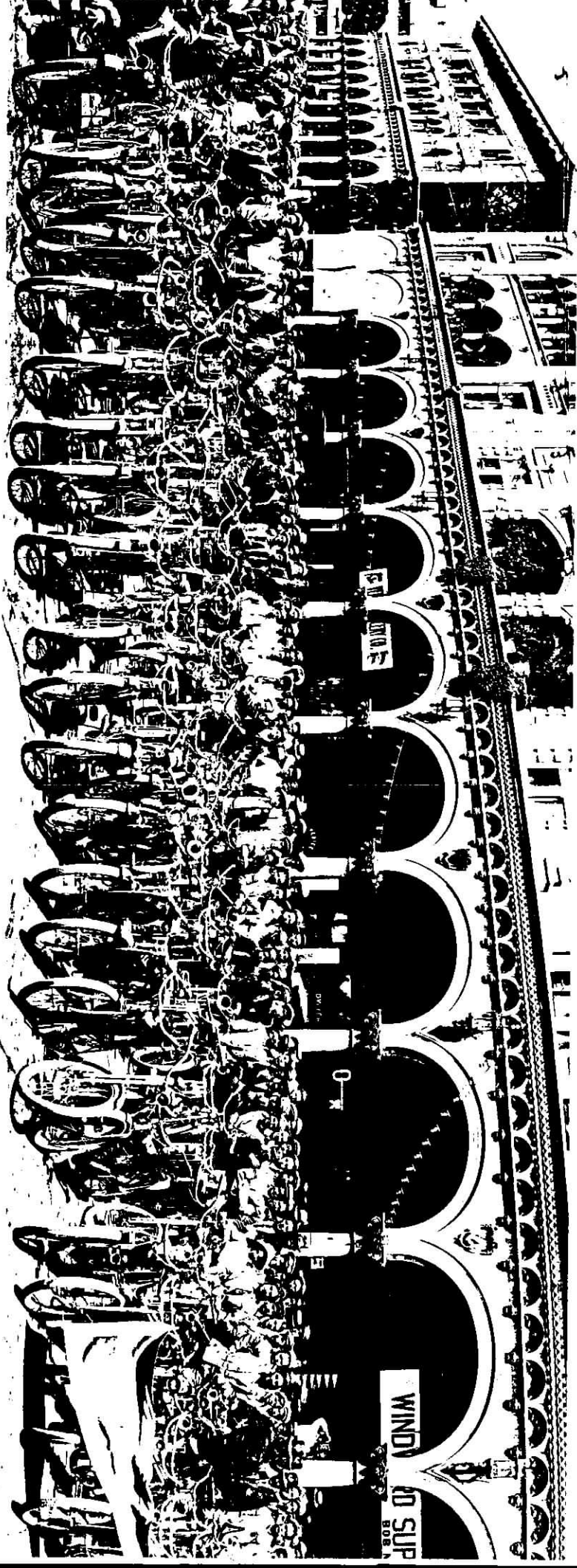


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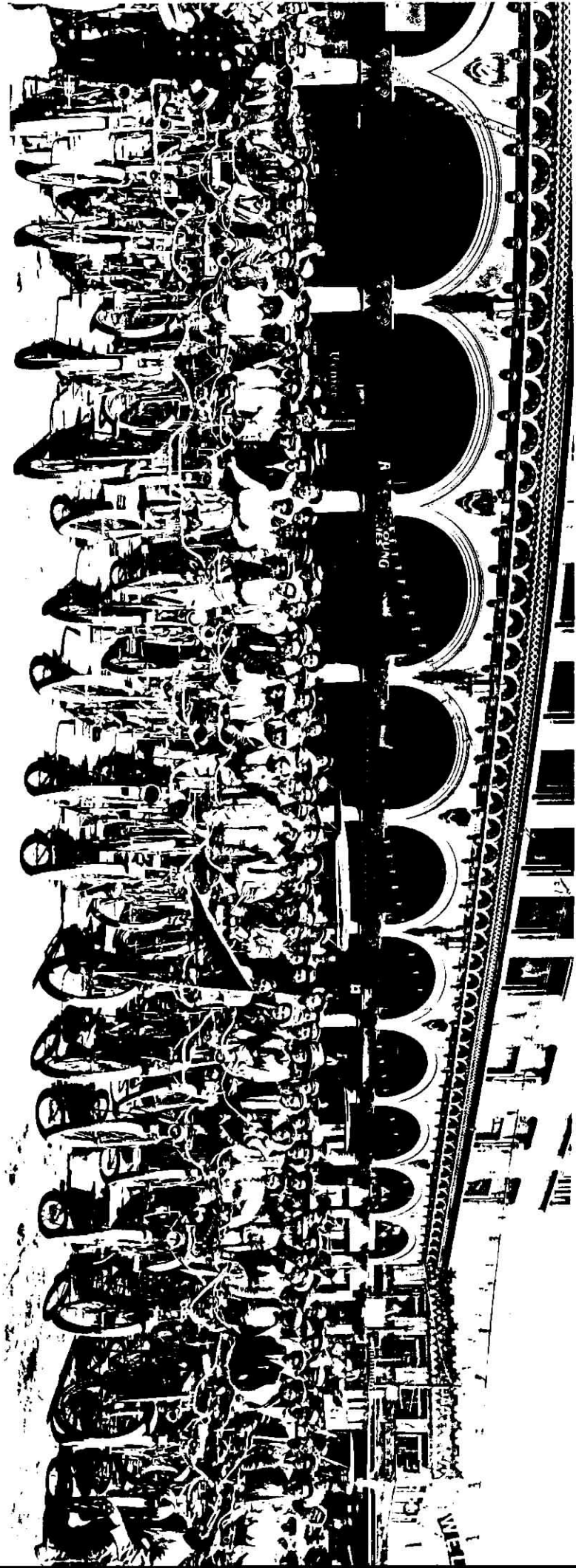
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1501 OCEAN FRONT WALK
VENICE, CALIFORNIA 90291

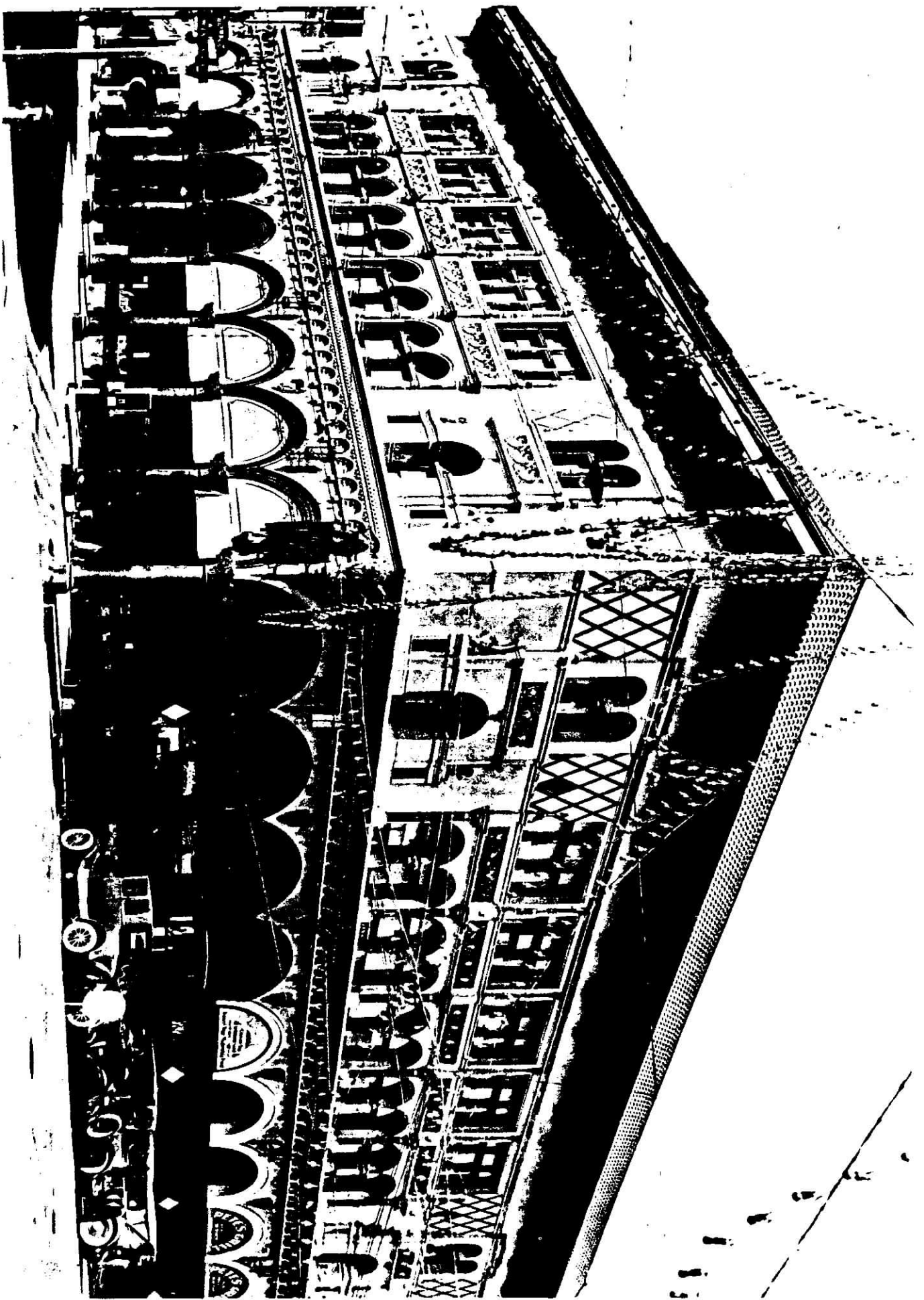
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WINDWARD AVENUE ARCADE - 1905



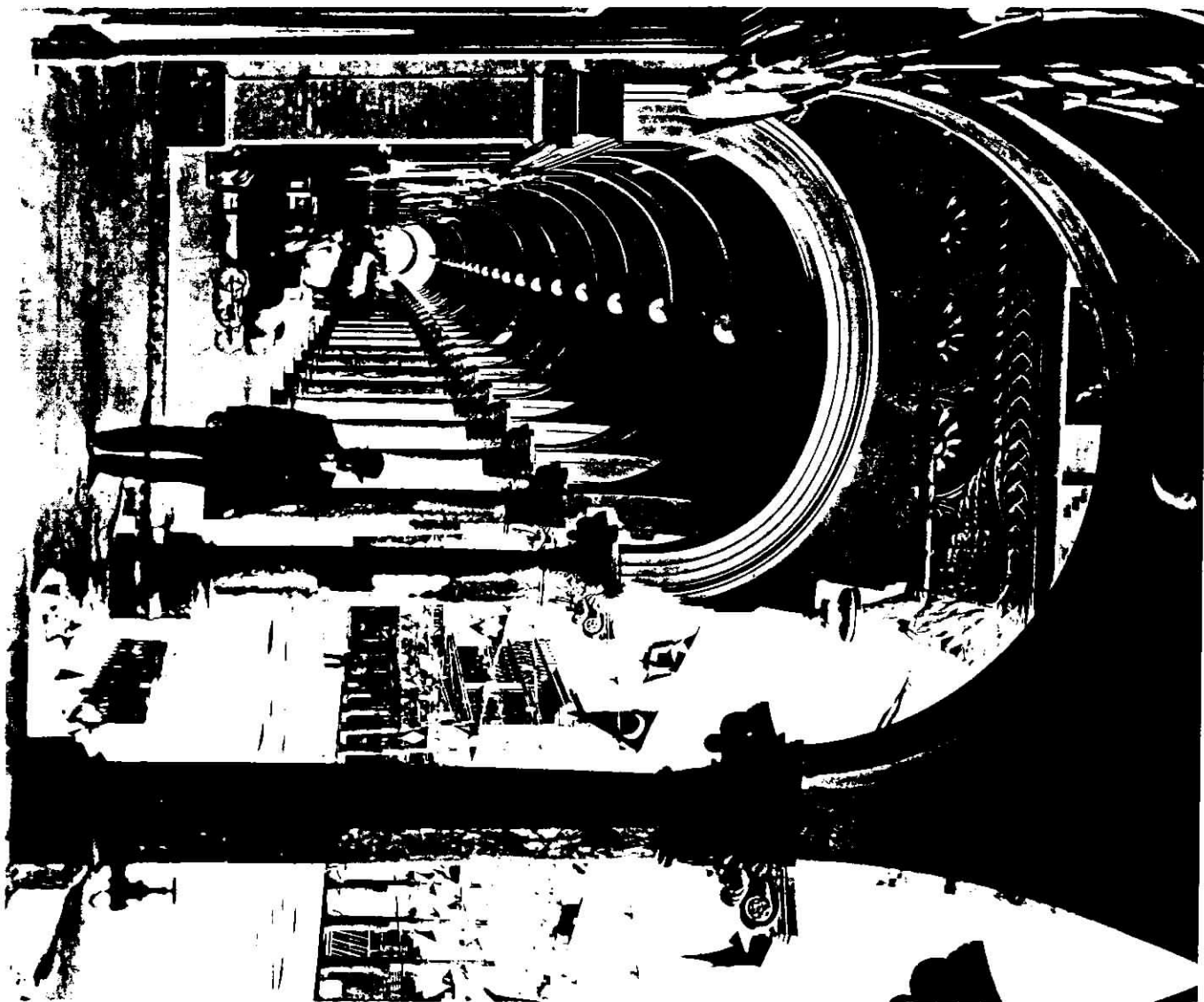
ST. MARKS HOTEL ON NORTHEAST CORNER OF
WINDWARD AVE. & OCEAN FRONT WALK - 1905



NORTHEAST CORNER OF WINDWARD AVE. & OCEAN FRONT WALK - 1988

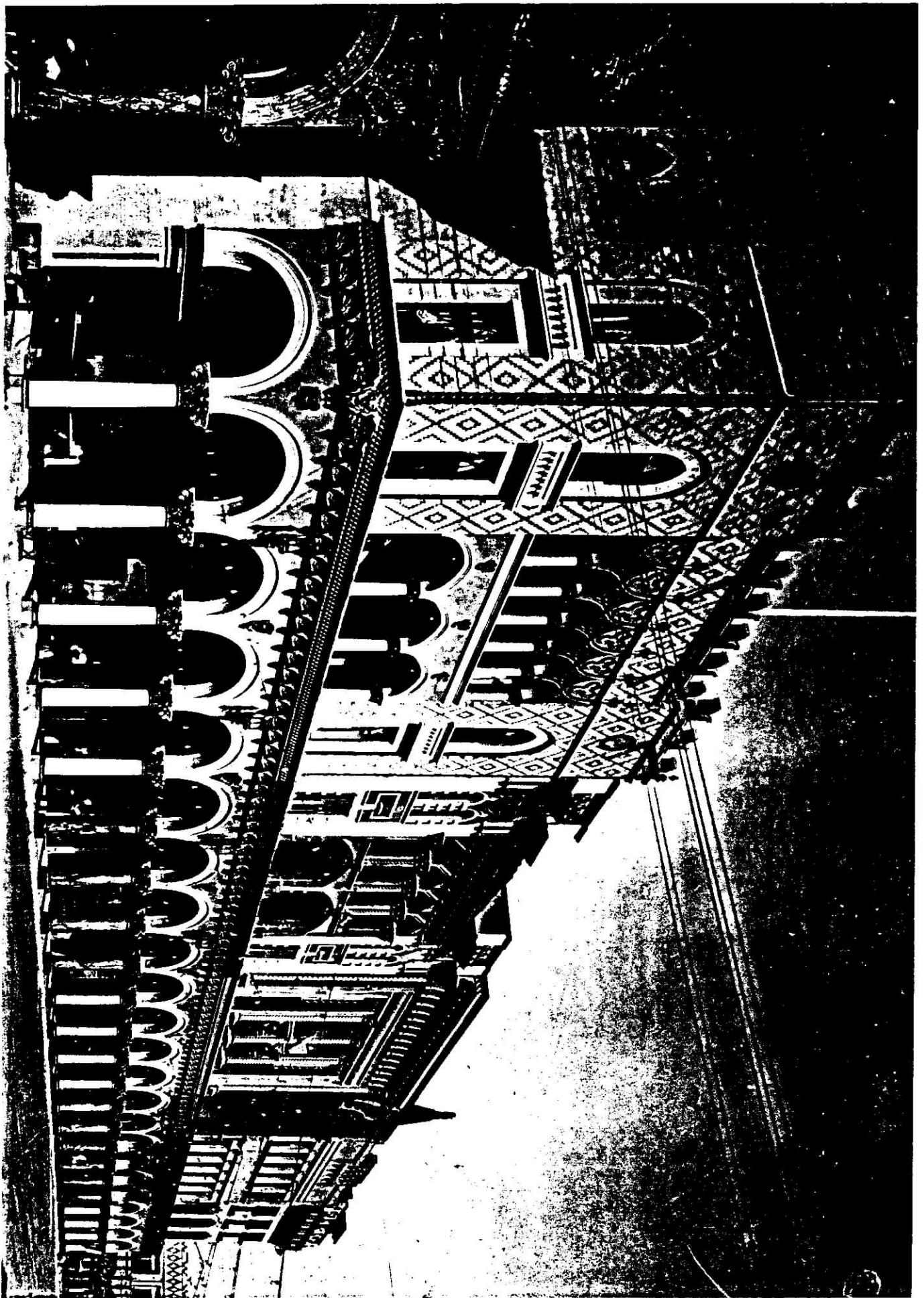


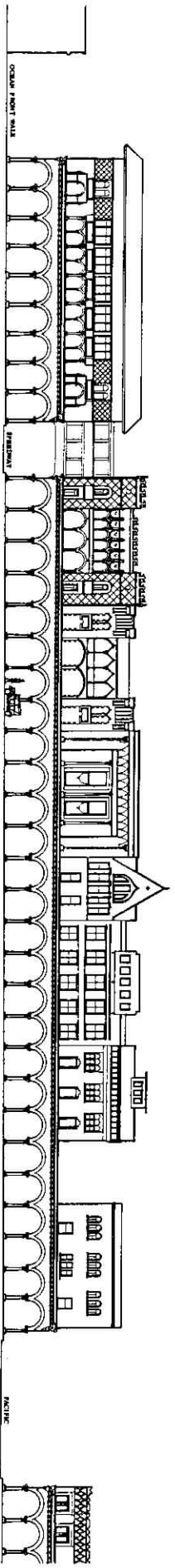
WINDWARD ARCADE - CIRCA 1905



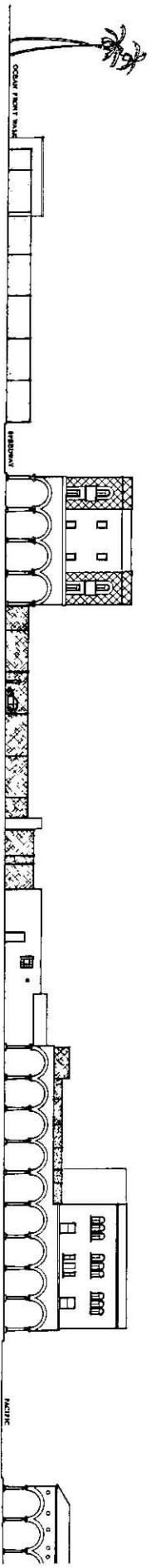


WINDWARD AVE. - CIRCA 1925

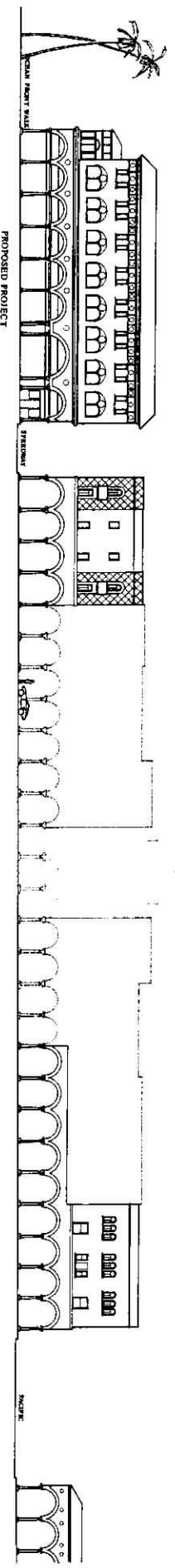




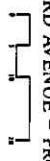
WINDWARD AVENUE - 1925



WINDWARD AVENUE - PRESENT



WINDWARD AVENUE - PROPOSED



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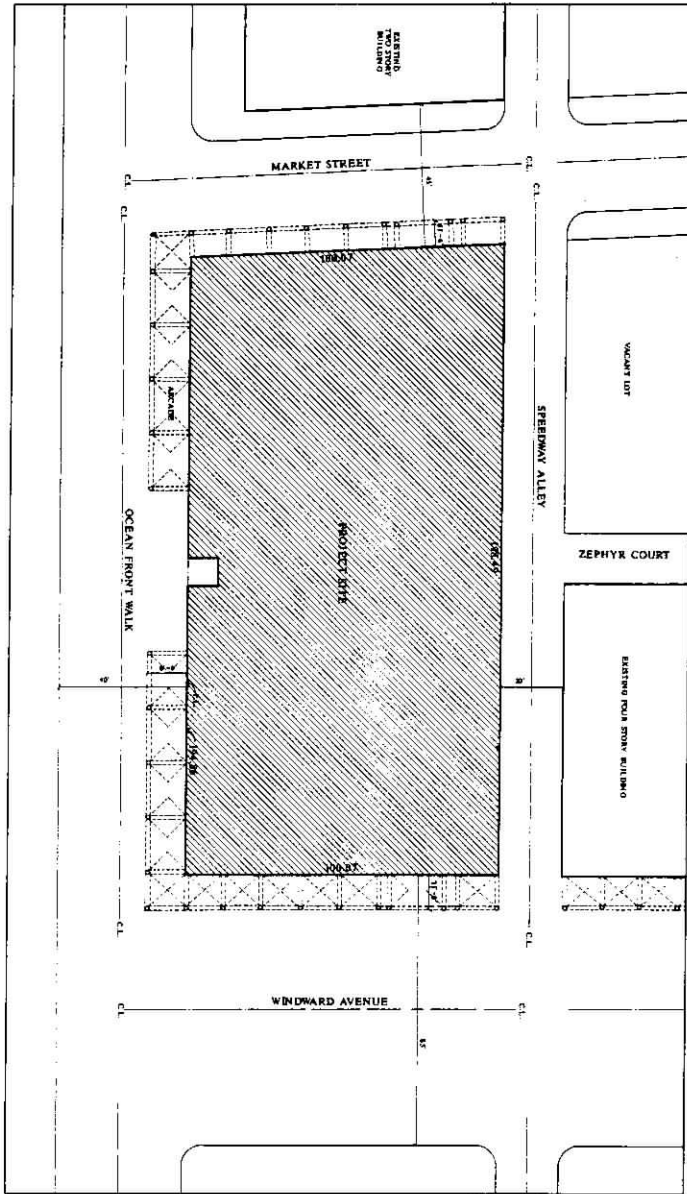
1301 OCEAN FRONT WALK
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130 OCEAN FRONT WALK
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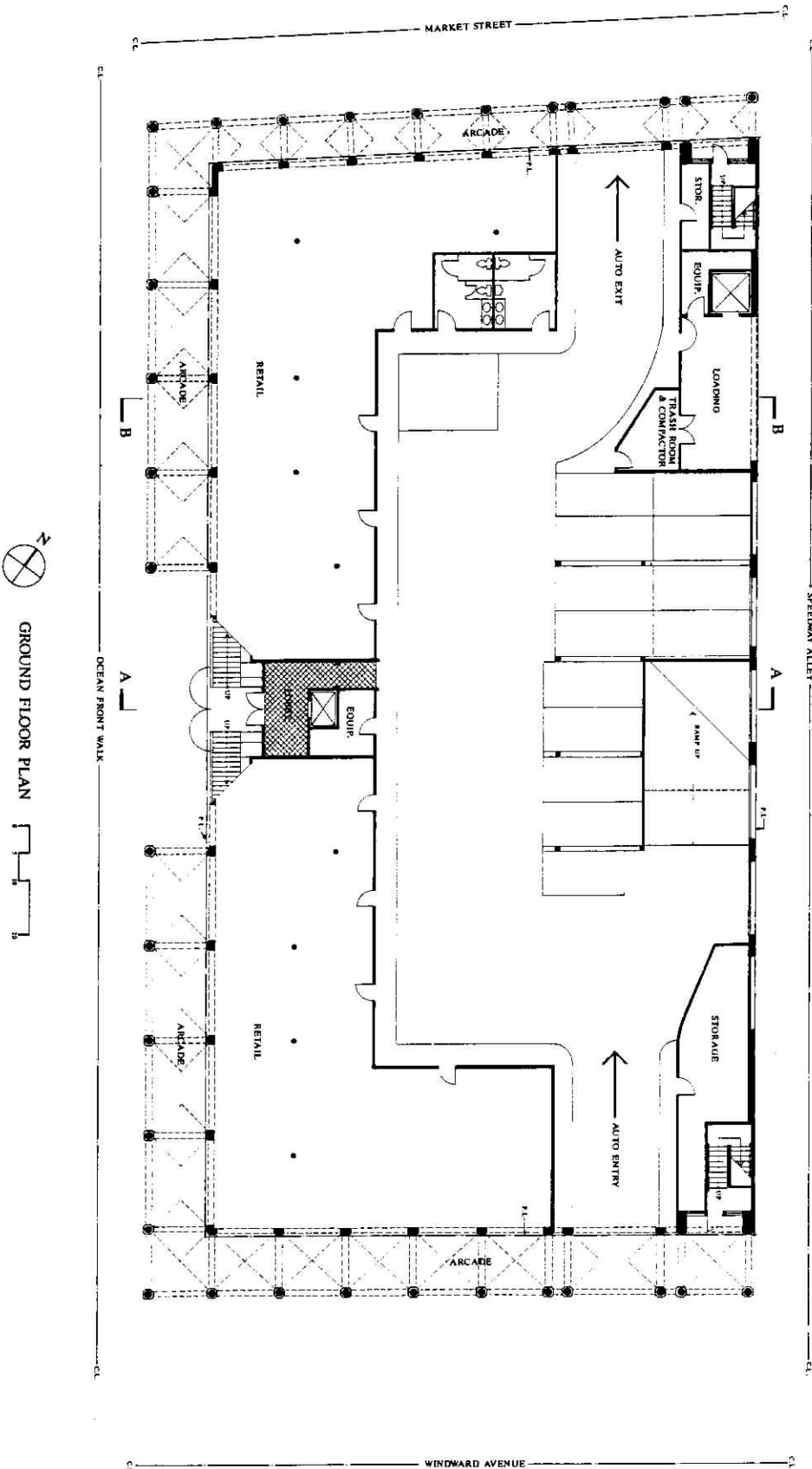
SITE PLAN



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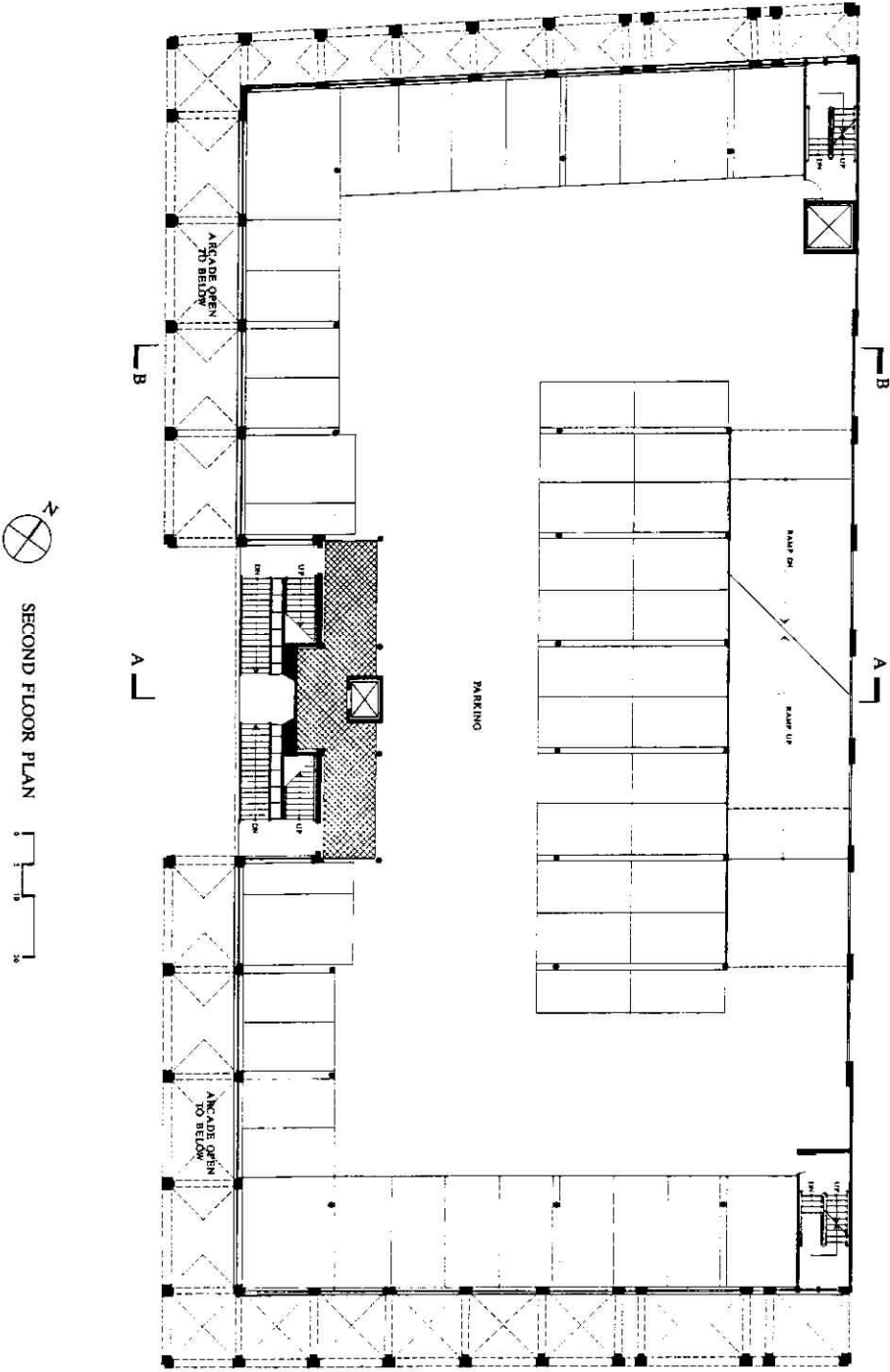


GROUND FLOOR PLAN

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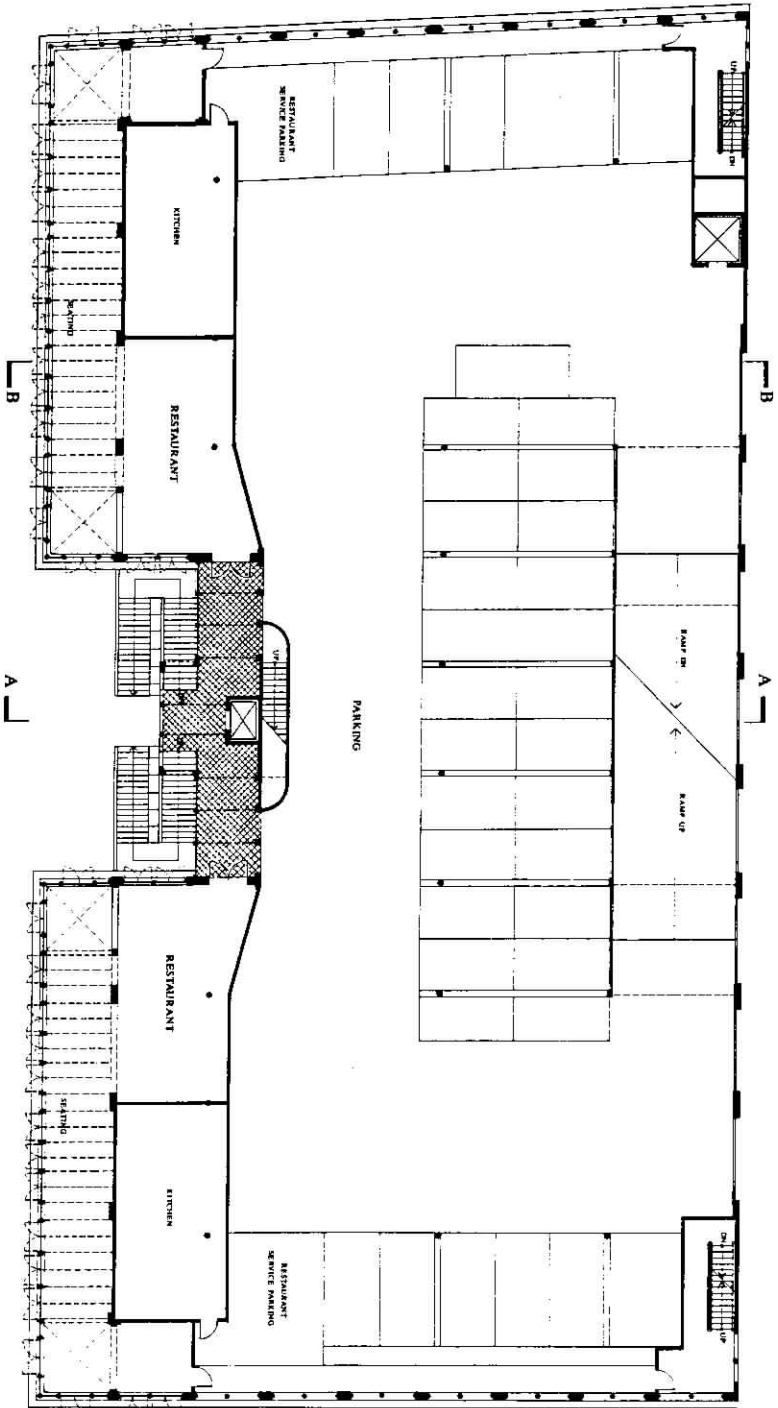
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SECOND FLOOR PLAN





THIRD FLOOR PLAN

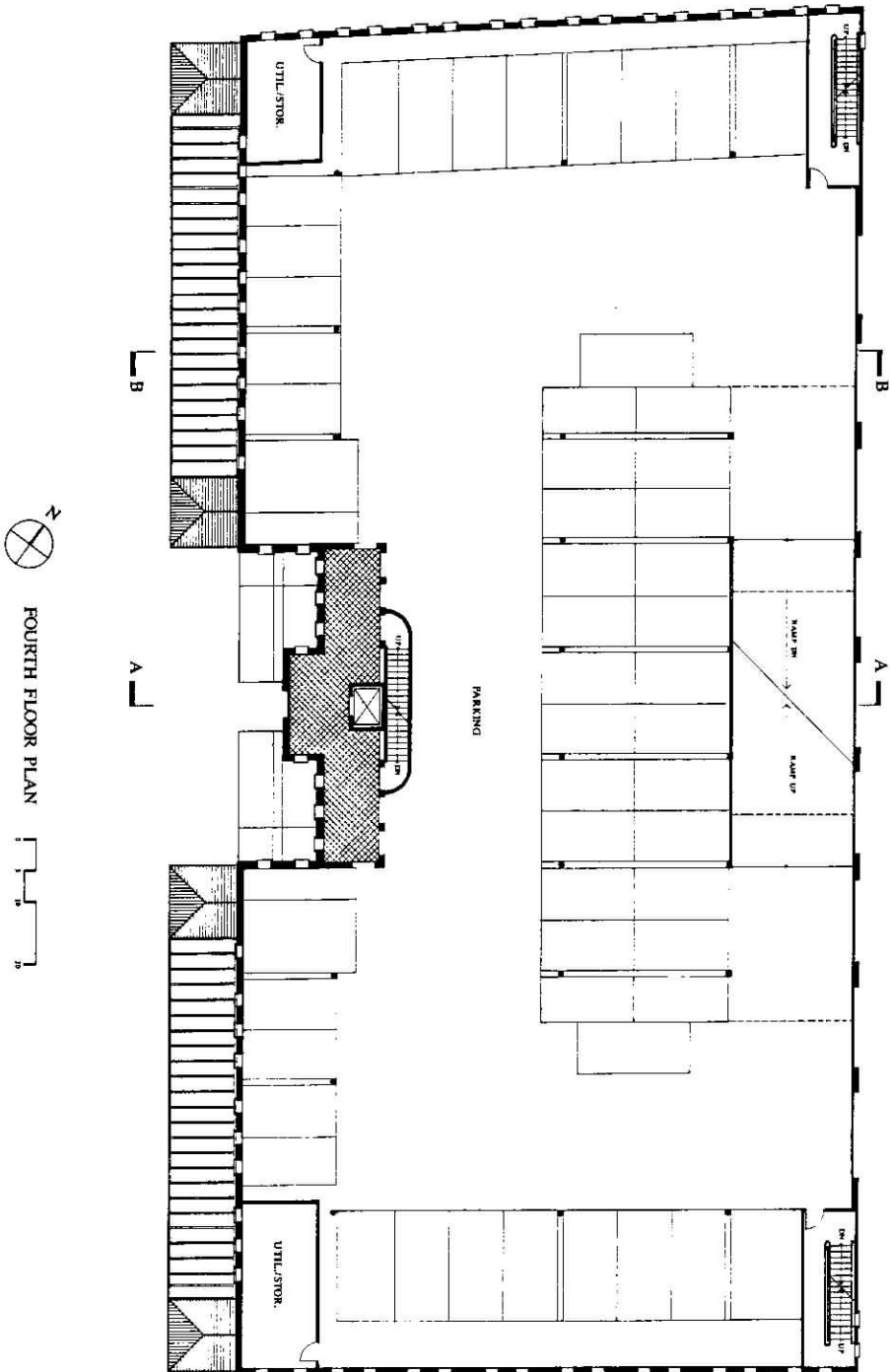


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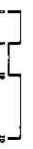
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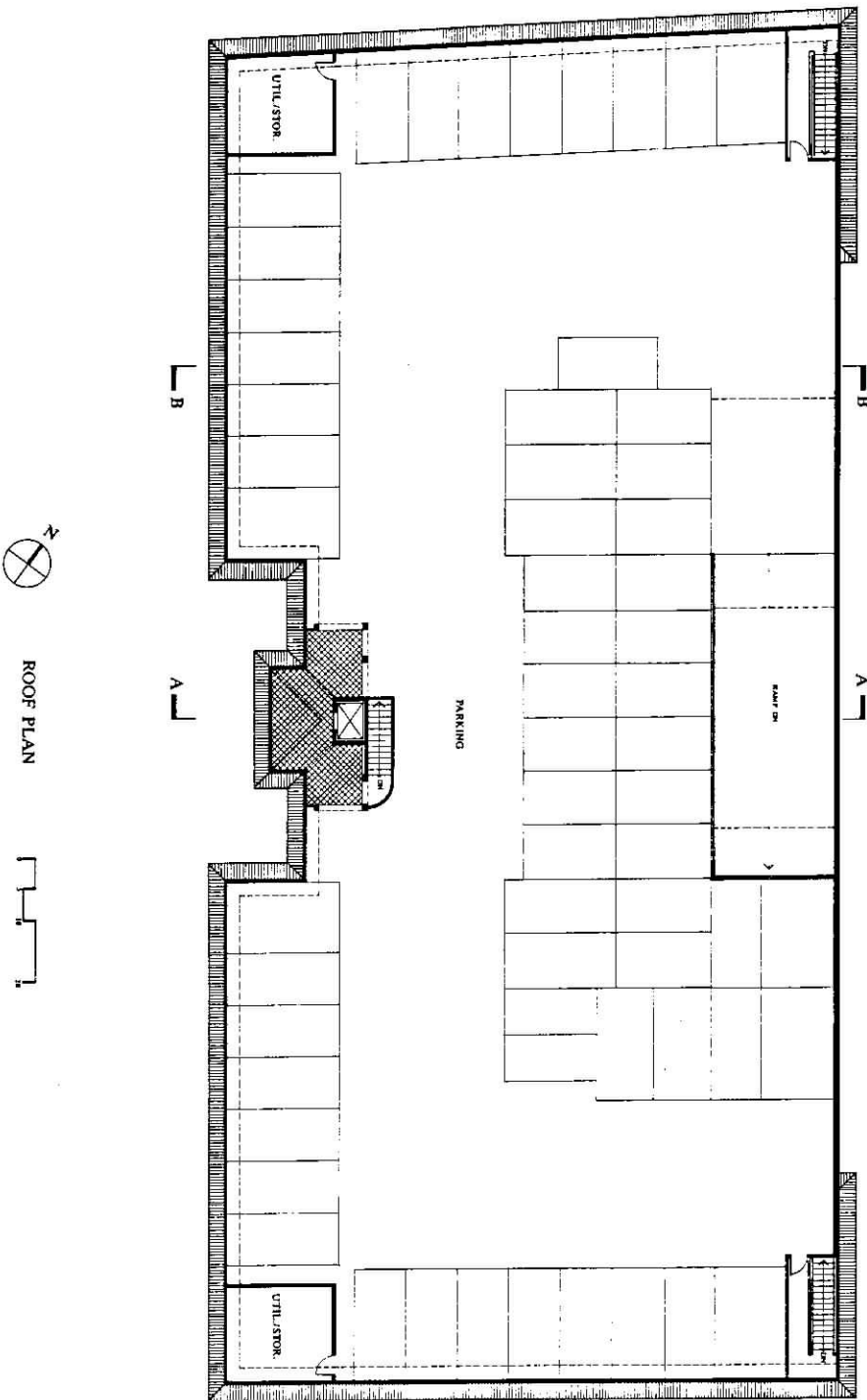
FOURTH FLOOR PLAN

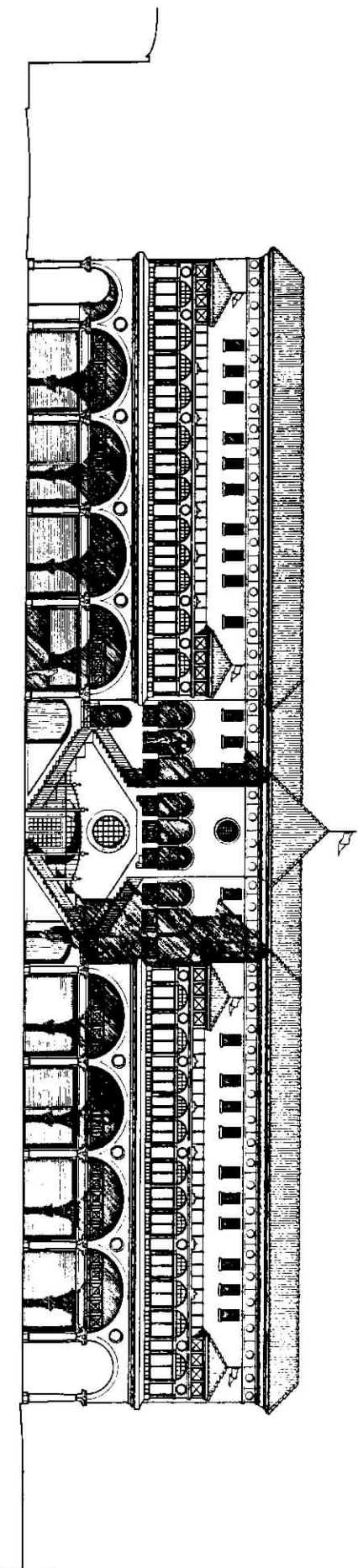


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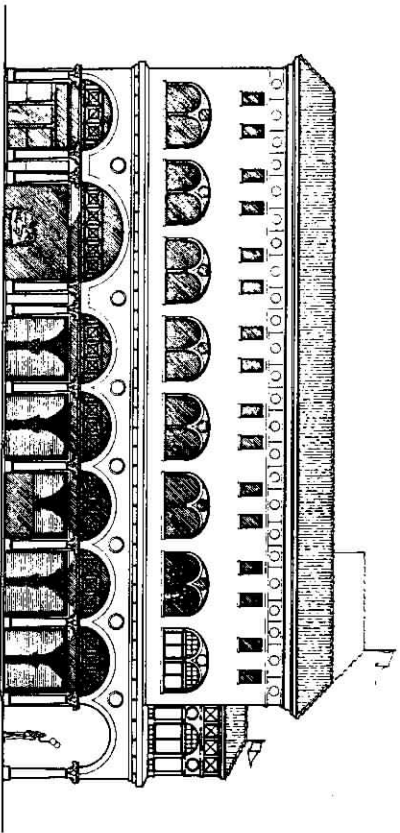
OCEAN FRONT WALK ELEVATION



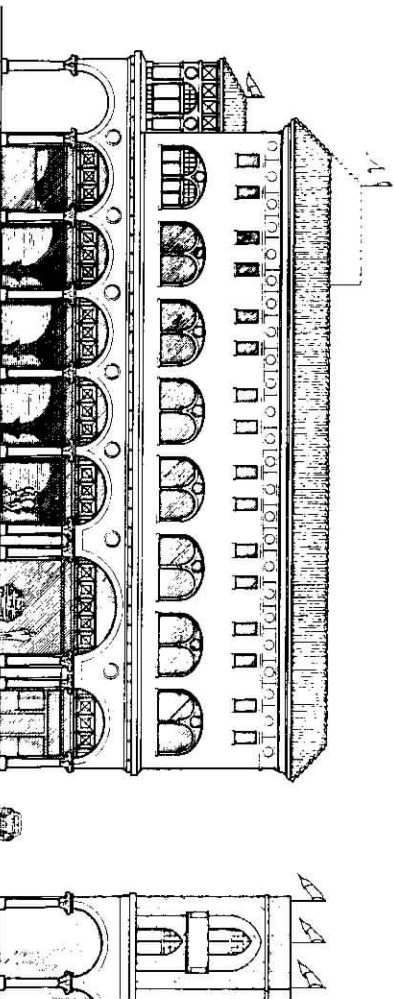
OCEAN • FRONT • ARCADE

1501 OCEAN FRONT WALK
VENICE, CALIFORNIA 90331

APPLETON, MECHUR & ASSOCIATES, INC.
ARCHITECTS



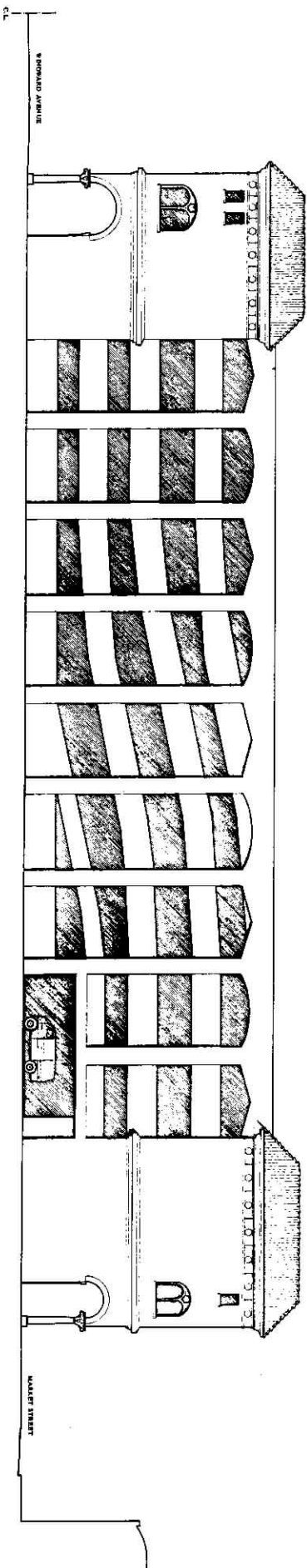
MARKET STREET ELEVATION



WINDWARD AVENUE ELEVATION



ELEVATIONS



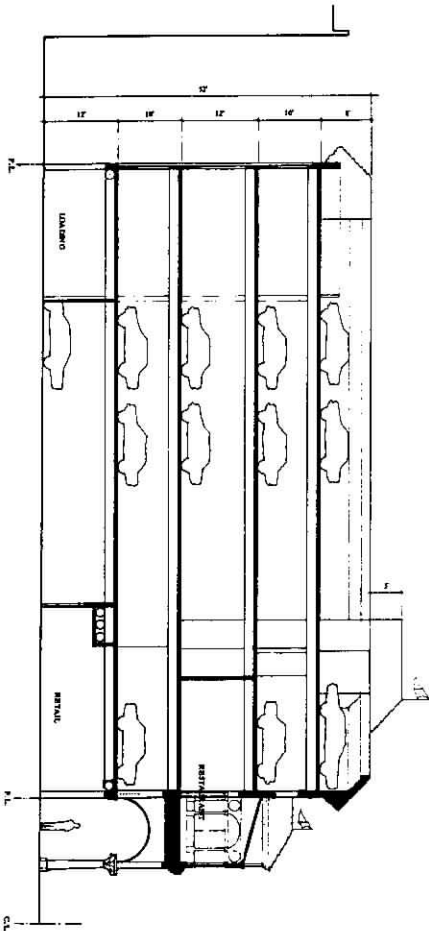
SPEEDWAY ALLEY ELEVATION



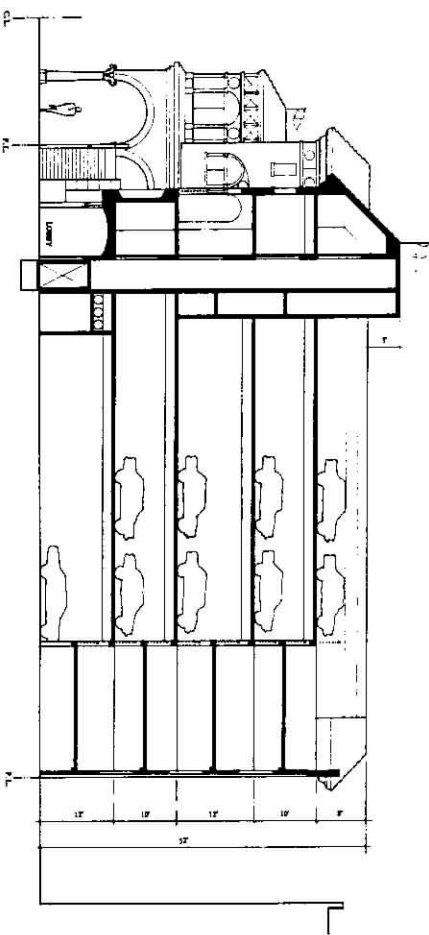
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SECTION B-B



SECTION A-A

BUILDING SECTIONS



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PROPOSITION "U" GUIDELINES

Total site area for project
(excluding arcades): 19,700 SF

Total floor area of building
(includes retail, restaurants, elevator
lobbies, bathrooms, & storage): 16,014 SF

19,700 SF x 1.5 = 29,550 SF (allowable buildable)
19,700 SF x .81 = 16,014 SF (this project buildable)

PARKING BREAKDOWN

LEVEL	H.C.	STANDARD		COMPACT		TOTAL
		REG.	TANDEM	REG.	TANDEM	
Ground	1	8	4	1	-	14
2ND	2	16	-	25	7	50
3RD	-	13	-	17	7	37
4TH	2	18	-	27	6	53
ROOF	-	40	2	11	8	61
TOTAL	5	95	6	81	28	215

Retail: 6,742 SF x (4 cars per 1000 SF) = 27 cars

Restaurant:

4,926 SF x .67 = 3,284 SF (seating area) - (50 SF per car) = 66 cars

Covenanted spaces for Sidewalk Cafe = 26 cars

Additional covenanted spaces for Sidewalk Cafe = 10 cars
TOTAL REQUIRED PARKING: 129 cars

129 - 5 handicap = 124
124 x .4 = 50 compact (allowed)
124 - 50 = 74 standard (required)

ADDITIONAL NON-REQUIRED SPACES:

109 compact - 50 compact = 59 compact
101 standard - 74 standard = 27 standard
86 cars

- 50 of these 86 extra spaces will be provided to the community at 1/2 market rate
- B.I.Z. 7824 SF ÷ 640 SF = 12 cars (These are included as part of the 50 community spaces)
- Curb Cuts - Approximately 16' on Windward and 16' on Market.

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Preliminary proposal for a new building at 1501 Ocean Front Walk, Venice, California.

Zoning: C2-1

General Plan Designation: C2-CA (mixed commercial, light industrial and residential)

Existing on grade uncovered parking lot and vending stalls to be replaced by open air covered and roof top parking on 4 levels plus rooftop for 215 cars, retail located on ground floor behind arcade at Windward Avenue, Market Street and Ocean Front Walk, and two restaurants on the third level. The project will reconstruct the historic colonnade on the Windward Avenue, Market Street and Ocean Front Walk sides, using replicas of the original columns and capitals.

Proposed building height: approximately 52 feet to top of 5th level roof and approximately 5 feet more to top of tower roof (top of cornice line of proposed structure at approximately 46 feet is in line with top of existing building on the north-east corner of Windward Avenue and Speedway Alley).

GROSS SQUARE FOOTAGE CALCULATIONS

	<u>GROUND</u>	<u>2ND</u>	<u>3RD</u>	<u>4TH</u>	<u>5TH (ROOF)</u>	<u>GROSS SF</u>
Parking/ Ramps/Aisles	10,343	18,074	16,622	19,278	19,637	83,954
Stairs/ Elevators	770	1,026	1,410	675	518	4,399
Elevator Lobby	198	600	600	600	233	2,231
Utility/ Storage	576	-	-	637	594	1,807
Restaurants	-	-	4,926	-	-	4,926
Equipment Room	216	-	-	-	-	216
Retail	6,742	-	-	-	-	6,742
Loading	406	-	-	-	-	406
Trash Room	141	-	-	-	-	141
Bathrooms	308	-	-	-	-	308
Arcade	3,886	-	-	-	-	3,886
Gross SF	23,586	19,700	23,558	21,190	20,982	109,016