OYSTER POINT HOTEL

PRECISE PLAN REVISIONS - 28 SEPTEMBER 2022



AREA MAP



VICINITY MAP



PROJECT DESCRIPTION

PROJECT ADDRESS:	Oyster Point, South San Francisco
APN	015-011-350 (Revised 6/22/2022)
LOT SIZE:	204,742 SF (4.70 ACRES)
PROJECT FAR:	1.3
PROJECT HEIGHT	165 ft ASL Top of Parapet , 146 ft Top of Parapet from grade, 119 ft to last floor served
OCCUPANCY:	R-1, S-1, A-2, A-3, B
TYPE OF CONSTRUCTION:	1A (PODIUM), 1B (LIGHT GAUGE FRAMING FOR TOWER)
ZONING:	OYSTER POINT SPECIFIC PLAN
PRESENT AND / OR PREVIOUS USE:	EMPTY LAND PARCEL
ADJACENT USES:	OYSTER POINT MARINA, SOUTH SAN FRANCISCO FERRY TERMINAL, NEW COMMERCIAL OFFICE, DEDICATED OPEN SPACE, EXISTING COMMERCIAL & EXISTING PARKING
APPLICABLE CODES:	2019 EDITION OF TITLE 24, THE CALIFORNIA CODE OF REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ENERGY CODE - TITLE 24 2019 CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODES

SITE COVERAGE

BUILDING FOOTPRINT	= **42, 617 SQFT**	(21%)
FUTURE EXPANSION	= **12, 278 SQFT**	(6%)
OTHERS	= **149, 847 SQFT**	(73%)
TOTAL SITE AREA	**= 204, 742 SQFT**	(100%)

PROJECT DIRECTORY

Firm	Address	Contact	Email
Owner			
Ensemble	444 W. Ocean Blvd, Ste 650 Long Beach, CA 90802	Randy McPherson	rmcpherson@ensemble.net
Architect			
SB Architects	415 Jackson St, Suite 100 San Francisco, CA 94111	Keith Houchin	khouchin@sb-architects.com
Code (Egress/ADA)			
Jensen Hughes	376 E Warm Springs Rd #210 Las Vegas, Nevada 89119	Hossein Davoodi	hossein.davoodi@jensenhughes.com
Lighting Design			
First Circle	3187 Airway Avenue, BLDG C Costa Mesa, CA 92626	Matt Levesque	matt@firstcircledesign.com
Structural			
CKC Structural Engineers	10500 NE 8th St #800 Bellevue, WA 98004	Joe Ferzli	joef@ckcps.com
Civil/Utilities			
BKF Engineers	150 California Street, Suite 650 San Francisco, CA 94111	Eric Girod	egirod@bkf.com
Geotech			
Langan Engineering	135 Main Street, 15th floor San Francisco, CA 94105	Justin Ray	jray@langan.com
Interior Design			
HBA	334 Brannan St., 3rd Floor San Francisco, CA 94107	Miguel Baeza	Miguel.Baeza@HBA.com
Landscape			
IMA	5281 California Ave, Ste 350 Irvine, CA 92617	Robert Moffat	rmoffat@imadesign.com
MEP			
PAE	48 Golden Gate Ave San Francisco, CA 94102	Alan Shepherd	alan.shepherd@pae-engineers.com

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Sheet Title

COVER SHEET

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

00.00

INTRODUCTION

SHEET NO.	SHEET NAME
00.00	COVER SHEET
00.01	PROJECT SHEET INDEX
00.02	PROJECT DESCRIPTION

CIVIL DRAWINGS

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C3.00	CONCEPTUAL GRADING & DRAINAGE PLAN
C4.00	CONCEPTUAL UTILITY PLAN
C5.00	STORMWATER CONTROL PLAN

LANDSCAPE DRAWINGS

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L2.00	PROGRAM ZONES
L3.01	ENTRY DRIVE, ARRIVAL COURTYARD & VALET PARKING
L3.02	PRE-FUNCTION & SPA TERRACES
L3.03	BAY GARDEN, FITNESS / GAME LAWN, FIRE PIT & BAR TERRACE
L3.04	MULTIPURPOSE EVENT COURT & RESTAURANT TERRACE
L4.01	SECTIONS A & B
L4.02	SECTIONS C & D
L5.00	HARDSCAPE PLAN
L6.00	WALL, FENCE & GATE PLAN
L7.00	TREE PLAN & SCHEDULE
L7.01	TREE PLANTING PALETTE
L8.00	SHRUB PLAN
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LT3.03	LIGHTING FIXTURE CUTSHEETS
LT4.01	LIGHTING RENDERING
LT4.02	LIGHTING RENDERING

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PROJECT SHEET INDEX

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No.	Description	Date
01	Precise Plan Submittal	04/29/2022
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PROJECT DESCRIPTION

1. INTRODUCTION:

Ensemble Real Estate Investments (“Applicant”) proposes to develop a full-service hotel on the peninsula of Oyster Point designated within South San Francisco specific plan (formal address yet to be assigned). The applicant seeks approval of the Precise Plan (“Entitlements”) by the end of 2022 with the intent of submitting to the building department for permit approval by the end of 2023. The project intends to service the Oyster Point developments currently under construction or planned to be built by Kilroy Reality while also providing public amenities to the broader community East of the 101 area.

2. SETTING:

The property is approximately 204,742 square foot parcel (4.70 acres; APN: 015-011-350) that sits on the peninsula of the Oyster Point specific plan and is dedicated for a future hotel development. The site is flanked by the existing marina to the north and the San Francisco bay to the south. The Bay Trail extends along the southern edge of the site and connects around the end of the peninsula. To the west of the site a dedicated public open space is planned while to the east are existing commercial buildings and parking lots with access to the South San Francisco Ferry Terminal. The site is a “Brownfield site” that has been regraded and capped by Kilroy Reality, the master developer of the specific plan, and is currently sitting vacant, ready for development.

3. PROPOSED PROJECT

a. Project Features

The proposed project would consist of a maximum 350 hotel rooms, restaurant, lobby lounge, event ballroom, meeting rooms, fitness facilities, roof top bar and the associated back of house facilities to service the amenities. Hotel amenities, specifically the restaurant, lounge, and roof top bar, are intended to be available to the public and provide views both north and south across the San Francisco Bay. Access to the existing north-south bay trail path is considered across the site landscape as well as connections back to the primary pedestrian paths along Marina Blvd.

In total the gross building area is approximately 261,000 square feet in habitable area, with the potential to expand in a future phase with an additional 14,200 square feet of function and meeting space and will provide a total of 249 parking spaces of which all of them are intended to be fully valet operated. A screened loading dock and yard with space allocated for two dedicated service trucks is provided adjacent to the back of house facilities with access through the central parking lot.
The building will be classified high-rise at 12 habitable floors with the last floor served sitting at 119ft above grade. Additional height is considered at the top of the building for mechanical equipment screening and elevator overruns that will put the overall height of the building at approximately 165 feet ASL and 146 ft above finish grade.

b. Requested Approvals

The applicant plans to submit the Precise Plan application by April 29, 2022 and is seeking approval of the project’s Precise Plan by the end of calendar year 2022.

Pending approval of the precise plan, the Applicant intends to submit the project plans for construction permit by the end of 2023.
Additional review will be submitted to the FAA for confirmation of building height with respect to the airport approach corridors.

c. Public Benefits

The Project aims to fill the market need, providing a 4-star hotel to service the growing business developments within the Oyster Point specific plan and surrounding areas. The project will provide additional function and meeting space while being positioned at an International Audience for business travelers. The project amenities will provide an anchor for the community with its food and beverage offerings as well as gathering opportunities within the lounge and bar spaces.

The hotel can further support the potential for a future ferry terminal proposed by the South San Francisco City within the marina to the north of the hotel while providing employment and career opportunities for the South San Francisco workforce.

SITE PHOTOS



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Sheet Title — Project No. **21950**

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OYSTER POINT PRECISE PLAN SUBMITTAL

CIVIL DRAWINGS

INDEX OF DRAWINGS

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C0.00



LEGEND:

- PROPERTY LINE
- LIMIT OF CLAY CAP
- 100 EXISTING CONTOUR

NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION, INCLUDING WATER LEVEL SHOWN ON THIS PLAN IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY AMERICAN AERIAL MAPPING, INC. DATED JANUARY 30TH 2017, SUPPLEMENTAL FIELD SURVEY BY WILSEY HAM IN JANUARY, 2017, AND OFF-SITE FUTURE IMPROVEMENTS DESIGNED BY WILSEY HAM.
2. BOUNDARY INFORMATION HAS BEEN PROVIDED BY WILSEY HAM. EXISTING EASEMENTS ON PARCEL B (71 PM 14) MAY NOT REPRESENT A FULL CATALOG OF EXCEPTIONS TO TITLE AND/OR MAY SHOW EASEMENTS THAT HAVE SINCE BEEN QUIT CLAIMED SUBSEQUENT TO THE ISSUANCE OF THIS PERMIT.
3. FOR REFUSE RELOCATION & CLAY CAP IMPROVEMENTS, REFER TO "OYSTER POINT-REFUSE RELOCATION & CAP REPAIR CONSTRUCTION DOCUMENTS PREPARED BY WILSEY HAM, DATED FEBRUARY 16, 2018.
4. EXISTING CONDITIONS SHOWN AS OLD MARINA BLVD HAVING BEEN DEMOLISHED AND REBUILT IN THE LOCATION SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THOSE IMPROVEMENTS HAVE BEEN COMPLETE AND TO THE EXTENT OF WHICH THEY HAVE BEEN COMPLETED PRIOR TO CONSTRUCTION.
5. ANY EXISTING UTILITIES IDENTIFIED ON BKF'S DRAWINGS/PLANS ARE BASED ON INFORMATION OBTAINED BY BKF, OR PROVIDED TO BKF, AND MAY NOT BE ACCURATELY DOCUMENTED IN THEIR HORIZONTAL LOCATION OR VERTICAL PROFILE. OTHER UTILITIES MAY BE PRESENT THAT WERE NOT DISCLOSED. BKF HIGHLY RECOMMENDS THAT CRITICAL FACILITIES BE UNDERGROUND SERVICE ALERT (USA) LOCATED AND POTHOLED PRIOR TO CONSTRUCTION.

AERIAL BENCHMARK:

THE SITE BENCH MARK IS THE WILSEY HAM MAGNAIL AND WASHER IN OYSTER POINT BLVD., APPROXIMATELY 550' WEST OF THE INTERSECTION OF OYSTER POINT BLVD. AND GULL DRIVE WITH AN ELEVATION OF 54.65' NGVD29 (SSF DATUM).

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS IDENTICAL TO THAT SHOWN ON THAT CERTAIN PARCEL MAP 52 PM 58-59 AND IS THE BEARING N0°00'55"W BETWEEN FOUND STREET CENTERLINE MONUMENTS ON OYSTER POINT BOULEVARD POINTS 6 AND 7 AS SHOWN ON OYSTER POINT REFUSE RELOCATION & CAP REPAIR SURVEY CONTROL POINT MAP BY WILSEY HAM, DATED FEBRUARY 16, 2018.

BOUNDARY:

RECORD BOUNDARY INFORMATION IS BASED ON PARCEL MAP NO. 89-263, FILED APRIL 24, 1990, BOOK 63 OF PARCEL MAPS, PAGES 79 AND 80, SAN MATEO COUNTY RECORDS.

ABBREVIATIONS:

TYP	TYPICAL
L	LENGTH
R	RADIUS
Δ	DELTA
R/W	RIGHT-OF-WAY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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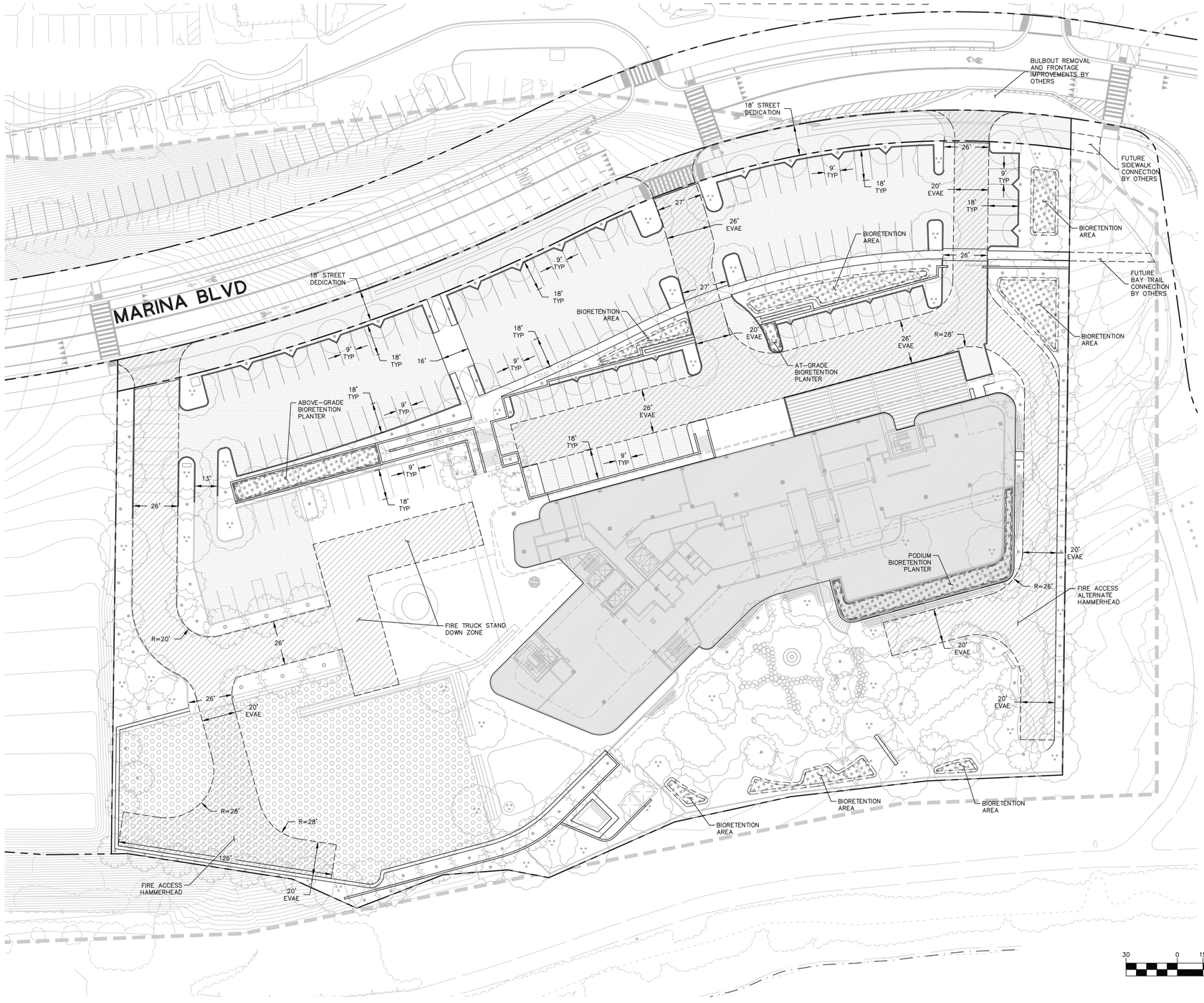
Sheet Title

RECORD BOUNDARY

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

C1.0 0



LEGEND

- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- BIORETENTION BASIN
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- 18' STREET DEDICATION BY SEPARATE INSTRUMENT
- ASPHALT PAVING
- GRASSPAVE SECTION/ PERVIOUS PAVERS
- EMERGENCY VEHICLE ACCESS EASEMENT

NOTES:

1. SITE CIRCULATION & ROAD LAYOUT, GARAGE ENTRANCE LOCATIONS, AND PROPERTY LINE LOCATIONS MAY CHANGE BASED ON CONTINUED DESIGN COORDINATION AND REVIEW WITH THE CITY.
2. REQUIRED FIRE DEPARTMENT ACCESS ROADS SHALL BE SIGNED "NO PARKING – FIRE LANE" PER CURRENT FIRE DEPARTMENT STANDARDS AND CALIFORNIA VEHICLE CODE (CVC) SECTION 22500.

GRAPHIC SCALE

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(IN FEET)
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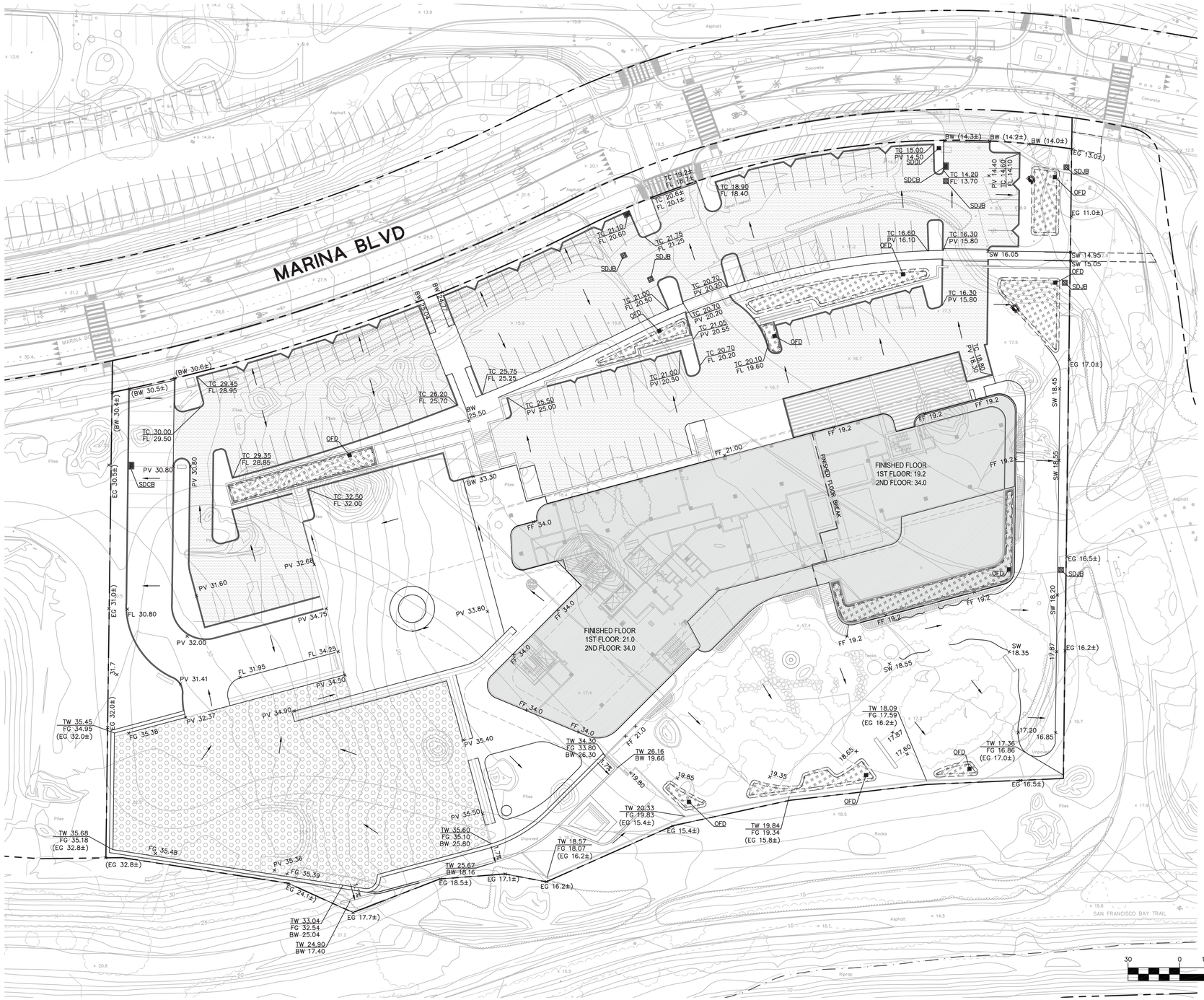
Sheet Title

PROPOSED SITE PLAN

Project No. **21950**

No.	Description	Date
01	**Precise Plan Submittal**	04/20/2022
02	Precise Plan Revisions	09/28/2022

C2.0 0



LEGEND

BOUNDARY LINE	
LOT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	TC XXX.XX / FL XXX.XX
ELEVATION (EXISTING)	(TC XXX.XX±) / (FL XXX.XX±)
FINISHED FLOOR ELEVATION	FF XX.XX
SPOT ELEVATION (PROPOSED)	×100.00
SPOT ELEVATION (EXISTING)	×(100.00±)
GRADE BREAK	
SLOPE TO GRADE (HARDSCAPE)	X.X%

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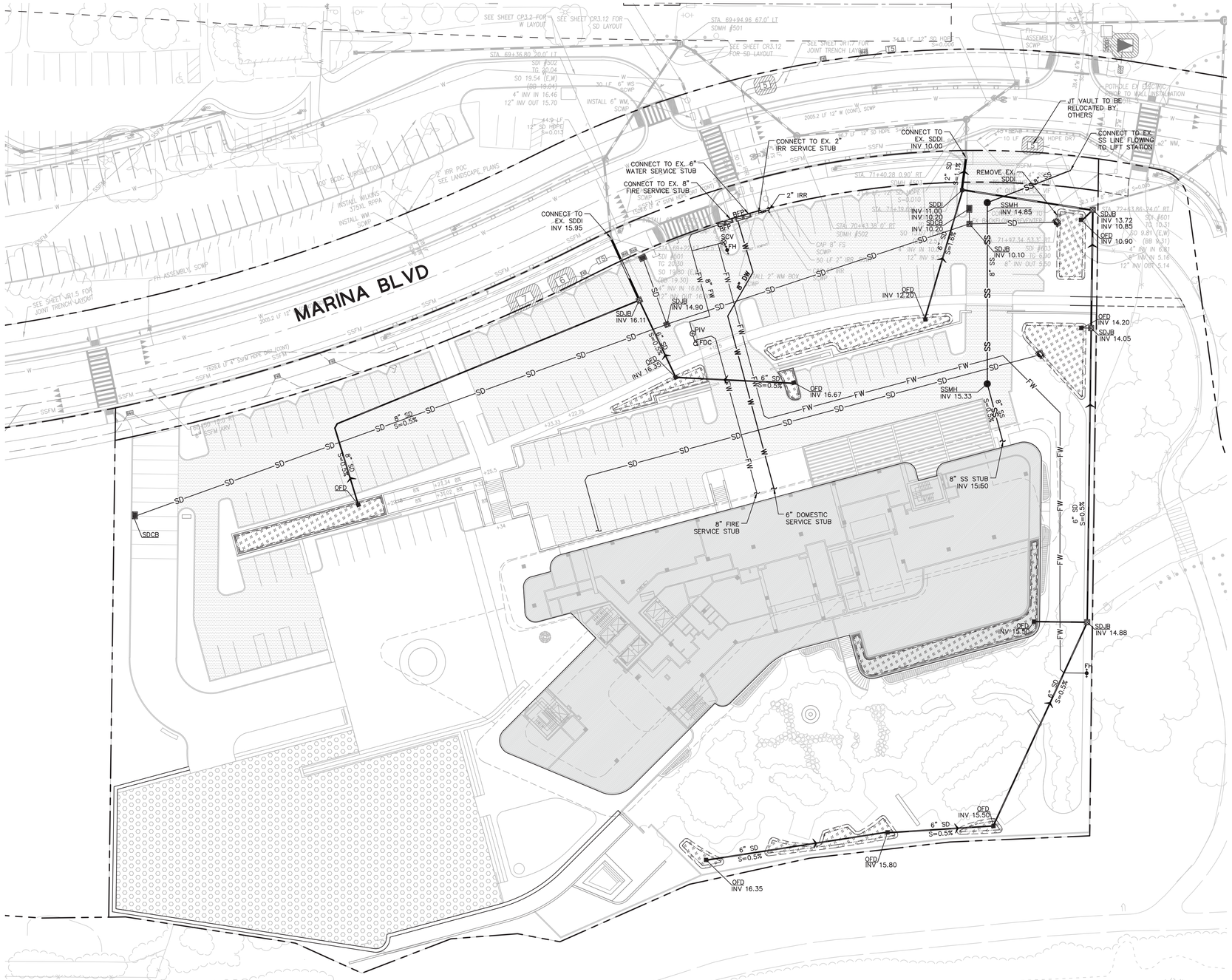
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Civil Package — Project No. **21950**

CONCEPTUAL GRADING AND DRAINAGE PLAN

No.	Description	Date
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C3.0 0



LEGEND

BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION	RIM XXX.XX INV XXX.XX
COMMUNICATION LINE	COMM
DOMESTIC WATER LINE	W
ELECTRIC LINE	E
FIRE WATER LINE	FW
GAS LINE	G
JOINT TRENCH LINE	JT
SANITARY SEWER LINE	SS
STORM DRAIN (DIRECTION)	SD
STORM DRAIN (PERFORATED)	SD
STORM DRAIN (TREATED)	
STORM DRAIN (UNTREATED)	SD
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER BOX	SDBB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN JUNCTION BOX	SDJB
STORM DRAIN MANHOLE	SDMH
STORM DRAIN OVERFLOW DRAIN	OFD
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SSMH
BACKFLOW PREVENTER	BFV
FIRE HYDRANT	FH
WATER METER	WM
POST INDICATOR VALVE/ SECTION CONTROL VALVE	PIV/SCV
FIRE DEPARTMENT CONNECTION	FDC

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Sheet Title

CONCEPTUAL UTILITY PLAN

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C4.0 0

STORMWATER CONTROL MEASURE SUMMARY

AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TOTAL IMPERVIOUS SURFACE (SF)	PROPOSED TREATMENT CONTROLS	TREATMENT AREA (4% RULE) REQUIRED (SF)	SURFACE AREA (SF)	PONDING DEPTH (FT)	STORMWATER CONTROL MEASURE
A-1	11,912	2,200	9712	BIORETENTION	388	390	0.5	T1
A-2	5,815	2,815	3000	BIORETENTION	120	120	0.5	T2
A-2.1	8,367	907	7460	BIORETENTION	298	300	0.5	T2
A-2.2	5,140	695	4445	BIORETENTION	178	179	0.5	T2
A-3	28,400	6,275	22125	BIORETENTION	885	885	0.5	T3
A-4	22,840	9,015	13825	BIORETENTION	553	555	0.5	T4
A-4.1	11,925	1,670	10255	BIORETENTION	410	410	0.5	T4
A-5	18,490	6,390	12100	BIORETENTION	484	485	0.5	T5
A-5.1	17,453	1,053	16400	BIORETENTION	656	656	0.5	T5
A-6	4,707	957	3750	BIORETENTION	150	150	0.5	T6
A-7	27,250	0	27250	BIORETENTION	1090	1090	0.5	T7
A-8	7,626	2,751	4875	BIORETENTION	195	195	0.5	T8
A-9	16,695	3,945	12750	BIORETENTION	510	510	0.5	T9
A-10	7,630	3,630	4000	BIORETENTION	160	160	0.5	T10
R-1	10,492	2,937	7,555	DEDICATION (EXISTING OFFSITE TREATMENT)	-	-	-	-
TOTAL	204,742	45,240	159,502					



LEGEND

- BOUNDARY LINE
- LOT LINE
- DRAINAGE MANAGEMENT AREA (A-1)
- BIORETENTION AREA
- BUILDING ROOF AREA
- STORM DRAIN (PERFORATED)
- STORM DRAIN (TREATED)
- STORM DRAIN (UNTREATED) (SD)
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE

NOTES:

1. REQUIRED TREATMENT AREA IS CALCULATED AS 4% OF THE IMPERVIOUS DRAINAGE AREA.

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STORMWATER CONTROL PLAN

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C 5.0 0

OYSTER POINT PRECISE PLAN SUBMITTAL

LANDSCAPE DRAWINGS

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L3.01	ENTRY DRIVE, ARRIVAL COURTYARD & VALET PARKING
L3.02	PRE-FUNCTION & SPA TERRACES
L3.03	BAY GARDEN, FITNESS / GAME LAWN, FIRE PIT & BAR TERRACE
L3.04	MULTIPURPOSE EVENT COURT & RESTAURANT TERRACE
L4.01	SECTIONS A & B
L4.02	SECTIONS C & D
L5.00	HARDSCAPE PLAN
L6.00	WALL, FENCE & GATE PLAN
L7.00	TREE PLAN & SCHEDULE
L7.01	TREE PLANTING PALETTE
L8.00	SHRUB PLAN
L8.01	SHRUB SCHEDULE
L8.02	SHRUB PLANTING PALETTE
L9.00	IRRIGATION PLAN & CALCULATIONS
L10.00	LANDSCAPE CHARACTER

ARCHITECTS

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A California Corporation

Owners

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Long Beach, CA 90802

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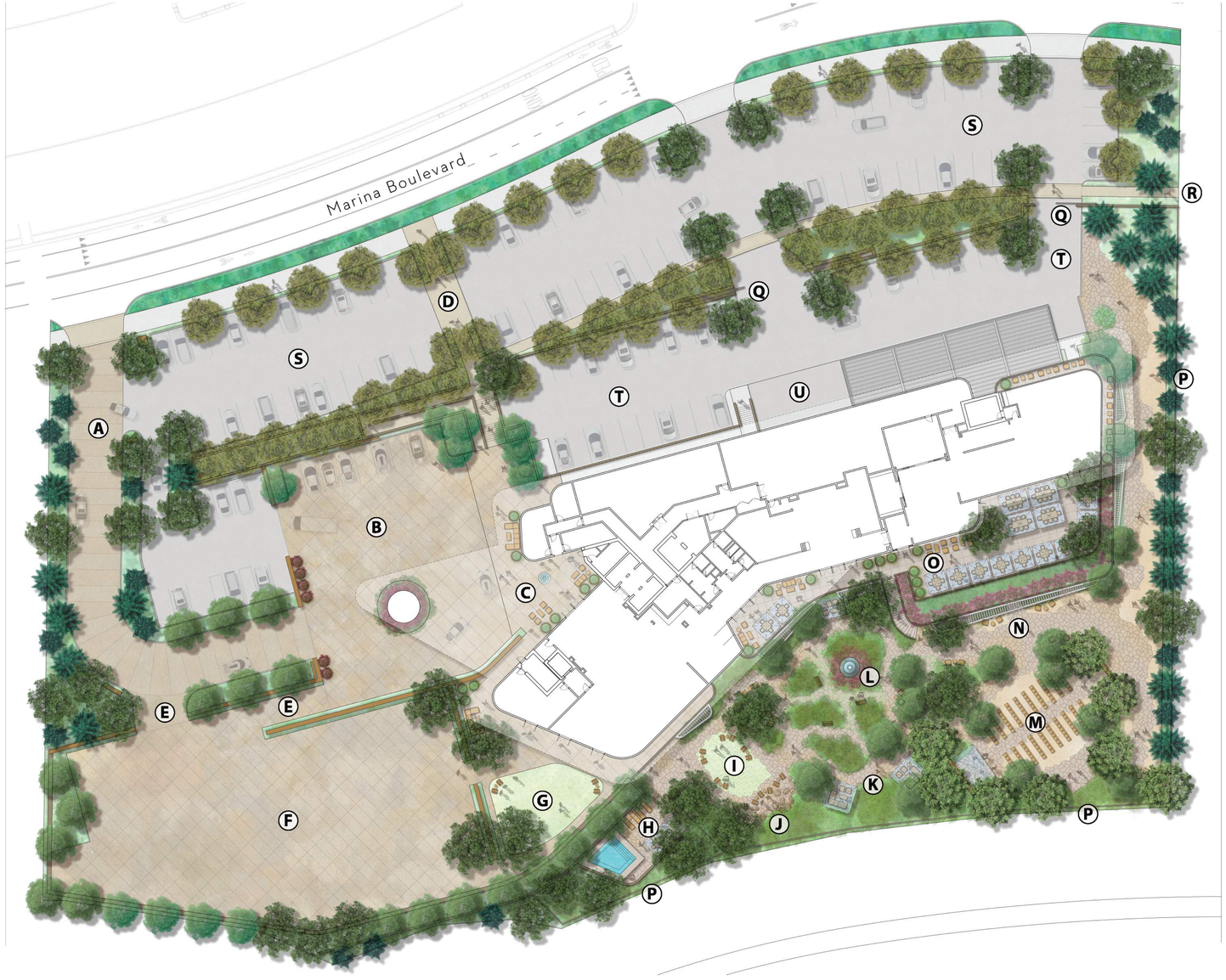
Sheet Title

COVER SHEET - LANDSCAPE DRAWINGS

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

L0.00



Legend

- (A) Hotel Entry Drive
- (B) Porte Cochere Arrival Court
- (C) Hotel Lobby Guest Arrival Lounge
- (D) Pedestrian Link to Marina Boulevard
- (E) Valet Parking Entry / Exit
- (F) Valet Parking / Event Tent Terrace
- (G) Pre-Function Terrace
- (H) Spa Terrace
- (I) Fitness / Game Lawn
- (J) Fire Pit
- (K) Garden Break Out Lounge Areas
- (L) Central Garden Art Piece Opportunity
- (M) Multipurpose Event Court
- (N) Direct Connection from Ballroom to Event Court
- (O) Restaurant and Bar Terrace with Large Balcony Planter
- (P) Security Fence
- (Q) Security Gate for Fire Access & Back of House
- (R) Public Trail Connection to Hotel Lobby
- (S) Guest Parking
- (T) Employee Parking
- (U) Service & MEP Area

Oyster Point Hotel Experience

Oyster Point Hotel will be 'that' special place on the bay. The amazing views and lush landscape experience will keep you coming back again and again. As you arrive at the property you will encounter an inviting entry drive beginning a sense of arrival to an amazing guest experience. Once you have navigated through the drive, you approach the sophisticated and welcoming "Arrival Court". This will be an extension of the architecture into an outdoor room. There you will be greeted by the welcoming committee staff. Once you have checked in and dropped off your bags you begin the journey of experiencing the site amenities. You enter the "Bay Garden", enmeshing you into a living painting of color and texture. The landforms add to the excitement of the garden creating spaces, views, and protection from the challenging weather of Oyster Point. As you wander through the garden you come across the spa terrace where you can imagine soaking in warm waters while enjoying your own private garden. You are excited to wake up early, experience your morning cup of coffee while overlooking the beautiful bay views.

Design Principles

- Develop a design that works with the sites wind and weather conditions, such as understanding what plant material will thrive and provide wind protection.
- Develop a design strategy for the challenging soils conditions.
- Provide an approach that takes advantage of solar aspects to increase guest comfort in exterior program.
- Respect the proposed program and functions with meaningful landscape design.
- Create landforms as an artistic expression with mounding, color, and textures. Potential to work with local artists to develop expression.
- Understand guest profiles during the week, weekends, and holidays.

1"=30'-0" 0 15 30 60 FT

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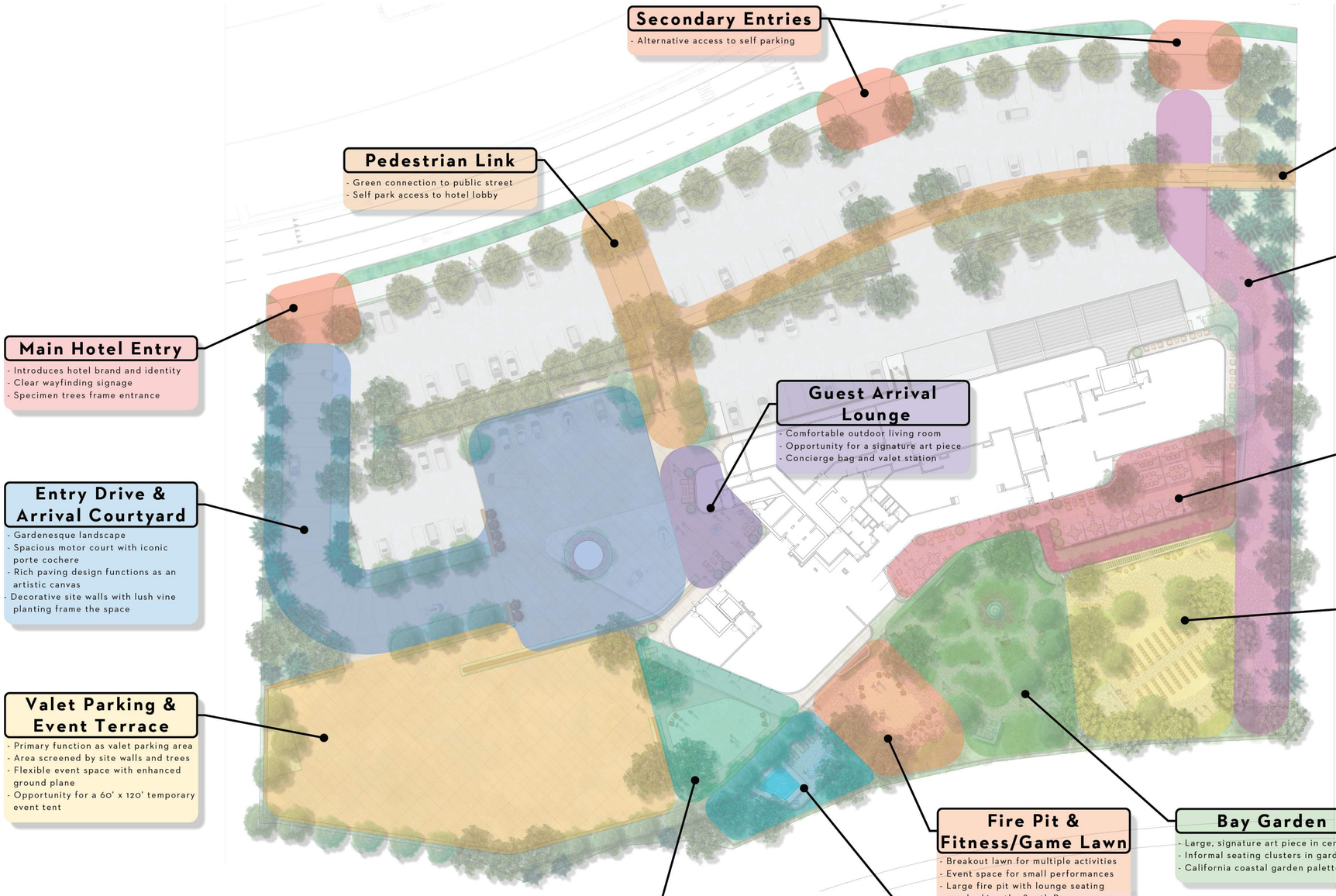
Sheet Title

OVERALL SITE PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L1.00



Secondary Entries
- Alternative access to self parking

Pedestrian Link
- Green connection to public street
- Self park access to hotel lobby

Trail Connection
- Connection to adjacent Bay Trail

Main Hotel Entry
- Introduces hotel brand and identity
- Clear wayfinding signage
- Specimen trees frame entrance

Fire & Service Lane
- Shared security gate with back of house parking area
- Decomposed granite and flag stone paving helps break up the appearance of the 20' wide fire access lane
- Windbreak and privacy screening along the perimeter edge

Guest Arrival Lounge
- Comfortable outdoor living room
- Opportunity for a signature art piece
- Concierge bag and valet station

Entry Drive & Arrival Courtyard
- Gardenesque landscape
- Spacious motor court with iconic porte cochere
- Rich paving design functions as an artistic canvas
- Decorative site walls with lush vine planting frame the space

Restaurant & Bar Terrace
- Outdoor restaurant dining area
- Balcony edge planter and large accent pots create green atmosphere
- Informal lounge area for bar seating

Multi-Purpose Event Court
- Screened passive reflection areas
- Ballroom breakout space with direct access to pre-function room
- Flexible event space for wedding reception parties, bay side garden dining and small concerts
- Two framed stage backdrops of either the South Bay or a garden landscape
- Opportunity for a 40' x 60' temporary event tent
- 4,000 SF of event space that can be set up for 200 chairs

Valet Parking & Event Terrace
- Primary function as valet parking area
- Area screened by site walls and trees
- Flexible event space with enhanced ground plane
- Opportunity for a 60' x 120' temporary event tent

Fire Pit & Fitness/Game Lawn
- Breakout lawn for multiple activities
- Event space for small performances
- Large fire pit with lounge seating overlooking the South Bay

Bay Garden
- Large, signature art piece in center
- Informal seating clusters in garden
- California coastal garden palette

Lobby Terrace
- Extension of pre-function lobby area
- Small venue for social occasions
- Flexible event lawn space
- Accent trees frame the terrace views
- 30' x 40' temporary event tent

Spa Terrace
- Spacious above ground spa orientated with views toward the South Bay
- Lounge space for rest and relaxation

1"=30'-0" 0 15 30 60 FT

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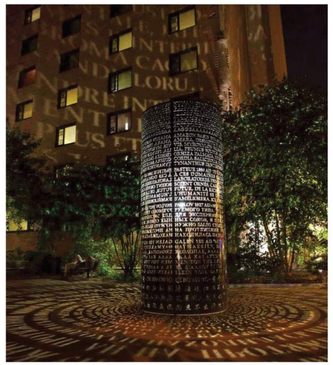
PROGRAM ZONES

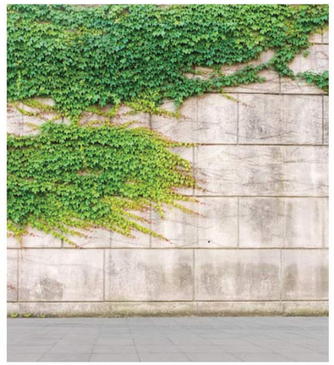
Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

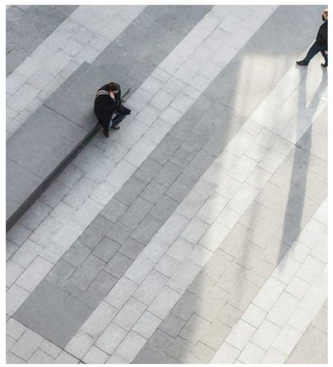


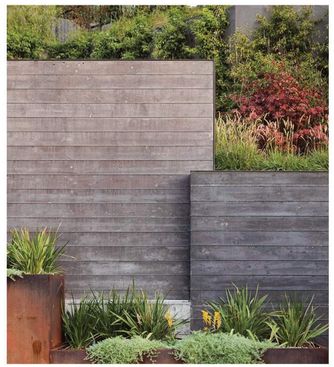
























Entry Drive, Arrival Courtyard & Valet Parking

- (A) Entry Monument & Wayfinding Opportunities
- (B) Hotel Entry Drive
- (C) Porte Cochere Arrival Court
- (D) Hotel Lobby Guest Arrival Lounge
- (E) Valet Parking Entry / Exit
- (F) Valet Parking / Event Tent Terrace
- (G) Decorative Site Walls with Vine Planting
- (H) Pedestrian Link to Marina Boulevard
- (I) Stairs & ADA Ramp to Hotel Lobby
- (J) Raised Bioretention Planter

1"=20'-0" 0 10 20 40 FT

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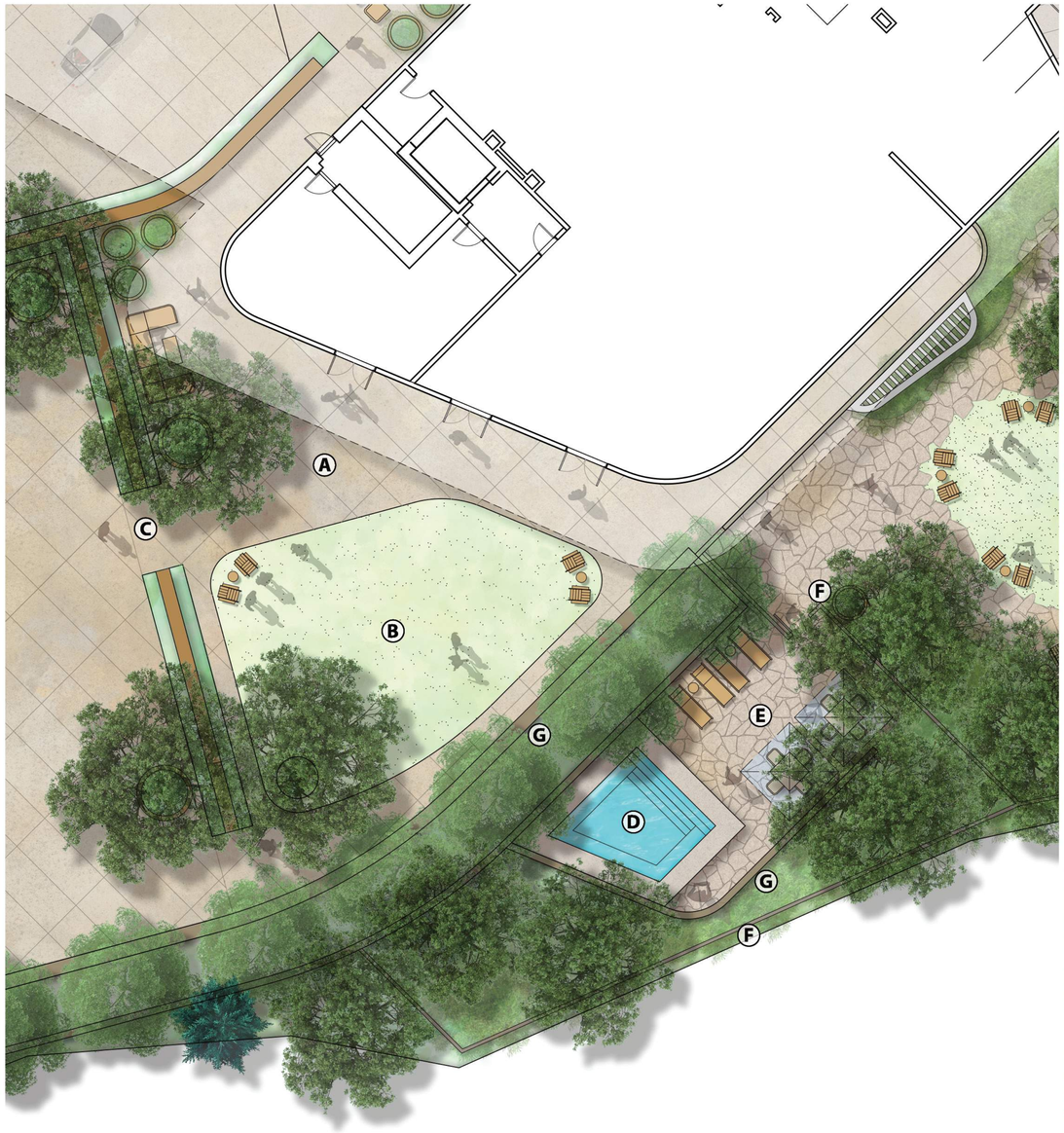
Sheet Title

ENTRY DRIVE, ARRIVAL COURTYARD & VALET PARKING

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L3.01





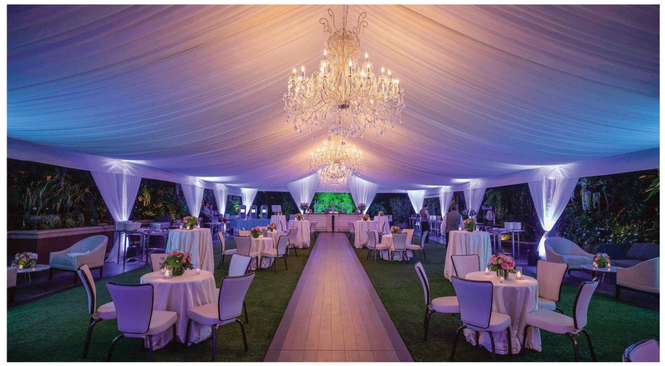


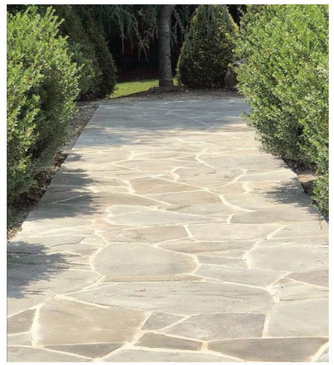




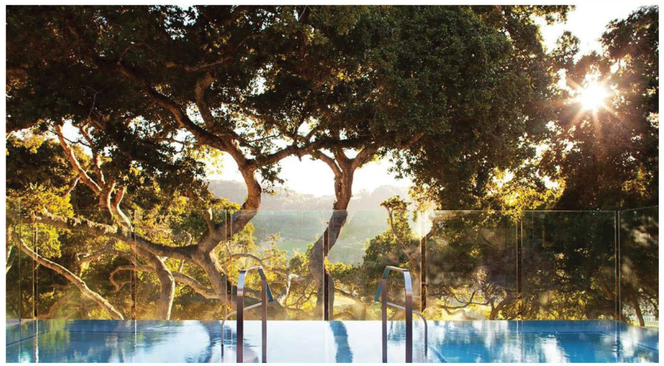












Pre-Function & Spa Terraces

- (A) Pre-Function Terrace
- (B) Multifunction Event Lawn
- (C) Portal to Valet Parking / Event Tent Terrace
- (D) Above Ground Spa
- (E) Chaise Lounge Chairs & Dining Tables
- (F) Glass Enclosure Fence & Gate
- (G) Retaining Walls with Garden Terrace Planting

1"=10'-0" 0 5 10 20 FT

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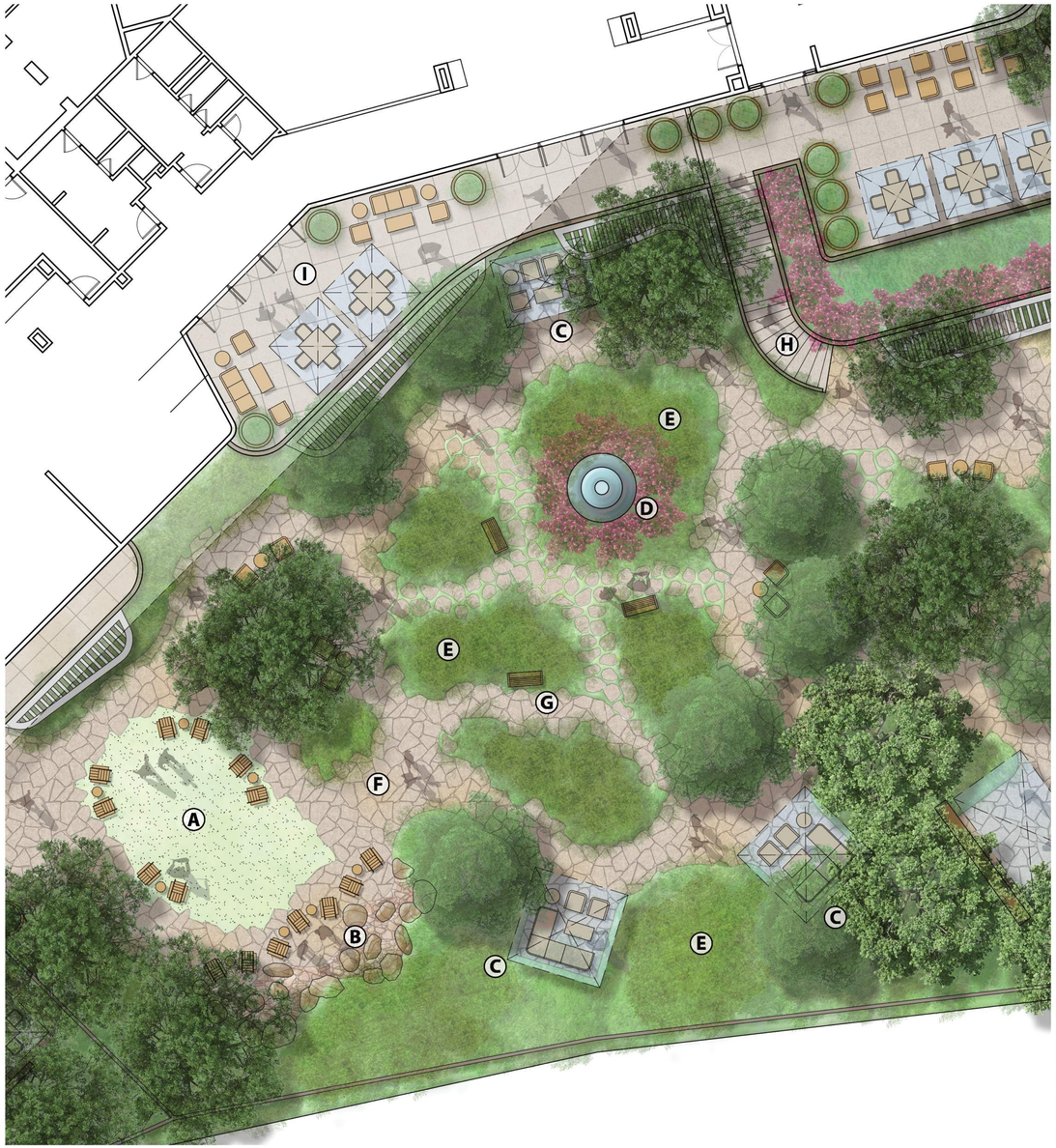
Sheet Title

PRE-FUNCTION & SPA TERRACES

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L3.02











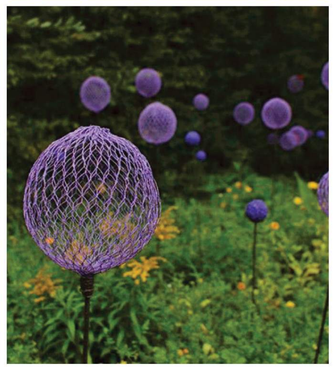












Bay Garden, Fitness / Game Lawn, Fire Pit & Bar Terrace

- (A) Fitness / Game Lawn
- (B) Fire Pit with Soft Seating
- (C) Garden Break Out Seating Area
- (D) Central Garden Art Opportunity
- (E) Coastal Garden Plant Palette
- (F) Informal Flagstone Paving
- (G) Intimate Bench Seating
- (H) Staircase to Restaurant & Bar Terrace
- (I) Bar Lounge Seating with Bay View
- (J) Stairs to Restaurant & Bar

1"=10'-0" 0 5 10 20 FT

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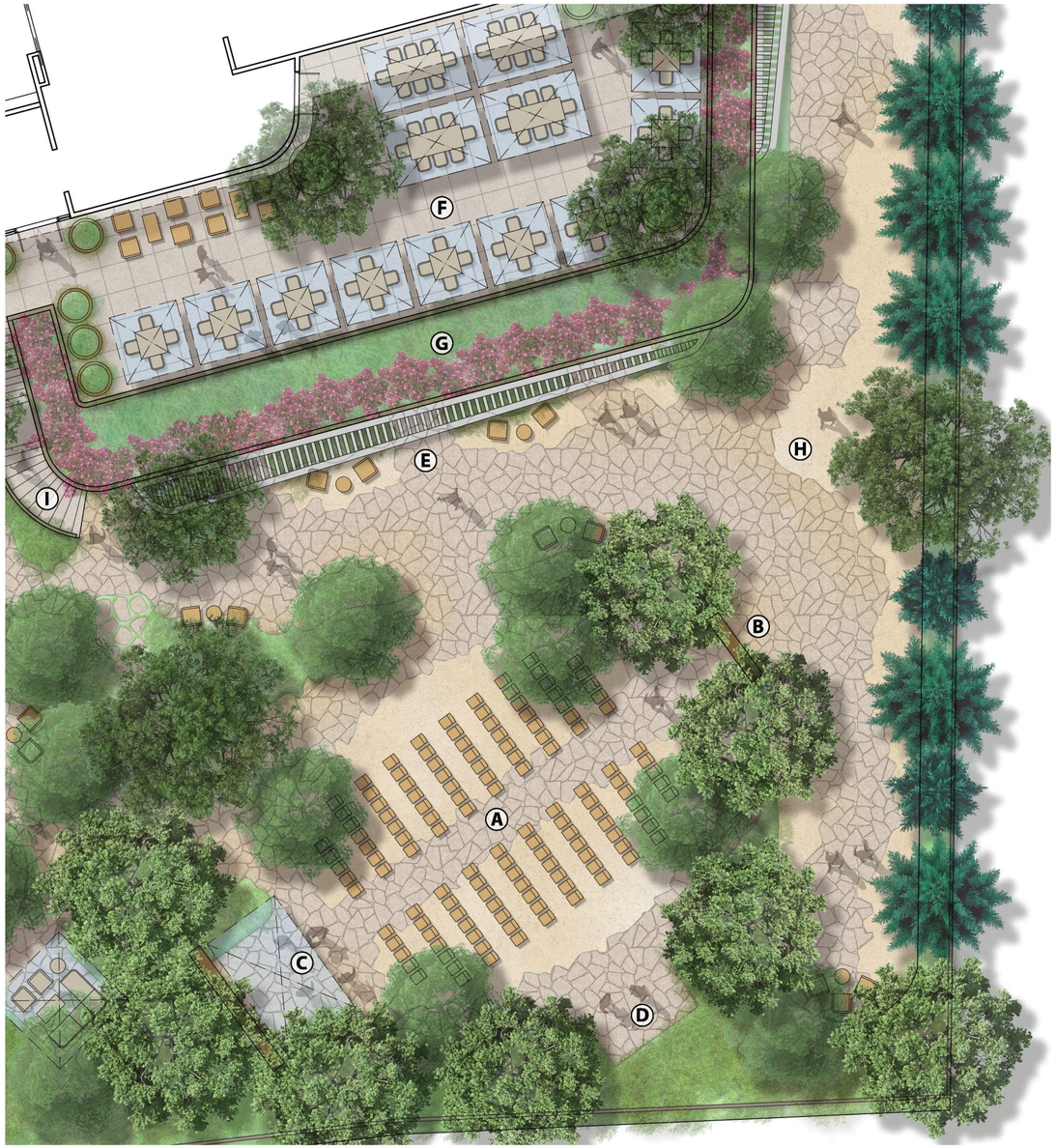
Sheet Title

BAY GARDEN, FITNESS / GAME LAWN, FIRE PIT & BAR TERRACE

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L3.03





Multipurpose Event Court & Restaurant Terrace

- (A) Multipurpose Event Court (4,000 SF)
- (B) Ceremonial Entry Gate
- (C) Framed Event Stage with Specimen Trees
- (D) Breakout Space Oriented Toward South Bay
- (E) Direct Connection to Ballroom
- (F) Restaurant Terrace
- (G) Balcony Planter with Cascading Shrubs
- (H) Fire Access & Service Lane Hammerhead
- (I) Stairs to Restaurant & Bar

1"=10'-0" 0 5 10 20 FT

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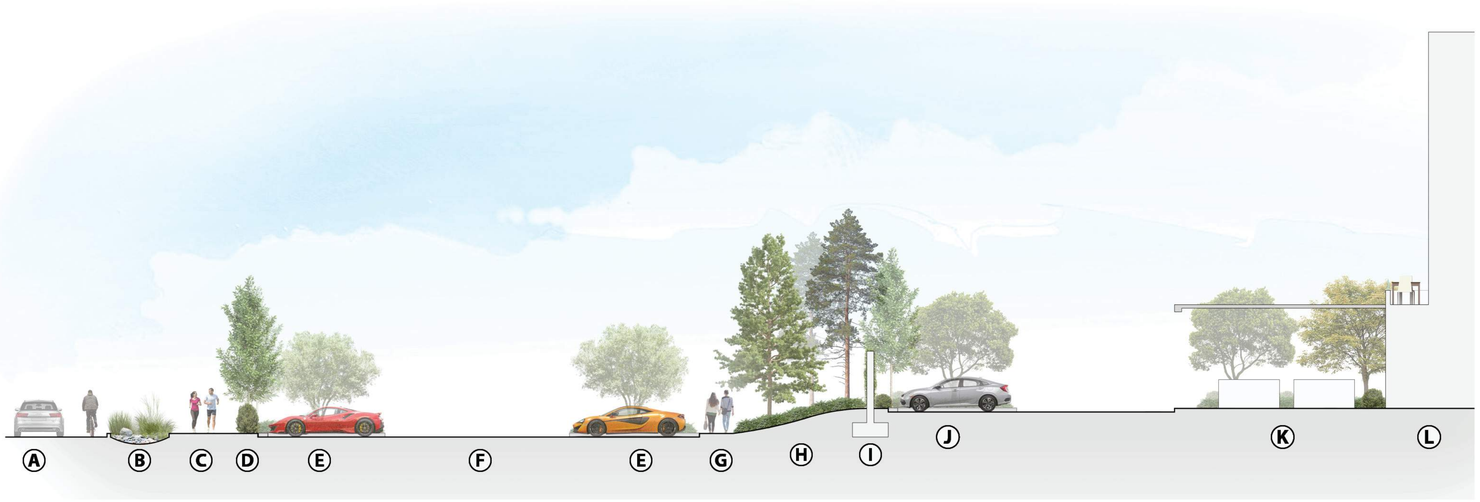
Sheet Title

MULTIPURPOSE EVENT COURT & RESTAURANT TERRACE

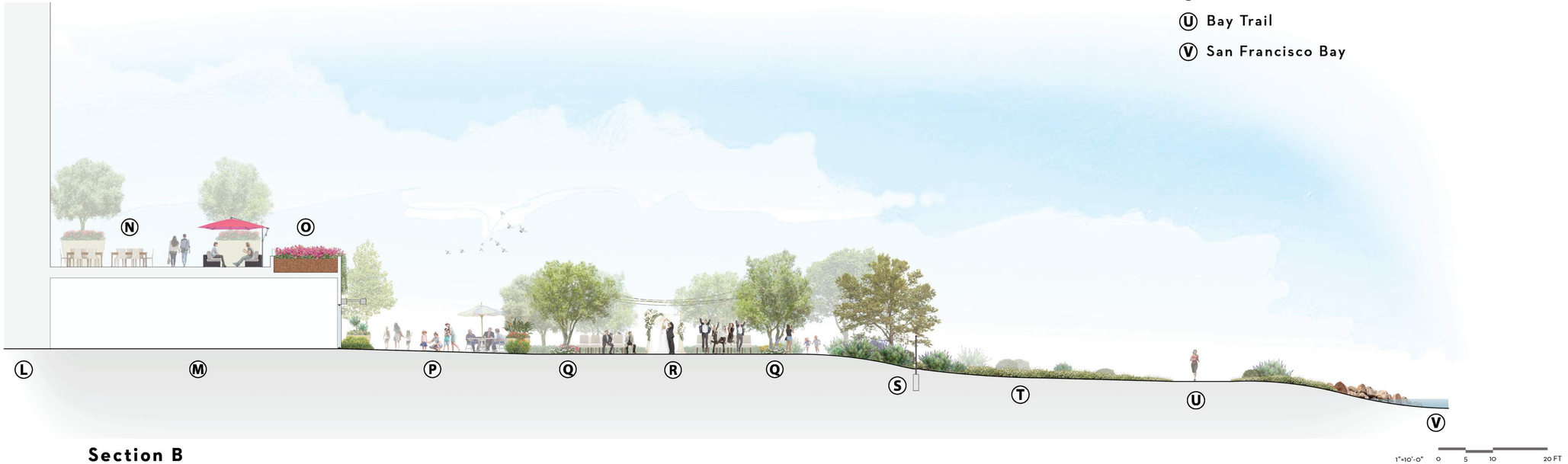
Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L3.04



Section A



Section B

1"=10'-0" 0 5 10 20 FT

Legend

- (A) Marina Boulevard
- (B) Bioswale
- (C) Public Sidewalk
- (D) 2' Wide Planting Buffer with Tree Wells
- (E) Guest Parking
- (F) 26' Wide Drive Aisle
- (G) Public Trail Connection to Hotel Lobby
- (H) Tree Screen
- (I) Screen Wall
- (J) Employee Parking
- (K) Transformer Equipment
- (L) Oyster Point Hotel
- (M) Ballroom
- (N) Restaurant Terrace
- (O) Balcony Planter On Structure
- (P) 20' Wide Fire Access & Service Lane
- (Q) Garden Specimen Trees
- (R) Multipurpose Event Court
- (S) Security Fence
- (T) BCDC 100' Shoreline Band
- (U) Bay Trail
- (V) San Francisco Bay

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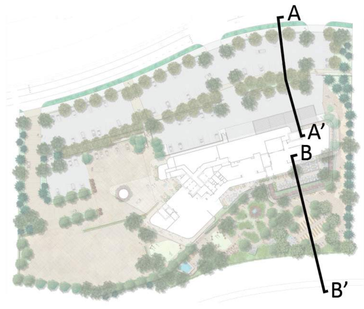
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Key Map

Sheet Title

SECTIONS A & B

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022



Section C



Section D

Legend

- (A) Oyster Point Hotel
- (B) Bar Terrace
- (C) Informal Garden Path
- (D) California Coastal Garden Palette
- (E) Art Sculpture Opportunity
- (F) Intimate Bench Seating
- (G) Large Specimen Trees
- (H) Garden Break Out Seating Area
- (I) Security Fence
- (J) BCDC 100' Shoreline Band
- (K) Guest Parking
- (L) Bioswale Retention Basin
- (M) Porte Cochere Valet Parking
- (N) Pedestrian Link from Marina Boulevard
- (O) Architectural Column with Green Facade
- (P) Porte Cochere Cover
- (Q) Decorative Site Wall with Vine Planting
- (R) Valet Tandem Parking
- (S) Portal to Pre-Function Lobby
- (T) 60'x120' Event Tent Opportunity
- (U) Retaining Wall
- (V) Cascading Terrace Planting

1"=10'-0" 0 5 10 20 FT

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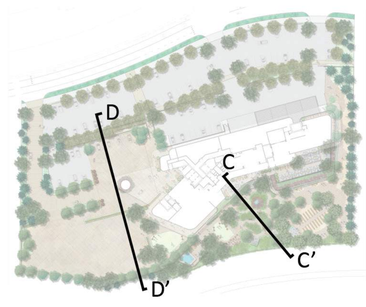
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Key Map

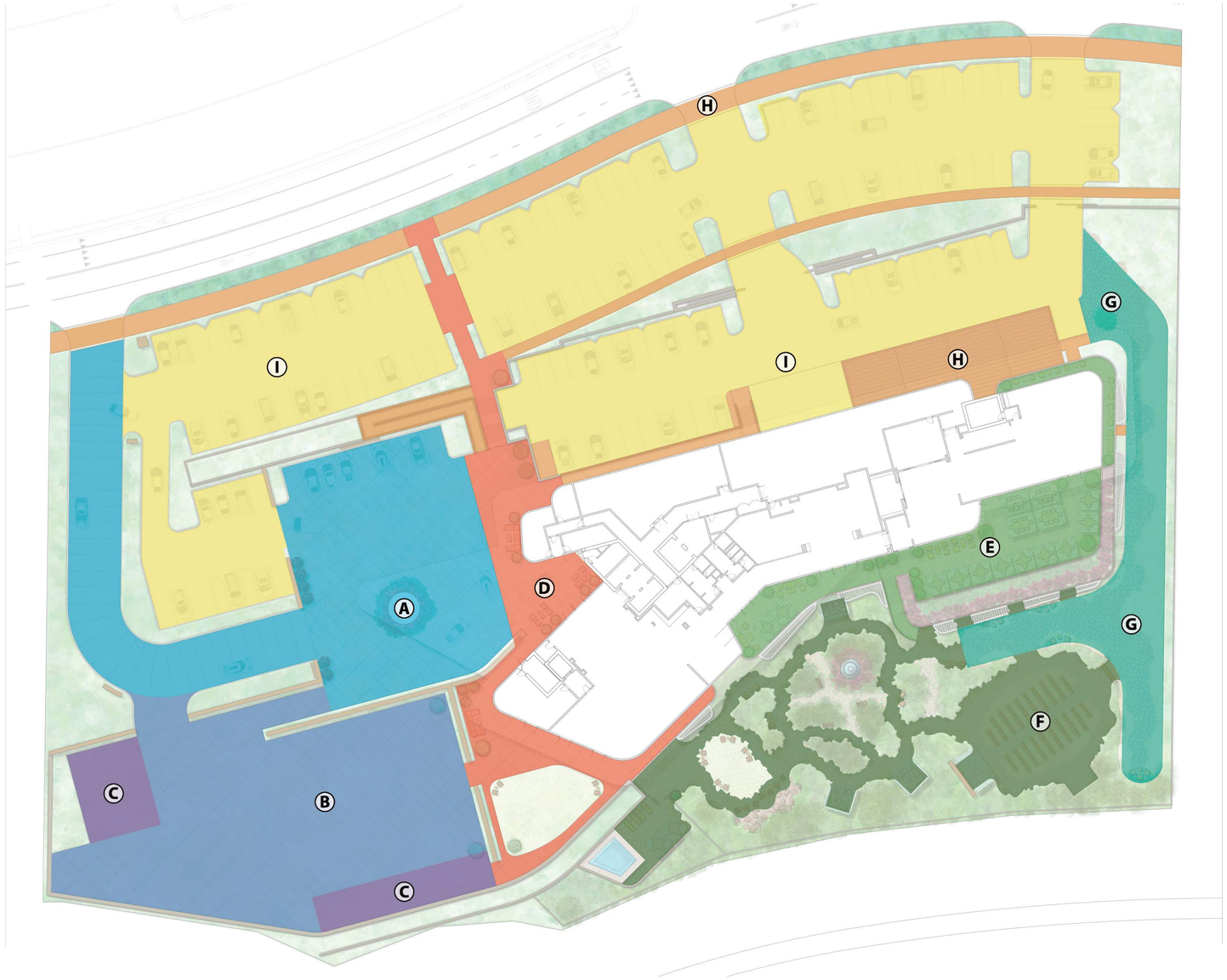
Sheet Title

SECTIONS C & D

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L4.02



Hardscape Legend

A **Entry & Porte Cochere - 18,000 SF**
- Enhanced Concrete Pavers
- Enhanced Concrete

B **Valet Drive Aisles & Event Terrace - 16,400 SF**
- Enhanced Concrete Pavers
- Enhanced Concrete

C **Valet Parking Stalls - 3,250 SF**
- Permeable Concrete Pavers
- Grasscrete Concrete

D **Entry & Pre-Function - 7,650 SF**
- Enhanced Concrete Pavers
- Enhanced Concrete

E **Restaurant & Bar Terrace - 5,650 SF**
- Podium Pavers
- Enhanced Concrete Paving on Structure

F **Bay Garden - 9,850 SF**
- Flagstone (vehicular grade)
- Decomposed Granite (vehicular grade)
- Enhanced Concrete Pavers
- Enhanced Concrete

G **Fire & Service Lane (Vehicular Paving) - 7,750 SF**
- Flagstone
- Decomposed Granite
- Enhanced Concrete Pavers
- Enhanced Concrete

H **Standard Pedestrian Paving - 12,250 SF**
- Standard Concrete Paving
- Standard Concrete Pavers

I **Standard Vehicular Paving - 48,850 SF**
- Asphalt



Enhanced Concrete Pavers



Standard Concrete Pavers



Permeable Concrete Pavers



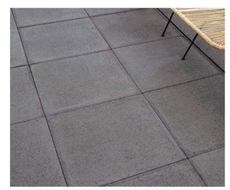
Grasscrete Concrete



Enhanced Concrete



Standard Concrete



Podium Pavers



Decomposed Granite



Flagstone

1"=30'-0" 0 15 30 60 FT

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Sheet Title

HARDSCAPE PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L5.00



Wall, Fence & Gate Legend

Site Wall - 410 LF
- Gabion Wall
- Enhanced Concrete Wall
- Enhanced Block Wall
- Stucco Wall
- Stone Veneer Wall
- P.I.P. Concrete Wall

Retaining Wall - 800 LF
- Gabion Wall
- Block Wall
- P.I.P. Concrete Wall

Secondary Wall - 715 LF
- Gabion Wall
- Block Wall
- P.I.P Concrete Wall

Vehicular & Fire Access Gate
- Normally Closed Sliding Gates For Screening
- Access to Service Yard and Employee Parking

Perimeter Fence - 175 LF
- Metal Picket Fence
- Pedestrian Service Yard and Employee Parking Gate

Garden Fence - 550 LF
- Glass Fence
- Metal Picket Fence
- Spa Enclosure Gate



Enhanced Concrete Wall



Enhanced Block Wall



Stucco Wall



Stone Veneer Wall



P.I.P. Concrete Wall



Gabion Wall



Glass Fence



Metal Picket Fence

1"=30'-0" 0 15 30 60 FT

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Sheet Title

WALL, FENCE & GATE PLAN

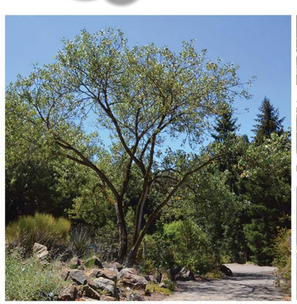
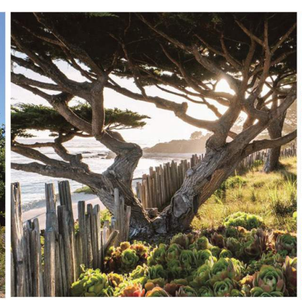
Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022



Tree Legend & Schedule

Category	Scientific Name Common Name	Water Use**	Size
Specimen **49 Trees**	**Agonis flexuosa* Peppermint Tree	Low	36”-72” Box
	**Lagunaria patersonia* Primrose Tree	Low	36”-72” Box
	Magnolia grandiflora Southern Magnolia	Mod.	36”-72” Box
	Ulmus parvifolia Chinese Elm	Low	36”-72” Box
Accent **51 Trees**	*Arbutus ‘Marina’* Marina Strawberry Tree	Low	24”-48” Box
	**Melaleuca nesophila* Pink Melaleuca	Low	24”-48” Box
	**Platanus x hispanica* London Plane Tree	Mod.	24”-48” Box
	**Populus fremontii* Fremont Cottonwood	Mod.	24”-48” Box
Screen **39 Trees**	*Arbutus ‘Marina’* Marina Strawberry Tree	Low	24”-60” Box
	**Cupressus macrocarpa* Monterey Cypress	Mod.	24”-60” Box
	**Pinus canariensis* Canary Island Pine	Low	24”-60” Box
	Pinus eldarica Eldarica Pine	Low	24”-60” Box
	Pinus halepensis Aleppo Pine	Low	24”-60” Box
Parking **47 Trees**	*Lophostemon confertus* Brisbane Box	Mod.	24”-48” Box
	Tristaniopsis laurina Water Gum	Mod.	24”-48” Box



*Note: plants selected from the Oyster Point Specific Plan Master Plant List
**Note: Trees within the same category will be irrigated in separate hydrzones based off water use requirements.

1”=30’-0” 0 15 30 60 FT

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Sheet Title

TREE PLAN & SCHEDULE

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L7.00



Agonis flexuosa **Peppermint Tree**



Arbutus 'Marina'
Marina Strawberry Tree



Cupressus macrocarpa
Monterey Cypress



Lagunaria patersonia
Primrose Tree



Lophostemon confertus
Brisbane Box



Magnolia grandiflora
Southern Magnolia



Melaleuca nesophila
Pink Melaleuca



Pinus canariensis
Canary Island Pine



Pinus eldarica
Eldarica Pine



Pinus halepensis
Aleppo Pine



Platanus x hispanica
London Plane Tree



Populus fremontii
Fremont Cottonwood



Tristaniopsis laurina
Water Gum



Ulmus parvifolia
Chinese Elm

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TREE PLANTING PALETTE

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L7.01



Shrub Legend

Entry & Porte Cochere - 8,350 SF
- Gardenesque Landscape
- Vines on Site Walls
- Seasonal & Year-round Interest
- Shade Resistant Understory Shrubs

Ornamental Garden - 12,750 SF
- Flowering Shrubs and Annuals
- Succulents & Drought Tolerant Plants
- California Natives
- Variety of Groundcovers
- Unique Accents Plants

Perimeter - 6,050 SF
- Privacy Shrubs
- Windbreak
- Evergreen
- Quick Growing

Parking Lot - 7,600 SF
- Screening Shrubs
- Low Maintenance
- Dense, Full Green Foliage

Bioswale - 6,950 SF
- Refer to Civil Plans for Bioswale Locations
- Grasses, Sedges & Rushes
- Resistant to Inundation

Turf Lawn - 2,400 SF
- Fescue Grass







1"=30'-0" 0 15 30 60 FT

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Sheet Title

SHRUB PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L8.00

Shrub Schedule

Entry & Porte Cochere - 8,350 SF (mod.-low)***

Ornamental Garden - 12,750 SF (mod.-low)***

Perimeter - 6,050 SF (low)***

Parking Lot - 7,600 SF (low)***

****Bioswale - 6,950 SF (mod.-low)*****

Shrub Zone	Scientific Name	Common Name	Water Use	Size
	**Agave attenuata*	Foxtail Agave	Low	1-15 Gal.
	**Aloe arborescens*	Torch Aloe	Low	1-15 Gal.
	Armeria maritima	Sea Thrift	Moderate	1-15 Gal.
	**Bougainvillea spp.*	Bougainvillea	Low	1-15 Gal.
	**Callistemon viminalis 'Little John'*	Little John Bottle Brush	Moderate	1-15 Gal.
	**Camellia sasanqua*	Sasanqua Camellia	Low	1-15 Gal.
	**Carex divulsa*	European Grey Sedge	Low	1-5 Gal.
	Dietes spp.	Dietes	Low	1-5 Gal.
	Echium candicans	Pride of Madeira	Low	1-15 Gal.
	Erigeron glaucus	Seaside Daisy	Low	1-5 Gal.
	Festuca rubra	Red Fescue	Low	1-5 Gal.
	**Ficus pumila*	Creeping Fig	Moderate	1-5 Gal.
	**Hardenbergia violacea*	Lilac Vine	Moderate	1-5 Gal.
	**Hedera helix*	Common Ivy	Moderate	1-5 Gal.
	**Heteromeles arbutifolia*	Toyon	Low	1-15 Gal.
	**Heuchera spp.*	Coral Bells	Moderate	1-5 Gal.
	**Hemerocallis hybrid*	Daylily Hybrid	Moderate	1-15 Gal.
	**Iris PCH*	Pacific Coast Hybrid Iris	Low	1-5 Gal.
	**Juncus patens*	Common Rush	Low	1-5 Gal.
	**Juniperus sabina 'buffalo'*	Buffalo Juniper	Low	1-15 Gal.
	**Kniphofia spp.*	Red Hot Poker	Low	1-5 Gal.
	Lantana spp.	Lantana	Low	1-5 Gal.
	**Lavandula spp.*	Lavender	Low	1-5 Gal.
	**Leptospermum scoparium*	New Zealand Tea Tree	Moderate	1-15 Gal.
	**Ligustrum japonicum 'Texanum'*	Waxleaf Privet	Moderate	1-15 Gal.
	**Limonium perezii*	Sea Lavender	Low	1-15 Gal.
	**Lonicera hildebrandiana*	Giant Burmese Honeysuckle	Moderate	1-15 Gal.
	**Myoporum parvifolium*	Creeping Myoporum	Low	1-15 Gal.
	**Myrtus spp.*	Myrtle	Low	1-15 Gal.
	**Parthenocissus tricuspidata*	Boston Ivy	Low	1-15 Gal.
	**Pittosporum spp.*	Pittosporum	Low	1-15 Gal.
	**Polystichum munitum*	Western Sword Fern	Moderate	1-15 Gal.
	**Prunus laurocerasus 'Otto Luyken'*	Otto Luyken English Laurel	Moderate	1-15 Gal.
	**Rhaphiolepis spp.*	Indian hawthorn	Low	1-15 Gal.
	**Rosa rugosa 'Alba'*	White Rugosa Rose	Low	1-15 Gal.
	**Rosmarinus officinalis 'Tuscan Blue'*	Tuscan Blue Rosemary	Low	1-15 Gal.
	**Salvia spp.*	Sage	Low	1-15 Gal.
	**Sedum spp.*	Stonecrop	Low	1-5 Gal.
	Thymus serpyllum	Creeping Thyme	Low	1-5 Gal.
	**Trachelospermum jasminoides*	Star Jasmine	Moderate	1-15 Gal.
	**Yucca filamentosa*	Adam's Needle	Low	1-15 Gal.

*Note: plants selected from the Oyster Point Specific Plan Master Plant List

**Note: Bioswale Zone plants are selected from the San Francisco Storm Water Management Requirements and Design Guidelines Vegetation Palette

***Note: Shrub species within the same shrub zone will be irrigated in separate hydrzones based off water use requirements.

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SHRUB SCHEDULE

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022



Agave attenuata
Foxtail Agave



Armeria maritima
Sea Thrift



Aloe arborescens
Torch Aloe



Bougainvillea spp.
Bougainvillea



Callistemon viminalis 'Little John'
Little John Bottle Brush



Camellia sasanqua
Sasanqua Camellia



Carex divulsa
European Grey Sedge



Dietes spp.
Dietes



Echium candicans
Pride of Madeira



Erigeron glaucus
Seaside Daisy



Festuca rubra
Red Fescue



Ficus pumila
Creeping Fig



Hardenbergia violacea
Lilac Vine



Hedera helix
Common Ivy



Heteromeles arbutifolia
Toyon



Hemerocallis hybrid
Daylily Hybrid



Heuchera spp.
Coral Bells



Iris PCH
Pacific Coast Hybrid Iris



Juncus patens
Common Rush



Juniperus sabina 'Buffalo'
Buffalo Juniper



Kniphofia spp.
Red Hot Poker



Lantana spp.
Lantana



Lavandula spp.
Lavender



Leptospermum scoparium
New Zealand Tea Tree



Ligustrum japonicum 'Texanum'
Waxleaf Privet



Limonium perezii
Sea Lavender



Liriope spp.
Lilyturf



Lonicera hildebrandiana
Giant Burmese Honeysuckle



Myoporum parvifolium
Creeping Myoporum



Myrtus spp.
Myrtle



Parthenocissus tricuspidata
Boston Ivy



Pittosporum spp.
Pittosporum



Polystichum munitum
Western Sword Fern



Prunus laurocerasus 'Otto Luyken'
Otto Luyken English Laurel



Rhaphiolepis spp.
Indian hawthorn



Rosa rugosa 'Alba'
White Rugosa Rose



Rosmarinus officinalis 'Tuscan Blue'
Tuscan Blue Rosemary



Salvia spp.
Sage



Sedum spp.
Stonecrop



Thymus serpyllum
Creeping Thyme



Trachelospermum jasminoides
Star Jasmine



Yucca filamentosa
Adam's Needle

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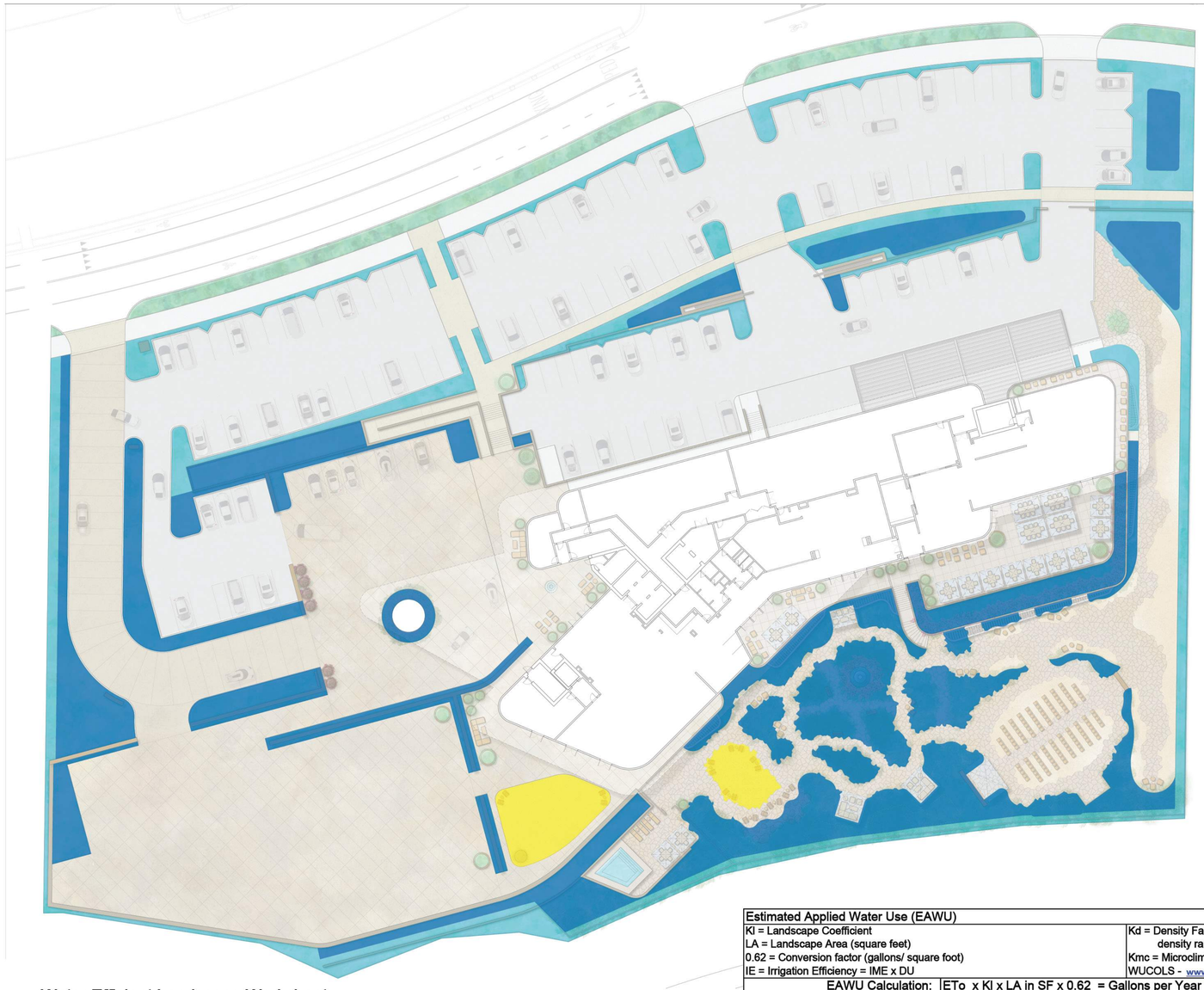
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Sheet Title

SHRUB PLANTING PALETTE

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022



Irrigation Legend

Low Water Use Shrubs - 13,650 SF
- Drip Irrigation

Moderate Water Use Shrubs* - 28,050 SF
- Drip Irrigation

Low Water Use Trees - 92 (1,472 SF)
- Tree Bubblers (2 Each)

Moderate Water Use Trees - 94 (1,488 SF)
- Tree Bubblers (2 Each)

Turf Lawn - 2,400 SF
- Overhead Spray & Drip Irrigation

*Note: Irrigation hydrozones will be separated by plant species water use requirements. Moderate water use requirements are used for the entire shrub area when present to calculate for the maximum water allocation needed.

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Water Efficient Landscape Worksheet

Oyster Point Hotel - South San Francisco, California

Point-of-Connections:	Existing Irrigation System 'A'						
Maximum Applied Water Allowance (MAWA)							
Total MAWA = (ETo x 0.55 x LA in SF x 0.62 + (ETo x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA							
Where:							
MAWA = Maximum Applied Water Allowance (gallons per year)							
ETo = Reference Evapotranspiration (39.0 inches per year)							
0.55 = ET Adjustment Factor (ETAF)							
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area							
LA = Landscape Area (square feet)							
0.62 = Conversion factor (to gallons per square foot)							
SLA = Special Landscape Area (square feet)							
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons							
MAWA Calculation:	System 'A'						
	ETo		ETAF		LA or SLA (SF)	Conversion	MAWA (Gallons per Year)
MAWA for LA =	39.0	x	0.55	x	47,060	x 0.62	625,851
MAWA for SLA =	39.0	x	1.0	x	0	x 0.62	0
					Total Area (SF) =	47,060	Total MAWA = 625,851 Gal/Yr.
							= 837 Billing units

Estimated Applied Water Use (EAWU)	
KI = Landscape Coefficient	Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges)
LA = Landscape Area (square feet)	Kmc = Microclimate Factor (range = 0.5 to 1.4)
0.62 = Conversion factor (gallons/ square foot)	WUCOLS - www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf
IE = Irrigation Efficiency = IME x DU	
EAWU Calculation:	ETo x KI x LA in SF x 0.62 = Gallons per Year

System 'A'

	ETo		KI		LA		Conversion		IE		EAWU (Gallons Per Year)
Special Landscape Area	39.0	x	0.70	x	0	x	0.62	÷	0.75	=	0
Cool Season Turf (spray)	39.0	x	0.80	x	2,400	x	0.62	÷	0.75	=	61,901
Moderate Use Shrub (drip)	39.0	x	0.40	x	13,650	x	0.62	÷	0.81	=	162,991
Low Use Shrub (drip)	39.0	x	0.30	x	28,050	x	0.62	÷	0.81	=	251,203
Moderate Use Trees (94)	39.0	x	0.40	x	1,488	x	0.62	÷	0.75	=	19,189
Low Use Trees (92)	39.0	x	0.30	x	1,472	x	0.62	÷	0.75	=	14,237
Total EAWU =					47,060 SF						509,522 Gallons per year
									Total EAWU =		681 Billing units

The EAWU (509,522 gallons per year) is less than the MAWA (625,851 gallons per year).
The project's Landscape Estimate of Applied Water Use complies with the City's Water Efficient Landscape Ordinance

Sprinkler Head Types	Average Precipitation Rate	Distribution Uniformity of Irrigation Head
Drip	0.6"/Hr	1.00
Stream Bubbler	1.5"/Hr.	0.90
Spray Nozzle	1.0"/hr.	0.78

1"=30'-0" 0 15 30 60 FT

Sheet Title

IRRIGATION PLAN & CALCULATIONS

Project No. 21950

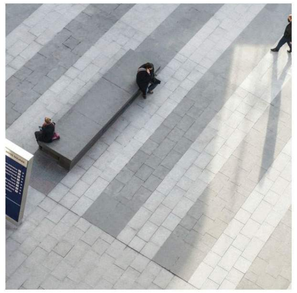
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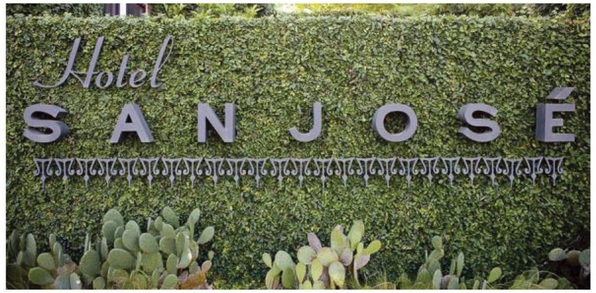
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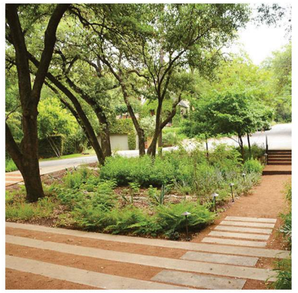






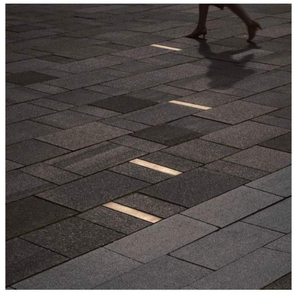


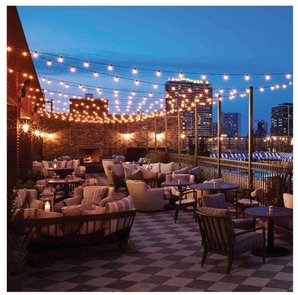





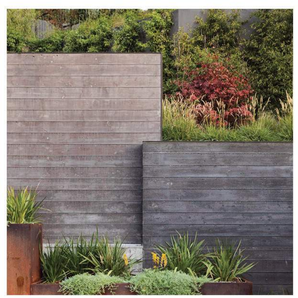











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LANDSCAPE CHARACTER

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Resubmittal	09/22/2022

L10.00

OYSTER POINT PRECISE PLAN SUBMITTAL

ARCHITECTURE DRAWINGS

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A0.02	AIRPORT PROXIMITY DIAGRAM
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A1.02	SITE PLAN - CIRCULATION PLAN
A1.03	SITE PLAN - BCDC CONNECTION
A1.04	SITE PLAN - FIRE LANE DIAGRAM
A1.05	SITE PLAN - PARKING STUDY
A1.06	SITE PLAN - SITE COVERAGE PLAN
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A2.08	BUILDING PLAN - LEVEL 09
A2.09	BUILDING PLAN - LEVEL 10
A2.10	BUILDING PLAN - LEVEL 11
A2.11	BUILDING PLAN - LEVEL 12
A2.12	BUILDING PLAN - ROOF PLAN
A3.00	BUILDING SECTION - SECTION 1
A3.01	BUILDING SECTION - SECTION 2
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A4.00	BUILDING ELEVATION - ELEVATION 1
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A4.02	BUILDING ELEVATION - ELEVATION 3
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A4.04	MATERIAL BOARD & REFERENCE IMAGERY
A5.00	RENDERING - AERIAL VIEW
A5.01	RENDERING - BAY TRAIL VIEW
A5.02	RENDERING - ARRIVAL VIEW
A5.03	RENDERING - BAY TRAIL (RESTAURANT) VIEW
A5.04	RENDERING - ROOFTOP BAR VIEW

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COVER SHEET - ARCHITECTURE DRAWINGS

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A0.00

DESIGN PROGRAM

SB ARCHITECTS PROGRAM

#	Category	# Units	Mods/Unit	Total Mods	Unit Size (ft²)	INT Areas (ft²)	EXT Areas (ft²)
1.00	**HOTEL ROOMS**					Areas based on Module	Areas based on Module
1.10	**Guest Rooms**						
1.11	Standard Room	302	1.0	302		0	0
1.15	Suites	44	1.5	66		0	0
1.16	Presidential Suite	1	2.5	3		0	0
	Sub-Total	347		371		151,715	0
1.40	**Circulation & Support (plus Shafts)**						
1.41	Circulation & Support					28,580	0
1.42	Shafts Area					530	0
	Sub-Total					29,110	0
	TOTAL COMBINED					**TOTAL**	**TOTAL**
	Total Accomodation Area					151,715	0
	Total Circulation & Support BOH					29,110	0
	Total Guestroom Tower Area	347		371		**180,825**	**0**

#	Category	# Units	Mods/Unit	Total Mods	Unit Size (ft²)	INT Areas (ft²)	EXT Areas (ft²)
3.00	**HOTEL FRONT OF HOUSE**						
3.10	**Function & Meeting Space**						
		Seats					
3.11	Ballroom	398				5,138	0
3.12	Ballroom Prefunction					2,002	0
3.13	Meeting Rooms	280				4,519	0
3.14	Meeting Room Prefunction					1,591	0
3.15	Function WC					715	0
3.16	Misc. FOH Space (Valet, Securitty)					308	0
	Sub-Total	678				14,273	0
3.30	**Hotel Food & Beverage**						
		# Seats			Seat Factor (m²)		
3.31	All Day Dining (3-Meal)	250			2.4	5,572	3,582
3.32	Rooftop Bar	50			2.2	2,703	3,421
3.34	Lobby Lounge	30			2.2	2,024	1,255
	Sub-Total					10,299	8,258
3.40	**Spa, Health Club & Fitness**						
3.41	Fitness					1,702	0
3.42	Support Space					446	0
	Sub-Total					2,148	0
3.50	**Hotel Lobby & Reception**						
3.50	Main Lobby					3,922	0
3.51	Reception					308	0
3.52	Front Office					277	0
3.53	Valet					375	0
3.54	Bag Storage					258	0
3.55	Public WC					1,162	0
	Sub-Total					6,302	0
3.70	**Circulation & Support (plus Shafts)**						
3.71	Circulation & Support					4,954	0
3.72	Shafts (FOH & BOH)					130	0
	Sub-Total					5,084	0
	TOTAL COMBINED					**TOTAL**	**TOTAL**
	Total Front of House Area					33,022	8,258
	Total Front of House Circulation					5,084	0
	Total Front of House Area					**38,106**	**8,258**

#	Category	# Units	Mods/Unit	Total Mods	Unit Size (ft²)	INT Areas (ft²)	EXT Areas (ft²)
4.00	**HOTEL BACK OF HOUSE**						
4.10	**Administrive Area**						
4.11	Admin Offices					1903	0
4.12	Human Resources					573	0
4.13	Sales & Marketing					0	0
4.14	Accounting & IT					0	0
4.15	B&B Staff					0	0
	Sub-Total					2,476	0
4.20	**Hotel Services**						
4.21	Security					157	0
4.22	Room Division					0	0
4.23	Purchasing & Receiving					243	0
4.24	Engineering					805	0
4.25	Kitchen Staff					0	0
4.26	General Storage					5439	0
4.27	A/V Room					238	0
4.28	Employee Facilies					1956	0
4.29	House Keeping					1638	0
4.30	Laundry					0	0
4.40	Trash					309	0
4.50	Loading Dock					0	2770
	Sub-Total					10,785	2,770
4.40	**Hotel F&B Support**						
		# Seats			Seat Factor (m²)		
4.41	Main Kitchen	250			1	3,355	0
4.42	Rooftop Bar Pantry	50			0.6	917	0
4.43	Lobby Lounge Pantry	30			0.6	0	0
4.44	Food Prep					1,776	0
	Sub-Total					6,048	0
4.50	**Circulation & Support**						
4.51	Circulation & Support					17,850	0
	Sub-Total					17,850	0
	TOTAL COMBINED						
	Total Back of House Area					19,309	2,770
	Total Back of House Circulation					17,850	0
	Total Back of House Area					**37,159**	**2,770**

#	Category	# Units	Mods/Unit	Total Mods	Unit Size (ft²)	INT Areas (ft²)	EXT Areas (ft²)
5.00	**MEP Plant**						
5.10	Hotel MEP Plant					4864	0
5.10	Exterior MEP					0	2862
	Sub-Total					4,864	2,862
	Total Back of House Area					**4,864**	**2,862**

SUMMARY

SB ARCHITECTS PROGRAM

#	Category	# Units	Mods/Unit	Total Mods	Unit Size (ft²)	INT Areas (ft²)	EXT Areas (ft²)
	Area Brief Total Summary					**INT Areas (ft²)**	**EXT Areas (ft²)**
		#Keys	# Mods			Total Area	Total Area
	Hotel Guestroom Areas	347	371			151,715	0
	Circulation & Support					28,580	0
	Shafts					530	0
1.00	**TOTAL ROOM AREA**	347	371			**180,825**	**0**
		Seats				Total Area	Total Area
	Ballroom & Conference Facilities	678				14,273	0
	Hotel Front of House					18,749	8,258
	Circulation & Support					4,954	0
	Shafts					130	0
3.00	**TOTAL FRONT OF HOUSE AREA**					**38,106**	**8,258**
						Total Area	Total Area
	Hotel Back of House					19309	2770
	Circulation & Support					17850	0
4.00	**TOTAL BACK OF HOUSE AREA**					**37,159**	**2,770**
						Total Area	Total Area
	MEP Services					4864	2862
5.00	**TOTAL MEP PLANT**					**4,864**	**2,862**
					GRAND TOTAL	**260,954**	**13,890**
					GRAND TOTAL EXCLUDING SHAFTS	**260,294**	**13,890**
	FUTURE EXPANSION PHASE					**INT Areas (ft²)**	**EXT Areas (ft²)**
	Ballroom					8,000	0
	Prefunction					2,600	0
	BOH Support					2,400	0
	TOTAL ROOM AREA					**13,000**	**0**
					GRAND TOTAL (INCLUDING FUTURE EXPANSION)	**273,954**	**13,890**

SUITE MIX

	As Designed # Keys	MODS	Total MODS	Gross Area (SQFT)	Total Gross Area (SQFT)
Typical King	108	1	108	391	42,192
King Plus, Double Queen	194	1	194	415	80,441
Suites	44	1.5	66	635	27,927
Presidential	1	2.5	2.5	1155	1,155
	347		371		**151,715**

Suite Mix* 12.97%

TOTAL NO. OF PARKING SPACES

STANDARD SPACES	= 170
VALET SPACES	= 33
TANDEM SPACES	= 29
TOTAL	**= 232 SPACES**

SB ARCHITECTS

415 Jackson St, Suite 100
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A California Corporation

Owners

Oyster Point Hold Co LLC
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Long Beach, CA 90802

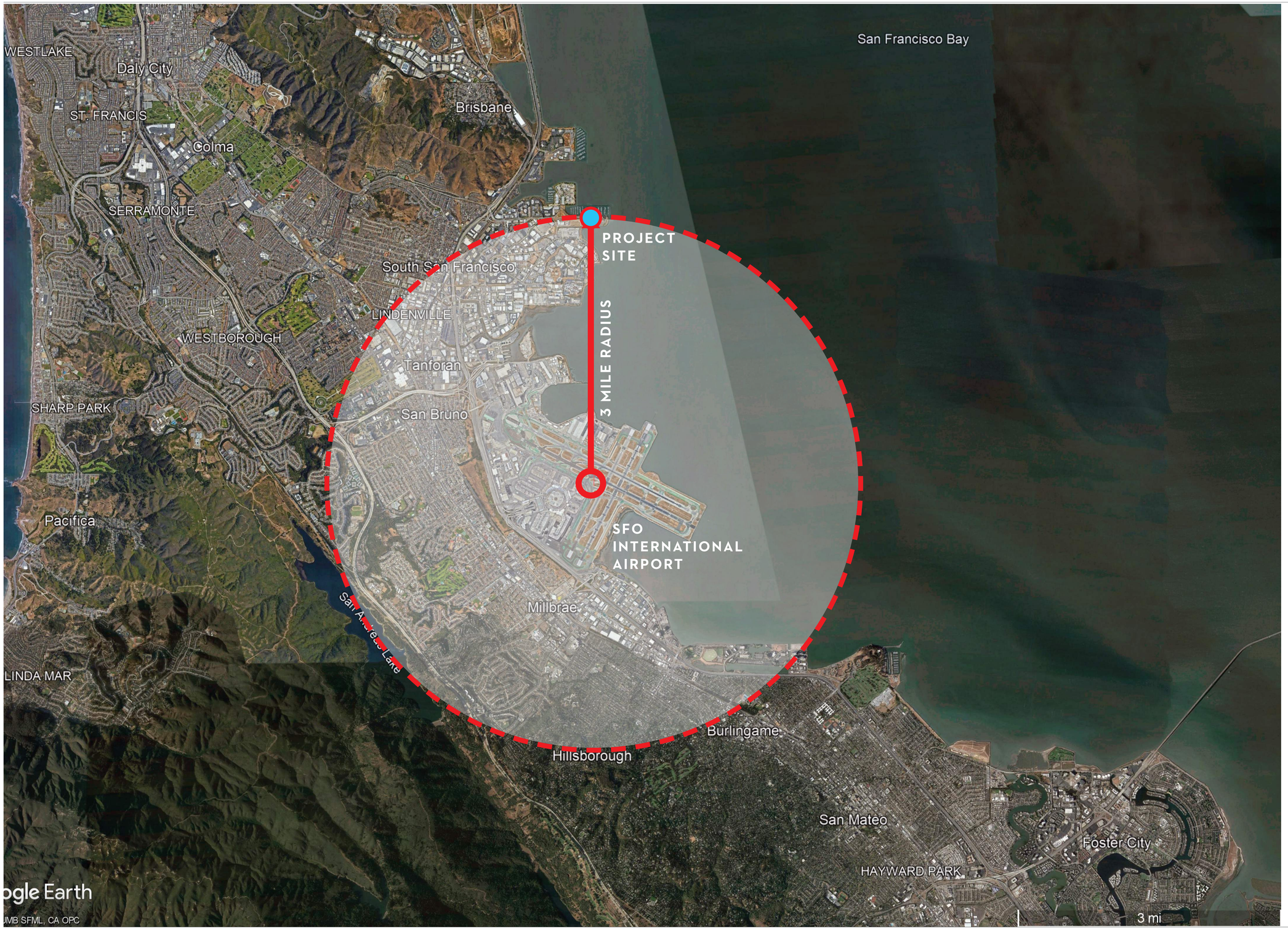
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Sheet Title

DEVELOPMENT AREA SUMMARY

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



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Sheet Title

AIRPORT PROXIMITY DIAGRAM

Project No. **21950**

No.	Description	Date
01	Follow Up Exhibit	06/27/2022
02	Precise Plan Revisions	09/28/2022

A0.02



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LEGEND

- FIRE ACCESS LANE

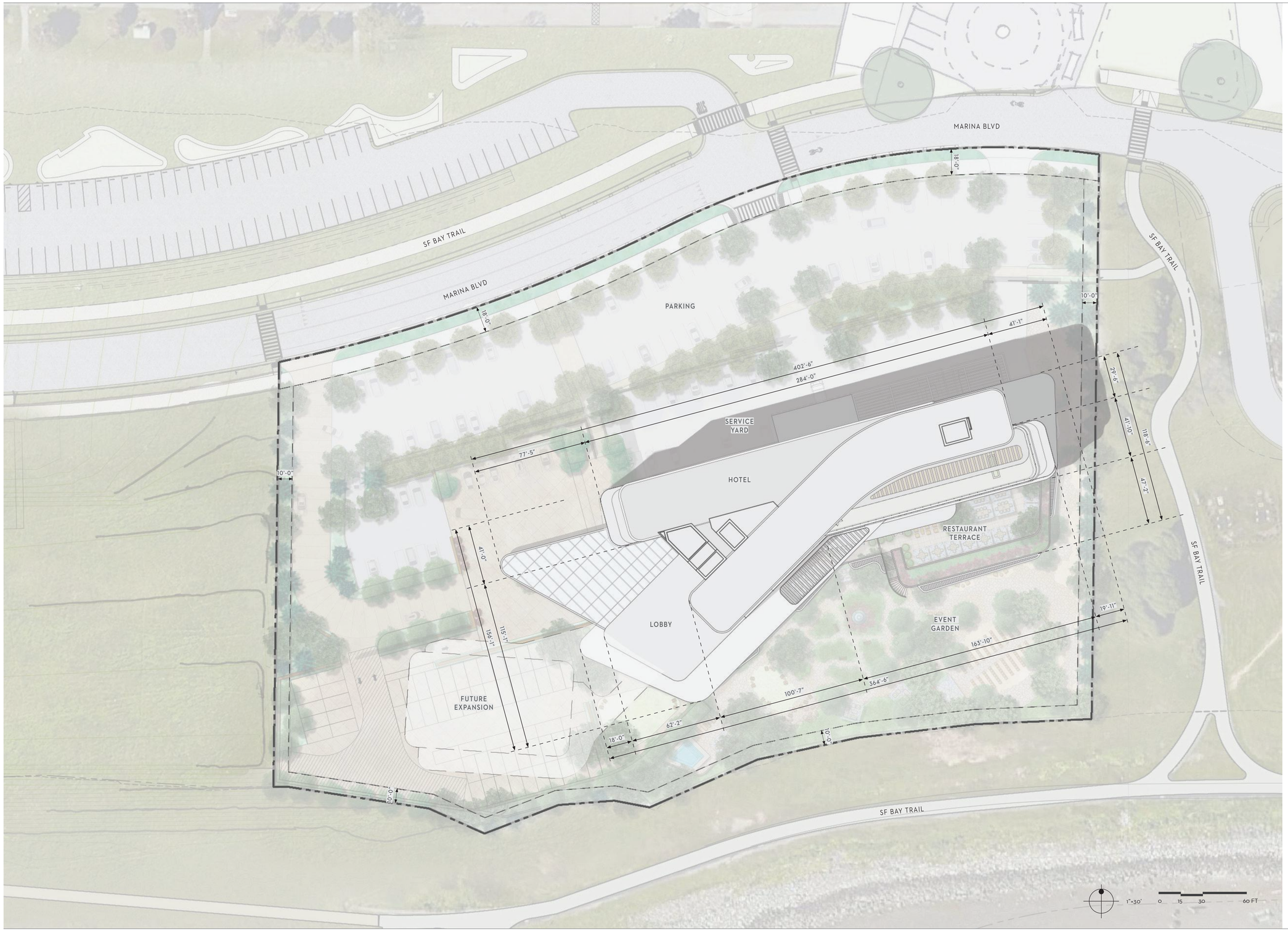
Sheet Title

SITE PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/20/2022
02	Precise Plan Revisions	09/28/2022

A1.00



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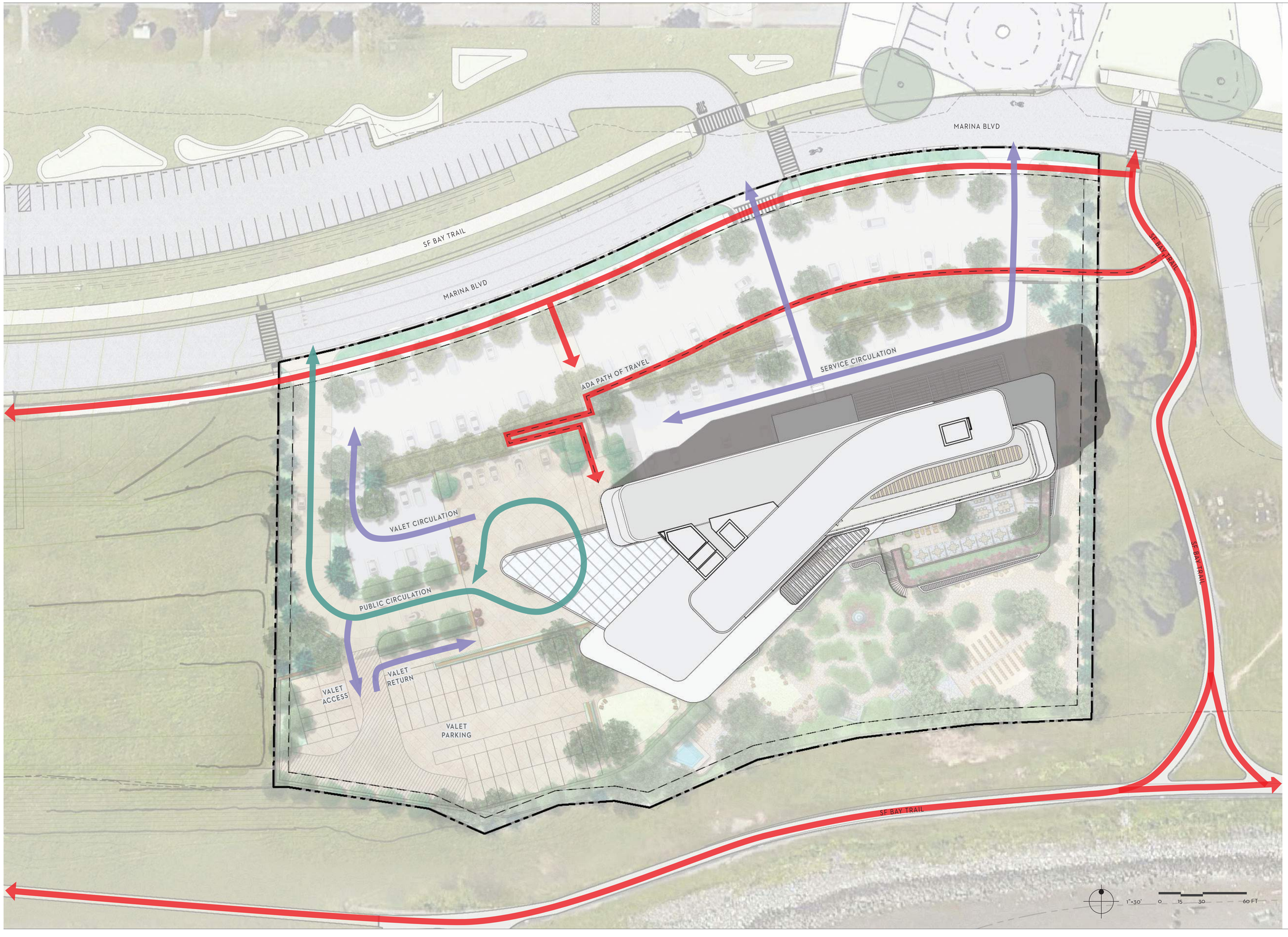
Sheet Title

SITE PLAN - ENLARGED PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A1.01



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LEGEND

- PEDESTRIAN - CIRCULATION
- VEHICLE - PUBLIC CIRCULATION
- VEHICLE - SERVICE CIRCULATION

Sheet Title

SITE PLAN - CIRCULATION PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A1.02



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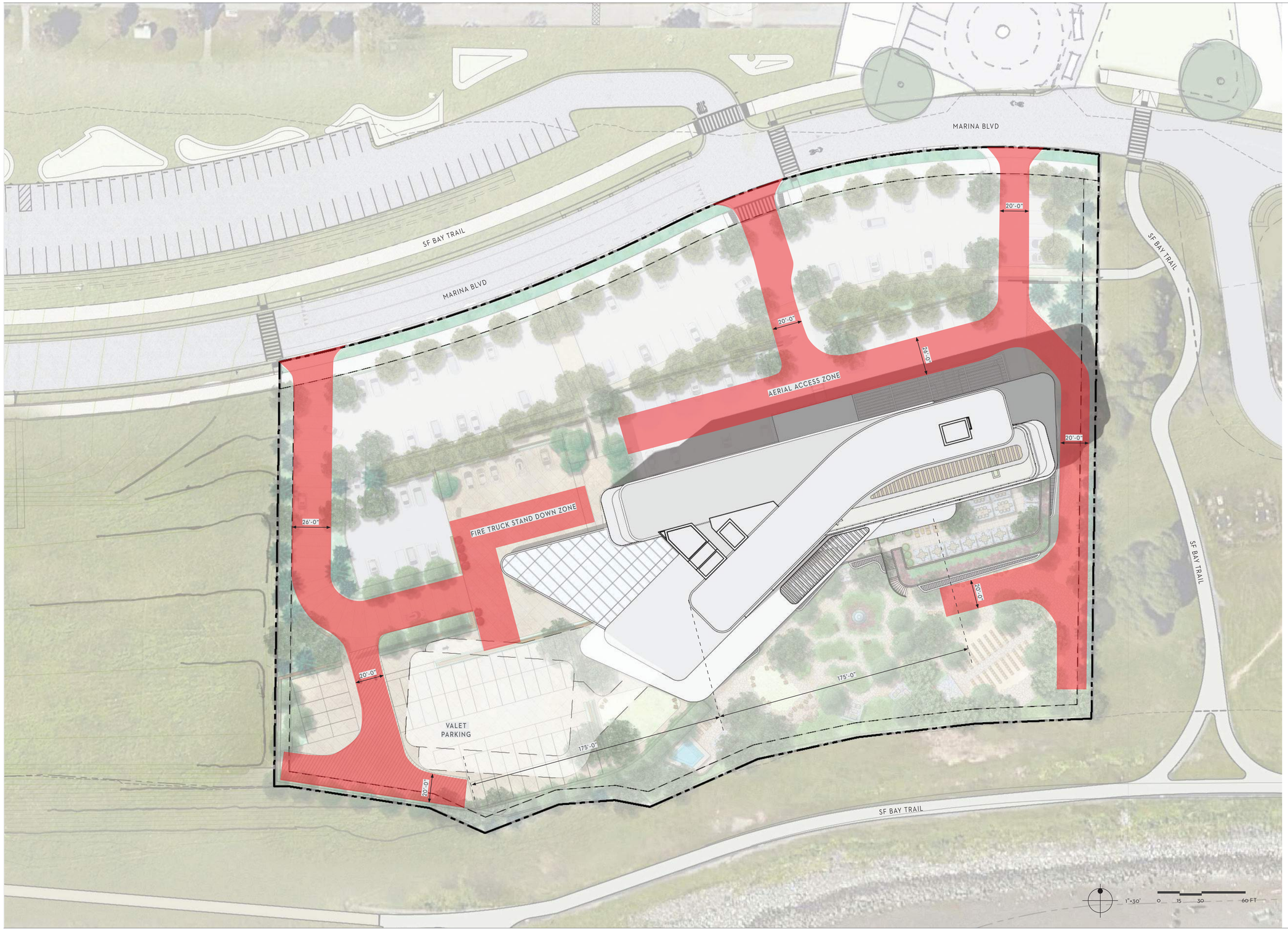
Sheet Title

SITE PLAN - BCDC CONNECTION

Project No. **21950**

No.	Description	Date
01	Follow Up Exhibit	09/20/2022
02	Precise Plan Revisions	09/28/2022

A1.03



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LEGEND

- FIRE ACCESS LANE

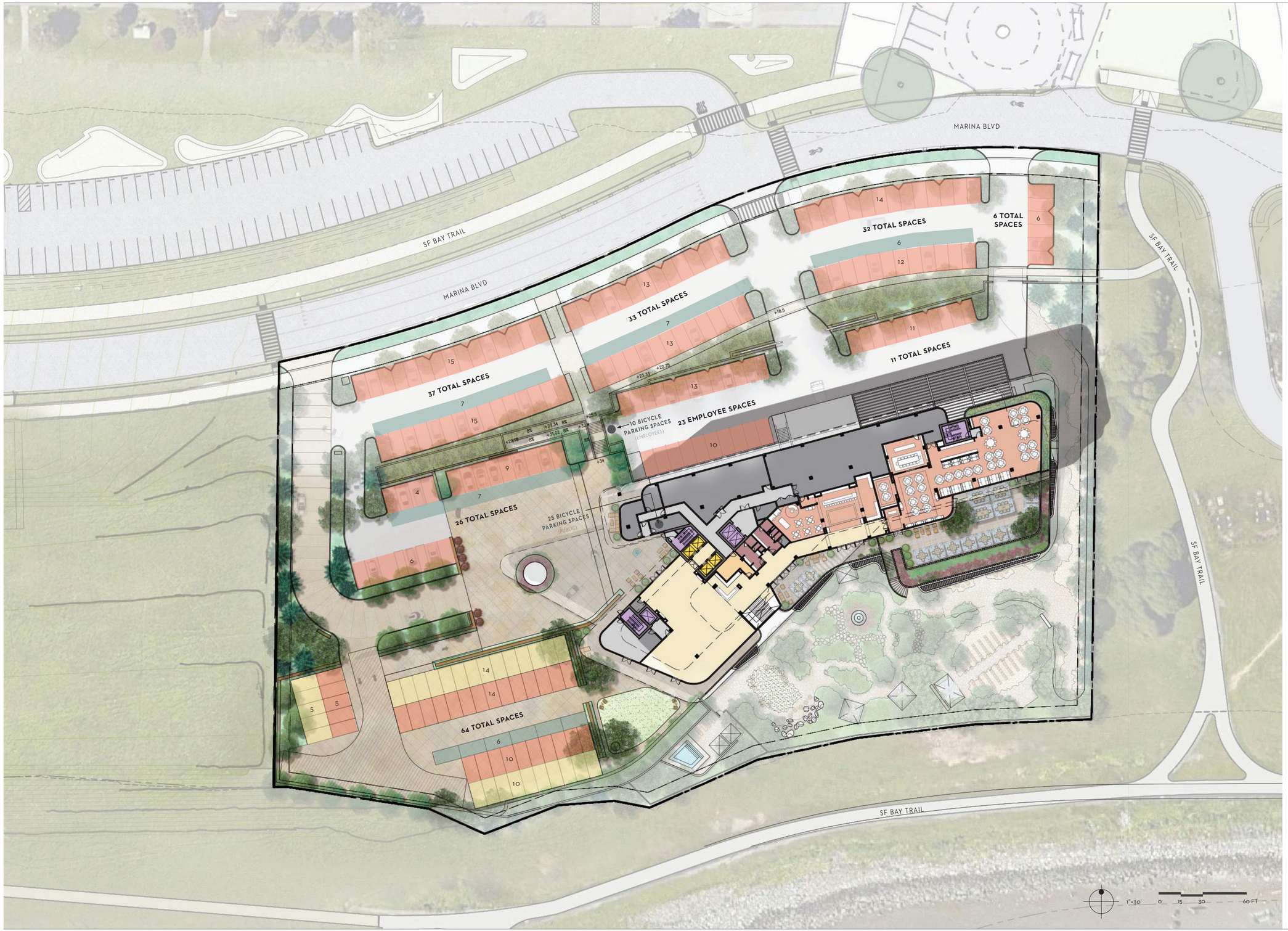
Sheet Title

SITE PLAN - FIRE LANE DIAGRAM

Project No. **21950**

No.	Description	Date
01	Follow Up Exhibit	09/28/2022
02	Precise Plan Revisions	09/28/2022

A1.04



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LEGEND

- STANDARD PARKING SPACES
- VALET PARKING SPACES
- TANDEM PARKING SPACES
- BICYCLE PARKING

NUMBER OF PARKING SPACES

STANDARD SPACES	= 170
VALET SPACES	= 33
TANDEM SPACES	= 29
TOTAL	**= 232 SPACES**

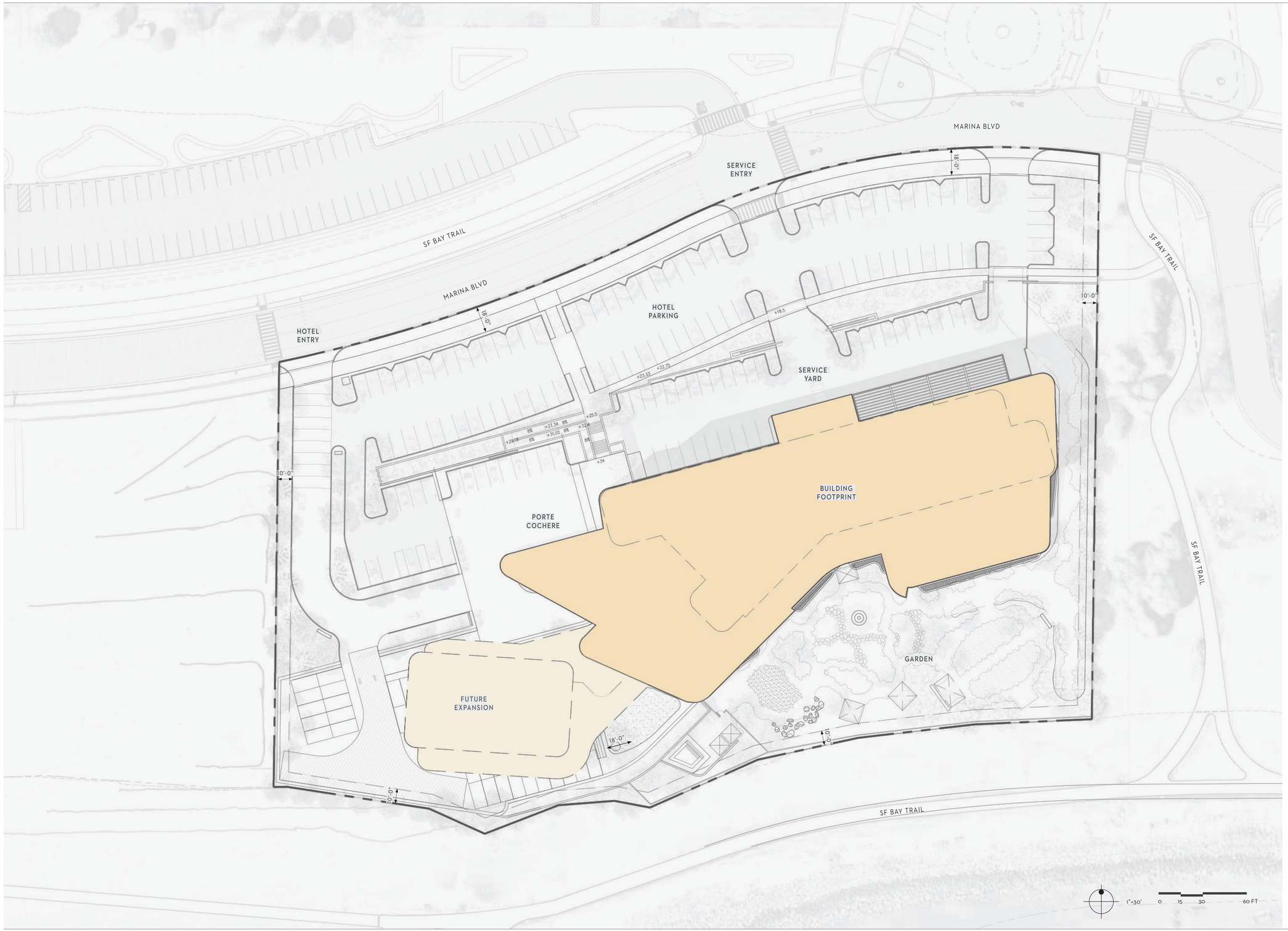
Sheet Title

SITE PLAN - PARKING STUDY

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A1.05



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LEGEND

- BUILDING FOOTPRINT
- FUTURE EXPANSION FOOTPRINT
- OTHERS

SITE COVERAGE

BUILDING FOOTPRINT	= **42, 617 SQFT**	(21%)
FUTURE EXPANSION	= **12, 278 SQFT**	(6%)
OTHERS	= **149, 847 SQFT**	(73%)
TOTAL SITE AREA	**= 204, 742 SQFT**	(100%)

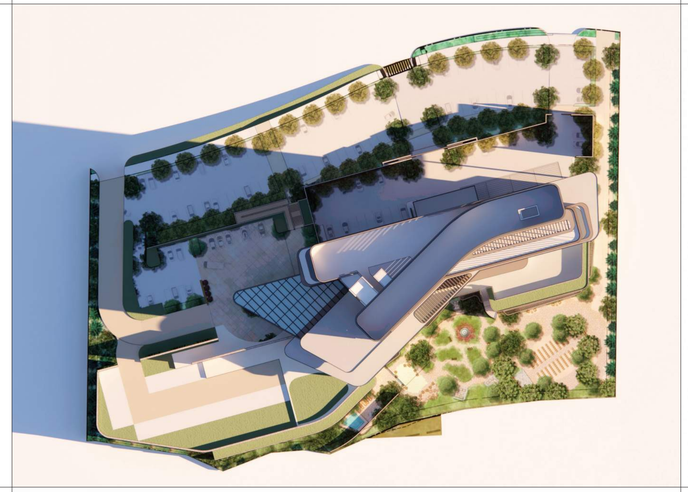
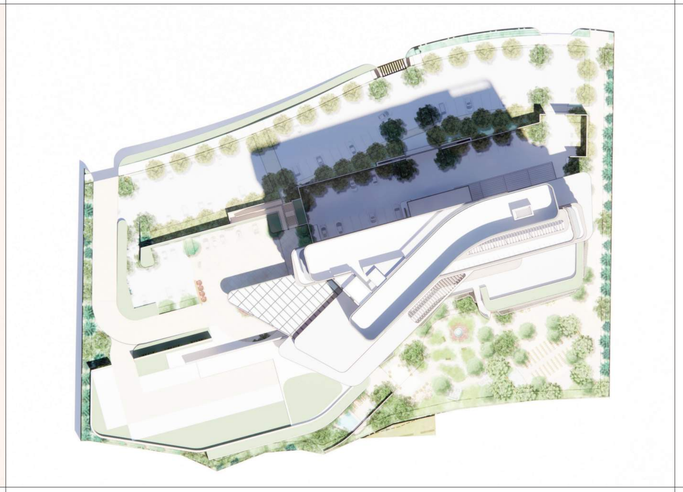
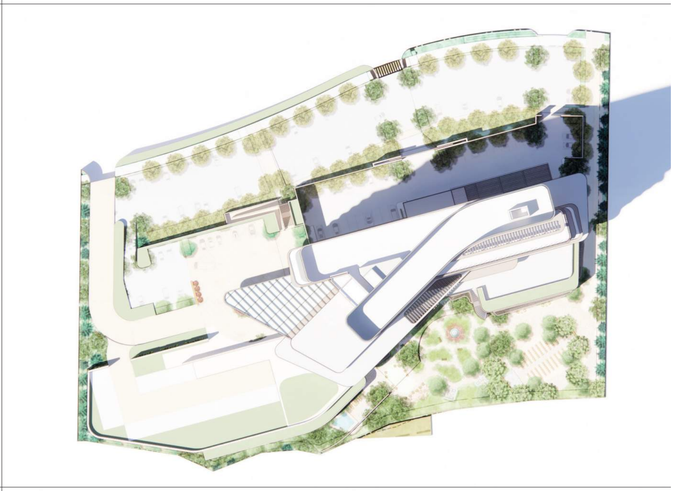
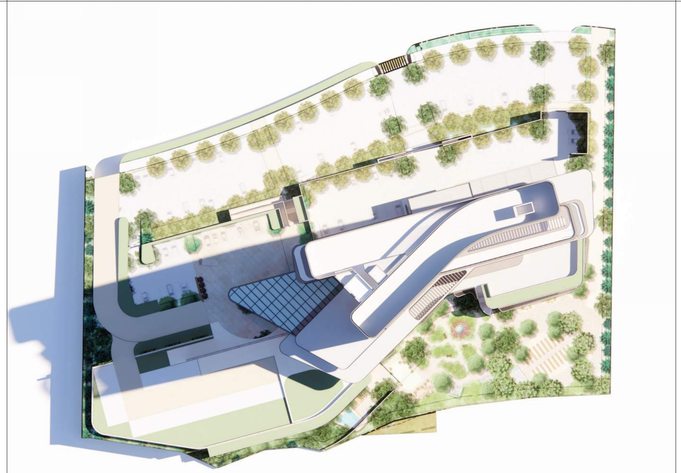
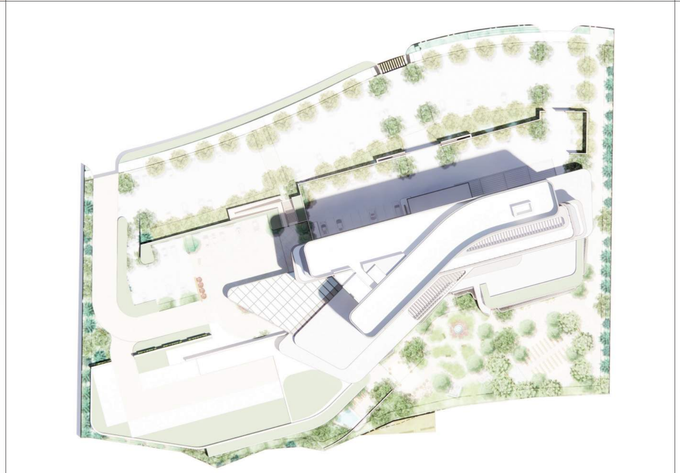
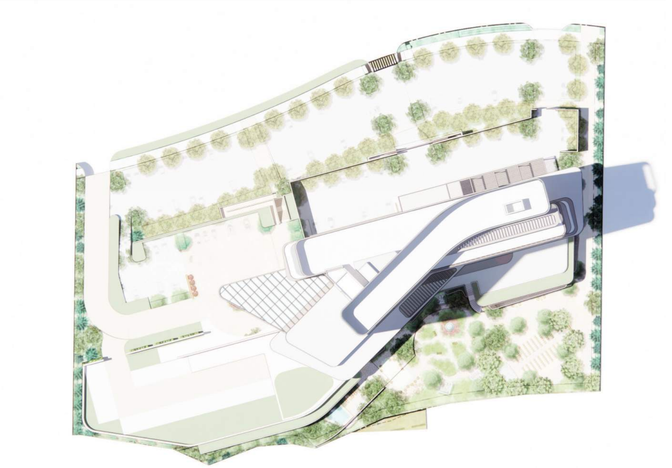
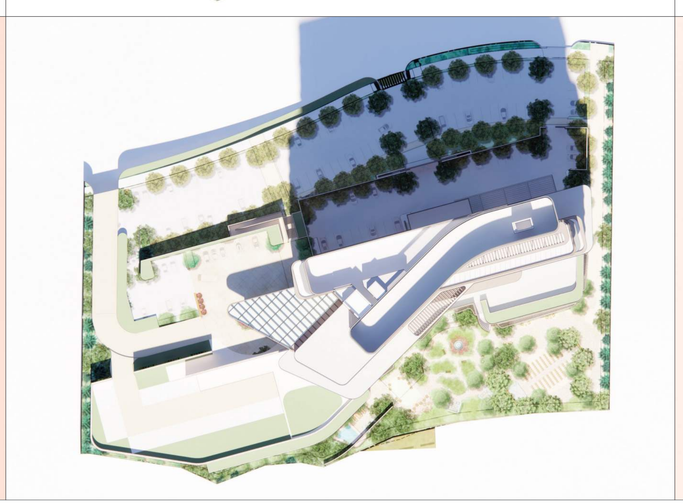
Sheet Title

SITE PLAN -
SITE COVERAGE PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A1.06

	8 AM	12 PM	4 PM
MAR / SEP EQUINOX (SPRING / FALL)			
JUN SOLSTICE (SUMMER)			
DEC SOLSTICE (WINTER)			

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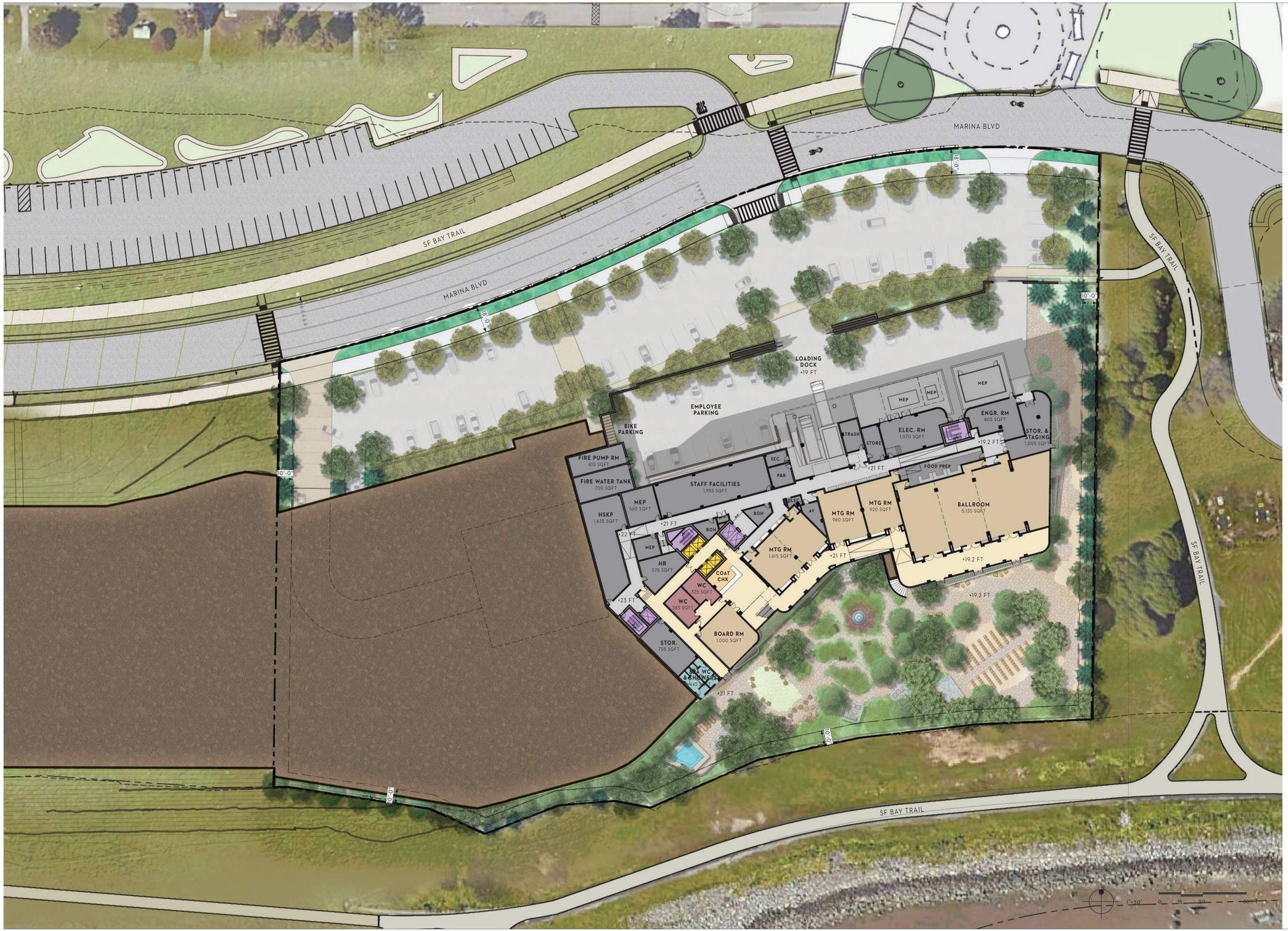
Sheet Title

SITE PLAN - SHADOW STUDY

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A1.07



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

Sheet Title

BUILDING PLAN - LEVEL 01

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.00



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

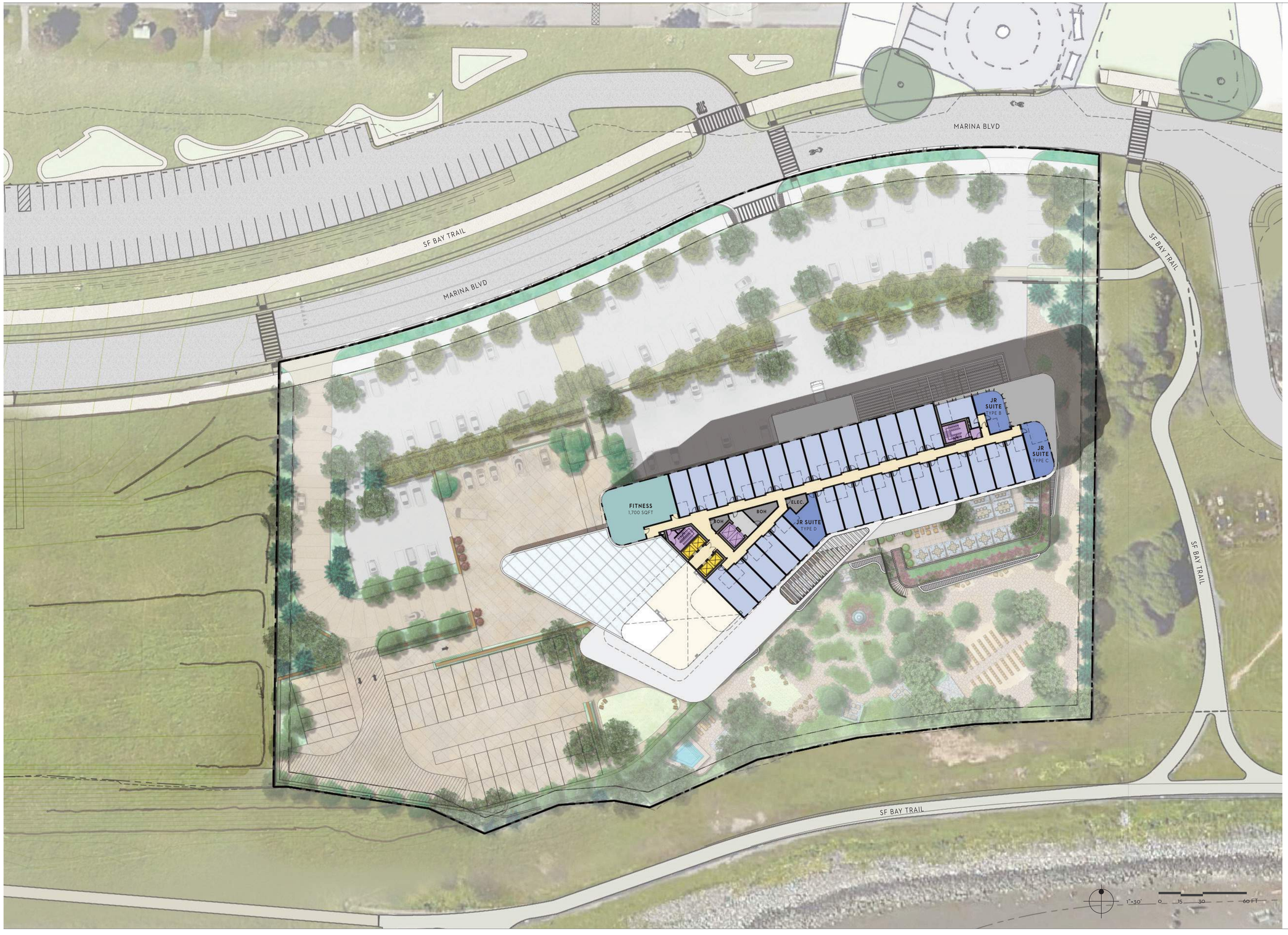
Sheet Title

BUILDING PLAN - LEVEL 02

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.01



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

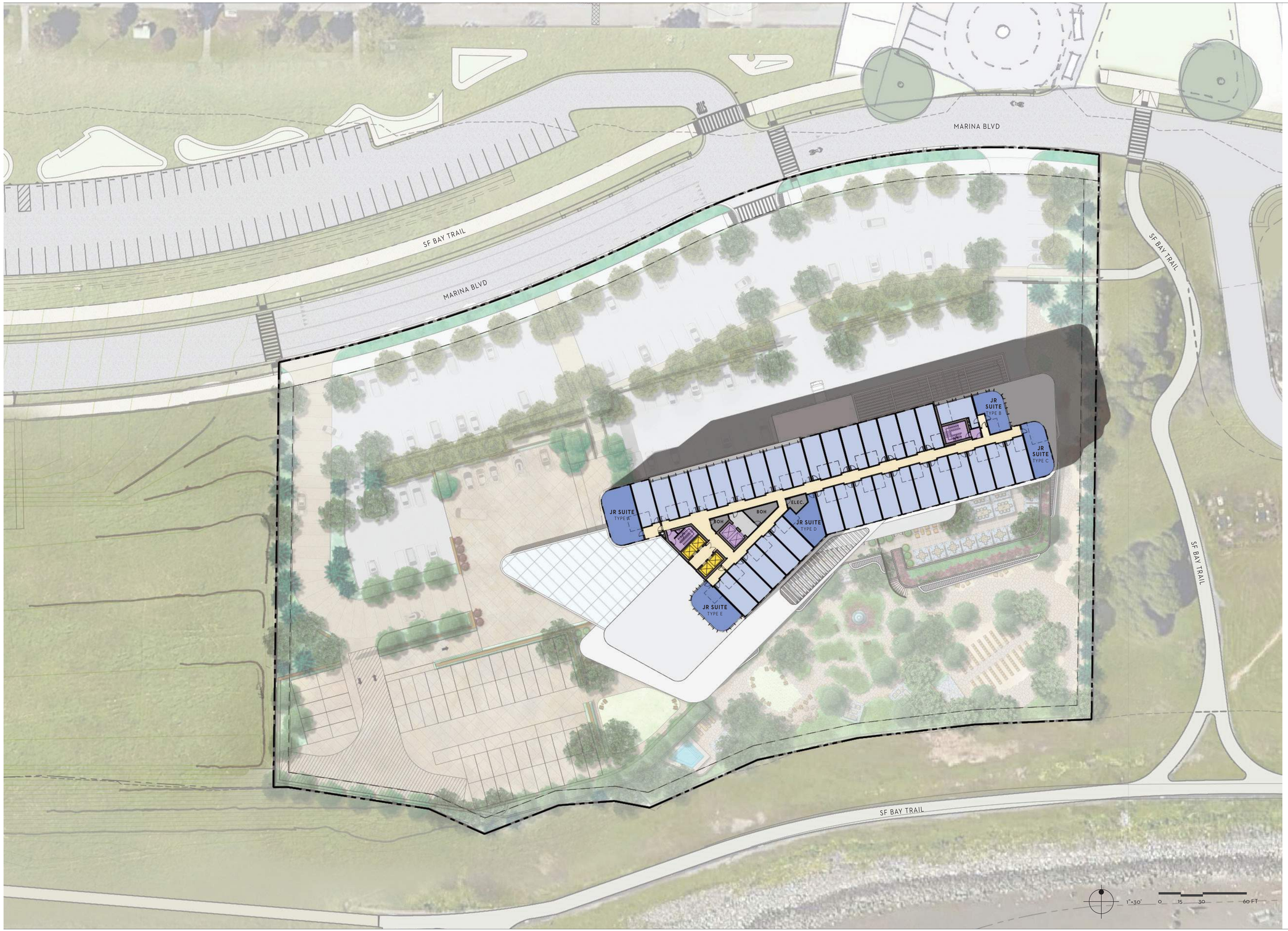
Sheet Title

BUILDING PLAN - LEVEL 03

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.02



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

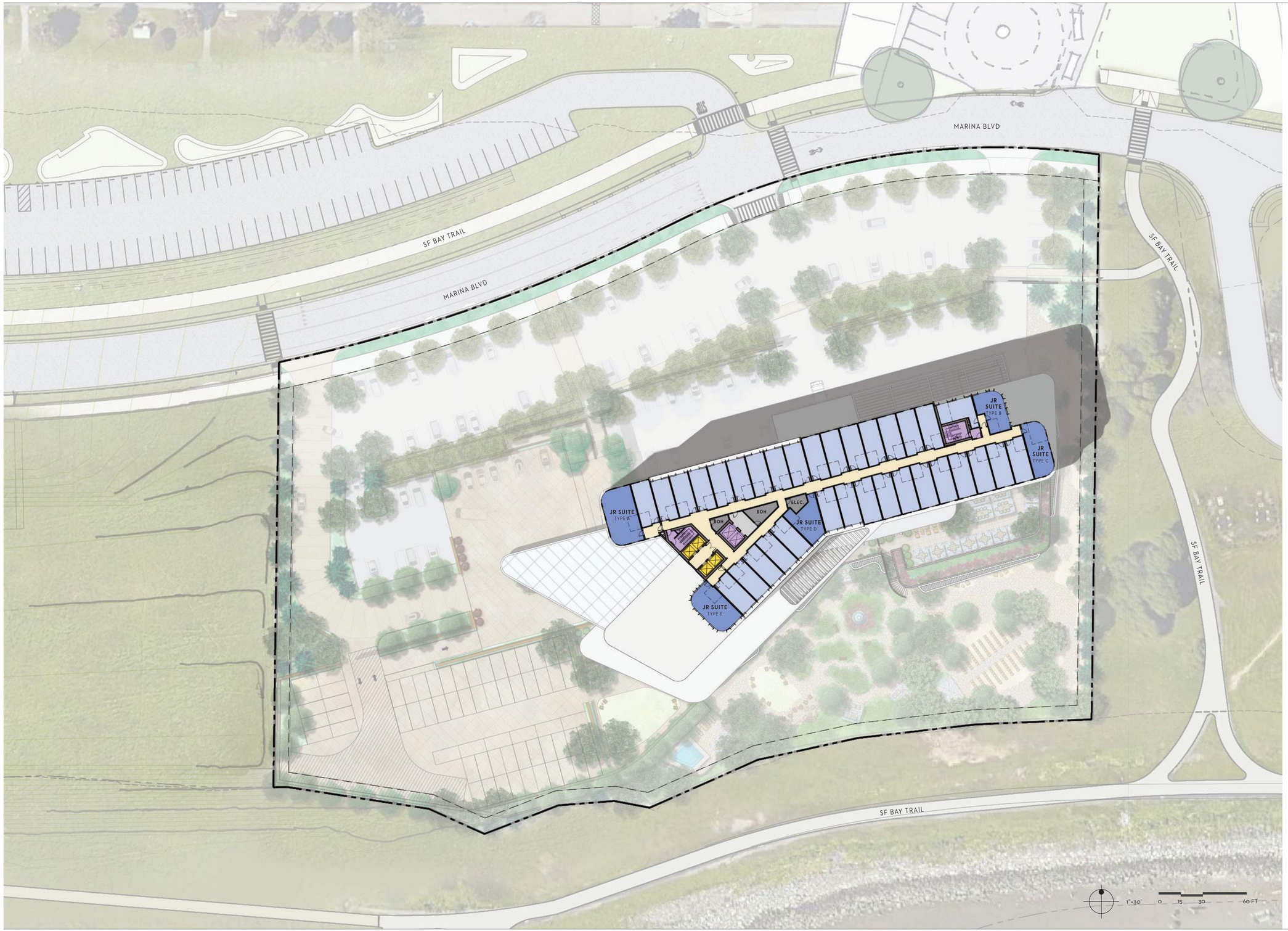
Sheet Title

BUILDING PLAN - LEVEL 04

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.03



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

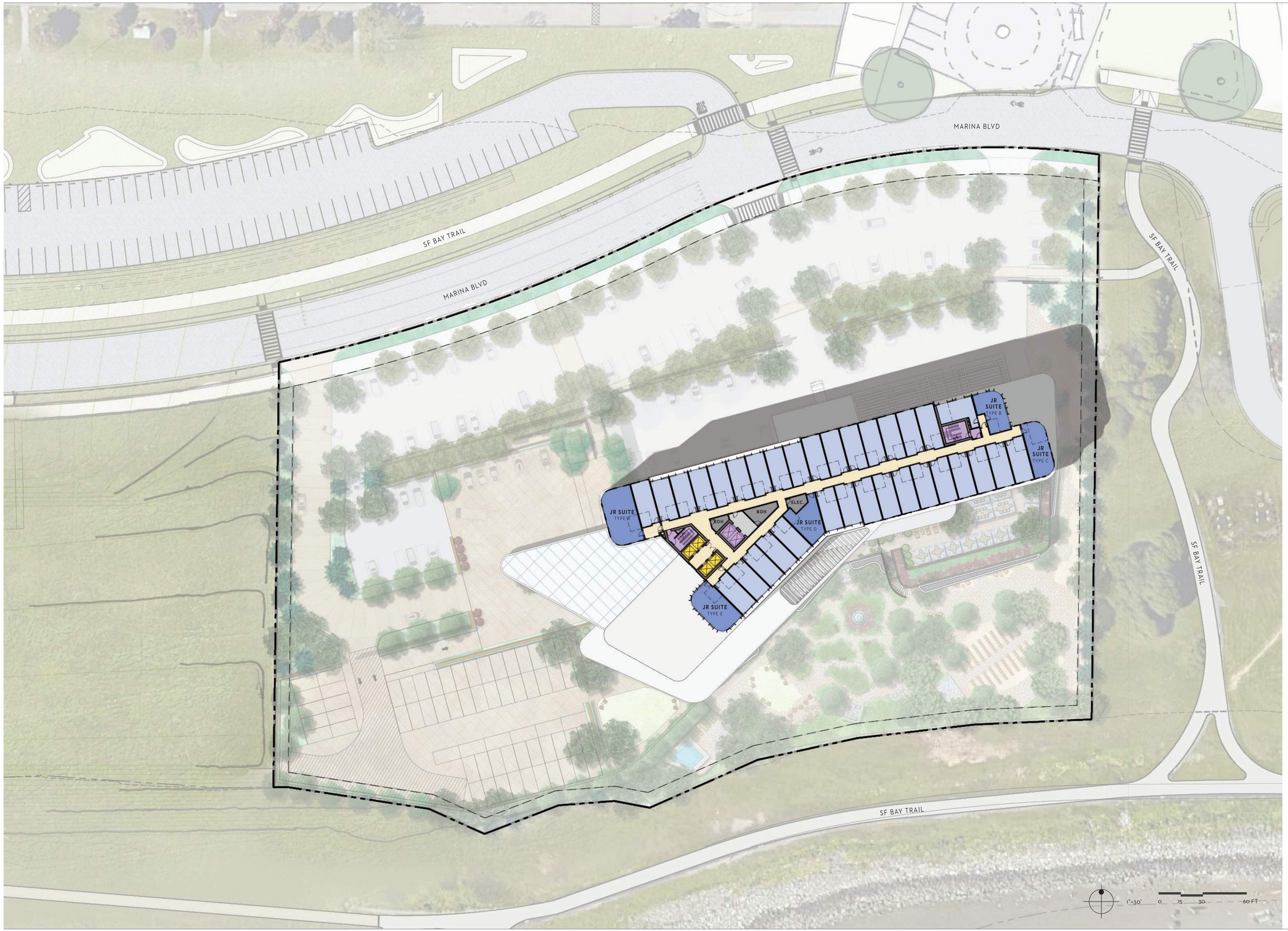
Sheet Title

BUILDING PLAN - LEVEL 05

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.04



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

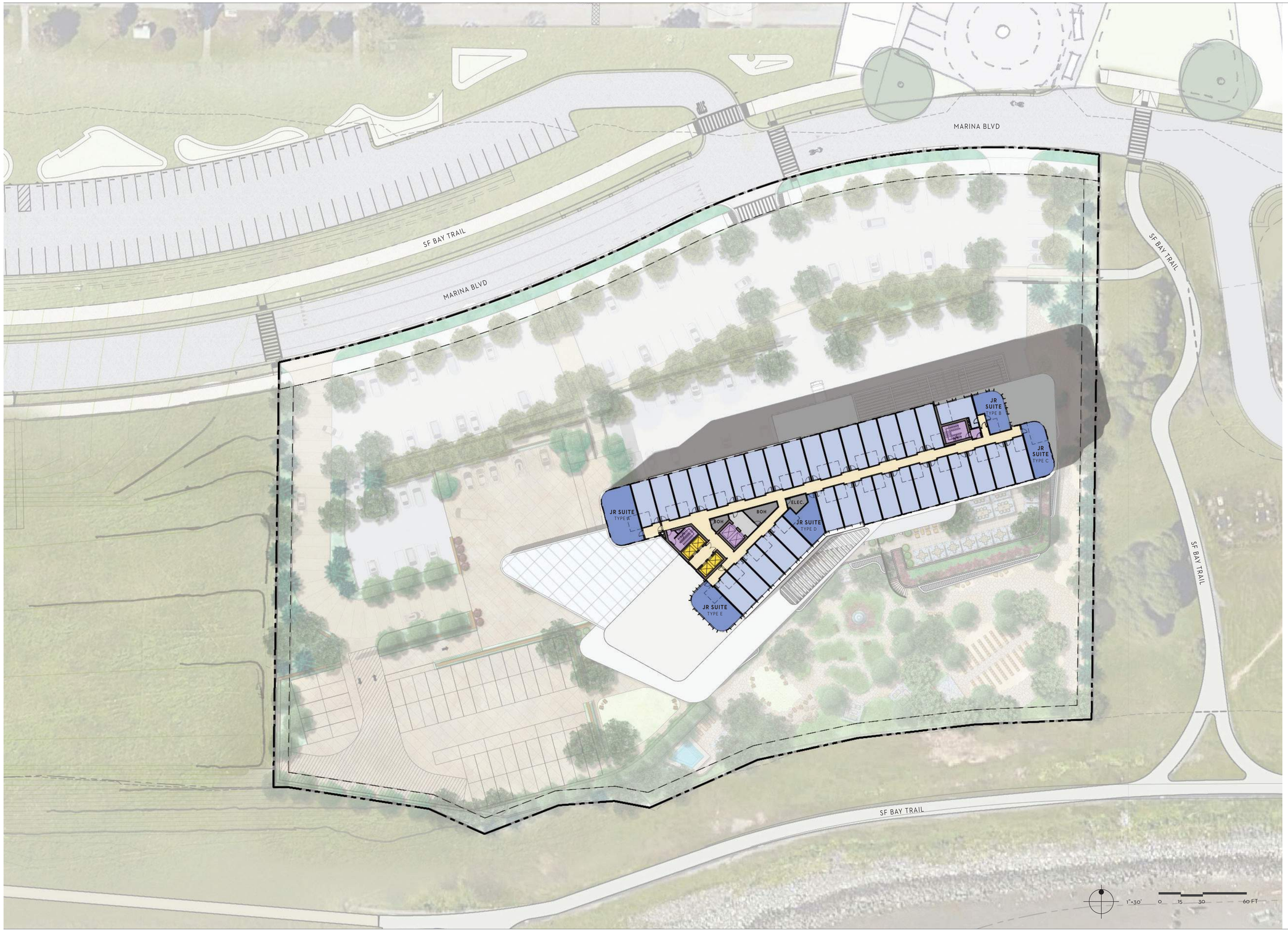
Sheet Title

BUILDING PLAN - LEVEL 06

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.05



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

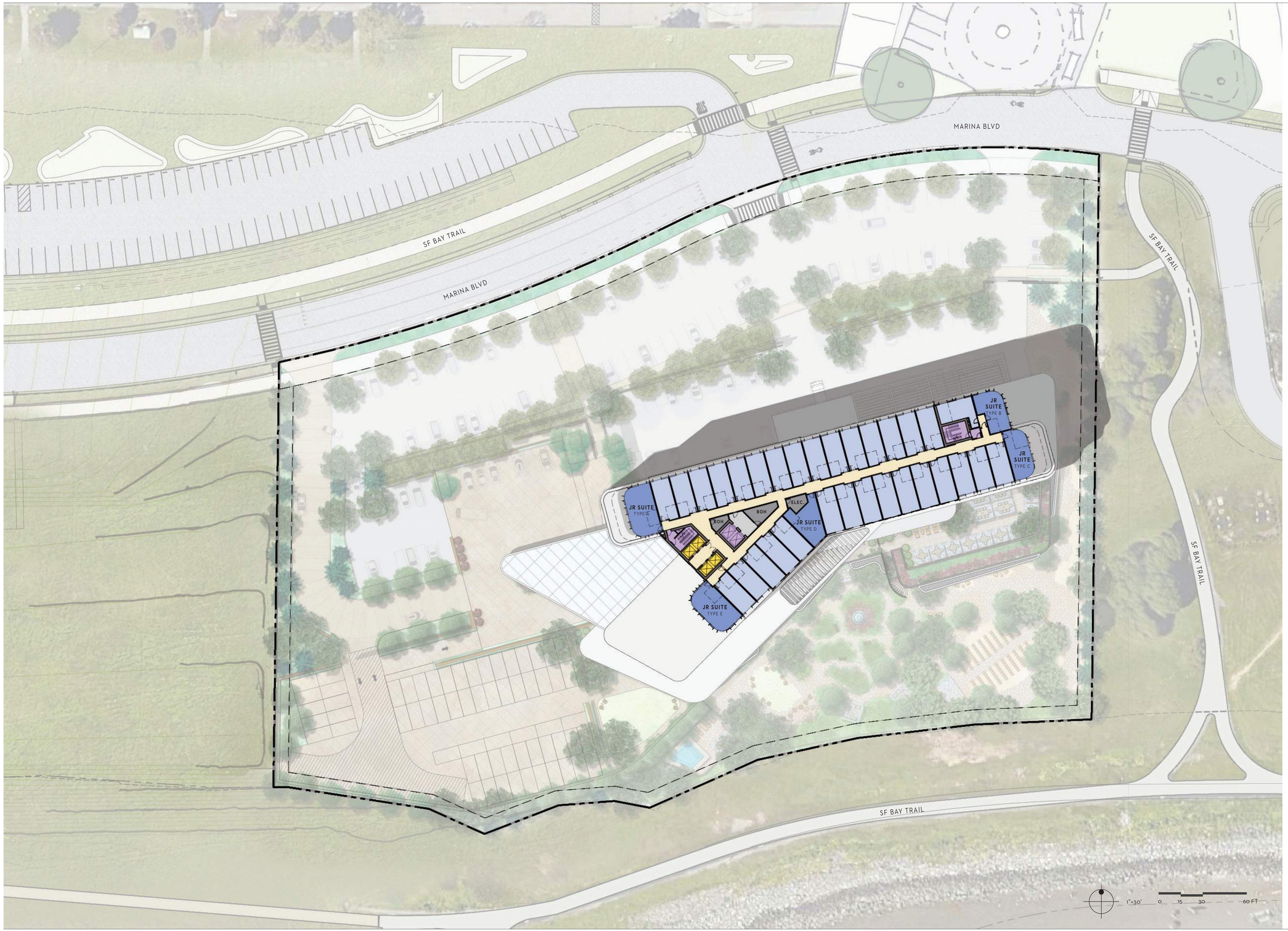
Sheet Title

BUILDING PLAN - LEVEL 07

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.06



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A California Corporation

Owners

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444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

Ensemble Real Estate Investments
444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

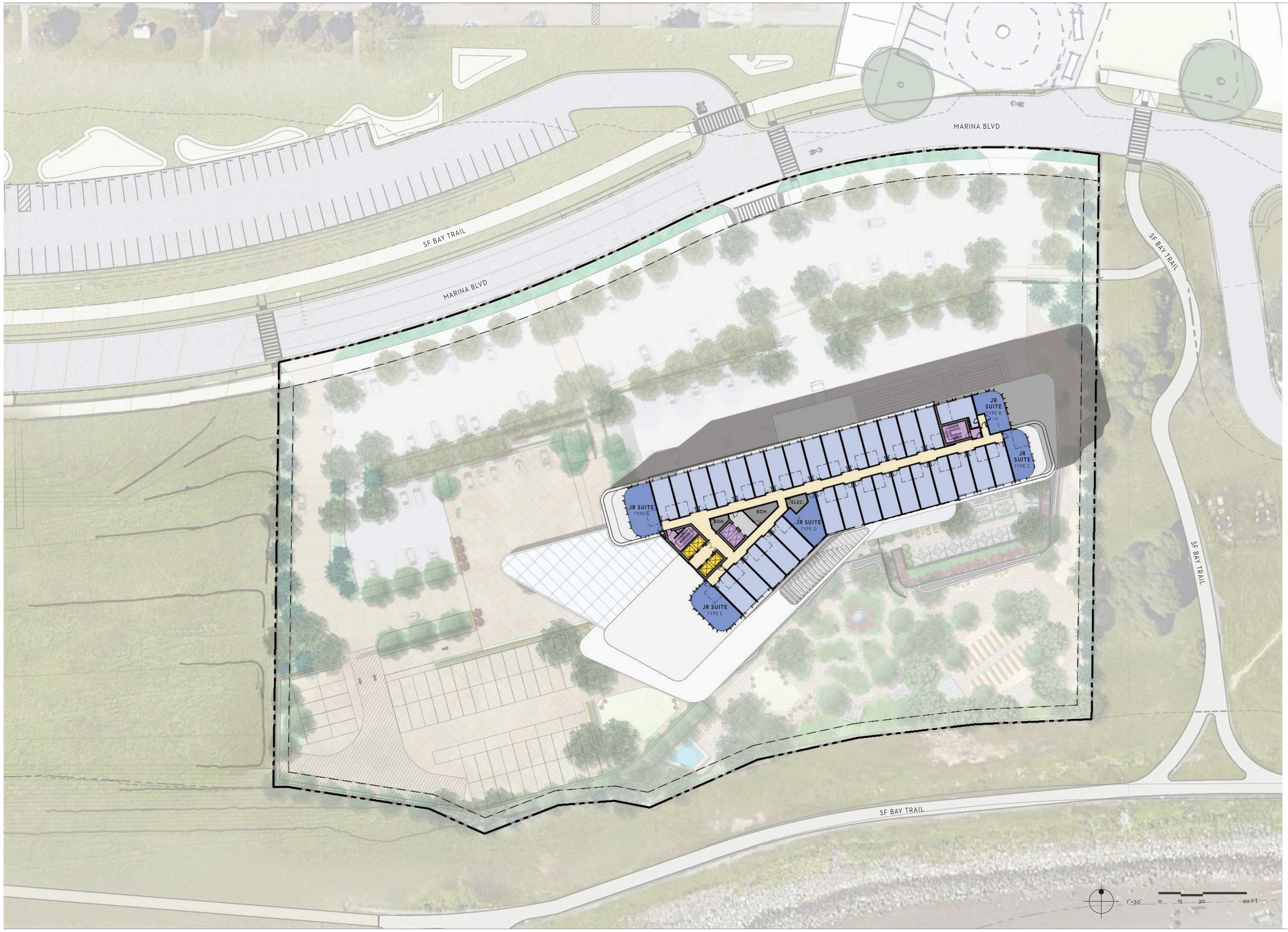
Sheet Title

BUILDING PLAN - LEVEL 08

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.07



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Owners

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Long Beach, CA 90802

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Long Beach, CA 90802

LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

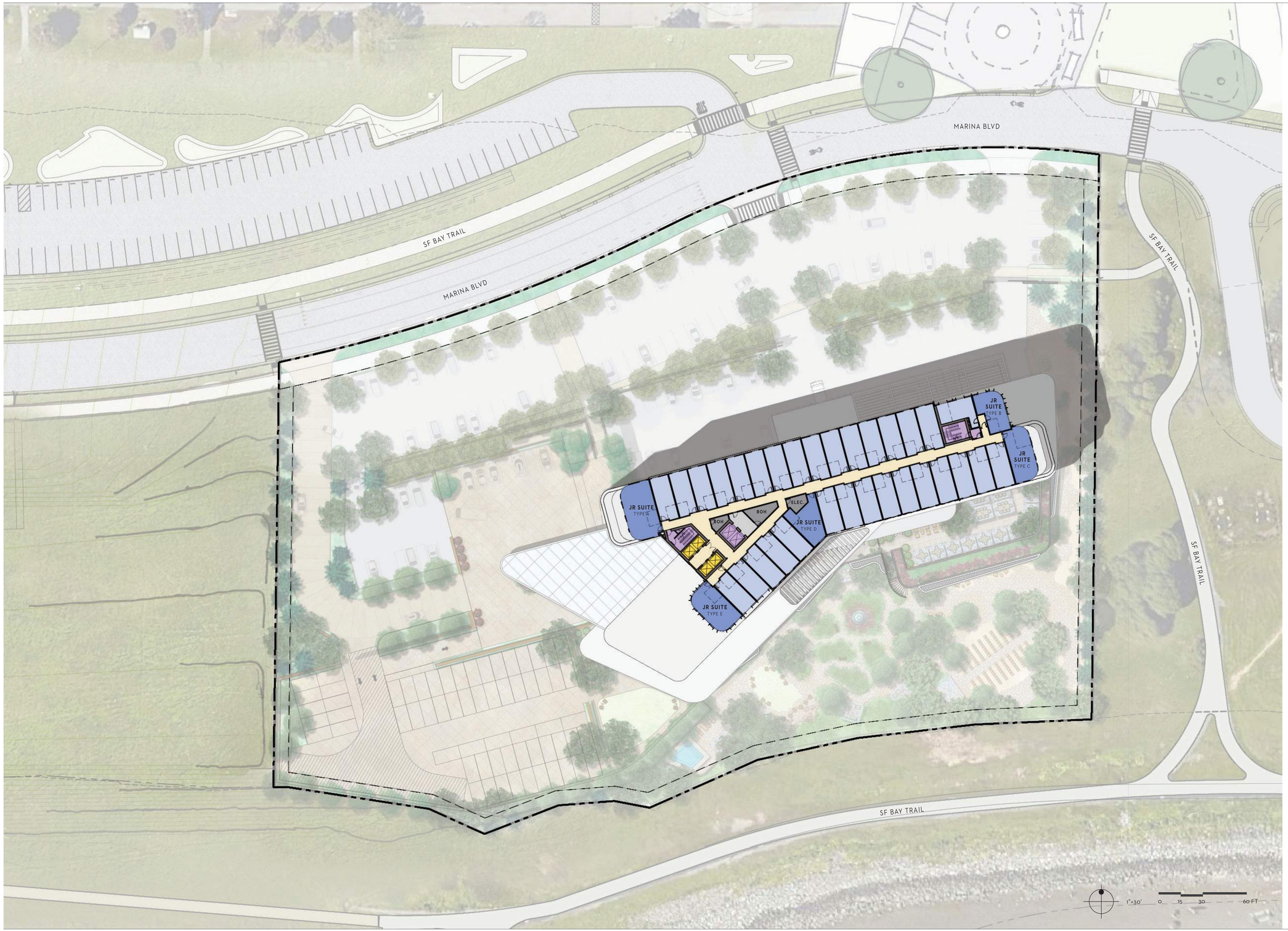
Sheet Title

BUILDING PLAN - LEVEL 09

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.08



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

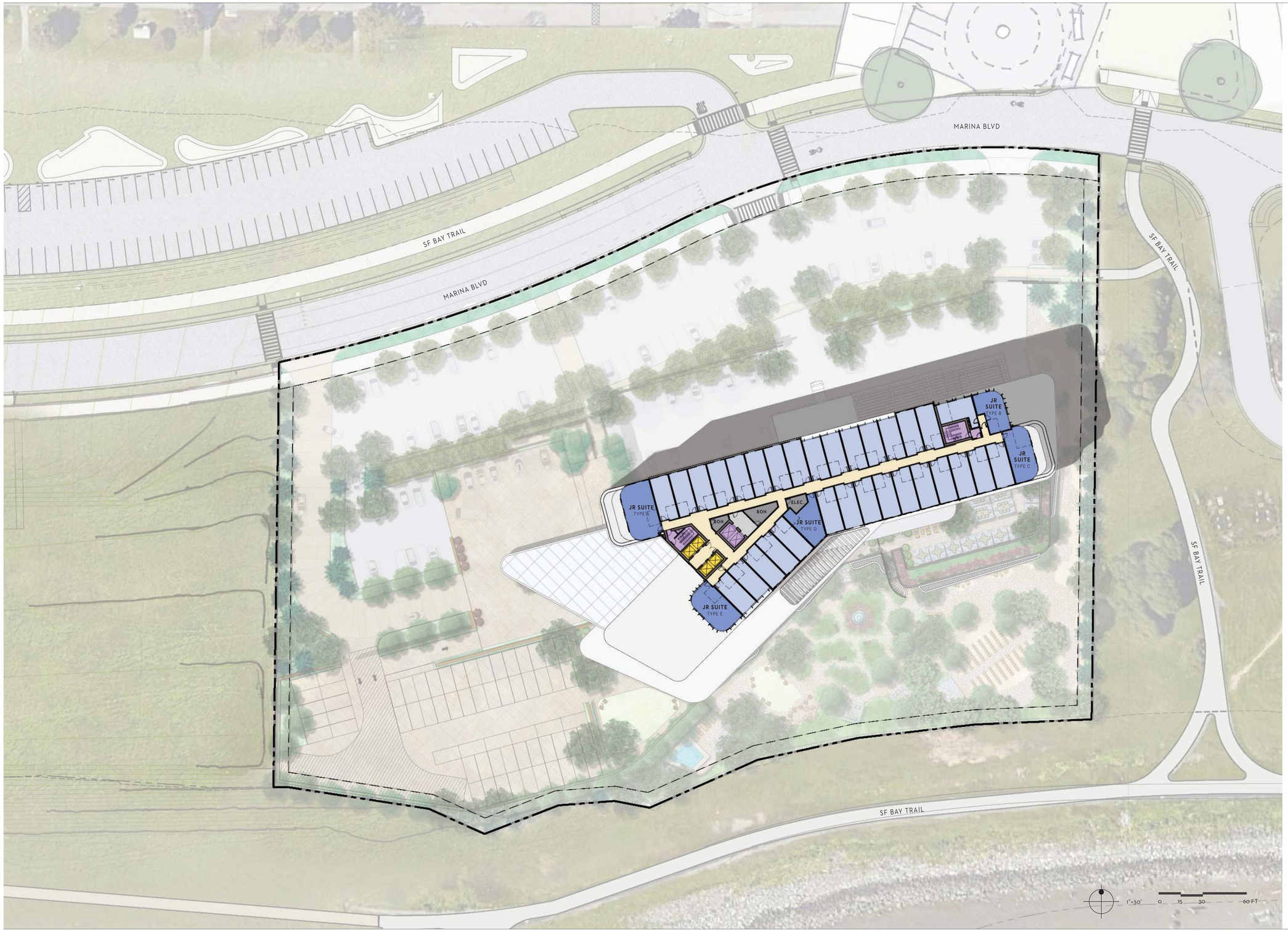
Sheet Title

BUILDING PLAN - LEVEL 10

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.09



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

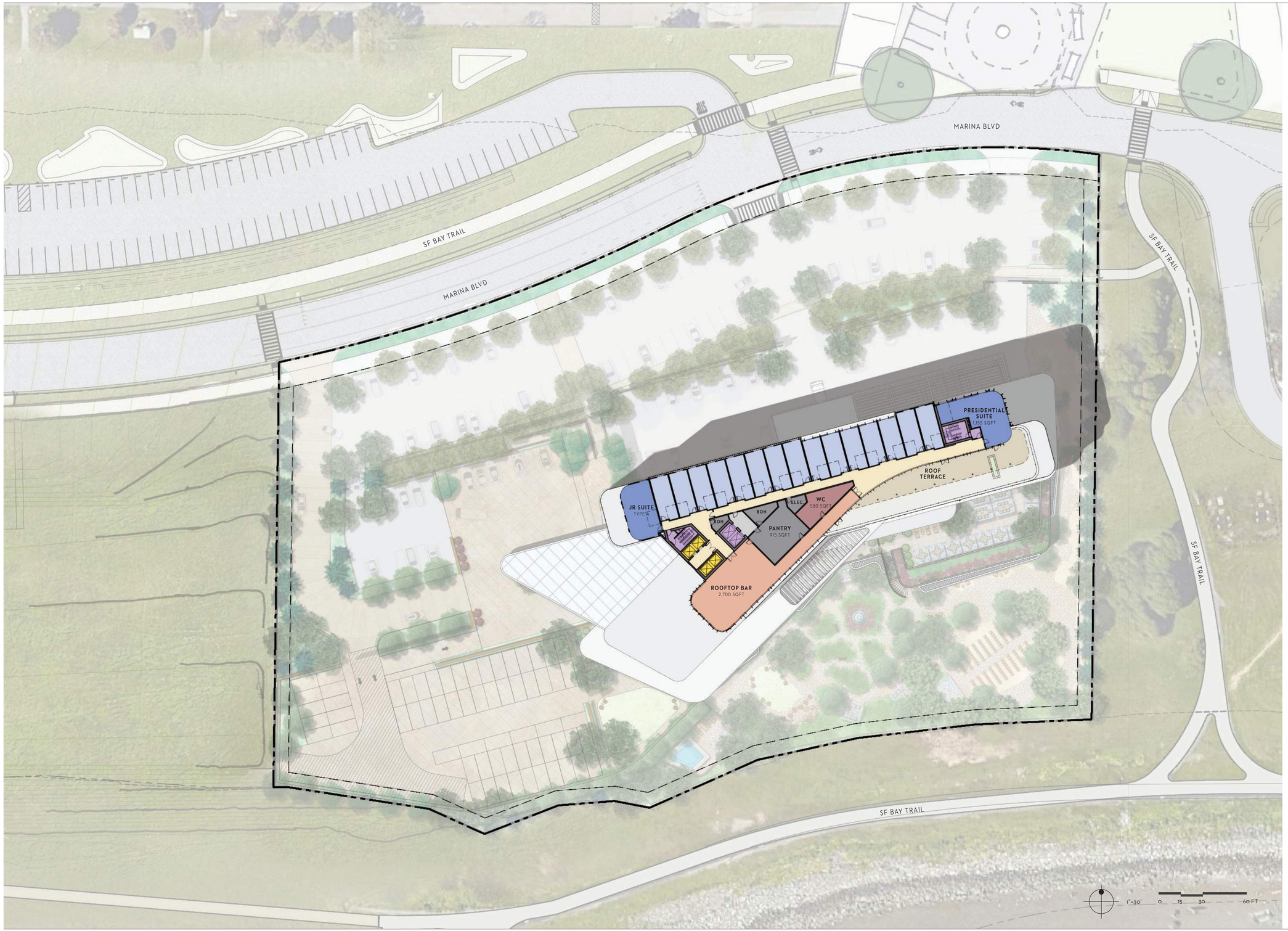
Sheet Title

BUILDING PLAN - LEVEL 11

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.10



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

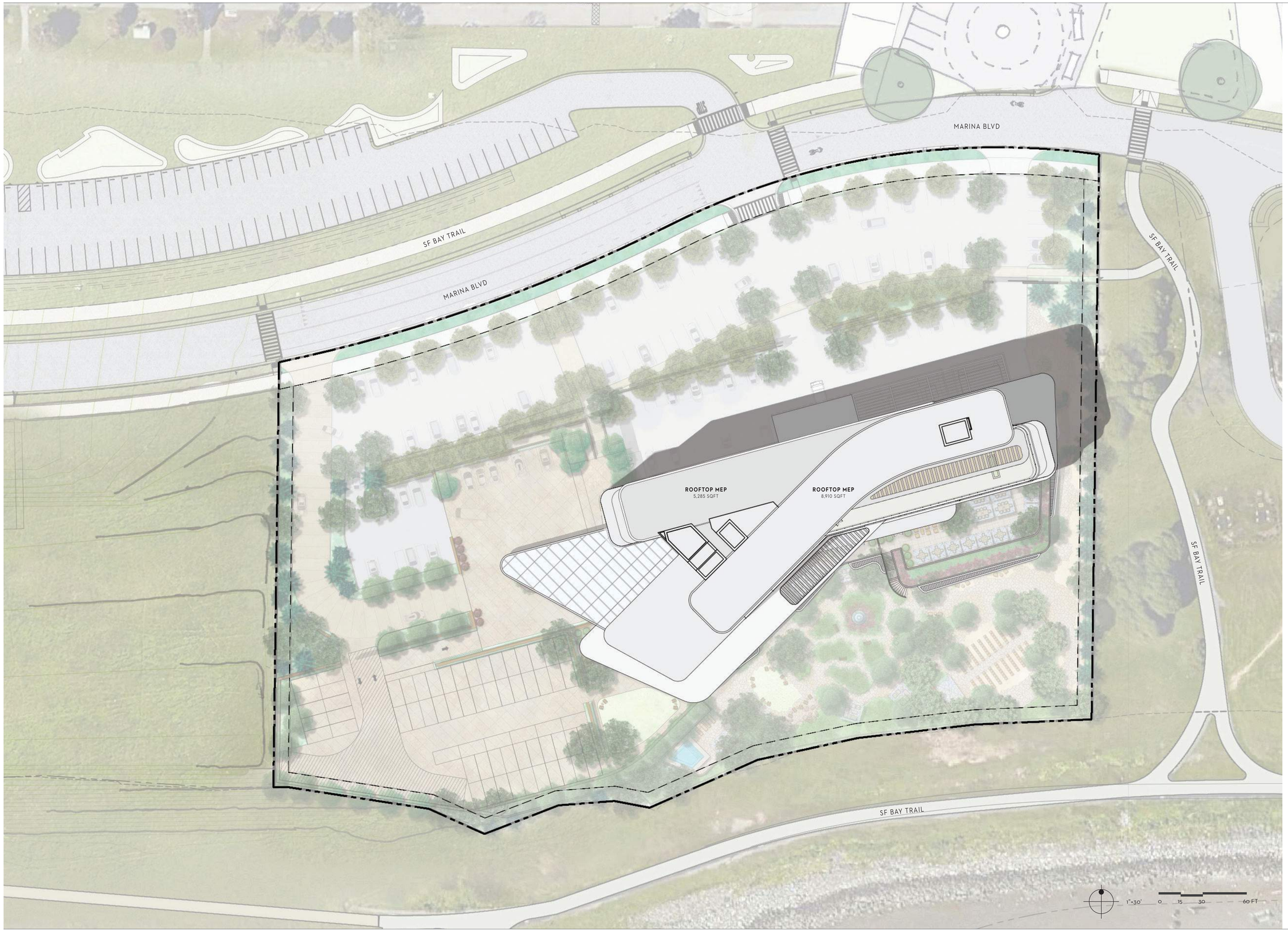
Sheet Title

BUILDING PLAN - LEVEL 12

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A 2.11



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LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

Sheet Title

BUILDING PLAN - ROOF PLAN

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A2.12



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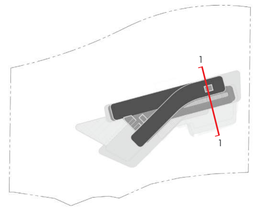
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Long Beach, CA 90802

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444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

KEY PLAN



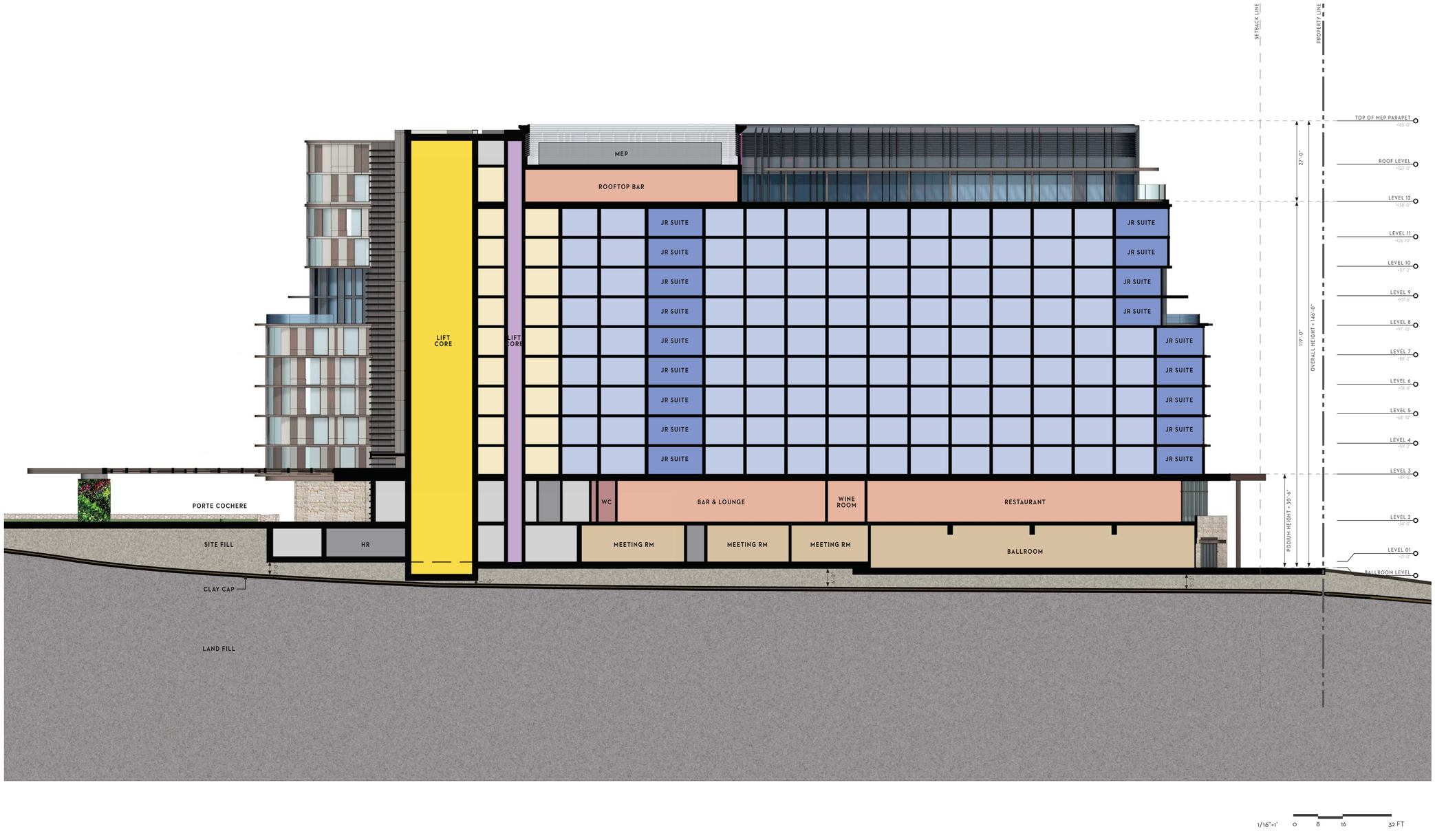
Sheet Title

BUILDING SECTION - SECTION 1

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A3.00



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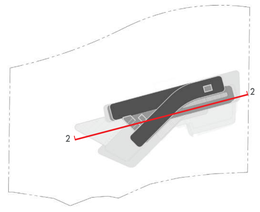
Oyster Point Hold Co LLC
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Long Beach, CA 90802

LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

KEY PLAN



Sheet Title

BUILDING SECTION - SECTION 2

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



1/16"=1' 0 8 16 32 FT

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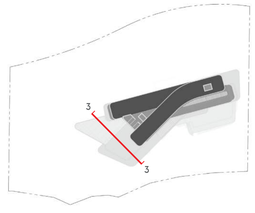
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Long Beach, CA 90802

LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

KEY PLAN



Sheet Title

BUILDING SECTION - SECTION 3

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



1/16"=1' 0 8 16 32 FT

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Owners

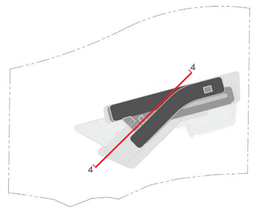
Oyster Point Hold Co LLC
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Long Beach, CA 90802

LEGEND

- Front of House
- Function
- Food & Beverage
- Spa & Fitness
- Restrooms
- Back of House
- Guestroom - Typical Room
- Guestroom - Suite Room
- Circulation - Public
- Circulation - Service
- Vertical Circulation - Public
- Vertical Circulation - Public

KEY PLAN

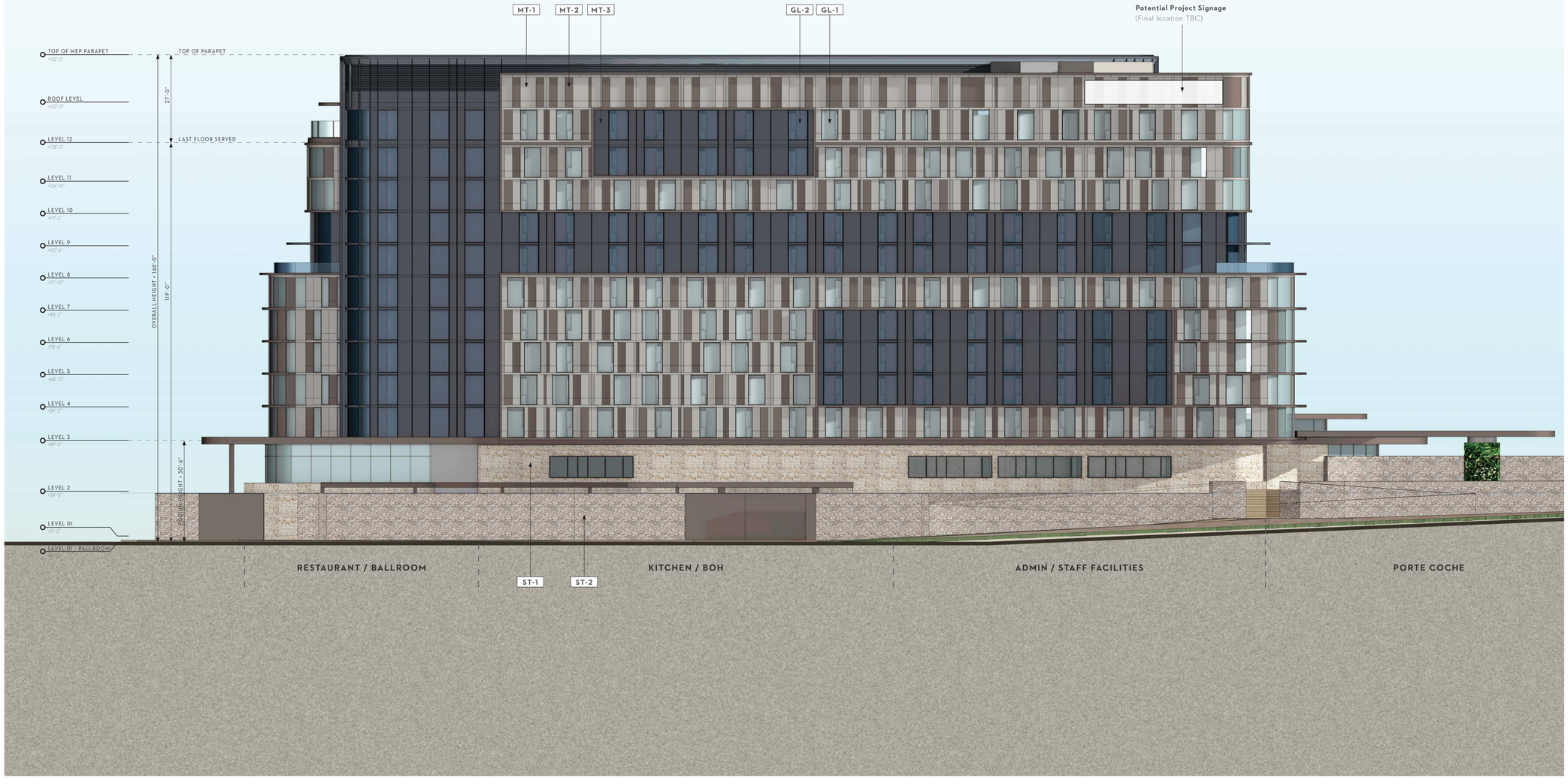


Sheet Title

BUILDING SECTION - SECTION 4

Project No. **21950**

No.	Description	Date
01	Follow Up Exhibit	06/27/2022
02	Precise Plan Revisions	09/28/2022



1/16"=1' 0 8 16 32 FT

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Owners

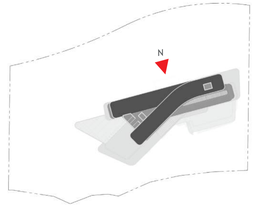
Oyster Point Hold Co LLC
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Long Beach, CA 90802

Ensemble Real Estate Investments
444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

LEGEND

CP-1	Cement Plaster - Grey, Smooth Finish
GL-1	Vision Glass, Light Blue Tinted
GL-2	Vision Glass, Dark Blue Tinted
GL-3	Curtain Wall, Light Blue Tinted
MT-1	Metal - Light Beige Rainscreen Panel
MT-2	Metal - Champagne Tone Metal Trim
MT-3	Metal - Steel Blue Rainscreen Panel
ST-1	Stone Cladding - Split Face Limestone
ST-2	Gabion Wall

KEY PLAN



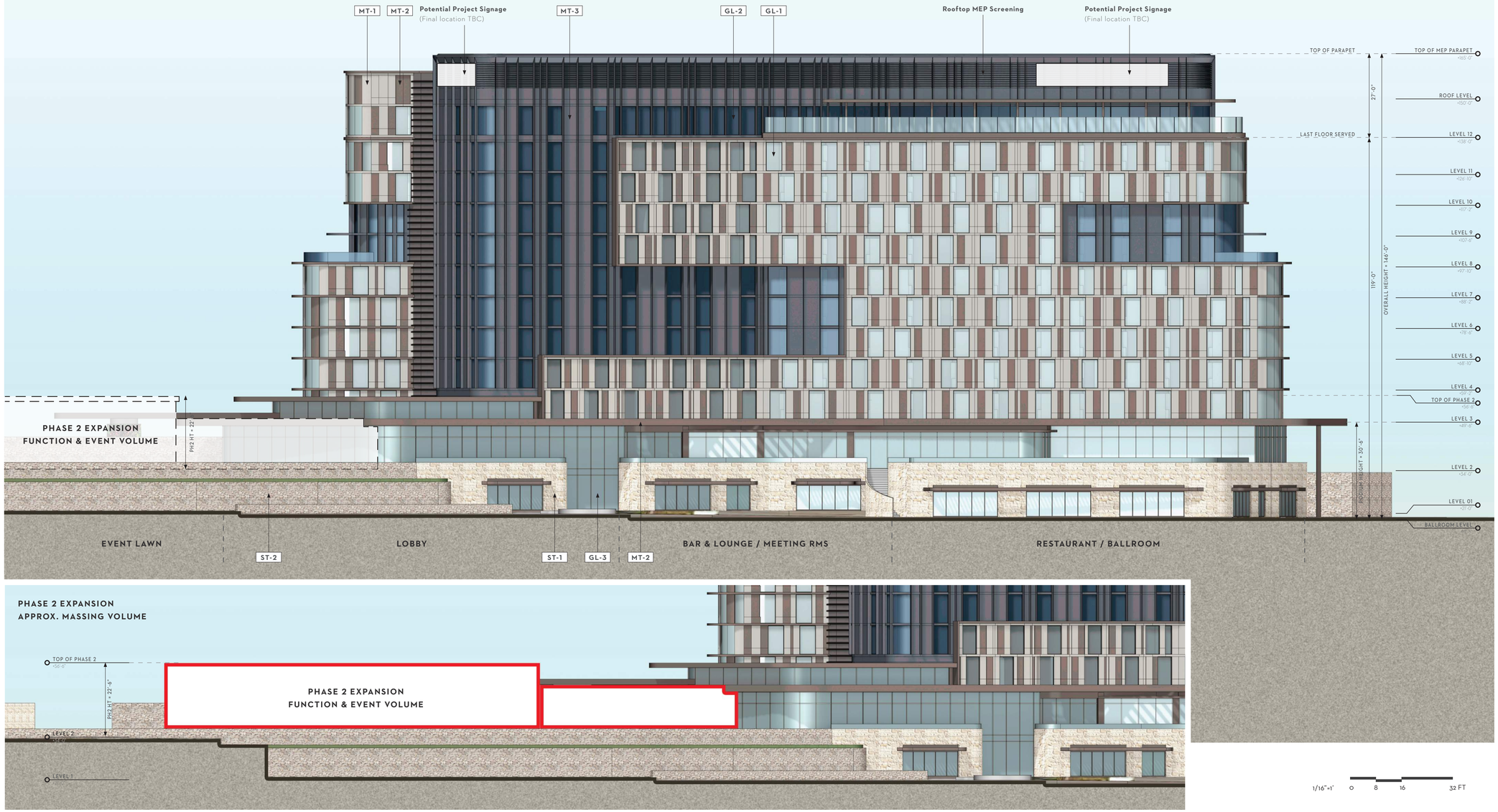
Sheet Title

BUILDING ELEVATION - NORTH ELEVATION

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	02/20/2022
02	Precise Plan Revisions	09/28/2022

A4.00



1/16"=1' 0 8 16 32 FT

ARCHITECTS

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Owners

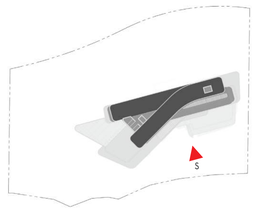
Oyster Point Hold Co LLC
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Long Beach, CA 90802

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444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

LEGEND

CP-1	Cement Plaster - Grey, Smooth Finish
GL-1	Vision Glass, Light Blue Tinted
GL-2	Vision Glass, Dark Blue Tinted
GL-3	Curtain Wall, Light Blue Tinted
MT-1	Metal - Light Beige Rainscreen Panel
MT-2	Metal - Champagne Tone Metal Trim
MT-3	Metal - Steel Blue Rainscreen Panel
ST-1	Stone Cladding - Split Face Limestone
ST-2	Gabion Wall

KEY PLAN



Sheet Title

BUILDING ELEVATION - SOUTH ELEVATION

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A4.01



1/16"=1' 0 8 16 32 FT

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Owners

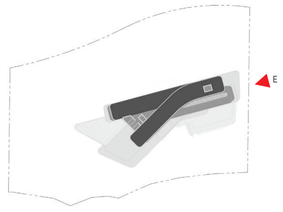
Oyster Point Hold Co LLC
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Long Beach, CA 90802

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444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

LEGEND

CP-1	Cement Plaster - Grey, Smooth Finish
GL-1	Vision Glass, Light Blue Tinted
GL-2	Vision Glass, Dark Blue Tinted
GL-3	Curtain Wall, Light Blue Tinted
MT-1	Metal - Light Beige Rainscreen Panel
MT-2	Metal - Champagne Tone Metal Trim
MT-3	Metal - Steel Blue Rainscreen Panel
ST-1	Stone Cladding - Split Face Limestone
ST-2	Gabion Wall

KEY PLAN



A4.00
Sheet Title

Project No. **21950**

BUILDING SECTION - EAST ELEVATION

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



1/16"=1' 0 8 16 32 FT

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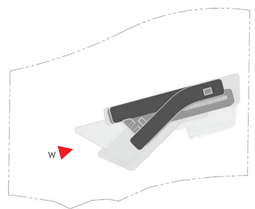
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Long Beach, CA 90802

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444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

LEGEND

CP-1	Cement Plaster - Grey, Smooth Finish
GL-1	Vision Glass, Light Blue Tinted
GL-2	Vision Glass, Dark Blue Tinted
GL-3	Curtain Wall, Light Blue Tinted
MT-1	Metal - Light Beige Rainscreen Panel
MT-2	Metal - Champagne Tone Metal Trim
MT-3	Metal - Steel Blue Rainscreen Panel
ST-1	Stone Cladding - Split Face Limestone
ST-2	Gabion Wall

KEY PLAN



Sheet Title

BUILDING SECTION - WEST ELEVATION

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A4.03

MATERIAL BOARD



MT-1: METAL - LIGHT BEIGE RAINSCREEN PANEL



MT-2: METAL - CHAMPAGNE TONE METAL TRIM



MT-3: METAL - STEEL BLUE RAINSCREEN PANEL



GL-1: VISION GLASS, LIGHT BLUE TINTED



GL-2: VISION GLASS, DARK BLUE TINTED



GL-3: CURTAIN WALL, LIGHT BLUE TINTED



ST-1: STONE CLADDING - SPLITFACE LIMESTONE



ST-2: GABION WALL

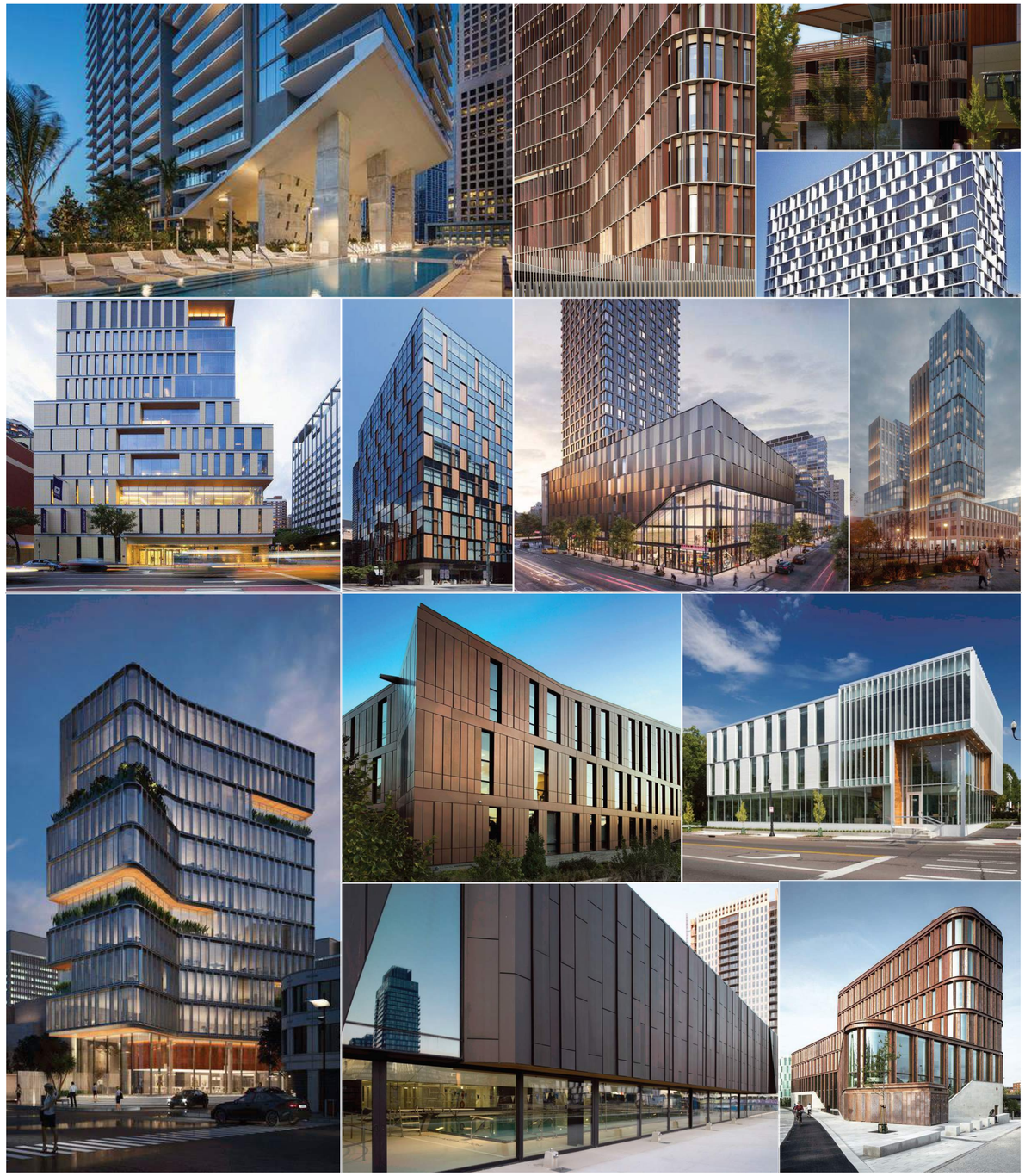


CP-1: CEMENT PLASTER - GREY, SMOOTH FINISH

BUILDING ELEVATION
SOUTH



REFERENCE IMAGERY



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Sheet Title

MATERIAL BOARD & REFERENCE IMAGERY

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



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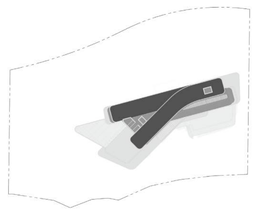
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KEY PLAN



Sheet Title

RENDERING - AERIAL VIEW

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A5.00



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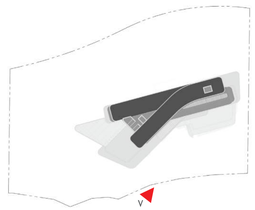
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KEY PLAN



Sheet Title

RENDERING - BAY TRAIL VIEW

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



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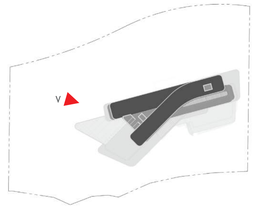
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Owners

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KEY PLAN



Sheet Title

RENDERING - ARRIVAL VIEW

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



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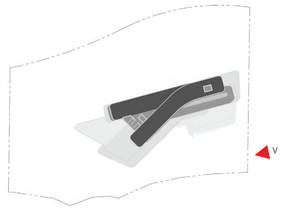
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KEY PLAN



Sheet Title

RENDERING -
BAY TRAIL (RESTAURANT) VIEW

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022





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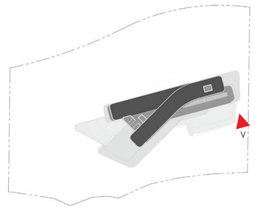
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Long Beach, CA 90802

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KEY PLAN



Sheet Title

RENDERING - ROOFTOP BAR VIEW

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

A5.04

OYSTER POINT PRECISE PLAN SUBMITTAL

LIGHTING DRAWINGS

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
LT0.00	COVER SHEET - LIGHTING DRAWINGS
LT1.01	SITE LIGHTING MASSING STUDY
LT1.02	SITE LIGHTING LAYOUT
LT1.03	SITE LIGHTING PHOTOMETRIC PLAN
LT2.01	BUILDING ELEVATIONS
LT2.02	BUILDING ELEVATIONS
LT3.01	LIGHTING FIXTURE CUTSHEETS
LT3.02	LIGHTING FIXTURE CUTSHEETS
LT3.03	LIGHTING FIXTURE CUTSHEETS
LT4.01	LIGHTING RENDERING
LT4.02	LIGHTING RENDERING

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Sheet Title

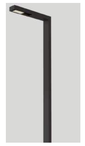
COVER SHEET - LIGHTING DRAWINGS

Project No. **21950**

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022



1 Hotel Parking - 18' Overall Height Pole



2 Entries & Pedestrian Link Walkway



3 Entry Drive & Arrival Landscape Lighting



4 Event Terrace (Event Power Only)



5 Event Court - Festoon Lighting



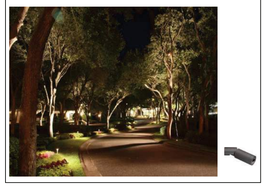
6 Bay Garden and Event Court Landscape Lighting



7 Restaurant & Bar Terrace



8 Walking Trails - Tree Mounted Lighting



9 Bay Garden Lounge Areas



10 Fitness Lawn and Fire Pit



11 Spa Terrace



12 Lobby / Prefunction Terrace



13 Stairs & Ramp - Steplights



14 Guest Arrival Lounge



OYSTER POINT HOTEL EXTERIOR LIGHTING GUIDELINES

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Sheet Title

SITE LIGHTING MASSING STUDY

Project No. 21950

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

LT1.01



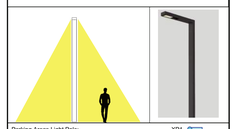


Tree Accent / Pathway Floodlight: XN1 | XL1

Luminaire Description: In Grade Mounted Uplight | Tree Mounted Floodlight

Kelvin Temp/Lumens: 2700K LED/809 Lumens | 2700K LED/819 Lumens

Mounting Height: Walkway Floodlight at 10'-0"

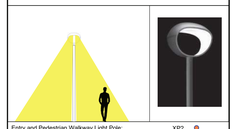


Parking Areas Light Pole: XP1

Luminaire Description: 18'-0" Overall Height Parking Area Pole

Kelvin Temp/Lumens: 2700K LED/6000 Lumens

Overall Height: 18'-0"



Entry and Pedestrian Walkway Light Pole: XP2

Luminaire Description: 15'-0" Overall Height Entry and Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/4000 Lumens

Overall Height: 15'-0"



Linear Accent Illumination: XZ2

Luminaire Description: Linear Accent with Optics

Kelvin Temp/Lumens: 2700K LED/450 Lumens per Foot



Festoon System / Integral Shade Light: XZ4

Luminaire Description: Festoon System | Canopy Shade Indirect Light

Kelvin Temp/Lumens: 2200K LED/173 Lumens per Foot | 2700K / 500 Lumens



Downlight Illumination: XB1

Luminaire Description: Surface Mounted Downlight

Kelvin Temp/Lumens: 2700K LED/2403 Lumens



Backyard Path Illumination: XP3

Luminaire Description: Low Profile Pathway Light - Overall Height: 1'-10"

Kelvin Temp/Lumens: 2700K LED/1361 Lumens



Step Light - Stair and Rampway Illumination: XS1

Luminaire Description: Recess Mounted Step Light

Kelvin Temp: 2700K LED/171 Lumens

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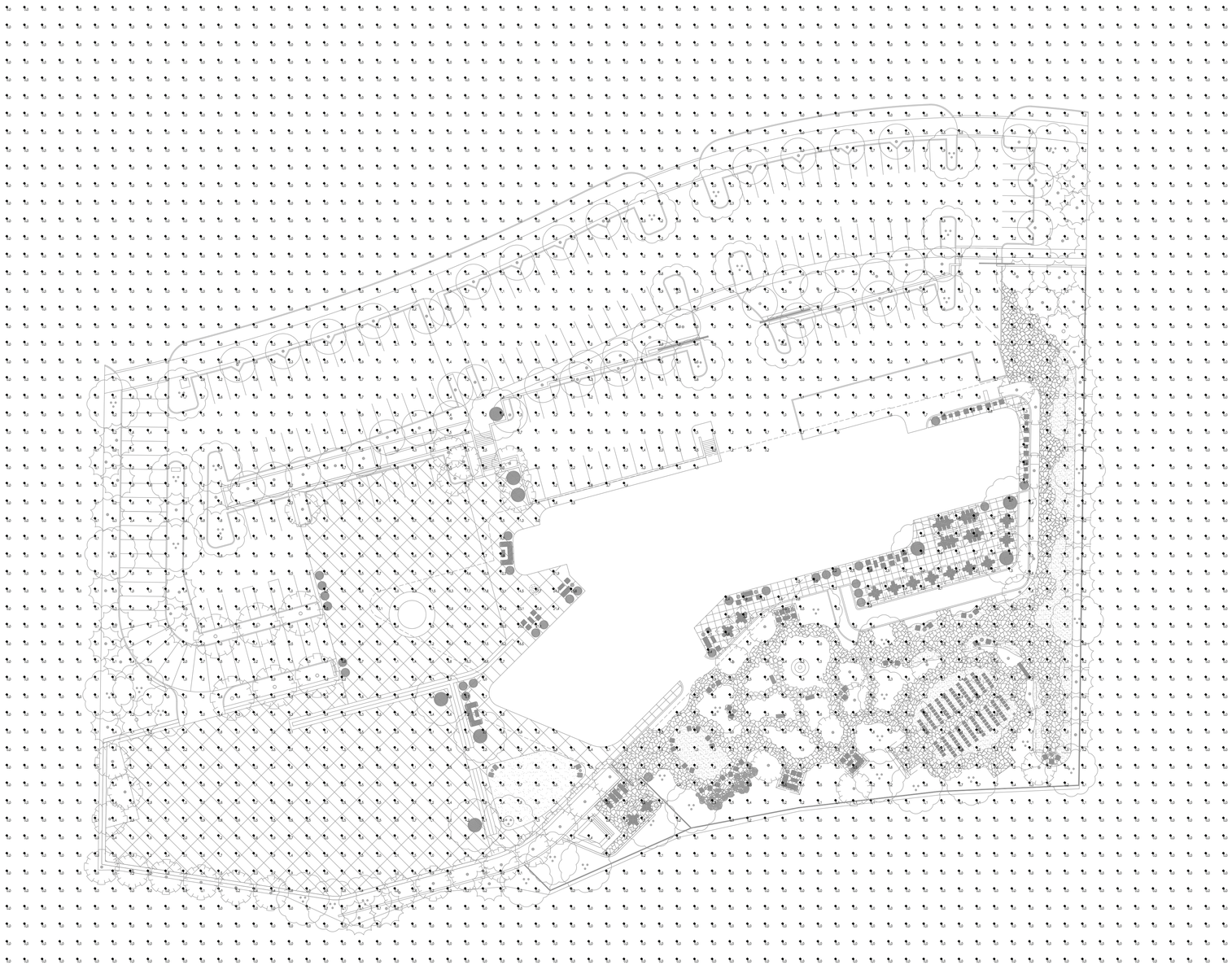
Sheet Title

SITE LIGHTING LAYOUT

Project No. 21950

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

LT1.02



OYSTER POINT HOTEL EXTERIOR LIGHTING GUIDELINES

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Sheet Title

SITE LIGHTING PHOTOMETRIC PLAN

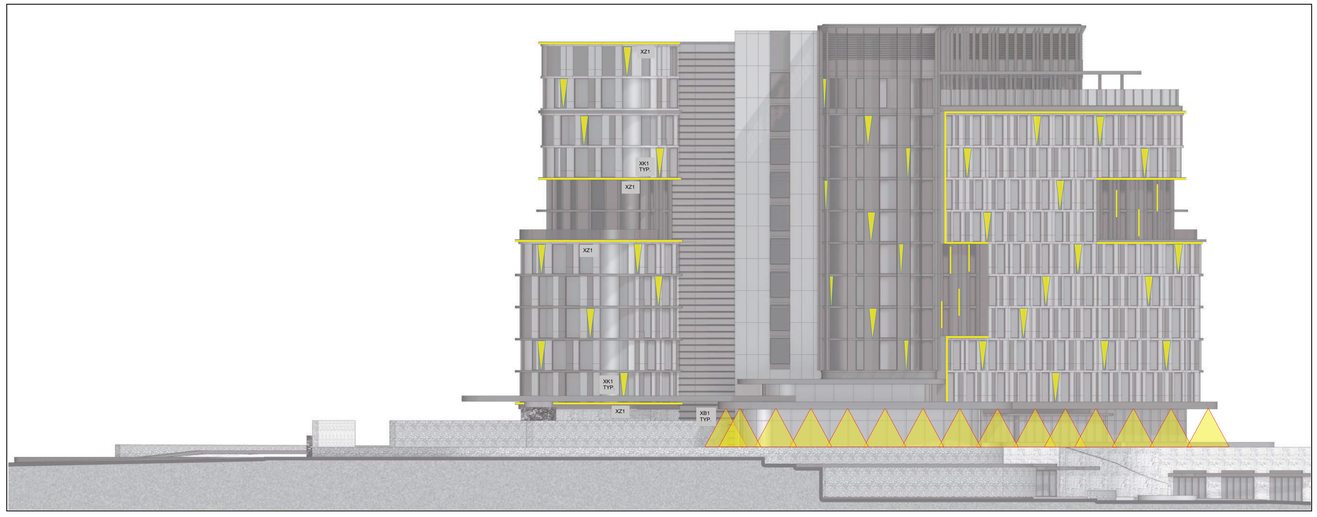
Project No. 21950

No.	Description	Date
01	Follow Up Exhibit	06/21/2022
02	Precise Plan Revisions	09/28/2022

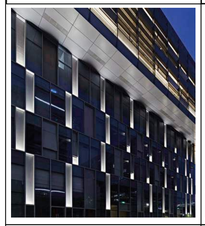
LT1.03



2 NORTH ELEVATION



1 WEST ELEVATION

Elevation Illumination	
Niche Lighting: XK1	Horizontal Linear Lighting: XZ1
	
Vertical Linear Lighting: XZ1	Downlighting: XB1
	

OYSTER POINT HOTEL EXTERIOR LIGHTING GUIDELINES

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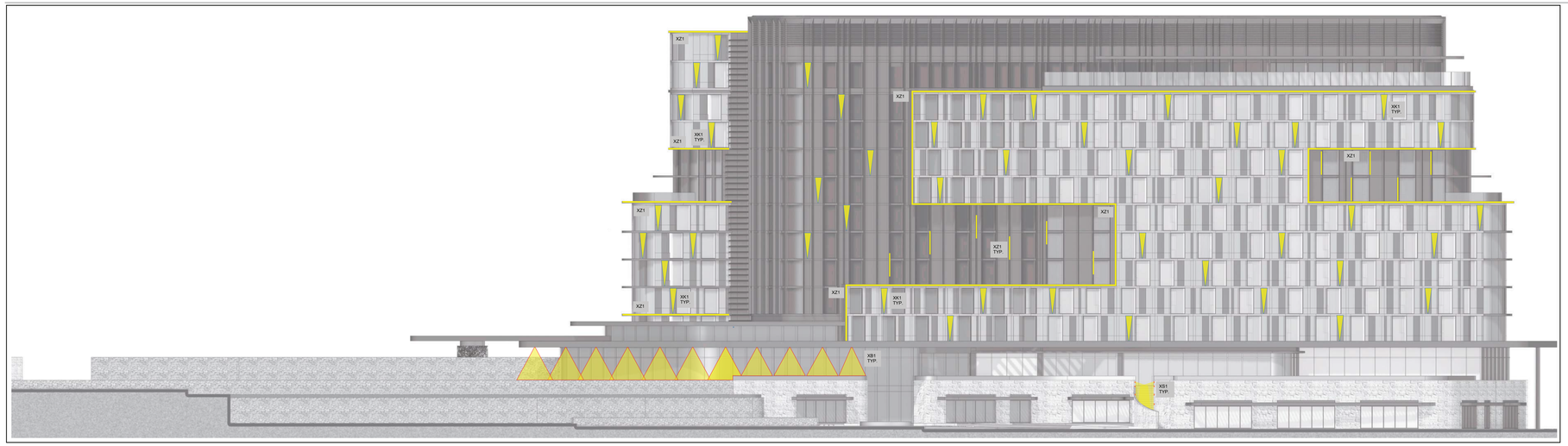
Sheet Title

BUILDING ELEVATIONS

Project No. 21950

No.	Description	Date
01	Precise Plan Submittal	04/20/2022
02	Precise Plan Revisions	09/28/2022

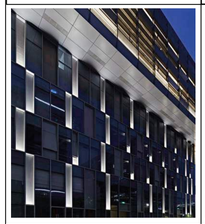
LT2.01



2 SOUTH ELEVATION



1 EAST ELEVATION

Elevation Illumination	
Niche Lighting: XK1	Horizontal Linear Lighting: XZ1
	
Vertical Linear Lighting: XZ1	Downlighting: XB1
	

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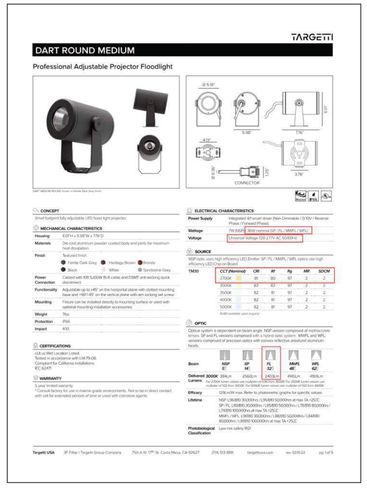
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BUILDING ELEVATIONS

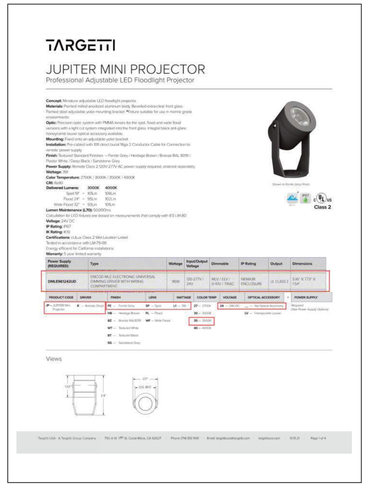
Project No. 21950

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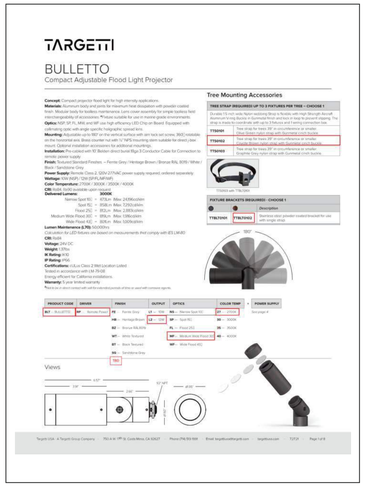
XB1



XK1



XL1



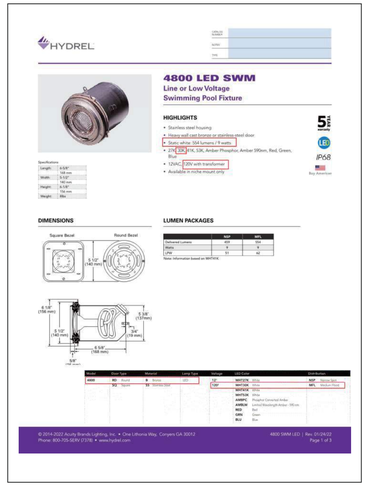
XN1



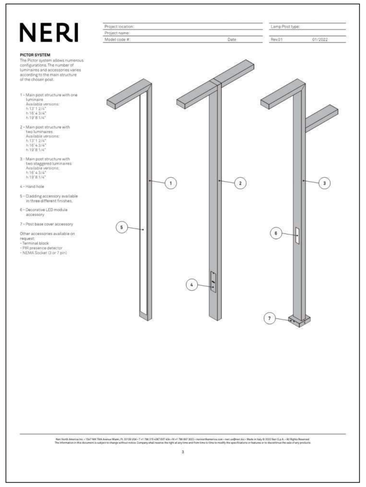
XN2



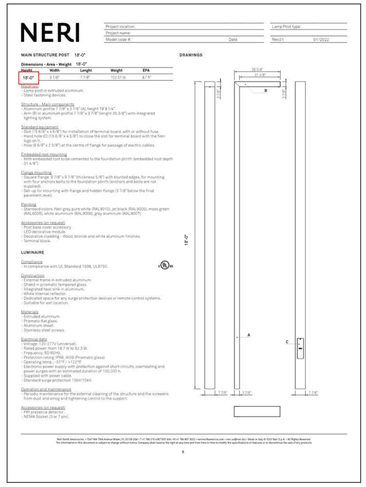
XN3



XP1



XP1 (CONT.)



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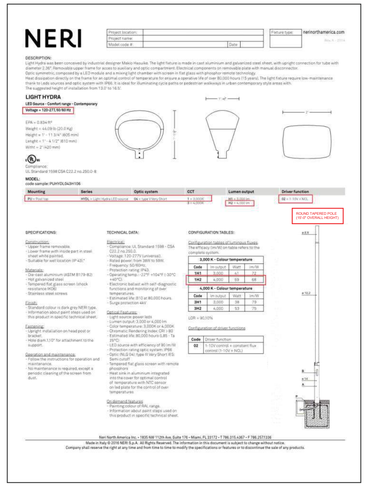
LIGHTING FIXTURE CUTSHEETS

Project No. 21950

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

LT3.01

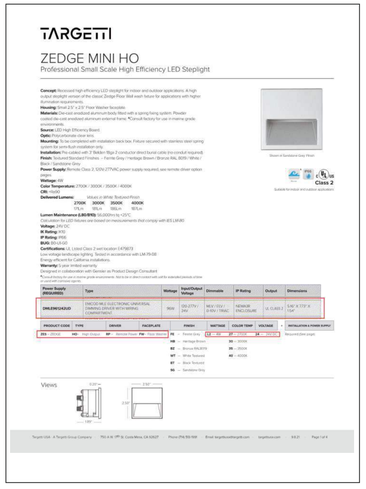
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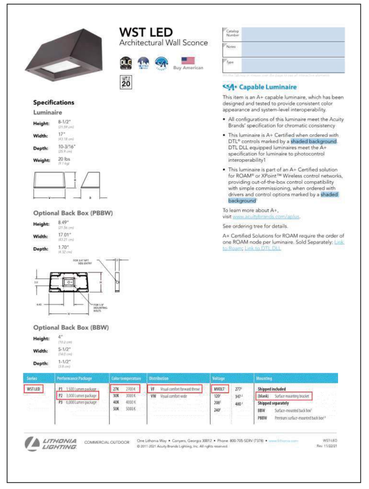
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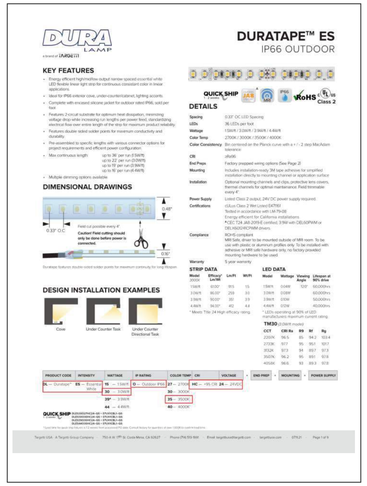
XS1



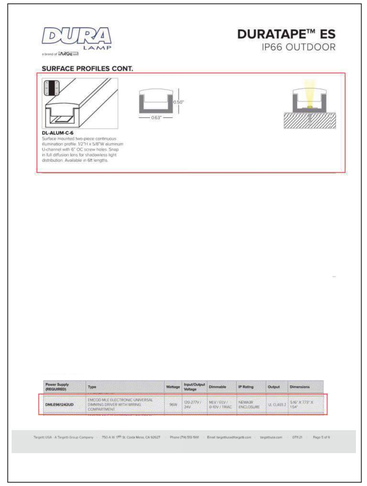
XWM1



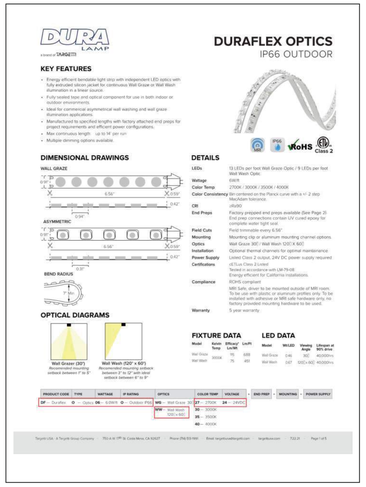
XZ1



XZ1 (CONT.)



XZ2



XZ2 (CONT.)



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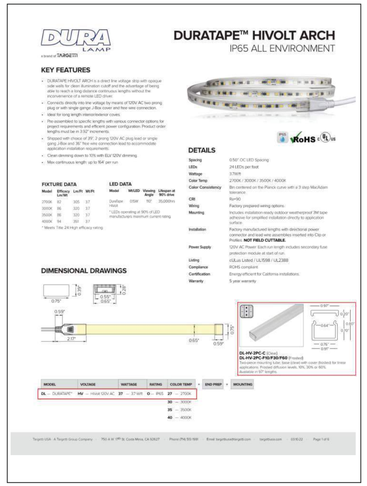
Sheet Title

LIGHTING FIXTURE CUTSHEETS

Project No. 21950

No.	Description	Date
01	Precise Plan Submittal	04/29/2022
02	Precise Plan Revisions	09/28/2022

XZ3



DURA LAMP
a brand of TARGETTI

DURATAPE™ HIVOLT ARCH
IP65 ALL ENVIRONMENT

KEY FEATURES

- DURATAPE HIVOLT ARCH is a direct line voltage strip with opaque silicone body and 180° beam angle. Its flexible construction is strong enough to reach a long distance continuous lengths without the inconvenience of a remote LED driver.
- Connects directly into the voltage by means of 120V AC two prong plug or with single gange J-Box cover and free wire connection.
- Ideal for long length interconnection runs.
- Pre-assembled to specific lengths with various connector options for simple installation. Choose from straight or corner configuration. Product order lengths must be in 2.62" increments.
- Shipped with choice of 39", 2 prong 120V AC plug (wall or single gang J-Box and 36" free wire connection lead to accommodate application installation requirements.
- Clean dimming down to 10% with ELV 120V dimming.
- Max continuous length: up to 164' per run

FIXTURE DATA

Model	Efficacy (LM/W)	Lm/Ft	W/Ft
2700K	94	305	3.1
3000K	96	320	3.1
3500K	98	320	3.1
4000K	94	360	3.1

* Meets Title 24 high efficacy rating.

LED DATA

Model	MCUD	Viewing Angle	Lifespan at L70 (hours)
DuraMax	0.004	180°	60,000hrs
Hivolt			

* L70 is operating at 90% of LED manufacturers maximum current rating.

DETAILS

Spacing	0.50" OC LED Spacing
LEDs	24 LEDs per foot
Voltage	3.75V/ft
Color Temp	2700K / 3000K / 3500K / 4000K
Color Consistency	Bin centered on the Planck curve with a 3 step MacAdam tolerance.
CRI	Ra>90
Wiring	Factory prepared wiring options.
Mounting	Includes installation-ready outdoor weatherproof 3M tape adhesive. For simplified installation directly to application surface.
Installation	Factory manufactured lengths with directional power connector and head end assembled inserted into Clip or Profile. **NOT FIELD CUTTABLE**
Power Supply	120V AC Power Each run length includes secondary fuse protection module at start of run
Listing	cULus Listed / UL1598 / UL2388
Compliance	ROHS compliant
Certification	Energy efficient for California installations
Warranty	5 year warranty

DIMENSIONAL DRAWINGS

0.70"
0.55"
0.55"
0.70"
0.55"
0.50"
0.50"
0.50



OYSTER POINT HOTEL EXTERIOR LIGHTING GUIDELINES

A. Lighting fixture lamp sources used for illuminating Outdoor gathering areas and circulation associated with the property shall be shielded, directed downward, and not visible from off the property.
B. Upward aimed facade lighting shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
C. Light Pollution shall be reduced to the greatest extent possible.
D. Lighting shall be provided for safety, security, and an attractive nighttime environment.
E. Wherever possible, the applicant shall use cover material composed of dark, non-reflective material demonstrated to minimize the contribution to sky glow.
F. Light fixtures along pedestrian walkways are to be 2'-4' in height.
G. Weatherproof 120V power receptacles for Temporary Stage Lighting shall be located at the Event Lawn to support Hotel Operations requirements.

THE DESIGN ADHERES TO GUIDELINES USING THE FOLLOWING TECHNIQUES:

1. Spill Control Optics
2. Full Cut-off Optics
3. Fully Shielded Fixtures
4. Fixtures located at a sufficient distance from Property Lines
5. Fixtures capable of Control via Time Clock, Photocell and Motion Sensor

LIGHT LEVEL CRITERIA

Porte Cochere (drop off area):	10FC Average (2:1 ratio of Average to Minimum)
Pool Deck:	1FC Average (3:1 ratio of Average to Minimum)
Pedestrian Walkways:	0.25FC Minimum (2:1 ratio of Average to Minimum)
Egress Walkways:	1FC Minimum
Interior Roadways:	0.5FC Minimum (15:1 ratio of Maximum to Minimum)
Interior Roadways (Fire Lane):	1FC Minimum (40:1 ratio of Maximum to Minimum)
Property Lines:	0.2 FC Maximum
15' Beyond Property Lines:	0.01 FC Maximum

ARCHITECTS

415 Jackson St, Suite 100
San Francisco, CA 94111
T 415/673-8990
F 415/274-2003

A California Corporation

Owners

Oyster Point Hold Co LLC
444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

Ensemble Real Estate Investments
444 W. Ocean Blvd, Ste 650
Long Beach, CA 90802

firstcircle
first circle design inc.
3187 Airway Avenue, Bldg C
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Sheet Title

LIGHTING RENDERING

Project No. 21950

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LT4.02