

# VICTORY PLACE

21201 VICTORY BLVD | CANOGA PARK, CA 91303



ORCUTT RANCH



LANARK RECREATION CENTER



WINNETKA RECREATION CENTER



RIO RIVER PROJECT - WEST VALLEY



VAN NUYS AIRPORT



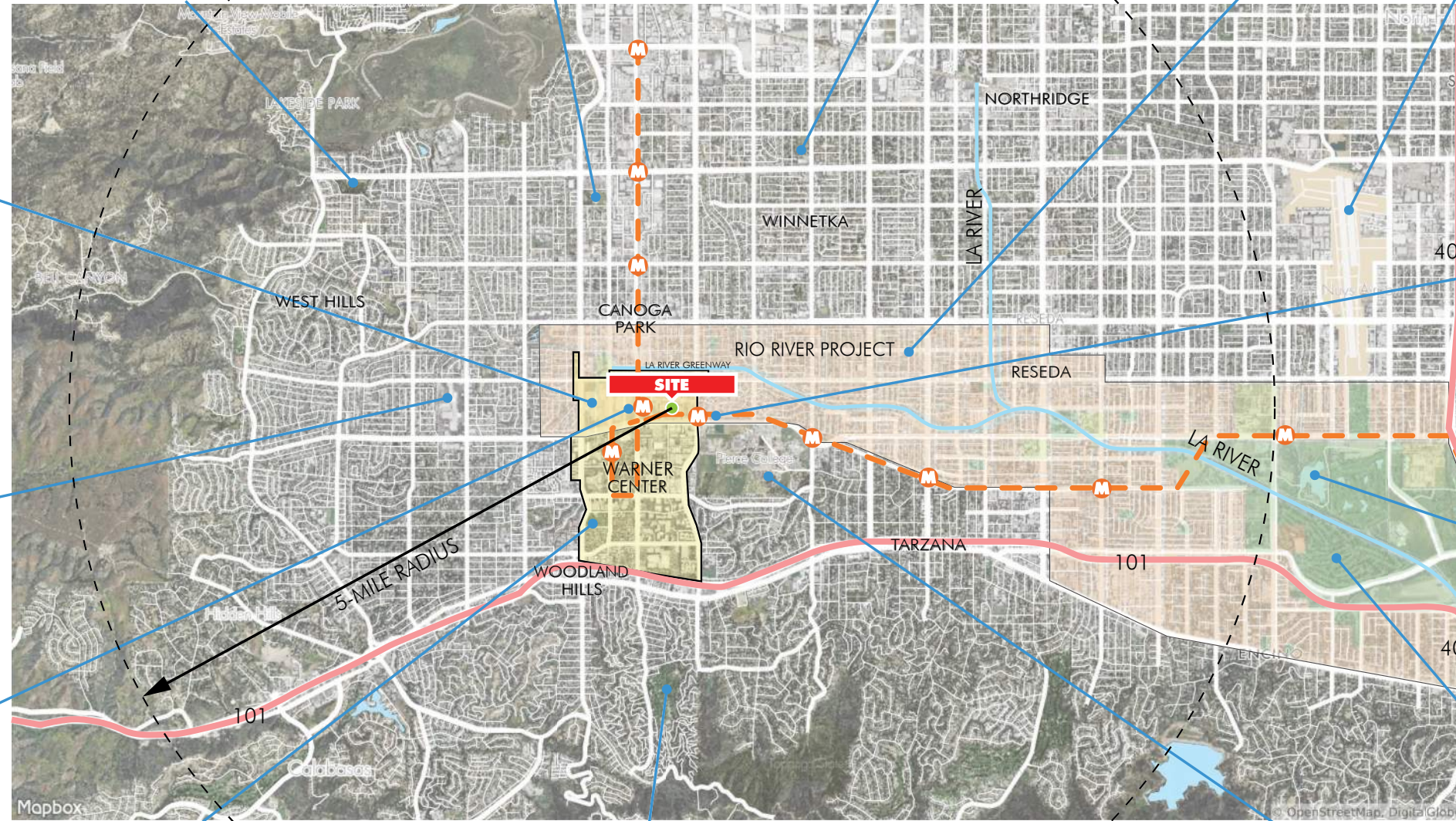
WESTFIELD TOPANGA MALL & THE VILLAGE



FALLBROOK MALL



CANOGA ORANGE LINE STATION



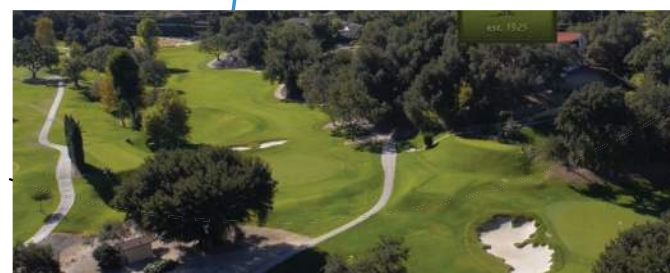
DE SOTO ORANGE LINE STATION



LAKE BALBOA & BALBOA GOLF COURSE



WARNER PARK



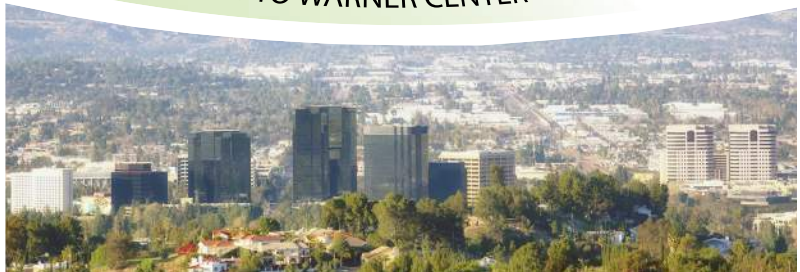
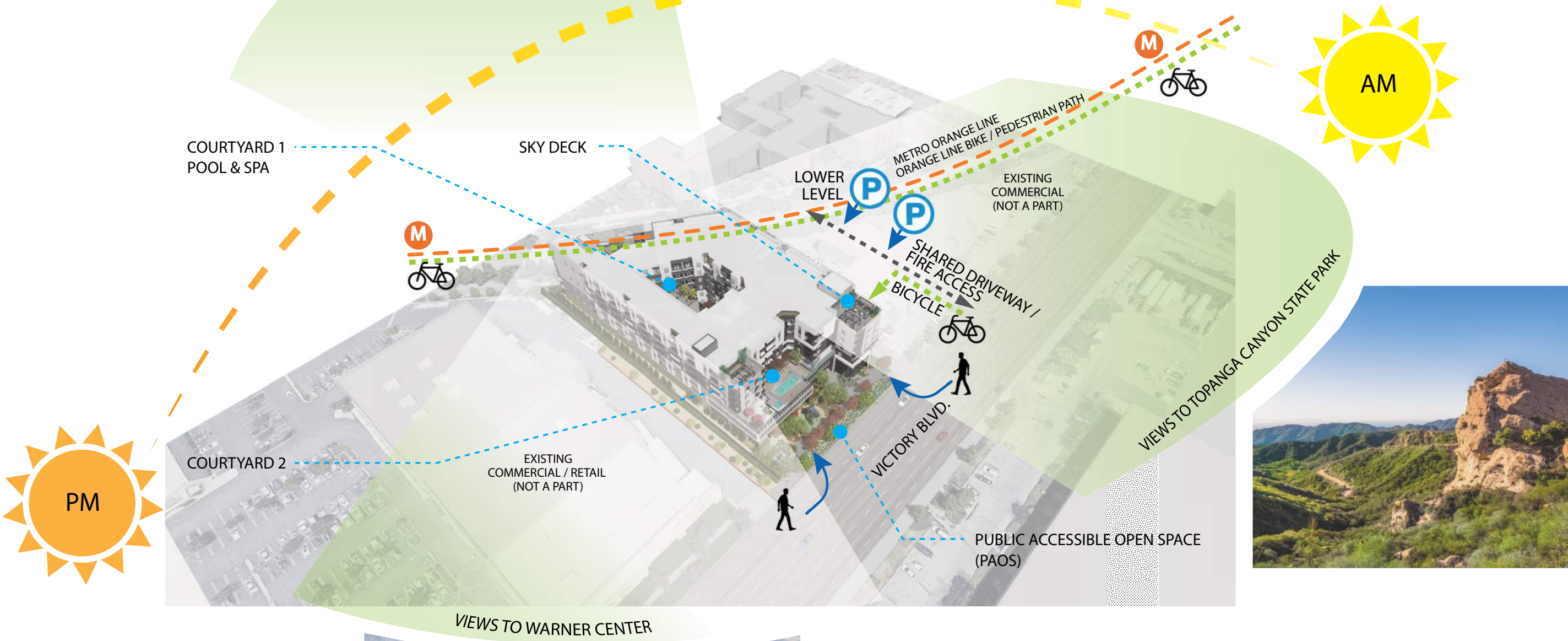
WOODLAND HILLS COUNTRY CLUB



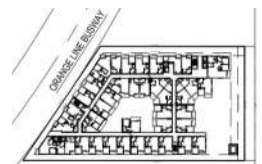
PIERCE COLLEGE



VIEWS TO EL ESCORPION CANYON PARK

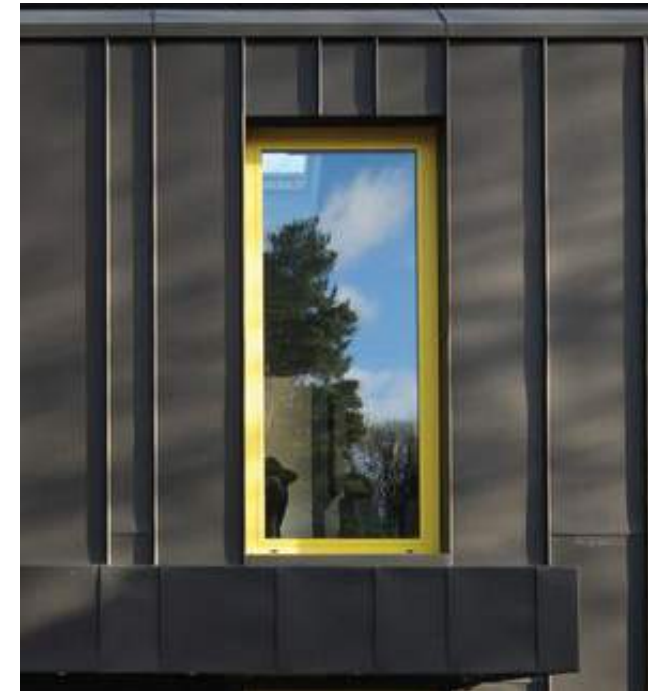


VIEWS TO WARNER CENTER



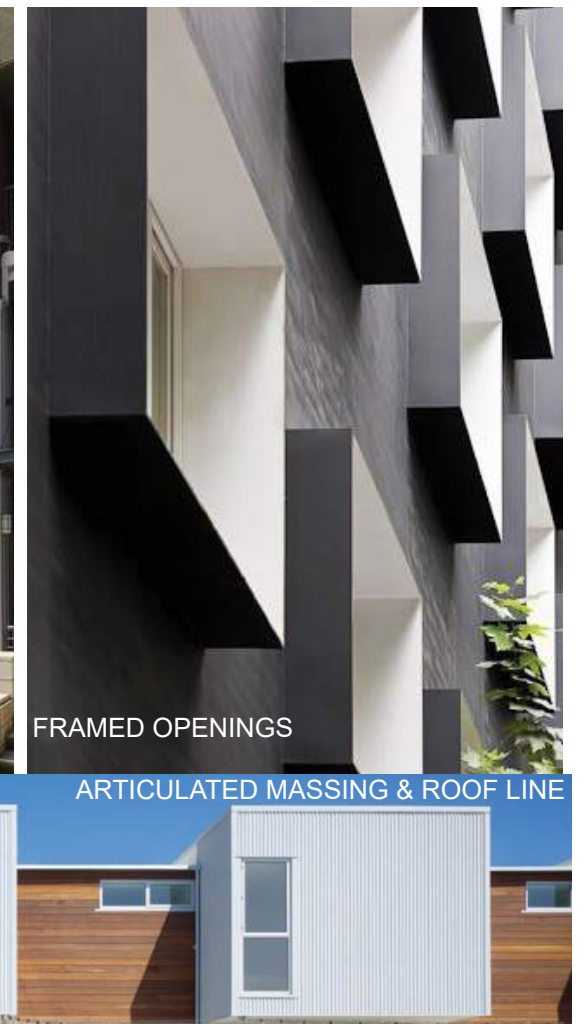
FULL SCALE (24X36) = 1/16" = 1'-0"  
HALF SCALE (11X17) = 1/32" = 1'-0"  
N

# CHARACTER



## DESIGN INSPIRATION

- MODERN, MIXED-USE COMMERCIAL, WORK-LIVE
- RESORT-STYLE URBAN LIVING
- SPECIAL, UNIQUE & **DISTINCT**
- ARTICULATED DESIGN RESPONDS TO TRANSITIONAL *RESIDENTIAL & LIGHT COMMERCIAL CONTEXT*
- ACCENTS OF **COLOR** & MATERIALS
- **STAGGERED** WINDOWS





LIVE

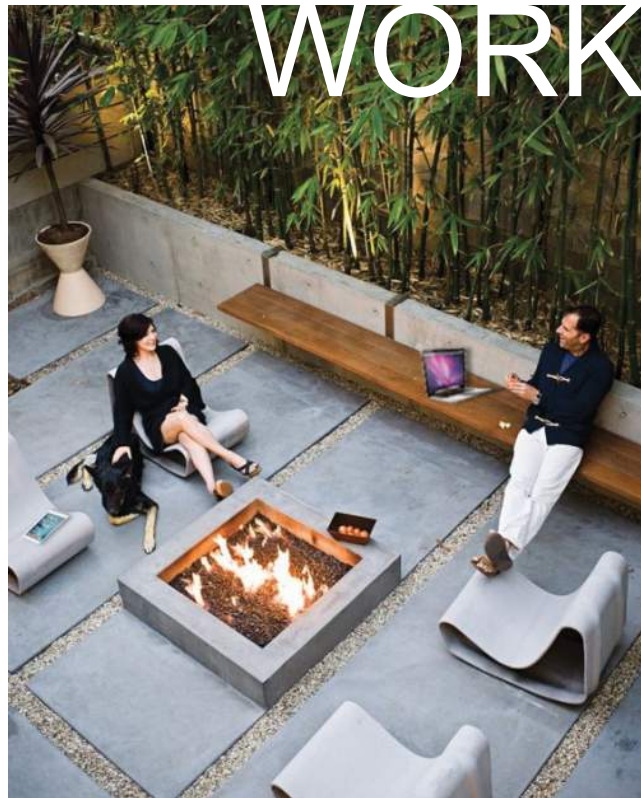


PLAY

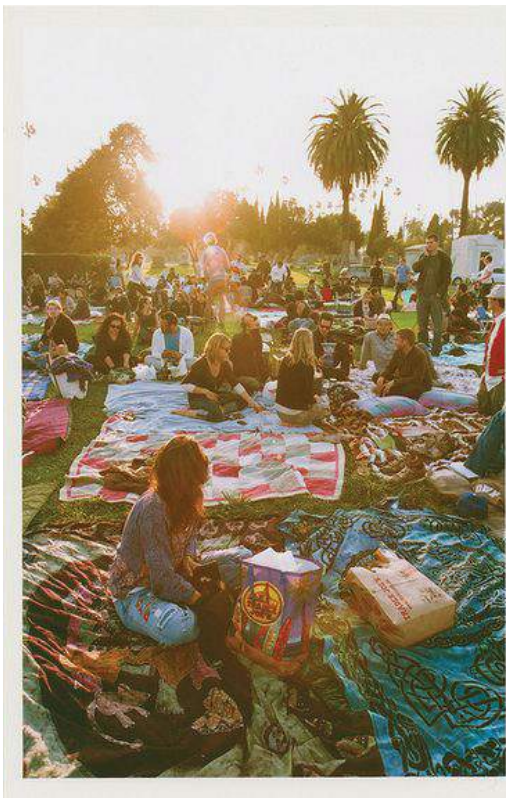
FEATURES

- COMMUNITY AMENITIES
- OUTDOOR COURTYARDS & LUSH GARDENS
- POOL, SPA, & FITNESS
- SKY DECK WITH CITY VIEWS
- CLUB ROOM
- COMMERCIAL OFFICE
- WORK-LIVE UNITS

LIFESTYLE



WORK

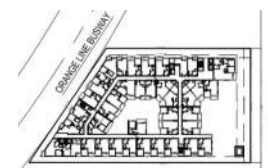


LOCATION



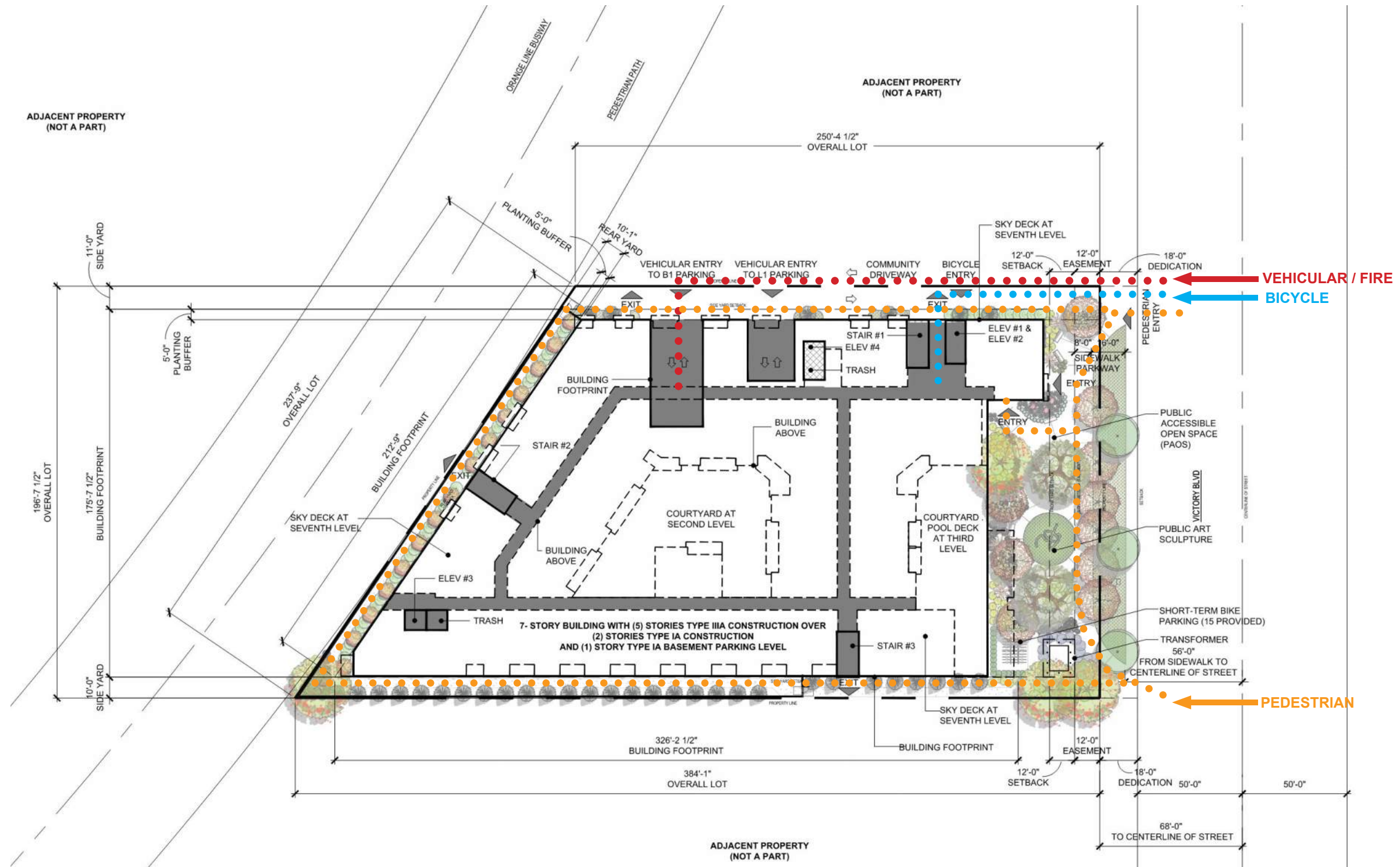
LEVINE FAMILY PROPERTIES, LLC

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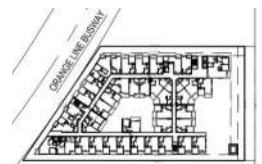
FULL SCALE  
(24X36) = 1/16" = 1'-0"  
HALF SCALE  
(11X17) = 1/32" = 1'-0"  
N

LIFESTYLE & AMENITIES



**FEATURES:**

- METRO ORANGE LINE & PEDESTRIAN / BIKE PATH
- URBAN INFILL IMPROVEMENT FOR PRIME MIXED-USE OFFICE / WORK-LIVE & RESIDENTIAL
- MASSING & ORIENTATION TO MAXIMIZE VIEWS, DAY LIGHTING & ACCESS

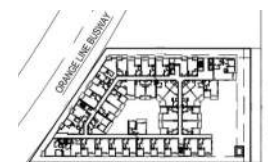
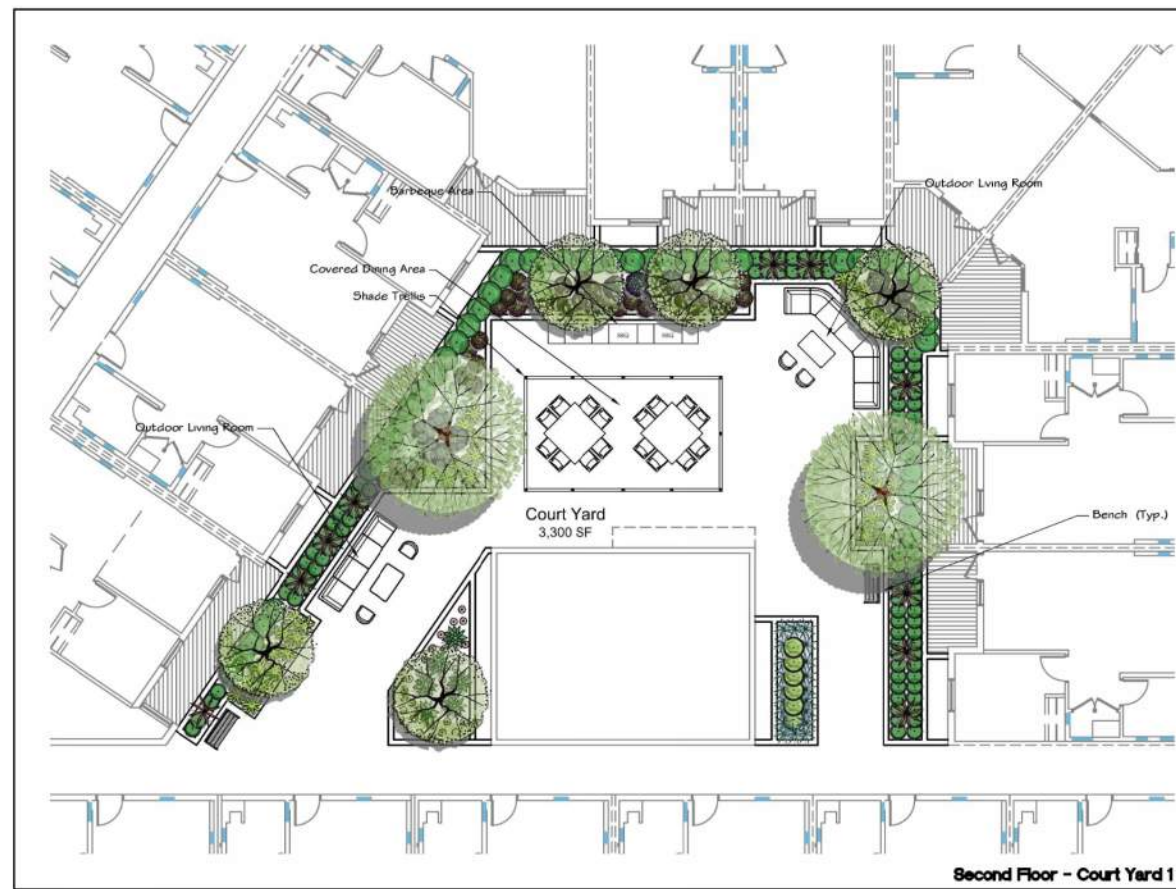
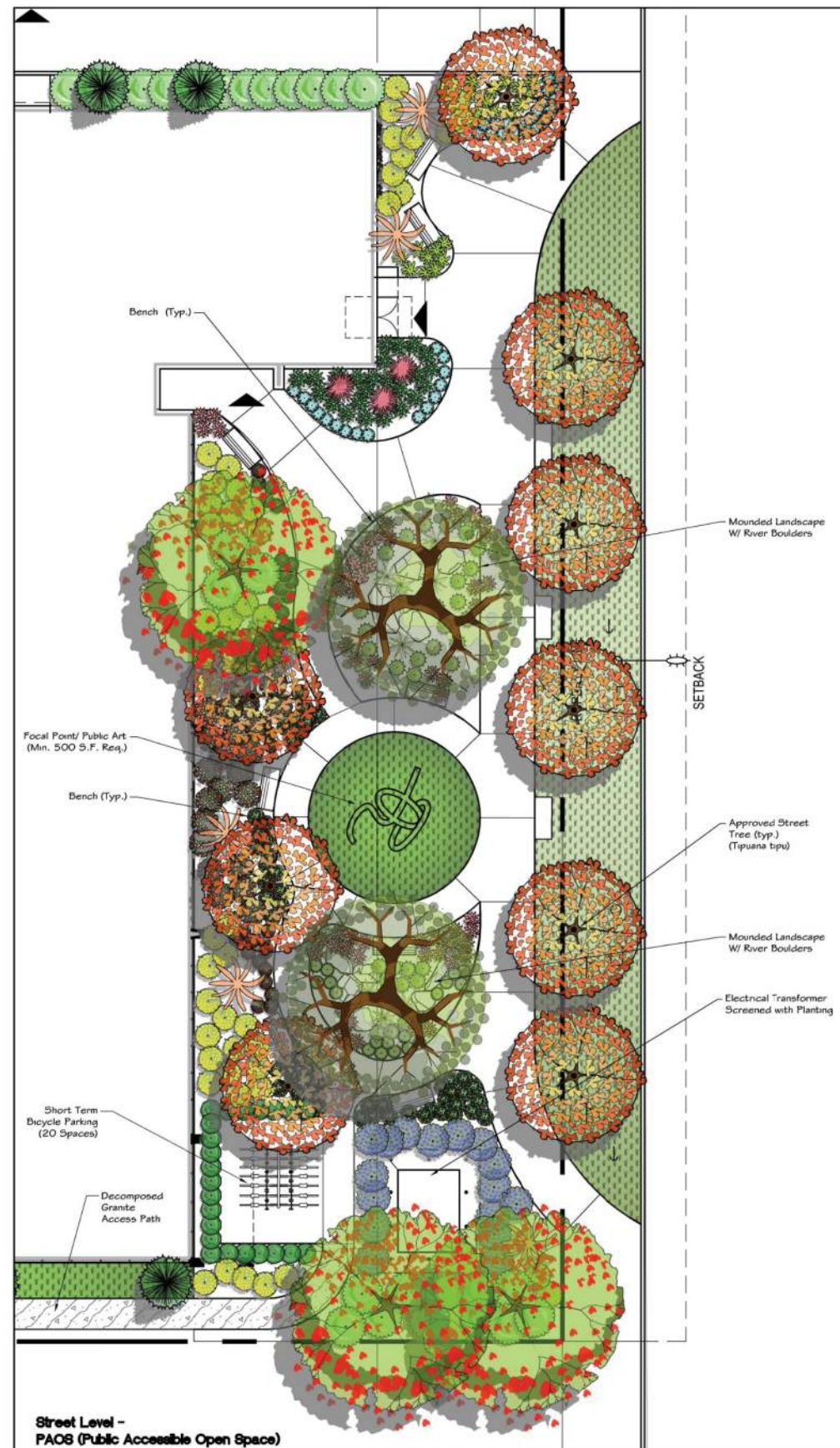


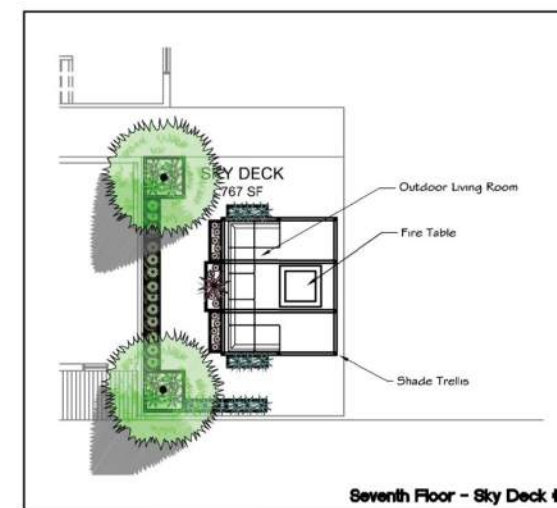
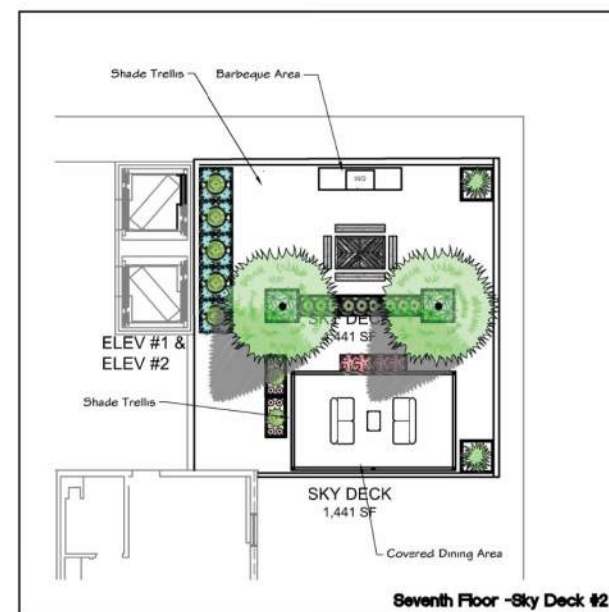
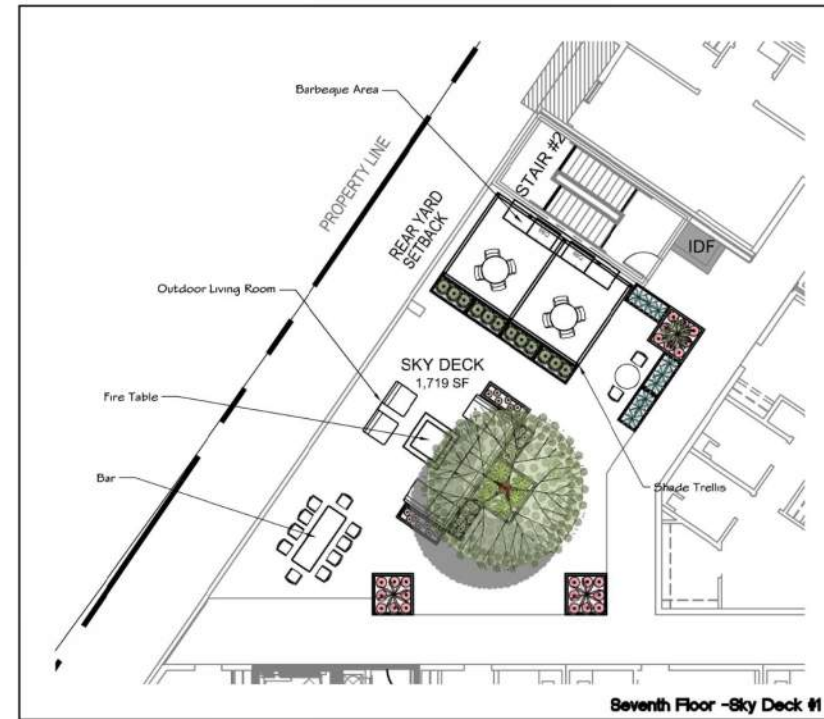
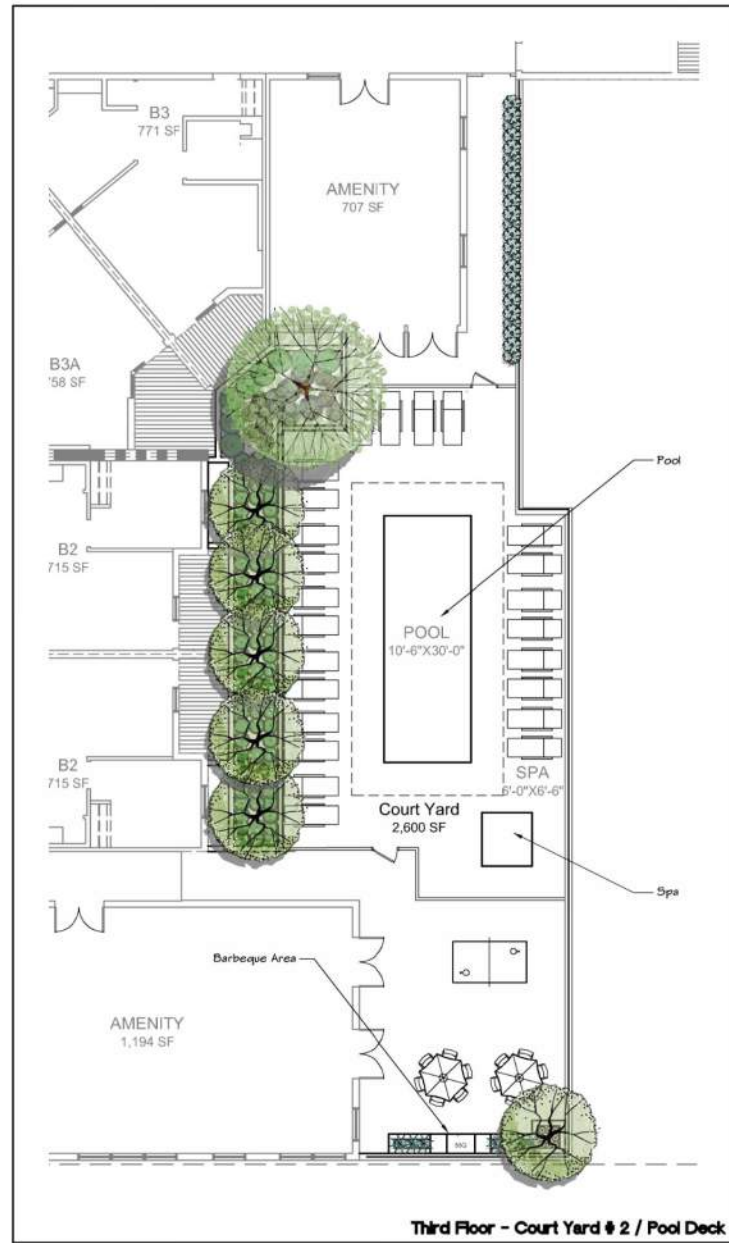
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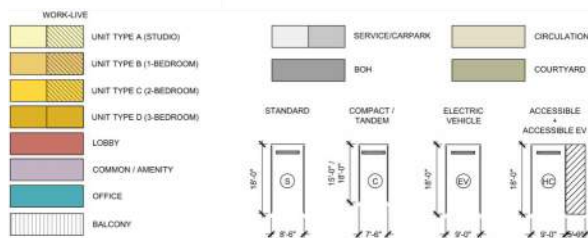
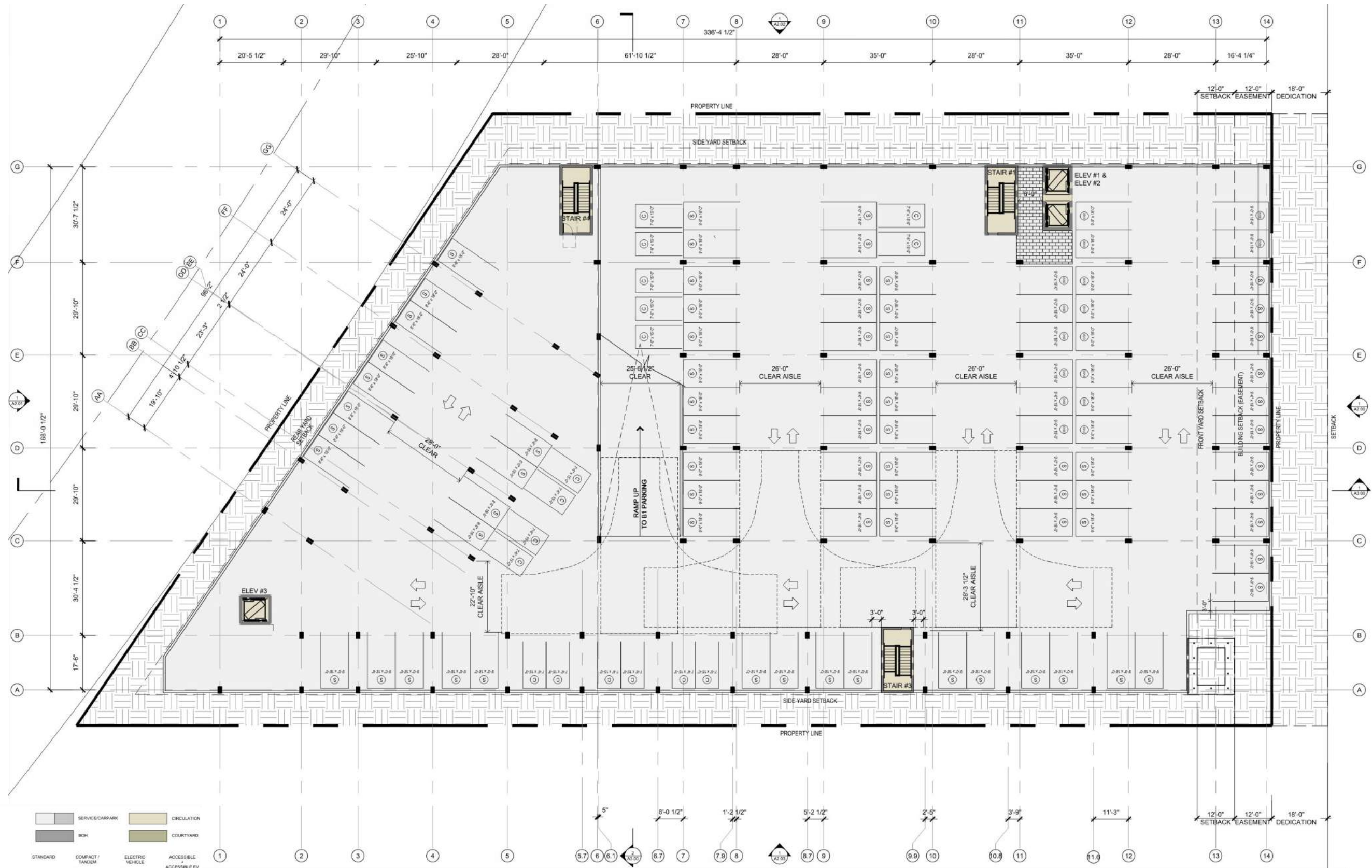






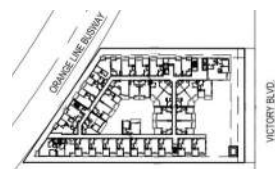






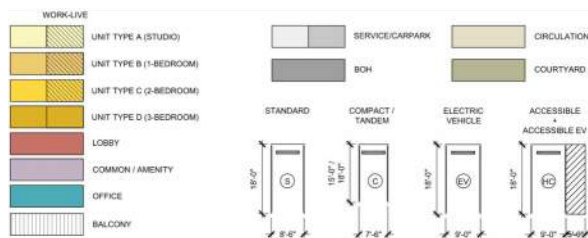
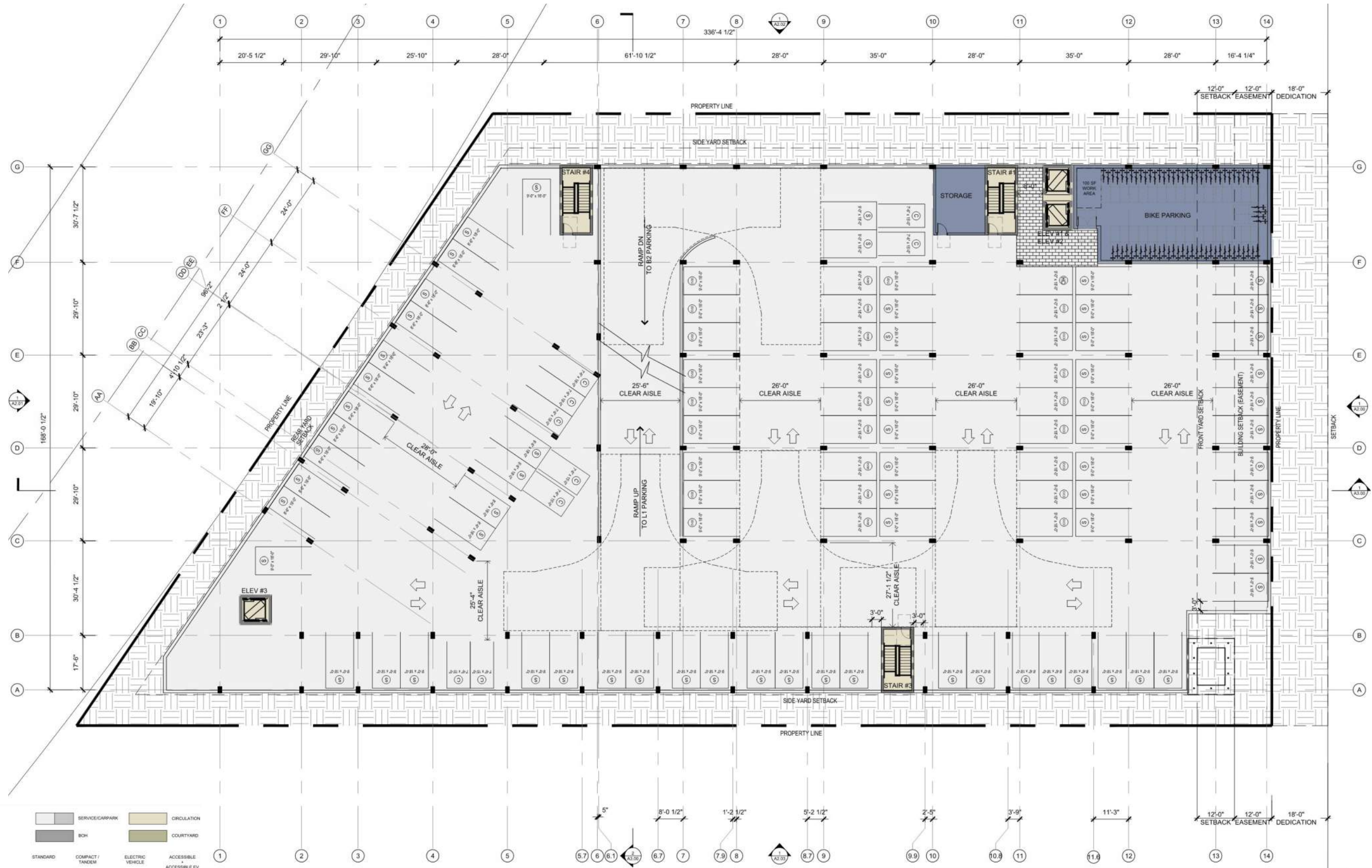
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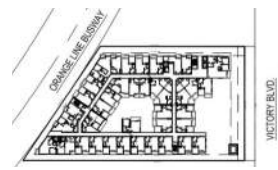
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BASEMENT B2 FLOOR PLAN



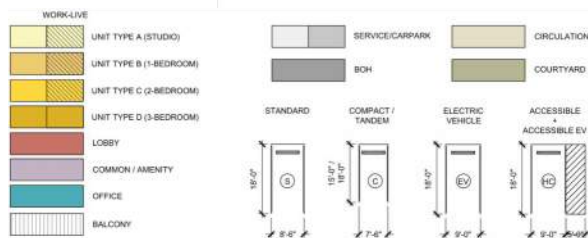
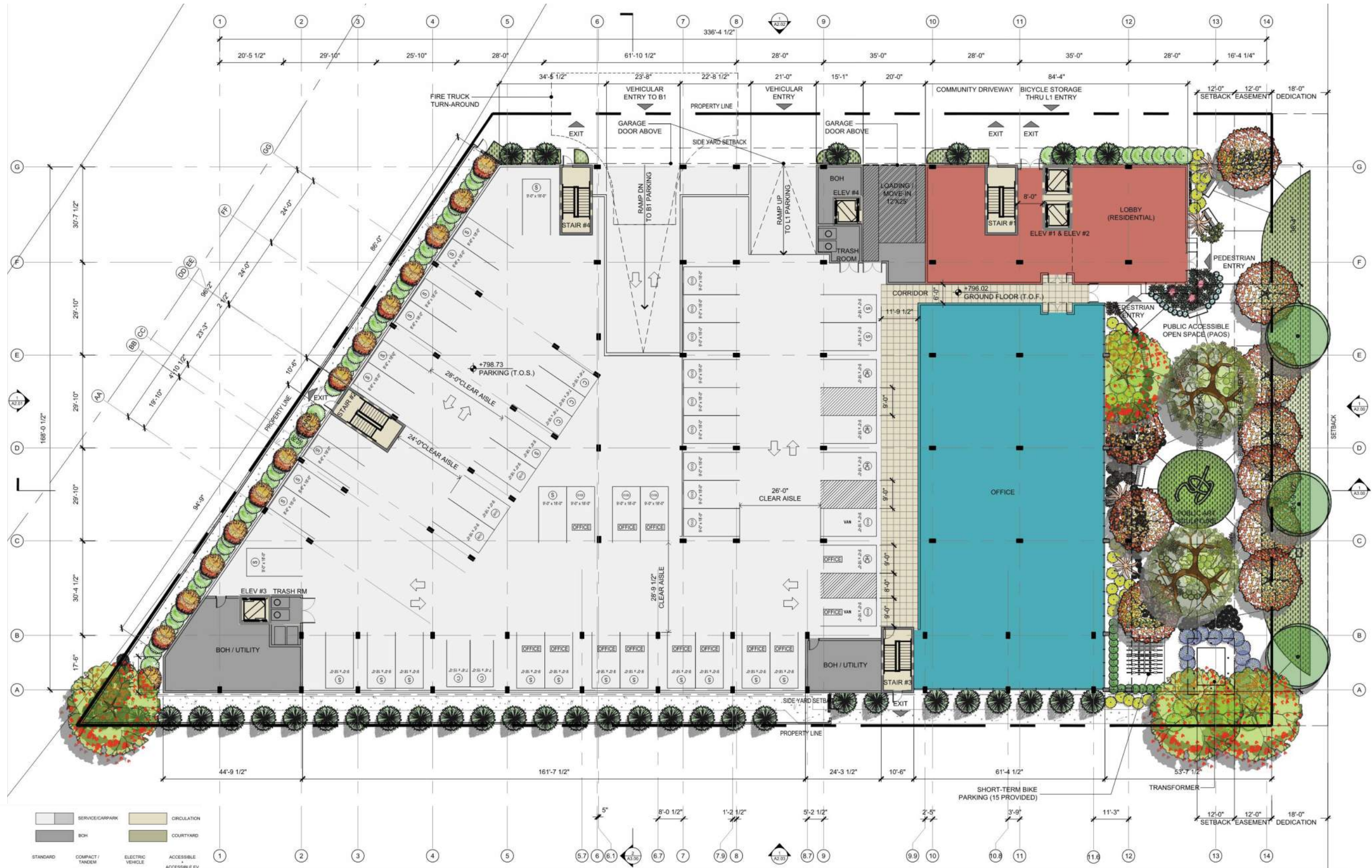
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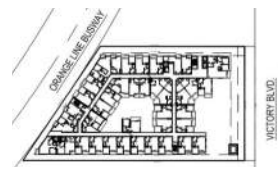
BASEMENT B1 FLOOR PLAN



LEVINE FAMILY PROPERTIES, LLC

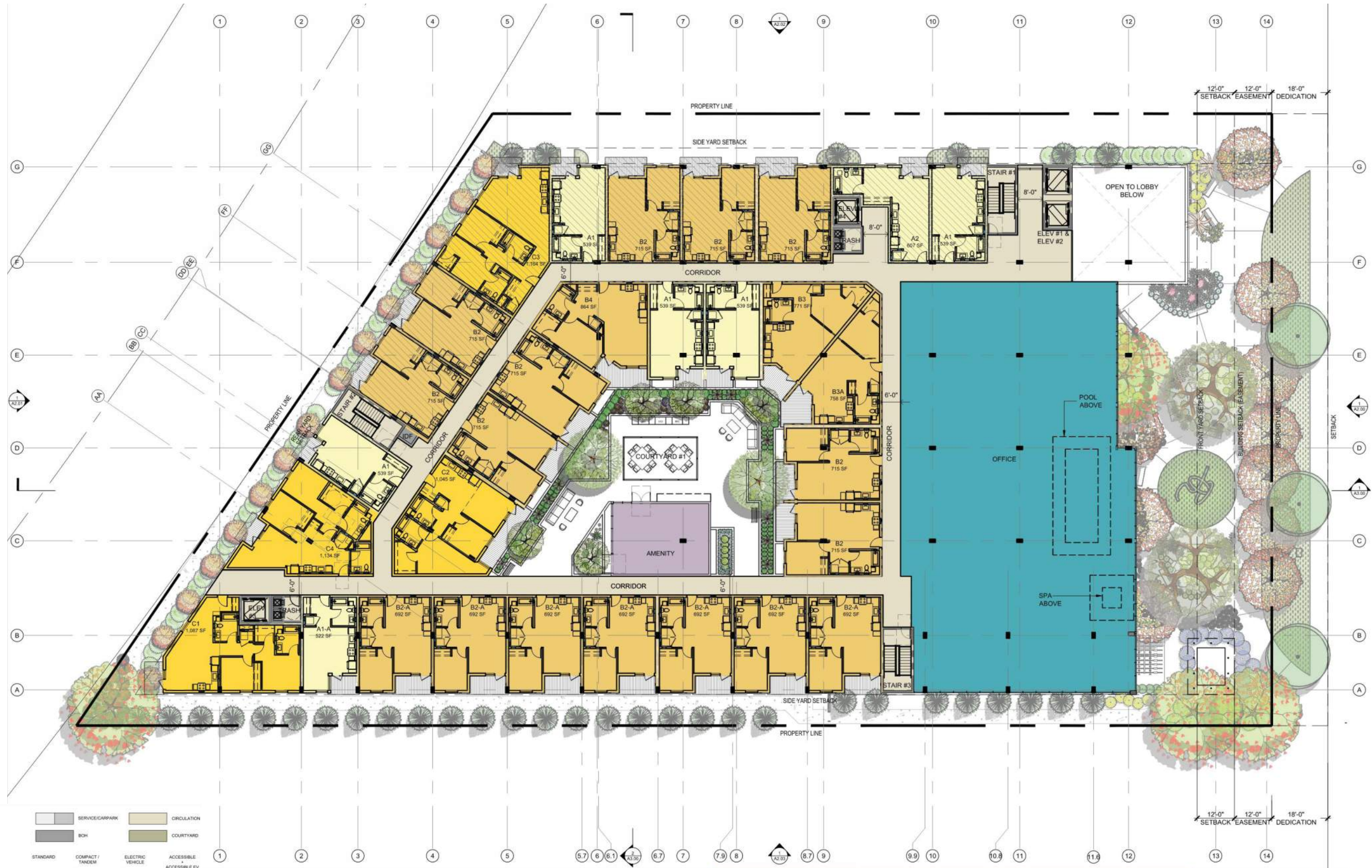
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Woodland Hills Warner Center  
Neighborhood Council  
www.whcouncil.org  
NEIGHBORHOOD COUNCIL PRESENTATION  
10.04.2021



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HALF SCALE  
(11X17) = 1/32" = 1'-0"

FIRST (GROUND) FLOOR PLAN



**WORK-LIVE**

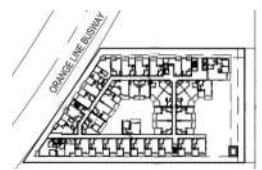
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	UNIT TYPE B (1-BEDROOM)		BOH		COURTYARD
	UNIT TYPE C (2-BEDROOM)		STANDARD		COMPACT / TANDEM
	UNIT TYPE D (3-BEDROOM)		ELECTRIC VEHICLE		ACCESSIBLE
	LOBBY		ACCESSIBLE EV		
	COMMON / AMENITY				
	OFFICE				
	BALCONY				



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HALF SCALE  
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SECOND FLOOR PLAN



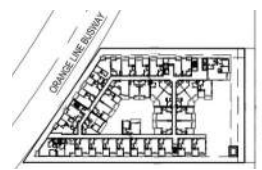
WORK-LIVE			
[Yellow Box]	UNIT TYPE A (STUDIO)	[Light Grey Box]	SERVICE/CARPARK
[Orange Box]	UNIT TYPE B (1-BEDROOM)	[Dark Grey Box]	BOH
[Light Orange Box]	UNIT TYPE C (2-BEDROOM)	[Green Box]	COURTYARD
[Dark Orange Box]	UNIT TYPE D (3-BEDROOM)	[Standard Car Icon]	STANDARD
[Red Box]	LOBBY	[Compact Car Icon]	COMPACT / TANDEM
[Purple Box]	COMMON / AMENITY	[Electric Vehicle Icon]	ELECTRIC VEHICLE
[Blue Box]	OFFICE	[Accessible EV Icon]	ACCESSIBLE ACCESSIBLE EV
[Hatched Box]	BALCONY		



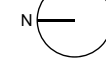
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THIRD FLOOR PLAN





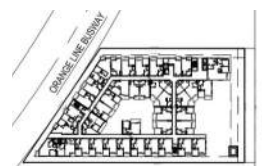
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Woodland Hills Warner Center  
Neighborhood Council  
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NEIGHBORHOOD COUNCIL PRESENTATION  
10.04.2021



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N

FOURTH - SIXTH FLOOR PLAN

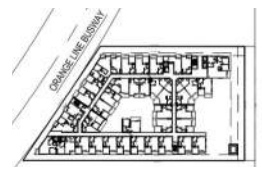


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<p>STANDARD</p> <p>18'-0" / 7'-0"</p>	<p>COMPACT / TANDEM</p> <p>18'-0" / 7'-0"</p>	<p>ELECTRIC VEHICLE</p> <p>18'-0" / 9'-0"</p>	<p>ACCESSIBLE ACCESSIBLE EV</p> <p>18'-0" / 9'-0"</p>

LEVINE FAMILY PROPERTIES, LLC

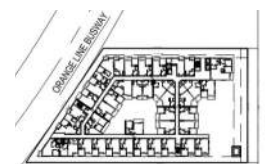
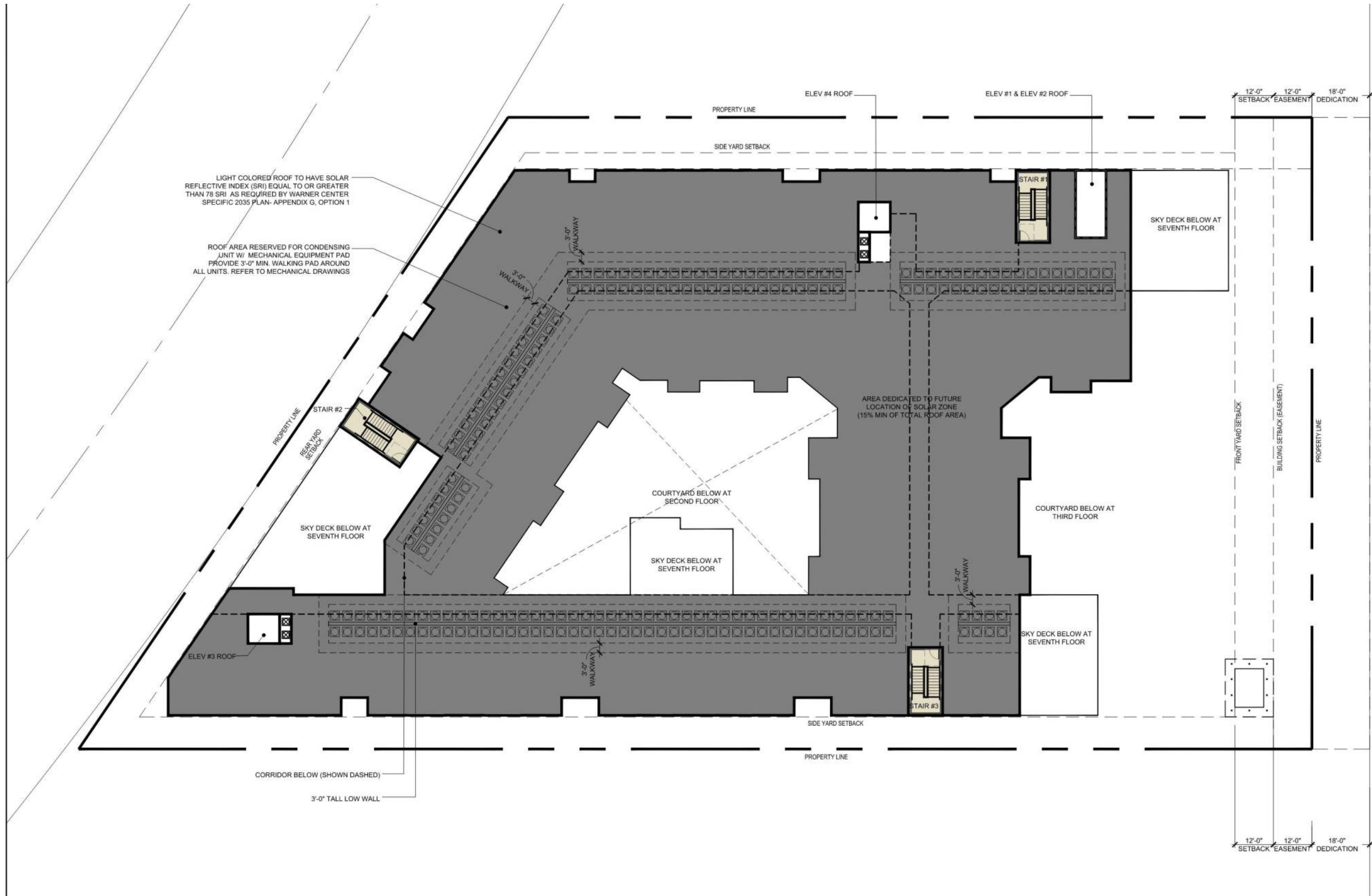
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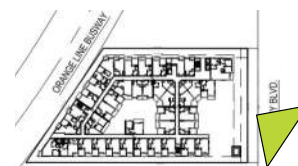
Woodland Hills Warner Center  
Neighborhood Council  
www.whcouncil.org  
NEIGHBORHOOD COUNCIL PRESENTATION  
10.04.2021



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HALF SCALE  
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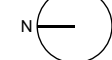
SEVENTH FLOOR PLAN





FULL SCALE  
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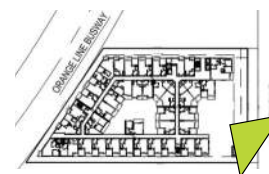
AERIAL VIEW



LEVINE FAMILY  
PROPERTIES, LLC

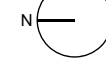
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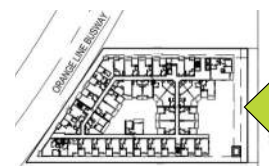


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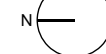


STREET VIEW TOWARDS PAOS

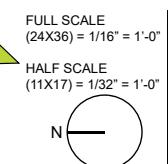
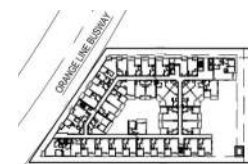


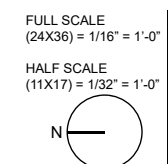
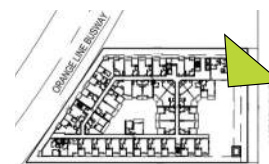
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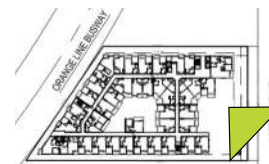


STREET VIEW TOWARDS PAOS





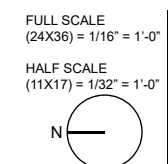
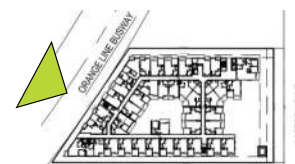


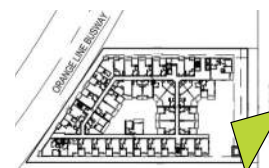


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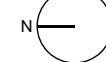
PAOS VIEW



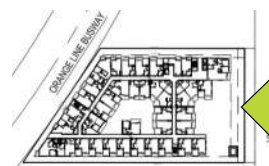


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COURTYARD VIEW AT LEVEL 3  
COURTYARD & POOL DECK

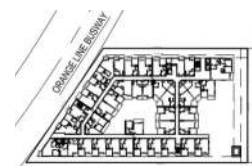


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AERIAL VIEW



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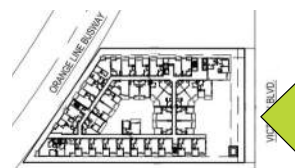
HALF SCALE  
(11X17) = 1/32" = 1'-0"



AERIAL VIEW



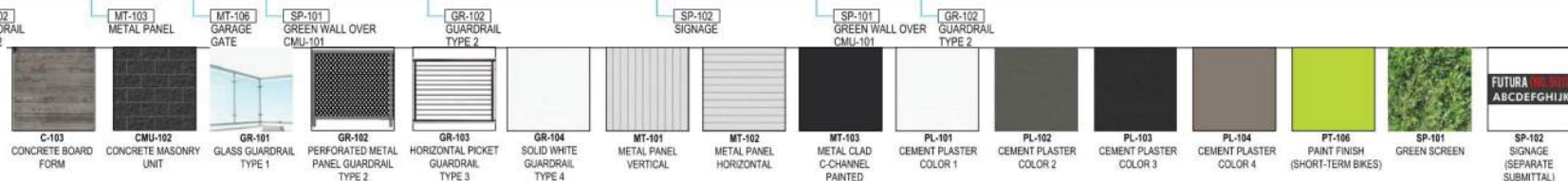
GR-101 GUARDRAIL TYPE 1	C-103 CONCRETE BOARD FORM	PL-101 CEMENT PLASTER COLOR 1	PL-104 CEMENT PLASTER COLOR 4	CMU-102 CONCRETE MASONRY UNIT	MT-101 METAL PANEL VERTICAL	MT-102 METAL PANEL HORIZONTAL	MT-103 METAL CLAD C-CHANNEL PAINTED	PL-102 CEMENT PLASTER COLOR 2	PL-103 CEMENT PLASTER COLOR 3	PL-104 CEMENT PLASTER COLOR 4	PT-106 PAINT FINISH (SHORT-TERM BIKES)	SP-101 GREEN WALL OVER CMU-101	SP-102 SIGNAGE (SEPARATE SUBMITTAL)		
C-103 CONCRETE BOARD FORM	CMU-102 CONCRETE MASONRY UNIT	GR-101 GLASS GUARDRAIL TYPE 1	GR-102 PERFORATED METAL PANEL GUARDRAIL TYPE 2	GR-103 HORIZONTAL PICKET GUARDRAIL TYPE 3	GR-104 SOLID WHITE GUARDRAIL TYPE 4	MT-101 METAL PANEL VERTICAL	MT-102 METAL PANEL HORIZONTAL	MT-103 METAL CLAD C-CHANNEL PAINTED	PL-101 CEMENT PLASTER COLOR 1	PL-102 CEMENT PLASTER COLOR 2	PL-103 CEMENT PLASTER COLOR 3	PL-104 CEMENT PLASTER COLOR 4	PT-106 PAINT FINISH (SHORT-TERM BIKES)	SP-101 GREEN SCREEN	FUTURA ABCDEFGHIJK



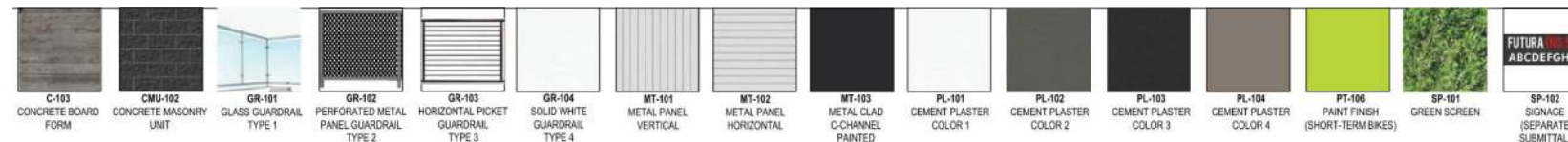
FULL SCALE  
(24X36) = 1/16" = 1'-0"  
HALF SCALE  
(11X17) = 1/32" = 1'-0"







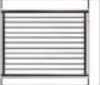











FULL SCALE (24X36) = 1/16" = 1'-0"  
HALF SCALE (11X17) = 1/32" = 1'-0"









															
C-103	CMU-102	GR-101	GR-102	GR-103	GR-104	MT-101	MT-102	MT-103	PL-101	PL-102	PL-103	PL-104	PT-106	SP-101	FUTURA
CONCRETE BOARD FORM	CONCRETE MASONRY UNIT	GLASS GUARDRAIL TYPE 1	PERFORATED METAL PANEL GUARDRAIL TYPE 2	HORIZONTAL PICKET GUARDRAIL TYPE 3	SOLID WHITE GUARDRAIL TYPE 4	METAL PANEL VERTICAL	METAL PANEL HORIZONTAL	METAL CLAD C-CHANNEL PAINTED	CEMENT PLASTER COLOR 1	CEMENT PLASTER COLOR 2	CEMENT PLASTER COLOR 3	CEMENT PLASTER COLOR 4	PAINT FINISH (SHORT-TERM BIKES)	GREEN SCREEN	SIGNAGE (SEPARATE SUBMITTAL)

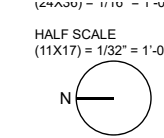
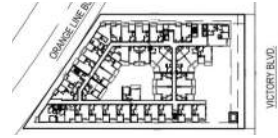


LEVINE FAMILY PROPERTIES, LLC

**ViCTORY! PLACE**  
21201 VICTORY BLVD | CANOGA PARK, CA 91303



WOODLAND HILLS WARNER CENTER  
NEIGHBORHOOD COUNCIL PRESENTATION  
10.04.2021



COURTYARD I ELEVATIONS

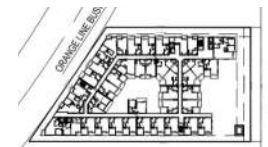


C-103	CMU-102	GR-101	GR-102	GR-103	GR-104	MT-101	MT-102	MT-103	PL-101	PL-102	PL-103	PL-104	PT-106	SP-101	SP-102
CONCRETE BOARD FORM	CONCRETE MASONRY UNIT	GLASS GUARDRAIL TYPE 1	PERFORATED METAL PANEL GUARDRAIL TYPE 2	HORIZONTAL PICKET GUARDRAIL TYPE 3	SOLID WHITE GUARDRAIL TYPE 4	METAL PANEL VERTICAL	METAL PANEL HORIZONTAL	METAL CLAD C-CHANNEL PAINTED	CEMENT PLASTER COLOR 1	CEMENT PLASTER COLOR 2	CEMENT PLASTER COLOR 3	CEMENT PLASTER COLOR 4	PAINT FINISH (SHORT-TERM BIKES)	GREEN SCREEN	SIGNAGE (SEPARATE SUBMITTAL)

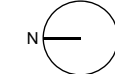


LEVINE FAMILY PROPERTIES, LLC

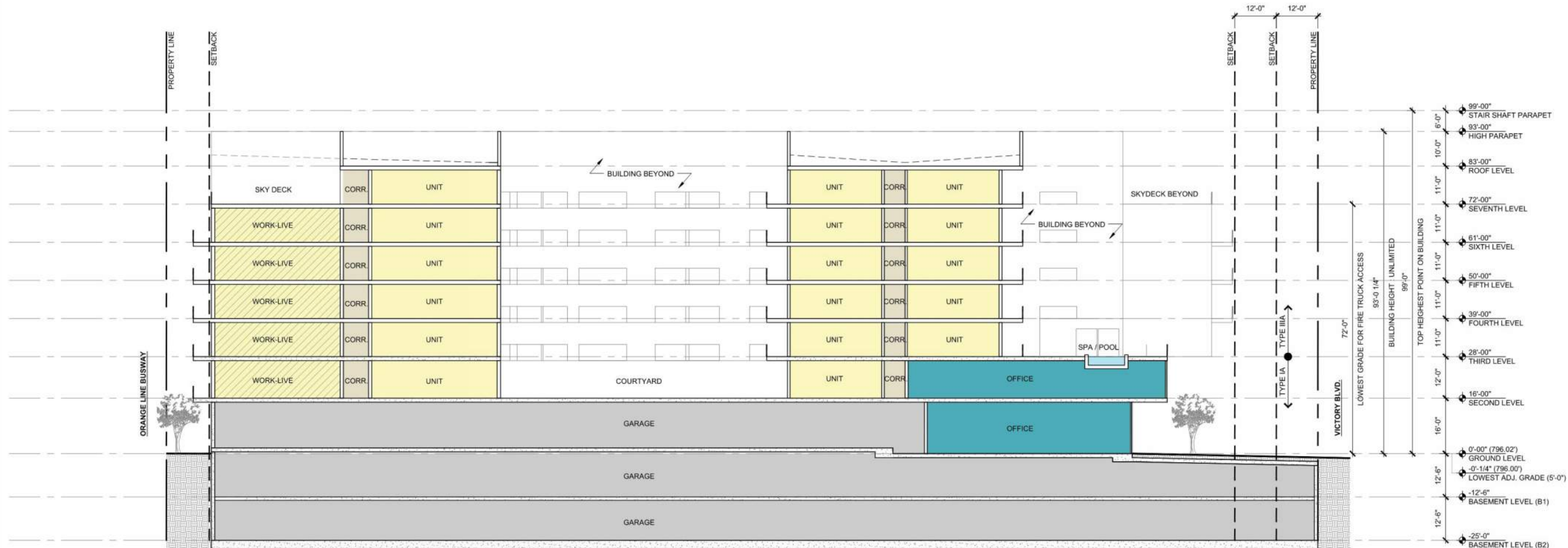
**ViCTORY! PLACE**  
21201 VICTORY BLVD | CANOGA PARK, CA 91303



(24X36) = 1/16" = 1'-0"  
HALF SCALE  
(11X17) = 1/32" = 1'-0"



COURTYARD II ELEVATIONS





**FEATURES**

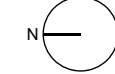
- MODERN, RESORT-STYLE URBAN LIVING
- STUDIOS, 1-BEDROOM, 2-BEDROOM, 3-BEDROOM UNITS
- STATE-OF-THE-ART KITCHEN & APPLIANCES WITH ENERGY STAR DISHWASHER AND REFRIGERATOR
- PRIVATE BALCONIES, NATURAL LIGHTING AND VENTILATION
- ENERGY SMART PROGRAMMABLE THERMOSTATS
- BRIGHT UNITS WITH SUSTAINABLE MATERIALS



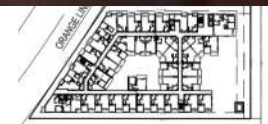
MIX OF STUDIO, 1- BEDROOM & 2-BEDROOM UNITS

FULL SCALE  
(24X36) = 1/16" = 1'-0"

HALF SCALE  
(11X17) = 1/32" = 1'-0"



RESIDENTIAL LIVE - DESIGN CONCEPT



# WORK / LIVE



## FEATURES

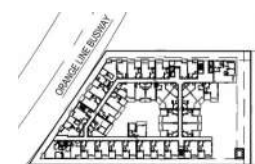
- MODERN, RESORT-STYLE URBAN LIVING
- STUDIOS, 1-BEDROOM, 2-BEDROOM, 3-BEDROOM UNITS
- STATE-OF-THE-ART KITCHEN & APPLIANCES WITH ENERGY STAR DISHWASHER AND REFRIGERATOR
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FULL SCALE  
(24X36) = 1/16" = 1'-0"

HALF SCALE  
(11X17) = 1/32" = 1'-0"

MIX OF 1- BEDROOM & 2-BEDROOM  
WORK-LIVE UNITS  
RESIDENTIAL WORK / LIVE  
DESIGN CONCEPT

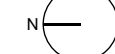
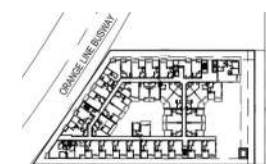
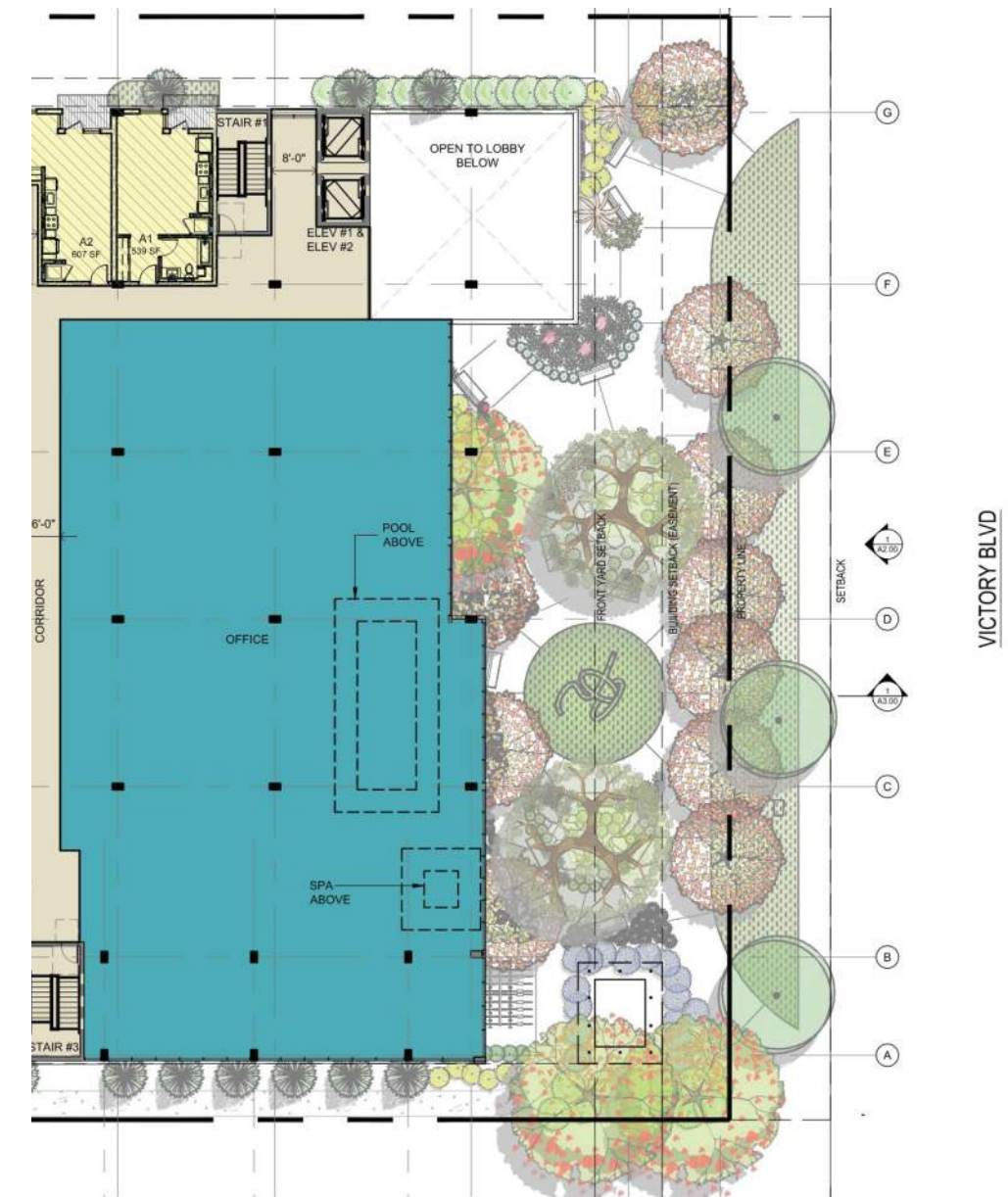


# OFFICE



## FEATURES

- LANDSCAPED PUBLIC ACCESSIBLE OPEN SPACE
- 'FESTIVAL OF LIGHTS' PAOS FOCAL AREA
- PRIME OFFICE SPACE
- AMENITY LOBBY
- BICYCLE PARKING
- PARKING / SERVICES CONCEALED BEYOND



# UNIT PLANS

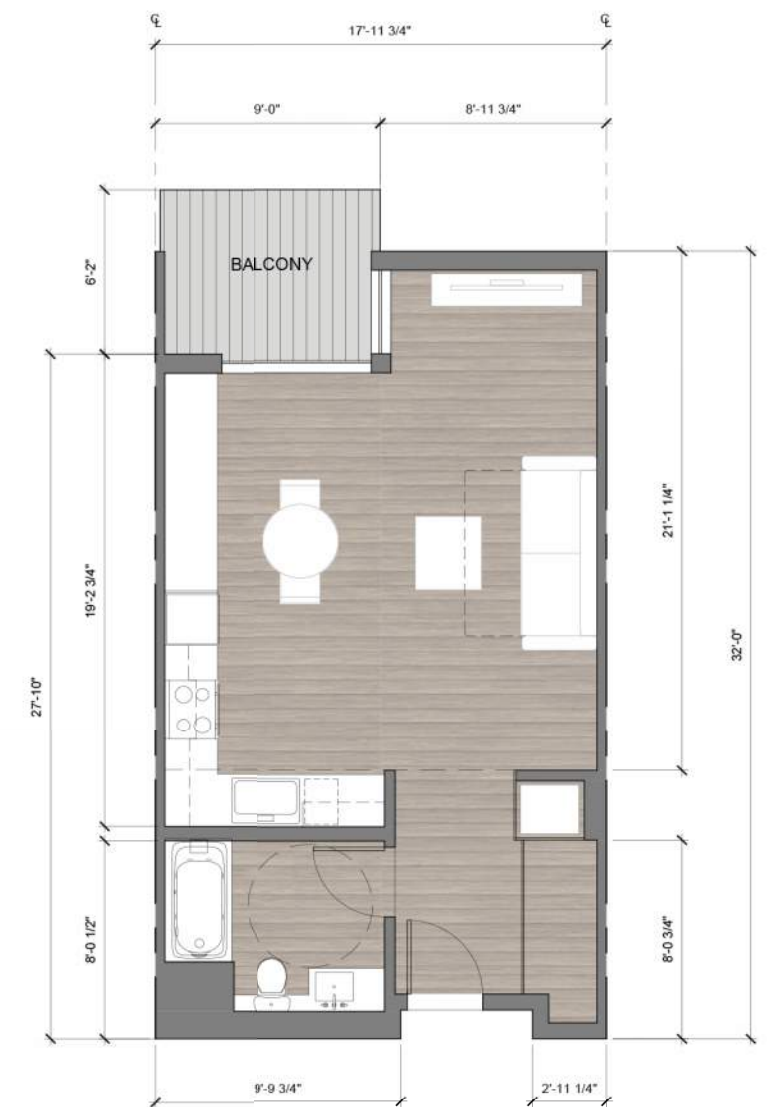
- MODERN, RESORT-STYLE URBAN LIVING
- STUDIOS, 1-BEDROOM, 2-BEDROOM, 3-BEDROOM UNITS
- STATE-OF-THE-ART KITCHEN & APPLIANCES WITH ENERGY STAR DISHWASHER AND REFRIGERATOR
- PRIVATE BALCONIES, NATURAL LIGHTING AND VENTILATION
- ENERGY SMART PROGRAMMABLE THERMOSTATS
- BRIGHT UNITS WITH SUSTAINABLE MATERIALS



2-BEDROOM / 2-BATH  
APROX. 1,000 GSF



1-BEDROOM / 1-BATH  
APROX. 680 GSF



STUDIO  
APROX. 540 GSF



PROJECT DATA: 21201 W VICTORY BLVD., LA, CA 91303. BUILDING LINE / SETBACKS: FRONT (SOUTH) 12' MIN, 15' MAX. REQUIRED PARKING: RESIDENTIAL (INCLUDING WORK/LIVE UNITS) QUANTITY / SF REQUIRED TOTAL. PROPERTY ZONING: (WC) UPTOWN-SN-RIO. BUILDING HEIGHT: ALLOWABLE HEIGHT UNLIMITED. SITE AREA: GROSS LOT AREA SF 65,911. FLOOR AREA: ALLOWABLE FLOOR AREA RATIO (WCSP) UPTOWN 4.5 :1. RESIDENTIAL UNIT SUMMARY NRSF (INCLUDING WORK / LIVE): UNIT SF QUANTITY % NET RES SF. WORK / LIVE UNITS (L2-L7 SOUTH PORTION): UNIT TYPE QUANTITY %.

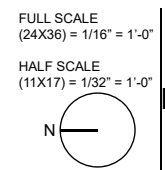
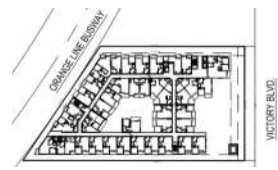
RESIDENTIAL AREA SUMMARY (INCLUDES WORK / LIVE): QUANTITY AVERAGE SF. COMMERCIAL: COMMON AREA (NON-RESIDENTIAL) 7,072. REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE (PAOS): REQUIRED 62,372. PROVIDED PUBLICLY ACCESSIBLE OPEN SPACE (PAOS): AREA AREA TYPE SF PERCENTAGE. PROVIDED OPEN SPACE (INCLUDES WORK / LIVE): COMMON OPEN SPACE 9,392.

REQUIRED PARKING: RESIDENTIAL (INCLUDING WORK/LIVE UNITS) QUANTITY / SF REQUIRED TOTAL. COMMERCIAL: AREA- 2% FAR MIXED-USE (WCSP 6.2.3.2.3) QUANTITY / SF REQUIRED TOTAL. REQUIRED EV PARKING: RESIDENTIAL EV (30% of Total Parking) (2020 LAGBC 4.106.4.2) 188 x 0.3 = 56.4 = 57. PROVIDED PARKING: RESIDENTIAL UNITS (INCLUDING WORK/LIVE UNITS) STANDARD TANDEM COMPACT HC(2%) EVCS VAN (1.25, 1 MIN) EVCS (10%) EVSE (20%) TOTAL.



LEVINE FAMILY PROPERTIES, LLC

VICTORY! PLACE 21201 VICTORY BLVD | CANOGA PARK, CA 91303



PROJECT INFORMATION