

A DEVELOPMENT FOR PALATINE CAPITAL PARTNERS



BUILDING CODE ANALYSIS

APPLICABLE BUILDING CODES	
BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
FIRE CODE:	
GREEN BUILDING CODE:	2019 GREEN BUILDING STANDARDS CODE

EXISTING AND PROPOSED BUILDINGS

BUILDING CLASSIFICATION:	
OCCUPANCY GROUP:	S-1
ACCESSORY:	M - MERCANTILE
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT	
ALLOWABLE HEIGHT =	75' (TABLE 504.3)
BUILDING 1 BUILDING HEIGHT =	26' TO REMAIN
BUILDING 2 PROPOSED HEIGHT =	44'-5"

ALLOWABLE # OF STORIES	
ABOVE GRADE PLANE =	3-STORIES (TABLE 504.4)
PROPOSED # OF STORIES BLDG 1 =	2-STORIES
PROPOSED # OF STORIES BLDG 2 =	3-STORIES

ALLOWABLE BUILDING AREA:	
ALLOWABLE BUILDING AREA =	52,500 S.F. (TABLE 506.2, 5M = 2 OR MORE STORIES ABOVE AND FULLY SPRINKLERED)

BLDG 1 BUILDING FOOTPRINT =	26,029 S.F. < 52,500 S.F.
BLDG 2 BUILDING FOOTPRINT =	15,452 S.F. < 52,500 S.F.

DEVELOPER

PALATINE CAPITAL PARTNERS MANAGEMENT, LLC
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ARCHITECT

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LAKE FOREST, CA 92630
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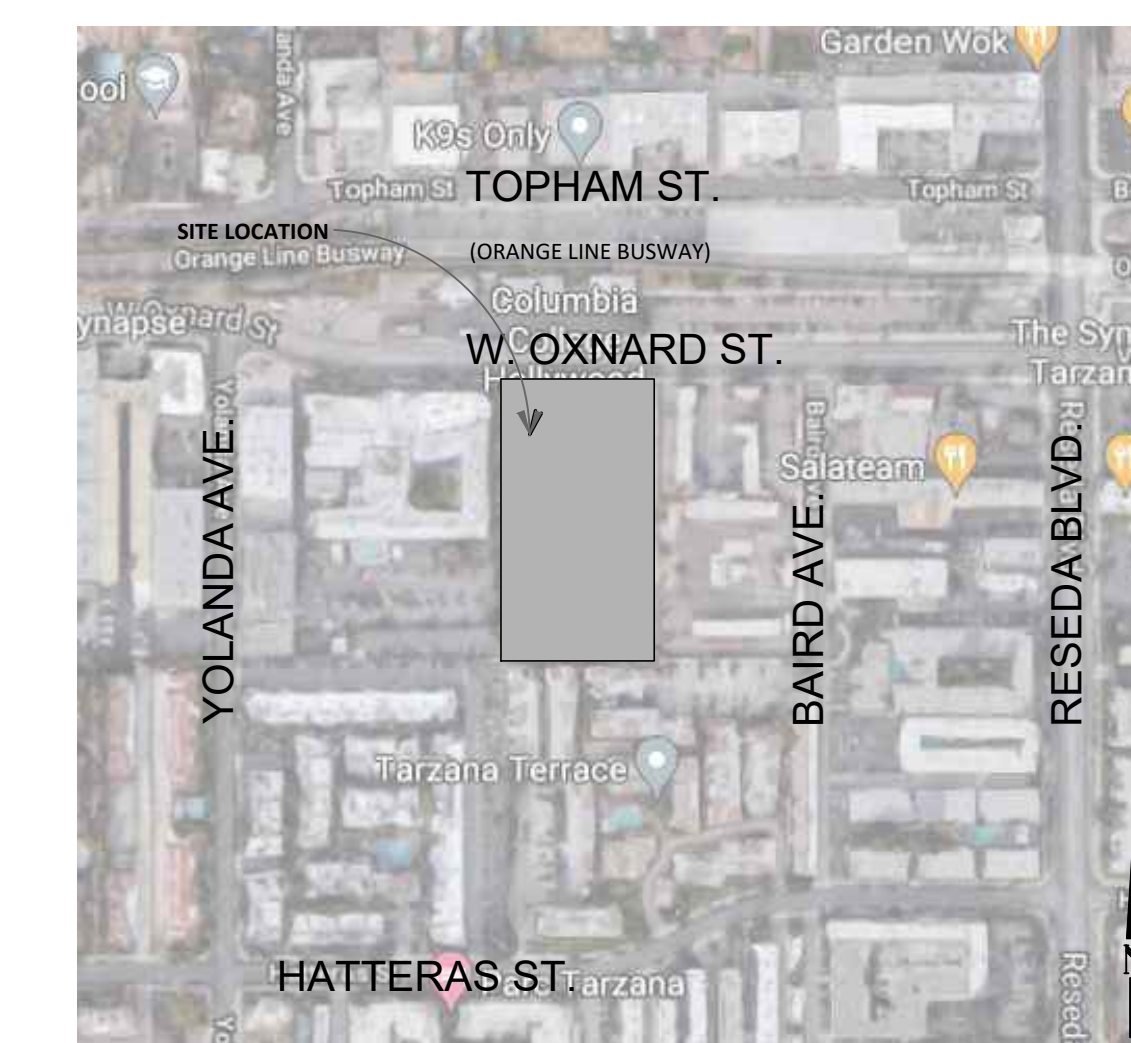
LANDSCAPE ARCHITECT

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FULLERTON, CA 92832
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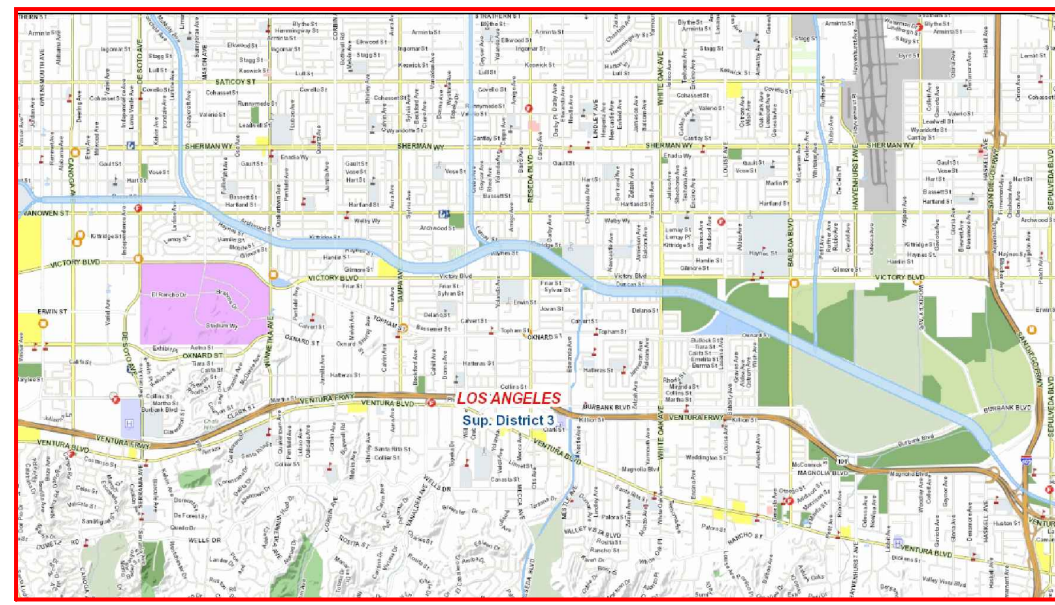
SHEET INDEX

- ARCHITECTURAL
- 1) COVER SHEET
 - 1.1) ALTA SURVEY (SHEET 1 OF 1)
 - 2) PLOT PLAN
 - 3) BUILDING 1 CONCEPT FIRST FLOOR PLAN
 - 3.1) BUILDING 1 CONCEPT SECOND FLOOR PLAN
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 - 4.1) BUILDING 2 CONCEPT FIRST FLOOR LOCKER PLAN
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 - 9) PRELIMINARY PLANTING PLAN
 - 10) PRELIMINARY PLANTING IMAGE BOARD

VICINITY MAP



NOT TO SCALE



VICINITY MAP
NO SCALE

PRELIMINARY TITLE REPORT PREPARED BY:

CHICAGO TITLE COMPANY,
2365 NORTHSIDE DRIVE, SUITE 600, SAN DIEGO, CALIFORNIA 92108
TITLE OFFICER: KEN CYR & MARK FRANKLIN TEL: (619) 521-3673

ITEMS PER SCHEDULE B OF P.T.R. NO. 00149773-004-RL1-TVA, DATED 03-30-2021

NOTE: THIS CONDENSATION OF SCHEDULE B EXCEPTIONS ITEMS IN THE P.T.R. IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

ITEM NO. FOR	RECORDED DATA
A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE	
B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES	
1. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	BOOK 6254, PAGE 275 OF DEEDS BOOK 5728, PAGE 86 OF DEEDS
2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	BOOK 4539, PAGE 369 O.R.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	JUNE 26, 1979, INST. NO. 1979-697737 O.R.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS	SEPTEMBER 12, 1997, INST. NO.1997-1411934 O.R.
5. MASTER COVENANT AND AGREEMENT FOR CITY OF LOS ANGELES	JUNE 09, 2008, INST. NO. 2008-1013327 O.R.
6. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING OF CITY OF LOS ANGELES	MARCH 31, 2009, INST. NO. 2009-457030 O.R.
7. DEED OF TRUST	OCTOBER 15, 2010, INST. NO. 2010-1477358 O.R.
8. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING OF CITY OF LOS ANGELES	JANUARY 31, 2011, INST. NO. 2011-166287 O.R.
9. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT FOR COMMUNITY DRIVEWAY OVER TWO OR MORE PARCELS	JANUARY 31, 2011, INST. NO. 2011-166843 O.R.
10. A DEED OF TRUST	JULY 28, 2017 INST. NO. 2017-849535 O.R.
11. A DEED OF TRUST	MAY 18, 2020, INST. NO. 20200540045, O.R.
12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.	
13. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.	
14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.	

△ = INDICATES PLOTTED ITEM

NOTE:

- BOUNDARIES SHOWN HEREON ARE PER FOUND MONUMENTS AND RECORD INFORMATION.
- LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
- TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
- IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
- THIS ALTA SURVEY SHOWN HEREON REFLECTS EXISTING IMPROVEMENTS AND THE BUILDING AS SHOWN ON GROUND LEVEL AND DOES NOT REFLECT ANY BELOW SURFACE.

ATTENTION:

IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO THE CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE PROVIDED CAD FILE OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

SURVEYOR'S NOTE:

CHRIS NELSON & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE-MENTIONED TITLE REPORT NO. 00149773-004-RL1-TVA, DATED MARCH 30, 2021, PREPARED BY CHICAGO TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. CHRIS NELSON & ASSOCIATES, INC. MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLED REPORT.

FURTHER ALL INTERESTED PARTIES ARE ADVISED THAT LIENS, TAXES, C.C. & R'S, TRUST DEEDS, COUNTY CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS OR POLICIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY OTHER THAN AS NOTED HEREON, AND THEN ONLY TO THE EXTENT ADDRESSED HEREON.

NOTES OF SPECIFIC INTEREST

- MINOR IRRIGATION DEVICES, I.E. SPRINKLERS, PIPING, CONTROLLERS, LANDSCAPE, LOCAL AREA DRAINS AND TIMERS, VALVE BOXES, ETC. MAY EXIST ABOUT THE PROPERTY. SUCH ITEMS MAY OR MAY NOT HAVE BEEN SURVEYED AND NO REPRESENTATIONS IS MADE TO THEIR LOCATION OR RELATION TO PROPERTY LINES.
- ZONING REPORT WAS NOT PROVIDED BY CLIENT (ITEM NO 6(a), 6(b))
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. (ITEM NO 16)
- THERE WAS NO EVIDENCE OF RECENT STRET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN PROCESS OF CONDUCTING THE FIELDWORK (ITEM NO 17)

SURVEYOR'S STATEMENT:

TO CHICAGO TITLE COMPANY AND PALATINE CAPITAL PARTNERS ACQUISITIONS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 15, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26 2021.

CHRIS NELSON & ASSOCIATES, INC

CHRIS NELSON

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP L.A. 802, FILED IN BOOK 7, PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

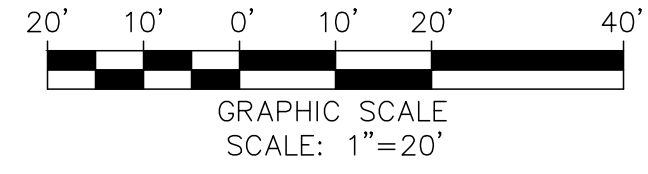
EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF LOT 68 OF TRACT NO. 7209, AS PER MAP RECORDED IN BOOK 83, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED IN AND UNDER SAID LOT 68, BUT WITHOUT RIGHT OF SURFACE ENTRY THERETO, BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS EXCEPTED AND RESERVED BY EDWARD B. GUILD, AN UNMARRIED MAN AND DAVID V. KANEVY, AN UNMARRIED MAN, IN DEED RECORDED OCTOBER 28, 1963 AS INSTRUMENT NO. 1963-4974, IN BOOK D-3097, PAGE 732 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF LOT 69 OF TRACT NO. 7209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 83, PAGES 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES THAT MAY BE PRODUCED IN AND UNDER SAID LOT 69, BUT WITHOUT RIGHT OF SURFACE ENTRY THERETO, BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, AS EXCEPTED AND RESERVED BY FANNIE E. TURTS, A MARRIED WOMAN, WHO ACQUIRED TITLE AS FANNIE E. NICHOLS, A SINGLE WOMAN, IN DEED RECORDED MARCH 25, 1965 AS INSTRUMENT NO. 2482, IN BOOK D-2844, PAGE 854 OF OFFICIAL RECORDS.

APN: 2156-006-018

LEGEND:

- MAIL BOX
- ELECTRICAL PULL BOX
- TREE
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- SIGN
- POWER POLE
- MONITORING WELL
- STORM DRAIN MANHOLE
- SEWER MAN HOLE
- WATER METER
- WATER VALVE
- BUILDING LINE
- CHAINLINK FENCE
- METAL FENCE
- WALL
- CENTERLINE
- PROPERTY LINE
- LOT LINE
- ROW



PORTION LOT 1
APN 2156-006-013
OWNER: KAWIPS LLC/LKS OXNARD PROPERTIES
18646 OXNARD STREET
TRACT NO. 26033
M.B. 323-003
NOT A PART

BENCH MARK:

B M NO 07-10854 NAVD 1988 CITY OF LOS ANGELES DATUM
FD WIRE SPIKE IN EAST CURB YOLANDA VENUE; 2 FEET SOUTH OF BC CURB
RETURN SOUTH OF OXNARD STREET
ELEVATION = 757.247 FEET (ADJUSTMENT OF 2000)

FLOOD ZONE:

FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.L.R.M COMMUNITY PANEL NO. 06037C1295F DATED 09-22-2008

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF OXNARD STREET (FORMERLY TOPHAM STREET) AS SHOWN ON THE PARCEL MAP L.A. NO 802, PMB 07-66, AS N 89° 53' 59" E

SITE AREA:

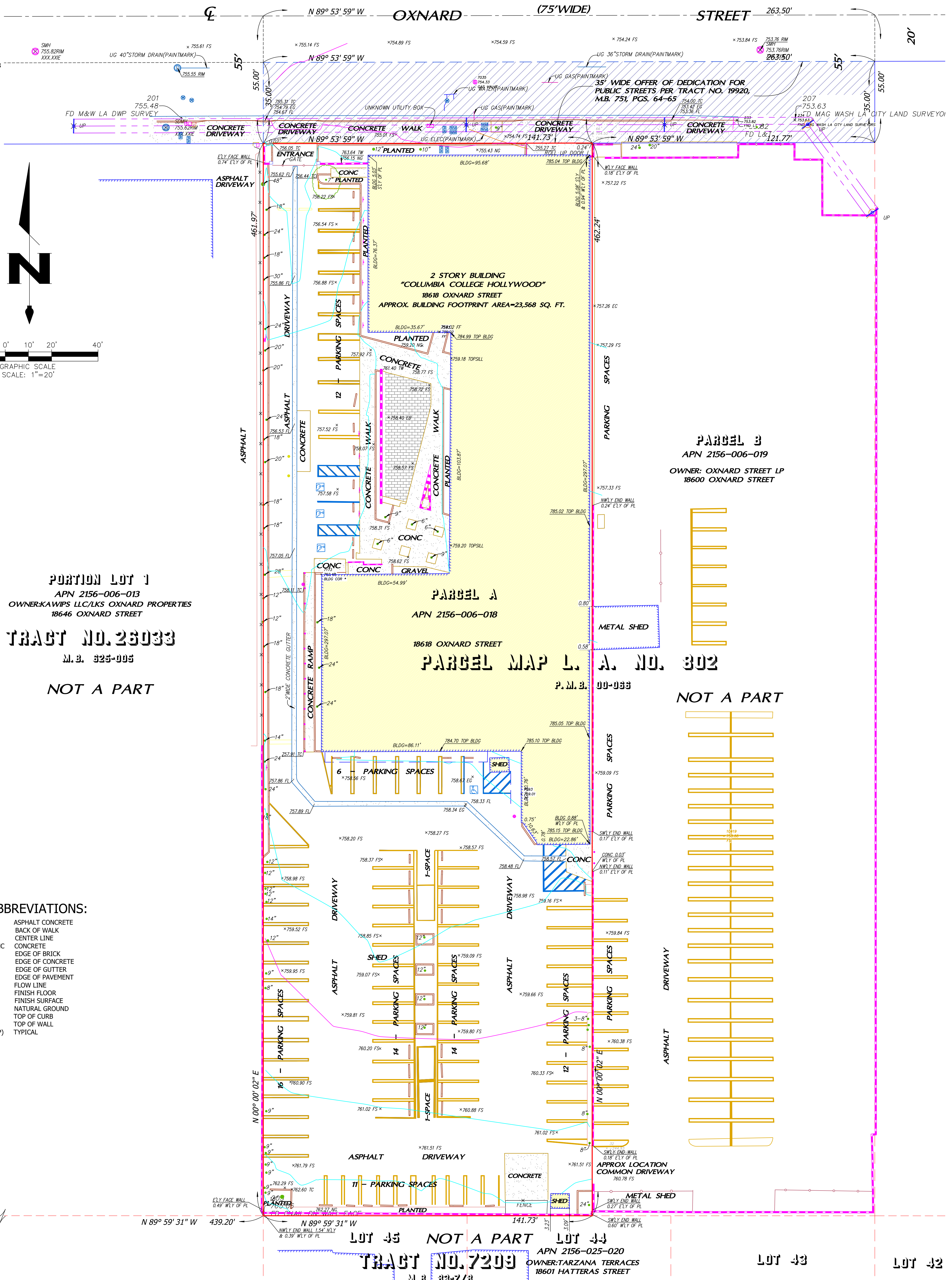
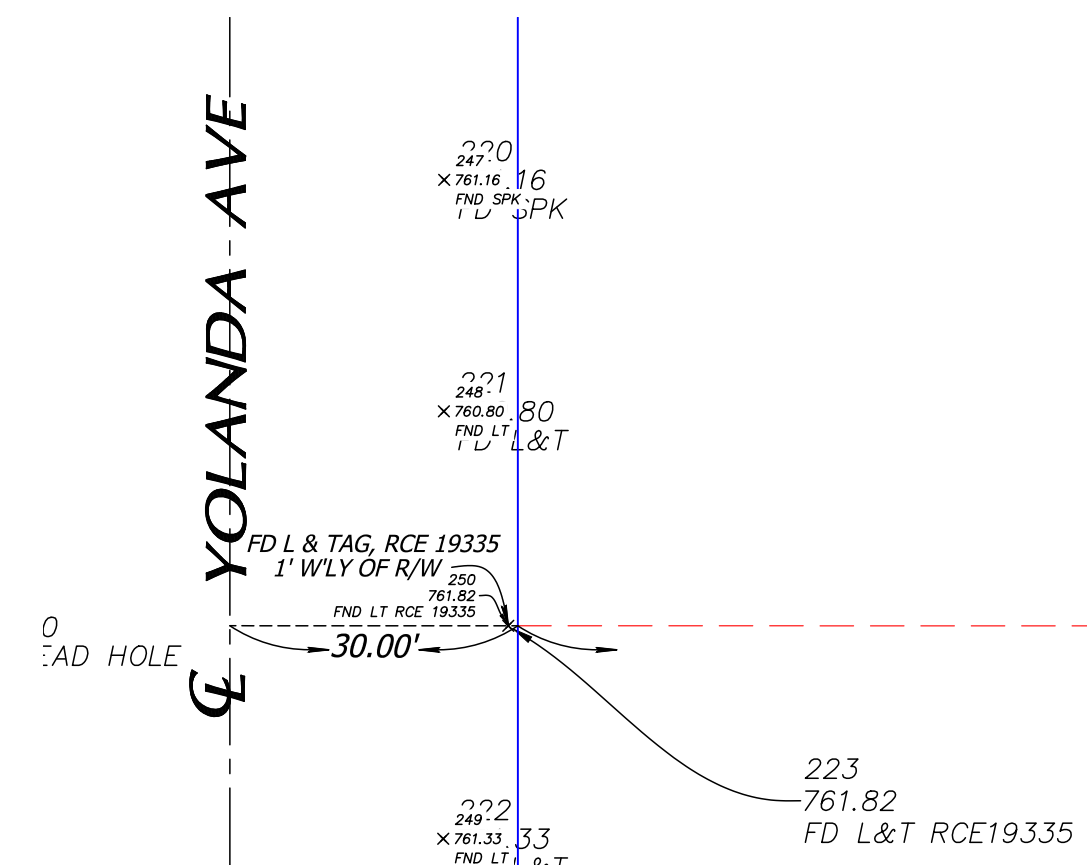
NET AREA = ± 65,494.48 SQ. FT OR ± 1.50 ACRES

PARKING SPACES:

4 HANDICAP SPACES
13 COMPACT SPACES
74 REGULAR PARKING SPACES

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- BW BACK OF WALK
- CL CENTER LINE
- CONC CONCRETE
- EB EDGE OF BRICK
- EC EDGE OF CONCRETE
- EG EDGE OF GLITTER
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- FF FINISH FLOOR
- FS FINISH SURFACE
- NS NATURAL GROUND
- TC TOP OF CURB
- TW TOP OF WALL
- (TYP) TYPICAL



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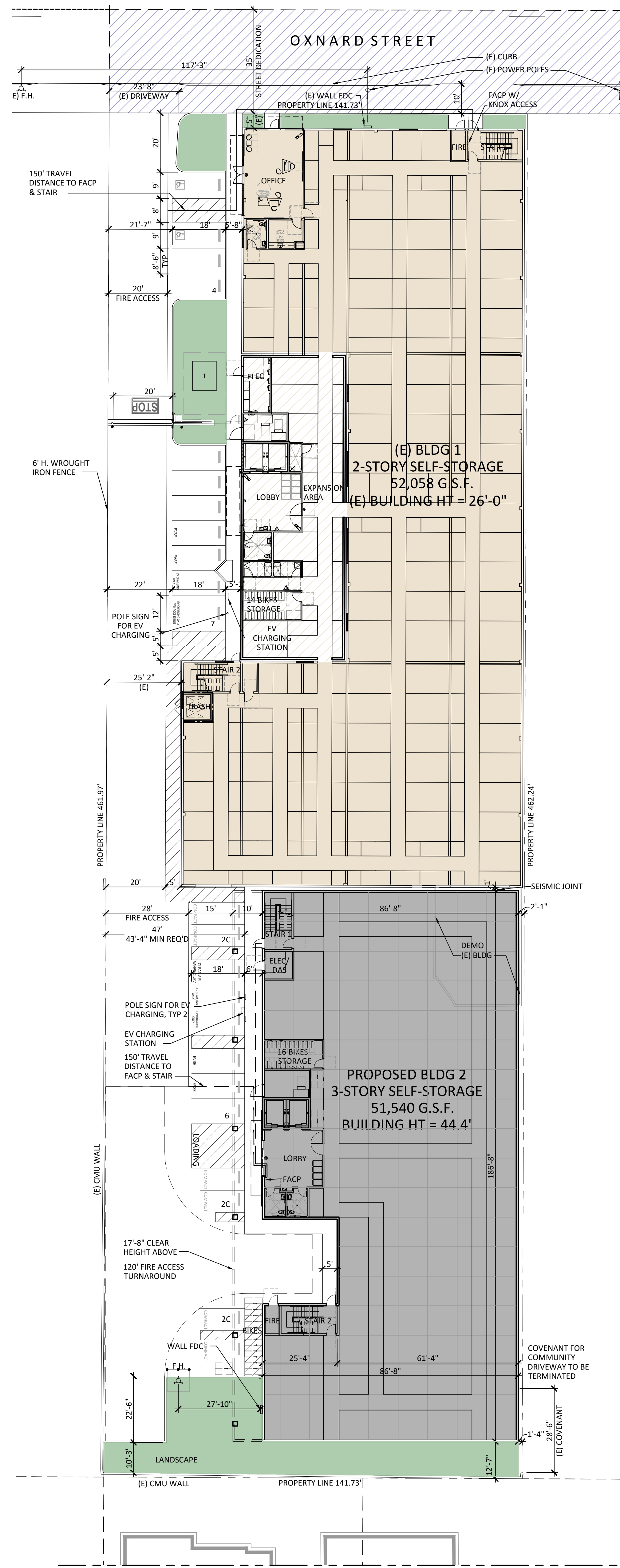
PREPARED FOR:
PALATINE CAPITAL PARTNERS ACQUISITIONS, LLC
747 THIRD AVE, STE 10C
NEW YORK, NY 10017

DATE	REVISION NOTES	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY
PARCEL A, PARCEL MAP L.A. NO. 802,
PMB 07-66
18618 OXNARD STREET,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES

JOB NO. 21-5765
SCALE: 1" = 20'
DATE: APR 26, 2021
DRAFTED: SDN

SHEET NO.
1
OF 1 SHEET



PROJECT DESCRIPTION

PROPOSED SELF-STORAGE BUILDING COMPRISED OF THE EXISTING 2-STORY BUILDING FOOTPRINT TO REMAIN WITH PROPOSED EXPANSION AT COURTYARD AND CONSTRUCTION OF A 3-STORY ADDITION AT THE SOUTH OF THE EXISTING BUILDING. SELF-STORAGE FACILITY WILL HAVE A RENTAL OFFICE AND SECURED PARKING.

PROJECT INFORMATION

PROJECT ADDRESS: 18618 OXNARD STREET, TARZANA, CA 91356-0061
 SITE APN: 2156-006-018
 LEGAL DESCRIPTION: PARCEL "A", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CA, AS SHOWN ON A PARCEL MAP L.A. 802, FILED IN BOOK 7, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY 65,495 S.F. OR 1.50 ACRES

EXISTING ZONE: M1-1 (AT NORTHERN PART OF SITE)
 PROPOSED ZONE: (QJMR)1-1 (AT SOUTHERN PORTION OF SITE)
 REQUEST FOR A VESTING ZONE CHANGE TO REMOVE THE 'Q' QUALIFIED CLASSIFICATION AND CHANGE THE M1-1 ZONE DESIGNATION TO M1-1 ZONE

USE (PROPOSED): SELF-STORAGE
 FAR ALLOWED: 1.5 (65,495 S.F. x 1.5 = 98,243 S.F.)
 FAR PROPOSED: 1.5 (97,846 S.F. / 65,495 GROSS SITE AREA)

SETBACKS: FRONT: 0' IN M1 ZONE
 SIDES: 0' IN M1 ZONE
 REAR: 0' IN M1 ZONE

BUILDING HEIGHT MAX: NONE IN M1-1 ZONE
 37' FOR SELF STORAGE

BUILDING HEIGHT PROPOSED: 37' x 20% = 44.4'
 ROOF TOP EQUIPMENT: MECH EQUIPMENT; STAIR & ELEVATOR TOWERS CAN EXCEED BUILDING HEIGHT BY 10'

LANDSCAPE FOR VEHICULAR AREA:
 PER LA LANDSCAPE DESIGN GUIDELINES: LANDSCAPE BUFFER TO RESIDENTIAL = 7'
 LANDSCAPE BUFFER TO ST. (50' - 150' FRONTAGE) = 10'
 PER LADOT GUIDELINES: LANDSCAPE BETWEEN PROPERTY LINE & PARK'G = 20'

BUILDING AREA

EXISTING BUILDING 1 (GROSS SQUARE FOOTAGE):	
EXISTING 2-STORY BLDG TO REMAIN:	
GROUND FLOOR:	23,562 S.F.
SECOND FLOOR:	23,562 S.F.
TOTAL:	47,124 S.F.
BUILDING EXPANSION:	
COURTYARD x 2 FLOORS:	7,244 S.F.
TOTAL:	7,244 S.F.
EXISTING BLDG DEMOLITION (x2 FLRS):	
TOTAL:	-2,310 S.F.
	52,058 S.F.
BUILDING 2 (GROSS SQUARE FOOTAGE):	
GROUND FLOOR:	15,452 S.F.
2ND FLOOR:	18,044 S.F.
3RD FLOOR:	18,044 S.F.
TOTAL:	51,540 S.F.
GRAND TOTAL BUILDINGS 1 & 2:	
	103,598 S.F.
DUCTIBLE SQUARE FOOTAGE:	
EXISTING BUILDING 1:	
STAIR SHAFT (x2 QUANTITY) x 2 FLOORS:	-800 S.F.
1 SET OF ELEVATORS (x2 FLOORS):	-242 S.F.
ELEVATOR MACHINE ROOM:	-142 S.F.
FIRE RISER ROOM:	-50 S.F.
ELECTRICAL ROOM:	-200 S.F.
DAS ROOM:	-50 S.F.
BICYCLE PARKING:	-200 S.F.
EXTERIOR WALLS BLDG 1:	-866 S.F.
BUILDING 2:	
STAIR SHAFT (x2 QUANTITY) x 3 FLOORS:	-1,200 S.F.
1 SET OF ELEVATORS (x3 FLOORS):	-362 S.F.
ELEVATOR MACHINE ROOM:	-142 S.F.
FIRE RISER ROOM:	-50 S.F.
ELECTRICAL ROOM/ DAS ROOM:	-100 S.F.
BICYCLE PARKING:	-200 S.F.
EXTERIOR WALLS BLDG 2:	-1,148 S.F.
SUBTOTAL:	-5,752 S.F.
BUILDING (FLOOR AREA):	
	97,846 S.F.
	97,846 S.F. - 5,752 S.F. FAR

CAR & BIKE PARKING ANALYSIS

PARKING REQUIREMENTS:	1 SP/500 SF FOR THE FIRST 10,000 S.F.
(WAREHOUSE)	1/SP FOR EVERY 5,000 S.F. > 10,000 S.F.
PARKING REQUIRED:	20 SP (FIRST 10,000 S.F.)
	18 SP (97,846 S.F. - 10,000 = 87,846 S.F.)
	87,846 S.F. / 5,000 S.F. = 18
	38 SP TOTAL
LAMC SEC. 12.24.5	38 SP x 19.99% = 8 STALL REDUCTION (38 SP - 8 SP = 30 SP)
LAMC SEC. 12.21-44	30 SP x 30% = 9 STALL REDUCTION (30 SP - 9 = 21 SP)
PARKING PROVIDED:	21 SP
PARKING PROVIDED:	23 SP
STANDARD 9'x18':	6 SP
COMPACT 7'-6"x15':	6 SP (23 x 40% = 9 SP ALLOWED)
ADA STANDARD:	1 SP (ADA STANDARD EVSE)
ADA VAN:	1 SP (1 ADA SP REQ'D FOR 1-25 TOTAL SPACES)
EV PARKING:	7 SP (30% OF TOTAL PARKING PER 5.106.5.3.3)
** EVCS PARKING:	3 SP (10% OF TOTAL PARKING PER 5.106.5.3.6)
	23 x 10% = 3 SP
CLEAN AIR VEHICLE:	1 SP (TABLE 5.106.5.2)
ADA FOR EV:	1 SP (TABLE 11B-22B.3.2.1 IN ADDITION TO EV)
TOTAL PARKING PROVIDED:	23 SP
BIKE PARKING REQUIREMENTS:	1 SHORT TERM/ 10,000 S.F. & 1 LONG TERM/ 10,000 S.F.
BIKE PARKING REQUIRED:	10 SP SHORT TERM
	10 SP LONG TERM
	20 SP TOTAL MINIMUM
VEHICULAR SPACE SUBSTITUTION:	60 SP 4 BIKES FOR EVERY VEHICULAR SP (15)
TOTAL BIKE PARKING REQUIRED:	60 SP
TOTAL BIKE PARK'G PROVIDED:	60 SP (30 SHORT TERM; 30 LONG TERM)

* NOTE: WHEN THE APPLICATION OF THESE REGULATIONS RESULTS IN THE REQUIREMENT OF A FRACTIONAL AUTOMOBILE SPACE, ANY FRACTION UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED AND ANY FRACTION OVER ONE-HALF SHALL BE CONSTRUED AS REQUIRING ONE AUTOMOBILE PARKING SPACE. LAMC 12.21-44(K)

** NOTE: THE NUMBER OF EVCS CAN BE COUNTED TOWARDS THE TOTAL NUMBER OF EV SPACES REQUIRED FOR THE BUILDING PER SECTION 99.05.106.5.3.3

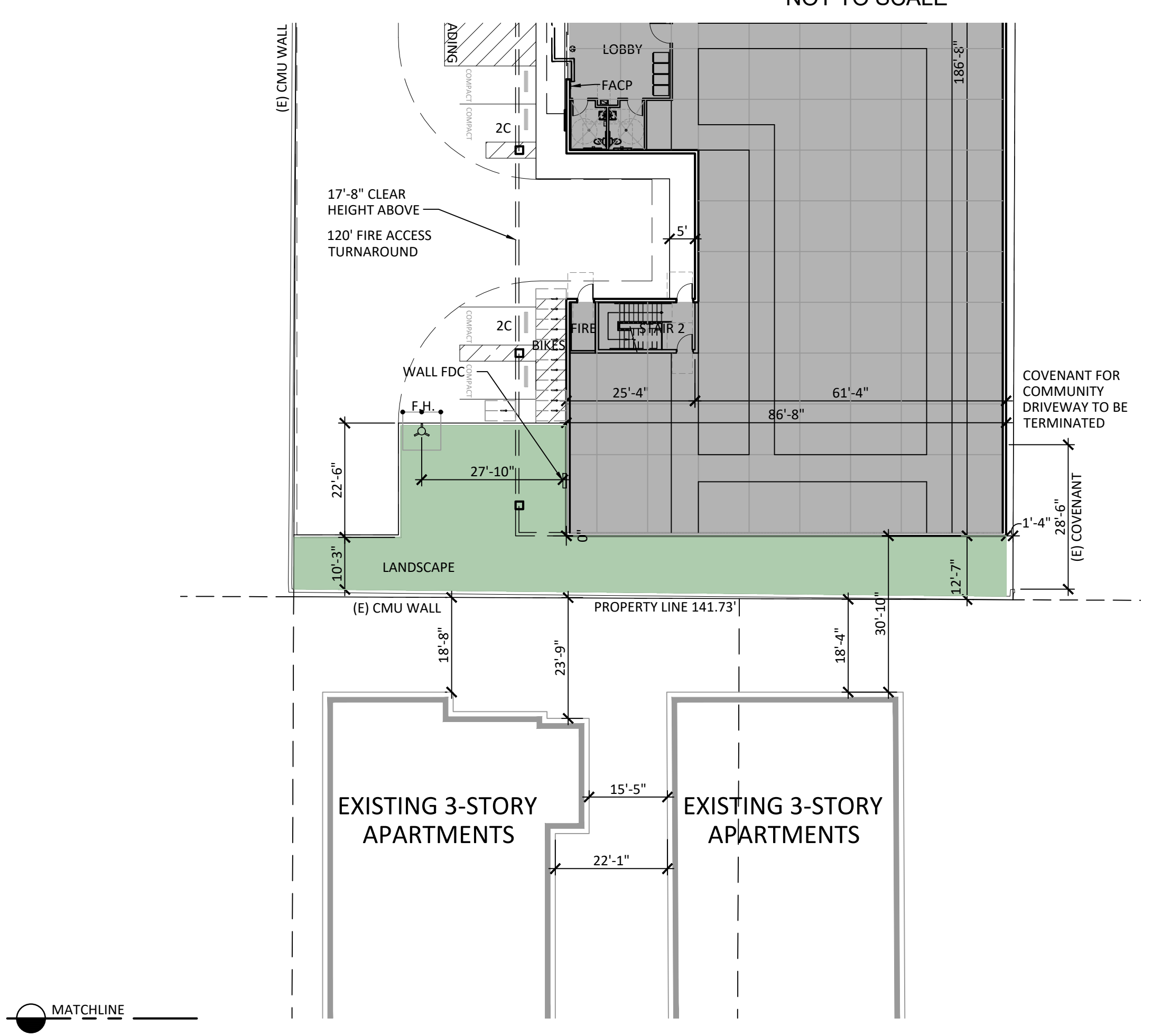
CITY OF LOS ANGELES EV PARKING REQUIREMENTS

- LAMC REQUIREMENTS FOR EV STATIONS IS A SUPPLEMENT TO CALGREEN
- 30% OF TOTAL PARKING PROVIDED HAS TO BE EV (INSTALLED & FUTURE)
- EV SPACES REQUIRED TO BE ADA PER CALGREEN TABLE ARE NOT COUNTED IN THE TOTAL REQUIRED NUMBER OF EV SPACES
- 10% OF TOTAL PARKING PROVIDED HAS TO BE EVCS (ELECTRICAL VEHICLE CHARGING STATIONS) TO BE INSTALLED AT THE TIME OF CONSTRUCTION (I.E. POWER & CONDUIT TO THE STALL, BUT NO CHARGING EQUIPMENT - THIS IS FOR FUTURE USE)
- 30% MINUS 10% EQUALS THE NUMBER OF FUTURE EV (NOTED AS EVSE - ELECTRICAL VEHICLE SUPPLY EQUIPMENT)
- CAV/ VANPOOL/ LOW EMISSION (PER TABLE 5.106.5.2) IS IN ADDITION TO THE NUMBER OF EV SPACES REQUIRED

MAJOR TRANSIT MAP



NOT TO SCALE

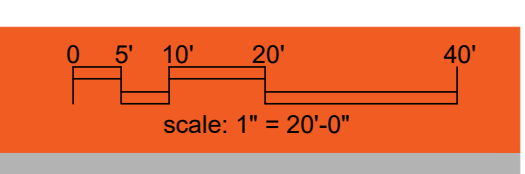


ADJACENT RESIDENTIAL TO SOUTH



18618 OXNARD STREET | TARZANA, CA

PLOT PLAN
02.17.22



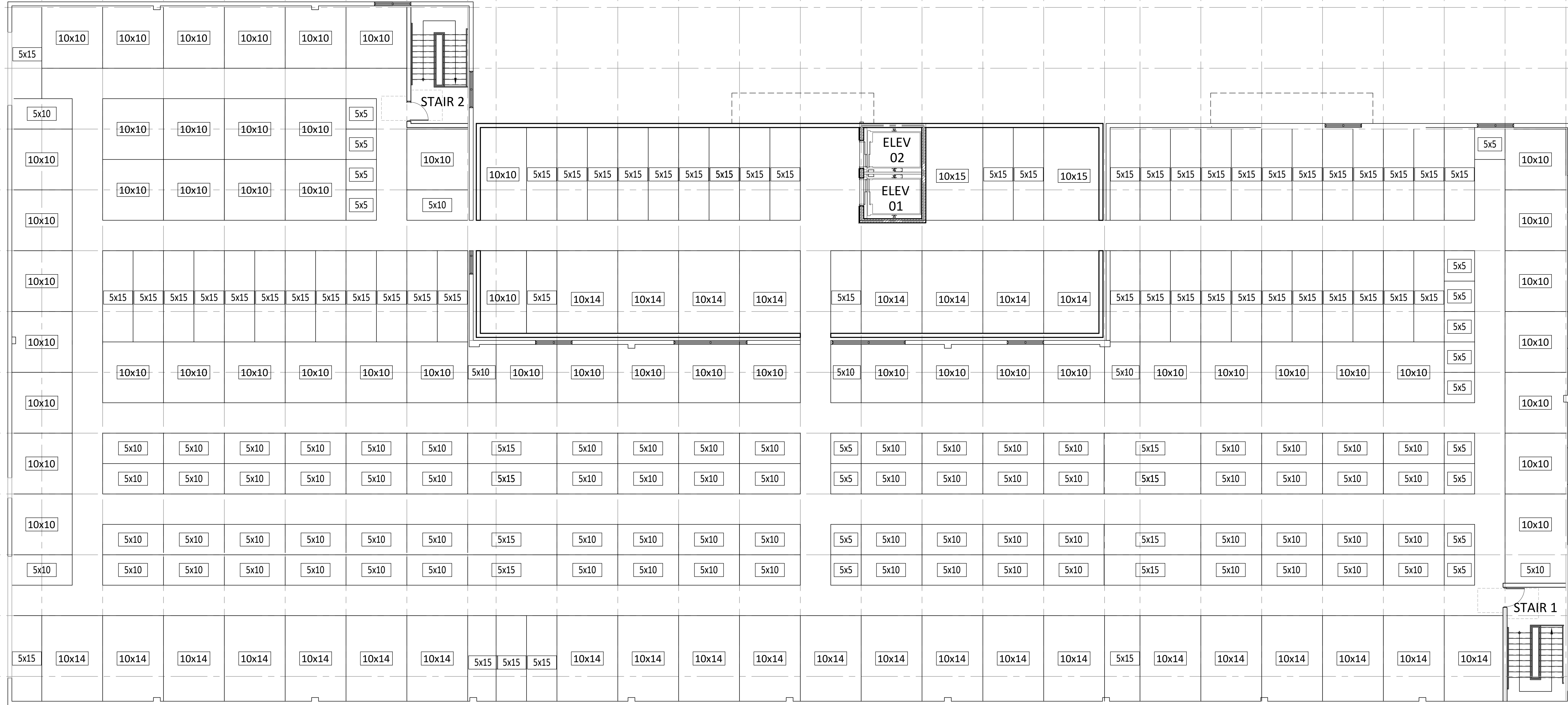
SHEET 2





1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

A
B
C
D
E
F
G
H
J
K
L
M



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

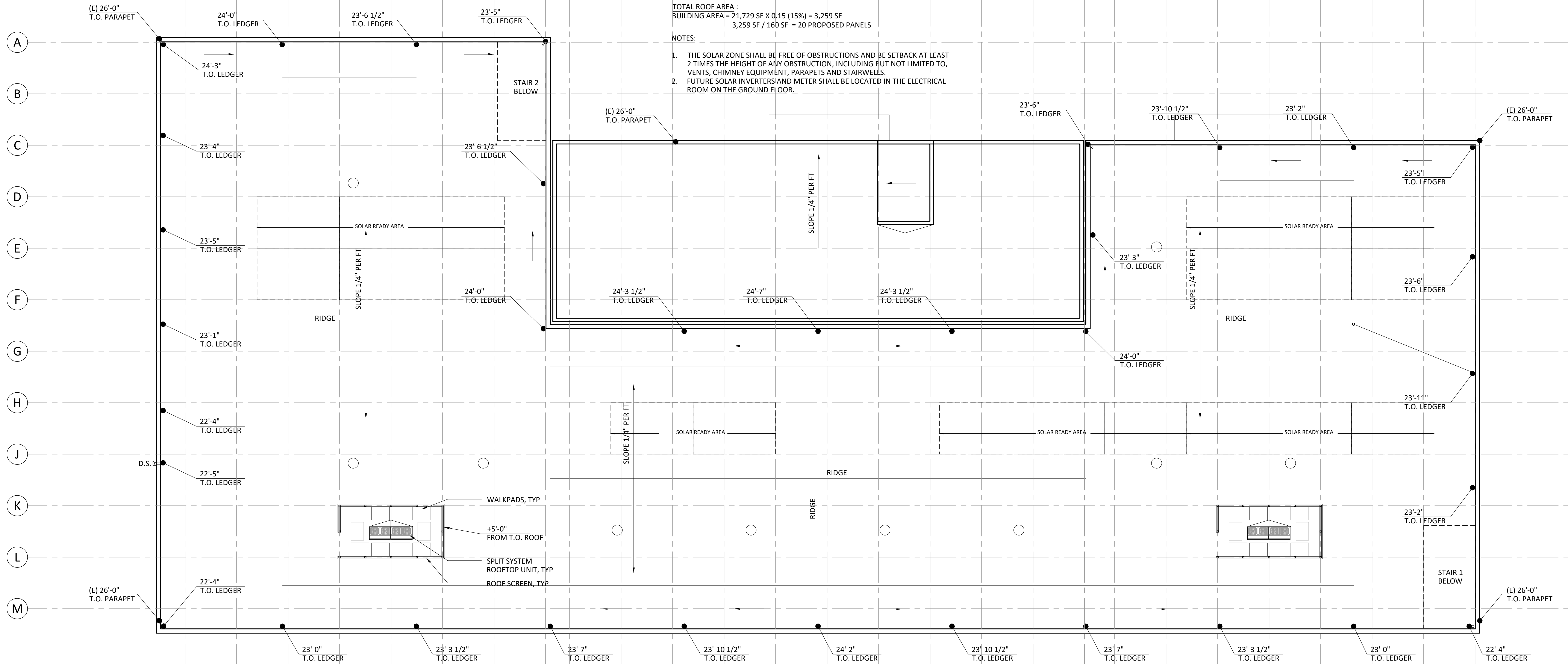
SOLAR READY AREA

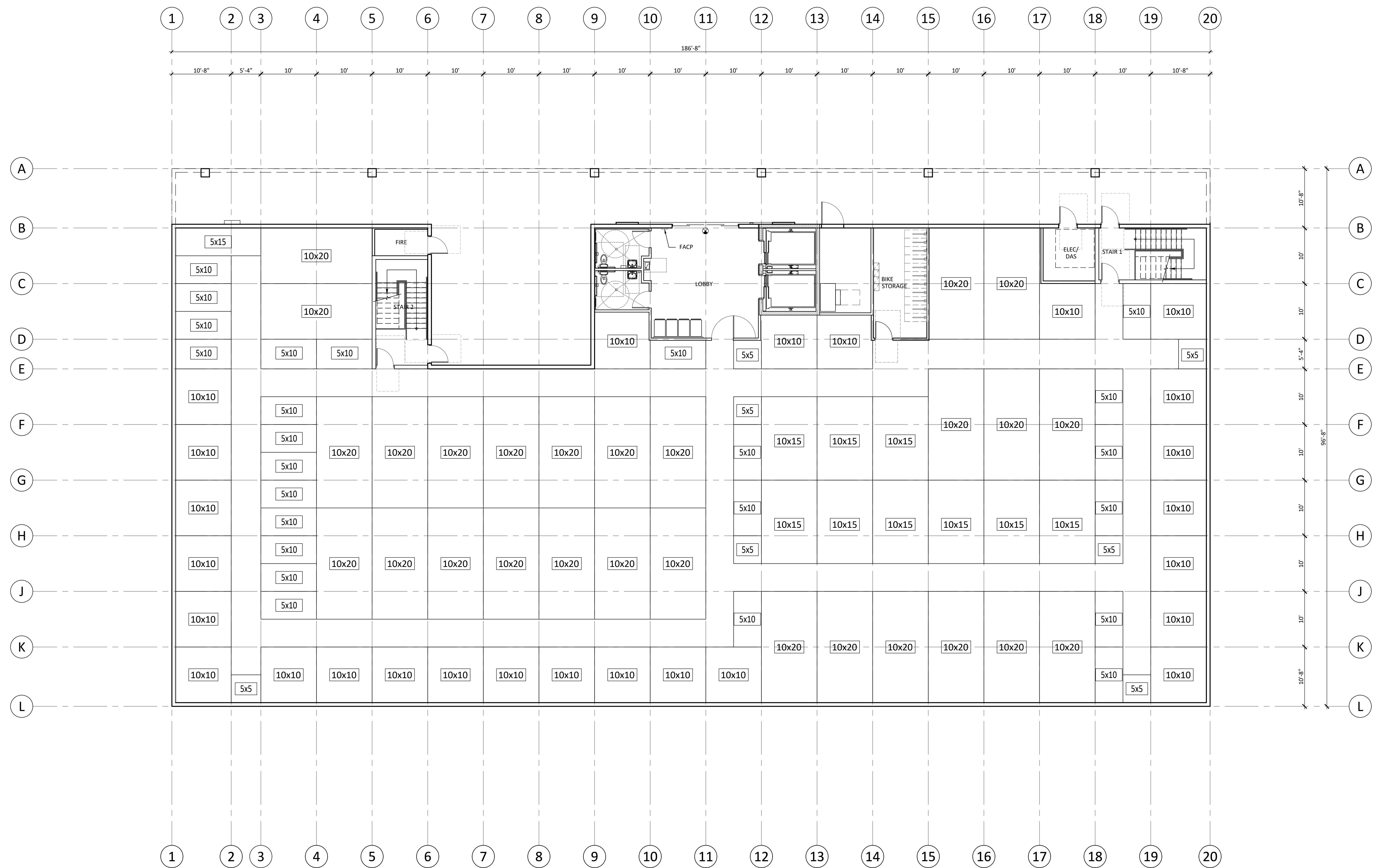
METHOD 1: MINIMUM SOLAR ZONE AREA BASED ON TOTAL ROOF AREA
 15% OF TOTAL ROOF AREA
 > 10,000 SF ROOF AREA, 10X16 = 160 SF SOLAR PANEL
 < 10,000 SF ROOF AREA, 10X8 = 80 SF SOLAR READY PANEL

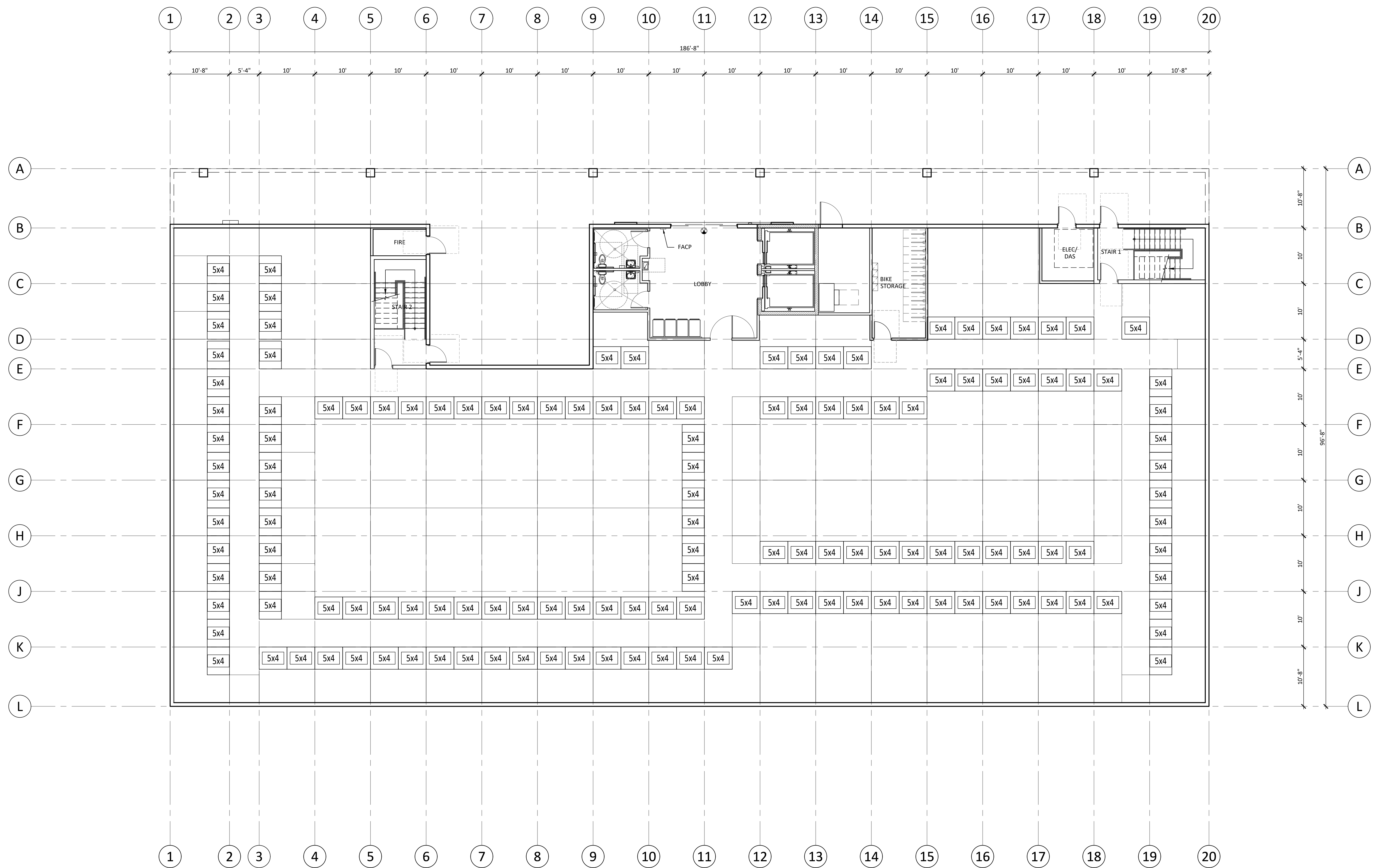
TOTAL ROOF AREA :
 BUILDING AREA = 21,729 SF X 0.15 (15%) = 3,259 SF
 3,259 SF / 160 SF = 20 PROPOSED PANELS

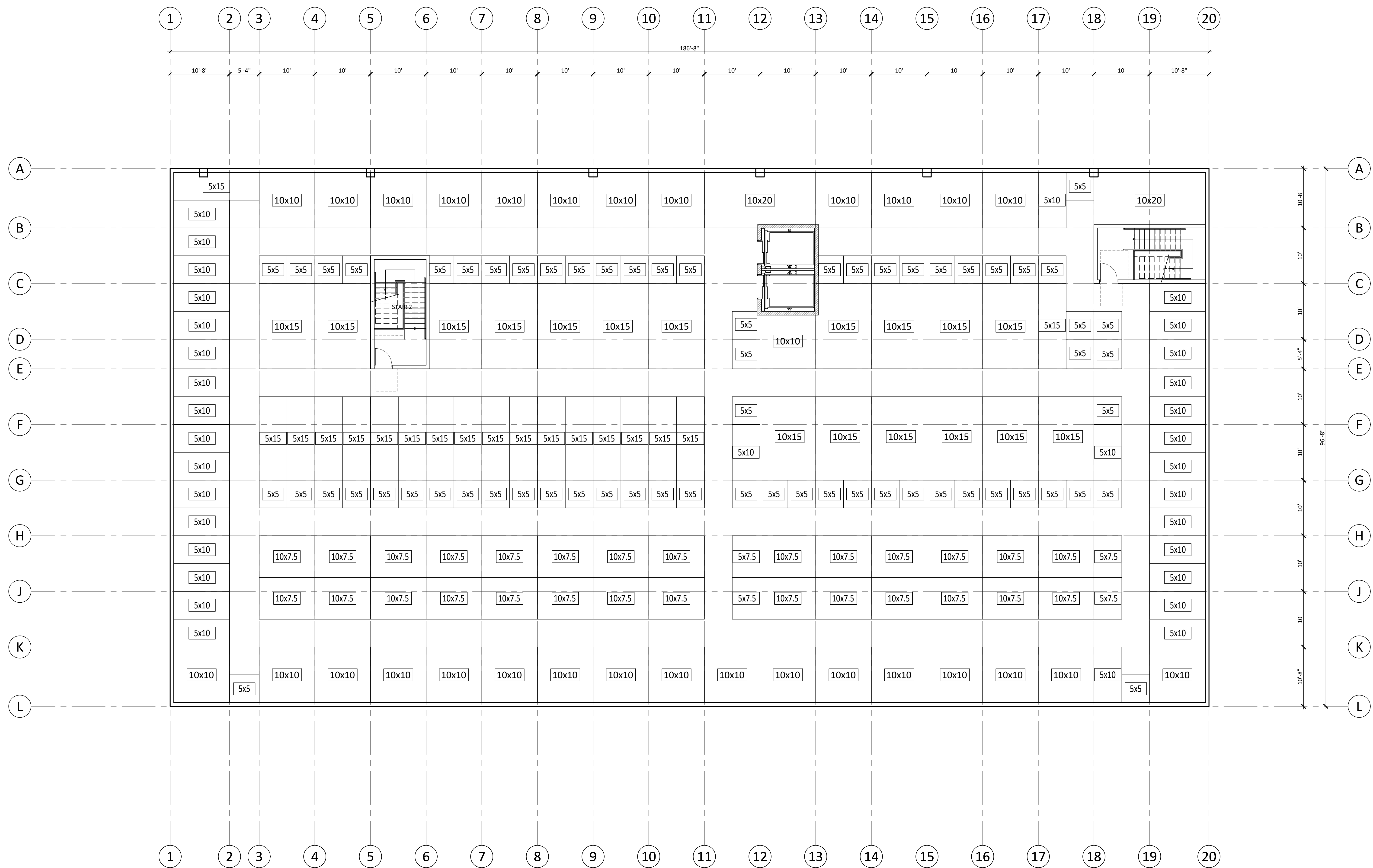
NOTES:

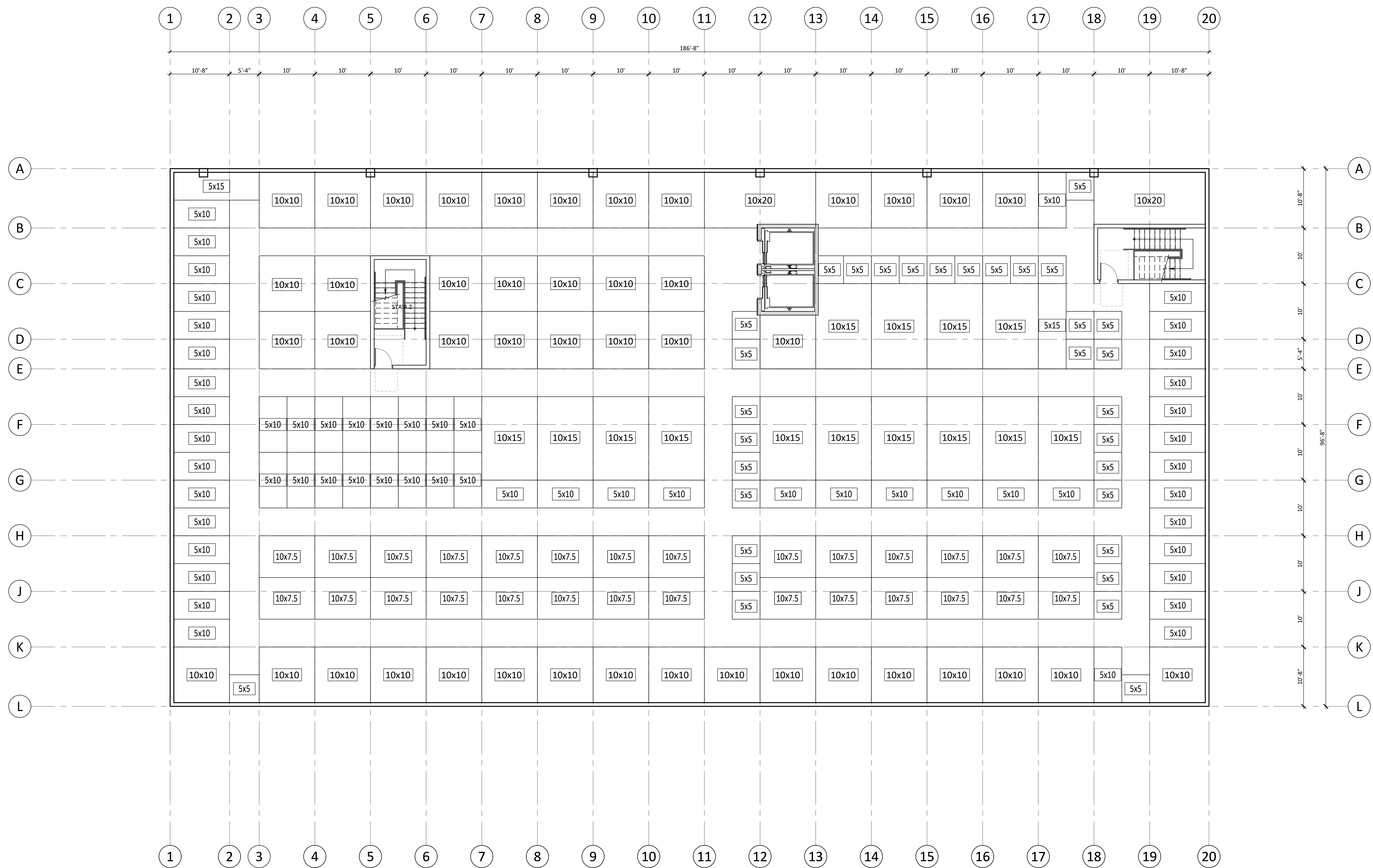
1. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST 2 TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEY EQUIPMENT, PARAPETS AND STAIRWELLS.
2. FUTURE SOLAR INVERTERS AND METER SHALL BE LOCATED IN THE ELECTRICAL ROOM ON THE GROUND FLOOR.

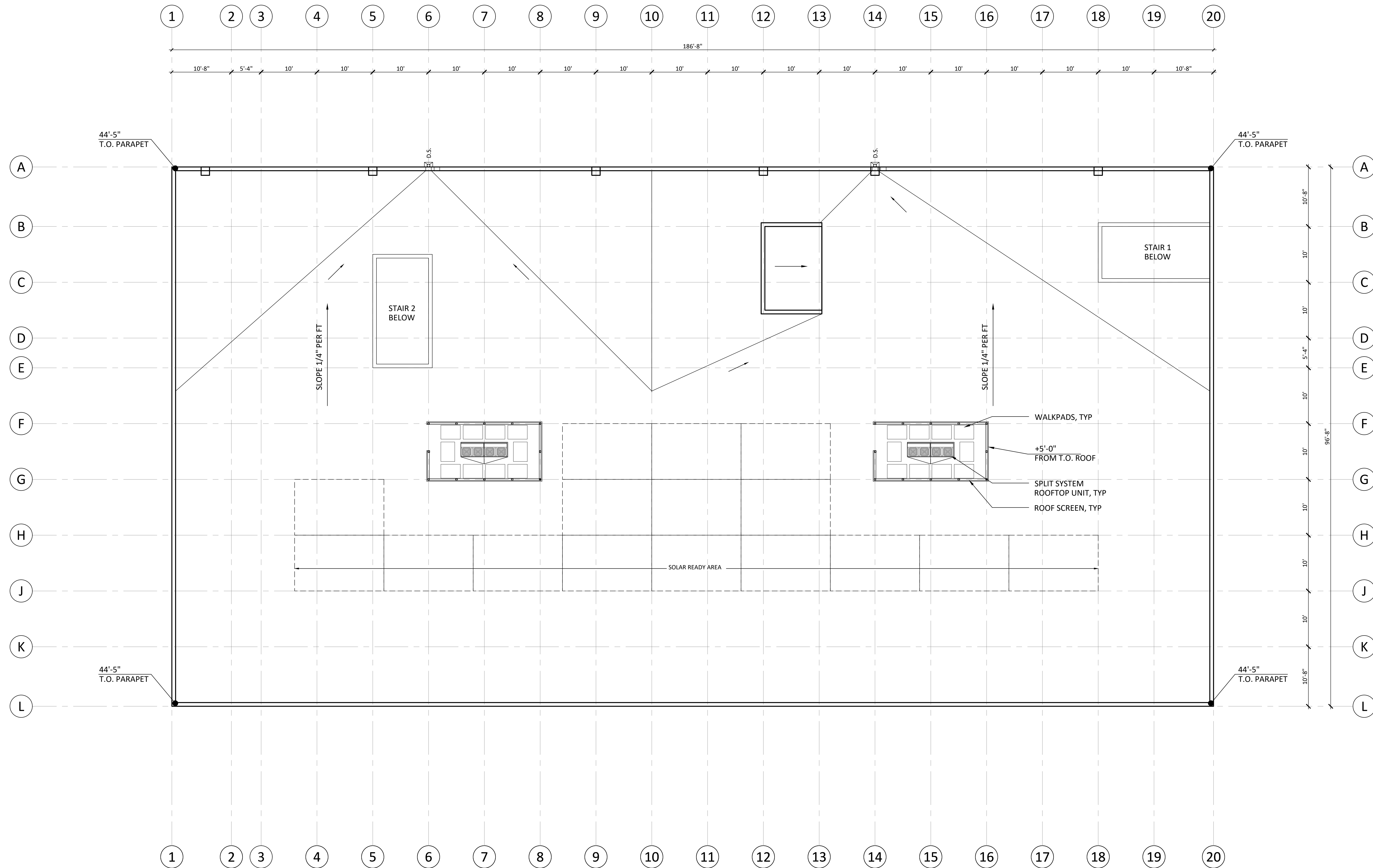












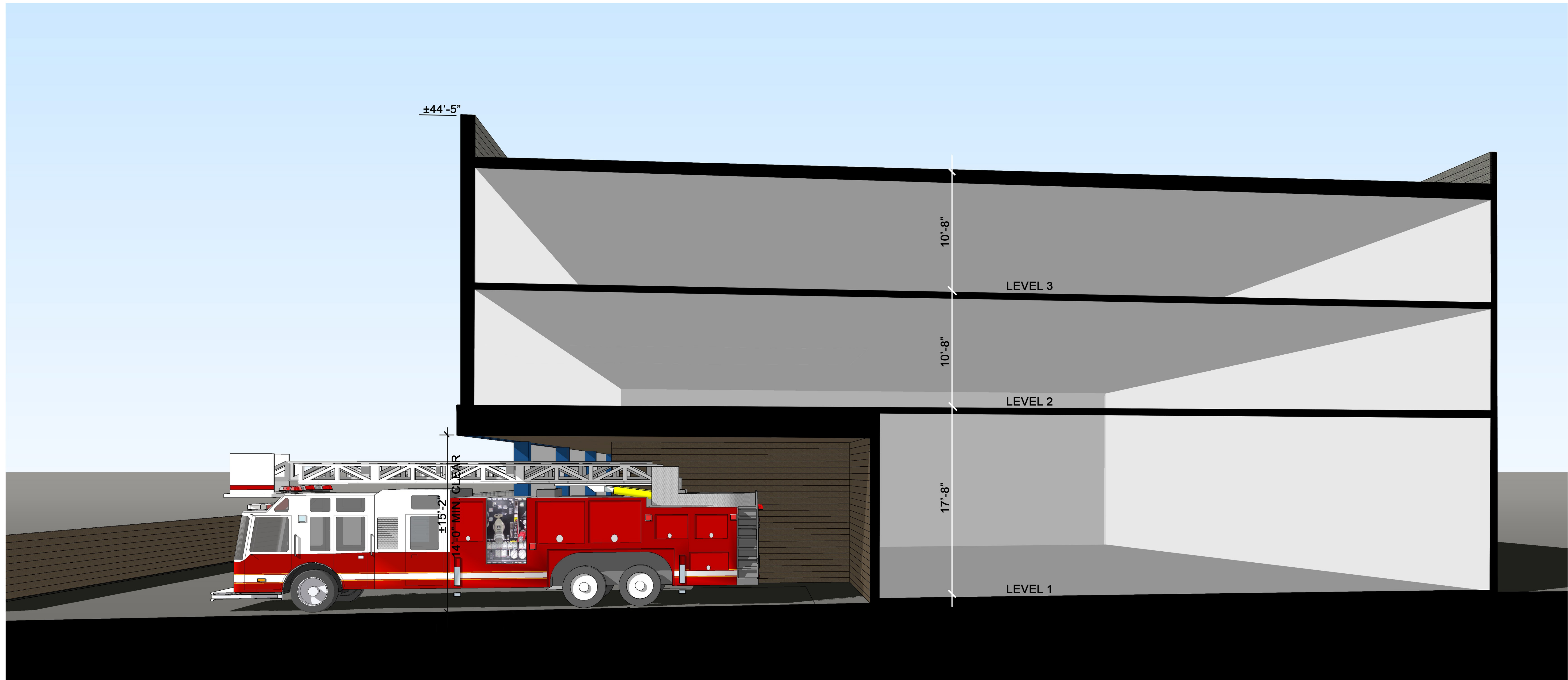
SOLAR READY AREA

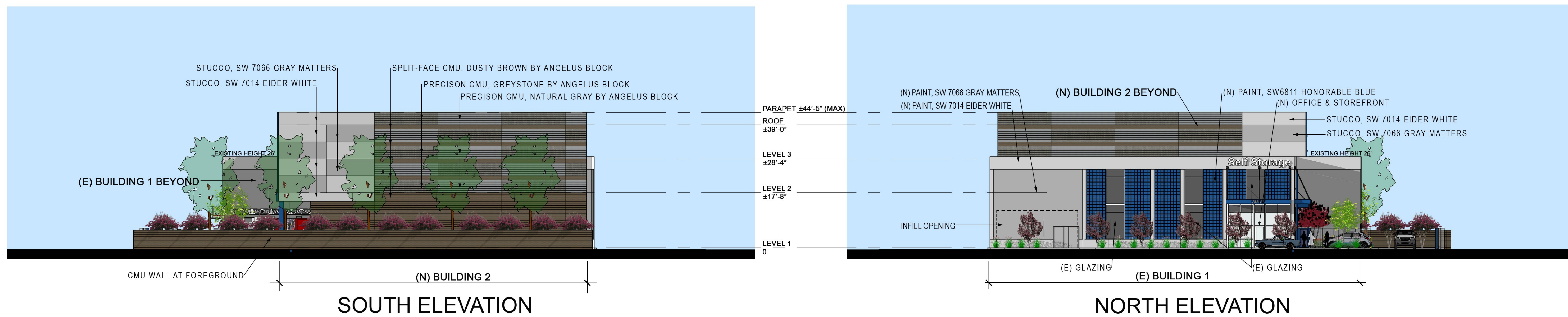
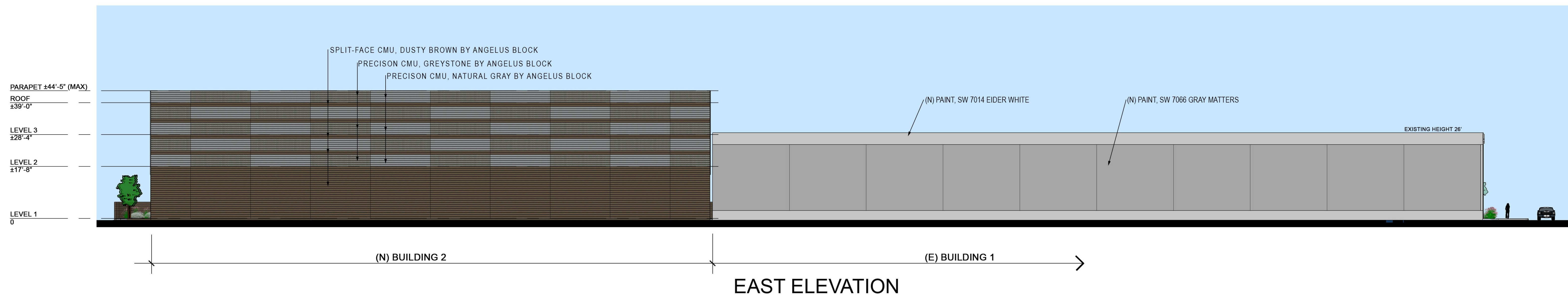
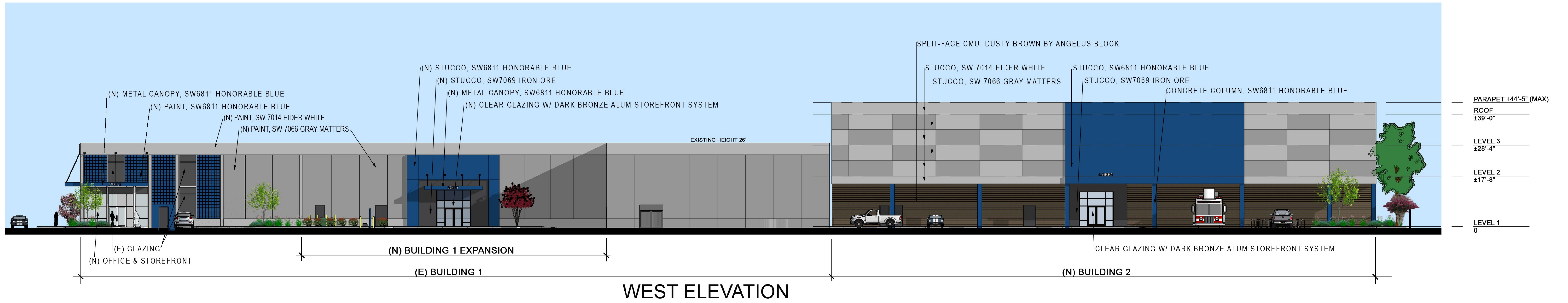
METHOD 1: MINIMUM SOLAR ZONE AREA BASED ON TOTAL ROOF AREA
 15% OF TOTAL ROOF AREA
 > 10,000 SF ROOF AREA, 10X16 = 160 SF SOLAR PANEL
 < 10,000 SF ROOF AREA, 10X8 = 80 SF SOLAR READY PANEL

TOTAL ROOF AREA :
 BUILDING AREA = 17,668 SF X 0.15 (15%) = 2,650 SF
 2,650 SF / 160 SF = 17 PROPOSED PANELS

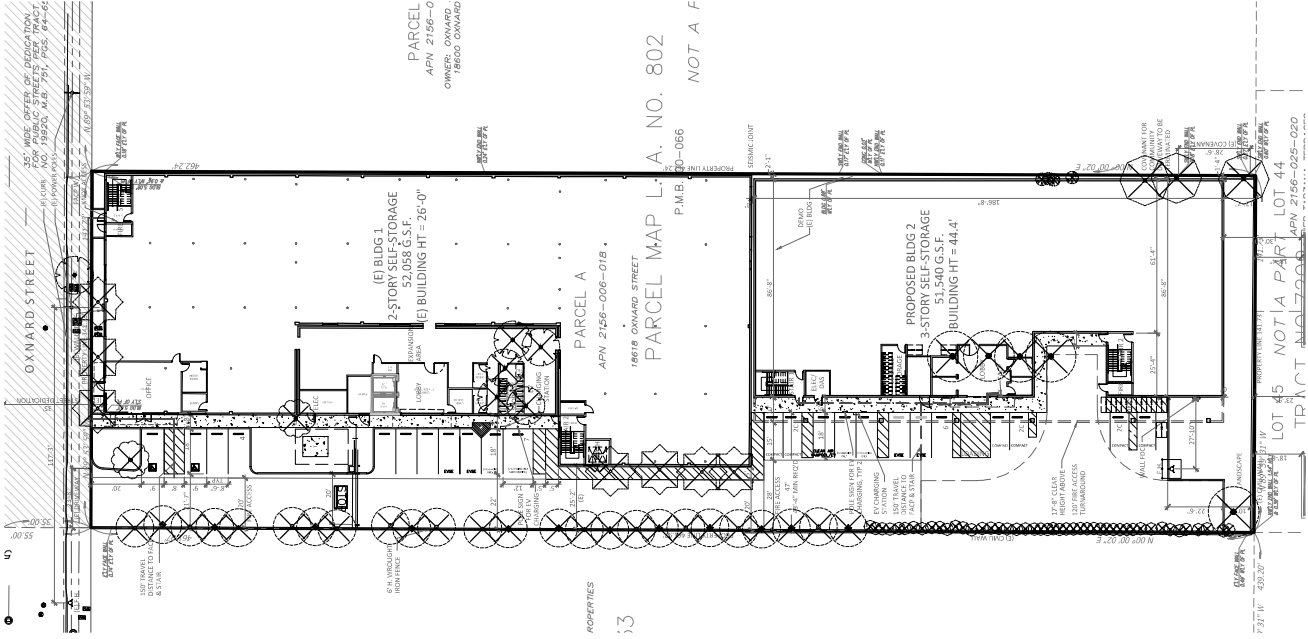
NOTES:

1. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST 2 TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEY EQUIPMENT, PARAPETS AND STAIRWELLS.
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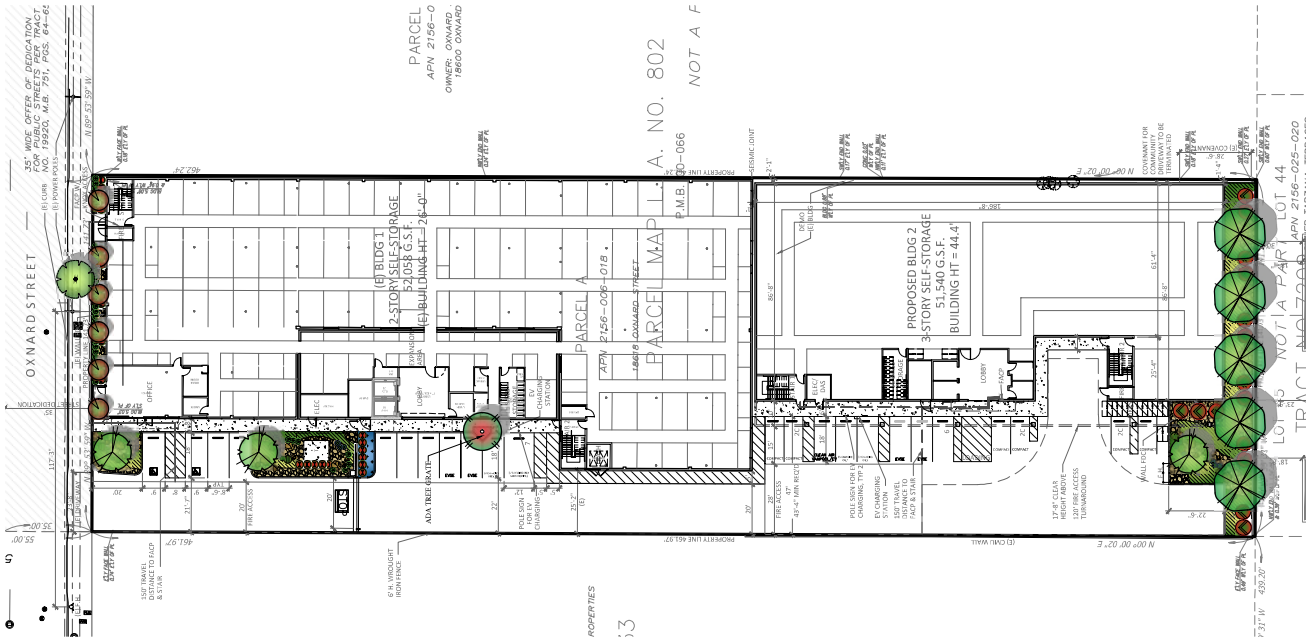






SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATERLINE
	LAGERSTROMIA INDICA	CELEP MYRTLE	EXISTING TO REMAIN	1	MORGATE
	COPINUS CALIFORNIA	SHANK TREE	EXISTING TO REMOVE	2	N/A
	CITRUSUS SEMIPERENS	ITALIAN CYDRUS	EXISTING TO REMOVE	4	N/A
	EUCALYPTUS CITRIODORA	LEMONSCENTED EUC	EXISTING TO REMOVE	13	N/A
	EUCALYPTUS SIDORONTIUM	RED BUSHBARK	EXISTING TO REMOVE	12	N/A
	LEGUNIA VERTICILLA	IRISH CHERRY	EXISTING TO REMOVE	40	N/A
	LAGERSTROMIA INDICA	CELEP MYRTLE	EXISTING TO REMOVE	5	N/A
	POINIS CANARIENSIS	CANARY ISLAND PINE	EXISTING TO REMOVE	7	N/A
	BIUS LANCEA	AFRICAN SUMAC	EXISTING TO REMOVE	5	N/A





18618 OXNARD STREET | TARZANA, CA



PRELIMINARY PLANTING PLAN
2.21.22



70% Scaled
1" = 20'-0"

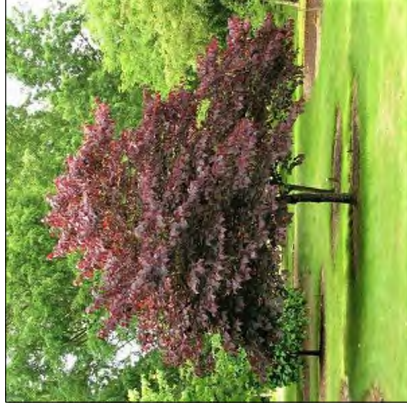
SHEET 9
HSP
STUDIO
architecture + engineering
23 OXNARD ROAD, SUITE 200
TARZANA, CA 91354
T 909.360.3070 F 909.360.3771

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	ABUTILON MARINA	ABUTILON MARINA	36" BOX	3	LOW
	CERCIS PURPUREA	FORBIST PANSY REBIBID	24" BOX	6	LOW
	LAURUS NOBILIS	CHAPPEL MYRTLE	24" BOX	1	LOW
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	5	LOW
	ABUTILON MARINA	CHAPPEL MYRTLE	EXISTING TORBARK	1	MODERATE
	CAMELIA	BERGEMUND SEDGE	5 GAL	8	LOW
	CALISTEMON LUTEUS	BERGEMUND SEDGE	5 GAL	28	LOW
	CORONILLA	CORONILLA	5 GAL	8	LOW
	DIANTHUS	FORSYTHIA	5 GAL	12	LOW
	HELIOPSIS	TOYON	5 GAL	15	LOW
	BACCHARIS	COYOTE BUSH/PROSTRATE	1 GAL	6,000 OC	LOW
	SEMPERPARVENSIS	BLUE CHALKSTICKS	1 GAL	6,000 OC	LOW
	4" COBBLE				
	LARKSPUR				

- 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.
 - ALL TREES WITHIN 5' OF PARKING TO HAVE A 12" DEEP LINER BOARD BARRIER.
 - ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SIEVED ORGANIC MULCH.
 - SOIL COMPACTION TO BE NO GREATER THAN 95% ON LANDSCAPE AREAS.
 - ALL FINISH GRADES TO BE 1-2" BELOW FINISH SURFACE PAVING.
 - AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.
 - USE ONLY APPROVED PLANTING MEDIA AT DESIGNATED UNDERGROUND PLANTER LOCATIONS.



ARBUTUS MARINA



CERCIS FOREST PANSY



LAGERSTROEMIA CHEROKEE



PLATANUS ACERIFOLIA



BACCHARIS PILULARIS TWIN PEAKS



CALLISTEMON LITTLE JOHN



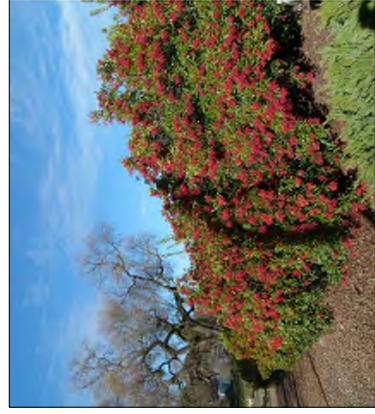
CAREX DIVULSA



CHONDROPETALUM TECTORUM



DIETS BICOLOR



HETEROMELES ARBUTIFOLIA



SENECIO SERPENS