

SITE DATA					BASIS OF DESIGN		
LOT AREA		120,537	SQ. FT.		ZONE	REQUIRED	PROVIDED
		2.77	ACRES		OVERLAY	(T) (Q) C2-1VL-O	
TOTAL GROSS BLDG. AREA		168,537	SQ. FT.		STRUCTURE HEIGHT	PER FAR	45'
BUILDING AREA TABULATIONS (Square Feet)					FLOOR AREA RATIO	1.5 (±193,079)	1.30 (168,538)
	SELF STORAGE	OFFICE	RESIDENCE W/ GARAGE	TOTAL	LOT COVERAGE	N/A	47% (57,379)
BUILDING A - 3 STORY	165,477	1,114	1,946	168,537	LANDSCAPE	TBD	6.9% (8,415)
ESTIMATED NET RENTABLE @75%: ±124,100					SETBACKS		
					FRONT	25'-0"	43'-10"
					INTERIOR SIDE	25'-0"	28'-1"
					EXTERIOR SIDE	10'-0"	50'-11"
PARKING							
VISITOR SPACES		1 PER 500SF UP TO 10,000SF (20) 1 PER 5,000SF THEREAFTER			52 SPACES		
PARKING		52 SPACES			52 SPACES		
PARKING SIZE		STANDARD: 8'-4" X 18'			STANDARD: 8'-4" X 18'		
BICYCLE PARKING							
1 BIKE PARKING STALL OF EACH TYPE PER 10,000 S.F.		REQUIRED		PROVIDED			
SHORT TERM BICYCLE PARKING		17		17			
LONG TERM BICYCLE PARKING		17		17			

8'-0" HIGH WROUGHT IRON PERIMETER SECURITY FENCING

TRASH

10'-0" SETBACK

26'-0"

AERIAL

±25'

38'

37'

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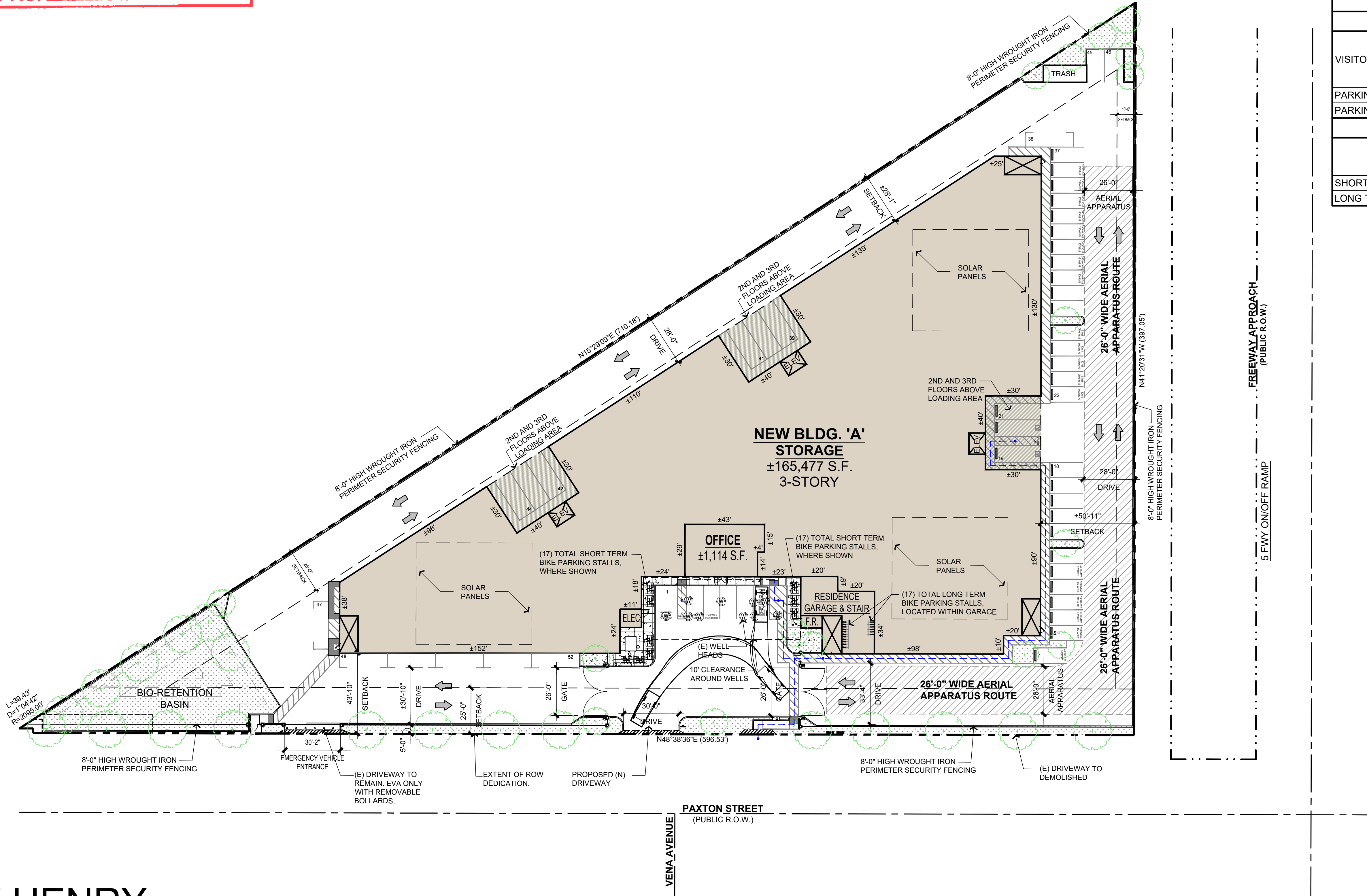
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ARLETA, CA

PRELIMINARY SITE PLAN

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JOB NUMBER: 21-614
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DATE: 04/26/2023

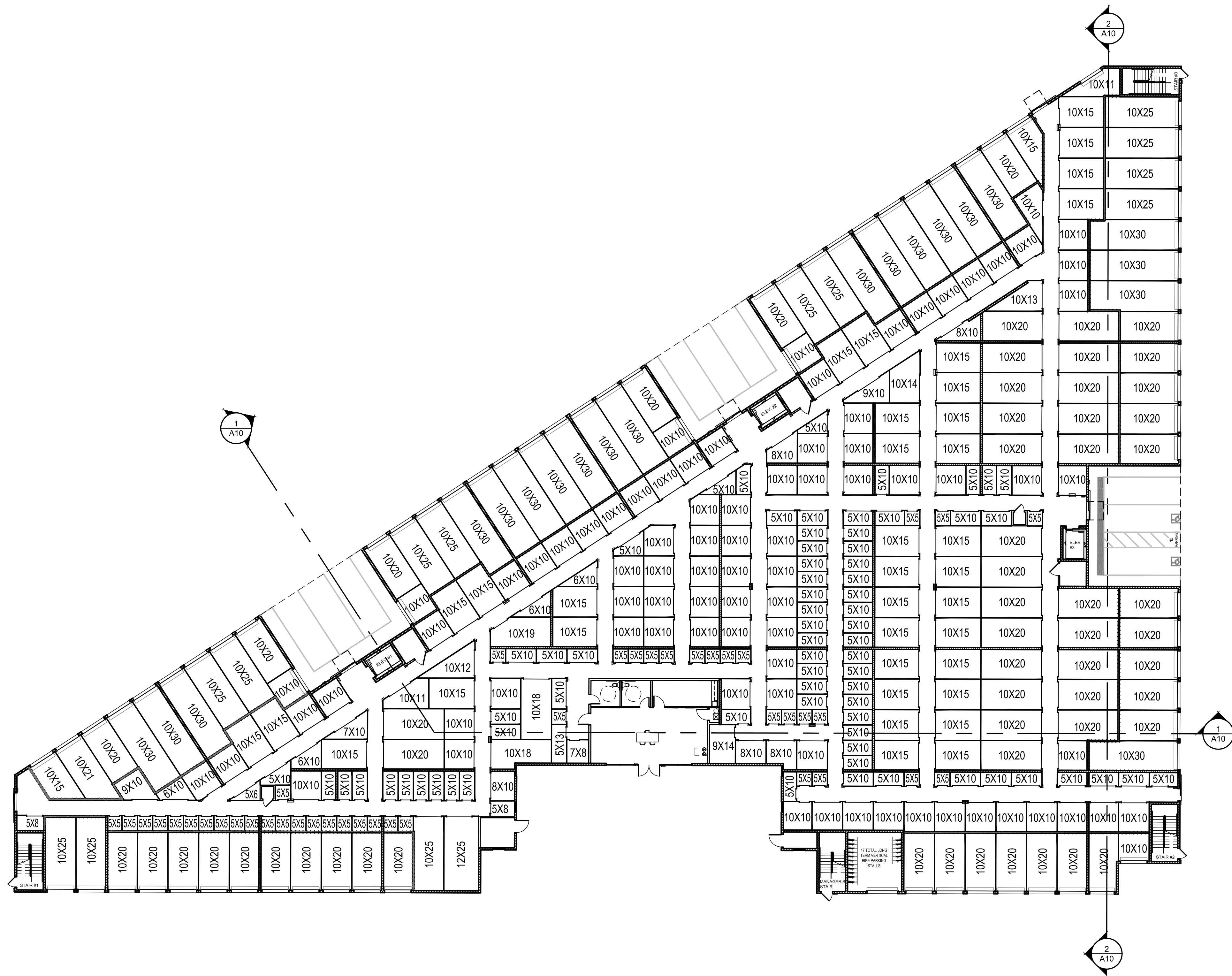
NORTH

ja

JORDAN ARCHITECTS

131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

A1



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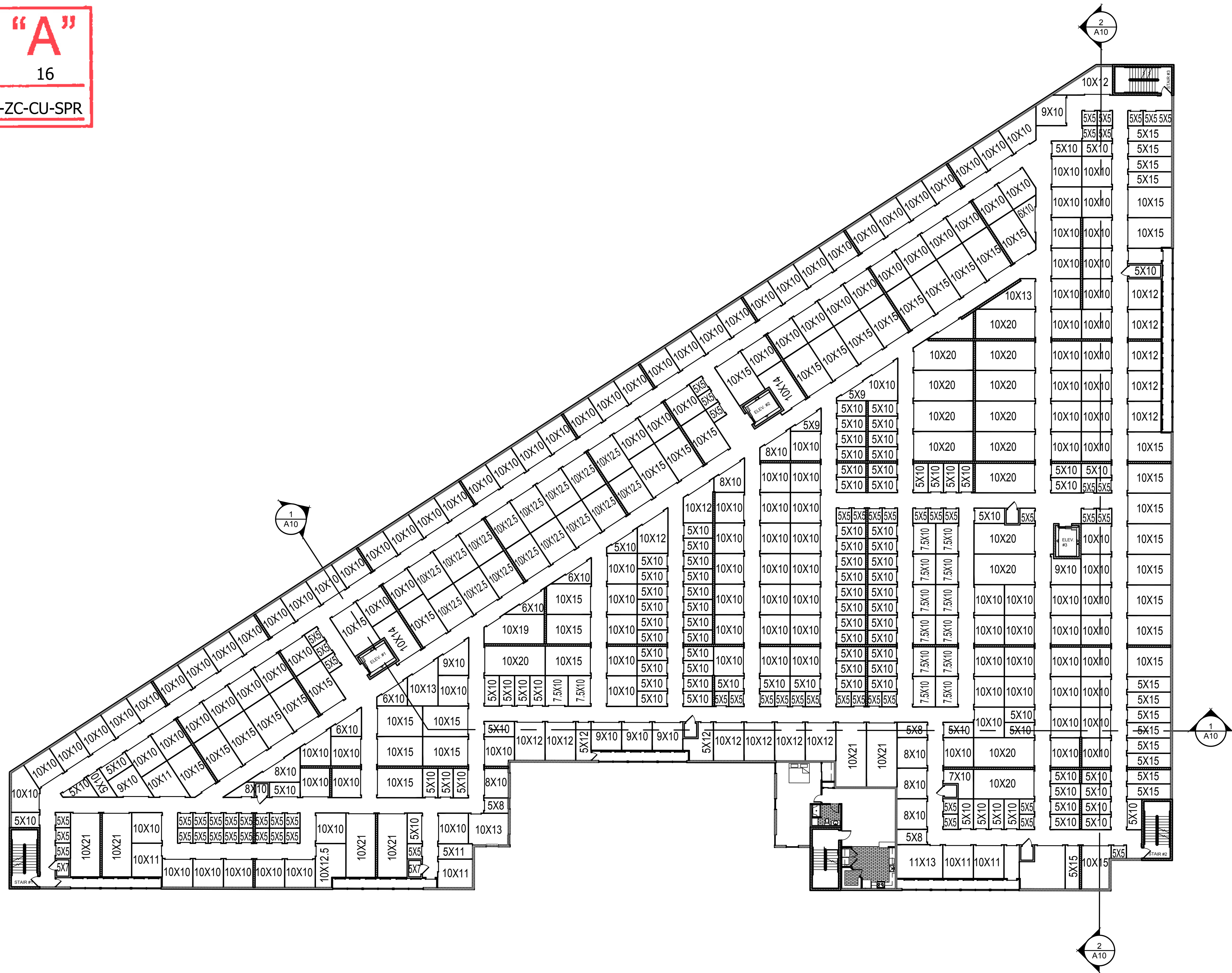
PRELIMINARY 1ST FLOOR PLAN

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A2



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PRELIMINARY 2ND FLOOR PLAN

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JOB NUMBER: 21-614
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DATE: 02/09/2023



A3

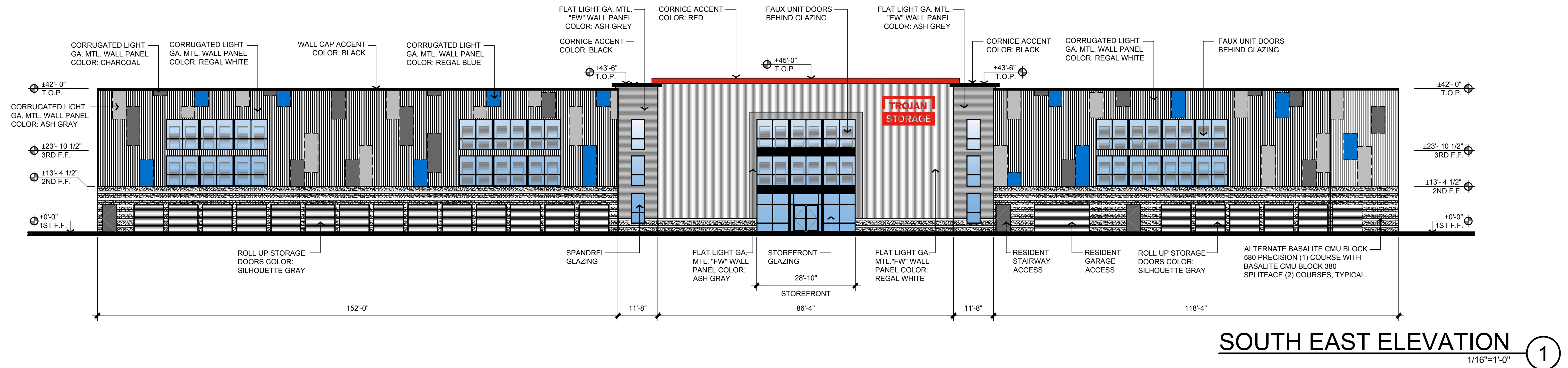
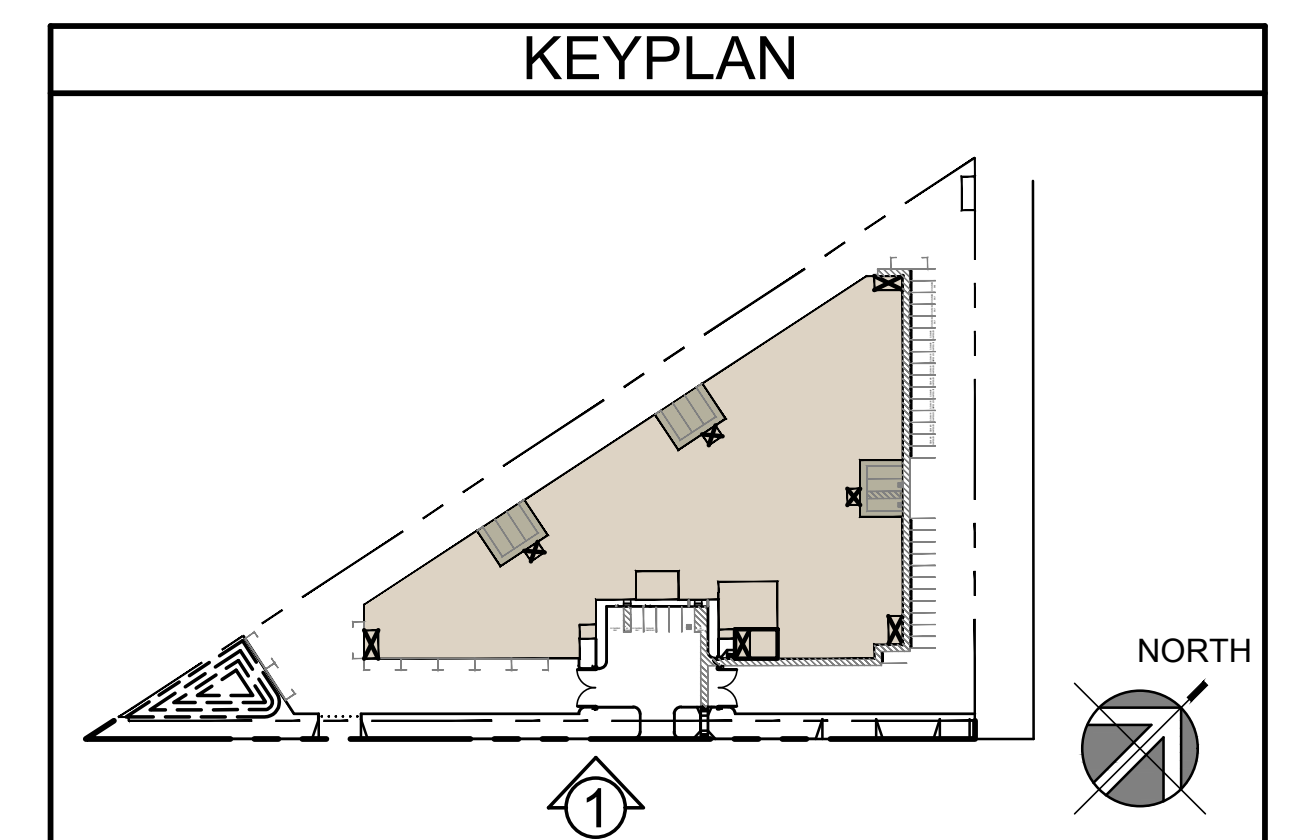


EXHIBIT "A"
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Case No. CPC-2021-7749-ZC-CU-SPR



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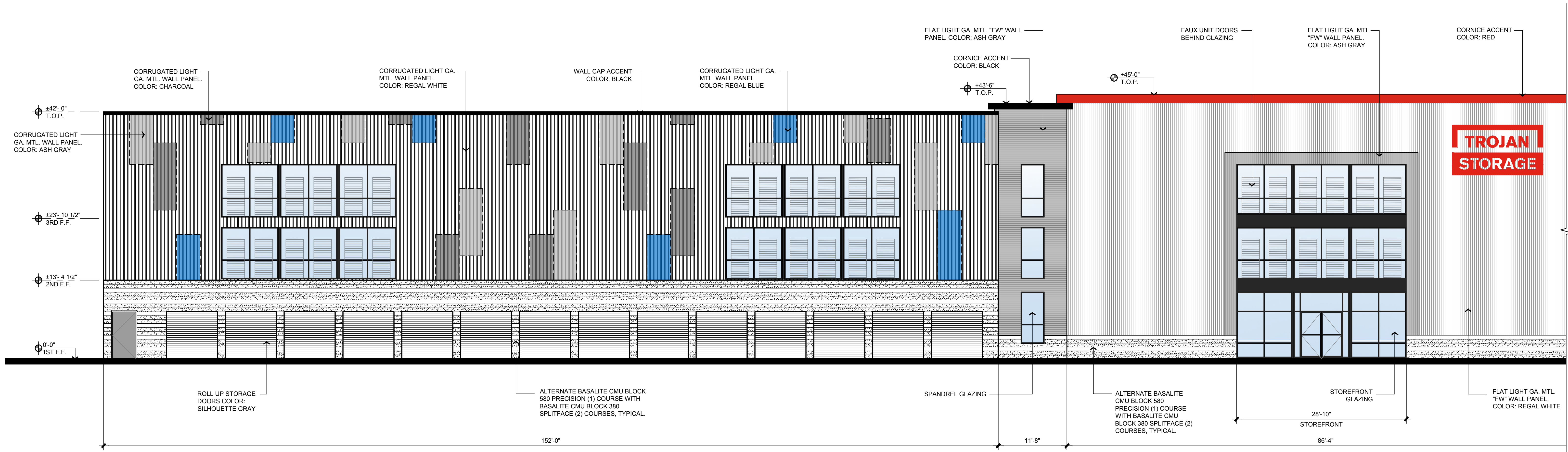
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JOB NUMBER: 21-614
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DATE: 02/24/2023

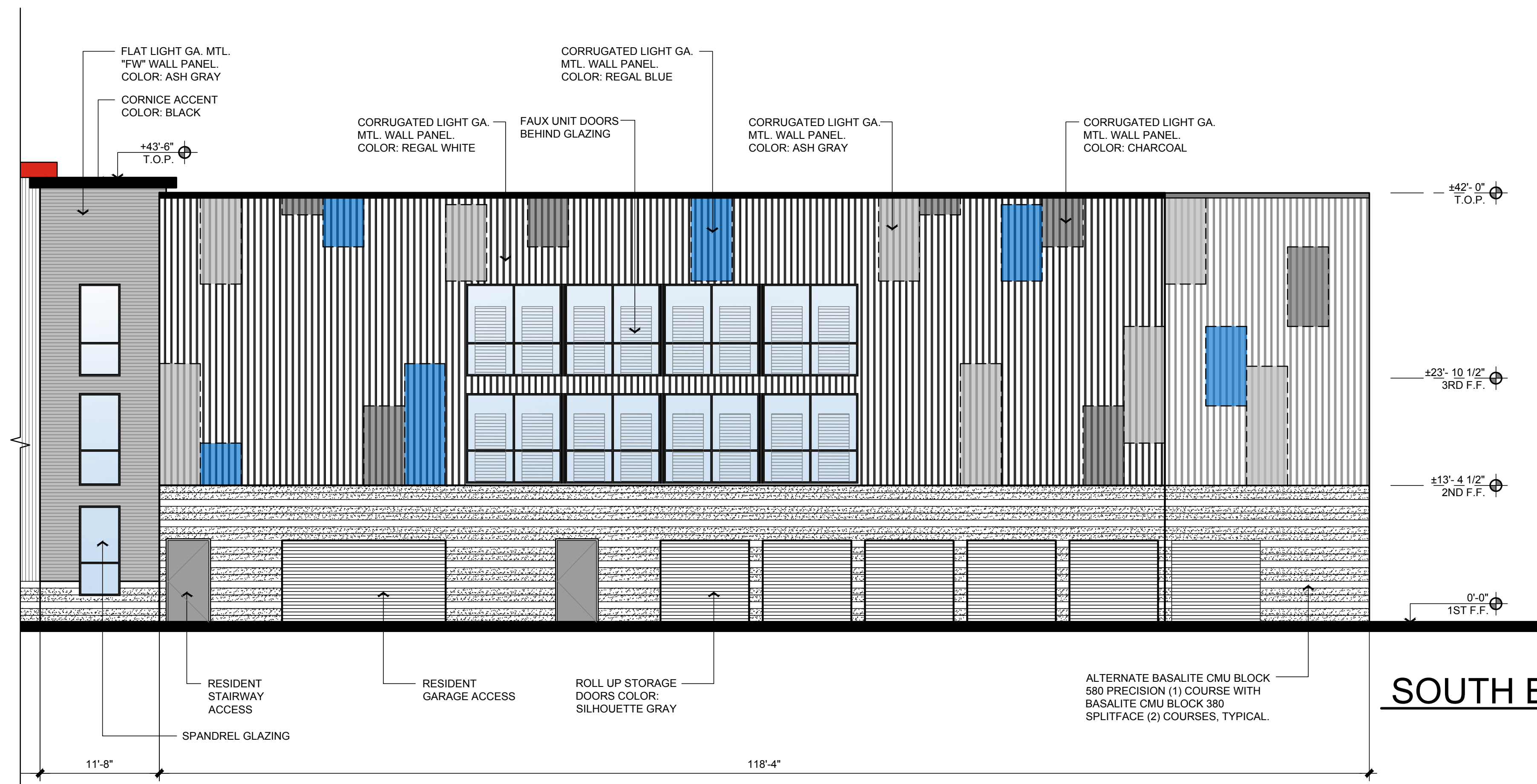


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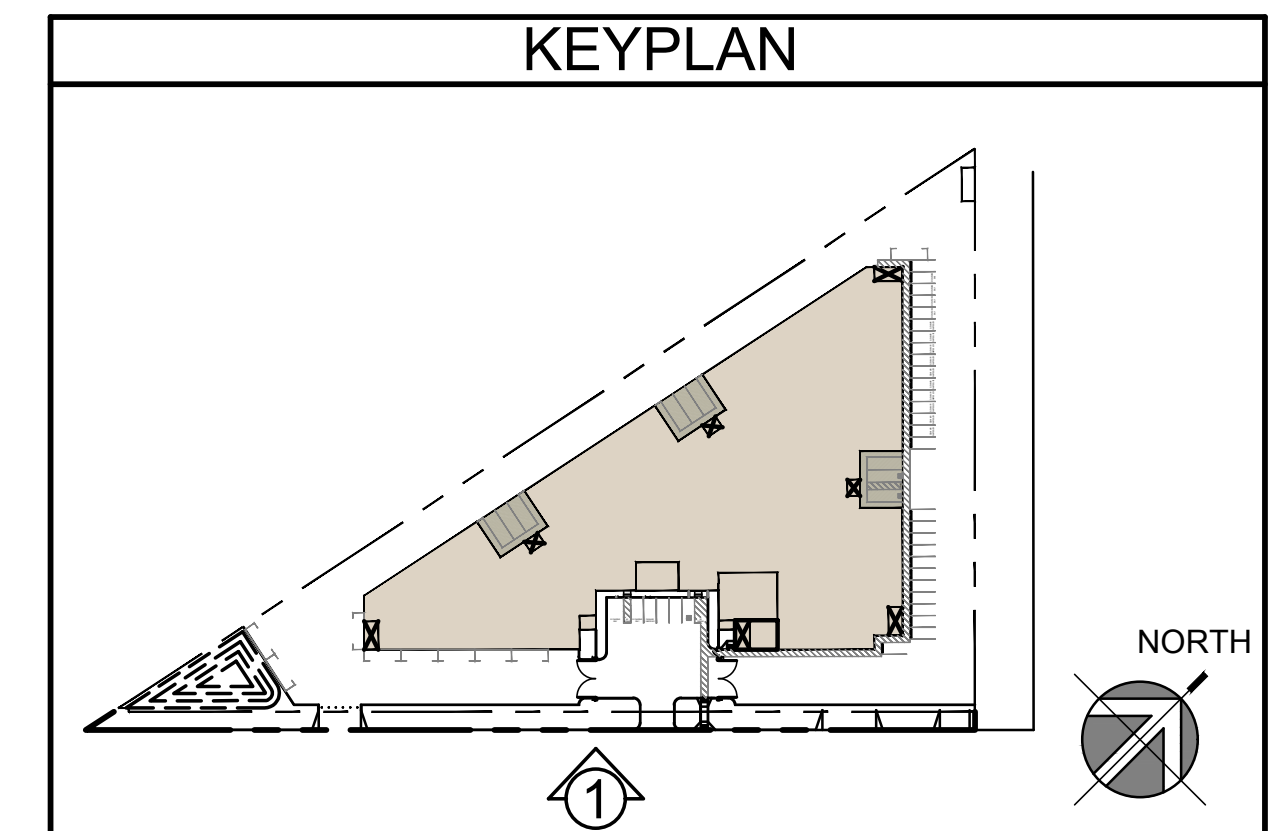


SOUTH EAST ELEVATION ①
1/8"=1'-0"

EXHIBIT "A"
Page No. 6 of 16
Case No. CPC-2021-7749-ZC-CU-SPR



SOUTH EAST ELEVATION ①
1/8"=1'-0"



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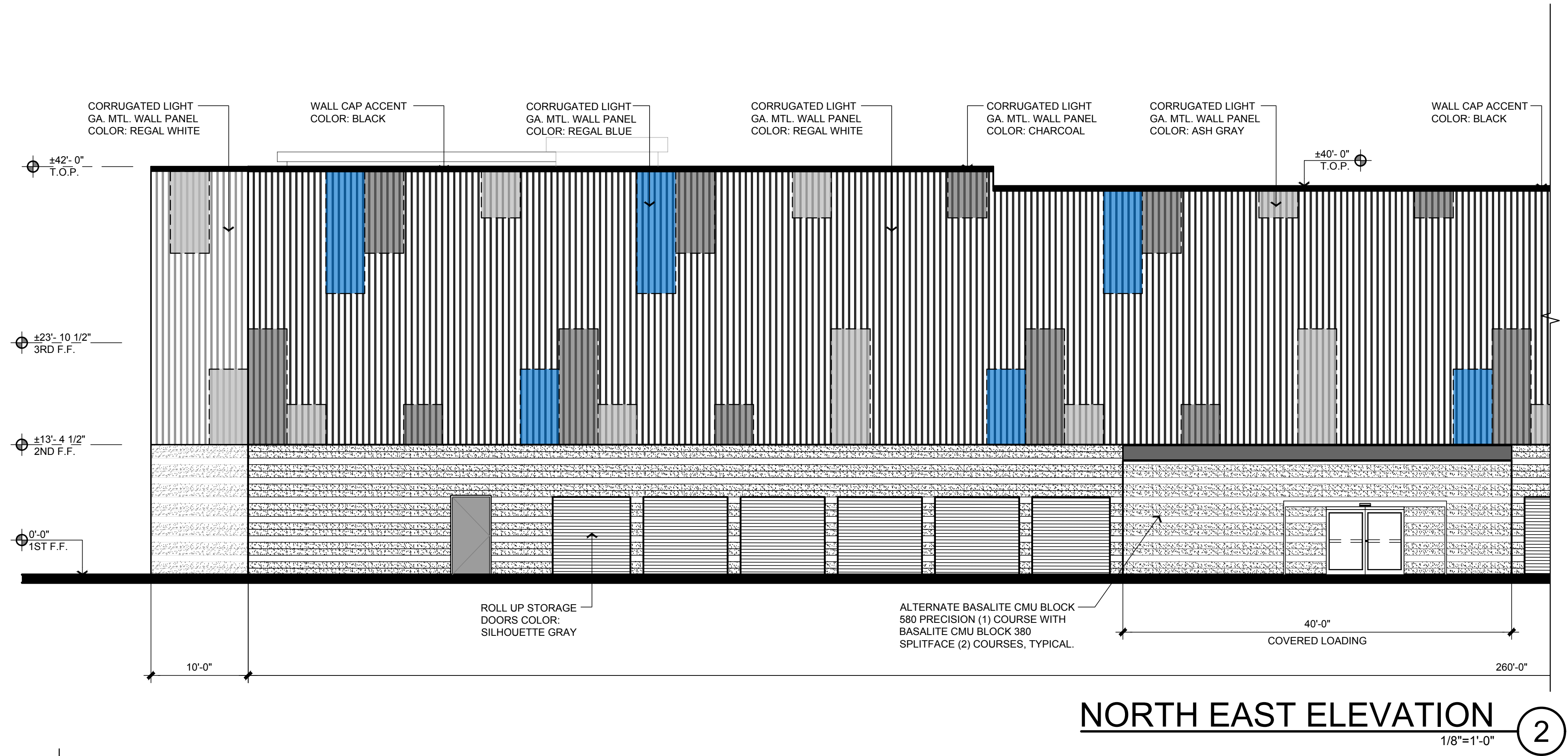
ELEVATION #1
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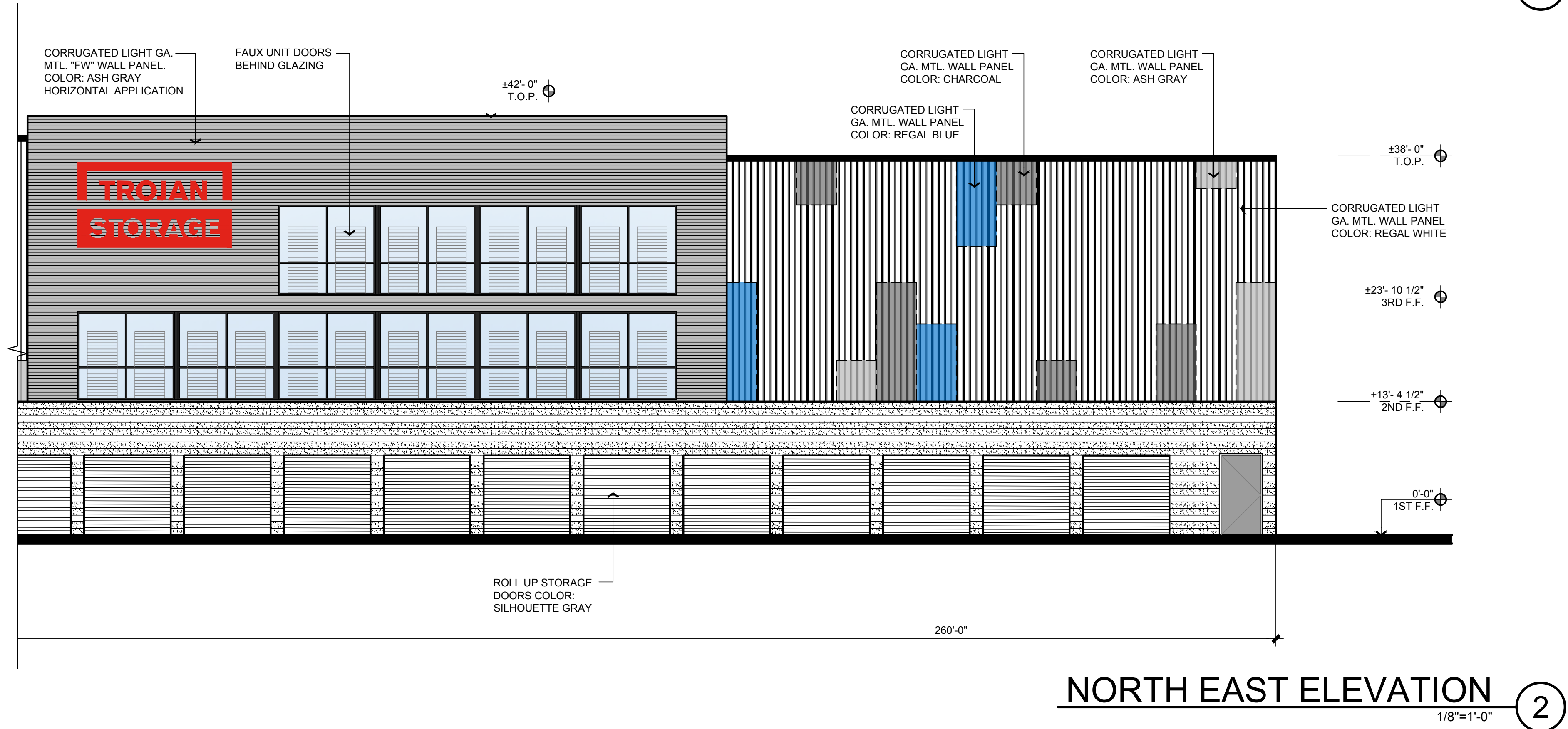
JOB NUMBER: 21-614
SCALE: 1/8"=1'-0"
DATE: 02/24/2023

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A6



NORTH EAST ELEVATION ②
1/8"=1'-0"



NORTH EAST ELEVATION ②
1/8"=1'-0"

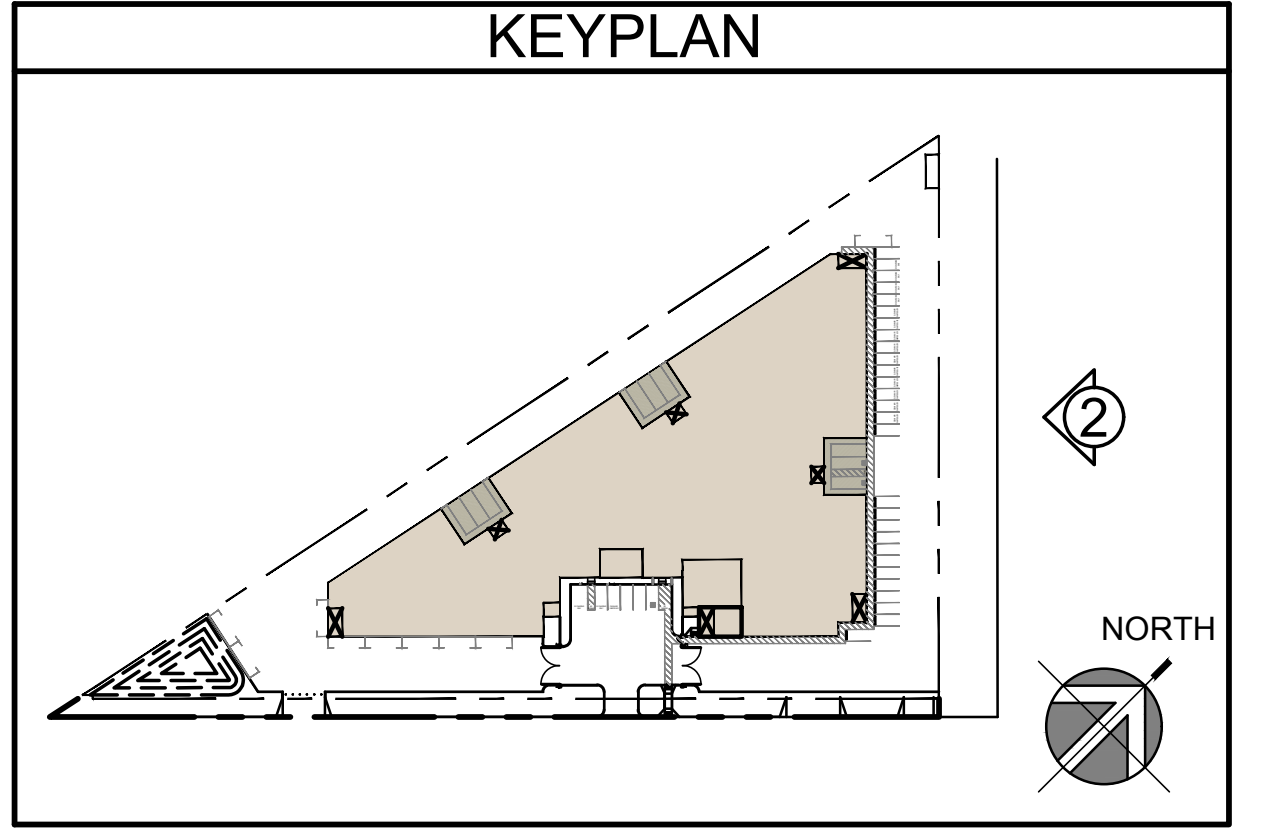


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Case No. CPC-2021-7749-ZC-CU-SPR

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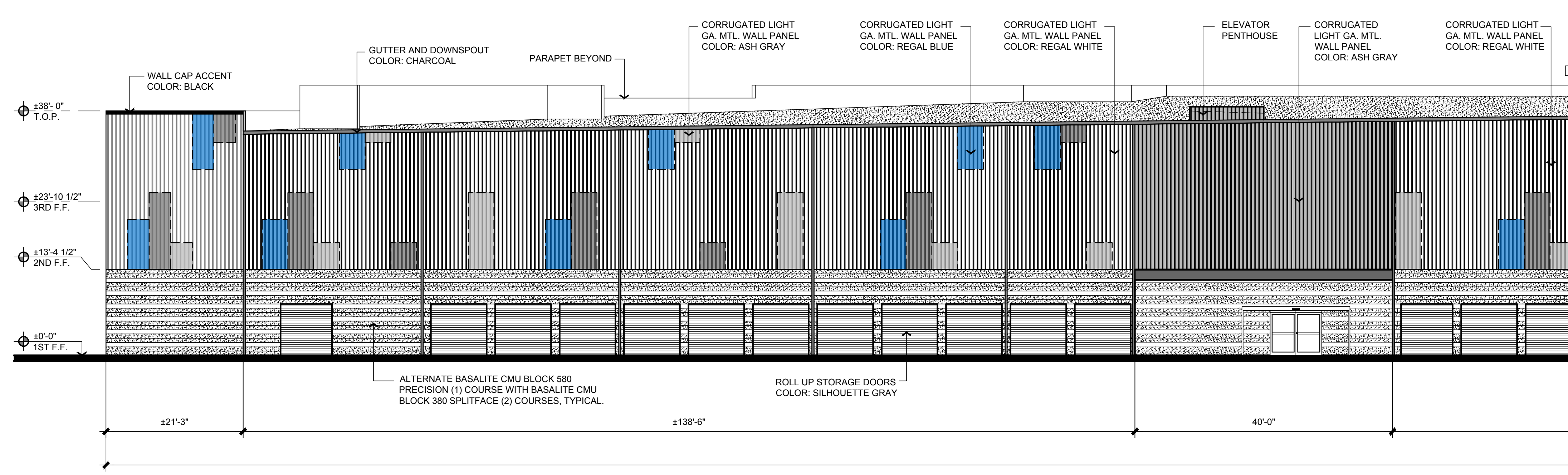
ELEVATION #2
PRELIMINARY ELEVATIONS

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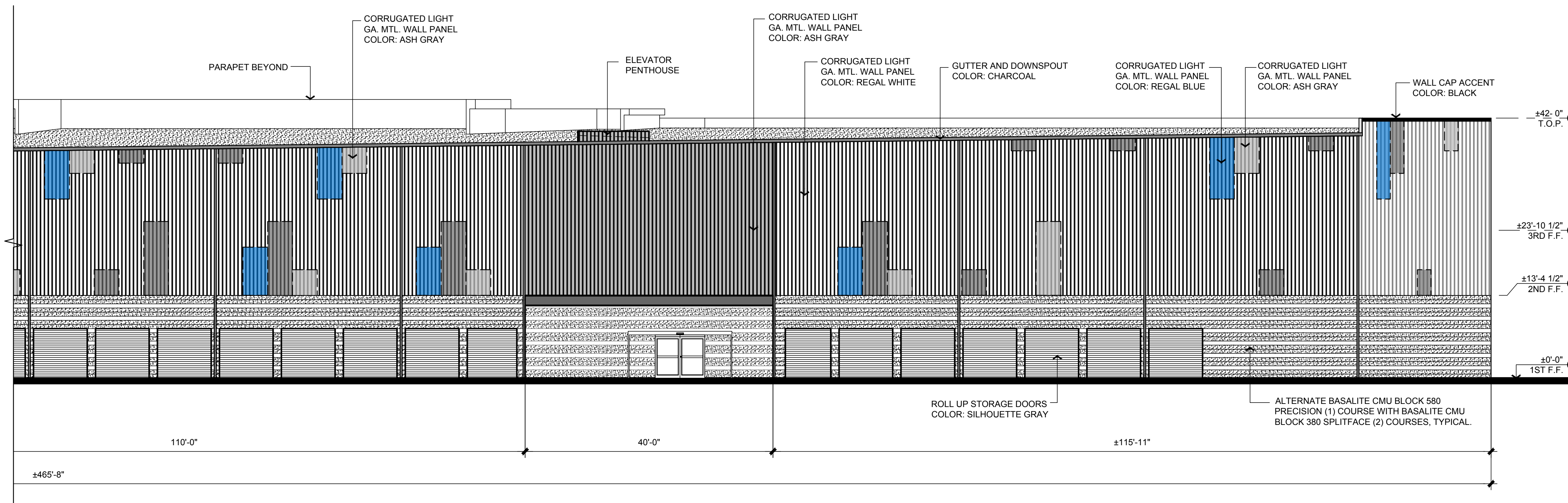
JOB NUMBER: 21-614
SCALE: 1/8"=1'-0"
DATE: 02/24/2023

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A7

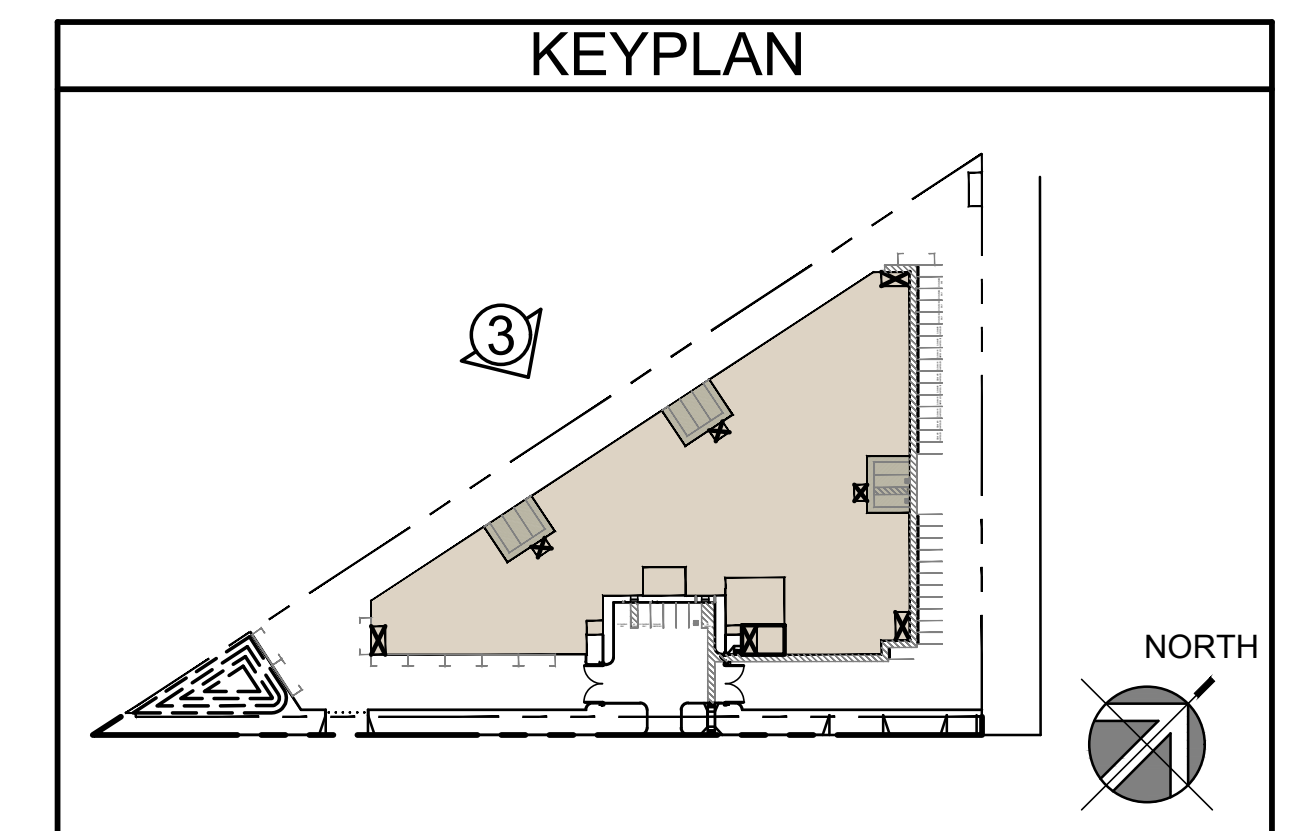


WEST ELEVATION ③
3/32"=1'-0"



WEST ELEVATION ③
3/32"=1'-0"

EXHIBIT "A"
Page No. 8 of 16
Case No. CPC-2021-7749-ZC-CU-SPR



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ELEVATION #3
PRELIMINARY ELEVATIONS

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JOB NUMBER: 21-614
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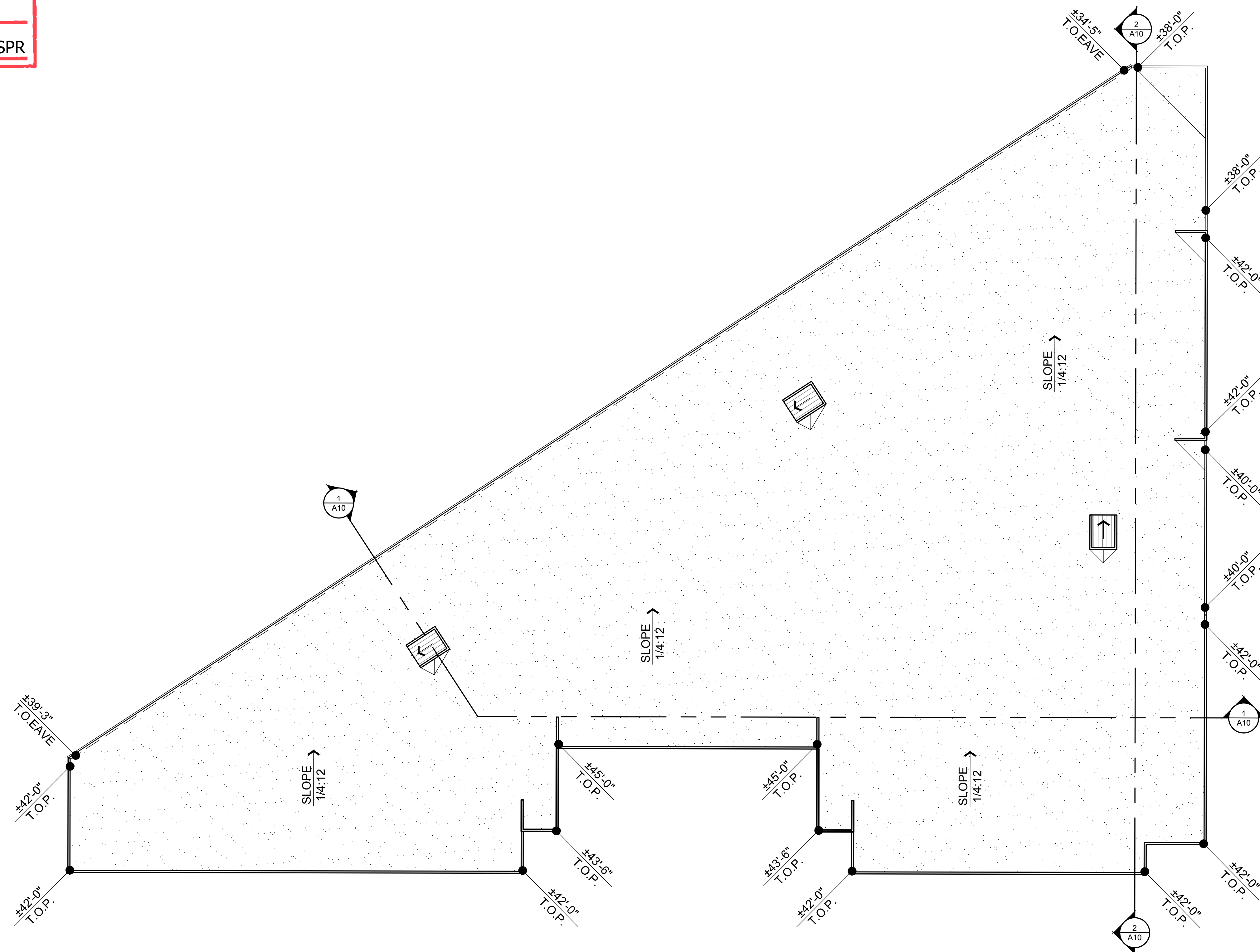
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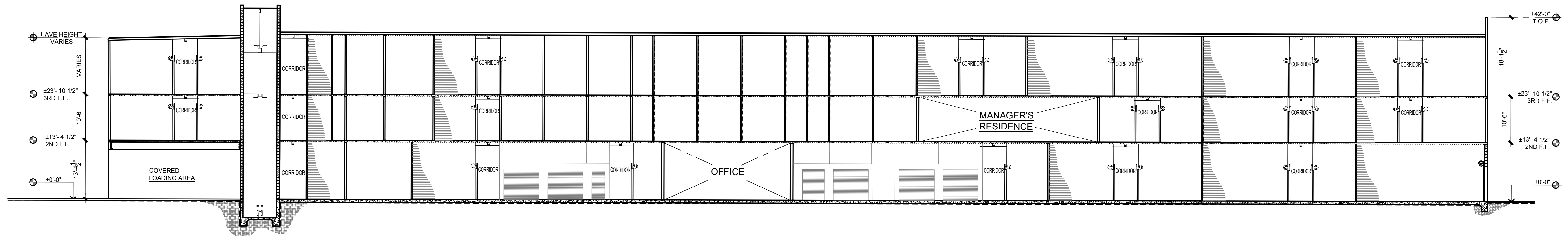
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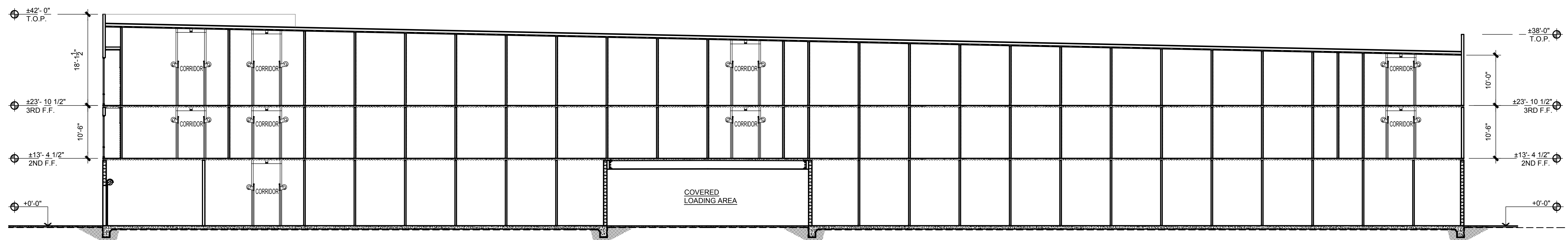
JOB NUMBER: 21-614
SCALE: 1"=20'-0"
DATE: 02/09/2023



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SECTION 1
3/32"=1'-0"



SECTION 2
3/32"=1'-0"

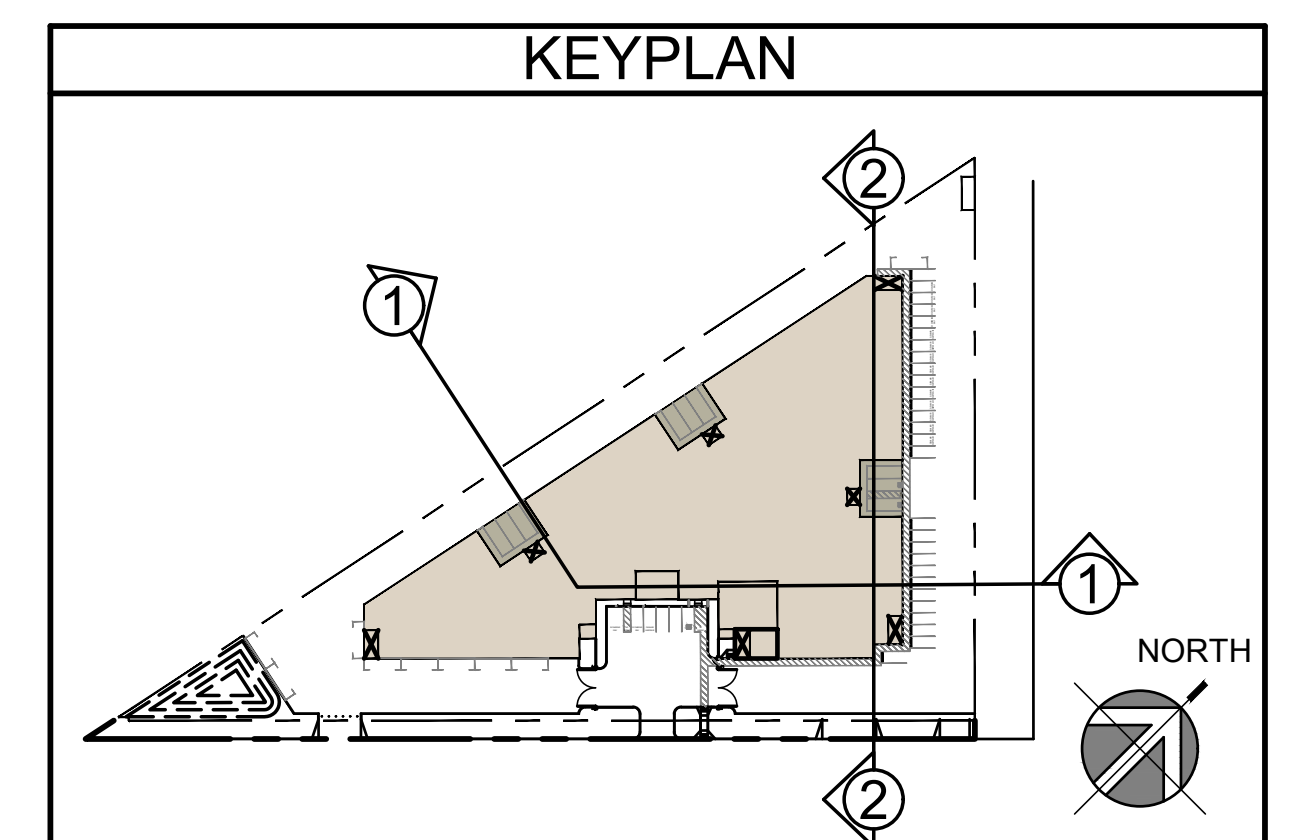


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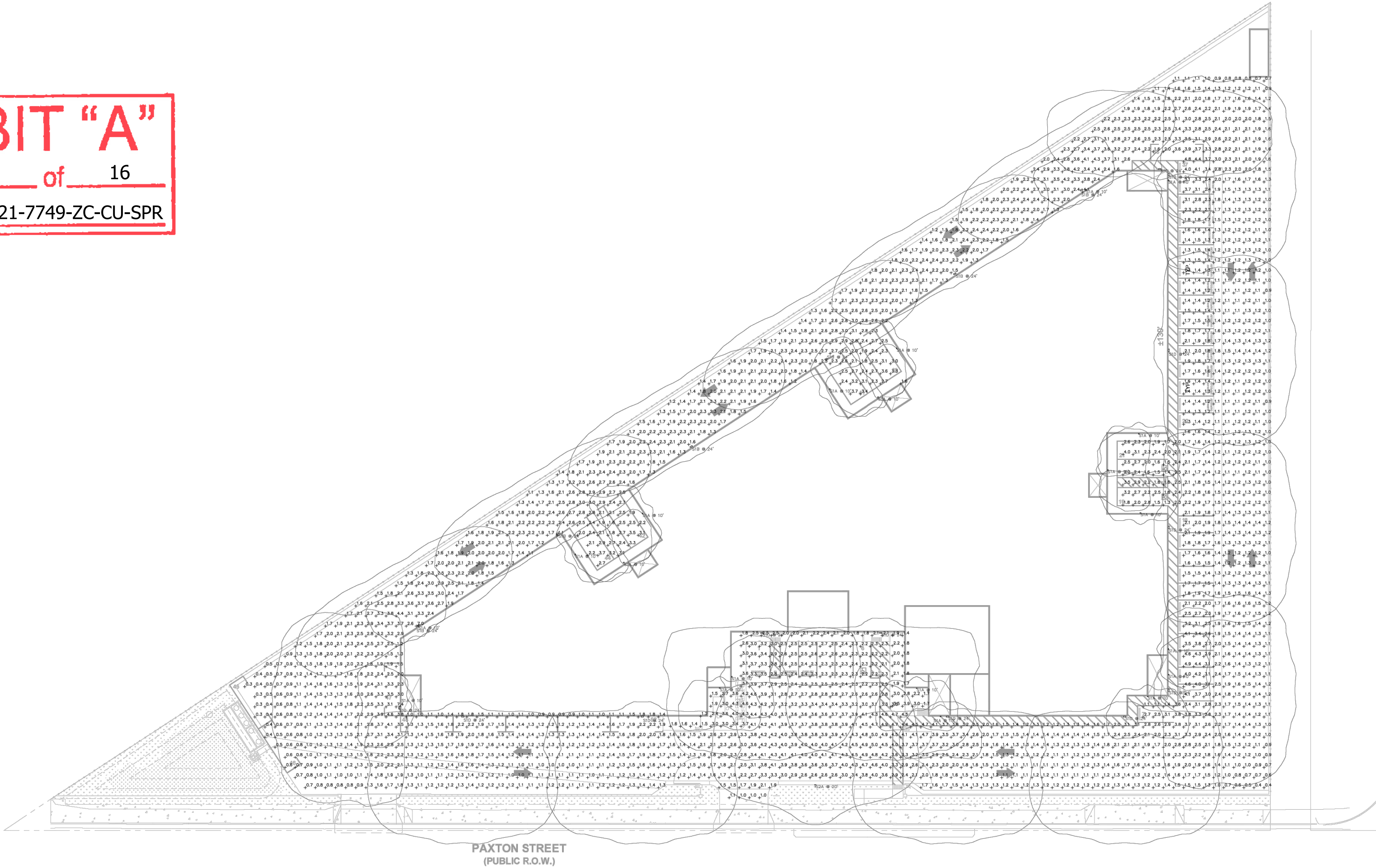
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Schedule									
Symbol	Label	Image	Quantity	Manufacturer	Ordering Number	Description	Number Lumens	Light Loss Factor	Watts
	S1A		20	HUBBELL OUTDOOR LIGHTING	WFP1-1215-402-4	DeepPak Size 1	1	1550	13.9
	S1B		6	HUBBELL OUTDOOR LIGHTING	WFP2-26L-50-402-2	DeepPak Size 2	1	5708	1 48.8
	S1C		1	HUBBELL OUTDOOR LIGHTING	WFP2-26L-70-402-2	DeepPak Size 2	1	5845	1 48.8
	S1D		11	HUBBELL OUTDOOR LIGHTING	WFP2-26L-70-402-4	DeepPak Size 2	1	7709	1 75.8
	S2A		1	HUBBELL OUTDOOR LIGHTING	A32-1-160-100-402-4		1	11788	1 87.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AUTOMOTIVE HARDSCAPE	+	2.0 fc	7.4 fc	0.3 fc	24.7:1	6.7:1
PEDESTRIAN HARDSCAPE	+	2.5 fc	4.6 fc	1.2 fc	3.8:1	2.1:1

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TROJAN STORAGE
ARLETA, CA

PHOTOMETRIC PLAN

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DATE: 02/15/2023

NORTH


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A15

<u>SYMBOL</u>	<u>BOTANICAL NAME / COMMON NAME</u>
---------------	-------------------------------------




- BAUHINIA PURPUREA / PURPLE ORCHID TREE
- ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
- GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
- PISTACIA CHINENSIS / CHINESE PISTACHE



THEME TREES (15 GAL - 24" BOX)

- AGONIS FLEXUOSA / PEPPERMINT WILLOW
- ARBUTUS 'MARINA' / STRAWBERRY TREE VAR.
- HETEROMELESE ARBUTIFOLIA / TOYON STD.
- LYONOTHAMNUS FLORIBUNDUS / CATALINA IRONWOOD
- OLEA E. 'WILSONII' / FRUITLESS OLIVE VAR.
- PISTACIA CHINENSIS / CHINESE PISTACHE
- PRUNUS C. 'BRIGHT N TIGHT' / CAROLINA CHERRY VAR.
- QUERCUS AGRIFFOLIA / COAST LIVE OAK
- ULMUS PARVIFOLIA / EVERGREEN ELM

ACCENT TREES (15 GAL. - 24" BOX)

 AGONIS FLEXUOSA / PEPPERMINT WILLOW
ARBUTUS 'MARINA' / STRAWBERRY TREE VAR.
HETEROMELESE ARBUTIFOLIA / TOYON STD.
OLEA E. 'WILSONII' / FRUITLESS OLIVE VAR.
PRUNUS C. 'BRIGHT N TIGHT' / CAROLINA CHERRY VAR.

SHRUBS / VINES / GROUNDCOVER

(40% 5 gal, 60% 1 gal. min, with flatted groundcover) such as:

AGAPANTHUS AFRICANUS / LILY OF THE NILE
 AGAVE SPP. / AGAVE VAR.
 ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
 DIANELLA SPP. / FLAX LILY VAR.
 BOUGAINVILLEA SPP. / BOUGAINVILLEA VAR.
 CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH
 HEMEROCALLIS SPP. / DAYLILY VAR.
 GREVILLEA LANIGERA / GREVILLEA VAR.
 GAZANIA SPP. / GAZANIA VAR.
 GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
 JUNBERUS SPP. / JUNBERUS
 LIQUISTRUM J. 'TEXANUM' / TEXAS PRIVET
 LOMANDRA L. 'PLATINUM BEAUTY' / LOMANDRA VAR.
 MUHLNBERGIA CAPILLARIS / PINK MUHLY
 NANDINA SPP. / HEAVENLY BAMBOO
 PHORMIUM SPP. / NEW ZEALAND FLAX VAR.
 PITTOSPORUM SPP. / TOBIRA VAR.
 RHAPHIOLEPIS SPP. / INDIAN HAWTHORN VAR.
 ROSMARINUS SPP. / ROSEMARY VAR.
 SALVIA SPP. / SAGE VAR.
 TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

BASIN - SHRUBS / GROUNDCOVER

(40% 5 gal, 60% 1 gal. min, with flatted groundcover) such as:

BACCHARIS P. 'PIGEON POINT' / DWARF COYOTE BUSH VAR.
CAREX PANSA / DUNE SEGE
JUNCUS PATENS / CALIFORNIA GREY RUSH
MIMULUS AURANTIACUS / STICKY MONKEYFLOWER
MUHLENBERGIA RIGENS / DEER GRASS
SALVIA SPP. / SAGE VAR.

Potential Landscape Area		
Total Site Area	120,537	sf
Total Building Coverage	57,379	sf
Potential Landscape Area	63,158	sf
Landscape Area Provided	8,415	sf

Ordinance 170,978 - Guideline 'C'	
Total Project Landscape Area	8,415.00
Trees Required (Guideline C)	14
Trees Provided within Project Site (Not Including Palms)	12
Street Trees Provided	1
Excess Trees Provided	(9)

CITY OF LOS ANGELES LANDSCAPE NOTES.

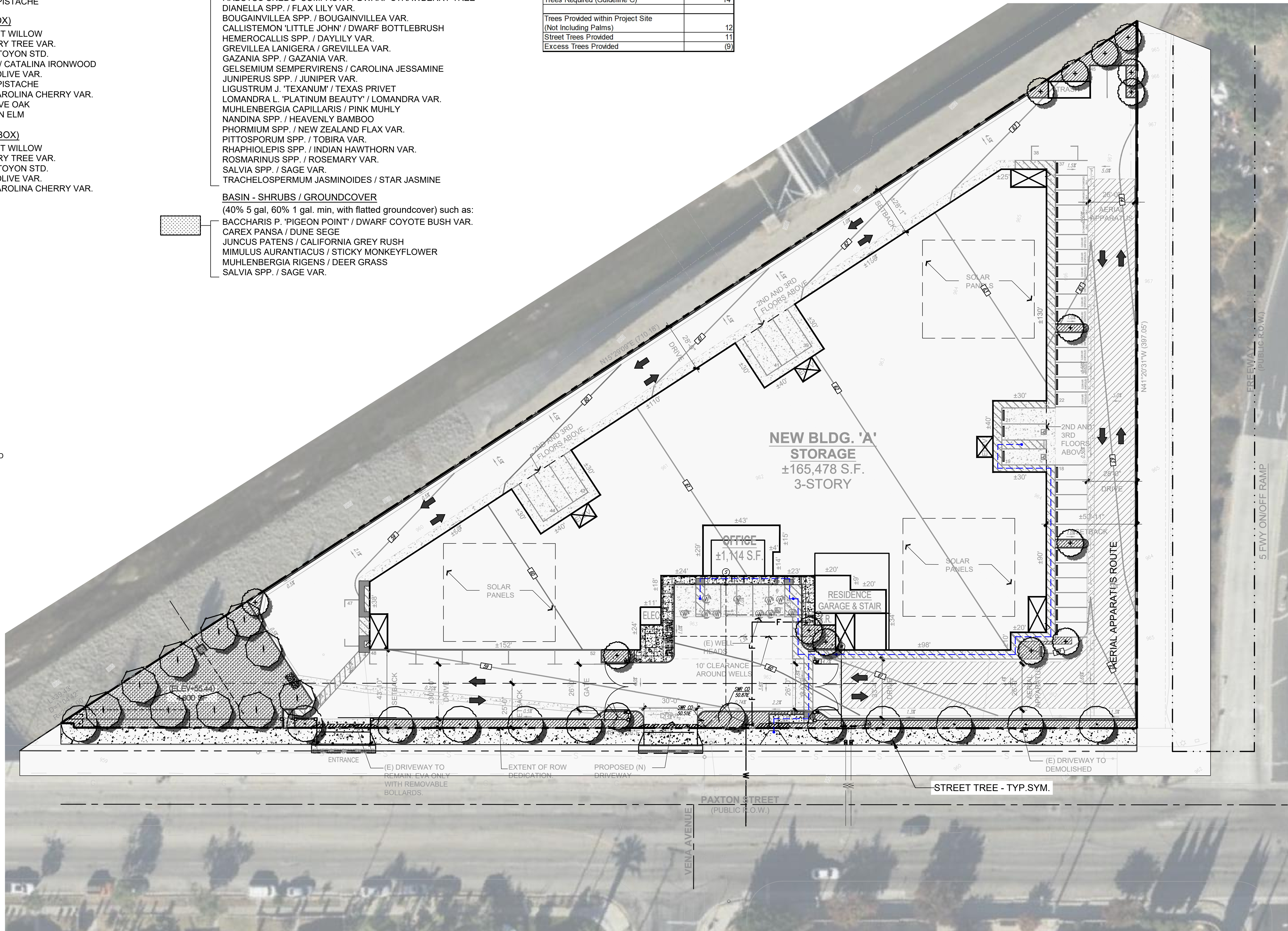
1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. THE LANDSCAPE ARCHITECT SHALL SUBMIT TO THE PROPERTY OWNERS A CERTIFICATE OF SUBSTANTIAL COMPLETION IN ACCORDANCE WITH CITY OF LOS ANGELES LANDSCAPE ORDINANCE 170.978 G.
3. THE DEVELOPER / PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR THREE (3) YEARS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER / PROPERTY OWNER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF THREE (3) YEARS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

FINAL LANDSCAPE PLANS WILL BE PREPARED IN ACCORDANCE WITH THE FOLLOWING:

1. CITY OF LOS ANGELES LANDSCAPE ORDINANCE - 170,978 (AS AMENDED) & THE LOS ANGELES MUNICIPAL CODE (L.A.M.C.) 12.21G

GENERAL PROJECT NOTES:

1. ALL PLANTER AREAS ARE PERMANENT AND WILL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR USE WITH POTABLE WATER AND HAVE BEEN DESIGNED IN ACCORDANCE WITH LADWP REQUIREMENTS. FINAL IRRIGATION DESIGN PLANS WILL INCLUDE SPECIFIC IRRIGATION COMPONENT, LAYOUT & LOCATION INFORMATION.
2. PER TREE PRESERVATION REPORT DATED JUNE 19, 2015 AND ISSUED SEPTEMBER 15, 2015 THERE ARE NO TECHNICALLY PROTECTED SPECIMEN TREES ON SITE. TREE MITIGATION IS REQUIRED FOR ONE NATIVE SYCAMORE TREE THAT WAS IDENTIFIED TO BE REMOVED. THE 24" BOX TREE PLANTED FOR THIS HAS BEEN IDENTIFIED ON SHEET LP-01.



—STREET TREE - TYP.SYM.

PAXTON STREET
(PUBLIC R.O.W.)

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call
811

OR

1-800-227-2600

EXHIBIT "A"

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W&P
DESIGN GROUP

WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
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TEMECULA, CA 92590
P (844) WEILAND, XT 701 F (619) 675-3426
EMAIL - KLONIGR@WD-G.COM
291 SIERRA WAVE SWALL MEADOWS, CA 93514

TROJAN STORAGE

CITY OF LOS ANGELES, CA

IROJAN STORAGE - ARLEIGH

PRELIMINARY LANDSCAPE PLAN

OVERALL LANDSCAPE CONCEPT PLAN

DATE _____

REVISIONS



DATE: 02/16/2023

SCALE: SEE SHEET

JOB # 21-074a

DRAWN: KTL / NV

SHEET: LC-01

1 OF 1

SCALE - 1" = 30'-0"

