

AIRWAY

At Douglas Park

3810 & 3816 Stineman Court, Long Beach, California

Site Plan Review 1st Submittal

APPLICANT: DOUGLAS PARK ASSOCIATES IV, LLC
C/O URBANA REAL ESTATE DEVELOPMENT, LLC
425 E. 4TH STREET, UNIT C, LONG BEACH, CA, 90802
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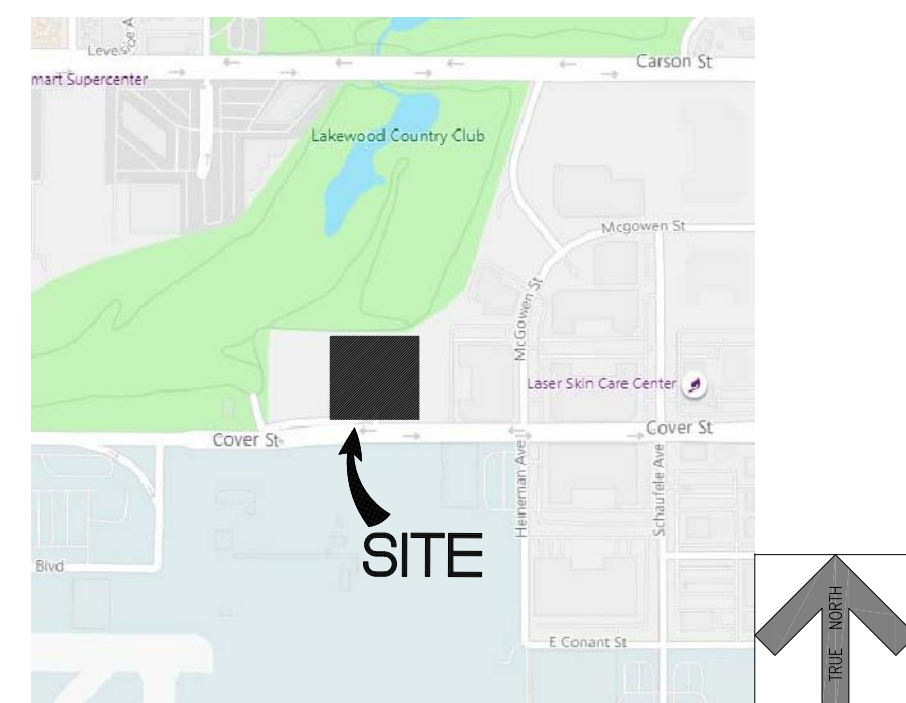
PROJECT TITLE
AIRWAY
AT DOUGLAS PARK
3810 & 3816 Stineman Court
Long Beach, California

DEVELOPER/ APPLICANT:
URBANA DEVELOPMENT
Douglas Park Associates IV, LLC c/o
Urbana Real Estate Development, LLC
425 E. 4th Street, Unit C,
Long Beach, California

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VICINITY MAP:



SITE TABULATION

TABULATIONS BLDG. 1						INTERIOR BUILDING COMMON AREAS							
SUITE	101/ 201	102/ 202	103/ 203	104/ 204	BIKE STOR. JAN	ELEV. MACH	ELEV. SHAFT	LOBBY (inc. roof access)	ELEC. RM	INTERIOR BLDG. COMMON AREA	SUBTOTAL excludes bike stor, jan. & 1st flr patio	TOTAL includes bike stor, jan.	
FIRST FLOOR	2,944	2,721	4,144	2,949	75	75	86	103	215	628	13,236	13,386	
1ST FLOOR COVERED PRIVATE PATIO	211	222	195	211									
SECOND FLOOR	2,944	2,933	4,200	2,952			86	121		207	13,236	13,236	
2ND FLOOR BALCONIES INCL. IN SUITE SF	192	192	192	181									
TOTALS										835	26,472	26,622	

TABULATIONS BLDG. 2													
SUITE	101/ 201	102/ 202	103/ 203	NA						INTERIOR BLDG. COMMON AREA	SUBTOTAL excludes bike stor, jan. & 1st flr patio	TOTAL includes bike stor, jan.	
FIRST FLOOR	4,517	4,420	6,352		75	75	79	91	92	212	624	15,763	15,913
1ST FLOOR COVERED PRIVATE PATIO	319	325	709										
SECOND FLOOR	4,783	4,420	6,352					91	117		208	15,763	15,763
2ND FLOOR BALCONIES INCL. IN SUITE SF	386	221	376										
TOTALS										832	31,526	31,676	

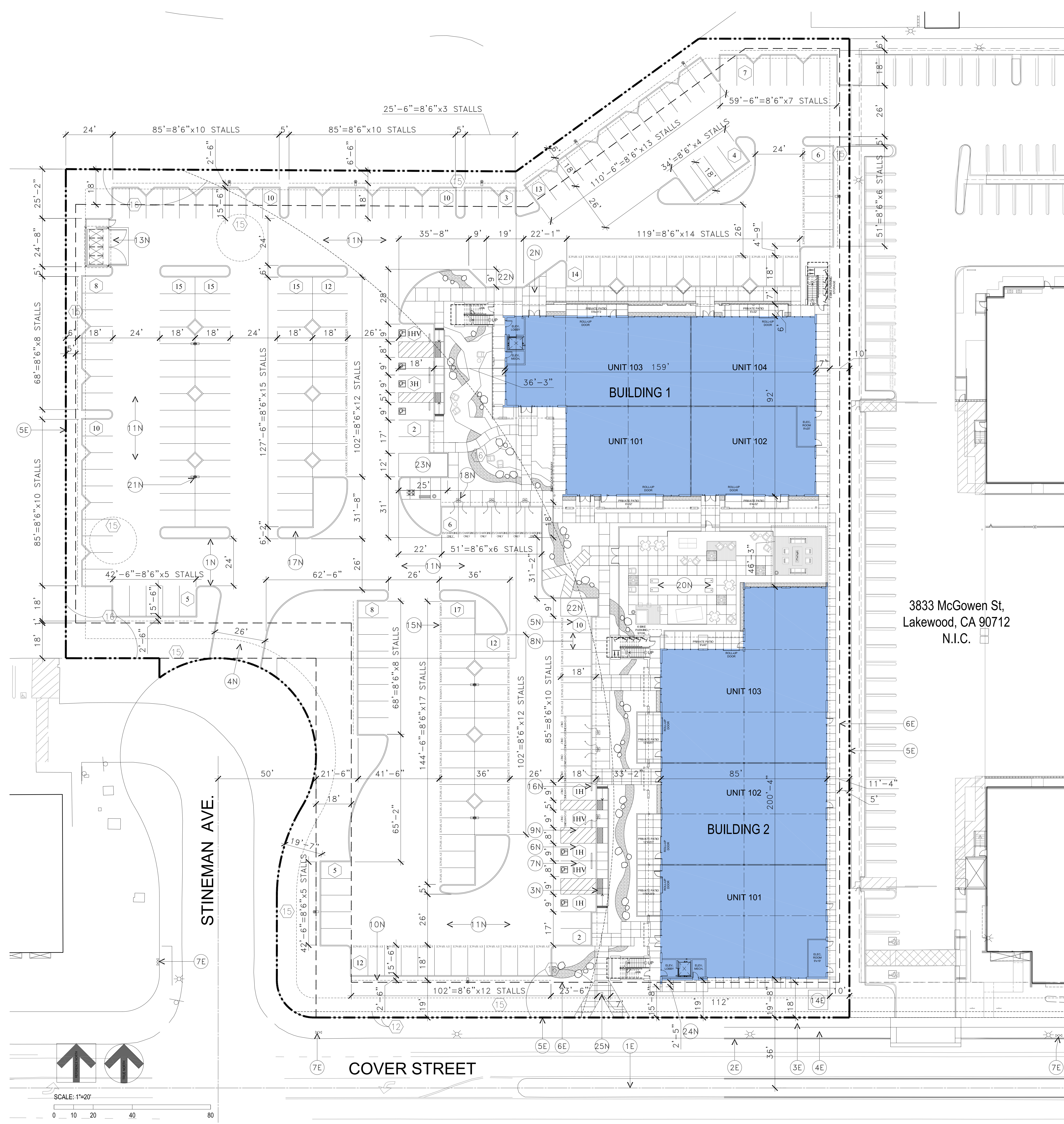
BUILDINGS 1 & 2 - OFFICE BUILDINGS	
SITE AREA	3.69 AC
BUILDING 1	160,621 SF
BUILDING 2	26,472 SF
TOTAL BUILDINGS 1 & 2	31,526 SF
FAR	57,998 SF
COVERAGE	36.11%
PARKING REQUIRED @ 4/1000 FOR THE 1ST 20,000 SF, 2/1000 FOR 20,000 SF & GREATER	18.05%
PARKING PROVIDED	156 STALLS
STANDARD STALL	230 STALLS
VAN ACCESSIBLE	134
STANDARD ACCESSIBLE	2 STALLS
EVCS-VAN ACCESSIBLE	5 STALLS
EVCS-STANDARD ACCESSIBLE	1 STALLS
EVCS-REGULAR (5%)	1 STALLS
EV SPACE (25%)	10 STALLS
CARPPOOL/VANPOOL (8%)	58 STALLS
	19 STALLS
PASSENGER LOADING STALL	2 STALL
REDUCED TRUCK LOADING	1 STALL
PARKING RATIO	3.97 / 1000
REQUIRED LONG-TERM BIKE PARKING (5%)	11.5
PROVIDE LONG-TERM BIKE PARKING	12
9/2/2021	

SHEET NAME
TITLE

NO.	DATE:	DESCRIPTION:
05-19-21		1ST CSRP SUBMITTAL
08-02-21		1ST SPR SUBMITTAL

JOB NO: 20040
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SHEET NO:
T-1



KEYNOTES - NEW SITE CONDITIONS

- 1N NEW CURB
- 2N NEW SIDEWALK PAVING
- 3N NEW ACCESSIBLE PATH OF TRAVEL RAMP
- 4N NEW DRIVE ENTRY APPROACH
- 5N NEW PARKING STALL COUNT NUMBER
- 6N NEW ACCESSIBLE STALL COUNT NUMBER
- 7N NEW VAN ACCESSIBLE STALL COUNT NUMBER
- 8N NEW PARKING STALLS DOUBLE STRIP, TYP.
- 9N NEW ACCESSIBLE PATH OF TRAVEL PAINTED STRIPING
- 10N NEW PARKING STALL OVERHANG LINE
- 11N NEW PARKING AREA ON SITE - ASPHALT
- 12N NEW CONCRETE PAVING AREA
- 13N NEW 8'-0" HIGH TRASH ENCLOSURE CONCRETE TILT-UP WALL, TO MATCH BUILDING COLOR; SWINGING GATES & ROOF
- 14N NEW TRANSFORMER
- 15N NEW PARKING STALL PAVEMENT NOTING "CARPOOL" OR "VAN POOL" PARKING STALLS
- 16N NEW CONCRETE WHEEL STOP
- 17N NEW LANDSCAPE AREA WITHIN PROPERTY
- 18N NEW EV CHARGER STATION
- 19N NEW SHORT-TERM BIKE RACKS SEE TABULATIONS FOR QUANTITIES
- 20N NEW OUTDOOR PATIO AREA, SEE LANDSCAPE DRAWING
- 21N NEW SITE LIGHTING FIXTURE, WITH GLARE SHIELDS TO AVOID LIGHT INTRUSION ONTO OTHER PROPERTIES
- 22N NEW LOADING AREA, 9'X19' MIN. SIZE
- 23N NEW LOADING AREA, 12'X25' MIN. SIZE
- 24N PERMITTED PROJECTIONS INTO SETBACK, PER ZONING TABLE 31-3 ARCHITECTURAL PROTRUSIONS, MAXIMUM INTO REQUIRED FRONT YARD IS 2'-6"
- 25N ETCHED BRONZE PLAQUE FLUSH WITH SURFACE, 18" X 24"W EMBEDDED ONTO WALKWAY.

KEYNOTES - EXIST. SITE CONDITIONS

- 1E EXIST. CENTER LINE OF EXISTING STREET
- 2E EXIST. PUBLIC CURB
- 3E EXIST. PUBLIC SIDEWALK
- 4E EXIST. PUBLIC PARKWAY
- 5E EXIST. SITE PROPERTY LINE
- 6E EXIST. SETBACK LINE
- 7E EXIST. FIRE HYDRANT

CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. 00145470-994-LT2-DB DATED FEBRUARY 04, 2021 WAS USED AS A BASIS FOR PREPARING THIS PLAT.

12 A PEDESTRIAN INGRESS/EGRESS EASEMENT DEDICATED TO THE PUBLIC PER TRACT NO. 70937-1, FILED IN BOOK 1366, PAGES 27-29 INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE COUNTY RECORDER.

15 AN EASEMENT FOR ENVIRONMENTAL EQUIPMENT PURPOSES IN FAVOR OF THE BOEING COMPANY, A DELAWARE CORPORATION, RECORDED SEPTEMBER 17, 2020 AS INSTRUMENT NO. 2020-1130641 OF OFFICIAL RECORDS.

16 COVENANTS, CONDITIONS AND RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF SPECIAL LAND USE RESTRICTIONS AND ENVIRONMENTAL RESTRICTIONS" RECORDED SEPTEMBER 17, 2020 AS INSTRUMENT NO. 2020-1130639 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF "NO OCCUPANCY ZONE" SHOWN.

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Lakewood, CA 90712
N.I.C.



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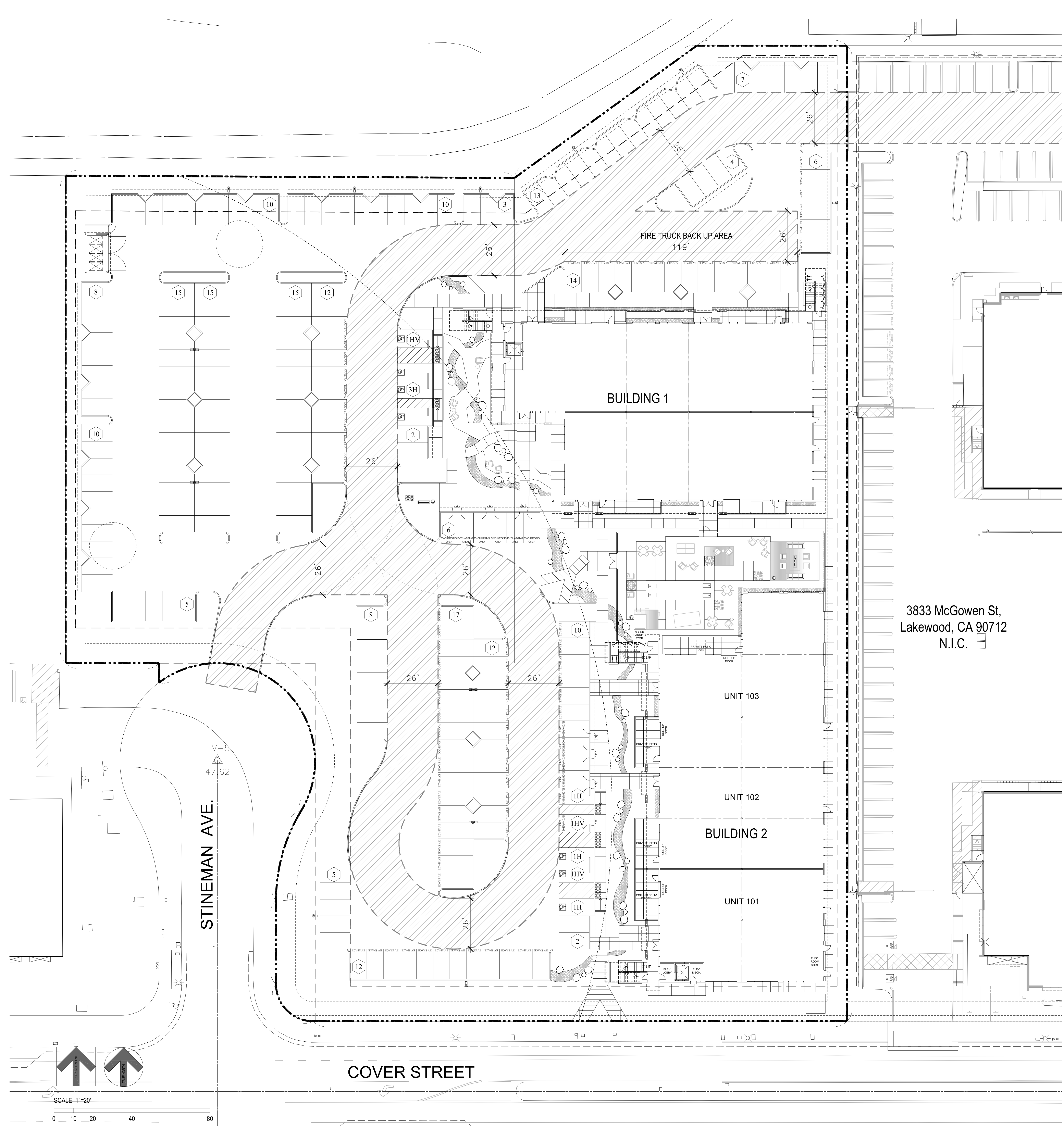
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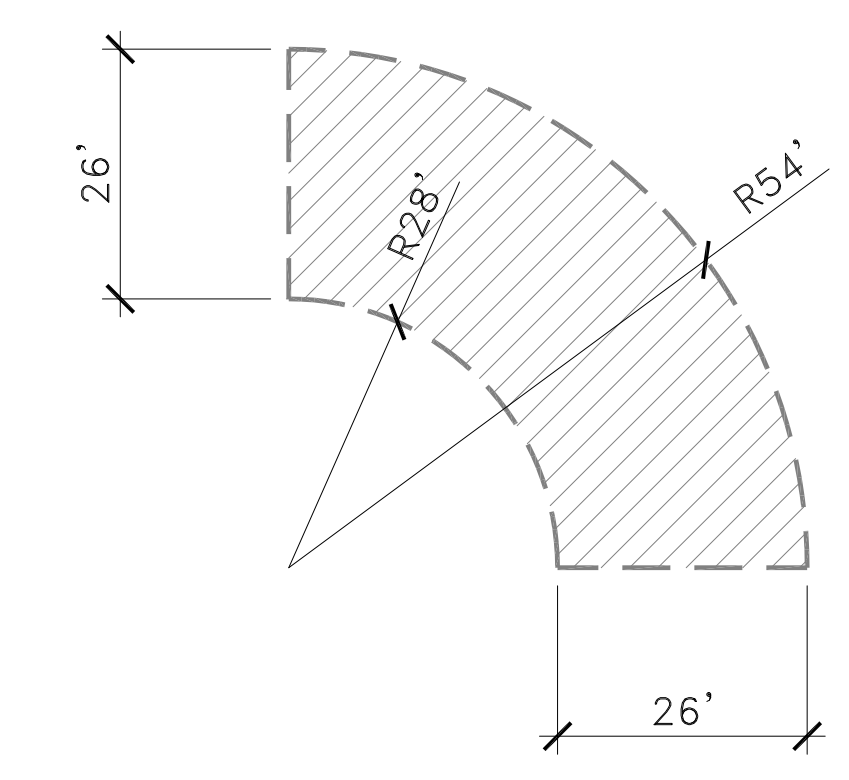
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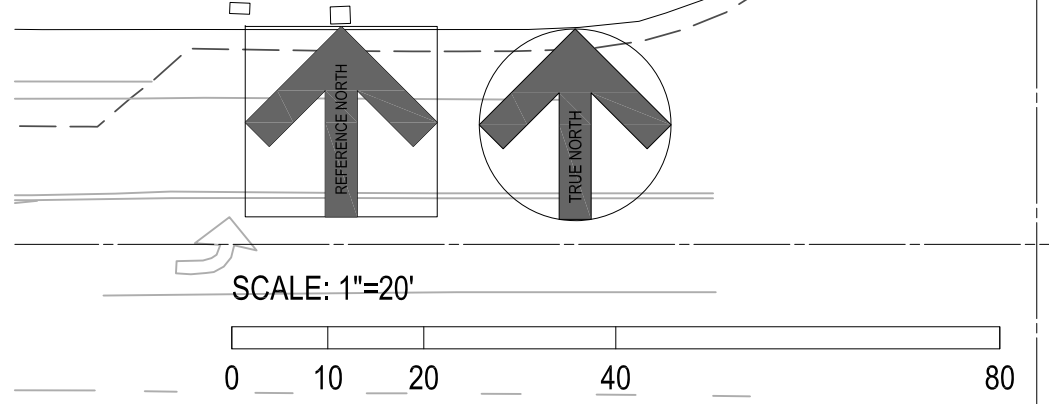
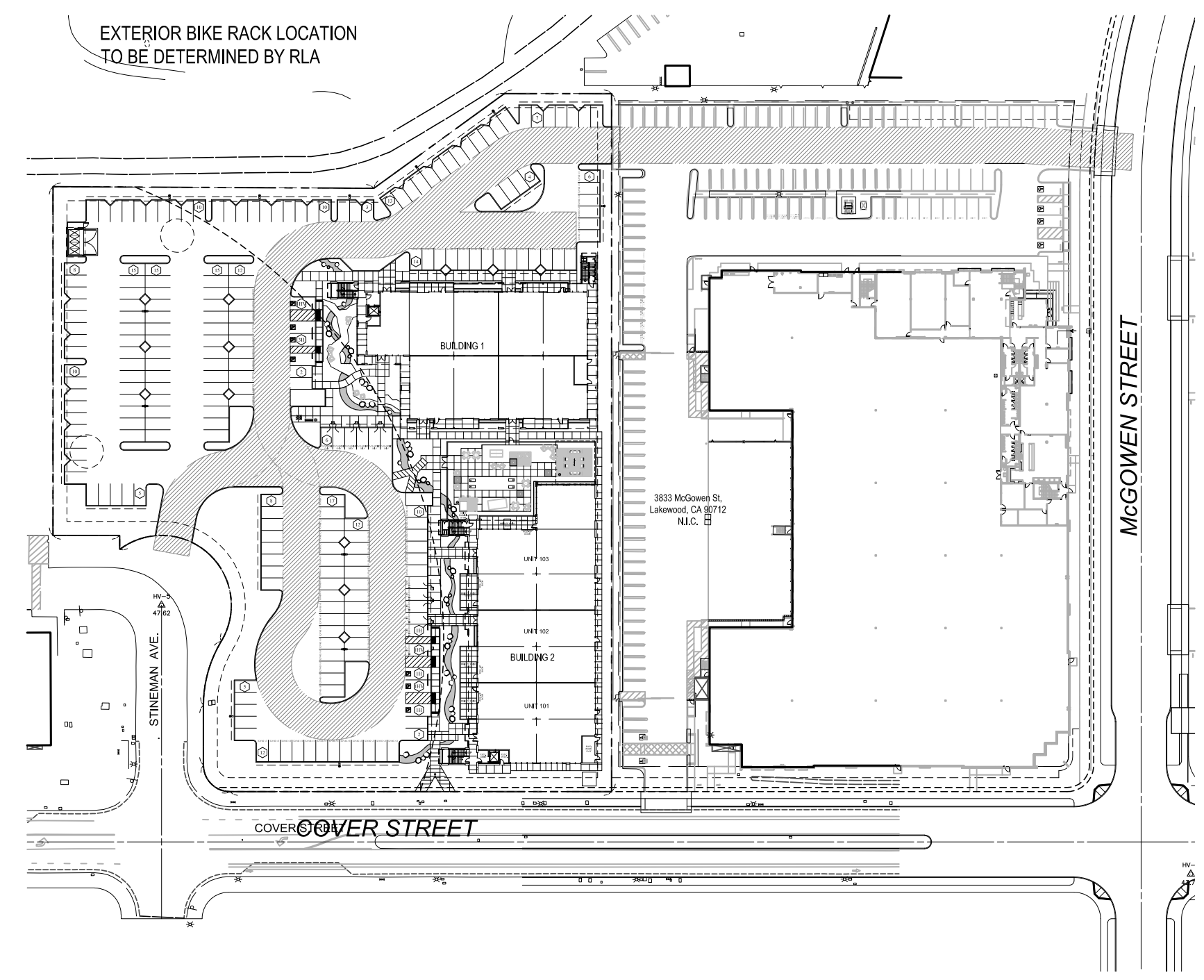
FIRE ACCESS TO MCGOWEN. SEE KEYMAP BELOW SHOWING THIS.

3833 McGowen St,
Lakewood, CA 90712
N.I.C.

City of Long Beach Fire
Turn Radius:



KEYMAP:



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A-1.2

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE CONCEPT FOR AIRWAY IS INTENDED TO PROVIDE A CONSISTENT, ATTRACTIVE DESIGN WITH A BEACH-LIKE CHARACTER WHILE ALSO UTILIZING LOW AND MODERATE WATER-USE PLANT MATERIAL TO PROMOTE RESPONSIBLE DESIGN. SOFT, FLOWING GRASSES ALONGSIDE SCULPTURAL TURAL, FLOWERING SUCCULENTS WILL BE UTILIZED TO CREATE A LAID BACK YET VIBRANT FEEL. THE CENTRAL COURTYARD WILL FEATURE OPPORTUNITIES FOR DINING, SMALL GROUP GATHERINGS, OUTDOOR GAMES, AND GENERAL RELAXATION. THE LANDSCAPE DESIGN WILL BE SUSTAINABLE WITH AN EMPHASIS ON DROUGHT TOLERANT AND NATIVE OR ADAPTIVE SPECIES THAT ARE LONG LIVED. 90% OF THE PLANTS USED WILL HAVE EITHER LOW OR VERY LOW WATER REQUIREMENT BASED UPON WUCOLS 2014 PLANT LIST AND WILL CONFORM TO THE CURRENT STATE MWELQ REQUIREMENTS.

PARKING AREAS
THE PARKING AREAS WILL BE SHADED WITH CANOPY TREES PROVIDING SHADE ON AT LEAST 40% OF THE TOTAL AREA DEDICATED TO PARKING STALLS AND ASSOCIATED VEHICULAR CIRCULATION. A HIERARCHY OF CIRCULATION WILL BE SUPPORTED BY THE LANDSCAPE DESIGN INCLUDING ACCENT TREES AT PROJECT ENTRIES AND PEDESTRIAN CONNECTIONS. PARKING WILL BE SCREENED FROM VIEW WITH A LAYERED PLANTING OF SHRUBS, ORNAMENTAL GRASSES AND SUCCULENTS.

NOTE:

1. TREE ROOT BALLS LOCATED IMMEDIATELY ADJACENT TO ENVIRONMENTAL EASEMENTS MUST BE PLANTED WITH ROOT BARRIER.

LAKEWOOD GOLF COURSE



- LEGEND**
- 1 ANGULAR GRAVEL PATHWAY
 - 2 CRUSHED ROCK RIBBON WITH BOULDERS
 - 3 ENHANCED CONCRETE PAVING AT BUILDING ENTRIES
 - 4 COVERED CONCRETE WALK
 - 5 BEACH FENCE
 - 6 LUNGO MARE 'TOWELS' IN BERMED SYNTHETIC TURF
 - 7 FLUSH IPE DECK
 - 8 FIRE ELEMENT
 - 9 VERTICAL SCREEN ELEMENT PANELS
 - 10 FABRIC SHADE CANOPY ABOVE
 - 11 ENHANCED PATHWAY CONNECTION TO PLAZA
 - 12 COBBLE MAINTENANCE BAND
 - 13 CORN HOLE / FLEX SPACE ON ARTIFICIAL TURF
 - 14 RAISED WOOD SEATING AND SPECIMEN PLANTER
 - 15 MAILBOXES WITH SEATING
 - 16 TRASH ENCLOSURE
 - 17 ENHANCED WALKWAY CONNECTION TO PUBLIC SIDEWALK W/ HISTORIC PLAQUE
 - 18 PING PONG TABLE

PROPOSED PLANT PALETTE

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. (MIN.)	WATER USE	DESCRIPTION
	OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX MULTI	8'H X 5'W X 4"C	M	ACCENT TREE
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	36" BOX MULTI	8'H X 5'W	L	FLOWERING TREE
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	8' H X 5' W	L	BROAD EVERGREEN SHADE CANOPY
	PINUS ELДАРICA	AFGHAN PINE	24" BOX STD.	8' H X 5' W	L	EVERGREEN CONIFER
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 4'W	M	VERTICAL TREE
BACKGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	48" O.C.	L	ACCENT
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	36" O.C.	L	BACKGROUND SHRUB
	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	60" O.C.	L	LARGE SHRUB
MIDGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	36" O.C.	M	STRAPPY ACCENT
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	LANTANA 'GOLD MOUND'	YELLOW LANTANA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL.	36" O.C.	M	ORNAMENTAL GRASS
	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT ACACIA	5 GAL.	30" O.C.	L	FEATHERY MID GROUND
FOREGROUND SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL.	30" O.C.	L	SUCCULENT ACCENT
	ALOE STRIATA	CORAL ALOE	1 GAL.	24" O.C.	L	SUCCULENT ACCENT
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	FLOWERING SHRUB
	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE AUTUMN MOOR GRASS	1 GAL.	18" O.C.	M	ORNAMENTAL GRASS
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
GROUNDCOVERS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	24" O.C.	L	SUCCULENT GROUNDCOVER
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	MYOPORUM PARVIFOLIUM 'PINK'	PROSTRATE MYOPORUM	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
BIOSWALE GRASSES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL.	24" O.C.	M	BIOSWALE GRASS
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL.	24" O.C.	L	BIOSWALE GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE GRASS
VINES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL./STAKED	-	M	FLOWERING VINE
PERIMETER PARKING SCREENING						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL.	30" O.C.	L	EVERGREEN GROUNDCOVER
	LIGUSTRUM JAPONICUM 'TEXANUM'	GLOSSY PRIVET	5 GAL.	36" O.C.	M	EVERGREEN HEDGE
	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE AUTUMN MOOR GRASS	1 GAL.	18" O.C.	M	ORNAMENTAL GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL.	36" O.C.	M	ORNAMENTAL GRASS
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	RHAMPHILEPIS INDICA 'BALLARINA'	BALLERINA INDIAN HAWTHORN	5 GAL.	36" O.C.	L	EVERGREEN SHRUB

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF LONG BEACH



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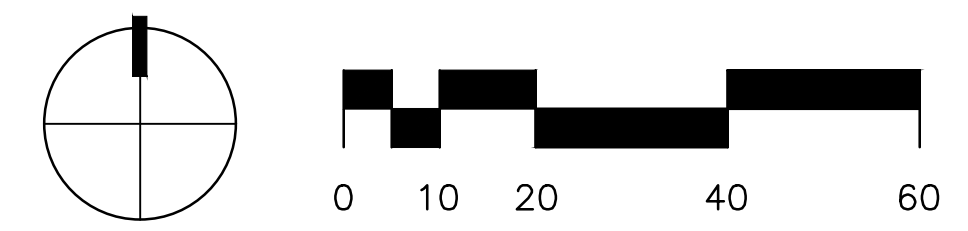
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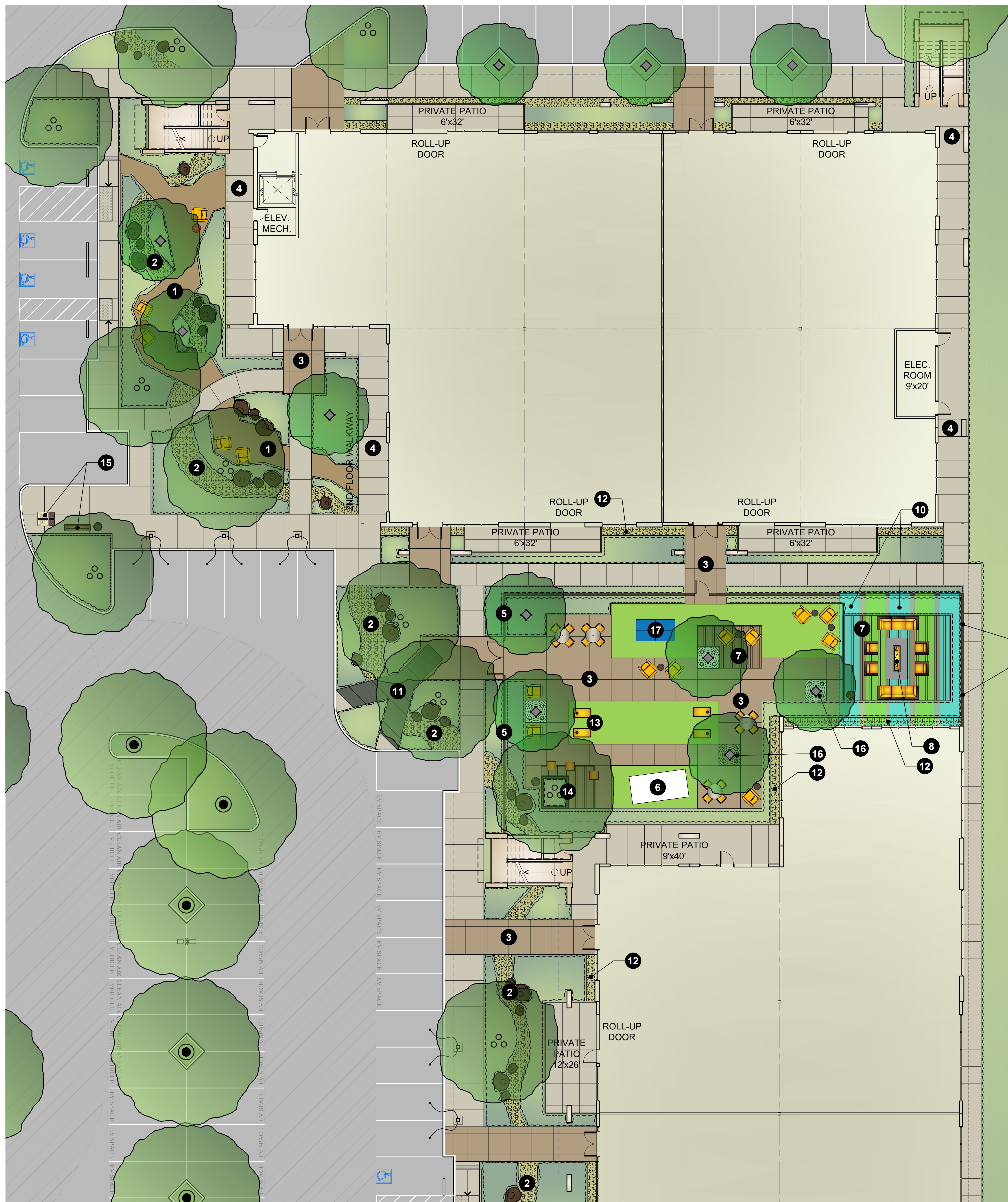
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PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. (MIN.)	WATER USE	DESCRIPTION
	OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX MULTI	8'H X 5'W X 4'C	M	ACCENT TREE
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	36" BOX MULTI	8'H X 5'W	L	FLOWERING TREE
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	8' H X 5' W	L	BROAD EVERGREEN SHADE CANOPY
	PINUS ELDARICA	AFGHAN PINE	24" BOX STD.	8' H X 5' W	L	EVERGREEN CONIFER

LEGEND

- 1 ANGULAR GRAVEL PATHWAY
- 2 CRUSHED ROCK RIBBON WITH BOULDERS
- 3 ENHANCED CONCRETE PAVING
- 4 COVERED CONCRETE WALK
- 5 BEACH FENCE
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- 7 FLUSH IPE DECK
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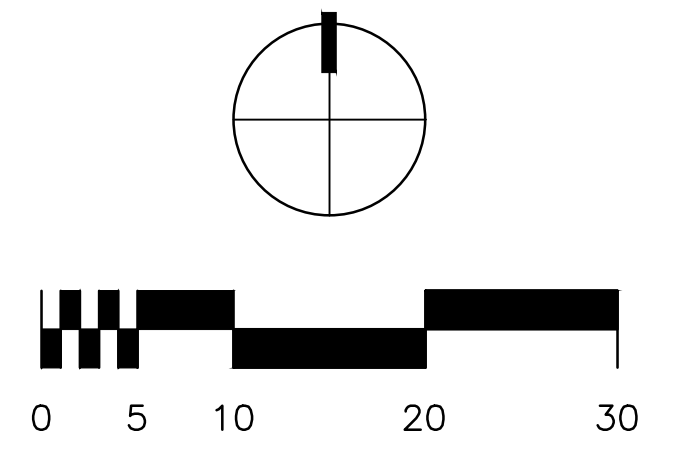
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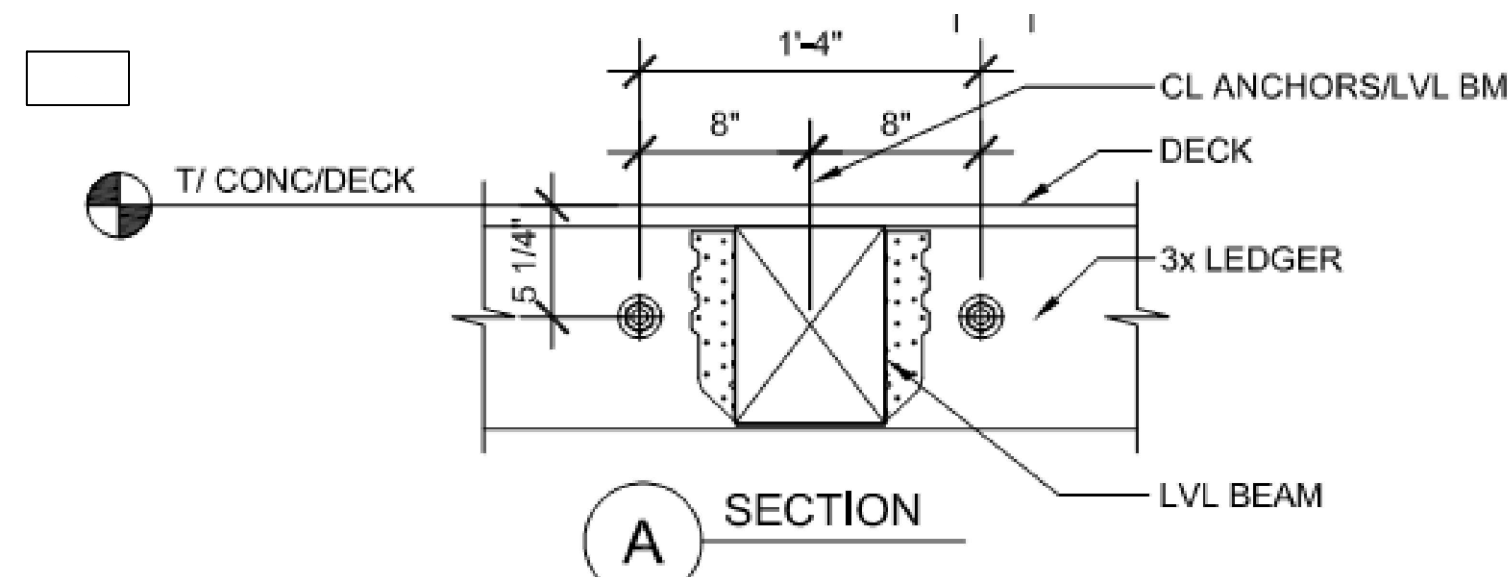
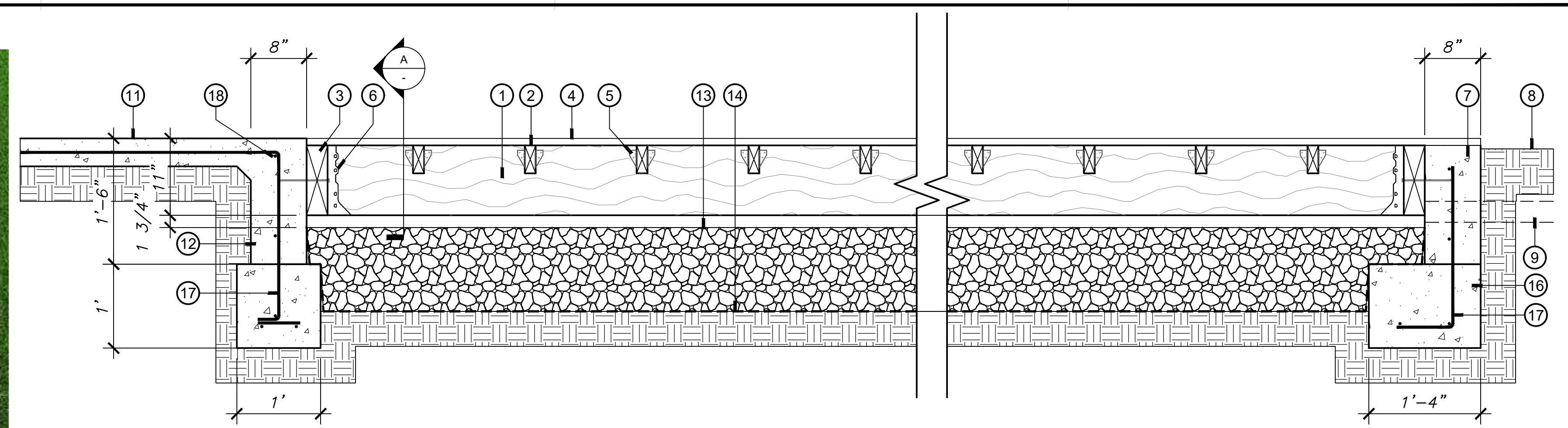
SHEET NAME
LANDSCAPE PLAN ENLARGMENT

NO.	DATE	DESCRIPTION
1	05/04/21	1ST ENTITLEMENT SUBMITTAL
2	08/31/21	2ND ENTITLEMENT SUBMITTAL

JOB NO:	20040
DATE ISSUED:	08/31/21
DRAWN BY:	RLA
CHECK BY:	RLA

SHEET NO:
L1.2





- LEGEND:
- NUMBER #1 GRADE 8"x10" ON END PRESSURE TREATED DOUGLAS FIR BEAM.
 - NUMBER #1 GRADE 2"x4" ON END DOUGLAS FIR JOISTS AT 18" O.C. MAX.
 - NUMBER #1 GRADE 3"x10" DOUGLAS FIR LEDGER. ATTACH LEDGER TO CONCRETE TURNDOWN WITH 3/4" DIA. STAINLESS STEEL THREADED RODS WITH WASHERS AND HILTI HIT-HY 200' ADHESIVE AT 18" O.C., PROVIDE MIN. 4" OF EFFECTIVE EMBEDMENT.
 - 5/4"x8" PRE-GROOVED CUMARU DECKING. CONNECT DECKING TO JOISTS WITH VINYL HIDDEN CLIP.
 - CUSTOM HOT DIPPED GALVANIZED JOIST TO BEAM CONNECTOR.
 - CUSTOM HOT DIPPED GALVANIZED HANGER. TYPICAL AT EACH BEAM TO LEDGER CONNECTION. PROVIDE (2) CONNECTORS AT EACH INTERSECTION. CONNECT WITH GALVANIZED STEEL HARDWARE.
 - CONCRETE RETAINING CURB
 - ADJACENT PLANTING AREA
 - 3" DIA. PERFORATED DRAINAGE PIPES AT +/- 48" O.C. BETWEEN BEAMS
 - FINISH GRADE.
 - FINISH SURFACE.
 - 12" DEEP LAYER OF 3/4" DRAINAGE GRAVEL.
 - SINGLE LAYER OF MIRAFI 140N FILTER FABRIC. OVERLAP SEAMS MIN. 12" AND SECURE WITH 12" LONG SOIL STAPLES AT 18" O.C. BOTH WAYS.
 - SECURE DECKING OVER WALL WITH HIDDEN MECHANICAL FASTENERS. SHIM BOTTOM OF DECK BOARD TO ENSURE TOP OF BOARD IS FLUSH WITH ADJACENT PAVING AND REMAINDER OF DECKING.
 - CONTINUOUS CONCRETE FOOTING
 - #4 BARS CONTINUOUS

- NOTES:
- PROVIDE LANDSCAPE ARCHITECT WITH (2) SETS OF STRUCTURAL ENGINEER SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - ALL DECKING WOOD TO BE #1 CONSTRUCTION GRADE OR BETTER.
 - ALL WOOD DECKING TO BE KILN-DRIED CUMARU. DECK SUBSTRUCTURE SHALL BE PRESSURE TREATED DOUGLAS FIR.
 - ALL HARDWARE TO BE HOT DIP GALVANIZED.
 - CONTRACTOR IS REQUIRED TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
 - FIELD VERIFY ACTUAL SITE CONDITION PRIOR TO SUBMITTING SHOP DRAWINGS AND STARTING WORK.
 - ENSURE DECK BOARDS ARE ANCHORED AT ENDS TO PREVENT UPLIFTING.
 - PROVIDE 3/8" MAX. SPACING BETWEEN DECK BOARDS AND VERTICAL SURFACES.
 - PROVIDE WATER-BASED SEALER PER OWNER'S DIRECTION.
 - MEMBER SIZE, REINFORCING, FOOTING DIMENSIONS, AND BASE INFORMATION ARE SHOWN FOR BID PURPOSES ONLY. COMPLY WITH STRUCTURAL DRAWINGS AND REQUIREMENTS NOTED IN THE GEOTECHNICAL SOILS REPORT.

(B) TYPICAL IPE WOOD DECK SECTION

SCALE: N.T.S.

TREES



OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE



ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE



RHUS LANCEA / AFRICAN SUMAC



PINUS ELДАРICA / AFGHAN PINE



PHOENIX DACTYLIFERA / DATE PALM



LOPHOSTEMON CONFERTUS / BRISBANE BOX

SHRUBS, SUCCULENTS, GRASSES & GROUND COVERS



DASYLIRION WHEELERI / DESERT SPOON



OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE DWARF OLIVE



RHAMNUS C. 'MOUND SAN BRUNO' / COFFEEBERRY



DIANELLA T. 'VARIEGATA' / VARIEGATED FLAX LILY



HESPERALOE PARVIFOLIA / RED YUCCA



LANTANA C. 'GOLD MOUND' / YELLOW LANTANA



MUHLENBERGIA C. 'REGAL MIST' / REGAL MIST PINK MUHLY



ACACIA COGNATA 'COUSIN ITT' / COUSIN ITT ACACIA



AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE



ALOE STRIATA / CORAL ALOE



CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH



DIANELLA 'CASSA BLUE' / CASSA BLUE FLAX LILY



SESLERIA 'GREENLEE' / GREENLEE MOOR GRASS



LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH



ALOE 'BLUE ELF' / BLUE ELF ALOE



LANTANA C. 'NEW GOLD' / NEW GOLD LANTANA



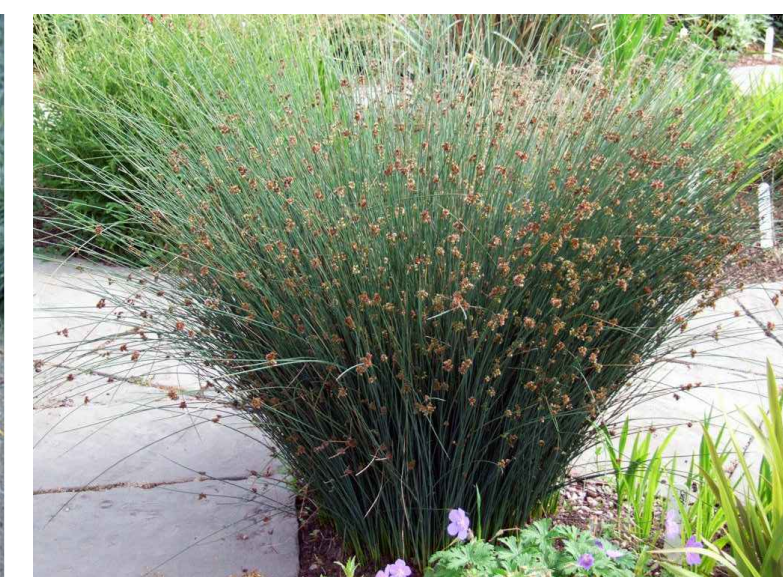
MYOPORUM PARVIFOLIUM 'PINK' / PROSTRATE MYOPORUM



CAREX PANSA / CALIFORNIA MEADOW SEDGE



CAREX TUMULICOLA / FOOTHILL SEDGE



JUNCUS PATENS / CALIFORNIA GRAY RUSH



DISTICTUS BUCCINATORIA / BLOOD RED TRUMPET VINE



CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM



LIGUSTRUM JAPONICUM 'TEXANUM' / GLOSSY PRIVET



RHAMPHILEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN

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CONSULTANT:

8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

PROFESSIONAL SEAL:

PROJECT TITLE
AIRWAY
AT DOUGLAS PARK
3810 & 3816 Slineman Court
Long Beach, California

DEVELOPER/APPLICANT:
URBANA DEVELOPMENT
Douglas Park Associates IV, LLC c/o
Urbana Real Estate Development, LLC
425 E. 4th Street, Unit C,
Long Beach, California

SHEET NAME
**PRELIMINARY
DETAILS AND
IMAGERY**

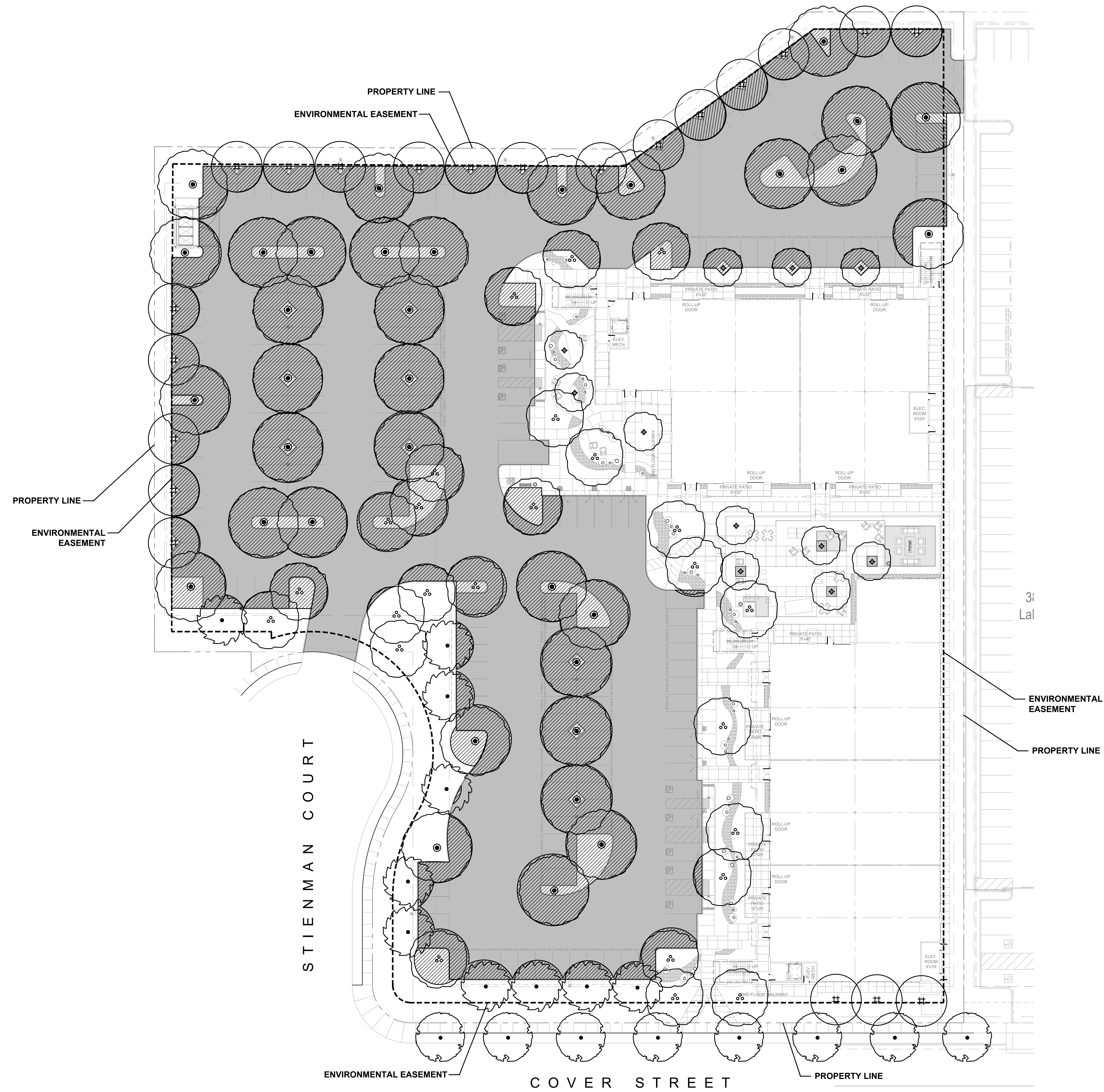
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L1.3

NO.	DATE	DESCRIPTION
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2	08/31/21	2ND ENTITLEMENT SUBMITTAL



JOB NO:	20040
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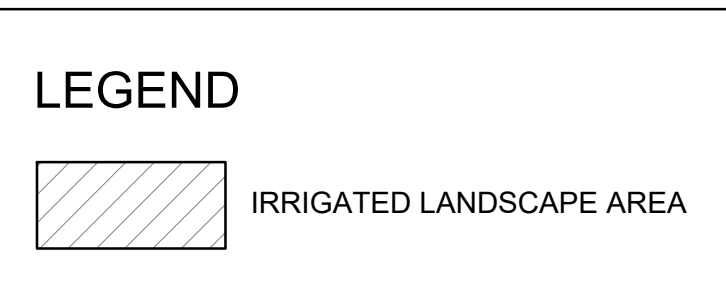
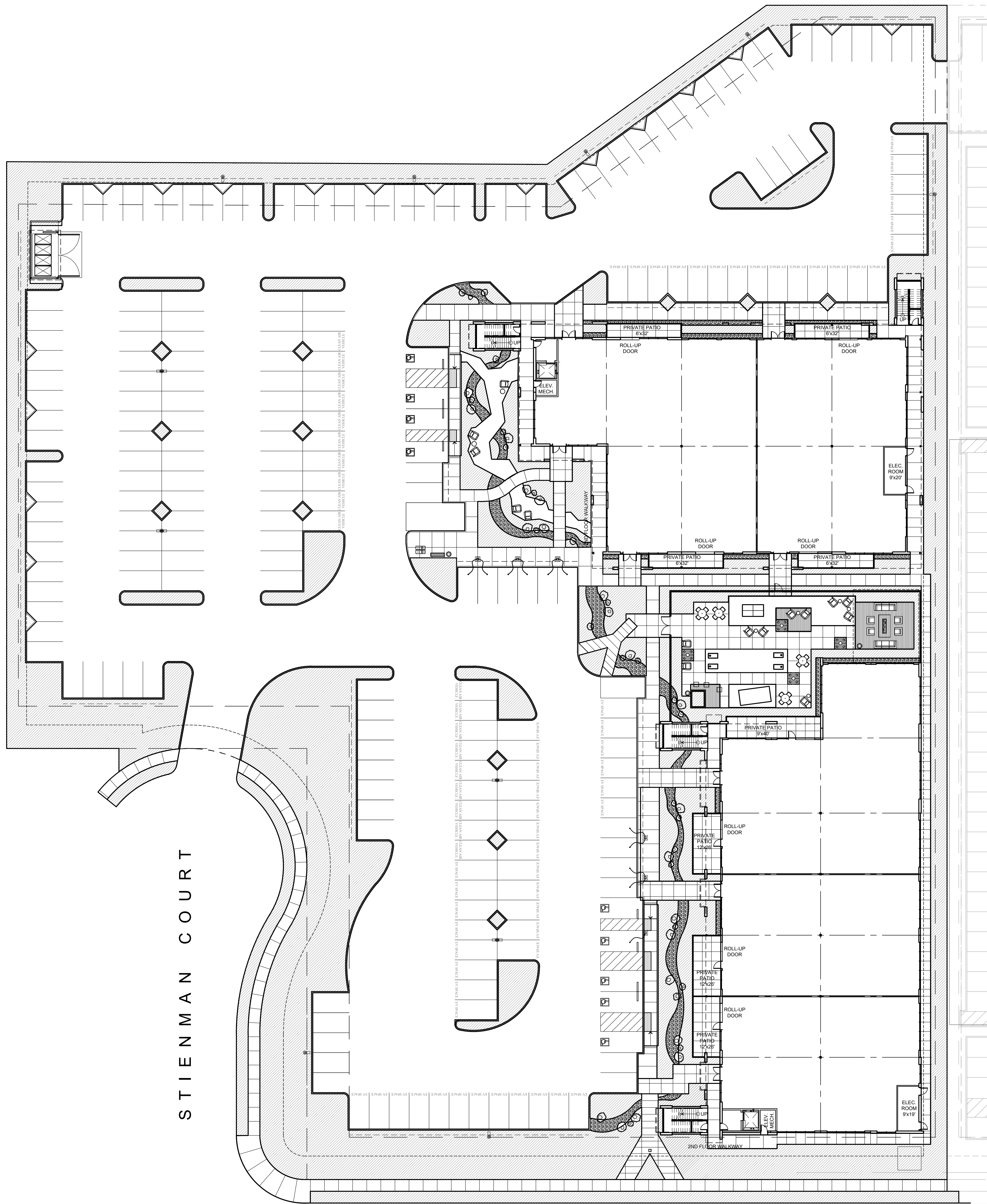
SHADE CALCULATION

TOTAL AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION	= 76,616 S.F.
TOTAL REQUIRED SHADE AREA AT PARKING AREA & ASSOCIATED CIRCULATION (40%)	= 38,308 S.F. (50%)
TOTAL AREA OF SHADE FROM TREES (TREES AT 5 YEARS MATURITY)	= 38,632 S.F.
TOTAL SHADED AREA	= 38,632 S.F. (50.4%)

SHADE AND PAVING LEGEND

	AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION
	SHADE PROVIDED BY TREES AT 5 YEARS GROWTH

NOTE:
1. TREE ROOT BALLS LOCATED IMMEDIATELY ADJACENT TO ENVIRONMENTAL EASEMENTS MUST BE PLANTED WITH ROOT BARRIER.



AB1881 WATER BUDGET CALCULATIONS
(CALCULATIONS SHOW THIS PROJECT TO BE IN COMPLIANCE WITH STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE "MWEL0")

Appendix A Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET ₀)	48.3	Project Type		Non-Residential	0.45		
Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method ¹	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³
Regular Landscape Areas							
1 - Shrub Drip (LOW)	0.2	Drip	0.81	0.25	16638	4108	123023
2 - Shrub Drip (MOD)	0.5	Drip	0.81	0.62	18835	11627	348168
				Totals	35473	15735	471191
Special Landscape Areas							
SLA-1	N/A				1	0	0
				Totals	0	0	0
						ETWU Total Gallons *	471,191
						Maximum Allowed Water Allowance (MAWA) Gallons *	478,024

* Hydrozone # / Planting Description e.g.
1) Drip Low water use planting
2) Spray Moderate water use planting
3) Tree Bubbler Moderate water use

* Irrigation Method
1) Overhead Spray
2) Drip
3) Rotary
4) Rotor
5) Bubbler

* Irrigation Efficiency
1) 0.73 for Spray Head
2) 0.81 for Drip
3) 0.73 Rotary
4) 0.73 Rotor
5) 0.77 Bubbler

* ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

* MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + (01-ETAF) x SLA]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	15735
Total Area	35473
Average ETAF	0.44

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	15735	(B+D)
Total Area	35473	(A+C)
Average ETAF	0.44	(B+D) ÷ (A+C)

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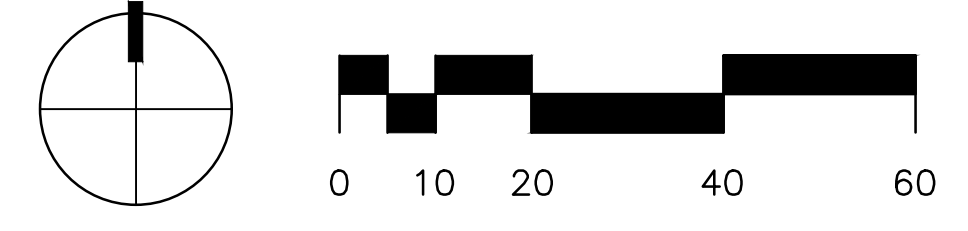
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SHEET NAME
PRELIMINARY WATER CONSERVATION PLAN & CALCULATIONS

NO.	DATE	DESCRIPTION
1	05/04/21	1ST ENTITLEMENT SUBMITTAL
2	08/31/21	2ND ENTITLEMENT SUBMITTAL

JOB NO: 20040
DATE ISSUED: 08/31/21
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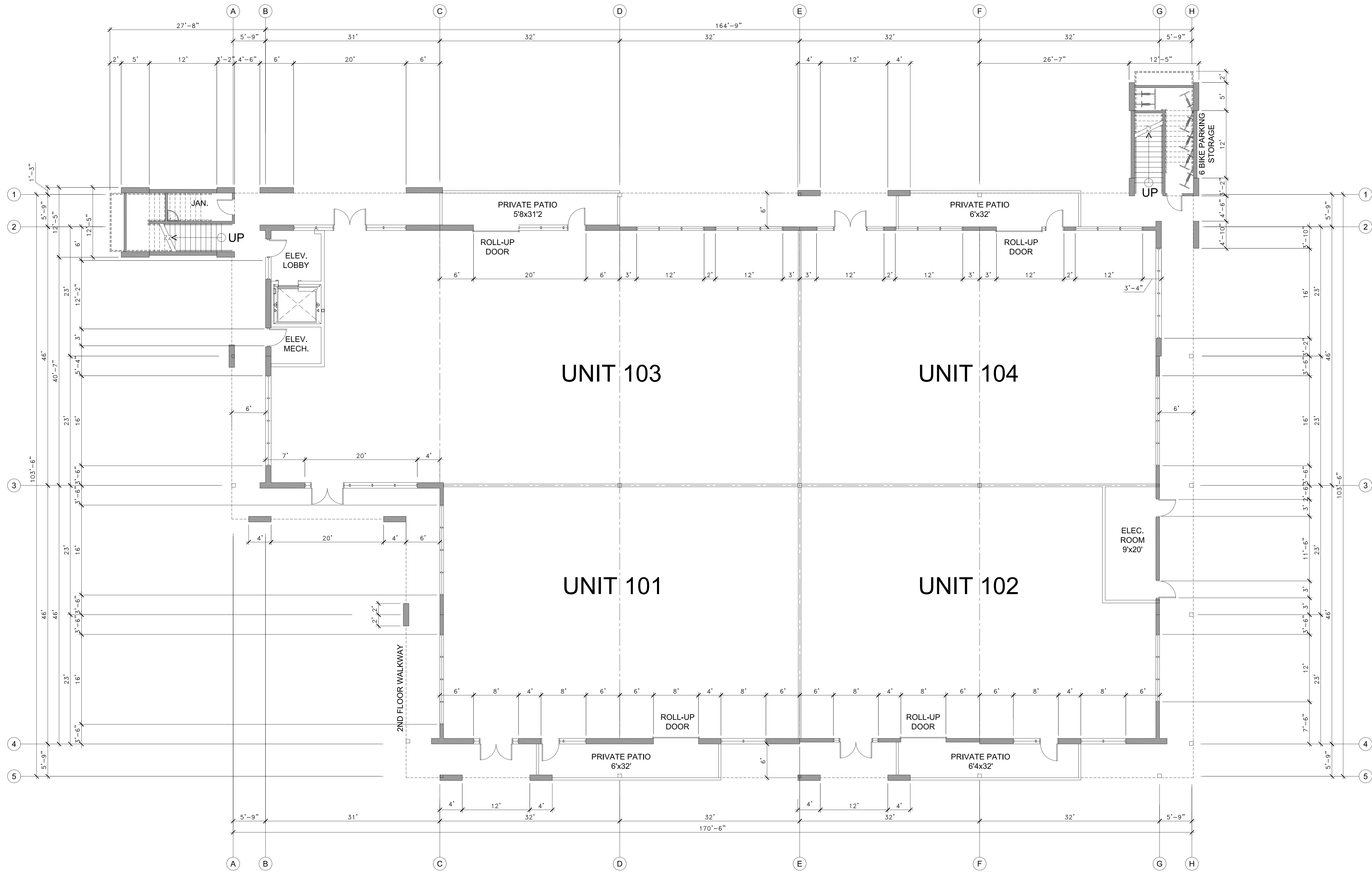


COVER STREET

STIENMAN COURT

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT TITLE
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SHEET NAME
**BUILDING 1
1ST FLOOR PLAN**

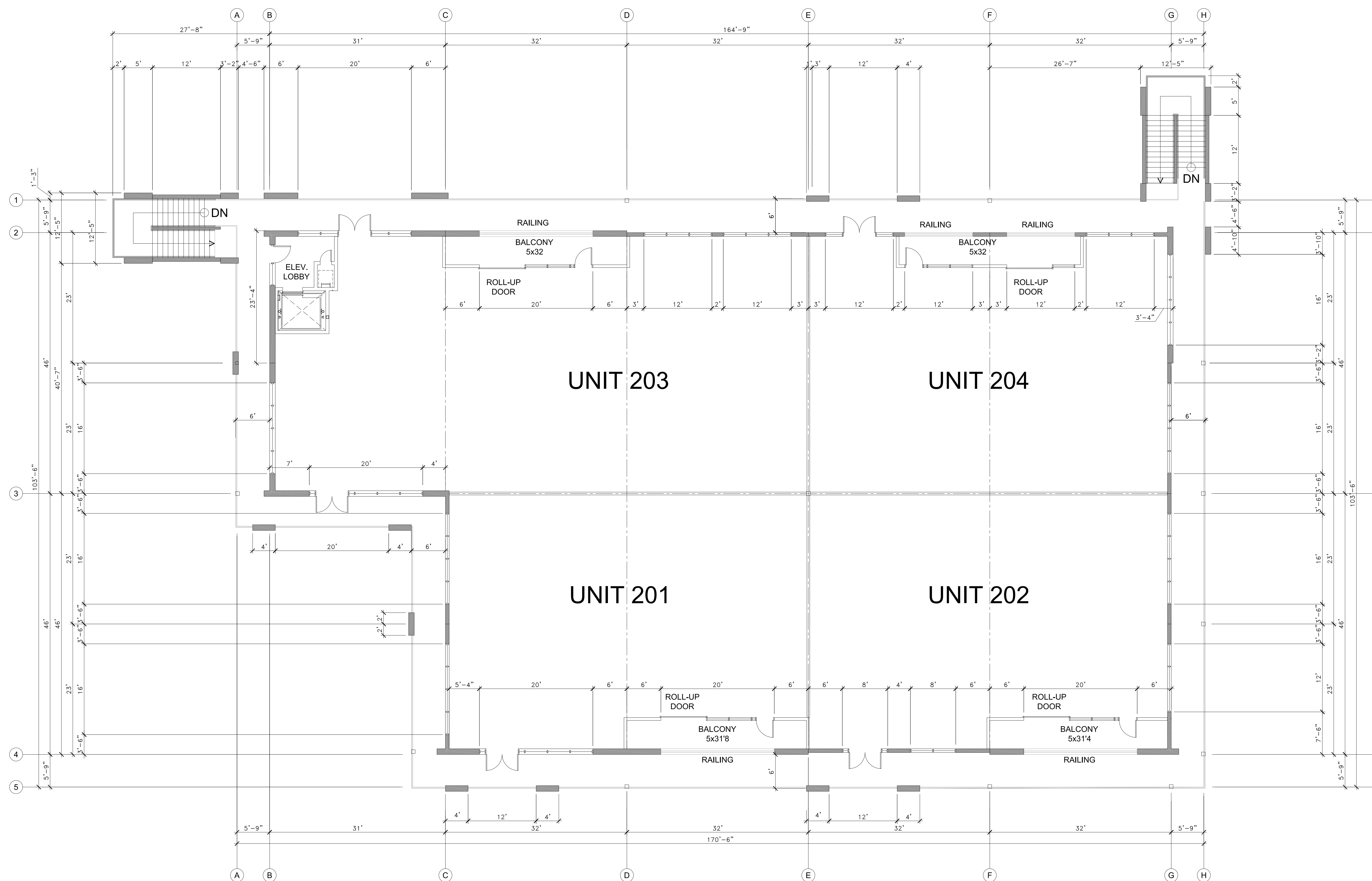
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05-19-21		1ST CSPPR SUBMITTAL
08-02-21		1ST SPR SUBMITTAL

JOB NO:	20040
DATE ISSUED:	04-02-21
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CONSULTANT:

PROFESSIONAL SEAL:



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DEVELOPER/APPLICANT:
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Long Beach, California

SHEET NAME
**BUILDING 1
2ND FLOOR PLAN**

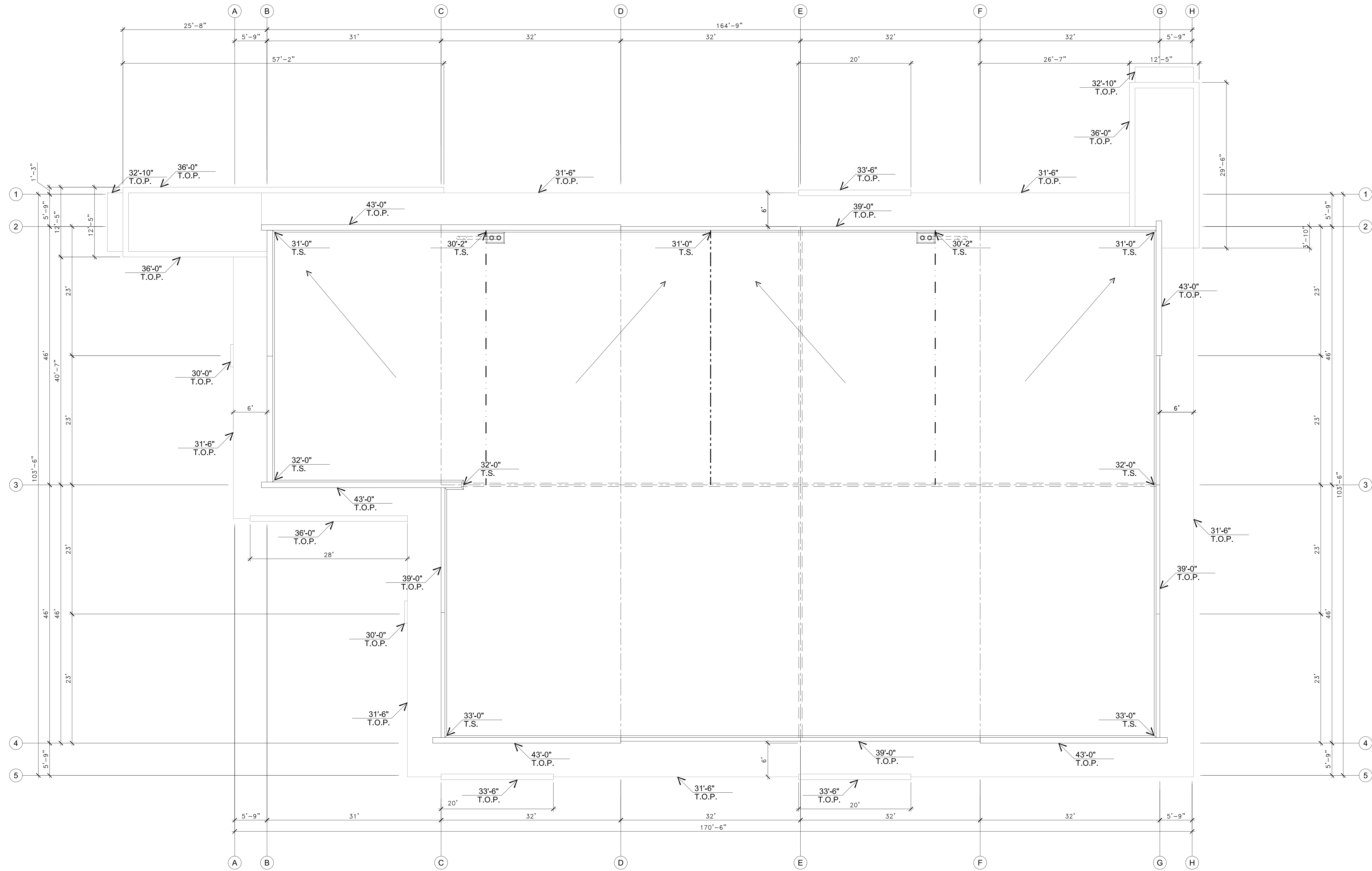
NO.	DATE	DESCRIPTION
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08-02-21		1ST SPR SUBMITTAL

JOB NO: 20040
DATE ISSUED: 04-02-21
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SHEET NO:
A-2.2

CONSULTANT:

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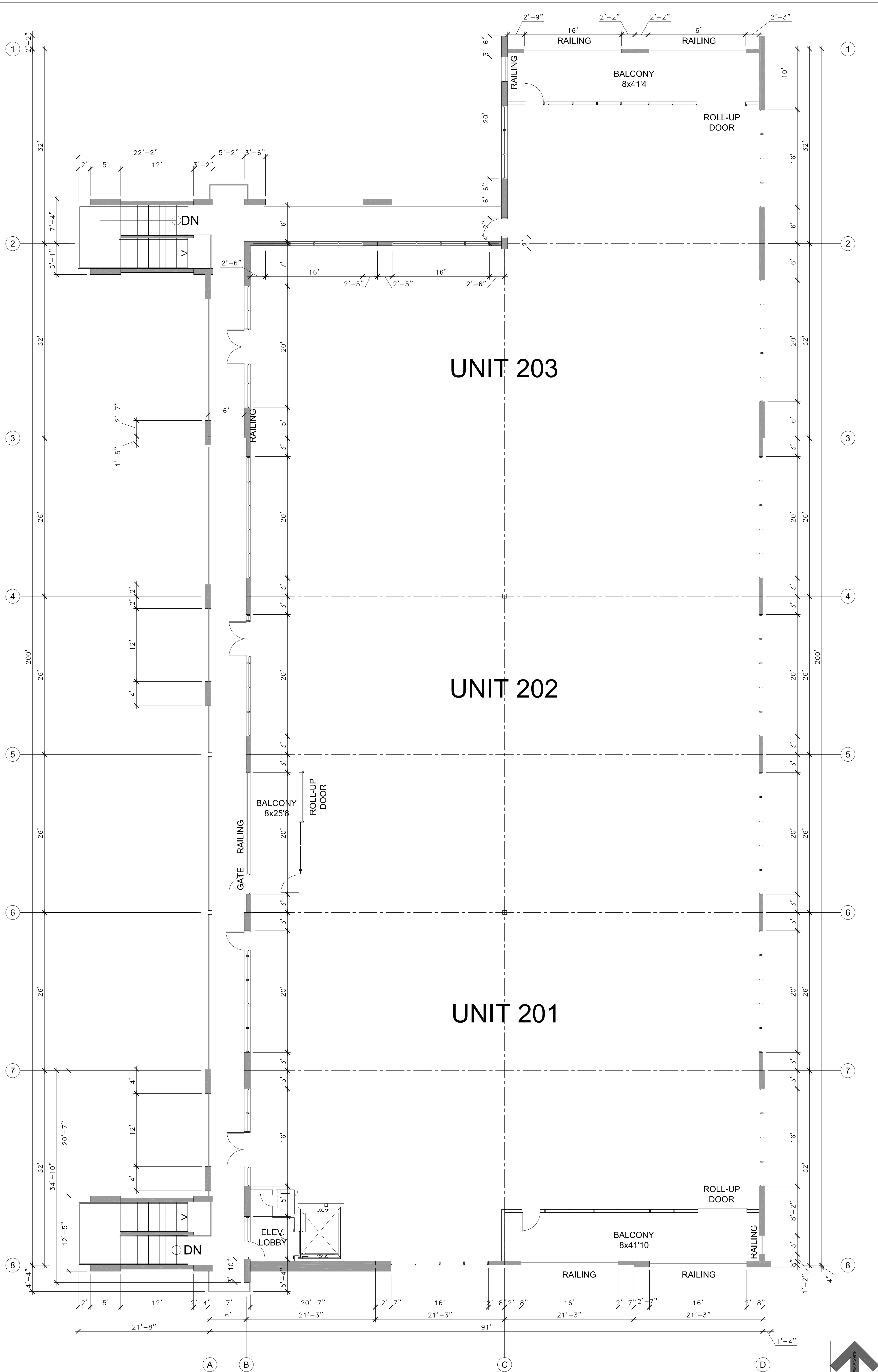
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SHEET NAME
**BUILDING 1
ROOF PLAN**

NO.	DATE:	DESCRIPTION:
05-19-21		1ST CSRP SUBMITTAL
08-02-21		1ST SPR SUBMITTAL

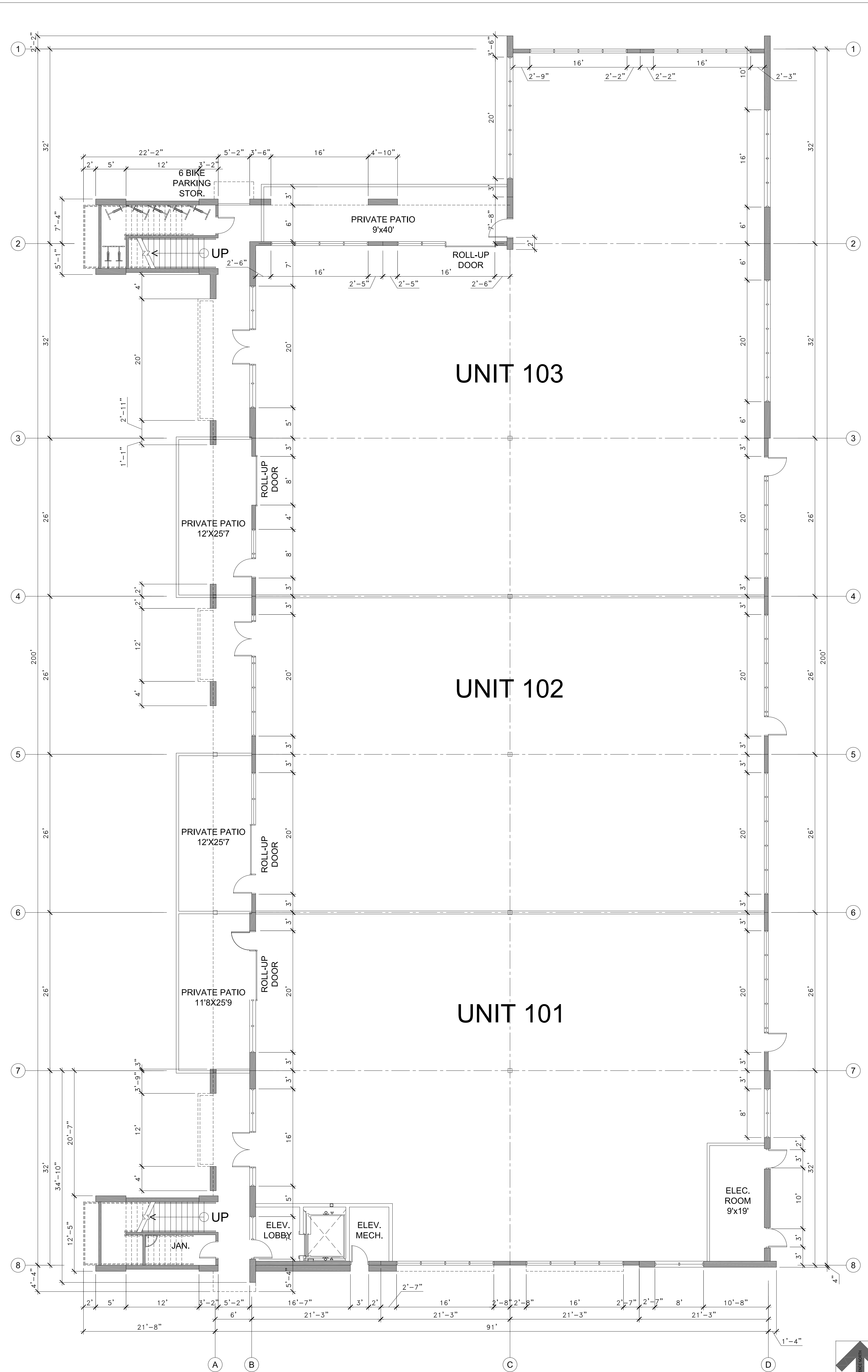
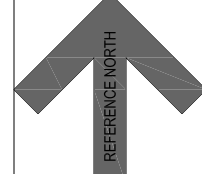
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DATE ISSUED:	04-02-21
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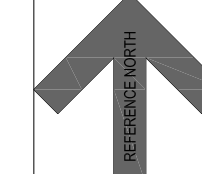
BUILDING 2 - SECOND FLOOR PLAN

SCALE
1/8"=1'-0"



BUILDING 2 - FIRST FLOOR PLAN

SCALE
1/8"=1'-0"



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DEVELOPER/APPLICANT:
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425 E. 4th Street, Unit C,
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SHEET NAME
**BUILDING 2
1ST & 2ND FLOOR PLAN**

NO.	DATE	DESCRIPTION
05-19-21		1ST CSRP SUBMITTAL
08-02-21		1ST SPR SUBMITTAL

JOB NO: 20040
DATE ISSUED: 04-02-21
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CHECK BY: CMH

SHEET NO:
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AT DOUGLAS PARK

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DEVELOPER/ APPLICANT:
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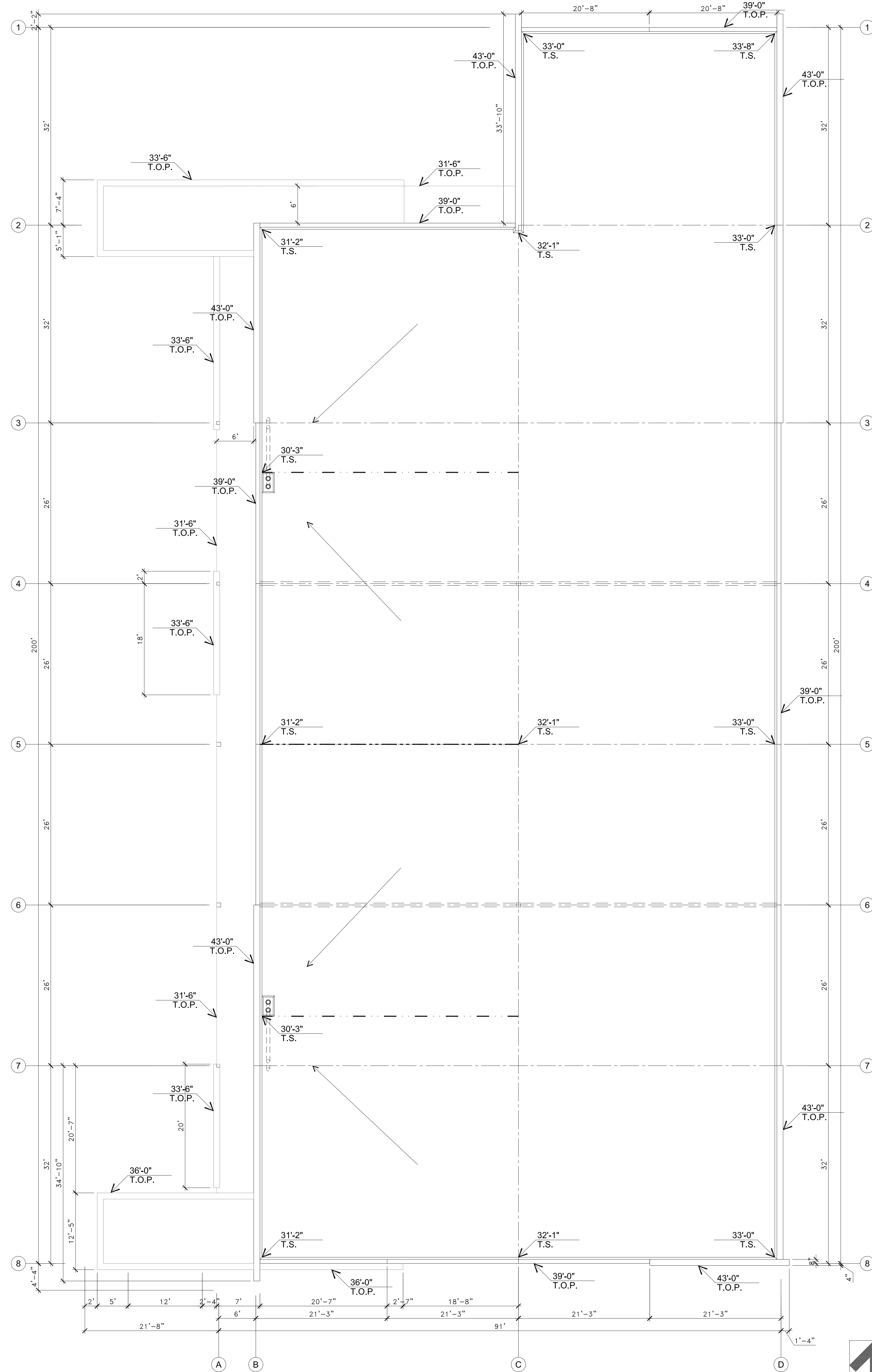
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Long Beach, California

SHEET NAME
**BUILDING 2
ROOF PLAN**

NO.	DATE:	DESCRIPTION:
	05-19-21	1ST CSPPR SUBMITTAL
	08-02-21	1ST SPR SUBMITTAL

JOB NO:	20040
DATE ISSUED:	04-02-21
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CHECK BY:	CMH

SHEET NO:
A-2.5



BUILDING 2 - ROOF PLAN

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



Building 1 - South-West View, Court Yard



Building 1 - North-West View



Building 1 - North Elevation

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PROJECT TITLE

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AT DOUGLAS PARK

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Long Beach, California

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URBANA DEVELOPMENT

Douglas Park Associates IV, LLC c/o
Urbana Real Estate Development, LLC

425 E. 4th Street, Unit C,
Long Beach, California

SHEET NAME

CONCEPTUAL
EXTERIOR RENDERING
BUILDING 1

NO. DATE DESCRIPTION

05-19-21	1ST CSPPR SUBMITTAL
08-02-21	1ST SPR SUBMITTAL

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DATE ISSUED:	04-02-21
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View from Corner of Cover St & Stineman Ave.



Building 2 - West Elevation View



Building 2 - West Elevation View

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CONCEPTUAL
EXTERIOR RENDERING
BUILDING 2

NO. DATE DESCRIPTION

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A-3.2



Court Yard View



Court Yard - Looking to East



Court Yard - Looking to East

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SHEET NAME

CONCEPTUAL
EXTERIOR RENDERING
COURTYARD

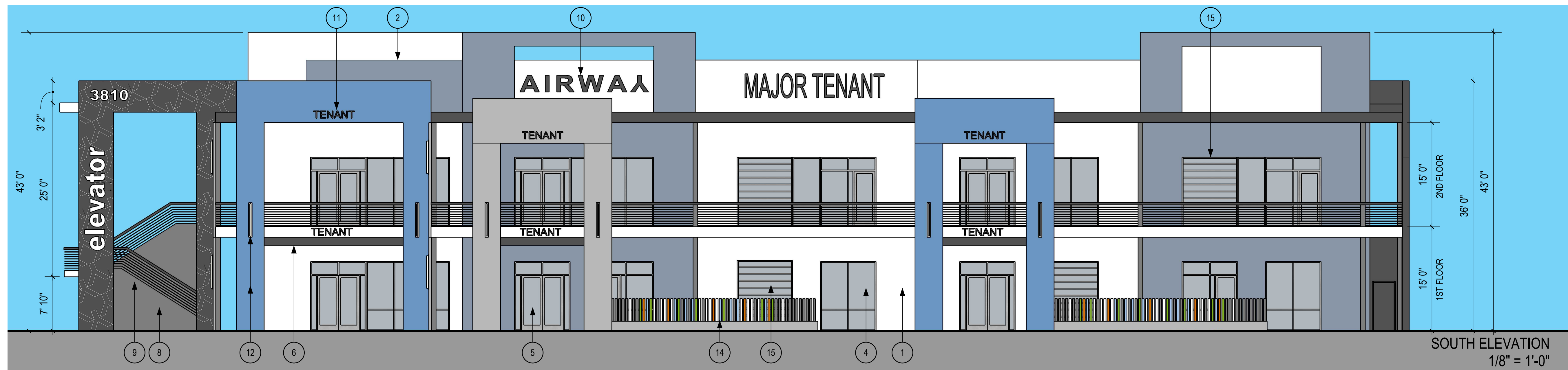
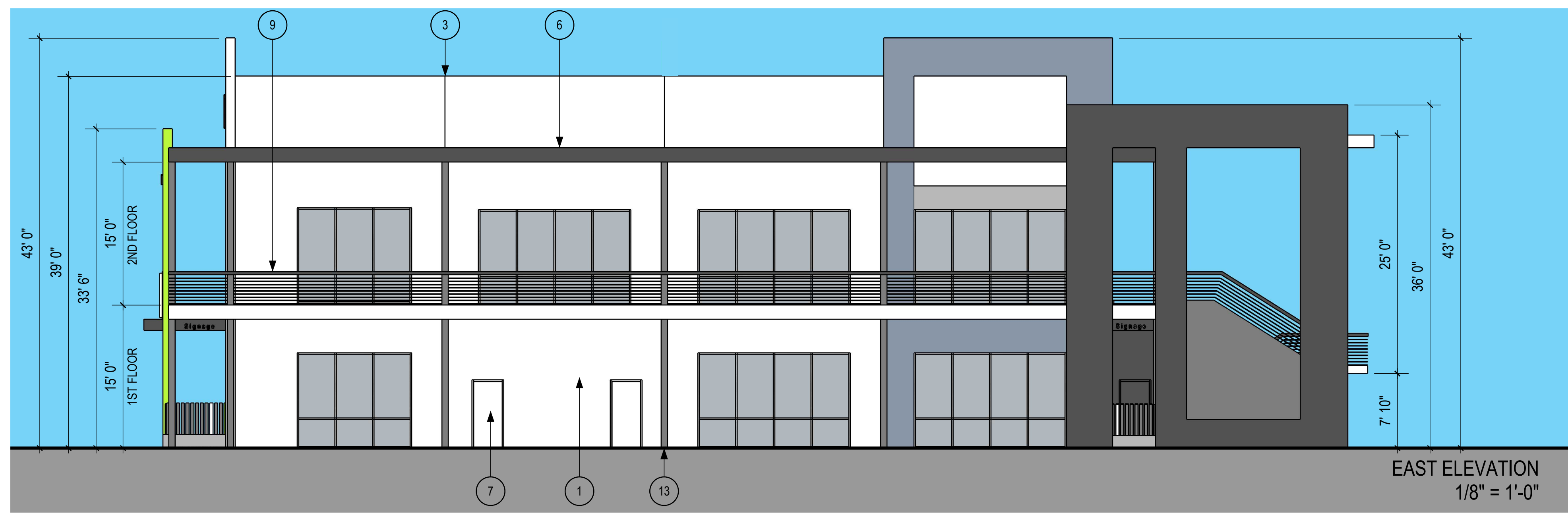
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SHEET NO:

A-3.3



KEYNOTES:

- ① CONCRETE TILT-UP WALL, PAINTED
- ② CONCRETE "V" GROOVES, PAINTED
- ③ CONCRETE PANEL JOINT, PAINTED
- ④ DUAL PANE CLEAR GLAZED, SET IN CLEAR ANODIZED FRAME
- ⑤ GLASS ENTRY DOORS
- ⑥ STEEL FRAMED CANOPY, PAINTED
- ⑦ HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT WALL
- ⑧ STAIRS
- ⑨ STEEL GUARDRAIL, PAINTED
- ⑩ BUILDING SIGNAGE
- ⑪ TENANT SIGNAGE
- ⑫ ENTRY ACCENT ARCHWAY, WITH DECORATIVE WALL SCENCE
- ⑬ STEEL POST, PAINTED
- ⑭ OUTDOOR PRIVATE PATIO, 38" HIGH MULTI-COLORED PRIVATE PICKET FENCE W/ AN 16" HIGH CONCRETE CURB BASE
- ⑮ ROLL-UP GLASS DOOR
- ⑯ PAINT GRAPHICS ON ELEVATOR/STAIR STRUCTURES

LEGEND:

- FIELD PAINT - A WHITE
- FIELD PAINT - B BLUE
- ACCENT PAINT - C LIGHT BLUE
- ACCENT PAINT - D LIGHT GRAY
- ACCENT PAINT - E MIDDLE GRAY
- ACCENT PAINT - F DARK GRAY
- ACCENT PAINT - G GREEN
- ACCENT PAINT - H ORANGE
- METAL PANEL - J BLACK COLOR
- PAINT FENCE MIX OF PAINT A,C & E
- PAINT GRAPHICS - K



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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE
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3810 & 3816 Stineman Court
Long Beach, California

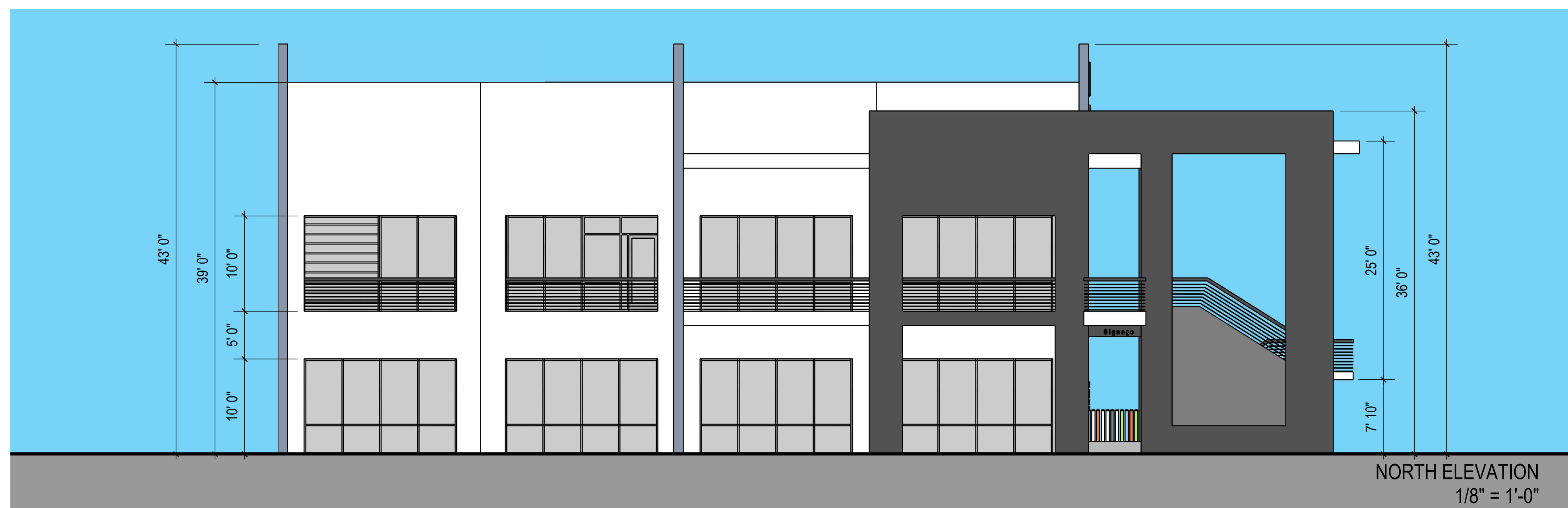
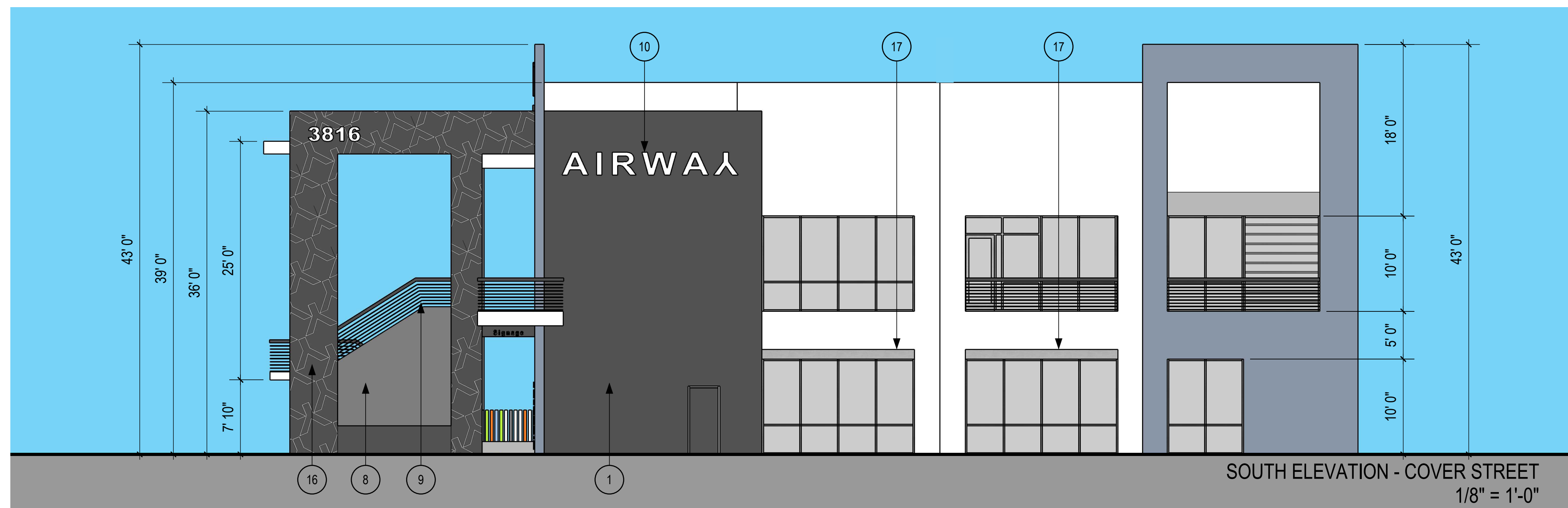
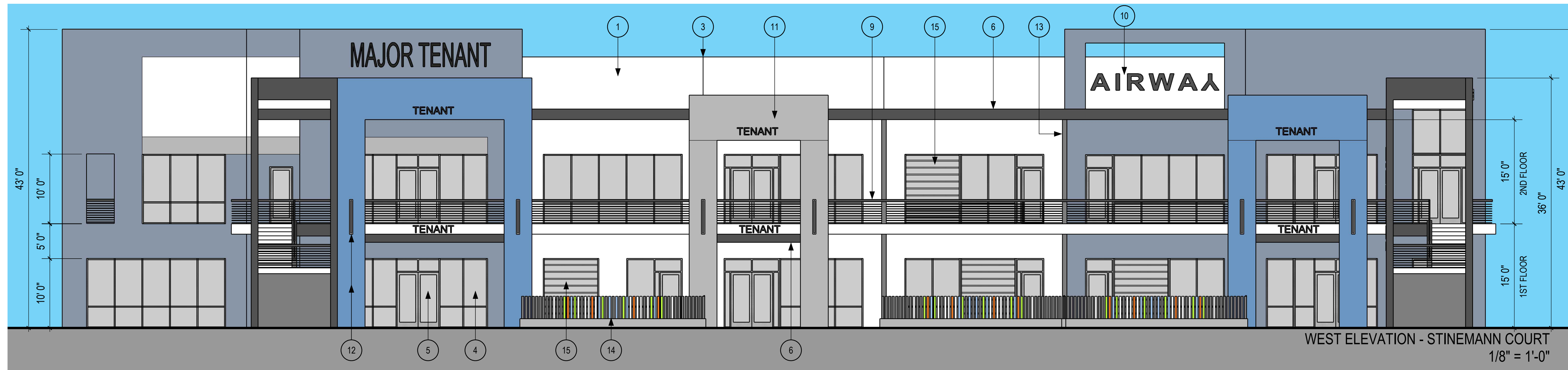
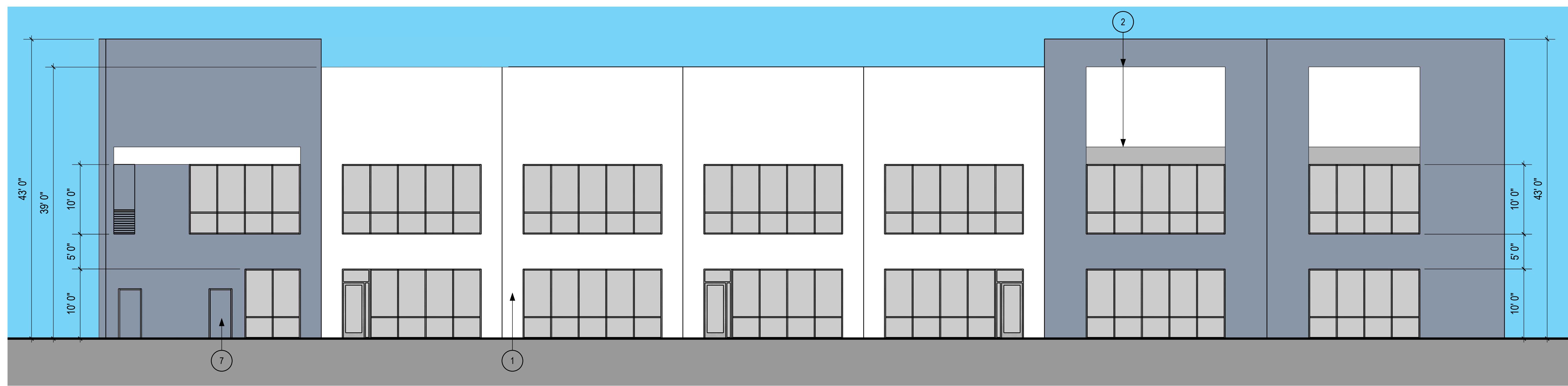
DEVELOPER/ APPLICANT:
URBANA DEVELOPMENT
Douglas Park Associates IV, LLC c/o
Urbana Real Estate Development, LLC
425 E. 4th Street, Unit C,
Long Beach, California

SHEET NAME
**BUILDING 1
EXTERIOR ELEVATIONS**

NO:	DATE:	DESCRIPTION:
05-19-21	05-19-21	1ST CSPPR SUBMITTAL
09-02-21	09-02-21	1ST SPR SUBMITTAL

JOB NO: 20040
DATE ISSUED: 04-02-21
DRAWN BY: CMH
CHECK BY: CMH

SHEET NO:
A-3.4



KEYNOTES:

- ① CONCRETE TILT-UP WALL, PAINTED
- ② CONCRETE "V" GROOVES, PAINTED
- ③ CONCRETE PANEL JOINT, PAINTED
- ④ DUAL PANE CLEAR GLAZED, SET IN CLEAR ANODIZED FRAME
- ⑤ GLASS ENTRY DOORS
- ⑥ STEEL FRAMED CANOPY, PAINTED
- ⑦ HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT WALL
- ⑧ STAIRS
- ⑨ STEEL GUARDRAIL, PAINTED
- ⑩ BUILDING SIGNAGE
- ⑪ TENANT SIGNAGE
- ⑫ ENTRY ACCENT ARCHWAY, WITH DECORATIVE WALL SCOSCE
- ⑬ STEEL POST, PAINTED
- ⑭ OUTDOOR PRIVATE PATIO, 38" HIGH MULTI-COLORED PRIVATE PICKET FENCE W/ AN 16" HIGH CONCRETE CURB BASE
- ⑮ ROLL-UP GLASS DOOR
- ⑯ PAINT GRAPHICS ON ELEVATOR/STAIR STRUCTURES
- ⑰ CLEAR ANODIZED ALUMINUM EYEBROW, 12" DEEP

LEGEND:

- FIELD PAINT - A WHITE
- FIELD PAINT - B BLUE
- ACCENT PAINT - C LIGHT BLUE
- ACCENT PAINT - D LIGHT GRAY
- ACCENT PAINT - E MIDDLE GRAY
- ACCENT PAINT - F DARK GRAY
- ACCENT PAINT - G GREEN
- ACCENT PAINT - H ORANGE
- METAL PANEL - J BLACK COLOR
- PAINT FENCE MIX OF PAINT A,C & E
- PAINT GRAPHICS - K
- METAL PANEL - L



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DEVELOPER/ APPLICANT:
URBANA DEVELOPMENT

Douglas Park Associates IV, LLC c/o
Urbana Real Estate Development, LLC
425 E. 4th Street, Unit C,
Long Beach, California

SHEET NAME
**BUILDING 2
EXTERIOR ELEVATIONS**

NO.	DATE:	DESCRIPTION:
	05-19-21	1ST CSPPR SUBMITTAL
	09-02-21	1ST SPR SUBMITTAL

JOB NO: 20040
DATE ISSUED: 04-02-21
DRAWN BY: CMH
CHECK BY: CMH

SHEET NO:
A-3.5