



SHEET INDEX

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VESTING TENTATIVE TRACT MAP	I OF I

CODE ANALYSIS

CALIFORNIA RESIDENTIAL CODE	
TOWNHOMES PER SEC. 302.2	
CONSTRUCTION TYPE	TYPE VB
OCCUPANCY	R-3/U
FIRE SPRINKLERS PER CRC R313 (I3D)	

OPEN SPACE SUMMARY

SEE SHEET A-OS FOR DESIGNATED OPEN SPACE AREAS AND CALCS.		
	REQUIRED	PROPOSED
PRIVATE OPEN SPACE	75 S.F./UNIT	230 S.F./UNIT
COMMON OPEN SPACE	75 S.F./UNIT	163 S.F./UNIT

PARKING SUMMARY

ENCLOSED GARAGES	46 STALLS
OPEN GUEST	6 STALLS
TOTAL PROVIDED	52 STALLS

Address	APN	Existing Zoning	Existing Use	Proposed Zoning	Proposed Use
2200 East 7th	7262-026-001	CCA	Vacant	CCN	Residential
2212 East 7th	7262-027-002	CCA	Vacant	CCN	Residential
620 Dawson	7262-027-003	CCA	Vacant	CCN	Residential
600 Dawson	7262-027-016	CCA	Vacant	CCN	Residential

PROJECT SUMMARY:

SCOPE OF WORK:	ZONE CHANGE FROM CCA TO CCN, VESTING TENTATIVE MAP AND SITE PLAN REVIEW FOR 23 FOR-SALE TOWNHOMES WITH 52 PARKING STALLS (52 STALLS REQUIRED) 4.5' X 14' DEDICATION ALONG 7TH STREET 10' IRREVOCABLE OFFER TO DEDICATE ALONG 7TH ST 3.0' IRREVOCABLE OFFER TO DEDICATE ALONG DAWSON AVE
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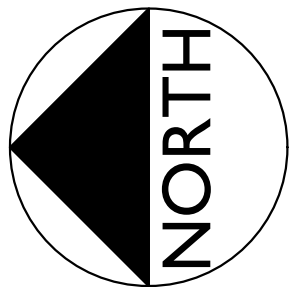
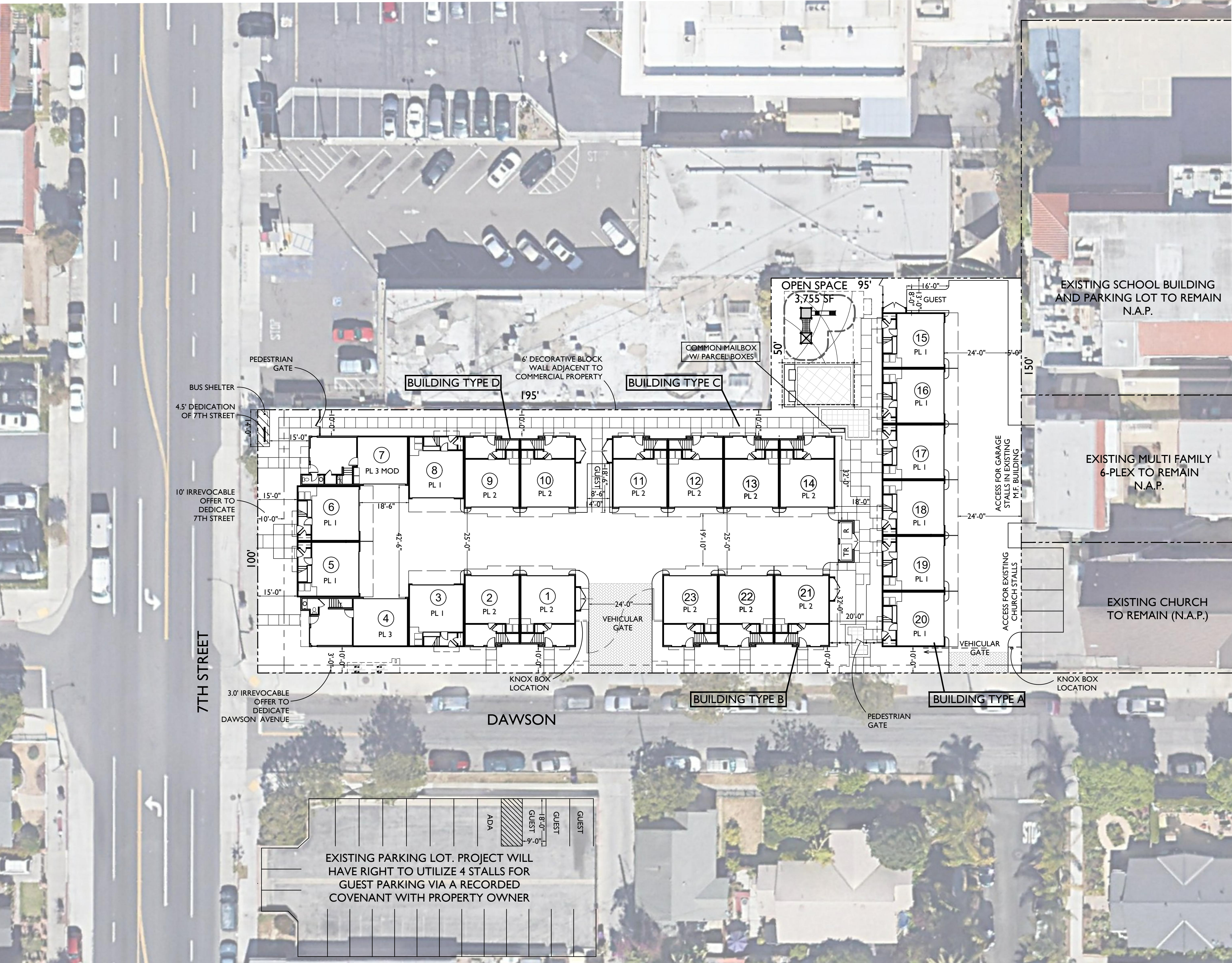
GENERAL PLAN DESIGNATION: NSC-M

SITE AREA 0.78 ACRES

PROPOSED DENSITY	29.5 DU/ACRE
ALLOWABLE DENSITY: (GENERAL PLAN)	54 DU/ACRE
ALLOWABLE DENSITY (CCN ZONING)	44.7 DU/ACRE

PROPOSED HEIGHT	3 STORIES (39'-2" AT ROOF STAIRWELL MID-POINT) (36'-0" AT TOP OF ROOF DECK RAILING)
ALLOWABLE HEIGHT	CCN = 3 STORIES; 38' 40' ALLOWED TO MID-POINT OF STAIRWELL ROOF

SETBACK SUMMARY	REQUIRED	PROPOSED
FRONT	15 FEET	15 FEET
STREET SIDE	10 FEET	10 FEET
INTERIOR SIDE	5 FEET	10 FEET, 13 FEET
REAR SIDE	20 FEET	24 FEET



GATE SUMMARY:

2 VEHICULAR GATES
2 PEDESTRIAN GATES

GUESTS WISHING TO UTILIZE THE VEHICULAR GUEST PARKING SPACES LOCATED BEHIND THE GATES WILL CONTACT THE HOMEOWNER THEY ARE VISITING VIA CELL PHONE. THE HOMEOWNER WILL HAVE THE ABILITY TO REMOTELY OPEN THE GATES TO ALLOW FOR GUEST ACCESS

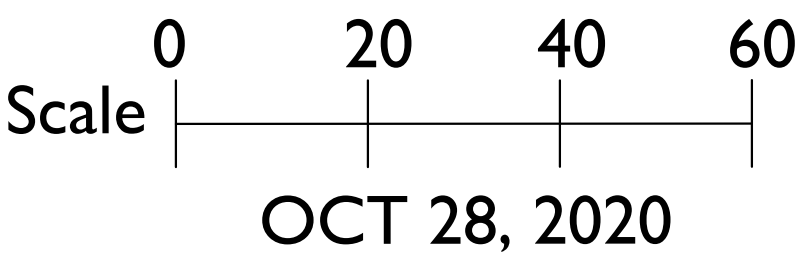
UNIT SUMMARY:

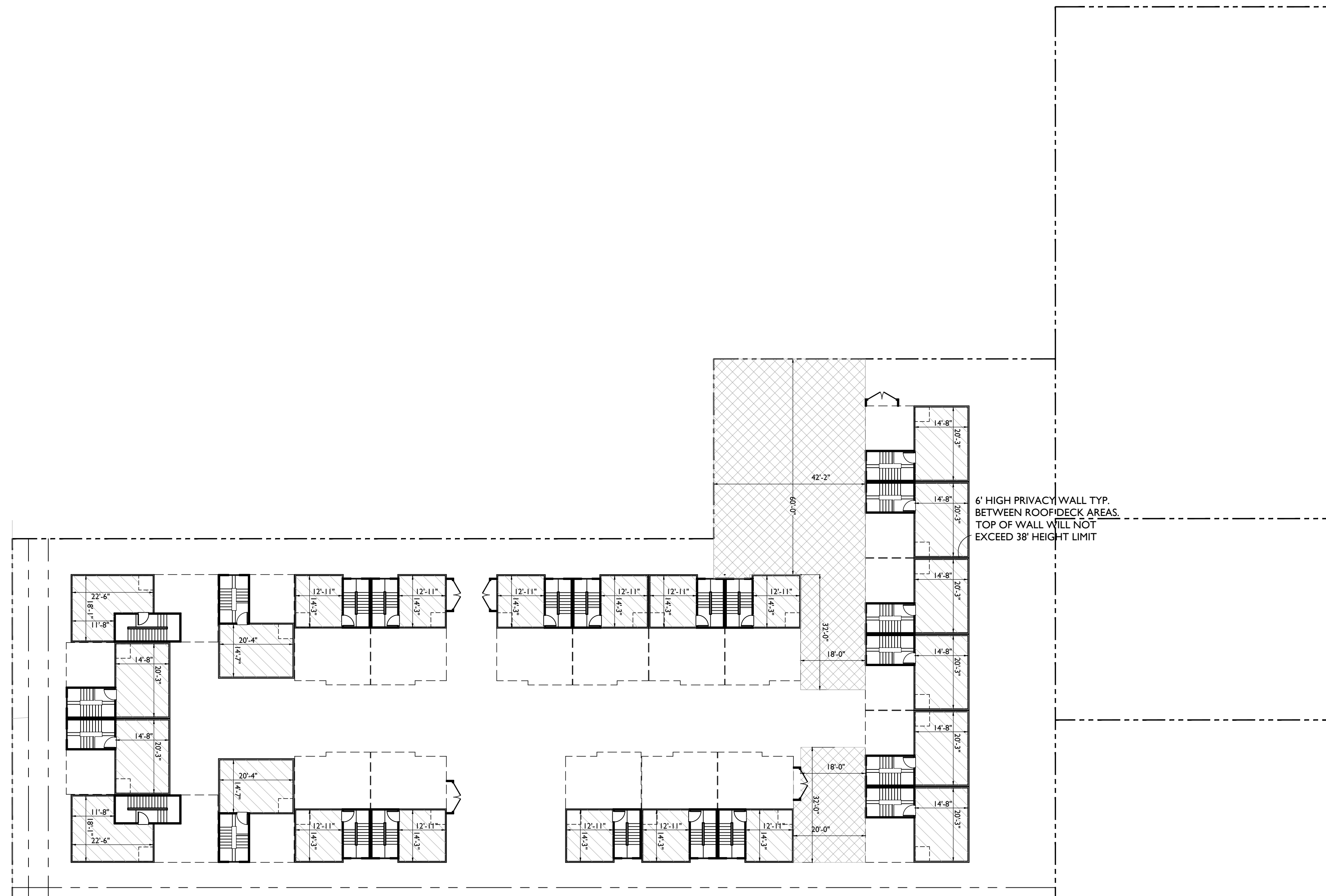
10	PLAN 1	2 BD	1,351 S.F.
11	PLAN 2	2 BD+DEN	1,460 S.F.
1	PLAN 3	3 BD+DEN	1,902 S.F.
1	PLAN 3 MOD	3 BD+DEN	1,872 S.F.
23 TOTAL UNITS			

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

SITE PLAN





OPEN SPACE SUMMARY:

REQUIRED OPEN SPACE:

PRIVATE = 75 SF/DU = 1,725 S.F.
 COMMON = 75 SF/DU = 1,725 S.F.
 TOTAL REQUIRED OPEN SPACE = 3,450 S.F.

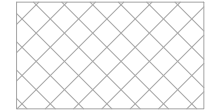
PROVIDED OPEN SPACE:

ROOF DECK

PRIVATE = (10) PL 1 X 283 SF = 2,830 S.F.
 (11) PL 2 X 168 SF = 1,848 S.F.
 (2) PL 3 X 308 SF = 616 S.F.
 TOTAL PRIVATE OPEN SPACE = 5,294 S.F.

COMMON OPEN PROVIDED = 3,755 S.F.
 (18' MIN. DIM)

TOTAL OPEN PROVIDED: 9,049 S.F.

-  COMMON OPEN SPACE
-  PRIVATE ROOF DECKS

NOTE: PRIVATE BALCONIES ARE NOT INCLUDED IN CALCULATED OPEN SPACE
 BALCONIES PROVIDED = 1,518 S.F. (66 S.F./UNIT)

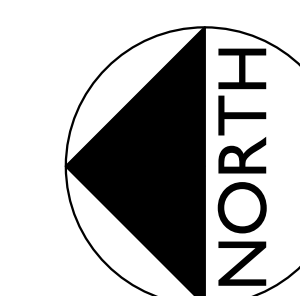
BENCHES AND SEATING WILL COMPLY WITH LBMC SECTION 21.31.230.D.2.

AC UNITS WILL BE LOCATED ON ROOF DECK AREAS.
 THE AREA CONTAINING THE AC UNIT IS NOT INCLUDED IN THE PRIVATE OPEN SPACE CALCULATION

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DAWSON AT 7TH - MULTI FAMILY

Scale 0 20 40 60
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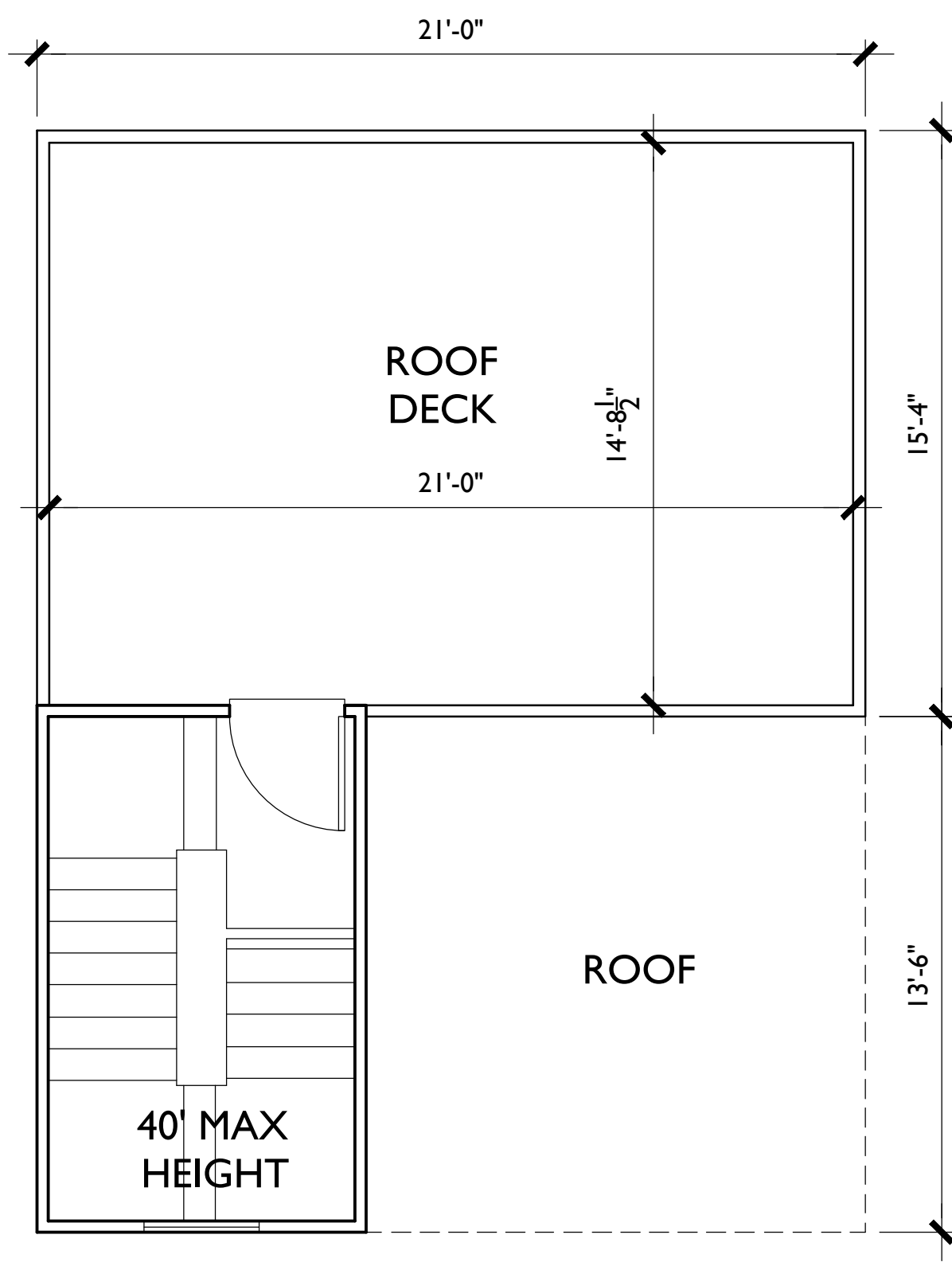


OPEN SPACE EXHIBIT

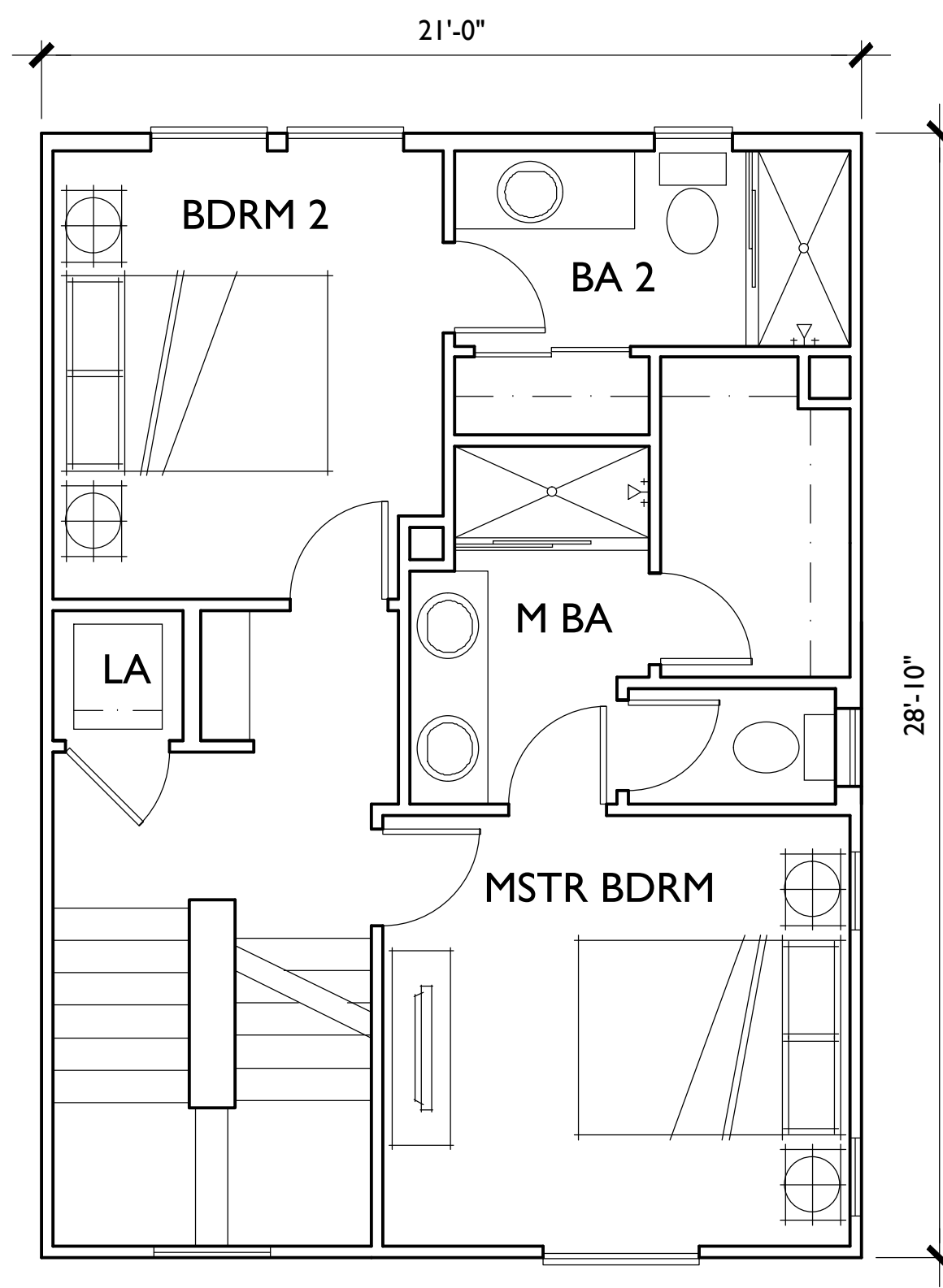
SUMMA
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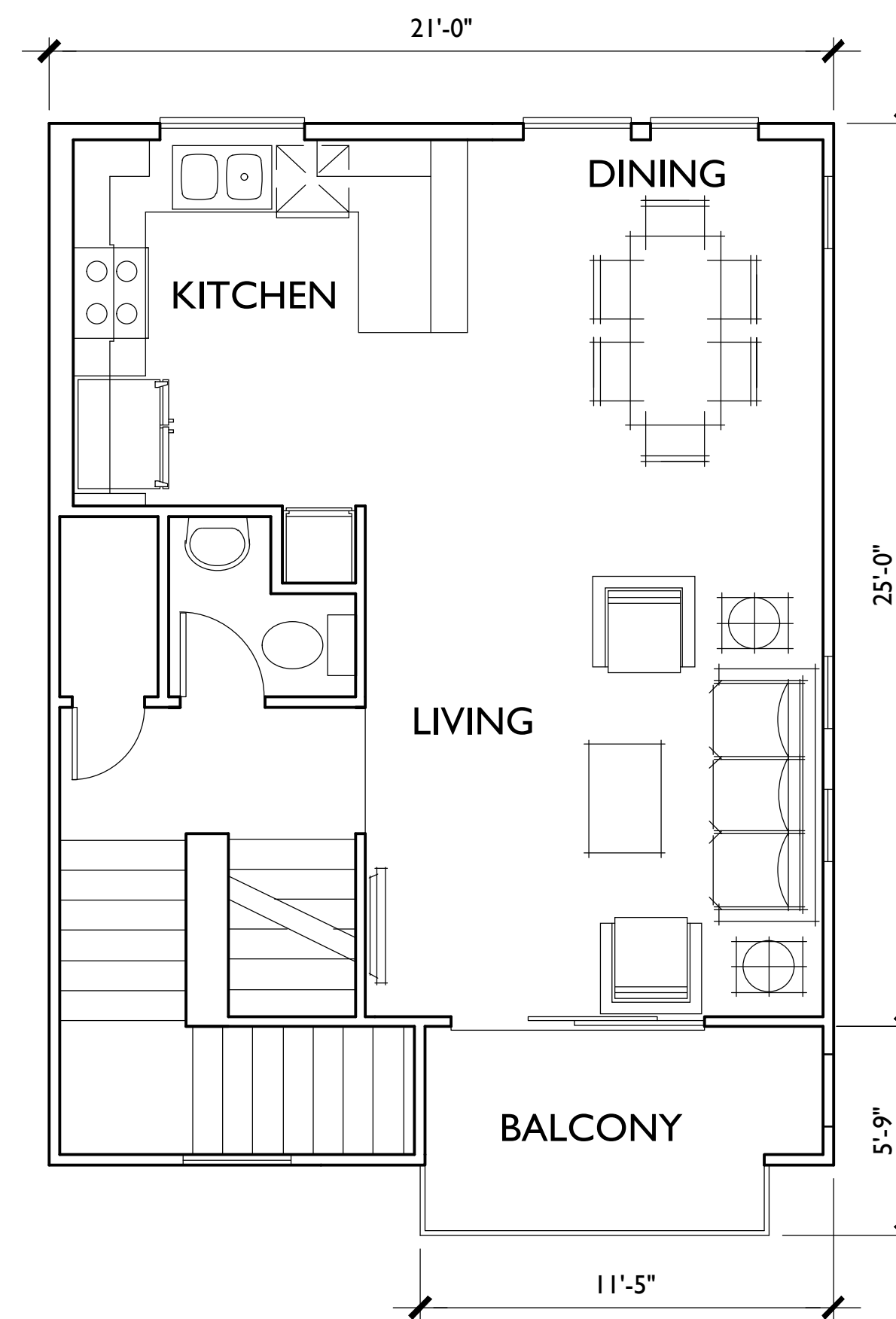
A-OS



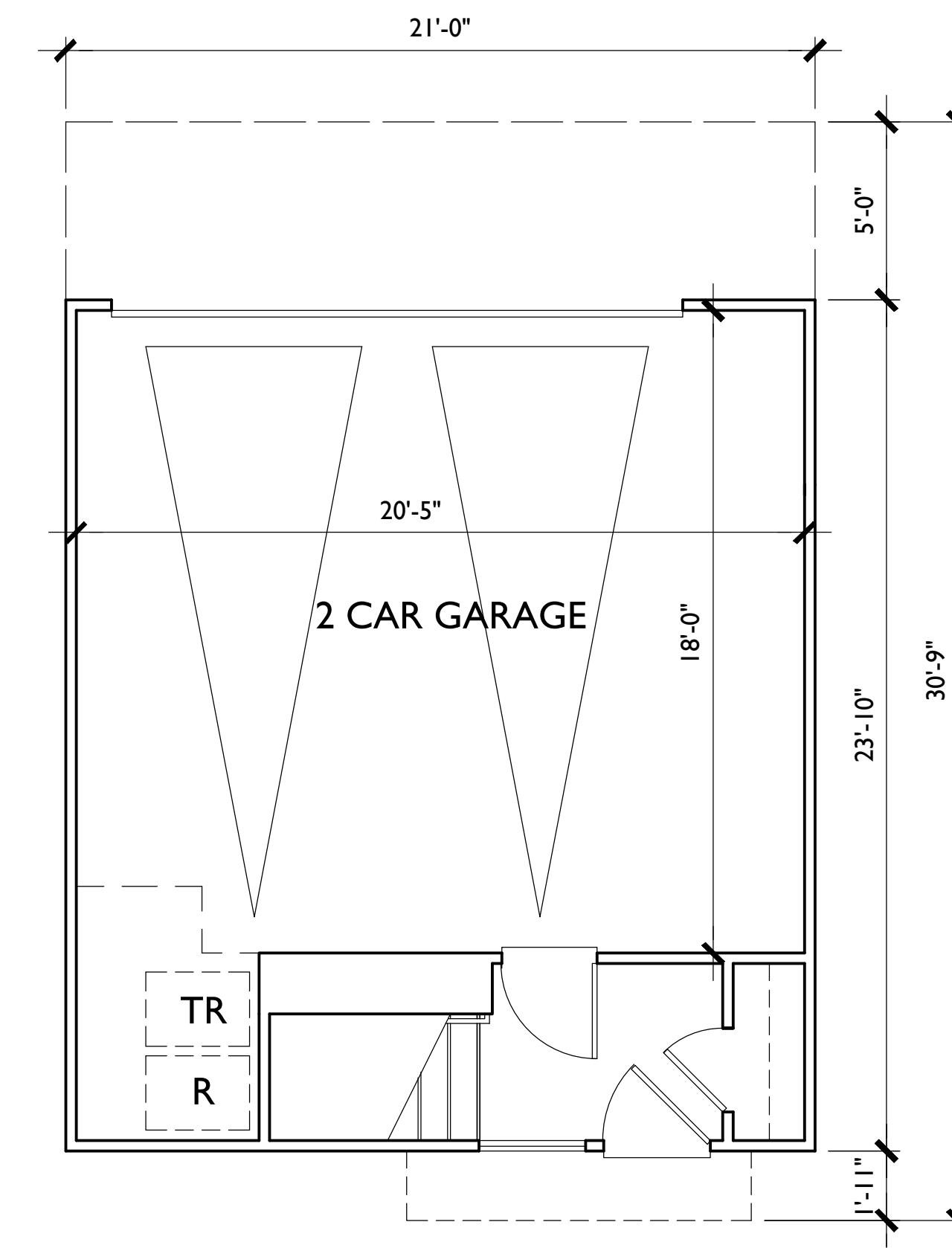
ROOF



3RD FLOOR



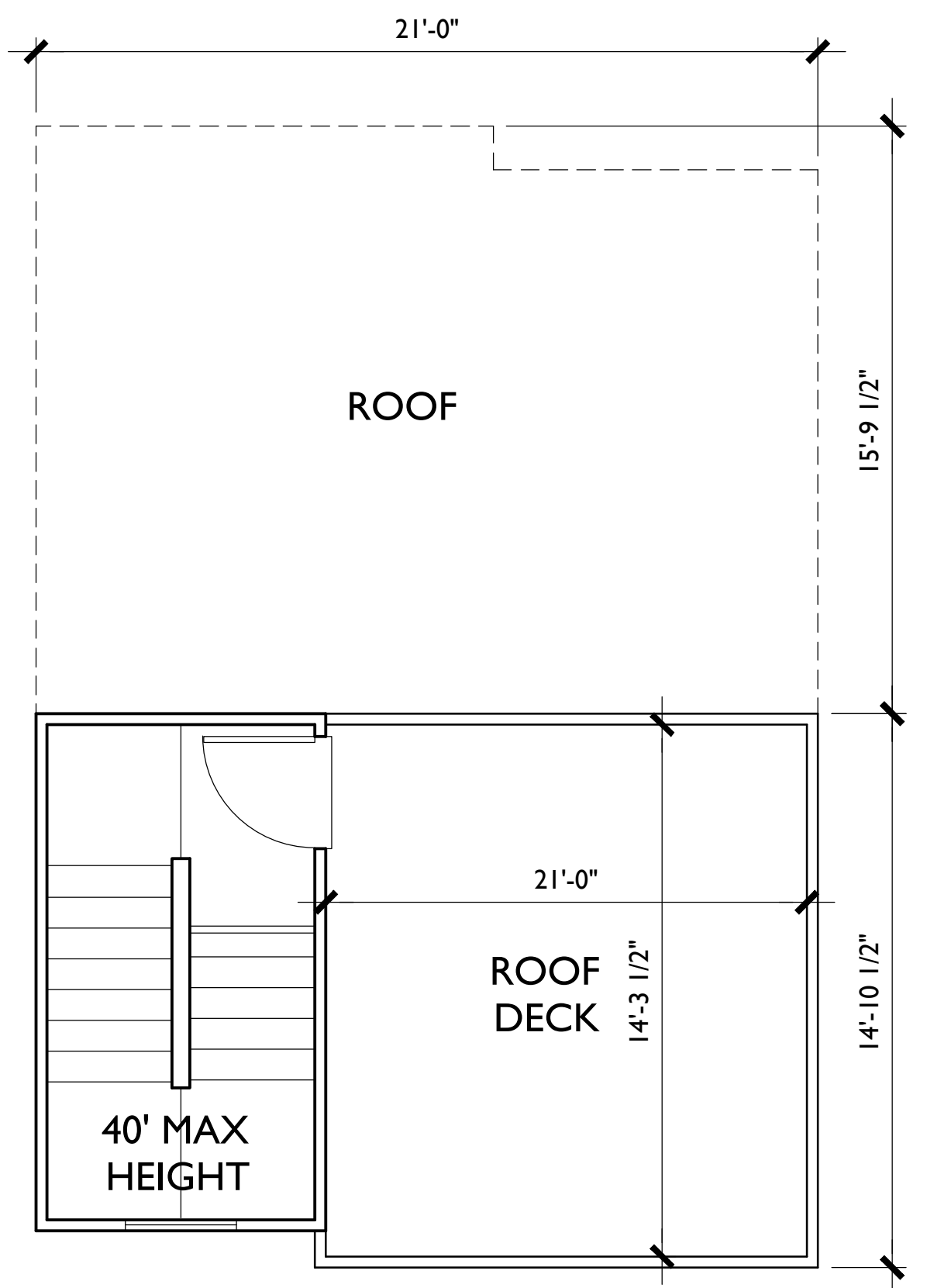
2ND FLOOR



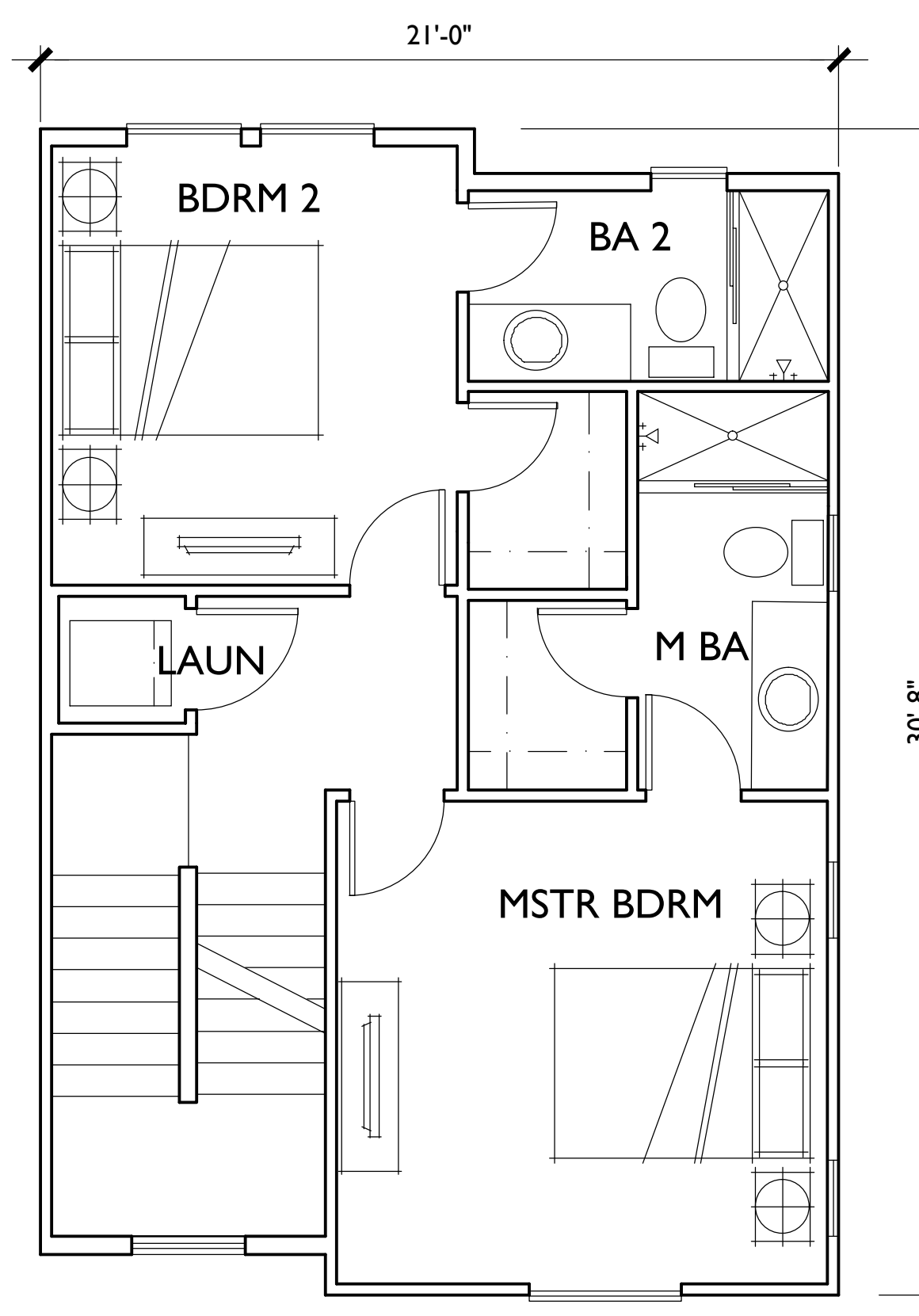
1ST FLOOR

PLAN 1	2BD/2.5BA
1ST FL -	74 SF
2ND FL -	564 SF
3RD FL -	713 SF
TOTAL LIVABLE =	1,351 SF

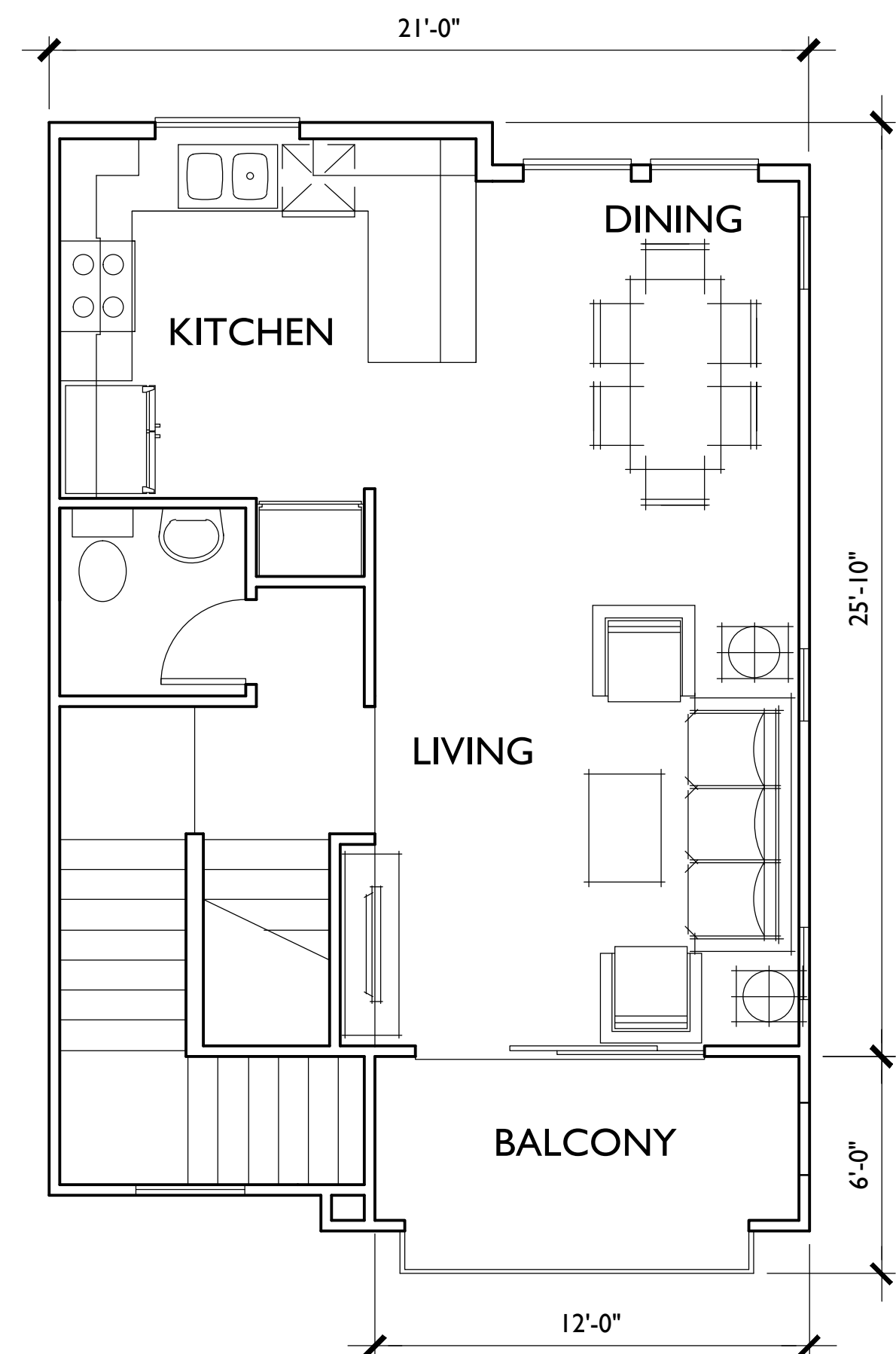
GARAGE -	415 SF
BALCONY -	62 SF
ROOF DECK -	309 SF



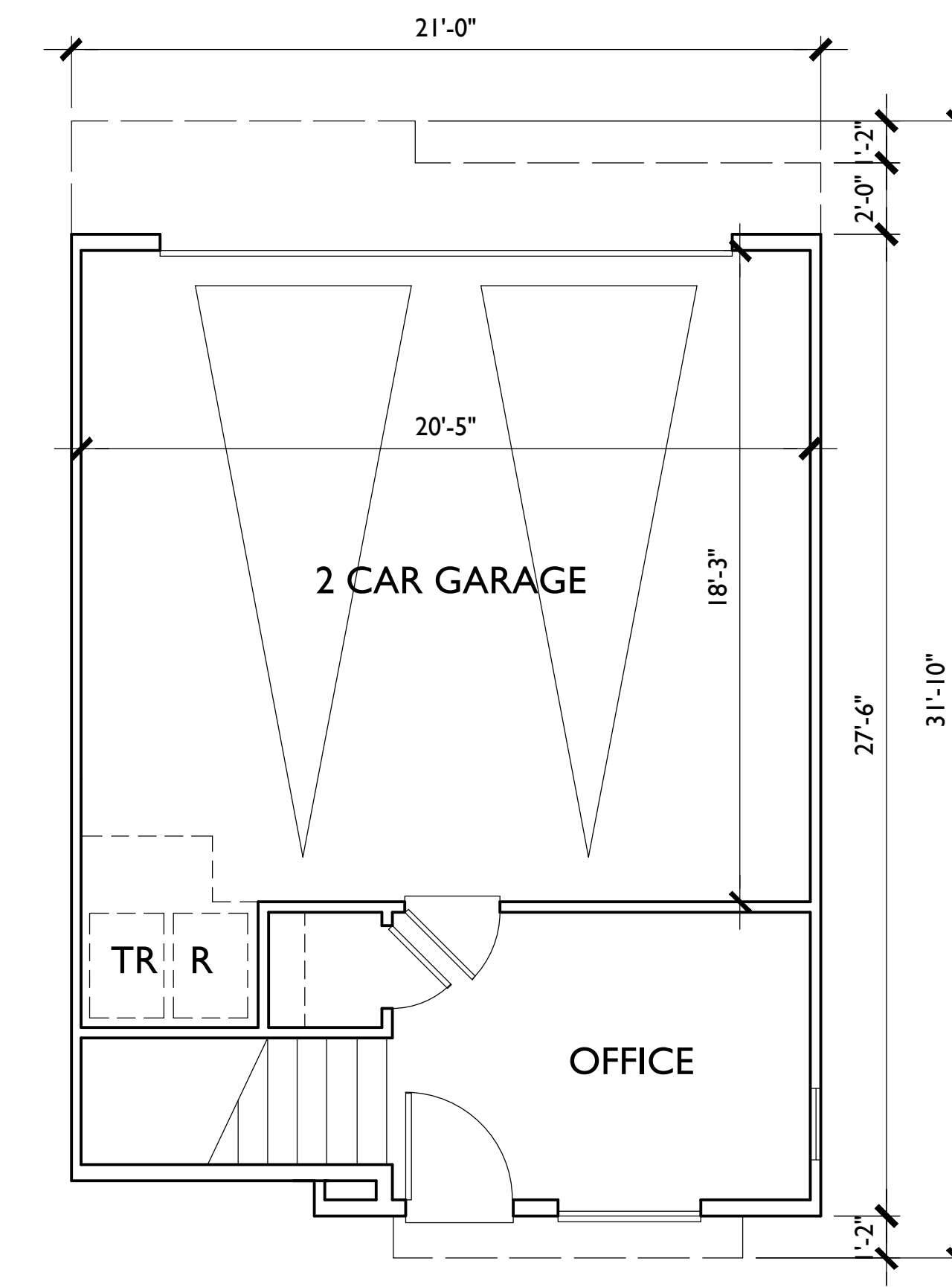
ROOF



3RD FLOOR



2ND FLOOR



1ST FLOOR

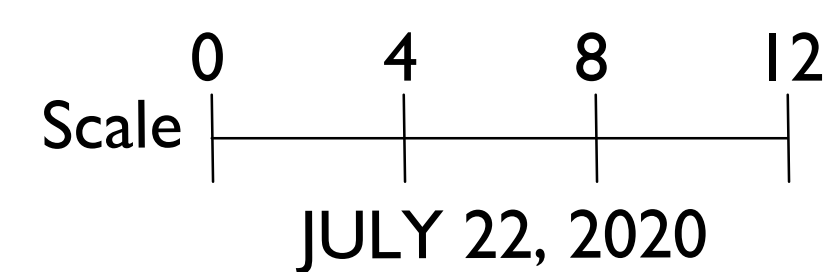
PLAN 2 - 2BD/2.5BA+ OFFICE	
1ST FL -	158 SF
2ND FL -	549 SF
3RD FL -	753 SF
TOTAL LIVABLE =	1,460 SF

GARAGE -	413 SF
BALCONY -	70 SF
ROOF DECK -	207 SF

LONG BEACH, CA

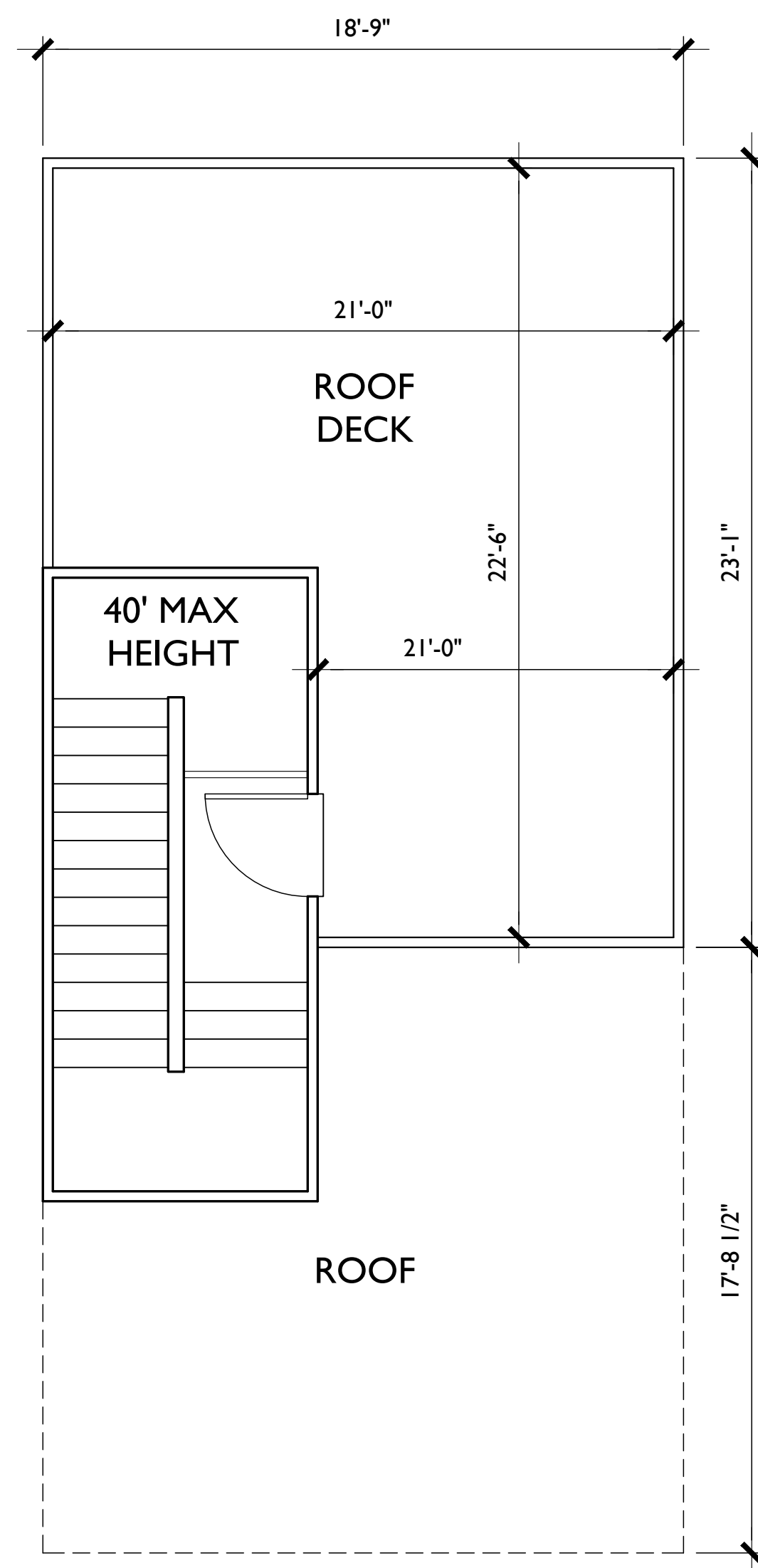
DAWSON AT 7TH - MULTI FAMILY

UNIT PLANS 1 & 2

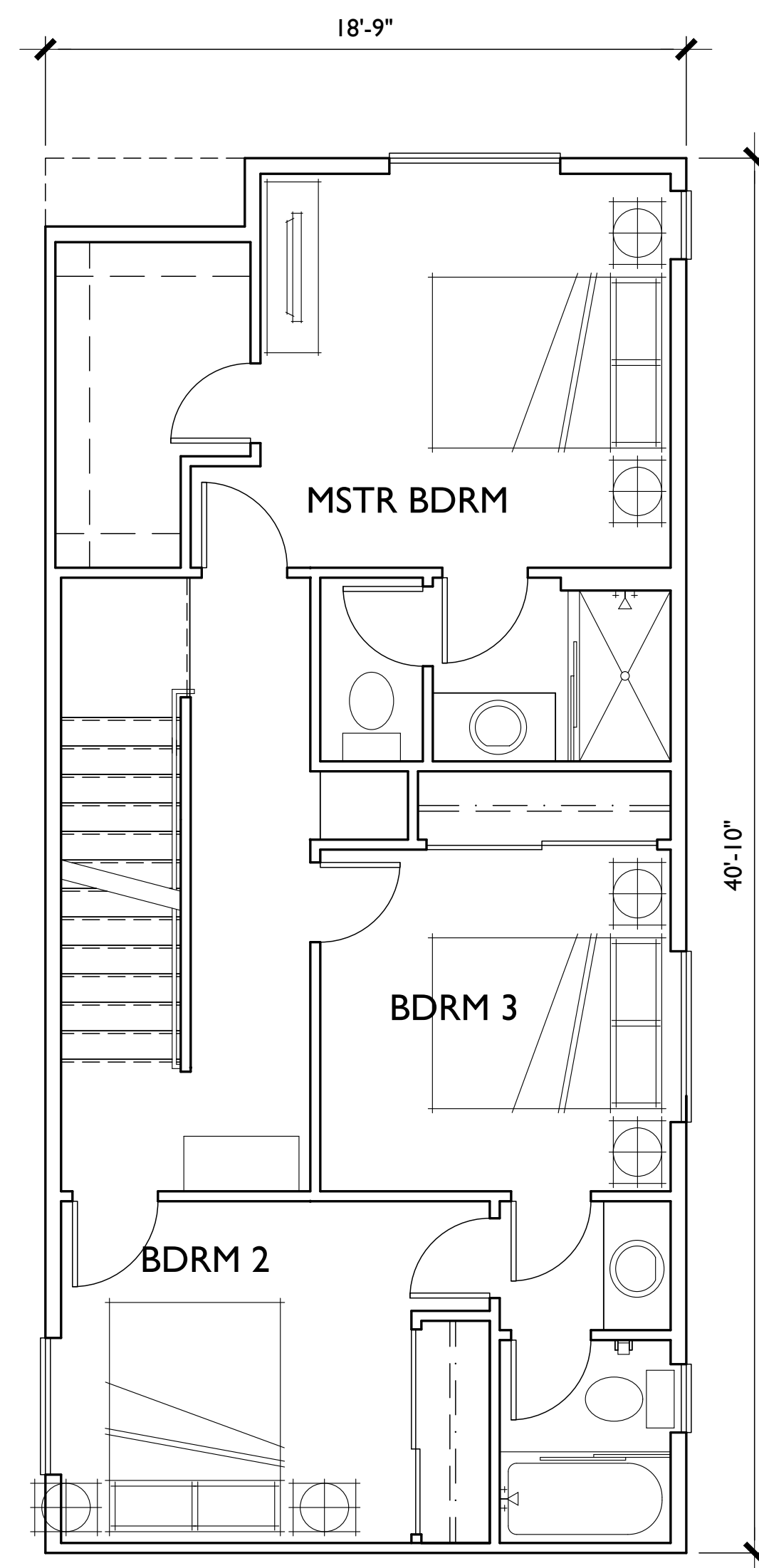


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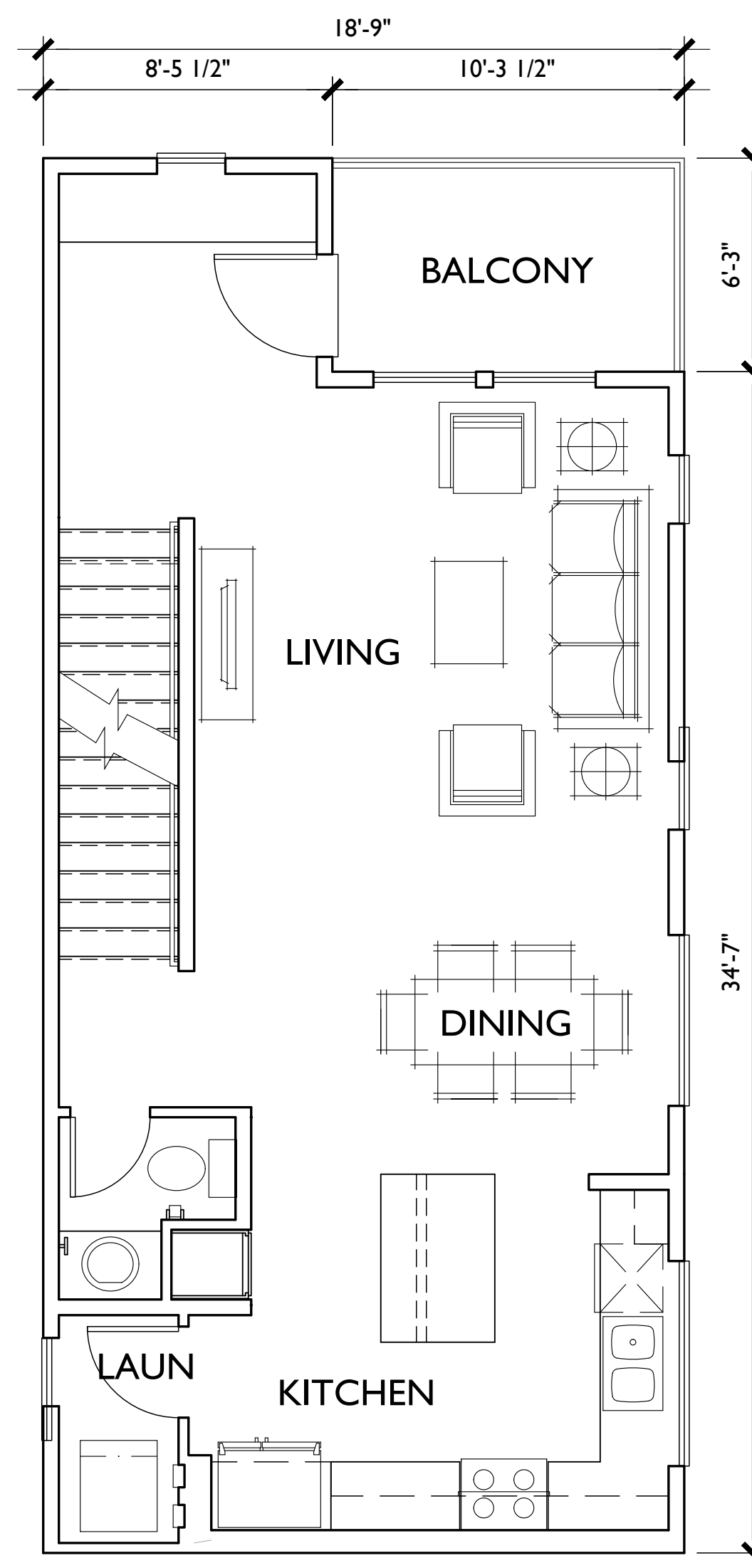
A-1



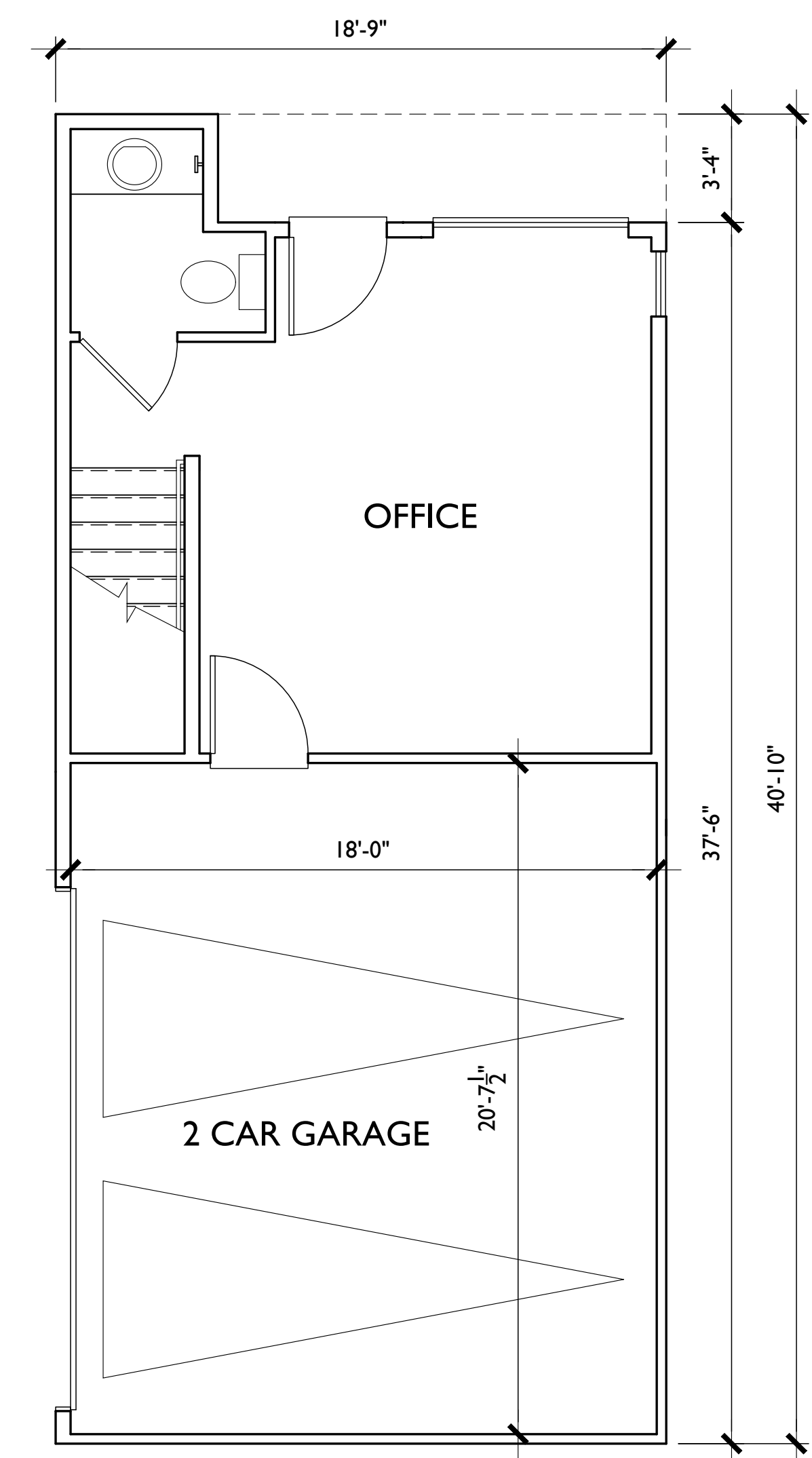
ROOF



3RD FLOOR



2ND FLOOR



1ST FLOOR

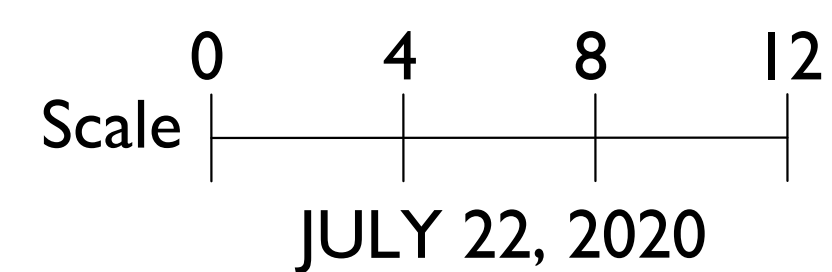
PLAN 3 - 3BD/2.5BA+ OFFICE
 1ST FL - 328 SF
 2ND FL - 701 SF
 3RD FL - 873 SF
 TOTAL LIVABLE = 1,902 SF

GARAGE - 392 SF
 BALCONY - 64 SF
 ROOF DECK - 325 SF

LONG BEACH, CA

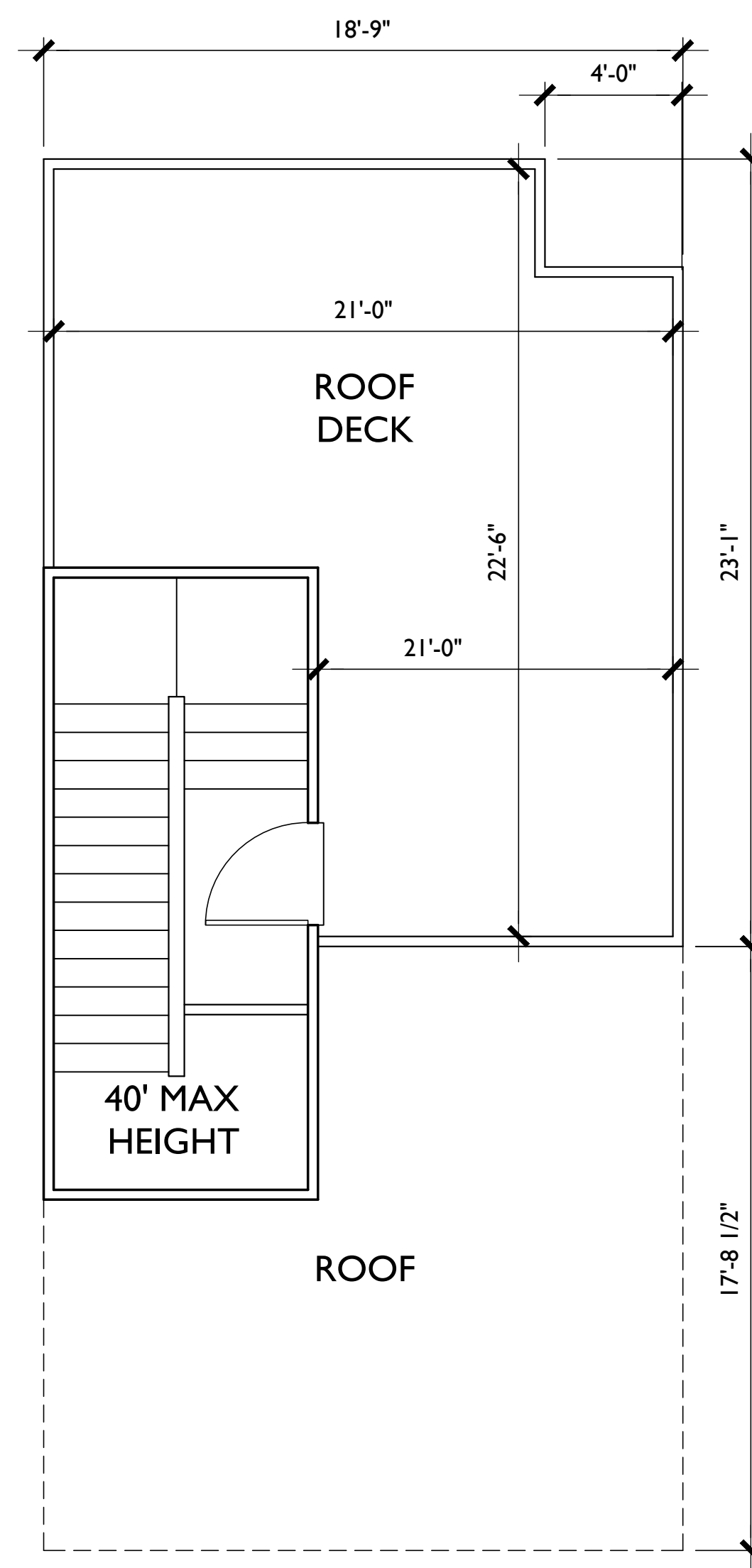
DAWSON AT 7TH - MULTI FAMILY

UNIT PLAN 3

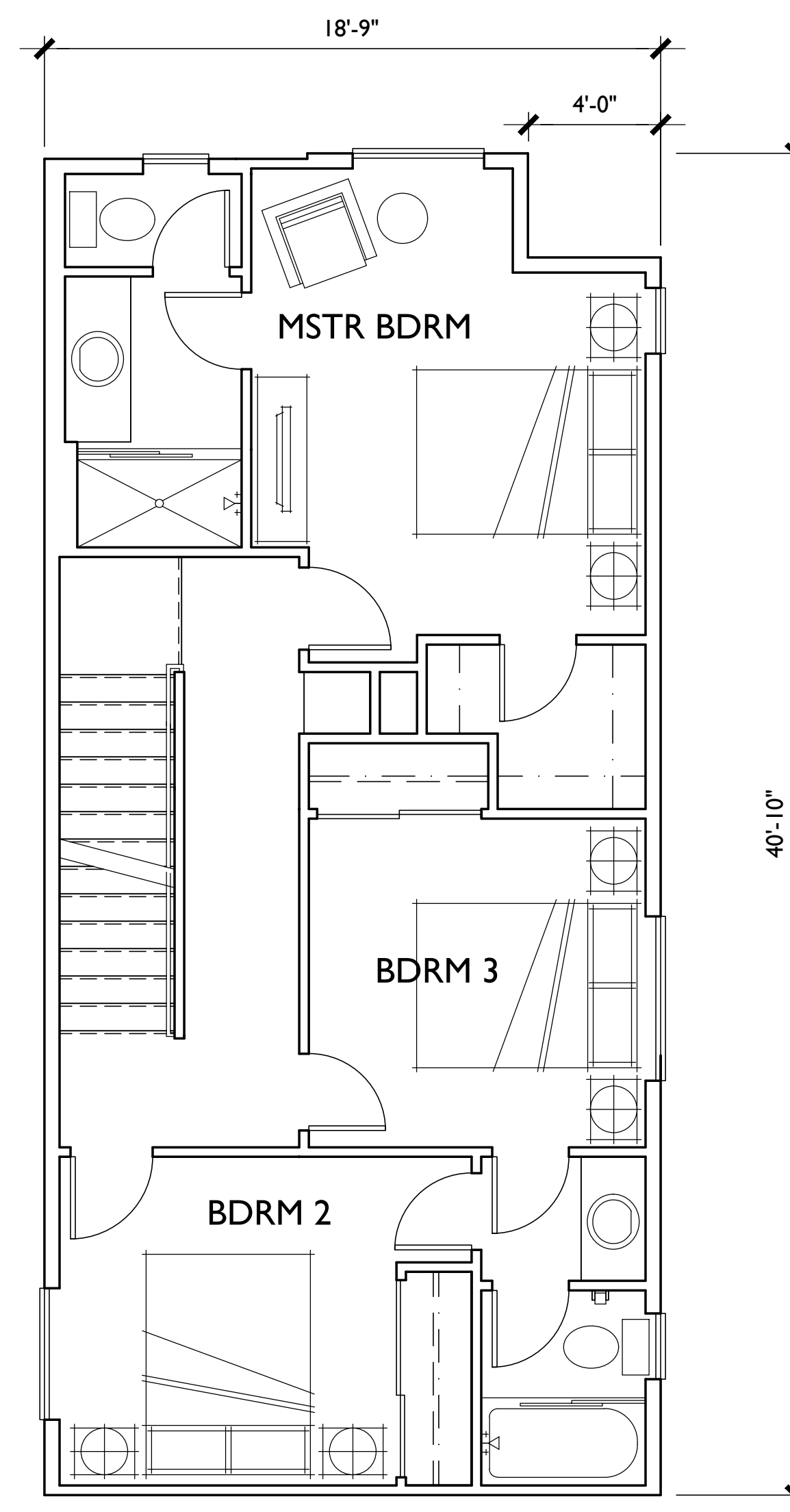


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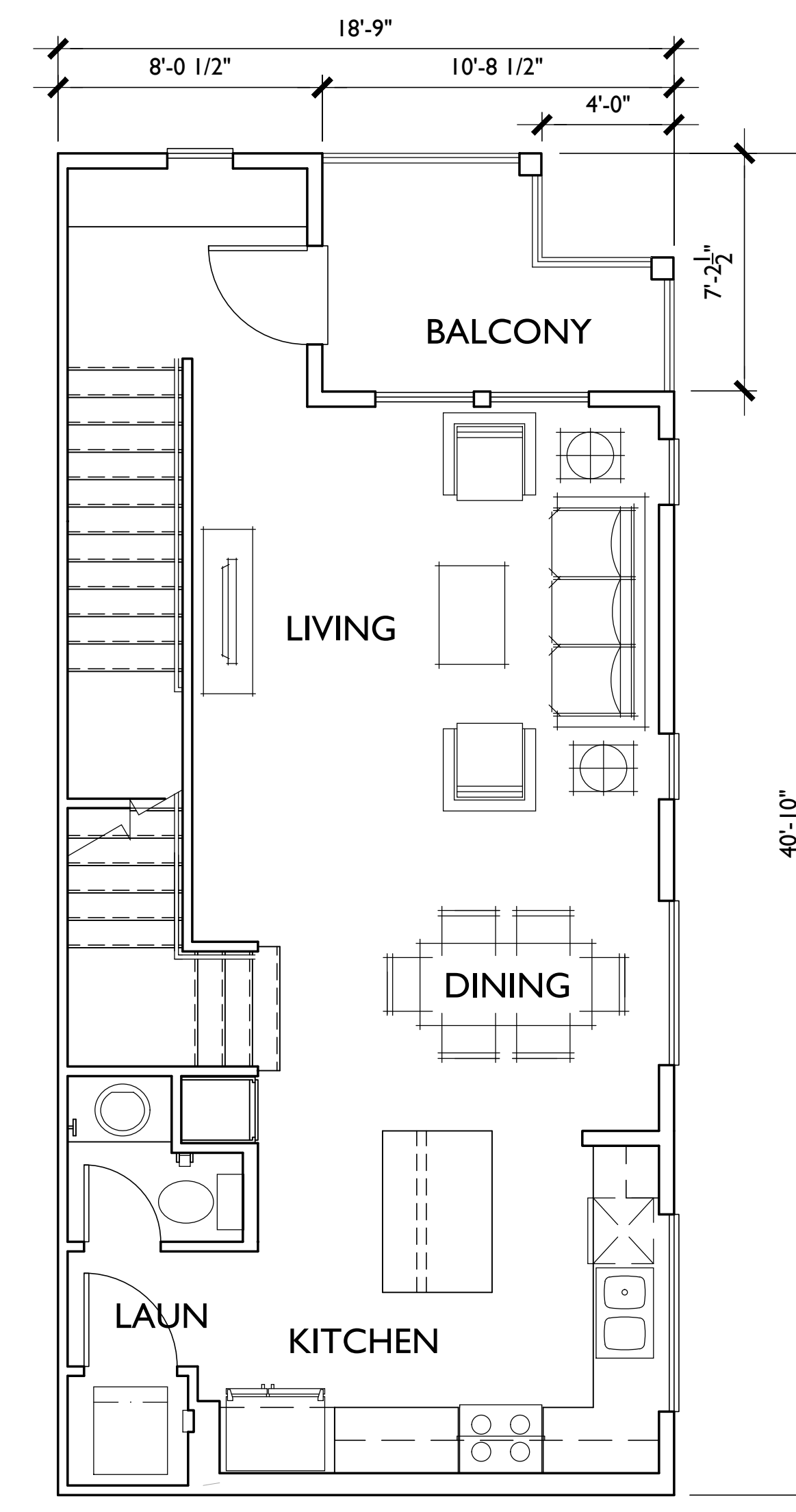
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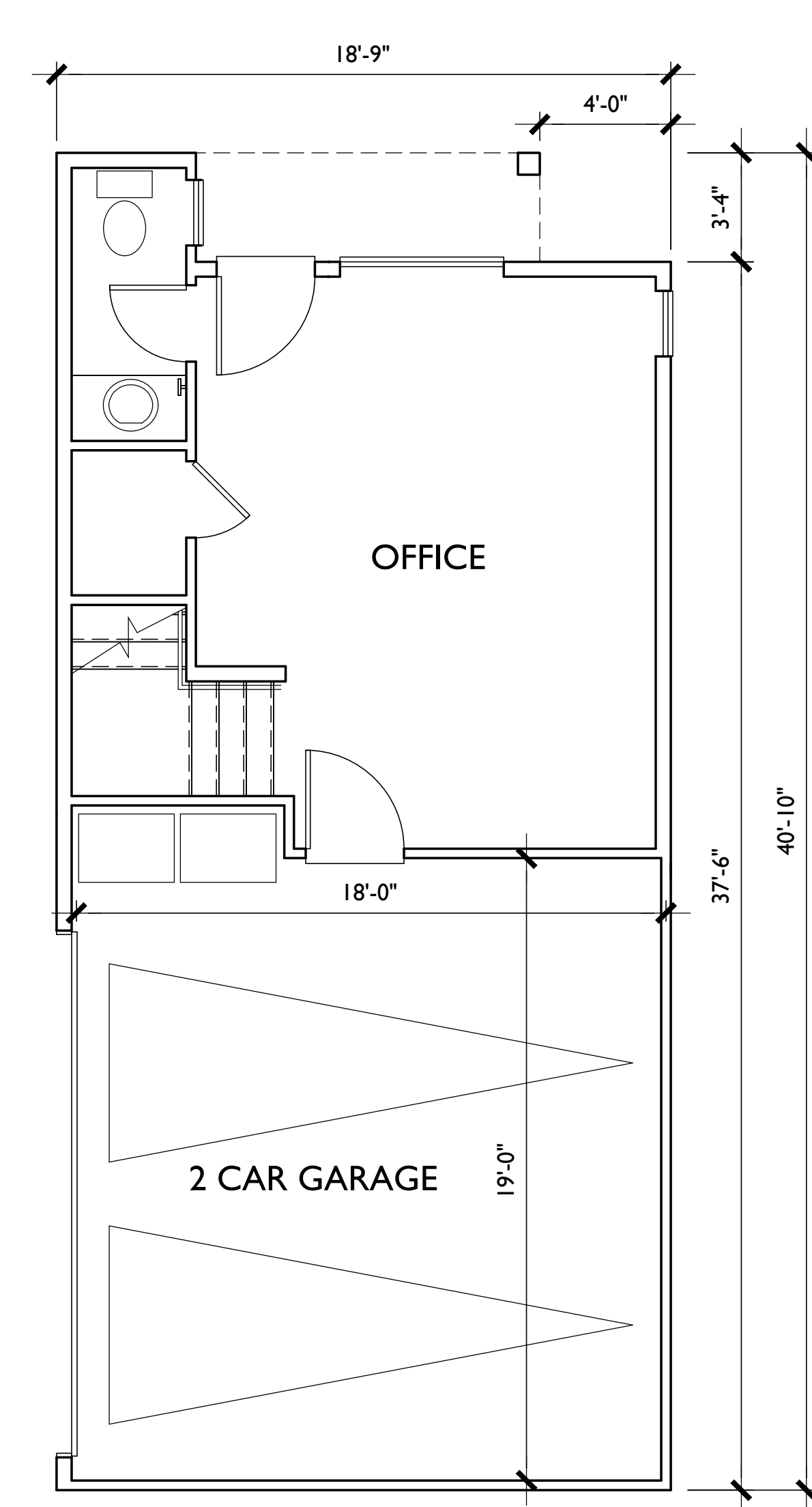
ROOF



3RD FLOOR



2ND FLOOR



1ST FLOOR

PLAN 3 MOD. - 3BD/2.5BA+ OFFICE

1ST FL - 344 SF

2ND FL - 665 SF

3RD FL - 863 SF

TOTAL LIVABLE = 1,872 SF

GARAGE - 372 SF

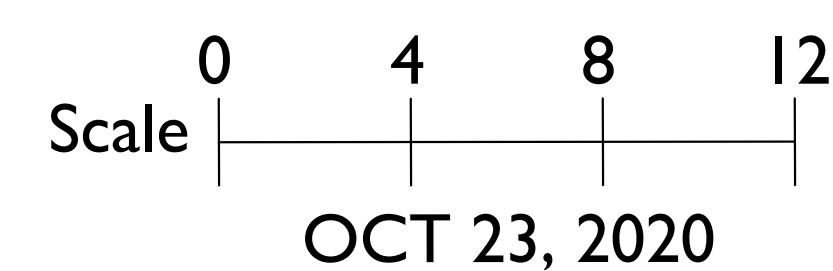
BALCONY - 64 SF

ROOF DECK - 331 SF

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

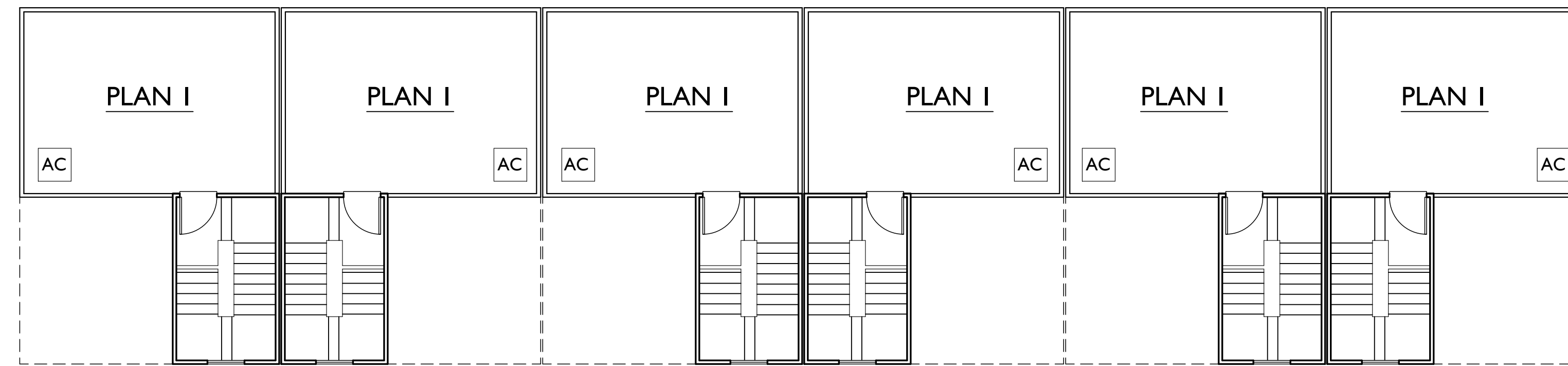
UNIT PLAN 3 MODIFIED



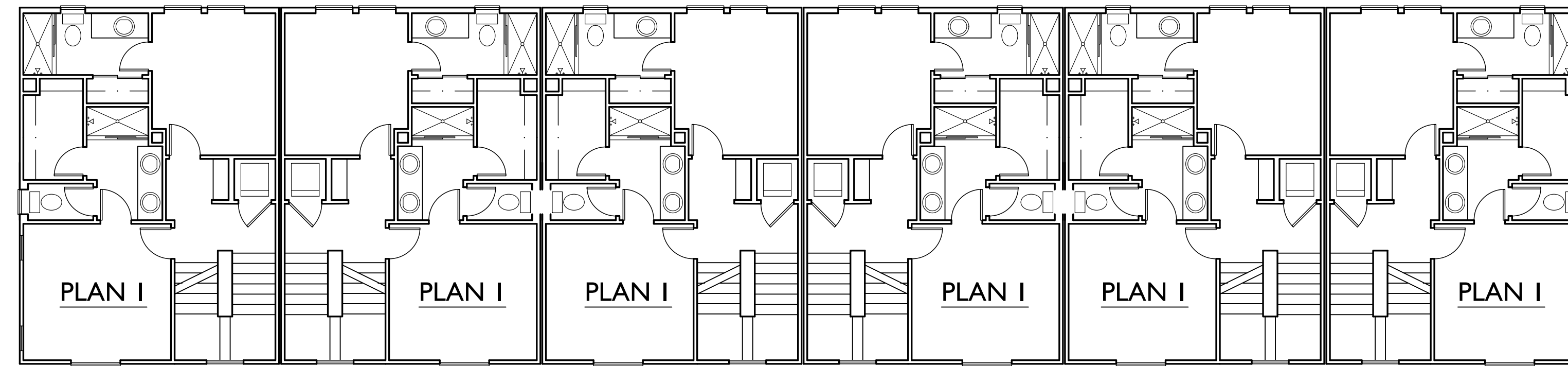
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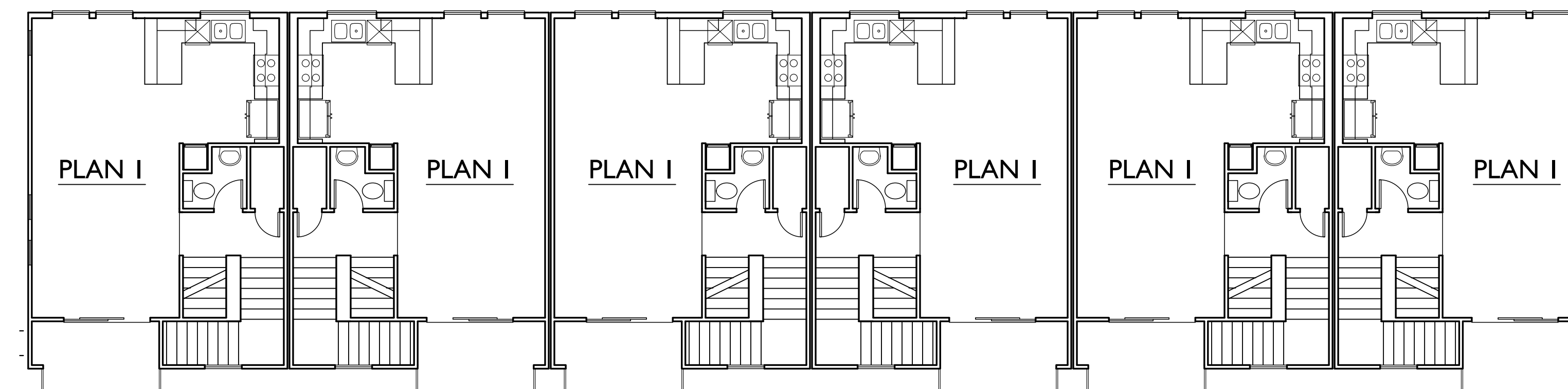
A-2.1



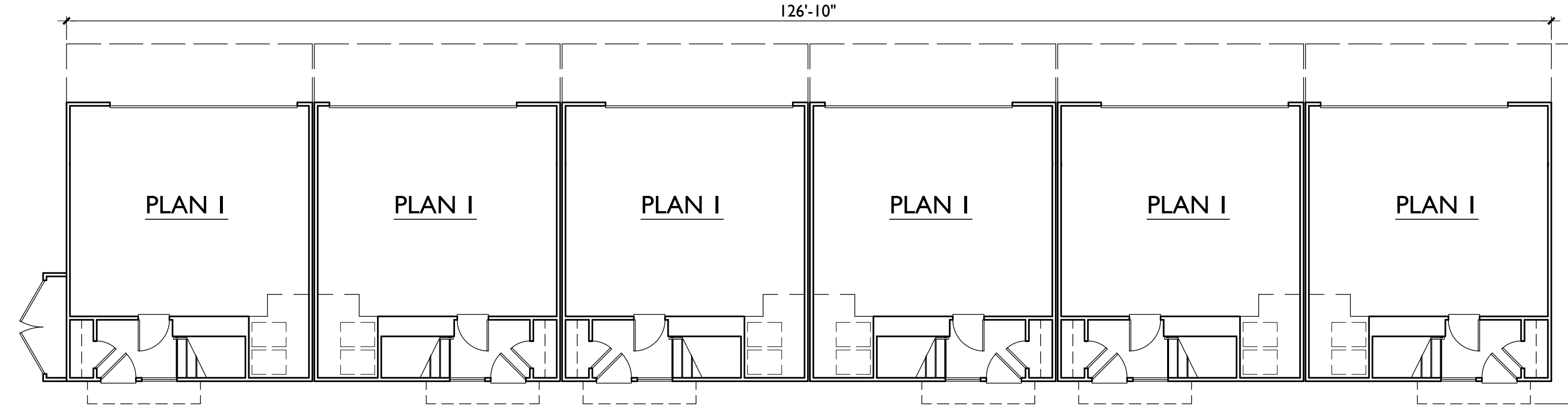
ROOF DECK FLOOR PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN
BUILDING TYPE A

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

BUILDING TYPE A - COMPOSITE PLANS

Scale 0 8 16 24
JULY 22, 2020

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A-3



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

1. ROOF - COMPOSITE ASPHALT SHINGLES
2. ROOF PARAPET - 42" HT. MIN. @ ROOF DECK
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. WALL - HORIZONTAL LAP SIDING
5. WALL - BRICK VENEER
6. RAILING - DECORATIVE METAL
7. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM, TYP.
8. VINYL WINDOW W/ RESAWN WOOD TRIM, TYP.
9. STUCCO CONTROL JOINT
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE RESAWN WOOD TRELLIS
12. SECTIONAL METAL GARAGE DOOR
13. STUCCO OVER EXPOSED RAFTER TAIL
14. PAINTED METAL UTILITY CLOSET DOORS
15. DECORATIVE METAL GRILLE
16. PAINTED FIBERGLAS ENTRY DOORS
17. WALL OPENING INTO BALCONY BEYOND

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

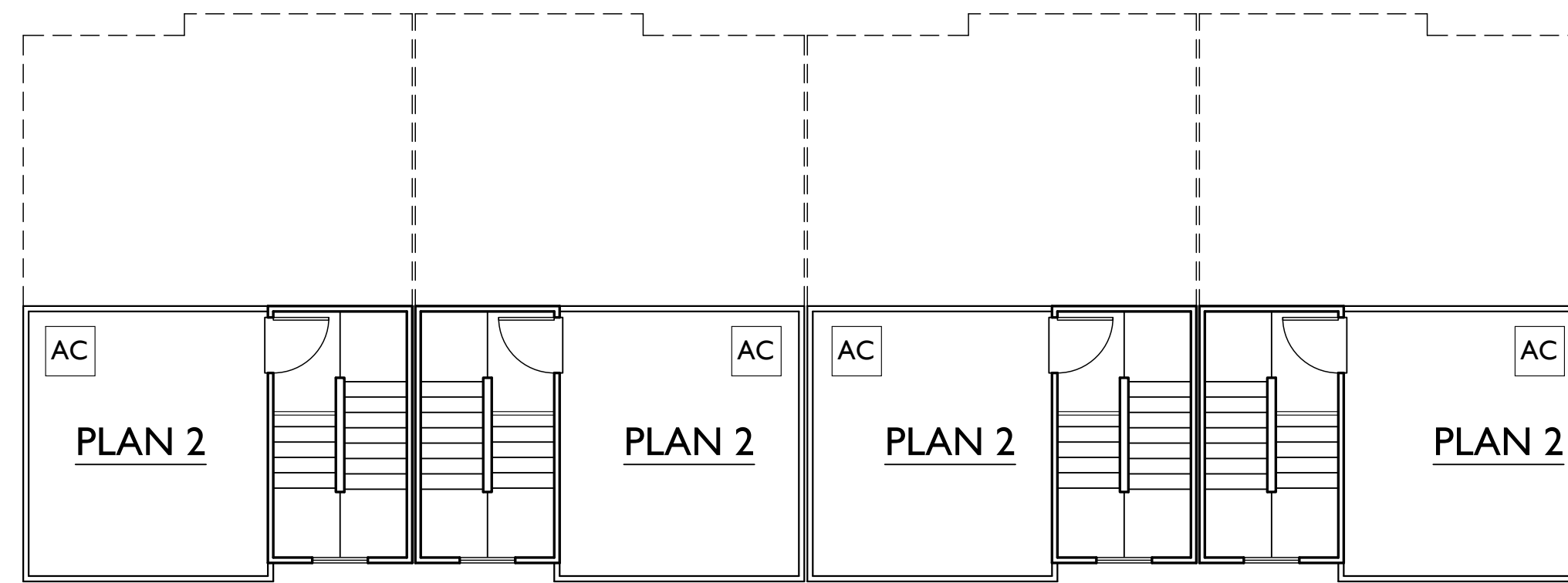
BUILDING TYPE A ELEVATIONS

Scale 0 8 16 24
JULY 22, 2020

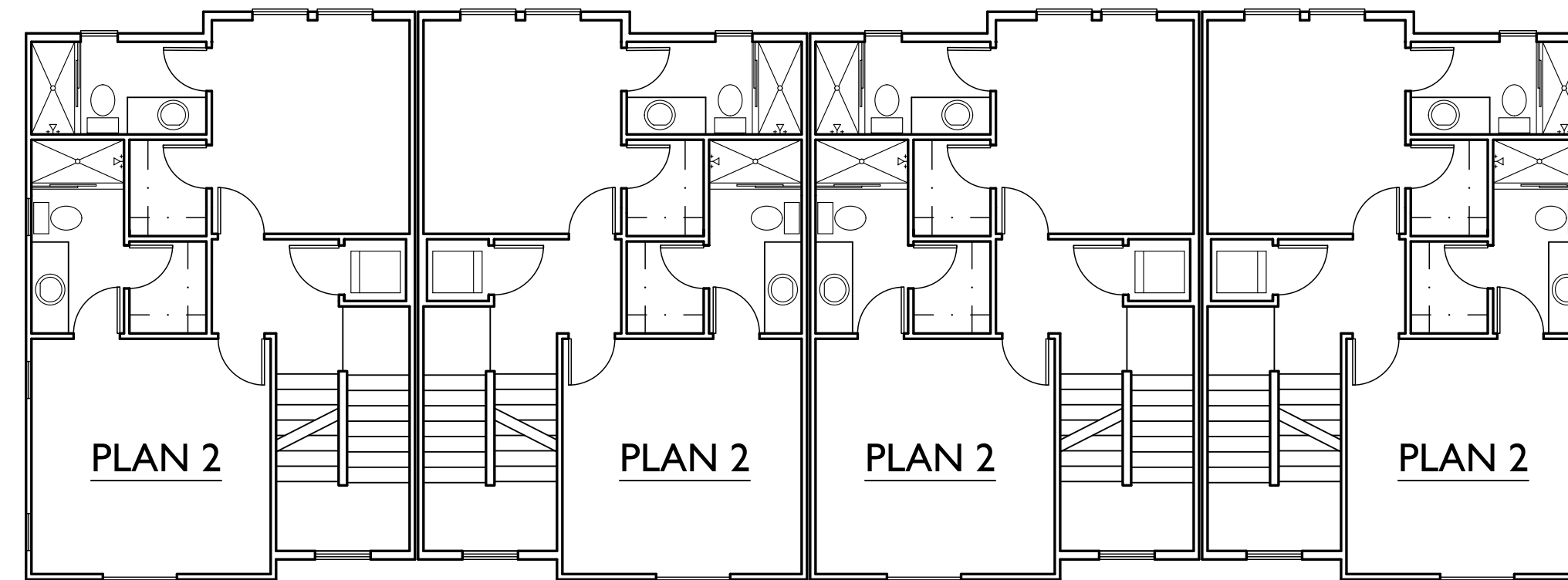
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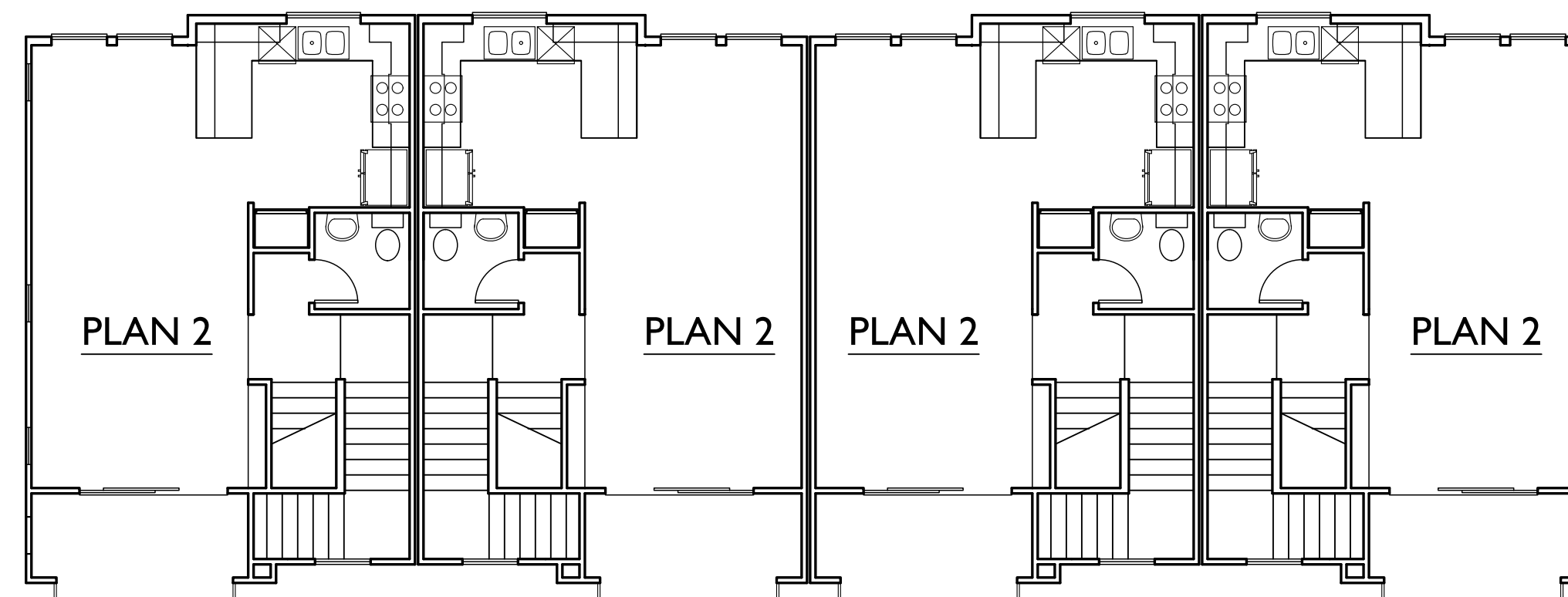
A-4



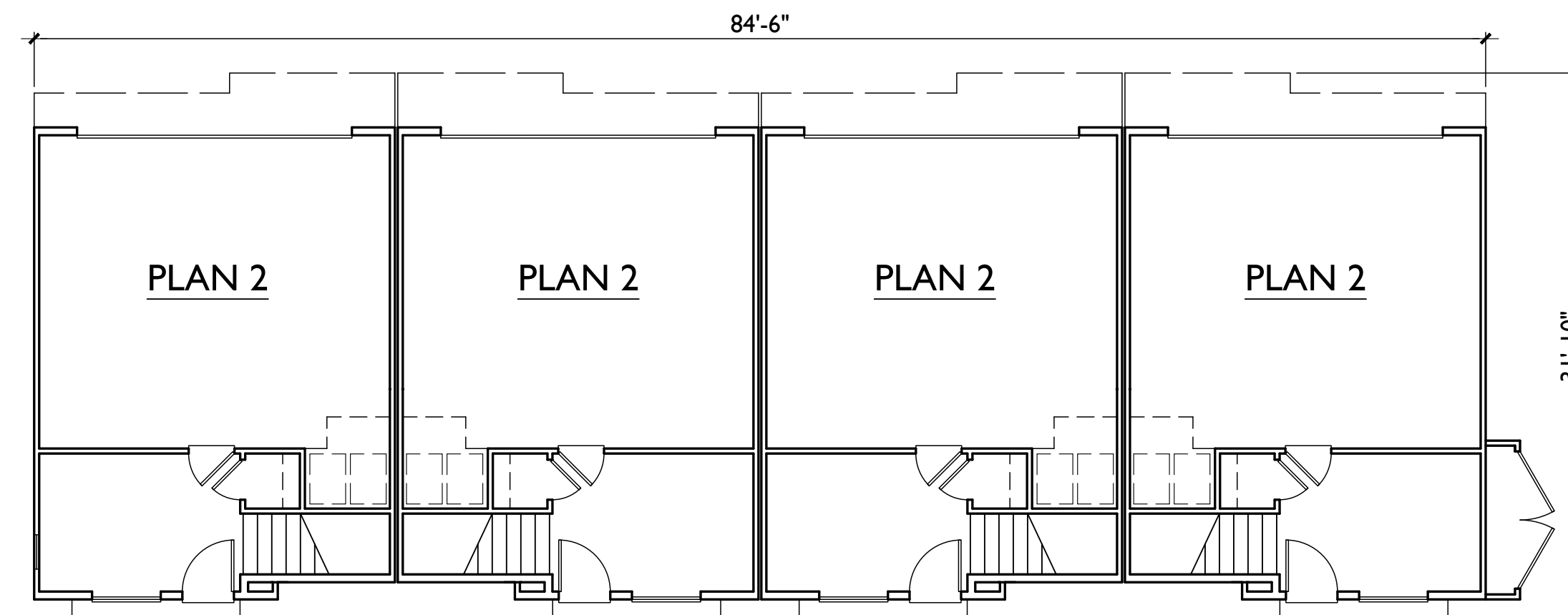
ROOF DECK FLOOR PLAN



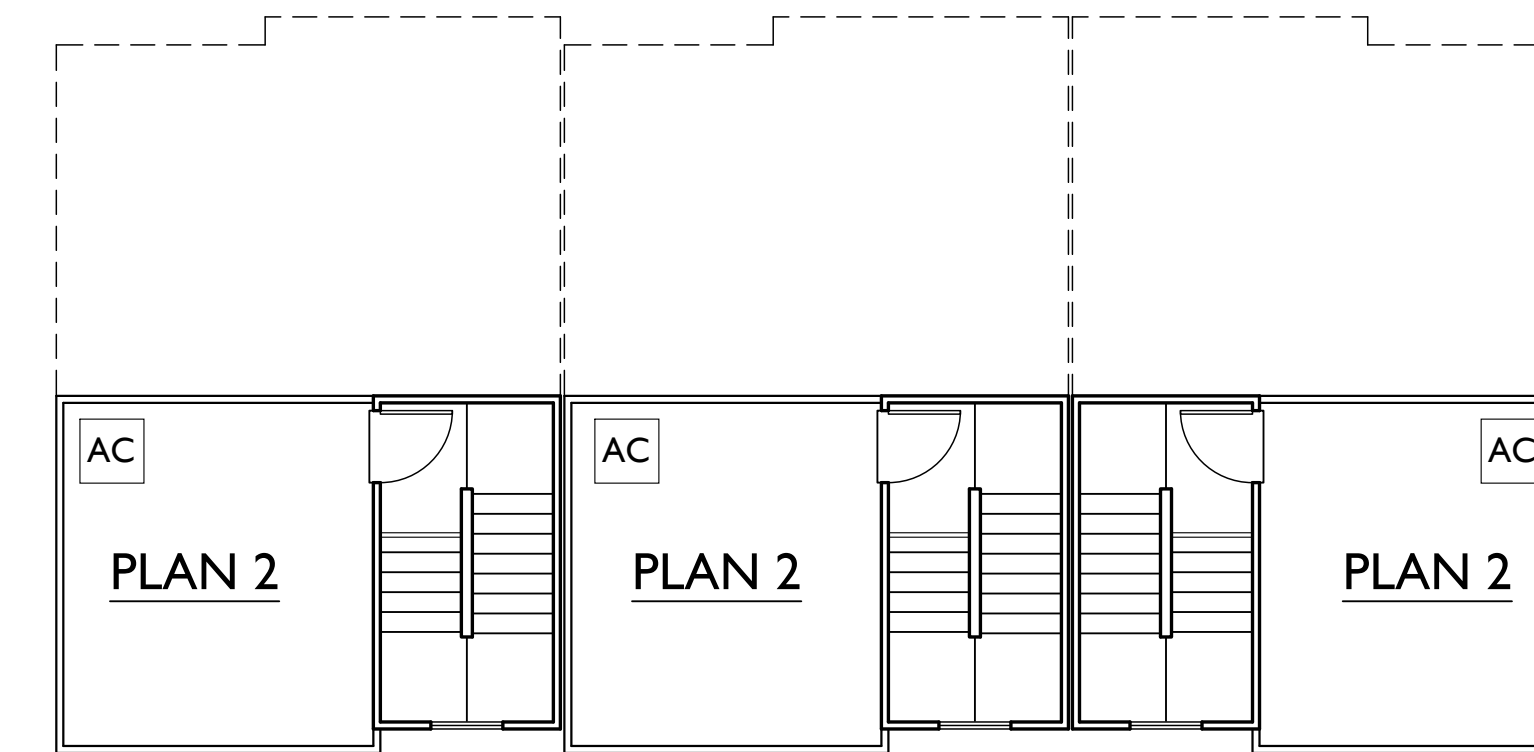
3RD FLOOR PLAN



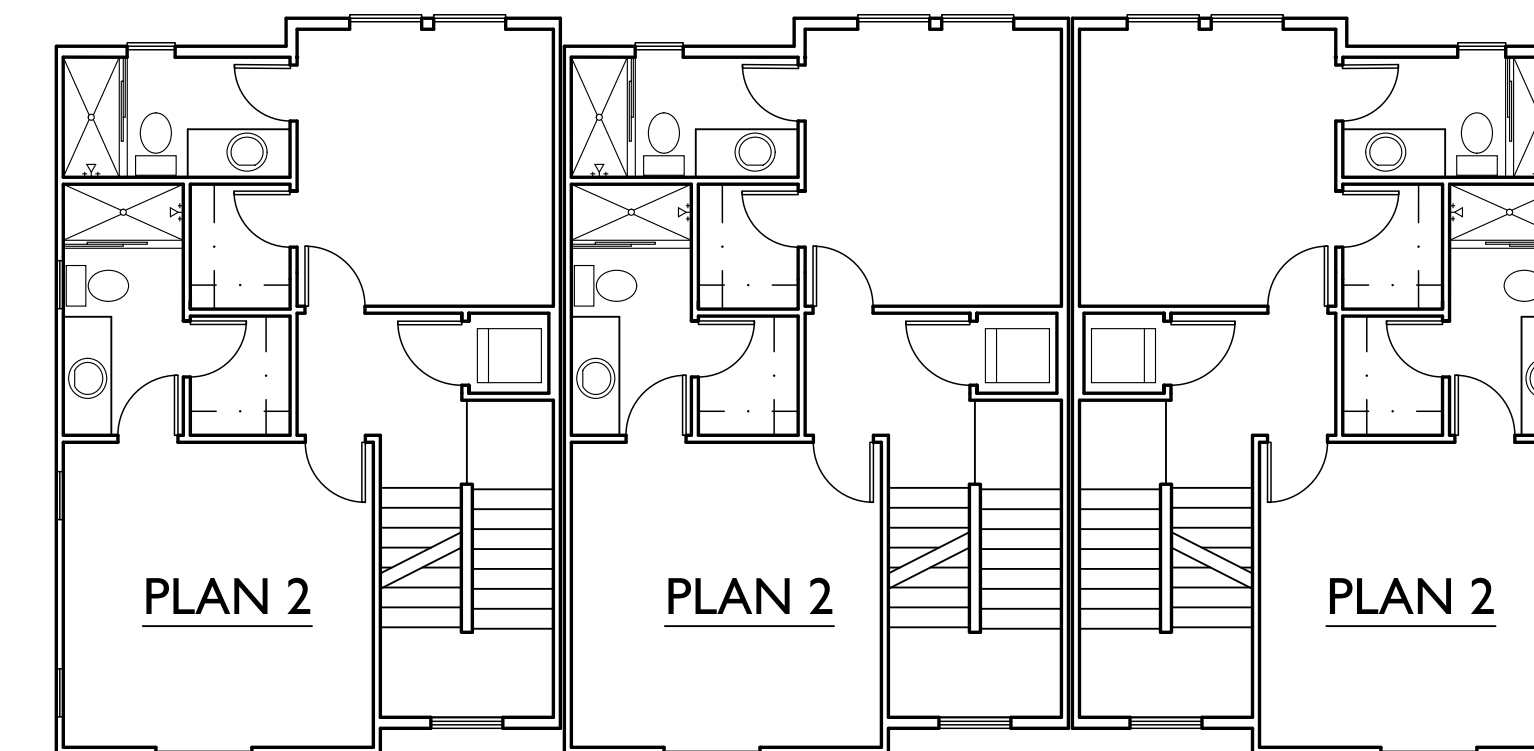
2ND FLOOR PLAN



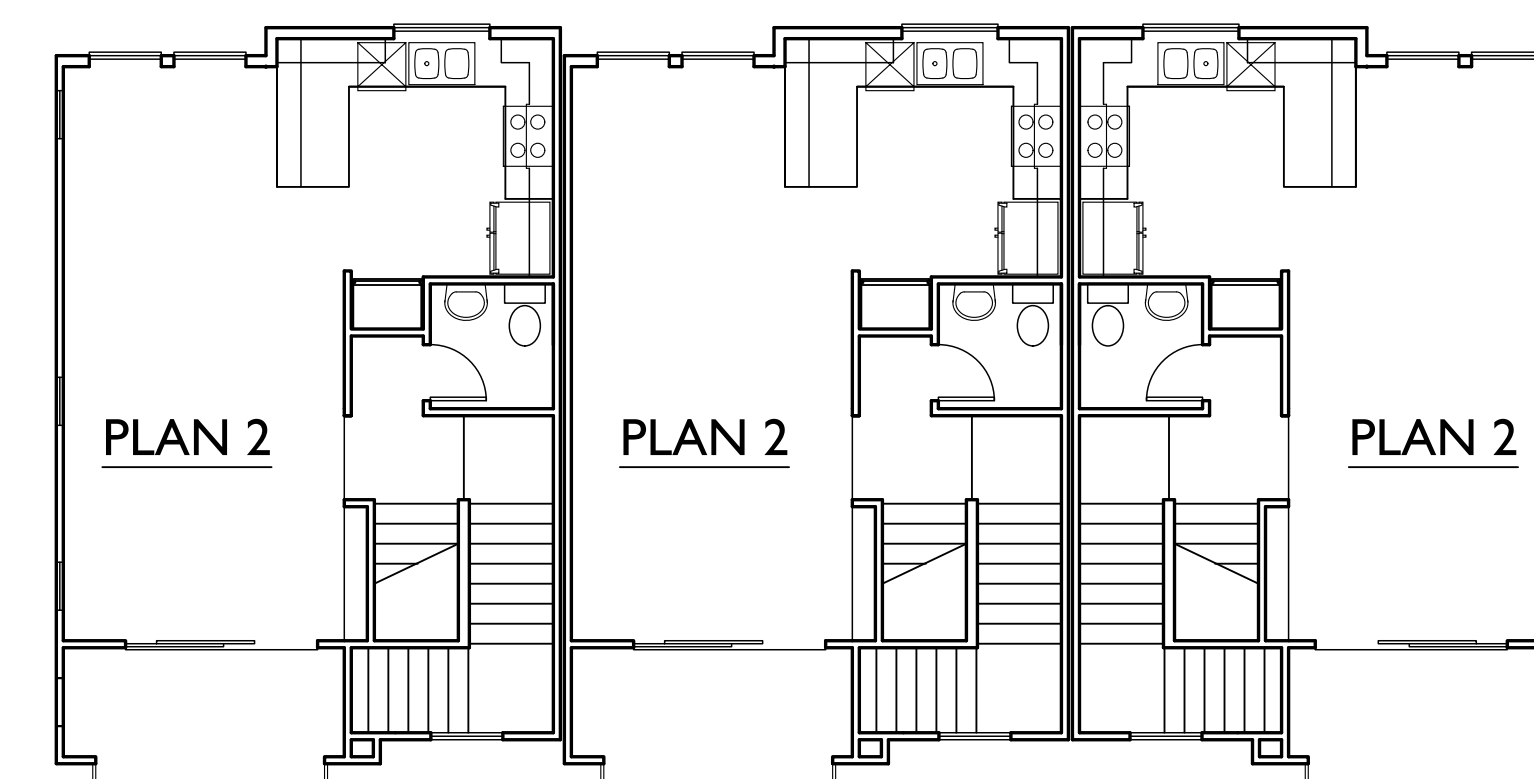
1ST FLOOR PLAN
BUILDING TYPE C



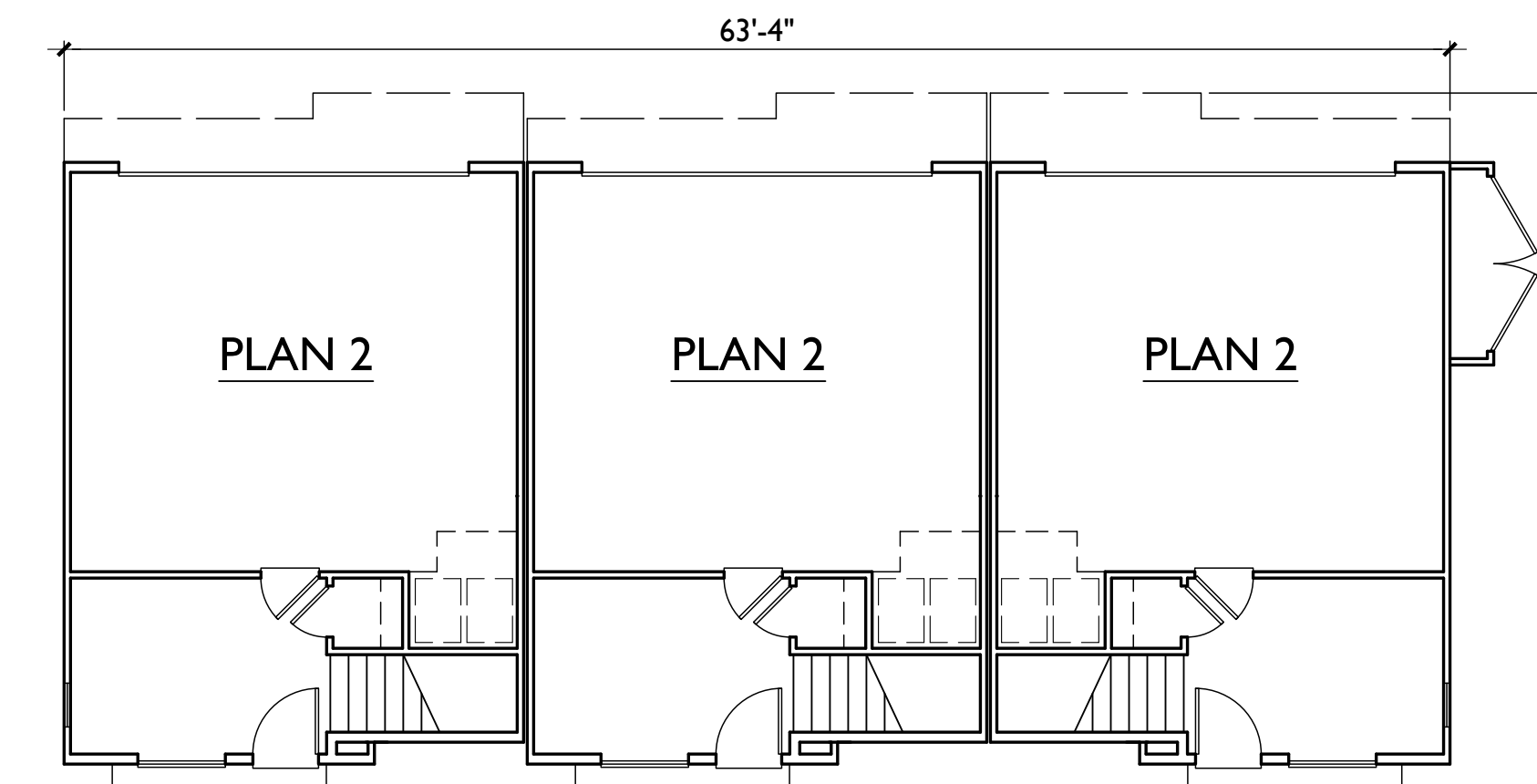
ROOF DECK FLOOR PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN

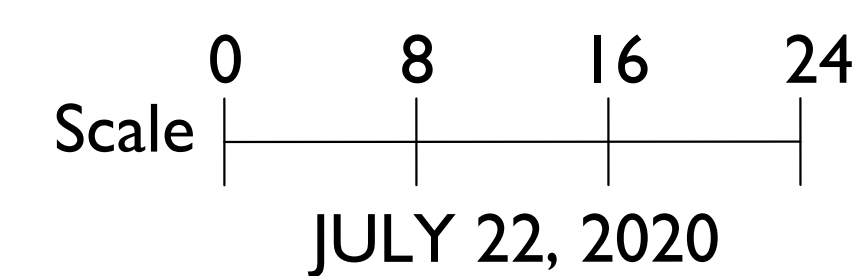


1ST FLOOR PLAN
BUILDING TYPE B

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

BUILDING TYPES B & C - COMPOSITE PLANS



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A-5



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

1. ROOF - COMPOSITE ASPHALT SHINGLES
2. ROOF PARAPET - 42" HT. MIN. @ ROOF DECK
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. WALL - HORIZONTAL LAP SIDING
5. WALL - BRICK VENEER
6. RAILING - DECORATIVE METAL
7. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM, TYP.
8. VINYL WINDOW W/ RESAWN WOOD TRIM, TYP.
9. STUCCO CONTROL JOINT
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE RESAWN WOOD TRELLIS
12. SECTIONAL METAL GARAGE DOOR
13. STUCCO OVER EXPOSED RAFTER TAIL
14. PAINTED METAL UTILITY CLOSET DOORS
15. DECORATIVE METAL GRILLE
16. PAINTED FIBERGLAS ENTRY DOORS
17. WALL OPENING INTO BALCONY BEYOND

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

BUILDING TYPE B ELEVATIONS

Scale 0 8 16 24
JULY 22, 2020

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A-6



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

1. ROOF - COMPOSITE ASPHALT SHINGLES
2. ROOF PARAPET - 42" HT. MIN. @ ROOF DECK
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. WALL - HORIZONTAL LAP SIDING
5. WALL - BRICK VENEER
6. RAILING - DECORATIVE METAL
7. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM, TYP.
8. VINYL WINDOW W/ RESAWN WOOD TRIM, TYP.
9. STUCCO CONTROL JOINT
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11. DECORATIVE RESAWN WOOD TRELLIS
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16. PAINTED FIBERGLAS ENTRY DOORS
17. WALL OPENING INTO BALCONY BEYOND

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

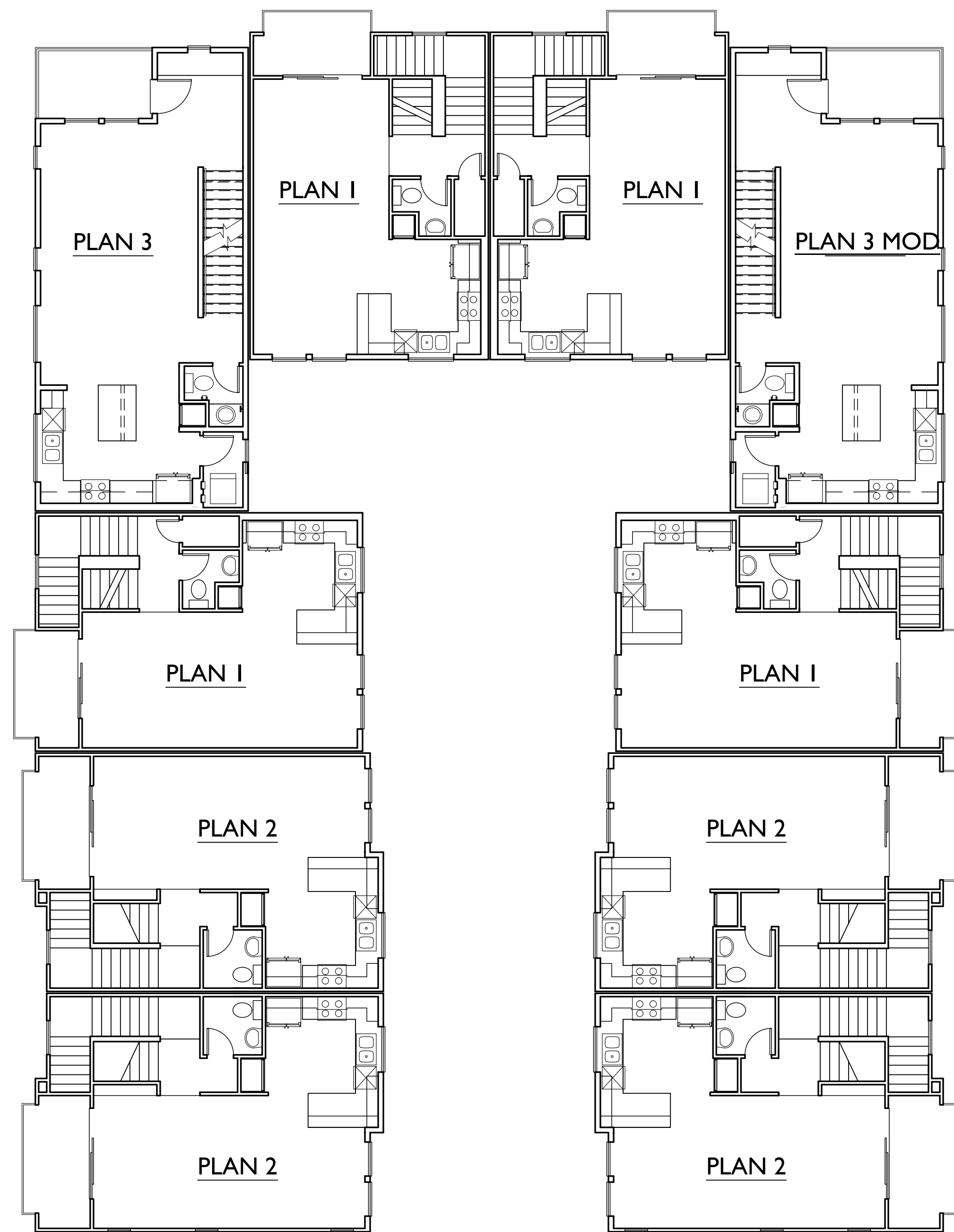
BUILDING TYPE C ELEVATIONS

Scale 0 8 16 24
JULY 22, 2020

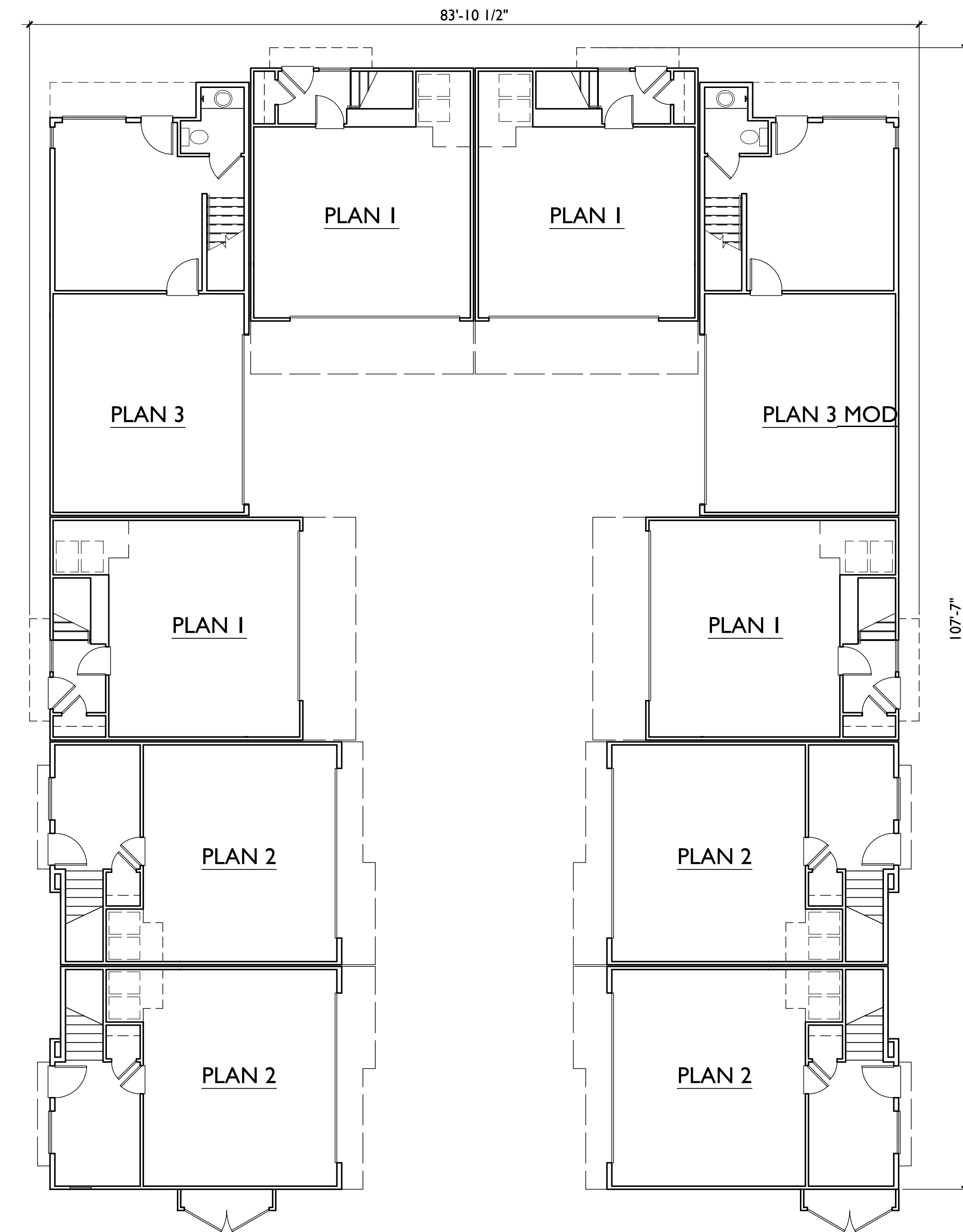
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A-7



2ND FLOOR PLAN



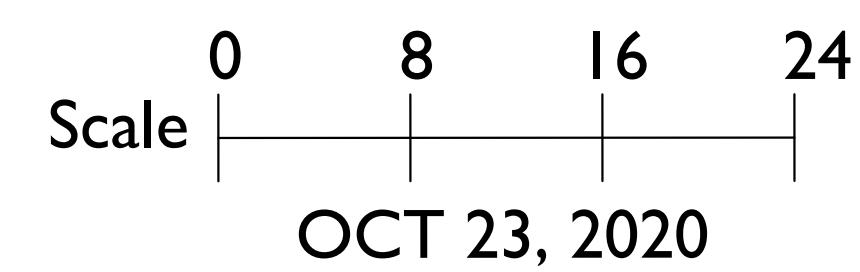
1ST FLOOR PLAN

BUILDING TYPE D

LONG BEACH, CA

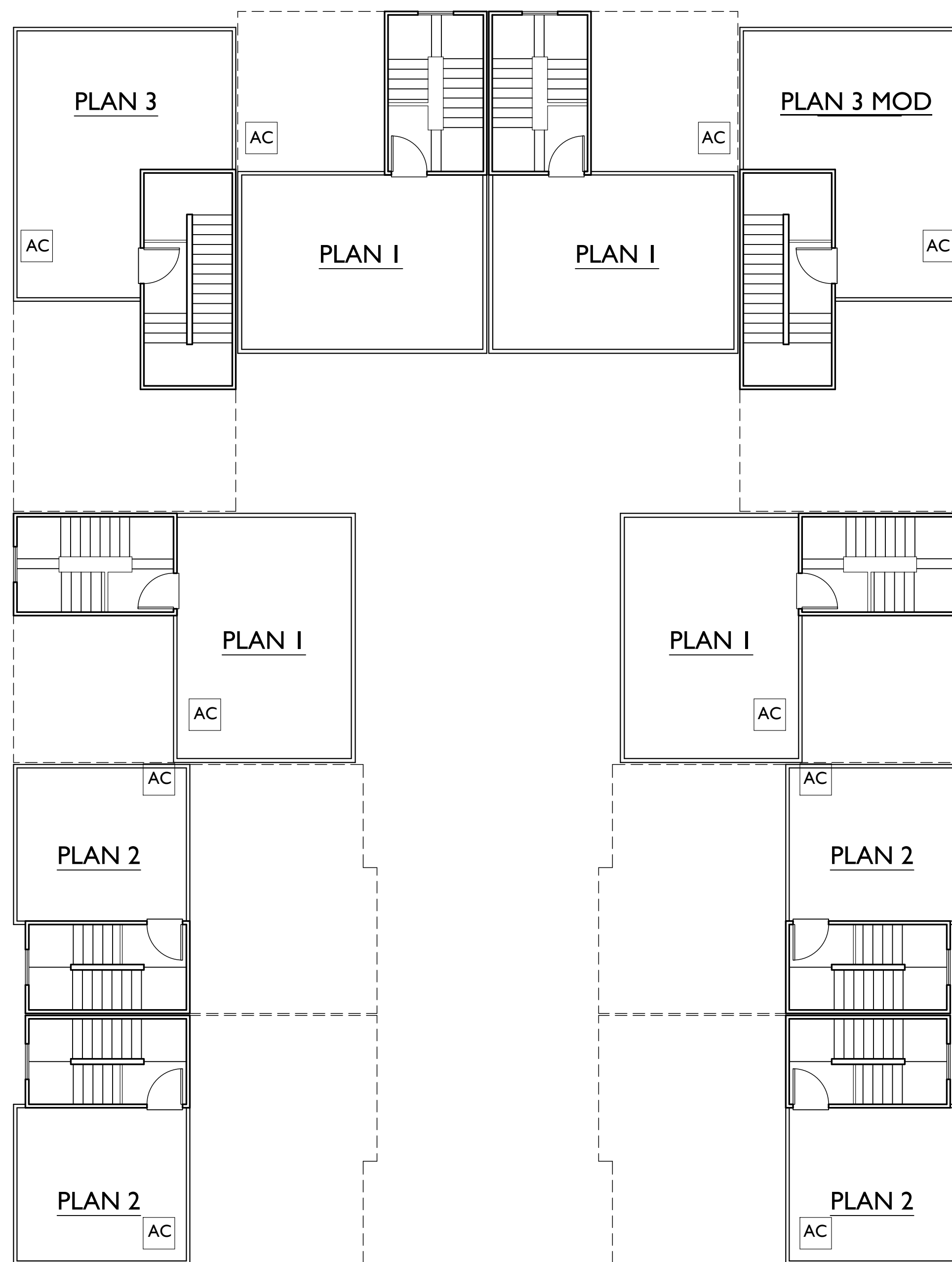
DAWSON AT 7TH - MULTI FAMILY

BUILDING TYPE D - COMPOSITE PLANS

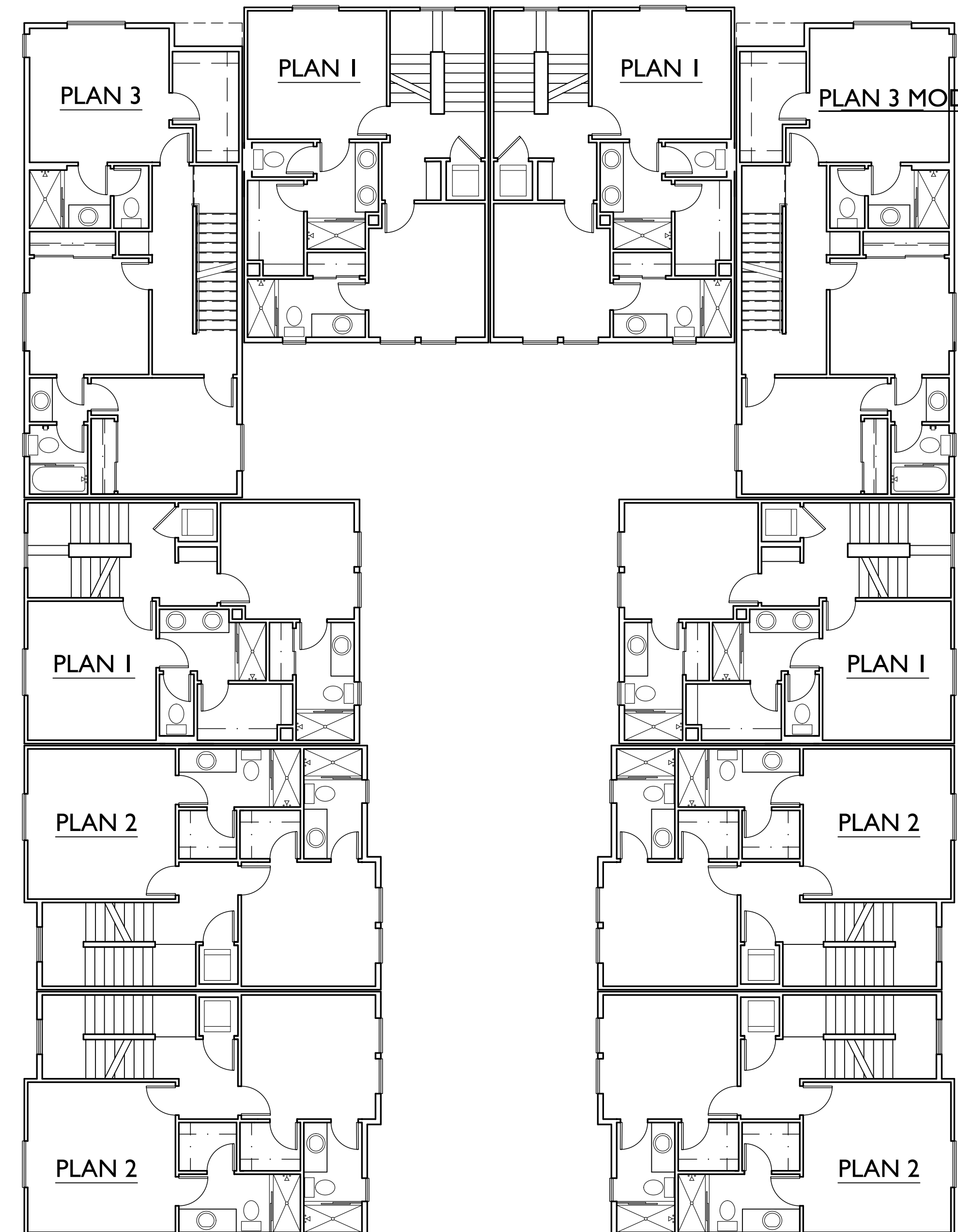


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A-8



ROOF DECK PLAN



3RD FLOOR PLAN

BUILDING TYPE D

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

BUILDING TYPE D - COMPOSITE PLANS

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A-9



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

1. ROOF - COMPOSITE ASPHALT SHINGLES
2. ROOF PARAPET - 42" HT. MIN. @ ROOF DECK
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. WALL - HORIZONTAL LAP SIDING
5. WALL - BRICK VENEER
6. RAILING - DECORATIVE METAL
7. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM, TYP
8. VINYL WINDOW W/ RESAWN WOOD TRIM, TYP
9. STUCCO CONTROL JOINT
10. DECORATIVE LIGHT FIXTURE
11. DECORATIVE RESAWN WOOD TRELLIS
12. SECTIONAL METAL GARAGE DOOR
13. STUCCO OVER EXPOSED RAFTER TAIL
14. PAINTED METAL UTILITY CLOSET DOORS
15. DECORATIVE METAL GRILLE
16. PAINTED FIBERGLAS ENTRY DOORS
17. WALL OPENING INTO BALCONY BEYOND

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

BUILDING TYPE D ELEVATIONS

Scale 0 8 16 24
JULY 22, 2020

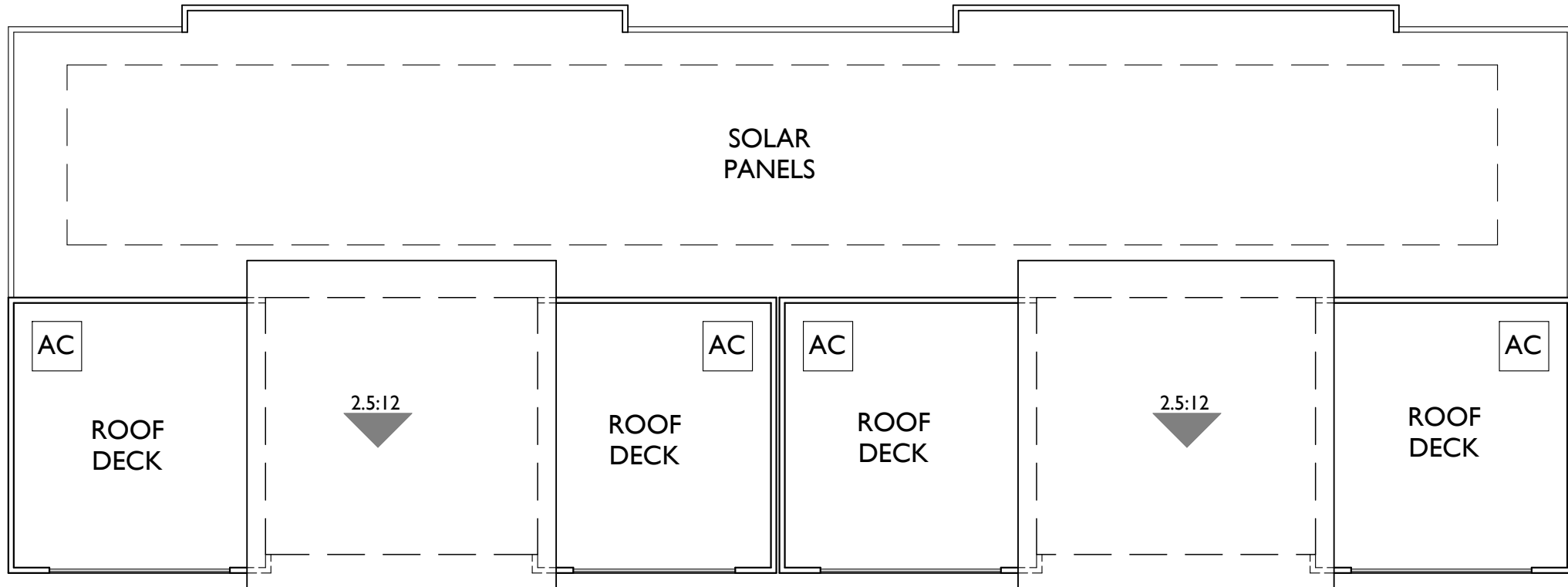
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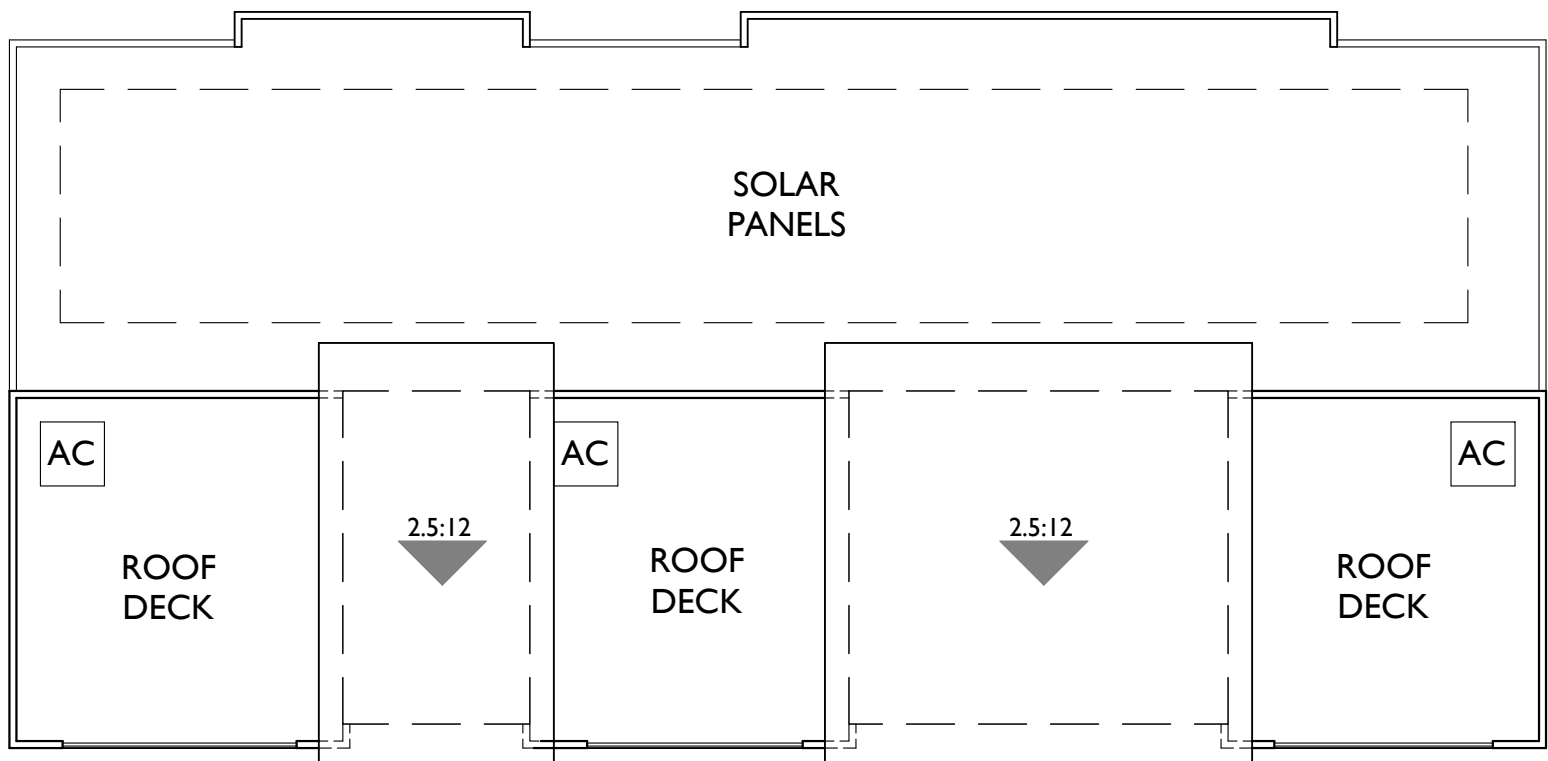
A-10



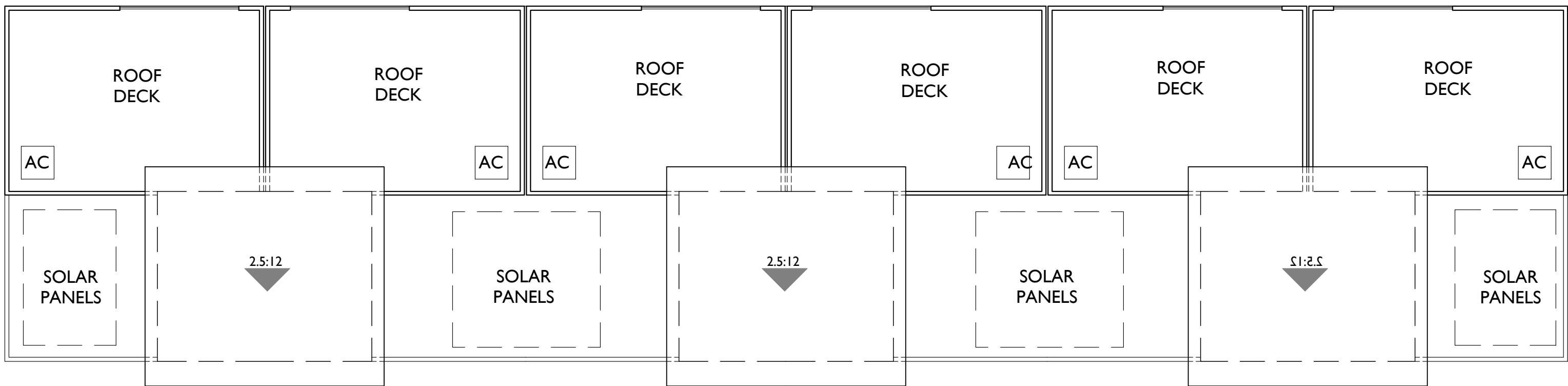
BUILDING TYPE D



BUILDING TYPE C



BUILDING TYPE B

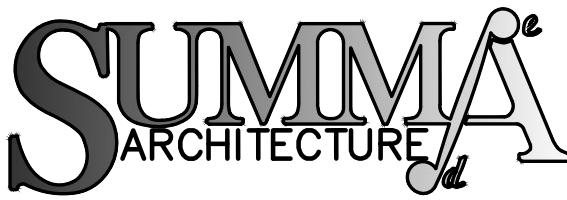
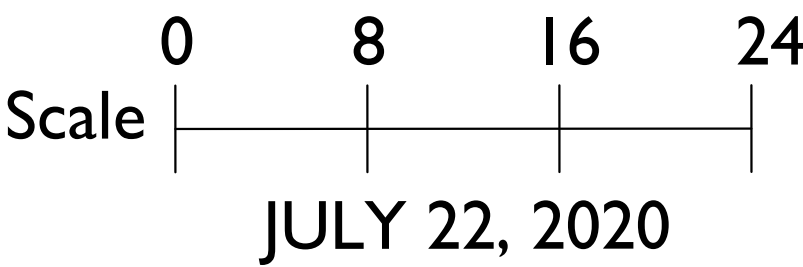


BUILDING TYPE A

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

ROOF PLANS



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-11

GATE HEIGHT = 7'-6" TYPICAL
 HOLLOW METAL - BAKED ENAMEL FINISH
 1.5" X 5" METAL FRAME
 1" X 4" HORIZONTAL SLAT
 EXPANDED METAL MESH - DIAMOND PATTERN



7TH STREET & DAWSON AVENUE



PROJECT GATE DESIGN

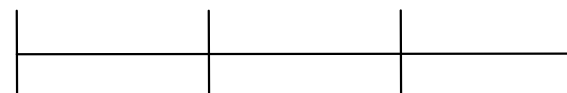


PRIVACY WALLS - 6' HIGH BETWEEN ROOF DECKS

LONG BEACH, CA

DAWSON AT 7TH - MULTI FAMILY

PROJECT PERSPECTIVE VIEWS

Scale 
 JULY 22, 2020

SUMMA
 ARCHITECTURE

5256 S. MISSION ROAD STE. 404
 BONSALE, CA. 92003
 760.724.1198

A-12

DAWSON @ 7TH - MULTIFAMILY
LONG BEACH, CA.
COLOR & MATERIAL BOARD

SUMMA
ARCHITECTURE
5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198

STUCCO 1
1620 SAND FINISH



NETWORK GRAY - SW 7073

STUCCO 2
1620 SAND FINISH



EXTRA WHITE - SW 7006

LAP SIDING COLOR



SLATE TILE - SW 7624

TRIM/FASCIA COLOR



STORM CLOUD - SW 6249

METAL ACCENT



CYBERSPACE - SW 7076

ACCENT



CORDIAL - SW 6306



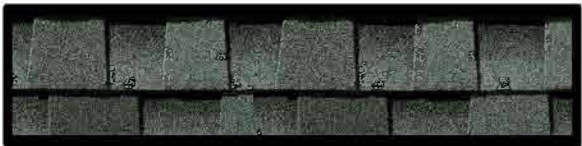
BUILDING TYPE 5 - FRONT ELEVATION

BRICK VENEER



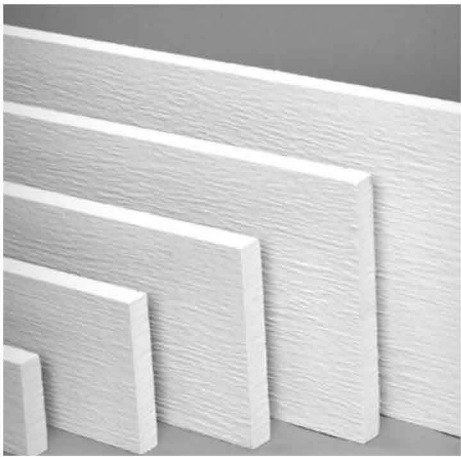
WIRE CUT BRICK - WOLF GREY

ROOF



TIMBERLINE HD - SLATE

TRIM TEXTURE



HARDIE RUSTIC (RESAWN)

LAP SIDING TEXTURE



HARDIE CEDARMILL (RESAWN)

MANUFACTURERS

SHERWIN WILLIAMS
GAF ROOFING
CORONADO STONE

OCTOBER 2, 2020

TREES



Arbutus unedo 'Marina'
Strawberry Tree



Cercis occidentalis
Western Redbud



Pyrus calleryana
Callery Pear



Olea europaea 'Majestic Beauty'
Fruitless Olive

SCREEN HEDGE - BUILDING AND PERIMETER



Dodonea viscosa 'Purpurea'
Purple Hopseed Bush



Myrtus c. 'Compacta'
Dwarf Myrtle



Raphiolepis indica
Indian Hawthorn



Salvia lucantha 'greggii'
Autumn Sage

SHRUBS / GROUND COVER



Agave sp. 'Moonshine'
Moonshine Agave



Bougainvillea 'Raspberry Ice'
Raspberry Ice Bougainvillea



Cordyline 'Jurred'
Festival Grass Cordyline



Echeveria 'Afterglow'
Afterglow Echeveria



Festuca 'Elijah Blue'
Elijah Blue Fescue



Grevillea l. 'Coastal Gem'
Coastal Gem Grevillea



Lomandra l. 'Breeze'
Dwarf Mat Rush



Muhlenbergia capillaris
Pink Muhly Grass



Myoporum parvifolium 'Fine Leaf'
Fine-Leaf Myoporum



Myrtus c. 'Compacta'
Dwarf Myrtle



Phormium t. 'Sweet Mist'
Burgundy Bunny Fountain Grass



Salvia leucantha 'Santa Barbara'
Santa Barbara Sage



Westringia fruticosa spp.
Coastal Rosemary



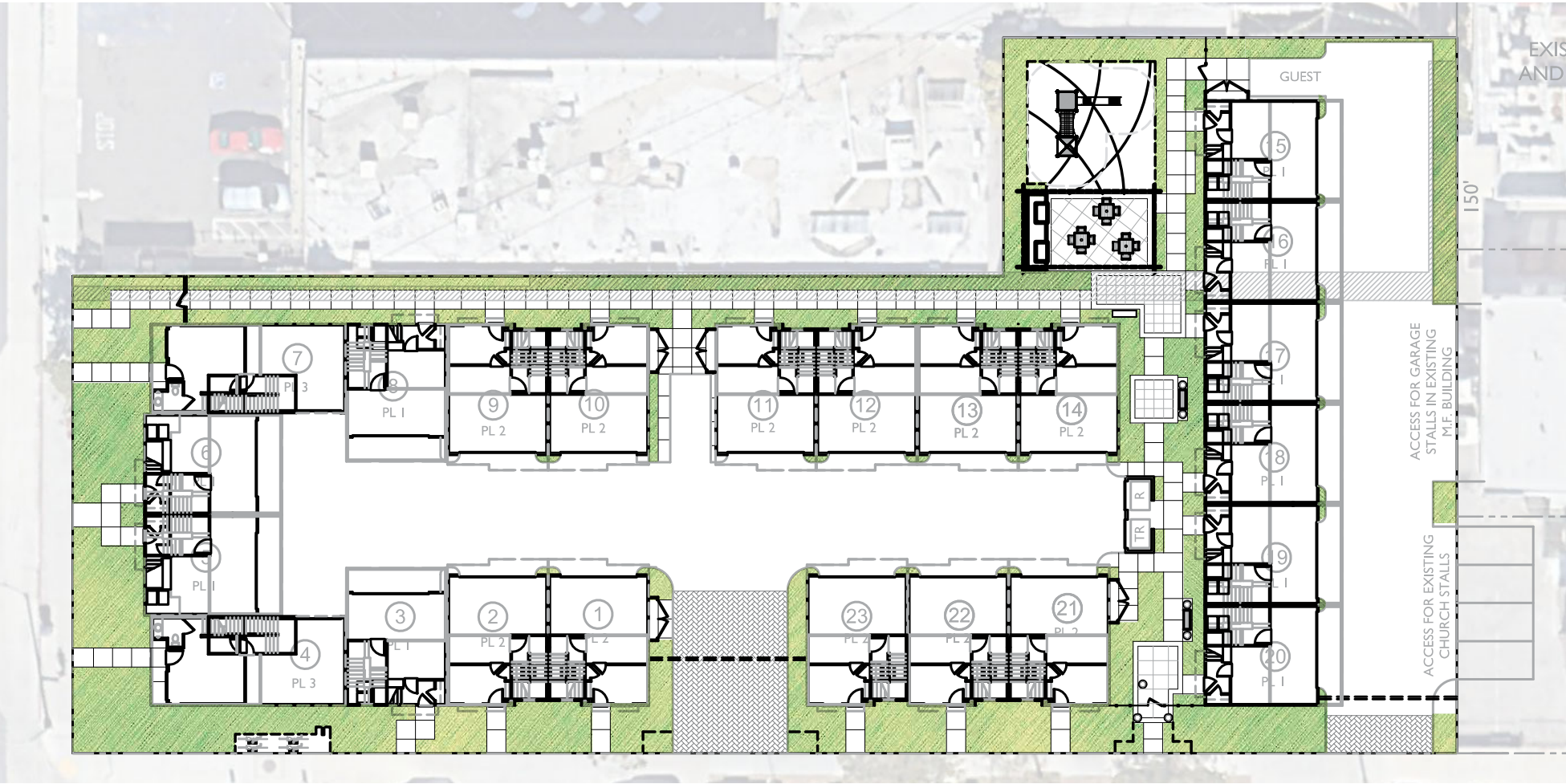
Westringia 'Blue Gem'
Blue Gem Coastal Rosemary

PLANT PALETTE

Symbol	Botanical Name	Common Name	WUCOLS Region 3
TREES			
	Arbutus unedo 'Marina'	Strawberry Tree	Low
	Lagerstroemia indica	Crape Myrtle	Mod
	Olea europaea 'Majestic Beauty'	Fruitless Olive	Low
	Pyrus calleryana	Callery Pear	Low

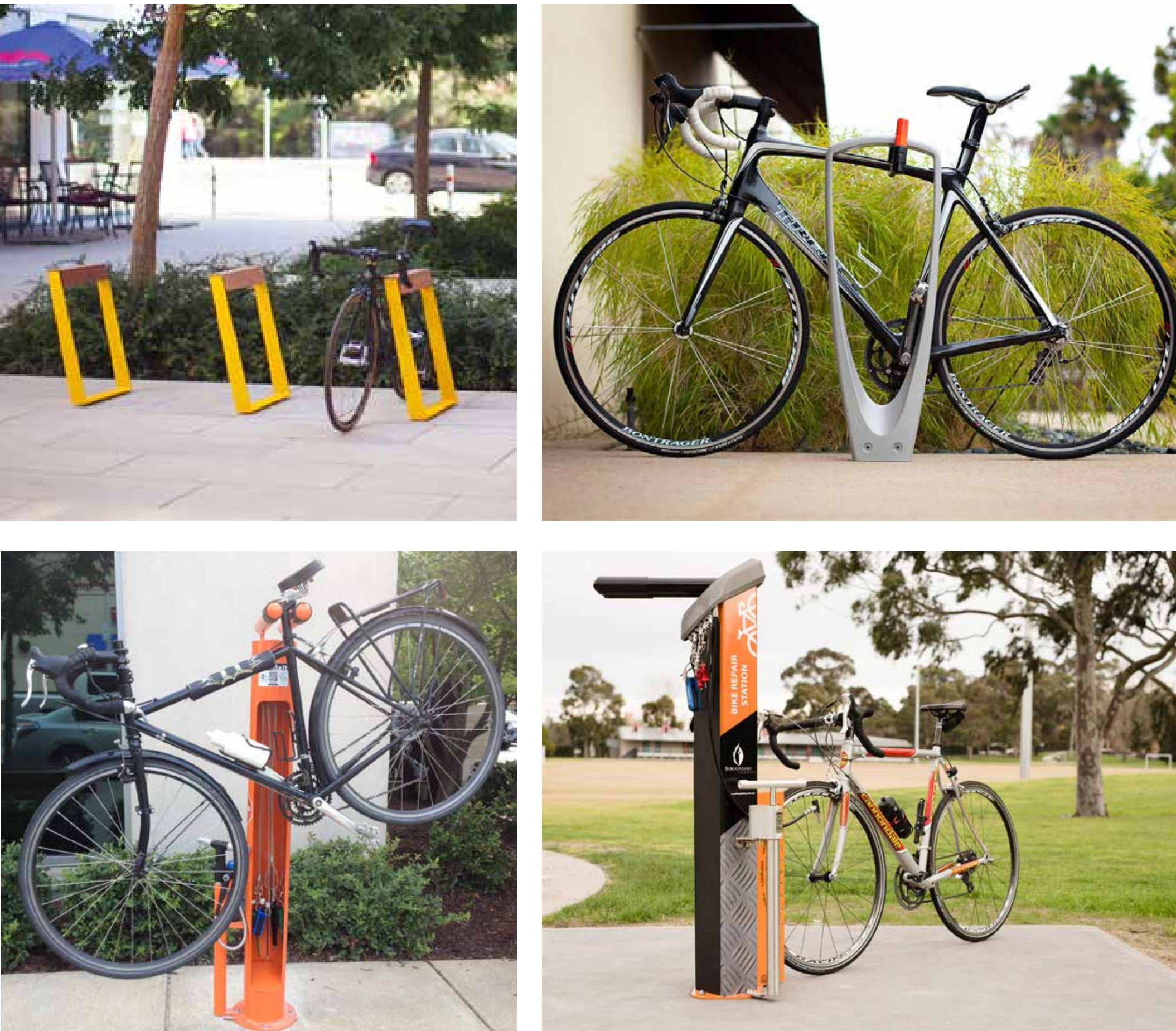
Symbol	Botanical Name	Common Name	WUCOLS Region 3
SHRUBS/ GROUNDCOVERS			
	Agave species	Agave	Low
	Bougainvillea species	Bougainvillea	Low
	Cordyline 'Jurrea'	Festival Grass Cordyline	Low
	Echeveria species	Echeveria	Low
	Festuca 'Elijah Blue'	Elijah Blue Fescue	Low
	Grevillea l. 'Coastal Gem'	Coastal Gem Grevillea	Low
	Lomandra l. 'Breeze'	Dwarf Mat Rush	Low
	Muhlenbergia capillaris	Pink Muhly Grass	Low
	Myoporum parvifolium 'Fine Leaf'	Fine-Leaf Myoporum	Low
	Myrtus c. 'Compacta'	Dwarf Myrtle	Low
	Phormium t. 'Sweet Mist'	Burgundy Bunny Fountain Grass	Low
	Salvia leucantha 'Santa Barbara'	Santa Barbara Sage	Low
	Westringia fruticosa	Coastal Rosemary	Low

Symbol	Botanical Name	Common Name	WUCOLS Region 3
HEDGE - BUILDING AND PERIMETER			
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	Low
	Myrtus c. 'Compacta'	Dwarf Myrtle	Low
	Pittosporum tenuifolium	Kohuhu	Mod
	Podocarpus graciler	Fern Pine	Mod



OPEN SPACE DIAGRAM:
LOT SIZE: 33,976 SF
TOTAL OPEN AREA: 27,338 SF
TOTAL LANDSCAPE AREA: 6,638 SF

BIKE AMENITIES



POTTERY



SITE FURNISHINGS

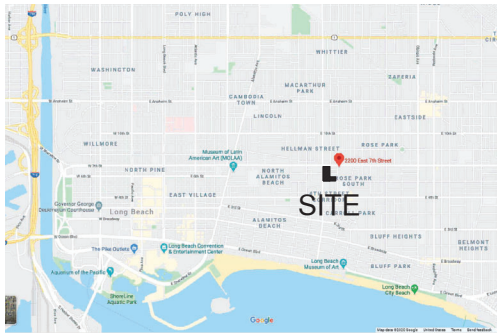


SHADE STRUCTURES



PLAYGROUND EQUIPMENT





VICINITY MAP



LEGEND

TC	TOP OF CURB	XX	CONDOMINIUM NUMBER
FL	FINISH FLOOR	XXX.X	FINISHED FLOOR ELEVATION
TW	TOP OF WALL		
FF	FINISH FLOOR		
PA	PLANTING AREA		
FS	FINISH SURFACE		
FG	FINISH GRADE		
MIN	MINIMUM		
WV	WATER VALVE		
BM	BACK OF WALK		
X 76.52	SPOT ELEVATION		
	BLOCK OR RETAINING WALL		
	CENTERLINE		
	PROPERTY LINE		
	(130)		
	CONTOUR LINE		
	SEWER LINE		
	WOODEN FENCE		
	CHAIN LINK FENCE		

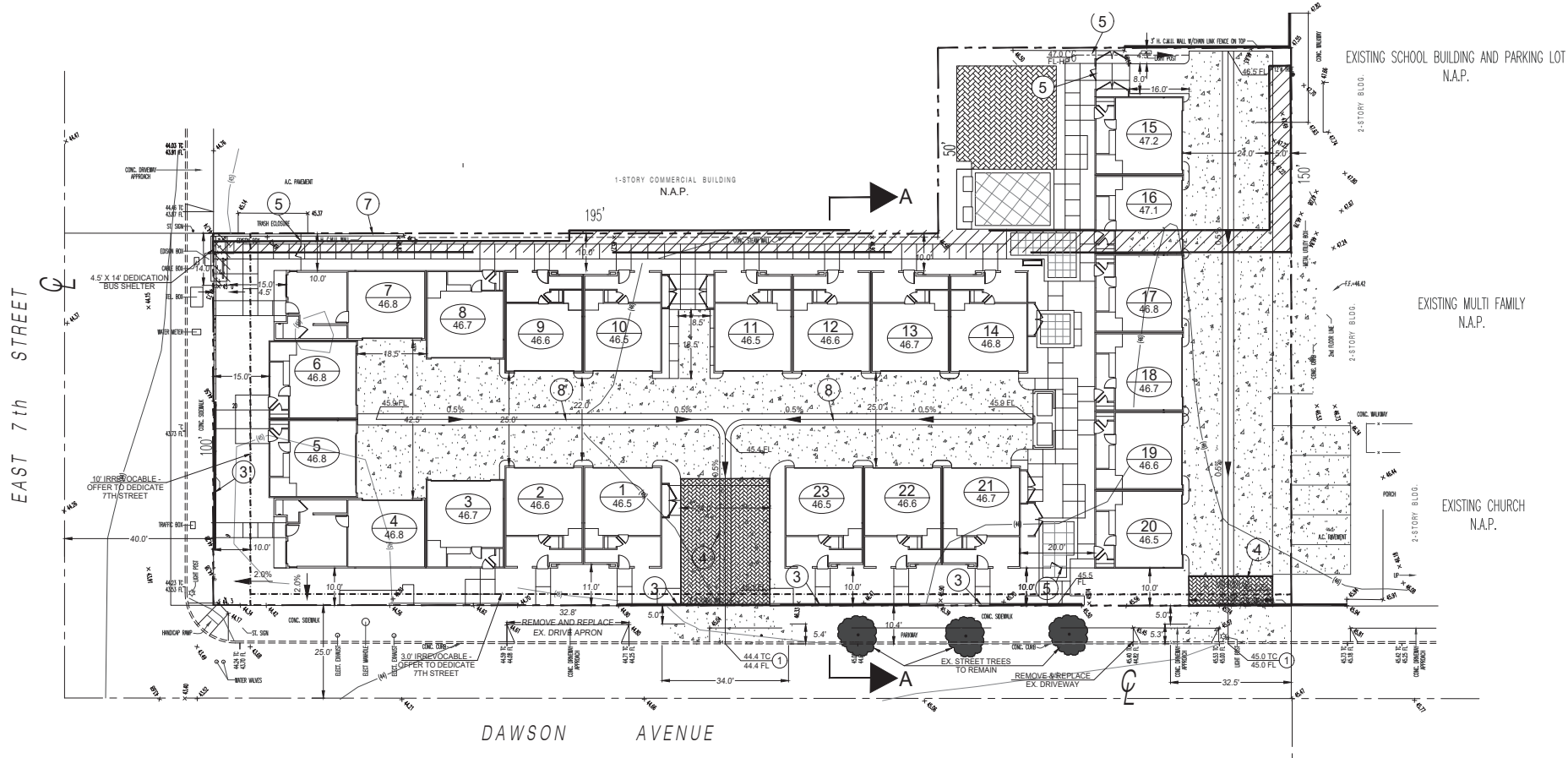
SITE PLAN NOTES

- 1 DRIVEWAY APPROACH PER CITY OF LONG BEACH STD. DETAIL No. 105
- 2 NOT USED
- 3 REMOVE EXISTING STEM WALL
- 4 PROPOSED VEHICULAR ACCESS AND GATE
- 5 PROPOSED PEDESTRIAN WALL AND GATE
- 6 CONSTRUCT RETAINING WALL (NOT USED)
- 7 EXISTING PERIMETER WALL TO REMAIN
- 8 CONSTRUCT 3'-WIDE STORM DRAIN GUTTER AT 0.5% MIN. SLOPE
- 9 INSTALL PROPOSED PERVIOUS PAVERS PER MANUFACTURERS RECOMMENDATIONS AND CONCEPTUAL LID PLAN.

GENERAL INFORMATION

SITE ADDRESS: 2200 & 2212 E. 7TH STREET AND 600 & 620 DAWSON AVE. LONG BEACH, CA 90814	EXISTING WATERCOURSES: NONE
ENGINEER INFORMATION: HAMILTON LAND DEVELOPMENT, INC. 2147 IRIS PLACE COSTA MESA, CA 92627 949.791.8401 (O) PE No. CA 63322	FLOODING POTENTIAL: FEMA FLOODPLAIN MAP No. 06037C197F SHOWS ZONE X IN THIS LOCATION (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD)
OWNER'S INFORMATION (SUBDIVIDER): PROJECT VERVE, LLC 2147 IRIS PLACE COSTA MESA, CA 92627	ADJACENT LAND USE: NORTH: COMMERCIAL EAST: COMMERCIAL SOUTH: CHURCH/RESIDENTIAL WEST: RESIDENTIAL
ACREAGE: 0.775 ACRES (33,750 SF) GROSS	GENERAL NOTES: 1. ALL EXISTING IMPROVEMENTS TO BE REMOVED. 2. WATER SERVICES ARE PROVIDED BY THE CITY OF LONG BEACH 3. PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED +/- 3 FEET ON FINAL GRADING PLAN 4. MINIMUM PRIVATE DRIVE GRADE: 0.5% 5. A PUBLIC UTILITY AND ACCESS EASEMENT OVER THE PRIVATE DRIVES WILL BE INCLUDED ON THE FINAL MAP. 6. A HOA WILL OWN AND MAINTAIN THE PROPERTY AND ALL IMPROVEMENTS THEREON
EXISTING ZONING DESIGNATION: CCA EXISTING GENERAL PLAN DESIGNATION: NEIGHBORHOOD SERVING CENTERS AND CORRIDORS - MODERATE EXISTING LAND USE: VACANT	
PROPOSED ZONING DESIGNATION: CCN PROPOSED No. OF LOTS: 1 PROPOSED No. OF RESIDENTIAL CONDOMINIUM UNITS: 23	

VTTM No. 83035
FOR RESIDENTIAL CONDOMINIUM PURPOSES
2200 & 2212 E. 7TH STREET AND 600 & 620 DAWSON AVE.
LONG BEACH, CA 90814
A.P.N. Nos. 7262-027-001, 002, 003 AND 016



CITY OF LONG BEACH BENCHMARK

BM#	ELEV.	DESCRIPTION
596	43.51 FT	BRASS DISC FLUSH W/PVMT; STAMPED "CLB BM 596 R.E. 3111 1967" 1.1' E/CURB; 19.9' N/CURB LINE

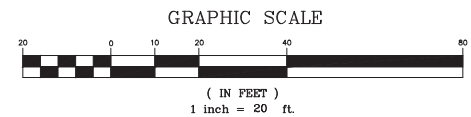
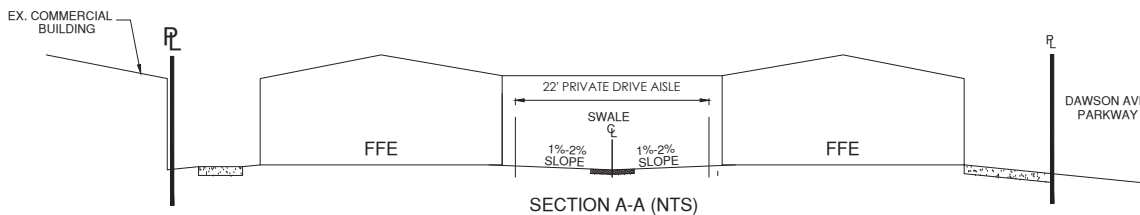
LEGAL DESCRIPTION:

BRIEF LEGAL DESCRIPTION

PORTION OF LOT 1 IN BLOCK F OF RESUBDIVISION OF PORTIONS OF THE ALAMITOS TRACT AND ALAMITOS BEACH TOWNSITE, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MISCELLANEOUS RECORDS BOOK 43, PAGE(S) 9-10, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



NORTH



No.	REVISION	DATE

PROFESSIONAL ENGINEER SEAL/STAMP



PLANS PREPARED BY:



SUBMITTAL DATE: OCTOBER, 2020

VESTING TENTATIVE TRACT MAP
VTTM No. 83035
FOR RESIDENTIAL CONDOMINIUM PURPOSES
APN Nos. 7262-027-001, 002, 003 AND 016

CITY OF LONG BEACH
COUNTY OF LOS ANGELES, CALIFORNIA USA

TRACKING NO.

PLAN CHECK NO.

1

SHEET

1

OF 1