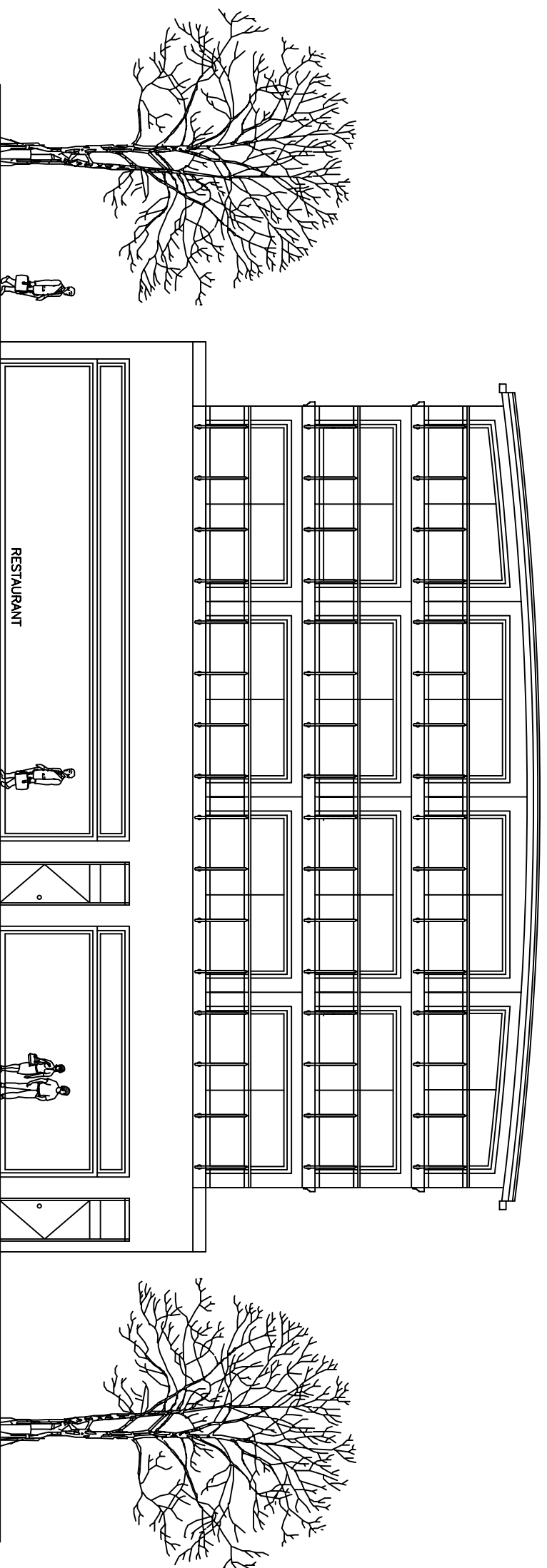


5 - STAR LUXURY HOTEL 305 - 309 OCEAN FRONT WALK VENICE BEACH, CA



OCEAN FRONT WALK

OWNER:	OCEAN SIDE DEVELOPMENT LLC	311 N. ROBERTSON BLVD., BEVERLY HILLS, CA 90210	
ARCHITECT:	JOSEPH WONG DESIGN ASSOCIATES	2359 FOURTH AVENUE, SAN DIEGO CA 92101 (619) 233 6777	
SURVEYOR:	A & A SURVEYING	9625 HAVENHURST AVE., NORTHRIDGE, CA 91343 (818) 891 0974	
STRUCTURAL ENGINEER:	AEG STRUCTURAL ENG.	17200 VENTURA BLVD., STE. 213A, ENCINO, CA 91316 (818) 784 5571	
SOILS ENGINEER:	GEO CONCEPTS INC.	14428 HAMLIN ST. #200 VAN NUYS CA 91401 (818) 994 8895	
MECHANICAL ENGINEER:			
ELECTRICAL ENGINEER:			
LANDSCAPE ARCHITECT:			

BUILDING DATA

<p>PROJECT DESCRIPTION: A FIVE STAR LUXURY HOTEL</p> <p>PROJECT ADDRESS: 305, 307-309 OCEAN FRONT WALK VENICE, CALIFORNIA</p> <p>PERMITTED BUILDING HEIGHT: = 36'-0"</p> <p>LOWEST ELEVATION @ BLDG. (EXIST'G GRADE): = 100.60'</p> <p>PROPOSED BLDG HEIGHT: = 35'-0"</p> <p>LOT AREA: = 8,208 S.F.</p> <p>ALLOWABLE BLDG AREA: 8,202 S.F. x 1.5 = 12,303 S.F.</p> <p>LEGAL DESCRIPTION: ASSESSOR PARCEL NO. 4286-030-021,023 TRACT: GLODEN BAY TRACT MAP REFERENCE M B 2 - 15 BLOCK: BLK 3 LOTS: 217, 219 PARCEL ID # NO. 109-5A 141106</p> <p>TOTAL NO. OF UNITS = 36 ROOMS REQUIRED # OF PARKING SPACES: = 38 PARKING TOTAL PARKING PROVIDED: = 48 NO. OF STANDARD PARKING STALLS = NO. OF COMPACT PARKING STALLS =</p> <p>BLDG AREA = 19,300.0 S.F. SUBTERRANEAN AREA = 7,100.0 S.F. (TYPE S3 OCCUPANCY) TOTAL BLDG AREA : = TYPE OF CONSTRUCTION: = V--1HR FULLY SPRINKLERED: = YES (SYSTEM TO BE APPROVED PRIOR TO INSTALLATION)</p> <p>FLOOR AREA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>FIRST</td><td></td></tr> <tr><td>SECOND</td><td></td></tr> <tr><td>THIRD</td><td></td></tr> <tr><td>FOURTH</td><td></td></tr> <tr><td>TOTAL</td><td></td></tr> <tr><td>PARKING AREA</td><td></td></tr> <tr><td>TOTAL BUILDING AREA</td><td></td></tr> </table> <p>OPEN SPACE REQUIRED: = OPEN SPACE REQUIRED: = TOTAL OPEN SPACE REQUIRED: = OPEN SPACE PROVIDED: =</p>	FIRST		SECOND		THIRD		FOURTH		TOTAL		PARKING AREA		TOTAL BUILDING AREA		<p>OCCUPANCY =</p> <p>FLOOR AREA =</p> <p>FLOOR AREA =</p> <p>FLOOR AREA =</p> <p>LOT AREA =</p> <p>NO. OF UNITS ALLOWED =</p> <p>NO. OF UNITS PROPOSED =</p> <p>DENSITY BONUS USED</p> <p>SHEET INDEX</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>A0</td><td>COVER SHEET</td><td>JOB NO.:</td></tr> <tr><td>A1</td><td>FIRST FLOOR PLAN</td><td></td></tr> <tr><td>A2</td><td>TYP. 2ND TO 4TH FLOOR PLAN</td><td></td></tr> <tr><td>A3</td><td>ELEVATIONS</td><td></td></tr> <tr><td>A4</td><td>ELEVATIONS</td><td></td></tr> <tr><td>A5</td><td>BUILDING SECTIONS</td><td>SHEET NO.:</td></tr> <tr><td>A6</td><td>PARKING FLOOR PLAN / SECTION</td><td>A-0</td></tr> </table>	A0	COVER SHEET	JOB NO.:	A1	FIRST FLOOR PLAN		A2	TYP. 2ND TO 4TH FLOOR PLAN		A3	ELEVATIONS		A4	ELEVATIONS		A5	BUILDING SECTIONS	SHEET NO.:	A6	PARKING FLOOR PLAN / SECTION	A-0
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