



# ELM & 37TH

BUILDER/DEVELOPER:  
**THE OLSON COMPANY**  
SEAL BEACH, CA

ARCHITECT:  
**KTGY**

IRVINE, CA

CIVIL ENGINEERS:  
**ADVANCED CIVIL GROUP**

LAGUNA NIGUEL, CA

LANDSCAPE ARCHITECT:  
**STUDIO PAD, INC.**

LAGUNA HILLS, CA



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The Olson Company  
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**LONG BEACH - ELM AND 37TH**  
LONG BEACH, CA # 2021-0053

Plot Date: 11.22.2021  
1st Planning Submittal: 10.08.2021

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SHEET INDEX

A0.1



Property Address	Legal Description
Elm Avenue and 37th Street Long Beach, CA 90807	Pin No. Assessor: 7145-007-052 TTM No. 83654

Building Code Summary	
Occupancy	R-2
Construction Type	Type V-B
Fire Sprinkler	NFPA 13D
Building Type	On-Grade
Number of Stories	3

Zoning	
Current Zoning	R-4-U (Dense, Multiple Residential, urban)
Proposed Use	R-4-U (Dense, Multiple Residential, urban)
Front Yard Setback	10'
Side Yard Setback	10% site width or 10' max.
Street Side Yard Setback	15% site width or 15' max.
Rear Yard Setback	20'

Site Summary		Site Area	
Net Site Area	24,219 SF	0.556	AC
Dwelling Units*	15 DU		
Net Density	27.0 DU/AC		

Lot Coverage	
Maximum Lot Coverage	n/a
Provided Lot Coverage	44 % Provided
Density	
Permitted Density	87.1 du/ac (1 unit per 500 sf)
Provided Density	27.0 du/ac
Building Height	
Allowed	65'-0" 5-Story
Proposed	50'-5"

Townhomes Plan Summary					
	#	GFA	Beds	% Total GFA	GFA + Garage
P1	4	1,386	2	26.7%	5,544
P2/P2X	4	1,606	3	26.7%	6,424
P3/3X	7	1,855	3	46.7%	12,985
<b>Total</b>	<b>15</b>			<b>100.0%</b>	<b>24,953</b>
Type	#	% Total			
2 bedroom Units	4	26.7%			
3 bedroom Units	11	73.3%			
<b>Total</b>	<b>15</b>	<b>100%</b>			

Bedroom Count		
Type	#	%
2 bedroom total	8	19.5%
3 bedroom total	33	80.5%
<b>Total</b>	<b>41</b>	<b>100%</b>

Parking Summary			
Required	Spaces/ Unit	Req.	
Resident	2.0	30	
Guest	0.25	3.75	
<b>Total Required Parking</b>	<b>2.3</b>	<b>34</b>	
Parking Provided	Spaces/ Unit	Spaces Provided	
Garage Spaces	2.0	30	
Guest Spaces	0.60	9	
Accessible Space	0.00	0	
<b>Total Provided Parking</b>	<b>2.60</b>	<b>39</b>	

Building Coverage	10,724 SF	44.28 %
Pavement Coverage	4,844 SF	20.00 %
Landscape/Hardscape Coverage	8,651 SF	35.72 %

Open Space Summary		
Required		
Open Space (50% Common + 50% Private)	2,250 SF	150.0 SF/UNIT

Usable Open Space Provided		
Common Open Space #1 (12'x12', 150 SF min. 20' x 41'-0")	820 SF	25 %
<b>Private Open Space (8'x8' min, 80 SF min.)</b>		
Lot 1 - Patio	29'-1" x 28'-2"	500 SF 15 %
Lot 2 - Patio	16'-4" x 9'-4"	152 SF 5 %
Lot 3 - Patio	16'-3" x 9'-4"	152 SF 5 %
Lot 4 - Patio	16'-3" x 9'-4"	152 SF 5 %
Lot 5 - Patio	16'-10" x 9'-4"	157 SF 5 %
Lot 6 - Patio	20'-7" x 13'-8"	247 SF 8 %
Lot 7 - Patio	20'-7" x 13'-8"	247 SF 8 %
Lot 8 - Patio	34'-8" x 16'-9"	414 SF 13 %
Lot 9 - Patio	34'-8" x 16'-9"	273 SF 8 %
Lot 10 - Patio	9'-7" x 8'-5"	80 SF 2 %
Lot 11 - Patio	9'-7" x 8'-5"	80 SF 2 %
<b>Total Open Space Meeting Minimum Dimensions</b>	<b>3,274 SF</b>	<b>218.3 SF/UNIT</b>

Accessible Units (2)

Enhanced 42" high patio walls, typ.  
Enhanced 42" gate.  
Private Patio (typ.)  
Proposed Transformer location  
Mailbox  
Utility Closet; Electrical, Telephone, Cable  
Rear Yard Setback  
6'-0" High Fence and 6'-0" Gate  
A/C, typ.  
Existing Underground Capped Oil Well  
Removable Fencing in the event oil well work becomes required.

Centralized trash area: Trash (T), Recycle (R), Organics (O)  
Entry Monument  
ELM AVENUE  
Gas Closet  
Ped Gate to be Verified with sideyard Setback standards  
Offstreet Guest Parking (Long Beach, CA Municipal Code 21.41.216)

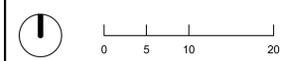


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SITE PLAN

A1.0



FRONT (NORTH SIDE -37TH STREET) ELEVATION



SOUTH SIDE ELEVATION

**MATERIAL LEGEND**

- 1 LOW PROFILE CONC. TILE ROOFING
- 2 STUCCO, LIGHT SAND FINISH
- 3 SCALLOPED SILL TRIM
- 4 WROUGHT IRON RAILING WITH DECORATIVE SCROLLS
- 5 WINDOWS
- 6 DECORATIVE ENTRY DOOR
- 7 BAY WINDOW WITH PAINTED COMPOSITE TRIM
- 8 DECORATIVE EXTERIOR LIGHTING
- 9 SHAPED EAVES - STUCCO FINISH
- 10 SHAPED CORBELS - STUCCO FINISH
- 11 RECESSED STUCCO (GABLE-END) VENT DETAIL
- 12 STUCCO TRIM SURROUND
- 13 FRENCH DOOR
- 14 STAMPED METAL SECTIONAL GARAGE DOOR
- 15 SHAPED CORBEL
- 16 STUCCO TRIM - BAND
- 17 RECESSED BATTERED SURROUND
- 18 FINIAL
- 19 DECORATIVE SHUTTERS WITH WOOD MEDALLIONS
- 20 DECORATIVE IRON WORK
- 21 STUCCO LOW WALL WITH RECESS AT CANT. STUCCO DECK
- 22 RAISED METAL ADDRESS NUMBERS
- 23 STUCCO ARCHES
- 24 DECORATIVE FOAM CAP
- 25 CANT. DECORATIVE CORBEL
- 26 JULIET METAL (W.I.) RAILING - SURFACE MOUNTED
- 27 STUCCO DECORATIVE WING WALL
- 28 DECORATIVE METAL (W.I.) POT HOLDER
- 29 EXPOSED WOOD TRUSS TAILS
- 30 GATE AND LANDSCAPE PATIO LOW WALL (PER LANDSCAPE)



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BUILDING ELEVATIONS

A2.0



EAST SIDE ELEVATION



WEST SIDE ELEVATION

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BUILDING ELEVATIONS

A2.1



NORTH ALLEY ELEVATION



SOUTH ALLEY ELEVATION

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BUILDING ELEVATIONS

A2.2



FIRST FLOOR

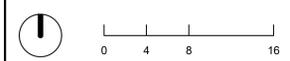


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BUILDING PLANS

A3.0



SECOND FLOOR



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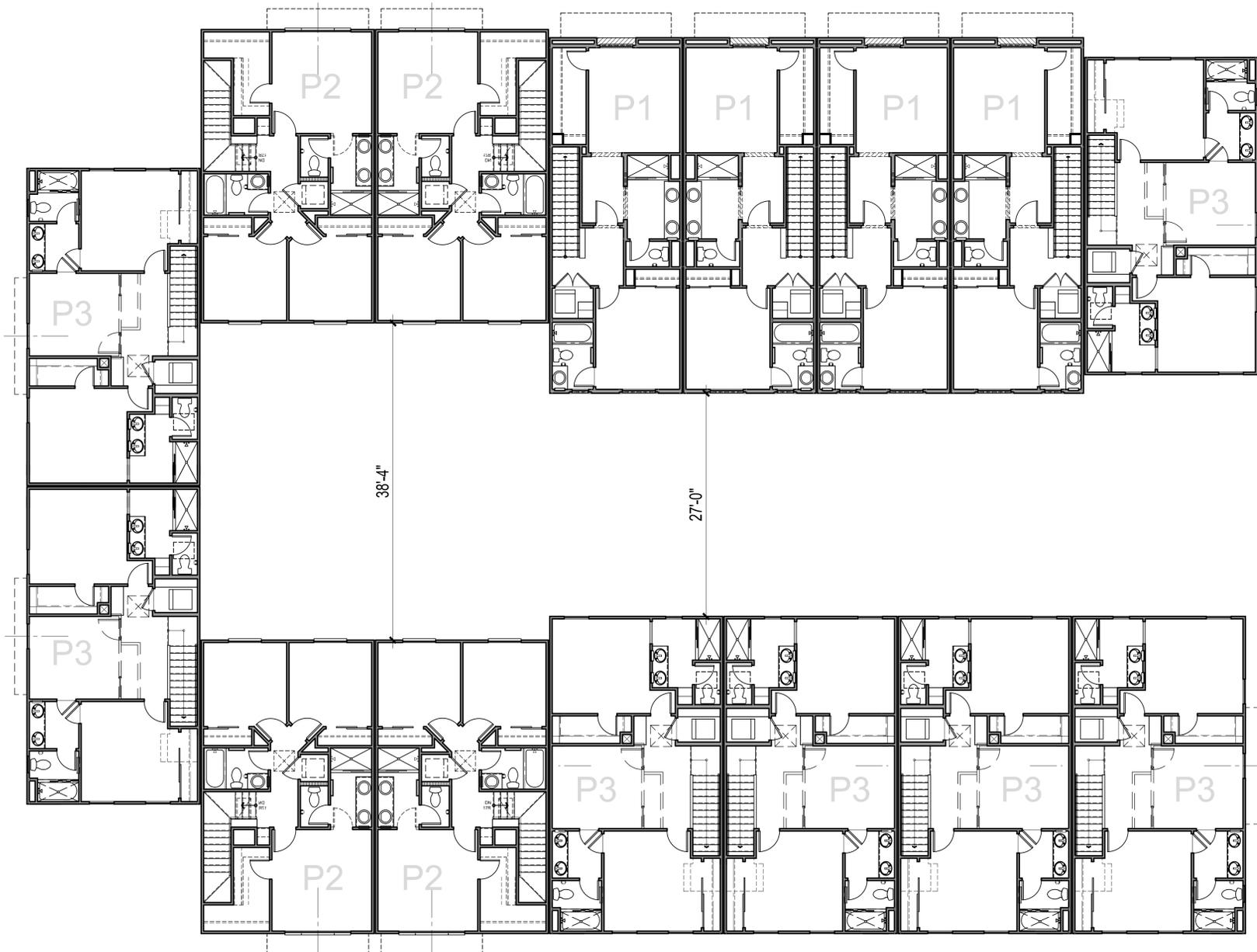
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BUILDING PLANS

A3.1



THIRD FLOOR

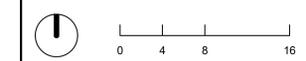


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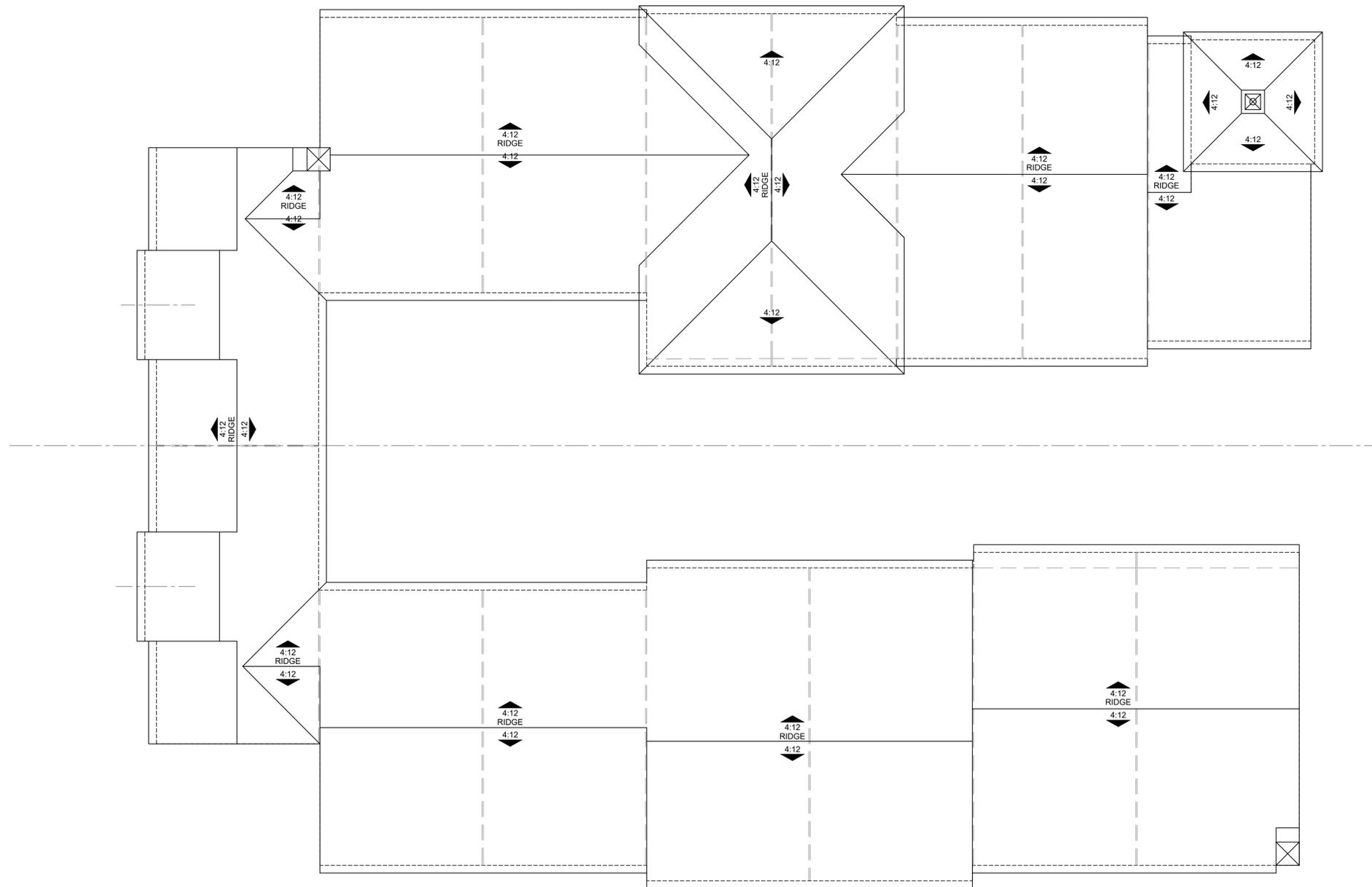
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BUILDING PLANS

A3.2



ROOF PLAN

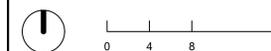


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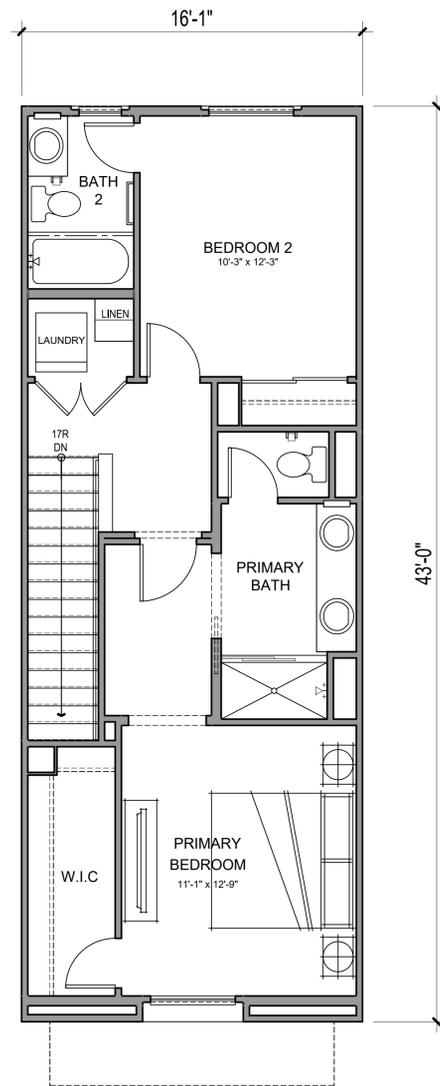
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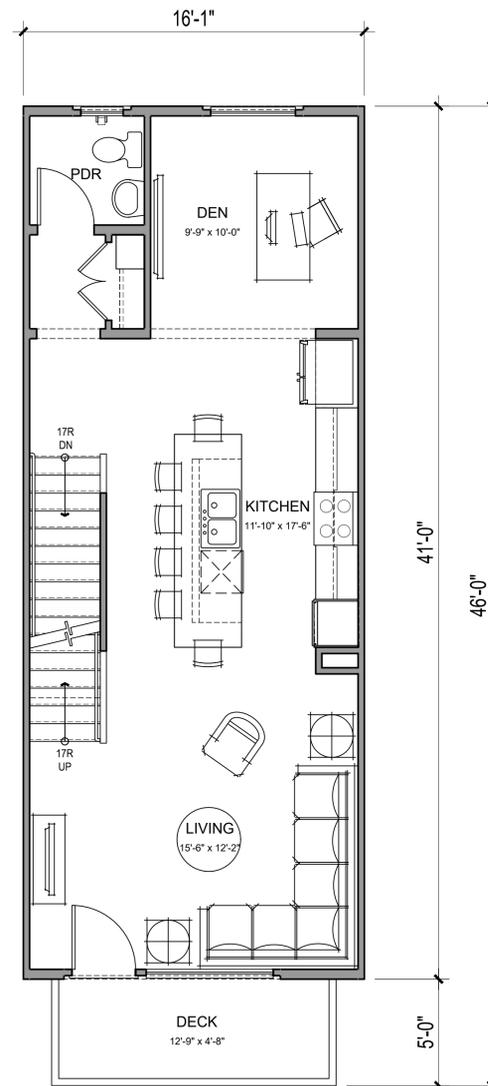


BUILDING PLANS

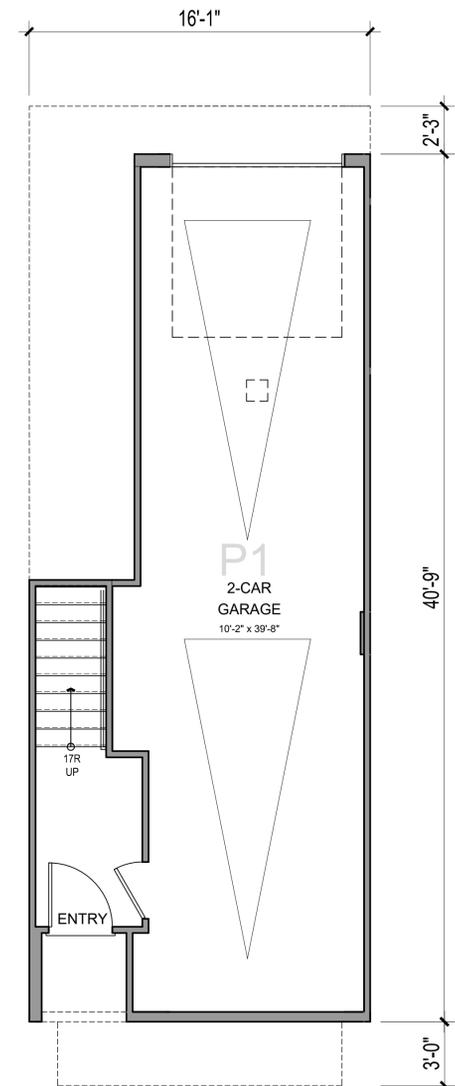
A3.3



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR  
(LOT 3 & 4)

P1 - GROSS AREA	
1ST FLOOR	95 SQ. FT.
2ND FLOOR	659 SQ. FT.
3RD FLOOR	631 SQ. FT.
TOTAL LIVING	1386 SQ. FT.
DECK	67 SQ. FT.
GARAGE	463 SQ. FT.

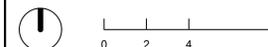


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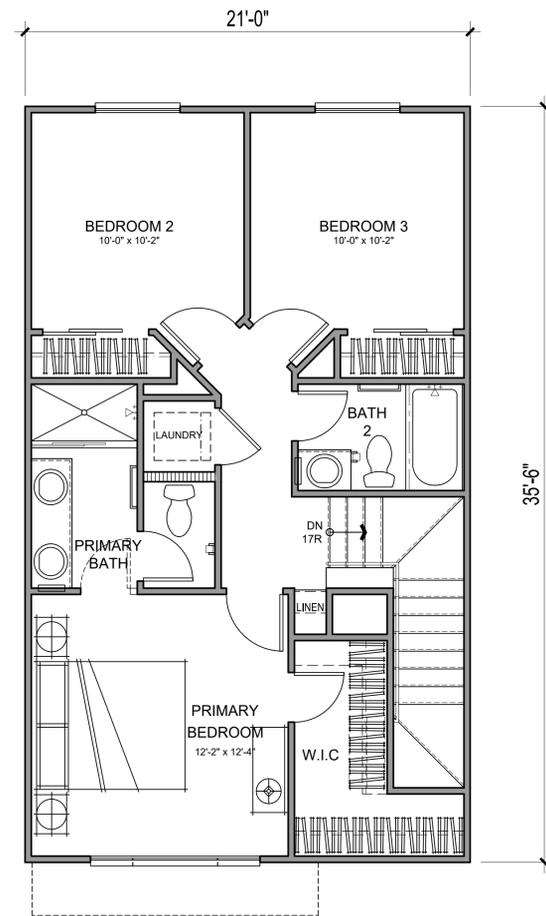
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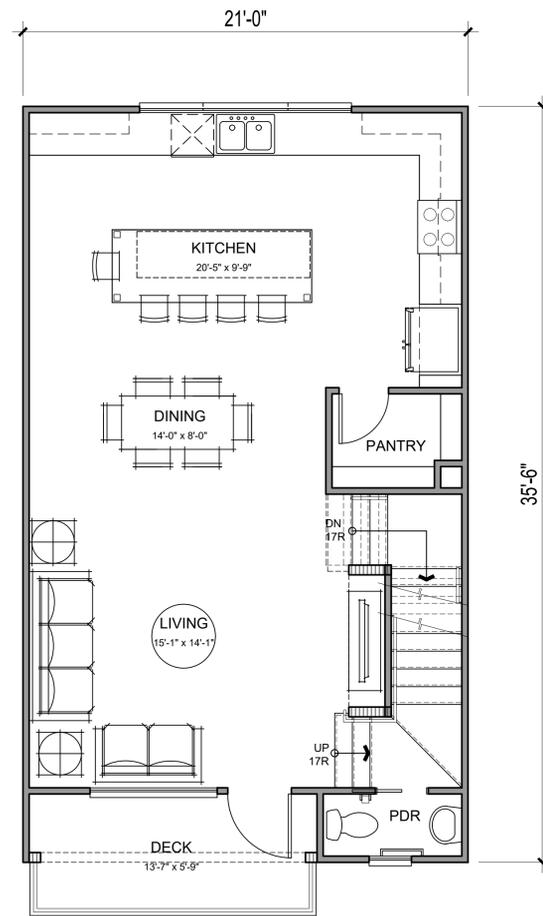


PLAN 1

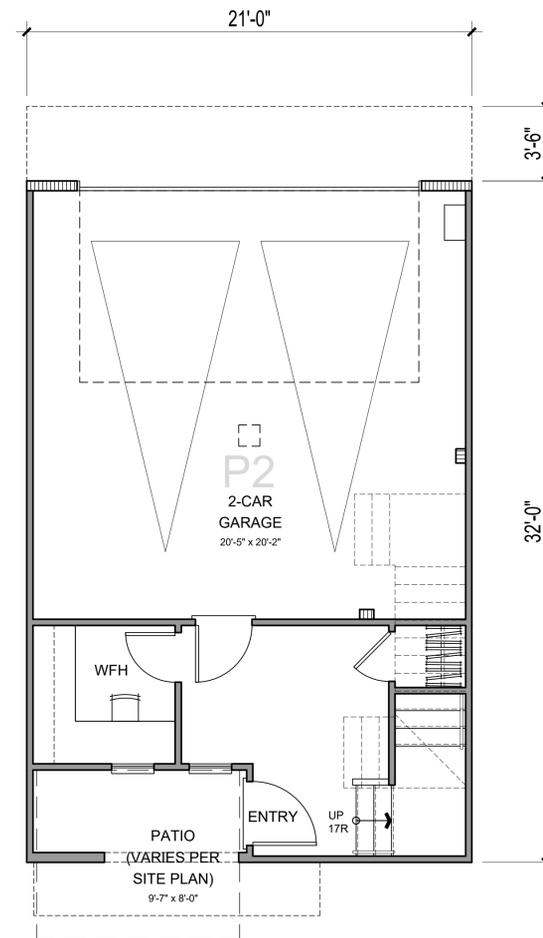
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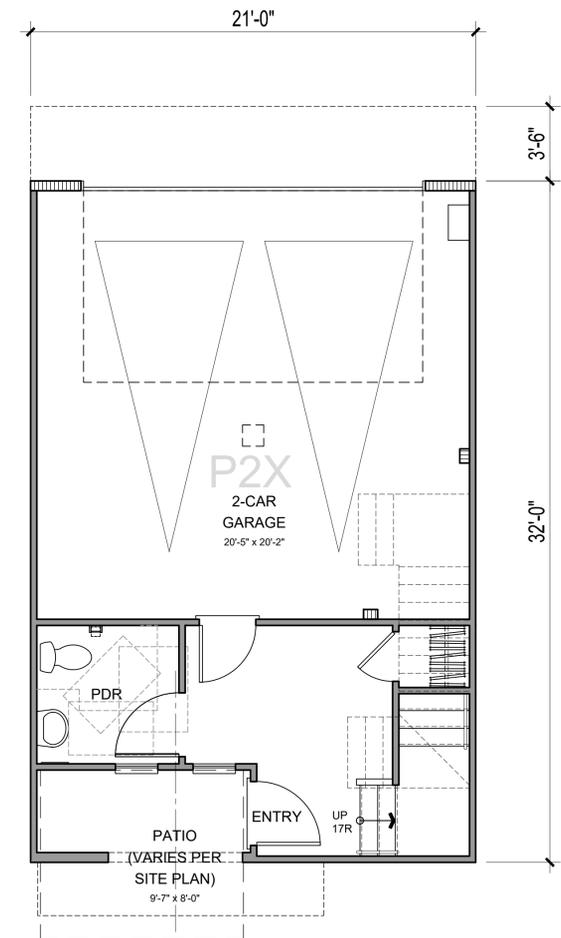
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR  
(LOT 6 & 11)



FIRST FLOOR  
ACCESSIBLE  
(LOT 7 & 10)

P2/P2X - GROSS AREA	
1ST FLOOR	219 SQ. FT.
2ND FLOOR	701 SQ. FT.
3RD FLOOR	686 SQ. FT.
TOTAL LIVING	1606 SQ. FT.
GARAGE	439 SQ. FT.



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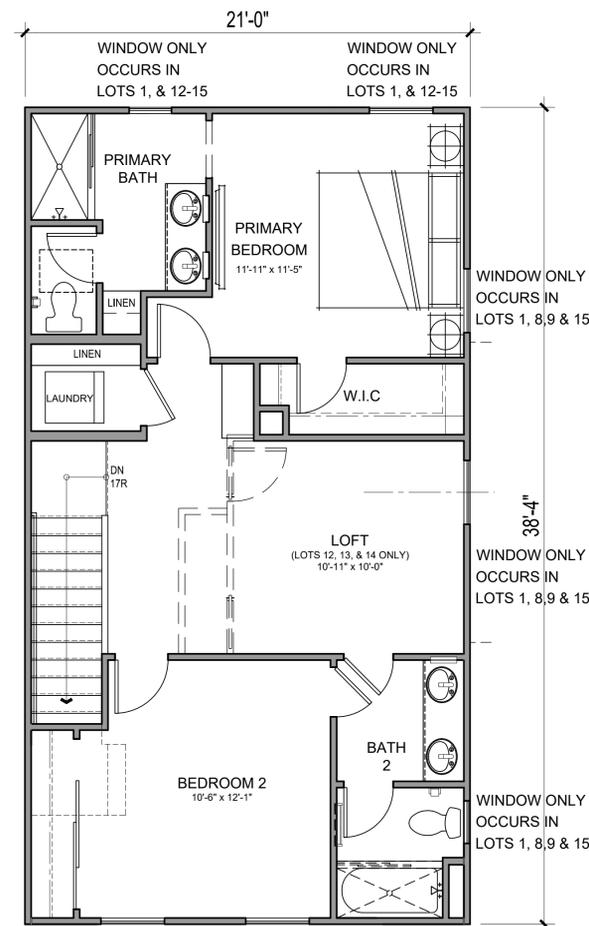
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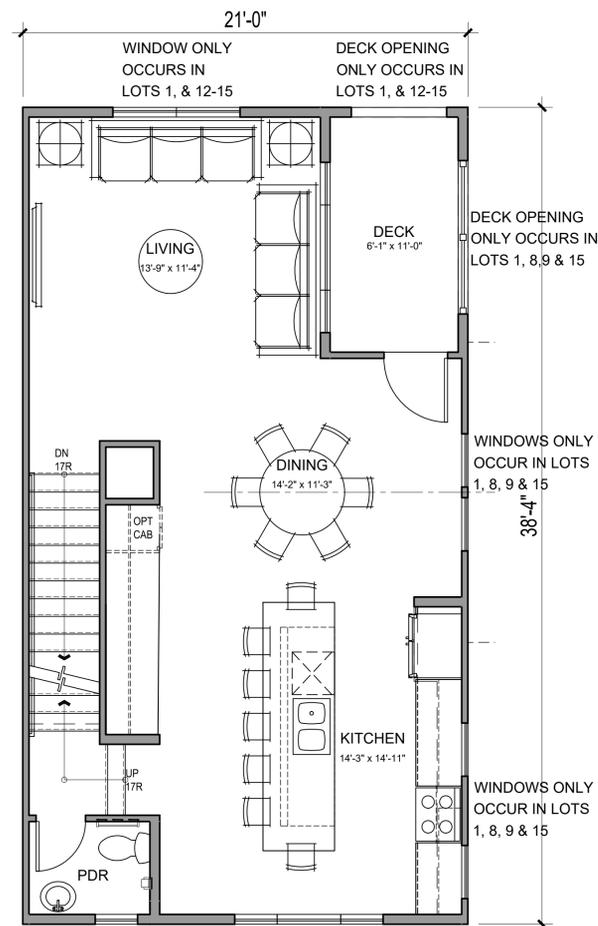


PLAN 2 AND PLAN 2X

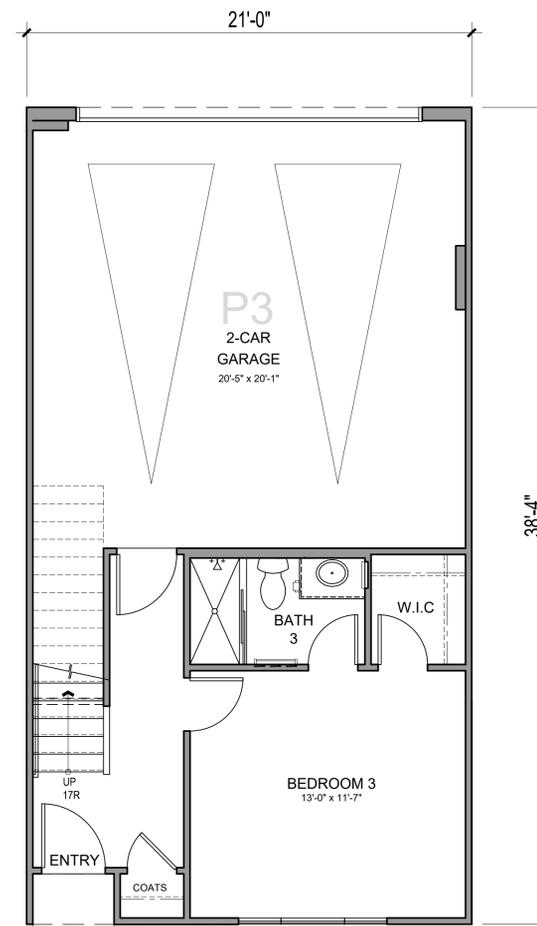
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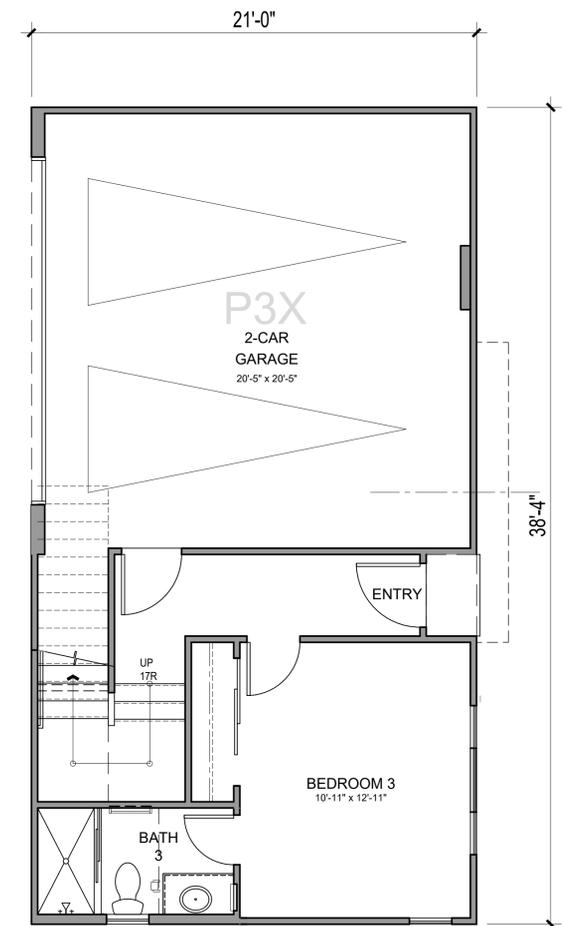
THIRD FLOOR



SECOND FLOOR



PLAN 3  
FIRST FLOOR



PLAN 3X  
FIRST FLOOR  
(LOT 8 & 9 ONLY)

P3/3X - GROSS AREA	
1ST FLOOR	367 SQ. FT.
2ND FLOOR	731 SQ. FT.
3RD FLOOR	757 SQ. FT.
TOTAL LIVING	1855 SQ. FT.
DECK	75 SQ. FT.
GARAGE	441 SQ. FT.



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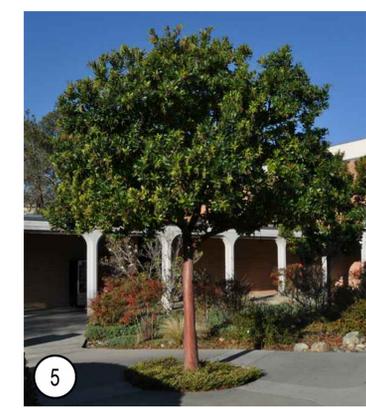
PLAN 3 AND PLAN 3X

A4.2

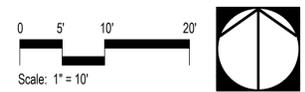


**LEGEND**

1. Central community open space area with metal shade structure with louvers, fire-pit, sofas, BBQ island and dining tables and chairs for small social events and group gatherings.
2. Two community cluster mailboxes, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. Enhanced paving at main project entry.
5. Proposed tree, per Planting Plan.
6. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
7. Natural colored concrete entry stoop, with light top-cast finish and saw-cut joints.
8. Existing trees to remain.
9. Private patio / yard area, homeowner maintained.
10. Common area landscape, builder installed and HOA maintained.
11. Community dog bag station (black in color), for pet owners.
12. Property line.
13. Public street R.O.W.
14. Existing public street sidewalk, per Civil plans.
15. Transformer to be screened with landscape, quantity and final locations to be determined.
16. Existing Oil Well, per Civil plans.
17. Proposed AC condenser locations, per Architecture plans.
18. Pedestrian Entry gate feature.
19. Proposed Project sign monument.



\*Conceptual images (provided herein are conceptual and subject to change)



**Conceptual Landscape Plan**

The Olson Company

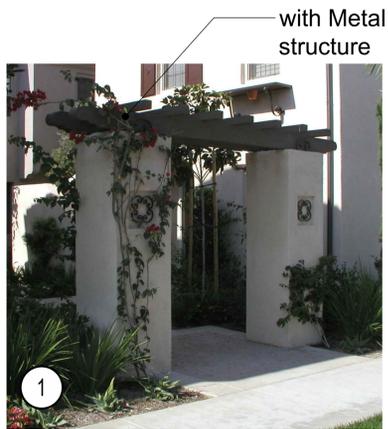


2nd City Submittal | Project No.: TOC58  
Date: Nov. 23, 2021

**L-1**

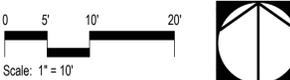
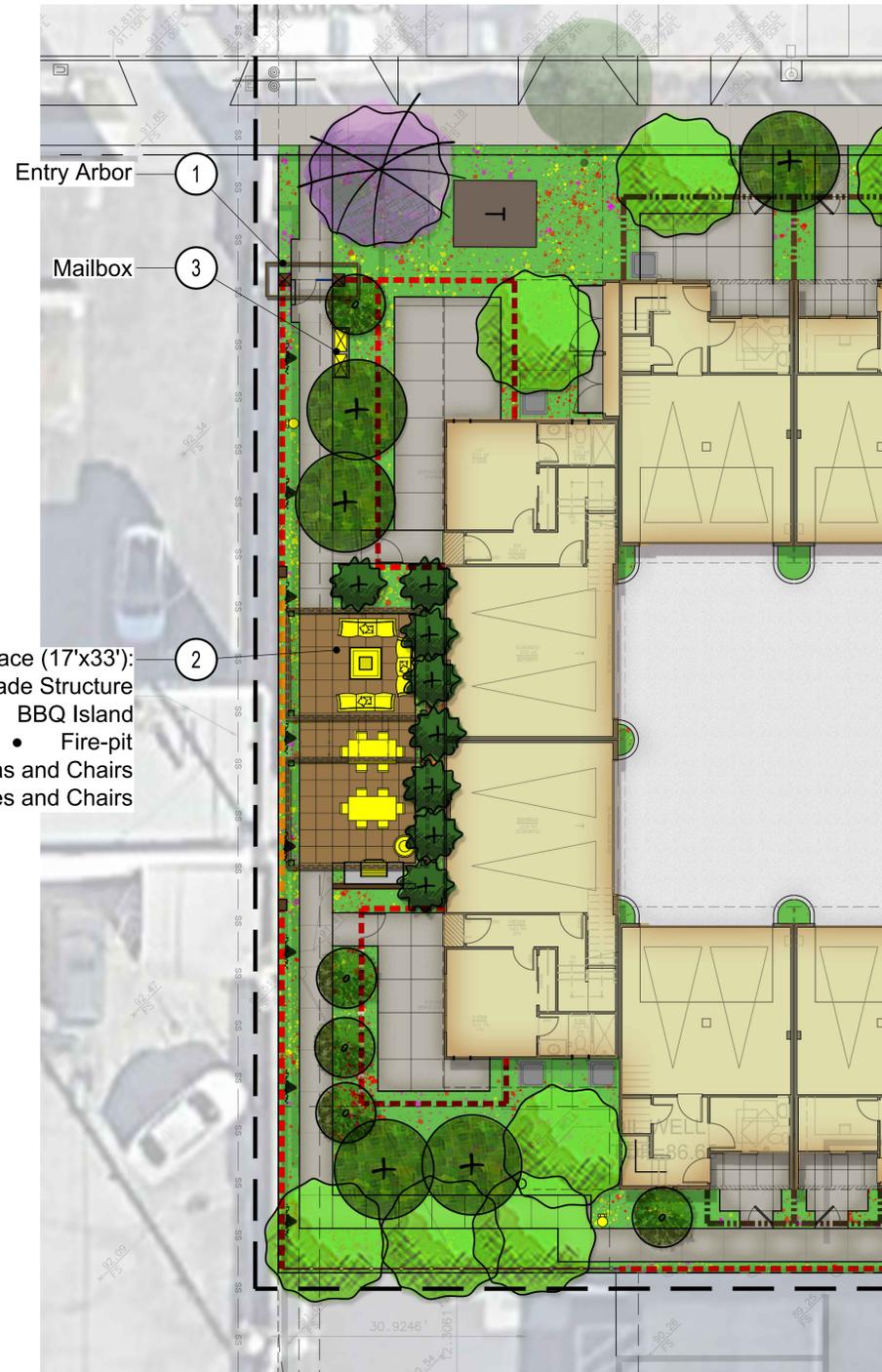
**Long Beach - Elm and 37th**





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Design to match architecture style.

- Common Open Space (17'x33'):
- Shade Structure
  - BBQ Island
  - Fire-pit
  - Sofas and Chairs
  - Dining Tables and Chairs



The Olson Company

## Conceptual Common Open Space Enlargement

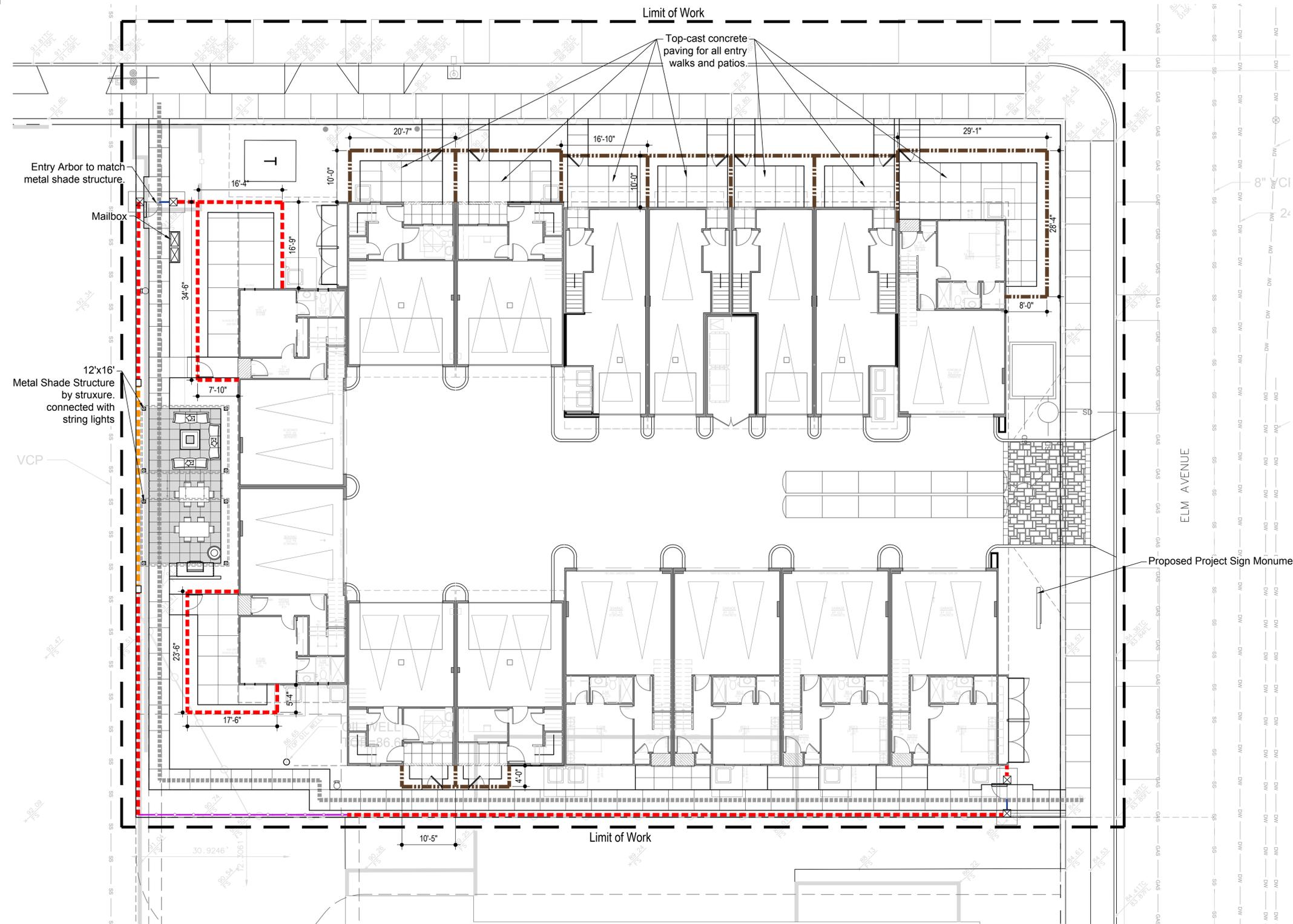
2nd City Submittal | Project No.: TOC58  
Date: Nov. 23, 2021

L-2

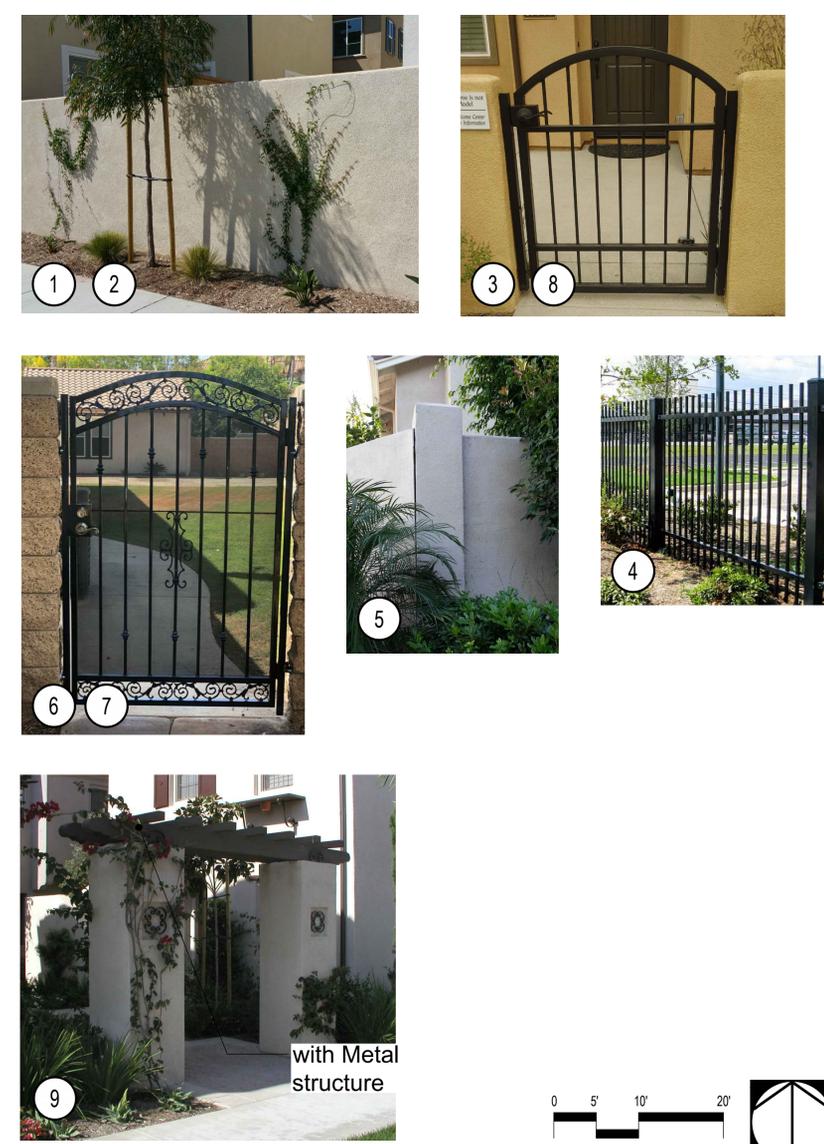


# Long Beach - Elm and 37th PAD

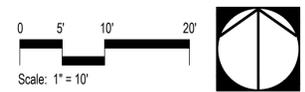




- ### WALL LEGEND
- 1 8'-0" High (max on low side) retaining wall per Civil's plan. Stucco over CMU wall, with flat stucco cap.
  - 2 6'-0" High stucco over CMU wall, with flat stucco cap.
  - 3 3'-0" High stucco over CMU patio wall, with flat stucco cap.
  - 4 6'-0" High metal removable fence.
  - 5 8'-6" High (12"x16") (max on low side) retaining wall per Civil's plan. Stucco over CMU pilaster, with stucco cap.
  - 6 5'-6" High metal pedestrian gate.
  - 7 6'-0" High metal patio gate.
  - 8 3'-6" High metal patio gates.
  - 9 Pedestrian entry feature (metal arbor with stucco columns).
- ADA Path of Travel



## Conceptual Walls and Fence Plan



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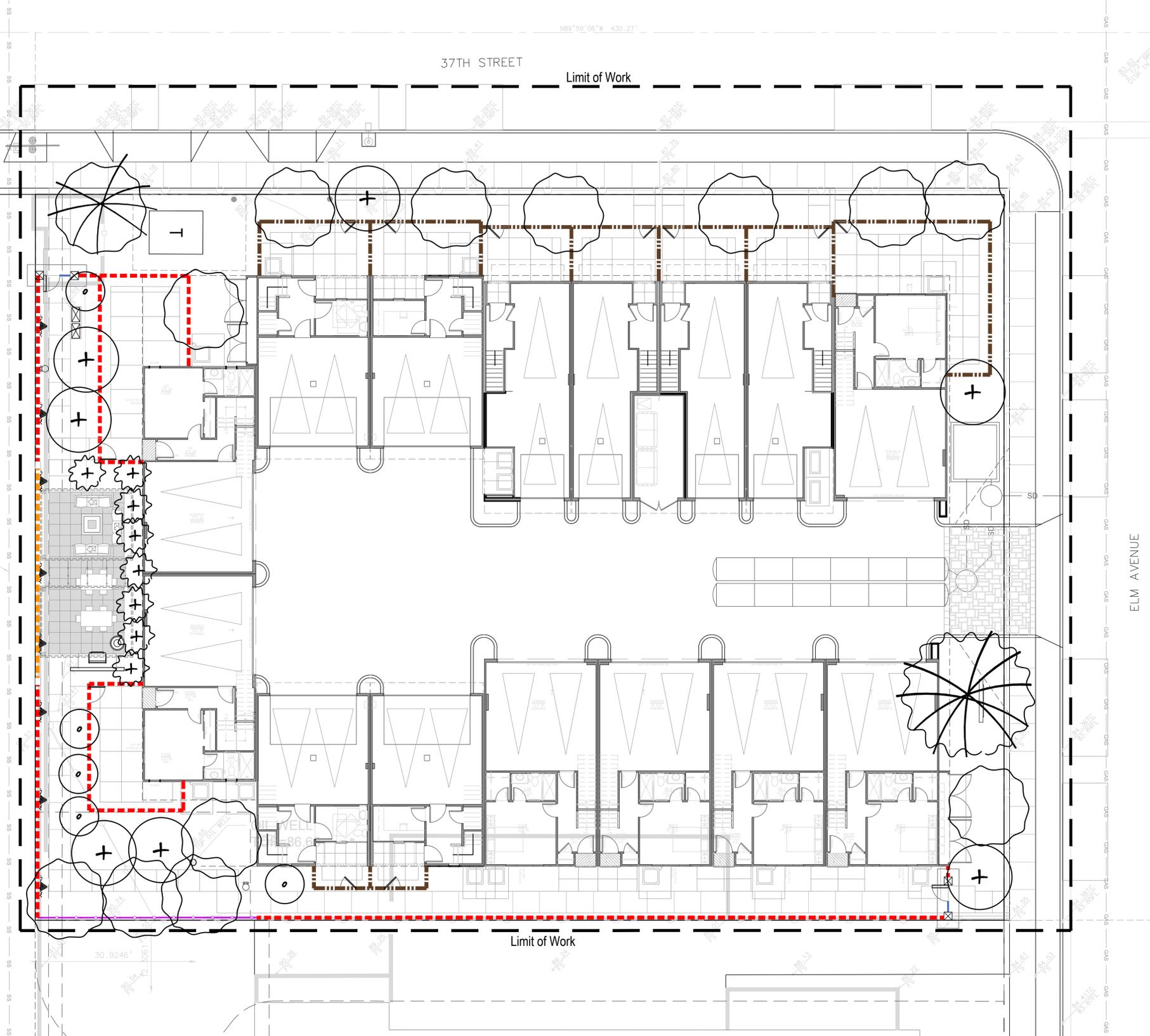


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**L-3**

# Long Beach - Elm and 37th PAD





**PLANTING LEGEND**

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.	
<b>TREES</b>							
	Specimen	Acacia stenophylla (Shoestring Acacia)	Single	48" Box	Low	1	
	Focal	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	24" Box	Low	1	
	Small	Agonis flexuosa (Peppermint Tree)	Single	15 Gal	Low	7	
	Medium	Geijera parviflora (Australian Willow)	Single	24" Box	Low	12	
	Vertical Evergreen	Prunus caroliniana (Birght' N Tight Carolina Laurel)	Single	15 Gal	Low	5	
	Columnar	Podocarpus gracillior (Fern Pine)	Single	15 Gal	Mod.	8	
						Total =	34
<b>VINES</b>							
	Vine	Bougainvillea x 'Monka' (Oo-La-La Bougainvillea)	Single	5 Gal	Low	8	
						Total =	8

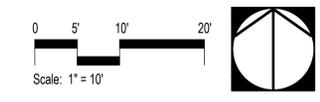
**SHRUBS and GROUND COVER**

Plant Name	WUCOLS (R3)	
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordylina 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyliirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Strelitzia reginae	Bird of Paradise	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

**VINES & ESPALIERS**

Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine

- NOTES:**
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
  - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
  - The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
  - All trees within 5' of hardscape to be installed with deep root barriers.



**Conceptual Planting Plan**

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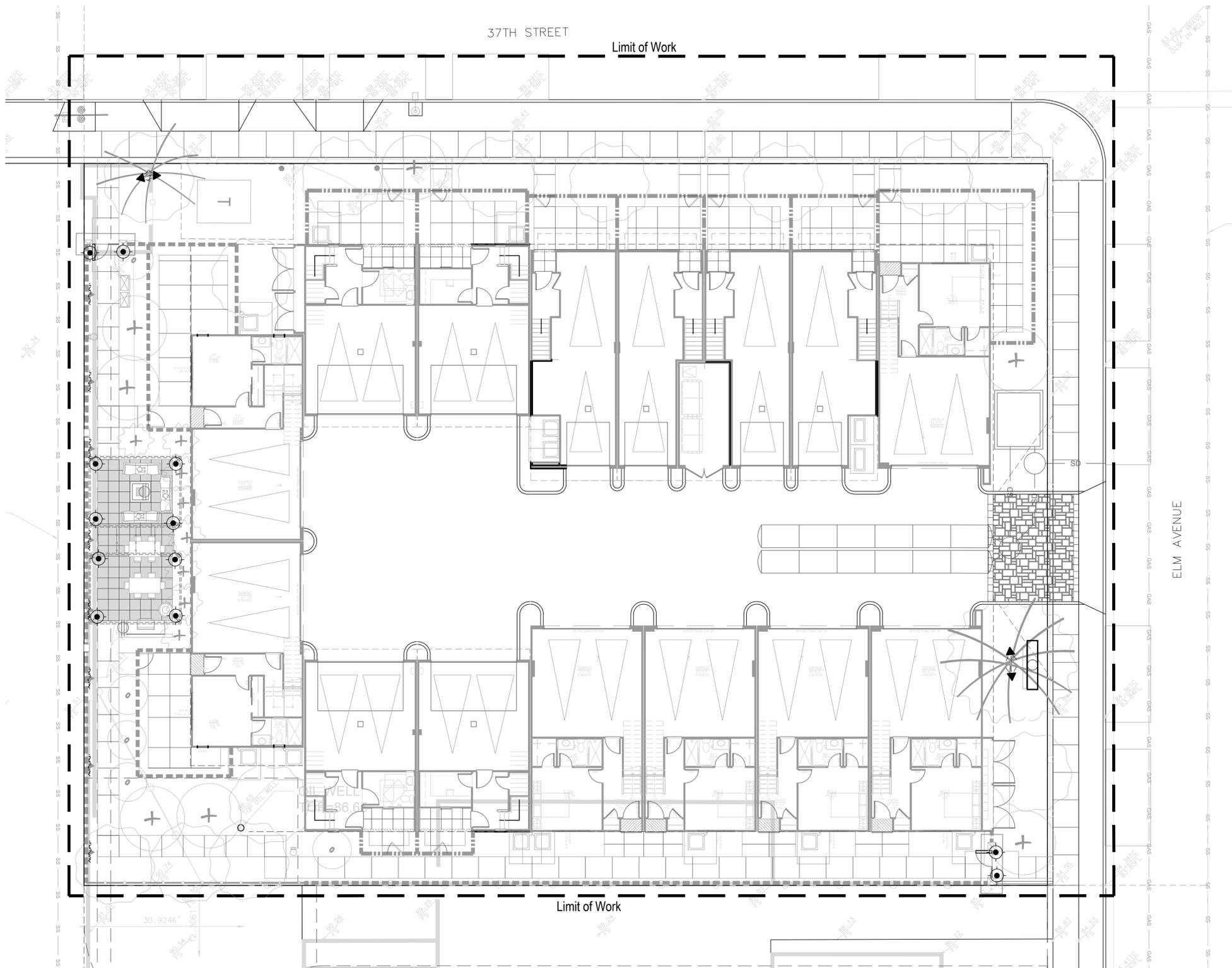


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**L-4**

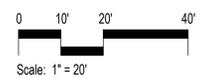
**Long Beach - Elm and 37th PAD**





**LIGHTING SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire FB_Uplight Fits well into tight spaces. Order code: FB, Aluminum Alloy, (B2) Bronze Metallic, Adjustable Lamp: FB-3LED, 4.5W, 2700K, Beamspread: Spot Accessories: (GM-SS) Gutter Mount w 1/2" thread for Accent Lights	4
	Shade Structure Downlight - Kichler model #16017AZ127 Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White	12
	12V LED Accent with Variable Lumen Output (VLO) KICHLER	
	GFCI - Outlet Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, Wall	2
	Kichler-Flood Light VLO 12V LED Flood Variable Lumen AZT 16022AZ127 Brass, Textured Architectural Bronze, Surface Lamp: LED	1



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**Schematic Lighting Plan**

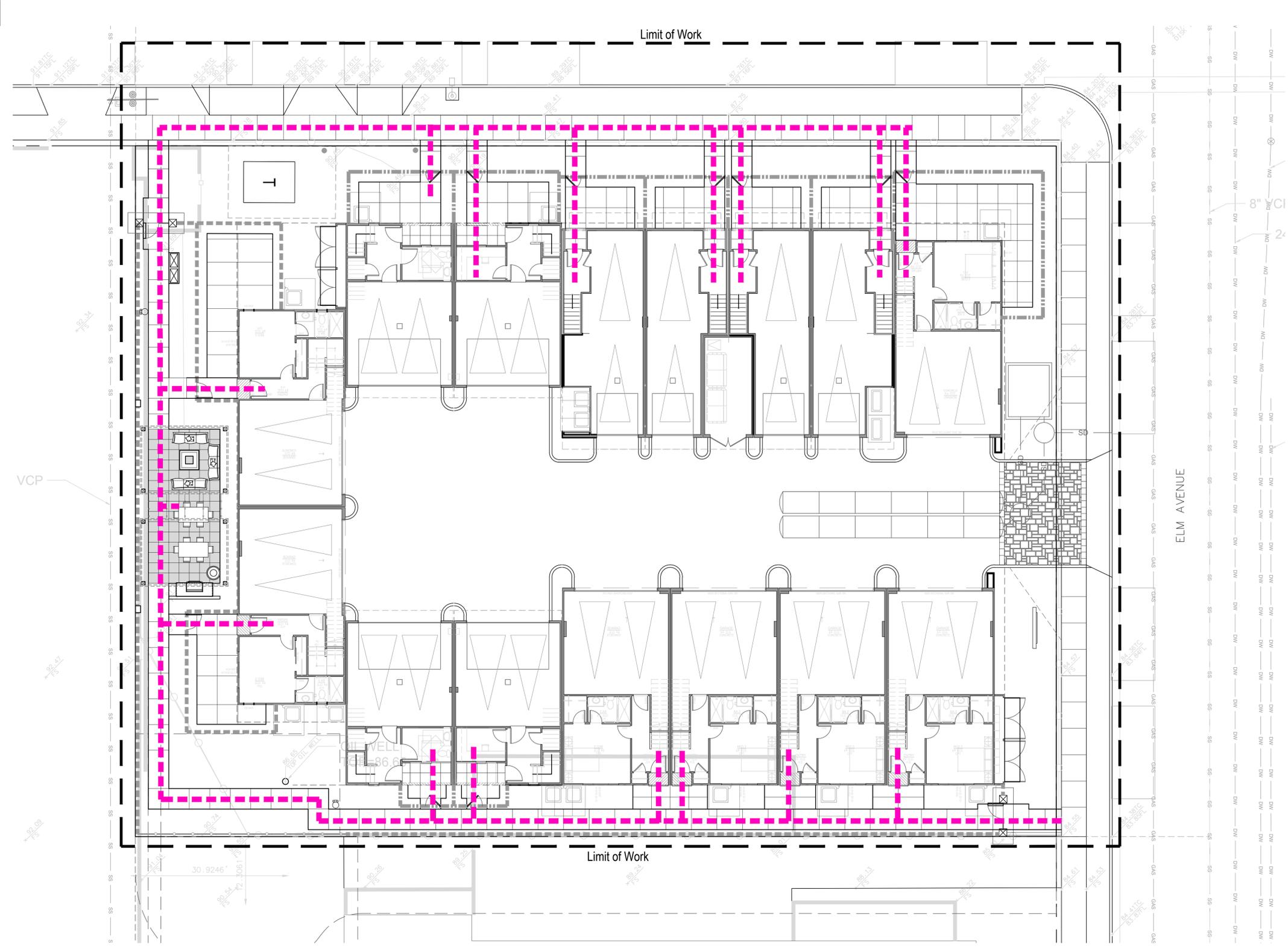
2nd City Submittal | Project No.: TOC58  
Date: Nov. 23, 2021

**L-5**



**Long Beach - Elm and 37th**

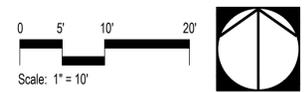




**CIRCULATION LEGEND**

Primary Pedestrian Circulation

Schematic Circulation Plan



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**L-6**

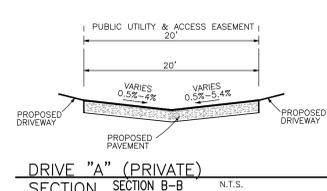
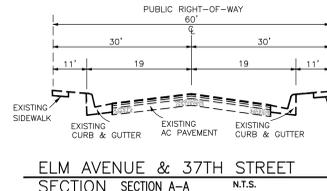
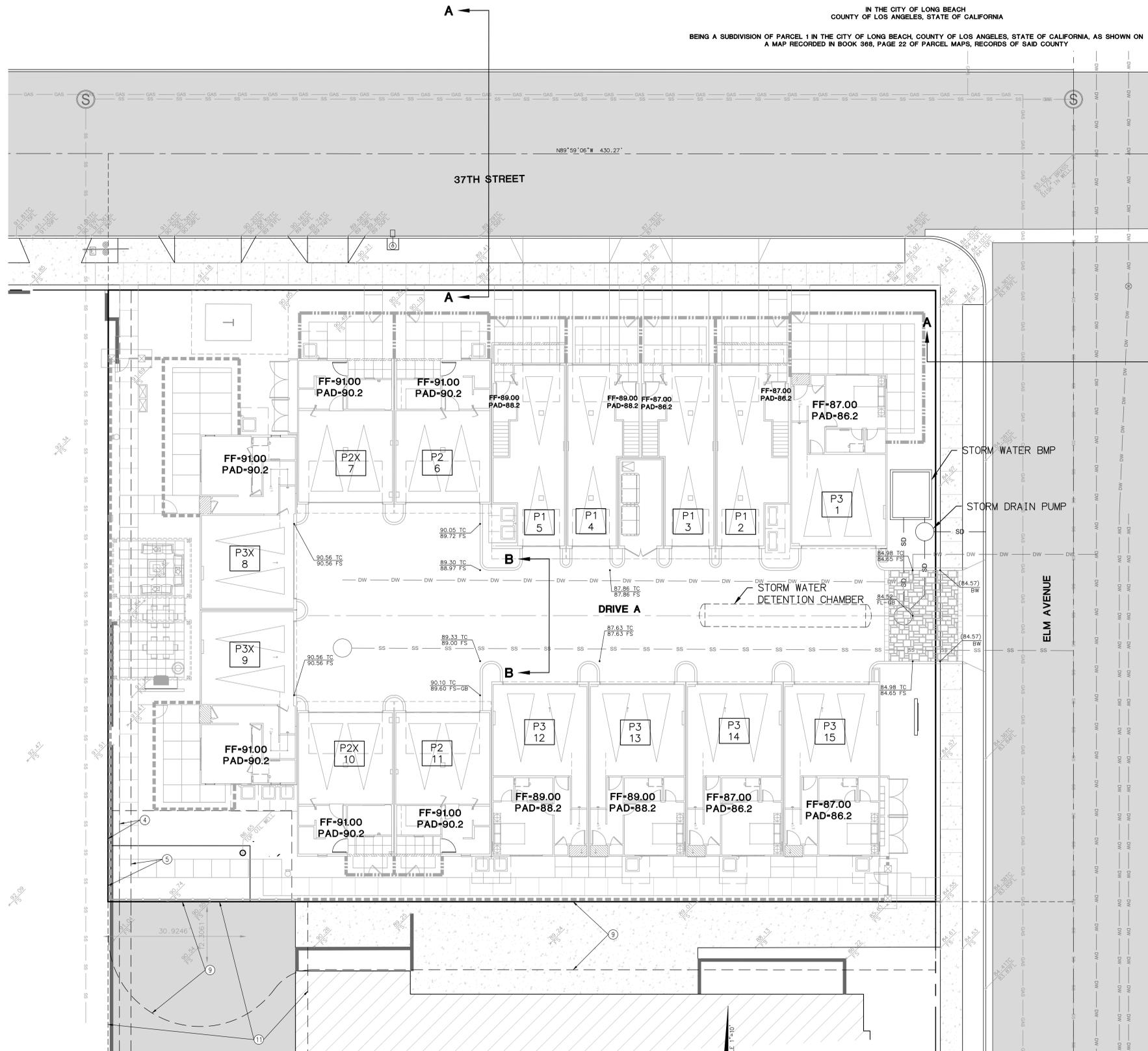
# Long Beach - Elm and 37th



# TENTATIVE TRACT MAP NO. 83654 FOR CONDOMINIUM PURPOSES

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

BEING A SUBDIVISION OF PARCEL 1 IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON  
A MAP RECORDED IN BOOK 368, PAGE 22 OF PARCEL MAPS, RECORDS OF SAID COUNTY



**VICINITY MAP**  
NOT TO SCALE

**LEGEND:**

	EX STORM DRAIN STRUCTURE
	EX OAK TREE
	EX TREE
	EX SEWER MAN-HOLE
	EX STREET LIGHT
	EX FIRE HYDRANT
	EX UTILITY BOX
	EX STORM DRAIN MAN-HOLE
	EX CATCH BASIN
	EX POWER POLE
	EX TRAFFIC LIGHT
	EX UNDERGROUND UTILITY VAULT
	EX WATER VALVE COVER
	EX WATER METER
	EX ELECTRICAL METER
	EX MAN-HOLE
	EX STREET SIGN
	EX BOLLARD
	EX TRANSFORMER
	EX PROPERTY BOUNDARY
	EX STREET CENTERLINE
	EX RIGHT-OF-WAY
	EX PROPERTY LINE
	EX EASEMENT
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	EX SEWER LINE
	EX DOMESTIC WATER LINE
	EX FIRE WATER LINE
	EX RECYCLED WATER LINE
	EX STORM DRAIN LINE
	EX OVERHEAD ELECTRIC
	EX UNDERGROUND ELECTRIC
	EX GAS LINE
	EX IRON FENCE
	EX CHAIN LINK FENCE
	EX WOOD FENCE
	EX BLOCK WALL
	EX RETAINING WALL
	EX CURB AND GUTTER
	EX SLOPE
	EX CONCRETE
	EX STRUCTURE
	EX ASPHALT
	EX WOOD DECK
<b>1</b>	PR UNIT NUMBER
<b>PLAN 2</b>	PR PLAN NUMBER
	PR CURB
	PR EDGE OF PAVEMENT
	PR SEWER LINE
	PR DOMESTIC WATER LINE
	PR STORM DRAIN LINE
	PR IRON FENCE
	PR BLOCK WALL
	PR 2:1 SLOPE
	PR RETAINING WALL

**GENERAL NOTES**

- EXISTING LAND USE: (R-4) LOW-DENSITY RESIDENTIAL
- PROPOSED LAND USE: 15 TOWNHOMES (R-4-U) DENSE MULTIPLE RESIDENTIAL, URBAN
- EXISTING ZONING: (R-4-U) DENSE MULTIPLE RESIDENTIAL, URBAN
- WATER SERVICE PROVIDED BY: LONG BEACH WATER
- SEWER SERVICE PROVIDED BY: LONG BEACH WATER
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO.
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE TELEVISION PROVIDED BY: SPECTRUM
- PROJECT IS WITHIN THE LONG BEACH UNIFIED SCHOOL DISTRICT
- ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN EARTHQUAKE FAULT ZONE AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALBUQUERQUE EARTHQUAKE FAULT ZONING ACT.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FIRM PANEL 06037C1955F EFFECTIVE 9/06/2008
- ASSESSOR'S PARCEL NUMBER: 7145-007-052
- PARKING PROVIDED: 30 ENCLOSED (2 PER UNIT IN GARAGE)
- ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

**EXISTING EASEMENTS**

- AN EASEMENT FOR GAS PIPES AND MAINS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 7278 OF DEEDS, PAGE 204.
- "COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS BOOK 2298, PAGE 149 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- AN EASEMENT FOR POLE LINES AND FOR GAS, WATER AND SEWER MAINS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2298, PAGE 149 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR MAINTENANCE AND USE OF DRIVEWAY EASEMENT AND RELATED OBLIGATIONS" RECORDED DECEMBER 30, 2011 AS INSTRUMENT NO. 20111780132 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING NO BUILD EASEMENT" RECORDED JANUARY 24, 2013 AS INSTRUMENT NO. 20130119148 OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 70724, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 368 PAGES 21 AND 22 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER THE RIGHT OF SURFACE ENTRY, AS RESERVED OR EXCEPTED IN A DEED RECORDED MAY 24, 1956 IN BOOK 51273 PAGE 18 OFFICIAL RECORDS.

**STATEMENT OF OWNERSHIP:**

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS VESTING TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

TEMPLE BETH SHALOM-LONG BEACH, INCORPORATED, A CALIFORNIA CORPORATION  
3655 ELM AVENUE  
LONG BEACH, CA 90807

By: \_\_\_\_\_ DATE: \_\_\_\_\_

**DEVELOPER:**

THE OLSON COMPANY  
3010 OLD RANCH PARKWAY, SUITE 100  
SEAL BEACH, CA 90740-2751  
(562) 596-4776

PREPARED BY:



ADVANCED CIVIL GROUP, INC.  
30251 GOLDEN LANTERN  
SUITE E, PMB 251  
LAGUNA NIGUEL, CA 92677  
(866) 338-5778 PHONE  
(866) 338-5778 FAX  
WWW.ADVANCEDCIVILGROUP.COM

*R. Steven Austin, PE*  
R. STEVEN AUSTIN, PE  
REG. 68795 EXP: 9/30/21  
DATE: 08.02.2021



**BENCHMARK:**  
LEAD AND TAG LS 6351 IN SOUTHWEST CORNER OF THE INTERSECTION OF 37TH STREET AND ELM AVENUE  
ELEV = 85.18

**BASIS OF BEARINGS:**  
CENTERLINE OF 37TH STREET AS SHOWN ON PARCEL MAP NO. 70724 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES IN BK 368 PG 22 BEING 89°59'06"W

**PROPERTY ADDRESS:**  
3655 ELM AVENUE  
LONG BEACH, CA 90807

**ASSESSOR PARCEL NUMBER:**  
APN: 7145-007-052

**LOT AREA:**  
0.556 ACRES

**DENSITY CALCULATIONS:**  
PROPOSED TOWNHOMES: 15 UNITS  
NET AREA: 0.556 AC  
PROPOSED DENSITY: 27 DU/AC

SCALE: 1" = 20'  
DATE: 04/15/2021  
GROSS AREA: 1/2 = 2,431 AC  
CONTOURS: 1 FOOT  
TOTAL LOTS: 1 NUMBERED  
0 LETTERED  
TOTAL UNITS: 34 TOWNHOMES

## TENTATIVE TRACT MAP NO. 83654 FOR CONDOMINIUM PURPOSES

# CONCEPT GRADING AND DRAINAGE PLAN FOR ELM AVENUE AND 37TH STREET

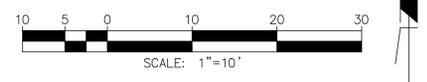
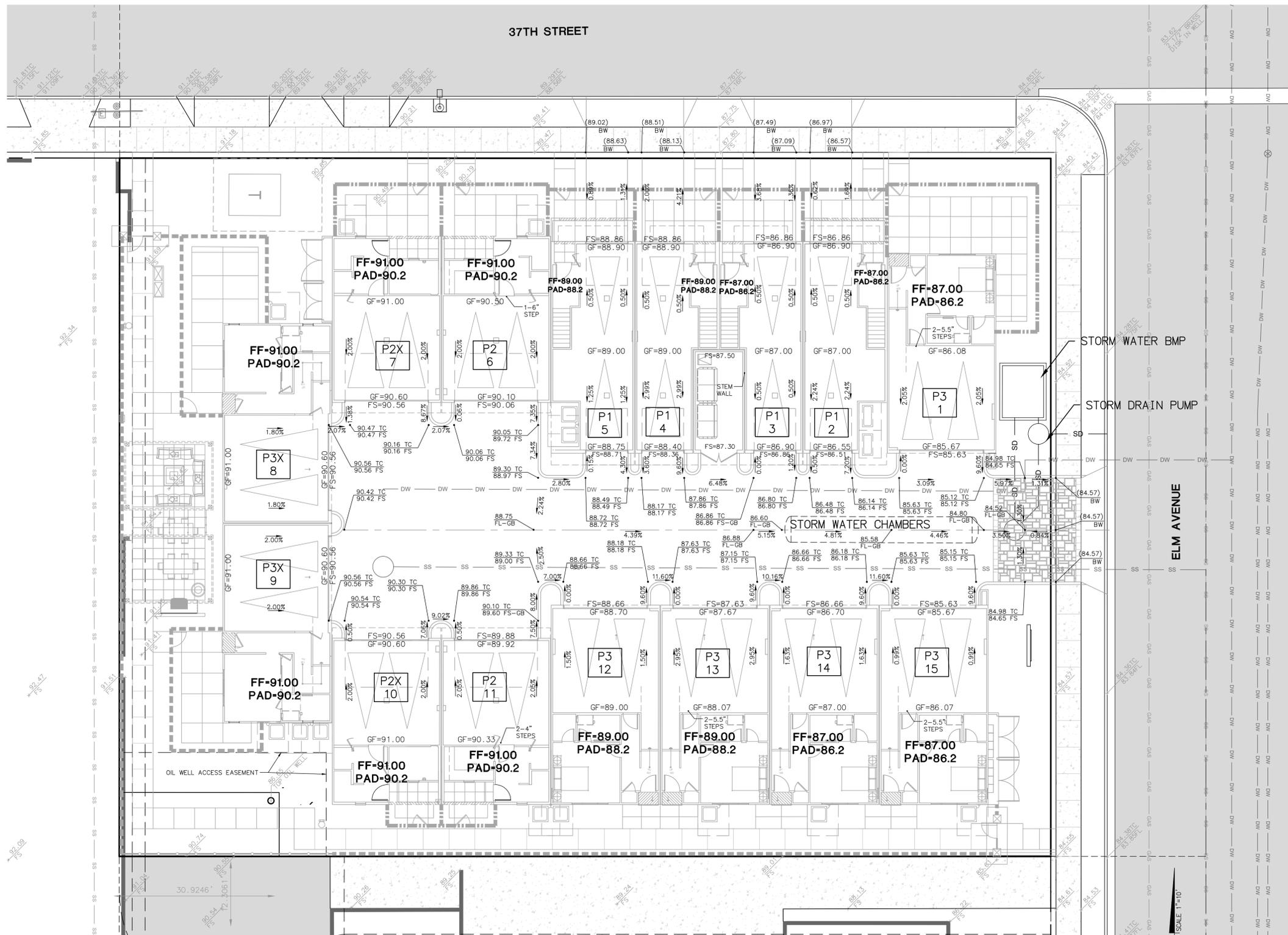
IN THE CITY OF LONG BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP  
NOT TO SCALE

LEGEND:

- EX STORM DRAIN STRUCTURE
- EX OAK TREE
- EX TREE
- EX SEWER MANHOLE
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
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- PR STORM DRAIN LINE
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## ELM AVENUE AND 37TH STREET GRADING AND DRAINAGE PLAN