

54-UNIT MIXED-USE MULTIFAMILY BLDG

19923 VENTURA BLVD

LOS ANGELES, CA 91364

1.1-EXISTING ZONING AND SITE INFORMATION

ZONING INFORMATION	
1. PROJECT ADDRESS	19923 W VENTURA BLVD, LOS ANGELES, CA 91364
2. OWNER	19923 VENTURA, LLC
3. APN#	2164-001-015
4. TRACT	TR 13940
5. MAP REFERENCE	M B 285-47/49
6. BLOCK	NONE
7. LOT	1
8. ARB (LOT CUT REF.)	2
9. GENERAL LAND USE	NEIGHBORHOOD OFFICE COMMERCIAL
10. EXISTING	PARKING LOT
11. COMMUNITY PLAN AREA	CANOGA PARK / WINNETKA / WOODLAND HILLS / WEST HILLS
12. SPECIFIC PLAN	VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
13. TOC DESIGNATION	NOT ELIGIBLE
14. ZONE	C1-VLD
15. LOT AREA PER ZIMAS	(LOT AREA) 14,484.9 + (1/2 ALLEY) 1206.4 = 15691.3 SF
16. BASE DENSITY	PER LAMC (LOT AREA + 1/2 ALLEY) 15691.3/800 = 19.60 ROUNDED UP 20 UNITS PER AB 2345* (LOT AREA + 1/2 ALLEY) 15691.3/400 = 39.2 ROUNDED UP 40 UNITS *PER LAND USE DESIGNATION
17. BASE F.A.R.	1 : 1 (PER VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN)
18. HEIGHT LIMIT PER ZONING	30'-0" (PER VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN)
19. REQUIRED YARDS:	
FRONT YARD	<u>BELOW 15'</u> : 1' - 6", <u>ABOVE 15'</u> : NO F.Y. SETBACK*
REAR YARD	<u>GROUND FLOOR COMMERCIAL</u> **: NO R.Y. SETBACK; <u>RESIDENTIAL 0' - 0"****</u>
SIDE YARDS	<u>GROUND FLOOR COMMERCIAL</u> : NO S.Y. SETBACK; <u>RESIDENTIAL 0' - 0" (5'-0" + 4'-0")****</u>
20. BUILDABLE AREA	11,662.2 SF
21. MAX BUILDING AREA	11,662.2 SF x 1 = 11,662.2 SF

1.2-PROPOSED PROJECT ZONING INFORMATION

A. PROPOSED ON MENU ZONING INCENTIVE	
22. AFFORDABLE HOUSING INCENTIVE DENSITY BONUS	40 UNITS
22.1 DENSITY PER LAND USE DESIGNATION	40 UNITS x 1.35 = 54 UNITS
DENSITY INCREASE 35%	
B. PROPOSED OFF MENU INCENTIVES	
23. RELIEF FROM VENTURA/CAHUENGA BLVD SPECIFIC PLAN REQUIREMENTS	
23.1 HEIGHT INCREASE FROM 30' MAX (7E)(1)(a)(1)	ADD'L 55' - 5" FOR TOTAL 85'-5" (184.75% INCREASE)
23.2 F.A.R. INCREASE FROM 1:1 TO 4.01:1 (6B)(3)	4.01:1 (301% INCREASE)
24. REDUCTION IN LAMC REQUIRED RESIDENTIAL PARKING FROM 89 SPACES TO 37 SPACES & 7 RESIDENTIAL COMPACT SPACES IN LIEU OF LAMC 89 SPACES	89 PARKING SPACES REDUCED TO 37 STANDARD SPACES & 7 COMPACT SPACES
C. WAIVERS	
25. WAIVER OF DEVELOPMENT STANDARDS FROM VENTURA/CAHUENGA BLVD SPECIFIC PLAN	
25.1 WAIVER OF TRANSITIONAL HEIGHT VIA SP SEC 7(E)(1)(F) TO EXCEED 30' WITHOUT SETBACK	0 STEPBACK
25.2 WAIVER OF SPECIFIC PLAN LOT COVERAGE SEC 7(B)(2) LOT COVERAGE INCREASE FROM 60%(8,690.94SF) TO 88%(12,657.2SF)	88% LOT COVERAGE
25.3 WAIVER TO ALLOW 7 RESIDENTIAL COMPACT SPACES	7 COMPACT SPACES
D. PROPOSED PROJECT ZONING FEATURES	
26. PROJECT DESCRIPTION	NEW MIXED-USE RESIDENTIAL OVER 1228.0 SF OF COMMERCIAL; 54 UNIT 6-STORY BLDG WITH 1ST FLOOR PARKING AND 1228.0 SF COMMERCIAL OVER 1-LEVEL SUBTERRANEAN PARKING
27. PROPOSED HEIGHT	85' - 5" PROPOSED HEIGHT
28. PROPOSED UNITS	54 PROPOSED UNITS
29. PROPOSED F.A.R.	4.00:1 (46,692.4 / 11,662.2)
30. PROPOSED F.Y. SETBACK	BELOW 15': 1' - 6", ABOVE 15': 0' - 0"
31. PROPOSED R.Y. SETBACK	GROUND FLOOR: NO R.Y. SETBACK; RESIDENTIAL 18' - 0"
32. PROPOSED S.Y. SETBACKS	GROUND FLOOR: NO S.Y. SETBACK; RESIDENTIAL 9' - 0"
33. PROPOSED VEHICLE PARKING	COMMERCIAL - 4 STANDARD SPACES; RESIDENTIAL - 37 STANDARD SPACES & 7 COMPACT SPACES
34. PROPOSED BICYCLE PARKING	COMMERCIAL - 5 SHORT-TERM & 4 LONG TERM; RESIDENTIAL - 5 SHORT-TERM & 60 LONG TERM
E. AFFORDABLE UNIT ANALYSIS	
33. VERY LOW INCOME	15%
40 x .15 =	6 UNITS VLI REQUIRED

1.3-PROPOSED PROJECT BUILDING INFORMATION

ADDITIONAL INFORMATION	
34. BUILDING OCCUPANCY	R2 (MULTI-FAMILY), S-2 PARKING, A-2 COMMERCIAL RESTAURANT
35. CONSTRUCTION TYPE	7-STORIES TOTAL: 5 STORIES TYPE IIA RESIDENTIAL OVER: 1-STORY TYPE IA AT GRADE, COMMERCIAL & PARKING OVER: 1-STORY TYPE IA SUBTERRANEAN PARKING GARAGE
36. APPLICABLE CODES	2022 CBC W/ 2023 CITY OF LA AMENDMENTS
37. FIRE SPRINKLER	FULLY SPRINKLERED PER NFPA-13 THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV PRIOR TO INSTALLATION
THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS NOT A PUBLIC HOUSING. THERE IS NO TAX CREDIT RECEIVED.	

1.4-CHAPTER 5 COMPLIANCE

1) 5 STORIES TYPE III-A RESIDENTIAL OVER 2 STORIES TYPE I-A
 2) OCCUPANCY R2 (MULTI-FAMILY), S-2 PARKING, A-2
 3) THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. ROOFTOP DECK MUST COMPLY WITH NFPA-13 AUDITORY ALARMS
 4) EMERGENCY RESPONDER RADIO COVERAGE TO BE PROVIDED

TABLE	ALLOWABLE	PROVIDED	
		TYPE IIA	TYPE IIIA
A. TABLE 504.3. HEIGHT ABOVE GRADE PLANE	85' MAX	69' - 10"	85'
B. TABLE 504.4. ALLOWABLE STORIES ABOVE GRADE PLANE	UNLIMITED	5	2
C. TABLE 506.2			
ALLOWABLE AREA FOR R-2 TYPE IIIA WITHOUT AREA INCREASE	72,000 SF PER FLOOR		44,714.9 SF
ALLOWABLE AREA FOR S-2 TYPE I-A WITHOUT AREA INCREASE	UNLIMITED		7133.30 SF
ALLOWABLE AREA FOR A-2 TYPE I-A WITHOUT AREA INCREASE	UNLIMITED		1211.00 SF

THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS NOT A PUBLIC HOUSING. THERE IS NO TAX CREDIT RECEIVED.

2.1-UNIT SF/OPEN SPACE REQ. SUMMARY

UNIT #	AREA (SF)	UNIT TYPE	BEDS	HAB. RMS	REQ COMMON OPEN SPACE
201	527.9 SF	1 BDR	1	2	100.0 SF
202	903.3 SF	2 BDR	2	3	125.0 SF
203	907.9 SF	2 BDR	2	3	125.0 SF
204	522.4 SF	STUDIO	1	2	100.0 SF
205	555.1 SF	1 BDR	1	2	100.0 SF
206	541.6 SF	1 BDR	1	2	100.0 SF
207	499.7 SF	1 BDR	1	2	100.0 SF
208	762.5 SF	2 BDR	2	3	125.0 SF
209	554.4 SF	1 BDR	1	2	100.0 SF
210	570.5 SF	1 BDR	1	2	100.0 SF
211	902.8 SF	2 BDR	2	3	125.0 SF
SECOND FLOOR: 11					
301	527.9 SF	1 BDR	1	2	100.0 SF
302	903.3 SF	2 BDR	2	3	125.0 SF
303	907.9 SF	2 BDR	2	3	125.0 SF
304	522.4 SF	STUDIO	1	2	100.0 SF
305	555.1 SF	1 BDR	1	2	100.0 SF
306	541.6 SF	1 BDR	1	2	100.0 SF
307	499.7 SF	1 BDR	1	2	100.0 SF
308	762.5 SF	2 BDR	2	3	125.0 SF
309	554.4 SF	1 BDR	1	2	100.0 SF
310	570.5 SF	1 BDR	1	2	100.0 SF
311	902.8 SF	2 BDR	2	3	125.0 SF
THIRD FLOOR: 11					
401	527.9 SF	1 BDR	1	2	100.0 SF
402	903.3 SF	2 BDR	2	3	125.0 SF
403	907.9 SF	2 BDR	2	3	125.0 SF
404	522.4 SF	STUDIO	1	2	100.0 SF
405	555.1 SF	1 BDR	1	2	100.0 SF
406	541.6 SF	1 BDR	1	2	100.0 SF
407	499.7 SF	1 BDR	1	2	100.0 SF
408	762.5 SF	2 BDR	2	3	125.0 SF
409	554.4 SF	1 BDR	1	2	100.0 SF
410	570.5 SF	1 BDR	1	2	100.0 SF
411	902.8 SF	2 BDR	2	3	125.0 SF
FOURTH FLOOR: 11					
501	527.9 SF	1 BDR	1	2	100.0 SF
502	903.3 SF	2 BDR	2	3	125.0 SF
503	907.9 SF	2 BDR	2	3	125.0 SF
504	522.4 SF	STUDIO	1	2	100.0 SF
505	555.1 SF	1 BDR	1	2	100.0 SF
506	541.6 SF	1 BDR	1	2	100.0 SF
507	499.7 SF	1 BDR	1	2	100.0 SF
508	762.5 SF	2 BDR	2	3	125.0 SF
509	554.4 SF	1 BDR	1	2	100.0 SF
510	570.5 SF	1 BDR	1	2	100.0 SF
511	902.8 SF	2 BDR	2	3	125.0 SF
FIFTH FLOOR: 11					
601	527.9 SF	1 BDR	1	2	100.0 SF
602	903.3 SF	2 BDR	2	3	125.0 SF
603	907.9 SF	2 BDR	2	3	125.0 SF
604	522.4 SF	STUDIO	1	2	100.0 SF
605	554.4 SF	1 BDR	1	2	100.0 SF
606	1,061.4 SF	2 BDR	2	3	125.0 SF
607	762.8 SF	2 BDR	2	3	125.0 SF
608	554.4 SF	1 BDR	1	2	100.0 SF
609	570.5 SF	1 BDR	1	2	100.0 SF
610	902.8 SF	2 BDR	2	3	125.0 SF
SIXTH FLOOR: 10					
TOTAL			75	129	5,925.0 SF

2.2-UNIT MIX SUMMARY

UNIT TYPE (BDR)	UNIT COUNT
1 BDR	28
2 BDR	21
STUDIO	5
TOTAL	54

2.3-OPEN SPACE PROVIDED

OPEN AREA TYPE	LEVEL	OPEN SPACE	TOTAL SF
COMMON	SECOND FLOOR	1,082.1 SF	
COMMON	ROOF LEVEL	3,843.9 SF	4,925.9 SF
PRIVATE	SECOND FLOOR	200.0 SF	
PRIVATE	THIRD FLOOR	200.0 SF	
PRIVATE	FOURTH FLOOR	200.0 SF	
PRIVATE	FIFTH FLOOR	200.0 SF	
PRIVATE	SIXTH FLOOR	200.0 SF	1,000.0 SF
TOTAL			5,926.0SF

PROVIDED 5926 SF > 5925.0 SF REQUIRED

3-FLOOR AREA-ZONING CODE SUMMARY

LEVEL	ZONING AREA (SF)
1ST FLOOR	1,977.5 SF
2ND FLOOR	8,937.3 SF
3RD FLOOR	8,937.3 SF
4TH FLOOR	8,937.3 SF
5TH FLOOR	8,937.3 SF
6TH FLOOR	8,965.7 SF
TOTAL ZONING CODE AREA	46,692.4 SF

SEE SHEET T-03 FOR ZONING SQUARE FOOTAGE DIAGRAMS

Based on LAMC SEC. 12.03 DEFINITIONS: FLOOR AREA: (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

4-FLOOR AREA-BUILDING CODE

SEE SHEET T-04 FOR BUILDING SQUARE FOOTAGE DIAGRAMS

SEE SHEET SCHEDULE PER FLOOR

BASED ON LABC SEC 202 DEFINITIONS: FLOOR AREA, GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

5-SCHOOL FEES

LEVEL	AREA

6-TREE PLANTING

1) 1 TREE / 4 DWELLING UNITS: 54 UNITS / 4 = **14 TREES**

7-VEHICLE AND BICYCLE PARKING

VEHICLE PARKING:

1) RESIDENTIAL REQ'D/UNIT TOTAL

STUDIO	1-BDR	2-BDR	REQUIRED	TOTAL
5	1.5	2	89	5
42	42	42		
42				
89				

TOTAL REQUIRED **89 SPACES**

2) RETAIL/GENERAL COMMERCIAL 1/250 SF REQUIRED LAMC 12.21 A4: BIKE REDUCTION LAMC 12.21 A4 (UP TO 20%)

1211 SF / 250 SF = 4.84 ROUNDED UP = 5 >>> BIKE REDUCTION 5 x 20% = 1, 5 - 1 = 4 SPACES REQUIRED

REQUIRED PROVIDED (PROPOSED)	COMMERCIAL	RESIDENTIAL	TOTAL
4	4	89	41

EV PARKING (PER LAGBC 4.106.4.2 (2022)):

CAPABLE COMMERCIAL 4 SPACES x 1 = 4 ROUNDED UP = 1 SPACE REQUIRED
 RESIDENTIAL 37 SPACES x 1 = 3.7 ROUNDED UP = 4 SPACES REQUIRED
 5 SPACES TOTAL

READY COMMERCIAL 4 SPACES x .25 = 1 = 1 SPACES REQUIRED
 RESIDENTIAL 37 SPACES x .25 = 9.25 ROUNDED UP = 10 SPACES REQUIRED
 11 SPACES TOTAL

REQUIRED PROVIDED	EV CAPABLE	EV READY	EV TOTAL
5	5	11	16
11			
16			

ADA PARKING PROVIDED (PER P/BC 2020-084):

RESIDENTIAL ADA: 37 SPACES x 2% = 7.4 SPACE, MIN REQ'D 1 OF EA. ADA TYPE = 2 ADA
 RETAIL/GENERAL COMMERCIAL ADA: 2 x 2% = .4: MIN REQ'D 1 OF EA. ADA TYPE = 2 ADA SPACES)

BICYCLE PARKING 12.21.A16(a)(2):

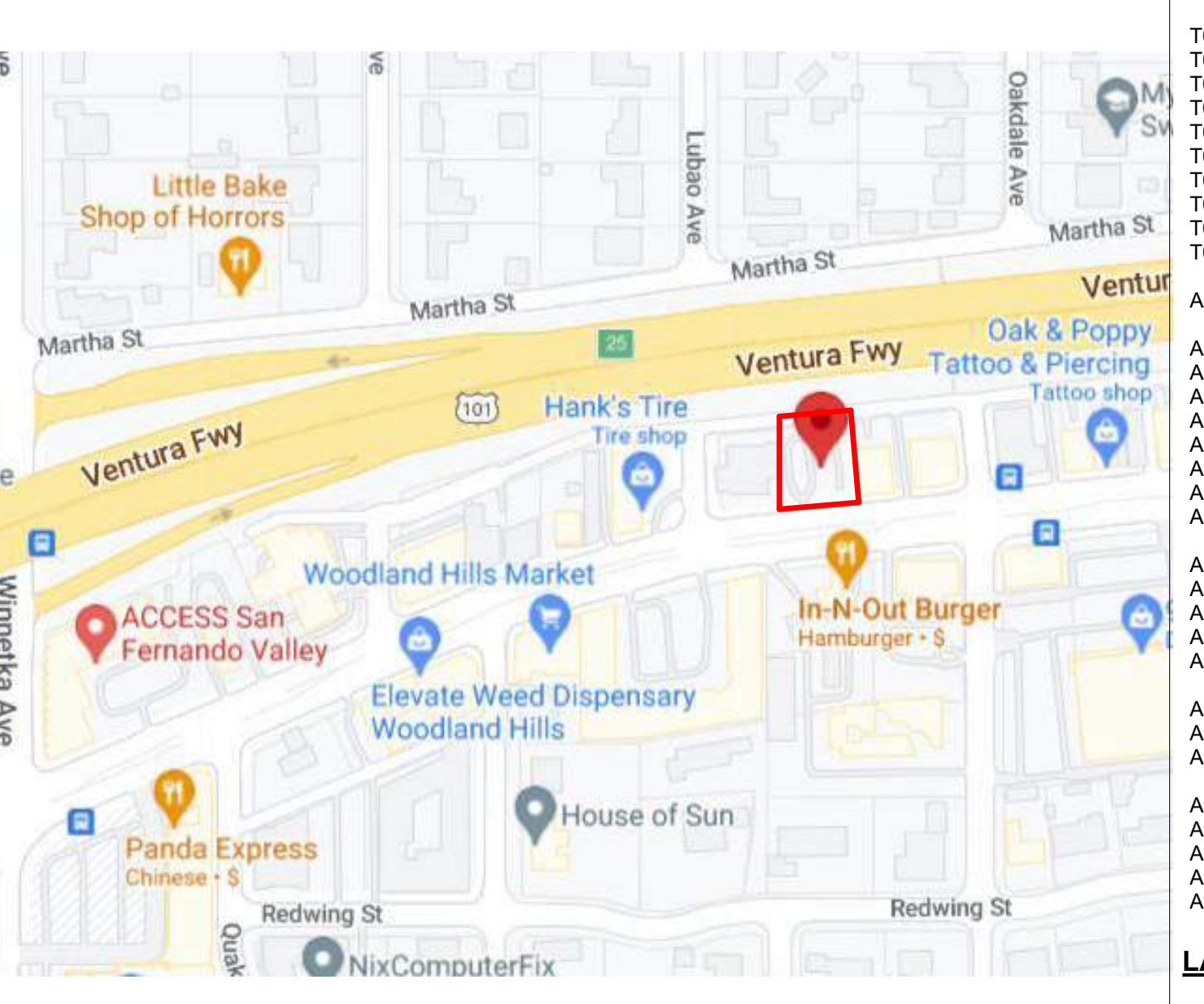
3) RETAIL/GENERAL COMMERCIAL: 1/2000 SF SHORT-TERM, 1/2000 SF LONG-TERM, MINIMUM 2 EACH: 1,249.5 SF = 2 SHORT-TERM & 2 LONG-TERM
 + REPLACEMENT 1 CAR 1x4 = 4 SPACES SHORT-TERM=2x3=6 LONG-TERM=2x1x3 = 8 TOTAL

RESIDENTIAL: 1-25: 1/10 UNITS = 2.5 SPACES
 26-100: 1/15 UNITS = 54-25 = 29 UNITS/15 = 1.93
 2.5 + 1.93 = 4.43 ROUNDED DOWN = 4 SPACES = 4 SPACES

LONG-TERM: 1-25: 1/UNIT = 25 SPACES
 26-100: 1/1.5 UNITS = 54-25 = 29 UNITS/1.5 = 19.33
 25 + 19.33 = 44.33 ROUNDED DOWN **44 SPACES**

	REQUIRED		PROVIDED		TOTAL
	SHORT	LONG	SHORT	LONG	
RESIDENTIAL	4	44	4	60	65
COMMERCIAL	5	3	5	4	9
TOTAL	9	47	9	64	74

8-VICINITY MAP



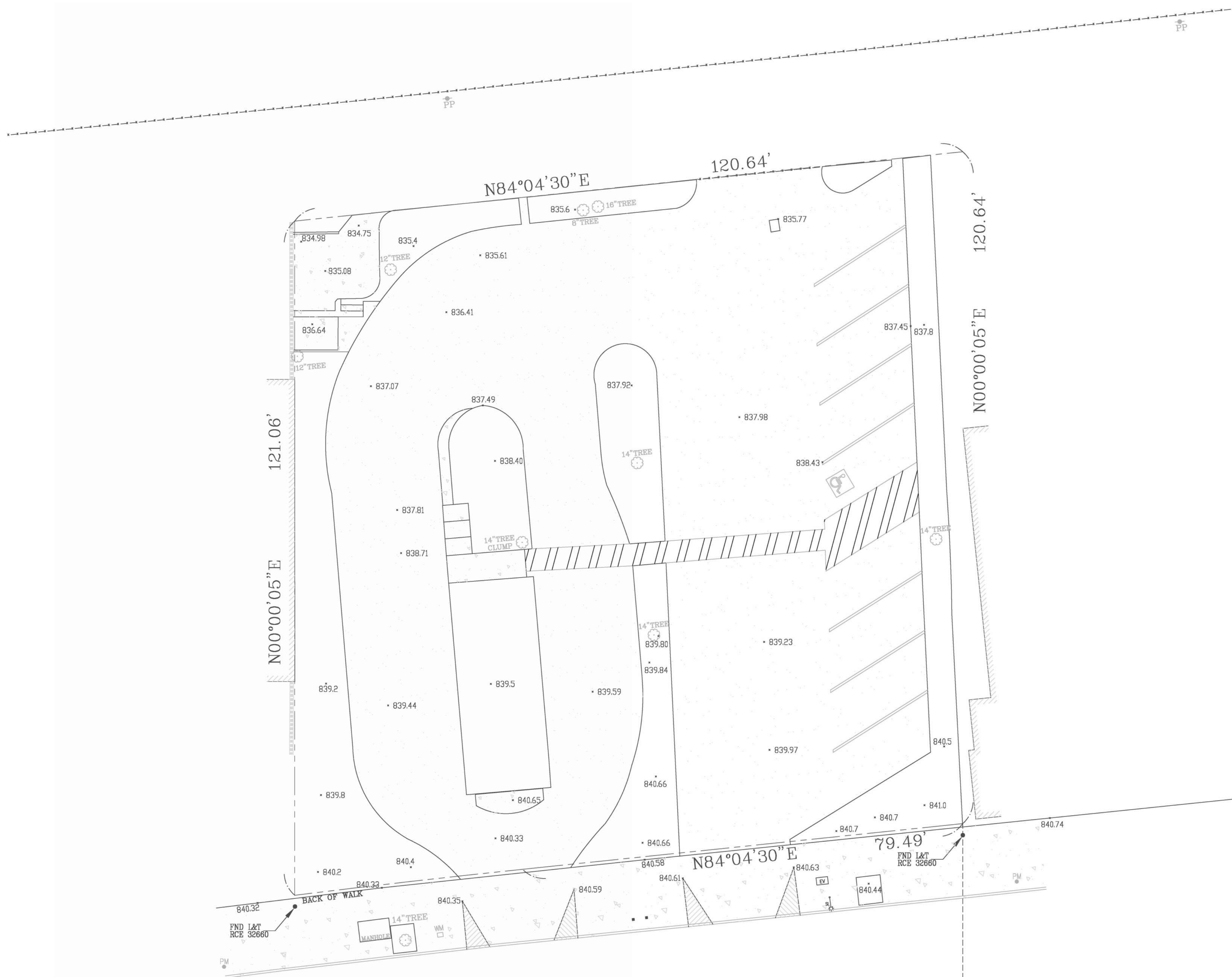
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STRUCTURAL:

CIVIL:</



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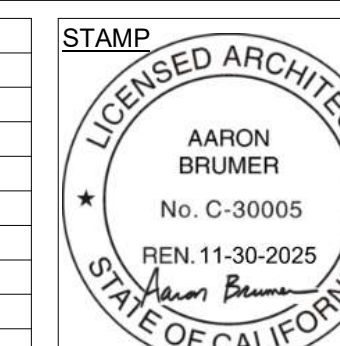
LANDSCAPE:

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
 MULTIFAMILY BUILDING
 19923 Ventura Blvd
 Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	09/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION

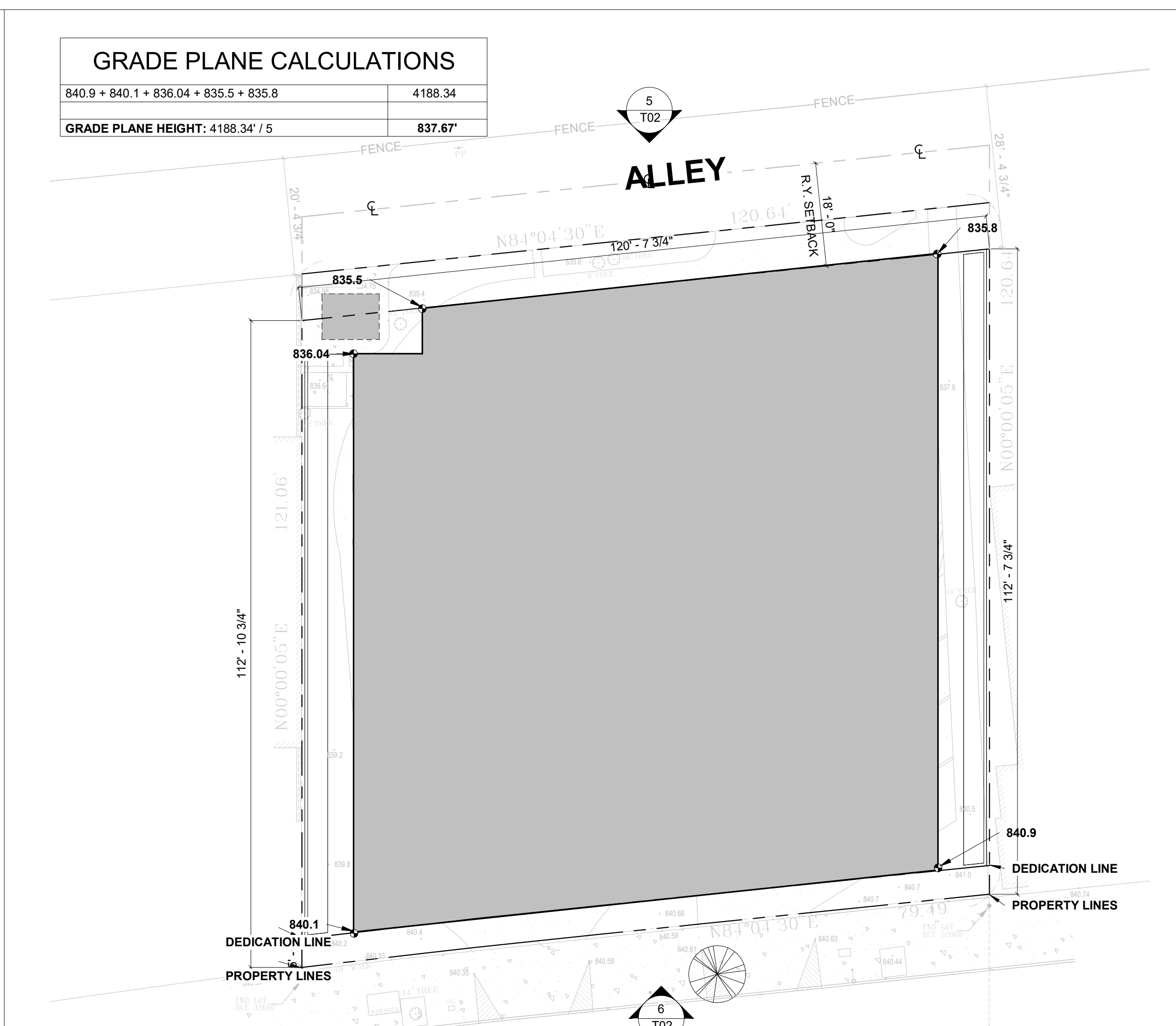
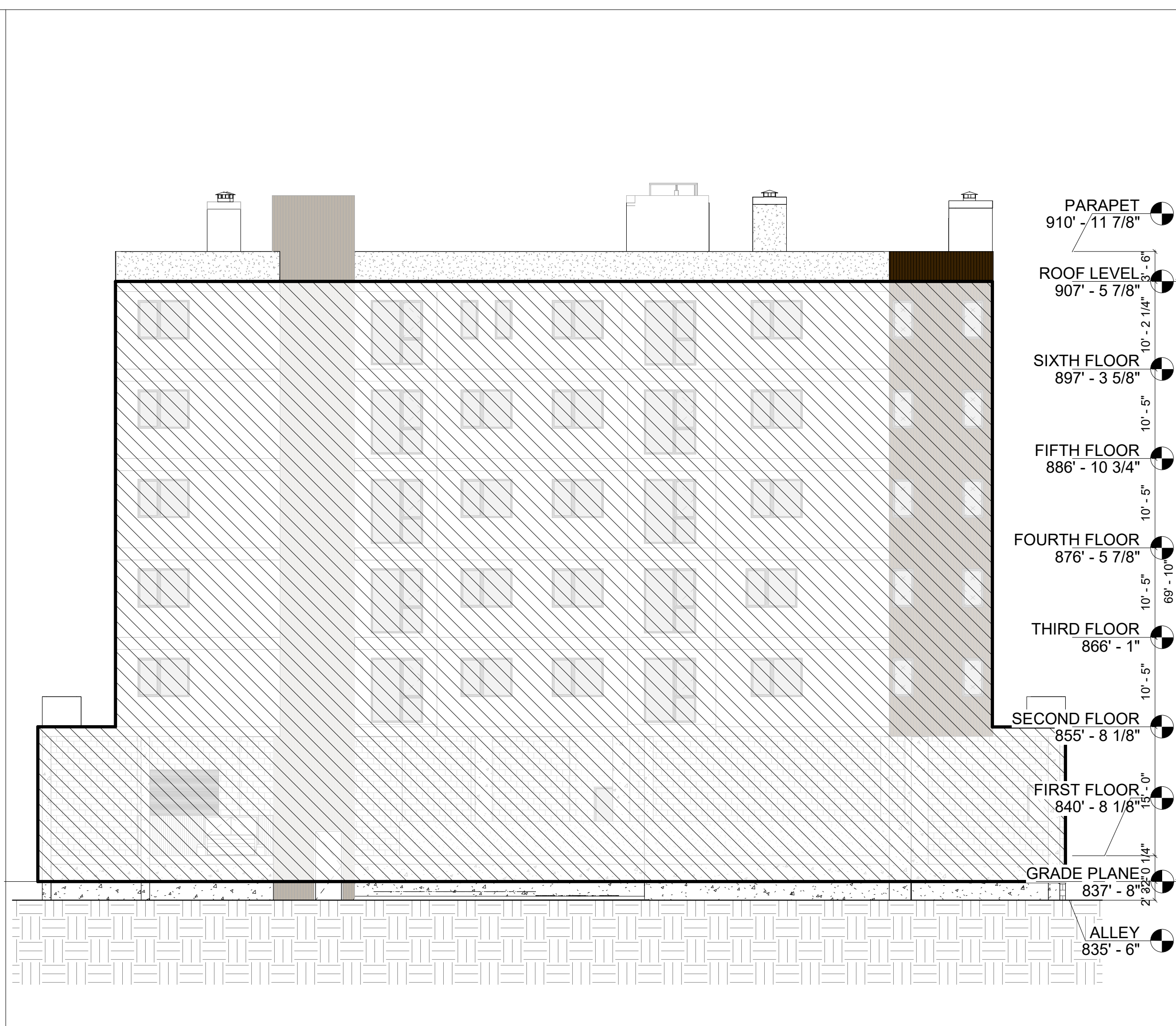
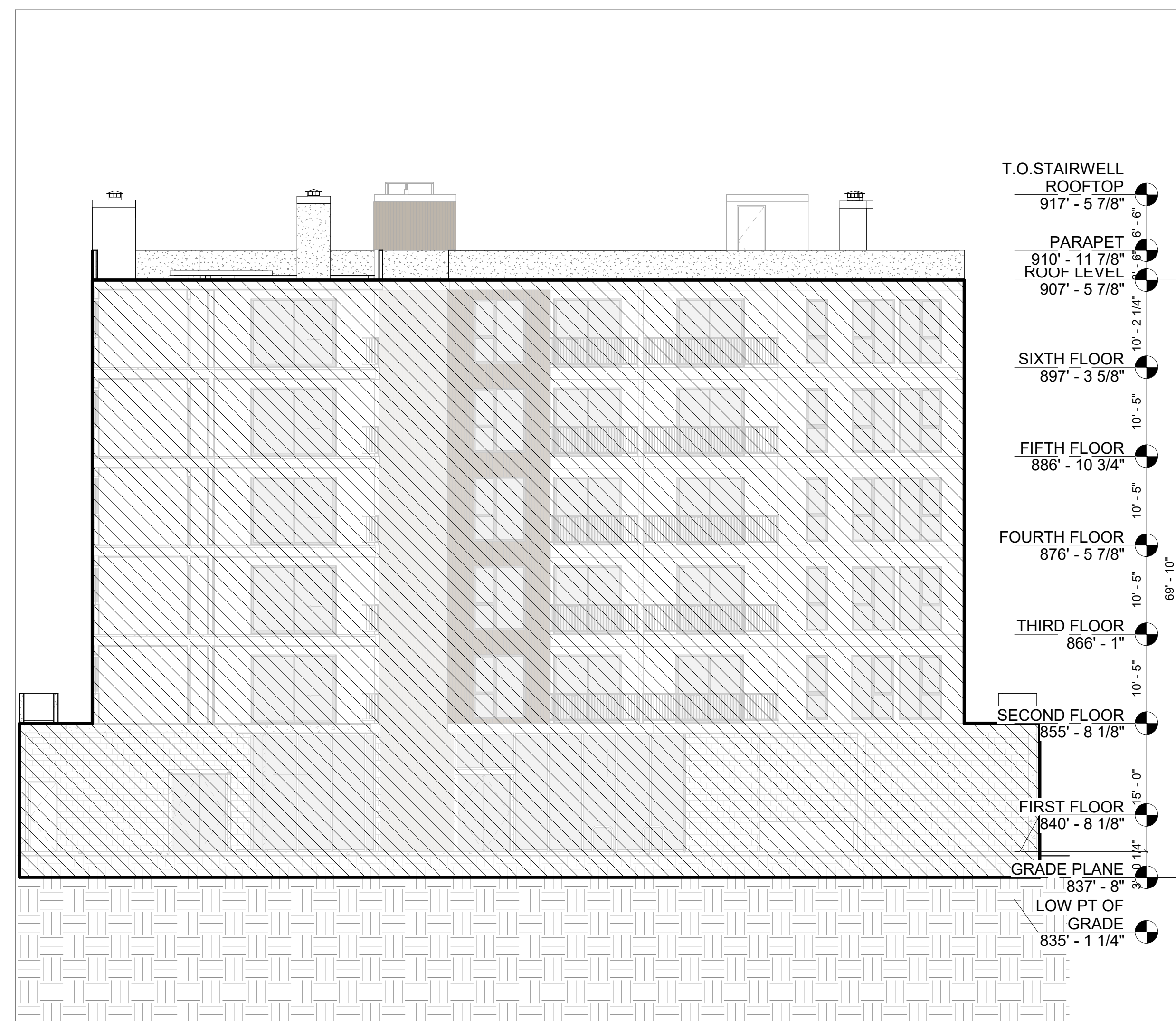


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 SURVEY

T01

19923 VENTURA

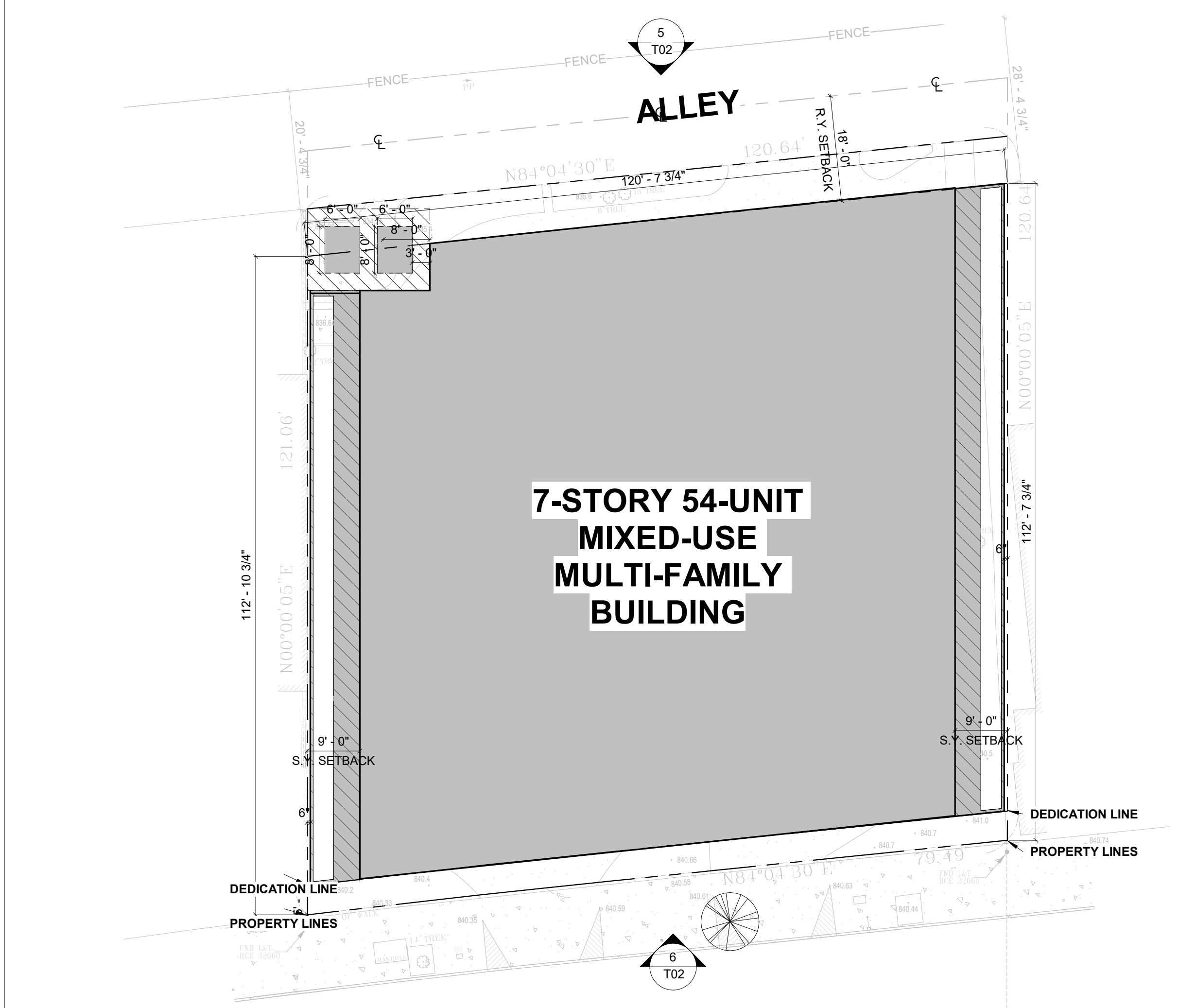
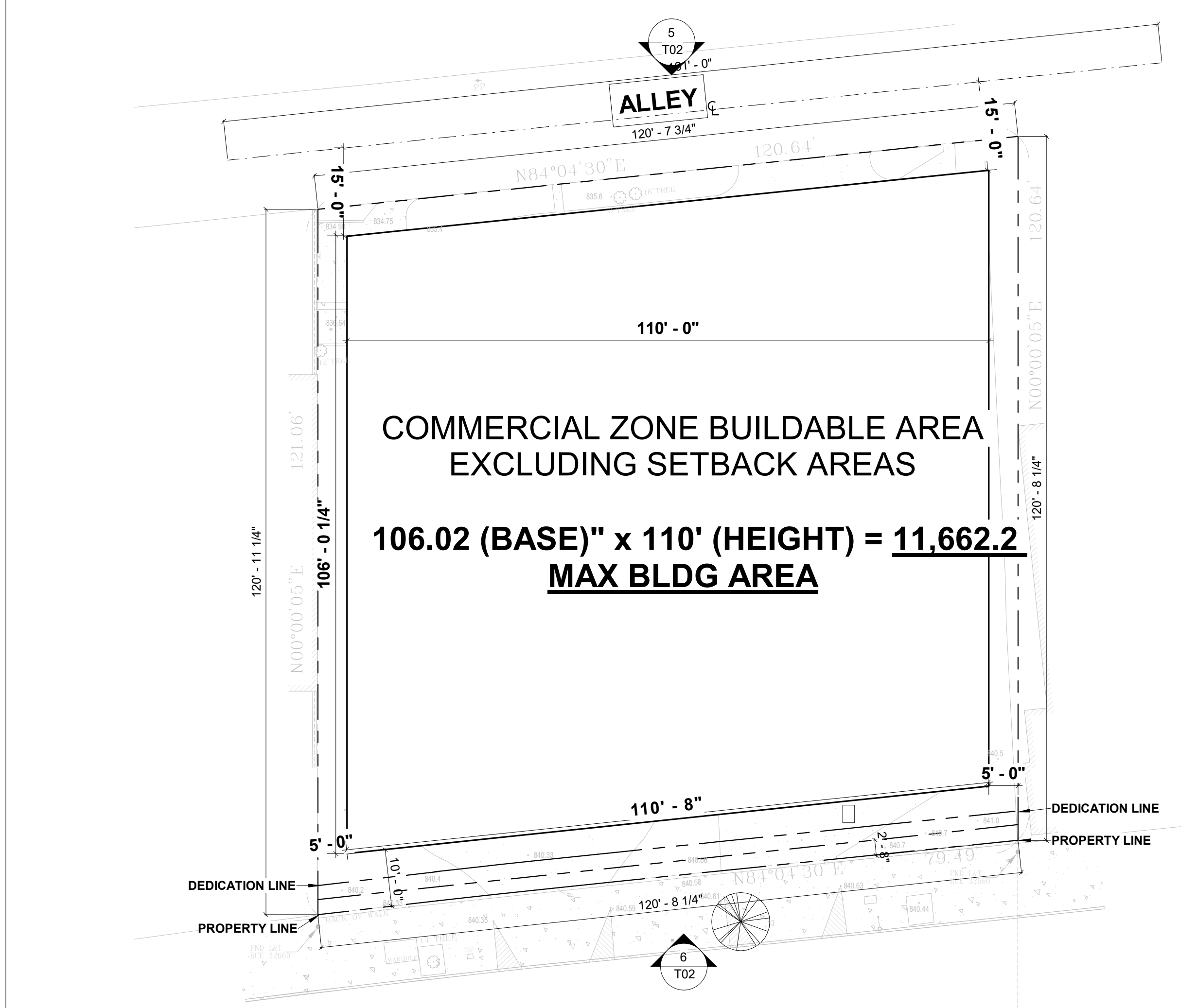
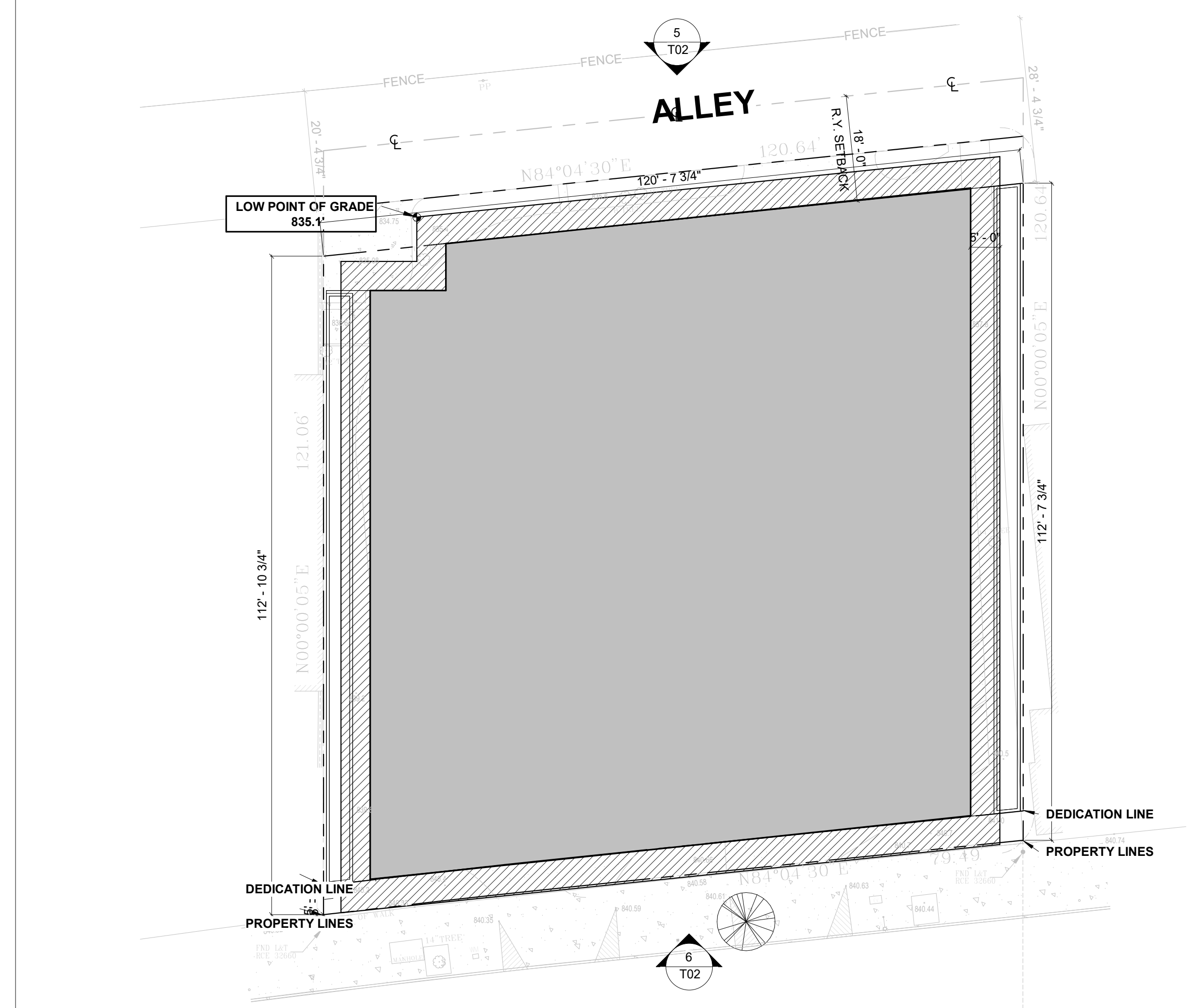
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6 BUILDING GRADE PLANE - SOUTH ELEVATION
3/32" = 1'-0"

5 BUILDING GRADE PLANE - NORTH ELEVATION
3/32" = 1'-0"

4 GRADE PLANE DIAGRAM
1/16" = 1'-0"



3 LOW POINT OF GRADE DIAGRAM
1/16" = 1'-0"

2 BUILDING AREA DIAGRAM
1/16" = 1'-0"

1 PLOT PLAN
1/16" = 1'-0"

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STRUCTURAL:

CIVIL:

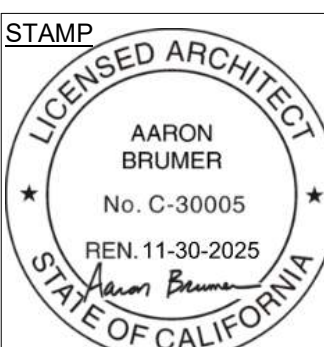
LANDSCAPE:

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 PLOT PLAN, BUILDABLE AREA, LOW POINT OF GRADE & GRADE PLANE DIAGRAMS

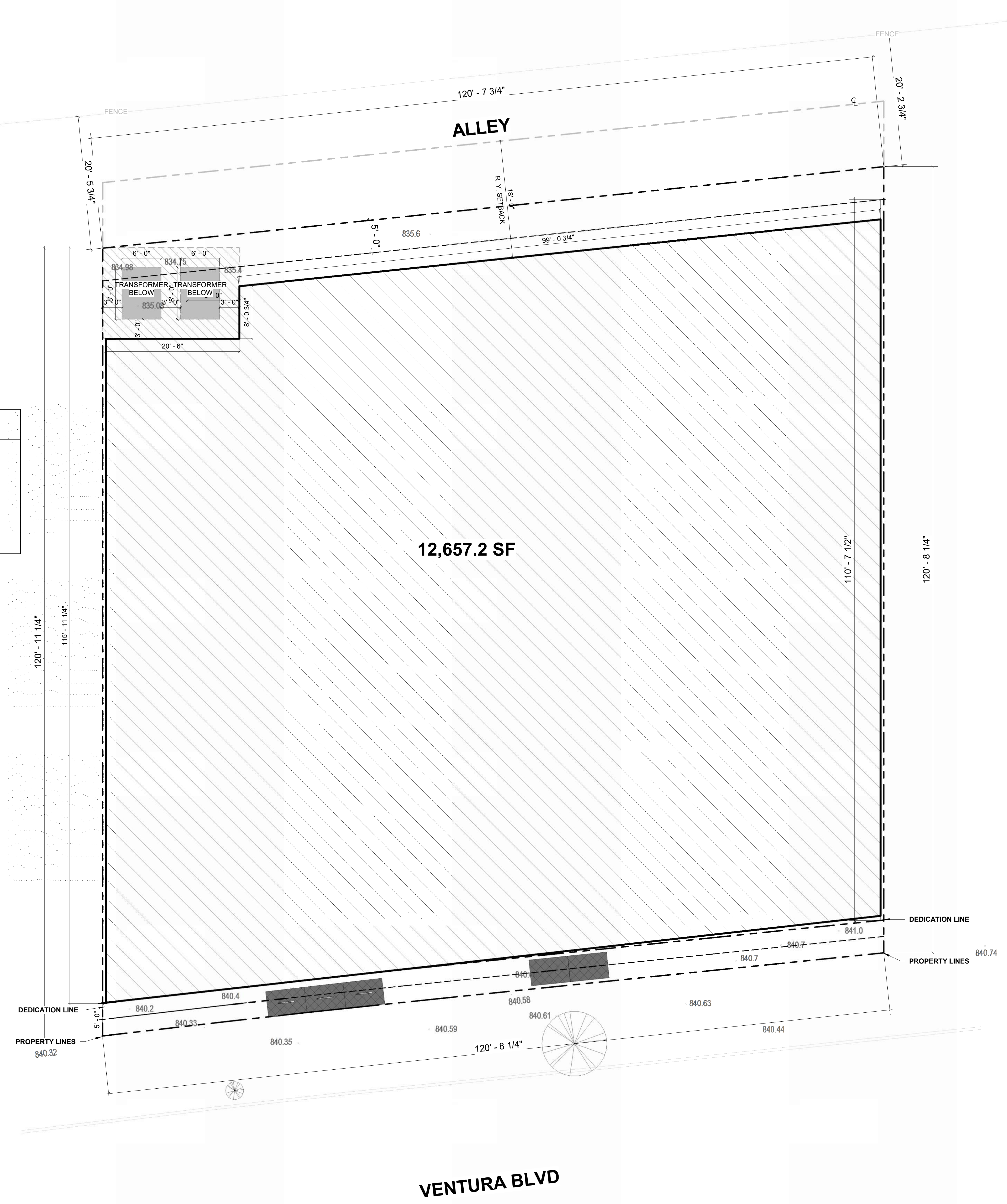
T02
 19923 VENTURA

KEYNOTES

LEGEND

SHEET NOTES

LOT COVERAGE
 TOTAL ALLOWABLE LOT COVERAGE
 LOT AREA 14,484.9 SF x 60% = 8,690.94 SF
LOT AREA PROPOSED
 LOT AREA 12,657.2 SF / 14,484.9 SF = 87.4%
 ROUNDED UP TO 88%



1 LOT COVERAGE DIAGRAM
 1/8" = 1'-0"

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STRUCTURAL:

CIVIL:

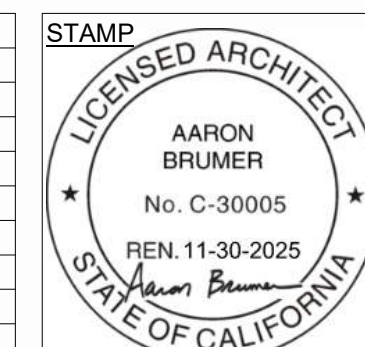
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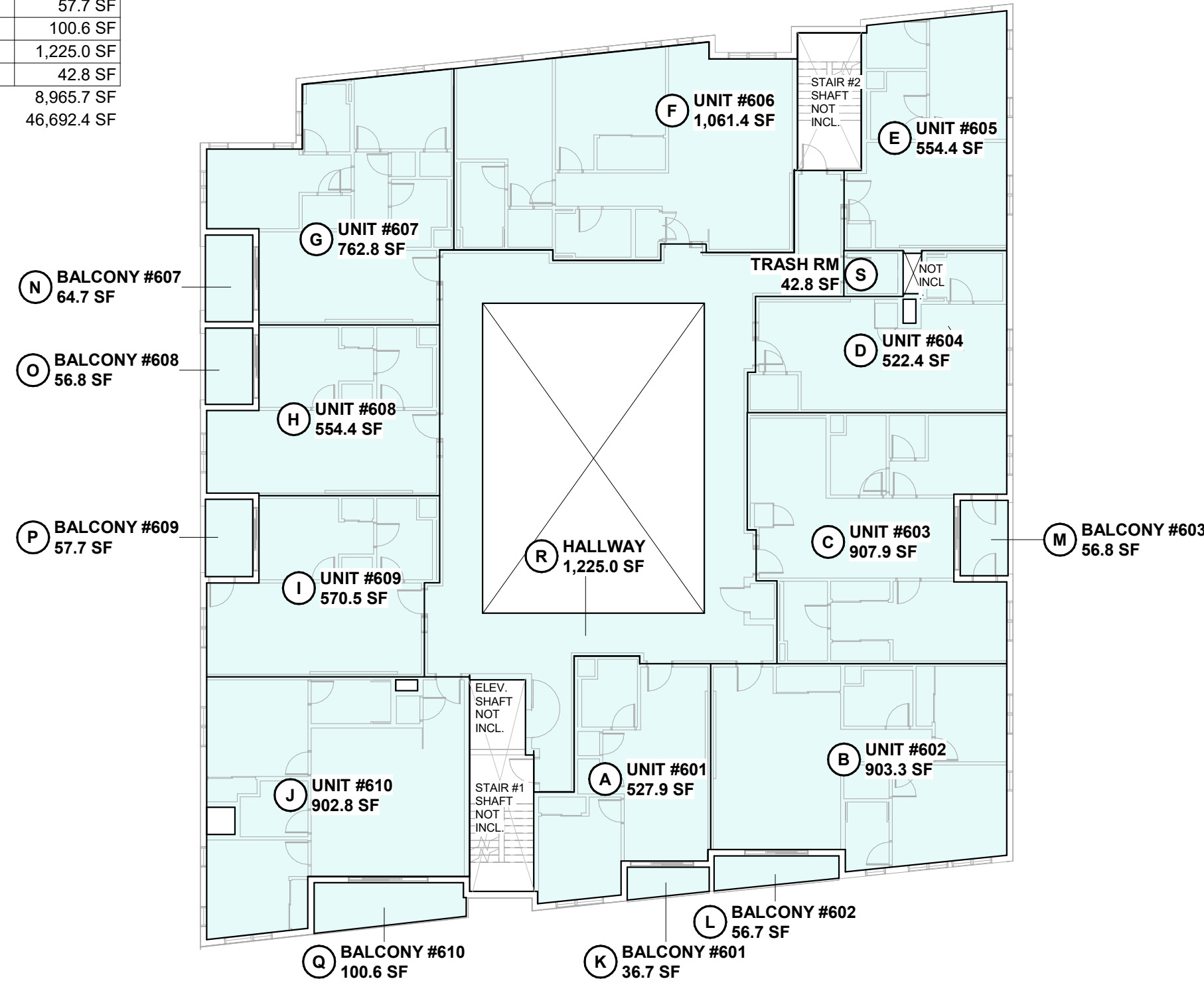


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 LOT COVERAGE DIAGRAM

T02.1
 19923 VENTURA

ZONING SF CALCULATIONS -...

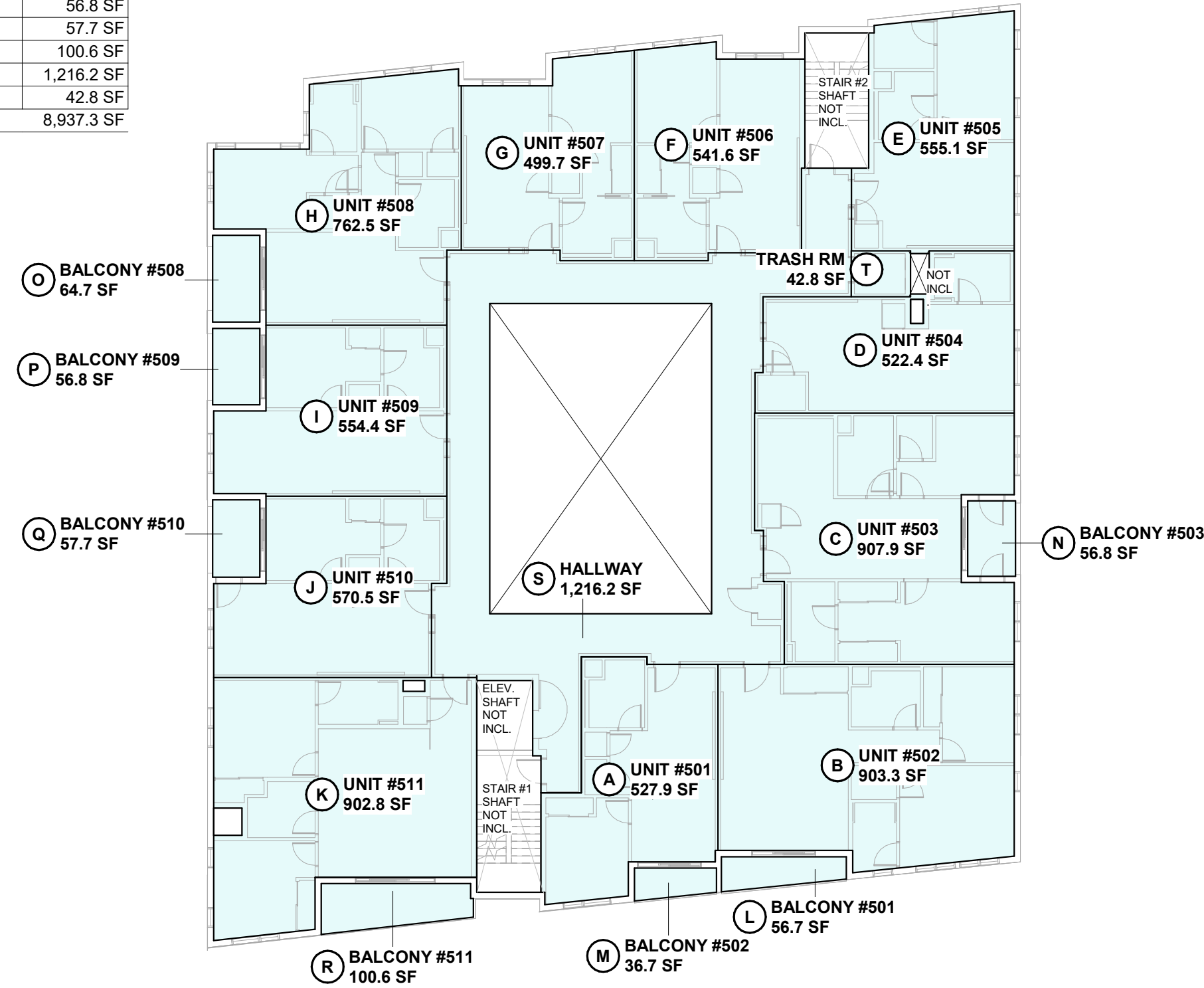
Level Name	Area Key Tag	Name	Area
6TH FLOOR	A	UNIT #601	527.9 SF
6TH FLOOR	B	UNIT #602	903.3 SF
6TH FLOOR	C	UNIT #603	907.9 SF
6TH FLOOR	D	UNIT #604	522.4 SF
6TH FLOOR	E	UNIT #605	554.4 SF
6TH FLOOR	F	UNIT #606	1,061.4 SF
6TH FLOOR	G	UNIT #607	762.8 SF
6TH FLOOR	H	UNIT #608	554.4 SF
6TH FLOOR	I	UNIT #609	570.5 SF
6TH FLOOR	J	UNIT #610	902.8 SF
6TH FLOOR	K	BALCONY #601	36.7 SF
6TH FLOOR	L	BALCONY #602	56.7 SF
6TH FLOOR	M	BALCONY #603	56.8 SF
6TH FLOOR	N	BALCONY #607	64.7 SF
6TH FLOOR	O	BALCONY #608	56.8 SF
6TH FLOOR	P	BALCONY #609	57.7 SF
6TH FLOOR	Q	BALCONY #610	100.6 SF
6TH FLOOR	R	HALLWAY	1,225.0 SF
6TH FLOOR	S	TRASH RM	42.8 SF
6TH FLOOR	T	TRASH RM	8,965.7 SF
TOTAL:			46,892.4 SF



6 SIXTH FLOOR
1/16" = 1'-0"

ZONING SF CALCULATIONS -...

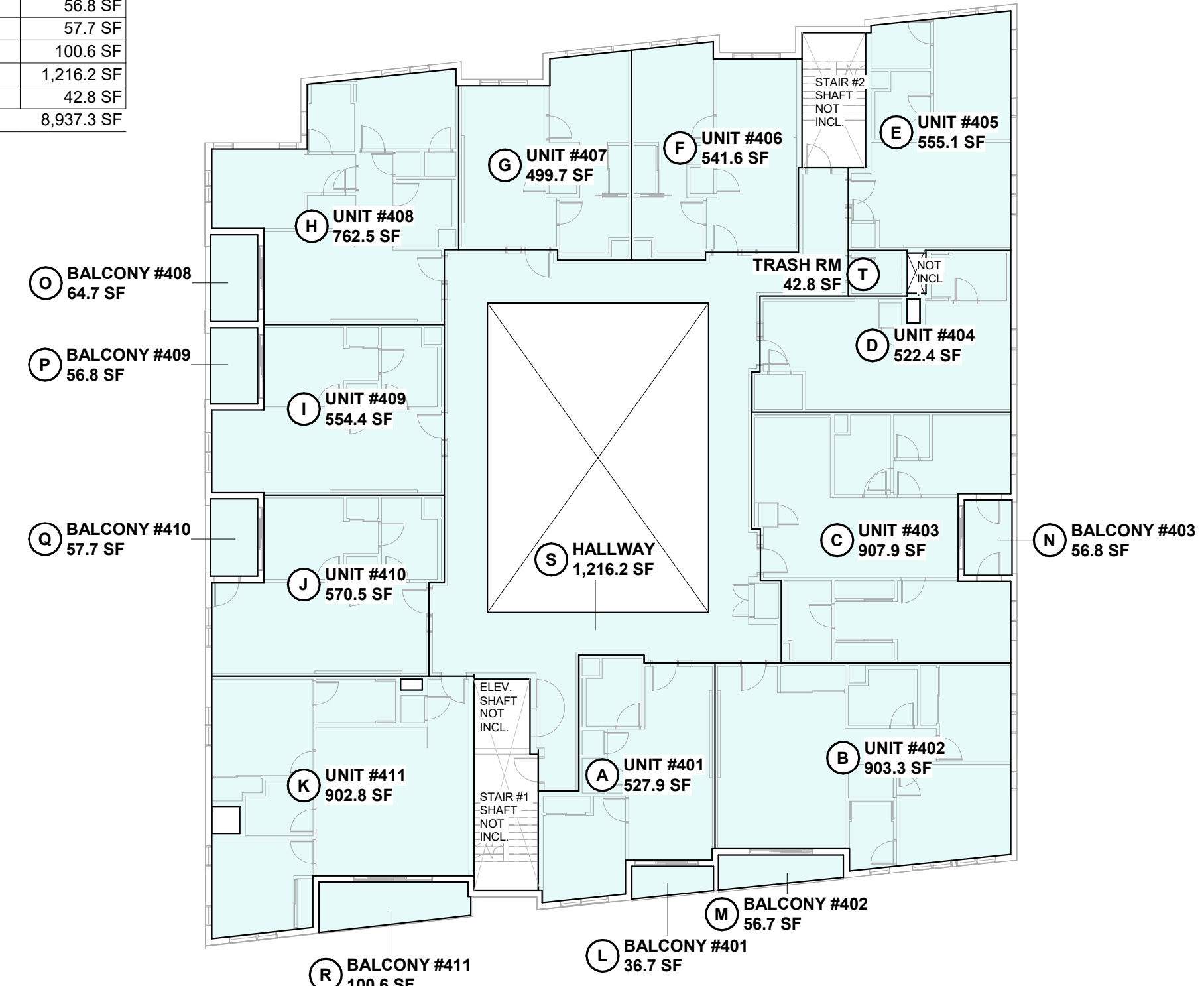
Level Name	Area Key Tag	Name	Area
5TH FLOOR	A	UNIT #501	527.9 SF
5TH FLOOR	B	UNIT #502	903.3 SF
5TH FLOOR	C	UNIT #503	907.9 SF
5TH FLOOR	D	UNIT #504	522.4 SF
5TH FLOOR	E	UNIT #505	554.4 SF
5TH FLOOR	F	UNIT #506	541.6 SF
5TH FLOOR	G	UNIT #507	499.7 SF
5TH FLOOR	H	UNIT #508	762.5 SF
5TH FLOOR	I	UNIT #509	554.4 SF
5TH FLOOR	J	UNIT #510	570.5 SF
5TH FLOOR	K	UNIT #511	902.8 SF
5TH FLOOR	L	BALCONY #501	56.7 SF
5TH FLOOR	M	BALCONY #502	36.7 SF
5TH FLOOR	N	BALCONY #503	56.8 SF
5TH FLOOR	O	BALCONY #508	64.7 SF
5TH FLOOR	P	BALCONY #509	56.8 SF
5TH FLOOR	Q	BALCONY #510	57.7 SF
5TH FLOOR	R	BALCONY #511	100.6 SF
5TH FLOOR	S	HALLWAY	1,216.2 SF
5TH FLOOR	T	TRASH RM	42.8 SF
5TH FLOOR			8,937.3 SF



5 FIFTH FLOOR
1/16" = 1'-0"

ZONING SF CALCULATIONS -...

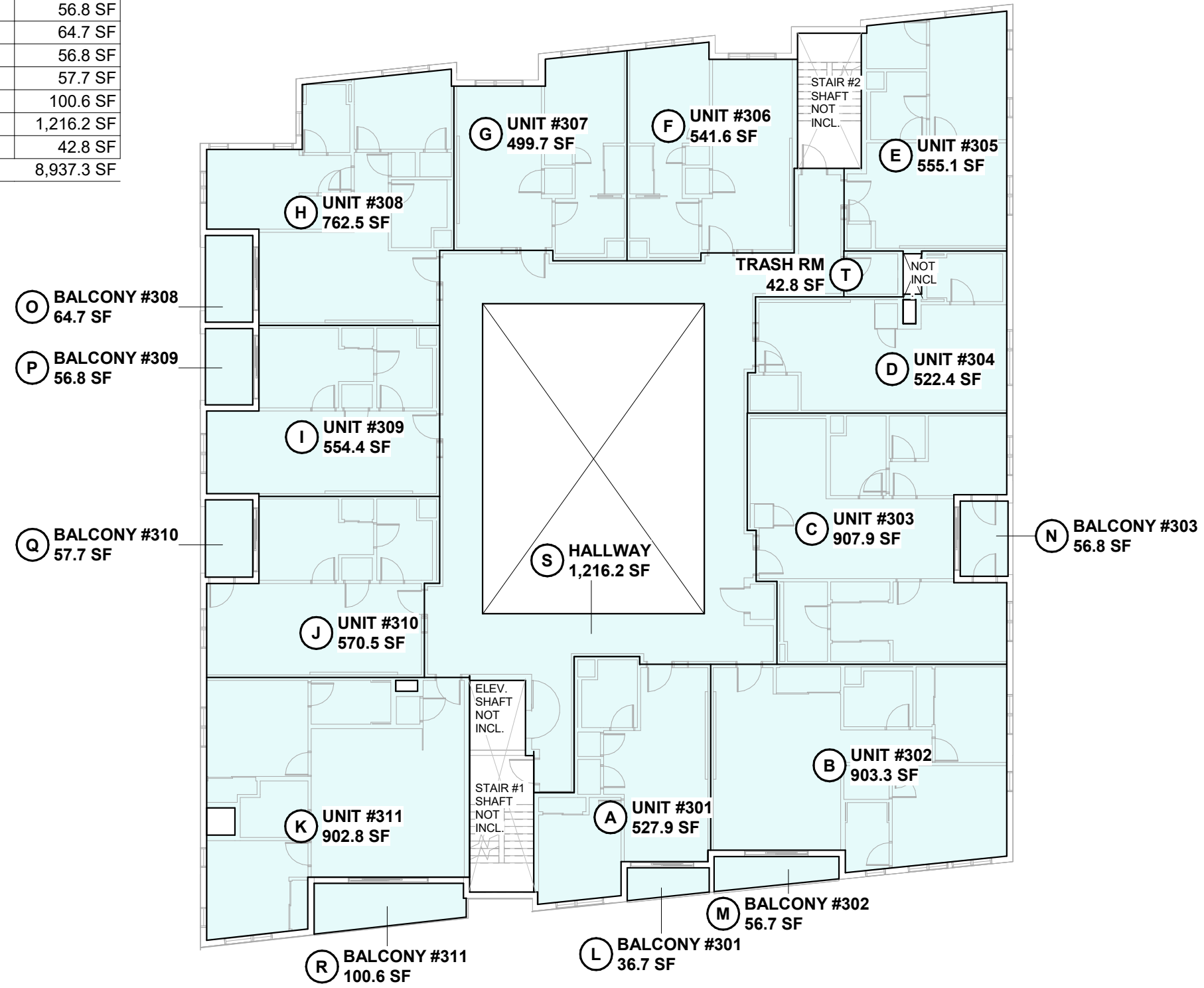
Level Name	Area Key Tag	Name	Area
4TH FLOOR	A	UNIT #401	527.9 SF
4TH FLOOR	B	UNIT #402	903.3 SF
4TH FLOOR	C	UNIT #403	907.9 SF
4TH FLOOR	D	UNIT #404	522.4 SF
4TH FLOOR	E	UNIT #405	554.4 SF
4TH FLOOR	F	UNIT #406	541.6 SF
4TH FLOOR	G	UNIT #407	499.7 SF
4TH FLOOR	H	UNIT #408	762.5 SF
4TH FLOOR	I	UNIT #409	554.4 SF
4TH FLOOR	J	UNIT #410	570.5 SF
4TH FLOOR	K	UNIT #411	902.8 SF
4TH FLOOR	L	BALCONY #401	36.7 SF
4TH FLOOR	M	BALCONY #402	56.7 SF
4TH FLOOR	N	BALCONY #403	56.8 SF
4TH FLOOR	O	BALCONY #408	64.7 SF
4TH FLOOR	P	BALCONY #409	56.8 SF
4TH FLOOR	Q	BALCONY #410	57.7 SF
4TH FLOOR	R	BALCONY #411	100.6 SF
4TH FLOOR	S	HALLWAY	1,216.2 SF
4TH FLOOR	T	TRASH RM	42.8 SF
4TH FLOOR			8,937.3 SF



4 FOURTH FLOOR
1/16" = 1'-0"

ZONING SF CALCULATIONS -...

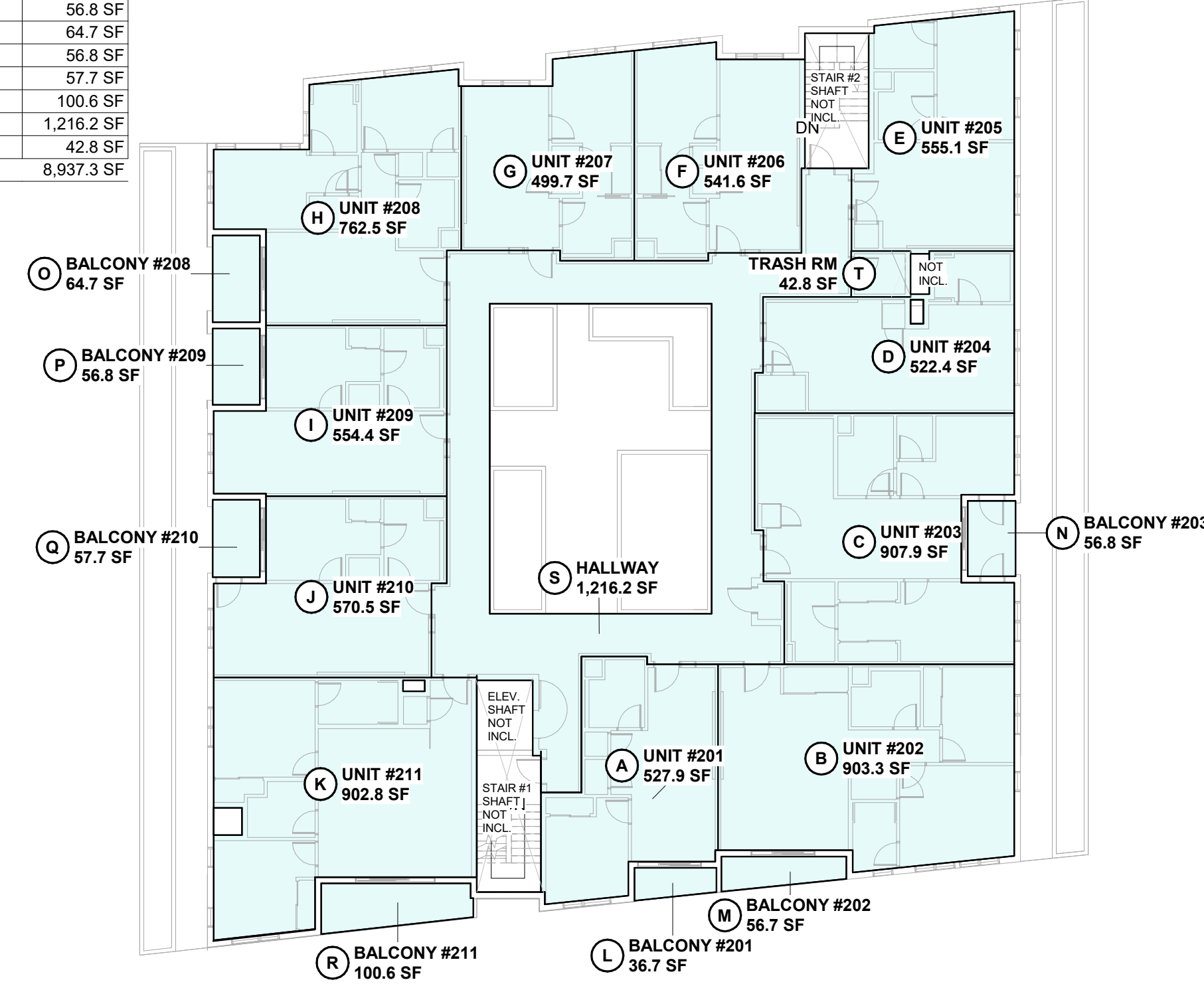
Level Name	Area Key Tag	Name	Area
3RD FLOOR	A	UNIT #301	527.9 SF
3RD FLOOR	B	UNIT #302	903.3 SF
3RD FLOOR	C	UNIT #303	907.9 SF
3RD FLOOR	D	UNIT #304	522.4 SF
3RD FLOOR	E	UNIT #305	554.4 SF
3RD FLOOR	F	UNIT #306	541.6 SF
3RD FLOOR	G	UNIT #307	499.7 SF
3RD FLOOR	H	UNIT #308	762.5 SF
3RD FLOOR	I	UNIT #309	554.4 SF
3RD FLOOR	J	UNIT #310	570.5 SF
3RD FLOOR	K	UNIT #311	902.8 SF
3RD FLOOR	L	BALCONY #301	36.7 SF
3RD FLOOR	M	BALCONY #302	56.7 SF
3RD FLOOR	N	BALCONY #303	56.8 SF
3RD FLOOR	O	BALCONY #308	64.7 SF
3RD FLOOR	P	BALCONY #309	56.8 SF
3RD FLOOR	Q	BALCONY #310	57.7 SF
3RD FLOOR	R	BALCONY #311	100.6 SF
3RD FLOOR	S	HALLWAY	1,216.2 SF
3RD FLOOR	T	TRASH RM	42.8 SF
3RD FLOOR			8,937.3 SF



3 THIRD FLOOR
1/16" = 1'-0"

ZONING SF CALCULATIONS -...

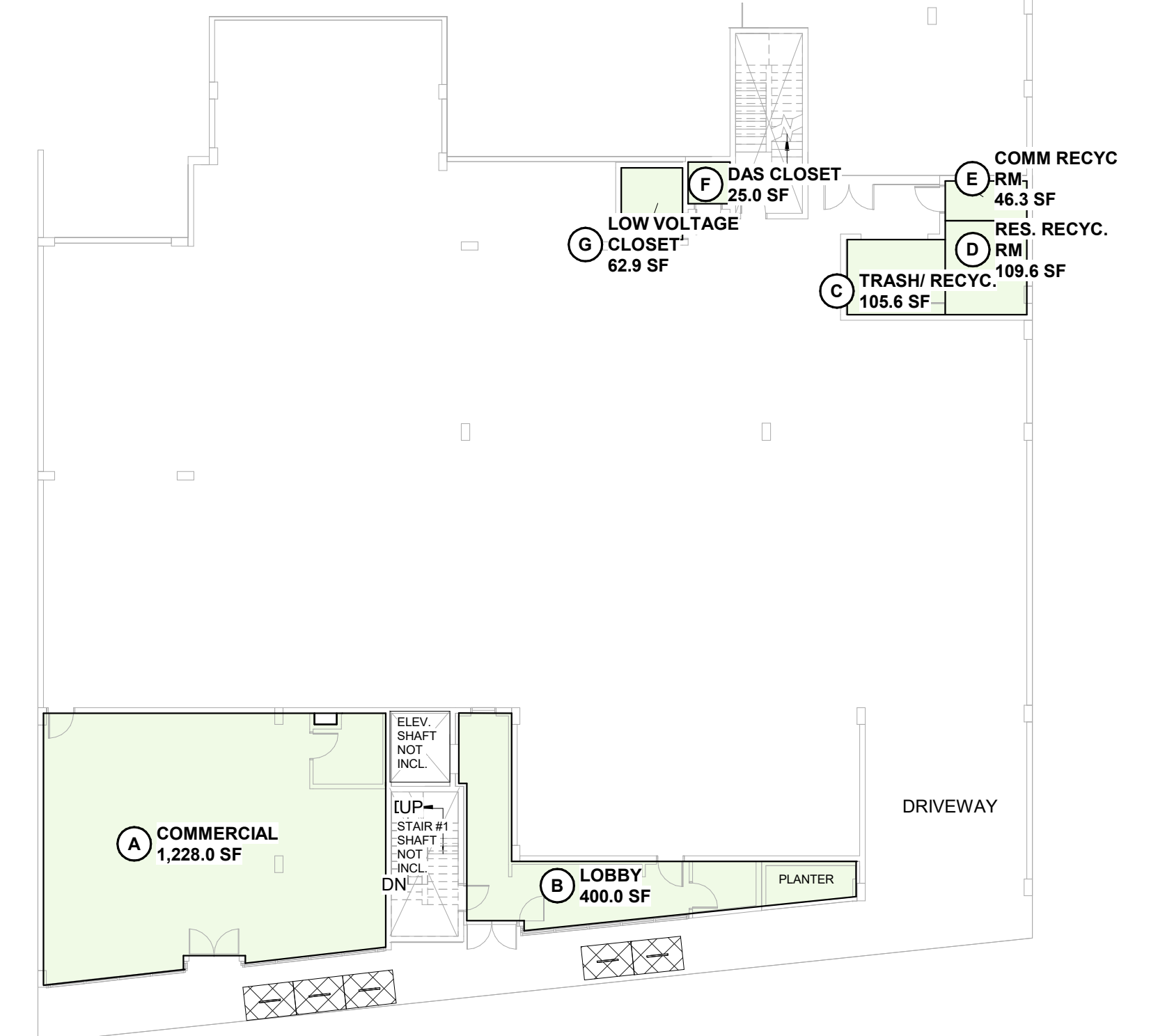
Level Name	Area Key Tag	Name	Area
2ND FLOOR	A	UNIT #201	527.9 SF
2ND FLOOR	B	UNIT #202	903.3 SF
2ND FLOOR	C	UNIT #203	907.9 SF
2ND FLOOR	D	UNIT #204	522.4 SF
2ND FLOOR	E	UNIT #205	554.4 SF
2ND FLOOR	F	UNIT #206	541.6 SF
2ND FLOOR	G	UNIT #207	499.7 SF
2ND FLOOR	H	UNIT #208	762.5 SF
2ND FLOOR	I	UNIT #209	554.4 SF
2ND FLOOR	J	UNIT #210	570.5 SF
2ND FLOOR	K	UNIT #211	902.8 SF
2ND FLOOR	L	BALCONY #201	36.7 SF
2ND FLOOR	M	BALCONY #202	56.7 SF
2ND FLOOR	N	BALCONY #203	56.8 SF
2ND FLOOR	O	BALCONY #208	64.7 SF
2ND FLOOR	P	BALCONY #209	56.8 SF
2ND FLOOR	Q	BALCONY #210	57.7 SF
2ND FLOOR	R	BALCONY #211	100.6 SF
2ND FLOOR	S	HALLWAY	1,216.2 SF
2ND FLOOR	T	TRASH RM	42.8 SF
2ND FLOOR			8,937.3 SF



2 SECOND FLOOR
1/16" = 1'-0"

ZONING SF CALCULATIONS -...

Level Name	Area Key Tag	Name	Area
1ST FLOOR	A	COMMERCIAL	1,228.0 SF
1ST FLOOR	B	LOBBY	400.0 SF
1ST FLOOR	C	TRASH/ RECYC.	105.6 SF
1ST FLOOR	D	RES. RECYC. RM	109.6 SF
1ST FLOOR	E	COMM RECYC. RM	46.3 SF
1ST FLOOR	F	DAS CLOSET	25.0 SF
1ST FLOOR	G	LOW VOLTAGE CLOSET	62.9 SF
1ST FLOOR			1,977.5 SF



1 FIRST FLOOR
1/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

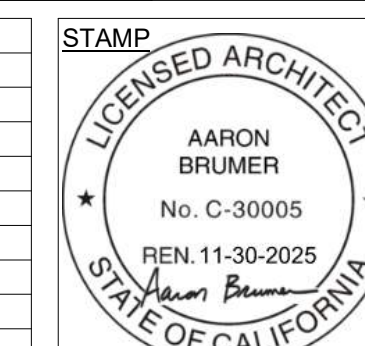
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



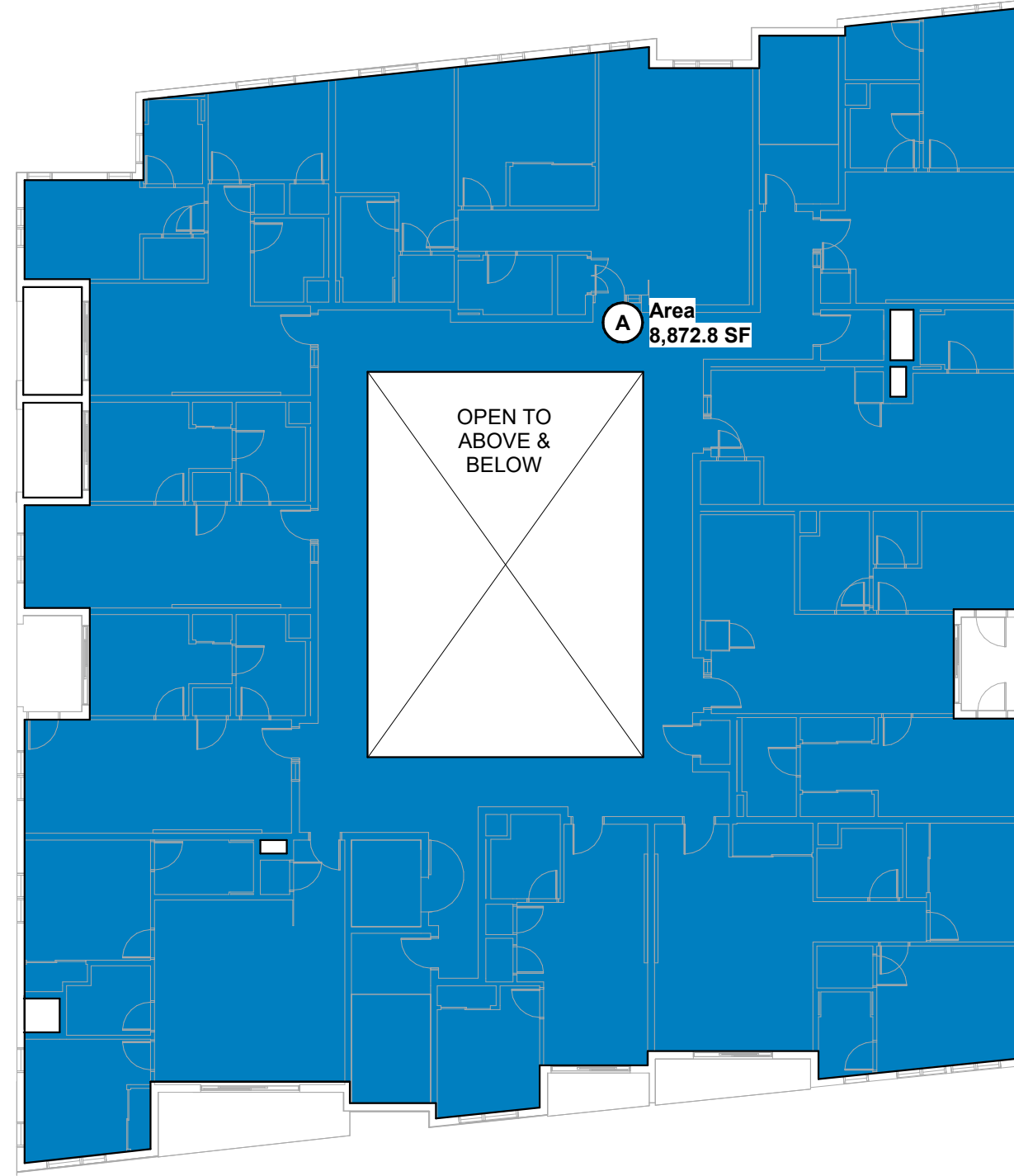
DRAWING TITLE
ZONING SQUARE FOOTAGE
DIAGRAMS

T03

19923 VENTURA

BUILDING SF SUMMARY

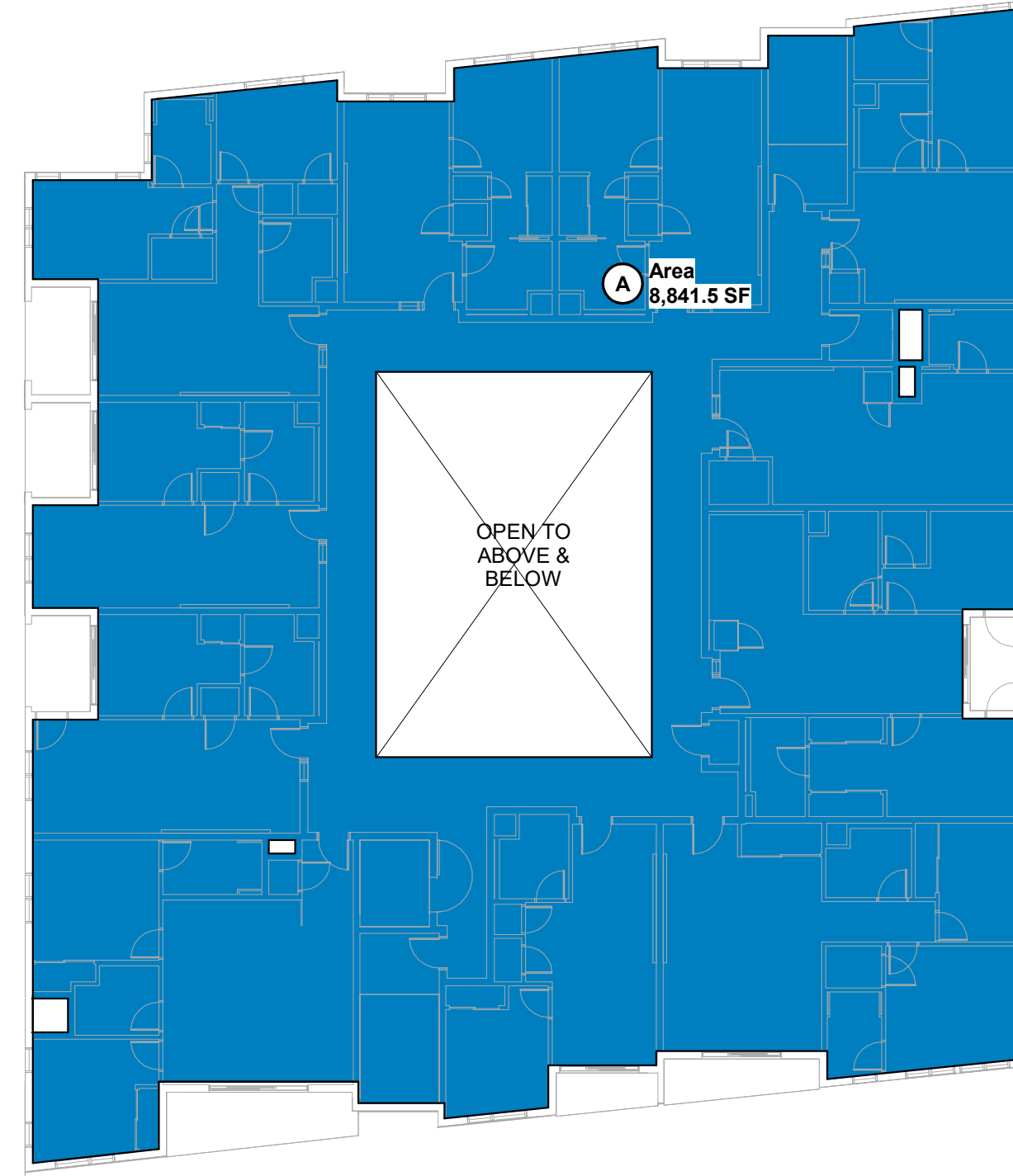
Area Key Tag	FLOOR	AREA
	5TH FLOOR	8,841.5 SF
A	6TH FLOOR	8,872.8 SF
	6TH FLOOR	8,872.8 SF
	TOTAL	55,319.4 SF



6 SIXTH FLOOR
1/16" = 1'-0"

BUILDING SF SUMMARY

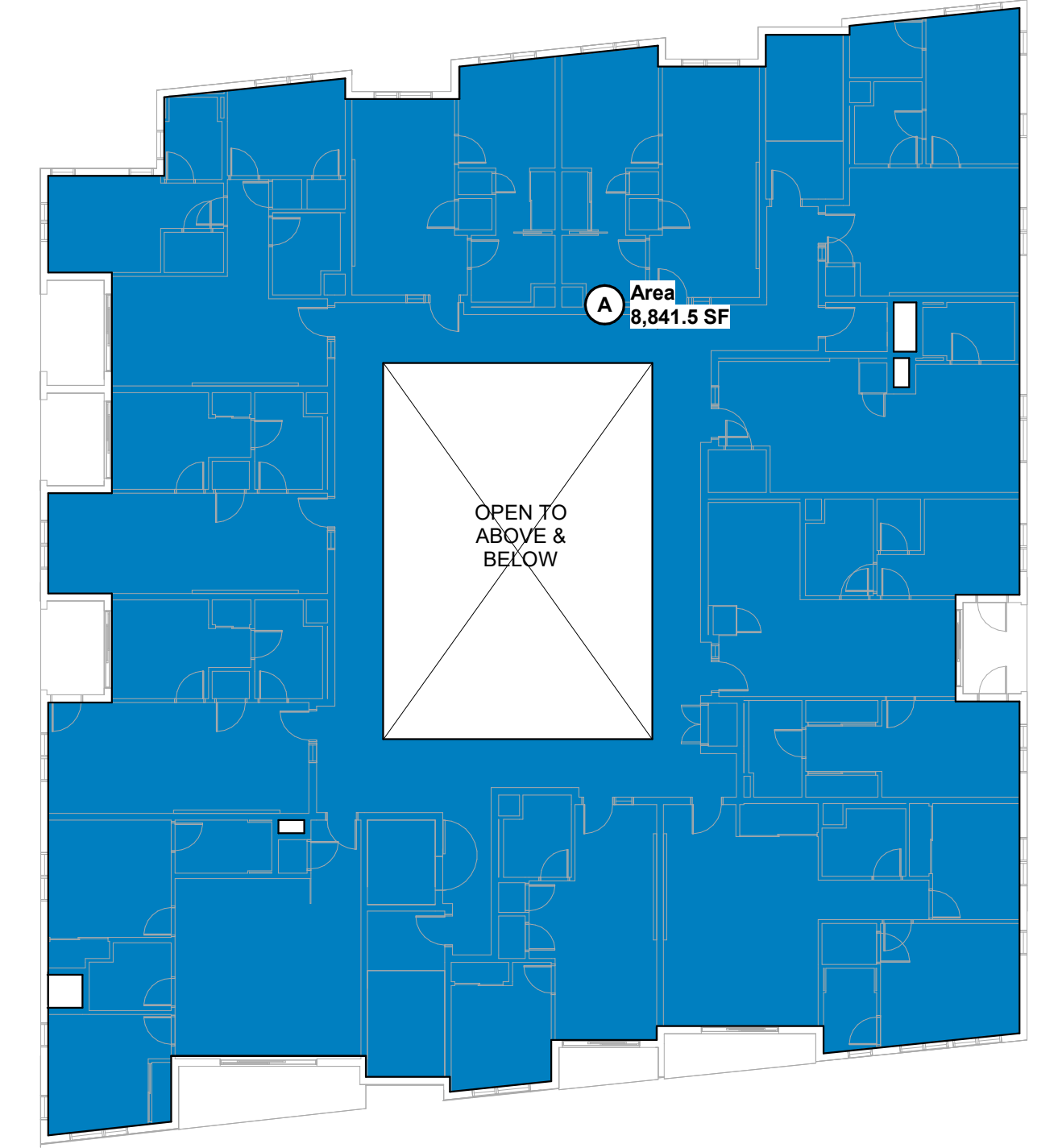
Area Key Tag	FLOOR	AREA
	4TH FLOOR	8,841.5 SF
A	5TH FLOOR	8,841.5 SF



5 FIFTH FLOOR
1/16" = 1'-0"

BUILDING SF SUMMARY

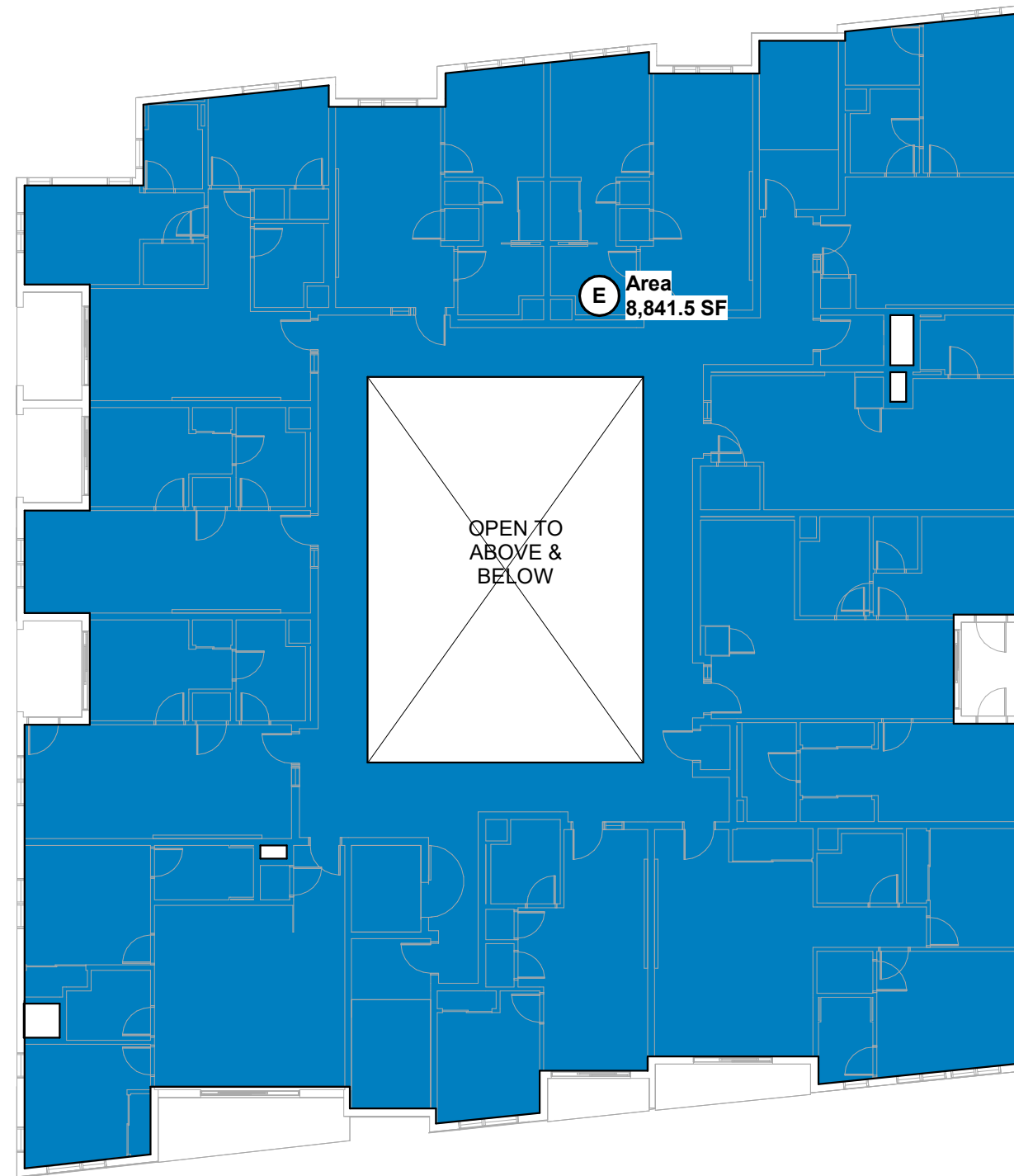
Area Key Tag	FLOOR	AREA
	3RD FLOOR	8,841.5 SF
A	4TH FLOOR	8,841.5 SF



4 FOURTH FLOOR
1/16" = 1'-0"

BUILDING SF SUMMARY

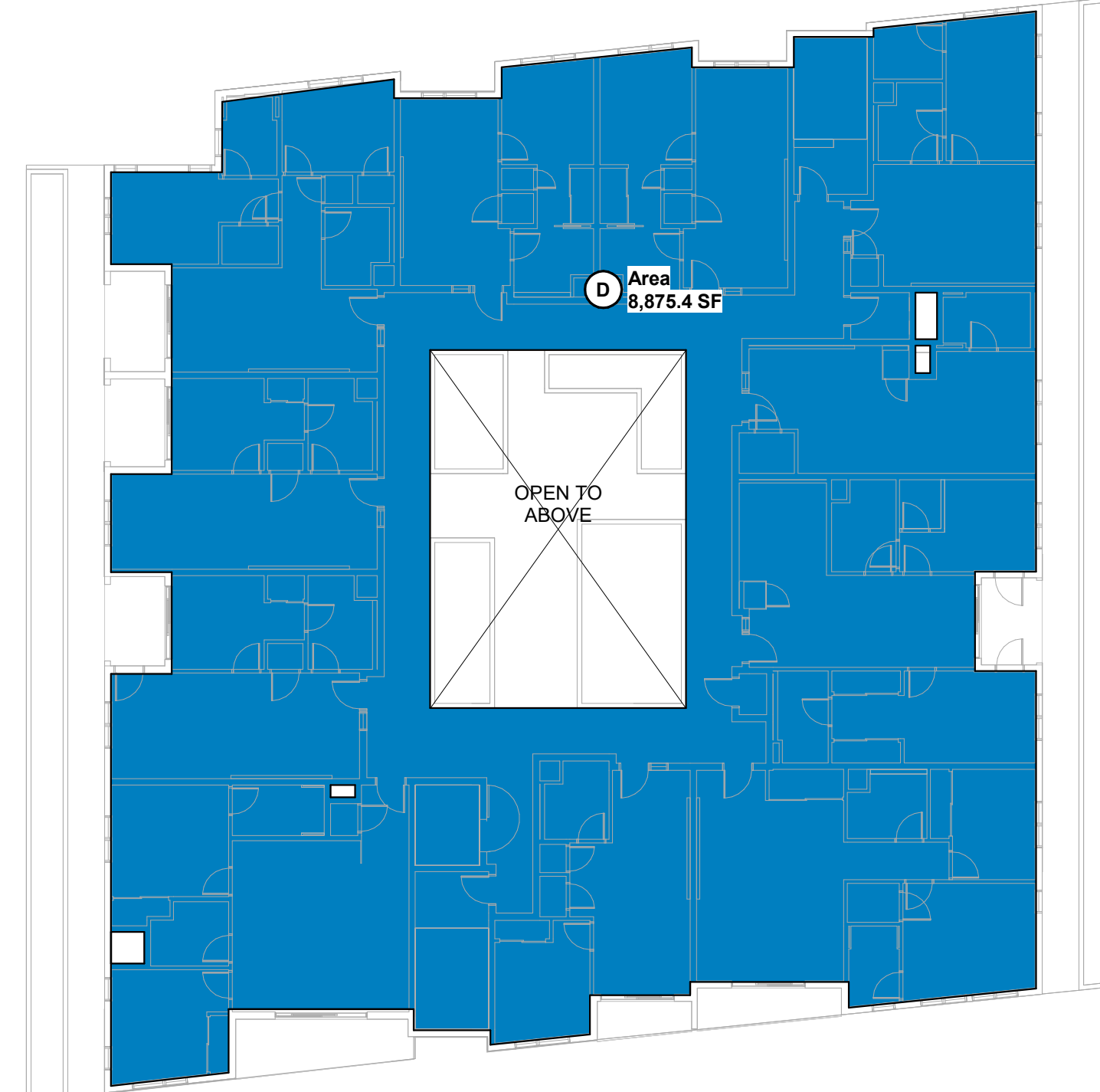
Area Key Tag	FLOOR	AREA
	2ND FLOOR	8,875.4 SF
E	3RD FLOOR	8,841.5 SF



3 THIRD FLOOR
1/16" = 1'-0"

BUILDING SF SUMMARY

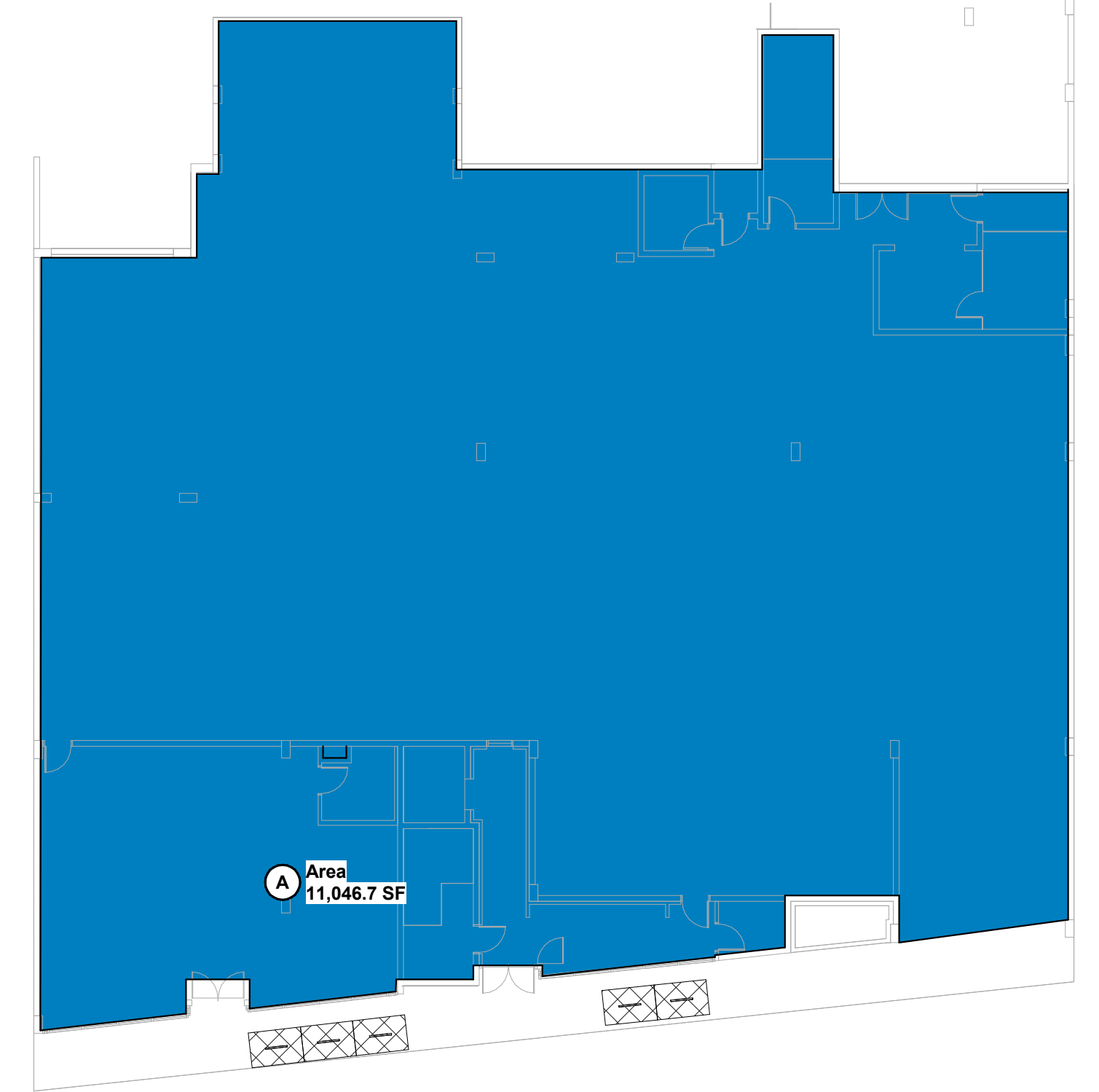
Area Key Tag	FLOOR	AREA
	1ST FLOOR	11,046.7 SF
D	2ND FLOOR	8,875.4 SF



2 SECOND FLOOR
1/16" = 1'-0"

BUILDING SF SUMMARY

Area Key Tag	FLOOR	AREA
B	1ST FLOOR	
C	1ST FLOOR	
	1ST FLOOR	0.0 SF
A	BASEMENT	0.0 SF
	BASEMENT	0.0 SF
A	1ST FLOOR	11,046.7 SF



1 FIRST FLOOR
1/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

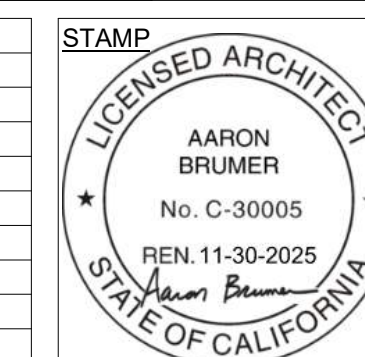
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
BUILDING SQUARE
FOOTAGE DIAGRAMS

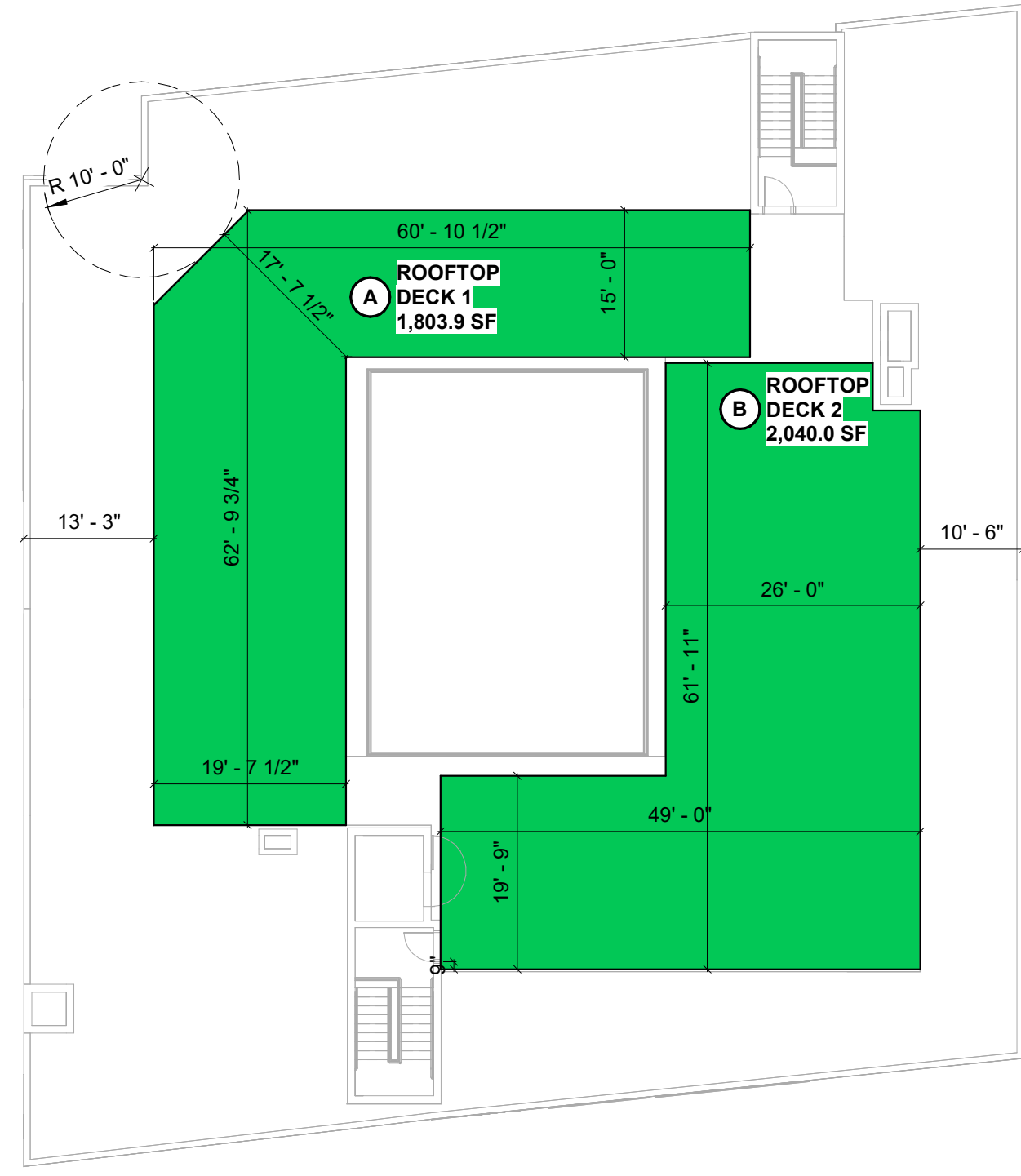
T04

19923 VENTURA

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OPEN SPACE CALCULATIONS

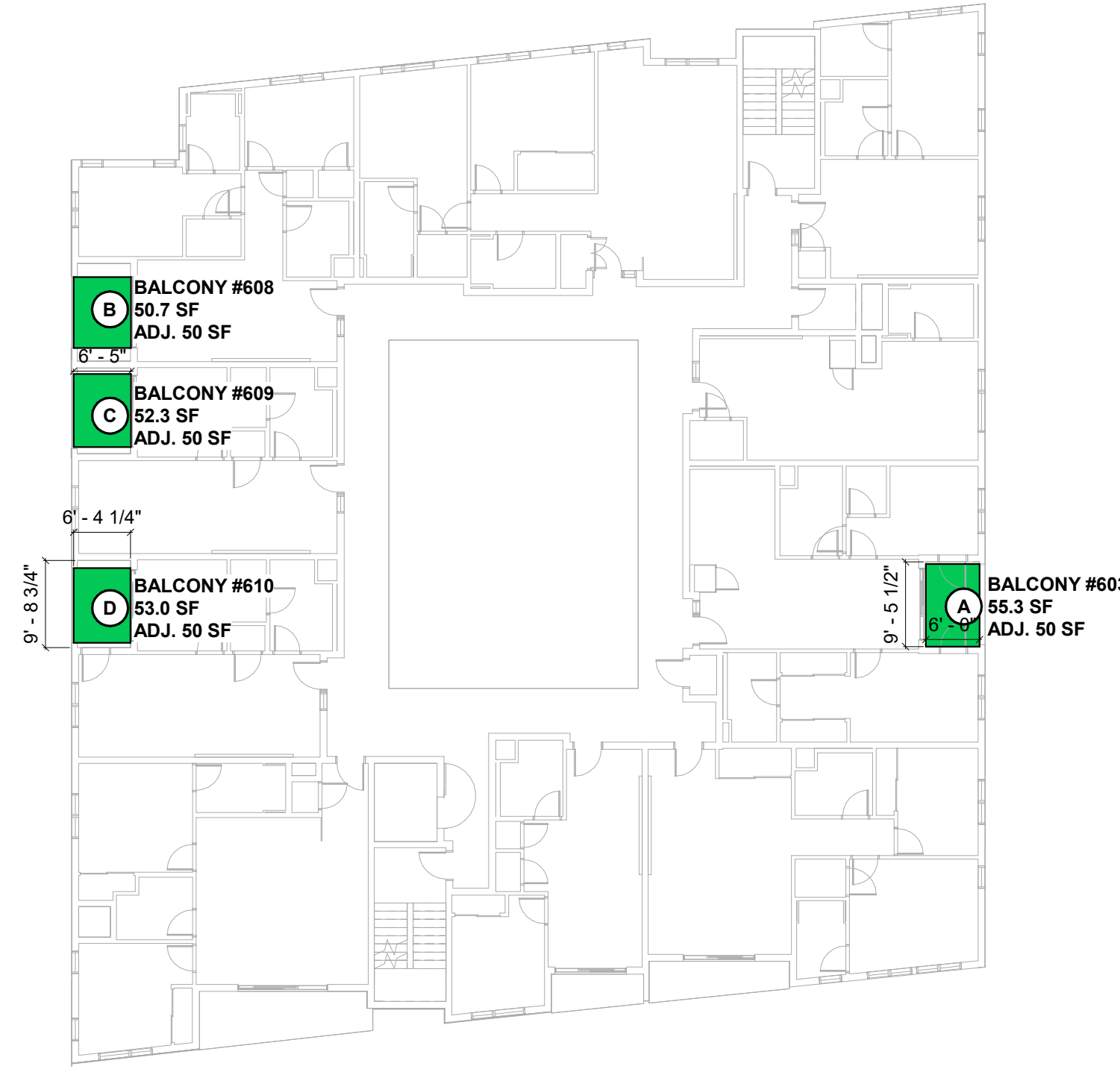
KEY TAG	BUILDING AREA NAME	ACTUAL AREA	ADJUSTED AREA
A	ROOFTOP DECK 1	1,803.9 SF	1,803.9 SF
B	ROOFTOP DECK 2	2,040.0 SF	2,040.0 SF
ROOF		3,843.9 SF	3,843.9 SF
GRAND TOTAL		5,982.5 SF	5,926.0 SF



6 ROOF LEVEL
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

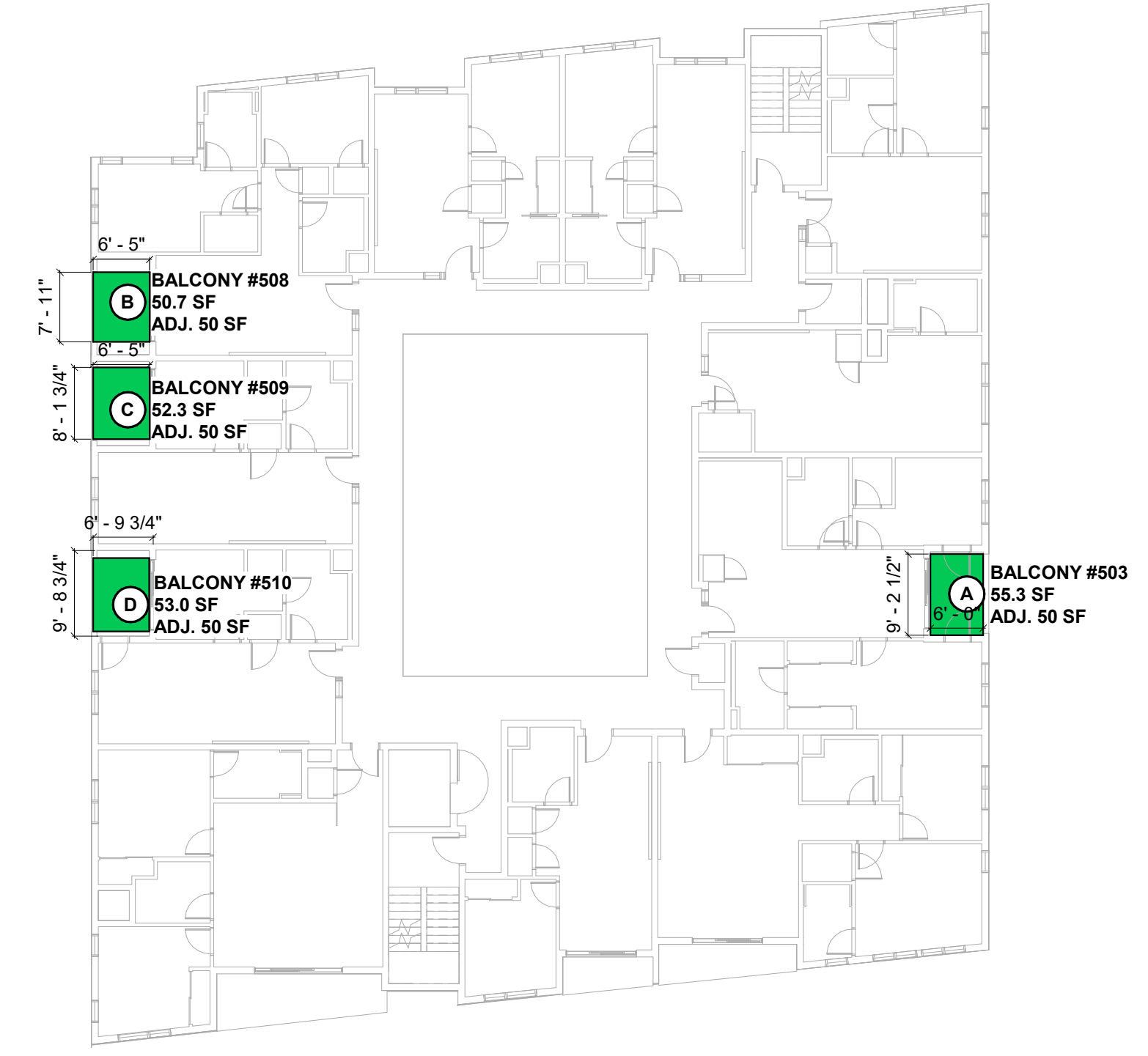
KEY TAG	BUILDING AREA NAME	ACTUAL AREA	ADJUSTED AREA
A	BALCONY #603	55.3 SF	50.0 SF
B	BALCONY #608	50.7 SF	50.0 SF
C	BALCONY #609	52.3 SF	50.0 SF
D	BALCONY #610	53.0 SF	50.0 SF
6TH FLOOR		211.3 SF	200.0 SF



5 SIXTH FLOOR
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

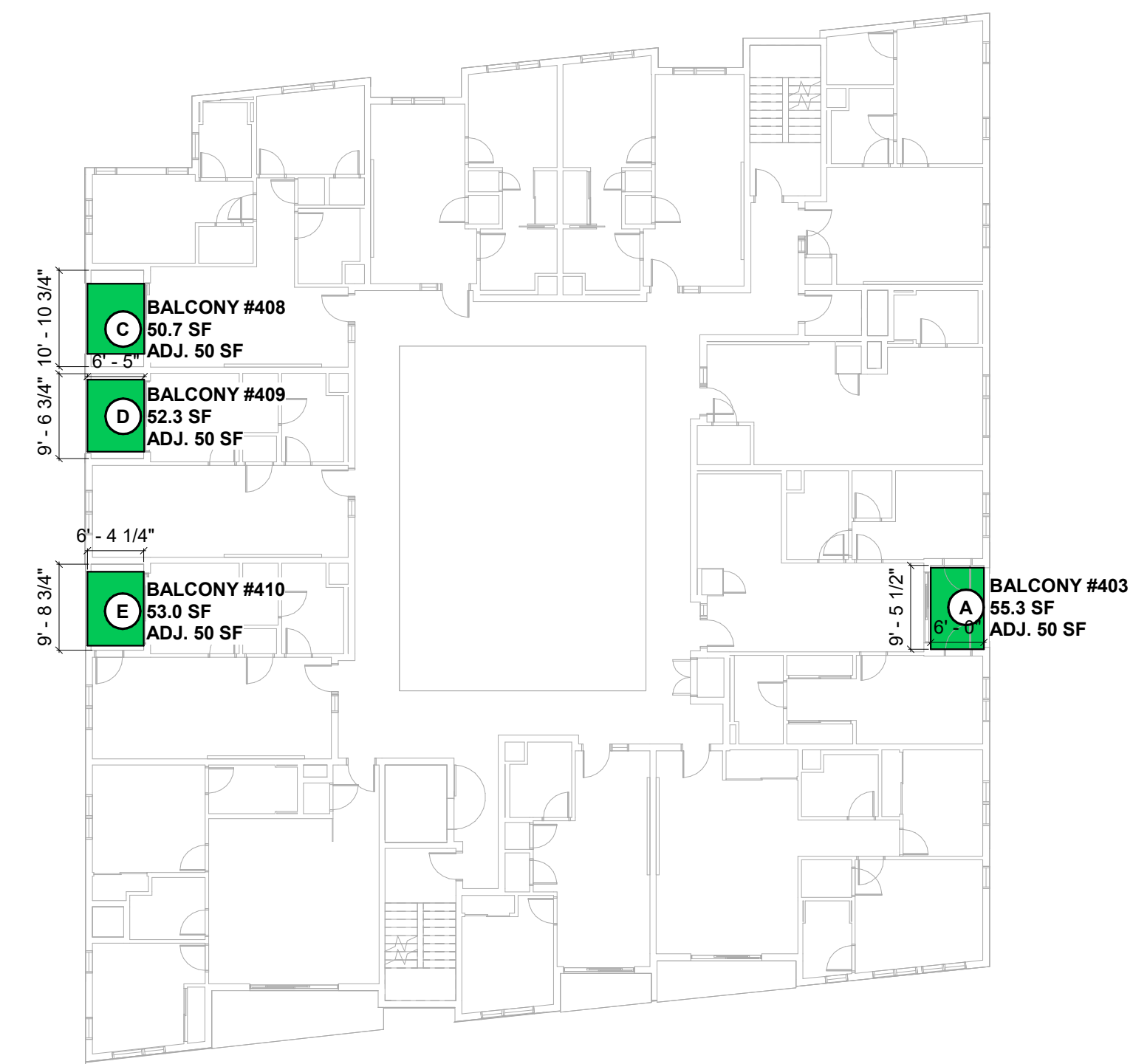
KEY TAG	BUILDING AREA NAME	ACTUAL AREA	ADJUSTED AREA
A	BALCONY #503	55.3 SF	50.0 SF
B	BALCONY #508	50.7 SF	50.0 SF
C	BALCONY #509	52.3 SF	50.0 SF
D	BALCONY #510	53.0 SF	50.0 SF
5TH FLOOR		211.3 SF	200.0 SF



4 FIFTH FLOOR
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

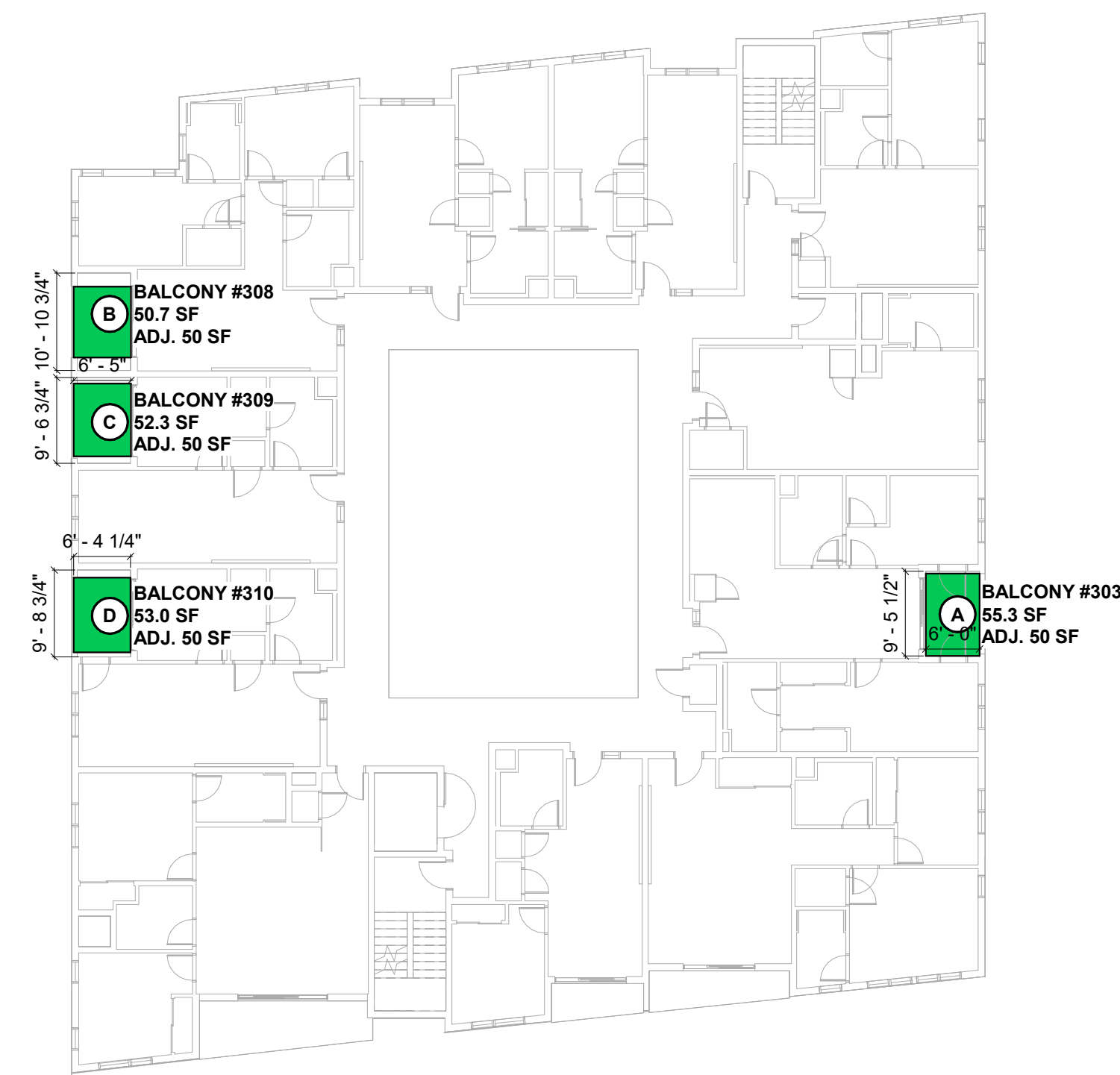
KEY TAG	BUILDING AREA NAME	ACTUAL AREA	ADJUSTED AREA
A	BALCONY #403	55.3 SF	50.0 SF
C	BALCONY #408	50.7 SF	50.0 SF
D	BALCONY #409	52.3 SF	50.0 SF
E	BALCONY #410	53.0 SF	50.0 SF
4TH FLOOR		211.3 SF	200.0 SF



3 FOURTH FLOOR
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

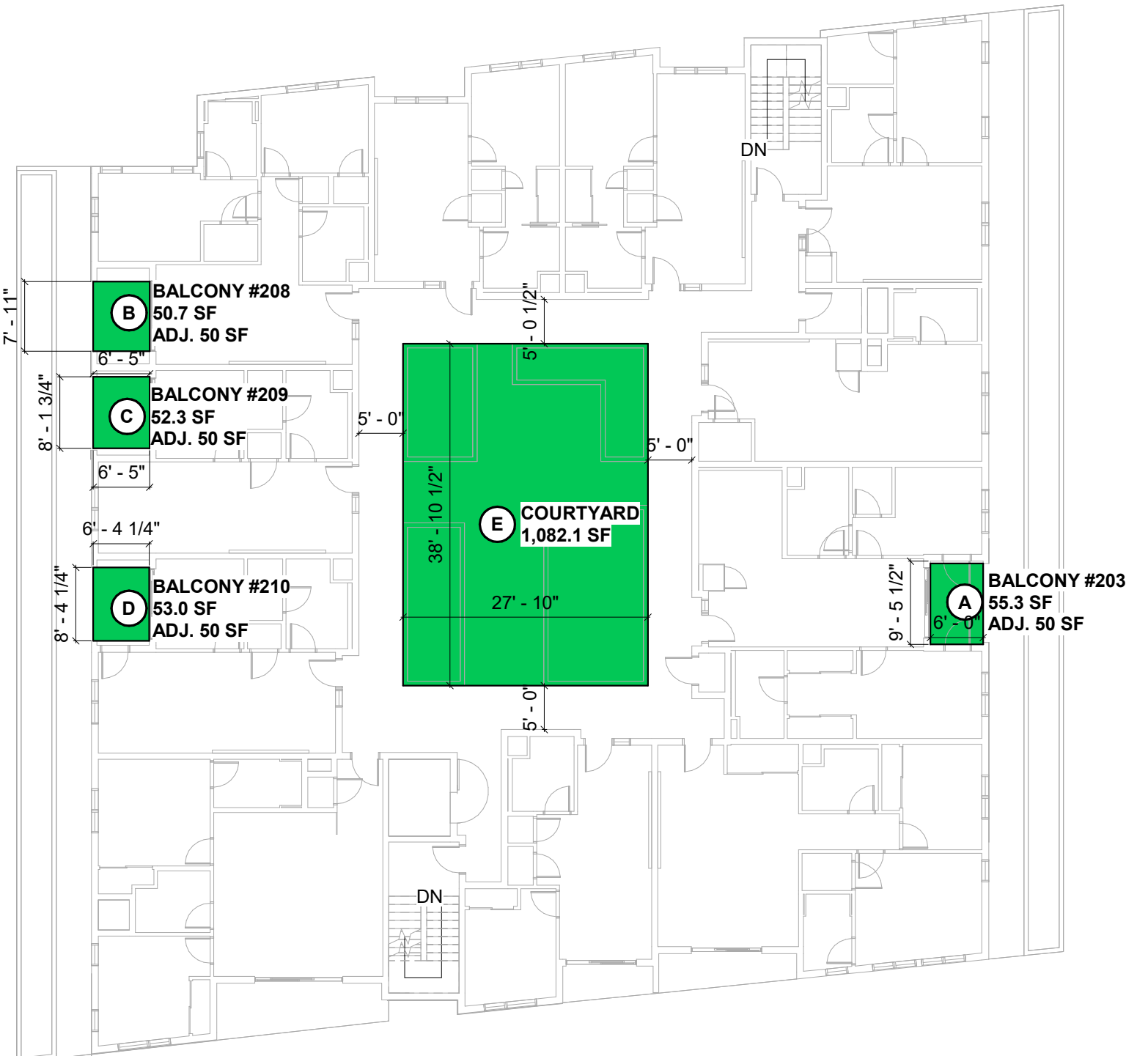
KEY TAG	BUILDING AREA NAME	ACTUAL AREA	ADJUSTED AREA
A	BALCONY #303	55.3 SF	50.0 SF
B	BALCONY #308	50.7 SF	50.0 SF
C	BALCONY #309	52.3 SF	50.0 SF
D	BALCONY #310	53.0 SF	50.0 SF
3RD FLOOR		211.3 SF	200.0 SF



2 THIRD FLOOR
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

KEY TAG	BUILDING AREA NAME	ACTUAL AREA	ADJUSTED AREA
A	BALCONY #203	55.3 SF	50.0 SF
B	BALCONY #208	50.7 SF	50.0 SF
C	BALCONY #209	52.3 SF	50.0 SF
D	BALCONY #210	53.0 SF	50.0 SF
E	COURTYARD	1,082.1 SF	1,082.1 SF
2ND FLOOR		1,293.4 SF	1,282.1 SF



1 SECOND FLOOR
1/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

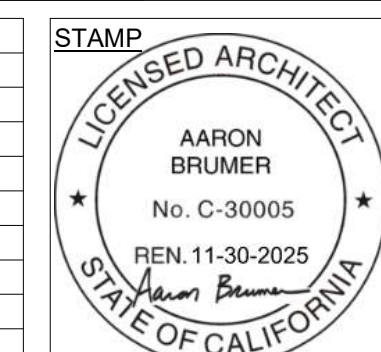
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

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ISSUE	DATE	DESCRIPTION

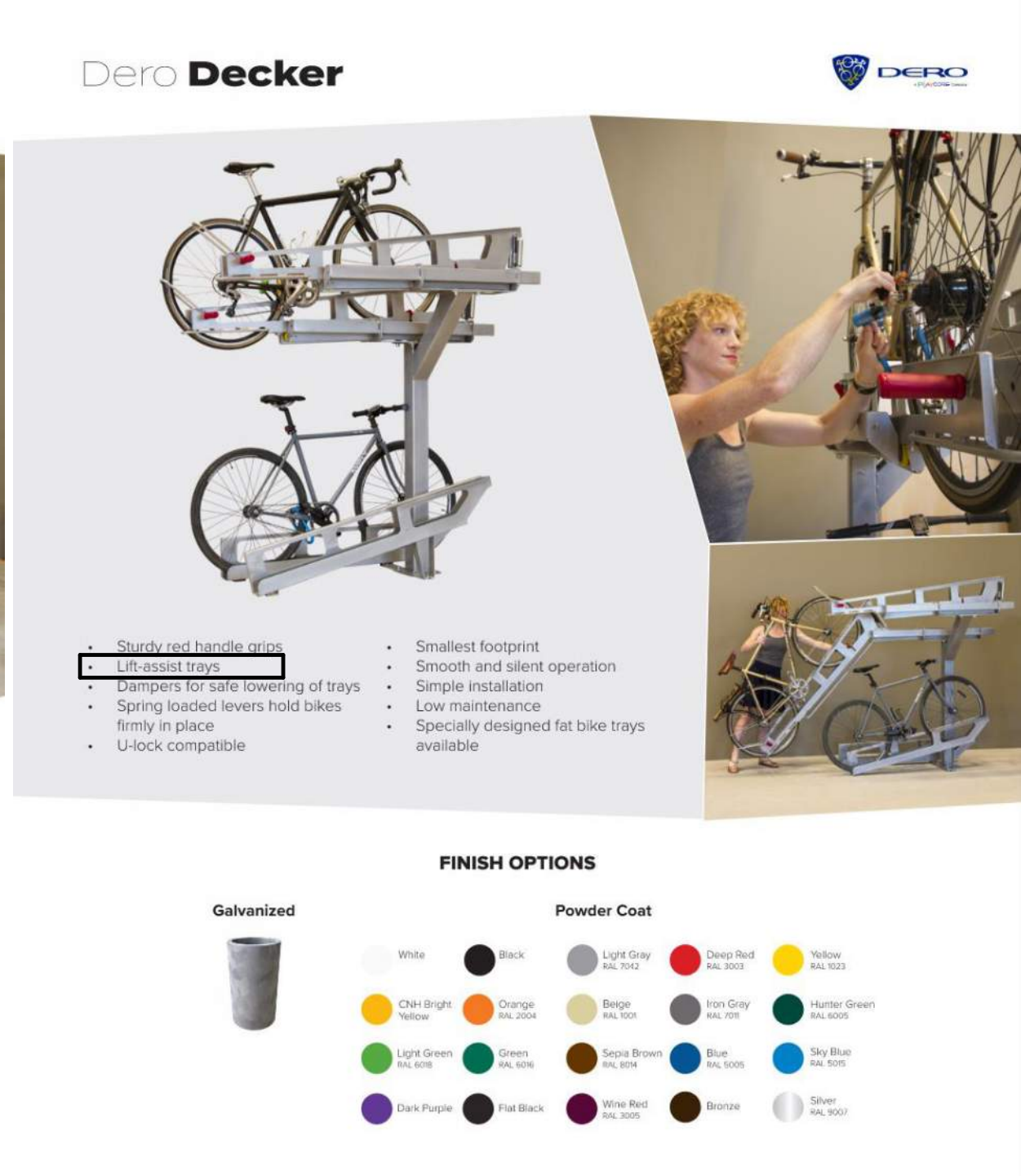


DRAWING TITLE
OPEN SPACE DIAGRAMS

T05

19923 VENTURA

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- Check your handy-dandy Dero Decker tray:**
- Dampers for safe lowering of trays
 - Spring loaded levers hold trays firmly in place
 - Lock compatible
 - Smallest footprint
 - Smooth and silent operation
 - Simple installation
 - Low maintenance
 - Specially designed fit bike trays available

FINISH OPTIONS

Galvanized

- White
- Black
- Light Gray
- Dark Gray
- Yellow
- Orange
- Green
- Blue
- Red
- Dark Green
- Light Green
- Dark Blue
- Light Blue
- Dark Purple
- Light Purple
- Dark Brown
- Light Brown
- Dark Silver
- Light Silver

Powder Coat

- White
- Black
- Light Gray
- Dark Gray
- Yellow
- Orange
- Green
- Blue
- Red
- Dark Green
- Light Green
- Dark Blue
- Light Blue
- Dark Purple
- Light Purple
- Dark Brown
- Light Brown
- Dark Silver
- Light Silver

DERO Decker

Submittal Sheet

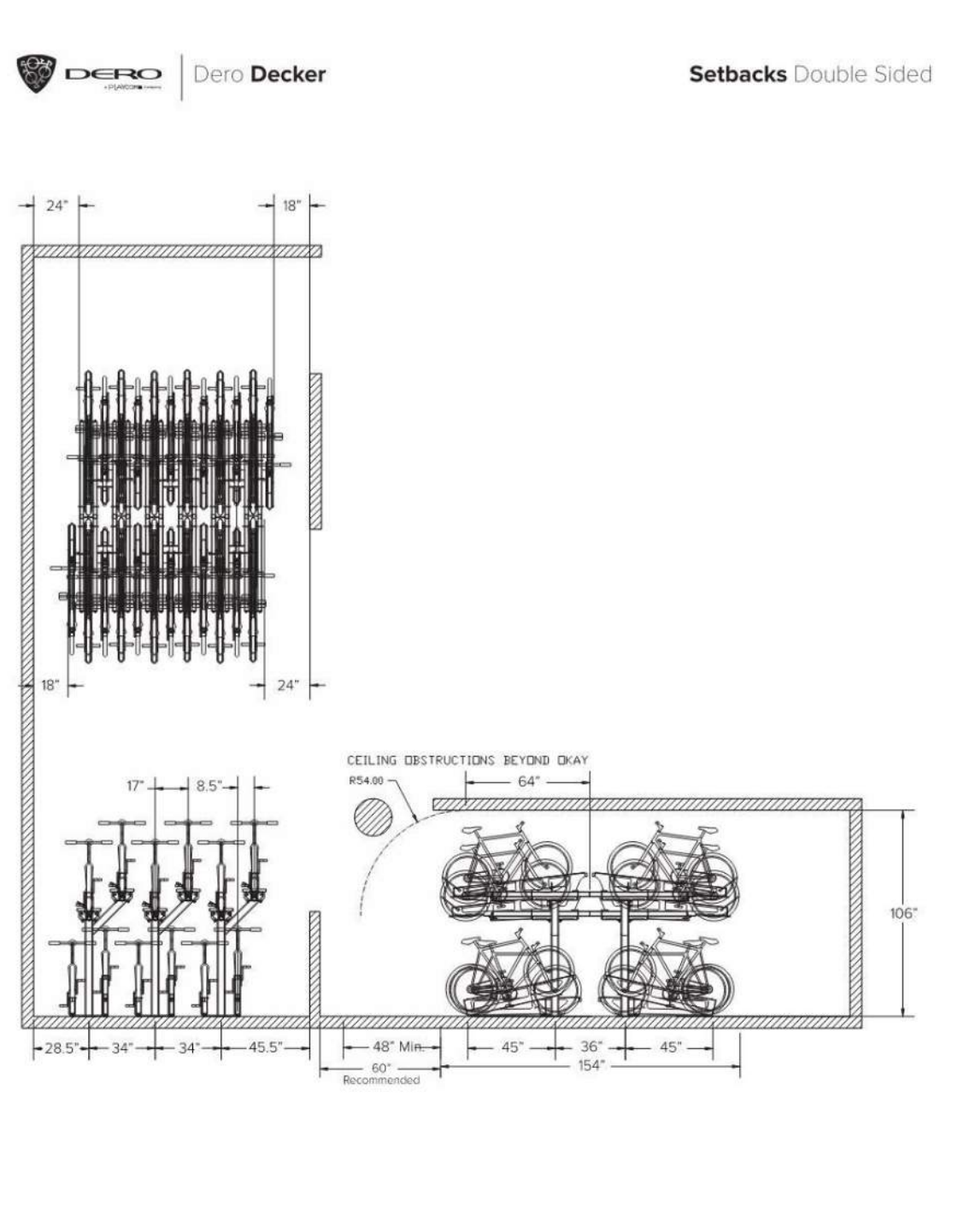
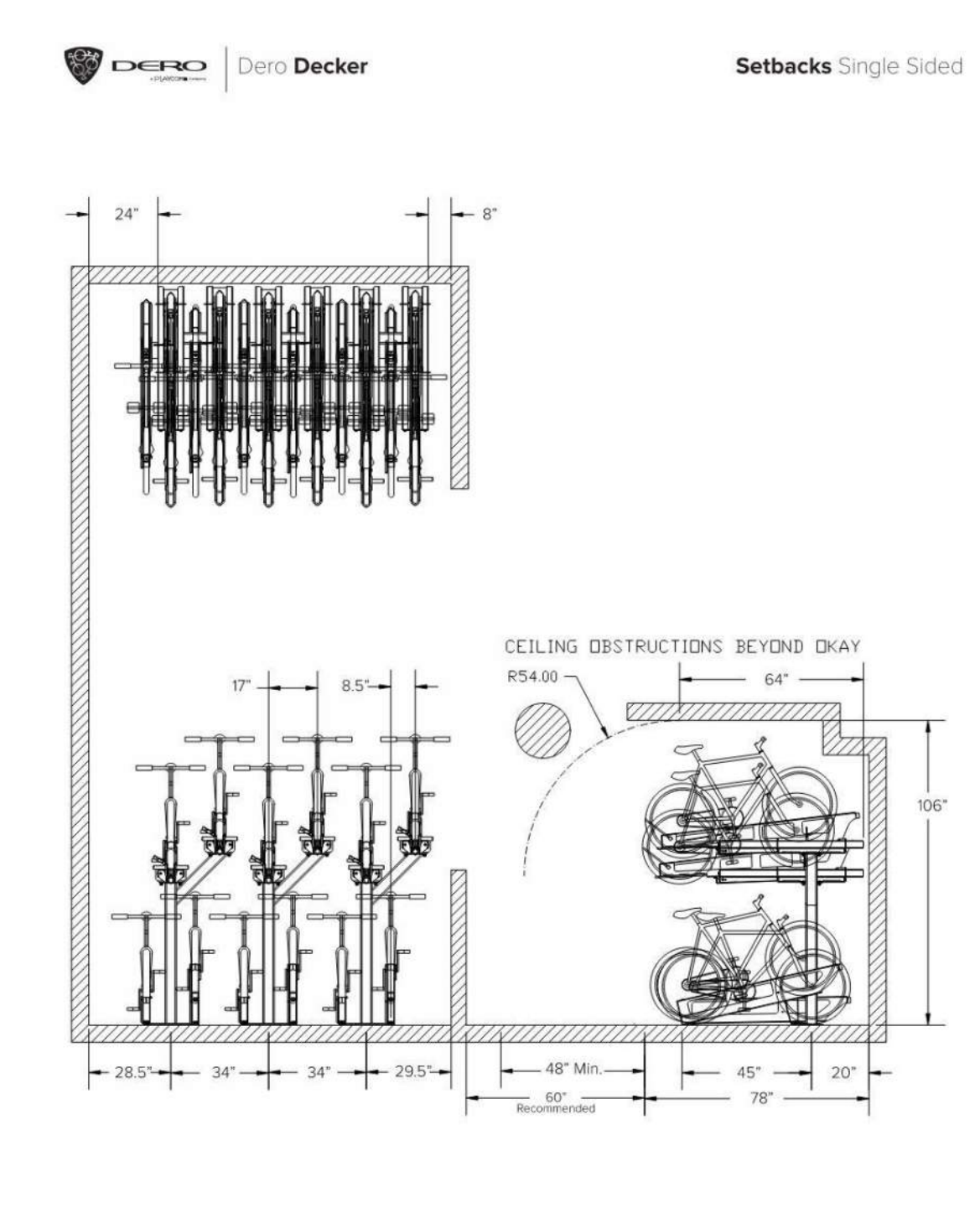
CAPACITY: 4 Bikes per unit

MATERIALS: Uprights: 4" x 3/8" square tube
Upright base: 1/4" plate
Centerline: 1/2" plate
Centerline base: 1/4" plate
Tray: 1/2" plate

FINISHES:

- Galvanized: An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat: Our powder coat finish ensures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final truck T80 polyester powder coat.

MOUNT OPTIONS: Surface only
Each upright has one 1" plate feet that accept 1/2" wedge anchors.



DERO Decker

Installation

TOOLS NEEDED: Hammer #10, 3/8" x 3/4" Masonry Bit, 3/8" x 3/4" Hammer, Spirit Level, Snips, 3/8" x 3/4" Socket wrenches, 4-4"

RECOMMENDED BASE MATERIAL: Solid concrete is the best base material for installation. To ensure the proper anchors are placed with your code, we have Dero representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by setting.

- Refer to setback diagrams before installation to ensure sufficient space. Installation surface must be concrete of suitable strength. If anchors do not level, contact Dero representative for installation details.
- Place the Uprights in position and secure with 3/8" x 3/4" wedge anchors. At least 1/2" of wedge anchor threads should protrude above the concrete. The Lower Tray Mount should be placed on the front side of the Upright and secured with the existing wedge anchors.
- Upper assembly has sides close to rear. Lower assembly has sides close to front.
- Do the same for the upper Centerline Assembly.

1 LONG-TERM BICYCLE PARKING SPECS

DERO Decker

Installation

- Place the bottom Lower and Upper Trays in position and secure at the rear with (2) 3/8" x 1/4" carriage bolts, 3/8" washers, and 3/8" nut each. Secure at the front with (2) 3/8" x 1/2" wedge anchors each.
- For double sided installations be sure to stagger the position of the units so that lower trays in one row do not obscure lower trays in the other row.

DERO

Downtown Rack

FINISH OPTIONS: Galvanized, Stainless, Powder Coat (White, Black, Light Gray, Dark Gray, Yellow, Orange, Green, Blue, Red, Dark Green, Light Green, Dark Blue, Light Blue, Dark Purple, Light Purple, Dark Brown, Light Brown, Dark Silver, Light Silver).

MOUNT OPTIONS: Surface, In-Ground, Rail.

OPTIONAL LEAN BAR

2 SHORT-TERM BICYCLE PARKING SPECS

DERO

Downtown Rack

YOUR LOGO HERE

Customize the Downtown Rack to brand your bike parking.

FINISH OPTIONS: Galvanized, Stainless, Powder Coat (White, Black, Light Gray, Dark Gray, Yellow, Orange, Green, Blue, Red, Dark Green, Light Green, Dark Blue, Light Blue, Dark Purple, Light Purple, Dark Brown, Light Brown, Dark Silver, Light Silver).

MOUNT OPTIONS: Surface, In-Ground, Rail.

OPTIONAL LEAN BAR

DERO

Downtown Rack

Submittal Sheet

CAPACITY: 2 Bikes

MATERIALS: 2" x 2" x 1/8" square tube - mild steel
2" x 2" x 1/8" square tube - stainless steel

FINISHES:

- Galvanized: An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat: Our powder coat finish ensures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final truck T80 polyester powder coat.
- Stainless: Stainless Steel 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS:

- Surface: Foot Mount has two 2 1/4" x 2" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
- In-Ground: In-ground mount is embedded into concrete base. Specify in-ground mount for this option.
- Rail: Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 2" x 1/4" x 3/8" thick galvanized mounting rails. Specify rail mount for this option.

OPTIONAL LEAN BAR: Add Lean Bar

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

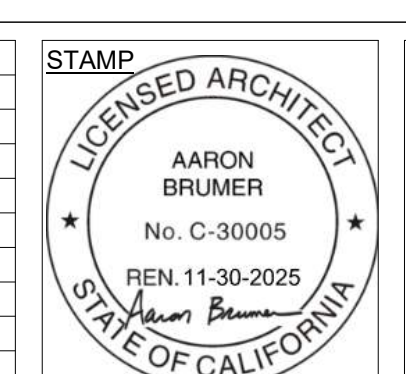
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
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3	09/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE:
DERO BIKE SPECS

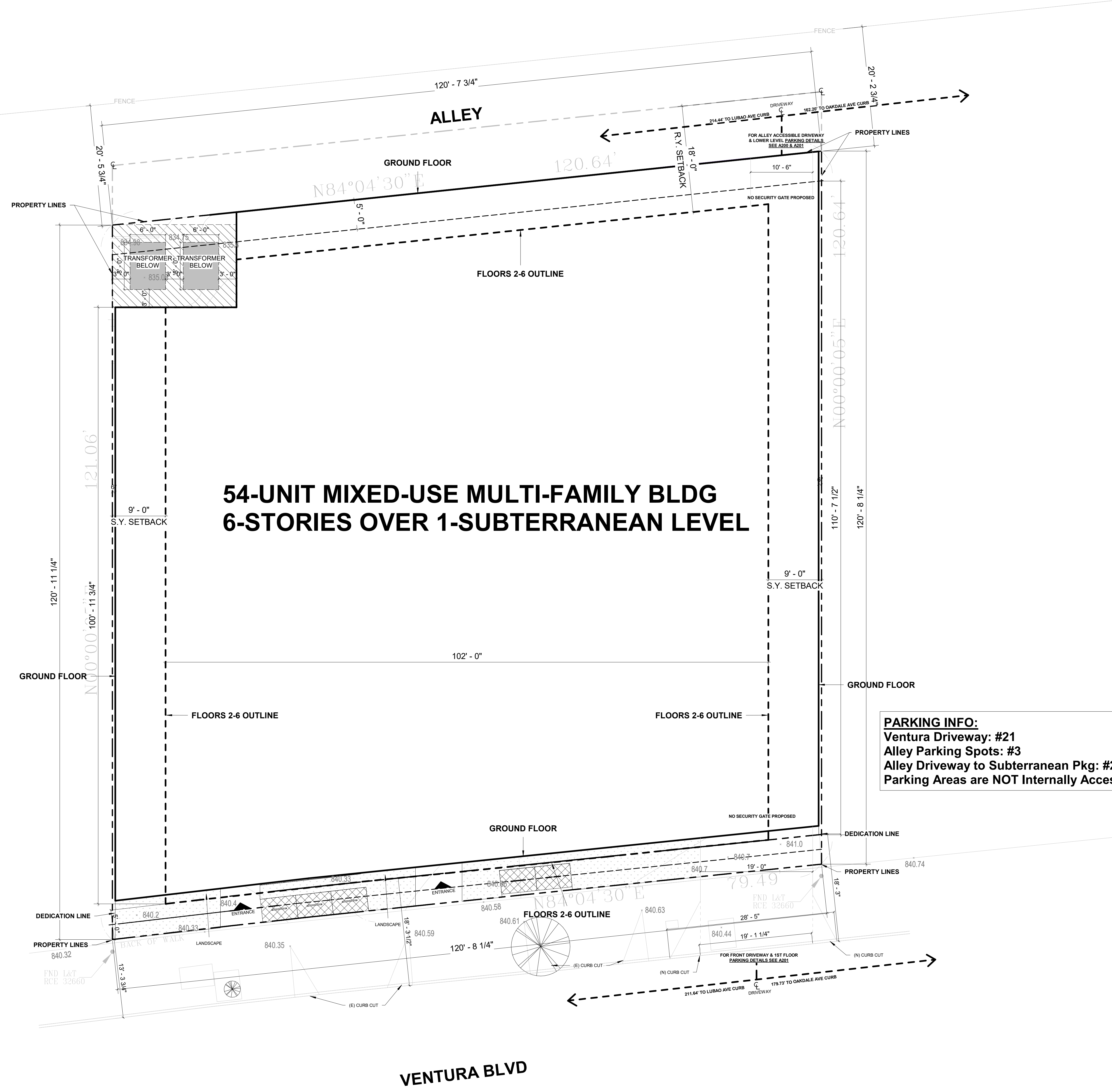
T06

19923 VENTURA

KEYNOTES

LEGEND

SHEET NOTES



**54-UNIT MIXED-USE MULTI-FAMILY BLDG
6-STORIES OVER 1-SUBTERRANEAN LEVEL**

PARKING INFO:
 Ventura Driveway: #21
 Alley Parking Spots: #3
 Alley Driveway to Subterranean Pkg: #24
 Parking Areas are NOT Internally Accessible to Each Other

1 SITE PLAN
 1/8" = 1'-0"

ARCHITECT:
 Aaron Brumer & Assoc, Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

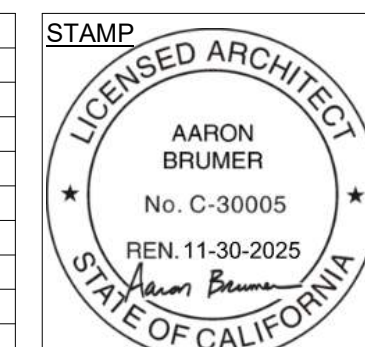
LANDSCAPE:

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
 MULTIFAMILY BUILDING
 19923 Ventura Blvd
 Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	09/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4

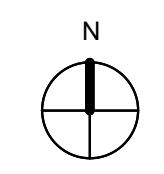
ISSUE	DATE	DESCRIPTION



DRAWING TITLE
 SITE PLAN

A100

19923 VENTURA

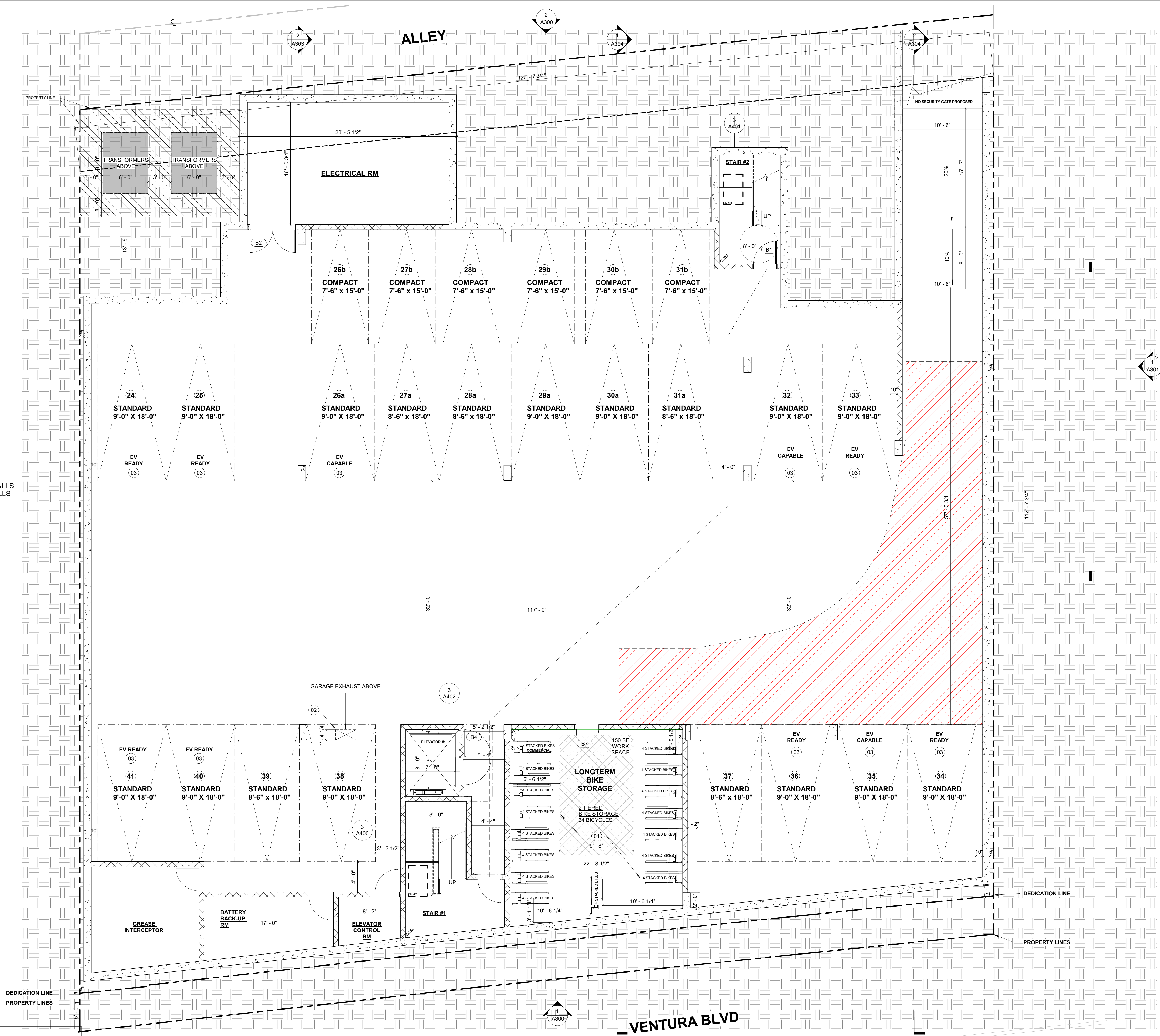


KEYNOTES

- 01 2-TIERED LONG TERM BIKE PARKING/STORAGE. EACH BIKE LOCKER HOUSES 4 BICYCLES
- 02 LOWER LEVEL GARAGE VENT ABOVE
- 03 MIN. 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE EVCS INTO A LISTED CABINET, BOX, OR ENCLOSURE. SEE SHEET NOTES #10 AND #11 FOR ADDITIONAL INFO

LEGEND

SHEET NOTES



LOWER LEVEL PARKING:
 18 STANDARD RESIDENTIAL STALLS
 +6 COMPACT RESIDENTIAL STALLS
 24 STALLS

1 LOWER LEVEL PARKING
 3/16" = 1'-0"

ARCHITECT:
 Aaron Brumer & Assoc. Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

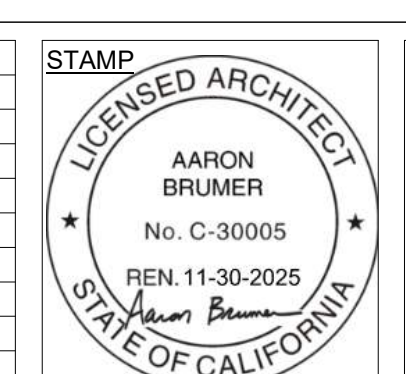
LANDSCAPE:

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 Los Angeles, CA 90025

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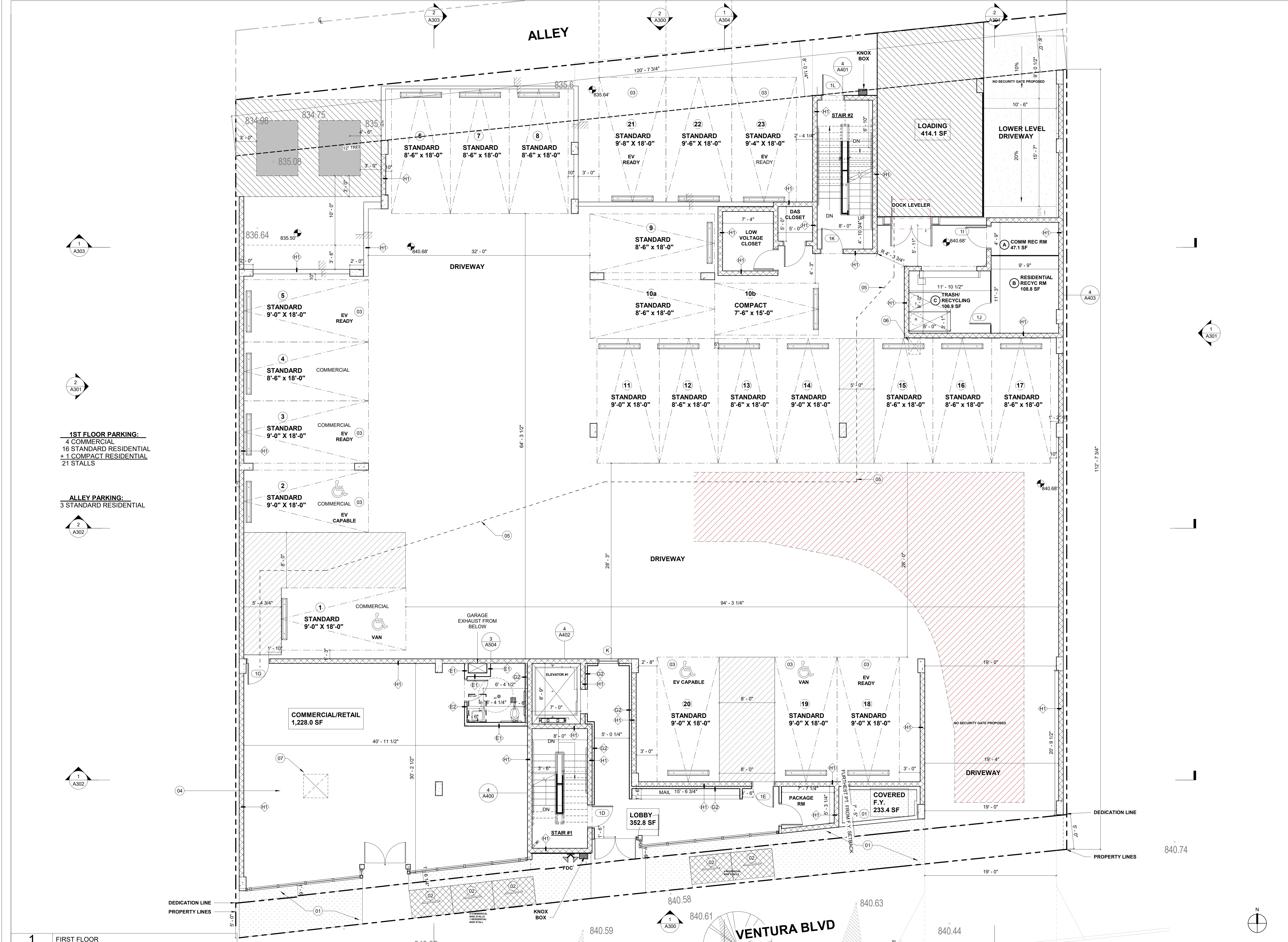
ISSUE	DATE	DESCRIPTION



DRAWING TITLE
 LOWER LEVEL PARKING
 PLAN

A200

19923 VENTURA



KEYNOTES

- 01 LANDSCAPE SEE L100 FOR DETAILS
- 02 SINGLE SHORT-TERM BICYCLE PARKING SPACE, TYP.; 2 TOTAL SHORT-TERM SPACES PROVIDED
- 03 MIN. 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE EVCS INTO A LISTED CABINET, BOX, OR ENCLOSURE SEE SHEET NOTES #10 AND #11 FOR ADDITIONAL INFO
- 04 FUTURE COMMERCIAL: SIGN MUST COMPLY WITH SECTION 8 OF VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN
- 05 PATH FROM LOADING ZONE TO COMMERCIAL
- 06 1ST FLOOR GARAGE EXHAUST VENT ABOVE
- 07 COMMERCIAL EXHAUST VENT ABOVE

LEGEND

- CONCRETE WALL - SEE STRUCTURAL DRAWINGS
- 8" CMU WALL - SEE STRUCTURAL DRAWINGS
- 2 X 6 WID STUD WALL - SEE STRUCTURAL DRAWINGS
- 2 X 4 METAL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS
- 2 X 4 WID STUD WALL - SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION
- 2-HR RATED CONSTRUCTION
- "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED, MIN 50 CFM DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- SMART THERMOSTAT SEE T061 FOR SPECS
- AREA DRAIN IN FLOOR
- SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.

1 FIRST FLOOR
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

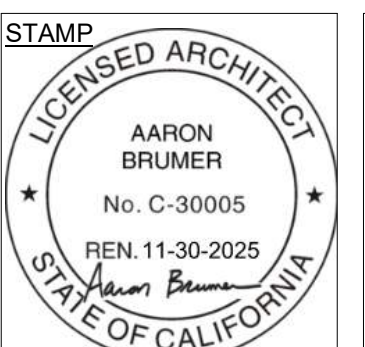
LANDSCAPE:

OWNER:
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Los Angeles, CA 90025

PROJECT:
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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
FIRST FLOOR PLAN

A201

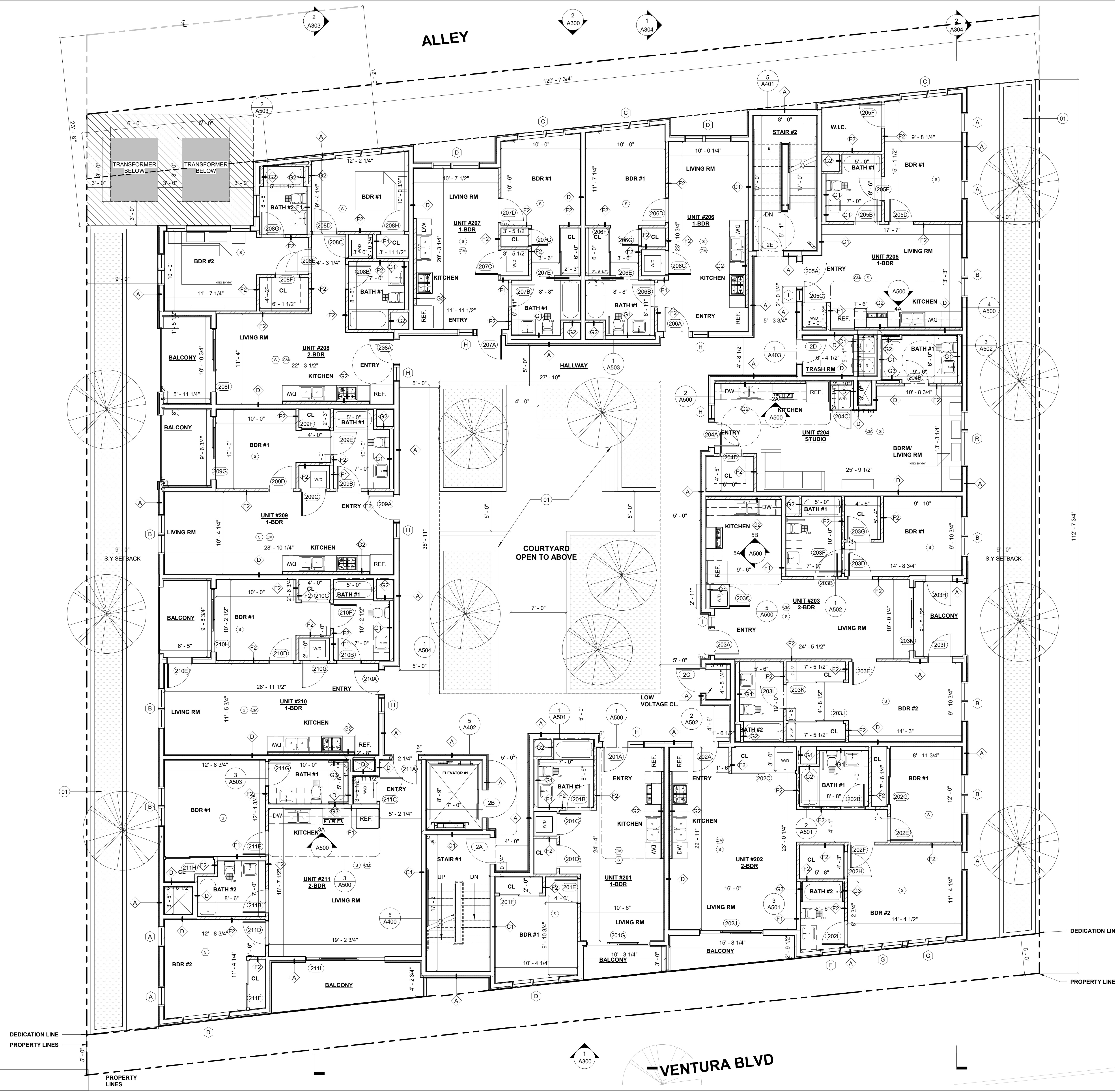
19923 VENTURA

KEYNOTES

01 LANDSCAPE SEE L101 FOR DETAILS

LEGEND

SHEET NOTES



1 SECOND FLOOR
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

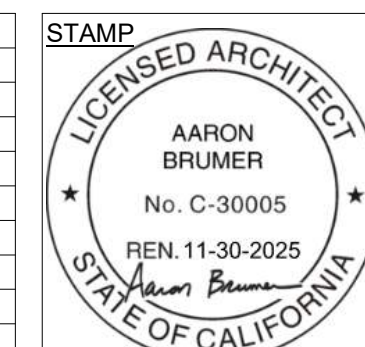
LANDSCAPE:

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Los Angeles, CA 90025

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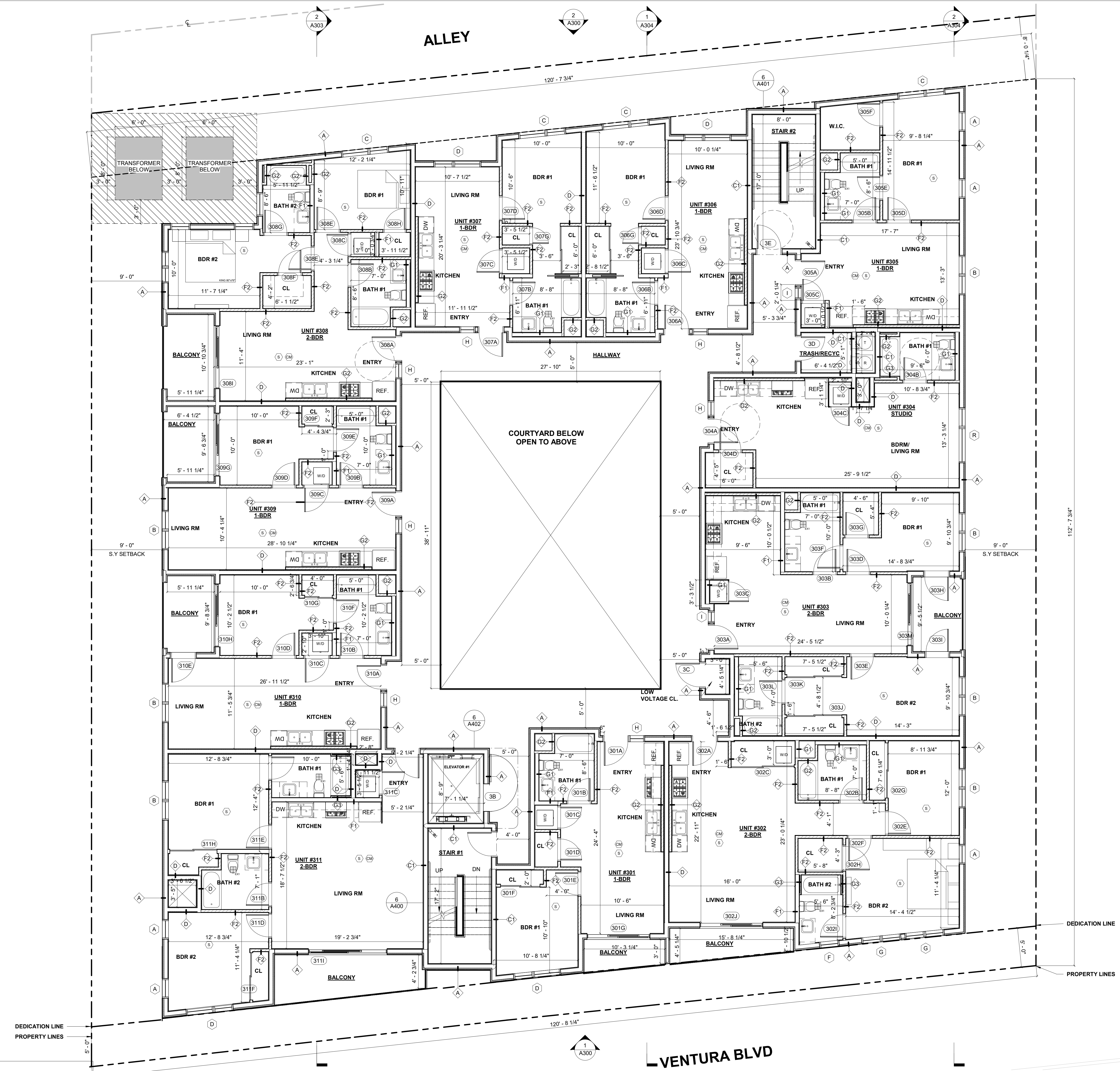
ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SECOND FLOOR PLAN

A202

19923 VENTURA



1 THIRD FLOOR
3/16" = 1'-0"

ARCHITECT:
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North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

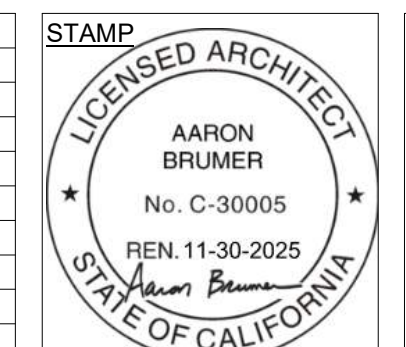
LANDSCAPE:

OWNER:
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4	07/09/2024	PZA SUBMITTAL #4

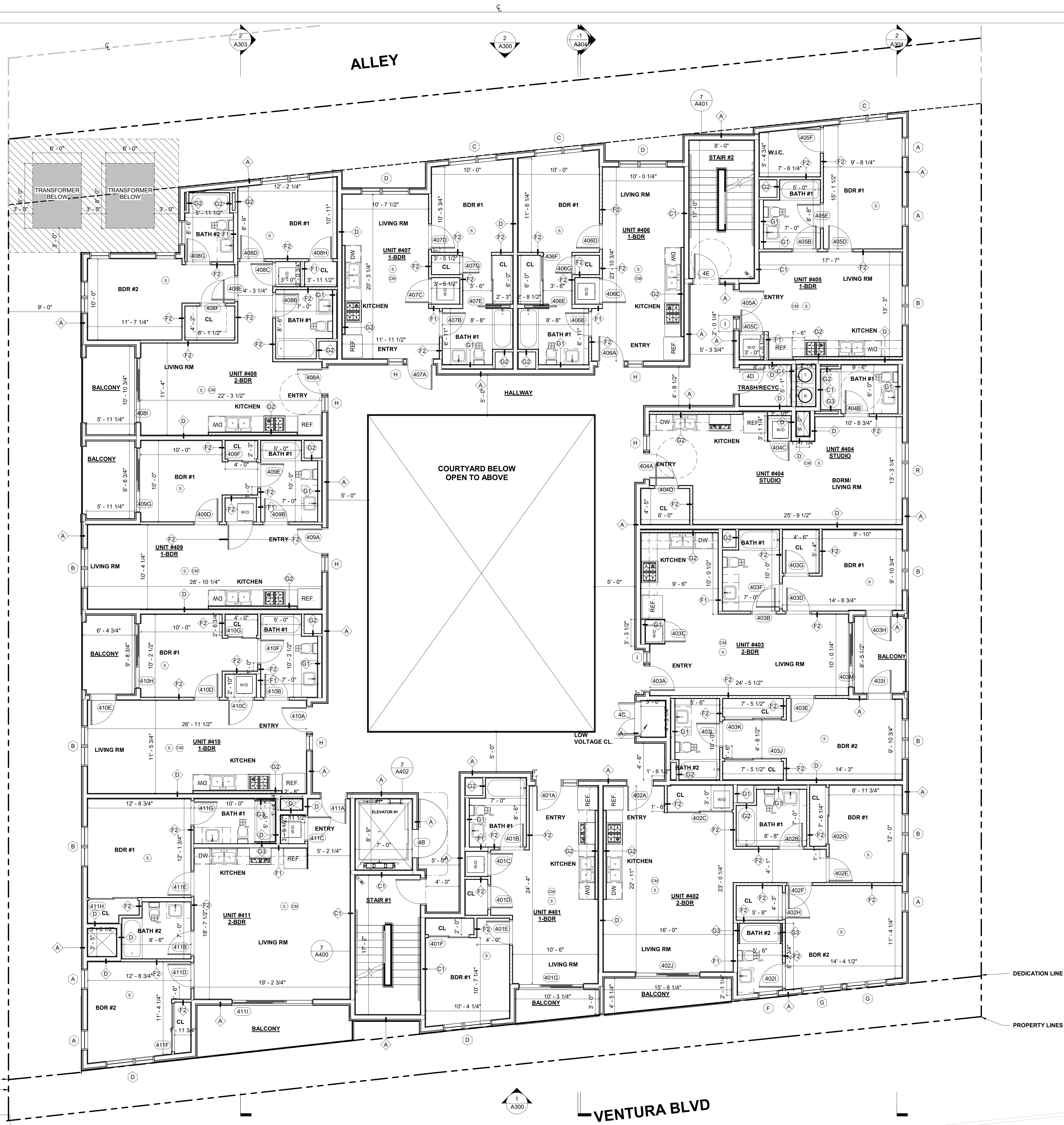
ISSUE	DATE	DESCRIPTION



DRAWING TITLE
THIRD FLOOR PLAN

A203

19923 VENTURA



KEYNOTES

LEGEND

SHEET NOTES

1 FOURTH FLOOR
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

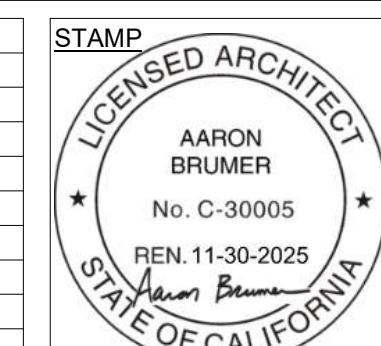
LANDSCAPE:

OWNER:
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Los Angeles, CA 90025

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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
FOURTH FLOOR PLAN

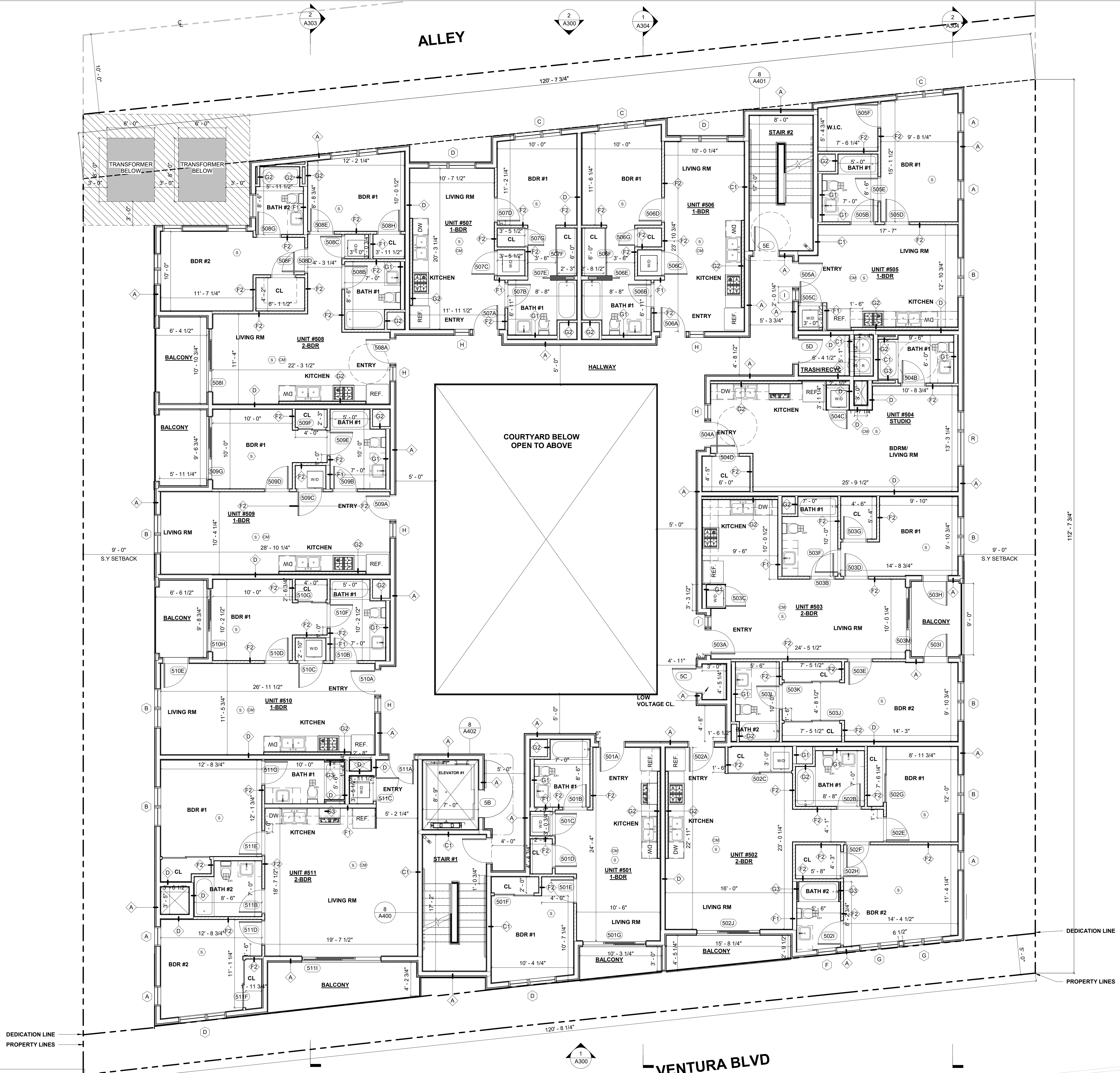
A204

19923 VENTURA

KEYNOTES

LEGEND

SHEET NOTES



1 FIFTH FLOOR
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

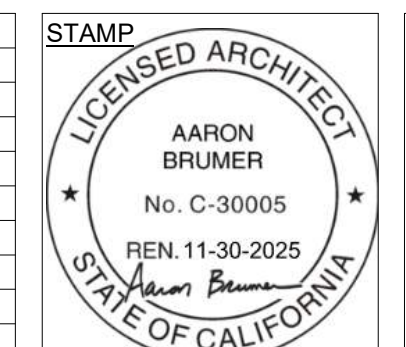
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
FIFTH FLOOR PLAN

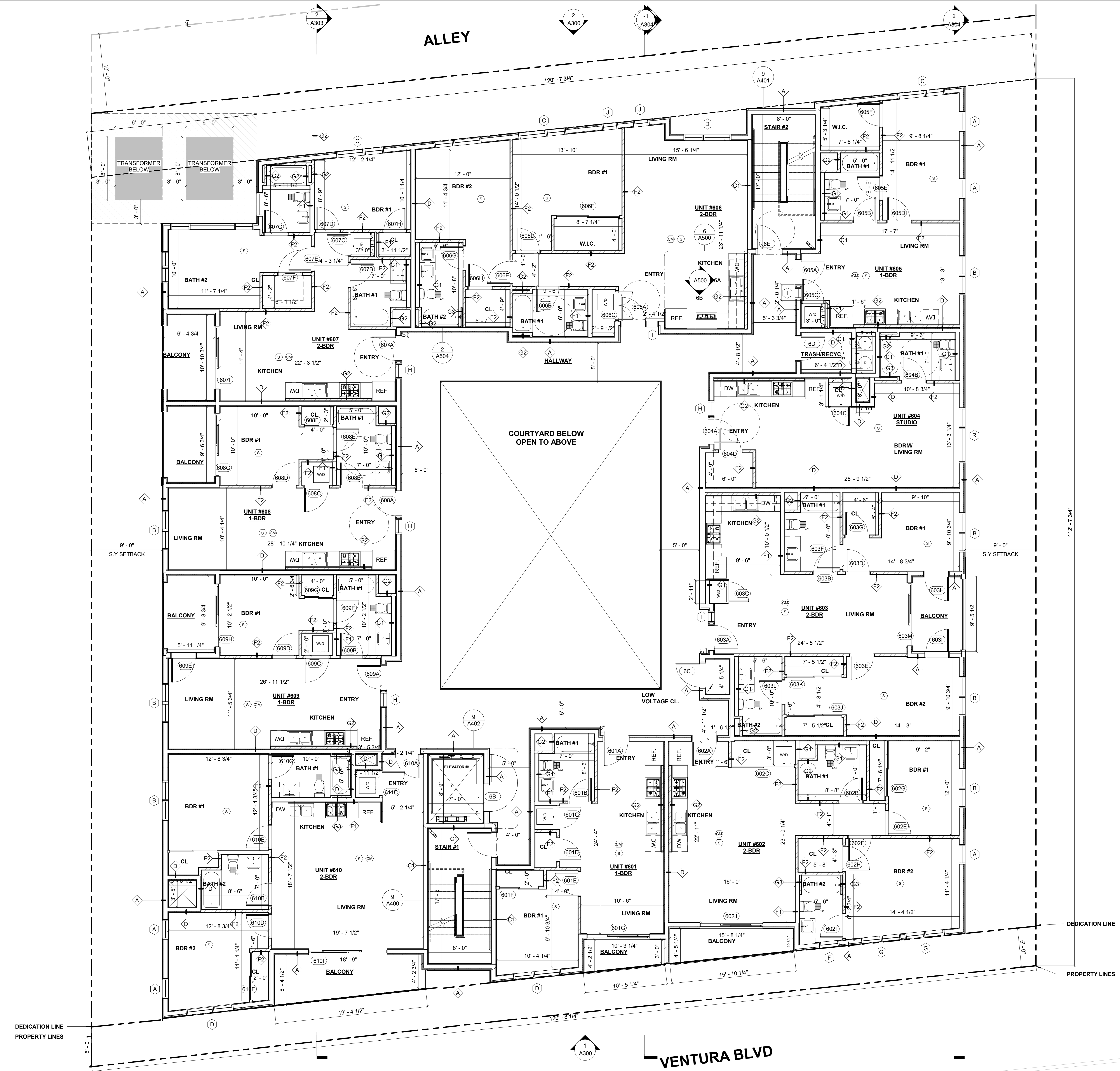
A205

19923 VENTURA

KEYNOTES

LEGEND

SHEET NOTES



1 SIXTH FLOOR
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

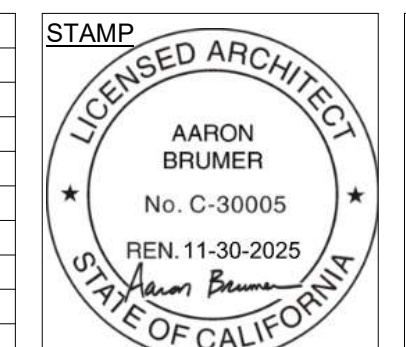
LANDSCAPE:

OWNER:
1923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
1923 Ventura Blvd
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3	09/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4

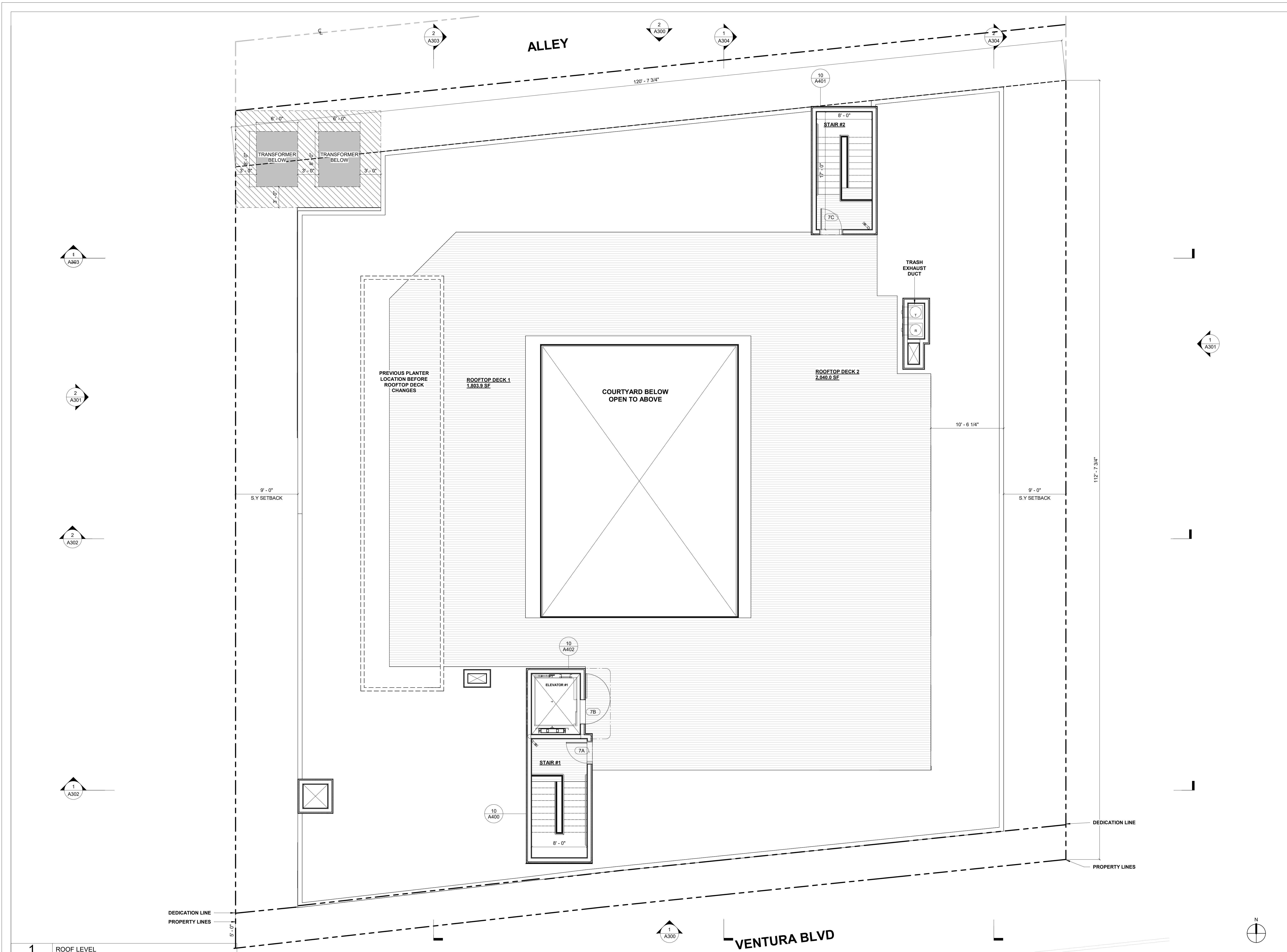
ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SIXTH FLOOR PLAN

A206

1923 VENTURA



KEYNOTES

(01) LANDSCAPE SEE L102 FOR DETAILS

LEGEND

SHEET NOTES

1 ROOF LEVEL
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

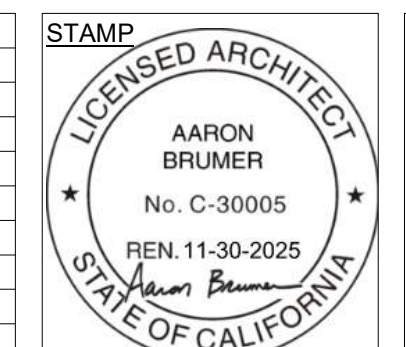
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
ROOF PLAN

A207

19923 VENTURA

- STU-1**
SMOOTH HARD-TROWELED STUCCO, DOVE GRAY
ALBEDO APPROX: 70%
- SCP-1**
SLAT PANEL® WALNUT EXTERIOR COMPOSITE WOOD-EFFECT SLAT WALL PANELS
ALBEDO APPROX: 60%
- CON-1**
CONCRETE FINISH
ALBEDO APPROX: 70%
- HFC-1**
HARDIE PLANK HZ10 PRIMED CEDARMILL FIBER CEMENT LAP SIDING
ALBEDO APPROX: 60%
- CON-2**
US FORMLINER CUSTOM DARK GRAY CONCRETE FACADES
ALBEDO APPROX: 60%
- FAS-1**
CHARCOAL METAL FASCIA
- WND-1**
DARK BRONZE ALUMINUM WINDOWS

* ALL BUILDING SIGNS MUST COMPLY WITH SECTION 8 OF VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
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North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

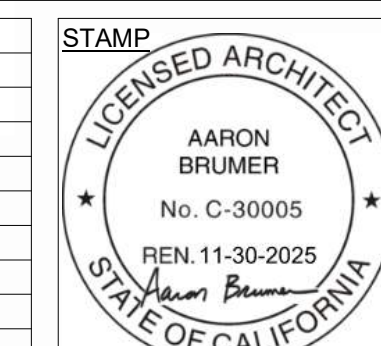
LANDSCAPE:

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3	09/24/2024	PZA SUBMITTAL #3
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DRAWING TITLE
ELEVATIONS

A300

19923 VENTURA

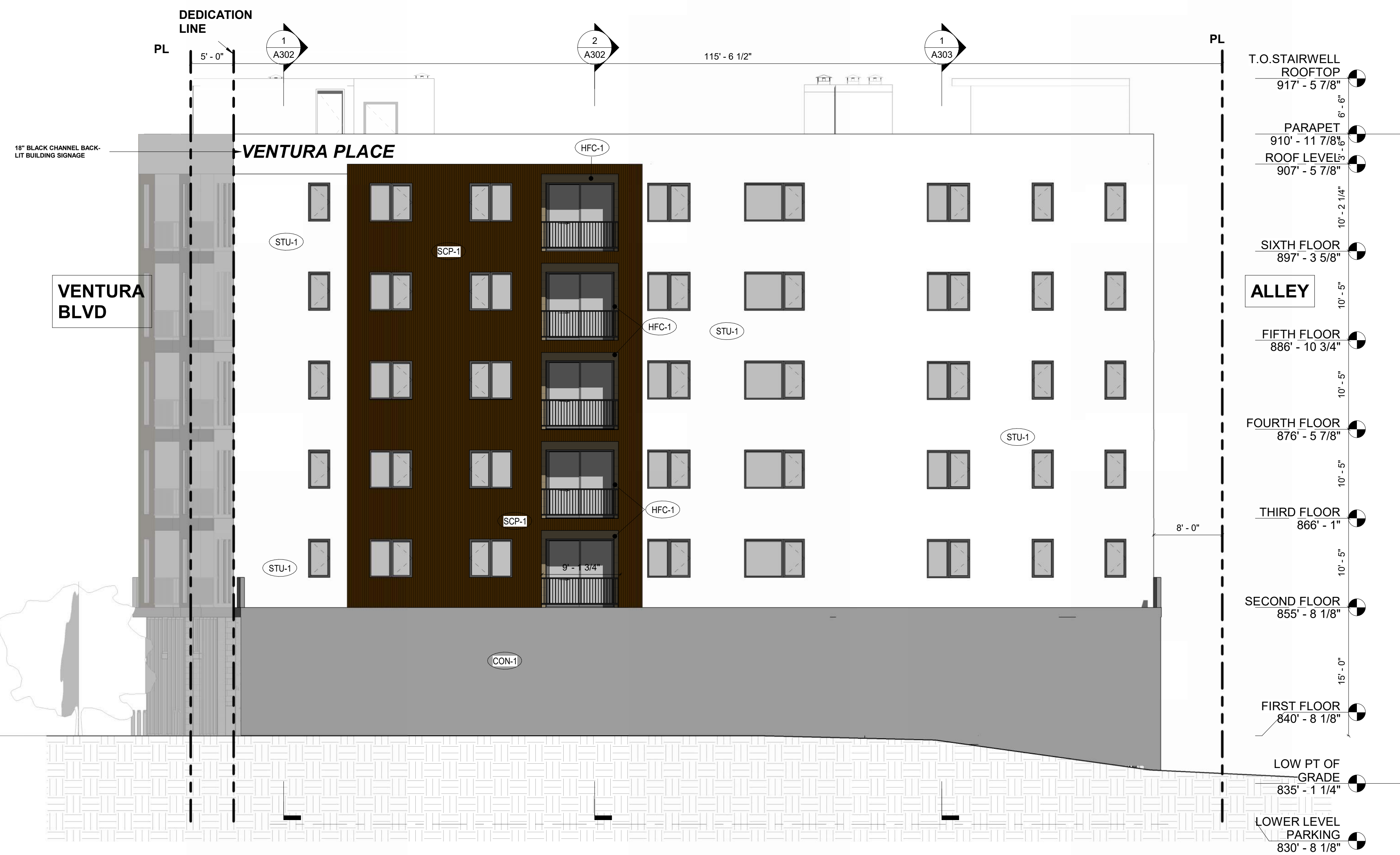
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- STU-1**
SMOOTH HARD-TROWELED
STUCCO, DOVE GRAY
ALBEDO APPROX: 70%
- SCP-1**
SLAT/PANEL@ WALNUT EXTERIOR COMPOSITE
WOOD-EFFECT SLAT WALL PANELS
ALBEDO APPROX: 60%
- CON-1**
CONCRETE FINISH
ALBEDO APPROX: 70%
- HFC-1**
HARDIE PLANK H210 PRIMED CEDARMILL FIBER
CEMENT LAP SIDING
ALBEDO APPROX: 60%
- CON-2**
US FORMLINER CUSTOM DARK
GRAY CONCRETE FACADES
ALBEDO APPROX: 60%
- FAS-1**
CHARCOAL METAL FASCIA
- WIND-1**
DARK BRONZE
ALUMINUM WINDOWS

* ALL BUILDING SIGNS MUST COMPLY WITH SECTION 8 OF VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

ARCHITECT:
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North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

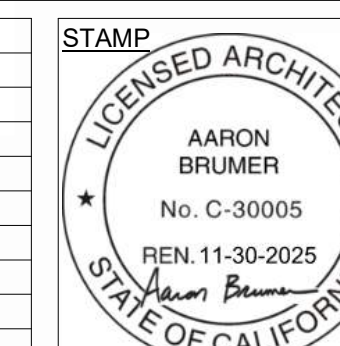
LANDSCAPE:

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3	09/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
ELEVATIONS

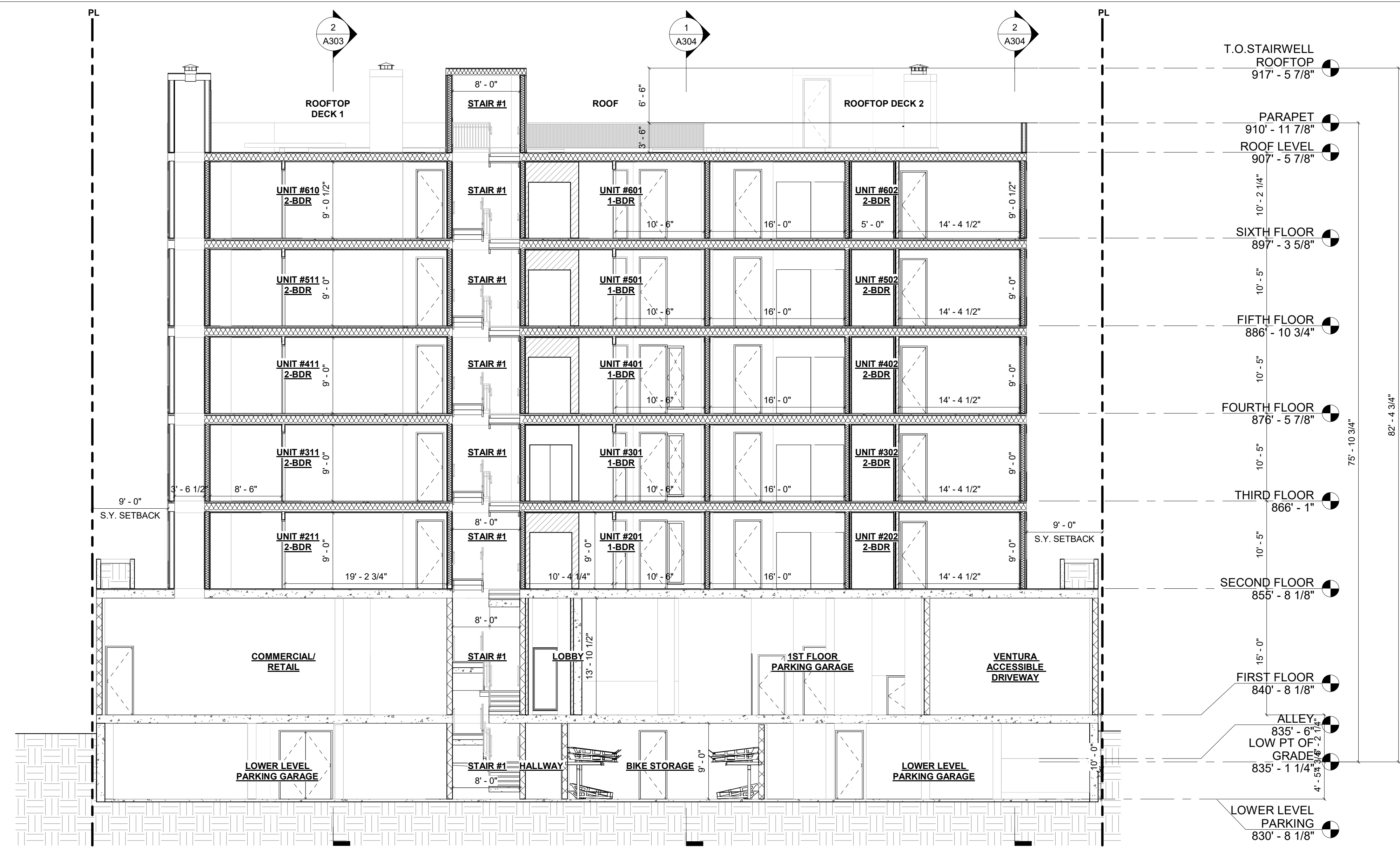
A301

19923 VENTURA

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2 SECTION 2
1/8" = 1'-0"



1 SECTION 1
1/8" = 1'-0"

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North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

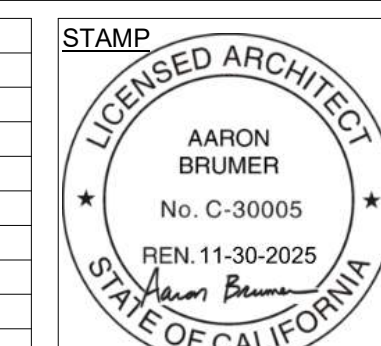
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DRAWING TITLE
SECTIONS

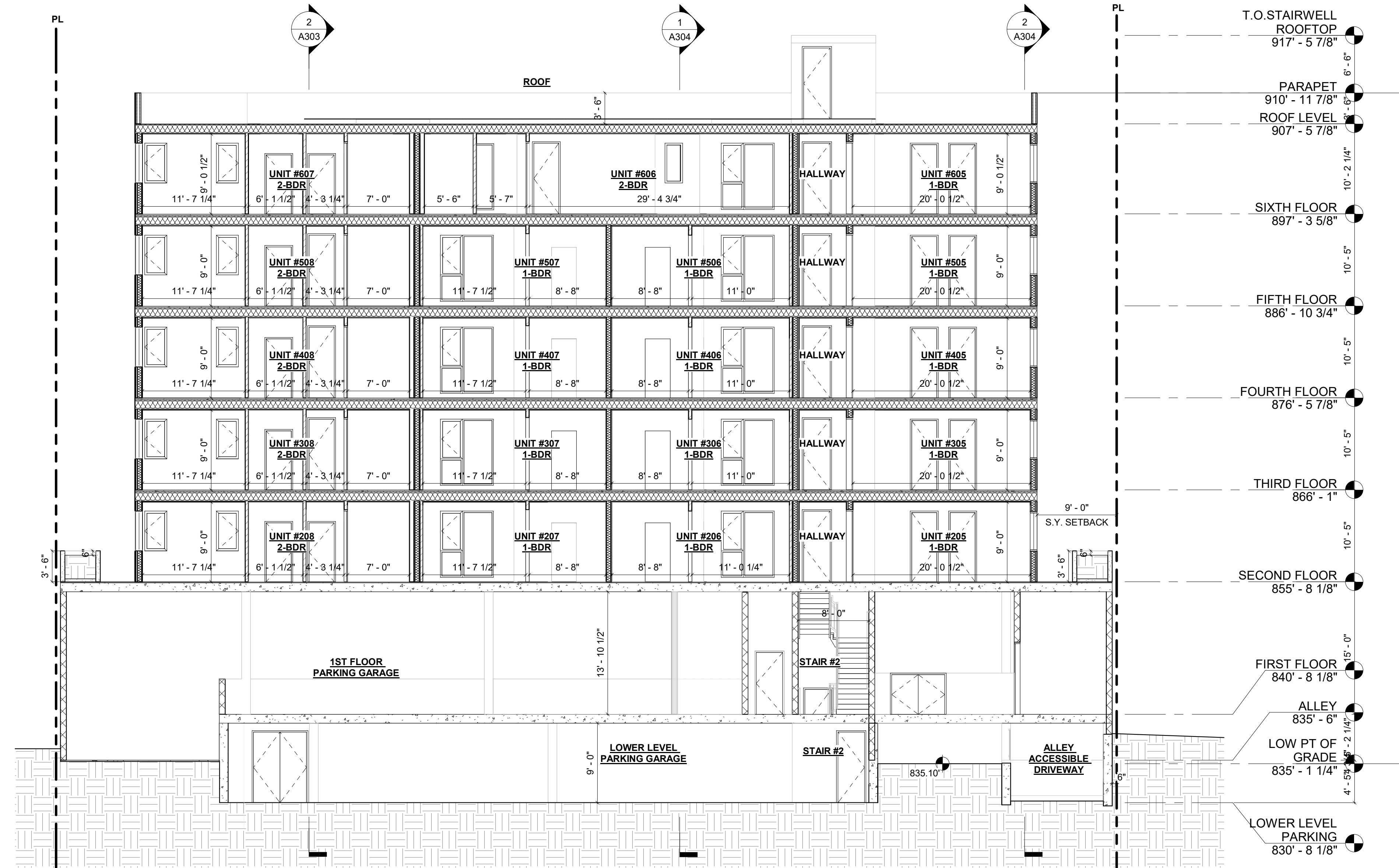
A302

19923 VENTURA

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2 SECTION 4
1/8" = 1'-0"



1 SECTION 3
1/8" = 1'-0"

ARCHITECT:
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North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

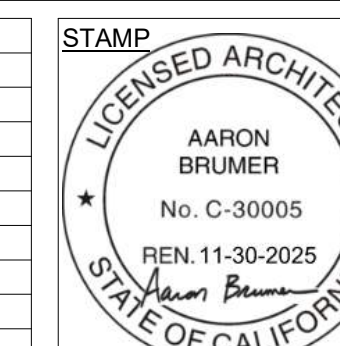
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SECTIONS

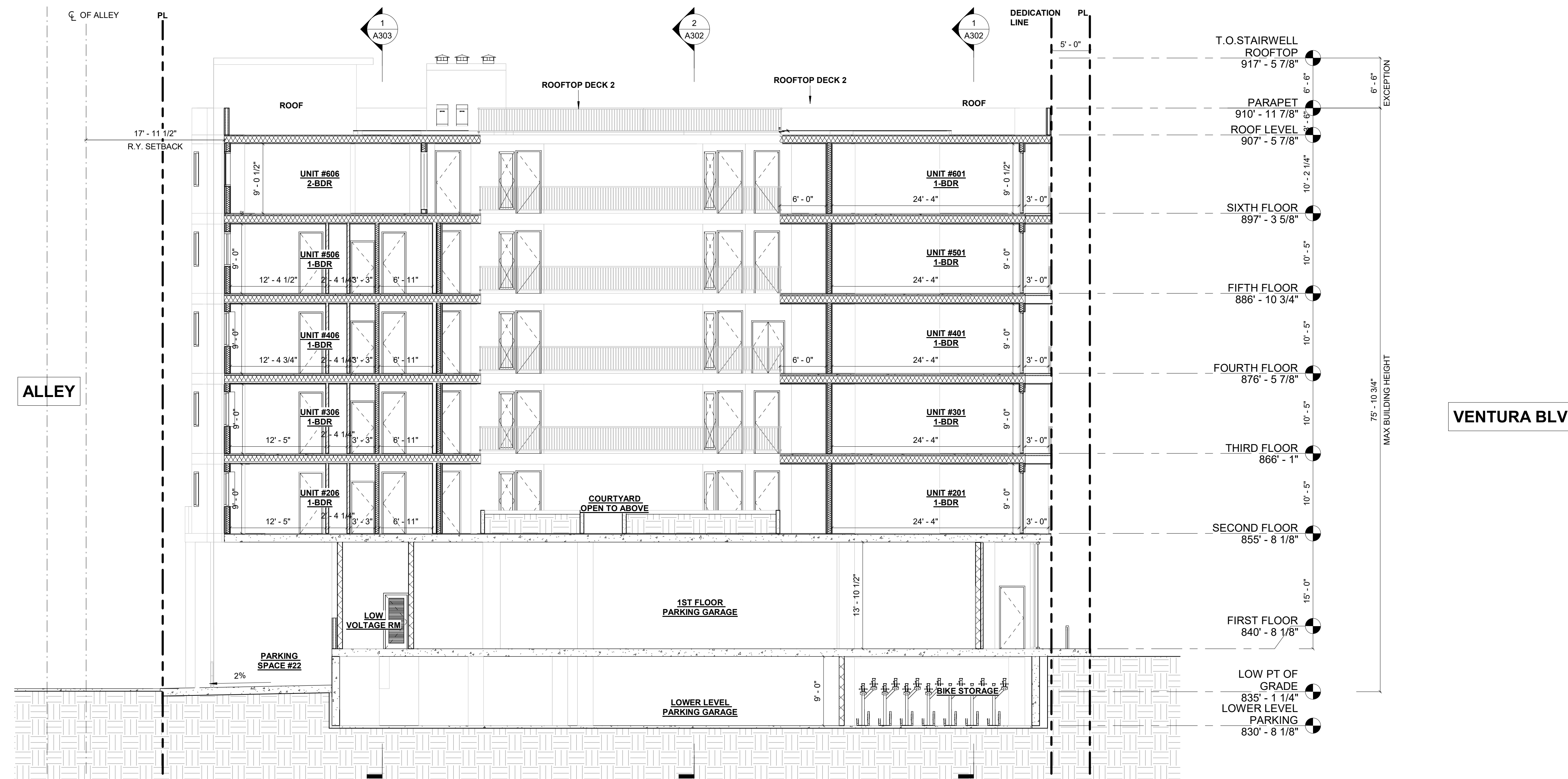
A303

1923 VENTURA

VENTURA BLVD



2 SECTION 6
1/8" = 1'-0"



1 SECTION 5
1/8" = 1'-0"

ARCHITECT:
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10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

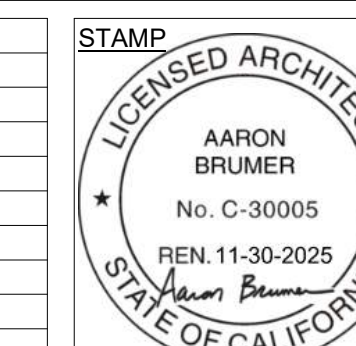
LANDSCAPE:

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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SECTIONS

A304

19923 VENTURA



ARCHITECT:
 Aaron Brumer & Assoc. Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

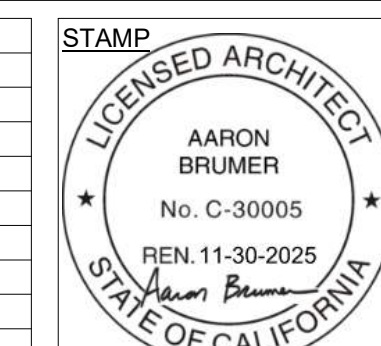
LANDSCAPE:

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
 MULTIFAMILY BUILDING
 19923 Ventura Blvd
 Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	09/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
 SOUTH RENDERING

A800

19923 VENTURA



VENTURA PLACE

ARCHITECT:
 Aaron Brumer & Assoc. Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

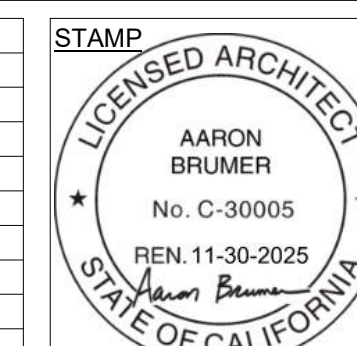
LANDSCAPE:

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
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 19923 Ventura Blvd
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4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
 EAST RENDERING

A801

19923 VENTURA



VENTURA PLACE

ARCHITECT:
 Aaron Brumer & Assoc. Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

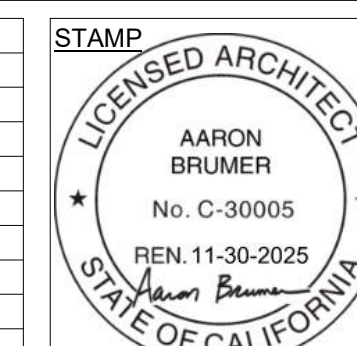
LANDSCAPE:

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
 MULTIFAMILY BUILDING
 19923 Ventura Blvd
 Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
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3	09/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
 NORTH RENDERING

A802

19923 VENTURA



VENTURA PLACE

ARCHITECT:
 Aaron Brumer & Assoc. Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

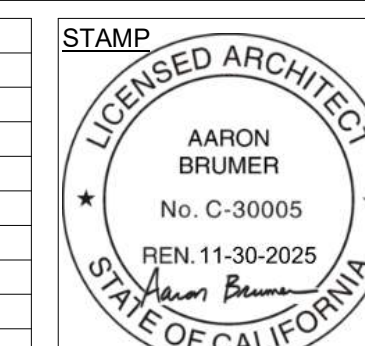
LANDSCAPE:

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
 MULTIFAMILY BUILDING
 19923 Ventura Blvd
 Woodland Hills, CA 91364

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ISSUE	DATE	DESCRIPTION



DRAWING TITLE
 WEST RENDERING

A803

19923 VENTURA



ARCHITECT:
 Aaron Brumer & Assoc. Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

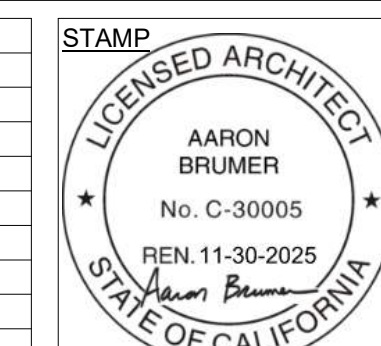
LANDSCAPE:

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
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ISSUE	DATE	DESCRIPTION



DRAWING TITLE
 SOUTHEAST RENDERING

A804

19923 VENTURA

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	5	24" Box	M	multi-trunk
	Olea europaea 'Swan Hill' / Fruitless Olive	7	24" Box	L	
	Street trees per City of Los Angeles	1	36" Box	n/a	
SHRUBS					
	Dodonaea viscosa 'Purpurea' / Purple Hop Bush @ 36" o.c.	x	15g	L	
	Echeveria 'Afterglow' / Afterglow Echeveria @ 30" o.c.	x	5g	L	
	Lavandula stoechas 'Anouk' / Spanish Lavender @ 18" o.c. = x plants	x	1g	L	
	Leptospermum scoparium 'Apple Blossom' / Manuka @ 48" o.c.	x	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 30" o.c.	x	5g	M	
	Polystichum munitum / Western swordfern @ 30" o.c.	x	5g	M	
GROUND COVER					
	Heuchera spp. 'Santa Ana Cardinal' / Coral bells x sf @ 18" o.c. = x plants	x	1g	M	
	Liriope muscaris 'Majestic' / Majestic Lilyturf x sf @ 18" o.c. = x plants	x	1g	M	
	Lomandra x sf @ 24" o.c. = x plants	x	5g	L	
	Sedum spurium 'Voodoo' / Voodoo Stonecrop x sf @ 12" o.c.	x	flat	L	

AREA SUMMARY

TOTAL LOT AREA = APPROX. 14,484.9 SF
 LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 2,462 SF
 POTENTIAL LANDSCAPE AREA = 14,484.9 SF (TOTAL LOT) - 11,554 SF (BUILDING) = 2,930.9 SF
OUTDOOR COMMON OPEN SPACE PER LAMC 12.21 G.2.
 COMMON OPEN SPACE AREA PER PROVIDED PER ARCHITECT'S DRAWING = (2ND FL. COURTYARD) 1,082.1 SF + (ROOF) 3,843.8 SF = 4,925.9 SF
 REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 1,234 SF (25% OF OPEN SPACE)
 PROVIDED LANDSCAPE AREA OF COMMON OPEN SPACE = 1,237 SF (100% OF REQUIRED)

TREE PLANTING REQUIREMENT:
 (1) TREE / 4 UNITS REQUIRED = 54 UNITS / 4 = 14 TREES
 TREES PROVIDED = 14 (100% OF REQ.)
 (1) EXISTING STREET TREE
 (1) NEW STREET TREE
 (5) 2ND FL. COURTYARD
 (7) 2ND FL. SIDE YARD

PROPOSED IRRIGATION SYSTEM:
 1ST FLOOR LANDSCAPE = DRIP
 2ND FLOOR LANDSCAPE = DRIP
 ROOF LANDSCAPE = ADJUSTABLE ARC SPRAY

WATER CONSERVATION FEATURES PROPOSED:
 WEATHER BASED E.T. IRRIGATION CONTROLLER

VENTURA - CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN

FRONT YARD LANDSCAPE
 REQUIRED: AT LEAST 60% OF ALL FRONT YARDS OR FRONT SETBACKS IN EXCESS OF 18' SHALL BE LANDSCAPED.
 FRONT YARD SETBACK IN EXCESS OF 18' = 87 SF
 60% x 87 SF = 52 SF
 PROVIDED: 87 SF OF LANDSCAPE (167% OF REQUIRED)

5'-0" DEDICATION ARE NOT INCLUDED AS PART OF CALCULATION BUT WILL BE LANDSCAPED

THE APPLICANT SHALL MAINTAIN THE LANDSCAPE IN A GOOD, HEALTHY CONDITION BY PERFORMING DAILY MAINTENANCE, REMOVING TRASH, AND PLACING ANY DEAD PLANT MATERIALS, BROKEN IRRIGATION SPRINKLERS AND WATERING DEVICES. THE APPLICANT SHALL INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO MAINTAIN ALL REQUIRED LANDSCAPING, PURSUANT TO SECTION 7. D.3.b OF THE SPECIFIC PLAN.


LANDSCAPE POINTS

PROJECT SQUARE FOOTAGE: APPROX 14,484.9 SF
 REQUIRED POINTS: 15


36" BOX STREET TREES - 1 tree @ 3pt/tree	3
STRAIGHT LINE ACCESS TO BUILDING ENTRY	5
ON OR OFF-SITE RECYCLING ALL VEGETATIVE WASTE	5
USE OF LA CITY ORGANIC TOPGRO COMPOST	5
TOTAL POINTS	18

1ST FLOOR PLANT MATERIAL


SHRUBS/GROUND COVER



Echeveria 'Afterglow' / Afterglow Echeveria



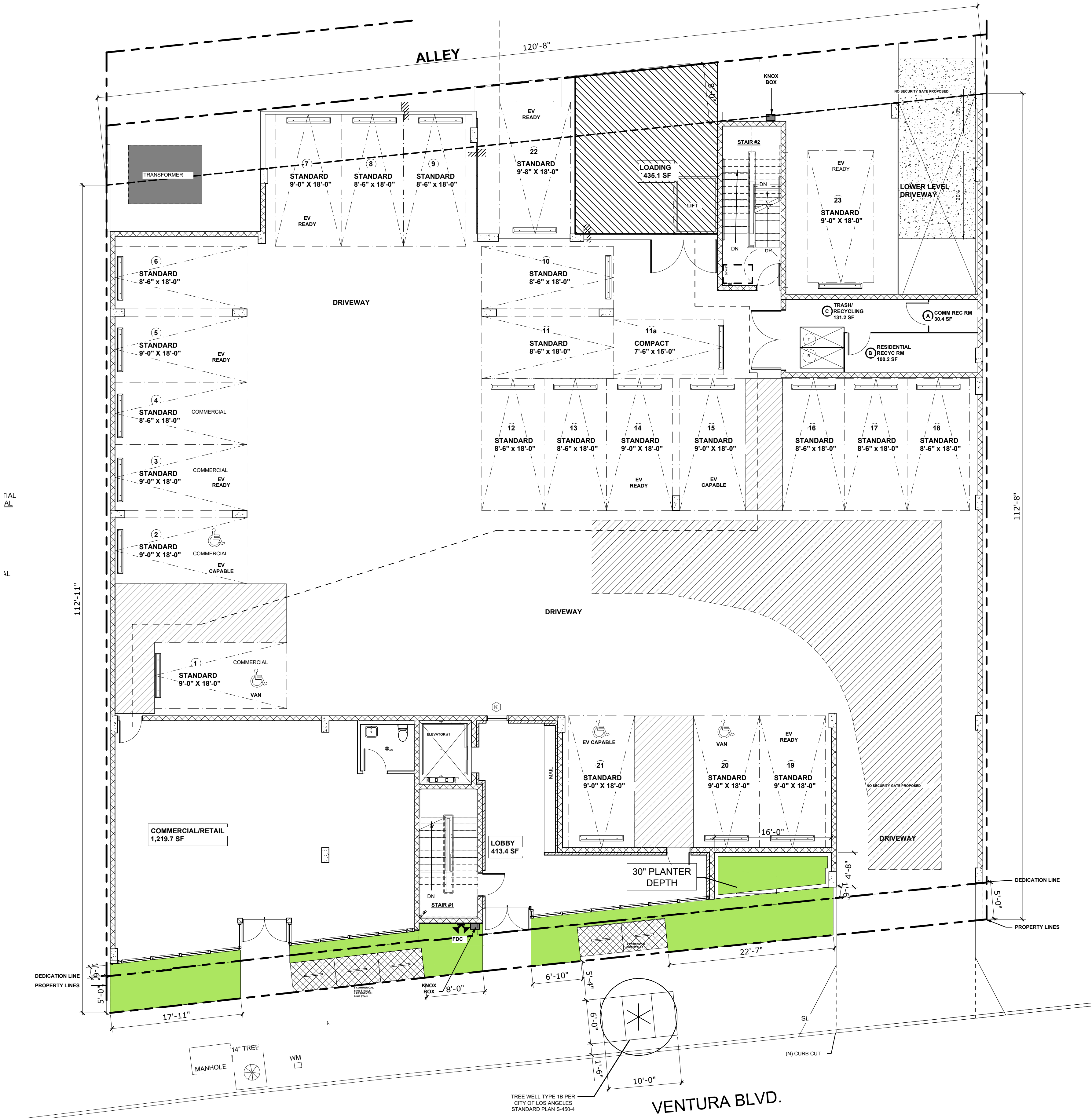
Leptospermum scoparium 'Apple Blossom' / Manuka



Lomandra longifolia 'Roma 13' / Platinum Beauty Lomandra

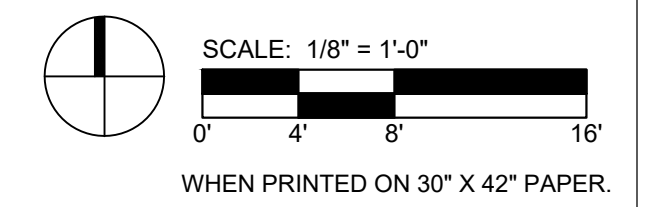


Sedum spurium 'Voodoo' / Voodoo Stonecrop



FIRST FLOOR LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



1 FIRST FLOOR LANDSCAPE PLAN
 1/8" = 1'-0"

ARCHITECT:
 Aaron Brumer & Assoc. Architects
 10999 Riverside Drive, Suite 300
 North Hollywood, CA 91602
 (310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:
 Courtland Studio, LLC
 13351-D Riverside Dr. #445
 Sherman Oaks, CA 91423
 (818) 788-9382

OWNER:
 19923 Ventura, LLC
 11040 Santa Monica Blvd Suite 210
 Los Angeles, CA 90025

PROJECT:
 54-UNIT MIXED-USE
 MULTIFAMILY BUILDING
 19923 Ventura Blvd
 Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
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DRAWING TITLE
 FIRST FLOOR LANDSCAPE PLAN

L100

19923 VENTURA

PLANTING LEGEND

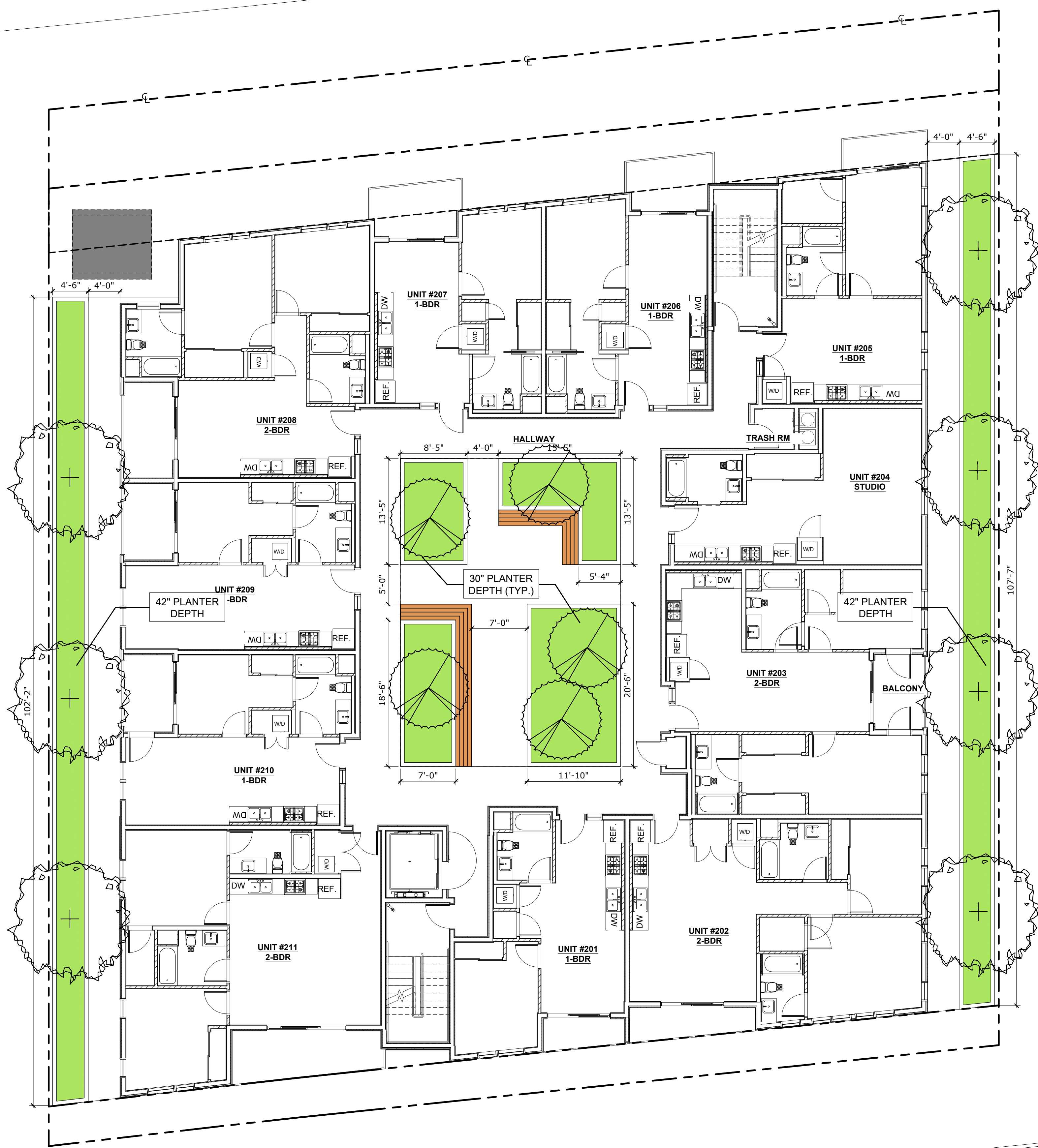
Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	5	24" Box	M	multi-trunk
	Olea europaea 'Swan Hill' / Fruitless Olive	7	24" Box	L	
	Street trees per City of Los Angeles	1	36" Box	n/a	
SHRUBS					
	Dodonaea viscosa 'Purpurea' / Purple Hop Bush @ 36" o.c.	x	15g	L	
	Echeveria 'Afterglow' / Afterglow Echeveria @ 30" o.c.	x	5g	L	
	Lavandula stoechas 'Anouk' / Spanish Lavender @ 18" o.c. = x plants	x	1g	L	
	Leptospermum scoparium 'Apple Blossom' / Manuka @ 48" o.c.	x	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 30" o.c.	x	5g	M	
	Polystichum munitum / Western swordfern @ 30" o.c.	x	5g	M	
GROUND COVER					
	Heuchera spp. 'Santa Ana Cardinal' / Coral bells x sf @ 18" o.c. = x plants	x	1g	M	
	Liriope muscari 'Majestic' / Majestic Lilyturf x sf @ 18" o.c. = x plants	x	1g	M	
	Lomandra longifolia 'Roma13' / Platinum Beauty x sf @ 24" o.c. = x plants	x	5g	L	
	Sedum spurium 'Voodoo' / Voodoo Stonecrop x sf @ 12" o.c.	x	flat	L	

COURTYARD PLANT MATERIAL

TREE/SHRUBS			
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	Philodendron 'Xanadu' / Xanadu philodendron	Polystichum munitum / Western swordfern
GROUND COVER			
	Heuchera 'Santa Ana Cardinal' / Santa Ana Cardinal Coral Bells	Liriope muscari 'Majestic' / Majestic Lilyturf	

SIDEYARD PLANT MATERIAL

TREE/SHRUBS				
	Olea europaea 'Swan Hill' / Fruitless Olive	Dodonaea viscosa 'Purpurea' / Purple Hop Bush	Lavandula stoechas 'Anouk' / Spanish Lavender	Lomandra longifolia 'Roma 13' / Platinum Beauty Lomandra



2ND FLOOR LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

1 SECOND FLOOR LANDSCAPE PLAN
1/8" = 1'-0"

ARCHITECT:
Aron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:
Courtland Studio, LLC
13351-D Riverside Dr. #445
Sherman Oaks, CA 91423
(818) 788-9382

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

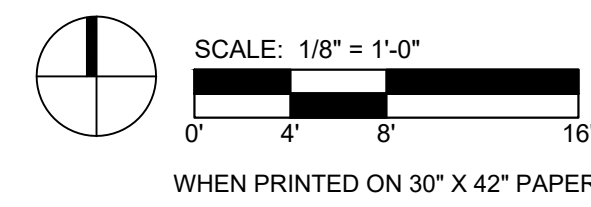
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

DRAWING TITLE
SECOND FLOOR LANDSCAPE PLAN

L101
19923 VENTURA



LANDSCAPE
COURTLAND STUDIO
ARCHITECTURE
COURTLAND STUDIO, LLC
13351-D Riverside Dr. #445
Sherman Oaks, CA 91423
P: 818-788-9382
F: 818-788-3217
Landscape Architect #9001

GREEN ROOF

Symbol	Botanical Name/Common Name	Quantity	Size	Remarks
	Green Living Roof mix to include: Achillea filipendulina / L Asclepias californica / L Carex divulsa / L Chondropetalum tectorum / L Festuca glauca / L Juncus patens / L Sedum nussbaumerianum / L Sedum spectabile 'Autumn Joy' / L	720 sf	6" deep trays	contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com
	Permaloc Edging	75 lf		
	Decorative Gravel	148 sf		



ROOF LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

1 ROOF LANDSCAPE PLAN
1/8" = 1'-0"

ARCHITECT:
Aron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:
Courtland Studio, LLC
13351-D Riverside Dr. #445
Sherman Oaks, CA 91423
(818) 788-9382

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

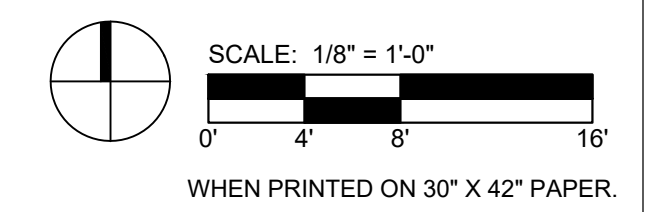
PROJECT:
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19923 Ventura Blvd
Woodland Hills, CA 91364

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DRAWING TITLE
ROOF LANDSCAPE PLAN



L102

19923 VENTURA