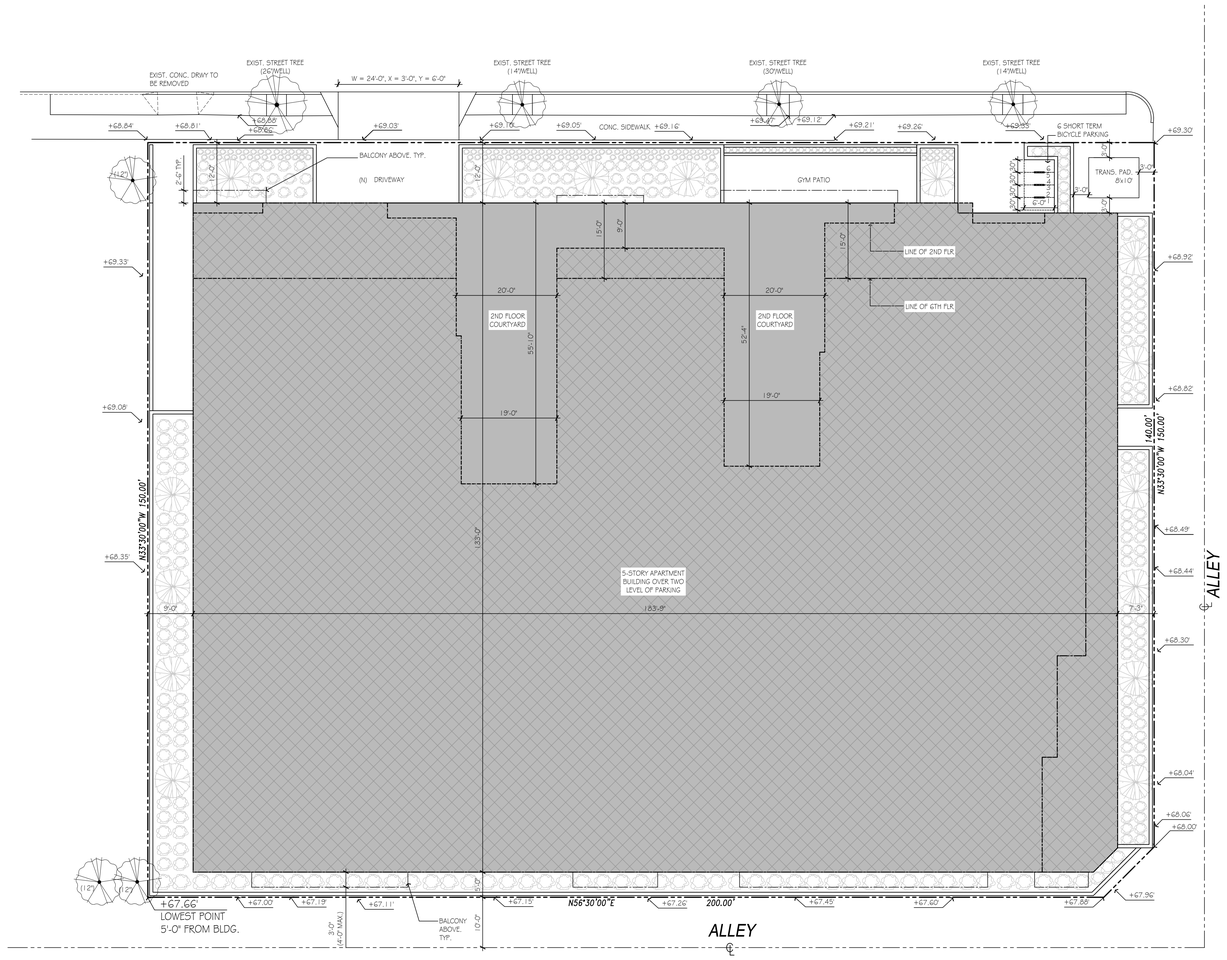
PACIFIC
APARTMENT DEVELOPMENT



1 PLOT PLAN
SCALE: 3/32" = 1'-0"

PROJECT SITE:	12134 W. PACIFIC AVENUE LOS ANGELES, CA 90066
LEGAL DESCRIPTION:	LOTS 65 AND 66 OF THE EAST OCEAN PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF SAID COUNTY.
ASSESSORS PARCEL NO.:	4235-025-032
PIN NUMBER:	111B157 33 # 111B157 51
TRACT:	EAST OCEAN PARK TRACT
MAP REFERENCE:	M B 6-82/83
BLOCK:	NONE
LOT:	PR 65 # 66
MAP SHEET:	111B157
FIRE DISTRICT:	62
SPECIFIC PLAN AREA:	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
DESIGN REVIEW:	NONE

Applicable Codes

- BUILDING CODE - 2020 LABC (TITLE 24, PART 2.5) BASED ON 2018 IBC (INCL. ACCESSIBILITY)
- STUCTURAL CODE - 2020 LABC (TITLE 24, PART 2, VOL 2) BASED ON 2018 IBC
- MECHANICAL CODE - 2019 CA MECHANICAL CODE (TITLE 24, PART 4) BASED ON 2018 UMC
- PLUMBING CODE - 2019 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON 2018 UPC
- ELECTRICAL CODE - 2019 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON 2017 NAT. ELEC. CODE
- ENERGY CODE - 2019 CA ENERGY CODE (TITLE 24, PART 6) & 2020 CITY OF LA GREEN BLDG. CODE

Zoning Code Analysis

- PROJECT DESCRIPTION

NEW 6-STORY APARTMENT BUILDING. 5 LEVELS OF TYPE III-A, 74 WOOD FRAMED APARTMENTS AND RECREATION ROOMS, OVER 1 LEVEL OF TYPE I-A FIRST FLOOR RESIDENTIAL PARKING AND RESIDENTIAL LOBBY AND GYM AND ONE LEVEL OF SUBTERRANEAN PARKING TYPE I-A. THE BUILDING WILL BE A DENSITY BONUS PROJECT WITH 25% VERY LOW INCOME UNITS (11 UNITS OUT OF 74 TOTAL).

- ZONING

R3-1

- LOT AREA

LOT AREA = 30,001 SF

- DENSITY

LOT AREA = 30,001 SF + ½ SOUTHEAST ALLEY 2,000 SF + ½ NORTHEAST ALLEY 1,600 SF= 33,601 SF
LOT AREA = 33,601 SF / 800 = 42.00125 = 43 UNITS BEFORE DENSITY BONUS.

- FAR

BUILDABLE AREA ; SITE AREA (200' -5'-5') x (150' -15' - 5') = 24,700 SF x 3 FAR = 74,100 SF BEFORE DENSITY BONUS.

- DENSITY BONUS PER LAMC SEC. 12.22 A25

1) PER 12.22A25 (c) DENSITY CAN BE INCREASED BY 35% WITH 11% VERY LOW INCOME UNITS.
LAMC SEC. 12.24 U 26 ALLOWS ADDITIONAL 35% DENSITY INCREASE FOR A TOTAL OF 70% DENSITY BONUS IN RETURN FOR AN ADDITIONAL 14% VLI SETASIDE FOR A TOTAL OF 25% VLI SETASIDE.
43 UNITS BY RIGHT x 70 % DENSITY BONUS (EXTRA 35%) = 73.1 UNITS (ROUND UP) = 74 UNITS TOTAL.

2) RESIDENTIAL AUTOMOBILE PARKING
RESIDENTIAL PARKING PER OPTION #1
PROPOSED UNITS (SEE BELOW FOR UNIT MIX)

48	ONE BEDRM UNITS	x 1	PARKING	= 48
16	TWO BEDRM UNITS	x 2	PARKING	= 32
7	LOFT UNITS (1 BEDRM + STUDY)	x 2	PARKING	= 14
3	THREE BEDRM UNITS	x 2	PARKING	= 6
74	UNITS TOTAL			= 100 PARKING SPACES ARE REQUIRED.

100 RESIDENTIAL PARKING SPACES REQUIRED < 122 RESIDENTIAL PARKING SPACES PROVIDED,
(SEE CHART BELOW).
93 STANDARD, 3 ADA AND 26 COMPACT.

NO GUEST PARKING REQUIRED AND PROVIDED

RESIDENTIAL E.V. ;
30% OF THE TOTAL REQUIRED RESIDENTIAL PARKING SHALL BE E.V. AND 10 % OF PROVIDED PARKING SHALL BE E.V. CHARGING STATIONS. THE NUMBER OF E.V. CHARGING STATIONS CAN BE COUNTER TOWARDS THE TOTAL NUMBER OF E.V. REQUIRED SPACES.
TOTAL RESIDENTIAL PARKING REQUIRED = 92
30% OF 100 = 30.0 = 30 E.V. CHARGING SPACES REQUIRED.
10% OF 100 = 10.0 = 10 E.V.CHARGING STATION (E.V.C.S.) REQUIRED.

30 E.V. SPACES INCLUDING 10 E.V.PARKING STATIONS ARE REQUIRED AND PROVIDED.

PARKING SUMMARY

LEVEL	RES. STD.	RES. ACC.	RES.COMP.	TOTAL
P1	51	0	23	74
FL1	41	3	4	48
TOTAL	92	3	27	122

3) AFFORDABLE HOUSING
70% DENSITY BONUS (35% EXTRA) REQUIRES 11% OF THE BASE UNITS TO BE VERY LOW INCOME (VLI). + 14% FOR THE EXTRA 35% FOR A TOTAL OF 25% VERY LOW INCOME (VLI) UNITS.
TOTAL NUMBERS OF UNITS TO BE VERY LOW INCOME (VLI) =25% OF 43 BASE UNITS = 10.75 (ROUND UP) = 11 VLI.

4) THREE ON-MENU INCENTIVES
1. PER 12.22A.25(f) (1) YARD SETBACK;
20% DECREASE IN THE FRONT YARD TO ALLOW 12 FEET IN LIEU OF THE OTHERWISE REQUIRED 15 FEET.
2. PER 12.22A.25(f) YARD SETBACK;
20% DECREASE IN THE EAST SIDE YARD TO ALLOW 7 FEET 3 INCHES IN LIEU OF THE OTHERWISE REQUIRED 9 FEET.
3. 35% INCREASE IN FAR TO ALLOW 4.05:1 IN LIEU OF THE OTHERWISE REQUIRED 3:1
4.05 x 24,700 SF = 100,035 SF

5) A WAIVER OF DEVELOPMENT STANDARDS FOR HEIGHT INCREASE UP TO 67 FEET IN INSTEAD OF THE 56'-0' ALLOWED.
IN ADDITION, TO ALLOW A HEIGHT INCREASE FOR THE PORTION OF THE BUILDING WITHIN 50 FEET FROM AN R1 LOT.

6) CONDITIONAL USE PER LAMC SEC. 12.24 U 26
TO INCREASE THE DENSITY BEYOND MAXIMUM IN 12.22 A 25 UP TO 70%.

- PROPOSED UNITS

48	ONE BEDRM UNITS
16	TWO BEDRM UNITS
7	LOFT UNITS
3	THREE BEDRM UNITS
74	UNITS TOTAL PROPOSED = 74 ALLOWED

- RESIDENTIAL DATA

FLOOR AREA CALCS:	OCCUPANCY	BUILDING	ZONING
FIRST FLOOR RES. (LOBBY, OFFICE & GYM)	R2	4,454 SF	4,454 SF
SECOND FLOOR	R2	19,336 SF	19,336 SF
THIRD FLOOR	R2	19,080 SF	19,080 SF
FOURTH FLOOR	R2	19,080 SF	19,080 SF
FIFTH FLOOR	R2	18,795 SF	18,795 SF
SIXTH FLOOR	R2	13,834 SF	13,834 SF
TOTAL BUILDING AREA		94,579 SF	94,579 SF
PARKING AREA - P1 PARKING LEVEL	S2	21,965 SF	519 SF
PARKING AREA - FL1 PARKING LEVEL	S2	16,693 SF	
TOTAL PARKING AREA		38,658 SF	519 SF

- YARDS

FRONT YARD (PACIFIC AVE.)	12'-0" SETBACK (SEE INCENTIVE)
SIDE YARD (SOUTHEAST)	9'-0" SETBACK
SIDE YARD (NORTHEAST)	7'-3" SETBACK (SEE INCENTIVE)
REAR YARD	15'-0" SETBACK FROM CENTER OF ALLEY

- NUMBER OF STORIES/ LEVELS

6 STORIES

- ZONING CODE HEIGHT

LOWEST POINT 5'-0' FROM BUILDING = 67.66'
PARAPET = 134.66', THEREFORE ZONING CODE HEIGHT = 67.00' = 67'-0'
PER INCENTIVE.

- BUILDING CODE HEIGHT

GRADE PLANE = 68.34', TOP OF ROOF = 131.82'
THEREFORE THE BUILDING CODE HEIGHT = 63.48' (= 63'-6')

- OPEN SPACE REQUIRED

48	1 BEDROOMS	x 100 SF	= 4,800 SF
16	2 BEDROOMS	x 125 SF	= 2,000 SF
7	LOFT UNITS (1 BEDRM + STUDY)	x 125 SF	= 875 SF
3	3 BEDROOMS	x 175 SF	= 525 SF
74	TOTAL		= 8,200 SF

25% OF REQUIRED OPEN SPACE CAN BE RECREATIONAL ROOM = 0.25 x 8,200 = 2,050 SF

- OPEN SPACE PROVIDED

PRIVATE OPEN SPACE		
29 BALCONIES / DECKS x 50 SF		1,450 SF
COMMON OPEN SPACE		
REC. RM @ 1ST FLOOR	792 SF	
REC. RM. #1 @ 2ND FLOOR	647 SF	
REC. RM. #2 @ 2ND FLOOR	635 SF 611 SF (COUNTED)	
(REC.RM AREA COUNTED = 792 + 647 + 611 = 2,050 SF)		
COURTYARD "A" @ 2ND FLOOR	1,061 SF	
COURTYARD "B" @ 2ND FLOOR	1,018 SF	
DECK @ 6TH FLOOR	429 SF	
ROOF DECKS (INCL. PLANTERS)	2,202 SF	
		6,760 SF
TOTAL		8,210 SF

TOTAL OPEN SPACE PROVIDED = 8,210 SF > TOTAL OPEN SPACE REQUIRED = 8,200 SF

8,200 SF REQUIRED OPEN SPACE LESS 1,500 SF OF PRIVATE OPEN SPACE AND LESS 2,050 SF OF INDOOR REC. ROOM AND GYM = 4,650 SF REQUIRED COMMON OPEN SPACE.
25% OF 4,650 SF TO BE PLANTED = 1,163 SF < 1,179 SF PROVIDED AT 2ND FLOOR COURT YARDS AND AT ROOF DECKS.

- TREES

ONE 24" BOX TREE PER 4 UNITS 50 : 19 TREES REQUIRED AND PROVIDED.

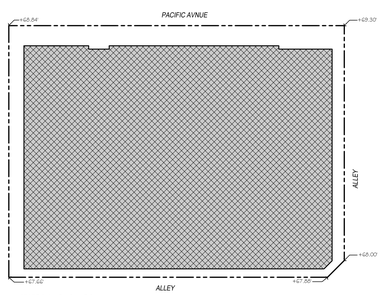
- BICYCLE PARKING

PER ORDINANCE NO. 185480
(FRACTIONS UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED PER 12.21 A.16 (b) "FRACTIONS")

RESIDENTIAL BICYCLE PARKING

LONG TERM.				
1 - 25 UNITS	1 PER UNIT	=	25	
26 - 74 UNITS	1 PER 1.5 UNITS	=	32.67	
TOTAL LONG TERM		=	57.67	= 58
SHORT TERM..				
1 - 25 UNITS	1 PER 10 UNIT	=	2.50	
26 - 74 UNITS	1 PER 15 UNITS	=	3.27	
TOTAL SHORT TERM		=	5.57	= 6

TOTAL REQUIRED & PROVIDED = 58 LONG TERM AND 6 SHORT TERM



- GRADE PLAN CALCULATION

(68.84' + 69.30' + 68.00' + 67.66' + 67.66') / 5 = 68.34'

2 GRADE PLANE DIAGRAM
SCALE: 1/32" = 1'-0"

Project Team

OWNER:		SURVEYOR:	
LAND USE CONSULTANT:	MATTHEW HAYDEN HAYDEN PLANNING 10100 W. VENICE BLVD. LOS ANGELES, CA 90232 (310) 614-2964	LANDSCAPE ARCHITECT:	
DESIGNER:	MIKA DESIGN GROUP, INC. 12133 VIEWCREST ROAD STUDIO CITY, CA 91604 (310) 273-0220	MECHANICAL, PLUMBING AND LID ENGINEER:	
ARCHITECT OF RECORD:			
STRUCTURAL ENGINEER:	MASOUD DEJBAN & ASSOCIATES, INC. 17200 VENTURA BLVD. # 213A ENCINO, CA 91316 (818) 784-5571		

Sheet Index

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A-2.2	SECOND FLOOR PLAN
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A-3.3	ELEVATION
A-4.0	SECTION
A-4.1	SECTION
A-4.2	SECTION
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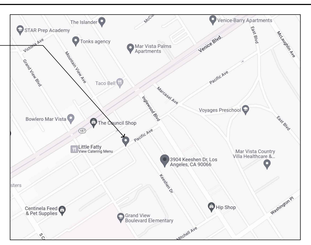

3 VICINITY MAP
SCALE: N.T.S.

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
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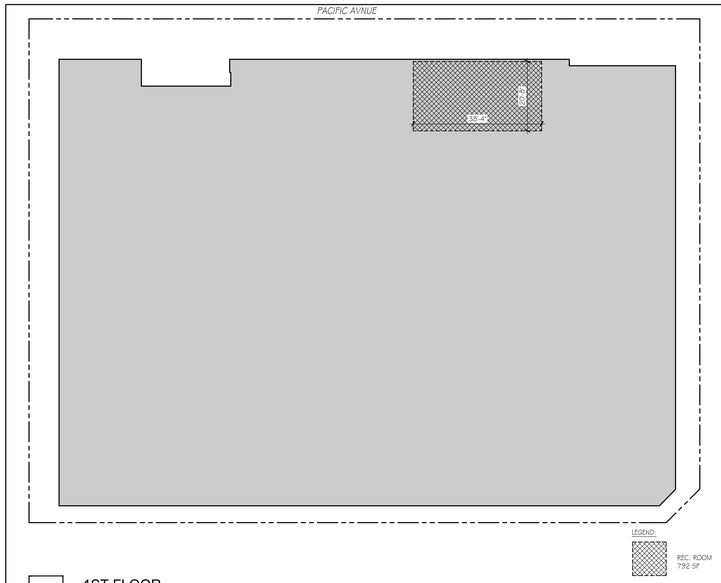
TITLE SHEET
PLOT PLAN

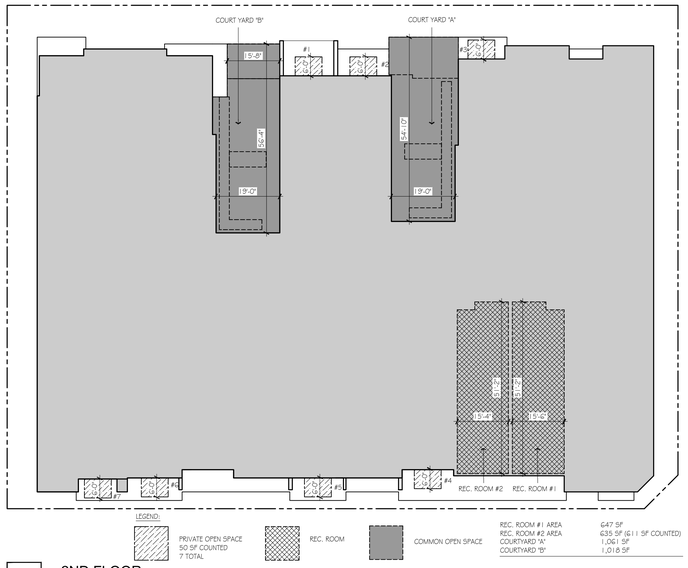
ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

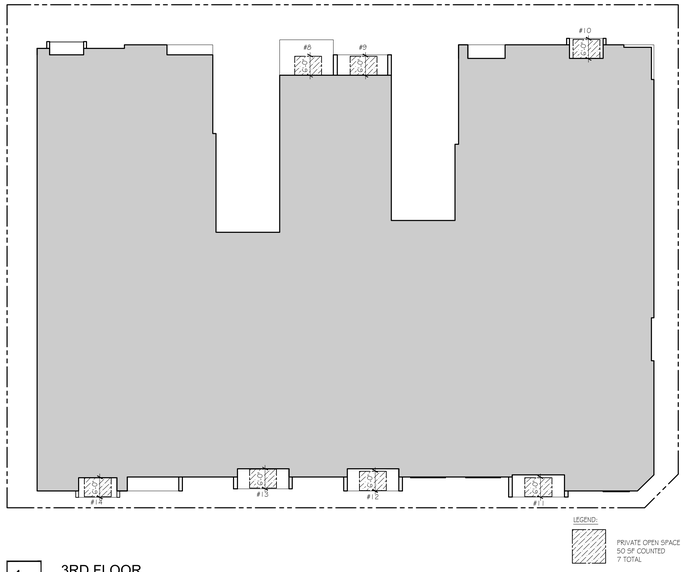
T-1.0



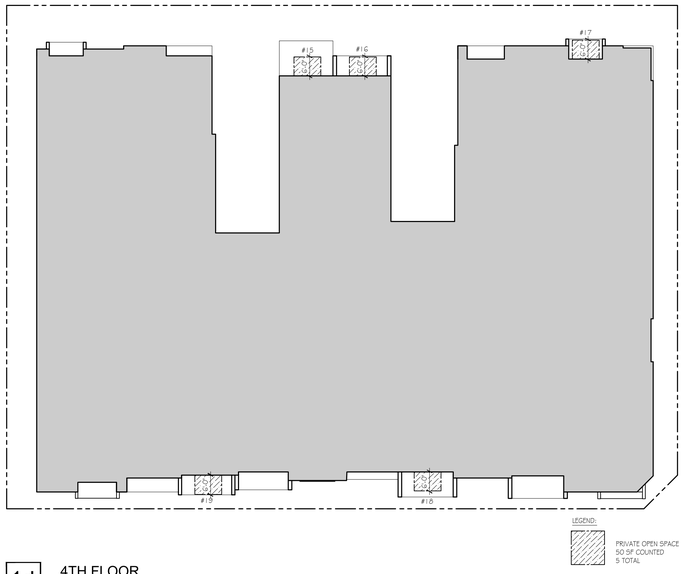
1a 1ST FLOOR
SCALE: 1/16" = 1'-0"



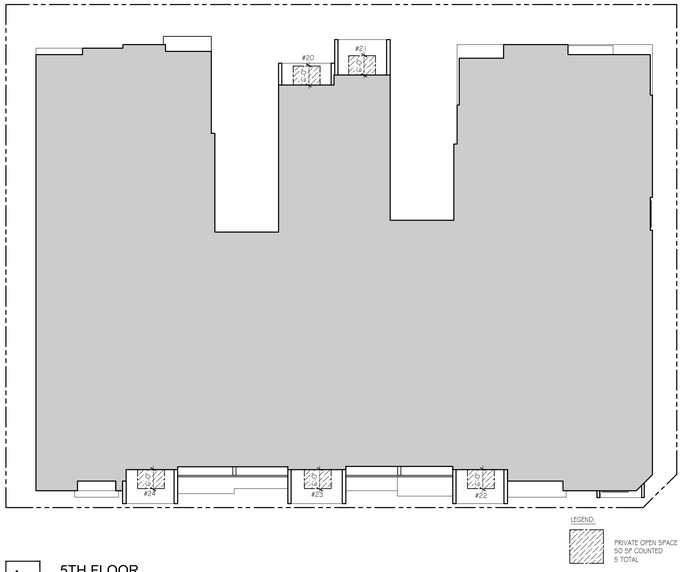
1b 2ND FLOOR
SCALE: 1/16" = 1'-0"



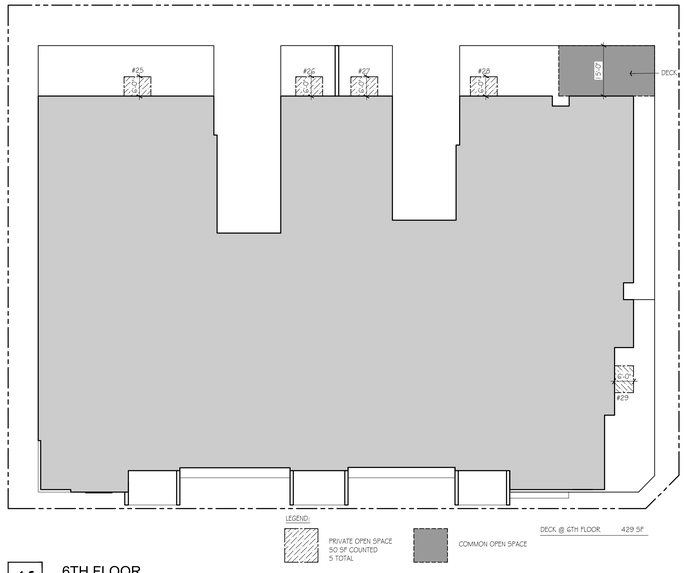
1c 3RD FLOOR
SCALE: 1/16" = 1'-0"



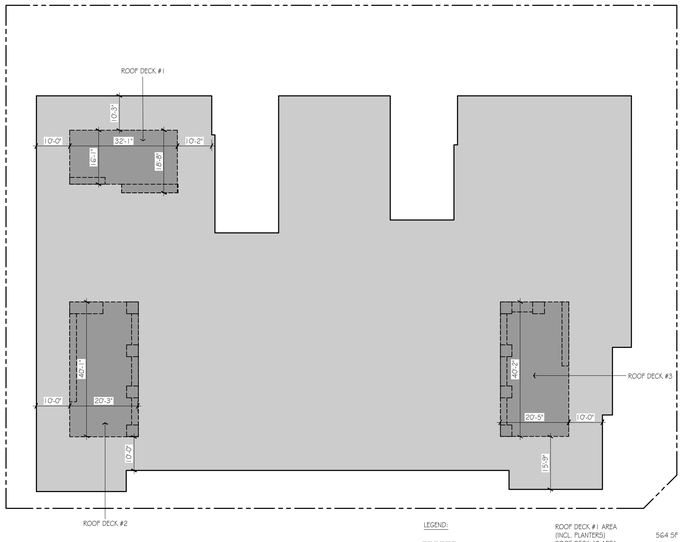
1d 4TH FLOOR
SCALE: 1/16" = 1'-0"



1e 5TH FLOOR
SCALE: 1/16" = 1'-0"



1f 6TH FLOOR
SCALE: 1/16" = 1'-0"



1g ROOF
SCALE: 1/16" = 1'-0"

1 OPEN SPACE DIAGRAMS
SCALE: 1/16" = 1'-0"

N

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OPEN SPACE DIAGRAMS

ISSUED FOR	REV.
11.04.22 PLANNING SET	

PROJECT:
PACIFIC

T-1.2

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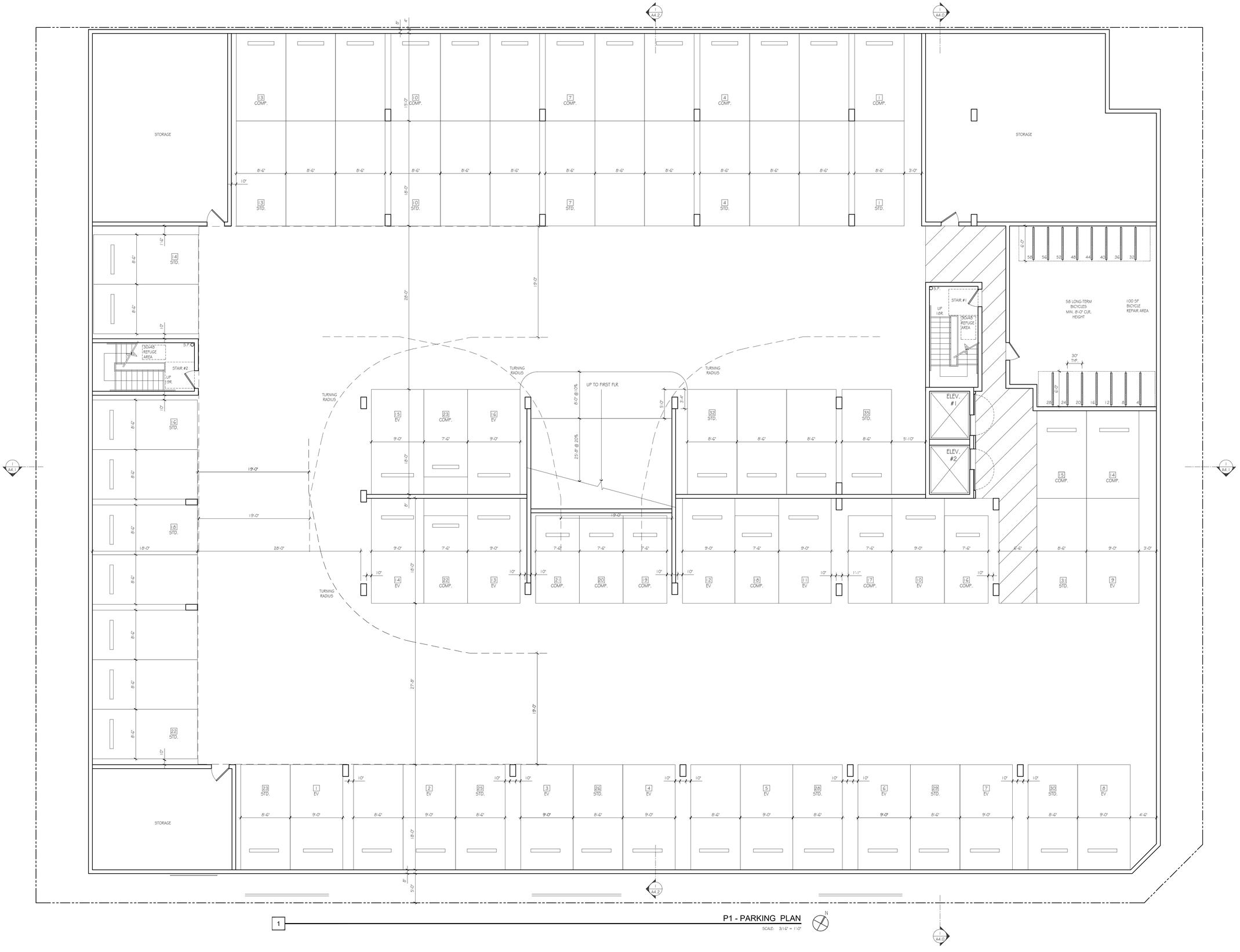
2020DEFAERAL_ORIGINAL_15.dwg



1 P1 - PARKING PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

PARKING		
RESIDENTIAL STANDARDS	=	35
RESIDENTIAL EV	=	16
RESIDENTIAL COMPACT	=	23
TOTAL PROVIDED @ P1 LEVEL	=	74

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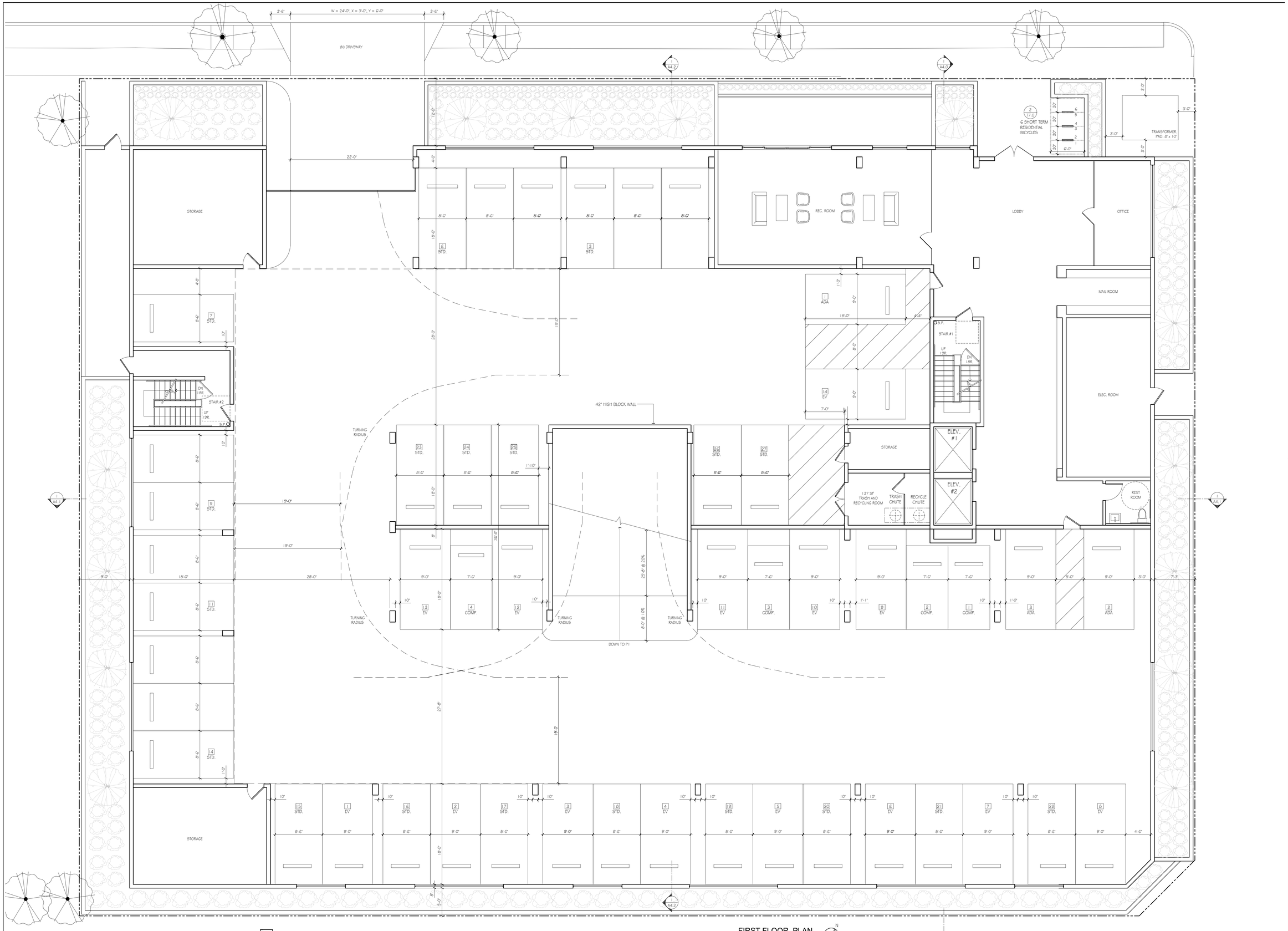
P1 PARKING PLAN

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-2.0



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

PARKING		
RESIDENTIAL STANDARDS	=	27
RESIDENTIAL ADA	=	3
RESIDENTIAL EV	=	14
RESIDENTIAL COMPACT	=	4
TOTAL PROVIDED @ FL1 LEVEL	=	48

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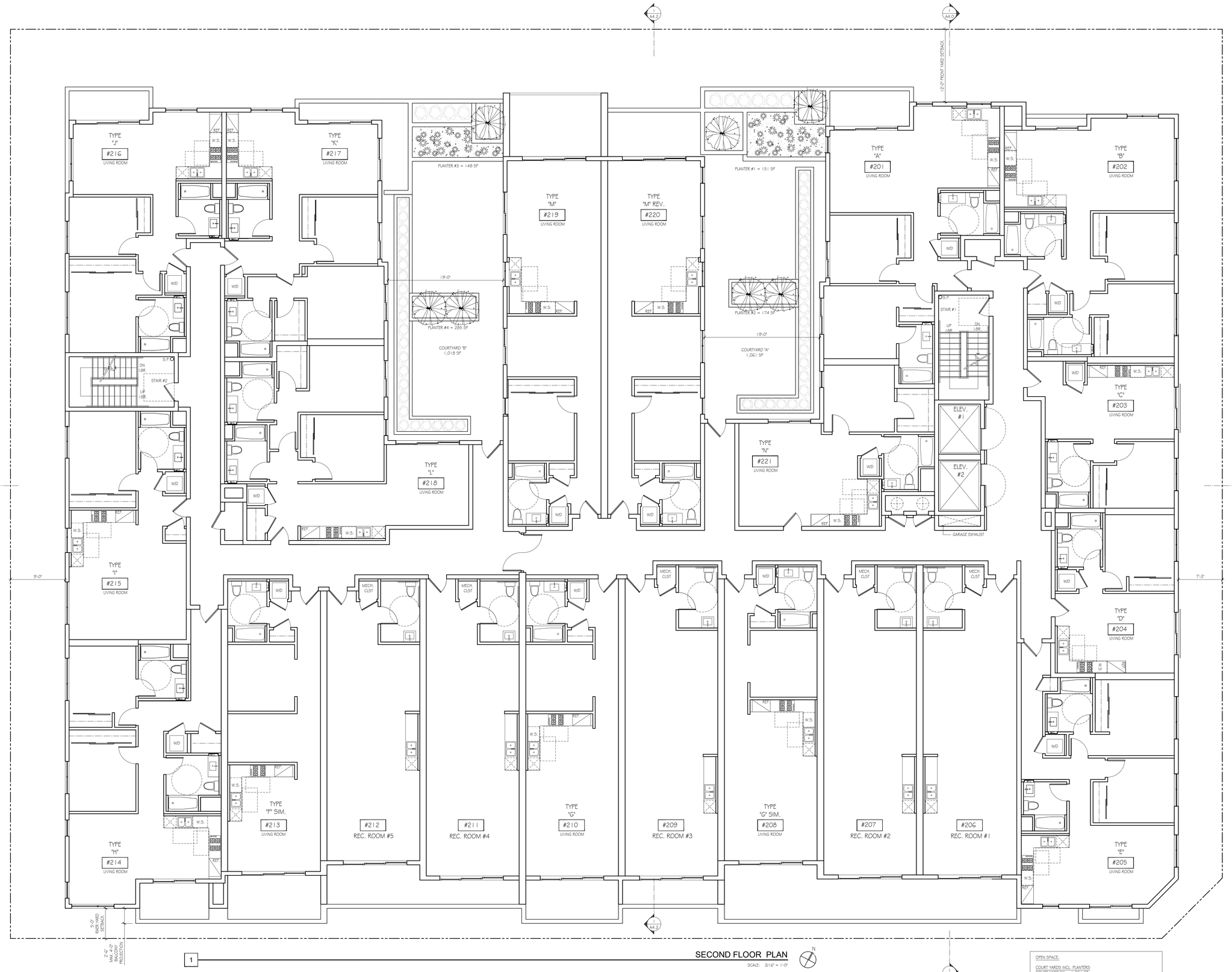
FIRST FLOOR PLAN

ISSUED FOR	REV.
11.04.22 PLANNING SET	

PROJECT:
PACIFIC

A-2.1



1 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

OPEN SPACE:

COURT YARDS INCL. PLANTERS
COURT YARD "A" 1,061 SF
COURT YARD "B" 1,018 SF
TOTAL ≈2,079 SF

PLANTERS

151 SF + 174 SF + 145 SF + 285 SF
TOTAL PLANTERS = 758 SF

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PACIFIC APARTMENTS
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SECOND FLOOR PLAN

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-2.2

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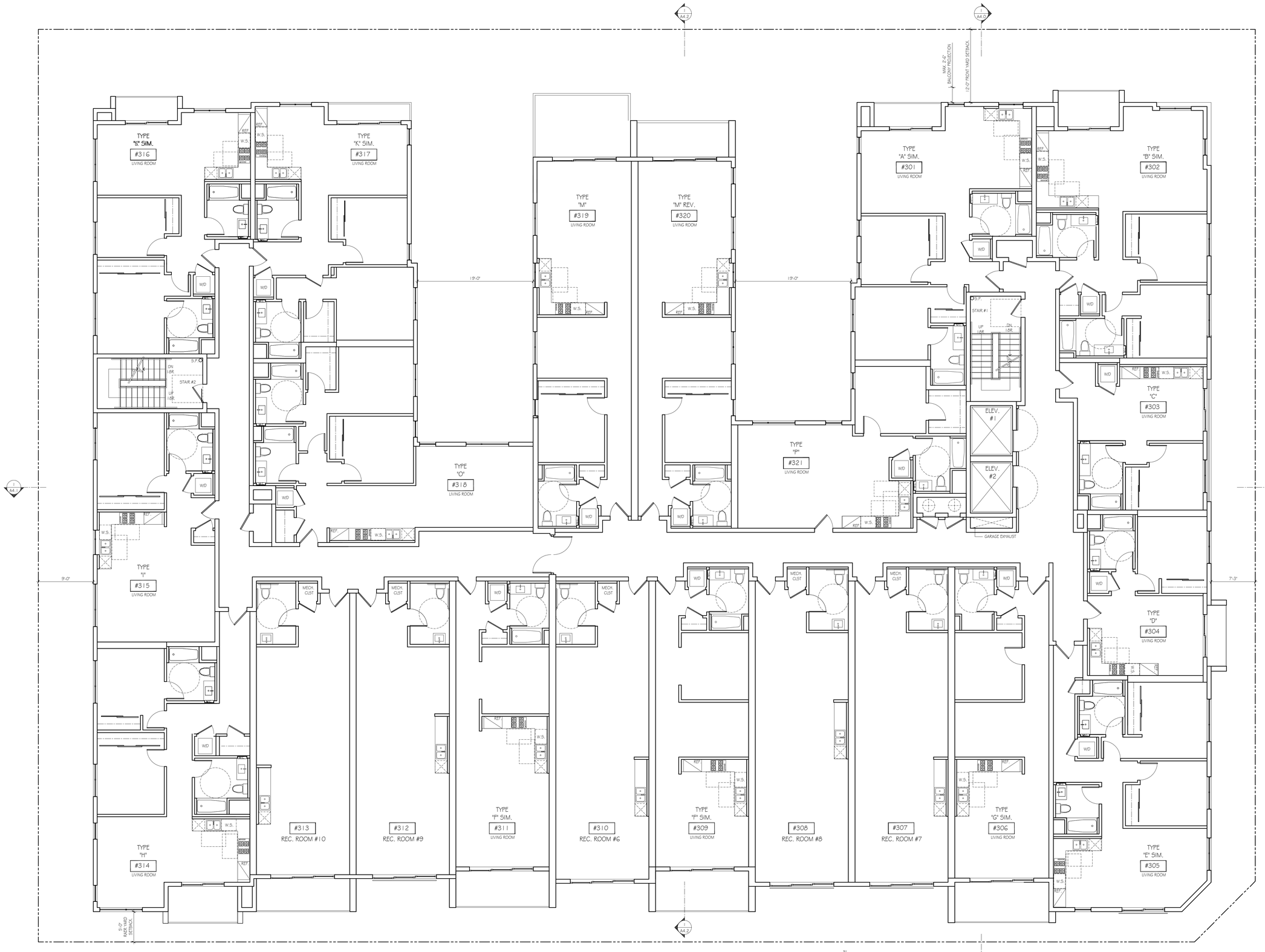

1 THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PACIFIC APARTMENTS
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THIRD FLOOR PLAN

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-2.3

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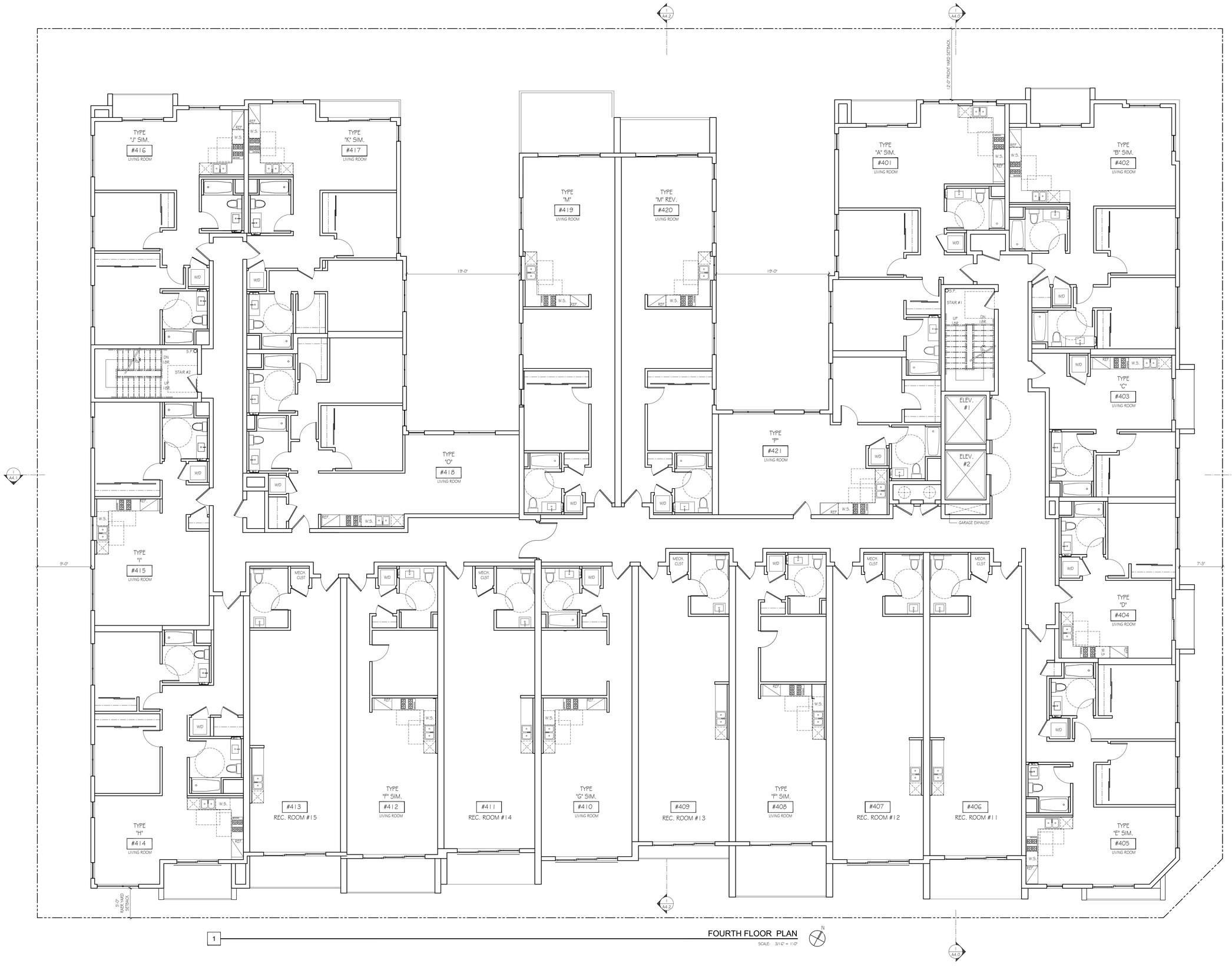

1 FOURTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
LOS ANGELES, CA 90066

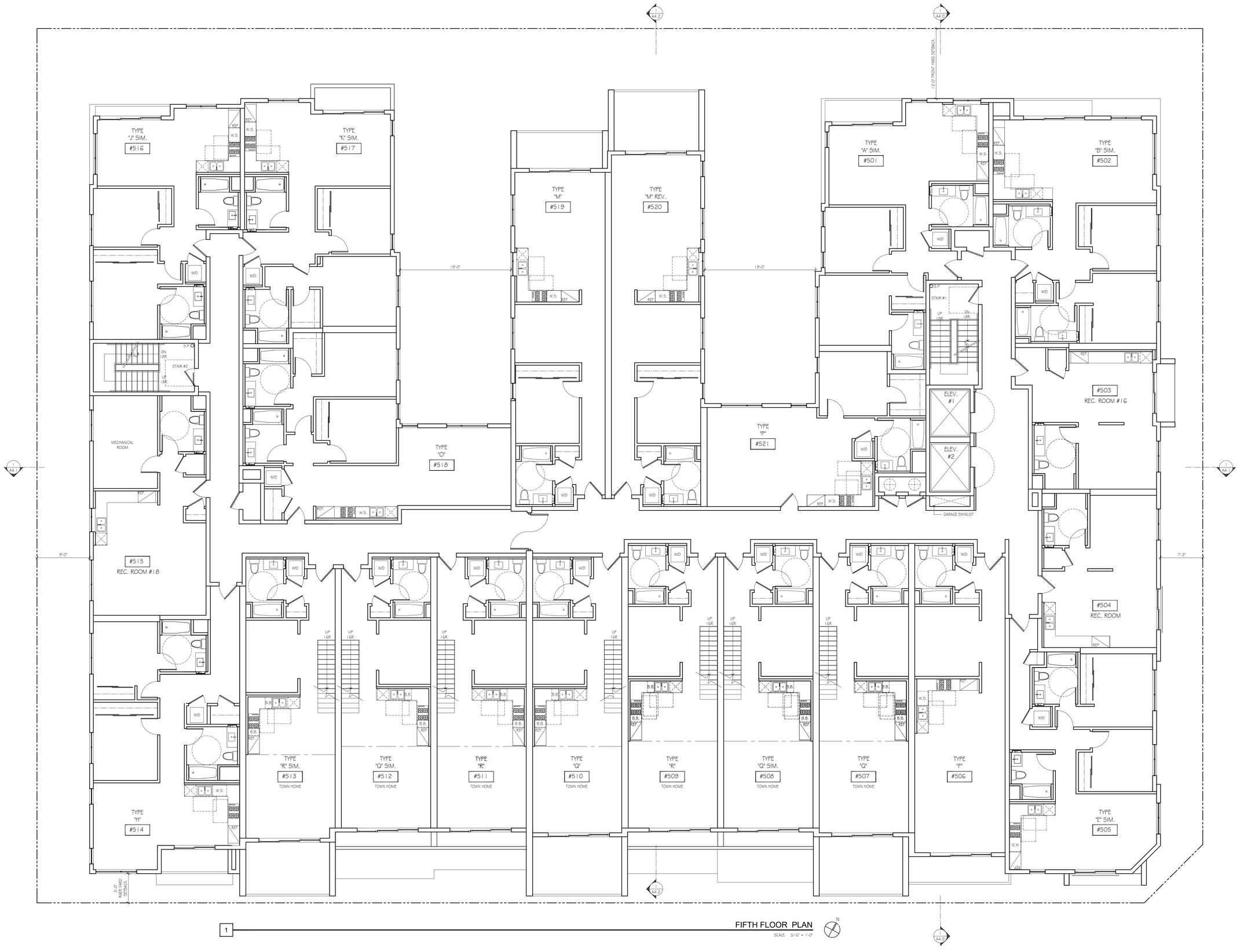
FOURTH FLOOR PLAN

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-2.4

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWINGS ARE OWNED BY AND PROPERTY OF MIKA design group, inc. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO PERSONS, FIRMS OR CORPORATIONS FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MIKA design group, inc. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED, IN WRITING, OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



1 FIFTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

MIKA design group

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LOS ANGELES, CA 90066

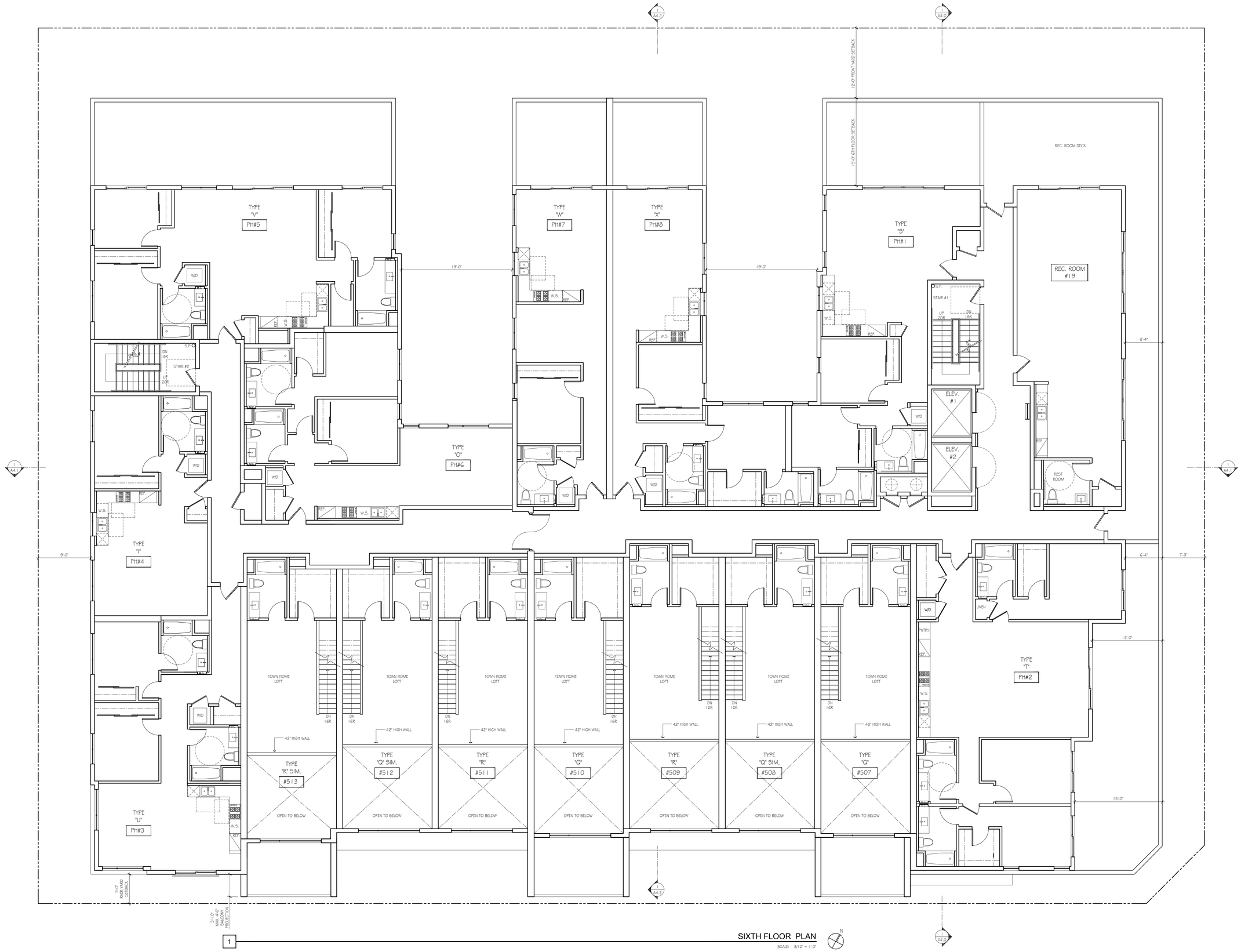
FIFTH FLOOR PLAN

ISSUED FOR	REV.
11.04.22 PLANNING SET	

PROJECT:
PACIFIC

A-2.5

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWINGS ARE OWNED BY AND PROPERTY OF MKA *design group, inc.* AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE IF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO PERSONS, FIRMS OR CORPORATIONS FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MKA *design group, inc.* WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED, IN WRITING, OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



1 SIXTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
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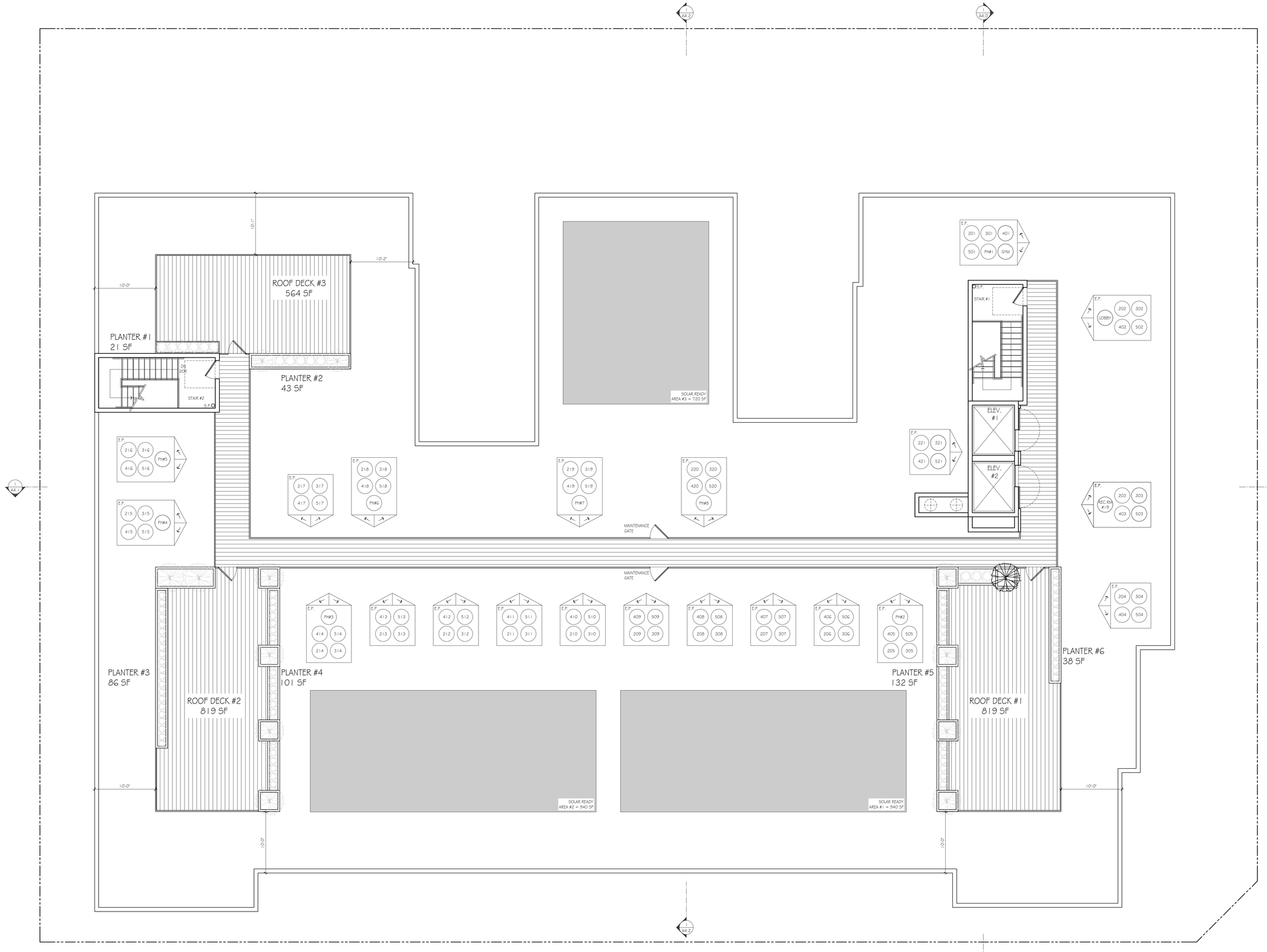
SIXTH FLOOR PLAN

ISSUED FOR	REV.
11.04.22 PLANNING SET	

PROJECT:
PACIFIC

A-2.6

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWINGS ARE OWNED BY AND PROPERTY OF MIKA design group, inc. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE IF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO PERSONS, FIRMS OR CORPORATIONS FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MIKA design group, inc. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED, IN WRITING, OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



1 ROOF PLAN

SCALE: 3/16" = 1'-0"

OPEN SPACE:

ROOF DECKS INCL. PLANTERS	
ROOF DECK #1	819 SF
ROOF DECK #2	819 SF
ROOF DECK #3	755 SF
TOTAL DECK	=2,393 SF
TOTAL OPEN SPACE	= 2,393 SF

PLANTERS

21 SF + 43 SF + 86 SF + 101 SF + 132 SF + 38 SF	
TOTAL PLANTERS	= 421 SF

SOLAR READY AREA:
SOLAR LOCATIONS TO BE APPROVED UNDER SEPARATE PERMIT

TOTAL ROOF AREA = 17,264 SF
SOLAR ZONE REQUIRED = 15% OF 17,264 SF = 2,590 SF
TOTAL SOLAR ZONE AREA PROVIDED = 2,600 SF > 2,590 SF

SOLAR ZONE #1 = 940 SF
SOLAR ZONE #2 = 940 SF
SOLAR ZONE #3 = 720 SF

NOTE: SOLAR ZONE SHALL BE FREE OF OBSTRUCTION AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWINGS ARE OWNED BY AND PROPERTY OF MKA design group, inc. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE IF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO PERSONS, FIRMS OR CORPORATIONS FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MKA design group, inc. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED, IN WRITING, OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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PACIFIC APARTMENTS
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LOS ANGELES, CA 90066

SIXTH FLOOR PLAN

ISSUED FOR	REV.
11.04.22 PLANNING SET	

PROJECT:
PACIFIC

A-2.7

1 PACIFIC AVE. ELEVATION (NORTHWEST)

SCALE: 3/16" = 1'-0"

LEGEND

- White Stucco
- Light Grey Green Stucco
- Light Grey Stucco
- Wood Panel
- Dark Grey Stucco
- Metal Mesh,Perforated Metal Round, Aluminum Alloy, 50% Open by McNichols. 1 1/2 Sq Stl. Tube Support. Painted Dark Grey to Match Sheet Mtl.
- Dark Grey Metal Details

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
LOS ANGELES, CA 90066

ELEVATION

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-3.0

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1 SIDE ELEVATION (SOUTHWEST)

SCALE: 3/16" = 1'-0"

LEGEND

- White Stucco
- Light Grey Green Stucco
- Wood Panel
- Dark Grey Stucco
- Metal Mesh,Perforated Metal Round, Aluminum Alloy, 50% Open by McNichols. 1 1/2 Sq Stl. Tube Support. Painted Dark Grey to Match Sheet Mtl.
- Dark Grey Metal Details

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
LOS ANGELES, CA 90066

ELEVATION

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-3.1

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Revit 2022 Plotted: _PACIFIC.rvt

1 REAR ELEVATION (SOUTHEAST)

SCALE: 3/16" = 1'-0"

LEGEND

- White Stucco
- Light Grey Green Stucco
- Wood Panel
- Dark Grey Stucco
- Metal Mesh,Perforated Metal Round, Aluminum Alloy, 50% Open by McNichols. 1 1/2 Sq Stl. Tube Support. Painted Dark Grey to Match Sheet Mtl.
- Dark Grey Metal Details

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
LOS ANGELES, CA 90066

ELEVATION

ISSUED FOR	REV.
11.04.22 PLANNING SET	

PROJECT:
PACIFIC

A-3.2

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1 SIDE ELEVATION (NORTHEAST)

SCALE: 3/16" = 1'-0"

LEGEND

- White Stucco
- Light Grey Green Stucco
- Wood Panel
- Dark Grey Stucco
- Metal Mesh,Perforated Metal Round, Aluminum Alloy, 50% Open by McNichols. 1 1/2 Sq Stl. Tube Support. Painted Dark Grey to Match Sheet Mtl.
- Dark Grey Metal Details

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
LOS ANGELES, CA 90066

ELEVATION

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-3.3

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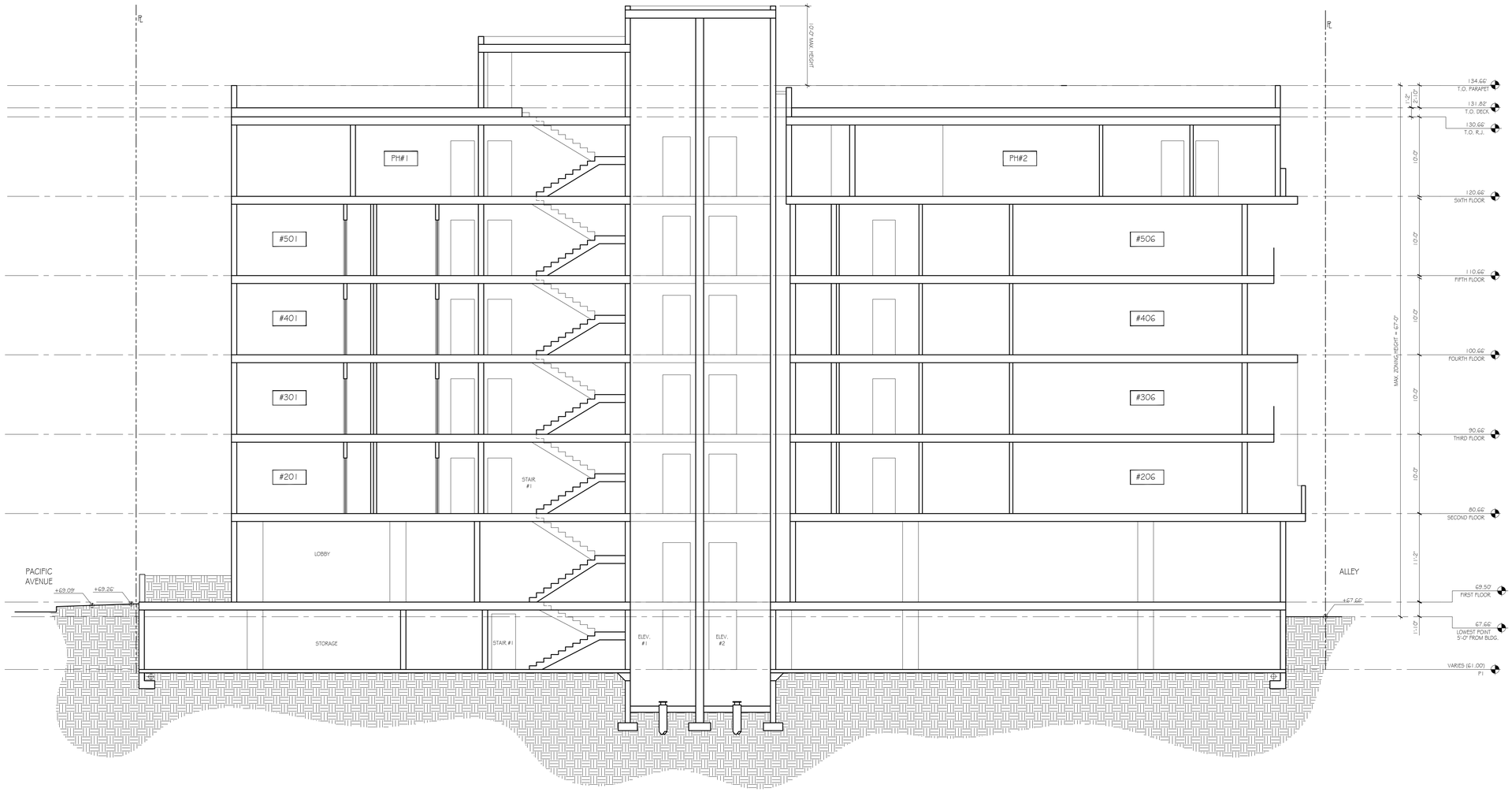

1 SECTION

SCALE: 3/16" = 1'-0"

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
LOS ANGELES, CA 90066

SECTION

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-4.0

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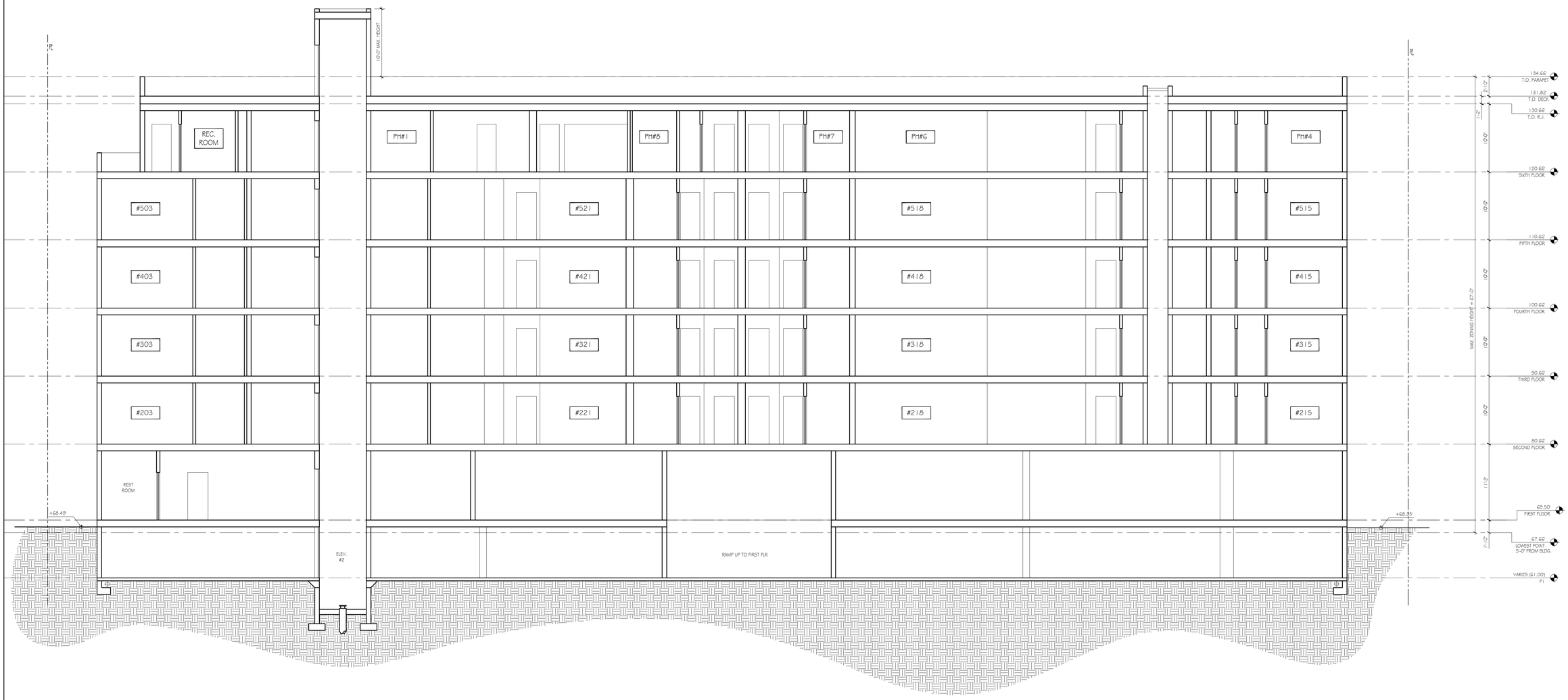

1 SECTION

SCALE: 3/16" = 1'-0"

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PACIFIC APARTMENTS
12124 W. PACIFIC AVENUE
LOS ANGELES, CA 90066

SECTION

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-4.1

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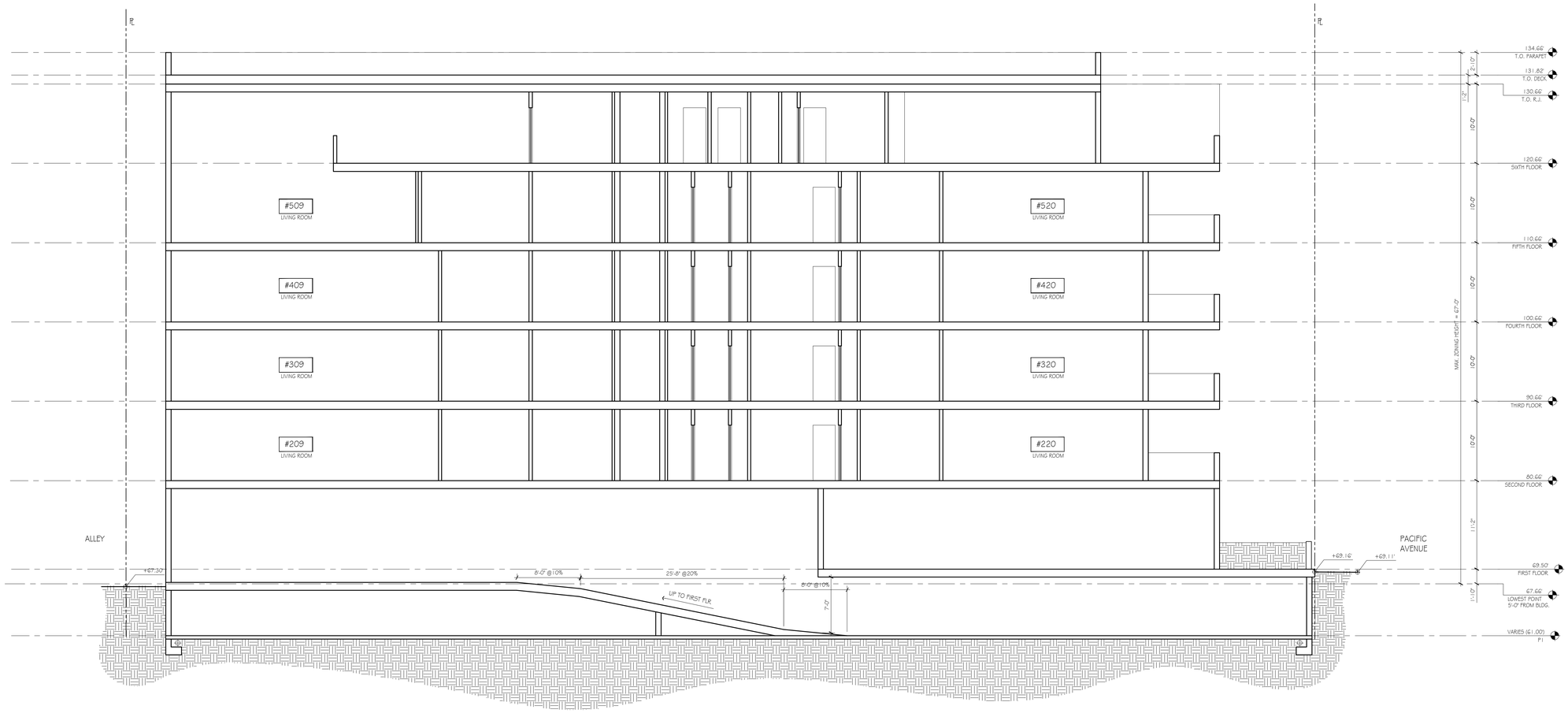

1 SECTION

SCALE: 3/16" = 1'-0"

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PACIFIC APARTMENTS
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LOS ANGELES, CA 90066

SECTION

ISSUED FOR		REV.
11.04.22	PLANNING SET	

PROJECT:
PACIFIC

A-4.2

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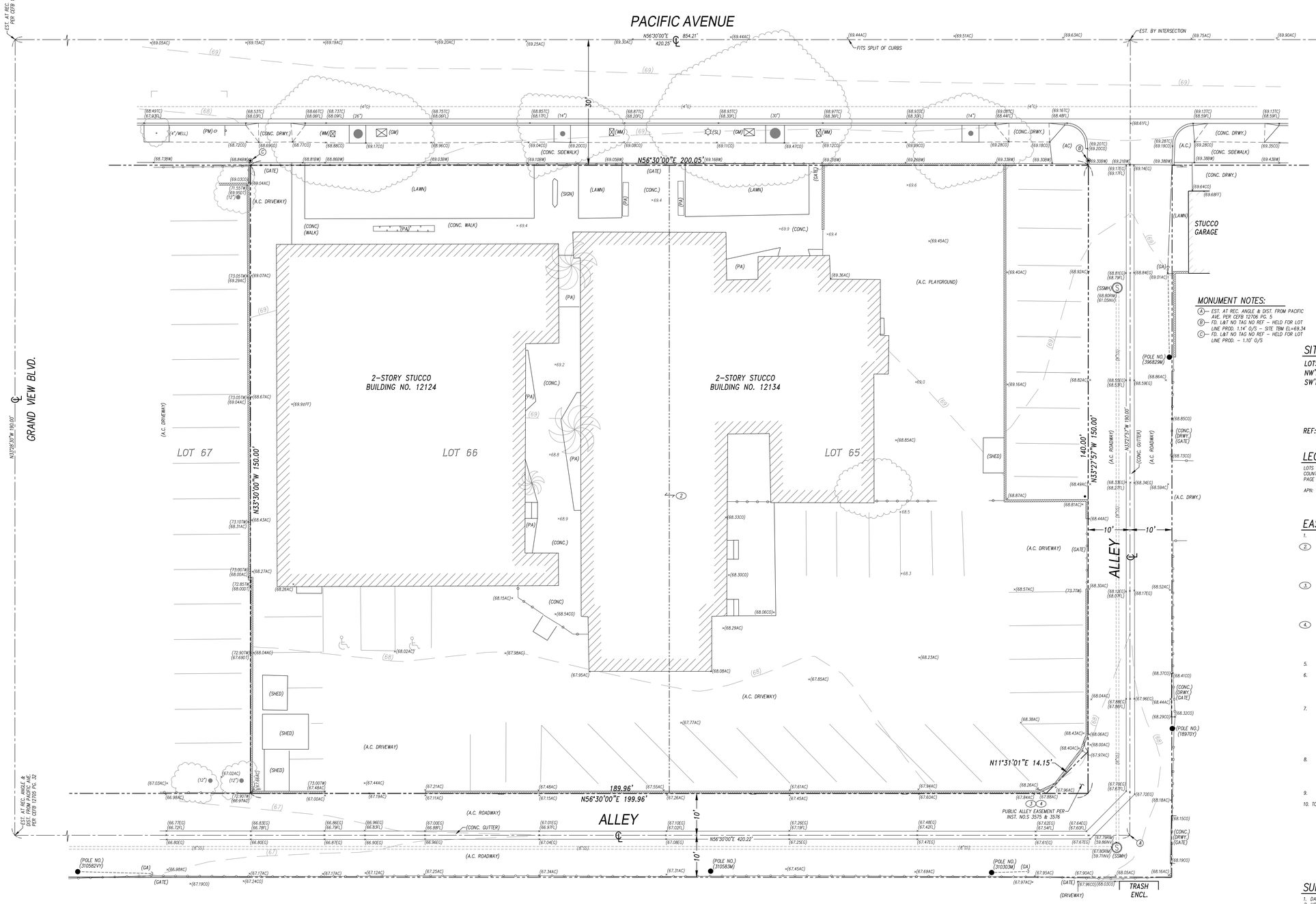

MONUMENT NOTES:

(A)– EST. AT REC. ANGLE & DIST. FROM PACIFIC AVE. PER CEFB 12706 PG. 5
(B)– FD. L&T NO TAG NO REF – HELD FOR LOT LINE PROD. 1.14' O/S – SITE TBM EL=69.34
(C)– FD. L&T NO TAG NO REF – HELD FOR LOT LINE PROD. – 1.10' O/S

SITE AREA:

LOTS 65 AND 66	30,001 SQ. FT. OR 0.689 AC.
NW'LY HALF OF THE SE'LY ALLEY	2,000 SQ. FT. OR 0.046 AC.
SW'LY HALF OF THE NE'LY ALLEY	1,600 SQ. FT. OR 0.037 AC.

REF: COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT FILE NO. 09198948 DATED AUGUST 26, 2021 AT 7:30 A.M.

LEGAL DESCRIPTION: FILE NO. 09198948

LOTS 65 AND 66 OF THE EAST OCEAN PARK TRACT, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4235–025–032

EASEMENT NOTES: FILE NO. 09198948

1. WATER RIGHTS; NOT A SURVEY MATTER.
2. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
   RECORDING DATE: MARCH 14, 1963
   RECORDING NO.: IN BOOK M1221, PAGE 107 O.R.
   AFFECTS: SHOWN HEREON.
3. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: PUBLIC ALLEY
   RECORDING DATE: MARCH 15, 1969
   RECORDING NO.: 3573, O.R.
   AFFECTS: SHOWN HEREON.
4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
   ENTITLED: CONSENT TO GRANT AND EASEMENT AND DECLARATION OF SUBORDINATION
   RECORDING DATE: MAY 15, 1969
   RECORDING NO.: 3576, O.R.
   AFFECTS: SHOWN HEREON.
5. AN OIL AND GAS LEASE; NOT A SURVEY MATTER.
6. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF–SITE PARKING SPACE
   RECORDING DATE: AUGUST 25, 2011
   RECORDING NO: 20111148671, O.R.
   AFFECTS: OFF–SITE PARKING.
7. A PARKING LEASE AGREEMENT WITH CERTAIN TERMS, COVENANTS AND PROVISIONS SET FORTH THEREIN.
   DATED: AUGUST 11, 2015
   LESSEE: VISTA DEL REY CHRISTIAN CHURCH
   LESSOR: LOUIE'S OF MAR VISTA RESTAURANT
   RECORDING DATE: AUGUST 31, 2015
   RECORDING NO: 20151070160, O.R.
   AFFECTS: OFF–SITE PARKING.
8. AN INSTRUMENT ENTITLE COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF–STREET PARKING SPACE
   RECORDING DATE: AUGUST 31, 2015
   RECORDING NO: 20151070161 O.R.
   AFFECTS: OFF–SITE PARKING.
9. A DEED OF TRUST; NOT A SURVEY MATTER.
10. TO 13. TITLE NOTES; NOT SURVEY MATTERS.

SURVEYOR'S NOTES:

1. DATE OF SURVEY: 01–05–2022
2. HORIZONTAL DATUM: EAST OCEAN VIEW TRACT
3. PREPARED BY GROUND SURVEY METHODS AND AUGMENTED BY AERIAL–DRONE METHODS.
4. ADDITIONAL GROUND SURVEY MAY BE REQUIRED IN DESIGN CRITICAL AREAS.
5. SITE AREA: 30,001 SQ. FT. OR 0.689 AC. GROSS
6. SUBSTRUCTURES SHOWN HEREON ARE BASED ON CITY RECORDS AND SURFACE EVIDENCE. THEIR LOCATIONS MUST BE FIELD VERIFIED PRIOR TO DESIGN, TESTING OR CONSTRUCTION. ADDITIONAL INVESTIGATION IS NEEDED TO CONFIRM THE EXISTENCE AND LOCATION OF UTILITIES OF RECORD.
7. THIS SURVEY IS BASED UPON COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT FILE NO. 09198948 DATED AUGUST 26, 2021 AT 7:30 A.M.
8. GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT –SUCH AS EASEMENTS– WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYED TO SAID TITLE REPORT AND ARE SHOWN HEREON.
9. THIS SURVEY WAS PREPARED AT THE REQUEST OF FRAME LLC AND IS TO BE UTILIZED FOR SITE REDESIGN PURPOSES ONLY. NO RESPONSIBILITY IS ASSUMED BY THIS OFFICE FOR THE SUBSEQUENT UNAUTHORIZED USE OF THE INFORMATION PROVIDED BY THIS SURVEY.

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THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT QUIR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

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2. IF UNDERGROUND PUBLIC UTILITIES, OTHER STRUCTURES OR ZONE SETBACKS AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY, THEREFORE NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

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GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND:

AC	ASPHALT
BW	BACK OF WALK
CO	CONCRETE
DT	DIRT
FF	FINISHED FLOOR
FL	FLOWLINE
GA	GUY ANCHOR
GM	GAS METER
INV	INVERT±
MH	MANHOLE
PA	PLANTER AREA
PB	PULL BOX
SS	SANITARY SEWER
SL	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL±
WM	WATER METER

FIRE HYDRANT
STREET SIGN
MASONRY WALL
CHAIN LINK FENCE
WOOD FENCE
WIRON FENCE
(G) GAS LINE
(SS) SEWER LINE
(W) WATER LINE
STRUCTURE
(X") TREE WITH SIZE
FD. MON AS DESCRIBED

DRONE LEGEND:

CONCRETE
RETAINING WALL
MASONRY WALL
STRUCTURE

PUBLIC UTILITIES:

SEWER	DEPARTMENT OF PUBLIC WORKS 650 SPRING STREET #900 LOS ANGELES, CA 90014	213–847–5080
WATER	DEPARTMENT OF WATER AND POWER 111 N. HOPE STREET #425 LOS ANGELES, CA 90012	213–367–1203
POWER	DEPARTMENT OF WATER AND POWER 111 N. HOPE STREET #613 LOS ANGELES, CA 90012	213–367–2698
GAS	THE GAS COMPANY 1600 CORPORATE CENTER DRIVE MONTEREY PARK, CA 91754	213–881–8136

SUBSTRUCTURES ARE PLOTTED FROM CITY OF LOS ANGELES SUBSTRUCTURE PLAN NO. 7225 AND SEWER PLAN NO. D–3739. THEY ARE SHOWN SCHEMATIC IN NATURE FOR PRELIMINARY REVIEW PURPOSES ONLY. ADDITIONAL PLAN AND FIELD INVESTIGATION IS NEEDED PRIOR TO DESIGN.

PROJECT BENCH MARK:

CITY OF LOS ANGELES BENCH MARK: 17–06661

ELEVATION = 72.584 NAVD 1988; 2000 ADJUSTMENT

CITY OF LOS ANGELES SURVEY PBM STAMPED 17–06661 1967 3.9 FEET NORTH OF NORTH CURB LINE VENICE BLVD; 6.3 FET EAST OF BC CURB RETURN EAST OF GRAND VIEW BLVD; NE COR CB.

SITE TBM SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARING OF N56°30'00"E OF THE CENTERLINE OF PACIFIC AVENUE, FORMERLY GRAND VIEW AVENUE PER MAP OF EAST OCEAN PARK TRACT FILED IN BOOK 6 PAGE 82 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

PROFESSIONAL LAND SURVEYOR DAVID R. GRAY No. 5239 Exp. 6/30/23 STATE OF CALIFORNIA

Progress Plot
01-31-2022

davidg@drginc.com
www.drginc.com

PREPARED BY:
DRG, INC.
601 EAST DAILY DRIVE, SUITE 225
CAMARILLO, CA 93010
805-987-5239 FAX 805-987-1655
JOB NO. 2151 JAN 2022

PREPARED FOR:
FRAME LA
PO BOX 66430
LOS ANGELES, CA 90066
ATTN: ROBERT GREEN

TOPOGRAPHIC SURVEY

12134 PACIFIC AVENUE, LOS ANGELES

LOT 65 AND 66, EAST OCEAN PARK TRACT, M.B. 6–82–83
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION OF REVISION

TOPO
Sheet
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JOB NO. 2151