



LONG BEACH CIVIC CENTER - CITY HALL

SITE PLAN SUBMITTAL



LONG BEACH CIVIC CENTER - CITY HALL
LONG BEACH, CALIFORNIA

COVER SHEET

Job Number: 215042	Date: 10/09/2015	Drawing Number: A1.001
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AREA SUMMARY

Long Beach Civic Center		
Tower + Shared Program Gross Floor Area		
Floor	City	Port
R	21,790	19,864
11	23,375	23,375
10	23,375	23,375
09	23,375	23,375
08	23,375	23,375
07	23,375	23,375
06	23,375	23,375
05	23,375	23,375
04	23,375	23,375
03	23,375	23,375
02	76,225	111,981
01	34,985	18,216
B1		
B2		
Total SF	276,000	237,871

PARKING B2 SUMMARY

TOTAL:	280 SPACES
PORT HEADQUARTERS STAFF:	280 SPACES
TOTAL SINGLE:	126 SPACES
TOTAL TANDEM:	154 SPACES
TOTAL ATTENDANT ASSIST:	77 SPACES

PARKING B1 SUMMARY

TOTAL:	173 SPACES
CITY HALL (VIP)	34 SPACES
CITY HALL (A.VAN)	2 SPACES
CITY HALL (VIP EV)	2 SPACES
CITY HALL TOTAL:	38 SPACES
PORT HEADQUARTERS (VIP)	37 SPACES
PORT HEADQUARTERS STAFF:	76 SPACES
PORT HEADQUARTERS (A)	7 SPACES
PORT HEADQUARTERS (A.VAN)	2 SPACES
PORT HEADQUARTERS (EV)	13 SPACES
PORT HEADQUARTERS:	135 SPACES
TOTAL SINGLE:	101 SPACES
TOTAL TANDEM:	72 SPACES
TOTAL ATTENDANT ASSIST:	36 SPACES

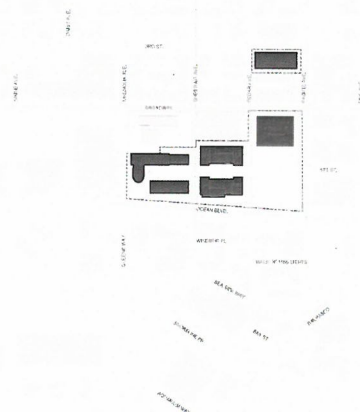
TOTAL PARKING B1+B2

TOTAL:	453 SPACES
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A1 002	PROJECT DATA
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A1 201	EXTERIOR ELEVATIONS NORTH
A1 202	EXTERIOR ELEVATIONS SOUTH
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A1 701	LANDSCAPING PLAN - TREES
A1 702	LANDSCAPING PLAN - PLANTS
A1 901	MATERIALS BOARD - EXTERIOR
Grand total: 18	

VICINITY MAP



PROJECT TEAM

DEVELOPMENT TEAM

PLENARY GROUP
15100 SANTA MONICA BLVD.,
SUITE 410,
LOS ANGELES, CA 90067

EDGEMOOR INFRASTRUCTURE
& REAL ESTATE
18201 VON KARMAN AVENUE
SUITE 800
IRVINE, CA 92612

CONSTRUCTION TEAM

CLARK CONSTRUCTION
18201 VON KARMAN AVENUE
SUITE 800,
IRVINE, CA 92612

CRITCHFIELD MECHANICAL
18201 VON KARMAN AVENUE,
IRVINE, CA 92614

MORROW MEADOWS
231 BENTON COURT,
CITY OF INDUSTRY, CA

O&M TEAM

JOHNSON CONTROLS
5770 WARLAND DRIVE,
CYPRESS, CA

DESIGN TEAM

SCM ARCHITECTS
555 WEST 5TH STREET,
29TH FLOOR,
LOS ANGELES, CA 90013

KSM ARCHITECTS
3627 LONG BEACH BLVD.,
LONG BEACH, CA 90807

GON
1932 FIRST AVENUE,
SUITE 700,
SEATTLE, WA 98101

SYSKA HENNESSY
800 CORPORATE PONTE,
SUITE 200,
CULVER CITY, CA 90230

TODD BENNETT DESIGN GROUP
4909 E. ANAHEIM ST.,
SUITE B,
LONG BEACH, CALIFORNIA 90804

NYA
550 SOUTH HOPE STREET,
LOS ANGELES, CA

KPFF
6080 CENTER DRIVE,
SUITE 700,
LOS ANGELES, CA 90045

PROJECT INFORMATION

PROJECT LONG BEACH CIVIC CENTER - CITY HALL

PROJECT ADDRESS 401 WEST OCEAN BOULEVARD, LONG BEACH, CA 90802

CITY HALL, PARKING STRUCTURE BELOW AND
ALL ACCESSORY STRUCTURES ON THE SITE

ZONING PD - 30

ASSESSORS PARCEL NUMBER 7280-025-900

LOT AREA 122,780 SF (2.82 ACRE)

LOT COVERAGE 42,263 SF (CITY) 18,084 (PORT)

DESCRIPTION

CITY HALL BUILDING IS A NINE STORY RECTANGULAR BUILDING ABOVE THE TWO STORY PODIUM. THE TYPICAL FLOOR PLATE SIZE IS APPROXIMATELY 85 FEET WIDE AND 275 FEET LONG. PARALLEL TO PORT HEADQUARTERS BUILDING CREATING A GATEWAY TO THE CIVIC CENTER. THERE ARE VIEW TERRACES AT THE TOP FLOOR.

THE BROAD SIDES OF THE BUILDING FACE NORTH AND SOUTH IN ORDER TO MAXIMIZE THEIR SOLAR ORIENTATION. REDUCING SOLAR HEAT GAIN AND ENHANCING THE ENERGY PERFORMANCE OF THE BUILDING. THE NARROW WIDTH OF THE BUILDING ALSO ALLOWS FOR IMPROVED ACCESS TO DAYLIGHT AND VIEWS FOR THE OCCUPANTS. BUILDING HAS SPLIT CENTER CORES THAT SEPARATE TO PROVIDE A CENTRALIZED TENANT SPACE FOR COLLABORATION AND GROUP WORK AREAS. THE TYPICAL FLOOR PLANS ARE EFFICIENT AND FLEXIBLE.

THE PODIUM OF THE BUILDING IS ARCHITECTURAL CONCRETE AND GLASS. LEVEL 3 AND UP IN THE CITY HALL BUILDING ARE ENCLOSED IN GLASS CURTAINWALL SYSTEM.

FOUNDATION SYSTEM IS A COMBINATION OF 5' THICK REINFORCED CONCRETE MAT FOUNDATION UNDER CONCRETE CORE WALLS, REINFORCED CONCRETE SPREAD FOOTINGS AND 8" REINFORCED CONCRETE SLAB ON GRADE. FLOOR SYSTEM IS 10" THICK POST-TENSIONED CONCRETE SLAB SUPPORTED BY CONCRETE CORE WALLS AND REINFORCED CONCRETE COLUMNS.

LEVEL 3 AND UP ARE DESIGNED WITH THE RAISED ACCESS FLOOR SYSTEM AND UNDERFLOOR AIR CONDITIONING. HVAC IS PROVIDED THROUGH THE USE OF CENTRAL UTILITY PLANT.

GROSS AREA TOTAL 270,000 GSF

OCCUPANCY TYPES GROUP A - 3 ASSEMBLY
GROUP B BUSINESS
GROUP S - 2 STORAGE

APPLICABLE CODES 2013 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24)

- 2013 ADMINISTRATIVE CODE
- 2013 BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2013 CALIFORNIA REFERENCE STANDARDS CODE

AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY STANDARDS, TITLE II, TITLE III, SEPTEMBER, 2010

CAL OSHA

CITY OF LONG BEACH ZONING ORDINANCES (TITLE 21 OF THE MUNICIPAL CODE)

DOWNTOWN PLAN 2012 / PLANNED DEVELOPMENT DISTRICT ORDINANCE PD-30

CITY OF LONG BEACH SUSTAINABLE CITY ACTION PLAN (SCAP) AS ADOPTED BY CITY COUNCIL ON 02/02/2010

SCA2MD

THE CIVIC CENTER COMPLEX AND PORT HEADQUARTERS ARE NON-ESSENTIAL FACILITIES.

NUMBER OF STORIES 11 STORIES

BUILDING HEIGHT 164'-6" (HIGH RISE)

CONSTRUCTION TYPE TYPE I-A FULLY-SPRINKLERED

ALLOWABLE HEIGHT (TABLE 503) UNLIMITED

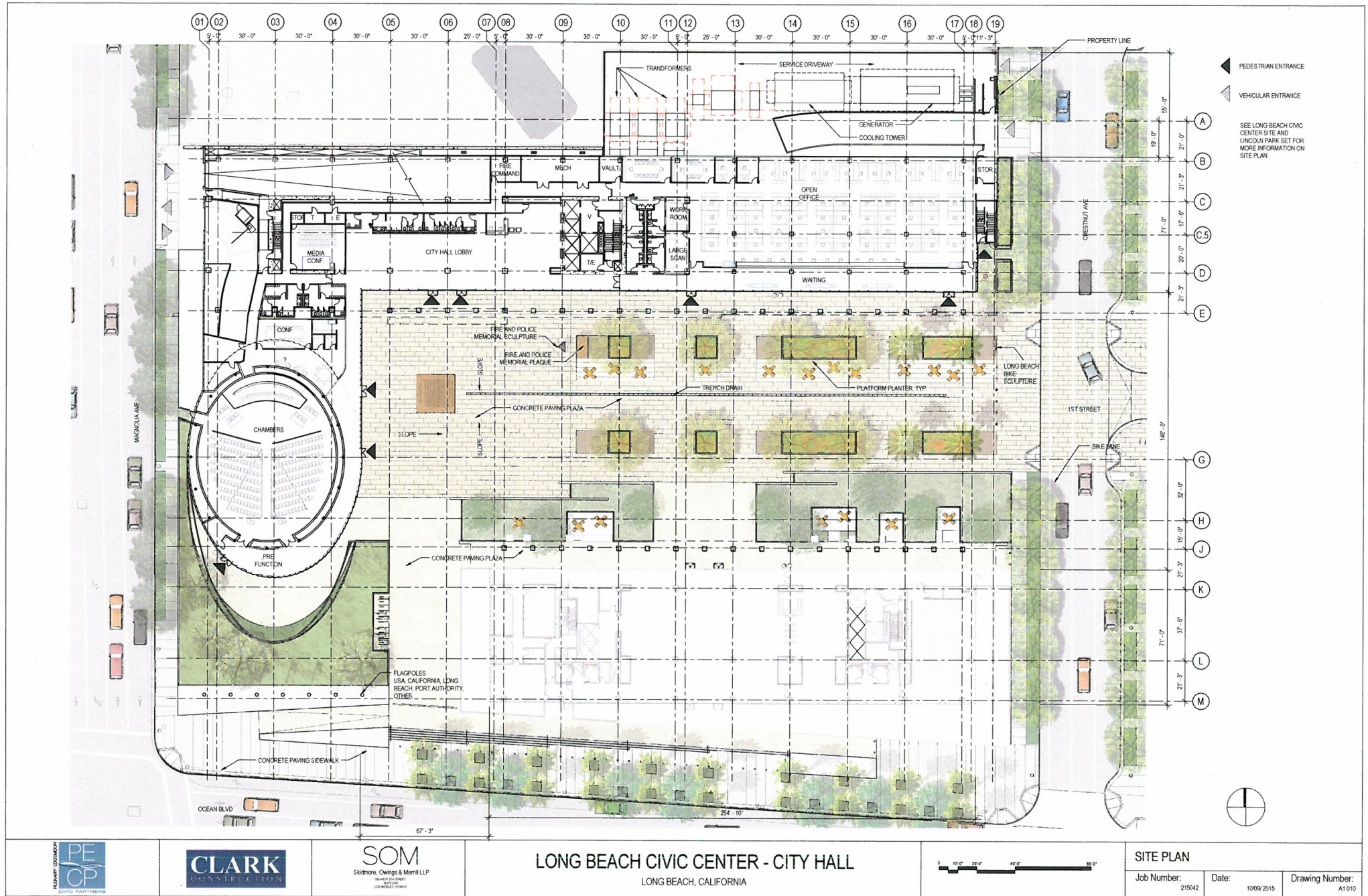
ALLOWABLE BUILDING AREA (TABLE 503) UNLIMITED

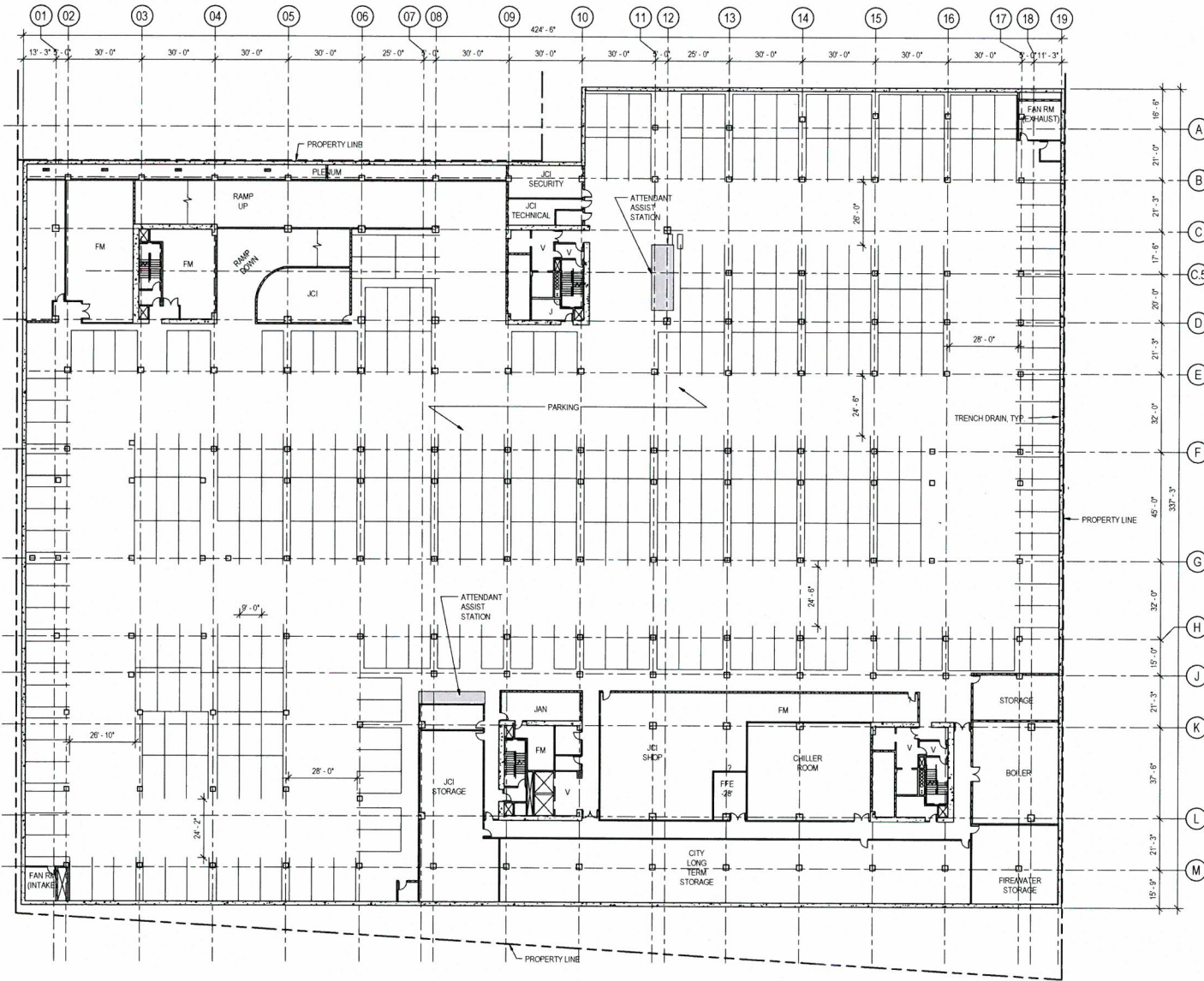
MINIMUM FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601) PRIMARY STRUCTURAL FRAME 3 HR*
LOAD BEARING EXTERIOR WALLS 3 HR*
LOAD BEARING INTERIOR WALLS 3 HR*
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 2 HR*
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS 1 1/2 HR*

*PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1-HR. WHERE SUPPORTING A ROOF ONLY.

ELEVATOR LOBBIES REQUIRED BUILDING IS A HIGH-RISE (713.14.1)

FIRE SERVICE ACCESS ELEVATOR REQUIRED HIGHEST OCCUPIED FLOOR IS MORE THAN 120 FEET ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS (CBC 403.6.1)





PARKING B2 SUMMARY

TOTAL:	280 SPACES
PORT HEADQUARTERS STAFF	280 SPACES
TOTAL SINGLE	125 SPACES
TOTAL TANDEM	154 SPACES
TOTAL ATTENDANT ASSIST	77 SPACES



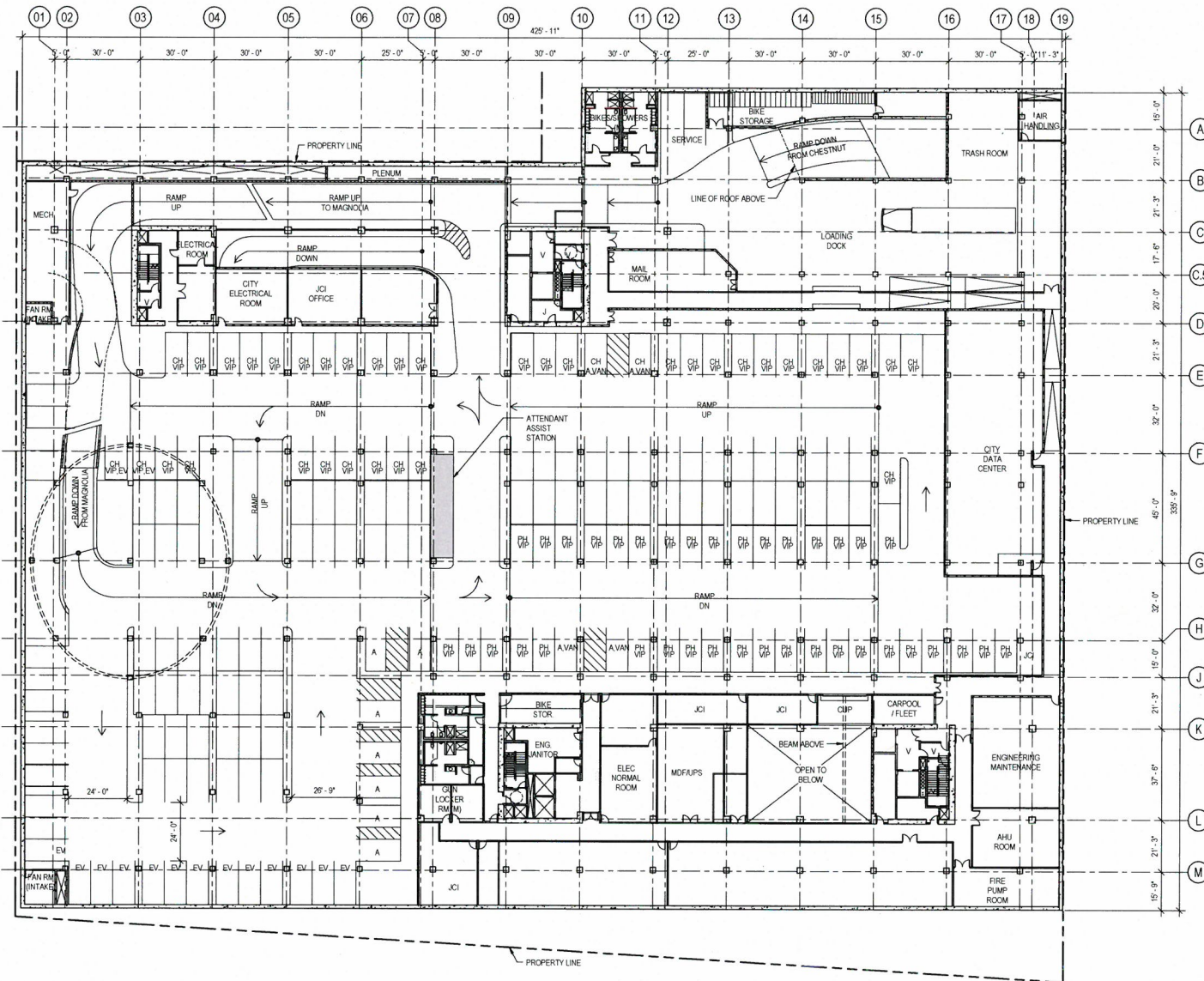
LONG BEACH CIVIC CENTER - CITY HALL

LONG BEACH, CALIFORNIA



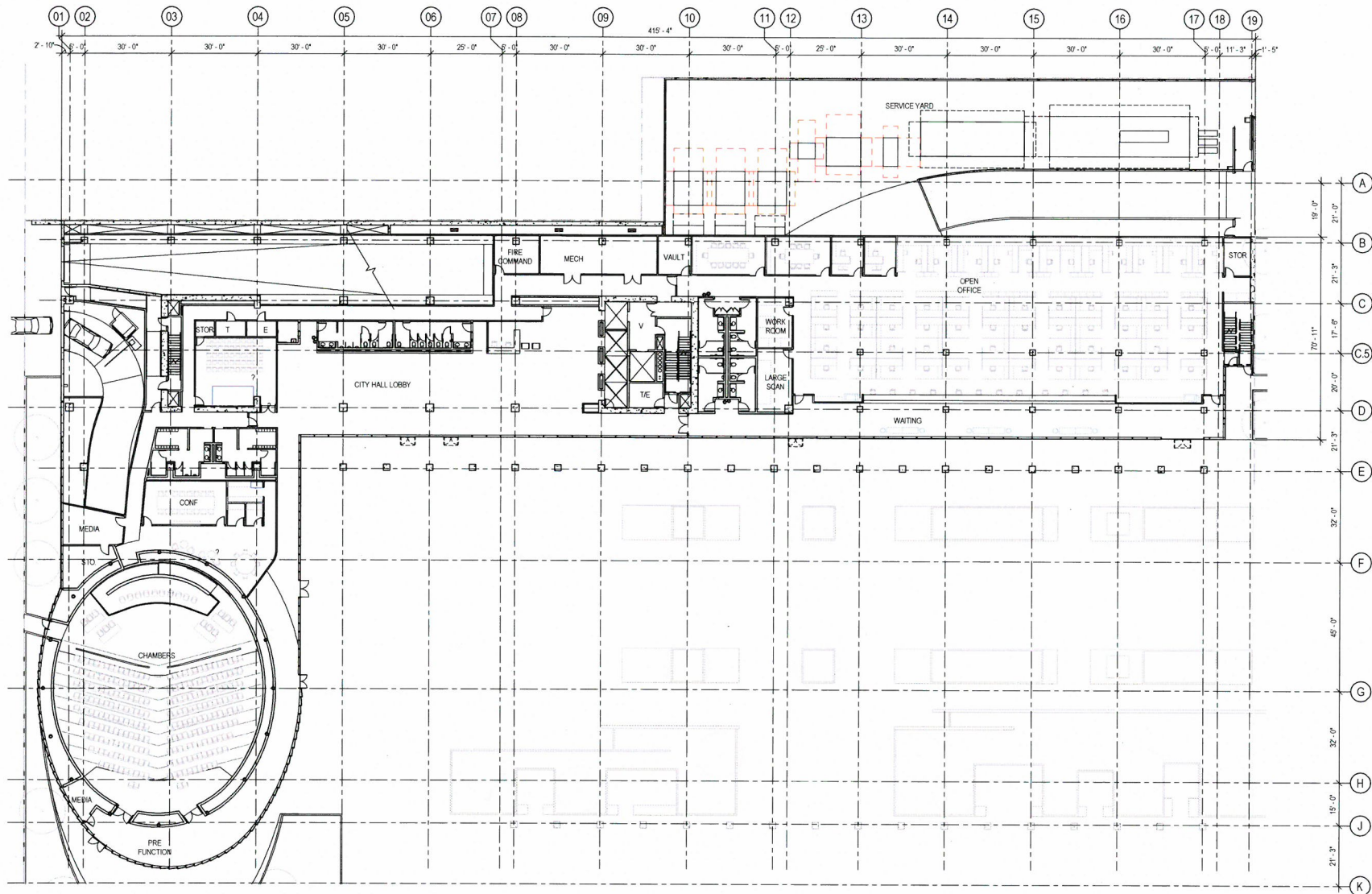
LEVEL B2

Job Number:	Date:	Drawing Number:
215042	10/09/2015	A1.102

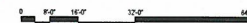


PARKING B1 SUMMARY

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LONG BEACH CIVIC CENTER - CITY HALL
LONG BEACH, CALIFORNIA

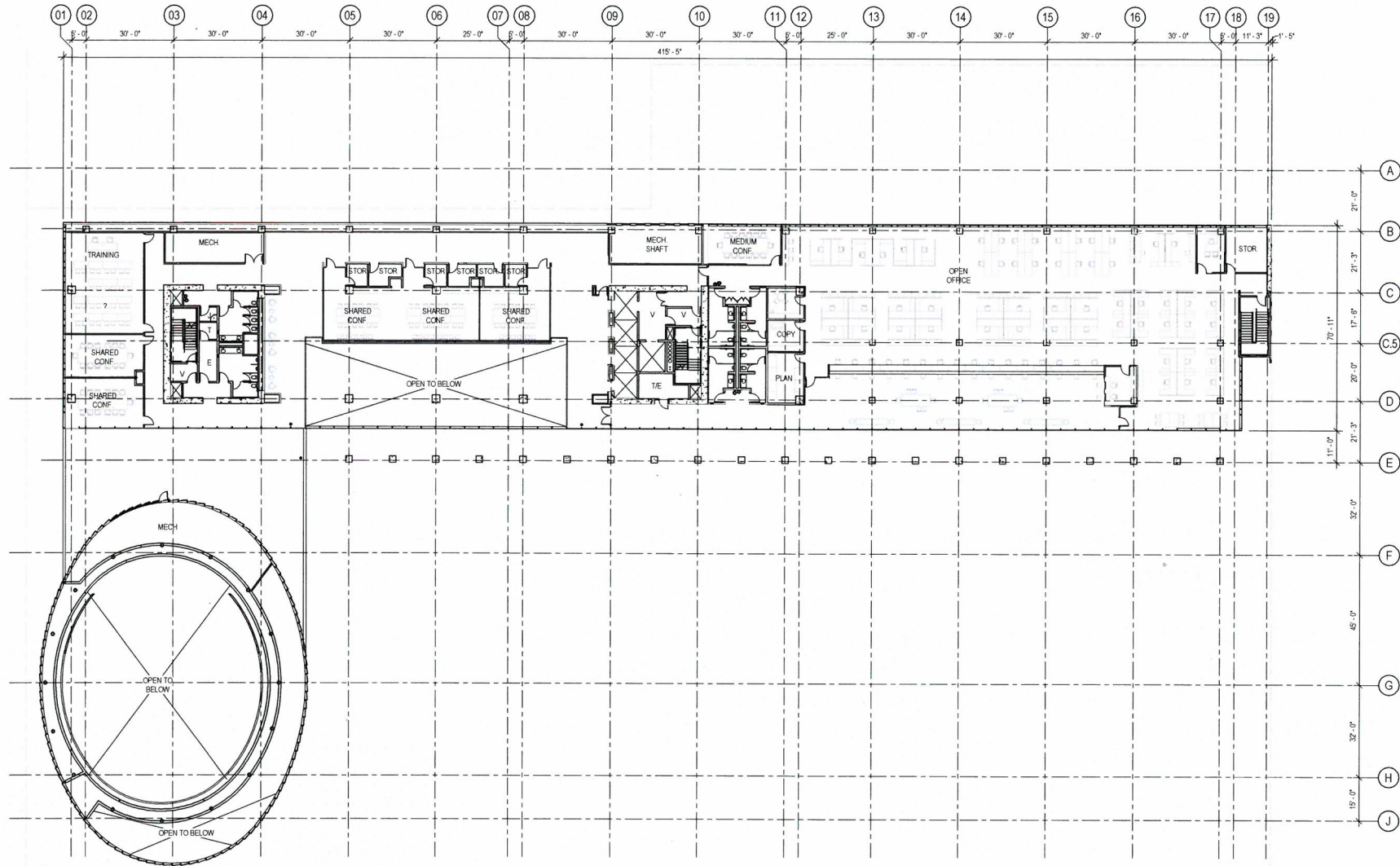


LEVEL 1

Job Number:
215042

Date:
10/09/2015

Drawing Number:
A1.104



LONG BEACH CIVIC CENTER - CITY HALL
LONG BEACH, CALIFORNIA

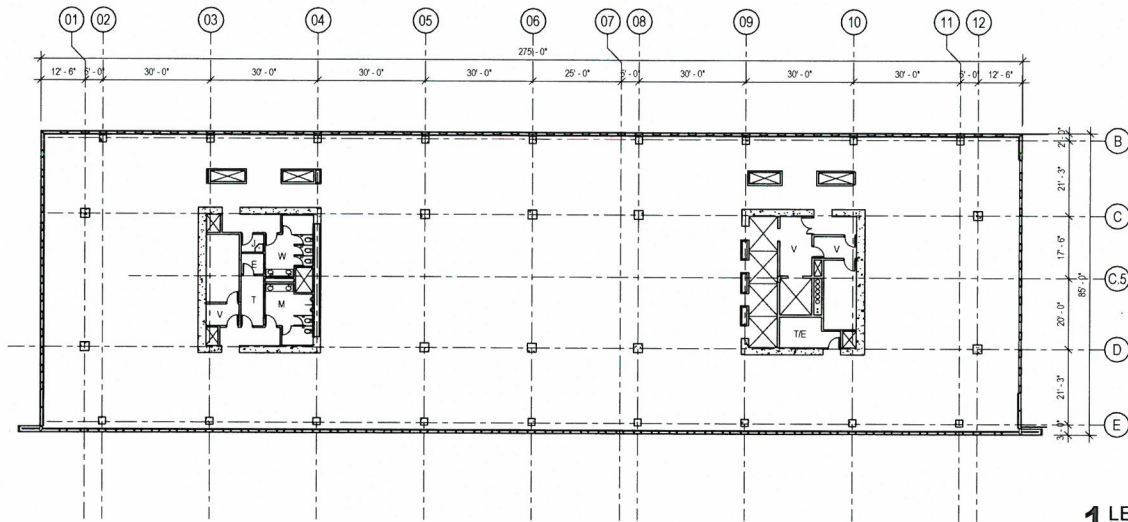


LEVEL 2

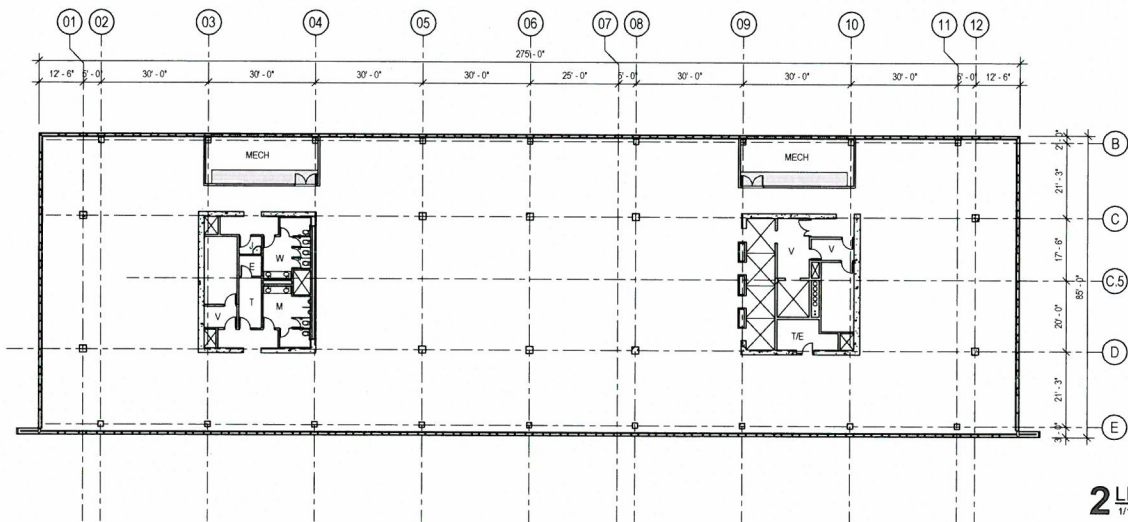
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215042

Date:
10/09/2015

Drawing Number:
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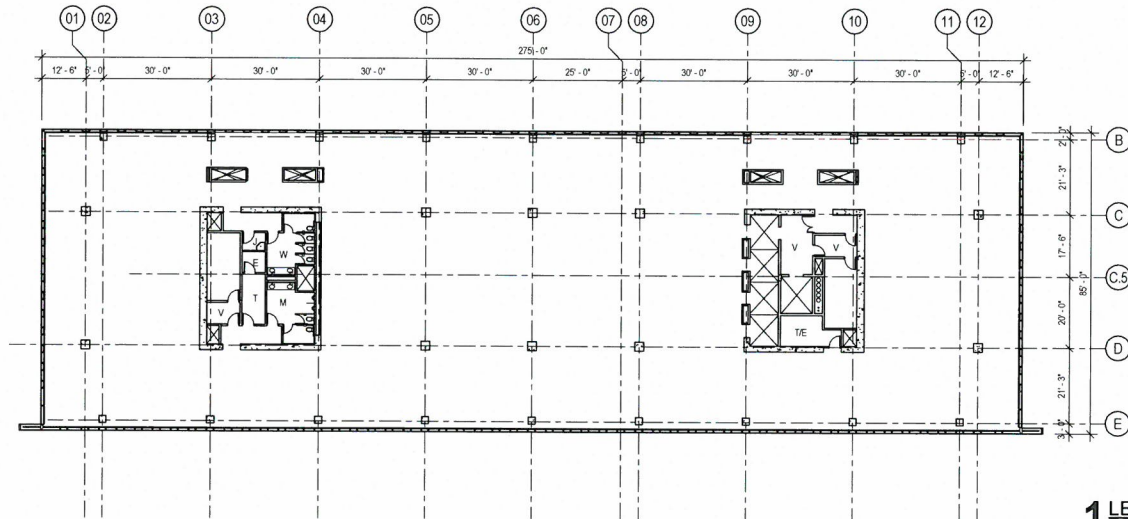


1 LEVELS 3, 6, 9
1/16" = 1'-0"

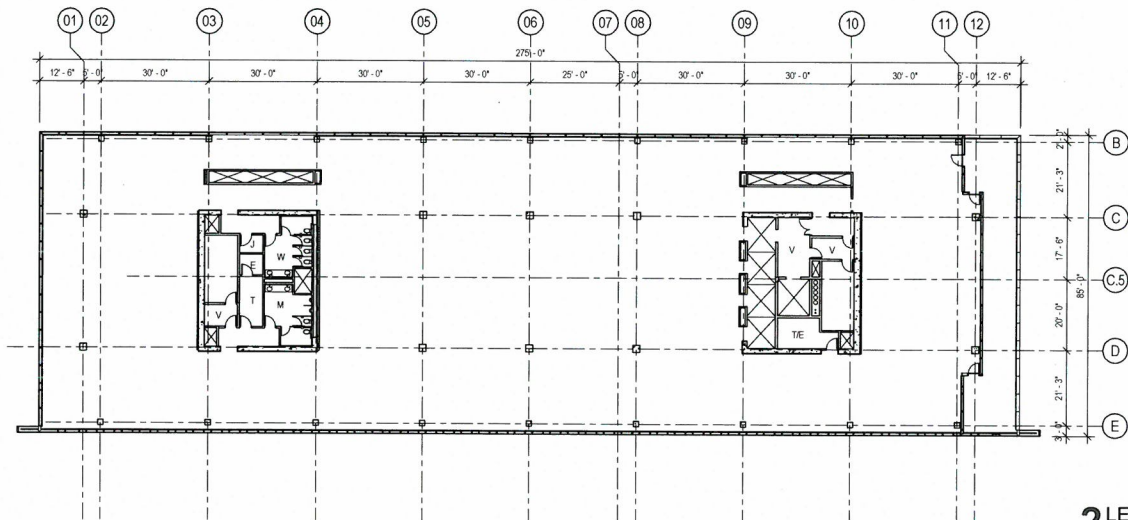


2 LEVELS 4, 7, 10
1/16" = 1'-0"





1 LEVEL 5, 8
1/16" = 1'-0"



2 LEVEL 11
1/16" = 1'-0"



SOM
Skidmore, Owings & Merrill LLP
100 WEST 57th STREET
SUITE 400
LOS ANGELES, CALIFORNIA

LONG BEACH CIVIC CENTER - CITY HALL
LONG BEACH, CALIFORNIA

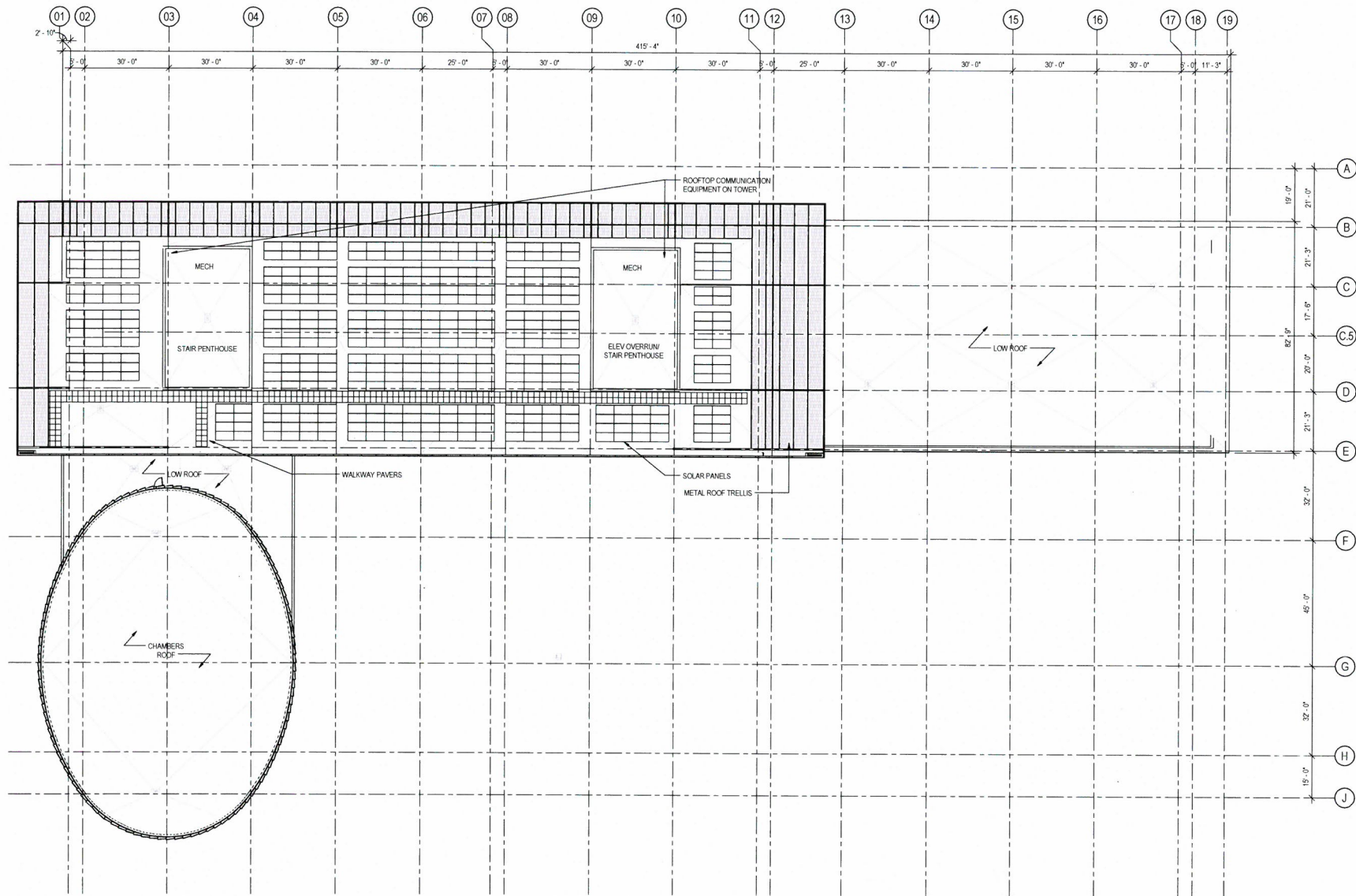


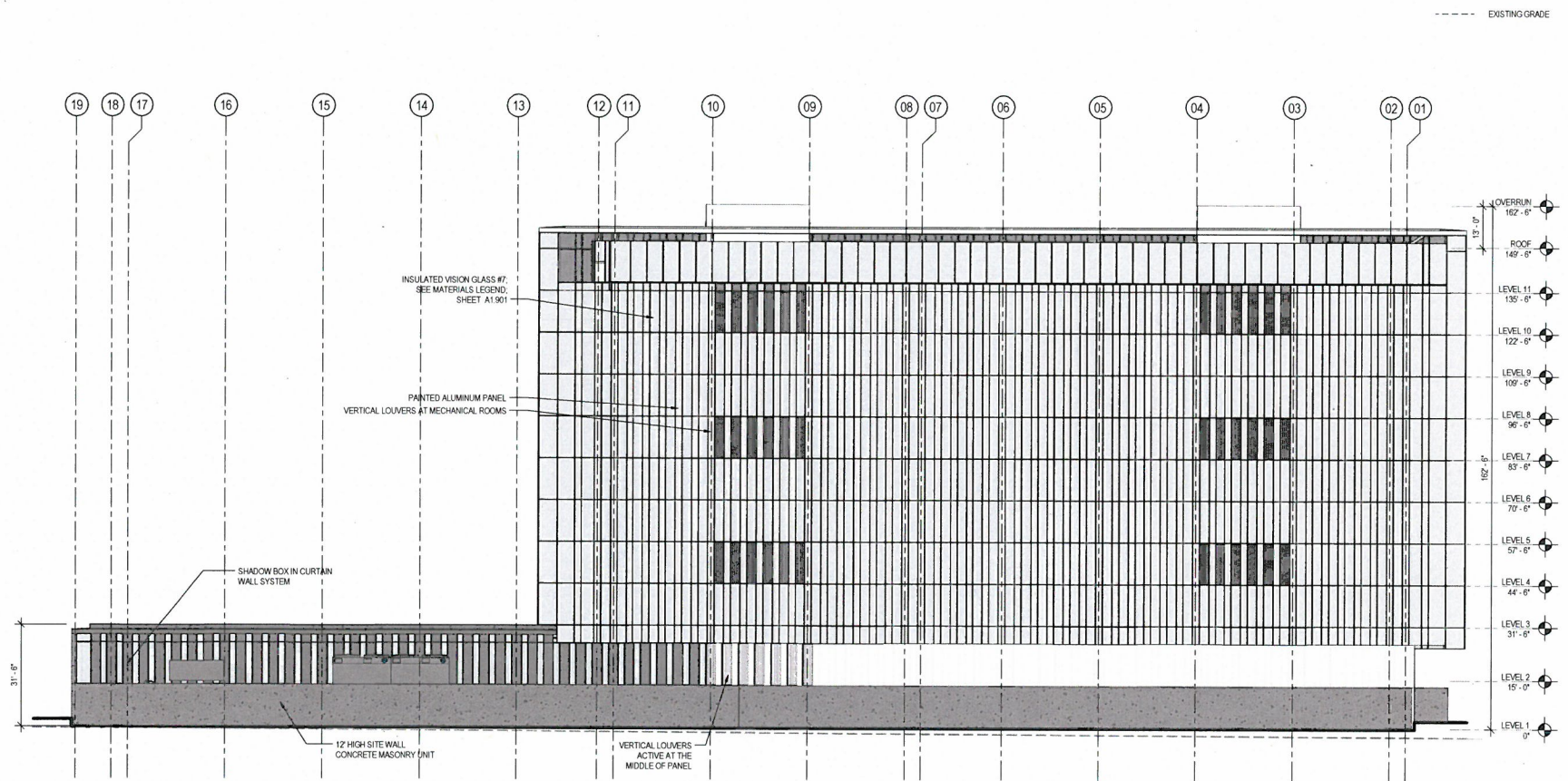
LEVELS 5, 8 AND 11

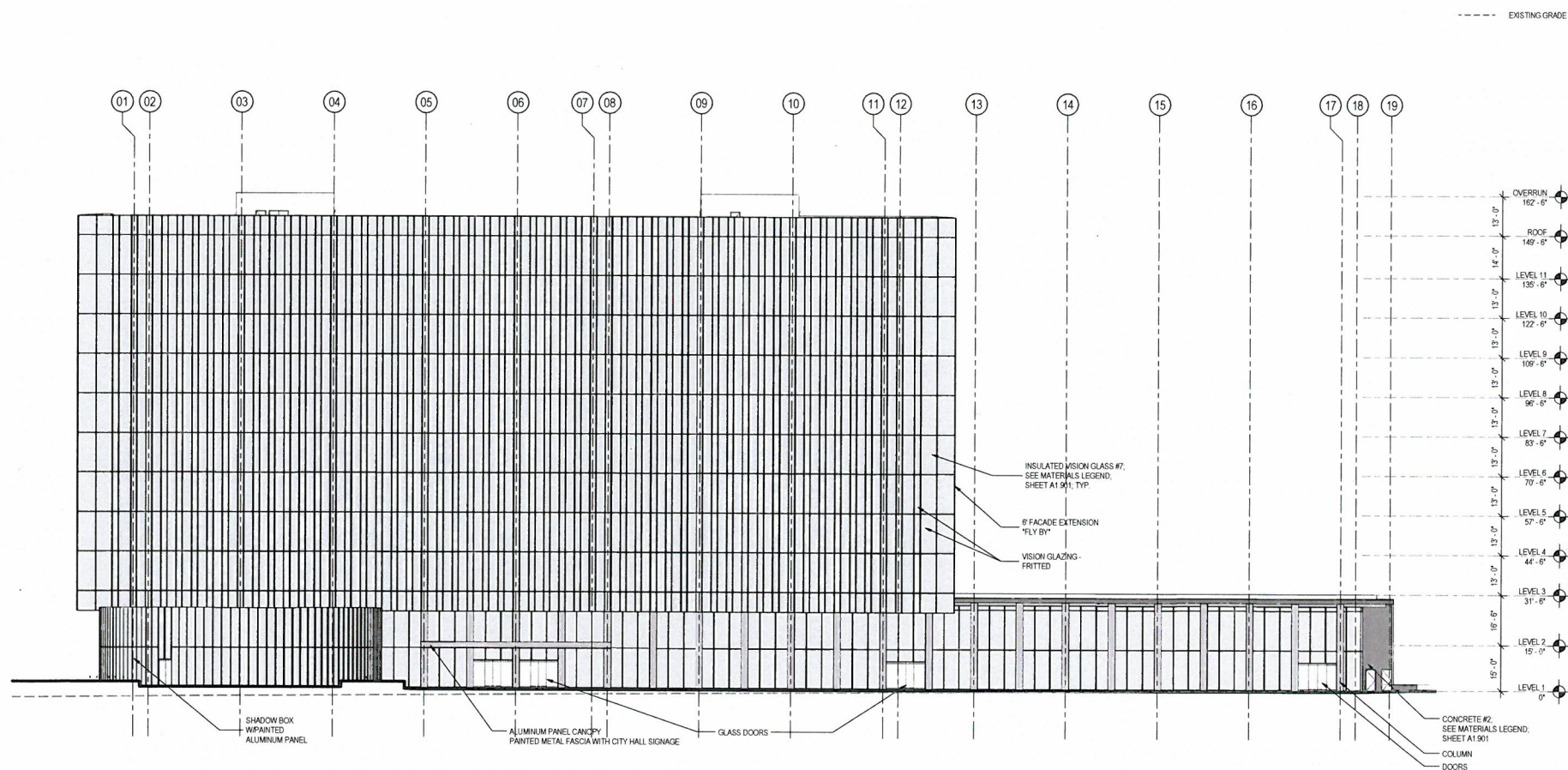
Job Number:
215042

Date:
10/09/2015

Drawing Number:
A1.107





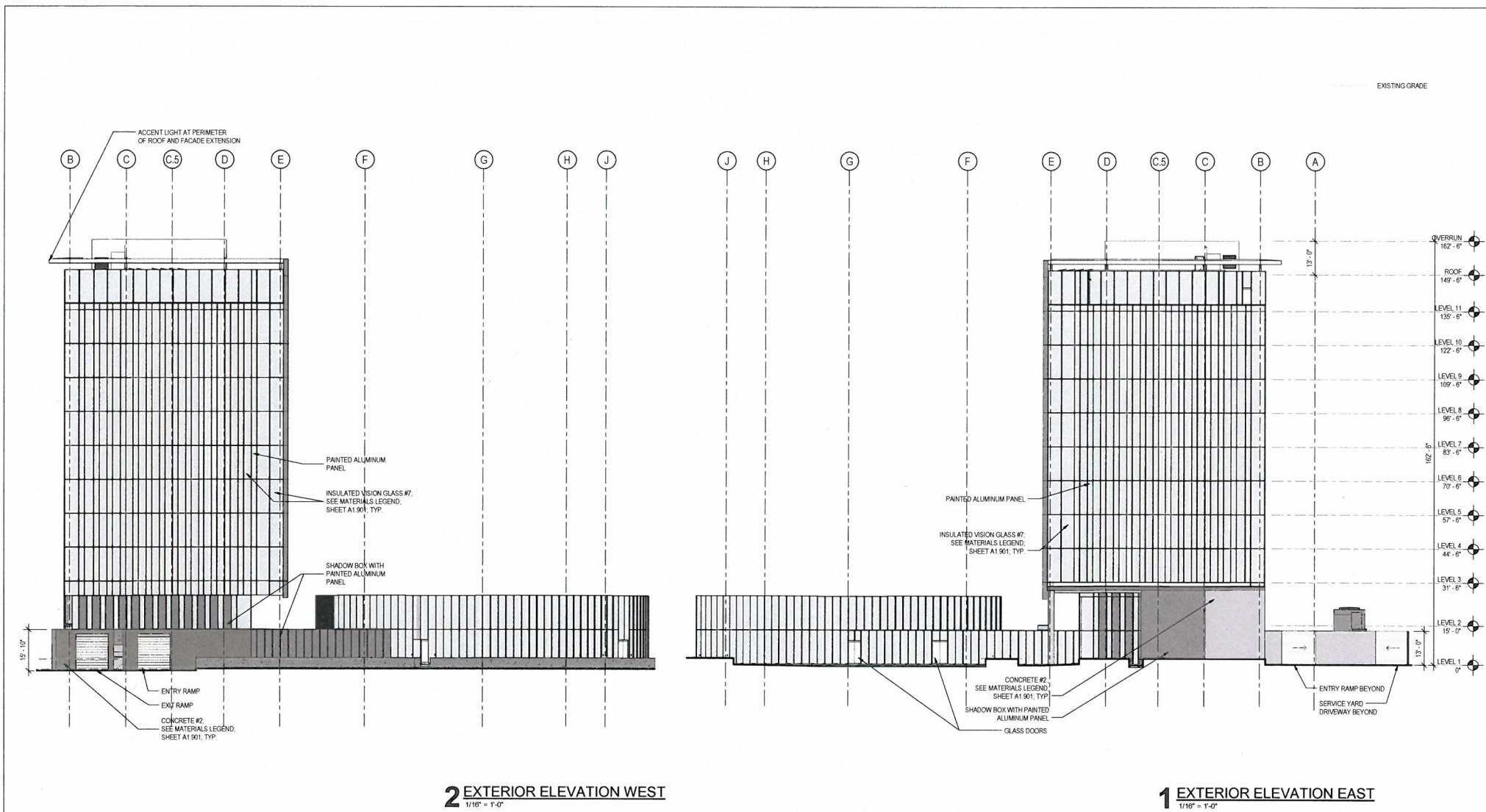


LONG BEACH CIVIC CENTER - CITY HALL LONG BEACH, CALIFORNIA

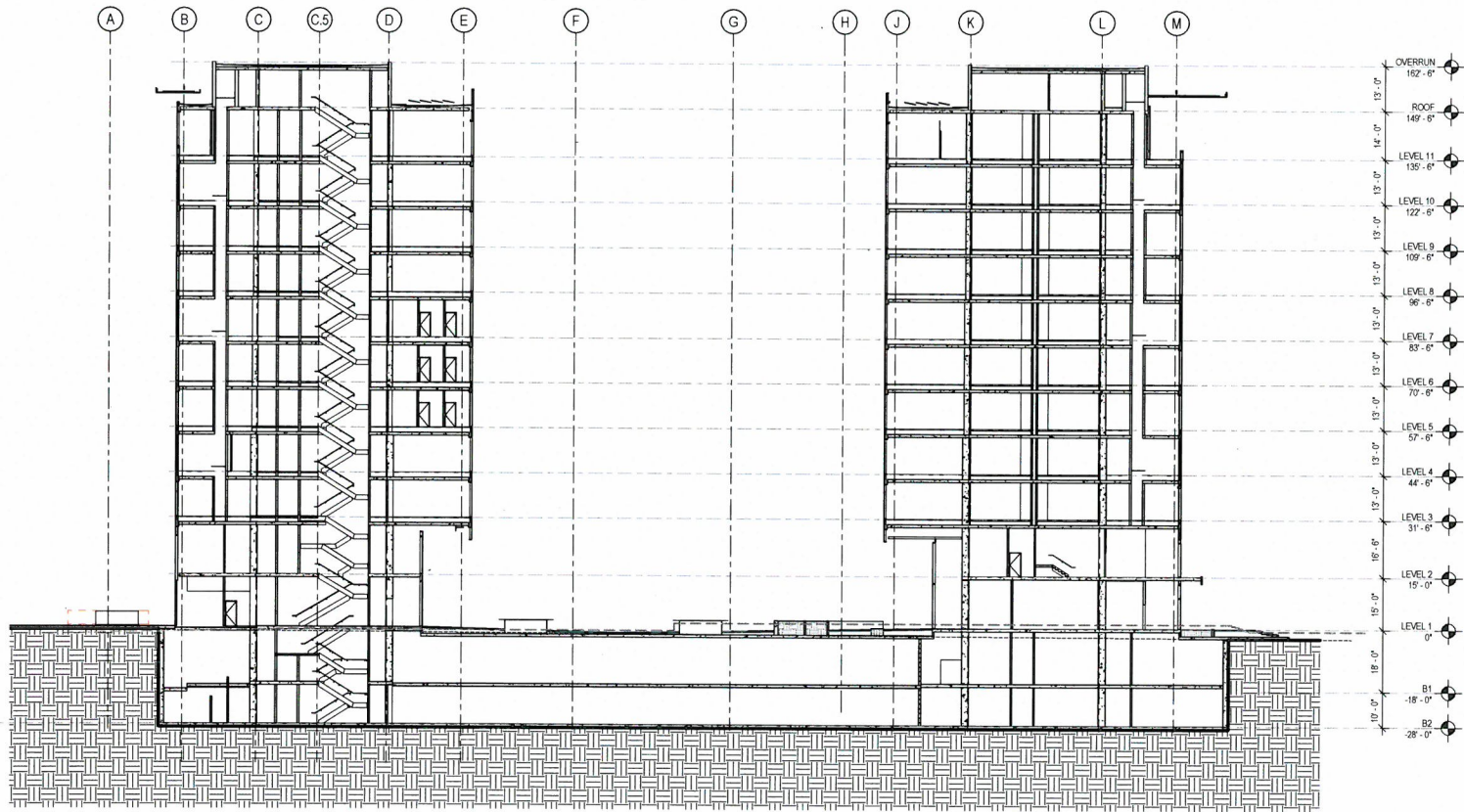
0 8'-0" 16'-0" 32'-0" 64'-0"

EXTERIOR ELEVATION SOUTH

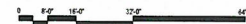
Job Number: 215042 Date: 10/09/2015 Drawing Number: A1 202



----- EXISTING GRADE



LONG BEACH CIVIC CENTER - CITY HALL LONG BEACH, CALIFORNIA

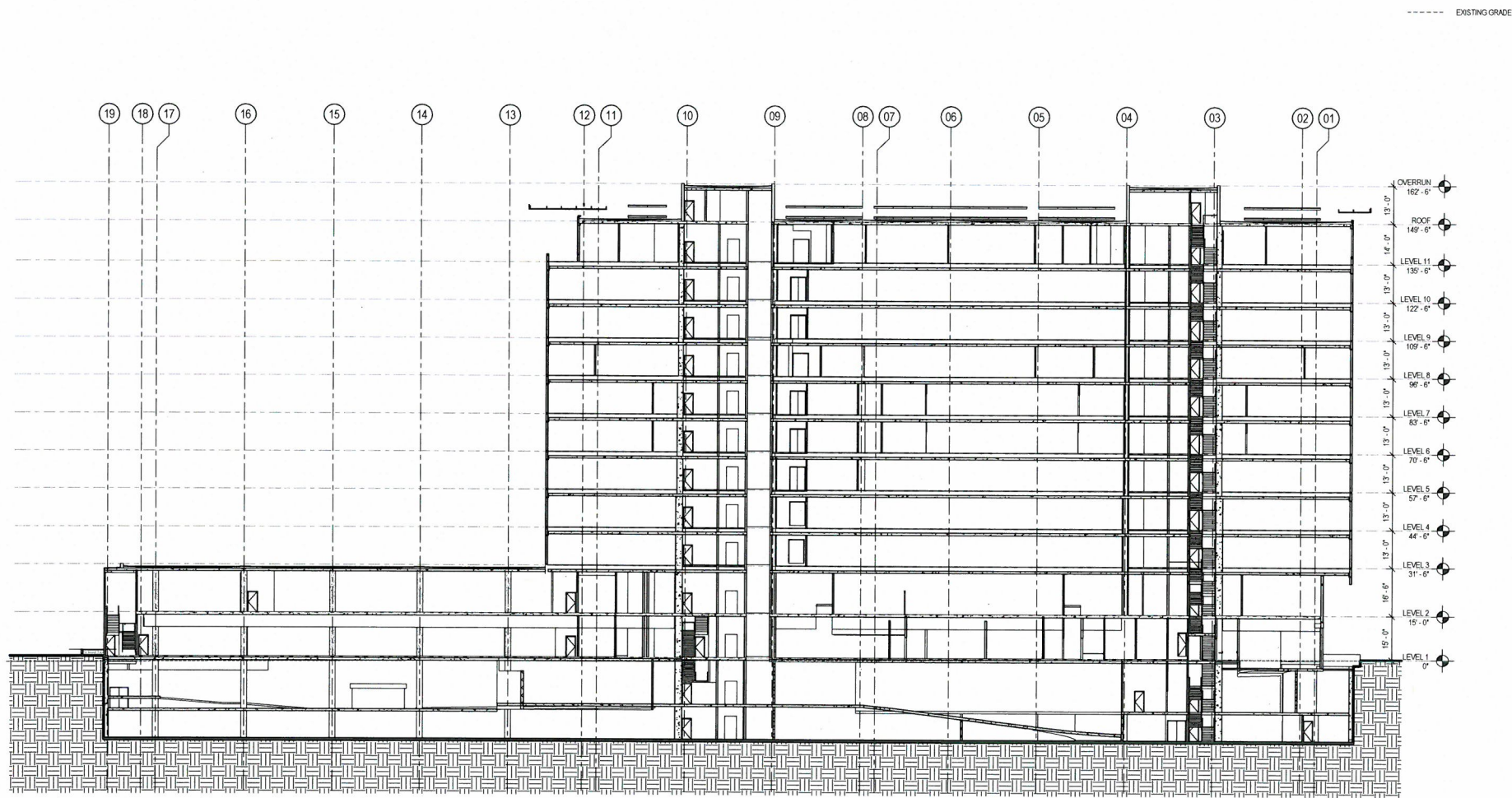


SECTION 1

Job Number:
215042

Date:
10/09/2015

Drawing Number:
A1.250



LONG BEACH CIVIC CENTER - CITY HALL LONG BEACH, CALIFORNIA

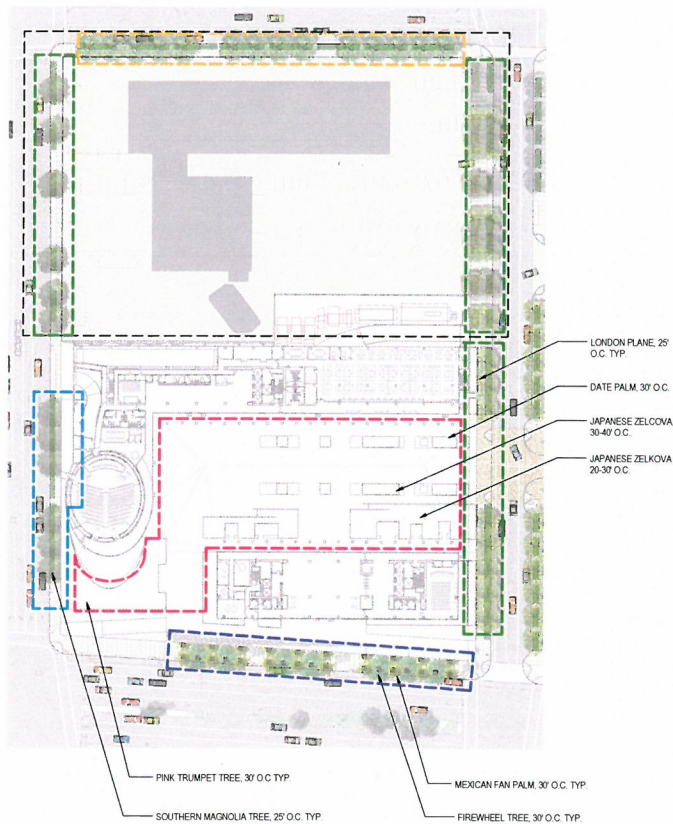


SECTION 2

Job Number:
215042

Date:
10/09/2015

Drawing Number:
A1.251



**Zone 1:
Civic Plaza**



Date Palm
Phoenix Dactylifera



Pink Trumpet Tree
Tabebuia Impetiginosa



Japanese Zelkova
Zelkova Serrata

**Zone 2:
Magnolia Avenue**



Southern Magnolia Tree
Magnolia Grandiflora

**Zone 3:
Chestnut Avenue**



London Plane Tree
Platanus Acerifolia 'Columbia'

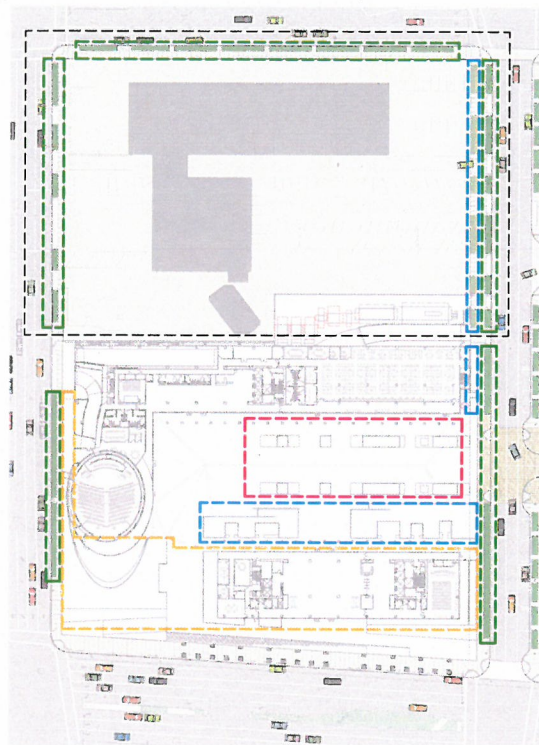
**Zone 4:
Ocean Boulevard**



Firewheel Tree
Stenocarpus Sinuatus



Mexican Fan Palm
Washingtonia Robusta



Sidewalk Planting



California Field Sedge
Carex praegracilis



Stonecrop
Sedum spp.



Daylily
Hemerocallis spp.

Xeriscape Succulent Mosaic



Century Plant
Agave spp.



Stonecrop
Sedum spp.



Red Aeonium
Aeonium spp.



Hen and Chicks
Echeveria spp.



Dwarf Yellow Poker
'Dwarf Yellow'

Shade Garden



Bush Anemone
Carpenteria californica



Coral Bells
Heuchera spp.



Peruvian Lily
Scilla peruviana



California Wood Strawberry
Fragaria californica

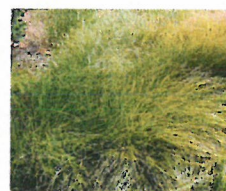
Sun Garden



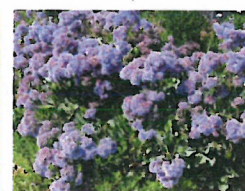
Dwarf Mat Rush
Lomandra longifolia 'Breeze'



Crocosmia
Crocosmia spp.



California Field Sedge
Carex praegracilis

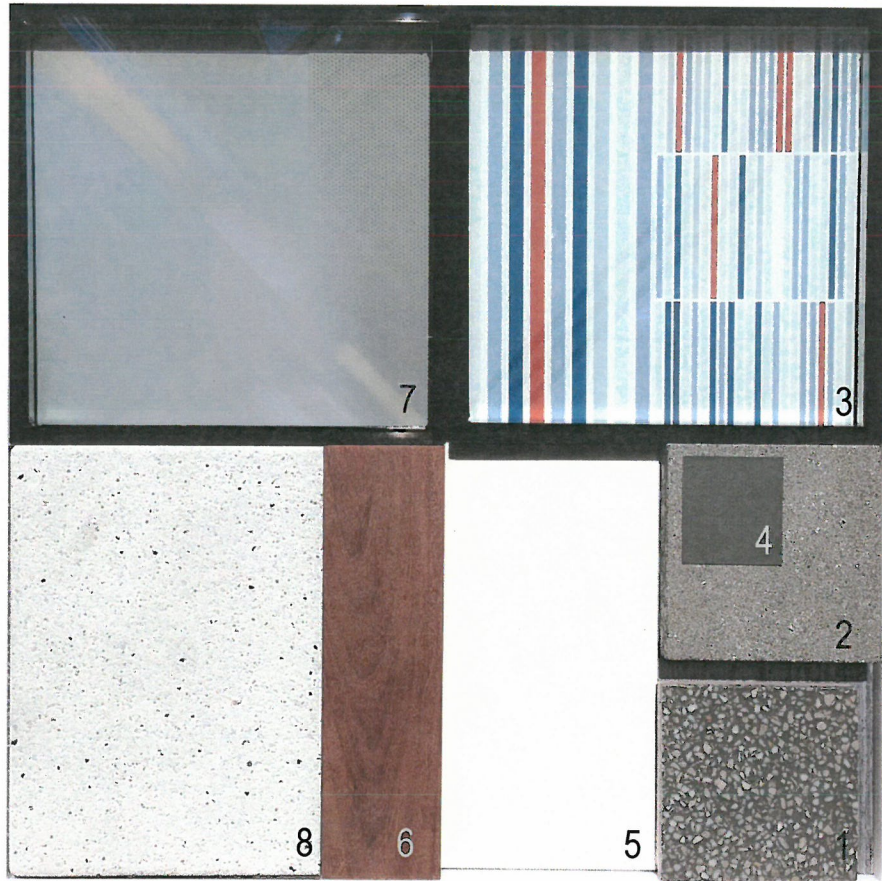


Sea Lavender
Limonium perezii



California Fescue
Festuca californica

NOTE: ALL PLANTS WILL BE INCLUDED IN THE AREAS AS NOTED



MATERIAL LEGEND

1. TERRAZZO (MAIN LOBBY FLOOR)
2. ARCHITECTURAL CONCRETE
3. INSULATED VISION GLASS (SHADOWBOX)
MULTI-COLOR PATTERN **AT PORT ONLY**
4. PAINTED ALUMINUM
5. ALUMINUM PANEL, PAINTED
6. WOOD (CHAMBERS)
7. INSULATED VISION GLASS
8. CONCRETE PAVERS