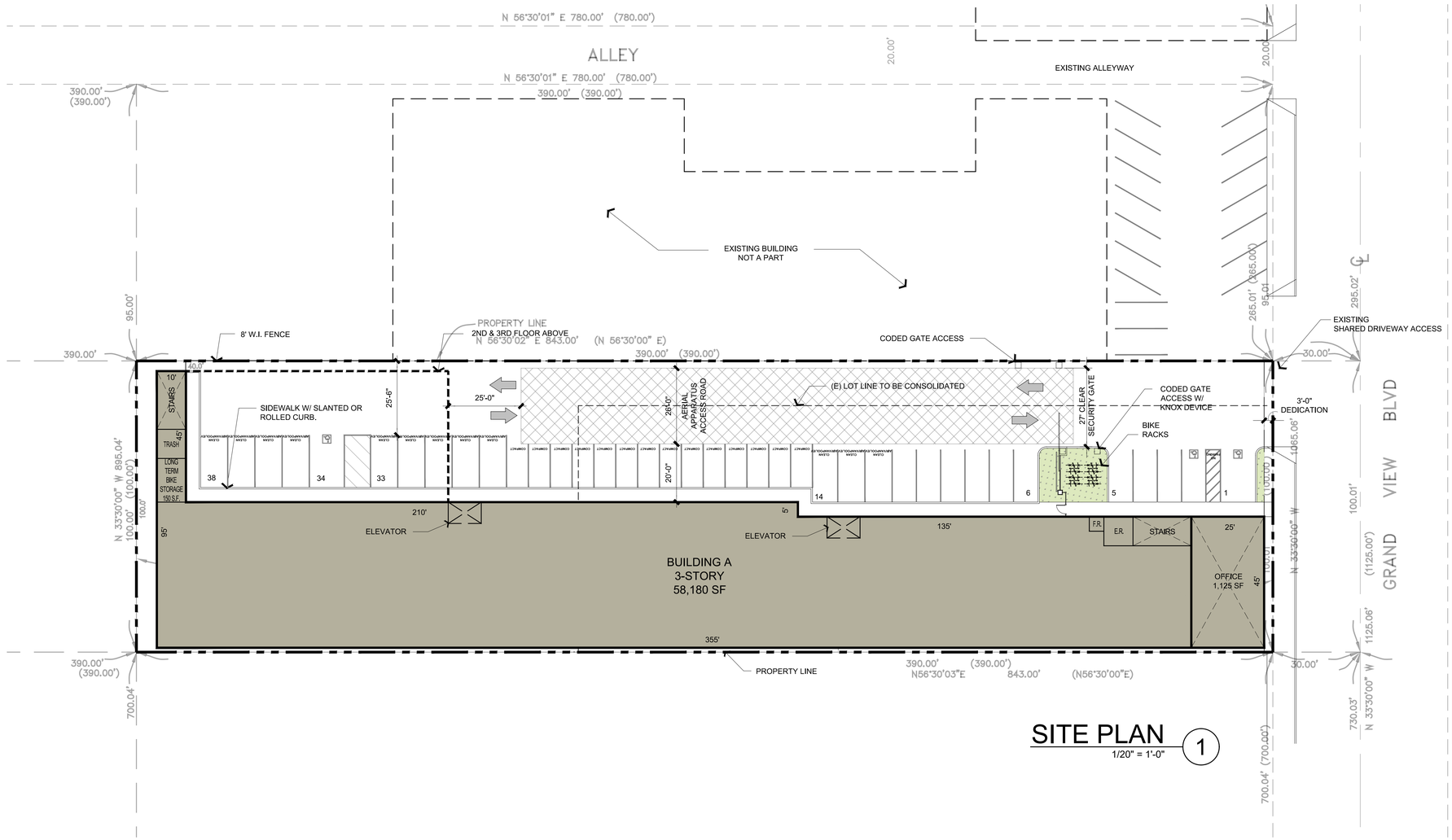


SITE PLAN 1
1/20" = 1'-0"

SITE DATA

DESCRIPTION	REQUIRED	PROPOSED
ZONING DESIGNATION	M1-1	M1-1
PRIMARY LAND USE	LIMITED MANU.	SELF-STORAGE
SITE AREA	38,803.7 SQ. FT. (0.89 ACRES)	
	POST-DEDICATION - ±38,503 SQ. FT. (0.88 ACRES)	
FLOOR AREA RATIO	1.5 (58,205 SF)	1.4 (58,180 SF.)
F.A.R. AREA ADJUSTMENT CALCULATIONS	1.5 (58,205 SF)	58,180 SF.
PARKING	1 SPACE/1ST 10,000 SF = 20 SPACES 1 PER 5,000SF AFTER = 10 SPACES	REGULAR - 9 ADA - 3 COMPACT - 14 EV - 12
TOTAL PARKING	30 SPACES	38 SPACES
BICYCLE PARKING	SHORT TERM: 1 PER 10,000 SF = 6 SPACES LONG TERM: 1 PER 10,000 SF = 6 SPACES	SHORT: 8 SPACES LONG: 6 SPACES
MAXIMUM LOT COVERAGE	N/A	48% (18,650 SF)
MAXIMUM BUILDING HEIGHT	37' PER RESIDENTIAL PROX.	36'-8"
MINIMUM SETBACKS		
FRONT	0'	0'
SIDE	0'	0'
REAR	0'	0'

LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

SCHEME B

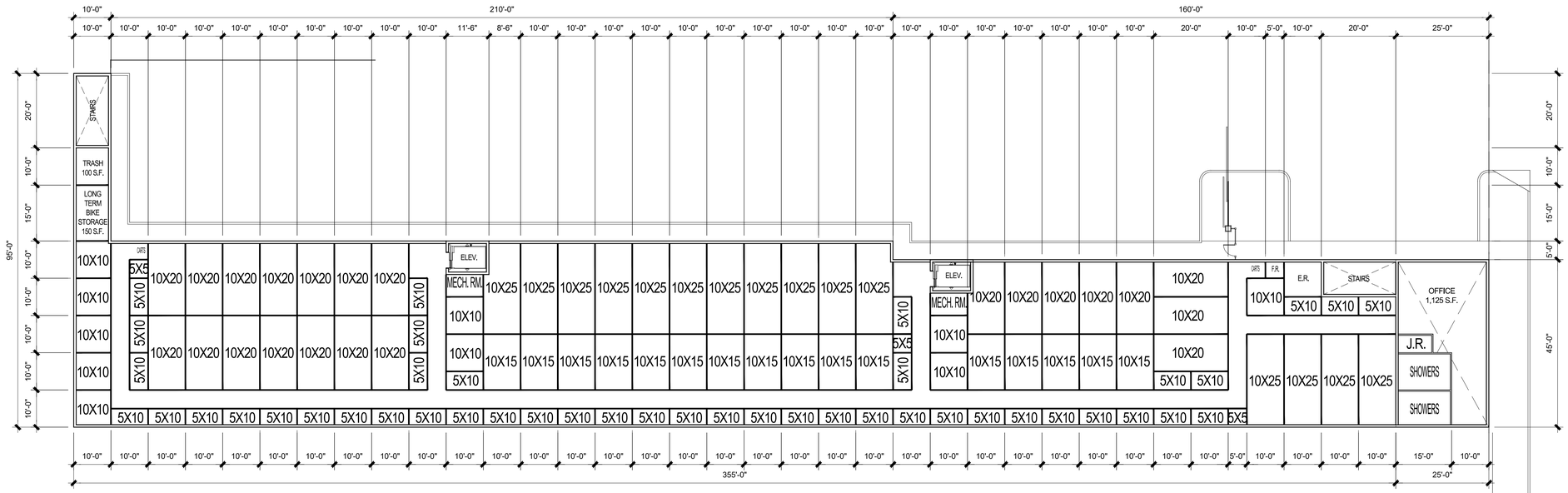
PRELIMINARY SITE PLAN

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JOB NUMBER: 21-816
SCALE: 1" = 20'
DATE: 05/24/2022

A.1

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1ST FLOOR PLAN 1

1/16"=1'-0"

50' 30' 20' 10' 5' 0'

LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

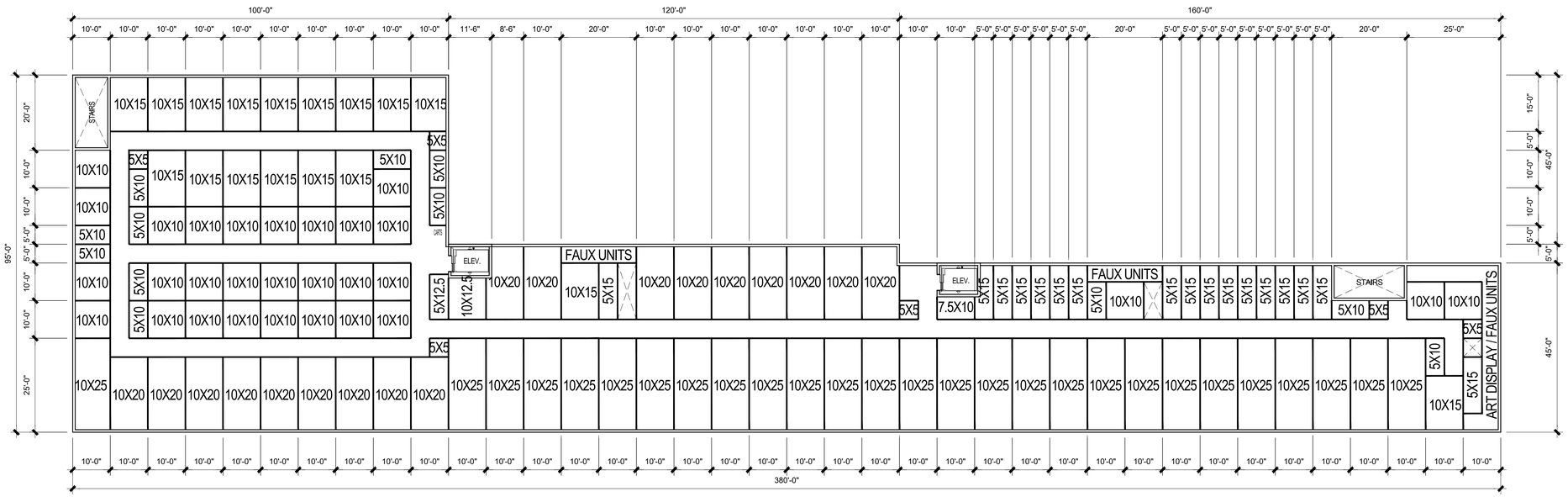
1ST FLOOR PLAN

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JOB NUMBER: 21-816
SCALE: 1/16"=1'-0"
DATE: 05/24/2022

A.2

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2ND FLOOR PLAN (1)

1/16"=1'-0"

50' 30' 20' 10' 5' 0'

LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

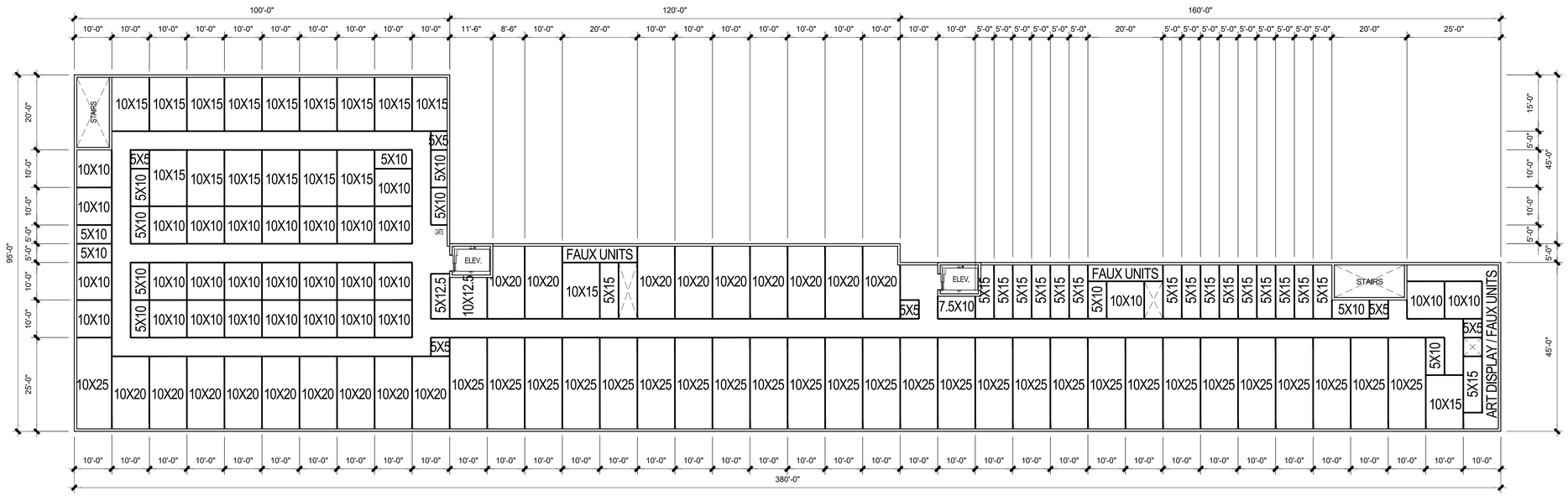
2ND FLOOR PLAN

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SCALE: 1/16"=1'-0"
DATE: 05/24/2022

A.3

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3RD FLOOR PLAN (1)

1/16"=1'-0"

50' 30' 20' 10' 5' 0'

LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

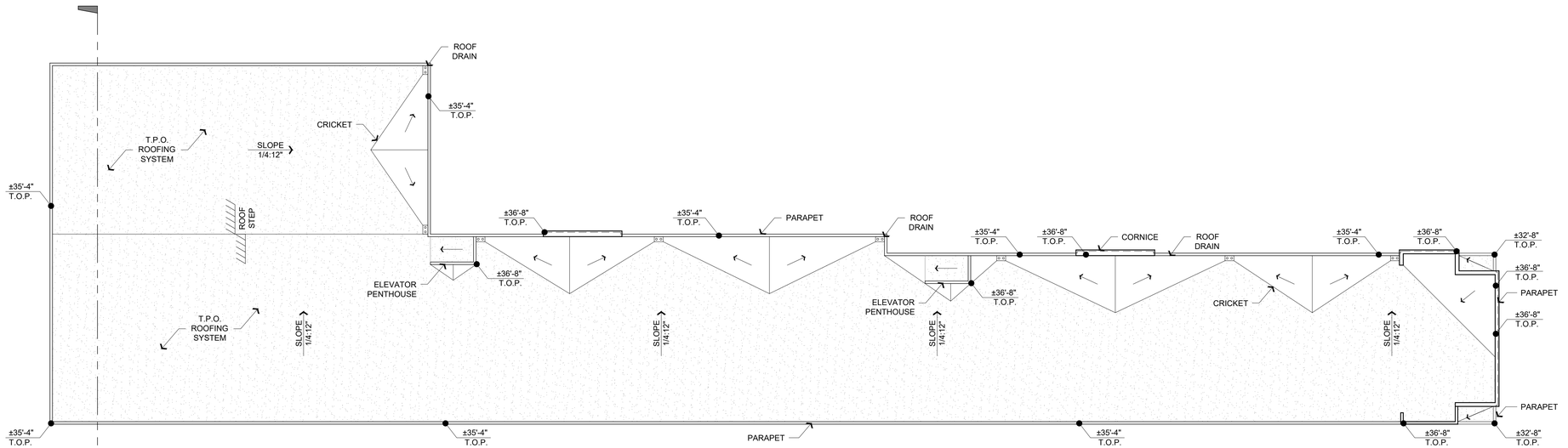
3RD FLOOR PLAN

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SCALE: 1/16"=1'-0"
DATE: 05/25/2022

A.4

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1
A.9

ROOF PLAN 1

1/16"=1'-0"

50' 30' 20' 10' 5' 0'

NORTH

LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

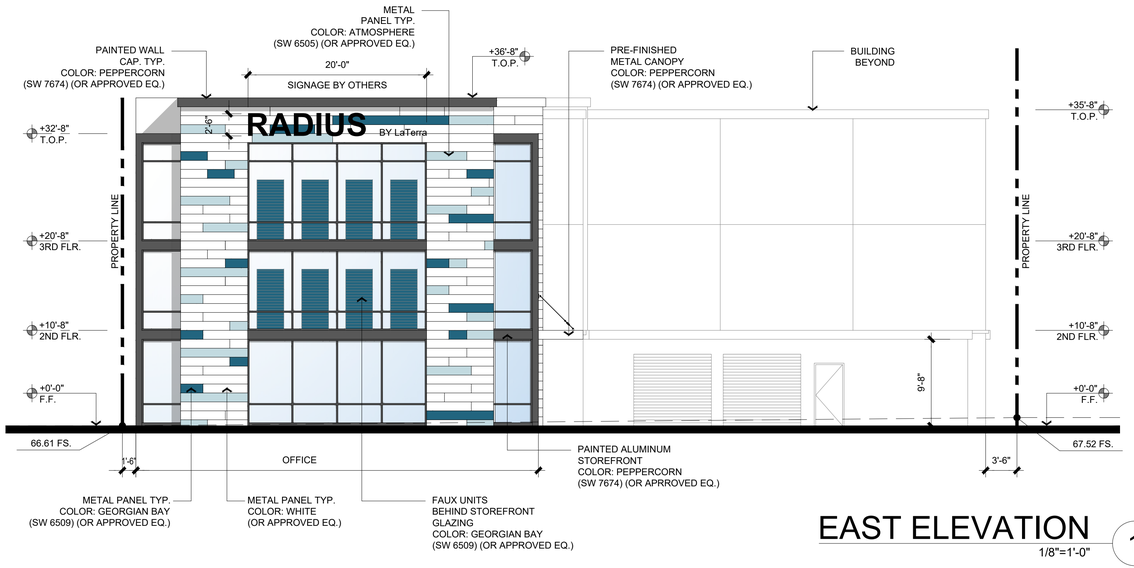
PRELIMINARY ROOF PLAN

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JOB NUMBER: 21-816
SCALE: 1/16"=1'-0"
DATE: 05/24/2022

A.5

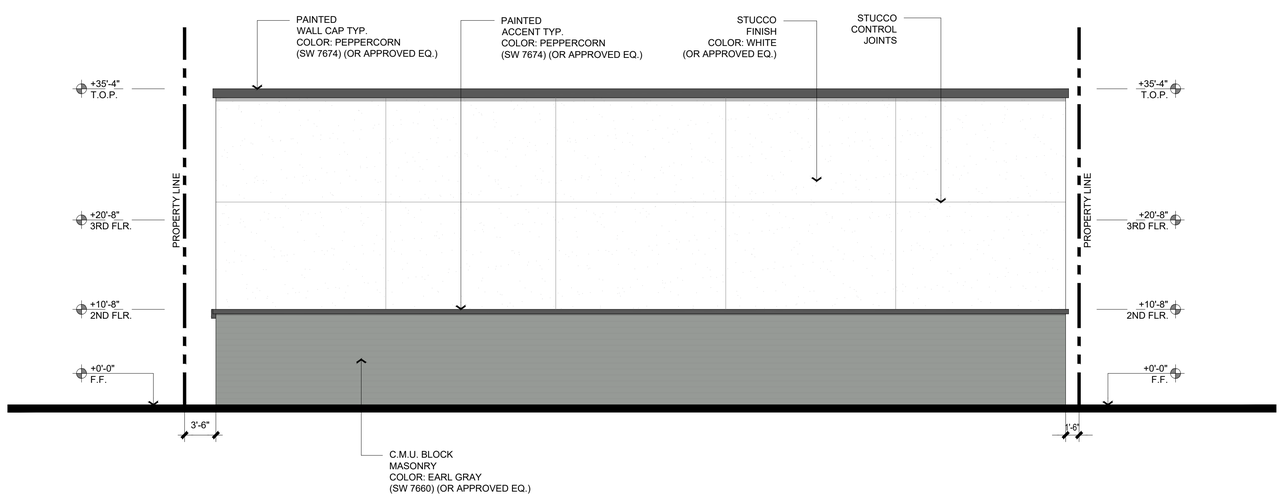
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EAST ELEVATION 1

1/8"=1'-0"

25' 15' 10' 5' 0'

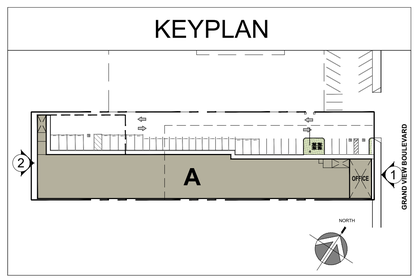


WEST ELEVATION 2

1/8"=1'-0"

25' 15' 10' 5' 0'

KEYPLAN



LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE PRELIMINARY ELEVATIONS

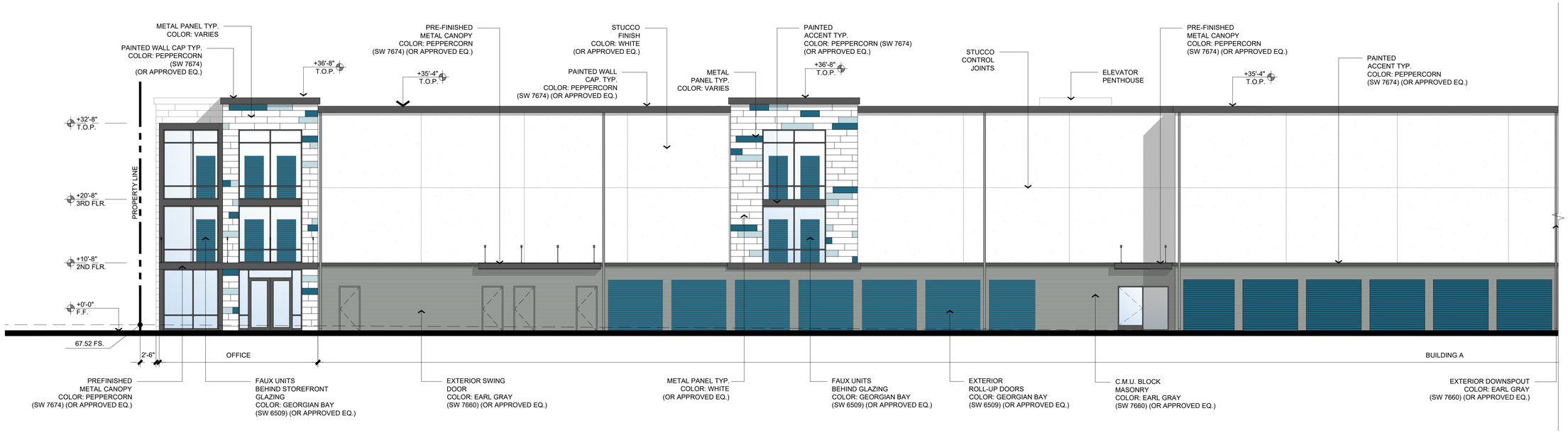
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SCALE: 1/8"=1'-0"
DATE: 05/24/2022

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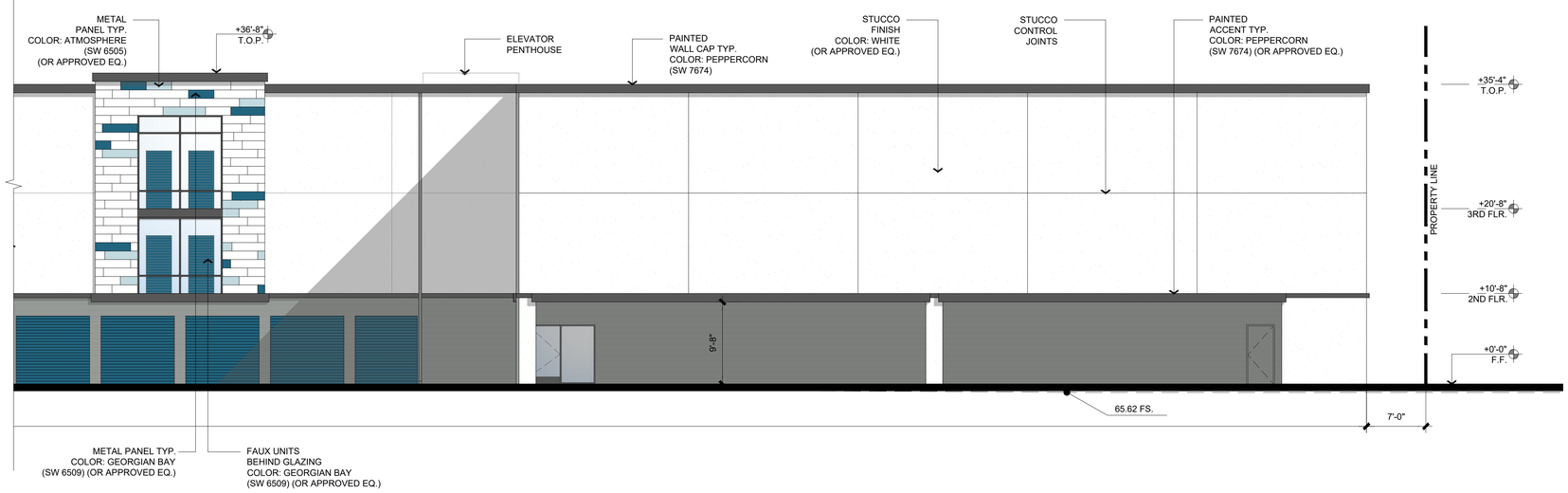
A.6



NORTH ELEVATION 1

1/8"=1'-0"

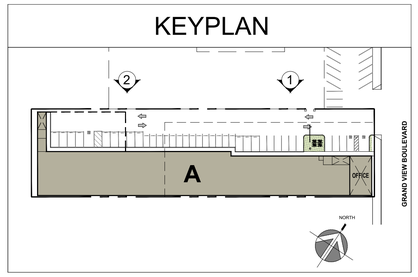
25' 15' 10' 5' 0'



NORTH ELEVATION CONT. 2

1/8"=1'-0"

25' 15' 10' 5' 0'



LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE PRELIMINARY ELEVATIONS

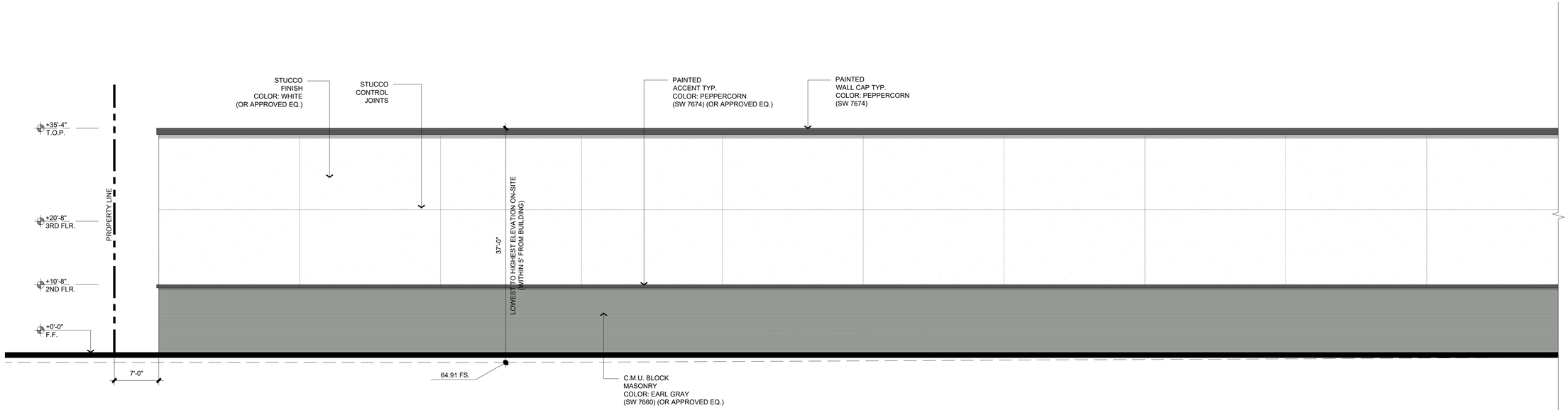
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JOB NUMBER: 21-816
SCALE: 1/8"=1'-0"
DATE: 05/24/2022

A.7

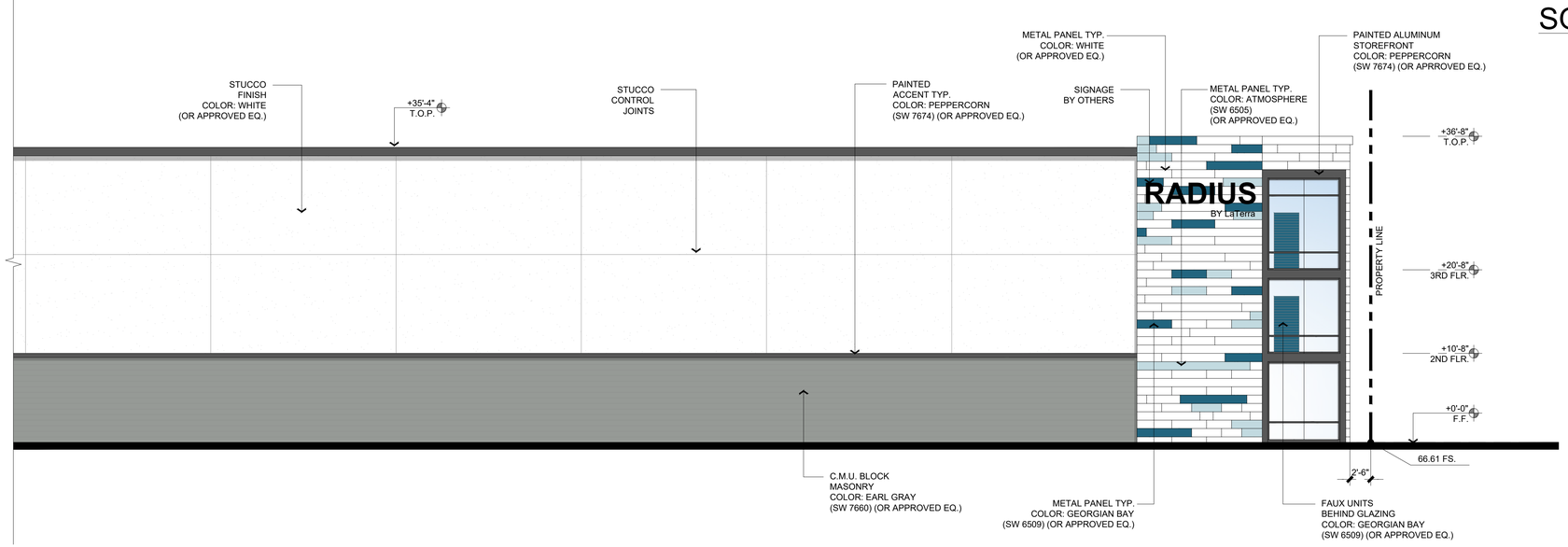
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SOUTH ELEVATION 1

1/8"=1'-0"

25' 15' 10' 5' 0'

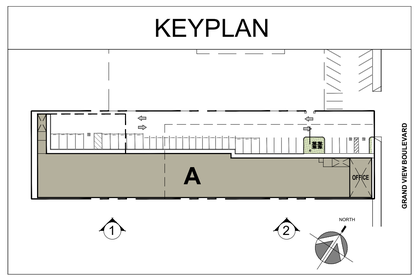


SOUTH ELEVATION CONT. 2

1/8"=1'-0"

25' 15' 10' 5' 0'

KEYPLAN



LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE PRELIMINARY ELEVATIONS

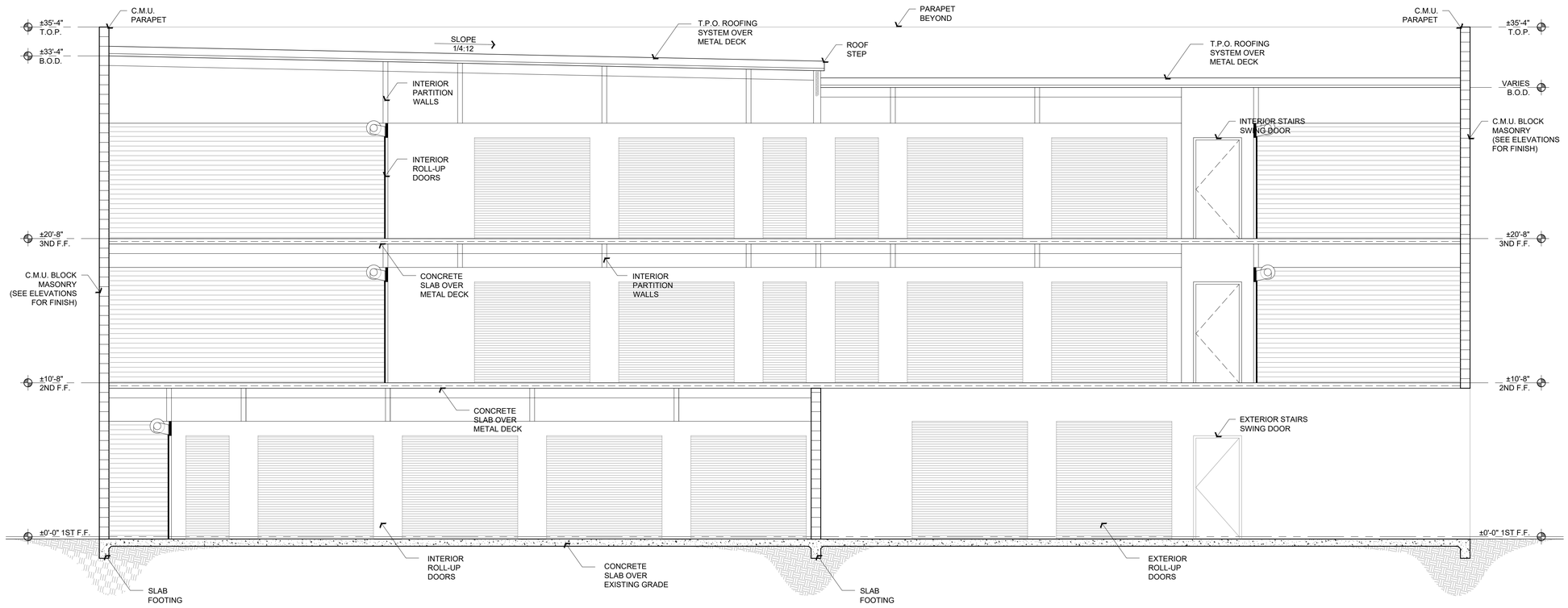
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JOB NUMBER: 21-816
SCALE: 1/8"=1'-0"
DATE: 05/24/2022

A.8

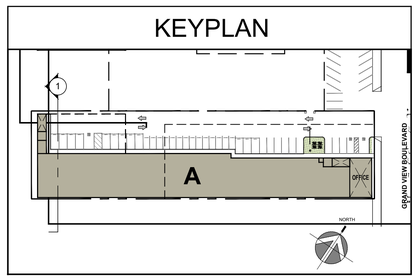
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WEST SECTION 1

1/4"=1'-0"

KEYPLAN



LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

PRELIMINARY SECTION

1/4"=1'-0"

15' 10' 5' 0'

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JOB NUMBER: 21-816
SCALE: 1/4"=1'-0:
DATE: 05/24/2022

A.9

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LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

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A.11

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LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

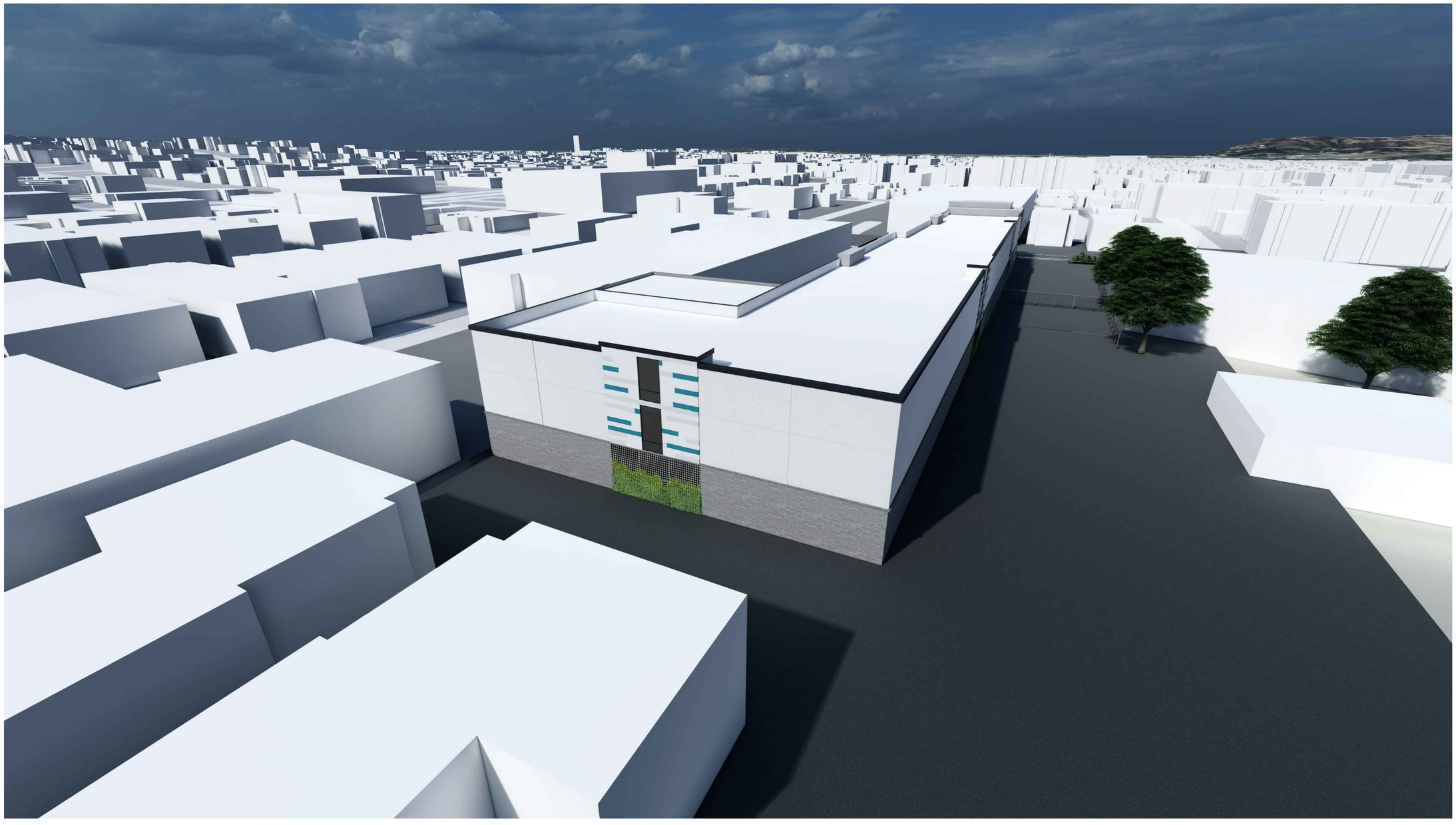
RENDERING

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DATE: 05/23/2022

A.12

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LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

LOS ANGELES, CA

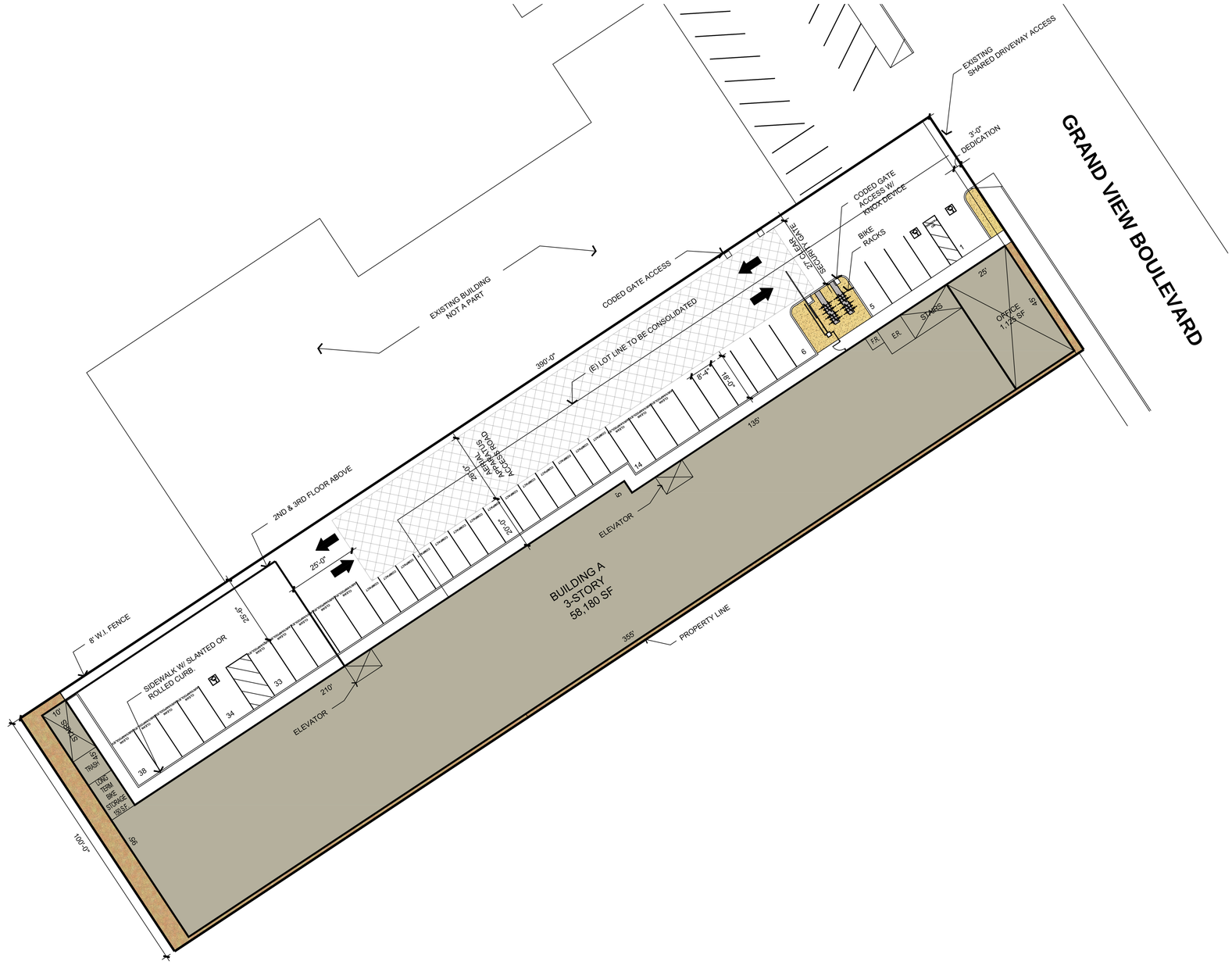
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DATE: 05/23/2022

A.13

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HARDSCAPE LEGEND

SYMBOL	NAME	QNTY	SIZE
	BUCKSKIN GOLD DECOMPOSED GRANITE	450 SQ FT	1/4" MINUS

AREA CALCS

LOT SIZE 38,701 SQ FT
1,900 SF OPEN SPACE
1,900 / 38,701 = 0.049 * 100 = 4.9% OPEN SPACE

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:

LOT 121 OF EAST OCEAN PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDS IN BOOK 6, PAGES 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4235-022-024 & 4235-022-025



BUCKSKIN GOLD DECOMPOSED GRANITE

LATERRA DEVELOPMENT

GRAND VIEW SELF STORAGE

3871-3877 GRAND VIEW BOULEVARD, LOS ANGELES, CA

DAVID EVANS AND ASSOCIATES INC.
4141 E. Inland Empire, Blvd., Suite 250
Ontario California 91764
Phone: 909.481.5750

0 20 40 80

1" = 20'-0"

LICENSED LANDSCAPE ARCHITECT
HEATH D. HABIG
5028
Signature
10-31-2022
Renewal Date
Date
STATE OF CALIFORNIA

HEATH D. HABIG HEATH.HABIG@DEAINC.COM

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DATE: 05/31/2022

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