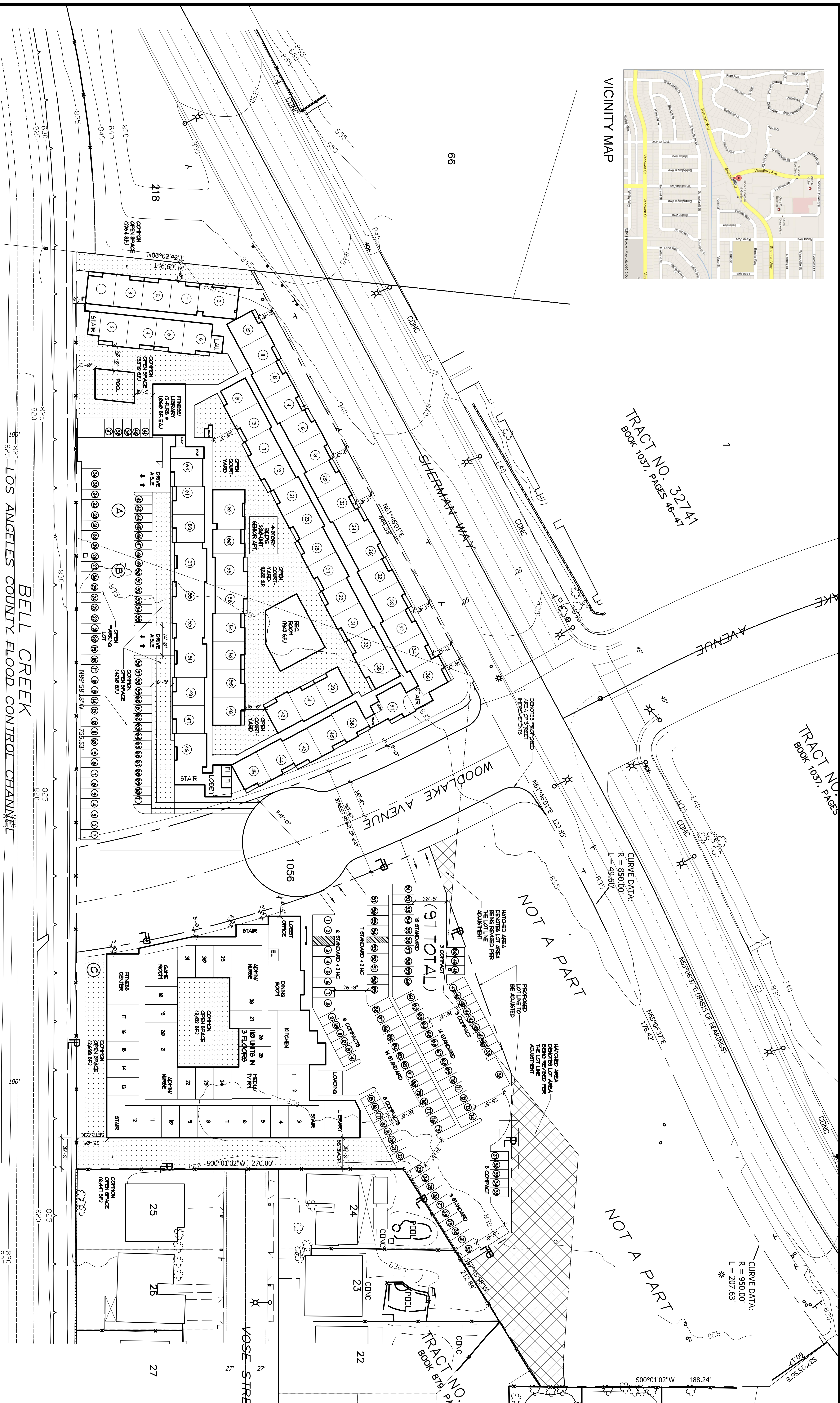


VICINITY MAP

TRACT NO. 32741
Book 1037, Pages 46-47

TRACT NO. 32741
Book 1037, Pages 46-47



ARCHITECTURAL SITE PLAN - 200 UNIT & 110 UNIT

SCALE: 1" = 30'-0"

LEGAL DESCRIPTION:

51P Address 23200 W SHERMAN WAY

ZIP Code 91307

Lot Number 23203 241 & 264 & 266

Lot Area 151,143 SQ. FT. (3.52 AC)

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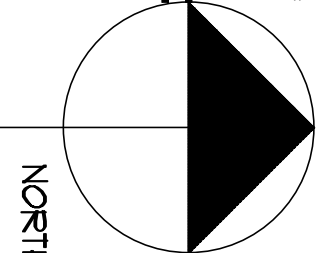
Lot Area 151,143 SQ. FT. (3.52 AC)

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Lot Area 151,143 SQ. FT. (3.52 AC)



NORTH

DENSITY TABULATION:

PARCEL: 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z

LOT AREA: 151,143 SQ. FT. (3.52 AC)

NET AREA: 151,143 SQ. FT. (3.52 AC)

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200U - OPEN SPACE:

REQUIRED: 164 UNITS / 1,556 SQ. FT. 3 HABITABLE ROOMS

16 UNITS / 3 HABITABLE ROOMS

100 SF REQUIRED / 1,556 SQ. FT. 3 HAB. ROOMS

125 SF REQUIRED / 1,556 SQ. FT. 3 HAB. ROOMS

(84 X 100) X (1/8 X 1/8) = (18,400) X (2,000)

REQUIRED OPEN SPACE: 20,400 SQ. FT.

PROVIDED: 2264 SF

REAR YARD: 1389 SF

COURT YARD: 1389 SF

COURT YARD: 1389 SF

COURT YARD: 1389 SF

COURT YARD: 1389 SF

200 UNIT PARKING TABULATION:

REQUIRED PARKING: 164 STALLS PER UNIT (199 UNITS) 1.3 STALLS PER MANAGER UNITS

102 STALLS REQUIRED (199 X 0.5 = 102)

PROVIDED PARKING: 102 STALLS

OPEN PARKING: 35 STALLS

STANDARD: 36 STALLS

STANDARD: 36 STALLS

STANDARD: 36 STALLS

STANDARD: 36 STALLS

STANDARD: 36 STALLS

STANDARD: 36 STALLS

STANDARD: 36 STALLS

STANDARD: 36 STALLS

110 UNIT - OPEN SPACE:

REQUIRED: 110 UNITS / 1,556 SQ. FT. 3 HABITABLE ROOMS

100 SF REQUIRED / 1,556 SQ. FT. 3 HAB. ROOMS

(110 X 100) = 11,000

REQUIRED OPEN SPACE: 11,000 SQ. FT.

PROVIDED: 6,471 SF

REAR YARD: 2,639 SF

COURT YARD: 3,412 SF

COURT YARD: 3,412 SF

COURT YARD: 3,412 SF

COURT YARD: 3,412 SF

COURT YARD: 3,412 SF

COURT YARD: 3,412 SF

110 UNIT PARKING TABULATION:

REQUIRED PARKING: 110 STALLS PER UNIT (110 UNITS)

52 STALLS REQUIRED (110 X 0.5)

PROVIDED PARKING: 52 STALLS

OPEN PARKING: 33 STALLS

STANDARD: 60 STALLS

STANDARD: 60 STALLS

STANDARD: 60 STALLS

STANDARD: 60 STALLS

STANDARD: 60 STALLS

STANDARD: 60 STALLS

STANDARD: 60 STALLS

STANDARD: 60 STALLS

110 UNIT BLDG TAB:

1 BEDROOM 1 BATHROOM = 110 UNITS

1 BEDROOM 2 BATHROOM = 16 UNITS

TOTAL FLOOR AREA = 57,171 SF

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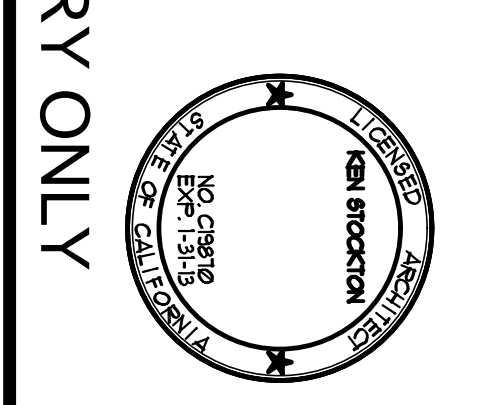
TOTAL FLOOR AREA = 57,171 SF

KEN STOCKTON ARCHITECTS, INC
26500 W AGOURA ROAD, PMB 844, CALABASAS, CA 91307
(818) 888-3443 FAX: (818) 888-3604

ARCHITECTURAL SITE PLAN
DRAWN: RKS REVISIONS:
DATE: 02/21/12 04/10/12
PLAN CHK:
PERMIT:

PROJECT NAME:
WEST HILLS SENIOR
SENIOR CITIZEN HOUSING
23200 SHERMAN WAY
WEST HILLS, CA

OWNER:
SHERMAN WAY-WEST HILLS PARTNERS, LLC
22801 VENTURA BLVD., #111, WOODLAND HILLS, CA 91367



A-1
SHEET NO.

PRELIMINARY ONLY