5th and Center St (300 Units)

Thursday, June 18, 2020

Unit Type	Program	No. of Units		Mix per Product		Net Area (SF)		Parking Req'd	REQUIRED	PARKING PROVIDED	
S1	STUDIO	24	30	8%	10%	580	599	24	1.00 space/unit	24	1.00 space/unit
S2	STUDIO	6		2%		676		6		6	
A1	1 BR	11	132	4%	44%	720	751	17	1.50 space/unit	17	1.50 space/unit
A2	1 BR	18		6%		645		27		27	
A3	1 BR	24		8%		744		36		36	
A4	1 BR	24		8%		780		36		36	
A5	1 BR	54		18%		782		81		81	
A6	1 BR	1		0%		778		2		2	
B1	2 BR	5	114	2%	36%	965	1,059	10	2.00 space/unit	10	2.00 space/unit
B2	2 BR	6		2%		915		12		12	
B3	2 BR	19		6%		1,003		38		38	
B4	2 BR	18		6%		1,039		36		36	
B5	2 BR	6		2%		982		12		12	
B6	2 BR	30		10%		1,115		60		60	
B8	2 BR	16		5%		1,086		32		32	
B8.1	2 BR	2		1%		930		4		4	
B9	2 BR	6		2%		1,250		12		12	
B10	2 BR	6		2%		1,095		12		12	
C1	3 BR	6	24	2%	8%	1,145	1,318	12		12	
C2	3 BR	6		2%		1,513		12		12	
C3	3 BR	12		4%		1,306		24		24	
Total		**300**		**100%**	**Total Area**	**269,430 SF**		**504**	**RESIDENTIAL**	**504**	
					Ave. Unit SF	**898 SF**					

Commercial / Non-Residential	COMMERCIAL (1)	**2,014 SF**	4.03	1 PER 500 SF (ENTERPRISE ZONE) COMMERCIAL	
	COMMERCIAL (2)	**2,753 SF**	5.51		
	COMMERCIAL (3)	**1,988 SF**	3.98		
	COMMERCIAL (4)	**780 SF**	1.56		
	COMMERCIAL (5)	**1,598 SF**	3.20		
	COMMERCIAL (6)	**3,308 SF**	6.62		
	GROCERY (level 1)	**13,038 SF**	26.08		
	TOTAL	**25,479 SF**	**51**		
Amenities & Resident Outdoor Space	LEASING/MAIL/LOBBY (LEVEL 2)	3,071 SF	N/A		
	POOL LOUNGE (LEVEL 3)	2,316 SF			
	SHARED OUTDOOR SPACE	13,047 SF			
	Total Area	**18,434 SF**			
Total Combined Parking			**555**		

FAR Calculation	
Commercial	25,479 SF
Amenities	5,387 SF
Residential	305,648 SF
Total	**336,514 SF**

Parking Calculation		*Retail*	*Resident*
Level P2	207	*0*	*207*
Level P1	202	*0*	*202*
Level 1	76	*51*	*25*
Level L2	70	*0*	*70*
Total	**555**	*51*	*504*

COMMERCIAL PARKING:

Required:	51 Prime Spaces
Proposed:	51 Prime Spaces

BICYCLE PARKING REQUIRED:

	Commercial	Residential
Short-term	12	16
Long-term	12	150
	24	**166**

BICYCLE PARKING PROVIDED:

	Commercial	Residential
Short-term	12	16
Long-term	12	150
	24	**166**

Resident EV Parking	
FUTURE Resident EV Required 30% Total:	96 spaces
FUTURE Resident EV Provided	96 spaces
Resident EV CHARGING Required 10%	56 spaces
Resident EV Provided	56 spaces
Total Required & Provided	**152 spaces**

Commercial EV Parking	
FUTURE Commercial EV Required 30% Total:	10 spaces
FUTURE Commercial EV Provided	10 spaces
Commercial EV CHARGING Required 10%	6 spaces
Commercial EV Provided	6 spaces
Total Required & Provided	**16 spaces**

ZONING: C2-2D-CPIO R3
CPIO - COMMERCIAL REGIONAL CENTER
TOC Tier 2: Not Utilized

Gross Lot Area 78,038 SF / 1.79 ACRE
Density Bonus: Not Utilized
Providing minimum number required

FAR:
Allowed: 6.0 468,225 SF
Provided: 4.3 336,514 SF

REQUIRED SETBACKS : Commercial: None, Residential: Primary Lot Line 5' (min 35' height), Rear 19' (providing 19')

DENSITY:
Allowed: 350 Units 200 DU/acre
Proposed: 300 Units 167 DU/acre

RESIDENTIAL PARKING:

Required:	**504 Spaces**	(Before Bike Reduction)
Proposed:	**418** Standard Prime Spaces	
	9 ADA Spaces	
	77 Tandem Spaces	
Total	**504** Spaces	

OPEN SPACE REQUIRED:

Studio =	30	units x 100 SF/unit =	3,000 SF
1 BR =	132	units x 100 SF/unit =	13,200 SF
2 BR =	114	units x 125 SF/unit =	14,250 SF
3 BR =	24	units x 175 SF/unit =	4,200 SF
Total	300		**34,650 SF**
Common OS required			
Total OS Requirement with 50% reduction (Min. 5,000 sf Public Open Space)			**17,325 SF**

RESIDENT OPEN SPACE PROVIDED:

Private (Balconies) Open Space = 51 x 50 sf	2,550 SF
L3 Courtyards & Pool Deck	13,047 SF
Amenity Rooms (max. 25% of required total OC) =	2,316 SF
Total Resident Open Space	**17,913 SF**

PUBLIC OPEN SPACE PROVIDED FOR C.P.I.O. REDUCTION:

Publicy Accessible Open Space (Exceeds 5,000 sf min. CPIO)	6,267 SF
Total Common OS	**6,267 SF**

PARKING REQUIRED VS. PROVIDED

	Required	Provided
Residential	504	504
	504	**504**
	Required	Provided
Commercial	51	51
	51	**51**
	Required	Provided
TOTAL	**555**	**555**

CONCEPT - 1

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential
505 S. Centre Street
San Pedro, CA
***Progress Set**. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

PROJECT SUMMARY

GENTON COCKRUM PARTNERS

6/18/2020 12:09:24 PM

PROJECT INFORMATION

Site Address:
505 W Centre Street
San Pedro, CA 90731

OWNERSHIP

Genton Cockrum Partners
527 S Lake Aveneue, Suite 240
Pasadena, CA 91101
Contact: Jonathan Genton, Bill Cockrum
Phone: 310.341.0600

ARCHITECT

MVE+PARTNERS
888 S. Figueroa St, Suite 2170
Los Angeles, CA 90017
Contact: Sherwin Pineda, Rob Drury
Phone: 213.805.7600

ZONE

ADDRESS:	505 W Centre Street San Pedro, CA 90731
APN:	7455013901
Zone:	C2-2D-CPIO
Designation:	Commercial Zone
Zoning Information:	ZI-2130 Harbor Gateway State Enterprise Zone ZI-2478 San Pedro Community Plan Implementation Overlay (CPIO Subareas) (TOC) - Transit Oriented Communities - Tier 2 (Not Utilizing)

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF (5) LEVELS OF TYPE IIIA CONSTRUCTION OVER (3) LEVELS OF TYPE IA CONSTRUCTION ABOVE GRADE AND (2) LEVELS OF TYPE IA BELOW GRADE. THE PROJECT IS MIXED-USE CONSISTING OF PARKING ON LEVELS P2-L2, COMMERCIAL ON LEVEL 1-2, RESIDENTIAL AND AMENITIES ON LEVEL 3, RESIDENTIAL ON LEVELS 4-8.

LEGAL DESCRIPTION

SEE LA COUNTY ASSESSOR TRACT MAP.

LOT AREA (Per ZIMAS):

Lot Area:	**78,038 sf (1.79 acre)**
Lot 4	37,520.9
Lot 3	40,517.1

SETBACKS

REQUIRED
For commercial portions: None
For residential portions: (R4)
6th Street (Front): None, 5' Stepback per CPIO
5th Street (Front):None, 5' Stepback per CPIO
Centre Street (Side): None, 5' Stepback per CPIO
West P.L. (Rear): 15ft + 1ft each story over 2nd residential (15+4 = 19'-0")

PROVIDED
For commercial portions: None
For residential portions (R4)
6th Street (Front):None. 5' stepback
5th Street (Front):None, 5' stepback
Centre Street (Side): None, 5' stepback
West P.L. (Rear): 15ft + 1ft each story over 2nd residential (15+4 = 19'-0")

FLOOR AREA

Allowable Floor Area C2 -CPIO	468,225 sf (6.0 FAR)
Total Proposed Floor Area	336,514 sf (4.3 FAR)
Residential	311,035 sf
Retail	25,479 sf

HEIGHT

C2:	No Limit
CPIO:	250 ft
Proposed Building Height:	* 92'-0"

* (to top of highest parapet but may not include roof appurtenaces allowed by code, measured from lowest grade point on site)

RESIDENTIAL DENSITY

Allowed Density (200 DU/acre):	=350 units
Proposed Density (166 DU/acre):	=300 units

DWELLING UNITS

Studio	30 Units
1 Bedroom	132 Units
2 Bedroom	114 Units
3 Bedroom	24 Units
Total	**300 Units**

PARKING

REQUIRED (LADBS Zoning & CPIO)

Residential — **Total Resdential: 504 Parking Spaces**
30 units x 1 spaces/unit
132 units x 1.5 spaces/unit
138 units x 2 spaces/ unit

Commercial (Retail) — **Total Commercial: 51 Parking Spaces**
Per LAMC Section 12.21-A.4(x)(3)
Total Commercial

Total Required (Residential + Commercial)	**555 Spaces**

PROPOSED

Residential	**504 Parking Spaces**
Commercial	**51 Parking Spaces**
Total Proposed	**555 Parking Spaces**

BICYCLE PARKING

PROPOSED (Per LA Municipal Ordinance No. 185480)

Residential	**Short Term**	**Long Term**
1-25	2.5	25
26-100 (75 Units)	5	50
101-200 (100 Units)	5	50
201+ (100 Units)	3	25
Subtotal	**16**	**150**
Commercial	**Short Term**	**Long Term**
23,473 SF Retail	12	12
Subtotal	**12**	**12**
Total	**28**	**162**

OPEN SPACE

REQUIRED (Per LAMC 12.21-G)	**UNIT COUNT**	**OPEN SPACE**
Units with Less than 3 Habitable Rooms (100 sf. Required per Unit)	165 Units	16,500 sf
Units with 3 Habitable Rooms (125 sf. Required per Unit)	106 Units	13,250 sf
Units with more than 3 Habitable Rooms (175 sf. Required per Unit)	29 Units	5,075 sf
Total Open Space Required	**300 Units**	**34,825 sf**
Total OS Required after 50% reduction (Per CPIO)		**17,413 sf**

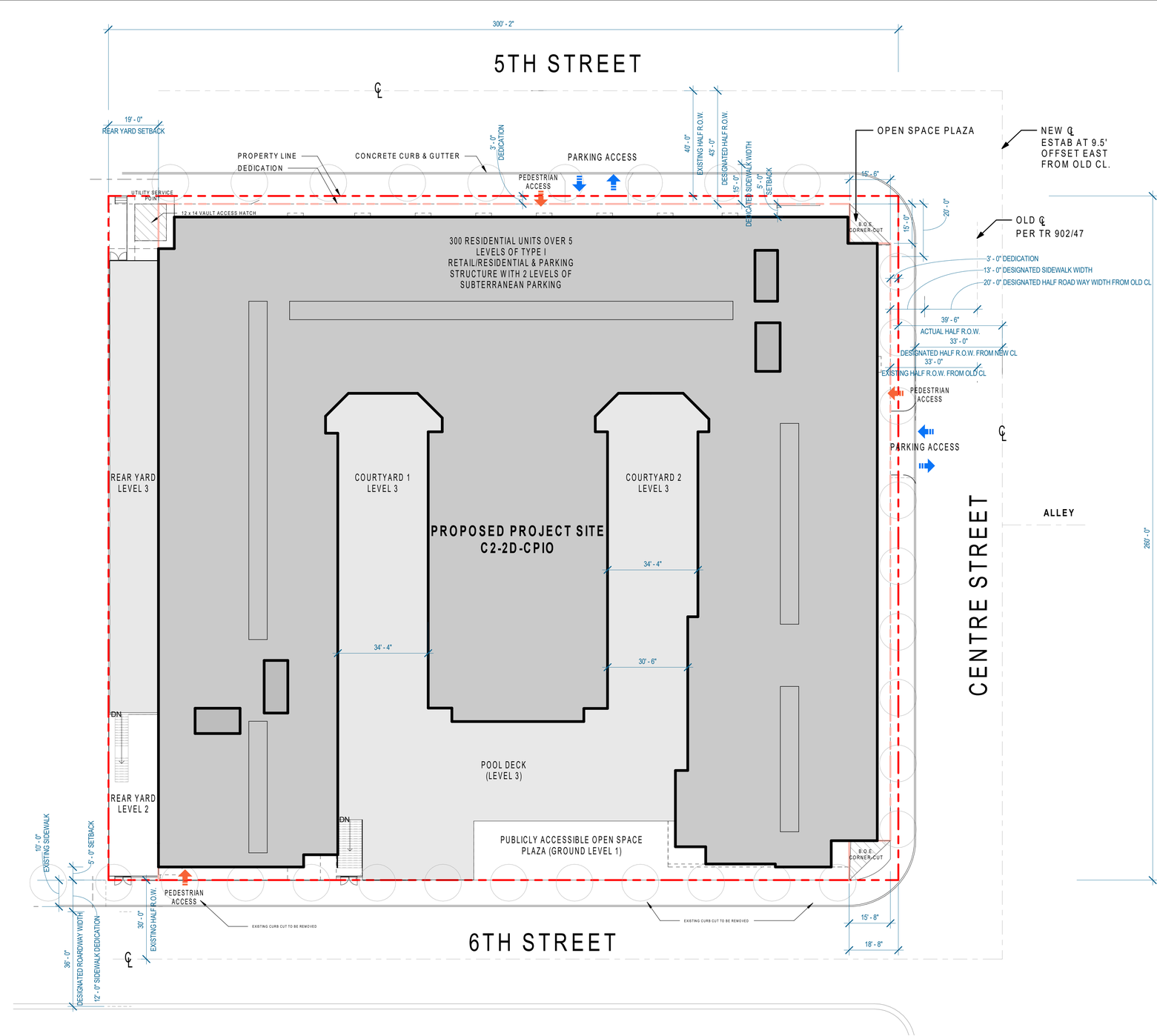
PROPOSED

L3 Courtyards & Pool Deck:	13,047 sf
(Indoor open space max. 25% of required total):	
Amenity Rooms	2,316 sf
Total Resident Common Open Space	**15,363 sf**
Private Balconies & Decks on Podium Level	2,550
Total Proposed Open Space	**17,913 sf**
Total Planted Area (25% of Outdoor Common Open Space)	**4,479 sf**

PUBLICLY ACCESSIBLE OPEN SPACE

REQUIRED CPIO GUIDELINES FOR 50 % OS REDUCTION	**5,000 sf**
Required Landscaped Open Space (40%)	**2,000 sf**
PROPOSED CPIO PUBLIC OPEN SPACE	
Publicly Accessible Plazas on L1/L2	**6,267 sf** (1,267 addtional sf)

*All areas of a site not occupied by buildings, driveways, or open space consistent with Subsection E, shall be landscaped. Eighty percent of landscaped areas shall consist of plant materials that are low maintenance, and native or drought tolerant. - Page 17, CPIO Planning District / LA Department of Planning



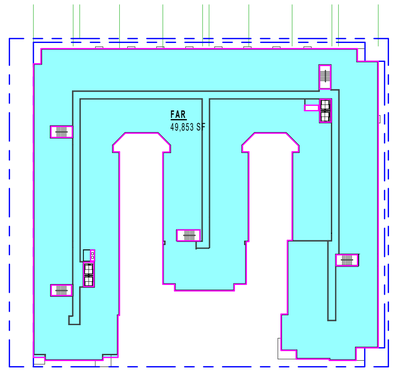
*ALL LIGHTING SYSTEMS TO BE COMPLAINT WITH SAN PEDRO CPIO AND LA PLANNING AND ZONING GUIDELINES AND ORDINANCES

*Project to fully comply with CPIO, AE1, AQ1, AQ2, N1, US1, US2, US3 as directed on pages 44-46 of the San Pedro CPIO District Orginance No 185539.

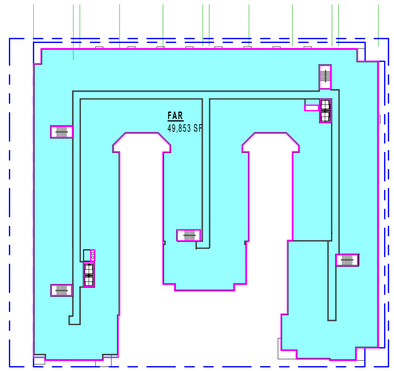
0' 4')')' 8')')' 16')' 32')' 3/64" = 1'-0"

PROJECT NORTH

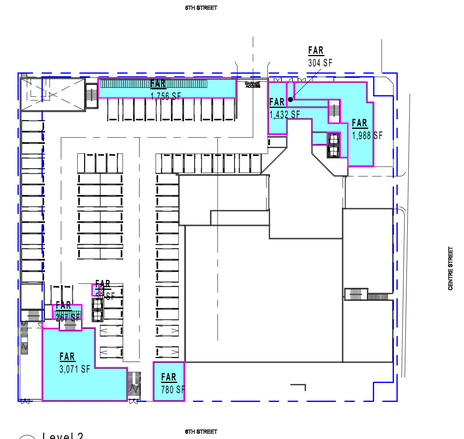
CONCEPT - 1.2



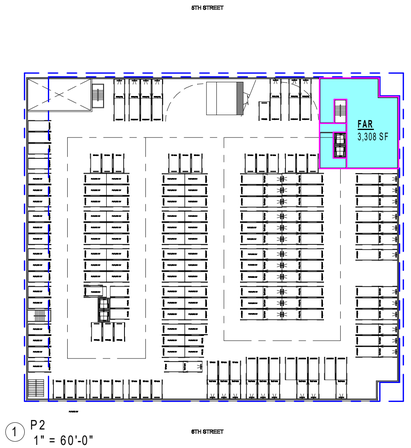
10 Level 8
1" = 60'-0"
FLOOR AREA



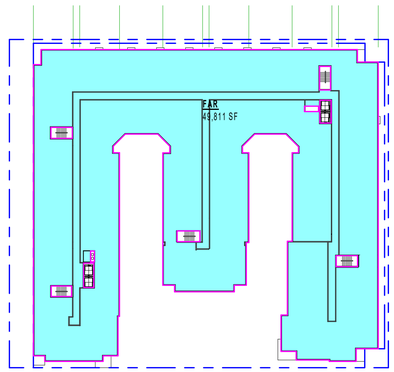
7 Level 5
1" = 60'-0"
FLOOR AREA



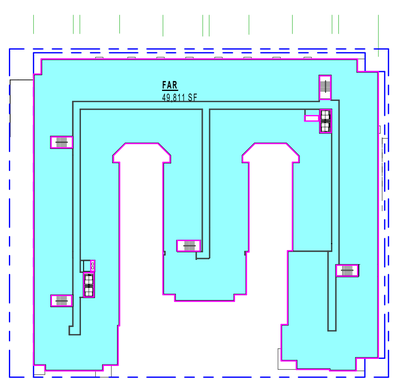
4 Level 2
1" = 60'-0"
FLOOR AREA



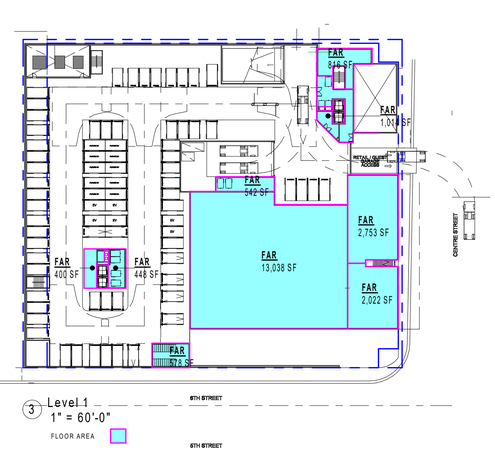
1 P2
1" = 60'-0"
FLOOR AREA



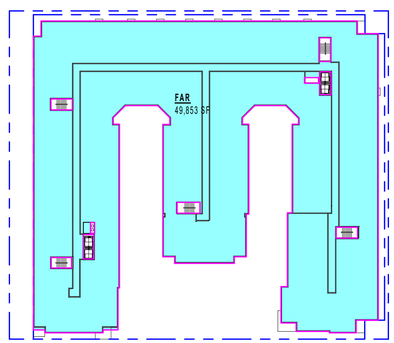
9 Level 7
1" = 60'-0"
FLOOR AREA



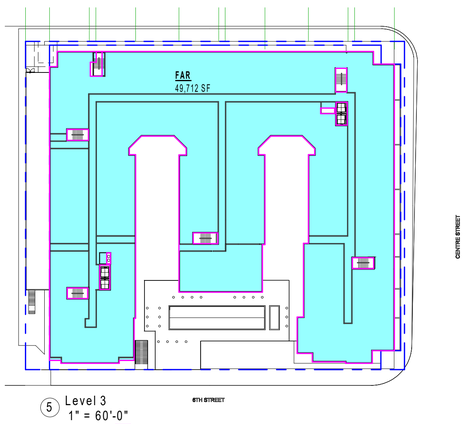
6 Level 4
1" = 60'-0"
FLOOR AREA



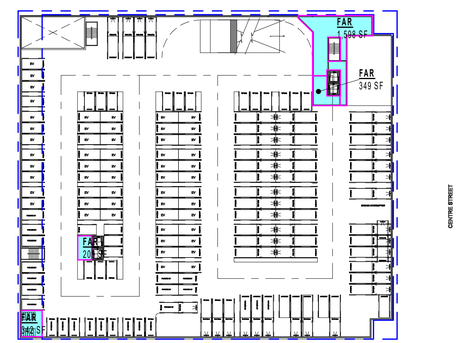
3 Level 1
1" = 60'-0"
FLOOR AREA



8 Level 6
1" = 60'-0"
FLOOR AREA



5 Level 3
1" = 60'-0"
FLOOR AREA



2 P1
1" = 60'-0"
FLOOR AREA

Area Schedule (Gross...	
Level	Area
P2	
P2	3,308 SF
P2	555 SF
	3,863 SF
P1	
P1	1,598 SF
P1	349 SF
P1	342 SF
P1	209 SF
	2,498 SF
Level 1	
Level 1	2,753 SF
Level 1	2,022 SF
Level 1	13,038 SF
Level 1	542 SF
Level 1	448 SF
Level 1	400 SF
Level 1	816 SF
Level 1	1,014 SF
Level 1	578 SF
	21,611 SF
Level 2	
Level 2	780 SF

Area Schedule (Gross...	
Level	Area
Level 2	3,071 SF
Level 2	50 SF
Level 2	1,432 SF
Level 2	304 SF
Level 2	1,756 SF
Level 2	1,988 SF
Level 2	267 SF
	9,648 SF
Level 3	
Level 3	49,712 SF
	49,712 SF
Level 4	
Level 4	49,811 SF
	49,811 SF
Level 5	
Level 5	49,853 SF
	49,853 SF
Level 6	
Level 6	49,853 SF
	49,853 SF
Level 7	
Level 7	49,811 SF
	49,811 SF
Level 8	
Level 8	49,853 SF
	49,853 SF
Grand total: 29	336,514 SF

0' 4')')' 8')')' 16')' 32')' As indicated

PROJECT NORTH

CONCEPT - 1.3

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

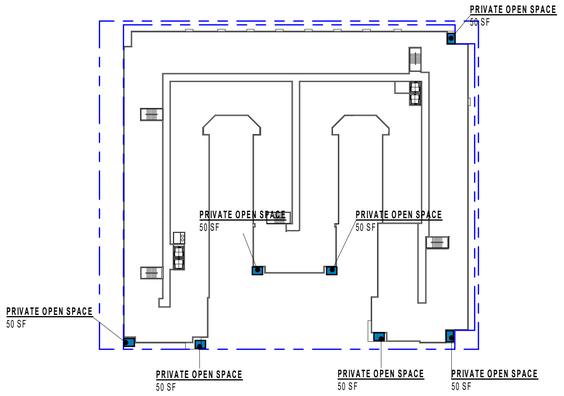
San Pedro, CA

Progress Set. *NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

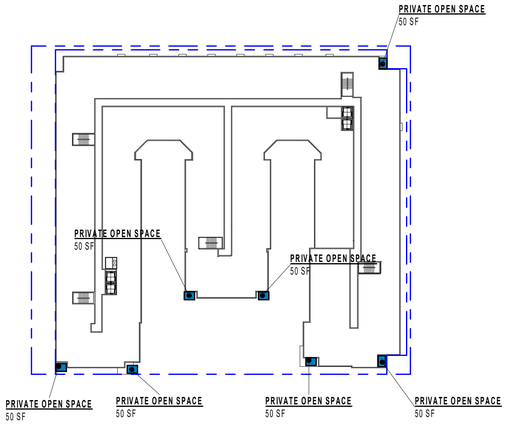
FAR ANALYSIS

GENTON COCKRUM PARTNERS

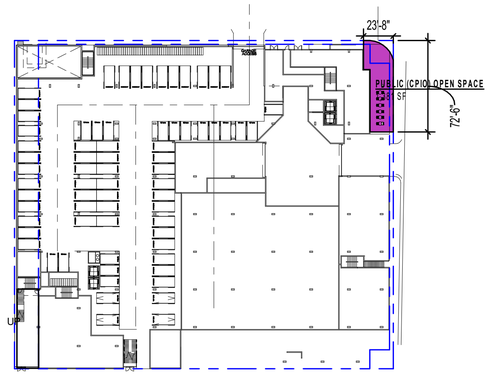
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10 Level 8
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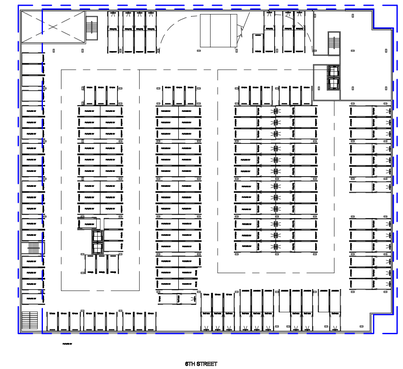


7 Level 5
1" = 60'-0"

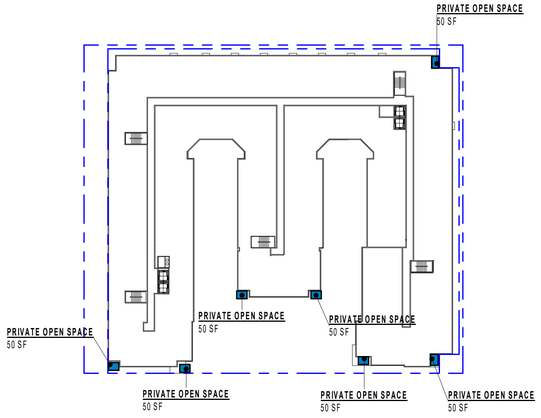


4 Level 2
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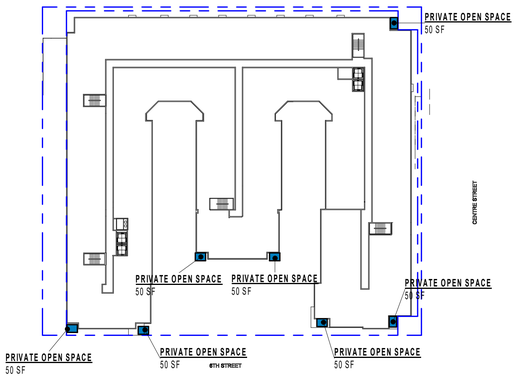
*CPIO PUBLIC OPEN SPACE SHALL BE ACCESSIBLE TO PUBLIC DURING NORMAL BUSINESS HOURS



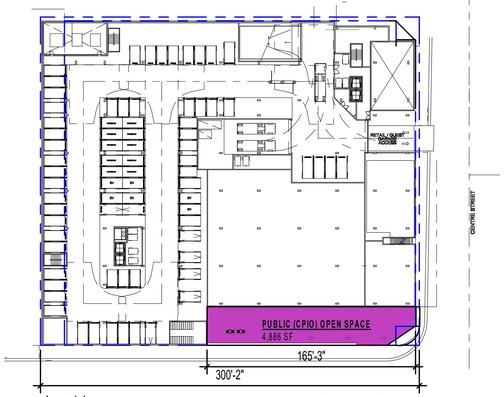
1 P2
1" = 60'-0"



9 Level 7
1" = 60'-0"

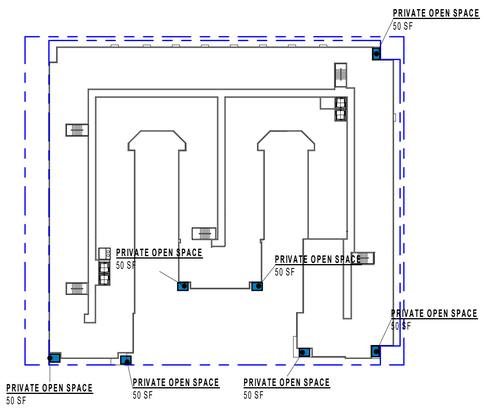


6 Level 4
1" = 60'-0"

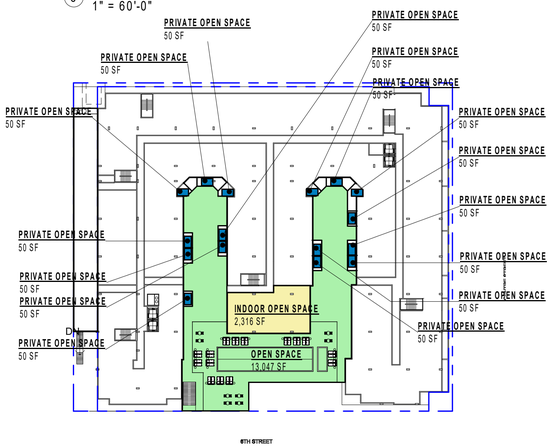


3 Level 1
1" = 60'-0"

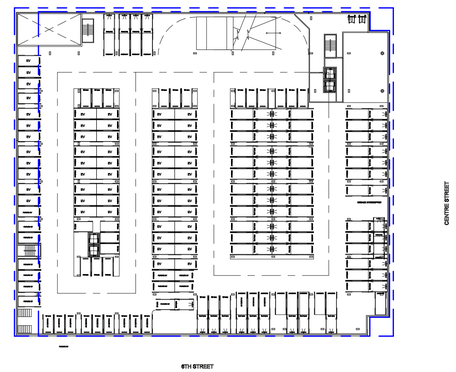
*CPIO PUBLIC OPEN SPACE SHALL BE ACCESSIBLE TO PUBLIC DURING NORMAL BUSINESS HOURS



8 Level 6
1" = 60'-0"



5 Level 3
1" = 60'-0"



2 P1
1" = 60'-0"

Area Schedule (Resident Open Space)		
Area	Name	Level
Level 3		
13,047 SF	OPEN SPACE	Level 3
2,316 SF	INDOOR OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
50 SF	PRIVATE OPEN SPACE	Level 3
16,156 SF		
Level 4		
50 SF	PRIVATE OPEN SPACE	Level 4
50 SF	PRIVATE OPEN SPACE	Level 4
50 SF	PRIVATE OPEN SPACE	Level 4
50 SF	PRIVATE OPEN SPACE	Level 4
50 SF	PRIVATE OPEN SPACE	Level 4
50 SF	PRIVATE OPEN SPACE	Level 4
50 SF	PRIVATE OPEN SPACE	Level 4
351 SF		
Level 5		
50 SF	PRIVATE OPEN SPACE	Level 5
50 SF	PRIVATE OPEN SPACE	Level 5
50 SF	PRIVATE OPEN SPACE	Level 5
50 SF	PRIVATE OPEN SPACE	Level 5
50 SF	PRIVATE OPEN SPACE	Level 5
50 SF	PRIVATE OPEN SPACE	Level 5

Area Schedule (Resident Open Space)		
Area	Name	Level
50 SF	PRIVATE OPEN SPACE	Level 5
352 SF		
Level 6		
50 SF	PRIVATE OPEN SPACE	Level 6
50 SF	PRIVATE OPEN SPACE	Level 6
50 SF	PRIVATE OPEN SPACE	Level 6
50 SF	PRIVATE OPEN SPACE	Level 6
50 SF	PRIVATE OPEN SPACE	Level 6
50 SF	PRIVATE OPEN SPACE	Level 6
50 SF	PRIVATE OPEN SPACE	Level 6
351 SF		
Level 7		
50 SF	PRIVATE OPEN SPACE	Level 7
50 SF	PRIVATE OPEN SPACE	Level 7
50 SF	PRIVATE OPEN SPACE	Level 7
50 SF	PRIVATE OPEN SPACE	Level 7
50 SF	PRIVATE OPEN SPACE	Level 7
50 SF	PRIVATE OPEN SPACE	Level 7
50 SF	PRIVATE OPEN SPACE	Level 7
352 SF		
Level 8		
50 SF	PRIVATE OPEN SPACE	Level 8
50 SF	PRIVATE OPEN SPACE	Level 8
50 SF	PRIVATE OPEN SPACE	Level 8
50 SF	PRIVATE OPEN SPACE	Level 8
50 SF	PRIVATE OPEN SPACE	Level 8
50 SF	PRIVATE OPEN SPACE	Level 8
50 SF	PRIVATE OPEN SPACE	Level 8
352 SF		
17,915 SF		

(SEPERATE FROM RESIDENT OPEN SPACE)

Area Schedule (CPIO Public Open Space)		
Area	Name	Level
Level 1		
4,886 SF	PUBLIC (CPIO) OPEN SPACE	Level 1
4,886 SF		
Level 2		
1,381 SF	PUBLIC (CPIO) OPEN SPACE	Level 2
1,381 SF		
6,267 SF		

REQUIRED CPIO GUIDELINES FOR 50 % OS REDUCTION	**5,000 sf**
Required Landscaped Open Space (40%)	**2,000 sf**
PROPOSED CPIO PUBLIC OPEN SPACE	
Publicly Accessible Plazas on L1/L2	**6,267 sf** (1,267 addtional sf)

PROJECT NORTH

0' 4')')' 8')')' 16')' 32')' 1" = 60'-0"

CONCEPT - 1.4

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

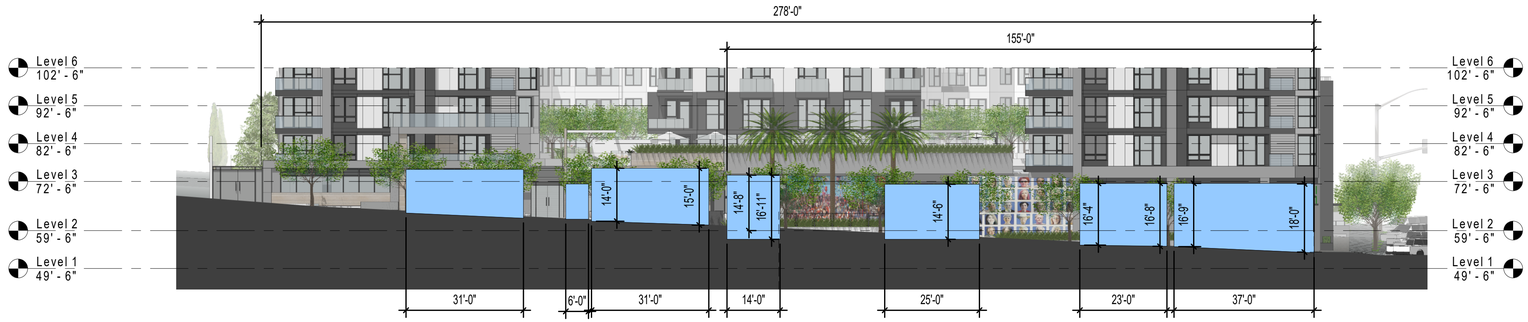
San Pedro, CA

Progress Set. *NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

OPEN SPACE ANALYSIS

GENTON COCKRUM PARTNERS

6/18/2020 10:25:34 AM



TOTAL ENTIRE LENGTH = 278'
PROVIDED GLAZING = 167'
60 % GLAZING

PRIMARY FRONTAGE GROUND FLOOR LENGTH = 155'
PROVIDED GLAZING = 99'
63.9 % GLAZING

COMPLIANT NON-REFLECTIVE GLAZING / STOREFRONT / DOORS

6TH STREET FRONTAGE (PRIMARY STREET FRONTAGE @ GROUND FLOOR)

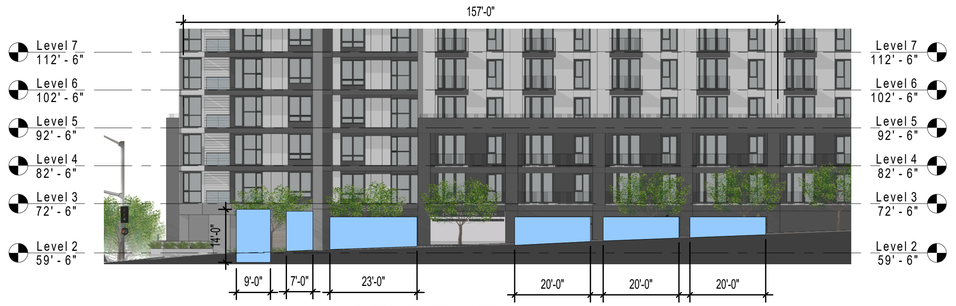
TOTAL GLAZING (PRIMARY GROUND FLOOR FRONTAGE) = 63.9 %



TOTAL LENGTH = 249'
PROVIDED GLAZING = 164'
65.9 % GLAZING

COMPLIANT NON-REFLECTIVE GLAZING / STOREFRONT / DOORS

CENTRE STREET FRONTAGE



TOTAL LENGTH = 157'
PROVIDED GLAZING = 99'
63% GLAZING

COMPLIANT NON-REFLECTIVE GLAZING / STOREFRONT / DOORS

5TH STREET FRONTAGE

TOTAL STREET FRONTAGE = 684'

TOTAL GLAZING = 430'

TOTAL GLAZING (ALL FRONTAGES) = 62.8 %

+70% BELOW 3 FT FROM GRADE

PROJECT NORTH

0' 4')')' 8')')' 16')' 32')' 1" = 20'-0"

CONCEPT - 1.5

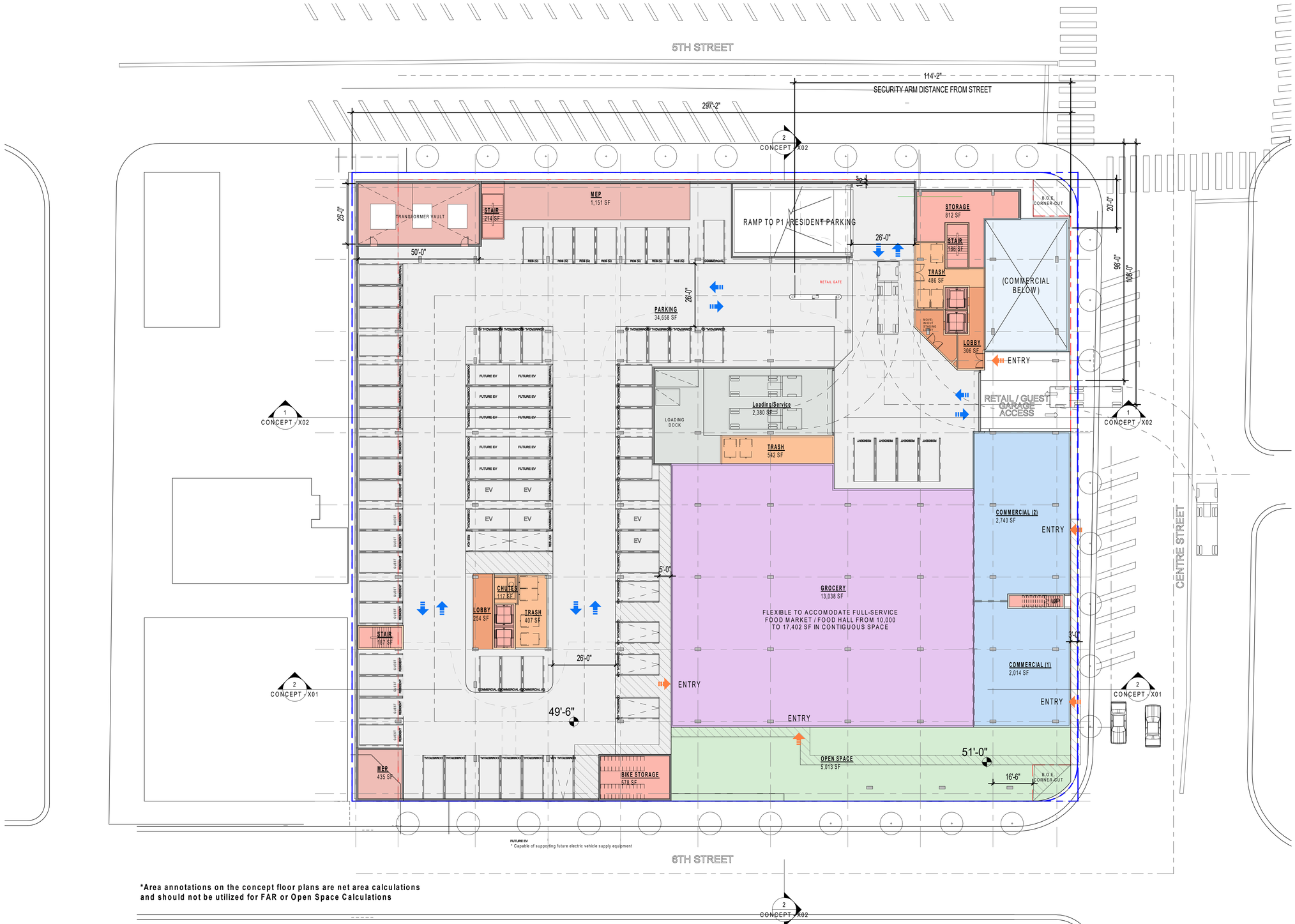
MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential
505 S. Centre Street
San Pedro, CA
Progress Set. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE

STREET FRONTAGE GLAZING DIAGRAM

GENTON COCKRUM PARTNERS

6/18/2020 10:25:43 AM



*Area annotations on the concept floor plans are net area calculations and should not be utilized for FAR or Open Space Calculations

PROJECT NORTH

SCHEME I DATA:

Level 3	
1BR	22
2BR	16
3BR	4
STUDIO	6
	48

Level 5	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 7	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 4	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 6	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 8	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Grand total 300

Unit Count by Type		
1BR	132	
2BR	114	
3BR	24	
STUDIO	30	

Grand total: 300

PARKING SCHEDULE BY TYPE	
COMMERCIAL	31
COMMERCIAL (C)	15
COMMERCIAL ADA	5
RES (C)	93
RES (T/C)	106
RES ADA	6
RESIDENT	299
	555

PARKING SCHEDULE PER LEVEL	
P2	207
P1	202
Level 1	76
Level 2	70
	555

CONCEPT - L01

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

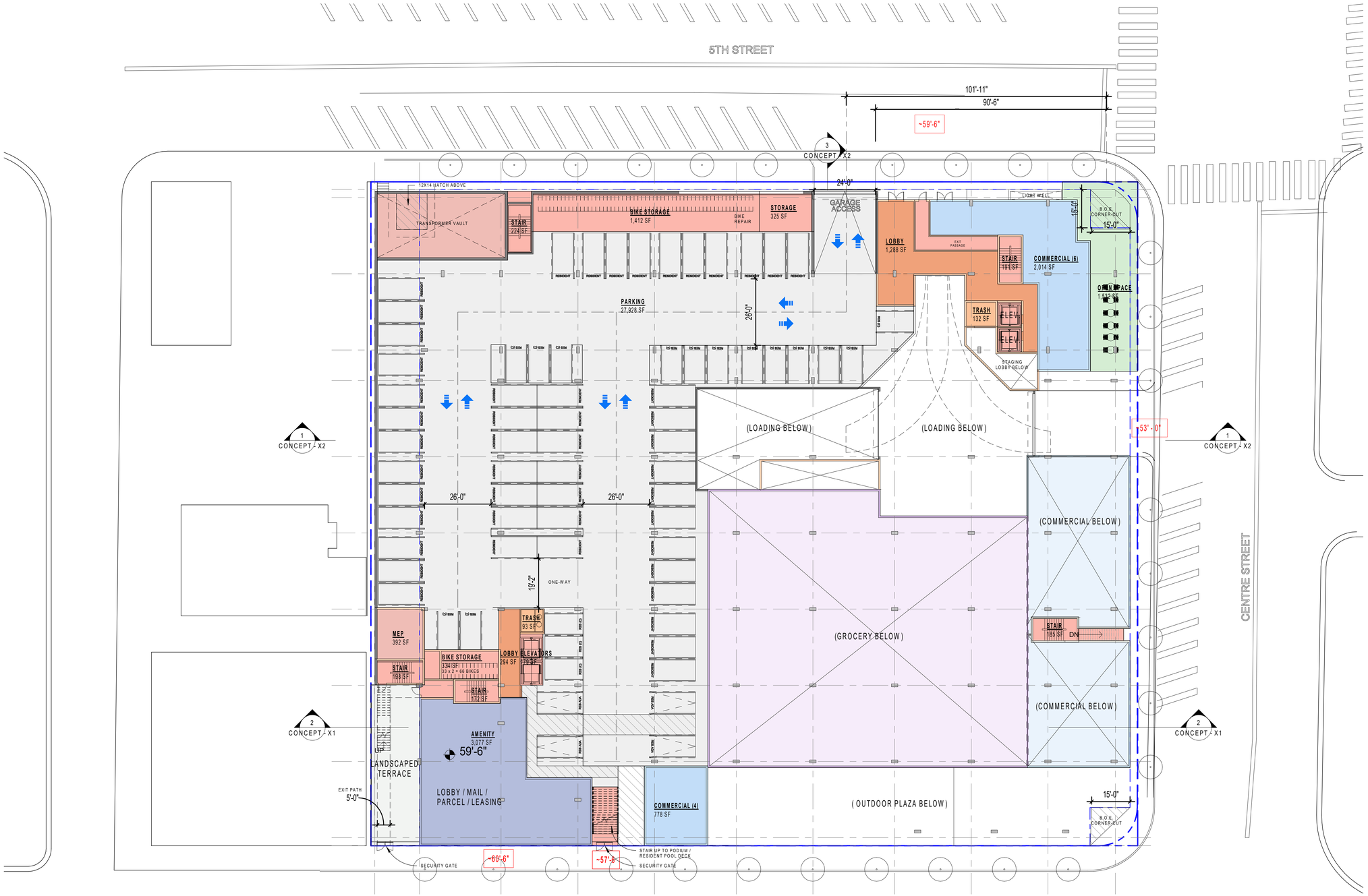
San Pedro, CA

***Progress Set**. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

FLOOR PLAN - LEVEL 1

GENTON COCKRUM PARTNERS

6/18/2020 10:25:44 AM



SCHEME I DATA:

Level 3	
1BR	22
2BR	16
3BR	4
STUDIO	6
	48

Level 5	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 7	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 4	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 6	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 8	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Grand total 300

Unit Count by Type		
1BR	132	
2BR	114	
3BR	24	
STUDIO	30	

Grand total: 300

PARKING SCHEDULE BY TYPE	
COMMERCIAL	31
COMMERCIAL (C)	15
COMMERCIAL ADA	5
RES (C)	93
RES (T/C)	106
RES ADA	6
RESIDENT	299
	555

PARKING SCHEDULE PER LEVEL	
P2	207
P1	202
Level 1	76
Level 2	70
	555

*Area annotations on the concept floor plans are net area calculations and should not be utilized for FAR or Open Space Calculations

PROJECT NORTH

CONCEPT - L02

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

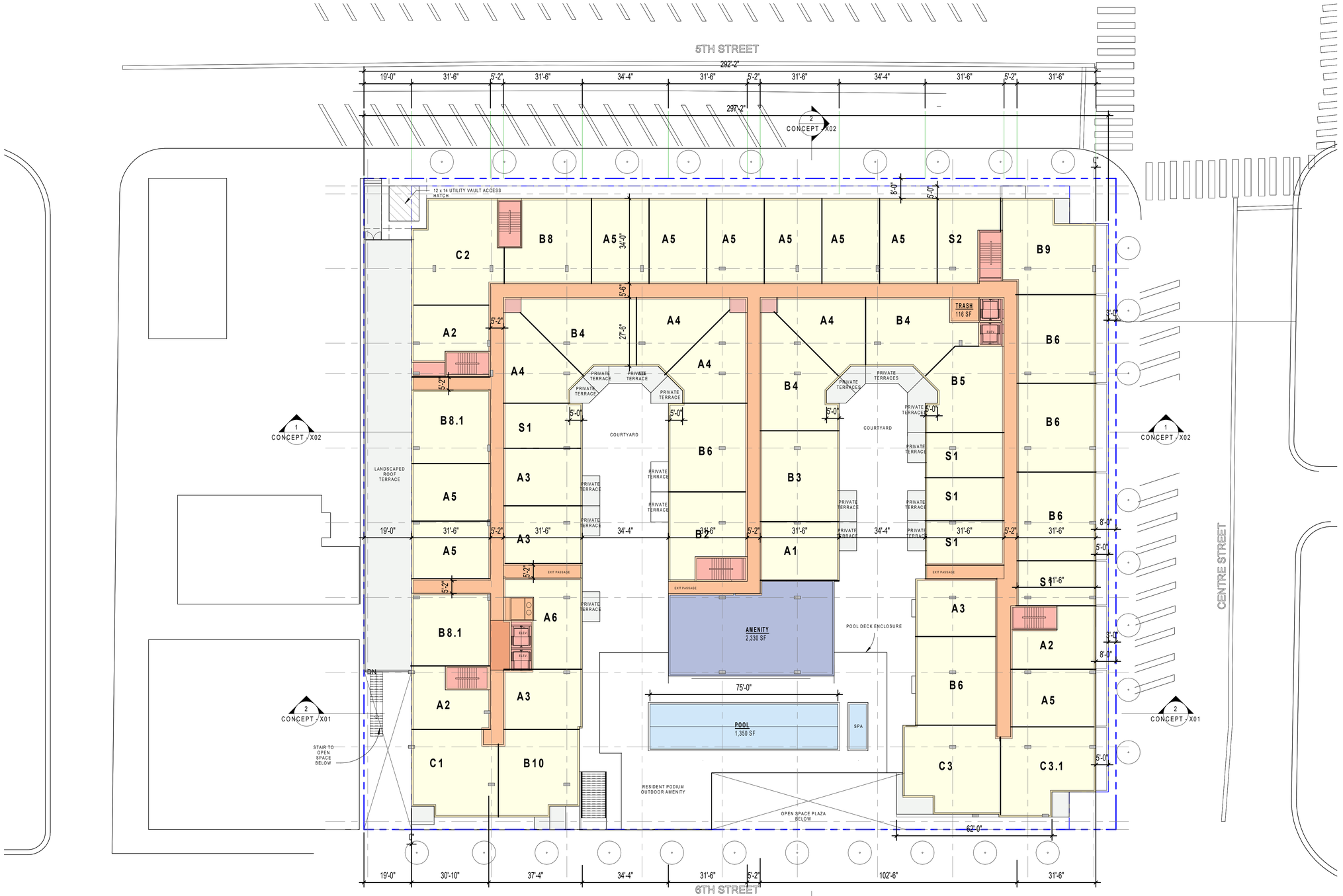
San Pedro, CA

Progress Set. *NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

FLOOR PLAN - LEVEL 2

GENTON COCKRUM PARTNERS

6/18/2020 10:25:45 AM



*Area annotations on the concept floor plans are net area calculations and should not be utilized for FAR or Open Space Calculations

SCHEME I DATA:

Level 3	
1BR	22
2BR	16
3BR	4
STUDIO	6
	48

Level 5	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 7	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 4	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 6	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 8	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Grand total 300

Unit Count by Type		
1BR	132	
2BR	114	
3BR	24	
STUDIO	30	

Grand total: 300

PARKING SCHEDULE BY TYPE	
COMMERCIAL	31
COMMERCIAL (C)	15
COMMERCIAL ADA	5
RES (C)	93
RES (T/C)	106
RES ADA	6
RESIDENT	299
	555

PARKING SCHEDULE PER LEVEL	
P2	207
P1	202
Level 1	76
Level 2	70
	555

0' 4')')' 8')')' 16')' 32')' 1" = 20'-0"

PROJECT NORTH

CONCEPT - L03

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

San Pedro, CA

Progress Set. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE

FLOOR PLAN - LEVEL 3 (PODIUM)

GENTON COCKRUM PARTNERS

6/18/2020 10:25:46 AM



SCHEME I DATA:

Level 3	
1BR	22
2BR	16
3BR	4
STUDIO	6
	48

Level 5	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 7	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 4	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 6	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 8	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Grand total 300

Unit Count by Type		
1BR	132	
2BR	114	
3BR	24	
STUDIO	30	

Grand total: 300

PARKING SCHEDULE BY TYPE	
COMMERCIAL	31
COMMERCIAL (C)	15
COMMERCIAL ADA	5
RES (C)	93
RES (T/C)	106
RES ADA	6
RESIDENT	299
	555

PARKING SCHEDULE PER LEVEL	
P2	207
P1	202
Level 1	76
Level 2	70
	555

*Area annotations on the concept floor plans are net area calculations and should not be utilized for FAR or Open Space Calculations

0' 4')')' 8')')' 16')' 32')' 1" = 20'-0"

PROJECT NORTH

CONCEPT - L04

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

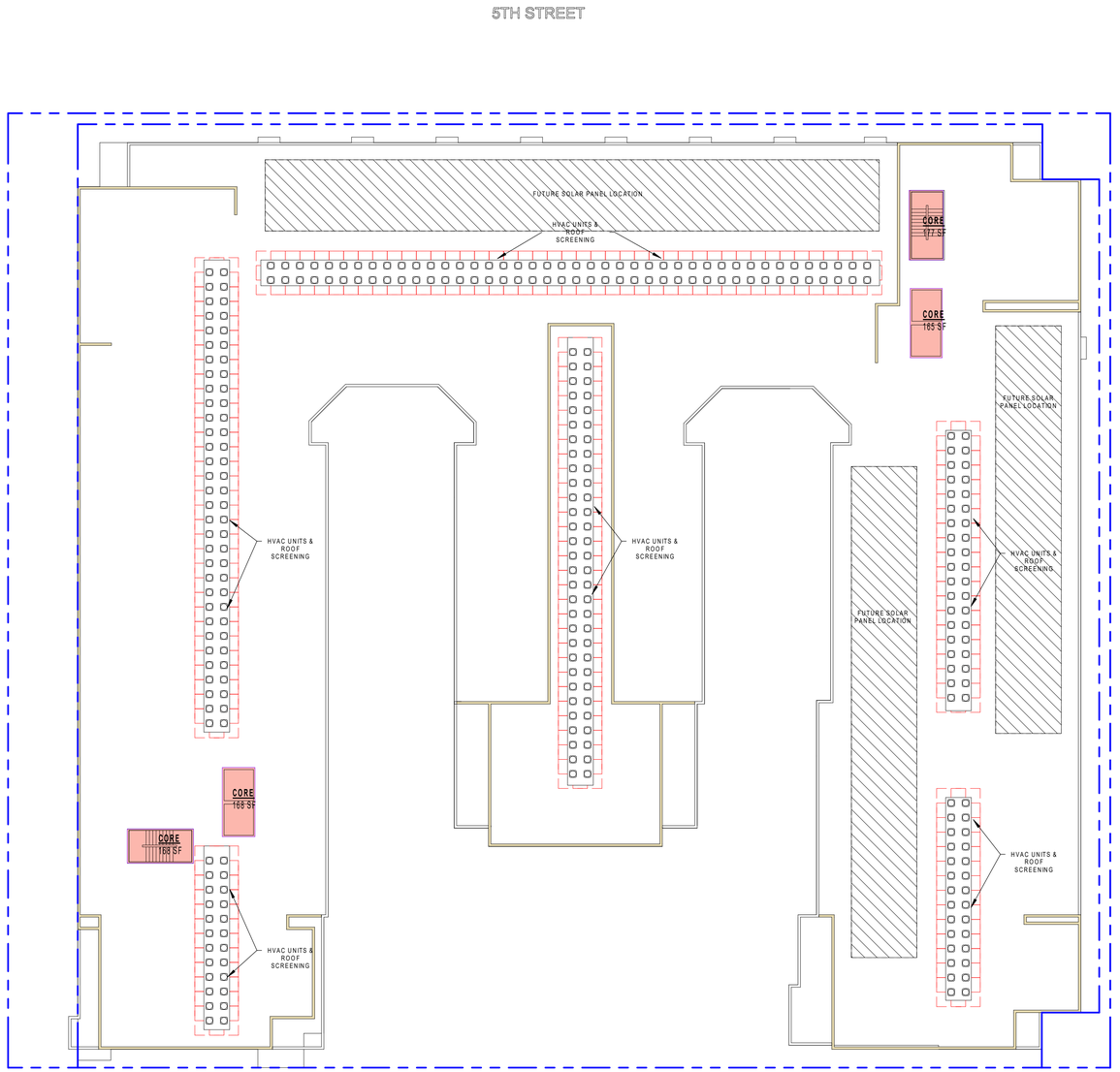
San Pedro, CA

Progress Set. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE

FLOOR PLAN - LEVEL 4-8 TYP.

GENTON COCKRUM PARTNERS

6/18/2020 10:25:48 AM



1 Level Roof
1" = 20'-0"

*Area annotations on the concept floor plans are net area calculations and should not be utilized for FAR or Open Space Calculations

SCHEME I DATA:

Level 3	
1BR	22
2BR	16
3BR	4
STUDIO	6
	48

Level 5	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 7	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 4	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 6	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 8	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Grand total 300

Unit Count by Type		
1BR	132	
2BR	114	
3BR	24	
STUDIO	30	

Grand total: 300

PARKING SCHEDULE BY TYPE	
COMMERCIAL	31
COMMERCIAL (C)	15
COMMERCIAL ADA	5
RES (C)	93
RES (T/C)	106
RES ADA	6
RESIDENT	299
	555

PARKING SCHEDULE PER LEVEL	
P2	207
P1	202
Level 1	76
Level 2	70
	555

4')' 8')' 16' 32')' 1" = 20'-0"

CONCEPT - L05

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential
505 S. Centre Street
San Pedro, CA
***Progress Set**. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

Roof Plan

GENTON COCKRUM PARTNERS

6/18/2020 10:25:53 AM



SCHEME I DATA:

Level 3	
1BR	22
2BR	16
3BR	4
STUDIO	6
	48

Level 5	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 7	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 4	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 6	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 8	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Grand total 300

Unit Count by Type		
1BR	132	
2BR	114	
3BR	24	
STUDIO	30	

Grand total: 300

PARKING SCHEDULE BY TYPE	
COMMERCIAL	31
COMMERCIAL (C)	15
COMMERCIAL ADA	5
RES (C)	93
RES (T/C)	106
RES ADA	6
RESIDENT	299
	555

PARKING SCHEDULE PER LEVEL	
P2	207
P1	202
Level 1	76
Level 2	70
	555

***Area annotations on the concept floor plans are net area calculations and should not be utilized for FAR or Open Space Calculations**

0' 20' 40' 80' 160' 1" = 20'-0"

PROJECT NORTH

CONCEPT - L06

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

San Pedro, CA

Progress Set. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE

FLOOR PLAN - P1

GENTON COCKRUM PARTNERS

6/18/2020 12:23:17 PM



SCHEME I DATA:

Level 3	
1BR	22
2BR	16
3BR	4
STUDIO	6
	48

Level 5	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 7	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 4	
1BR	22
2BR	19
3BR	4
STUDIO	6
	51

Level 6	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Level 8	
1BR	22
2BR	20
3BR	4
STUDIO	4
	50

Grand total 300

Unit Count by Type		
1BR	132	
2BR	114	
3BR	24	
STUDIO	30	

Grand total: 300

PARKING SCHEDULE BY TYPE	
COMMERCIAL	31
COMMERCIAL (C)	15
COMMERCIAL ADA	5
RES (C)	93
RES (T/C)	106
RES ADA	6
RESIDENT	299
	555

PARKING SCHEDULE PER LEVEL	
P2	207
P1	202
Level 1	76
Level 2	70
	555

*Area annotations on the concept floor plans are net area calculations and should not be utilized for FAR or Open Space Calculations

0' 4')' 8')' 16')' 32')' 1" = 20'-0"

PROJECT NORTH

CONCEPT - L07

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

San Pedro, CA

***Progress Set**. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

FLOOR PLAN - P2

GENTON COCKRUM PARTNERS

6/18/2020 10:25:56 AM



1 5th Street Elevation
1/16" = 1'-0"



2 6th Street Elevation
1/16" = 1'-0"

0' 4' 8' 16' 32' 1/16" = 1'-0"

PROJECT NORTH

CONCEPT - L08

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential
505 S. Centre Street
San Pedro, CA
***Progress Set**. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

ELEVATIONS

GENTON COCKRUM PARTNERS

6/18/2020 10:26:01 AM

PT-01 DUNN EWARDS "ASHWOOD" MEDIUM GRAY DE6290 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

PT-03 DUNN EWARDS "BLACK POOL" DE6315 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

MT-04 FORMED ALUMINUM METAL VERTICAL PICKET RAIL WITH BLACK POWER COAT FINISH

DOUBLE GLAZED CUSTOM CASEMENT WINDOWS. VYNL BRONZE/DARK GRAY FRAME

PT-01 DUNN EWARDS "WHITE" DEW380 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

PT-01 DUNN EWARDS "ASHWOOD" MEDIUM GRAY DE6290 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO



G-03 GLASS RAILING WITH METAL FRAME

PT-01 DUNN EWARDS "WHITE" DEW380 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

LARGE CUT, SMOOTH MATTE PORCELAIN TILE, GRAY TO MATCH DE6315, DARK GRAY GROUT

PT-03 DUNN EWARDS "BLACK POOL" DE6315 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

MT-04 FORMED ALUMINUM METAL VERTICAL PICKET RAIL WITH BLACK POWER COAT FINISH

G-01 SOLARBAN 70XL CLR INSULATED NON-REFLECTIVE PERFORMANCE GLASS, CLEAR ANODIZED ALUMI STOREFRONT MULLIONS

PT-01 DUNN EWARDS "ASHWOOD" MEDIUM GRAY DE6290 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

1 Centre Street Elevation
1/16" = 1'-0"

G-03 GLASS RAILING WITH METAL FRAME



PT-01 DUNN EWARDS "ASHWOOD" MEDIUM GRAY DE6290 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

DOUBLE GLAZED CUSTOM CASEMENT WINDOWS. VYNL BRONZE/DARK GRAY FRAME

MT-04 FORMED ALUMINUM METAL VERTICAL PICKET RAIL WITH BLACK POWER COAT FINISH

PT-01 DUNN EWARDS "WHITE" DEW380 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

G-03 GLASS RAILING WITH METAL FRAME

PT-03 DUNN EWARDS "BLACK POOL" DE6315 PAINT COLOR - 20/30 FINE SAND FLOAT TEXTURED STUCCO

2 Rear/ West Elevation
1/16" = 1'-0"

0' 4')')' 8')')' 16')' 32')' 1/16" = 1'-0"

PROJECT NORTH

CONCEPT - L09

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

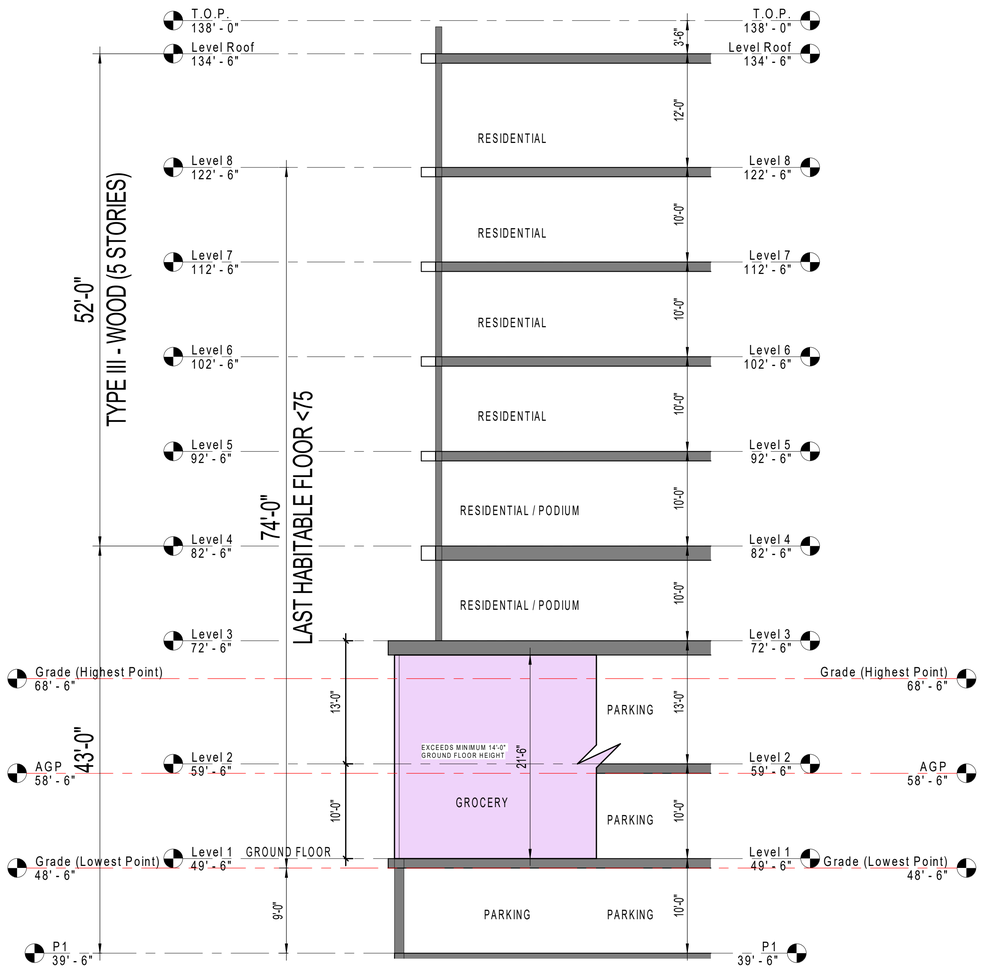
San Pedro, CA

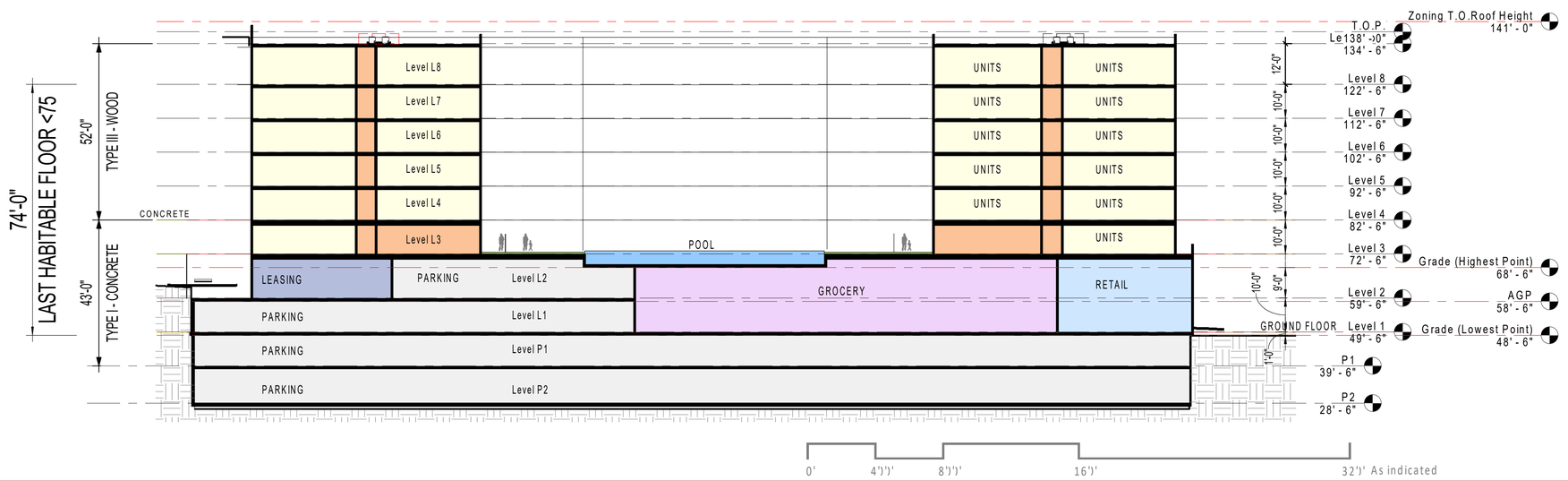
Progress Set. *NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

ELEVATIONS / MATERIAL BOARD

GENTON COCKRUM PARTNERS

6/18/2020 10:26:11 AM





PROJECT NORTH

CONCEPT - X01

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

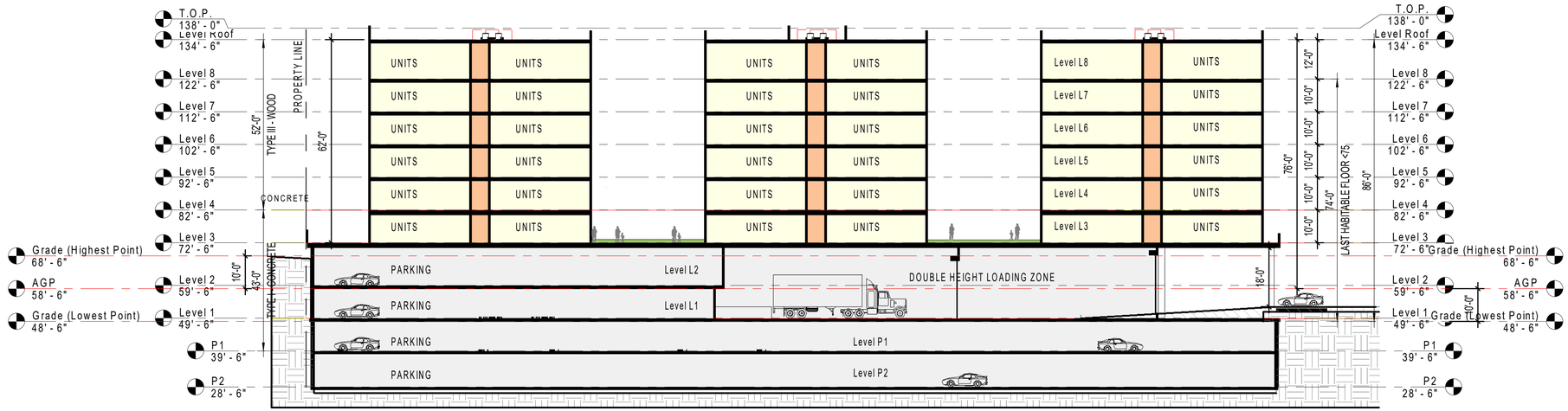
San Pedro, CA

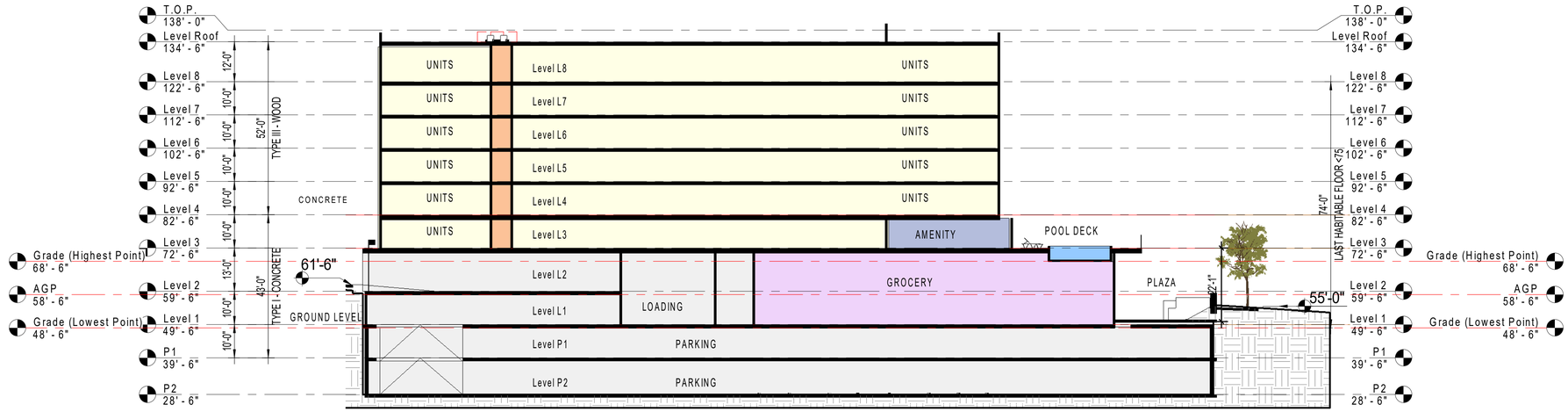
***Progress Set**. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

SECTION EXHIBIT - BULIDING HEIGHT / FIRE CODE ANALYSIS

GENTON COCKRUM PARTNERS

6/18/2020 10:26:13 AM





0' 4')' 8')' 16')' 32')' 1" = 20'-0"

PROJECT NORTH

CONCEPT - X02

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

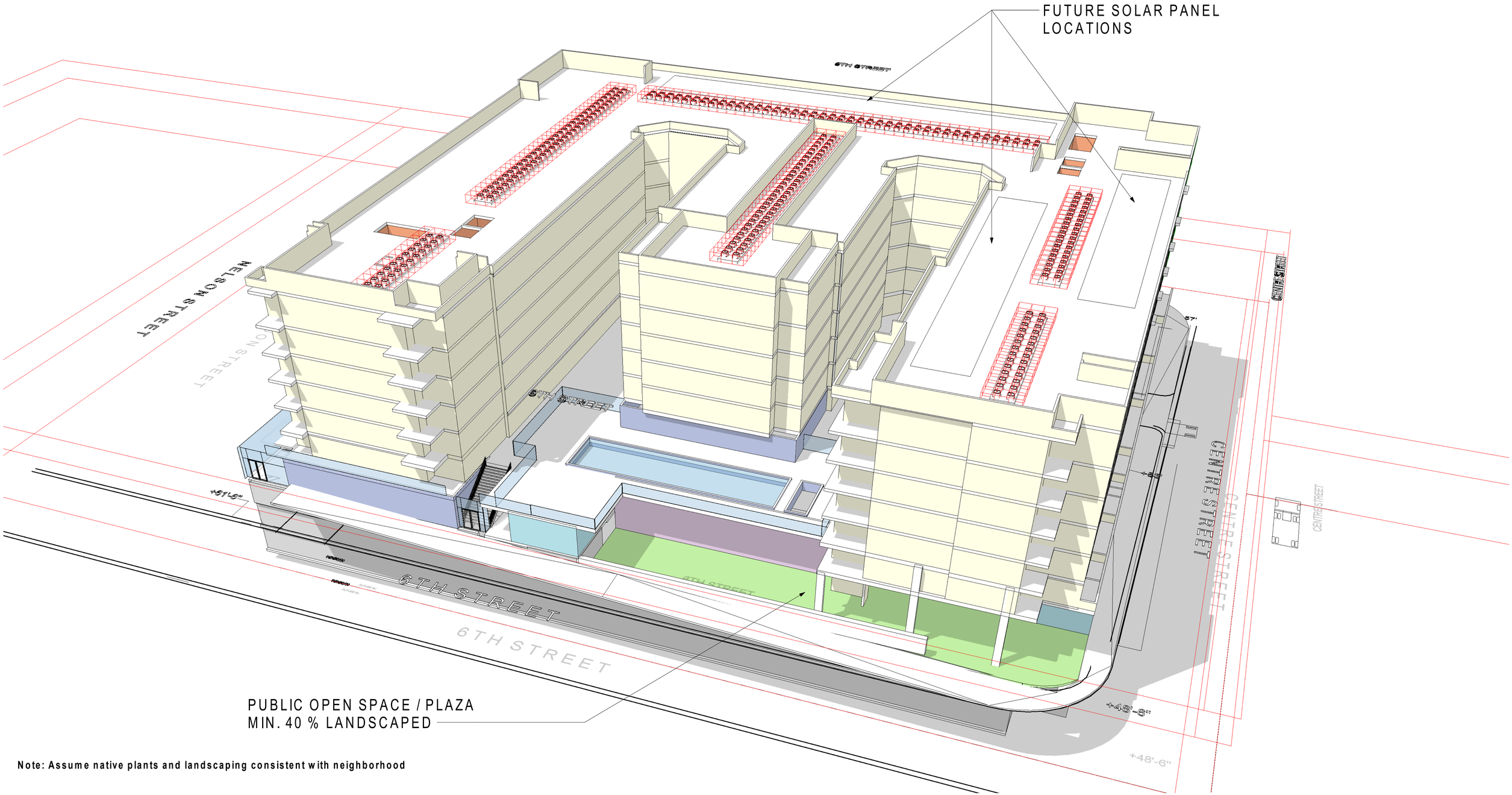
San Pedro, CA

Progress Set. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE

SITE SECTIONS

GENTON COCKRUM PARTNERS

6/18/2020 10:26:16 AM



Note: Assume native plants and landscaping consistent with neighborhood

CONCEPT - X03

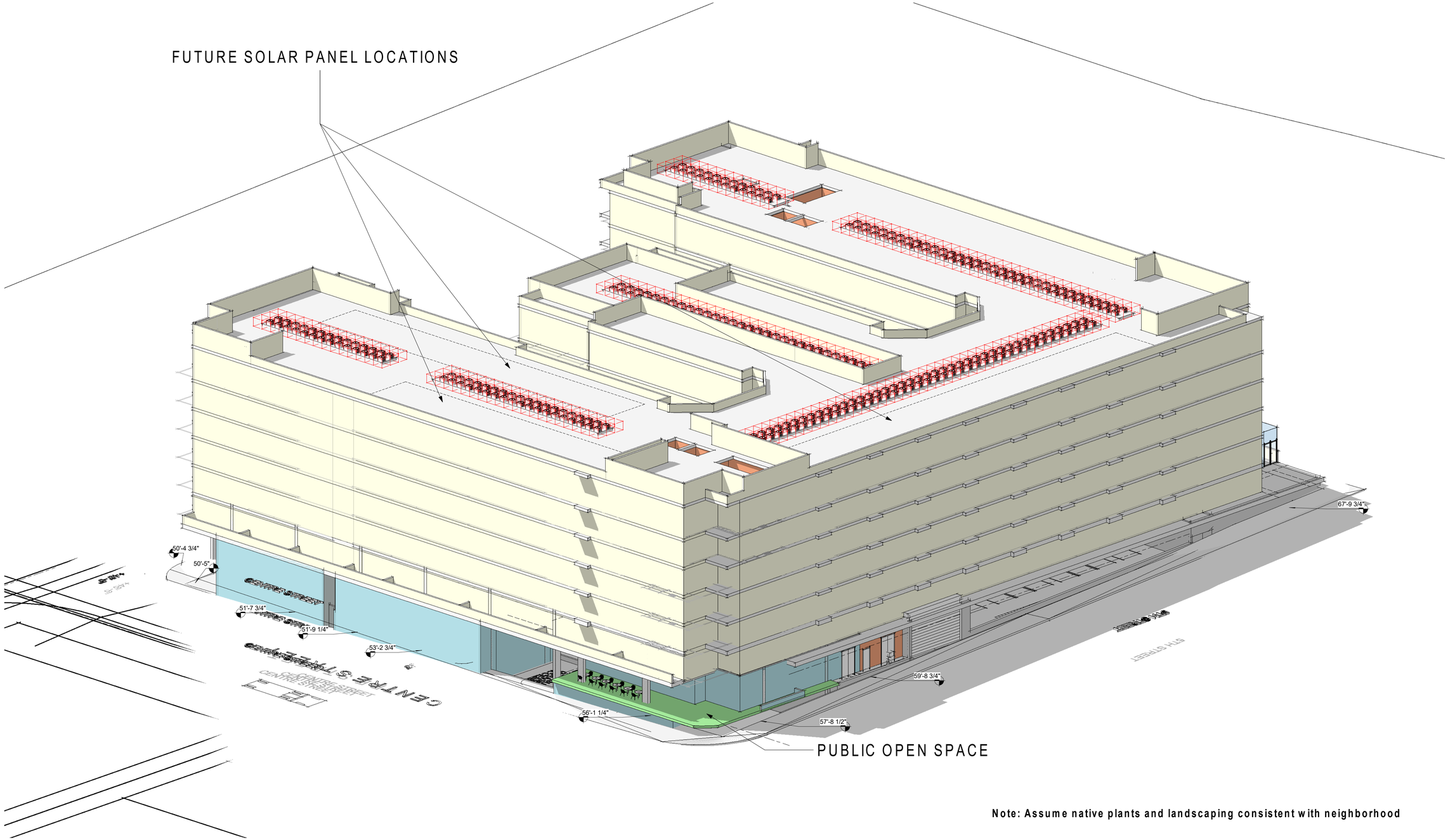
MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential
505 S. Centre Street
San Pedro, CA
Progress Set. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE

3D PERSPECTIVES

GENTON COCKRUM PARTNERS

6/18/2020 10:26:20 AM



Note: Assume native plants and landscaping consistent with neighborhood

CONCEPT - X04

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential
505 S. Centre Street
San Pedro, CA
Progress Set. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE

3D PERSPECTIVES

GENTON COCKRUM PARTNERS

6/18/2020 10:26:27 AM



CORNER PERSPECTIVE FROM CENTRE & 6TH STREET

CONCEPT - X05

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential
505 S. Centre Street
San Pedro, CA
***Progress Set**. NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

ARCHITECTURAL CONCEPT IMAGERY

GENTON COCKRUM PARTNERS

6/18/2020 10:26:29 AM



CORNER PERSPECTIVE FROM CENTRE & 5TH STREET

CONCEPT - X06

MVE + PARTNERS

5th & Centre Street - Mixed-Use Residential

505 S. Centre Street

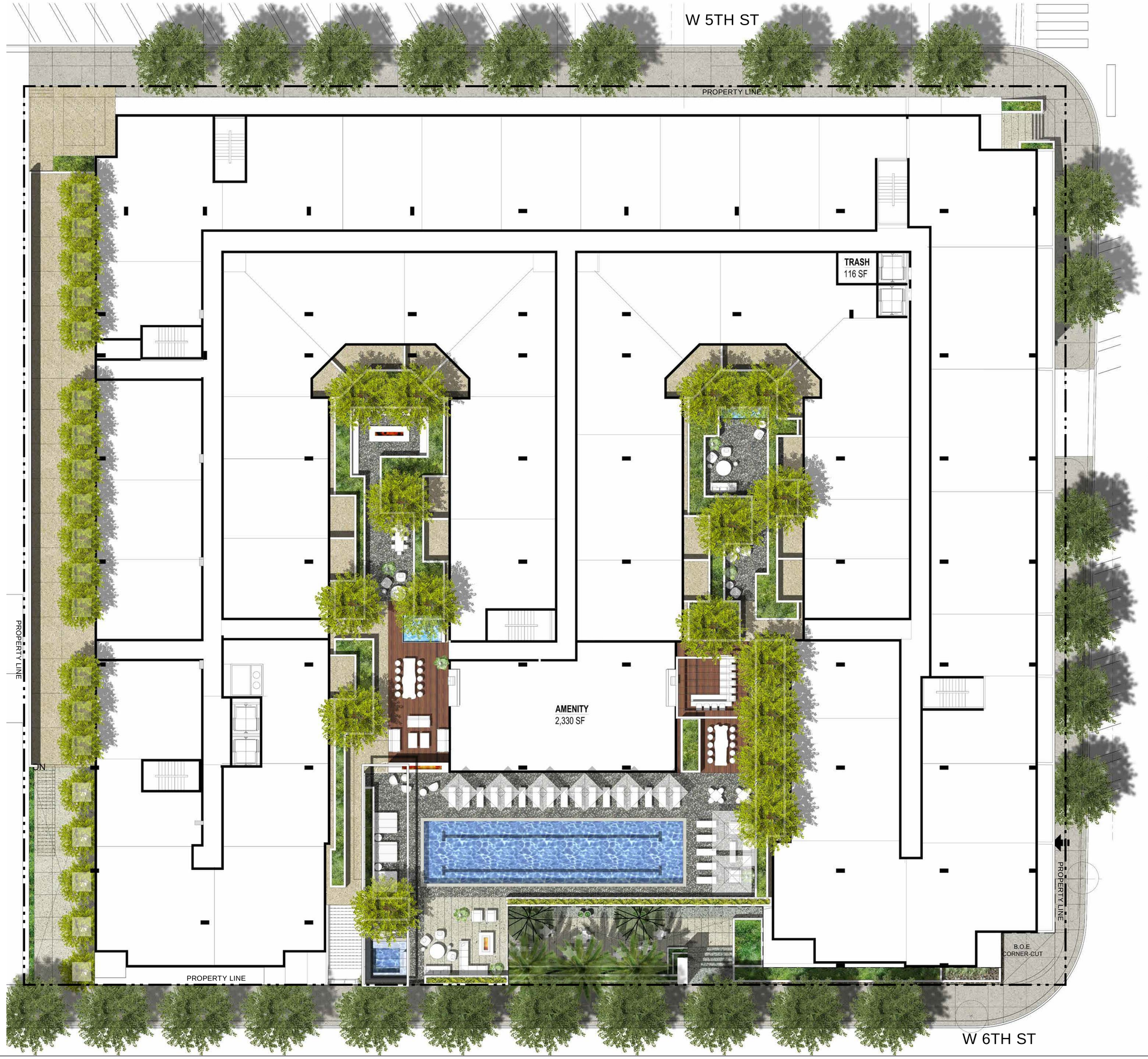
San Pedro, CA

Progress Set. *NOTE: CONCEPTUAL DESIGN PACKAGE. SUBJECT TO CHANGE*

ARCHITECTURAL CONCEPT IMAGERY

GENTON COCKRUM PARTNERS

6/18/2020 10:26:30 AM

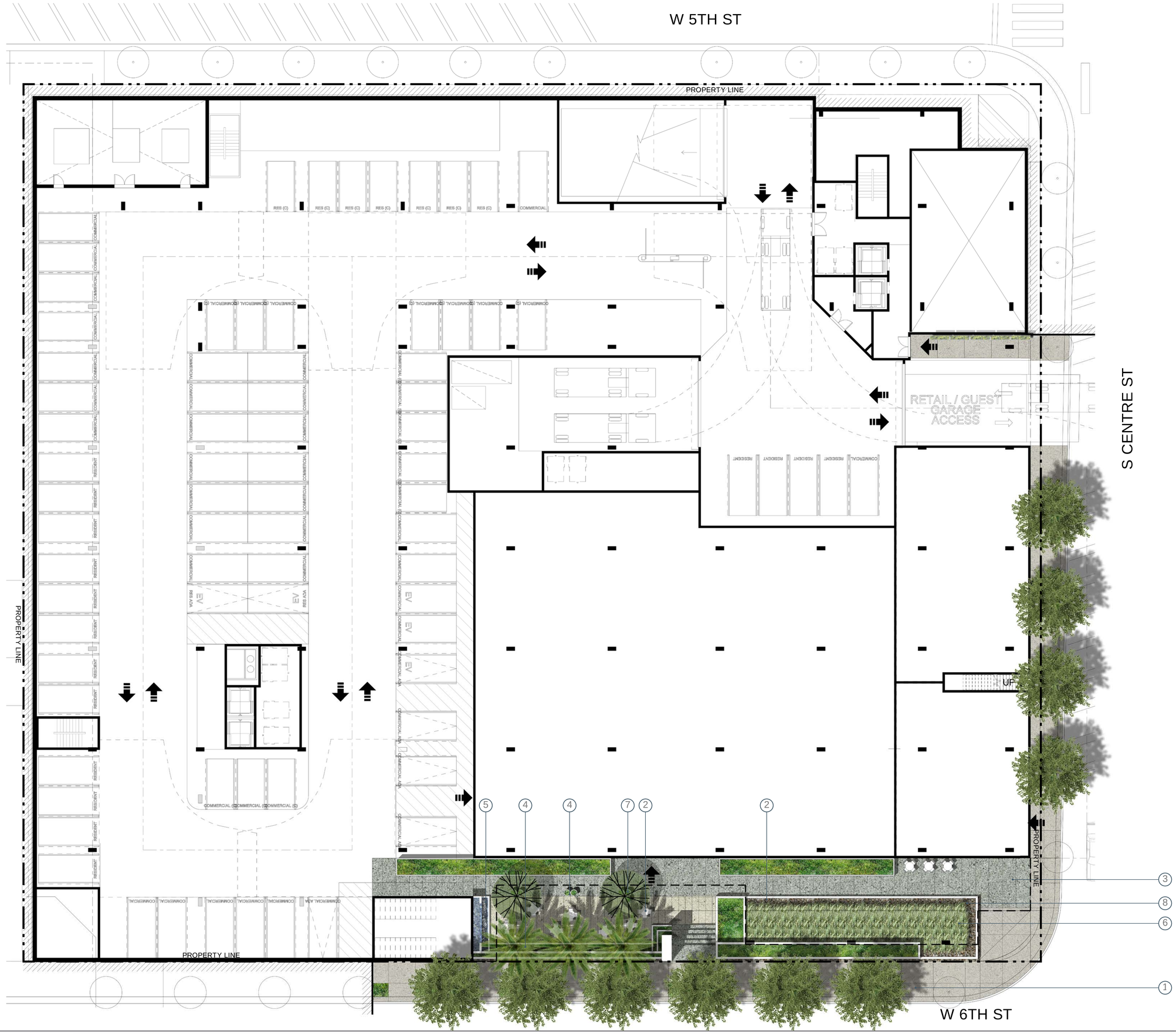


LANDSCAPE CALCULATIONS

TOTAL OPEN SPACE REQUIRED	17,413 SF
TOTAL OPEN SPACE PROPOSED	17,913 SF
PLANTED AREA REQUIRED (25% OF PROPOSED 'OUTDOOR' COMMON OPEN SPACE)	4,479 SF (25%)
PLANTED AREA PROVIDED	4,479 SF (25%)
QUANTITY OF UNITS IN DEVELOPMENT	300
QUANTITY OF TREES REQUIRED (1 TREE/ 4 UNITS)	75
QUANTITY OF TREES PROVIDED	75
CANOPY TREE	41
STREET TREE	26
HEDGE (24" BOX MIN.)	8

NOTE:
SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH.

N
SCALE: 3/32"=1'-0"

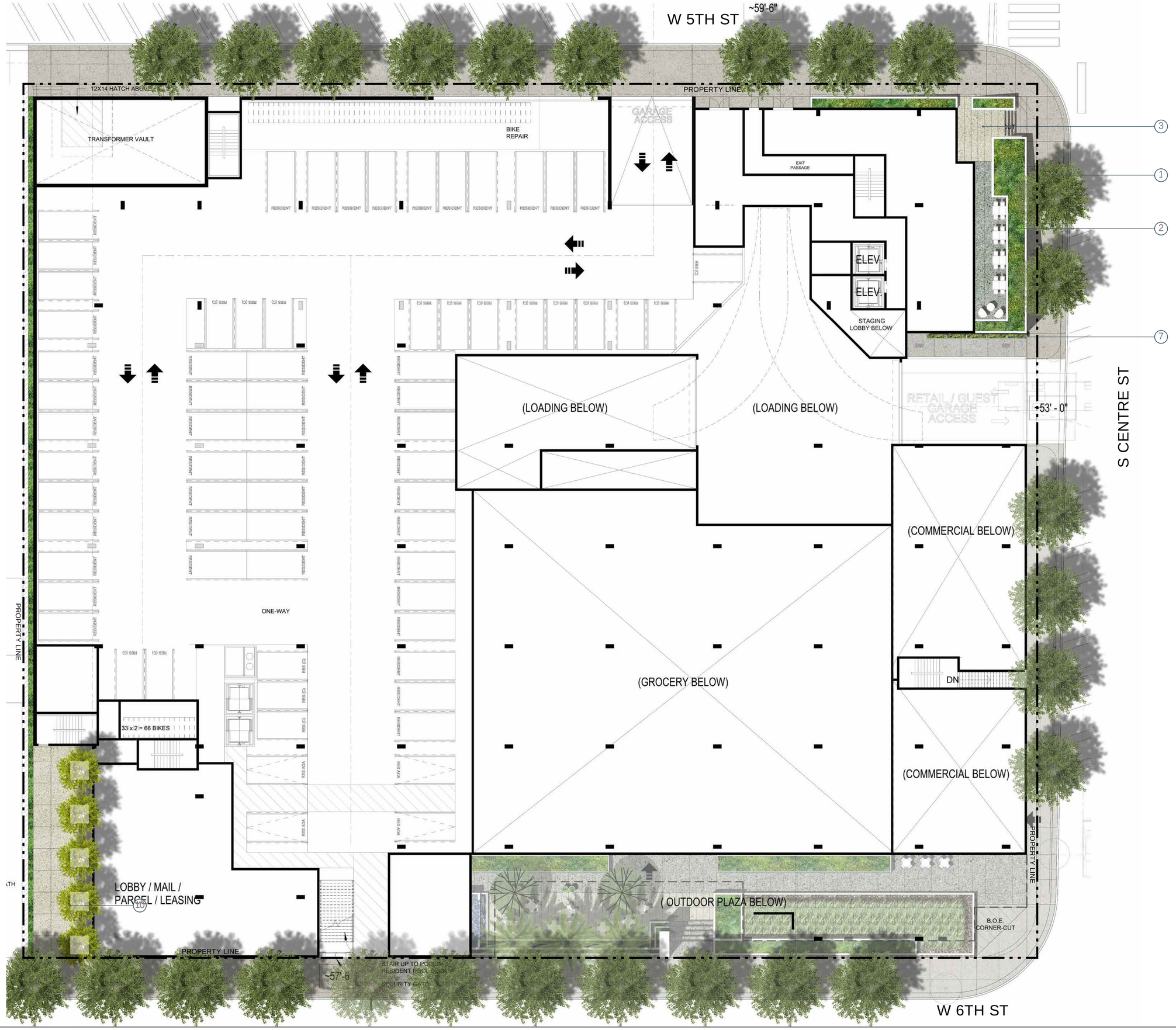


LEGEND

1. PROPOSED STREET TREE
2. OUTDOOR TABLE AND CHAIRS
3. ENHANCED PAVING
4. SHADE TREE
5. FOCAL FEATURE
6. RAISED PLANTER
7. PORTABLE PLANTER
8. DECORATIVE COBBLE
9. SIGNAGE
10. LANDSCAPE TERRACE
11. FIREPLACE WITH LOUNGE SEATING
12. BBQ COUNTER
13. FAMILY TABLE AND CHAIRS
14. LOUNGE FURNITURE WITH FIRE PIT
15. SHADE STRUCTURE
16. POOL
17. SPA
18. DAY BED
19. PARAPET PLANTER
20. UMBRELLA
21. BBQ AND BAR COUNTER
22. POOL ENCLOSURE

N

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

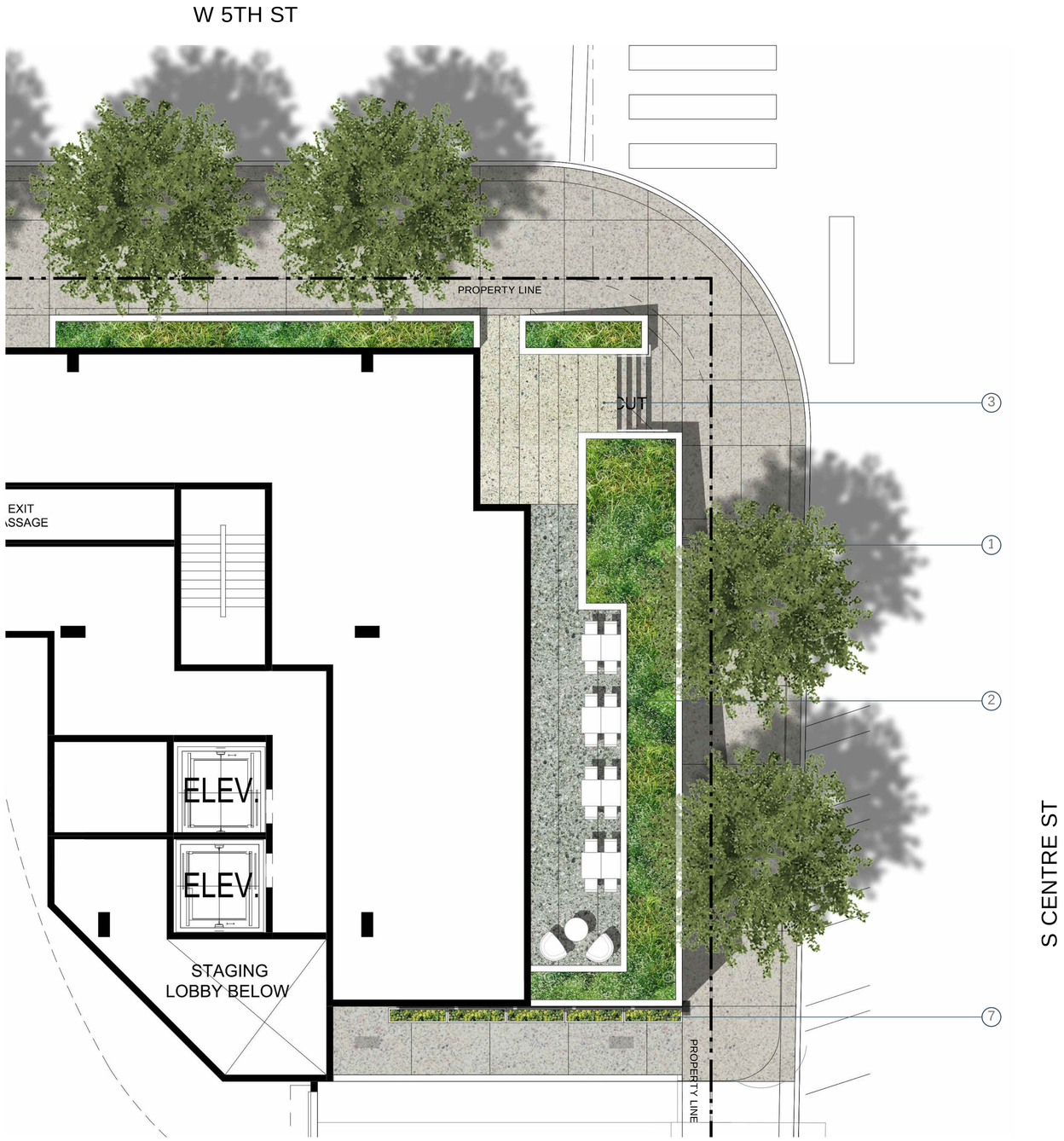


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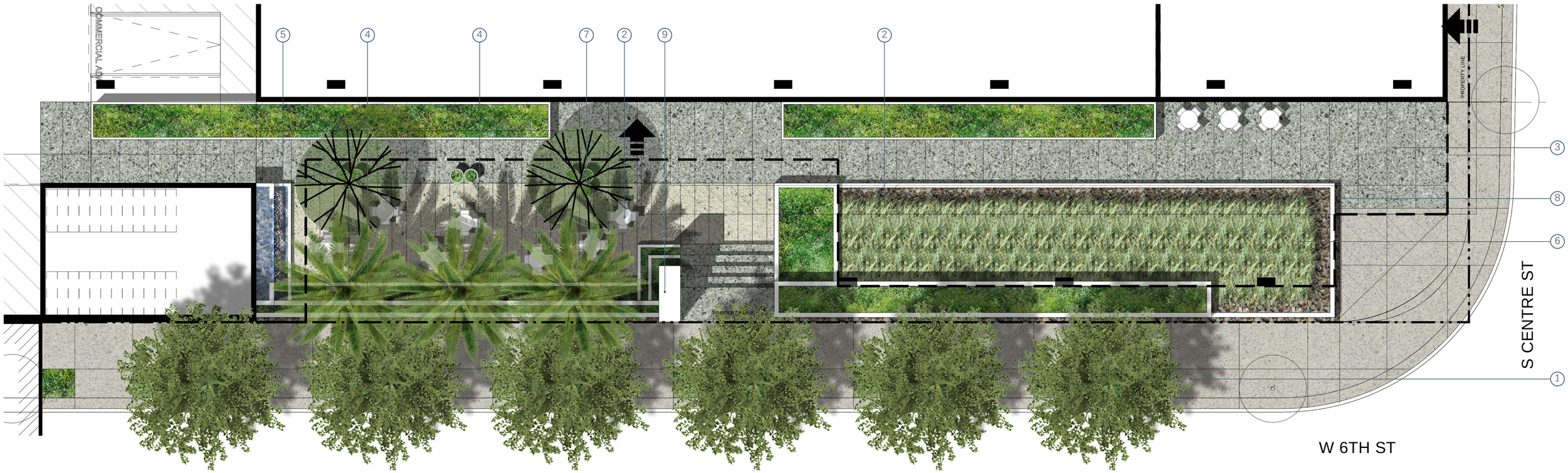


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SCALE: 3/16"=1'-0"

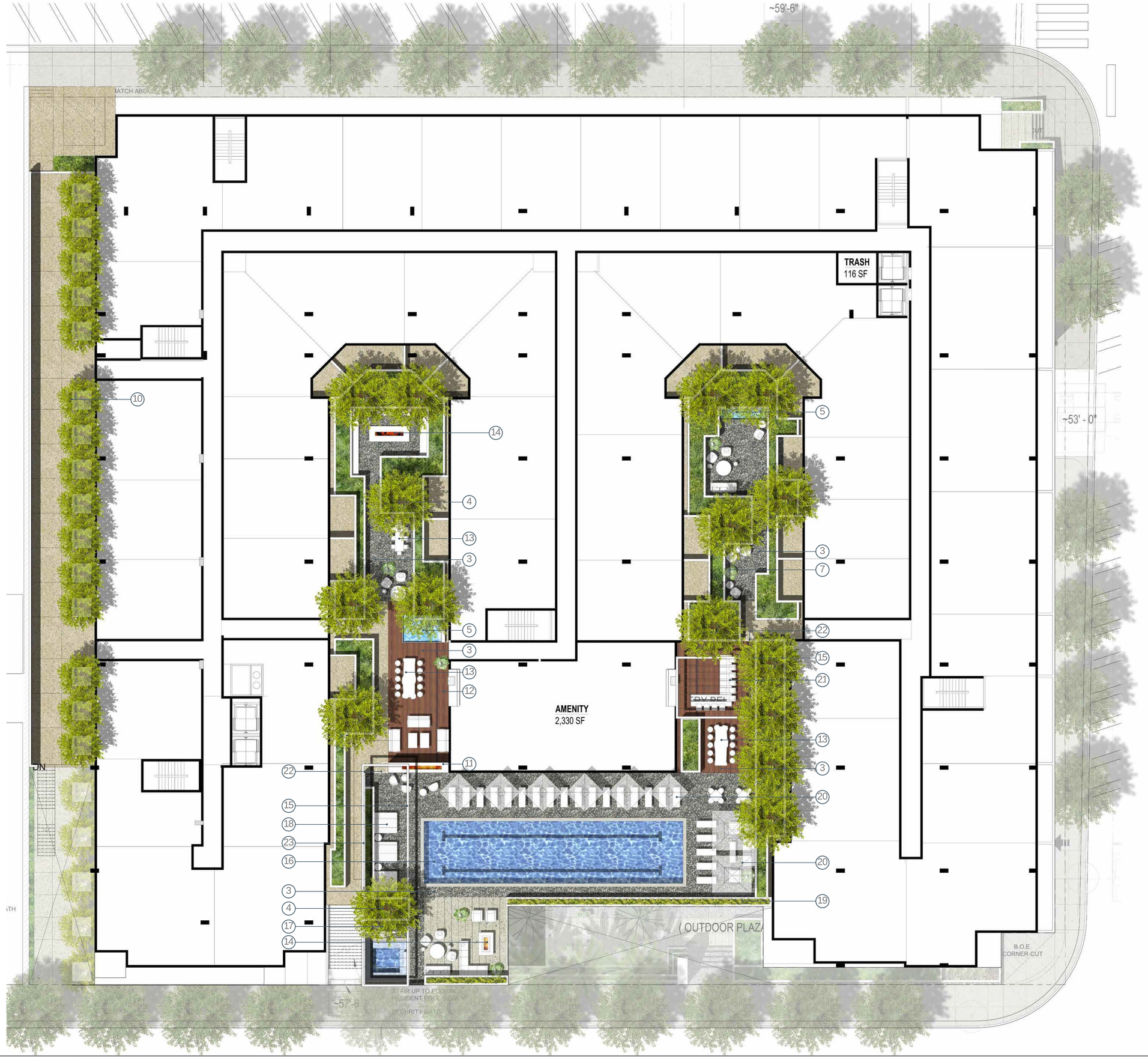


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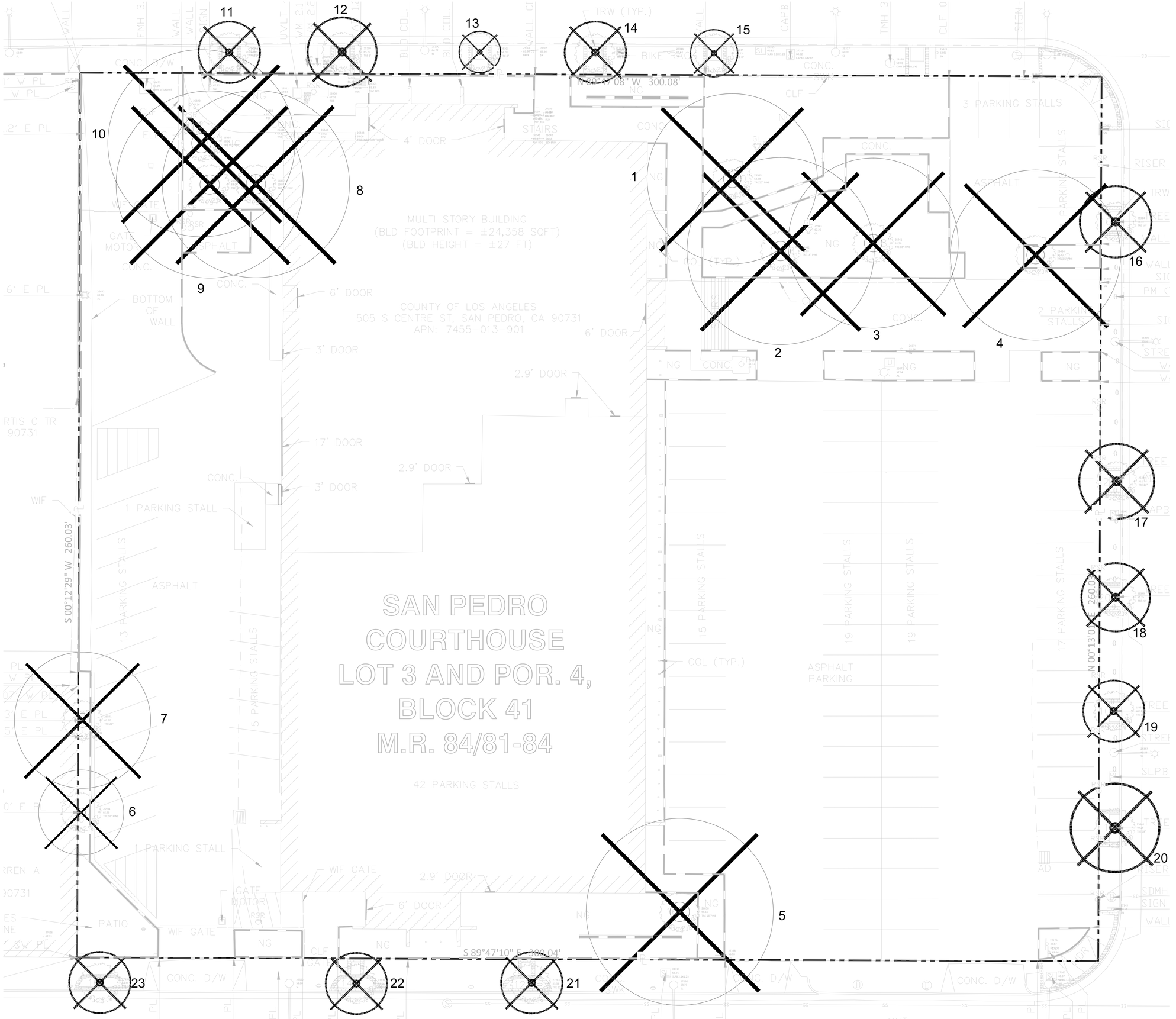


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SCALE: 3/32"=1'-0"



PLANT LEGEND - TREES

	NOTE	QTY
⊗	EXISTING STREET TREE TO BE REMOVED	13
⊗	EXISTING SITE TREE TO BE REMOVED	10

SUMMARY:

PROTECTED TREES - 0

TOTAL NO. OF ONSITE TREES - 10

TOTAL NO. OF OFFSITE TREES (STREET TREES) - 13

TOTAL TREES (BOTH ON SITE AND OFFSITE) - 23

TREE LEGEND

NUMBER	SCIENTIFIC NAME/ COMMON NAMES	PROTECTED (Y/N)	REMOVE (Y/N)
1	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
2	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
3	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
4	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
5	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
6	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
7	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
8	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
9	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
10	PINUS CANARIENSIS/ CANARY ISLAND PINE	N	Y
11	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
12	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
13	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
14	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
15	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
16	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
17	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
18	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
19	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
20	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
21	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
22	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y
23	CUPANIOPSIS ANACARDIOIDES/ CARROT WOOD	N	Y

N

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

GROUNDCOVER



DYMONDIA MARGARETAE
silver carpet
SODDED FROM FLATS



MYOPORUM PARVIFOLIUM
'PUTAH CREEK'
creeping myoporum
4" POTS @ 8" O.C.



SENECIO MANDRALISCAE
blue chalk sticks
1 GAL @ 12" O.C.

GRASSES



BOUTELOUA GRACILIS
'BLONDE AMBITION'
blonde ambition blue grama grass
1 GAL @ 12" O.C.



LOMANDRA LONGIFOLIA
'BREEZE'
dwarf mat rush
1 GAL @ 12" O.C.



PENNISETUM 'FAIRY TAILS'
everygreen fountain grass
1 GAL @ 12" O.C.

SHRUBS



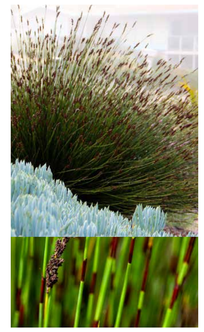
AGAVE ATTENUATTA
fox tail agave -MIX TO CREATE NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.



ASPIDISTRA ELATIOR
'VARIEGATA'
variegated cast iron plant



CAREX 'FEATHER FALLS'
variegated japanese sedge
5 GAL @ 18" O.C.



CHONDROPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.



DIANELLA CAERULEA 'CASSA BLUE'
blue flax lily
5 GAL @ 18" O.C



DIANELLA TASMANICA
'VARIEGATA'
white striped tasman flax lily
5 GAL @ 18" O.C



DIETES BICOLOR
fortnight Lily
5 GAL @ 24" O.C.



EUPHORBIA 'BLACKBIRD'
blackbird Spurge
5 GAL @ 18" O.C.



LIRIOPE 'GIGANTEA'
giant lily turf
5 GAL @ 18" O.C.



LOROPETALUM CHINENSE
'RAZZLEBERRY'
razzleberri fringe flower
5 GAL @ 24" O.C.



OLEA EUROPAEA 'MONTRA'
little ollie dwarf olive
5 GAL @ 18" O.C.



PHORMIUM 'AMAZING RED'
amazing red new zealand flax
5 GAL @ 18" O.C.



WESTRINGIA FRUTICOSA
'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.

HEDGES



FICUS MICROCARPA NITIDA
'GREEN GEM'
green gem fig
24" BOX @ 24" O.C.



PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
silver sheen kohuhu
24" BOX @ 24" O.C.



PODOCARPUS GRACILIOR
fern podocarpus
24" BOX @ 24" O.C.

SHADE SHRUBS



ASPARAGUS DENSIFLORUS
'MYERS' foxtail fern
1 GAL @ 18" O.C.



PHILODENDRON 'XANADU'
winterbourne philodendron
5 GAL @ 18" O.C.



POLYSTICHUM MUNITUM
western sword fern
5 GAL @ 18" O.C.



SANSEVIERIA TRIFASCIATA
'LAURENTII'
striped mother-in-laws tongue
8" POTS @ 12" O.C..

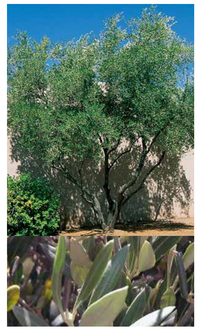
TREES



CERCIDIUM 'DESERT MUSEUM'
desert museum palo verde
24" BOX MIN.



CERCIS CANADENSIS 'FOREST PANSY'
forest pansy redbud
24" BOX MIN.



OLEA EUROPAEA
olive
24" BOX MIN.



PODOCARPUS GRACILIOR
fern podocarpus
24" BOX MIN.

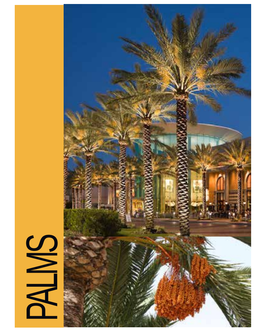


PRUNUS CERASIFERA
'KRAUTER VESUVIUS'
krauter vesuvius purple leaf plum
24" BOX MIN.



ULMUS PARVIFOLIA
chinese elm
24" BOX MIN.

PALMS



PHOENIX DACTYLIFERA
DATE PALM
18' BTH

NOTE:

EXAMPLE PLANTING PALETTE, SPECIFIC PLANTS TO BE CONFIRMED.