

**Skilled Nursing/Memory Care**

Gross Building: 97,550 sf  
 Ground Floor: 31,800 sf  
 Total Units: 120 Units (136 Beds)  
 Private: 104 Units  
 Semi-Private: 16 Units  
 Lot Coverage: 5.7%

Building Height to Three Story Peak:  
 38'-0" (at all typical perimeter facades)  
 40'-0" (at common area screen walls)  
 Building Mid-Peak Height:  
 35'-0" - 36'-0"  
 Finish Floor Elevation: 951'-6"

**MEMORY CARE**  
 Ground Floor: 31,800 sf  
 Units: 36 Units  
**SKILLED NURSING**  
 Second and Third Floor: 65,750 sf  
 Units: 84 Units (100 Beds)

**Assisted Living / Independent Living**

Gross Building: 228,340 sf  
 (+3000 SF Storm Shelter (Basement))  
 Ground Floor: 81,365 sf  
 Total Units: 190 Units (All Private)  
 Lot Coverage: 14.6%

Building Height to Two Story Peak:  
 26'-0"  
 Building Height to Three Story Peak:  
 36'-0" (at all typical perimeter facades)  
 40'-0" (at interior common area screen walls)  
 Building Mid-Peak Height:  
 32'-0" - 34'-0"  
 Finish Floor Elevation: 951'-6"

**ASSISTED LIVING**  
 Ground Floor: 17,000 sf  
 Units: 54 Units  
 One Bedroom: 47 Units  
 Two Bedroom: 7 Units  
**INDEPENDENT LIVING**  
 Ground Floor: 64,365 sf  
 Units: 136 Units  
 One Bedroom: 91 Units  
 Two Bedroom: 45 Units

**Totals**

Property Size: 12.8 Acres/ 557,632 sf  
 Total Building Square Footage: 325,890 sf  
 Total Number of Units: 310 Units  
 Building Footprint on Site: 113,165 sf  
 Building Footprint Percentage: 20.3%  
 Carport Footprint on Site: 6000 sf  
 Carport Footprint Percentage: 1.1%  
 Total Lot Coverage: 21.4% (119,165 sf)

Walks on Site: 39,565 sf  
 Walks Percentage: 7.1%  
 Parking and Drives on Site: 123,745 sf  
 (includes carports parking stalls)  
 Parking and Drives Percentage: 21.3%

Total Impervious Surface: 276,475 SF (6.35 Ac)  
 Total Impervious Surface Percentage: 49.6%  
 Total Green Space: 281,093 (6.45 Acres)  
 Total Green Space Percentage: 50.4%

**Resident Unit Counts**

	Total Units	1 BR	2 BR	Residents at Expected Occupancy *	Potential Occupancy
Assisted Living	54	47	7	57	61
Independent Living	136	91	45	143	181
<b>Total ALF and ILF</b>	<b>190</b>	<b>138</b>	<b>52</b>	<b>194</b>	<b>242</b>
Memory Care	36	36	0	32	36
Skilled Nursing	84	68	16	83	100
<b>Total SNF and MC</b>	<b>120</b>	<b>104</b>	<b>16</b>	<b>115</b>	<b>136</b>
<b>Total</b>	<b>310</b>	<b>242</b>	<b>68</b>	<b>310</b>	<b>378</b>

\* Based on 90% occupancy and half of the 2 bedroom units being occupied by two residents.

**Parking Code Requirements**

USE	# OF UNITS	CODE REQUIRED PARKING		
		CODE	Space Required	Spaces Provided
MC/SN	120 UNITS (136 BEDS)	1 Space/5 Beds	28	38
ILF/ALF	190 Units	3 Spaces/4 Units	143	143
Villas	0 Units	3 Spaces/4 Units	0	
Employees	85 Max Shift Employees	1 Space/Max Shift Employee	85	135*
<b>TOTALS</b>	<b>310 UNITS</b>		<b>256</b>	<b>316</b>

\*This accounts for 3:00 p.m. shift change where total need for employee parking will be 135 spaces.

**Provided Parking Summary**

Count	Description	Type
267	Standard Space	9' x 18'
35	Standard with Carport	9' x 18'
14	Accessible Space	9' x 18' + aisle
316	Total	

**Employee Count**

	Staff	Arrive	Depart
Admin. Staff	25	8:00 am	5:00 pm
First Shift	50-60	6:45 am	3:00 pm
Second Shift	50	2:45 pm	11:00 pm
Third Shift	20	10:45 pm	7:00 am

Staff Parking Provided: 135 Stalls

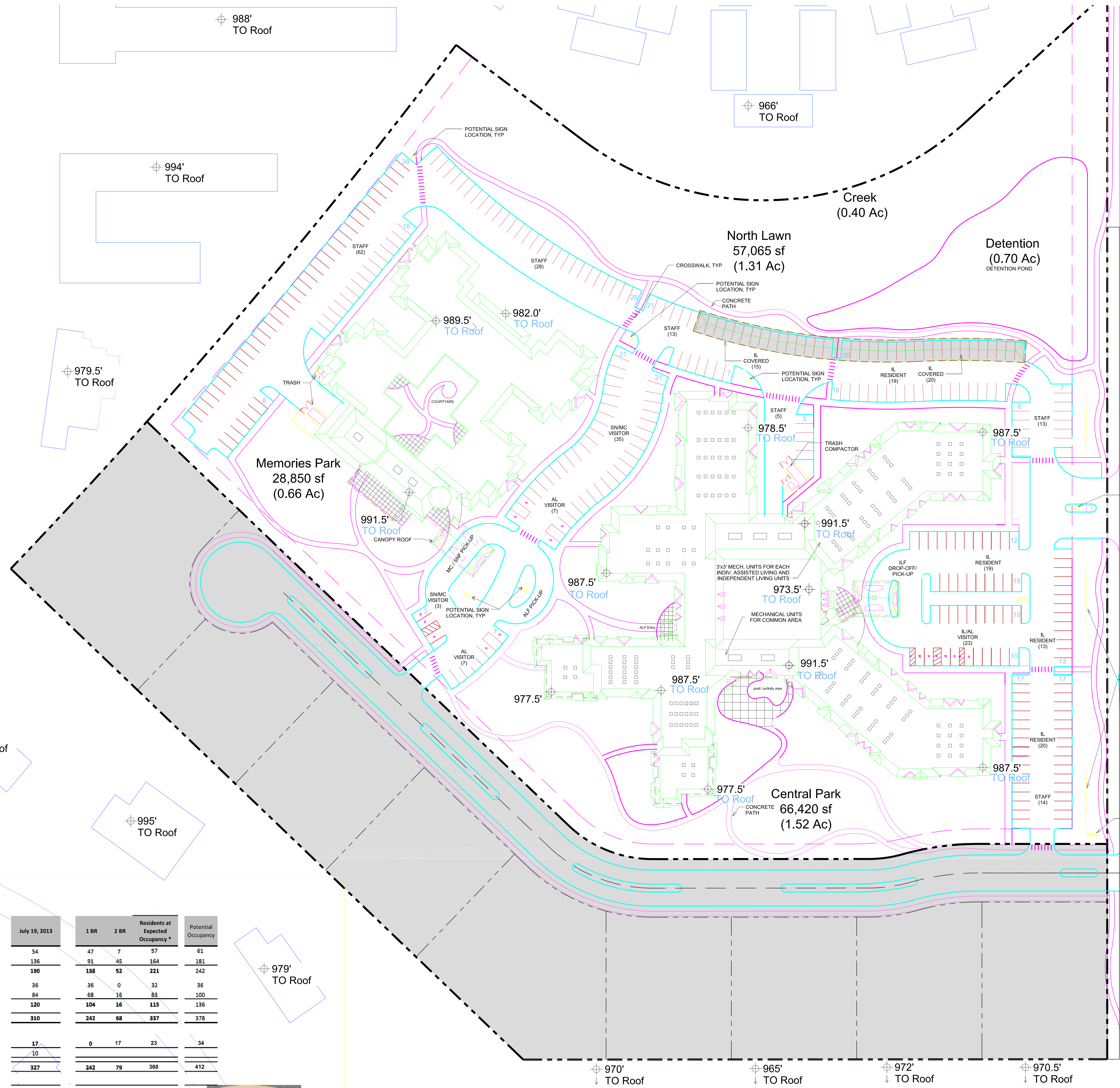
**Conceptual Parking Designations**

	Staff	Resident	Visitor	Required	Total
Parking Provided	135	106**	75	256	316

\*\* 35 carports are a part of the Resident Parking at Independent Living

**Legend**  
 IL = Independent Living  
 AL = Assisted Living  
 SN = Skilled Nursing  
 MC = Memory Care  
 TO Roof = Top Of Roof

**1 ARCHITECTURAL SITE PLAN**  
 1" = 40'-0"



	July 15, 2013	1 BR	2 BR	Residents at Expected Occupancy *	Potential Occupancy
Assisted Living	54	47	7	57	61
Independent Living	136	91	45	143	181
<b>Total ALF and ILF</b>	<b>190</b>	<b>138</b>	<b>52</b>	<b>221</b>	<b>242</b>
Memory Care	36	36	0	32	36
Skilled Nursing and Rehabilitation	84	68	16	83	100
<b>Total SNF and MC</b>	<b>120</b>	<b>104</b>	<b>16</b>	<b>115</b>	<b>136</b>
<b>Total without Villas</b>	<b>310</b>	<b>242</b>	<b>68</b>	<b>337</b>	<b>378</b>
Villas	17	0	17	23	34
Increase from Jan 2013	10				
<b>Total</b>	<b>327</b>	<b>242</b>	<b>79</b>	<b>360</b>	<b>412</b>

Units Per Acre: 18

\* Based on 90% occupancy and half of the 2 bedroom units being occupied by two residents.