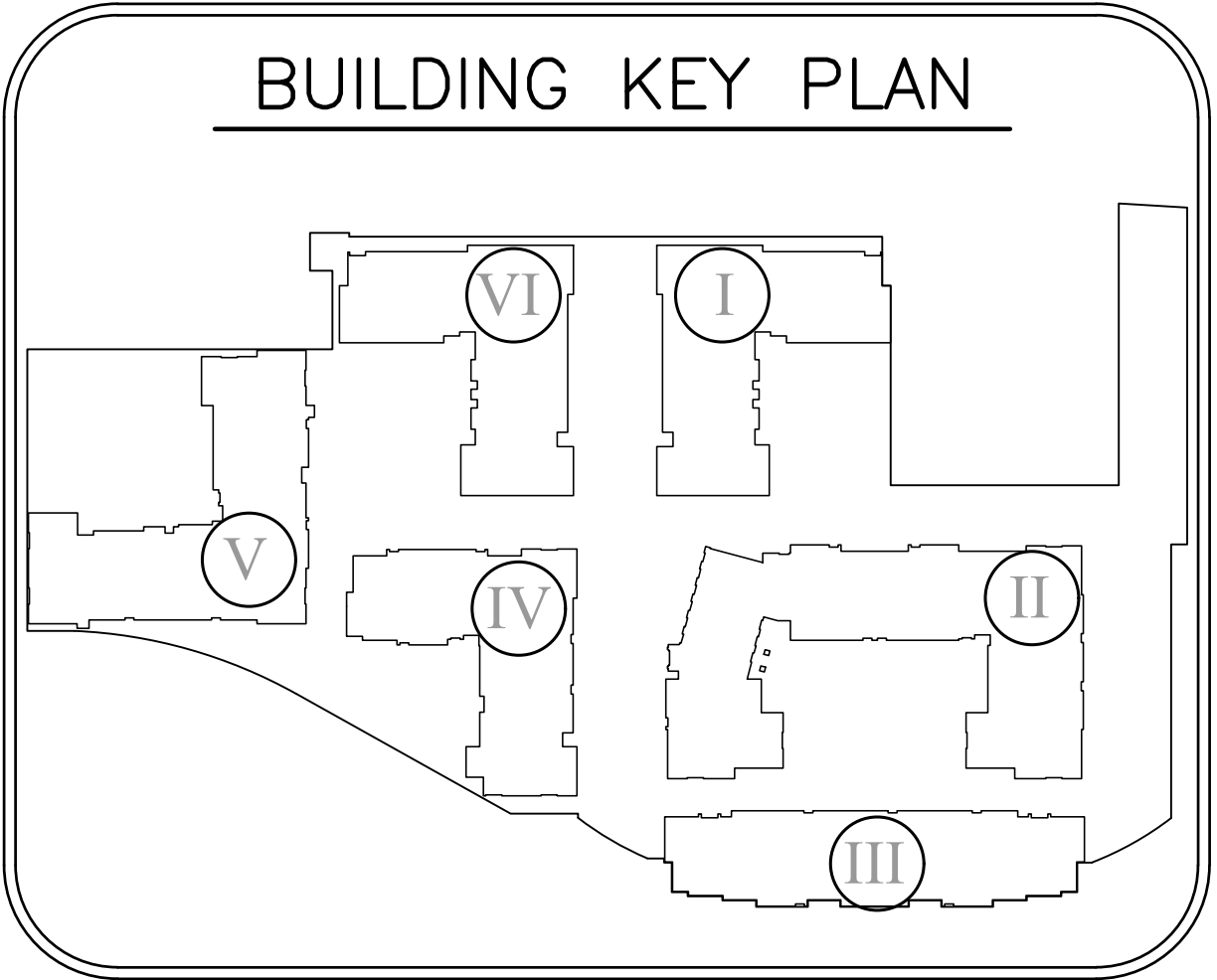
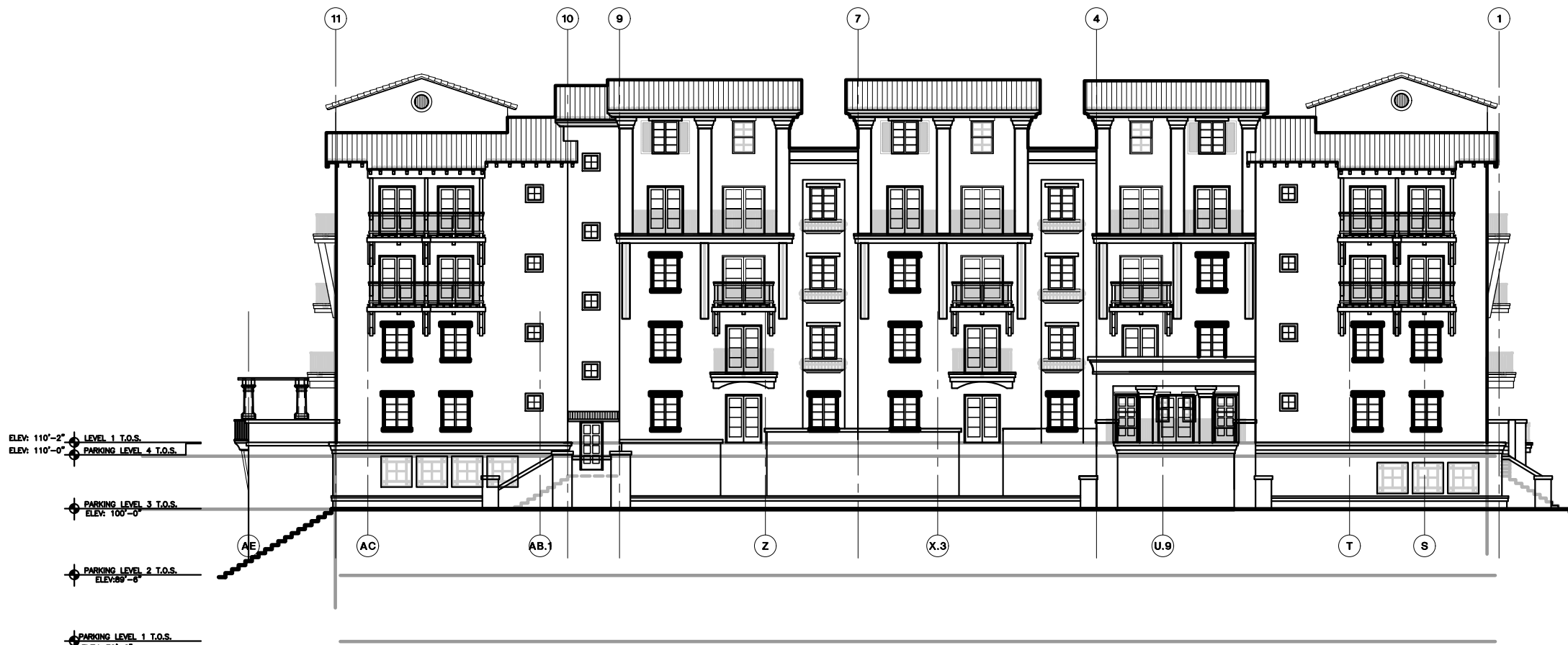
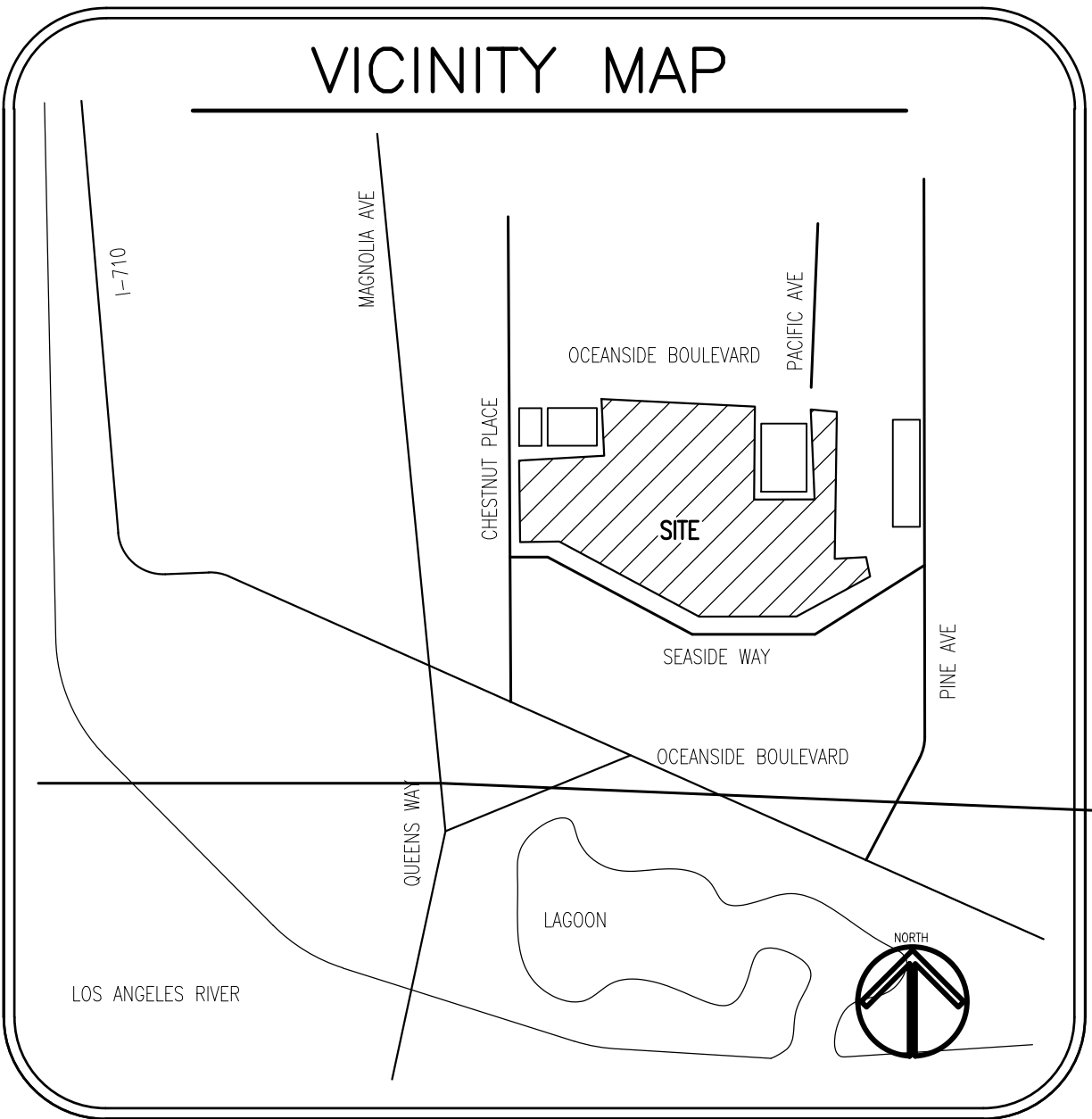


PLANNING DEPARTMENT REVIEW FOR LOBBY CONVERSION INTO UNIT TO
THE PARK at HARBOUR VIEW
Camden Living
CEDAR WALK @ OCEAN BOULEVARD, LONG BEACH, CALIFORNIA

EXHIBIT F



PROJECT TEAM

OWNER

CAMDEN LIVING
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PHONE: (858) 792-5997
FAX: (858) 792-5858

SCOPE OF WORK

CONCEPTUAL SITE PLAN REVIEW FOR TRANSFORMATION OF 725.00 S.F. OF LOBBY SPACE INTO TOTAL OF 1 RESIDENTIAL UNIT (725.00 S.F. TOTAL) LOCATED IN BUILDING IV AT 538 UNITS MIXED USE RESIDENTIAL APARTMENT COMPLEX IN LONG BEACH, CA.

EXISTING APPROVED DATA:
BUILDING IV

ADDRESS:	41 CEDAR WALK, LONG BEACH, CA.
GOVERNING BUILDING CODE:	1997 UNIFORM BUILDING CODE
CONSTRUCTION TYPE:	TYPE V FIRE-RATED, FULLY SPRINKLED (NO AREA INCREASE FOR SPRINKLERS) (3) AREAS W/ 2 HR. FIRE RATED AREA SEPARATION WALLS
OCCUPANCY GROUP:	R-1
ALLOWABLE BUILDING HEIGHT:	50'-0" @ 3 STORIES
BUILDING HEIGHT INCREASE:	+ 1 STORY (FULLY SPRINKLED) + MEZZANINE LEVEL (INCL. IN STORY AREA)
ACTUAL BUILDING HEIGHT:	(SEE REPORT BY SHIRMER ENGINEERING) 60'-0" @ 4 STORIES
ACCESSIBILITY CALCULATION:	3 UNITS FULLY ADAPTABLE ALL UNITS ACCESSIBLE
ALLOWABLE AREA CALCULATION:	
AREA 1: BASE AREA=	10,500 SQ. FT.
AREA 1: MULTI-STORY INCREASE=	+ 10,500 SQ. FT.
AREA 1: SIDELINE SEPARATION INCREASE:	+ 21,000 SQ. FT. + 1,575 SQ. FT. (>60' SEPARATION- 3 SIDES)
AREA 1: TOTAL=	43,575 SQ. FT.
AREA 2: BASE AREA=	10,500 SQ. FT.
AREA 2: MULTI-STORY INCREASE=	+ 10,500 SQ. FT.
AREA 2: SIDELINE SEPARATION INCREASE:	+ 10,500 SQ. FT. + 2,400 SQ. FT. (>60' SEPARATION- 2 SIDES)
AREA 2: TOTAL=	28,350 SQ. FT.
AREA 3: BASE AREA=	10,500 SQ. FT.
AREA 3: MULTI-STORY INCREASE=	+ 10,500 SQ. FT.
AREA 3: SIDELINE SEPARATION INCREASE:	21,000 SQ. FT.
AREA 3: TOTAL=	43,575 SQ. FT.
TOTAL ALLOWABLE BUILDING AREA=	92,925 SQ. FT.
ACTUAL BUILDING AREA:	
AREA 1: ACTUAL AREA=	31,075 SQ. FT.
AREA 2: ACTUAL AREA=	23,400 SQ. FT.
AREA 3: ACTUAL AREA=	16,699 SQ. FT.
TOTAL AREAS:	
RESIDENTIAL=	59 UNITS @ 59,473 SQ. FT.
SUPPORT=	11,701 SQ. FT.
TOTAL=	71,174 SQ. FT.

PARKING DATA

EXISTING DEVELOPMENT CONTAINS 1,438 PARKING STALLS, 37 OF WHICH ARE CURRENTLY DEDICATED TO THE SUBJECT 8,432 S.F. OF RETAIL AREA, AND 971 ARE CURRENTLY REQUIRED FOR RESIDENTIAL USE. 408 PARKING STALLS ARE AVAILABLE TO BE PRIVATELY LEASED, OF WHICH 2 ARE BEING PROPOSED TO BE USED FOR THE PROPOSED RESIDENTIAL UNIT.

REQUIRED RESIDENTIAL PARKING FOR RESIDENTIAL UNITS:
1 UNITS X 2 STALLS PER UNIT = 2 STALLS

UNIT MIX

TOTAL OF 1 NEW UNIT IN BUILDING IV AREA 2
TOTAL AREA: 725.00 S.F.

OPEN SPACE

TOTAL OF 539 PROPOSED UNITS @ 150 S.F. EA= 80,850 S.F.
50% COMMON, 50% PRIVATE
1 NEW UNIT = 75 S.F. PRIVATE REQUIRED, 180 S.F. PROVIDED
40,425 S.F. COMMON REQUIRED TOTAL, 161,555 S.F. EXISTING

SYMBOL LEGEND

KEYNOTE MARKER	UNIT/BUILDING TAG
BLDG. SECTION	WALL SECTION
DETAIL REFERENCE MARK	ELEVATION TARGET
CEILING TYPE & HEIGHT SYMBOL	FINISHES SYMBOL
COMBINED FINISHES SYMBOL	

SHEET INDEX

T-1	TITLE SHEET
A1-0.0	OVERALL SITE PLAN
A1-0.1	OVERALL PARKING PODIUM LEVEL PLAN
A1-0.2	OVERALL PARKING LEVEL P2 PLAN
A1-0.3	OVERALL PARKING LEVEL P3 PLAN
A2-4.1	BUILDING IV PROPOSED FIRST FLOOR PLAN
A4-4.1	BUILDING IV ELEVATIONS
A5-4.1	BUILDING IV SECTION

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
A.S.	AIR SPACE	MEZ.	MEZZANINE
ASPH.	ASPHALT	MFR OR MNFR	MANUFACTURER
@	AT	MGR	MANAGER
ALUM.	ALUMINUM	M.T.	MAN'S TOILET
ARCH.	ARCHITECTURAL	MTL	METAL
BLDG.	BUILDING	MAX.	MAXIMUM
BTM.	BOTTOM	MIN.	MINIMUM
BO.	BOARD	M.O.	MASONRY OPENING
C.G.	CORNER GUARD	M.H.	MANHOLE
CTJ.	CONCRETE JOINT	MACH.	MACHINERY
CL	CENTER LINE	M.C.C.	MOTOR CONTROL CENTER
CONC.	CONCRETE	MISC.	MISCELLANEOUS
C.M.U.	CONCRETE MASONRY UNITS	N.	NORTH
CO	COMPANY	NO.	NUMBER
CORR.	CORRIDOR	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	NOM.	NOMINAL
COMP.	COMPUTER	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	OP.	OPENING
CUL.	CULVERT	O.C.	ON CENTER
C.S.	CLOSURE STRIP	O.H.	OVERHEAD
CLS	CLOSET	O.D.	OUTSIDE DIAMETER
C.T.	CERAMIC TILE	PERM.	PERMETER
CLR	CLEAR	PL	PLATE
C.O.	CLEAN OUT	PNTH	PENTHOUSE
C.O.T.G.	CLEAN OUT TO GRADE	PTM.	PARTITION
C.I.	CAST IRON	P.W.	PLYWOOD
DEPT	DEPARTMENT	P.O.C.	POINT OF CONNECTION
DIAM.	DIAMETER	P.NL	PORTLAND CEMENT
D.F.	DRINKING FOUNTAIN	P.F.J.	PERMETER FELT JOINT
DN	DOWN	Q.T.	QUARRY TILE
DISP.	DISPENSER	R.D.	ROUGH OPENING
DM.	DETAIL	RM.	ROOM
DT./DTL./DET.	DRAWING	REIN.	REINFORCED
DWG./DRAWING.	DRAIN	REC.	RECESSED
DRN.	DOWN	R.W.	RETAINING WALL
ELEV.	ELEVATION	S.	SCUPPER
EL.	EXISTING	S.B.U.	STRUCTURAL BRICK UNIT
EXST.	EXISTING	SF	SQUARE FOOT
EQUIP.	ELECTRICAL EQUIPMENT	STOR.	STORAGE
E.E.S.	EMERGENCY EYEWASH AND SHOWER	SW	SIMILAR
E.J.	EXPANSION JOINT	SUSP.	SUSPENDED
EXP.	EXPANSION	SYS.	SYSTEM
F.G.	FINISH GRADE	STRG.	STRUCTURAL
F.D.	FLOOR DRAIN	STRUC.	STRUCTURAL
FDN./FNDTN.	FOUNDATION	STL	STEEL
F.E.	FIRE EXTINGUISHER	SCH.	SCHEDULE
FTG.	FLOOR FINISH	S.S.	STAINLESS STEEL
FLR.	FLOOR	S.W.	SOFT WOOD
F.A.	FIRE ALARM	SERV.	SERVICE
F.V.	FIRE VERIFICATION	TYP.	TYPICAL
G.W.B.	GYPSPUM WALLBOARD	T & B	TOP AND BOTTOM
GYP.	GYPSPUM	T O	TOILET
GA.	GALVANIZED	U.O.N./U.N.O.	UNLESS OTHERWISE NOTED
G.L.	GALVANIZED	UR.	URINAL
H.M.	HOLLOW METAL	VEST.	VESTIBULE
H.C.	HANDICAP	VERT.	VERTICAL
H.P.	HIGH POINT	W.C.	WATER CLOSET
HT	HEIGHT	W.H.	WATER HEATER
HORIZ.	HORIZONTAL	W.T.	WOMEN'S TOILET
INSUL.	INSULATION	W.D.	WOOD
I.D.	INSIDE DIAMETER	WSCOT.	WAINSCOT
I.F.O.W.	INSIDE FACE OF WALL	W/W.F.	WELDED WIRE FABRIC
K.O.	KNOCK OUT		
KW	KILOWATTS		
LBS	POUNDS		

CALIFORNIA # : C18528
NEVADA # : 1838
ARIZONA # : 27258
COLORADO # : 4356
OREGON # : 3640

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LOBBY CONVERSION
THE PARK AT HARBOUR VIEW
LONG BEACH CALIFORNIA

PROJECT NO.: 2017-057
ISSUED: 05/2018

T-1

DRAWN: GG
CHECKED: FJ

ARCHITECTS, INC.
11855 Sorrento Valley Road
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92121-3113
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Fax: (858) 792-5858



EXISTING PROJECT ENTRY



PROPOSED UNIT-EXISTING



TYPICAL COMPLEX AMENITY SPACE



ADJACENT VIEW OF EXISTING PATIO



PROPOSED UNIT LOCATION



LEASING CENTER ACROSS THE DRIVE

CONTEXT PHOTOS

LOBBY CONVERSION
 THE PARK AT HARBOUR VIEW
 LONG BEACH CALIFORNIA

CALIFORNIA # 10508
 NEW YORK # 10508
 ARIZONA # 10508
 COLORADO # 10508
 OREGON # 10508
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 THE ARCHITECT ASSUMES NO
 LIABILITY FOR ANY DAMAGE OR
 INJURY TO PERSONS OR PROPERTY
 ARISING OUT OF THE USE OF THIS
 DOCUMENT.

PROJECT NO. 2017-057
 DATE 05/2018
 T-2
 DRAWN GJ
 CHECKED FJ
 A R K
 ARCHITECTS, INC.
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 11805
 BORRERO VALLEY ROAD
 SUITE 100
 SAN DIEGO, CALIFORNIA
 92121-0519
 TEL: (619) 792-5997
 FAX: (619) 792-5858



BUILDING IV FIRST FLOOR PLAN
1/8" = 1'-0"

01

(1)

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R K

ARCHITECTS, INC.

ramarz Jabbari, AIA

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11 **A2-4.1** Fa
So

DRAWN: GT
CHECKED: JM



BUILDING IV ELEVATION FACING EAST
 1/8" = 1'-0"

01

CALIFORNIA # : C15528
 NEVADA # : 1836
 ARIZONA # : 27259
 COLORADO # : 4364
 OREGON # : 3640
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LOBBY CONVERSION
THE PARK AT HARBOUR VIEW
 LONG BEACH CALIFORNIA

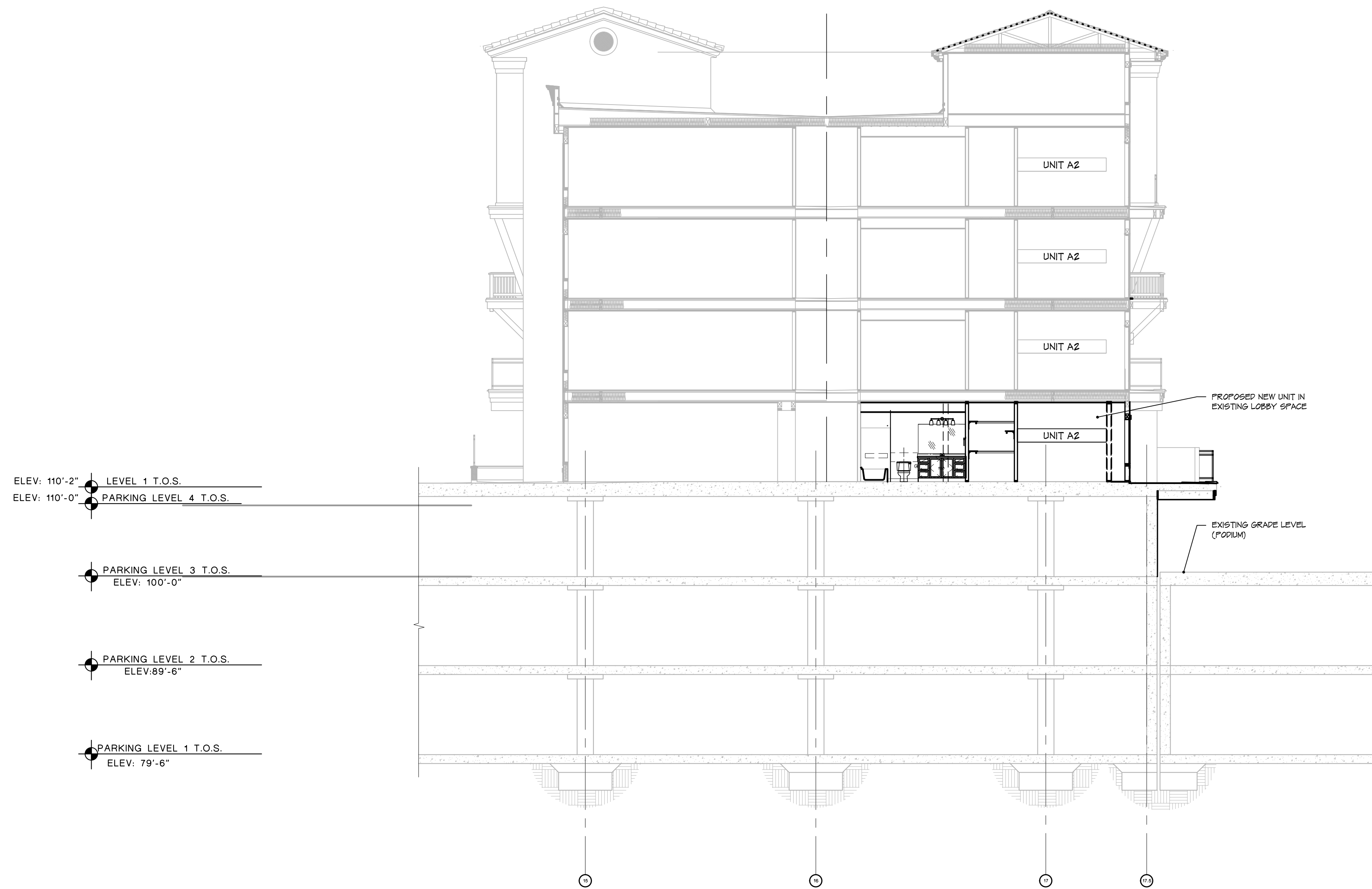
PROJECT NO.: 2017-057
 ISSUED: 05/2018

ARCHITECTS, INC.
 Faramarz Jabbari, AIA

A4-4.1

DRAWN: GT
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BUILDING IV SECTION

1/8" = 1'-0"

02

LOBBY CONVERSION
THE PARK AT HARBOUR VIEW
LONG BEACH CALIFORNIA

CALIFORNIA # : C15528
NEVADA # : 1835
ARIZONA # : 27259
COLORADO # : 4356
OREGON # : 3640
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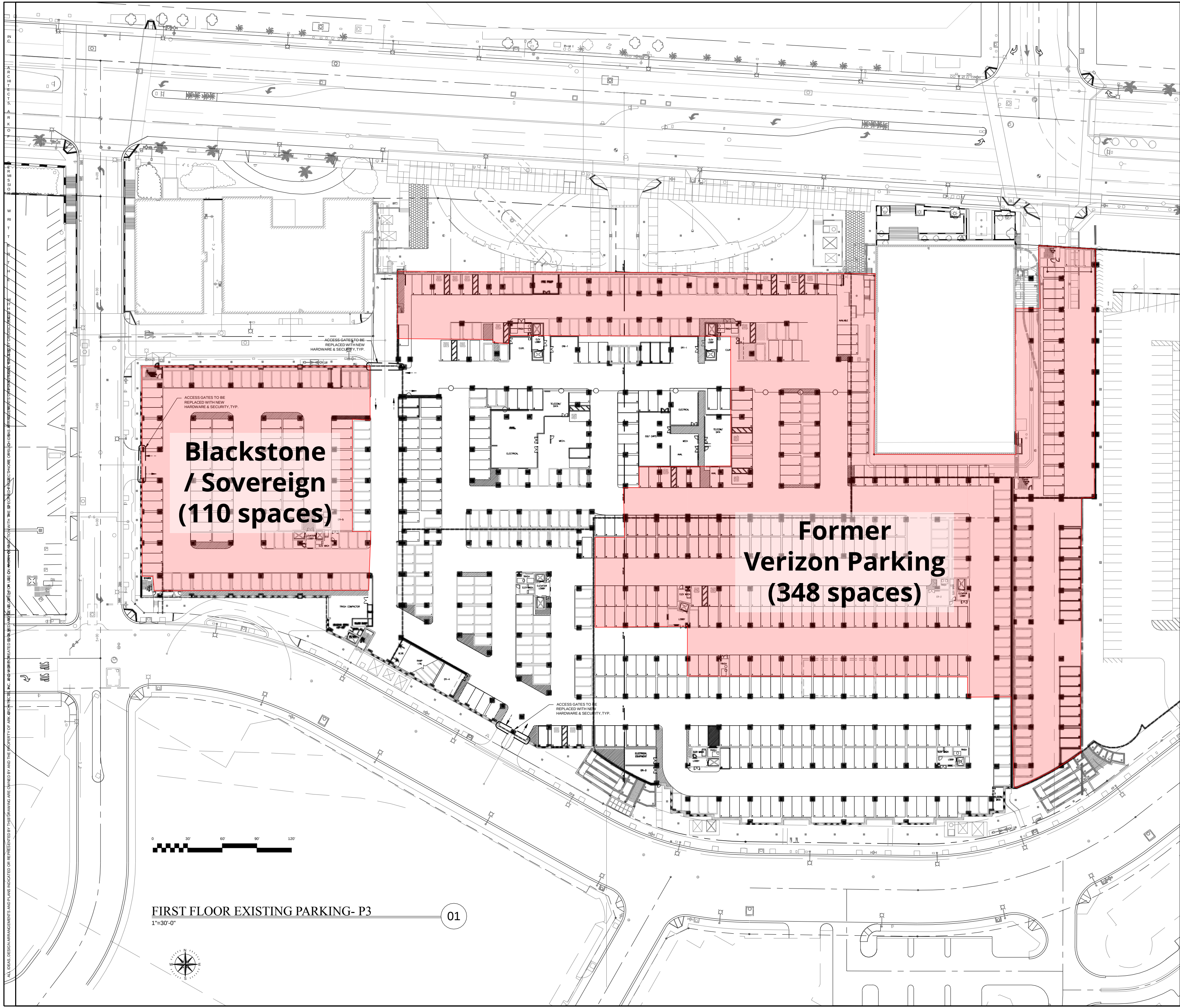
PROJECT NO. 2017-057
ISSUED 05/2018

ARCHITECTS, INC.

A5-4.1

DRAWN: GT
CHECKED: JM

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ARIZONA #	27299
CALIFORNIA #	C15528
COLORADO #	304356
OREGON #	5311
NEVADA #	2039
TEXAS #	16533
UTAH #	7288093-0301
WASHINGTON #	8895
ADDRESS	40 CEDARWALK LONG BEACH, CA 90802

CAMDEN LIVING
HARBOR VIEW
REDEVELOPMENT
LONG BEACH, CALIFORNIA