


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		

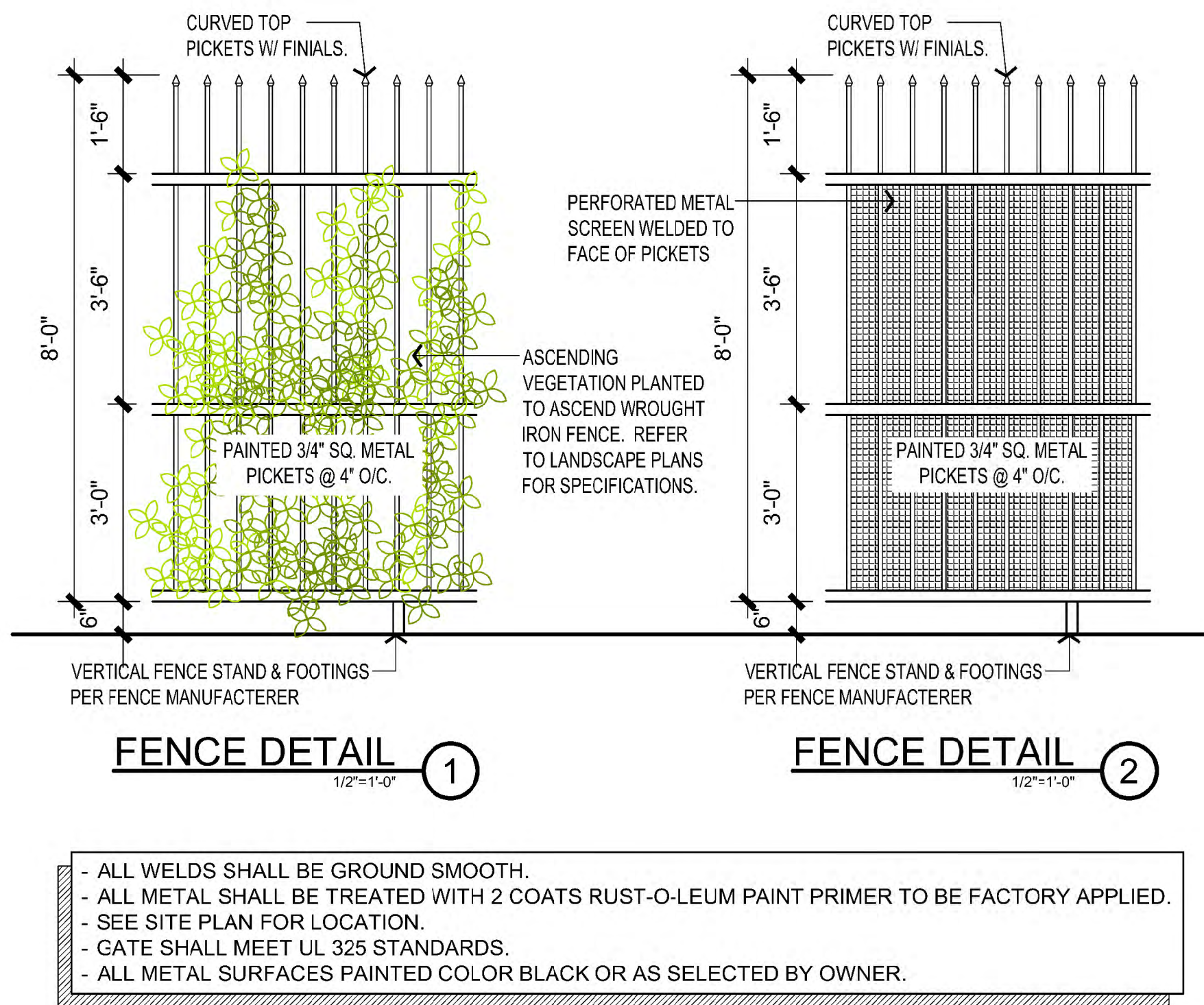
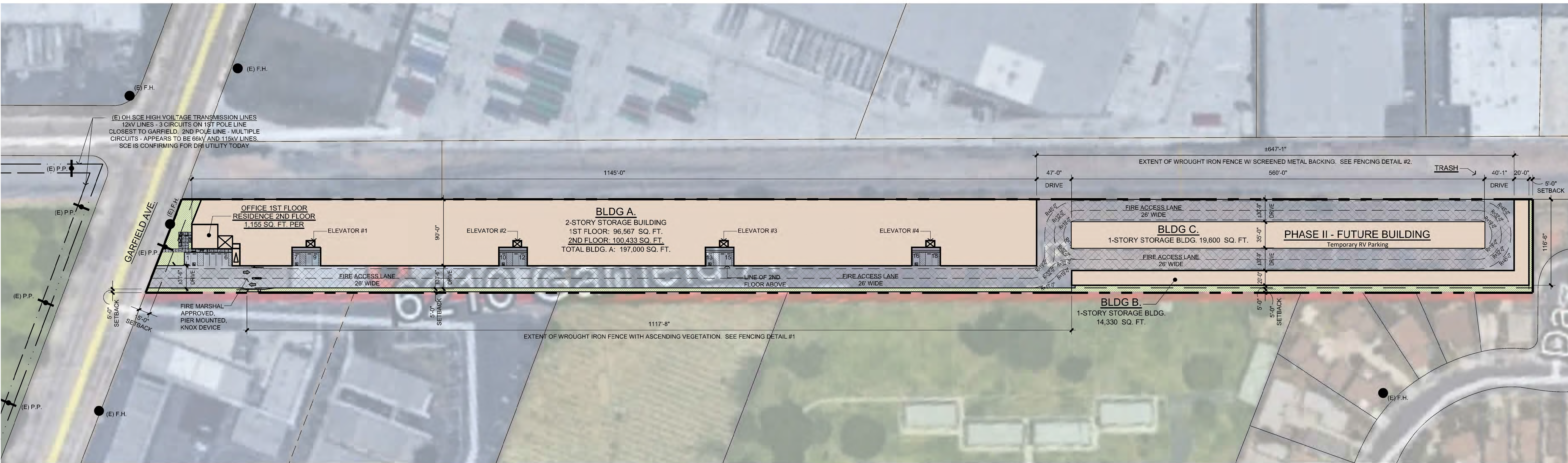
BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

COVER SHEET

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





BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

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.)
PROPOSED F.A.R. PHASE II:	.99 (233,240 SQ. FT.)

STORAGE BUILDINGS:

<u>BLDG A. - 2 STORY</u>	
1ST FLOOR:	96,567 SQ. FT.
2ND FLOOR:	100,433 SQ. FT.

<u>BLDG B. - 1 STORY</u>	14,330 SQ. FT.
GROSS STORAGE AREA:	211,330 SQ. FT.

BLDG. C. - 1 STORY PHASE -II	
GROSS STORAGE AREA:	19,600 SQ. FT.

OFFICE	1,155	SQ. FT.
RESIDENCE	1,155	SQ. FT.
TOTAL BUILDING AREA:	213,640	SQ. FT.
TOTAL BUILDING AREA PHASE-II:	233,240	SQ. FT.

PARKING PROVIDED: 18 SPACES
R.V STORAGE PROVIDED: 34 SPACES

DEVELOPMENT REGULATIONS

	<u>% OF LOT AREA</u>	<u>SQ. FOOTAGE</u>
MAXIMUM LOT COVERAGE:	60%	140,814 SQ. FT.
PROPOSED LOT COVERAGE:	48%	112,052 SQ. FT.
PROPOSED LOT COVERAGE PHASE-II:	56%	131,652 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
PER ORDINANCE 575**

PROPOSED HEIGHT: 35'-0"

SETBACK REQUIREMENTS:

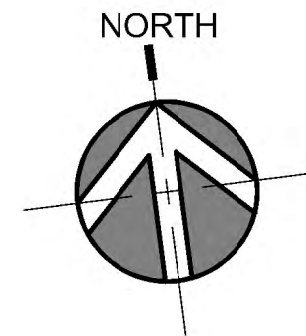
FRONT YARD: 15 FT.
SIDE YARD: 5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE
REAR YARD: 5 FT. WHERE LOT IS ADJACENT TO AN 'R' ZONE

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

- [illegible]



jordan
ARCHITECTS, INC.

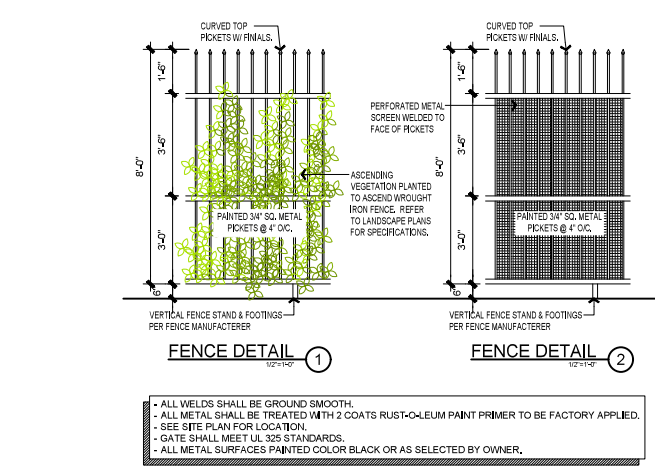
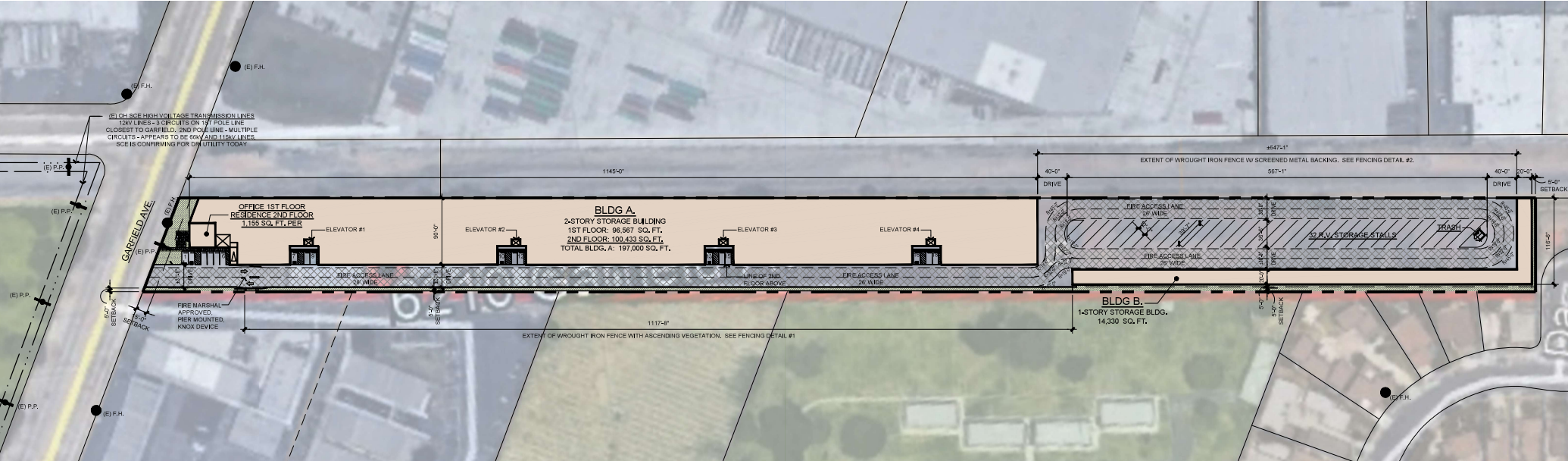
**131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE,
CA 92672-7541**

Telephone 949/388-8090
Facsimile 949/388-8290

A2

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JOB NUMBER: 18-501
SCALE: 1"=60'-0"
DATE: 04/17/2020



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

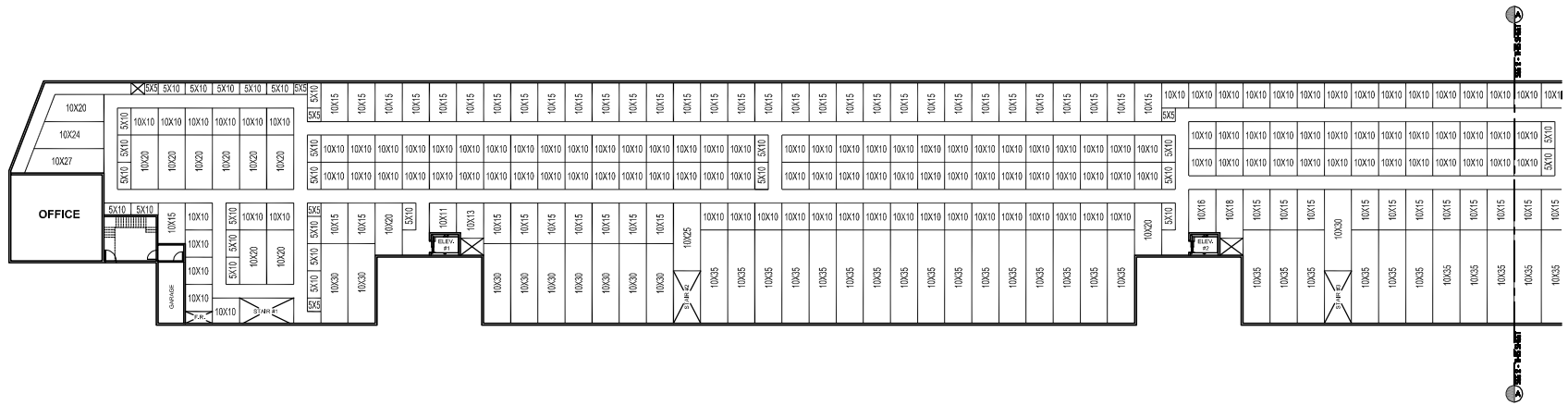
- FIRE DEPARTMENT NOTES**
1. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
 2. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
 3. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
 4. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
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 7. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
 8. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
 9. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.
 10. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR ANY OTHER PURPOSE.

BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

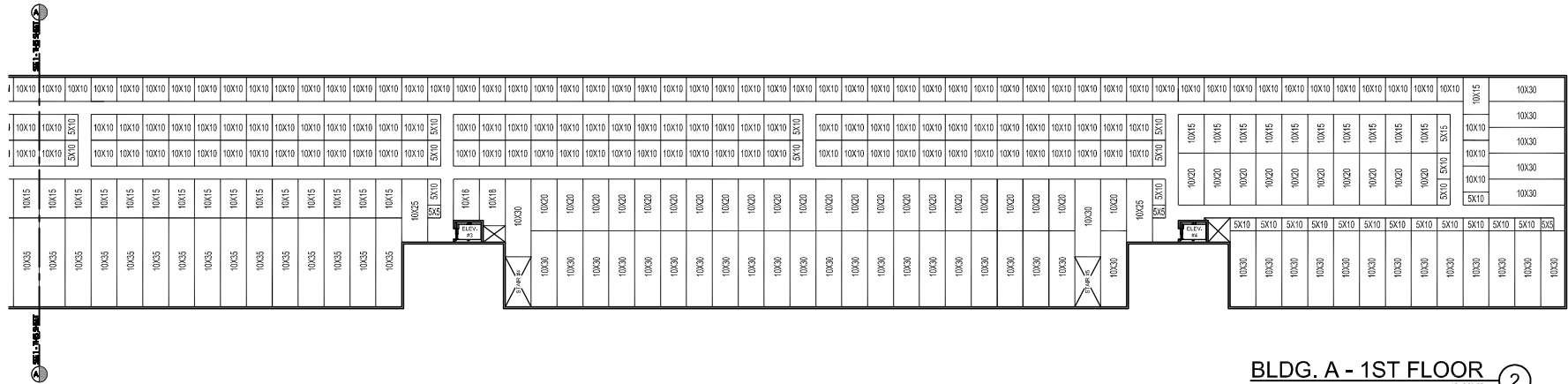
SITE PLAN

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





BLDG. A - 1ST FLOOR 1
1"=20'-0"



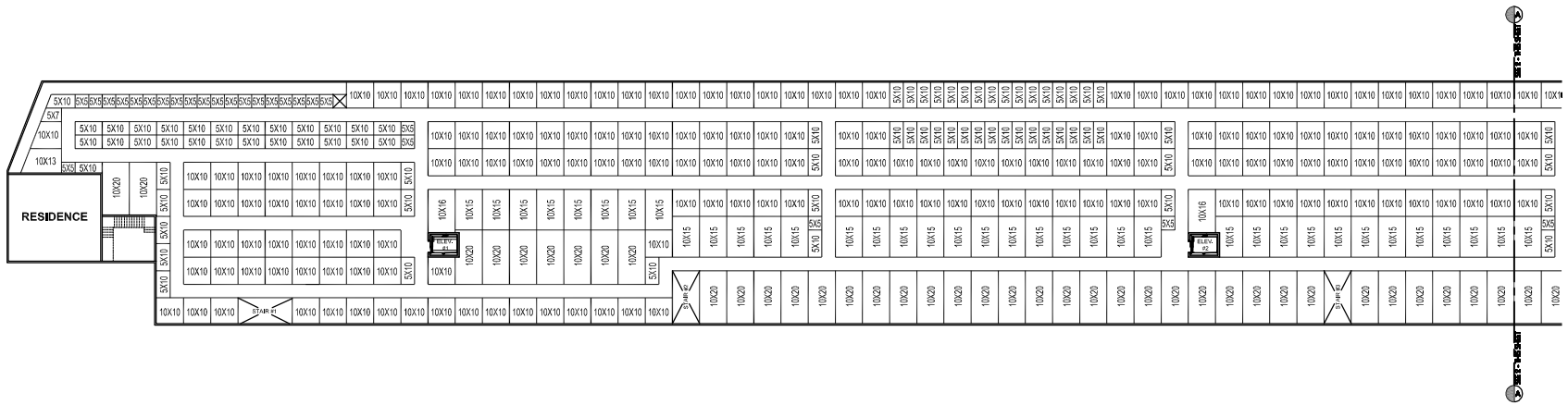
BLDG. A - 1ST FLOOR 2
1"=20'-0"

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COMMERCE, CA

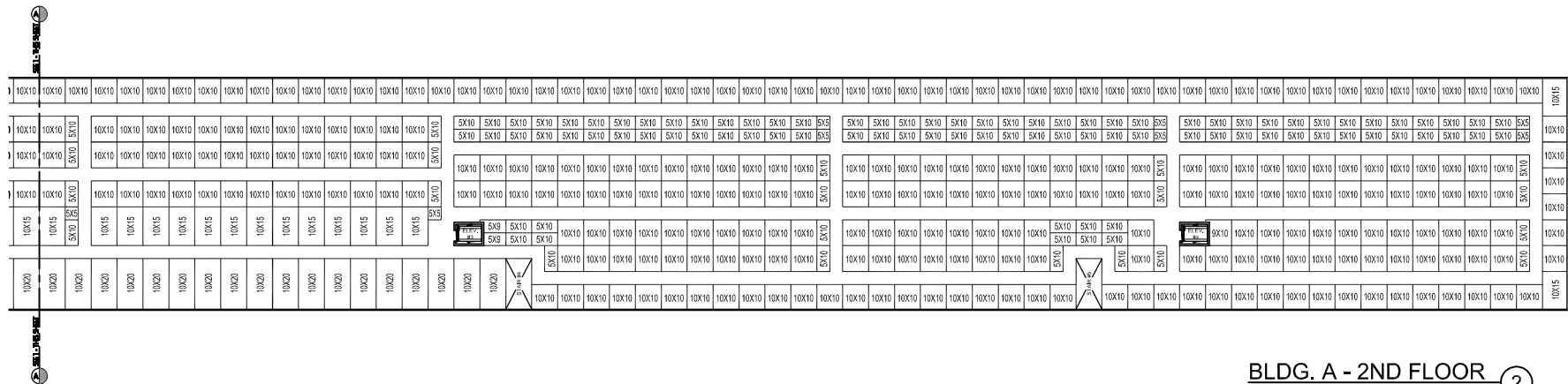
BLDG. A - 1ST FLOOR PLAN

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





BLDG. A - 2ND FLOOR 1
1"=20'-0"



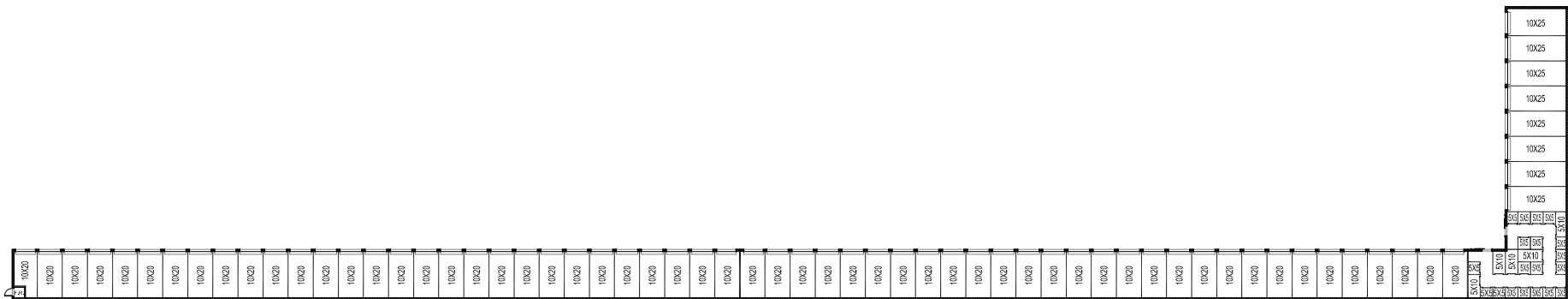
BLDG. A - 2ND FLOOR 2
1"=20'-0"

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COMMERCE, CA

BLDG. A - 2ND FLOOR PLAN

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





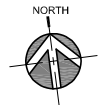
BLDG. B ①
1"=20'-0"

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TROJAN STORAGE
COMMERCE, CA

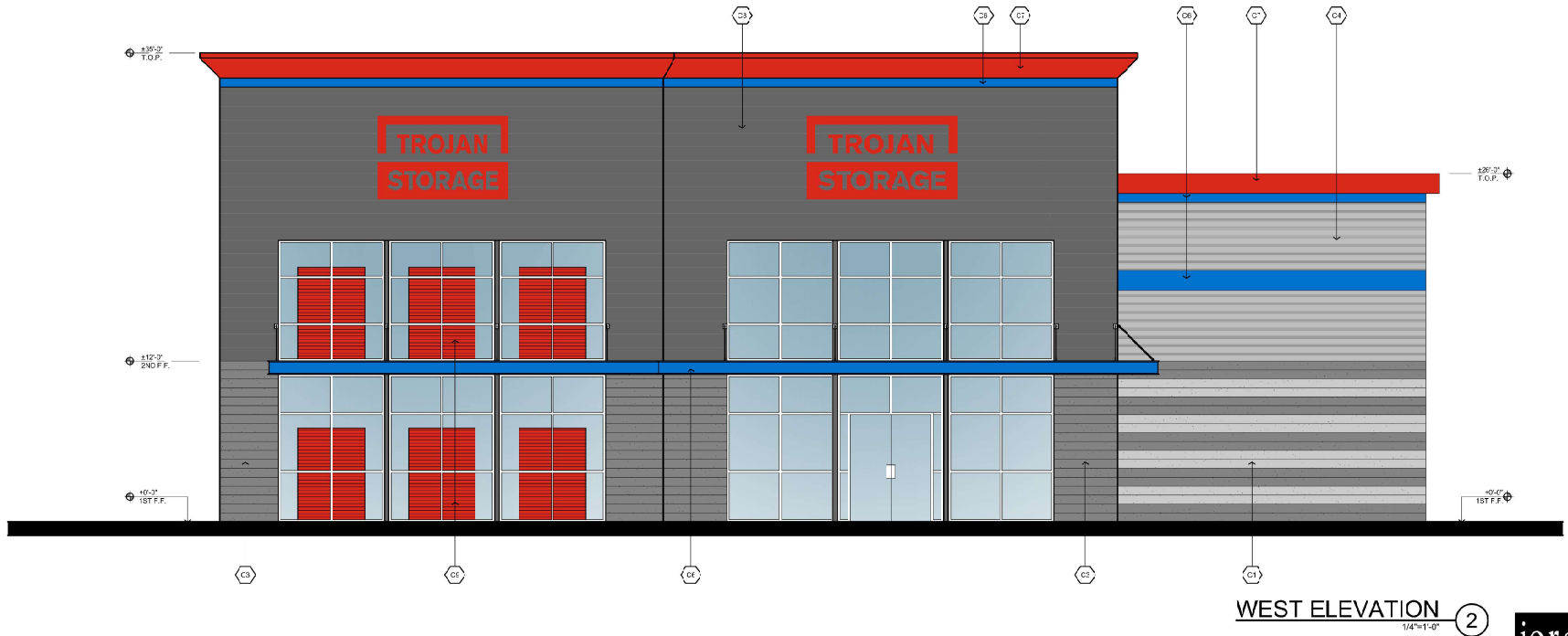
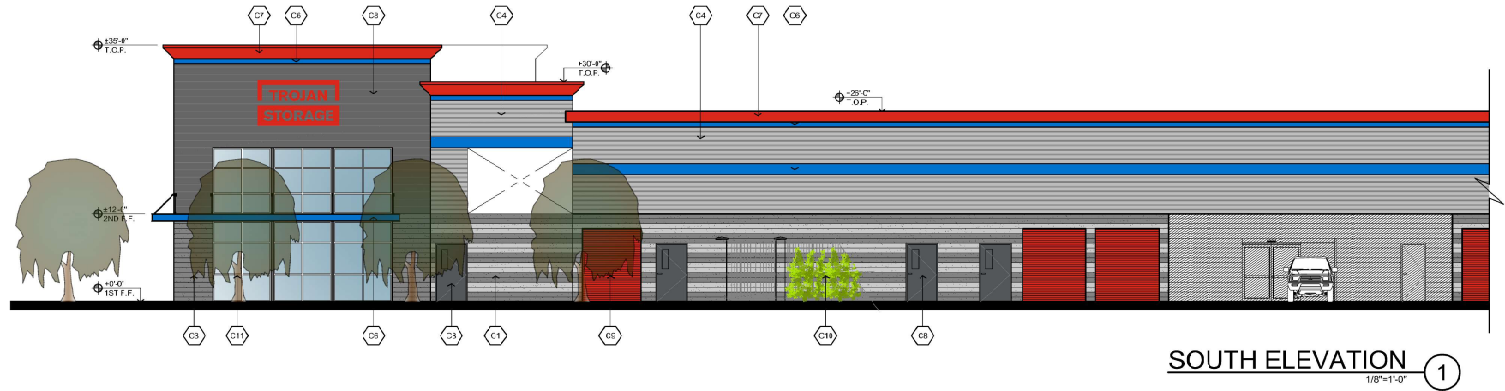
BLDG. B - FLOOR PLAN

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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 MCLEEROY 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 DE8377 "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
COMMERCE, CA

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 250' & "COOL GRAY" BY OROC BLOCK OR APPROVED EQUAL.
C2		SPLIT FACE CMU, "COOL GRAY" BY OROC BLOCK OR APPROVED EQUAL.
C3		SPLIT FACE CMU, BLACK 250' BY OROC BLOCK OR APPROVED EQUAL.
C4		"ASH GRAY" BY MCCOY'S STEEL OR APPROVED EQUAL.
C5		"TUDOR GRAY" - DUNN EDWARDS DED760 "TUDOR GRAY" - OR AS SELECTED BY OWNER.
C6		"TUDOR BLUE" - DUNN EDWARDS DED748 "BEAUTIFUL BLUE" - OR AS SELECTED BY OWNER.
C7		"TUDOR RED" - DUNN EDWARDS DED618 "POWER RED" - OR AS SELECTED BY OWNER.
C8		"TUDOR DARK GRAY" - DUNN EDWARDS DED377 "BOAT ANCHOR" - OR AS SELECTED BY OWNER.
C9		"TATOOT RED" - BENJAMIN INTERNATIONAL - OR AS SELECTED BY OWNER.

IF HIGH AND/OR SHORT RISE FENCE WITH ASSIGNING VERTICALITY, REFER TO LANDSCAPE PLANS FOR PLANT SPECIES & PLANTING SPECIFICATIONS, EXTENT OF FENCE DEDICATED ON SITE PLAN.

LARGE SCREENING SHRUBS FOR LANDSCAPE PLANS

TREE

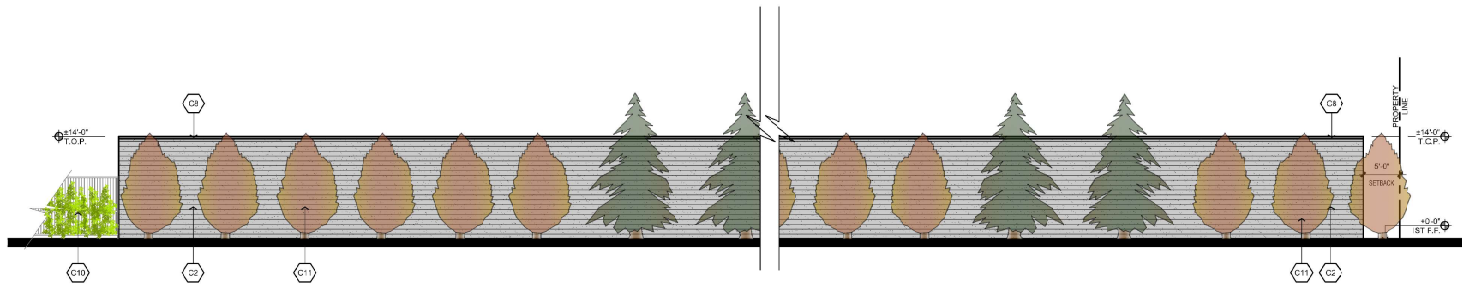


ELEVATIONS

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Telephone 949/388-8030
Facsimile 949/383-8296

COLOR MATERIAL LEGEND	
	C1 ALTERNATING COLORS: SPLIT FACE CMU "BLACK 200" & "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 200" BY ORCO BLOCK OR APPROVED EQUAL.
	C4 "ASH GRAY" BY MCELROY STEEL OR APPROVED EQUAL.
	C5 TROJAN GRAY - DUNN EDWARDS DEA136 "ICE GRAY" - OR AS SELECTED BY OWNER.
	C6 TROJAN BLUE - DUNN EDWARDS DEA136 "BEAUTIFUL BLUE" - OR AS SELECTED BY OWNER.
	C7 TROJAN RED - DUNN EDWARDS DEA168 "POWER RED" - OR AS SELECTED BY OWNER.
	C8 TROJAN DARK GRAY - DUNN EDWARDS DE3377 "BOAT ANCHOR" - OR AS SELECTED BY OWNER.
	C9 "PATRIOT RED" - FY JAMS INTERNATIONAL - OR AS SELECTED BY OWNER.
	C10 8' HIGH WROUGHT IRON FENCE WITH ASCENDING VEGETATION. REFER TO LANDSCAPE PLANTS FOR PLANT SPECIES & PLANTING SPECIFICATIONS. EXTENT OF FENCE DEPICTED ON SITE PLAN.
	C11 LARGE SCREENING SHRUBS FOR LANDSCAPE PLANS.



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

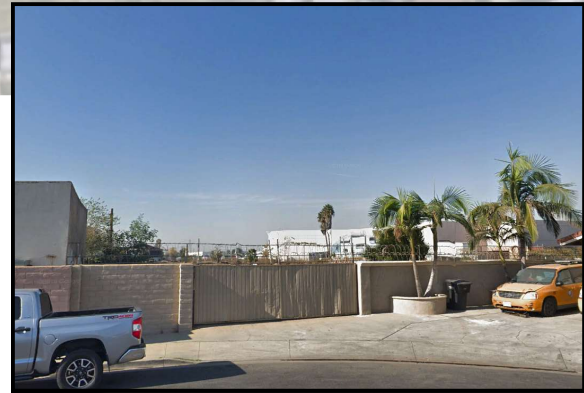
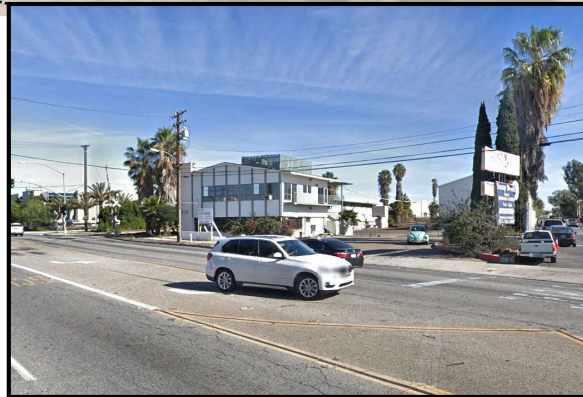
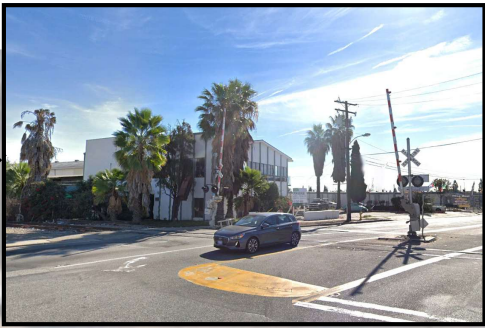
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TROJAN STORAGE
COMMERCE, CA

ELEVATIONS

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

jordan
ARCHITECTS, INC.
131 GALLE ISLE, SUITE 100
SAN CLEMENTE,
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Facsimile 949.388.8296

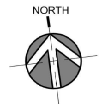


BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

EXISTING SITE CONDITIONS

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



jordan
ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE,
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Facsimile: 949.388.8290



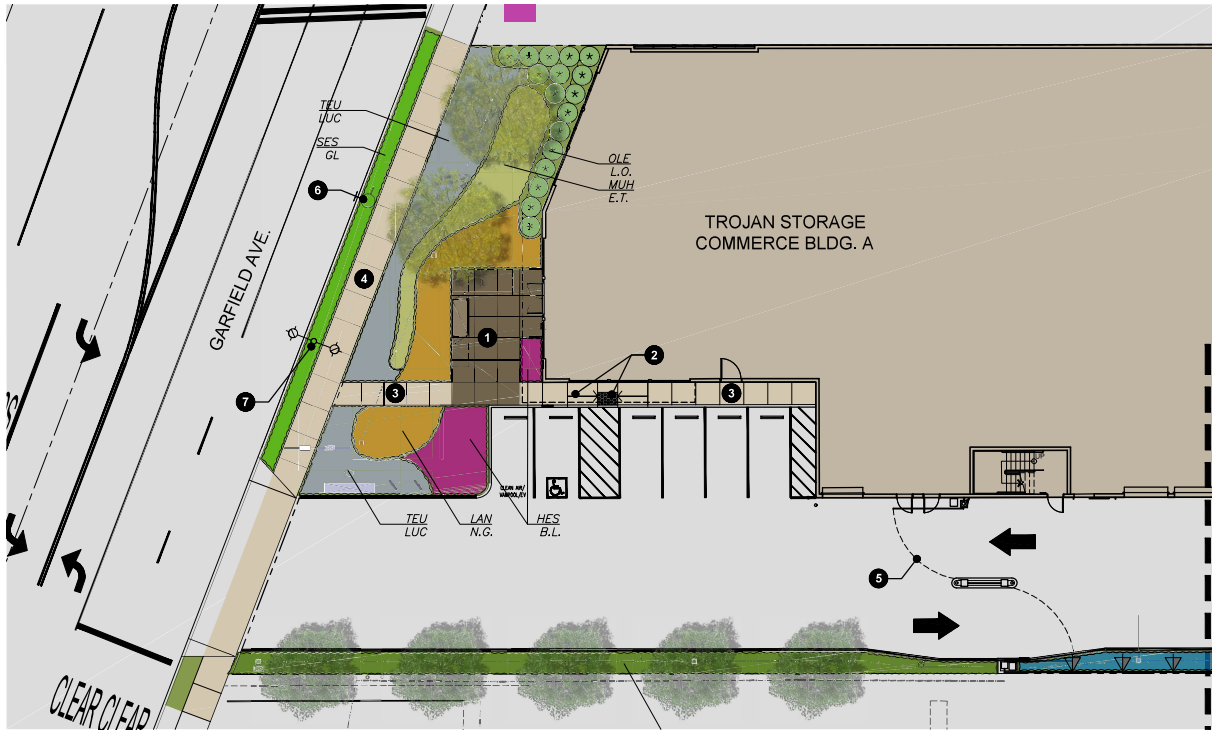
BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

PRESENTATION RENDERING

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





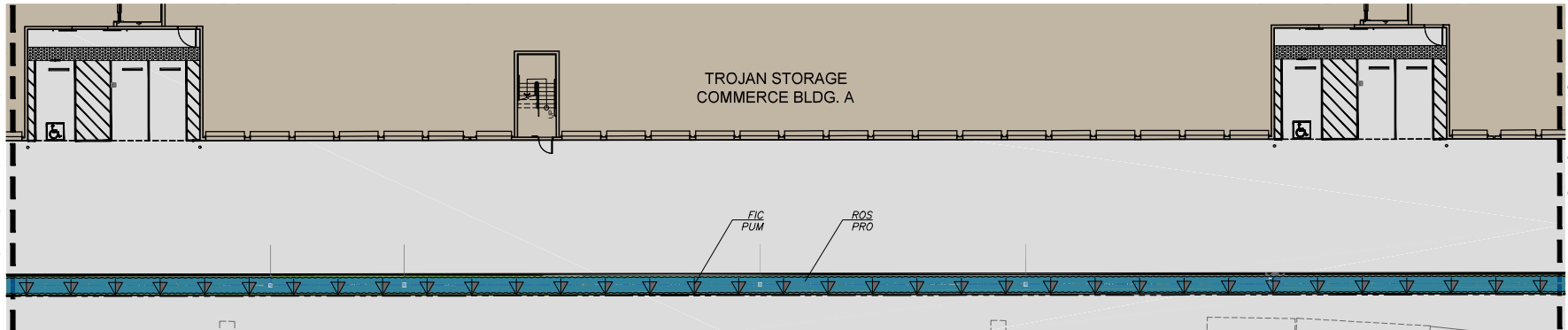
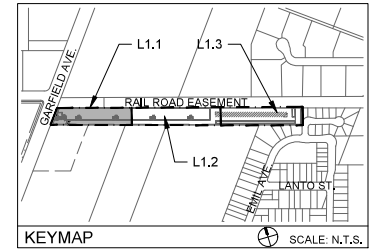
LEGEND

- 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

L1.1 0 5 10 20 30

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JOB NUMBER: 19019
DATE: 09/24/2019
SHEET 001
19019 - CA 92418
19019-001-001



MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE TOP RIGHT

MATCHLINE - SEE MIDDLE RIGHT

TROJAN STORAGE
COMMERCE BLDG. ATROJAN STORAGE
COMMERCE BLDG. ATROJAN STORAGE
COMMERCE BLDG. ATROJAN
STORAGE
BLDG. B

MATCHLINE - SEE MIDDLE LEFT

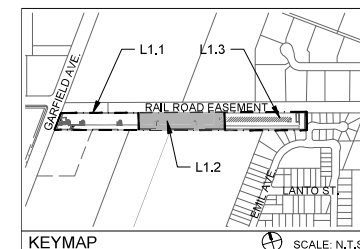
MATCHLINE - SEE BOTTOM LEFT

MATCHLINE - SEE SHEET L1.3

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						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	HEPERALOE BREAK LIGHTS	BREAK LIGHTS	1 GAL.	24" O.C.	VL	ACCENT SUCCULENT
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	VL	LOW FLOWERING SHRUB
	OLEA MONTRA	LITTLE OLLIE	5 GAL.	48" O.C.	L	LARGE SHRUB
	MULHENDERGIA 'S. TORO'	BULL GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	SEISLEMA GREENLEE	GREENLEE MOOR GRASS	1 GAL.	24" O.C.	M	ORNAMENTAL GRASS
	TEUCRIUM LUCIDRIS	WALL GERMANDER	1 GAL.	24" O.C.	L	LOW FLOWERING SHRUB
	WESTRINGIA F. MURCI	MURCI COAST ROSEMARY	1 GAL.	36" O.C.	L	LOW GROUNDCOVER
	FICUS PUMILA	CREeping FIG	10 GAL.	12" O.C.	M	CLIMBING VINE
	DODONAEA VISCOSA	HOPBEE BUSH	15 GAL.	12" O.C.	L	LARGE SCREENING SHRUB
	PODOCARPUS ELONGATUS 'MONMAY'	BLUE ICE YELLOWWOOD	15 GAL.	15" O.C.	M	LARGE SCREENING SHRUB
	ROSMARINUS O. PROSTRATUS	CREeping ROSEMARY	FLATS	30" 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.



LEGEND

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

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 COMMERCE, CA

L1.2 0 5 10 20 30

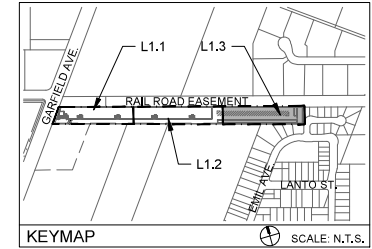
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JOB NUMBER: 19019
 DATE: 09/24/2019

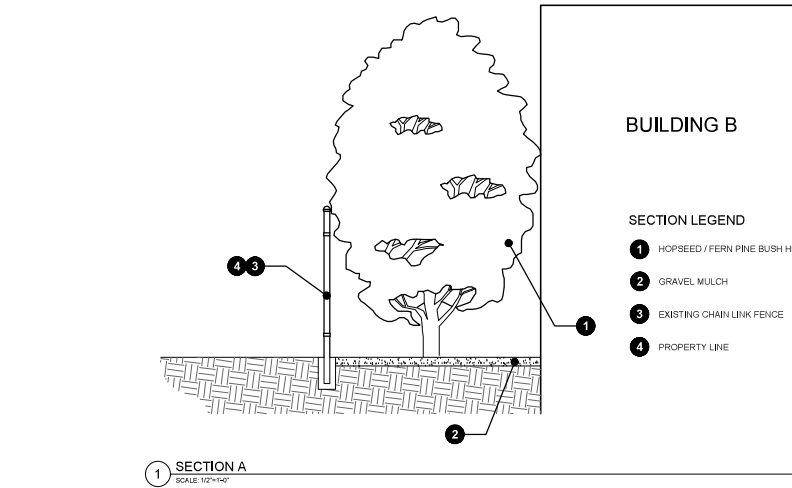


MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE BOTTOM LEFT



TROJAN STORAGE BLDG. B



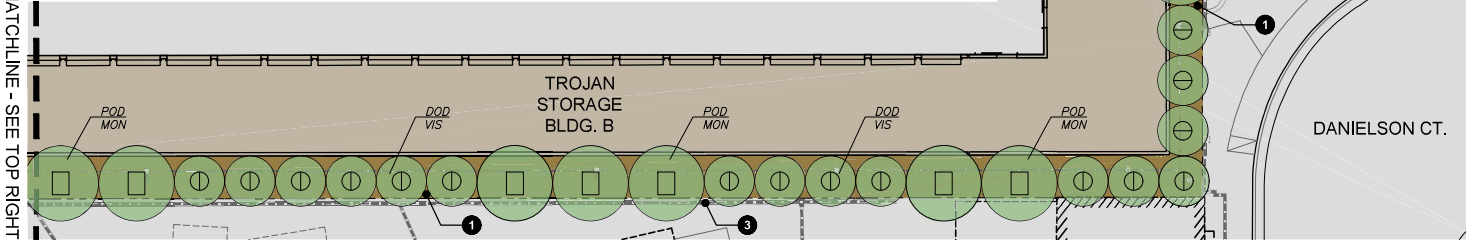
BUILDING B

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						
	HEBE BREAK LIGHTS	BREAK LIGHTS	1 GAL.	24" O.C.	VL	ACCENT
	LANтана NEW GOLD	NEW GOLD LANTANA	1 GAL.	36" O.C.	VL	LOW FLOWERING SHRUB
	OLEA MONTANA	LITTLE OLIVE	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
	TEUCCIUM LUCIDUM	WALL GERMANDER	1 GAL.	24" O.C.	L	LOW FLOWERING SHRUB
	WESTRINGIA F. MUNDA	MUNDA COAST ROSEMARY	1 GAL.	36" O.C.	L	LOW GROUNDCOVER
	FICUS PUMILA	CREeping FIG	15 GAL.	10' O.C.	M	CLIMBING VINE
	DODONAEA VISCOOSA	HOPSEED BUSH	15 GAL.	10' O.C.	L	LARGE SCREENING SHRUB
	PODOCARPUS ELONGATUS MONNAL	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 REVEREND BEACH, CA 90278
949.387.3323
JORDAN ARCHITECTS, INC.

TREES

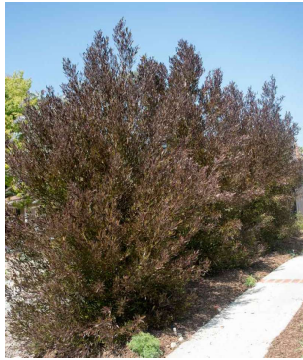


GEIJERA PARVIFLORA /
AUSTRALIAN WILLOW



CERCIDIUM "DESERT MUSEUM" /
DESERT MUSEUM PALO VERDE

HEDGE



DODONAEA VISCOSA /
HOPSEED BUSH



PODOCARPUS ELONGATUS
MONNAL ICE BLUE /
ICEE 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

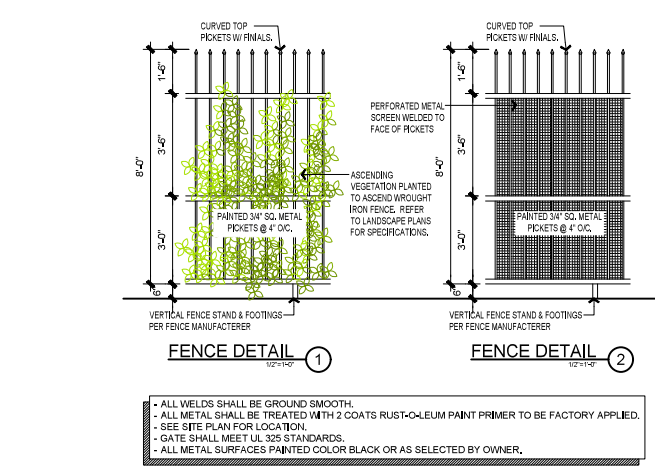
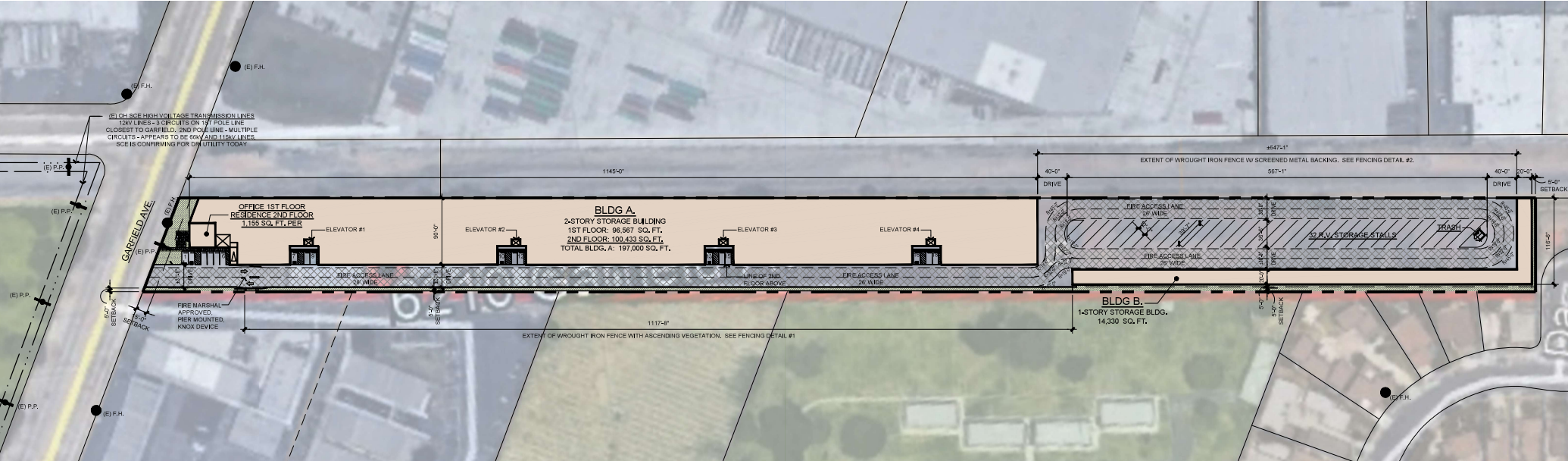
jordan
ARCHITECTS, INC.

L2.1 RLA

JOB NUMBER: 19019
DATE: 09/24/2019

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SHEET 008
1732 AVIATION BLVD., STE. 217
REDONDO BEACH, CA 90278
TEL: 310.591.1111
WWW.JORDANARCHITECTS.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 OTHER PURPOSES.
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 10. FIRE DEPARTMENT VEHICLES ACCESS ROAD MUST BE MAINTAINED AND NOT BE USED FOR OTHER PURPOSES.

BRETT HENRY
TROJAN STORAGE
COMMERCE, CA

SITE PLAN

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

NORTH

jordan
ARCHITECTS, INC.

1000 S. GATEWAY BLVD.
SUITE 100
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TEL: 214.591.1111
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