

COMMERCIAL FRONTAGE ON MACLAY			
OVERALL FACADE LENGTH	PERCENTAGE OF REQUIRED COMMERCIAL	REQUIRED COMMERCIAL LENGTH	PROVIDED
158'-10"	75%	119'-2"	119'-2" = 75.0%

SITE DATA		
LOT AREA	± 80,203	SQ. FT.
	± 1.84	ACRES
TOTAL GROSS BLDG. AREA (STORAGE)	196,759	SQ. FT.
FLOOR AREA RATIO	3:1 MAX 2.72:1 PROVIDED	234,072 SF ALLOWED 182,828 SF PROVIDED
BUILDABLE AREA	± 78,024	SQ. FT.
LOT COVERAGE	± 55,063	SQ. FT.
LOT COVERAGE %	± 97.28	%

BASIS OF DESIGN		
	EXISTING	PROPOSED
ZONE	C2-1-CPIO	C2-1-CPIO

SETBACKS (C2 - STORAGE)		
	REQUIRED	PROVIDED
FRONTYARD SETBACK	N/A	1'-6"
SIDEYARD SETBACK	NONE FOR COMMERCIAL	1'-6"
REAR SETBACK	N/A	5'

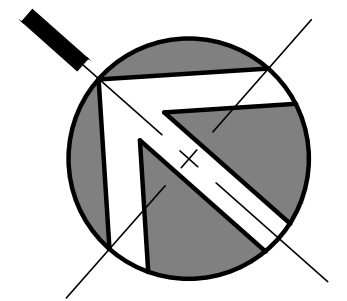
E BUILDING AREA TABULATIONS (SQUARE FEET)			
AREA	SELF STORAGE	OFFICE / ART / RESIDENTIAL	TOTAL
BLDG A - BASEMENT PARKING	0	14,900	14,900
BLDG A - OFFICE (1ST LEVEL)	0	1,138	1,138
BLDG A - RES. LOBBY (1ST LEVEL)	0	752	752
BLDG A - ART (1ST LEVEL)	0	2,888	2,888
BLDG A - RESIDENTIAL (2ND LEVEL) (11) - 1BR, (2) - 2BR	0	11,010	11,010
BLDG A - RESIDENTIAL (3RD LEVEL) (11) - 1BR, (1) - 2BR	0	11,803	11,803
BLDG A - 1ST LEVEL	21,414	0	21,414
BLDG A - 2ND LEVEL	16,939	0	16,939
BLDG A - 3RD LEVEL	16,114	0	16,114
BLDG B - BASEMENT	13,300	0	13,300
BLDG B - 1ST LEVEL	26,321	0	26,321
BLDG B - 2ND LEVEL	27,480	0	27,480
BLDG B - 3RD LEVEL	18,850	0	18,850
BLDG B - 4TH LEVEL	13,850	0	13,850
TOTAL BUILDING AREA	154,268 SQ. FT.	42,491 SQ. FT.	196,759 SQ. FT.
ESTIMATED NET RENTABLE @ 78%:			153,472 SQ. FT.

OPEN SPACE REQUIREMENTS		
	REQUIRED	PROVIDED
	2,450 S.F.	2,571 S.F.

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
COMMERCIAL (158,294 S.F.) 1 SPACE PER 500SF (PER CPIO)	316	48 REGULAR 2 ADA
COMMERCIAL: NUMBER OF EV CHARGING SPACES: 30% OF SPACES PROVIDED	99 OF 316	14 OF 48
COMMERCIAL: NUMBER OF EV CHARGING STATIONS: 10% OF SPACES PROVIDED	33 OF 316	5 OF 48
RESIDENTIAL (25 UNITS) = < 3 HABITABLE ROOMS = 1 STALLS = 3 HABITABLE ROOMS = 1.5 STALLS > 3 HABITABLE ROOMS = 2 STALLS	27	28
RESIDENTIAL: NUMBER OF EV CHARGING SPACES: 30% OF SPACES PROVIDED	9 OF 27	9 OF 28
RESIDENTIAL: NUMBER OF EV CHARGING STATIONS: 10% OF SPACES PROVIDED	3 OF 27	3 OF 28

BUILDING CONSTRUCTION TYPE: IIB
OCCUPANCY CLASSIFICATION: S-1
BUILDINGS ARE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

NORTH



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LOS ANGELES, CA

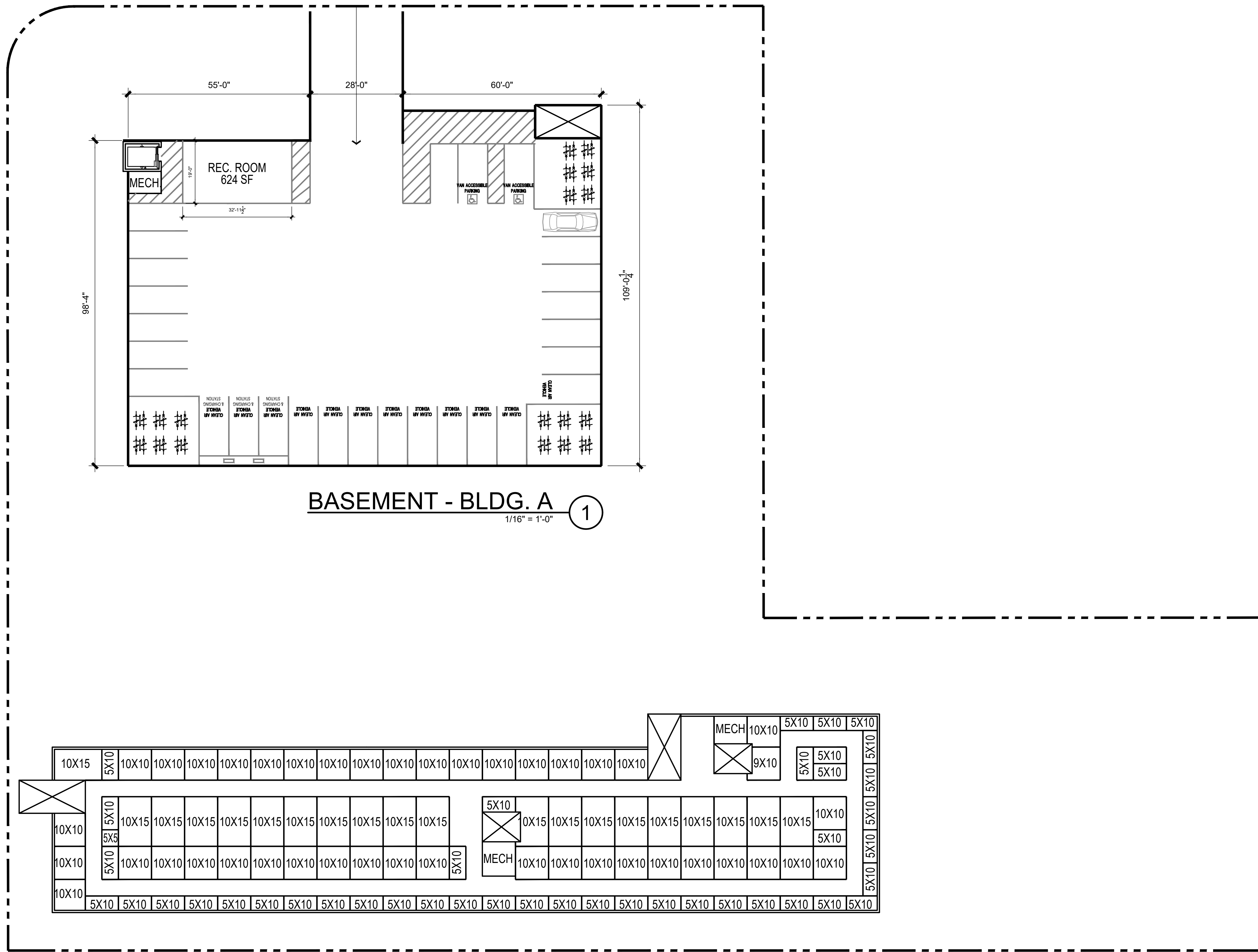
PRELIMINARY SITE PLAN

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JOB NUMBER: 20-1127
SCALE: 1"=20'-0"
DATE: 12/21/2021

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131 CALLE IGLESIA, SUITE 100
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SHEET A1



BASEMENT - BLDG. A ①
1/16" = 1'-0"

BASEMENT - BLDG. B ②
1/16" = 1'-0"

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PRELIMINARY FLOOR PLANS

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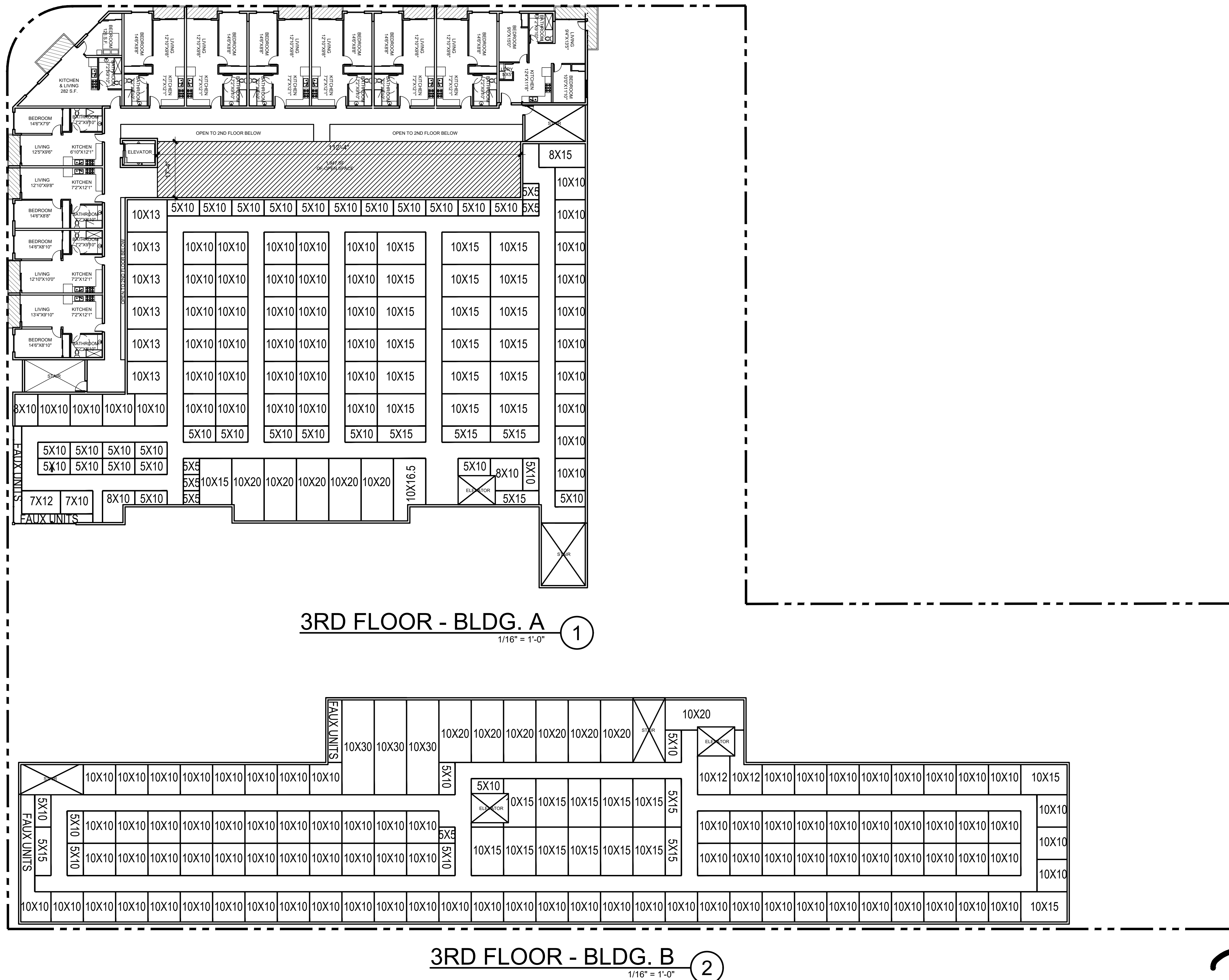
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SHEET A2



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PRELIMINARY FLOOR PLANS

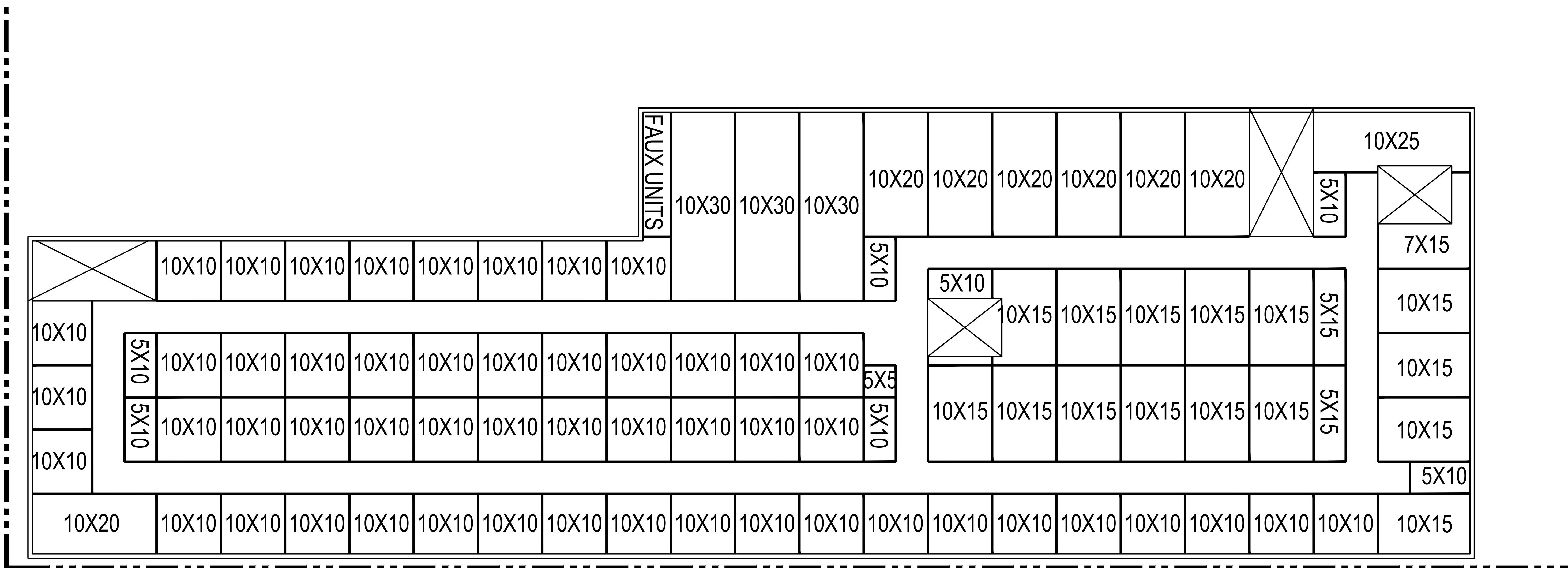
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SHEET A5



4TH FLOOR - BLDG. B 1
1/8" = 1'-0"

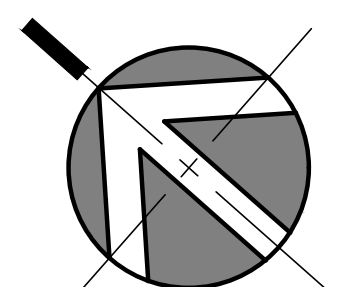
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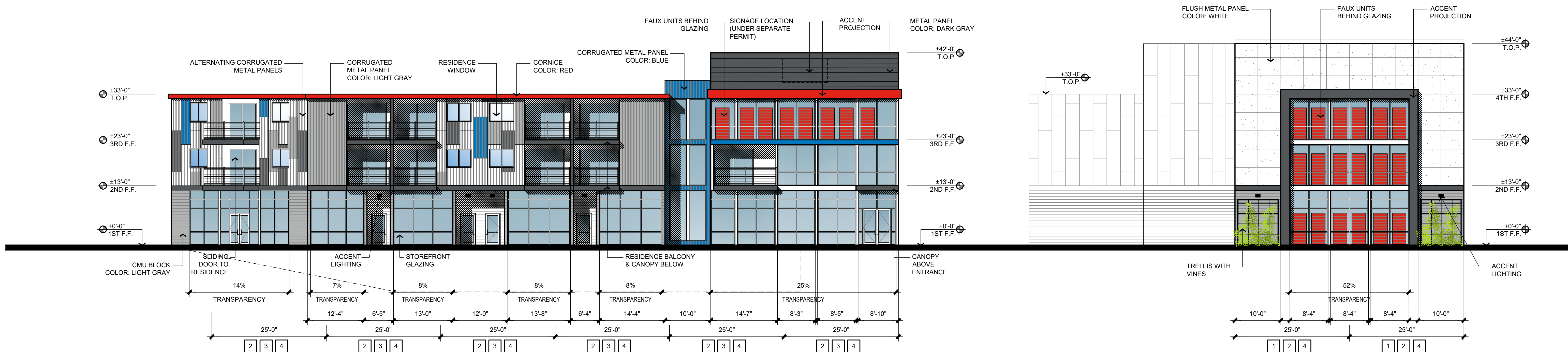
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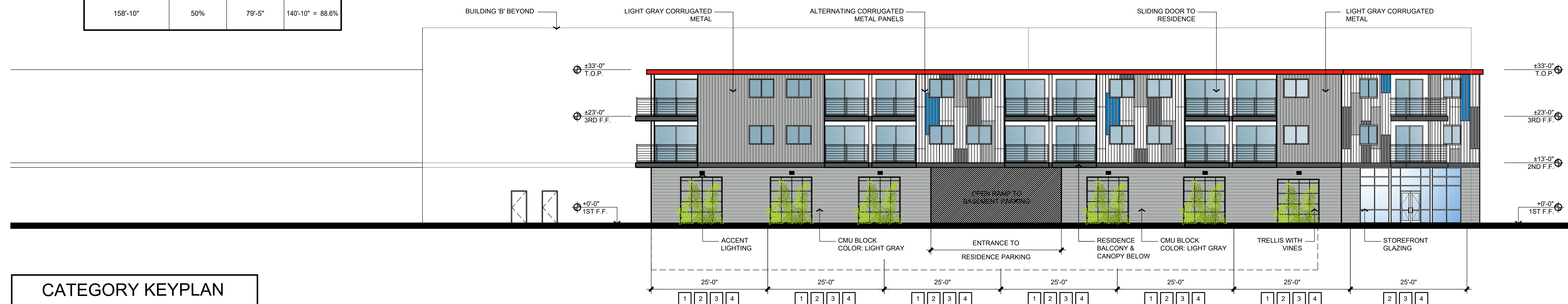
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SHEET A6



NORTHWEST ELEVATION ①
3/32" = 1'-0"

FRONTAGE GLAZING CALCULATION ON MACLAY			
OVERALL FACADE LENGTH	PERCENTAGE OF REQUIRED GLAZING	REQUIRED GLAZING LENGTH	PROVIDED ON ELEVATION
158'-10"	50%	79'-5"	140'-10" = 88.8%



NORTHEAST ELEVATION ②
3/32" = 1'-0"

CATEGORY KEYPLAN	
FOR EVERY 25 HORIZONTAL FEET OF BUILDING FACADE FACING A STREET, A BUILDING SHALL INCORPORATE AT LEAST ONE ITEM FROM THREE OF THE FOUR FOLLOWING CATEGORIES:	
1	CATEGORY 1: COLUMNS, PILASTERS, POSTS, OR TRELLISES
2	CATEGORY 2: WALL RECESSES, PROJECTIONS, OR OFFSETS
3	CATEGORY 3: ARCADES, AWNINGS, OR CANOPIES
4	CATEGORY 4: WINDOWS OR STOREFRONT BAYS

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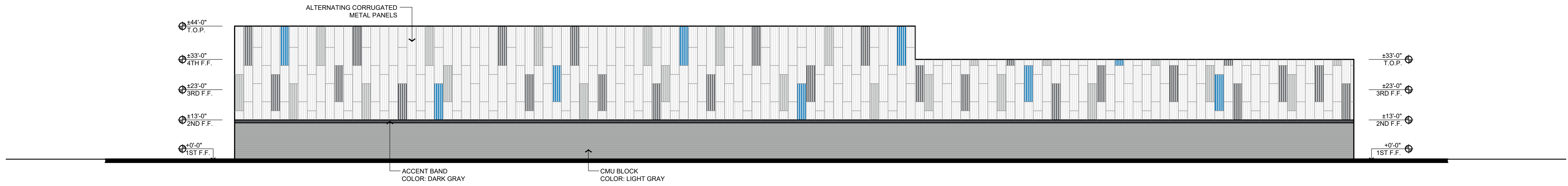
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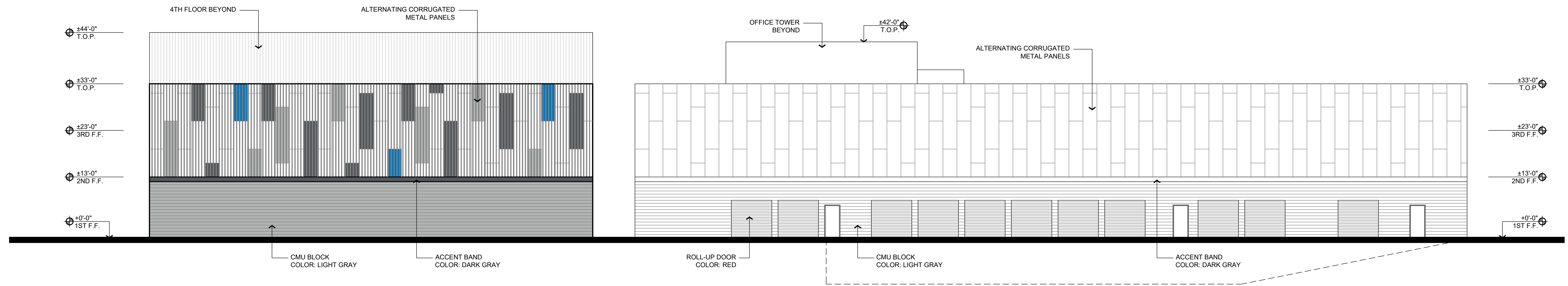
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SHEET A7



SOUTHWEST ELEVATION ①
1/16" = 1'-0"



SOUTHEAST ELEVATION ②
3/32" = 1'-0"

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SHEET A8



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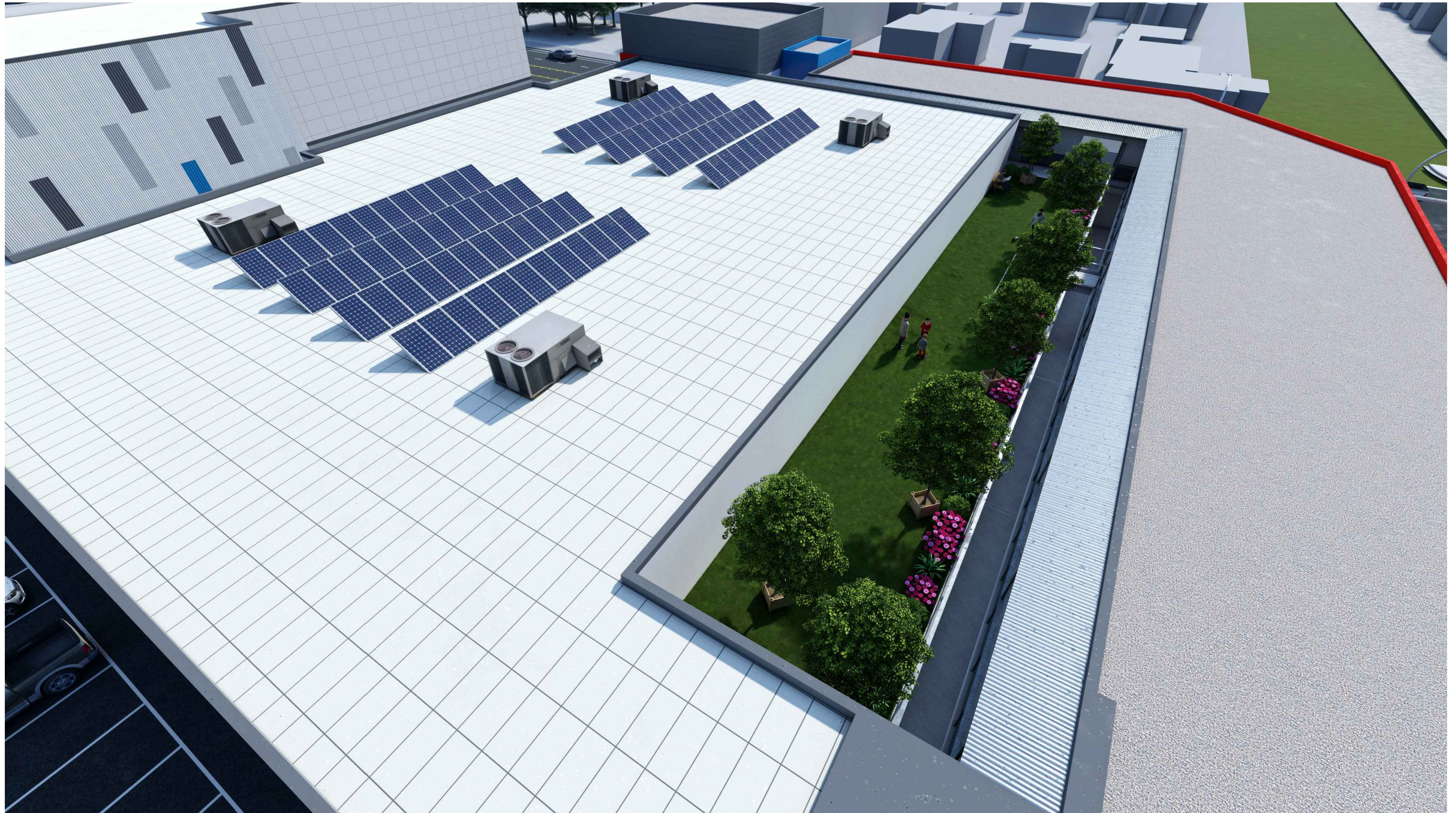
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SHEET A11



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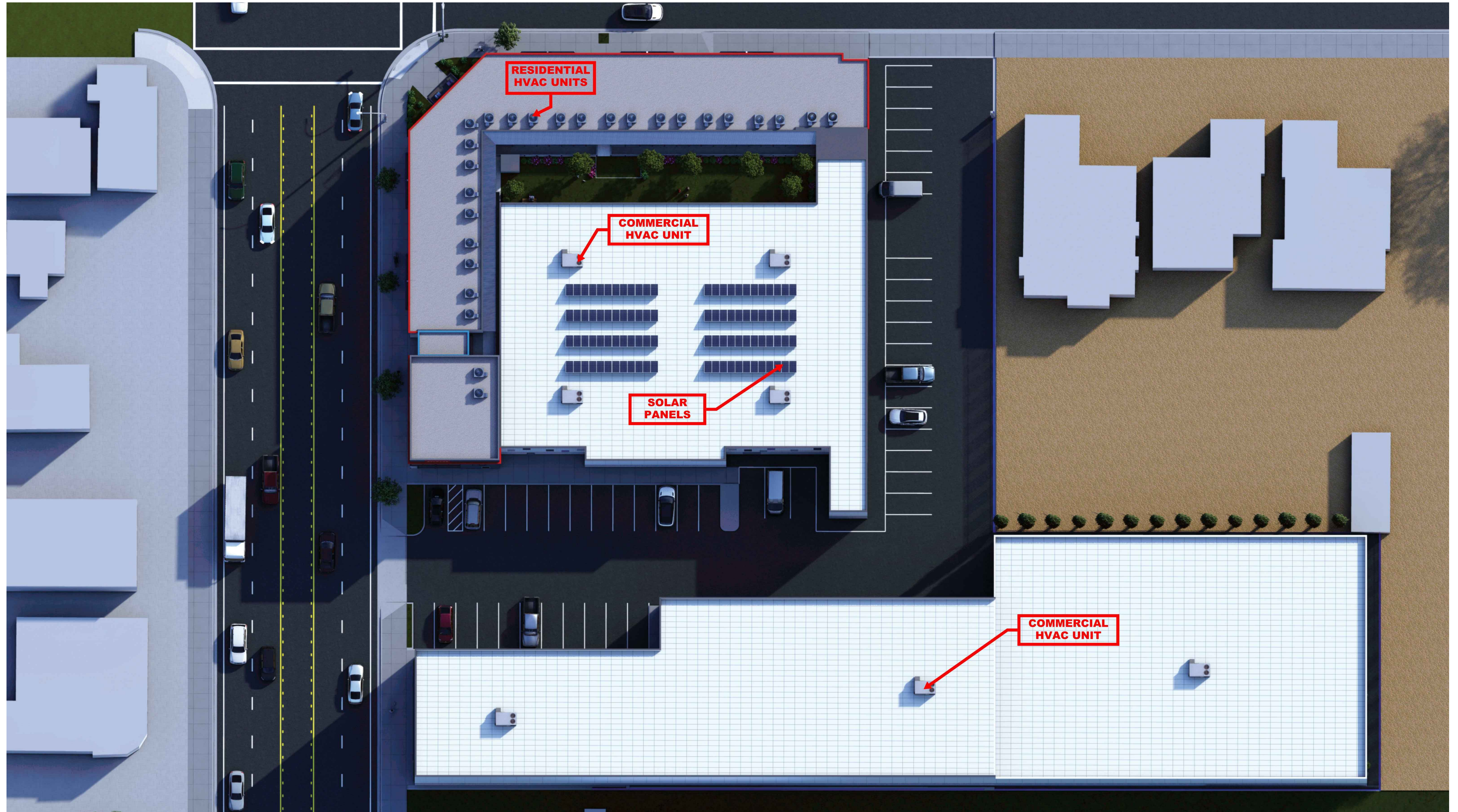
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SHEET A13



PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Spacing	WUCOLS
TREES						
	8	Feijoa sellowiana	Pineapple Guava	24" box	as shown	Low
	9	Prunus ilicifolia lyonii	Catalina Cherry	24" box	25' o.c.	Low
SHRUBS						
	91	Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur Manzanita	1 gal	24" o.c.	Low
	167	Baccharis pilularis consanguinea 'Poza Surf'	Dwarf Coyote Bush	5 gal	36" o.c.	Low
	90	Carex tumulicola	Berkeley Sedge	1 gal	24" o.c.	Low
	12	Cotyledon orbiculata	Silver Pig's Ear	2 gal	as shown	Low
	11	Echeveria elegans	Hens & Chicks	1 gal	as shown	Low
	10	Hesperaloe parviflora	Red-flowered False Yucca	5 gal	as shown	Low
	16	Lonicera hispidula	California Honeysuckle	5 gal	as shown	Low
	15	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 gal	30" o.c.	Low
	18	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 gal	as shown	Low

Sylmar, Los Angeles, CA

Maximum Applied Water Allowance

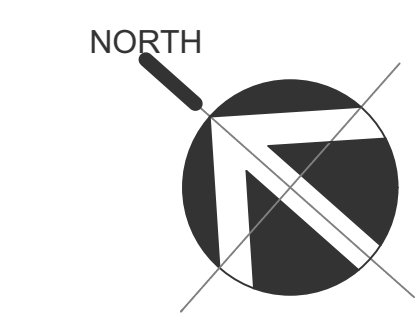
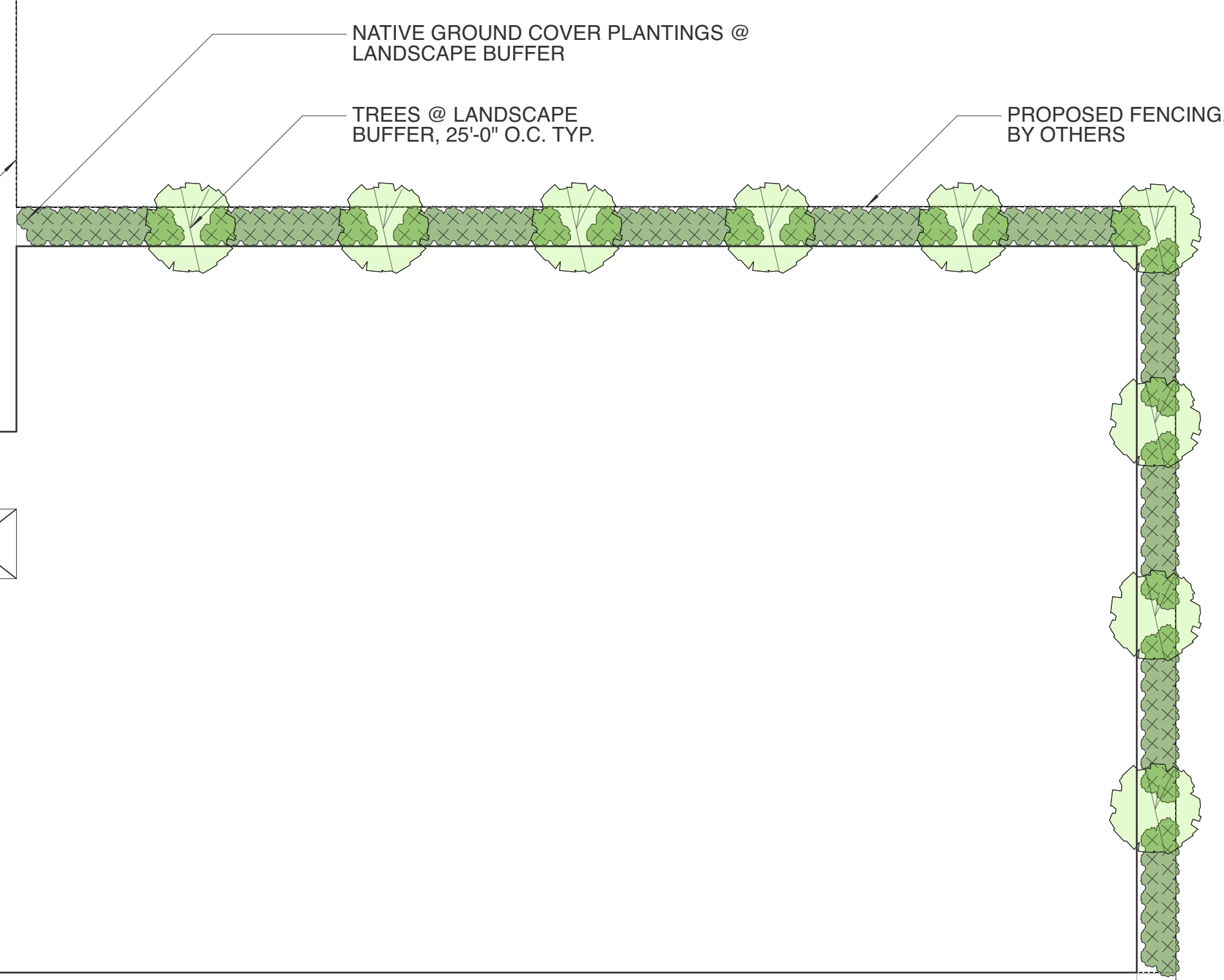
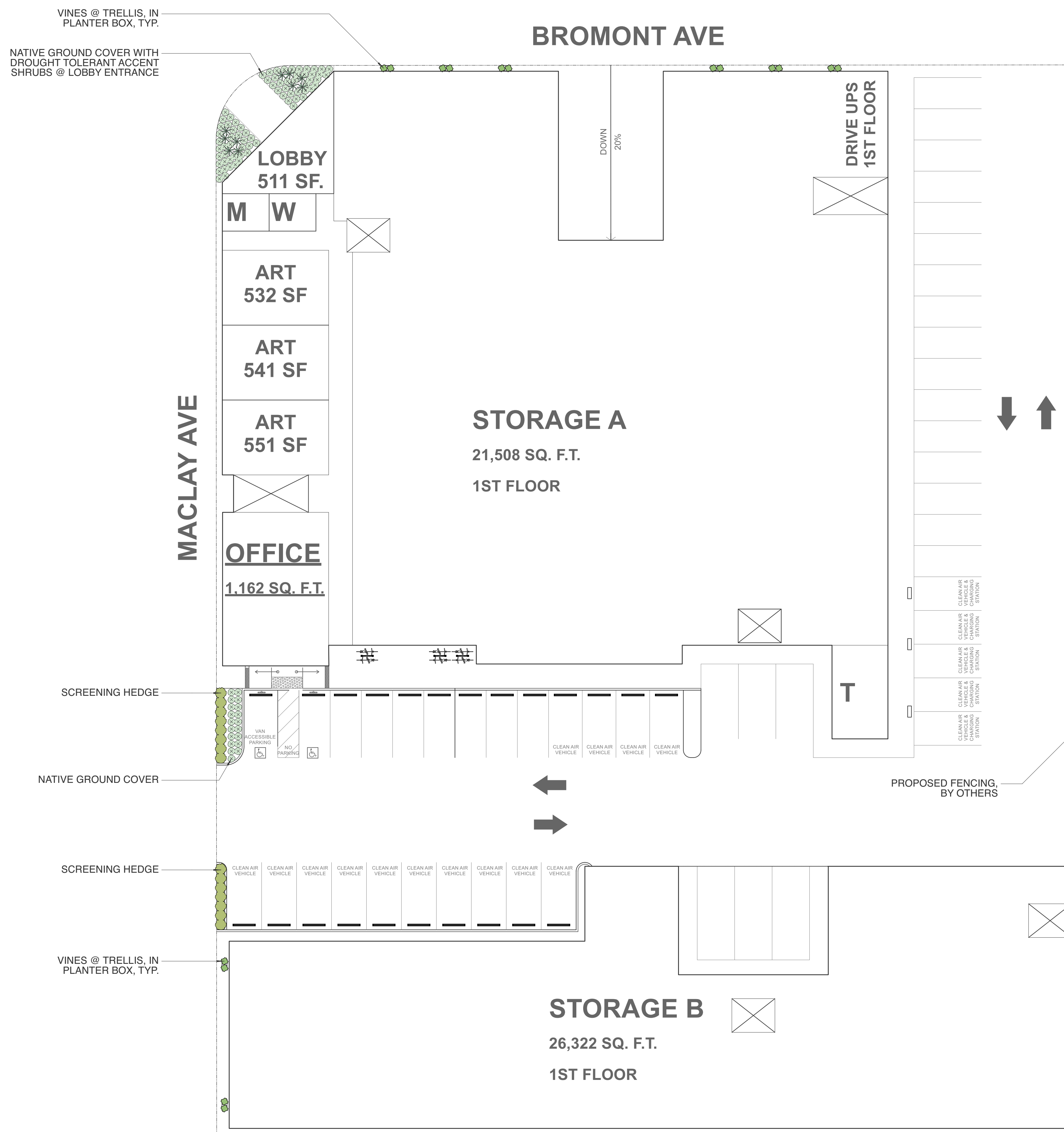
Eto	X	(ETAF X	Planting SF)	X	Gal./SF	MAWA	ACRE-FT.
49.70		0.7	2,235		0.62	48,209	0.15

Estimated Total Water Use

Plant Water Use	(Eto)(0.62)	X	(PF x HA)	ETWU	ACRE-FT.
			IE		
Low	30.8		828	25,507	
Med.	30.8		0	0	
High	30.8		0	0	
				ETWU	25,507
					0.08

Proposed Landscape Water Use

Plant Type	Water Use	Planting SF	Gallons	% of Landscape
Low	0.3	2,235	25,507	100%
Med.	0.5	0	0	0%
High	0.9	0	0	0%
				100%



TROJAN STORAGE SYLMAR

CORNER OF MACLAY & BROMONT
Sylmar, CA 91342

APN:

Issue set: PERMIT SET
Issue date: 21 SEPTEMBER 2021

Previous Issue

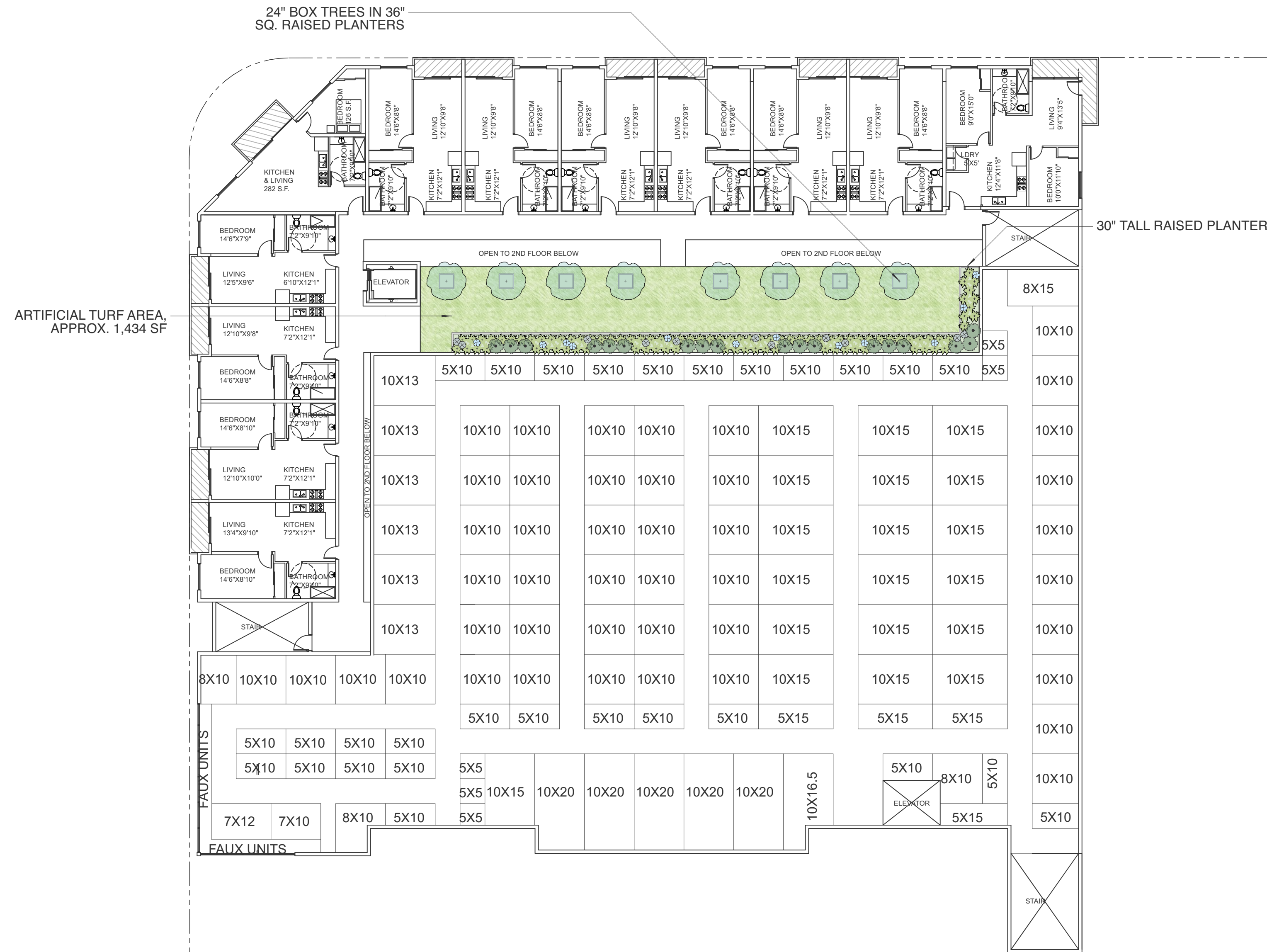
REV.	DESCRIPTION	DATE

PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL

Scale: 1" = 16'-0"
Drawn by: BH

OPEN SPACE AREA NOTES:

TOTAL AREA 1,947 SF
 ARTIFICIAL TURF AREA 1,434 SF
 RAISED PLANTER AREA AND CONTAINERS: 513 SF



ARTIFICIAL TURF AREA, APPROX. 1,434 SF

24" BOX TREES IN 36" SQ. RAISED PLANTERS

30" TALL RAISED PLANTER

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Spacing	WUCOLS
TREES						
	8	Feijoa sellowiana	Pineapple Guava	24" box	as shown	Low
	9	Prunus ilicifolia lyonii	Catalina Cherry	24" box	25' o.c.	Low
SHRUBS						
	91	Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur Manzanita	1 gal	24" o.c.	Low
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	18	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 gal	as shown	Low

Sylmar, Los Angeles, CA

Maximum Applied Water Allowance

Eto	X	(ETAF X Planting SF)	X	Gal./SF	MAWA	ACRE-FT.
49.70		0.7	2,235	0.62	48,209	0.15

Estimated Total Water Use

Plant Water Use	(Eto)(0.62)	X	(PF x HA)	ETWU	ACRE-FT.
Low	30.8		828	25,507	
Med.	30.8		0	0	
High	30.8		0	0	
				ETWU 25,507	0.08

Proposed Landscape Water Use

Plant Type	Water Use	Planting SF	Gallons	% of Landscape
Low	0.3	2,235	25,507	100%
Med.	0.5	0	0	0%
High	0.9	0	0	0%
				100%

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 Monterey, CA 93940



TROJAN STORAGE SYLMAR

CORNER OF MACLAY & BROMONT
 Sylmar, CA 91342

APN:

Issue set: PERMIT SET
 Issue date: 21 SEPTEMBER 2021

Previous Issue

REV.	DESCRIPTION	DATE
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PRELIMINARY LANDSCAPE PLAN - THIRD FLOOR

Scale: 1" = 16'-0"
 Drawn by: BH

