

NOTE:
SEE CIVIL PLAN FOR DETAILED
GRADING, FENCE, EASEMENT INFORMATION



182 nd STREET

KINGSDALE AVENUE

KEY NOTE

- 1 PROPOSED COLORED STAMPED CONCRETE DRIVE WAY
- 2 9'-0" x 18'-0" STANDARD OPEN GUEST PARKING STALLS
- 3 COURTYARD / LANDSCAPE - SEE LANDSCAPE PLAN
- 4 FIRE APPARATUS ACCESS TURNING RADIUS
- 5 OPEN SPACE
- 6 VEHICULAR GATE
- 7 CALL BOX
- 8 ENTRY/EXIT DRIVEWAY
- 9 EXISTING EASEMENT TO BE RELOCATED
- 10 9'-0" x 18'-0" OPEN GUEST PARKING STALLS
- 11 CLUBHOUSE/AMENITIES
- 12 SLIDING GATE/EXIT ONLY & F.D. ACCESS
- 13 6' HIGH SPLIT FACE BLOCK WALL WITH TAN COLOR, TYP.
- 14 AMENITY AREA WITH TABLE, BENCH AND BBQ SEE LANDSCAPE PLAN FOR MORE INFORMATION

PROJECT SUMMARY

TOTAL LOT AREA: 6.19 AC

MARKET RATE TOWNHOUSE

LOT AREA:	5.66 AC	* EACH TOWNHOUSE SHALL BE EQUIPPED WITH RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT PER CBC 4.106.4
UNIT DENSITY:	131 DU (23.14 DU/AC)	
3 STORY TYPE V-B ATTACHED TOWNHOUSE - FULLY SPRINKLERED WITH NFPA 13D SYSTEM R-3 AND U OCCUPANCY		
SETBACK (RBCO 10-2. 1444 (f)):		
FRONT YARD SETBACK:	REQUIRED 10'-0" AVERAGE (15'-0" MAX.)	PROVIDED 15'-0" MIN.
SIDE YARD SETBACK:	0'-0" (NO CONTIGUOUS RESIDENTIAL ZONE)	5'-0" MIN.
REAR YARD SETBACK:	0'-0" (NO CONTIGUOUS RESIDENTIAL ZONE)	10'-0" MIN.
	REQUIRED PARKING : 1.5 SPACES PER 2-3 BEDROOM DU = 141 SPACES 2.5 SPACES PER 4 BEDROOM DU = 93 SPACES TOTAL PROVIDED PARKING = 234 SPACES	PROVIDED PARKING : COVERED (GARAGES) = 262 SPACES OPEN PARKING = 26 SPACES TOTAL PROVIDED PARKING = 288 SPACES
BUILDING HEIGHT (RBCO 10-2. 1444 (e)):	ALLOWED 4 STORY / 60'-0" MAX.	PROVIDED 3 STORY TOWNHOUSE / 39'-0"
OUTDOOR LIVING SPACE:	REQUIRED 26,200 SF	PROVIDED 34,350 SF
USEABLE PUBLIC OPEN SPACE:	6,301 SF	CONCESSION / WAIVER
PRIVATE STORAGE (400 CF PER DU):	52,400 SF	CONCESSION / WAIVER
LANDSCAPE COVERAGE:		28,633 SF (11.7%)
FACADE ARTICULATION:	5' SETBACK @ 25 LINEAR FEET	CONCESSION / WAIVER
FACADE SETBACK:	5' SETBACK @ 30% OF FACADE	CONCESSION / WAIVER

AFFORDABLE CONDO TOWNHOUSE

LOT AREA:	0.56 AC	
UNIT DENSITY:	27 UNITS (50.9 DU/AC)	
3 STORY TYPE V-A WALK-UP - FULLY SPRINKLERED WITH NFPA 13 SYSTEM R-2 AND A-3 OCCUPANCY		
SETBACK (RBCO 10-2. 1444 (f)):		
FRONT YARD SETBACK:	REQUIRED 10'-0" AVERAGE (15'-0" MAX.)	PROVIDED 15'-0" MIN.
SIDE YARD SETBACK:	0'-0" (NO CONTIGUOUS RESIDENTIAL ZONE)	5'-0" MIN.
REAR YARD SETBACK:	0'-0" (NO CONTIGUOUS RESIDENTIAL ZONE)	8'-0" MIN.
	PROPOSED PARKING : 1.0 SPACE PER 1 BEDROOM DU = 24 SPACES 1.0 SPACE PER 2 BEDROOM DU = 3 SPACES TOTAL PROVIDED PARKING = 27 SPACES	PROVIDED PARKING : OPEN PARKING = 27 SPACES TOTAL PROVIDED PARKING = 27 SPACES
BUILDING HEIGHT (RBCO 10-2. 1444 (e)):	ALLOWED 4 STORY / 60'-0" MAX.	PROVIDED 3 STORY WALK-UP / 39'-0"
OUTDOOR LIVING SPACE:	REQUIRED 5,400 SF	PROVIDED 3,520 SF (CONCESSION / WAIVER)
USEABLE PUBLIC OPEN SPACE:	1,911 SF	CONCESSION / WAIVER
PRIVATE STORAGE (400 CF PER DU):	10,800 SF	CONCESSION / WAIVER
LANDSCAPE COVERAGE:		4,252 SF (17.5%)
FACADE ARTICULATION:	5' SETBACK @ 25 LINEAR FEET	CONCESSION / WAIVER
FACADE SETBACK:	5' SETBACK @ 30% OF FACADE	CONCESSION / WAIVER

LEGEND

- TOWNHOUSE RESIDENTIAL UNITS
- AFFORDABLE CONDO RESIDENTIAL UNIT
- COMMUNITY SPACE/LEASING OFFICE
- COLORED STAMPED CONCRETE DRIVE
- # BUILDING TYPE
- ADA ACCESS PATH

SITE / PLOT PLAN

TOWNHOMES
2819 182nd STREET, REDONDO BEACH, CA



Don Wilson Builders

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

April 14, 2026

25-0346