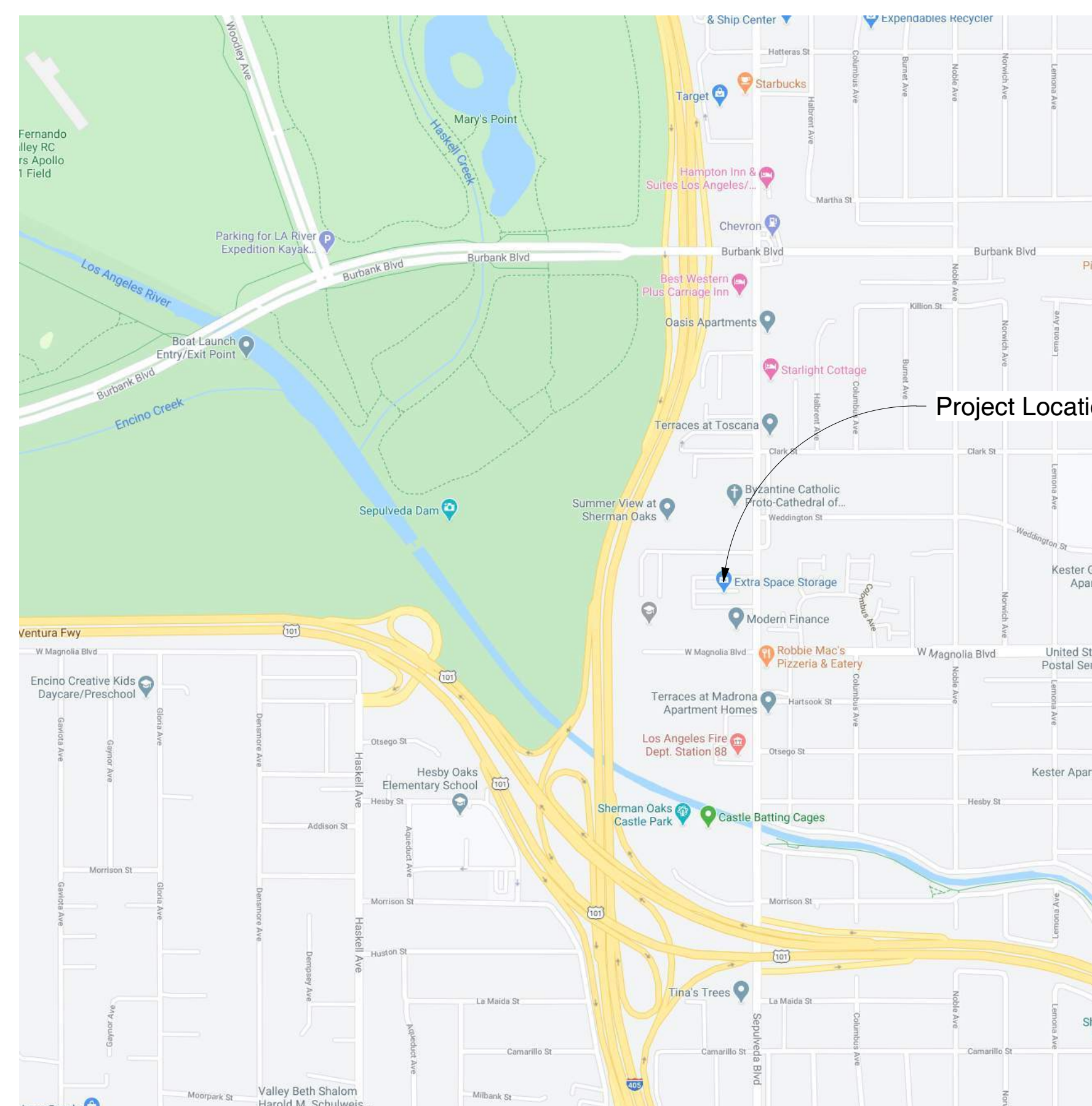
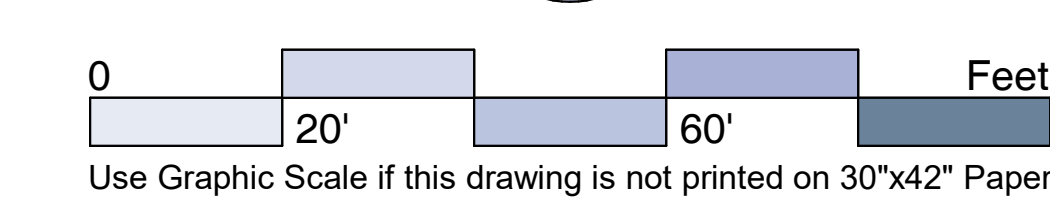
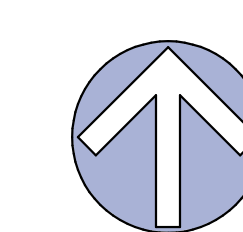


Vicinity Map



Project Location

Site Plan



Planning Submittal - September 23, 2020  
1926

Statistics - Existing Project

Existing Conditions  
Building Areas - From Permit Records & Permit Drawings - 05/28/99

Zoning Code Area	Customer/Caretaker					Stairs & Elevators			LABC Area		97 Permit Set
	Service Unit	Toilet & Janitor	Exterior Storage	Interior Storage*	Subtotal	Mech	Covered Loading	LABC Total			
<b>Building Area South</b>	517	0	0	2,287	5,188	7,991	479	204	0	8,675	
1st Floor	0	964	0	2,033	5,425	8,422	549	0	0	8,971	
2nd Floor	0	0	0	0	7,601	7,601	406	0	0	8,007	
3rd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Area 1 Totals</b>	517	964	0	4,320	18,215	24,015	1,434	204	0	25,653	26,400
<b>Building Area II</b>	0	0	0	2,602	4,655	7,256	177	0	0	7,433	
1st Floor	0	0	0	1,800	5,456	7,256	177	0	0	7,433	
2nd Floor	0	0	0	0	0	0	0	0	0	0	
3rd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Building Totals</b>	0	0	0	4,402	17,364	21,766	534	0	0	22,300	22,950
<b>Building Area III</b>	0	0	0	3,608	4,231	7,840	251	61	0	8,152	
1st Floor	0	0	0	595	7,193	7,788	364	0	0	8,152	
2nd Floor	0	0	0	0	0	0	0	0	0	0	
3rd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Building Totals</b>	0	0	0	4,203	19,337	23,540	855	61	0	24,456	24,450
<b>Building Area IV</b>	0	0	0	3,572	8,349	11,920	94	0	0	12,015	
1st Floor	0	0	0	453	7,129	7,582	63	0	0	7,645	
2nd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Building Totals</b>	0	0	0	4,024	15,478	19,502	158	0	0	19,660	19,750
<b>Building Area V</b>	0	0	0	5,363	9,594	14,956	257	0	0	15,213	
1st Floor	0	0	0	3,192	9,223	12,415	231	0	0	12,645	
2nd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Building Totals</b>	0	0	0	8,554	18,817	27,371	488	0	0	27,858	28,150
<b>Total Building</b>	517	964	0	17,431	32,016	49,964	1,258	265	0	51,487	
1st Floor	0	964	0	8,073	34,427	43,463	1,383	0	0	44,847	
2nd Floor	0	0	0	0	22,767	22,767	826	0	0	23,593	
3rd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Building Totals</b>	517	964	0	25,504	89,210	116,194	3,468	265	0	119,926	121,700

Parking Analysis  
Parking Required

Parking Required Storage	1 Space/500 s.f. - 1st 10,000 s.f.	10,000 s.f.	20 spaces
Parking Required Storage	1 Space/5000 s.f. - remaining s.	106,194 s.f.	21 spaces
Parking Required Office	1 Space/500 s.f.		2 spaces
Parking Required Caretaker Residence			2 spaces
<b>Total Parking Required:</b>		<b>116,194 s.f.</b>	<b>45 spaces</b>
Compact Spaces Allowed:			19 spaces

Parking Provided

Full Size	1 space provided
Parallel	23 spaces provided
Compact (Tandem)	19 spaces provided
Disabled Access (van accessible)	2 spaces provided
<b>Total Provided:</b>	<b>45 spaces provided</b>

Site Statistics

	Provided	Required/Allowed	Deviation
Total Site Area	108,464 s.f.		
Floor Area Ratio	116,194 s.f.	1.07	162,697 s.f. 1.50 -46,503
Building Coverage	49,964 s.f.	46.06%	No requirement
Existing Paving Coverage	40,922 s.f.	37.73%	
Existing Landscape Coverage	17,578 s.f.	16.21%	

Statistics - Proposed Expansion

Proposed  
Building Areas - From Permit Records & Permit Drawings - 05/28/99

Zoning Code Area	Customer/Caretaker					Stairs & Elevators			LABC Area		97 Permit Set
	Service Unit	Toilet & Janitor	Exterior Storage	Interior Storage*	Subtotal	Mech	Covered Loading	LABC Total			
<b>Existing Building</b>	517	0	0	17,431	32,016	49,964	1,258	265	0	51,487	
1st Floor	0	964	0	8,073	34,427	43,463	1,383	0	0	44,847	
2nd Floor	0	0	0	0	22,767	22,767	826	0	0	23,593	
3rd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Building Totals</b>	517	964	0	25,504	89,210	116,194	3,468	265	0	119,926	
<b>Proposed Addition</b>	0	0	0	7,684	7,684	0	0	0	0	7,684	
1st Floor	0	0	0	0	11,476	11,476	60	0	0	11,536	
2nd Floor	0	0	0	0	0	0	0	0	0	0	
3rd Floor	0	0	0	0	10,642	10,642	60	0	0	10,702	
<b>Building Totals</b>	0	0	0	29,802	29,802	120	0	0	0	29,922	
<b>Total Building</b>	517	0	0	17,431	39,701	57,648	1,258	265	0	59,172	
1st Floor	0	964	0	8,073	45,904	54,940	1,443	0	0	56,383	
2nd Floor	0	0	0	0	33,408	33,408	886	0	0	34,294	
3rd Floor	0	0	0	0	0	0	0	0	0	0	
<b>Building Totals</b>	517	964	0	25,504	119,012	145,996	3,588	265	0	149,849	

Parking Analysis  
Vehicular Parking Required

Parking Required Storage	1 Space/500 s.f. - 1st 10,000 s.f.	10,000 s.f.	20 spaces
Parking Required Storage	1 Space/5000 s.f. - remaining s.	135,996 s.f.	28 spaces
Parking Required Office	1 Space/500 s.f.		2 spaces
Parking Required Caretaker Residence			2 spaces
<b>Total Parking Required:</b>		<b>145,996 s.f.</b>	<b>52 spaces</b>
Compact Spaces Allowed:			21 spaces

Short & Long Term Bicycle Parking Required

Bicycle Parking Required (LA 12.21-A.16)	1 Space/10,000 s.f.	145,996 s.f.	15 spaces
Bicycle Parking Credit - 20% max	1/4 Bicycle Spaces - 20% max	10 maximum	5 spaces
<b>Total Required</b>			<b>48 spaces</b>

Parking Provided

Full Size	2 spaces provided
Parallel	26 spaces provided
Compact (Tandem)	19 spaces provided
Disabled Access (van accessible)	2 spaces provided
<b>Total Provided:</b>	<b>49 spaces provided</b>

Site Statistics

	Provided	Required/Allowed
Total Site Area	108,464 s.f.	
Floor Area Ratio	145,996 s.f.	1.35 162,697 s.f. 1.50
Building Coverage	57,648 s.f.	53.15% No requirement
Existing Paving Coverage	33,238 s.f.	30.64%
Existing Landscape Coverage	17,578 s.f.	16.21%

Sheet Index

Sheet #	Title	Issue Date
A-1.1	Site Plan	Planning Submittal - September 23, 2020
A-2.1E	Existing Ground Floor Plan	Planning Submittal - September 23, 2020
A-2.1P	Proposed Ground Floor Plan	Planning Submittal - September 23, 2020
A-2.2E	Existing Second Floor Plan	Planning Submittal - September 23, 2020
A-2.2P	Proposed Second Floor Plan	Planning Submittal - September 23, 2020
A-2.3E	Existing Third Floor Plan	Planning Submittal - September 23, 2020
A-2.3P	Proposed Third Floor Plan	Planning Submittal - September 23, 2020
A-3.1	Exterior Elevations	Planning Submittal - September 23, 2020
A-4.1	Project Views	Planning Submittal - September 23, 2020
L-1	Landscape Concept Plan	Planning Submittal - September 23, 2020

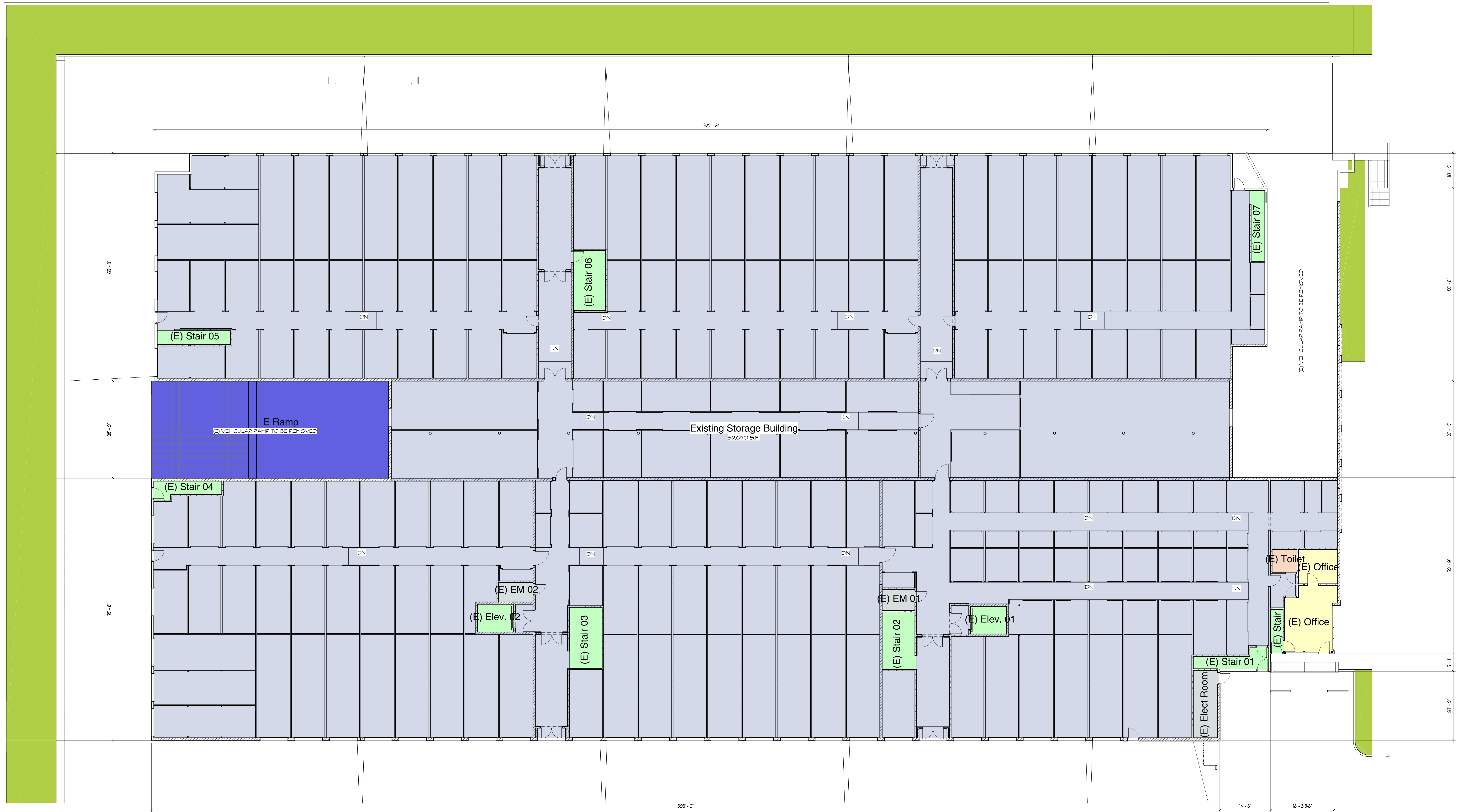
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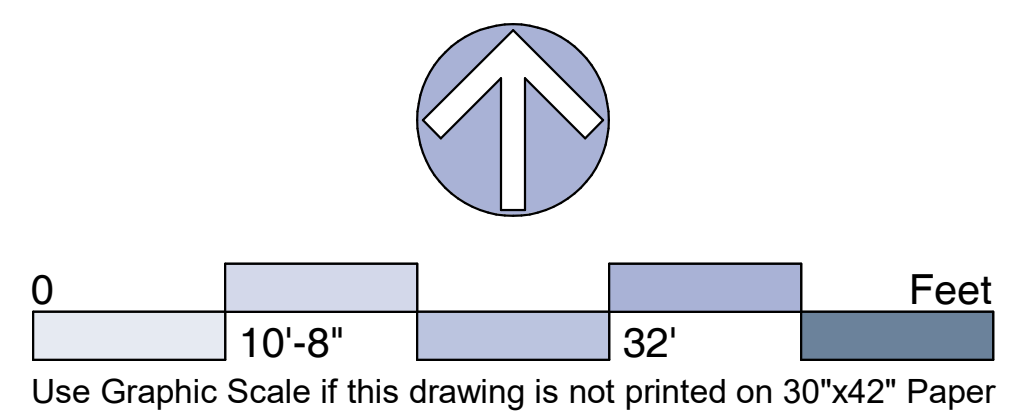
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Sherman Oaks, CA



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Emerald Design - Landscape Architecture



Existing Ground Floor Plan



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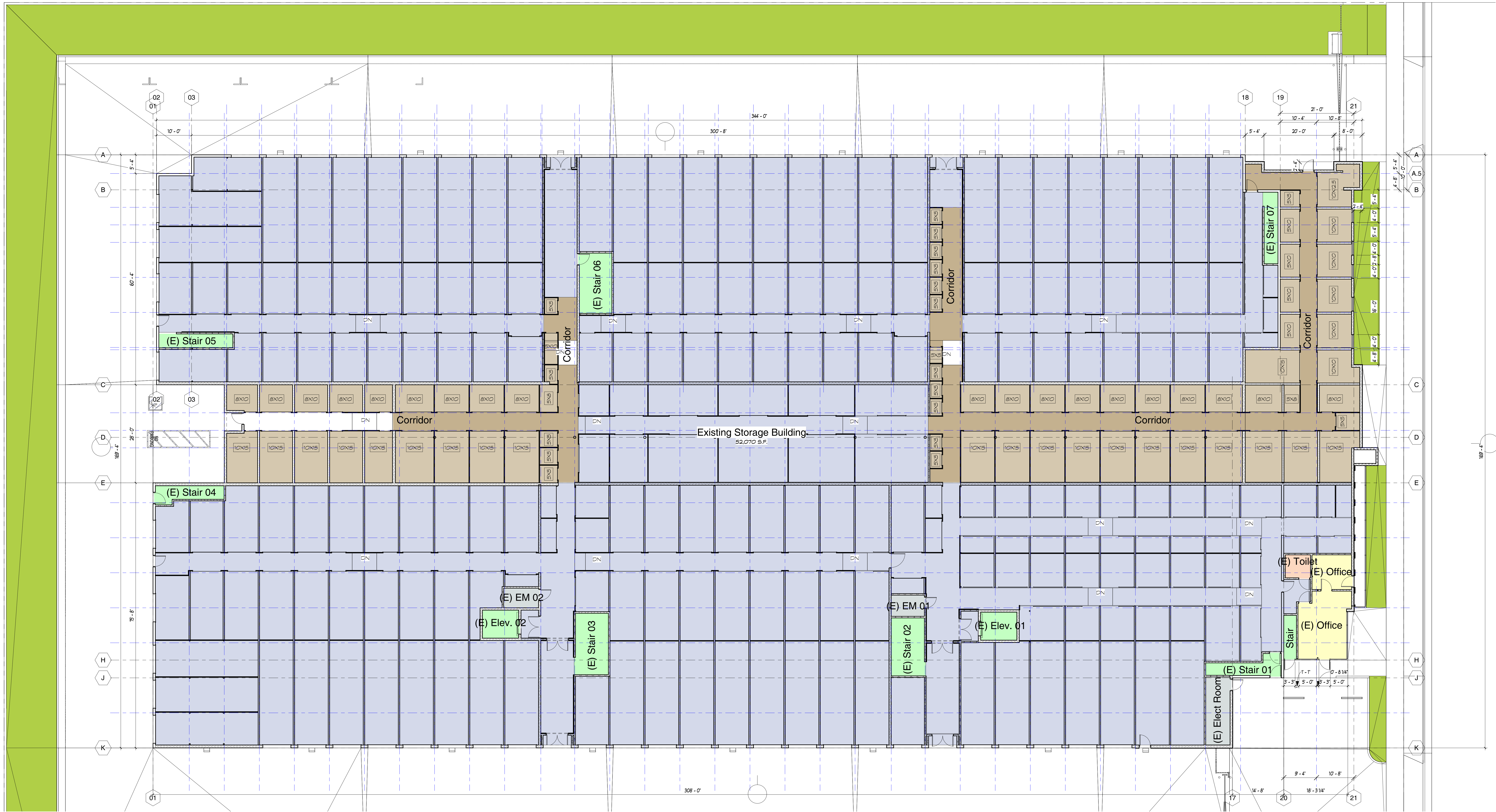
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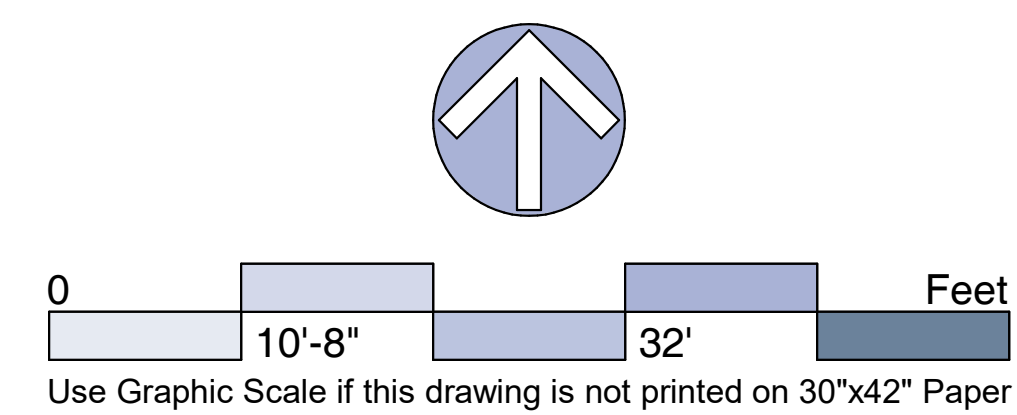
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Proposed Ground Floor Plan



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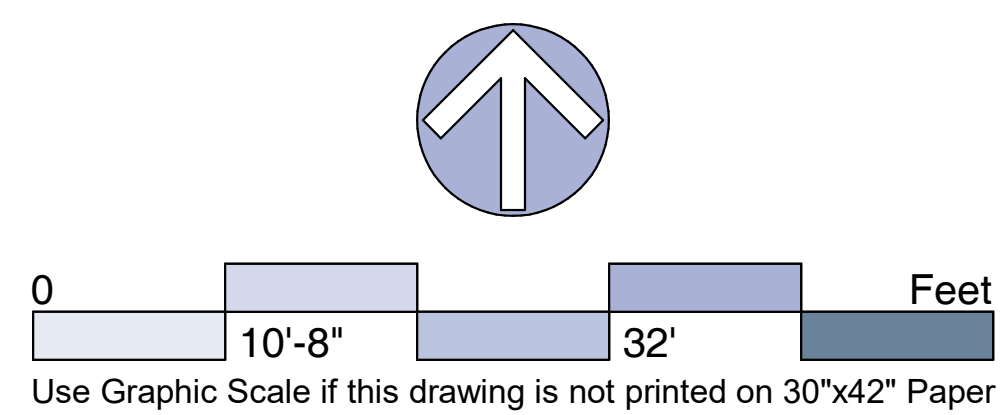
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Existing Second Floor Plan



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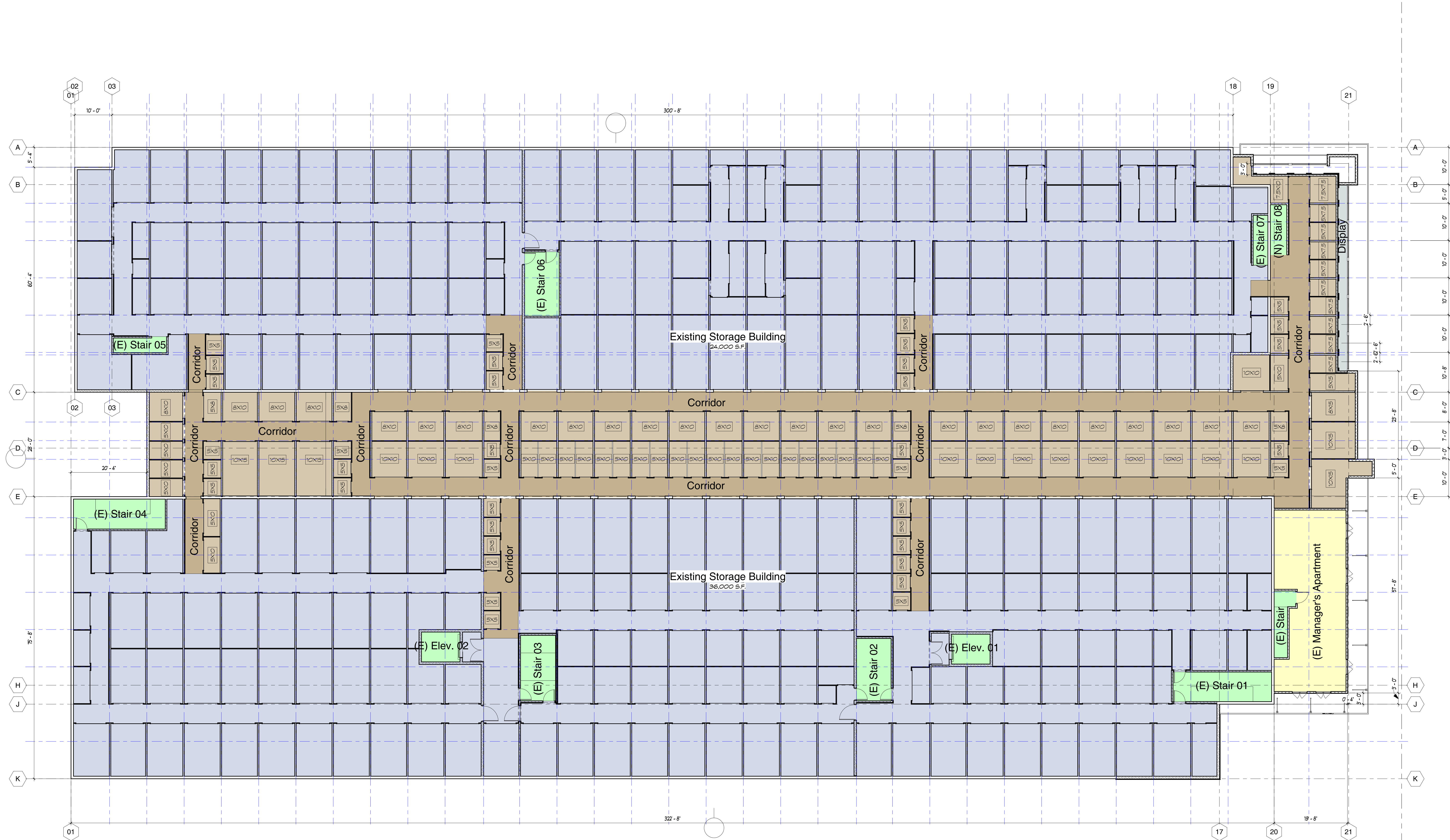
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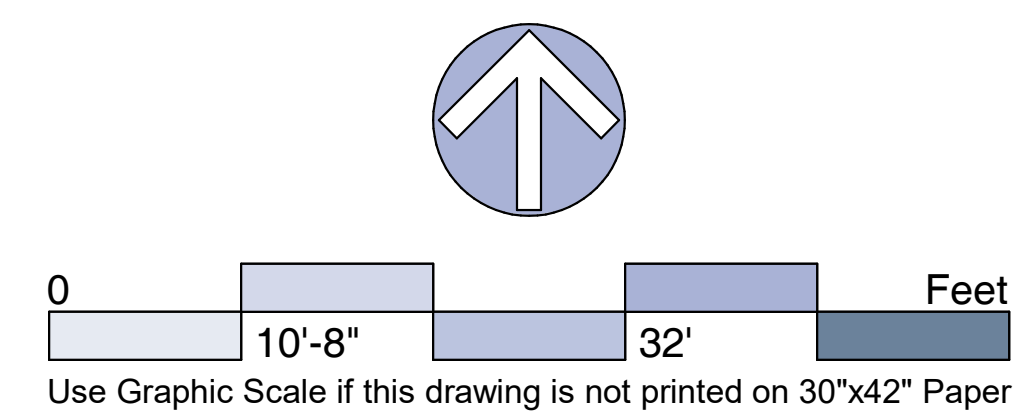
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Proposed Second Floor Plan



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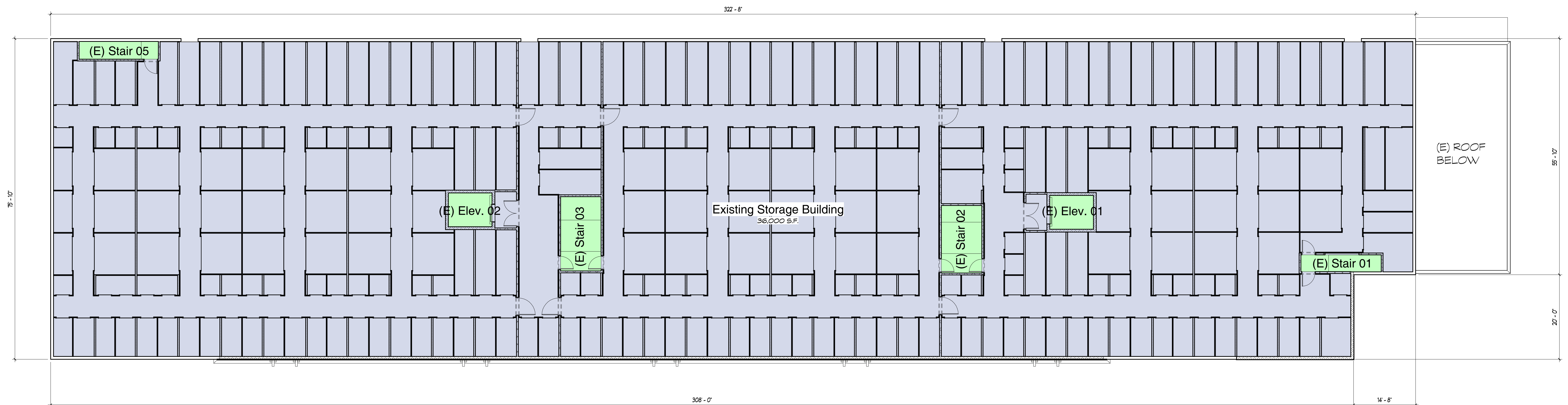
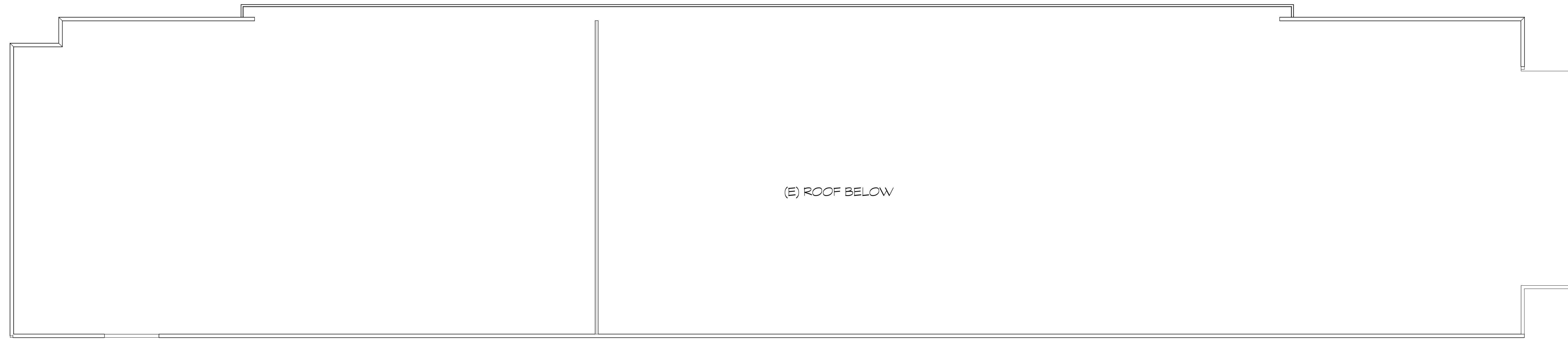
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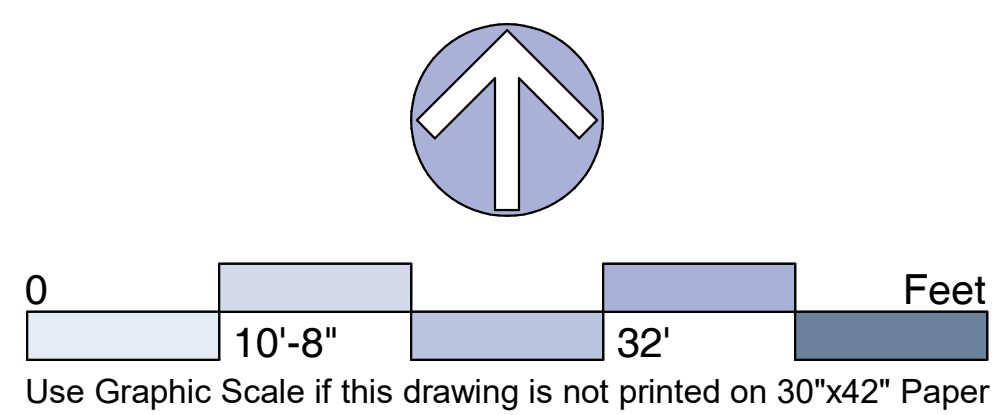
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Existing Third Floor Plan



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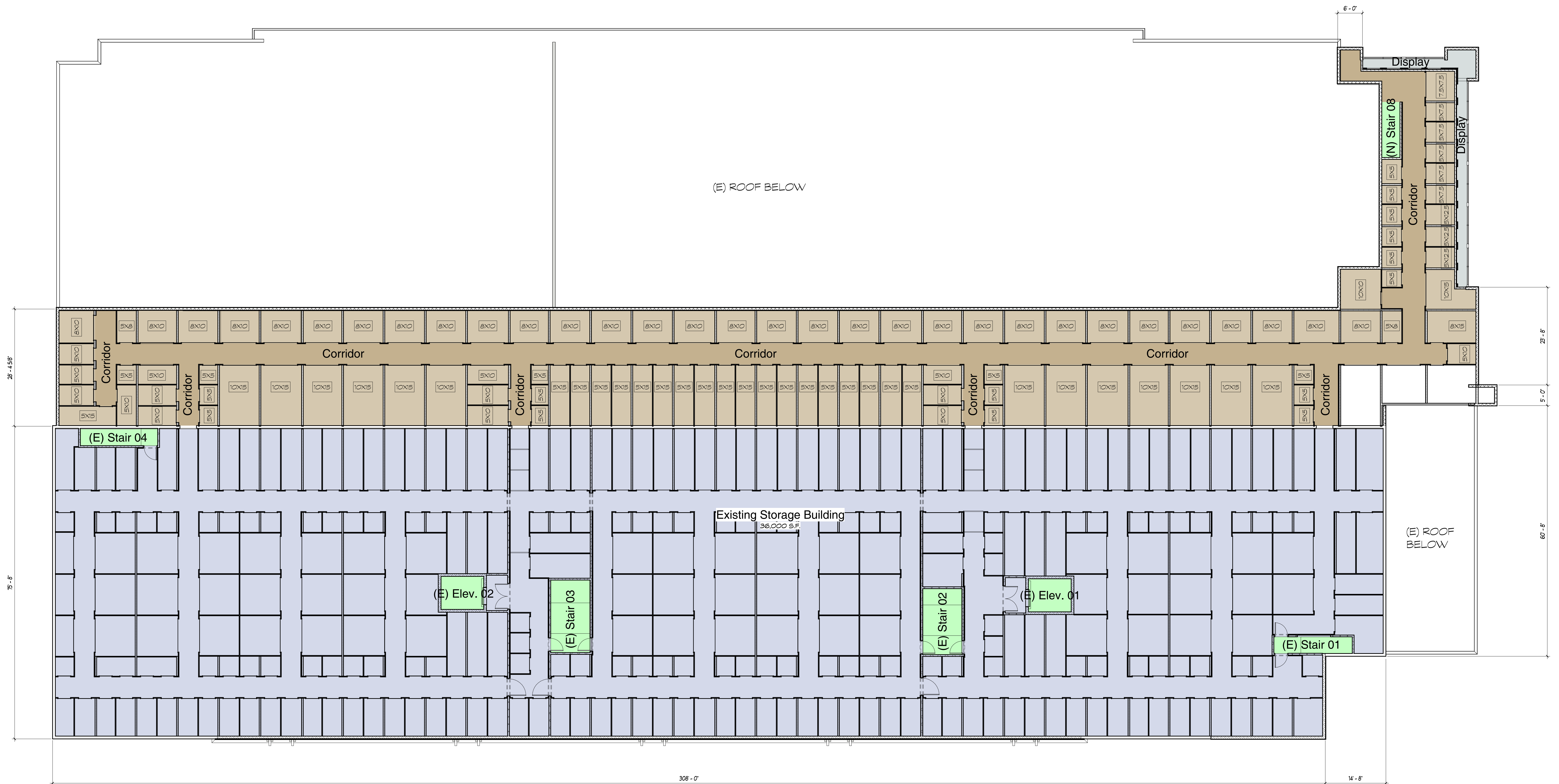
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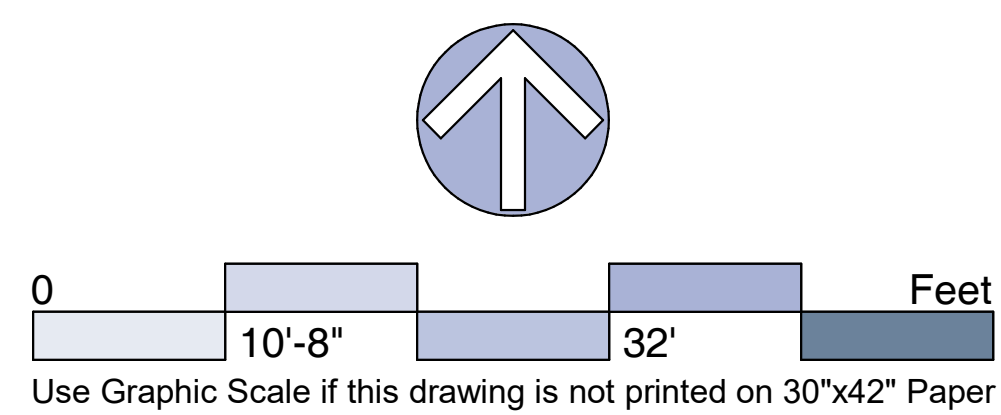
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Proposed Third Floor Plan



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An Expansion of a Self-Storage Facility for:



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From Sepulveda Boulevard looking Northwest



From Sepulveda looking Southwest



From the Southeast



From the Northeast

Project Views

An Expansion of a Self-Storage Facility for:

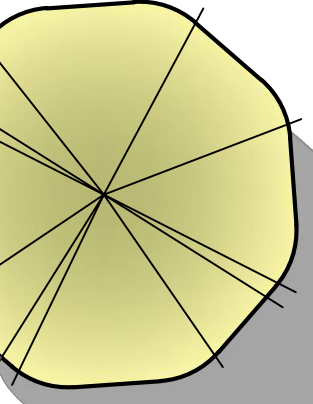
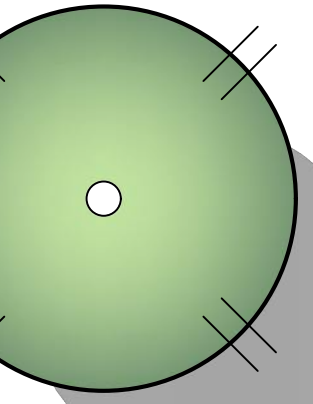
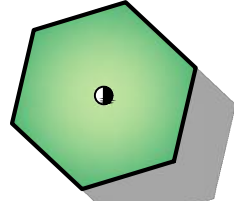
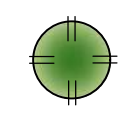





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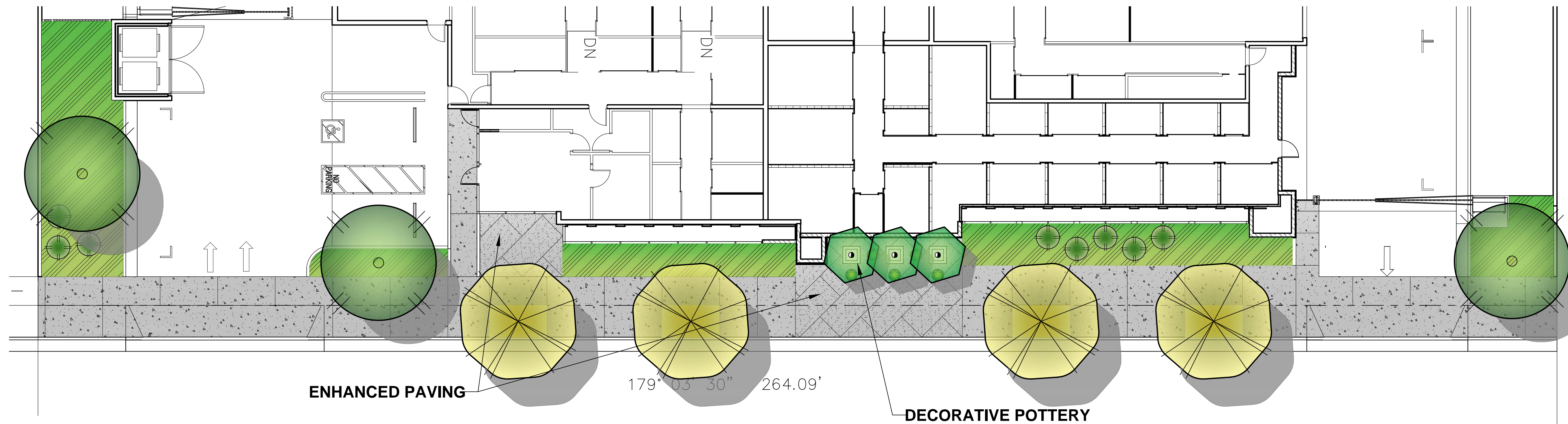
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**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	3	LOW
	PROSOPIS CHILENSIS	THORNLESS CHILEAN MESQUITE	24" BOX	3	LOW
	DRACAENA DRACO	DRAGON TREE	24" BOX	3	LOW
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	15 GAL	11	LOW
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	15 GAL	5	LOW
	BERBERIS AQUILIFOLIUM	OREGON GRAPE	5 GAL		LOW
	CISTUS SPECIES	ROCK ROSE	5 GAL		LOW
	ECHINOPSIS PACHANOI	SAN PEDRO CACTUS	5 GAL		LOW
	EPILOBIUM CANUM	CALIFORNIA FUSCIA	5 GAL		LOW
	LIMONIUM PEREZII	SEA LAVENDER	5 GAL		LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL		LOW
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL		LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		LOW
	DECOMPOSED GRANITE				

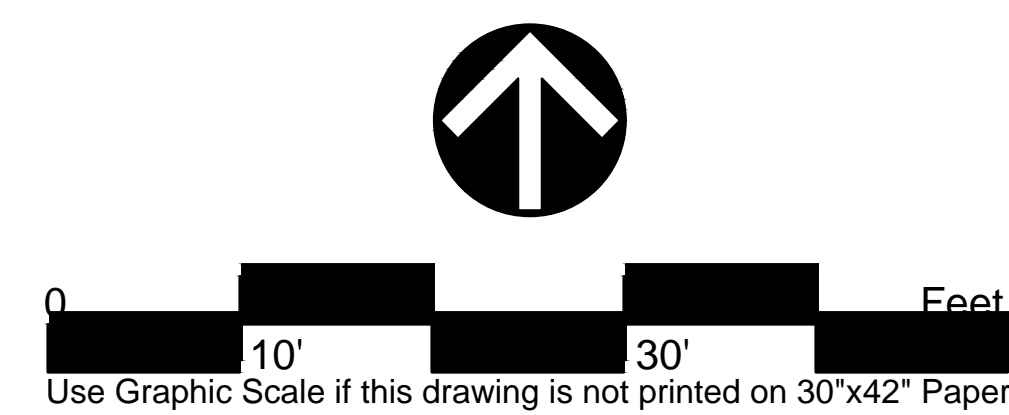
**LANDSCAPE NOTES**

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES. PROPERTY
- OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.



**Sepulveda Boulevard**

**Landscape Concept Plan**



Date - TBD  
1926-01.02

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