

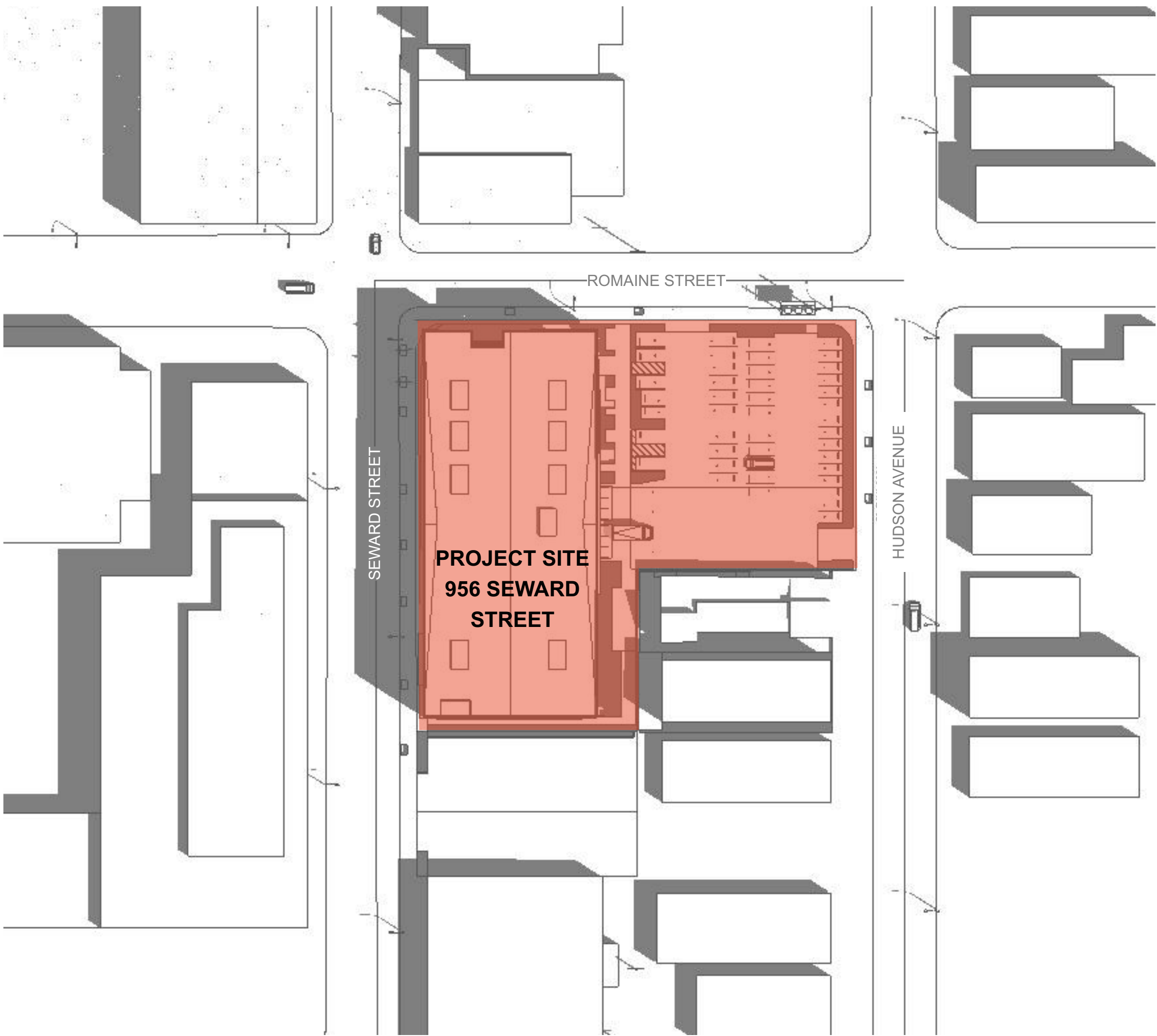
A – ARCHITECTURAL AND LANDSCAPE PLANS

Michael W. Folonis Architects

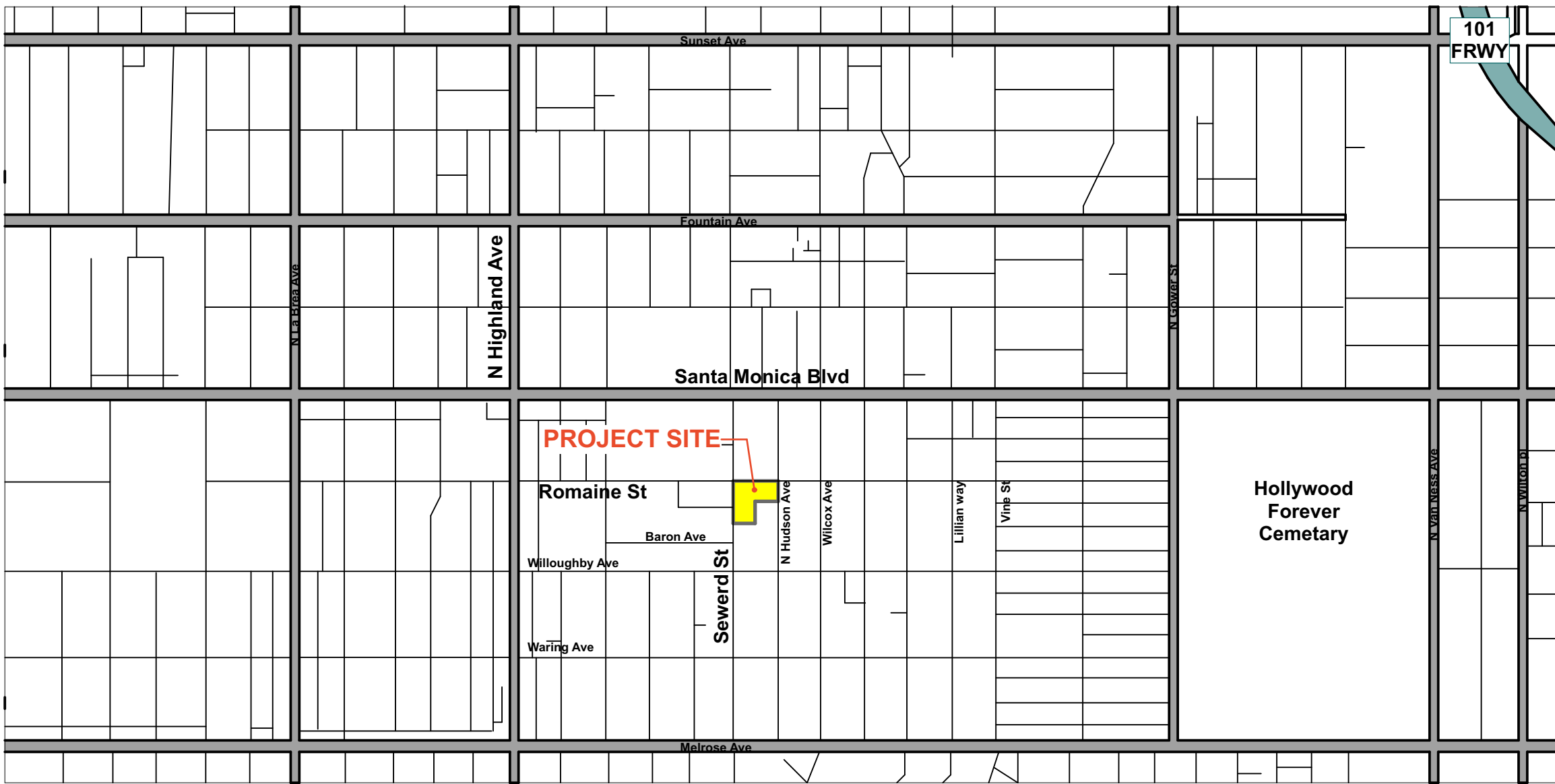
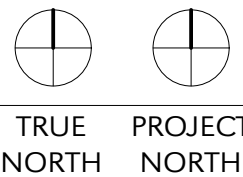


Nolan Borden
Baranof Holdings
2850 N Harwood Street, Suite 1000
Dallas TX 75201
T (949) 279-8296

956 SEWARD - SELF-STORAGE
DEPARTMENT OF CITY PLANNING APPLICATION (DCPA)



SITE MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

ZONING INFORMATION

ADDRESS	936-962 North Seward Street; 949-959 North Hudson Avenue, LOS ANGELES CA 90038
APN	5533-023-001, -002, -003, -017, -018, and -026
PROJECT DESCRIPTION	7 STORY SELF-STORAGE AND FILM/
ZONE - EXISTING	MR-1-1, R3-1
ZONE - PROPOSED	(Q)M1-2D
OCCUPANCY TYPE	B, S-1
BUILDING TYPE	TYPE I
BUILDING HEIGHT	ALLOWED: 75' PROPOSED: 75'
EXISTING USE	COMMERCIAL BUILDING: STORAGE
PROPOSED USE	COMMERCIAL BUILDING: SELF-STORAGE FACILITY (INCLUDES .7 FAR MIN. FOR MEDIA/FILM)

SITE PARAMETERS

	ALLOWABLE	PROPOSED	
LOT SIZE (SQ FT)	-	56,254	
F.A.R.	3.00	2.99	
NUMBER OF STORIES	7	7	
HEIGHT (FT)	75	75.0	
ALLOWABLE AREA SQ FT	168,762	168,478	284' BELOW FAR

PROGRAM INFORMATION

BUILDING USE	AREA AVG.	FAR		
	SF			
1ST FLR: LEASING	1,100	0.020		
1ST FLR: SELF-STORAGE	21,393	0.380		
2ND FLR: SELF-STORAGE	22,959	0.408		
3RD FLR: SELF-STORAGE	24,662	0.438		
4TH FLR: SELF-STORAGE	24,567	0.437		
5TH FLR: SELF-STORAGE	24,567	0.437		
6TH FLR: SELF-STORAGE	9,720	0.173		
6TH FLR: COMMERCIAL STORAGE - MEDIA/FILM	14,848	0.264	0.70	MIN. = 0.7
7TH FLR: COMMERCIAL STORAGE - MEDIA/FILM	24,662	0.438		
	-	0.000		
COMMERCIAL TOTAL	168,478	2.995		

PARKING INFORMATION

AUTOMOBILE PARKING - REQUIRED					BICYCLE PARKING - REQUIRED		
REQUIRED					REQUIRED		
BUILDING USE	UNIT TOTAL/SF	PER SF	REQUIRED	PROPOSED	SHORT TERM	LONG TERM	TOTAL
STORAGE- First 10,000 S.F.	10,000	1/500	20	20	17	17	34
		1/5,000					
STORAGE- Remainder	158,478	0.0002	32	22			
Five Spaces per Covenant			5	5			
			57	47	17	17	34

AUTOMOBILE PARKING:

- Required = 57 spaces (52 required by code and 5 required per off-site parking covenant)
- Bicycle parking reduction = 10 spaces (1 auto space/4 bike spaces = 40 bike spaces)
- Provided = 47 spaces

BICYCLE PARKING:

- Required = 34 spaces
- Provided = 40 spaces

VEHICLE SPACES

- ACCESSIBLE 2
- REGULAR 18
- COMPACT 17 (37%)
- VANPOOL/CARPOL 2
- TRUCK SPACES 4

SUB TOTAL 43 spaces
EVSE SPACES 4

TOTAL SPACES 47 SPACES

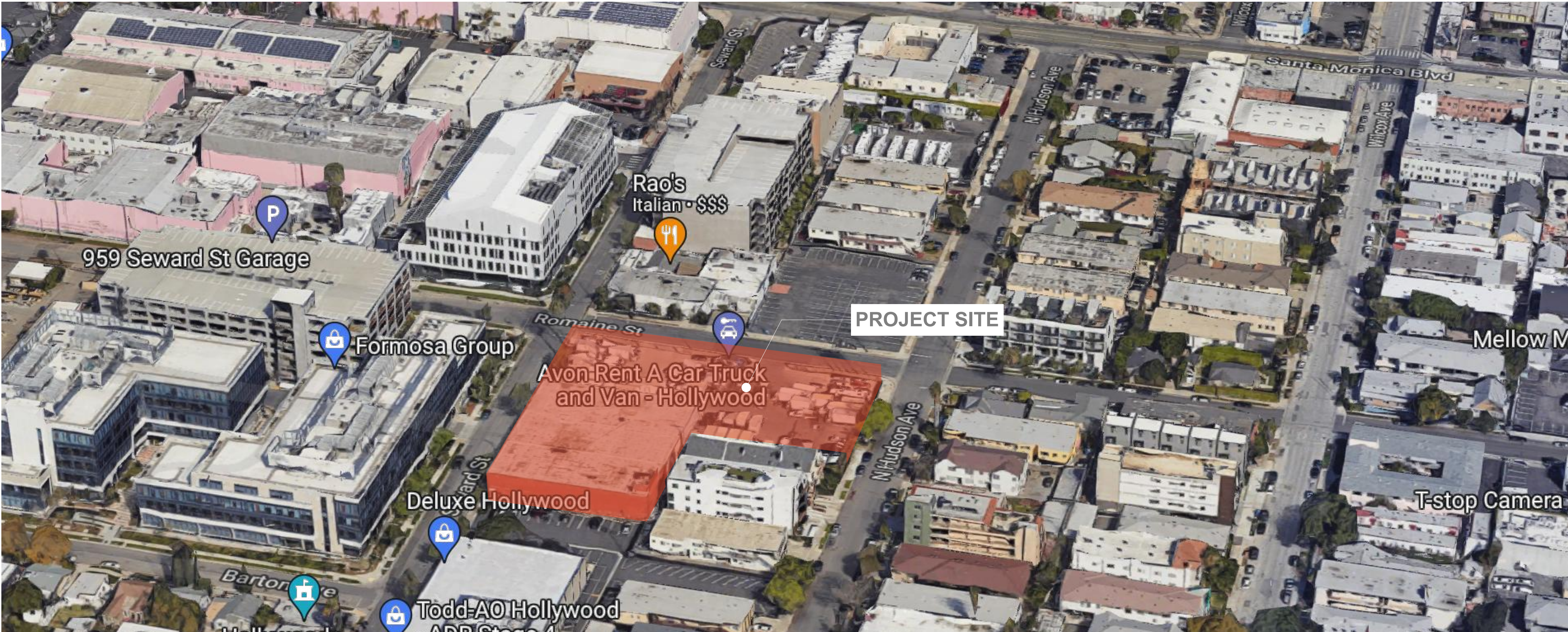


SHEET INDEX

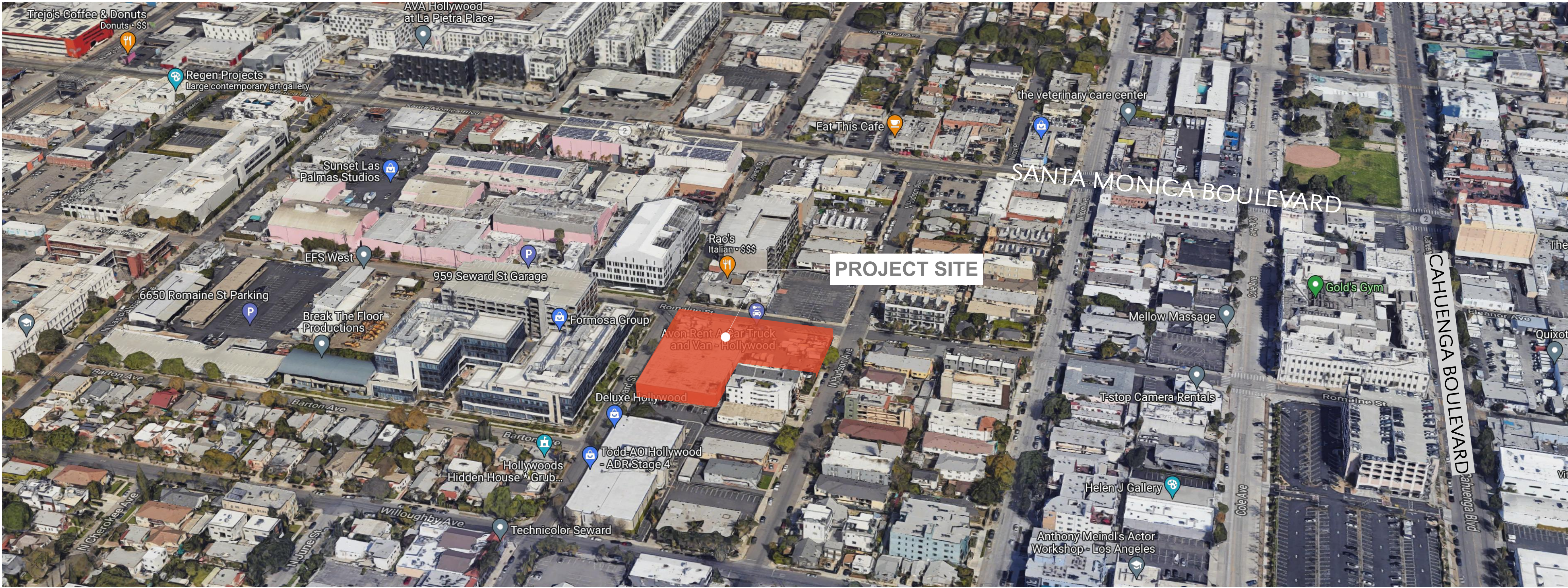
- A-00 COVER PAGE
- A-01 PROJECT METRICS
- A-02 EXISTING SITE AERIALS
- A-03 EXISTING SITE IMAGES
- A-04 EXISTING SITE IMAGES
- A-05 EXISTING SITE IMAGES
- A-06 PROPOSED PHOTO MONTAGE
- A-07 RENDER 01 - ROMAINE ST
- A-08 RENDER 02 - MAIN ENTRY
- A-09 RENDER 03 - AERIAL @ CORNER
- A-10 RENDER 04- SEWARD ST.
- A-11 RENDER 05 - NORTH ELEVATION
- A-12 PLOT/SITE PLAN
- A-13 SITE - SIDEWALK DEDICATIONS
- A-14 FIRST+SECOND FLOOR PLANS
- A-15 THIRD+FOURTH FLOOR PLANS
- A-16 FIFTH+SIXTH FLOOR PLANS
- A-17 SEVENTH FLOOR+ROOF PLANS
- A-18 ELEVATION - NORTH + EAST
- A-19 ELEVATION - WEST + SOUTH
- A-20 SECTIONS
- A-21 SURVEY

LANDSCAPE INDEX

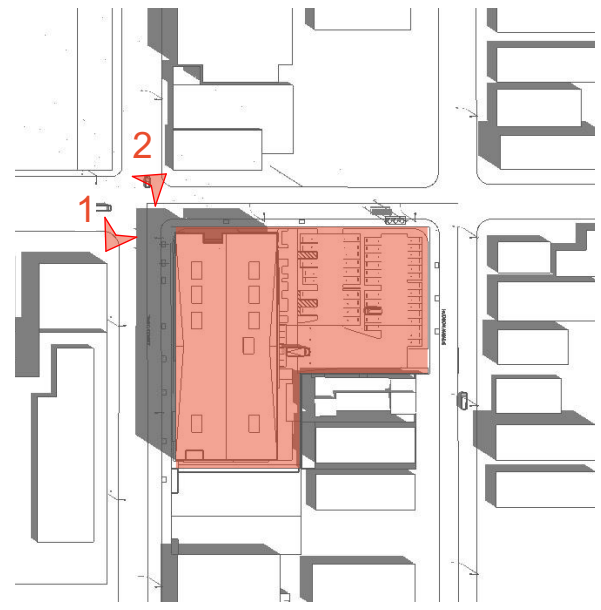
- LC-1 PRELIMINARY LANDSCAPE PLAN
- LC-2 ENLARGED PLAN
- LC-3 PLANTING DETAILS
- LC-4 PLAN IMAGES
- LE-1 ELEVATIONS



SITE AERIAL MAP



HOLLYWOOD AERIAL MAP



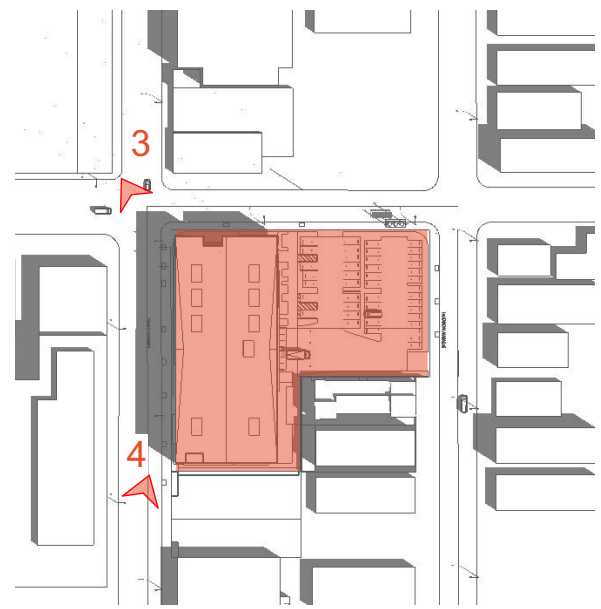
KEY MAP



VIEW 1 - ADJACENT PROPERTIES - ROMAINE ST. & SEWARD ST.



VIEW 2 - ADJACENT PROPERTIES - ROMAINE ST. & SEWARD ST.



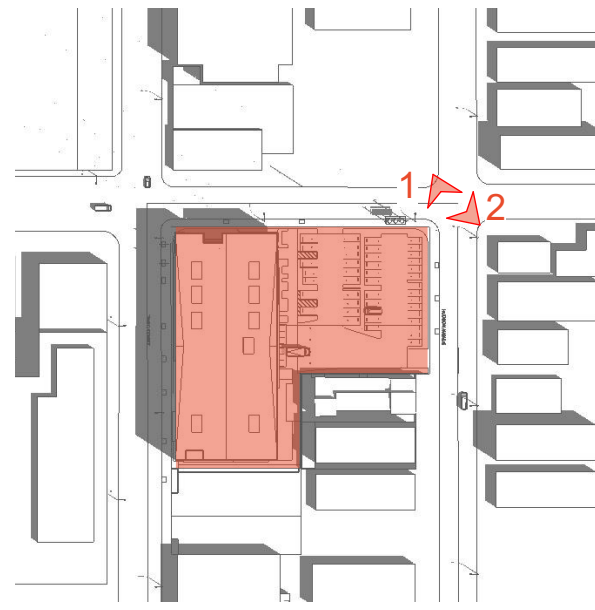
KEY MAP



VIEW 3 - ADJACENT PROPERTIES - ROMAINE ST. & SEWARD ST.



VIEW 4 - PROJECT SITE - SEWARD ST.



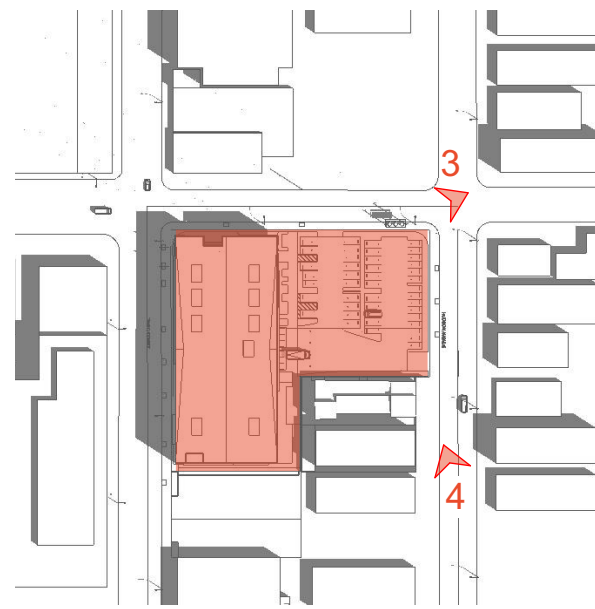
KEY MAP



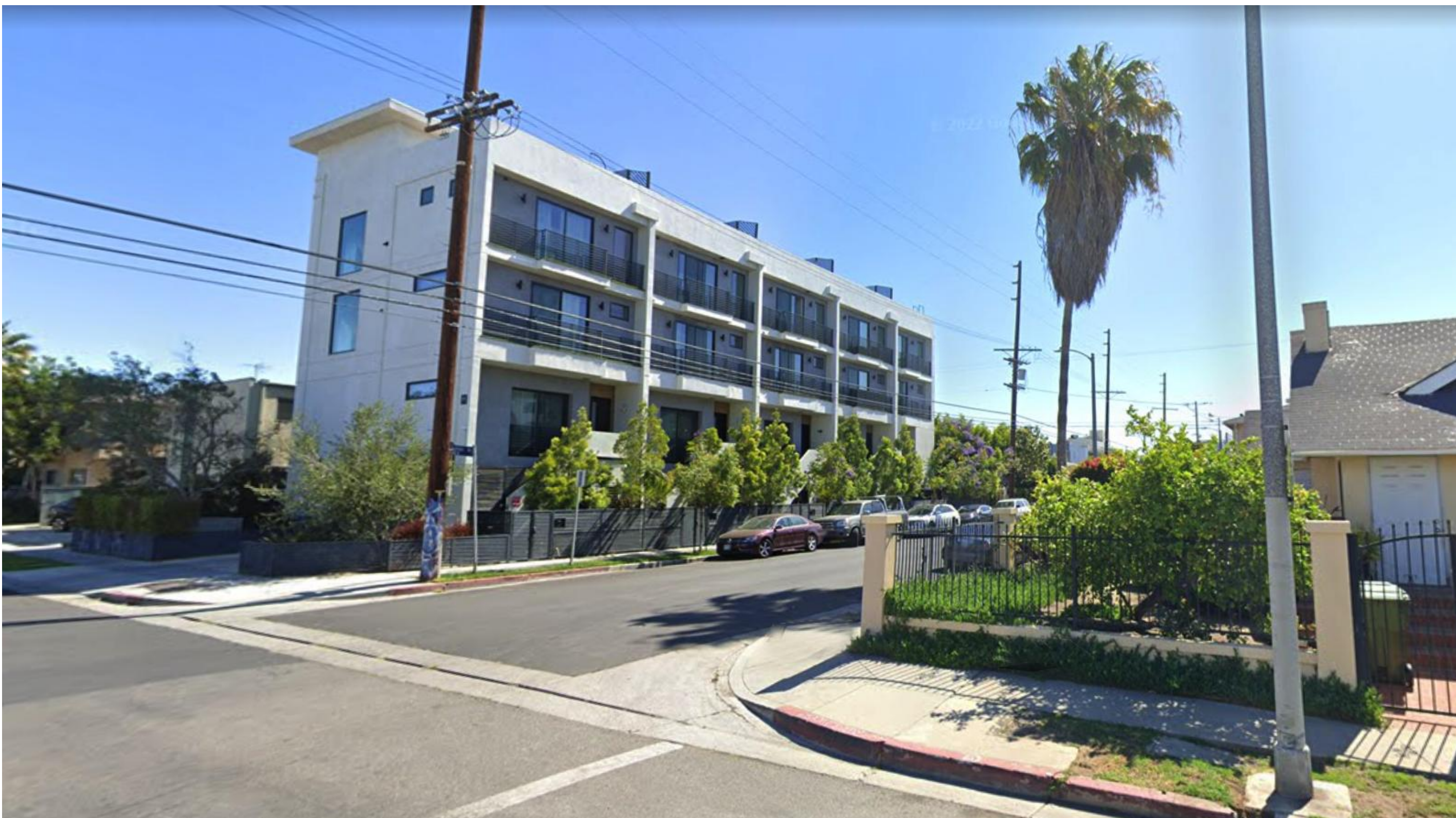
VIEW 1 - ADJACENT PROPERTIES - ROMAINE ST. & N HUDSON AVE.



VIEW 2 - ADJACENT PROPERTIES - ROMAINE ST. & N HUDSON AVE.



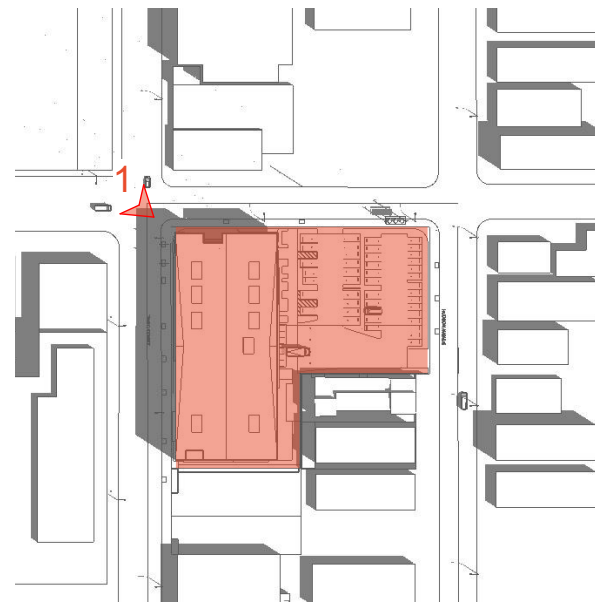
KEY MAP



VIEW 3 - ADJACENT PROPERTIES - ROMAINE ST. & N HUDSON AVE.



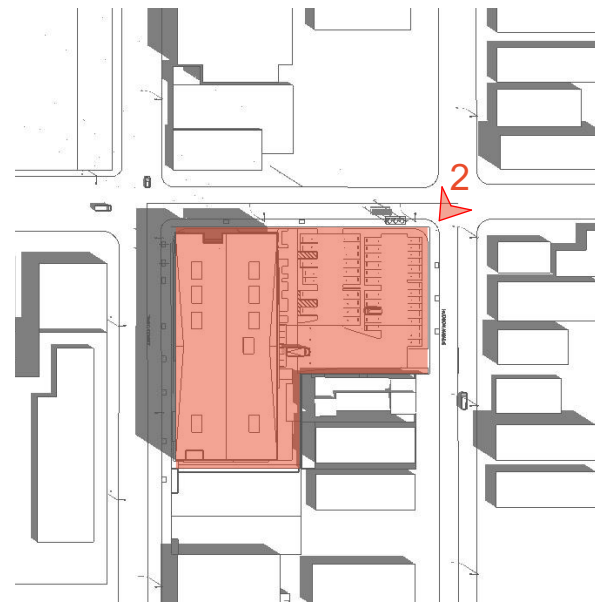
VIEW 4 - PROJECT SITE - N HUDSON AVE.



KEY MAP



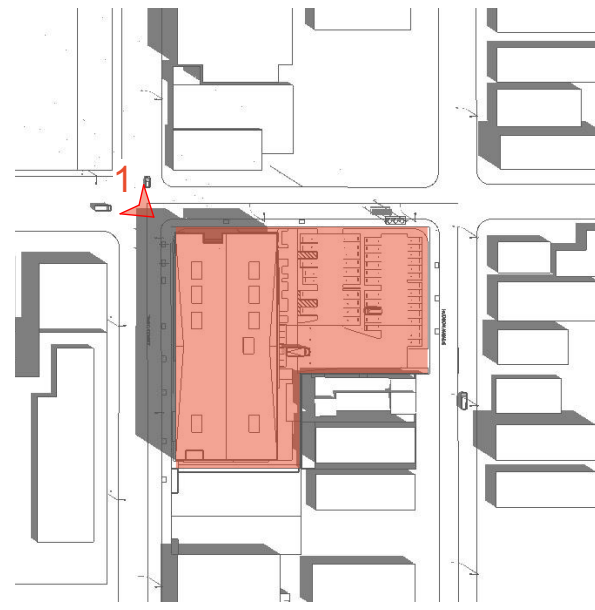
VIEW 1 - PROJECT SITE - ROMAINE ST. & SEWARD ST.



KEY MAP



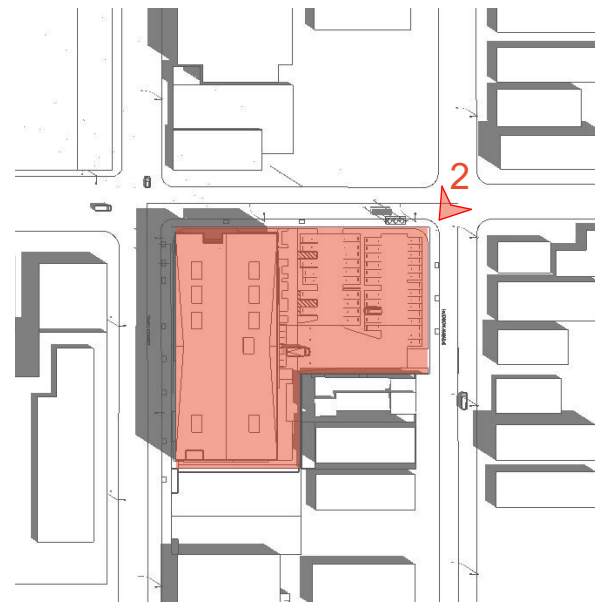
VIEW 2 - PROJECT SITE - ROMAINE ST. & N HUDSON AVE.



KEY MAP



VIEW 1 - PROPOSED PROJECT SITE - ROMAINE ST. & SEWARD ST.



KEY MAP



VIEW 2 - PROPOSED PROJECT SITE - ROMAINE ST. & N HUDSON AVE.







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MICHAEL W. FOLONIS ARCHITECTS
1524 Cloverfield Boulevard, Suite D Santa Monica, CA 90404
T: 310.899.3920 | www.folonisarchitects.com

Nolan Borden - Baranof Holdings
2850 N Harwood Street, Suite 1000 Dallas TX 75201
T: (949) 279-8296

956 SEWARD - SELF-STORAGE

RENDER 03 - AERIAL @ CORNER

A-09

Wednesday, December 13, 2023





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Case No. CPC-2023-5532-ZC-HD-CU-SPR-WDC

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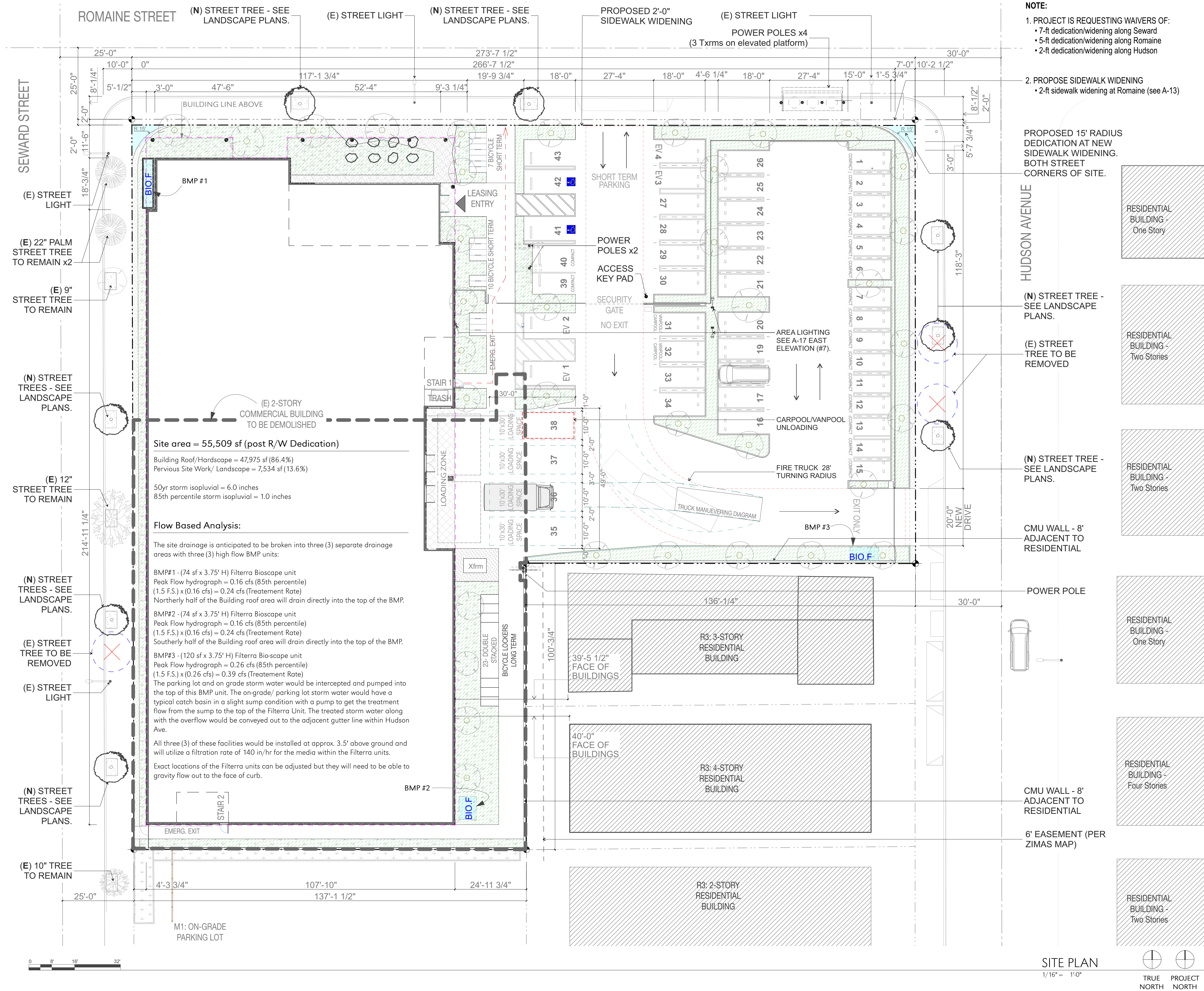
Nolan Borden - Baranof Holdings
2850 N Harwood Street, Suite 1000 Dallas TX 75201
T: (949) 279-8296

956 SEWARD - SELF-STORAGE

RENDER 05 - NORTH ELEVATION

A-11

Wednesday, December 13, 2023



SITE ADDRESS:

936-962 North Seward Street; 949-959 North Hudson Avenue

LEGAL DESCRIPTION:

Lots 1 to 3 and 14 to 18 , Block D of Strong and Dickenson's South Hollywood No.1. Tract

LOT APN:

5533-023-001, -002, -003, -017, -018, and -026

ZONING INFORMATION

ADDRESS	936-962 North Seward Street; 949-959 North Hudson Avenue, LOS ANGELES CA 90038
APN	5533-023-001, -002, -003, -017, -018, and -026
PROJECT DESCRIPTION	7 STORY SELF-STORAGE AND FILM/
ZONE - EXISTING	MR-1-1, R3-1
ZONE - PROPOSED	(Q)M1-2D
OCCUPANCY TYPE	B, S-1
BUILDING TYPE	TYPE I
BUILDING HEIGHT	ALLOWED: 75' PROPOSED: 75'
EXISTING USE	COMMERCIAL BUILDING: STORAGE
PROPOSED USE	COMMERCIAL BUILDING: SELF-STORAGE FACILITY (INCLUDES .7 FAR MIN. FOR MEDIA/FILM)

SITE PARAMETERS

	ALLOWABLE	PROPOSED
LOT SIZE (SQ FT)	-	56,254
F.A.R.	3.00	2.99
NUMBER OF STORIES	7	7
HEIGHT (FT)	75	75.0
ALLOWABLE AREA SQ FT	168,762	168,478

PROGRAM INFORMATION

BUILDING USE	AREA AVG.	FAR		
	SF			
1ST FLR: LEASING	1,100	0.020		
1ST FLR: SELF-STORAGE	21,393	0.380		
2ND FLR: SELF-STORAGE	22,959	0.408		
3RD FLR: SELF-STORAGE	24,662	0.438		
4TH FLR: SELF-STORAGE	24,567	0.437		
5TH FLR: SELF-STORAGE	24,567	0.437		
6TH FLR: SELF-STORAGE	9,720	0.173		
6TH FLR: COMMERCIAL STORAGE - MEDIA/FILM	14,848	0.264	0.70	MIN. = 0.7
7TH FLR: COMMERCIAL STORAGE - MEDIA/FILM	24,662	0.438		
		0.000		
COMMERCIAL TOTAL	168,478	2.995		

PARKING INFORMATION

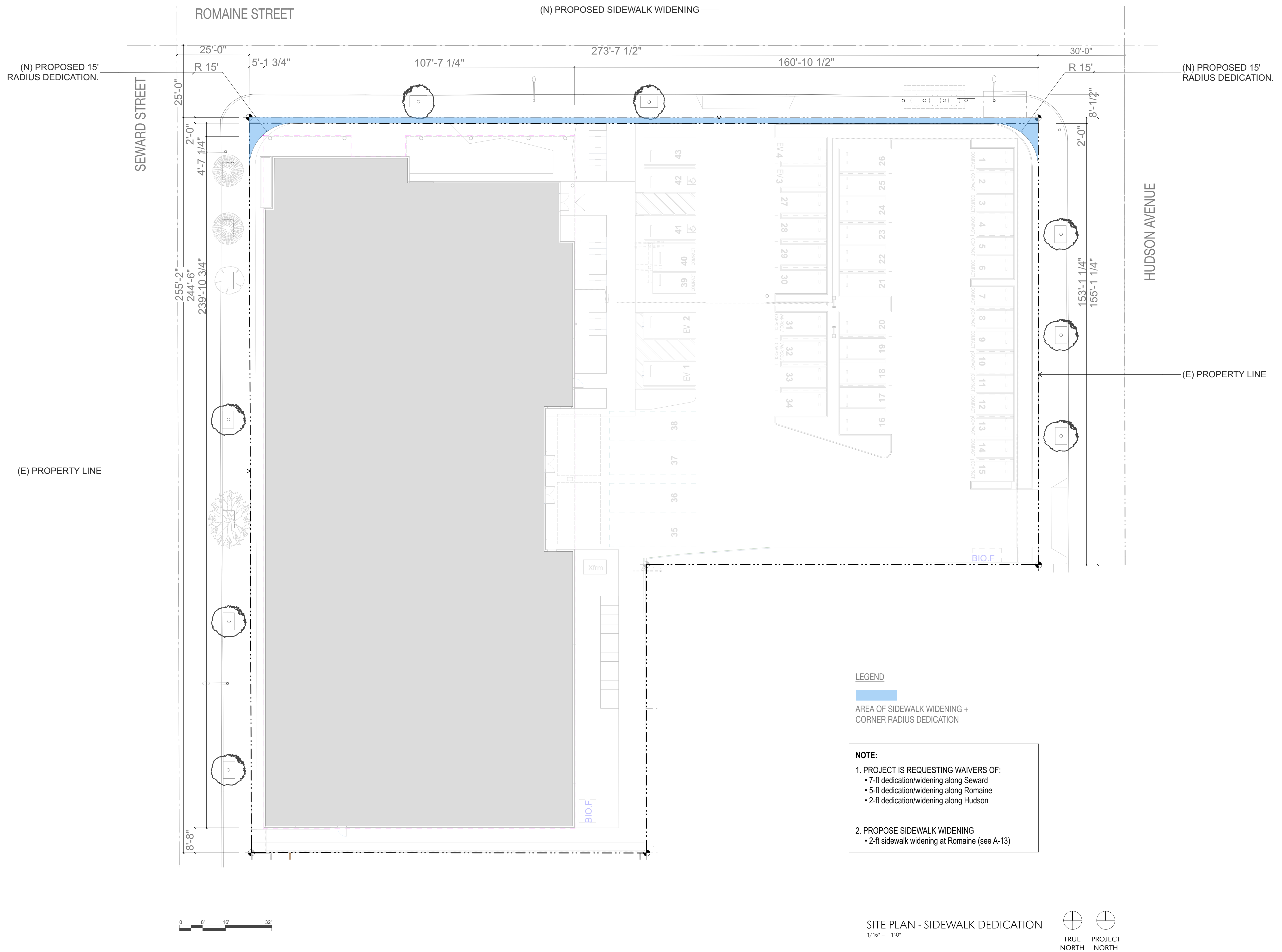
AUTOMOBILE PARKING - REQUIRED					BICYCLE PARKING - REQUIRED		
BUILDING USE	REQUIRED				REQUIRED		
	UNIT TOTAL/SF	PER SF	REQUIRED	PROPOSED	SHORT TERM	LONG TERM	TOTAL
STORAGE- First 10,000 S.F.	10,000	1/500	20	20	17	17	34
STORAGE- Remainder	158,478	0.0002	32	22			
Five Spaces per Conventant			5	5			
			57	47	17	17	34

AUTOMOBILE PARKING:

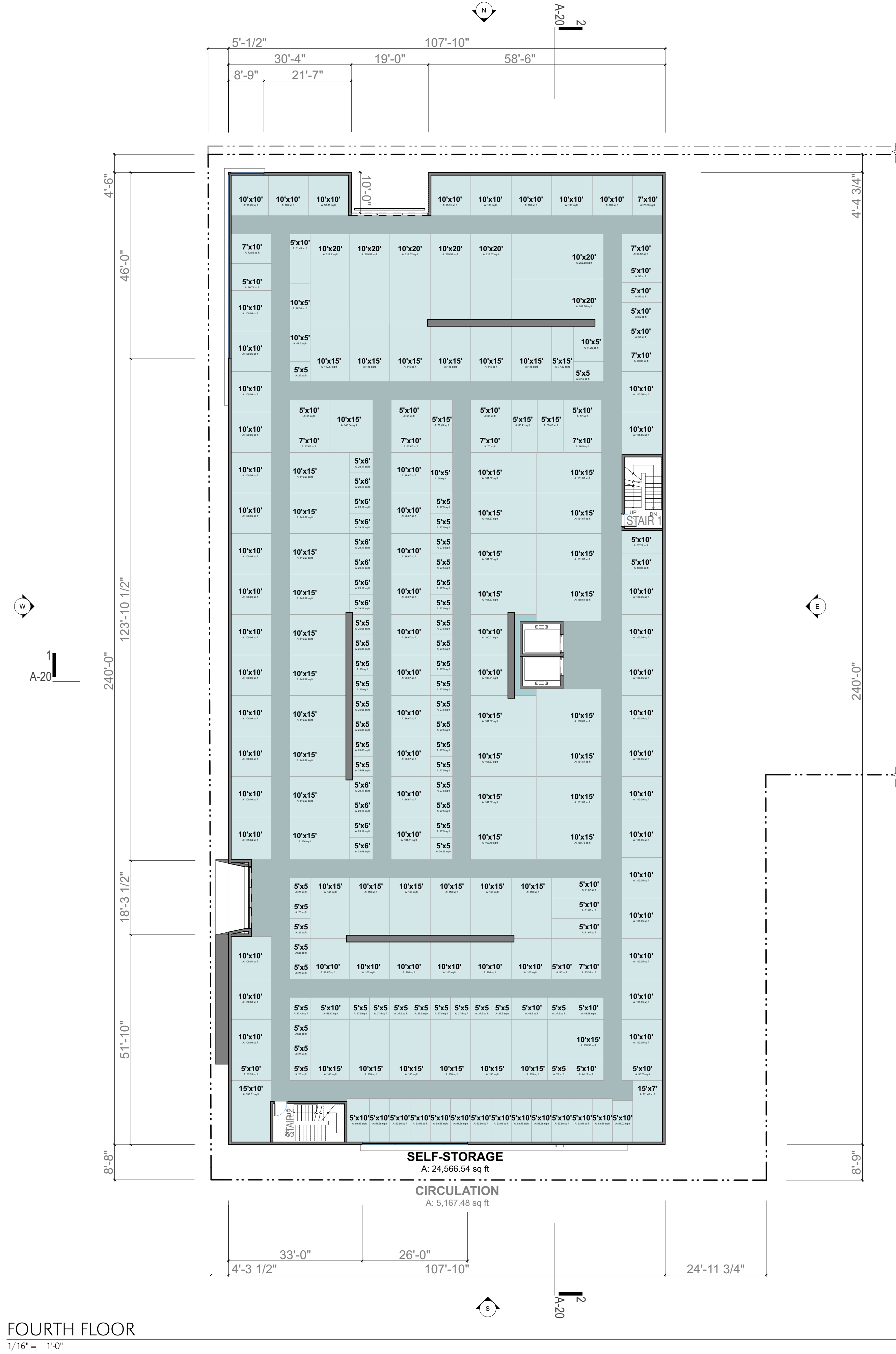
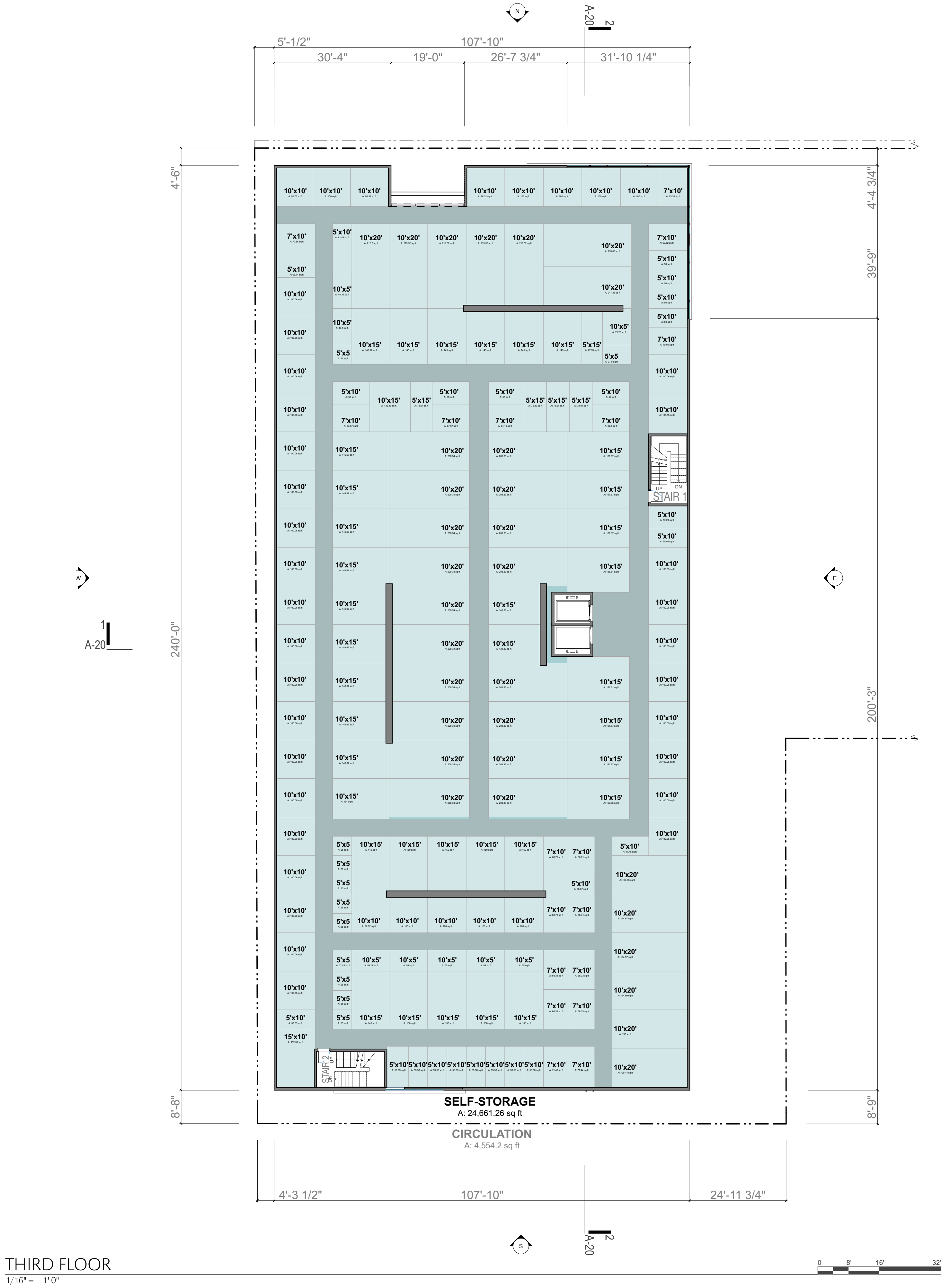
— Required = 57 spaces (52 required by code and 5 required per off-site parking covenant)
— Bicycle parking reduction = 10 spaces (1 auto space/ 4 bike spaces = 40 bike spaces)
— Provided = 47 spaces

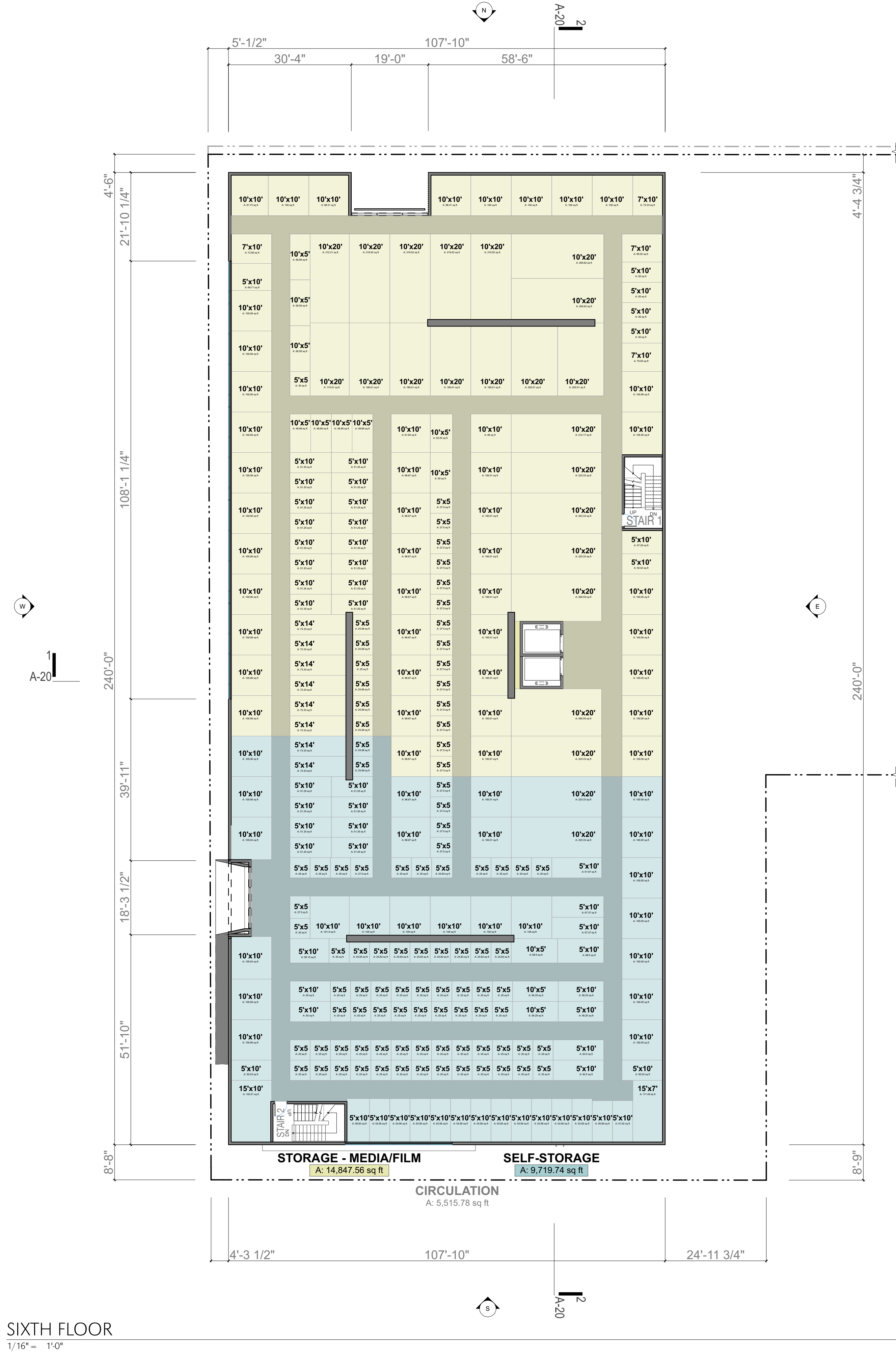
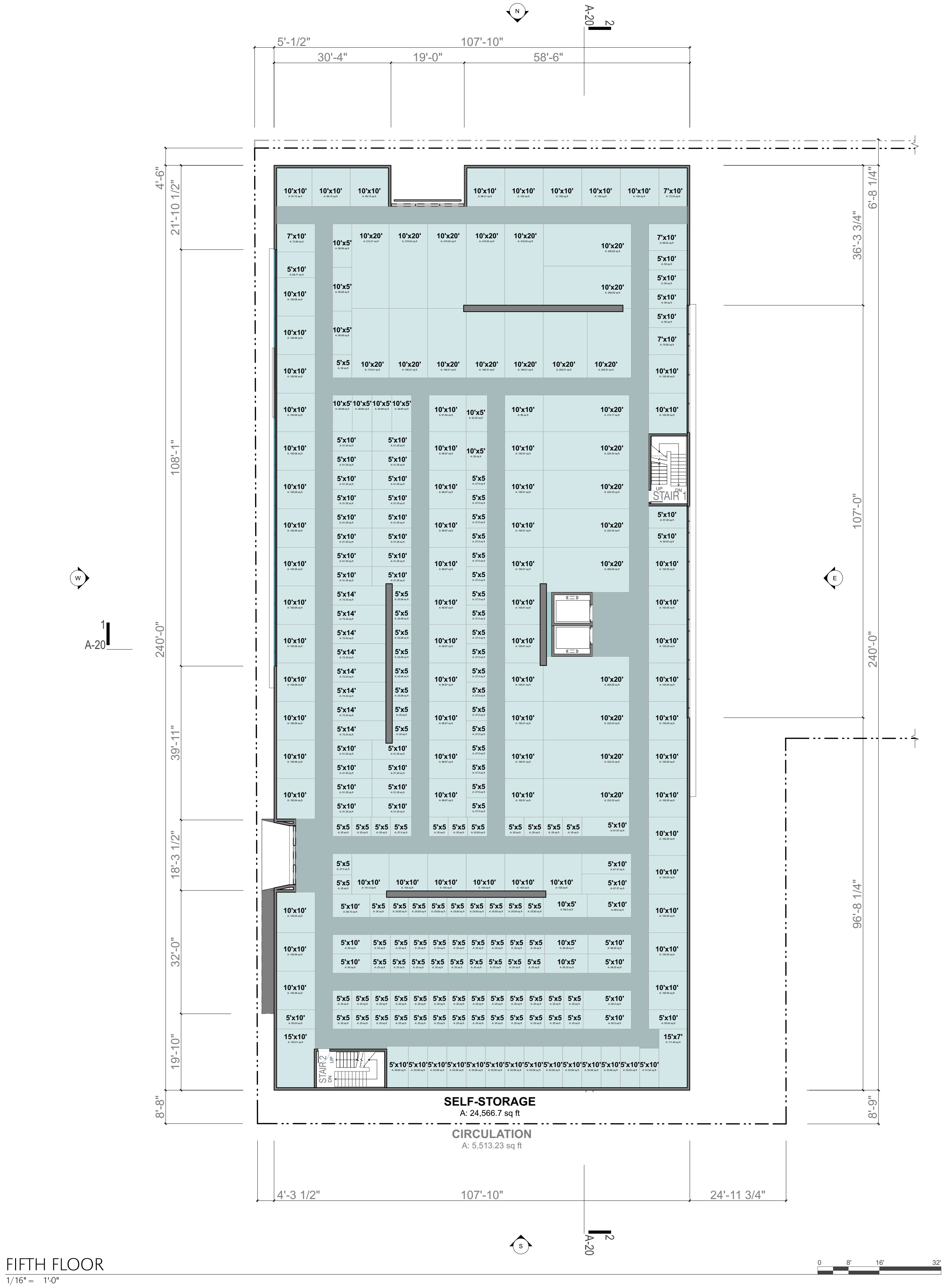
BICYCLE PARKING:

Required = 34 spaces
Provided = 40 spaces



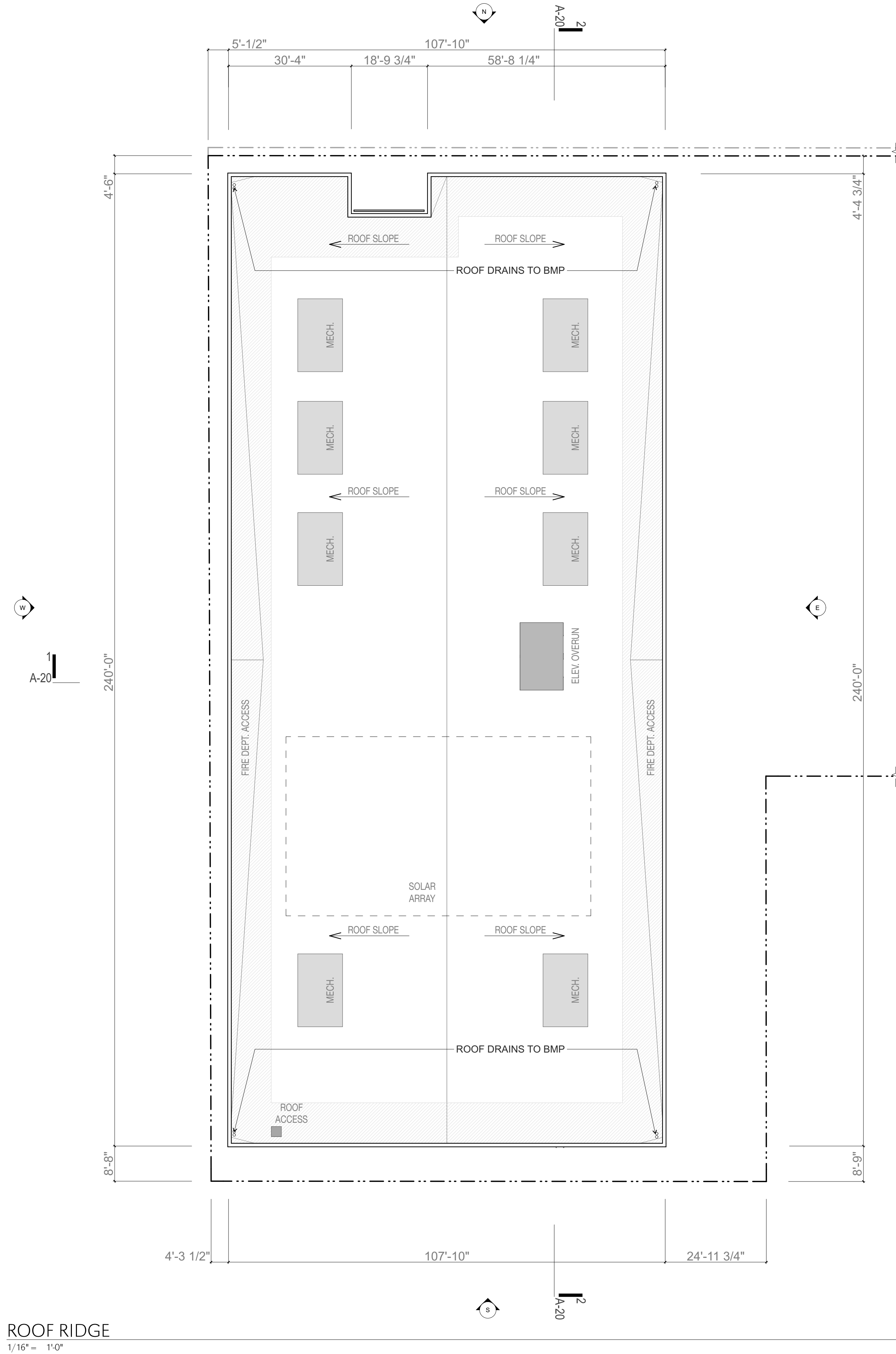
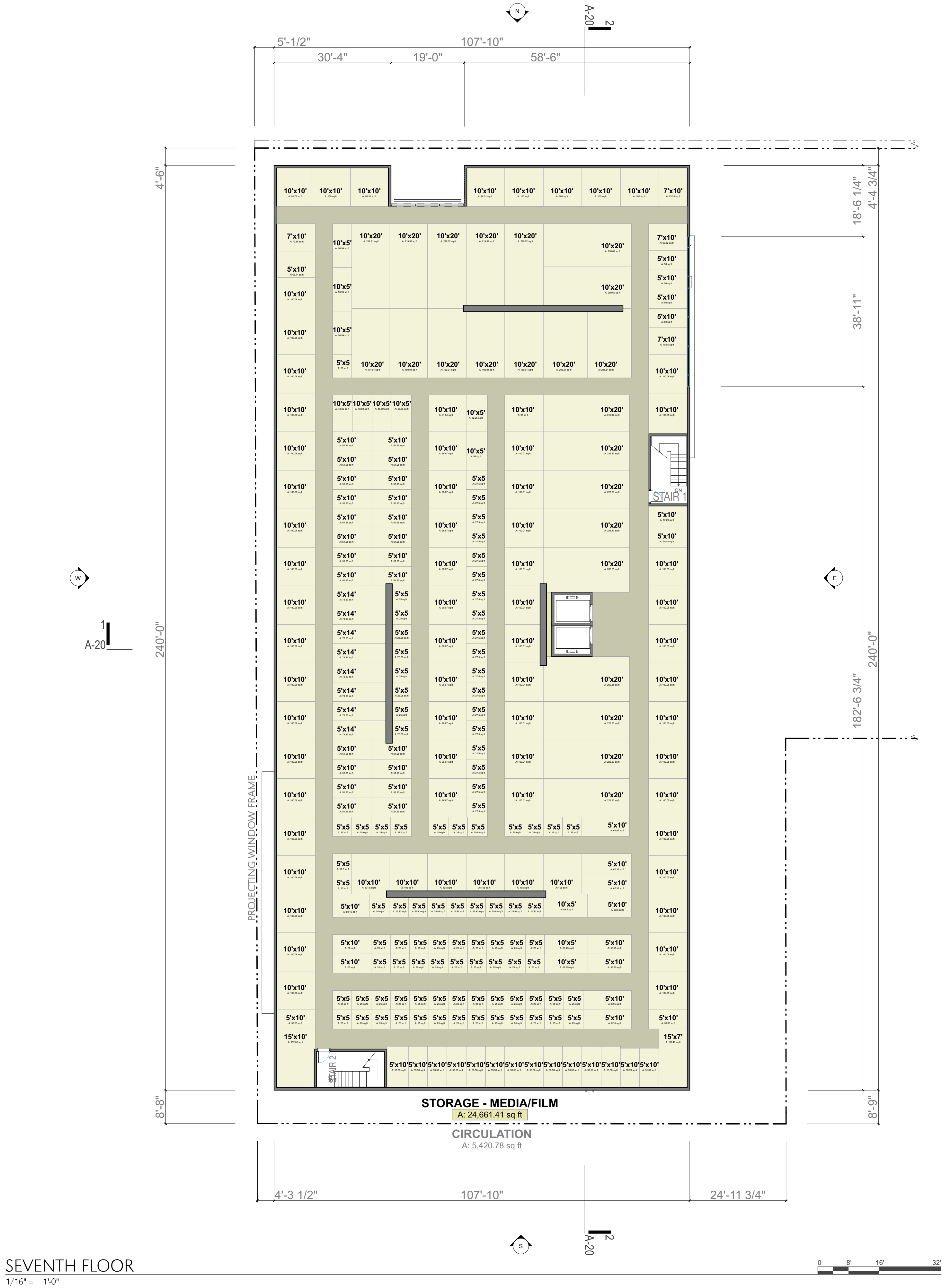






FIFTH FLOOR
1/16" = 1'-0"

SIXTH FLOOR
1/16" = 1'-0"



SEVENTH FLOOR
1/16" = 1'-0"

ROOF RIDGE
1/16" = 1'-0"

1

STUCCO:

LINEN WHITE
STEEL TROWEL

ALBEDO APPRX: 70 %

2

HORIZONTAL
METAL SIDING:

WHITE
MATTE FINISH

ALBEDO APPRX: 73 %

3

VERTICAL
METAL SIDING:

LIGHT GREY
MATTE FINISH

ALBEDO APPRX: 40 %

4

WINDOW METAL FRAME
PROJECTIONS:

SILVER SETTTING (DE6359)
MATTE FINISH

ALBEDO APPRX: 60%

5

DUAL-GLAZED
LOW-E WINDOWS: CLEAR

FINISH:

CLEAR ALUMINUM

MANUFACTURER: TBD

5.1

SINGLE-GLAZED
SPANDREL GLASS: OPAQUE WHITE

FINISH:

CLEAR ALUMINUM

MANUFACTURER: TBD

6

STEEL COLUMNS: SILVER SETTTING (DE6359)
MATTE FINISH

ALBEDO APPRX: 60 %

7

LIGHTING FIXTURES: BRONZE FINISH

WALL PACK:

QubePAK® Regal 3 - 16 feet A.F.F.

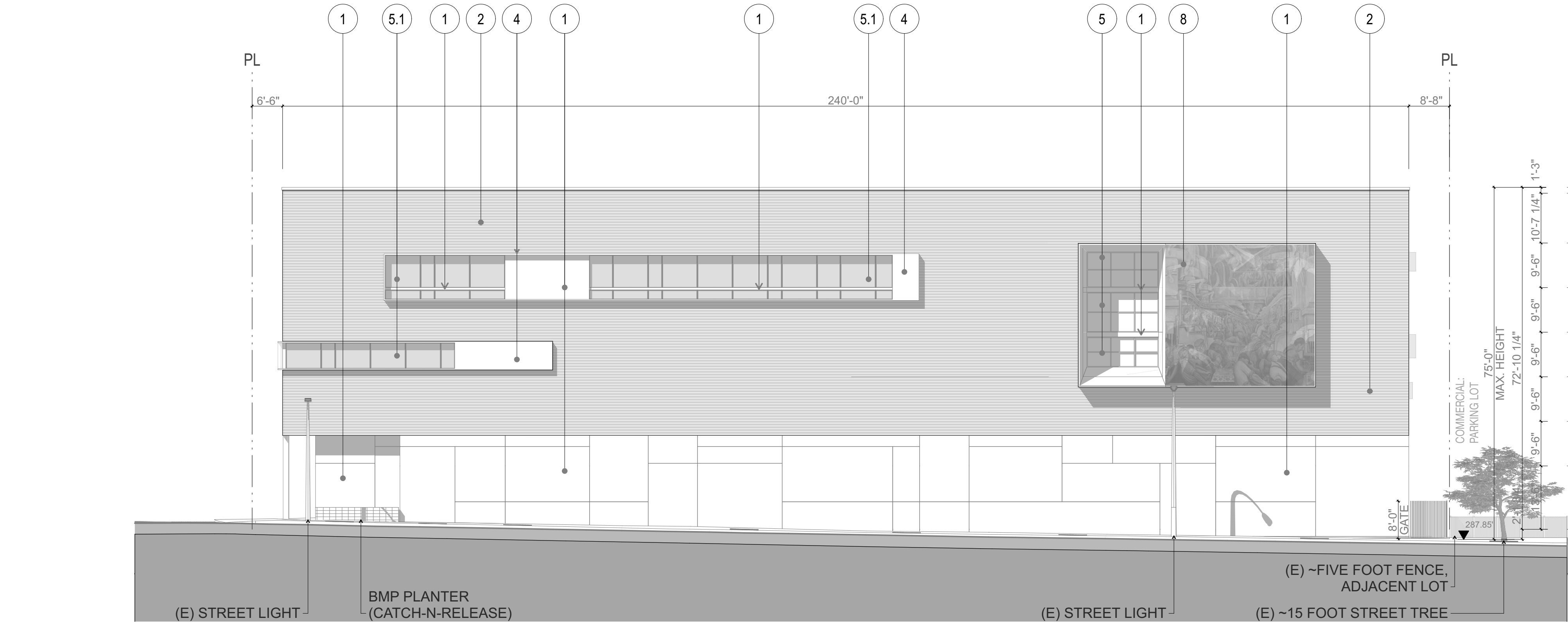
AREA/SITE:

DoradoXLE Plus - 15 feet A.F.F

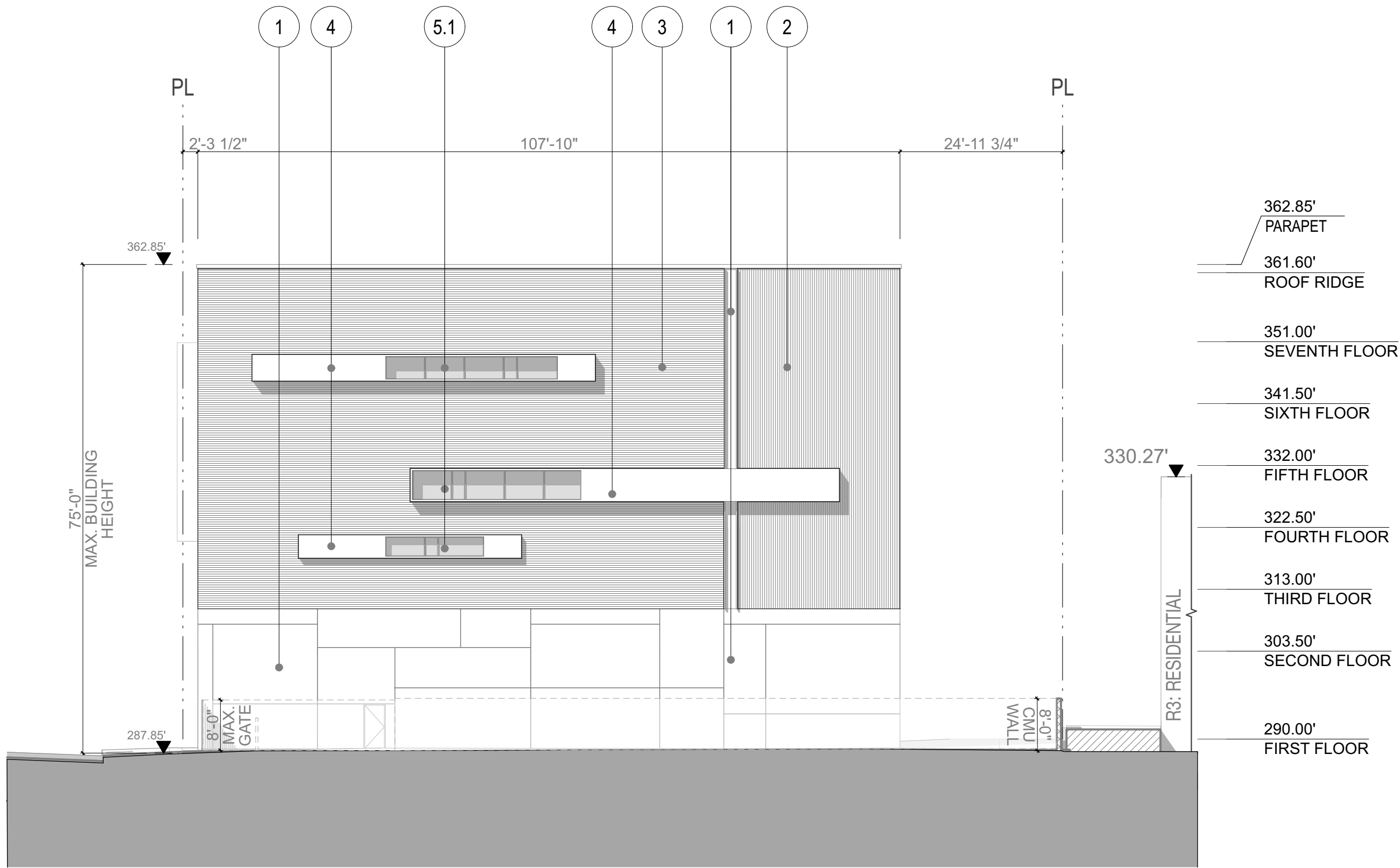
8

MURAL:

TBD AND COORDINATED WITH
NEIGHBORHOOD COUNCIL



WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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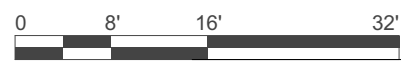
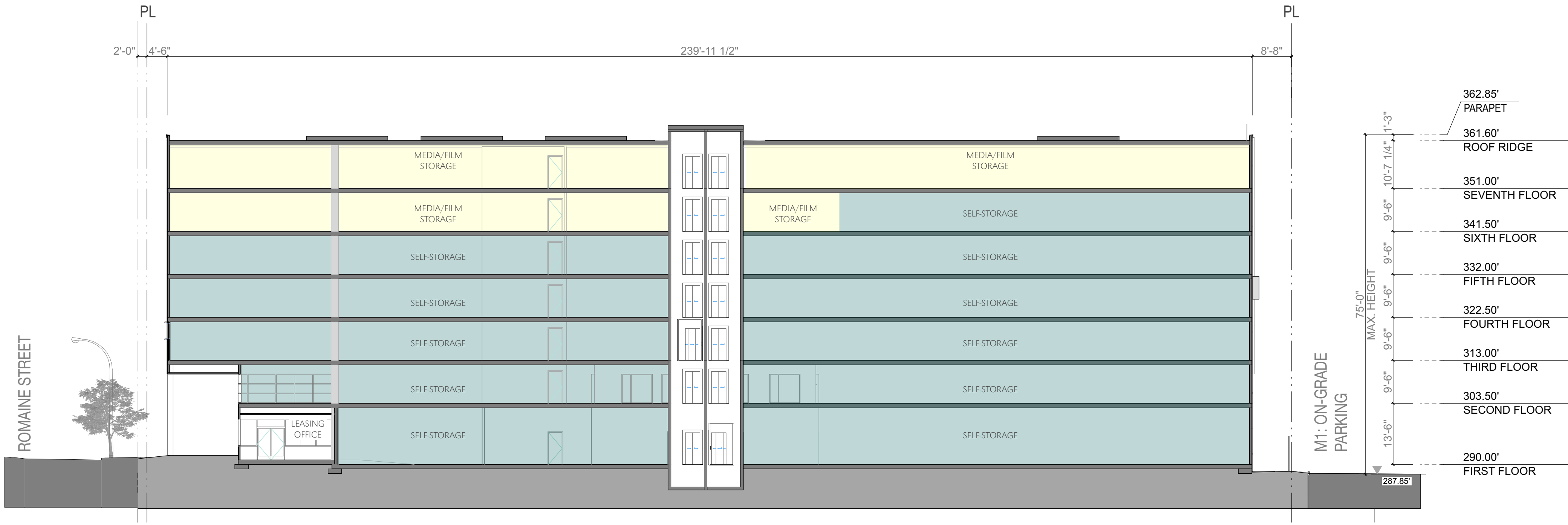
566 SEWARD - SELF-STORAGE

ELEVATION - WEST + SOUTH

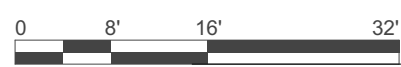
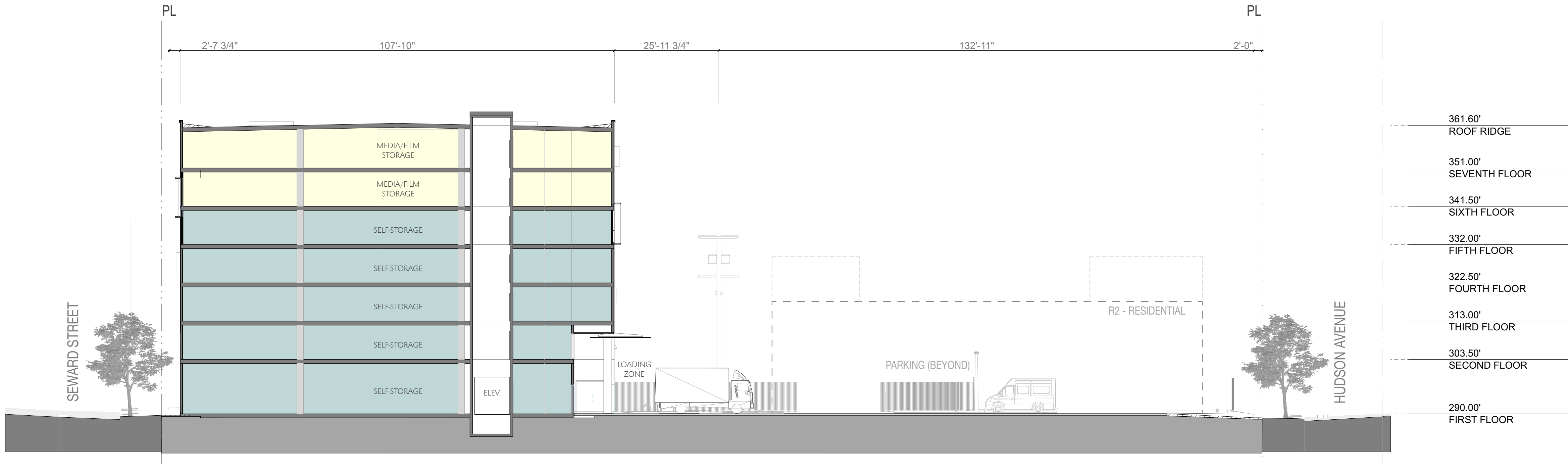
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Case No. CPC-2023-5532-2C-HD-CU-SPH-WOL

A-19

Wednesday, December 13, 2023



SECTION 2
1/16" = 1'-0"



SECTION 1
1/16" = 1'-0"

EXHIBIT "A"
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TOPOGRAPHIC SURVEY

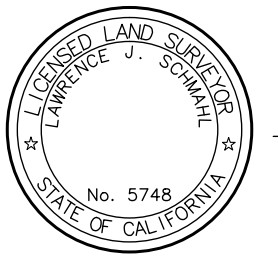
SCALE: 1" = 16' JULY, 2023

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 14, 15, 16, 17, AND 18, IN BLOCK D OF
STRONG AND DICKINSON'S SOUTH HOLLYWOOD NO.1, IN
THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
8, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

BENCHMARK:
WIRE SPIKE IN WEST CURB OF SEWARD ST; 18.5FT
NORTH OF NORTH CURB LINE OF SANTA MONICA BLVD;
SOUTH END OF CATCH BASIN.

LABM: 12-19090 EL=301.749FT(2000) NAVD 1988

FOR:
BARANOF HOLDINGS
ATTN: NOLAN BORDEN
2850 N. HARWOOD ST. SUITE 1000
DALLAS, TX 75201



BY: *Lawrence J. Schmah*
LAWRENCE J. SCHMAHL L.S. 5748

- LEGEND:
- A.C. ASPHALT CONCRETE
 - BW BACK OF WALK
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - E EAST
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - N NORTH
 - S SOUTH
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TW TOP OF WALL
 - W WEST
 - W/C WHEELCHAIR RAMP
 - ⊙ BOLLARD
 - ⊙ B.P.&L. MANHOLE
 - BUILDING LINE
 - CABLE TV BOX
 - CENTERLINE
 - DRAIN GRATE
 - ELECTRIC METER
 - ELEC. ELECTRICAL PULL BOX
 - FENCE, CHAIN-LINK
 - FENCE, IRON
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GATE MOTOR
 - GUY WIRE
 - IRRIGATION CONTROL VALVE
 - LAMP WITH CONC. BASE
 - LIGHT POLE
 - MONITORING WELL
 - POWERLINE
 - POWER POLE
 - POWER POLE W/CONDUIT
 - PROPERTY LINE
 - SEWER MANHOLE
 - SPOT ELEVATIONS
 - STREET LIGHT BOX
 - TELEPHONE MANHOLE
 - VENT
 - WALL
 - WATER METER
 - WATER VALVE

NOTE:
THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND
PUBLIC UTILITIES OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS, SETBACK OR STREET
WIDENING DATA IF APPLICABLE.
ALTHOUGH REQUESTED, NO TITLE POLICY OR PRELIMINARY TITLE REPORT WAS MADE
AVAILABLE TO THIS SURVEYOR.
IF THE EXISTING GRADES SHOWN ON THIS MAP ARE TO BE USED FOR CONSTRUCTION
PURPOSES, IT IS THE RESPONSIBILITY OF THE PARTY USING THIS MAP TO VERIFY THE
VERTICAL DATUM BY CHECKING BETWEEN AT LEAST FIVE EXISTING GRADES SHOWN HEREON.
IF THE INFORMATION ON THIS MAP IS TO BE INCLUDED IN CONSTRUCTION PLANS, THIS
MAP IN ITS ENTIRETY MUST BE MADE A PART OF THOSE CONSTRUCTION PLANS.

EXHIBIT "A"
Page No. 22 of 26
Case No. CPC-2023-5532-2C-HD-CU-SPM-WOL



PLANTING LEGENDS		
TREES	SIZE & QUAN.	WUCOLS
BUILDING FACADE TREE		
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX / 6 EA	LOW
ENTRANCE ACCENT TREE		
ARBUTUS UNEDO STRAWBERRY TREE	24" BOX / 8 EA	LOW
PARKING LOT SHADE TREE		
TIPUANA TIPU TIPU TREE	24" BOX / 5 EA	LOW
RHUS LANCEA AFRICAN SUMAC	24" BOX / 9 EA	LOW
LOOP ROAD / SCREENING TREE		
TRISTANIA CONFERTA BRISBANE BOX	24" BOX / 8 EA	MODERATE
HEDGE SCREENING PLANT		
BAMBUSIA MULTIPLEX 'ALPHONSE KARR' ALPHONSE KARR BAMBOO	15 GAL. / 30 EA	MODERATE
NEW STREET TREE		
AUSTRALIAN WILLOW OR EASTERN REDBUD EXACT SPECIES WILL BE PER URBAN FORESTRY STREET TREE DIV.		8 EA.
EXISTING STREET TREE TO REMAIN		2 EA.
EXISTING STREET TREE (PALM) TO REMAIN		2 EA.
EXISTING STREET TREE TO BE REMOVED		3 EA.
SHRUB & GROUNDCOVER		
DODONAEA VISCOSA HOPBUSH		
WESTRINGIA FRUTICOSA COAST ROSEMARY		
TRACHELOSPERMUM JASMINOIDES STAR JASMINE		
HESPERALOE PARVIFLORA RED YUCCA		
YUCCA FILAMENTOSA 'BRIGHT EDGE' BRIGHT EDGE YUCCA		
MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY		
DIANELLA TASMANICA 'VARIEGATED' VARIEGATED FLAX LILY		
FESTUCA MAIREI MAIRE'S FESCUE CALIFORNIA GRAY RUSH		
AGAVE 'BLUE GLOW' BLUE GLOW AGAVE		
ALOE STRIATA CORAL ALOE		
SENECIO MANDRALISCAE KLEINIA		
VINE		
CLYTOSTOMA CALLISTEGIODES VIOLET TRUMPET VINE		

LANDSCAPE AREA	
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH
DIETES BICOLOR FORTNIGHT LILY	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM
CHONDRROPETALUM TECTORUM SMALL CAPE RUSH	AGROSTIS PALLENS 'WEST COAST NATIVE BENTGRASS' CALIFORNIA NATIVE GRASS
JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	LONICERA JAPONICA 'PURPUREA' PURPLE LEAF HONEY SUCKLE
CARISSA MACROCARPA 'GREEN CARPET' NATAL PLUM	

KEYNOTES

1. DECOMPOSED GRANITE OR GRAVEL

2. BOULDERS SEATING SPACE

3. BICYCLE PARKING

4. LID PLANTERS PER CIVIL'S

5. NEW STD. 4x6 TREE WELL FOR NEW STREET TREES

1 PRELIMINARY LANDSCAPE PLAN

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

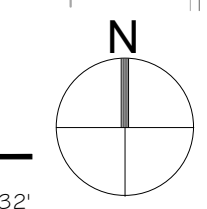
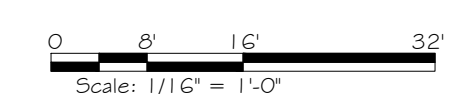


EXHIBIT "A"
Page No. 23 of 26
Case No. CPC-2023-5532-ZC-HD-CU-SPR-WD1

Revisions		
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SOLA INC
Landscape Architects
2669 SATURN ST.
BREA, CA 92621
info@solaninc.com
www.solaninc.com

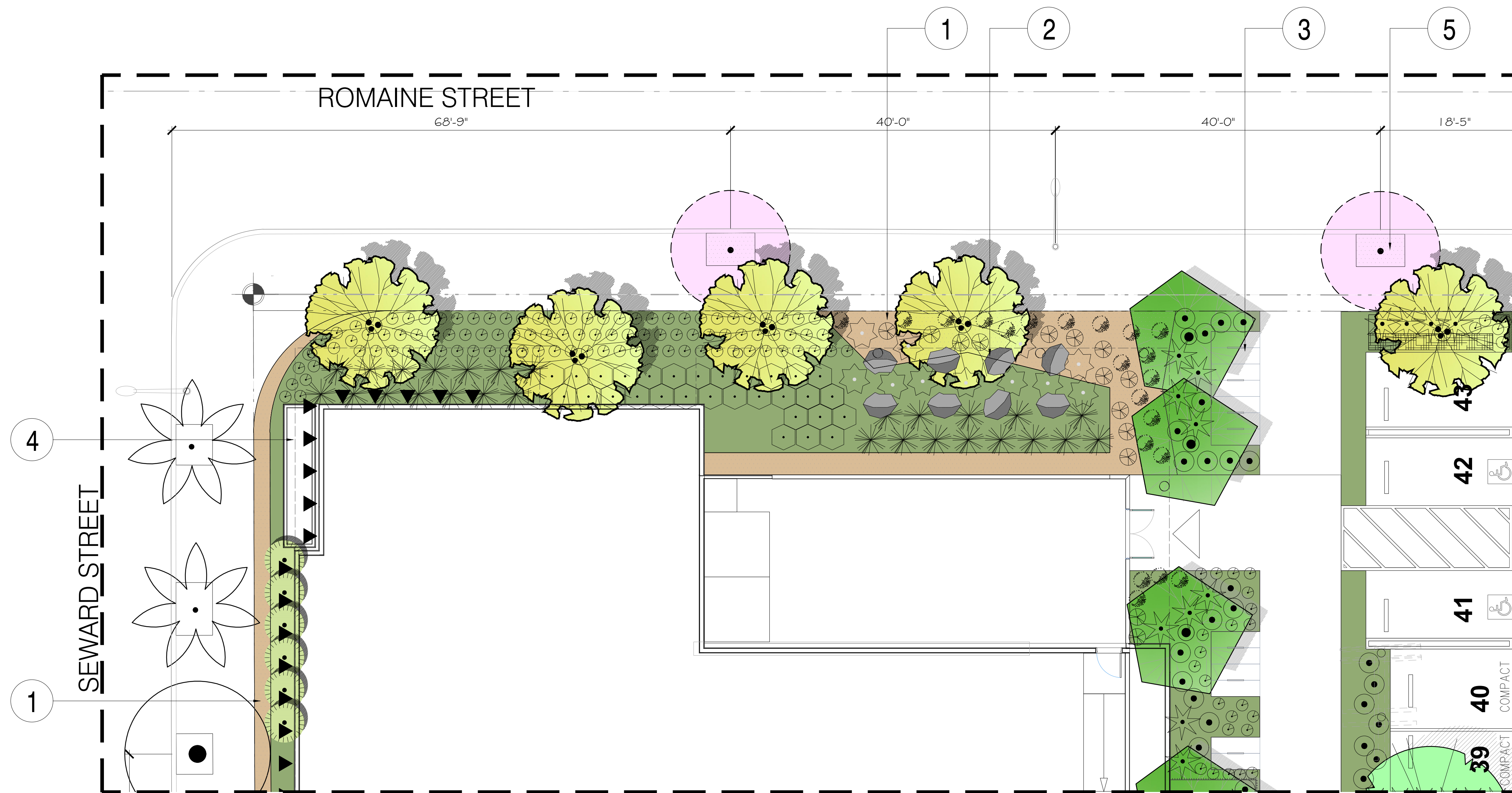
T. 562-905-0800 (Main)
F. 562-905-0880
T. 213-383-1788 (Studio)

956 SEWARD STREET,
LOS ANGELES, CA 90038

drawing title
PRELIMINARY LANDSCAPE PLAN

designed	project number 22338
drawn	scale AS SHOWN
checked	drawing number LC-1
reviewed	
date 12-06-2023	

REGISTERED LANDSCAPE ARCHITECT
KYLE KYLE KYLE
2-14-2023
12-06-2023
STATE OF CALIFORNIA

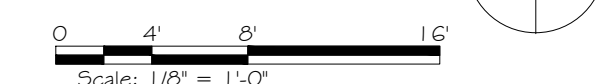


SITE PLAN - NTS.

PLANTING LEGENDS				
TREES	SIZE & QUAN.	WUCOLS	SHRUB & GROUNDCOVER	LANDSCAPE AREA
BUILDING FACADE TREE				
	CERCIDIUM HYBRID 'DESERT MUSEUM' PALO VERDE	24" BOX / 6 EA	LOW	
ENTRANCE ACCENT TREE				
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX / 8 EA	LOW	
PARKING LOT SHADE TREE				
	TIPUANA TIPU TIPU TREE	24" BOX / 5 EA	LOW	
LOOP ROAD / SCREENING TREE				
	RHUS LANCEA AFRICAN SUMAC	24" BOX / 9 EA	LOW	
HEDGE SCREENING PLANT				
	BAMBUZA MULTIPLEX 'ALPHONSE KARR' ALPHONSE KARR BAMBOO	15 GAL. / 30 EA	MODERATE	
NEW STREET TREE				
	AUSTRALIAN WILLOW OR EASTERN REDBUD EXACT SPECIES WILL BE PER URBAN FORESTRY STREET TREE DIV.	8 EA.		
EXISTING STREET TREE				
	EXISTING STREET TREE TO REMAIN	2 EA.		
EXISTING STREET TREE (PALM)				
	EXISTING STREET TREE (PALM) TO REMAIN	2 EA.		
EXISTING STREET TREE TO BE REMOVED				
	EXISTING STREET TREE TO BE REMOVED	3 EA.		
SHRUB & GROUNDCOVER				
	DODONAEA VISCOSA HOPBUSH			
	WESTRINGIA FRUTICOSA COAST ROSEMARY			
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE			
	HESPERALOE PARVIFLORA RED YUCCA			
	YUCCA FILAMENTOSA 'BRIGHT EDGE' BRIGHT EDGE YUCCA			
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY			
	DIANELLA TASMANICA 'VARIEGATED' PUTAH CREEK			
	FESTUCA MAIREI MAIRE'S FESCUE CALIFORNIA GRASS			
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE			
	ALOE STRIATA CORAL ALOE			
	SENECIO MANDRALISCAE KLEINIA			
	VINE			
	CLYTOSTOMA CALLISTEGIODES VIOLET TRUMPET VINE			
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	AGROSTIS PALLENS 'WEST COAST NATIVE BENTGRASS' CALIFORNIA NATIVE GRASS			
	LONICERA JAPONICA 'PURPUREA' PURPLE LEAF HONEY SUCKLE			

1 ENLARGEMENT PLAN

SCALE: 1/8"= 1'-0"



KEYNOTES

1. DECOMPOSED GRANITE OR GRAVEL



2. BOULDERS SEATING SPACE



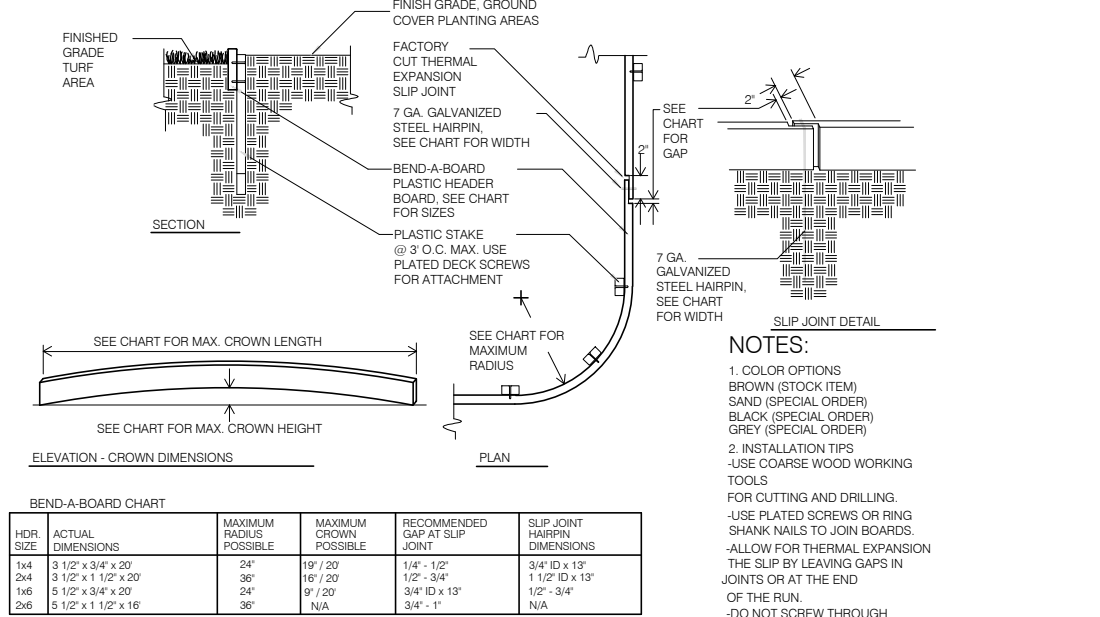
3. BICYCLE PARKING
4. LID PLANTERS PER CIVIL'S
5. NEW STD. 4x6 TREE WELL FOR NEW STREET TREES

EXHIBIT "A"
Page No. 24 of 26
Case No. CPC-2023-5532-ZC-HD-CU-SPR-WDS

Revisions		
SQLA INC Landscape Architects 2669 SATURN ST. BAY AREA, CA 92621 info@sqla.com www.sqla.com		
T. 562-905-0800 (Main) F. 562-905-0880 T. 213-383-1788 (Studio)		
956 SEWARD STREET, LOS ANGELES, CA 90038		
drawing title		
ENLARGEMENT PLAN		
designed	project number	
drawn	scale	
checked	AS SHOWN	
reviewed	drawing number	
date		
12-06-2023		
		LC-2

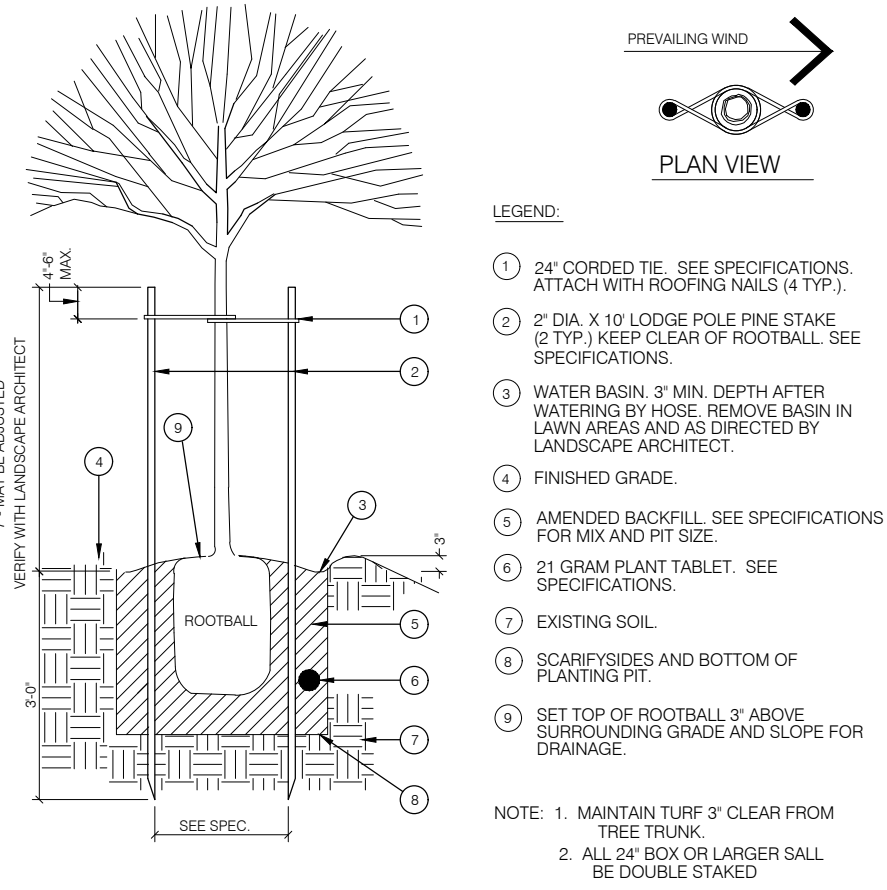
LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE. LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLOUDS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. SOIL PREPARATION FOR ALL LANDSCAPE AREAS
PLEASE SEE WALLACE LAB RECOMMENDATION.
7. ALL ROCK OR UNBROKEN SOIL CLOUDS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO WALLACE LABORATORIES, LLC RECOMMENDATIONS. WALLACE LAB: (310)-615-0116, 365 CORAL CIRCIL, EL SEGUNDO, CA 90245
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 3" MIN. LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. SITE MAINTENANCE (PLEASE SEE WALLACE LAB RECOMMENDATION) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.



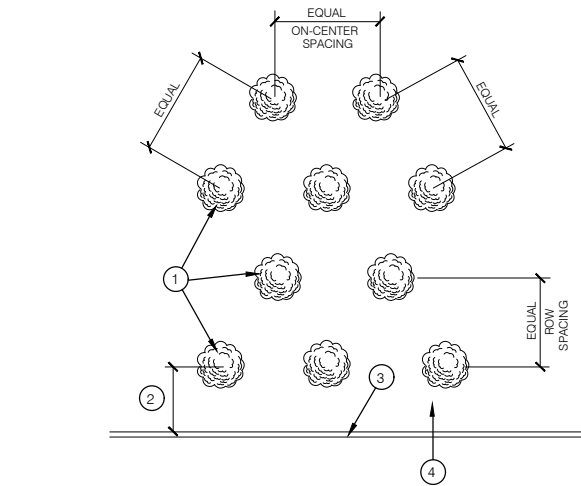
PLASTIC EDGING
SCALE: N.T.S.

4



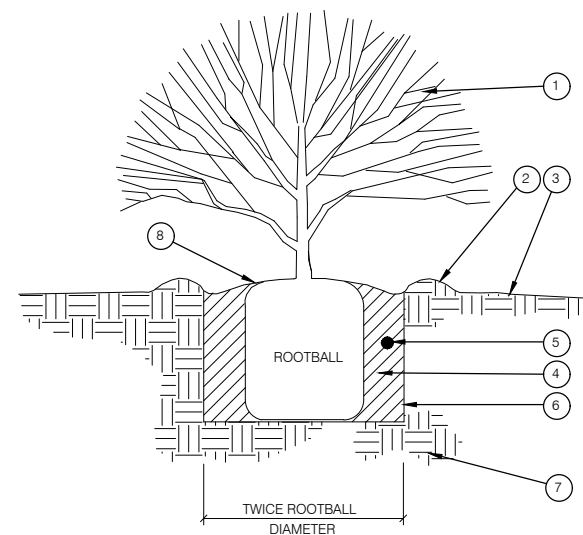
TREE PLANTING-DOUBLE STAKING
SCALE: N.T.S.

1



SHRUBS/ GROUNDCOVER PLANTING
SCALE: N.T.S.

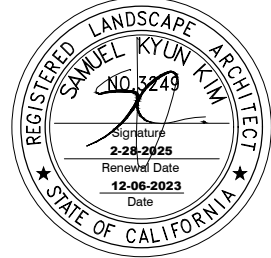
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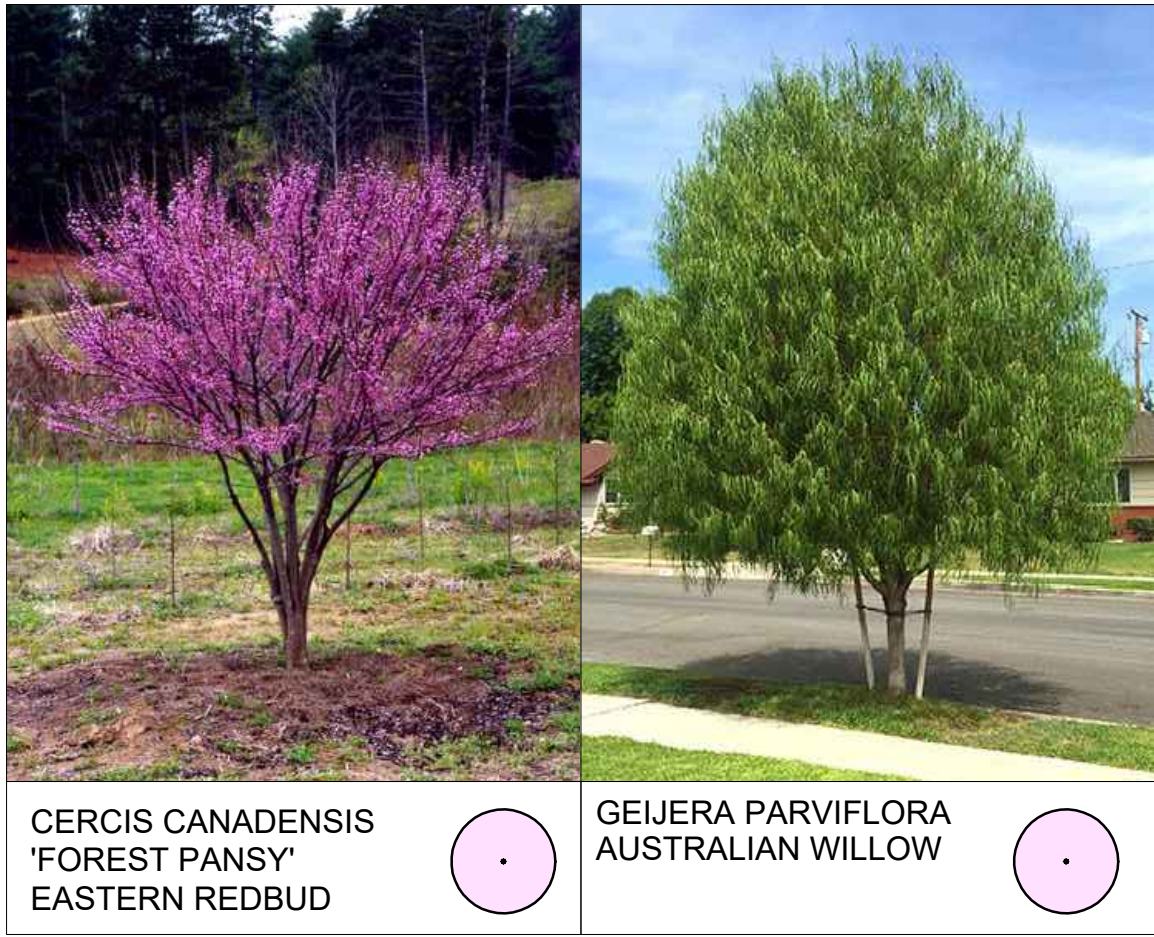


SHRUBS PLANTING
SCALE: N.T.S.

3

Revisions		
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<div><div><div><div><div></div><div>SQLA INC</div><div>Landscape Architects</div><div>2669 SATURN ST. BREA, CA 92621 info@sqla-inc.com www.sqla-inc.com</div></div><div><div>T. 562-905-0800 (Main)</div><div>F. 562-905-0800</div><div>T. 213-383-1788 (Studio)</div></div></div></div></div>		
956 SEWARD STREET, LOS ANGELES, CA 90038		
drawing title		
PLANTING DETAILS		
designed	project number	22338
drawn	scale	AS SHOWN
checked	drawing number	LC-3
reviewed		
date	12-06-2023	

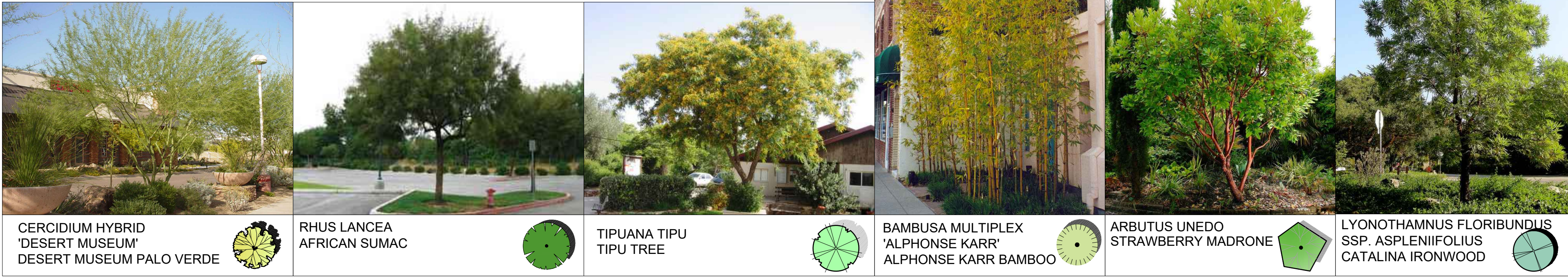




CERCIS CANADENSIS
'FOREST PANSY'
EASTERN REDBUD

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

STREET TREES



CERCIDIUM HYBRID
'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

RHUS LANCEA
AFRICAN SUMAC

TIPUANA TIPU
TIPU TREE

BAMBUSA MULTIPLEX
'ALPHONSE KARR'
ALPHONSE KARR BAMBOO

ARBUTUS UNEDO
STRAWBERRY MADRONE

LYONOTHAMNUS FLORIBUNDUS
SSP. ASPLENIIFOLIUS
CATALINA IRONWOOD



DIANELLA TASMANICA 'VARIEGATED'
VARIEGATED FLAX LILY

MUHLENBERGIA CAPILLARIS
'REGAL MIST'
PINK MUHLY

YUCCA FILAMENTOSA
'BRIGHT EDGE'
BRIGHT EDGE YUCCA

HESPERALOE PARVIFLORA
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FESTUCA MAIREI
MAIRE'S FESCUE

WESTRINGIA FRUTICOSA
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HOPBUSH



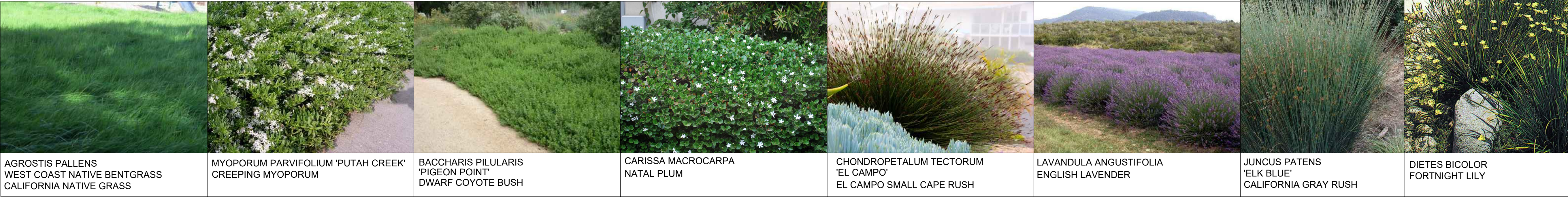
TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

CLYTOSTOMA CALLISTEGIODES
VIOLET TRUMPET VINE

SENECIO MANDRALISCAE
KLEINIA

ALOE STRIATA
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AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



AGROSTIS PALLENS
WEST COAST NATIVE BENTGRASS
CALIFORNIA NATIVE GRASS

MYOPORUM PARVIFOLIUM 'PUTAH CREEK'
CREEPING MYOPORUM

BACCHARIS PILULARIS
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DWARF COYOTE BUSH

CARISSA MACROCARPA
NATAL PLUM

CHONDROPETALUM TECTORUM
'EL CAMPO'
EL CAMPO SMALL CAPE RUSH

LAVANDULA ANGUSTIFOLIA
ENGLISH LAVENDER

JUNCUS PATENS
'ELK BLUE'
CALIFORNIA GRAY RUSH

DIETES BICOLOR
FORTNIGHT LILY

Revisions

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SQLA INC

Landscape Architects

2669 SATURN ST.
IRVINE, CA 92621
info@sqla.com
www.sqla.com

T. 562-905-0800 (Main)
F. 562-905-0880
T. 213-383-1788 (Studio)

956 SEWARD STREET,
LOS ANGELES, CA 90038

drawing title

PLANT IMAGES

designed	project number
drawn	22338
checked	scale
reviewed	AS SHOWN
date	drawing number
12-06-2023	LC-4