

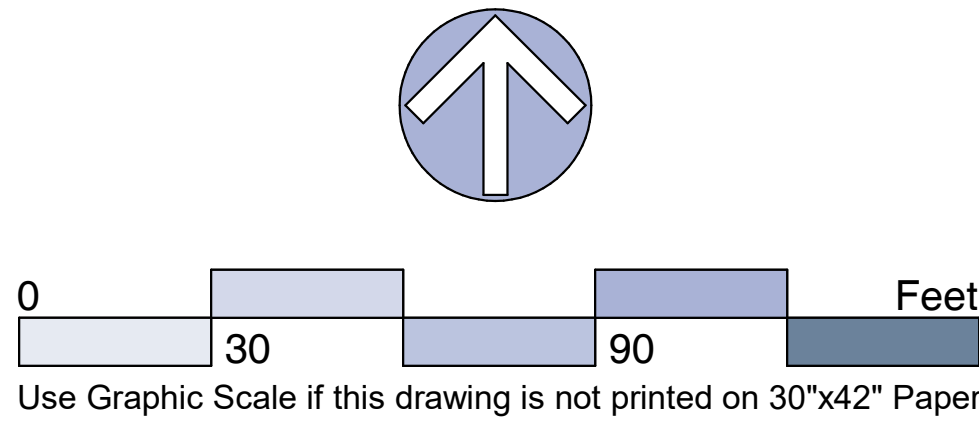


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A-1.2	Site Plan	May 08, 2024
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New Self-Storage Facility for:

Great American Capital 9143 De Soto Avenue
Chatsworth, California

Vicinity Plan



May 7, 2024
2213-SD12.2 (2023)

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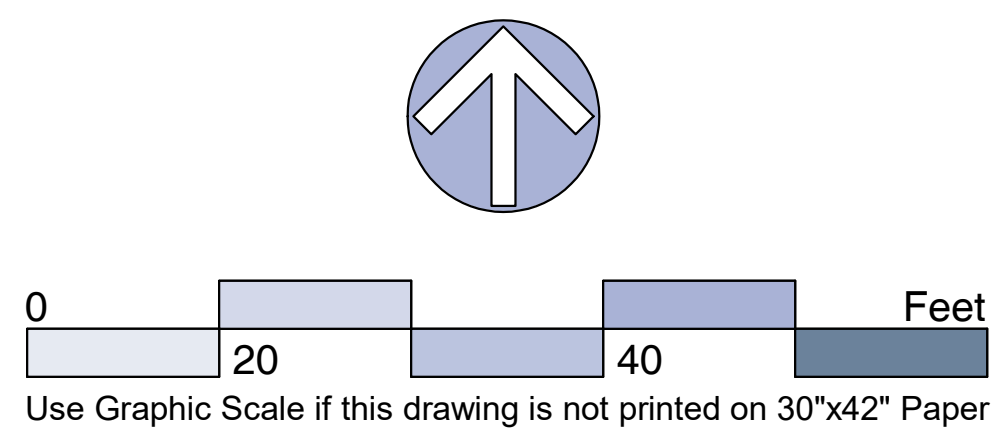
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Site Plan



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2213-SD12.2 (2023)

Building Areas - Self-Storage												
Building A												
	Cust Serv	Caretaker Unit	Toilet & Janitor	Loading Lobbies	Dir Access Storage	Int Access Storage	Zoning Subtotal	Stairs & Elevators	Mech	LABC Area Display Window	Covered Loading	LABC Total
Ground Floor	860		278	391	3,469	10,875	15,874	481	174			23,391
Second Floor		860				15,772	16,633	529				17,161
Third Floor						24,384	24,384	529		249		25,161
Fourth Floor						24,384	24,384	529		249		25,161
Building A Totals	860	860	278	391	3,469	75,415	81,274	2,067	174	497	6,862	90,874
Target:										60,489 Net Rentable Area		
Single Story Bldgs												
					Dir Access Storage		Zoning Subtotal			LABC Area		LABC Total
Building B					9,387		9,387					9,387
Building C					9,387		9,387					9,387
Building D					8,400		8,400					8,400
Single Story Bldgs	0		0	0	27,174	0	27,174	0	0	0	0	27,174
108,448												
Parking Analysis												
Vehicular Parking Required - None Required per AB 2097												
Short & Long Term Bicycle Parking Required										Short Term	Long Term	
Bicycle Parking Required (LA 12.21-A.16)					1 Space/10,000 s.f.			81,274 s.f.		8 spaces	8 spaces	
Parking Provided												
Full Size										21 spaces		
Disabled Access										1 spaces		
Provided Parking										22 spaces		
Low-emitting, Fuel Efficient & Carpool/Van Pool Spaces						Per LAGBC 5.106.5.2			3 spaces			
Electrical Vehicle Charging Stations						Per LAGBC 5.106.5.3.3			2 spaces			
Accessible Parking Spaces Required						Per LAGBC 11B-208.2			1 spaces			
Short & Long Term Bicycle Parking						Per LAGBC 5.106.4.1&2			0 spaces			
Spaces Required:												
Site Statistics												
Provided					Required/Allowed							
Total Gross Site Area (ALTA Survey)			97,155 s.f.									
Total Net Site Area (ALTA Survey)			79,705 s.f.									
Floor Area Ratio Gross			108,448 s.f.		1.12		145,733 s.f.		1.50			
Floor Area Ratio Net			108,448 s.f.		1.36		119,557 s.f.		1.50			
Building Coverage (Gross Site Area)			19,119 s.f.		19.68%		No requirement					
Paving Coverage (Gross Site Area)			73,109 s.f.		75.25%							
Permeable Hardscape			0 s.f.		0.00%		No requirement					
Landscape Coverage (Gross Site Area)			4,928 s.f.		5.07%		No requirement					

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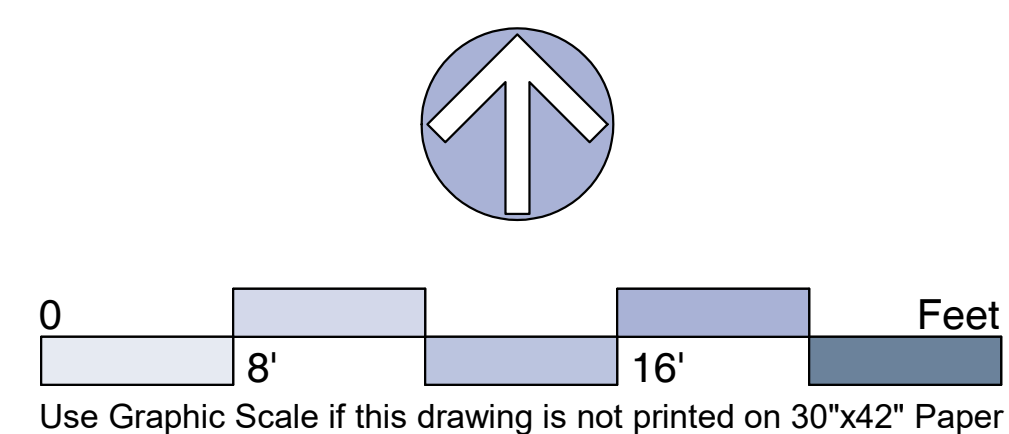
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Building A - Ground Floor Plan



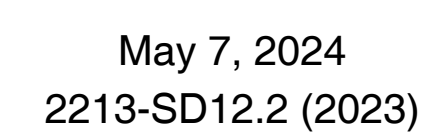
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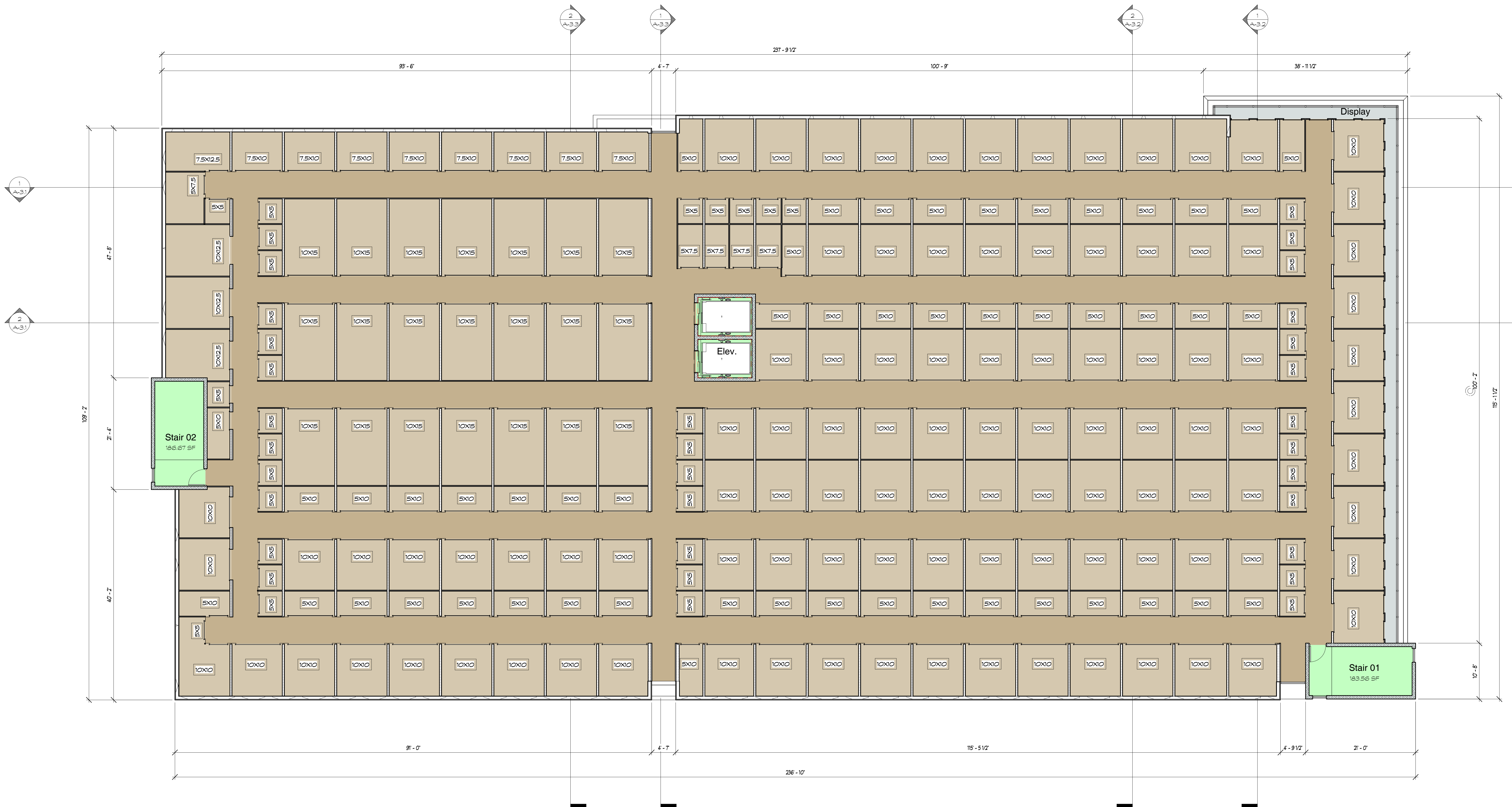
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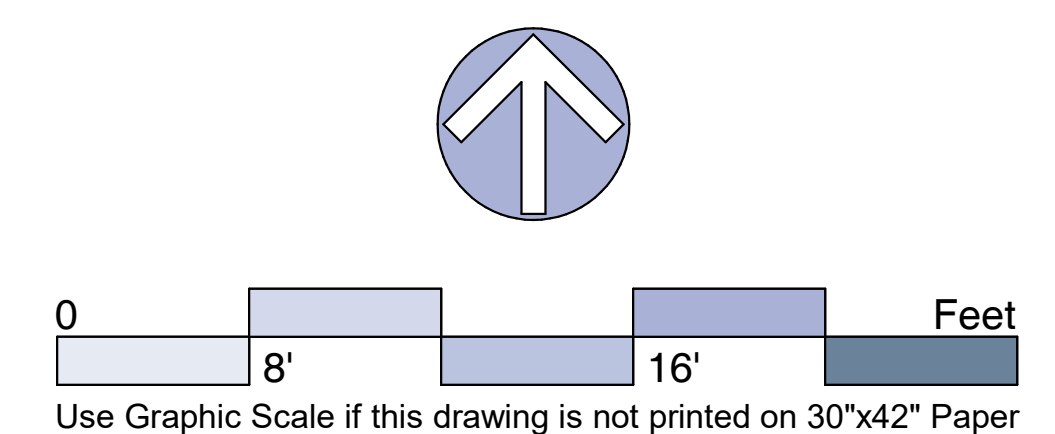
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A-2.2



Building A - Third Floor Plan



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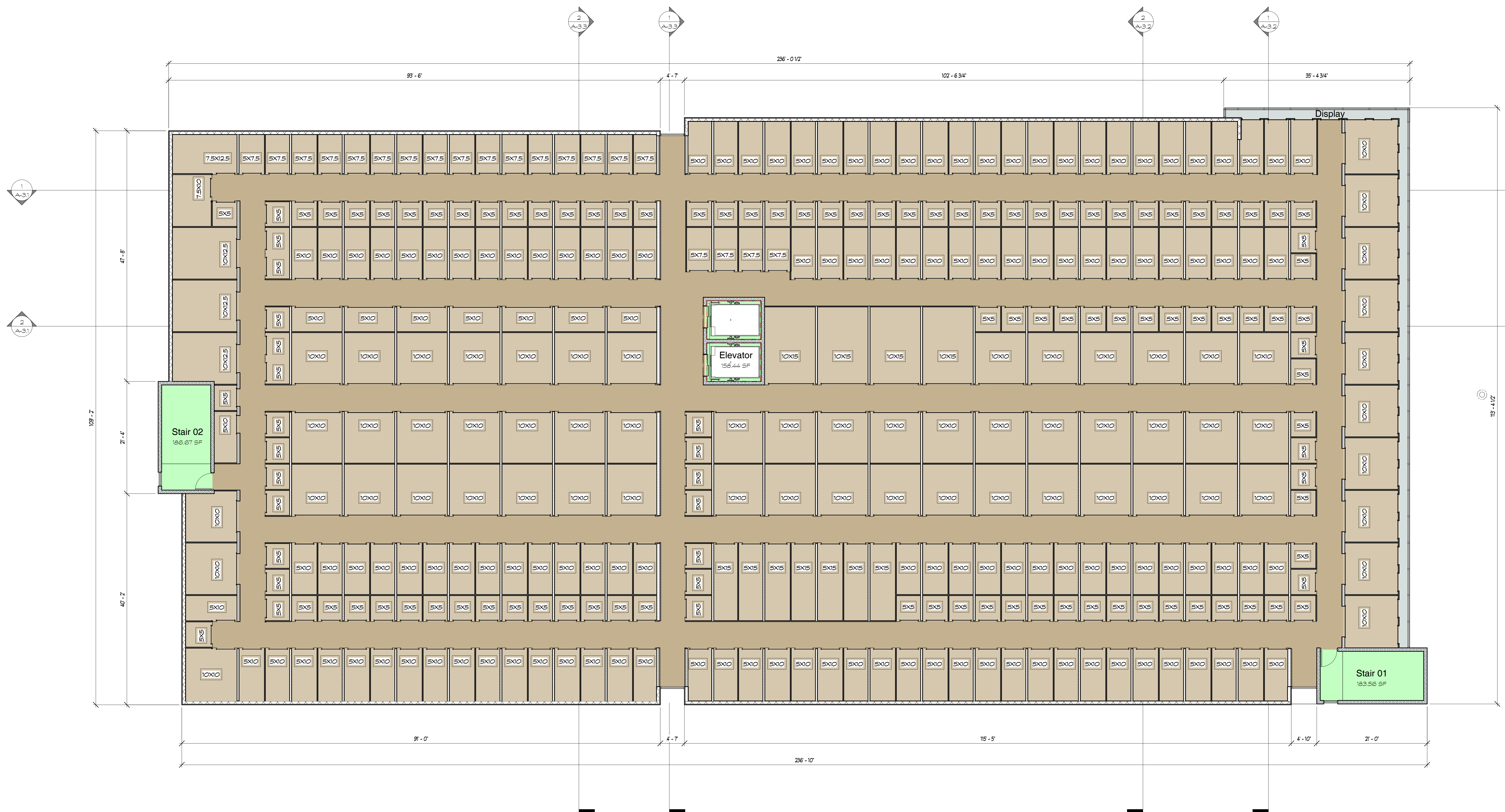
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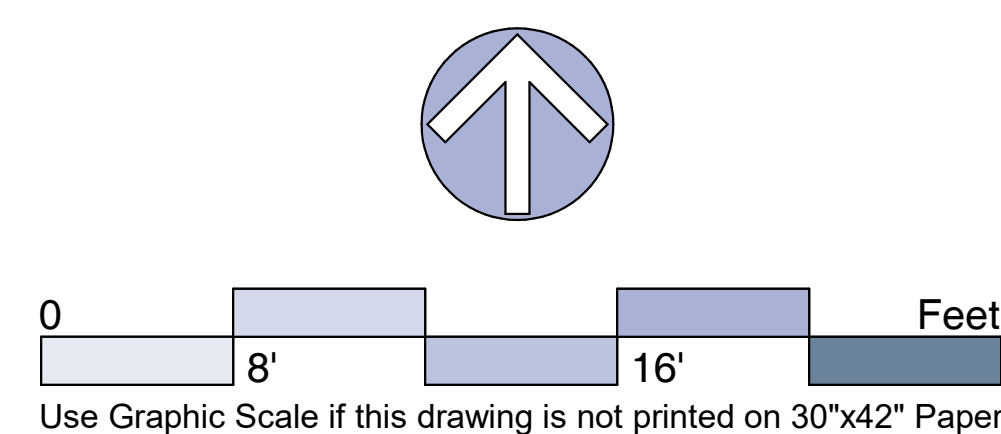
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Building A - Fourth Floor Plan



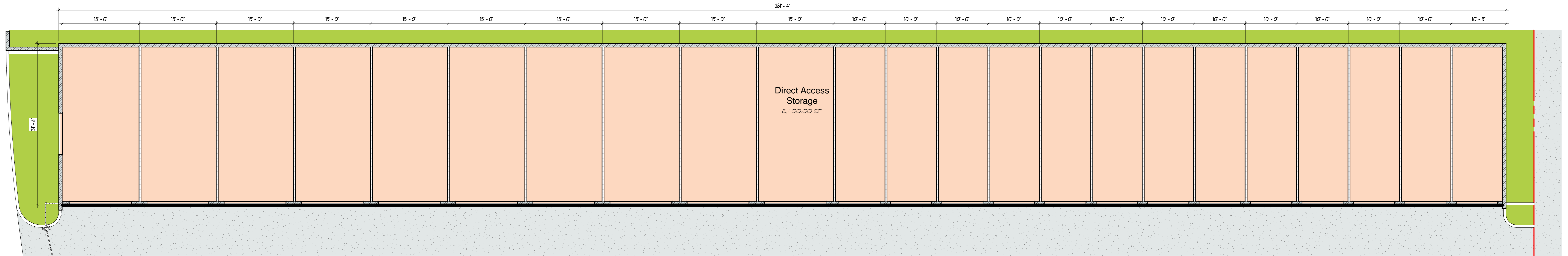
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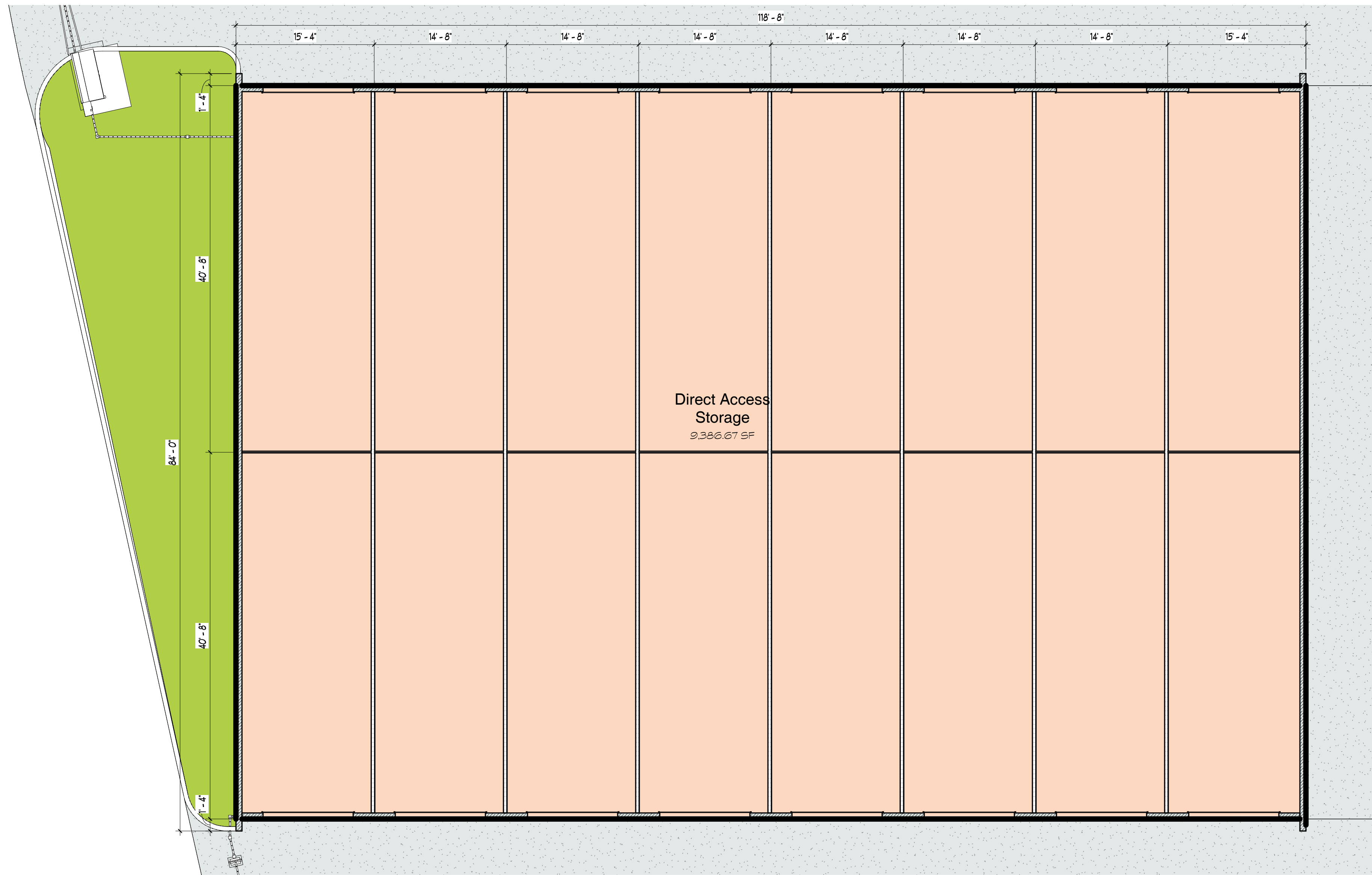
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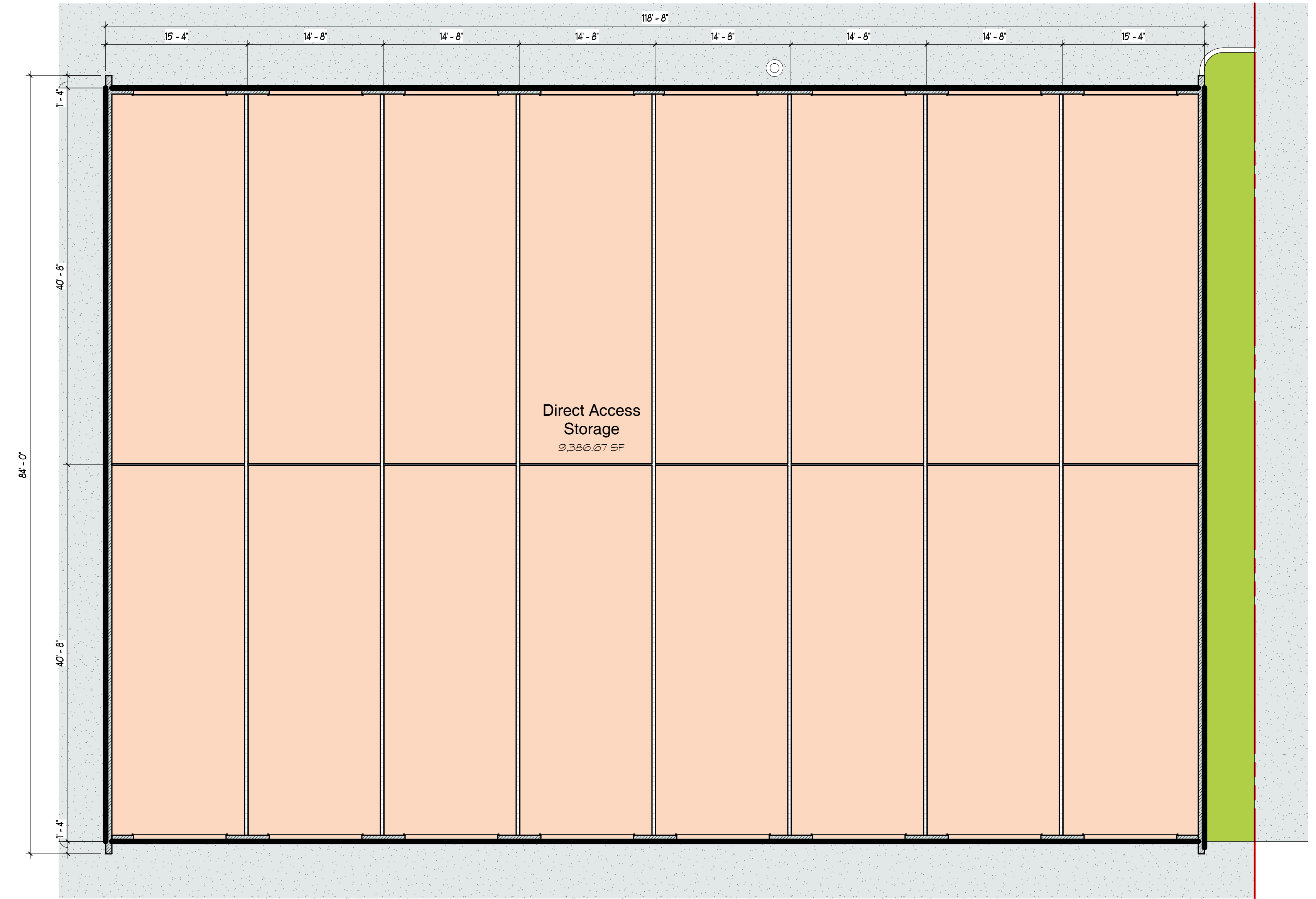
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Building D Floor Plan

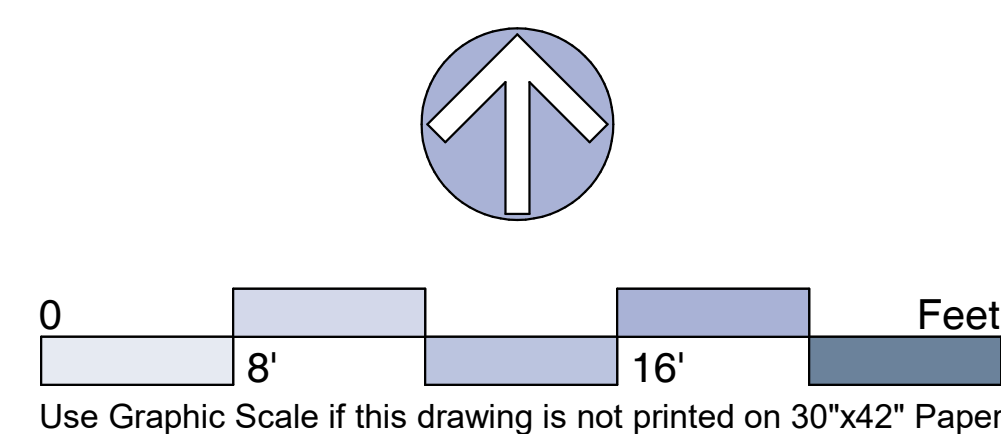


Building B Floor Plan



Building C Floor Plan

Buildings B, C & D - Floor Plans



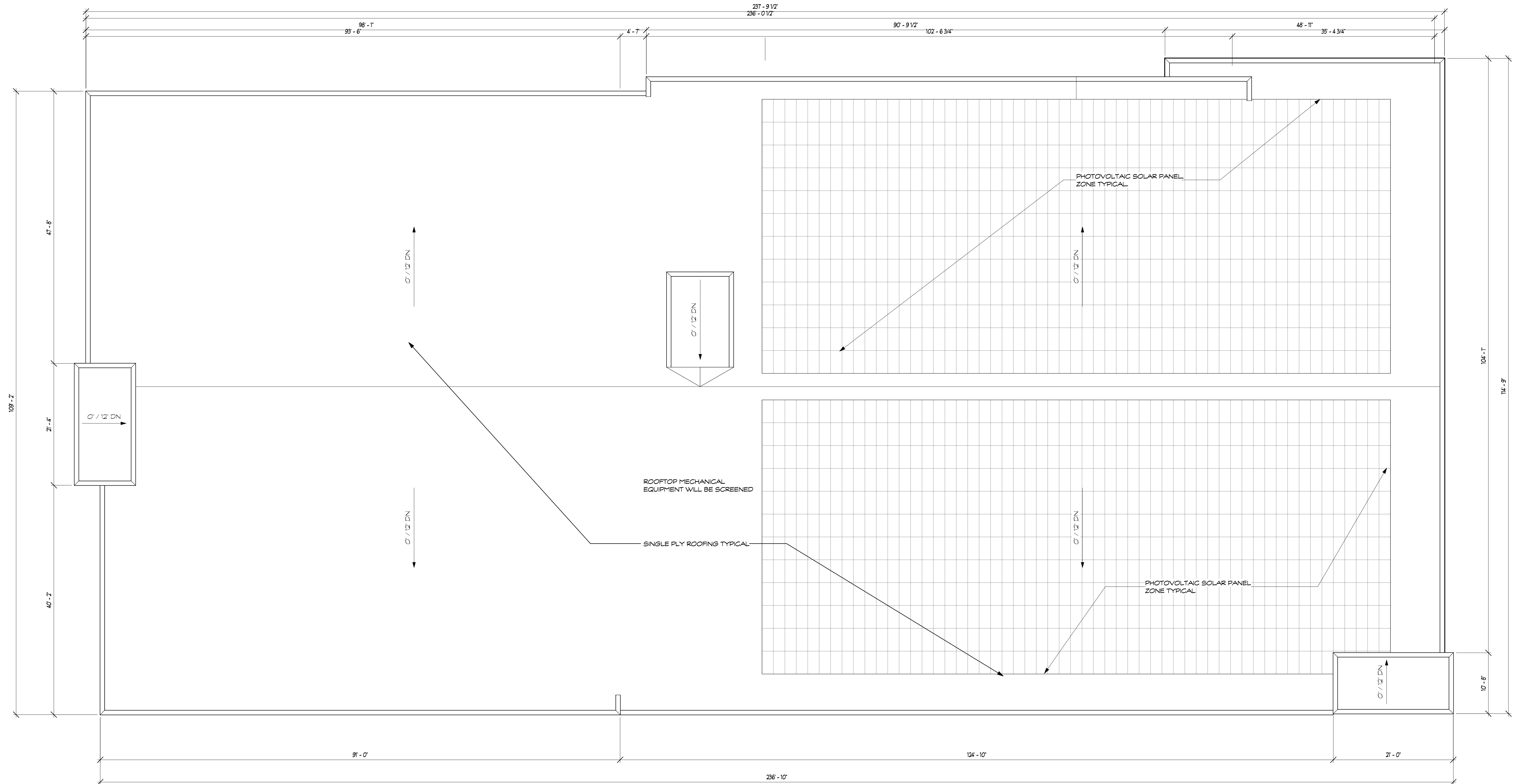
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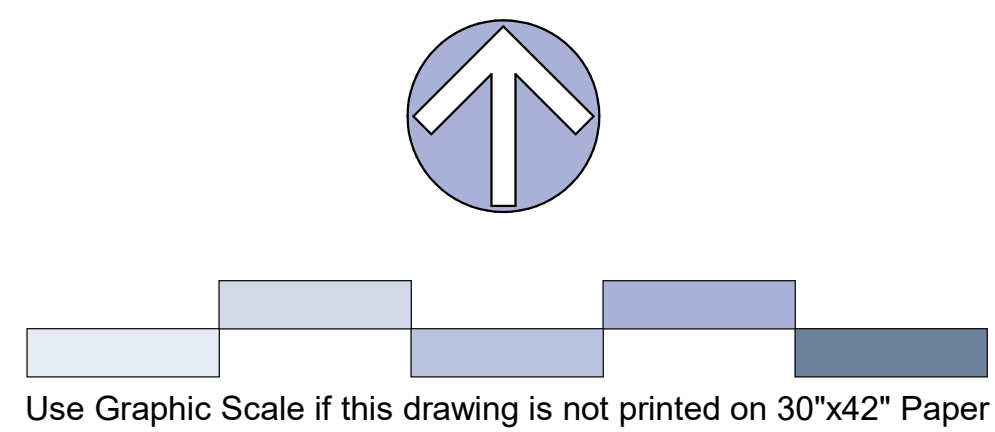
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Building A - Roof Plan



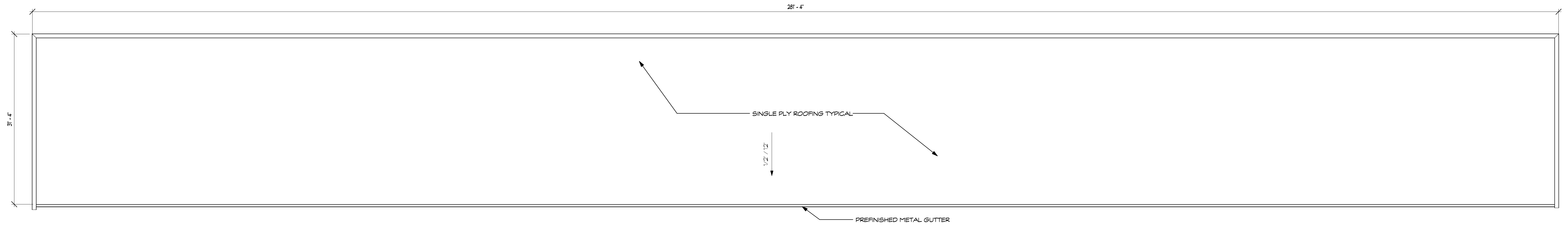
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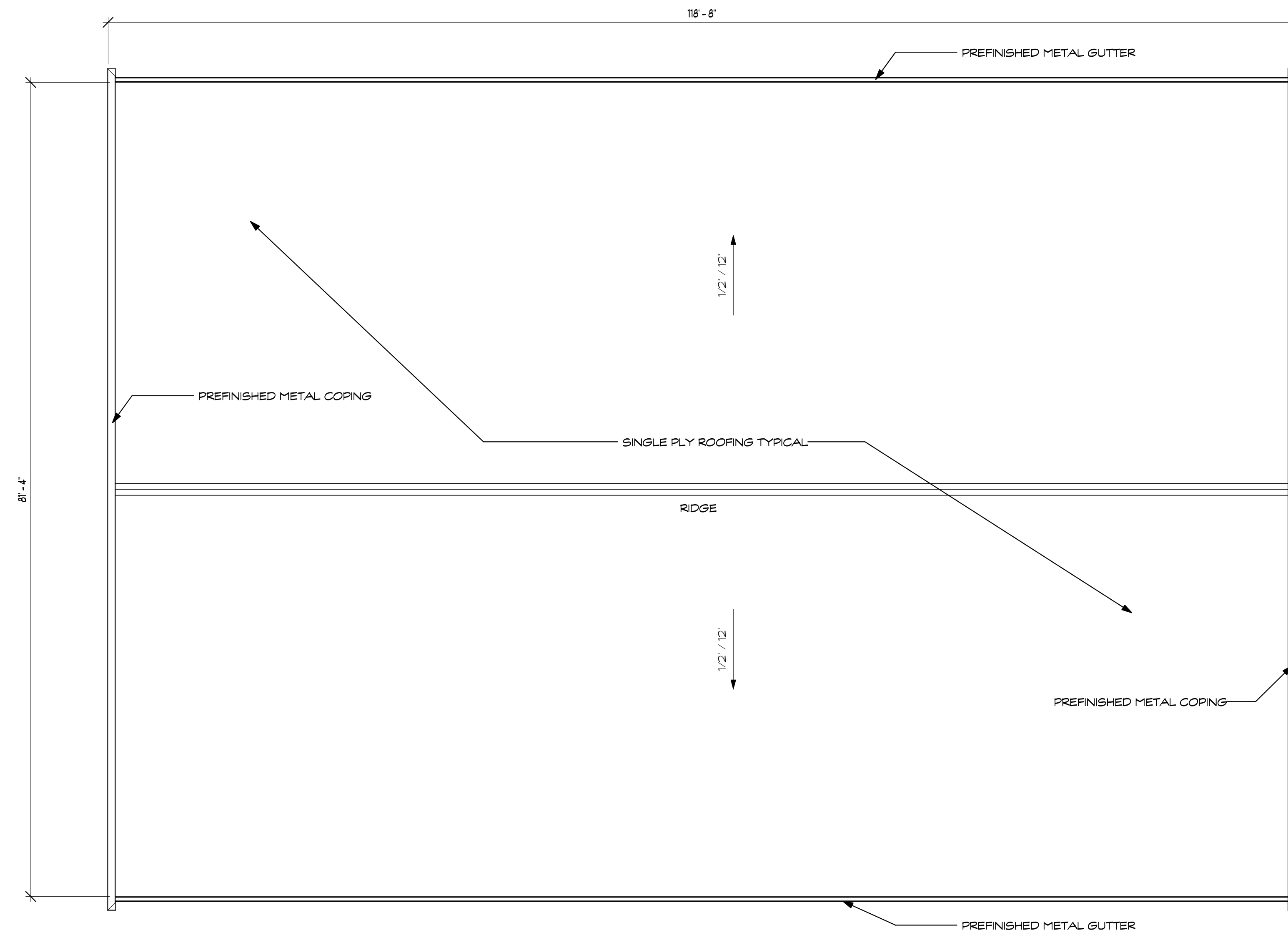
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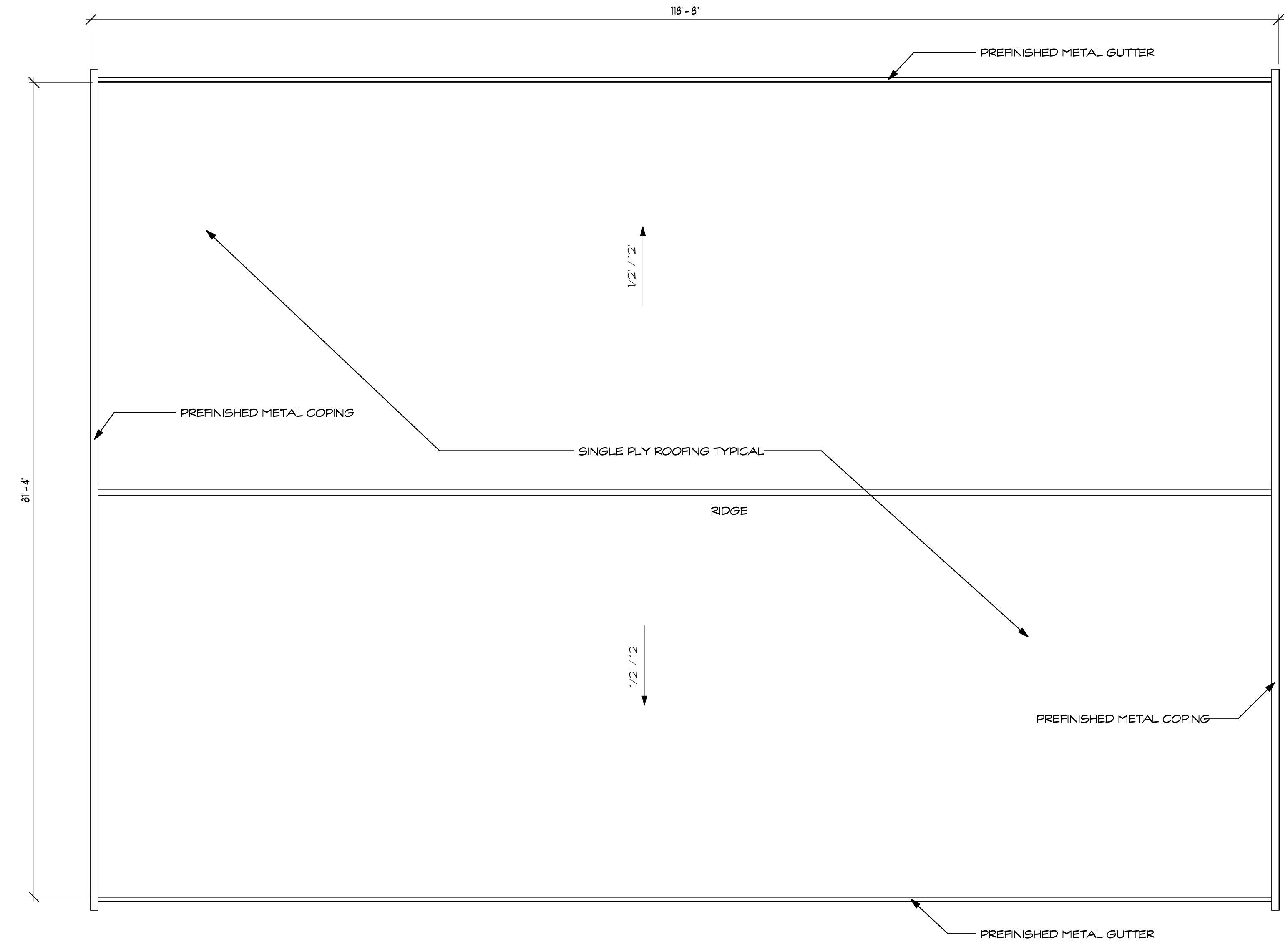
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Building D Roof Plan

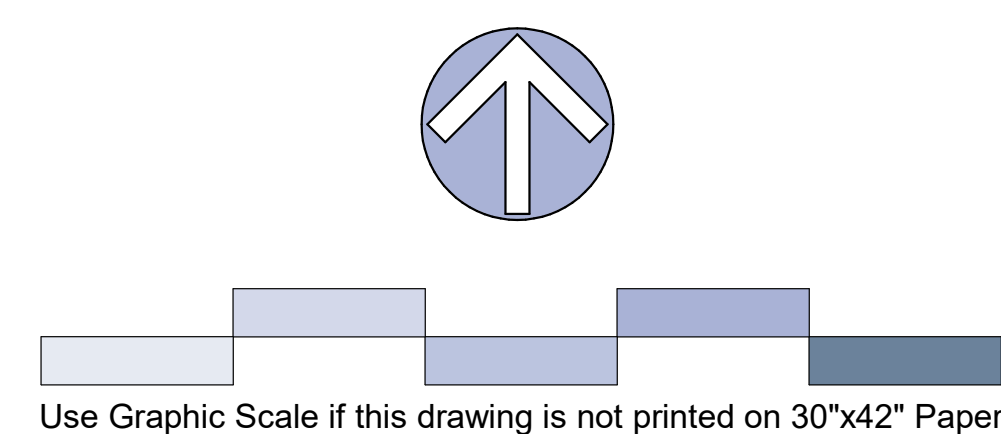


Building B Roof Plan



Building C Roof Plan

Buildings B, C & D - Roof Plans



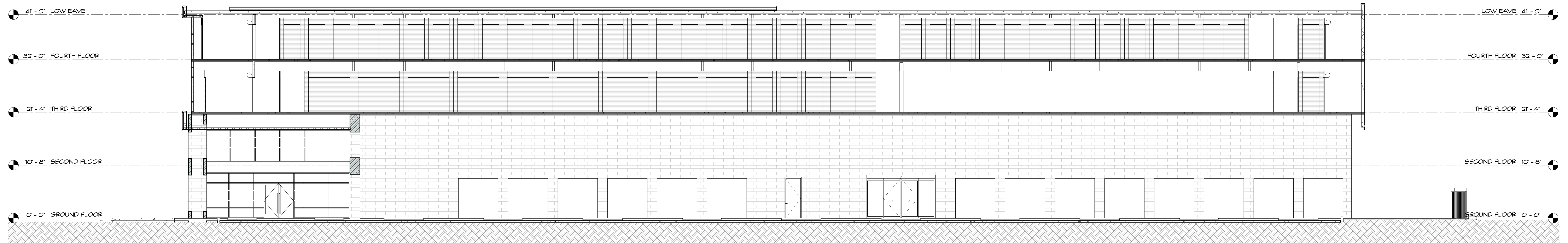
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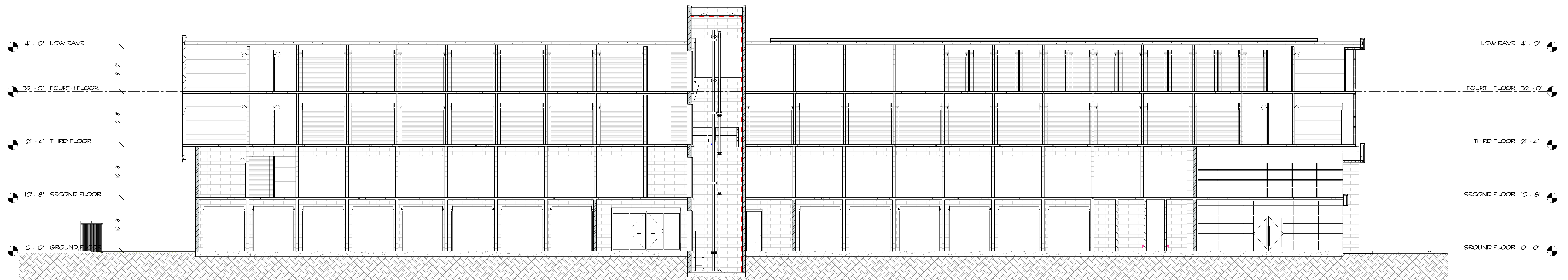
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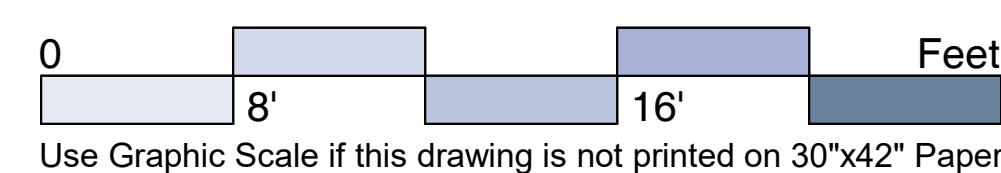


Section A



Section B

Building A - Building Sections



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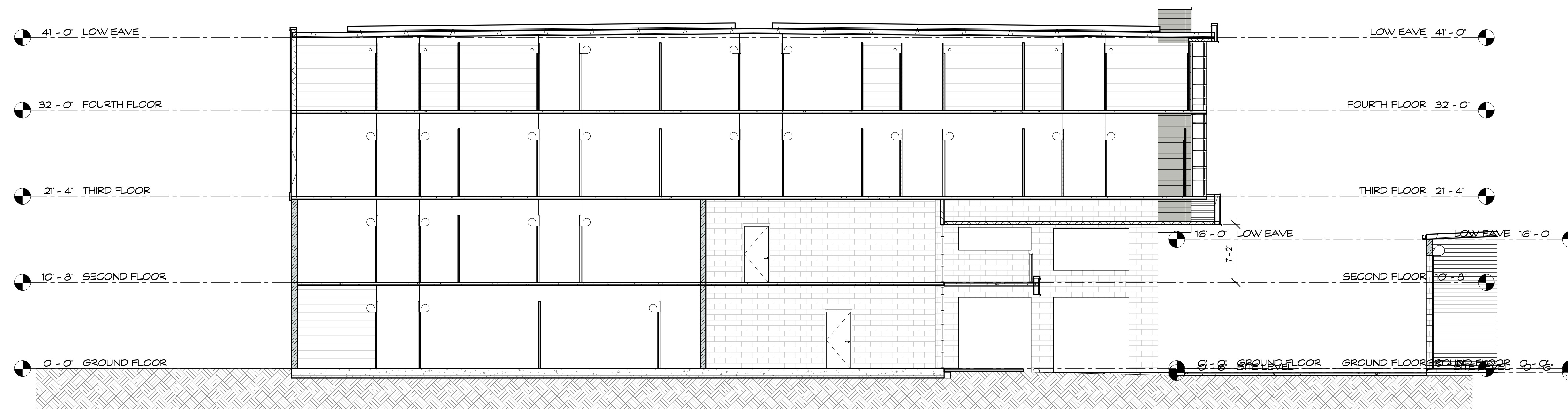
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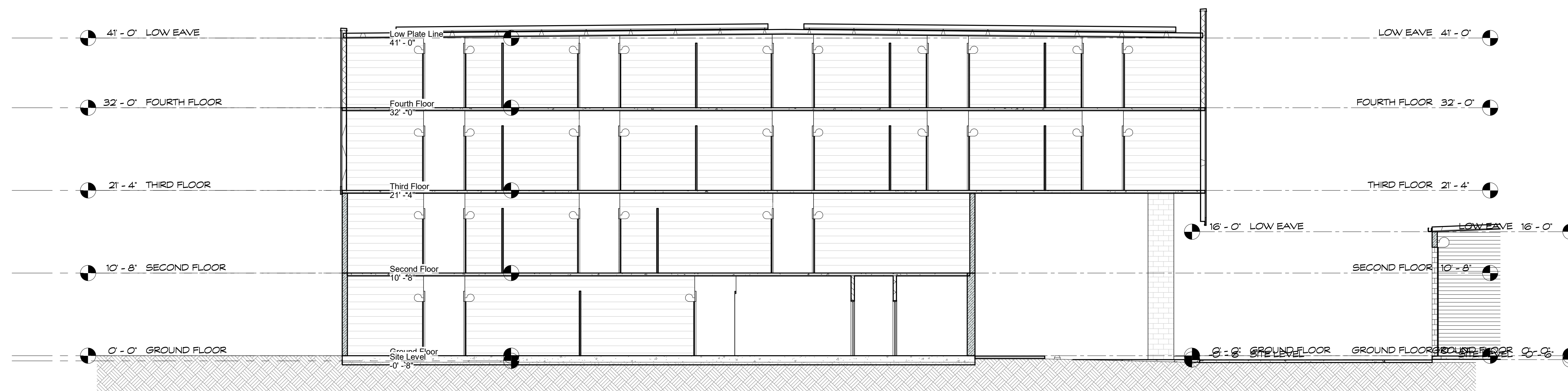


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A-3.1

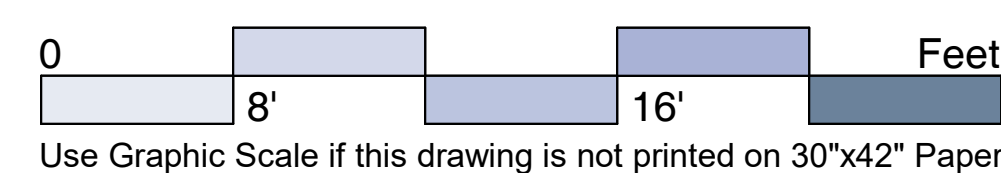


Section C



Section D

Building A - Building Sections



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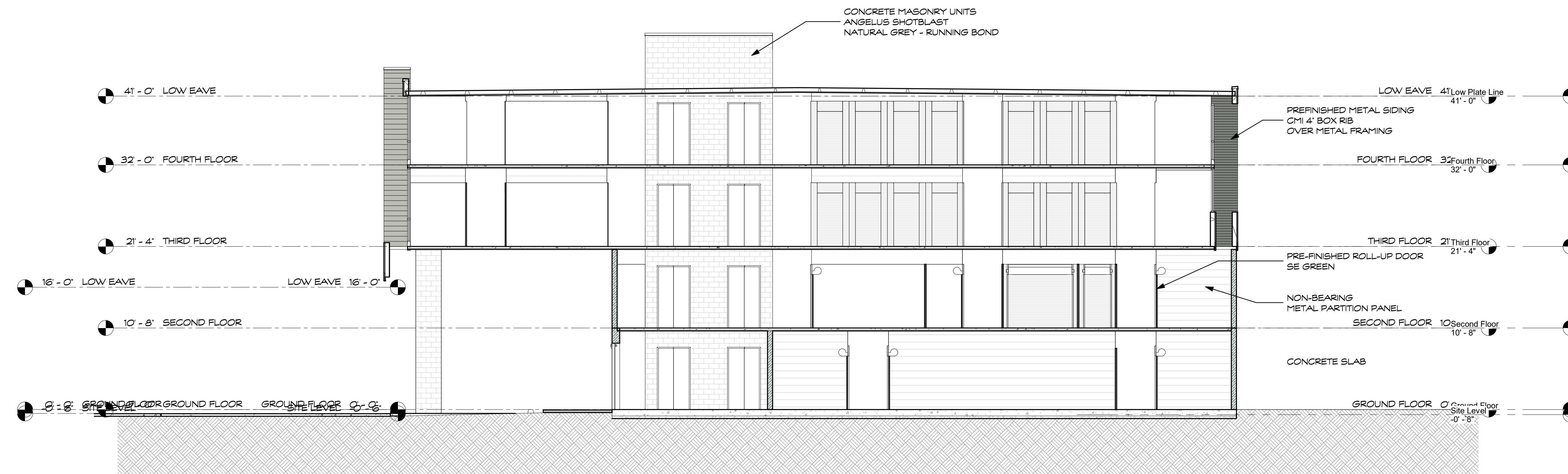
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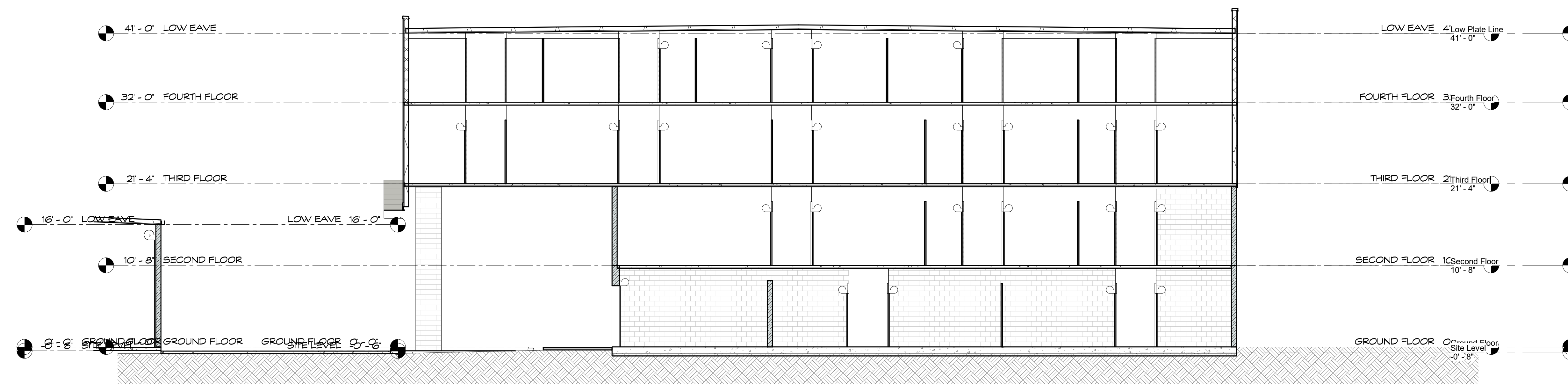


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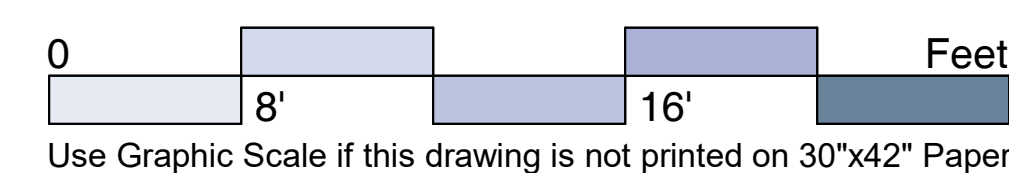


Section E



Section F

Building A - Building Sections



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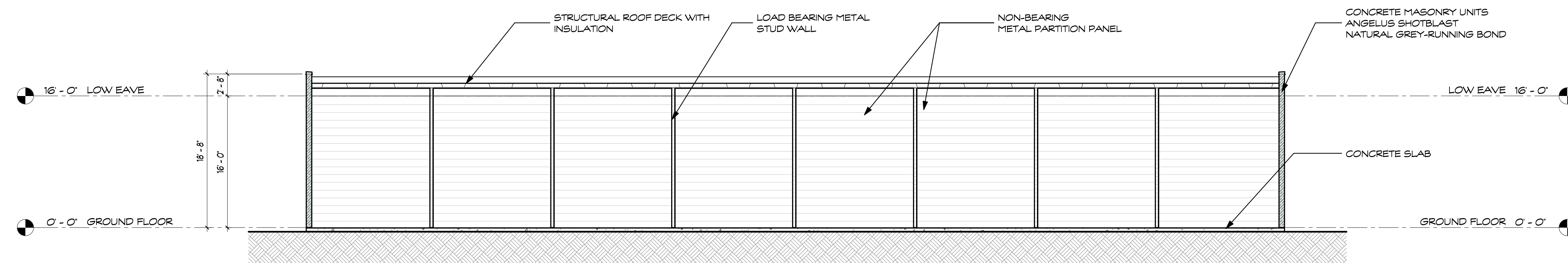
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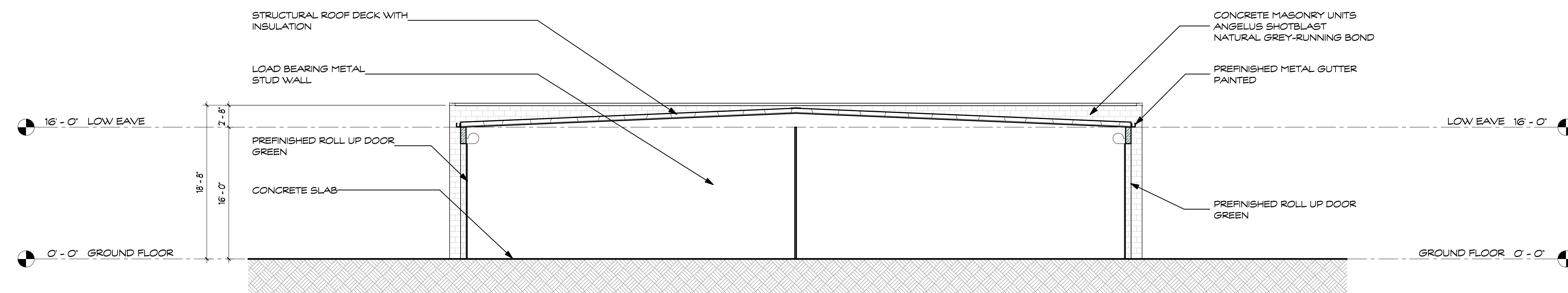
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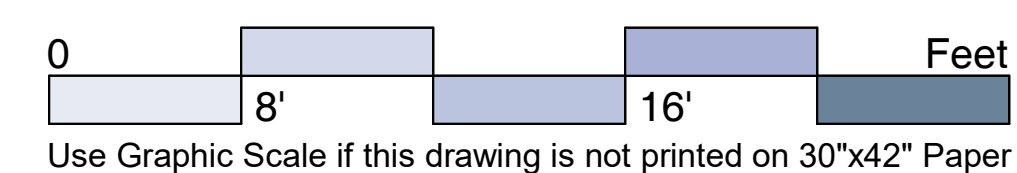


Section A



Section B

Building B - Building Sections



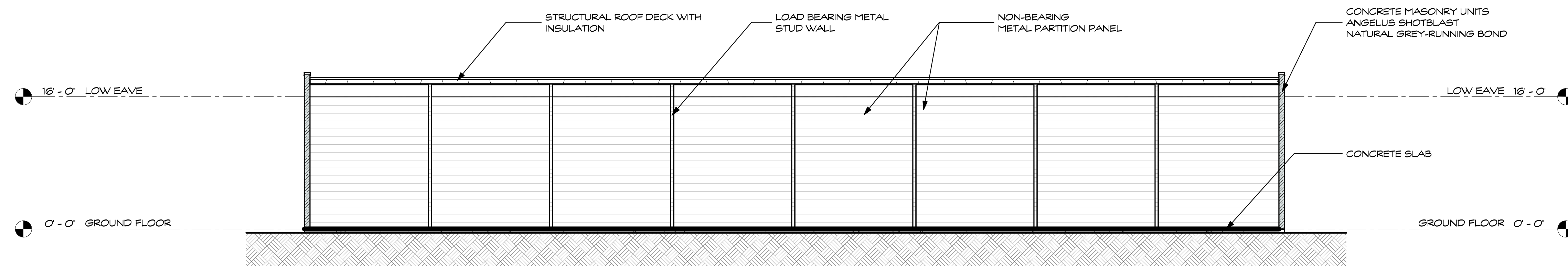
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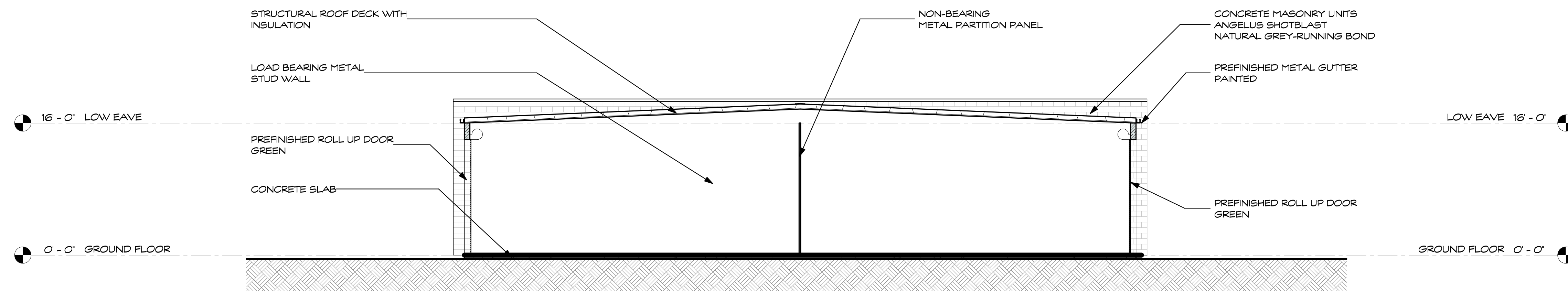
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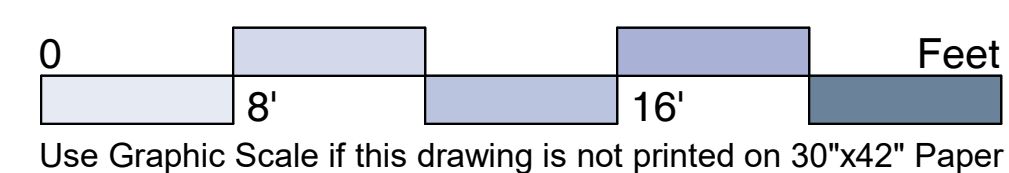


Section A



Section B

Building C - Building Sections



May 7, 2024
2213-SD11.1 (2023)

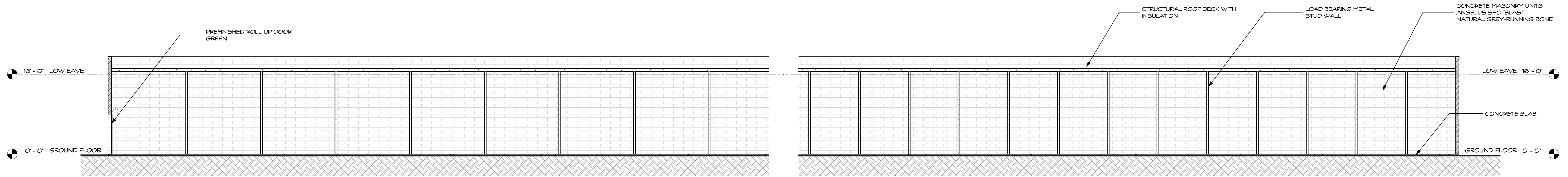
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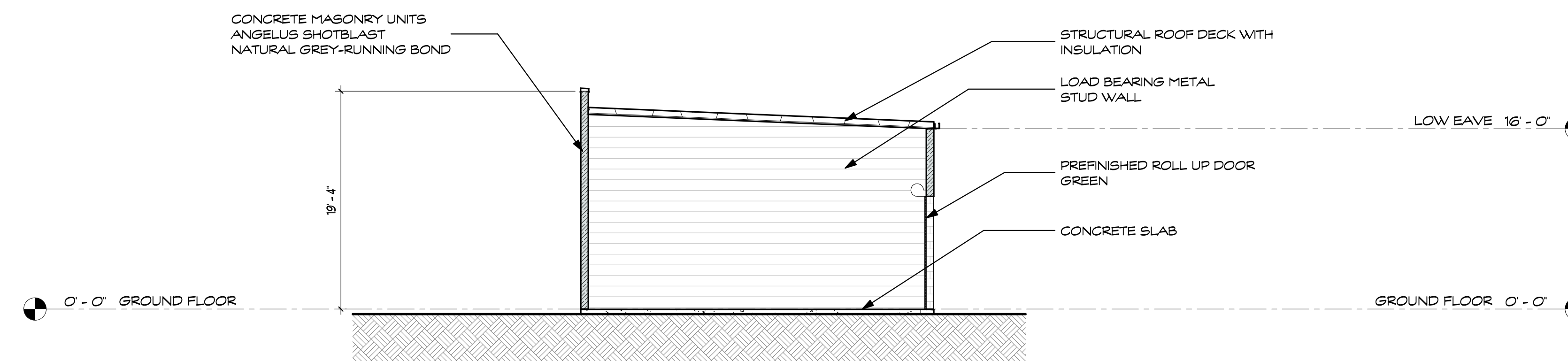


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A-3.5

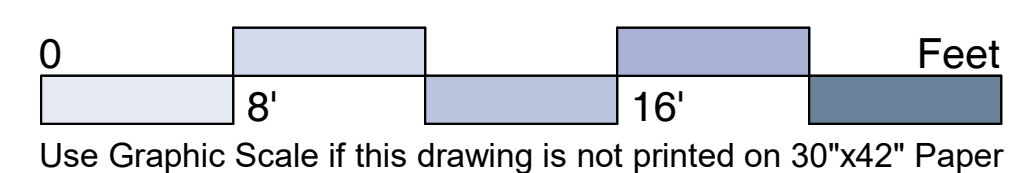


Section A



Section B

Building D - Building Sections



May 7, 2024
2213-SD11.1 (2023)

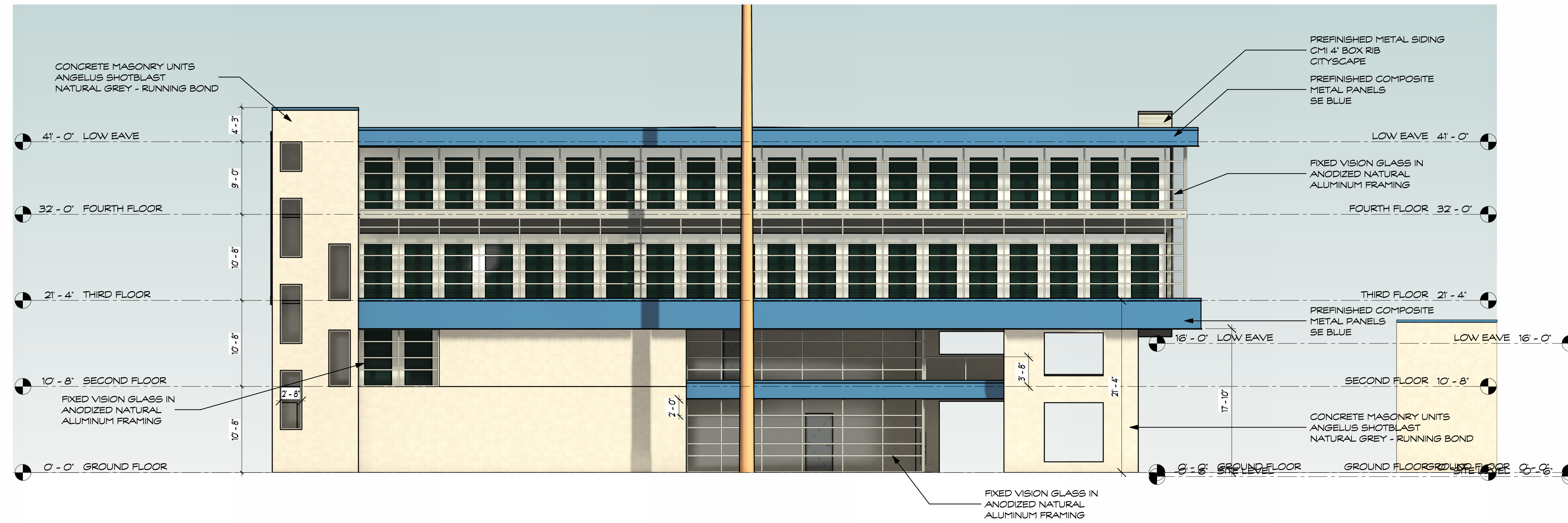
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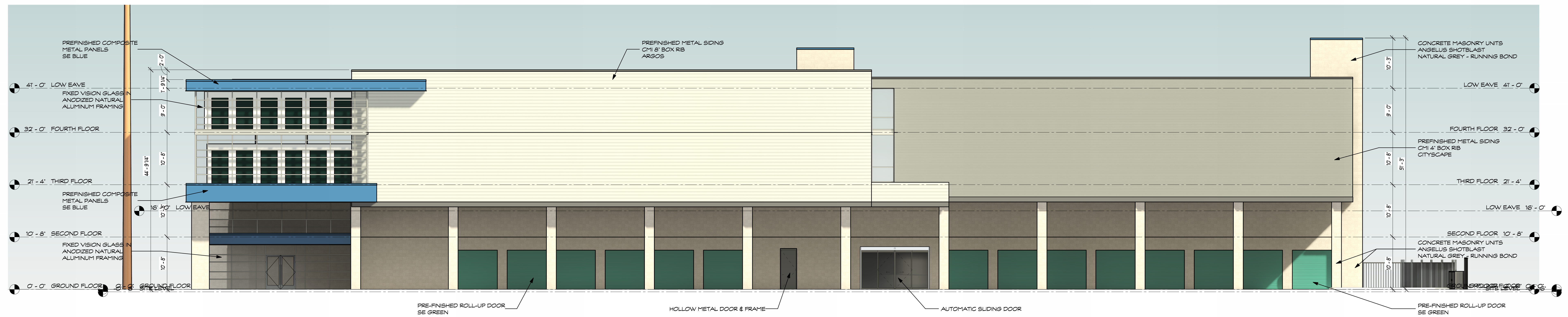


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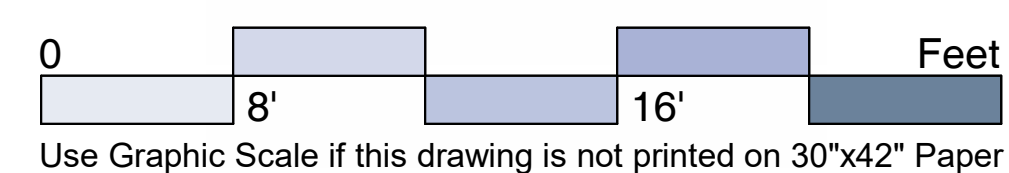


East Elevation



North Elevation

Building A - East and North Exterior Elevations



May 7, 2024
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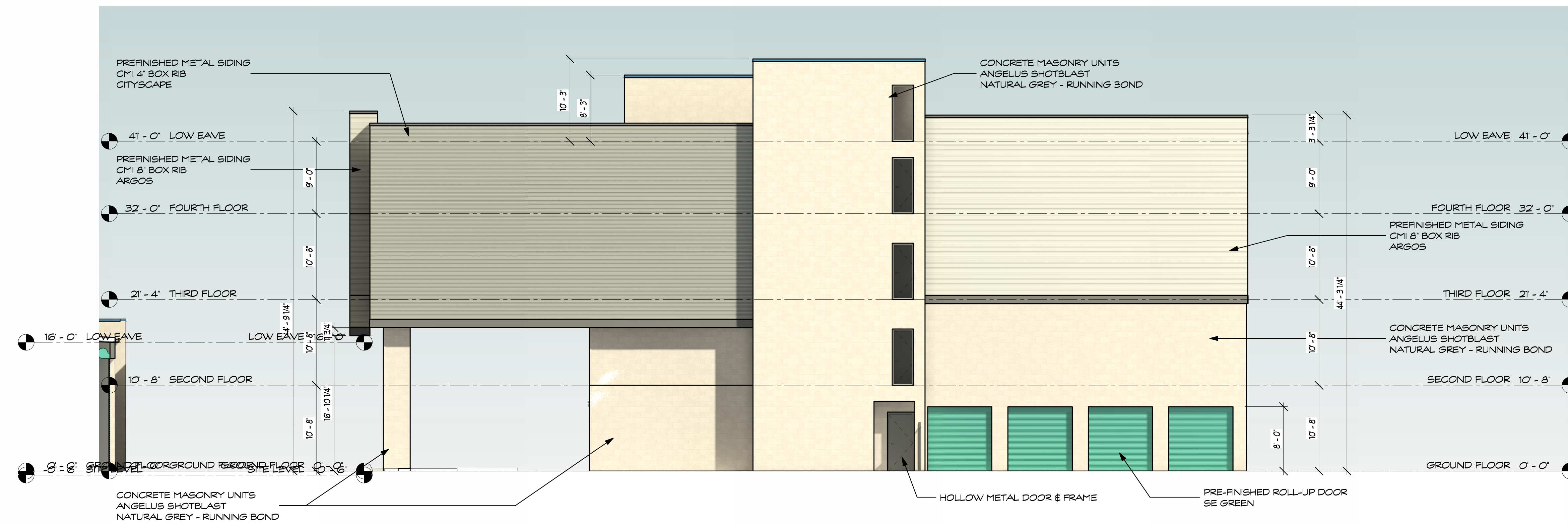
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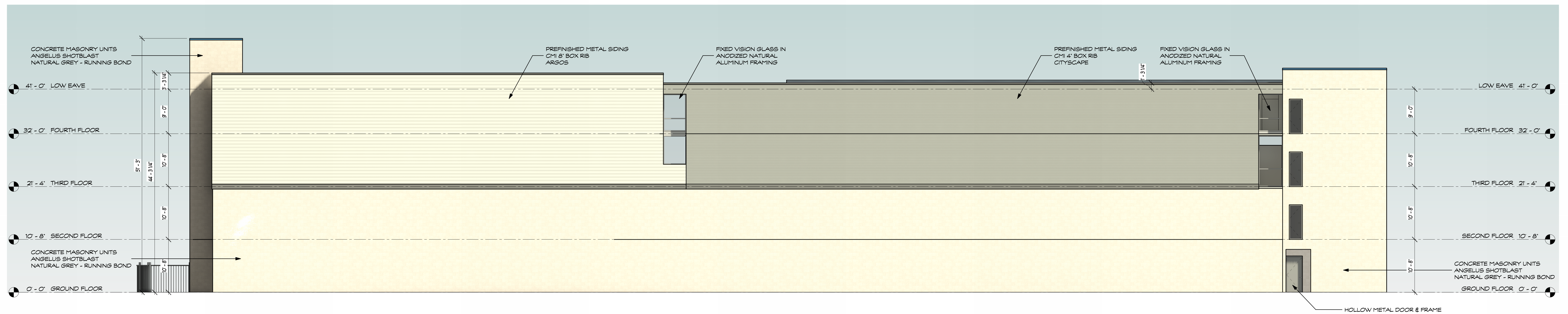


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A-4.1

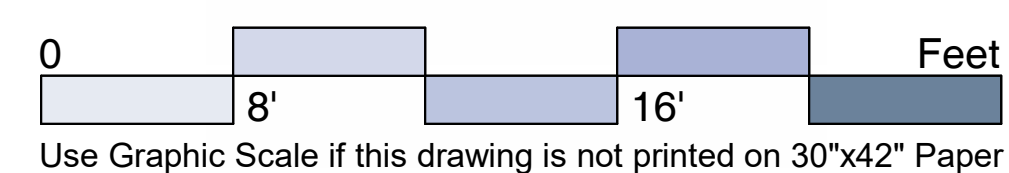


West Elevation



South Elevation

Building A - West and South Exterior Elevations



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2213-SD12.2 (2023)

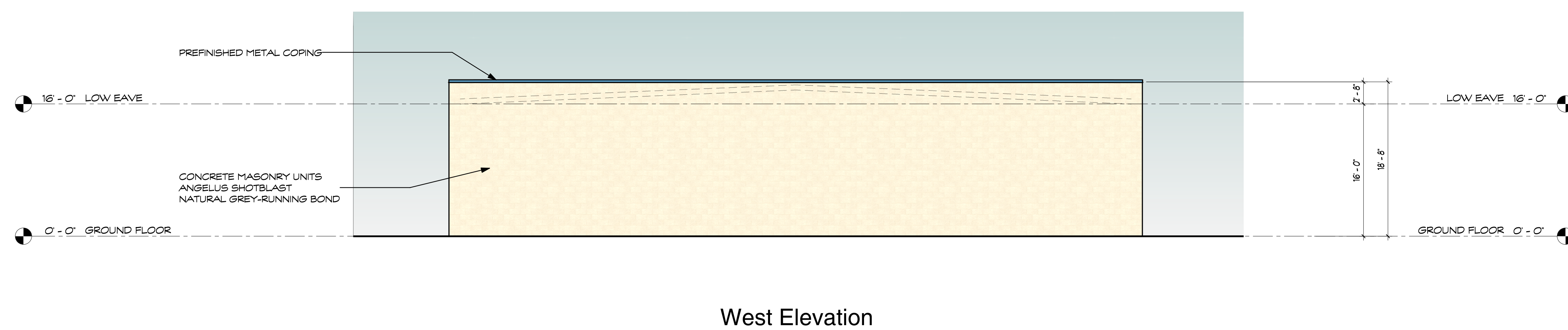
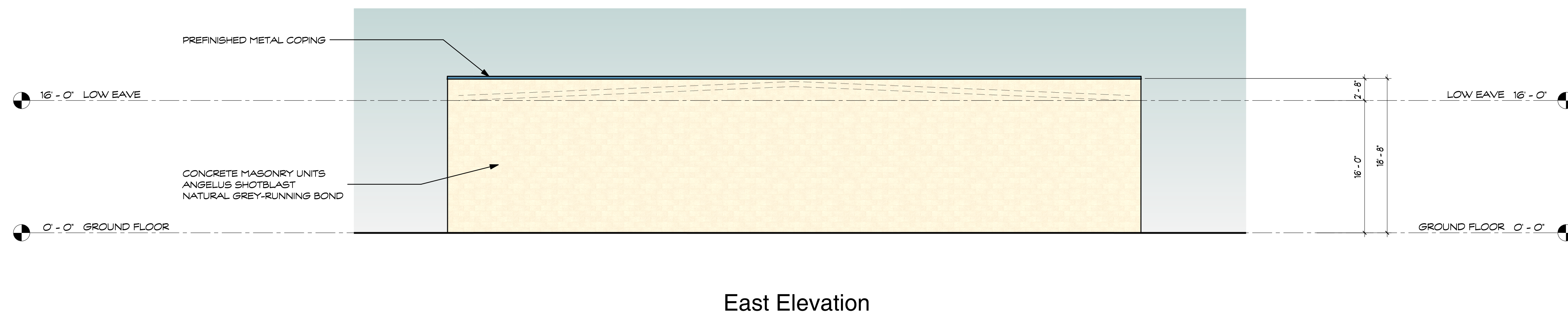
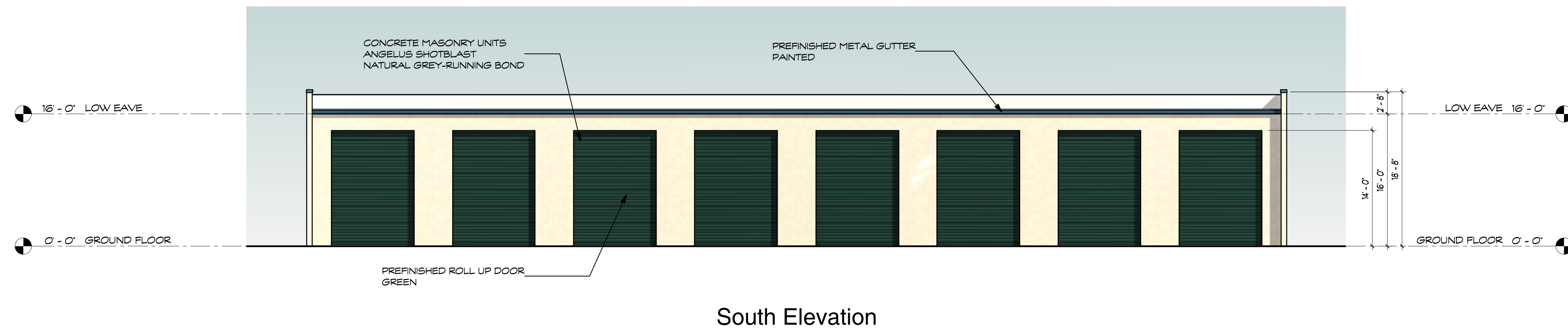
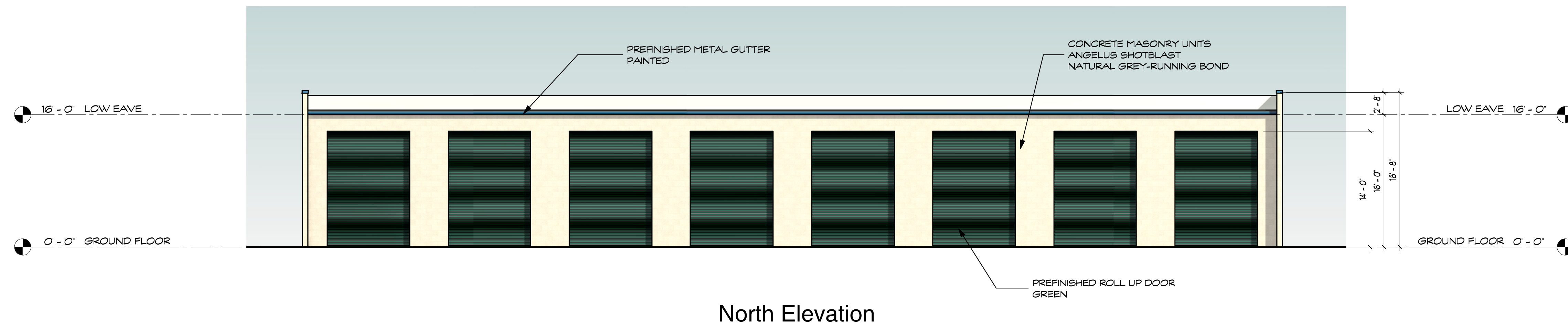
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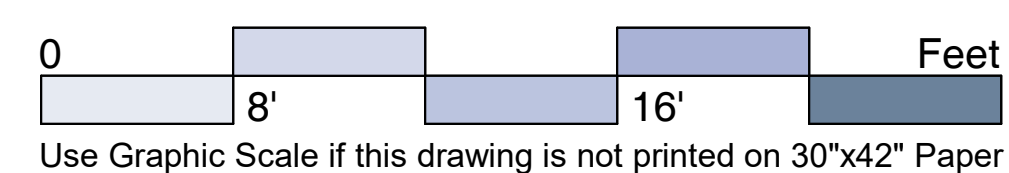


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A-4.2



Building B - Exterior Elevations



May 7, 2024
2213-07 (2022)

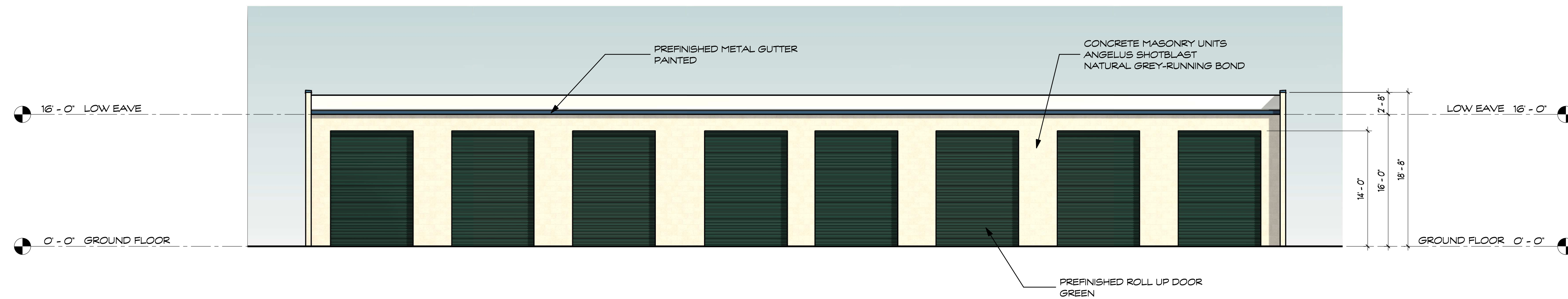
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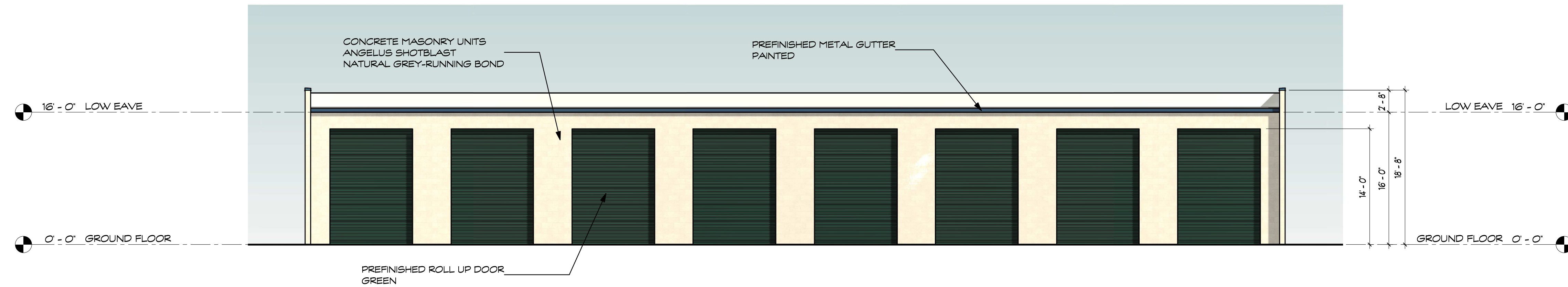


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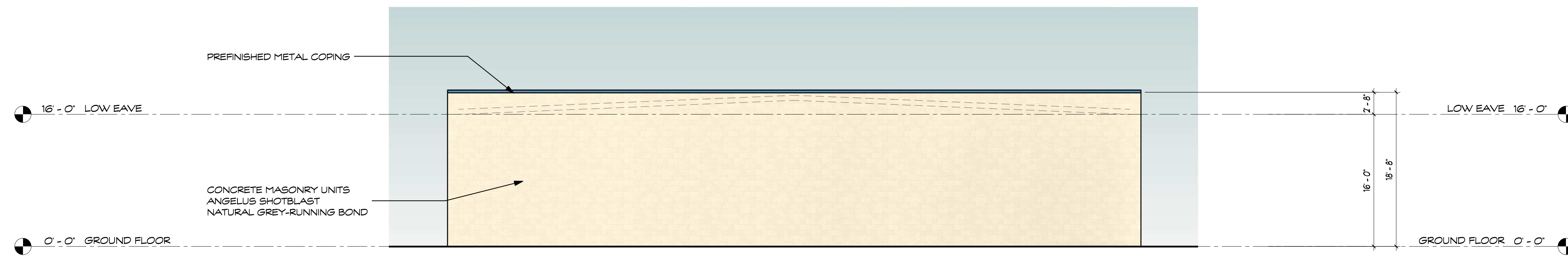
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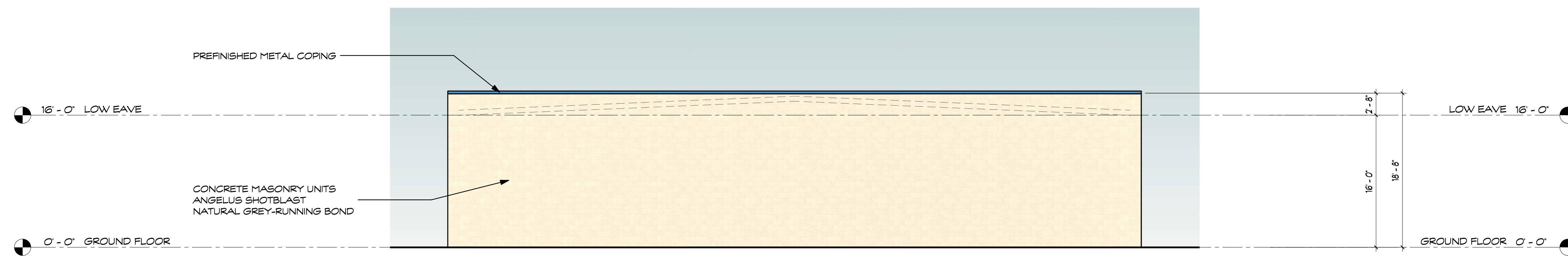
North Elevation



South Elevation

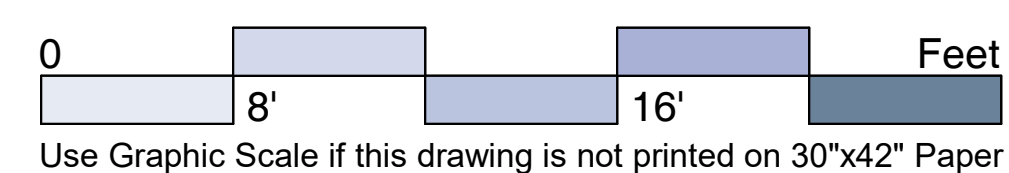


East Elevation



West Elevation

Building C - Exterior Elevations



May 7, 2024
2213-SD11.1 (2023)

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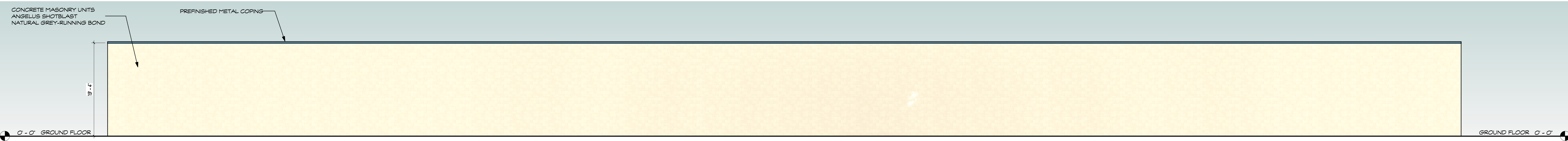
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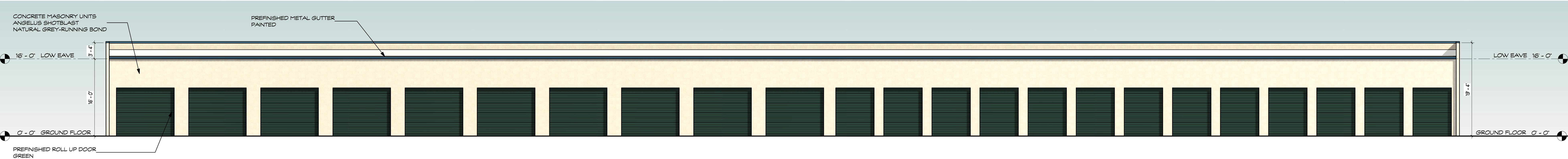


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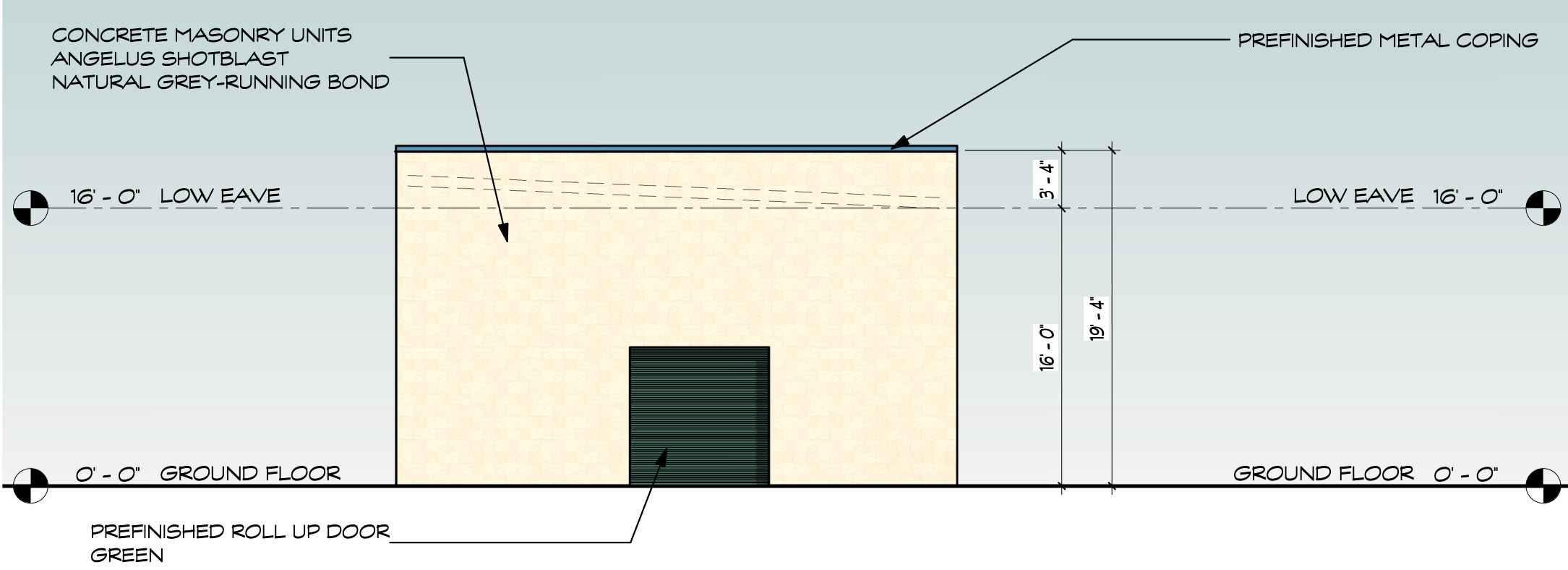
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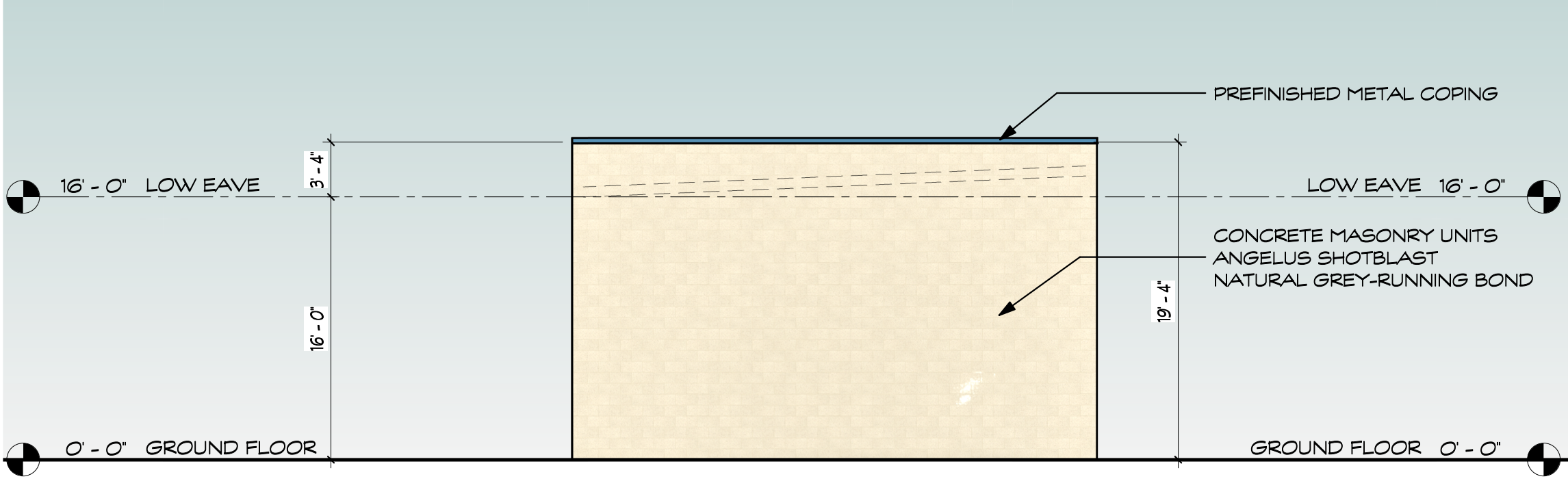
North Elevation



South Elevation

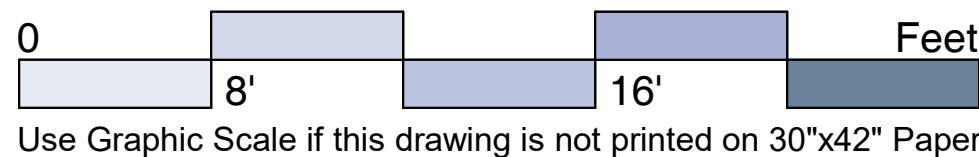


West Elevation



East Elevation

Building D - Exterior Elevations



May 7, 2024
2213-SD11.1 (2023)

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