

LEGADO DEL MAR

138 CULVER BOULEVARD, PLAYA DEL REY, CA 90293

LEGADO COMPANIES

270 N. CANON DRIVE

BEVERLY HILLS, CA 90210



VICINITY MAP



F.A.R. CALCULATIONS (PER 12.03)

FLOOR LEVEL	GROUND	SECOND	THIRD	FOURTH	TOTAL S.F.
RETAIL	9,012	-	-	-	9,012
RESTAURANT	5,000	-	-	-	5,000
COMMON AREAS	367	4,459	2,399	2,399	9,637
APARTMENTS	-	18,730	21,394	21,394	61,518
TOTAL	14,379	23,220	23,784	23,784	85,167

NOTES:
- CALCULATED AREAS EXCLUDE EXTERIOR WALLS, SHUTS, STAIRS, BALCONIES, MECHANICAL/ELECTRICAL ROOMS, GARAGE PARKING.

- COMMON AREAS INCLUDE ELEVATOR LOBBIES, MAIL ROOM, CLUB / FITNESS ROOMS AND CORRIDORS.

ALLOWABLE AREAS:
F.A.R. = 1.5 + 33% BONUS DENSITY = 1.5 + 0.525 = 2.025

MINIMUM ALLOWABLE FLOOR AREA (F.A.R. x LOT AREA) 2.025 x 38,743 SF = 78,455 SF

TOTAL FLOOR AREA PER ZONING = 78,455 SF

PROVIDED AREAS:
F.A.R. = 1.5 + 46.55% BONUS DENSITY = 1.5 + 0.69825 = 2.19825

MINIMUM ALLOWABLE FLOOR AREA (F.A.R. x LOT AREA) 2.19825 x 38,743 SF = 85,167 SF

TOTAL FLOOR AREA = 85,167 SF

PROJECT DATA

- A. PROJECT DESCRIPTION**
- 4 STORY MIXED USE RESIDENTIAL/COMMERCIAL PROJECT
 - 72 UNITS, 3 STORY TYPE V, FULLY SPRINKLERED RESIDENTIAL BUILDING OVER A 3 LEVEL TYPE I CONCRETE PARKING GARAGE, (INCLUDING TWO SUBTERRANEAN LEVELS)
 - 64 MARKET RATE UNITS + 8 V. L. - INCOME
 - COMMERCIAL SPACE (MAX. ALLOWABLE PER ZONING ORDINANCE)
 - 9,012 S.F. GENERAL RETAIL SPACE
 - 5,000 S.F. RESTAURANT
 - PROJECT IS DESIGNED FOR 500 B1818 BONUS DENSITY INCENTIVES PER LA CITY BONUS DENSITY ORDINANCE.
- B. LEGAL DESCRIPTION**
- PARCEL 1 (APH 4116-007-0733)
LOT FRI, A PORTION OF LOT 1, TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 2 (APH 4116-007-075)
LOT FR OF BLOCK C, A PORTION OF PLAYA DEL REY TRACT, AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 7-130 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 4
A PORTION OF LOT 1, TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 5 (APH 4116-007-068) (APH 4116-007-072)
LOT 2, TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 7
PARCEL 7 TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 8 (APH 4116-007-069)
LOTS 4, 5 & 6 TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 9 (APH 4116-007-068)
LOT 3 TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 10
PARCEL 10 TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 13 (APH 4116-007-070)
LOT 7 AND 8 (PORTION OF LOT 8) TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
- PARCEL 15
PARCEL 15 TRACT NO. 8301 AS RECORDED BY THE LOS ANGELES COUNTY RECORDER ON M.B. 114-79 OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

C. PLANNING AND ZONING INFORMATION

EXISTING ZONING: (O) C4-1VL

GENERAL PLAN LAND USE: GENERAL COMMERCIAL

FRONT YARD: NONE

SIDE YARD: NONE/RH RESIDENTIAL

REAR YARD: NONE/RH RESIDENTIAL

LOADING SPACE: NOT REQUIRED

PLAN FOOTNOTE-SITE REQ: SEE PLAN FOOTNOTES

ADDITIONAL PLAN FOOTNOTES: WESTCHESTER

SPECIFIC PLAN AREA: COASTAL BLUFFS DEL REY LAGOON (Proposed Specific Plan)

500 FT PARK ZONE: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

ACTIVE: DOCKWALKER STATE BEACH

ACTIVE: DEL REY LAGOON PARK

200' HEIGHT LIMIT ABOVE ELEVATION 126

COASTAL ZONE: CALVO EXCLUSION AREA

COASTAL ZONE COMMISSIONS AUTHORITY

DUAL JURISDICTIONAL COASTAL ZONE

AREA NOT MAPPED

FIRE DISTRICT NO. 2: YES

METHANE HAZARD SITE: METHANE ZONE, LEVEL 2

DISTANCE TO NEAREST FAHAT: 5.77755(01)

D. LAND USE INFORMATION

LOT AREA (GROSS AREA): 48,483 S.F. (1.122 ACRES)

LOT AREA (NET AREA): 38,743 S.F. (0.918 ACRES)

ALLOWABLE DENSITY (104 UNITS/ACRE - PER C4/R4): 93 UNITS MAX. ALLOWED

PROPOSED DENSITY (89 UNITS/ACRE): 72 UNITS PROPOSED

SETBACKS:
- NONE
- NONE COMMERCIAL / 6 RESIDENTIAL
- NONE COMMERCIAL / 15' RESIDENTIAL

BUILDING HEIGHT: + 50'-0" FROM GRADE TO T.O. ROOF SHEATHING (SB 1818), + 5'-0" TO T.O. PARAPET

LOT SURFACE COMPOSITE CALCULATION:
LOT AREA: 38,743 SQ.FT. (100 %)
BUILDING FOOTPRINT (EXCL. BALCONIES): 33,250 SQ.FT. (86 %)
HARDSCAPE: 3,950 SQ.FT. (10 %)
LANDSCAPE: 1,543 SQ.FT. (4 %)

PARKING SUMMARY

1. PARKING REQUIRED:

RESIDENTIAL (SUNSHINE):

STUDIO - ONE BEDROOM UNITS: 57 X 1.0	=	57 SPACES
TWO - BEDROOM UNITS: 15 X 2.0	=	30 SPACES
GUEST PARKING:	=	0 SPACES
TOTAL RESIDENTIAL REQUIRED	=	87 SPACES

COMMERCIAL (RETAIL):

4/1000 SF = 9,012 SF / 250	=	37 SPACES
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COMMERCIAL (RESTAURANT):

10/1000 SF = 5,000 SF / 100	=	50 SPACES
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TOTAL COMMERCIAL REQUIRED = 87 SPACES

OVERALL TOTAL REQUIRED: = 174 SPACES
PROVIDED: = 183 SPACES

2. ACCESSIBLE PARKING CALCULATION:

NUMBER OF RESIDENTIAL SPACES (87 x 2%)	=	2 SPACES
COMMERCIAL PARKING SPACES (78 to 100)	=	4 SPACES
TOTAL SPACES REQUIRED	=	6 SPACES
TOTAL SPACES PROVIDED (INCLUDED IN THE TOTAL SPACES)	=	7 SPACES

3. PARKING PROVIDED:

STALL TYPE	LEVEL B-2	LEVEL B-1	LEVEL 1	TOTAL
STANDARD DIRECT	49	54	10	113
COMPACT DIRECT	17	24	1	42
STANDARD TANDEM	13	-	-	13
COMPACT TANDEM	13	-	-	13
HANDICAP	0	0	7	7
TOTAL	92	78	18	188

RESIDENTIAL = 95 TOTAL SPACES
COMMERCIAL = 93 TOTAL SPACES
PROJECT = 188 TOTAL SPACES PROVIDED

GREEN PARKING

	BICYCLE PARKING - SHORT TERM	BICYCLE PARKING - LONG TERM	LOW-E FUEL EFFICIENT CARPOOL VAN POOL	STALLS W/ 220/240 V. 401 GROUNDED OUTLET
LEVEL P-2	0	0	7	4
LEVEL P-1	0	0	7	2
FIRST FLOOR	10	1	2	4
TOTAL PROVIDED	10	1	16	10

5% OF 183 STALLS = 10 SPACES REQUIRED
STORAGE ROOM PROVIDED 1 SPACE MAX.
8% OF 183 STALLS = 16 SPACES REQUIRED
5% OF 183 STALLS = 10 SPACES REQUIRED

OPEN SPACE CALCULATION

1. REQUIRED OPEN SPACE PER L.A. PLANNING & ZONING CODE (SEC. 12.210)

LESS THAN 3 HABITABLE ROOMS (STUDIO, 1 BR/1B) = 100 SF x 45 UNITS = 4,500 SF
3 HABITABLE ROOMS (1 BR/1B + DEN, 2 BR/2B) = 125 SF x 27 UNITS = 3,375 SF
TOTAL OPEN SPACE REQUIRED = 7,875 SF

2. OPEN SPACE PROVIDED

COMMON:
POOL AREA = 2,942 SF
CLUB - FITNESS = 1,369 SF
4,302 SF

PRIVATE:
PRIVATE OPEN SPACE (72 UNITS X 50 SF.) = 3,600 SF

TOTAL OPEN SPACE PROVIDED = 7,902 SF

COMMON: 4,302 SQ.FT. (54%)
PRIVATE: 3,600 SQ.FT. (46%)

UNIT SUMMARY BY UNIT TYPE

UNIT	TYPE DESCRIPTION	RESIDENTIAL UNIT AREA	NUMBER OF UNITS @ 2ND FLOOR	AREA	NUMBER OF UNITS @ 3RD FLOOR	AREA	NUMBER OF UNITS @ 4TH FLOOR	AREA	TOTAL NUMBER OF UNITS	TOTAL UNIT SQ.FT. PER TYPE	HABITABLE ROOM (PARTIALS)	PARKING STALLS PER UNIT	PARKING REQUIRED
A1	1 BEDRM / 1 BA	792 S.F.	1	792 S.F.	1	792 S.F.	1	792 S.F.	3	2,376 S.F.	3	1.0	3
A2	1 BEDRM / 1 BA	719 S.F.	4	2,876 S.F.	4	2,876 S.F.	4	2,876 S.F.	12	8,628 S.F.	3	1.0	12
A3	1 BEDRM / 1 BA	775 S.F.	2	1,550 S.F.	2	1,550 S.F.	2	1,550 S.F.	6	4,650 S.F.	6	1.0	6
A4	1 BEDRM / 1 BA	719 S.F.	2	1,438 S.F.	2	1,438 S.F.	2	1,438 S.F.	6	4,314 S.F.	6	1.0	6
A5	1 BEDRM / 1 BA	723 S.F.	1	723 S.F.	1	723 S.F.	1	723 S.F.	3	2,169 S.F.	3	1.0	3
A6	1 BEDRM / 1 BA	719 S.F.	3	2,157 S.F.	3	2,157 S.F.	3	2,157 S.F.	9	6,471 S.F.	9	1.0	9
A7	1 BEDRM / 1 BA	872 S.F.	2	1,744 S.F.	2	1,744 S.F.	2	1,744 S.F.	6	5,232 S.F.	6	1.0	6
B1	1 BEDRM / 1 BA	838 S.F.	-	-	3	2,664 S.F.	3	2,664 S.F.	6	5,328 S.F.	6	1.0	6
B2	1 BEDRM / 1 BA	970 S.F.	1	970 S.F.	1	970 S.F.	1	970 S.F.	3	2,910 S.F.	3	1.0	3
C1	2 BEDRM / 2 BA	1,065 S.F.	1	1,065 S.F.	1	1,065 S.F.	1	1,065 S.F.	3	3,195 S.F.	3	2.0	6
C2	2 BEDRM / 2 BA	1,339 S.F.	1	1,339 S.F.	1	1,339 S.F.	1	1,339 S.F.	3	4,077 S.F.	3	2.0	6
C3	2 BEDRM / 2 BA	1,063 S.F.	1	1,063 S.F.	1	1,063 S.F.	1	1,063 S.F.	3	3,189 S.F.	3	2.0	6
D1	STUDIO	653 S.F.	1	653 S.F.	1	653 S.F.	1	653 S.F.	3	1,959 S.F.	3	1.0	3
E1	2 BEDRM / 2 BA	1,135 S.F.	1	1,135 S.F.	1	1,135 S.F.	1	1,135 S.F.	3	3,405 S.F.	3	2.0	6
G1	2 BEDRM / 2 BA	1,205 S.F.	1	1,205 S.F.	1	1,205 S.F.	1	1,205 S.F.	3	3,615 S.F.	3	2.0	6
TOTALS			22	18,730 S.F.	25	21,394 S.F.	25	21,394 S.F.	72	61,518 S.F.			87

CODE SUMMARY

APPLICABLE CODE: 2011 L.A. CITY BUILDING CODE

OCCUPANCY: 1. GROUP R-2, RESIDENTIAL UNITS, ACCESSORY USES
2. GROUP M, RETAIL
3. GROUP S-2 GARAGE, ACCESSORY USES

TYPE OF CONSTRUCTION: TYPE VA, FULLY SPRINKLERED 3-STORY R-2 RESIDENTIAL OVER TYPE VA, FULLY SPRINKLERED S-2 GARAGE WITH GROUP M RETAIL @ GROUND LEVEL

SPRINKLER SYSTEM: AUTOMATIC FULLY SUPERVISED SPRINKLER SYSTEM TO COMPLY WITH NFPA-13 AND SHALL BE APPROVED BY PLUMBING CIV. PRIOR TO INSTALLATION

MAXIMUM HEIGHT: 60' MAX FROM GRADE PLANE TO ROOF SHEATHING PER CBC SEC. 504.2

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER CBC TABLE 601 (IN HOURS):

BUILDING ELEMENT	TYPE IA	TYPE VA
1. STRUCTURAL FRAME	3	1
2. BEARING WALLS-EXTERIOR	3	1
INTERIOR	3	1
3. NON-BEARING WALLS-EXTERIOR	PER CBC TABLE 602	
INTERIOR	0	1
4. FLOOR CONSTRUCTION	2	1
5. ROOF CONSTRUCTION	1-1/2	1

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 602 (IN HOURS):

OCCUPANCY GROUP	CONSTRUCTION TYPE	FIRE SEPARATION DISTANCE = x		
		x < 5'	5' ≤ x < 10'	10' ≤ x < 30'
R-2	VA	1	1	1
M	IA	2	2	1
S-2	IA	1	1	1

SEQUENCE NUMBER	SHEET NUMBER	SHEET DESCRIPTION	DATE / DESCRIPTION
A1.00		COVER SHEET, PROJECT DATA, AREA CALCULATIONS, JNT & PARKING SUMMARY	06/17/13 - PROGRESS SET
A1.1		SURVEY	
A1.1a		TYPICAL TRACT MAP	
A1.1b		PARCEL LAYOUT	
A2.0		SIT PLAN	
A3.00		BASIS PLAN LEVEL 2 PARKING PLAN	
A3.1		BASIS PLAN LEVEL 1 PARKING PLAN	
A3.20		GROUND LEVEL, RETAIL AND PARKING PLAN	
A3.30		2ND FLOOR PLAN	
A3.40		3RD FLOOR PLAN	
A3.50		4TH FLOOR PLAN	
A3.60		ROOF PLAN	
A4.00		BUILDING SECTIONS	
A5.00		MECHANICAL PLAN	
A5.1		BUILDING ELEVATION	
A5.20		BUILDING ELEVATION	
A6.00		TYPICAL JNT P-ANS	
A6.1		TYPICAL JNT P-ANS	
A6.20		TYPICAL JNT P-ANS	
A6.30		TYPICAL JNT P-ANS	
A6.40		TYPICAL JNT P-ANS	
A6.50		TYPICAL JNT P-ANS	
A6.60		TYPICAL JNT P-ANS	
A6.70		TYPICAL JNT P-ANS	
A6.80		TYPICAL JNT P-ANS	
A6.90		TYPICAL JNT P-ANS	

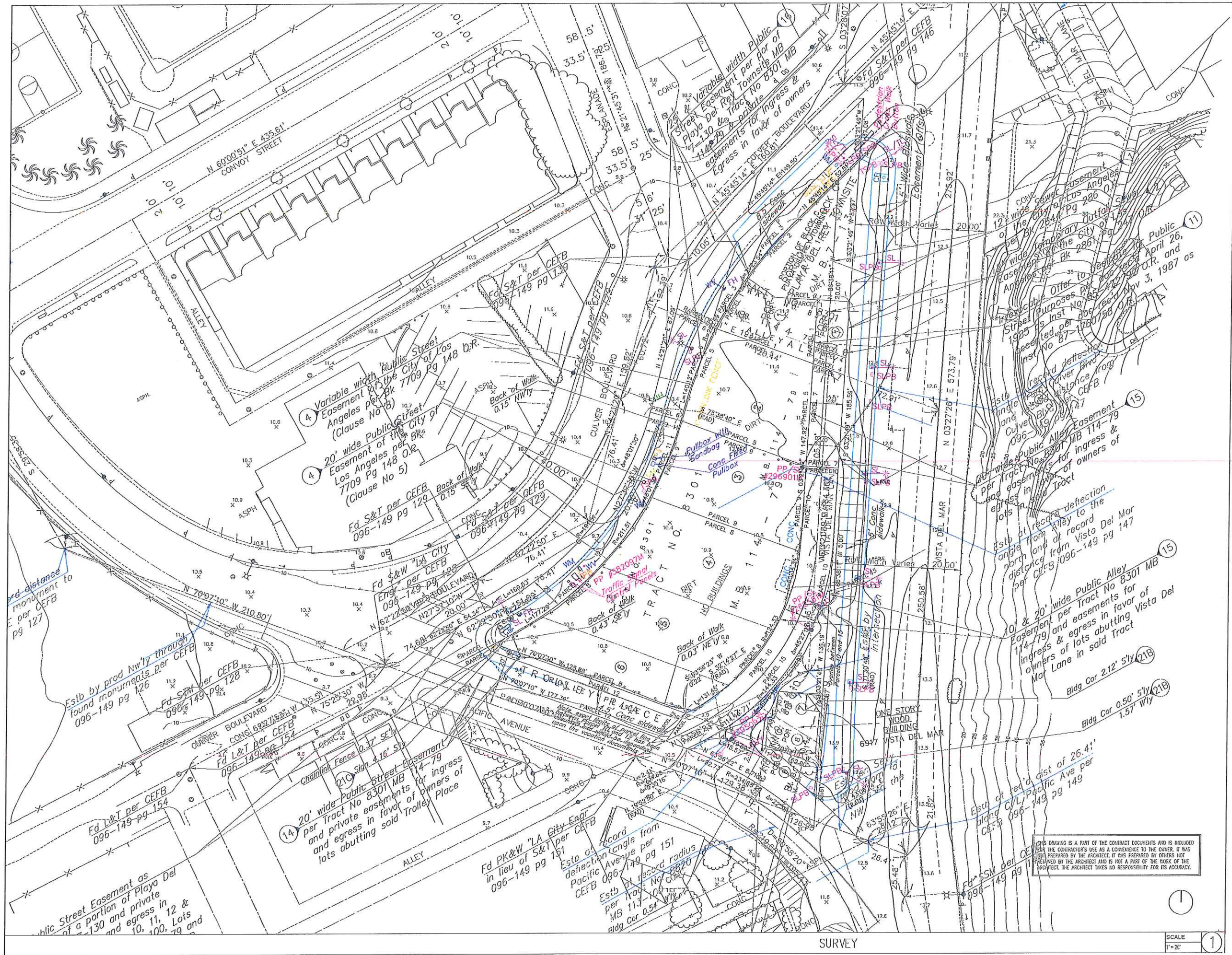
oakes architects
Oakes & Associates Architects AIA
3145 Wilshire Boulevard
Hollywood, CA 90028
310.779.9133 FAX 310.779.9589

OWNER
LEGADO DEL MAR
LEGADO COMPANIES
270 N. CANON DRIVE
BEVERLY HILLS, CA 90210

LEGADO DEL MAR
138 CULVER BOULEVARD
PLAYA DEL REY, CA 90293

ISSUE DATE
03/11/13

SCALE
DATE
A1.00



SURVEY

SCALE 1" = 20'

oakes architects
 Oakes & Associates Architects Inc.
 5645 Olympic Avenue
 Hermosa Beach, California 90254
 310.374.9123 FAX 310.374.9589

OWNER
 LEGADO DEL MAR
 C/O LEGADO COMPANIES
 270 N. CANYON DRIVE
 BEVERLY HILLS, CA 90210

LEGADO DEL MAR
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LEGADO DEL MAR
 138 CULVER BOULEVARD

ISSUE	DATE
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SCALE SIGNATURE

PROJECT NO.	12-109
DATE PREPARED	
DATE REVISION	
SCALE	
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A1.14

THIS DRAWING IS A PART OF THE CONTRACT DOCUMENTS AND IS INCLUDED FOR THE CONTRACTOR'S USE AS A CONVENIENCE TO THE OWNER. IT WAS PREPARED BY THE ARCHITECT. IF WAS PREPARED BY OTHERS NOT EMPLOYED BY THE ARCHITECT AND IS NOT A PART OF THE WORK OF THE ARCHITECT. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.

Public Street Easement as a portion of Playa Del Mar Tract No 8301 MB and private easements for ingress and egress in favor of lots 10, 11, 12 & 100, 79 and

20' wide Public Street Easement per Tract No 8301 MB and private easements for ingress and egress in favor of owners of lots abutting Trolley Place

Record of deflection angle from Pacific Avenue per CEFB 096-149 pg 151
 Estd by record radius per Tract No 8301 MB Bldg Cor 0.54'

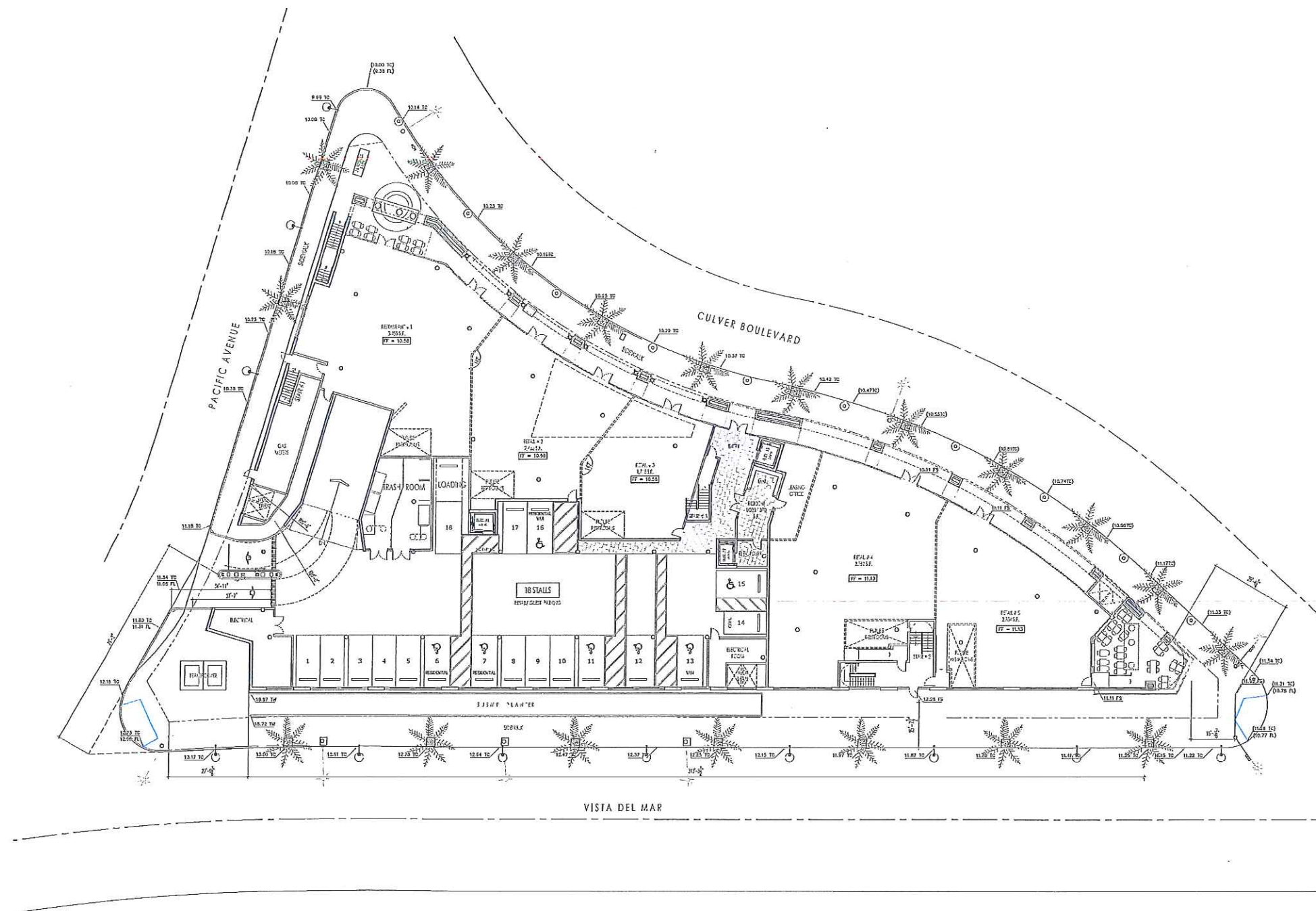
10' & 20' wide Public Alley Easement per Tract No 8301 MB 114-79 ingress & egress in favor of owners of lots abutting Vista Del Mar Lane in said Tract

Public Alley Easement per Tract No 8301 MB 114-79 ingress & egress in favor of owners of lots in said Tract

20' wide Public Street Easement of the City of Los Angeles per Bk 7709 Pg 148 O.R. (Clause No 5)

Variable width Public Street Easement of the City of Los Angeles per Bk 7709 Pg 148 O.R. (Clause No 5)

Variable width Public Street Easement per Tract No 8301 MB 114-79 ingress & egress in favor of owners of lots in said Tract



	1-HOUR FIRE RATED EXTERIOR WALL		CONCRETE MASONRY
	1-HOUR FIRE RATED CORRIDOR PARTITION		CONCRETE WALL
	TYPICAL INTERIOR PARTITION (NON RATED)		
	1-HOUR FIRE & SOUND RATED PARTY WALL		
	2-HOUR FIRE RATED WALL		

NOTES:
 1. SEE ENLARGED PLANS FOR WALL TYPE CALL-OUT LOCATION
 2. SEE SHEET A2.02
 3. FOR WALL TYPE DETAILS HORIZONTAL DIMENSIONS ARE TO FACE OF STRUCTURE (END OF STRUCTURAL WALL) UNLESS OTHERWISE NOTED. (GROUND THROUGH ROOF)

GROUND LEVEL RETAIL AND SITE PLAN



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SIGNATURE

The Designer and Architect are not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The user of this drawing is advised to verify all dimensions and conditions before construction. The Designer and Architect are not responsible for any construction methods or materials used in the construction of the project. The user of this drawing is advised to consult with the appropriate authorities for all applicable codes and regulations. The Designer and Architect are not responsible for any construction methods or materials used in the construction of the project. The user of this drawing is advised to consult with the appropriate authorities for all applicable codes and regulations.

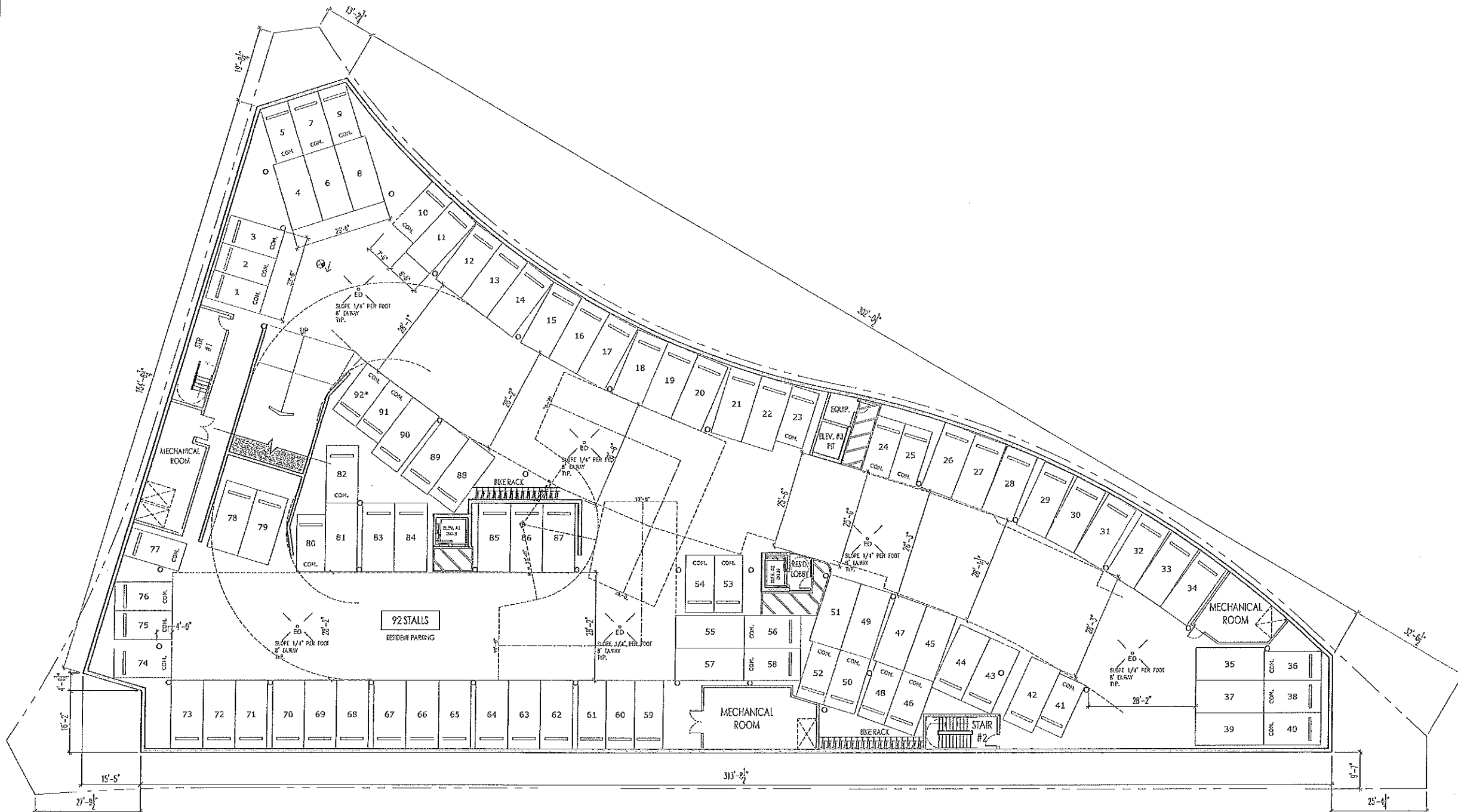
PROJECT NAME	
PROJECT NUMBER	12-109
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SCALE	
SHEET	

A2.10

oakes architects
 Oakes & Associates Architects, AIA
 5545 Century Avenue
 Hermosa Beach, California 90254
 310.374.8133 FAX 310.374.5588

OWNER
LEGADO DEL MAR
 C/O LEGADO COMPANIES
 270 N. CANON DRIVE
 BEVERLY HILLS, CA 90210

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 138 CULVER BOULEVARD
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	1-HOUR FIRE RATED EXTERIOR WALL		CONCRETE MASONRY
	1-HOUR FIRE RATED CORRIDOR PARTITION		CONCRETE WALL
	1-HOUR FIRE & SOUND RATED PARTY WALL		
	2-HOUR FIRE RATED WALL		

Notes:
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 2. SEE SHEET A3.02
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BASEMENT LEVEL P2 PARKING PLAN

SCALE 1/32"=1'-0" 1

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By checking and signing this set of drawings and specifications, the architect certifies that the drawings and specifications are complete and correct as far as the architect is concerned, and that they conform to the requirements of the contract documents and the applicable laws, rules and regulations of the State of California, and that the architect is not providing any professional services in connection with these drawings and specifications.

PROJECT NO.	12-109
DATE	
SCALE	
NO.	

A3.00

oakes architects
 Cole & Associates Architects Ltd
 545 Cypress Avenue
 90704-1137 FAX 310.741.5555

OWNER
LEGADO DEL MAR
 c/o LEGADO COMPANIES
 270 N. CANON DRIVE
 BEVERLY HILLS, CA 90210

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 138 CULVER BOULEVARD
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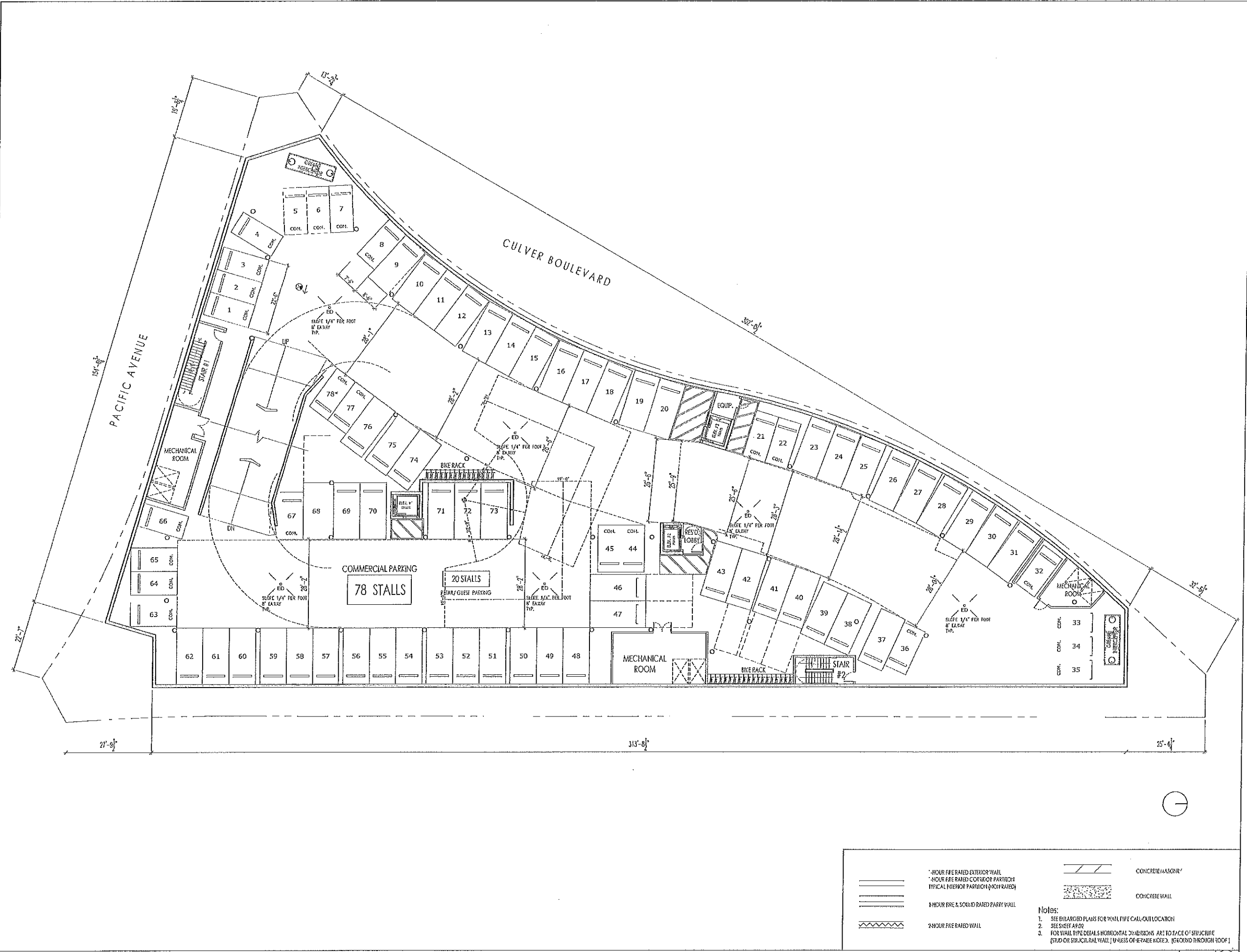
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SIGNATURE

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PROJECT NAME	
PROJECT NUMBER	12-109
DATE PLOTTED	
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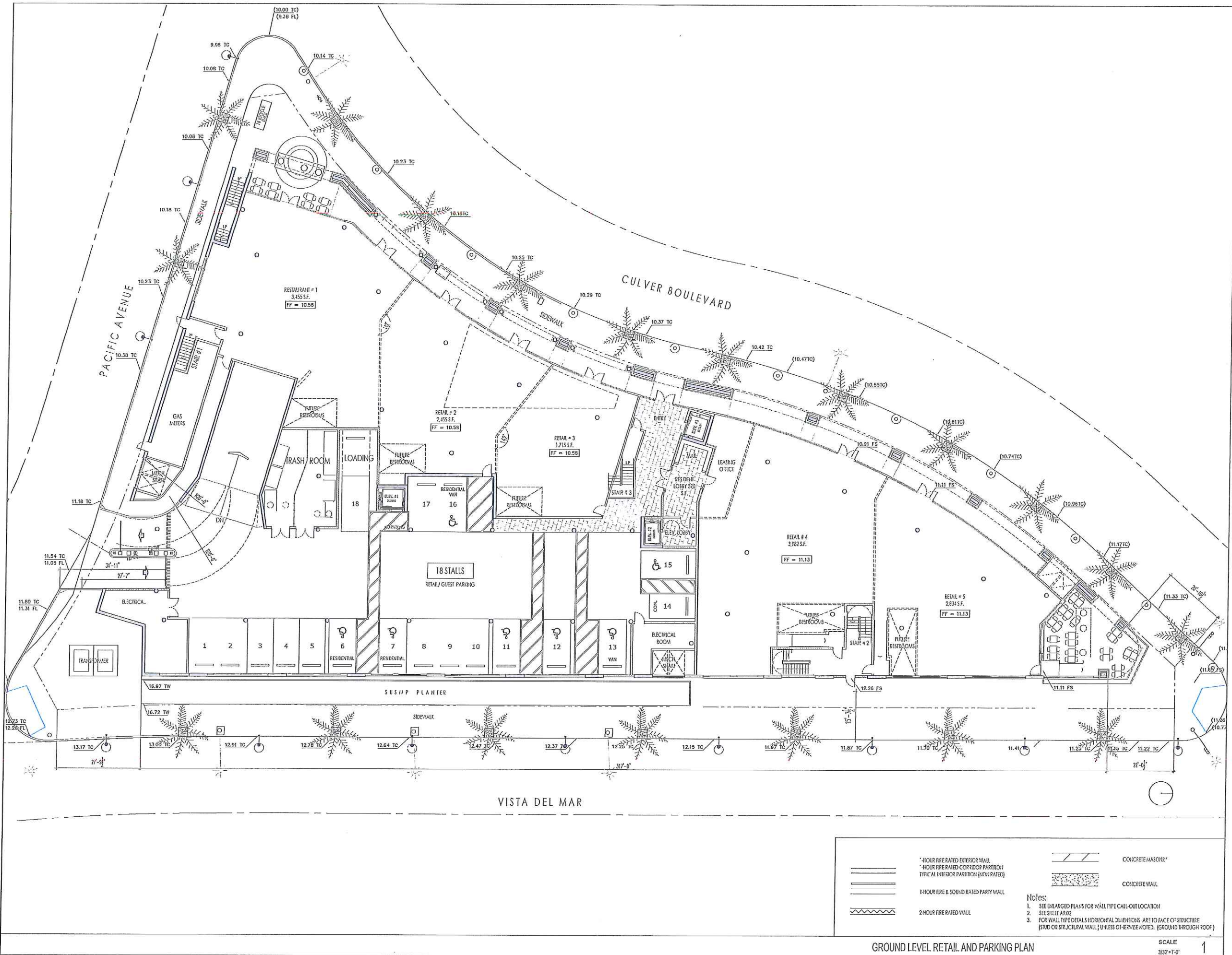


	1-HOUR FIRE RATED EXTERIOR WALL		CONCRETE MASONRY
	1-HOUR FIRE RATED CORRIDOR PARTITION TYPICAL INTERIOR PARTITION (NON RATED)		CONCRETE WALL
	1-HOUR FIRE & SOUND RATED PARTY WALL		
	2-HOUR FIRE RATED WALL		

Notes:
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 2. SEE SHEET A3.02
 3. FOR WALL TYPE DETAILS & HORIZONTAL DIMENSIONS ARE TO FACE OF STRUCTURE (STUD OR STRUCTURAL WALL) UNLESS OTHERWISE NOTED. (GROUND THROUGH TOOF)

BASEMENT LEVEL P1 PARKING PLAN

SCALE
 3/32"=1'-0" 1



oakes architects
 Oakes & Associates Architects Inc.
 2445 Cypress Avenue
 300.374.4133 FAX 300.374.4588

OWNER
LEGADO DEL MAR
 C/O LEGADO COMPANIES
 270 N. CANON DRIVE
 BEVERLY HILLS, CA 90210

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 138 CULVER BOULEVARD
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ISSUE	DATE
-	03/11/13
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DESIGNER SIGNATURE

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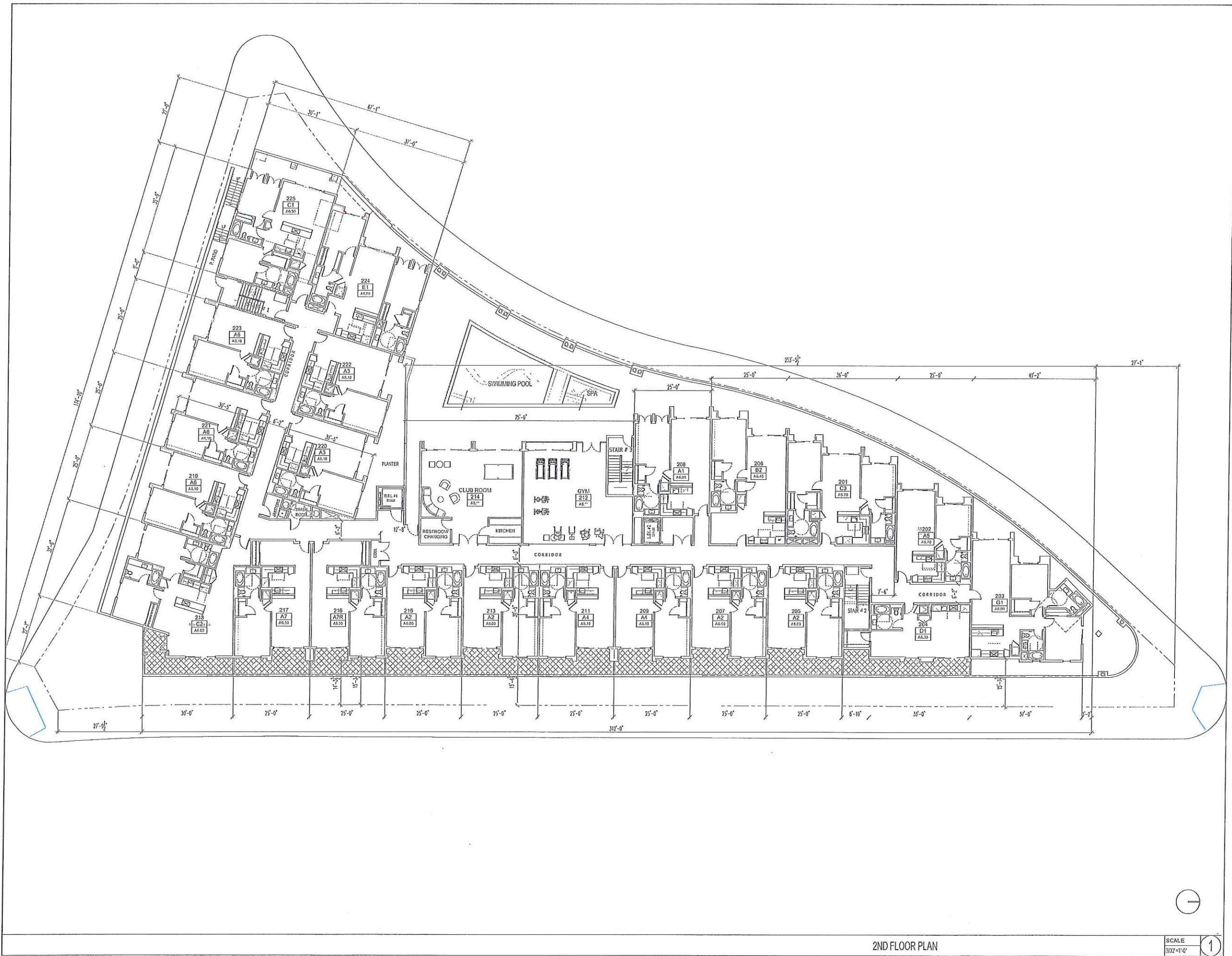
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SCALE	
SHEET	

	1-HOUR FIRE RATED EXTERIOR WALL		CONCRETE MASONRY
	1-HOUR FIRE RATED CORRIDOR PARTITION		CONCRETE WALL
	TYPICAL INTERIOR PARTITION (NON-RATED)		
	1-HOUR FIRE & SOUND RATED PARTY WALL		
	2-HOUR FIRE RATED WALL		

Notes:
 1. SEE ENLARGED PLANS FOR WALL TYPE CALL-OUT LOCATION
 2. SEE SHEET A3-20
 3. FOR WALL TYPE DETAILS HORIZONTAL DIMENSIONS ARE TO FACE OF STRUCTURE (STUD OR STRUCTURAL WALL); UNLESS OTHERWISE NOTED. (GROUND THROUGH ROOF)

SCALE
 3/32"=1'-0" 1

GROUND LEVEL RETAIL AND PARKING PLAN



oakes architects
 Oakes & Associates Architects AIA
 5445 Culverville Avenue, Suite 200
 Hermosa Beach, California 90254
 310.374.8125 FAX 310.374.2589

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 C/O LEGADO COMPANIES
 270 N. CANON DRIVE
 BEVERLY HILLS, CA 90210

LEGADO DEL MAR
 138 CULVER BOULEVARD
 PLAYA DEL REY, CA 90293

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SCALE/SIGNATURE

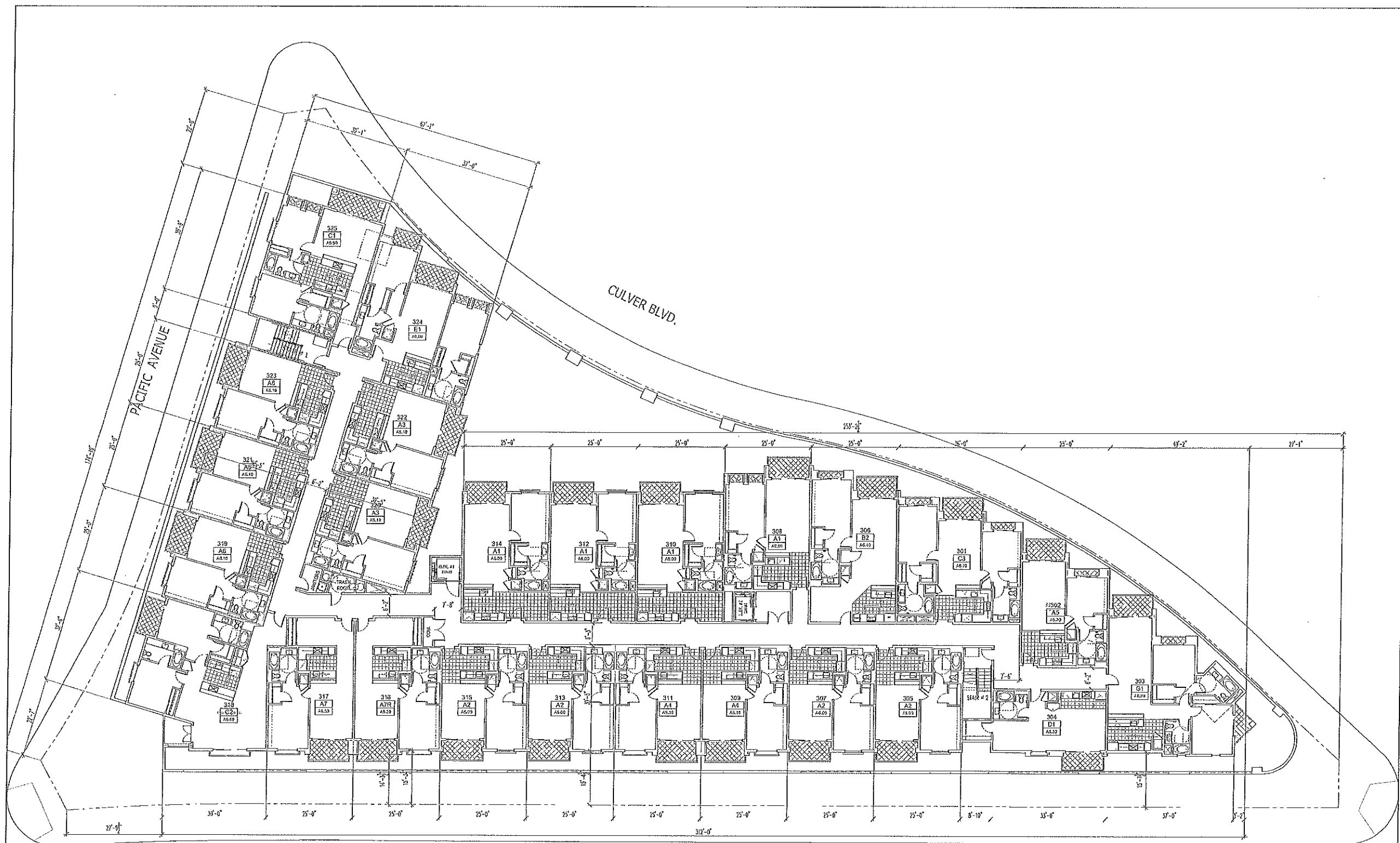
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PROJECT NAME	
PROJECT NUMBER	12-109
DATE	
SCALE	
BY	

A3.30

2ND FLOOR PLAN

SCALE 3/32"=1'-0" 1



VISTA DEL MAR

3RD FLOOR PLAN

SCALE 3/32"=1'-0" 1

oakes architects
 Oakes & Associates Architects, AIA
 545 Cypress Avenue
 Hermosa Beach, California 90254
 310.374.1232 FAX 310.374.9585

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LEGADO DEL MAR
 C/O LEGADO COMPANIES
 270 N. CANON DRIVE
 BEVERLY HILLS, CA 90210

LEGADO DEL MAR
 138 CULVER BOULEVARD
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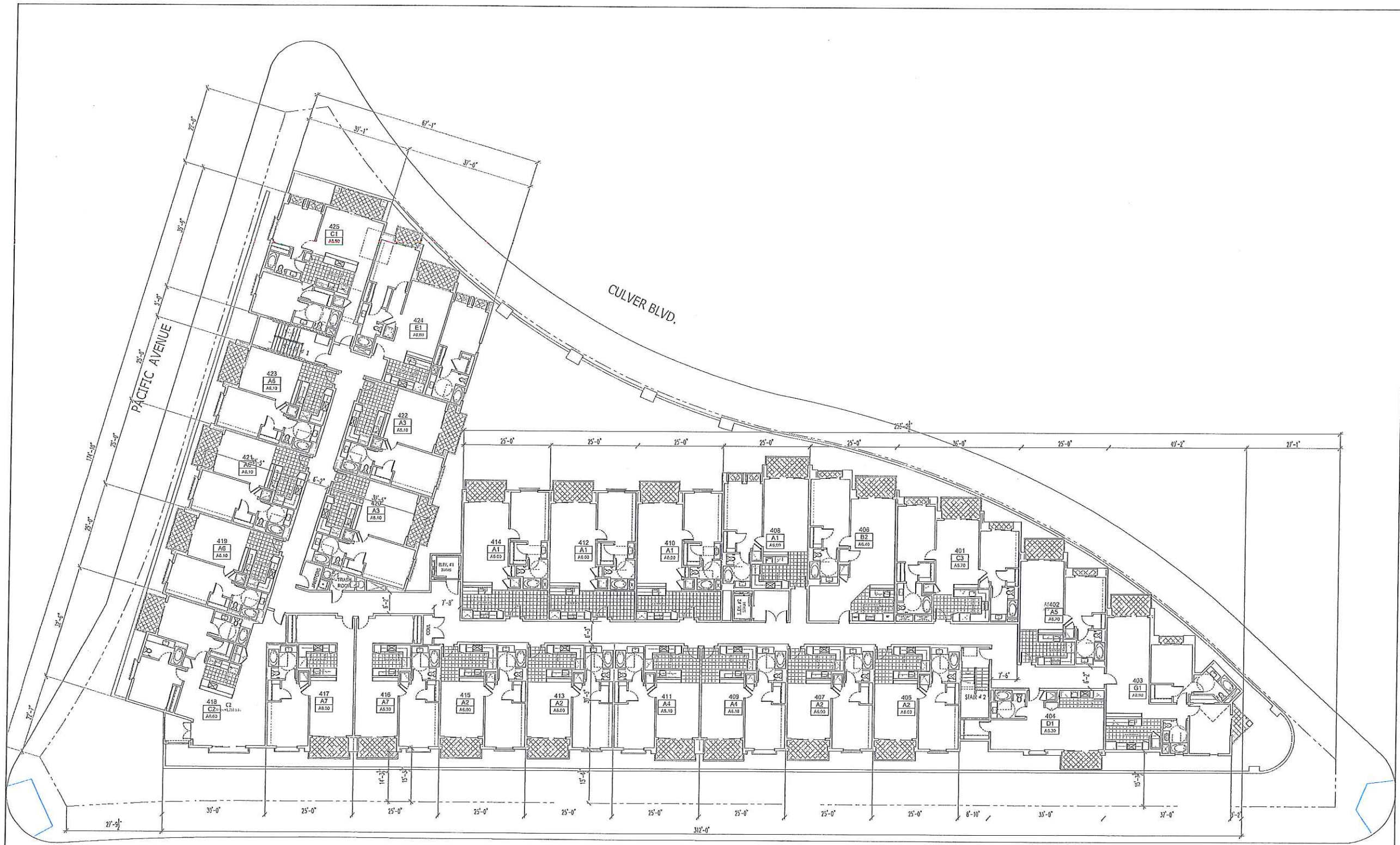
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SCALE/SIGNATURE

We warrant that the drawings and specifications are a true and correct representation of the work to be performed, and that we are duly licensed and qualified to perform the same. We warrant that the drawings and specifications are complete and correct, and that we are not aware of any errors or omissions. We warrant that the drawings and specifications are prepared in accordance with the applicable laws and regulations. We warrant that the drawings and specifications are prepared in accordance with the applicable standards of practice. We warrant that the drawings and specifications are prepared in accordance with the applicable code of ethics. We warrant that the drawings and specifications are prepared in accordance with the applicable code of conduct. We warrant that the drawings and specifications are prepared in accordance with the applicable code of ethics and code of conduct.

REVISION	DATE
12-109	

A3.40



VISTA DEL MAR

oakes architects
 Oakes & Associates Architects Inc.
 545 Cypress Avenue
 303.74.9337 FAX 303.74.9358

OWNER
LEGADO DEL MAR
 C/O LEGADO COMPANIES
 270 N. CANYON DRIVE
 BEVERLY HILLS, CA 90210

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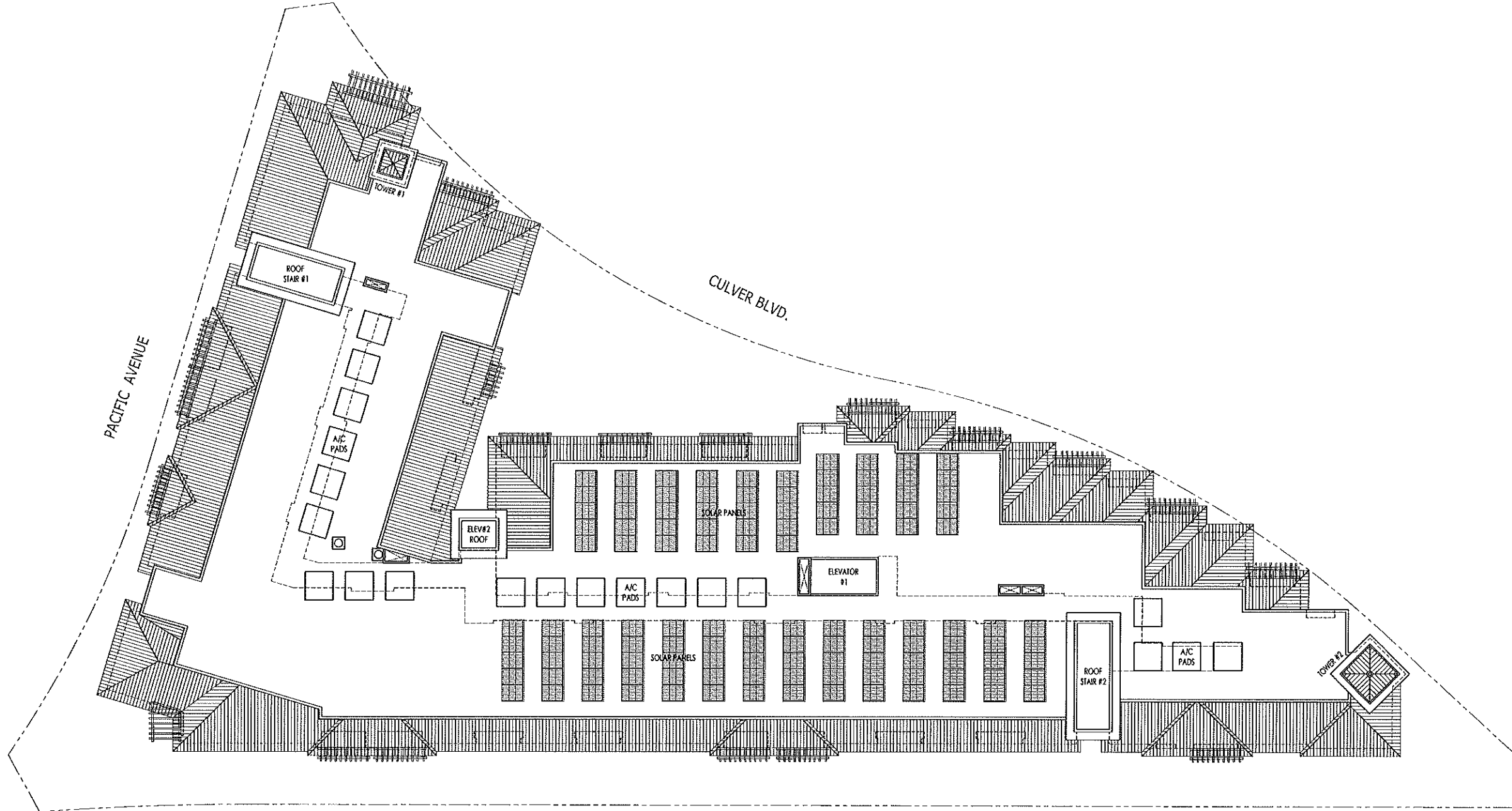
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PROJECT NAME	
PROJECT NUMBER	12-109
DATE PREPARED	
DESIGNER	
SCALE	
SHEET	

A3.50

4TH FLOOR PLAN

SCALE 3/32"=1'-0" 1



oakes architects
 OAKES & ASSOCIATES ARCHITECTS, INC.
 5455 CYPRESS AVENUE
 ANAHEIM, CALIFORNIA 92805
 PH: 714.933.0888 FAX: 714.933.0889

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LEGADO DEL MAR
 C/O LEGADO COMPANIES
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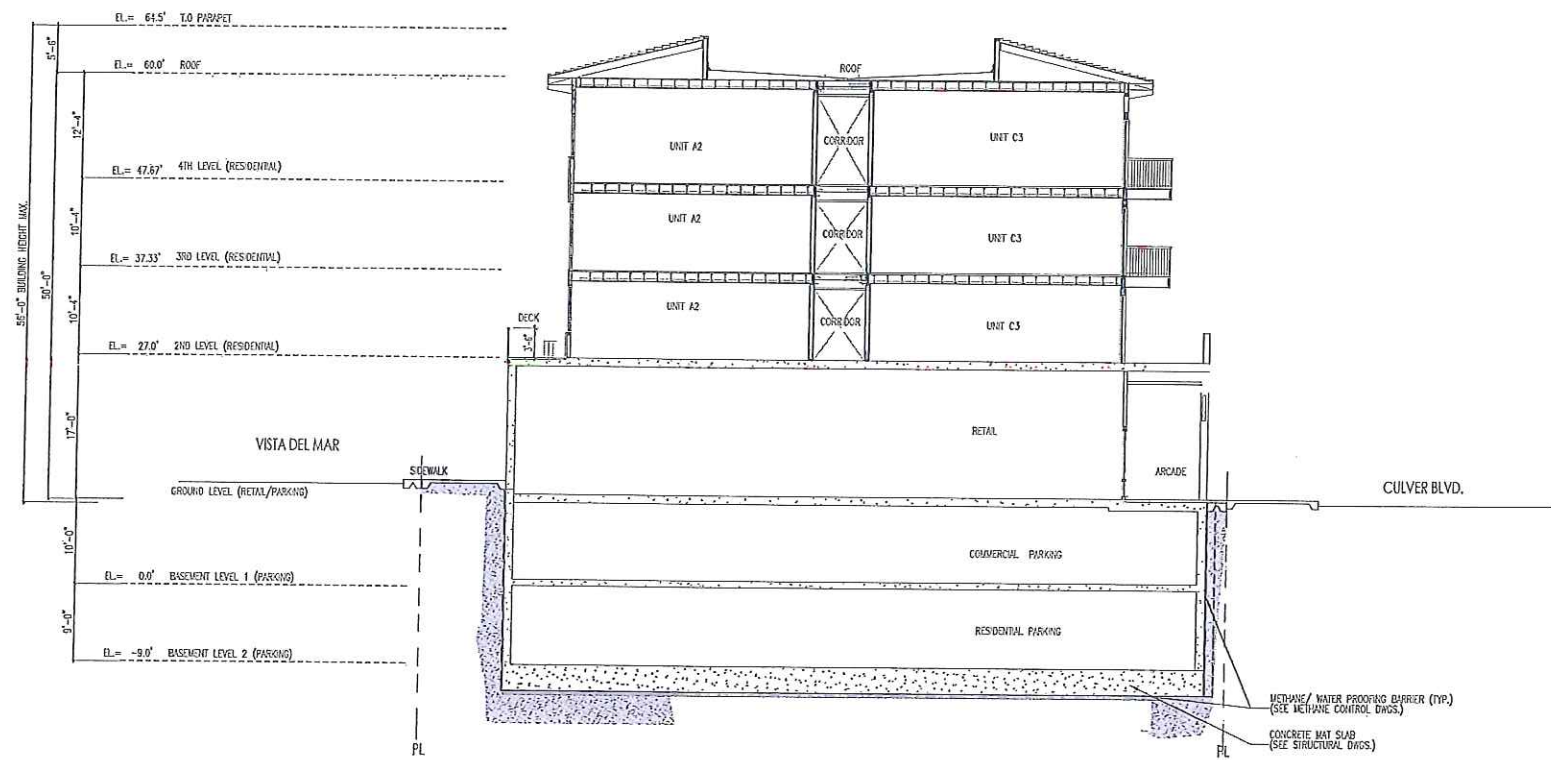
PROJECT NAME	
PROJECT NUMBER	12-109
CAD FILE NAME	
DESCRIPTION	
SCALE	
SHEET	

A3.60



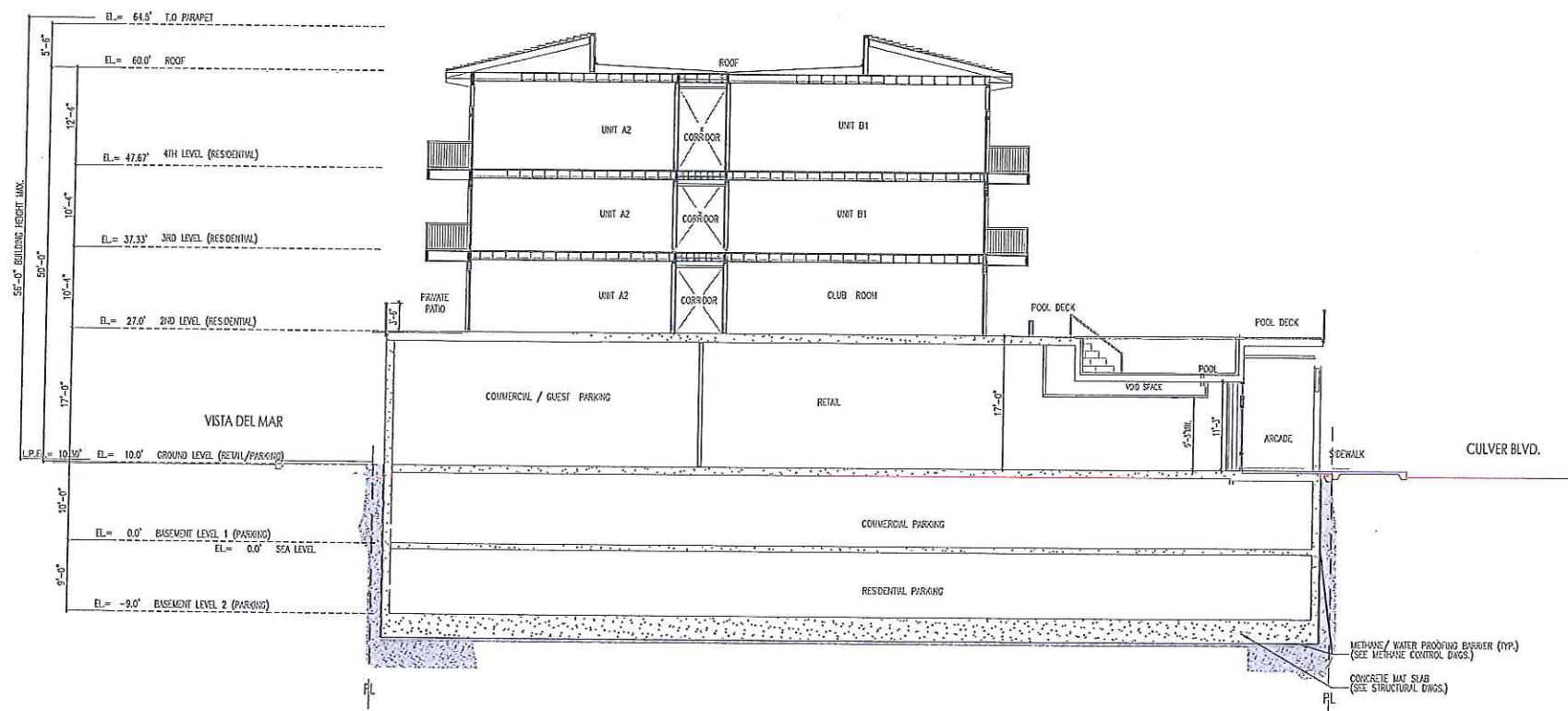
ROOF PLAN

SCALE
 3/8"=1'-0" **1**



BUILDING SECTION

SCALE 1/8"=1'-0" 1



BUILDING SECTION

SCALE 1/8"=1'-0" 2

oakes architects
 Oakes & Associates Architects AIA
 545 Cypress Avenue
 310.374.6133 FAX 310.374.6588

OWNER
LEGADO DEL MAR
 C/O LEGADO COMPANIES
 270 N. CANON DRIVE
 BEVERLY HILLS, CA 90210

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PROJECT NAME
 PROJECT NUMBER 12-109
 EXISTING NAME
 DESCRIPTION
 SCALE
 SHEET

A4.00

03/20/13 10:00 AM