

SENIOR ASSISTED LIVING
18300 SESNON BLVD
GRANADA HILLS, CA 91344



ASSISTED LIVING

18300 SESNON BLVD, GRANADA HILLS, CA 91344

PROJECT DESCRIPTION

NEW CONSTRUCTION OF 3- STORY
ASSISTED LIVING
FACILITY
WITH PARKING ON THE GROUND FLOOR

PROJECT DIRECTORY

ARCHITECT: Cataldo Associates
835 Mission Street,
South Pasadena, CA
91030
P: 626-799-4400

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:
2020 LOS ANGELES BUILDING CODE (LABC)
2020 LOS ANGELES CODE (LADC)
2020 LOS ANGELES MECHANICAL CODE (LAMC)
2020 LOS ANGELES PLUMBING CODE (LAPC)
2020 LOS ANGELES ELECTRICAL CODE (LAEC)
2020 LOS ANGELES GREEN BUILDING CODE (LAGBC)
2020 CALIFORNIA ENERGY CODE
CITY OF LOS ANGELES ZONING CODE

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, DISABLED ACCESS REGULATIONS AND CITY OF LOS ANGELES AMENDMENTS.

AREA CALCULATION

| USE | FLOOR AREA | PERCENTAGE |
|-------------------------------------|--------------------|-------------|
| ALZHEIMER'S / DEMENTIA CARE HOUSING | 15,341 S.F. | 19% |
| SENIOR INDEPENDENT HOUSING | 45,569 S.F. | 54% |
| COMMON AREAS | 22,764 S.F. | 27% |
| TOTAL | 83,674 S.F. | 100% |

PROPERTY INFO

ASSESSOR'S ID NO: 2601-008-037
ADDRESS: NOT AVAILABLE
PROPERTY TYPE: VACANT LAND
PROPERTY DESCRIPTION:
TR=10422 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 5.
LOT AREA: 121,843 SF / 2.79 ACRES
ZONING: A1-1-O-K "LIGHT AGRICULTURAL"
DENSITY:
MAX HEIGHT: 45'
PROPOSED HEIGHT: 33'
TYPE OF CONSTRUCTION: V
BUILDING FOOT PRINT: 38,404 SF
BUILDING SQ. FOOTAGE : 105,682 SF
FAR: 87%
SETBACKS:
FRONT: 25'
REAR: 25'
SIDES: 25'

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL**
- T-1.0 COVER SHEET, PROJECT INFO & SITE PLAN
 - T-02 PROPOSED SITE LANDSCAPE PLAN
 - A-1.0 PROPOSED SITE PLAN
 - A-2.0 PROPOSED FIRST FLOOR PLAN & UNITS LAYOUT
 - A-2.1 PROPOSED SECOND & THIRD FLOOR PLAN
 - A-3.0 RENDER
 - A-3.1 RENDER
 - A-3.2 RENDER
 - A-4.0 INSPIRATIONAL IMAGES

PARKING ANALYSIS

PARKING REQUIRED =
.5 PARKING SPACES FOR RESIDENTIAL WARDS
RESIDENTIAL UNITS 125 x .5= 62 CARS
OFFICE 2,500 SFx4/ 1000= 10 CARS

PARKING REQUIRED= 72 PARKING SPACES
PARKING PROVIDED = 75 PARKING SPACES

OPEN SPACE

OPEN SPACE REQUIRED:
COMMON OPEN SPACE AREA: MIN. 25%
PRIVATE OPEN SPACE: MIN. 50 SF PER UNIT

OPEN SPACE PROVIDED:
COMMON OPEN SPACE AREA: +/- 20,954 SF
PRIVATE OPEN SPACE: +/- 2,424 SF

BUILDING AREAS

GROUND FLOOR PLAN ----- ± 38,018 S.F
SECOND FLOOR PLAN ----- ± 33,967 S.F
THIRD FLOOR PLAN ----- ± 33,967 S.F
TOTAL GROSS AREA----- ± 105,952 S.F

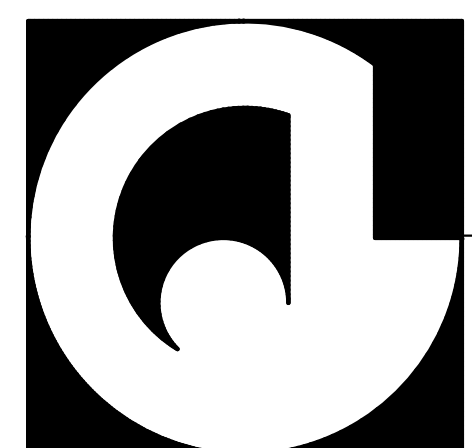
UNIT TABULATION

| UNIT LEVEL | STUDIO 390 sf (A) | STUDIO 465 sf (B) | 1 BR 781 sf (C) | 1 BR 931 sf (D) | TOTAL |
|--------------|-------------------------|-------------------------|-----------------------|-----------------------|-------------|
| FIRST | 12 | 19 | - | 2 | 33 |
| SECOND | 9 | 31 | 1 | 5 | 46 |
| THIRD | 9 | 31 | 1 | 5 | 46 |
| TOTAL | 30 | 81 | 2 | 12 | 125 |
| % | 24% | 64% | 2% | 10% | 100% |

NOTE:
75% OF THE SENIOR INDEPENDENT LIVING IS WITHIN THE BUILDING
25% OF THE ALZHEIMER / DEMENTIA CARE HOUSING AND OR SKILLED NURSING



SCALE: NOT TO SCALE



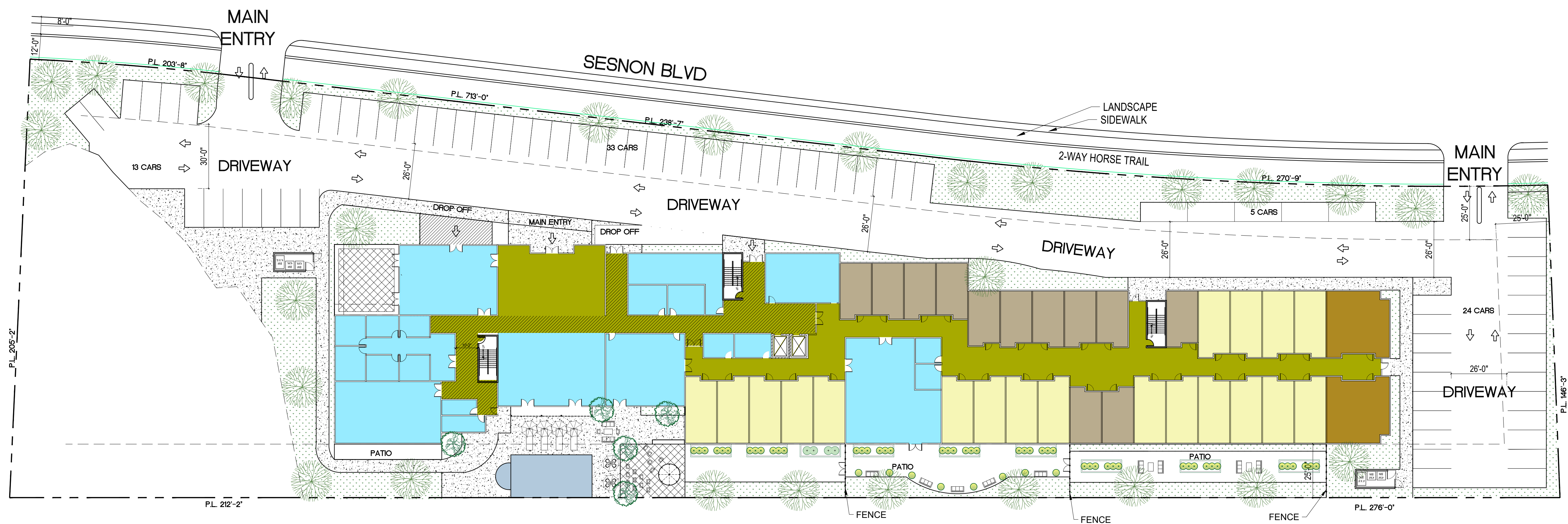
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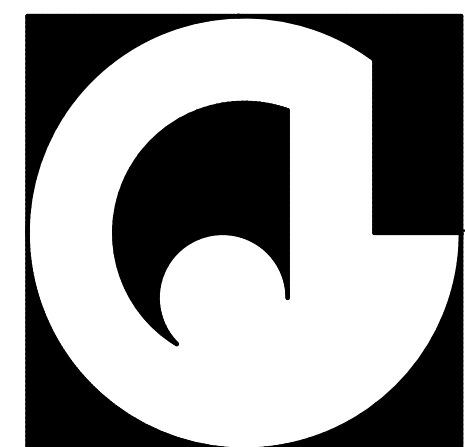
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T-1.0

SEPTEMBER, 2024



PROPOSED SITE PLAN
SCALE: 1"=25'-0"



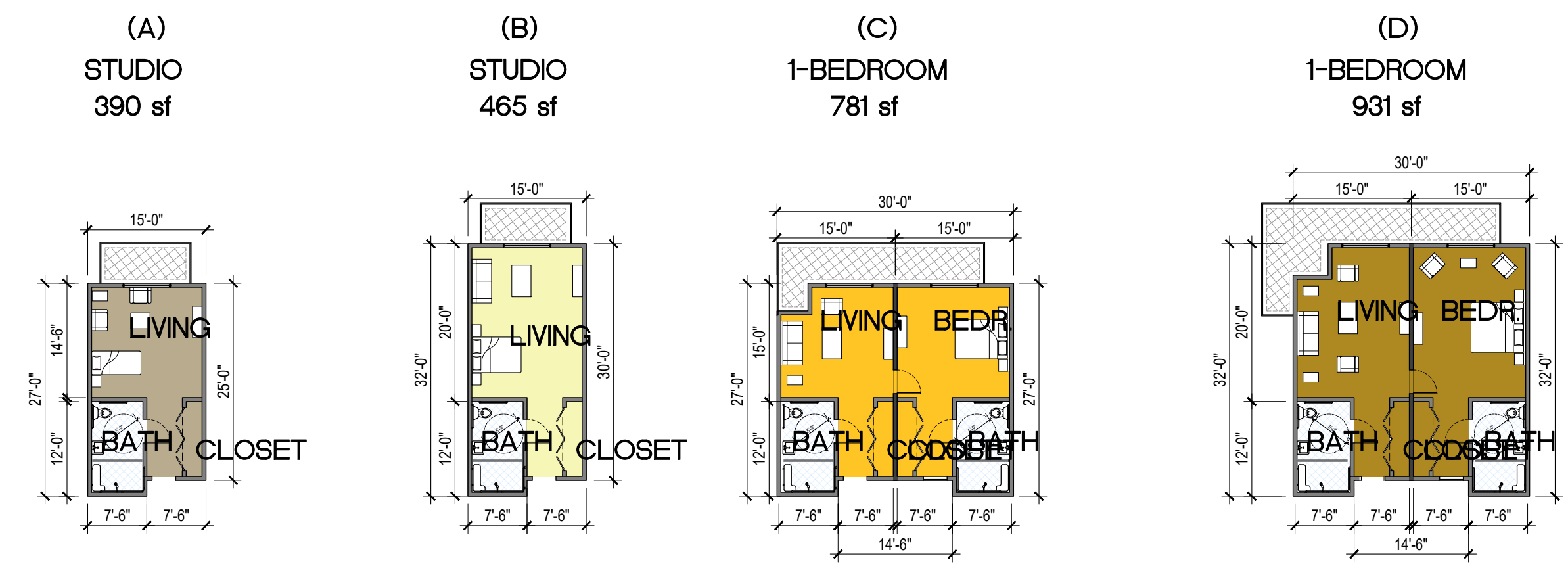
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A-1.0

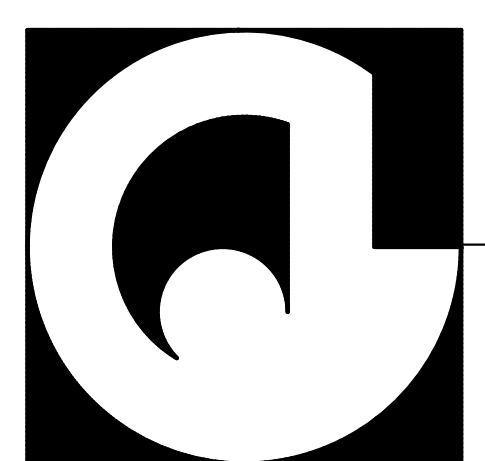
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PROPOSED UNITS FLOOR PLAN
SCALE: 1/16"=1'-0"



33 UNITS
38,404 SF
PROPOSED GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

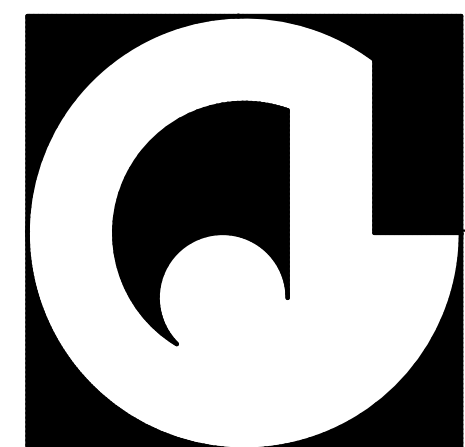
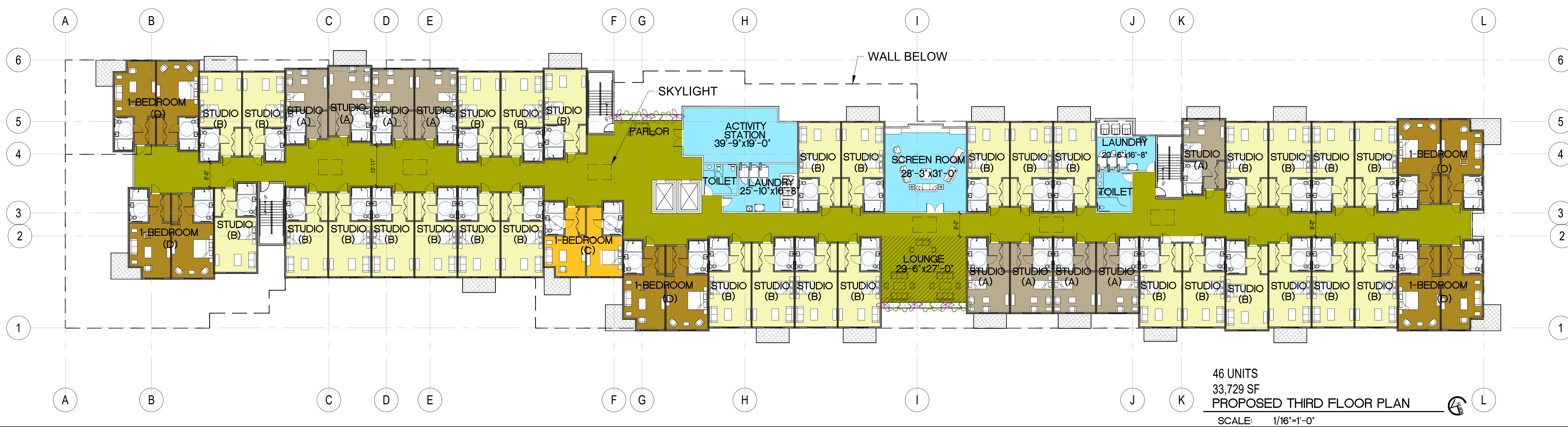


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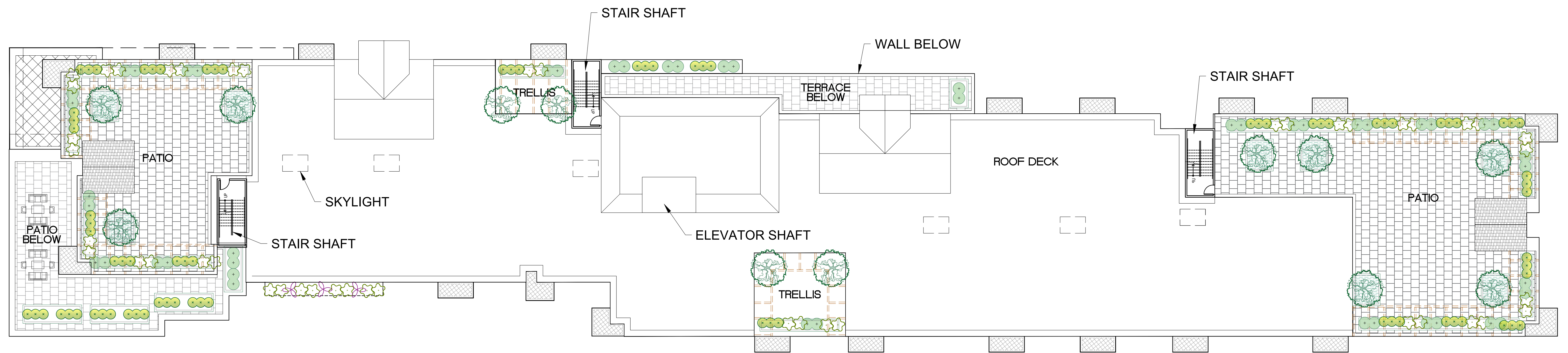


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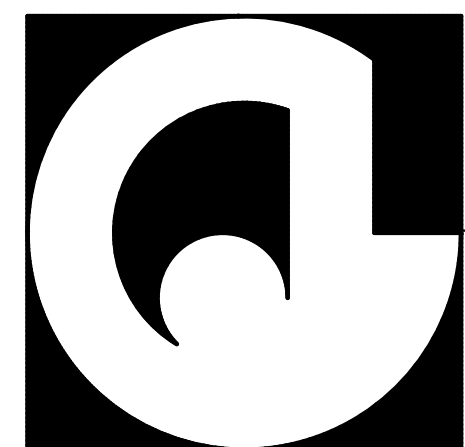
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PROPOSED ROOF PLAN

SCALE: 1/16"=1'-0"



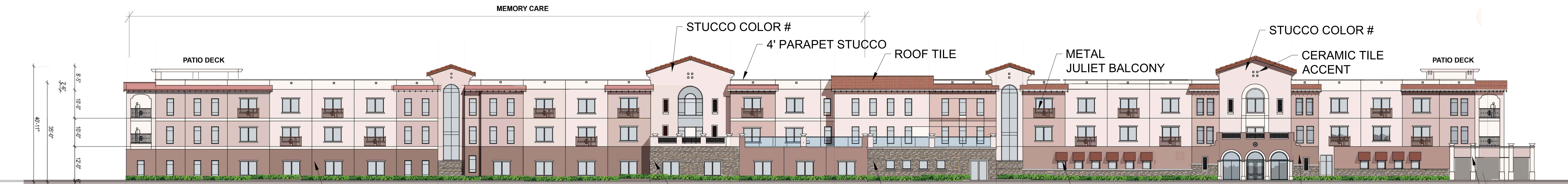
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A-2.2

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STONE VENEER 2

STONE VENEER 1

STONE VENEER 1

FABRIC AWNING

MAIN ENTRANCE

STONE VENEER 2

STONE VENEER

BISTRO

-  STUCCO #
-  STUCCO #
-  STUCCO #
-  STONE VENEER 2
-  STONE VENEER 1

PROPOSED NORTH FRONT ELEVATION

SCALE: 1/16"=1'-0"

8'-5"
10'-0"
10'-0"
10'-0"
12'-0"
40'-11"



PROPOSED EAST SIDE ELEVATION

SCALE: 1/16"=1'-0"

8'-5"
10'-0"
10'-0"
10'-0"
12'-0"
40'-11"



PROPOSED WEST SIDE ELEVATION

SCALE: 1/16"=1'-0"

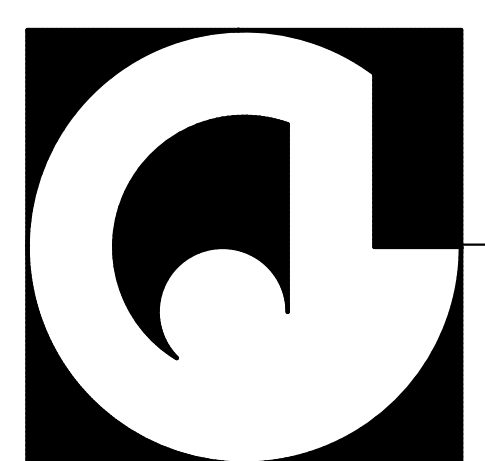


GYM

MAIN KITCHEN

PROPOSED SOUTH REAR ELEVATION

SCALE: 1/16"=1'-0"



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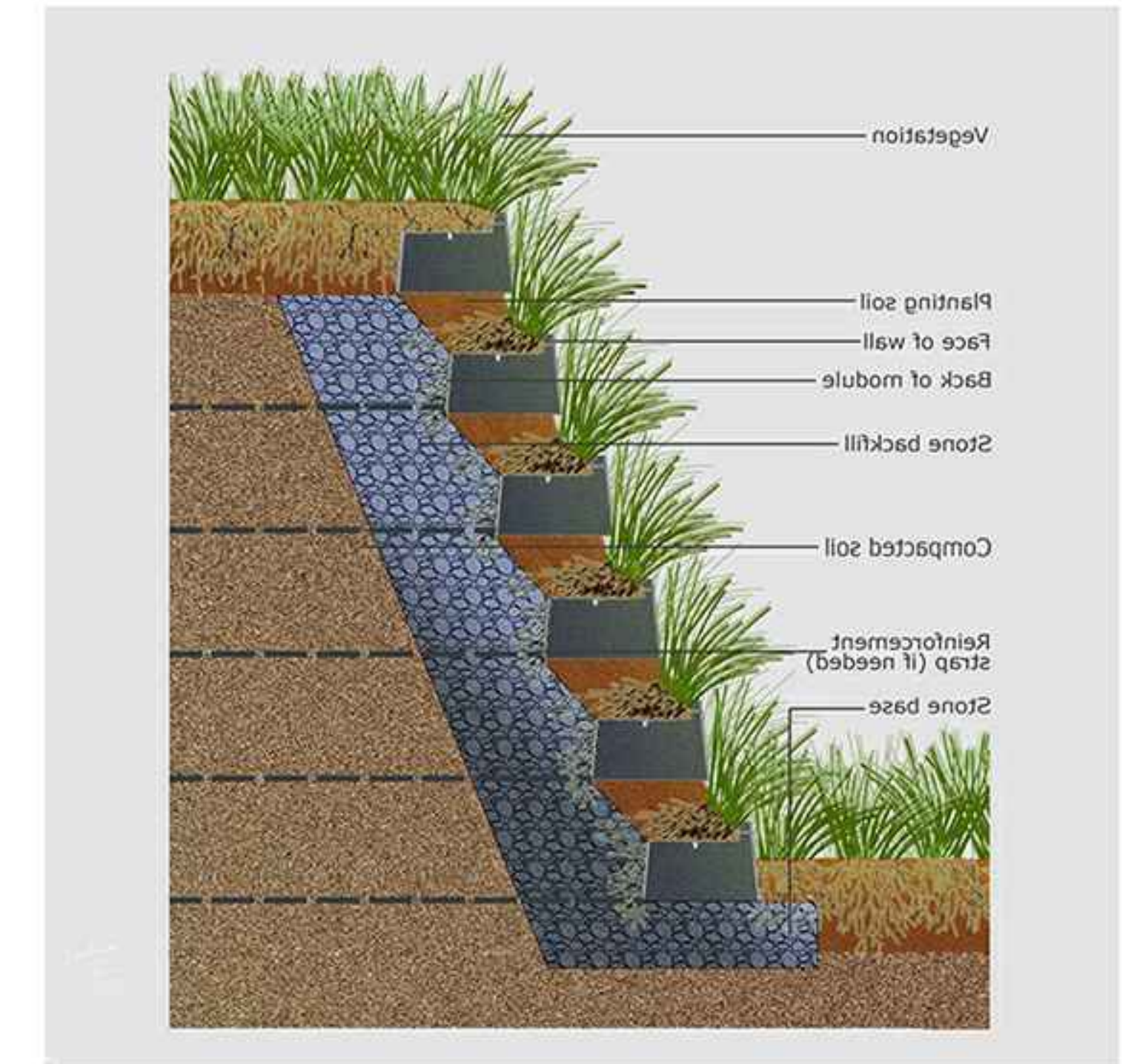
A-3.0
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OPTIONS FOR RETAINING WALL

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VIEW @ WEST END PARKING_ SOUTH ELEVATION



1



2



3



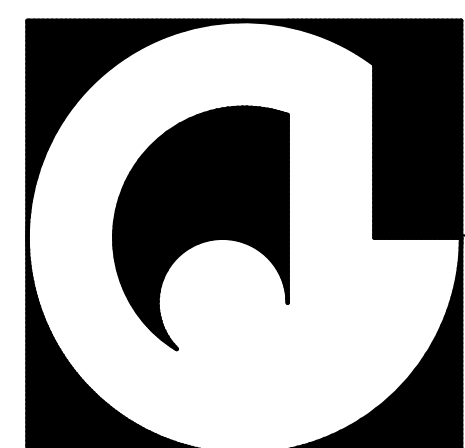
4



5



6



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PATIO



LIVING ROOM/ KITCHEN



DINING



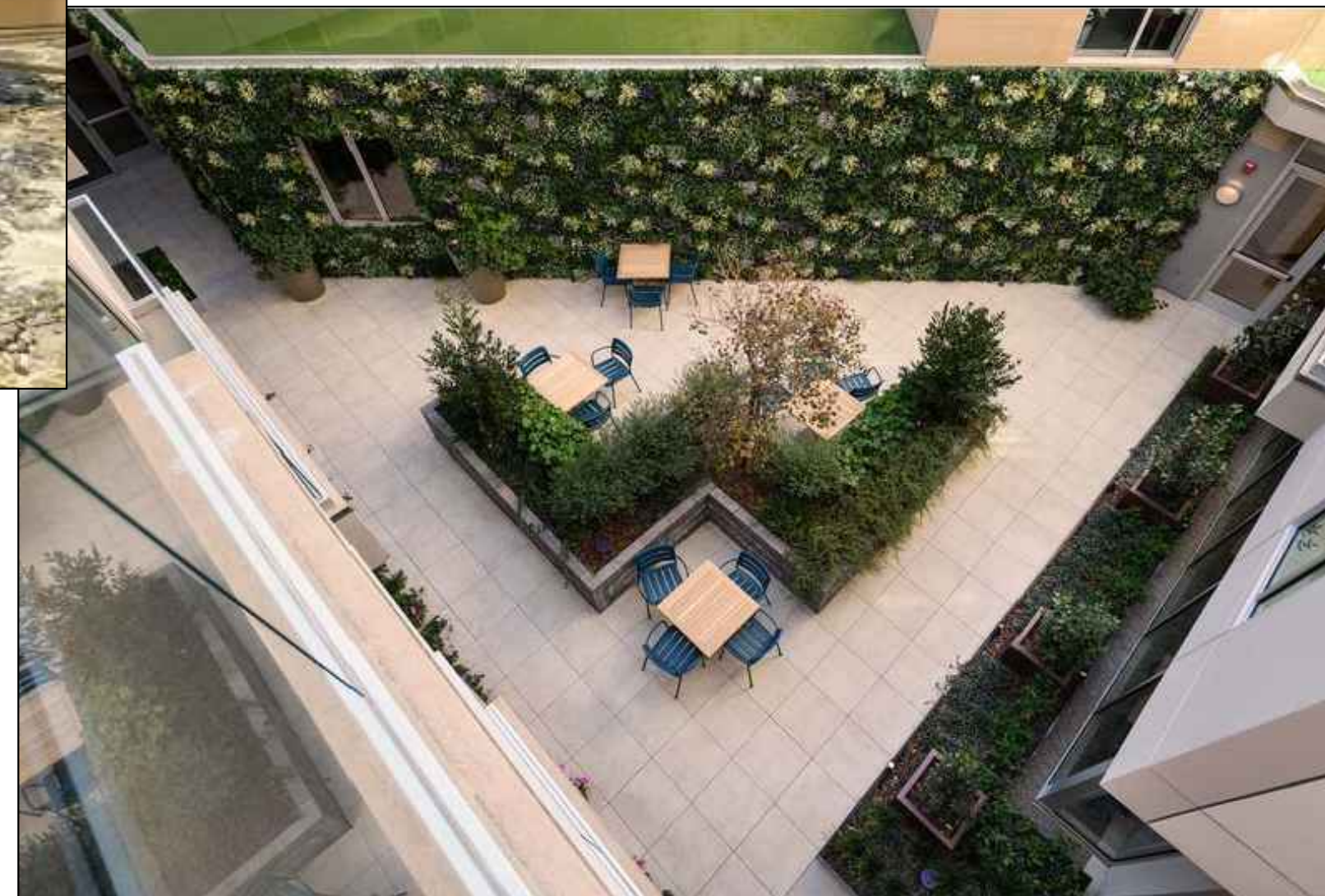
ACTIVITY CENTER



BATHROOM

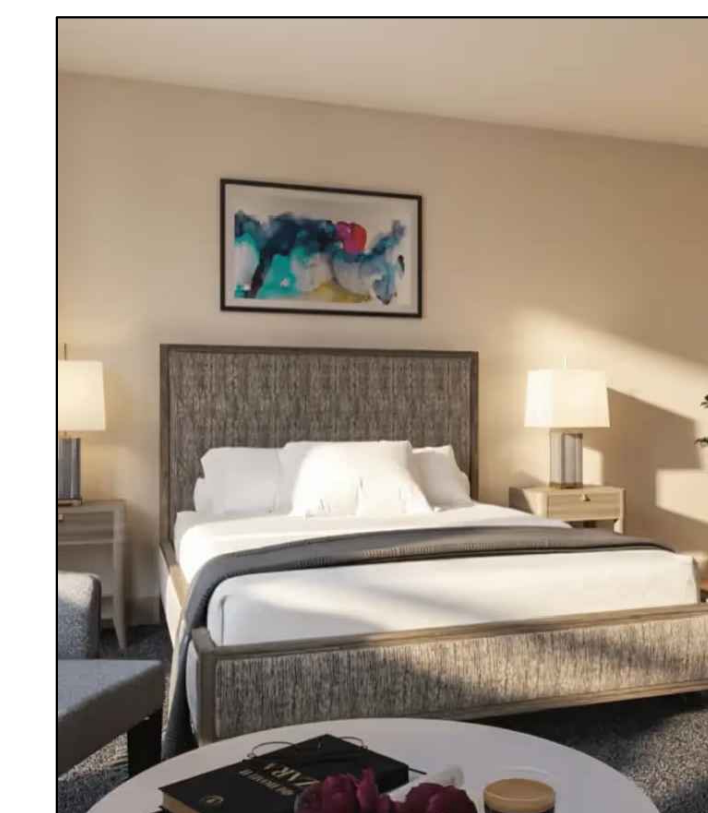


FACADE



TERRACE

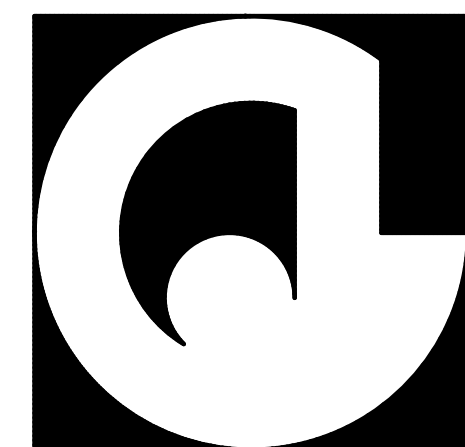
PATIO



BEDROOM



LIVING ROOM



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INSPIRATIONAL IMAGES

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A-5.0

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