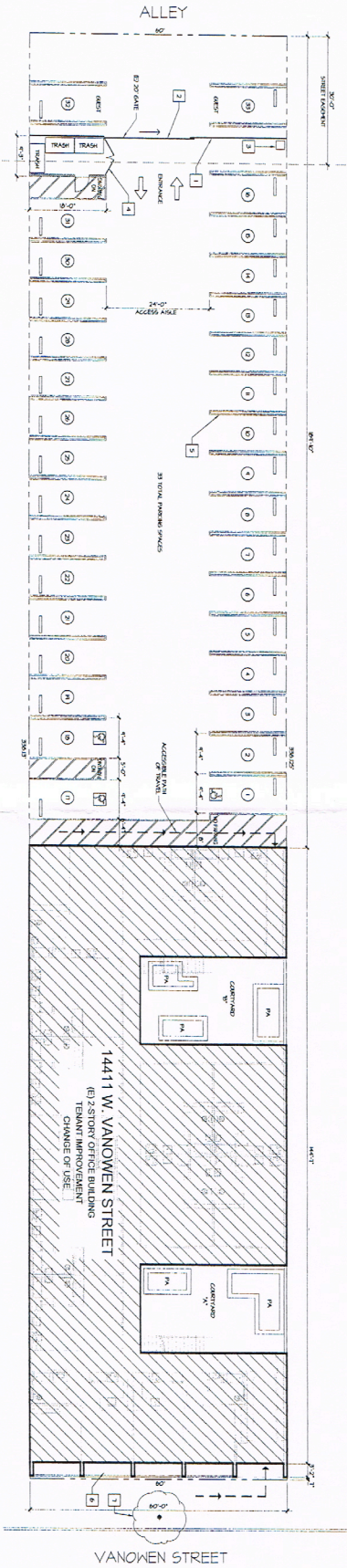
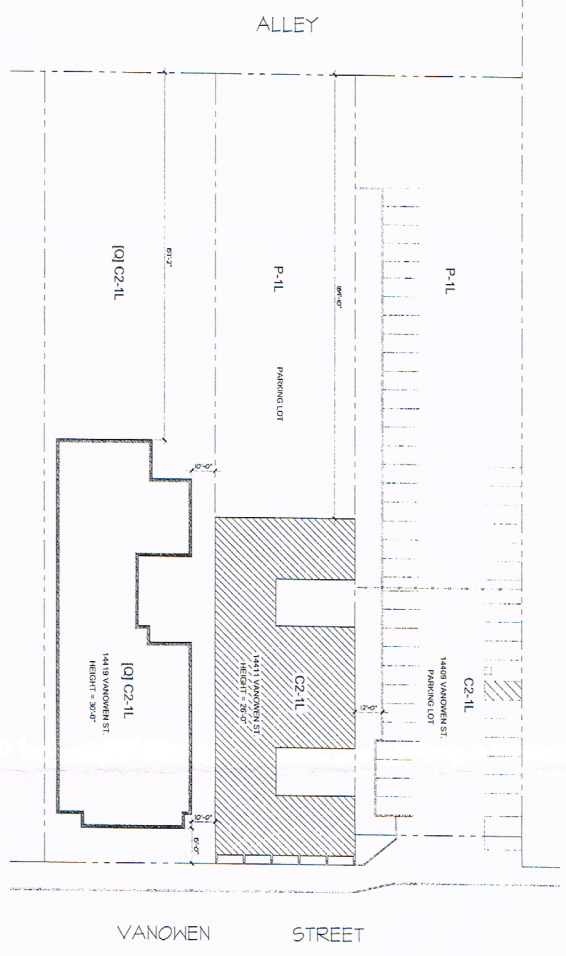


NORTH
SITE PLAN
SCALE: 1" = 20'-0"



NORTH
ADJOINING LAND USES
SCALE: 1" = 20'-0"



0 5' 10' 20'
SCALE: 1" = 20'-0"

LOCAL REGISTRATION
STATE OF CALIFORNIA
PROJECT ADDRESS:
14411 VANOWEN STREET
VAN NUYS, CA 91411

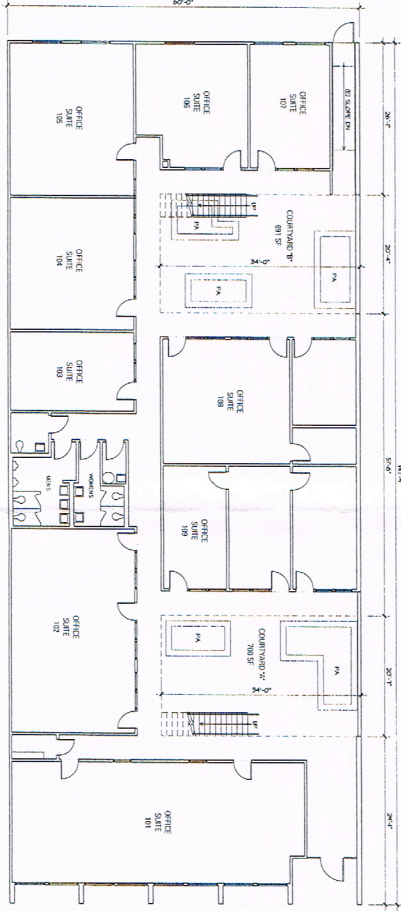
- KEYNOTES:**
1. EXISTING PARKING SPACES TO REMAIN AT PRESENT USE OF ADJOINING LOT, 175'
 2. EXISTING 30' WIDE SIDE DRIVE TO REMAIN AT PRESENT USE OF ADJOINING LOT, 175'
 3. EXISTING SIDE DRIVE EXTENSION.
 4. REMOVE IN ACCESSIBLE CONC. BLOCK FRONT FACIOLING AT DOUBLE ENITS.
 5. REMOVE IN PARKING STRIPING, 175'
 6. IN PARKING PLANTERS.
 7. EXISTING TREE TO REMAIN.

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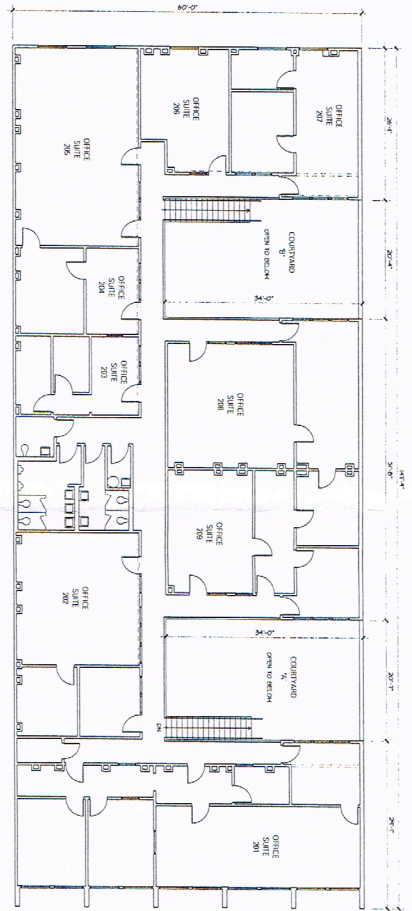
SHEET NO. 02	DATE: 10/07/24 DRAWN: BRYAN GEA CHECK: AV DATE NO.: 1327	SITE PLAN			REVISIONS: _____ DATE: _____
		TENANT IMPROVEMENT RESIDENTIAL APARTMENTS 14411 VANOWEN STREET VAN NUYS, CA			

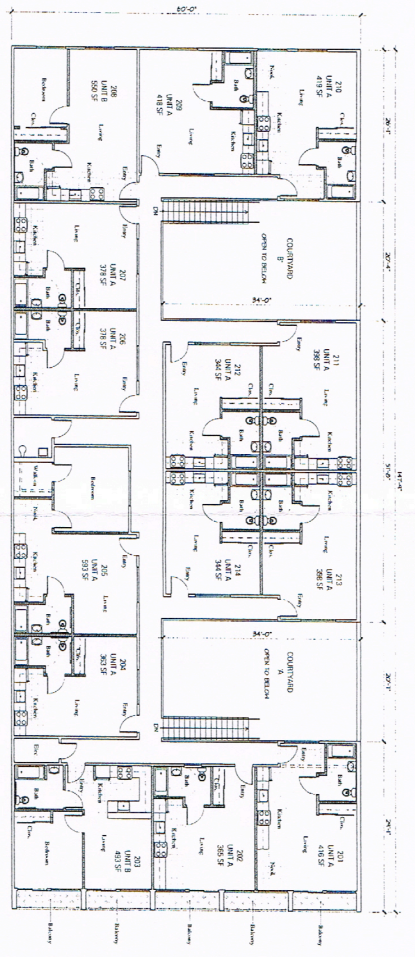
14411 VANOWEN ST. SUITE 101 VAN NUYS, CA 91411 (818) 360-7447 FAX 818 360-7448
 ARCHITECTURE + PLANNING + INTERIORS
 WEBSITE: WWW.VAARCH.COM

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

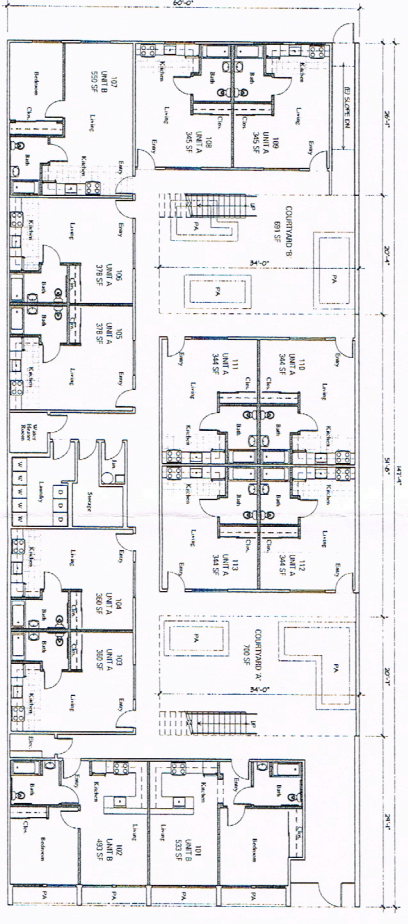


NORTH
SCALE: 1/8" = 1'-0"
EXISTING SECOND FLOOR PLAN





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

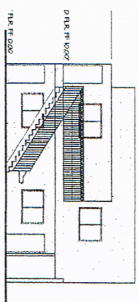


NORTH
SCALE: 1/8" = 1'-0"
PROPOSED FIRST FLOOR PLAN

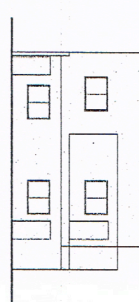
WALL LEGEND

- ED) WALL
- INF) METAL STRIP FINISH WALL
- ED) CONCRETE BLOCK WALL
- CD) WALL

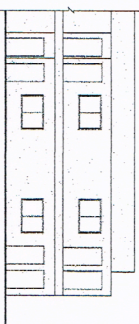
TOTAL DESCRIPTION:
 UNIT 102, 103, 104, 105, 106, 202, 203, 204, 205, 206
 PROJECT ADDRESS:
 14411 VANOVEN STREET,
 VAN NUYS, CA 91411



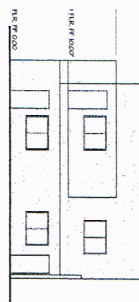
COURTYARD B^N NORTH ELEVATION



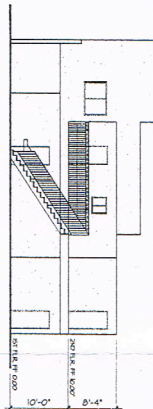
COURTYARD B^S SOUTH ELEVATION



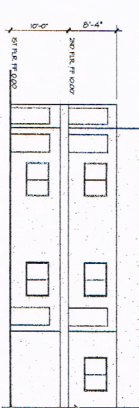
COURTYARD B^W WEST ELEVATION



COURTYARD A^N NORTH ELEVATION

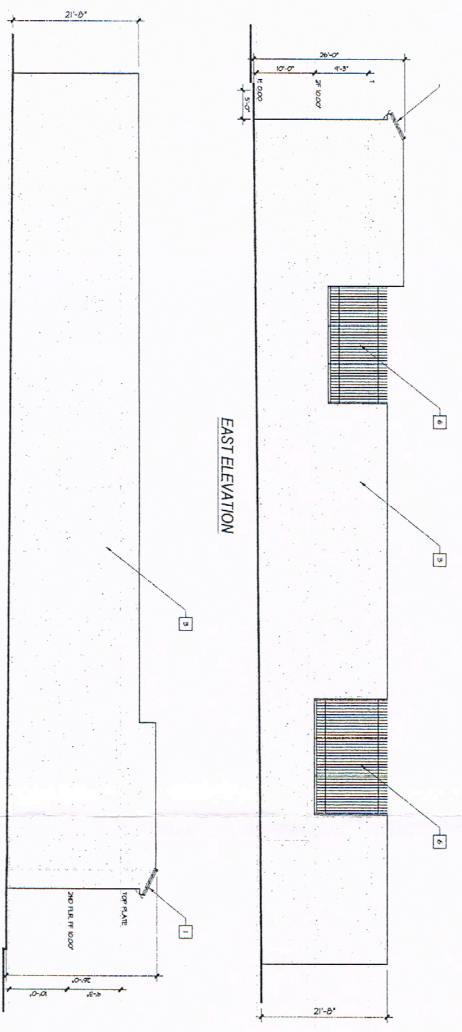


COURTYARD A^S SOUTH ELEVATION



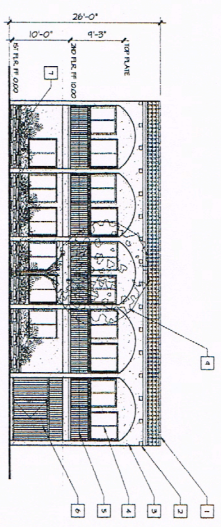
COURTYARD A^W WEST ELEVATION

COURTYARD BUILDING ELEVATIONS



WEST ELEVATION

SOUTH ELEVATION (REAR)



NORTH ELEVATION (FRONT)

- KEYNOTES**
- 1) 5" SLAB CONCRETE TILE ROOF
 - 2) DECORATIVE STONE CORBELS
 - 3) STEEL TROMPEL STUCCO FINISH
 - 4) VINYL WINDOW AND VINYL SLIDING DOORS
 - 5) DECORATIVE MOUNTAIN ROAM WALLING
 - 6) DECORATIVE MOUNTAIN ROAM FRONT GATE
 - 7) PLANTER WITH LEGENDSTONE VENER
 - 8) DECORATIVE MOUNTAIN ROAM SECURITY FENCE
 - 9) 8" STICKADOOR TRAIL TO REHAB.

EXTERIOR BUILDING ELEVATIONS

LEAD ARCHITECT/DESIGNER
 VILLARUEL ARCHITECTS
 PROJECT ADDRESS:
 1441 VANOWEN STREET
 VAN NUYS, CA 91411

<p>EXTERIOR ELEVATIONS</p> <p>TENANT IMPROVEMENT</p> <p>RESIDENTIAL APARTMENTS</p> <p>14411 VANOWEN STREET VAN NUYS, CA</p>	 <p>VILLARUEL ARCHITECTS ARCHITECTURE + PLANNING + INTERIORS</p>		<p>DATE: 08/03/14 DRAWN BY: CELA CHECKED BY: AV DATE: 11/27</p> <p>SHEET NO. 5</p>
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