

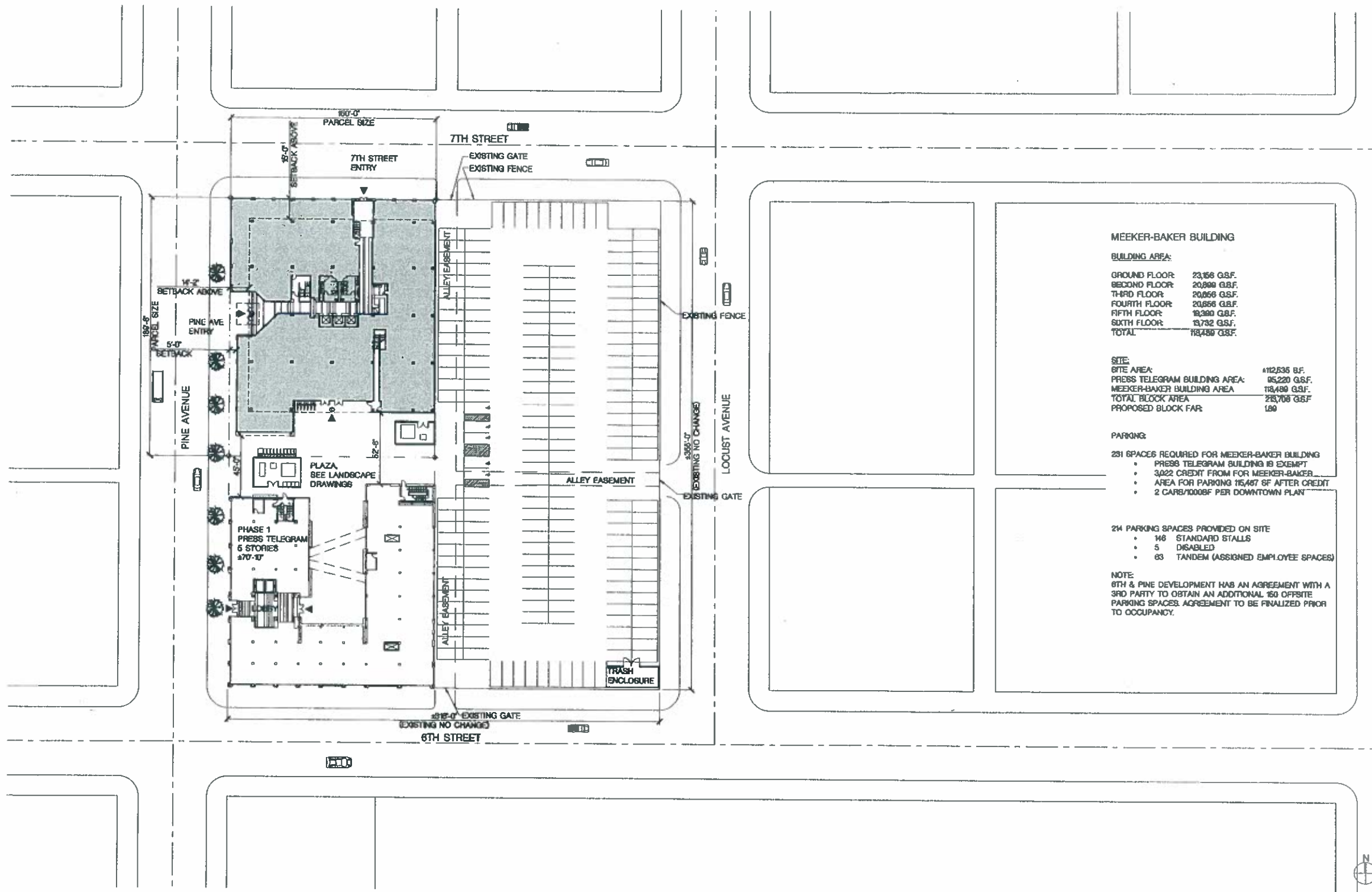
SEVENTH AND PINE OFFICE BUILDING

12044 - 07.06.2012

Meeker Baker

7th & Pine
Long Beach, California





MEEKER-BAKER BUILDING

BUILDING AREA:

GROUND FLOOR:	23,166 G.S.F.
SECOND FLOOR:	20,800 G.S.F.
THIRD FLOOR:	20,666 G.S.F.
FOURTH FLOOR:	20,666 G.S.F.
FIFTH FLOOR:	19,300 G.S.F.
SIXTH FLOOR:	19,732 G.S.F.
TOTAL:	134,486 G.S.F.

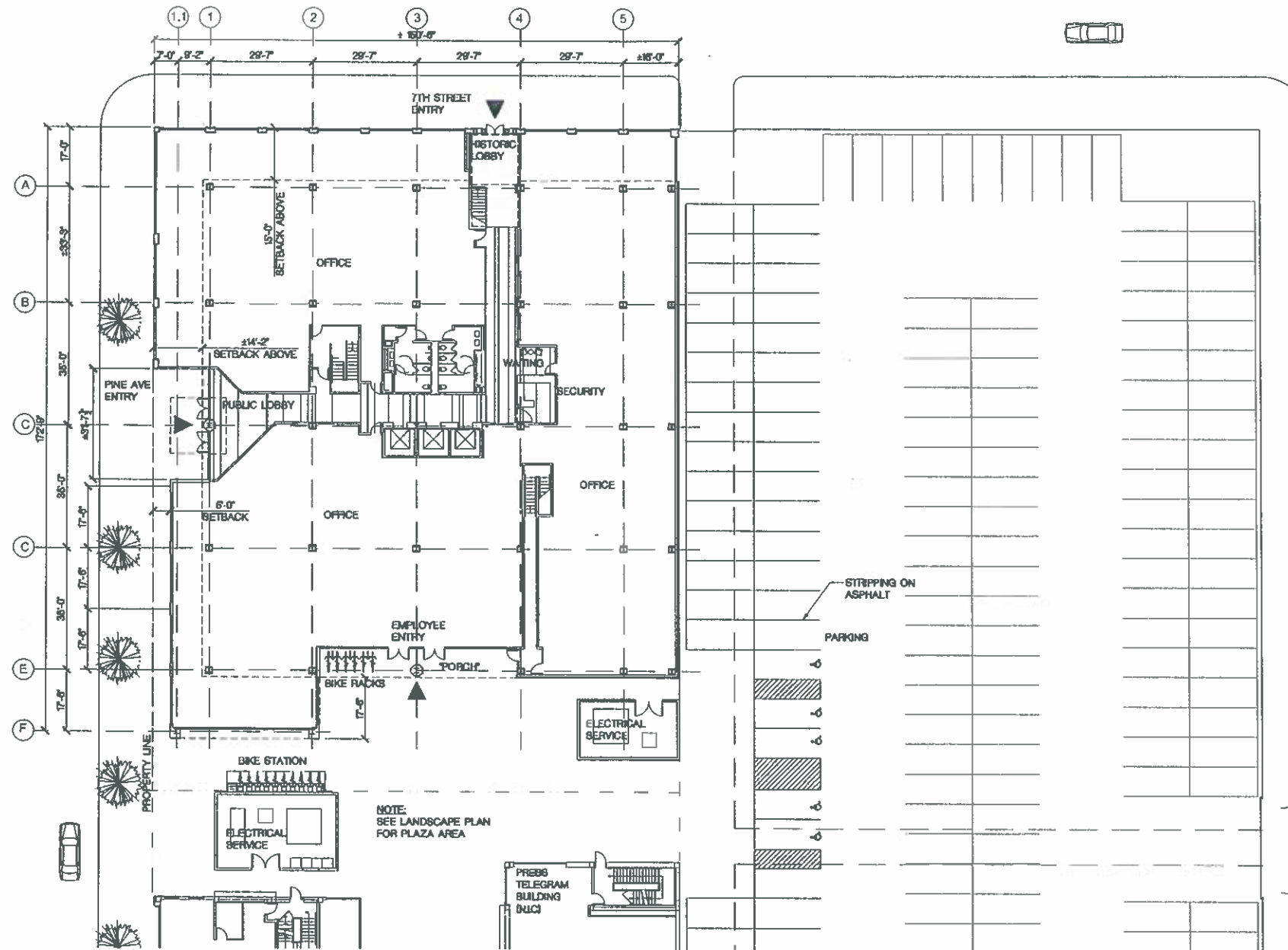
SITE:

SITE AREA:	412,635 B.F.
PRESS TELEGRAM BUILDING AREA:	85,220 G.S.F.
MEEKER-BAKER BUILDING AREA:	134,486 G.S.F.
TOTAL BLOCK AREA:	233,708 G.S.F.
PROPOSED BLOCK FAR:	189

- PARKING:**
- 231 SPACES REQUIRED FOR MEEKER-BAKER BUILDING
- PRESS TELEGRAM BUILDING IS EXEMPT
 - 3022 CREDIT FROM FOR MEEKER-BAKER
 - AREA FOR PARKING 115,487 SF AFTER CREDIT
 - 2 CARB/1000BF PER DOWNTOWN PLAN
- 214 PARKING SPACES PROVIDED ON SITE
- 148 STANDARD STALLS
 - 5 DISABLED
 - 63 TANDEM (ASSIGNED EMPLOYEE SPACES)

NOTE:
6TH & PINE DEVELOPMENT HAS AN AGREEMENT WITH A 3RD PARTY TO OBTAIN AN ADDITIONAL 160 OFFSITE PARKING SPACES. AGREEMENT TO BE FINALIZED PRIOR TO OCCUPANCY.

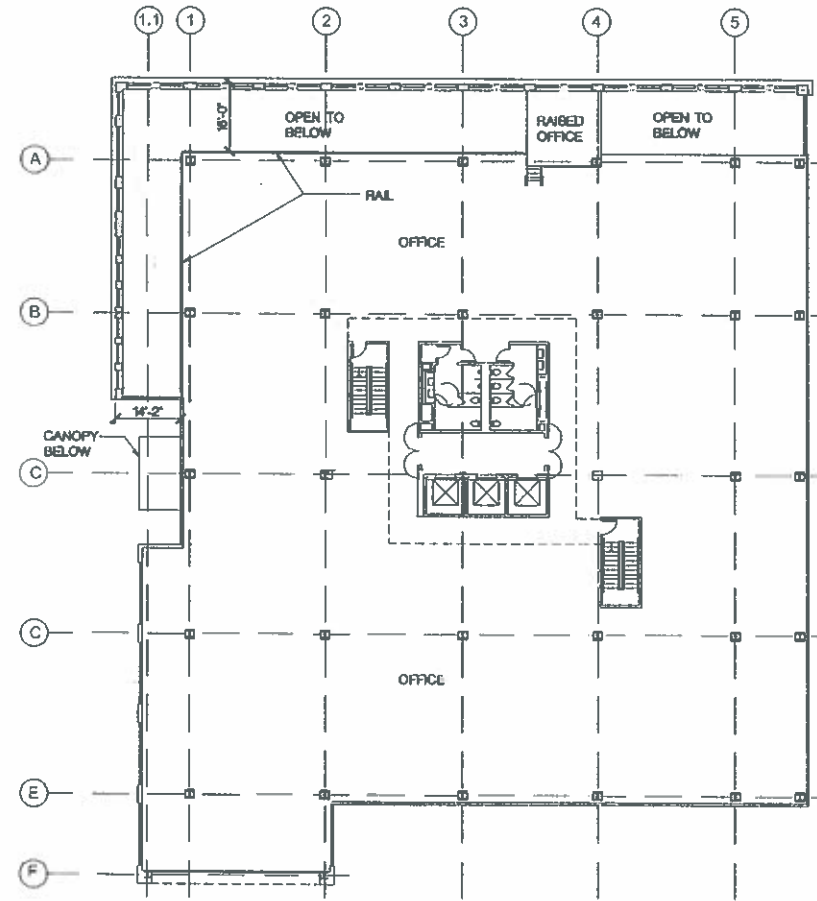
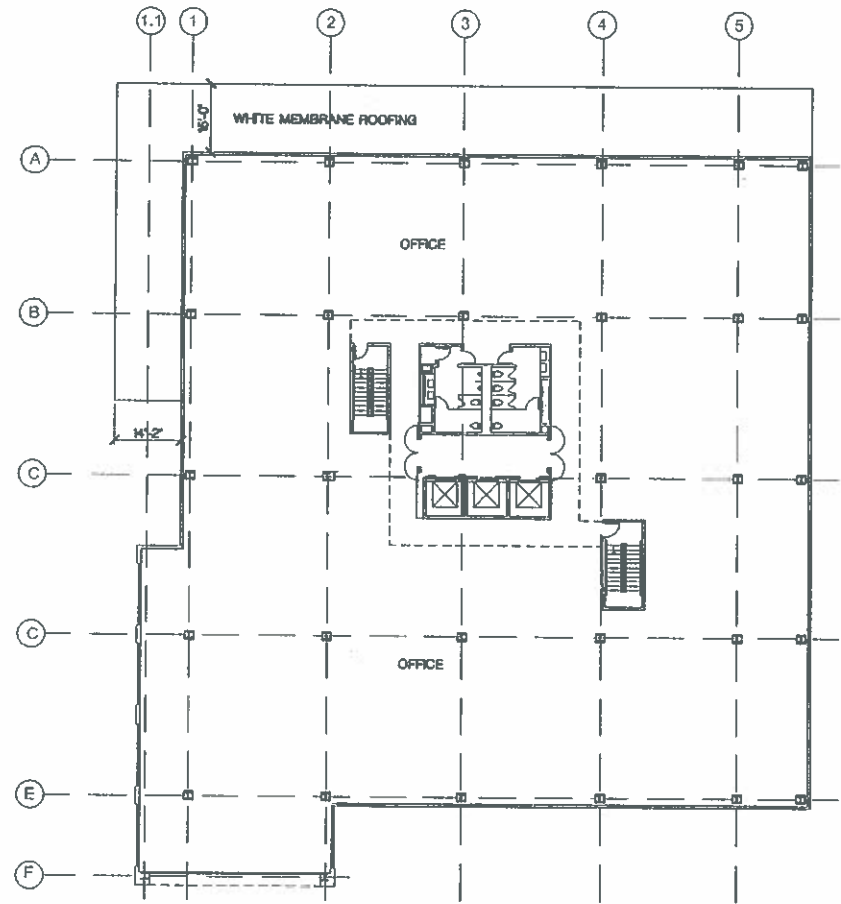
A-1



ENC



A-2



A-3

12044 - 07.06.2012

3rd / 4th Floor

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

2

2nd Floor

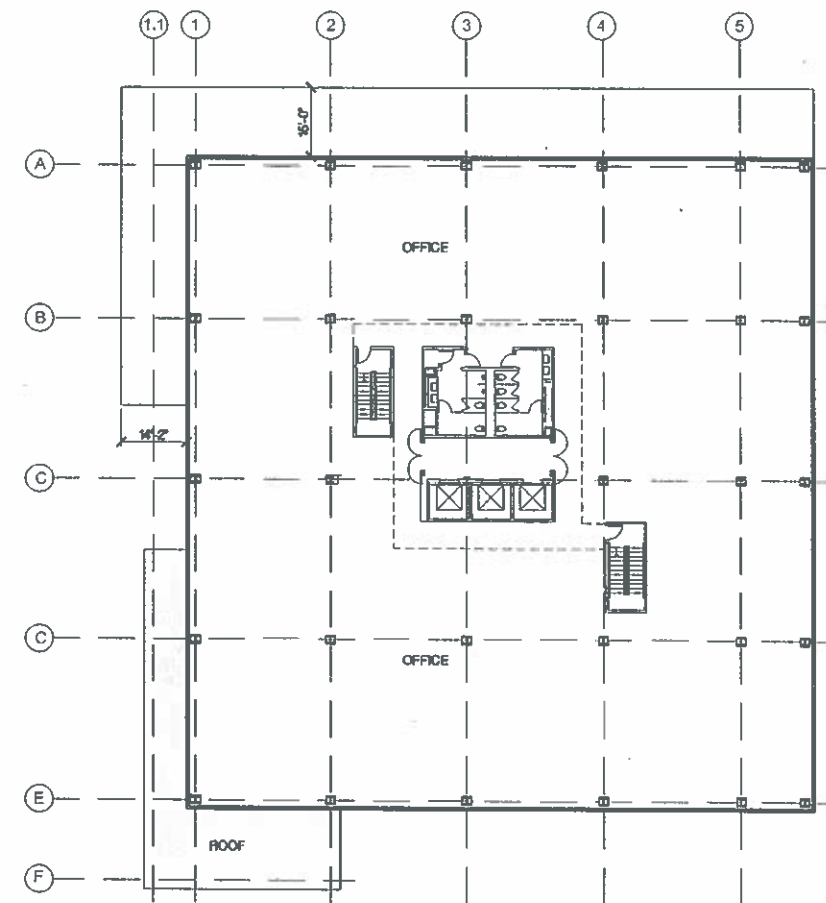
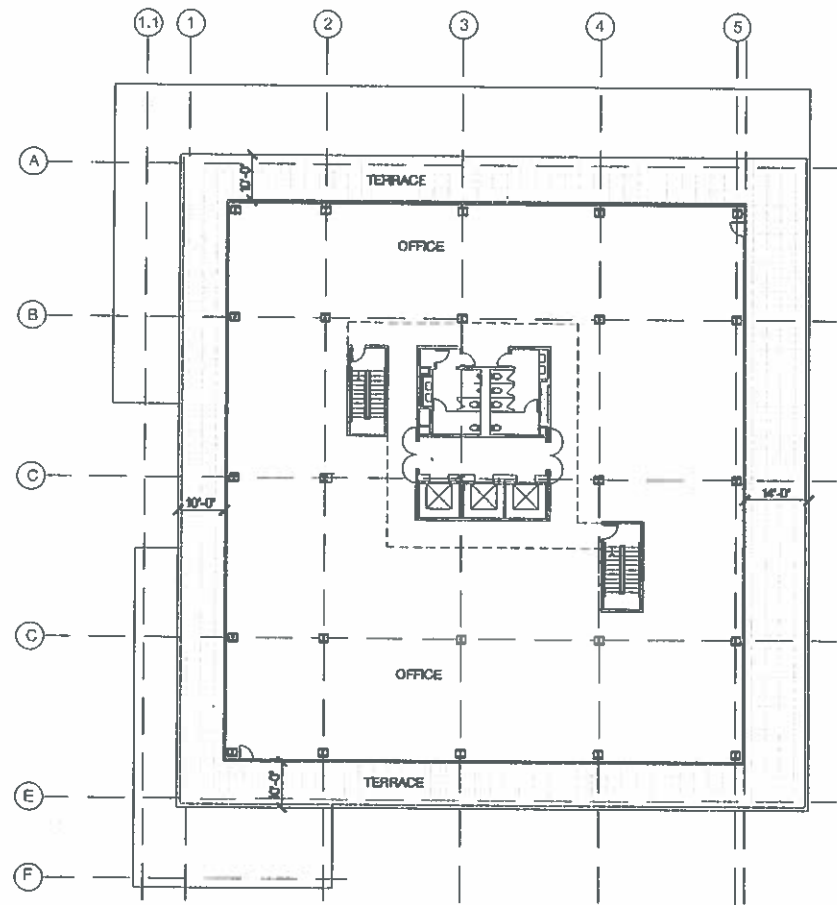
SCALE:
1/16"=1'-0"

1

Meeker Baker

7th & Pine
Long Beach, California





A-4

12044 - 07.06.2012

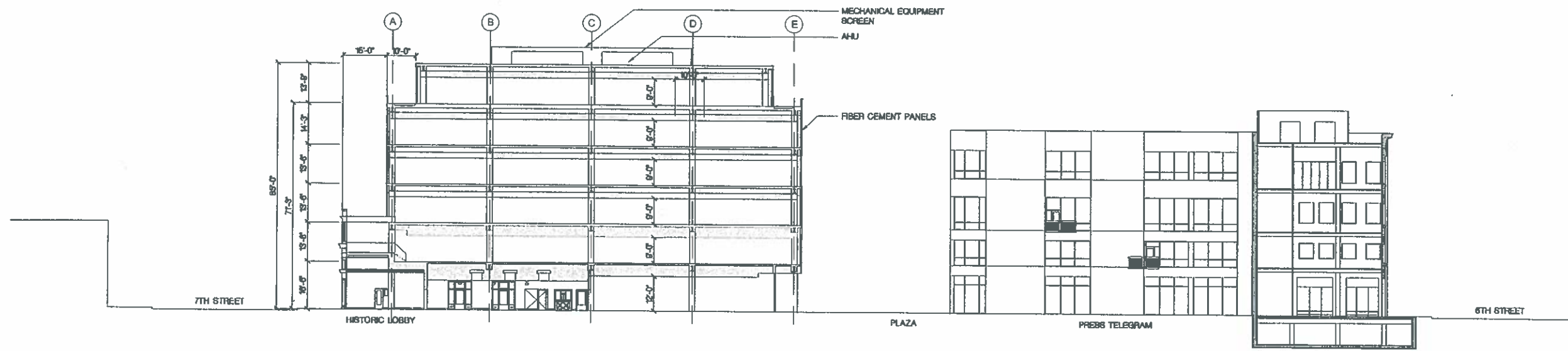
6th Floor SCALE: 1/16"=1'-0" 2

5th Floor SCALE: 1/16"=1'-0" 1

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Long Beach, California





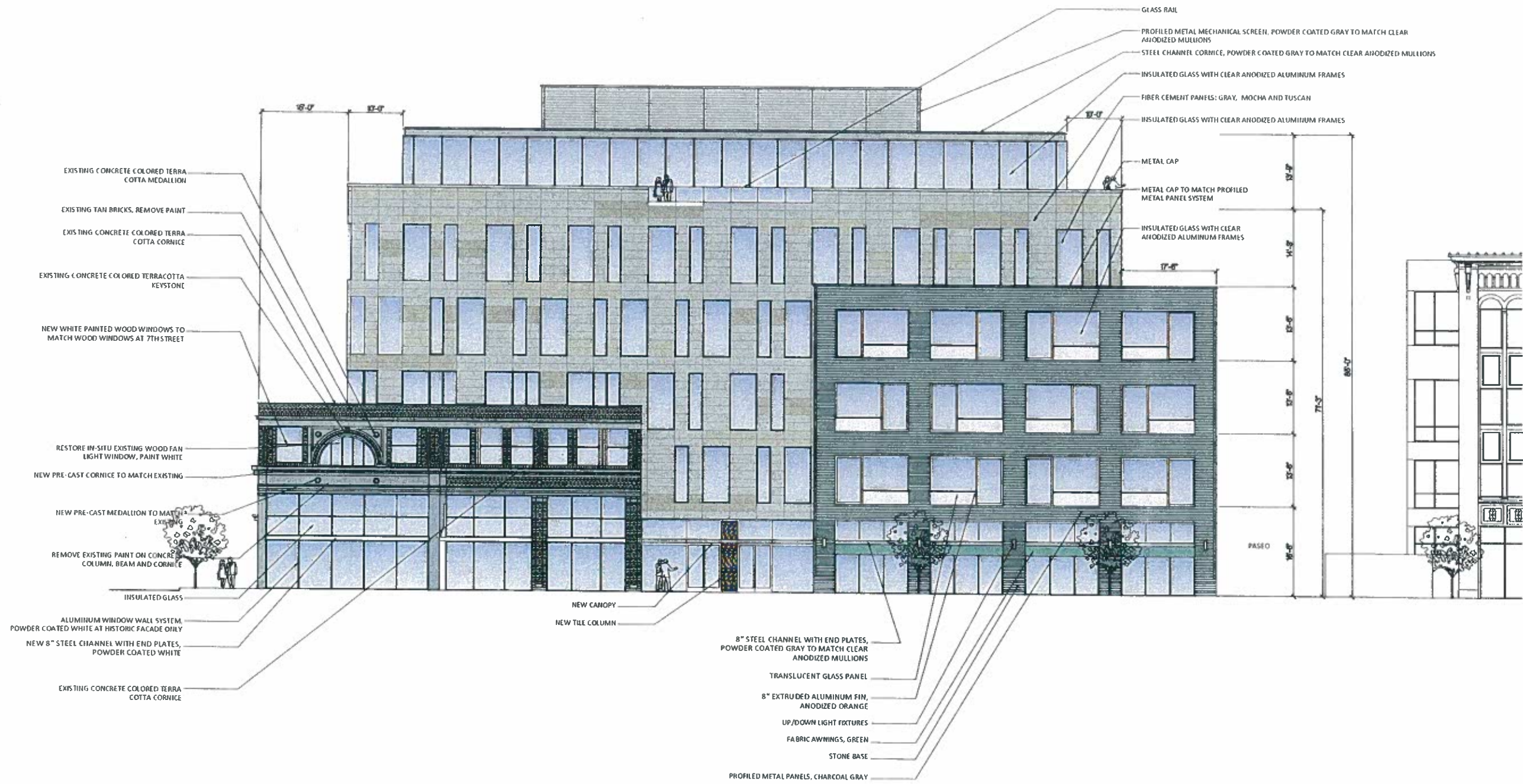
0 16' 32' 48'
NORTH/SOUTH SECTION
SCALE: 1/16" = 1'-0"
A-5
1

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Long Beach, California





0 16' 32' 48' A-6

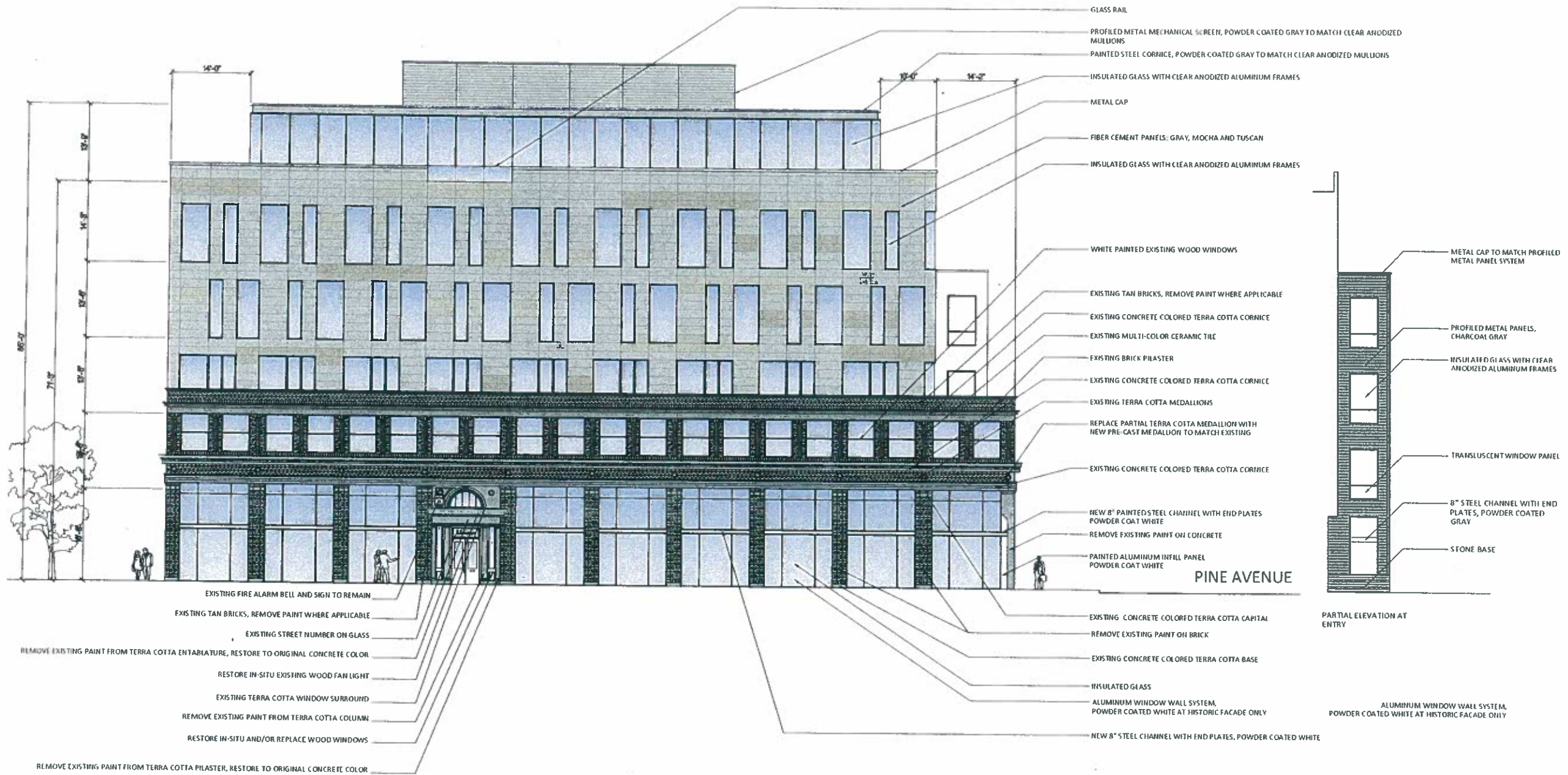
12044 - 07.06.2012

WEST ELEVATION SCALE: 1/8"=1'-0" 1

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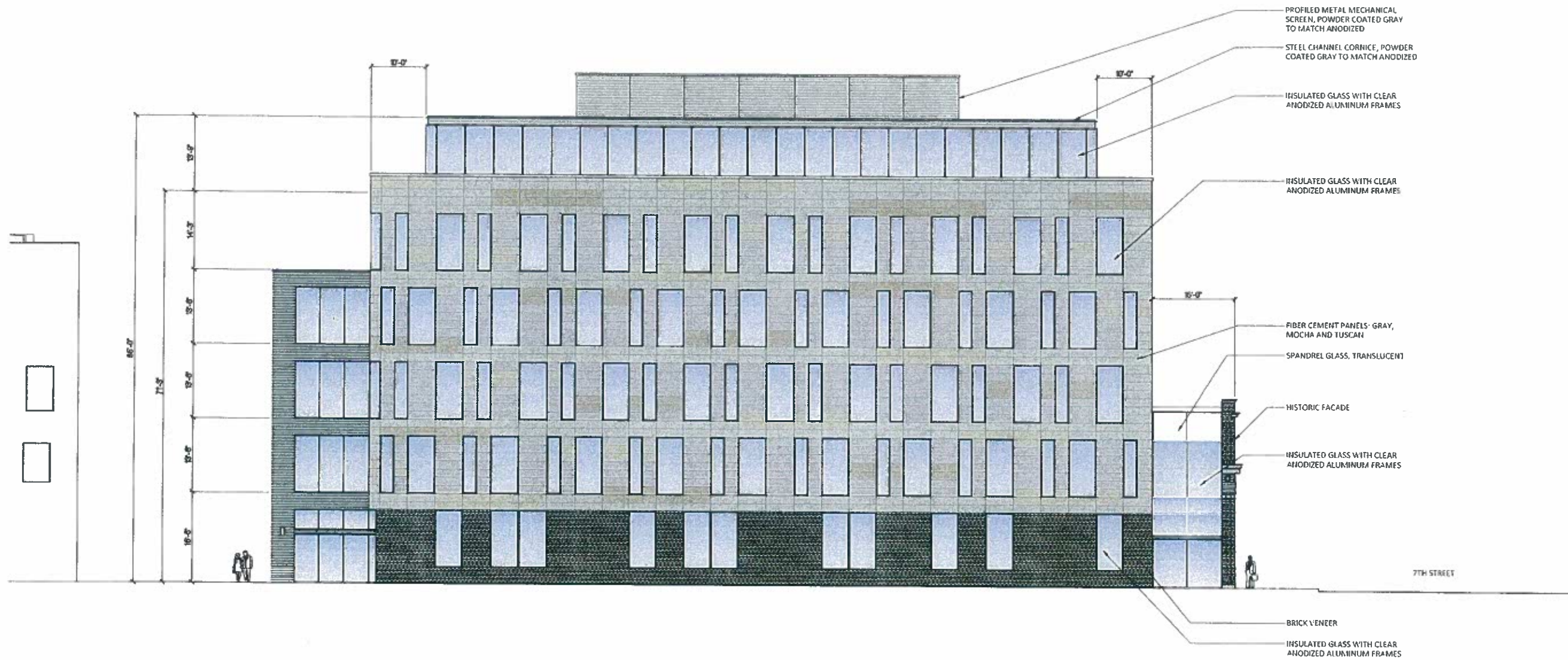


12044 - 07.06.2012 NORTH ELEVATION SCALE 1/8\"=1'-0\" 1

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12044 - 07.06.2012

0 16' 32' 48' **A-8**
 EAST ELEVATION SCALE 1/8"=1'-0" 1

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7th & Pine
 Long Beach, California





A-9

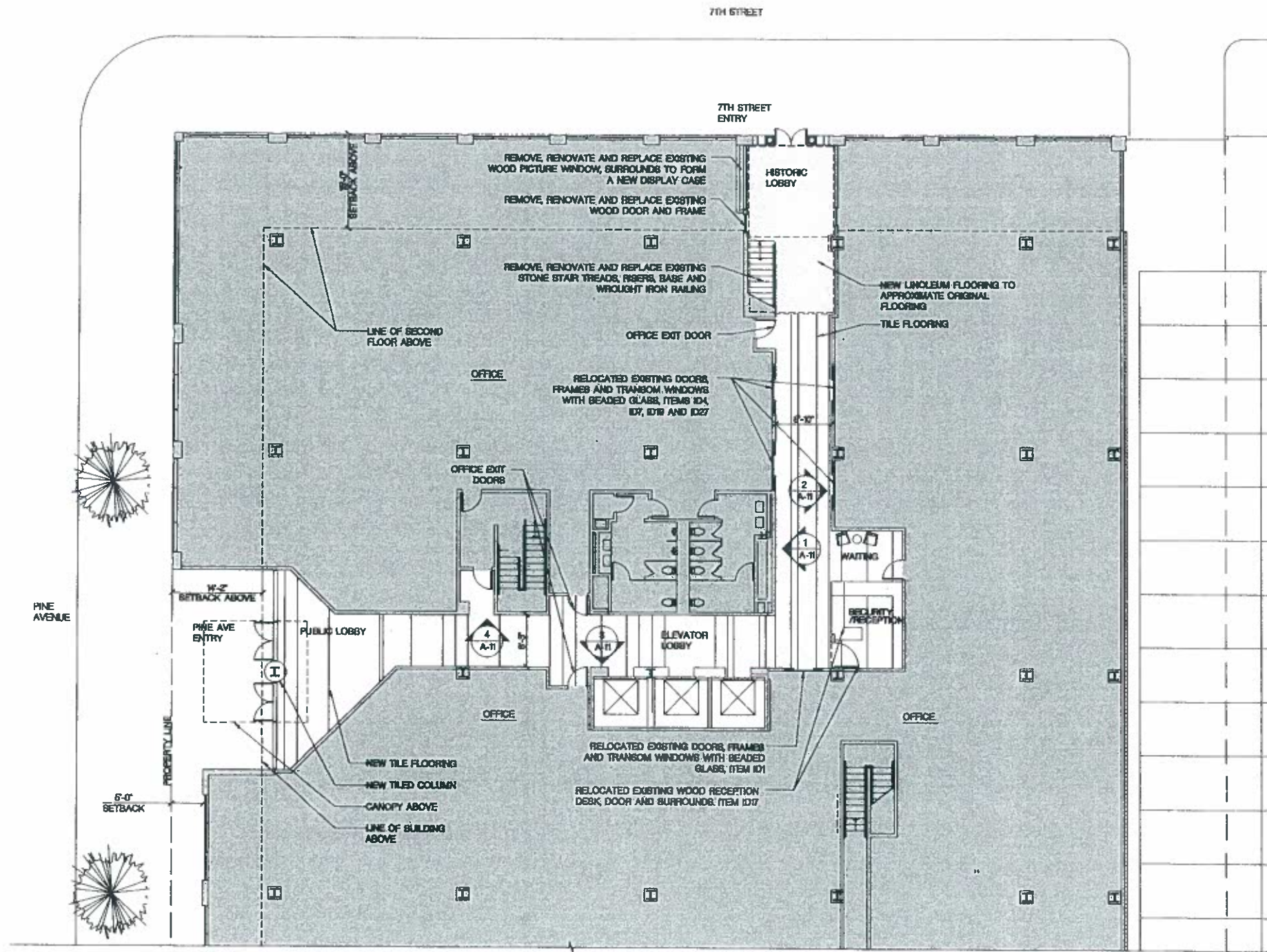
12044 - 07.06.2012

SOUTH ELEVATION SCALE: 1/8"=1'-0" 1

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Long Beach, California





A-10

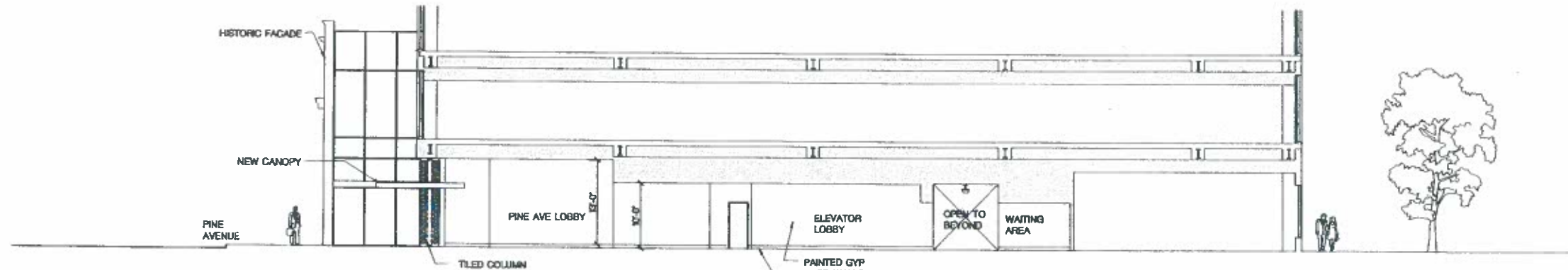
12044 - 07.06.2012

0 5 10 24"
 LOBBY ENLARGED PLAN SCALE 1/8"=1'-0" 1

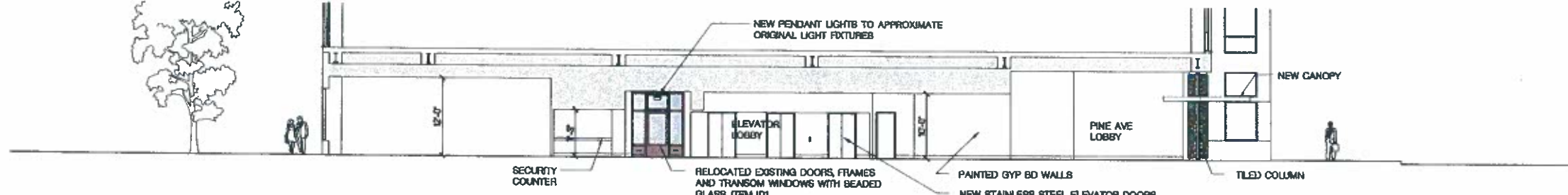
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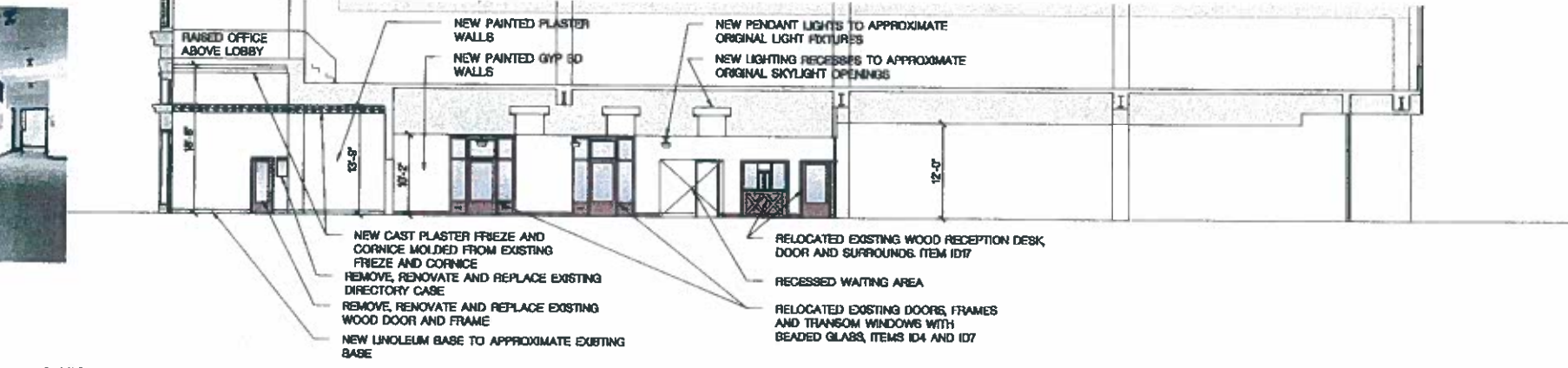
4-PINE AVE. LOBBY SOUTH ELEVATION



3-PINE AVE. LOBBY NORTH ELEVATION



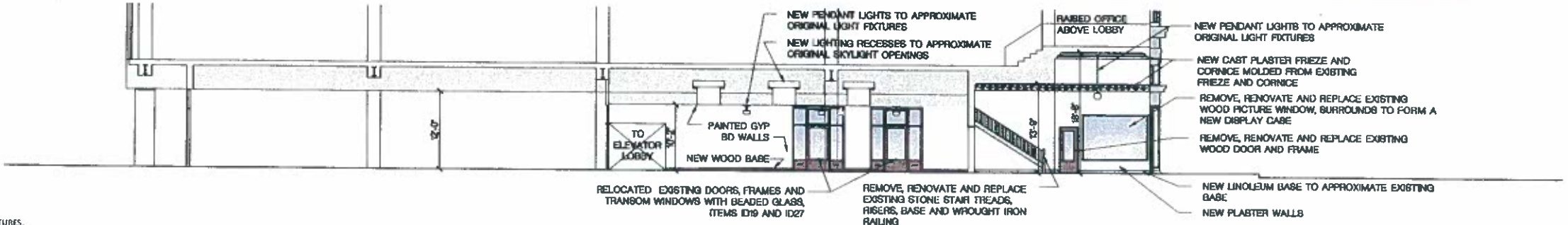
HISTORIC PHOTO OF 2ND LEVEL



2-HISTORIC LOBBY EAST ELEVATION



HISTORIC PHOTO OF LOBBY



1-HISTORIC LOBBY WEST ELEVATION

NOTE:
THE REMAINING IDENTIFIED CHARACTER DEFINING FEATURES,
DOORS AND PANELING, NOT USED AT THE LOBBY WILL BE
REUSED WITHIN THE INTERIORS.

1.2044 - 07.06.2012

0 6' 12' 24'
SCALE: 1/8"=1'-0" 1

A-11

INTERIOR LOBBY ELEVATIONS

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STREET VIEW AT 7TH AND PINE

3D VIEW A-12

12044 - 07.06.2012

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STREET VIEW ACROSS PINE

3D VIEWS

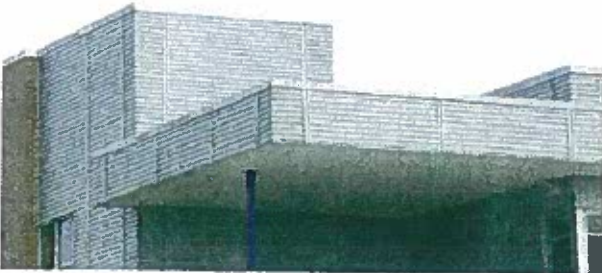
A-13

12044 - 07.06.2012

Meeker Baker

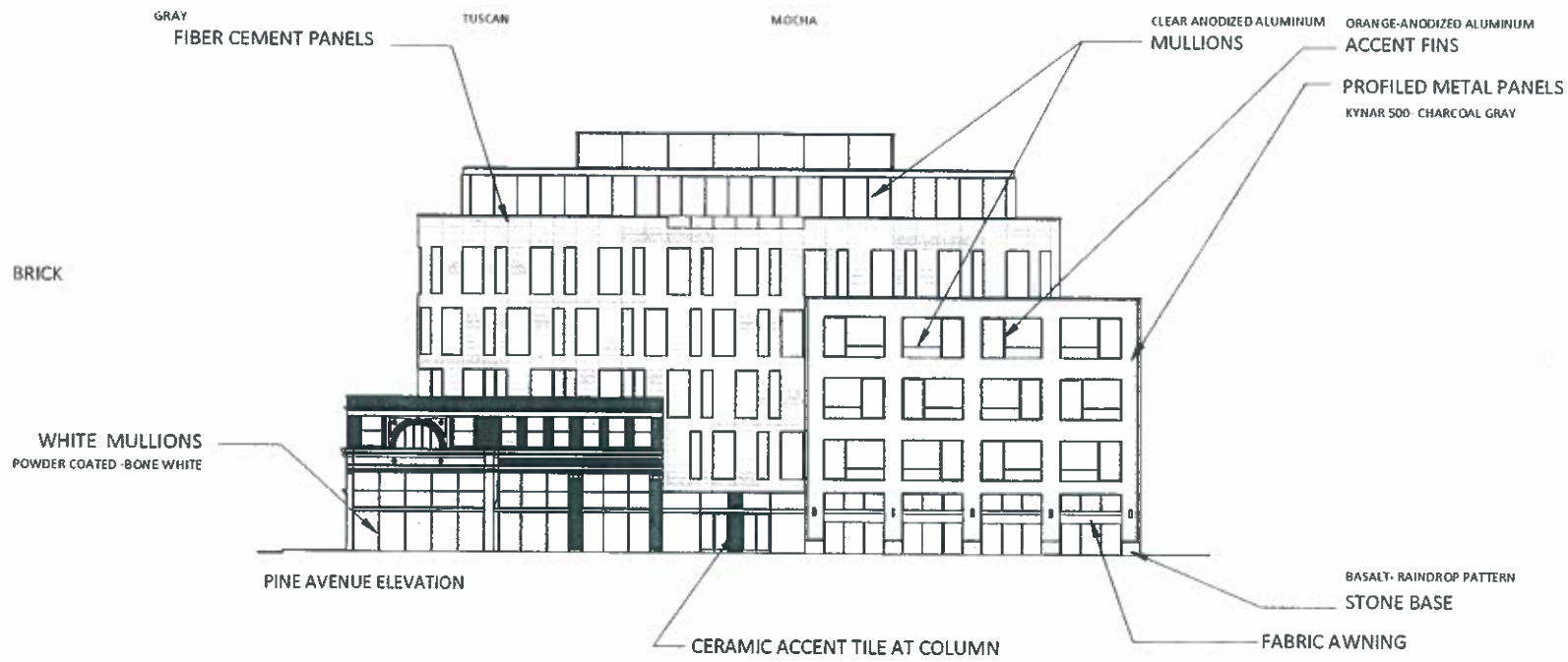
7th & Pine
Long Beach, California





A-14

TRANSLUCENT SPANDREL GLASS INSULATED GLASS



MEEKER-BAKER
CONCRETE COLORED TERRA COTTA



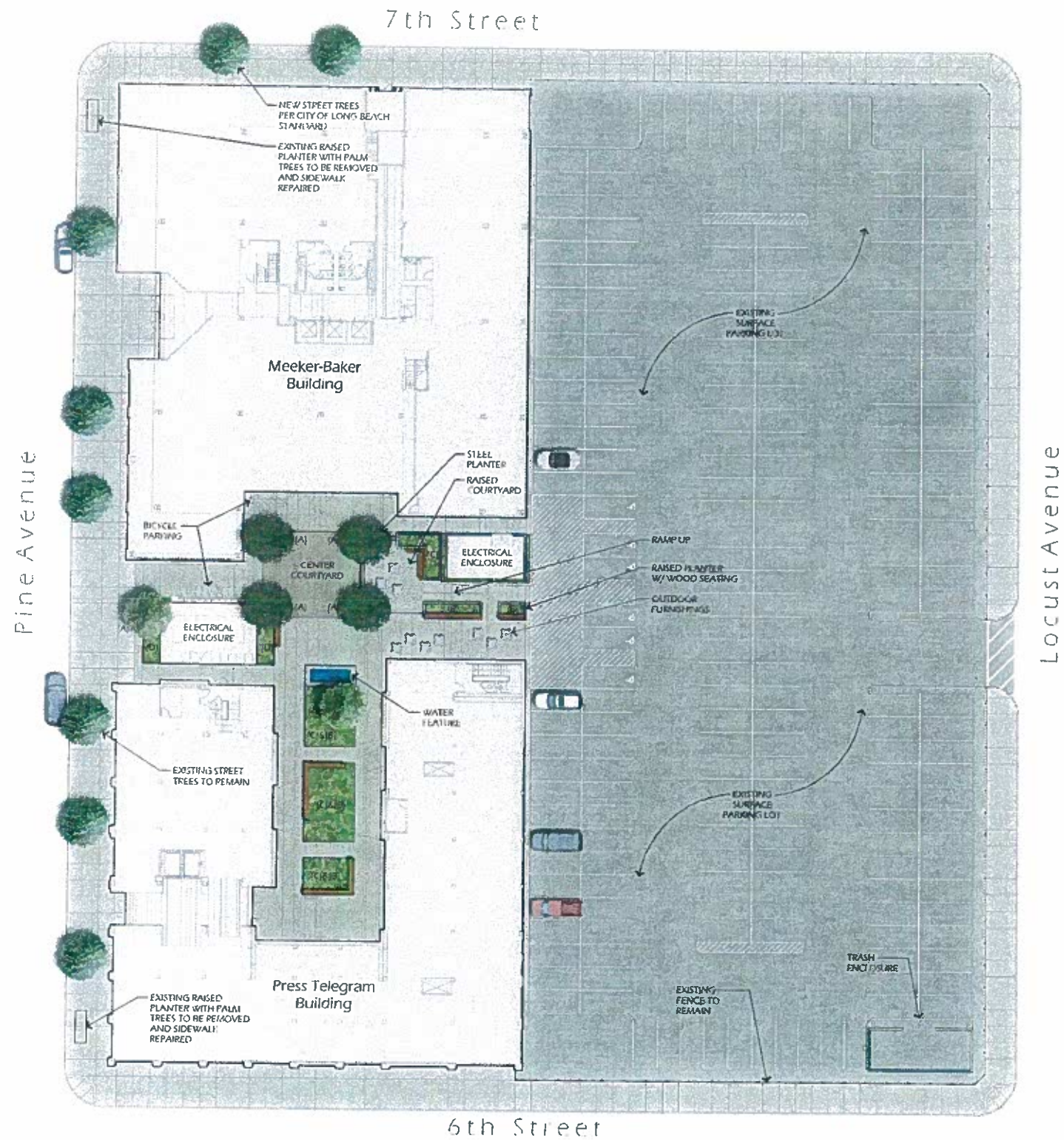
HISTORIC REFERENCE PHOTO

MEEKER-BAKER
BRICK MIX

KENDAL GREEN

OLIVE GLOSS MANGO OPAL BLUE PERSIMMON

A-15



PROPOSED PLANT PALETTE

GROUP (A) TREES

- Quercus agrifolia*
- Quercus laevis*
- Quercus agrifolia*
- Taxodium distichum*

- Local Elm
- Minuteman Elm
- Southern Red
- Ball's Bluff Tree

GROUP (B) SHRUBS

- Bambusa multiplex* 'Alphonse-Karr'
- Bambusa multiplex* 'Alphonse-Karr'

- Andromeda* 'Amabilis'
- Philadelphus* 'Bourkain'

GROUP (C) SHRUBS

- Argentea* 'Blue Ice'
- Argentea* 'Atlanta'
- Argentea* 'Atlanta'
- Argentea* 'Atlanta'
- Argentea* 'Atlanta'
- Argentea* 'Atlanta'
- Argentea* 'Atlanta'
- Argentea* 'Atlanta'

- Blue Ice*
- Atlanta*
- Atlanta*
- Atlanta*
- Atlanta*
- Atlanta*
- Atlanta*
- Atlanta*

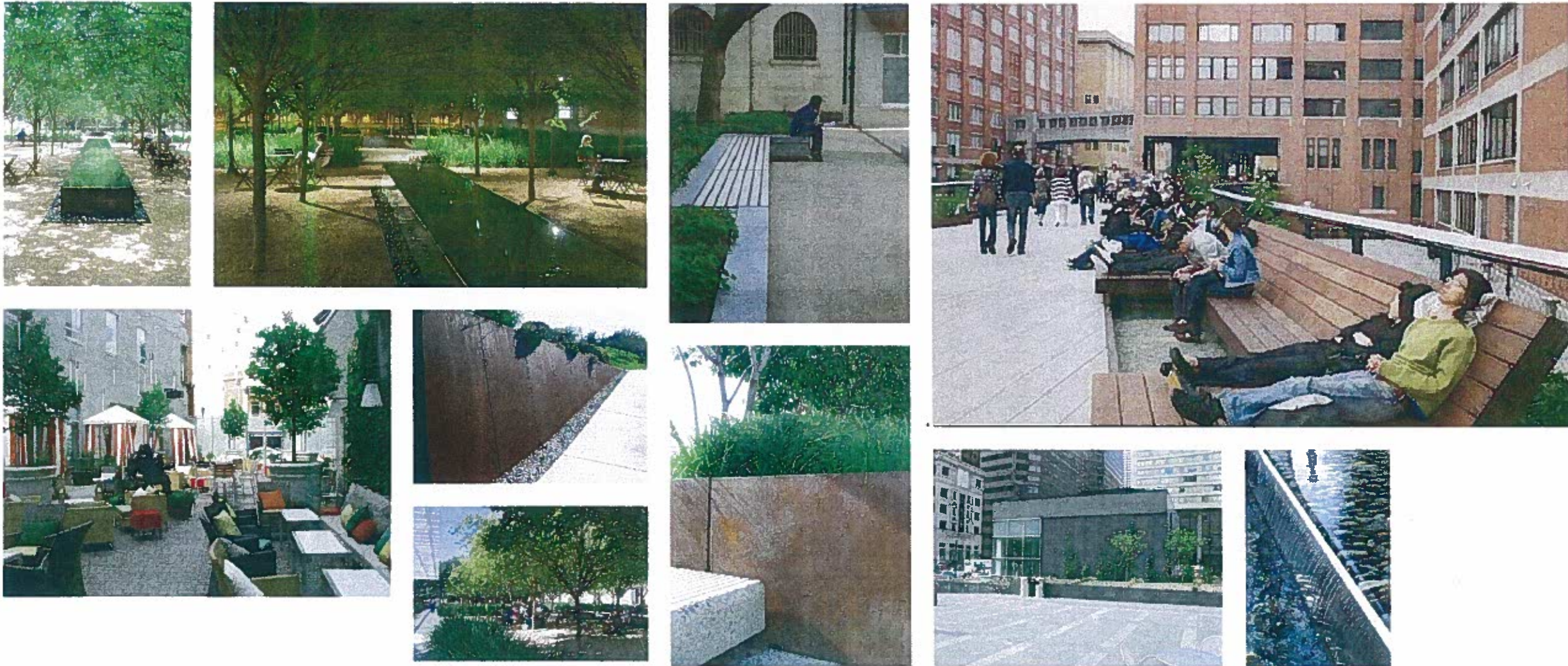
GROUP (D) SHRUBS

- Aconitum* 'N. Blue'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'

- Aconitum* 'N. Blue'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'
- Echeveria* 'Atlanta'

L-1

LANDSCAPE SITE PLAN SCALE: 1"=20'-0" 1



L-2

12044 - 07.06.2012

REFERENCE IMAGERY

SCALE:
NO SCALE

2

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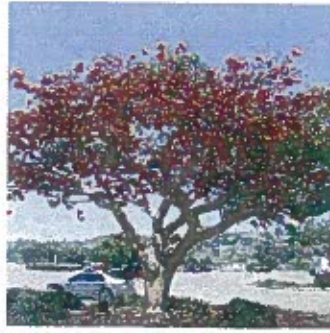
LANDSCAPE
ARCHITECTURE
LABORATORY



ARCO
National Construction Company, Inc.



NADEL
ARCHITECTS



Lythrum corymbosum



Calligerydium



Quercus agrifolia



Salmonia purpurascens



Stemodia multiflora 'Alphonsa' var.



Bambusa vulgaris 'Alphonsa'



Agave 'Black & Blue'



Agave attenuata 'Silver Star'



Agave attenuata



Phoenix



Albizia



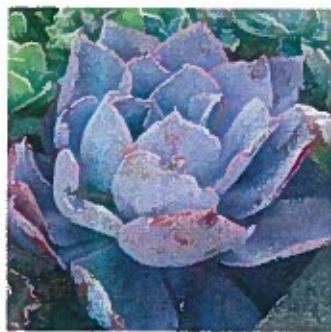
Calceolaria



Lythrum corymbosum 'Candy Pink'



Sedum 'Reddwarf'



Sedum 'Blueberry'



Sedum 'Blueberry'



Sedum 'Blueberry'



Sedum 'Reddwarf'



Figularia virens 'Zebra'



Sedum 'Reddwarf'



Calamagrostis canadensis



Syringa vulgaris

L-3