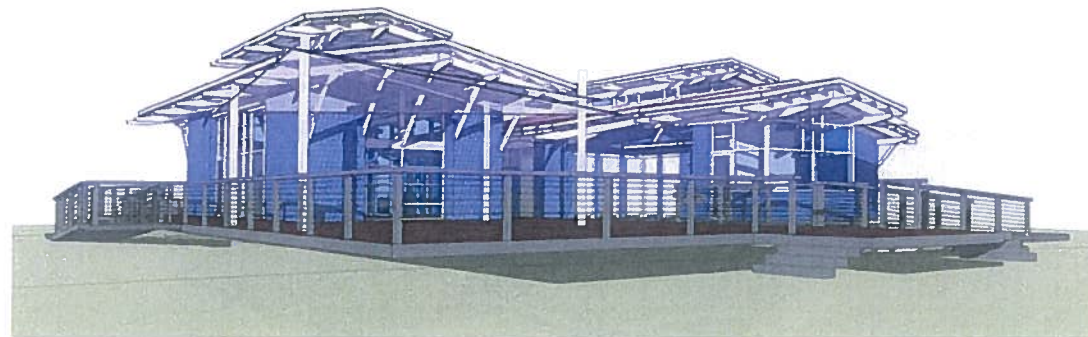




DEPARTMENT OF  
PARKS, RECREATION & MARINE



CITY OF LONG BEACH  
**LEEWAY SAILING CENTER**  
**Schematic Design**

## LEEWAY SAILING CENTER

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## introduction

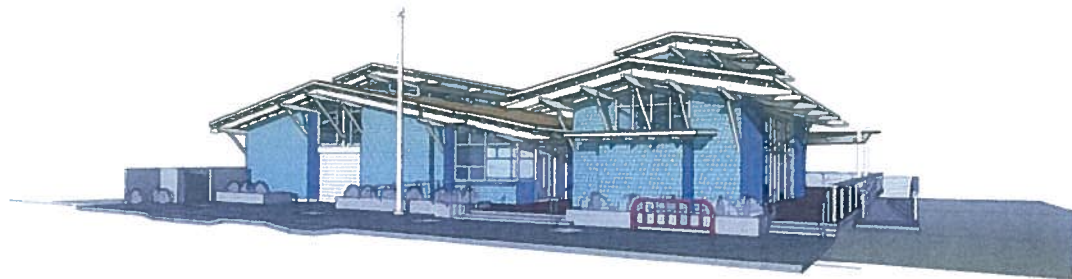
### LEEWAY SAILING CENTER design concept

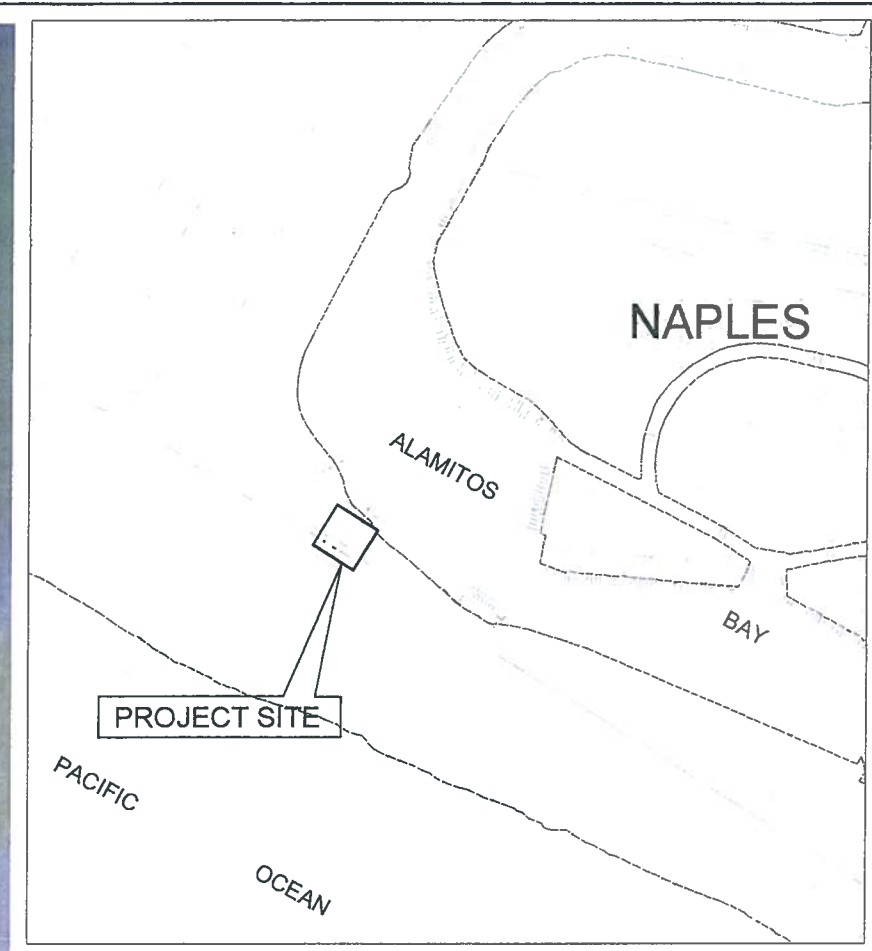
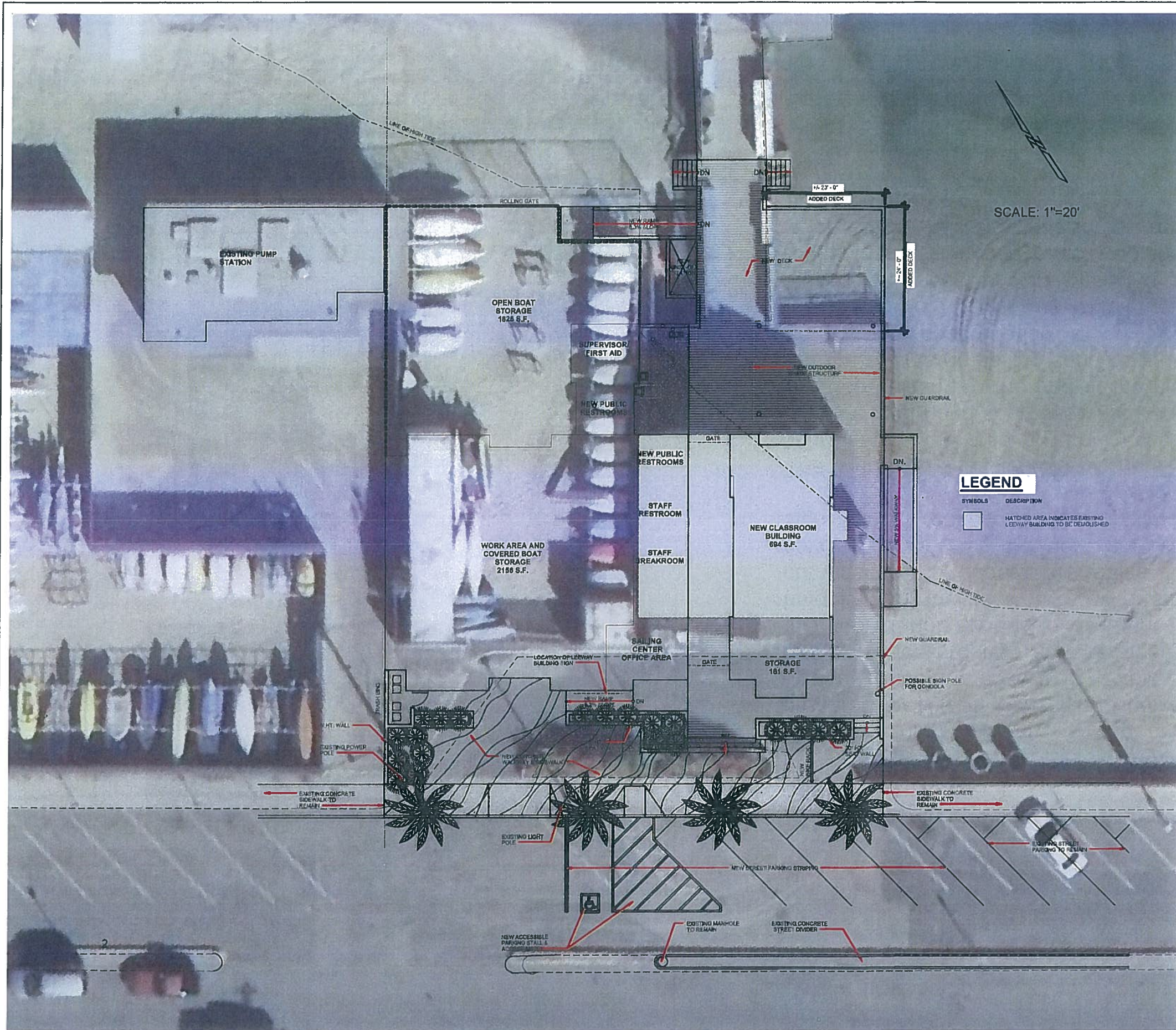


Following input from the sailing community, a wind study was prepared by RWDI, Consulting Engineers & Scientists, based on a design concept prepared by Public Works. The concept was to reduce space program area requirements and design a floor plan that would not expand outside the existing building footprint or height, with the exception of a small area on the north side comprising the supervisors office & public restrooms, and the covered portion of the boat storage area. Overall, there is no significant increase to the total project area.

The wind study concluded that there will be a slight increase in the wake length (the area of turbulence behind the building) for winds from the south and southeast, but it will be shorter than the distance from the building to the end of the pier. RWDI therefore concluded that the effects on sailing conditions in the Bay will be negligible for the proposed configuration.

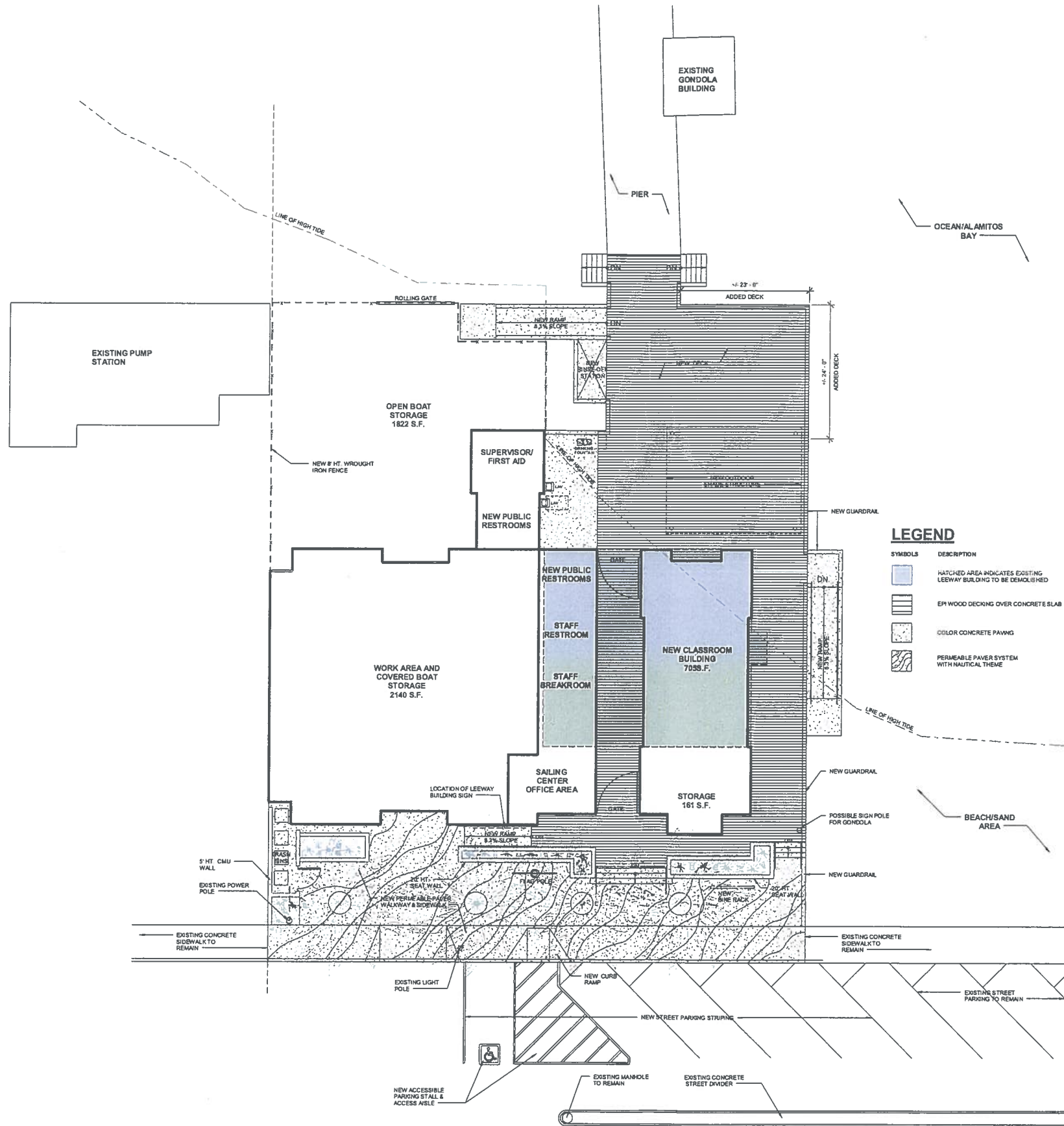
Based on these conclusions, the Consultant team refined the conceptual design and developed the following schematic design, which will be the basis for proceeding with construction documentation.





# LEEWAY SAILING CENTER PROPOSED SITE PLAN

GIS AERIAL - DEC 2006



**LEGEND**

SYMBOLS	DESCRIPTION
	HATCHED AREA INDICATES EXISTING LEEWAY BUILDING TO BE DEMOLISHED
	EPH WOOD DECKING OVER CONCRETE SLAB
	COLOR CONCRETE PAVING
	PERMEABLE PAVER SYSTEM WITH NAUTICAL THEME

**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"

**LEEWAY SAILING CENTER  
LEED SILVER CERTIFICATION**  
LONG BEACH, CA 90803

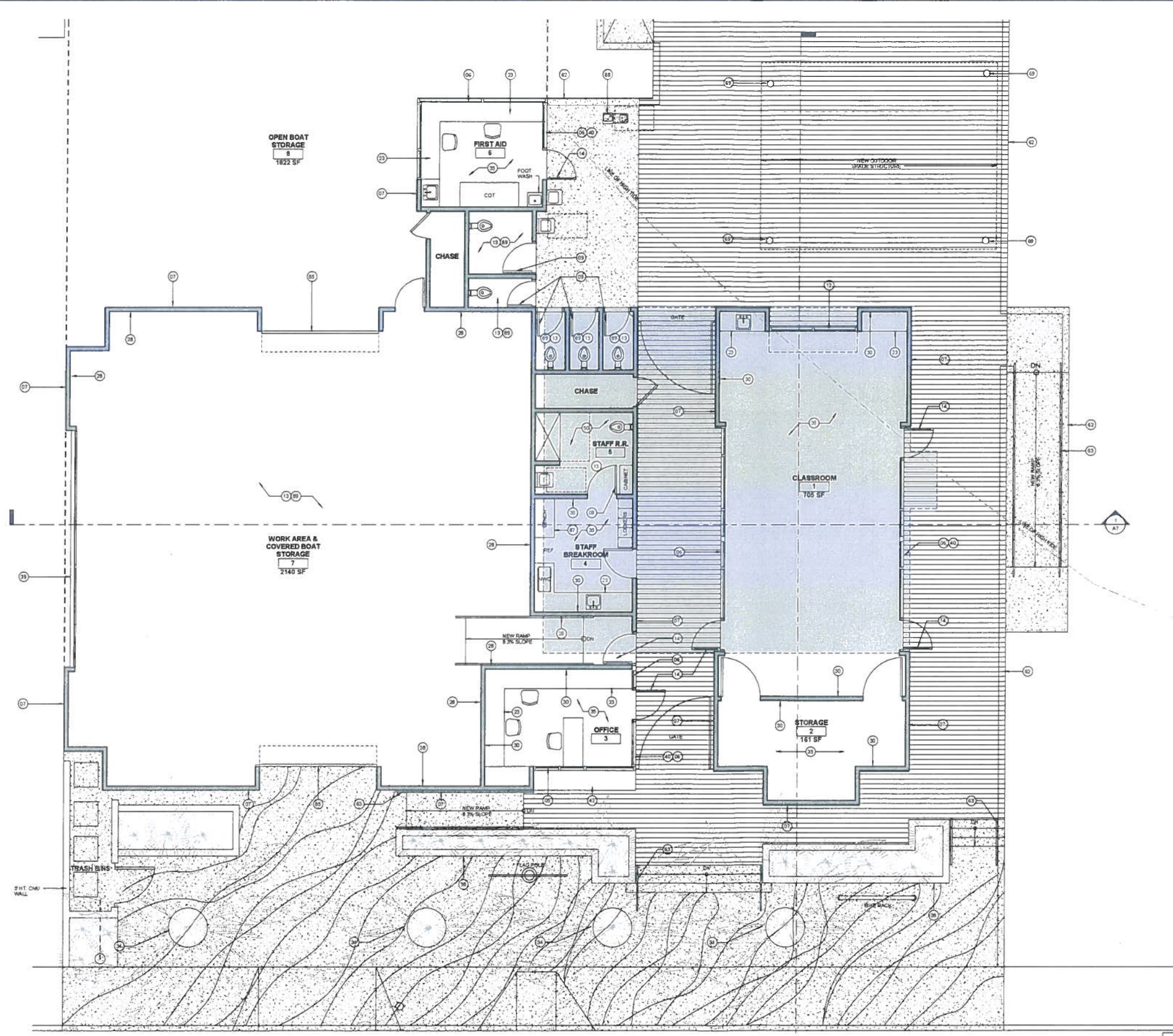


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DATE	SHEET	DATE	SHEET	DATE	SHEET	DATE	SHEET

**BOA** Architecture  
Government Services  
279 West Seventh St. San Pedro, CA 90731 Tel. 310-832-2681

NO. R. XXXXXX  
JOB NO. 11-2610  
SHEET A1  
DRAWING NO. XXXXXX

LAST REVISED BY: [Name] DATE: [Date] DRAWN BY: [Name] DATE: [Date] CHECKED BY: [Name] DATE: [Date] APPROVED BY: [Name] DATE: [Date]



### KEYNOTE LEGEND

05	DUAL GLAZED SLIDING WINDOW MOUNTED FLUSH WITH COUNTER TOP FOR BRASS TRIM AND FOR NATURAL VENTILATION. SEE ELEVATIONS.
06	STOREFRONT SYSTEM WITH DUAL GLAZING AND POWDER COATED PAINTED ALUMINUM FRAMES.
07	WOOD STUD WALL WITH FIBER CEMENT SHINGLES OVER 1/2" PLYWOOD AND (R-19) BATT INSULATION PROVIDE PLYWOOD AT ENTIRE EXTERIOR SIDE OF THE BUILDING. USE RECYCLED COTTON BATTS FOR LEED MR-RAPIDLY RENEWABLE MATERIAL CREDIT.
08	DOORS TO BE FIBERGLASS FACE AND SOLID CORE BIO-FIBER CORE WITH ALUMINUM FRAMES AND SHALL MEET LEED MR-1 RECYCLED CONTENT & MR-1 REGIONAL MATERIAL REQUIREMENTS.
17	SLIDE UP SECTIONAL "GARAGE" DOOR WITH CLEAR DUAL GLAZING AND POWDER COATED PAINTED ALUMINUM FRAME.
13	FLOOR DRAIN PER PLUMBING DWG. CONCRETE FLOOR SHALL BE SLOPED 1/8" IN 24" MAX. TO DRAIN.
14	STOREFRONT DOOR WITH POWDER COATED PAINTED ALUMINUM FRAMES AND TEMPERED DUAL GLAZING.
21	LOWER CABINETS MADE OF PLASTIC LAMINATE OVER FSC CERTIFIED PLYWOOD. COMPLY WITH LEED MR-RAPIDLY RENEWABLE MAT. RECS.)
38	EXTERIOR TYPE IMPACT RESISTANT SAFETY GLASS OVER 1/2" PLYWOOD AND OVER WOOD STUDS.
39	GYP. BD WALLS AND CEILING FINISH SHALL BE SMOOTH TEXTURE. PAINTED AND ALL OUTSIDE CORNERS TO BE METAL 90 DEGREE EDGES ALL GYP. BD SHALL BE MOISTURE RESISTANT IN THIS PROJECT.
34	DIAMETER METAL WELLS, TREE GRATE FOR PALM TREES.
35	POLISHED CONCRETE FLOOR FINISH. CONCRETE TO BE STAINED WITH "CARNEL" COLOR AND SEALED SAWDUST SCORE JOINTS TO MATCH OR BE SIMILAR TO EXTERIOR DECK. PROVIDE SUBMITTAL AND A 4" SQUARE AREA FOR APPROVAL.
36	30" HT. CONCRETE SEAT WALL, EITN REVEALS TO DETER SKATEBOARDING. SEE LANDSCAPE DRAWINGS.
33	SPRINT GALVANIZED STEEL SECURITY MESH WITH 1/2" GRID TO ALLOW NATURAL VENTILATION.
40	CLEAR DUAL GLAZED SLIDING TYPE WINDOW WITH MANUAL OPERATION FOR NATURAL VENTILATION.
42	1/2 GAUGE SOLID SURFACE STAINLESS STEEL COUNTER TOP OVER 3/4" COX PLYWOOD AT 3/4" HT. PROVIDE KNEE BRACE AT 18" O.C. AS REQUIRED FOR SUPPORT.
50	POLISHED AND SEALED CONCRETE FLOOR WITH SKID RESISTANT SURFACE AT 1/8" MIN & 2% MAX. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE A MAX. OF 1/4" AND LOCATED FLUSH WITH THE FLOOR SURFACE.
62	GUARDRAIL AT 3'-4" HT. MIN. WITH GALV. STEEL VERTICAL AND HORIZONTAL MEMBER SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
63	GALVANIZED STEEL HANDRAIL AT 3'-0" HT.
69	EXPOSED GALVANIZED TUBE STEEL COLUMNS WITH SAIL, CLOTH CANOPY SYSTEM.
85	POOL-UP DOOR WITH COMPOSITE WOOD FINISH.
87	WOOD BENCH.
88	ACCESSIBLE HOLLOW DRINKING FOUNTAIN.
89	MEDIUM BROOM FRESH CONCRETE SLAB WITH SEALER.

### LEGEND

SYMBOLS	DESCRIPTION
[Hatched Area]	HATCHED AREA INDICATES EXISTING LEBWAY BUILDING TO BE DEMOLISHED
[Wood Decking Pattern]	ER WOOD DECKING OVER CONCRETE SLAB
[Color Concrete Paving]	COLOR CONCRETE PAVING
[Permeable Paver System]	PERMEABLE PAVER SYSTEM WITH NAUTICAL THEME

DESIGNED BY:	LA
DRAWN BY:	C/R
DESIGN CHECKED BY:	
DRAFTING CHECKED BY:	

**LEEWAY SAILING CENTER  
LEED SILVER CERTIFICATION  
LONG BEACH, CA 90803**

FR. XXXXX  
5-29-2013

NO. A. XXXXXX

JOB NO. 11-2610

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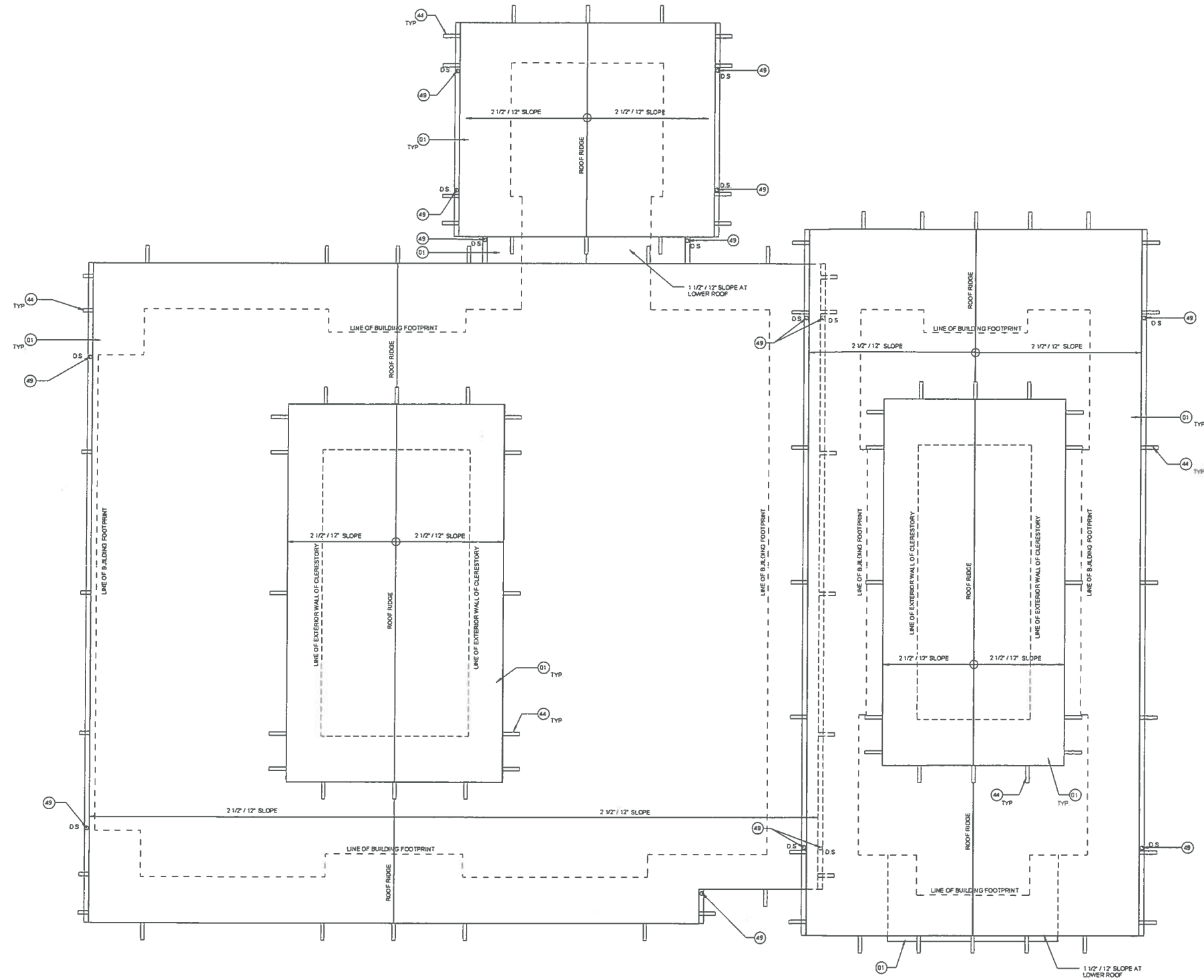
**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**BOA Architecture**  
Government Services

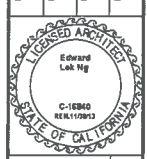
279 West Seventh St. San Pedro, CA 90731 Tel. 310-832-2681

LAST REVISION: [unclear]  
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 PLOT DATE: [unclear]

KEYNOTE LEGEND	
01	SYNTHETIC SHINGLE ROOFING
04	24 GAUGE METAL CAP FLASHING AT ALL EXPOSED RAFTER/BEAM TAILS
09	24 GAUGE COPPER CONTINUOUS RAIN GUTTER SEAMLESS 3" HALF ROUND AND 1" DIAMETER COPPER DOWNSPOUTS CONDUCT WATER THROUGH ROULTER SYSTEM PER CIVIL DRAWGS



**1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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LEED SILVER CERTIFICATION**  
LONG BEACH, CA 90803

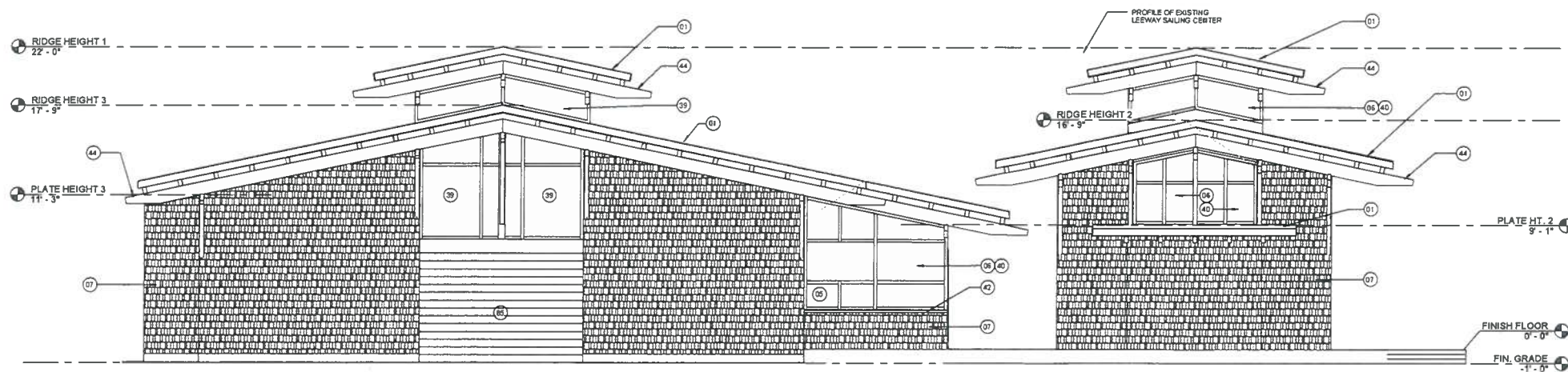
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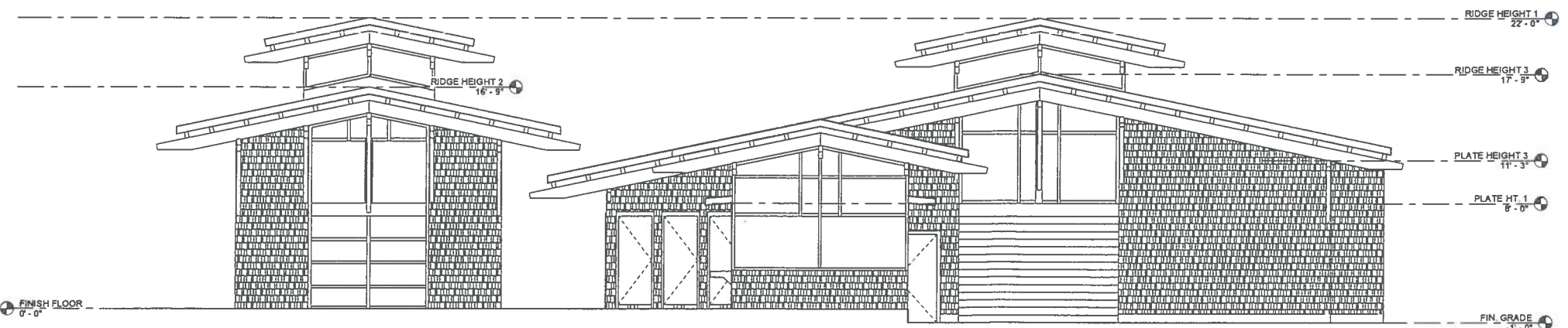
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### KEYNOTE LEGEND

01	SYNTHETIC SHINGLE ROOFING
02	DUAL GLAZED SLIDING WINDOW MOUNTED FLUSH WITH COUNTER TOP FOR PASS-THRU AND FOR NATURAL VENTILATION SEE ELEVATIONS
03	STURDYFRONT SYSTEM WITH DUAL GLAZING AND POWDER COATED PAINTED ALUMINUM FRAMES
07	WOOD STUD WALL WITH FIBER CEMENT SHINGLES OVER 1/2" PLYWOOD AND (R-19) BATT INSULATION PROVIDE PLYWOOD AT EXTRE EXTERIOR SIDE OF THE BUILDING USE RECYCLED COTTON BATT'S FOR LEED MR. FAIRLY RENEWABLE MATERIAL CREDIT
39	PART GALVANIZED STEEL SECURITY MESH WITH 1"X2" GRID TO ALLOW NATURAL VENTILATION
40	CLEAR DUAL GLAZED AWNING TYPE WINDOW WITH MANUAL OPERATION FOR NATURAL VENTILATION
42	1/8 GAUGE SOLID SURFACE STAINLESS STEEL COUNTER TOP OVER 3/4" CDX PLYWOOD AT 3/4" H1 PROVIDE KNOE BRACE AT 16" O C AS REQUIRED FOR SUPPORT
44	24 GAUGE METAL CAP FLASHING AT ALL EXPOSED RAFTER/BEAM TAILS
55	ROLL-UP DOOR WITH COMPOSITE WOOD FINISH



**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

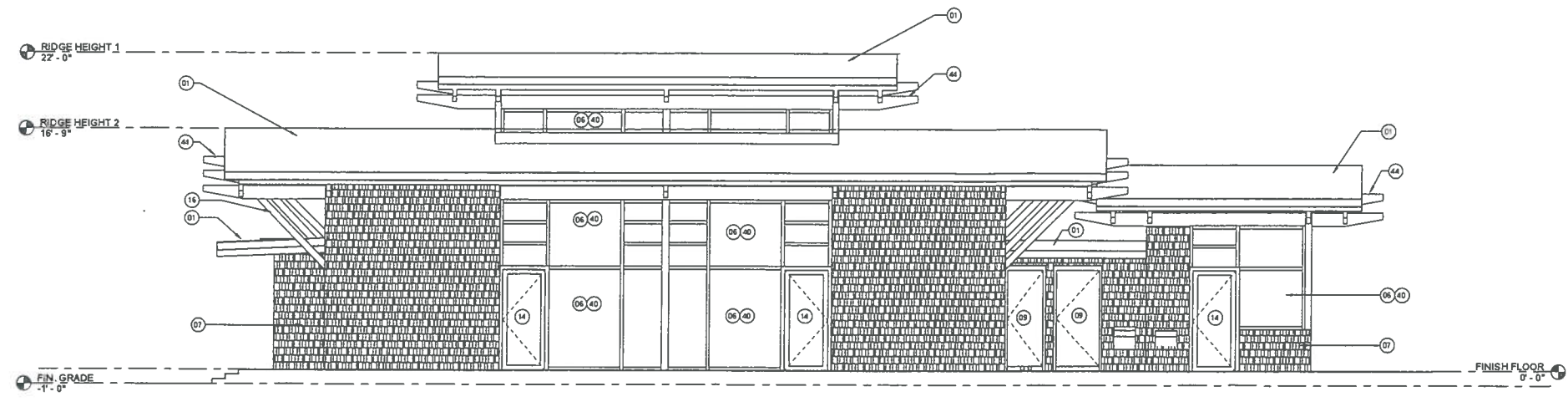
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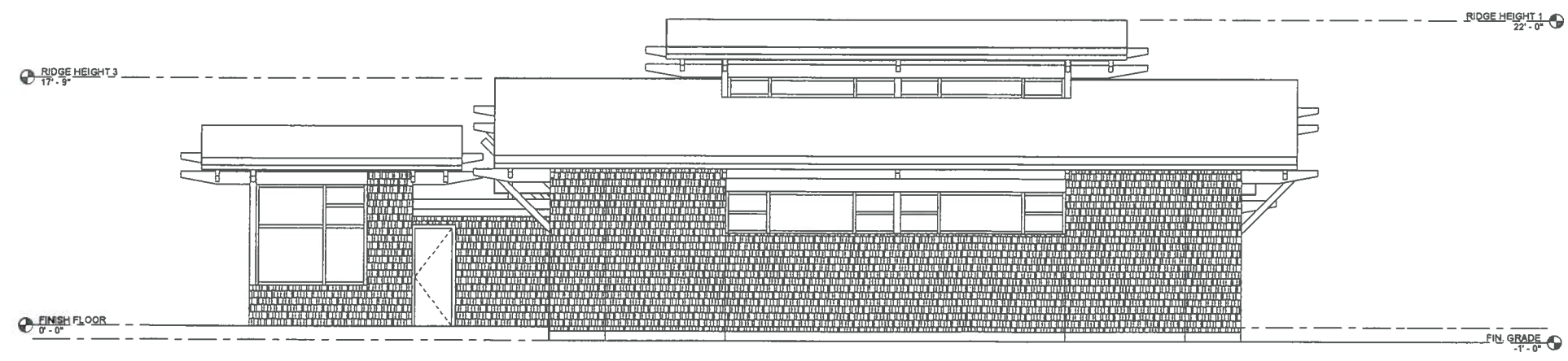
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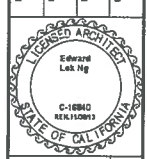
KEYNOTE LEGEND	
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06	STOREFRONT SYSTEM WITH DUAL GLAZING AND POWDER COATED PAINT (1) ALUMINUM FRAMES
07	WOOD STUD WALL WITH FIBER CEMENT SHINGLES OVER 1/2" PLYWOOD AND (R-19) BATT INSULATION PROVIDE PLYWOOD AT ENTIRE EXTERIOR SIGN OF THE BUILDING USE RECYCLED COTTON BATT'S FOR LEED MSW RAPIDLY-RENEWABLE MATERIAL CREDIT
09	DOORS TO BE FIBERGLASS FACE AND SOLID CORE BIO-FIBER CORE WITH ALUMINUM FRAMES AND SHALL MEET MRS. 1 RECYCLED CONTENT & MRS. 1 REGIONAL MATERIAL REQUIREMENTS
14	STOREFRONT DOOR WITH POWDER COATED PAINTED ALUMINUM FRAMES AND TEMPERED DUAL GLAZING
16	WOOD CROSS BRACING BETWEEN TRUSSES TO BE STAINED
40	CLEAR DUAL GLAZED AWNING TYPE WINDOW WITH MANUAL OPERATION FOR NATURAL VENTILATION
44	24 GAUGE METAL CAP FLASHING AT ALL EXPOSED RAFTER/BEAM TAILS



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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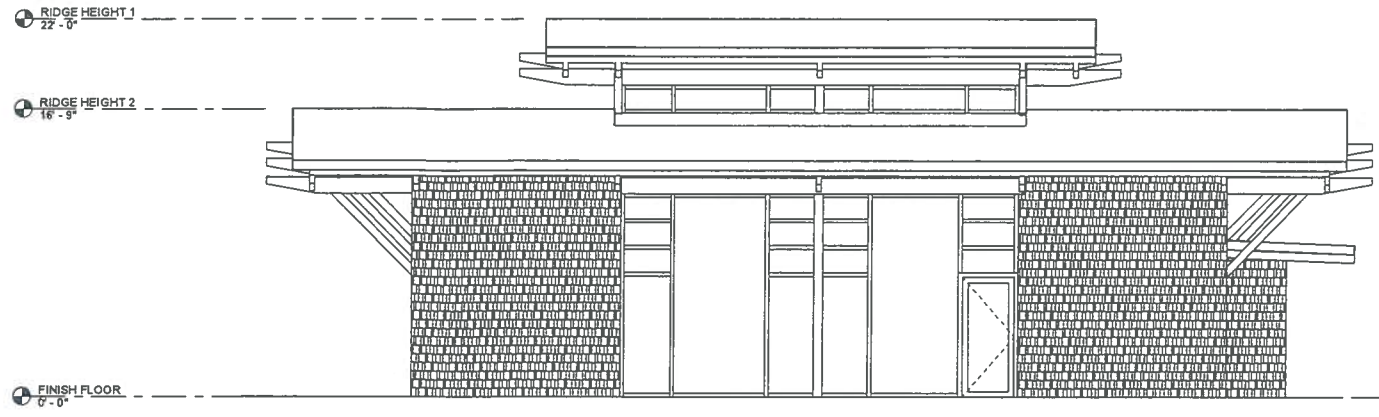
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CHECKED BY: Designer  
DRAFTING CHECK BY: Designer

FR: XXXXXX  
5-1-2012

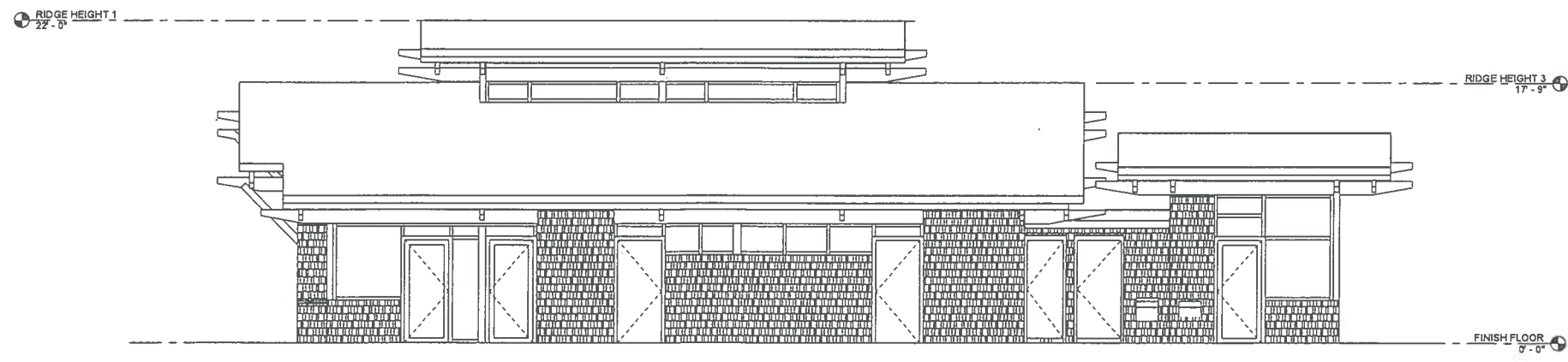
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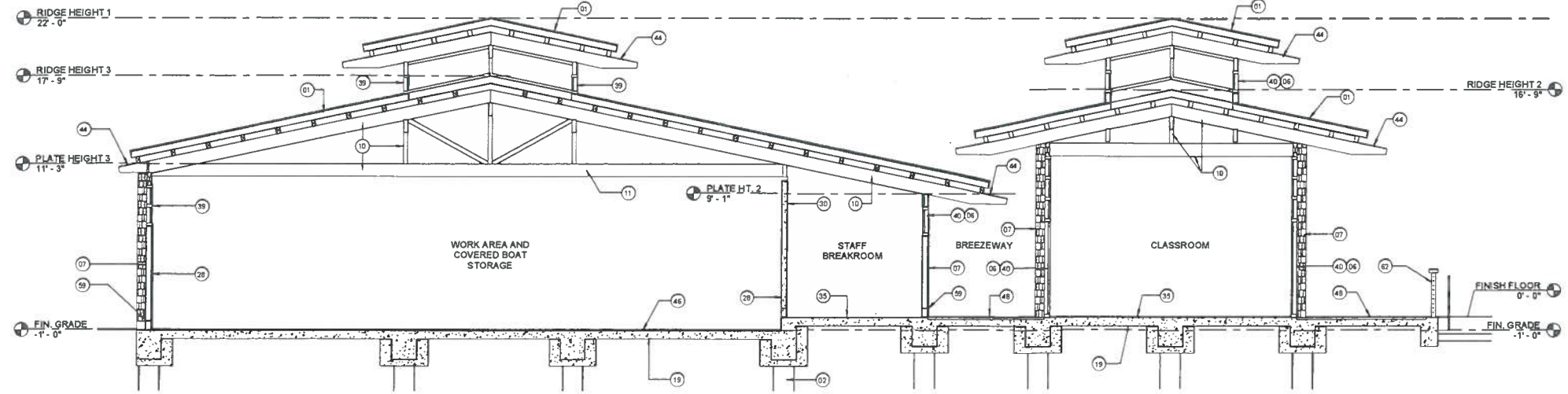
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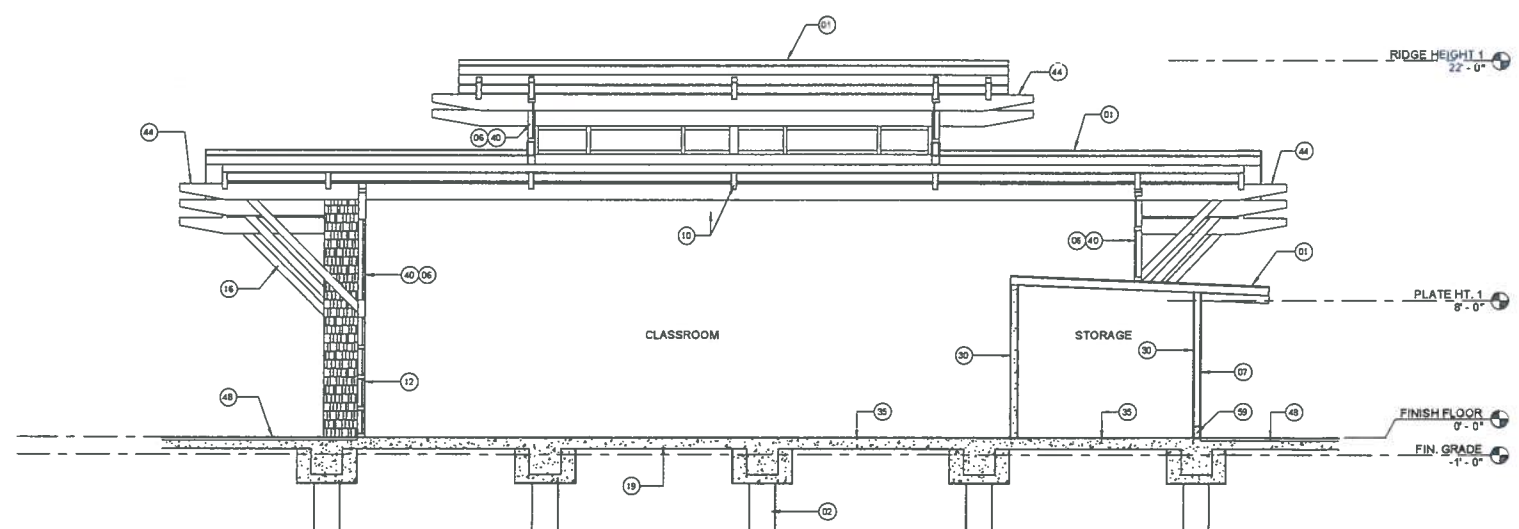
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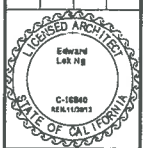


1 SECTION A-A  
SCALE: 1/4" = 1'-0"



2 SECTION B-B  
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND	
01	SYNTHETIC SHINGLE ROOFING
02	PRECAST CONCRETE PILES PER STRUCTURAL DRAWINGS AND SOILS REPORT
06	STOREFRONT SYSTEM WITH DUAL GLAZING AND POWDER COATED PAINTED ALUMINUM FRAMES
07	WOOD STUD WALL WITH FIBER CEMENT SHINGLES OVER 1/2" PLYWOOD AND (R-19) BATT INSULATION PROVIDE PLYWOOD AT ENTIRE EXTERIOR SIDE OF THE BUILDING. USE RECYCLED COTTON BATTS FOR LEAD FREE RAPIDLY REVENABLE MATERIAL. CREDIT 1
10	OPEN CEILING EXPOSED TO STAINED DECKING AND WOOD PURLINS/BEAMS ALL EXPOSED STRUCTURAL WOOD FRAMING TO BE STAINED
11	STAINED WOOD TRUSSES
12	SLIDE UP SECTIONAL "GARAGE" DOOR WITH CLEAR DUAL GLAZING AND POWDER COATED PAINTED ALUMINUM FRAME
16	WOOD CROSS BRACING BETWEEN TRUSSES TO BE STAINED
19	1" THICK REINFORCED CONCRETE SLAB OVER 2" SAND, OVER 6 MIL VISQUEEN OVER 2" SAND, AND CONCRETE GRADE BEAM SYSTEM PER SOILS REPORT AND STRUCTURAL DWGS
20	EXTERIOR TYPE, IMPACT RESISTANT 5/8" THICK GYP. BD. OVER 1/2" PLYWOOD AND OVER WOOD STUDS
30	GYP. BD. WALLS AND CEILING FINISH SHALL BE SMOOTH TEXTURE, PAINTED AND ALL OUTSIDE CORNERS TO BE METAL. 90 DEGREE EDGES. ALL GYP. BD. SHALL BE MOISTURE RESISTANT IN THIS PROJECT
33	POLISHED CONCRETE FLOOR FINISH, CONCRETE TO BE STAINED WITH "CARNEL" COLOR AND SEALED SAWCUT SCORE JOINTS TO MATCH OR BE SIMILAR TO EXTERIOR DECK. PROVIDE SUBMITTAL AND #1/8" SAMPLE AREA FOR APPROVAL
39	PAINT GALVANIZED STEEL SECURITY MESH WITH 1/2" GRID TO ALLOW NATURAL VENTILATION
40	CLEAR DUAL GLAZED AWNING TYPE WINDOW WITH MANUAL OPERATION FOR NATURAL VENTILATION
44	2X GAUGE METAL CAP FLASHING AT ALL EXPOSED RAFTER/BEAM TAILS
46	SMOOTH CONCRETE FLOOR WITH SIG-RESISTANT FINISH AT EXTERIOR DECK PROVIDE 1% MIN. AND 1% MAX. SLOPE TO STREET CURB OR DECK PERIMETER FOR DRAINAGE FINISH AND COLOR TO BE SIMILAR TO INTERIOR CONCRETE SLAB PROVIDE SUBMITTAL AND #1/8" SAMPLE AREA FOR APPROVAL
48	EPH WOOD DECKING OVER CONCRETE SLAB
59	8" HT CONCRETE CURB
62	GUARDRAIL AT 3'-8" HT. MIN. WITH GALV. STEEL VERTICAL AND HORIZONTAL MEMBER SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

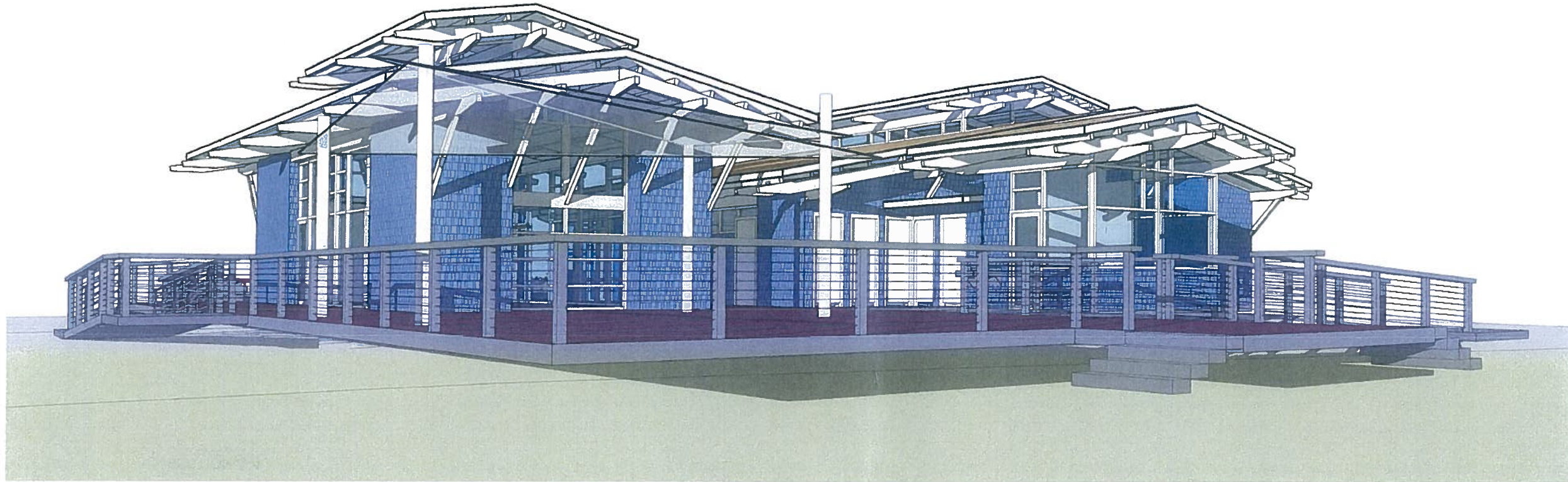


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LONG BEACH, CA 90803

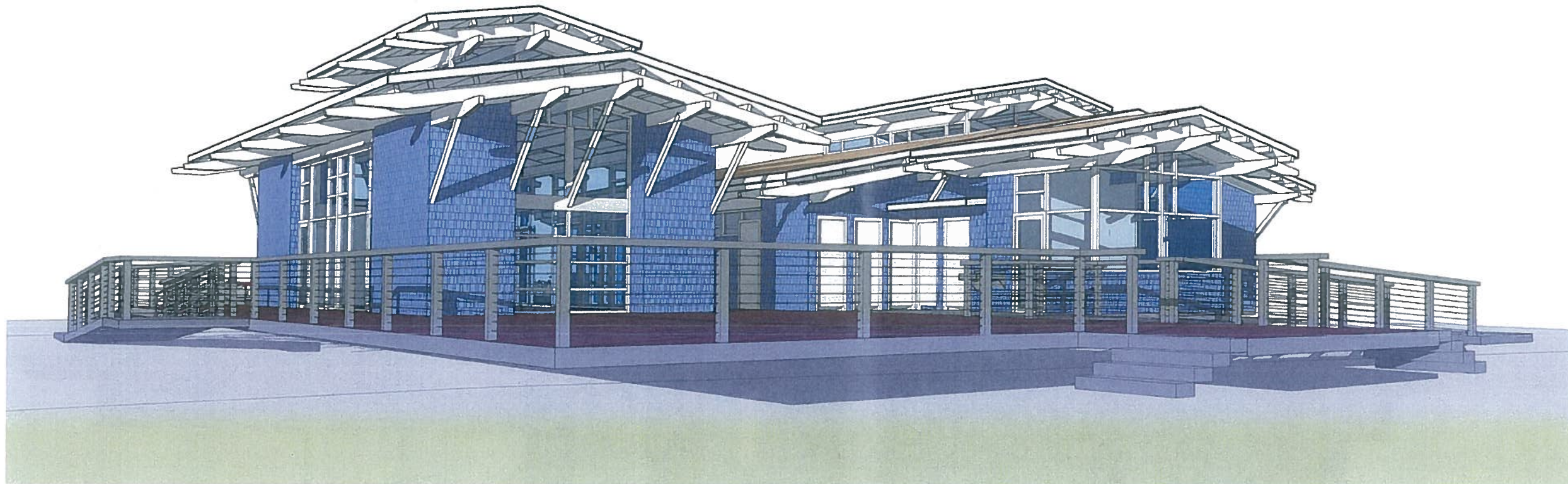
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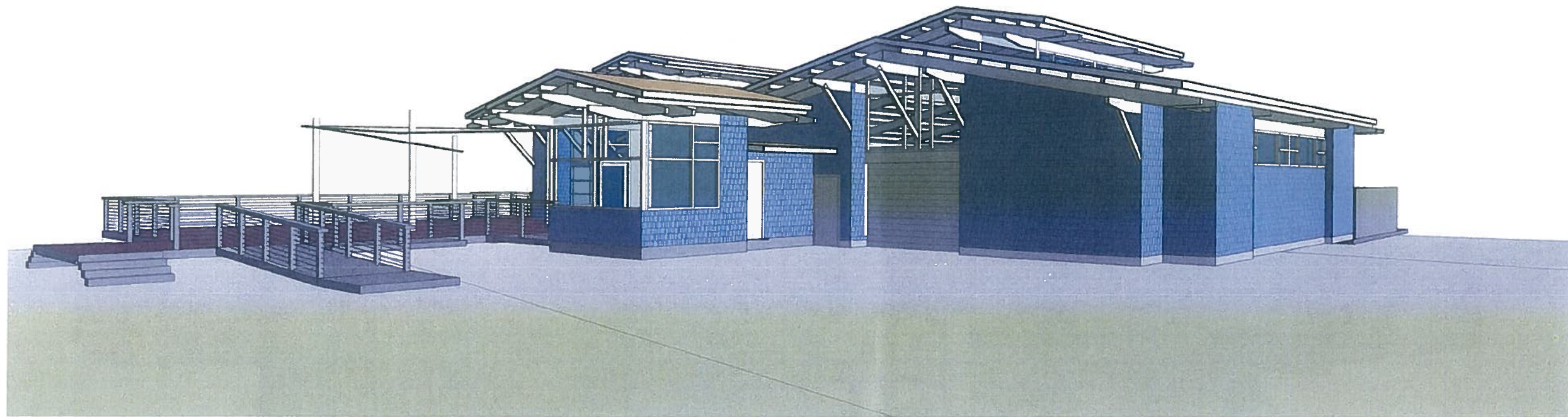
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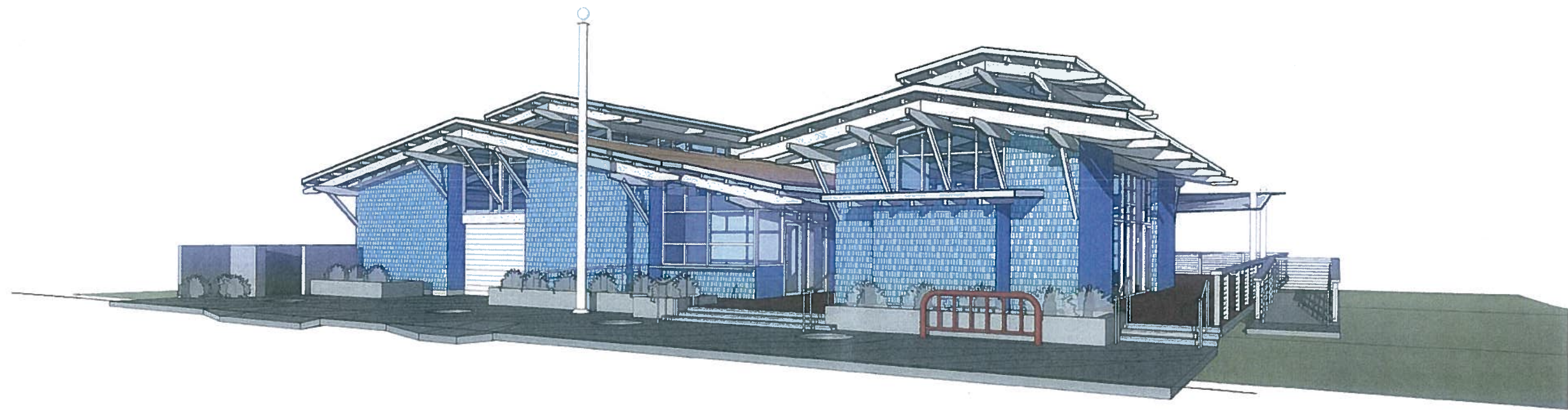
VIEW FROM NORTH EAST WITH SHADE STRUCTURE



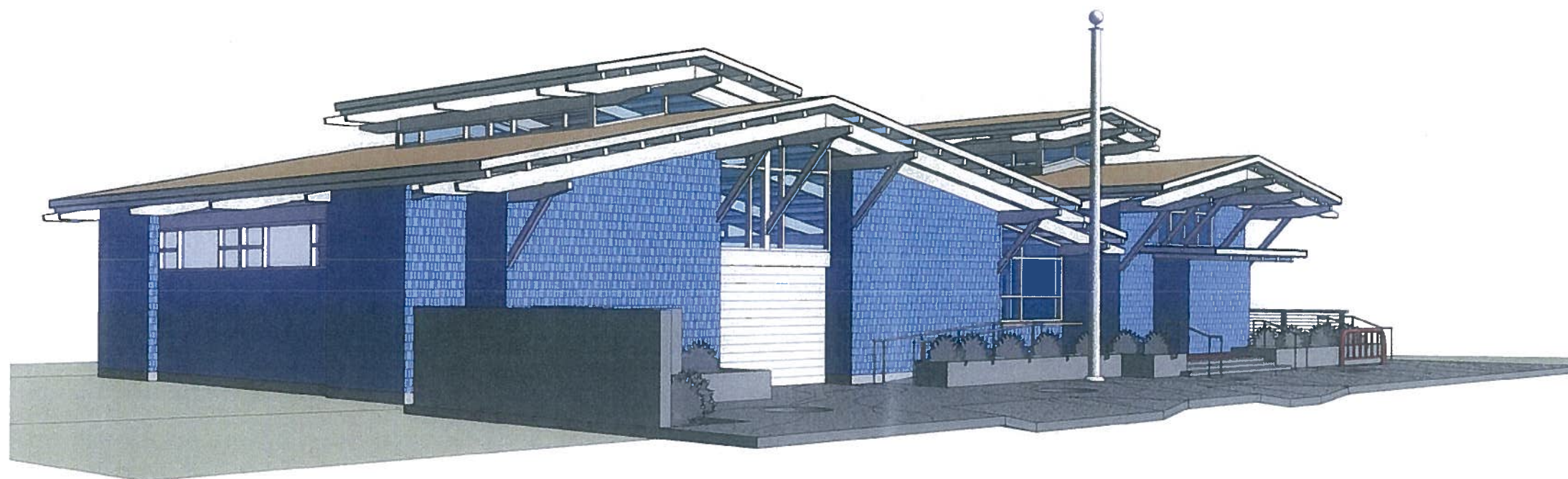
VIEW FROM NORTH EAST WITHOUT SHADE STRUCTURE



VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST

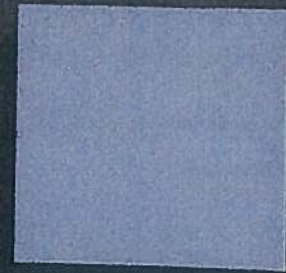


VIEW FROM SOUTH WEST



# MATERIALS & COLORS

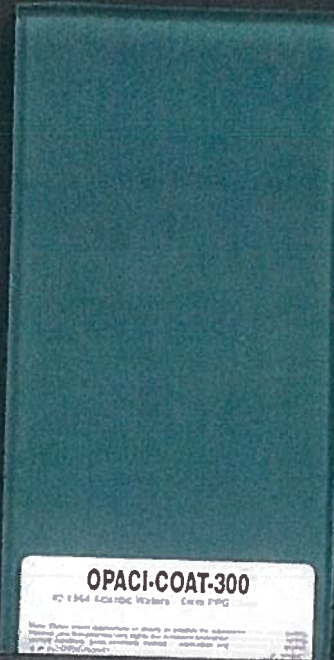
Paint for Shingle Siding  
**MICA CREEK**



Paint for Window Frames  
and Fascia  
**LUMINARY**



Paint for Steel Mesh  
**STATELY STEMS**



**OPACI-COAT-300**  
100% Soluble Water Base PPG



**SHAKE ROOFING**



**WOOD DECK**

**GLASS WINDOWS**  
(AS THEY APPEAR FROM THE DISTANCE)

**FIBER CEMENT SHINGLES**



**ACTUAL GLASS SAMPLE**

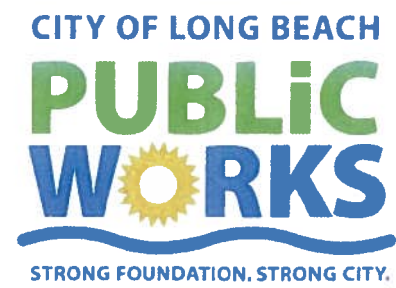
**LEEWAY SAILING CENTER**

**LEEWAY SAILING CENTER**  
**comparative area calculations**

	Existing (sq. ft.)	Proposed (sq. ft.)	Remarks
Sailing Center	1,338 sq. ft. (existing building)	620sq. ft. (staff restroom, breakroom, office, & supervisor)	
Classroom	N/A	705 sq. ft.	
Public Restrooms	N/A	232 sq. ft.	
Storage	N/A	161 sq. ft.	
Boat Storage - Open	4,238 sq. ft.	1,822 sq. ft.	
Boat Storage - Enclosed	N/A	2,140 sq. ft.	
Deck	1,725 sq. ft.	3,241 sq. ft. (includes breezeway)	Does not include the two accessible ramps
Front Yard	2, 743 sq. ft.	1, 523 sq. ft.	
	<b>Total: 10,044 sq.ft.</b>	<b>Total: 10,444 sq. ft.</b>	

prepared by

Office of the City Engineer  
Department Of Public Works  
333 W. Ocean Blvd, 9<sup>th</sup> Floor,  
Long Beach, Ca 90802



June 25, 2013