## PROJECT ADDRESS:

28955 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

## LEGAL DESCRIPTION:

TRACT PARCEL MAP AS PER BK 96
PG 21-22 OF P M LOT 2

## ASSESSOR'S PARCEL NUMBER:

4467-035-067

## TYPE OF CONSTRUCTION:

V-N

## OCCUPANCY:

B-2

## ZONE:

A1-1

## LOT SIZE & AREA:

IRREGULAR ----- 18,684SQ. FT.

USABLE SQ. FT. ---- 19,118 SQ. FT.

## TOTAL EXISTING BUILDING AREA (EXCLUDING EXTERIOR WALLS & BALCONIES):

FIRST LEVEL AREA ------ 6,638 SQ. FT.

SECOND LEVEL AREA ---- 5,749 SQ. FT.

THIRD LEVEL AREA ---- 3,604 SQ. FT.

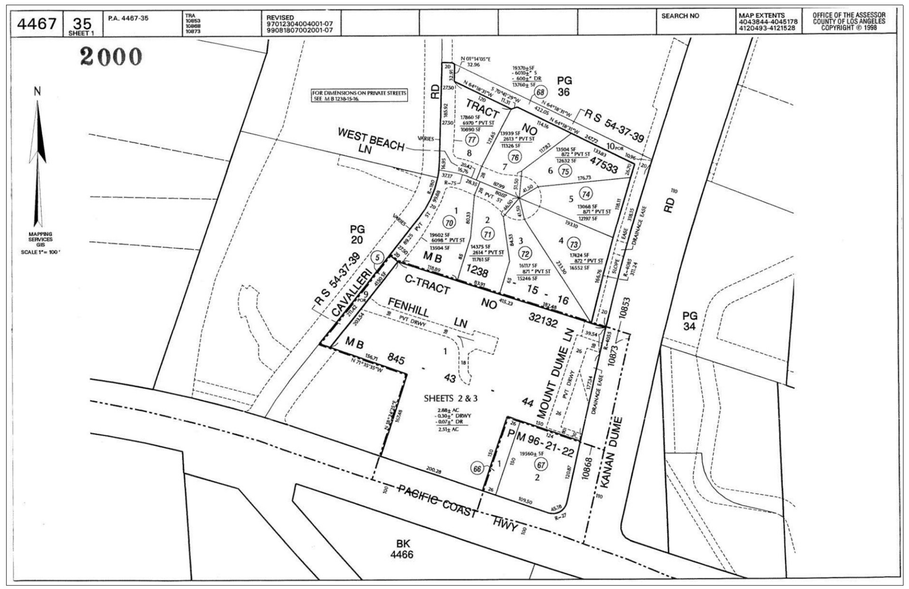
TOTAL INTERIOR AREA ---- 15,991 SQ. FT.

*SEMI -OPEN COMMON AREA LOBBY ---- 438 SQ. FT.

## VICINITY MAP




## PARCEL MAP




## SHEET INDEX:


CVR --- LEGAL DESCRIPTION
A-1 --- PLOT PLAN
A-2 --- EXISTING PLANS - 1ST. & 2ND. LEVELS
A-3 --- EXISTING PLAN - 3RD. LEVEL
A-4 --- ELEVATIONS



LICENSED ARCHITECT
DANIEL E. HEITZEZ
No. C-30912
REN. 08.31.2025
STATE OF CALIFORNIA

ELC BUILDERS, INC.
DESIGN BY LITAL CARMEL
23810 MOBILE ST.
WEST HILLS, CA 91307
OFFICE: 818.633.9391
www.elcbuilders.com

ELC Builders, Inc.
General Contractor
Lic. # 1024178


SHEET TITLE: COVER PAGE

PROJECT DESCRIPTION: EXISTING FLOOR PLANS

PROPERTY ADDRESS:
28955 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

DATE: 9/15/2024

SCALE: As Noted

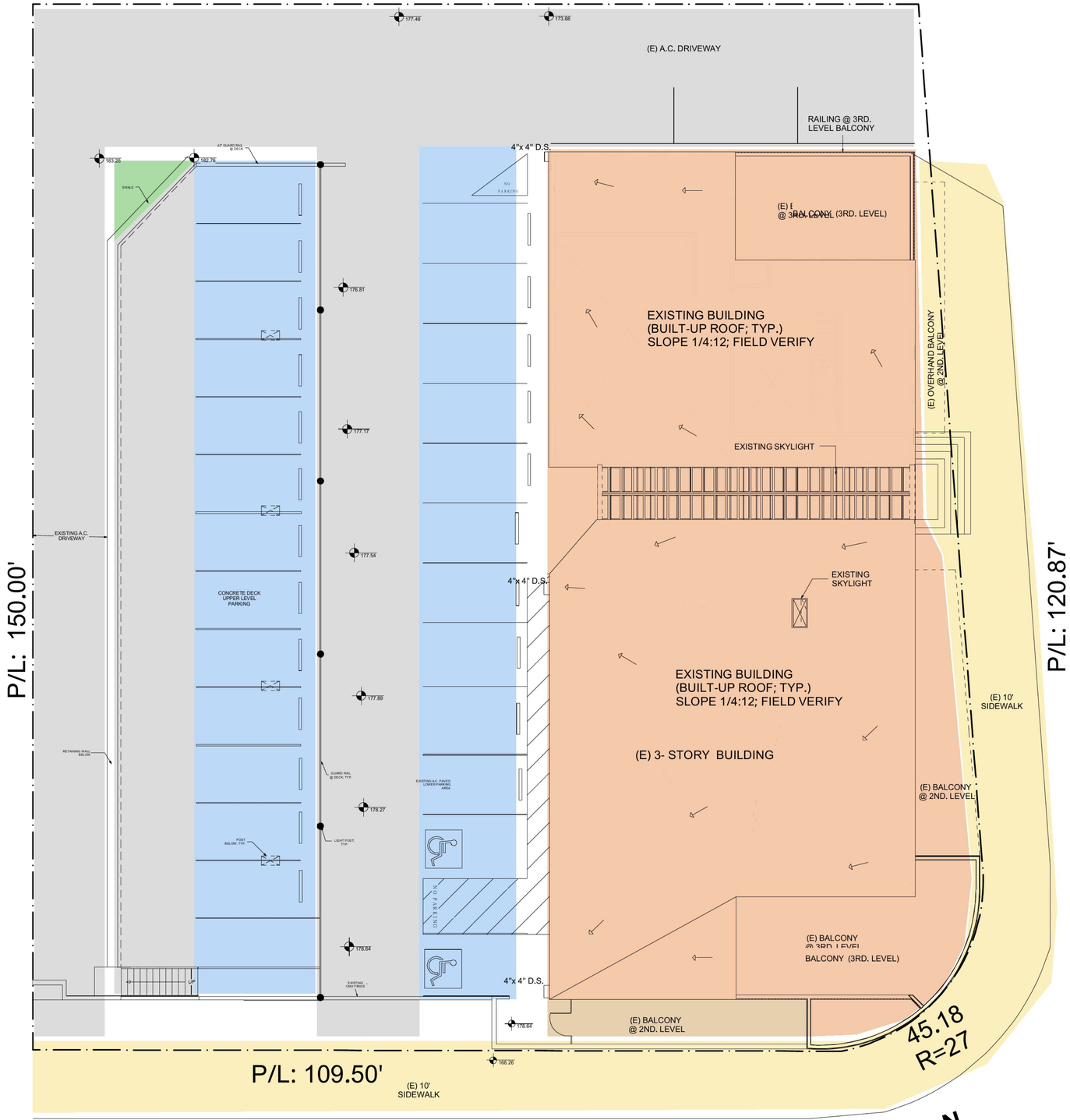
Drawn By: L.CARMEL

SHEET: CVR

## SITE PLAN LEGEND

- Building footprint
- Parking stalls
- Drive aisles / driveway
- Sidewalk (public)
- Swale / landscape
- Balcony @ 2nd level (overhang)

Parking: upper-level concrete deck (left)
and lower-level lot along the building.
Drive aisles include the existing A.C. driveway.




**PLOT PLAN**

SCALE: 1/8" = 1'-0"

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SHEET TITLE: PLOT PLAN

PROJECT DESCRIPTION: EXISTING FLOOR PLANS

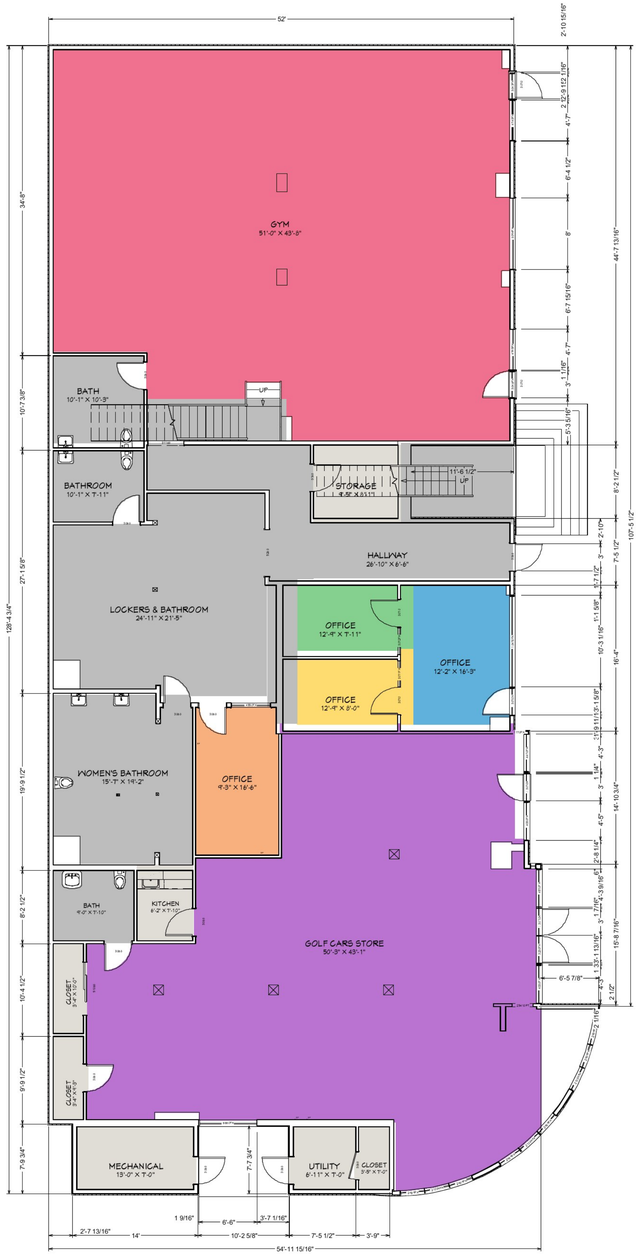
PROPERTY ADDRESS:
28955 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

DATE: 9/15/2024

SCALE: As Noted

Drawn By: L.CARMEL

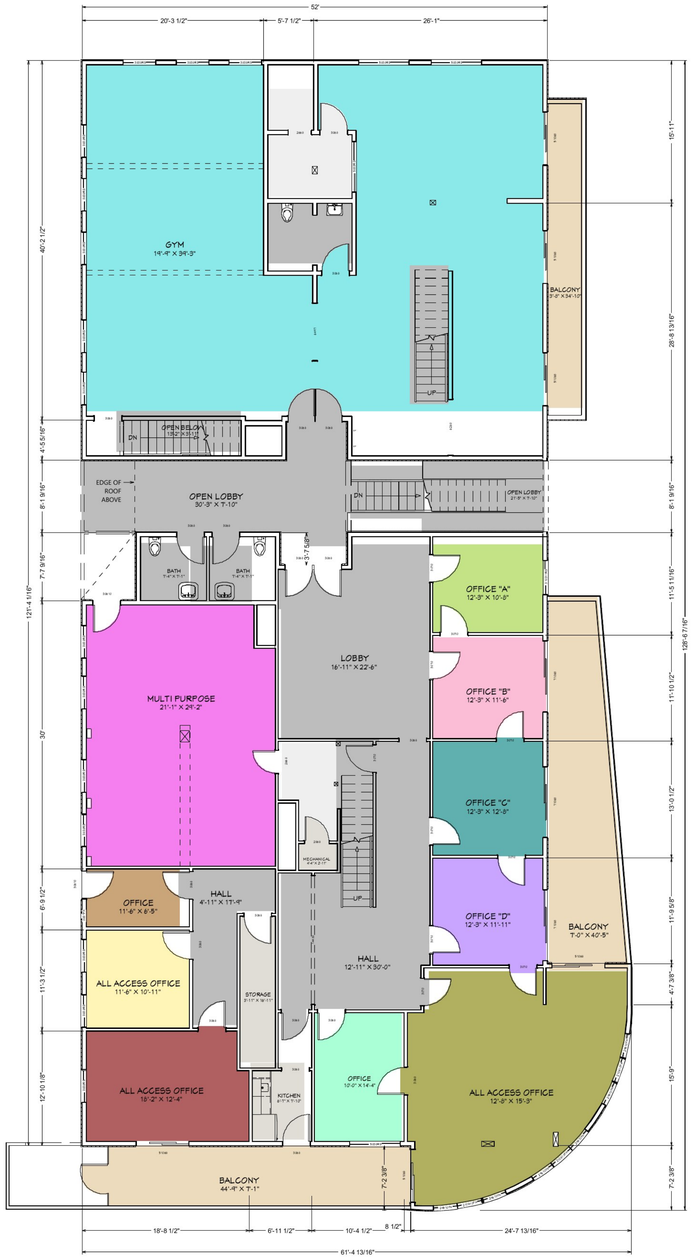
SHEET: A-1




## SPACES BY TENANT / SUITE

- L1 – Gym (51'-0" x 43'-8")
- L1 – Office 12'-9" x 7'-11"
- L1 – Office 12'-9" x 8'-0"
- L1 – Office 12'-2" x 16'-3"
- L1 – Office 9'-3" x 16'-6"
- L1 – Golf Cars Store (50'-3" x 43'-1")
- L2 – Gym (19'-9" x 39'-3") + L3 Gym mezzanine
- L2 – Multi Purpose (21'-1" x 29'-2")
- L2 – Office "A" (12'-3" x 10'-8")
- L2 – Office "B" (12'-3" x 11'-6")
- L2 – Office "C" (12'-3" x 12'-8")
- L2 – Office "D" (12'-3" x 11'-11")
- L2 – Office 11'-6" x 6'-5"
- L2 – All Access Office 11'-6" x 10'-11"
- L2 – All Access Office 18'-2" x 12'-4"
- L2 – Office 10'-0" x 14'-4"
- L2 – All Access Office 12'-8" x 15'-3"
- Common: lobby / halls / stairs / restrooms
- Support: storage / mech. / kitchen
- Balcony / deck
- Unlabeled

Each leasable space in its own color, named as on the drawing (Level – name – label dims). Common areas in gray. Occupants not shown on the drawings; L1 gym and L2 gym may be the same tenant (not stated).




## FIRST LEVEL FLOOR PLAN (EXISTING)

SCALE: 1/8" = 1'-0"

## SECOND LEVEL FLOOR PLAN (EXISTING)

SCALE: 1/8" = 1'-0"

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SHEET TITLE: EXISTING PLANS

PROJECT DESCRIPTION: EXISTING FLOOR PLANS

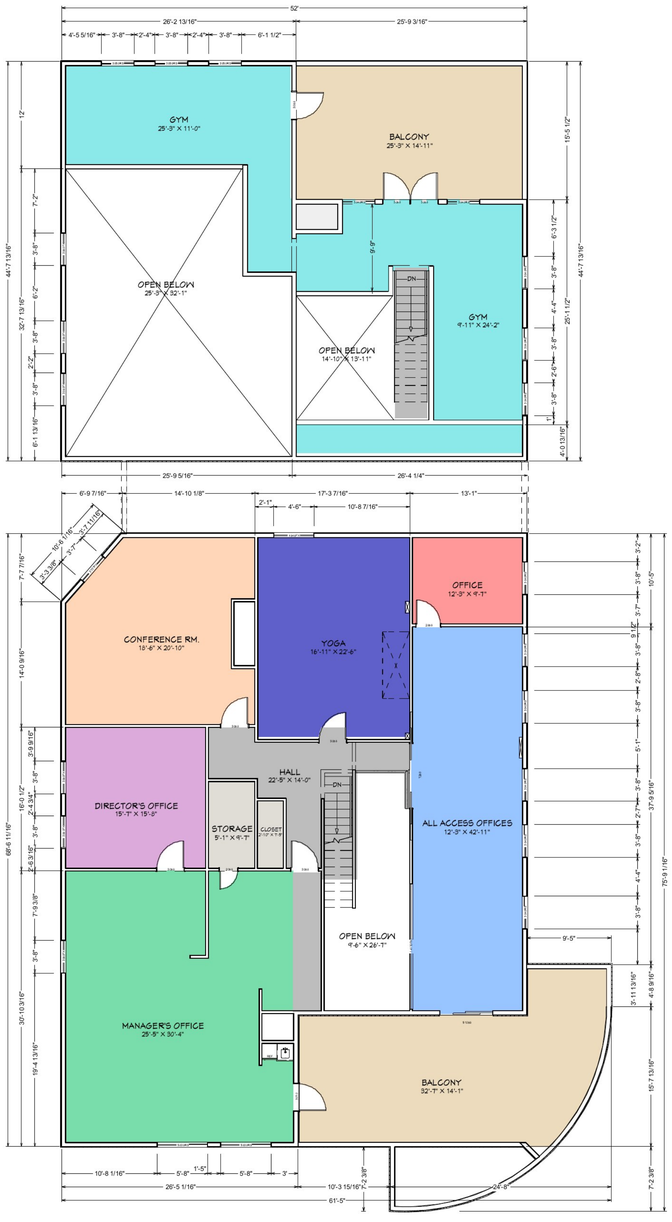
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DATE:
9/15/2024

SCALE: As Noted

Drawn By:
L.CARMEL

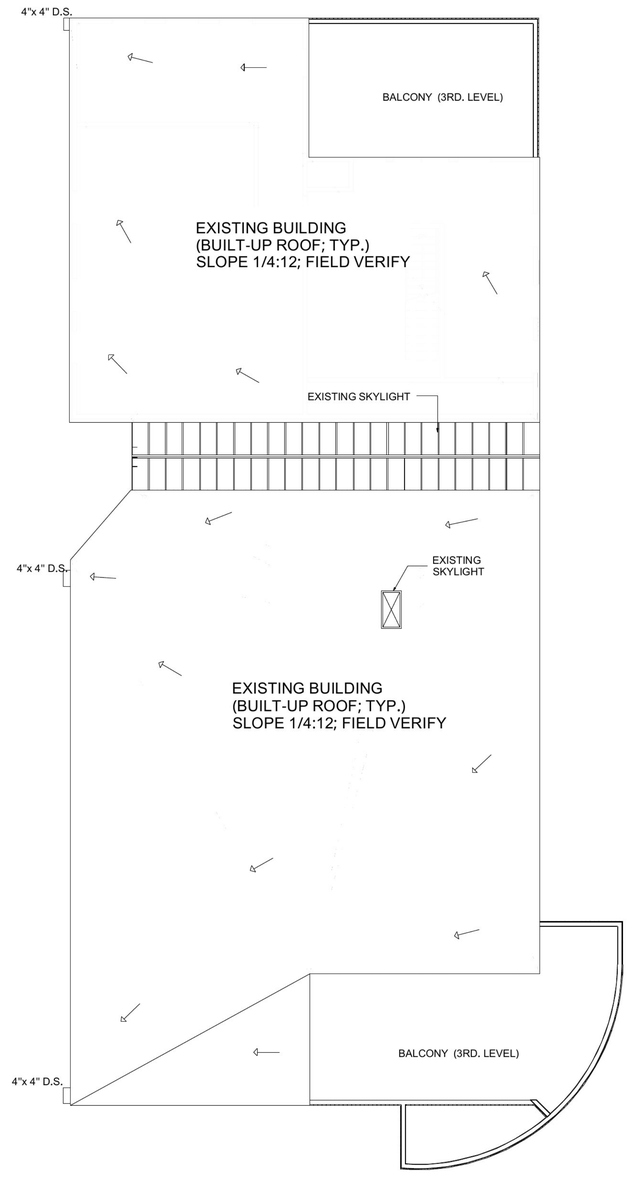
SHEET:
A-2




## SPACES BY TENANT / SUITE

- L2 – Gym (19'-9" x 39'-3") + L3 Gym mezzanine
- L3 – Conference Rm (18'-6" x 20'-10")
- L3 – Yoga (16'-11" x 22'-6")
- L3 – Office 12'-3" x 9'-7"
- L3 – All Access Offices 13'-3" x 42'-11"
- L3 – Director's Office (15'-7" x 15'-8")
- L3 – Manager's Office (25'-5" x 30'-4")
- Common: lobby / halls / stairs / restrooms
- Support: storage / mech. / kitchen
- Balcony / deck
- Unlabeled

The L3 gym mezzanine shares the L2 Gym color (connected by stair, open to below).
Common areas in gray.




## THIRD LEVEL FLOOR PLAN (EXISTING)

SCALE: 1/8" = 1'-0"

## ROOF PLAN (EXISTING)

SCALE: 1/8" = 1'-0"

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SHEET TITLE: EXISTING PLANNING PLANS

PROJECT DESCRIPTION: EXISTING FLOOR PLANS

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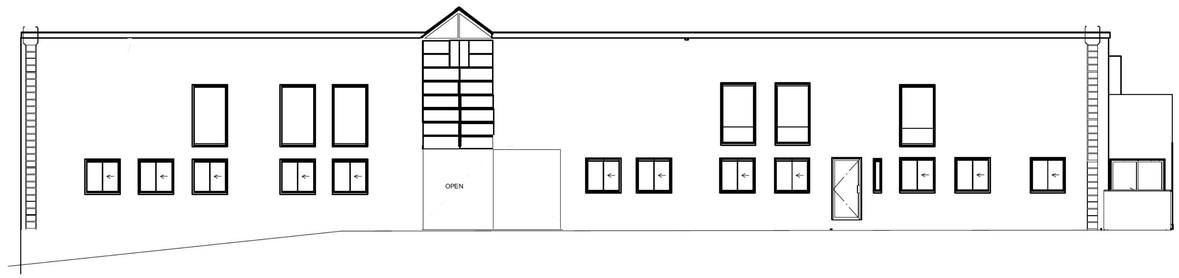
Drawn By: L.CARMEL

SHEET: A-3



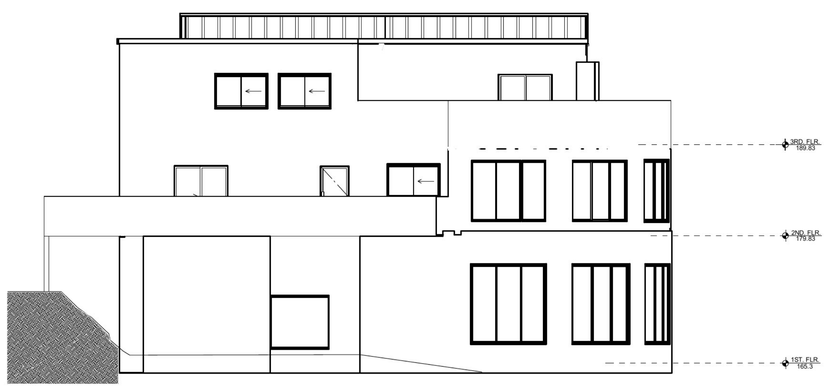

## EAST ELEVATION (EXISTING)

SCALE: 1/8" = 1'-0"



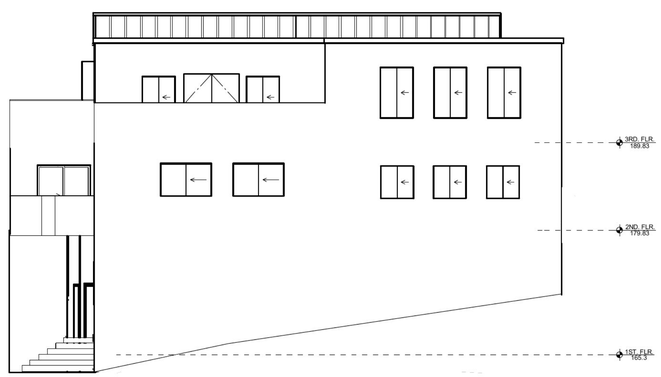

## WEST ELEVATION (EXISTING)

SCALE: 1/8" = 1'-0"




## SOUTH ELEVATION (EXISTING)

SCALE: 1/8" = 1'-0"




## NORTH ELEVATION (EXISTING)

SCALE: 1/8" = 1'-0"

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SHEET TITLE:
EXISTING ELEVATIONS

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DATE:
9/15/2024

SCALE: As Noted

Drawn By:
L.CARMEL

SHEET:
A-4