

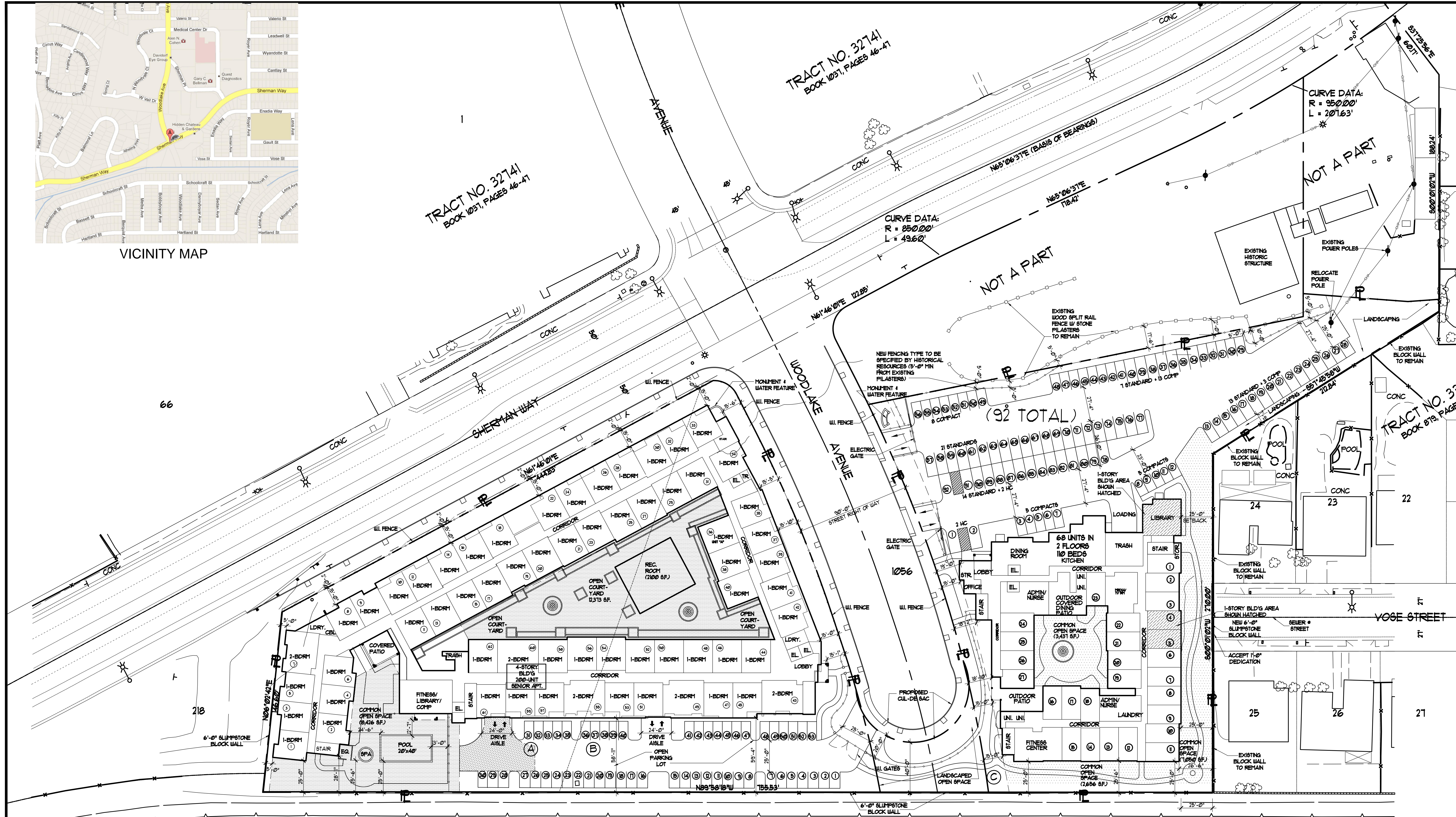
VICINITY MAP

TRACT NO. 32741  
BOOK 1027, PAGES 46-47

TRACT NO. 32741  
BOOK 1027, PAGES 46-47

CURVE DATA:  
R = 950.00'  
L = 201.63'

CURVE DATA:  
R = 850.00'  
L = 49.60'



OWNER:  
**SHERMAN WAY-WEST HILLS PARTNERS, LLC**  
22801 VENTURA BLVD., #11, WOODLAND HILLS, CA 91367

PROJECT NAME:  
**WEST HILLS SENIOR**  
SENIOR CITIZEN HOUSING  
22200 SHERMAN WAY  
WEST HILLS, CA

ARCHITECTURAL SITE PLAN  
DRAWN: RKS  
DATE: 07/17/12  
PLAN CHK:  
FERT:

**KEN STOCKTON ARCHITECTS, INC.**  
26800 W. AGOURA ROAD, P.O. BOX 944, CALABASAS, CA 91307  
(818) 888-5443 FAX: (818) 888-3604

SHEET NO.  
**A-1**

# ARCHITECTURAL SITE PLAN- 200 UNIT & 110 UNIT

SCALE: 1" = 30'-0"  
LEGAL DESCRIPTION:

Site Address: 23200 W SHERMAN WAY  
ZIP Code: 91301  
PIN Number: 103B033 241 & 264 & 268  
Lot/Parcel Area "A"(Calculated): 59,007.3 (sq ft)  
Lot/Parcel Area "B"(Calculated): 50,734.0 (sq ft)  
Lot/Parcel Area "C"(Calculated): 84,380.4 (sq ft)  
Thomas Brothers Grid PAGE 573 - GRID G5  
Assessor Parcel No. (APN) 2026-001-011, 019, 020  
Tract: TR 1000  
Map Reference: M B 19-23 (SHT 23)  
Block: None  
Lot: FT 1056  
Arb (Lot Cut Reference) 7, 11  
Map Sheet: 103B033  
Map Sheet: 103B031  
ZONING: AI-1  
METHANE BUFFER ZONE: YES  
LIQUEFACTION: NO  
LANDSLIDE: NO  
FIRE ZONE: NO

## DENSITY TABULATION:

PARCEL "A" & "B":  
LOT AREA: 59,007.3 + 50,734.0 = 109,741.3 SQ. FT. (2.52 AC)  
GROSS AREA: 109,741.3 SQ. FT. (2.52 AC)  
NET AREA: 109,865.58 SQ. FT. (2.50 AC)  
(AFTER DEDICATION)  
200 UNITS TOTAL ON PARCEL "A" & "B"  
844.33 SQ. FT. / UNIT  
"BUILDABLE AREA": 16,635.89 SQ. FT.  
(3x ALLOWABLE)

PARCEL "C":  
GROSS LOT AREA: 85,095 SQ. FT. (1.95 AC)  
NET LOT AREA: 85,095 SQ. FT. (1.95 AC)  
(AFTER LOT LINE ADJUSTMENT)  
68 UNITS (110 BEDS) TOTAL ON PARCEL "C"  
1251.4 SQ. FT. / UNIT (113.6 SQ. FT. / BED)  
"BUILDABLE AREA": 51,125.66 SQ. FT.  
(3x ALLOWABLE)

## BELL CREEK

LOS ANGELES COUNTY FLOOD CONTROL CHANNEL

### 200-U BLD'G TAB:

1 BEDROOM, 1 BATHROOM = 184 UNITS  
2 BEDROOM, 2 BATHROOM = 16 UNITS  
TOTAL = 200 UNITS

### 200U- OPEN SPACE:

REQUIRED:  
184 UNITS W/ LESS THAN 3 HABITABLE ROOMS  
16 UNITS W/ 3 HABITABLE ROOMS  
100 SF. REQUIRED W/ LESS THAN 3 HAB. ROOMS  
75 SF. REQUIRED W/ 3 HAB. ROOMS  
(184 x 100) + (16 x 125) = (18400) + (2000)  
REQUIRED OPEN SPACE = 20,400 SQ. FT.

PROVIDED:  
REAR YARD: 8,426 SF.  
COURTYARD: 12,313 SF.  
REC ROOM: 2,009 SF.  
FITNESS: 1,041 SF.  
OPEN DECK: 129 SF.  
TOTAL PROVIDED: 24,918 SF.

### 200 UNIT PARKING TABULATION:

REQUIRED PARKING:  
1/2 STALL PER UNIT (100 UNITS) + 2 STALLS = MANAGERS UNITS  
102 STALLS REQUIRED (100 x 0.5 + 2)

PROVIDED PARKING:  
OPEN PARKING: 53 STALLS  
COMPACT: 53 STALLS

COVERED PARKING:  
STANDARD: 110 STALLS  
COMPACT: 35 STALLS  
HANDICAP: 7 STALLS  
TANDEM COMPACT: 2 STALLS  
TOTAL PARKING: 217 STALLS

### 200-UNIT FLOOR AREA:

RESIDENTIAL (R-2): 116,134 SF.  
CORRIDORS (R-2): 24,642 SF.  
BALCONIES (R-2): 9,451 SF.  
LAUNDRY: 1,524 SF.  
TOTAL R-2 OCC.: 151,751 SF.  
TOTAL (B) OCC.: 5,486 SF.  
TOTAL (A-3) OCC.: 2,209 SF.  
TOTAL FLOOR AREA: 159,252 SF.

BUILDABLE AREA = 16,635.89 SF.  
F.A.R. = 2.08 : 1

### 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  
REQUIRED OPEN SPACE = 6,800 SQ. FT.

PROVIDED:  
REAR YARD: 1,050 SF.  
SIDE YARD: 2,656 SF.  
COURTYARD: 3,431 SF.  
GAME ROOM: 771 SF.  
FITNESS: 971 SF.  
LIBRARY: 822 SF.  
MEDIA ROOM: 171 SF.  
COVERED PATIOS: 1,458 SF.  
TOTAL PROVIDED: 11,331 SF.

### 68 UNIT BLD'G TAB:

1 BEDROOM, 1 BATHROOM + 68 UNITS (110 BEDS)  
(100% ASSISTED LIVING UNITS)  
TOTAL = 68 UNITS/ 110 BEDS

### 68 UNIT PARKING TABULATION:

REQUIRED PARKING:  
1/2 STALL PER UNIT (68 UNITS)  
34 STALLS REQUIRED (68 x 0.5)

PROVIDED PARKING:  
COMPACT: 34 STALLS  
STANDARD: 54 STALLS  
HANDICAP: 4 STALLS  
TOTAL PARKING: 92 STALLS

### 68-UNIT FLOOR AREA:

RESIDENTIAL (R-2): 26,699 SF.  
CORRIDORS (R-2): 6,545 SF.  
OUTDOOR PATIOS: 149 SF.  
TOTAL R-2: 33,993 SF.

TOTAL (B)- 9,545 SF.  
TOTAL (R-2)- 1178 SF.  
TOTAL FLOOR AREA= 44,716 SF.

BUILDABLE AREA= 51,125.66 SF.  
F.A.R. = 0.86 : 1

PRELIMINARY ONLY

