

TROJAN SELF-STORAGE COMMERCE, CA

PROJECT DATA		SHEET INDEX	VICINITY MAP
SITE DATA:	OWNER / APPLICANT:	A1 COVER SHEET	
ADDRESS: 6210 GARFIELD AVE., COMMERCE, CA	TROJAN STORAGE	A2 SITE PLAN	
APN: 6357-001-050 6357-001-051	ADDRESS: 1732 AVIATION BLVD., SUITE 217 REDONDO BEACH, CA 90278	A3 BLDG. A - 1ST FLOOR PLAN	
ZONING: M2	CONTACT: BRETT HENRY	A4 BLDG. B - 2ND FLOOR PLAN	
PROPOSED USE: SELF STORAGE FACILITY	TELEPHONE: 310.862.6437	A5 BLDG. B - FLOOR PLAN	
PROPOSED OCCUPANCIES: B, S-1 & R-3	EMAIL: bhenry@trojanstorage.com	A6 ELEVATIONS	
PROPOSED CONST. TYPE: TYPE II-B	ARCHITECT:	A7 ELEVATIONS	
CITY OF COMMERCE CASE NUMBERS:	JORDAN ARCHITECTS, INC.	A8 ELEVATIONS	
CU-553	ADDRESS: 131 CALLE IGLESIA, SUITE 100	A9 EXISTING SITE CONDITIONS	
PL-992	CONTACT: BRUCE JORDAN	A10 PRESENTATION RENDERING	
	TELEPHONE: 949-388-8090		
	EMAIL: bjordan@jordanarchitects.com		

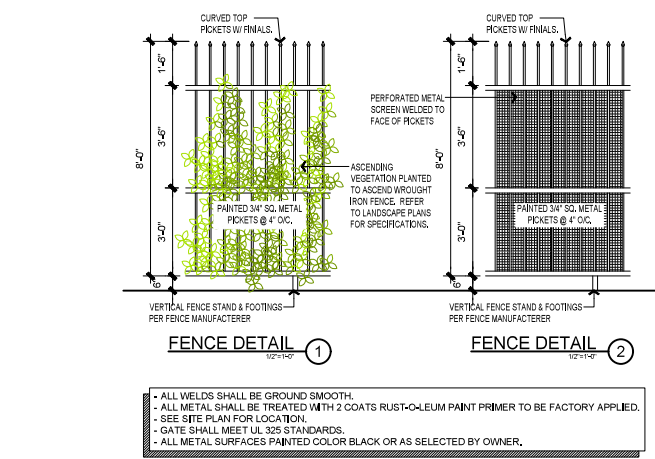
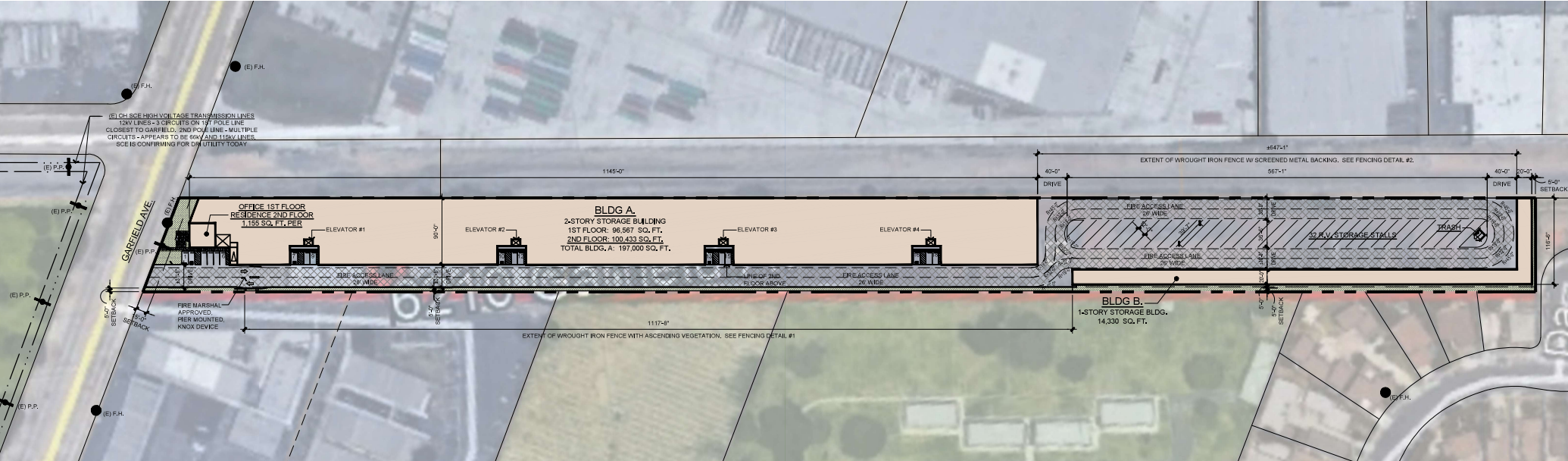
BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

COVER SHEET

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JOB NUMBER: 18-501
SCALE:
DATE: 09/20/2019





SITE AREA:		± 234,690 SQ. FT.
		5.39 ACRES
MAX F.A.R.:	1	(234,690 SQ. FT.)
PROPOSED F.A.R.:	.91	(213,640 SQ. FT.)
STORAGE BUILDINGS:		
BLDG A. - 2 STORY		
1ST FLOOR:	96,567	SQ. FT.
2ND FLOOR:	100,433	SQ. FT.
BLDG B. - 1 STORY	14,330	SQ. FT.
GROSS STORAGE AREA:	211,330	SQ. FT.
OFFICE	1,155	SQ. FT.
RESIDENCE	1,155	SQ. FT.
TOTAL BUILDING AREA:	213,640	SQ. FT.
PARKING PROVIDED:	18	SPACES
R.V. STORAGE PROVIDED:	34	SPACES

DEVELOPMENT REGULATIONS		
	% OF LOT AREA	SQ. FOOTAGE
MAXIMUM LOT COVERAGE:	60%	140,814 SQ. FT.
PROPOSED LOT COVERAGE:	48%	112,052 SQ. FT.
OPEN SPACE REQUIRED:	5%	11,735 SQ. FT.
OPEN SPACE PROVIDED:	6.5%	±15,415 SQ. FT.
MAXIMUM HEIGHT:	35'-0" HIGH WITHIN 100' OF AN 'R' ZONE	
PROPOSED HEIGHT:	35'-0"	
SETBACK REQUIREMENTS:		
FRONT YARD:	15 FT.	
SIDE YARD:	5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE	
REAR YARD:	5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE	
SETBACK PROVIDED:		
FRONT YARD:	25 FT.	
SIDE YARD:	10 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE	
REAR YARD:	5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE	

- FIRE DEPARTMENT NOTES**
1. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR PARKING OR STORAGE OF VEHICLES.
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BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

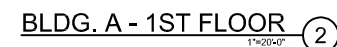
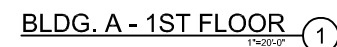
SITE PLAN

JOB NUMBER: 18-501
SCALE: 1"=60'-0"
DATE: 10/24/2019

NORTH

jordan
ARCHITECTS, INC.

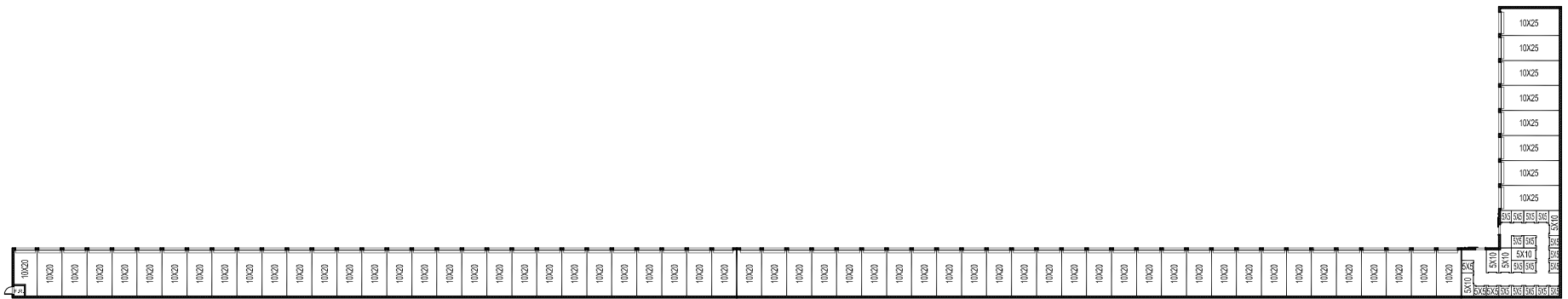
1815 WEST 10TH STREET
SUITE 100
LOS ANGELES, CA 90015
TEL: 213.463.1111
WWW.JORDANARCHITECTS.COM



BLDG. A - 1ST FLOOR PLAN

JOB NUMBER: 18-501
SCALE: 1"=20'-0"
DATE: 09/20/2019





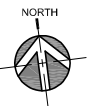
BLDG. B ①
1"=20'-0"

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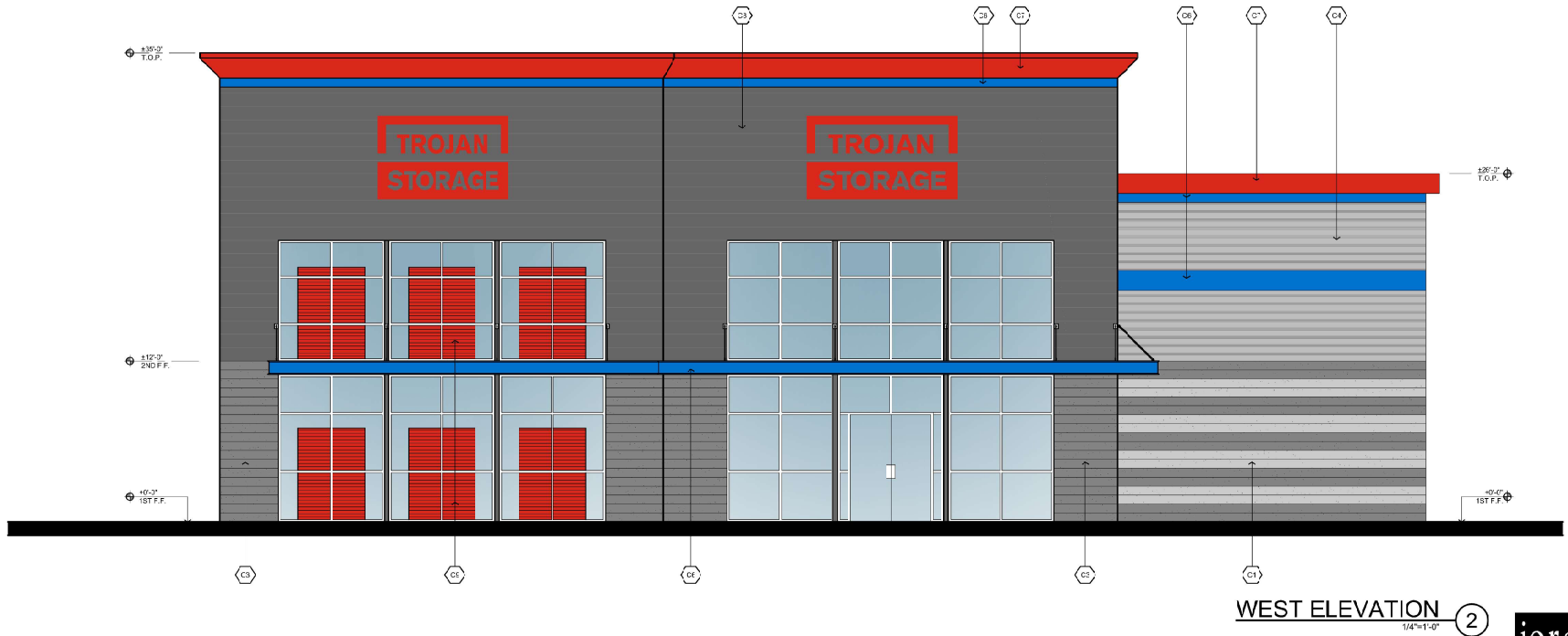
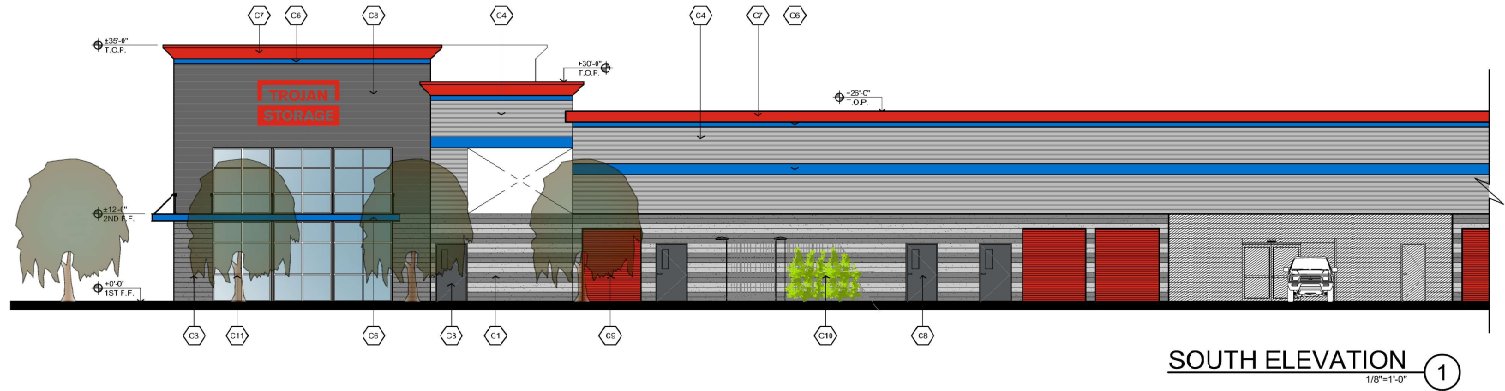
BLDG. B - FLOOR PLAN

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JOB NUMBER: 16-501
SCALE: 1"=20'-0"
DATE: 09/20/2019



COLOR MATERIAL LEGEND	
C1	ALTERNATING COLORS: SPLIT FACE CMU "BLACK ZED" & "COOL GRAY" BY ORCO BLOCK OR APPROVED EQUAL
C2	SPLIT FACE CMU "COOL GRAY" BY ORCO BLOCK OR APPROVED EQUAL
C3	SPLIT FACE CMU "BLACK ZED" BY ORCO BLOCK OR APPROVED EQUAL
C4	"ASH GRAY" BY MCLEARY STEEL OR APPROVED EQUAL
C5	TROJAN GRAY - DUNN EDWARDS DEC780 "ICE GRAY" - OR AS SELECTED BY OWNER
C6	TROJAN BLUE - DUNN EDWARDS DEAT58 "BEAUTIFUL BLUE" - OR AS SELECTED BY OWNER
C7	TROJAN RED - DUNN EDWARDS DEAT68 "POWER RED" - OR AS SELECTED BY OWNER
C8	TROJAN DARK GRAY - DUNN EDWARDS DE377 "BOAT ANCHOR" - OR AS SELECTED BY OWNER
C9	"PATRIOT RED" - BY JAMIS INTERNATIONAL - OR AS SELECTED BY OWNER
C10	8' HIGH WROUGHT IRON FENCE WITH ASCENDING VEGETATION REFER TO LANDSCAPE PLANS FOR PLANT SPECIES & PLANTING SPECIFICATIONS, EXTENT OF FENCE DEPICTED ON SITE PLAN.
C11	LARGE SCREENING SHRUBS FOR LANDSCAPE PLANS



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TROJAN STORAGE
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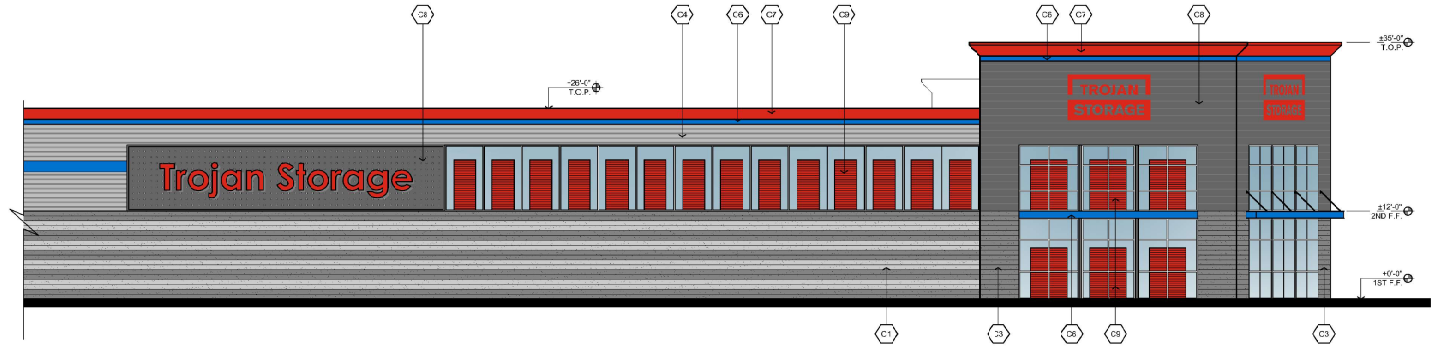
ELEVATIONS

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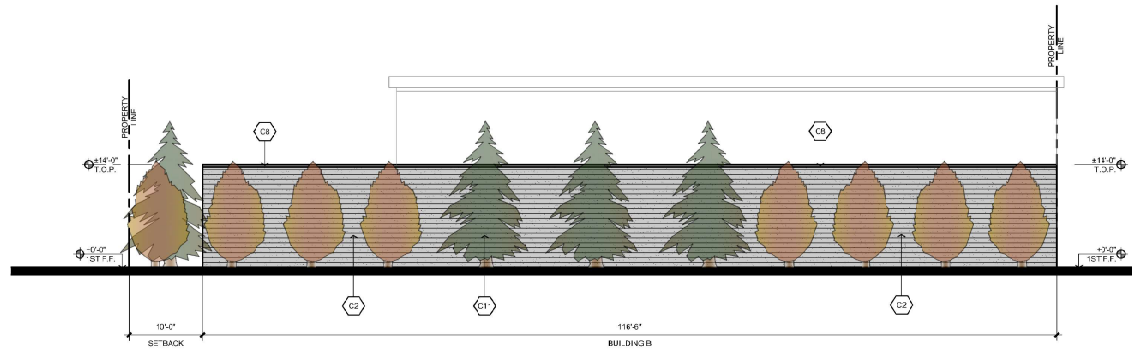
JOB NUMBER: 18-501
SCALE: AS NOTED
DATE: 09/25/2019

jordan
ARCHITECTS, INC.
131 GALLE ISLE BLVD, SUITE 100
SAN CLEMENTE,
CA 92672-7541
Telephone: 949.388.8090
Facsimile: 949.388.8296

COLOR MATERIAL LEGEND	
C1	ALTERNATING COLORS: SPLIT FACE CMU "BLACK ZEP" & "COOL GRAY" BY ORCO BLOCK OR APPROVED EQUAL
C2	SPLIT FACE CMU "COOL GRAY" BY ORCO BLOCK OR APPROVED EQUAL
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C10	6" HIGH WROUGHT IRON FENCE WITH ASCENDING VEGETATION. REFER TO LANDSCAPE PLANS FOR PLANT SPECIES & PLANTING SPECIFICATIONS. EXTENT OF FENCE DEPICTED ON SITE PLAN.
C11	LARGE SCREENING SHRUBS FOR LANDSCAPE PLANS



NORTH ELEVATION ①
1/8"=1'-0"



EAST ELEVATION ②
1/8"=1'-0"

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TROJAN STORAGE
COMMERCE, CA

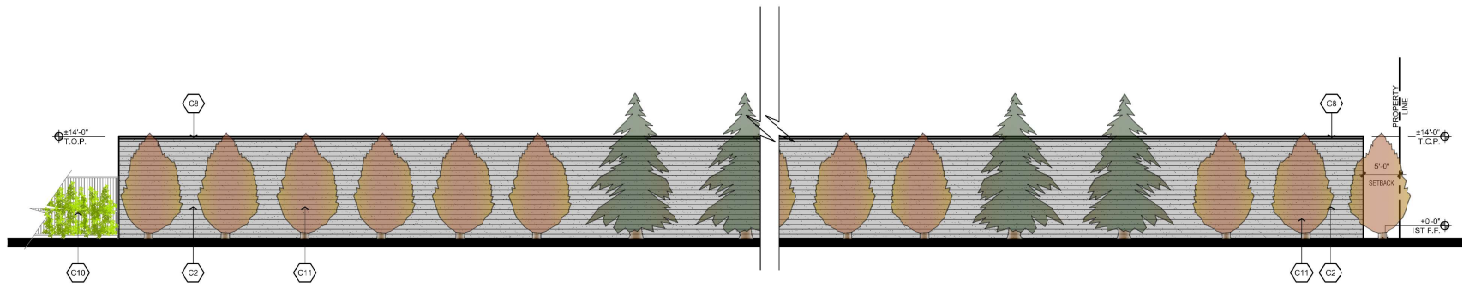
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C11	LARGE SCREENING SHRUBS FOR LANDSCAPE PLANS



BLDG. B - SOUTH ELEVATION ①
1/8"=1'-0"

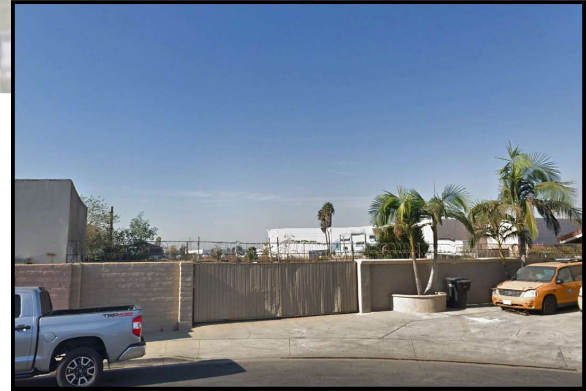
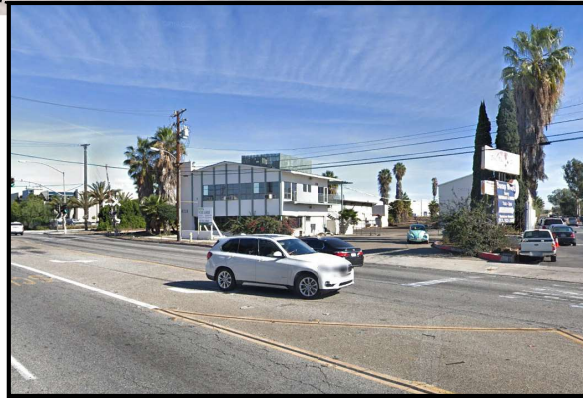
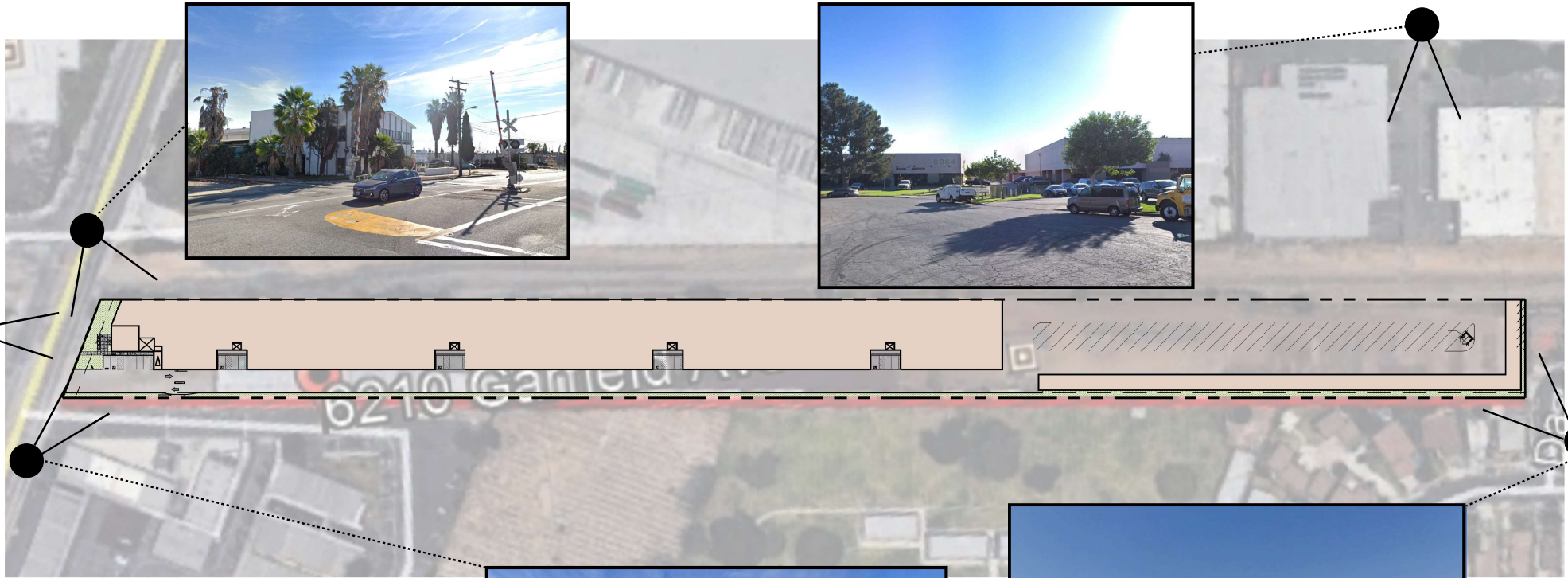
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TROJAN STORAGE
COMMERCE, CA

ELEVATIONS

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JOB NUMBER: 18-501
SCALE: AS NOTED
DATE: 09/25/2019

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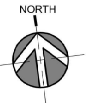


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TROJAN STORAGE
COMMERCE, CA

EXISTING SITE CONDITIONS

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ARCHITECTS, INC.

JOB NUMBER: 18-501
SCALE: 1"=60'-0"
DATE: 08/20/2019



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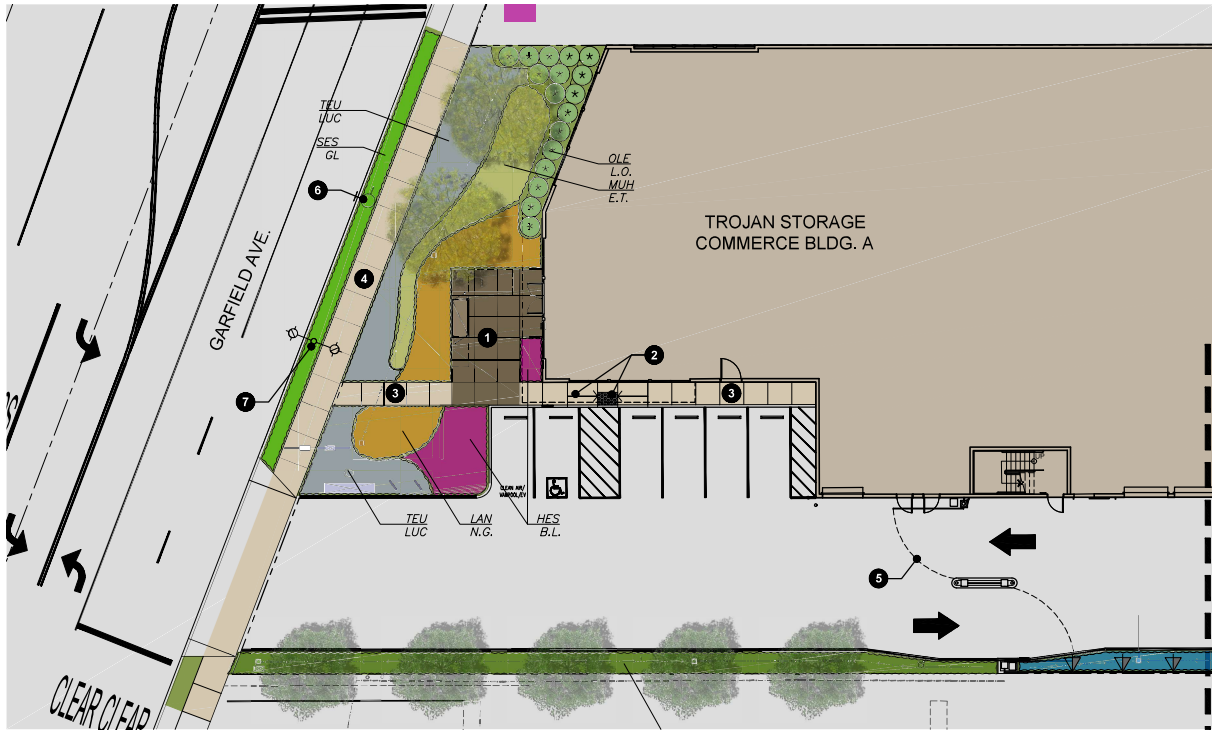
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TROJAN STORAGE
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PRESENTATION RENDERING

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JOB NUMBER: 18-501
SCALE: N.T.S.
DATE: 09/25/2019





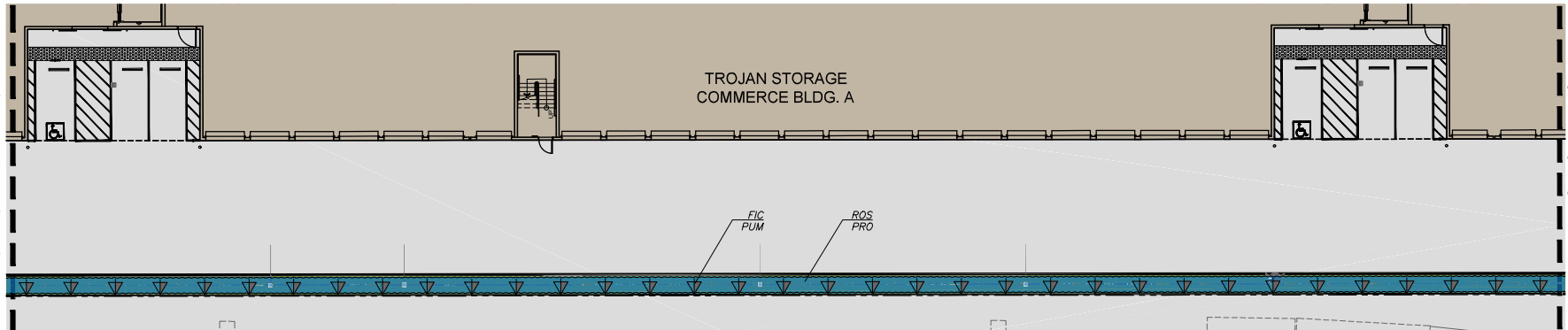
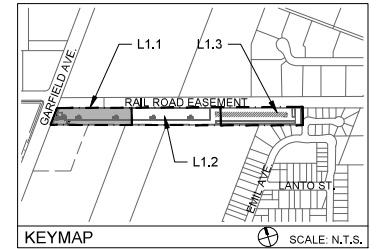
LEGEND

- 1 ENHANCED CONCRETE PAVING WITH SAW CUT GRID PATTERN.
- 2 ACCESSIBLE CURB RAMPS & DETECTABLE WARNING TILES.
- 3 NATURAL GRAY CONCRETE PAVING.
- 4 NATURAL GRAY CITY SIDEWALK.
- 5 VEHICULAR GATES PER ARCHITECT'S PLANS.
- 6 EXISTING FIRE HYDRANT - PROTECT IN PLACE
- 7 EXISTING POWER POLE - PROTECT IN PLACE.

PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM/ HEIGHT	WATER USE	DESCRIPTION
TREES						
	GELERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	STD. / 8'	L	SCREENING TREE
	CERCIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	36" BOX	LOW BRANCHING/ 20'	L	ACCENT TREE
SHRUBS, GRASSES & GROUNDCOVERS						
	HEPERALOE BREAK LIGHTS	BREAK LIGHTS HESPERALOE	1 GAL.	24" D.C.	VL	ACCENT SUCCULENT
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" D.C.	VL	LOW FLOWERING SHRUB
	OLEA MONTRA	LITTLE OLLIE	5 GAL.	48" D.C.	L	LARGE SHRUB
	MULLEBERGIA 'S. TORO'	BULL GRASS	1 GAL.	36" D.C.	L	ORNAMENTAL GRASS
	SEISLEIA GREENLEE	GREENLEE MOOR GRASS	1 GAL.	24" D.C.	M	ORNAMENTAL GRASS
	TEUCHIUM LUCIDRYB	WALL GERMANDER	1 GAL.	24" D.C.	L	LOW FLOWERING SHRUB
	WESTRINGIA F. MUNCI	MUNCI COAST ROSEMARY	1 GAL.	36" D.C.	L	LOW GROUNDCOVER
	FICUS PUMILA	CREeping FIG	15 GAL.	12' D.C.	M	CLIMBING VINE
	DODONAEA VISCOSA	HOPBEED BUSH	15 GAL.	12' D.C.	L	LARGE SCREENING SHRUB
	PODOCARPUS 'ELONGATUS MONM'	BLUE ICE YELLOWWOOD	15 GAL.	15' D.C.	M	LARGE SCREENING SHRUB
	ROSARINUS O. 'PROSTRATUS'	CREeping ROSEMARY	FLATS	30" D.C.	L	LOW GROUNDCOVER

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA (ALSO REFERRED TO AS WUCOLS) FOR REGION 3.



BRETT HENRY
TROJAN STORAGE COMMERCE - PRELIMINARY LANDSCAPE PLAN
COMMERCE, CA

TROJAN STORAGE
1732 AVIATION BLVD., STE. 217
REDONDO BEACH, CA 90278

jordan
ARCHITECTS, INC.

RLA

L1.1

0 5 10 20 30

DATE: 09/24/2019

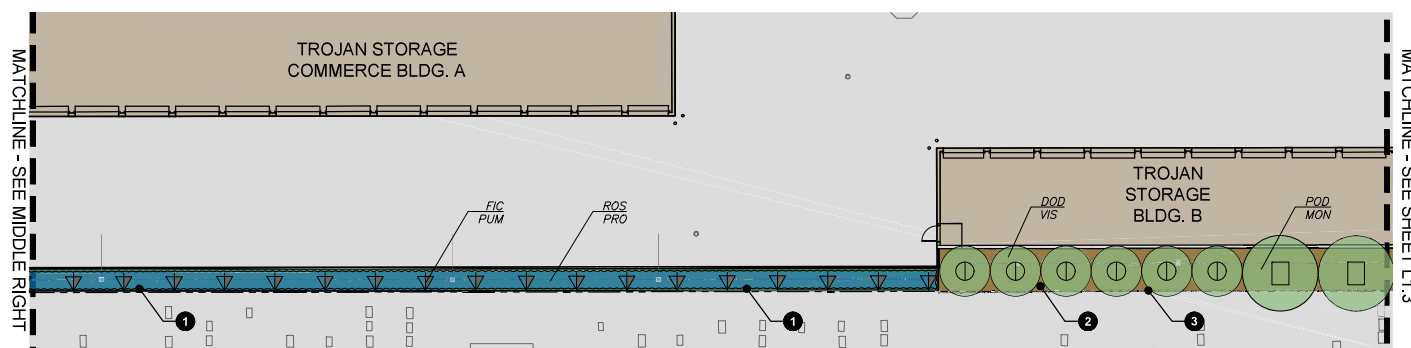
JOB NUMBER: 19019

SHEET 000

19019 - CA 92418

19019-000-0000

19019-000-0000



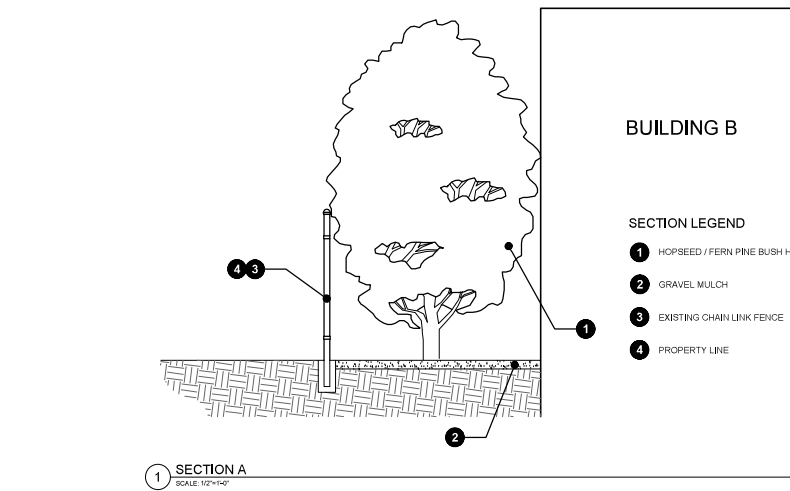
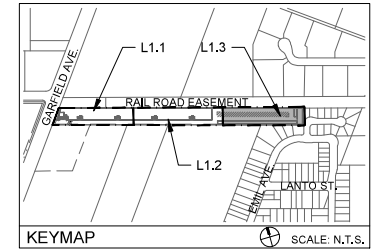
- 1 METAL FENCING
- 2 CRUSHED GRAVEL MULCH
- 3 EXISTING CHAINLINK FENCE



jordan
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MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE BOTTOM LEFT



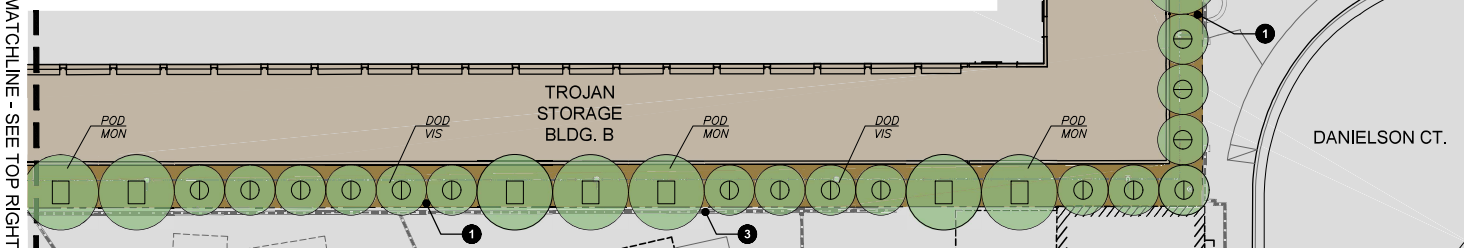
BUILDING B

SECTION LEGEND

- 1 HOPSEED / FERN PINE BUSH HEDGE.
- 2 GRAVEL MULCH
- 3 EXISTING CHAIN LINK FENCE
- 4 PROPERTY LINE

1 SECTION A
SCALE: 1/2"=1'-0"

MATCHLINE - SEE TOP RIGHT



LEGEND

- 1 CRUSHED GRAVEL MULCH
- 2 EXISTING CHAINLINK FENCE
- 3 EXISTING CONCRETE WALL

PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM / HEIGHT	WATER USE	DESCRIPTION
TREES						
	GELERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	STD. / 8'	L	SCREENING TREE
	CERCIDIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	36" BOX	LOW BRANCHING / 20'	L	ACCENT TREE
SHRUBS, GRASSES, & GROUNDCOVERS						
	HEPERALOE BREAK LIGHTS	BREAK LIGHTS	1 GAL.	24" O.C.	VL	ACCENT
	LANITANA NEW GOLD	NEW GOLD LANITANA	1 GAL.	36" O.C.	VL	LOW FLOWERING SHRUB
	OLEA MONTANA	LITTLE OLLIE	5 GAL.	48" O.C.	L	LARGE SHRUB
	MUHLENBERGIA EL TORO	BULL GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	SESUVIUM GREENLEE	GREENLEE MOOR GRASS	1 GAL.	24" O.C.	M	ORNAMENTAL GRASS
	TEUCRIMUM LUCIDUM	WALL GERMANDER	1 GAL.	24" O.C.	L	LOW FLOWERING SHRUB
	WESTRINGIA F. MUNDA	MUNDI COAST ROSEMARY	1 GAL.	36" O.C.	L	LOW GROUNDCOVER
	FICUS PUMILA	CREeping FIG	15 GAL.	10' O.C.	M	CLIMBING VINE
	DODONAEA VISCOSEA	HOPSEED BUSH	15 GAL.	10' O.C.	L	LARGE SCREENING SHRUB
	PODOCARPUS ELONGATUS MONNIAL	BLUE ICE YELLOWWOOD	15 GAL.	15' O.C.	M	LARGE SCREENING SHRUB
	ROSMARINUS O. PROSTRATUS	CREeping ROSEMARY	FLATS	36" O.C.	L	LOW GROUNDCOVER

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA (ALSO REFERRED TO AS WUCOLS) FOR REGION 3.

BRETT HENRY
TROJAN STORAGE COMMERCE - PRELIMINARY LANDSCAPE PLAN
COMMERCE, CA

L1.3



JOB NUMBER: 19019 DATE: 09/24/2019
SHEET 001 OF 001
1732 AVIATION BLVD., STE. 217 REDONDO BEACH, CA 90278
TEL: 310.592.1233 FAX: 310.592.1233
WWW.JORDANARCHITECTS.COM

TREES

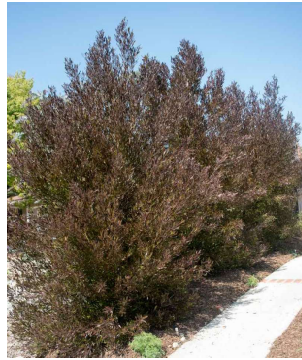


GEIJERA PARVIFLORA /
AUSTRALIAN WILLOW



CERCIDIUM "DESERT MUSEUM" /
DESERT MUSEUM PALO VERDE

HEDGE



DODONAEA VISCOZA /
HOPSEED BUSH



PODOCARPUS ELONGATUS
MONNAL ICE BLUE /
ICE BLUE YELLOWWOOD

SHRUBS & GROUNDCOVERS



HESPERALOE P. BREAKLIGHTS /
BREAKLIGHTS YUCCA



LANTANA 'NEW GOLD' /
NEW GOLD LANTANA



OLEA EUROPAEA 'MONTRA' /
LITTLE OLIVE DWARF OLIVE



MUHLENBERGIA EMERSLEY 'EL TORO' /
BULL GRASS



SESLERIA GREENLEE /
GREENLEE MOOR GRASS



TEUCRIMUM LUCIDRYS /
WALL GERMANDER



WESTRINGIA F. WYNYABBIE GEM /
WYNYABBIE GEM COAST ROSEMARY



FIGUS PUMILA /
CREEPING FIG



ROSMARINUS OFFICINALIS 'PROSTRATUS' /
CREEPING ROSEMARY

BRETT HENRY
TROJAN STORAGE COMMERCE - PLANT IMAGES
COMMERCE, CA

TROJAN
STORAGE
1732 AVIATION BLVD., STE. 217
REDONDO BEACH, CA 90278

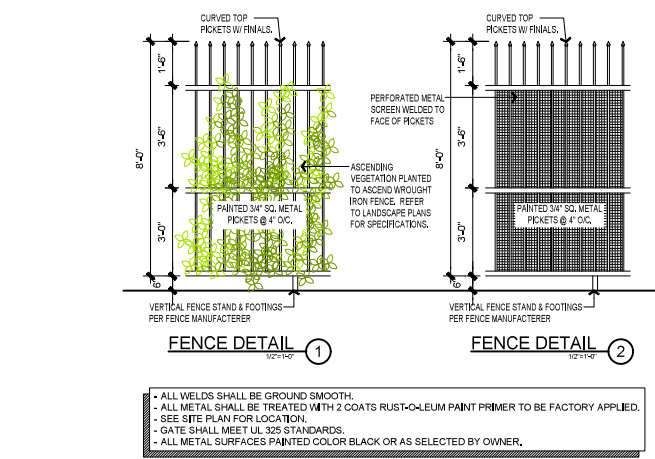
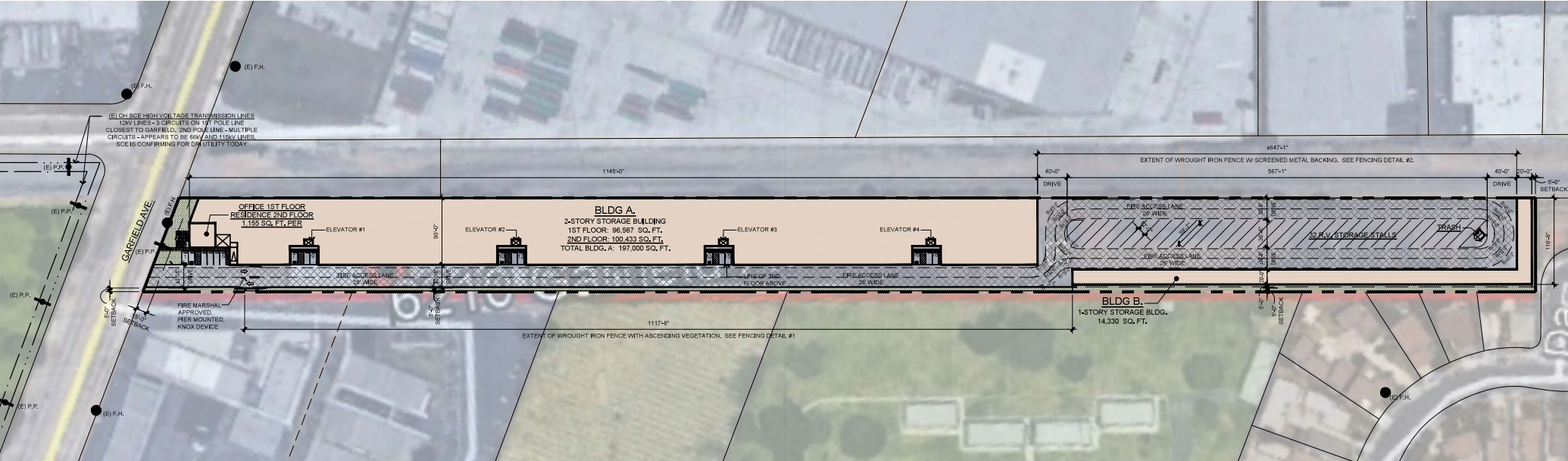
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L2.1 RLA

JOB NUMBER: 19019
DATE: 09/24/2019

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JOHN RESEARCH JR.
SUIITE 200
1000 - CA 92408
949.387.1222
JORDAN@JORDAN-ARCHITECTS.COM



SITE AREA:		± 234,690 SQ. FT.
		5.39 ACRES
MAX F.A.R.:		1 (234,690 SQ. FT.)
PROPOSED F.A.R.:		.91 (213,640 SQ. FT.)
STORAGE BUILDINGS:		
BLDG A. - 2 STORY		
1ST FLOOR:	96,567 SQ. FT.	
2ND FLOOR:	100,433 SQ. FT.	
BLDG B. - 1 STORY		
GROSS STORAGE AREA:	14,330 SQ. FT.	
OFFICE		
RESIDENCE	1,155 SQ. FT.	
TOTAL BUILDING AREA:	213,640 SQ. FT.	
PARKING PROVIDED:		18 SPACES
R.V. STORAGE PROVIDED:		34 SPACES

DEVELOPMENT REGULATIONS		
	% OF LOT AREA	SQ. FOOTAGE
MAXIMUM LOT COVERAGE:		60% 140,814 SQ. FT.
PROPOSED LOT COVERAGE:		48% 112,052 SQ. FT.
OPEN SPACE REQUIRED:		5% 11,735 SQ. FT.
OPEN SPACE PROVIDED:		6.5% ±15,415 SQ. FT.
MAXIMUM HEIGHT:		35'-0" HIGH WITHIN 100' OF AN 'R' ZONE
PROPOSED HEIGHT:		PER ORDINANCE 575 35'-0"
SETBACK REQUIREMENTS:		
FRONT YARD:		15 FT.
SIDE YARD:		5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE
REAR YARD:		5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE
SETBACK PROVIDED:		
FRONT YARD:		25 FT.
SIDE YARD:		10 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE
REAR YARD:		5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE

- FIRE DEPARTMENT NOTES**
1. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
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BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

SITE PLAN

JOB NUMBER: 18-501
SCALE: 1"=60'-0"
DATE: 10/24/2019

NORTH

jordan
ARCHITECTS, INC.

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