RIVER WALK
LONG BEACH, CA

DATE: 06/04/2014
(05 JOB # 1329)

CONCEPTUAL LANDSCAPE PLAN
- REC CENTER

L-02

CALL BOX & PROJECTIONS SIGNAGE WALL
FOCAL PINS
ENHANCED PAVEMENTS

OPEN TURF AREA
6" HIGH PERIMETER STUCCO BLOCK WALL

PEDESTRIAN GATE ENTRY
POOL GATE
CLUBHOUSE WITH RESTROOM FACILITIES

POOL CABANA (TPF)
LOUNGE PATIO (TPF)

REC AREA = 15,131 S.F.

TURF AREA = 6,238 S.F.

COMMUNITY POOL
SPA
TUBULAR STEEL POOL FENCE

VEHICULAR ENTRY GATE ENTRY

SCALE: 1" = 12'-0"
PROJECT SUMMARY:
- Net Area: 460,092.1 ft² (10.56 Acres)
- Total Number of Units: 13
- Net Density (13 units) / (10.56 acres) = 12.4 units/acre
- 1st Floor Bldg. Footprint:
  - Unit 1: 43,900 ft²
  - Unit 2: 34,875 ft²
  - Unit 3: 23,415 ft²
- Site Cover:
  - Rec Center + UPH: 21,354 ft²
- Total Site Cover: 11,800 ft²
- Lot Coverage: (13 units * 460,092.1 ft²) = 33%
- Lot Coverage:
  - Interior Street: 34 Curb to Curb (5% clear) (w/ Parking on side)
  - Alley Drive: 20 min. (w/ 6' apron)
- Area of Maintenance Areas:
  - REC. AREA: 21,354 ft²
  - LANDSCAPE AREAS: 16,694 ft²
- Total Private Landscape Area: 81,745 ft²
- Total Landscape/Open Space Area: 157,841 ft²

PLAN SUMMARY
- Plan 1: 30 units Total
- Plan 2: 31 units Total
- Plan 3: 33 units Total
- Plan 4: 35 units Total
- Total: 131 Units

PARKING SUMMARY
- Garage Parking:
  - Plan 1: 12 units x 30 units
  - Plan 2: 12 units x 33 units
  - Plan 3: 12 units x 35 units
  - Plan 4: 12 units x 35 units
- Total Garage Spaces: 362 (2,000 ft²/unit)
- Guest Parking:
  - Total Guest Spaces: 40 (3 ft²/unit)
- Total: 801 Spaces (2.6 Spaces/unit)
TOTAL RESIDENCE - 2139 S.F.

PLAN 1
SPANISH RUSTIC ELEVATION
TOTAL RESIDENCE - 2414 S.F.
CALIFORNIA ROOM - 236 S.F.

PLAN 2
SPANISH COLONIAL ELEVATION
PLAN 3
SPANISH BUNGALOW
(FRONT)

PLAN 3
SPANISH BUNGALOW
(RIGHT)

PLAN 3
SPANISH BUNGALOW
(LEFT)

PLAN 3
SPANISH BUNGALOW
(REAR)
TOTAL RESIDENCE - DECK -

1102 S.F. 1044 S.F. 679 S.F. 2825 S.F. 126 S.F.

PLAN 4
SPANISH COLONIAL ELEVATION