

SITE DATA		
LOT AREA	± 80,203	SQ. FT.
	± 1.84	ACRES
TOTAL GROSS BLDG. AREA	198,035	SQ. FT.
FLOOR AREA RATIO	3:1 MAX 2.46:1 PROVIDED	240,609 SF ALLOWED 198,035 SF PROVIDED
BUILDABLE AREA	± 78,024	SQ. FT.
LOT COVERAGE	± 54,812	SQ. FT.
LOT COVERAGE %	± 68.34	%

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	17,318	17,318
BLDG A - OFFICE (1ST LEVEL)	0	1,338	1,338
BLDG A - RES. LOBBY (1ST LEVEL)	0	775	775
BLDG A - RECREATION ROOM (1ST LEVEL)	0	632	632
BLDG A - LAUNDRY ROOM (1ST LEVEL)	0	230	230
BLDG A - ART (1ST LEVEL)	0	2,758	2,758
BLDG A - RESIDENTIAL (2ND LEVEL) (11) - 1BR, (2) - 2BR	0	10,336	10,336
BLDG A - RESIDENTIAL (3RD LEVEL) (11) - 1BR, (1) - 2BR	0	11,218	11,218
BLDG A - 1ST LEVEL	20,460	0	20,460
BLDG A - 2ND LEVEL	16,980	0	16,980
BLDG A - 3RD LEVEL	16,157	0	16,157
BLDG B - BASEMENT	13,300	0	13,300
BLDG B - 1ST LEVEL	26,337	0	26,337
BLDG B - 2ND LEVEL	27,496	0	27,496
BLDG B - 3RD LEVEL	18,850	0	18,850
BLDG B - 4TH LEVEL	13,850	0	13,850
TOTAL BUILDING AREA	153,430 SQ. FT.	44,605 SQ. FT.	198,035 SQ. FT.

ESTIMATED NET RENTABLE @ 78%: 154,467 SQ. FT.

OPEN SPACE REQUIREMENTS		
	REQUIRED	PROVIDED
	2,450 S.F.	2,708 S.F.

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
COMMERCIAL (157,526 S.F.) 1 SPACE PER 500SF (PER CPIO)	316	48 SPACES (2 ADA)
COMMERCIAL: NUMBER OF EV CHARGING SPACES: 30% OF SPACES PROVIDED	99 OF 316	15 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 (2 ADA)
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
TOTAL NUMBER OF SPACE PROVIDED: (ALL USES)		90 (4 ADA)

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

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TROJAN SYLMAR
LOS ANGELES, CA

PRELIMINARY SITE PLAN

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SCALE: 1"=20'-0"
DATE: 02/09/2022

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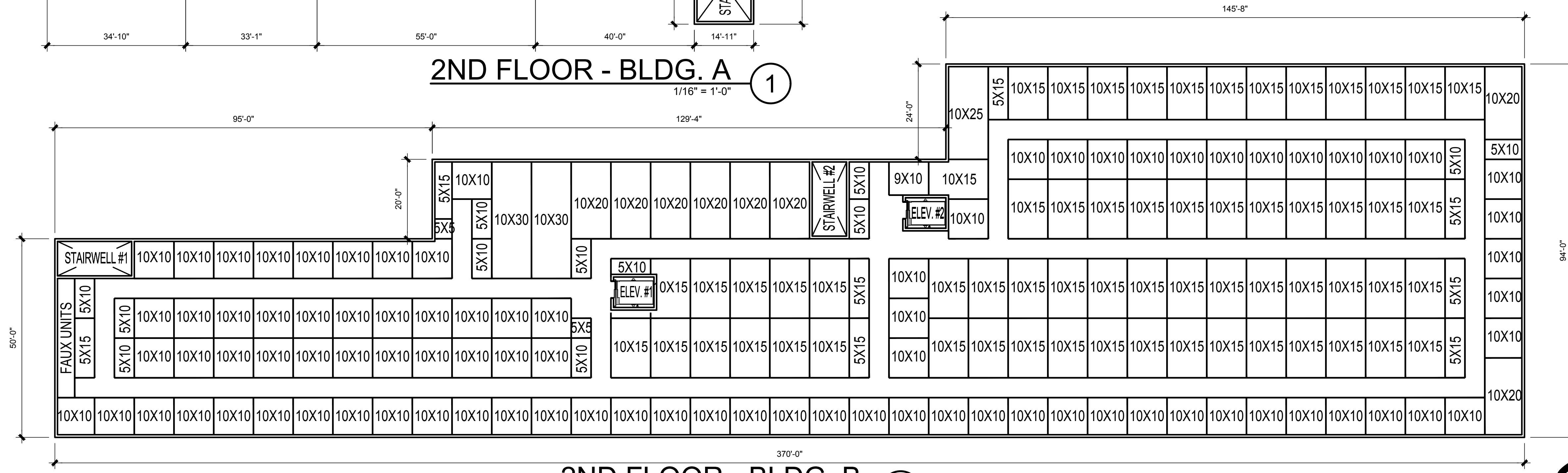
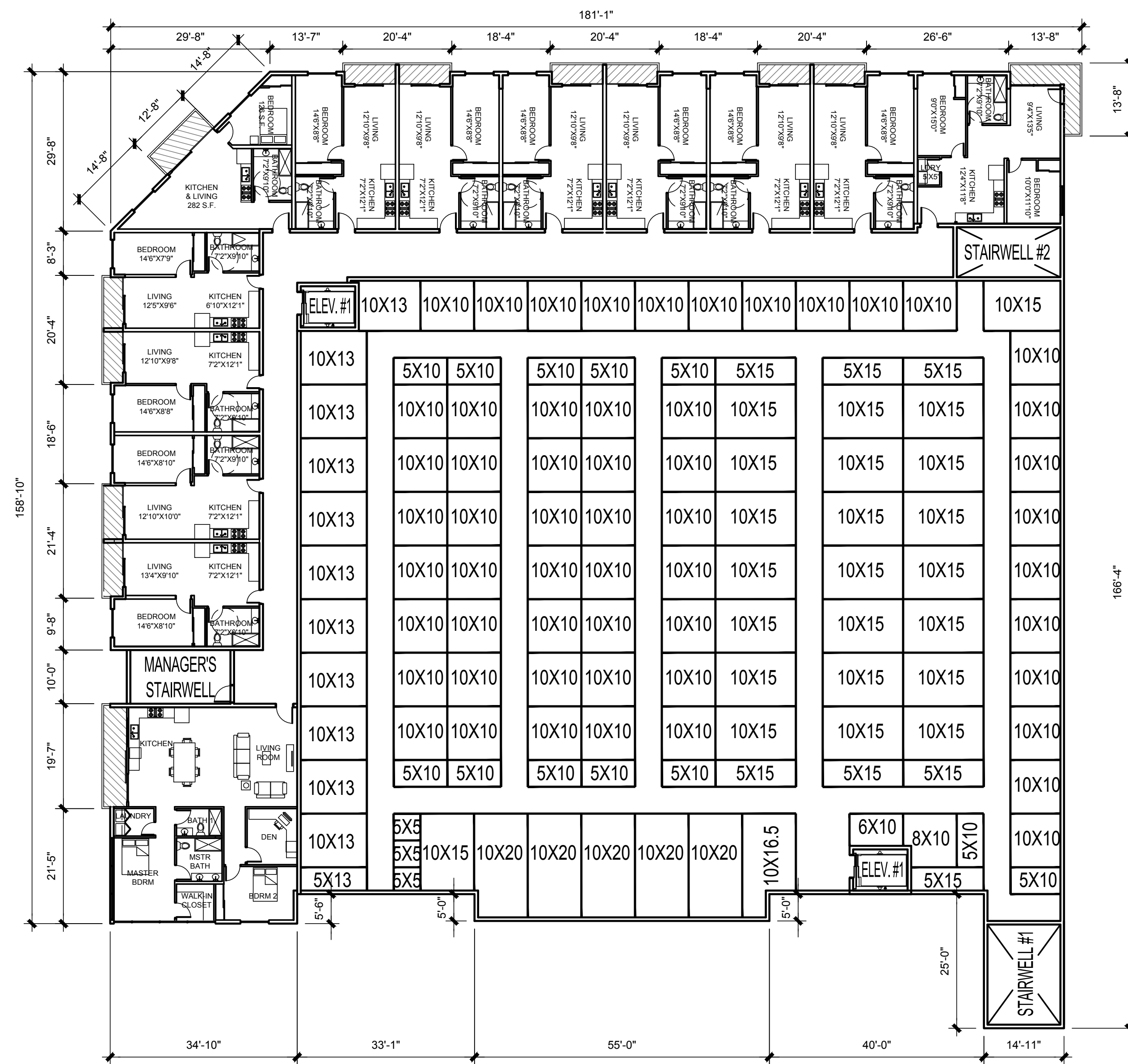
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PRELIMINARY FLOOR PLANS

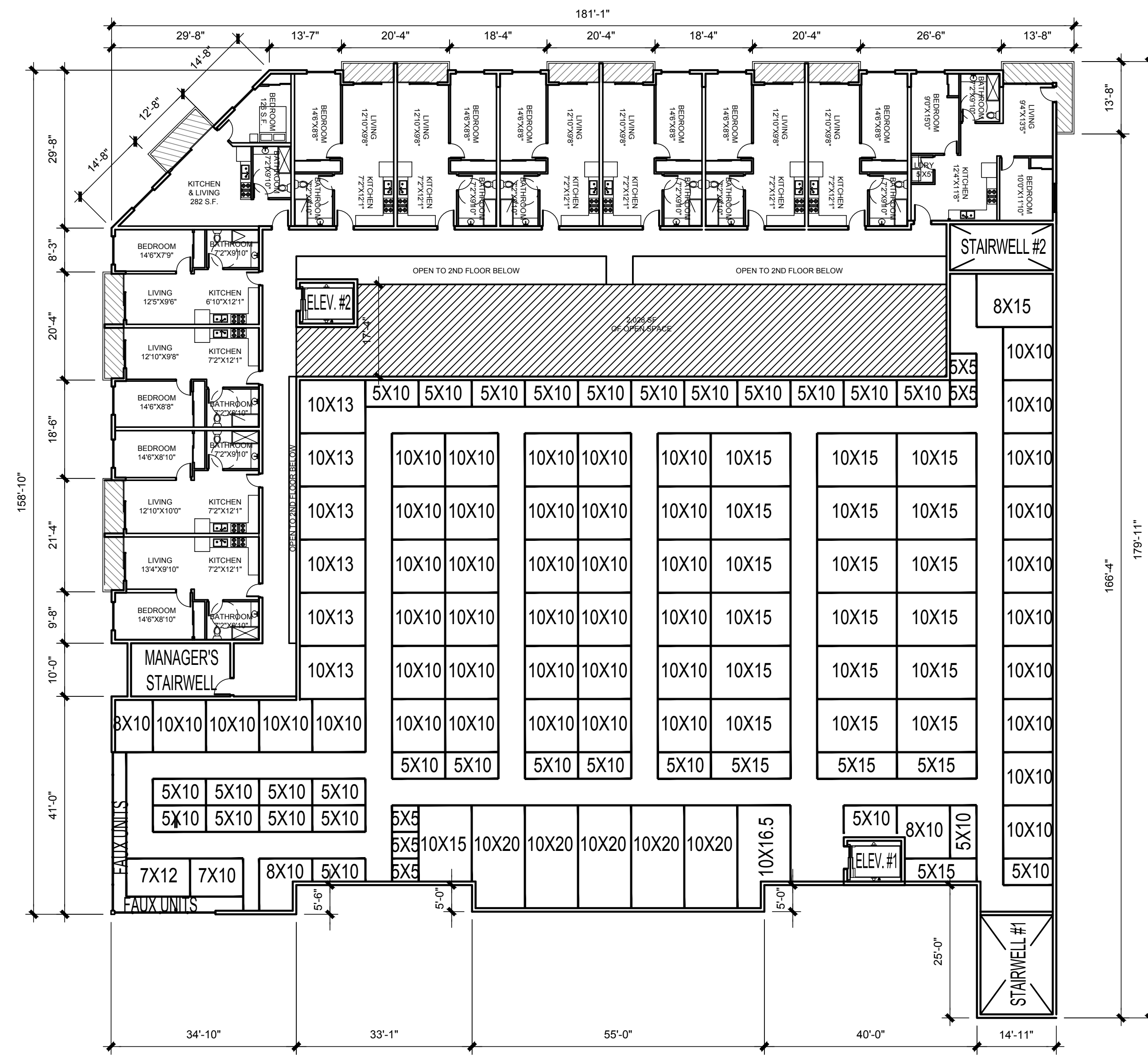
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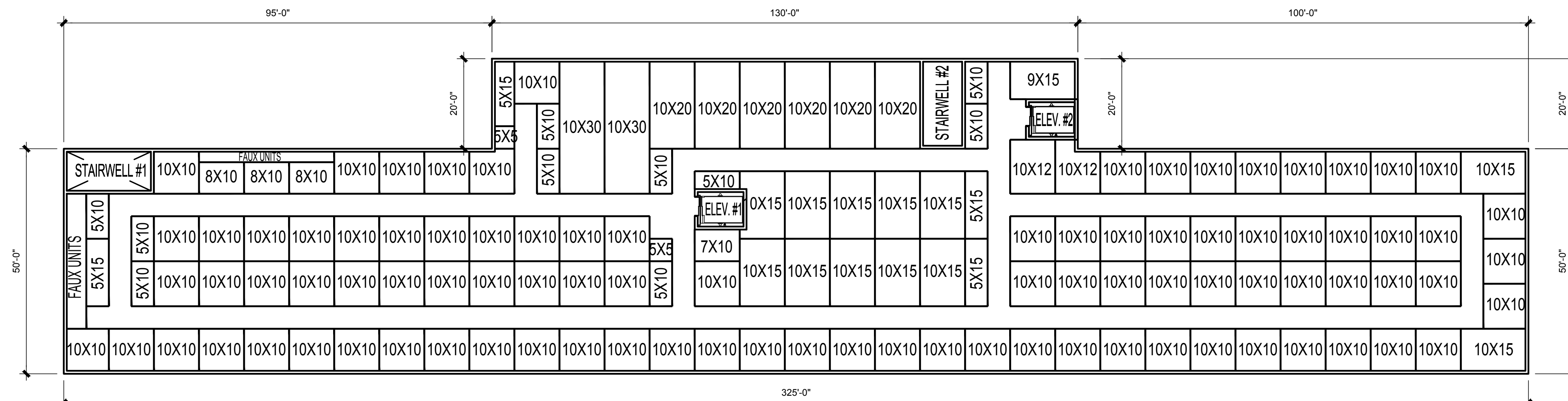
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3RD FLOOR - BLDG. A ①
1/16" = 1'-0"



3RD FLOOR - BLDG. B ②
1/16" = 1'-0"

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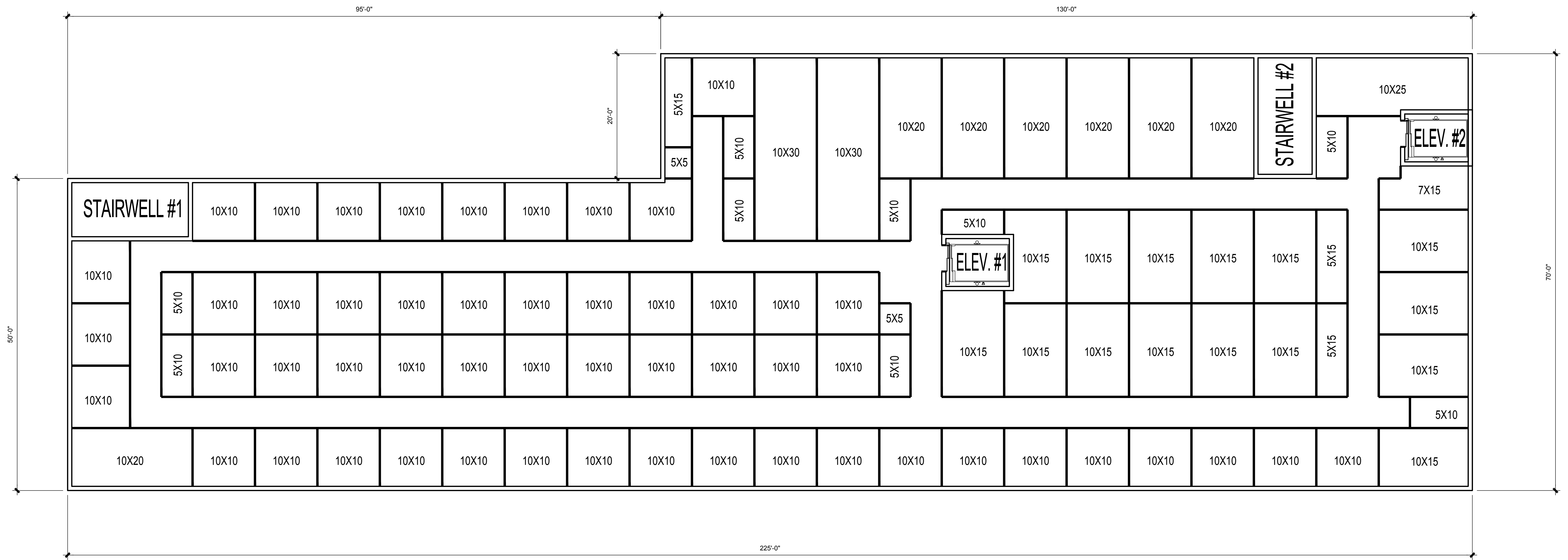
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4TH FLOOR - BLDG. B ①
1/8" = 1'-0"

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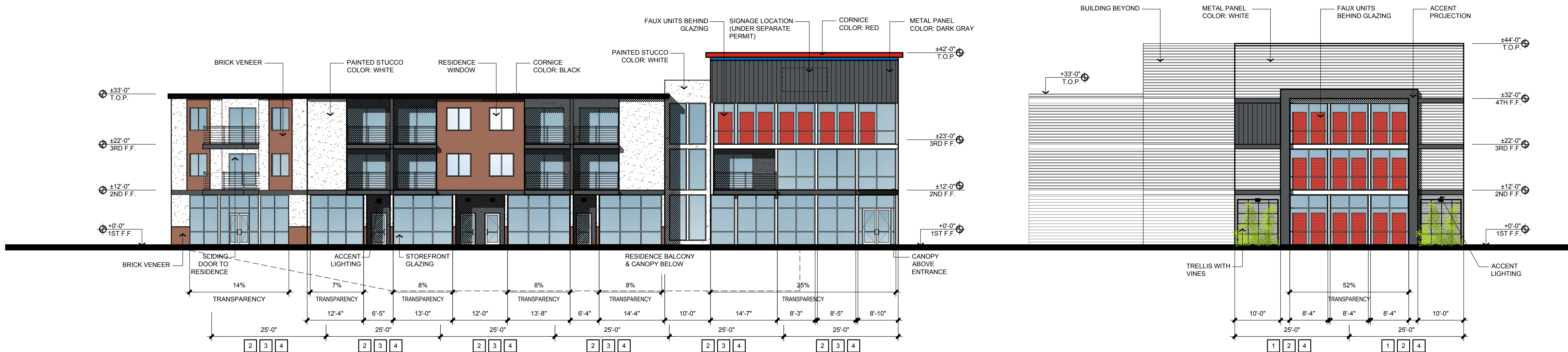
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NORTHWEST ELEVATION ①
3/32" = 1'-0"

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" = 88.6%

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



NORTHEAST ELEVATION ②
3/32" = 1'-0"

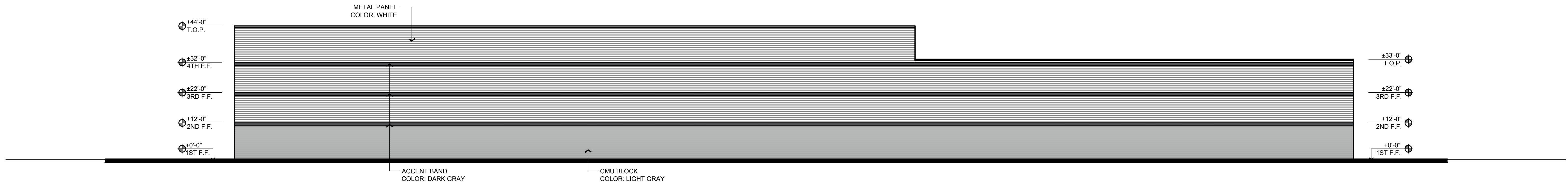
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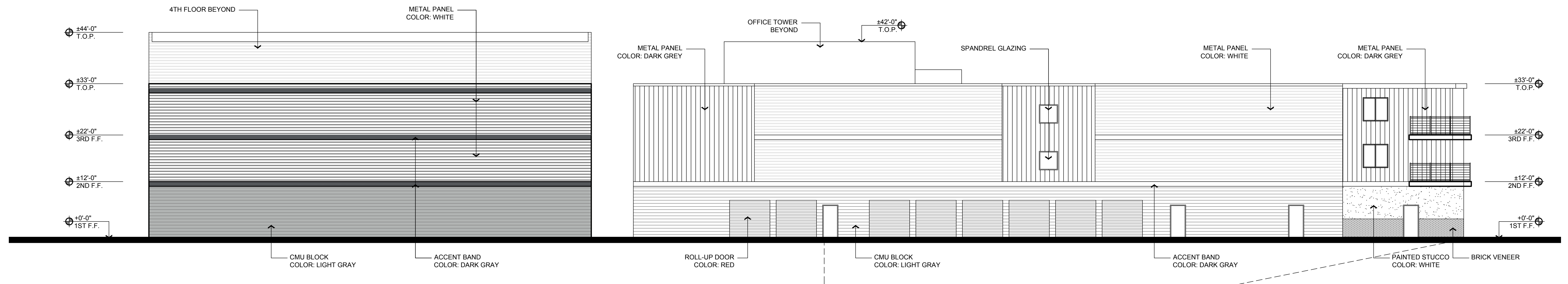
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SOUTHWEST ELEVATION ①
1/16" = 1'-0"



SOUTHEAST ELEVATION ②
3/32" = 1'-0"

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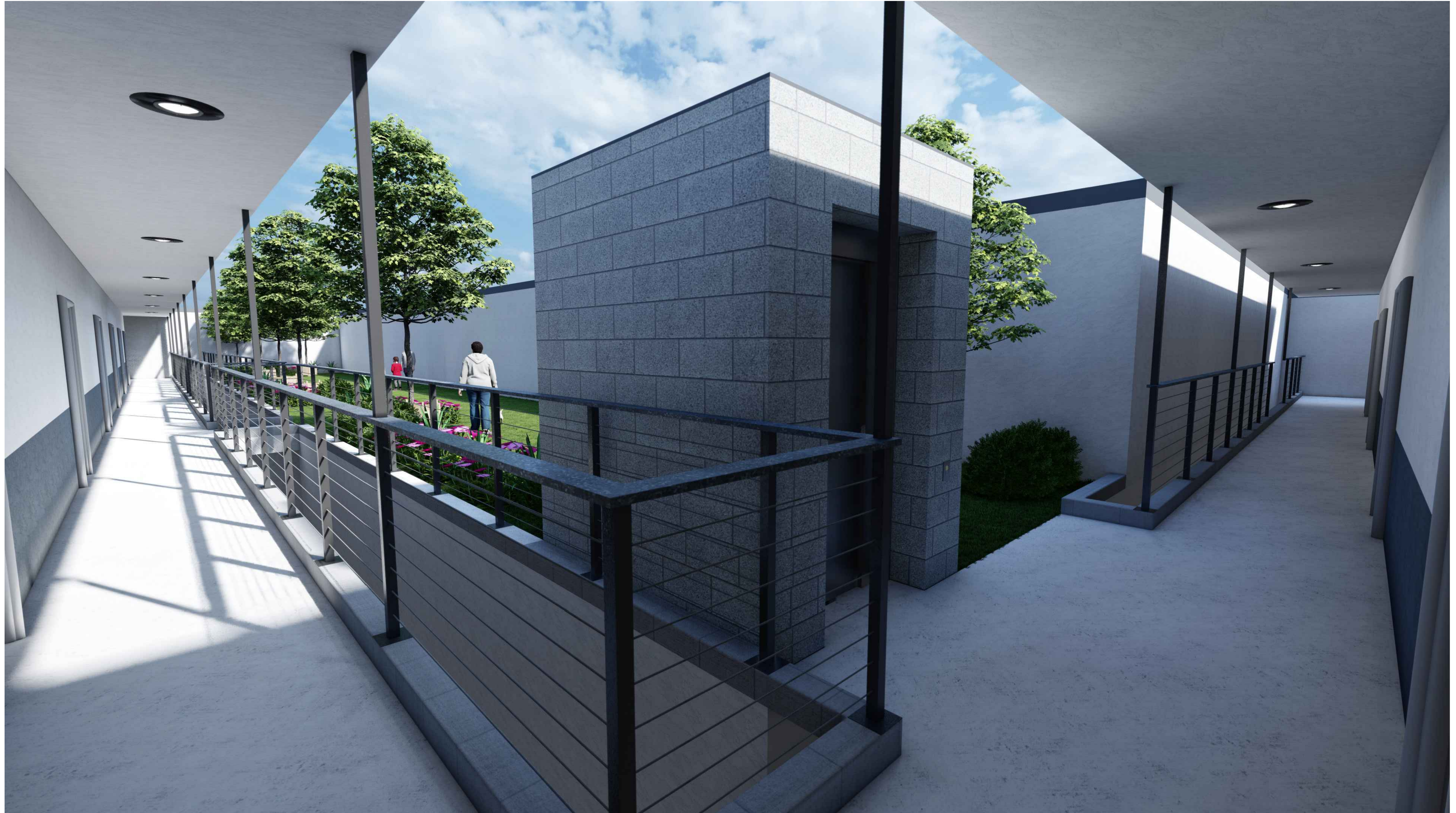
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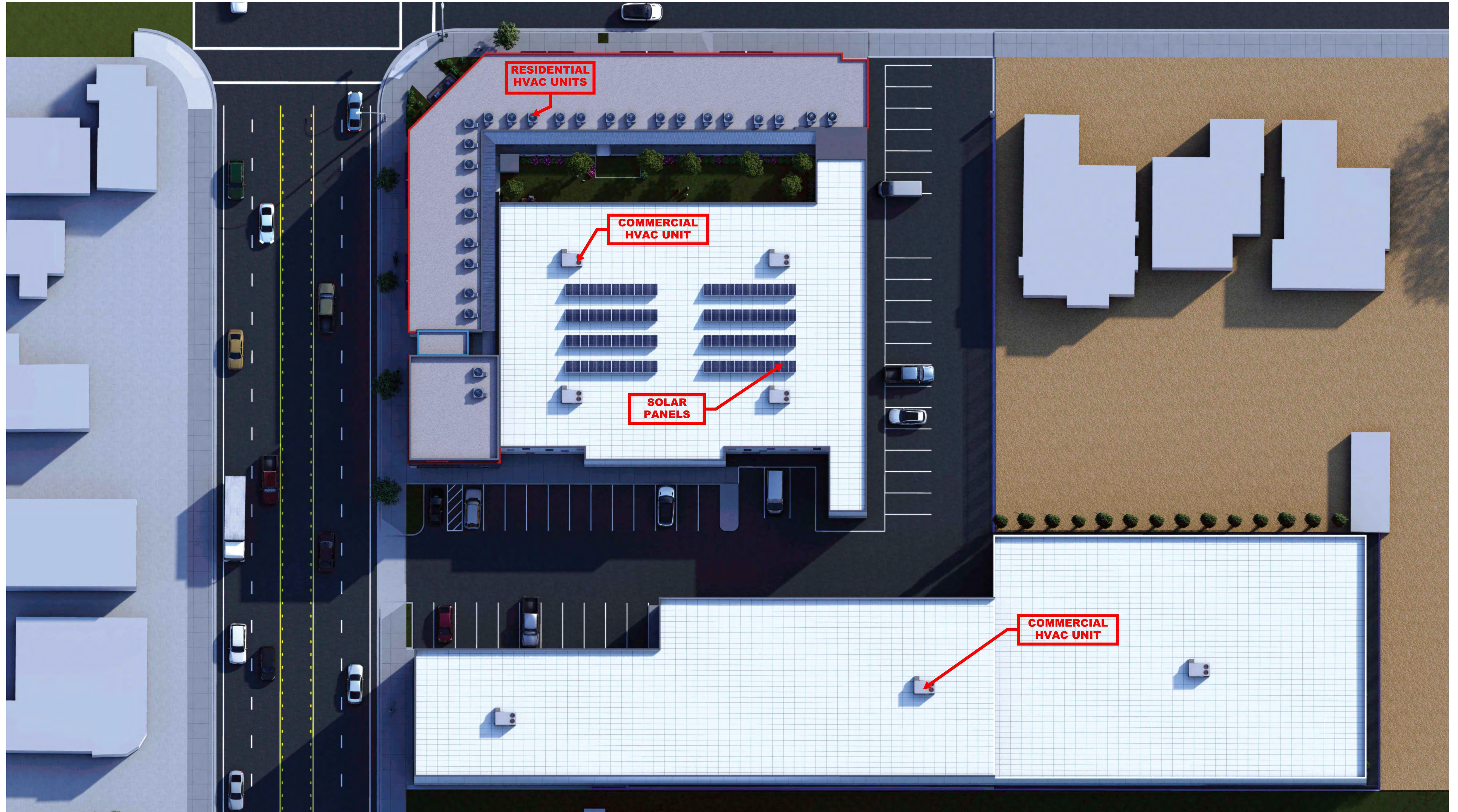
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