



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 32 units) = 36,000 s.f.
 - Plan 3: (1,126 s.f. x 36 units) = 40,536 s.f.
 - Plan 4: (1,119 s.f. x 33 units) = 36,927 s.f.
- Rec Center, + Lift Station = 2,130 s.f.
- Total Bldg Footprint Area = 159,093 s.f.

- LOT COVERAGE = (159,093 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)

- REC. AREA:

15,131 s.f.

- TOT LOT AREA:

6,725 s.f.

- TURF AREA:

6,238 s.f.

- LANDSCAPE / OPEN SPACE AREA:

= 69,015 S.F.

- TOTAL PRIVATE 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: 36 units TOTAL (3 with enhanced side elevation)
- PLAN 4: 33 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:

- PLAN 1: (2-car) x 30 units = 60
- PLAN 2: (2-car) x 32 units = 64
- PLAN 3: (2-car) x 36 units = 72
- PLAN 4: (2-car) x 33 units = 66
- Total Garage spaces = 262 (2.00 / unit)

GUEST PARKING:

- Total guest spaces: = 40 (.3 / unit)
- (8'x20' parallel space)

TOTAL

- = 301 Spaces
- (2.3 spaces / unit)

SHEET INDEX

- CS: COVER SHEET
- SC: SITE CONTEXT
- L-1: CONCEPTUAL LANDSCAPE SITE PLAN
- L-2: CONCEPTUAL LANDSCAPE RECREATION PLAN
- L-3: CONCEPTUAL FENCE & WALL PLAN
- L-4.1: CONCEPTUAL FENCE & WALL DETAILS
- L-4.2: CONCEPTUAL FENCE & WALL DETAILS
- SP1: OVERALL SITE PLAN
- SP2: TYPICAL 6 PACK PROTOTYPE
- SP3: TYPICAL PLOT PLAN
- A-1: RECREATION BUILDING FLOOR PLANS
- A-2: RECREATION BUILDING WRAP ELEVATIONS
- A-3: RECREATION CENTER IMAGERY
- A-4: PLAN 1 FLOOR PLANS
- A-5: PLAN 1 FRONT ELEVATIONS
- A-6: PLAN 1 SPANISH RUSTIC WRAP ELEVATIONS
- A-7: PLAN 2 FLOOR PLANS
- A-8: PLAN 2 FRONT ELEVATIONS STANDARD
- A-8a: PLAN 2 SPANISH COLONIAL WRAP ELEVATIONS STANDARD
- A-9: PLAN 2 FRONT ELEVATIONS OPTIONAL
- A-9a: PLAN 2 SPANISH COLONIAL WRAP ELEVATIONS OPTIONAL
- A-10: PLAN 3 FLOOR PLANS
- A-11: PLAN 3 FRONT ELEVATIONS
- A-12: PLAN 3 SPANISH BUNGALOW WRAP ELEVATIONS
- A-13: PLAN 4 FLOOR PLANS
- A-14: PLAN 4 FRONT ELEVATIONS
- A-15: PLAN 4 SPANISH BUNGALOW WRAP ELEVATIONS
- A-16: ENHANCED ELEVATIONS
- A-17: CONCEPTUAL ROOF PLANS
- TTM: VESTING TENTATIVE TRACT MAP



RIVER WALK

LONG BEACH, CA

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



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 ARENA
 3195 Red Hill Avenue, Suite F
 San Diego, CA 92122
 619.444.4444
 www.urbanarena.com
 Conita Meza - San Diego

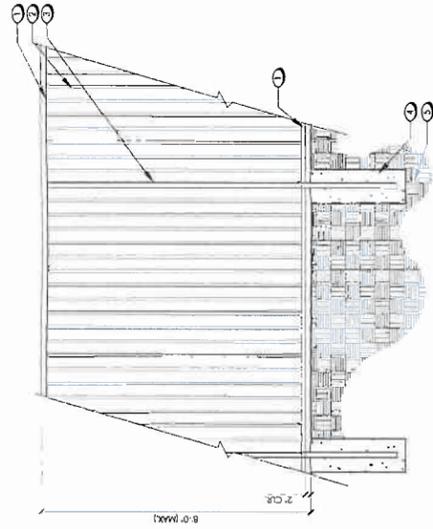
CONCEPTUAL LANDSCAPE PLAN
 - REC CENTER

CLIENT REVIEW SUBMITTAL
 Sheet no. L-2



FENCE & WALL LEGEND

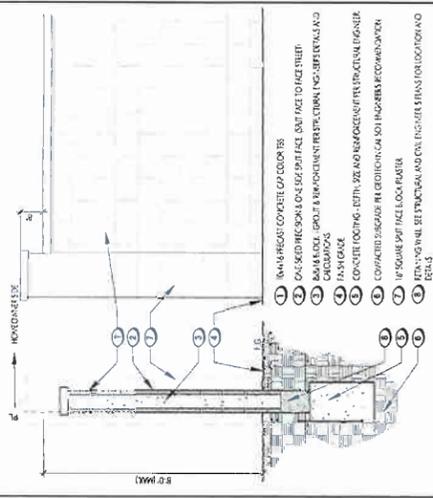
DETAIL A	6'-6" HIGH PROJECT THEME PLASTER & WALL
DETAIL B	4'-0" x 6" HIGH CALL BOX & PROJECT THEME WALL
DETAIL C	6'-6" HIGH ONE-SIDED SPLIT-FACE BLOCK WALL
DETAIL D	6'-6" HIGH TUBULAR STEEL FENCE & GATE
DETAIL E	6'-6" HIGH TUBULAR STEEL EMERGENCY ACCESS GATE
DETAIL F	6'-6" HIGH TUBULAR STEEL FENCE & GATE
DETAIL G	6'-6" HIGH TUBULAR STEEL FENCE & GATE
DETAIL H	8'-0" HIGH TUBULAR STEEL FENCE
DETAIL I	8'-0" HIGH TUBULAR STEEL FENCE



H 8'-0" HIGH TUBULAR STEEL FENCE SCALE 1/2" = 1'

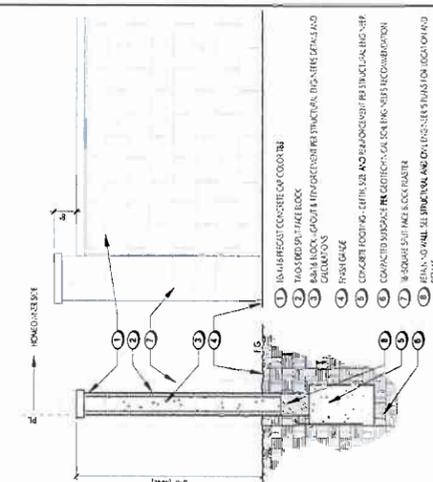
- 1. 1 X 1-1/2" X 1-1/4" GA. TUBULAR STEEL TOP & BOTTOM RAILS - 1/4" FLAT
- 2. 6 X 6 X 1/4" GA. TUBULAR STEEL POSTS @ 4' O.C. MAX. (1/4" CENTER ON POST AND BOTTOM RAILS)
- 3. 7" SQ. X 1/4" GA. TUBULAR STEEL POST, 8' 0" ON CENTER
- 4. POST CONCRETE FOOTING - SEE AND REINFORCEMENT PER STRUCTURAL ENGINEER, SEE DETAIL
- 5. COMPACT SUBGRADE PER STRUCTURAL SOILS REPORT RECOMMENDATIONS

NOTE:
ALL METAL FASTENERS AND HARDWARE TO BE GALVANNEZED. ALL WELDS TO BE FULL PENETRATION WELDS. ALL WELDS TO HAVE ENDS WELDED CLOSED. PART SITE PER LANDSCAPE CONSTRUCTION SPECIFICATIONS. COLOR TO BE BLACK.



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

- 1. 8" X 16" SPLIT-FACE CONCRETE BLOCK
- 2. 3/4" MORTAR JOINTS
- 3. 4" X 8" CONCRETE FOOTING
- 4. #4 REINFORCEMENT BARS @ 4' O.C.
- 5. 4" COMPACT SUBGRADE
- 6. 1/2" DRAINAGE CHANNEL
- 7. 1/2" SEALANT
- 8. FINISH



F 6'-0" H. TWO-SIDED SPLIT-FACE BLOCK WALL SCALE 1/2" = 1'

- 1. 8" X 16" SPLIT-FACE CONCRETE BLOCK
- 2. 3/4" MORTAR JOINTS
- 3. 4" X 8" CONCRETE FOOTING
- 4. #4 REINFORCEMENT BARS @ 4' O.C.
- 5. 4" COMPACT SUBGRADE
- 6. 1/2" DRAINAGE CHANNEL
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 - TURF AREA:
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 - LANDSCAPE / OPEN SPACE AREA:
 = 69,015 s.f.
 - TOTAL PRIVATE LANDSCAPE AREA = 125,320 s.f.
 - TOTAL H.O.A. LANDSCAPE AREA = 194,335 s.f. (45%)
 - TOTAL LANDSCAPE / OPEN SPACE AREA = 194,335 s.f. (45%)

RIVER WALK

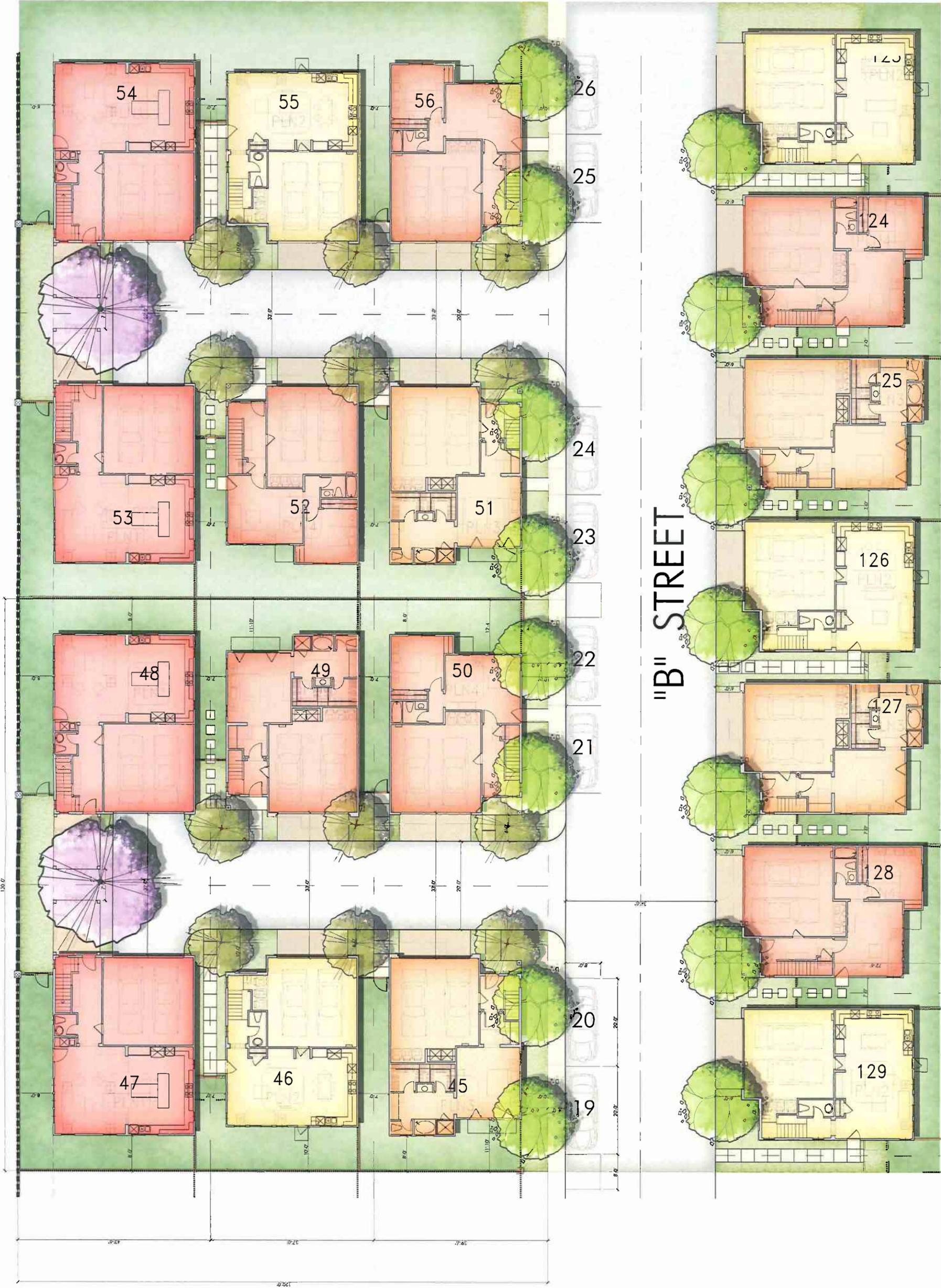
LONG BEACH, CA

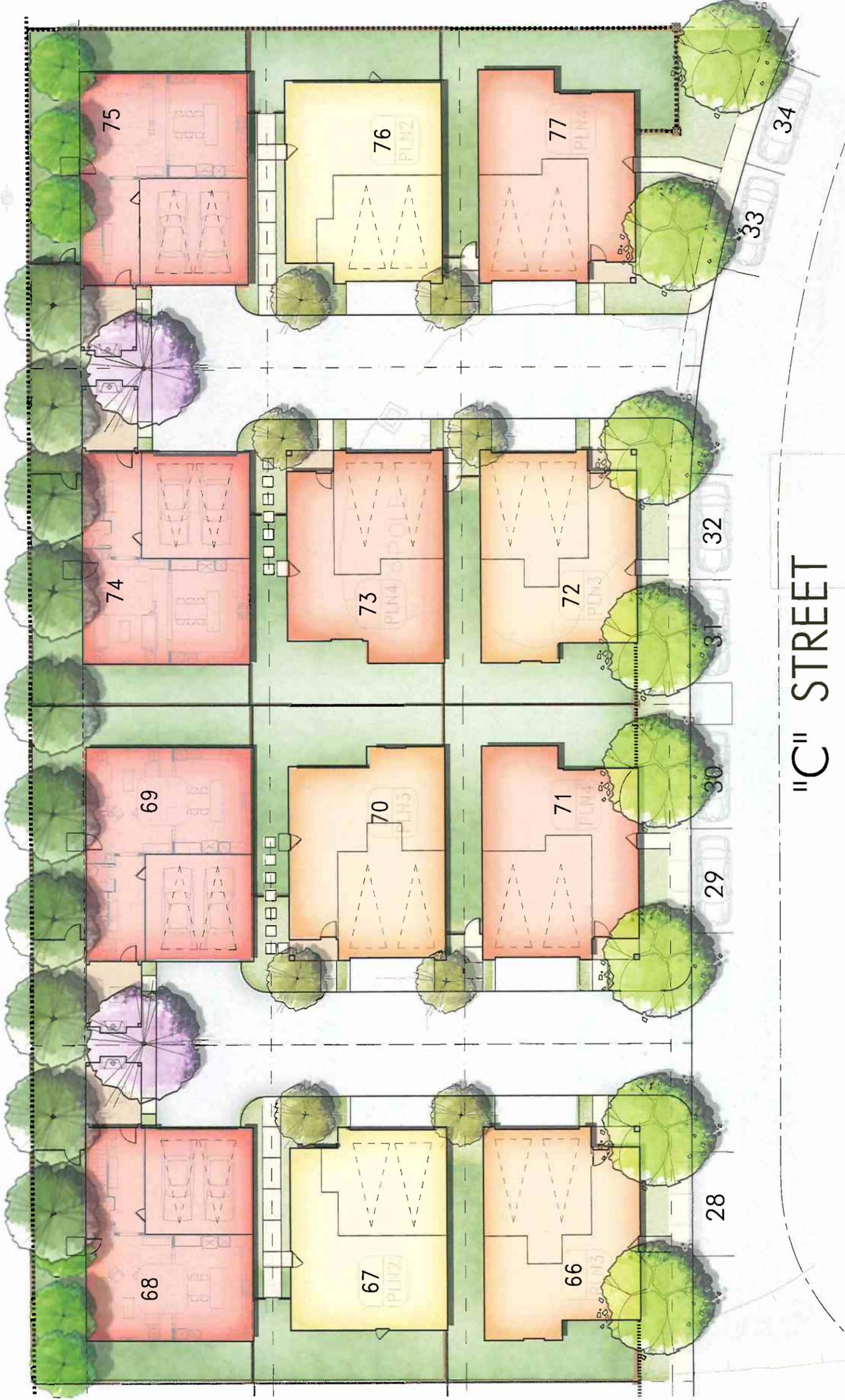
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UA JOB # 13-091



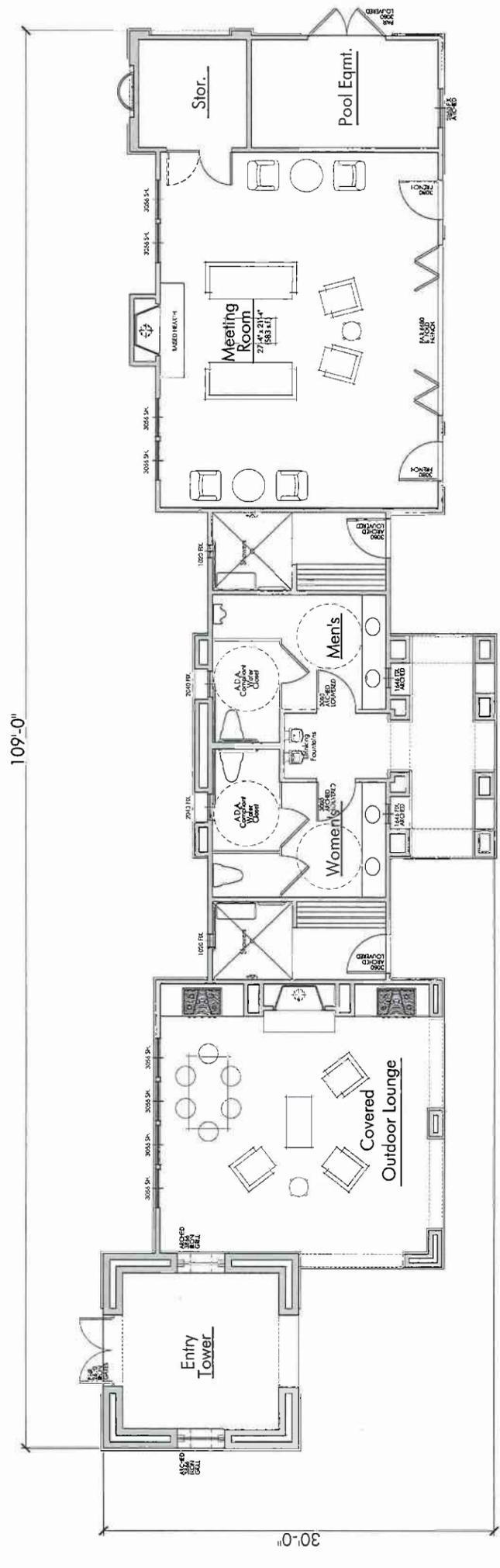
CONCEPTUAL ARCHITECTURAL SITE PLAN







TYPICAL PLOT PLAN





REC CENTER
(FRONT)



REC CENTER
(LEFT)



REC CENTER
(RIGHT)



REC CENTER
(REAR)

*EXTERIOR ELEVATION - SMOOTH
STUCCO 16/20 SAND FINISH

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

0 4 8 12

REC CENTER WRAP ELEVATIONS

CLIENT REVIEW SUBMITTAL
Sheet no.

A-2

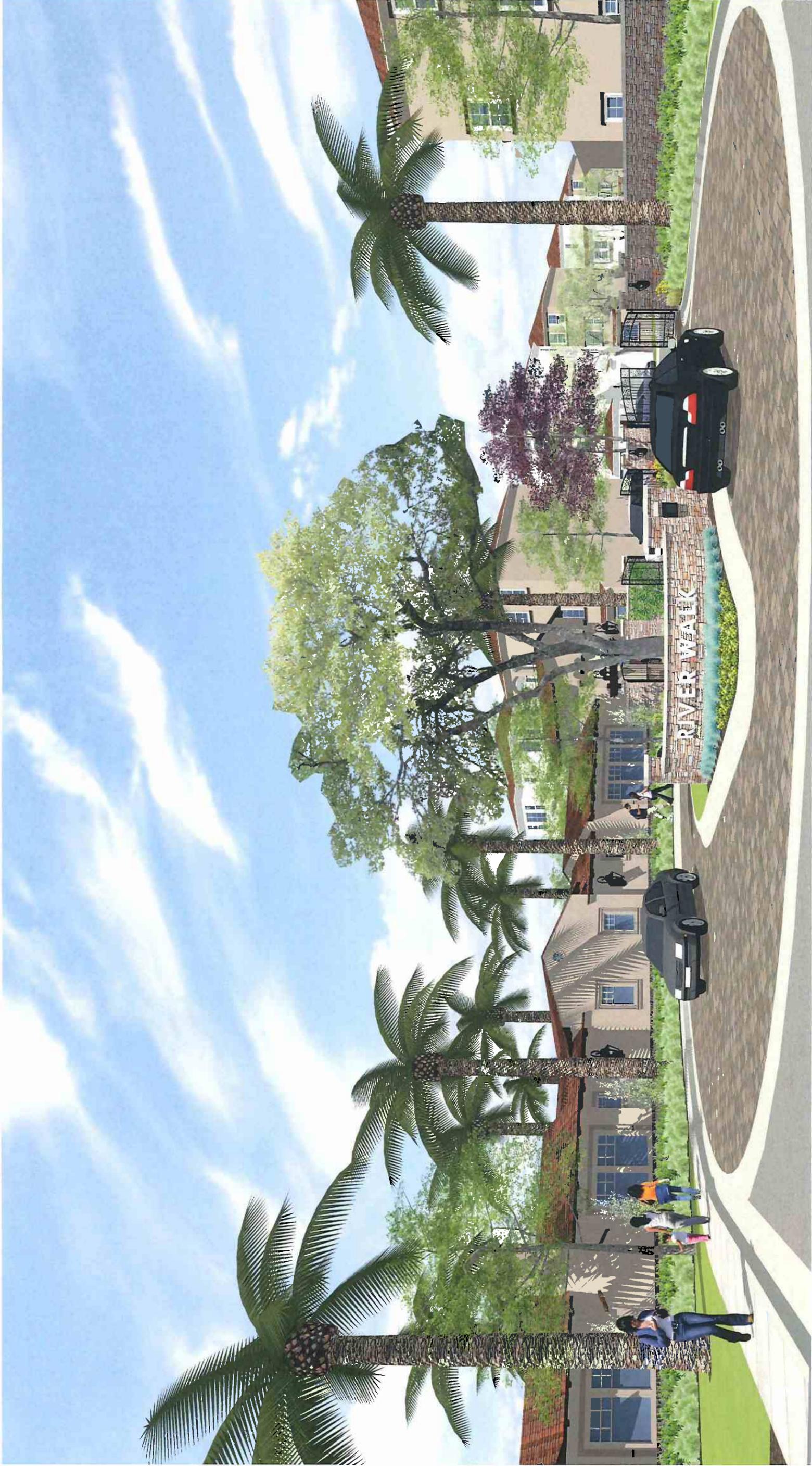
RIVER WALK
LONG BEACH, CA
DATE: 10-03-14
UA JOB # 13-091

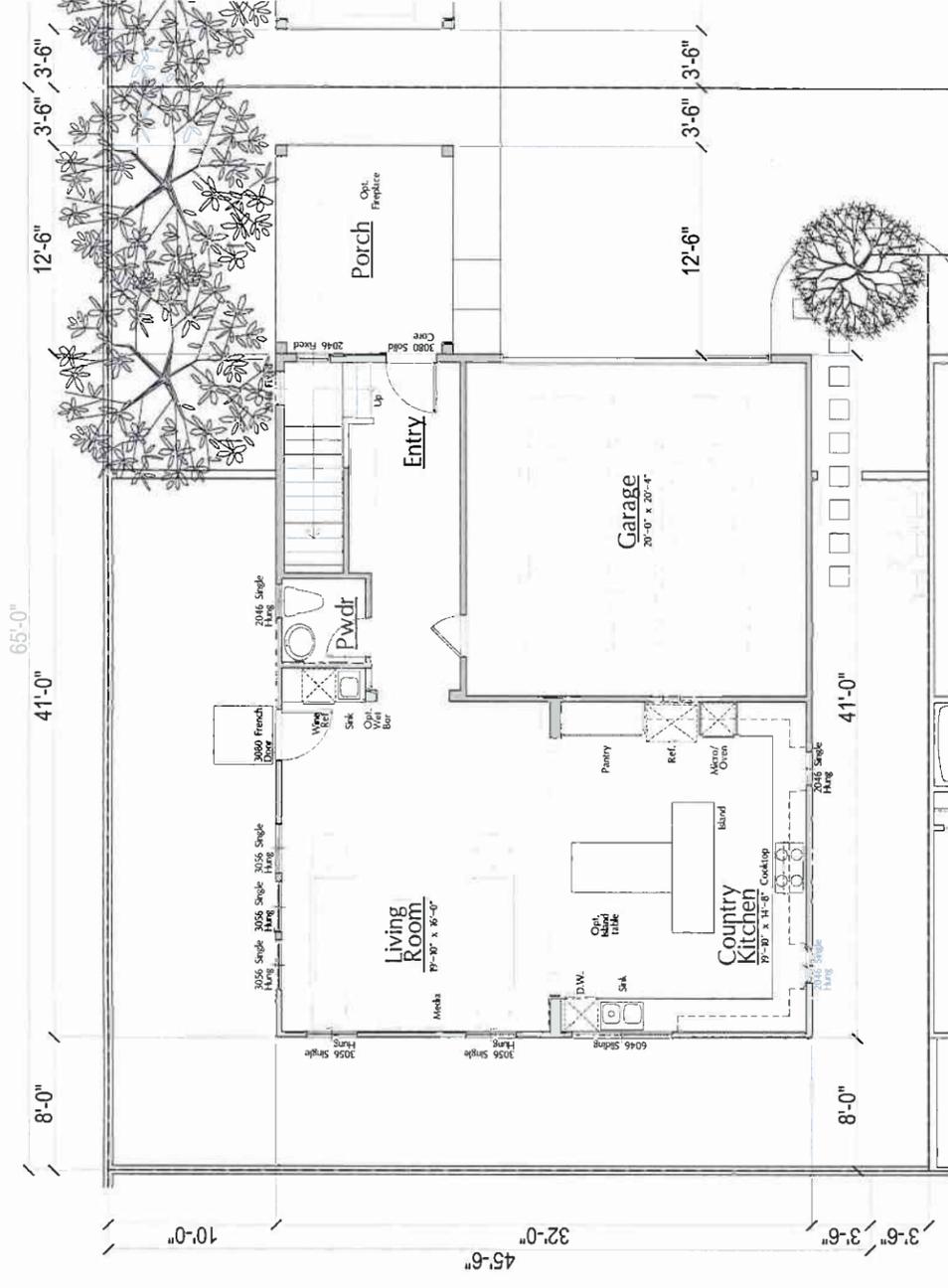


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Central Area - San Diego



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COMMUNITICS
www.integralcomm.com

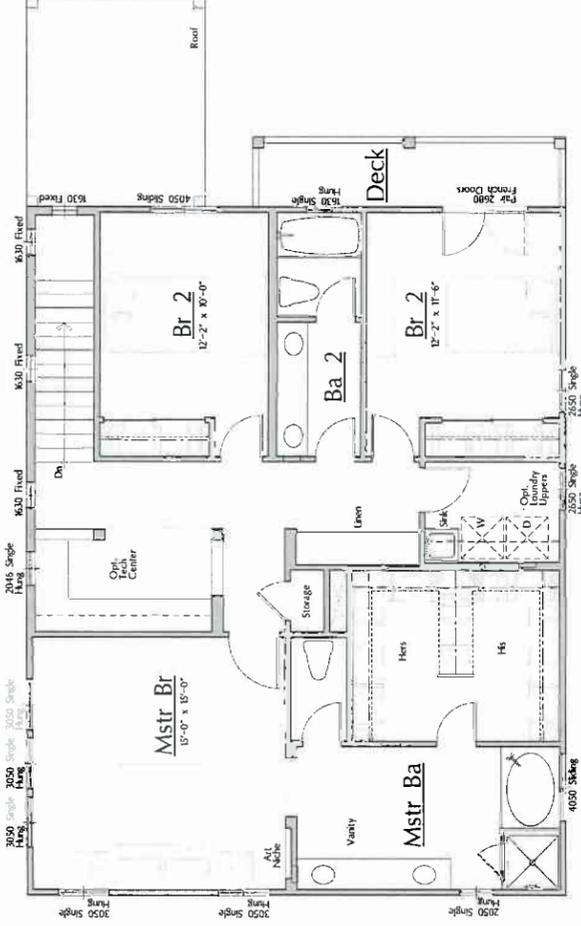




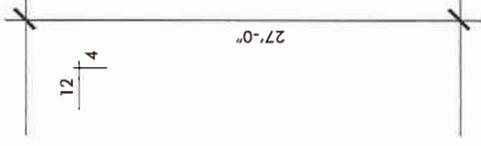
1251 S.F.

TOTAL RESIDENCE - 2139 S.F.

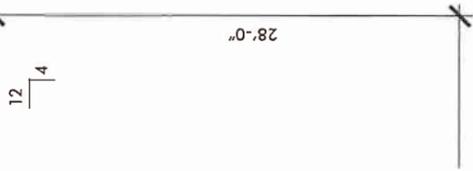
PLAN 1
SPANISH RUSTIC ELEVATION



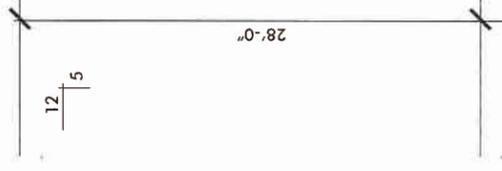
888 S.F.



PLAN 1
SPANISH BUNGALOW



PLAN 1
SPANISH RUSTIC



PLAN 1
SPANISH COLONIAL

RIVER WALK

LONG BEACH, CA

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



PLAN 1 FRONT ELEVATIONS

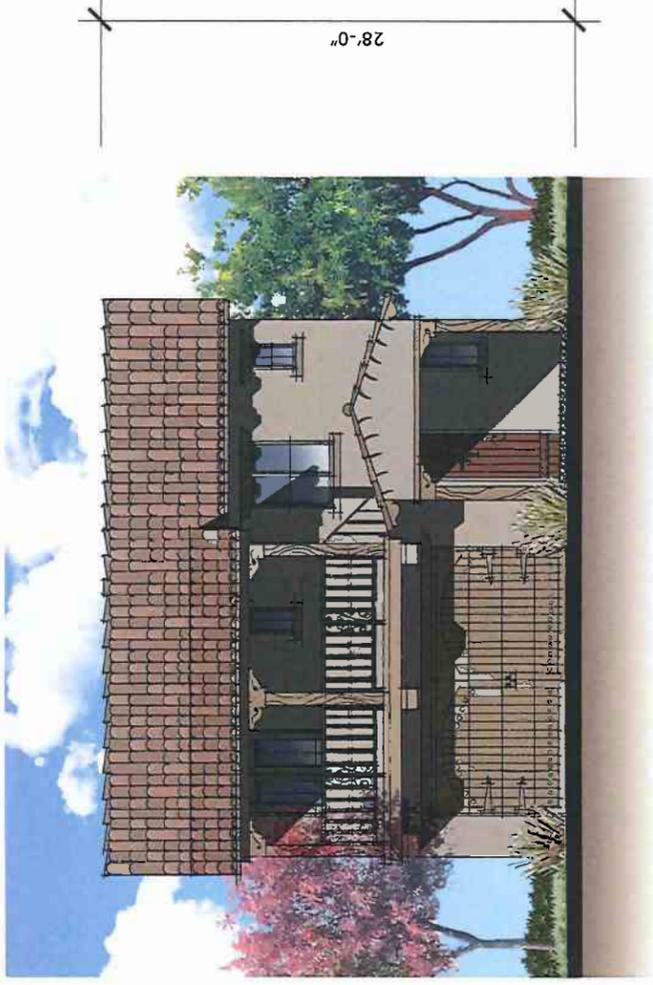
SCALE: 1/8" = 1'-0"



CLIENT REVIEW SUBMITTAL
Sheet no.

A-5

*EXTERIOR ELEVATION - SMOOTH
STUCCO 16/20 SAND FINISH



PLAN 1
SPANISH RUSTIC
(FRONT)



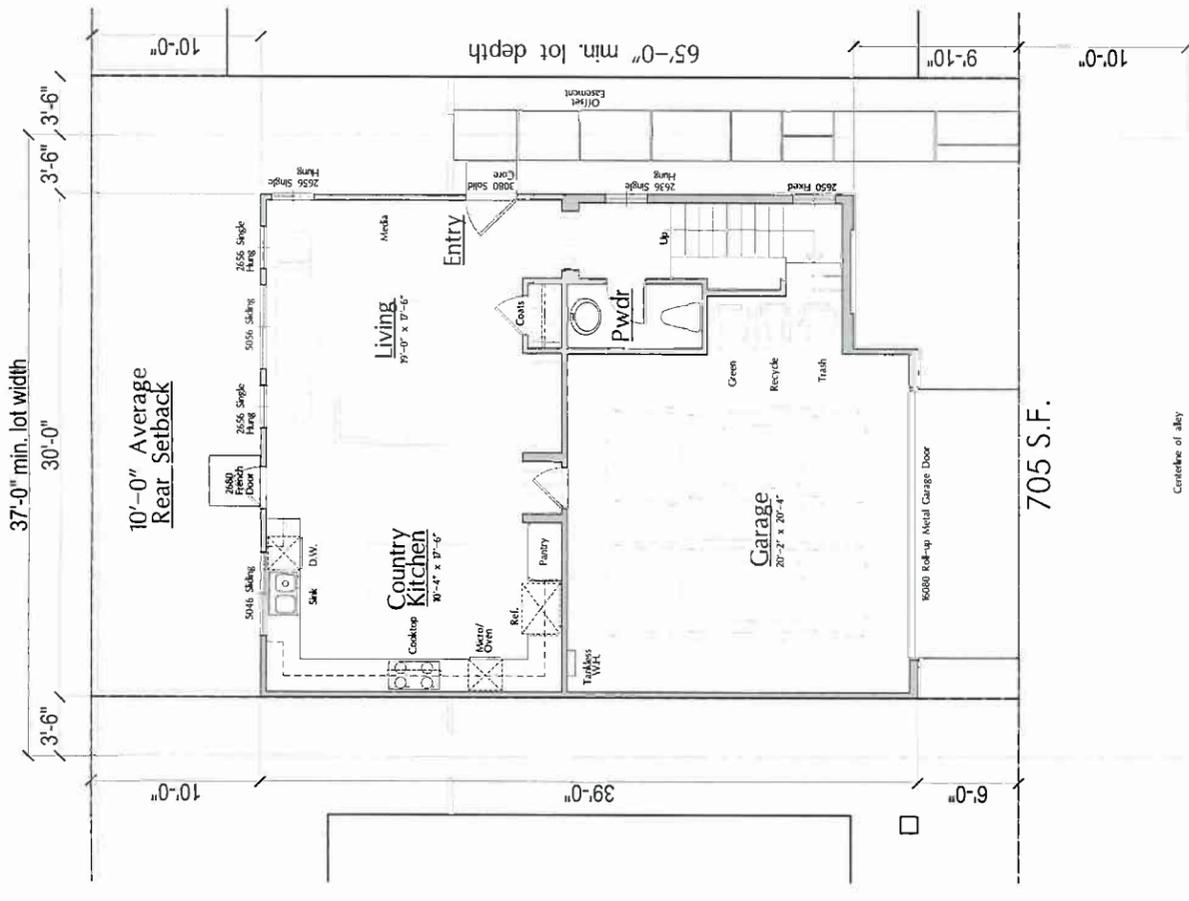
PLAN 1
SPANISH RUSTIC
(RIGHT)



PLAN 1
SPANISH RUSTIC
(LEFT)

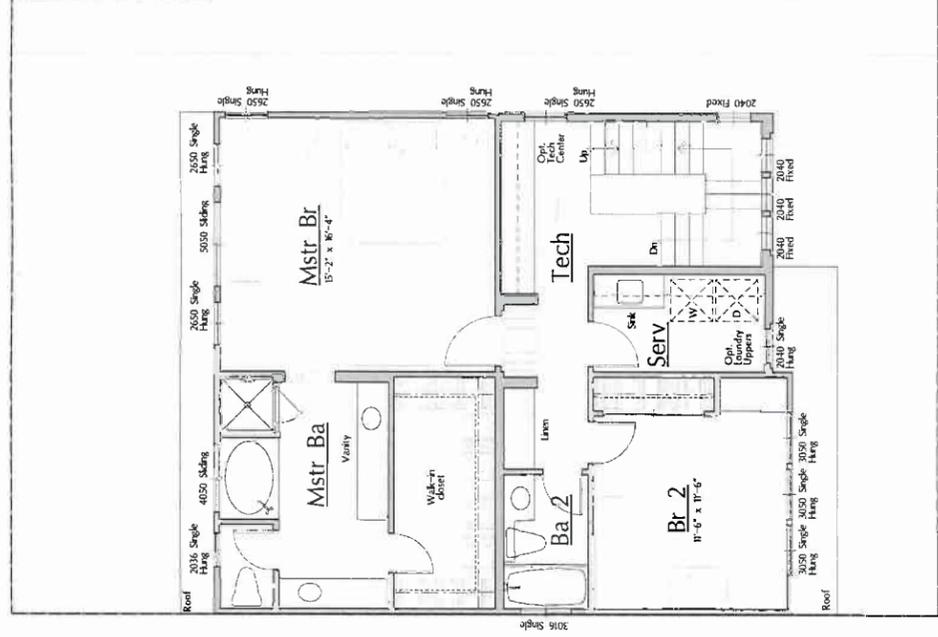


PLAN 1
SPANISH RUSTIC
(REAR)

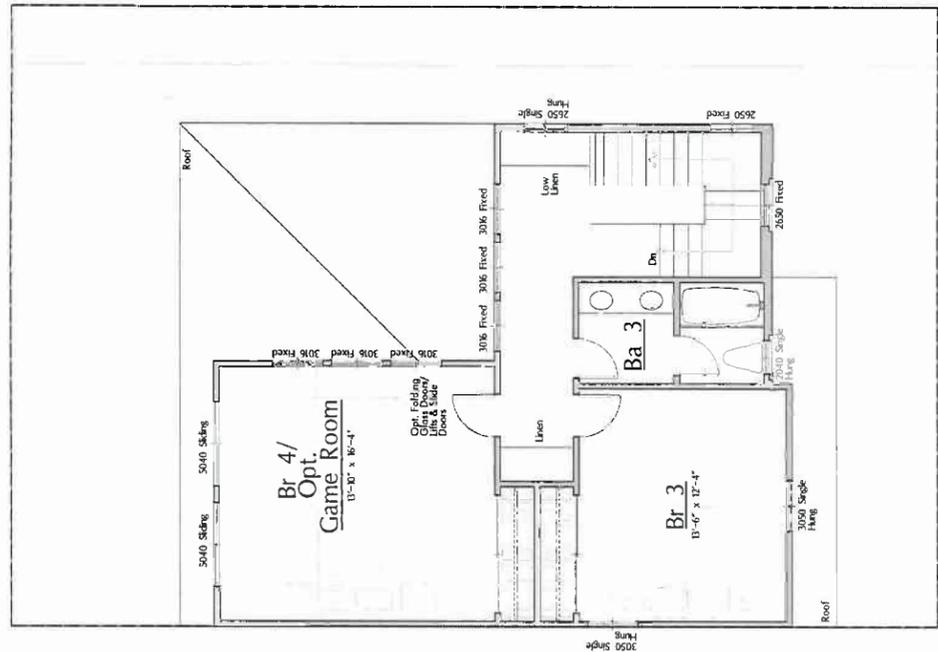


705 S.F.

Continuation of alley

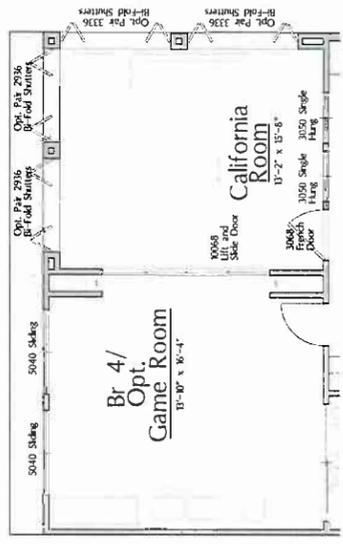


1009 S.F.

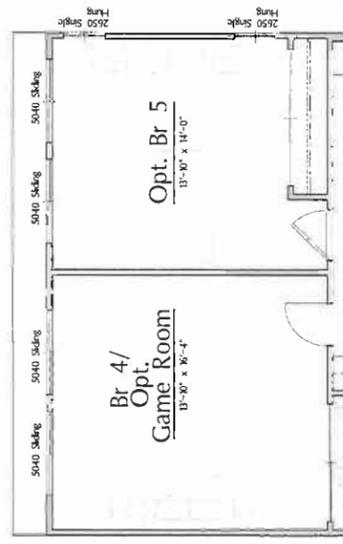


700 S.F.

OPTION 1
+ 236 S.F.
OF DECK
SPACE



OPTION 2
+ 236 S.F.
OF LIVING
SPACE



TOTAL RESIDENCE - 2414 S.F.
OPT. CALIFORNIA ROOM OR OPT. BR 5 - 236 S.F.
TOTAL LIVING SPACE WITH OPT. BR 5 - 2650 S.F.

PLAN 2
SPANISH COLONIAL ELEVATION



PLAN 2
SPANISH BUNGALOW
(STANDARD)



PLAN 2
SPANISH COLONIAL
(STANDARD)



PLAN 2
SPANISH RUSTIC
(STANDARD)



PLAN 2
SPANISH COLONIAL
(FRONT - STANDARD)



PLAN 2
SPANISH COLONIAL
(RIGHT - STANDARD)



PLAN 2
SPANISH COLONIAL
(LEFT - STANDARD)



PLAN 2
SPANISH COLONIAL
(REAR - STANDARD)

*EXTERIOR ELEVATION - SMOOTH
STUCCO 1 1/20 SAND FINISH

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



CLIENT REVIEW SUBMITTAL
Sheet no.

PLAN 2 COLONIAL WRAP ELEVATIONS STANDARD

A-8a



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





PLAN 2
SPANISH BUNGALOW
(WITH CAL ROOM / OPT BEDROOM)



PLAN 2
SPANISH RUSTIC
(WITH CAL ROOM / OPT BEDROOM)



PLAN 2
SPANISH COLONIAL
(WITH CAL ROOM / OPT BEDROOM)



PLAN 2
SPANISH COLONIAL
(FRONT - OPTIONAL)



PLAN 2
SPANISH COLONIAL
(RIGHT - OPTIONAL)



PLAN 2
SPANISH COLONIAL
(LEFT - OPTIONAL)



PLAN 2
SPANISH COLONIAL
(REAR - OPTIONAL)

*EXTERIOR ELEVATION - SMOOTH
STUCCO 16/20 SAND FINISH



SCALE 1/4" = 1'-0"



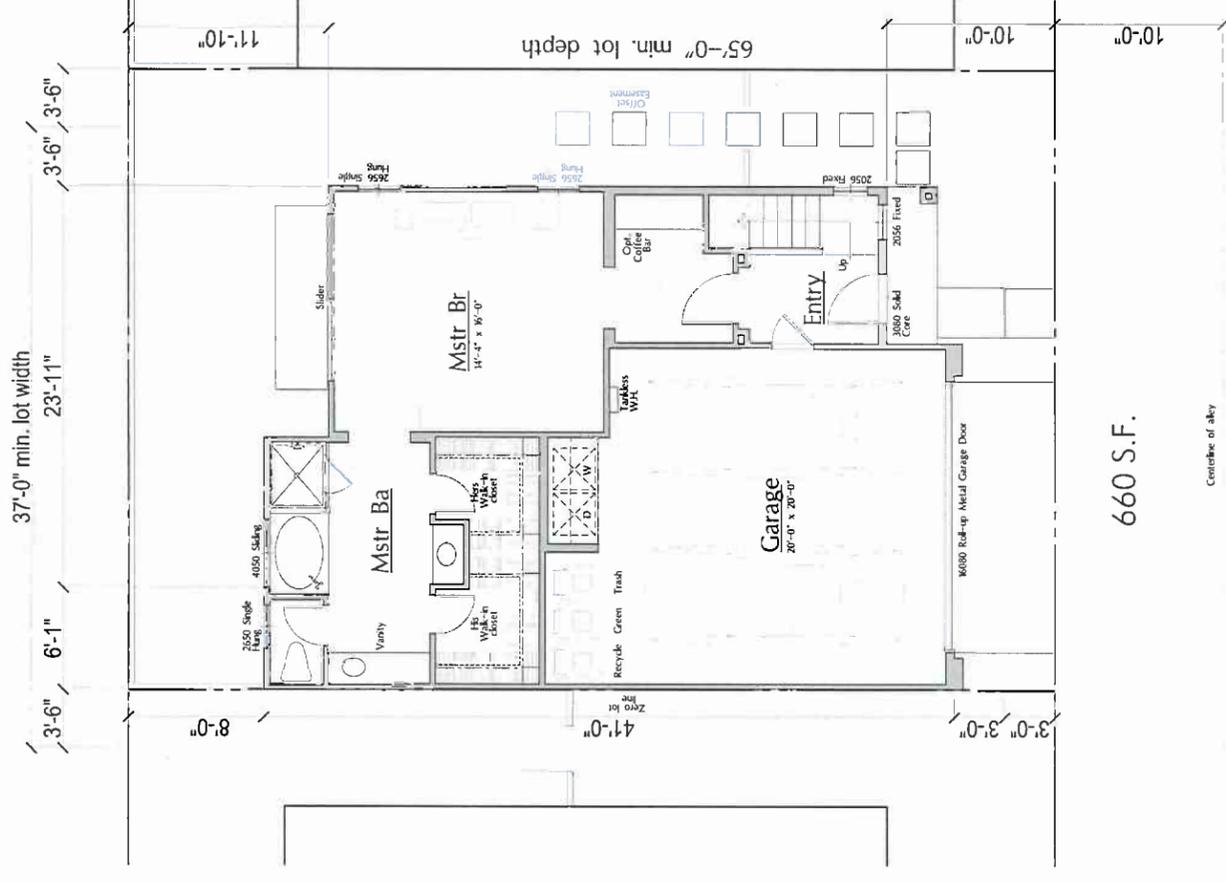
PLAN 2 COLONIAL WRAP ELEVATIONS OPTIONAL

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Sheet no.

A-9a

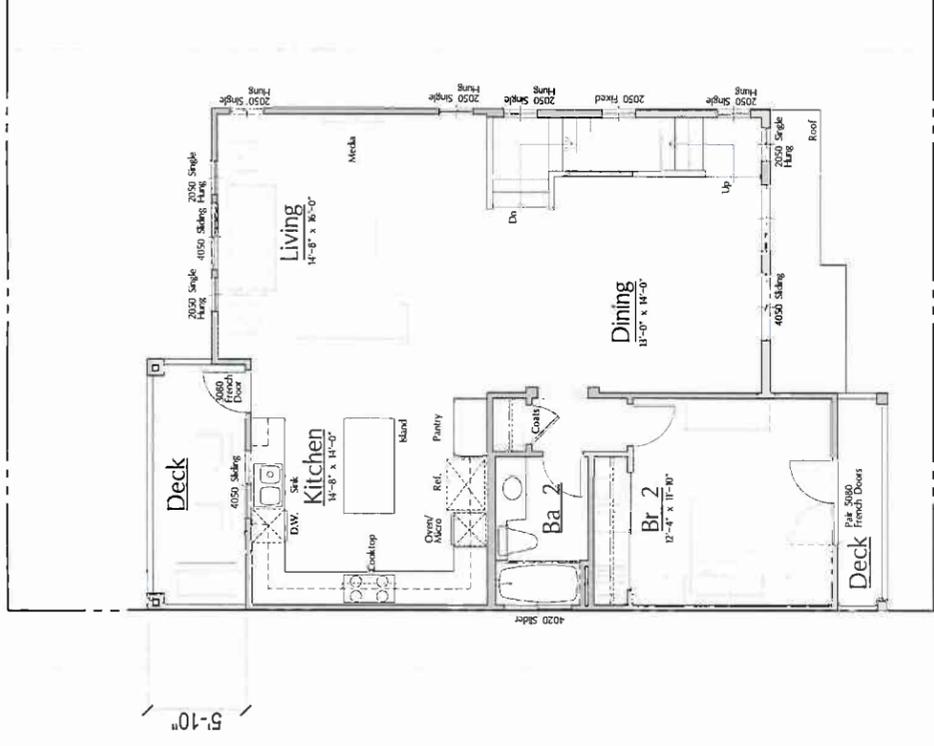
RIVER WALK
LONG BEACH, CA
DATE: 10-03-14
UA JOB # 13-091





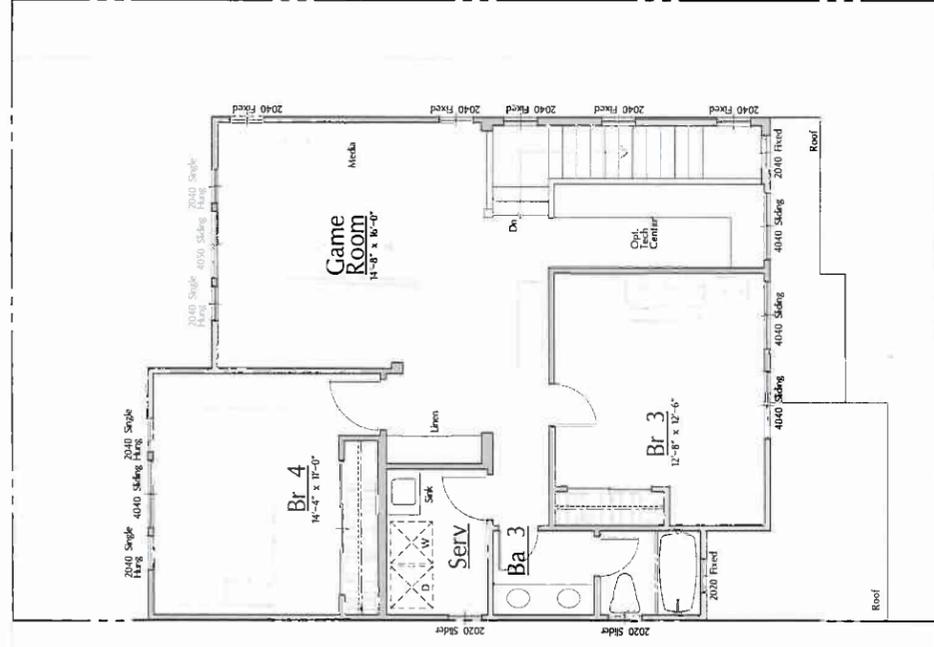
660 S.F.

Centreline of alley



1018 S.F.

TOTAL RESIDENCE - 2642 S.F.
 REAR DECK - 87 S.F.
 FRONT DECK - 39 S.F.



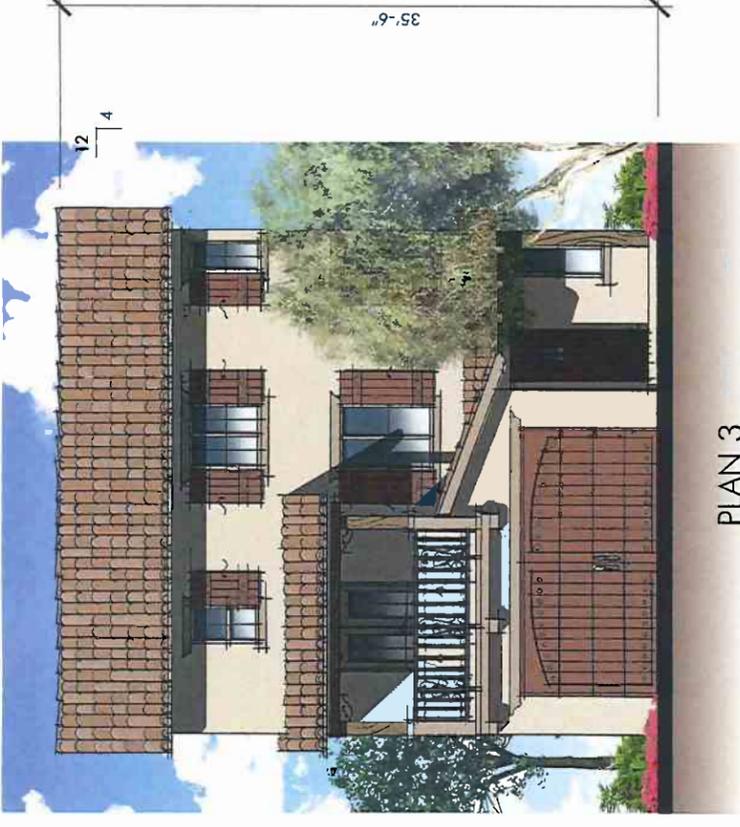
964 S.F.

PLAN 3

SPANISH BUNGALOW ELEVATION



PLAN 3
SPANISH BUNGALOW



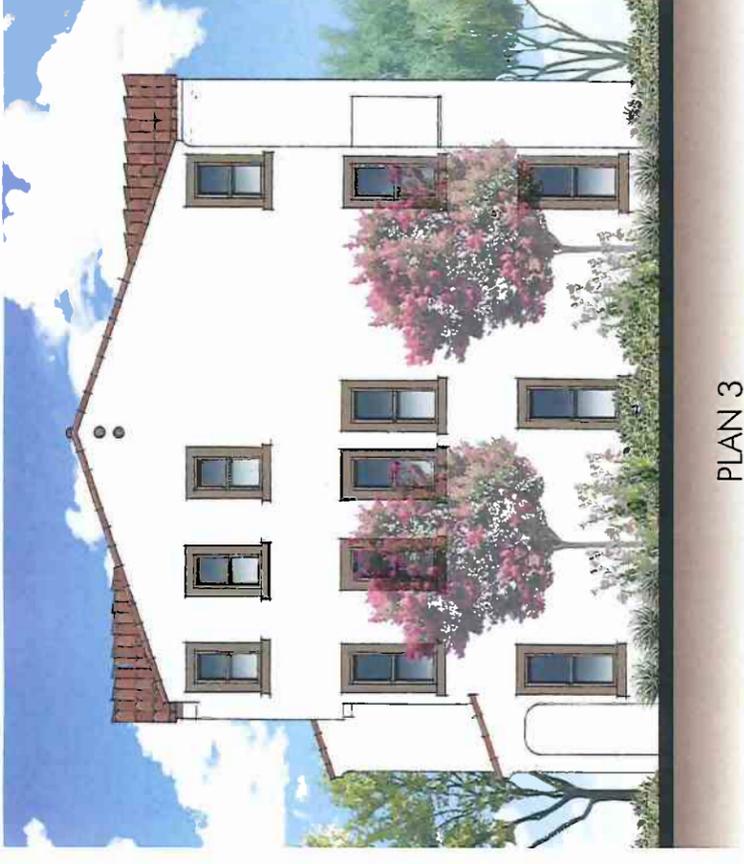
PLAN 3
SPANISH RUSTIC



PLAN 3
SPANISH COLONIAL



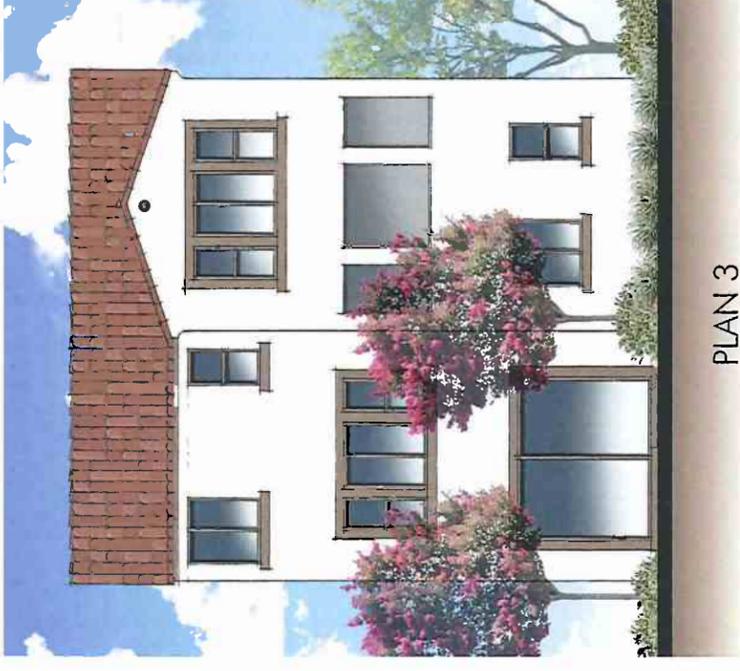
PLAN 3
SPANISH BUNGALOW
(FRONT)



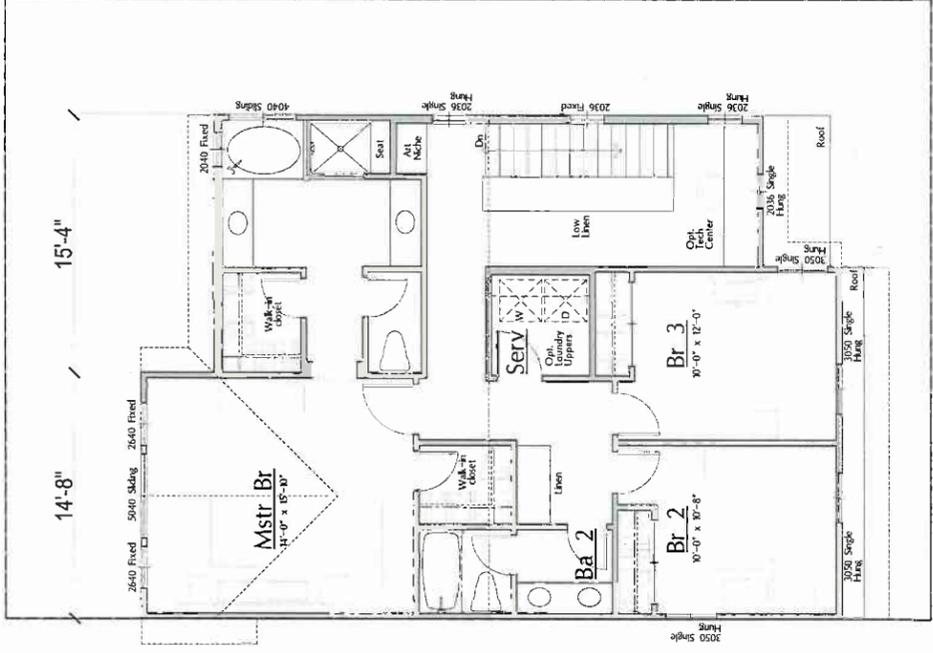
PLAN 3
SPANISH BUNGALOW
(RIGHT)



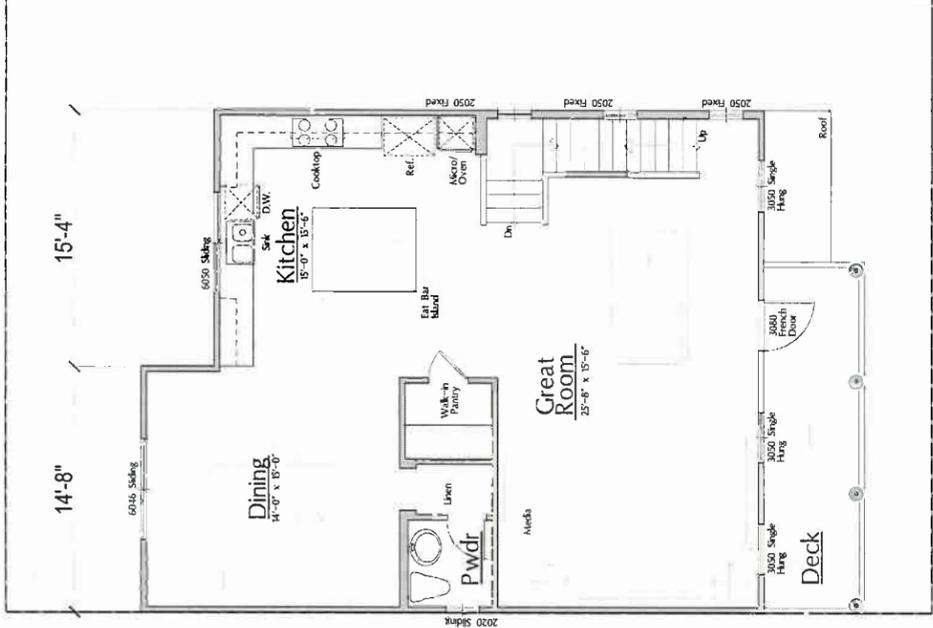
PLAN 3
SPANISH BUNGALOW
(LEFT)



PLAN 3
SPANISH BUNGALOW
(REAR)



1102 S.F.

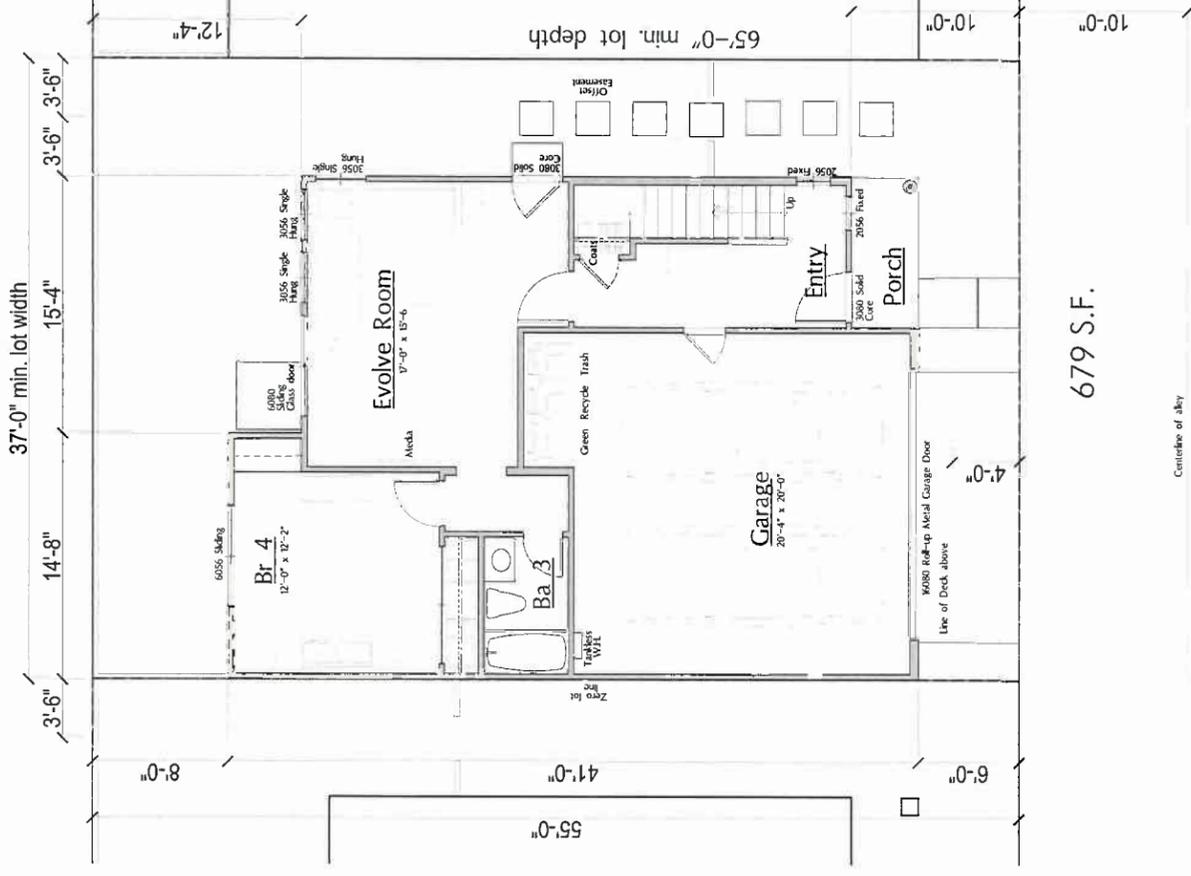


1044 S.F.

TOTAL RESIDENCE -
DECK -

2825 S.F.
126 S.F.

PLAN 4
SPANISH COLONIAL ELEVATION



679 S.F.



PLAN 4
SPANISH BUNGALOW



PLAN 4
SPANISH RUSTIC



PLAN 4
SPANISH COLONIAL

*EXTERIOR ELEVATION - SMOOTH
STUCCO 16/20 SAND FINISH

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

0 4 8 12

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Sheet no.

A-14

PLAN 4 FRONT ELEVATIONS



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Costa Mesa - San Diego

RIVER WALK

LONG BEACH, CA

DATE: 10-03-14
UA_JOB # 13-091



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COMMUNITIES
A COMMUNITY DEVELOPMENT COMPANY



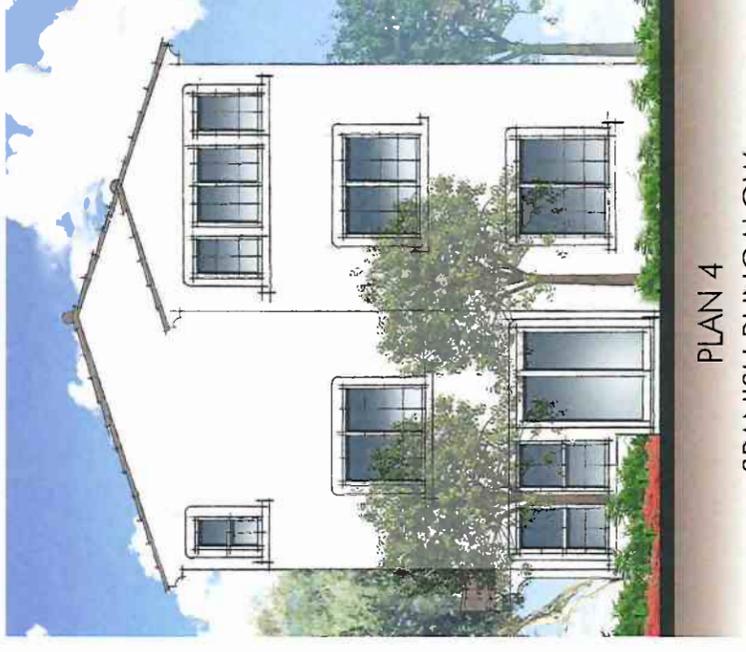
PLAN 4
SPANISH BUNGALOW
(FRONT)



PLAN 4
SPANISH BUNGALOW
(RIGHT)



PLAN 4
SPANISH BUNGALOW
(LEFT)



PLAN 4
SPANISH BUNGALOW
(REAR)



PLAN 3 SPANISH COLONIAL LEFT (ENHANCED ELEVATION)



PLAN 3 LEFT-SPANISH RUSTIC (ENHANCED SIDE)

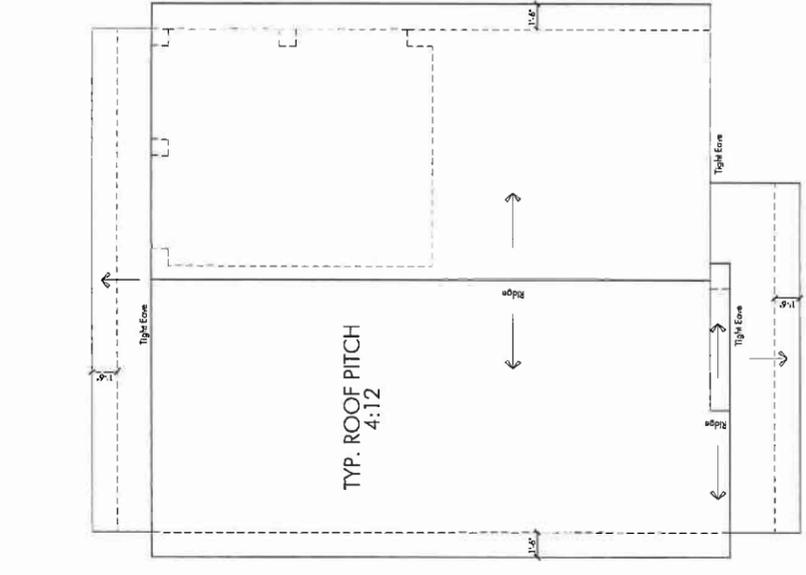


PLAN 4 SPANISH BUNGALOW - LEFT (ENHANCED ELEVATION)

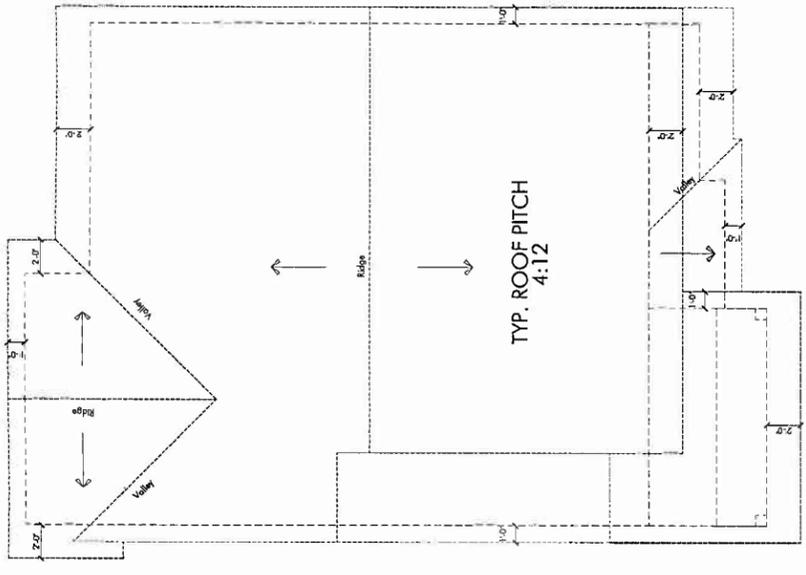


ENHANCED SIDES:
 LOT 104
 LOT 98
 LOT 93
 LOT 31

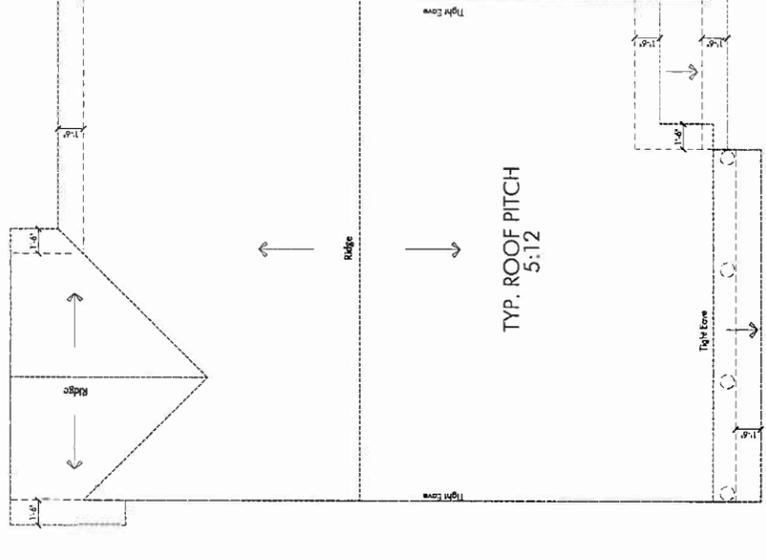
PLAN 3 - SPANISH BUNGALOW
 PLAN 3 - SPANISH RUSTIC
 PLAN 4 - SPANISH COLONIAL
 PLAN 3 - SPANISH BUNGALOW



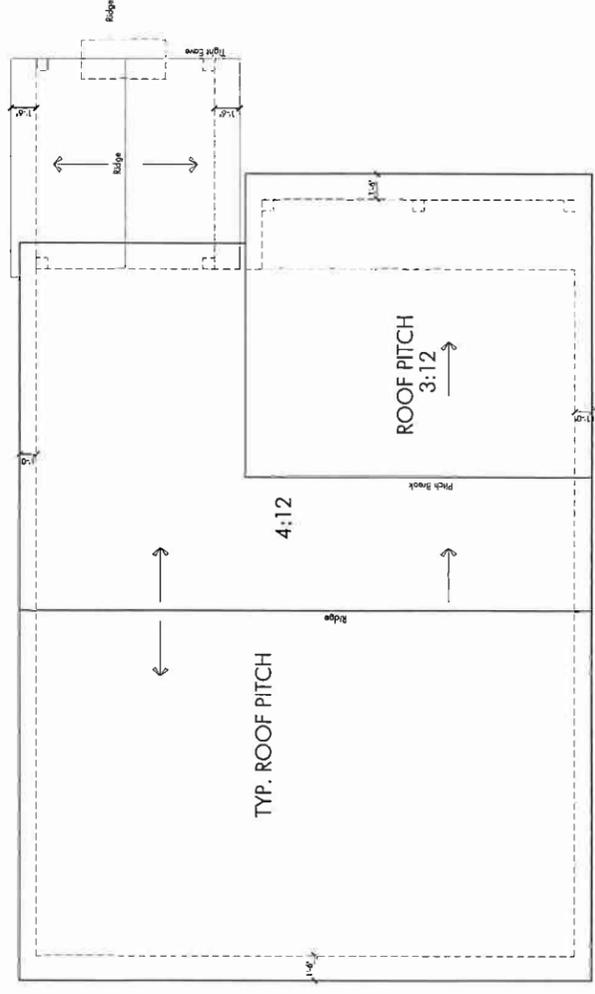
PLAN 2
SPANISH BUNGALOW ELEVATION



PLAN 3
SPANISH RUSTIC ELEVATION



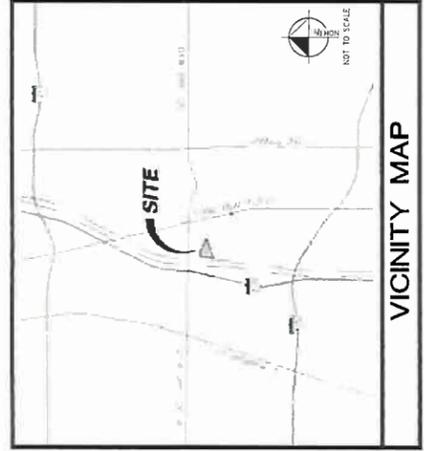
PLAN 4
SPANISH COLONIAL ELEVATION



PLAN 1
SPANISH RUSTIC ELEVATION

VESTING TENTATIVE TRACT NO. 72608

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
JUNE 6, 2014



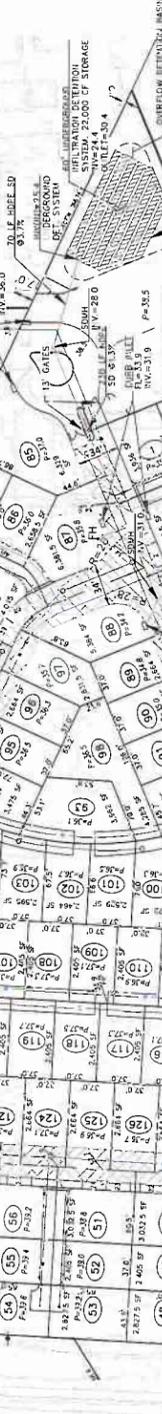
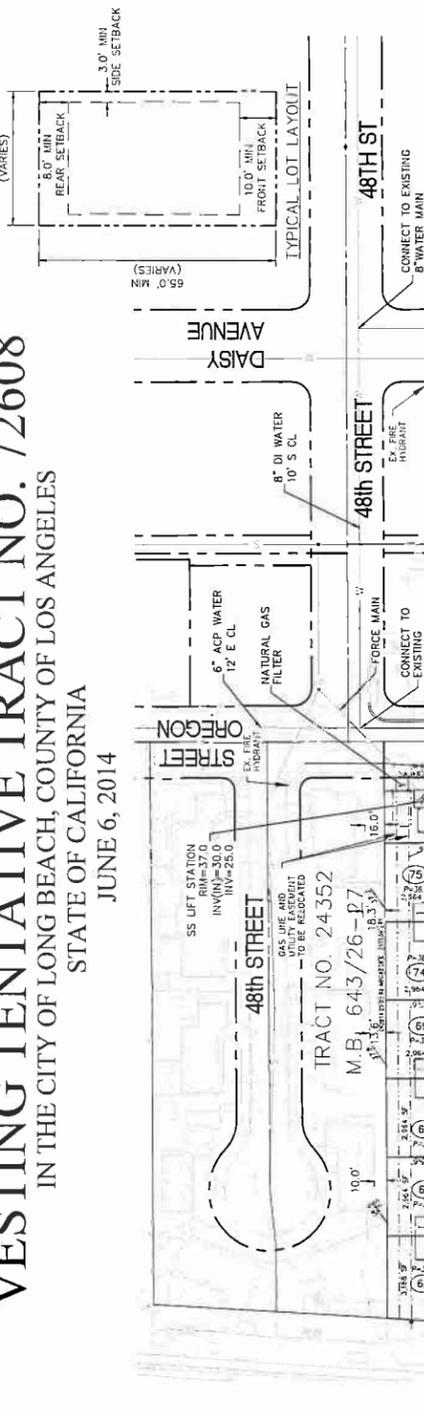
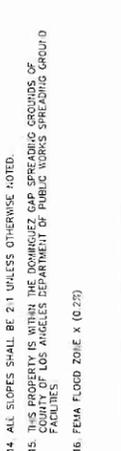
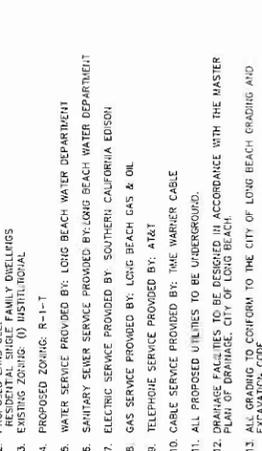
OWNERS:
THE LONG BEACH PROJECT, LLC
888 SAN CLEMENTE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 720-3612

ENGINEER:
WILKINSON AND ASSOCIATES
8800 CRENSHAW, SUITE 410
CANOGA PARK, CA 91303
PHONE: (714) 900-8381
EMAIL: JON.WILKINSON@WILKINSON-AND-ASSOCIATES.COM

APN:
7133-016-005

ZONING:

- EXISTING LAND USE
- PROPOSED LAND USE
- EXISTING ZONING (I) INSTITUTIONAL
- PROPOSED ZONING: R-1-1
- WATER SERVICE PROVIDED BY: LONG BEACH WATER DEPARTMENT
- SANITARY SEWER SERVICE PROVIDED BY: LONG BEACH WATER DEPARTMENT
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: LONG BEACH GAS & OIL
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE SERVICE PROVIDED BY: THE WARNER CABLE
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE MASTER PLAN OF DRAINAGE, CITY OF LONG BEACH
- ALL GRADING TO CONFORM TO THE CITY OF LONG BEACH GRADING AND EXCAVATION CODE.
- ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS WITHIN THE DOMINGUEZ GAP SPREADING GROUNDS OF THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS SPREADING GROUP D FACILITIES.
- FEWA FLOOD ZONE X (0.22)



PROPOSED DEVELOPMENT:
PROPOSED SINGLE FAMILY RESIDENTIAL COMPLEX WITH 131 DWELLING UNITS

AREA:
EXISTING AREA = 460,093 SF (10.56 ACRES)

PARKING:
ON STREET PROVIDED = 40 SPACES
REQUIRED (1:4 LOTS) = 33 SPACES

GRAPHIC SCALE IN FEET:
0 10 20 30 40 50 60 70 80 90 100 110 120

NORTH

Kimley-Horn and Associates, Inc.
6550 CRENSHAW AVENUE, SUITE 410
CANOGA PARK, CA 91303
TEL: (714) 200-2400
FAX: (714) 696-0888

LEGEND:

- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- UNDERGROUND GAS
- UNDERGROUND WATER
- STORM DRAIN
- UNDERGROUND SEWER
- BUILDING PERIMETER
- POWER POLE
- UNIT NUMBER
- SEWER MANHOLE
- PROPERTY LINE
- BOUNDARY
- RIGHT OF WAY
- EASEMENT
- CENTERLINE
- CURB AND GUTTER
- 26' FIRELANE

ABBREVIATIONS:

- BFP BACKFLOW PREVENTOR
- CLF CHAIN LINK FENCE
- EPB ELECTRIC PULL-BOX
- ET ELECTRIC TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GB GAS PULL-BOX
- MB MAIL BOX
- TPB TELEPHONE PULL-BOX
- TRAILER/MODULAR
- UTCH UTILITY CONNECTIONS
- WS WATER METER
- WV WATER VALVE

GENERAL NOTES:

- DEAD END STREETS TO BE LESS THAN 300 FEET IN LENGTH.
- ALL LOTS TO HAVE A MINIMUM OF 2400 SQUARE FEET.

DRAINAGE AND STORM WATER QUALITY NOTES:

- LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REGULATIONS PER MPDES (CITY OF LONG BEACH TITLE 18.16) ARE REQUIRED.
- ON-SITE RETENTION AND INFILTRATION WILL BE PROVIDED BY MEANS OF PERFORATED PPE STORM DRAIN SYSTEM LOCATED WITH DRIVE AISLES.
- PER THE L.A. COUNTY'S ALLOWABLE FLOW RATE (Q) A MAXIMUM OF 1 CFS/ACRE (OR 10.95 CFS) WILL BE DISCHARGED FROM THE SITE AND CONNECTED TO THE L.A. COUNTY 54" RCP SD LOCATED ALONG THE SOUTHERN PROPERTY LINE.

THE ENGINEER, ARCHITECT, AND DESIGN PROFESSIONALS, BY SIGNING THESE PLANS, DO NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DO THEY WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER, ARCHITECT, AND DESIGN PROFESSIONALS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THEM.