

# LEGADO DEL MAR

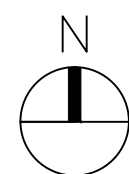
138 CULVER BOULEVARD, PLAYA DEL REY, CA 90293

## LEGADO COMPANIES

121 S. BEVERLY DRIVE  
BEVERLY HILLS, CA 90212



VICINITY MAP



### F.A.R. CALCULATIONS (PER 12.03)

FLOOR LEVEL	GROUND	MEZZANINE	SECOND	THIRD	FOURTH	TOTAL S.F.
RETAL	11,560	1,440	-	-	-	13,000
RESTAURANT	1,500	-	-	-	-	1,500
COMMON AREAS	370	-	4,782	2,527	2,527	10,206
APARTMENTS	-	-	19,178	21,705	21,705	62,588
<b>TOTAL</b>	<b>13,430</b>	<b>1,440</b>	<b>23,960</b>	<b>24,232</b>	<b>24,232</b>	<b>87,294</b>

NOTE:  
- CALCULATED AREAS EXCLUDE EXTERIOR WALLS, SHAFTS, 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 + 35% BONUS DENSITY = 1.5 + 0.525 = 2.025  
MAXIMUM ALLOWABLE FLOOR AREA (F.A.R. x LOT AREA) 2.025 x 48,483 SF = 98,178 SF  
TOTAL FLOOR AREA ALLOWABLE PER ZONING = 98,178 SF

PROVIDED AREAS:  
TOTAL FLOOR AREA = 87,294 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 1 CONCRETE PARKING GARAGE. (INCLUDING TWO SUBTERRANEAN LEVELS)
- 64 MARKET RATE UNITS + 8 V. L. INCOME
- COMMERCIAL SIGNAGE (MAX. ALLOWABLE PER ZONING ORDINANCE)
- 13,000 S.F. RETAIL SPACE
- 1,500 S.F. CAFE/COFFEE SHOP
- PROJECT IS DESIGNED FOR SCD B1818 BONUS DENSITY INCENTIVES PER LA CITY BONUS DENSITY ORDINANCE.

#### B. LEGAL DESCRIPTION

- PARCEL 1 (APN 4116-007-0733)  
LOT FR 1, 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 (APN 4116-007-075)  
LOT FR OF BLOCK C, A PORTION OF PLAYA DEL REY TOWNSITE, 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 (APN 4116-007-066)(APN 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 (APN 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 (APN 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 (APN 4116-007-070)  
LOT 7 AND FR 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: (Q) C4-1VL

GENERAL PLAN LAND USE: GENERAL COMMERCIAL

FRONT YARD: NOT REQUIRED

SIDE YARD: NOT REQUIRED

REAR YARD: NOT REQUIRED

LOADING SPACE: NOT REQUIRED

PLAN FOOTNOTE-SITE REQ.: WESTCHESTER

ADDITIONAL PLAN FOOTNOTES: COASTAL BLUFFS DEL REY LAGOON (Proposed Specific Plan)

SPECIFIC PLAN AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR

500 FT PARK ZONE: ACTIVE: DOCKWEILER STATE BEACH  
ACTIVE: DEL REY LAGOON PARK

AIRPORT HAZARD: 200' HEIGHT LIMIT ABOVE ELEVATION 126

COASTAL ZONE: CALVO EXCLUSION AREA  
COASTAL ZONE COMMISSIONS AUTHORITY  
DUAL JURISDICTIONAL COASTAL ZONE

FARMLAND: AREA NOT MAPPED

FIRE DISTRICT NO. 2: YES

METHANE HAZARD SITE: METHANE ZONE, LEVEL 2

DISTANCE TO NEAREST FAULT: 5.77755(KM)

#### D. LAND USE INFORMATION

LOT AREA (GROSS AREA) : 48,483 S.F. (1.12 ACRES)

LOT AREA (NET AREA) : 32,711 S.F.

ALLOWABLE DENSITY (109 UNITS/ACRE - PER C4/R4) : 121 UNITS ALLOWED + 35% ADDITIONAL;  
SB 1818 = 163 UNITS ALLOWED

PROPOSED DENSITY (65 UNITS/ACRE) : 72 UNITS PROPOSED

SETBACKS : REQUIRED: PROVIDED:

CULVER BLVD. - NONE - COMMERCIAL 18" / RESIDENTIAL VARIES, 18"MIN.

PACIFIC AVE. - NONE - COMMERCIAL 18" / RESIDENTIAL VARIES, 18"MIN.

VISTA DEL MAR (REAR) - NONE - COMMERCIAL 18" / RESIDENTIAL VARIES, 18"MIN.

BUILDING HEIGHT: + 96'-0" TOP OF PARAPET (SB 1818).

LOT SURFACE COMPOSITE CALCULATION

LOT AREA 32,711 SQ.FT.

BUILDING FOOTPRINT 30,049 SQ.FT. (92 %)

### PARKING SUMMARY

1. PARKING REQUIRED:

RESIDENTIAL (SB1818) :

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

COMMERCIAL (RETAIL)

4/1000 SF = 13,000 SF / 250	=	52 SPACES
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COMMERCIAL (RESTAURANTS)

10/1000 SF = 1,500 SF / 100	=	15 SPACES
<b>TOTAL COMMERCIAL REQUIRED</b>	<b>=</b>	<b>67 SPACES</b>

OVERALL TOTAL REQUIRED: = 154 SPACES  
PROVIDED: = 218 SPACES

2. ACCESSIBLE PARKING CALCULATION:

NUMBER OF RESIDENTIAL SPACES (87 x 2%) = 2 SPACES  
COMMERCIAL PARKING SPACES = 5 SPACES  
TOTAL SPACES REQUIRED = 7 SPACES  
TOTAL SPACES PROVIDED (INCLUDED IN THE TOTAL SPACES) = 7 SPACES

3. PARKING PROVIDED:

STALL TYPE	LEVEL P-2	LEVEL P-1	LEVEL 1	MEZZANINE	TOTAL
STANDARD DIRECT	35	28	3	14	80
COMPACT DIRECT	20	18	6	13	57
STANDARD TANDEM	15	15	-	7	37
COMPACT TANDEM	15	15	-	7	37
HANDICAP	0	4	3	-	7
<b>TOTAL</b>	<b>85</b>	<b>80</b>	<b>12</b>	<b>41</b>	<b>218</b>

GREEN PARKING

	BICYCLE PARKING - SHORT TERM	BICYCLE PARKING - LONG TERM	LOW-E FUEL EFFICIENT CARPOOL VAN POOL	STALLS W/ 220/240 V. 40A GROUNDED OUTLET
RESIDENTIAL: 1SPACE/UNIT SPACE MIN. = 72 REQ. + 10% = 79 COMMERCIAL: 5% OF 67 STALLS = 4	5% OF 154 STALLS = 8 SPACES REQUIRED	8% OF 154 STALLS = 13 SPACES REQUIRED	5% OF 154 STALLS = 8 SPACES REQUIRED	
LEVEL P-2	0	41	7	4
LEVEL P-1	0	30	7	2
FIRST FLOOR	31	4	0	0
MEZZANINE	31	9	2	4
<b>TOTAL PROVIDED</b>	<b>62</b>	<b>84</b>	<b>16</b>	<b>10</b>

### OPEN SPACE CALCULATION

1. REQUIRED OPEN SPACE PER L.A. PLANNING & ZONING CODE (SEC. 12.21C)

LESS THAN 3 HABITABLE ROOMS (STUDIO, 1 BDRM) = 100 SF x 57 UNITS = 5,700 SF  
3 HABITABLE ROOMS (1 BDRM + DEN, 2 BDRMS) = 125 SF x 15 UNITS = 1,875 SF  
TOTAL OPEN SPACE REQUIRED = 7,575 SF

2. OPEN SPACE PROVIDED

COMMON:

POOL AREA = 2,896 SF  
CLUB - FITNESS = 2,166 SF  
5,062 SF

PRIVATE:

PRIVATE OPEN SPACE (72 UNITS X 50 S.F.) = 3,600 SF  
TOTAL OPEN SPACE PROVIDED = 8,662 SF

COMMON: 5,062 SQ.FT. (58%)  
PRIVATE: 3,600 SQ.FT. (42%)

### UNIT SUMMARY BY UNIT TYPE - NET

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 (PARKING)	PARKING STALLS PER UNIT	PARKING REQUIRED
A1	1 BEDRM. / 1 BA.	786 S.F.	1	786 S.F.	1	786 S.F.	1	786 S.F.	3	2,358 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.	695 S.F.	1	695 S.F.	1	695 S.F.	1	695 S.F.	3	2,085 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.	888 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.	930 S.F.	1	930 S.F.	1	930 S.F.	1	930 S.F.	3	2,790 S.F.	3	1.0	3
C1	2 BEDRM. / 2 BA.	1,112 S.F.	1	1,112 S.F.	1	1,112 S.F.	1	1,112 S.F.	3	3,336 S.F.	3	2.0	6
C2	2 BEDRM. / 2 BA.	1,364 S.F.	1	1,364 S.F.	1	1,364 S.F.	1	1,364 S.F.	3	4,092 S.F.	3	2.0	6
C3	2 BEDRM. / 2 BA.	1,009 S.F.	1	1,009 S.F.	1	1,009 S.F.	1	1,009 S.F.	3	3,027 S.F.	3	2.0	6
D1	1 BEDRM. / 1 BA.	694 S.F.	1	694 S.F.	1	694 S.F.	1	694 S.F.	3	2,082 S.F.	3	1.0	3
E1	2 BEDRM. / 2 BA.	1,106 S.F.	1	1,106 S.F.	1	1,106 S.F.	1	1,106 S.F.	3	3,318 S.F.	3	2.0	6
G1	2 BEDRM. / 2 BA.	1,270 S.F.	1	1,270 S.F.	1	1,270 S.F.	1	1,270 S.F.	3	3,810 S.F.	3	2.0	6
<b>TOTALS</b>			<b>22</b>	<b>18,730 S.F.</b>	<b>25</b>	<b>21,394 S.F.</b>	<b>25</b>	<b>21,394 S.F.</b>	<b>72</b>	<b>61,518 S.F.</b>			<b>87</b>

SEQUENCE NUMBER	SHEET NUMBER	SHEET DESCRIPTION	DATE / DESCRIPTION
		TITLE SHEET AND SHEET INDEX	2013/30/08 PROGRESS SET
A1.00		COVER SHEET, PROJECT DATA, AREA CALCULATIONS, UNIT & PARKING SUMMARY	
A1.14		SURVEY	
A1.14a		TENTATIVE TRACT MAP	
A1.14b		PARCEL LAYOUT	
A2.00		SITE PLAN	
A3.00		BASEMENT LEVEL 2 PARKING PLAN	
A3.10		BASEMENT LEVEL 1 PARKING PLAN	
A3.20		GROUND LEVEL RETAIL AND PARKING PLAN	
A3.21		MEZZANINE LEVEL 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		BUILDING ELEVATION	
A5.10		BUILDING ELEVATION	
A5.20		BUILDING ELEVATION	
A6.00		TYPICAL UNIT PLANS	
A6.10		TYPICAL UNIT PLANS	
A6.20		TYPICAL UNIT PLANS	
A6.30		TYPICAL UNIT PLANS	
A6.40		TYPICAL UNIT PLANS	
A6.50		TYPICAL UNIT PLANS	
A6.60		TYPICAL UNIT PLANS	
A6.70		TYPICAL UNIT PLANS	
A6.80		TYPICAL UNIT PLANS	

### 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 IA, 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 DIV. 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'	x ≥ 30'
R-2	VA	1	1	1	0
M	IA	2	2	1	0
S-2	IA	1	1	1	0

PROGRESS SET NOV. 12, 2013

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OWNER  
LEGADO DEL MAR  
LEGADO COMPANIES  
121 S. BEVERLY DRIVE  
BEVERLY HILLS, CA 90212

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

ISSUE	DATE
-	03/11/13
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SEAL/SIGNATURE

PROJECT NAME: \_\_\_\_\_

PROJECT NUMBER: 12-109

CAD FILE NAME: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

SCALE: \_\_\_\_\_

SHEET: \_\_\_\_\_

A1.00