



RIVER WALK

LONG BEACH, CA

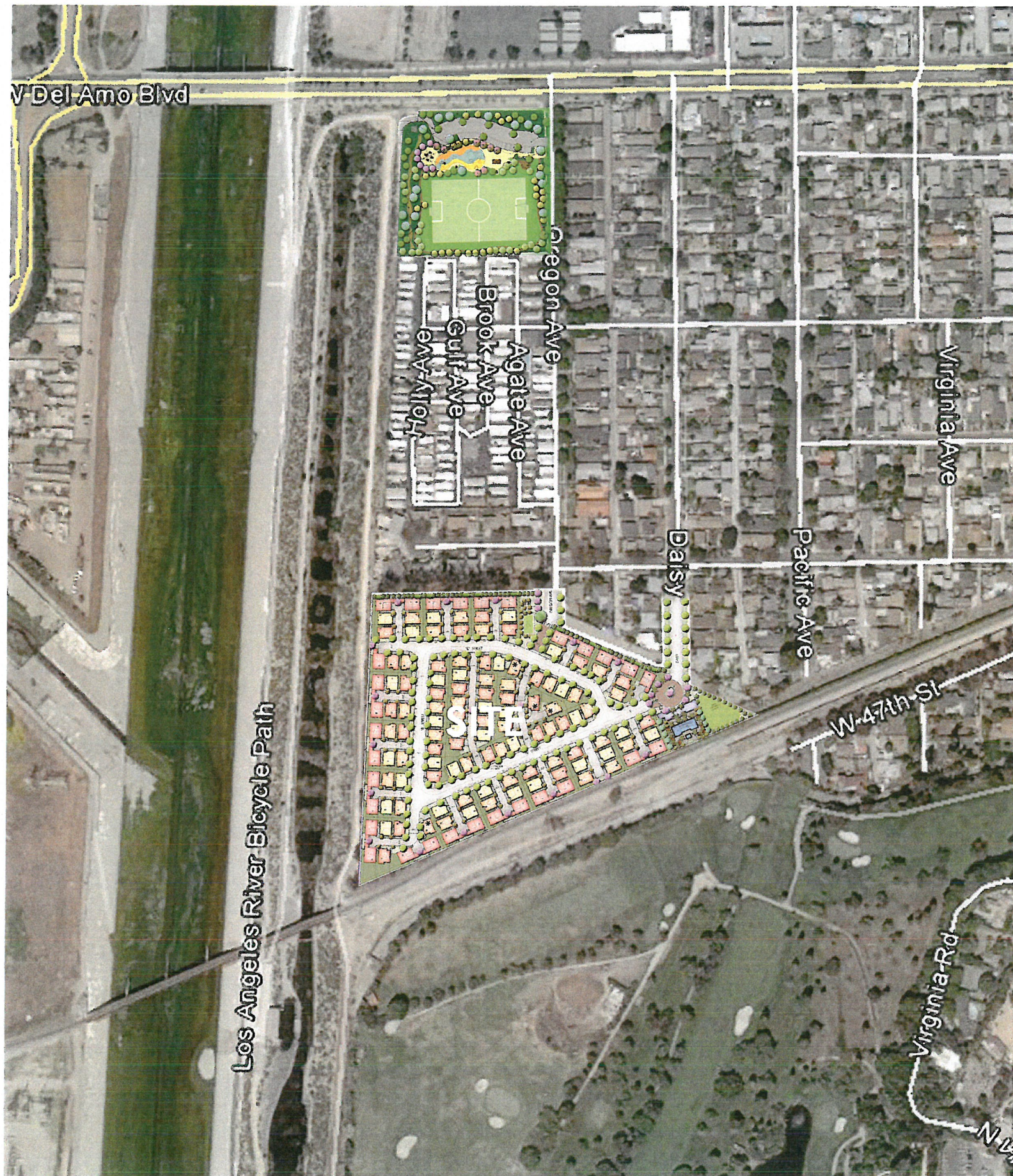
DATE: 10-03-14
UA JOB # 13-091



REC CENTER

CLIENT REVIEW SUBMITTAL
Sheet no.

CS



PROJECT SUMMARY:

- NET AREA : 460,092 s.f. (10.56 ACRES)
- TOTAL NUMBER OF UNITS: 131
- NET DENSITY (131 units / 10.56 acres) = 12.4 du/ac
- 1ST FLOOR BLDG. FOOTPRINT:
 - Plan 1: (1,450 s.f. x 30 units) = 43,500 s.f.
 - Plan 2: (1,125 s.f. x 31 units) = 34,875 s.f.
 - Plan 3: (1,126 s.f. x 35 units) = 39,410 s.f.
 - Plan 4: (1,119 s.f. x 35 units) = 39,165 s.f.
 - Rec Center. + Lift Station = 2,130 s.f.
 - Total Bldg Footprint Area = 159,080 s.f.
- LOT COVERAGE = (159,080 s.f. / 460,092 s.f.) = 35%
- INTERIOR STREET: 34' Curb to Curb (26' clear) (w/ Parking on 1 side)
- ALLEY DRIVE: 20' min. (w/ 6' apron)
- GARAGE TO GARAGE: 32' (Door to door)
- (H.O.A. MAINTAINED AREAS)
 - 1. REC. AREA: 21,354 overall s.f. (15,116 s.f.)
 - a. (REC. AMENITIES) (6,238 s.f.)
 - b. (REC. TURF AREA) 6,600 s.f.
 - 2. TOT LOT AREA: 48,242 s.f.
 - 3. LANDSCAPE AREAS: 48,242 s.f.
- LANDSCAPE / OPEN SPACE AREA:
 - TOTAL PRIVATE LANDSCAPE AREA = 81,745 S.F.
 - TOTAL H.O.A. LANDSCAPE AREA = 76,196 S.F.
 - TOTAL LANDSCAPE / OPEN SPACE AREA = 157,941 S.F. (34%)

PLAN SUMMARY

- UNIT MIX:
- PLAN 1: 30 Units TOTAL
 - PLAN 2: 31 units TOTAL
 - PLAN 3: 35 units TOTAL
 - PLAN 4: 35 units TOTAL
- TOTAL: 131 UNITS

PARKING SUMMARY

- Garage Parking:
- PLAN 1: (2-car) x 30 units = 60
 - PLAN 2: (2-car) x 31 units = 62
 - PLAN 3: (2-car) x 35 units = 70
 - PLAN 4: (2-car) x 35 units = 70
 - Total Garage spaces = 262 (2.00 / unit)
- GUEST PARKING:
- Total guest spaces: (8'x20' parallel space) = 40 (.3 / unit)
- TOTAL = 302 Spaces (2.3 spaces / unit)

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LANDSCAPE & IRRIGATION NOTES:

- LANDSCAPE SHALL BE DESIGNED, DOCUMENTED, INSTALLED AND MAINTAINED IN CONFORMANCE TO THE GUIDELINES FOR IMPLEMENTATION OF THE CITY OF LONG BEACH EFFICIENT LANDSCAPE REGULATIONS.
- ANY TREE WITHIN 5 FEET OF HARDSCAPE AREA SHALL RECEIVE ROOT CONTROL BARRIERS.
- ALL PLANTER AREAS SHALL RECEIVE 2" LAYER OF TOP MULCH.
- AUTOMATIC IRRIGATION CONTROLLERS WITH SOIL MOISTURE SENSORS / RAIN SENSORS SHALL BE UTILIZED.
- THE LANDSCAPE DESIGN AND WATER USE CALCULATIONS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE GUIDELINES FOR IMPLEMENTATION OF THE CITY OF LONG BEACH EFFICIENT LANDSCAPING REGULATIONS AND CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.304.1.

SHRUB LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	G.C. SPACING
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	2'-6"
AECONIUM ARBOREUM 'ZWARZKOP'	AECONIUM	5 GAL	2'-6"
ALOE STROICA	CORAL ALOE	5 GAL	2'-6"
ANIGOSANTHOS BUSH PEARL	DWARF PINK KANGAROO PAW	5 GAL	3'-0"
ANIGOSANTHOS BUSH SUNSET	DWARF RED KANGAROO PAW	5 GAL	3'-0"
ANIGOSANTHOS BUSH YELLOW	DWARF YELLOW KANGAROO PAW	5 GAL	3'-0"
CESTIS BRILLIANCE	ROCK ROSE	2 GAL	2'-6"
DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-6"
GREVILLEA JUNIPERA 'MOONGLOW'	JUNIPER GREVILLEA	5 GAL	3'-0"
LAVANDULA STOECHAS 'OTTO GJAST'	SPANISH LAVENDER	5 GAL	2'-6"
LEUCOSPHEMUM CORDEIFOLIUM 'FLAME SPIKE'	PHOENIX	5 GAL	3'-0"
LYCOPOLIUM PERZEI	SEA LAVENDER	1 GAL	2'-0"
MYOPORIUM PARRYFOLIUM	NCH	1 GAL	3'-6"
PHORADENDRUM MARGARET JONES	NEW ZEALAND FLAX	5 GAL	3'-0"
BITTOSPORUM TOBIIRA 'CREAM DE MINT'	TOBIIRA	5 GAL	3'-0"
PENSTEMON SETACEUM RUBRUM	FOUNTAIN GRASS	5 GAL	3'-0"
IMPATIENS LAMBELLATA MINOR	NCH	5 GAL	3'-0"
SALVIA LUCICANTHA	MEXICAN BLUE SAGE	5 GAL	2'-6"
SALVIA MICROPHYLLA 'HOT LIPS'	NCH	5 GAL	2'-6"
STACHYS BYZANTINA	LAMPS EAR	5 GAL	2'-0"
STIPA ARUNDINACEA	PHOENIX TAIL GRASS	5 GAL	3'-0"

TREE LEGEND

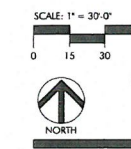
BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY
I - STREET TREE (LOOP STREET)				
CUPANOPSIS ANACARDIODES	CARROT WOOD	24" BOX	STREET TREE	105
BALHINIA BLAKEANA	HONG KONG ORCHID TREE	24" BOX	STREET TREE	
II - BUFFER TREE				
PINUS ELDERICA	AFGHAN PINE	48" BOX	VERTICAL SCREEN TREE	72*
LOPHOSTEMON CONFERTUS	BREBANE BOX	48" BOX	VERTICAL SCREEN TREE	*
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	36" BOX	VERTICAL SCREEN TREE	33
III - FOCAL TREE				
MAGNOLIA G. LITTLE GEM	LITTLE GEM MAGNOLIA	24" BOX	PASEO TREE	30
LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	ALLEY TERMINUS TREE	
IV - ALLEY/ACCENT TREE				
CERCIS CANADENSIS 'CHIAKOMAW'	EASTERN REDBUD	24" BOX	PASEO TREE	116
LAGERSTROEMIA 'MUSKOGEE'	CRAPE MYRTLE	24" BOX	ALLEY TERMINUS TREE	
LIGUSTRUM JAPONICUM 'TEXANUM'	WAX-LEAF PRIVET	15 GAL	FOUNDATION TREE	
V - RECREATION CENTER TREE				
PHOENIX DAUGHTER	DATE PALM	18 FT	B.T.H.	21
MAGNOLIA G. LITTLE GEM	LITTLE GEM MAGNOLIA	24" BOX	PASEO TREE	9
VI - EXISTING TREE				
EUCALYPTUS	EUCALYPTUS			1

TOTAL PLANTED TREES: 387

* NOTE - COMBINED TOTAL OF PINUS ELDERICA AND LOPHOSTEMON CONFERTUS

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RIVER WALK
 LONG BEACH, CA
 DATE: 10/03/2014
 UA JOB # 13-091



CONCEPTUAL LANDSCAPE PLAN

Entitlement Set
 Sheet no.
L-1



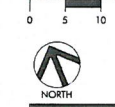
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RIVER WALK
LONG BEACH, CA
DATE: 10-03-14
UA JOB # 13-091



SCALE: 1" = 10'-0"



CONCEPTUAL LANDSCAPE PLAN
- REC CENTER

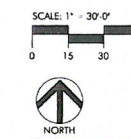
CLIENT REVIEW SUBMITTAL
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FENCE & WALL LEGEND	
DETAIL A	6'-6" HIGH PROJECT THEME PLASTER & WALL
DETAIL A	4'-0"/3'-0" HIGH CALL BOX & PROJECT SIGNAGE WALL
DETAIL B	6'-6" HIGH ONE-SIDED SPLIT-FACE BLOCK WALL (TWO-SIDED SPLIT-FACE WHERE SPECIFIED ON PLAN)
DETAIL C	6'-0" HIGH VINYL FENCE & GATE
DETAIL D	6'-0" HIGH TUBULAR STEEL FENCE & GATE
DETAIL E	6'-0" HIGH TUBULAR STEEL EMERGENCY ACCESS GATE
DETAIL F	6'-0" HIGH TWO-SIDED SPLIT-FACE BLOCK WALL
DETAIL G	8'-0" HIGH ONE-SIDED SPLIT-FACE BLOCK WALL
DETAIL H	8'-0" HIGH TUBULAR STEEL FENCE

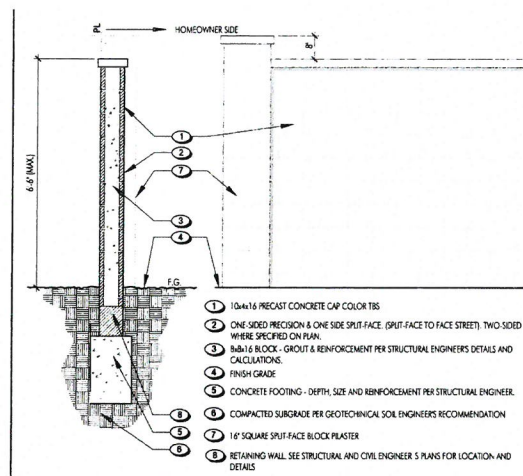
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RIVER WALK
 LONG BEACH, CA
 DATE: 10-03-14
 UA JOB # 13-091

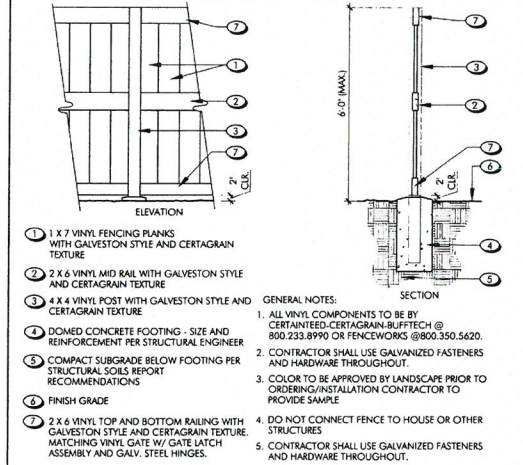


CONCEPTUAL FENCE & WALL PLAN

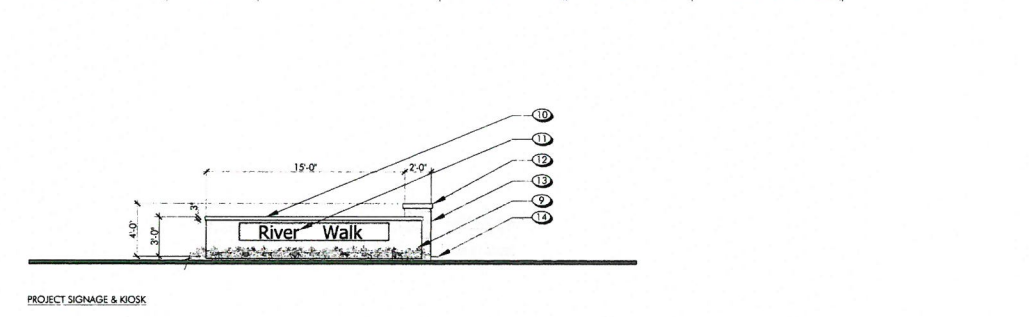
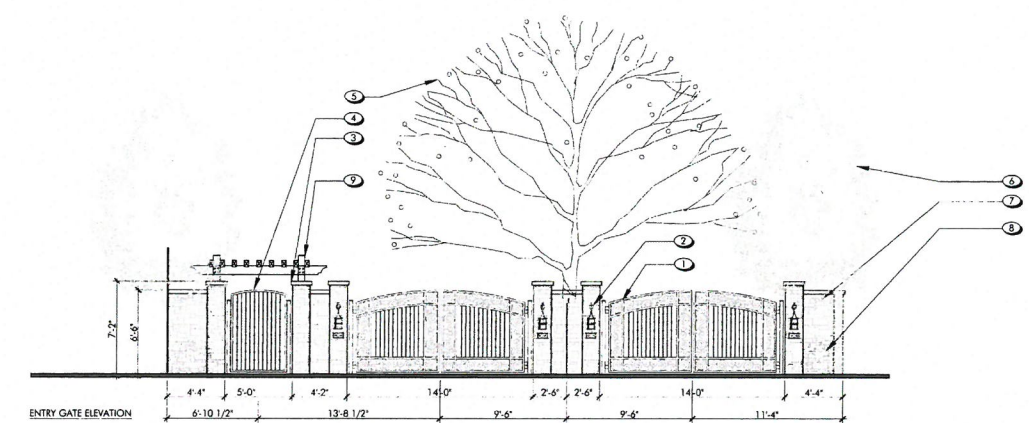
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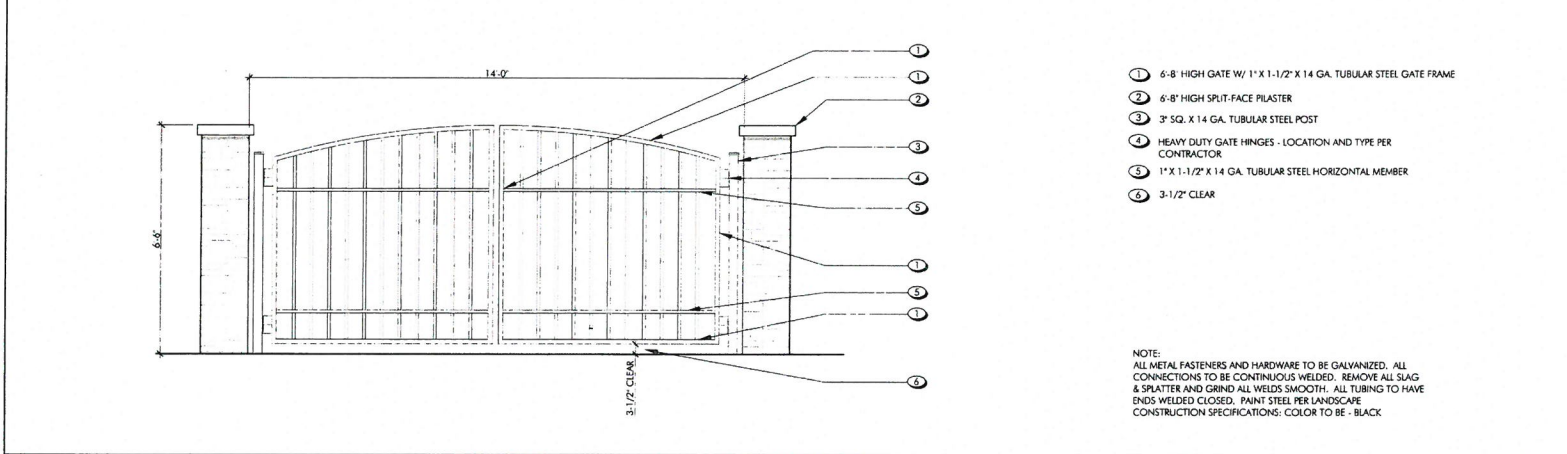
B 6'-8" ONE-SIDED SPLIT-FACE BLOCK WALL SCALE 1/2" = 1'-0"



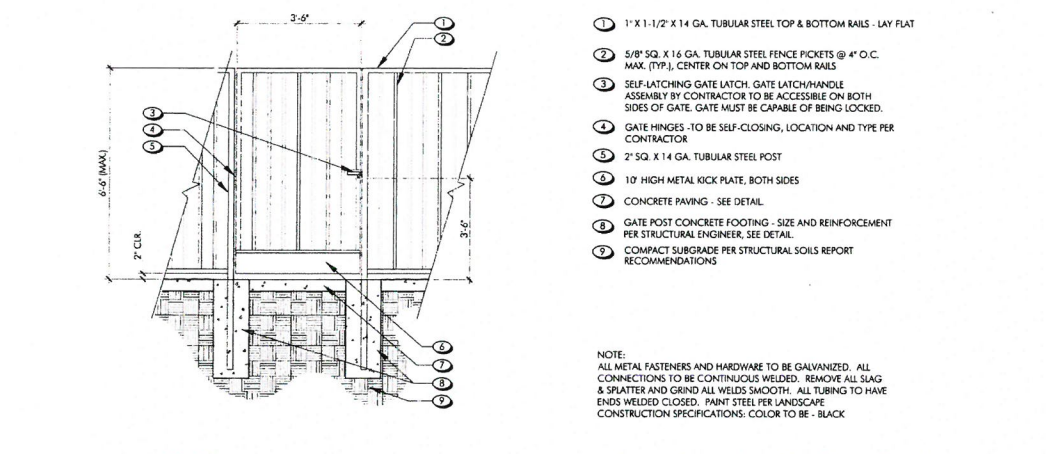
C 6'-8" HIGH VINYL FENCE & GATE SCALE 1/2" = 1'-0"



A 6'-8" HIGH PROJECT THEME WALL AND 4'-0"/3'-0" CALL BOX & PROJECT SIGNAGE WALL SCALE 3/16" = 1'-0"



E 6'-8" HIGH TUBULAR STEEL EMERGENCY ACCESS GATE SCALE 1/2" = 1'-0"

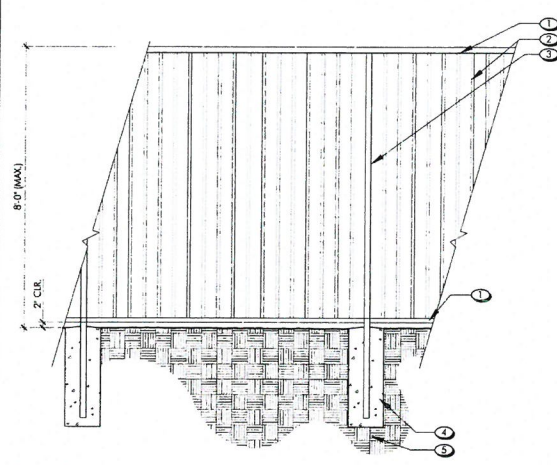


D 6'-8" HIGH TUBULAR STEEL FENCE & GATE SCALE 1/2" = 1'-0"

- ① ORNAMENTAL VEHICULAR ENTRY SWING GATES W/ DECORATIVE METAL COLLARS AND SCROLLS - TUBULAR STEEL DOUBLE GATE OPENING
 - ② PILASTER MOUNTED LANTERN
 - ③ 7'-2" HIGH STONE VENEER PLASTER W/ P.I.P. CAP
 - ④ 6'-6" HIGH PEDESTRIAN ENTRY GATE W/ DECORATIVE METAL COLLARS - TUBULAR STEEL
 - ⑤ SPECIMEN CANOPY TREE AT CENTER MEDIAN ISLAND
 - ⑥ VERTICAL ACCENT TREE
 - ⑦ 6'-6" HIGH STONE VENEER WALL W/ P.I.P. WALL CAP
 - ⑧ SHRUB ACCENT PLANTING
 - ⑨ WOOD ARBOR AT PEDESTRIAN ENTRY, MINIMUM 7'-0" CLEAR.
 - ⑩ 3'-0" HIGH STONE VENEER SIGNAGE WALL W/ P.I.P. WALL CAP
 - ⑪ PROJECT SIGNAGE BY OTHERS
 - ⑫ 4'-0" HIGH STONE VENEER PLASTER WITH P.I.P. CAP
 - ⑬ CALL BOX (RESIDENTIAL TELEPHONE ENTRY SYSTEM) - STAINLESS STEEL FINISH
 - ⑭ 6" CURB AT MEDIAN ISLAND
- WOOD NOTES**
- CONTRACTOR TO SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION
 - PAINT OR STAIN ALL WOOD MEMBERS PER SPECIFICATIONS - COLOR TO BE XXX
 - REINFORCEMENT AND FOOTING SHOWN ARE FOR BID PURPOSES ONLY - SEE STRUCTURAL ENGINEERS DETAILS FOR ACTUAL CONDITIONS.
- METAL NOTES**
- ALL TUBULAR STEEL SHALL BE COLD ROLLED STEEL COVERED WITH UNIFORM EXTERIOR G-90 PREGALVANIZED.
 - PAINT STEEL PER CONSTRUCTION SPECIFICATIONS.
 - CONNECT PANELS TO POST WITH SLIDER BRACKETS (NO WELDING).
 - CONTRACTOR TO SUBMIT FINAL SHOP DRAWING TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL TUBING TO HAVE ENDS WELDED CLOSED.
 - PAINT STEEL PER CONSTRUCTION SPECIFICATIONS.
 - REINFORCEMENT AND FOOTING SHOWN ARE FOR BID PURPOSES ONLY - SEE STRUCTURAL ENGINEERS DETAILS FOR ACTUAL CONDITIONS.

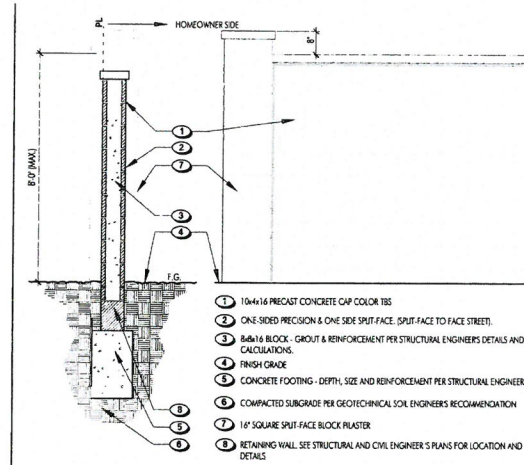
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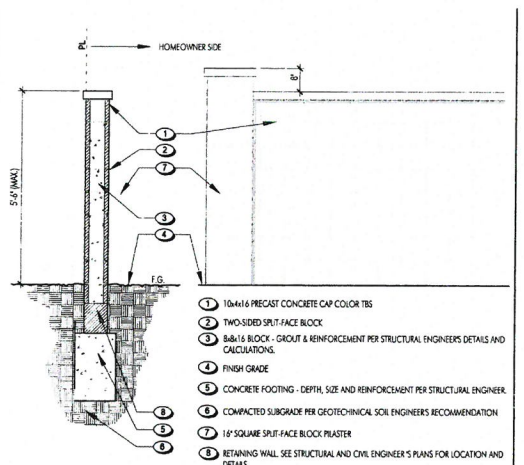


- 1 1" X 1-1/2" X 14 GA. TUBULAR STEEL TOP & BOTTOM RAILS - LAY FLAT
- 2 5/8" SQ. X 1/4 GA. TUBULAR STEEL FENCE PICKETS @ 4" O.C. MAX. (TYP.), CENTER ON TOP AND BOTTOM RAILS
- 3 2" SQ. X 1/4 GA. TUBULAR STEEL POST, 8'-0" ON CENTER
- 4 POST CONCRETE FOOTING - SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER, SEE DETAIL
- 5 COMPACT SUBGRADE PER STRUCTURAL SOILS REPORT RECOMMENDATIONS

NOTE:
ALL METAL FASTENERS AND HARDWARE TO BE GALVANIZED. ALL CONNECTIONS TO BE CONTINUOUS WELDED. REMOVE ALL SLAG & SPATTER AND GRIND ALL WELDS SMOOTH. ALL TUBING TO HAVE ENDS WELDED CLOSED. PAINT STEEL PER LANDSCAPE CONSTRUCTION SPECIFICATIONS. COLOR TO BE - BLACK



- 1 10#x14 PRECAST CONCRETE CAP COLOR TBS
- 2 ONE-SIDED PRECISION 1/2 ONE SIDE SPLIT-FACE, SPLIT-FACE TO FACE STREET
- 3 8#x16 BLOCK - GRIDOUT & REINFORCEMENT PER STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS
- 4 FINISH GRADE
- 5 CONCRETE FOOTING - DEPTH, SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER
- 6 COMPACTED SUBGRADE PER GEOTECHNICAL SOIL ENGINEERS RECOMMENDATION
- 7 1/2" SQUARE SPLIT-FACE BLOCK PLASTER
- 8 RETAINING WALL SEE STRUCTURAL AND CIVIL ENGINEER'S PLANS FOR LOCATION AND DETAILS



- 1 10#x14 PRECAST CONCRETE CAP COLOR TBS
- 2 TWO-SIDED SPLIT-FACE BLOCK
- 3 8#x16 BLOCK - GRIDOUT & REINFORCEMENT PER STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS
- 4 FINISH GRADE
- 5 CONCRETE FOOTING - DEPTH, SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER
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H 8'-0" HIGH TUBULAR STEEL FENCE

SCALE 1/2" = 1'

G 8'-0" H. ONE-SIDED SPLIT-FACE BLOCK WALL

SCALE NTS

F 8'-0" H. TWO-SIDED SPLIT-FACE BLOCK WALL

SCALE 1/2" = 1'

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DATE/TIME OF PLOT: 6/10/2014 4:51:00 PM

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DATE/TIME OF PLOT: 10/02/2014 9:07:31 AM



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 - Plan 3: (1,126 s.f. x 35 units) = 39,375 s.f.
 - Plan 4: (1,119 s.f. x 34 units) = 38,046 s.f.
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- ALLEY DRIVE: 20' min. (w/ 6' apron)
- GARAGE TO GARAGE: 32" (Door to door)
- REC. AREA: 15,131 s.f.
- TOT LOT AREA: 6,725 s.f.
- TURF AREA: 6,238 s.f.
- LANDSCAPE / OPEN SPACE AREA:
 - TOTAL PRIVATE LANDSCAPE AREA = 69,015 S.F.
 - TOTAL H.O.A. LANDSCAPE AREA = 125,320 S.F.
 - TOTAL LANDSCAPE/OPEN SPACE AREA = 194,335 S.F. (45%)

PLAN SUMMARY

- UNIT MIX:**
- PLAN 1: 30 Units TOTAL
 - PLAN 2: 32 units TOTAL
 - PLAN 3: 35 units TOTAL (3 with enhanced side elevation)
 - PLAN 4: 34 units TOTAL (1 with enhanced side elevation)

TOTAL: 131 UNITS

- * ASTERISK SYMBOL INDICATES UNIT WITH ENHANCED SIDE ELEVATION:
- PLAN 3: (UNITS # 31, #98 AND 104)
 - PLAN 4: (UNIT #93)

PARKING SUMMARY

- Garage Parking:**
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SCALE: 1" = 30'-0"



CONCEPTUAL ARCHITECTURAL
SITE PLAN

Entitlement Set
Sheet no.

SP-1



"B" STREET

RIVER WALK
LONG BEACH, CA

DATE: 06-06-2014
UA JOB # 13-091

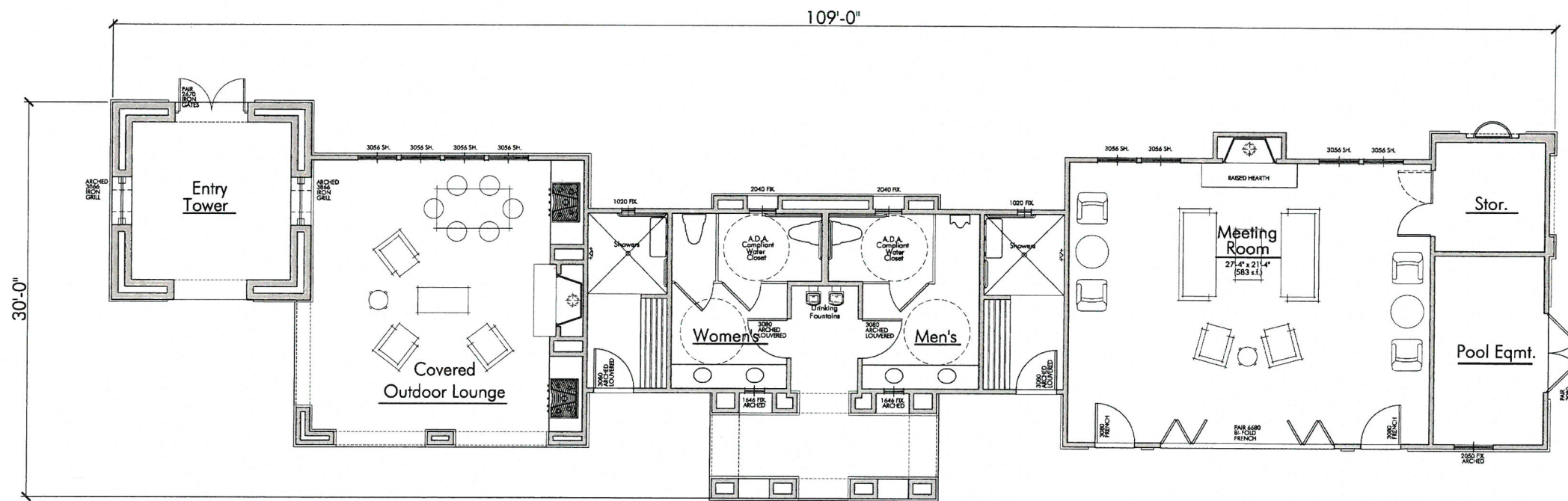


SCALE: 1/8" = 1'-0"



TYPICAL 6-PACK
PROTOTYPE

CITY SUBMITTAL
Sheet no.
SP-2



RIVER WALK
LONG BEACH, CA

DATE: 10-03-14
UA JOB # 13-091



URBAN ARENA
3195 Red Hill Avenue, Suite F
Costa Mesa, California 92626
T: 714.754.4500 F: 714.754.4545
Costa Mesa - San Diego

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



RECREATION BUILDING

CLIENT REVIEW SUBMITTAL
Sheet no.

A-1



REC CENTER
(FRONT)



REC CENTER
(LEFT)



REC CENTER
(RIGHT)



REC CENTER
(REAR)

*EXTERIOR ELEVATION - SMOOTH
STUCCO 16/20 SAND FINISH



RIVER WALK

LONG BEACH, CA



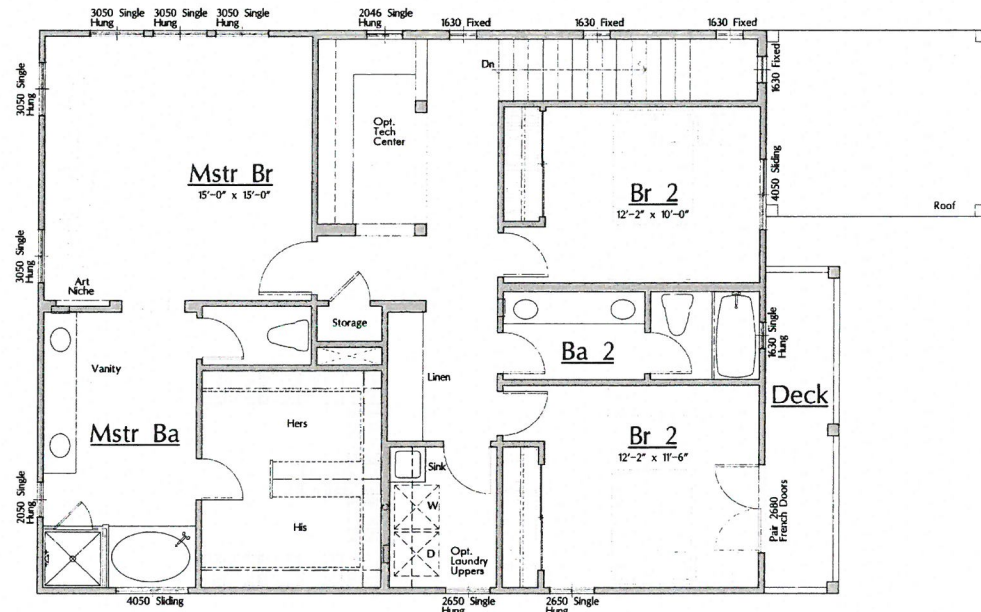
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UA JOB # 13-091



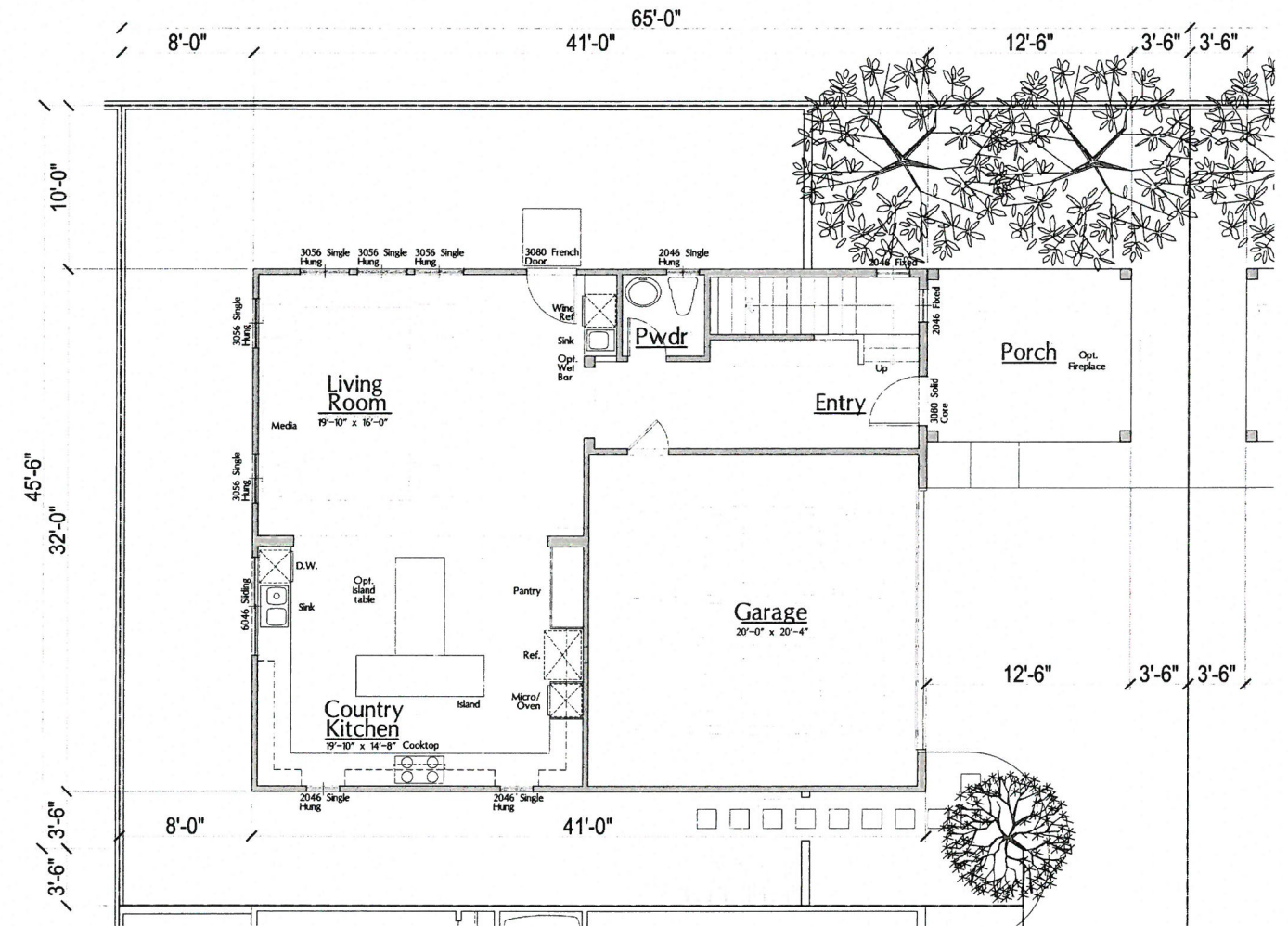
URBAN
ARENA
3195 Red Hill Avenue, Suite 200
Carlsbad, California 92008
Tel: 760-434-4500 Fax: 760-434-4545
Costa Mesa San Diego

CLIENT REVIEW SUBMITTAL
Sheet no.

A-3



888 S.F.

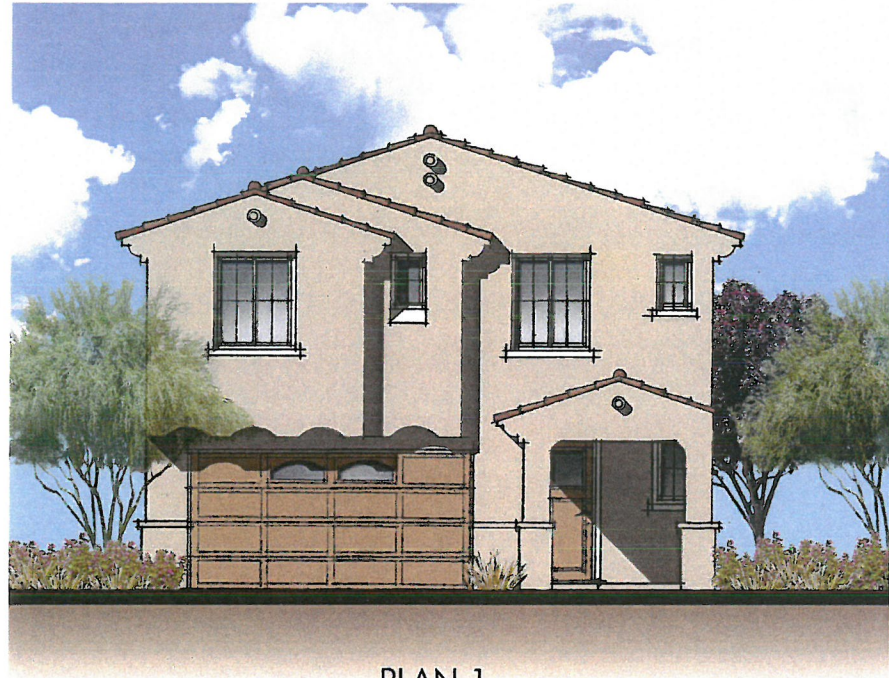


1251 S.F.

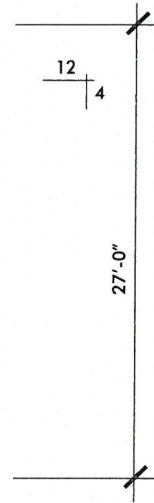
TOTAL RESIDENCE - 2139 S.F.

PLAN 1

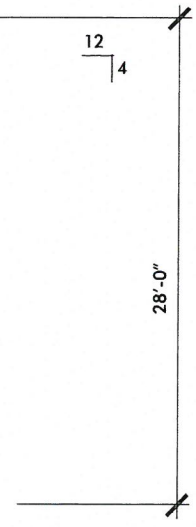
SPANISH RUSTIC ELEVATION



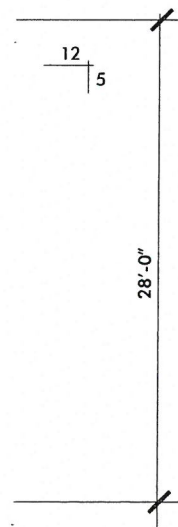
PLAN 1
SPANISH BUNGALOW



PLAN 1
SPANISH RUSTIC



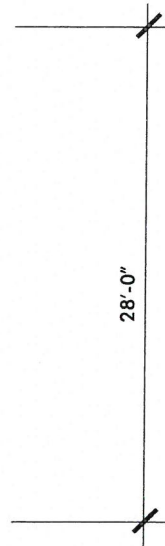
PLAN 1
SPANISH COLONIAL



*EXTERIOR ELEVATION - SMOOTH
STUCCO 16/20 SAND FINISH



PLAN 1
SPANISH RUSTIC
(FRONT)



PLAN 1
SPANISH RUSTIC
(RIGHT)



PLAN 1
SPANISH RUSTIC
(LEFT)



PLAN 1
SPANISH RUSTIC
(REAR)

*EXTERIOR ELEVATION - SMOOTH
STUCCO 16/20 SAND FINISH



RIVER WALK
LONG BEACH, CA

DATE: 10-03-14
UA JOB # 13-091



SCALE: 1/8" = 1'-0"
0 4 8 12

PLAN 1 RUSTIC WRAP ELEVATIONS

CLIENT REVIEW SUBMITTAL
Sheet no.

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