



101 UNIT APARTMENT

16.2% AFFORDABLE UNITS

2111 S PACIFIC AVE
SAN PEDRO, CA 90731

FOR

RKD 2111 PACIFIC LLC

541 S. SPRING ST. UNIT 213
LOS ANGELES, CA 90033

PROJECT IS 100% PRIVATELY FUNDED,
NOT RECEIVING INCENTIVE TAX CREDIT,
AND IS NOT A PUBLIC HOUSING PROJECT.

CONSULTANTS

URAL
ER

MECHANICAL
ENGINEER

LANDSCAPE
ARCHITECT

ELECTRICAL
ENGINEER

ND ASSOCIATES.

SHAMM ENGINEERS

PAUL LEWIS + ASSOCIATES

ABRARI ASSOCIATES

4 AVE., SUITE 355
ALIFORNIA 91356
58-8589
DOBER-SE.COM

5530 CORBIN AVE., SUITE #300,
TARZANA, CA 91356
TEL: (818) 788-6778
FAX: (818) 788-5478

13351-D RIVERSIDE DRIVE #445
SHERMAN OAKS, CA 91423
TEL: (818)788-9382
FAX: (818)788-3217

1713 STANDARD AVE.
GLENDALE, CALIFORNIA 91201
TEL: (818)956-1900

BUILDING ANALYSIS PER LABC BUILDING CODE 2016

JOB ADDRESS : 2111 PACIFIC AVE
 LEGAL DESCRIPTION : PECK'S SUBDIVISION OF BLOCKS 6, 7, 8 AND 9 OF THE CAROLINA TRACT
 LOTS 10, 11, 12, 13, 14 AND 15
 ASSESSORS PARCEL NUMBER: 7462030030-028,-029,-030,-031

ZONE : C2-1XL-CPIO
 CONSTRUCTION: TYPE III A
 SEPARATION : 2HR EXTERIOR 1HR INTERIOR
 BUILDING TO BE SPRINKLED THROUGHOUT (NFPA-13)
 3 HR BETWEEN THE GARAGE AND THE BUILDING
 BUILDING HEIGHT : PERMITTED - MAX 30' , PROVIDED - MAX 45'-5" (DB)
 NUMBER OF STORIES: 4 STORY BUILDING OVER SUBTERRANEAN GARAGE (L.A.M.C.)

LOT AREA: = 24,337 sq ft
 10x255(1/2 ALLEY) = 2,550 sq ft
 26,887 sq ft
 DENSITY : ALLOWED: LAMC 26,887 /400
 REQUESTED: (48% DB) 68 UNITS
 101 UNITS

16.2% AFFORDABLE UNITS

BONUS DENSITY INCENTIVE = 3.25 F.A.R.(DB)

LOT SIZE 24,337 SQ. FT.
 BUILDABLE AREA PERMITTED 24,337 x 1.5 = 36,505.00 SQ. FT.
 BLDG AREA PROVIDED (DB) 24,337x3.25 = 79,339.00 SQ. FT.

SET BACKS: C-2 (LAMC 12.22.A.18)

<u>REQUIRED:</u>		<u>PROVIDED:</u>	
FRONT (E)	0'-0"	FRONT (E)	0'-0"
FRONT (S)	0'-0"	FRONT (S)	0'-0"
SIDE N	0'-0"	SIDE N	0'-0"
FRONT (W)	0'-0"	FRONT (W)	0'-0"

AREAS CALCULATIONS : R2 OCCUPANCY

FIRST FLOOR	18,338	SQ. FT.
SECOND FLOOR	16,097	SQ. FT.
THIRD FLOOR	16,097	SQ. FT.
FOURTH FLOOR	16,097	SQ. FT.
101 UNITS	66,629	SQ. FT.
TOTAL BUILDING AREA:		
101 UNITS	66,629	SQ. FT.
CORRIDOR (2123X3) + 2826	9,196	SQ. FT.
LOBBY	822	SQ. FT.
TOTAL	76,646	SQ. FT.

PARKING ANALYSIS (S2 OCC.)

RESIDENTIAL PARKING REQUIRED (AB 744)

STUDIO+LOFT	20 x 0.5 =	10 STALLS
STUDIO UNIT	24 x 0.5 =	12 STALLS
1 BEDROOM UNIT	36 x 0.5 =	18 STALLS
2 BEDROOM UNIT	21 x 1 =	21 STALLS
TOTAL PARKING REQUIRED/PROVIDED		61 STALLS

RETAIL PARKING

REQUIRED: 2/1000	2 STALLS
PROVIDED: 1 STANDARD, 1 H/C	2 STALLS

NO GUEST PARKING REQUIRED

VEHICLE CHARGING STATIONS: 72 STALLS X 5% = 4 CHARGING STALL

BICYCLE PARKING

RESIDENTIAL BICYCLE REQUIRED (FOR 101 UNITS)

UNITS	SHORT	LONG	
1-25	2.5	25	
26-100	5	50	
101	0.05	0.5	
TOTAL	8	76	84

NOTES

- A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURES.
- PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13) THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED IN ACCORDANCE WITH LAFC 510 (CBC 916.1)

A SEPARATE APPLICATION AND PERMITS ARE REQUIRED FOR:

- | | |
|-----------------------------------|----------------------|
| A. BLOCK WALLS AND RETAINING WALL | E. PLUMBING WORK |
| B. FIRE SPRINKLER SYSTEMS | F. SITE GRADING EXC. |
| C. ELECTRICAL WORK | G. DEMOLITION WORK |
| D. MECHANICAL WORK | |



14541 DELAMO ST.
VAN NUYS, CALIFORNIA 91411
TEL: (818) 341-8822
E MAIL: K@KETTERDESIGN.COM

NO.	DATE	DESCRIPTION	DATE	CHECKED BY:	DATE
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02					
03					
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REVISIONS

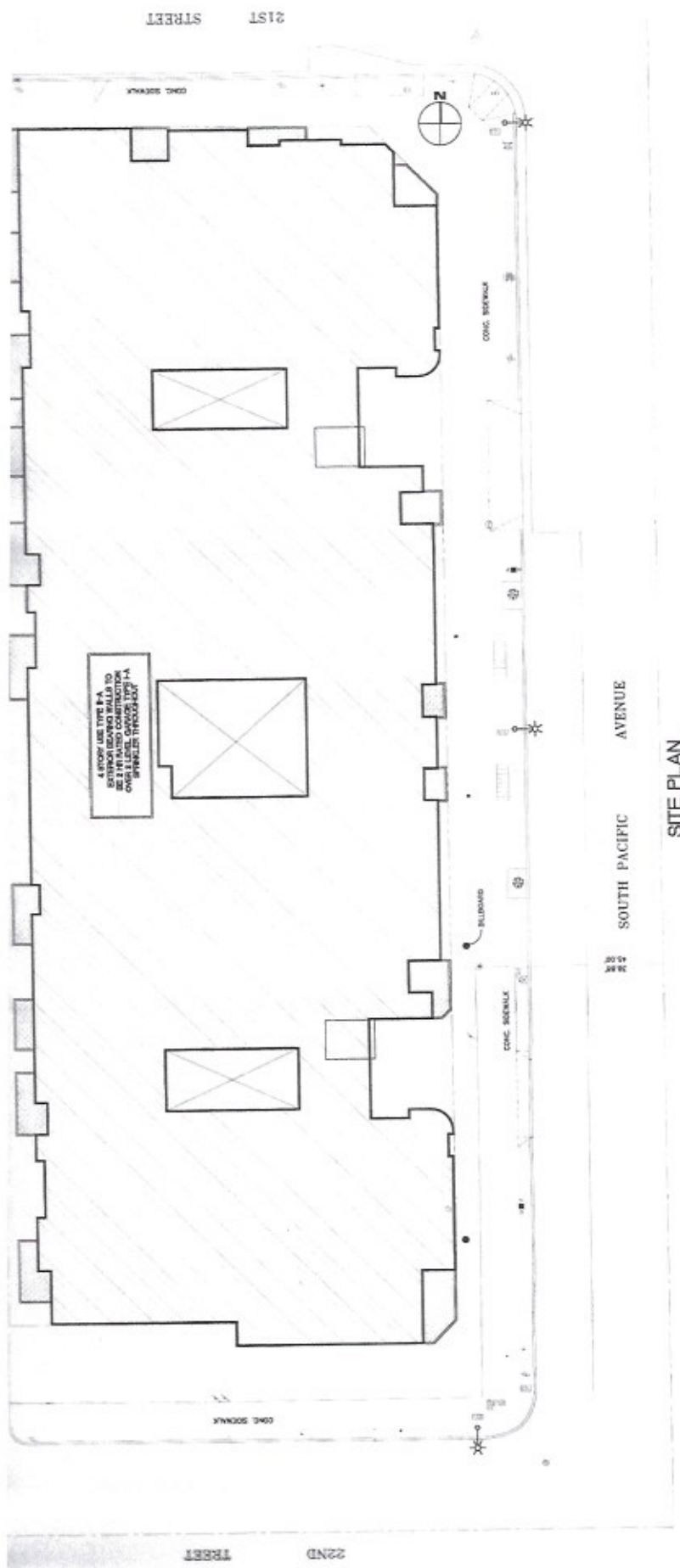
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COPIES SHEET TITLE

101 UNITS	2111 S PACIFIC AVE SAN PEDRO, CA. 90731
PROJECT	CLIENT

18-056	PROJECT NO.
	SHEET NO.
	A0.0a

8/2/2019

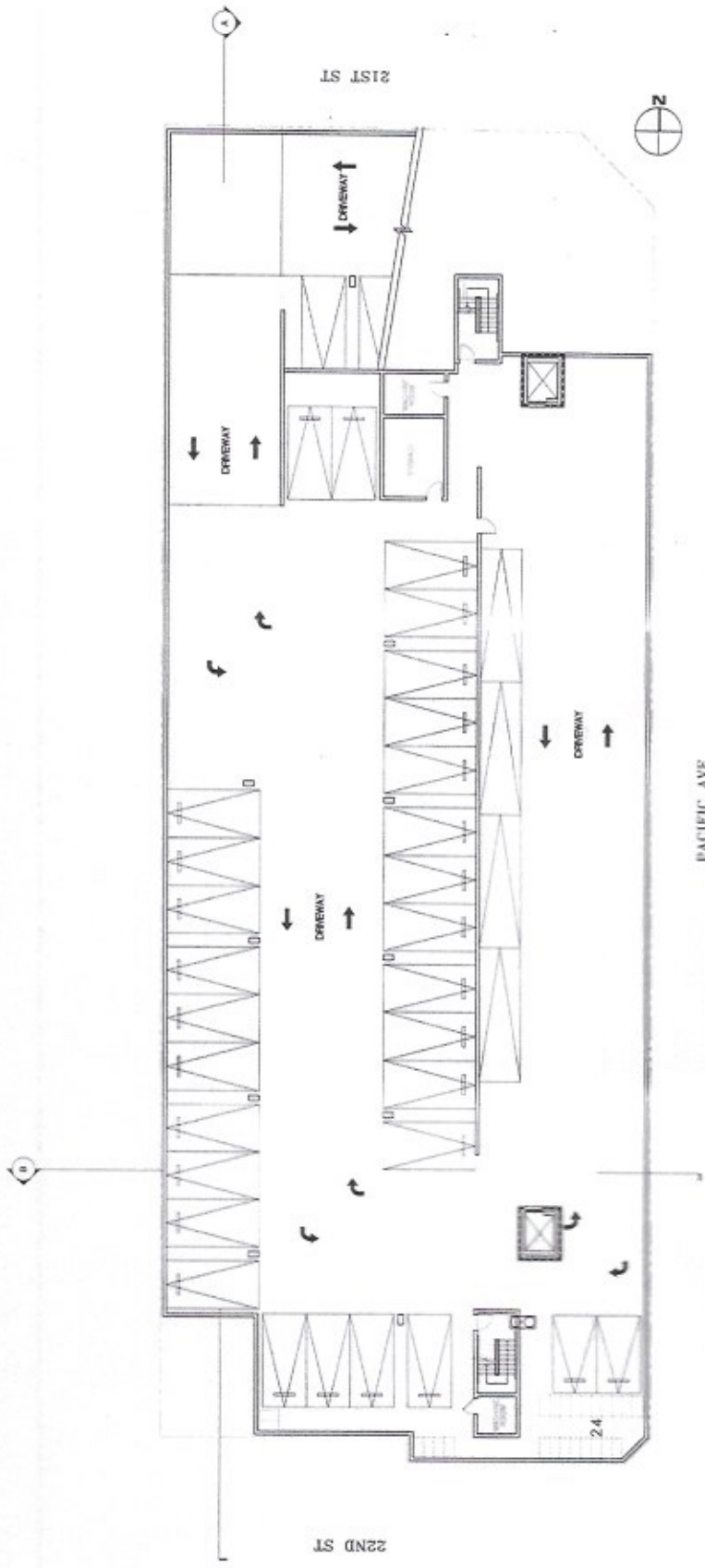


SITE PLAN

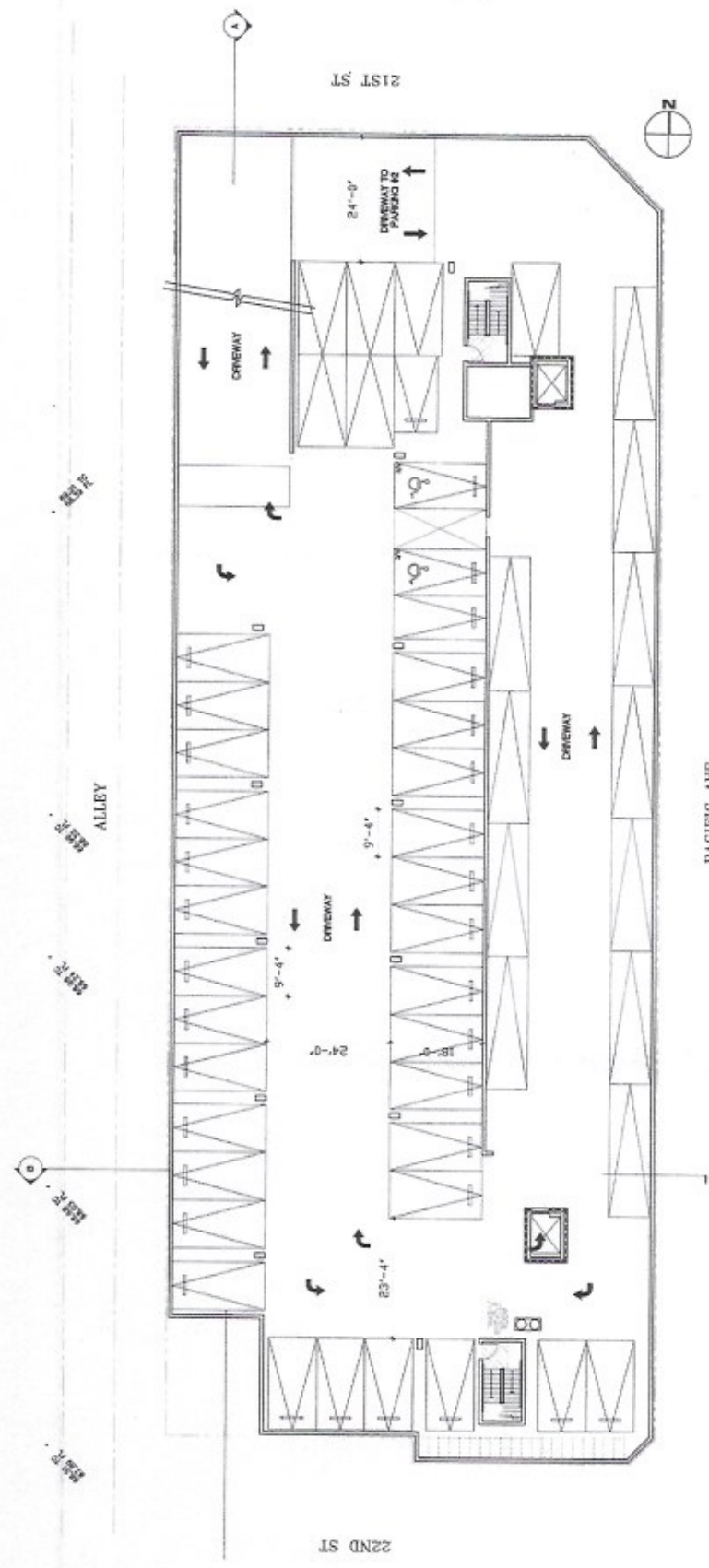
212 SOUTH PACIFIC AVENUE

21ST STREET

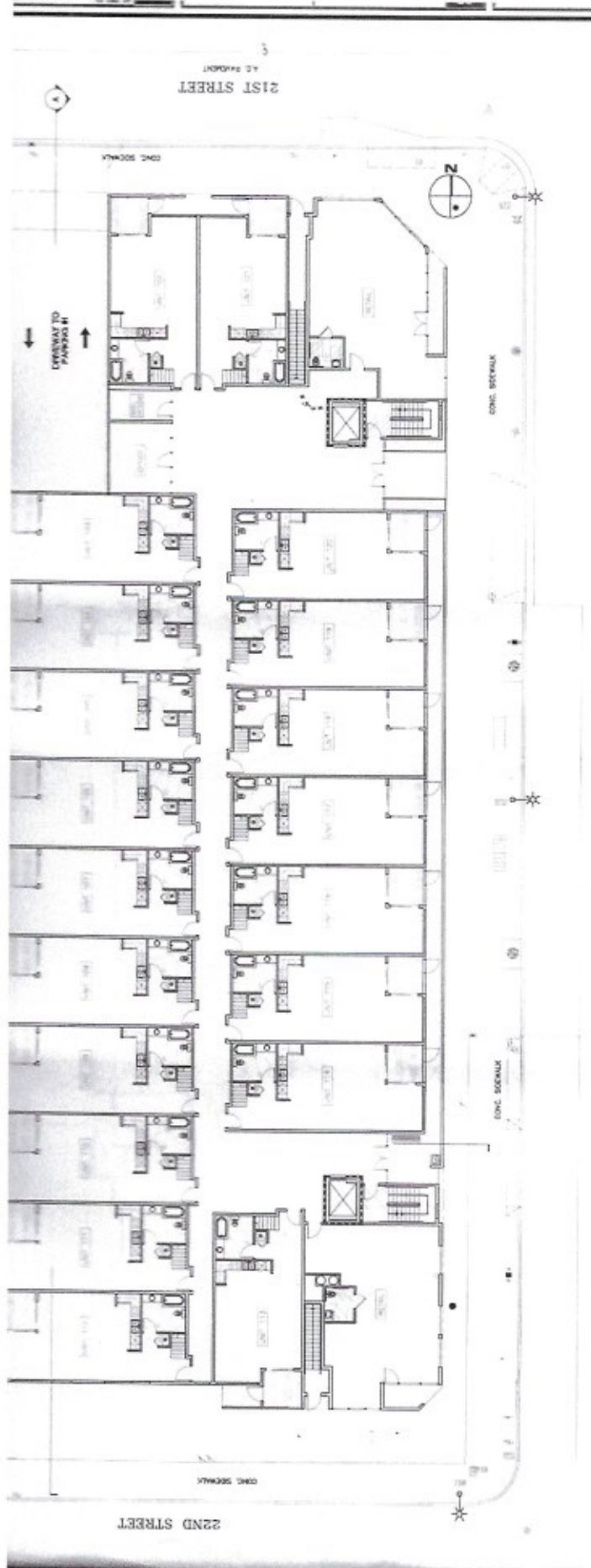
22ND STREET



PACIFIC AVE
LOWER LEVEL PLAN #2



PACIFIC AVE
 INTERMEDIATE LEVEL PLAN #1



SOUTH PACIFIC AVENUE

STREET LEVEL PLAN

21ST STREET

22ND STREET

ELEVATOR TO
PARKING BY
GARAGE



CONC. SIDEWALK

CONC. SIDEWALK

CONC. SIDEWALK

CONC. SIDEWALK

CROSSING

CROSSING

CROSSING

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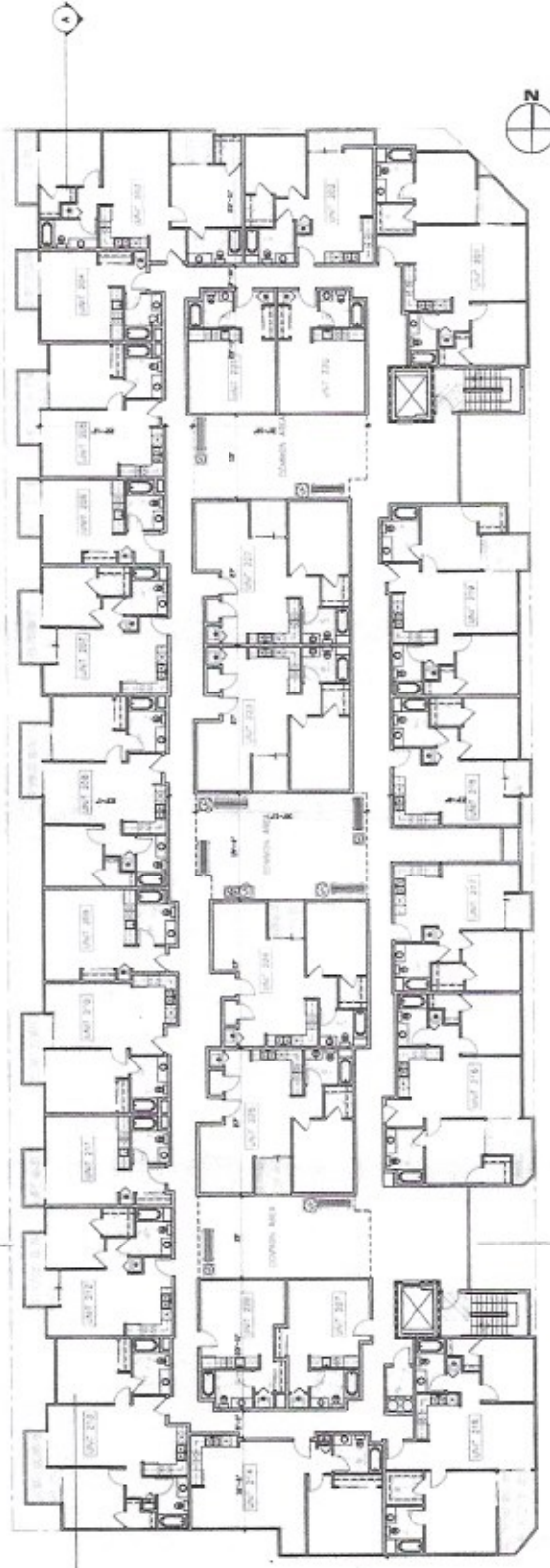
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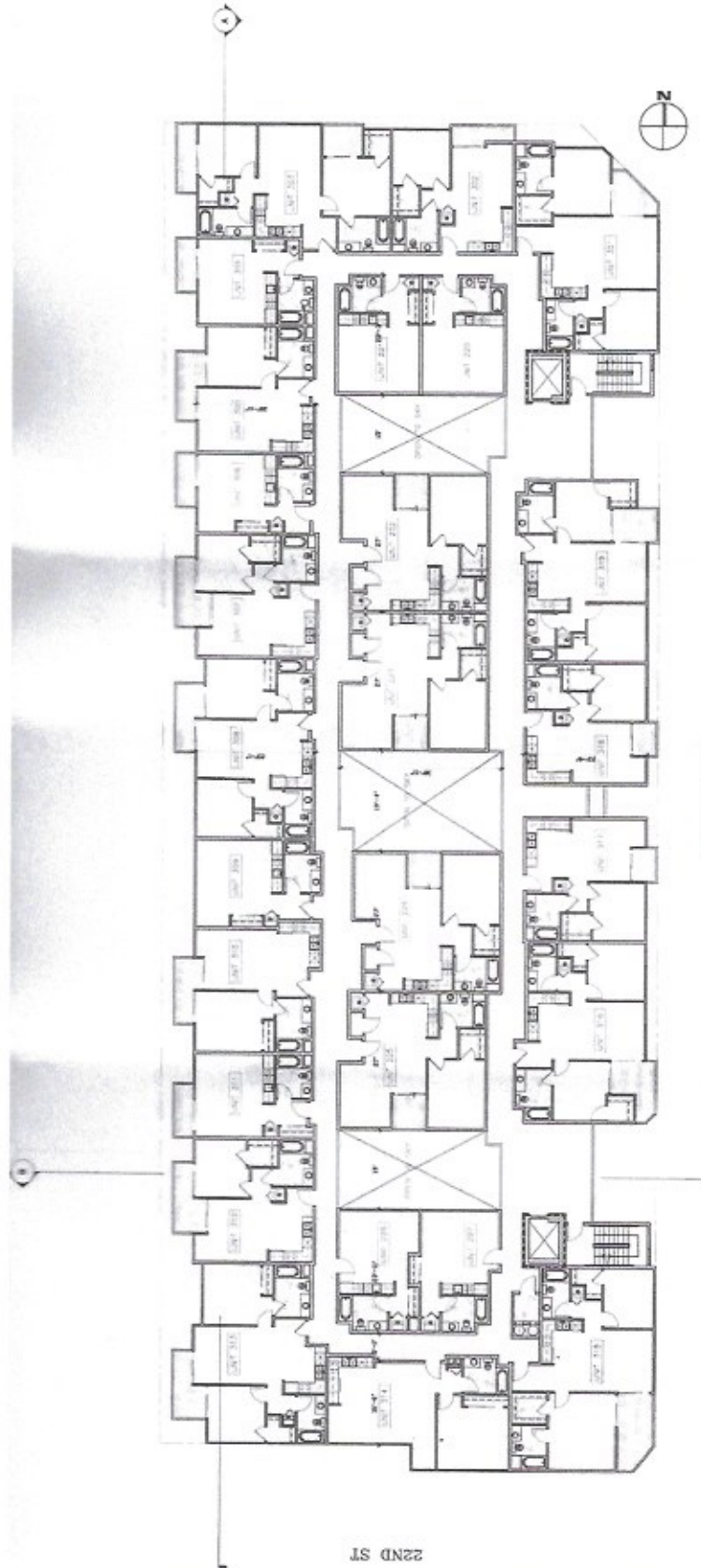
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A.C. FAY & BROWN



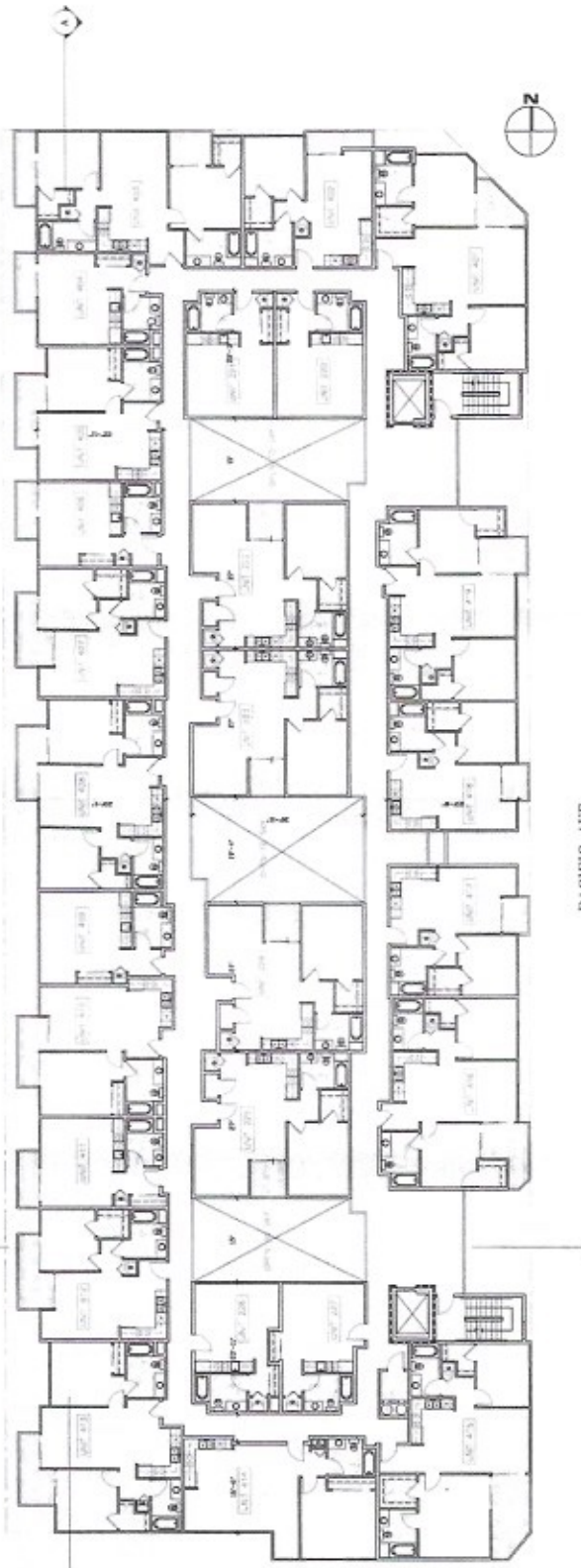
PACIFIC AVE
2ND FLOOR PLAN

22ND ST



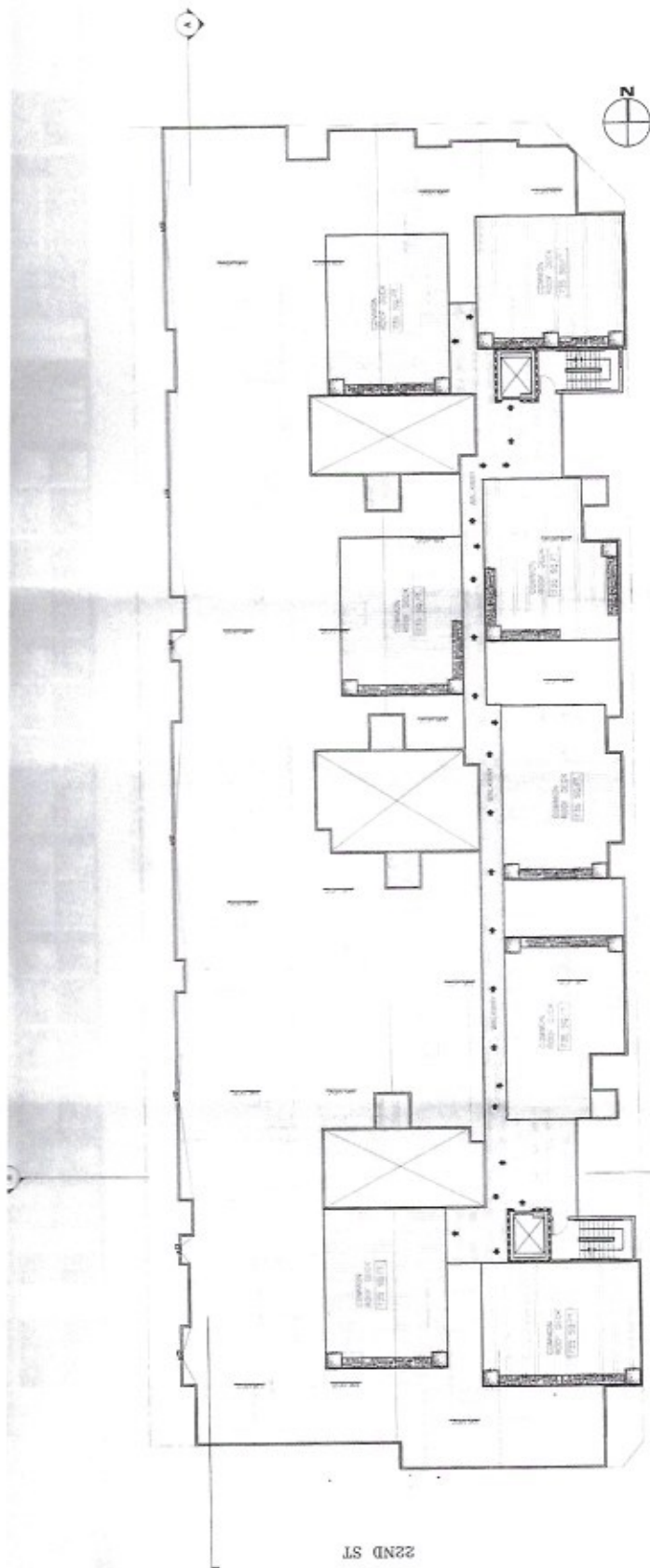
PACIFIC AVE
3RD FLOOR PLAN

22ND ST



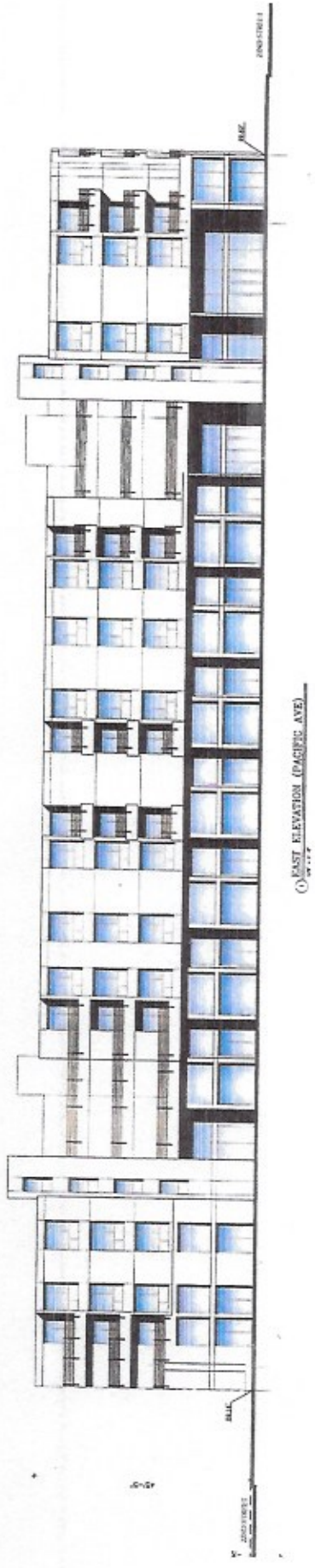
PACIFIC AVE
4TH FLOOR PLAN

22ND ST

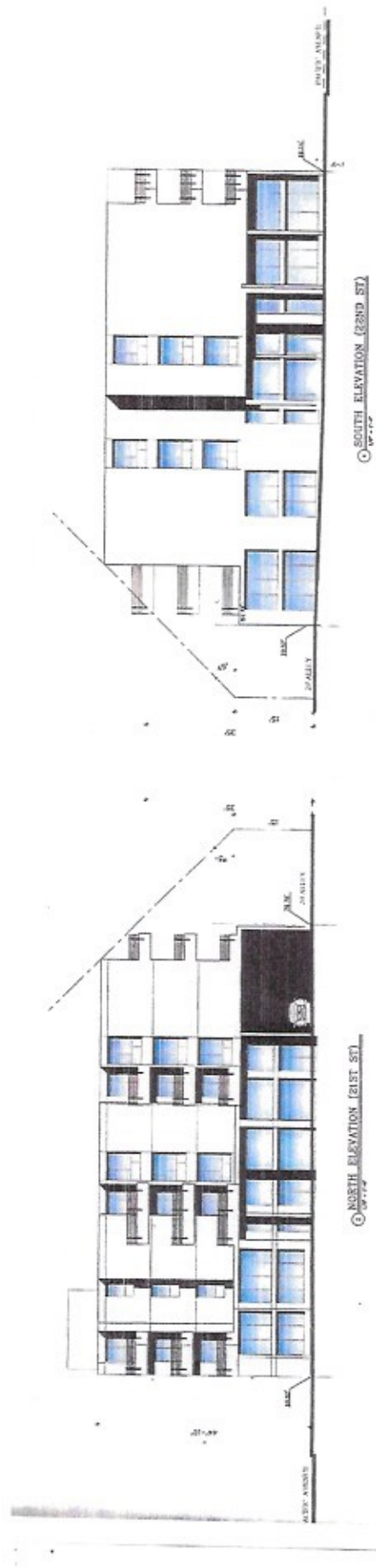


PACIFIC AVE
ROOF PLAN

22ND ST



① EAST ELEVATION (PACIFIC AVE)
 0'-0" 10'-0" 20'-0" 30'-0" 40'-0" 50'-0" 60'-0" 70'-0" 80'-0" 90'-0" 100'-0"



② SOUTH ELEVATION (22ND ST)
 0'-0" 10'-0" 20'-0" 30'-0" 40'-0" 50'-0" 60'-0" 70'-0" 80'-0" 90'-0" 100'-0"



③ WEST ELEVATION
 0'-0" 10'-0" 20'-0" 30'-0" 40'-0" 50'-0" 60'-0" 70'-0" 80'-0" 90'-0" 100'-0"

