

Zakian.Woo Architects
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Z W Architects

ARARAT HOME OF LOS ANGELES, INC.®
15105 MISSION HILLS RD, MISSION HILLS, CA 91345

ARARAT HOME

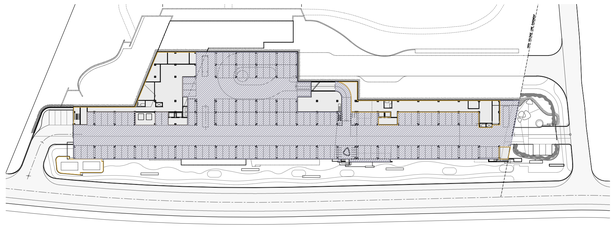
EXPANSION ENTITLEMENTS APPLICATION
LA CITY PLANNING DEPARTMENT

ARCHITECTURE SET COVER

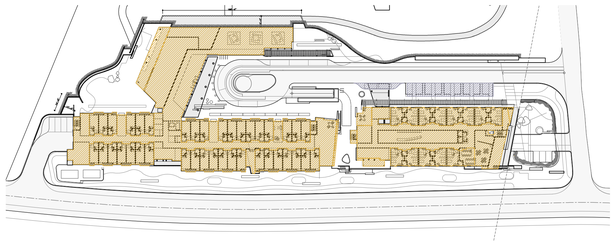
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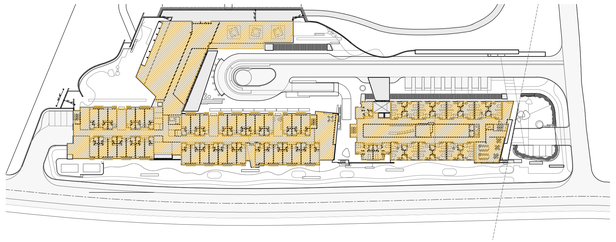
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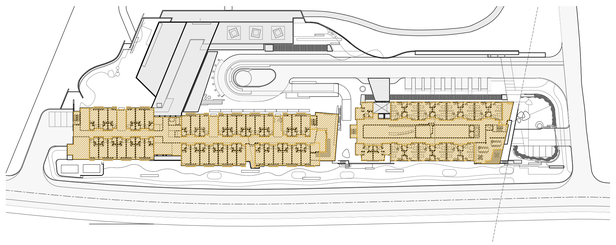
LOWER LEVEL
LOWER CAMPUS — 8



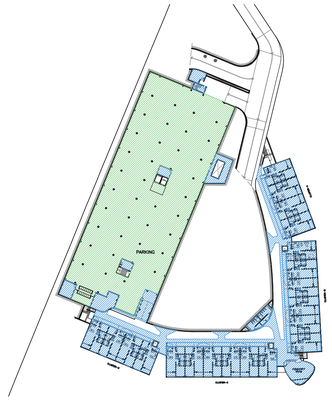
1ST FLOOR
LOWER CAMPUS — 7



2ND FLOOR
LOWER CAMPUS — 6



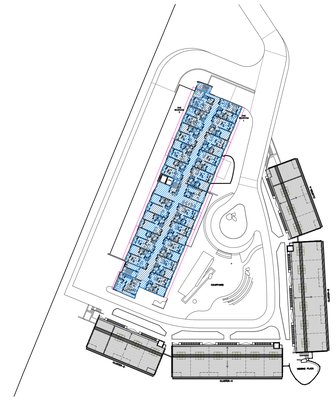
3RD FLOOR
LOWER CAMPUS — 5



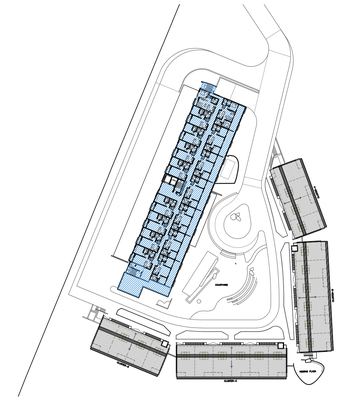
LOWER LEVEL
UPPER CAMPUS — 4



1ST FLOOR
UPPER CAMPUS — 3



2ND / 3RD FLOOR
UPPER CAMPUS — 2



4TH FLOOR
UPPER CAMPUS — 1

FLOOR AREA* (NON-PARKING)

	RESIDENTIAL FLOOR AREA (SQF)	NON-RESIDENTIAL FLOOR AREA (SQF)	TOTAL NON-SHARED FLOOR AREA (SQF)
LOWER LEVEL	31,168	14,264	45,432
1ST FLOOR	42,643	54,921	97,564
2ND FLOOR	18,760	51,573	70,333
3RD FLOOR	18,760	39,826	58,586
4TH FLOOR	18,594	–	18,594
TOTAL	129,925 (A)	160,584 (B)	290,509
	RESIDENTIAL RATIO 1 = TOTAL RES/TOTAL NON-SHARED FLOOR AREA (NON-PARKING)	NON-RESIDENTIAL RATIO 1 = TOTAL NON-RES/TOTAL NON-SHARED FLOOR AREA (NON-PARKING)	TOTAL NON-SHARED FLOOR AREA (SQF)
RATIOS	45 %	55 %	100 %

SHARED FLOOR AREA (NON-PARKING) (UPPER + LOWER CAMPUS)

LOWER LEVEL	–
1ST FLOOR	–
2ND FLOOR	–
3RD FLOOR	–
4TH FLOOR	–
TOTAL	–

	C: RESIDENTIAL SHARED FLOOR AREA (NON-PARKING)=(TOTAL SHARED FLOOR AREA (NON-PARKING)) x (RESIDENTIAL RATIO 1)	D: NON-RESIDENTIAL SHARED FLOOR AREA (NON-PARKING)=(TOTAL SHARED FLOOR AREA (NON-PARKING)) x (NON-RESIDENTIAL RATIO 1)
	–	–

FLOOR AREA* (PARKING)

	RESIDENTIAL FLOOR AREA (SQF)	NON-RESIDENTIAL FLOOR AREA (SQF)	SHARED FLOOR AREA (SQF)
LOWER LEVEL	37,166	51,517	–
1ST FLOOR	4,010	2,519	–
TOTAL	41,176 (E)	54,036 (F)	–

PARKING SPACES USING SHARED FACILITIES

	RESIDENTIAL PARKING SPACES	NON-RESIDENTIAL PARKING SPACES	TOTAL PARKING SPACES
TOTAL QTY	138	161	299
	RESIDENTIAL PARKING RATIO 2 = RESIDENTIAL PARKING SPACES / TOTAL PARKING SPACES	NON-RESIDENTIAL PARKING RATIO 2 = NON-RESIDENTIAL PARKING SPACES / TOTAL PARKING SPACES	
RATIOS	46 %	54 %	100 %

* Building Code Floor Area is the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, and stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of the building, or portion thereof, not provided with surrounding exterior walls shall be usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts. In the analysis, only dwelling units (units that include kitchen and bathroom) can be considered residential square footage. Guest rooms are not considered residential square footage.

0 100 200 500

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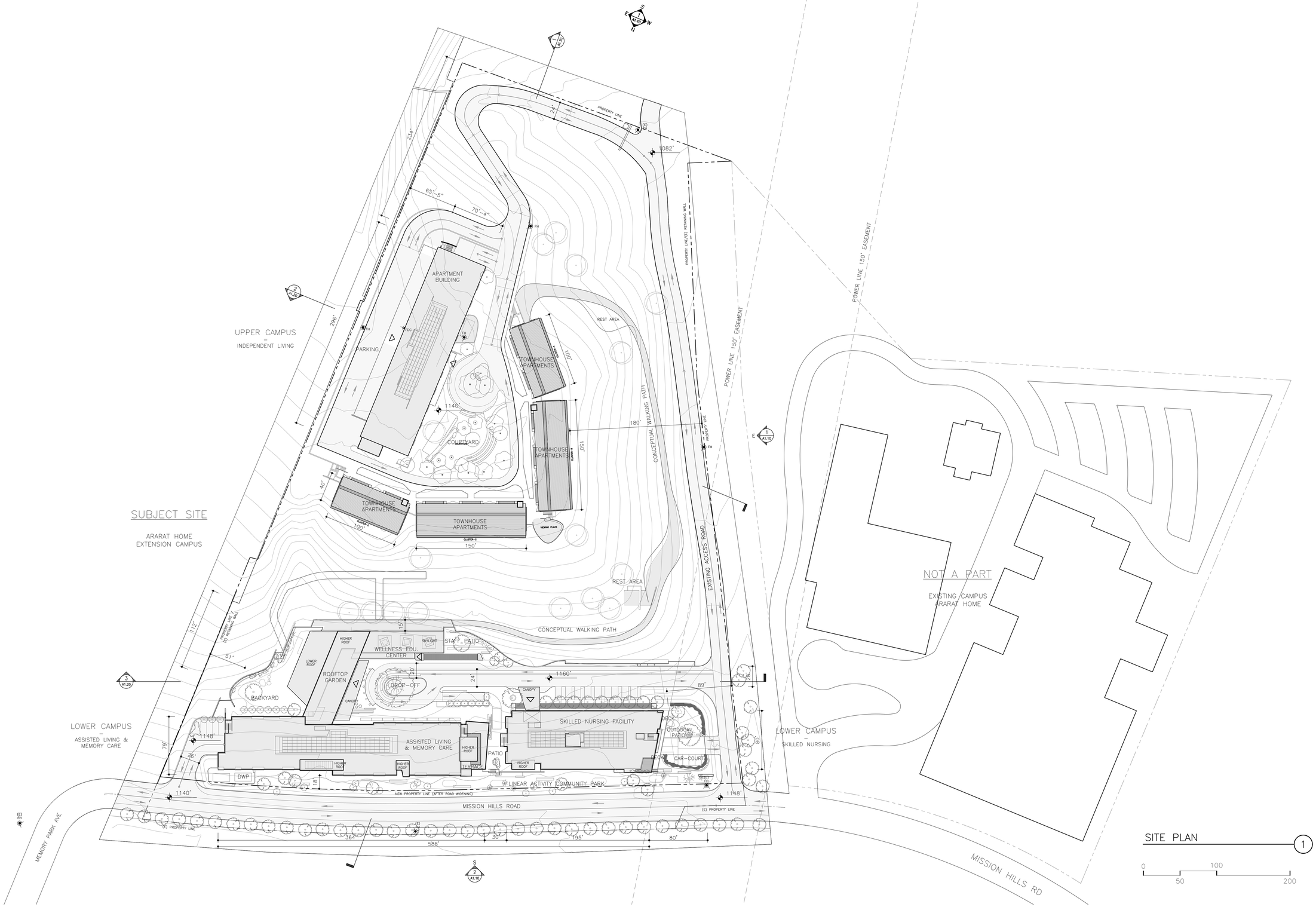
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FLOOR AREA TABLE

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N

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LA CITY PLANNING DEPARTMENT

SITE PLAN

03.15.2023

A1.00

UPPER CAMPUS

-

INDEPENDENT LIVING



LOWER CAMPUS

-

MEMORY CARE
ASSISTED LIVING
& SKILLED NURSING

0 50 100 200

SITE PLAN 1

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03.15.2023

N

SITE PLAN
COLOR

A1.00



SOUTH ELEVATION
AT MISSION HILLS ROAD — 2



0 64
32 128

EAST ELEVATION
AT (E) ACCESS ROAD — 1

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SITE ELEVATIONS

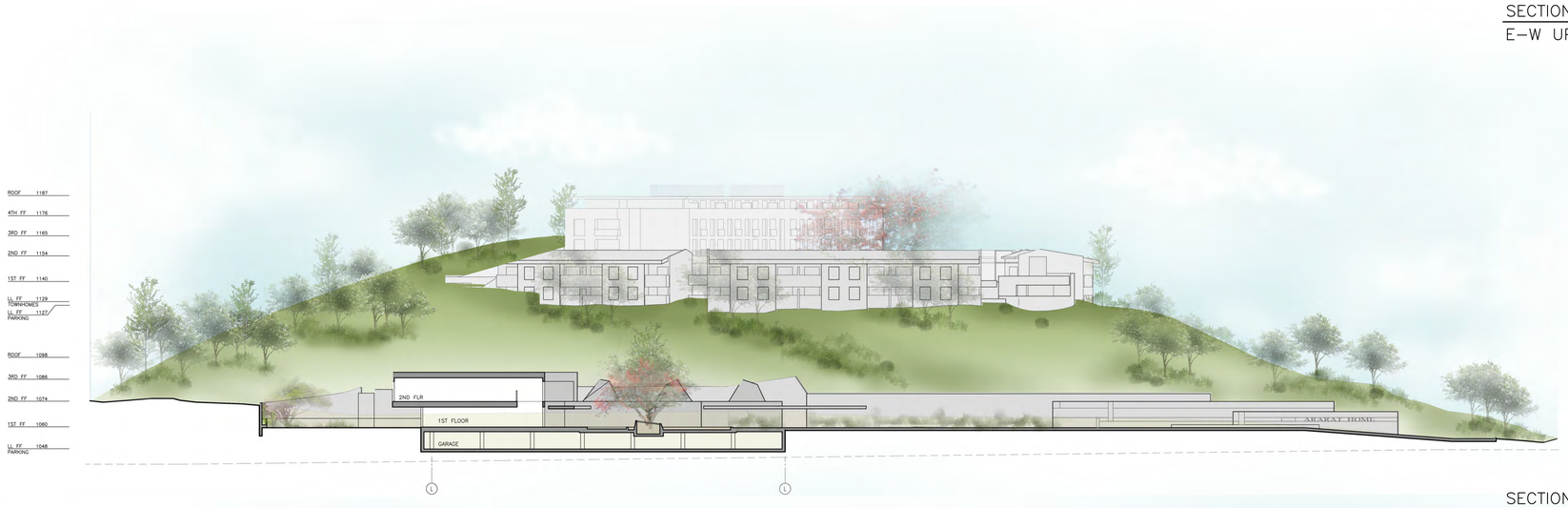
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A1.10



SECTION C
E–W UPPER CAMPUS & (E) ACCESS ROAD
3



SECTION B
E–W LOWER CAMPUS & (E) ACCESS ROAD
2



SECTION A
N–S LOWER & UPPER CAMPUS &
MISSION HILLS ROAD
1

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SITE SECTIONS

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N

A1.20