

Appendix B

Applicant Submittal Package





RIVER WALK

LONG BEACH, CA

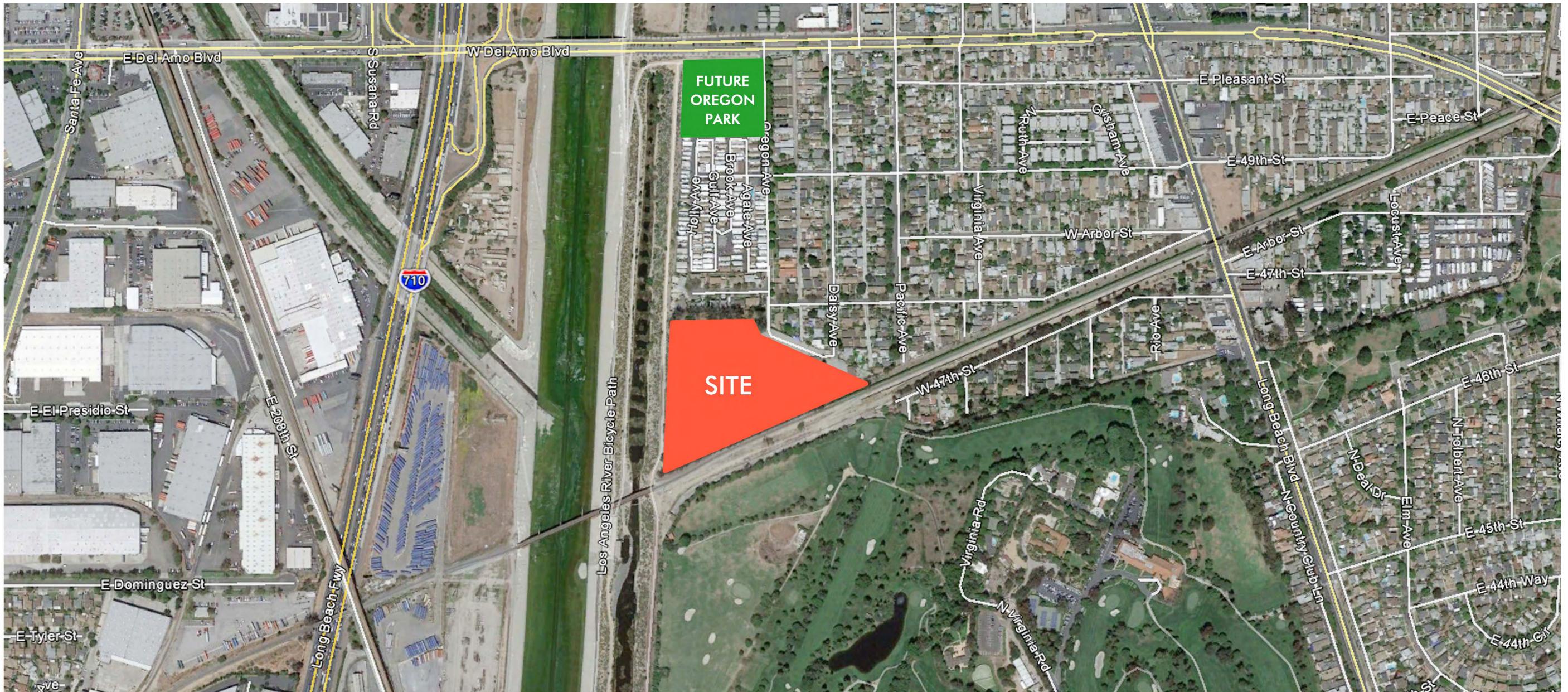
DATE: 06-06-14
UA JOB # 13-091



COVER SHEET

CLIENT REVIEW SUBMITTAL
Sheet no.

CS



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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)
 - 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)
(8x20' parallel space)	

TOTAL = 301 Spaces (2.3 spaces / unit)

RIVER WALK

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SITE CONTEXT

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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 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 LANDSCAPING 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 BRILLIANCY	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	2'-0"
MYOPORUM PARVIFOLIUM	NCN	1 GAL	3'-6"
PHORMIUM MARGARET JONES	NEW ZEALAND FLAX	5 GAL	3'-0"
PITIOSPORUM TOBIRA 'CREAM DE MINT'	TOBIRA	5 GAL	3'-0"
PENNISTEM SETACEUM RUBRUM	FOUNTAIN GRASS	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	HAWAIIAN BIRD 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)		COMMON NAME	SIZE	REMARKS	QTY.	
TREES:		BOTANICAL NAME				
		CLIPANOPSIS ANACARDIODES	CARROT WOOD	24" BOX	STREET TREE	105
		BAUHINIA BAKEAANA	HONG KONG ORCHID TREE	24" BOX	STREET TREE	
II - SCREEN/BUFFER TREE		COMMON NAME	SIZE	REMARKS	QTY.	
TREES:		BOTANICAL NAME				
		PINUS ELDERICA	AFGHAN PINE	36" BOX	VERTICAL SCREEN TREE	76
		LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	VERTICAL SCREEN TREE	
III - FOCAL TREE		COMMON NAME	SIZE	REMARKS	QTY.	
TREES:		BOTANICAL NAME				
		MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	PASEO TREE	31
		LAGERSTROEMIA MUSKOGEE'	CRAPE MYRTLE	24" BOX	ALLEY TERMINUS TREE	
IV - ALLEY TREE		COMMON NAME	SIZE	REMARKS	QTY.	
TREES:		BOTANICAL NAME				
		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		COMMON NAME	SIZE	REMARKS	QTY.	
TREES:		BOTANICAL NAME				
		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		COMMON NAME	SIZE	REMARKS	QTY.	
TREES:		BOTANICAL NAME				
		EUCALYPTUS	EUCALYPTUS			1
TOTAL PLANTED TREES:					352	



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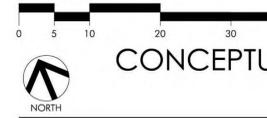
RIVER WALK

LONG BEACH, CA

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



SCALE: 1" = 10'-0"

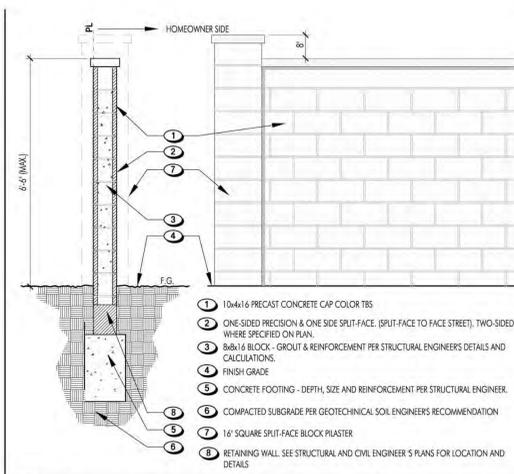


CONCEPTUAL LANDSCAPE PLAN
 - REC CENTER

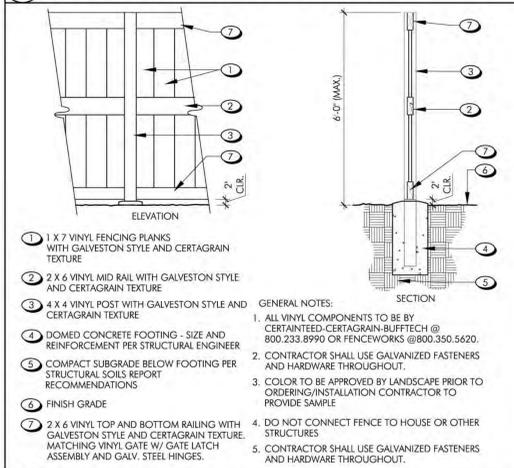
CLIENT REVIEW SUBMITTAL
 Sheet no.

L-02

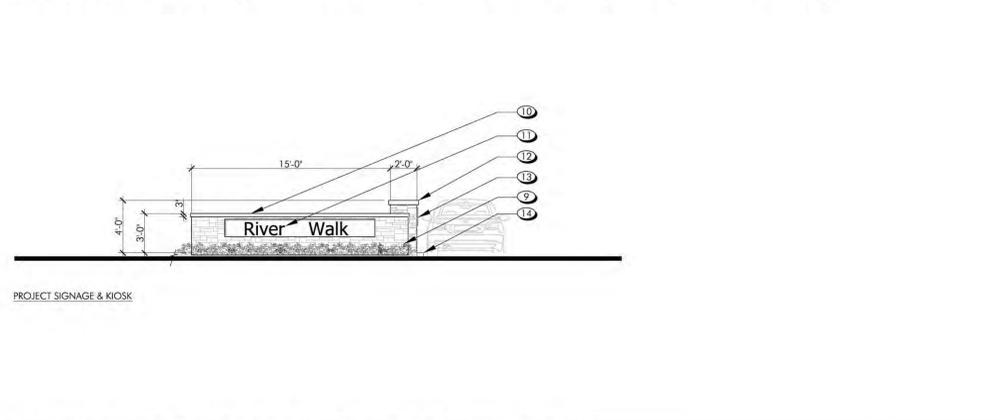
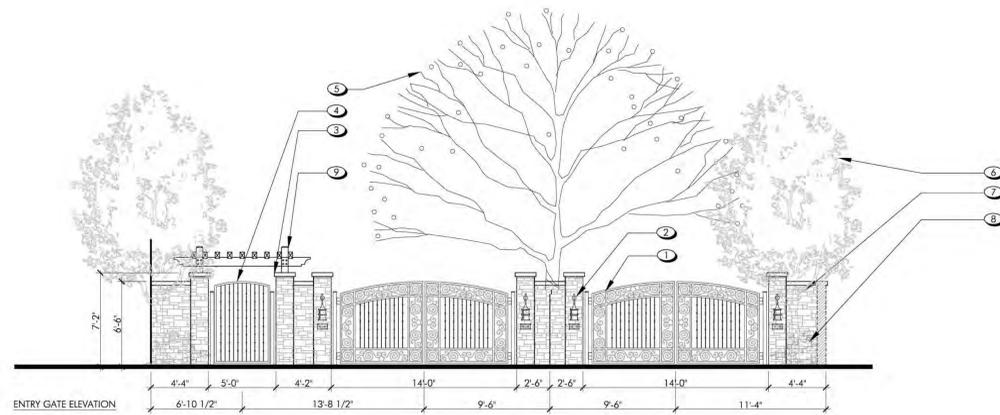




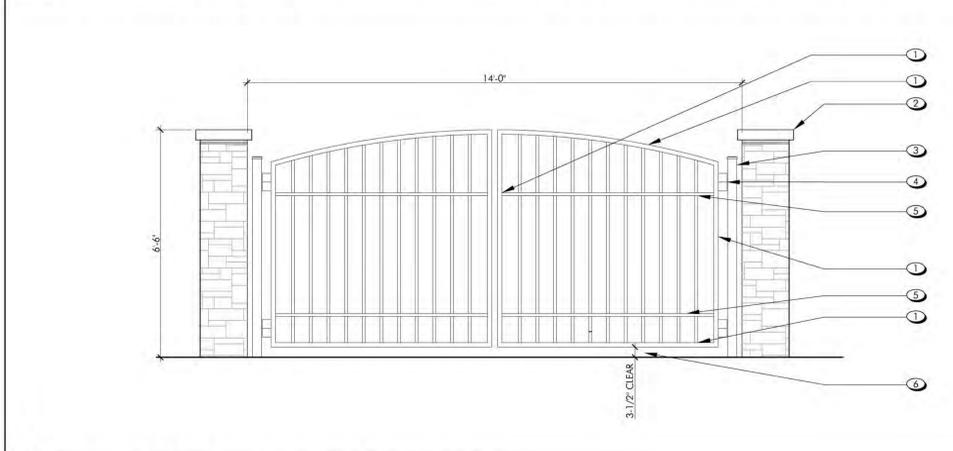
B 6'-6" ONE-SIDED SPLIT-FACE BLOCK WALL SCALE 1/2" = 1'



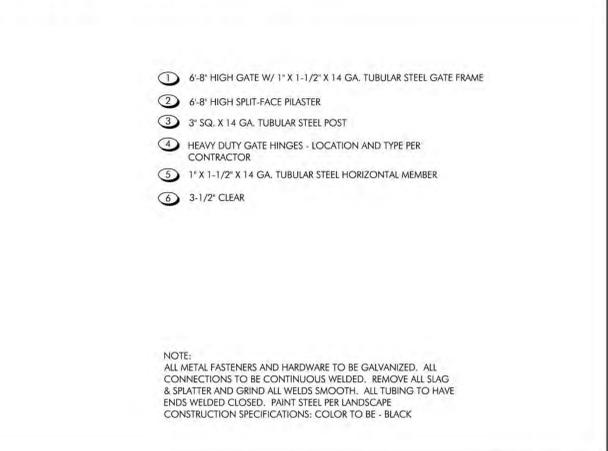
C 6'-6" HIGH VINYL FENCE & GATE SCALE 1/2" = 1'-0"



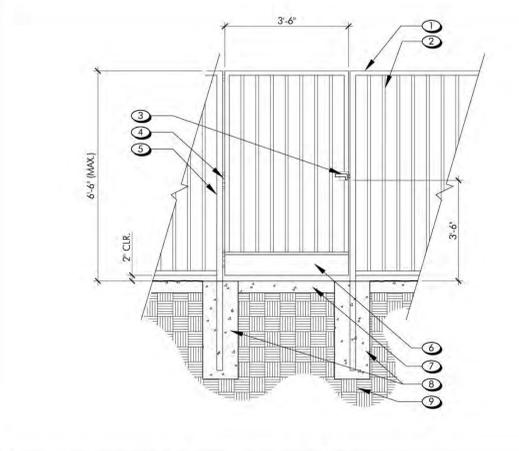
A 6'-6" HIGH PROJECT THEME WALL AND 4'-0"/3'-0" CALL BOX & PROJECT SIGNAGE WALL SCALE 3/16" = 1'-0"



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"



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' CLRB 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.

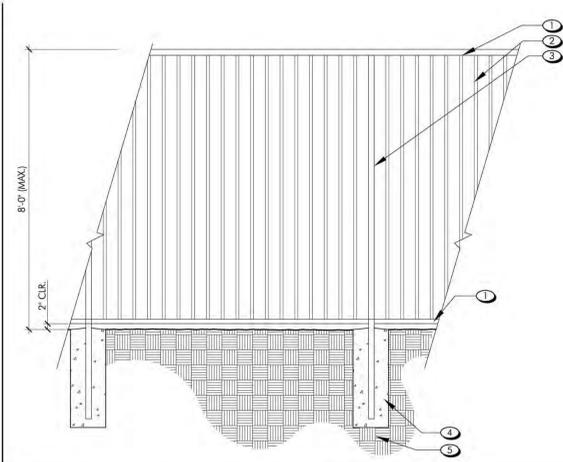
RIVER WALK

LONG BEACH, CA

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

S:\2013 Projects\13-091 Long Beach - Bay Street\Submittals\13-091 - FENCE Details.dwg

DATE/TIME OF PLOT: 6/10/2014 4:50:29 PM

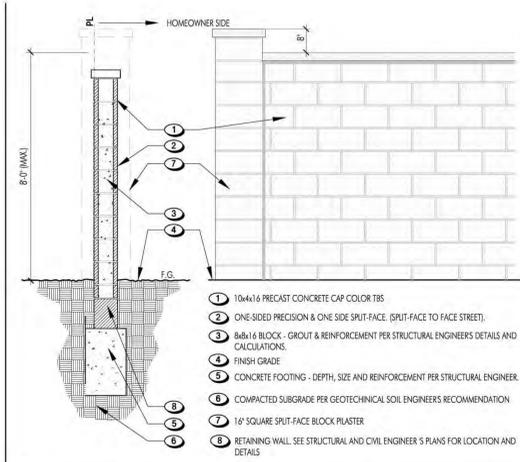


- 1 1" X 1-1/2" X 14 GA. TUBULAR STEEL TOP & BOTTOM RAILS - LAY FLAT
- 2 5/8" SQ. X 1/4 GA. TUBULAR STEEL FENCE PICKETS @ 4" O.C. MAX. (TYP.), CENTER ON TOP AND BOTTOM RAILS
- 3 2" SQ. X 1 1/4 GA. TUBULAR STEEL POST, 8'-0" ON CENTER
- 4 POST CONCRETE FOOTING - SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER,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

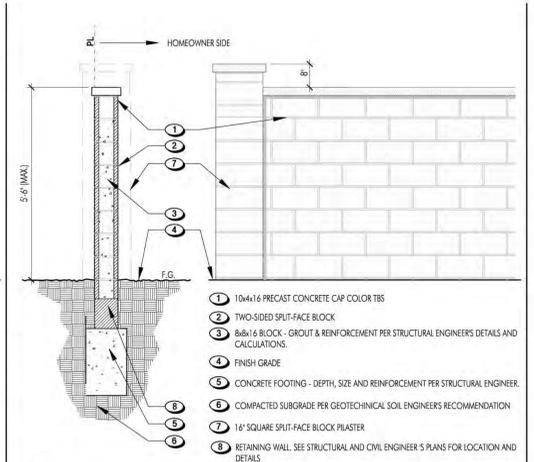
SCALE 1/2" = 1'



- 1 10x16 PRECAST CONCRETE CAP COLOR TBS
- 2 ONE-SIDED PRECISION & ONE-SIDE SPLIT-FACE (SPLIT-FACE TO FACE STREET)
- 3 8x8x16 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 8x8x16 BLOCK - GROUT & REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS
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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\Permit\Permitting Submittal\13-091 - FENCE.dwg

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

RIVER WALK

LONG BEACH, CA

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



CONCEPTUAL FENCE & WALL DETAILS

CLIENT REVIEW SUBMITTAL
Sheet no. **L-4.2**



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:
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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
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- Total guest spaces: = 40 (.3 / unit)
 - (8'x20' parallel space)
- TOTAL = 301 Spaces (2.3 spaces / unit)

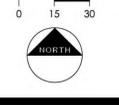
RIVER WALK

LONG BEACH, CA

DATE: 06-06-14
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SCALE: 1" = 30'-0"



CONCEPTUAL ARCHITECTURAL
SITE PLAN

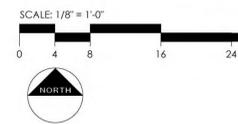
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Sheet no.
SP-1



RIVER WALK

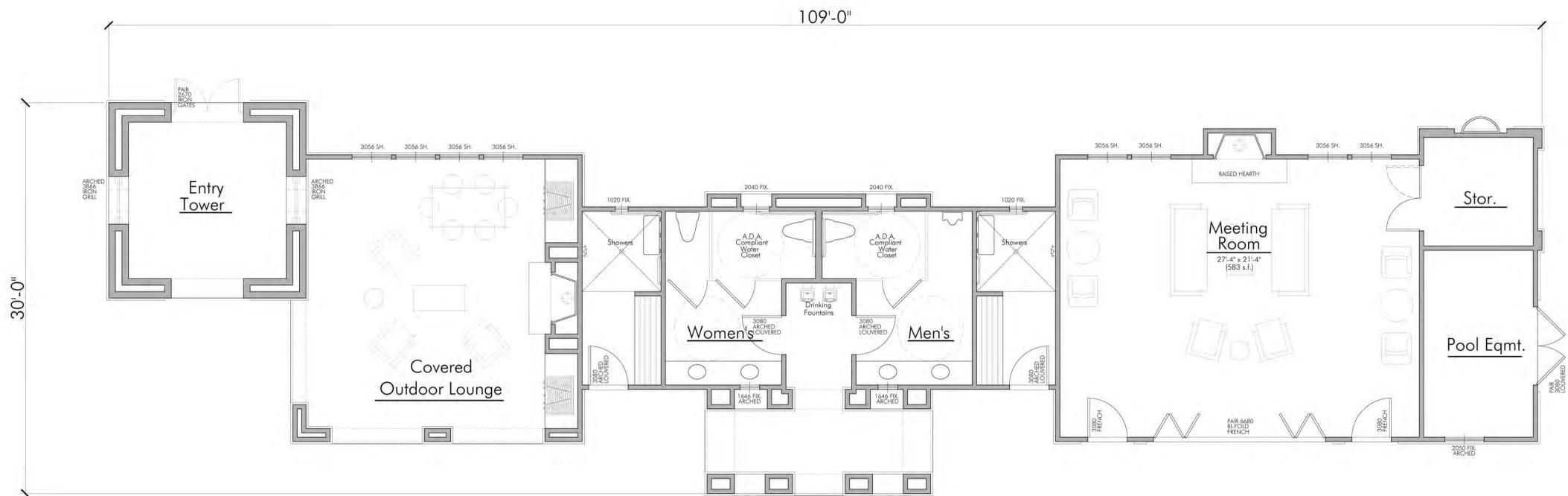
LONG BEACH, CA

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TYPICAL 6-PACK
PROTOTYPE

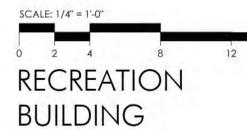
CITY SUBMITTAL
Sheet no.
SP-2



RIVER WALK

LONG BEACH, CA

DATE: 06-06-14
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CLIENT REVIEW SUBMITTAL
Sheet no.

A-1



REC CENTER
(FRONT)



REC CENTER
(LEFT)



REC CENTER
(RIGHT)



REC CENTER
(REAR)



RIVER WALK

LONG BEACH, CA

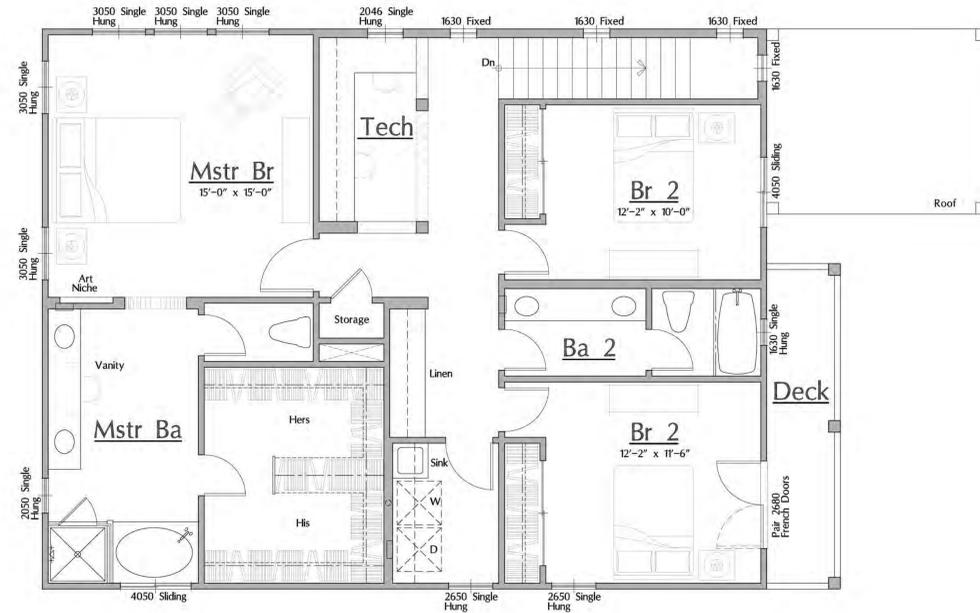
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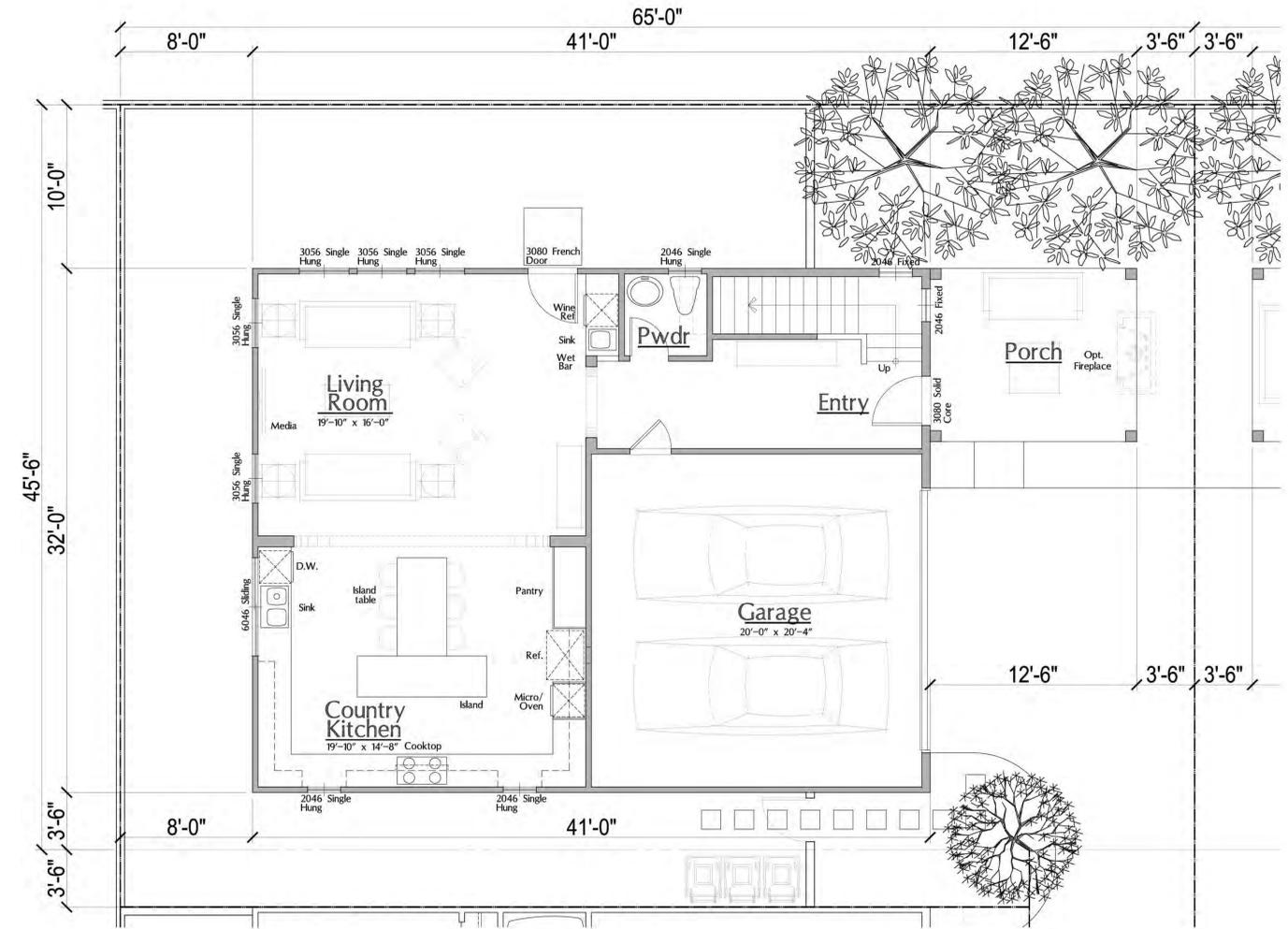
RECREATION CENTER IMAGERY

CLIENT REVIEW SUBMITTAL
Sheet no.

A-3



888 S.F.



1251 S.F.

TOTAL RESIDENCE - 2139 S.F.

PLAN 1

SPANISH RUSTIC ELEVATION

RIVER WALK
LONG BEACH, CA

DATE: 06-06-14
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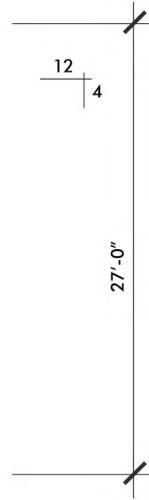
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CONCEPTUAL FLOOR PLAN

CLIENT REVIEW SUBMITTAL
Sheet no.

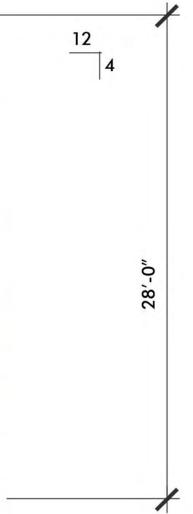
A-4



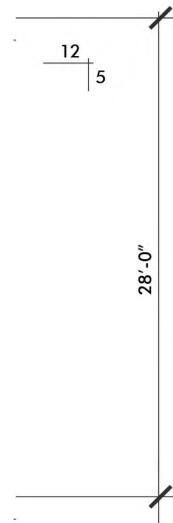
PLAN 1
SPANISH BUNGALOW



PLAN 1
SPANISH RUSTIC



PLAN 1
SPANISH COLONIAL

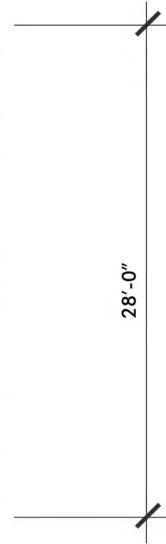


RIVER WALK
LONG BEACH, CA

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PLAN 1
SPANISH RUSTIC
(FRONT)



PLAN 1
SPANISH RUSTIC
(RIGHT)



PLAN 1
SPANISH RUSTIC
(LEFT)



PLAN 1
SPANISH RUSTIC
(REAR)

RIVER WALK
LONG BEACH, CA

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

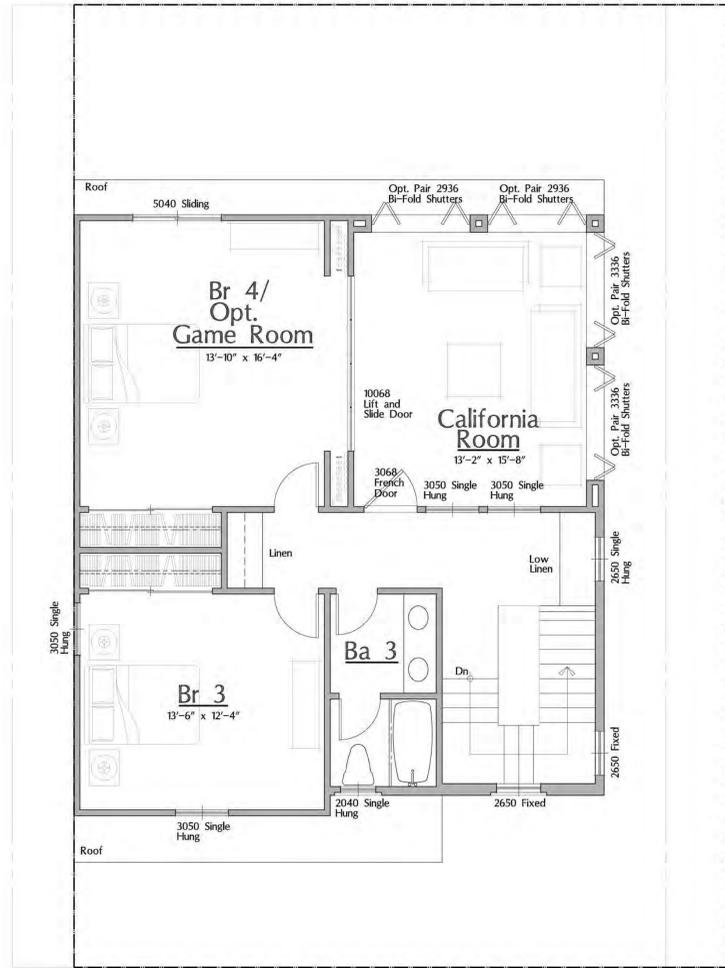
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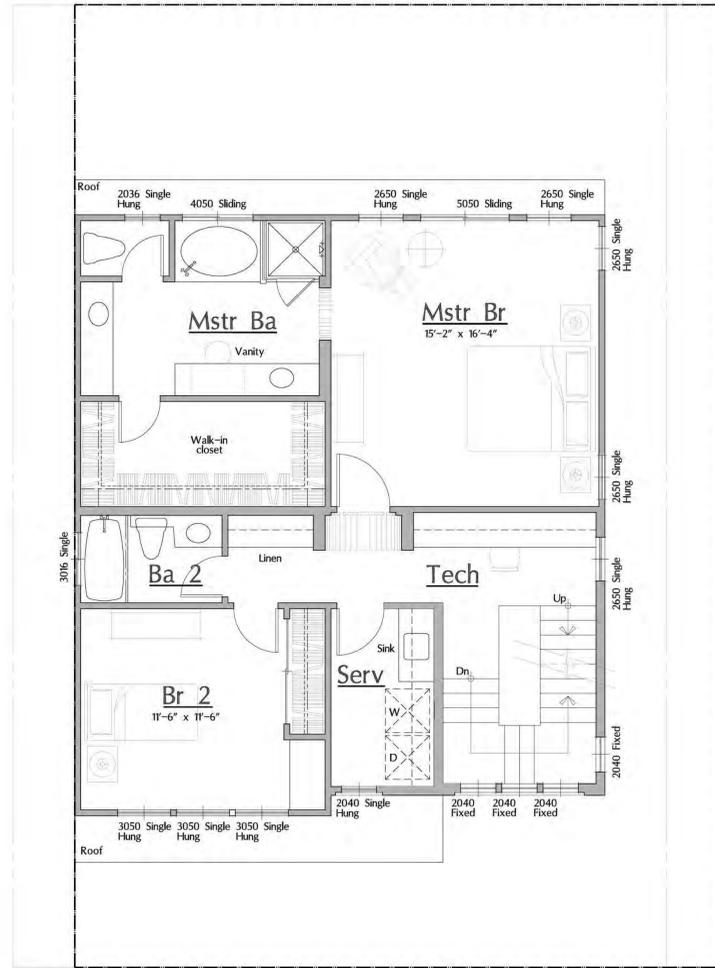
PLAN 1 RUSTIC WRAP ELEVATIONS

CLIENT REVIEW SUBMITTAL
Sheet no.

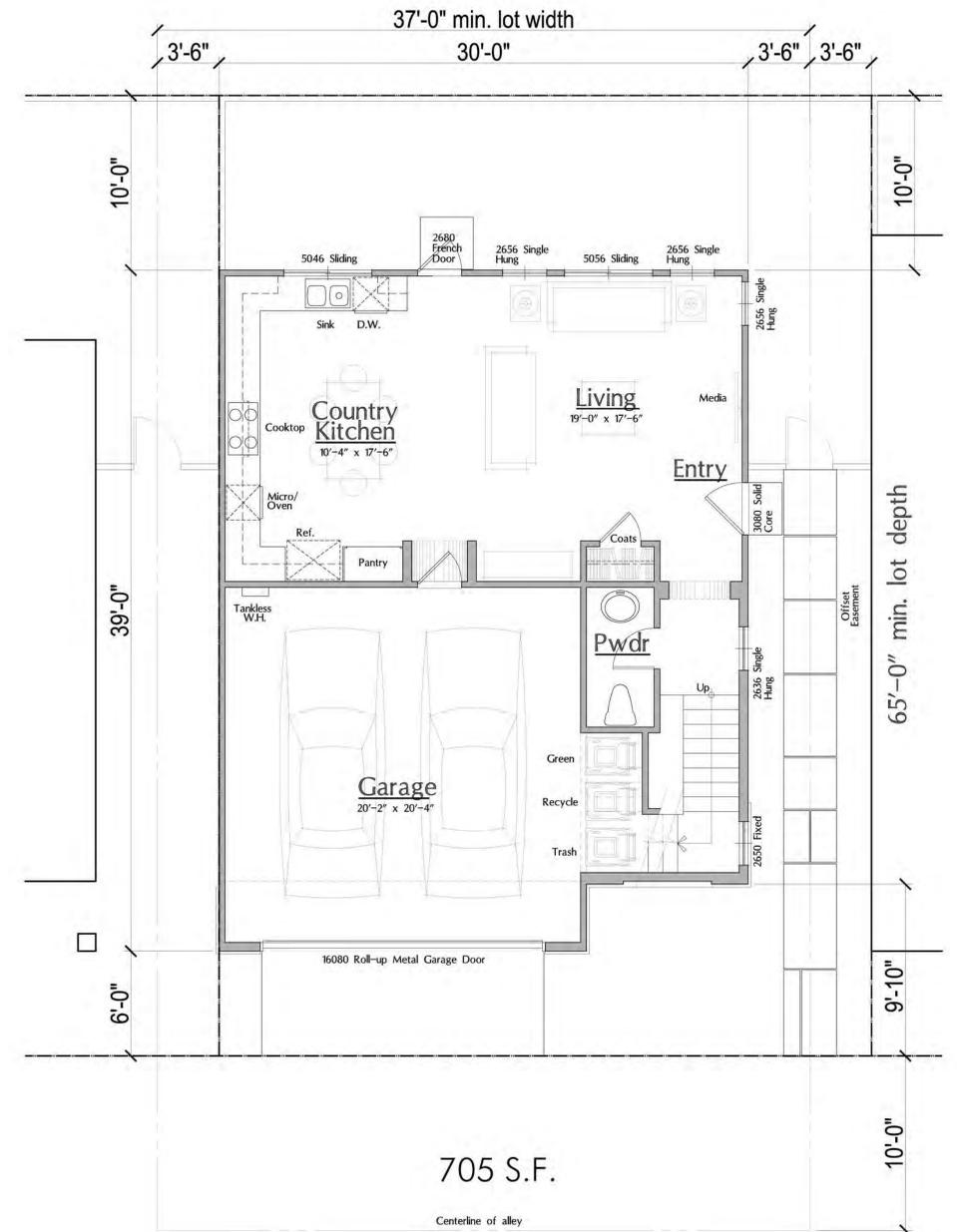
A-6



700 S.F.



1009 S.F.



705 S.F.

TOTAL RESIDENCE - 2414 S.F.
 CALIFORNIA ROOM - 236 S.F.

PLAN 2

SPANISH COLONIAL ELEVATION

RIVER WALK

LONG BEACH, CA

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



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

0 2 4 8 12
CONCEPTUAL FLOOR PLAN

CLIENT REVIEW SUBMITTAL
 Sheet no.

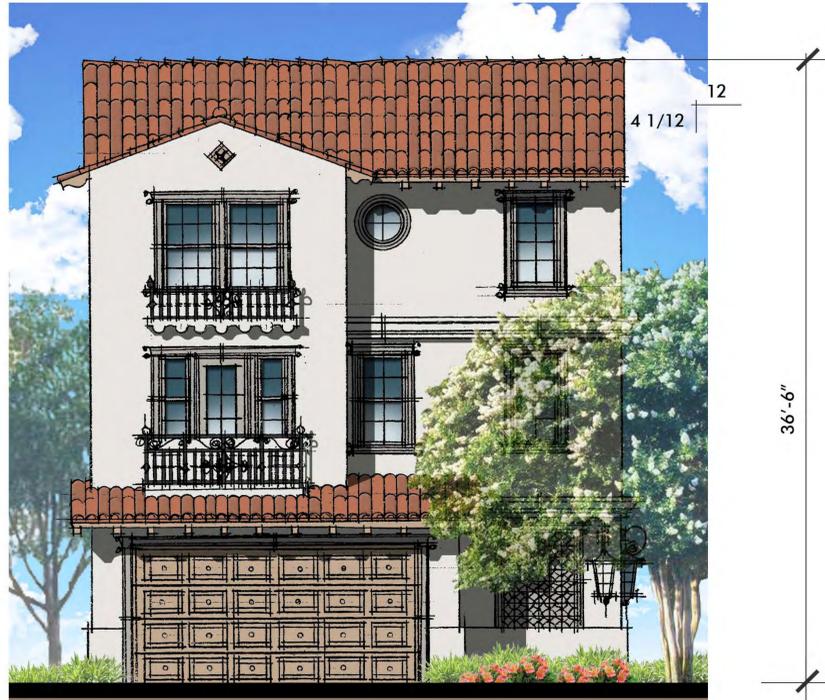
A-7



PLAN 2
SPANISH BUNGALOW



PLAN 2
SPANISH RUSTIC



PLAN 2
SPANISH COLONIAL

RIVER WALK

LONG BEACH, CA

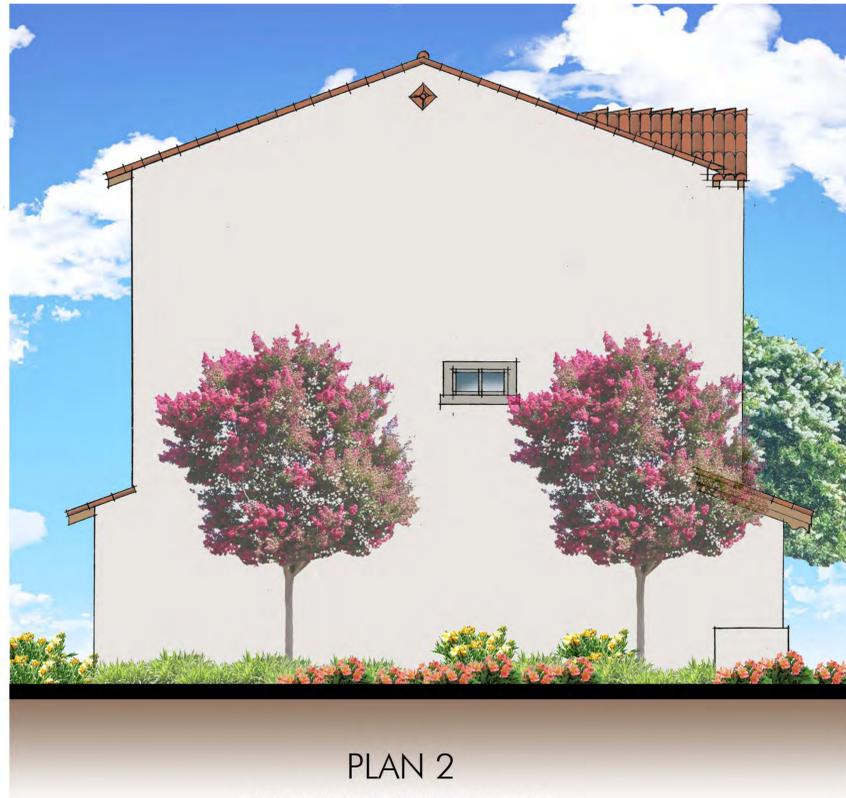
DATE: 06-06-14
UA JOB # 13-091



PLAN 2
SPANISH COLONIAL
(FRONT)



PLAN 2
SPANISH COLONIAL
(RIGHT)



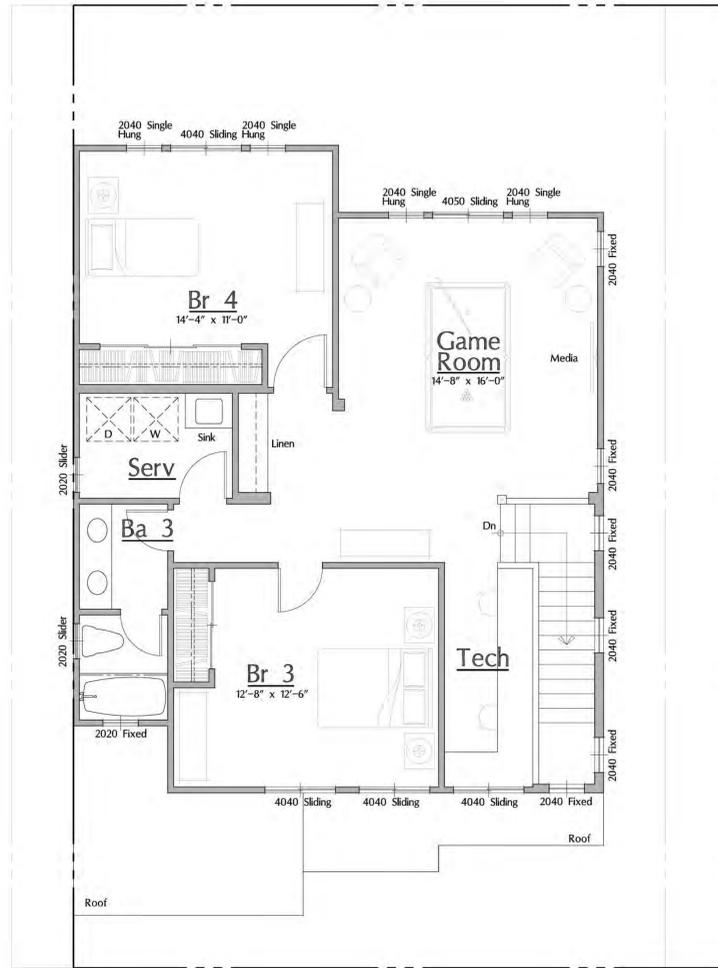
PLAN 2
SPANISH COLONIAL
(LEFT)



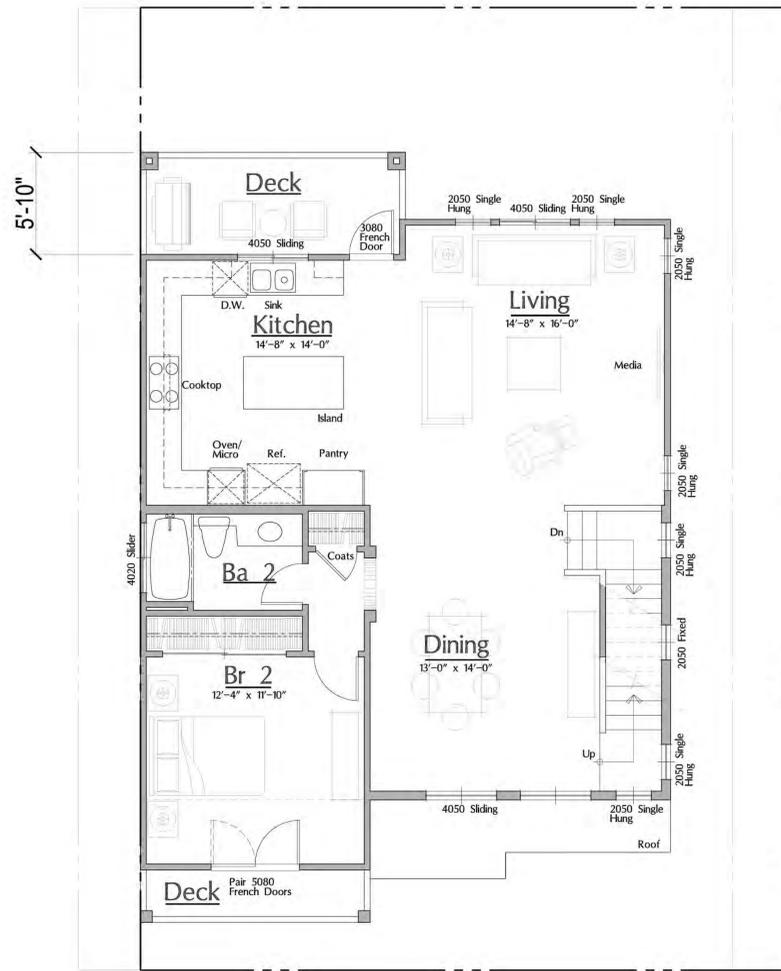
PLAN 2
SPANISH COLONIAL
(REAR)

RIVER WALK
LONG BEACH, CA

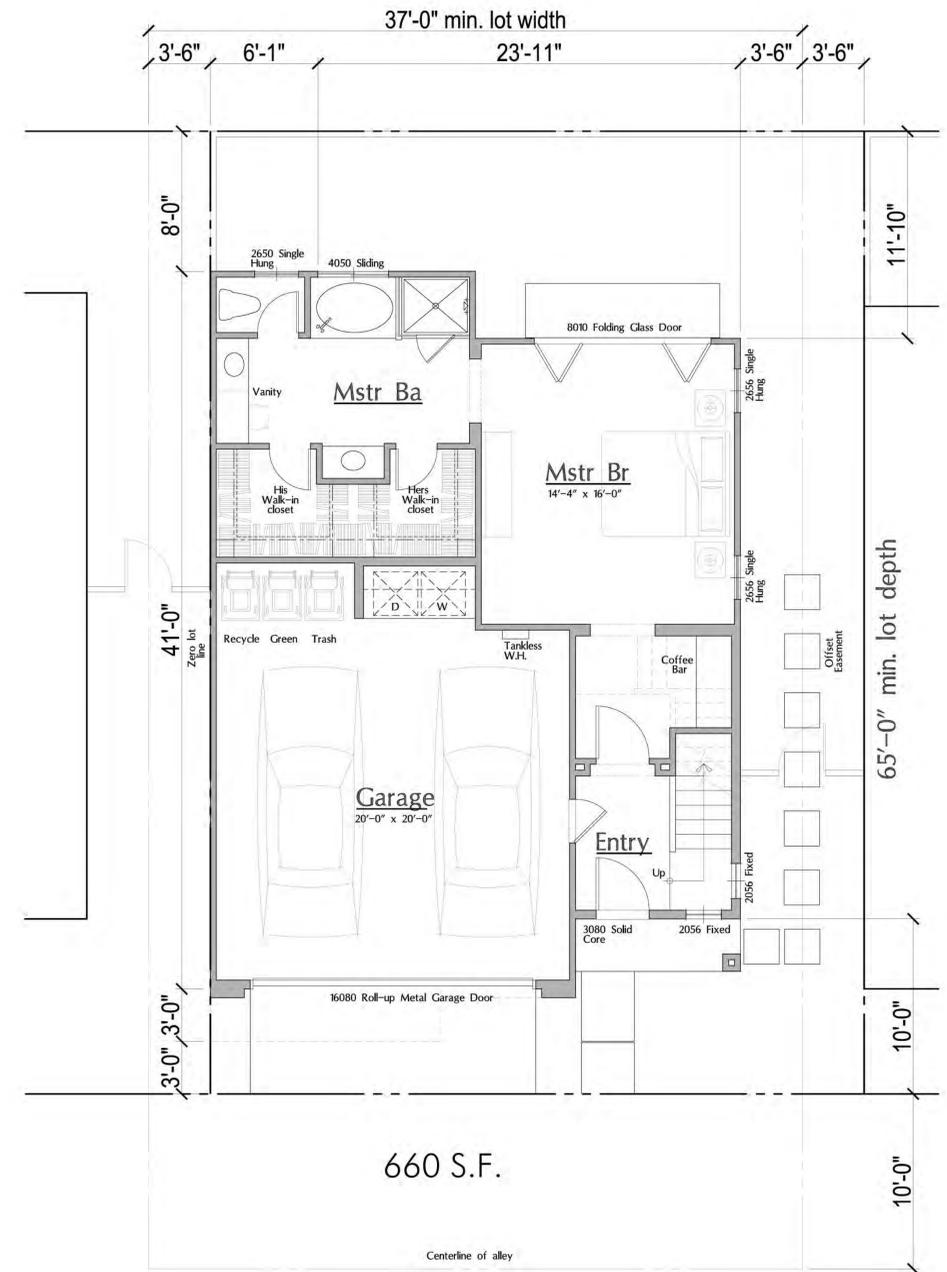
DATE: 06-06-14
UA JOB # 13-091



964 S.F.



1018 S.F.

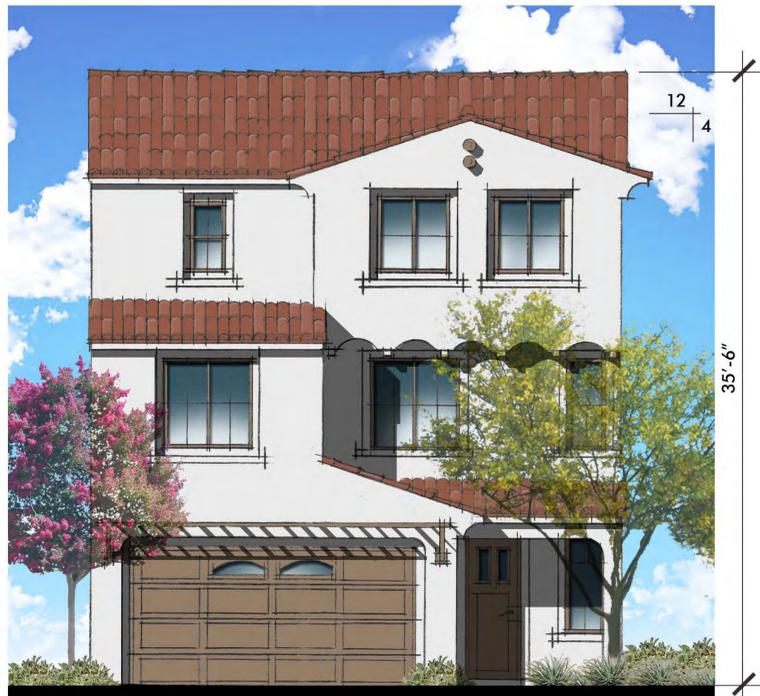


660 S.F.

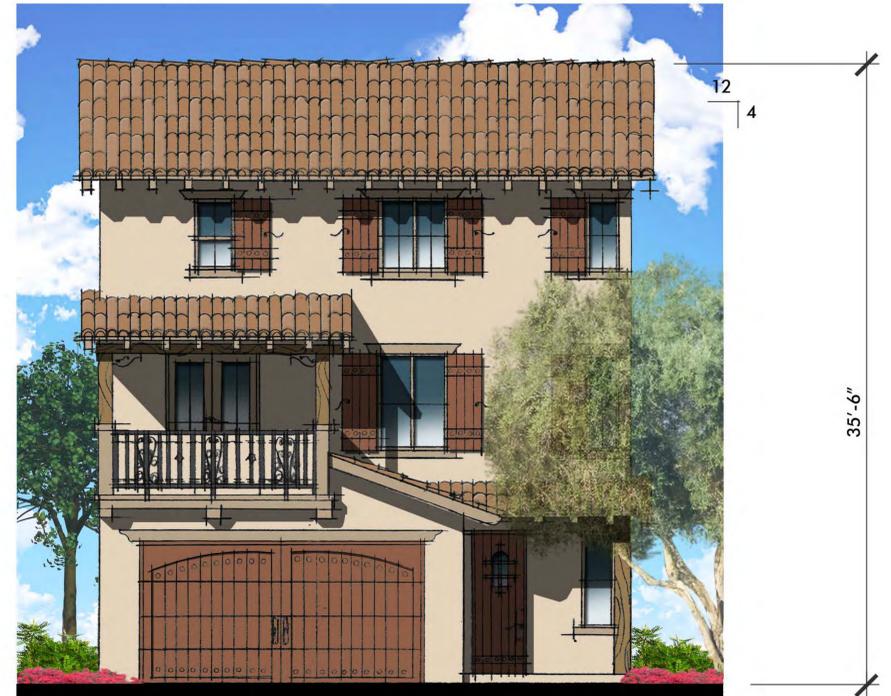
TOTAL RESIDENCE - 2642 S.F.
 REAR DECK - 87 S.F.
 FRONT DECK - 39 S.F.

PLAN 3

SPANISH BUNGALOW ELEVATION



PLAN 3
SPANISH BUNGALOW



PLAN 3
SPANISH RUSTIC



PLAN 3
SPANISH COLONIAL

RIVER WALK
LONG BEACH, CA

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



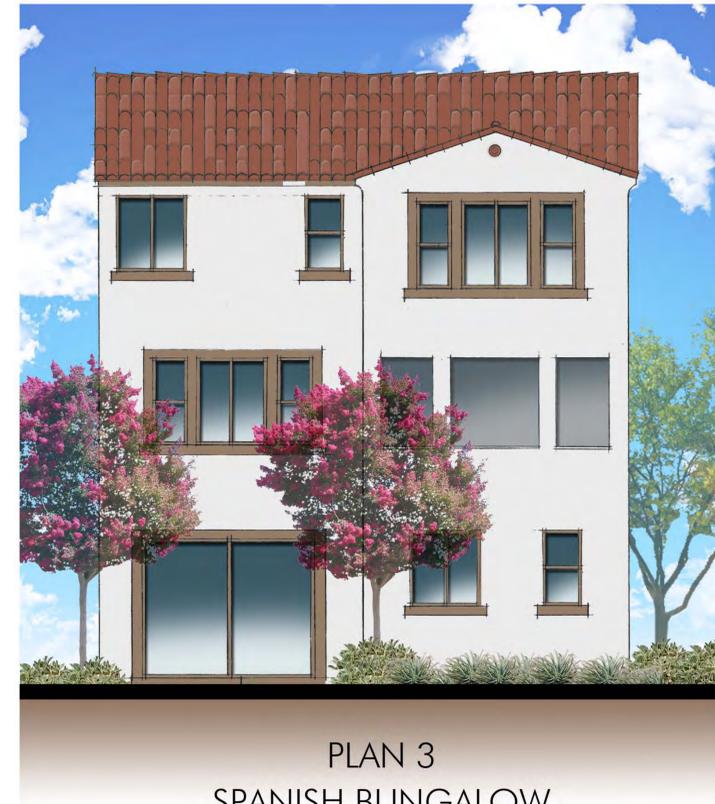
PLAN 3
SPANISH BUNGALOW
(FRONT)



PLAN 3
SPANISH BUNGALOW
(RIGHT)



PLAN 3
SPANISH BUNGALOW
(LEFT)



PLAN 3
SPANISH BUNGALOW
(REAR)

RIVER WALK

LONG BEACH, CA

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



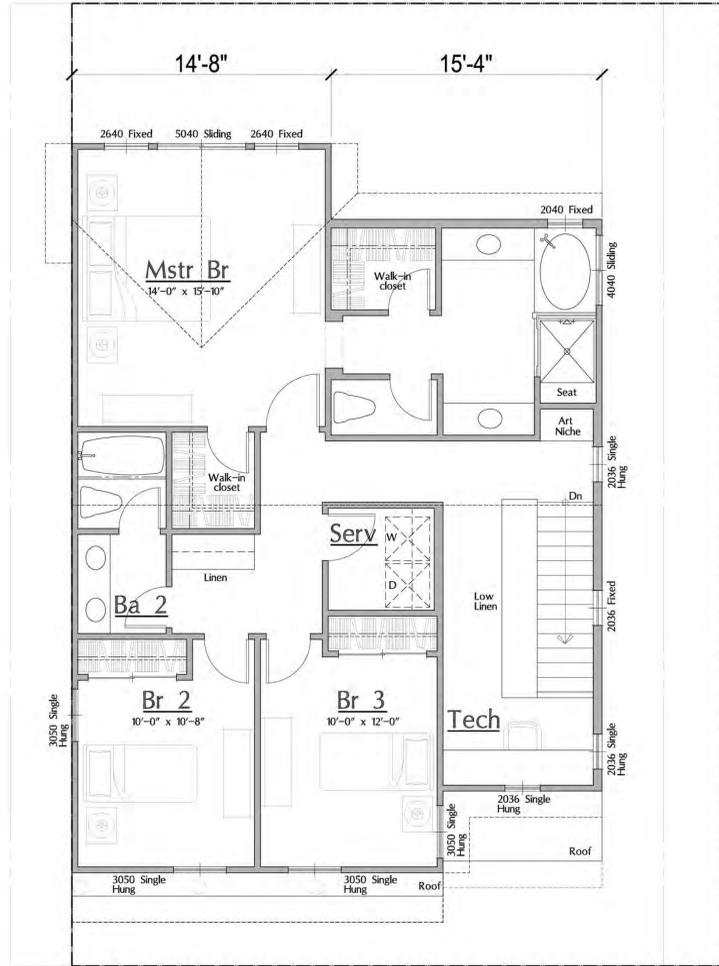
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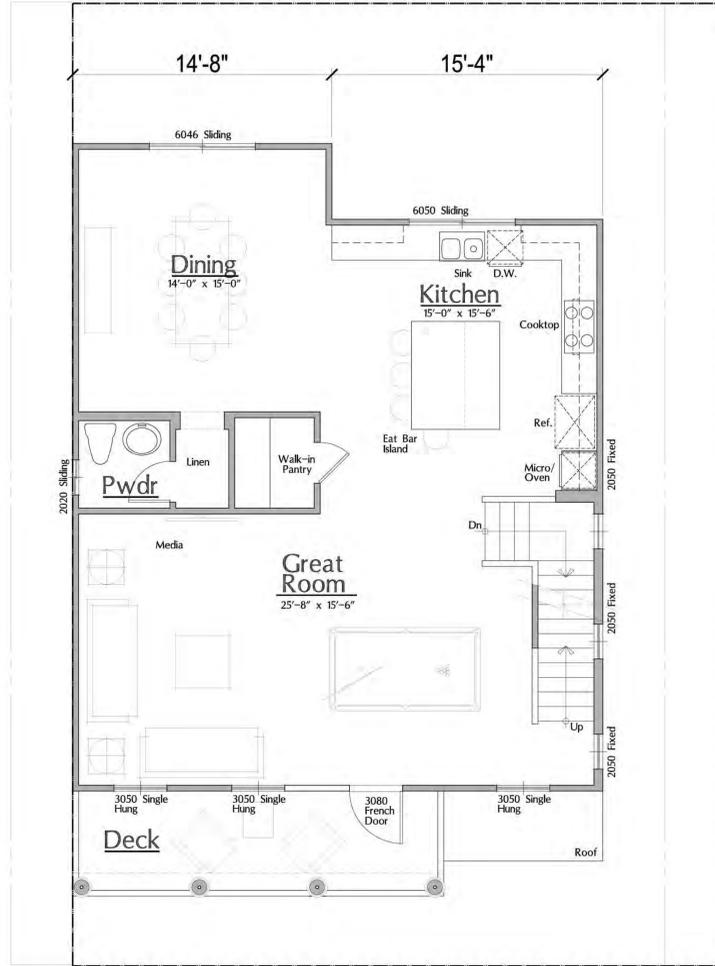
PLAN 3 BUNGALOW WRAP ELEVATIONS

CLIENT REVIEW SUBMITTAL
Sheet no.

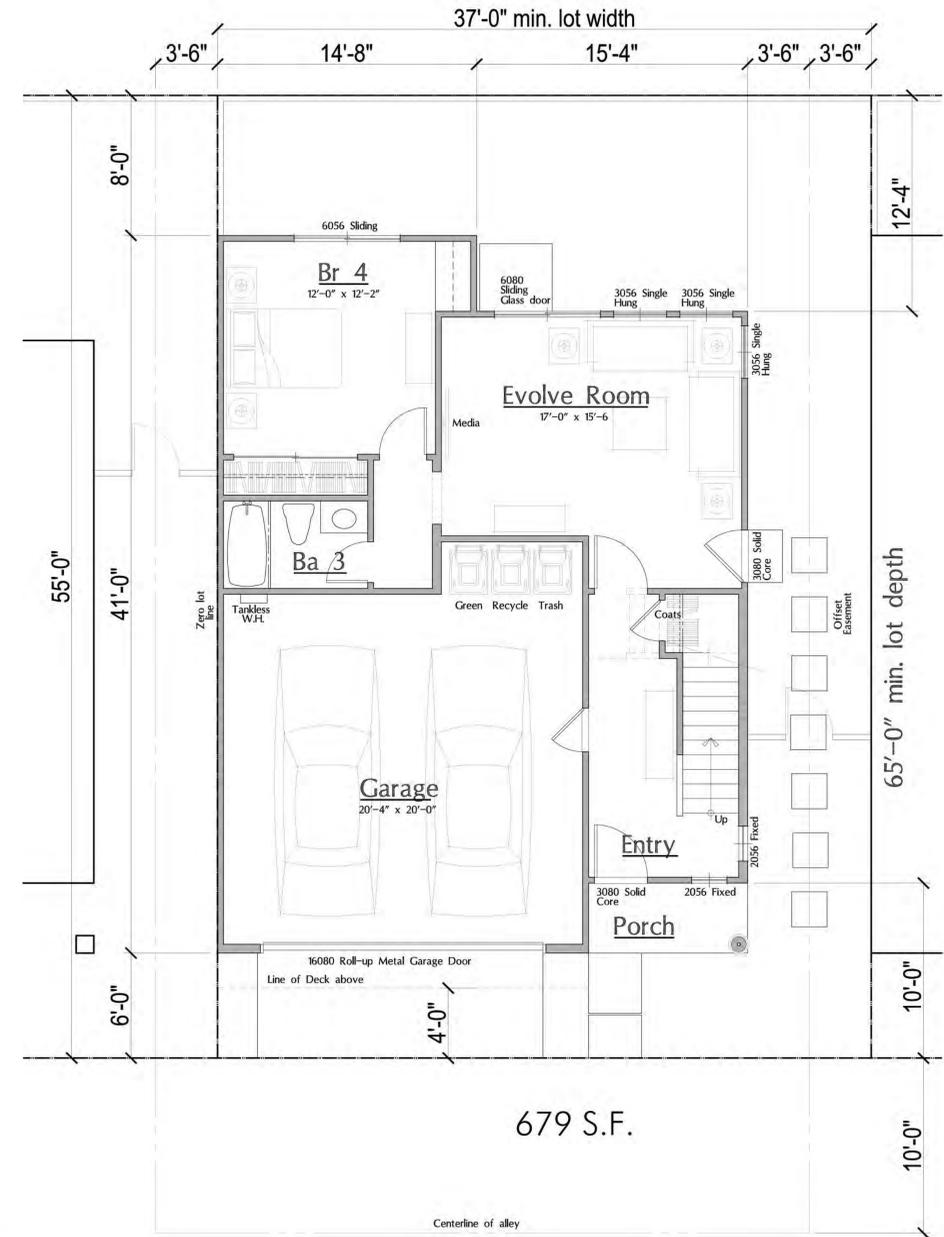
A-12



1102 S.F.



1044 S.F.



679 S.F.

TOTAL RESIDENCE -
DECK -

2825 S.F.
126 S.F.

PLAN 4

SPANISH COLONIAL ELEVATION

RIVER WALK
LONG BEACH, CA

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



SCALE: 1/4" = 1'-0"
0 2 4 8 12
CONCEPTUAL
FLOOR PLAN

CLIENT REVIEW SUBMITTAL
Sheet no.

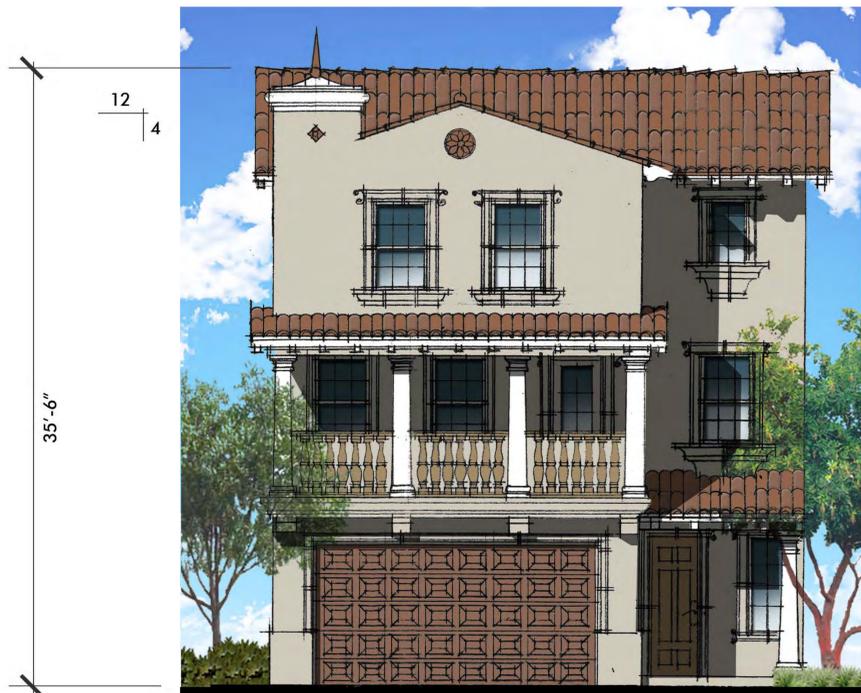
A-13



PLAN 4
SPANISH BUNGALOW



PLAN 4
SPANISH RUSTIC



PLAN 4
SPANISH COLONIAL

RIVER WALK

LONG BEACH, CA

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



PLAN 4
SPANISH BUNGALOW
(FRONT)



PLAN 4
SPANISH BUNGALOW
(RIGHT)



PLAN 4
SPANISH BUNGALOW
(LEFT)

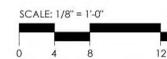


PLAN 4
SPANISH BUNGALOW
(REAR)

RIVER WALK

LONG BEACH, CA

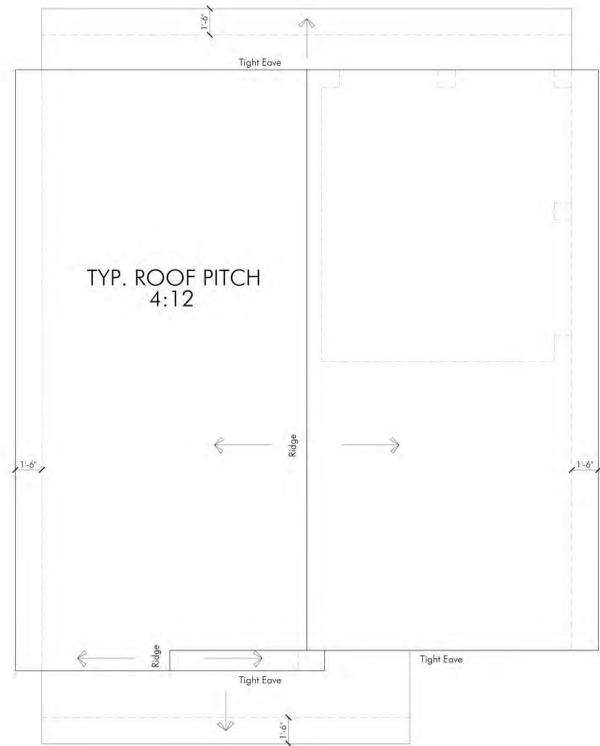
DATE: 06-06-14
UA JOB # 13-091



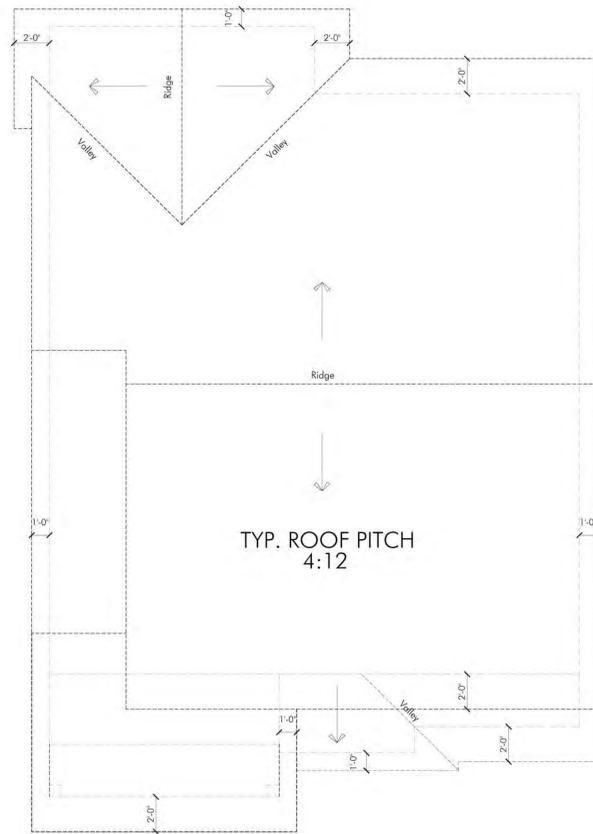
PLAN 4 BUNGALOW WRAP ELEVATIONS

CLIENT REVIEW SUBMITTAL
Sheet no.

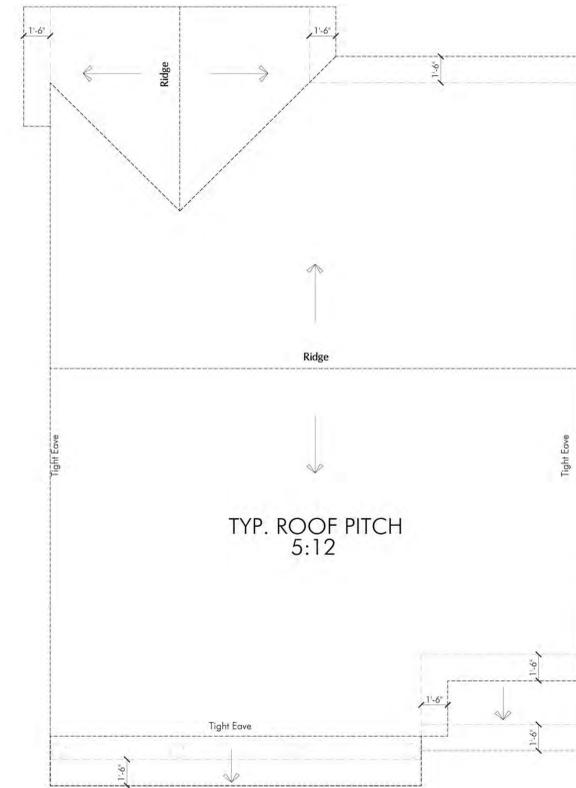
A-15



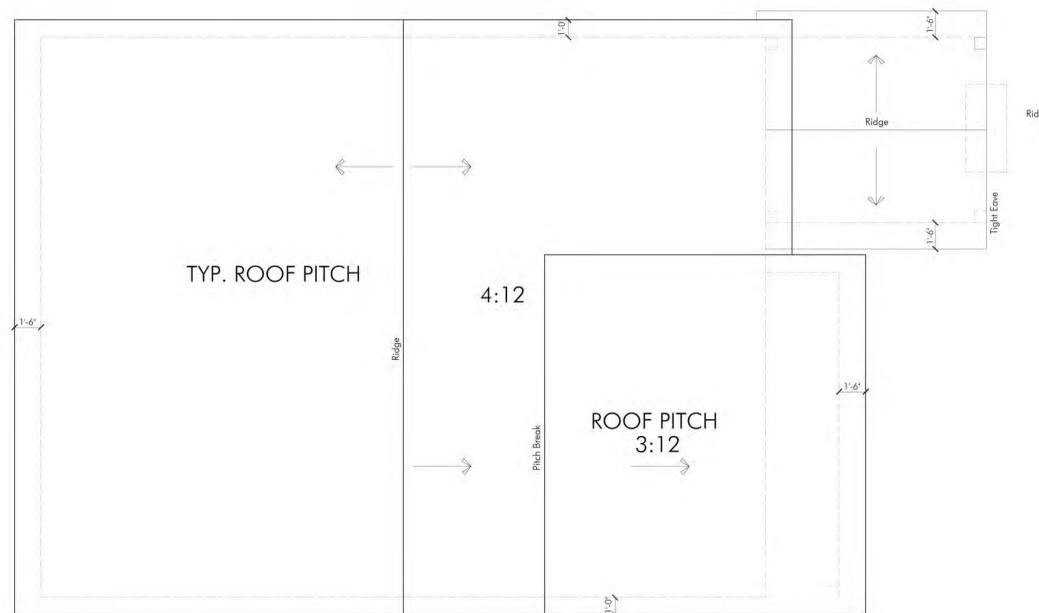
PLAN 2
SPANISH BUNGALOW ELEVATION



PLAN 3
SPANISH RUSTIC ELEVATION



PLAN 4
SPANISH COLONIAL ELEVATION



PLAN 1
SPANISH RUSTIC ELEVATION