

**ALLOWABLE F.A.R. PER TABLE 903
PER BUILDING TYPE VA**

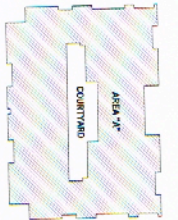
BASIC ALLOWABLE
= 2,000 SQ. FT.

SPECIAL ALLOWABLE
= 3,000 SQ. FT.

PER FLOOR
= 110.00 SQ. FT.

TOTAL ALLOWABLE
= 110,000 SQ. FT.

ACTUAL USE
AREA: 11,328 SQ. FT.
F.A.R. X 3 = 33,984



OPEN SPACE

REQUIRED
22 UNIT S.D. UNIT AREA X 1.15 = 2,795.50 SQ. FT.
TOTAL = 799.50 SQ. FT.

PROVIDED

(A) GRASS YARD = 1,655.50 SQ. FT.

(B) RECREATION AREA 25% = 866.90 SQ. FT.

(C) BALCONY SPACE = 272.10 SQ. FT.

TOTAL OPEN SPACE = 2,794.50 SQ. FT.



POB OF LOT 12, BLOCK 62
TRACT NO. 1200
M.B. 19-35
(NOT A PART)

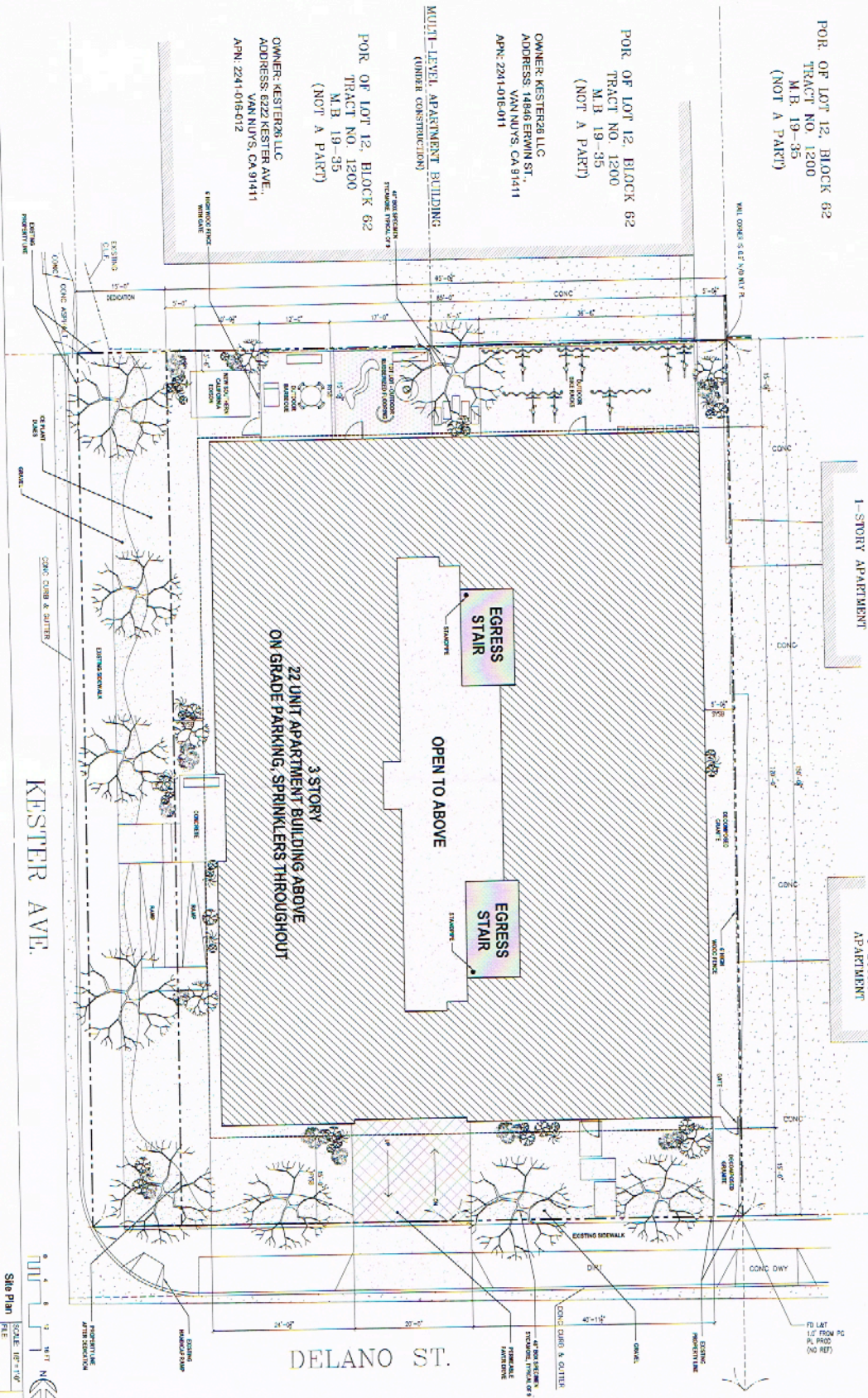
POB OF LOT 12, BLOCK 62
TRACT NO. 1200
M.B. 19-35
(NOT A PART)

OWNER: KESTER26, LLC
ADDRESS: 14866 ERMING ST.,
VAN NUYS, CA 91411
APN: 2241-016-012

MULTI-LEVEL APARTMENT BUILDING
(UNDER CONSTRUCTION)

POB OF LOT 12, BLOCK 62
TRACT NO. 1200
M.B. 19-35
(NOT A PART)

OWNER: KESTER26, LLC
ADDRESS: 2222 KESTER AVE.,
VAN NUYS, CA 91411
APN: 2241-016-012



KESTER AVE.

DELANO ST.



The Kester
620K Kester Apartments
1200 Kester Ave.
Van Nuys, CA 91411

Contract: Oling Plaza
Site: 620K
City: Van Nuys
County: Los Angeles
State: CA 91410

No.	Revised	Date
1	Per Existing Project On	1/10/2014
2	Change Order	22 April 15
3	Change Order	6/1/15
4	Change Order	6/1/15
5	Change Order	12/1/15
6	Change Order	12/1/15
7	Change Order	12/1/15

Project Name: _____

Date: 5/12/2015

Scale: SCALE AS NOTED

Sheet Title: Site Plan

Drawing Number: **A1.00**

Gravity Risk Storage
Bank



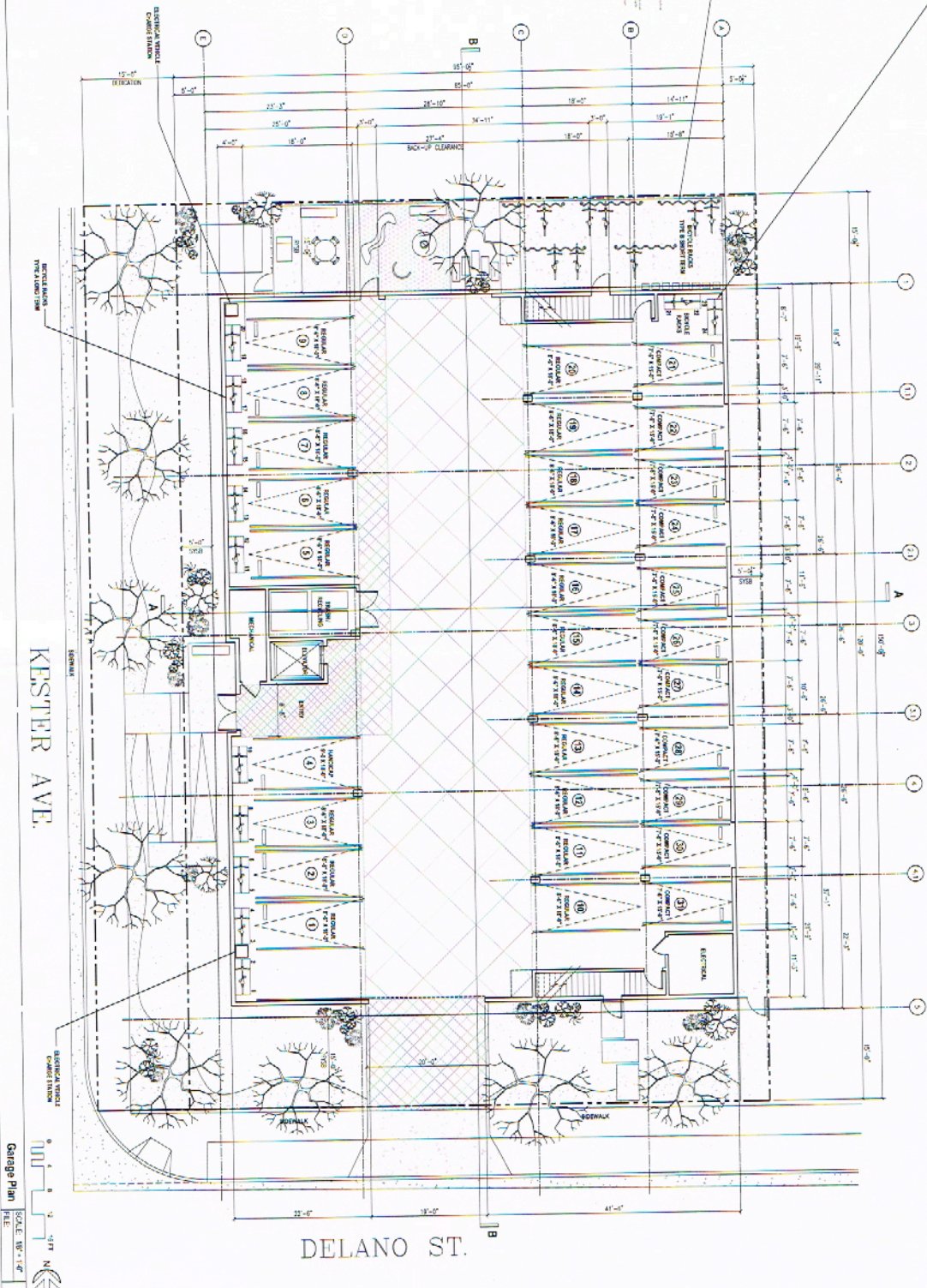
Equipment Schedule

Item	Quantity	Notes
Bicycle Racks	10	
Storage Bins	10	
Hand Trucks	10	
Shelving	10	
Staircases	10	
Handrails	10	
Lighting	10	
Fire Extinguishers	10	
First Aid Kits	10	
Emergency Exits	10	
Signage	10	
Security Cameras	10	
Access Control	10	
Intercom	10	
Mailboxes	10	
Trash Enclosures	10	
Storage Units	10	
Reception Area	10	
Office	10	
Storage Room	10	
Garage	10	
Driveway	10	
Landscaping	10	
Site Work	10	
Construction	10	
Permitting	10	
Professional Fees	10	
Contingency	10	
Total	100	



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Accessibility Plans	9
Other	10



KESTER AVE.

DELANO ST.

The Kester
#200 Kester Apartments
200 Kester Ave.
Van Nuys, CA 91411



TOPANGA PARTNERS
10000 VAN NUYS AVENUE, SUITE 100
VAN NUYS, CA 91411



Contact: Neil Cohen, AIA
2017 Long Beach Blvd
Long Beach, CA 90807
E: neil@ciibbs.com



Contractor: Curtis Cohen
20077 Calabasas Rd.
Calabasas, CA 91302

Revisions

No.	Revised	Date
1	For Existing Permits	1 October 14
4	Owner Comments	23 April 15
5	Owner Comments	20 April 15
6	Owner Comments	18 April 15
7	Structural Review	12 Aug 15

Project Number: _____

Date: 5/12/2015

File: _____

Scale: SCALE AS NOTED

Sheet Title: Garage Floor Plan

Sheet Number: A2.00

The Kester
5200 Kester Apartments

4208 Kester Ave
Van Nuys, CA 91411



TOPANSA PARTNERS
A COMMERCIAL REAL ESTATE COMPANY



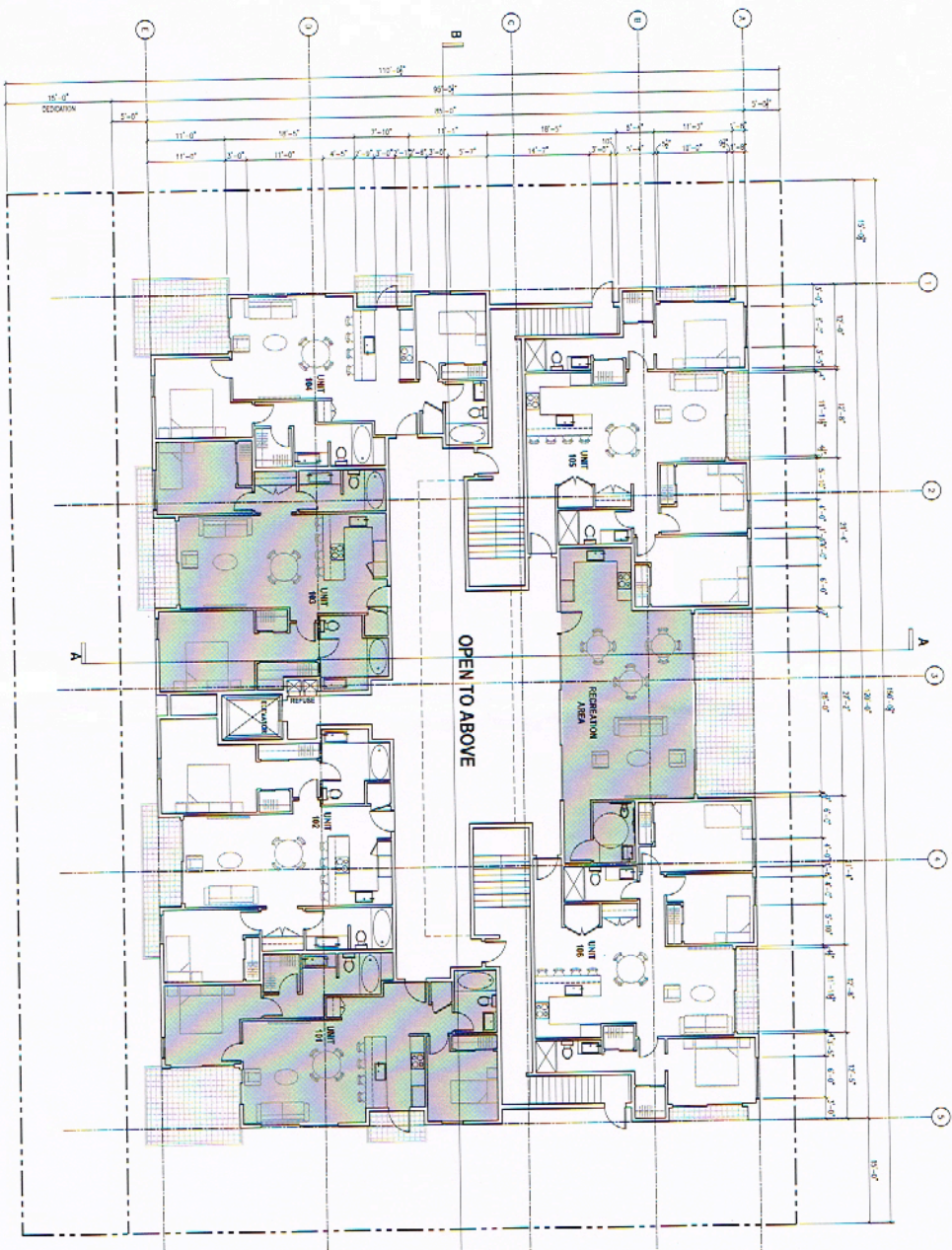
Contact: Matt Cohen, AIA
3975 Long Beach Blvd.
Long Beach, CA 90801
E: matt@topansa.com



Contact: Chris O'Leary
2890 California Rd
Chadron, CA 95322

No.	Date	Revised
1	1 October 14	Per Existing Approved Drawings
4	21 April 15	Client Comments
5	30 April 15	Client Comments
6	6 May 15	Client Comments
7	12 May 15	Client Comments

Project Number: _____
 Date: 5/12/2015
 File: _____
 Scale: SCALE AS NOTED
 Sheet Title: First Floor Plan
 Drawing Number: A2.01



First Floor Plan
SCALE: 1/8" = 1'-0"
1

The Kester
 6200 Kester Apartments
 628 Redwood Ave
 Van Nuys, CA 91411



TOPANSA PARTNERS
 10000 Wilshire Blvd, Suite 2000
 Los Angeles, CA 90024

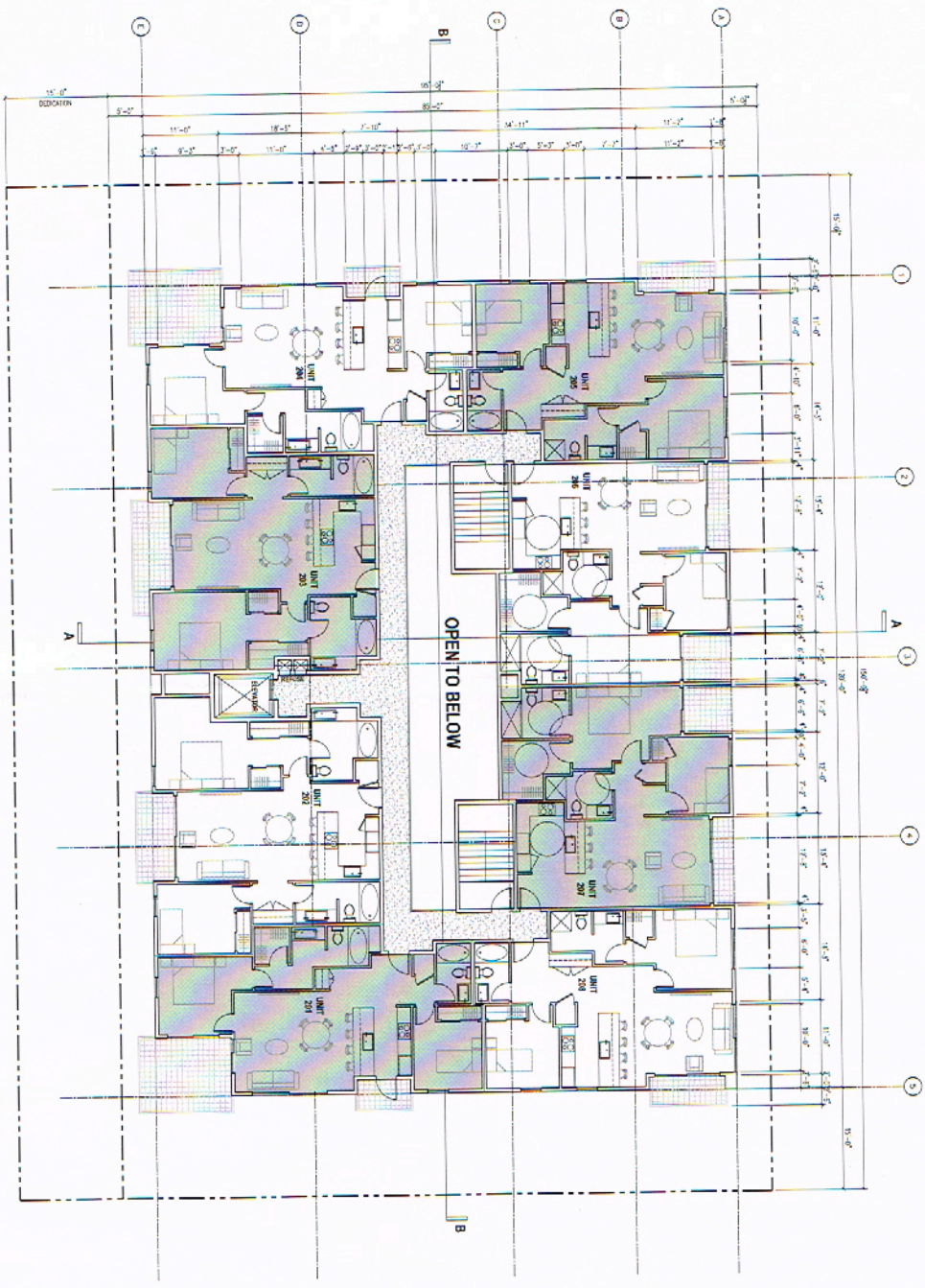


Contractor: Kierulff Group, AIA
 3515 Long Beach Blvd.
 Long Beach, CA 90801
 E: kieg@kierulff.com



Contractor: Chris O'Leary
 2801 Calleson Rd
 Chino Hills, CA 91702

Revision	By	Date
1	for Existing Purposes Only	1 October 14
4	Draw Corrections	21 April 15
5	Draw Corrections	20 April 15
6	Draw Corrections	6 May 15
7	Final Design Review	17 May 15



Second Floor Plan
 SCALE: 1/8" = 1'-0"
 1

Sheet Title
Second Floor Plan
 Drawing Number
A2.02

Scale: SCALE AS NOTED

The Kester
6200 Kester Apartments

6200 Kester Ave
Van Nuys, CA 91411



TOPANGA PARTNERS
A COMMUNITY DEVELOPMENT COMPANY



Contract: Kert Gilman, AIA
2815 Long Beach Blvd
Long Beach, CA 90807
Email: gk@gi1301.com

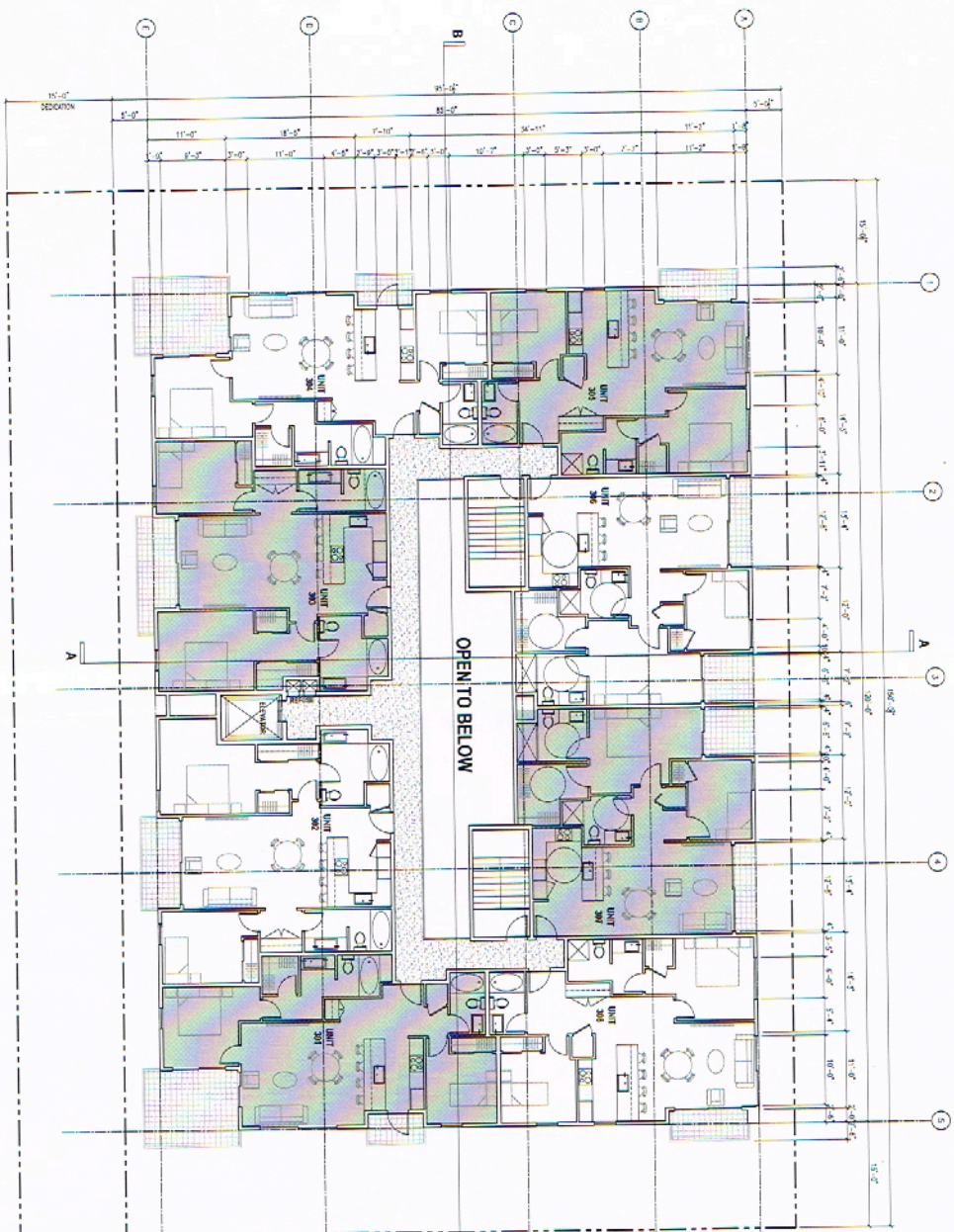


Contractor: Chris O'Shea
28601 Calabasas Rd.
Suite 400
Calabasas, CA 91302

Revision	Date
1	1 October 11
2	21 April 15
3	20 April 15
4	6 May 15
5	12 May 15

Project Name: _____
Date: 6/22/2015
File: _____
Scale: SCALE AS NOTED
Sheet Title: Third Floor Plan

Drawing Number: **A2.03**
Third Floor Plan



Third Floor Plan
SCALE: 1/8" = 1'-0"
DATE: 6/22/2015

The Kester
 5200 Kester Apartments
 4200 Westside Ave
 San Diego, CA 92111



TOPANGA PARTNERS
 7700 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90212



George Kent Gibson, AIA
 3571 Long Beach Blvd.
 Long Beach, CA 90807
 E: kgibbs@gibbsusa.com
 F: www.gibbsusa.com



Contractor: Guss Builders
 23501 Calabasas Rd.
 Suite 200
 Calabasas, CA 91302

Revisions

No.	By	Date
1	J.P. (for existing) Topanga City	October 14
4	Owner Correction	20 April 15
5	Owner Correction	30 April 15
6	Owner Correction	6 May 15
7	Final Design Review	12 May 15

Project Number: _____

Date: 5/12/2015

File: _____

Scale: SCALE AS NOTED

Sheet Title: **West Elevation**

Drawing Number: **A3.01**

WEST ELEVATION



West Elevation
 T.E. 1

The Kester
6200 Kester Apartments
628 Kester Ave
Van Nuys, CA 91411



TOPANGA PARTNERS
COMMERCIAL REAL ESTATE



Contract: K-17 Cedar A14
3175 Long Beach Blvd
Long Beach, CA 90801
E: kurt@topanga.com



Contractor: Curtis Q. Jahn
28801 Calabazas Rd
Chatsworth, CA 91302

No.	Date	Issue
1	1 October 15	For Contracting Purpose Only
4	21 April 15	Owner Comments
5	30 April 15	Owner Comments
6	6 July 15	Owner Comments
7	12 May 15	Special Details Review

Project Number: _____

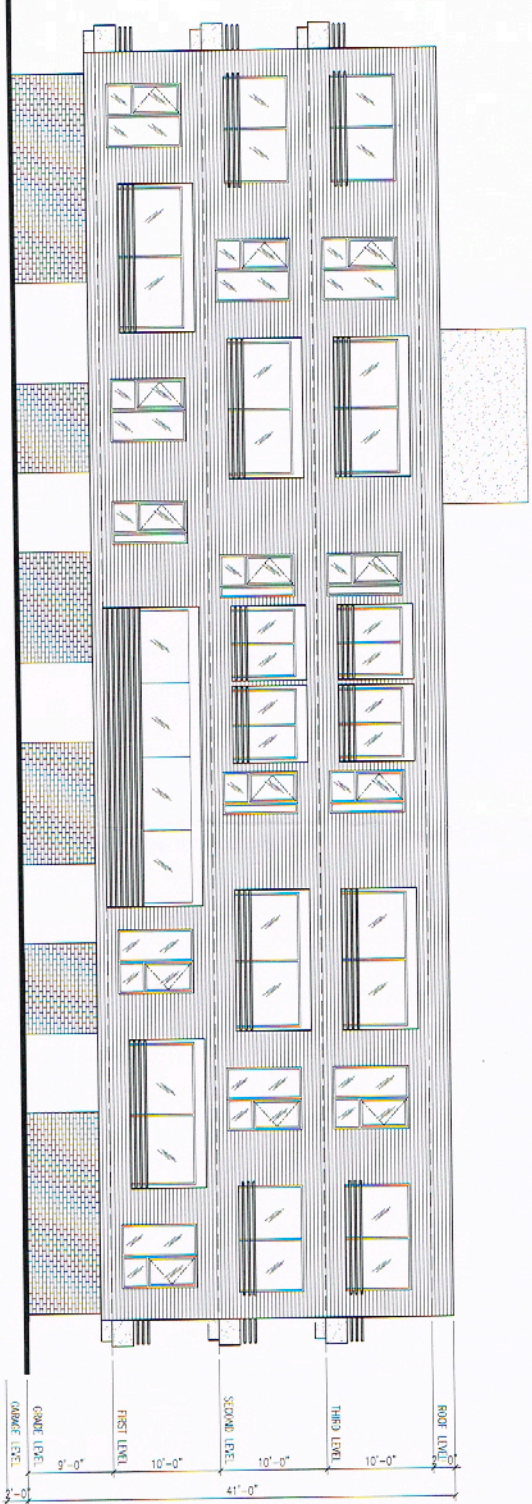
Date: 5/12/2015

File: _____

Scale: SCALE AS NOTED

Sheet Title: East Elevation

Drawing Number: A3.03



EAST ELEVATION



East Elevation
FILE
SCALE: 3/8" = 1'-0"
1

The Kester
6200 Kester Apartments

1200 Kester Ave
Van Nuys, CA 91411



TOPANSA PARTNERS
COMMERCIAL REAL ESTATE SERVICES



Contact: Neil Gibbs, AIA
3513 Long Beach Blvd
Long Beach, CA 90807
E: neil@gibbs1st.com



Contact: Cami O'Leary
2000 Chesapeake Rd
Chattahoochee, GA 31802

No.	Date	Revisions
1	10/01/14	For Estimating Purposes Only
4	01/04/15	Owner Corrections
5	01/04/15	Owner Corrections
6	02/07/15	Owner Corrections
7	12/04/15	Revised Window Schedule

Project Number

Date: 5/19/2015

File:

Scale: SCALE AS NOTED

Sheet Title: North Elevation

Drawing Number: A3.04



NORTH ELEVATION



North Elevation FILE 1

The Kestler
 6280 Kester Apartments
 Van Nuys, CA 91411



TOPANGA PARTNERS
 COMMERCIAL REAL ESTATE SERVICES



Contract: Gail Ellis AM
 3515 Long Beach Blvd.
 Long Beach, CA 90807
 E: gail@keller1951.com

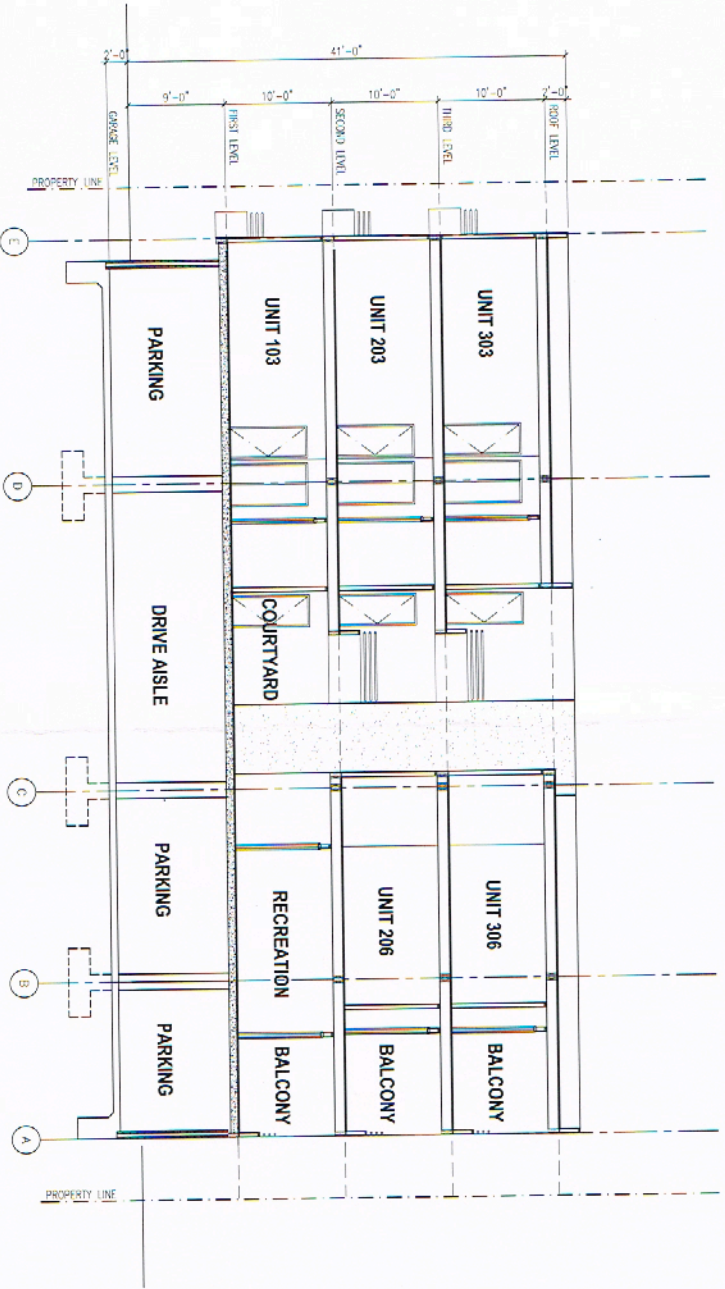


Contractor: Curtis D. Olson
 22801 Calabasas Rd.
 Calabasas, CA 91301

No.	Revisions	Date
1	Per Contracting Payment Copy	1 October 14
4	Draw Corrections	20 April 15
5	Draw Corrections	30 April 15
6	Draw Corrections	6 May 15
7	Final Quality Review	12 May 15

Project Number:	
Date:	5/12/2015
File:	
Scale:	SCALE AS NOTED
Sheet Title:	Building Sections
Drawing Number:	A4.01

SECTION A



Section A
 FILE
 1

The Kester
 6200 Kester Apartments
 6300 Venture Ave
 Van Nuys, CA 91411



TOPANGA PARTNERS
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024



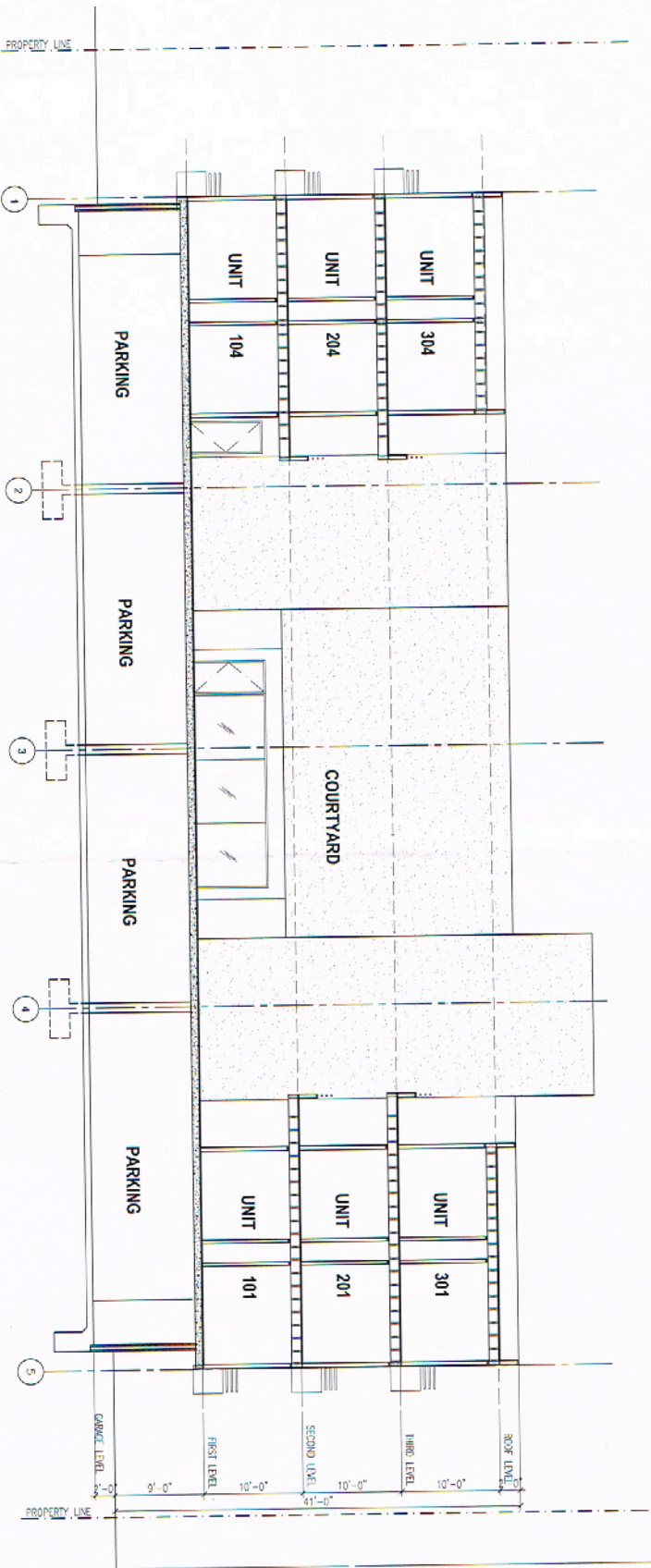
Contract: East Gate, MA
 3511 Long Beach Blvd
 Long Beach, CA 90807
 E-mail: gibbs@1941.com



Contractor: Curtis G. O'Brien
 2050 S. Calhoun St.
 Culver City, CA 90230

No.	Date	Revisions
1	1 October 14	For Existing Proposals Only
4	23 April 15	Owner Comments
5	30 April 15	Owner Comments
6	13 May 15	Owner Comments
7	12 May 15	Final Design Review

SECTION B



Section B
 SCALE: 3/8" = 1'-0"
 1

A4.02

Scale: SCALE AS NOTED
 Sheet Title: Building Sections
 Drawing Number: A4.02

Date: 5/22/2015

The Kester
6200 Kester Apartments

6200 Kester Ave
Van Nuys, CA 91411



TOPANGA PARTNERS
ARCHITECTS



Contact: Kurt Gibbs, AIA
3375 Long Beach Blvd
Long Beach, CA 90803
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E kurt@gibbs1994.com



Contractor: Chris Dahan
25961 Calabasas Rd
Calabasas, CA 91302

Revisions

No.	Issue	Date
1	Final Building Permit Only	1 October 16
4	Owner Comments	20 April 15
5	Owner Comments	30 April 15
6	Owner Comments	6 Aug 15
7	Board Design Review	12 May 15

Project Number: _____

Date: 5/12/2015

File: _____

Scale: SCALE AS NOTED

Sheet Title: Rendering

Designer/Author: _____

A5.00

