

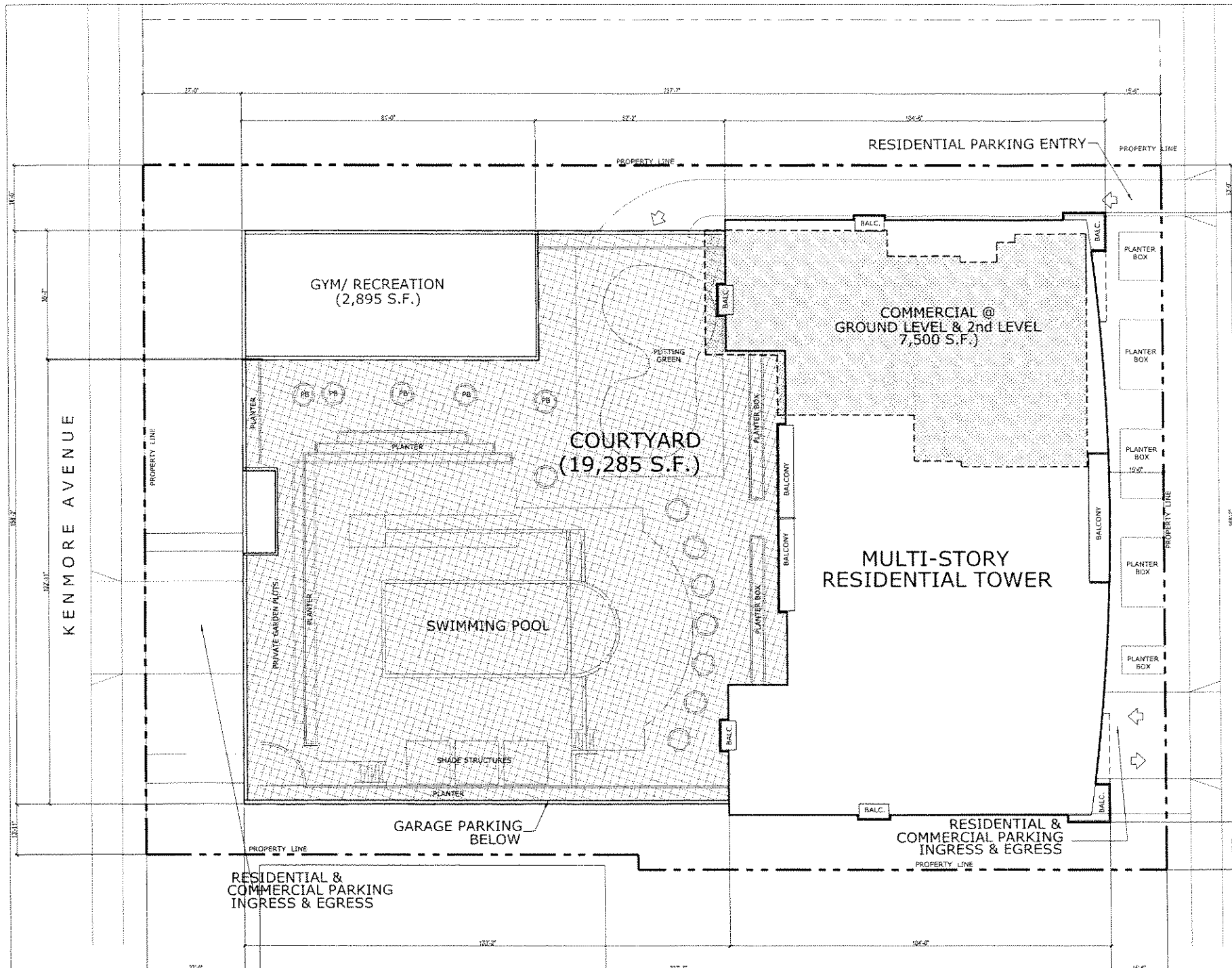
EXHIBIT B

PLANS

CPC-2006-8689-GPA-ZC-HD-CU-ZAA-
SPR



CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR



PLOT PLAN

SCALE 1/16"=1'-0"



PROJECT SUMMARY 811 S. CATALINA ST.
 LOT AREA: 53,857 S.F.
 ZONE: IO1 C2-1 6,265 S.F. FAR: 3:1 (18,795 S.F.)
 ZONE: R4-2 47,592 S.F. FAR: 6:1 (285,552 S.F.)
PROPOSED PLAN AMENDMENT:
 C2-1 TO R5-2
 R4-2 TO R5-2
 ALLOWABLE FAR AND UNIT DENSITY
 FAR = TOTAL PROJECT AREA X 6 = 53,857 X 6 = 323,142 S.F.
 UNIT DENSITY = TOTAL AREA/200 = 53,857/200 S.F. = 269 UNITS

UNIT TYPE	PODIUM	LEVEL 7	LEVELS 8 TO 24 (17 FLOORS)	LEVELS 25 & 26	SUBTOTAL
SINGLE (STUDIO) APARTMENTS					
G		440(2):880	440(2):880X17: 14,960		15,840
ONE BEDROOM APARTMENTS					
A1		678(2):1,356	678(2):1,356X17: 23,052		24,408
ONE BEDROOM + DEN APARTMENTS					
E			783X17:13,311		13,311
TWO BEDROOM APARTMENTS					
B1	887				887
B2	887	887	887X17:15,079		15,966
B3	894				894
B4			840X17:14,280		14,280
C1	900(2):1,800	900(2):1,800	900(2):1,800X17: 30,600		34,200
C2	862.50	862.50	862.50X17:14,663		16,388
C3		953(2):1,906	953(2):1,906X17: 32,402		34,308
F		1,112.5(2):2,225	1,112.5(2):2,225X17: 37,825		42,275
TWO BEDROOM STACKED UNITS					
D1				1,373(2): 2,746	2,746
D2				1,228(2): 2,456	2,456
D3				2,098(2): 4,196	4,196
D4				1,875(2): 3,750	3,750
D5				1,600	1,600
D6				1,649	1,649
D7				1,441	1,441
D8				1,555	1,555
SUBTOTAL	6,668.5	9,916.5	196,172	18,995	231,752
TOTAL NET RESIDENTIAL AREA:					231,752

RETAIL AREA: 7,500 S.F.
 HEIGHT: 300'-0" MAX.
 NUMBER OF STORIES: 26 RESIDENTIAL + 1 MECHANICAL: 27
 SETBACKS:
 SETBACK @ KENMORE: 27 FT.
 SETBACK @ NORTH SIDEYARD: 15 FT.
 SETBACK @ SOUTH SIDEYARD: 15 FT.
 SETBACK @ CATALINA: 15 FT.

PARKING SUMMARY:

RESIDENTIAL PARKING REQUIRED:	1 BR	1BR+D, 2 BR, STACKED 2BR
SINGLES	1 BR	1BR+D, 2 BR, STACKED 2BR
36 UNITS @ 1 PARKING SPACE/UNIT = 36 PARKING SPACES	36 UNITS @ 1-1/2 PARKING SPACES/UNIT = 54 PARKING SPACES	167 UNITS @ 2 PARKING SPACES/UNIT = 334 PARKING SPACES
TOTAL REQUIRED TENANT PARKING SPACES: 484 SPACES		

RETAIL PARKING REQUIRED:
 1 SPACE / 250 S.F.
 7,500 S.F. / 250 S.F. = 30 SPACES
 TOTAL REQUIRED RETAIL PARKING SPACES: 30 SPACES
 TOTAL REQUIRED PARKING SPACES: 514 SPACES

PARKING PROVIDED:

LEVEL	TOTAL
P2	108
P1	92
GROUND	33
2ND	75
3RD	86
4TH	86
5TH	82
TOTAL:	562 SPACES

PARKING GARAGE AREA:

LEVEL	TOTAL
P2	40,800 S.F.
P1	40,800 S.F.
GROUND	27,610 S.F.
2ND	34,850 S.F.
3RD	36,970 S.F.
4TH	36,970 S.F.
5TH	36,970 S.F.
TOTAL PARKING GARAGE AREA:	254,970 S.F.

BUILDING AREAS

LEVEL	GROSS S.F. RESIDENTIAL PER FLOOR	S.F. RETAIL	S.F. LOBBY	NO. LEVELS	S.F. GYM/LIBRARY/LOUNGE/THEATER/BUS. CNT	TOTAL S.F.
LEVEL P1						
LEVEL P2						
GROUND LEVEL		5,424	2,702			8,126
LEVEL 2		2,076	956			3,032
LEVEL 3						
LEVEL 4						
LEVEL 5						
LEVEL 6	11,941				5,383	17,324
LEVEL 7	13,145					13,145
LEVEL 8 TO 24	14,783			17		251,311
LEVEL 25	14,838					14,838
LEVEL 26	13,087					13,087
LEVEL 27 (ROOF)					1,375	1,375
TOTAL		7,500	3,658		6,758	322,238

UNIT INFORMATION: (AREAS IN SQUARE FEET S.F.)

UNIT TYPE	LEVEL 6 (PODIUM)	LEVEL 7	LEVELS 8 TO 24 (17 FLOORS)	LEVELS 25 & 26	SUBTOTAL
SINGLE (STUDIO) APARTMENTS					
G		440(2):880	440(2):880X17: 14,960		15,840
ONE BEDROOM APARTMENTS					
A1		678(2):1,356	678(2):1,356X17: 23,052		24,408
ONE BEDROOM + DEN APARTMENTS					
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D6				1,649	1,649
D7				1,441	1,441
D8				1,555	1,555
SUBTOTAL	6,668.5	9,916.5	196,172	18,995	231,752
TOTAL NET RESIDENTIAL AREA:					231,752

OPEN SPACE REQUIRED:

100 S.F./UNIT WITH LESS THAN 3 HABITABLE ROOM
 125 S.F./UNIT WITH 3 HABITABLE ROOM

SINGLES : 1 HABITABLE ROOM
 1 BEDROOM : 2 HABITABLE ROOMS
 1 BEDROOM + DEN : 3 HABITABLE ROOMS
 2 BEDROOM : 3 HABITABLE ROOMS

100 S.F. X 72 UNITS = 7,200 S.F.
 125 S.F. X 197 UNITS = 24,625 S.F.
 TOTAL REQUIRED OPEN SPACE: 31,825 S.F.

OPEN SPACE PROVIDED:

PRIVATE OPEN SPACE: 150 UNITS X 50 S.F. EACH = 7,500 S.F.
 PODIUM LEVEL: 19,285 S.F.
 GYMNASIUM/ THEATER/ LOUNGE/ LIBRARY-BUS. CENTER: 6,758 S.F.
 TOTAL: 33,046 S.F.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 LOT 15 OF TRACT NO. 2140, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 105 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
 EXCEPT THE NORTH 1-FEET THEREOF

AND EXCEPT THE WEST 30 FEET OF SAID LAND, AS GRANTED TO THE CITY OF LOS ANGELES, FOR STRIP PURCHASES BY DEED RECORDED IN BOOK 5685, PAGE 101 OF MAPS.

PARCEL 3:
 THE SOUTHWEST 45 FEET OF LOT 82 AND THE SOUTHWEST 25 FEET OF LOT 83 OF TRACT NO. 2140, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
 LOT 15 AND THE SOUTH 6 FEET OF LOT 83 OF TRACT NO. 2140, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:
 THE NORTH 25 FEET OF LOT 83 AND A 1/2 OF LOT 84 OF TRACT NO. 2140, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:
 LOT 1 IN BLOCK "A" OF WILSHIRE BOULEVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN PRELIMINARY REPORT IDENTIFIED AS "COP RALE COMPANY, REPORT NO. 0023140-18, DATED FEBRUARY 2, 2004"

PARCEL 7:
 LOT 2, BLOCK 1 OF WILSHIRE BOULEVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
 ASSESSOR'S PARCEL NUMBER: 5084-018-002
 REGION CLUSTER: 06/09428

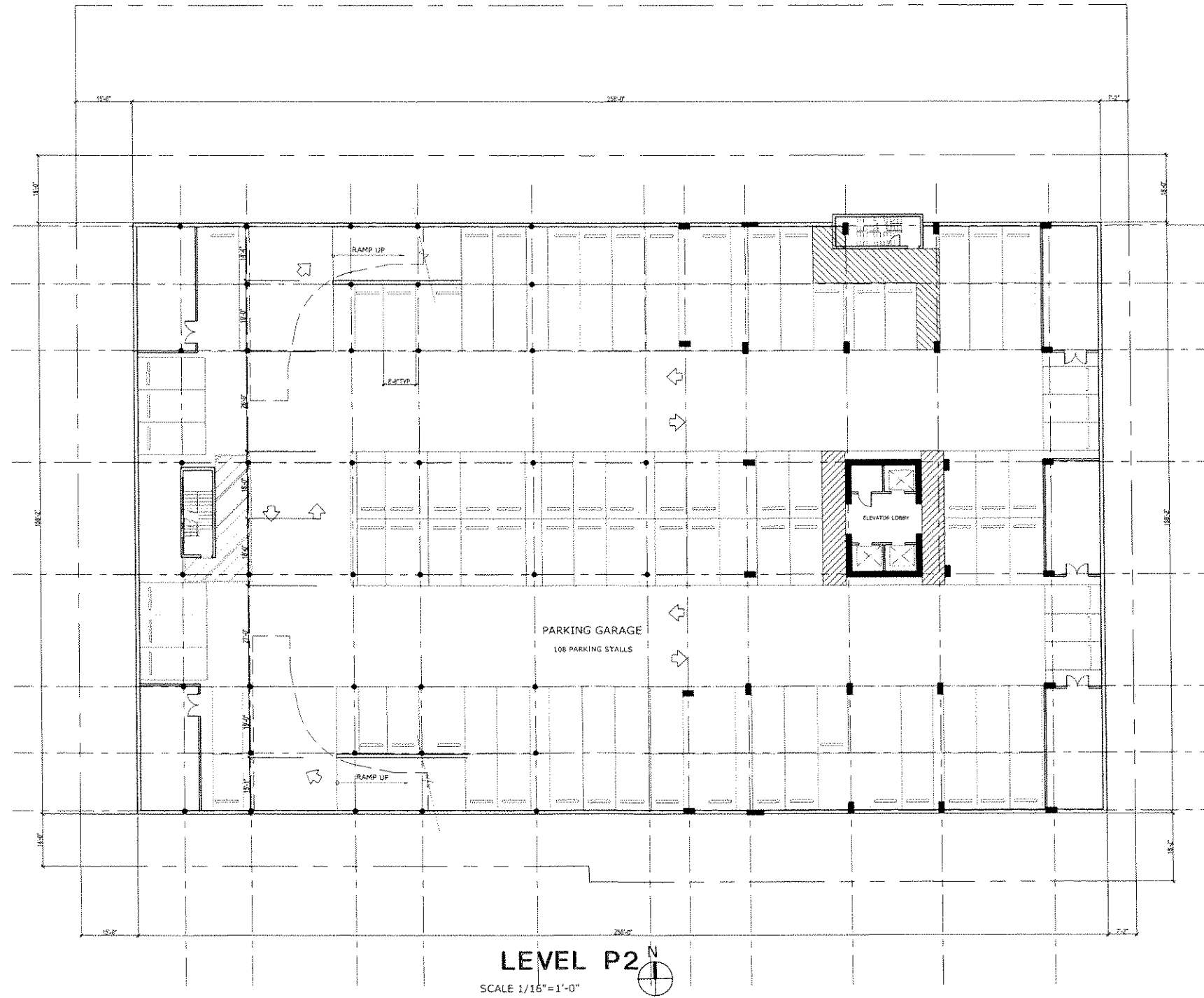
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 Oakes & Associates Architects AIA
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CATALINA APARTMENTS
 811 S. CATALINA ST., LOS ANGELES, CA

09/04/14
 PRELIM DESIGN

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CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR



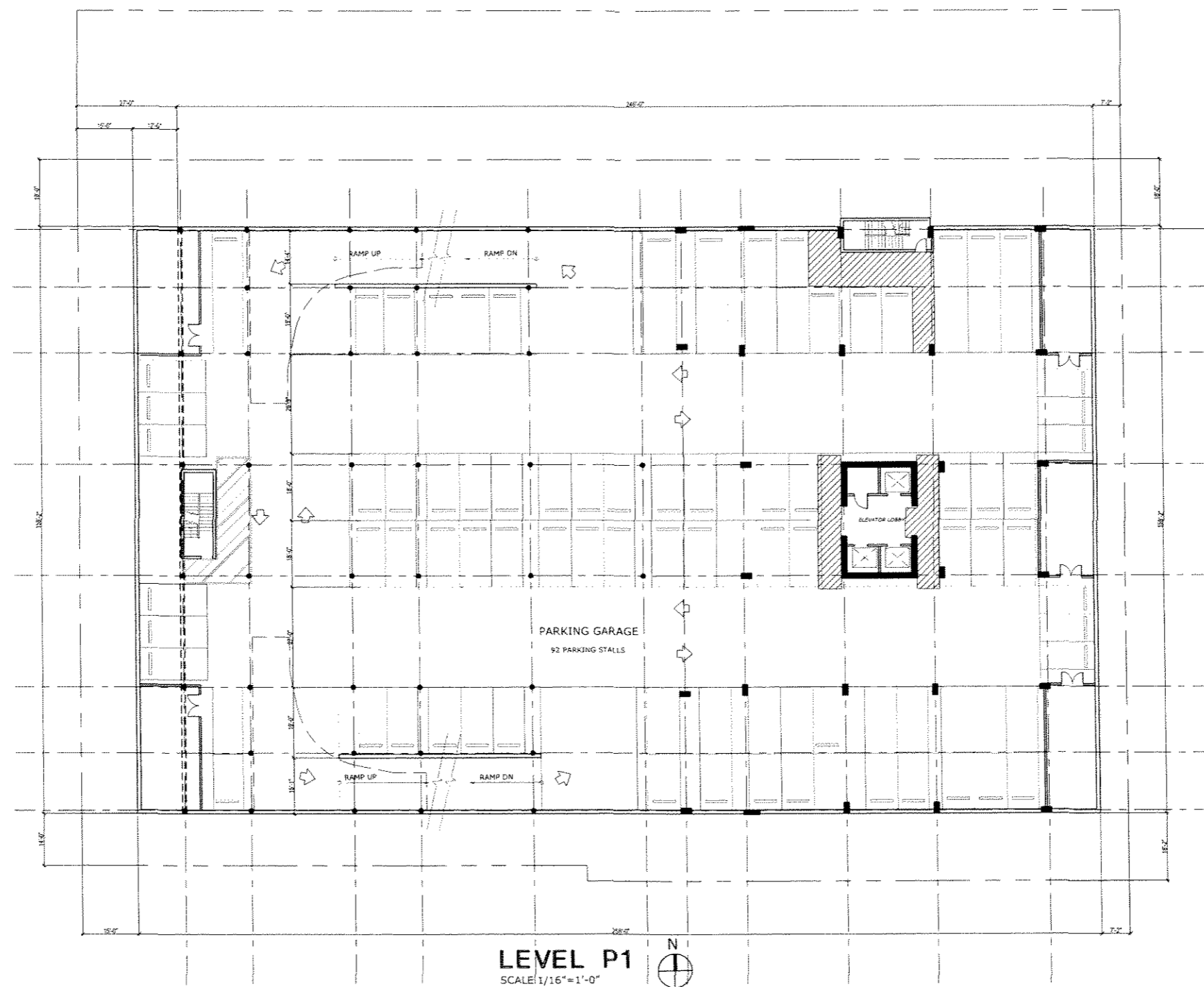
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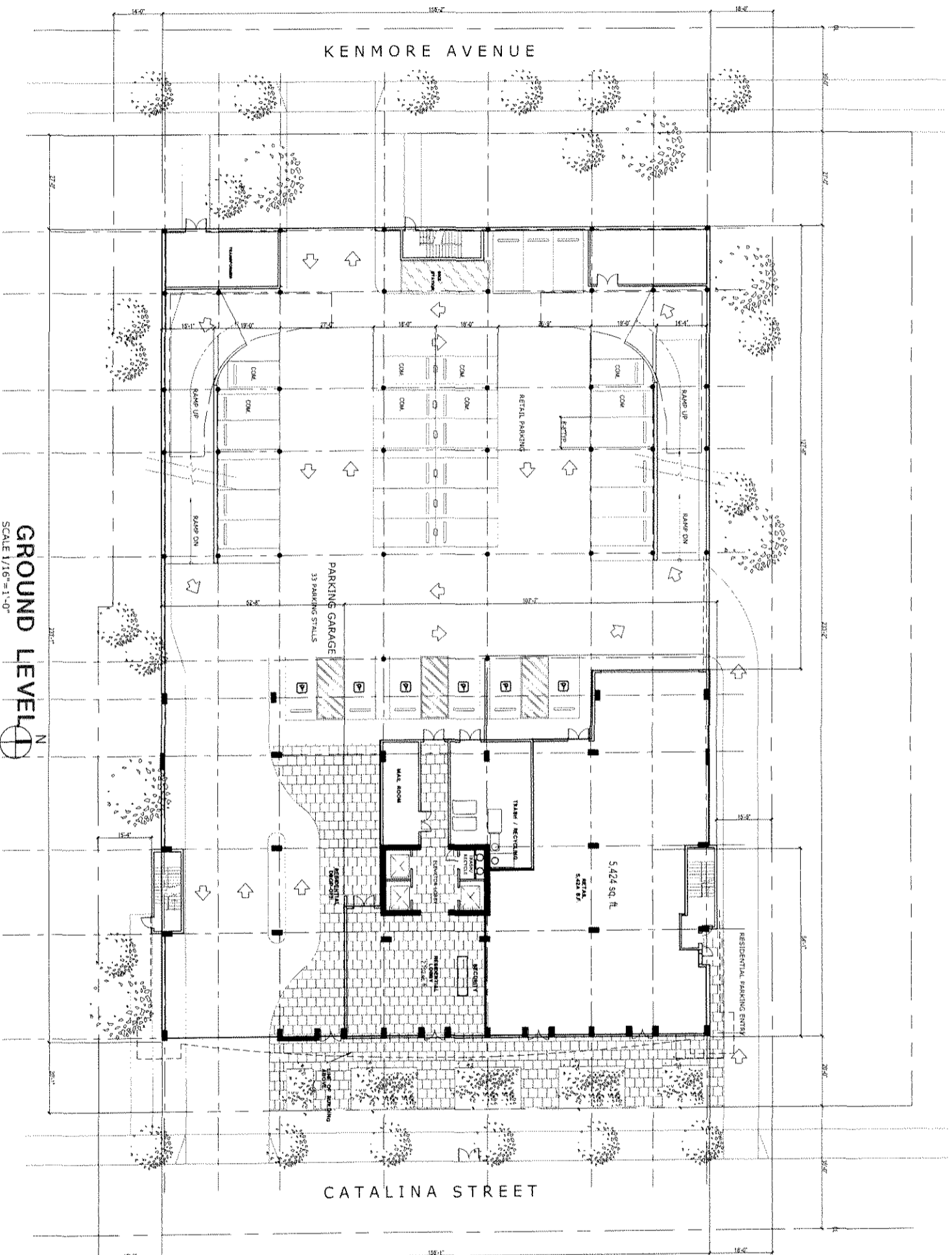
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GROUND LEVEL
SCALE 1/16"=1'-0"

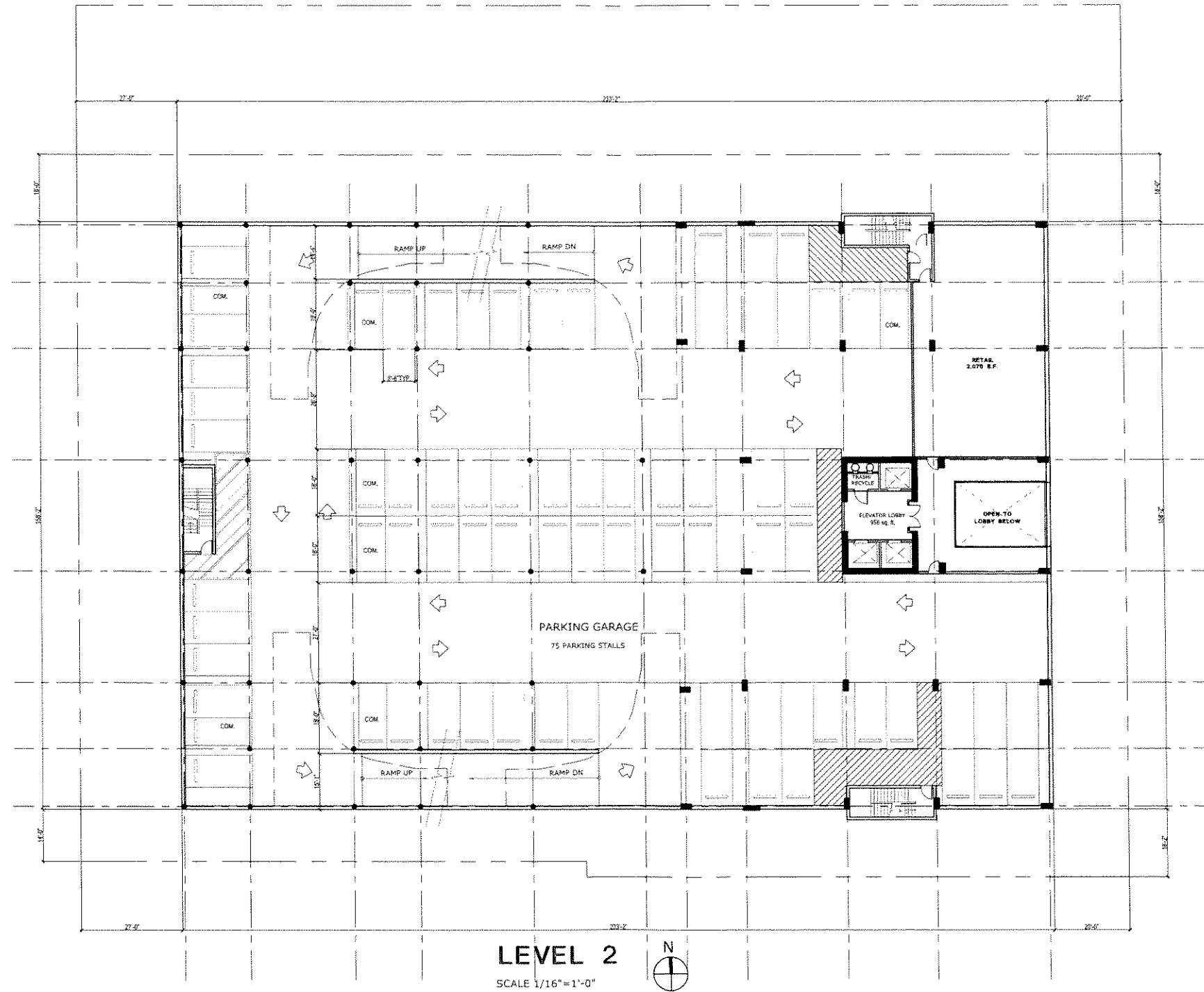
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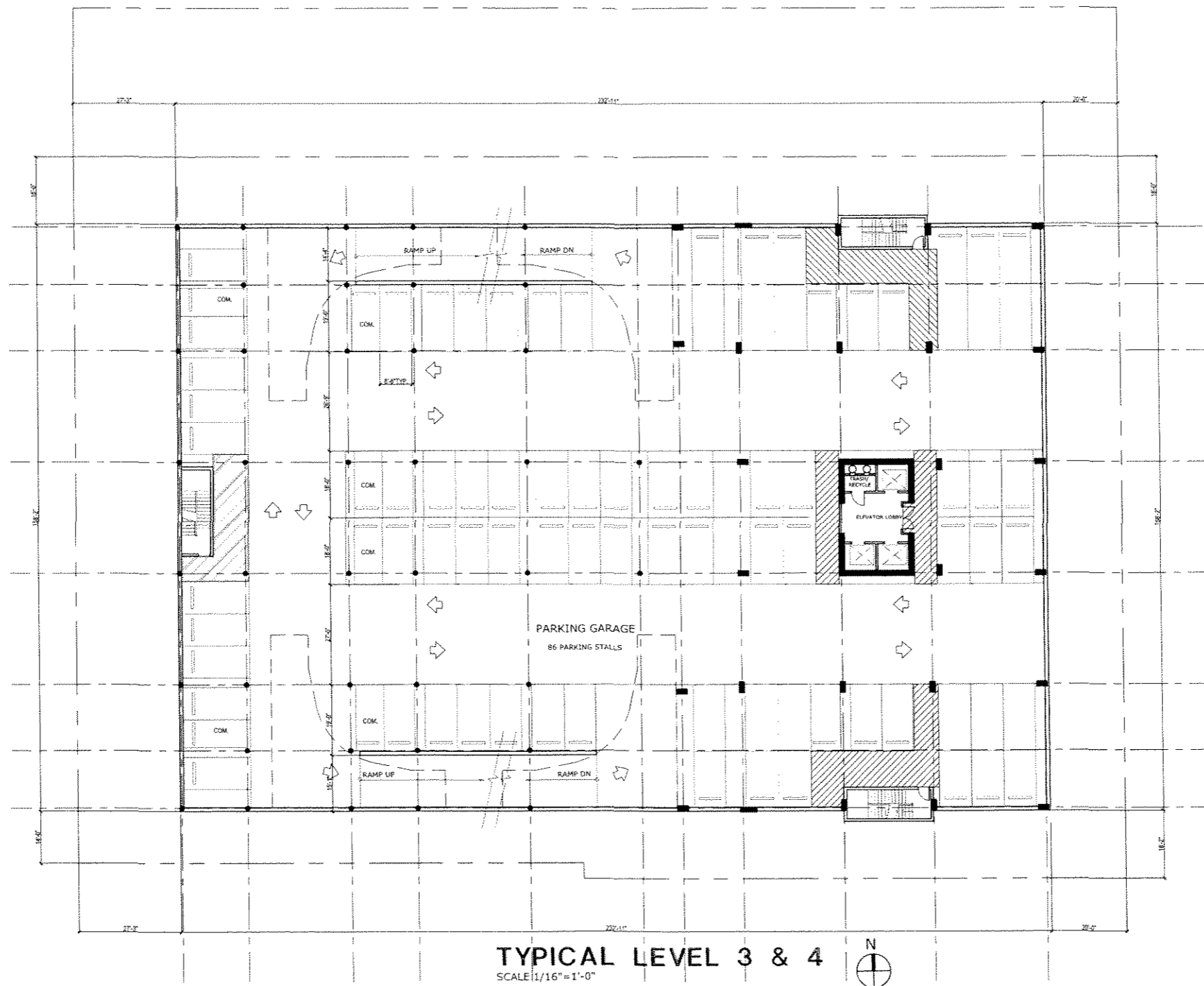
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TYPICAL LEVEL 3 & 4
 SCALE 1/16" = 1'-0" 

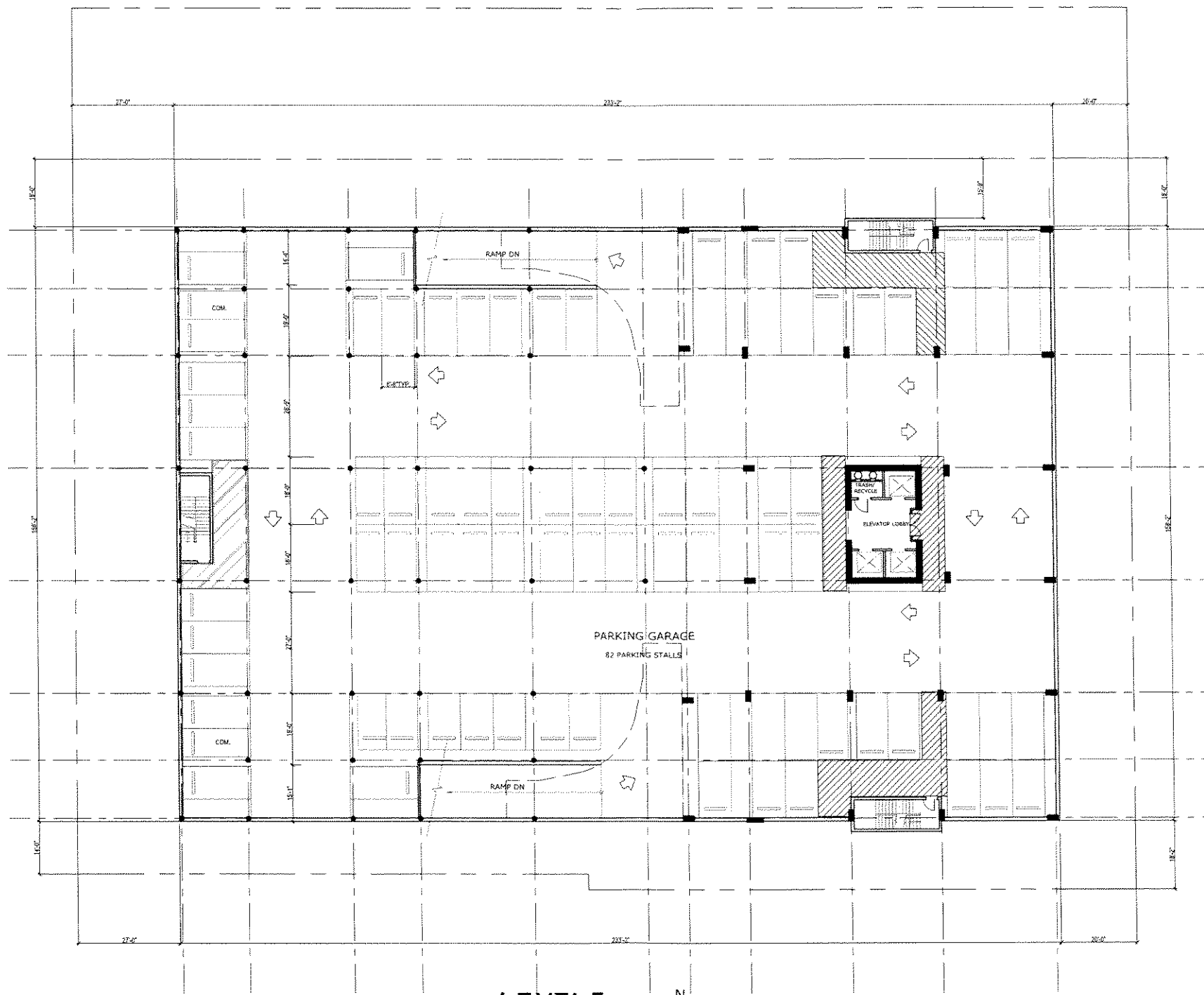
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CATALINA APARTMENTS

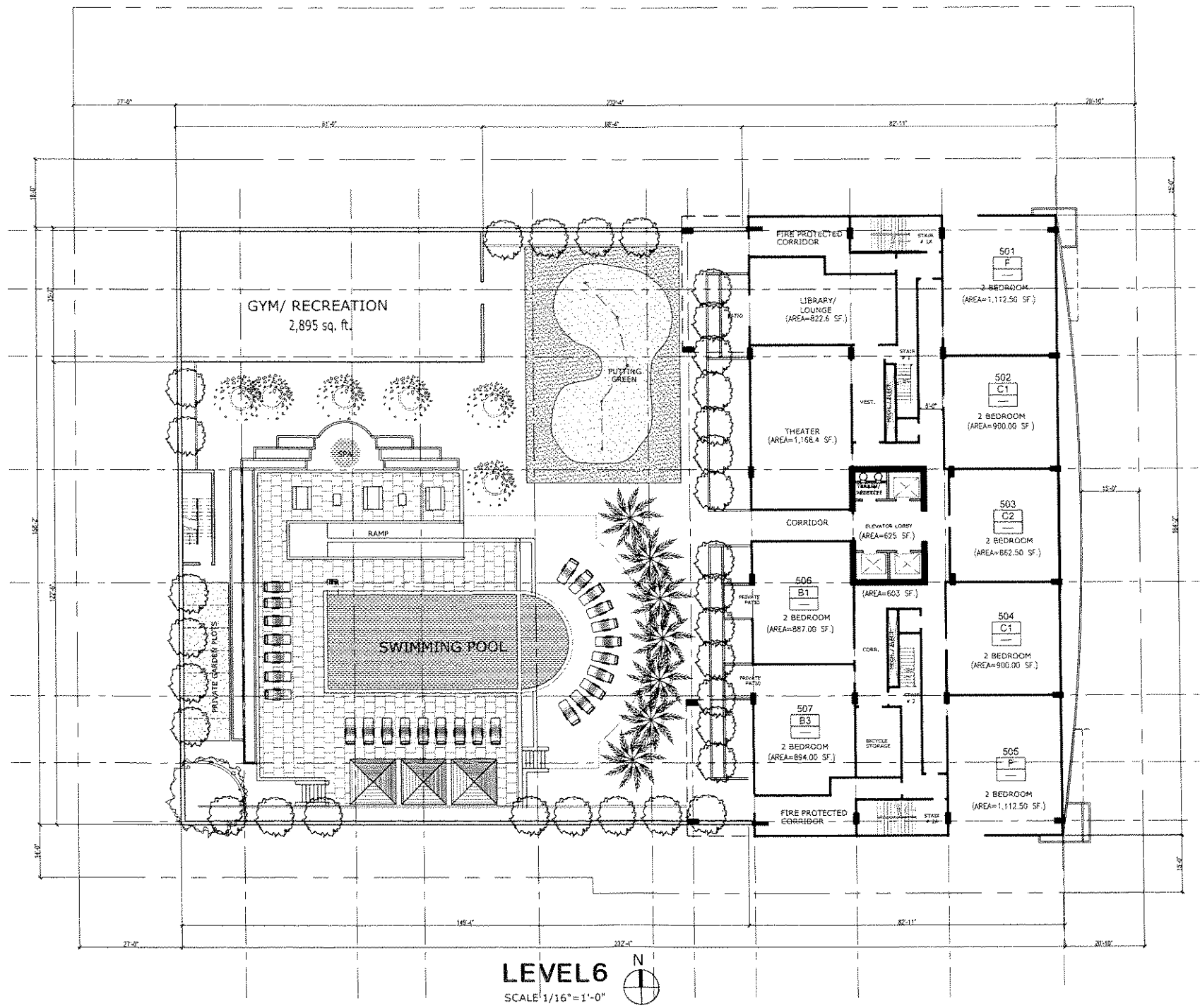
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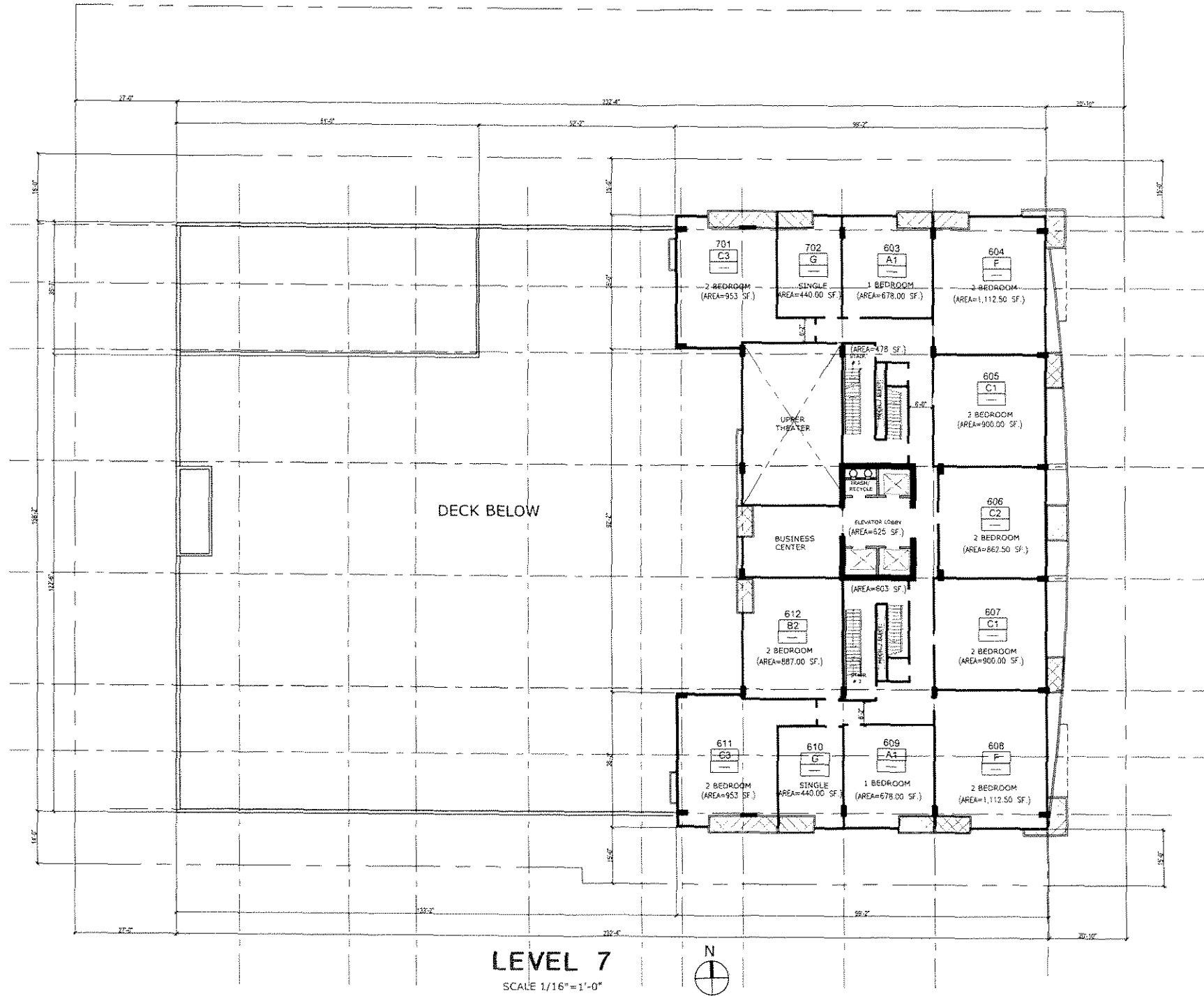
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LEVEL 5
 SCALE 1/16" = 1'-0"







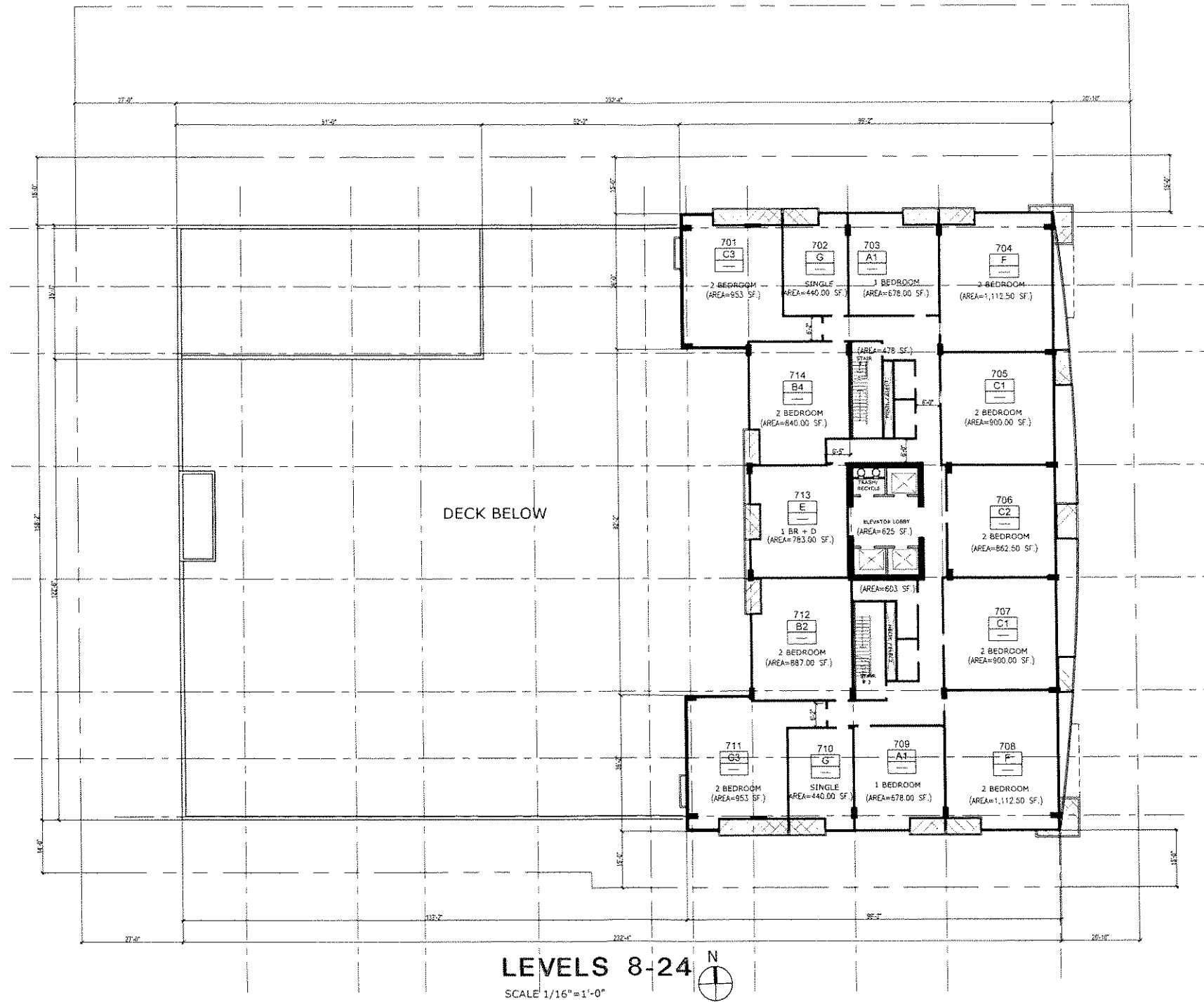
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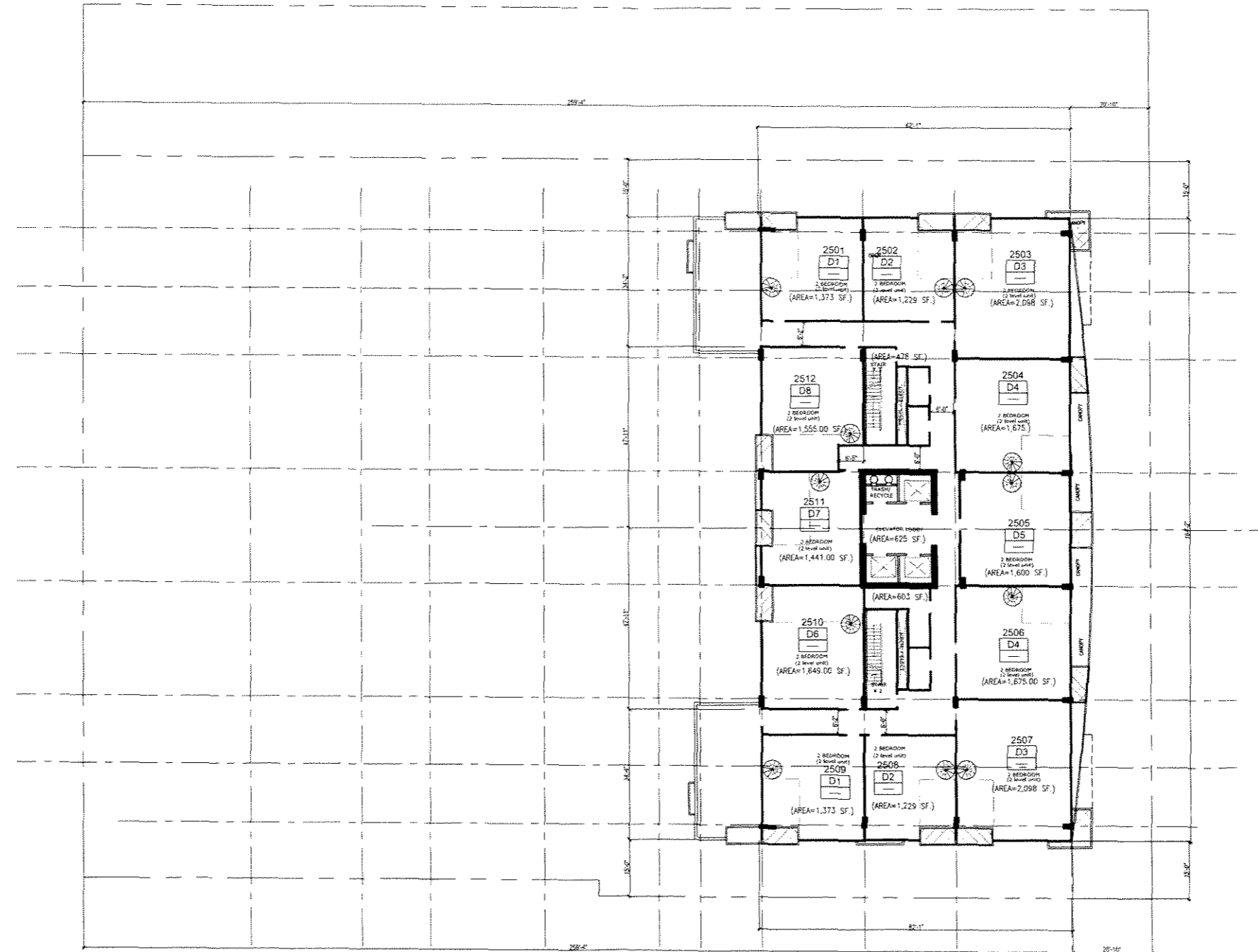
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
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LEVEL 25 & 26 
 SCALE 1/16" = 1'-0"

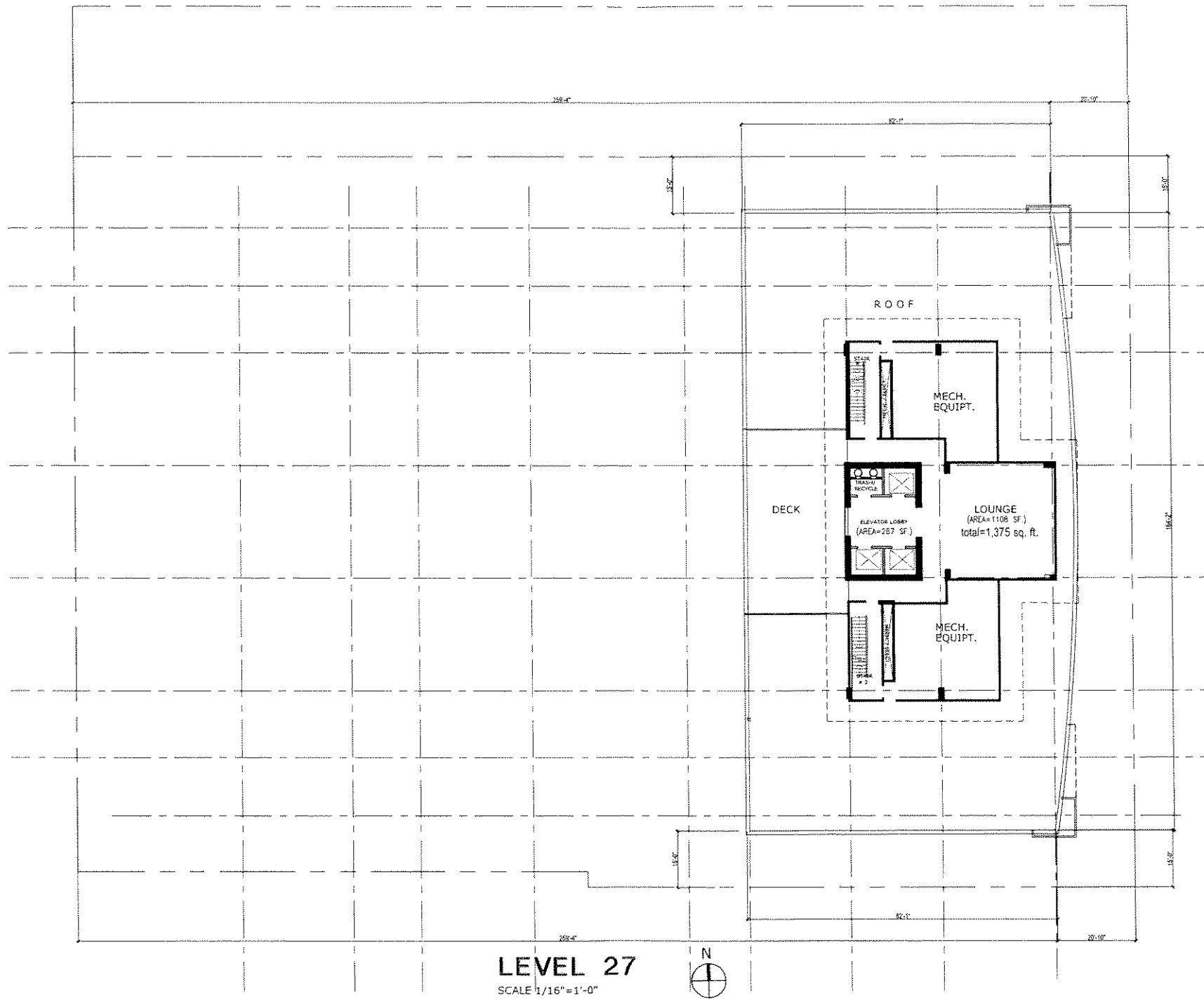
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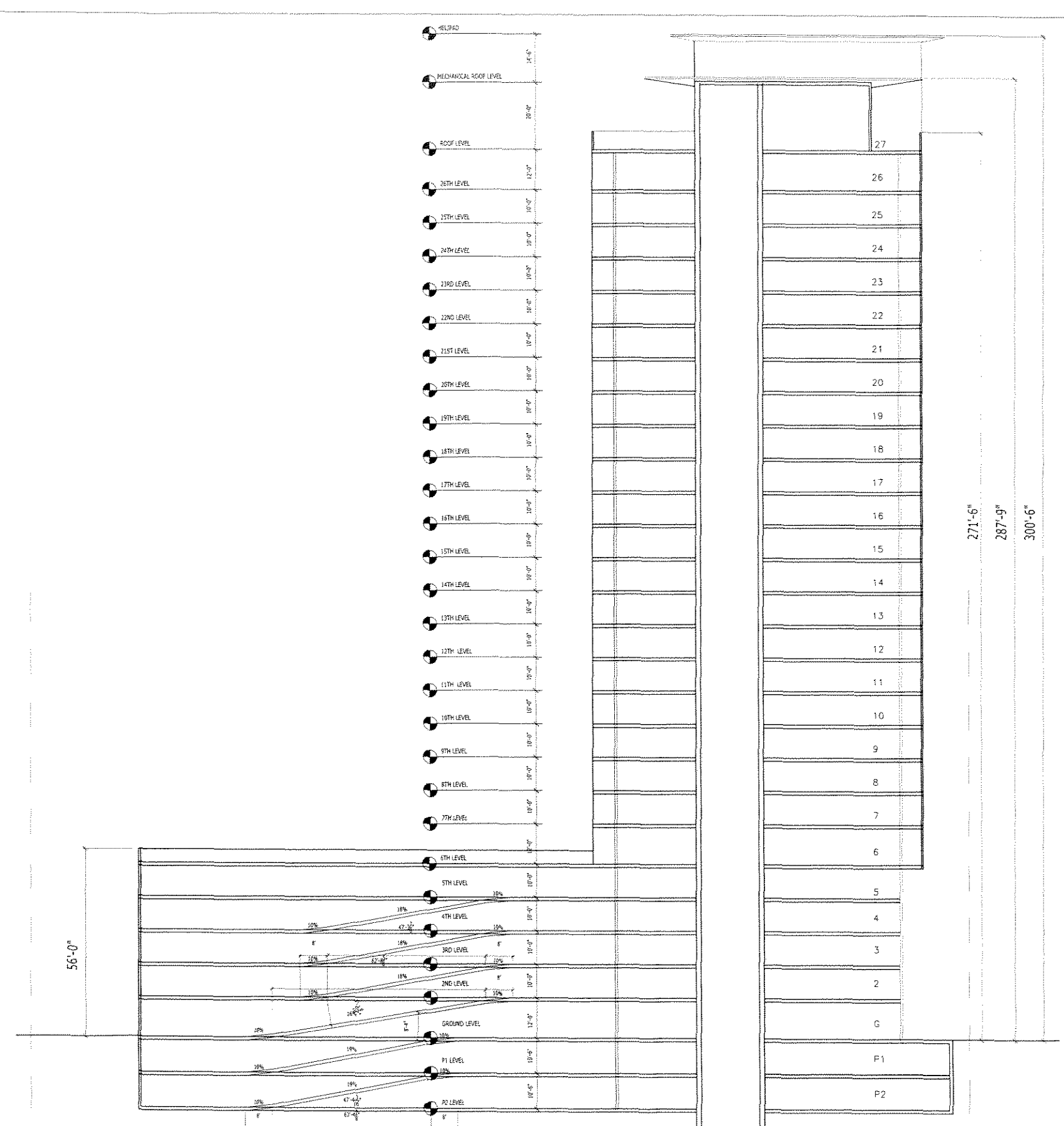
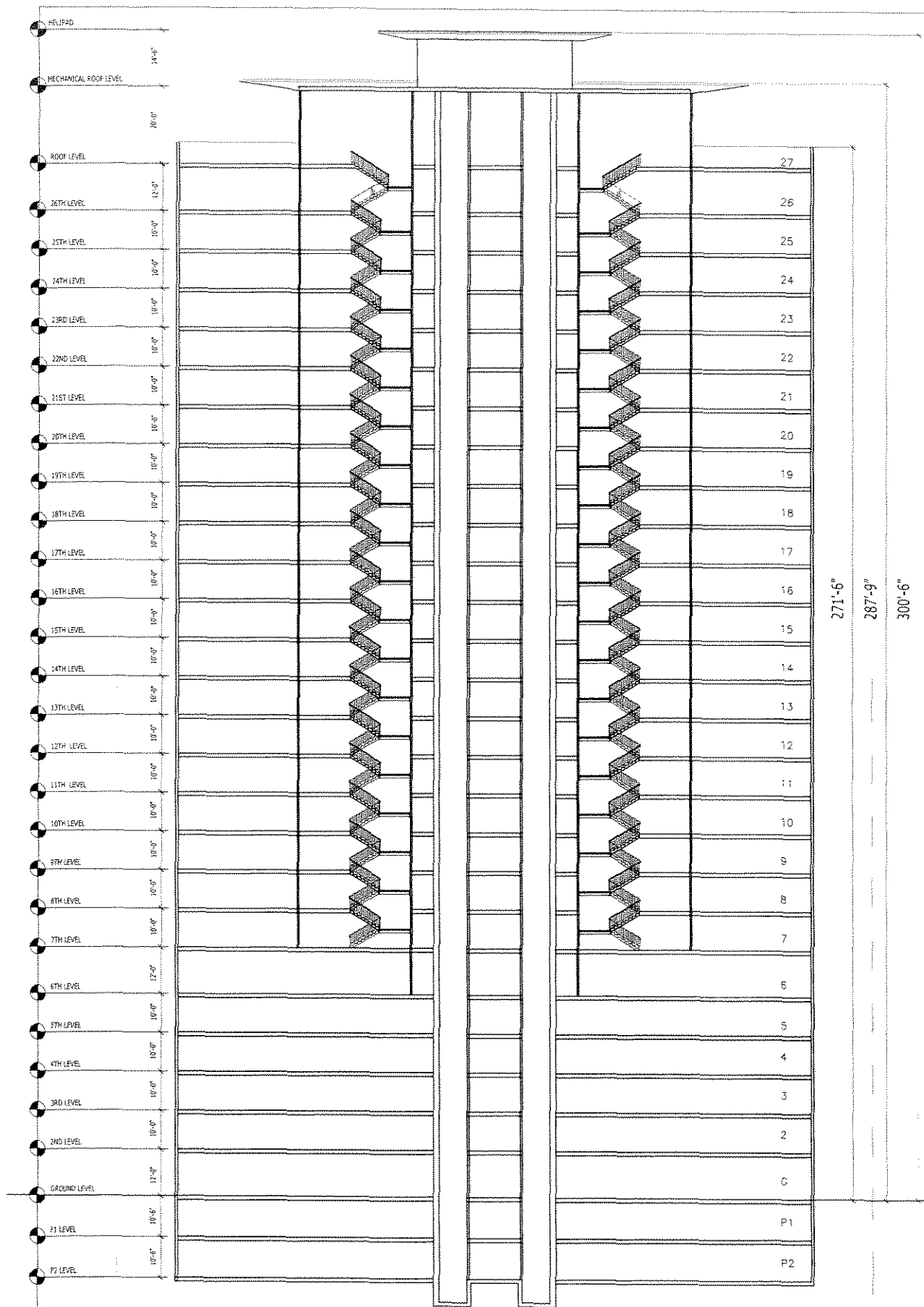
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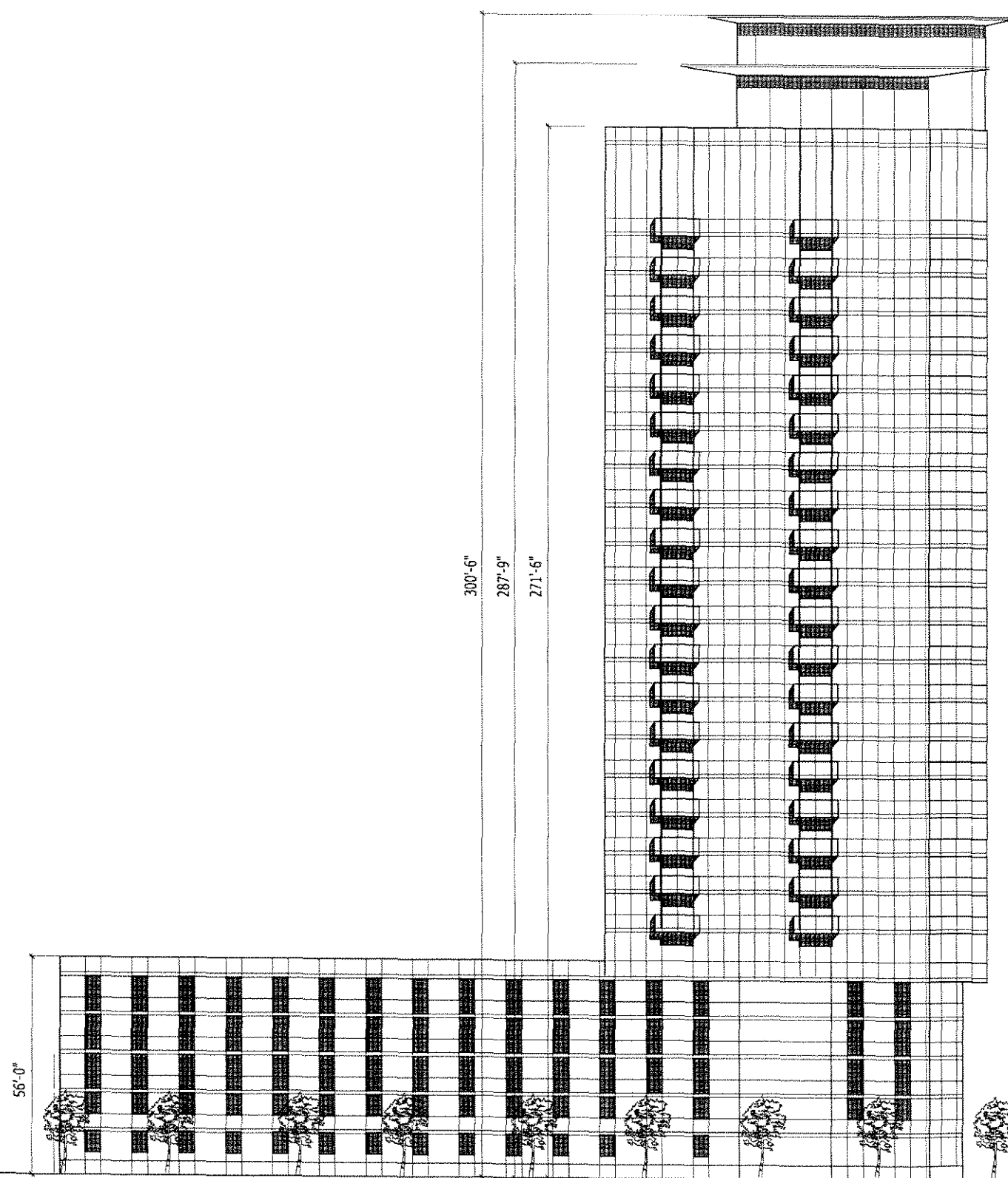
SECTION 'A'
 SCALE 1/16"=1'-0"

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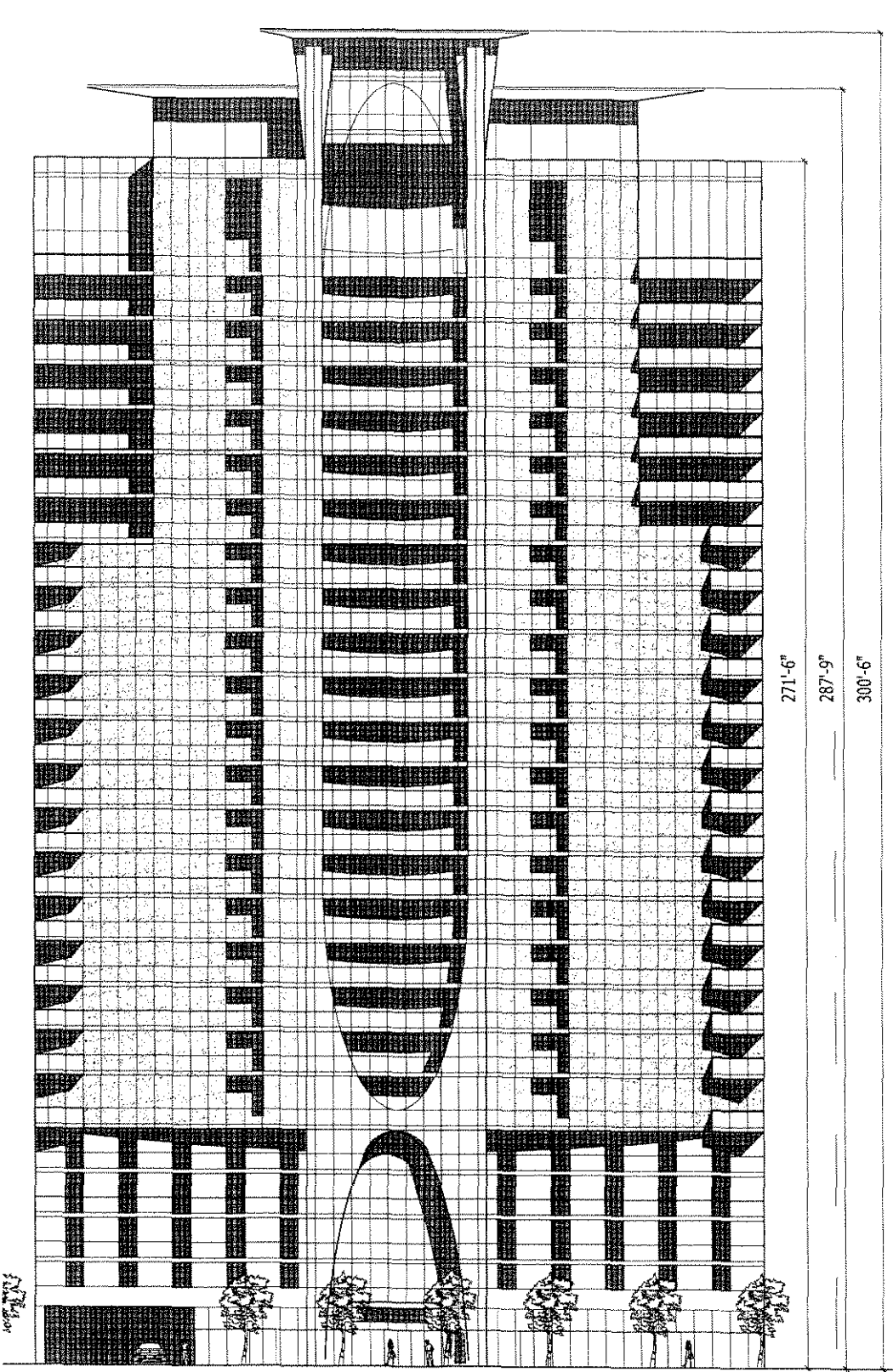
SECTION 'B'
 SCALE 1/16"=1'-0"

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SOUTH ELEVATION
SCALE 1/16"=1'-0"

- HELIX 20 16'-5"
- MECHANICAL ROOF LEVEL 20'-0"
- ROOF LEVEL 12'-0"
- 26TH LEVEL 12'-0"
- 25TH LEVEL 10'-0"
- 24TH LEVEL 10'-0"
- 23RD LEVEL 10'-0"
- 22ND LEVEL 10'-0"
- 21ST LEVEL 10'-0"
- 20TH LEVEL 10'-0"
- 19TH LEVEL 10'-0"
- 18TH LEVEL 10'-0"
- 17TH LEVEL 10'-0"
- 16TH LEVEL 10'-0"
- 15TH LEVEL 10'-0"
- 14TH LEVEL 10'-0"
- 13TH LEVEL 10'-0"
- 12TH LEVEL 10'-0"
- 11TH LEVEL 10'-0"
- 10TH LEVEL 10'-0"
- 9TH LEVEL 10'-0"
- 8TH LEVEL 10'-0"
- 7TH LEVEL 10'-0"
- 6TH LEVEL 12'-0"
- 5TH LEVEL 10'-0"
- 4TH LEVEL 10'-0"
- 3RD LEVEL 10'-0"
- 2ND LEVEL 10'-0"
- GROUND LEVEL 17'-0"
- P1 LEVEL 17'-0"
- P2 LEVEL 18'-0"

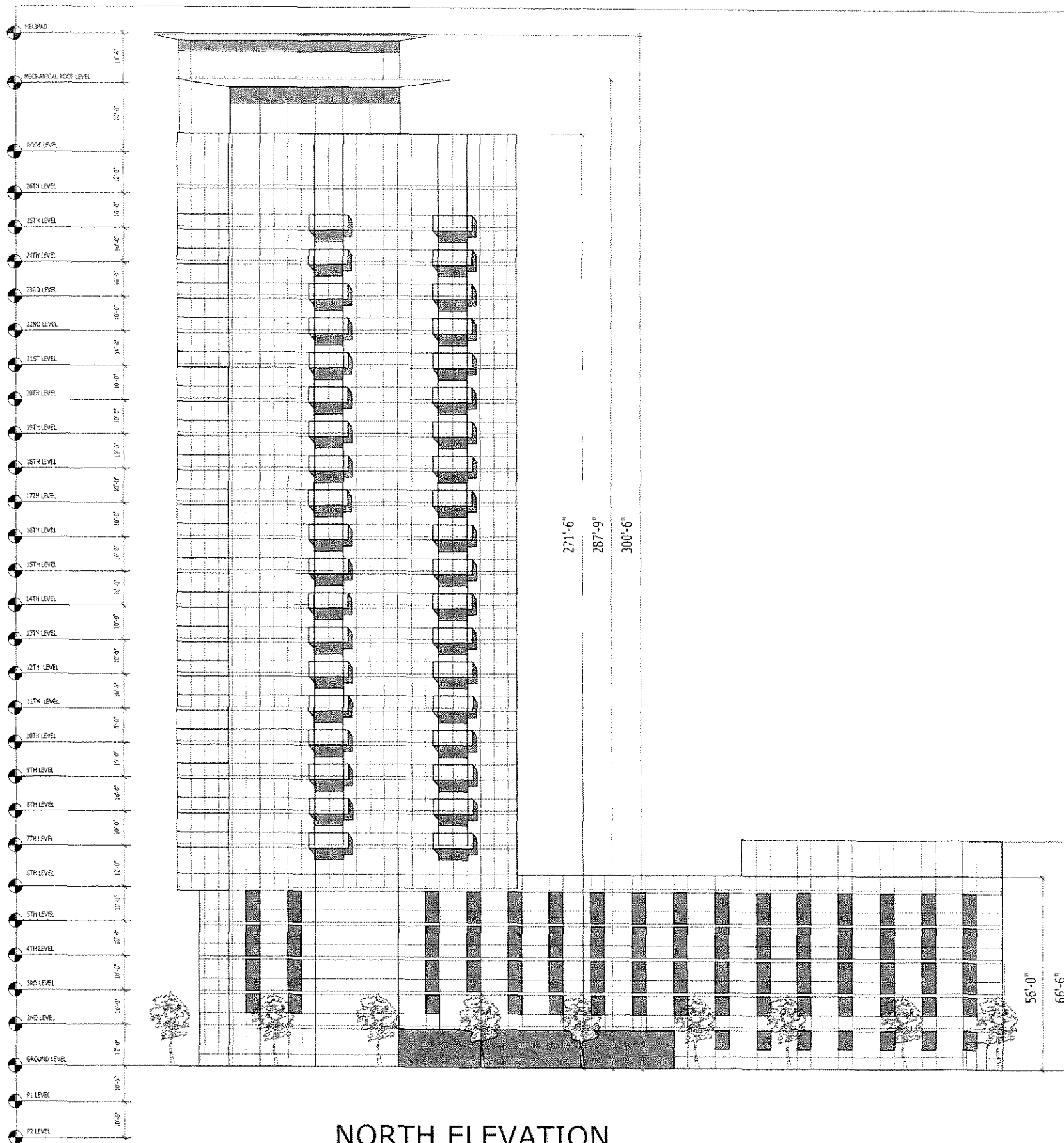


EAST ELEVATION
SCALE 1/16"=1'-0"

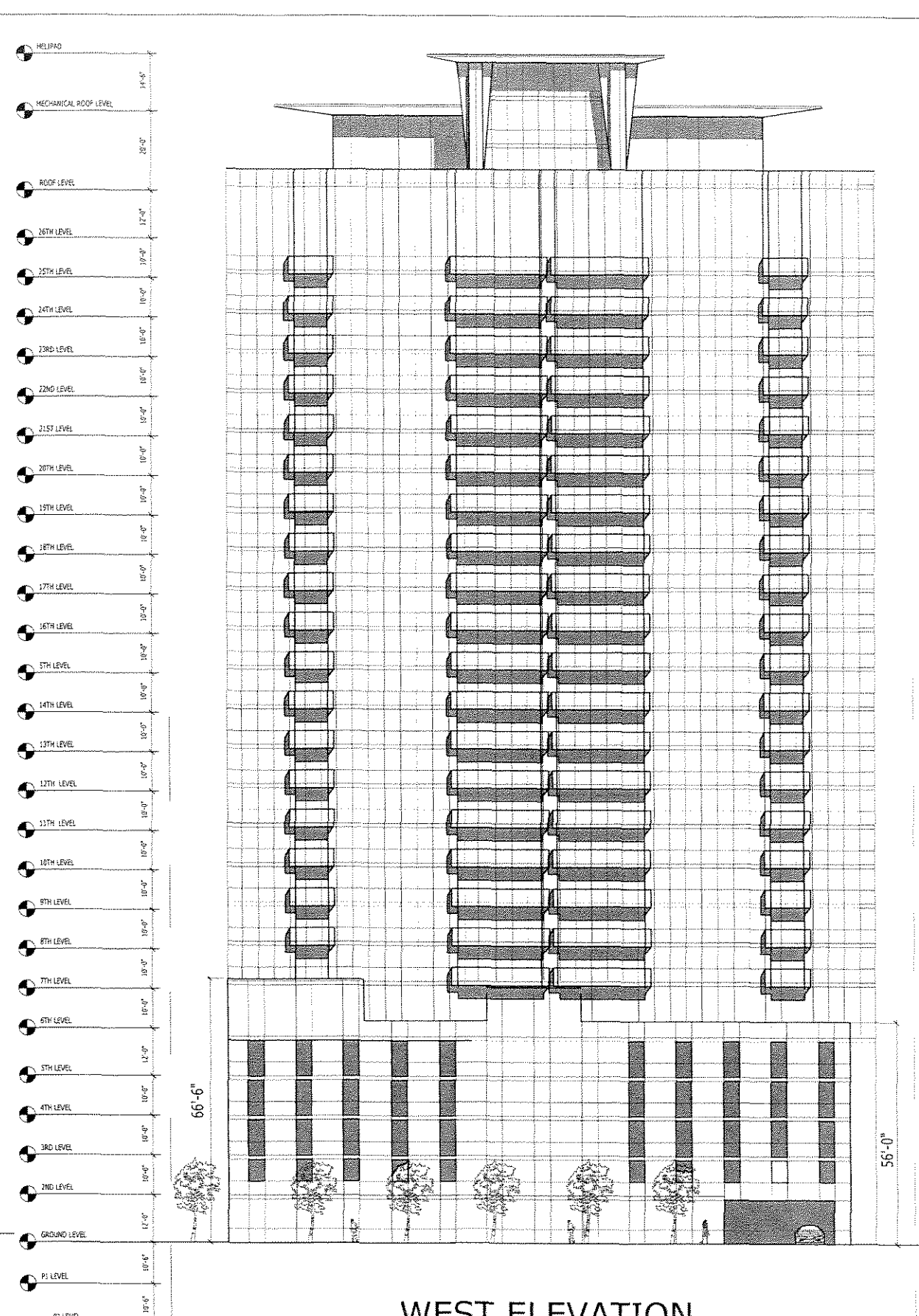
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NORTH ELEVATION
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WEST ELEVATION
SCALE 1/16"=1'-0"

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