

PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE | LOS ANGELES | CA | 90066



Hochhausser
Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066
PRELIMINARY DESIGN

PACIFIC AVENUE APARTMENTS

DATE	DESCRIPTION/REVISIONS

THIS DRAWING IS UNAPPROVED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT AND ENGINEER. ANY CHANGES TO THIS DRAWING MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT AND ENGINEER.

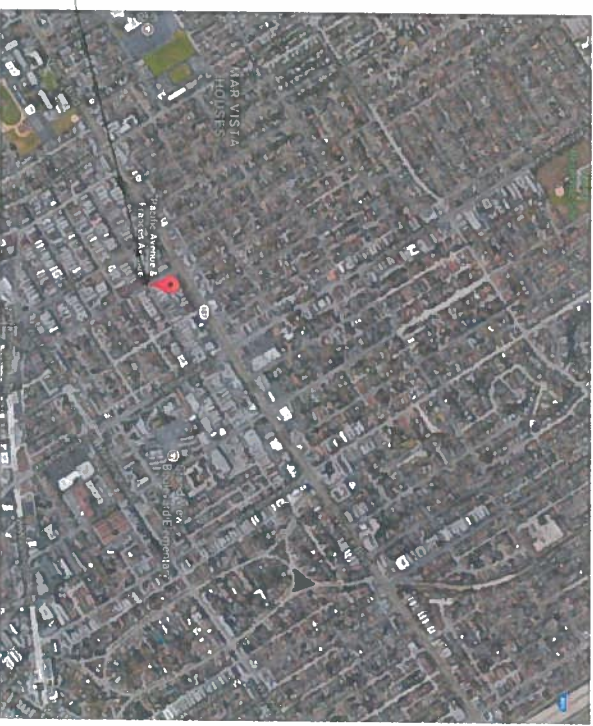
SHEET 1ST OF 5
CO S 1

PROJECT NO. 98

SHEET

A0.1

VICINITY MAP



PROJECT LOCATION
12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

APPLICABLE CODES

- 2016 LOS ANGELES BUILDING CODE
- 2016 CALIFORNIA BUILDING CODE - PART 2, TITLE 24 C.C.R.
- 2015 INTERNATIONAL BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- PART 5, 2016 CALIFORNIA ENERGY CODE (CEC)

PROJECT SCOPE

DEVELOPMENT OF 5-STORY RESIDENTIAL APARTMENT COMPLEX WITH 1 LEVEL OF UNDERGROUND PARKING & 1 LEVEL OF ON-GRADE PARKING. THE PROJECT WILL INCLUDE 18 UNITS, THAT CONSIST OF A MAX OF 1-BEDROOM & 2-BEDROOM UNITS. THE CONSTRUCTION WILL BE 4 STORIES OF TYPE V-A WOOD FRAME CONSTRUCTION & 1 LEVEL OF TYPE 1-A SEPARATED BY A 3-HR RATED HORIZONTAL ASSEMBLY.

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- A101 STAR SECTIONS
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PROJECT STATISTICS

ZONING
EXISTING ZONE: R3-1

SITE AREA:
GROSS LOT 9,764 SF
NET LOT 6,261 SF

AREA (SF) 9,764 SF
ACRE 0.224 AC
0.144 AC

F.A.R. FLOOR AREA CALCULATIONS

FLOOR	AREA
1ST	440 SF
2ND	5,640 SF
3RD	5,640 SF
4TH	5,640 SF
5TH	4,890 SF
TOTALS	22,250 SF

CIVIL ENGINEER | SURVEY
SITE/TECH, INC.
36248 POINTO CANYON RD
OAK GLEN, CA 92239
T: 909.864.3180
F: 909.864.0850
Contact: Berni Meyer

LANDSCAPE ARCHITECT
DAVID R. BLACK & ASSOCIATES
1718 PAPAYAS AVENUE
SANTA BARBARA, CA 93101
T: 805.888.8272
F: 805.888.0373
Contact: David Black

PLUMBING | MECHANICAL
DWMR & ASSOCIATES, INC.
156 W. ALHAMBRA AVE.
SANTA BARBARA, CA 93105
T: 805.569.9216
F: 805.569.2405
Contact: John Malley

ENTITLEMENT
Theerarchy
4315 OVERLAND AVENUE
SUITE A
CULVER CITY, CA 90230
T: 310.204.3500
F: 310.204.3505
Contact: Dana A. Spryke, AICP

STRUCTURAL ENGINEER
ASHLEY & VINCE ENGINEERING
1413 MONTGOMERY STREET
SANTA LUIS OBISPO, CA 95401
T: 805.545.0710 X174
Contact: John Lapous, P.E.

SETBACKS / YARDS

FRONT YARD - PACIFIC	REQUIRED	PROVIDED
15'	15'	15'
SIDE YARDS - FRANCES / ADJ. PROPERTY <td>8'</td> <td>8'</td>	8'	8'
REAR YARD - ALLEY <td>15'</td> <td>15'</td>	15'	15'

OPEN SPACE
REQUIRED OPEN SPACE:

1-BEDROOM	2-BEDROOM	TOTAL
07	11	18

PROVIDED OPEN SPACE:

1-BEDROOM	2-BEDROOM	TOTAL
07	11	18

PARKING
0.5 SPACES PER BEDROOM REQUIRED PER AB7/44
1-BEDROOMS REQUIRE 0.5 SPACES PER UNIT
2-BEDROOMS REQUIRE 1.0 SPACES PER UNIT

REQUIRED PARKING SPACES:

TYPE	# UNITS	BEDROOMS	FACTOR	REQUIRED PARKING SPACES
1-BEDROOM	07	07	0.5	= 03.5 Required Parking Spaces
2-BEDROOM	11	22	0.5	= 11.0 Required Parking Spaces
TOTAL	18	29		= 14.5 Required Parking Spaces

14.5 Spaces required per code < 22 spaces provided (see below)

PROVIDED PARKING SPACES:

TYPE OF SPACE	# OF SPACES
STANDARD	016 Spaces
COMPACT	004 Spaces
** ACCESSIBLE SPACES	002 Spaces
TOTAL SPACES PROVIDED	022 Total Provided Spaces

BIKE PARKING

REQUIRED	PROVIDED
18	18
LONG TERM	02
SHORT TERM	02

SETBACKS / YARDS

FRONT YARD - PACIFIC	REQUIRED	PROVIDED
15'	15'	15'
SIDE YARDS - FRANCES / ADJ. PROPERTY <td>8'</td> <td>8'</td>	8'	8'
REAR YARD - ALLEY <td>15'</td> <td>15'</td>	15'	15'

DIR2017-4384

PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

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SHEET CONTENTS
SITE PLAN

PROJECT NO. A11 9946

SHEET

A1.1



SITE 1/8" = 1'-0"

1



PACIFIC AVENUE

FRANCES AVENUE

EXISTING 3-STORY APARTMENT COMPLEX NOT PART OF THIS PROJECT

EXISTING BASED SIDEWALK NOT PART OF PROJECT

ALLEY WAY

PACIFIC AVENUE APARTMENTS

1567 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

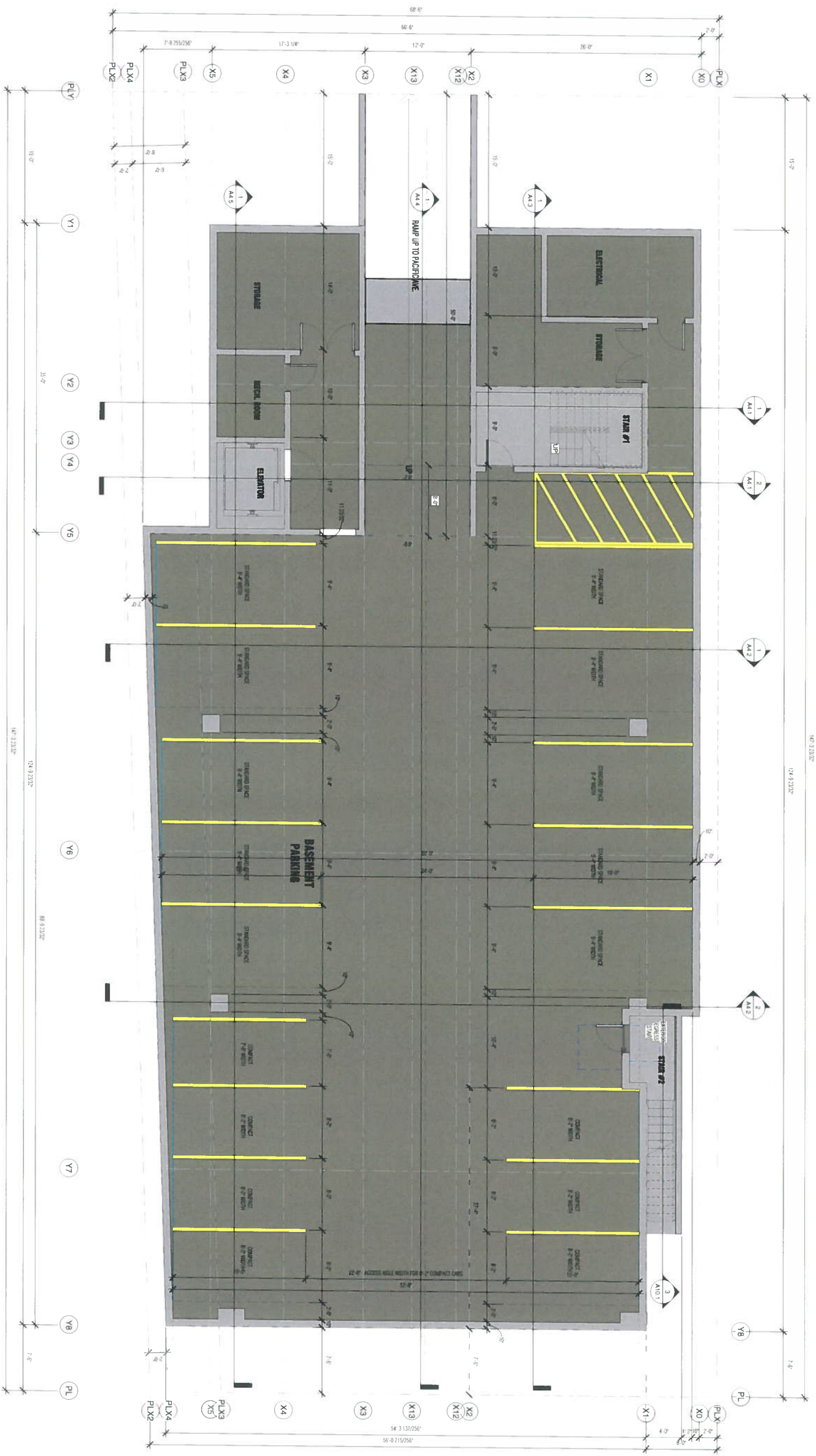
DATE	DESCRIPTION

SHEET CONTENTS
BASEMENT PLAN

PROJECT NO. 9848

A2.0

BASEMENT 3/16" = 1'-0" 1



PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

DATE	DESCRIPTION

SHEET CONTENTS
FLOOR PLANS

PROJECT NO. 9948

A2.1

1ST FLOOR 3/16" = 1'-0" 1



FRANCES AVENUE

PACIFIC AVENUE

ALLEY WAY

LOBBY

ELEVATOR

TRASH

RECYCLING

STAIR #1

STAIR #2

GARAGE

45'-0" FRONT YARD STRIP

15'-0" FRONT YARD STRIP

124.9.232P - OVERALL BUILDING DIMENSION
HP-1332P

68'-9" OVERALL BUILDING DIMENSION
49'-3 1/4" C 1/4"



PACIFIC AVENUE APARTMENTS

1267 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

NO.	DESCRIPTION

DESIGNER: H. G. GORRENTZ
ARCHITECTS
122 E. ARRELLAGA
SANTA BARBARA, CA 93101
805 962 2746

SHEET CONTENTS
2ND FLOOR PLAN

PROJECT NO. 9946

A2.2



2ND FLOOR 3/16" = 1'-0"

1

PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

DATE	ISSUE / REVISIONS

SHEET CONTENTS
3RD FLOOR PLAN

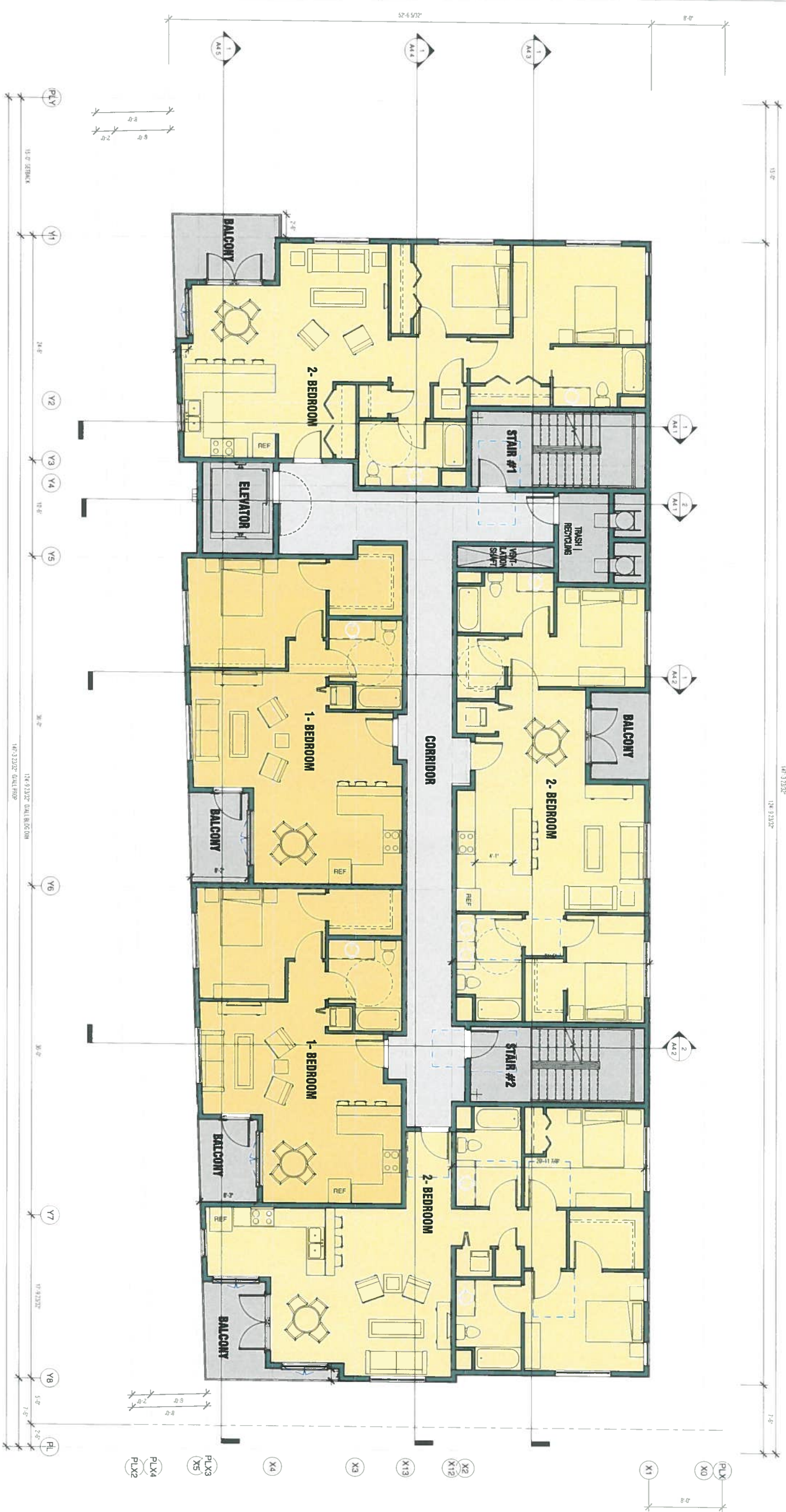
PROJECT NO. 9848

SHEET

A2.3

3RD FLOOR 3/16" = 1'-0"

1



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LOS ANGELES, CA 90066

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SHEET CONTENTS
4TH FLOOR PLAN

PROJECT NO. 9948

SHEET

A2.4

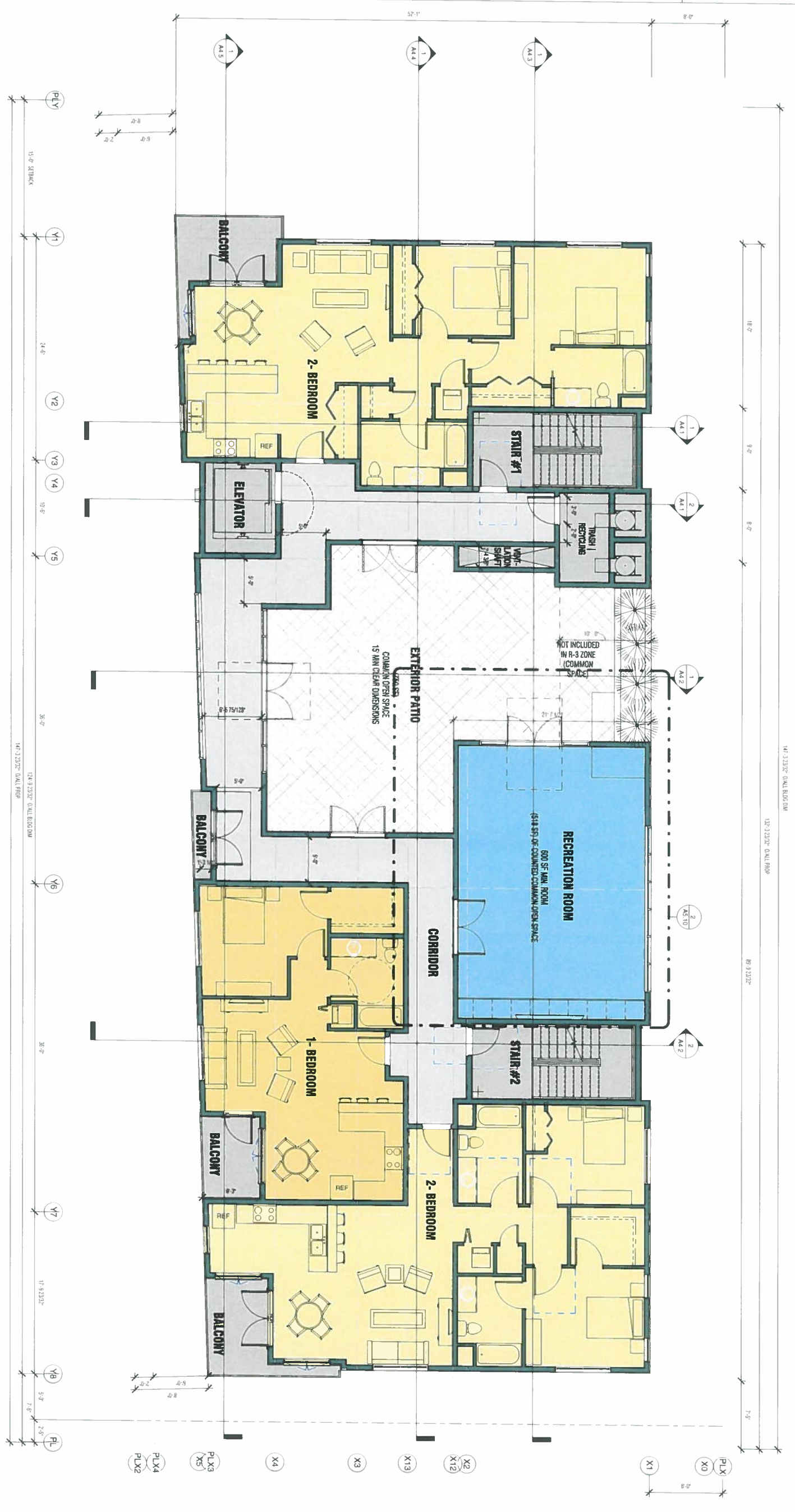
4TH FLOOR 3/16" = 1'-0"



PACIFIC AVENUE APARTMENTS

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LOS ANGELES, CA 90066

PRELIMINARY DESIGN



5TH FLOOR 3/16" = 1'-0"

1

SHEET CONTENTS

5TH FLOOR PLAN

PROJECT NO. 9948

A2.5

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PACIFIC AVENUE APARTMENTS

1267 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

DATE	DESCRIPTION

DRS. JEROME R. URBAN
ARCHITECTS
122 E. ARRELLAGA
SANTA BARBARA, CA 93101
805 962 2746
WWW.HOCHHAUSBLATTER.COM

SHEET CONTENTS
ROOF PLAN

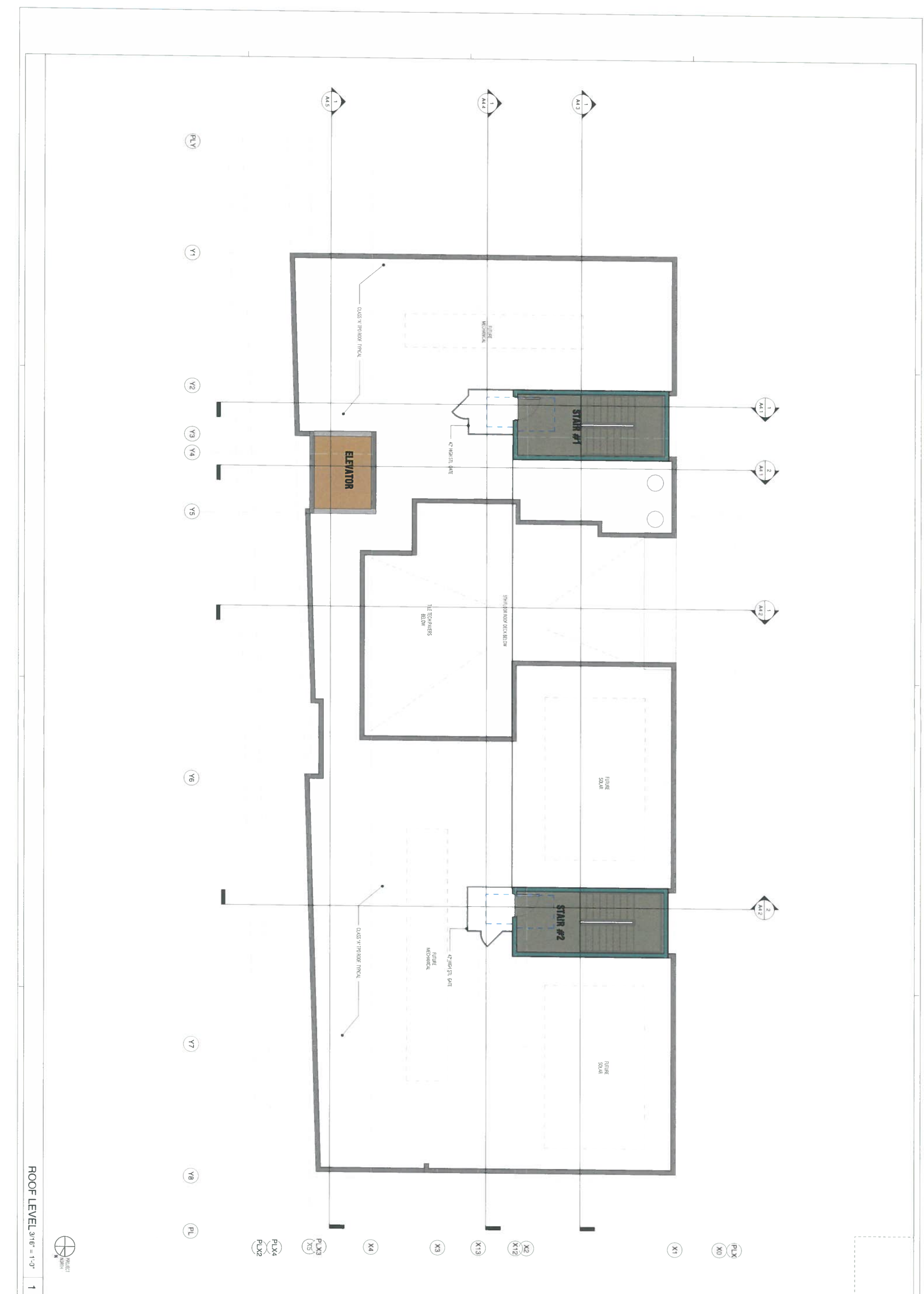
PROJECT NO. 9848

SHEET

A2.6

ROOF LEVEL 3/16" = 1'-0"

1



PACIFIC AVENUE APARTMENTS

1267 PACIFIC AVENUE
LOS ANGELES, CA 90066

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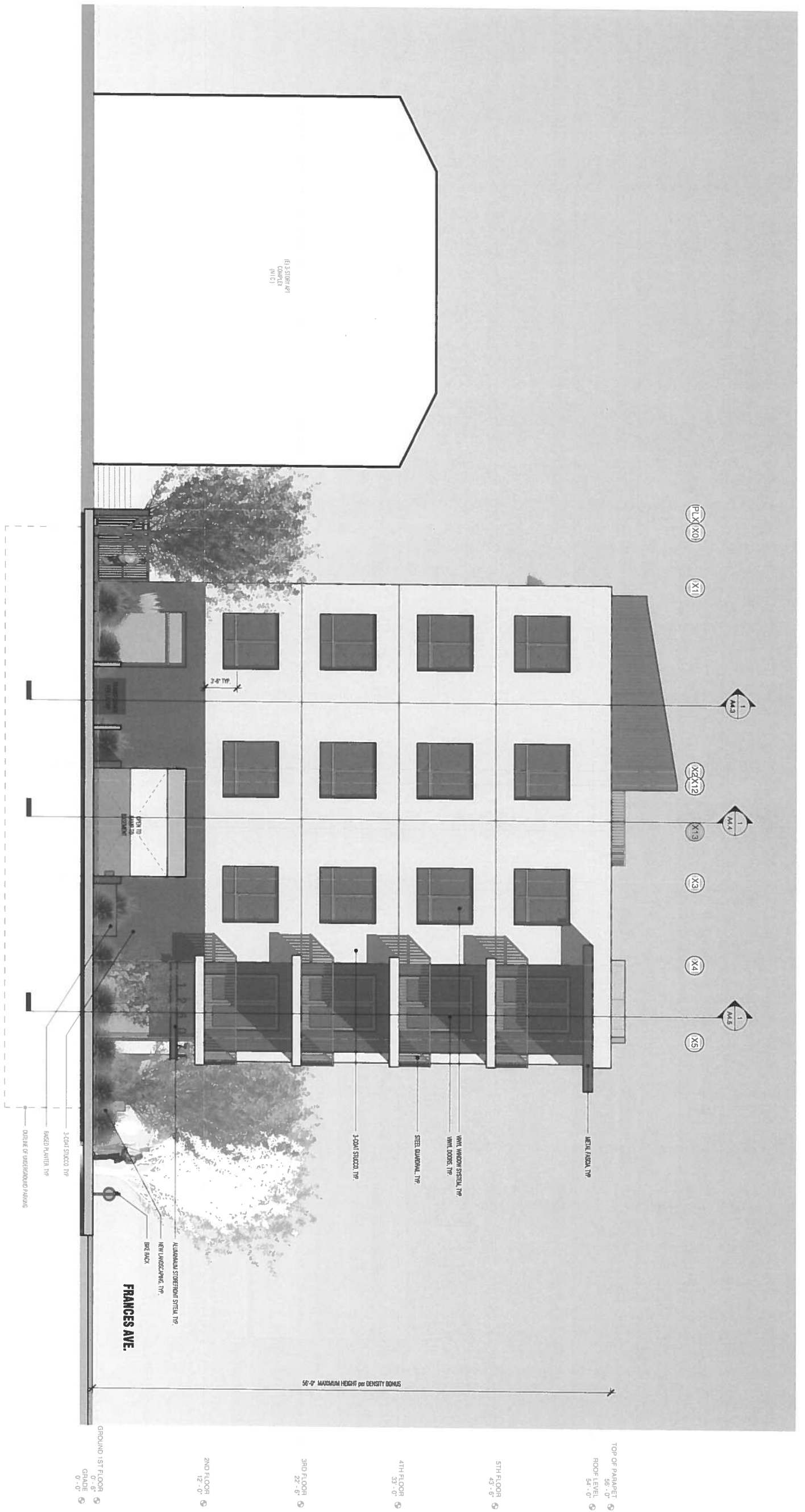
DATE	DESCRIPTION

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SHEET CONTENTS
ELEVATIONS

PROJECT NO. 9948

SHEET
A3.1

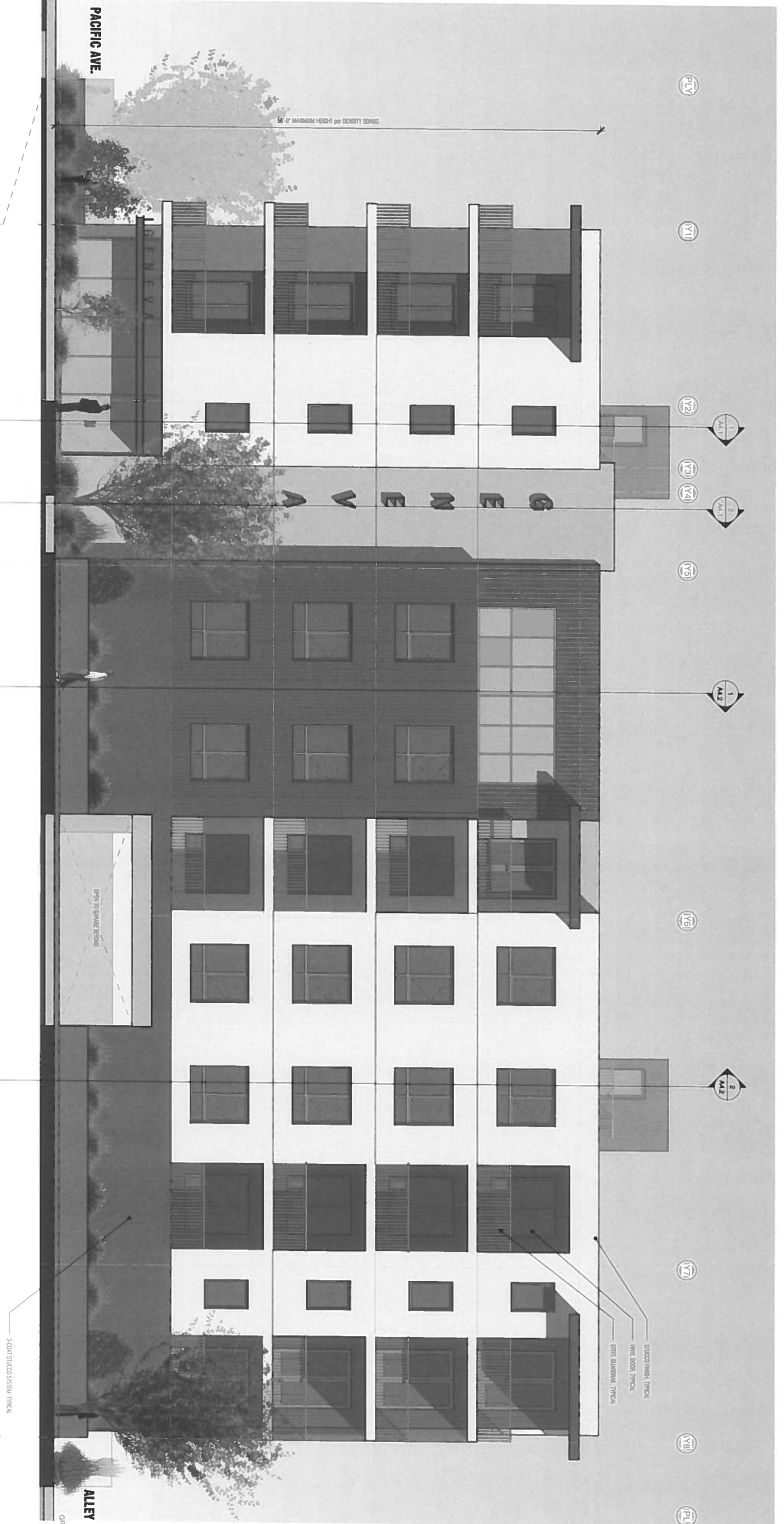


South 3/16" = 1'-0" 1

PACIFIC AVENUE APARTMENTS

12507 PACIFIC AVENUE
LOS ANGELES, CA 90066
PRELIMINARY DESIGN

DATE	DESCRIPTION



- TOP OF PARAPET 58'-0"
- ROOF LEVEL 54'-0"
- 5TH FLOOR 43'-0"
- 4TH FLOOR 33'-0"
- 3RD FLOOR 22'-0"
- 2ND FLOOR 12'-0"
- GROUND 1ST FLOOR 0'-0"
- GRADE 0'-0"

SHEET CONTENTS
ELEVATIONS
PROJECT NO. 9848

A3.2

PACIFIC AVENUE APARTMENTS

1267 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

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SHEET CONTENTS
E. EVATONS

9848

SHEET

A3.3

North 3/16" = 1'-0" 1



PACIFIC AVE.

OPEN TO SPACE

PACIFIC AVENUE APARTMENTS

1207 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

DATE	REV. DESCRIPTION

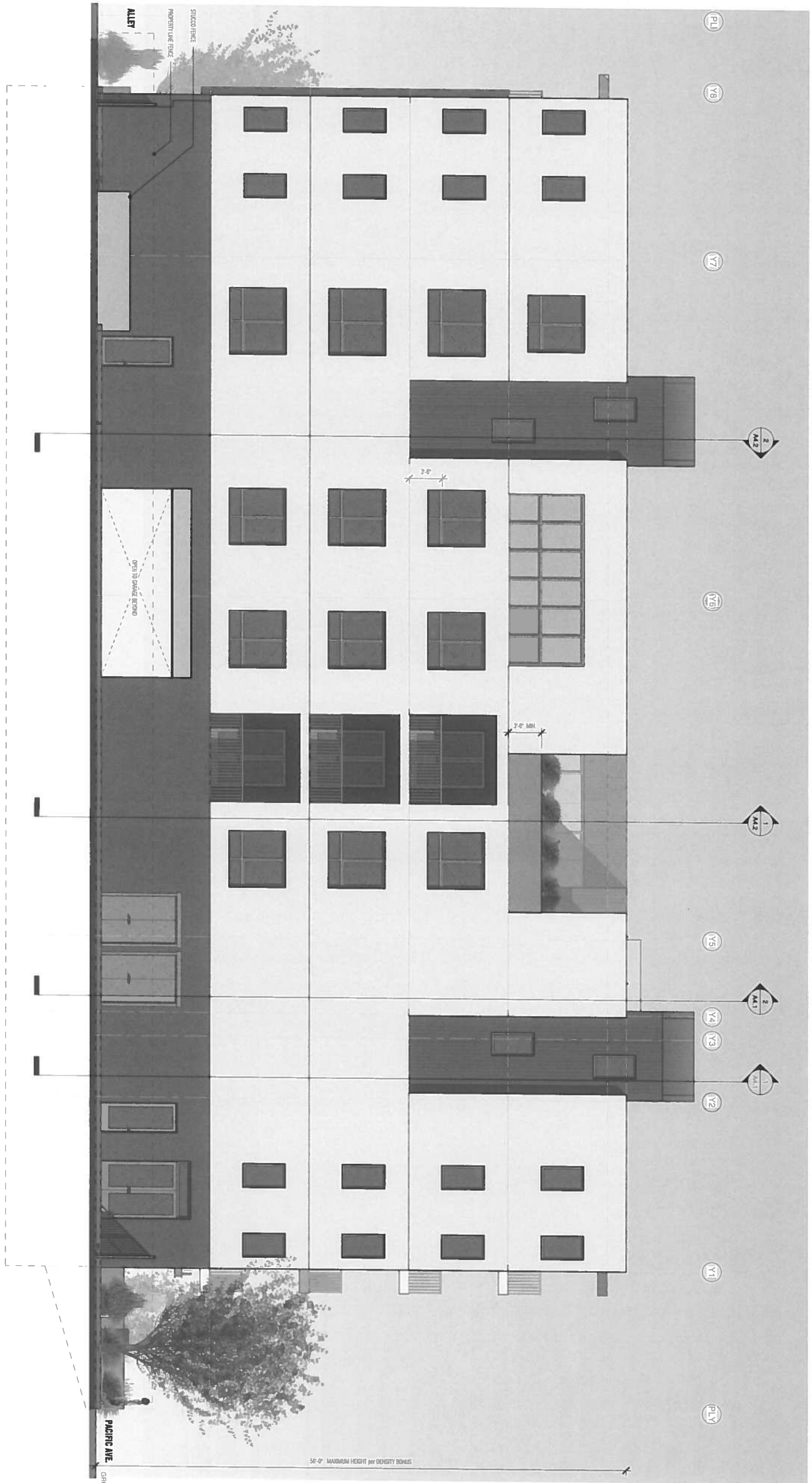
THE ARCHITECT HAS PREPARED THESE PLANS FOR THE PROJECT DESCRIBED AND SHOWN HEREON. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE PROJECT AND HAS NOT VERIFIED THE STRUCTURAL DESIGN OF THE PROJECT.

SHEET CONTENTS
ELEVATIONS

PROJECT NO. 9948

SHEET

A3.4



West 3/16" = 1'-0" 1

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

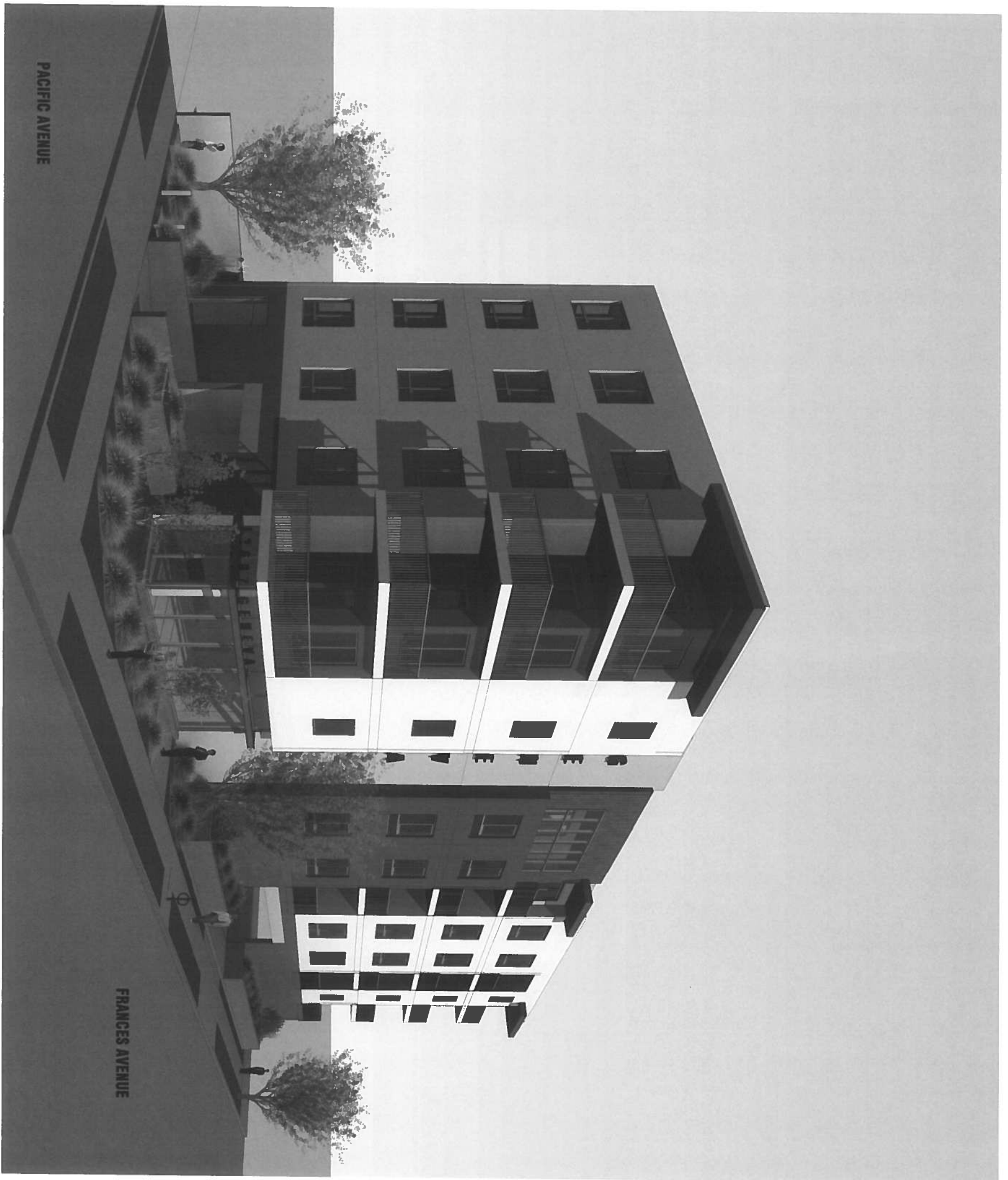
DATE	ISSUES / REVISIONS

THE ARCHITECTURE AND PLANNING FIRM HAS BEEN SELECTED BY THE CLIENT TO PROVIDE ARCHITECTURAL AND PLANNING SERVICES FOR THE PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THE ARCHITECTURAL AND PLANNING SERVICES PROVIDED BY THE ARCHITECTURE AND PLANNING FIRM.

SHEET CONTENTS
3D VIEW

PROJECT NO. 9848

SHEET
A3.10



PACIFIC AVENUE

FRANCES AVENUE



**Hochhausner
Blatter**

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

DATE	DESCRIPTION

THIS DOCUMENT IS A PRELIMINARY
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CONSTITUTE A CONTRACT. THE ARCHITECT
AND CLIENT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
COMPLYING WITH ALL APPLICABLE
REGULATIONS AND ORDINANCES.

SHEET CONTENTS
3D VIEW

PROJECT NO. 9848

SHEET

A3.11

3D VIEW

1

FRANCES AVENUE

ALLEY WAY

PACIFIC AVENUE APARTMENTS

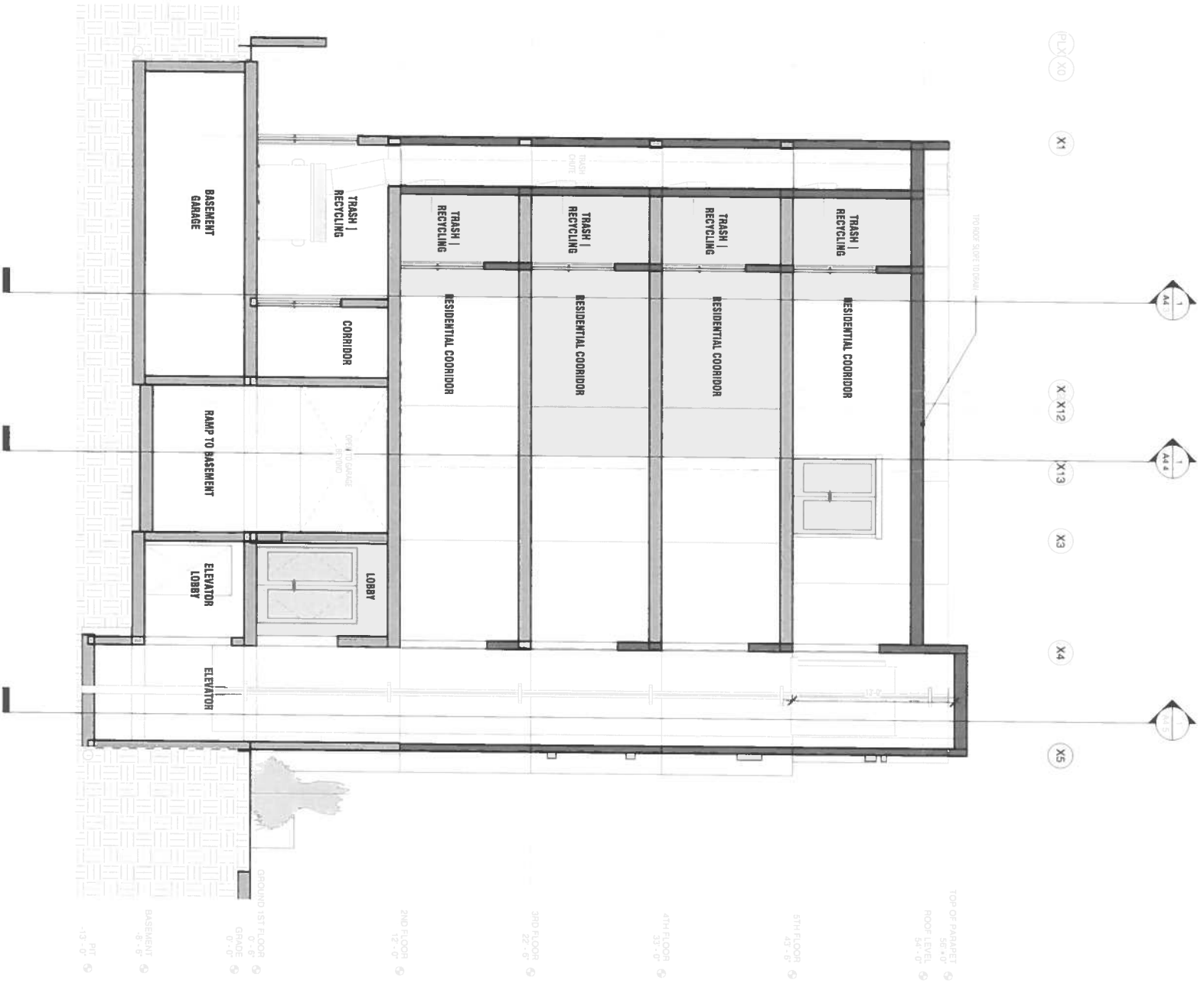
NO.	DESCRIPTION	DATE

SHEET CONTENTS
SECTIONS

PROJECT NO. 9948

SHEET

A4.1

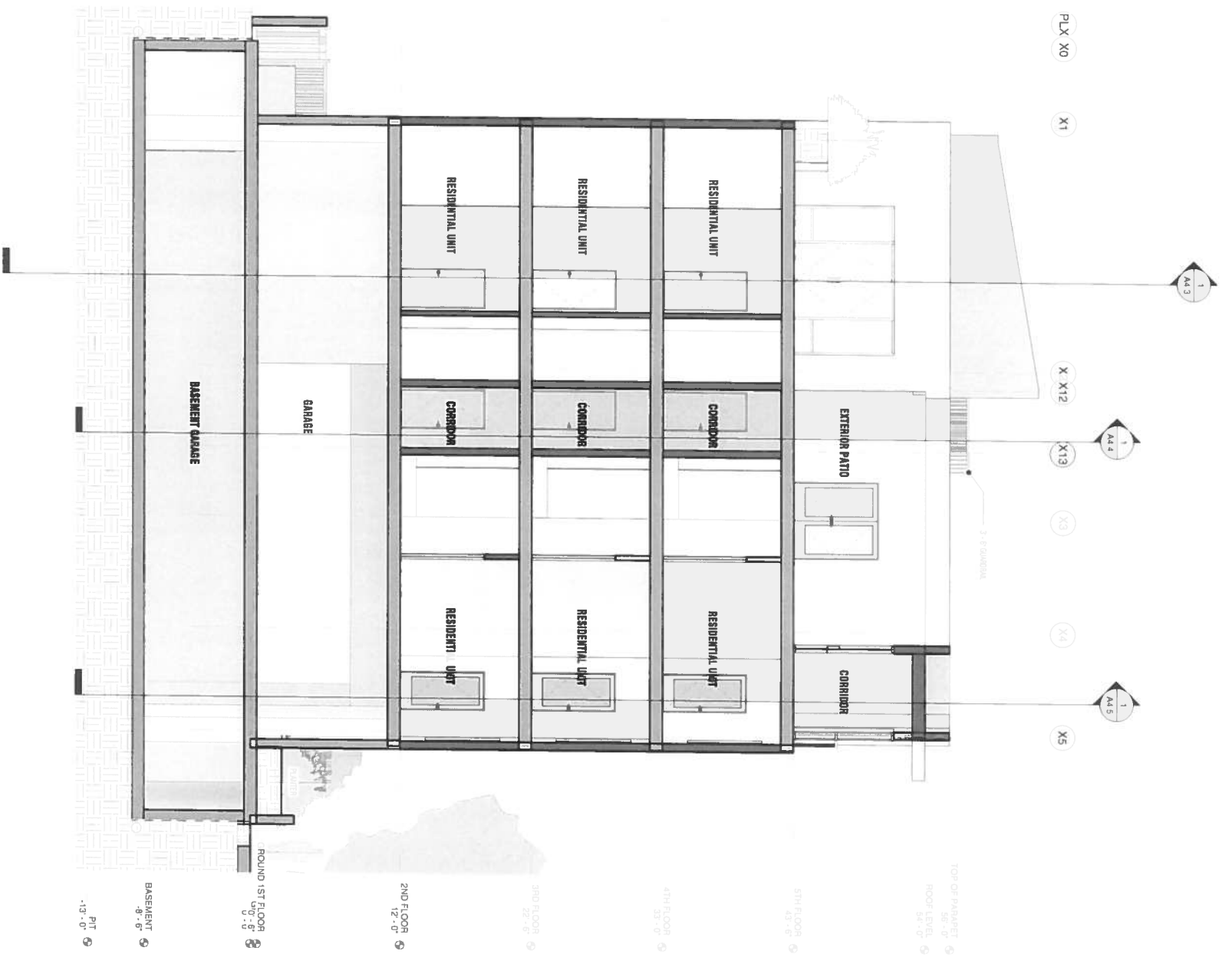


Section B $\frac{3}{16}'' = 1'-0''$ 2

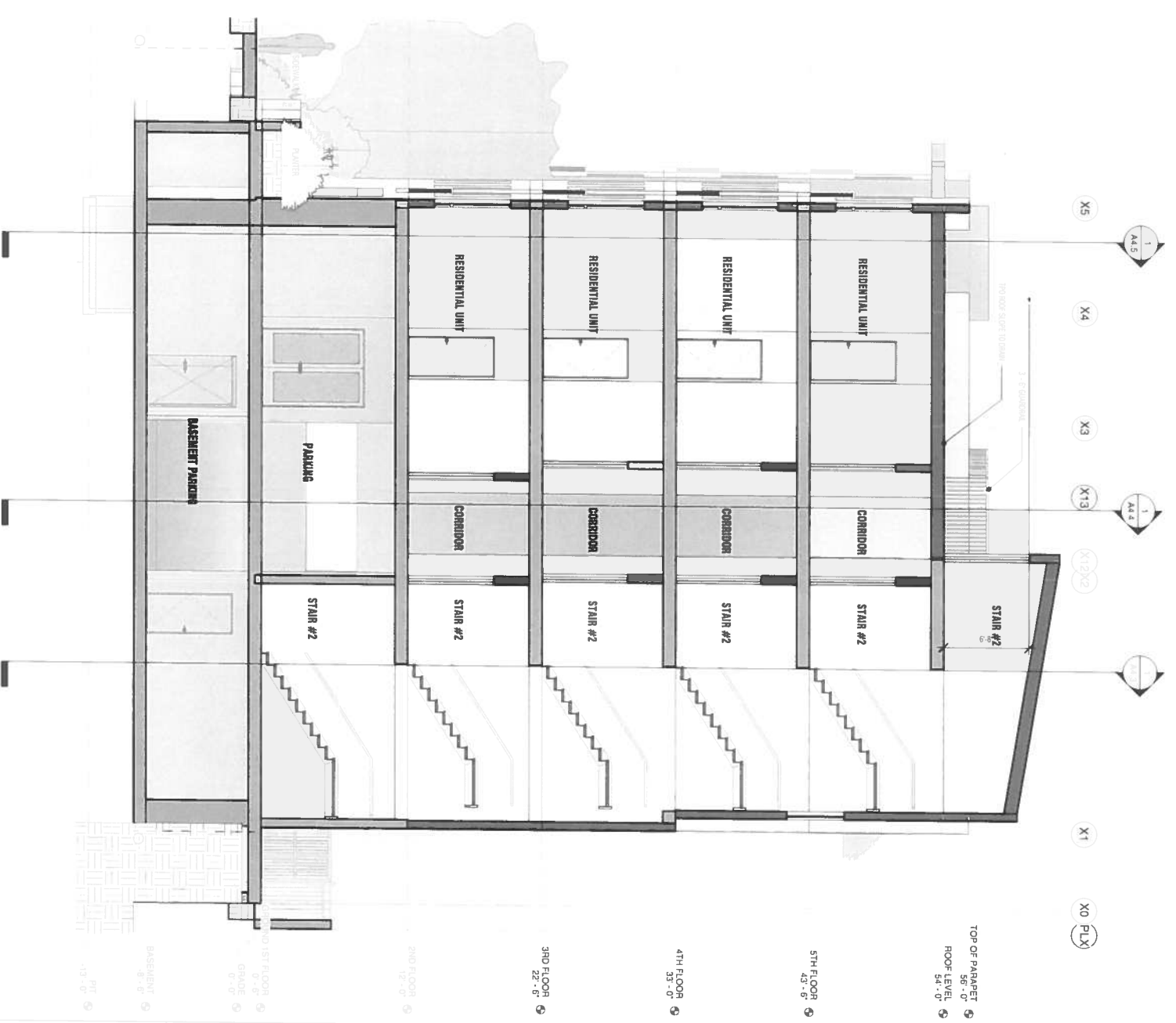


Section A $\frac{3}{16}'' = 1'-0''$ 1

PACIFIC AVENUE APARTMENTS



Section C 3/16" = 1'-0" 1



Section D 3/16" = 1'-0" 2

NO.	REVISIONS

SHEET CONTENTS	
SECTIONS	
PROJECT NO. 9948	
SHEET	

A4.2

PACIFIC AVENUE APARTMENTS

DATE	DESCRIPTION

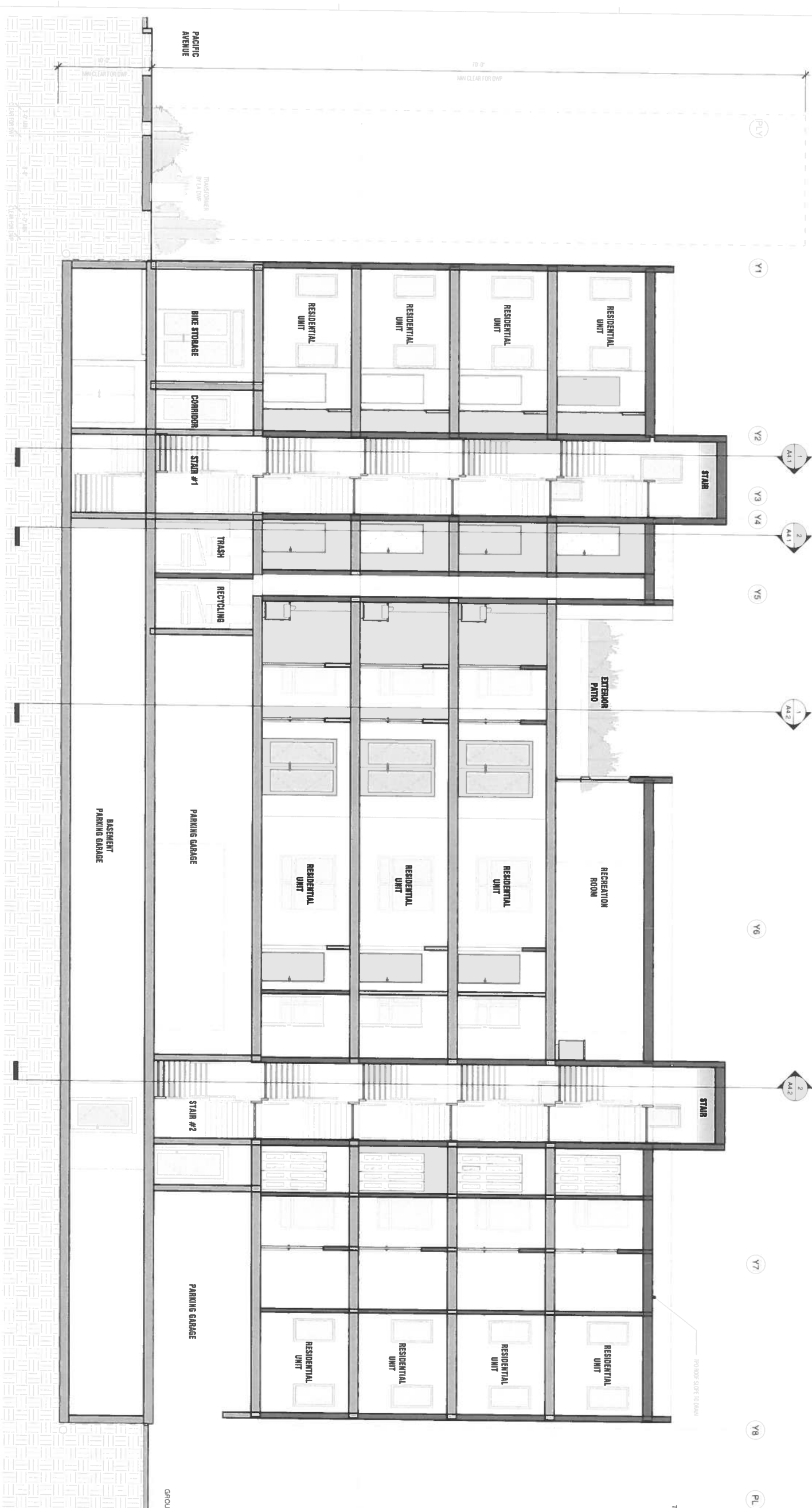
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SHEET CONTENTS

PROJECT NO. 9948

SHEET

A4.3

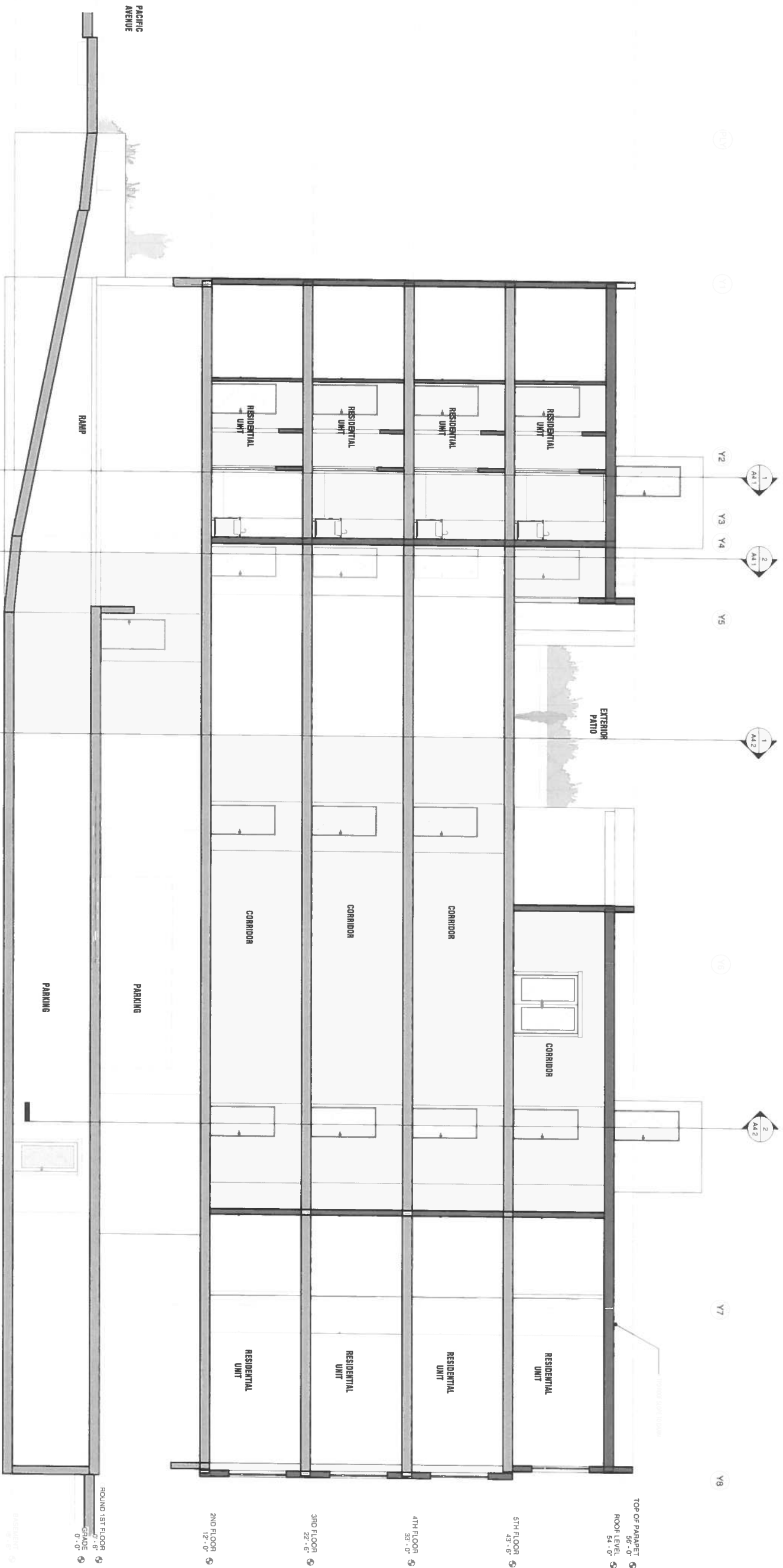


Section E 3/16" = 1'-0"

PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN



Section F-3/16" = 1'-0"

1

A4.4

1. SHEET CONTENTS
REVISIONS
DATE
DESCRIPTION
BY
CHECKED BY

DESIGNED BY: J. V. VENTURA
CHECKED BY: J. V. VENTURA
DATE: 08/15/11
PROJECT: PACIFIC AVENUE APARTMENTS
SHEET: A4.4

**Hochhaus
Blatter**

**ARCHITECTURE
AND PLANNING**

122 E. ARRELLAGA
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CALIFORNIA 93101
805 962 2746

PACIFIC AVENUE APARTMENTS

12507 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

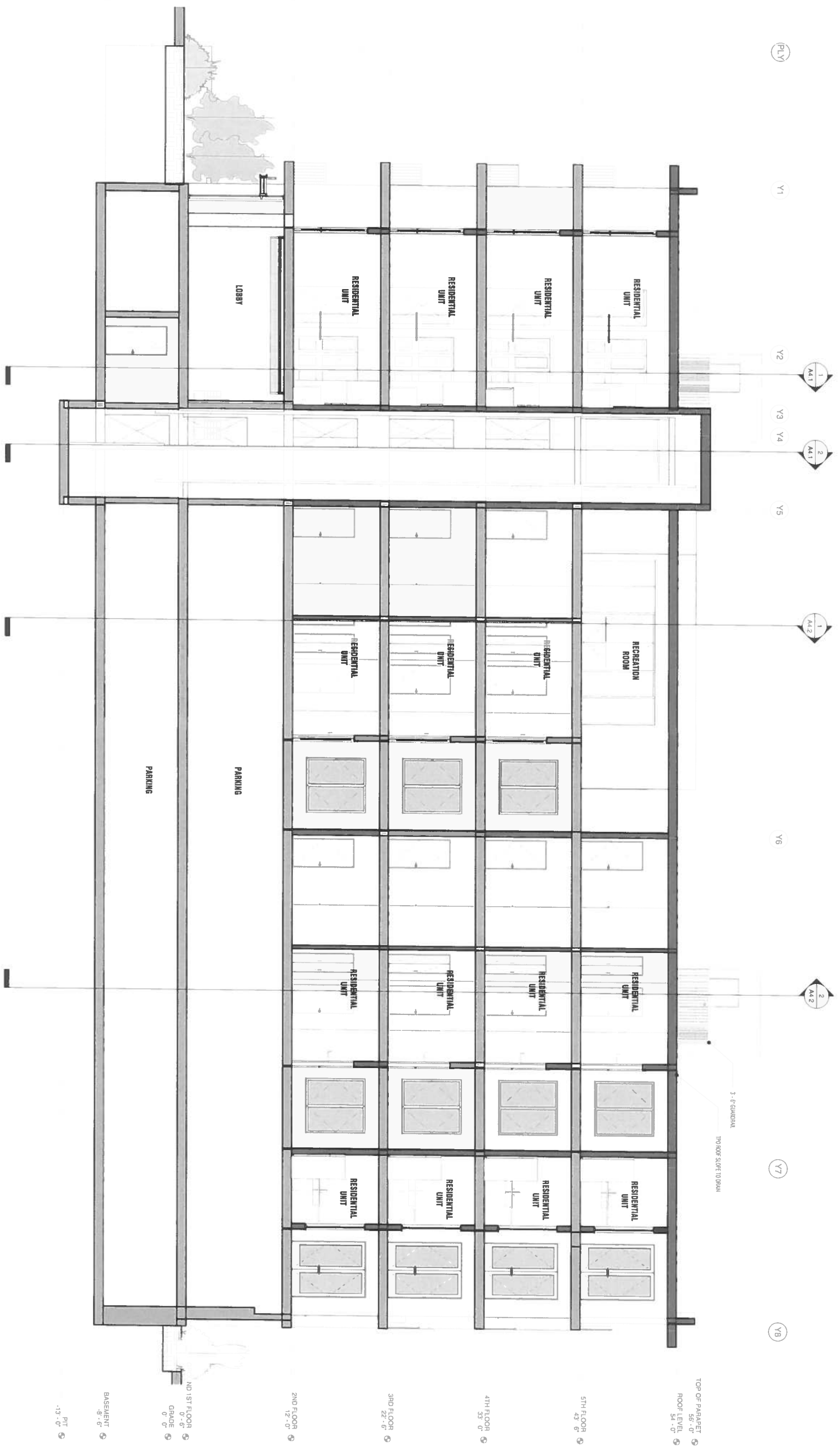
NO.	REVISION/REMARKS

DESIGNER: IRVING, D. (ARCHITECT)
ARCHITECT: IRVING, D. (ARCHITECT)
PROJECT NO: 9848
DATE: 11/20/11

SHEET CONTENTS
SECTIONS

PROJECT NO 9848

A4.5



Section G3/16' = 1'-0"

1

PACIFIC AVENUE APARTMENTS

1267 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

NO.	DESCRIPTION

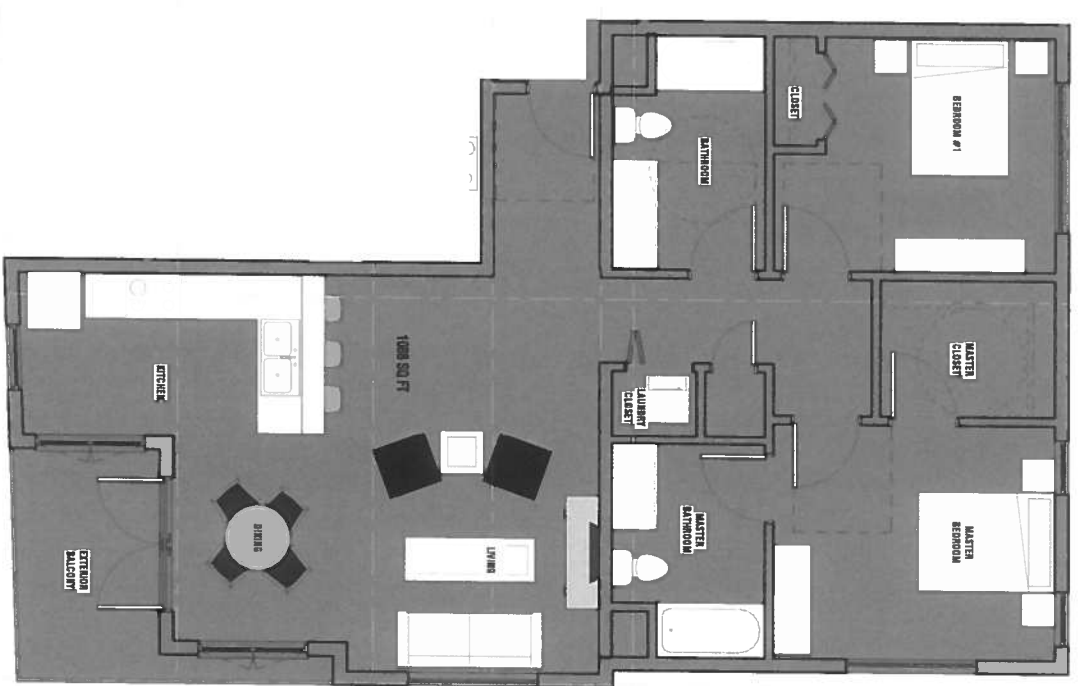
THE, IRVING, N. LYNNBERRY
ARCHITECTURE, INC. 122 E. ARRELLAGA
SANTA BARBARA, CALIFORNIA 93101
ARCHITECTS

SHEET CONTENTS
ENLARGED PLANS

PROJECT NO. 9948

SHEET

A5.2



2-BEDROOM B 1/4" = 1'-0"

PACIFIC AVENUE APARTMENTS

12607 PACIFIC AVENUE
LOS ANGELES, CA 90066

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DATE	DESCRIPTION

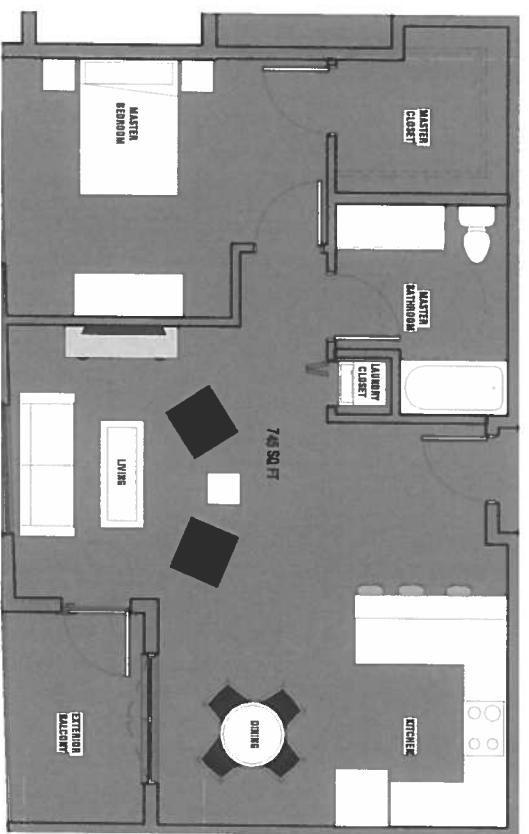
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SHEET CONTENTS
ENLARGED PLANS

I N 9848

SHEET

A5.4



1-BEDROOM A 1/4" = 1'-0"

1

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LOS ANGELES, CA 90066

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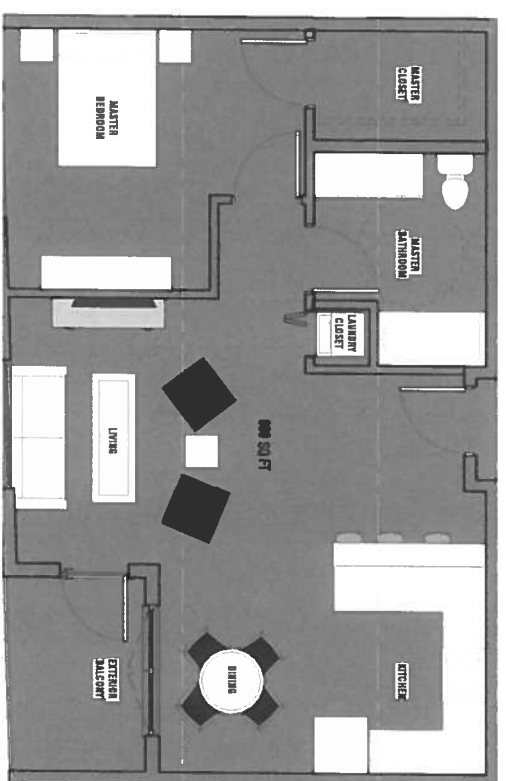
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SHEET CONTENTS
ENLARGED PLANS

PRODUCT NO. 9948

SHEET

A5.5



1-BEDROOM B 1/4" = 1'-0"

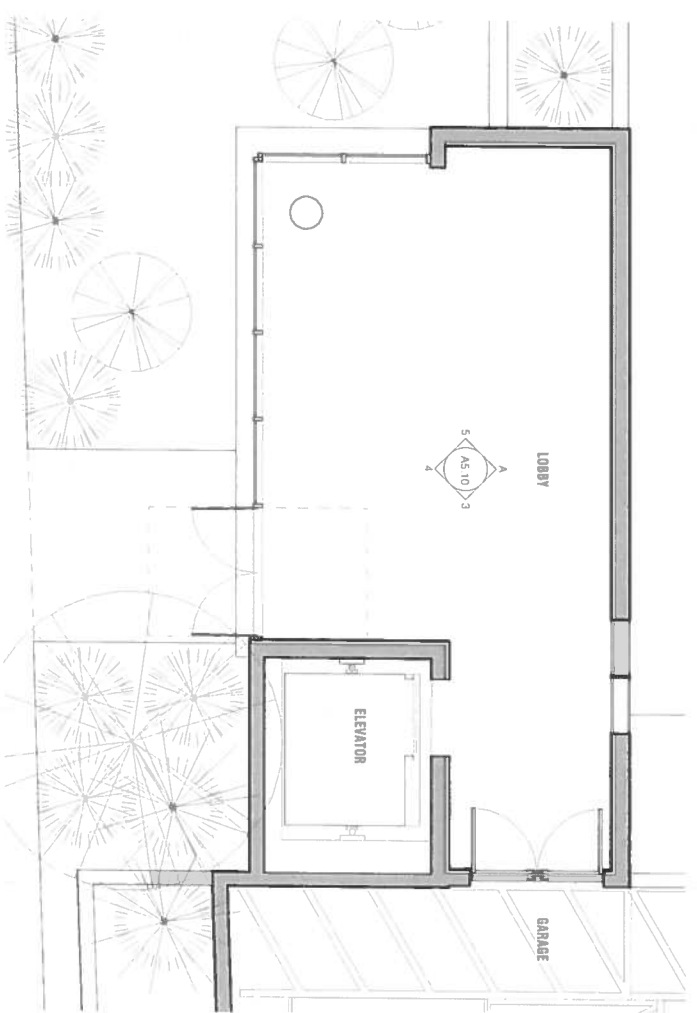
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PACIFIC AVENUE APARTMENTS

DATE	REVISION/DESCRIPTION

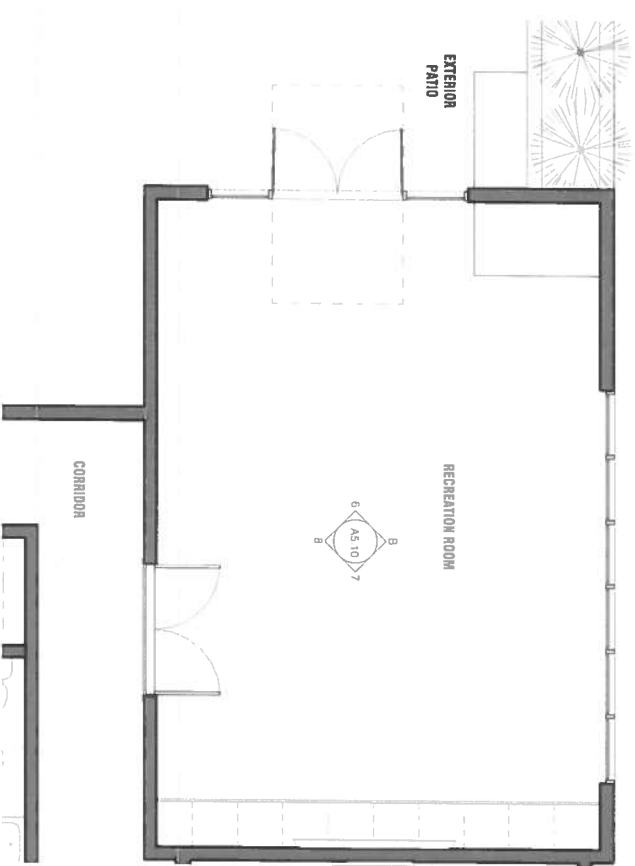
SHEET CONTENTS
ENLARGED PLANS
PROJECT NO 9948

SHEET
A5.10



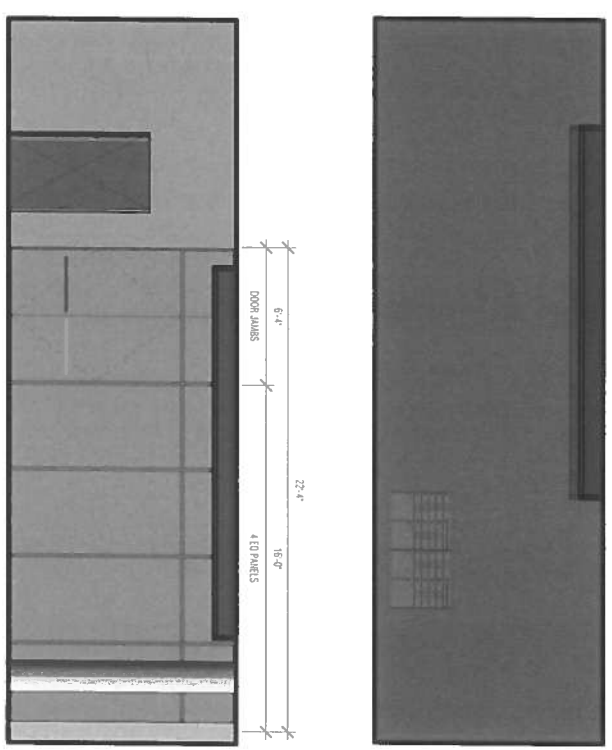
LOBBY 1/4" = 1'-0"

1



RECREATION ROOM 1/4" = 1'-0"

2

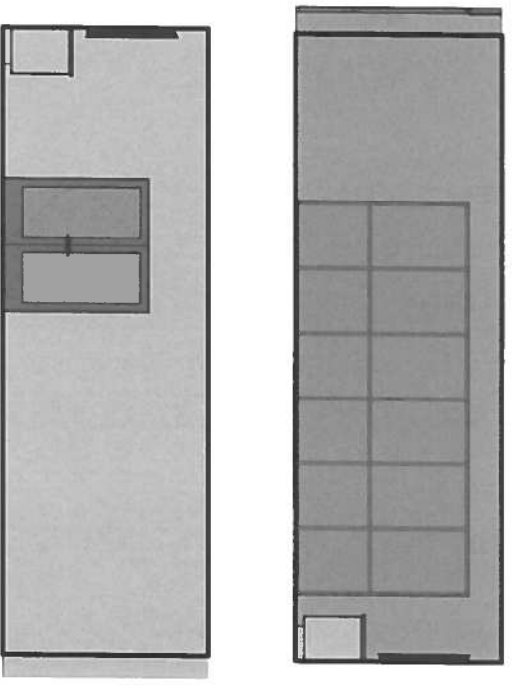


GROUND 1ST FLOOR

GROUND 1ST FLOOR

LOBBY INTERIOR ELEVATIONS 1/4" = 1'-0"

A



5TH FLOOR

5TH FLOOR

Elevation 3 - a 1/4" = 1'-0"

B

PACIFIC AVENUE APARTMENTS

12077 PACIFIC AVENUE
LOS ANGELES, CA 90066

PRELIMINARY DESIGN

DATE	DESCRIPTION

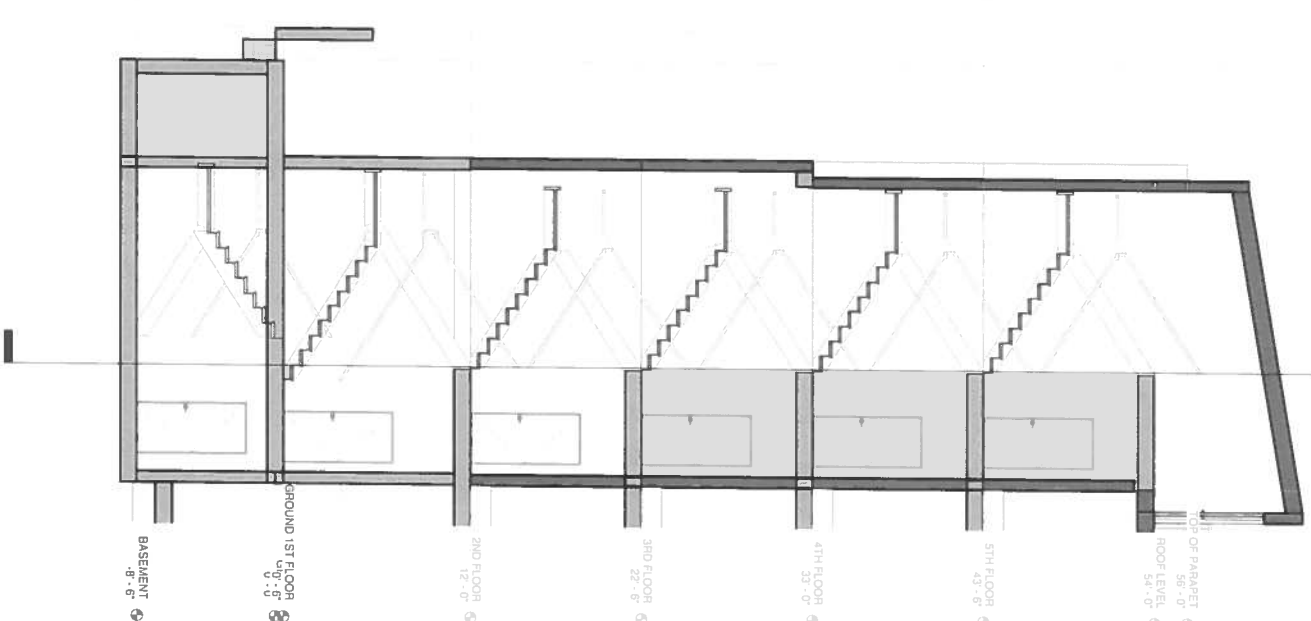
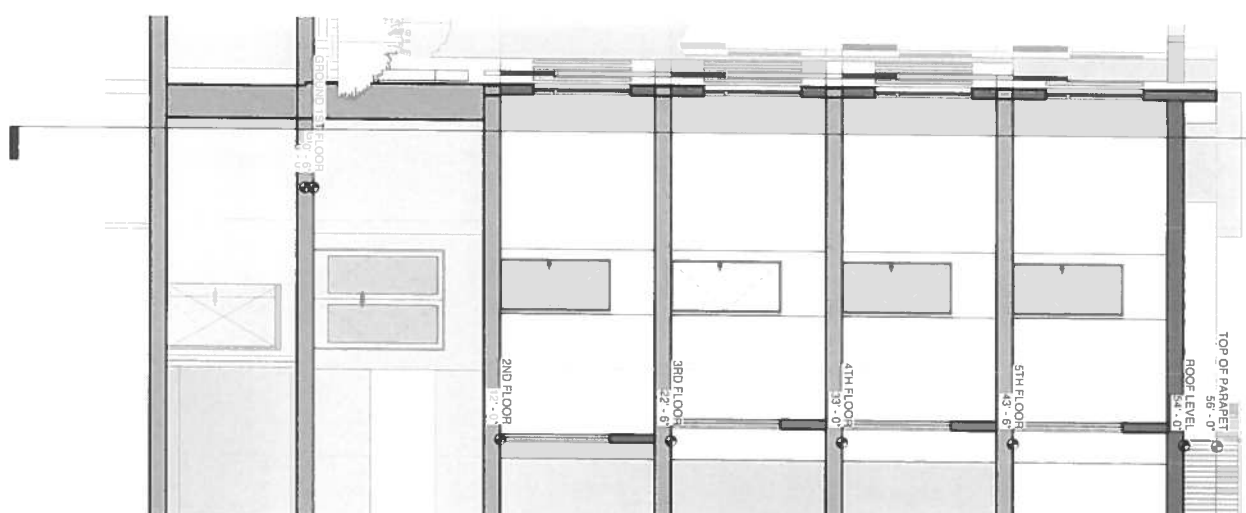
DRN. (ISSUED) - A. (APPROVED)
ARCHITECTURE AND PLANNING
122 E. ARRELLAGA
SANTA BARBARA, CA 93101
805 962 2746
PROJECT NO. 9945

SHEET CONTENTS
STAIR PLANS & SECTIONS

PROJECT NO. 9945

SHEET

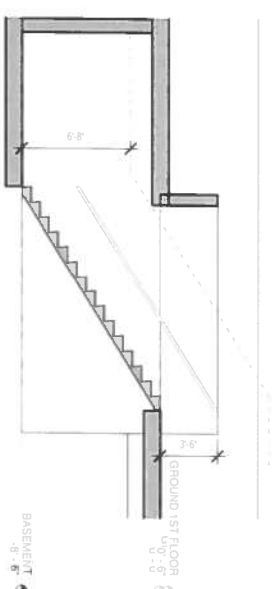
A10.1



STAIR 1 3/16" = 1'-0" 1

STAIR 2 3/16" = 1'-0" 2

STAIR FROM BASEMENT 3/16" = 1'-0" 3



PACIFIC AVENUE APARTMENTS

12601 PACIFIC AVENUE
LOS ANGELES, CA 90066
PRELIMINARY DESIGN

NO.	REVISION

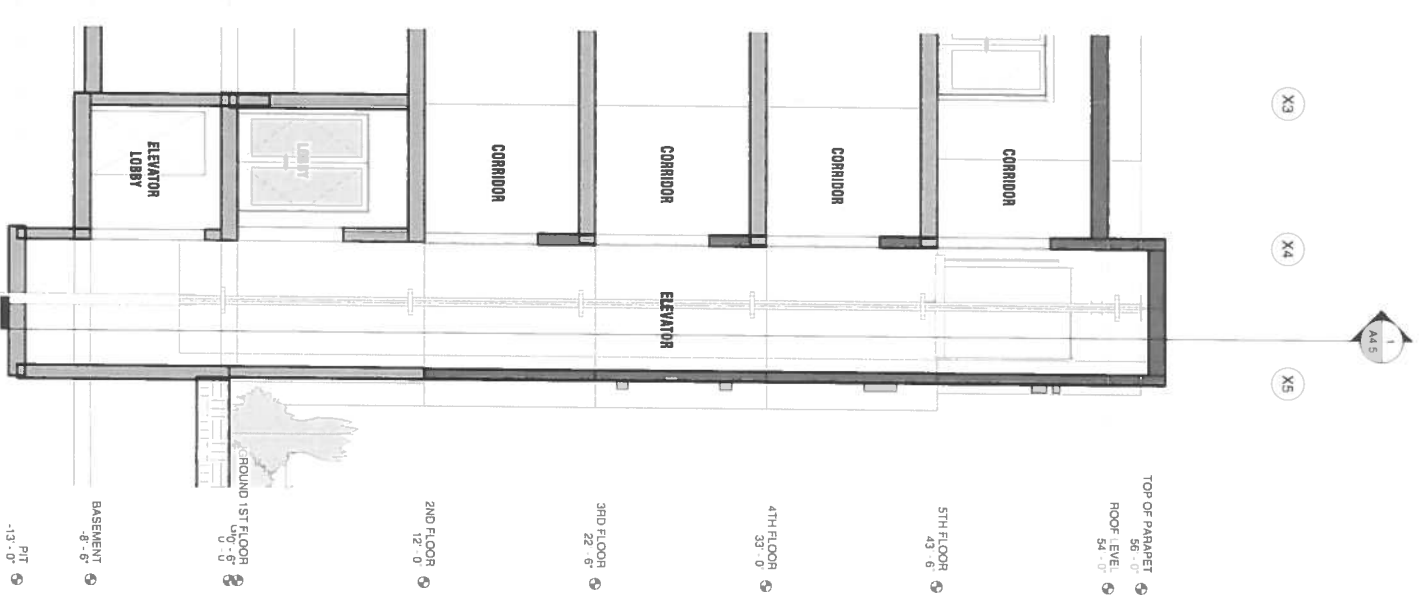
MR. BRANNO, R. (ARCHITECT)
ARCHITECTURE
122 E. ARRELLAGA
SANTA BARBARA, CA 93101
805 962 2746
PROJECT NO. 9348
DATE: 12/15/10

SHEET CONTENTS
ELEVATOR PLANS &
SECTIONS

PROJECT NO. 9348

SHEET

A10.2



ELEVATOR 3/16" = 1'-0" 2



TRASH CHUTE 3/16" = 1'-0" 1