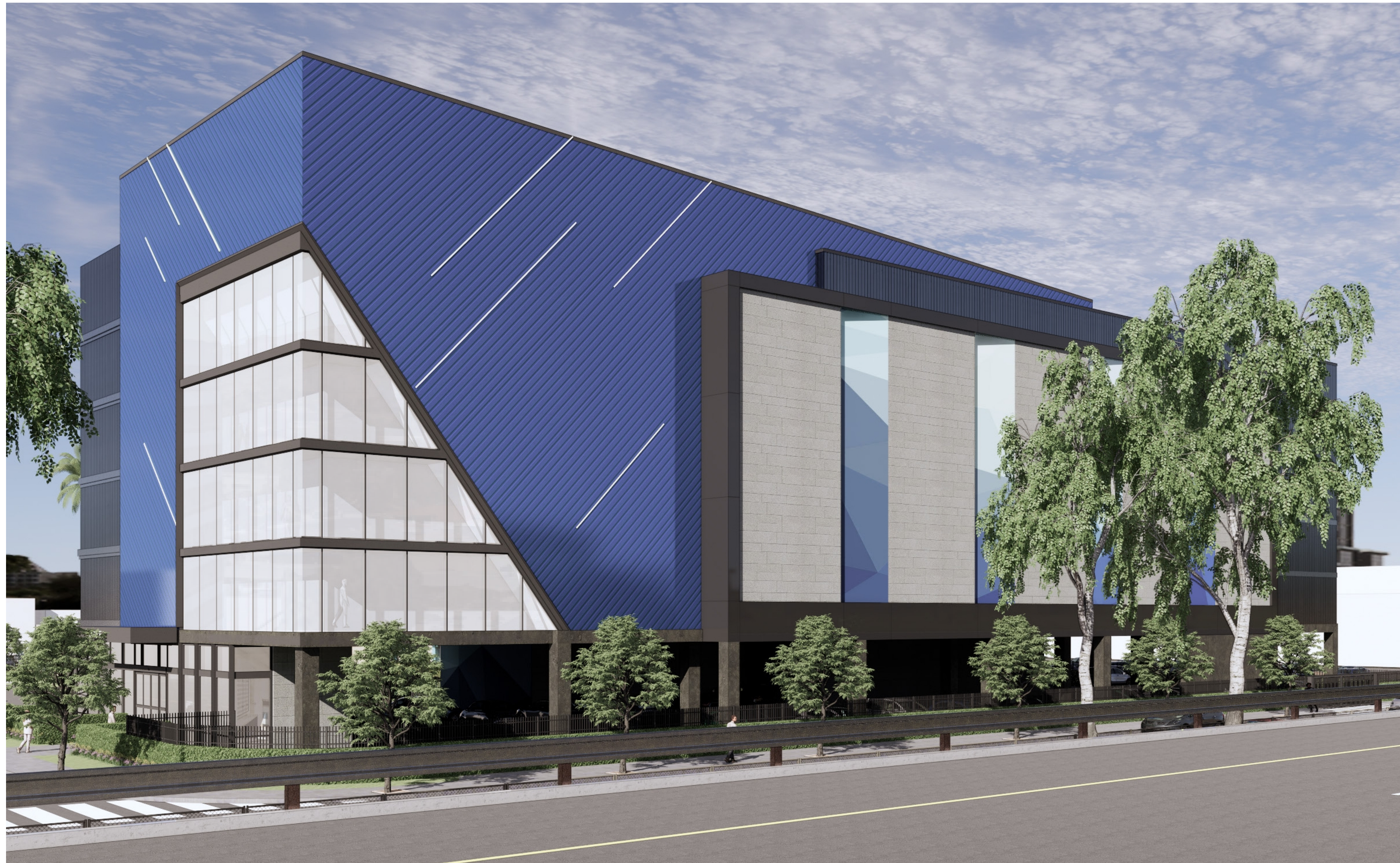


# WOODLAND HILLS

## CLARENDON ST. AND ALHAMA DR. SELF-STORAGE

WOODLAND HILLS, CALIFORNIA



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LANDSCAPE		
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### PROJECT DESCRIPTION

The proposed Project includes the Subdivision of the existing hotel Parcel into two new parcels, and the relocation of an in-ground swimming pool accessory to the hotel and associated site improvements (including accessory restroom and maintenance buildings, landscape and vehicular parking) to be maintained on the new "Hotel Parcel", and the construction, use and maintenance of a new 6-story self-storage building (for household goods), having 112,204 square feet and a maximum height of 80'-4", and 34 associated vehicular parking spaces, to be maintained on the new "Self-storage Parcel".

### PROJECT INFORMATION

**PROPERTY ADDRESS**  
21101 W Ventura Boulevard  
LOS ANGELES, CA 91364

**ADDRESS / LEGAL DESCRIPTION**  
ASSESSOR'S PARCEL NO.: 2167-001-010 Lot 11, Tract 29776

**JURISDICTIONAL INFORMATION**

COMMUNITY PLANNING AREA:  
CANOGA PARK-WINNETKA WOODLAND HILLS-WEST HILLS

VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN (VCBCSP)

AREA PLANNING COMMISSION: SOUTH VALLEY

NEIGHBORHOOD COUNCIL: WOODLAND HILLS-WARNER CENTER

COUNCIL DISTRICT: CD 3 – BOB BLUMENFIELD

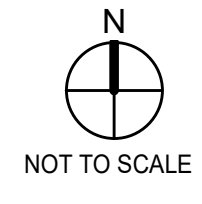
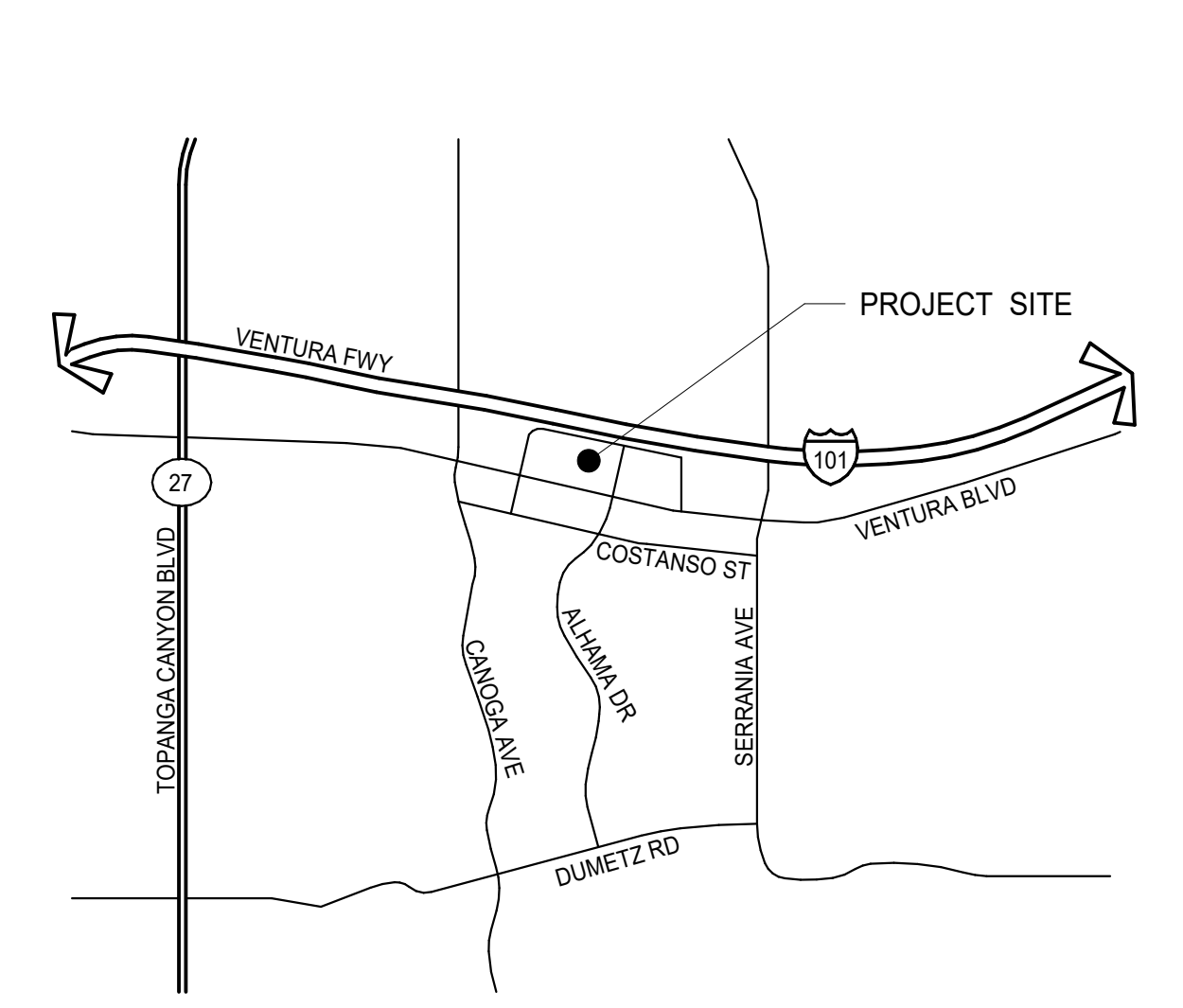
CENSUS TRACT: #1375.02

LADBS DISTRICT OFFICE: VAN NUYS

**EXISTING ZONING INFORMATION**  
ZONE: C4-1LD, P-1LD  
GENERAL PLAN LAND USE: GENERAL COMMERCIAL  
GENERAL PLAN FOOTNOTE(S): YES  
HILLSIDE AREA (ZONING CODE): NO

**PROPOSED ZONING INFORMATION**  
ZONE: C2-2  
GENERAL PLAN LAND USE: GENERAL COMMERCIAL (NO CHANGE)  
GENERAL PLAN FOOTNOTE(S): YES  
HILLSIDE AREA (ZONING CODE): NO

### VICINITY MAP



### OWNER

**JOHNSON DEVELOPMENT ASSOCIATES, INC.**  
101 N. PACIFIC COAST HWY, SUITE 308  
EL SEGUNDO, CA 90245  
JOHNSONDEVELOPMENT.NET  
THEJOHNSONGROUP.COM

PRIMARY CONTACT: MIKE GALLEN  
PH: (310) 387-0319  
EMAIL: mgallen@johnsondevelopment.com

### ARCHITECT

**WARE MALCOMB**  
915 WILSHIRE BLVD, SUITE 2150  
LOS ANGELES, CA 90017  
P 310.903.4000

PRIMARY CONTACT: MELANI DANNENBERG  
PH: (310) 903.4017  
EMAIL: mdannenber@waremalcomb.com

ALTERNATE CONTACT:  
PH:  
EMAIL:

### DEVELOPMENT STANDARDS

ZONING: SP (VCBC)

MAX F.A.R. 1.25:1  
MAX COVERAGE 75%  
MAX HEIGHT: 45 FT

**BUILDING SETBACKS:**  
FRONT 10 FT  
SIDE 0 FT (NOTE 1)  
REAR 15 FT (NOTE 2)

**LANDSCAPE SETBACKS**  
FRONT: 10 FT  
SIDE: 10 FT  
REAR: 10 FT  
CORNER LOTS 18" MIN. AND 15'-0" MAX. (ALHAMA DRIVE)

LANDSCAPE REQS. 15%

**OFF-STREET PARKING**  
STANDARD 8.5x18  
COMPACT: 8x15  
MAX. COMPACT %: 40%  
DRIVE AISLE 28 FT. 28 FT.

**REQD. PARKING RATIO BY USE:**  
STORAGE: 1/500 SF  
PLUS 1 PER 5,000 SF BEYOND THE FIRST 10,000 SF

**NOTES:**  
1. NO SIDE YARDS EXCEPT THAT AN ACCESSWAY WHICH MAY INCLUDE A MAX OF 20' WIDE DRIVEWAY, A MAX. OF 4 FT. WALKWAY AND LANDSCAPE BUFFERS OF 18" TO 5 FT. ON EITHER SIDE MAY BE PROVIDED.  
2. IF REAR LOT LINE IS ADJACENT TO STREET, THEN THERE SHOULD BE A MIN. OF 15' REAR YARD. 20' IF ADJACENT TO RESIDENTIAL

**WARE MALCOMB**  
ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
BUILDING MEASUREMENT

915 Wilshire Blvd, Suite 2150  
Los Angeles, California 90017  
P 310.903.4000

**JOHNSON DEVELOPMENT ASSOCIATES, INC.**  
Part of TheJohnsonGroup

**CLARENDON ST. & ALHAMA DR. SELF-STORAGE**  
21101 VENTURA BLVD.  
WOODLAND HILLS, CALIFORNIA

TITLE SHEET		REMARKS
DATE	06/23/2023	SD SET - NOT FOR CONSTRUCTION
DATE	12/15/2023	PLANNING SET
DATE	03/09/2024	PLANNING SET

PAPM: M. DANNENBERG  
DRAWN BY: C.P.  
JOB NO.: LAX21-0081-00

SHEET  
**A0.1**

LEGEND AND ABBREVIATIONS:

- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- T TELEPHONE
- D STORM DRAIN
- DI DRAIN INLET
- CD CURB DRAIN
- GM GAS METER
- GV GAS VALVE
- ML METAL LID
- U UNKNOWN UTILITY
- UV UNKNOWN VAULT
- CL COLUMN
- E ELECTRIC
- WV WATER VALVE
- C CABLE
- SS SEWER

BOUNDARY NOTES:

FD LEAD AND TAG, LS 6388, ON 1" PL PROD TO CORNER OR PERPENDICULAR OFFSET, PER PWB 1710314, UNLESS OTHERWISE NOTED

GENERAL NOTES:

BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.75) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819.

BENCHMARK: CITY OF LOS ANGELES: 06-05942 DATUM: NAVD 88 YEAR OF ADJUSTMENT: 2000 ELEVATION: 902.624'

AREA: 109,042.11 SQUARE FEET OR 2.503 ACRES

FLOOD ZONE: ZONE X NOT IN A SPECIAL FLOOD HAZARD AREA COMMUNITY PANEL NO.: 06037C1290F MAP DATE: SEPTEMBER 26, 2008

ZONING: ZONING SHOWN IS BASED ON A CURSORY REVIEW OF CITY OF ANAHEIM INFORMATION.

C4 - 1LD

BUILDING SETBACK REQUIREMENTS: NONE

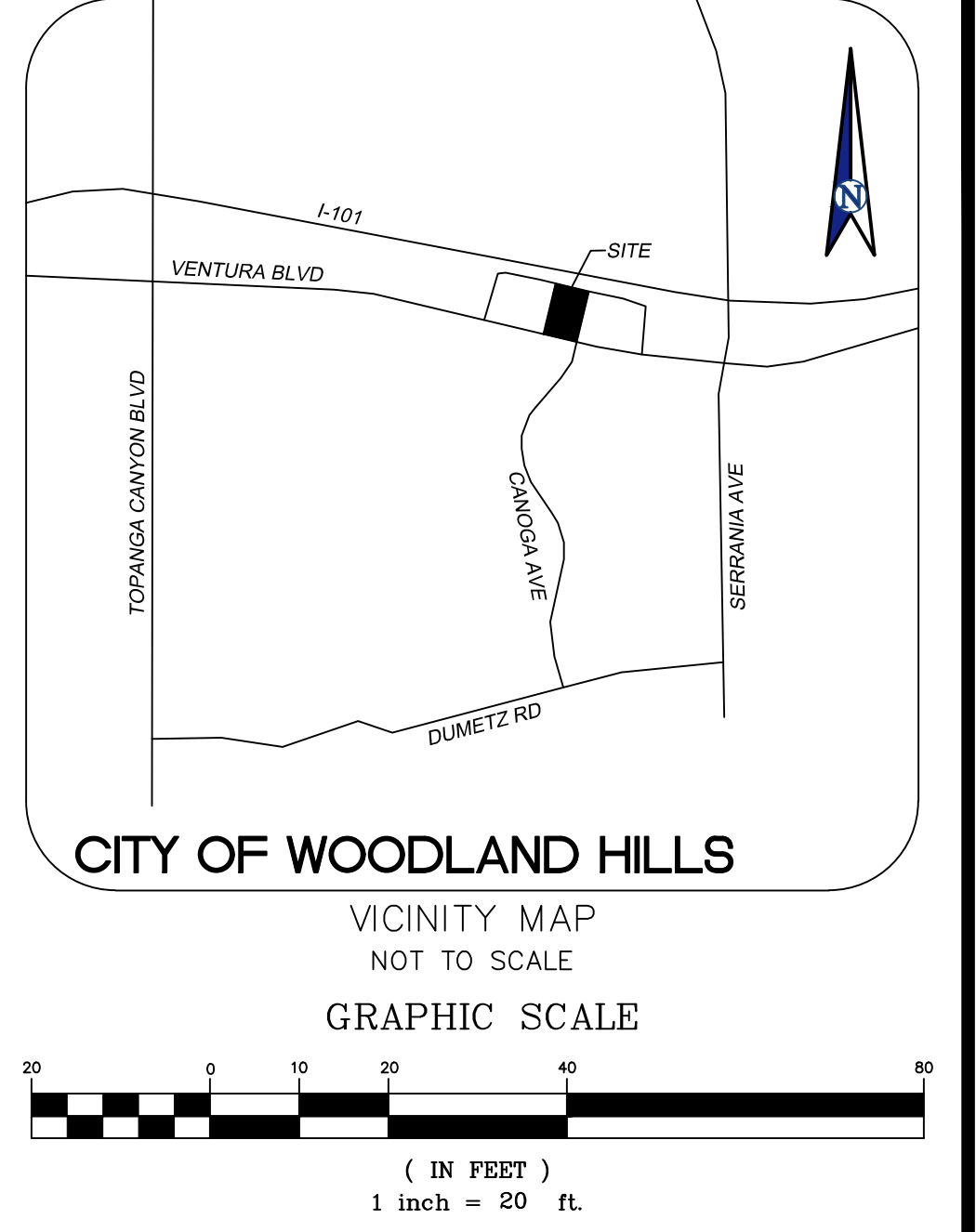
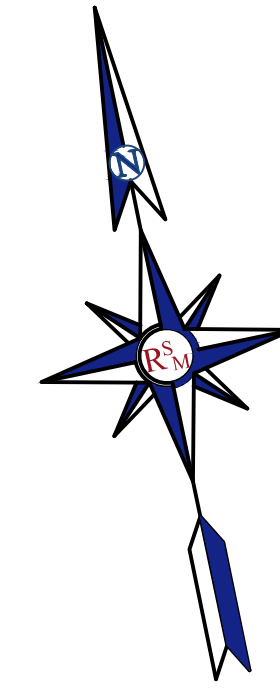
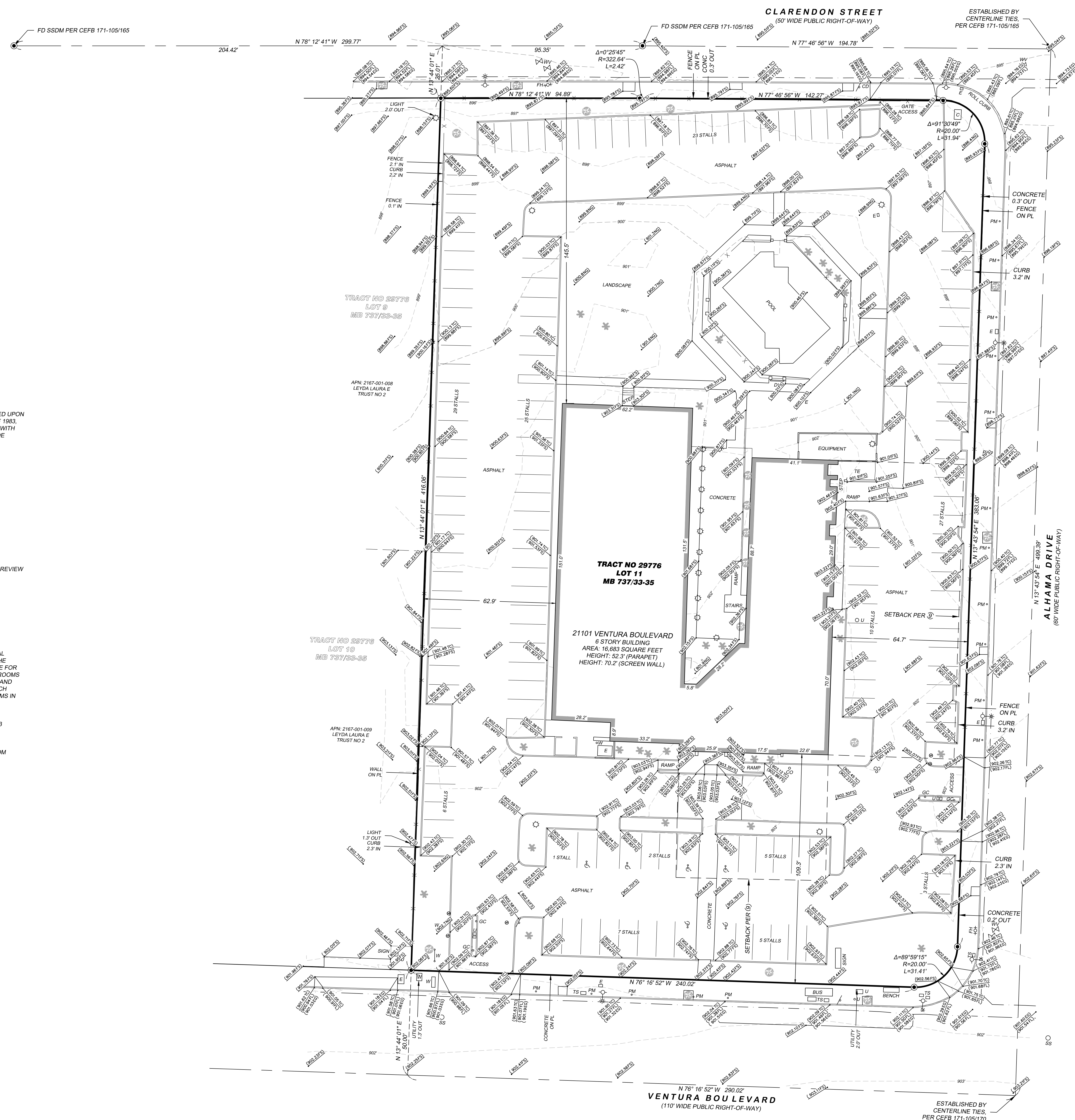
HEIGHT RESTRICTIONS: 45 FEET

PARKING REQUIREMENTS: ONE PARKING SPACE FOR EACH INDIVIDUAL GUEST ROOM OR SUITE OF ROOMS FOR THE FIRST 30; ONE ADDITIONAL PARKING SPACE FOR EACH TWO GUEST ROOMS OR SUITES OF ROOMS IN EXCESS OF 30 BUT NOT EXCEEDING 60; AND ONE ADDITIONAL PARKING SPACE FOR EACH THREE GUEST ROOMS OR SUITES OF ROOMS IN EXCESS OF 60.

EXISTING PARKING: 149 PARKING STALLS EXIST, INCLUDING 143 REGULAR STALLS AND 6 ADA STALLS

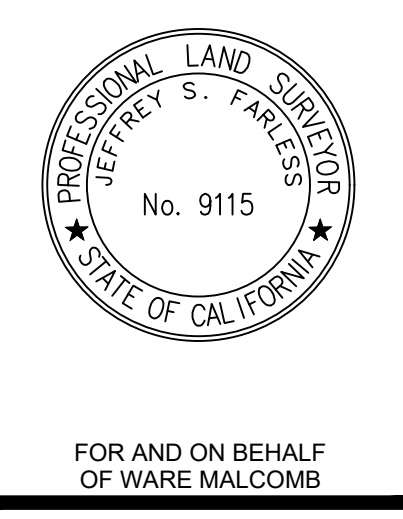
ACCESS NOTE: VEHICULAR & PEDESTRIAN ACCESS IS FROM CLARENDON STREET, ALHAMA DRIVE, AND VENTURA BOULEVARD, ALL PUBLIC RIGHTS-OF-WAY.

ENCROACHMENTS: NONE



**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

10 edelmann  
irvine, ca 92618  
p 949.660.9126  
waremalcomb.com



FOR AND ON BEHALF OF WARE MALCOMB

**ALTANSPS LAND TITLE SURVEY**  
21101 VENTURA BOULEVARD  
WOODLAND HILLS, CALIFORNIA

GENERAL NOTES:

- 1 ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA PUBLIC RIGHTS-OF-WAY.
- 2 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN PROCESS AT THE TIME OF THE SURVEY.
- 3 THERE WERE NOT ANY PROVIDED CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.
- 4 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN PROCESS AT THE TIME OF THE SURVEY.
- 5 THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 6 ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY ARE SHOWN HEREON.

LEGAL DESCRIPTION:

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

LOT 11 OF TRACT NO. 29776, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 737, PAGES 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 2167-001-010

TITLE REPORT EXCEPTIONS:  
PER REPORT NUMBER NCS-1135822-DC72  
DATED: JUNE 09, 2022

- 9 THE TERMS AND PROVISIONS RECORDED APRIL 01, 1995, AS INSTRUMENT NO. 3886, IN BOOK M-1817, PAGE 832, OF OFFICIAL RECORDS.
- PLOTTED AS SHOWN
- 10 AN UNRECORDED LEASE RECORDED NOVEMBER 04, 1996, AS INSTRUMENT NO. 96-1785931, OF OFFICIAL RECORDS.
- AFFECTS PROPERTY - NOT PLOTTED - BLANKET IN NATURE
- 11 A COVENANT AND AGREEMENT, RECORDED NOVEMBER 06, 2012, AS INSTRUMENT NO. 2012-1687565, OF OFFICIAL RECORDS.
- AFFECTS PROPERTY - NOT PLOTTED - BLANKET IN NATURE

SURVEYOR'S CERTIFICATION:

TO FIRST AMERICAN TITLE INSURANCE COMPANY:

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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 29, 2022.

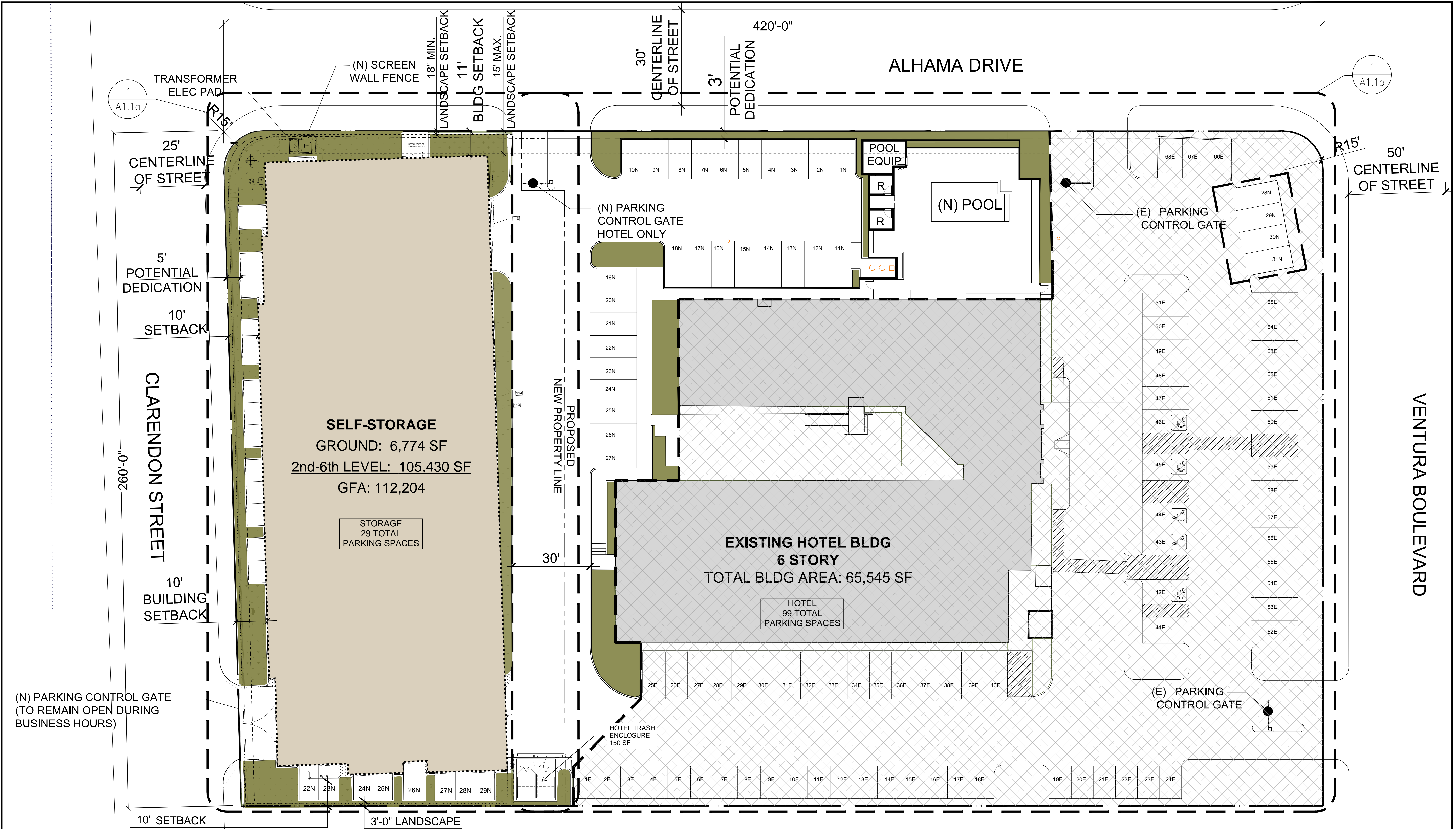
DATE OF PLAT OR MAP: JULY 21, 2022

BY: *Jeffrey S. Farless*  
JEFFREY S. FARLESS P.L.S. 9115

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NUMBER NCS-1135822-DC72, DATED JUNE 9, 2022.

NO.	DATE	REMARKS

JOB NO.:	RSM22-107
PA / PM:	
DESIGNED:	
DATE:	
PLOT DATE:	11/17/22



SITE AREA	BEFORE DEDICATION	AFTER DEDICATION
HOTEL	77,022.27 SF	74,757.29 SF
SELF-STORAGE	32,019.84 SF	30,343.88 SF
GROSS:	109,042.11 SF	105,101.17 SF
	2.51 ACRES	2.42 ACRES

EXISTING HOTEL	TOTAL HOTEL BLDG AREA
	65,545 SF

PROPOSED SELF-STORAGE	TOTAL SELF-STORAGE AREA:
	112,204 SF
GRAND TOTAL BUILDING AREA:	177,749 SF

FAR:	EXISTING HOTEL:	PROVIDED:
		65,545 SF / 75,525 SF = 0.87
PROPOSED SELF-STORAGE	PROVIDED:	112,204 SF / 31,700 SF = 3.54
TOTAL PROVIDED:	177,749 SF / 107,225 SF = 1.66	

BUILDING HEIGHT (MAX HEIGHT ALLOWED IS 45'-0")	EXISTING HOTEL	EXISTING BLDG HEIGHT:	PROPOSED SELF-STORAGE
		+ 71'-6"	80'-4"

HOTEL	TOTAL ROOMS
	122 UNITS

PARKING REQUIRED PER VCBCSP:	1 SPACE/UNIT:	1 EMPLOYEE SPACE/10 UNITS	SUB-TOTAL:
	122 STALLS	12 STALLS	134 STALLS

PARKING REQUIRED PER LAMC REQUIREMENTS:	1ST 30 GUESTROOMS, 1 SPACE/UNIT:	2ND 30 GUESTROOMS, 0.5 SPACE/UNIT:	REMAINING GUESTROOMS, 0.3 SPACE/UNIT:	SUB-TOTAL
	30 STALLS	15 STALLS	23 STALLS	68 STALLS

PARKING PROVIDED (PER LAMC REQUIREMENTS)	STANDARD:	COMPACT:	TOTAL
	61 STALLS	38 STALLS	99 STALLS

HOTEL REQUIRED ACCESSIBLE	HOTEL PROVIDED ACCESSIBLE
4 STALLS	5 STALLS

SELF STORAGE	PARKING REQUIRED:	1ST 10K	10K over	SUB-TOTAL	20% C.U.P. REDUCTION	20% BICYCLE SWAP REDUCTION	TOTAL PARKING REQUIRED
		1/500 SF	1/5000 SF	20 STALLS	40 STALLS	32 STALLS	26 STALLS

PARKING PROVIDED:	STANDARD	COMPACT	TOTAL
	20 STALLS	9 STALLS	29 STALLS

SELF-STORAGE REQ. ACCESSIBLE	SELF-STORAGE PROVIDED ACCESSIBLE
2 STALLS	2 STALLS

GRAND TOTAL PARKING PROVIDED	HOTEL	SELF-STORAGE	TOTAL
	99 STALLS	29 STALLS	128 STALLS

EV PARKING
SEE SHEET A1.1a

**LEGEND:**

- EXISTING CONDITIONS TO REMAIN
- NEW LANDSCAPE

PARKING SF CALCULATIONS:	HOTEL PARKING	HOTEL LANDSCAPE	LANDSCAPE PERCENTAGE
	47,781 SF	7,752 SF	16%

SELF STORAGE PARKING	HOTEL LANDSCAPE	LANDSCAPE PERCENTAGE
23,829 SF	3,944 SF	16.6%

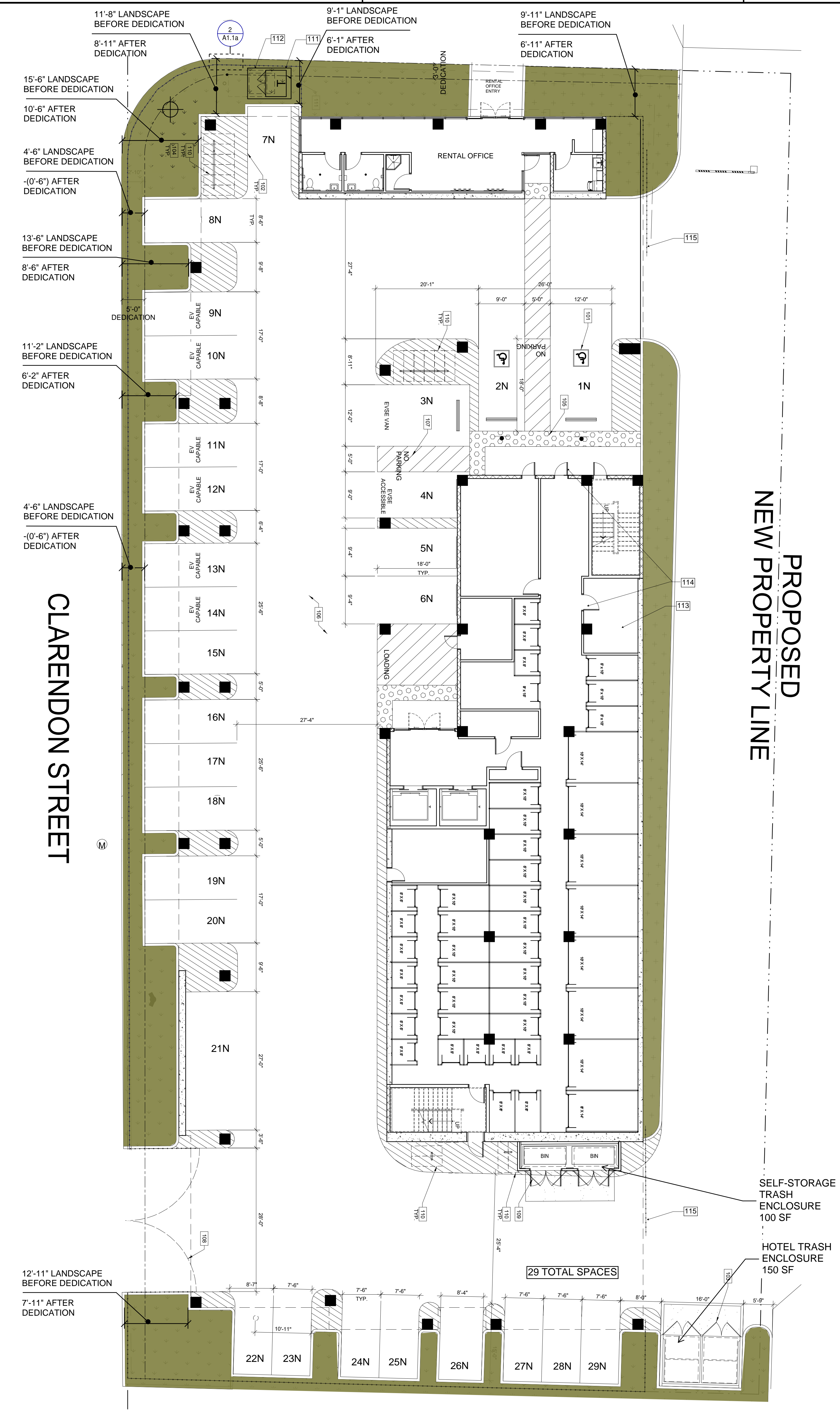
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**SITE PLAN**  
 REMARKS  
 SO SET - NOT FOR CONSTRUCTION  
 PLANNING SET  
 DATE: 09/27/2023  
 12/13/2023  
 03/08/2024

**CLARENDON ST. & ALHAMA DR.**  
**SELF-STORAGE**  
 21101 VENTURA BLVD.  
 WOODLAND HILLS, CA

SHEET  
**A1.1**



**SELF-STORAGE BUILDING ENLARGED SITE PLAN**  
SCALE: 1" = 10'-0" **1**

**SITE DATA:**

SITE AREA	BEFORE DEDICATION	AFTER DEDICATION
HOTEL	77,022.27 SF	74,757.29 SF
SELF-STORAGE	32,019.84 SF	30,343.88 SF
GROSS:	109,042.11 SF	105,101.17 SF
	2.51 ACRES	2.42 ACRES

PROPOSED SELF-STORAGE	
GROUND FLOOR	6,774 SF
SECOND FLOOR	21,086 SF
THIRD FLOOR	21,086 SF
FOURTH FLOOR	21,086 SF
FIFTH FLOOR	21,086 SF
SIXTH FLOOR	21,086 SF
<b>TOTAL SELF-STORAGE AREA:</b>	<b>112,204 SF</b>

FAR:	
PROPOSED SELF-STORAGE PROVIDED:	112,204 SF / 31,700 SF = 3.54
MAXIMUM ALLOWED	1.25
MAXIMUM ALLOWED (IN SF)	31,700 SF x 1.25 = 39,625 SF
PROPOSED LANDSCAPE	5,259 SF

**BUILDING HEIGHT (MAX HEIGHT ALLOWED IS 45'-0")**

PROPOSED SELF-STORAGE	
GROUND FLOOR	16'-0"
SECOND FLOOR	10'-8"
THIRD FLOOR	10'-8"
FOURTH FLOOR	10'-8"
FIFTH FLOOR	10'-8"
SIXTH FLOOR	10'-8"
TOTAL	69'-4"
TOTAL (WITH PARAPET)	80'-4"

**PARKING REQUIRED:**

SELF STORAGE		
1ST 10K	1/500 SF	20 STALLS
10K over	1/500 SF	20 STALLS
SUB-TOTAL		40 STALLS
20% C.U.P. REDUCTION		(-8 STALLS)
		32 STALLS
20% BICYCLE SWAP REDUCTION		(-6 STALLS)
TOTAL PARKING REQUIRED		26 STALLS

PARKING PROVIDED:		
STANDARD		20 STALLS
COMPACT	31%	9 STALLS
TOTAL		29 STALLS

SELF-STORAGE REQ, ACCESSIBLE	2 STALLS
SELF-STORAGE PROVIDED ACCESSIBLE	2 STALLS

EV PARKING REQUIRED		EV PARKING PROVIDED	
TOTAL SPACES	- 29	TOTAL SPACES	- 29

TOTAL EV	- 8	TOTAL EV	- 8
EVSE	- 2	EVSE	- 2
EV VAN ACCESSIBLE	- 1	EV VAN ACCESSIBLE	- 1
EV STD. ACCESSIBLE	- 1	EV STD. ACCESSIBLE	- 1

**BICYCLE STALLS REQUIRED:**

SELF STORAGE OFFICE AREA (ANCILLARY USE)		
1/1000 SF	SHORT TERM	1 STALLS
	LONG TERM	1 STALLS

SELF STORAGE		
1/1000 SF	SHORT TERM	11 STALLS
	LONG TERM	11 STALLS

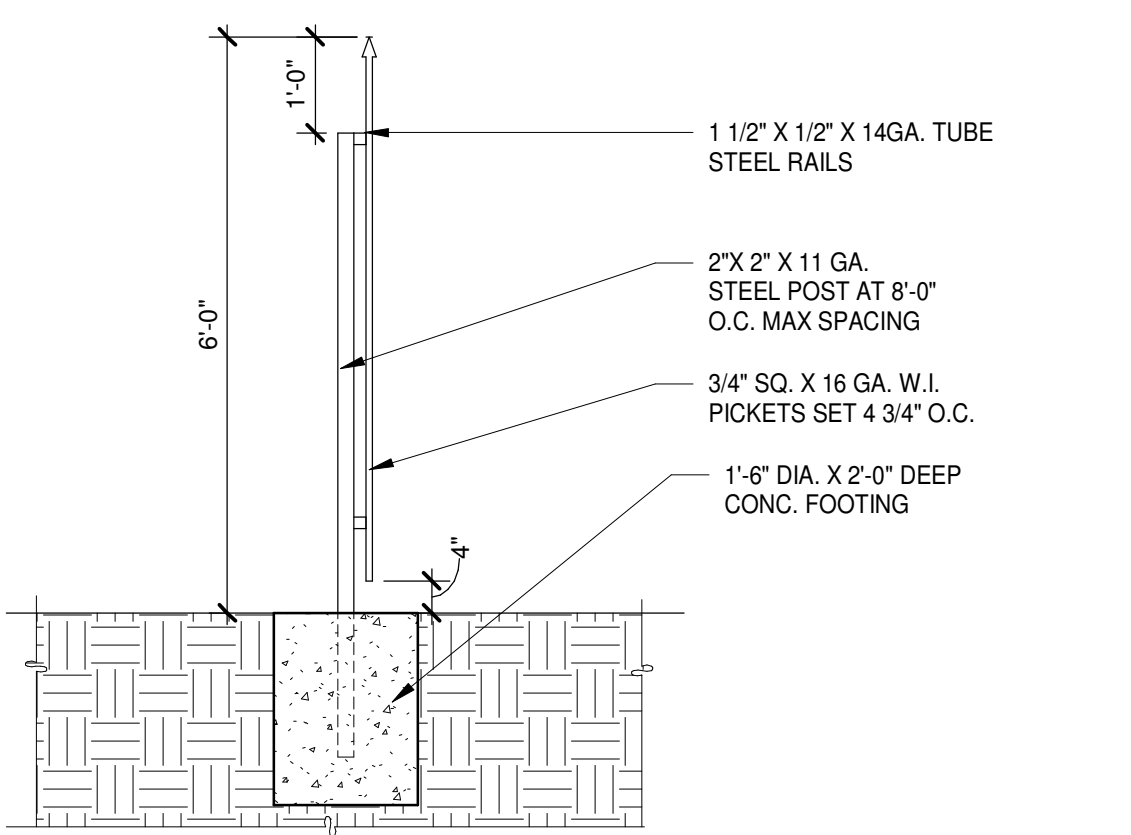
20% BICYCLE SWAP REQUIREMENT (INCLUSIVE OF REQUIRED BICYCLE SPACES)		
	SHORT TERM	16 STALLS
	LONG TERM	16 STALLS

- KEYNOTES:**
- VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
  - PAINTED PARKING STRIPING PER CITY STANDARDS. 2'-0" PARKING OVERHANG.
  - TRASH ENCLOSURE WITH RECYCLE BIN.
  - LANDSCAPE AND IRRIGATION AREA.
  - ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
  - CONCRETE PAVEMENT.
  - ACCESSIBLE LOADING ZONE.
  - SWINGING METAL GATE. OPEN DURING BUSINESS HOURS (CONTROLLED ACCESS ENTRY WAY).
  - STORAGE BUILDING TRASH ENCLOSURE WITH RECYCLE BIN.
  - SELF-STORAGE BICYCLE PARKING SPACES - SHORT TERM (16 TOTAL)
  - TRANSFORMER ELECTRICAL PAD.
  - SCREEN FENCE.
  - LONG TERM BICYCLE SPACES - 16 TOTAL
  - DIRECTIONAL SIGNAGE TO LONG TERM BICYCLE PARKING
  - (N) EMERGENCY ACCESS GATE WITH KNOXBOX TO REMAIN LOCKED AT ALL TIMES.

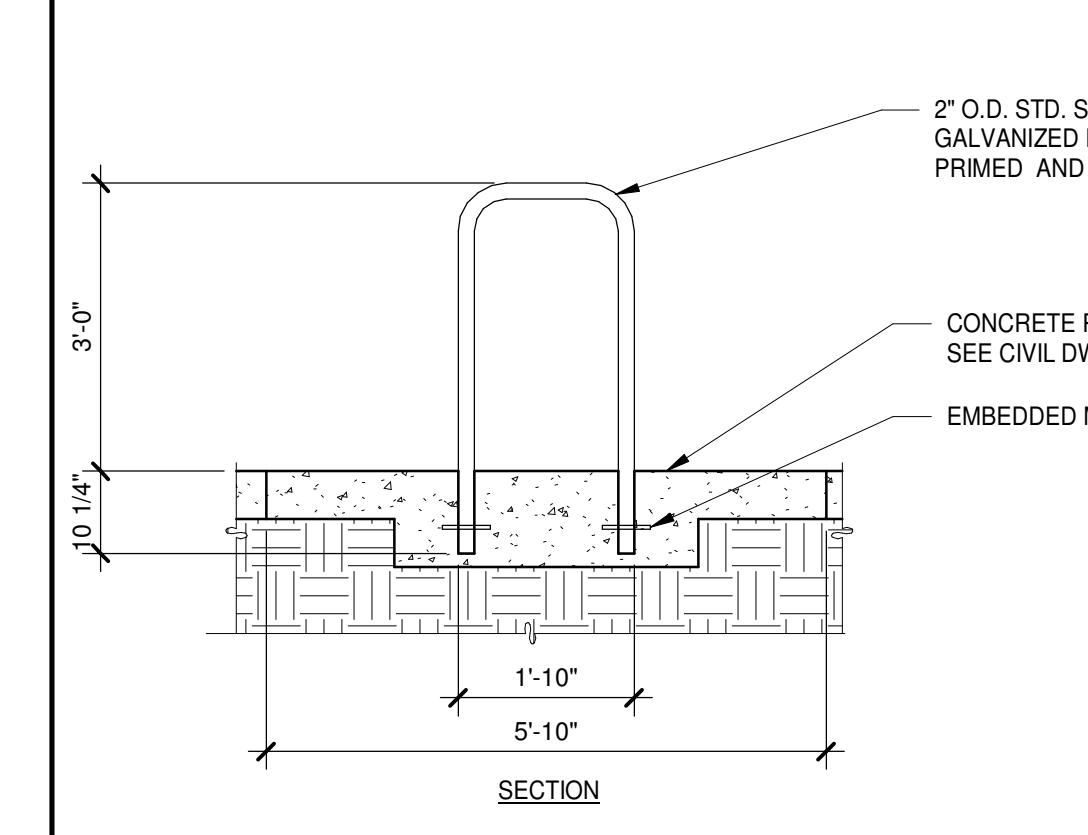
**LEGEND**

- EXISTING CONDITIONS TO REMAIN
- NEW LANDSCAPE

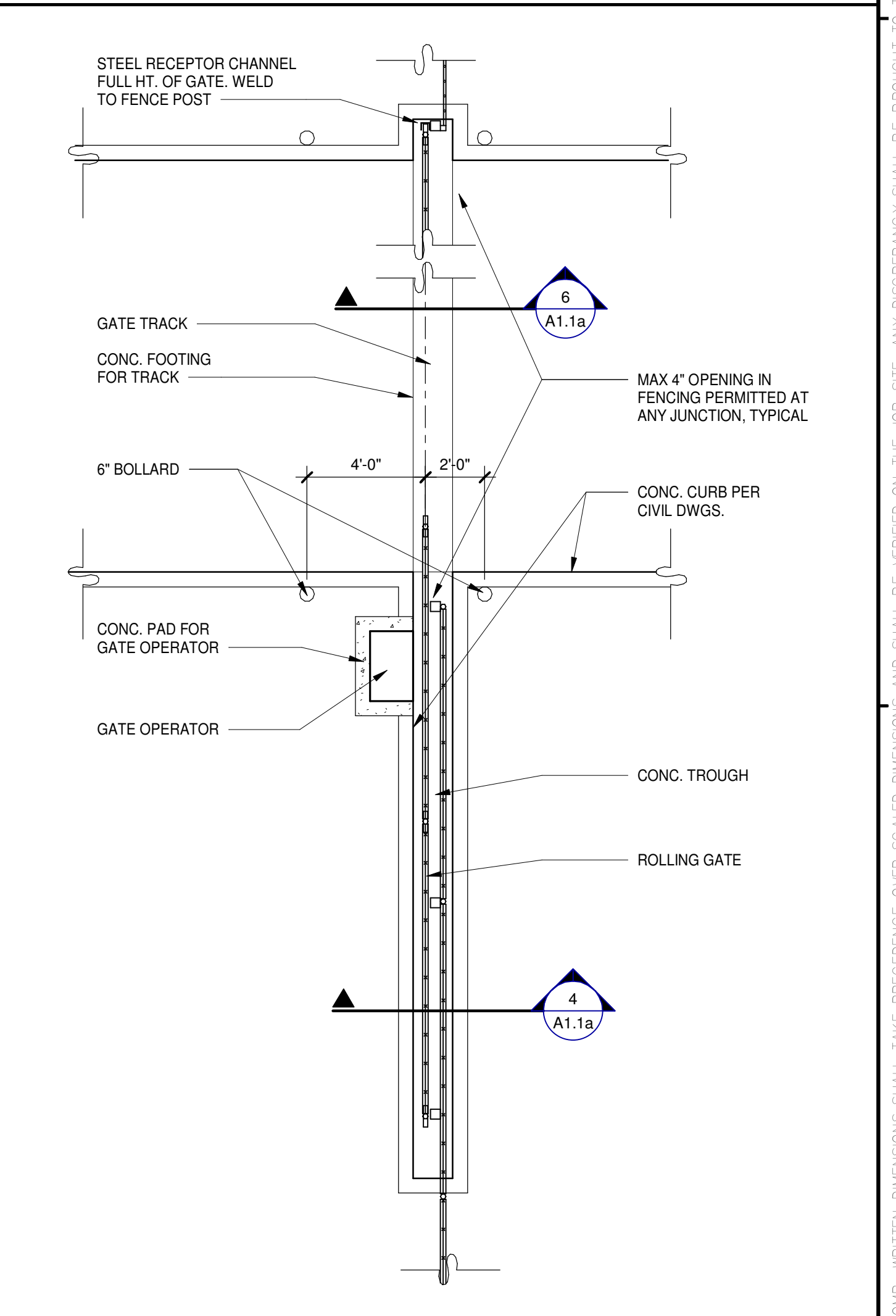
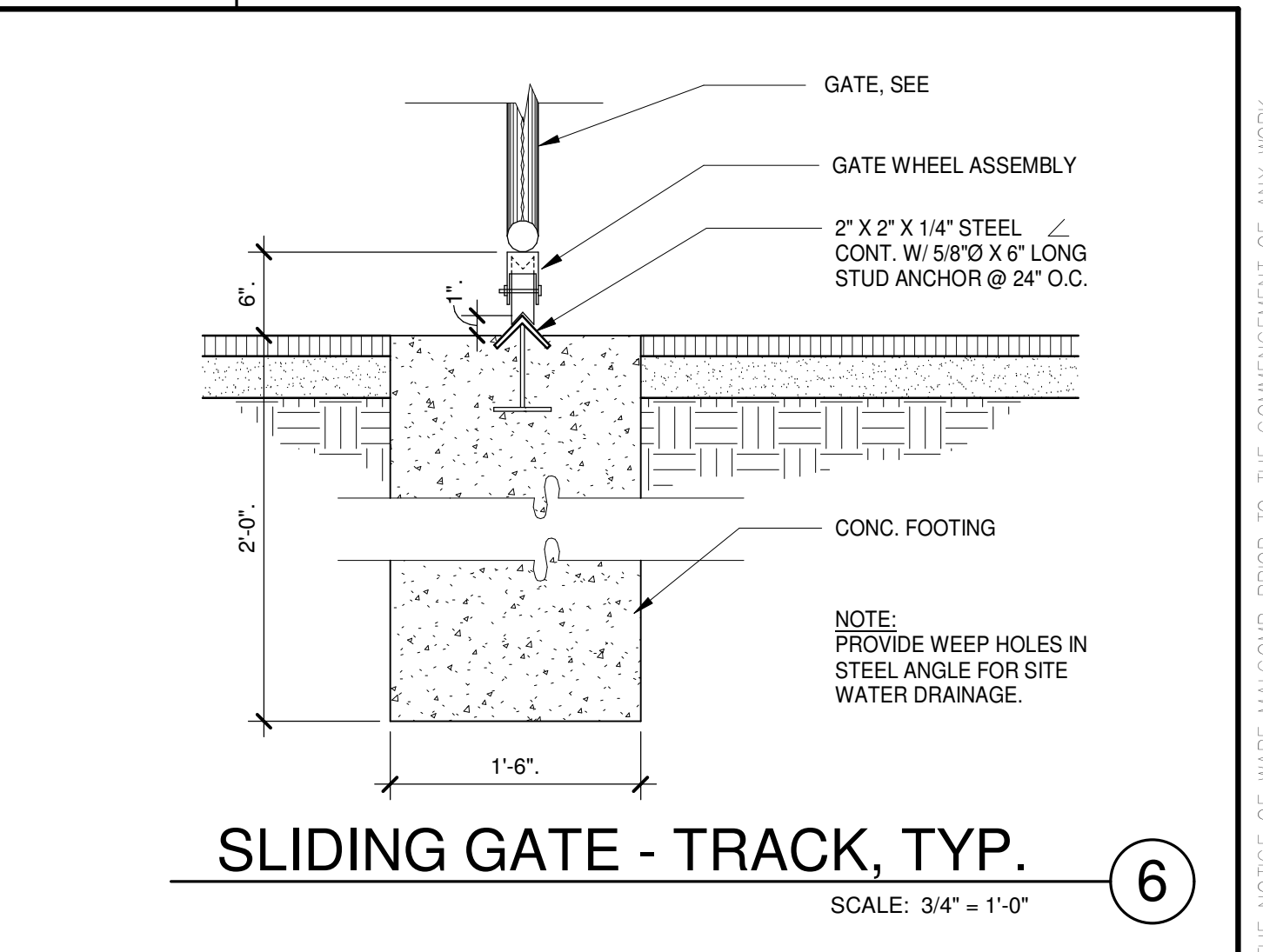
SEE SHEETS L1.1 & L1.2 FOR LANDSCAPING PLANS AND MATERIALS



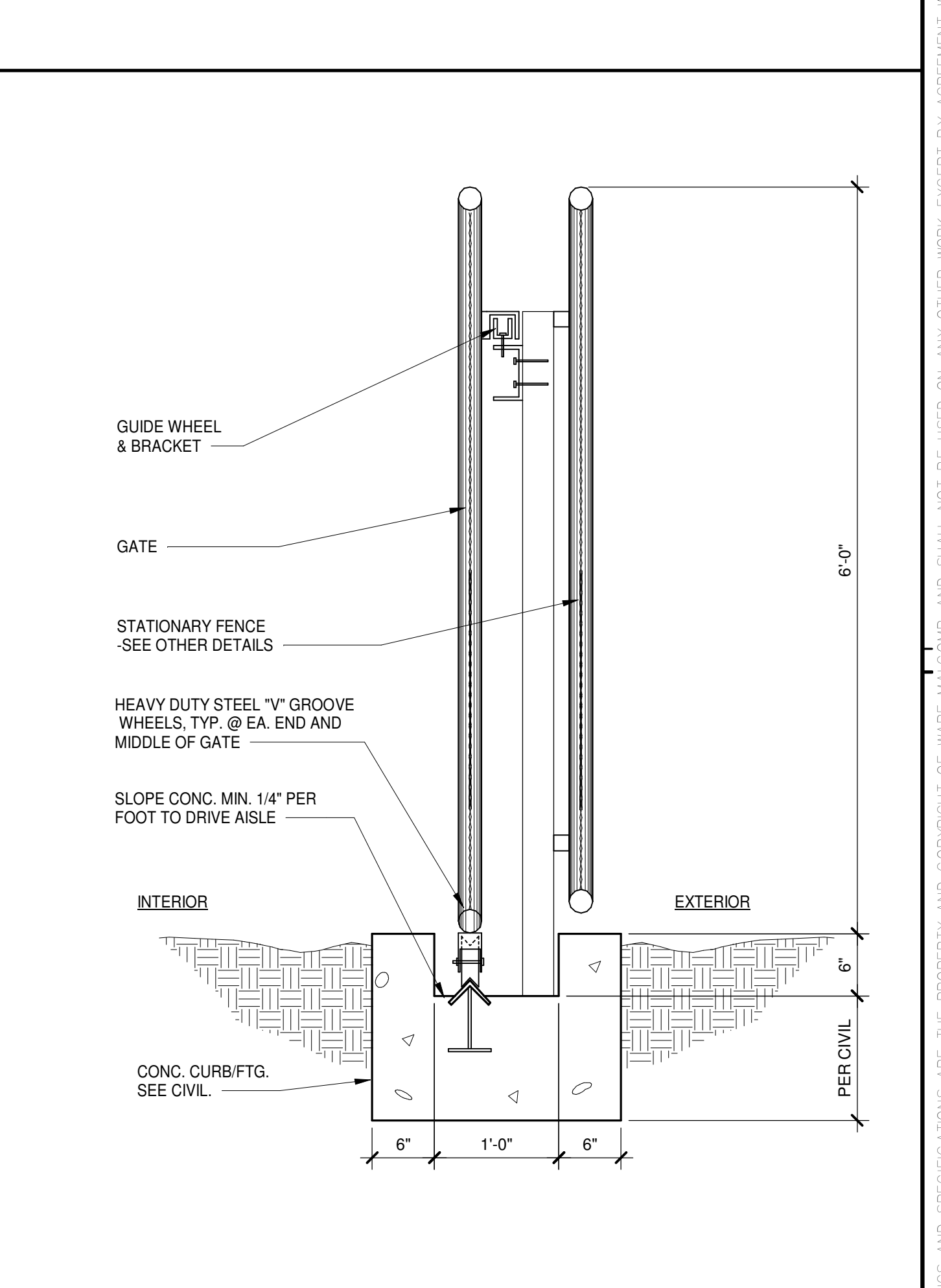
**WROUGHT IRON FENCE**  
SCALE: 1/2" = 1'-0" **2**



**BIKE RACK**  
SCALE: 1/2" = 1'-0" **3**



**SLIDING GATE PLAN, TYP.**  
SCALE: 1/4" = 1'-0" **5**



**SLIDING GATE SECTION, TYP.**  
SCALE: 1" = 1'-0" **4**

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12. Email: info@waremalcolm.com  
13. Website: www.waremalcolm.com  
14. Fax: (818) 708-1111

**CLARENDON ST. & ALHAMA DR. SELF-STORAGE**

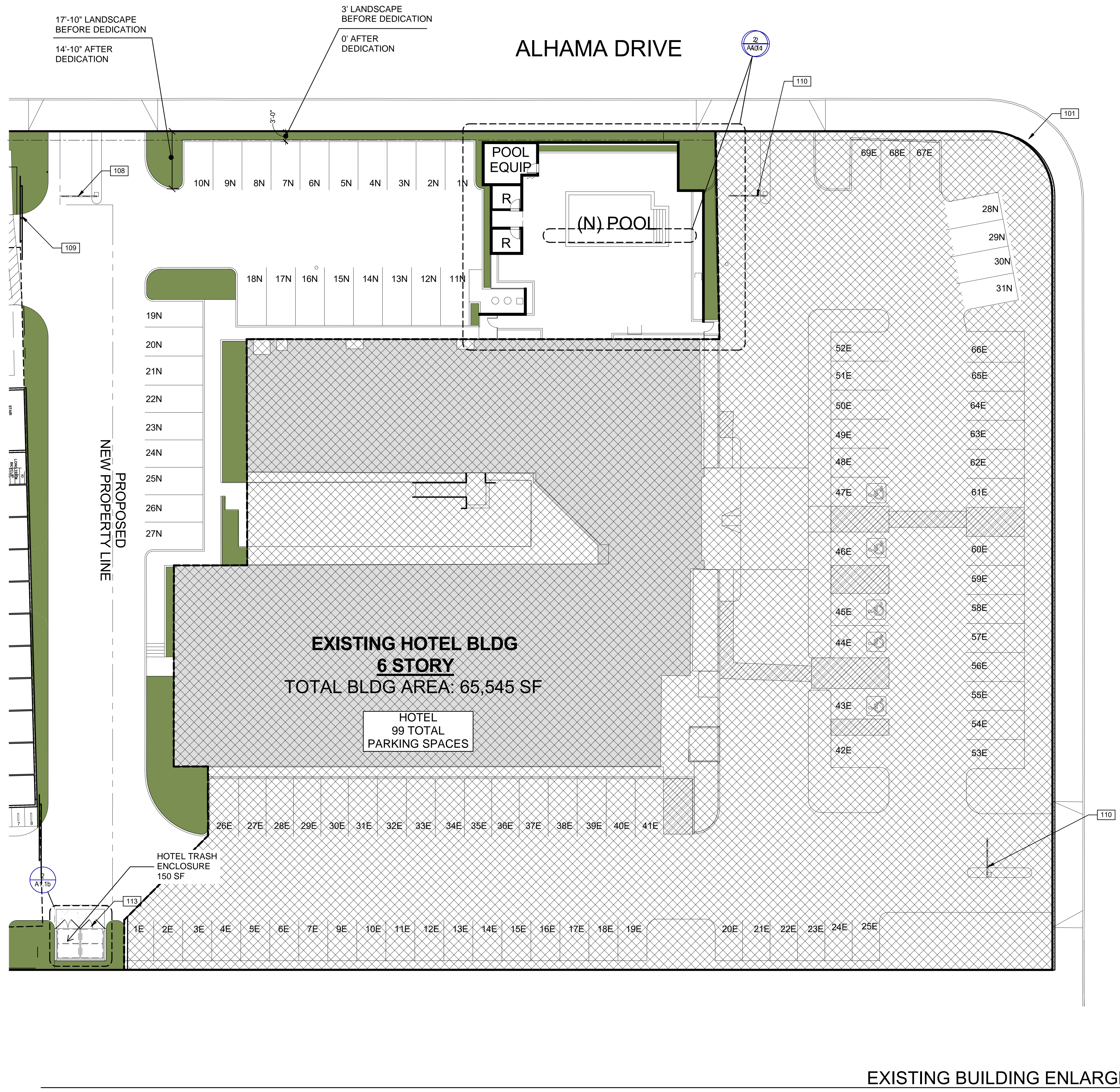
21101 VENTURA BLVD.  
WOODLAND HILLS, CA

**PROJECT DATA**

DATE	REMARKS
09/23/2023	SO SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/08/2024	PLANNING SET

PA / PM:	M.D.
DRAWN BY:	000
JOB NO.:	11AX21-0081-00

**A1.1a**



**EXISTING BUILDING ENLARGED SITE PLAN** ①  
 SCALE: 1/16" = 1'-0"

**KEYNOTES:**

101 PROPERTY LINE  
 108 (N) PARKING CONTROL GATE (TO REMAIN OPEN DURING BUSINESS HOURS)  
 109 (N) EMERGENCY ACCESS GATE WITH KNOX BOX TO REMAIN LOCKED AT ALL TIMES  
 110 (E) PARKING CONTROL GATE  
 113 (N) TRASH ENCLOSURE

**LEGEND**

[Cross-hatched] EXISTING CONDITIONS TO REMAIN  
 [Solid Green] NEW LANDSCAPE

**SITE DATA:**

SITE AREA	BEFORE DEDICATION	AFTER DEDICATION
HOTEL	77,022.27 SF	74,757.29 SF
SELF-STORAGE	32,019.84 SF	30,343.88 SF
<b>TOTAL</b>	<b>109,042.11 SF</b>	<b>105,101.17 SF</b>
	2.51 ACRES	2.42 ACRES

**EXISTING HOTEL**

GROUND FLOOR	18,080 SF
SECOND FLOOR	9,493 SF
THIRD FLOOR	9,493 SF
FOURTH FLOOR	9,493 SF
FIFTH FLOOR	9,493 SF
SIXTH	9,493 SF
<b>TOTAL HOTEL BLDG AREA</b>	<b>65,545 SF</b>

**FAR:**

EXISTING HOTEL:	
PROVIDED:	0.86
MAXIMUM ALLOWED	1.25
MAXIMUM ALLOWED (IN SF)	136,331 SF
PROPOSED LANDSCAPE	11,848 SF

**BUILDING HEIGHT (MAX HEIGHT ALLOWED IS 45'-0")**

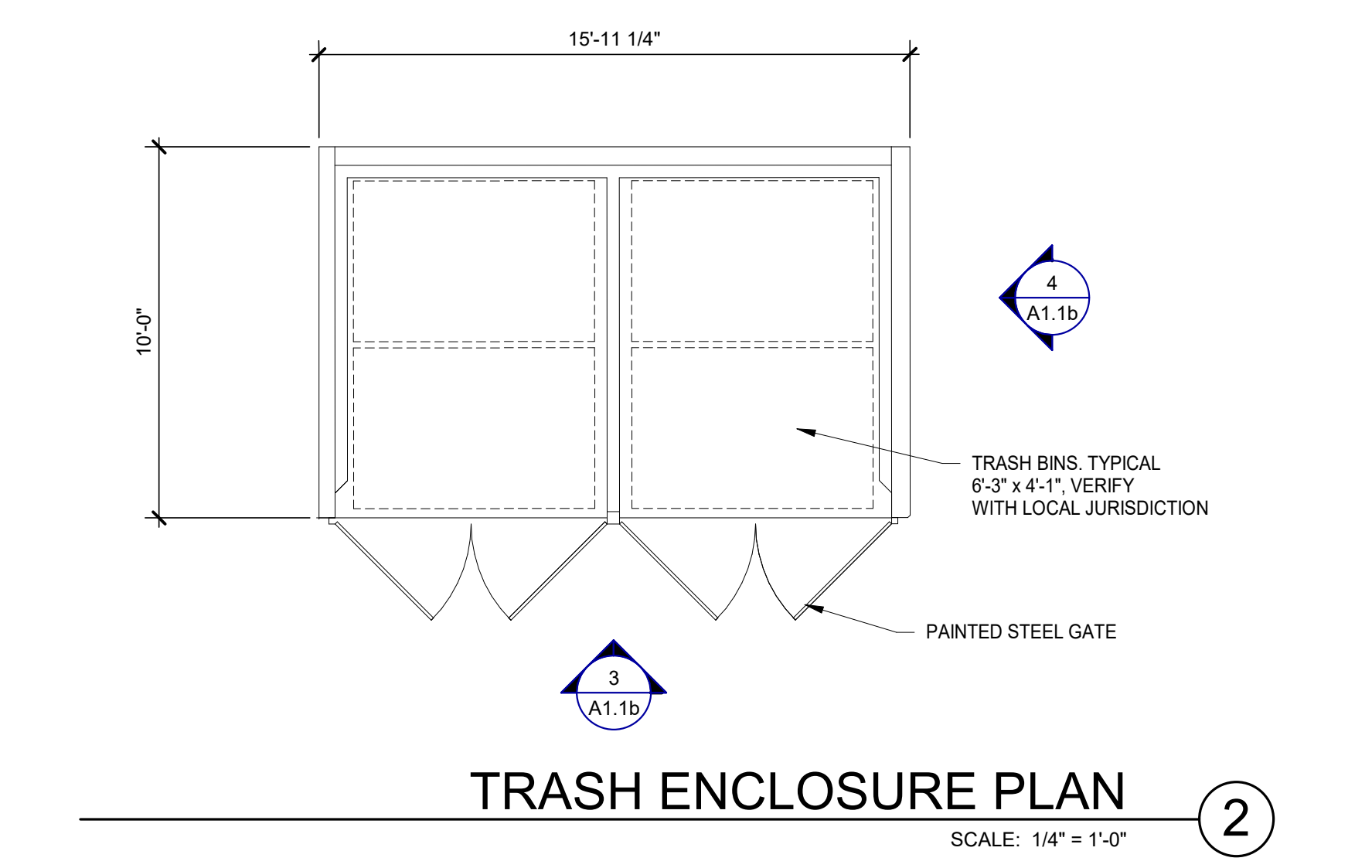
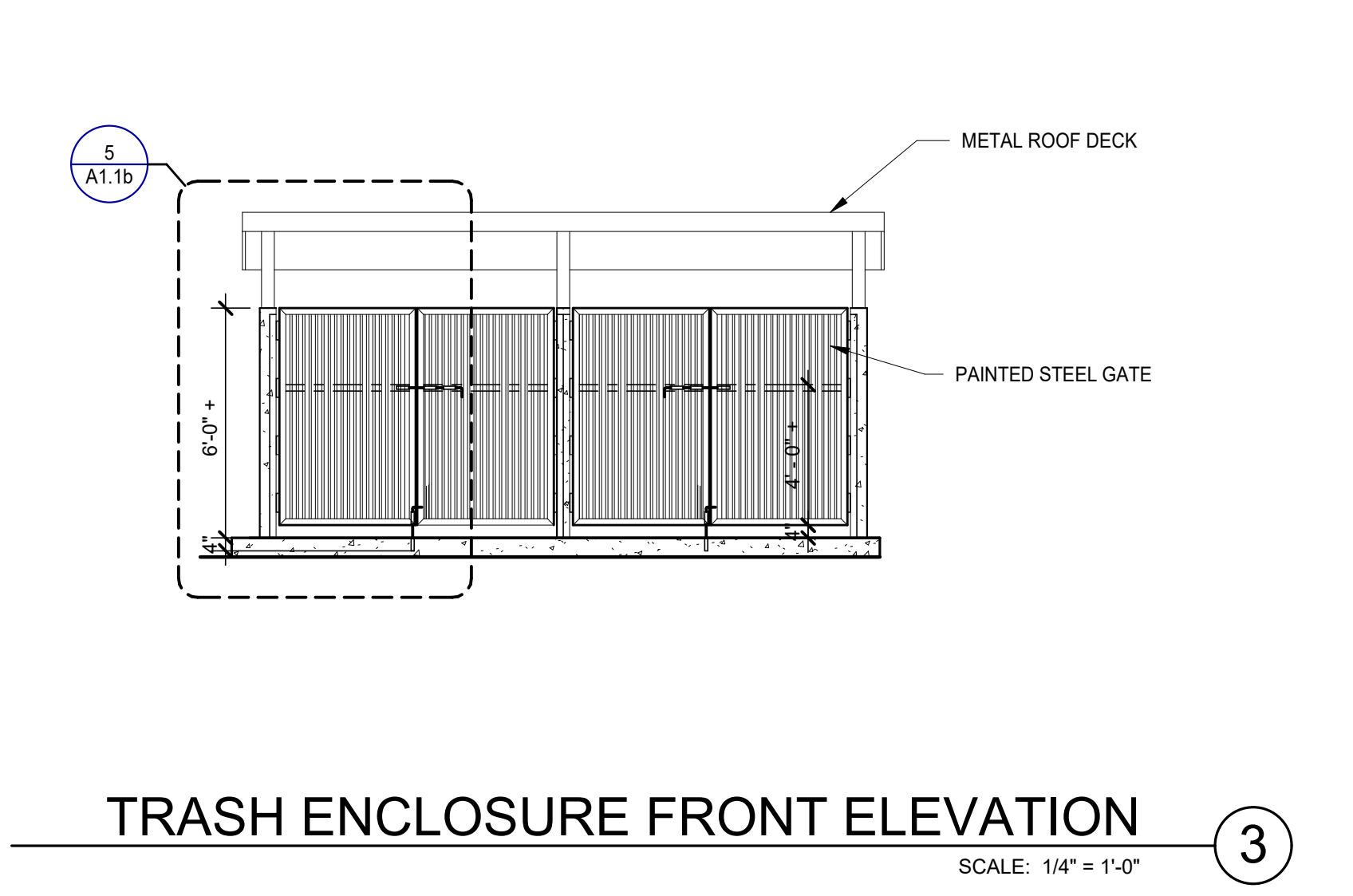
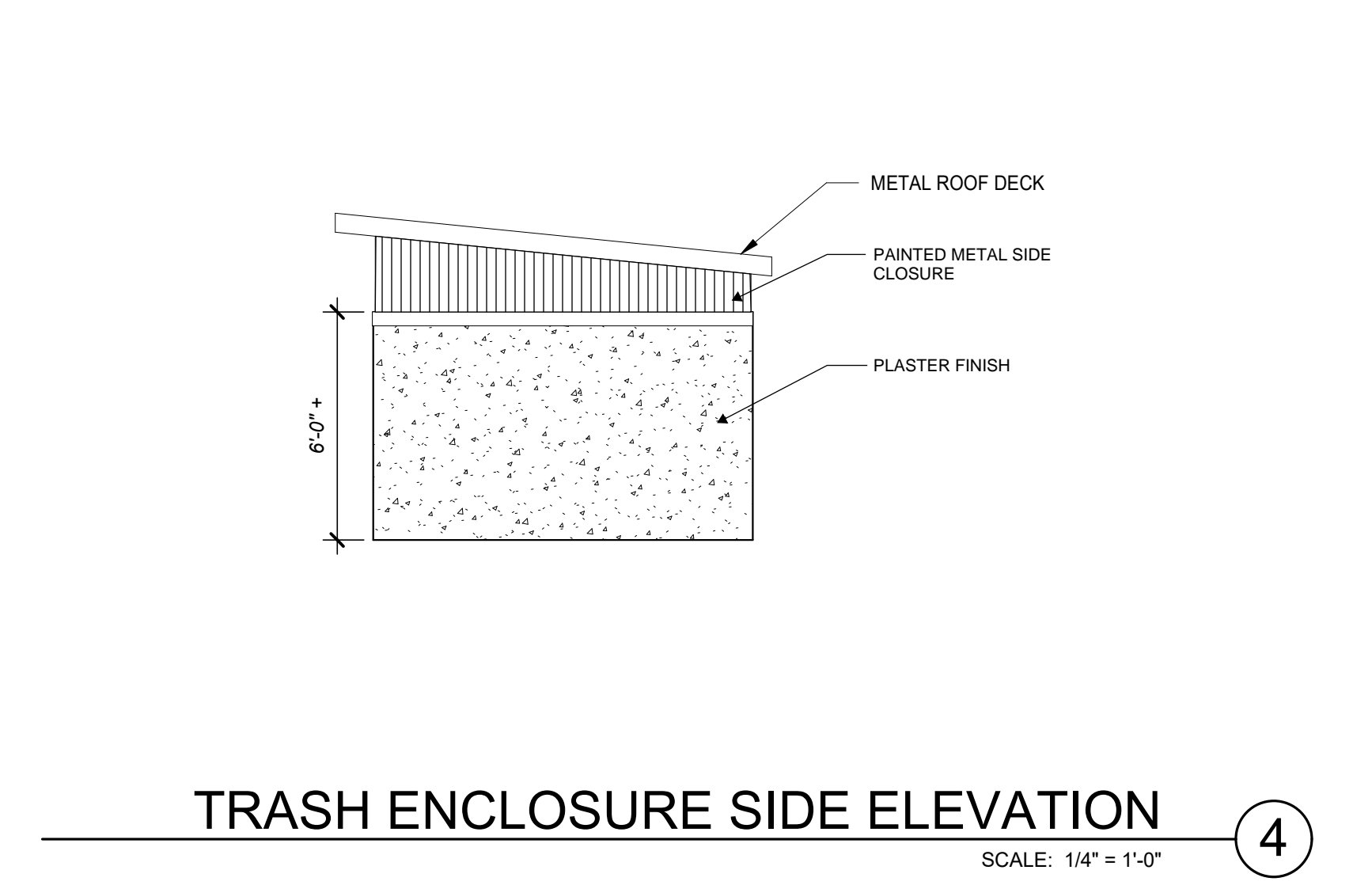
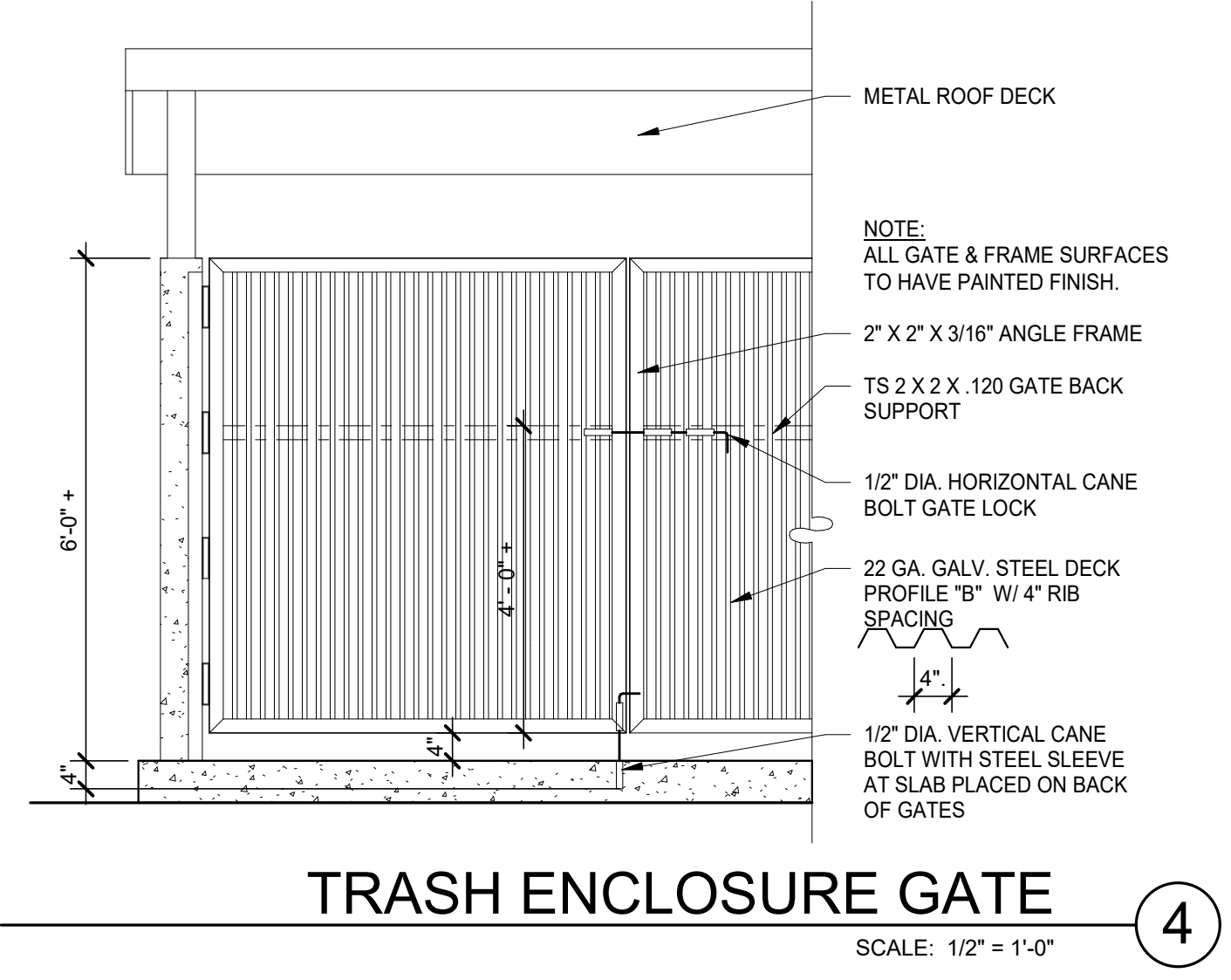
EXISTING HOTEL	
EXISTING BLDG HEIGHT:	+ 71'-6"

**PARKING CALCULATIONS**

<b>HOTEL</b>	
TOTAL ROOMS	122 UNITS
<b>PARKING REQUIRED PER VCBCSP:</b>	
1 SPACE/UNIT:	122 STALLS
1 EMPLOYEE SPACE/10 UNITS	12 STALLS
<b>SUB-TOTAL:</b>	<b>134 STALLS</b>
<b>PARKING REQUIRED PER LAMC REQUIREMENTS:</b>	
1ST 30 GUESTROOMS, 1 SPACE/UNIT:	30 STALLS
2ND 30 GUESTROOMS, 0.5 SPACE/UNIT:	15 STALLS
REMAINING GUESTROOMS, 0.3 SPACE/UNIT:	23 STALLS
<b>SUB-TOTAL</b>	<b>68 STALLS</b>
<b>PARKING PROVIDED (PER LAMC REQUIREMENTS)</b>	
STANDARD:	61 STALLS
COMPACT:	38% 38 STALLS
<b>TOTAL</b>	<b>99 STALLS</b>
HOTEL REQUIRED ACCESSIBLE	4 STALLS
HOTEL PROVIDED ACCESSIBLE	5 STALLS

**BICYCLE STALLS REQUIRED:**

<b>HOTEL</b>	
122 GUEST ROOMS	1 SPACE/10 UNITS
	SHORT TERM
	LONG TERM
	12 STALLS
	12 STALLS



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**ENLARGED HOTEL SITE PLAN**

DATE	06/25/2023
SD SET - NOT FOR CONSTRUCTION	12/15/2023
PLANNING SET	03/08/2024
PLANNING SET	
REMARKS	

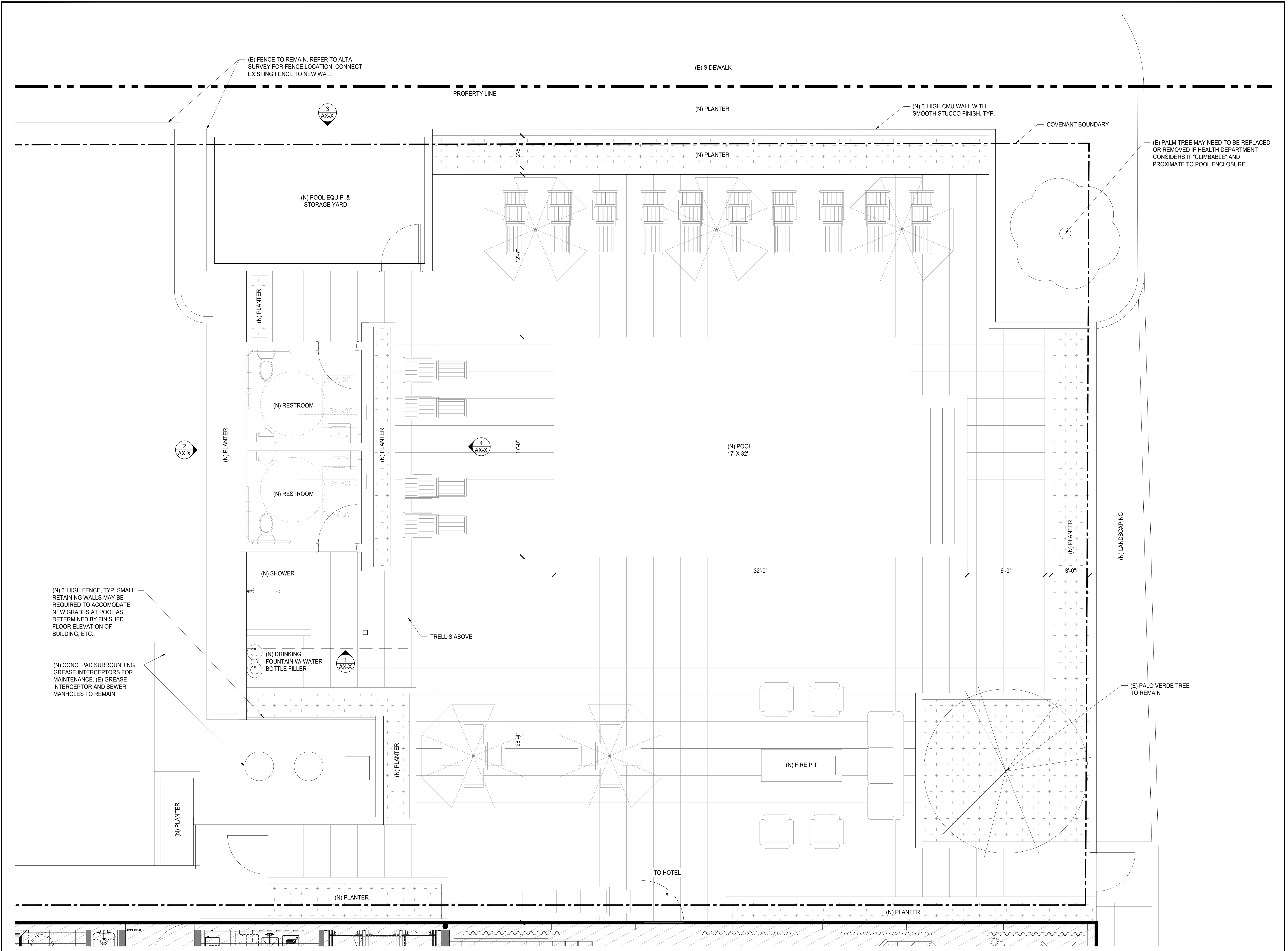
**PAPM:** Approver  
**DRAWN BY:** Author  
**JOB NO.:** LAX21-0081-00

**SHEET**  
**A1.1b**

9/11/2023 3:09:18 PM

ENL. SITE PLAN - POOL AREA		REMARKS	DATE	REMARKS
DATE	08/13/23	PLANNING SET		
	12/13/23	PLANNING SET		
	03/08/24	PLANNING SET		

PA / PM:	M.D.
DRAWN BY:	
JOB NO.:	LAX21-0081-00



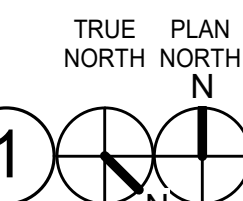
**ENL. SITE PLAN - POOL AREA**  
SCALE: 3/8" = 1'-0"

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1/8"=1'-0"

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**WALL LEGEND**

- CONCRETE MASONRY WALL
- METAL STUD WITH PLASTER ON BOTH SIDES
- METAL STUD WITH PLASTER ON ONE SIDE
- METAL STUD WITH CORRUGATED METAL PANEL
- 1HR FIRE-RESISTANCE RATED

**UNIT MIX LEGEND**

FIRST FLOOR				
UNIT SIZE	NUMBER OF UNITS	% OF MIX	ACTUAL NRSF	GSF
25	27	22%	675	
25	70	56%	1,750	
40	0	0	0	
50	20	15%	1000	
75	2	1%	150	
80	0	0	0	
100	0	0	0	
115	1	1%	115	
135	0	0	0	
140	8	7%	1,120	
150	0	0	0	
200	0	0	0	
225	0	0	0	
<b>TOTALS</b>	<b>128</b>	<b>100%</b>	<b>4,810</b>	
<b>Ave. Size</b>	<b>37.56</b>			<b>6,175</b>

**KEYNOTES:**

- 202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

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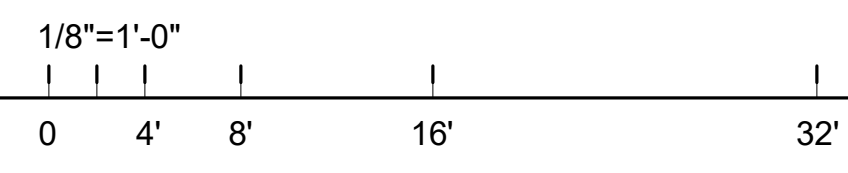
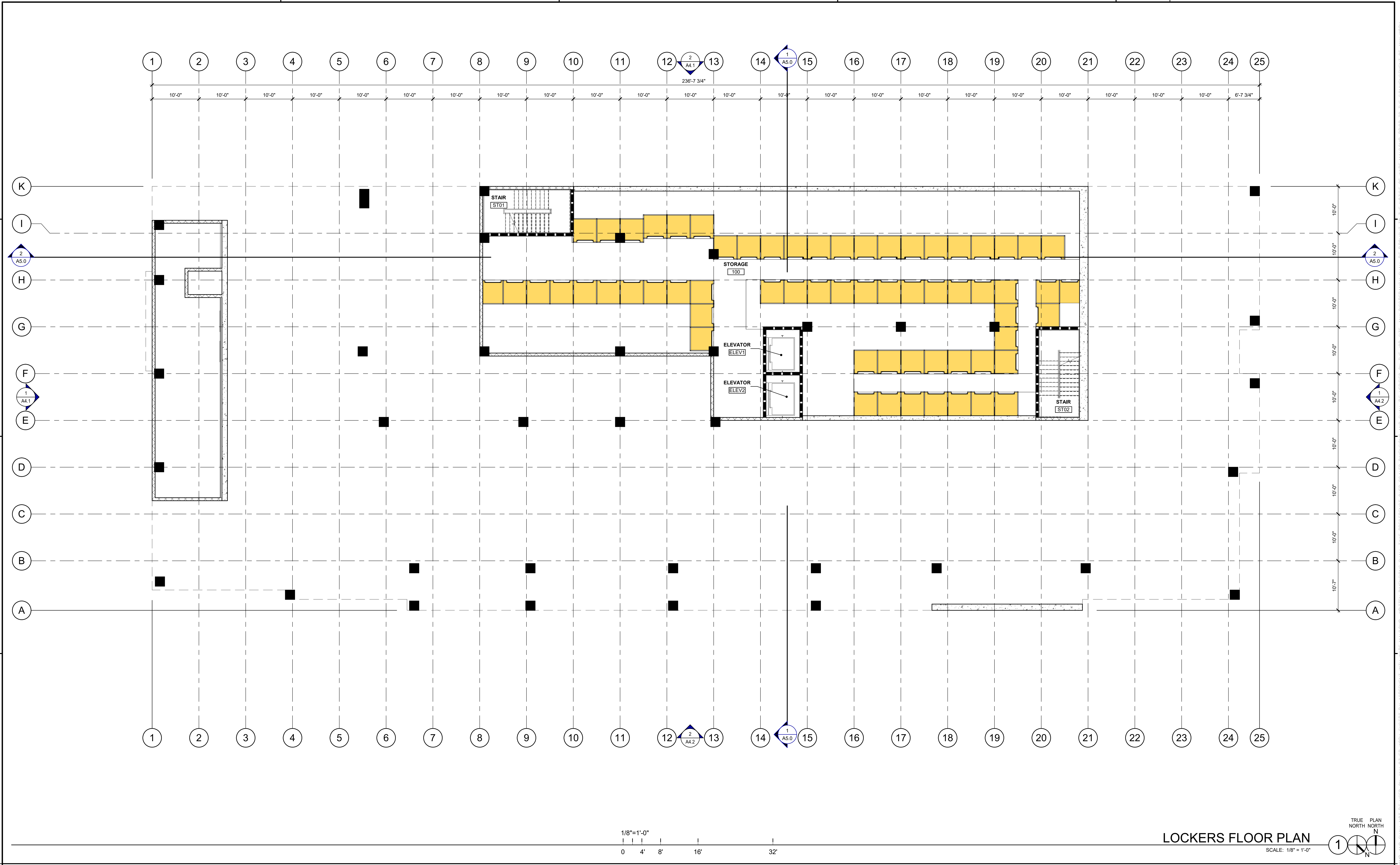
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WOODLAND HILLS, CALIFORNIA

**FIRST FLOOR PLAN**

DATE	REVISIONS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
03/02/2024	PLANNING SET

PAPM: M. DANNENBERG  
DRAWN BY: C.P.  
JOB NO.: LAX21-0081-00

SHEET  
**A2.1**



LOCKERS FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
TRUE PLAN NORTH

**WALL LEGEND**

- CONCRETE MASONRY WALL
- METAL STUD WITH PLASTER ON BOTH SIDES
- METAL STUD WITH PLASTER ON ONE SIDE
- METAL STUD WITH CORRUGATED METAL PANEL
- 1HR FIRE-RESISTANCE RATED

**UNIT MIX LEGEND**

FIRST FLOOR				
UNIT SIZE	NUMBER OF UNITS	% OF MIX	ACTUAL NRSF	GSF
25	29	22%	725	
25	73	56%	1,825	
40	0	0	0	
50	19	15%	950	
75	1	1%	75	
80	0	0	0	
100	0	0	0	
135	0	0	0	
150	9	7%	1,350	
200	0	0	0	
225	0	0	0	
<b>TOTALS</b>	<b>132</b>	<b>100%</b>	<b>4,925</b>	
AVE. SIZE	37.31			3,717

**KEYNOTES:**

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**LOCKERS FLOOR PLAN**

DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/09/2024	PLANNING SET

**PA/PM:** M. DANNENBERG  
**DRAWN BY:** C.P.  
**JOB NO.:** LAX21-0081-00

SHEET  
**A2.2**

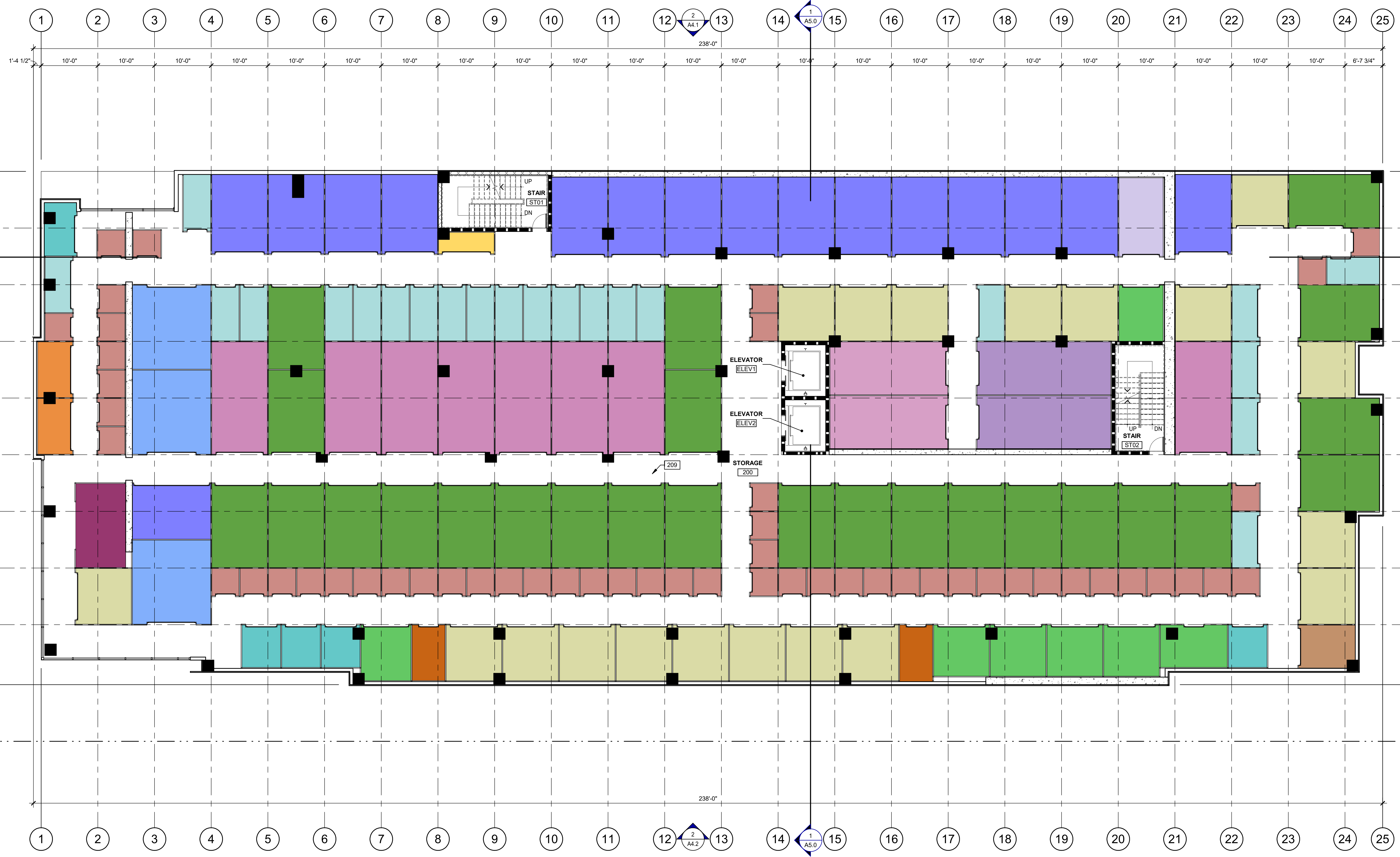


**SECOND FLOOR PLAN**

DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/08/2024	PLANNING SET

PAPM: M. DANNENBERG  
 DRAWN BY: C.P.  
 JOB NO.: LAX21-0081-00

SHEET  
**A2.3**



1/8"=1'-0"  
 0 4' 8' 16' 32'

**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**WALL LEGEND**

	CONCRETE MASONRY WALL
	METAL STUD WITH PLASTER ON BOTH SIDES
	METAL STUD WITH PLASTER ON ONE SIDE
	METAL STUD WITH CORRUGATED METAL PANEL
	1HR FIRE-RESISTANCE RATED

**UNIT MIX LEGEND**

SECOND FLOOR				
UNIT SIZE	NUMBER OF UNITS	% OF MIX	ACTUAL NRSF	GSF
25	53	0	1,325	
37	1	0	37	
50	8	0	400	
53	5	0	265	
60	2	0	120	
62	2	0	124	
70	1	0	70	
90	6	0	540	
100	19	0	1,900	
114	1	0	112	
131	1	0	131	
140	16	0	2,240	
150	25	0	3,750	
194	2	0	388	
210	3	0	630	
220	2	0	440	
<b>TOTALS</b>	<b>147</b>	<b>100%</b>	<b>12,472</b>	
AVE. SIZE	0			20,350

**KEYNOTES:**

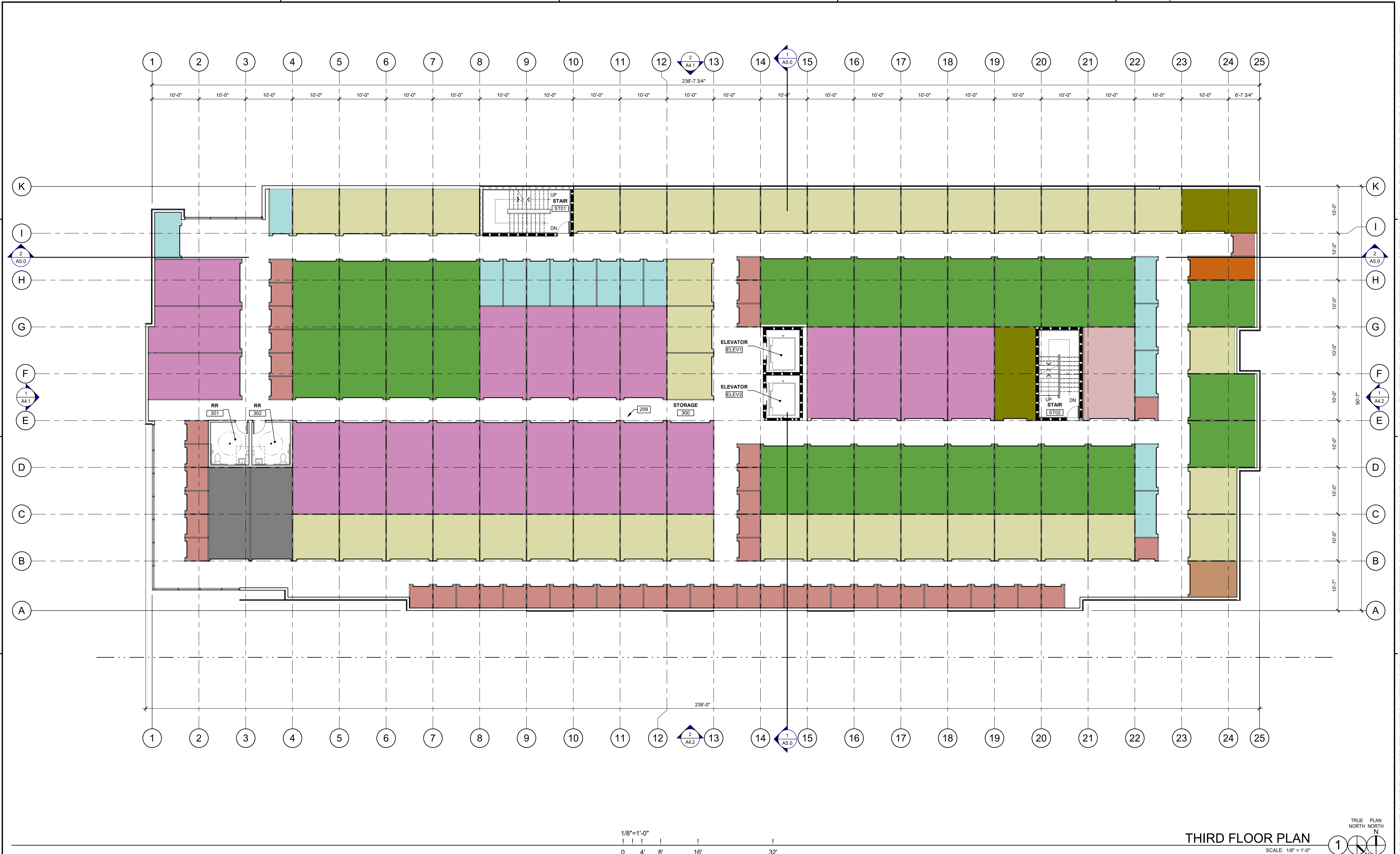
209 CONCRETE OVER METAL DECK.

**THIRD FLOOR PLAN**

DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/09/2024	PLANNING SET

PAPM: M. DANNENBERG  
 DRAWN BY: C.P.  
 JOB NO.: LAX21-0081-00

SHEET  
**A2.4**



1/8"=1'-0"  
 0 4' 8' 16' 32'

**THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 TRUE PLAN NORTH

**WALL LEGEND**

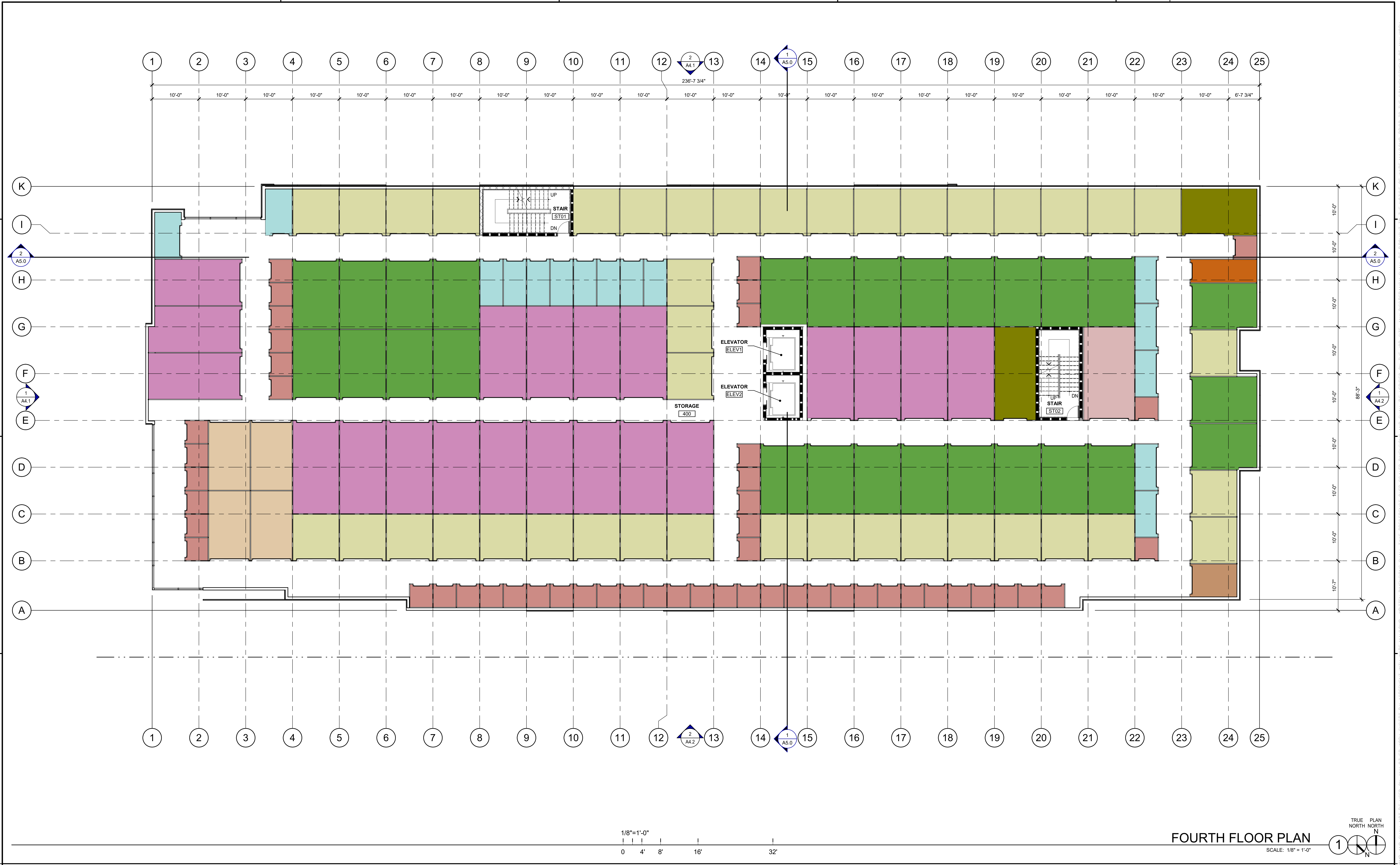
- CONCRETE MASONRY WALL
- METAL STUD WITH PLASTER ON BOTH SIDES
- METAL STUD WITH PLASTER ON ONE SIDE
- METAL STUD WITH CORRUGATED METAL PANEL
- 1HR FIRE-RESISTANCE RATED

**UNIT MIX LEGEND**

THIRD FLOOR				
UNIT SIZE	NUMBER OF UNITS	% OF MIX	ACTUAL NRSF	GSF
25	51	32%	1,275	
25	0	0%	0	
40	0	0%	0	
50	15	9%	750	
75	1	1%	75	
80	0	0%	0	
100	41	25%	4,100	
135	4	2%	540	
150	28	17%	4,200	
160	1	1%	160	
180	2	1%	360	
200	20	13%	4,000	
220	1	1%	220	
TOTALS	162	100%	15,720	
AVE. SIZE	97.00			20,329

**KEYNOTES:**

- 209 CONCRETE OVER METAL DECK.



1/8"=1'-0"  
0 4' 8' 16' 32'

TRUE PLAN NORTH  
NORTH  
1  
SCALE: 1/8" = 1'-0"

FOURTH FLOOR PLAN

WALL LEGEND

- CONCRETE MASONRY WALL
- METAL STUD WITH PLASTER ON BOTH SIDES
- METAL STUD WITH PLASTER ON ONE SIDE
- METAL STUD WITH CORRUGATED METAL PANEL
- 1HR FIRE-RESISTANCE RATED

UNIT MIX LEGEND

FOURTH FLOOR				
UNIT SIZE	NUMBER OF UNITS	% OF MIX	ACTUAL NRSF	GSF
25	51	32%	1,275	
25	0	0	0	
40	0	0	0	
50	15	9%	750	
70	1	1%	70	
75	1	1%	75	
100	40	24%	4,000	
135	4	2%	540	
150	28	17%	4,200	
160	2	2%	320	
200	20	13%	4,400	
220	1	1%	220	
225	0	0	0	
TOTALS	162	100%	15,720	
AVE. SIZE	97.00			20,329

KEYNOTES:

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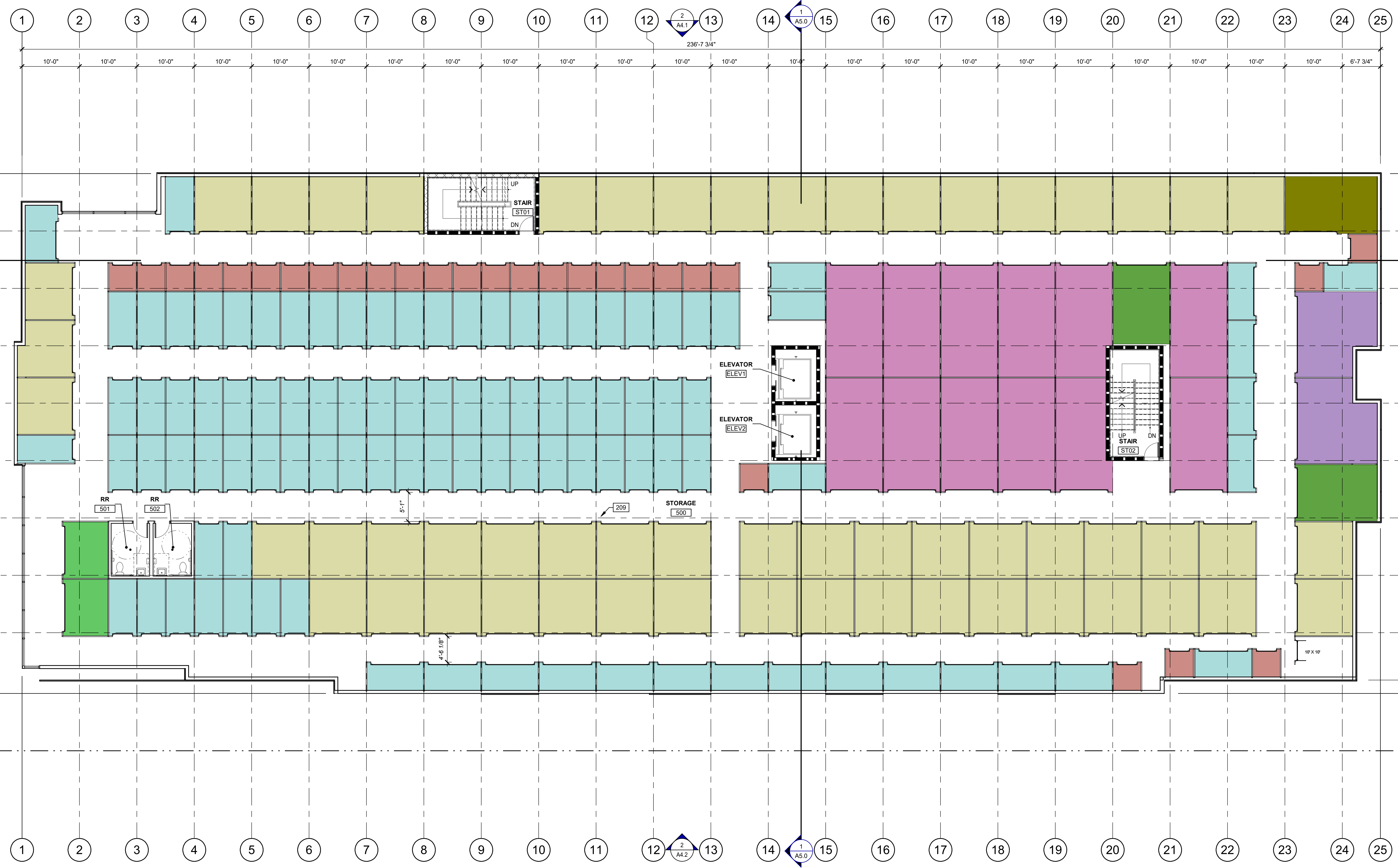
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FOURTH FLOOR PLAN

DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/09/2024	PLANNING SET

PAPM: M. DANNENBERG  
DRAWN BY: C.P.  
JOB NO.: LAX21-0081-00

SHEET  
**A2.5**



1/8"=1'-0"  
 0 4' 8' 16' 32'

**FIFTH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 TRUE PLAN NORTH

**WALL LEGEND**

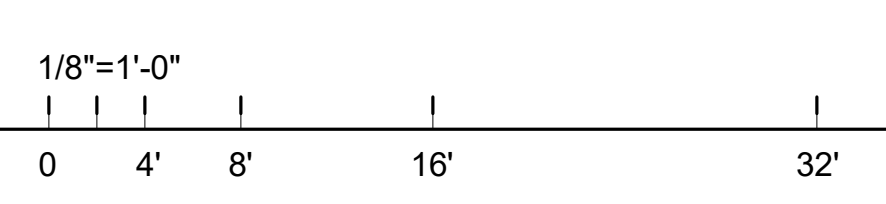
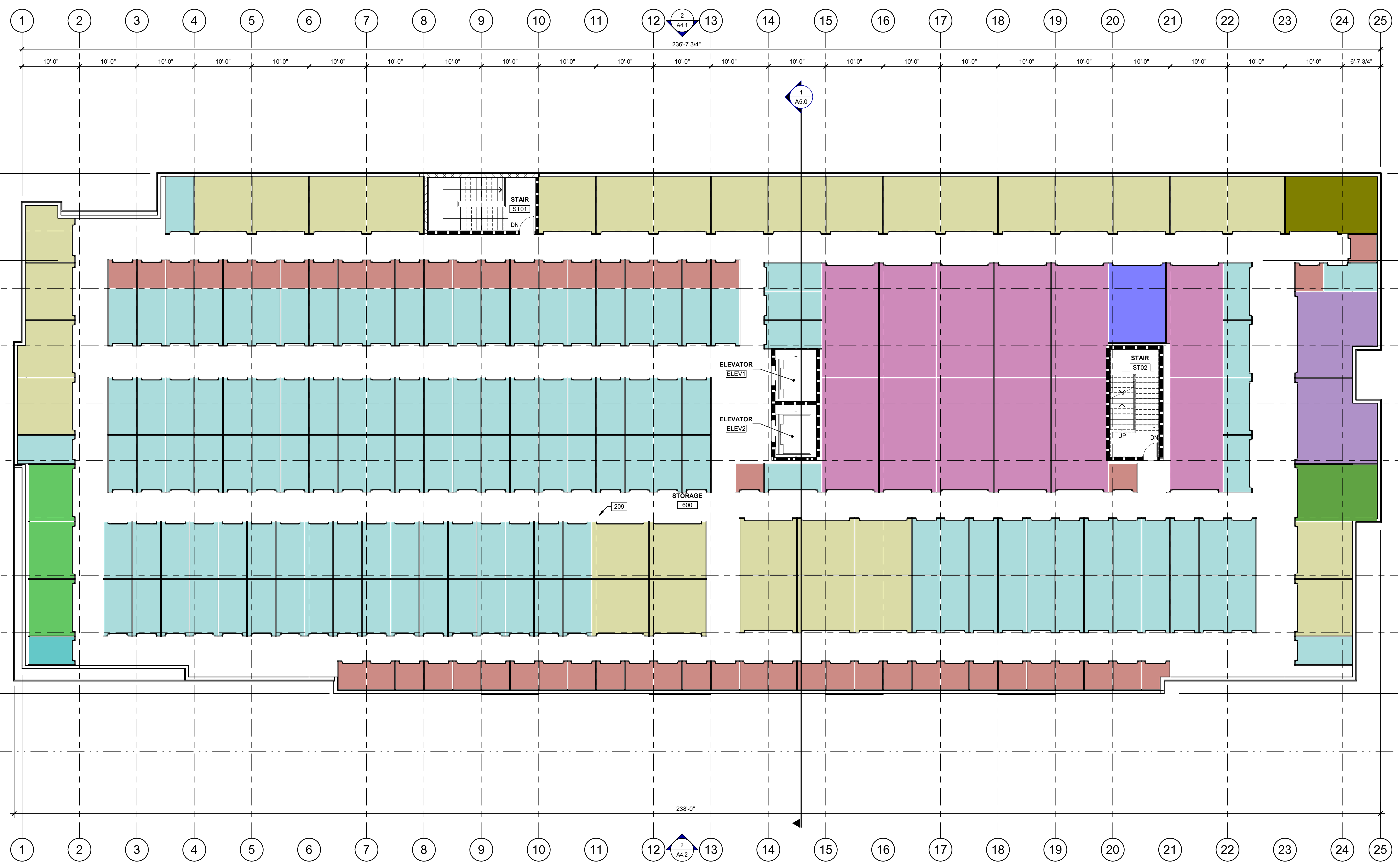
- CONCRETE MASONRY WALL
- METAL STUD WITH PLASTER ON BOTH SIDES
- METAL STUD WITH PLASTER ON ONE SIDE
- METAL STUD WITH CORRUGATED METAL PANEL
- 1HR FIRE-RESISTANCE RATED

**UNIT MIX LEGEND**

FIFTH FLOOR				
UNIT SIZE	NUMBER OF UNITS	% OF MIX	ACTUAL NRSF	GSF
25	28	13%	650	
25	0	0	0	
40	0	0	0	
50	98	51%	5,050	
75	0	0	0	
80	2	1%	160	
100	55	27%	5,400	
115	1	1%	115	
135	0	0	0	
150	2	1%	300	
200	12	5%	2,400	
225	2	1%	450	
<b>TOTALS</b>	<b>202</b>	<b>100%</b>	<b>14,525</b>	
<b>AVE. SIZE</b>	<b>71.90</b>			<b>20,329</b>

**KEYNOTES:**

- 209 CONCRETE OVER METAL DECK.



**SIXTH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 TRUE PLAN NORTH NORTH

**WALL LEGEND**

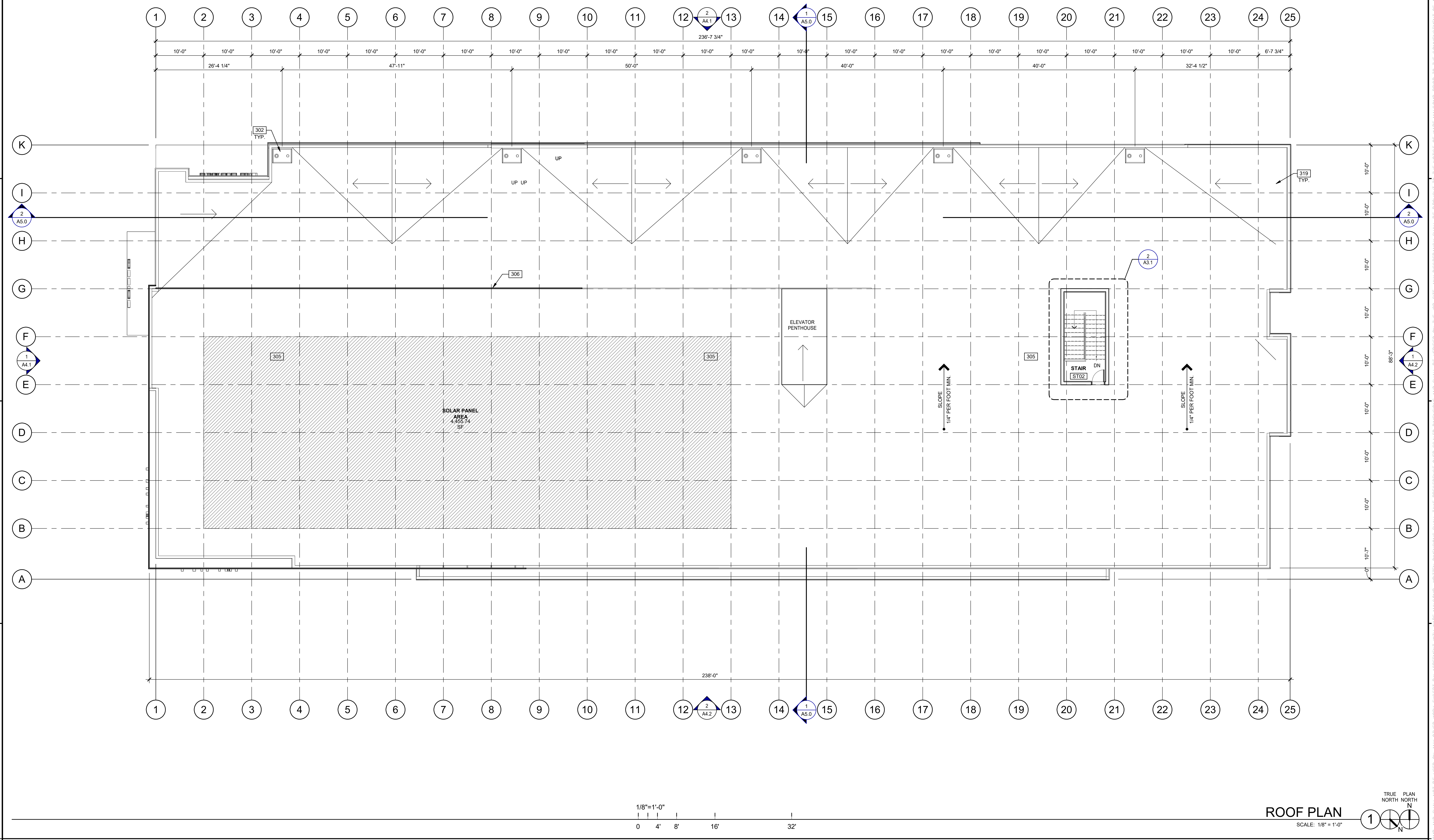
- CONCRETE MASONRY WALL
- METAL STUD WITH PLASTER ON BOTH SIDES
- METAL STUD WITH PLASTER ON ONE SIDE
- METAL STUD WITH CORRUGATED METAL PANEL
- 1HR FIRE-RESISTANCE RATED

**UNIT MIX LEGEND**

SIXTH FLOOR				
UNIT SIZE	NUMBER OF UNITS	% OF MIX	ACTUAL NRSF	GSF
25	55	22%	1,375	
25	0	0	0	
40	1	1%	40	
50	133	54%	6,650	
75	0	0	0	
80	3	1%	240	
100	36	14%	3,600	
135	0	0	0	
140	1	1%	140	
150	1	1%	150	
160	1	1%	160	
200	12	4%	2,400	
225	2	1%	450	
<b>TOTALS</b>	<b>245</b>	<b>100%</b>	<b>15,205</b>	
<b>Ave. Size</b>	<b>62.05</b>			<b>20,329</b>

**KEYNOTES:**

- 209 CONCRETE OVER METAL DECK.



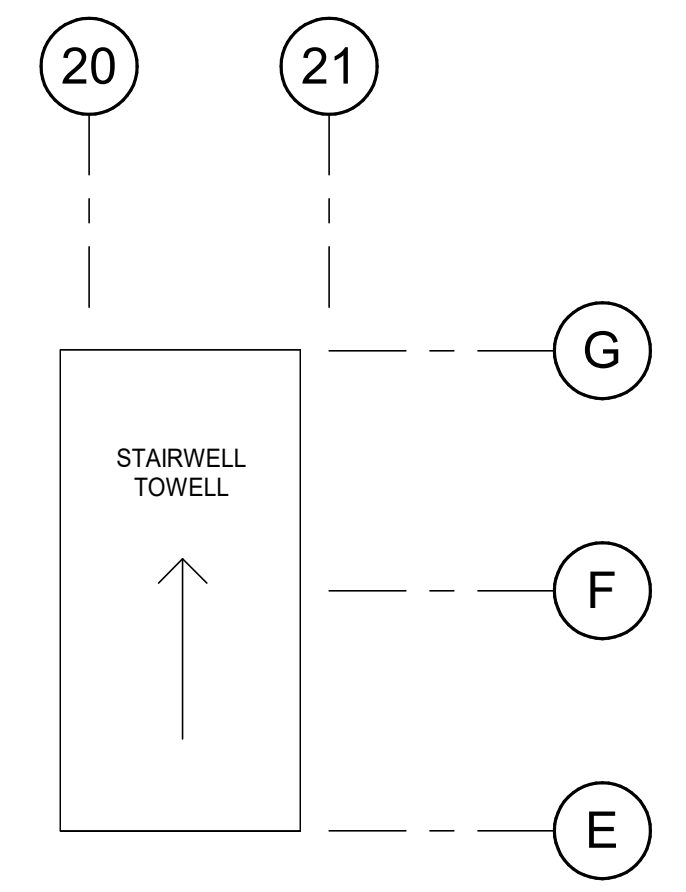
**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

**ABBREVIATIONS**

- T.O.P. = TOP OF PARAPET
- H.P. = TOP OF ROOFING - HIGH POINT
- M.P. = TOP OF ROOFING - MID POINT
- L.P. = TOP OF ROOFING - LOW POINT

**KEYNOTES:**

- 302 PRIMARY AND SECONDARY DRAINS.
- 305 DRAINABLE TPO MEMBRANE SYSTEM.
- 306 SOLID PARAPET WALL ABOVE HELD 6" ABOVE ROOF TO ALLOW FOR DRAINAGE.
- 319 CRICKET.



**STAIRWELL TOWER - ROOF**  
 SCALE: 1/8" = 1'-0"

ROOF PLAN	
DATE	REMARKS
06/22/2023	SD SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/09/2024	PLANNING SET

**PA/PM:** M. DANNENBERG  
**DRAWN BY:** C.P.  
**JOB NO.:** LAX21-0081-00

**SHEET**  
**A3.1**

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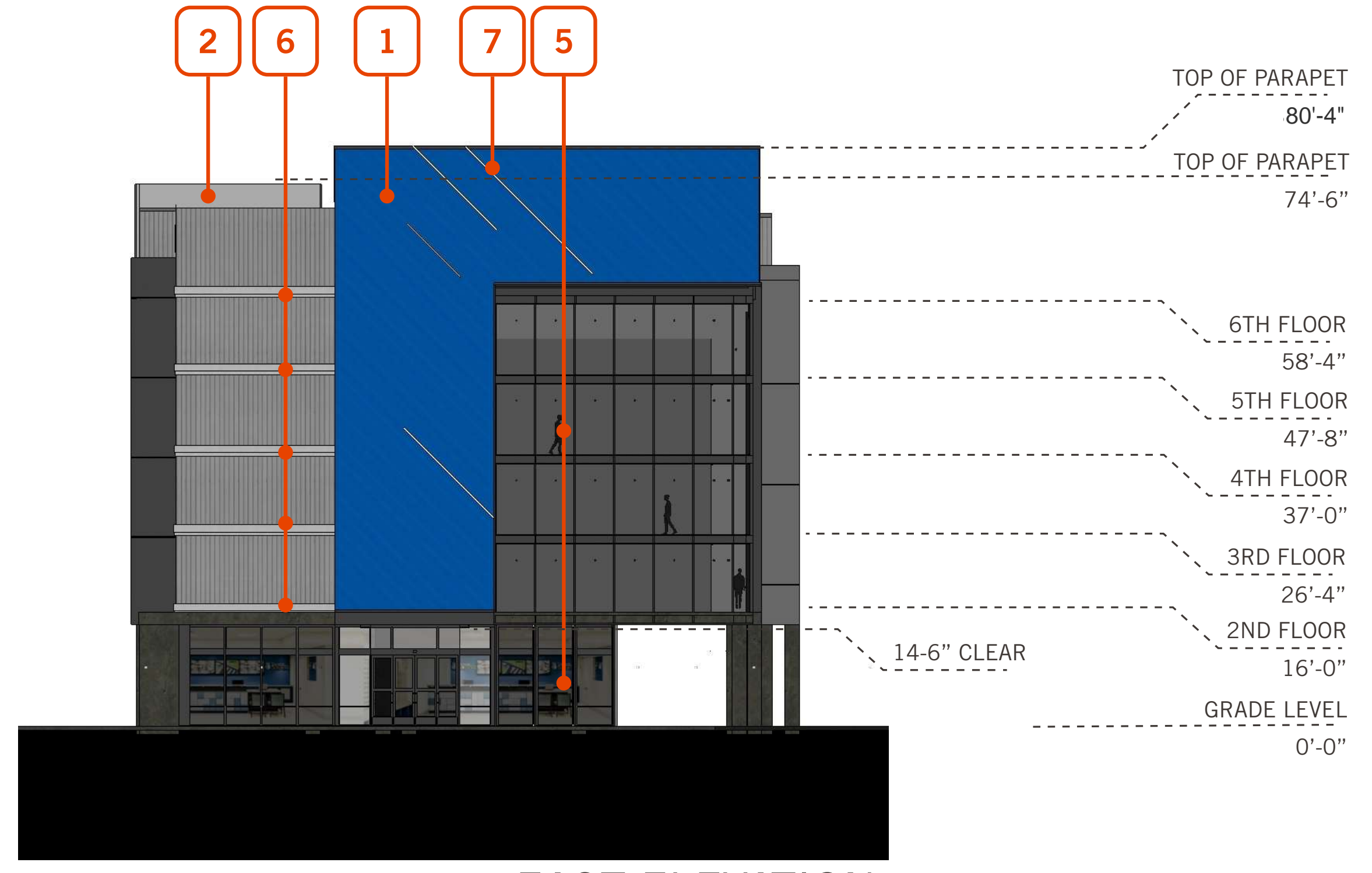
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 21101 VENTURA BLVD.  
 WOODLAND HILLS, CALIFORNIA**

EXTERIOR ELEVATIONS	
DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/09/2024	PLANNING SET

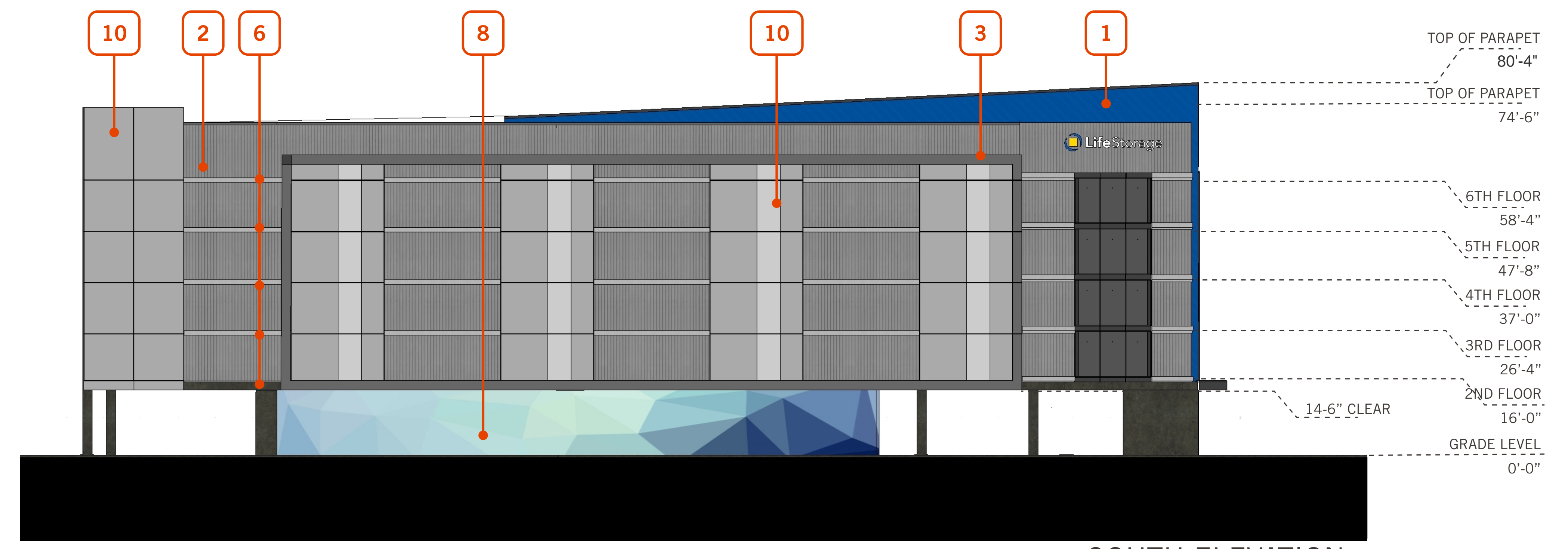
PA/PM:	M. DANNENBERG
DRAWN BY:	C.P.
JOB NO.:	LAX21-0081-00

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**A4.0**

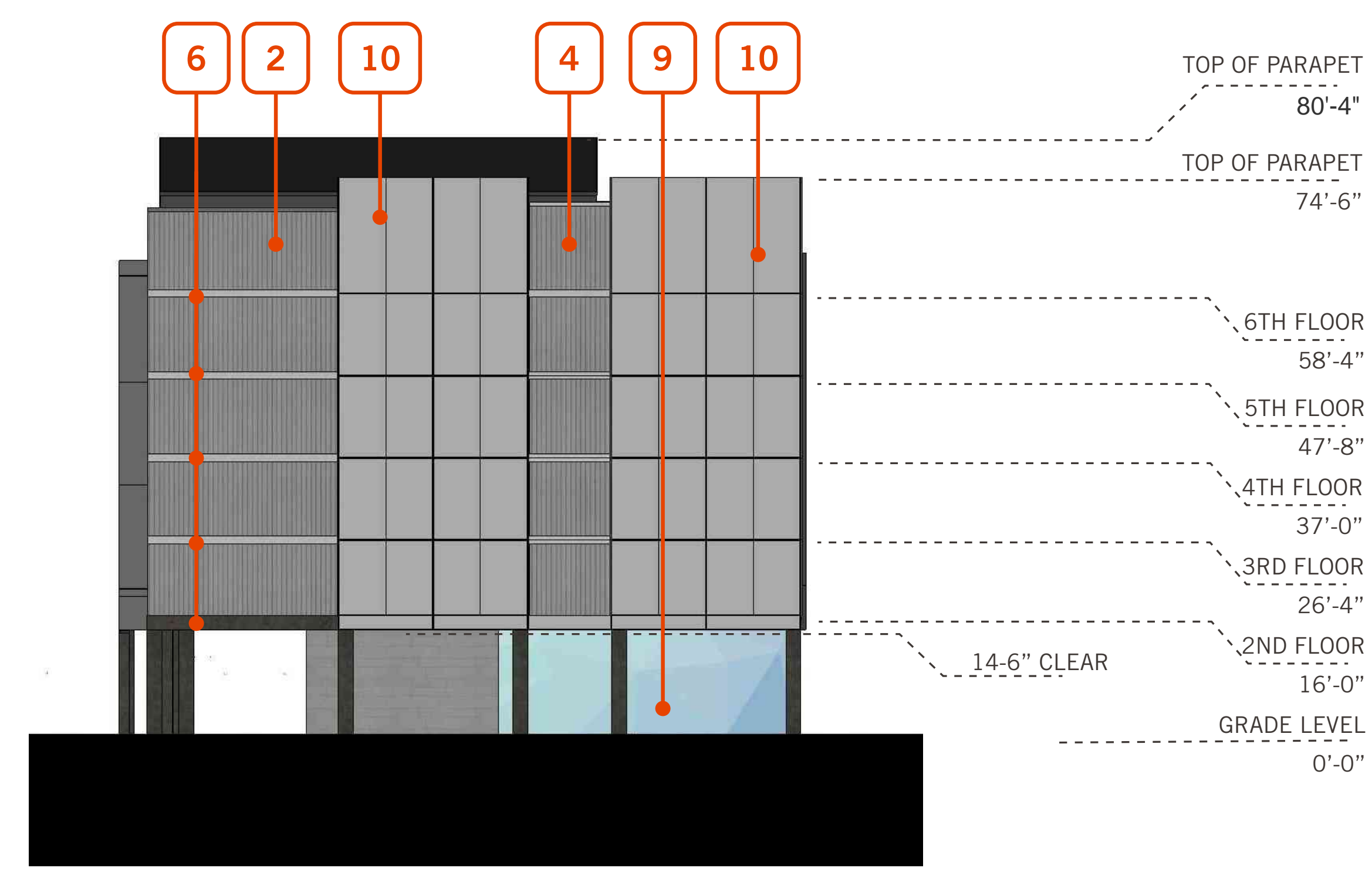
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 06/23/2023 - 100% SD SET



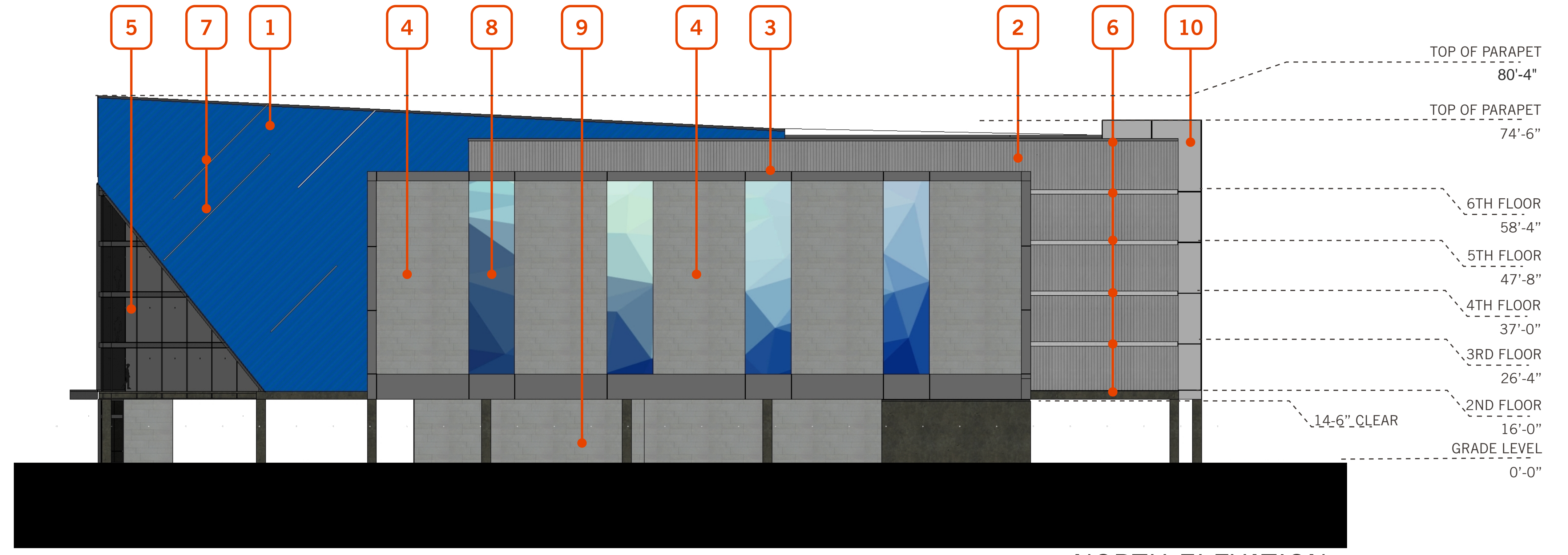
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

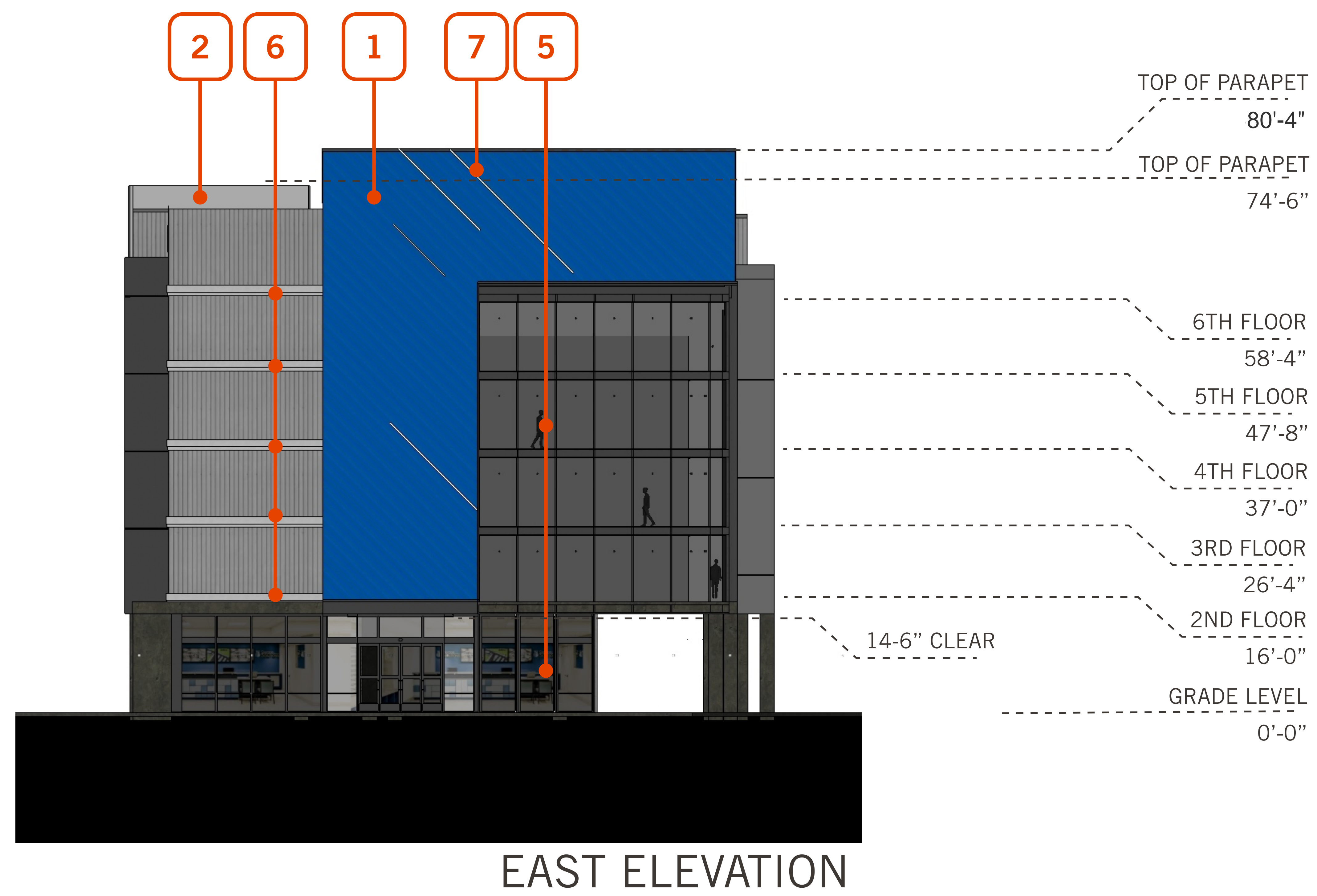


NORTH ELEVATION

**KEYNOTES**

- |   |  |                             |   |
|---|--|-----------------------------|---|
| <b>1</b> STANDING SEAM METAL PANEL                    | <b>4</b> NATURAL THIN STONE VENEER   | <b>6</b> METAL ACCENT TRIM  | <b>9</b> PRECISION CMU BLOCK, STACKED                   |
| <b>2</b> CORRUGATED METAL PANEL                       | <b>5</b> OPAQUE GLASS STOREFRONT SYSTEM W/ CLEAR ANNOZIDED ALUMINUM MULLIONS | <b>7</b> LED STRIP LIGHTING | <b>10</b> SMOOTH FINISH STUCCO W/ PAINT FINISH AS SHOWN |
| <b>3</b> SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN | <b>8</b> MURAL WALL  |                             |   |

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EAST ELEVATION

KEYNOTES

- |   |   |                             |   |
|---|---|-----------------------------|---|
| <b>1</b> STANDING SEAM METAL PANEL                    | <b>4</b> NATURAL THIN STONE VENEER  | <b>6</b> METAL ACCENT TRIM  | <b>9</b> PRECISION CMU BLOCK, STACKED                   |
| <b>2</b> CORRUGATED METAL PANEL                       | <b>5</b> OPAQUE GLASS STOREFRONT SYSTEM W/ CLEAR ANNOIDIZED ALUMINUM MULLIONS | <b>7</b> LED STRIP LIGHTING | <b>10</b> SMOOTH FINISH STUCCO W/ PAINT FINISH AS SHOWN |
| <b>3</b> SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN | <b>8</b> MURAL WALL   |                             |   |

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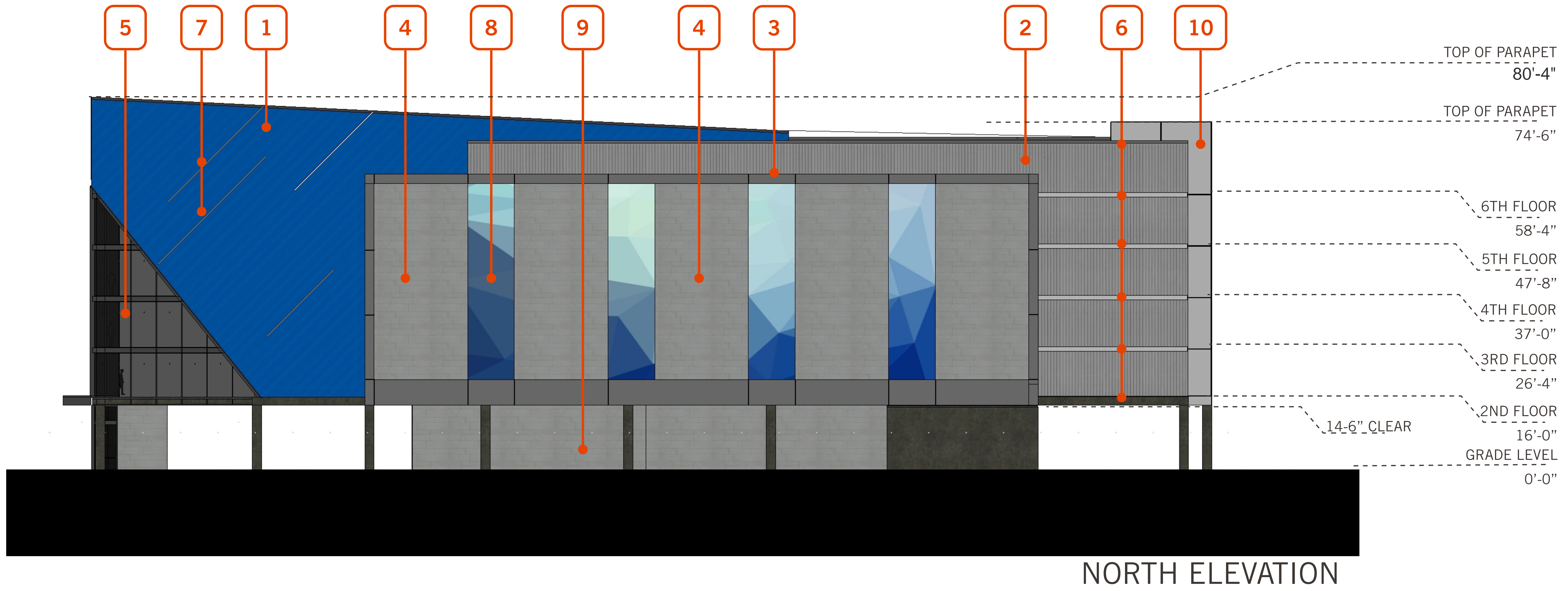
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 WOODLAND HILLS, CALIFORNIA

EXTERIOR ELEVATIONS	
DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/14/2023	PLANNING SET
03/08/2024	PLANNING SET

PA/PM:	M. DANNENBERG
DRAWN BY:	C.P.
JOB NO.:	LAX21-0081-00

SHEET  
**A4.a**

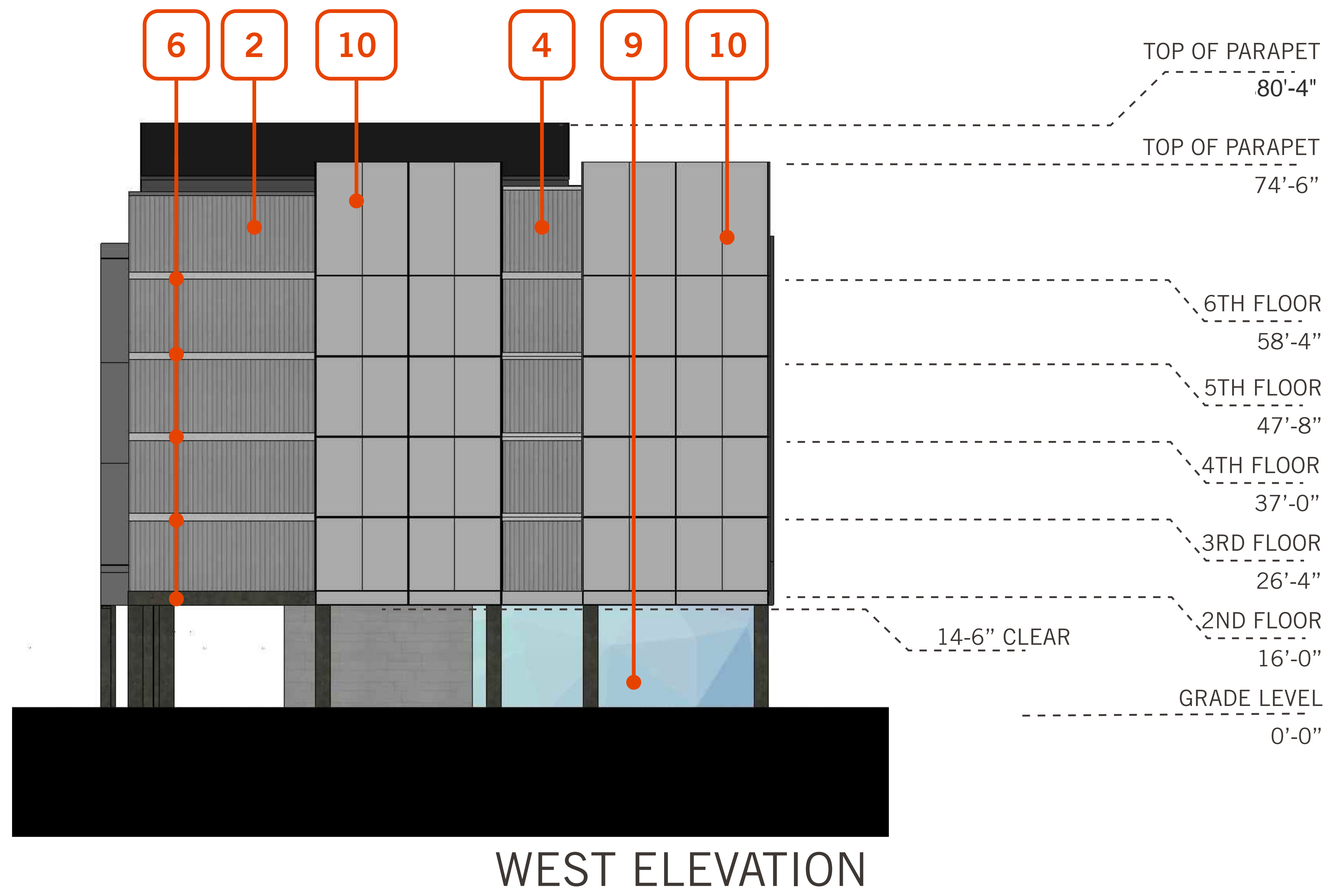




**NORTH ELEVATION**

**KEYNOTES**

- |   |   |                             |   |
|---|---|-----------------------------|---|
| <b>1</b> STANDING SEAM METAL PANEL                    | <b>4</b> NATURAL THIN STONE VENEER  | <b>6</b> METAL ACCENT TRIM  | <b>9</b> PRECISION CMU BLOCK, STACKED                   |
| <b>2</b> CORRUGATED METAL PANEL                       | <b>5</b> OPAQUE GLASS STOREFRONT SYSTEM W/ CLEAR ANNOIDIZED ALUMINUM MULLIONS | <b>7</b> LED STRIP LIGHTING | <b>10</b> SMOOTH FINISH STUCCO W/ PAINT FINISH AS SHOWN |
| <b>3</b> SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN | <b>8</b> MURAL WALL   |                             |   |



WEST ELEVATION

KEYNOTES

- |   |   |                             |   |
|---|---|-----------------------------|---|
| <b>1</b> STANDING SEAM METAL PANEL                    | <b>4</b> NATURAL THIN STONE VENEER  | <b>6</b> METAL ACCENT TRIM  | <b>9</b> PRECISION CMU BLOCK, STACKED                   |
| <b>2</b> CORRUGATED METAL PANEL                       | <b>5</b> OPAQUE GLASS STOREFRONT SYSTEM W/ CLEAR ANNOIDIZED ALUMINUM MULLIONS | <b>7</b> LED STRIP LIGHTING | <b>10</b> SMOOTH FINISH STUCCO W/ PAINT FINISH AS SHOWN |
| <b>3</b> SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN |   | <b>8</b> MURAL WALL         |   |

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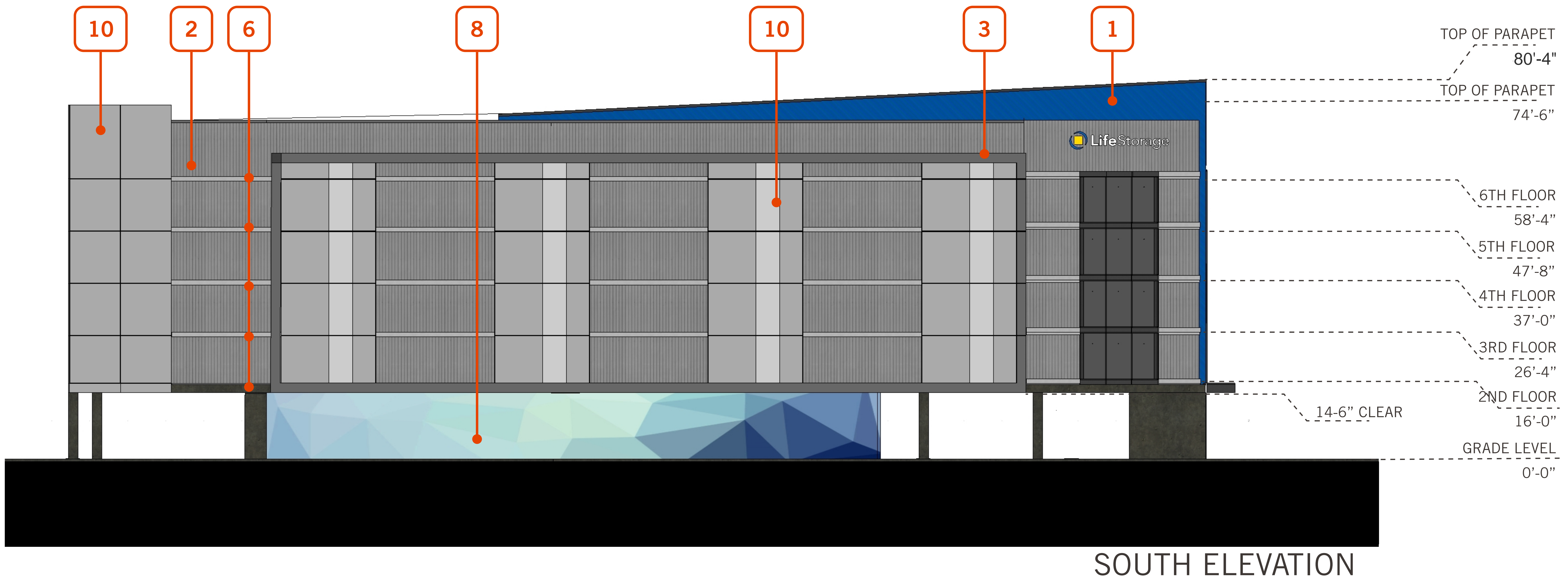
EXTERIOR ELEVATIONS	
DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/14/2023	PLANNING SET
03/08/2024	PLANNING SET

PA/PM:	M. DANNENBERG
DRAWN BY:	C.P.
JOB NO.:	LAX21-0081-00

SHEET  
**A4.c**

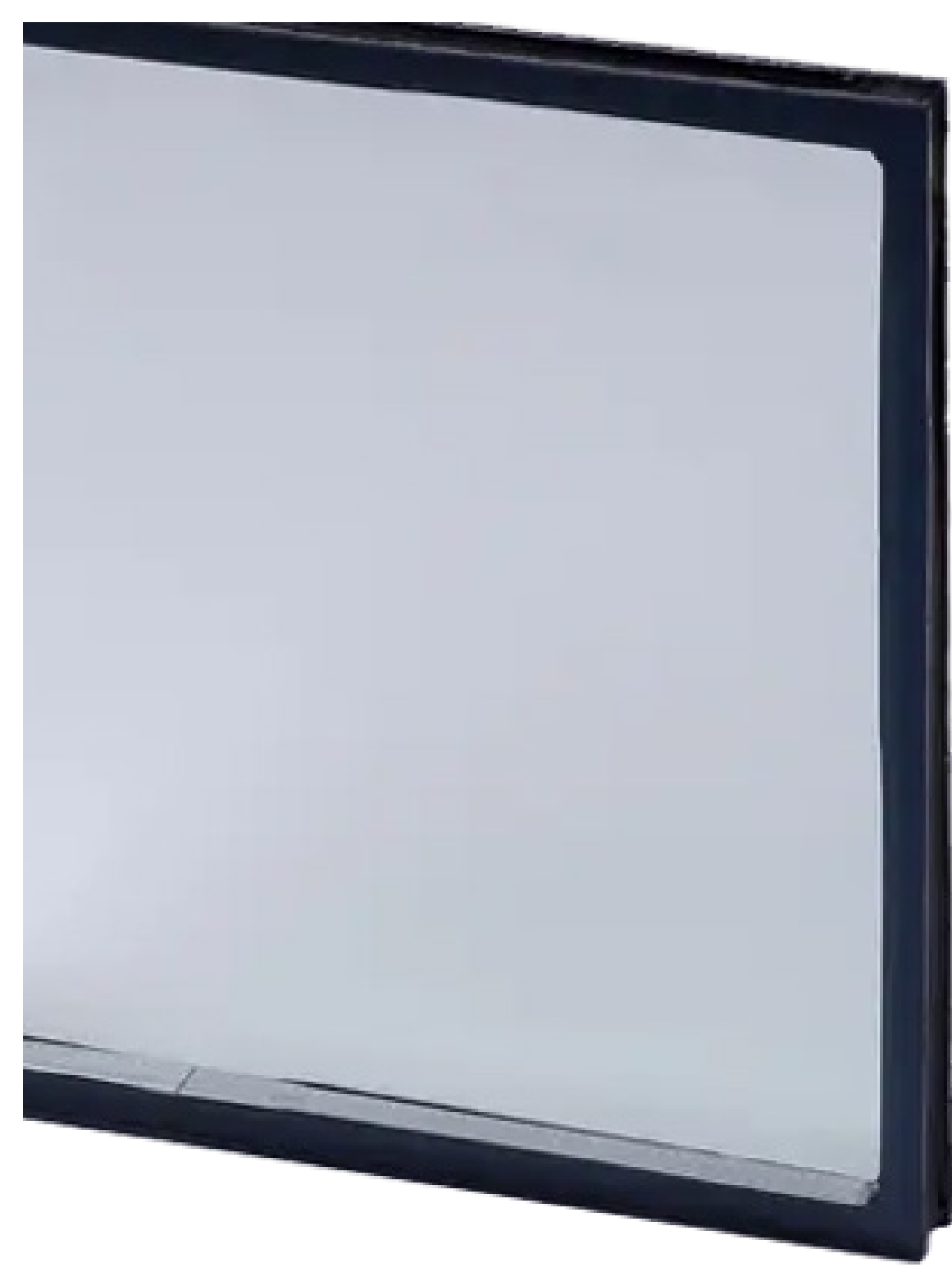
EXTERIOR ELEVATIONS	
DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/16/2023	PLANNING SET
03/09/2024	PLANNING SET

PA/PM:	M. DANNENBERG
DRAWN BY:	C.P.
JOB NO.:	LAX21-0081-00



**KEYNOTES**

- |   |  |                             |   |
|---|--|-----------------------------|---|
| <b>1</b> STANDING SEAM METAL PANEL                    | <b>4</b> NATURAL THIN STONE VENEER   | <b>6</b> METAL ACCENT TRIM  | <b>9</b> PRECISION CMU BLOCK, STACKED                   |
| <b>2</b> CORRUGATED METAL PANEL                       | <b>5</b> OPAQUE GLASS STOREFRONT SYSTEM W/ CLEAR ANNOZIDIZED ALUMINUM MULLIONS | <b>7</b> LED STRIP LIGHTING | <b>10</b> SMOOTH FINISH STUCCO W/ PAINT FINISH AS SHOWN |
| <b>3</b> SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN | <b>8</b> MURAL WALL  |                             |   |



1 OPAQUE GLASS



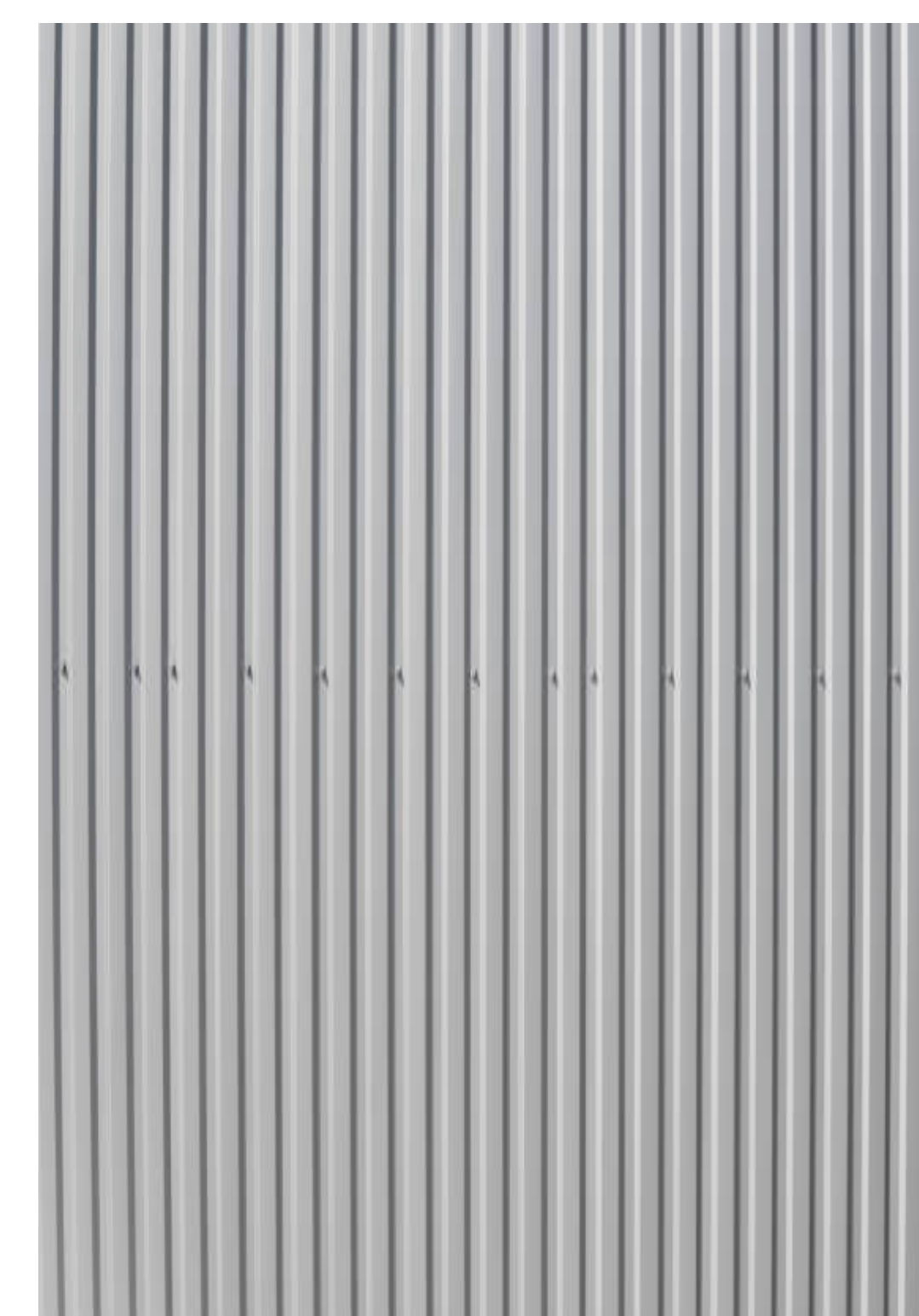
2 CLEAR ANODIZED ALUMINUM MULLION DARK BRONZE



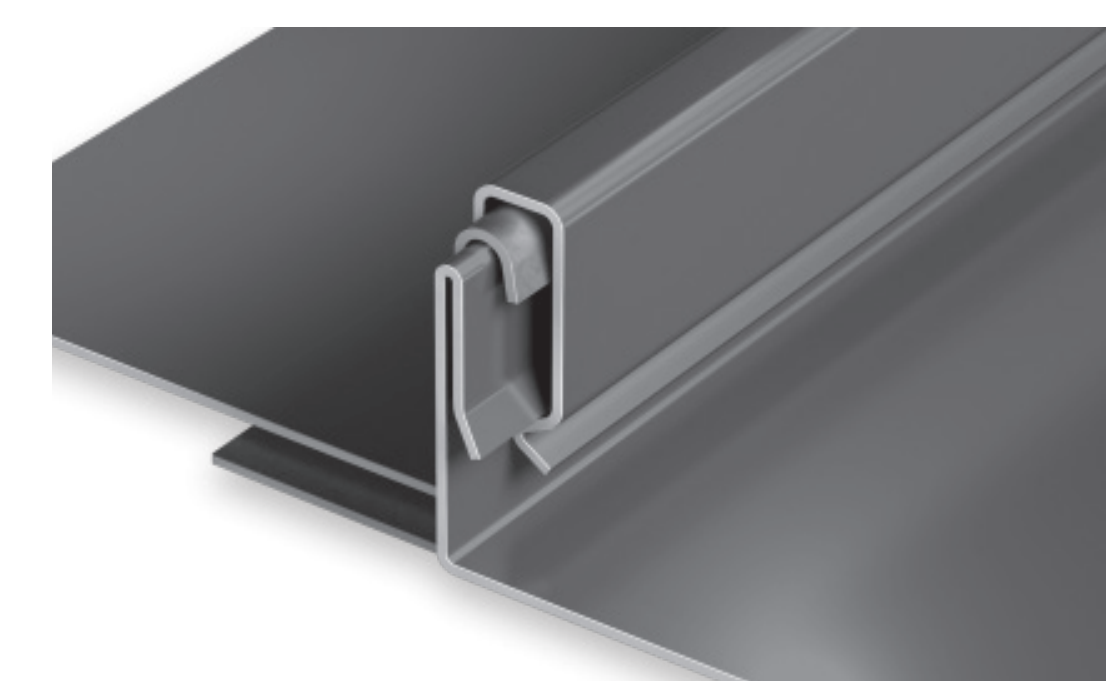
3 SPLIT-FACED CMU @ GROUND FLOOR



4 PORCELANOSA FACADE PANEL AUSTIN NATURAL



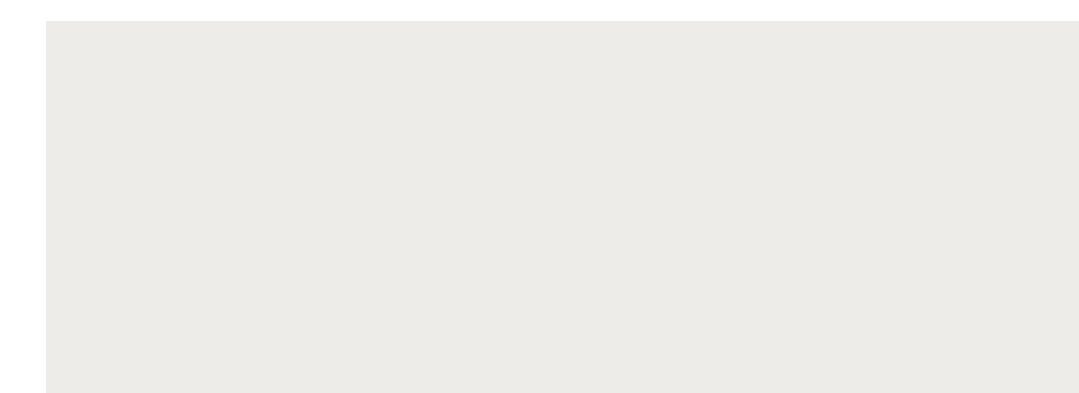
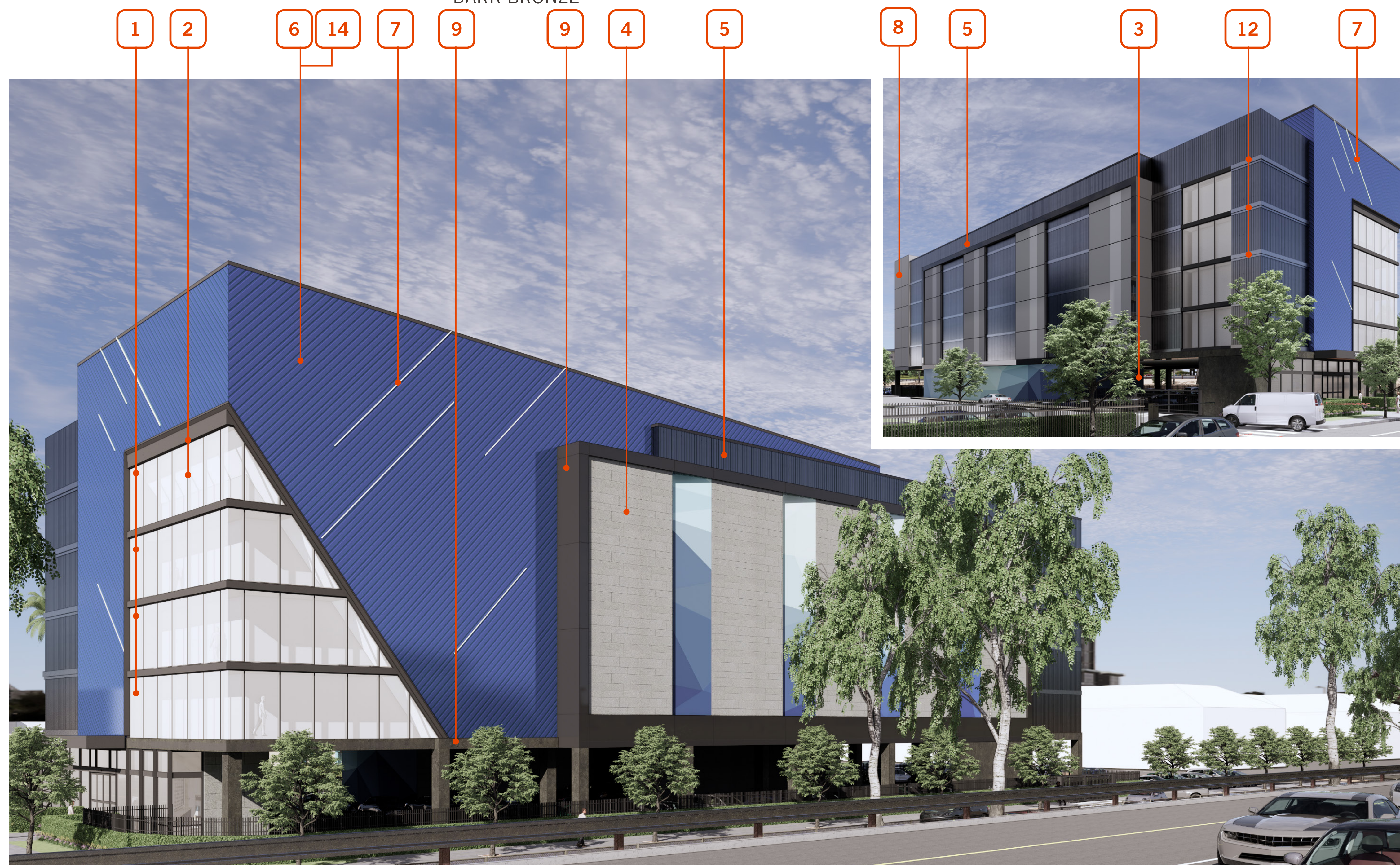
5 CORRUGATED METAL PANEL



6 PAC-CLAD SNAP CLAD PANEL - BLUE FINISH



7 LED LINEAR SURFACE MOUNT SHALLOW



8 EXTERIOR PAINT SW 9582 WHITE SAND FINISH



9 EXTERIOR PAINT SW 7069 IRON ORE FINISH



10 COMPOSITE METAL SW 7068 GRIZZLE GRAY FINISH



11 COMPOSITE METAL SW 7065 ARGOS FINISH



12 COMPOSITE METAL SW 9163 TIN LIZZIE FINISH



13 COMPOSITE METAL SW 7674 PEPPERCORN FINISH



14 EXTERIOR PAINT PANTONE COATED: 286C

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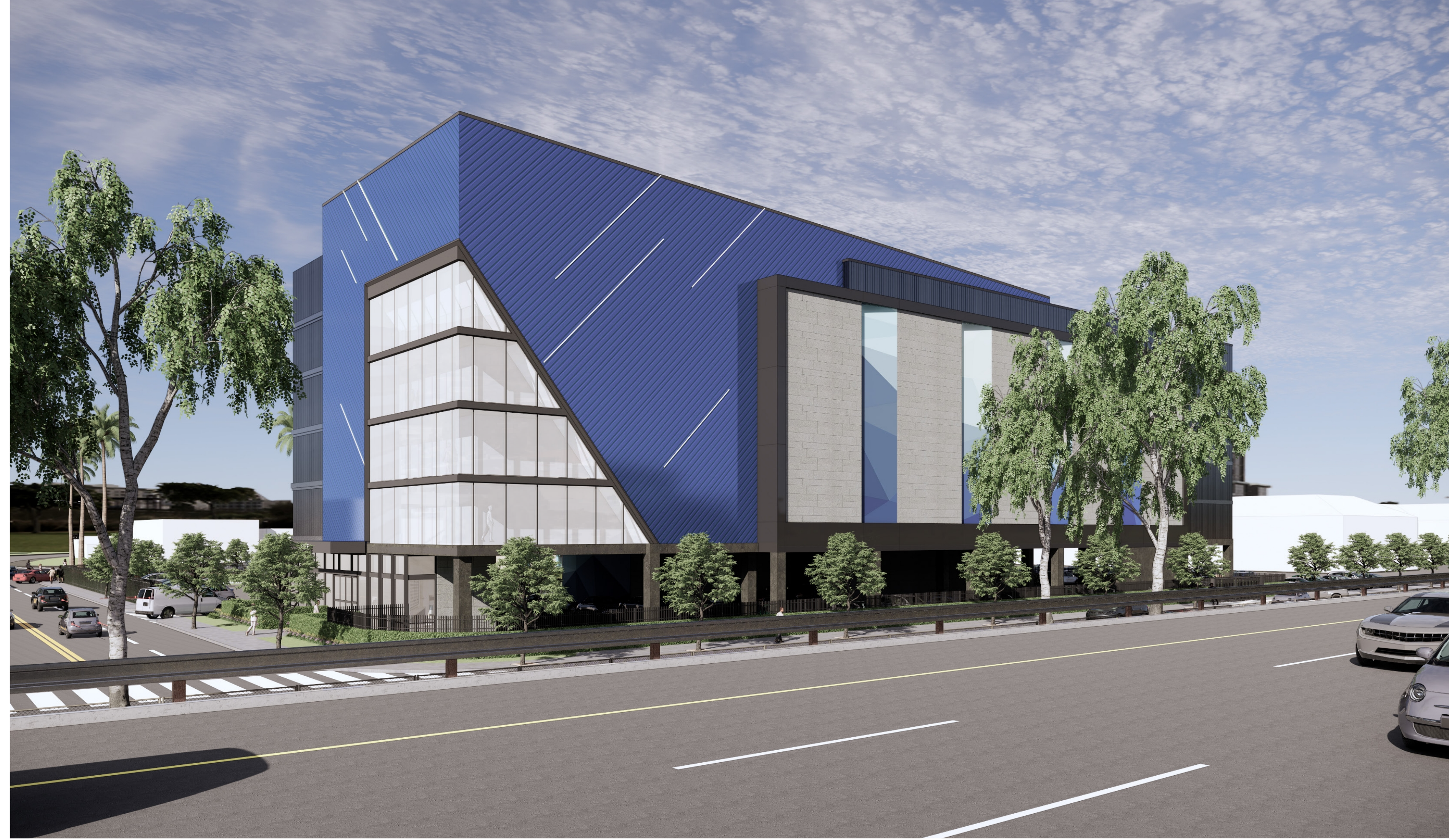
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EXTERIOR ELEVATIONS	
DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/14/2023	PLANNING SET
03/08/2024	PLANNING SET

PA/PM:	M. DANNENBERG
DRAWN BY:	C.P.
JOB NO.:	LAX21-0081-00

SHEET  
**A4.e**



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EXTERIOR ELEVATIONS	
DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
12/12/2023	PLANNING SET
03/08/2024	PLANNING SET

PAPM: M. DANNENBERG  
 DRAWN BY: C.P.  
 JOB NO.: LAX21-0081-00

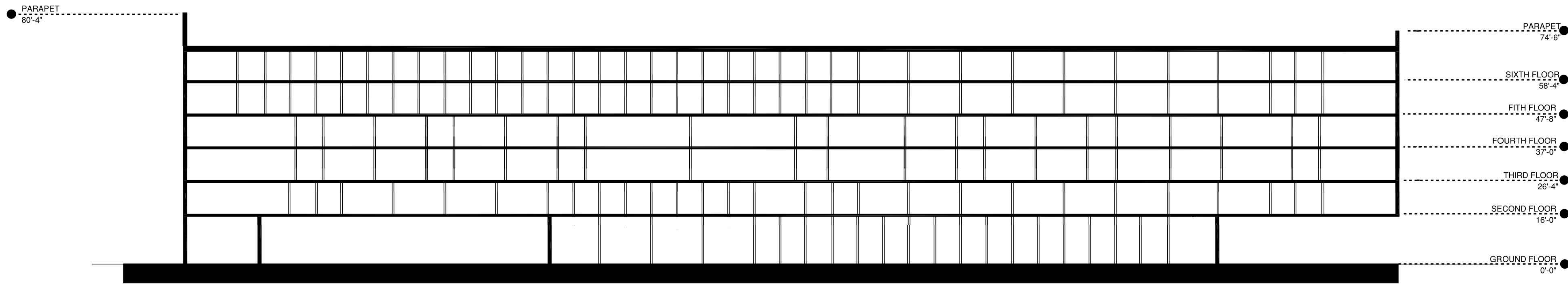
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EXTERIOR RENDERINGS 1

06/23/2023 - 100% SD SET  
 8/30/2023 5:08:55 PM

Autodesk Revit 2023 (RVT) - 3D Warehouse (RVT) - ARCH.rvt

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BUILDING SECTION 1

BUILDING SECTIONS	
DATE	REMARKS
06/23/2023	SD SET - NOT FOR CONSTRUCTION
09/07/2023	PLANNING SET
03/02/2024	PLANNING SET

PA / PM:	M.D.
DRAWN BY:	
JOB NO.:	LAX21-0081-00

SHEET  
**A6.0**

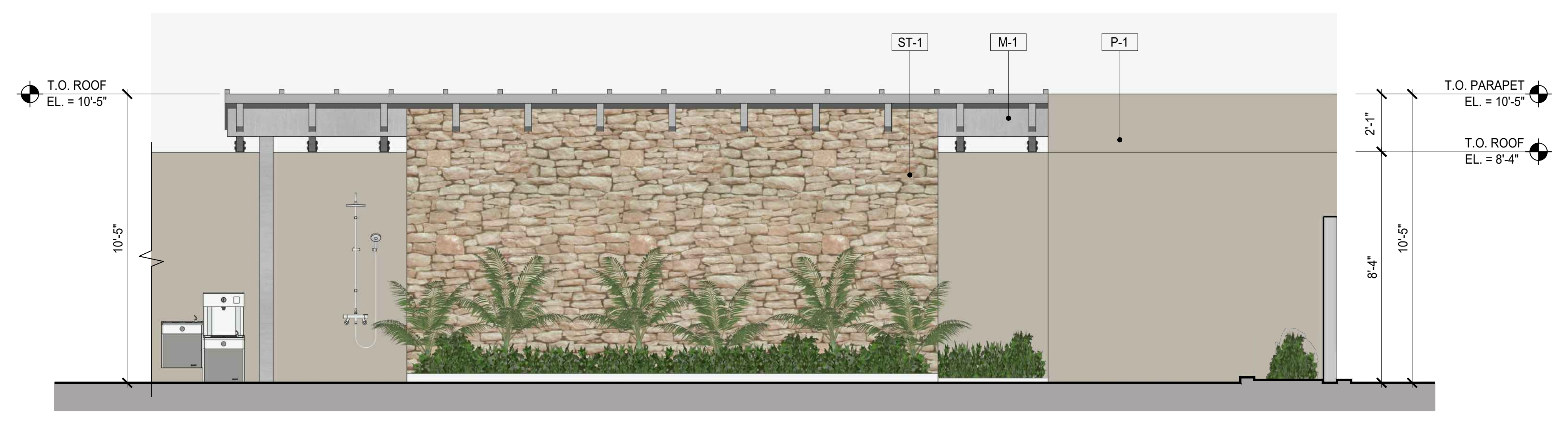
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architecture  
planning  
graphics  
civil engineering

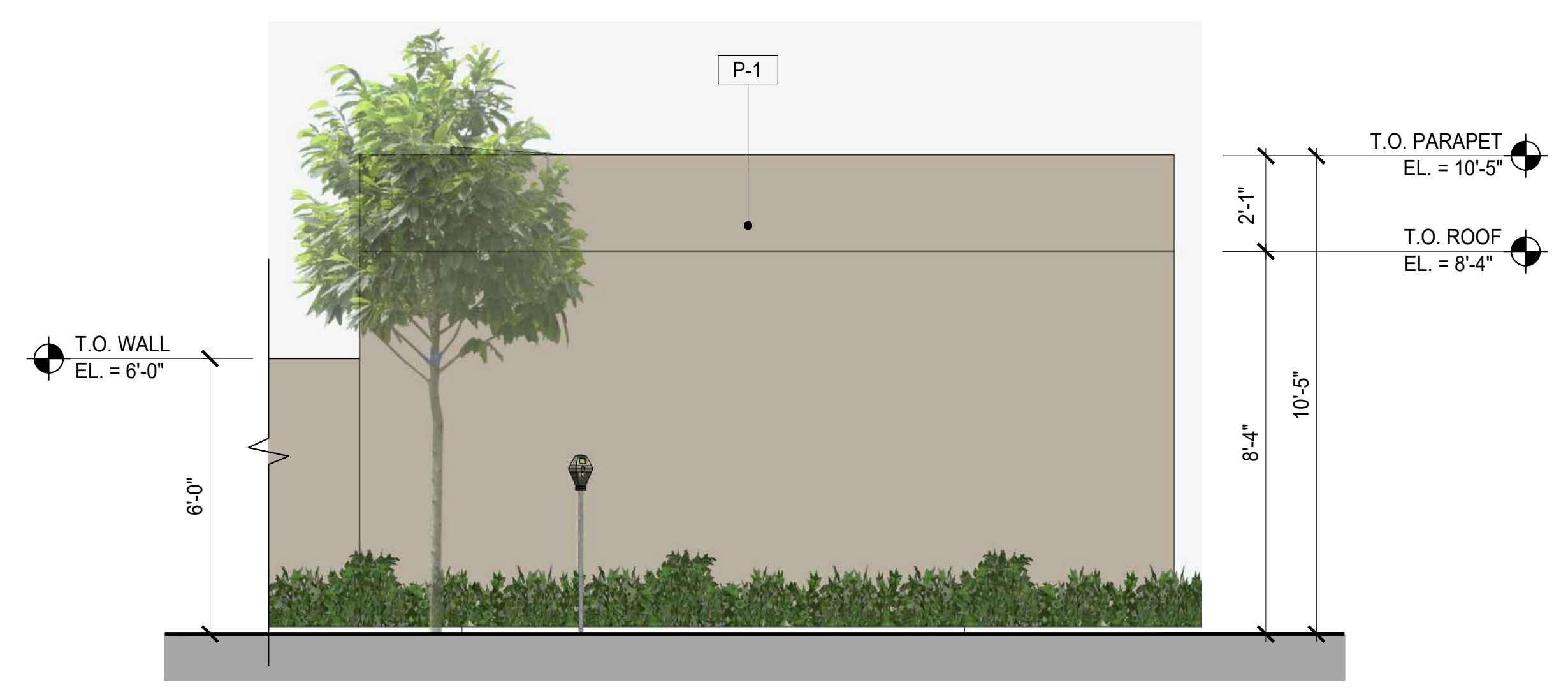
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**SOUTH ELEVATION - 4**  
SCALE: 3/8" = 1'-0"



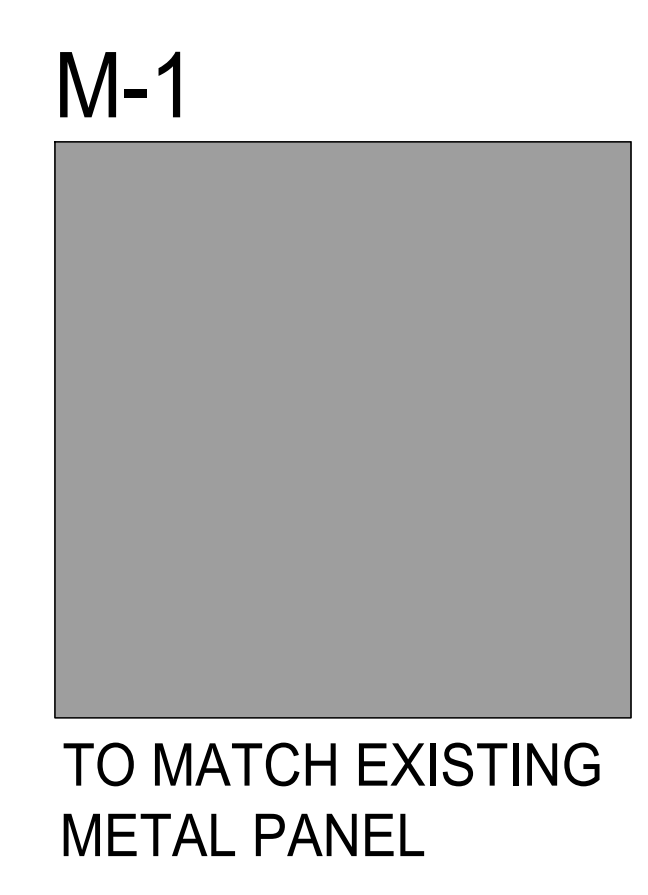
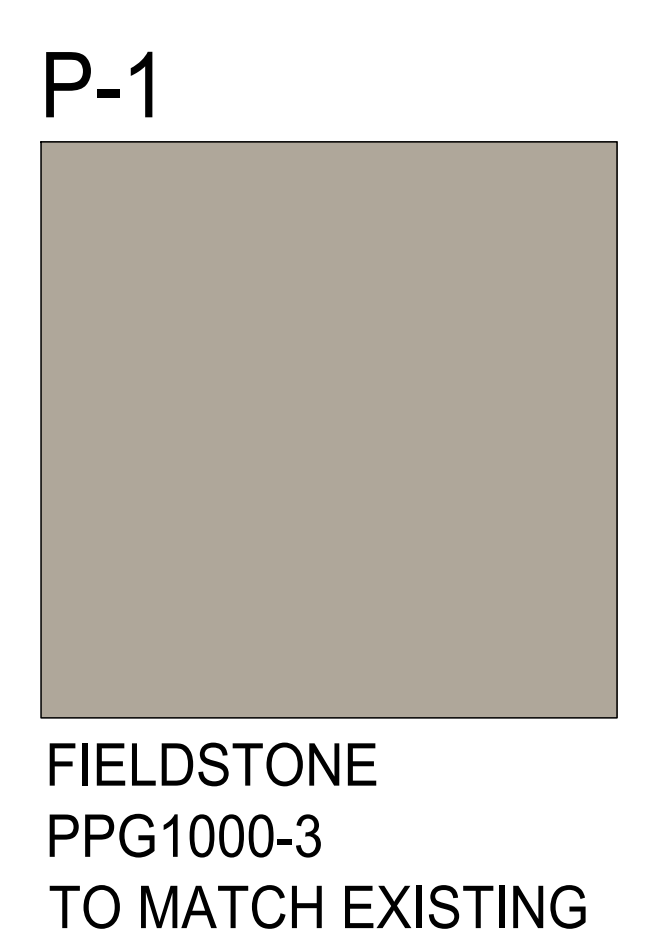
**EAST ELEVATION - 3**  
SCALE: 3/8" = 1'-0"



**NORTH ELEVATION - 2**  
SCALE: 3/8" = 1'-0"



**WEST ELEVATION - 1**  
SCALE: 3/8" = 1'-0"

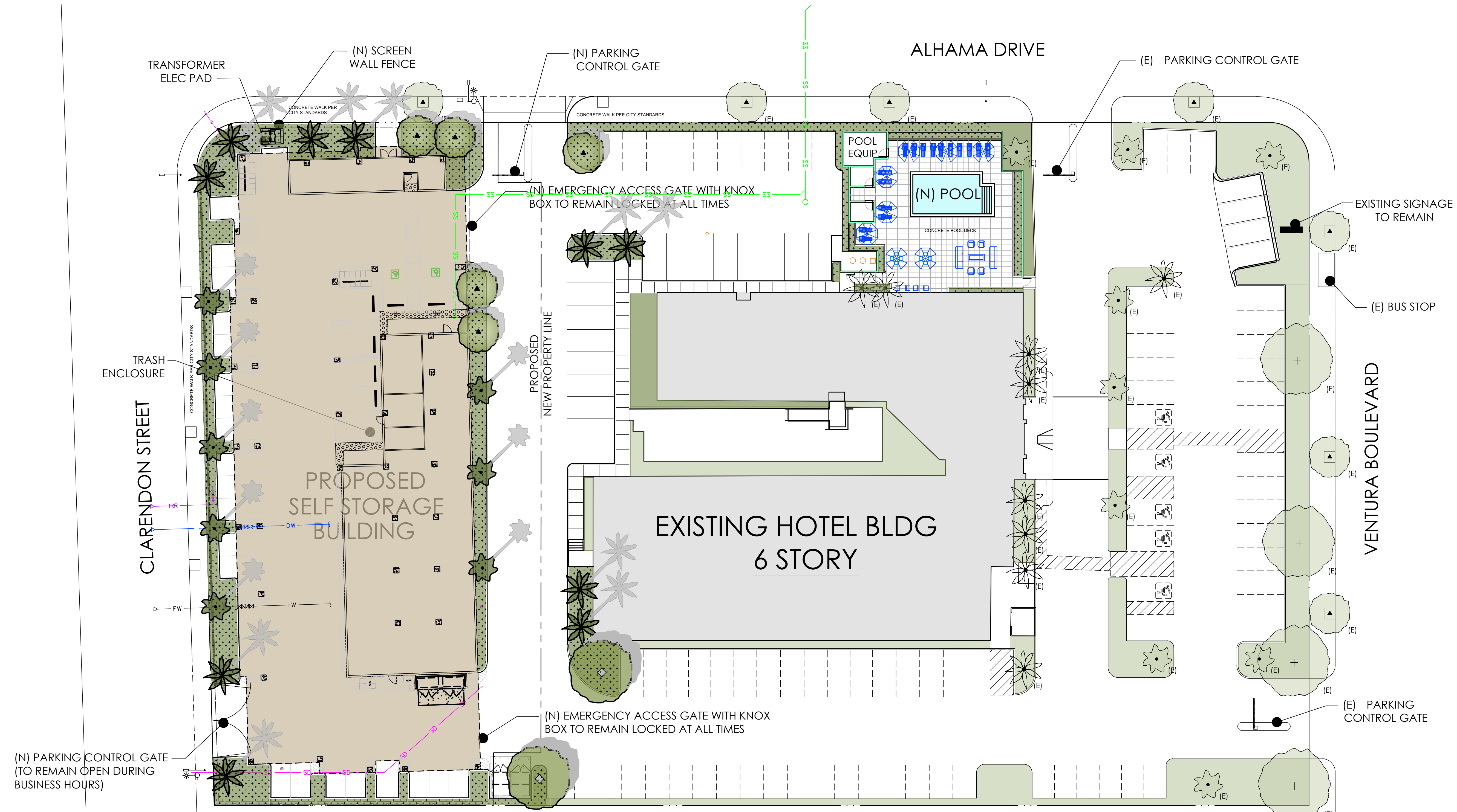


ELEVATIONS		REMARKS	DATE	DATE	REMARKS
DATE	08/13/2023	PLANNING SET			
DATE	12/13/2023	PLANNING SET			
DATE	02/08/2024	PLANNING SET			

PA / PM:	M.D.
DRAWN BY:	
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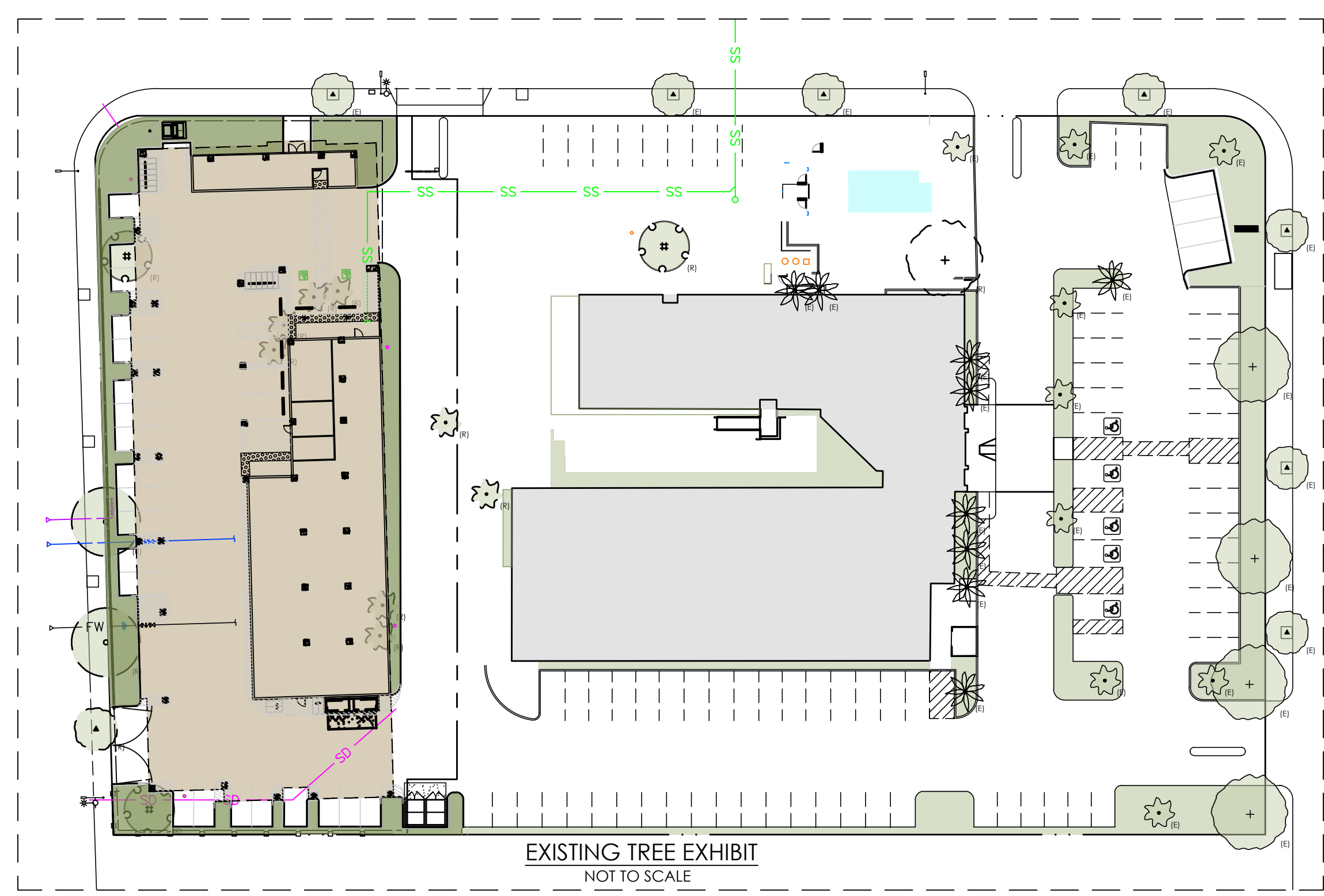
**PRELIMINARY PLANTING LEGEND**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	TIPUANA TIPU / TIPU TREE	36" BOX STANDARD	2
	LAGERSTROEMIA I. 'NATCHEZ' / CREPE MYRTLE	36" BOX STANDARD	5
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	16" BTH STRAIGHT TRUNK	8
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM	36" BOX STRAIGHT TRUNK	10

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	AGAVE DESMETIANA / DWARF AGAVE	1 GAL / 42" O.C.
	DIETS VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.
	ELAEAGNUS P. 'FRUITLANDI' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	HEMEROCALLIS SP. / DARK ORANGE DAYLILY	1 GAL / 30" O.C.
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	1 GAL / 30" O.C.
	CARISSA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL / 24" O.C.
	ROSMARINUS O. 'PROSTRATUS' / HUNTINGTON CARPET ROSEMARY	1 GAL / 24" O.C.
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN

**EXISTING TO REMAIN**

	LAGERSTROEMIA INDICA / CREPE MYRTLE
	PARKINSONIA ACULEATA / BLUE PALO VERDE
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM
	EXISTING PLANT MATERIAL TO REMAIN, PROTECT IN PLACE



**EXISTING TREES TO BE REMOVED**

SYMBOL	BOT NAME / COMMON NAME	QUANTITY
	LAGERSTROEMIA INDICA / CREPE MYRTLE	1
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	7
	OLEA EUROPAEA / OLIVE	2
	CERATONIA SILIQUA / CAROB	2

**EXISTING HOTEL SITE EXISTING TREES TO BE REMOVED**

SYMBOL	BOT NAME / COMMON NAME	QUANTITY
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	1
	OLEA EUROPAEA / OLIVE	1



TIPUANA TIPU / TIPU TREE



LAGERSTROEMIA I. 'NATCHEZ' / CREPE MYRTLE



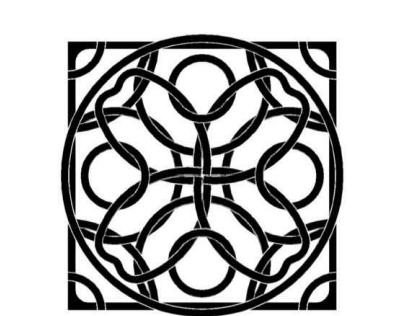
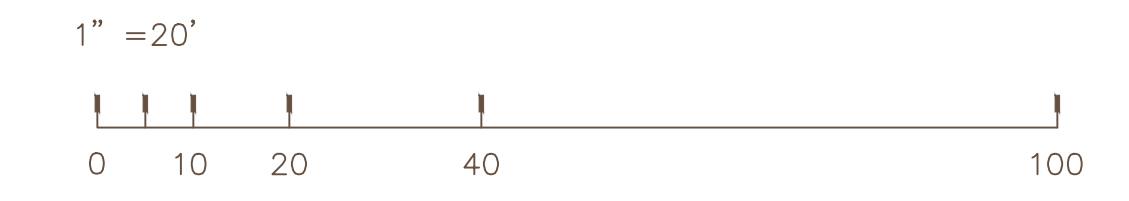
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM



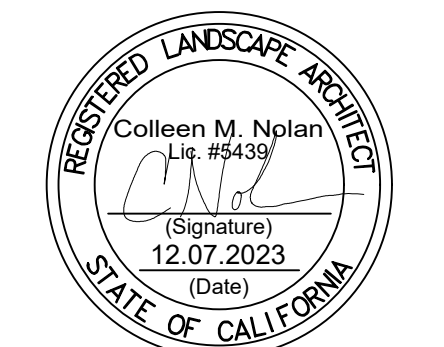
SYAGRUS ROMANZOFFIANUM / QUEEN PALM

NOTE: REMAINDER OF FRONT YARD OR FRONT SETBACKS IN EXCESS OF 18" NOT LANDSCAPED SHALL BE FINISHED PER CITY STANDARDS FOR SIDEWALKS OR FINISHED WITH OTHER PAVING MATERIALS, INCLUDING CONCRETE PAVERS OR BRICK MASONRY PAVERS

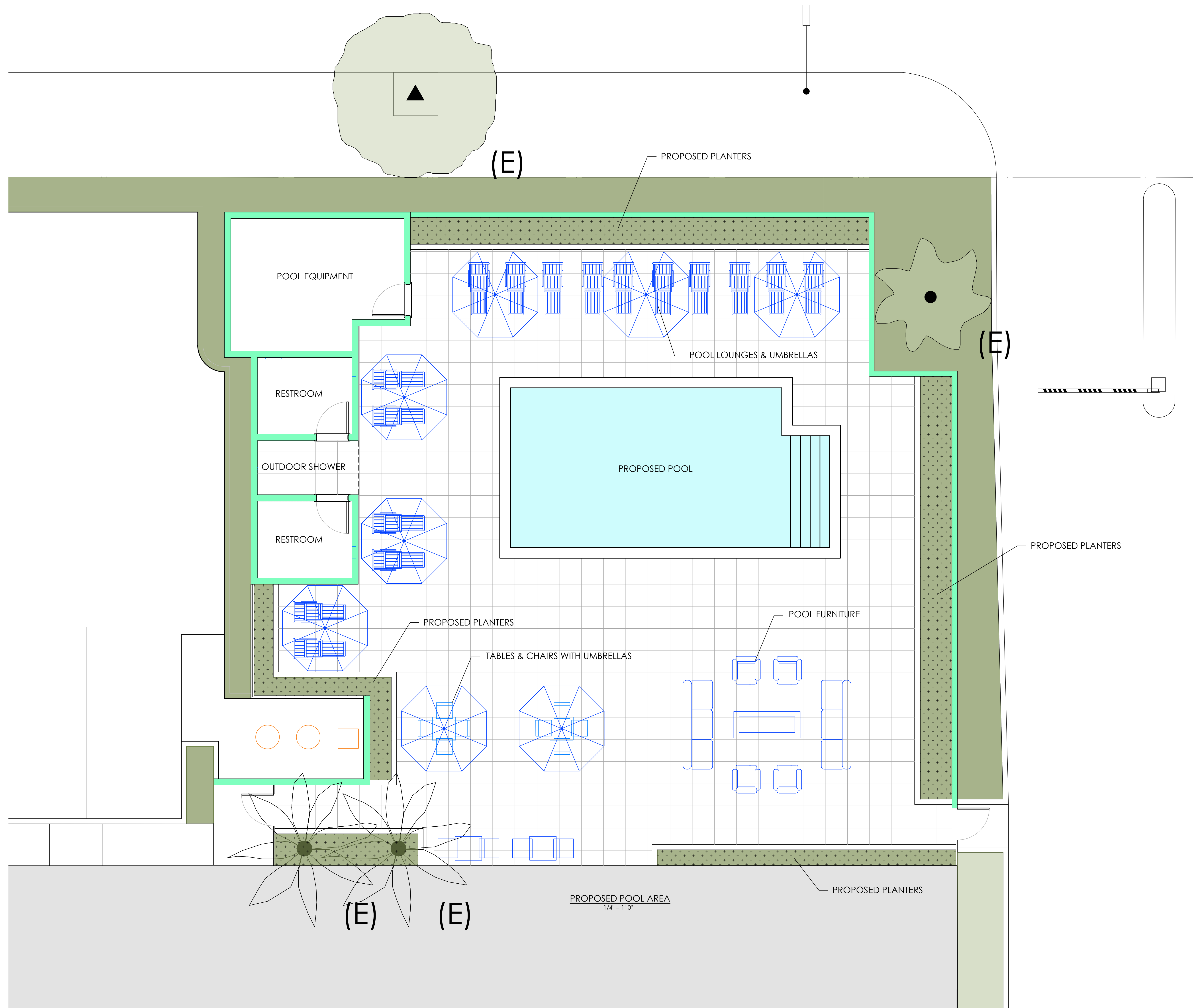
NOTE: 60% OF THE 18" MIN SETBACK SHALL BE LANDSCAPED  
TOTAL 18" MIN SETBACK AREA: 746 SF  
TOTAL LANDSCAPE AREA OF 18" MIN SETBACK: 643 SF  
643 / 746 = 86% LANDSCAPE AREA



**Colleen M. Nolan**  
Landscape Architect #5439  
cnolan@cox.net  
13355 Silverado Court, Corona 92883  
714.743.7915 cell





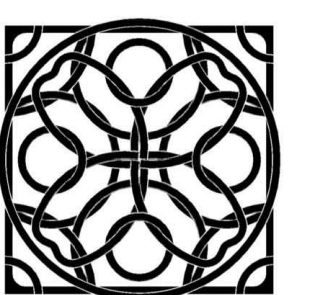


**PRELIMINARY PLANTING LEGEND**

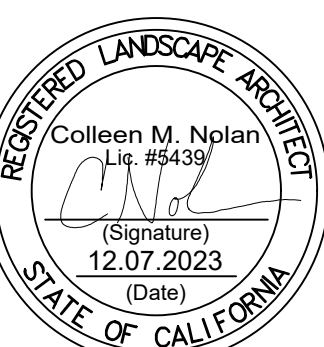
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
<b>PROPOSED TREES</b>			
	TIPLANA TIPU / TIPU TREE	36" BOX STANDARD	2
	LAGERSTROEMIA I. NATCHEZ / CREPE MYRTLE	36" BOX STANDARD	5
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	16" BTH STRAIGHT TRUNK	8
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM	36" BOX STRAIGHT TRUNK	10
<b>PROPOSED SHRUBS, GROUNDCOVER &amp; VINES</b>			
	AGAVE DESMETIANA / DWARF AGAVE	1 GAL / 42" O.C.	
	DIETS VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.	
	ELAEAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.	
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	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN	

**EXISTING TO REMAIN**

	LAGERSTROEMIA INDICA / CREPE MYRTLE
	PARKINSONIA ACULEATA / BLUE PALO VERDE
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM
	EXISTING PLANT MATERIAL TO REMAIN, PROTECT IN PLACE



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