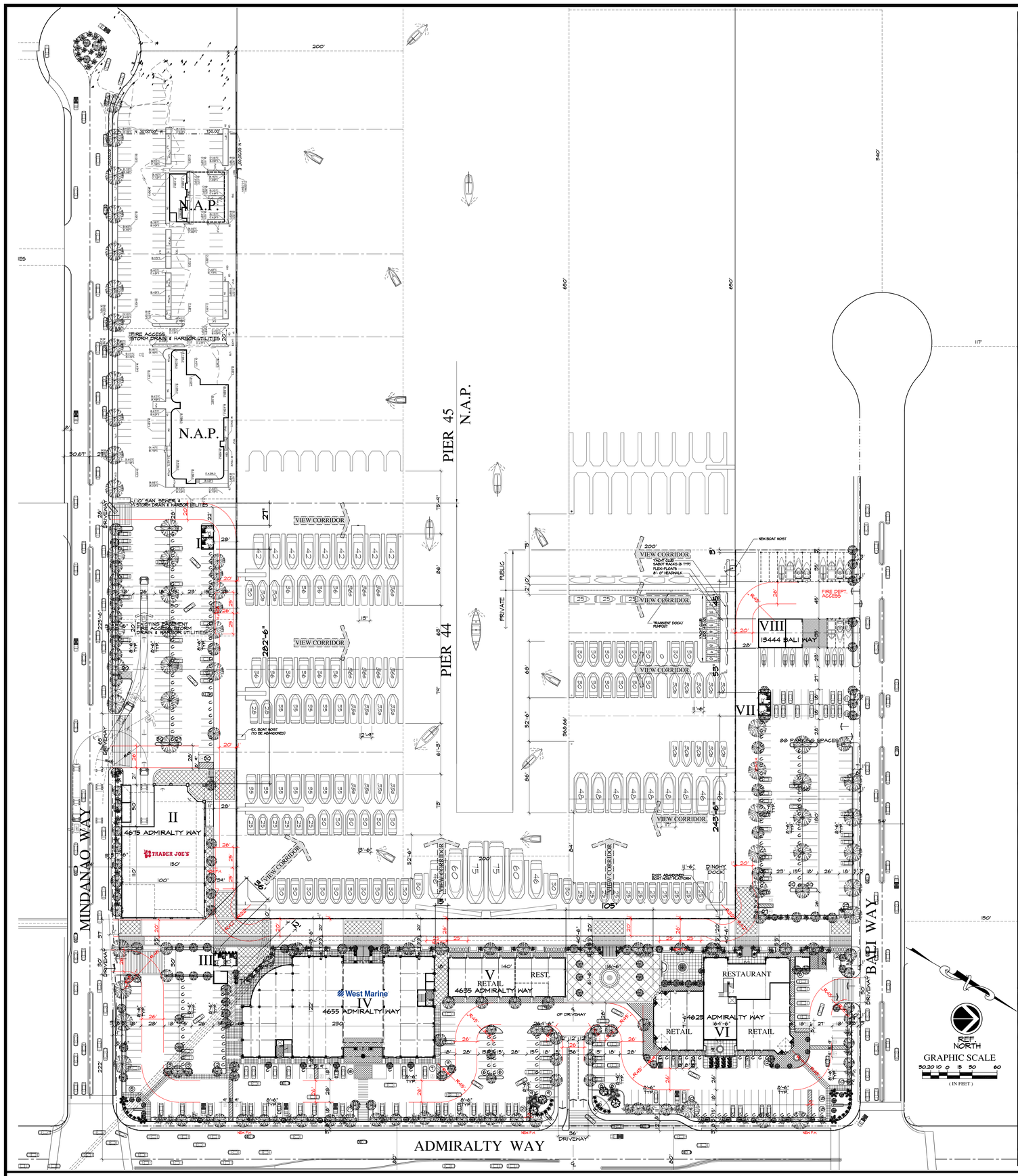


EXISTING BUILDING STRUCTURES ANALYSIS	AREA
BLDG. A - BOAT BROKERS	1,120 S.F.
BLDG. B - BOAT BROKERS/OFFICES	5,284 S.F.
BLDG. C - BOAT REPAIR (SEAMARK)	1,000 S.F.
BLDG. D - BOAT BROKERS (VACANT)	1,440 S.F.
BLDG. E - YACHT CLUB	1,080 S.F.
BLDG. H - OFFICE BUILDING	4,216 S.F.
BLDG. I - BATHROOMS	584 S.F.
TOTAL:	14,724 S.F.

ALL EXISTING BUILDING STRUCTURES ON PARCEL 44 TO BE DEMOLISHED (INCLUDING BUILDINGS A, B, C, D, E, H & I)

VIEW CORRIDOR STUDY

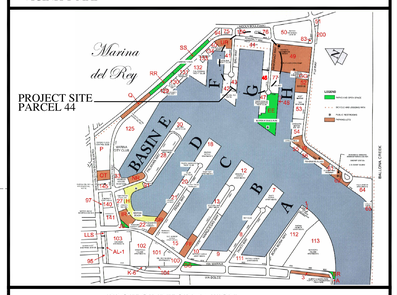
PROPERTY FACING WATER			
A. MINDANAO WAY	=	495	LIN. FT.
B. ADMIRALTY WAY	=	600	LIN. FT.
C. BALI WAY	=	433.66	LIN. FT.
TOTAL		1,528.66	LIN. FT.

VIEW CORRIDOR ANALYSIS

VIEW CORRIDOR REQUIRED
1,528.66' X 20% = 305.7 LIN. FT.

TOTAL VIEW CORRIDOR PROVIDED
27 + 282.5 + 36 + 12 + 15 + 105 + 243.5 + 53 + 45 + 3 = 822 LIN. FT.

VICINITY MAP



PROJECT INFORMATION

PROJECT : ADDRESS
BUILDING II (TRADER JOE'S): 4675 ADMIRALTY WAY
BUILDING IV (WEST MARINE) : 4655 ADMIRALTY WAY
BUILDING V (RETAIL/REST.) : 4635 ADMIRALTY WAY
BUILDING VI (RETAIL/REST.) :4625 ADMIRALTY WAY
BUILDING VIII (YACHT CLUB) :13444 BALI WAY
MARINA DEL REY, CA 90292

APN: 8440-370-014 AND 8440-759-836

APPLICANT: PACIFIC MARINA VENTURE, LLC
13737 FIJI WAY
MARINA DEL REY, CA 90292
PH: 310-822-6866

ARCHITECT: JACK HOLLANDER & ASSOCIATES, INC.
616 MALDEN DRIVE
BEVERLY HILLS, CA 90212
PH: 310-205-0440
EMAIL: JACKHOLLANDER@ADELPHIA.NET
WEB: WWW.JACKHOLLANDER.COM

PARCEL-44 SIZE : 8.39 ACRES

PROPOSED NEW BUILDINGS AREA ANALYSIS		AREA
BLDG. I	BOATERS BATHROOMS	386 S.F.
BLDG. II	SPECIALTY MARKET	13,625 S.F.
BLDG. III	BOATERS BATHROOMS	386 S.F.
BLDG. IV	WEST MARINE, MARINE OFFICES & BOAT BROKERS	42,970 S.F.
BLDG. V	RETAIL/RESTAURANT	6,627 S.F.
BLDG. VI	RETAIL/RESTAURANT	17,548 S.F.
BLDG. VII	BOATERS BATHROOMS	386 S.F.
BLDG. VIII	YACHT CLUB/BOAT REPAIR SHOP	1,850 S.F.
	TOTAL:	83,778 S.F.

PROPOSED NEW SPACES & USES		AREA
SPACE J	SPECIALTY MARKET	13,625 S.F.
SPACE K	RETAIL	9,270 S.F.
SPACE K-1	RESTAURANT (TIN ROOF)	8,278 S.F.
SPACE L	BOAT BROKERS/OFFICE	1,222 S.F.
SPACE N-1	REPLACE EXIST. BLDG.H - OFFICE BLDG.	4,554 S.F.
SPACE N-2	MARINE ADMIN. OFFICES	2,285 S.F.
SPACE N-3	BOAT BROKERS OFFICES	3,911 S.F.
SPACE N-4	OFFICES	1,444 S.F.
SPACE N-5	OFFICES	3,172 S.F.
SPACE P	WEST MARINE	25,000 S.F.
SPACE W/T	COMMUNITY ROOM/BOATERS LOUNGE	840 S.F.
	BOATERS BATHRMS, & BOATERS LAUNDRY	542 S.F.
SPACE Q	RETAIL	3,760 S.F.
SPACE Q-1	RESTAURANT (GREENLEAF)	2,367 S.F.
SPACE Q-2	MARKET (GREENLEAF)	500 S.F.
SPACE Z	BOAT REPAIR SHOP	700 S.F.
SPACE Z-1	BOATERS BATHROOMS	386 S.F.
SPACE Z-2	BOATERS BATHROOMS	386 S.F.
SPACE Z-3	BOATERS BATHROOMS	386 S.F.
SPACE Z-4	YACHT CLUB	1,150 S.F.
	TOTAL	83,778 S.F.

PARKING ANALYSIS		PARKING SPACES REQUIRED
DRY BOAT STORAGE (56)	56 X 1/4	14
MAST-UP BOATS	13 X 1/4	3.25
SPACE J - SPECIALTY MARKET	13,625/250	54.5
SPACE K - RETAIL	9,270/250	37.08
SPACE K-1 - RESTAURANT-DINING & BAR	4,000/45	88.89
- OUTDOOR DINING	1,000/45	22.22
- KITCHEN & SERVICE, ETC.	4,278/200/3	7.13
SPACE L - BOAT BROKERS/OFFICE	1,222/400	3.06
SPACE N-1 - REPLACE EXIST.BLDG. H - OFFICE BLDG.	4,554/400	11.38
SPACE N-2 - MARINE ADMIN. OFFICES	2,285/400	5.71
SPACE N-3 - BOAT BROKERS OFFICES	3,911/400	9.78
SPACE N-4 - OFFICES	1,444/400	3.60
SPACE N-5 - OFFICES	3,172/400	7.93
SPACE P - WEST MARINE	25,000/250	100
SPACEW/T- COMMUNITY ROOM/LOUNGE	840/250	3.36
SPACE Q - RETAIL	3,760/250	15.04
SPACE Q-1 - RESTAURANT (GREENLEAF) (DINING)	1,000/45	22.22
KITCHEN & SERVICE FOR RESTAURANT	1,367/200/3	2.28
SPACE Q-2 - "GREENLEAF" MARKET	500/250	2.00
SPACE Z - BOAT REPAIR SHOP	700/250	2.80
SPACE Z-4 - YACHT CLUB	1,150/250	4.60
- BOAT SLIPS	148 X 0.6	88.8
SUB. TOTAL		509.63
MAX REDUCTION ALLOWABLE PER BICYCLE PROVIDED		- 25
TOTAL PARKING REQUIRED		484.63

PARKING PROVIDED

REGULAR	HANDICAPPED	COMPACTS	TOTAL
284	11	184	479

REDUCTION OF PARKING SPACES BASED ON BICYCLES PARKING SPACES PROVIDED

REQUIRED BICYCLE PARKING

A. RETAIL / RESTAURANT
SHORT TERM 1 SPACE/5000 54532/5000 = 10.9
LONG TERM 1 SPACE/5000 54532/12000 = 4.5

B. YACHT CLUB
SHORT TERM 2 SPACES MIN. = 2
LONG TERM 2 SPACES MIN. = 2

C. OFFICE
SHORT TERM 1 SPACE/20000 10961/20000 OR 2 MIN. = 2
LONG TERM 1 SPACE/10000 10961/10000 OR 2 MIN. = 2
TOTAL. = 23.4
BICYCLES SPACE PARKING REQUIRED = 24

ALLOWABLE BICYCLE SPACES TO REPLACE PARKING SPACES :
FOR EVERY 2 BICYCLE PARKING SPACES PROVIDED ABOVE MIN. REQUIRED, VEHICLES MAY BE REPLACED BY ONE MAXIMUM 5% REDUCTION ALLOWED
MAX. REDUCTION ALLOWED: 509.63 X 5% = 25.48 SAY 25 CAR SPACES
FOR TOTAL REDUCTION OF 25 CAR SPACES, WE NEED TO PROVIDE ADDITIONAL 50 BICYCLES SPACES.
24 (MIN. REQUIRED) + 50 ADD'L BICYCLE SPACES = 74 SPACES

SITE PLAN

SCALE: 1"=50'-0" A

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

Marina Del Rey, Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

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