

# NEWPORT BEACH JUNIOR LIFEGUARD BUILDING

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PARKS, BEACHES AND RECREATION COMMISSION

06 OCTOBER 2020

**JKA** j e f f k a t z  
ARCHITECTURE





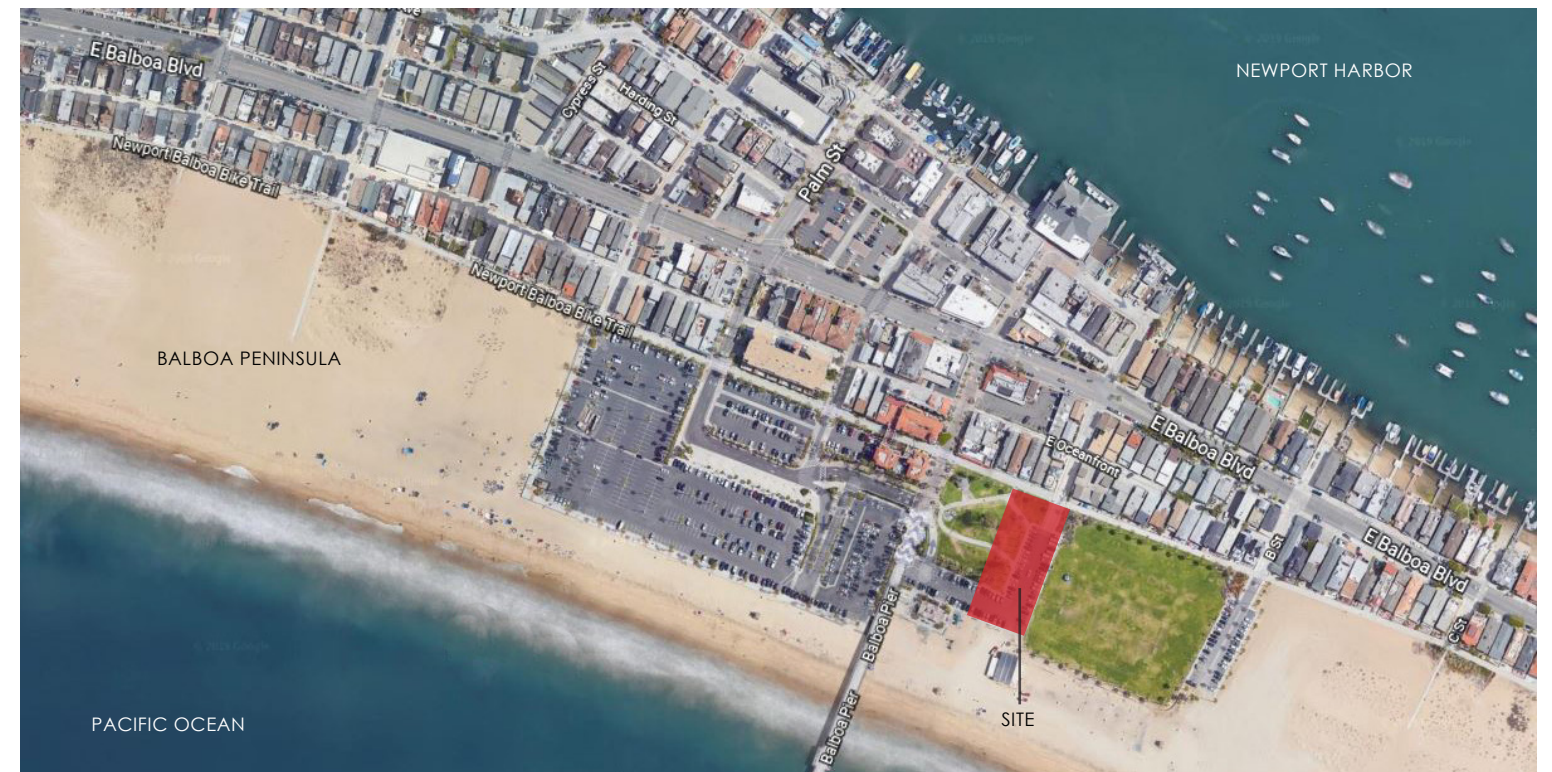
EXISTING FACILITY



EXISTING LOT



LOCATION MAP



VICINITY MAP

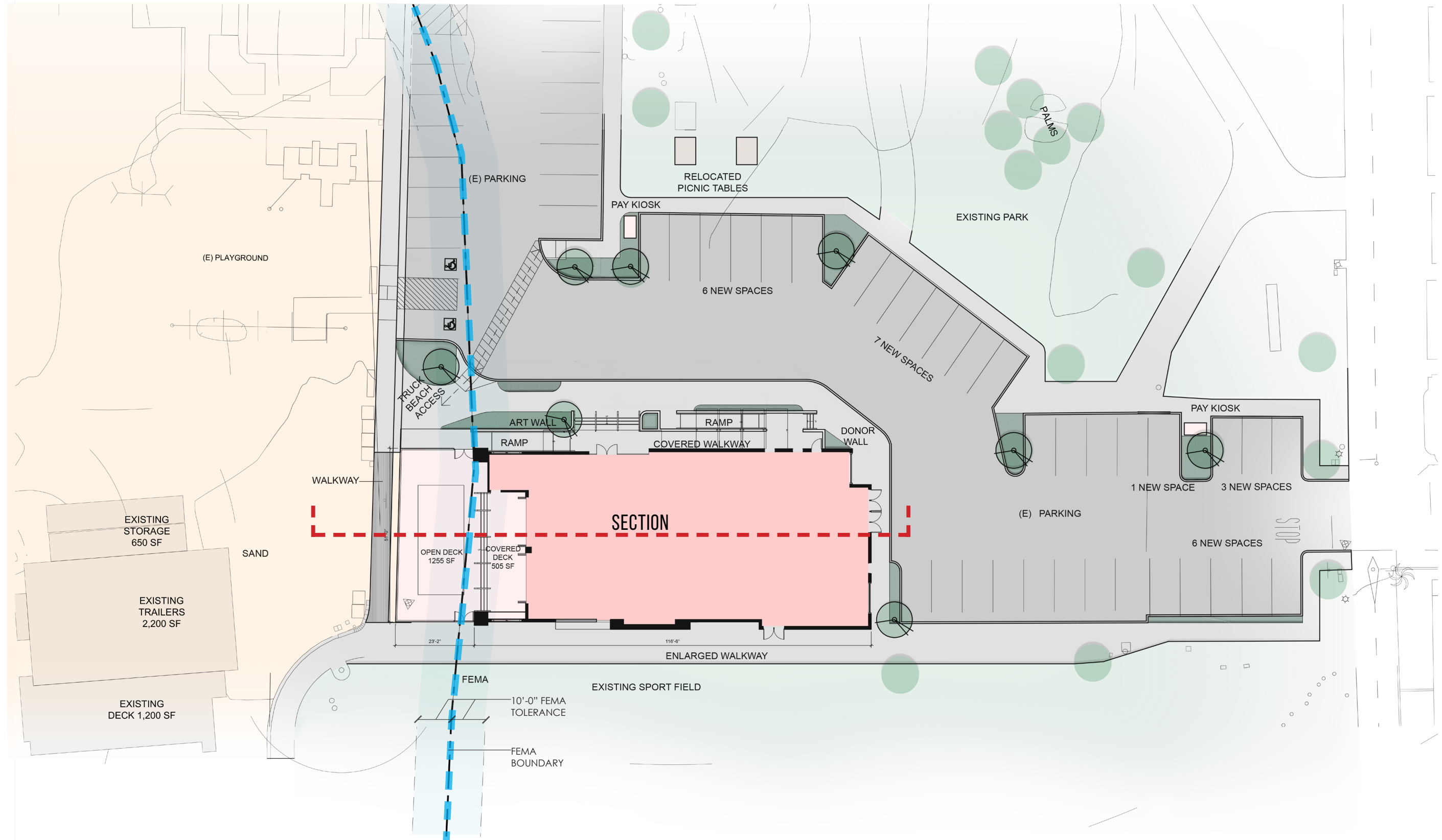
# OVERALL SITE AREA



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DATE: 10/06/2020

# SITE PLAN

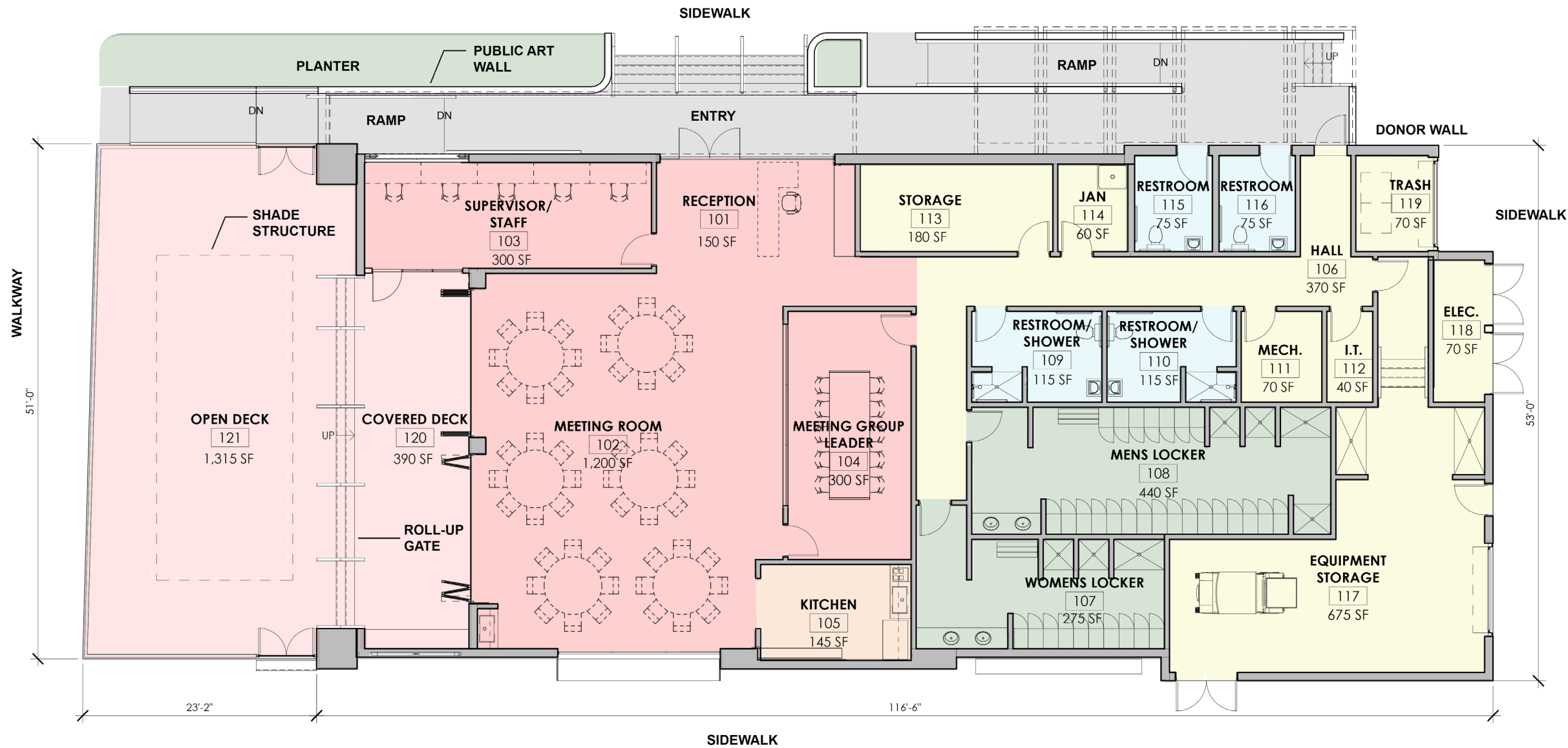


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# CONCEPT - FLOOR PLAN

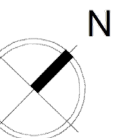


## LEGEND

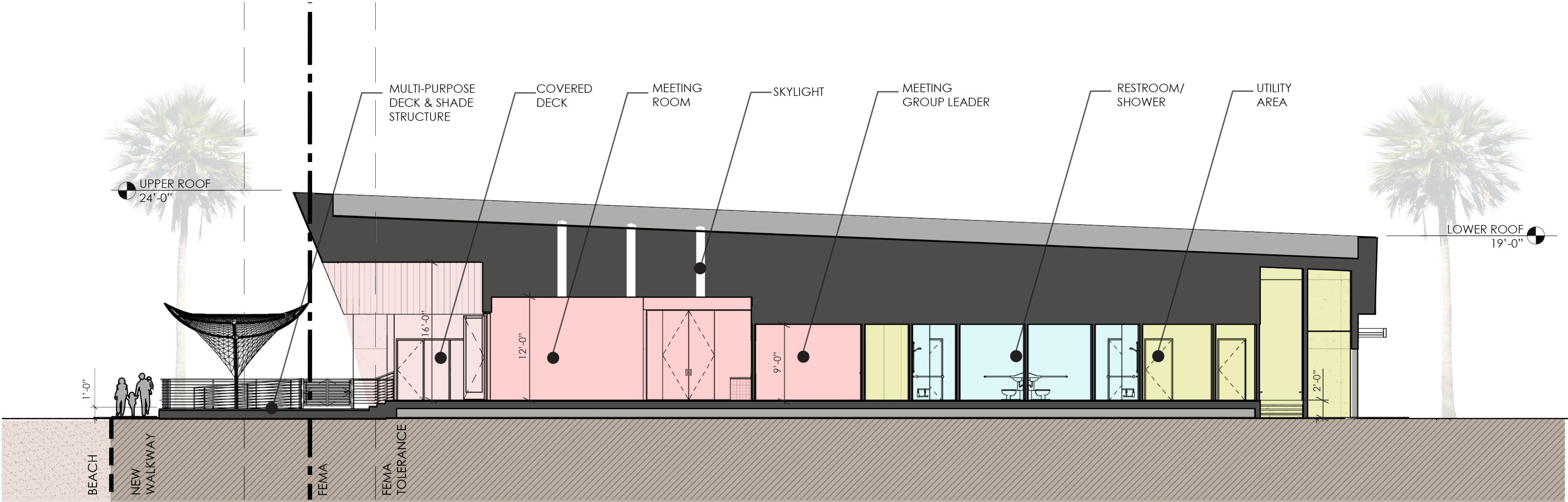
- RESTROOMS & LOCKERS- 380 SQ. FT.
- ADMIN. & EVENT SPACE- 1,950 SQ. FT.
- EXTERIOR CIRCULATION- 880 SQ. FT.
- EXTERIOR EVENT SPACE & DECK- 1,705 SQ. FT.
- KITCHEN/BREAK ROOM & CATERING- 145 SQ. FT.
- FLEX SPACE - LOCKERS & STORAGE- 715 SQ. FT.
- UTILITY AND STORAGE AREAS- 1,535 SQ. FT.

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# CONCEPT - BUILDING SECTION



# CONCEPT - BUILDING ELEVATIONS



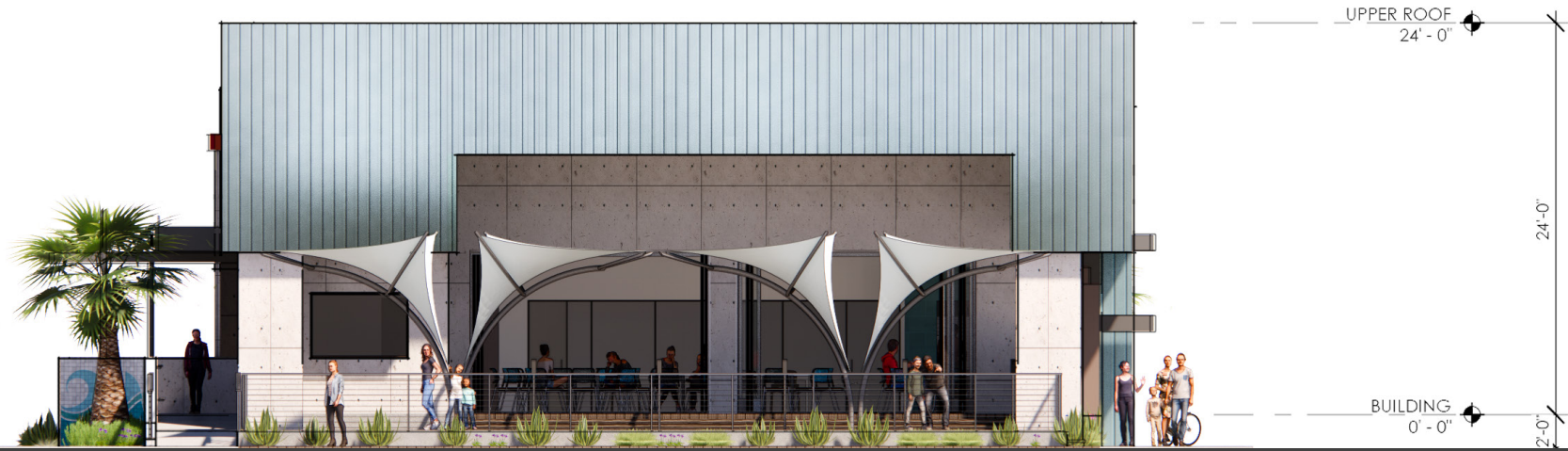
WEST ELEVATION

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DATE: 10/06/2020



# CONCEPT - BUILDING ELEVATIONS



SOUTH ELEVATION



# CONCEPT - BUILDING ELEVATIONS



EAST ELEVATION

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DATE: 10/06/2020



# CONCEPT - BUILDING ELEVATIONS



NORTH ELEVATION

# CONCEPT - RENDERINGS



EXTERIOR BIRDS EYE VIEW

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# CONCEPT - RENDERINGS



EXTERIOR VIEW 2

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DATE: 10/06/2020

# CONCEPT - RENDERINGS



EXTERIOR VIEW 3

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DATE: 10/06/2020



# CONCEPT - RENDERINGS



EXTERIOR VIEW 4

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DATE: 10/06/2020

# CONCEPT - RENDERINGS



INTERIOR VIEW 1

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DATE: 10/06/2020

# CONCEPT - RENDERINGS



INTERIOR VIEW 3

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# OVERALL SITE PLAN

MAIN PARKING LOT  
(AREA A)

A STREET LOT

B STREET LOT



MAIN PARKING LOT  
(AREA B)

BALBOA PIER

EXISTING STORAGE:  
650 SQ. FT.

EXISTING TRAILERS:  
2,200 SQ. FT.

EXISTING DECK:  
1,200 SQ. FT.

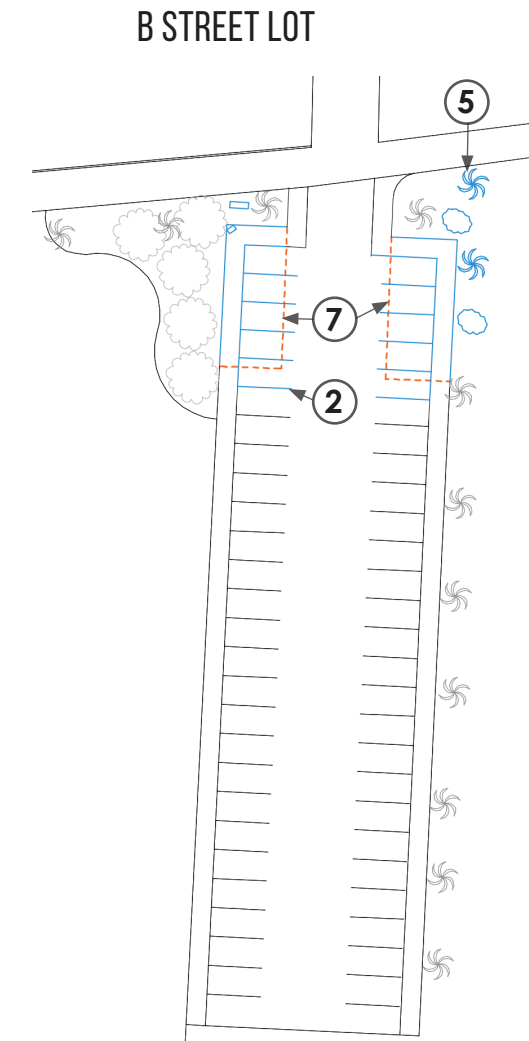
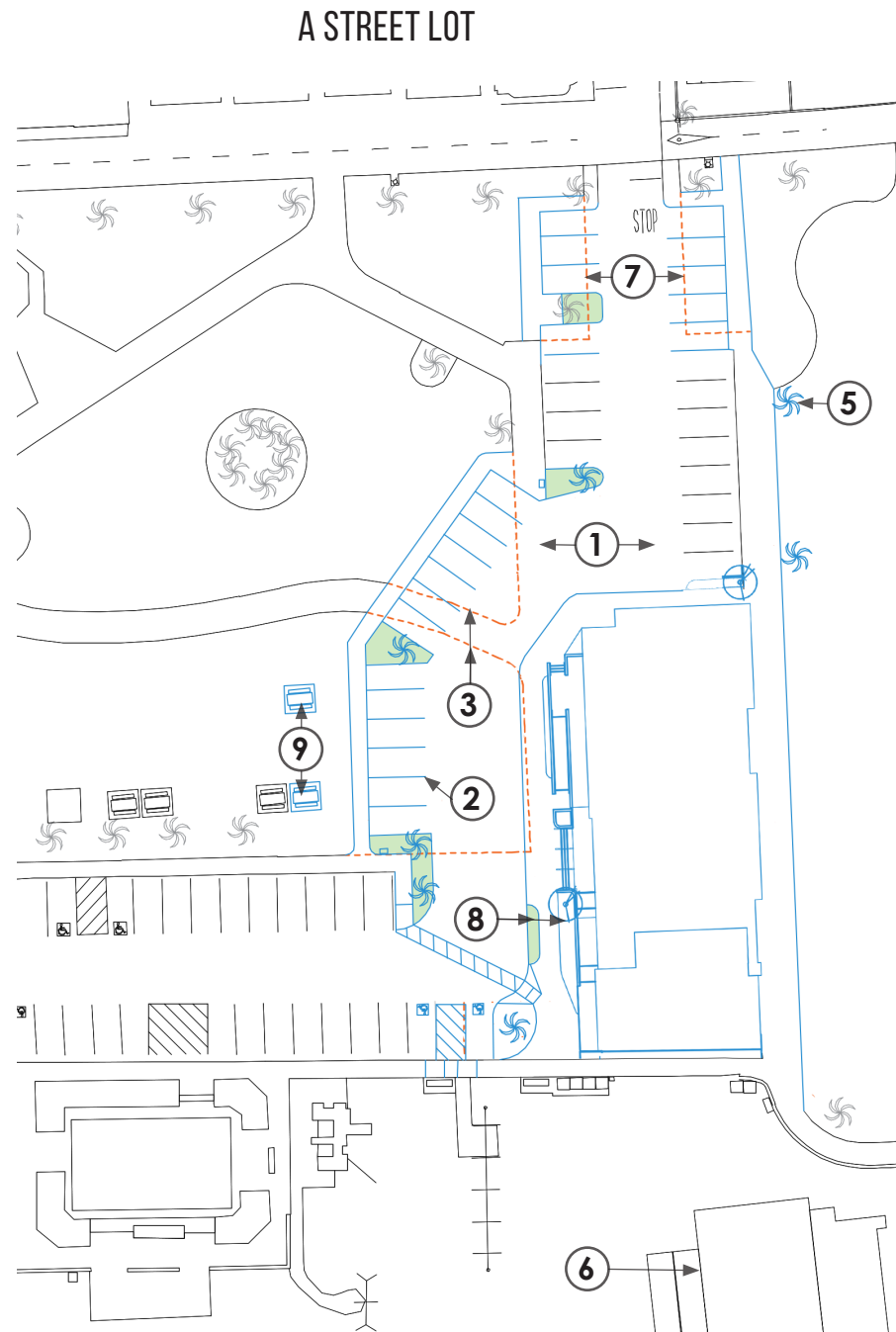
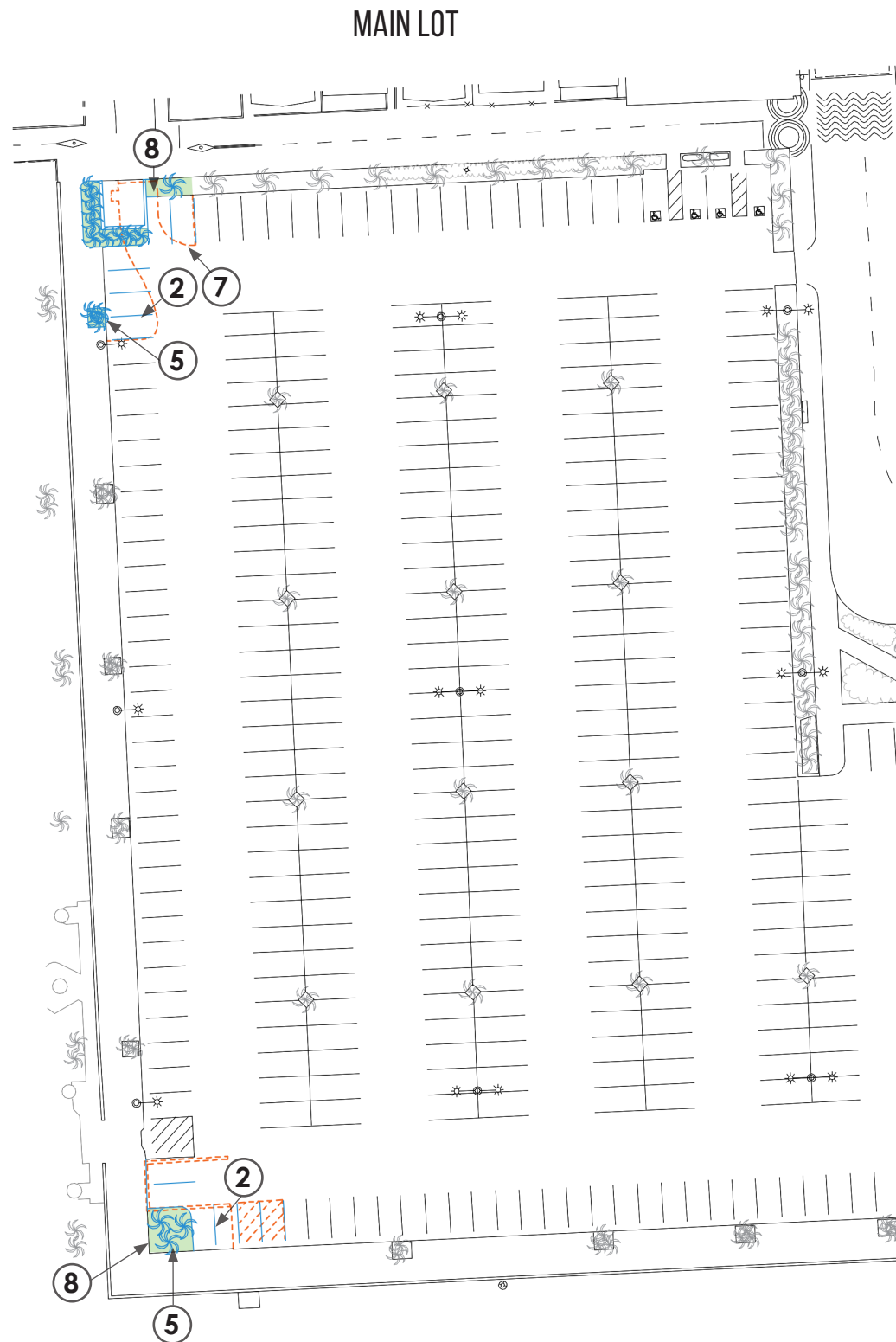
## OVERALL PARKING ANALYSIS

<b>A STREET LOT:</b>	
REMOVED PARKING:	43
ADDED PARKING:	24
<b>MAIN LOT:</b>	
REMOVED PARKING:	0
ADDED PARKING:	12
<b>B STREET LOT:</b>	
REMOVED PARKING:	0
ADDED PARKING:	10

**TOTAL ADDED:** 46  
(NET POSITIVE OF 3 PARKING SPACES)

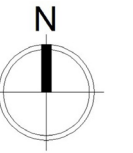


# OVERALL ANALYSIS



**LEGEND**

- EXISTING
- - - DEMO
- NEW



OVERALL AREA ANALYSIS	
① REMOVED PARKING:	43
② ADDED PARKING:	46
③ REMOVED PARK SPACE:	4,200 SQ. FT.
④ REMOVED TREES:	26
⑤ ADDED TREES:	26
⑥ REGAINED PUBLIC BEACH AREA:	4,009 SQ. FT.
⑦ REMOVED LANDSCAPING:	4,100 SQ. FT.
⑧ ADDED LANDSCAPING:	1,230 SQ. FT.
⑨ RELOCATED TABLES & BENCHES:	2

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# THANK YOU! QUESTIONS?

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