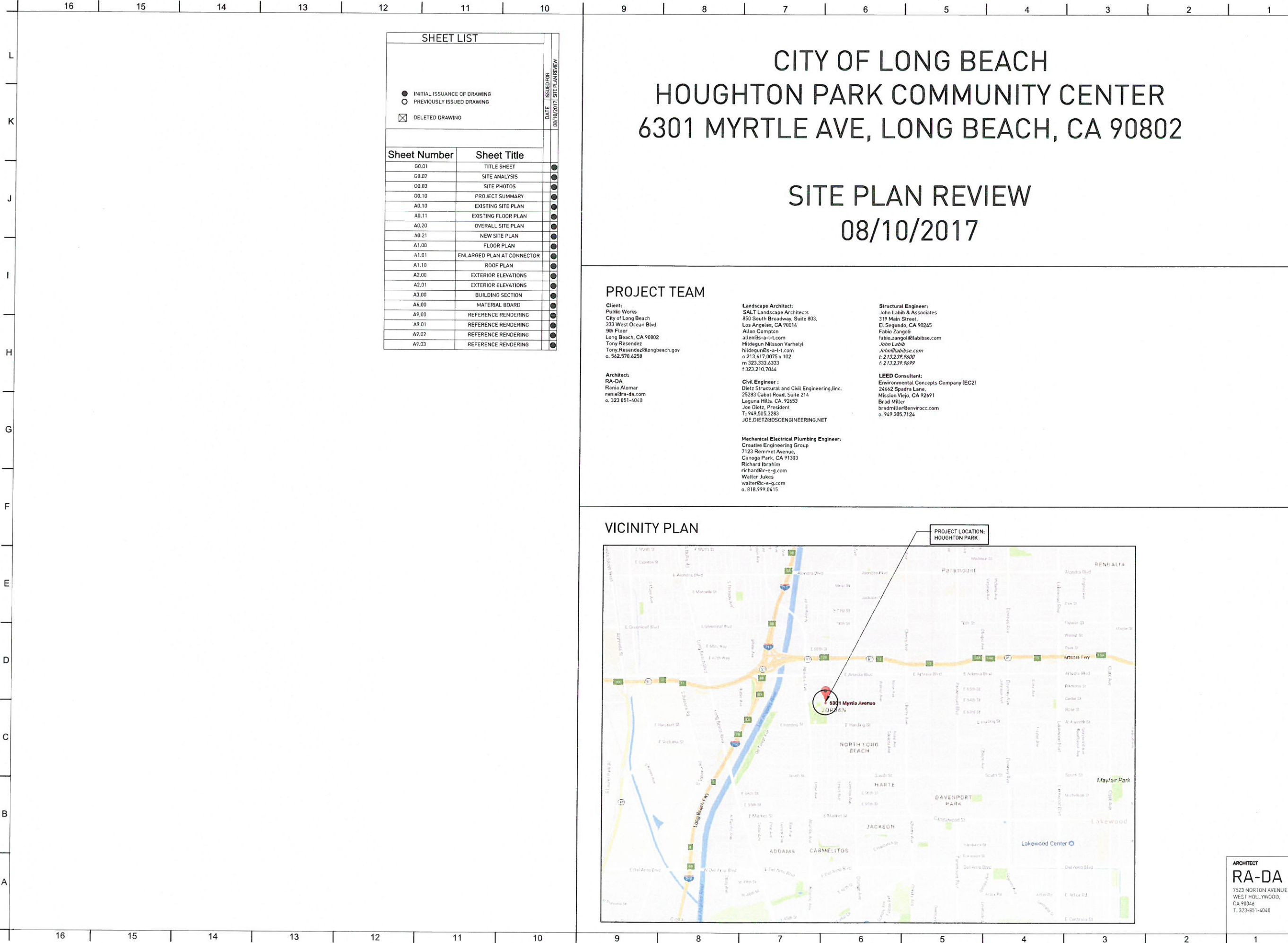
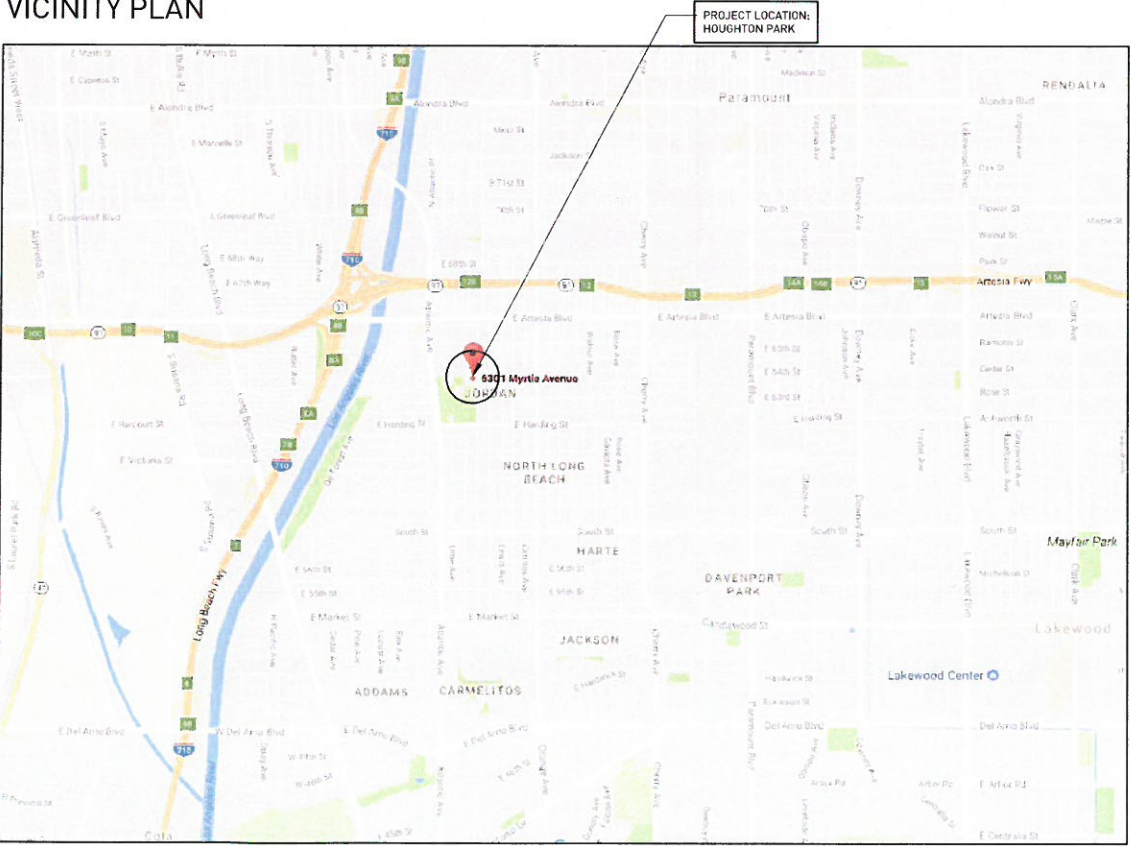


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PLOT DATE: Aug. 10, 17 SAVED PATH: \\SERVER1\Public\00_Projects\201705_Houghton\ARCH



VICINITY PLAN



PROJECT TEAM

Client:
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City of Long Beach
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Hildegun Nilsson Varhelyi
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o. 949.305.7124

CITY OF LONG BEACH
HOUGHTON PARK COMMUNITY CENTER
6301 MYRTLE AVE, LONG BEACH, CA 90802

SITE PLAN REVIEW
08/10/2017

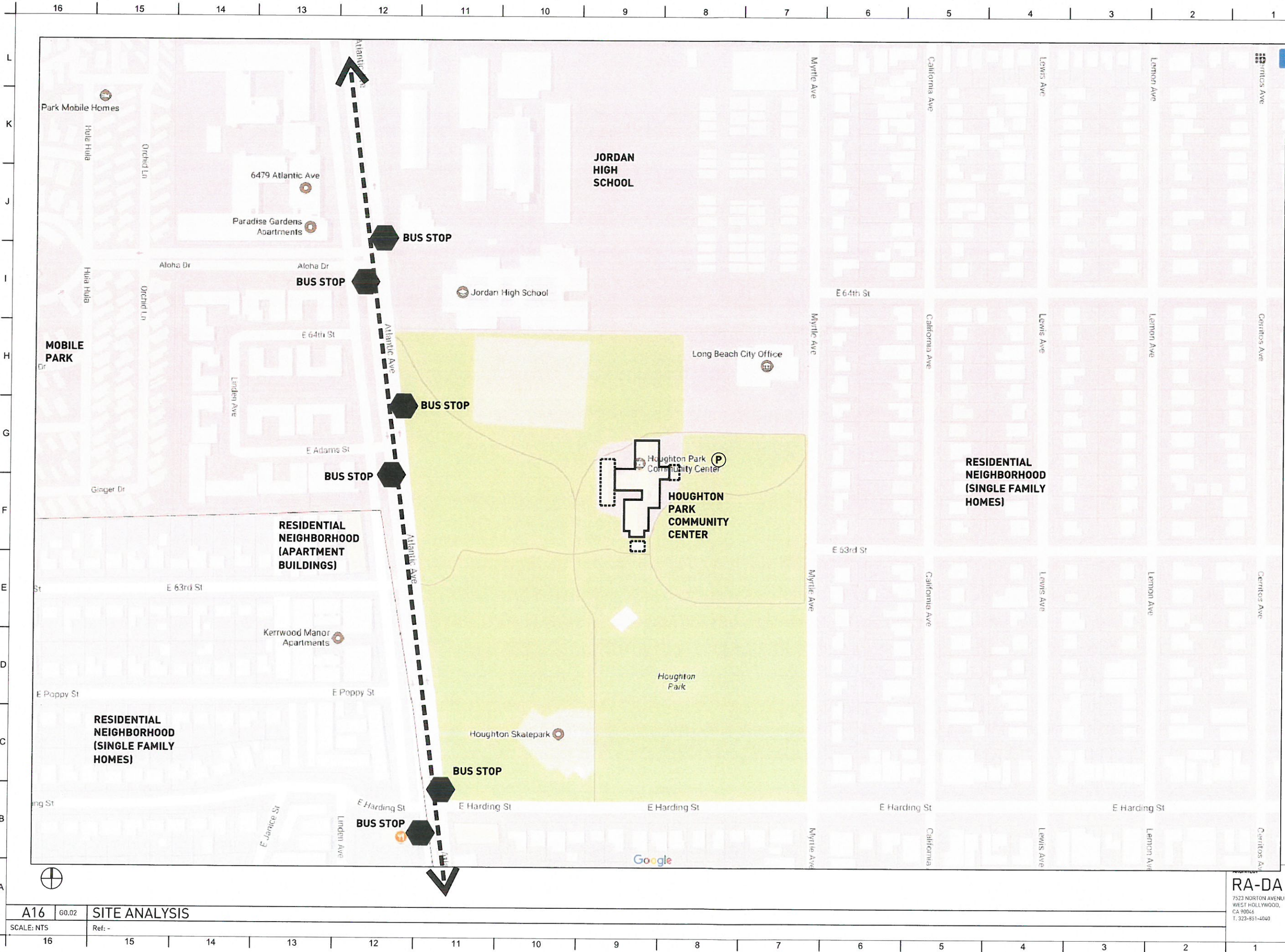
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G0.01	TITLE SHEET		
G0.02	SITE ANALYSIS		
G0.03	SITE PHOTOS		
G0.10	PROJECT SUMMARY		
A0.10	EXISTING SITE PLAN		
A0.11	EXISTING FLOOR PLAN		
A0.20	OVERALL SITE PLAN		
A0.21	NEW SITE PLAN		
A1.00	FLOOR PLAN		
A1.01	ENLARGED PLAN AT CONNECTOR		
A1.10	ROOF PLAN		
A2.00	EXTERIOR ELEVATIONS		
A2.01	EXTERIOR ELEVATIONS		
A3.00	BUILDING SECTION		
A4.00	MATERIAL BOARD		
A9.00	REFERENCE RENDERING		
A9.01	REFERENCE RENDERING		
A9.02	REFERENCE RENDERING		
A9.03	REFERENCE RENDERING		

- INITIAL ISSUANCE OF DRAWING
- PREVIOUSLY ISSUED DRAWING
- ☒ DELETED DRAWING

EXHIBIT B

CITY OF LONG BEACH - DEPARTMENT OF PUBLIC WORKS - ENGINEERING BUREAU		333 W. OCEAN BLVD., LONG BEACH, CA 90802	
HOUGHTON PARK COMMUNITY CENTER		6301 Myrtle Ave, Long Beach, CA 90805	
TITLE SHEET		GRAPHIC SCALE	
JOB NO. PW-----		NO. R- 7108	
SHEET G0.01		1 OF 19	
DRAWING NO. B-4717		PAGE	
ARCHITECT RA-DA 7523 NORTON AVENUE WEST HOLLYWOOD, CA 90046 T. 323-851-4040		DESIGNED BY: _____	
DRAWN BY: _____		SECTION HEAD _____	
PROJECT MANAGER _____		INSPECTION _____	
SURVEY CONTROL _____		DESIGN CHECK BY: _____	
DRAFTING CHECK BY: _____		APPROVALS	
ASSISTANT CITY ENGINEER _____		CITY ENGINEER _____	
CONSTRUCTION SERVICES OFFICER _____		DATE _____	
CITY TRAFFIC ENGINEER _____		DATE _____	
REVISIONS		REVISIONS	
No.	DATE	SHEET	APPROVAL
AS-BUILT:	DATE	REF.	DWG.

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A16 G0.02 SITE ANALYSIS
SCALE: NTS Ref: -

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

HOUGHTON PARK COMMUNITY CENTER
6301 Myrtle Ave, Long Beach, CA 90805
SITE ANALYSIS

JOB NO. PW-----
NO. R- 7106
SHEET G0.02
2 of 19
DRAWING NO. B-4717

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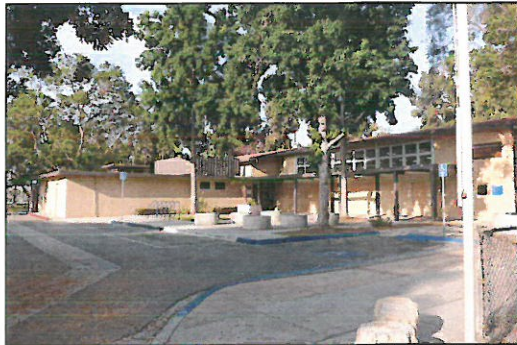
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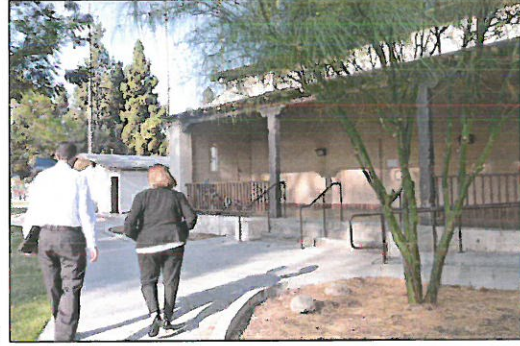
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ARCHITECT
RA-DA
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CA 90046
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A16 G0.03 SITE PHOTOS

SCALE: NTS

Ref: -

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HOUGHTON PARK COMMUNITY CENTER
6301 Myrtle Ave, Long Beach, CA 90805
SITE PHOTOS

JOB NO. PW-
NO. R- 7106
SHEET G0.03
3 OF 19
DRAWING NO. B-4717

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RA
DRAWN BY:
CW
DESIGN CHECK BY:
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REVISIONS
No. DATE SHEET APPROVAL
AS-BUILT: REF.

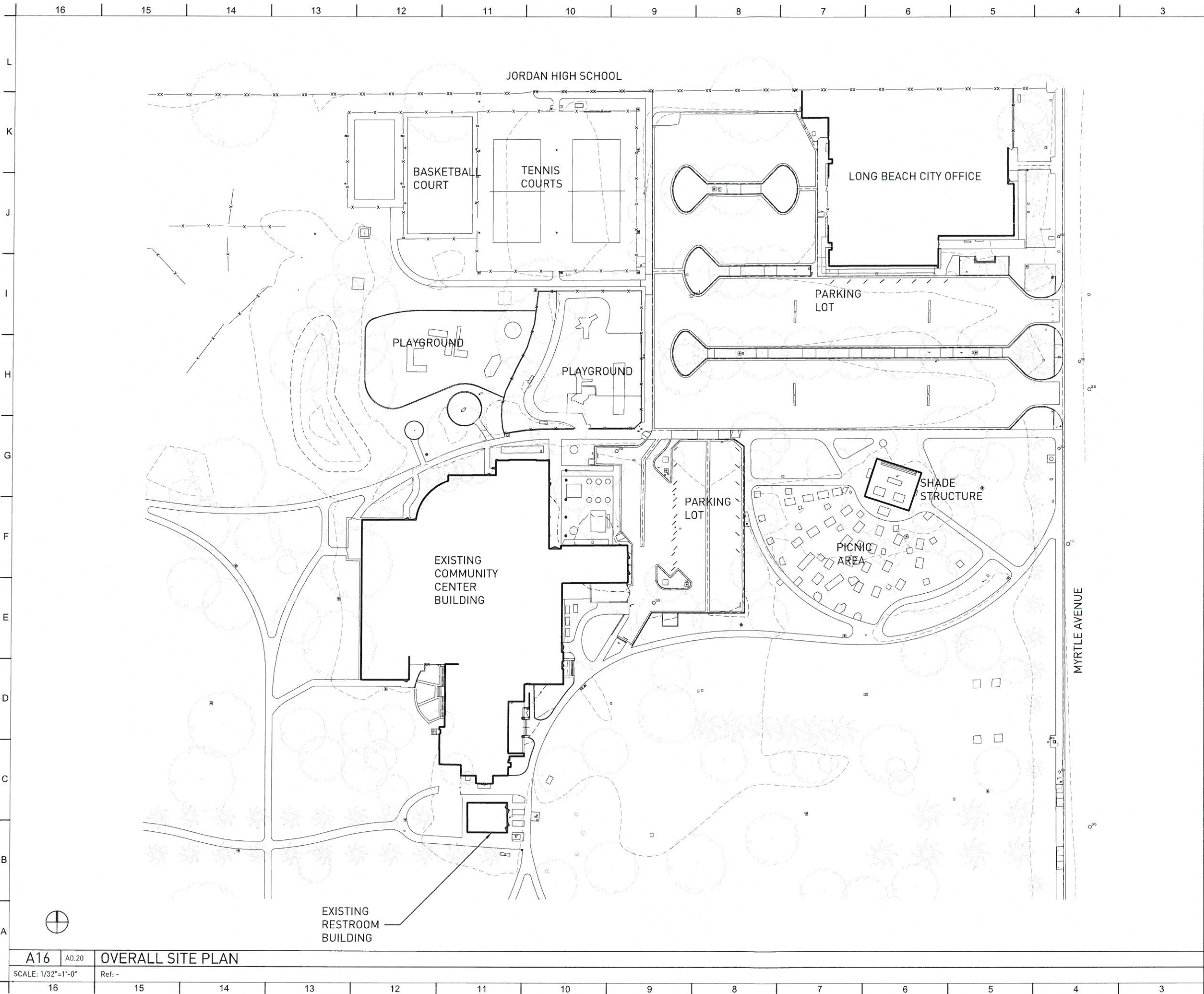
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OCCUPANT LOAD (per building code)	TOTAL 327 OL	MALE		164							
		FEMALE		164							
	WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAIN		OTHERS		
MINIMUM PLUMBING FACILITIES (OCC. GROUP A-3)	MALE	FEMALE	MALE		MALE	FEMALE	1:1-250	1 SERVICE SINK OR			
	1:1-100	1:1-25	1:1-100		1:1-200	1:1-100	2:251-500	LAUNDRY TRAY			
	2:101-200	2:26-50	2:101-200		2:201-400	2:101-200	3:501-750				
	3:201-400	3:51-100	3:201-400		3:401-600	4:201-300					
		4:101-200	4:401-600		4:601-750	5:301-500					
		6:201-300				6:501-750					
		8:301-400									
REQUIRED FIXTURE	2	4	2		1	2	2				1
PROPOSED FIXTURES	2	4	2		1	2	2				1

HOUGHTON PARK COMMUNITY CENTER : PROJECT SUMMARY	
PROJECT DESCRIPTION	The Houghton Park Community Center Project involves new construction of an approximately 6500 sf building to the east of the existing Community Center and connected to it via a breezeway. The existing building consists of three parts: the first built in the 1930s, the second was an addition to the north of the 1930s building, built in the 1950s and the third extended the 1950s building to the west, built in the 1980s. In addition to the new building, this project involves a partial renovation of the existing 1950s building and also a demolition of part of the 1980s wing to the west and a small part of the 1959 wing to the east. Also being demolished is the restroom building to the south of the 1930s building. The addition of the new building will create a courtyard that spans between it and the 1930s building. This courtyard will be enclosed by a decorative fence on the south end so that it can be a programmable space for use by the public as part of the community center. The new building houses 2 large multipurpose rooms that can be further divided into two rooms each by a retractable wall. Centrally located in the new building are a set of restrooms that open to a small reception area accessed via the courtyard or shaded gallery that lines the west edge of the new building. In addition to these restrooms are a pair of unisex restrooms that open to the east and are available for park visitors directly without having to enter the building.
ZONE	P
ASSESSOR'S ID	7115-025-901
EXISTING TOTAL GFA	20,209 SF MAIN BUILDING + 677 SF RESTROOM BUILDING = 20,876 GSF
NEW TOTAL GFA	21,026 gsf
EXISTING USE	Community Center
CONSTRUCTION TYPE	V
ALLOWABLE HEIGHT LIMIT	
HEIGHT PROPOSED	
APPLICABLE CODE	Long Beach Municipal Code California Building Code 2016

HOUGHTON PARK COMMUNITY CENTER 6301 Myrtle Ave, Long Beach, CA 90805 PROJECT SUMMARY		FIELD BOOK PAGE GRAPHIC SCALE	
JOB NO. PW----			
NO. R- 7106			
SHEET G0.10			
4 OF 19			
DRAWING NO. B-4717			

LAST SAVED BY: Ronis
PLOT DATE: Aug. 10, 17 SAVED PATH: \\SERKER\\Public\\00_Projects\\201705_Houghton\\ARCH



A16 A0.20 OVERALL SITE PLAN

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

Ref: -

ARCHITECT

RA-DA

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CA 90046
T. 323-851-4040

HOUGHTON PARK COMMUNITY CENTER

6301 Myrtle Ave, Long Beach, CA 90805

OVERALL EXISTING SITE PLAN

JOB NO. PW-7108

NO. R- 7108

SHEET A0.10

5 OF 19

DRAWING NO. B-4717

DESIGNED BY:
RA

DRAWN BY:
CW

DESIGN CHECK BY:

DRAFTING CHECK BY:

REVISIONS

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DESCRIPTION

AS-BUILT:

REF.

FIELD BOOK

GRAPHIC SCALE 0' 5' 25' 50' 100'

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A16 A0.11 EXISTING FLOOR PLAN

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

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RA-DA
7523 NORION AVENUE
WEST HOLLYWOOD,
CA 90046
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JOB NO. PW-----

NO. R- 7106

SHEET A0.11

6

OF 19

DRAWING NO. B-4717

HOUGHTON PARK COMMUNITY CENTER

6301 Myrtle Ave, Long Beach, CA 90805

EXISTING FLOOR PLAN

FIELD BOOK

PAGE

GRAPHIC SCALE

0' 5' 25' 50' 100'

DESIGNED BY:
RA

DRAWN BY:
CW

DESIGN CHECK BY:

DRAFTING CHECK BY:

REVISIONS

DATE

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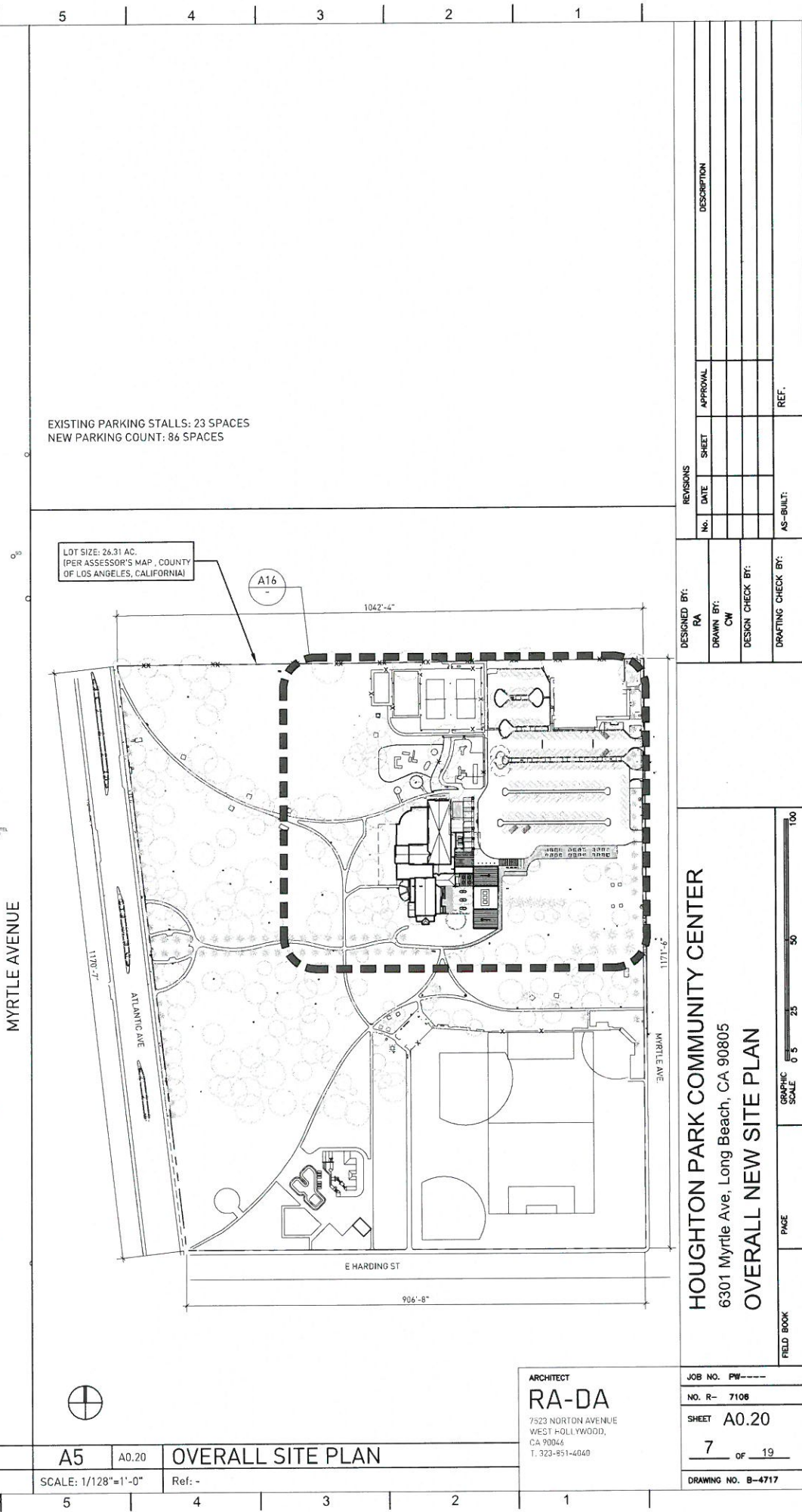
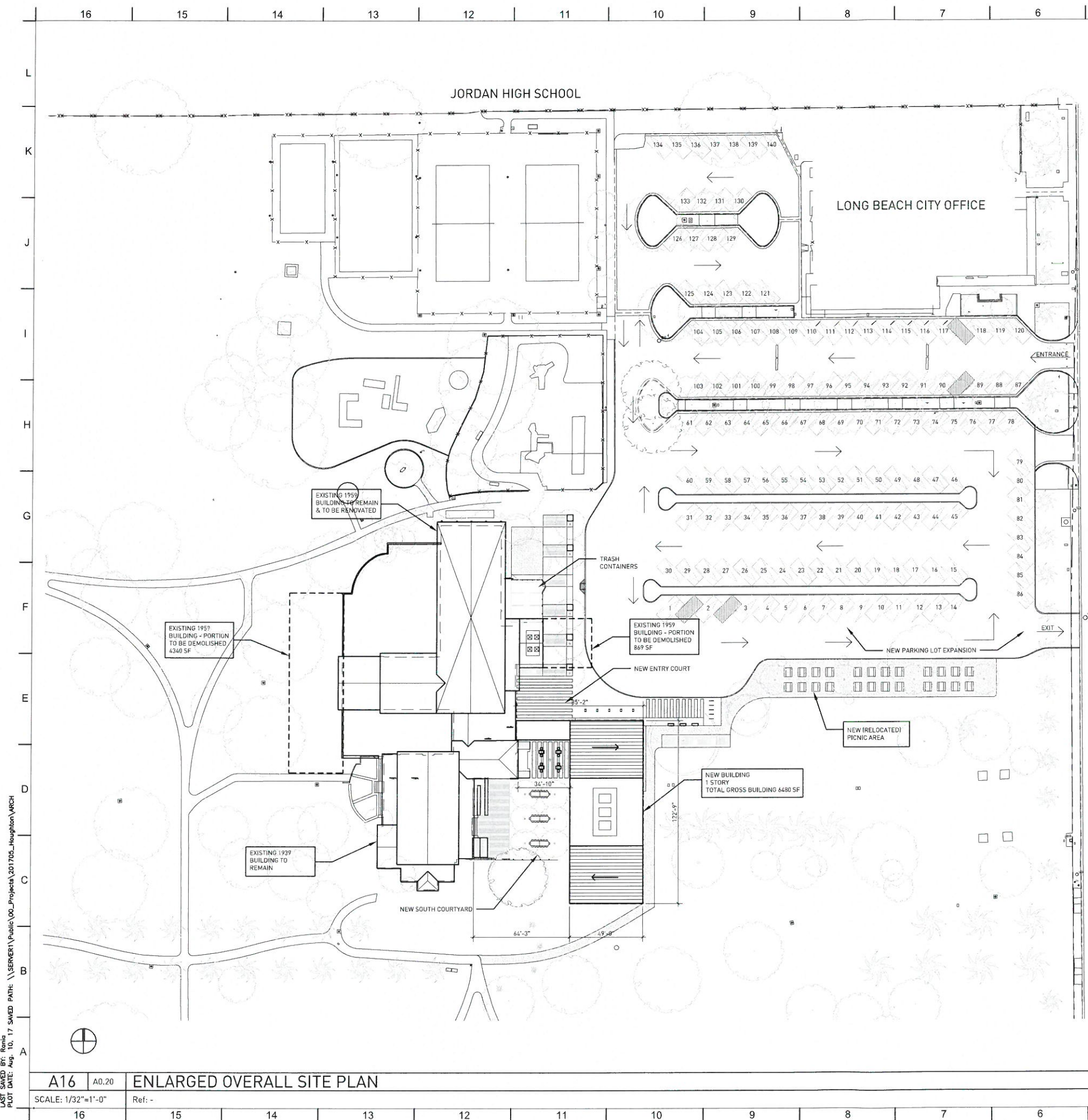
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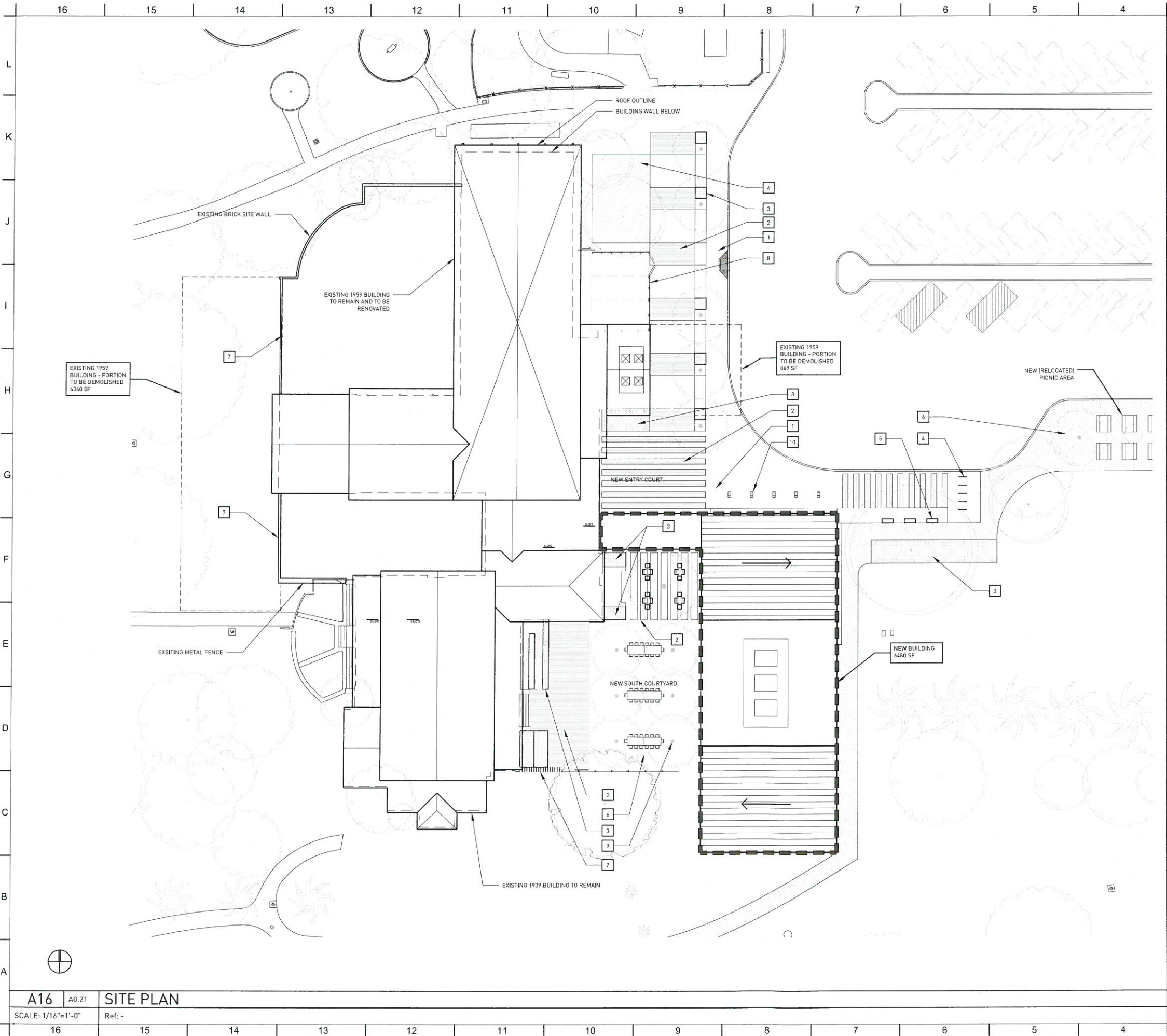
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KEYNOTES

- 1 CONCRETE
- 2 PERMEABLE CONCRETE UNIT PAVEMENT
- 3 PLANTED AREA - LOW WATER PLANTS
- 4 BICYCLE PARKING
- 5 CONCRETE SEAT
- 6 DECOMPOSED GRANITE, STABILIZED
- 7 NEW DECORATIVE METAL FENCE, PTD.
- 8 SCREEN WALL WITH ACCESS GATES, SEE ELEVATIONS
- 9 GROVE TREE
- 10 BOLLARDS W, INTEGRAL LIGHTING

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.

HOUGHTON PARK COMMUNITY CENTER

6301 Myrtle Ave, Long Beach, CA 90805

NEW SITE PLAN

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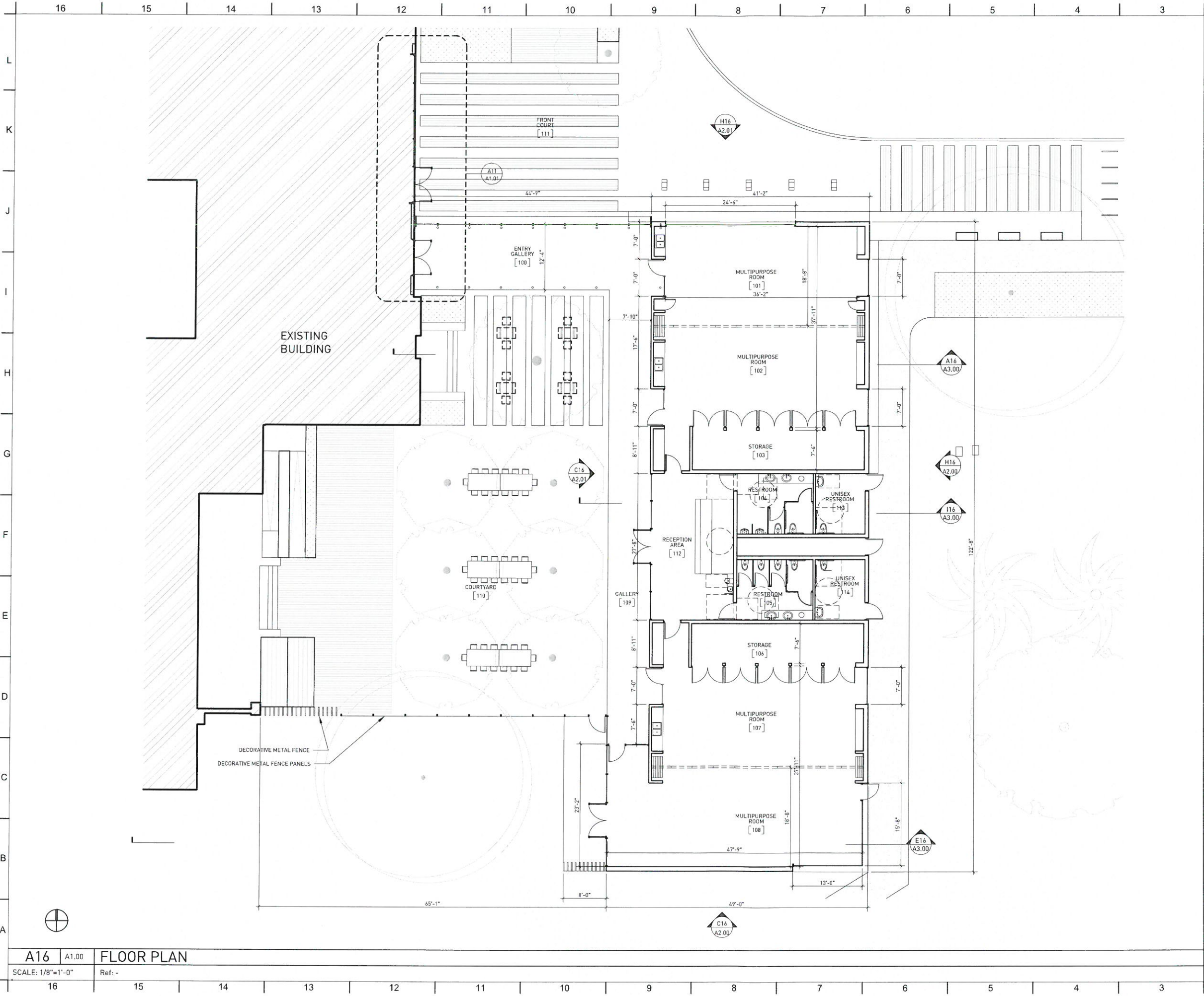
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8 OF 19
DRAWING NO. B-4717

A16 A0.21 **SITE PLAN**

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PLOT DATE: Aug. 10, 17 SAVED PATH: \\SERVER1\Public\00_Projects\201705_Houghton\ARCH



A16 A1.00 **FLOOR PLAN**
SCALE: 1/8"=1'-0" Ref: -

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7523 NORTON AVENUE
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CA 90046
T: 323-851-4040

HOUGHTON PARK COMMUNITY CENTER
6301 Myrtle Ave, Long Beach, CA 90805
FLOOR PLAN

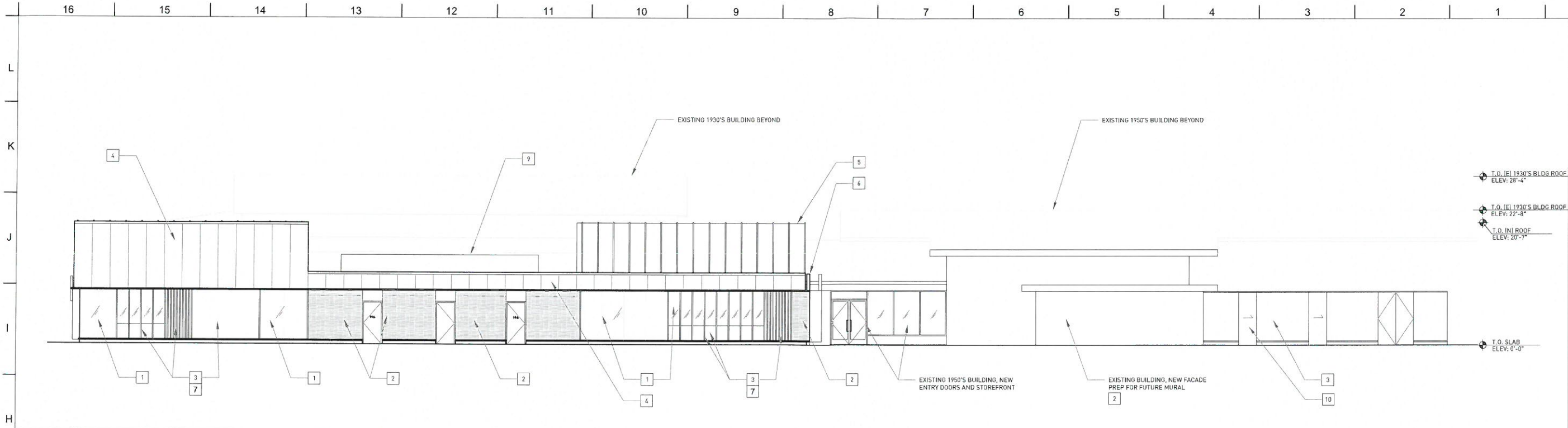
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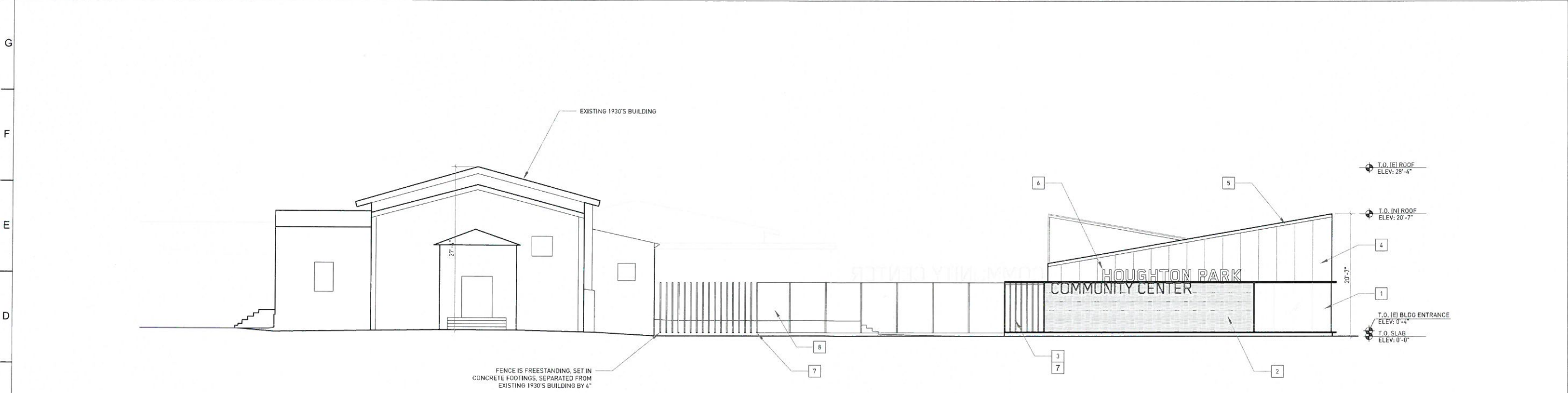
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H16 EAST ELEVATION

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

Ref: -



C16 SOUTH ELEVATION

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

Ref: -

- 10 SLIDING METAL GATE W KYNAR FINISH
- 11 -
- 12 -
- 13 -

KEYNOTES

- 1 LOW-E INSULATED GLASS IN STOREFRONT SYSTEM W. KYNAR FINISH
- 2 SMOOTH TROWELLED CEMENT PLASTER W INTEGRAL COLOR
- 3 COATED WOOD VENEERED HPL PANEL
- 4 INSULATED POLYCARBONATE PANEL SYSTEM
- 5 STANDING SEAM METAL ROOF
- 6 INTERNALLY ILLUMINATED METAL CHANNEL LETTERS, PAINTED
- 7 STEEL FRAME W KYNAR FINISH
- 8 LASERCUT METAL PANELS, W KYNAR FINISH
- 9 MECHANICAL SCREENS

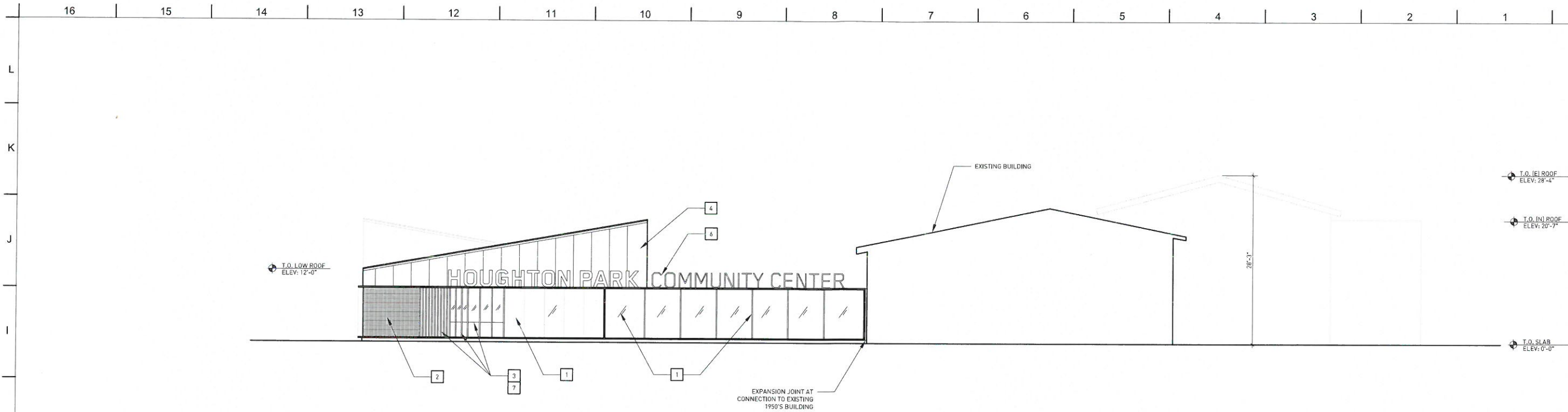
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RA-DA
7523 NORTON AVENUE
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CA 90046
T. 323-851-4048

HOUGHTON PARK COMMUNITY CENTER
6301 Myrtle Ave, Long Beach, CA 90805
EXTERIOR ELEVATIONS

FIELD BOOK PAGE GRAPHIC SCALE 0' 5' 25' 50' 100'

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12 OF **19**
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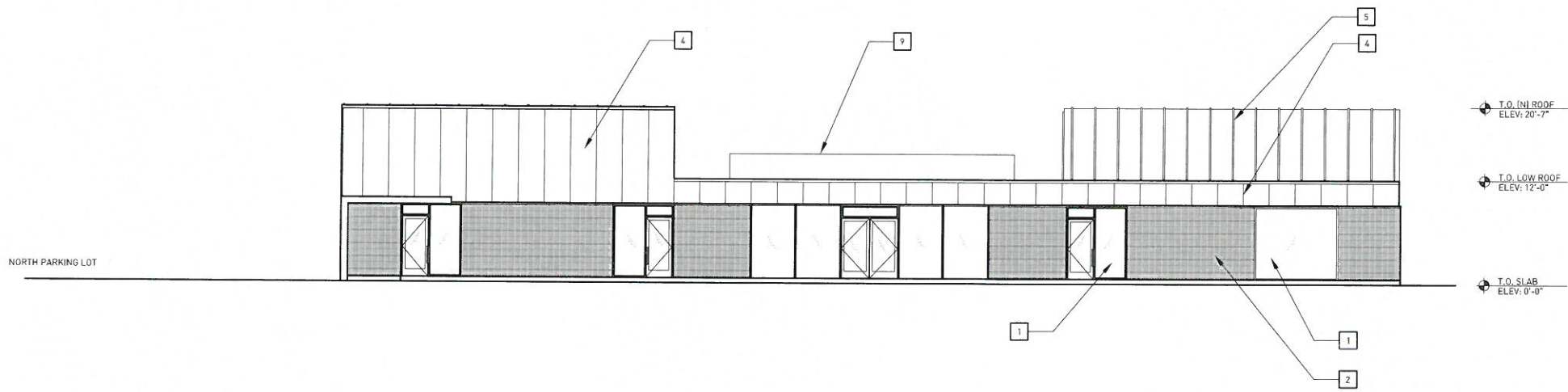
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H16 A2.01 NORTH ELEVATION

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

Ref: -



C16 A2.01 WEST ELEVATION

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

Ref: -

- 10 SLIDING METAL GATE W KYNAR FINISH
- 11
- 12
- 13

KEYNOTES

- 1 LOW-E INSULATED GLASS IN STOREFRONT SYSTEM W. KYNAR FINISH
- 2 SMOOTH TROWELLED CEMENT PLASTER W INTEGRAL COLOR
- 3 COATED WOOD VENEERED HPL PANEL
- 4 INSULATED POLYCARBONATE PANEL SYSTEM
- 5 STANDING SEAM METAL ROOF
- 6 INTERNALLY ILLUMINATED METAL CHANNEL LETTERS, PAINTED
- 7 STEEL FRAME W KYNAR FINISH
- 8 LASERCUT METAL PANELS, W KYNAR FINISH
- 9 MECHANICAL SCREENS

ARCHITECT

RA-DA

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HOUGHTON PARK COMMUNITY CENTER

6301 Myrtle Ave., Long Beach, CA 90805

EXTERIOR ELEVATIONS

GRAPHIC SCALE 0' 5' 25' 50' 100'

PAGE

FIELD BOOK

JOB NO. PW----

NO. R- 7108

SHEET A2.01

13 OF 19

DRAWING NO. B-4717

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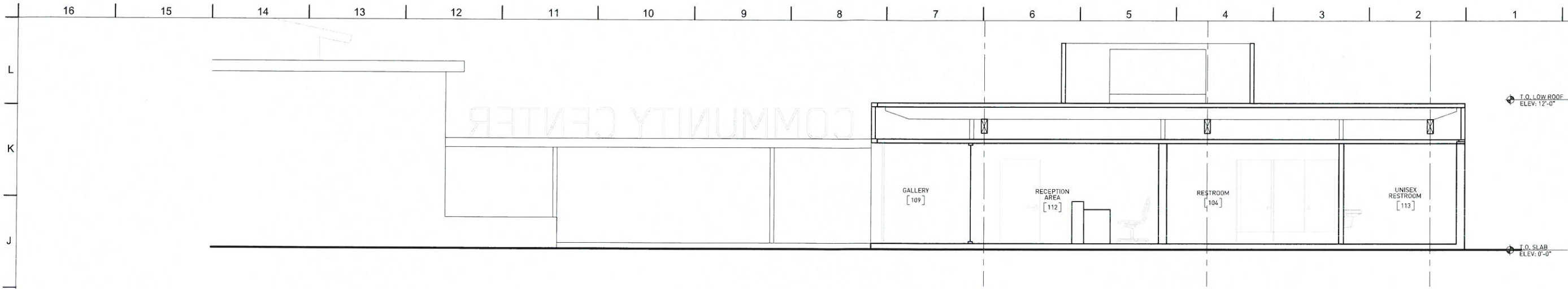
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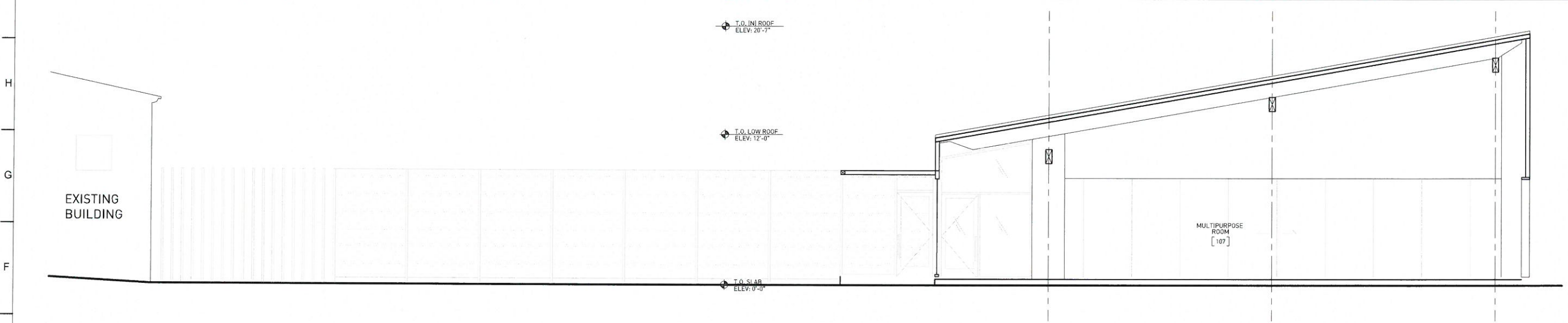
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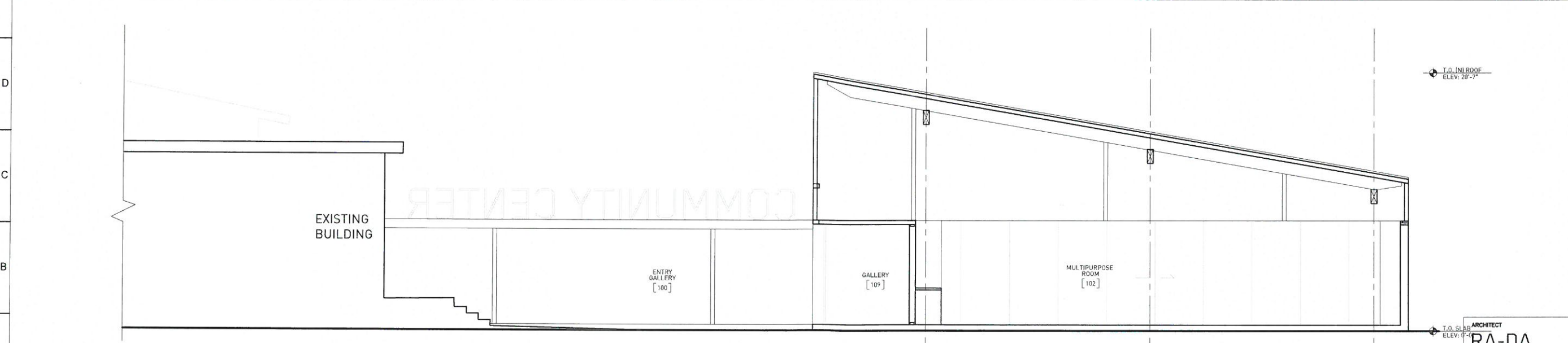
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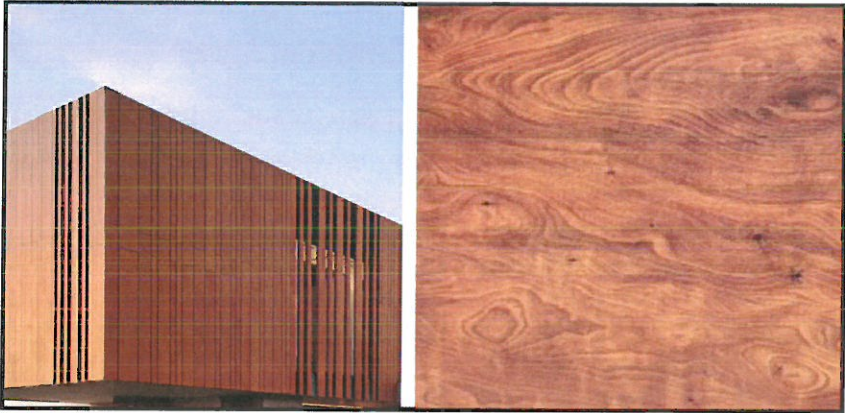
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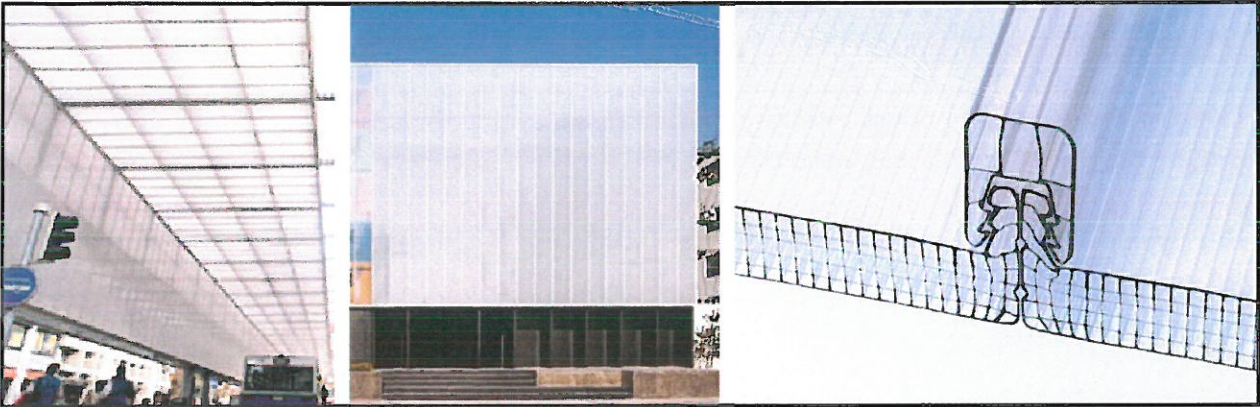
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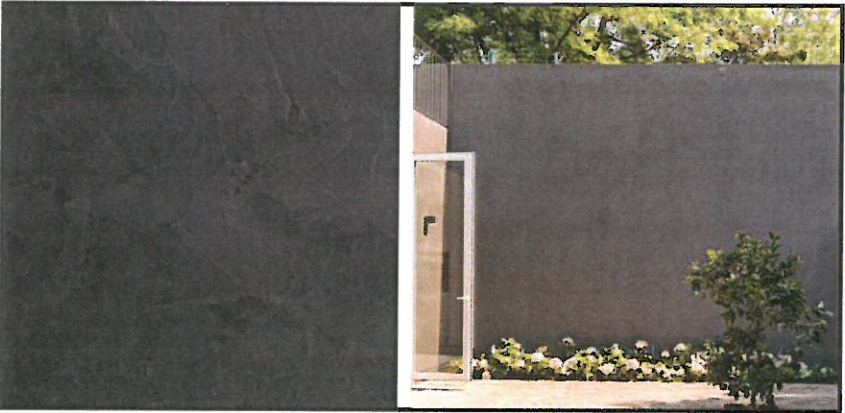
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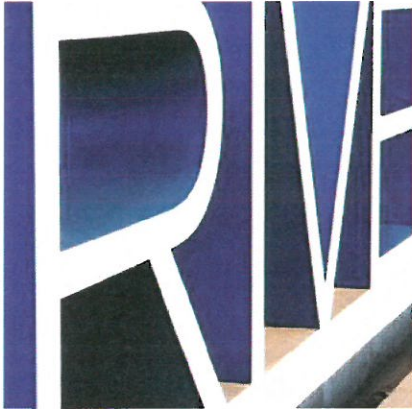
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7

- KEY:
- 1.HIGH DENSITY STRATIFIED WOOD BOARD
 - 2. INSULATED LOW E GLASS WITH GREY TINT
 - 3. INSULATED POLYCARBONATE FACADE SYSTEM
 - 4. SMOOTH TROWELLED CEMENT PLASTER
 - 5. PERMEABLE CONCRETE UNIT PAVERS
 - 6. CONCRETE SIDEWALK
 - 7. SIGNAGE

A16 A6.00 MATERIAL BOARD

SCALE: NTS

Ref:

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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7523 NORTON AVENUE
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CA 90046
T. 323-851-4040

HOUGHTON PARK COMMUNITY CENTER
6301 Myrtle Ave, Long Beach, CA 90805
MATERIAL BOARD

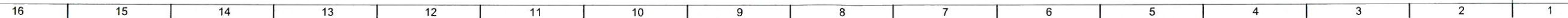
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RA
DRAWN BY:
CW
DESIGN CHECK BY:
DRAFTING CHECK BY:

REVISIONS
No. DATE SHEET APPROVAL
AS-BUILT: REF.

DESCRIPTION

FIELD BOOK PAGE GRAPHIC SCALE



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REFERENCE RENDERING

JOB NO. PW----

NO. R- 7106

SHEET A9.00

16 OF 19

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CA 90046
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REFERENCE RENDERING

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17 OF **19**
DRAWING NO. B-4717

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RA

DRAWN BY:
CW

DESIGN CHECK BY:

DRAFTING CHECK BY:

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DATE

SHEET

APPROVAL

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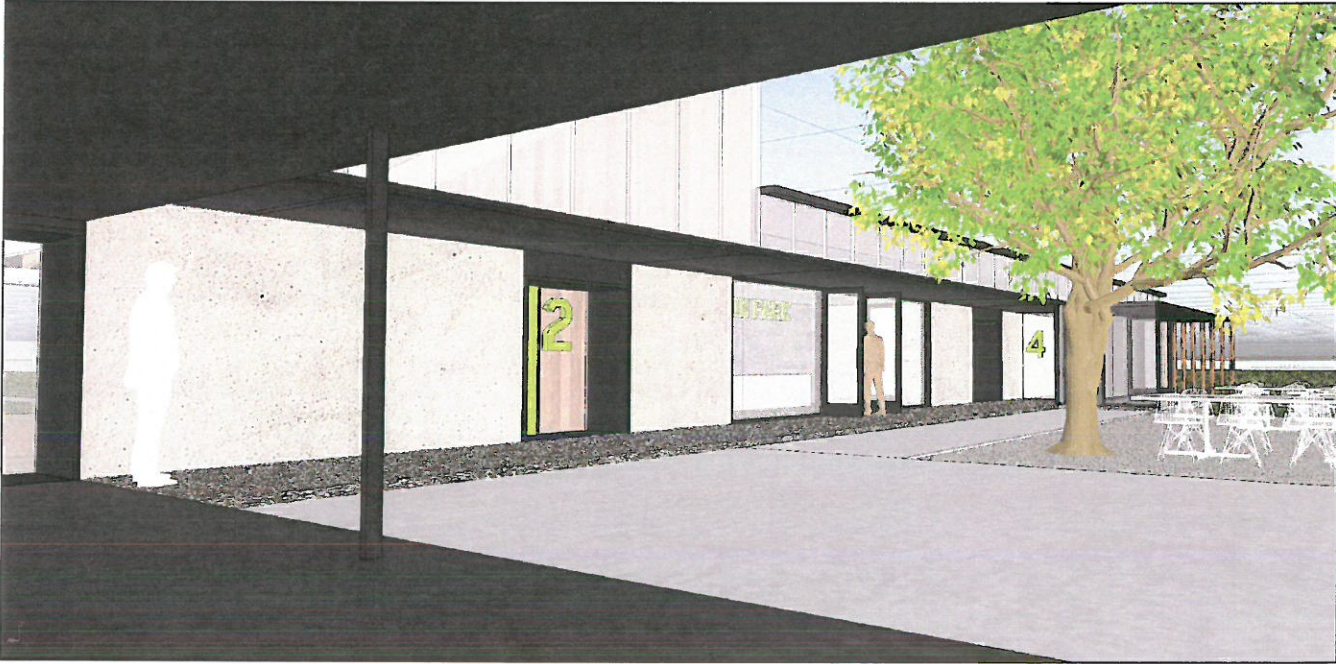
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