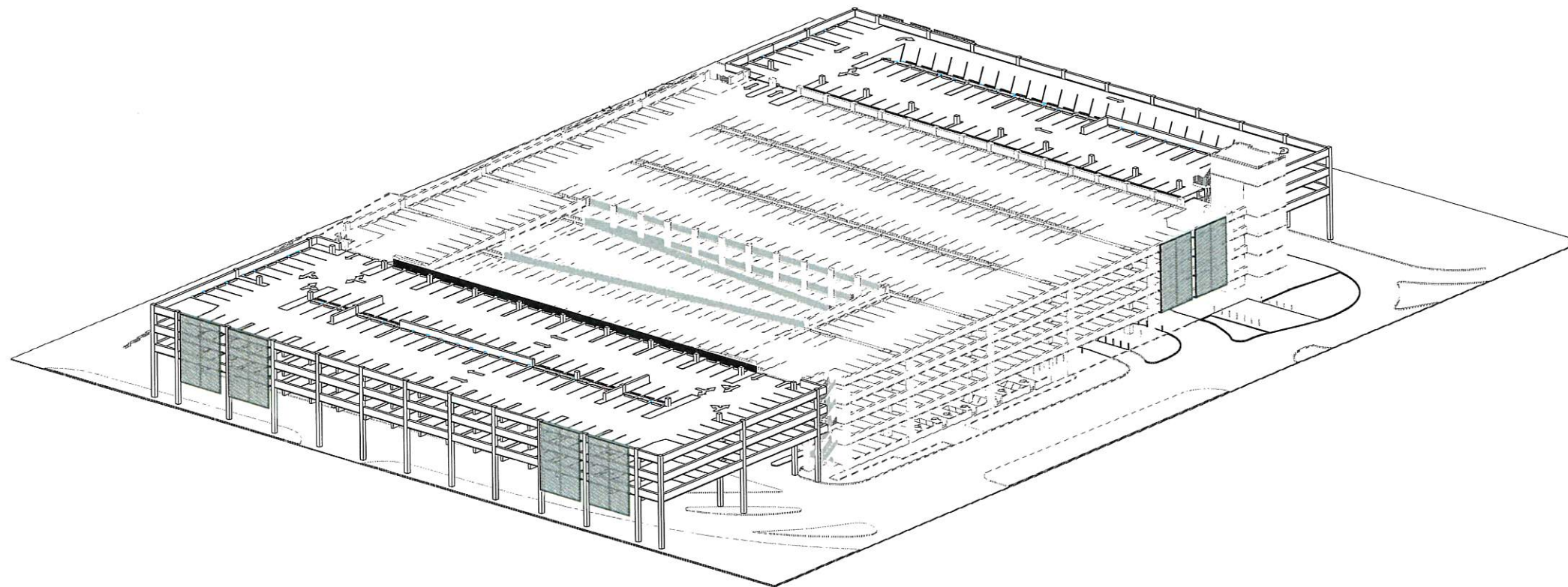


# LBCT GARAGE EXPANSION PARKING GARAGE EXPANSION

 **Carnival**<sup>®</sup>  
**231 WINDSOR WAY  
LONGBEACH, CALIFORNIA**



**ARCHITECT**  
BERMELLO AJAMIL & PARTNERS, Inc.  
2601 D BAYSHORE DRIVE, SUITE 1000  
MIAMI, FLORIDA 33133  
(305)859-2050 Tel

**CIVIL ENGINEERS**  
KPFF  
400 OCEANGATE, SUITE 500  
LONG BEACH, CA 90802  
213-418-0201

**STRUCTURAL ENGINEERS**  
KPFF  
700 SOUTH FLOWER STREET, SUITE 2100  
LOS ANGELES, CA 90017  
213-418-0201

**M/E/P ENGINEERS**  
LSW ENGINEERS ARIZONA, INC.  
2333 W. NORTHERN AVE #9  
PHOENIX, AZ 85021  
602-249-1320

**FIRE PROTECTION CONSULTANTS**  
JENSEN HUGHES  
2099 South State College Blvd. Suite 504  
Aneheim, CA 92806  
714-450-1700



ZONING/SITE DATA TABLE	
USE AND OCCUPANCY:	CLASSIFICATION GROUP S-2 PARKING GARAGE EXISTING GROUND LEVEL-GROUP A-3/S-2  PER CBC TABLE 504.3.504.4.506.2: MAX. STORIES UL MAX. HEIGHT UL MAX. AREA UL UL=UNLIMITED
TYPE OF CONSTRUCTION:	TYPE I
AUTOMATIC FIRE-EXTINGUISHING SYSTEM:	GROUND LEVEL ONLY
HEIGHT:	MATCH EXISTING, 4 STORIES WITH OCCUPIED ROOF. (5 PARKING LEVELS), 48'-11" ABOVE GRADE
BUILDING TYPE:	OPEN PARKING GARAGE
BUILDING AREA:	SEE AREA SUMMARY ON THIS SHEET
CODE:	2016 EDITION OF THE CALIFORNIA BUILDING CODE
1.	ALL NEW CONSTRUCTION SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE WITH ALL APPLICABLE SUPPLEMENTS.
2.	ALL NEW CONSTRUCTION IS CONSIDERED S-2, OPEN GARAGE OCCUPANCY. BUILDING SHALL BE CONSTRUCTED AND PROTECTED IN ACCORDANCE WITH TYPE I-A CONSTRUCTION.
3.	USE AND OCCUPANCY: CLASSIFICATION GROUP S-2 PARKING GARAGE
4.	STAIRS = 0.3 IN. / OCCUPANT
5.	LEVEL COMPONENTS = 0.2 IN. / OCCUPANT
6.	MINIMUM DOOR WIDTH = 32 IN.
7.	OCCUPANCY PER SF AS PER CBC 1004.1.2: 15 NSF/ OCCUPANT ASSEMBLY - UNCONCENTRATED 200 GSF/ OCCUPANT PARKING GARAGES.
8.	REFER TO ENLARGED LIFE SAFETY PLANS FOR SPECIFIC SAFETY ITEMS REQUIRED.

PARKING REQUIREMENTS			
BASED ON TOTAL OF 657 NEW PARKING SPACES IN EXPANSION	REQUIRED	PROVIDED	
<b>REQUIRED HANDICAP ACCESSIBLE SPACES</b>			
2% OF ALL TOTAL PARKING NEEDS TO BE ADA	14	14	
-VAN ACCESSIBLE	1	1	
-ACCESSIBLE	13	13	
<b>TITLE 18 : EV PARKING AND CHARGING STATIONS</b>			
25% OF ALL TOTAL PARKING NEEDS TO BE EV READY	165	165	
5% OF ALL TOTAL PARKING NEEDS TO BE EVCS	33	33	
<b>ACCESSIBLE EVCS SPACES REQUIRED CBC SECT.11B-208 (FOR 33 EVCS SPACES)</b>			
VAN ACCESSIBLE	1	1	
STANDARD ACCESSIBLE	1	1	
AMBULATORY	1	1	
<b>DESIGNATED CAV CGBSC,PART 11,SECT.5.106.5.2</b>			
8% OF ALL TOTAL PARKING NEEDS TO BE CAV (CLEAN AIR VEHICLE)	53	53	
<b>BICYCLE PARKING CGBSC,PART 11, SECT.5.106.4.1.2</b>			
BICYCLE PARKING FOR 5% OF TOTAL 657 NEW PARKING	33	33	
<b>ZONING (PD-21)</b>			
SOUTH EXPANSION SETBACKS			
NORTH EXPANSION SETBACKS			
<b>BUILDING AREAS</b>			
	SOUTH EXPANSION	EXISTING PARKING GARAGE	NORTH EXPANSION
GROUND FLOOR	43,951 SF	101,695 SF	31,709 SF
2ND FLOOR	18,955 SF	106,900 SF	0 SF
3RD FLOOR	43,951 SF	106,900 SF	31,709 SF
4TH FLOOR	43,951 SF	90,070 SF	31,709 SF
5TH FLOOR	43,951 SF	103,430 SF	31,709 SF
SUB-TOTAL	194,759 SF	508,995 SF	126,836 SF
<b>GRAND TOTAL</b>			<b>830,590 SF</b>

PARKING COUNT			
	SOUTH EXPANSION	EXISTING TO REMAIN	NORTH EXPANSION
Ground Floor	0	164	0
2ND	51	340	0
3RD	122	342	80
4TH	122	299	80
5TH	122	254	80
	417	1399	240
<b>GRAND TOTAL AS DESIGNED</b>			<b>2056</b>

**BA**  
Bermello Ajami & Partners  
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ENGINEERING - LANDSCAPE  
ARCHITECTURE  
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WWW.BERMELLOAJAMIL.COM



PROJECT NAME  
**LBCT GARAGE  
EXPANSION**

PROJECT ADDRESS  
231 WINDSOR WAY  
LONG BEACH, CA

CIVIL ENGINEER  
**kpff**  
400 OCEANGATE, SUITE 500  
LONG BEACH, CA 90802  
P: 562.437.9100  
WWW.KPFF.COM

MEP ENGINEER  
**LSW Engineers**  
ARIZONA, INCORPORATED  
2333 W. NORTHERN AVE. #9  
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**JENSEN HUGHES**  
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SUITE 540  
ANAHEIM, CA 92806  
P: 714.450.1700  
WWW.JENSENHUGHES.COM

PROFESSIONAL SEAL

**30% CONSTRUCTION  
DOCUMENTS**

REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

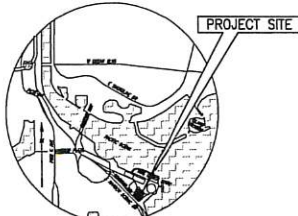
PROJ. NO. 18025 LBCT  
DATE 6-22-2018

SITE, ZONING,  
AND PARKING  
TABLES

GN-002



# DESIGN SURVEY



VICINITY MAP  
NOT TO SCALE

COMMENTS

BOUNDARY LINES . . . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

SITE ADDRESS . . . . . NO ADDRESS

APN NO. . . . . 7348-021-007

DATES OF SURVEY . . . . . APRIL/MAY, AND JUNE 2018

BASES OF BEARINGS . . . . . THE BEARING OF N 16°35'33" E ALONG THE WESTERLY LINE OF PARCEL 2 AS SHOWN AS N 0°00'00" E ON THE RECORD OF SURVEY FILED IN RECORD OF SURVEYS BOOK 84, PAGES 91 THROUGH 93, INCLUSIVE, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK . . . . . BRASS DISC STAMPED "C.L.B OPS 1781" IN CONC CURB; W SIDE PLANTER CURB IN PARKING AREA ON 1/8 CURVE TERMINAL (S&K) AND E/O PARKING STRUCTURE.

FLOOD INSURANCE RATE MAP . . . . . ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 86037C18647 EFFECTIVE DATE SEPTEMBER 26, 2008.

UTILITIES . . . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

LEASEHOLD DESCRIPTION PER INSTR. NO. 98-2267848

PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT

PER PDF DOCUMENT PROVIDED TO THE SURVEYOR (A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS MAP WAS PREPARED):

THOSE PORTIONS OF THE ARTIFICIALLY CREATED LAND WITHIN THE TIDELANDS AND SUBMERGED LANDS CONVEYED TO THE CITY OF LONG BEACH BY THE STATE OF CALIFORNIA UNDER AN ACT OF MAY 1, 1911, CHAPTER 676, PAGE 1304, AS AMENDED, LYING IN BOTH SAID CITY AND THE HARBOR DISTRICT OF SAID CITY, COUNTY OF LOS ANGELES, SAID STATE, MORE PARTICULARLY THOSE PORTIONS OF THE QUEEN MARY PROPERTY TRANSFER TO THE CITY OF LONG BEACH, AS SHOWN ON OFFICIAL DRAWING 104-88 ON FILE IN THE OFFICE OF THE DECLUTIVE DIRECTOR OF THE PORT OF LONG BEACH OF SAID CITY, DESCRIBED AS FOLLOWS:

QUEEN MARY SITE - LAND AREA

BEGINNING AT MONUMENT A-B AS SHOWN ON MAPS RECORDED IN BOOK 81, PAGE 50 AND BOOK 84, PAGES 91 TO 93 INCLUDING RECORDS OF SURVEYS OF SAID COUNTY, THENCE NORTH 89.92 FEET; THENCE EAST 1,538.32 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING HAVING COORDINATES NORTH 4,622,788.63, EAST 4,228,928.86 OF ZONE 7 OF THE CALIFORNIA COORDINATE SYSTEM, SAID TRUE POINT OF BEGINNING BEING ALSO A POINT IN THE NORTH LINE OF PARCEL 2 AS SHOWN ON SAID MAP RECORDED IN BOOK 84, PAGES 91 TO 93 INCLUSIVE, SAID POINT BEING THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE HAVING A BEARING OF NORTH AND LENGTH OF 187.84 FEET ON SAID MAP; THENCE SOUTH 66° 20' 58" EAST 134.66 FEET; THENCE NORTH 23° 30' 04" EAST 54.03 FEET; THENCE SOUTH 66° 20' 58" EAST 272.57 FEET; THENCE NORTH 23° 30' 04" EAST 221.94 FEET; THENCE SOUTH 66° 20' 58" EAST 682.72 FEET; THENCE NORTH 23° 30' 04" EAST 48.00 FEET; THENCE SOUTH 66° 20' 58" EAST 788.00 FEET; THENCE SOUTH 23° 30' 04" WEST 48.00 FEET; THENCE NORTH 66° 20' 58" EAST 82.32 FEET; THENCE NORTH 66° 03' 38" EAST 48.00 FEET; THENCE SOUTH 66° 20' 58" EAST 200.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 78.54 FEET; THENCE TANGENT TO SAID CURVE SOUTH 23° 30' 04" WEST 370.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 92.78 FEET; THENCE TANGENT TO SAID CURVE SOUTH 84° 08' 10" WEST 173.85 FEET; THENCE SOUTH 45° 00' 00" WEST 540.99 FEET; THENCE SOUTH 17° 02' 09" EAST 443.04 FEET; THENCE NORTH 45° 00' 00" WEST 3,354.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 132.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 74.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,451.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 278.88 FEET; THENCE TANGENT TO SAID CURVE SOUTH 63° 40' 33" EAST 243.00 FEET; THENCE NORTH 46° 19' 28" EAST 67.20 FEET; THENCE NORTH 46° 14' 35" WEST 327.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,600.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 221.98 FEET; THENCE ALONG A NON-TANGENT LINE NORTH 14.30 FEET; THENCE SOUTH 77° 34' 28" EAST 71.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 44.81 FEET; THENCE TANGENT TO SAID CURVE SOUTH 41° 32' 37" EAST 92.78 FEET; THENCE NORTH 52° 00' 00" EAST 44.08 FEET; THENCE NORTH 38° 00' 00" WEST 93.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 108.81 FEET; THENCE TANGENT TO SAID CURVE WEST 54.43 FEET; THENCE NORTH 75.76 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED LAND PARCEL CONTAINS 43.36 ACRES.

BUT EXCLUDING FROM THE ABOVE LEGAL DESCRIPTION THE FIRE STATION PROPERTY AS DEPICTED IN THE UNDERLYING LEASEHOLD DOCUMENT.

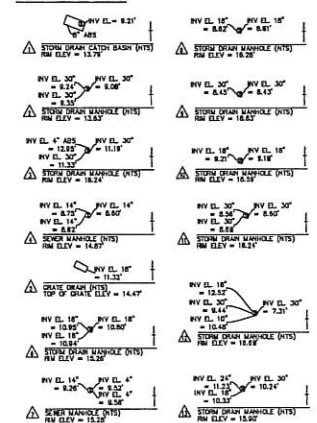
SURVEY LEGEND

- ☆ AREA LIGHT
- ⊙ BOLLARD
- ⊕ ELECTRICAL PUGSUCK
- ⊖ GAS METER
- ⊗ GUY WIRE
- ⊘ INTERCEPTOR MANHOLE
- ⊙ MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ SIGN
- ⊙ OVERSIGHT PUGSUCK
- ⊙ UTILITY POLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WALL
- ⊙ TREE

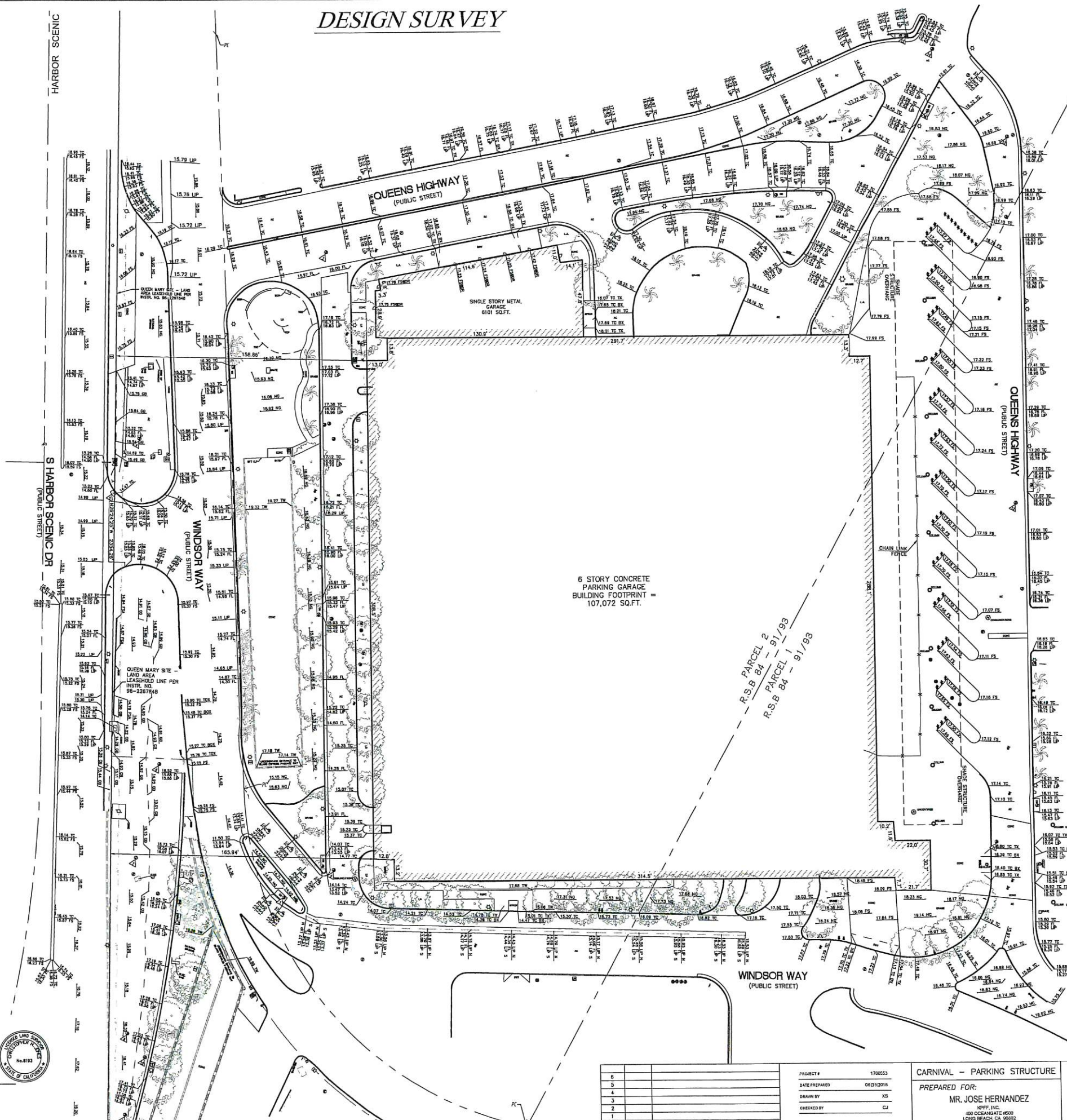
ABBREVIATIONS

- AC = ASPHALT CONCRETE
- BLDG = BLDG
- BR = BOTTOM OF X (CURB TRANSITION)
- CB = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- DR = DOOR
- DWY = DRIVEWAY
- FF = FINISH FLOOR
- FL = FLOOR LINE
- FS = FINISH SURFACE
- GB = GRADE BREAK
- INSTR. = INSTRUMENT
- L.A. = LANDSCAPE AREA
- LIP = LIP OF CUTTER
- MS = MEASUREMENT
- N = NORTHERLY
- NO. = NUMBER
- S = SOUTHERLY
- TC = TOP OF CURB
- TR = TOP OF RAIL
- TX = TOP OF X (CURB TRANSITION)

DIP INFORMATION



PREPARED UNDER THE DIRECTION OF:  
**Preliminary**  
CHRISTOPHER JONES, LS 8183  
CHRISTOPHER@KPFF.COM



6 STORY CONCRETE PARKING GARAGE BUILDING FOOTPRINT = 107,072 SQ.FT.

PARCEL 2  
R.S.B 84 - 91/93  
PARCEL 1  
R.S.B 84 - 91/93

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	170653
DATE PREPARED	06/05/2018
DRAWN BY	KS
CHECKED BY	CJ

CARNIVAL - PARKING STRUCTURE  
PREPARED FOR:  
MR. JOSE HERNANDEZ  
KPFF, INC.  
400 OCEANGATE #500  
LONG BEACH, CA 90802



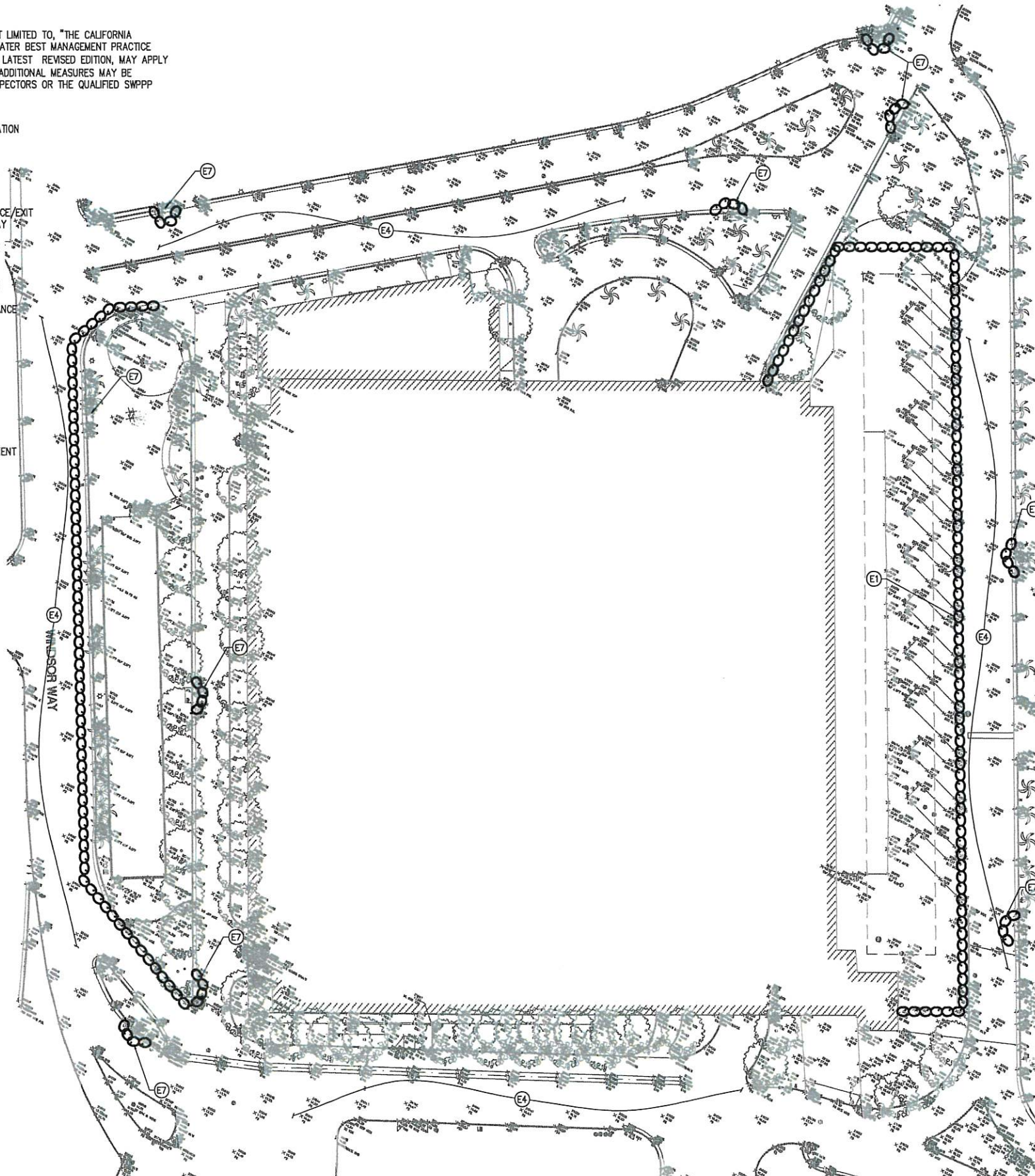
700 FLOWER ST., SUITE 2100  
LOS ANGELES, CA 90017  
P: 213.236.5704  
WWW.KPFF.COM



**BMP NOTES:**

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, "THE CALIFORNIA STORMWATER QUALITY ADMINISTRATION, STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION," 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS OR THE QUALIFIED SWPPP PRACTITIONERS):

- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-10 VELOCITY DISSIPATION
- EC-16 NON-VEGETATIVE STABILIZATION
- SE-1 SILT FENCE
- SE-7 STREET SWEEPING AND VACUUMING
- SE-8 SAND BAG BARRIER
- SE-10 STORM DRAIN INLET PROTECTION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 STABILIZED CONSTRUCTION ROADWAY
- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION/DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- NS-15 DEMOLITION ADJACENT TO WATER
- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-7 CONTAMINATED SOIL MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT



**EROSION AND SEDIMENT CONTROL :**

**GENERAL NOTES:**

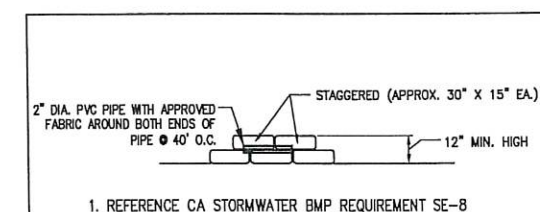
1. THIS PLAN IS A REPRESENTATION OF THE MINIMUM REQUIREMENTS FOR A TEMPORARY EROSION AND SEDIMENT CONTROL PLAN. CONTRACTOR SHALL PREPARE AND IMPLEMENT THEIR PROJECT SPECIFIC TESC PLAN IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES AND BMP'S SHOWN IN THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AND PROJECT SWPPP.
3. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE OWNER DIRECTS, AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE OWNER.
5. EXCEPT WHEN THE OWNER DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON.
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE OWNER SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS.
8. THE CONTRACTOR SHALL MONITOR THE WEATHER FORECAST, AS REQUIRED BY THE PROJECT SWPPP. IN THE EVENT THE FORECAST CALLS FOR A 50% CHANCE OF RAIN OR MORE WITHIN THE NEXT 48 HOUR WORK PERIOD, THE CONTRACTOR SHALL TAKE MEASURES TO MITIGATE THE WORK STOPPAGE DUE TO THE RAIN EVENT. THE CONTRACTOR SHALL LIMIT THE WORK THAT CAN ONLY BE PERFORMED WITHIN THE WORK DAY. EXPOSED EXCAVATIONS OR TRENCHES SHALL BE COVERED AND PROTECTED FROM WATER. CONTRACTOR SHALL GRADE AREAS SUCH THAT WATER DRAINS AWAY FROM WORK AREA.
9. CONTRACTOR SHALL MITIGATE ROOF DRAINAGE AT DOWN DRAINS TO THE SATISFACTION OF THE ENGINEER IN ORDER TO PREVENT EROSION, PER CA STORMWATER BMP HANDBOOK REQUIREMENTS EC-10 OR APPROVED EQUAL.
10. CONTRACTOR SHALL INSTALL A TEMPORARY CONSTRUCTION ROADWAY (TC-2) OR GRAVEL MULCH (EC-16) IN ORDER TO PREVENT THE OFF-TRACKING OF SEDIMENT IF THE PROJECT OSP REQUIRES THE CONTRACTOR TO DO SO.
11. STOCKPILES SHALL BE PROTECTED/COVERED IN ADVANCE OF STORMS.
12. CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE EITHER REMOVED FROM CONSTRUCTION AREA EACH DAY THAT CONSTRUCTION OCCURS OR BE STORED IN COVERED CONTAINERS TO PREVENT THE ACCUMULATION OF SEDIMENT AND OTHER DEBRIS THAT MAY BE DISCHARGED INTO THE STORM DRAIN SYSTEM.

**EROSION CONTROL NOTES:**

- (E1) INSTALL SANDBAG BARRIER PER DETAIL 1, HEREON
- (E2) INSTALL CORRUGATED STEEL PANEL(S) IN ORDER TO PREVENT DEBRIS AND SEDIMENT FROM TRACKING OUTSIDE OF CONSTRUCTION AREA
- (E3) SEE NOTE 9
- (E4) IMPLEMENT STREET SWEEPING AND VACUUMING PER CA STORMWATER BMP HANDBOOK, REQUIREMENT SE-7
- (E5) PROVIDE STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CA STORMWATER BMP HANDBOOK REQUIREMENT TC-1
- (E6) INSTALL FIBER ROLLS PER CA STORMWATER BMP HANDBOOK, REQUIREMENT SE-5
- (E7) INSTALL CATCH BASIN INLET PROTECTION PER CA STORMWATER BMP HANDBOOK REQUIREMENT SE-10, ADJUST AS NECESSARY

**LEGEND:**

- PROJECT BOUNDARY
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - ELECTRICAL LINE
- SS SEWER PIPE
- W-W WATER PIPE
- SANDBAG
- SD STORM DRAIN PIPE
- ~~~~ FIBER ROLL



1. REFERENCE CA STORMWATER BMP REQUIREMENT SE-8



SCALE: 1"=30'

1 SANDBAG BARRIER

**BA** Bermello Ajamil & Partners  
 ARCHITECTURE - CIVIL  
 ENGINEERING - LANDSCAPE  
 ARCHITECTURE  
 2801 S BAYSHORE DRIVE, SUITE 1000  
 MIAMI, FL 33133  
 P: 305.859.2050  
 WWW.BERMELLOAJAMIL.COM

OWNER



PROJECT NAME  
**LBCT GARAGE  
 EXPANSION**

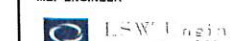
PROJECT ADDRESS  
 231 WINDSOR WAY  
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MEP ENGINEER



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PROFESSIONAL SEAL

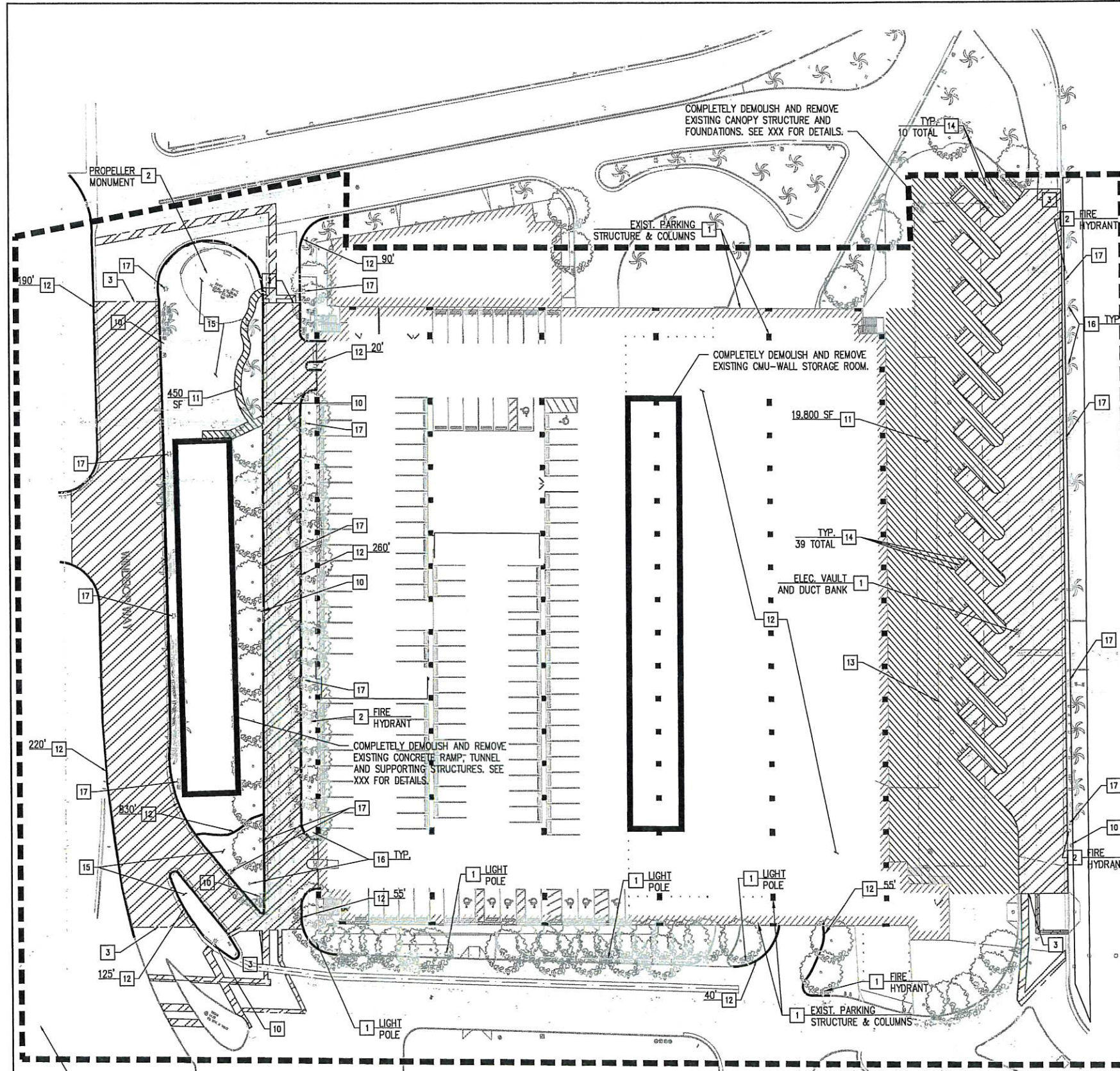
REVISIONS:


SCALE AS SHOWN  
 PROJ. NO. ###XXXX  
 DATE XXX.#.###  
 DRAWN BY MNH  
 CHECKED BY JLH

TESC PLAN

C-001





**GENERAL DEMOLITION NOTES:**

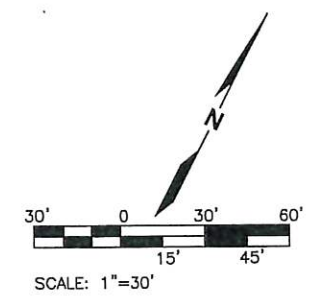
1. THE DEMOLITION PLAN REPRESENTS THE SCOPE OF WORK, UNLESS SHOWN OTHERWISE. IT DOES NOT INDICATE THE METHOD OF DEMOLITION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. SEE SHEET C-101 FOR UNDERGROUND DEMOLITION INFORMATION.
3. DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF LONG BEACH BUILDING DEPARTMENT.
4. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN. ANYTHING NOT MARKED "PROTECT-IN-PLACE" SHALL BE DEMOLISHED OR ABANDONED, PER PLAN.
5. CONTRACTOR SHALL PROTECT IN PLACE ALL SITE SURFACE AND SUB SURFACE FEATURES OUTSIDE OF DEMOLITION LIMIT LINE, UNLESS NOTED OTHERWISE.
6. DEMOLITION SHALL INCLUDE ALL EXISTING IMPROVEMENTS, ELECTRICAL AND MECHANICAL SYSTEMS AND EQUIPMENT, MACHINES, ALL BUILDING MATERIALS, STRUCTURE, ROOFING, BASEMENTS AND BUILDING FOUNDATIONS UNLESS OTHERWISE NOTED.
7. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION. CONCRETE SHALL BE WETTED AS NECESSARY TO PREVENT DUST DURING DEMOLITION.
8. CONTRACTOR SHALL REMOVE ALL TREES AND LANDSCAPING WITHIN LIMIT LINE OF DEMOLITION, UON.
9. REMOVAL OF TREES AND LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY LOCAL, STATE AND FEDERAL JURISDICTIONS.
11. PRIOR TO BIDDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
12. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
13. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS, STREETS AND ADJACENT PROPERTIES.
14. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND SECURITY DEVICES AS NECESSARY FOR THE PROTECTION OF ADJACENT IMPROVEMENTS AND THE PUBLIC.
15. SAWCUTS SHALL BE DONE PER CITY OF LONG BEACH STD. 116.
16. DEMOLITION ITEM CALLOUTS HEREON ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH ITEM TO BE DEMOLISHED, REMOVED AND DISPOSED.
17. IF PILES ARE FOUND UNDER EXISTING IMPROVEMENTS, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY FOR FURTHER INSTRUCTION.
18. CONTRACTOR SHALL COORDINATE WITH SOUTHERN CALIFORNIA EDISON AND OWNER PRIOR TO PERFORMING ANY POWER TERMINATIONS OR ELECTRICAL DEMOLITION ON SITE.
19. EXCAVATIONS SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS AND SHALL BE PROTECTED IN AREAS ADJACENT TO PUBLIC ACCESS.
20. CONTRACTOR SHALL MAKE PROVISIONS FOR VECTOR AND PEST CONTROL AS NECESSARY.
21. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN (WMP) PER CITY OF LONG BEACH REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND DEPOSITS ASSOCIATED WITH WMP.
22. CONTRACTOR SHALL PROVIDE WEIGHT TICKETS TO OWNER FOR ALL EXPORT MATERIAL.
23. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, CONTRACTOR SHALL RETAIN QSP AND IMPLEMENT PROJECT SWPPP.
24. HYDROSEED, SOIL BINDERS, OR ANOTHER TYPE OF APPROVED EROSION CONTROL SHALL BE APPLIED TO SITE UPON COMPLETION OF DEMOLITION ONLY IF SITE REMAINS INACTIVE FOR 14 DAYS OR LONGER. COORDINATE WITH OWNER VIA ENGINEER AND REFERENCE PROJECT SWPPP.
25. ALL DEMOLISHED ASPHALT AND CONCRETE SHALL BE COMPLETELY REMOVED AND DISPOSED OFF SITE.
26. CONTRACTOR SHALL CLEAR AND CLEAN SITE OF ALL DEBRIS AND ORGANIC MATERIAL TO NATIVE, WITHIN THE CONFINES OF THE LIMIT LINE. FOLLOWING DEMOLITION, THE SITE SHALL BE ROUGH GRADED. ALL VOIDS CREATED FROM DEMOLITION OPERATIONS SHALL BE FILLED WITH NATIVE MATERIAL.
27. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING DEMOLITION WORK.
28. ALL WORK WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE SEPARATE PERMIT AND SHALL BE PRICED SEPARATELY.
29. UPON COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL UPDATE THE PROJECT SURVEY TO REFLECT THE POST-DEMOLITION CONDITIONS. SEE GENERAL NOTE 2 ON SHEET C-000 FOR MORE INFORMATION.

**LEGEND:**

- PROJECT BOUNDARY
- PROPERTY LINE
- EASEMENT LINE
- ELECTRICAL LINE
- SS --- SEWER PIPE
- W --- WATER PIPE
- SD --- STORM DRAIN PIPE
- SAWCUT LINE
- /// FULL-DEPTH AC PAVEMENT REMOVAL
- /// FULL-DEPTH PCC PAVEMENT REMOVAL
- STRUCTURE TO BE DEMOLISHED AS NOTED

**DEMOLITION KEYNOTES:**

- |   |  |
|---|--|
| 1 PROTECT-IN-PLACE                          | 14 DEMOLISH AND REMOVE BOLLARD                         |
| 2 SALVAGE AND COORDINATE W/ OWNER           | 15 REMOVE LANDSCAPE                                    |
| 3 SAWCUT EXISTING PAVEMENT                  | 16 REMOVE TREE INCLUDING ROOTS                         |
| 10 DEMOLISH AND REMOVE CONCRETE CATCH BASIN | 17 SALVAGE LIGHT POLE. DEMOLISH AND REMOVE FOUNDATION. |
| 11 DEMOLISH AND REMOVE PCC PAVEMENT         | 18 DEMOLISH AND REMOVE AC PAVEMENT                     |
| 12 DEMOLISH AND REMOVE PCC CURB             |  |
| 13 DEMOLISH AND REMOVE FENCE                |  |



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PROJECT NAME  
**LBCT GARAGE  
EXPANSION**

PROJECT ADDRESS  
231 WINDSOR WAY  
LONG BEACH, CA

CIVIL ENGINEER  
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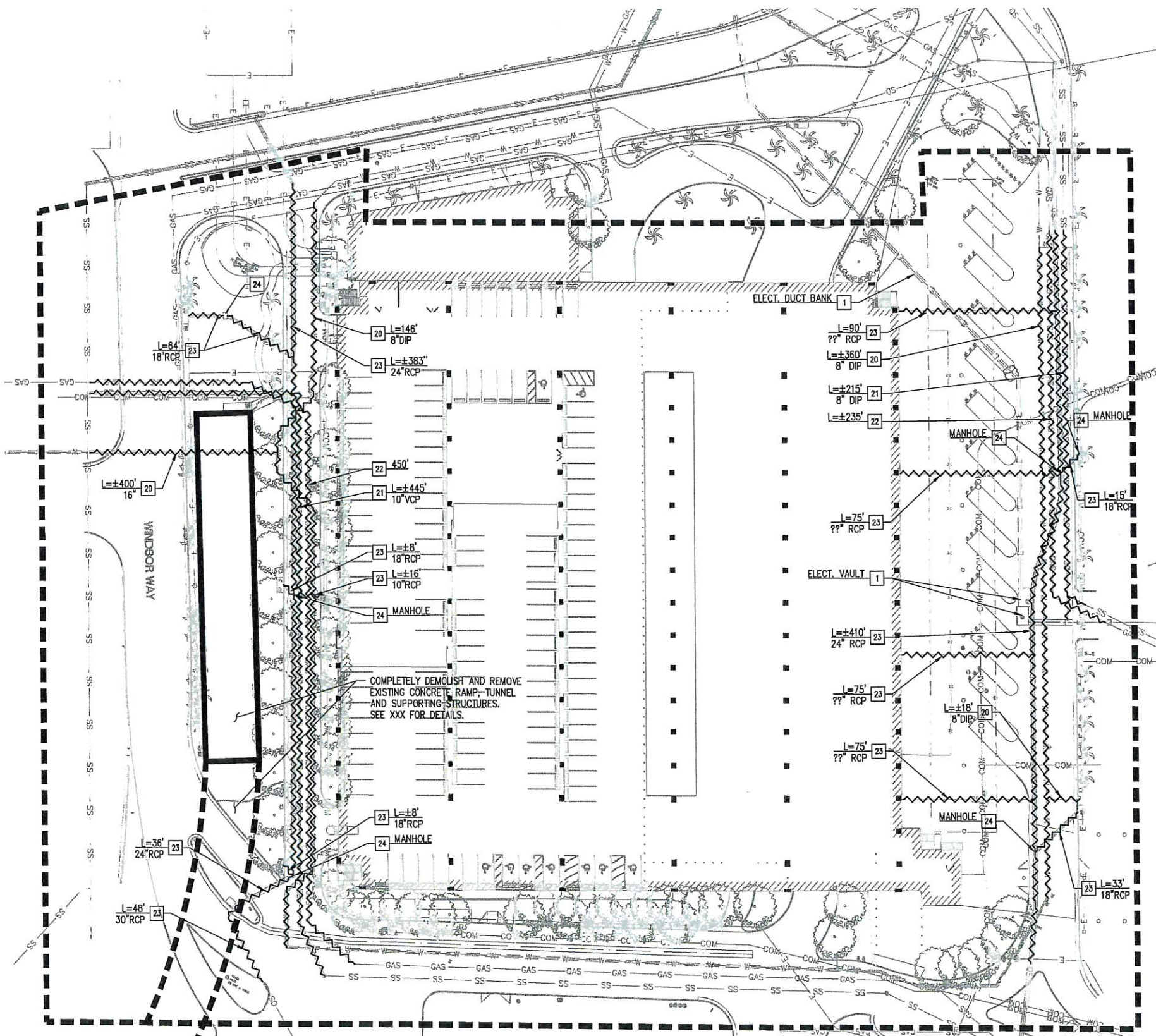
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REVISIONS:


SCALE  
PROJ. NO.  
DATE  
DRAWN BY MNH  
CHECKED BY JLH

DEMOLITION PLAN -  
ABOVE GROUND



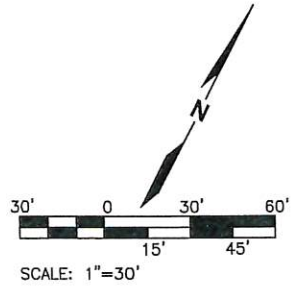


**UNDERGROUND DEMOLITION NOTES:**

- SEE SHEET C-100 FOR GENERAL DEMOLITION NOTES AND FOR ABOVE GROUND DEMOLITION INFORMATION.
- COMMUNICATIONS INFRASTRUCTURE REMOVALS TO BE PERFORMED BY UTILITY CONTRACTOR TO COORDINATE WITH OWNER.

- DEMOLITION KEYNOTES:**
- 1 PROTECT-IN-PLACE
  - 20 CUT, CAP AND COMPLETELY REMOVE EXISTING WATER LINE WITHIN DEMO LIMIT
  - 21 CUT, CAP AND COMPLETELY REMOVE EXISTING SEWER LINE WITHIN DEMO LIMIT
  - 22 CUT, CAP AND COMPLETELY REMOVE EXISTING GAS LINE WITHIN DEMO LIMIT
  - 23 CUT, CAP AND COMPLETELY REMOVE EXISTING STORM DRAIN LINE WITHIN DEMO LIMIT
  - 24 DEMOLISH AND REMOVE STORM DRAIN STRUCTURE

- LEGEND:**
- PROJECT BOUNDARY
  - PROPERTY LINE
  - EASEMENT LINE
  - E --- ELECTRICAL LINE
  - SS --- SEWER PIPE
  - W --- WATER PIPE
  - SD --- STORM DRAIN PIPE
  - REMOVE EXIST UTILITY



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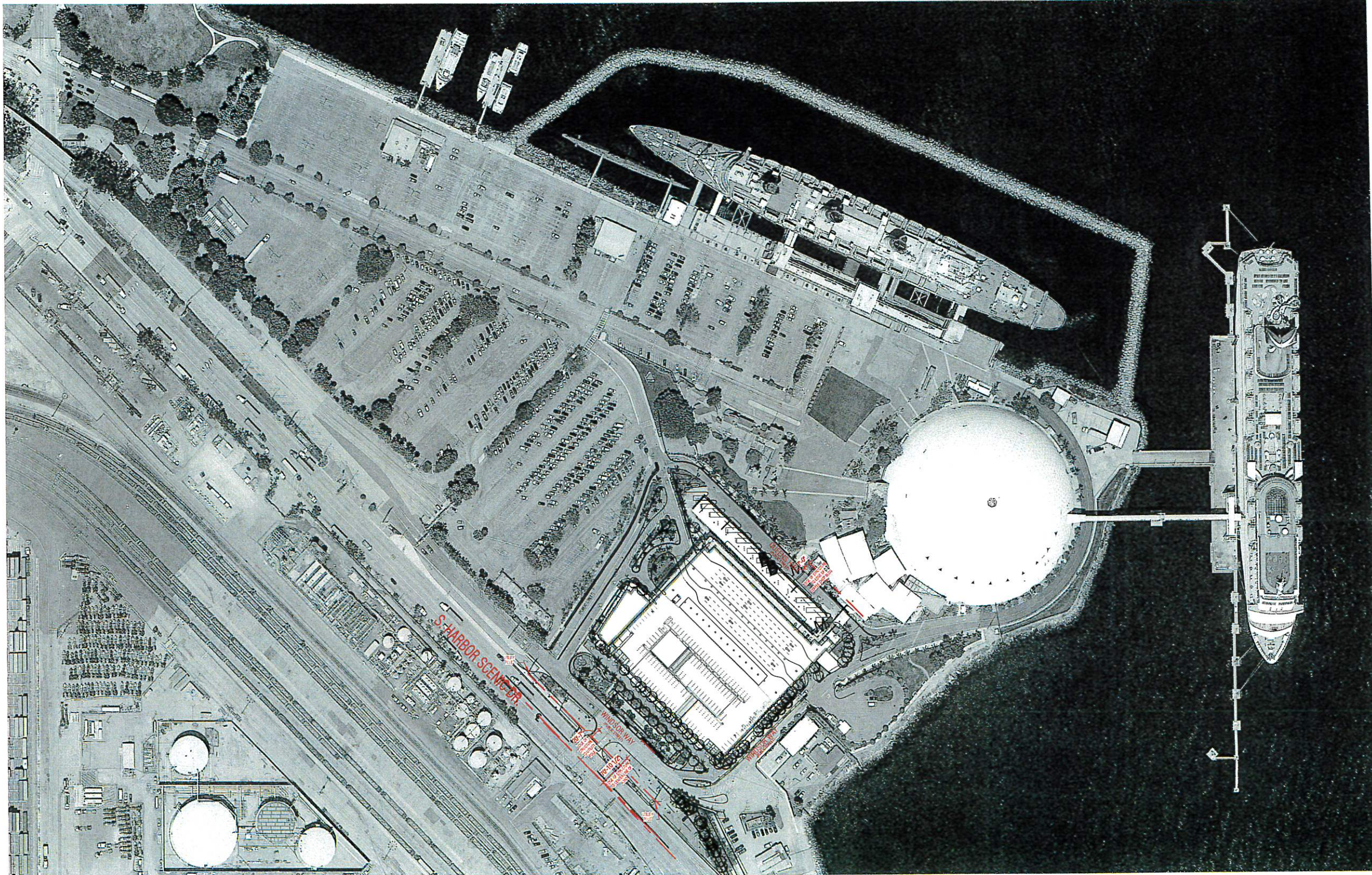
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DEMOLITION PLAN -  
UNDERGROUND





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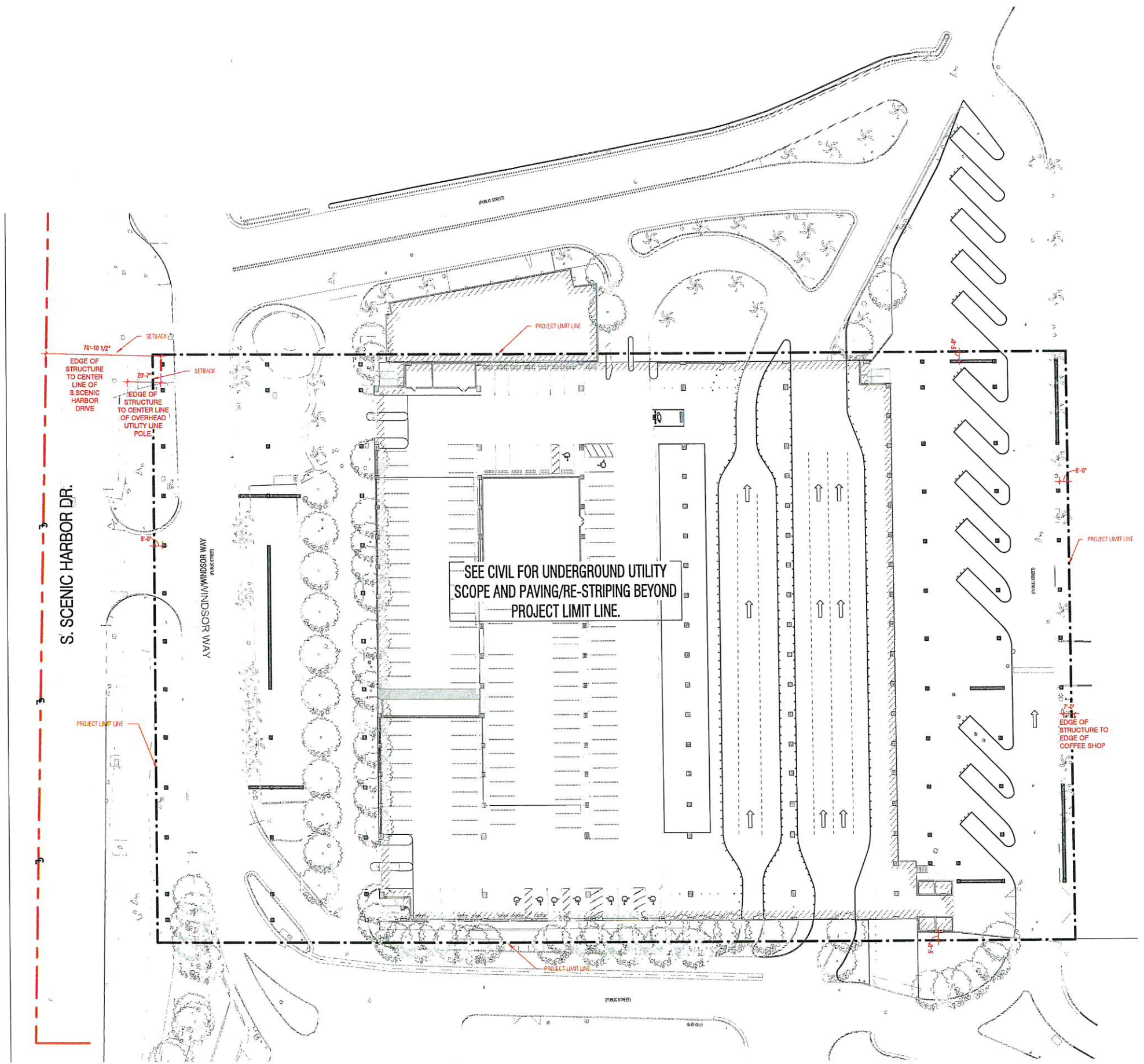

PROJ. NO. 18025 LBCT  
DATE 6-22-2018

**1** CONTEXT PLAN  
A-100 Scale: 1" = 100'-0"

CONTEXT PLAN

A-100





SEE CIVIL FOR UNDERGROUND UTILITY SCOPE AND PAVING/RE-STRIPING BEYOND PROJECT LIMIT LINE.

**1 SITE PLAN**  
 A-101 Scale: 1" = 30'-0"

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OWNER

PROJECT NAME  
**LBCT GARAGE EXPANSION**

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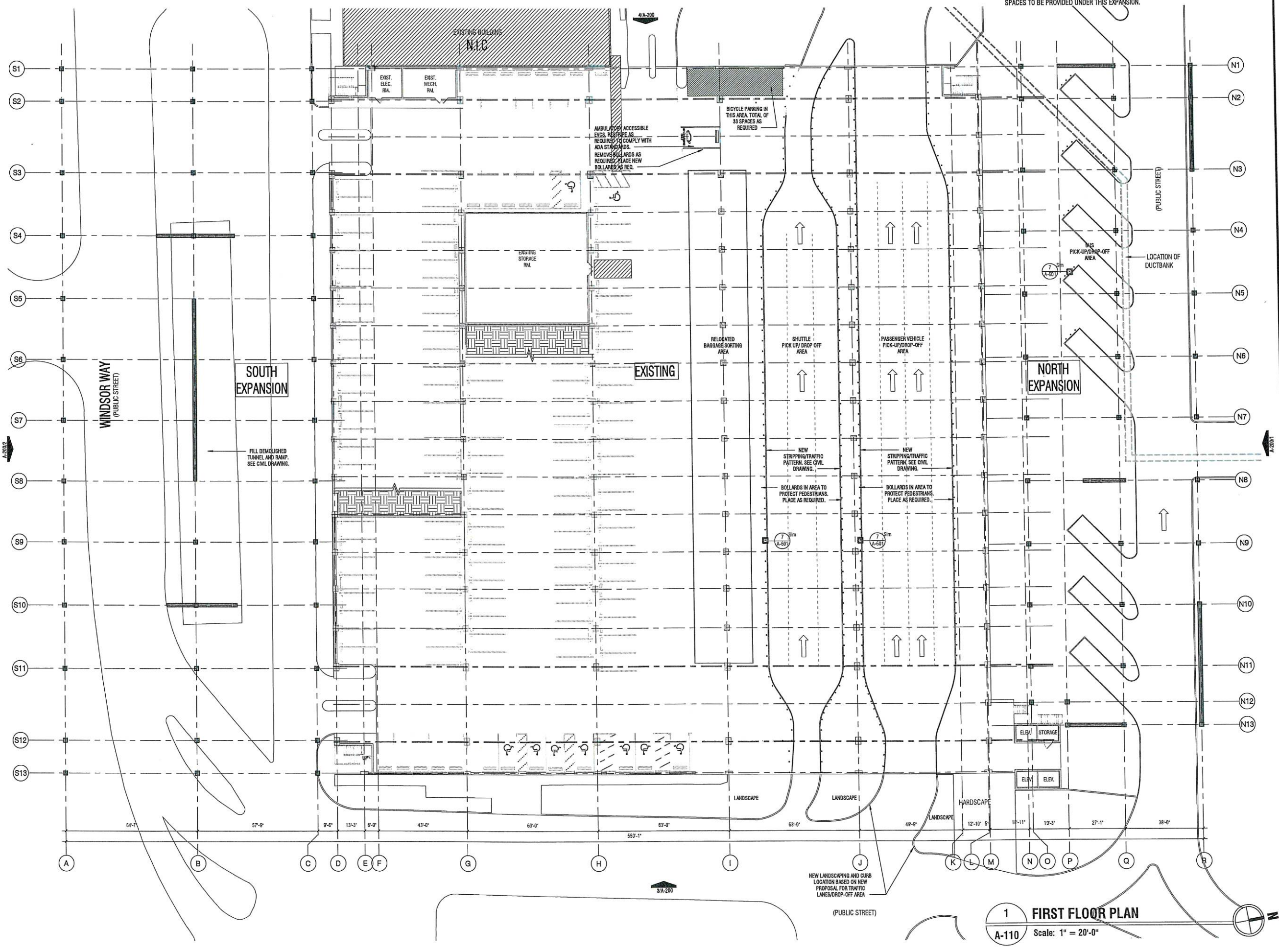

PROJ. NO. 18025 LBCT  
 DATE 6-22-2018

SITE PLAN

A-101



\* REFER TO PARKING REQUIREMENT TABLE ON SHEET GN-002 FOR ACCESSIBLE, EV, EVCS, AND CAR SPACES TO BE PROVIDED UNDER THIS EXPANSION.



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**LBCT GARAGE  
EXPANSION**

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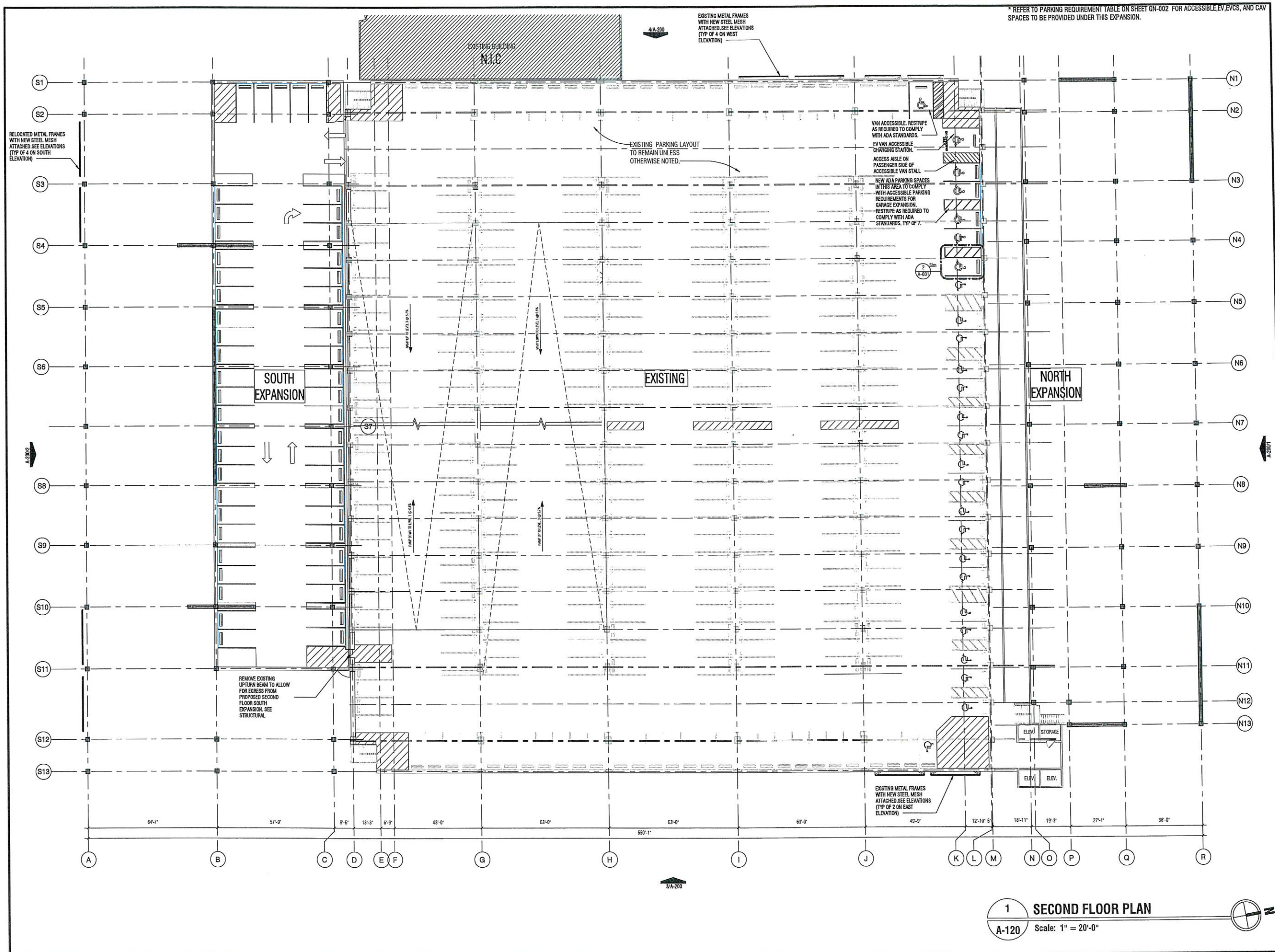

PROJ. NO. 18025 LBCT  
DATE 6-22-2018

FIRST FLOOR  
PLAN

**1 FIRST FLOOR PLAN**  
A-110 Scale: 1" = 20'-0"

A-110





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OWNER  
**Carnival**

PROJECT NAME  
**LBCT GARAGE  
EXPANSION**

PROJECT ADDRESS  
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DOCUMENTS**

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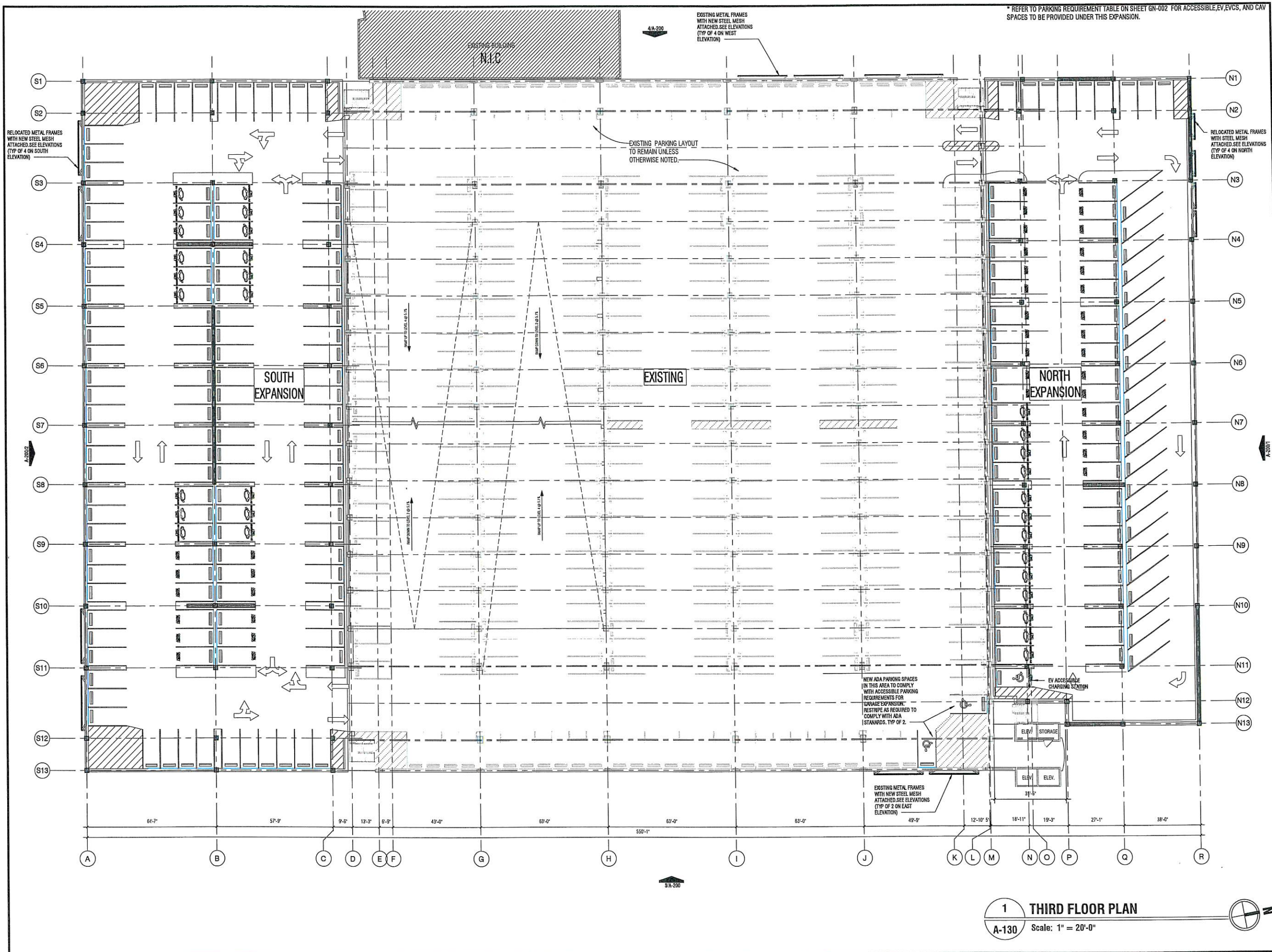

PROJ. NO. 18025 LBCT  
DATE 6-22-2018

SECOND FLOOR  
PLAN

**1 SECOND FLOOR PLAN**  
A-120 Scale: 1" = 20'-0"

A-120





\* REFER TO PARKING REQUIREMENT TABLE ON SHEET GN-002 FOR ACCESSIBLE, EV, EVCS, AND CAR SPACES TO BE PROVIDED UNDER THIS EXPANSION.

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OWNER  
**Carnival**

PROJECT NAME  
**LBCT GARAGE EXPANSION**

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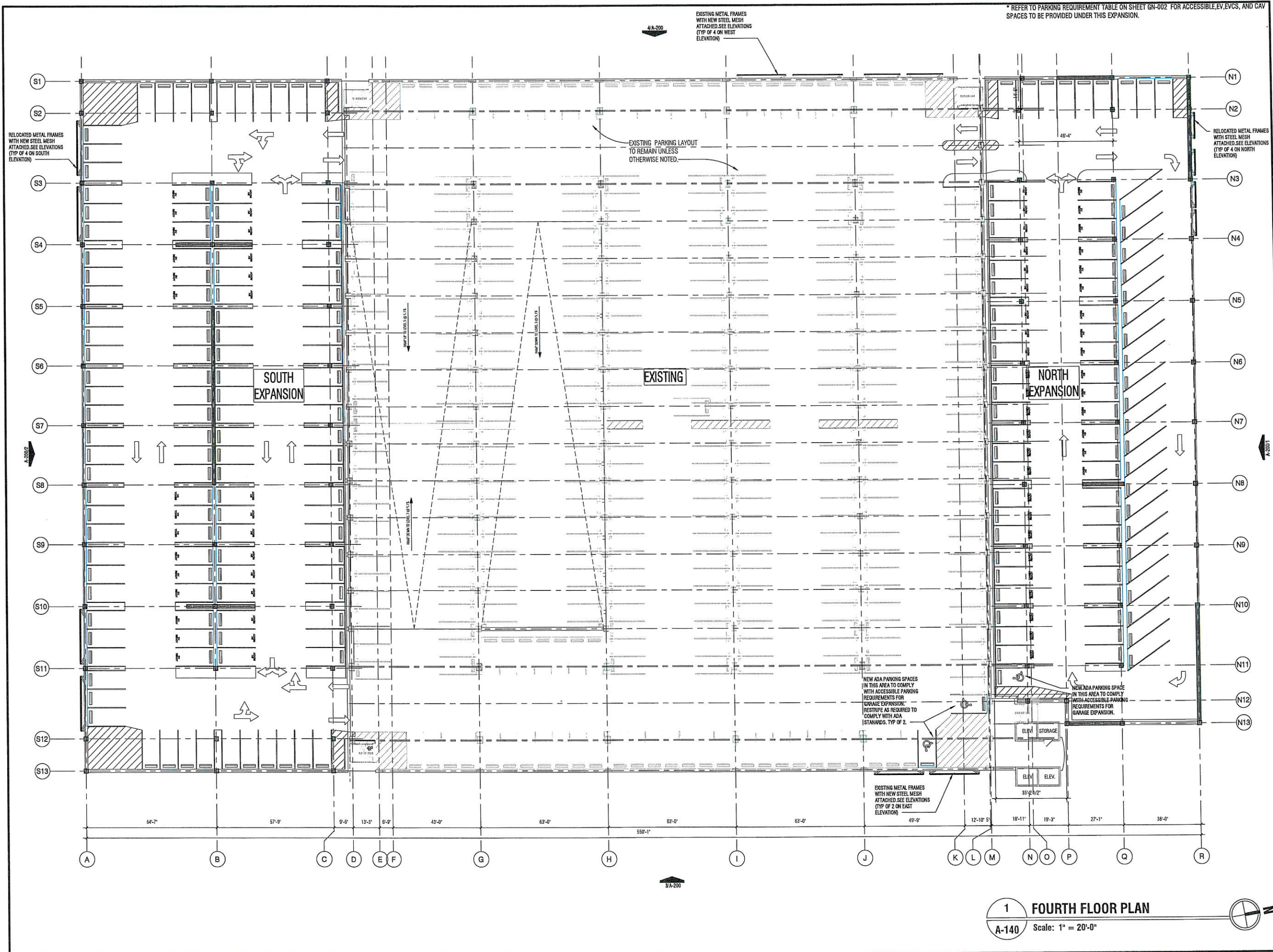
THIRD FLOOR PLAN

**1 THIRD FLOOR PLAN**  
A-130 Scale: 1" = 20'-0"  
N

A-130



\* REFER TO PARKING REQUIREMENT TABLE ON SHEET GN-002 FOR ACCESSIBLE, EV, EVCS, AND CAR SPACES TO BE PROVIDED UNDER THIS EXPANSION.



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**Carnival**

PROJECT NAME  
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DATE 6-22-2018

FOURTH FLOOR PLAN

**1 FOURTH FLOOR PLAN**  
A-140 Scale: 1" = 20'-0"

A-140



\* REFER TO PARKING REQUIREMENT TABLE ON SHEET GN-002 FOR ACCESSIBLE, EV, EVCS, AND CAR SPACES TO BE PROVIDED UNDER THIS EXPANSION.

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**Carnival**

PROJECT NAME  
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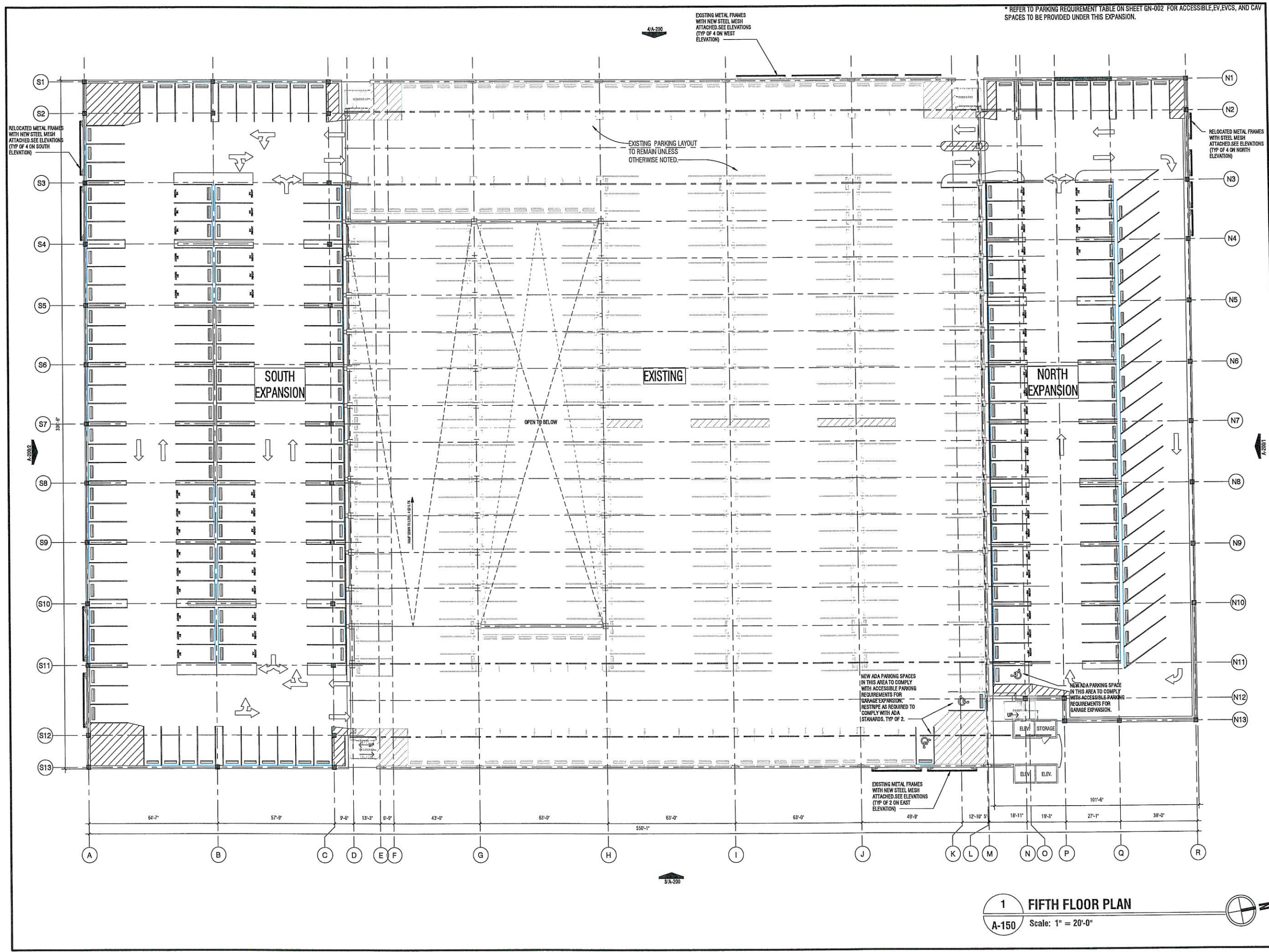
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PROJ. NO. 18025 LBCT  
 DATE 8-22-2018

FIFTH FLOOR PLAN

A-150



**1 FIFTH FLOOR PLAN**  
 A-150 Scale: 1" = 20'-0"





PROJECT NAME  
**LBCT GARAGE  
 EXPANSION**

PROJECT ADDRESS  
 231 WINDSOR WAY  
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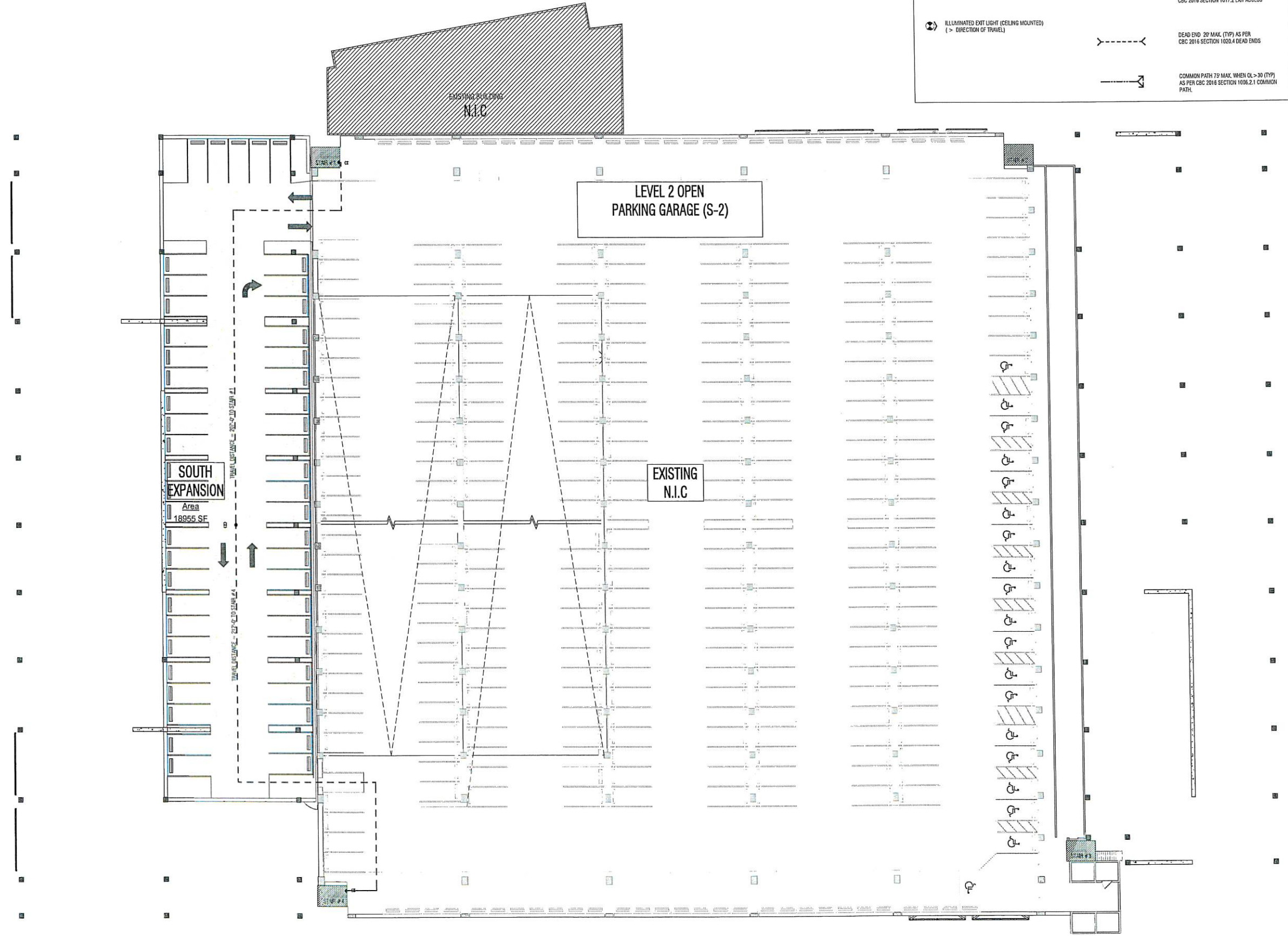

PROJ. NO. 18025 LBCT  
 DATE 6-22-2018

SECOND FLOOR  
 LIFE SAFETY  
 PLAN

LS-102

**LIFE SAFETY LEGEND**

	ILLUMINATED EXIT LIGHT (WALL MOUNTED) > DIRECTION OF TRAVEL		TRAVEL DISTANCE (ONLY FARTHEST CONDITION SHOWN FOR CLARITY) 300' MAX. TRAVEL DISTANCE TO EXIT AS PER CBC 2016 SECTION 1017.2 EXIT ACCESS
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) > DIRECTION OF TRAVEL		DEAD END 20' MAX. (TYP) AS PER CBC 2016 SECTION 1020.4 DEAD ENDS
			COMMON PATH 75' MAX. WHEN OL > 30' (TYP) AS PER CBC 2016 SECTION 1006.2.1 COMMON PATH.



**1 LEVEL 2 LIFE SAFETY PLAN**  
 LS-102 Scale: 1" = 20'-0"



OWNER



PROJECT NAME  
**LBCT GARAGE EXPANSION**

PROJECT ADDRESS  
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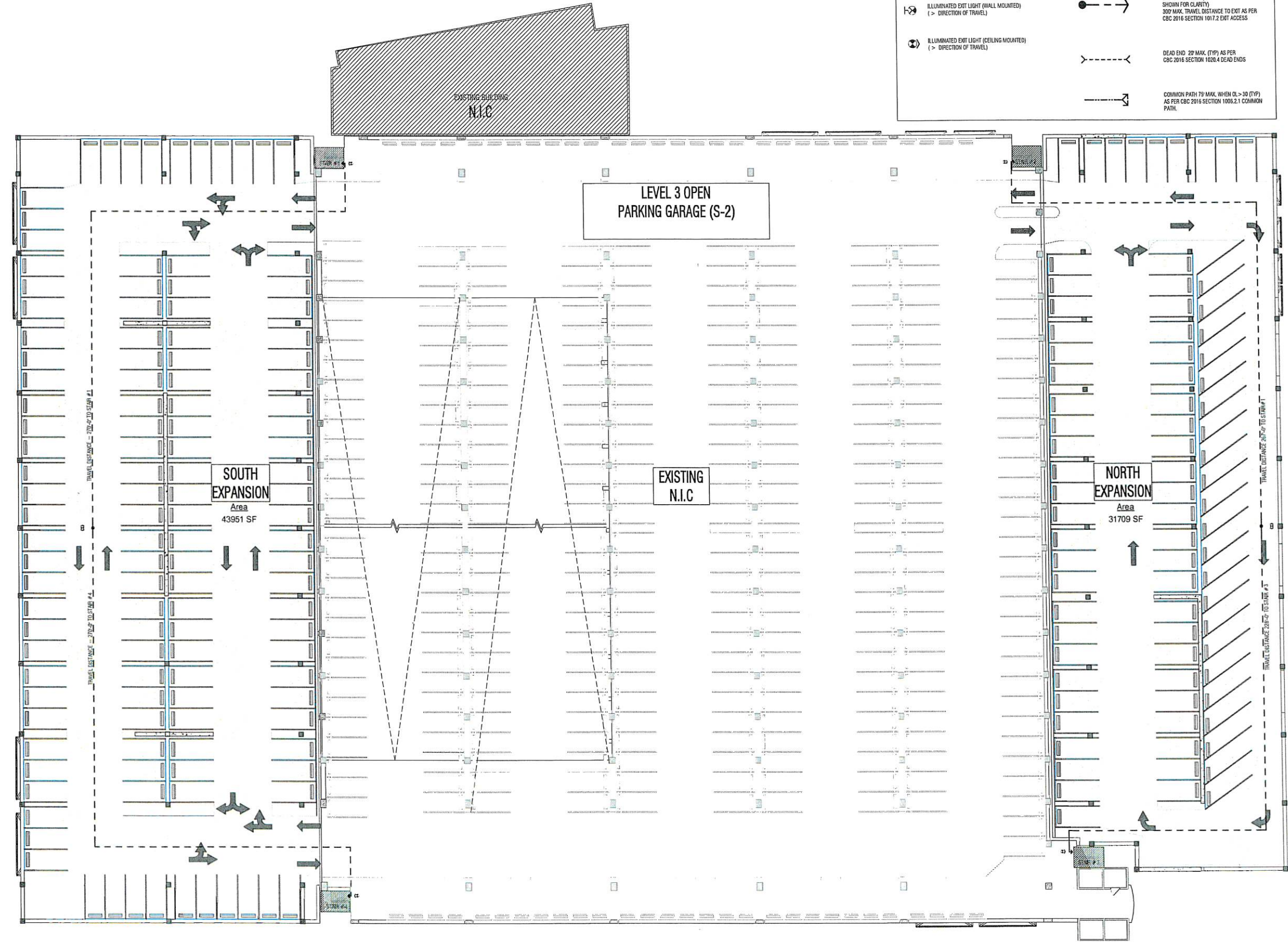
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PROJ. NO. 18025 LBCT  
DATE 6-22-2018

THIRD FLOOR LIFE SAFETY PLAN

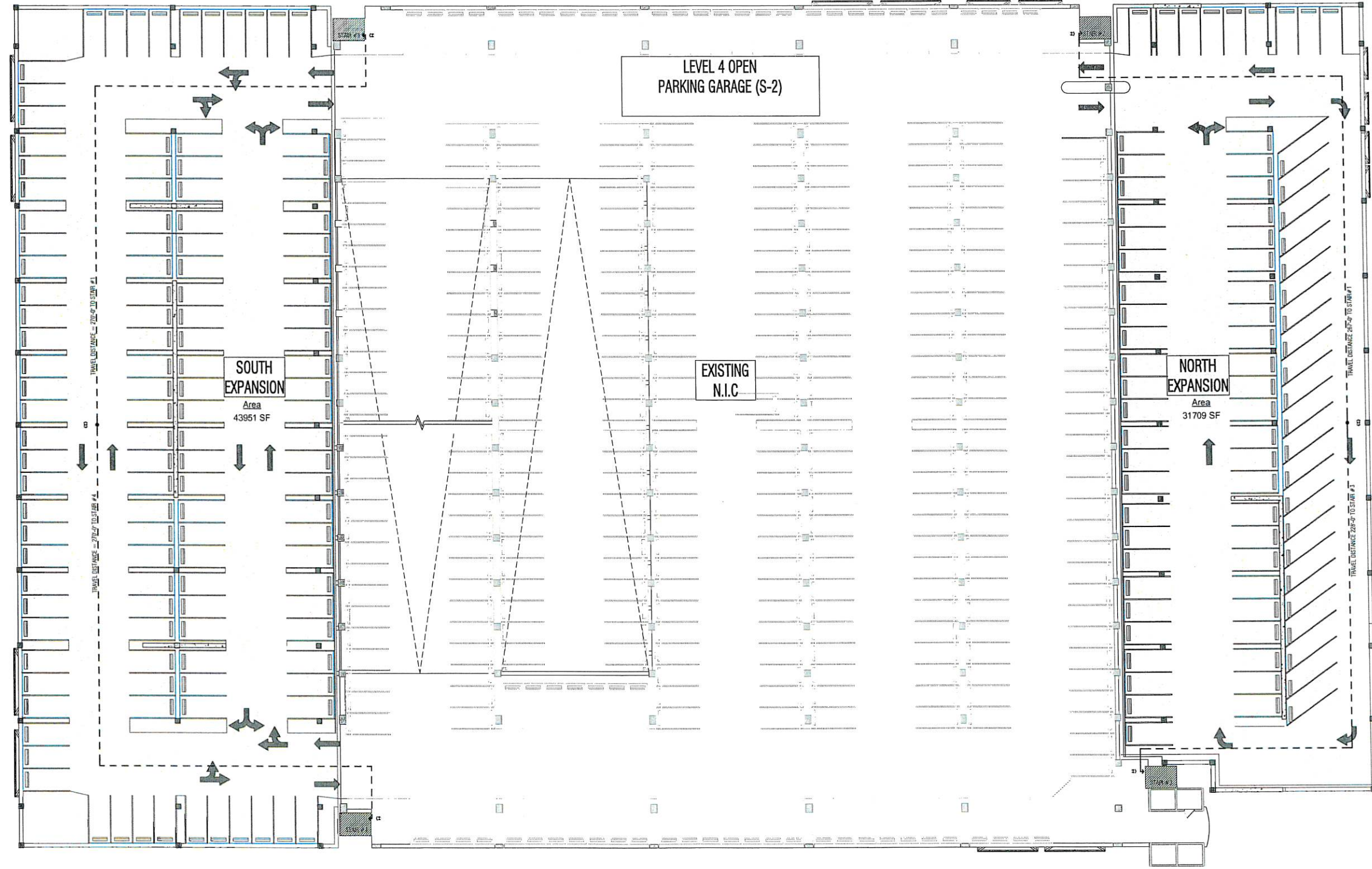
LIFE SAFETY LEGEND	
	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)
	TRAVEL DISTANCE (ONLY FARTHEST CONDITION SHOWN FOR CLARITY) 300' MAX. TRAVEL DISTANCE TO EXIT AS PER CBC 2016 SECTION 1017.2 EXIT ACCESS
	DEAD END 20' MAX. (TYP) AS PER CBC 2016 SECTION 1020.4 DEAD ENDS
	COMMON PATH 75' MAX. WHEN DL > 30' (TYP) AS PER CBC 2016 SECTION 1005.2.1 COMMON PATH



**1 LEVEL 3 LIFE SAFETY PLAN**  
LS-103 Scale: 1" = 20'-0"



LIFE SAFETY LEGEND	
	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (-> DIRECTION OF TRAVEL)
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (-> DIRECTION OF TRAVEL)
	TRAVEL DISTANCE (ONLY FARTHEST CONDITION SHOWN FOR CLARITY) 300' MAX. TRAVEL DISTANCE TO EXIT AS PER CBC 2016 SECTION 1017.2 EXIT ACCESS
	DEAD END 20' MAX. (TYP) AS PER CBC 2016 SECTION 1020.4 DEAD ENDS
	COMMON PATH 75' MAX. WHEN CL > 30' (TYP) AS PER CBC 2016 SECTION 1006.2.1 COMMON PATH



**1 LEVEL 4 LIFE SAFETY PLAN**  
 LS-104 Scale: 1" = 20'-0"

**BA** Bernello Ajamit & Partners  
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 ENGINEERING - LANDSCAPE  
 ARCHITECTURE  
 2801 S BAYSHORE DRIVE, SUITE 1000  
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 WWW.BERMELLOAJAMIL.COM

**Carnival**

PROJECT NAME  
**LBCT GARAGE  
 EXPANSION**

PROJECT ADDRESS  
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 LONG BEACH, CA

CIVIL ENGINEER  
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PROFESSIONAL SEAL

**30% CONSTRUCTION  
 DOCUMENTS**

REVISIONS:







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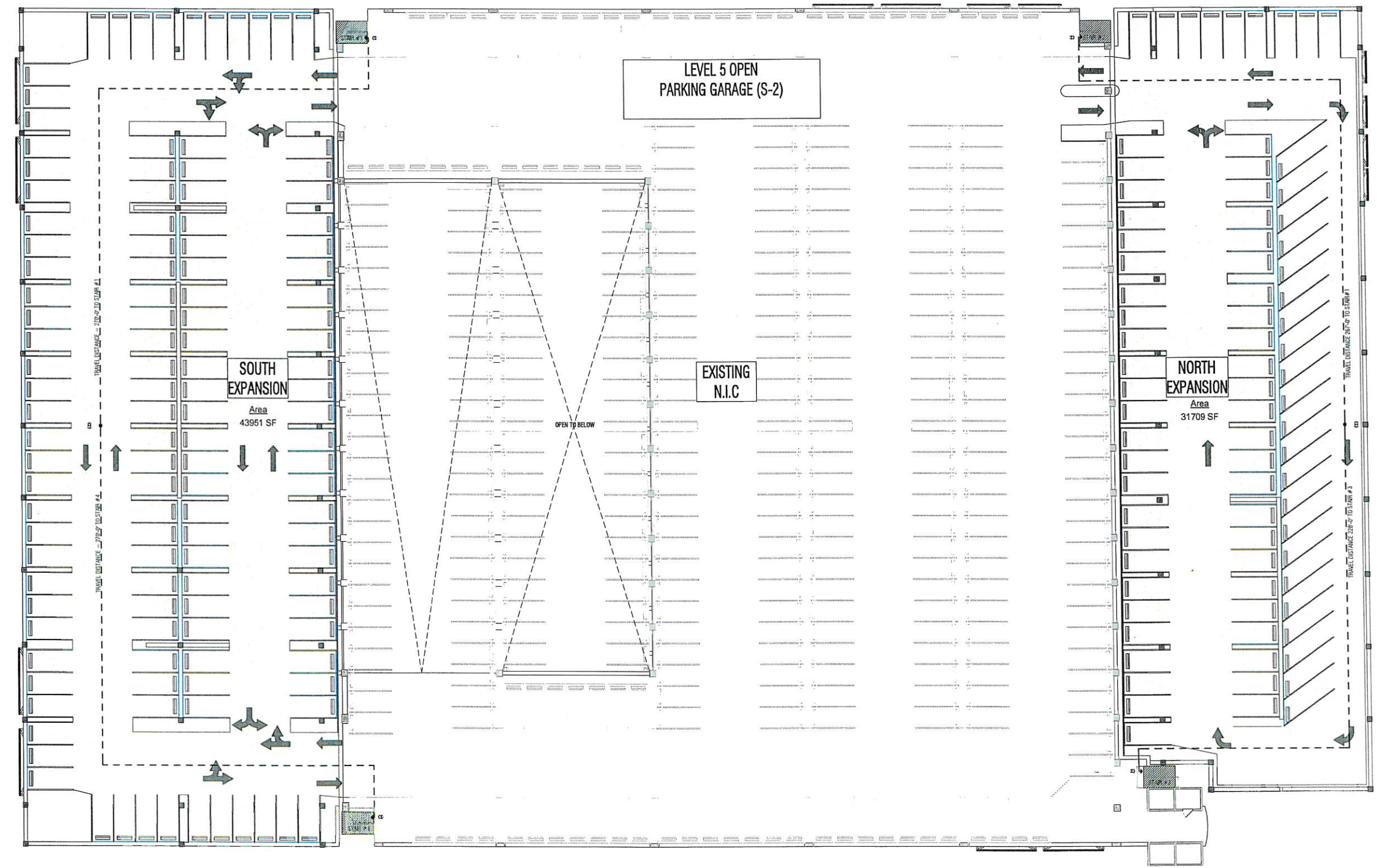
FOURTH FLOOR  
 LIFE SAFETY PLAN



REVISIONS:

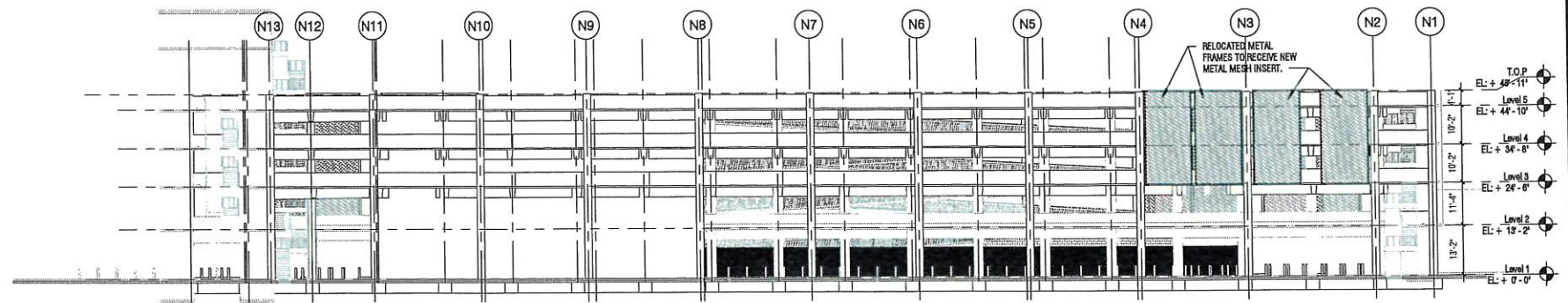

**LIFE SAFETY LEGEND**

	ILLUMINATED EXIT LIGHT (WALL MOUNTED) (> DIRECTION OF TRAVEL)		TRAVEL DISTANCE (ONLY FARTHEST CONDITION SHOWN FOR CLARITY) 300' MAX. TRAVEL DISTANCE TO EXIT AS PER CBC 2016 SECTION 1017.2 EXIT ACCESS
	ILLUMINATED EXIT LIGHT (CEILING MOUNTED) (> DIRECTION OF TRAVEL)		DEAD END 20' MAX. (TYP) AS PER CBC 2016 SECTION 1020.4 DEAD ENDS
			COMMON PATH 75' MAX. WHEN CL > 30' (TYP) AS PER CBC 2016 SECTION 1006.2.1 COMMON PATH.



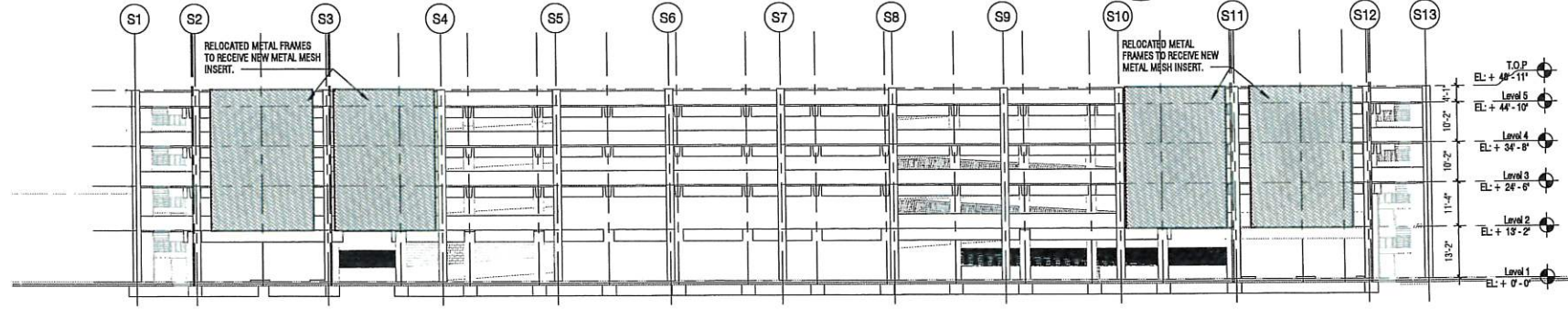
**1 LEVEL 5 LIFE SAFETY PLAN**  
 LS-105 Scale: 1" = 20'-0"





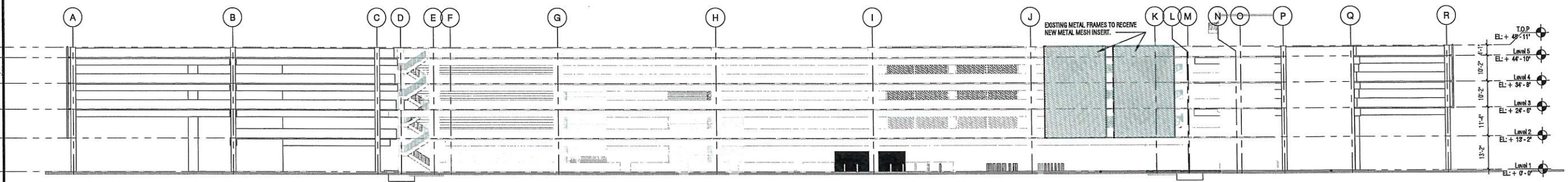
**1 OVERALL NORTH ELEVATION**

A-200 Scale: 1" = 20'-0"



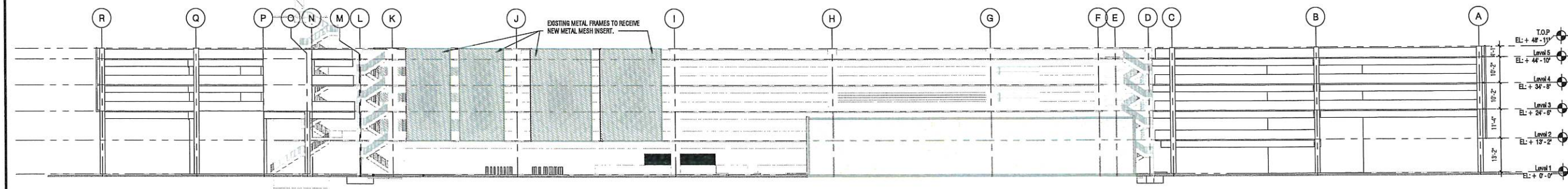
**2 OVERALL SOUTH ELEVATION**

A-200 Scale: 1" = 20'-0"



**3 OVERALL EAST ELEVATION**

A-200 Scale: 1" = 20'-0"



**4 OVERALL WEST ELEVATION**

A-200 Scale: 1" = 20'-0"

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**Carnival**

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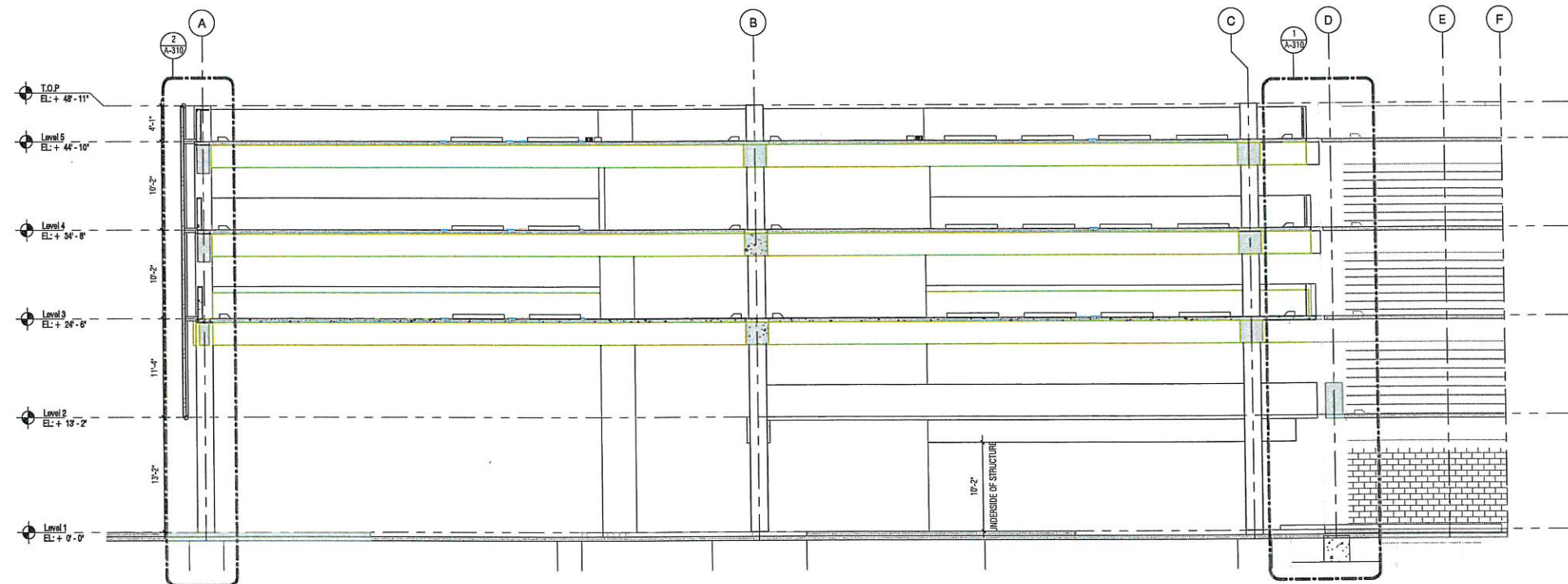
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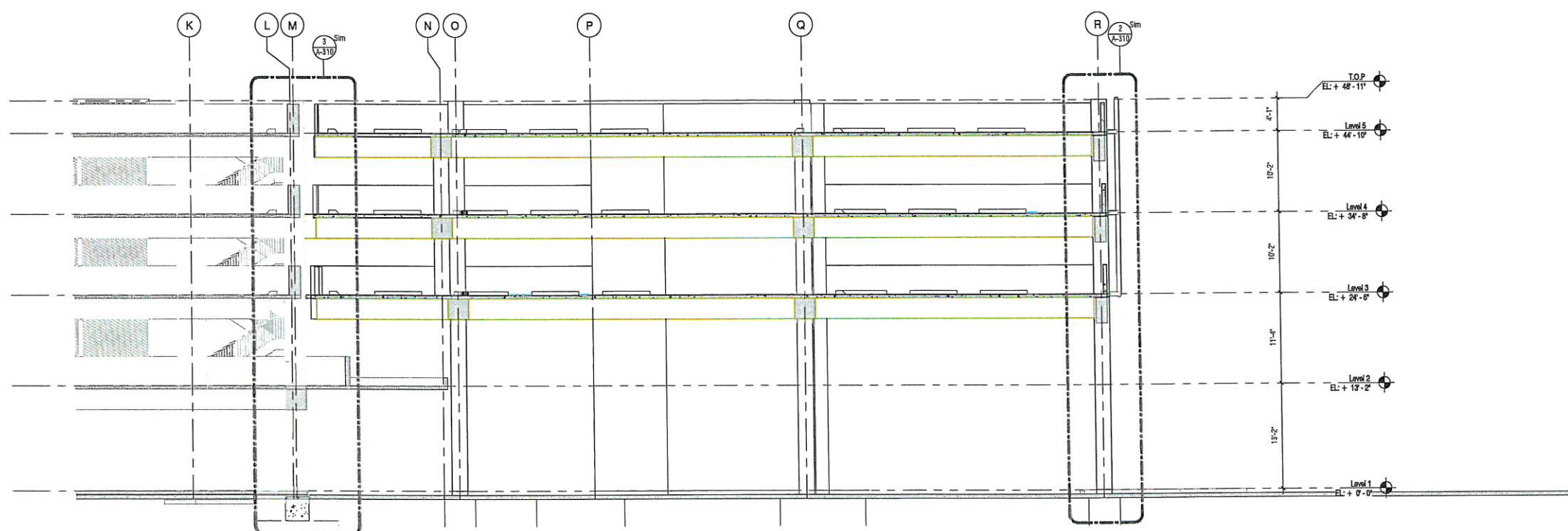
BUILDING  
 ELEVATIONS

A-200





**2 BUILDING SECTION 1 - SOUTH EXPANSION**  
 A-300 Scale: 1/8" = 1'-0"



**1 BUILDING SECTION 1 - NORTH EXPANSION**  
 A-300 Scale: 1/8" = 1'-0"

**BA** Bermello Ajamil & Partners  
 ARCHITECTURE - CIVIL  
 ENGINEERING - LANDSCAPE  
 ARCHITECTURE  
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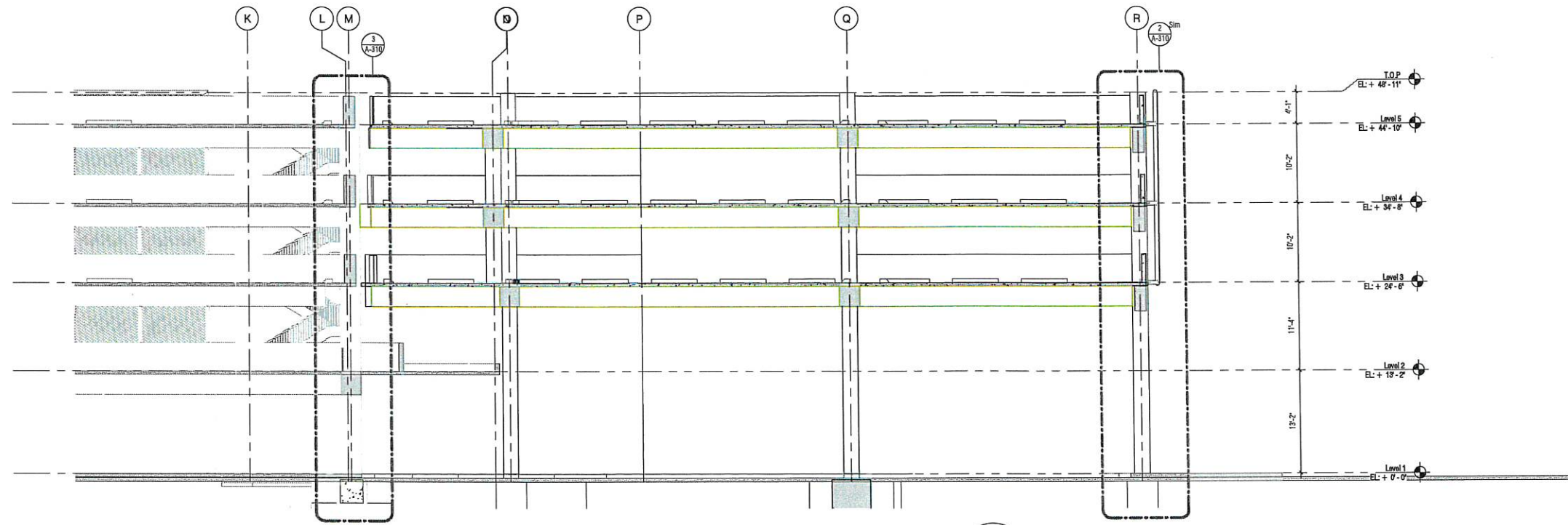
**30% CONSTRUCTION  
 DOCUMENTS**

REVISIONS:

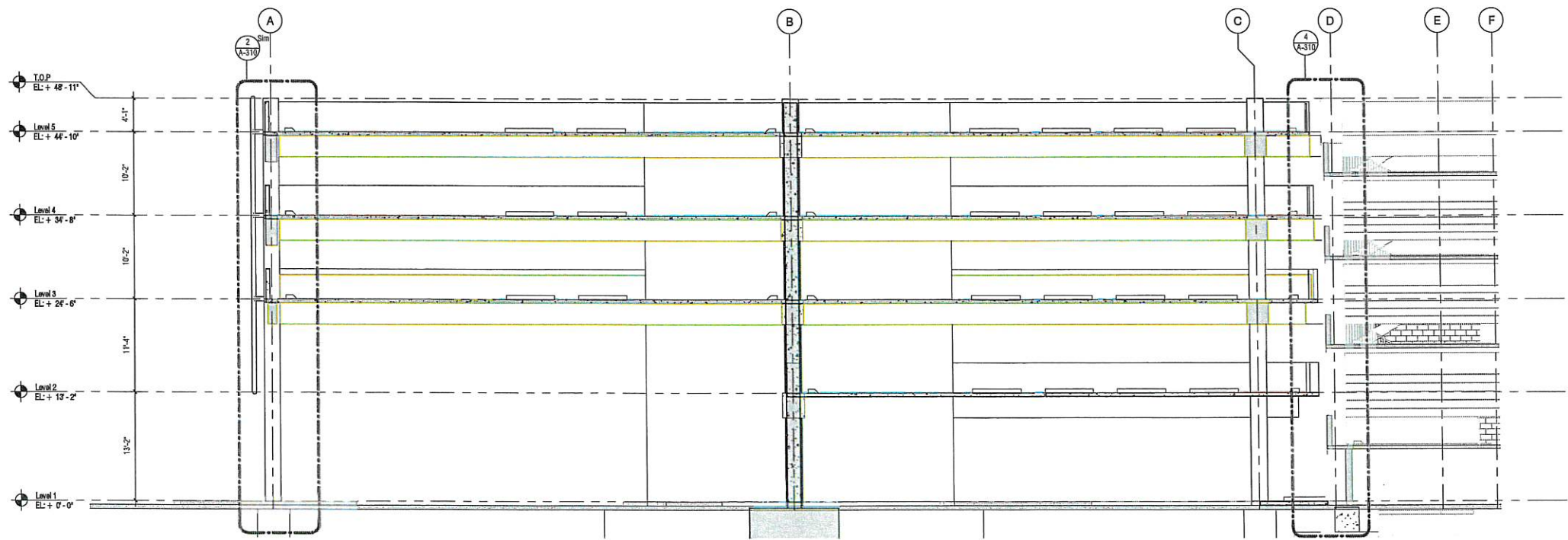

PROJ. NO. 18025 LBCT  
 DATE 6-22-2018

BUILDING  
 SECTIONS





**1 BUILDING SECTION 2 - NORTH EXPANSION**  
 A-301 Scale: 1/8" = 1'-0"



**2 BUILDING SECTION 2 - SOUTH EXPANSION**  
 A-301 Scale: 1/8" = 1'-0"

**BA** Bermello Ajamil & Partners  
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 ENGINEERING - LANDSCAPE  
 ARCHITECTURE  
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PROJECT NAME  
**LBCT GARAGE  
 EXPANSION**

PROJECT ADDRESS  
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 DOCUMENTS**

REVISIONS:


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 DATE 6-22-2018

BUILDING  
 SECTIONS



OWNER



PROJECT NAME  
**LBCT GARAGE  
 EXPANSION**

PROJECT ADDRESS  
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 LONG BEACH, CA

CIVIL ENGINEER



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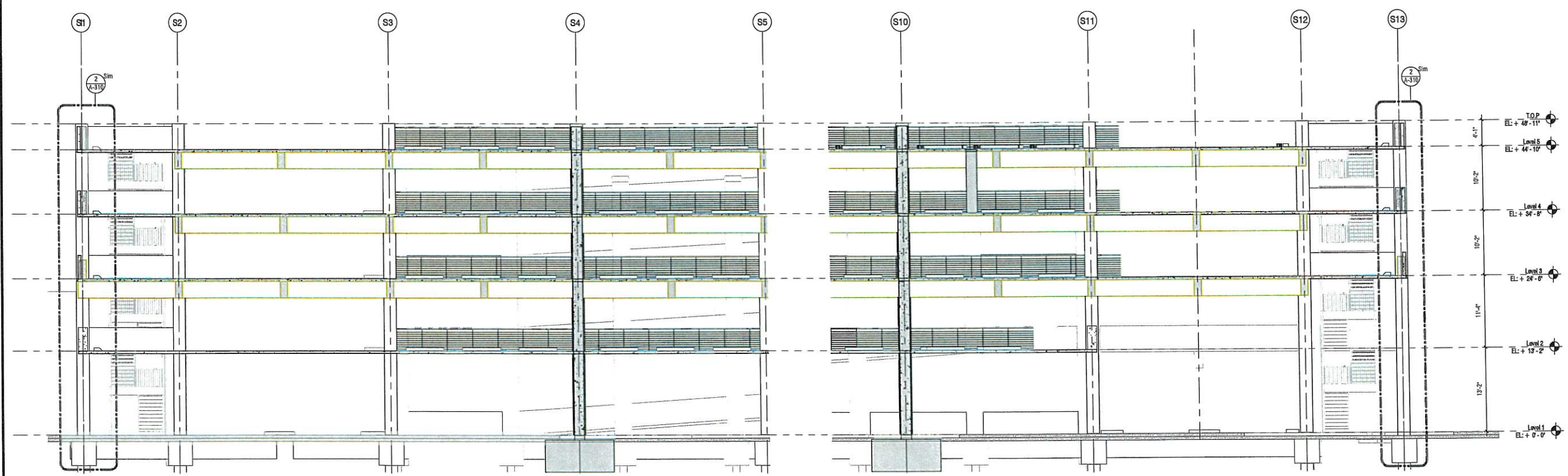
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 DOCUMENTS**

REVISIONS:


PROJ. NO. 18025 LBCT  
 DATE 6-22-2018

BUILDING  
 SECTIONS

A-302



**1 BUILDING SECTION 3**  
 A-302 Scale: 1/8" = 1'-0"