

TENTATIVE TRACT NO. 68426

IN THE CITY OF LONG BEACH, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

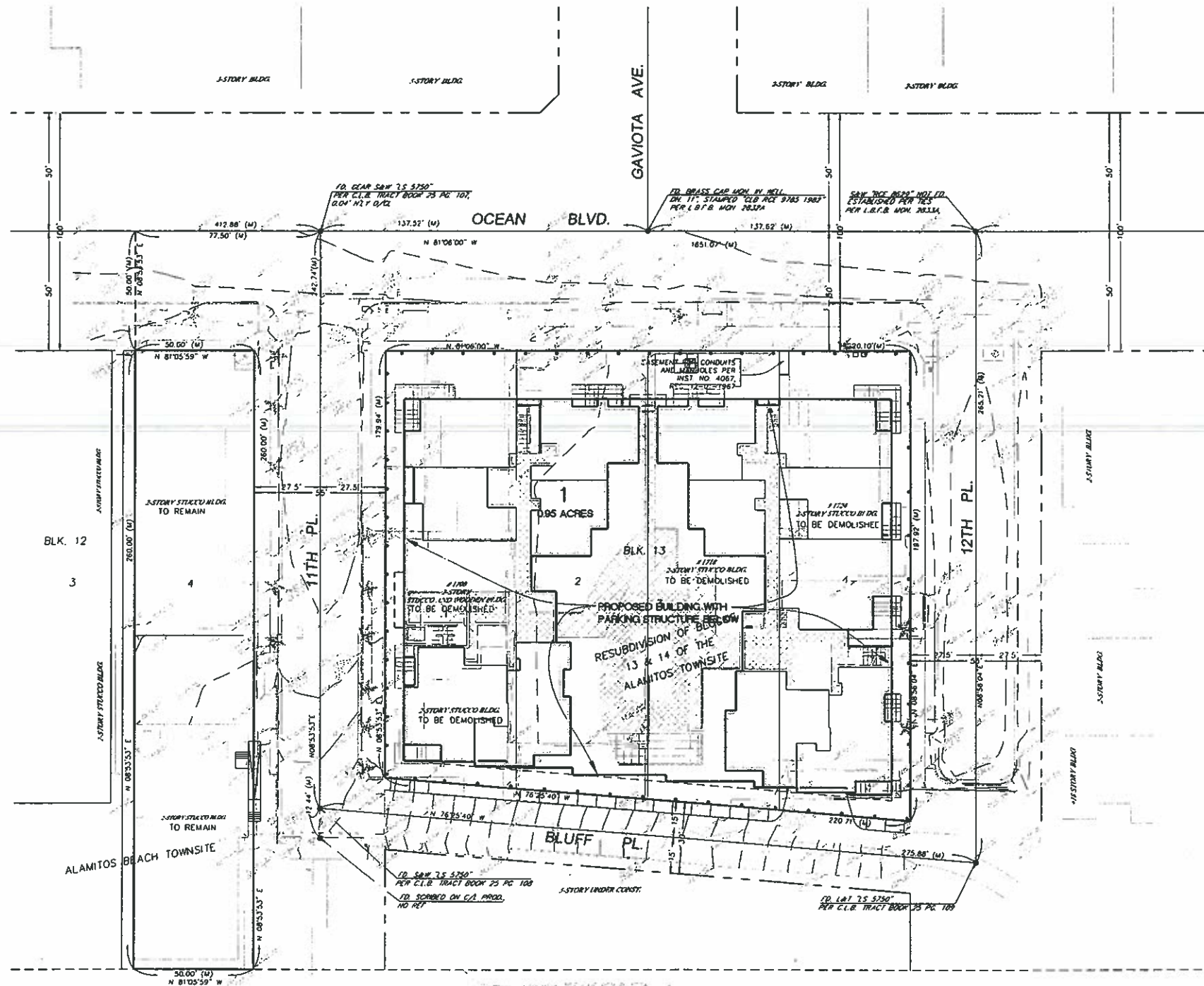
BEING A SUBDIVISION OF LOTS 1 THROUGH 4 IN BLOCK 13 AND 14 OF ALAMITOS BEACH TOWNSITE RECORDED IN BOOK 14 PAGE 2 OF MISCELLANEOUS RECORDS ALSO PART OF LOT 4 IN BLOCK 12 OF ALAMITOS BEACH TOWNSITE, IN THE CITY OF LONG BEACH, RECORDED IN BOOK 59 PAGES 11 AND 12 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

NOTES:

1. SITE ADDRESS:
1628-1724 OCEAN AVENUE
LONG BEACH, CA. 90802
2. ASSESSORS PARCEL:
A.P.N. 7265-015-008 AND 009
A.P.N. 7265-016-001, 002, 003, 004, AND 005
3. THOMAS BROS.:
PAGE 825, GRID G1
4. SITE AREA:
GROSS AREA= 41,572 SQ.FT. OR 0.95 ACRES
NET AREA= 41,572 SQ.FT. OR 0.95 ACRES
5. EXISTING ZONE:
THE PRESENT ZONE FOR THE EXISTING PROPERTY
IS "PD-5" (OCEAN BOULEVARD PLANNED DEVELOPMENT DISTRICT)

NOTES:

PROJECT BOUNDARY



DIAL TOLL FREE
1-800-227-2600
IN AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT BY SANITARIUM CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING US AND ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

PROJECT PLANNER

SEAL MARK

SEALED ENGINEER



PLANS PREPARED BY:
R. T. QUINN & ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS
1901 Bunker Avenue
Torrance, California 90501
Voice (310) 329-4125 Fax (310) 329-4126
E-Mail: RQuinn@rtqandassociates.com

DATE: 4-27-09 JOB NO.: 300009

DRAWN BY: SW

REVISIONS			
NO.	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
STANLEY KARZ

PROJECT TITLE

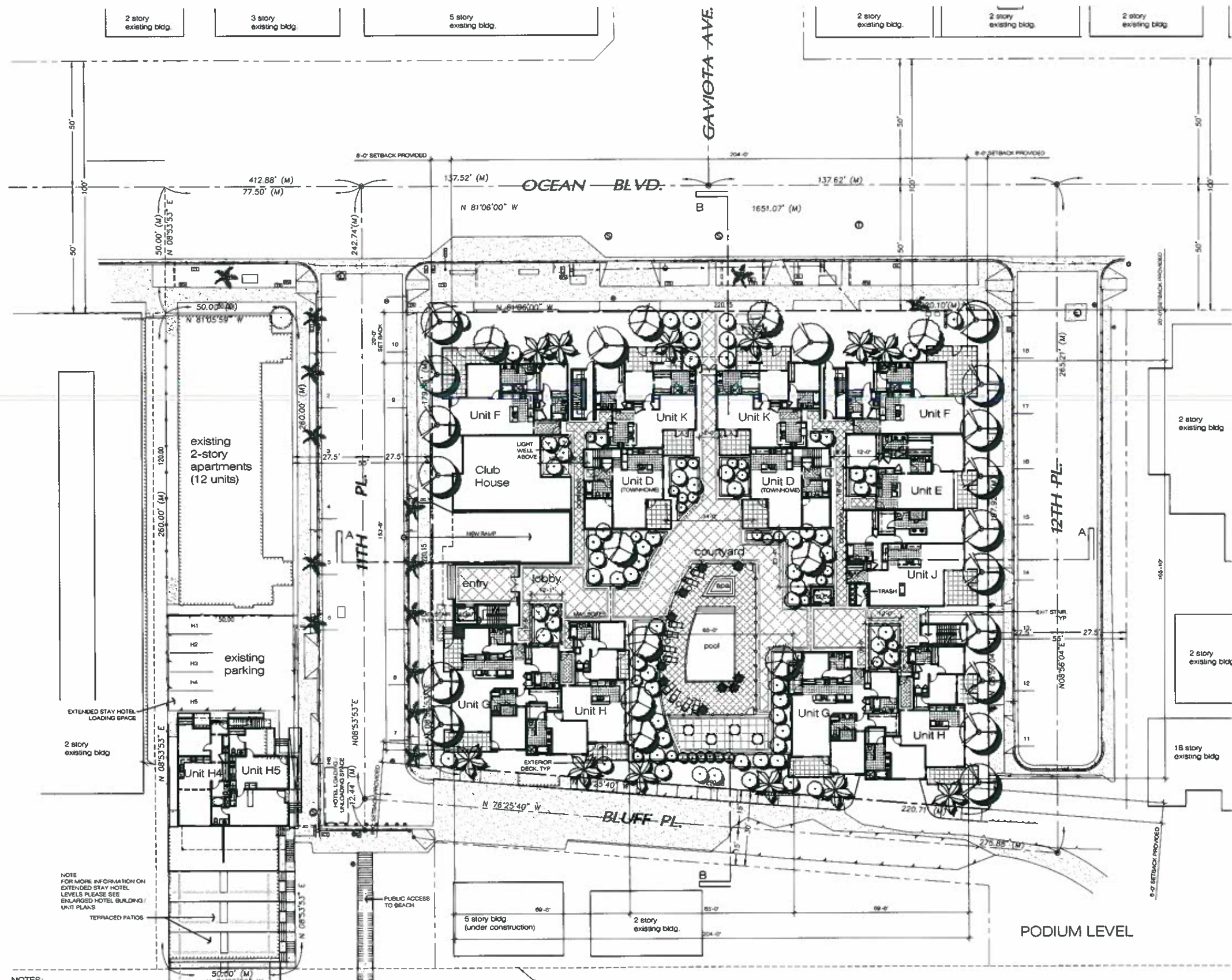
JOB ADDRESS
1628-1724 OCEAN AVENUE
LONG BEACH, CA.
LEGAL DESCRIPTION
SEE ABOVE

TRACT NO.

DRAWING FILE NO.

SCALE: 1"=20'
SHEET
1 OF 1

TENTATIVE MAP



NOTES:

1. CLOSED CIRCUIT TELEVISION (CCTV) SECURITY CAMERAS SHALL BE INSTALLED IN LOBBY ENTRANCES AND PARKING STRUCTURE.
2. AN ADDRESS MONUMENT AND/OR COMPLEX MAP SHOULD BE POSITIONED TO BE READABLE FROM ALL ACCESS POINTS, STAIRWELLS, AND ELEVATOR LOBBY AREAS. IT SHOULD BE OF A CONTRASTING COLOR TO THE BACKGROUND WHERE IT IS PLACED, AND SHALL BE ILLUMINATED DURING THE HOURS OF DARKNESS.
3. ADDRESS NUMBERS SHALL BE POSITIONED ON ALL SIDES OF THE BUILDING SO AS TO BE READABLE FROM THE STREET. NUMBERS SHOULD BE OF A CONTRASTING COLOR TO THE BACKGROUND WHERE IT IS PLACED, AND SHOULD BE ILLUMINATED DURING HOURS OF DARKNESS.
4. NO TRESPASSING 602(K) P.C. POSTED AT THE ENTRANCES OF PARKING LOTS/STRUCTURES AND LOCATED IN OTHER APPROPRIATE PLACES.
5. ALL ENTRANCES TO PARKING AREAS SHOULD BE POSTED WITH APPROPRIATE SIGNS PER 22658(a) C.V.C. TO ASSIST IN REMOVAL OF VEHICLES AT THE PROPERTY OWNER'S/MANAGER'S REQUEST.
6. COMMON ROOMS, SUCH AS RECREATION AREAS, SHOULD HAVE TRANSPARENT DOORS, HAVE VIEW PANELS INSTALLED IN SOLID DOORS.

7. IF SECURITY CAMERAS ARE NOT MONITORED, SIGNS INDICATING SO SHOULD BE PLACED AT EACH CAMERA.
8. CCTV MONITORS AND RECORDERS SHOULD BE SECURED IN A SEPARATE LOCKED COMPARTMENT TO PREVENT THEFT OF, OR TAMPERING WITH, THE TAPE.
9. CCTV RECORDINGS SHOULD BE KEPT FOR A MINIMUM OF 30 DAYS BEFORE BEING RECORDED OVER.
10. CCTV VIDEOTAPES SHOULD NOT BE RECORDED OVER MORE THAN 10 TIMES PER TAPE. USE OF DIGITAL RECORDING EQUIPMENT AS AN ALTERNATIVE TO VIDEOTAPE IS ENCOURAGED.
11. ALL ACCESS POINTS INTO SECURE RESIDENTIAL AREAS SHOULD BE GATED WITH KEYPAD OR VOICE ACTIVATED SECURITY PADS.
12. ADEQUATE LIGHTING OF PARKING LOTS AND ASSOCIATED CARPORTS, CIRCULATION AREAS, AISLES, PASSAGEWAYS, RECESSES, AND GROUNDS CONTIGUOUS TO BUILDING SHALL BE PROVIDED WITH LIGHTING OF SUFFICIENT WATTAGE TO PROVIDE ADEQUATE ILLUMINATION TO MAKE CLEARLY VISIBLE THE PRESENCE OF ANY PERSON ON OR ABOUT THE PREMISES DURING THE HOURS OF DARKNESS AND PROVIDE A SAFE,

13. LANDSCAPING SHALL BE OF THE TYPE AND SITUATED IN LOCATIONS TO MAXIMIZE OBSERVATION WHILE PROVIDING THE DESIRED DEGREE OF AESTHETICS. SECURITY PLANTING MATERIAL ARE ENCOURAGED ALONG FENCE AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS.
14. AN AUTOMATIC FIRE SPRINKLER SYSTEM WITH FIRE STANDPIPES SHALL BE DESIGNED, INSTALLED AND MAINTAINED AS REQUIRED BY THE FIRE DEPT.
15. A FIRE ALARM SYSTEM SHALL BE DESIGNED, INSTALLED AND MAINTAINED AS REQUIRED BY THE FIRE DEPT.
16. LOCKABLE PEDESTRIAN AND / OR VEHICULAR ACCESS GATES SHALL BE EQUIPPED WITH KNOX DEVICES AS REQUIRED AND APPROVED BY THE FIRE DEPT.
17. ELEVATORS SHALL NOT HAVE A STOPPING MECHANISM INSIDE THE CAR.
18. MAILBOXES SHALL BE LOCATED WITHIN SECURE RESIDENTIAL AREA. AN ADDITIONAL LOCKING BOX FOR OUTGOING MAIL SHOULD BE INSTALLED.

PROJECT SUMMARY

PROJECT INFO.

LOT AREA:	0.955 acres (41,607 S.F.)
F.A.R.	2.42
BUILDING COVERAGE:	0.561 acres (24,474 S.F.) 56% OF LOT AREA
TOTAL RESIDENTIAL UNITS:	51
ALLOWED DENSITY:	
CONDOMINIUM SITE:	0.955 ac x 54 du/ac = 51.6 units
CURRENT ZONE:	PD-5
CONSTRUCTION TYPE:	TYPE 5, 1-HOUR OVER TYPE I
RESIDENTIAL LEVELS:	4
PARKING LEVELS:	2 (RESIDENTIAL, EXTENDED STAY HOTEL AND EXISTING APARTMENTS)
BUILDING HEIGHT:	45'-0" (AT OCEAN BLVD.)

RESIDENTIAL BUILDING AREA	
GROSS RESIDENTIAL:	72,609 S.F.
CIRCULATION:	13,439 S.F.
PRIVATE DECK AREA:	6,262 S.F.
CLUB HOUSE:	1,149 S.F.
RESIDENTIAL BUILDING TOTAL:	95,459 S.F.

PARKING GARAGE AREA:	
LEVEL 2 (RESIDENTIAL):	32,460 S.F.
LEVEL 1 (APARTMENTS, HOTEL, AND RESIDENTIAL GUESTS):	16,973 S.F.
PARKING TOTAL:	49,433 S.F.

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	PLAN	QNTY	DESCRIPTION	AREA	SUBTOTAL	PRIVATE DECK AREA
FLAT	A	1	2 BED - 2 BATH	1,457 S.F.	1,457 S.F.	116 S.F.
FLAT	B	1	2 BED - 2 BATH	1,230 S.F.	1,230 S.F.	119 S.F.
FLAT	C	1	3 BED - 2 BATH	1,748 S.F.	1,748 S.F.	255 S.F.
TOWNHOME	D	4	3 BED - 2 BATH + DEN	1,872 S.F.	7,488 S.F.	190 S.F.
FLAT	E	10	2 BED - 2 BATH	1,149 S.F.	11,490 S.F.	122 S.F.
FLAT	F	8	2 BED - 2 BATH	1,241 S.F.	9,928 S.F.	156 S.F.
FLAT	G	8	3 BED - 2 BATH	1,564 S.F.	12,512 S.F.	204 S.F.
FLAT	H	8	3 BED - 2 BATH	1,492 S.F.	11,936 S.F.	165 S.F.
FLAT	J	4	2 BED - 2 BATH	1,809 S.F.	6,436 S.F.	126 S.F.
FLAT	K	4	2 BED - 2 BATH	1,135 S.F.	4,540 S.F.	170 S.F.
TOWNHOME	L	2	4 BED - 3 BATH	1,922 S.F.	3,844 S.F.	204 S.F.
TOTALS		51			72,609 S.F.	6,262 S.F.

EXTENDED STAY HOTEL UNIT SUMMARY

UNIT TYPE	PLAN	QNTY	DESCRIPTION	AREA	SUBTOTAL	PRIVATE DECK AREA
UNIT	H1	8	STUDIO - 1 BATH	475 S.F.	3,800 S.F.	273 S.F.
UNIT	H2	1	1 BED - 1 BATH	690 S.F.	690 S.F.	161 S.F.
UNIT	H3	1	1 BED - 2 BATH	772 S.F.	772 S.F.	218 S.F.
ADA UNIT	H4	1	1 BED - 1 BATH	773 S.F.	773 S.F.	310 S.F.
APARTMENT - MANAGER	H5	1	1 BED - 1 BATH	533 S.F.	533 S.F.	0 S.F.
LOBBY	H6	1	LOBBY	387 S.F.	387 S.F.	351 S.F.
TOTAL EXTENDED STAY HOTEL UNITS		11			6,954 S.F.	3,284 S.F.
APARTMENT - MANAGER UNIT		1				

OPEN SPACE

RESIDENTIAL OPEN SPACE SUMMARY

RESIDENTIAL COMMUNITY AREA:	1,149 S.F.
RESIDENTIAL COMMON OPEN AREA:	14,581 S.F. (286 S.F. per unit)
RESIDENTIAL OPEN AREA:	8,202 S.F. (162 S.F. average per unit)
TOTAL RESIDENTIAL OPEN AREA:	23,992 S.F. (470 S.F. per unit)

EXTENDED STAY HOTEL OPEN SPACE SUMMARY

EXTENDED STAY HOTEL OPEN AREA:	3,264 S.F. (272 S.F. average per unit)
EXTENDED STAY HOTEL FLEX OPEN AREA:	329 S.F.
TOTAL OPEN AREA:	3,593 S.F. (299 S.F. per unit)

LANDSCAPE SPACE

LANDSCAPE AREA:	11,553 S.F.
TOTAL LANDSCAPE AREA:	11,553 S.F.

SITE PLAN



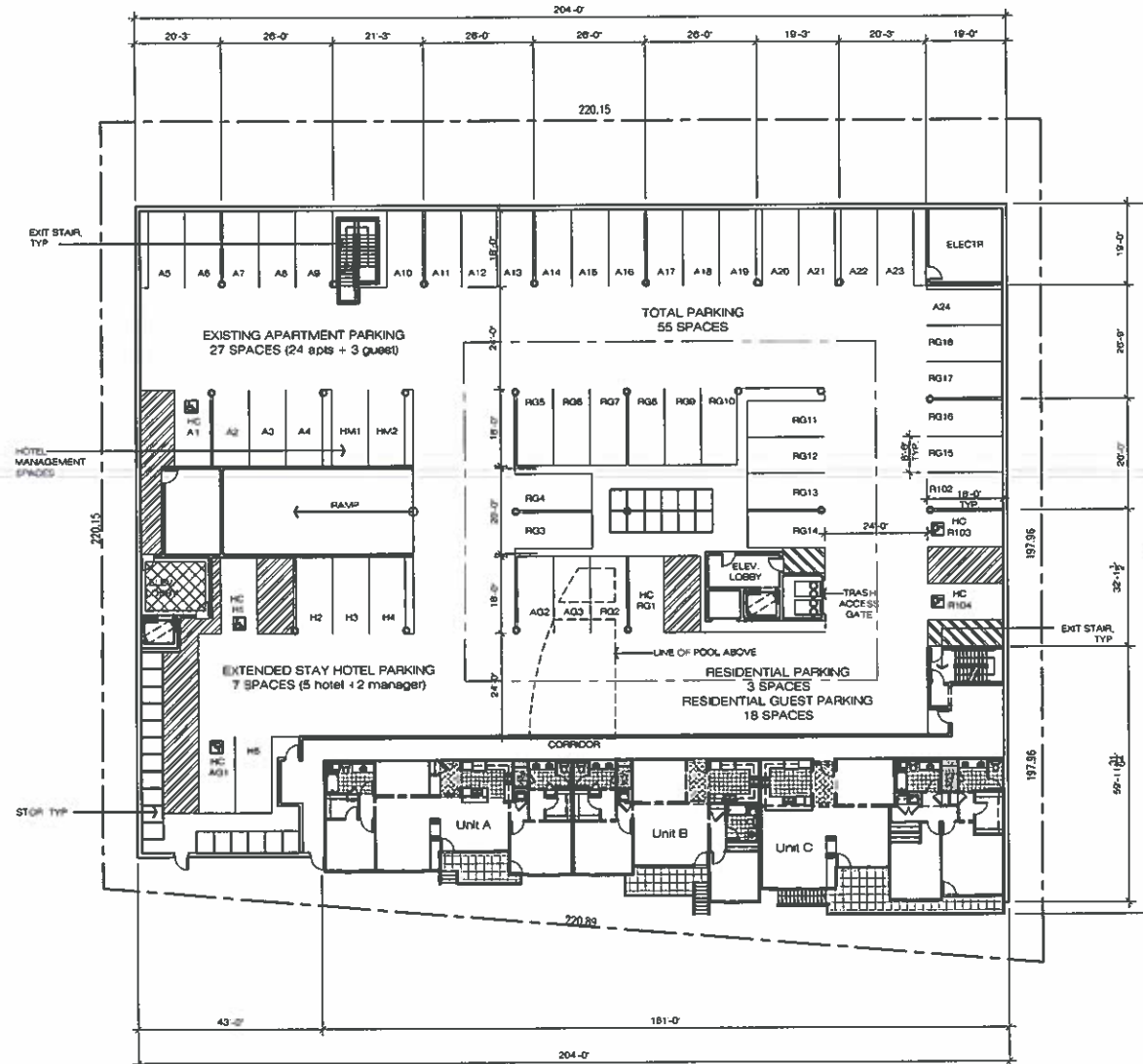
1628-1724 OCEAN BLVD.
LONG BEACH, CALIFORNIA



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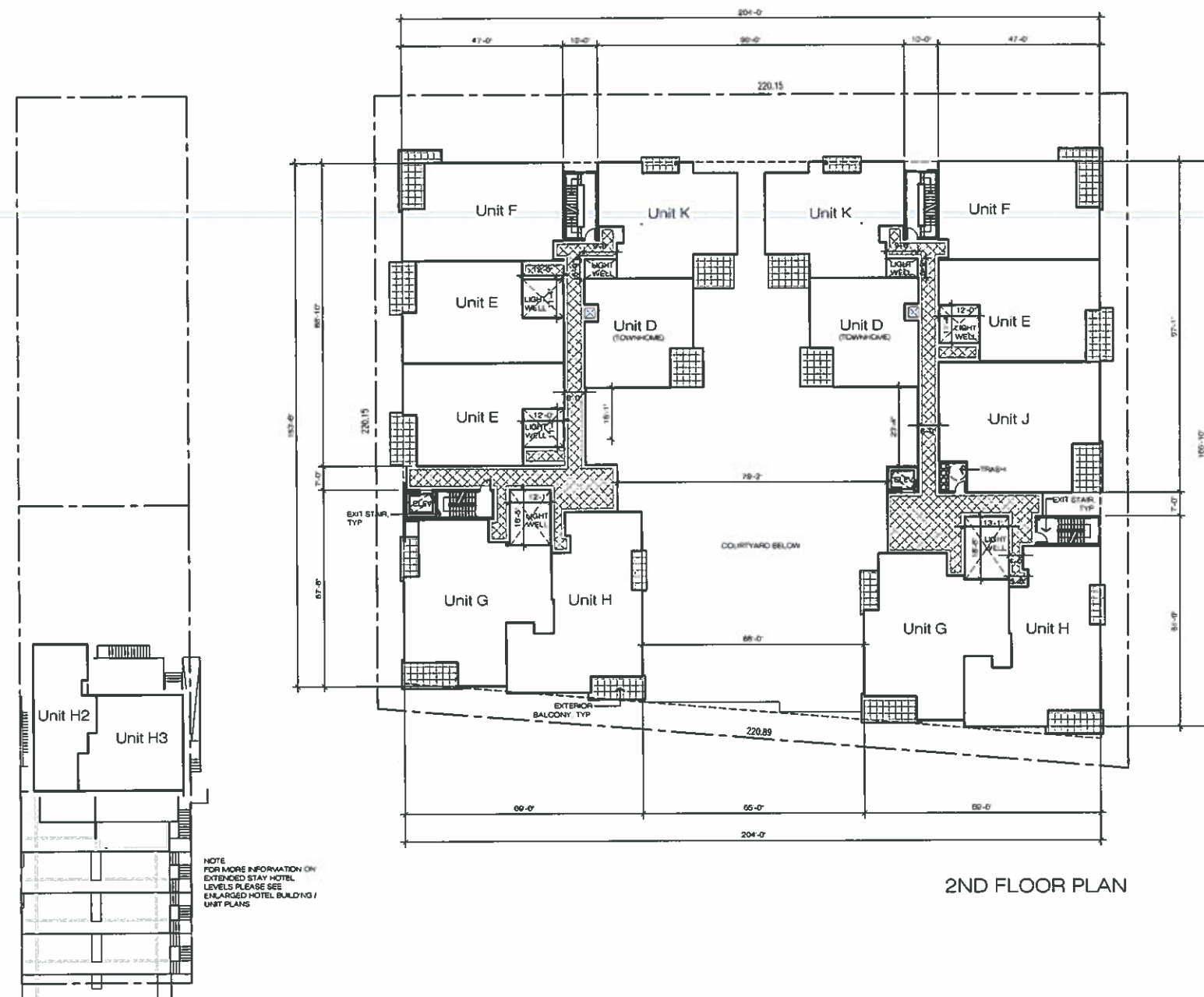
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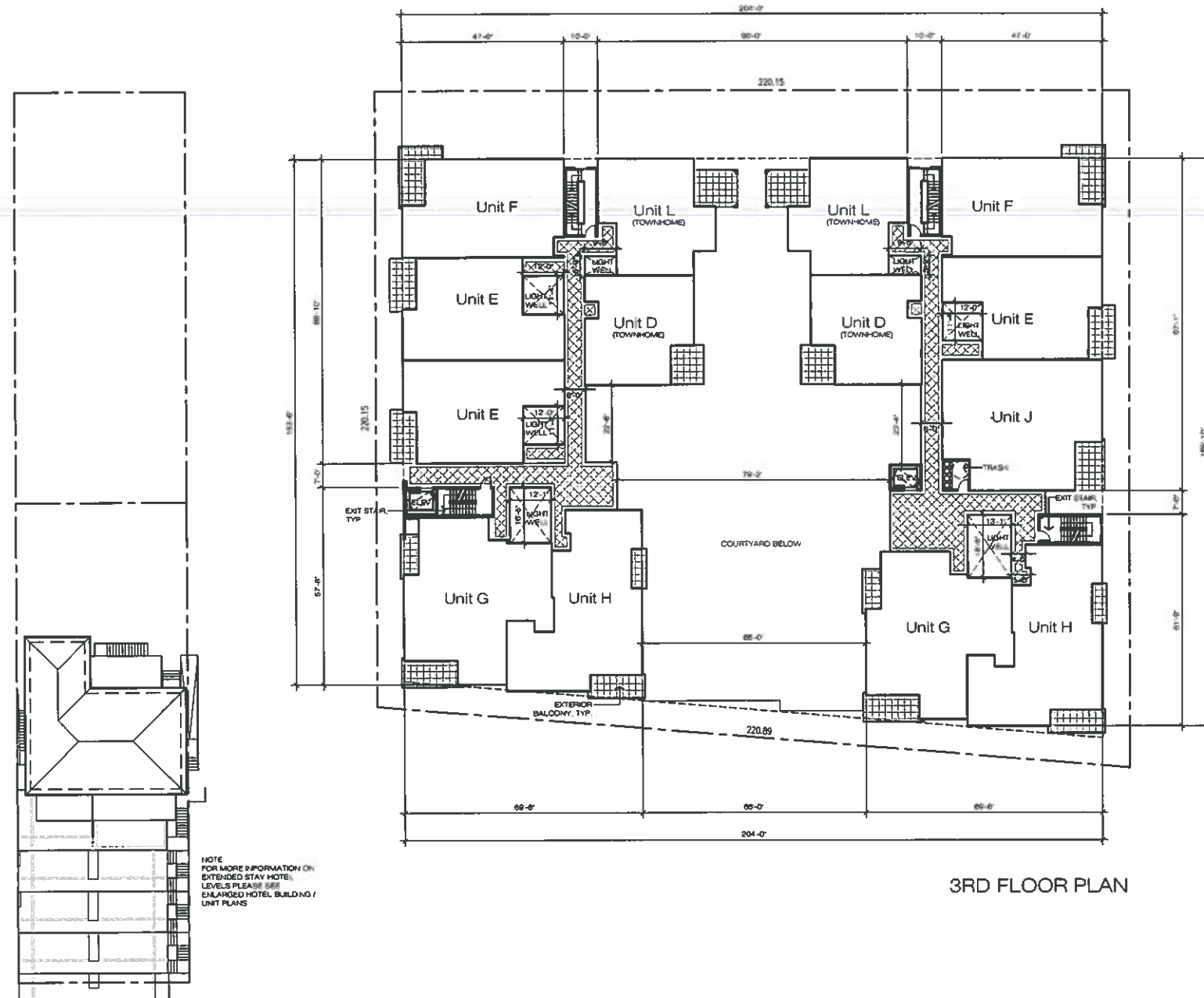


1ST GARAGE PLAN





BUILDING PLAN



NOTE
FOR MORE INFORMATION ON
EXTENDED STAY HOTEL,
LEVELS PLEASE SEE
ENLARGED HOTEL BUILDING /
UNIT PLANS

BUILDING PLAN



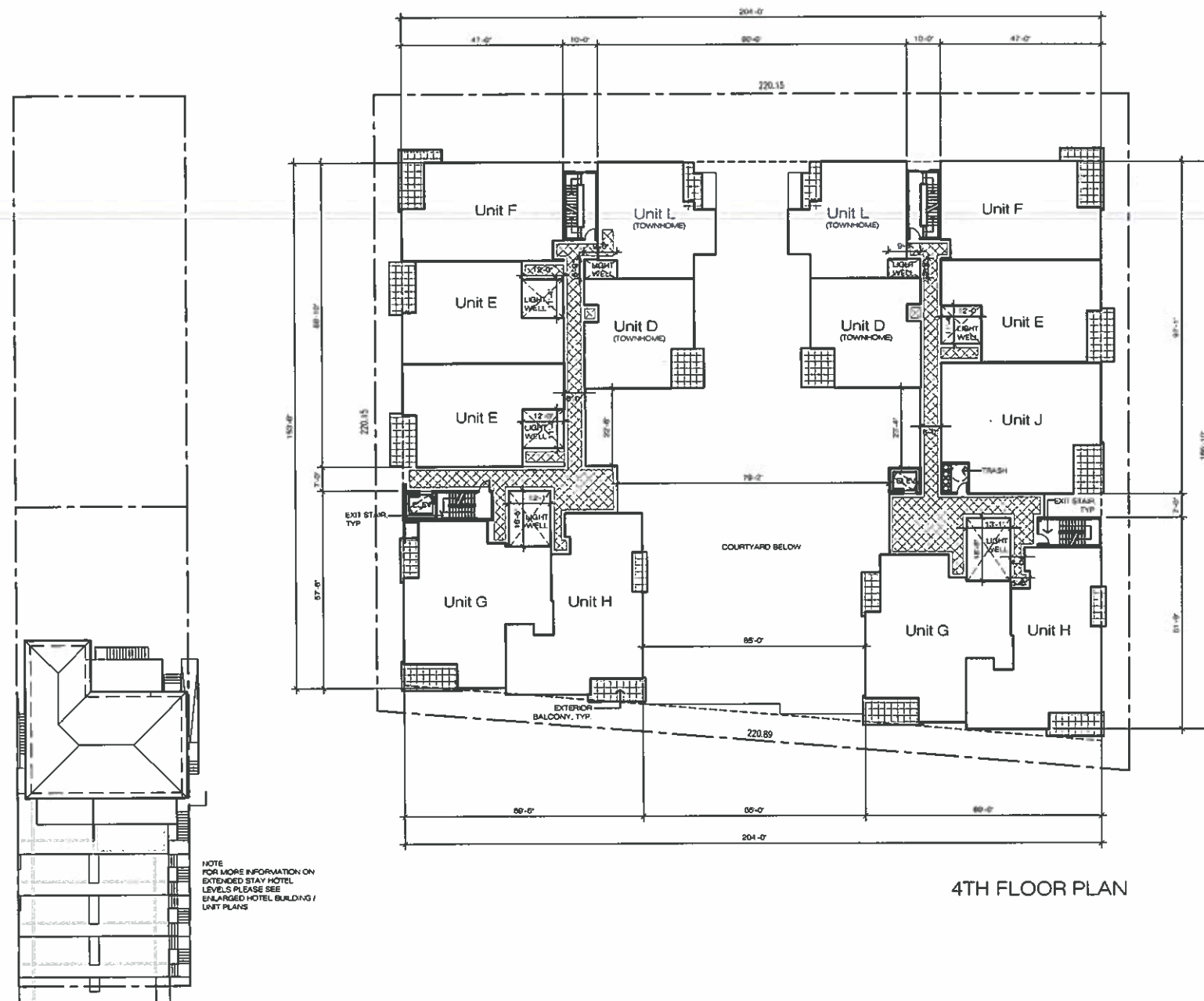
1628-1724 OCEAN BLVD.
LONG BEACH, CALIFORNIA



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BUILDING PLAN



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LONG BEACH, CALIFORNIA



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NORTH ELEVATION - OCEAN BLVD.



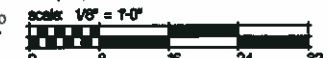
SOUTH ELEVATION - BLUFF PLACE

**RESIDENTIAL BLDG.
ELEVATIONS**
1628-1724 OCEAN BLVD.
LONG BEACH, CALIFORNIA



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WEST ELEVATION - 11TH PLACE



EAST ELEVATION

RESIDENTIAL BLDG.
ELEVATIONS
1628-1724 OCEAN BLVD.
LONG BEACH, CALIFORNIA



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NORTH ELEVATION



EAST ELEVATION

EXTENDED STAY HOTEL ELEVATIONS

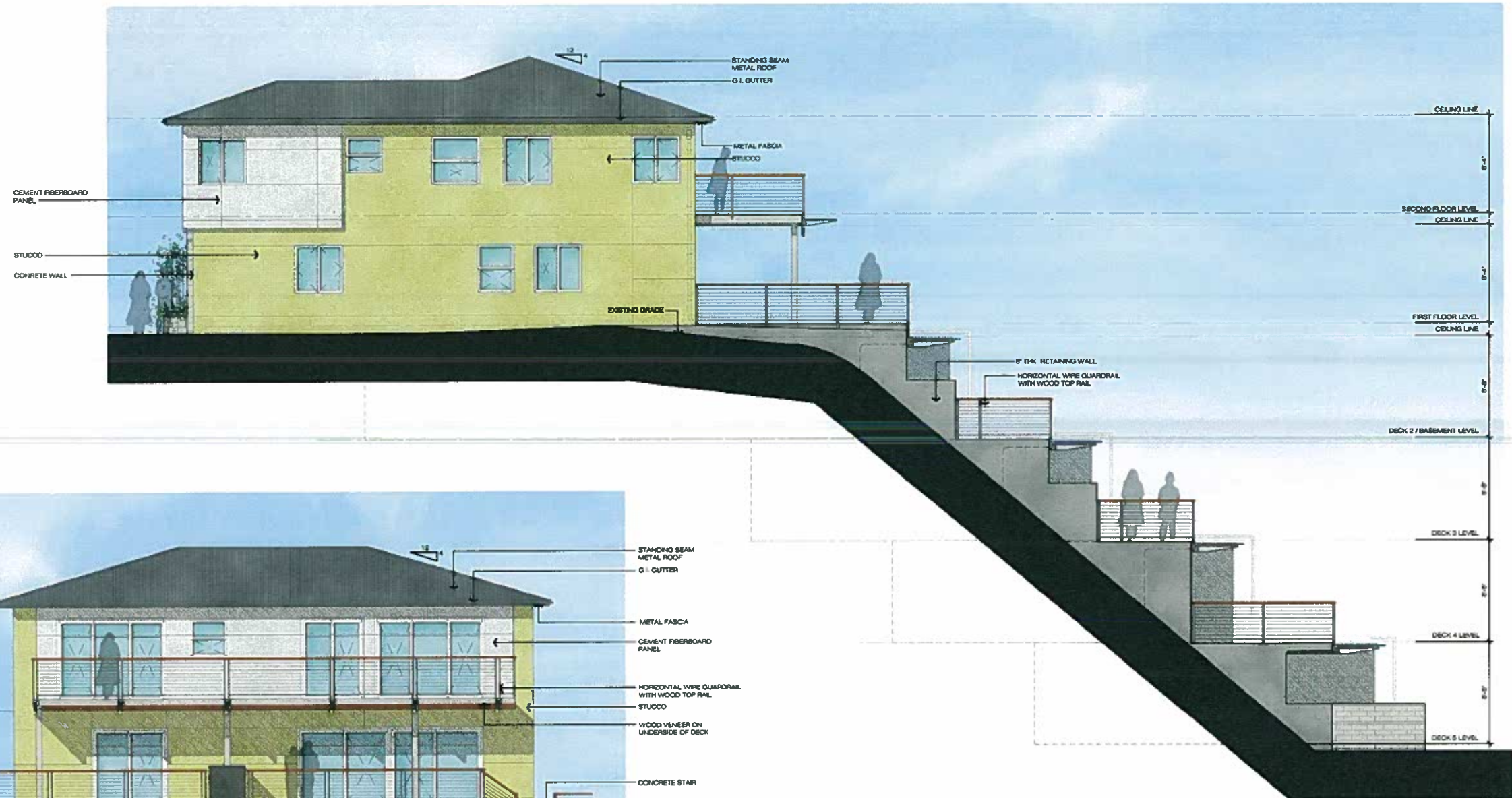
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LONG BEACH, CALIFORNIA



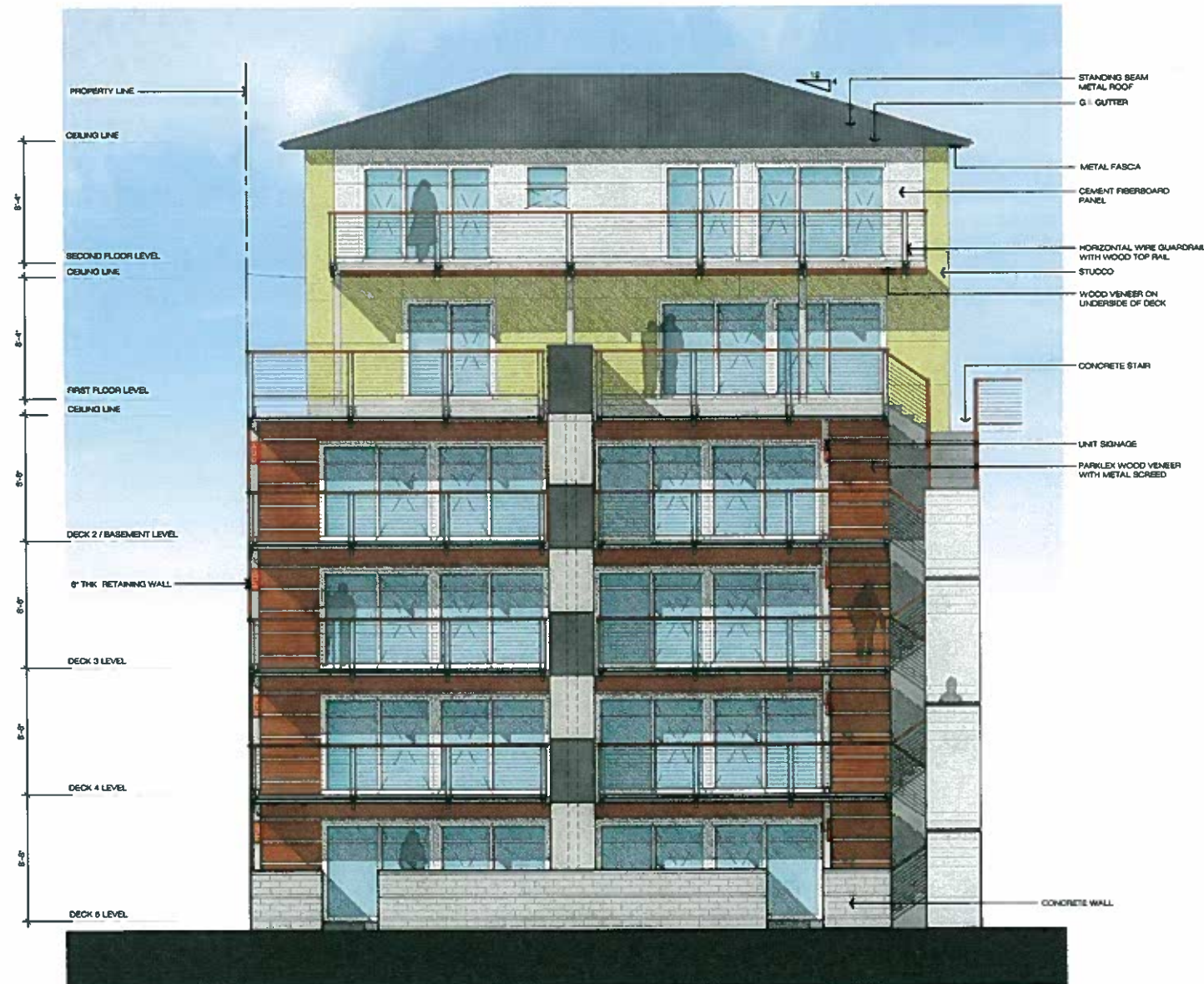
Withee Malcolm Architects, LLP
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WEST ELEVATION



SOUTH ELEVATION

EXTENDED STAY HOTEL ELEVATIONS

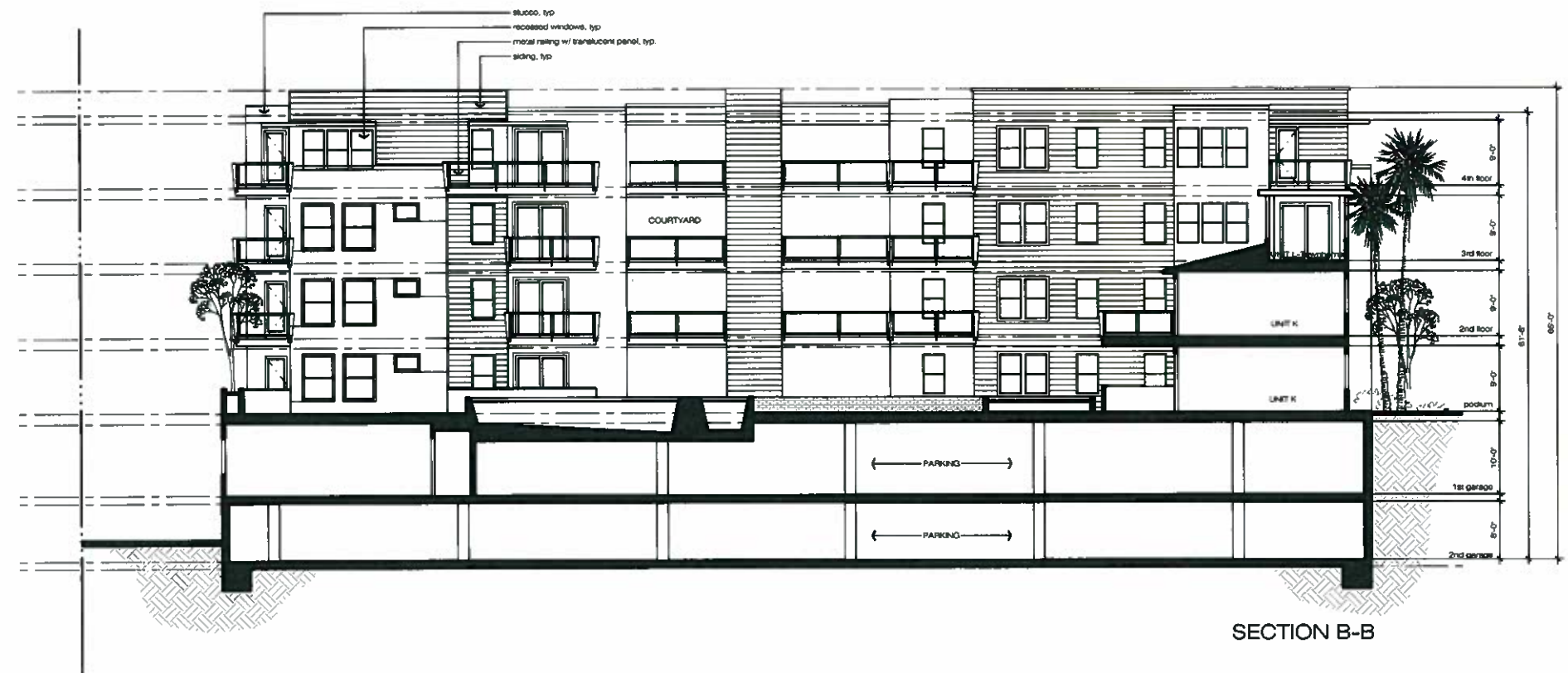
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LONG BEACH, CALIFORNIA



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BUILDING SECTIONS

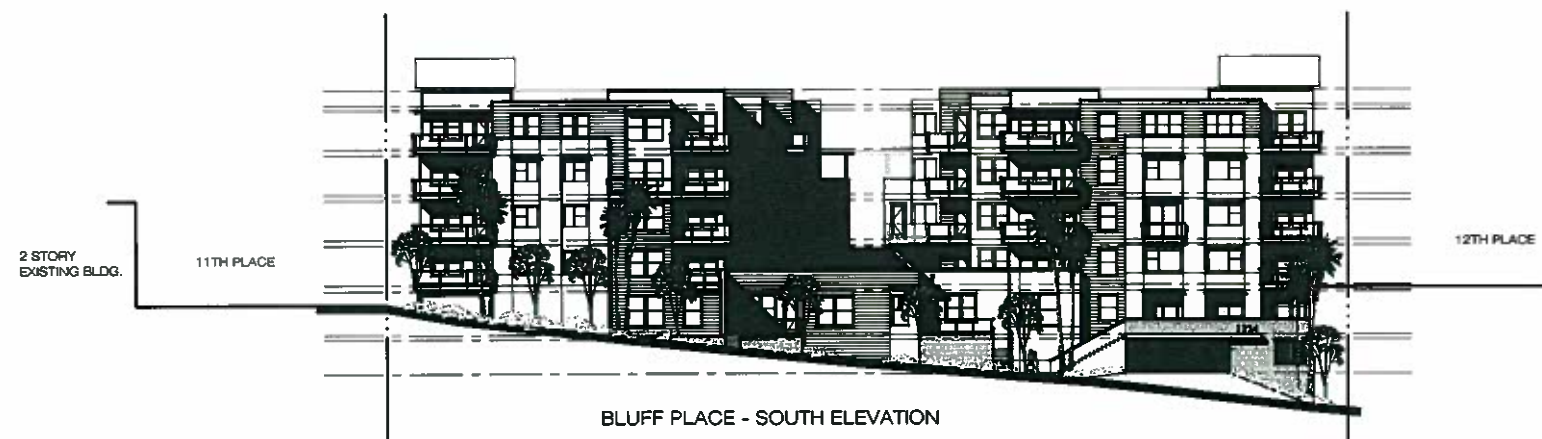
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LONG BEACH, CALIFORNIA



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BUILDING ELEVATIONS SITE ADJACENCY STUDY

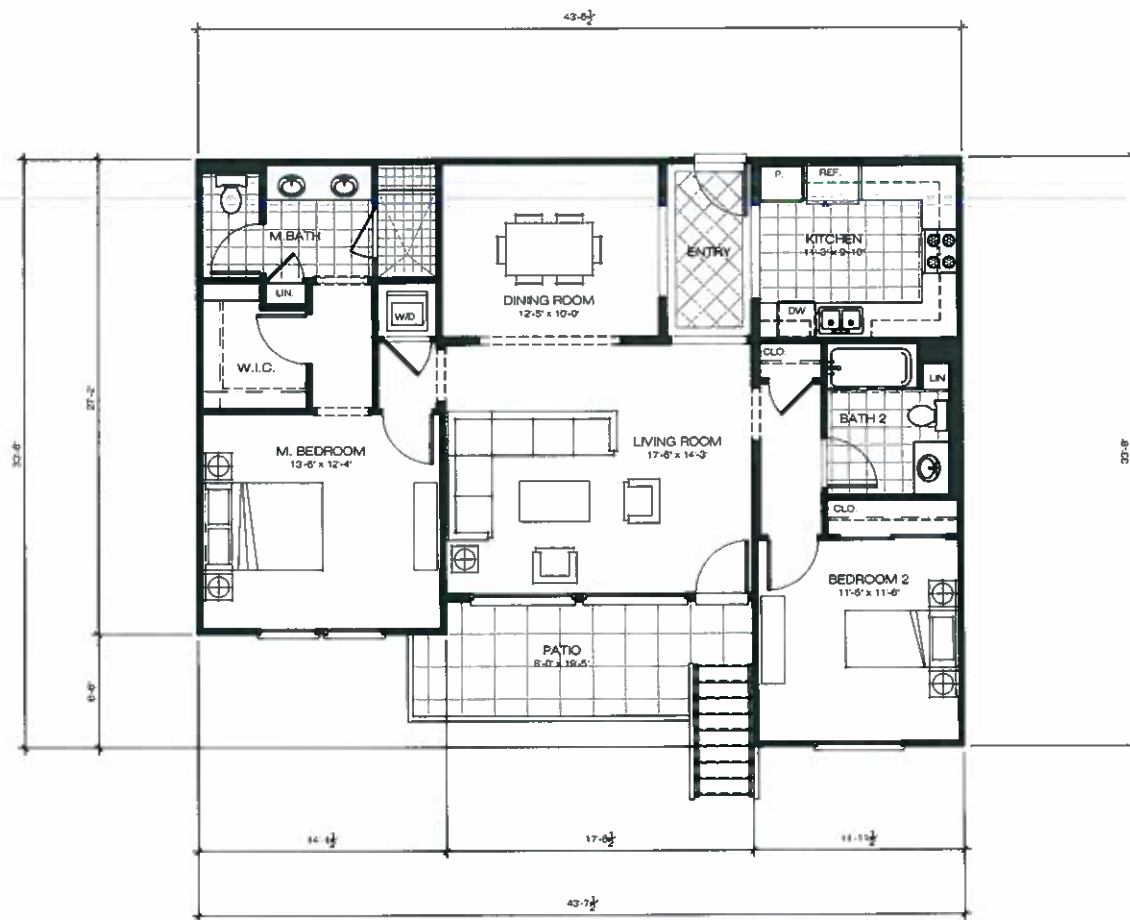
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LONG BEACH, CALIFORNIA



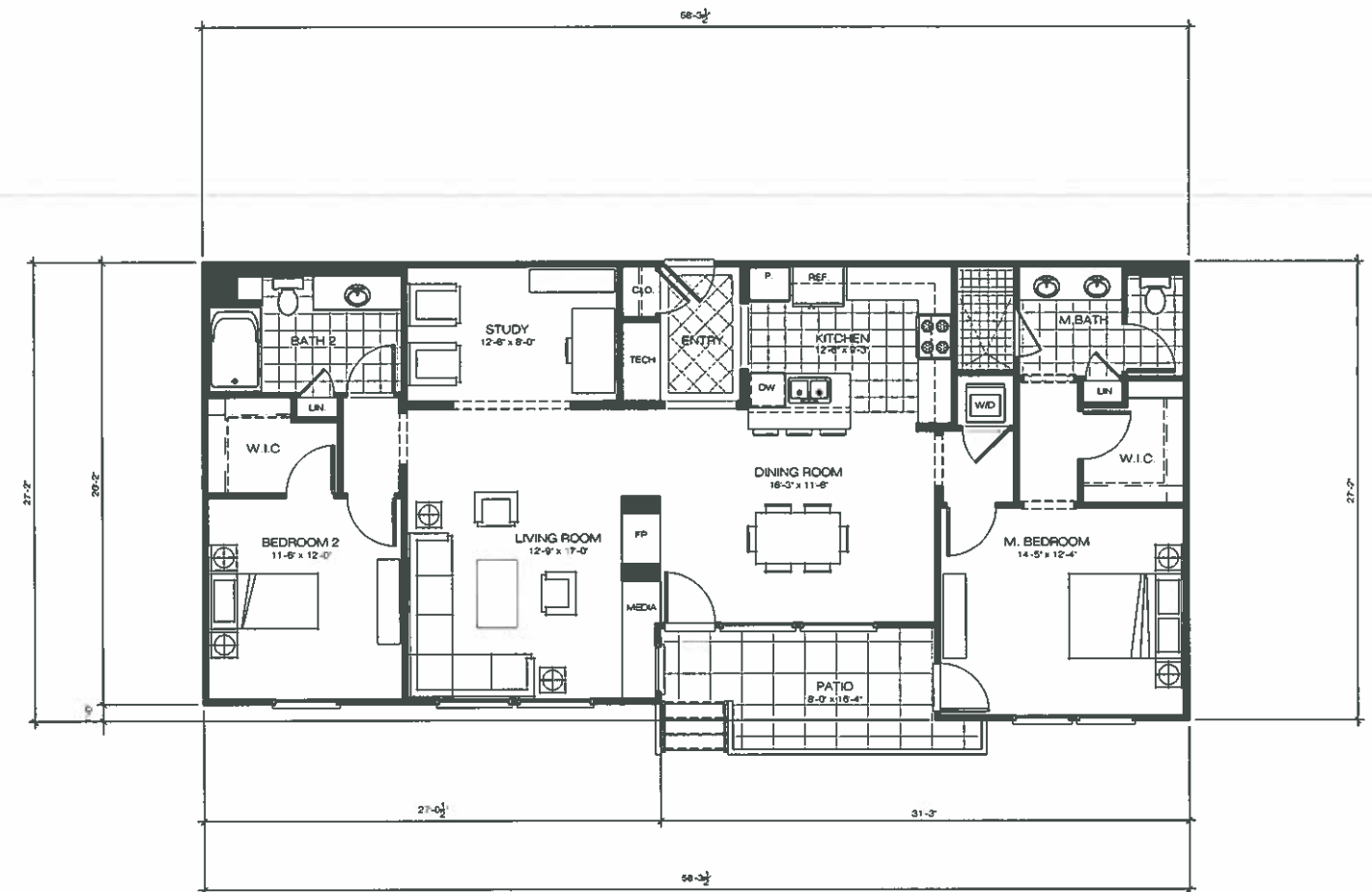
Withee Malcolm Architects, LLP
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UNIT B
1,230 S.F.
2 BED - 2 BATH



UNIT A
1,457 S.F.
2 BED - 2 BATH + STUDY

NOTE:

1. ALL EXTERIOR DOORS TO HAVE ADEQUATE SECURITY HARDWARE, E.G. DEADBOLT LOCKS.
2. THE LOCKS SHALL BE SO CONSTRUCTED THAT BOTH THE DEADBOLT AND DEADLOCKING LATCH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE DOOR KNOB/LEVER/TURNDISC.
3. WIDE-ANGLE PEEPHOLES OR OTHER VIEWING DEVICE SHOULD BE DESIGNED INTO ALL DWELLING-UNIT FRONT DOORS AND ALL SOLID DOORS WHERE EXTERIOR VISIBILITY IS COMPROMISED.
4. LOUVERED WINDOWS SHALL NOT BE USED.
5. ALL UNITS SHALL BE INDIVIDUALLY EQUIPPED WITH AN AUDIBLE BURGLAR ALARM SYSTEM WITH WINDOW AND DOOR CONTACTS FOR ADDED RESIDENTIAL SECURITY.
6. PORCH LIGHTS ON PHOTOCELLS SHOULD BE INSTALLED FOR EVERY RESIDENTIAL DOOR, INCLUDING PATIO SLIDERS AND ANY REAR ENTRANCES.

UNIT PLAN A & B

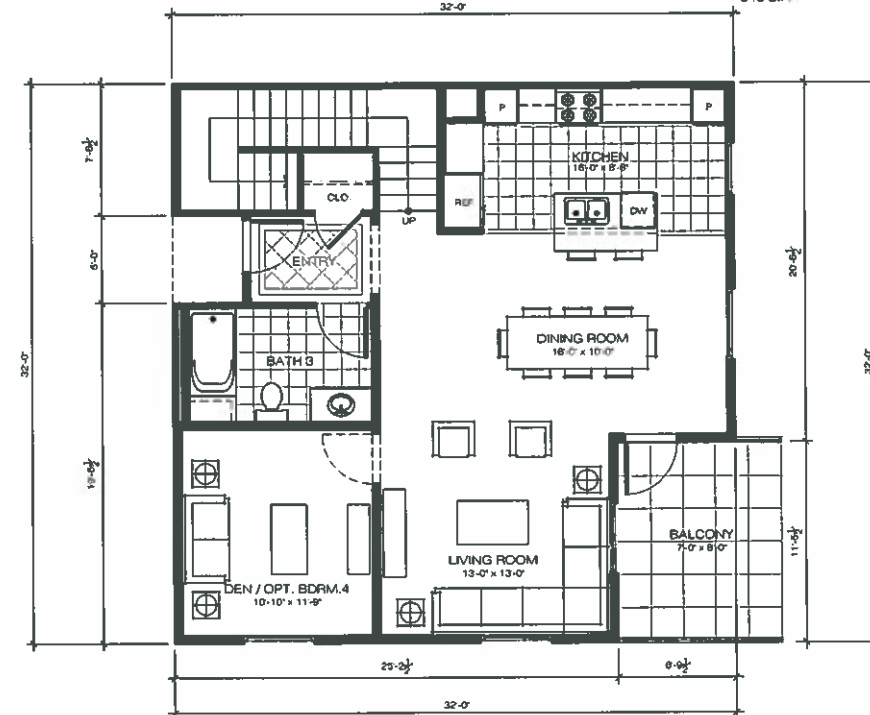
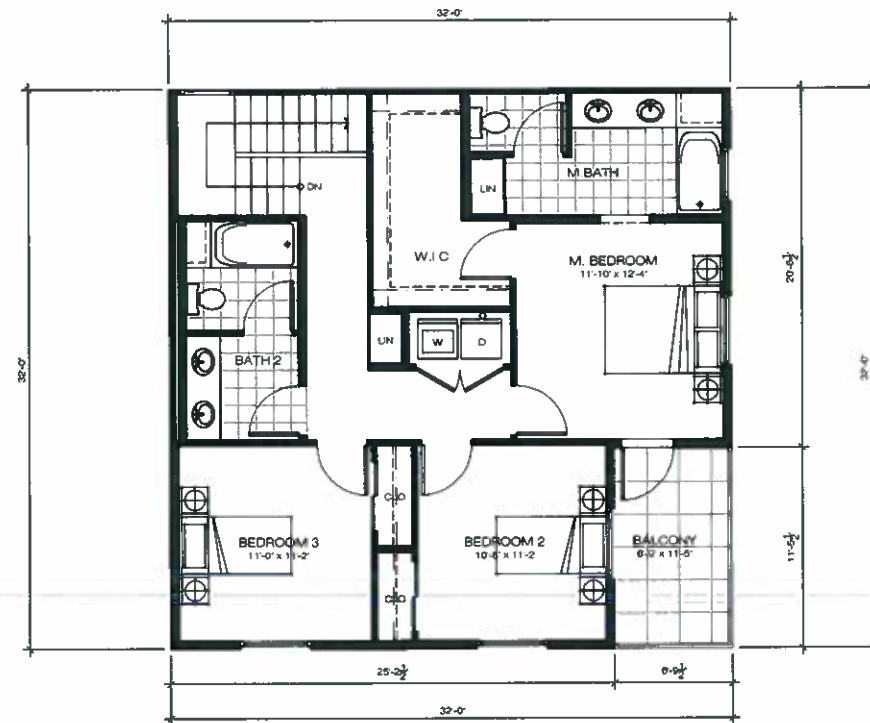
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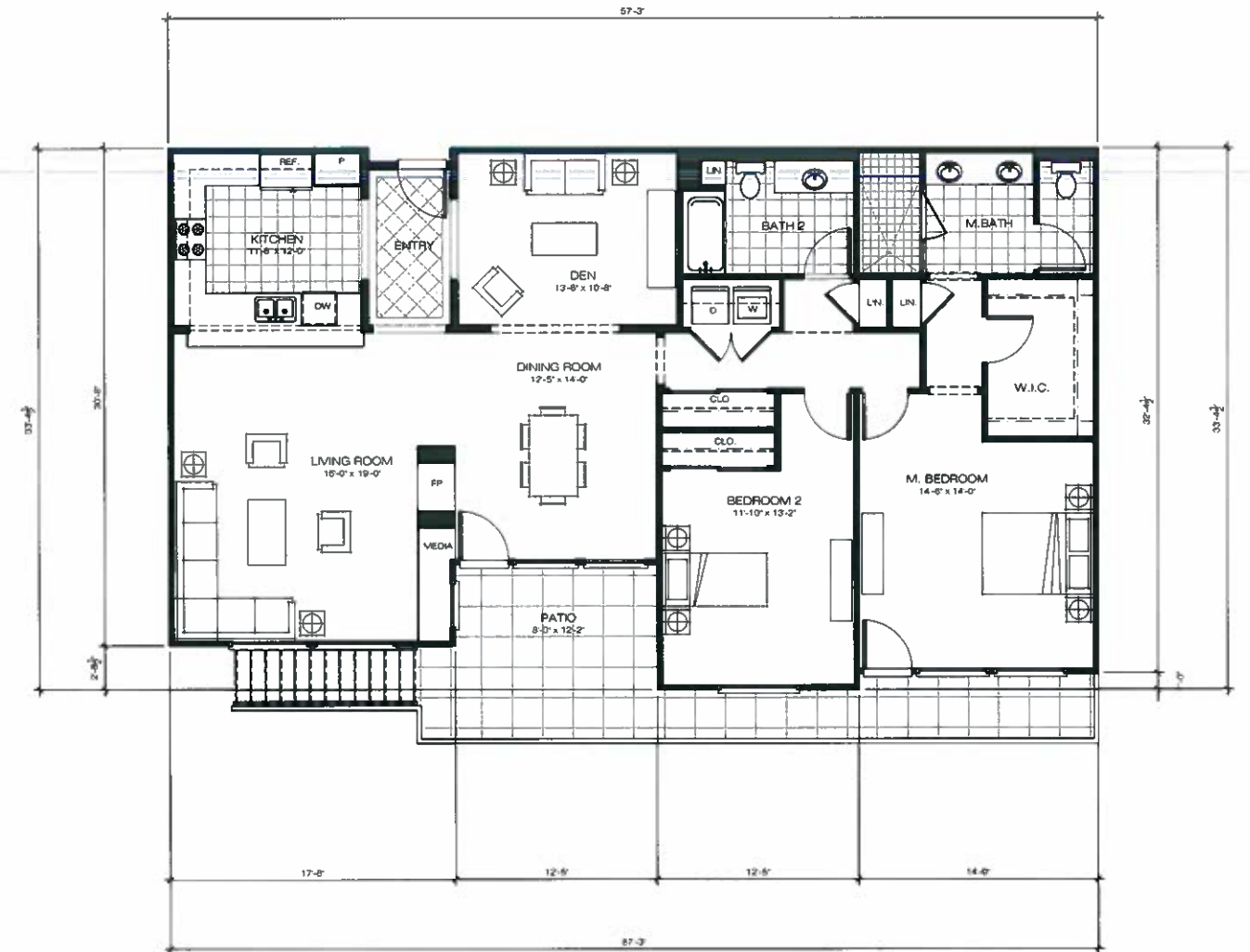
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UNIT D
TOTAL 1,872 S.F.
3 BED - 3 BATH + DEN
1ST FLOOR
926 S.F.

NOTE

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UNIT C
1,748 S.F.
2 BED - 2 BATH + DEN

UNIT PLAN C & D

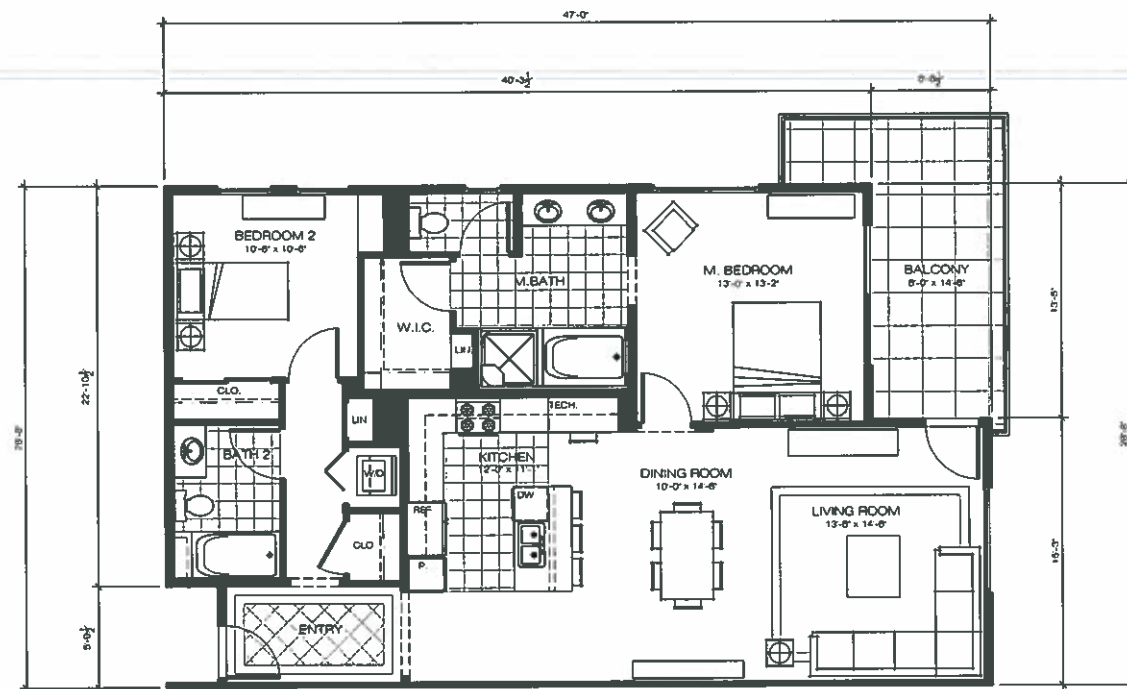
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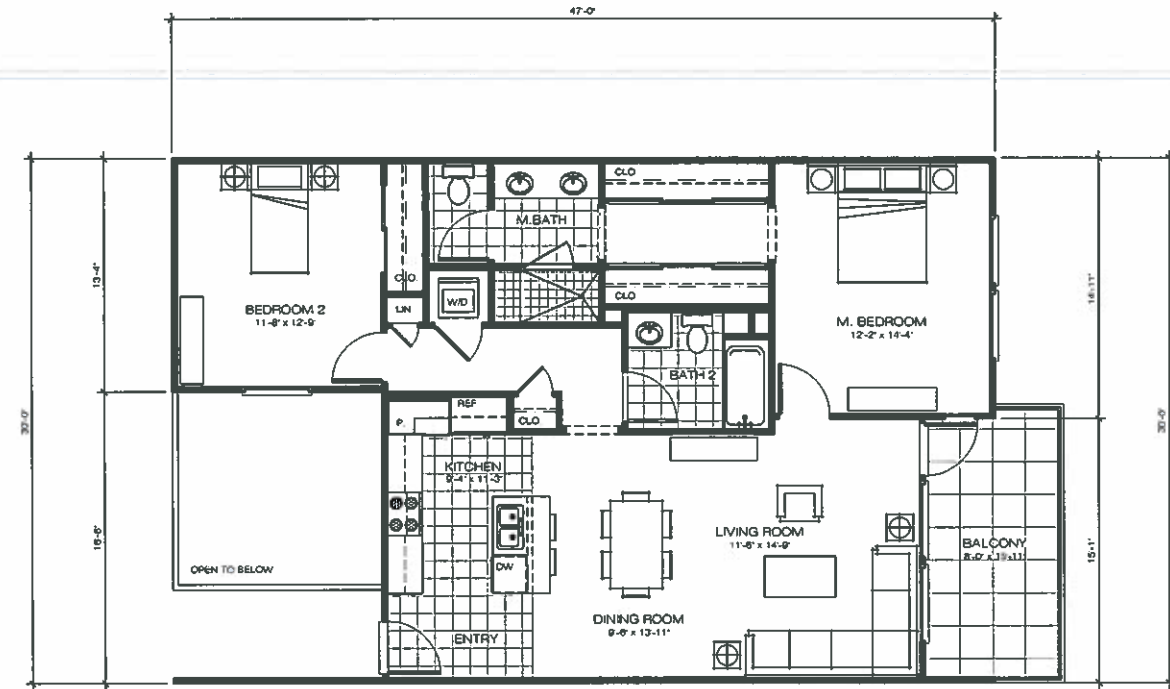
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DATE: 03.25.09

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UNIT F
1,241 S.F.
2 BED - 2 BATH



UNIT E
1,149 S.F.
2 BED - 2 BATH

NOTE

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UNIT PLANS E & F

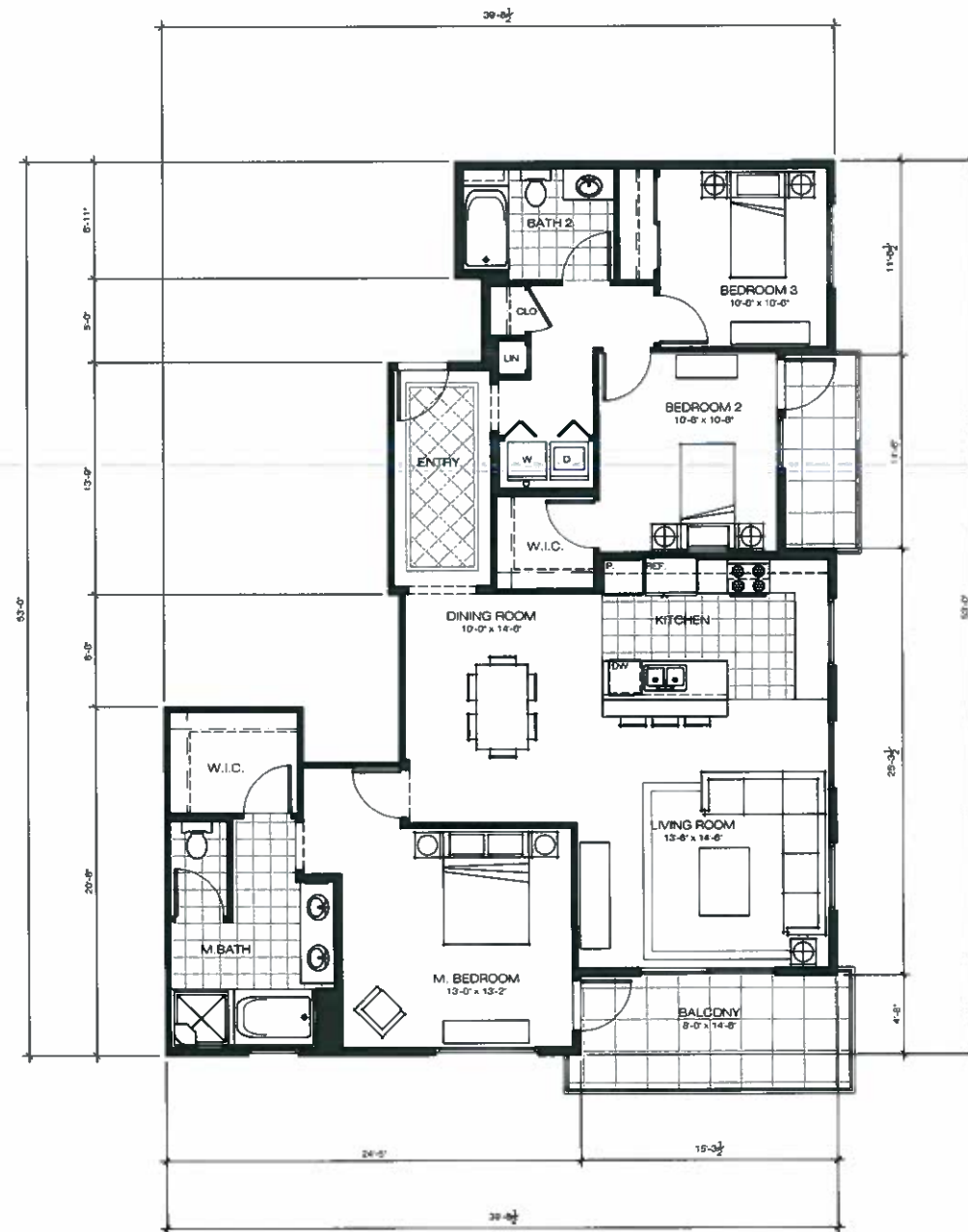
1628-1724 OCEAN BLVD.
LONG BEACH, CALIFORNIA



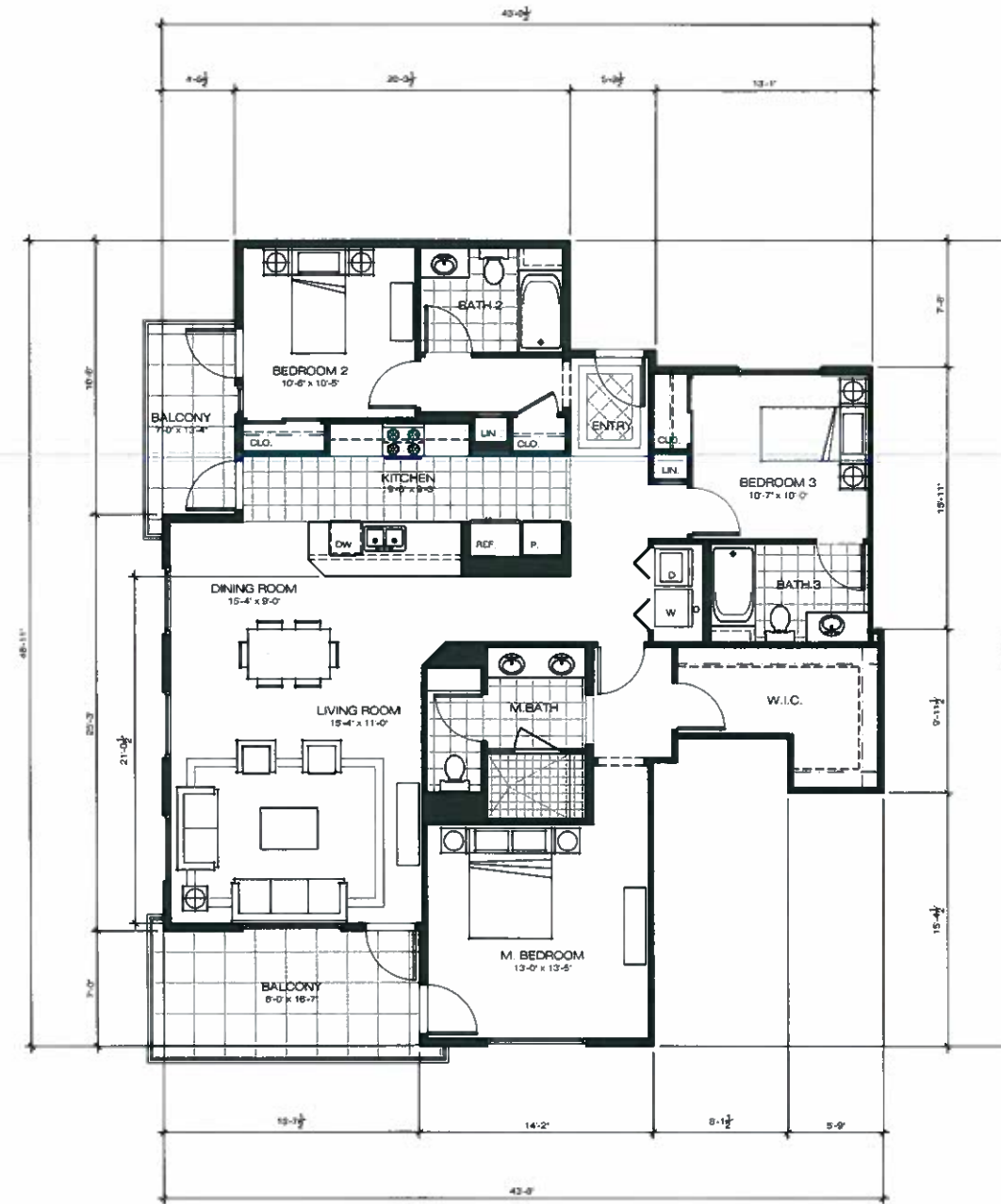
Withee Malcolm Architects, LLP
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JOB NO. A5040.300
SCALE: 1/4" = 1'-0"
DATE: 03.25.09





UNIT H
1,492 S.F.
3 BED - 2 BATH



UNIT G
1,564 S.F.
3 BED - 3 BATH

NOTE:

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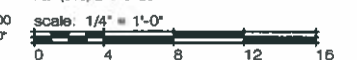
UNIT PLANS G & H

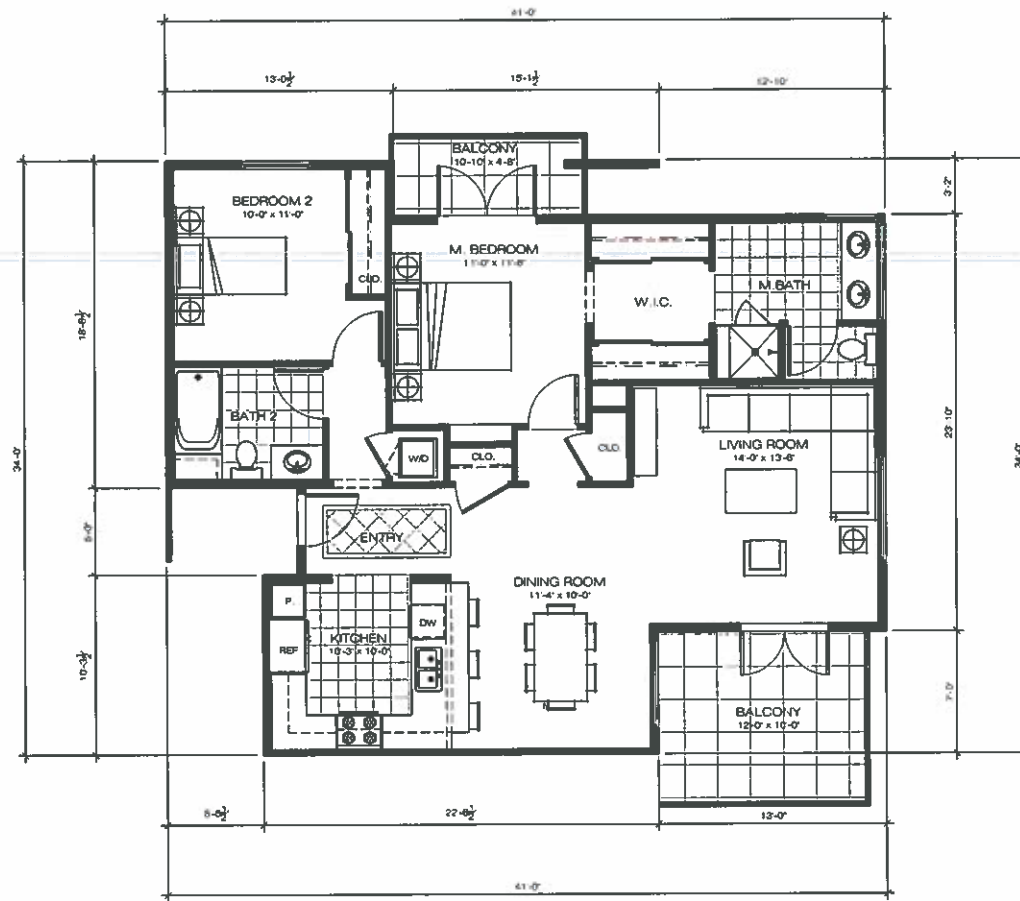
1628-1724 OCEAN BLVD.
LONG BEACH, CALIFORNIA



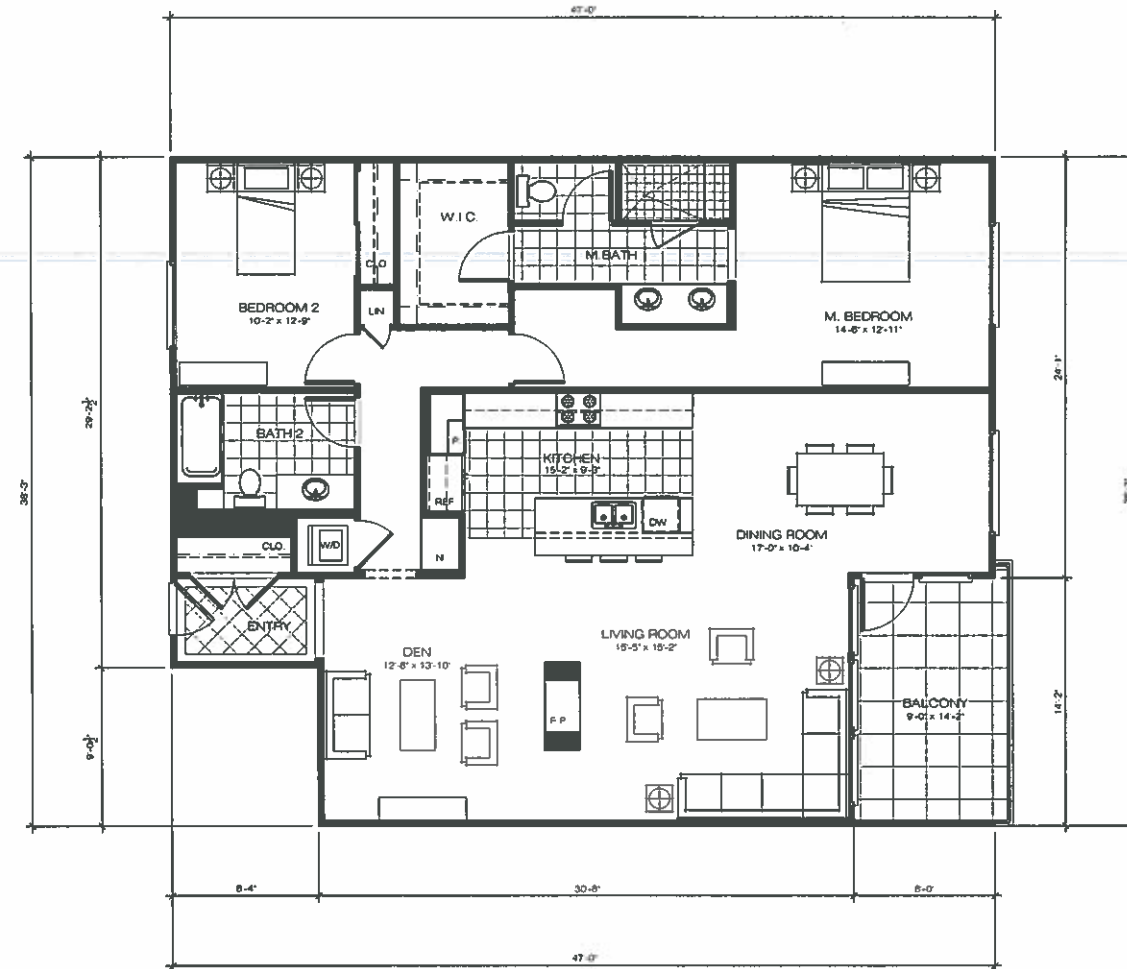
Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0426

JOB NO. A5040.300
SCALE: 1/4" = 1'-0"
DATE: 03.25.09





UNIT K
1,135 S.F.
2 BED - 2 BATH



UNIT J
1,609 S.F.
2 BED - 2 BATH + DEN

UNIT PLANS J & K

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LONG BEACH, CALIFORNIA

NOTE.

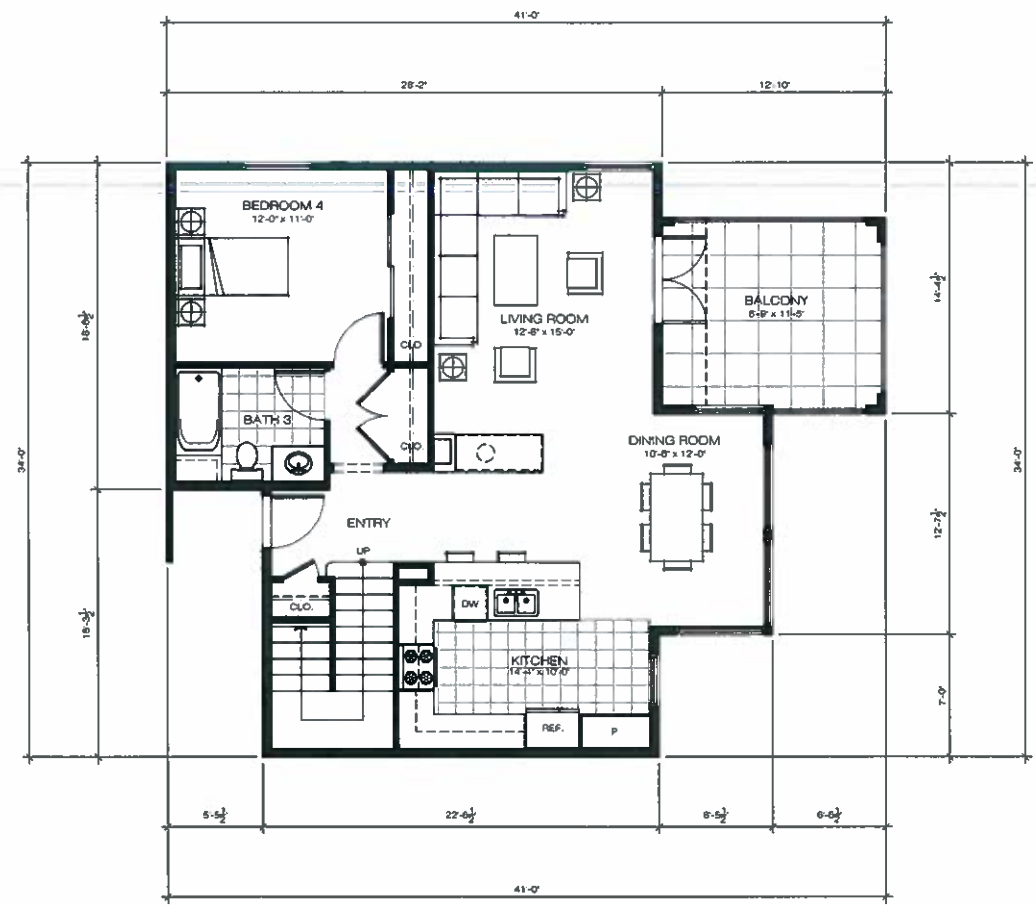
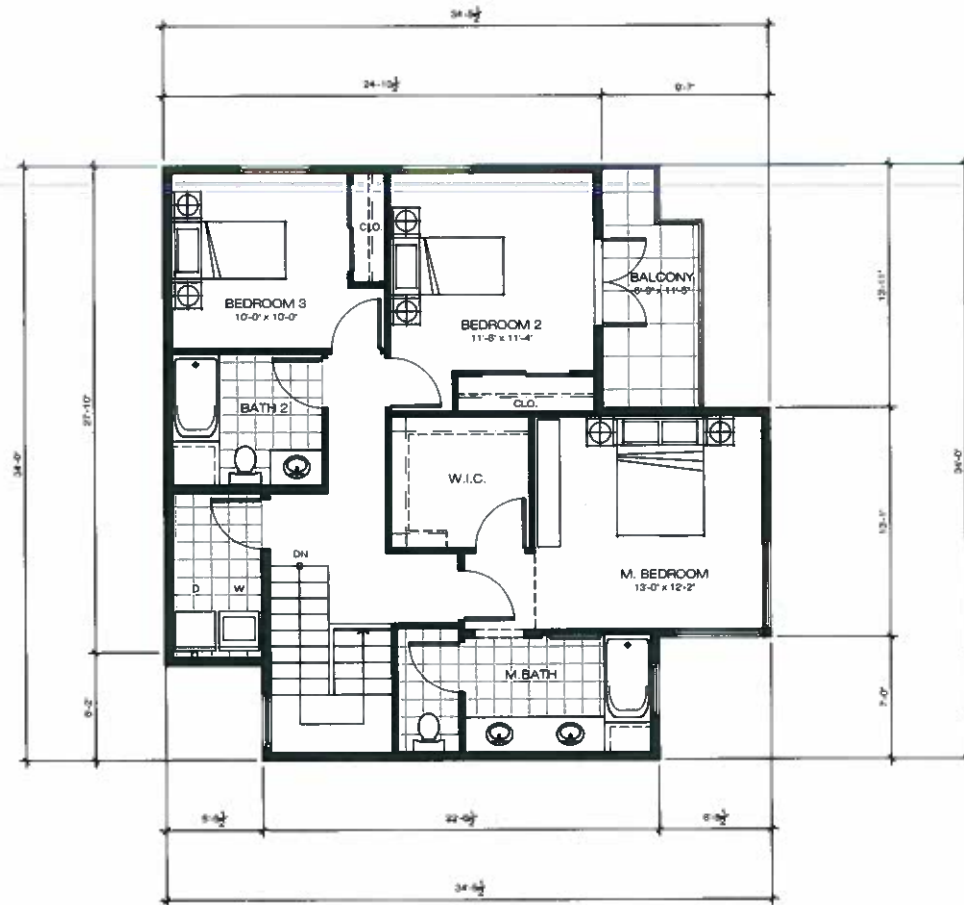
1. ALL EXTERIOR DOORS TO HAVE ADEQUATE SECURITY HARDWARE, E.G. DEADBOLT LOCKS.
2. THE LOCKS SHALL BE SO CONSTRUCTED THAT BOTH THE DEADBOLT AND DEADLOCKING LATCH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE DOOR KNOBLE/LEVER/TURNPIECE.
3. WIDE-ANGLE PEEPHOLES OR OTHER VIEWING DEVICE SHOULD BE DESIGNED INTO ALL DWELLING-UNIT FRONT DOORS AND ALL SOLID DOORS WHERE EXTERIOR VISIBILITY IS COMPROMISED.
4. LOUVERED WINDOWS SHALL NOT BE USED.
5. ALL UNITS SHALL BE INDIVIDUALLY EQUIPPED WITH AN AUDIBLE BURGLAR ALARM SYSTEM WITH WINDOW AND DOOR CONTACTS FOR ADDED RESIDENTIAL SECURITY.
6. PORCH LIGHTS ON PHOTOCELLS SHOULD BE INSTALLED FOR EVERY RESIDENTIAL DOOR, INCLUDING PATIO SLIDERS AND ANY REAR ENTRANCES.



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scale: 1/4" = 1'-0"
0 4 8 12 16



NOTE:

1. ALL EXTERIOR DOORS TO HAVE ADEQUATE SECURITY HARDWARE, E.G. DEADBOLT LOCKS.
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UNIT PLAN L

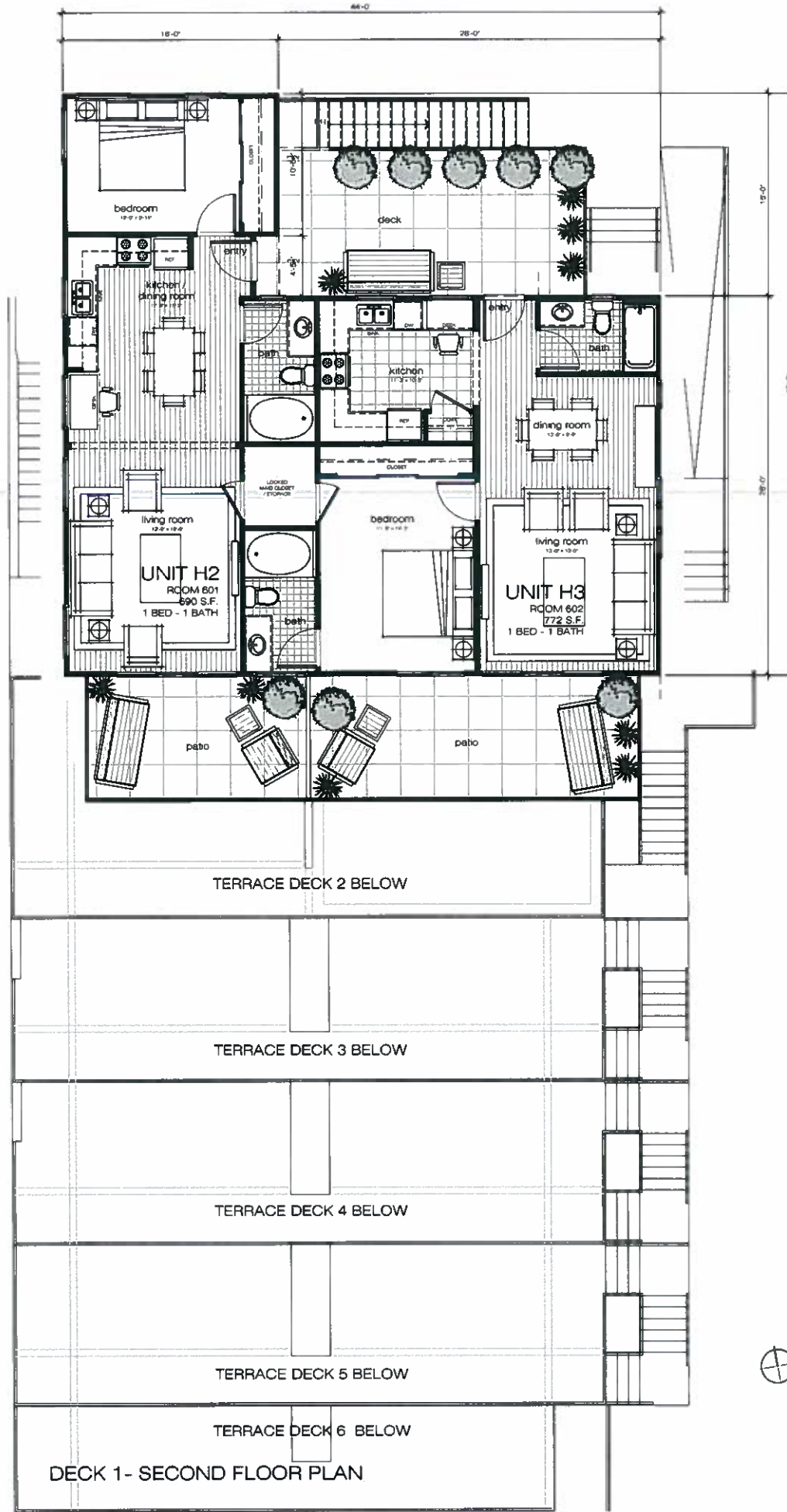
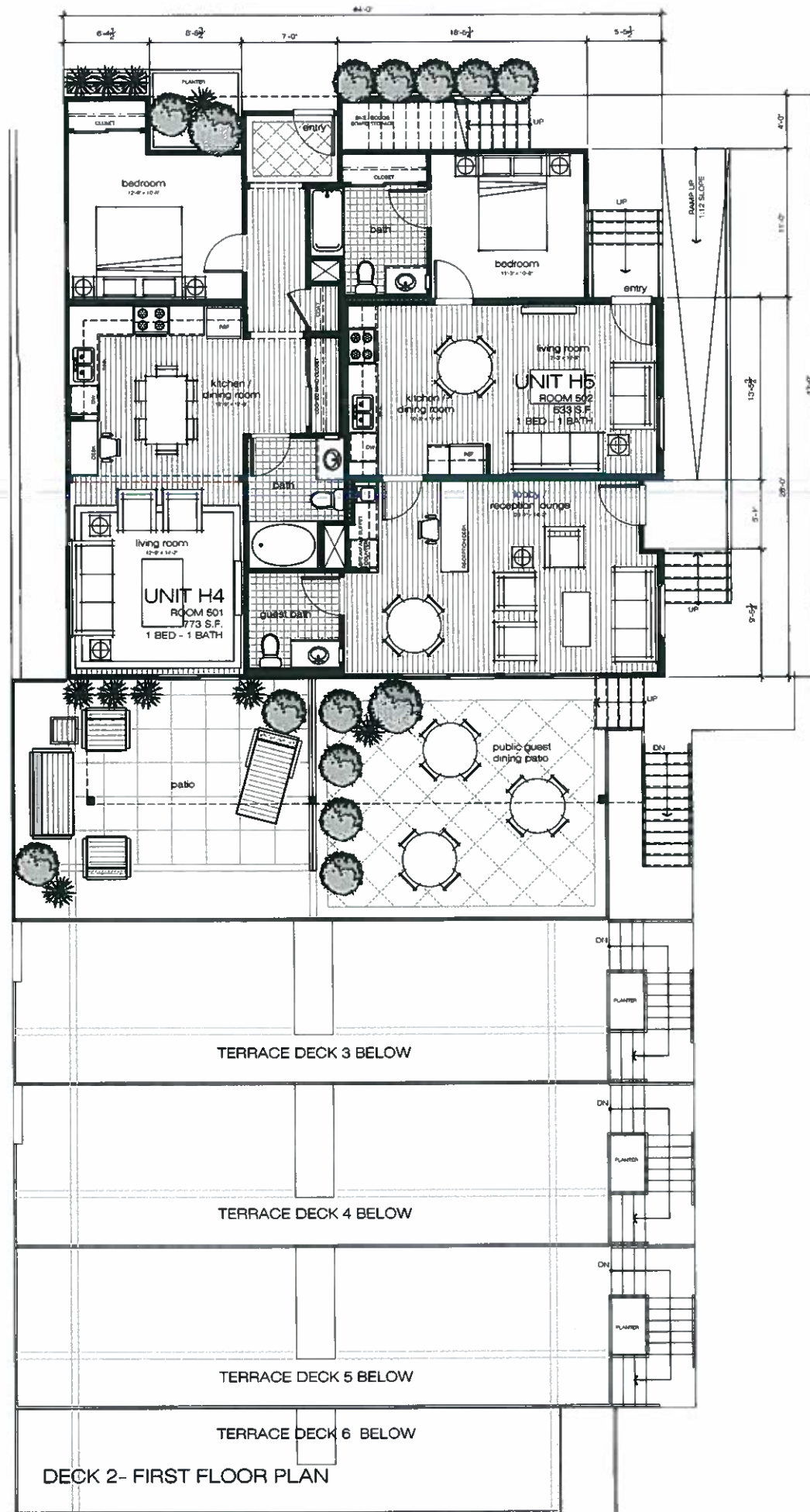
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EXTENDED STAY HOTEL ENLARGED BUILDING / UNIT PLANS

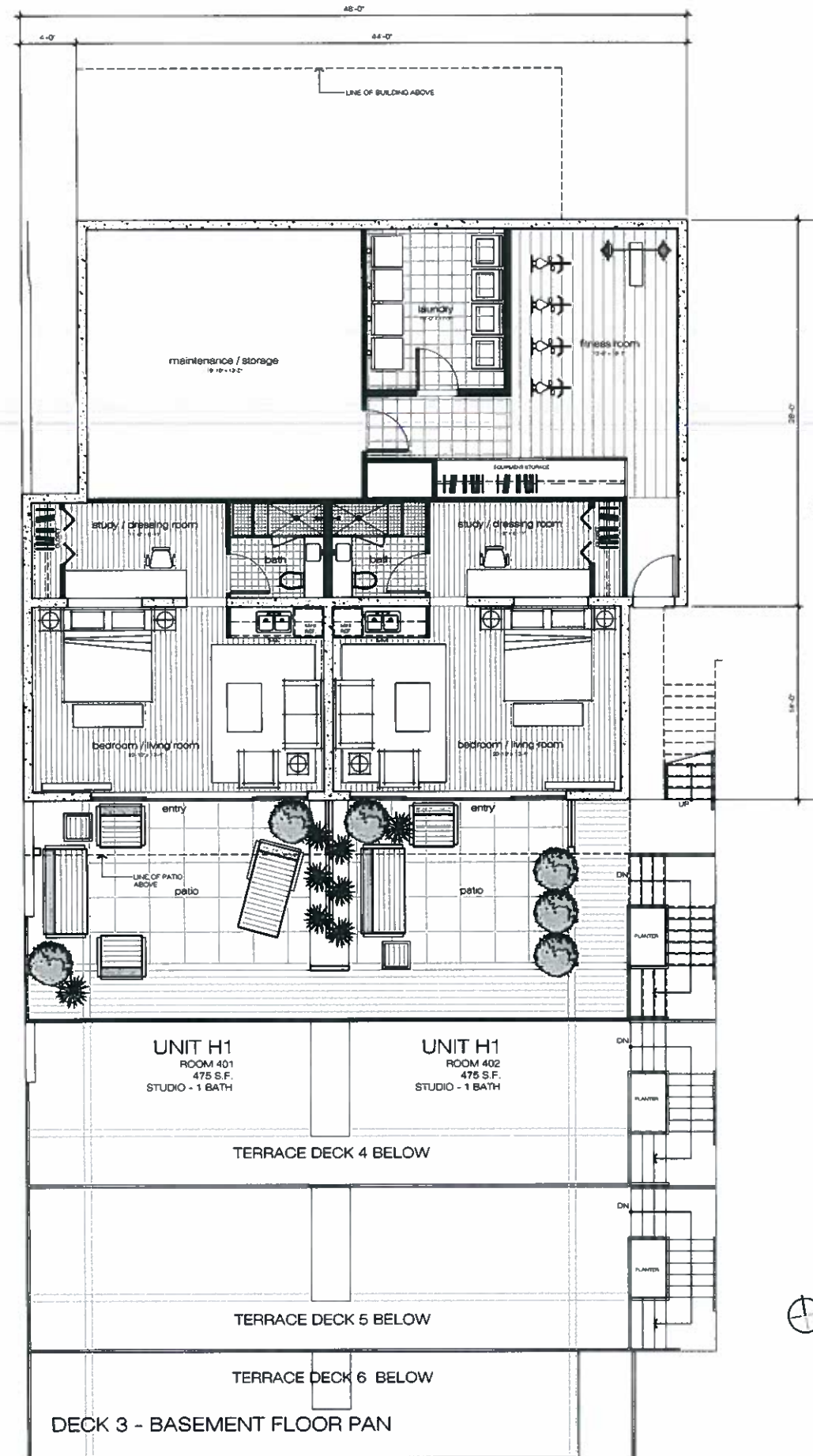
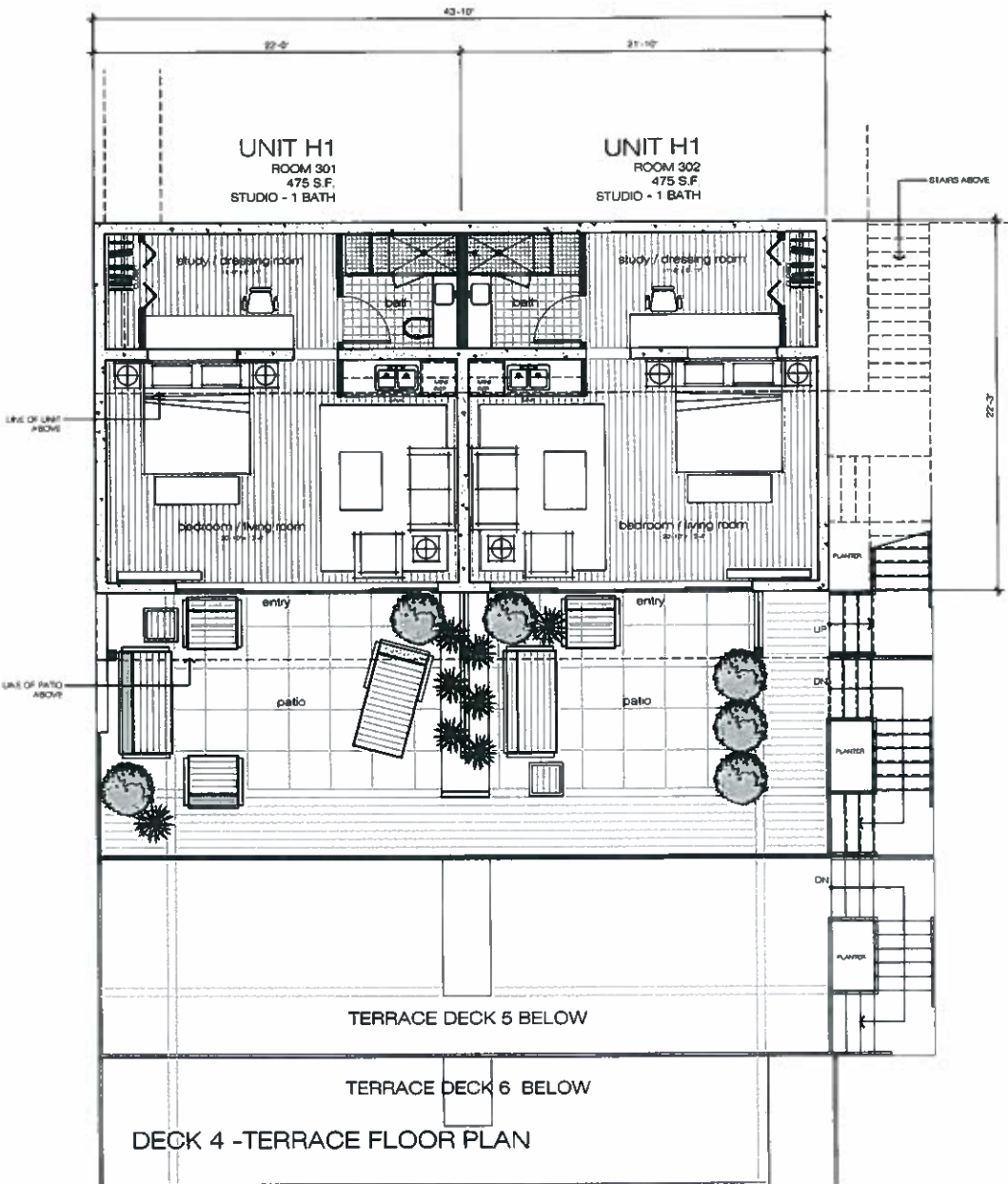
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JOB NO. A5040.300
SCALE
DATE: 03.25.09

scale: 1/4" = 1'-0"
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EXTENDED STAY HOTEL ENLARGED BUILDING / UNIT PLANS

1628-1724 OCEAN BLVD.
LONG BEACH, CALIFORNIA

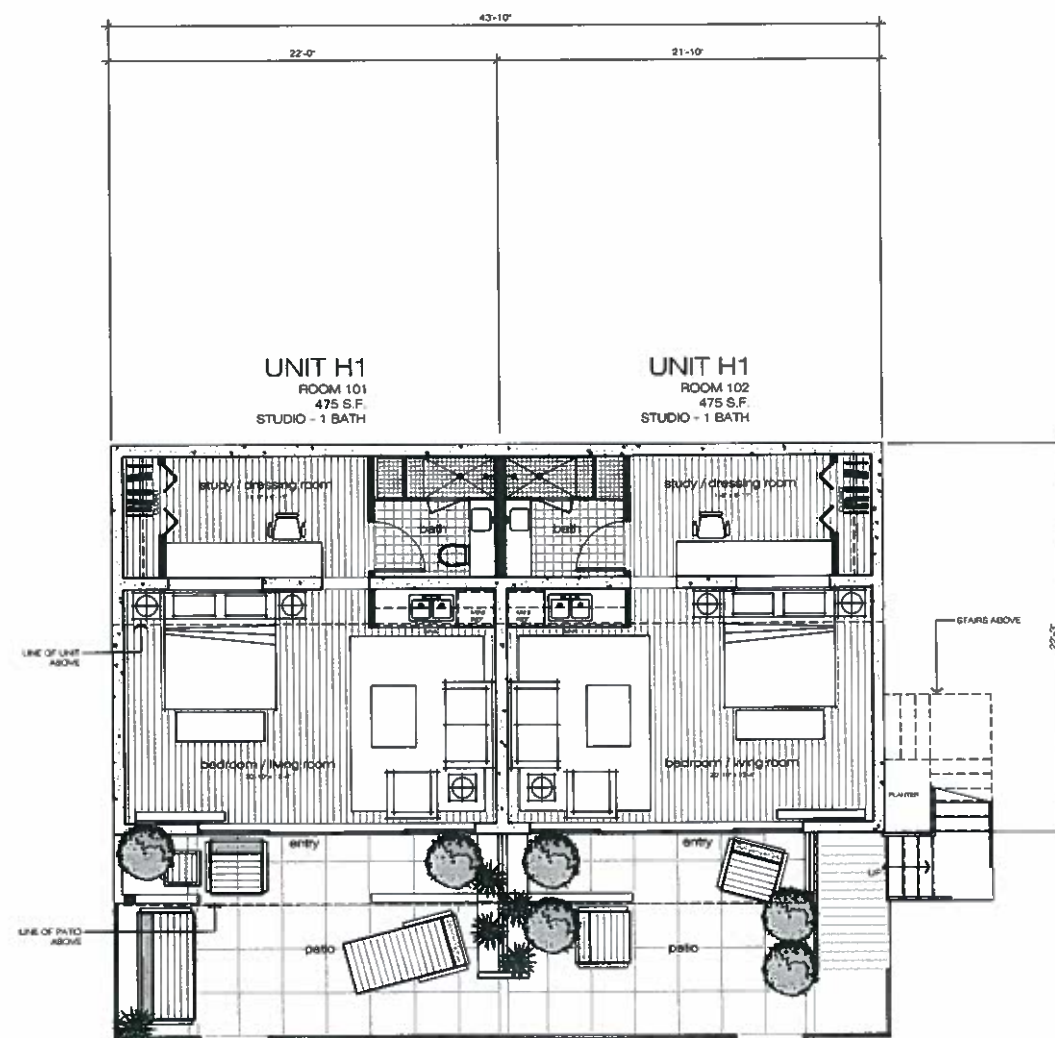


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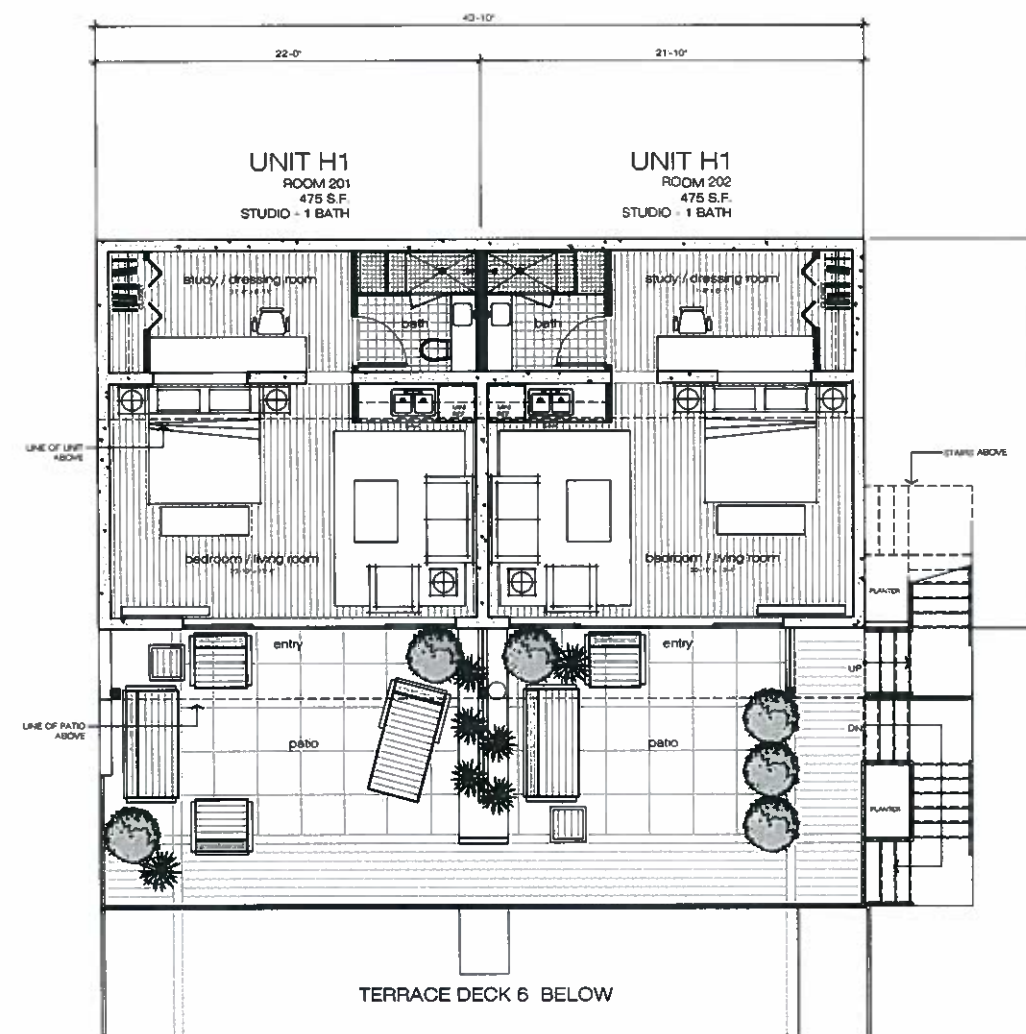
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SCALE
DATE 03.25.09

scale: 1/4" = 1'-0"
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DECK 6 - TERRACE FLOOR PLAN



DECK 5 - TERRACE FLOOR PLAN



EXTENDED STAY HOTEL
ENLARGED BUILDING /
UNIT PLANS

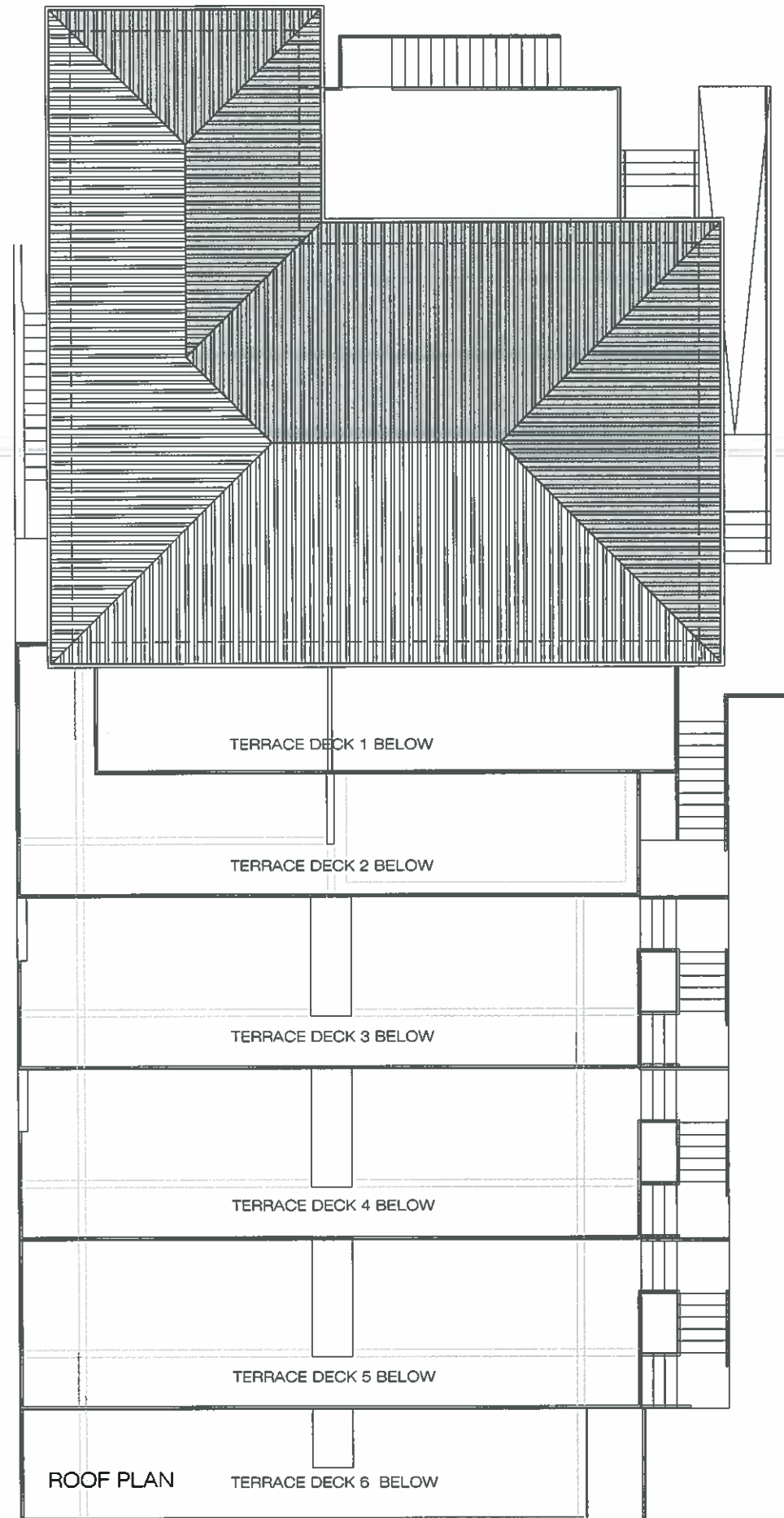
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JOB NO. A5040.300
SCALE
DATE: 03.25.09

scale: 1/4" = 1'-0"
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EXTENDED STAY HOTEL ENLARGED BUILDING / UNIT PLANS



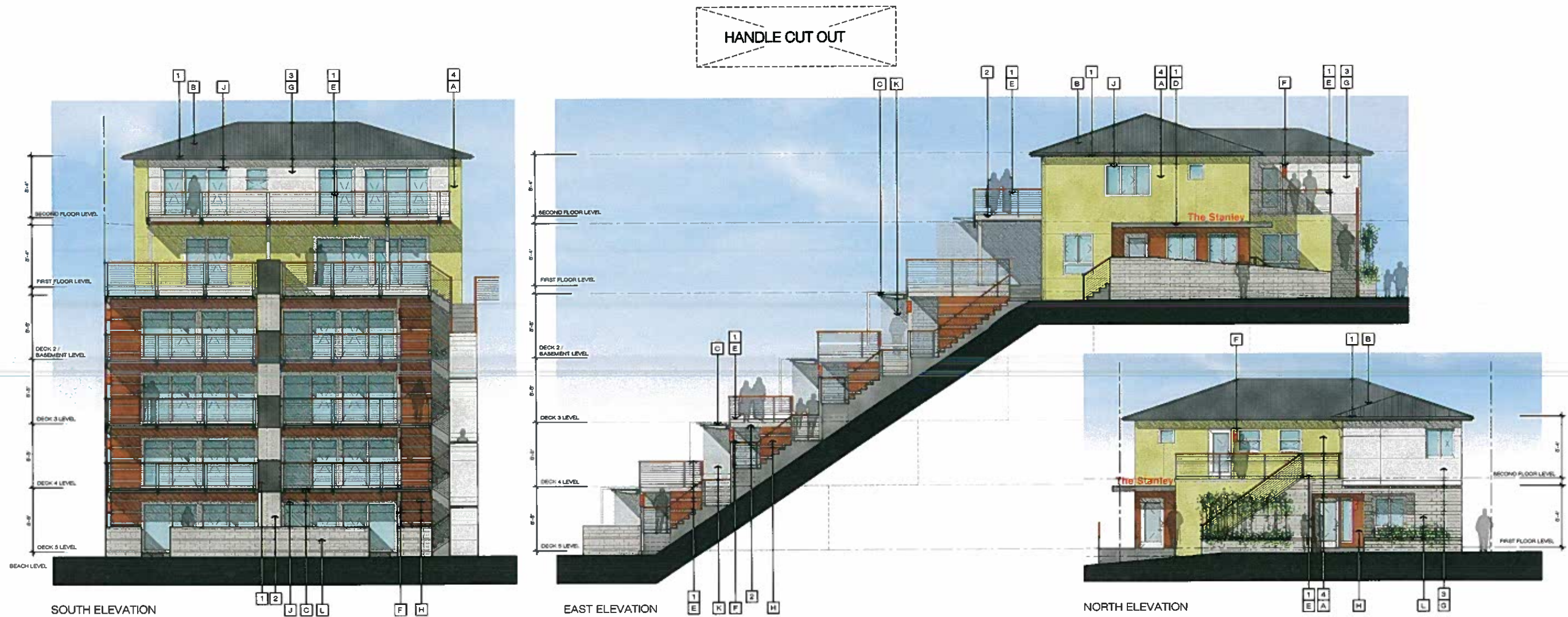
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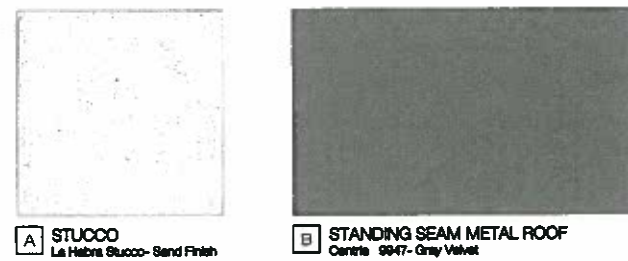
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scale: 1/4" = 1'-0"
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EXTERIOR PAINT SAMPLES

Paint to match Sherwin Williams Paints



COLOR + MATERIAL BOARD

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LONG BEACH, CALIFORNIA



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JOB NO. A5040 300
SCALE:
DATE: 03.25.09

scale: 3/16" = 1'-0"
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