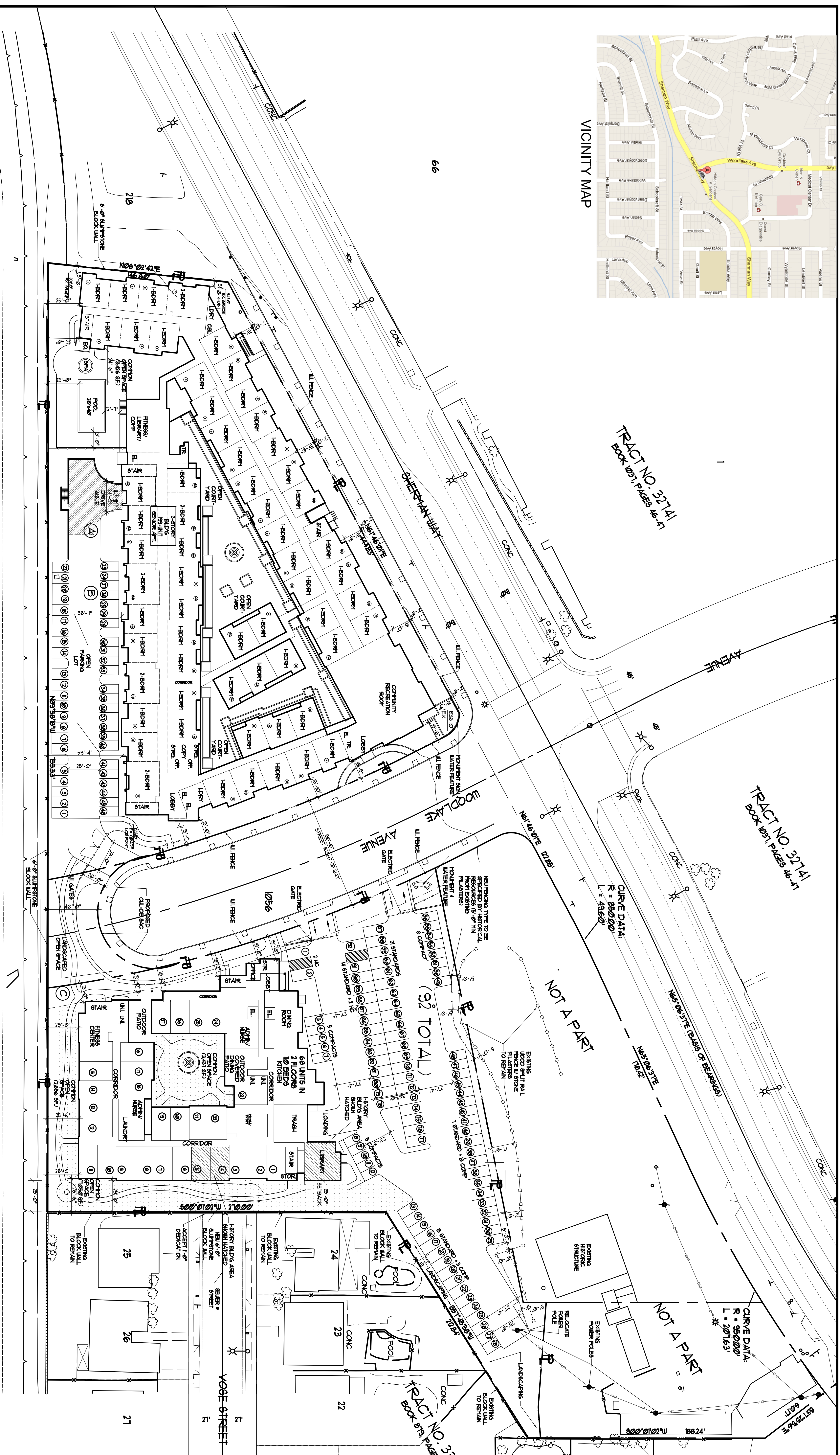


VICINITY MAP

TRACT NO. 32741
BOOK 1071, PAGES 46-47

TRACT NO. 32741
BOOK 1071, PAGES 46-47



ARCHITECTURAL SITE PLAN- 199 UNIT & 68 UNIT

SCALE: 1" = 30'-0"

LEGAL DESCRIPTION :

Site Address: 23200 W SHERMAN WAY
 ZIP Code: 91301
 PIN Number: 833033 247 & 264 & 268
 Lot/Parcel Area "A"(Calculated): 59,073 (sq ft)
 Lot/Parcel Area "B"(Calculated): 50,734 (sq ft)
 Lot/Parcel Area "C"(Calculated): 84,360 (sq ft)
 Toronto Brothers Grid PAGE 519 - GRID (G)
 Assessor's Parcel No. (APN): 2026-001-011, 019, 020
 Map Sheet: 133003
 Block Name: 11 B 19-23 (Sht 123)
 Map Sheet Reference: 1 II
 Map Sheet: 133003
 ZONING A1:
 METHANE BUFFER ZONE: YES
 LIQUIDATION NO
 FIRE ZONE: NO

DENSITY TABULATION :

PARCEL "A", 4.35,
 LOT AREA: 59,073 + 50,734 = 109,813 SQ. FT. (2.51 AC.)
 GROSS AREA: 109,813 SQ. FT. (2.51 AC.)
 NET AREA: 109,813 SQ. FT. (2.50 AC.)
 (AFTER DEDICATION)
 200 UNITS TOTAL ON PARCEL "A", 4.35
 54,433 SQ. FT./UNIT
 BUILDABLE AREA: 16,639,893 SQ. FT.
 (3X ALLOWABLE)

199U - GRADE PLANE :
 (6) ELEVATION POINTS USED FOR GRADE PLANE
 8310
 8312
 8314
 8316
 8318
 8320
 8322
 5,071.6 / 6.4 836.91
 GRADE PLANE = 836.91

199-U BLDG TAB :

1 BEDROOM 1 BATHROOM - 193 UNITS
 2 BEDROOM 1 BATHROOM 1.5 BDR UNITS
 TOTAL = 193 UNITS

199-U OPEN SPACE :

REQUIRED: 83 UNITS W/ LESS THAN 3 HABITABLE ROOMS
 162 UNITS W/ 3 HABITABLE ROOMS
 102 SF REQUIRED W/ LESS THAN 3 HAB. ROOMS
 (193 U) (102 U) (193 U)
 (18,100) (20,175) (18,200) (20,000)
 REQUIRED OPEN SPACE: 20,200 SQ. FT.

PROVIDED:
 REAR YARD: 8,426 SF
 COURT YARD: 12,375 SF
 REC ROOM: 4,500 SF
 FITNESS: 1,047 SF
 TOTAL: 16,348 SF

199-UNIT FLOOR AREA:

RESIDENTIAL (R-2): 15,834 SF
 CORRIDORS (R-2): 24,640 SF
 BALCONIES (R-2): 9,457 SF
 LAUNDERS (R-2): 1,524 SF
 TOTAL R-2 OCC.: 51,571 SF
 TOTAL (B) OCC.: 5,466 SF
 TOTAL (A.3) OCC.: 4,500 SF
 TOTAL FLOOR AREA: 61,537 SF
 BUILDABLE AREA: 16,639,893 SF
 PARK = 210'

68 UNIT - OPEN SPACE :

REQUIRED: 68 UNITS W/ LESS THAN 3 HABITABLE ROOMS
 100 SF REQUIRED W/ LESS THAN 3 HAB. ROOMS
 (68 X 100) = 6,800
 PROVIDED PARKING:
 COMPACT: 44 STALLS

PROVIDED:
 REAR YARD: 7,050 SF
 COURT YARD: 7,656 SF
 COURT YARD: 3,451 SF
 FITNESS: 977 SF
 LIBRARY: 822 SF
 MEDIA ROOM: 711 SF
 COVERED PATIOS: 1,458 SF
 TOTAL: 11,917 SF

68-UNIT FLOOR AREA:

RESIDENTIAL (R-2): 16,699 SF
 CORRIDORS (R-2): 6,546 SF
 OUTDOOR PATIOS: 149 SF
 TOTAL R-2: 33,393 SF
 TOTAL (B): 9,345 SF
 TOTAL (B.2): 178 SF
 TOTAL FLOOR AREA: 44,716 SF
 BUILDABLE AREA: 51,736,666 SF
 PARK = 036'

<p>A-1</p> <p>SHEET NO.</p>	<p>KEN STOCKTON ARCHITECTS, INC 26500 W AGOURA ROAD, FIVE MILE 844, CALABASAS, CA 91302 (818) 888-5443 FAX: (818) 888-3604</p>	<p>PROJECT NAME: WEST HILLS SENIOR SENIOR CITIZEN HOUSING 23200 SHERMAN WAY WEST HILLS, CA</p>	<p>OWNER: SHERMAN WAY-WEST HILLS PARTNERS, LLC 22801 VENTURA BLVD., #111, WOODLAND HILLS, CA 91367</p>
	<p>ARCHITECTURAL SITE PLAN</p> <p>DRAWN: RKS DATE: 02/21/12 PLAN CHK: PERMIT:</p>	<p>REVISIONS: 10/08/12</p>	

