



PLAN 2 B

PLAN 1 C

PLAN 3 C

□ **ALAMITOS RIDGE** □
ALAMITOS RIDGE LLC

11-26-03

Rev. 12.19.03

BASSENIAN
architects
LAGONI
Architecture and Land Planning
2031 Orchard Dr., Suite 100
Newport Beach, CA 92660-0753
Telephone 949-553-9100

Creating a neighborhood...

Alamitos Ridge



Garage Deep

Garage deep plan creates private family space as well as a varied street scene



Porches

Porches add serene and charming space, much like the family neighborhoods of old Long Beach



Neighborhoods created at adjacent projects

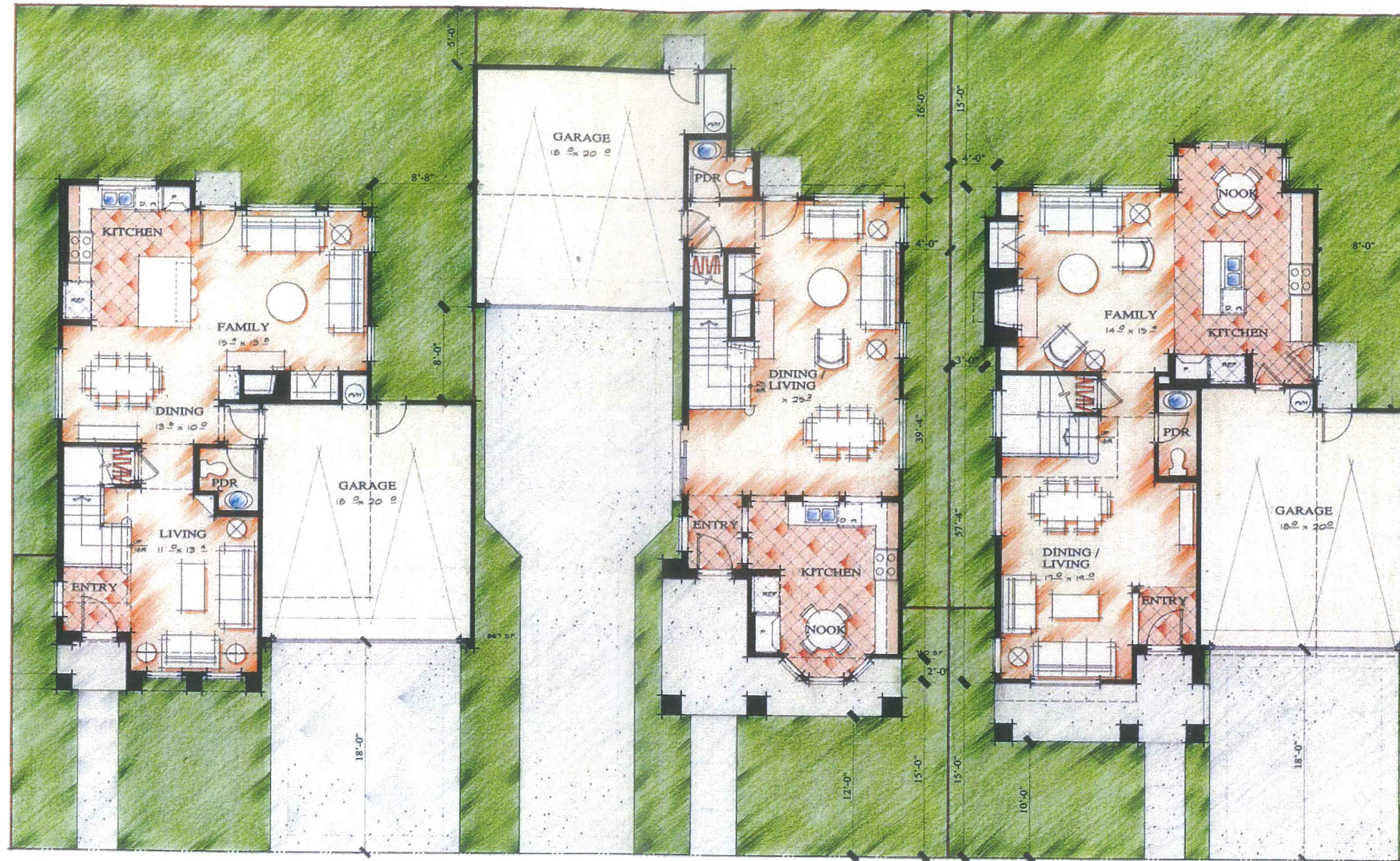


Bixby Ridge



Alamitos Greens





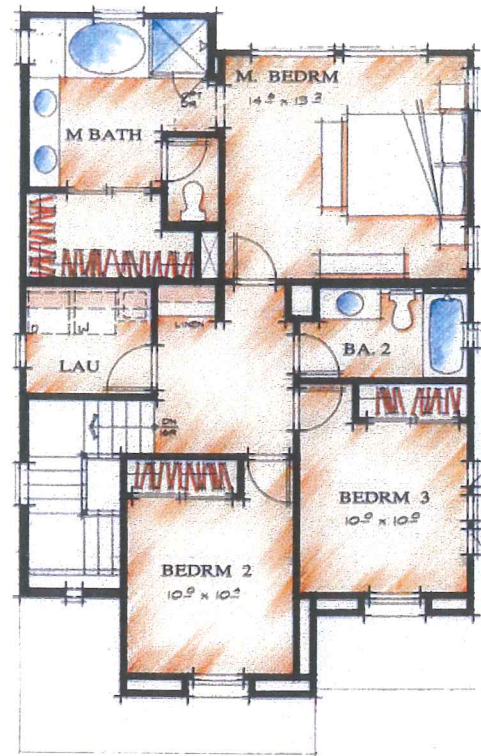
PLAN 2
1995 SQ. FT.

PLAN 1
1740 SQ. FT.

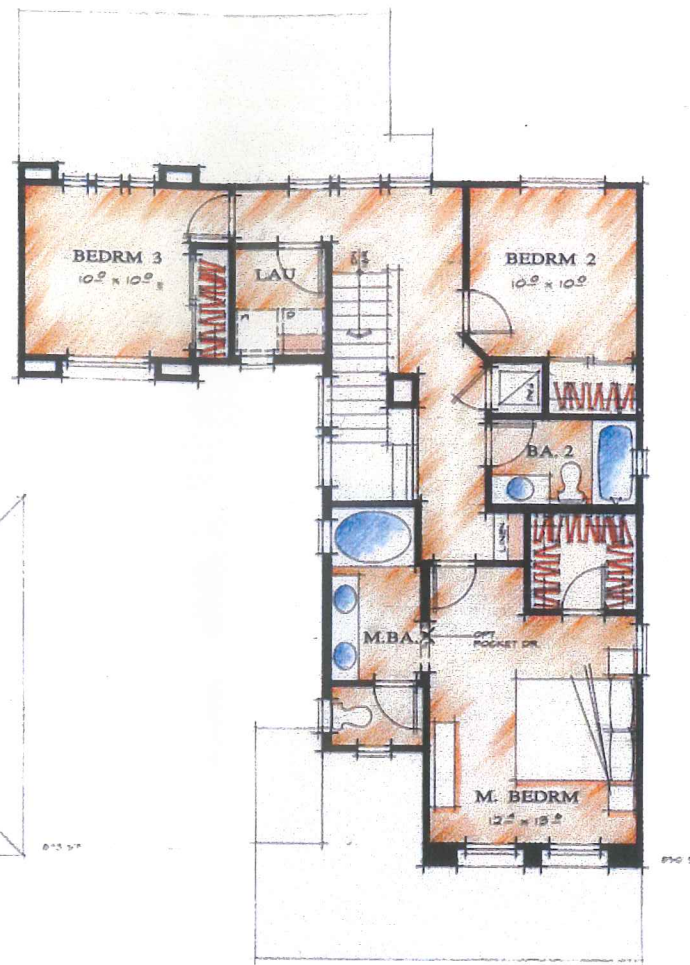
PLAN 3
2039 SQ. FT.

□ ALAMITOS RIDGE □
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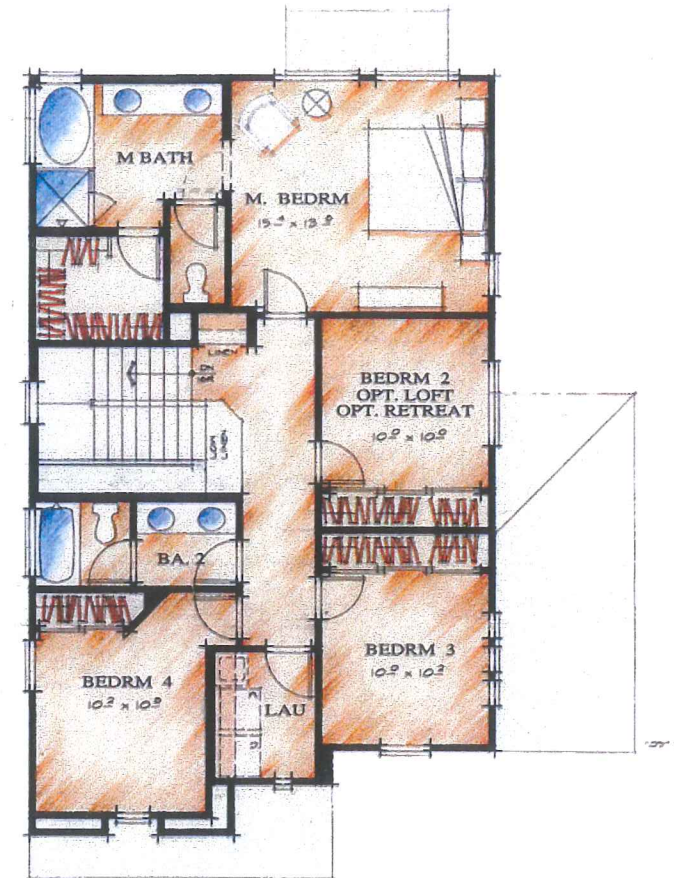
BASSENIAN
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SECOND FLOOR
PLAN 2



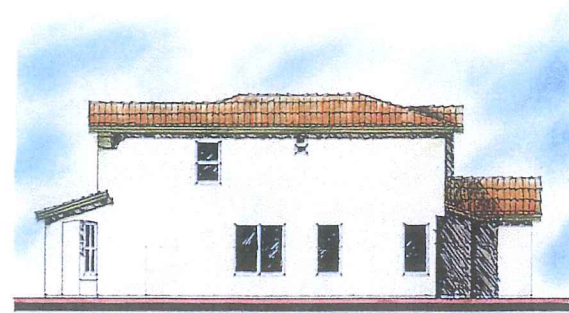
SECOND FLOOR
PLAN 1



SECOND FLOOR
PLAN 3

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RIGHT

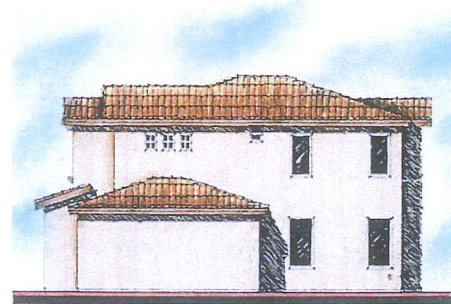


REAR



LEFT

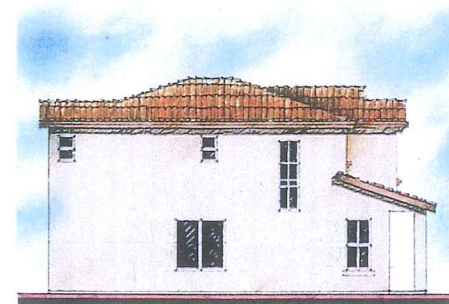
PLAN 1-C



RIGHT



REAR



LEFT

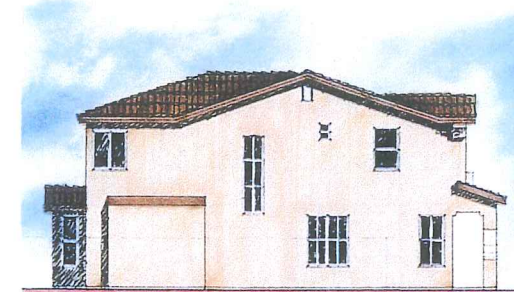
PLAN 2-B



RIGHT



REAR



LEFT

PLAN 3-C

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ALAMITOS RIDGE LLC

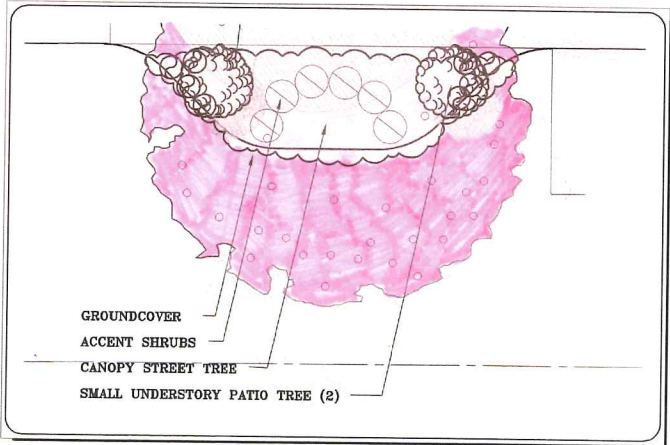
11-26-03

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2010 Oakland Dr., Suite 200
Newport Beach, CA 92660-6713
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PLANT LIST

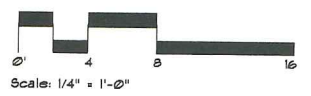
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY / SIZE
TREES			
	JACARANDA ACUTIFOLIA	JACARANDA	24" BOX
	KOELREUTERIA BIPINNATA	CHINESE FLAME	24" BOX
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX
	STENOCARPUS SINUATUS	FIREHEEL TREE	24" BOX
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX
	SYRAGRUS ROMANOFFIANUM	QUEEN PALM	8 FT. BTH
	WASHINGTONIA ROBUTA	MEXICAN FAN PALM	8 FT. BTH
	GEIGERA PARVIFLORA (OR CITY DESIGNATED STREET TREE)	AUSTRALIAN WILLOW	15 GAL. PER CITY OF LONG BEACH STREET TREE PLANTING STANDARDS
	EUCALYPTUS CITRIODORA (OR CITY DESIGNATED STREET TREE)	LEMON SCENTED GUM	15 GAL. PER CITY OF LONG BEACH STREET TREE PLANTING STANDARDS



OVERALL LANDSCAPE CONCEPT



STREET PLANTER ENLARGEMENT



CLOSSON & CLOSSON, INC.
 LANDSCAPE ARCHITECTS
 12542 WOODBURY BLVD.
 SANTA ANA, CALIFORNIA 92705
 PHONE (714) 639-2522 FAX (714) 639-7986



ALAMITOS RIDGE
 CITY OF LONG BEACH
 THE LE PASTRIER COMPANIES
 13800 MACARTHUR BLVD.
 IRVINE, CA 92617

PRELIMINARY PLAN

SCALE AS SHOWN
DRAWN BY: JM
CHECKED: DC
DATE: 03-22-04

03113
 SHEET
 0311-PI

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VESTING TENTATIVE TRACT MAP NO. 52702

RESIDENTIAL/UNDER CONSTRUCTION



OWNER/SUBDIVIDER
 ALAMITOS RIDGE, LLC
 19800 McARTHUR BLVD., SUITE 750
 NEWPORT BEACH, CALIFORNIA 92660
 PH. (714) 851-9230

ENGINEER
 DEVELOPMENT RESOURCE CONSULTANTS
 8175 E. KAISER BLVD.
 ANAHEIM, CA 92808
 PH. (714) 685-6860

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 13 AND 14A OF THE ALAMITOS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 37 TO 44, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TO AS, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LYING SOUTHERLY OF THE DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF REDONDO AVENUE AS SHOWN ON SAID ALAMITOS TRACT, WITH A LINE WHICH IS PARALLEL WITH AND 544.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF HILL STREET AS SHOWN ON SAID ALAMITOS TRACT, THENCE NORTH 89° 58' 57" EAST 943.00 FEET TO A POINT ON THE CENTERLINE OF SAID REDONDO AVENUE; THENCE NORTH 04° 13' 22" EAST 777.44 FEET FROM THE CENTERLINE INTERSECTION OF SAID REDONDO AVENUE AND 20th STREET, FORMERLY SUMMIT ROAD AS SHOWN ON SAID ALAMITOS TRACT.

EASEMENT NOTES

- (5) PTR ITEM 5: AN EASEMENT TO ALAMITOS WATER COMPANY FOR WATER PIPES RECORDED FEBRUARY 20, 1888 IN BOOK 378, PAGE 233 OF RECORDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- (6) PTR ITEM 6: AN EASEMENT TO STANDARD OIL COMPANY FOR PIPE LINE FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS OR WATER, WITH THE RIGHT OF INGRESS AND EGRESS RECORDED FEBRUARY 14, 1922 AS INSTRUMENT NO. 671, IN BOOK 920, PAGE 97 AND AMENDED BY DEED RECORDED APRIL 13, 1922 AS INSTRUMENT NO. 885, IN BOOK 1042, PAGE 148, OFFICIAL RECORDS. (PLOTTED HEREON)
- (9) PTR ITEM 9: AN EASEMENT TO THE CITY OF LONG BEACH FOR STREET AND ALLEY PURPOSES RECORDED MARCH 12, 1952 AS INSTRUMENT NO. 44, IN BOOK 38453, PAGE 85, OFFICIAL RECORDS. (PLOTTED HEREON)
- (13) PTR ITEM 13: AN EASEMENT TO THE CITY OF LONG BEACH FOR PUBLIC ROAD AND HIGHWAY PURPOSES RECORDED SEPTEMBER 12, 1980, AS INSTRUMENT NO. 89-888340 AND AS INSTRUMENT NO. 89-888341, OFFICIAL RECORDS. (PLOTTED HEREON)
- (14) PTR ITEM 14: AN EASEMENT TO THE CITY OF LONG BEACH, A MUNICIPAL CORPORATION FOR TRAFFIC SIGNAL PURPOSES RECORDED MAY 5, 1987 AS INSTRUMENT NO. 87-709270, OFFICIAL RECORDS. (PLOTTED HEREON)

UTILITY PURVEYORS

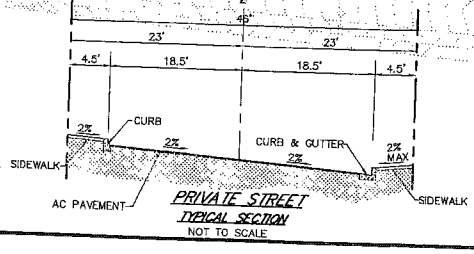
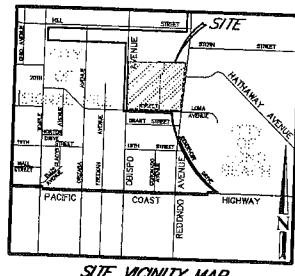
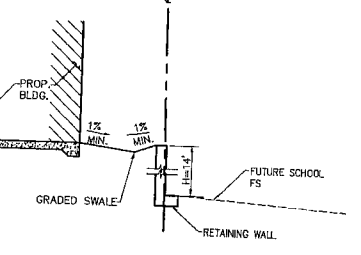
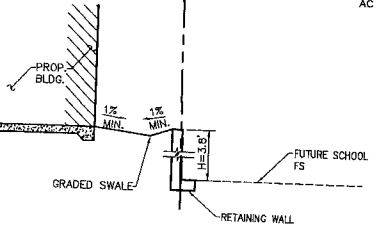
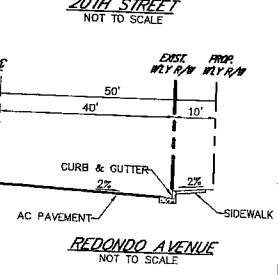
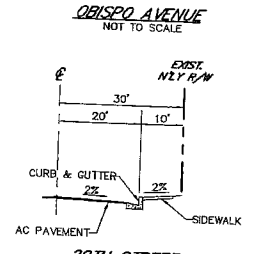
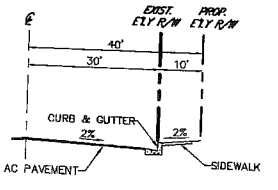
- ELECTRICITY:** SOUTHERN CALIFORNIA EDISON
 2800 EAST WILSON STREET
 LONG BEACH, CALIFORNIA 90806
 PH. (310) 492-5230
- GAS:** LONG BEACH GAS COMPANY
 2400 EAST SPRING STREET
 LONG BEACH, CALIFORNIA 90806
 PH. (310) 595-5316
- TELEPHONE:** GENERAL TELEPHONE COMPANY
 200 WEST OCEAN BOULEVARD
 P.O. BOX 500
 LONG BEACH, CALIFORNIA 90802
 PH. (310) 435-9566
- WATER/SEWER:** CITY OF LONG BEACH WATER DEPARTMENT
 1800 EAST WARLOW ROAD
 LONG BEACH, CALIFORNIA 90807
 PH. (310) 570-2340
- STORM DRAIN:** DEPARTMENT OF PUBLIC WORKS
 CITY OF LONG BEACH
 333 WEST OCEAN BOULEVARD
 LONG BEACH, CALIFORNIA 90802
 PH. (310) 570-6363

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED CURB
- EXISTING CURB
- FLOW LINE
- SLOPE
- MECHANICALLY STABILIZED EARTH (MSE) WALL
- MASONRY RETAINING WALL
- EXISTING WELL HEAD
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- STORM DRAIN PIPE
- CATCH BASIN
- S/W SIDEWALK

GENERAL NOTES

1. DATE OF PREPARATION: APRIL 2004
2. GROSS ACREAGE: 15.15 ACRES
3. EXISTING USE: OIL PRODUCTION
4. EXISTING ZONING: PD17 (COMMERCIAL, RETAIL, AND INDUSTRIAL)
5. ASSESSOR'S PARCEL NO. 7217-018-008
6. ALL DIMENSIONS ARE APPROXIMATE.
7. SURROUNDING LAND USES:
 NORTH = FUTURE SCHOOL
 SOUTH = COMMERCIAL
 WEST = RESIDENTIAL/VACANT
 EAST = RESIDENTIAL

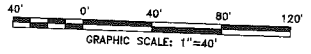


LOT NO.	AREA (SQ.FT.)	DESCRIPTION
1	614,940	CONDOMINIUM SUBDIVISION
A1	28,894	EXISTING PUBLIC STREET EASEMENT
A2	7,570	PUBLIC STREET PURPOSES
B1	7,568	PUBLIC STREET PURPOSES
TOTAL ACREAGE:		15.15 AC.

Development Resource Consultants, Inc.
 An Engineering & Land Surveying Firm
 1800 EAST WILSON STREET, SUITE 500
 ANAHEIM, CALIFORNIA 92808
 PH. (714) 685-6860

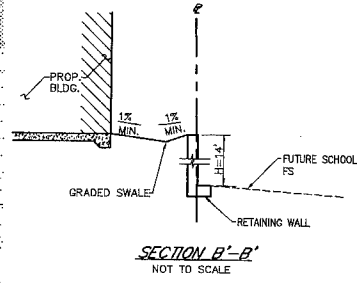
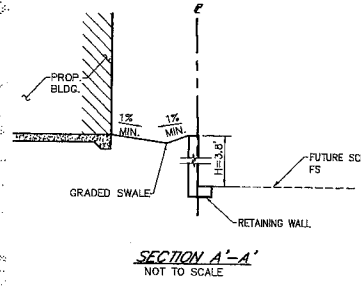
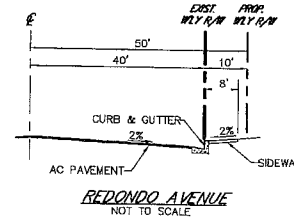
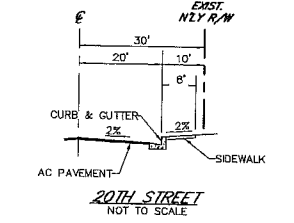
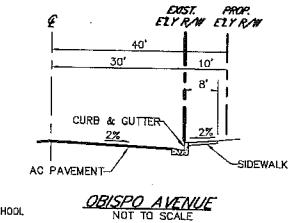
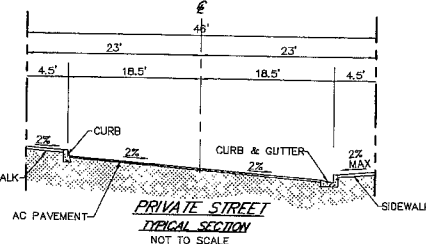
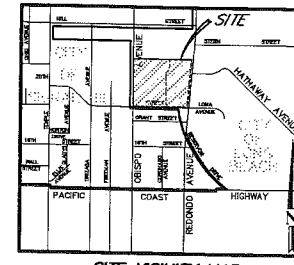
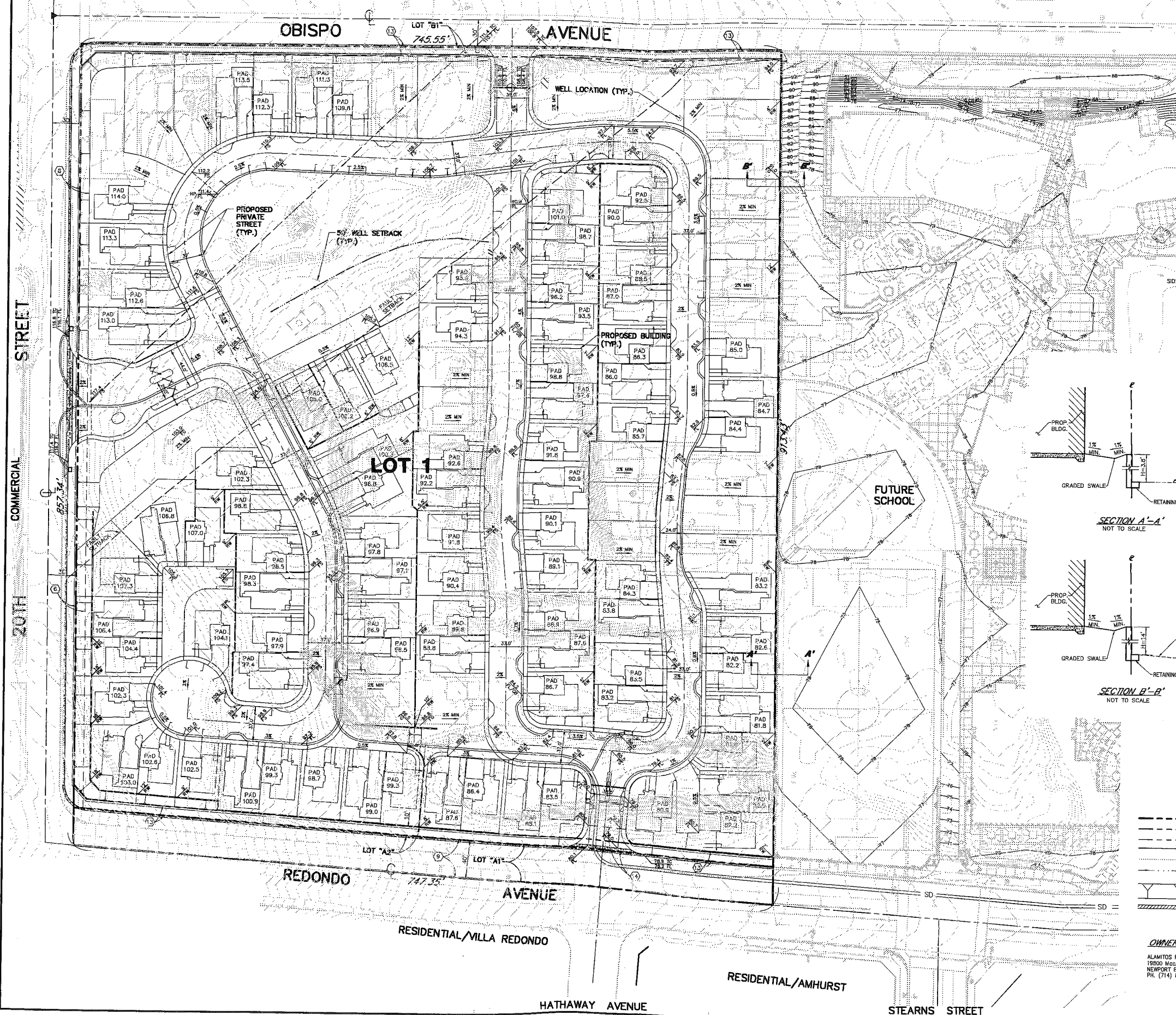
ALAMITOS RIDGE
REDONDO AVENUE & 20th STREET
LONG BEACH, CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 52702

DATE:	04/27/04
CHECKED BY:	WV
DRAWING FILE:	8214TMO1
PROJECT NO.:	88-294
SHEET NUMBER:	1
OF 1 SHEETS	



CONCEPTUAL GRADING PLAN

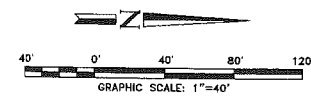
RESIDENTIAL/UNDER CONSTRUCTION



LEGEND

---	PROPERTY BOUNDARY	—	MASONRY RETAINING WALL
---	RIGHT OF WAY	⊕	EXISTING WELL
---	PARCEL LINE	—	SANITARY SEWER
---	PROPOSED CURB	—	WATER MAIN
---	EXISTING CURB	—	GAS MAIN
---	FLOW LINE	—	STORM DRAIN PIPE
---	SLOPE	CB	CATCH BASIN
---	MECHANICALLY STABILIZED EARTH (MSE) WALL	RW	RETAINING WALL
		S/W	SIDEWALK

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PLANING: A (100-010) LP, Architect Ridge/Villages/Redondo/Amhurst, LAST SAID ON: Apr 27 2004 3:28pm, PLOTTED BY: LEVA, CHK: May 13 2004 10:27am, CDE

DRCD
 Development Resource Consultants, Inc.
 8775 EAST KASSEL BOULEVARD • Land Planning
 ANAHEIM HILLS, CA 92808 (714) 885-8880

ALAMITOS RIDGE
REDONDO AVENUE & 20th STREET
LONG BEACH, CALIFORNIA
CONCEPTUAL GRADING PLAN

NO.:	REVISION:
ISSUE:	PRELIMINARY
DATE:	04/27/04
CHECKED:	WV DRAWN:GGI
DRAWING FILE:	0610C001
PROJECT NO.:	00-010
SHEET NUMBER:	1
OF 1 SHEETS	
SCALE:	1" = 40'

