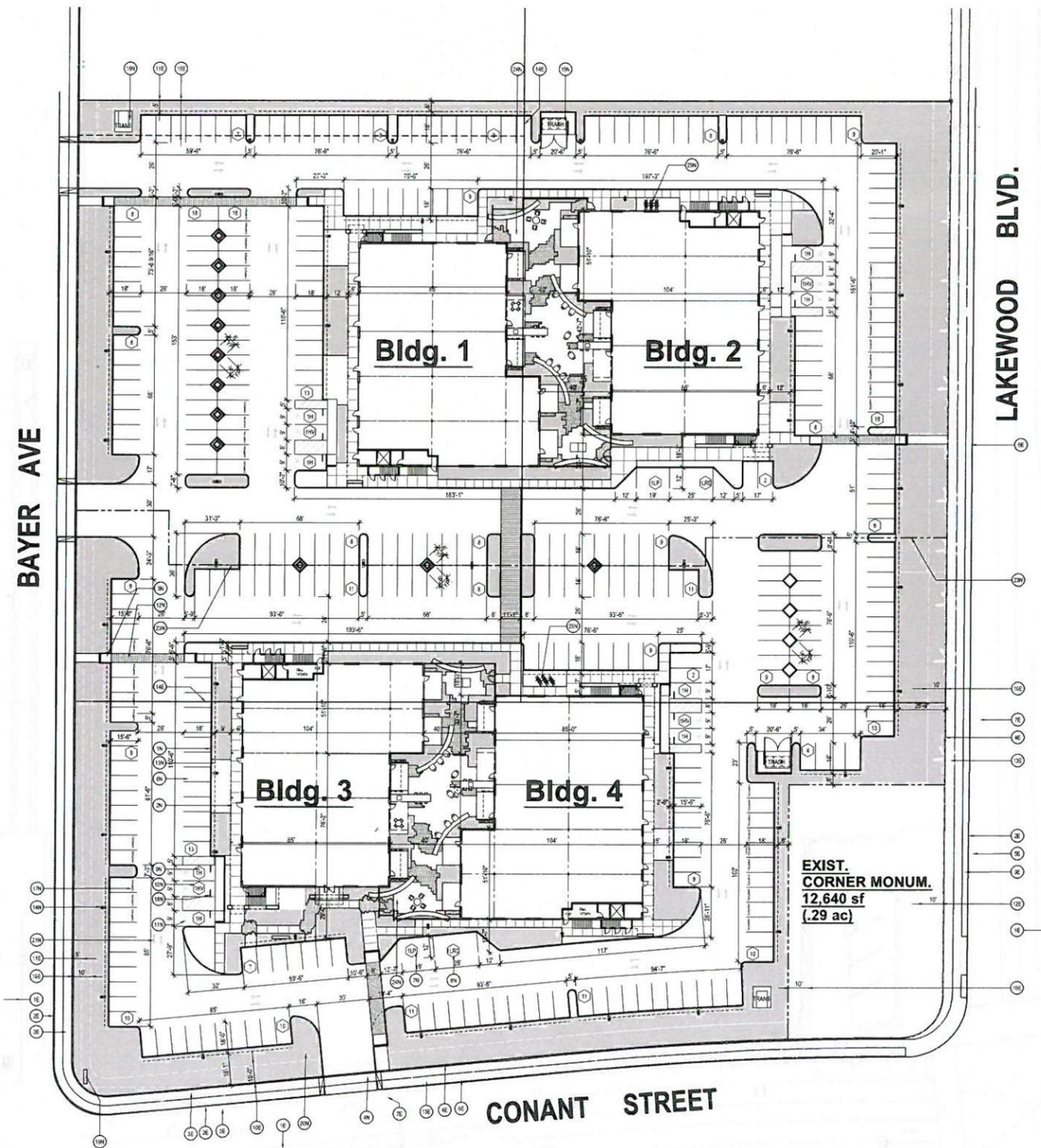
DEVELOPER/APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E
Long Beach, California

SHEET NAME
TITLE SHEET

NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-12-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING
7-27-16		3RD SPR SUBMITTAL

JOB NO.: 15062
DATE ISSUED: 05/18/16
DRAWN BY: MAP, CMH
CHECK BY: CMH

SHEET NO.:
T-1



**KEYNOTES
NEW SITE CONDITIONS**

- 1N NEW CURB
- 2N NEW CONCRETE WALKWAY
- 3N NEW ACCESSIBLE PATH OF TRAVEL RAMP
- 4N NEW DRIVE ENTRY APPROACH W/ CITY STANDARD DUST PAN RETURNS
- 5N NEW FIRE HYDRANT
- 6N NEW PARKING STALL COUNT NUMBER
- 7N NEW PASSENGER VEHICLE LOADING STALL COUNT NUMBER
- 8N NEW REDUCED TRUCK LOADING STALL COUNT NUMBER
- 9N NEW STD. ACCESSIBLE STALL COUNT NUMBER
- 10N NEW VAN ACCESSIBLE STALL COUNT NUMBER
- 11N NEW ACCESSIBLE WHEEL CHAIR PARKING STALL SYMBOL
- 12N NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING
- 13N NEW PARKING STALL OVERHANG LINE
- 14N NEW SITE LIGHTING FIXTURE, WITH GLARE SHIELDS TO AVOID LIGHT INTRUSION ONTO OTHER PROPERTIES
- 15N NEW 6'-0" HIGH C.M.U. (COVERED) TRASH ENCLOSURE W/ SWINGING GATES
- 16N NEW TRANSFORMER
- 17N PARKING STALL PAVEMENT NOTING "VANPOOL OR CARPOOL" PARKING STALLS
- 18N CONCRETE WHEEL STOP
- 19N NEW SITE PROPOSED MONUMENT SIGNAGE LOCATION
- 20N NEW LANDSCAPE AREA WITHIN PROPERTY
- 21N NEW VEHICULAR CIRCULATION TRAFFIC ARROWS
- 22N NEW BIKE RACKS - SEE TABULATIONS FOR QUANTITIES
- 23N NEW PROPERTY LINE
- 24N NEW COURTYARD AREA
- 25N BICYCLE PARKING, FINAL LOCATION TBD BY CITY OF LONG BEACH

**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. PUBLIC FIRE HYDRANT
- 7E EXIST. STREET LIGHTING
- 8E EXIST. BLDG. SETBACK LINE
- 9E EXIST. LANDSCAPE SETBACK LINE
- 10E EXIST. ENVIRONMENTAL EASEMENT
- 11E EXIST. SCE EASEMENT
- 12E EXIST. PRIVATE WATER LINE EASEMENT
- 13E EXIST. STREET TREES
- 14E EXIST. PROPERTY LINE TO BE PROCESSED FOR A "LOT ADJUSTMENT"
- 15E INGRESS/EGRESS EASEMENT TO BE QUICK CLAIMED

PROPOSED
SITE PLAN



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CONSULTANT:

PROFESSIONAL SEAL:

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Urbana Development, LLC
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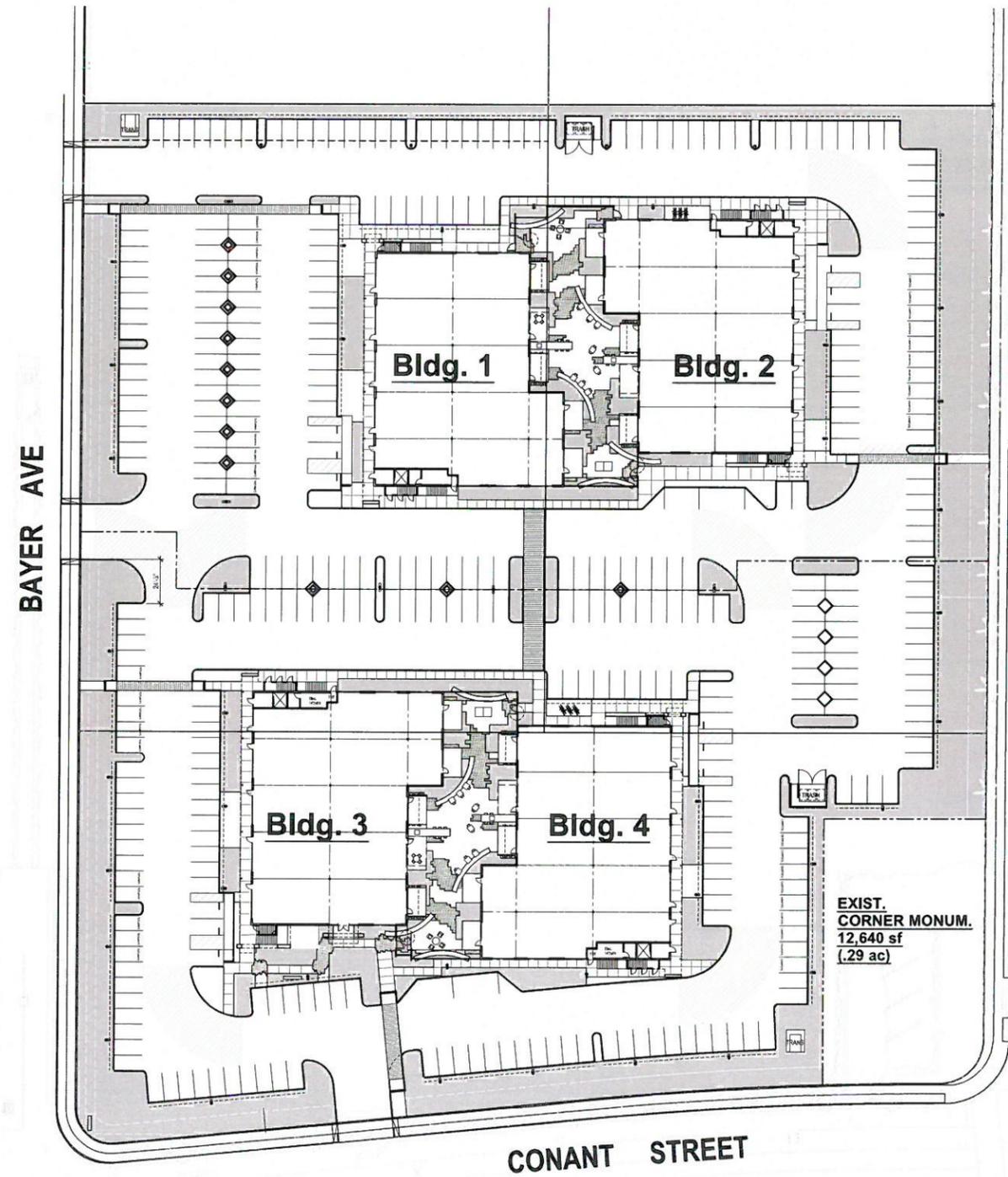
**PROPOSED
SITE PLAN**

NO.	DATE	DESCRIPTION
1	5-17-16	1ST SPR SUBMITTAL
2	7-12-16	2ND SPR SUBMITTAL
3	7-20-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

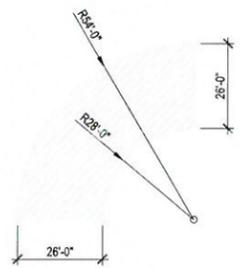
JOB NO.:	15062
DATE ISSUED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

SHEET NO.:

A1.1



CITY OF LONG BEACH
FIRE ACCESS TURNING
RADIUS



PROPOSED
SITE PLAN
FIRE TRUCK TURNING RADIUS



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Long Beach, California

DEVELOPER/ APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E.
Long Beach, California

SHEET NAME
PROPOSED
SITE PLAN
FIRE TRUCK
TURNING RADIUS

NO.	DATE	DESCRIPTION
1	6-17-16	1ST SPR SUBMITTAL
2	7-13-16	2ND SPR SUBMITTAL
3	7-20-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

JOB NO: 15062
DATE ISSUED: 05/18/16
DRAWN BY: MAP, CMH
CHECK BY: CMH

SHEET NO:
A1.2

CONSULTANT:
Mark Tessier
— Landscape
Architecture™
1424 4th Street, Suite 234
Santa Monica, CA 90401
Tel — 310.395.3595
www.marktessier.com



PROJECT TITLE

THE TERMINAL
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

CLIENT NAME

Urbana Development, LLC
425 E. 4th Street, Unit E,
Long Beach, California

SHEET NAME
**LANDSCAPE
CONCEPT- SITE**

NO.	DATE	DESCRIPTION
1	5-17-16	1ST SPR SUBMITTAL
2	7-12-16	2ND SPR SUBMITTAL
3	7-26-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

JOB NO: 15062
DATE ISSUED: 05/18/16
DRAWN BY: LS
CHECK BY: JG

SHEET NO:
L-2.0



PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS WATER USE	NOTES
TREES							
●	MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX	PER PLAN	MOD	STANDARD, MATCHING
●	PIN ELD	PINUS ELDARICA	AFGHAN PINE	24" BOX	PER PLAN	LOW	STANDARD
●	RHU LAN	RHUS LANCIA	AFRICAN SUMAC	36"/24" BOX	PER PLAN	VERY LOW	STANDARD
●	KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX	PER PLAN	MOD	STANDARD, FULL
SHRUBS							
●	ALO SPE	ALOE SPECIES	ALOE	5 GAL	ACCENT	LOW	
●	CAR TUM	CAREX TUMULICOLA	BERKELY SEDGE	1 GAL	18" O.C.	LOW	
●	CAR MAC	CARISSA MACROCARPA	NATAL PLUM	5 GAL	24" O.C.	LOW	
●	CRA OVA	CRASSULA OVATA 'GOLLUM'	GOLLUM JADE	1 GAL	12" O.C.	LOW	
●	JUN SPP	JUNCUS SPECIES	RUSH	1 GAL	14" O.C.	LOW	
●	LAU NOB	LAURUS NOBILIS	BAY LAUREL	15 GAL	30" O.C.	LOW	
●	LOM BRE	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL	18" O.C.	LOW	
●	LOM TRO	LOMANDRA 'TROPIC BELLE'	TROPIC BELL MAT RUSH	5 GAL	24" O.C.	LOW	
VINES							
▲	DIS BUC	DISTICTIS BUCCINATORIA	TRUMPET VINE	15 GAL	PER PLAN	MOD	TRELLIS GROWN

Minimum Shrub Size Requirement **Minimum Tree Size Requirement**

- (5%) 15 gallons
 - (35%) 5 gallons
 - (60%) 1 gallons
- (30%) 24" Box
 - (70%) 36" - 48" Box

Minimum of 50% of plant material shall be low water use plants per WUCOLS rating.

Street Setback Tree Requirement

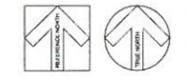
(1) Tree /25 L.F. along street perimeter	Required	Provided
- Lakewood Boulevard	390'/25'	16
- Conant Street	409'/25'	16
- Bayer Street	0	13
	32	42

Parking Lot Tree Requirement

(1) Tree /4 Stalls	Required	Provided
- Bldg 1 & 2 stalls	184/4	46
- Bldg 3 & 4 stalls	184/4	59
	92	120

PLANTING NOTES:

1. PLANT MATERIAL NOT LISTED MAY BE USED IN COMPLIANCE WITH WATER USE GUIDELINES, SUBJECT TO APPROVAL BY CITY.
2. ALL LANDSCAPE PLANS AND INSTALLATION SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
4. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.



SCALE: 1"=30'-0"

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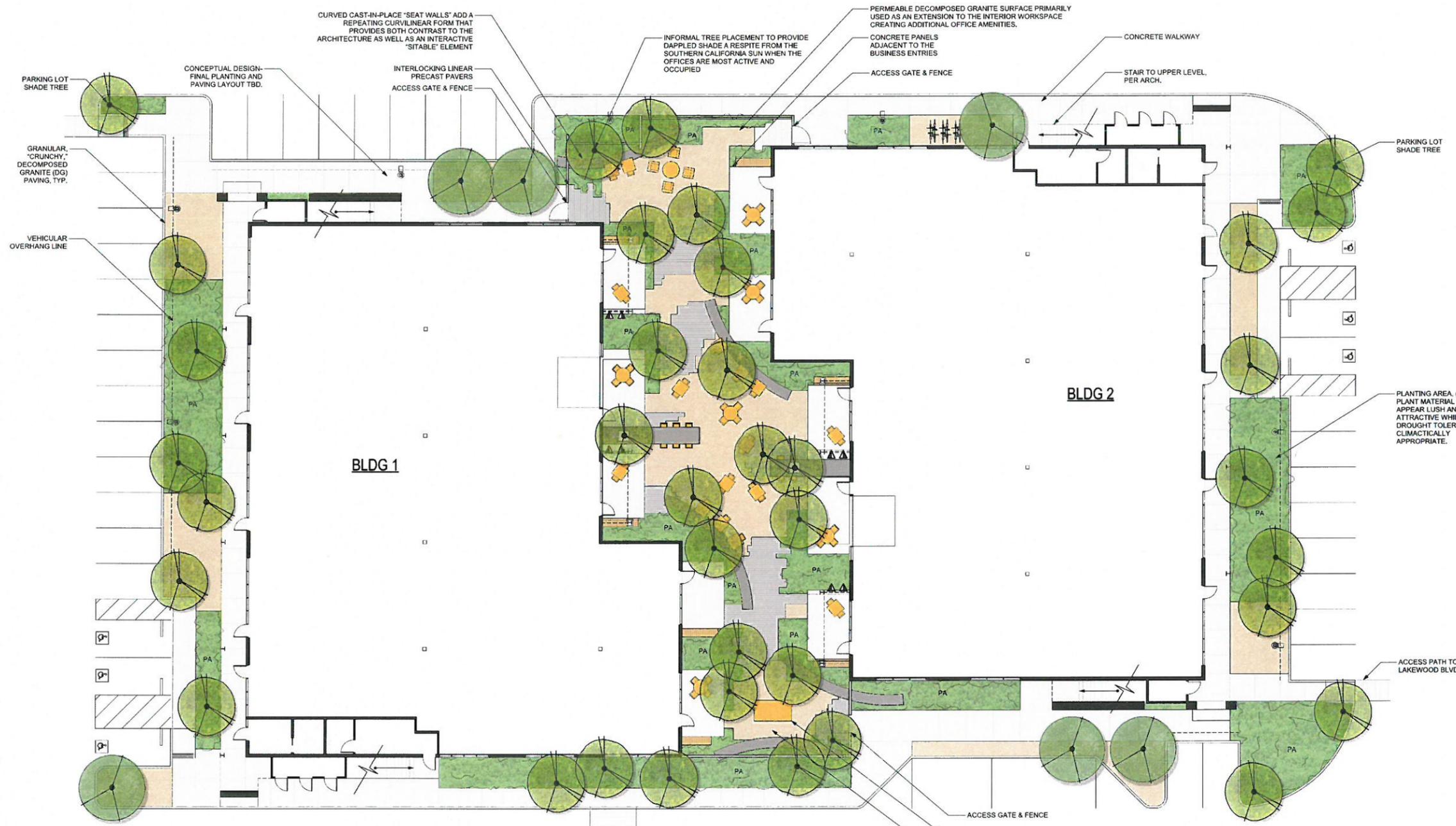
CLIENT NAME
Urbana Development, LLC
425 E. 4th Street, Unit E.
Long Beach, California

SHEET NAME
**LANDSCAPE
CONCEPT- BLDG
1&2**

NO.	DATE	DESCRIPTION
1	5-17-16	1ST SPR SUBMITTAL
2	7-12-16	2ND SPR SUBMITTAL
3	7-20-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

JOB NO: 15062
DATE ISSUED: 05/18/16
DRAWN BY: LS
CHECK BY: JG

SHEET NO:
L-2.1



PLANT SCHEDULE							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS WATER USE	NOTES
TREES							
	MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX	PER PLAN	MOD	STANDARD, MATCHING
	PIN ELD	PINUS ELДАРICA	AFGHAN PINE	24" BOX	PER PLAN	LOW	STANDARD
	RHU LAN	RHUS LANCIA	AFRICAN SUMAC	36"/24" BOX	PER PLAN	VERY LOW	STANDARD
	KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX	PER PLAN	MOD	STANDARD, FULL
SHRUBS							
	ALO SPE	ALOE SPECIES	ALOE	5 GAL	ACCENT	LOW	
	CAR TUM	CAREX TUMULICOLA	BERKELY SEDGE	1 GAL	18" O.C.	LOW	
	CAR MAC	CARISSA MACROCARPA	NATAL PLUM	5 GAL	24" O.C.	LOW	
	CRA OVA	CRASSULA OVATA 'GOLLUM'	GOLLUM JADE	1 GAL	12" O.C.	LOW	
	JUN SPP	JUNCUS SPECIES	RUSH	1 GAL	14" O.C.	LOW	
	LAU NOB	LAURUS NOBILIS	BAY LAUREL	15 GAL	30" O.C.	LOW	
	LOM BRE	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL	18" O.C.	LOW	
	LOM TRO	LOMANDRA 'TROPIC BELLE'	TROPIC BELL MAT RUSH	5 GAL	24" O.C.	LOW	
VINES							
	DIS BUC	DISTICTIS BUCCINATORIA	TRUMPET VINE	15 GAL	PER PLAN	MOD	TRELLIS GROWN

Minimum Shrub Size Requirement
(5%) 15 gallons
(25%) 5 gallons
(90%) 1 gallons

Minimum Tree Size Requirement
(30%) 24" Box
(70%) 36" - 48" Box

Minimum of 50% of plant material shall be low water use plants per WUCOLS rating.

Street Setback Tree Requirement

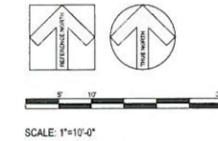
Requirement	Required	Provided
(1) Tree /25 LF. along street perimeter	390'/25'	16
- Lakewood Boulevard	16	16
- Conant Street	409'/25'	13
- Bayer Street	0	13
	32	42

Parking Lot Tree Requirement

Requirement	Required	Provided
(1) Tree /4 Stalls	184/4	46
- Bldg 1 & 2 stalls	184/4	59
- Bldg 3 & 4 stalls	184/4	61
	92	120

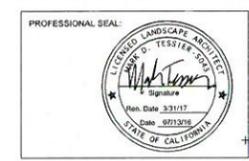
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 3. ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
 4. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

MULTI-PURPOSE COURTYARD FURNISHED WITH A VARIETY OF INFORMAL WORK AND GATHERING SPACES. THE AREA WILL BE FURNISHED ON A DAILY BASIS WITH BAR HEIGHT TABLES AND CHAIRS AND MOVEABLE CAFE AND LUNCH TABLES THAT CAN BE RECONFIGURED FOR LARGE SCALE, BUILDING-WIDE EVENTS.



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**LANDSCAPE
CONCEPT- BLDG
3&4**

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DATE ISSUED: 05/18/16
DRAWN BY: LS
CHECKED BY: JG

SHEET NO:
L-2.2



PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS WATER USE	NOTES
TREES							
MAG GRA		MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	36" BOX	PER PLAN	MOD	STANDARD, MATCHING
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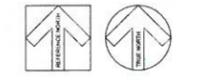
	Required	Provided
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- Conant Street	409/25'	13
- Bayer Street		0
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3. ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
4. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.



SCALE: 1"=10'-0"

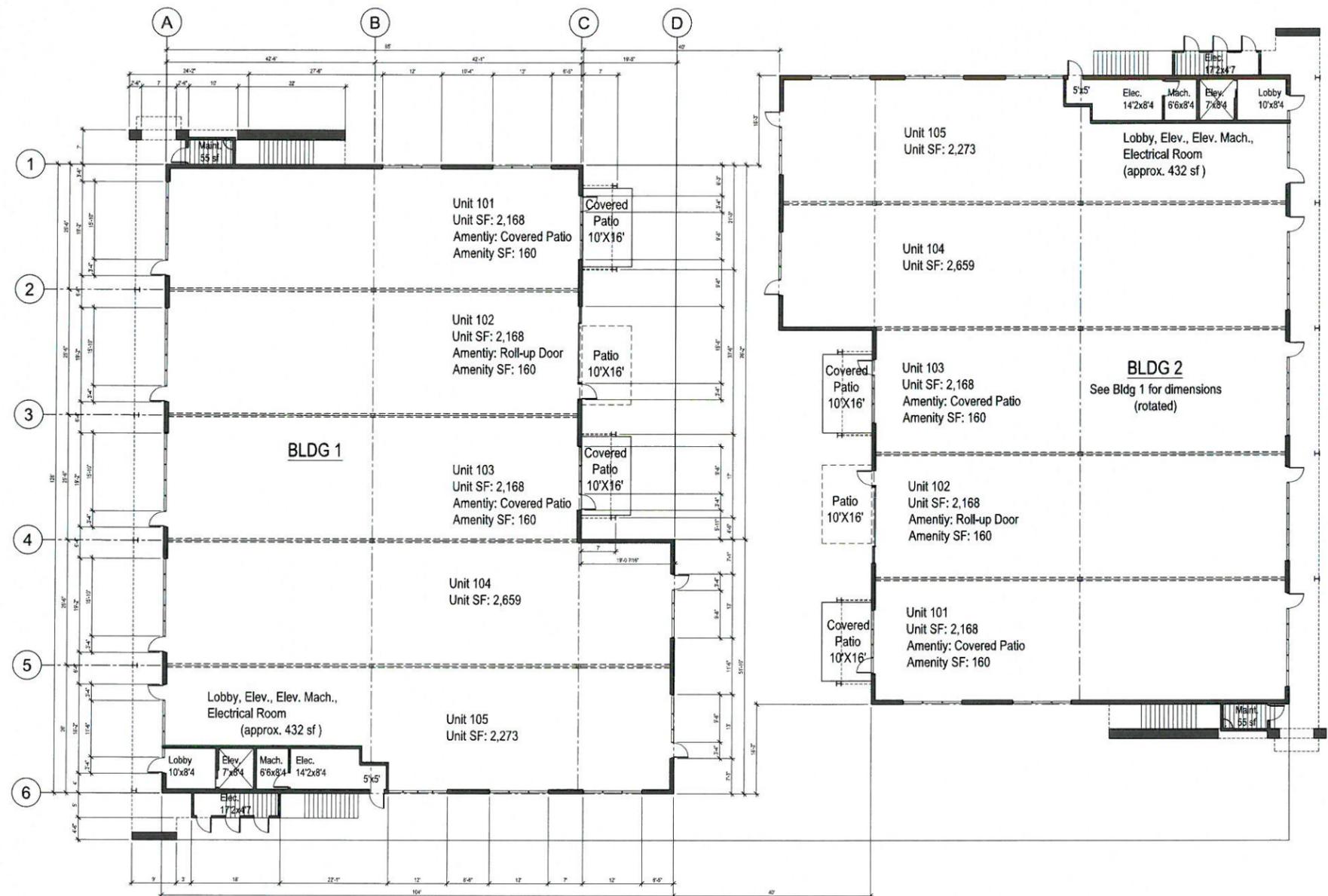
CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E
Long Beach, California

SHEET NAME
FIRST FLOOR PLAN
BUILDINGS 1 & 2



1ST FLOOR PLAN

SCALE: 1"=10'-0"

0 5 10 20 40

NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-13-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING
7-27-16		3RD SPR SUBMITTAL

JOB NO:	15062
DATE ISSUED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

SHEET NO:
A-2.1

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE

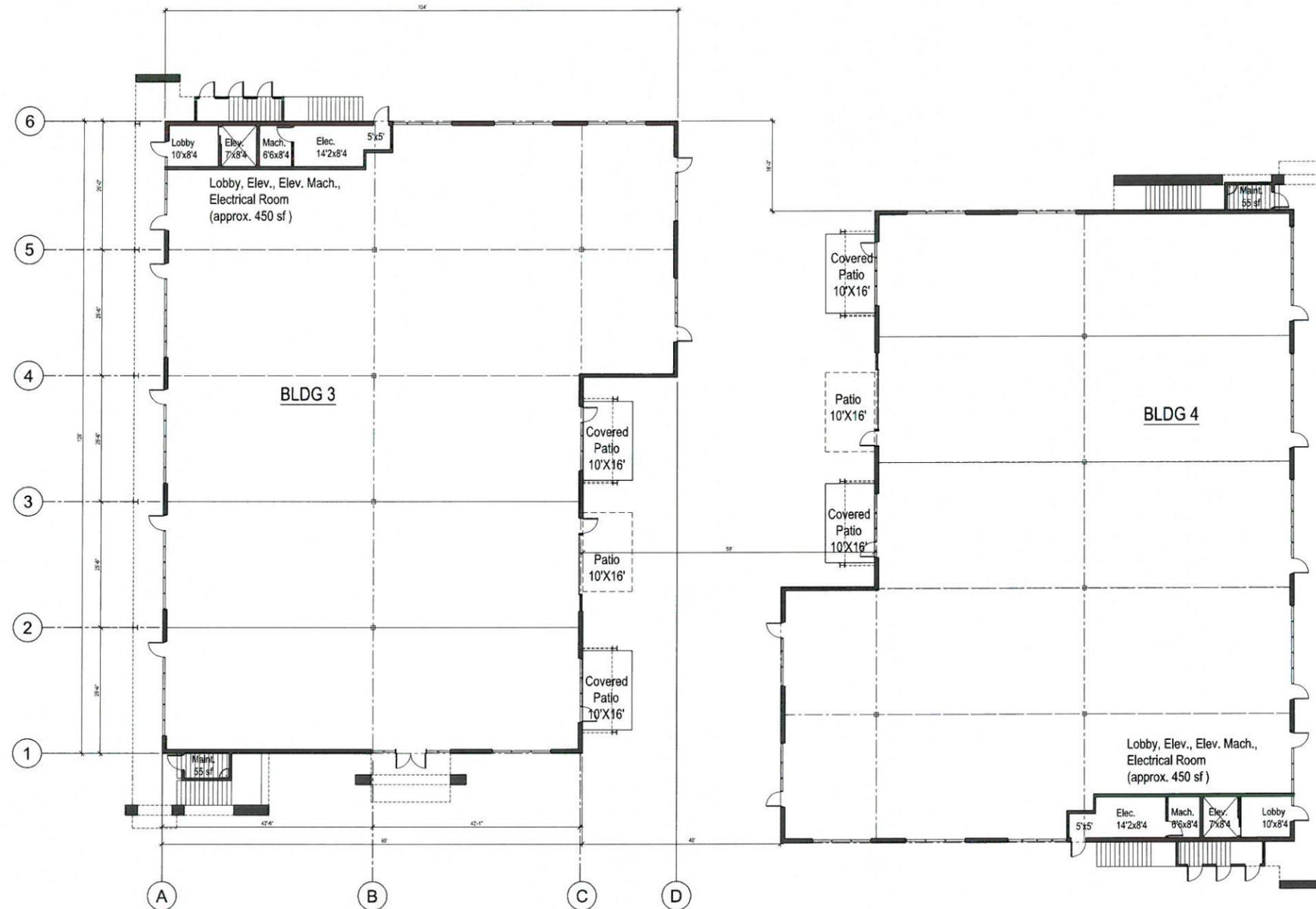
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:

URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E
Long Beach, California

SHEET NAME

FIRST FLOOR PLAN BUILDINGS 3 & 4



1ST FLOOR PLAN

SCALE: 1"=10'-0"

0 5 10 20 40

NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-12-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING
7-27-16		3RD SPR SUBMITTAL

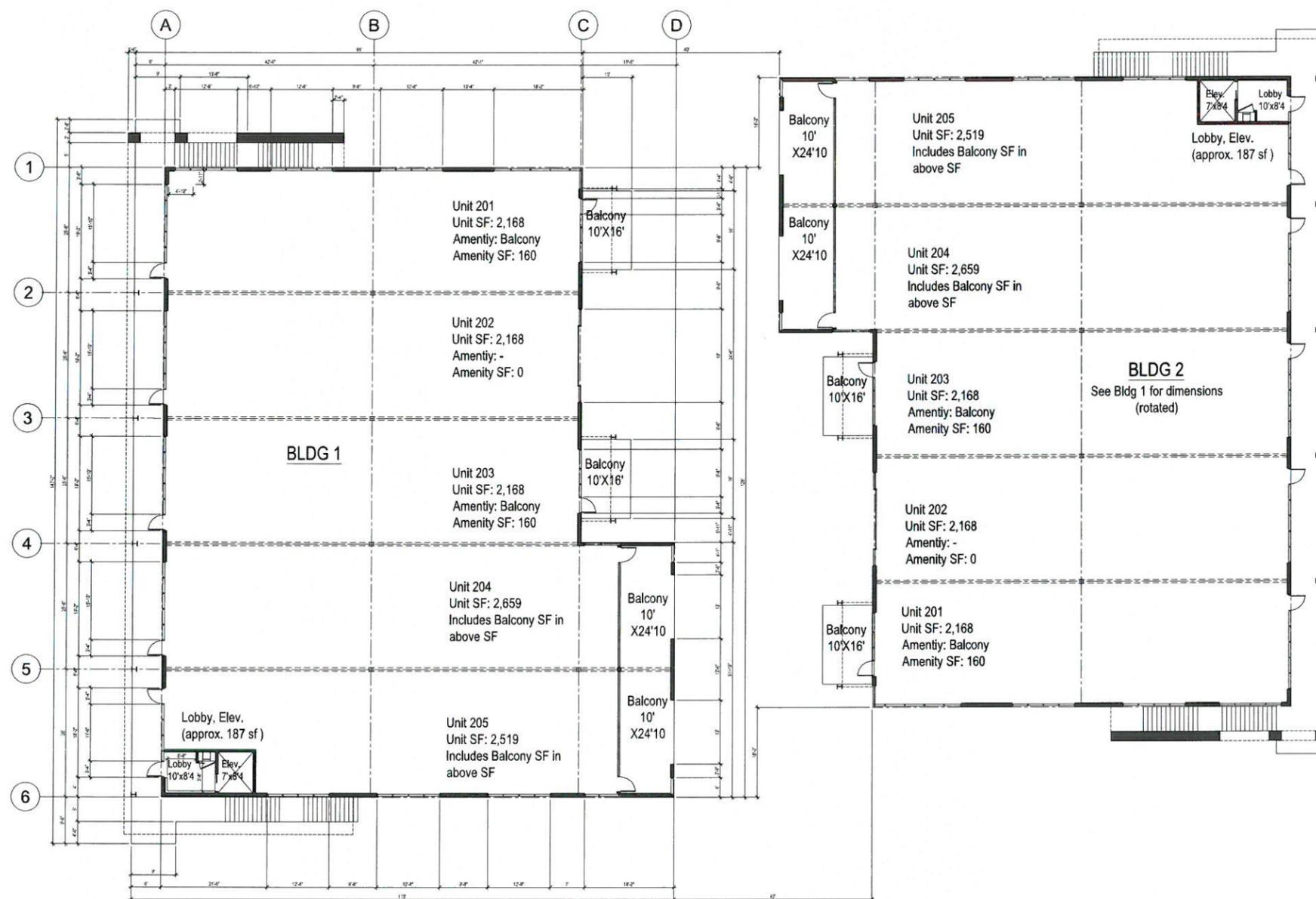
JOB NO:	15062
DATE ISSUED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

SHEET NO:

A-2.2

CONSULTANT:

PROFESSIONAL SEAL:



2ND FLOOR PLAN



SCALE: 1"=10'-0"



PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E,
Long Beach, California

SHEET NAME
SECOND FLOOR PLAN BUILDINGS 1 & 2

NO.	DATE	DESCRIPTION
1	5-17-16	1ST SPR SUBMITTAL
2	7-12-16	2ND SPR SUBMITTAL
3	7-20-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

JOB NO.: 15062
DATE ISSUED: 05/18/16
DRAWN BY: MAP, CMH
CHECK BY: CMH

SHEET NO.: **A-2.3**

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE

terminal
AT DOUGLAS PARK

North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:

URBANA DEVELOPMENT

Urbana Development, LLC
425 E. 4th Street, Unit E,
Long Beach, California

SHEET NAME

SECOND FLOOR PLAN BUILDINGS 3 & 4



2ND FLOOR PLAN



SCALE: 1"=10'-0"



NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-13-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING
7-27-16		3RD SPR SUBMITTAL

JOB NO:	15062
DATE ISSUED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

SHEET NO:

A-2.4



BUILDING 2 - Lakewood Blvd. (BUILDINGS 1,3 & 4 SIMILAR)



BUILDING 2 - Lakewood Blvd. (BUILDINGS 1,3 & 4 SIMILAR)



Courtyard BUILDINGS 3 & 4 (BUILDINGS 1 & 2 SIMILAR)

DRA
ARCHITECTS

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CONSULTANT:

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terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Constant Street
Long Beach, California

DEVELOPER/ APPLICANT:
URBANA
DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E.
Long Beach, California

SHEET NAME
RENDERINGS

NO.	DATE	DESCRIPTION
5-17-16		1ST SPPR SUBMITTAL
7-12-16		2ND SPPR SUBMITTAL
7-20-16		MEETING PLANNING

JOB NO: 15062
DATE ISSUED: 05/18/16
DRAWN BY: MAP, CMH
CHECK BY: CMH

SHEET NO:
A-3.1



BUILDINGS 3 & 4 - VIEW FROM CONANT



COURTYARD VIEW FROM BUILDINGS 3 & 4 LOOKING NORTH (BUILDINGS 1 & 2 SIMILAR)



COURTYARD PLAN VIEW OF BUILDINGS 3 & 4 (BUILDINGS 1 & 2 SIMILAR)

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ARCHITECTS

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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/ APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E.
Long Beach, California

SHEET NAME
RENDERINGS

NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-17-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING

JOB NO: 15062
DATE ISSUED: 05/18/16
DRAWN BY: MAP, CMH
CHECK BY: CMH

SHEET NO:
A-3.2

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E,
Long Beach, California

SHEET NAME
RENDERINGS

NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-12-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING

JOB NO:	15062
DATE ISSUED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

SHEET NO:
A-3.3



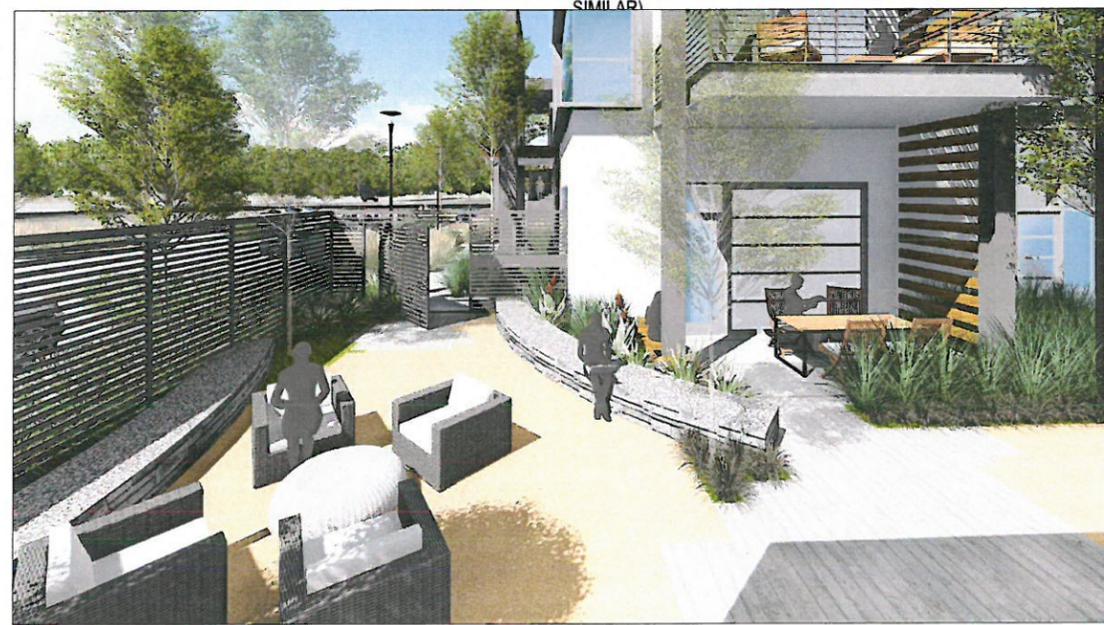
COURTYARD VIEW FROM BUILDINGS 3 & 4 LOOKING NORTH (BUILDINGS 1 & 2 SIMILAR)



COURTYARD VIEW FROM BUILDINGS 3 & 4 LOOKING NORTH- WEST (BUILDINGS 1 & 2 SIMILAR)



COURTYARD VIEW FROM BUILDINGS 3 & 4 LOOKING NORTH - EAST (BUILDINGS 1 & 2 SIMILAR)



COURTYARD VIEW FROM BUILDINGS 3 & 4 LOOKING WEST (BUILDINGS 1 & 2 SIMILAR)



BUILDING SOUTH (CONANT) ELEVATION



BUILDING 3 - SOUTH WEST CORNER (CONANT AND BAYER)



BUILDINGS 3 & 4 SOUTH ELEVATION (CONANT)



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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/ APPLICANT:

**URBANA
DEVELOPMENT**

Urbana Development, LLC
425 E. 4th Street, Unit E.
Long Beach, California

SHEET NAME
RENDERINGS

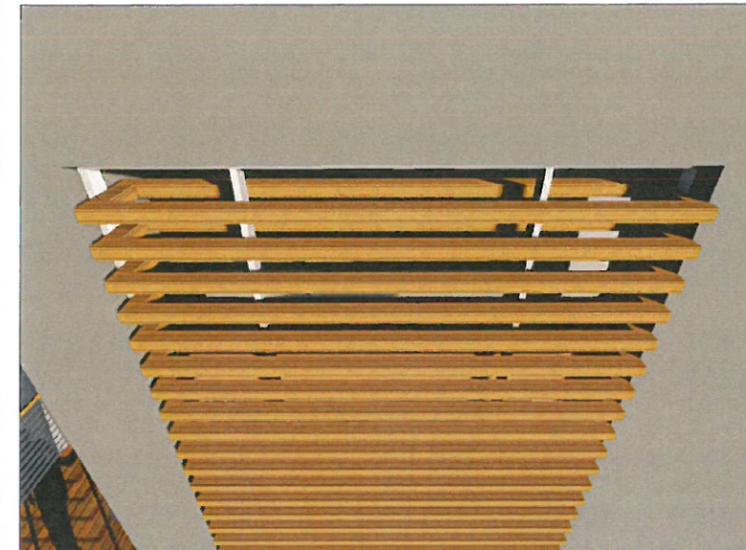
NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-12-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING

JOB NO: 15062
DATE ISSUED: 05/18/16
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A-3.4



EXTERIOR WALKWAY WOOD AND STEEL DETAIL



WOOD SLAT DETAIL



STEEL STAIR DETAIL



BIKE RACK DETAIL

DRA
ARCHITECTS

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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/ APPLICANT:

URBANA
DEVELOPMENT

Urbana Development, LLC
425 E. 4th Street, Unit E
Long Beach, California

SHEET NAME
RENDERING
DETAILS

NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-12-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING

JOB NO:	15062
DATE ISSUED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

SHEET NO:
A-3.5

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE

terminal
AT DOUGLAS PARK
North-West Corner of Lakeside Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:

URBANA DEVELOPMENT

Urbana Development, LLC
425 E. 4th Street, Unit E
Long Beach, California

SHEET NAME

**EXTERIOR ELEVATIONS
BUILDING 1**

NO.	DATE	DESCRIPTION
1	5-17-16	1ST SPR SUBMITTAL
2	7-12-16	2ND SPR SUBMITTAL
3	7-26-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

JOB NO:	15062
DATE ISSUED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

SHEET NO:

A-3.6



BUILDING 1 EAST ELEVATION
1/10" = 1'-0"



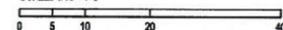
BUILDING 1 WEST ELEVATION
1/10" = 1'-0"



BUILDINGS 1 & 2 NORTH ELEVATION
1/10" = 1'-0"

KEYNOTES

SCALE: 1/10"=1'-0"



- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 WOOD STAIN SLATS
- 4 STEEL COLUMNS AND BEAMS, PAINTED
- 5 MEDIUM PERFORMANCE BLUE REFLECTIVE BLITT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 6 WOOD STAIN GUARDRAIL CAP
- 7 WOOD STAIN SIDING
- 8 HOLLOW METAL DOOR, WITH WOOD SIDING
- 9 STAIR
- 10 METAL SUNSHADE
- 11 METAL SCREEN WALL
- 12 TUBULAR GUARDRAIL
- 13 SMOOTH PLASTER, PAINTED
- 14 BUILDING SIGNAGE

PAINT LEGEND

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

- FIELD PAINT - A
- ACCENT PAINT - B
- ACCENT PAINT - C



BUILDING 2 EAST ELEVATION
1/10" = 1'-0"



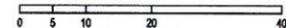
BUILDING 2 WEST ELEVATION
1/10" = 1'-0"



BUILDINGS 1 & 2 SOUTH ELEVATION
1/10" = 1'-0"

KEYNOTES

SCALE: 1/10"=1'-0"



- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 WOOD STAIN SLATS
- 4 STEEL COLUMNS AND BEAMS, PAINTED
- 5 MEDIUM PERFORMANCE BLUE REFLECTIVE BUTT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 6 WOOD STAIN GUARDRAIL CAP
- 7 WOOD STAIN SIDING
- 8 HOLLOW METAL DOOR, WITH WOOD SIDING
- 9 STAIR
- 10 METAL SUNSHADE
- 11 METAL SCREEN WALL
- 12 TUBULAR GUARDRAIL
- 13 SMOOTH PLASTER, PAINTED
- 14 BUILDING SIGNAGE

PAINT LEGEND

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

- FIELD PAINT - A
- ACCENT PAINT - B
- ACCENT PAINT - C



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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakeswood Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E
Long Beach, California

SHEET NAME
EXTERIOR ELEVATIONS
BUILDING 2

NO.	DATE	DESCRIPTION
1	5-17-16	1ST SPR SUBMITTAL
2	7-12-16	2ND SPR SUBMITTAL
3	7-20-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

JOB NO: 15062
DATE ISSUED: 05/18/16
DRAWN BY: MAP, CMH
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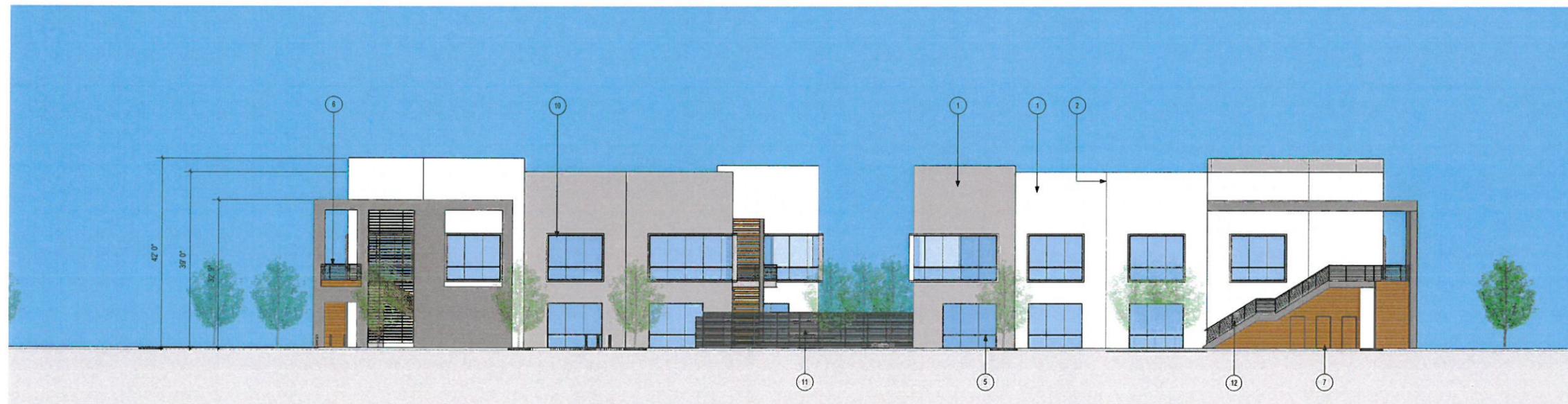
SHEET NO:
A-3.7



BUILDING 3 EAST ELEVATION
1/10" = 1'-0"



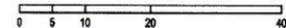
BUILDING 3 WEST ELEVATION
1/10" = 1'-0"



BUILDINGS 3& 4 NORTH ELEVATION
1/10" = 1'-0"

KEYNOTES

SCALE: 1/10"=1'-0"



- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 WOOD STAIN SLATS
- 4 STEEL COLUMNS AND BEAMS, PAINTED
- 5 MEDIUM PERFORMANCE BLUE REFLECTIVE BUTT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 6 WOOD STAIN GUARDRAIL CAP
- 7 WOOD STAIN SIDING
- 8 HOLLOW METAL DOOR, WITH WOOD SIDING
- 9 STAIR

- 10 METAL SUNSHADE
- 11 METAL SCREEN WALL
- 12 TUBULAR GUARDRAIL
- 13 SMOOTH PLASTER, PAINTED
- 14 BUILDING SIGNAGE

PAINT LEGEND

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

- FIELD PAINT - A
- ACCENT PAINT - B
- ACCENT PAINT - C



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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
North-West Corner of Lakewood Avenue
& Conant Street
Long Beach, California

DEVELOPER/APPLICANT:
URBANA
DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E,
Long Beach, California

SHEET NAME
EXTERIOR
ELEVATIONS
BUILDING 3

NO.	DATE	DESCRIPTION
1	5-11-16	1ST SPR SUBMITTAL
2	7-15-16	2ND SPR SUBMITTAL
3	7-20-16	MEETING PLANNING
4	7-27-16	3RD SPR SUBMITTAL

JOB NO: 15062
DATE ISSUED: 05/18/16
DRAWN BY: MAP, CMH
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SHEET NO:
A-3.8

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
terminal
AT DOUGLAS PARK
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& Conant Street
Long Beach, California

DEVELOPER APPLICANT:
URBANA DEVELOPMENT
Urbana Development, LLC
425 E. 4th Street, Unit E,
Long Beach, California

SHEET NAME
EXTERIOR ELEVATIONS
BUILDING 4

NO.	DATE	DESCRIPTION
5-17-16		1ST SPR SUBMITTAL
7-18-16		2ND SPR SUBMITTAL
7-20-16		MEETING PLANNING
7-27-16		3RD SPR SUBMITTAL

JOB NO:	15062
DATE BURIED:	05/18/16
DRAWN BY:	MAP, CMH
CHECK BY:	CMH

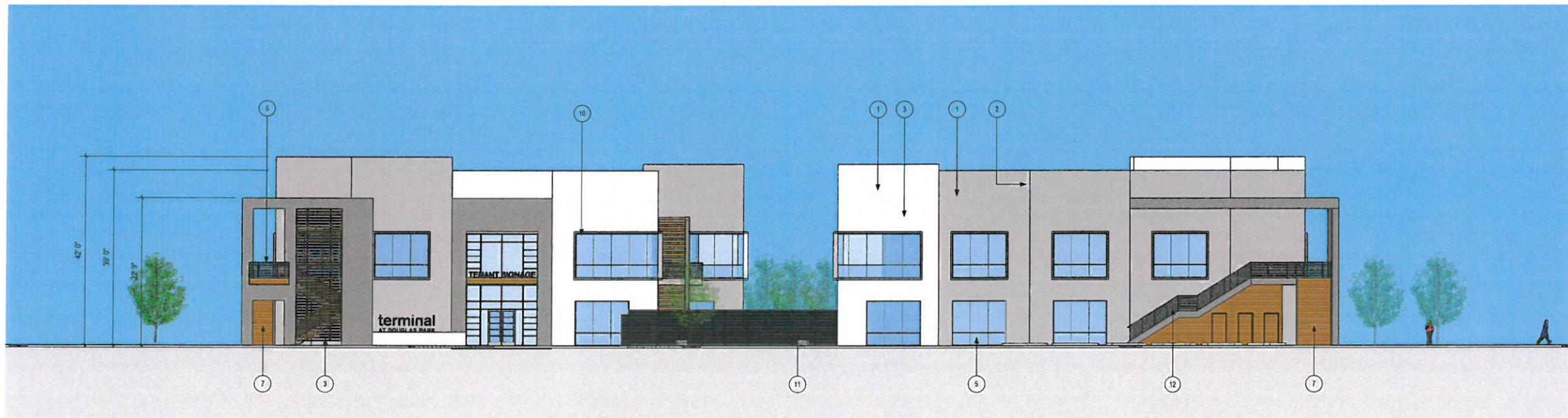
SHEET NO:
A-3.9



BUILDING 4 EAST ELEVATION
1/10" = 1'-0"



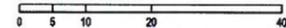
BUILDING 4 WEST ELEVATION
1/10" = 1'-0"



BUILDINGS 3 & 4 SOUTH ELEVATION
1/10" = 1'-0"

KEYNOTES

SCALE: 1/10"=1'-0"



- 1 CONCRETE TILT-UP WALL
- 2 PAINTED CONCRETE PANEL JOINT
- 3 WOOD STAIN SLATS
- 4 STEEL COLUMNS AND BEAMS, PAINTED
- 5 MEDIUM PERFORMANCE BLUE REFLECTIVE BUTT GLAZING SET IN CLEAR ANODIZED STOREFRONT SYSTEM
- 6 WOOD STAIN GUARDRAIL CAP
- 7 WOOD STAIN SIDING
- 8 HOLLOW METAL DOOR, WITH WOOD SIDING
- 9 STAIR
- 10 METAL SUNSHADE
- 11 METAL SCREEN WALL
- 12 TUBULAR GUARDRAIL
- 13 SMOOTH PLASTER, PAINTED
- 14 BUILDING SIGNAGE

PAIN T LEGEND

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

- FIELD PAINT - A
- ACCENT PAINT - B
- ACCENT PAINT - C