

SITE PLAN REVIEW

03/01/17

ALAMITOS

SHEET LIST		DATE	ISSUED FOR
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Client:
Tidelands Capital Improvement Division
City of Long Beach
333 West Ocean Blvd
Fifth Floor
Long Beach, CA 90802
Tony Resendez
Tony.Resendez@longbeach.gov
o. 562.570.6258
Bill Zein
bzein@andpen.com
o. 310.986.9688

Architect:
RA-DA
Rania Alomar
rania@ra-da.com
Catherine Wu
catherinew@ra-da.com
o. 323 851-4040

Landscape Architect:
SALT Landscape Architects
850 South Broadway, Suite 803,
Los Angeles, CA 90014
Allen Compton
allen@s-a-l-t.com
Hildegun Nilsson Varhelyi
hildegun@s-a-l-t.com
o 213.617.0075 x 102
m 323.333.6333
f 323.210.7044

Civil Engineer and Community Outreach:
Michael Baker International
14725 Alton Parkway, Irvine, CA 92618
Jenna Tourje, Outreach
Jenna.Tourje@mbakerintl.com
o. (949) 330-4137
m. (760) 296-9355
Brian Anderson, Civil
BRIANANDERSON@mbakerintl.com

Geotechnical Engineer:
AESCO
17782 Georgetown Lane,
Huntington Beach, CA 92647
o: (714) 375-3830
f: (714) 375-3831
Adam Chamaa
Adam.Chamaa@aescomtech.com
Debra Perez
debra.perez@aescomtech.com

Mechanical Electrical Plumbing Engineer:
Creative Engineering Group
7123 Remmet Avenue,
Canoga Park, CA 91303
Richard Ibrahim
richard@c-e-g.com
Walter Jukes
walter@c-e-g.com
o. 818.999.0415

Structural Engineer:
John Labib & Associates
319 Main Street,
El Segundo, CA 90245
Fabio Zangoli
fabio.zangoli@labibse.com
John Labib
John@labibse.com
t: 213.239.9600
f: 213.239.9699

Kitchen Consultant:
R.W. Smith & Co.
3186-A Airway Avenue,
Costa Mesa, CA 92626-4650
Art Manni
amanni@rwsmithco.com
o. (714) 540-6633
m. (714) 270-7195

Acoustical Engineer:
RS Acoustics
25031 Avenue Stanford, Suite 80,
Santa Clarita, CA 91355
Robert Schmidt
ras@rsacoustics.com
o: [661] 251-3965
m: [661] 212-1330

LEED Consultant:
Environmental Concepts Company (EC2)
24662 Spadra Lane,
Mission Viejo, CA 92691
Brad Miller

bradmiller@envirocc.com
o. 949.305.7124

Environmental Consultant:
Pacific Environmental Company
28202 Cabot Road, Suite 300,
Laguna Niguel, CA 92677
Michael Lyssy
m.lyssy@pacificenvironmental.com
o. 800.303.6484
f. 714.661.5788

ARCHITECT:
RA-DA
7523 NORTON AVENUE
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CA 90046
T. 323-851-4040

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C16 G0.03 SITE PHOTOS
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ALAMITOS BEACH CONCESSION BUILDING
SITE PHOTOS

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ALAMITOS BEACH CONCESSION BUILDING PROJECT SUMMARY

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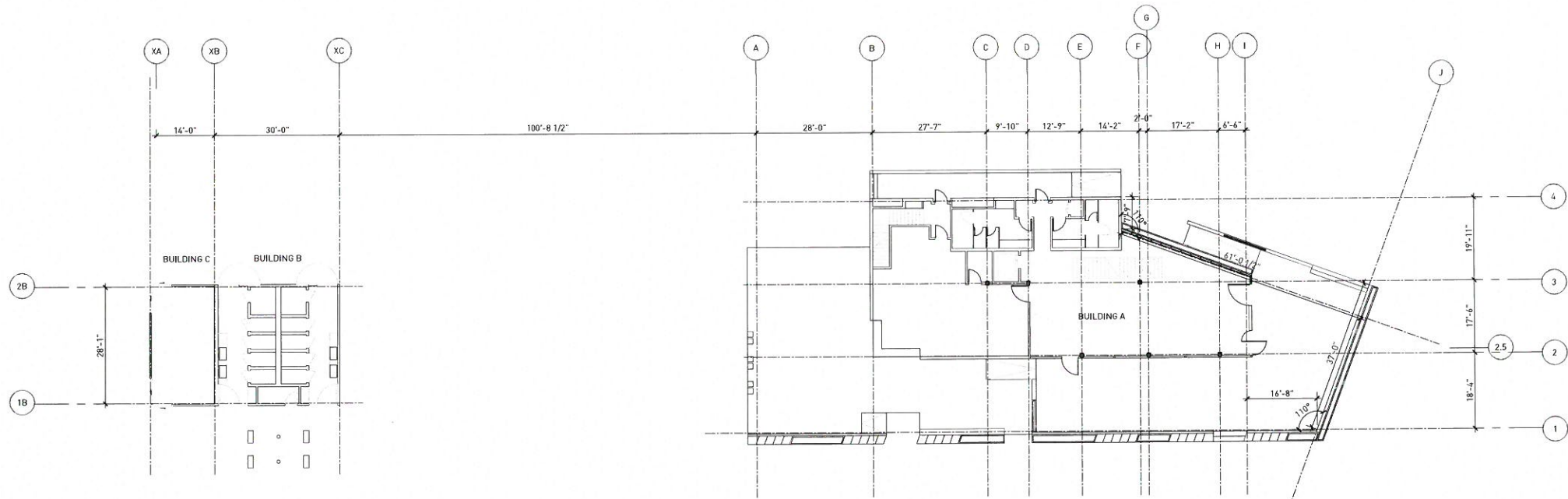
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A16 A0.10 **OVERALL GEOMETRY PLAN**

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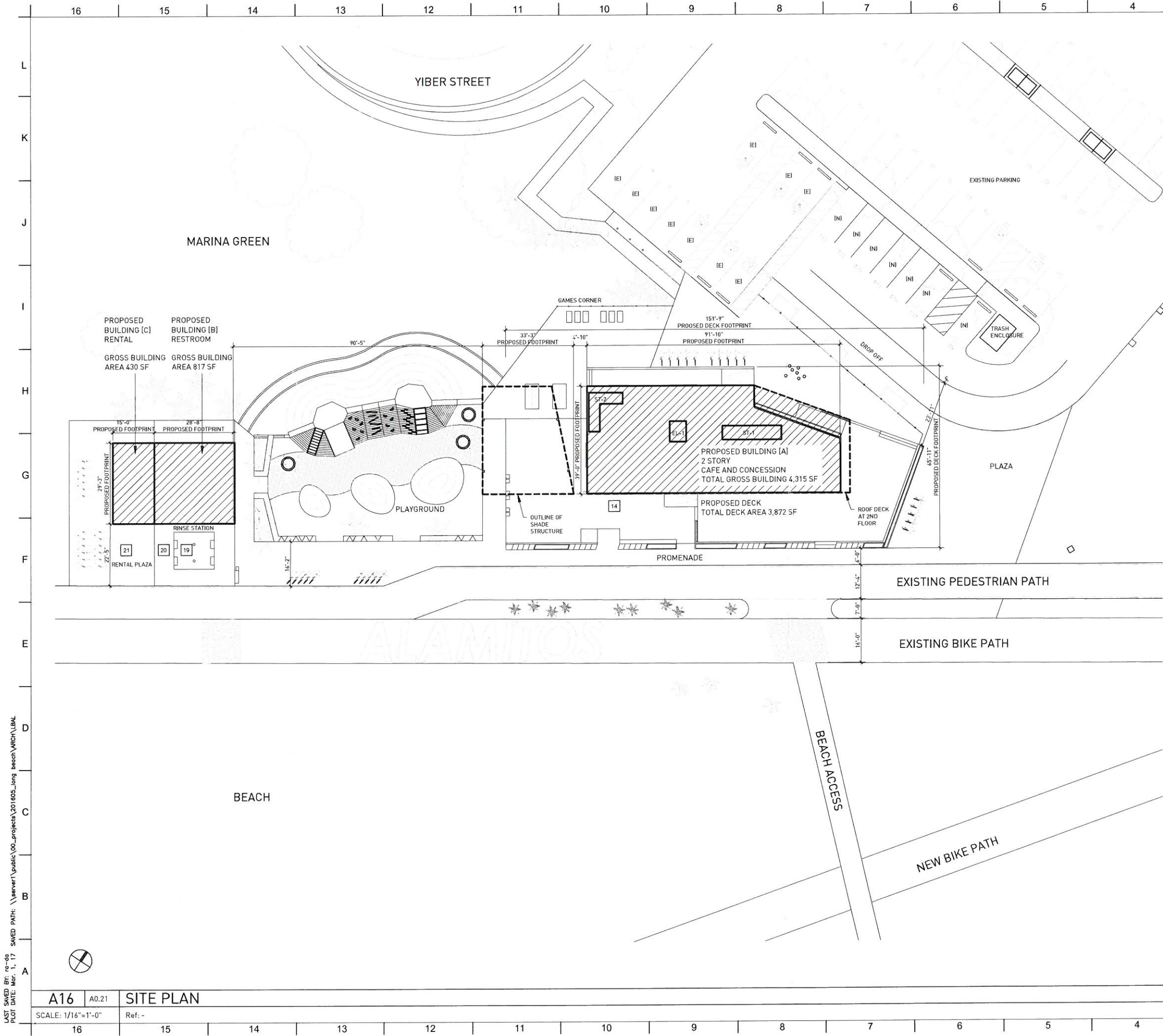
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OVERALL GEOMETRY PLAN**

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PROJECT SUMMARY

Gross Building Area

Building A4315sf

Building B817sf

Building C430sf

Proposed Buildable Area

Building A

Floor 1

Café1747

Kitchen & BOH879

Restrooms328

Electrical Room44

Floor 2

Mechanical300

Data Room52

Service Bar166

= 3516

Building B

Restroom730

Storage41

= 771

Building C

430

Proposed Open Space

Building A

Floor 1

Café dining deck1965

Concession Dining Deck1907

Floor 2

Roof Dining Deck1463

Building Stories

Building A2

Building B1

Building C1

Proposed Building Height

Building A27'-0"

Building B12'-0"

Building C12'-0"

Area per floor

Building A

Floor 12998

Floor 2518

= 3516

Building B771

Building C430

Parking

Parking Required

10 per 1000 GFA of Dining Areas

Café Indoor Dining1747sf20

5 per 1000 GLA of Outdoor Dining

Café + Roof Dining Deck3370sf20

Total Parking required40

Existing parking spaces145

Replaced parking spaces1

New parking spaces6

Total Parking Provided152

Total bicycle spaces provided25

ARCHITECT:
RA-DA
7523 NORTON AVENUE
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ALAMITOS BEACH CONCESSION BUILDING
SITE PLAN

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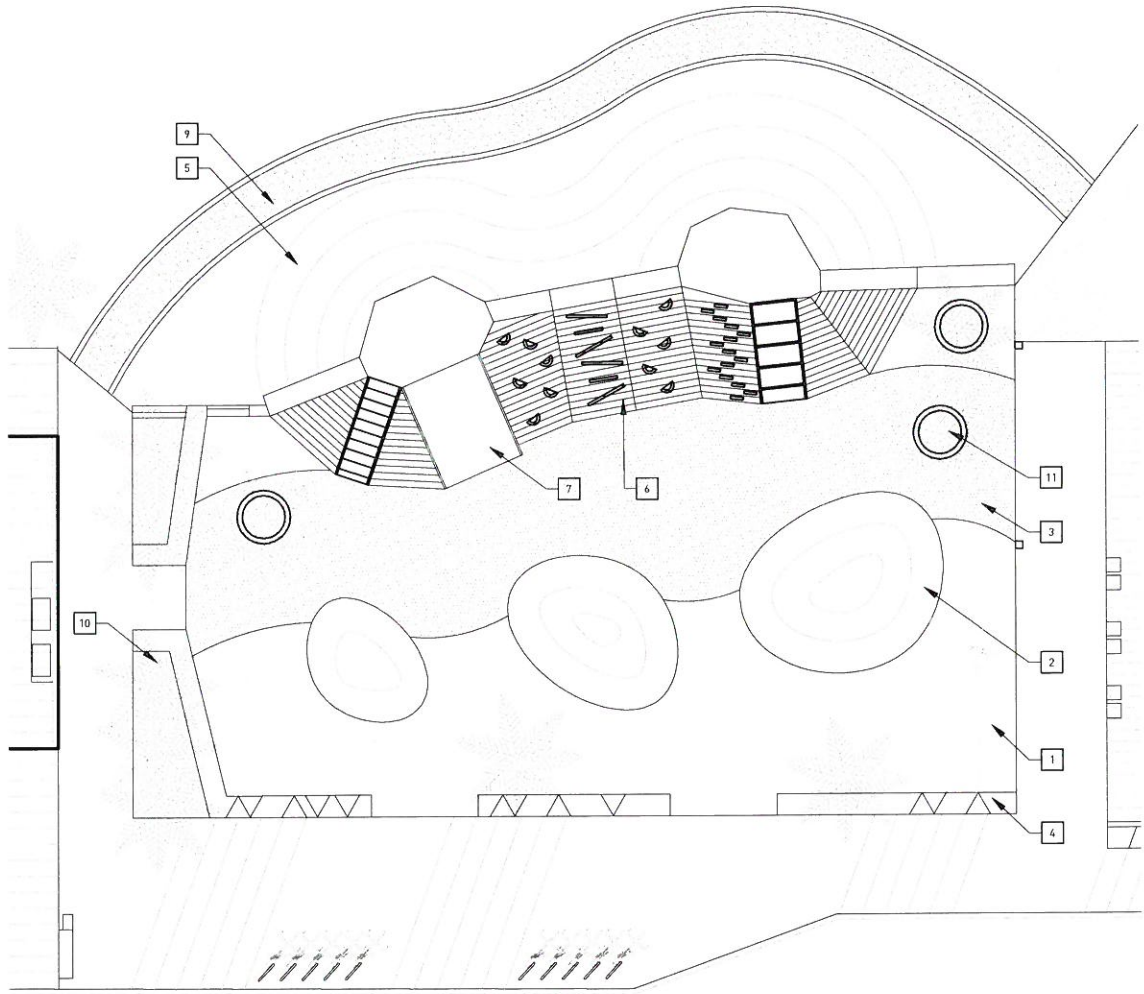
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KEYNOTES

- 1 PLAYGROUND APPROVED SAND
- 2 GRASS MOUND
- 3 PLAYGROUND RESILIENT SURFACING / ADA PATH
- 4 CONCRETE SEATING w/ ANTI-SKATEBOARD GUARDS
- 5 GRASS MOUND
- 6 SCRAMBLE WALL w/ WOOD
- 7 SLIDE
- 8 WOBBLE POD
- 9 DECOMPOSED GRANITE PATH
- 10 NATIVE BEACH GRASSES AND RELOCATED PALMS
- 11 RELOCATED PALMS

GENERAL NOTES

- 1. Automatic drip irrigation system to be installed with programmable weather-smart controller.
- 2. All planting to be low-water use planting to meet AB1881 requirements for maximum water usage.

A16 A0.22 ENLARGED LANDSCAPING PLAN

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

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ALAMITOS BEACH CONCESSION BUILDING
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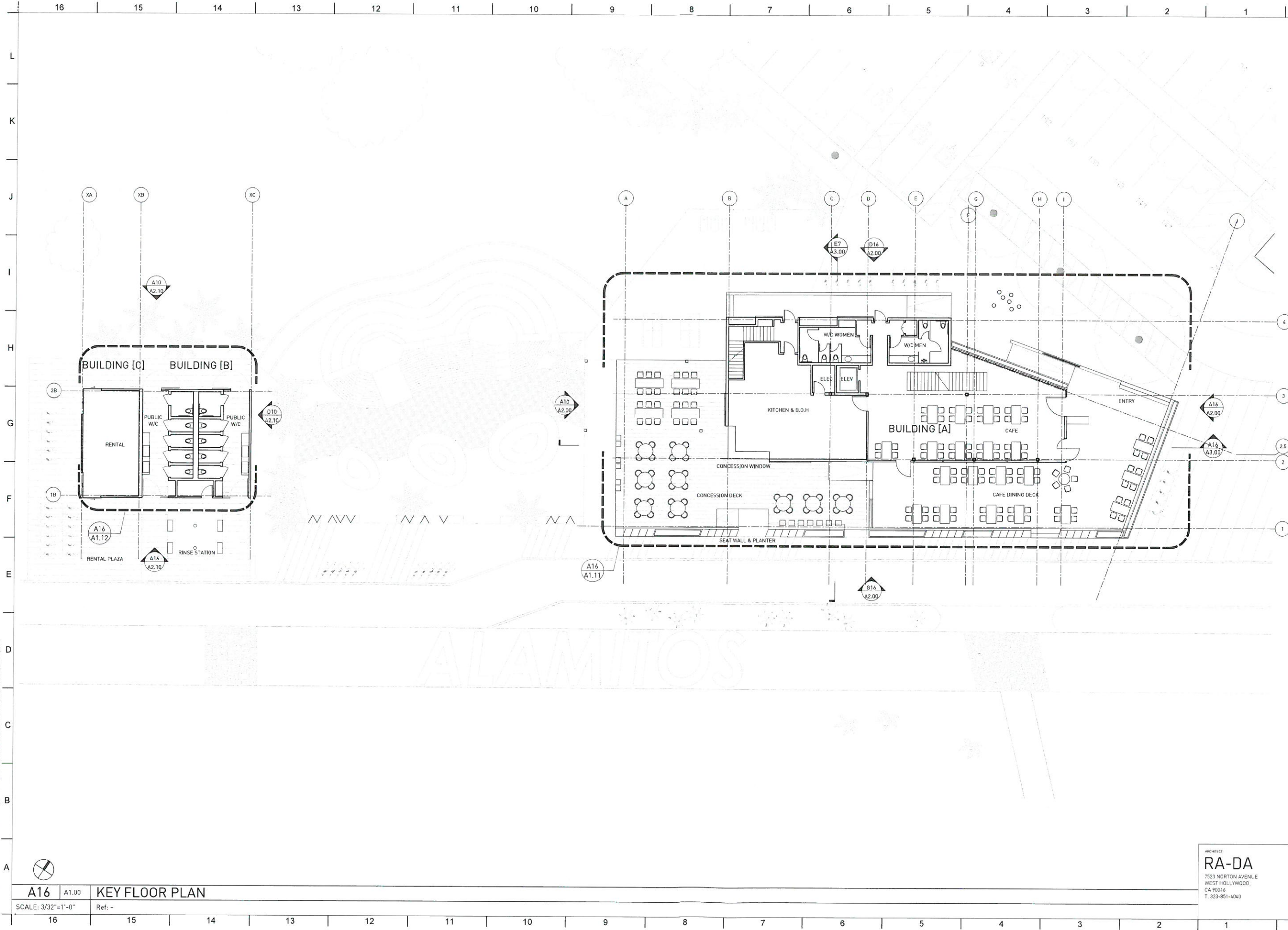
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A16 **KEY FLOOR PLAN**

SCALE: 3/32"=1'-0"

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**ALAMITOS BEACH CONCESSION BUILDING
KEY FLOOR PLAN**

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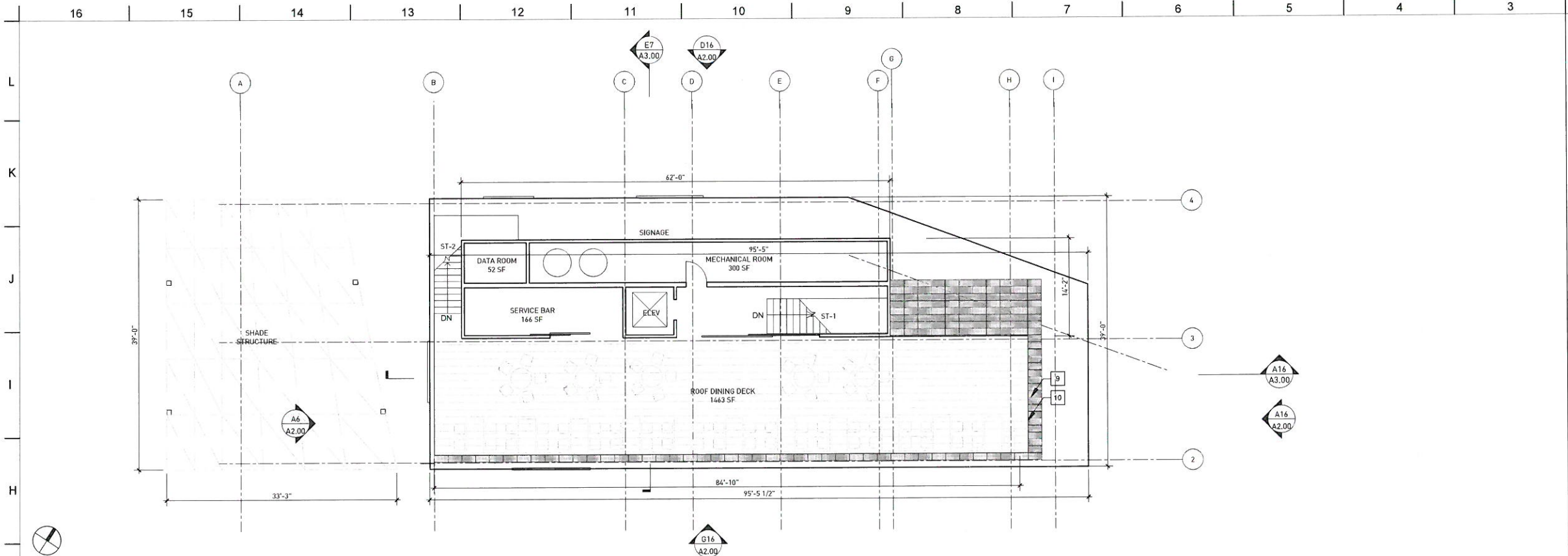
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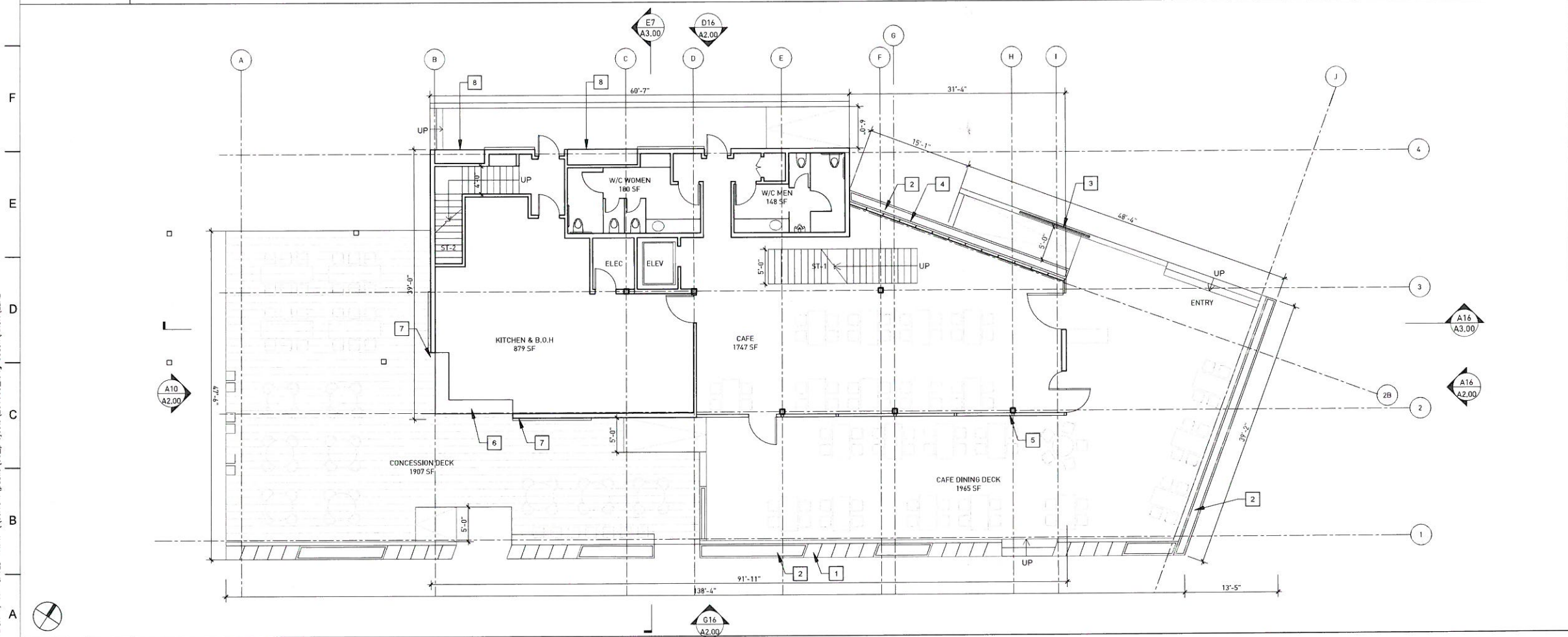
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G16 A1.10 **SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0" Ref: - A16-A1.10



A16 A1.10 **FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0" Ref: -A16-A1.10

- KEYNOTES**
- 1 METAL SEATING
 - 2 CONCRETE PLANTER
 - 3 PERFORATED METAL PANEL
 - 4 INSULATED GLASS
 - 5 GLASS FOLD-UP DOOR
 - 6 CONCESSION WINDOW
 - 7 CORRUGATED METAL SLIDING PANEL
 - 8 PERFORATED METAL SLIDING PANEL
 - 9 GREEN ROOF TRAY
 - 10 GLASS HANDRAIL

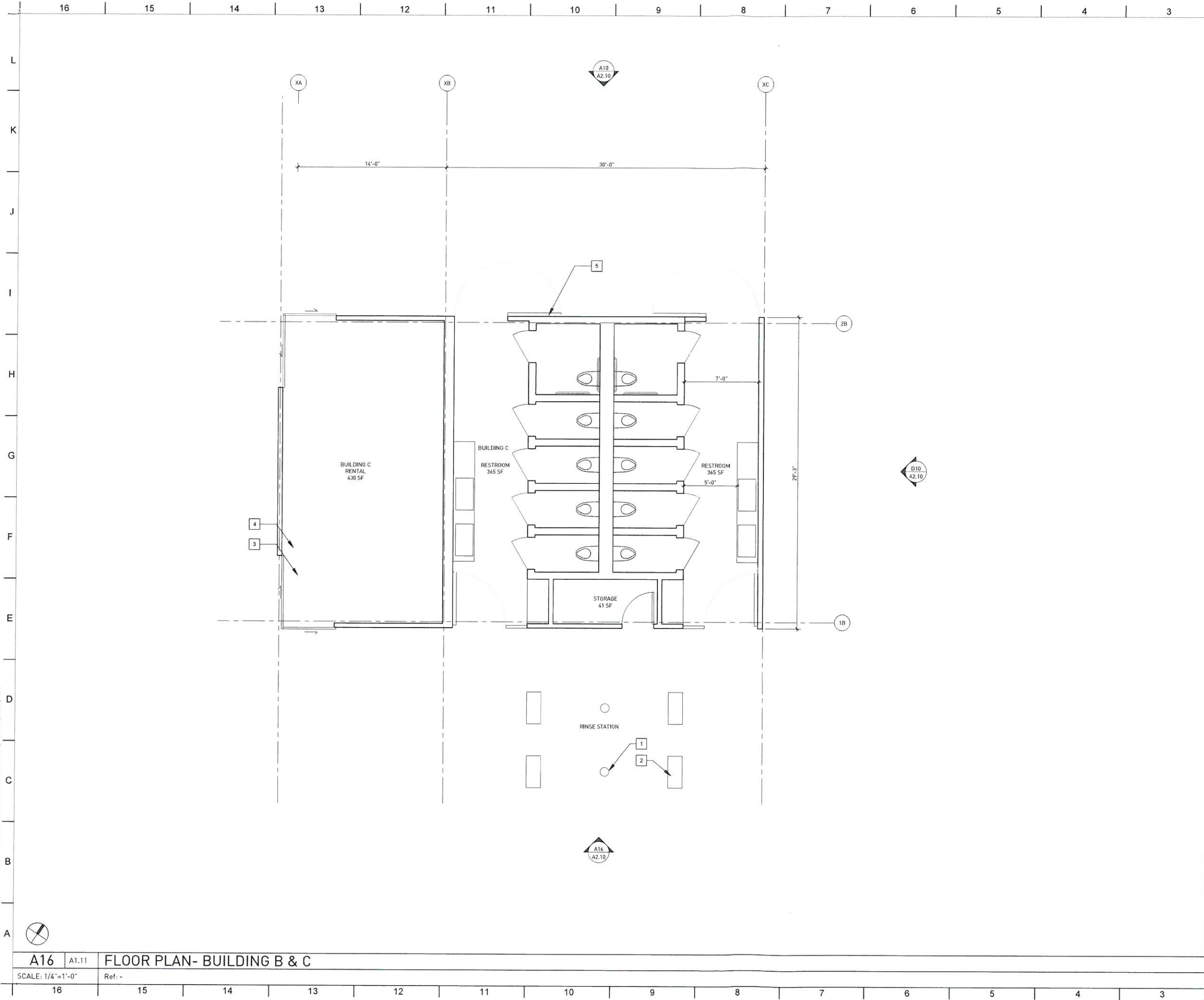
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**ALAMITOS BEACH CONCESSION BUILDING
FLOOR PLANS
BUILDING A**

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KEYNOTES

- 1 SHOWER
- 2 CONCRETE SEATING
- 3 CORRUGATED METAL SLIDING PANEL
- 4 WOOD SIDING
- 5 CORRUGATED METAL DOOR

ALAMITOS BEACH CONCESSION BUILDING FLOOR PLANS BUILDING B & C

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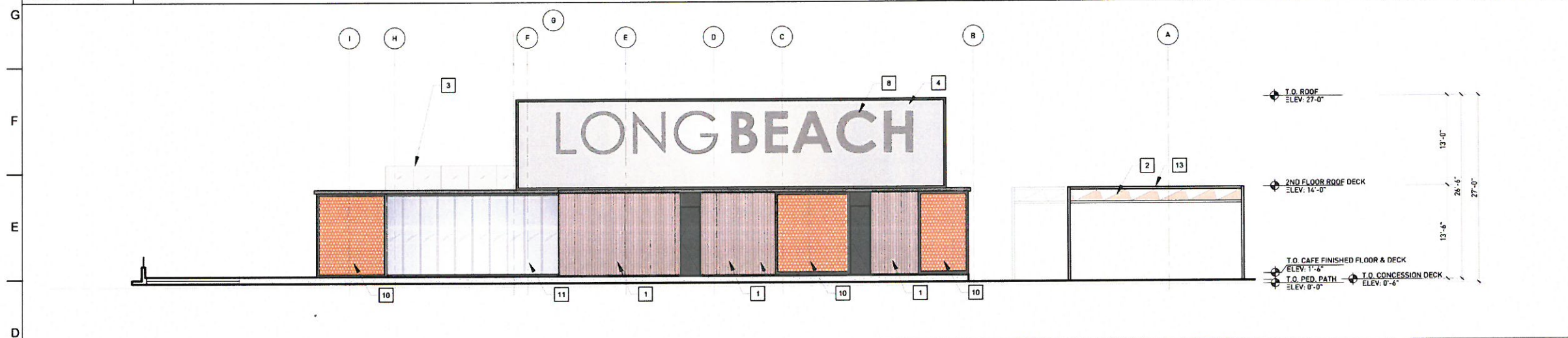
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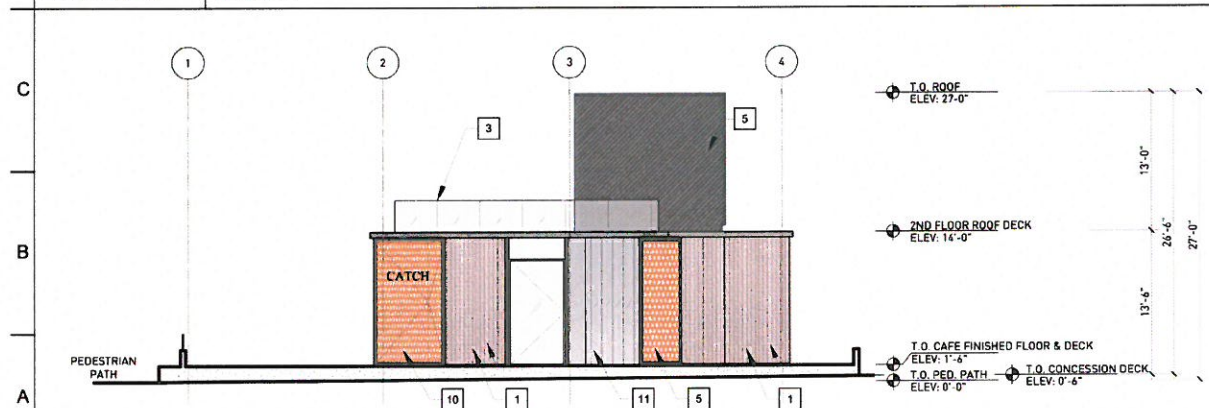
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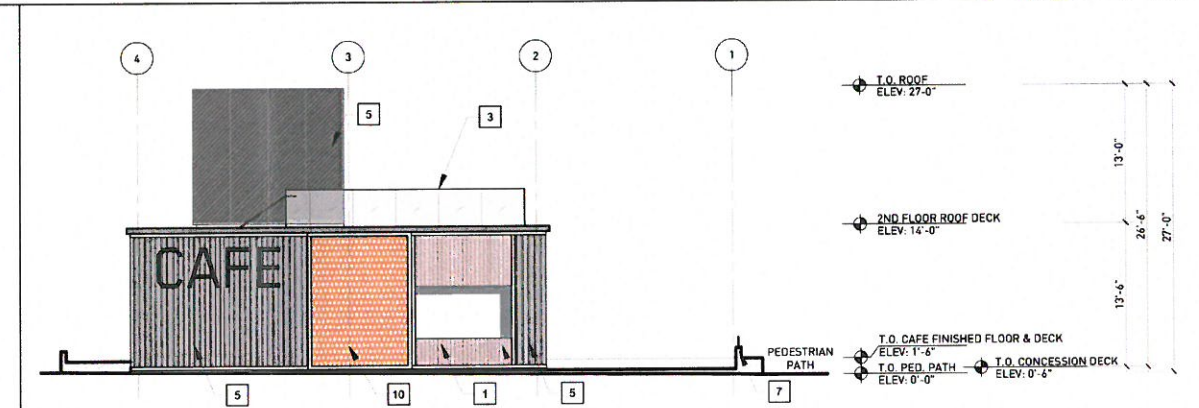
D16 A2.00 NW ELEVATION - BUILDING [A]

SCALE: 1/8"=1'-0" Ref: A1.10 -



A16 A2.00 NW ELEVATION - BUILDING [A]

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A10 A2.00 NW ELEVATION - BUILDING [A]

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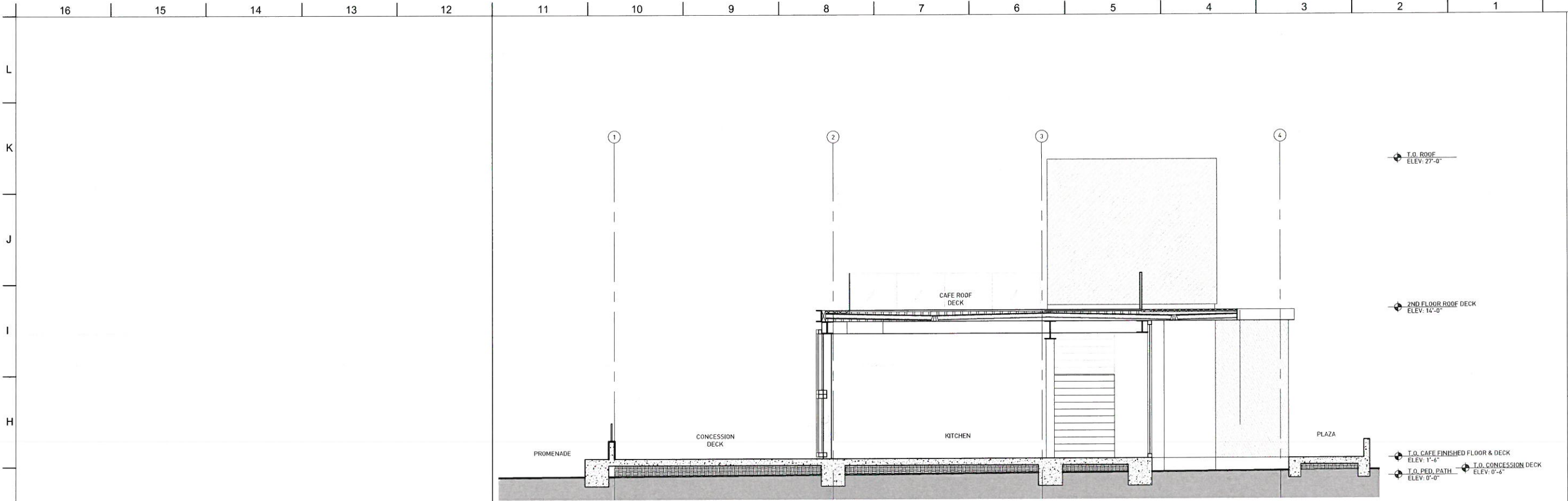
KEYNOTES

- 1 SOFT WOOD SIDING
- 2 SAIL SHADE FABRIC
- 3 CLEAR GLASS
- 4 BACK-LIT FROSTED GLASS
- 5 CORRUGATED METAL
- 6 TREX
- 7 CONCRETE PLANTER AND LOW WALL
- 8 SIGNAGE, CUT LETTERS
- 9 PAINTED METAL PYLON
- 10 PERFORATED CORRUGATED METAL
- 11 TINTED GLASS
- 12 -
- 13 TUBE STEEL 4 x 4", POWDER COATED
- 14 CLEAR GLASS FOLD-UP DOOR
- 15 PERFORATED PANEL IN STEEL FRAME
- 16 FRITTED GLASS w/ LIGHT BEHIND
- 17 METAL SEATING
- 18 SIGNAGE

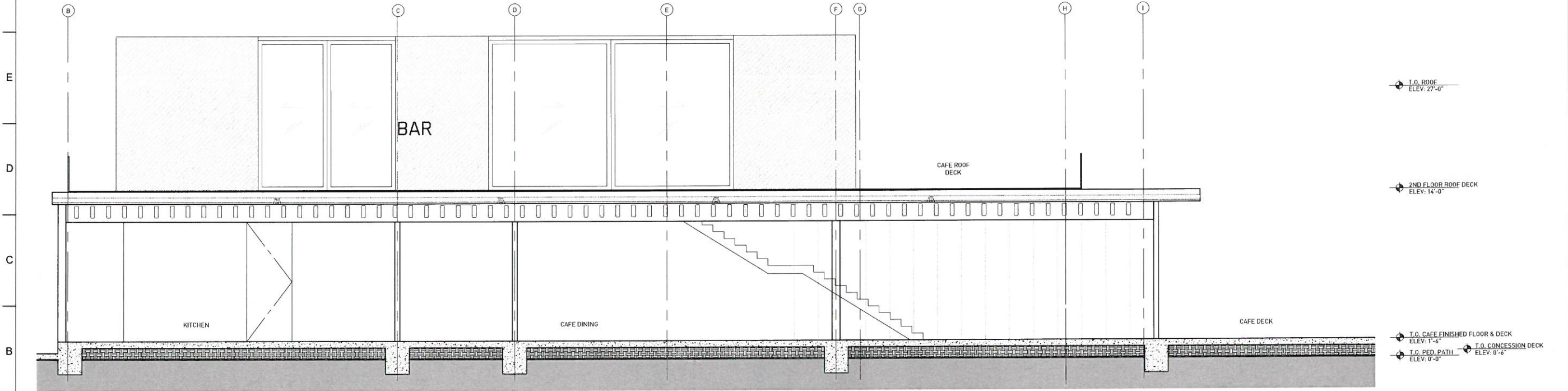
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ALAMITOS BEACH CONCESSION BUILDING
EXTERIOR ELEVATIONS

JOB NO. 108210-110
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E7 A3.00 LONGITUDINAL SECTION LOOKING NORTH
SCALE: 1/8"=1'-0" Ref:



A16 A3.00 CROSS SECTION LOOKING WEST
SCALE: 1/4"=1'-0" Ref:

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ALAMITOS BEACH CONCESSION BUILDING
BUILDING A
SECTIONS

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ALAMITOS BEACH CONCESSION BUILDING MATERIAL BOARD										DESIGNED BY: X.X.X.		REVISIONS			DRAWN BY: X.X.X.		DESIGN CHECK BY:		DRAFTING CHECK BY:		AS-BUILT:		REF. DWG. X-XXXX DWG. X-XXXX	
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A16 A9.00 PERSPECTIVE - ARIEL VIEW

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G16 A9.02 PERSPECTIVE - PLAZA VIEW
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A16 A9.02 PERSPECTIVE - CONCESSION DECK
SCALE: NTS Ref: -

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