

Appendix B

Applicant Submittal Package





RIVER WALK

LONG BEACH, CA

DATE: 06-06-14
UA JOB # 13-091



COVER SHEET

CLIENT REVIEW SUBMITTAL
Sheet no.

CS



LANDSCAPE & IRRIGATION NOTES:

- LANDSCAPE SHALL BE DESIGNED, DOCUMENTED, INSTALLED AND MAINTAINED IN CONFORMANCE TO THE GUIDELINES FOR IMPLEMENTATION OF THE CITY OF CHINO WATER 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 EXCEEDS THE REQUIREMENTS OF THE GUIDELINES FOR IMPLEMENTATION OF THE CITY OF CHINO WATER EFFICIENT LANDSCAPE REGULATIONS AND CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 44.304.1.

SHRUB LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	2'-6"
ALCORNUM ARBOREUM 'ZWARTKOP'	ALCORNUM	5 GAL	2'-6"
ALICE STRICTA	CORNAL ALICE	5 GAL	2'-6"
ANIGOZANTHOS BUSH PEARL	DWARF PINK KANGAROO PAW	5 GAL	3'-0"
ANIGOZANTHOS BUSH SUNSET	DWARF RED KANGAROO PAW	5 GAL	3'-0"
ANIGOZANTHOS BUSH YELLOW	DWARF YELLOW KANGAROO PAW	5 GAL	3'-0"
CISTUS BRILLIANT	ROCK ROSE	2 GAL	2'-6"
DRETTES BICOLOR	FORTNIGHT LILY	1 GAL	3'-6"
GREVILLEA JUNIPERA MOONGLOW	JUNIPER GREVILLEA	5 GAL	3'-0"
LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	2'-6"
LEUCOSPERMUM CORDIFOLIUM FLAME SPIKE	PINCUSION	5 GAL	3'-0"
LIMONIUM FREZZI	SEA LAVENDER	1 GAL	3'-6"
MYOPORUM PARVIFOLIUM	NEW ZEALAND FLAX	5 GAL	3'-0"
PHORMIUM MARGARET JONES	TOBIRA	5 GAL	3'-0"
PITIOSPORUM TOBIRA 'CREAM DE MINT'	FOUNTAIN GRASS	5 GAL	3'-0"
PENNISTEMUM SETACEUM RUBRUM	NCN	5 GAL	3'-0"
RHAPHIOLEPS LIMBELATA MINOR	NCN	5 GAL	3'-0"
SALVIA LEUCANTHA	MEXICAN BLUE SAGE	5 GAL	2'-6"
SALVIA MICROPHYLLA 'HOT LIPS'	NCN	5 GAL	2'-6"
SALVIA SPATHACEA	HAWAIIANBIRD SAGE	5 GAL	2'-6"
STACHYS BYZANTINA	LAMP'S EAR	5 GAL	2'-0"
STIPA ARUNDINACEA	PHOENIX'S TAIL GRASS	5 GAL	3'-0"

TREE LEGEND

I - STREET TREE (LOOP STREET)					
TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
	CLIPANOPSIS ANACARDIODES	CARROT WOOD	24" BOX	STREET TREE	105
	BAUHINIA BAKAENA	HONG KONG ORCHID TREE	24" BOX	STREET TREE	
II - SCREEN/BUFFER TREE					
TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
	PINUS ELDERICA	AFGHAN PINE	36" BOX	VERTICAL SCREEN TREE	76
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	VERTICAL SCREEN TREE	
III - FOCAL TREE					
TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	PASEO TREE	31
	LAGERSTROEMIA MUSKOGEE	CRAPE MYRTLE	24" BOX	ALLEY TERMINUS TREE	
IV - ALLEY TREE					
TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
	CERCIS CANADENSIS 'OKLAHOMA'	EASTERN REDBUD	24" BOX	PASEO TREE	105
	LAGERSTROEMIA MUSKOGEE	CRAPE MYRTLE	24" BOX	ALLEY TERMINUS TREE	
	ULGISTRUM JAPONICUM 'TEXANUM'	WAX-LEAF PRIVET	15 GAL	FOUNDATION TREE	
V - RECREATION CENTER TREE					
TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
	PHOENIX DACTYLIFERA	DATE PALM	18 FT	B.T.H.	21
	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	PASEO TREE	13
VI - EXISTING TREE					
TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY.
	EUCALYPTUS	EUCALYPTUS			1
TOTAL PLANTED TREES:					352



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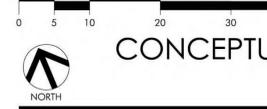
RIVER WALK

LONG BEACH, CA

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



SCALE: 1" = 10'-0"



CONCEPTUAL LANDSCAPE PLAN
 - REC CENTER

CLIENT REVIEW SUBMITTAL
 Sheet no.

L-02





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'-6" 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

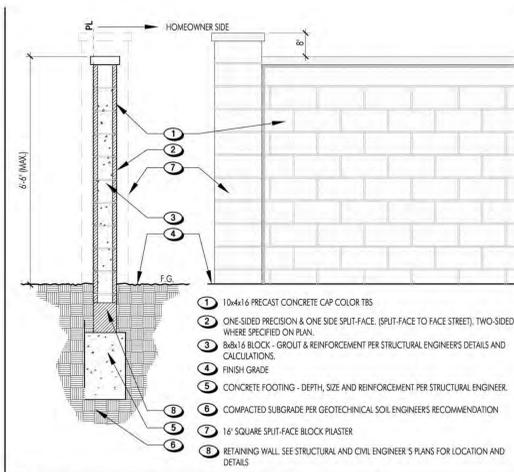
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UA JOB # 13-091



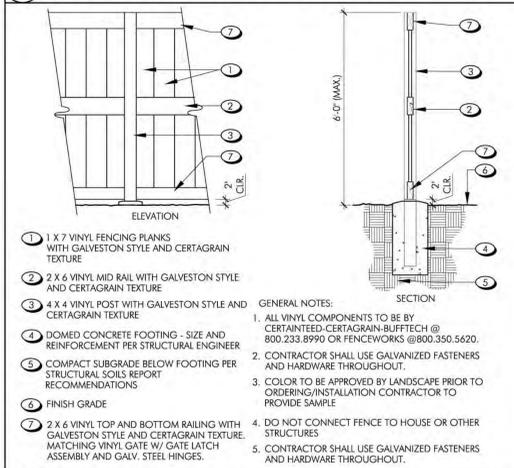
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CONCEPTUAL FENCE & WALL PLAN

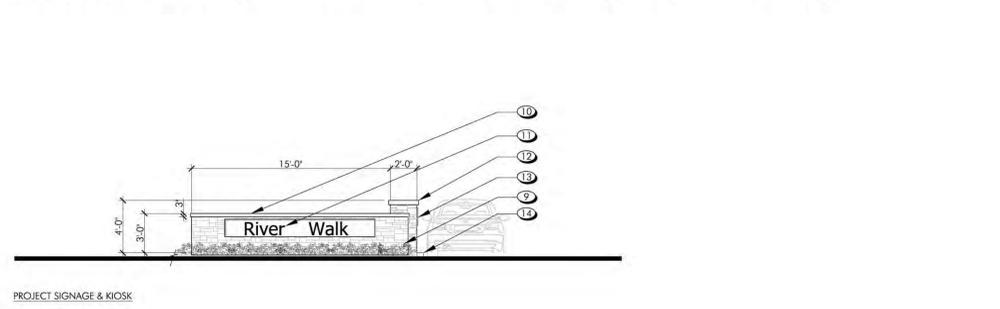
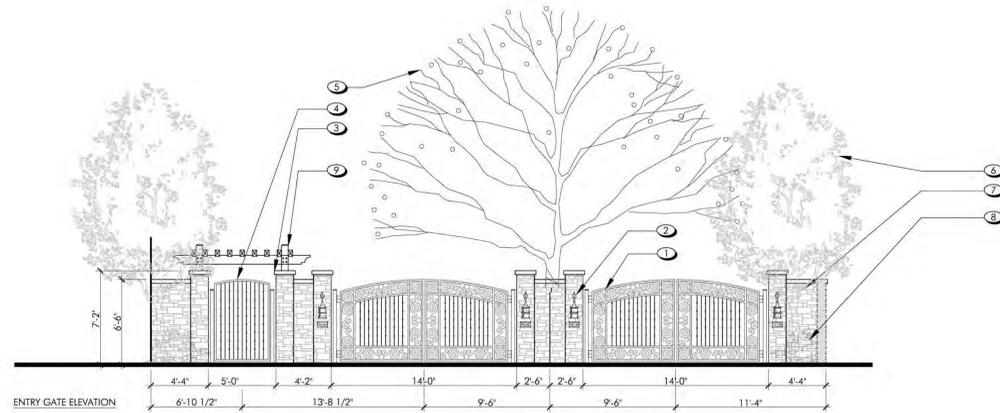
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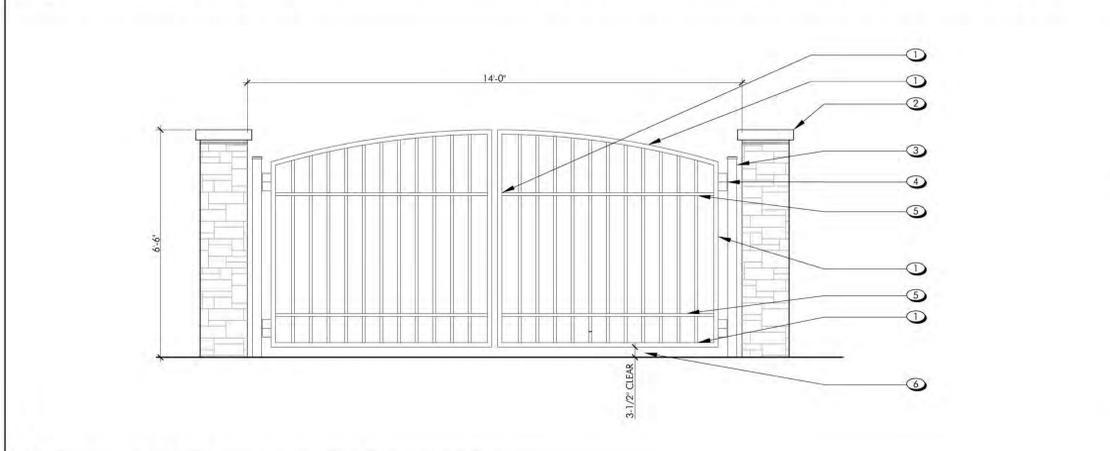
B 6'-6" ONE-SIDED SPLIT-FACE BLOCK WALL SCALE 1/2" = 1'



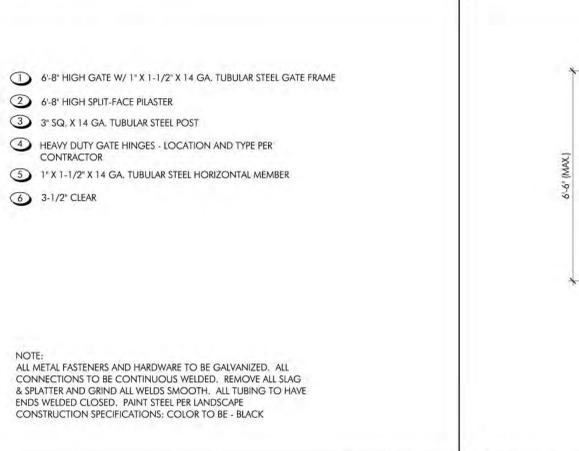
C 6'-6" HIGH VINYL FENCE & GATE SCALE 1/2" = 1'-0"



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



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



D 6'-6" 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 PLASTER MOUNTED LANTERN
 - 3 7'-2" HIGH STONE VENEER PILASTER 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 PILASTER 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.

RIVER WALK

LONG BEACH, CA

DATE: 06-06-14
UA JOB # 13-091



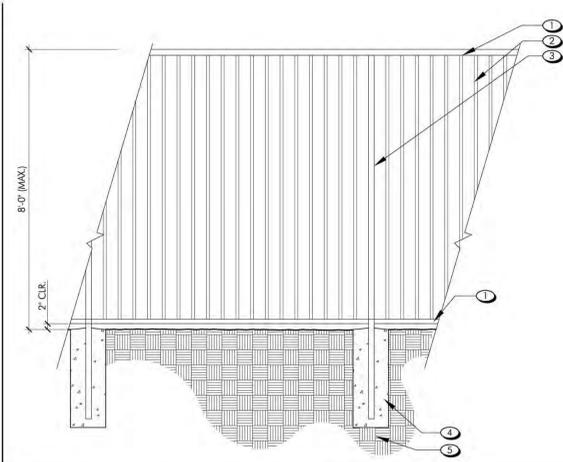
CONCEPTUAL FENCE & WALL DETAILS

CLIENT REVIEW SUBMITTAL
Sheet no.

L-4.1

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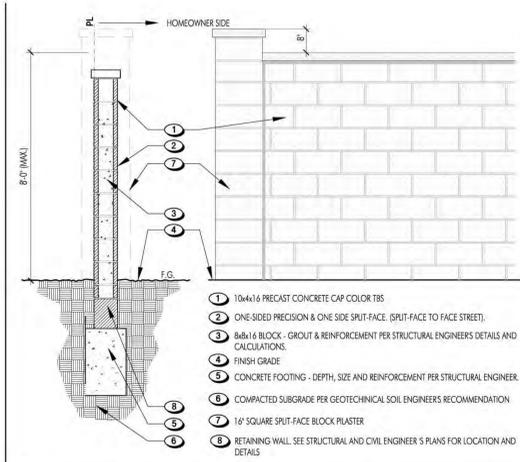
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- 1 1" X 1-1/2" X 1/4 GA. TUBULAR STEEL TOP & BOTTOM RAILS - LAY FLAT
 - 2 5/8" SQ. X 1/4 GA. TUBULAR STEEL FENCE PICKETS @ 4' O.C. MAX. (TYP.), CENTER ON TOP AND BOTTOM RAILS
 - 3 2" SQ. X 1/4 GA. TUBULAR STEEL POST, 8'-0" ON CENTER
 - 4 POST CONCRETE 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

H 8'-0" HIGH TUBULAR STEEL FENCE

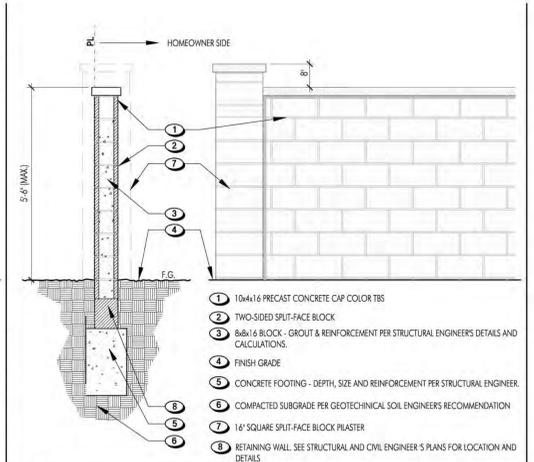
SCALE 1/2" = 1'



- 1 10x16 PRECAST CONCRETE CAP COLOR TBS
- 2 ONE-SIDED PRECISION & ONE-SIDE SPLIT-FACE (SPLIT-FACE TO FACE STREET)
- 3 6x6x16 BLOCK - GROUT & REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS
- 4 FINISH GRADE
- 5 CONCRETE FOOTING - DEPTH, SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER
- 6 COMPACTED SUBGRADE PER GEOTECHNICAL SOIL ENGINEER'S RECOMMENDATION
- 7 16" SQUARE SPLIT-FACE BLOCK PLASTER
- 8 RETAINING WALL - SEE STRUCTURAL AND CIVIL ENGINEER'S PLANS FOR LOCATION AND DETAILS

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

SCALE NTS



- 1 10x16 PRECAST CONCRETE CAP COLOR TBS
- 2 TWO-SIDED SPLIT-FACE BLOCK
- 3 6x6x16 BLOCK - GROUT & REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS
- 4 FINISH GRADE
- 5 CONCRETE FOOTING - DEPTH, SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER
- 6 COMPACTED SUBGRADE PER GEOTECHNICAL SOIL ENGINEER'S RECOMMENDATION
- 7 16" SQUARE SPLIT-FACE BLOCK PLASTER
- 8 RETAINING WALL - SEE STRUCTURAL AND CIVIL ENGINEER'S PLANS FOR LOCATION AND DETAILS

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

SCALE 1/2" = 1'

FILE NAME: S:\2013 Projects\13-091 Long Beach - Bay Street\Site\LANDSCAPE\Pending Submittal\13-091 - FENCE.dwg

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



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.
 - a. (REC. AMENITIES) (15,116 s.f.)
 - b. (REC. TURF AREA) (6,238 s.f.)
 - 2. TOT LOT AREA: 6,600 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: = 40 (.3 / unit)
 - (8'x20' parallel space)
- TOTAL = 301 Spaces (2.3 spaces / unit)**

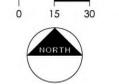
RIVER WALK

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SCALE: 1" = 30'-0"



CONCEPTUAL ARCHITECTURAL
SITE PLAN

CITY SUBMITTAL
Sheet no.
SP-1



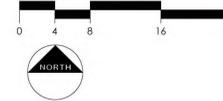
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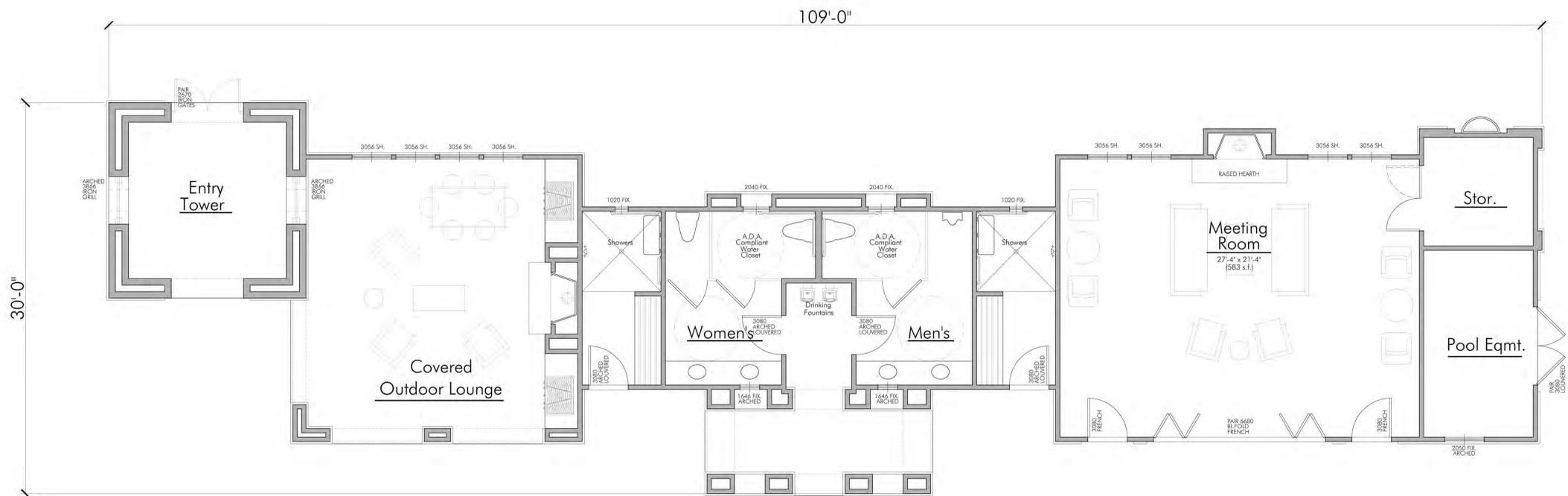
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TYPICAL 6-PACK
PROTOTYPE

CITY SUBMITTAL
Sheet no.

SP-2



RIVER WALK

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SCALE: 1/4" = 1'-0"
 0 2 4 8 12
RECREATION BUILDING

CLIENT REVIEW SUBMITTAL
 Sheet no.

A-1



REC CENTER
(FRONT)



REC CENTER
(LEFT)



REC CENTER
(RIGHT)



REC CENTER
(REAR)



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RECREATION CENTER IMAGERY

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Sheet no.

A-3