

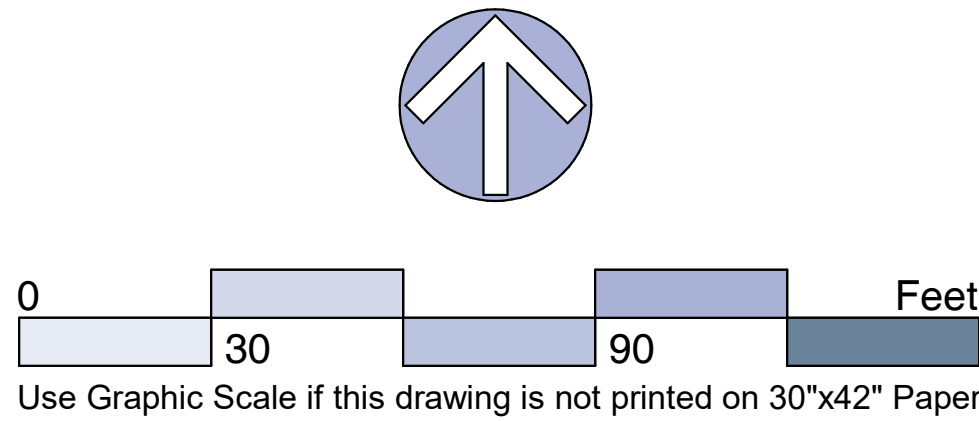
Exhibit A

Plans



Sheet #	Title	Issue Date
A-1.1	Vicinity Plan	November 05, 2024
A-1.2	Site Plan	November 05, 2024
1 of 1	ALT/ANSPS Land Title Survey	July 17, 2023
LC-1	Landscape Concept Plan	November 05, 2024
A-2.1	Building A - Ground Floor Plan	November 05, 2024
A-2.2	Building A - Second Floor Plan	November 05, 2024
A-2.3	Building A - Third Floor Plan	November 05, 2024
A-2.4	Building A - Fourth Floor Plan	November 05, 2024
A-2.5	Buildings B, C & D - Floor Plans	August 30, 2024
A-2.6	Building A - Roof Plan	November 05, 2024
A-2.7	Buildings B, C & D - Roof Plans	August 30, 2024
A-3.1	Building A - Building Sections	November 05, 2024
A-3.2	Building A - Building Sections	November 05, 2024
A-3.3	Building B - Building Sections	August 30, 2024
A-3.4	Building C - Building Sections	August 30, 2024
A-3.5	Building D - Building Sections	August 30, 2024
A-4.1	Building A - East and North Exterior Elevations	November 05, 2024
A-4.2	Building A - West and South Exterior Elevations	November 05, 2024
A-4.3	Building B - Exterior Elevations	August 30, 2024
A-4.4	Building C - Exterior Elevations	August 30, 2024
A-4.5	Building D - Exterior Elevations	August 30, 2024
A-5.1	From De Soto, looking Northwest	November 05, 2024
A-5.2	From De Soto, looking West	November 05, 2024
A-5.3	From De Soto, looking Southwest	November 05, 2024
A-5.4	From De Soto, looking Northeast	November 05, 2024
A-5.5	From Alley, looking Northeast	November 05, 2024
A-5.6	From Alley, looking Southwest	November 05, 2024
A-5.7	Exterior Colors and Materials	February 20, 2024

Vicinity Plan



November 05, 2024
ACC 2213-SD13.1
(2024)

New Self-Storage Facility for:

Great American Capital 9143 De Soto Avenue
Chatsworth, California



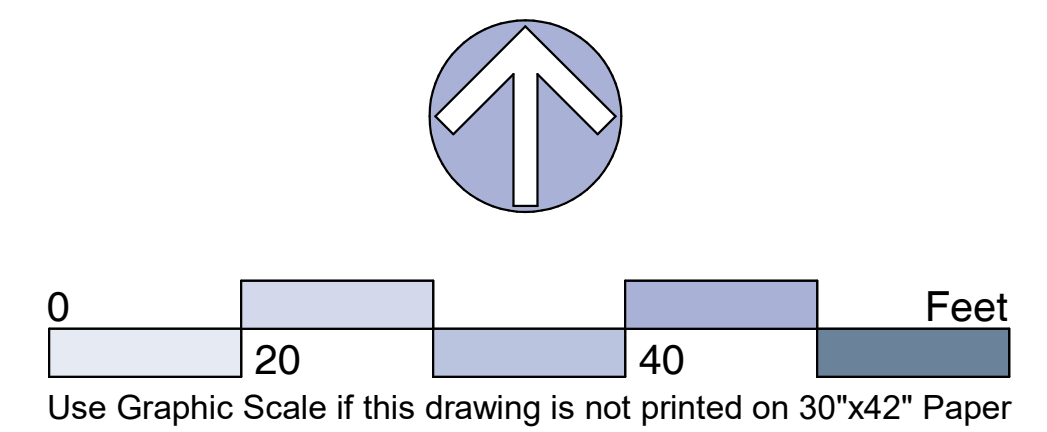
Great American Capital - Owner
three6ty - Entitlement Coordination
Emerald Design - Landscape Architecture

A-1.1



Building Areas - Self-Storage													
Building A													
	Cust Serv	Caretaker Unit	Toilet & Janitor	Zoning Code Area			LABC Area						
				Loading Lobbies	Dir Access Storage	Int Access Storage	Zoning Subtotal	Stairs & Elevators	Mech & Trash	Display Window	Covered Loading	LABC Total	
Ground Floor	860		277	391	3,756	9,971	15,256	487	408		6,978	23,129	
Second Floor		860				15,332	16,192	529		23		16,744	
Third Floor						24,810	24,810	529		326		25,665	
Fourth Floor						24,816	24,816	529		326		25,671	
Building A Totals	860	860	277	391	3,756	74,929	81,074	2,073	408	675	6,978	91,208	
Single Story Bldgs													
					Zoning Code Area			LABC Area					
					Dir Access Storage		Zoning Subtotal					LABC Total	
Building B					9,387		9,387					9,387	
Building C					9,387		9,387					9,387	
Building D					8,400		8,400					8,400	
Single Story Bldgs	0		0	0	27,174	0	27,174	0	0	0	0	27,174	
Total Project							108,248					118,382	
Parking Analysis													
Vehicular Parking Required - None Required per AB 2097													
Short & Long Term Bicycle Parking Required													
Bicycle Parking Required (LA 12.21-A.16)								1 Space/10,000 s.f.		81,074 s.f.		Short Term 8 spaces	Long Term 8 spaces
Parking Provided													
Full Size										20 spaces			
Disabled Access										1 spaces			
Provided Parking										21 spaces			
Low-emitting, Fuel Efficient & Carpool/Van Pool Spaces													
Electrical Vehicle Charging Stations							Per LAGBC 5.106.5.2			3 spaces			
Accessible Parking Spaces Required							Per LAGBC 5.106.5.3.3			2 spaces			
Short & Long Term							Per LABC 11B-208.2			1 spaces			
Bicycle Parking							Per LAGBC 5.106.4.1&2			0 spaces			
Spaces Required:													
Site Statistics													
Provided					Required/Allowed								
Total Gross Site Area (ALTA Survey)					97,155 s.f.								
Total Net Site Area (ALTA Survey)					79,705 s.f.								
Floor Area Ratio Gross					1.11 145,733 s.f. 1.50								
Floor Area Ratio Net					1.36 119,557 s.f. 1.50								
Building Coverage (Gross Site Area)					19,668 s.f. 20.24% No requirement								
Paving Coverage (Gross Site Area)					71,547 s.f. 73.64%								
Permeable Hardscape					0 s.f. 0.00% No requirement								
Landscape Coverage (Gross Site Area)					5,940 s.f. 6.11% No requirement								

Site Plan



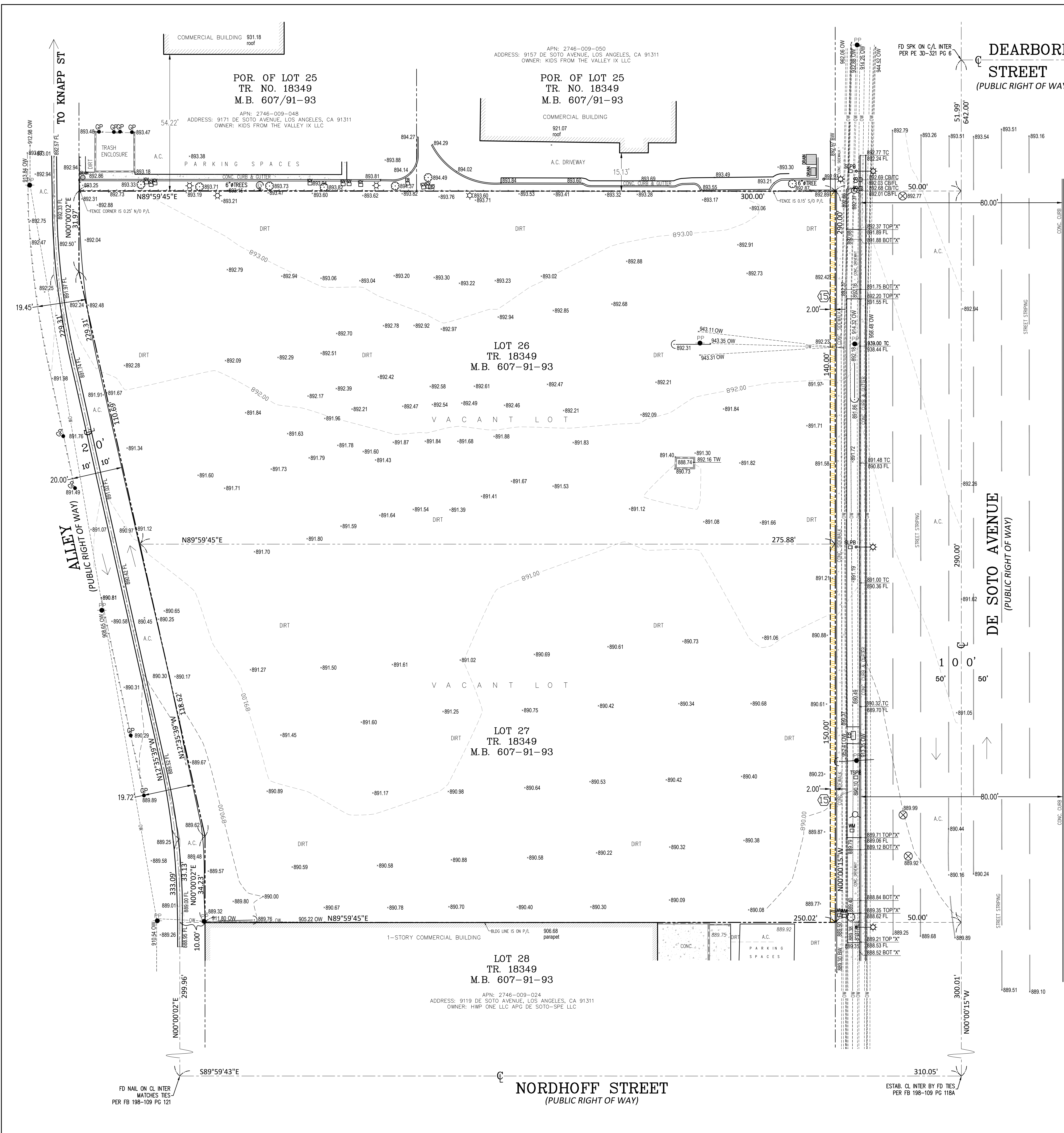
November 05, 2024
ACC 2213-SD13.1
(2024)

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Great American Capital 9143 De Soto Avenue
Chatsworth, California



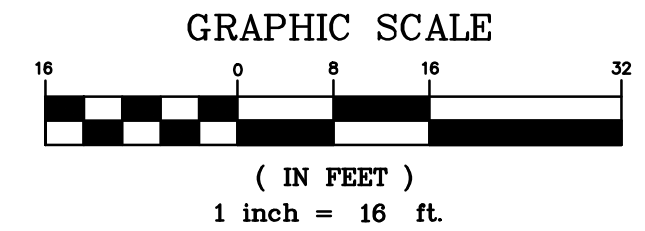
Great American Capital - Owner
three6ixty - Entitlement Coordination
Emerald Design - Landscape Architecture
Civil Engineering - Barbara L Hall PE Inc.



DEARBORN STREET
(PUBLIC RIGHT OF WAY)

DE SOTO AVENUE
(PUBLIC RIGHT OF WAY)

NORDHOFF STREET
(PUBLIC RIGHT OF WAY)



LEGEND:

- APN - ASSESSOR'S PARCEL NUMBER
- A.C. - ASPHALT CONCRETE
- SW - BACK OF WALK
- CB - CATCH BASIN
- C/L/L - CENTERLINE
- CONC - CONCRETE
- ESTAB. - ESTABLISH
- FB - FIELD BOOK
- FD - FOUND
- FF - FINISH FLOOR ELEV.
- FL - FLOWLINE ELEV.
- INTER - INTERSECTION
- LAT - LEAD & JACK
- M.B. - MAP BOOK
- OH - OVERHANG
- PS - PAGE
- P/L/P/L - PROPERTY LINE
- PROD. - PRODUCED (PROLONGED)
- SPK - STREET LIGHT
- TC - TOP OF CURB ELEV.
- TR - TRACT MAP
- TW - TOP OF WALL ELEV.
- - PROPERTY LINE
- - CENTERLINE
- - WALL LINE
- - BUILDING LINE
- - FENCE LINE
- - OVERHEAD WIRE

SYMBOLS:

- CATCH BASIN
- COLUMN
- DRAIN
- ELECTRIC BOX
- ELECTRIC VEHICLE CHARGER
- FIRE HYDRANT
- GATE POST
- POWER POLE
- POWER POLE ANCHOR
- IRRIGATION VALVE
- STREET LIGHT
- STREET LIGHT BOX
- TSPB - TRAFFIC LIGHT
- CONTROL BOX
- TREE
- WATER METER
- WATER VALVE

ZONING AND ZONING REQUIREMENTS:

THE SUBJECT PROPERTY IS ZONED "C4"
(COMMERCIAL DISTRICT, PER CITY OF LOS ANGELES)

NOTE:
DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE
ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO
REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY
INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF
COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS
SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL
AGENCY DIRECTLY.

SCHEDULE B / EASEMENT(S):

9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT
RECORDED JANUARY 10, 1957 AS INSTRUMENT NO. 3830, IN BOOK 53329, PAGE 375
OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT
DEFEAT OR RENDER INVALID THE LEND OF ANY FIRST MORTGAGE OR DEED OF TRUST
MADE IN GOOD FAITH AND FOR VALUE, BUT SELECTING ANY COVENANT, CONDITION,
OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION
BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER
EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY,
HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN,
SOURCE OF INCOME AS DETERMINED IN SUBDIVISION (D) OF SECTION 12265, OR
ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS
VIOLATE APPLICABLE STATE OR FEDERAL LAWS, LAWFUL RESTRICTIONS UNDER STATE
AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING
FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON
FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 05, 1957 AS
INSTRUMENT NO. 1814, AUGUST 12, 1958, AS INSTRUMENT NO. 3838, SEPTEMBER 18,
1958, AS INSTRUMENT NO. 2104, DECEMBER 14, 1978, AS INSTRUMENT NOS.
79-1407002, 79-1407003 AND 79-1407004, AUGUST 24, 1983, AS INSTRUMENT
NO. 83-880004 AND APRIL 02, 1986, AS INSTRUMENT NO. 86-433060, ALL OF
OFFICIAL RECORDS.

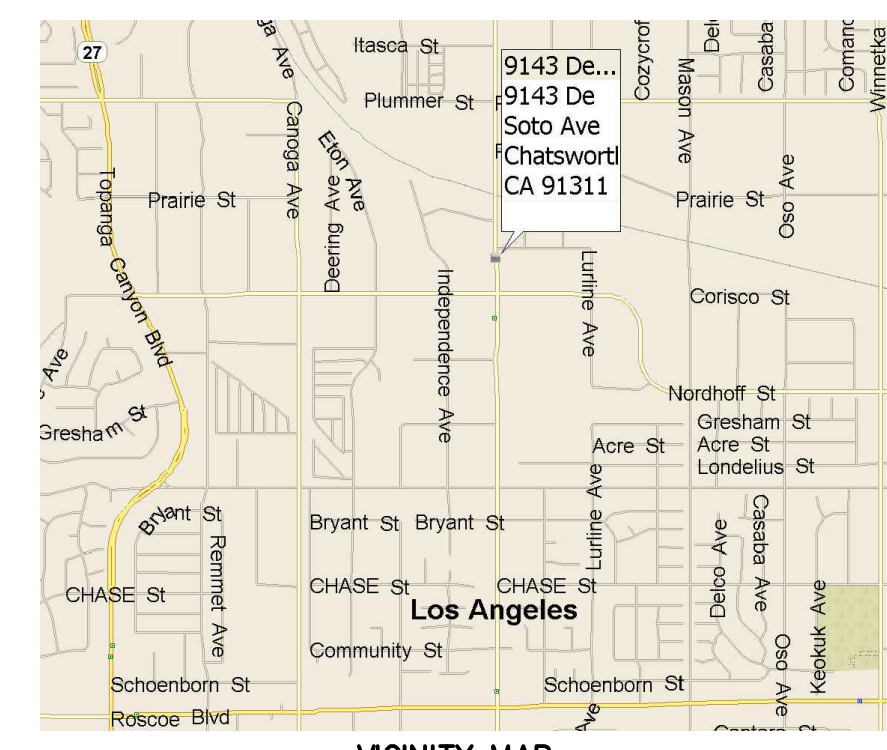
15. AN OFFER OF DEDICATION FOR FUTURE STREET AND PUBLIC STREET PURPOSES
AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 2019 AS INSTRUMENT NO.
2019055485 OF OFFICIAL RECORDS.
TO THE CITY OF LOS ANGELES
- PLOTTED HEREON

PARKING COUNT:

NO STRIPED PARKING ON THE PROPERTY IN QUESTION.

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN
FEMA PANEL NO. 060370202F
EFFECTIVE DATE: 09/26/2008



SURVEY CERTIFICATE:

To
9143 DE SOTO INVESTMENTS LLC,
FIRST AMERICAN TITLE 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 ALTA/NSPS Land Title Surveys, jointly
established and adopted by ALTA and
NSPS, and includes Items 2, 3, 4, 5, 8,
13, 14, 19 of Table A thereof. The field
work was completed on 1/27/2023.



Dated: _____, 2023

Cynthia A. De Leon
RCE 31604 - Exp. 12-31-24

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:

PARCEL 3 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT-LINE
ADJUSTMENT NO. AA-2012-3439-PNEX, AS EVIDENCED BY DOCUMENT
RECORDED APRIL 25, 2013 AS INSTRUMENT NO. 2013082245 OF
OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 26 AND 27 OF TRACT NO. 18349, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 607, PAGES 91 TO 93 INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT A ONE QUARTER INTEREST IN ALL PETROLEUM, OIL, ASPHALTUM,
GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND
AS RESERVED BY B. F. PORTER ESTATE, A CORPORATION IN DEED
RECORDED IN BOOK 16242, PAGE 356, OFFICIAL RECORDS; ALSO

EXCEPT A ONE QUARTER INTEREST IN ALL PETROLEUM, OIL, ASPHALTUM,
GAS AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER SAID LAND
AS RESERVED BY GUNN WILLIAMS, AN UNMARRIED MAN IN DEED
RECORDED IN BOOK 16252, PAGE 352, OFFICIAL RECORDS.

BY QUILTAM DEEDS RECORDED JUNE 05, 1957 AS DOCUMENTS NUMBER
1812 AND 1813, ALL RIGHTS TO ENTER UPON THE SURFACE AND THE
SUBSURFACE TO A DEPTH OF 500 FEET WERE QUILTCLAINED TO CANOGA
INDUSTRIAL CENTER INC.

FOR CONVEYANCING PURPOSES ONLY: APN : 2746-009-023

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY
DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO.
NCS-1163970-142 WITH AN EFFECTIVE DATE OF JANUARY 20, 2023,
AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR
APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE
KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS
TO THEIR EFFECT ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

THE BEARING NORTH 00° 00' 15" WEST ON THE CENTERLINE OF DE SOTO
AVENUE AS SHOWN ON TR. NO. 18349, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 607, PAGES
91 THROUGH 93, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 79,696.85 SQ. FT. OR 1.8296 ACRES, MORE OR LESS.

BENCHMARK:

BENCHMARK : 06-00752
DESCRIPTION : SPK, E. CURB DE SOTO AVE.,
38.5 FT. N/O DIRT N/O DIRT N/O DIRT N/O DIRT, N END CB
ELEVATION : 886.924 FT

M&G CIVIL ENGINEERING AND
LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY		
9143 N DE SOTO AVENUE, CHATSWORTH, CA 91311		
CLIENT: HASKEL INY, GREAT AMERICAN CAPITAL	JOB NO.: 23-19982	DATE: 1/30/2023
SCALE: 1" = 16'	DESIGNED BY: F.G. / AG	REVISION (S): 2/9/2023
DRAWN BY: MC	CHECKED BY: CDL	SHEET 1 OF 1 SHEET
M&G CIVIL ENGINEERING & LAND SURVEYING 447 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL: (310) 859-0871 FAX: (310) 859-0845 info@mglandeur.com www.mglandeur.com		



PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	ARBUTUS UNEDO - STANDARD	STRAWBERRY TREE	24" BOX	16	LOW
	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	15 GAL	20	MOD
	LAGERSTROEMIA INDICA 'CATAWBA' - STANDARD	CATAWBA CRAPE MYRTLE	24" BOX	9	MOD
	EXISTING NEIGHBORING TREES TO REMAIN				
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL		LOW
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	@ 36" OC	LOW
	CENTRANTHUS RUBER	RED VALERIAN	1 GAL		LOW
	PENNISETUM MASSAICUM	BUNNY TAILS	1 GAL		LOW
	VINCA MINOR	PERIWINKLE	1 GAL	@ 36" OC	MOD

- LANDSCAPE NOTES**
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
 - ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
 - SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
 - ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
 - AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.
 - USE ONLY APPROVED PLANTING MEDIA AT DESIGNATED UNDERGROUND PLANTER LOCATIONS.

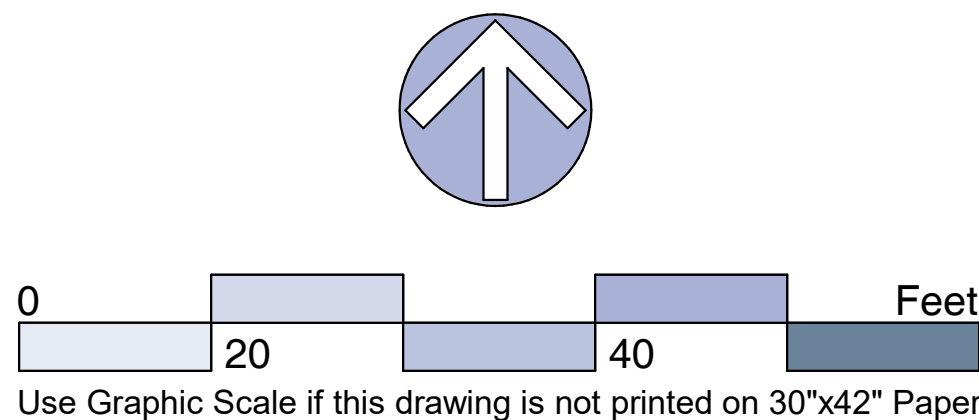
LOS ANGELES LANDSCAPE POINT SYSTEM	
SITE AREA = 97,155 SF	
POINTS REQUIRED = 50	
FEATURES/TECHNIQUES	POINTS AWARDED
30' ON CENTER MAX PER TREE (2)	18
24" BOX TREE (1)	9
FREE FLOWERING TREE (5)	5
TREES SHADING EAST & WEST SIDES OF BUILDING (2)	14
USE OF CLASS I OR CLASS II COMPOST SOIL AMENDMENT (3)	3
PLANTING OF A TREE OF A TAXON THAT DOES NOT EXIST W/IN 1000' (5)	12
	61 TOTAL

CITY OF LOS ANGELES DESIGN GUIDELINES

1 (ONE) TREE PER 500 SQ. FT. OF LANDSCAPE AREA
LANDSCAPE AREA = 4,928 SQ. FT.
AIR QUALITY TREES REQUIRED = 10
TREES PROVIDED = 39

1 (ONE) SHRUB PER 125 SQ. FT. OF LANDSCAPE AREA
LANDSCAPE AREA = 4,928 SQ. FT.
AIR QUALITY SHRUBS REQUIRED = 40

Landscape Concept Plan



November 05, 2024
ACC 2213-SD13.1
(2024)

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Chatsworth, California

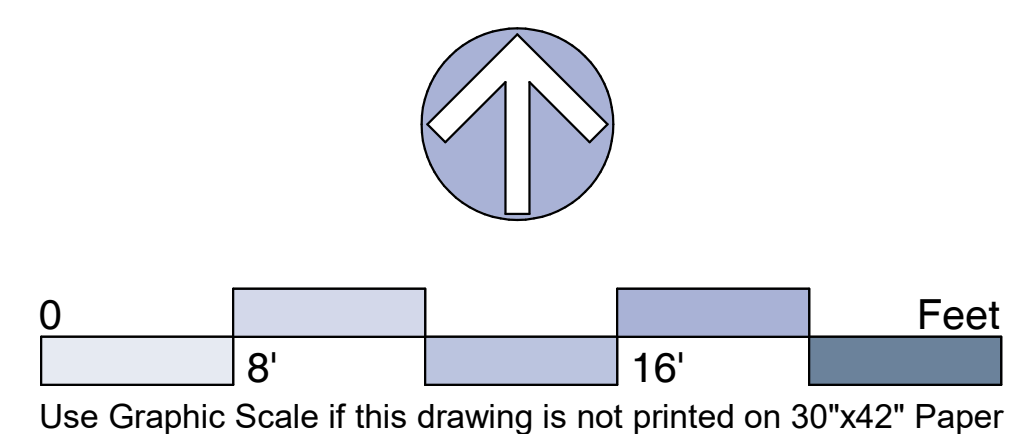
James Goodman ARCHITECTURE
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Great American Capital - Owner
three6ixty - Entitlement Coordination
Emerald Design - Landscape Architecture



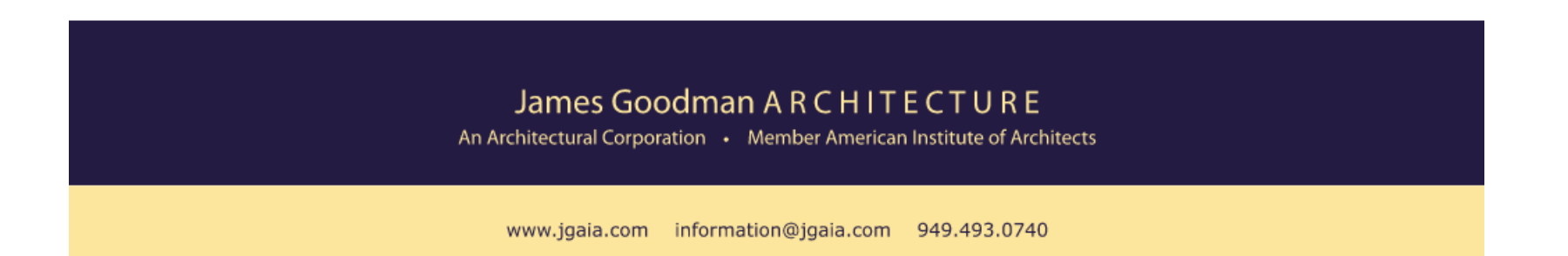
Building A - Ground Floor Plan



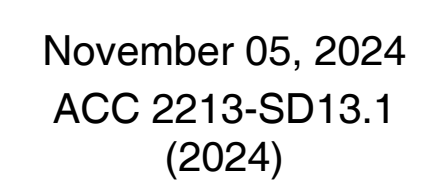
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Great American Capital - Owner
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9143 De Soto Avenue
Chatsworth, California

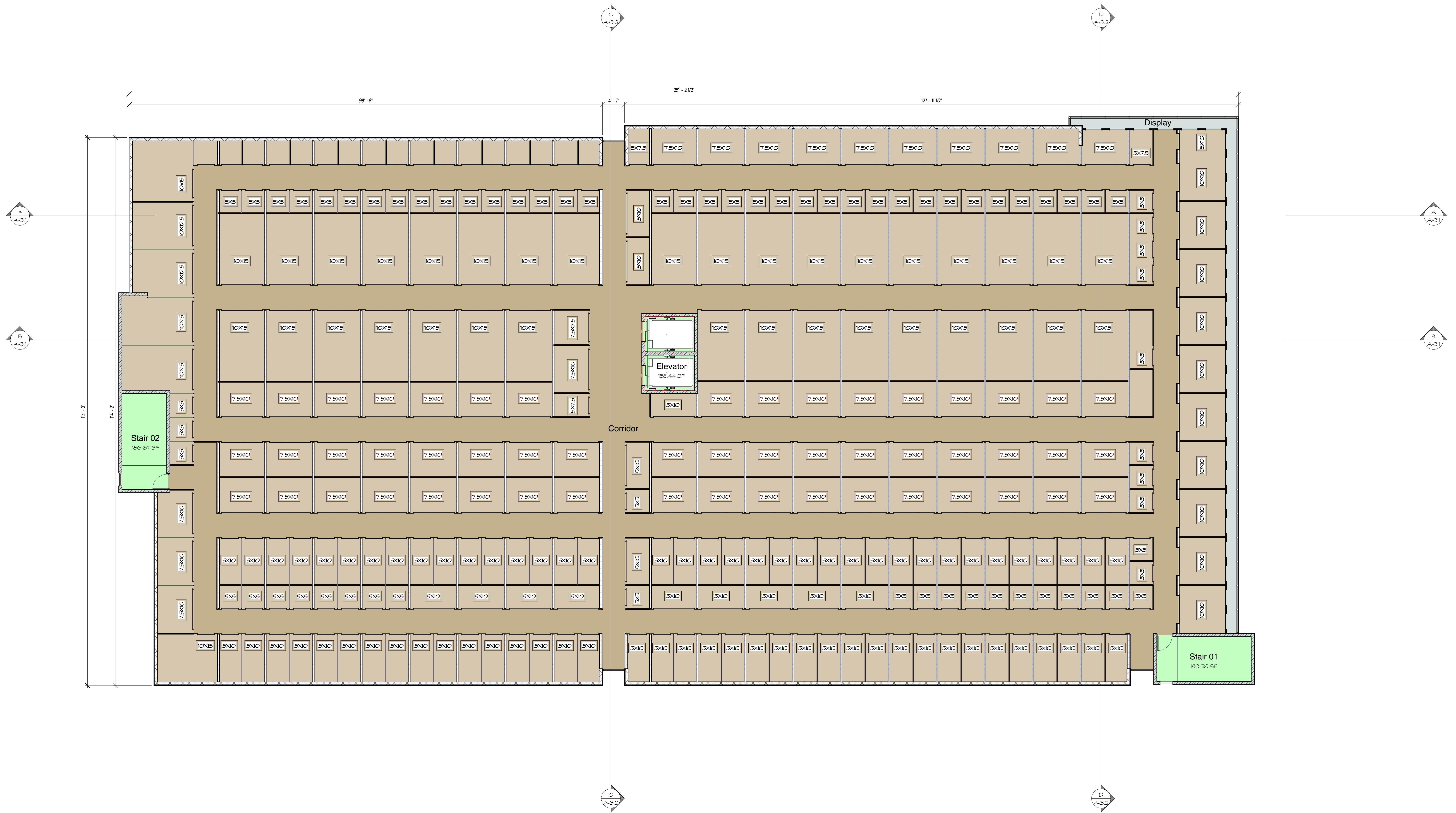
www.jgaia.com information@jgaia.com 949.493.0740

A-2.2

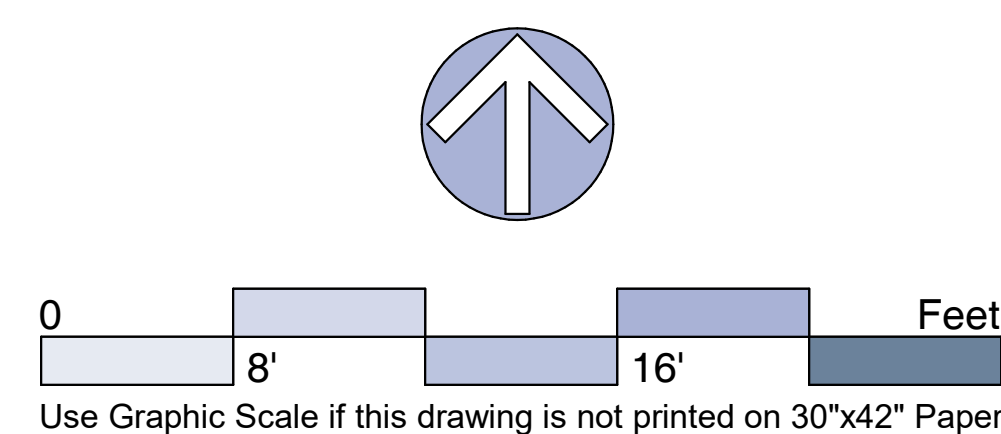


November 05, 2024
ACC 2213-SD13.1
(2024)

Great American Capital - Owner
three60ty - Entitlement Coordination
Emerald Design - Landscape Architecture



Building A - Fourth Floor Plan



November 05, 2024
ACC 2213-SD13.1
(2024)

New Self-Storage Facility for:

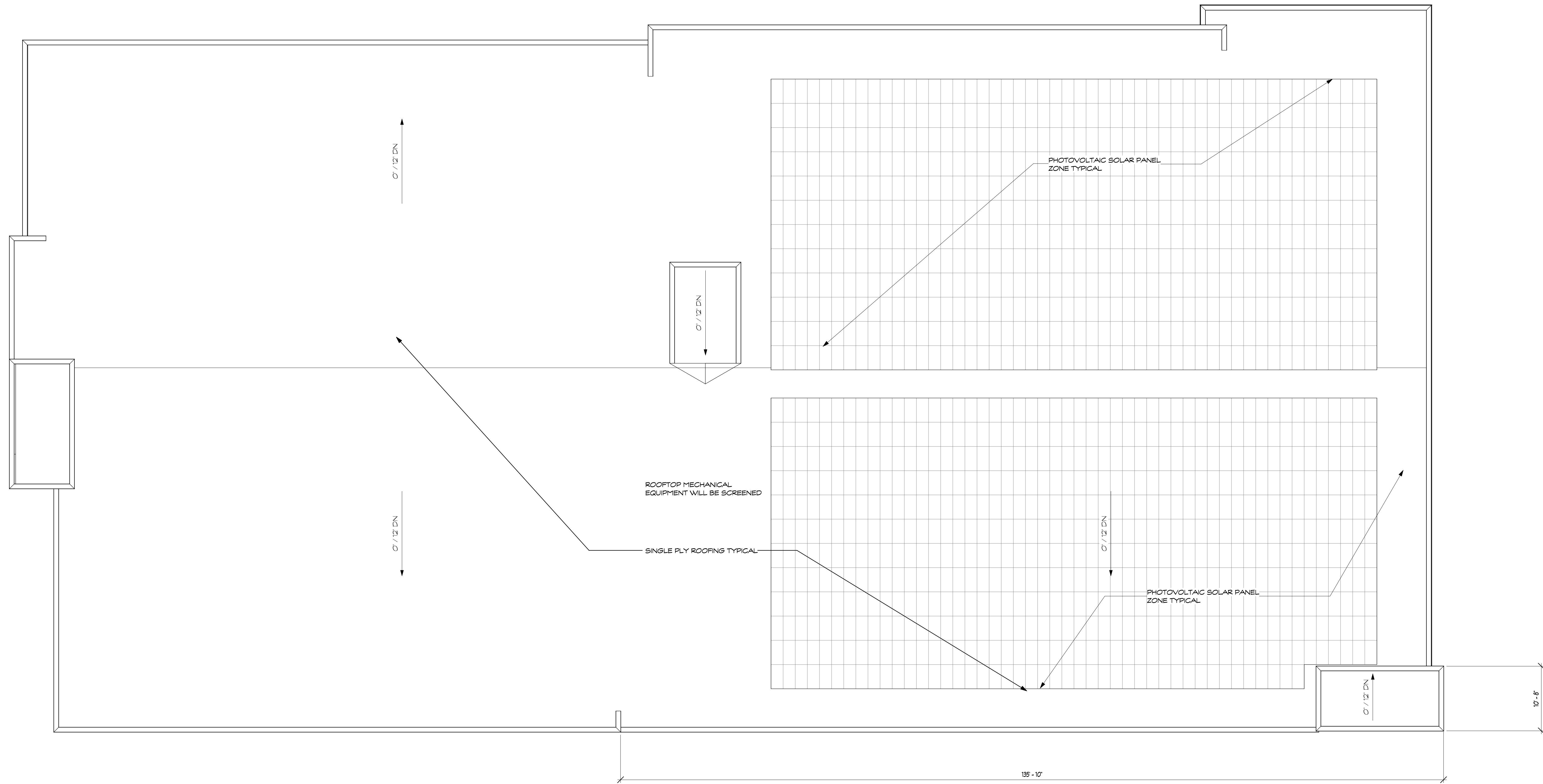
Great American Capital

9143 De Soto Avenue
Chatsworth, California

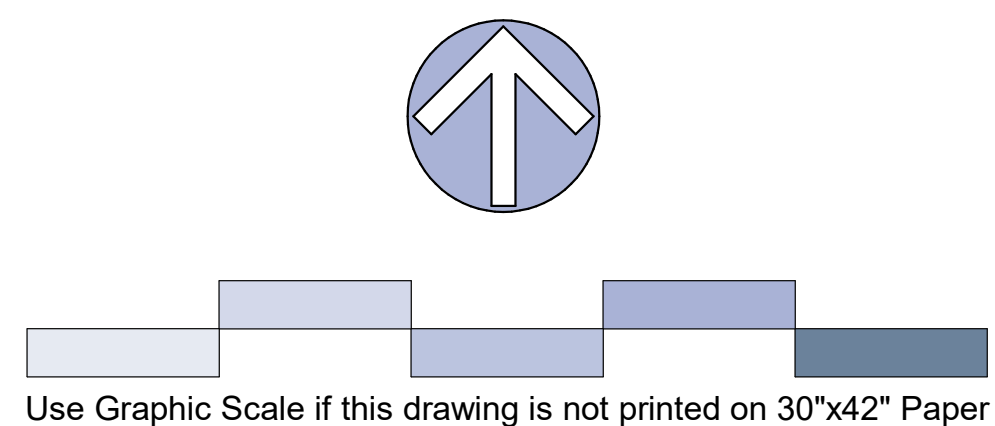


Great American Capital - Owner
three6ixty - Entitlement Coordination
Emerald Design - Landscape Architecture

A-2.4



Building A - Roof Plan

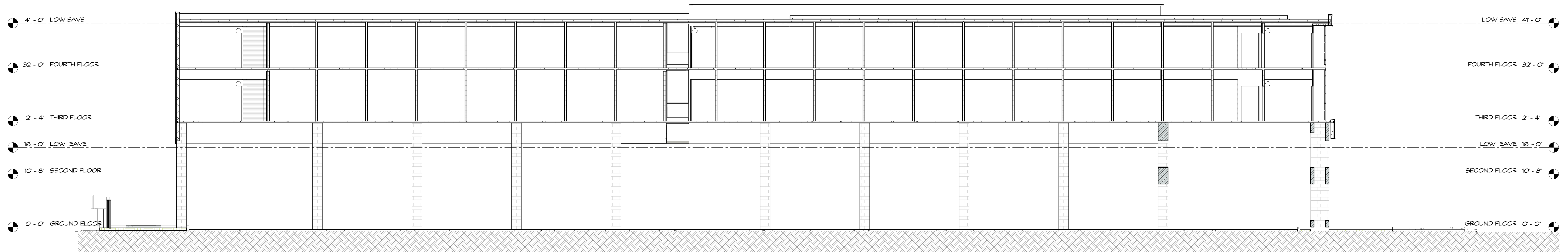


November 05, 2024
ACC 2213-SD13.1
(2024)

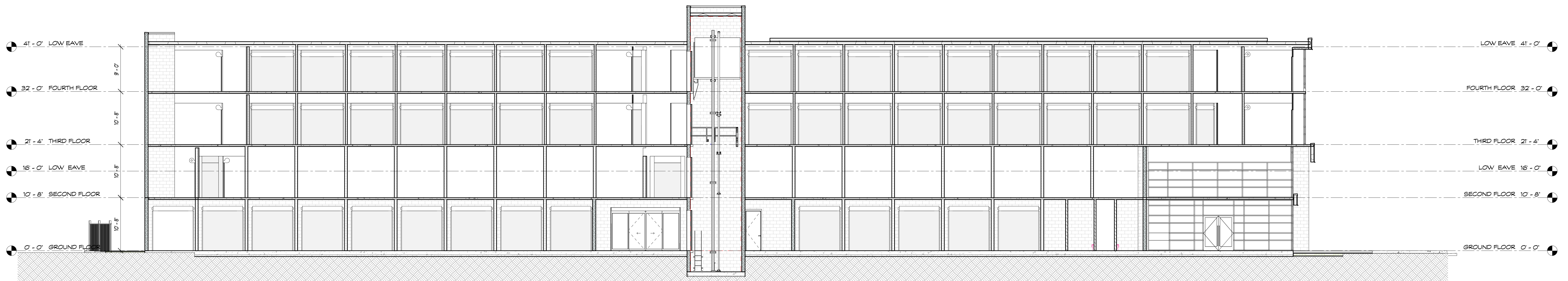
New Self-Storage Facility for:
Great American Capital 9143 De Soto Avenue
Chatsworth, California



Great American Capital - Owner
three6ixty - Entitlement Coordination
Emerald Design - Landscape Architecture

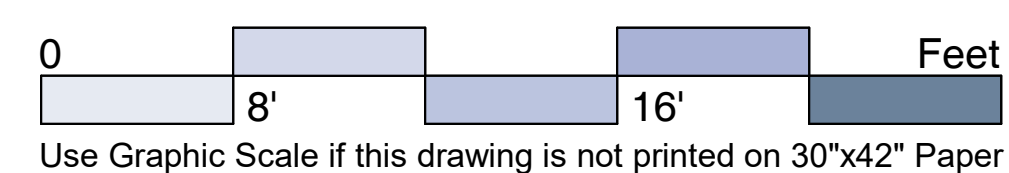


Section A



Section B

Building A - Building Sections



November 05, 2024
ACC 2213-SD13.1
(2024)

New Self-Storage Facility for:

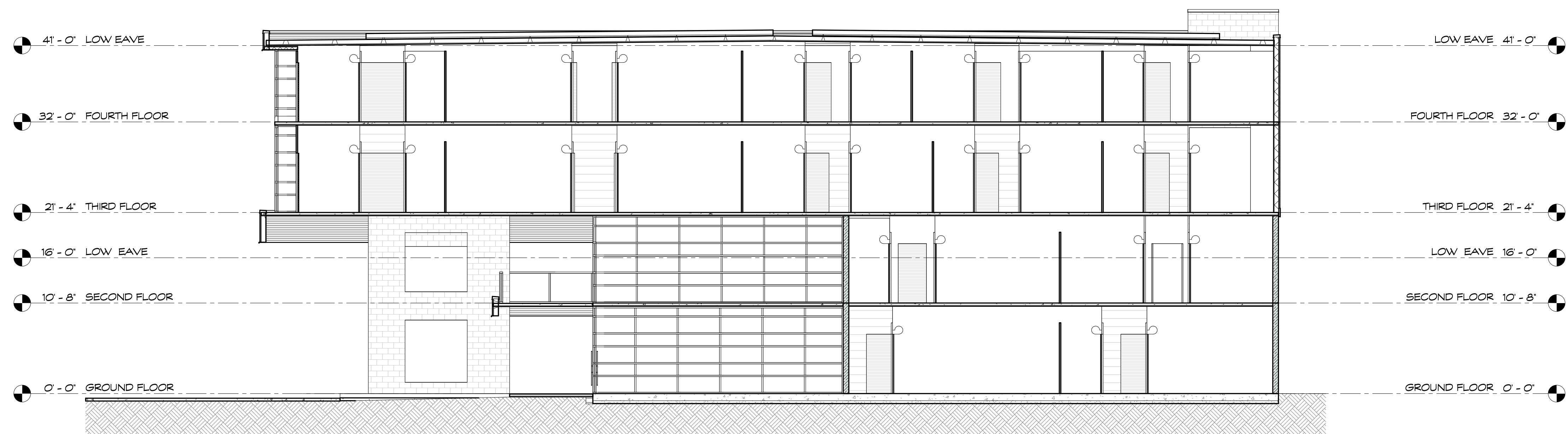
Great American Capital 9143 De Soto Avenue
Chatsworth, California



Great American Capital - Owner
three60ty - Entitlement Coordination
Emerald Design - Landscape Architecture

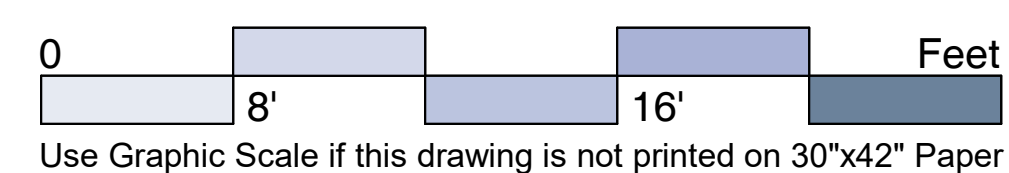


Section C



Section D

Building A - Building Sections



November 05, 2024
ACC 2213-SD13.1
(2024)

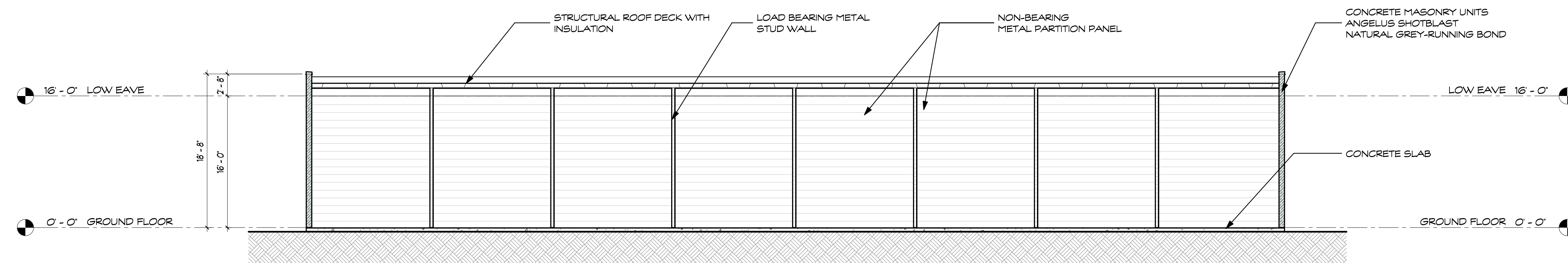
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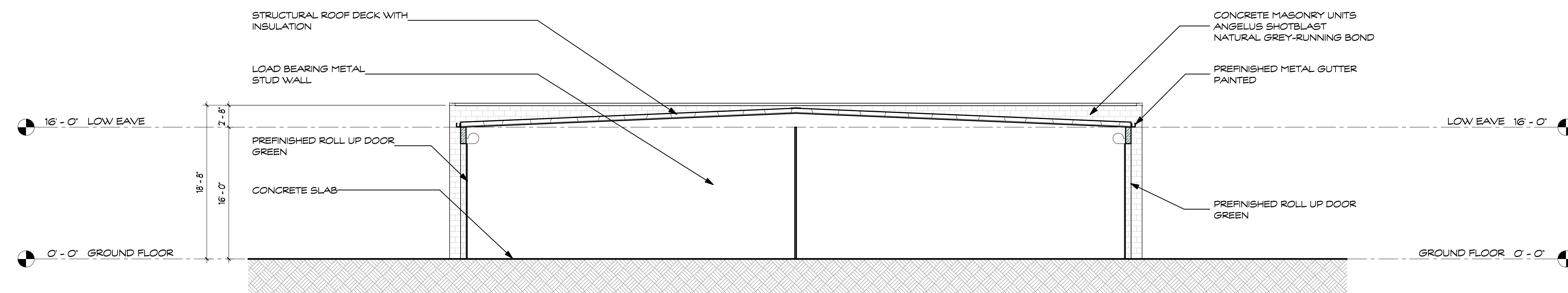
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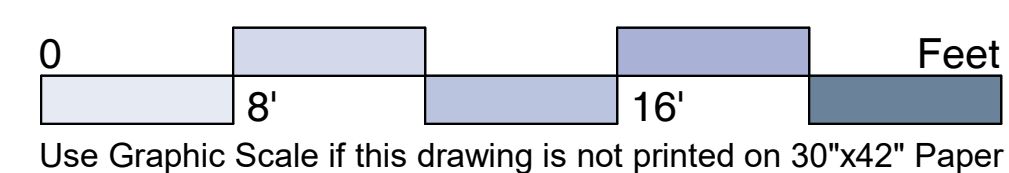


Section A



Section B

Building B - Building Sections



August 30, 2024
2213-07 (2022)

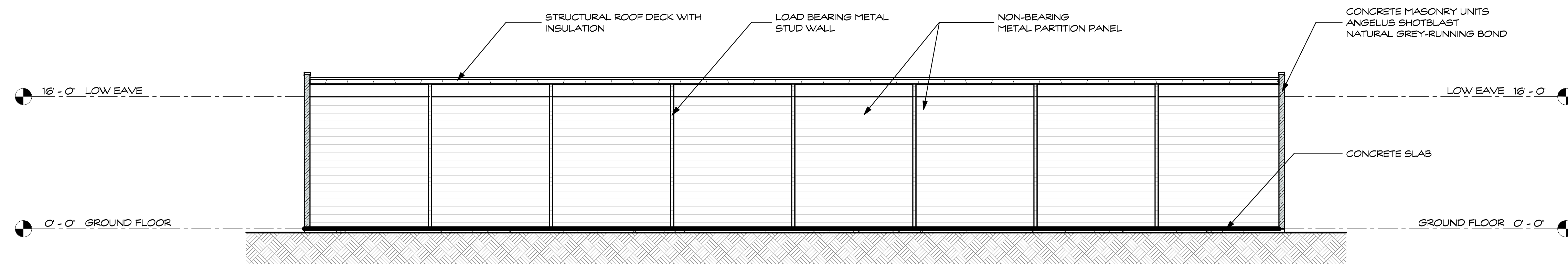
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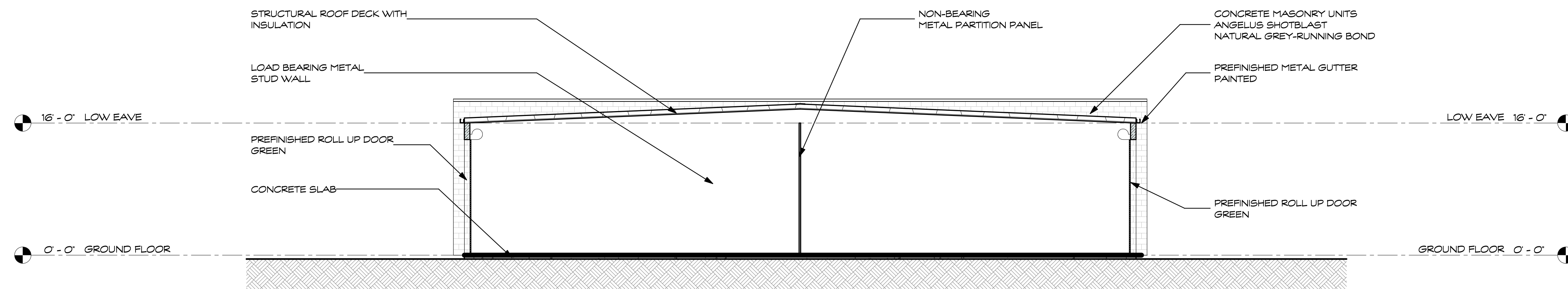


Great American Capital - Owner
three6ixty - Entitlement Coordination
Emerald Design - Landscape Architecture

A-3.3

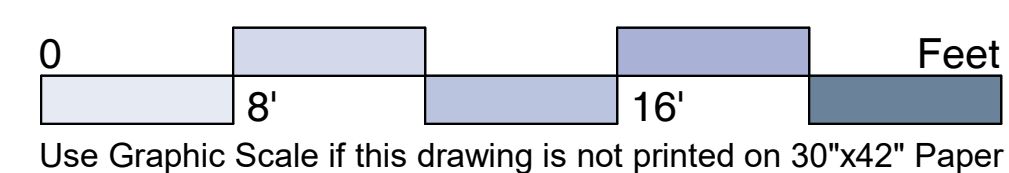


Section A



Section B

Building C - Building Sections



August 30, 2024
2213-SD11.1 (2023)

New Self-Storage Facility for:

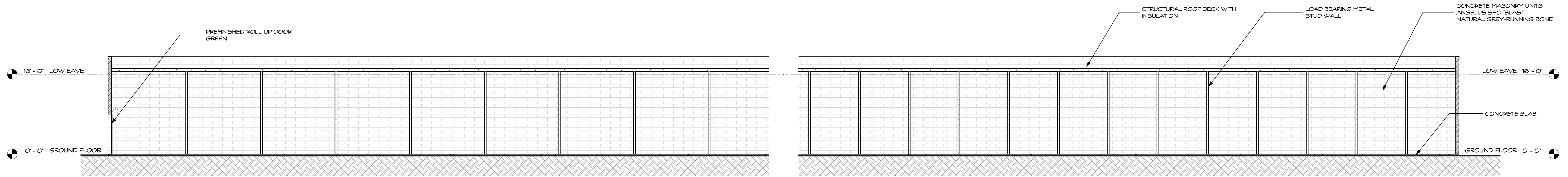
Great American Capital 9143 De Soto Avenue
Chatsworth, California

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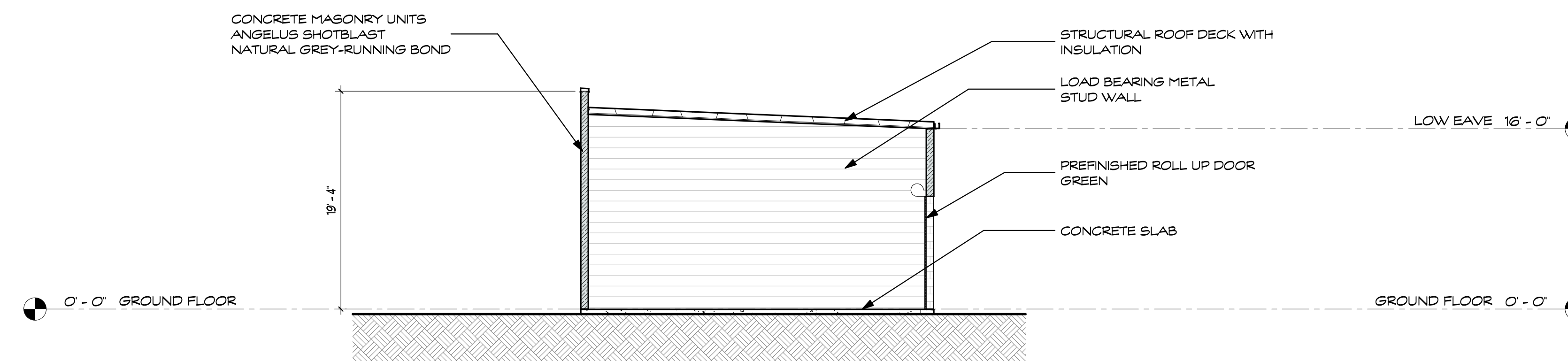
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A-3.4

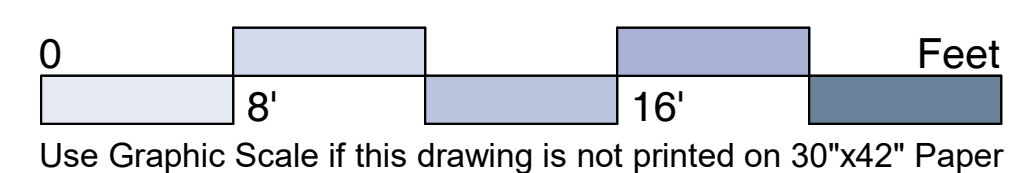


Section A



Section B

Building D - Building Sections



August 30, 2024
2213-SD11.1 (2023)

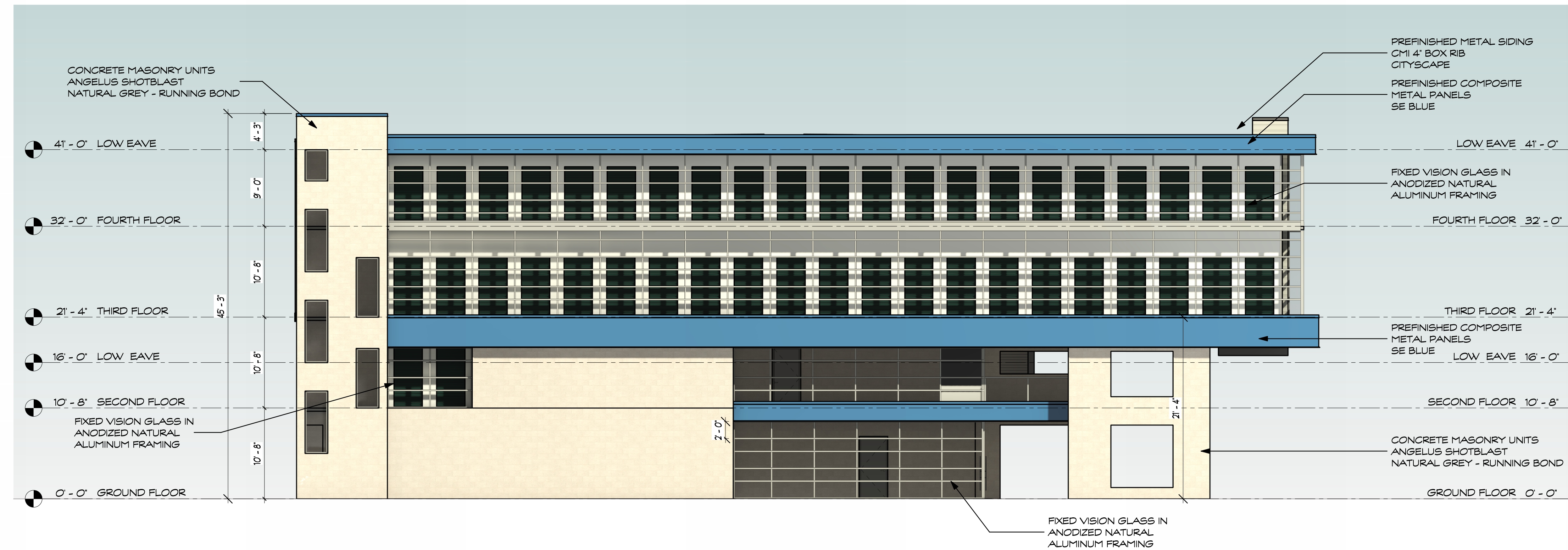
New Self-Storage Facility for:

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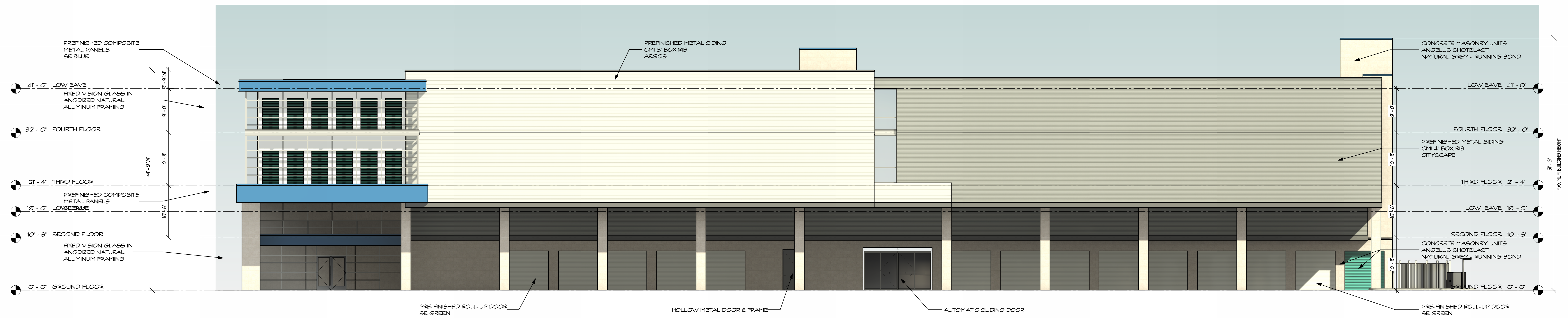


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A-3.5

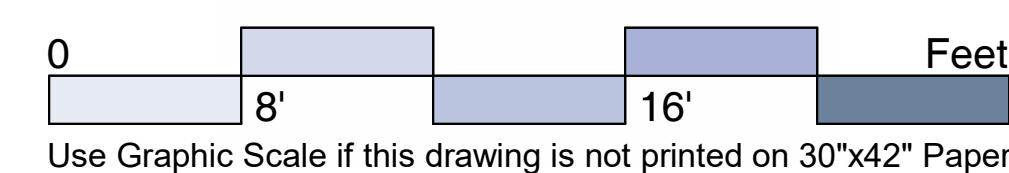


East Elevation



North Elevation

Building A - East and North Exterior Elevations



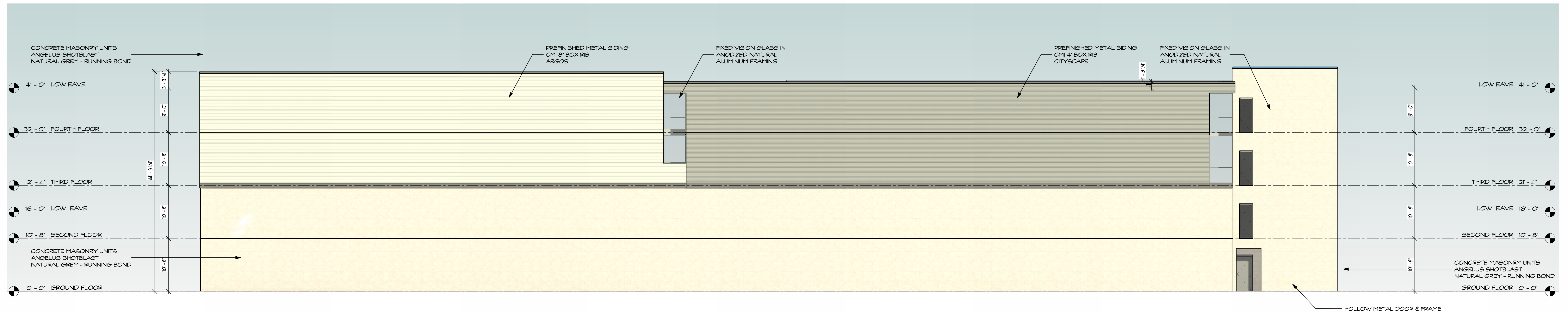
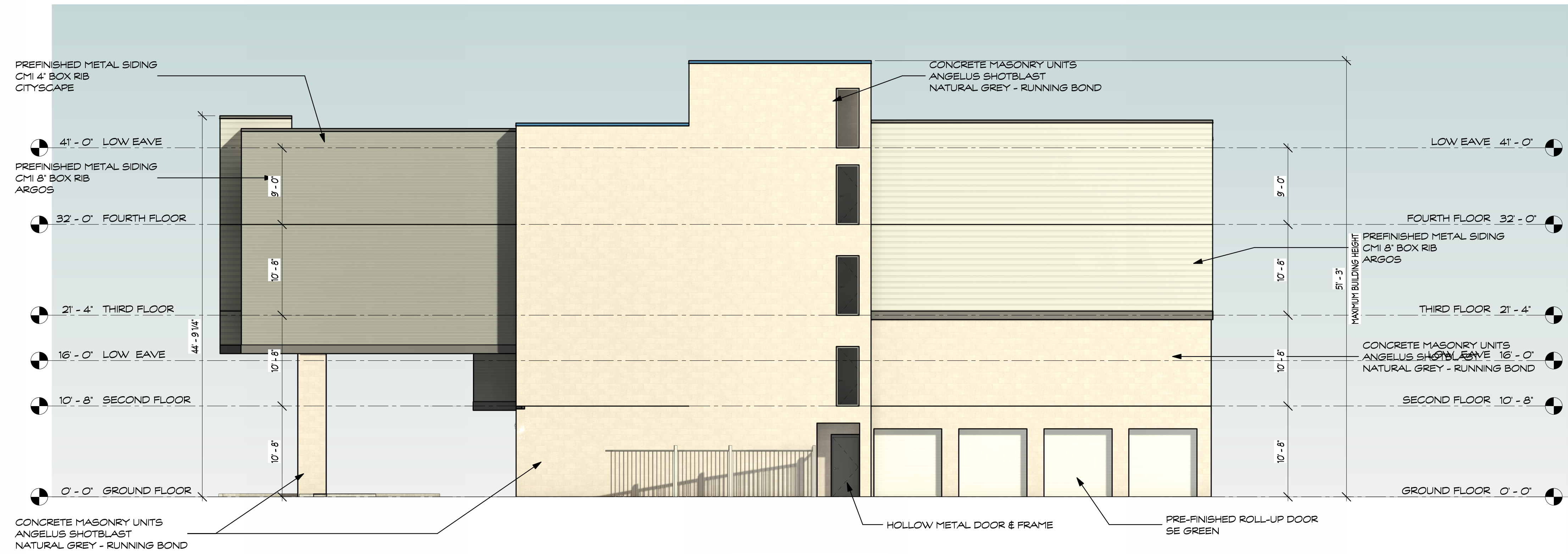
November 05, 2024
ACC 2213-SD13.1
(2024)

New Self-Storage Facility for:

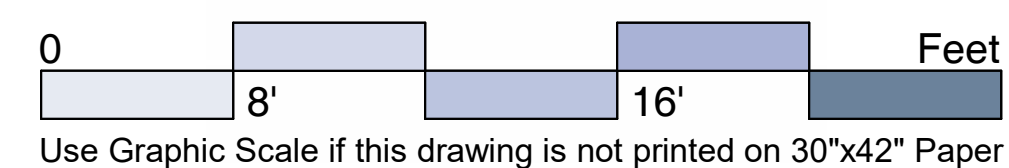
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Building A - West and South Exterior Elevations



November 05, 2024
ACC 2213-SD13.1
(2024)

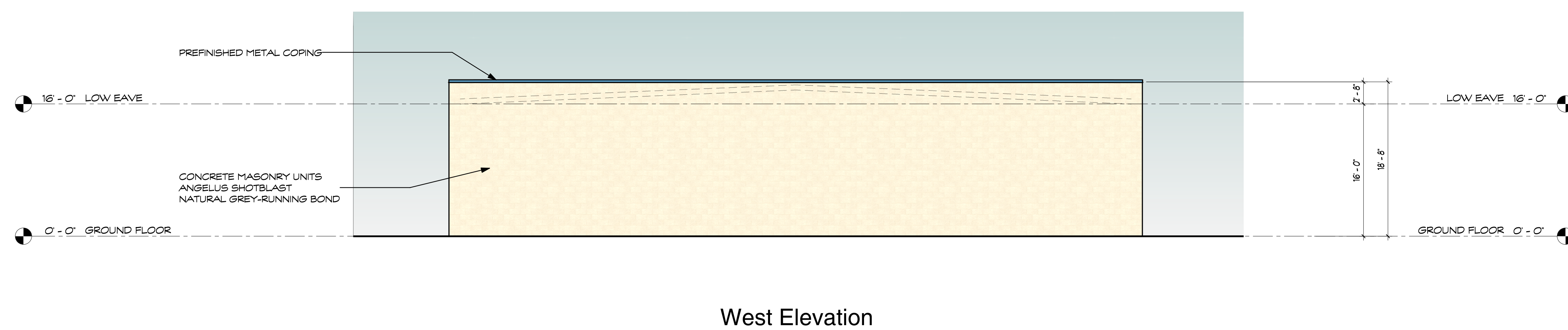
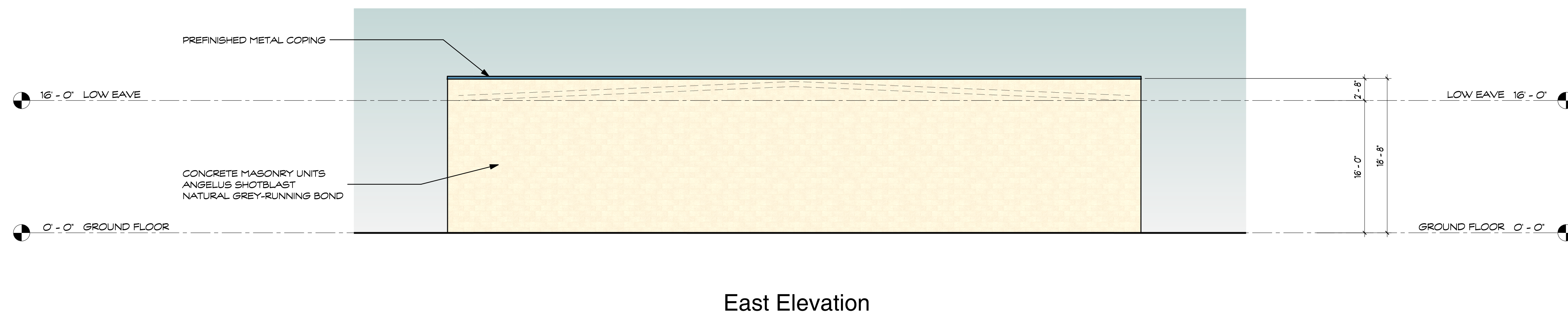
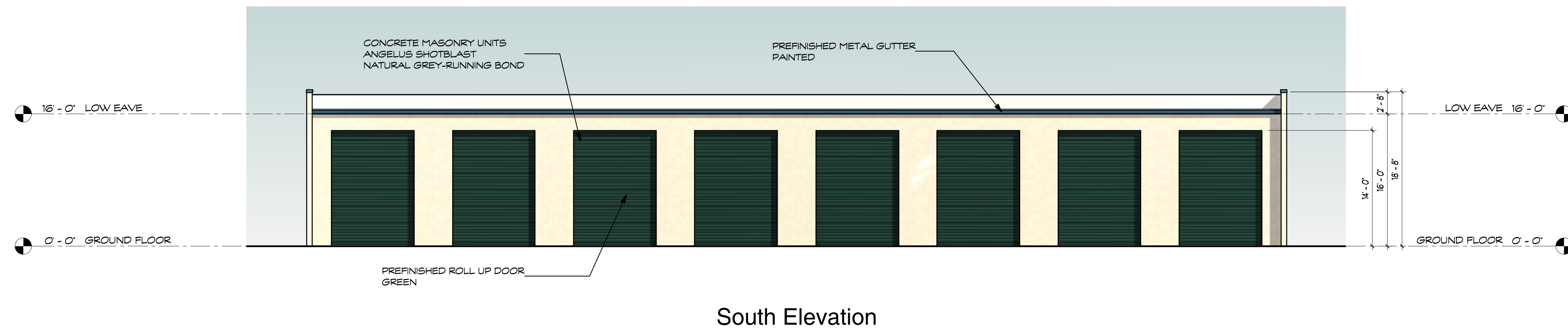
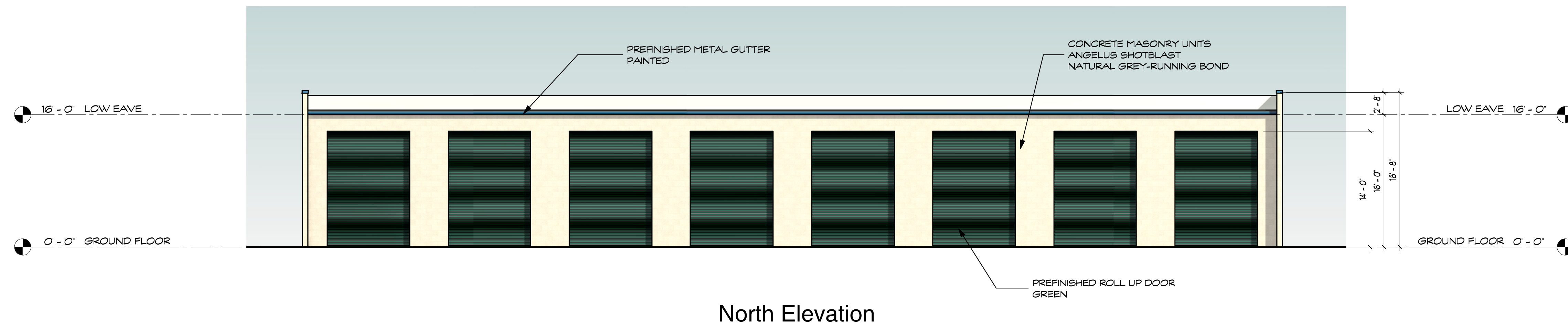
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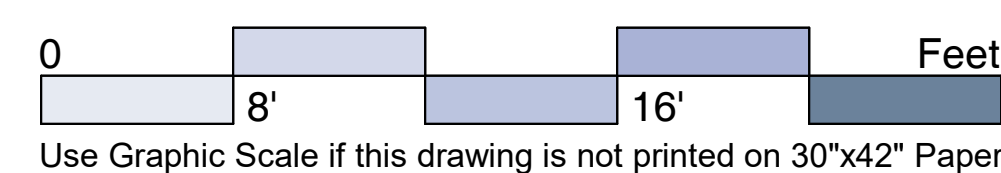


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A-4.2



Building B - Exterior Elevations



August 30, 2024
2213-07 (2022)

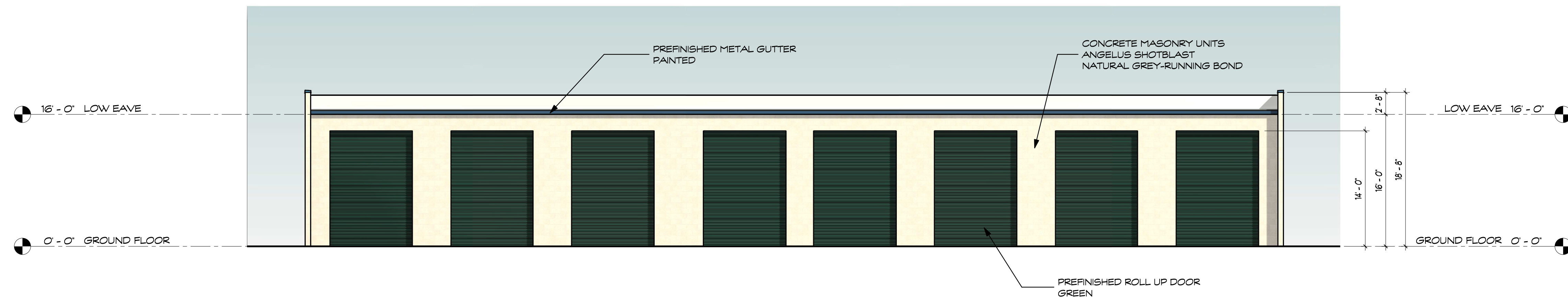
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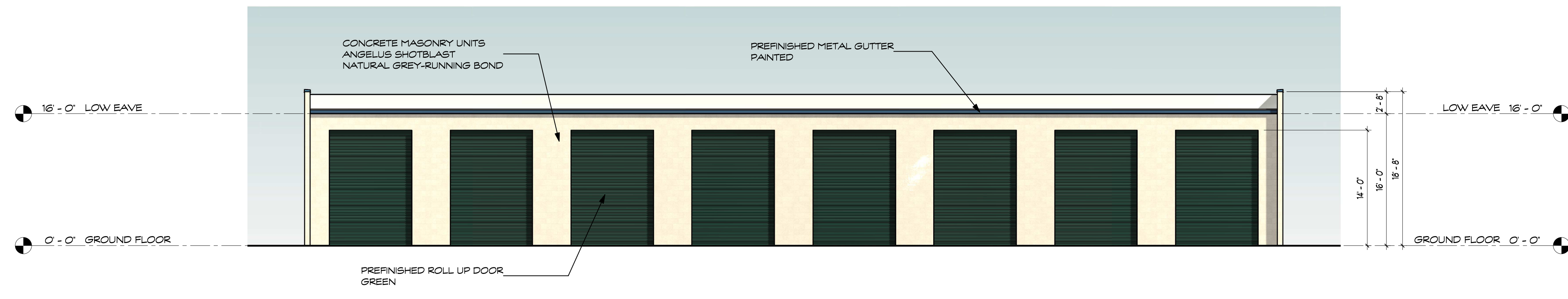


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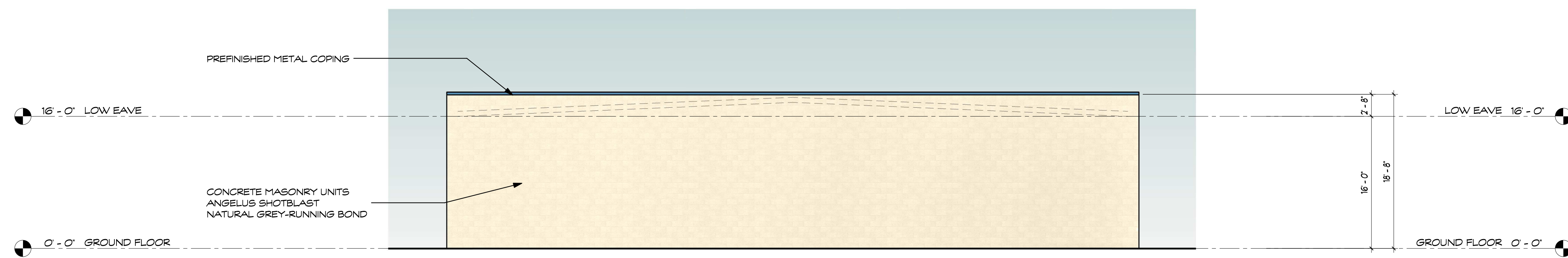
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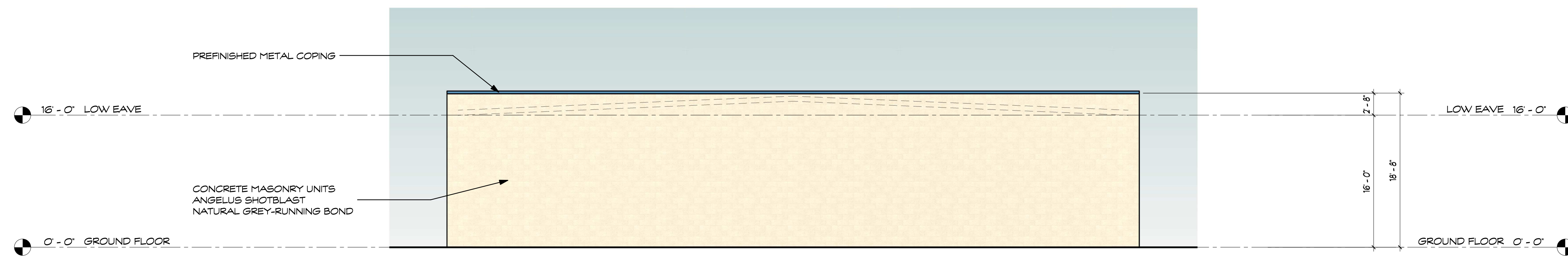
North Elevation



South Elevation

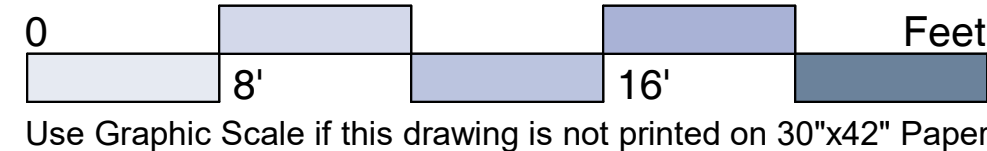


East Elevation



West Elevation

Building C - Exterior Elevations



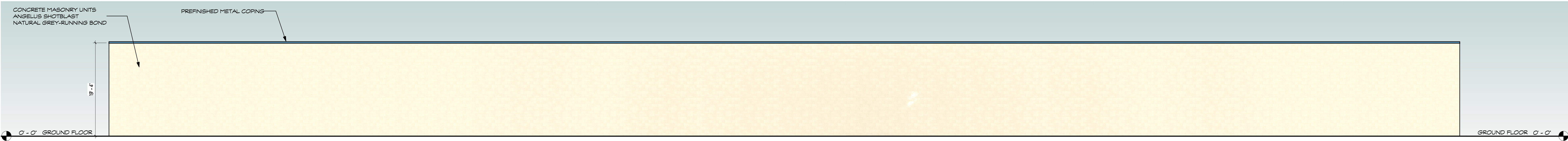
August 30, 2024
2213-SD11.1 (2023)

New Self-Storage Facility for:

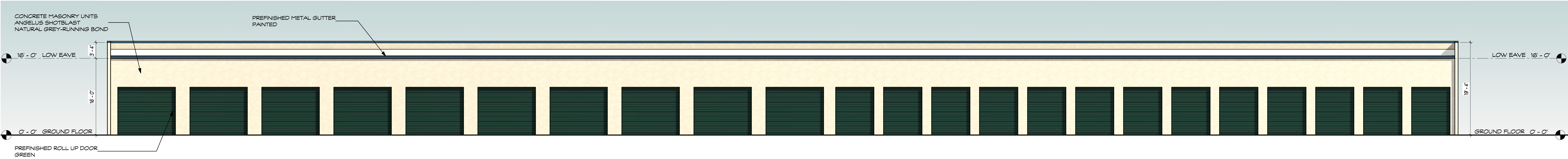
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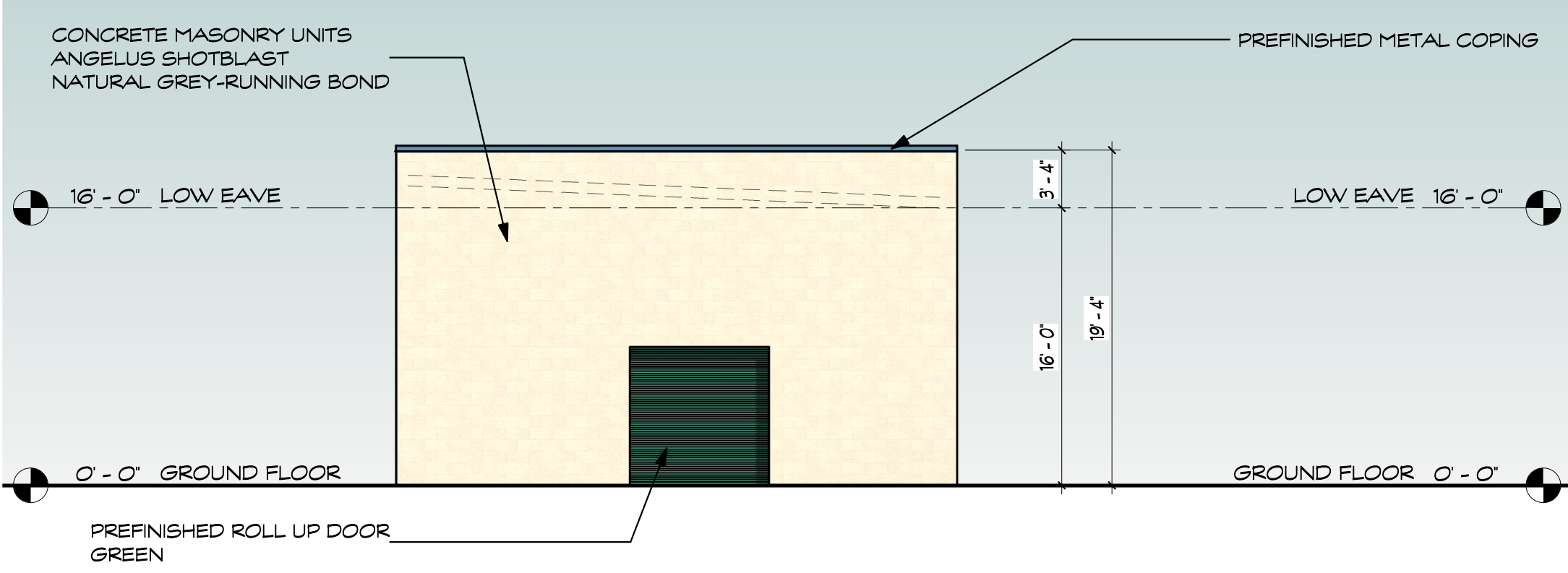
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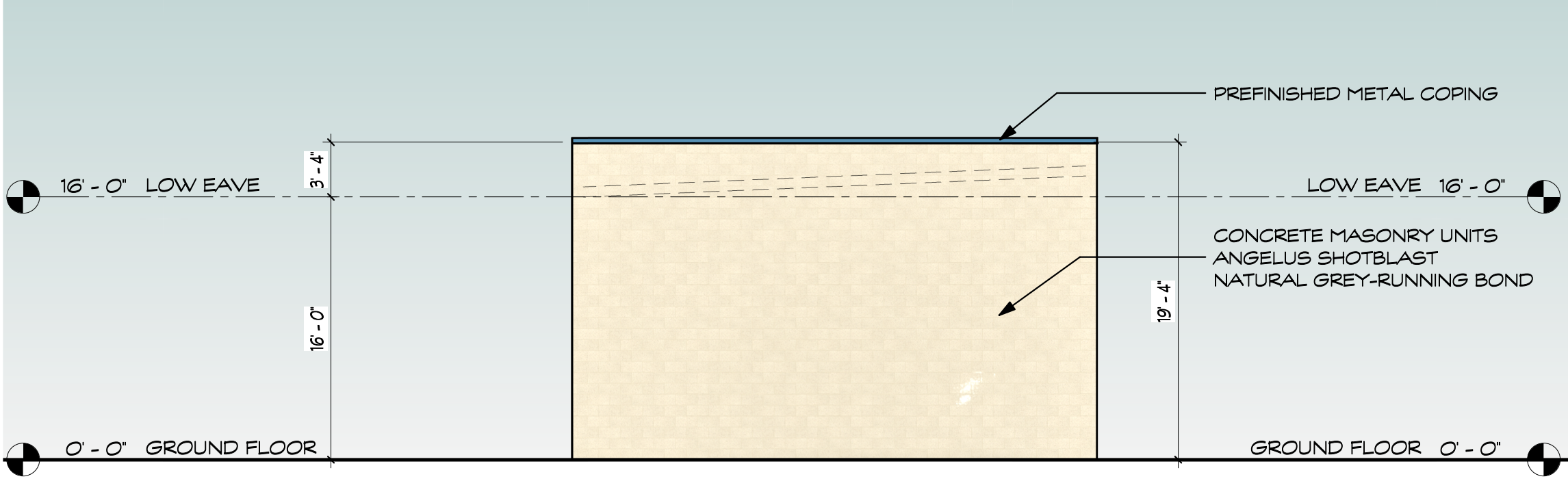
North Elevation



South Elevation

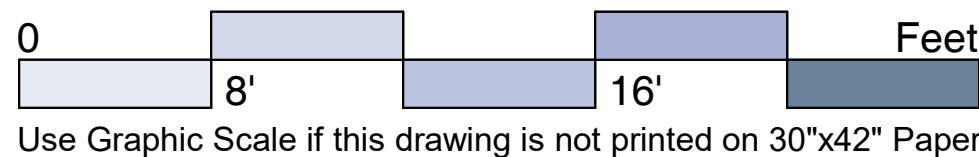


West Elevation



East Elevation

Building D - Exterior Elevations



August 30, 2024
2213-SD11.1 (2023)

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