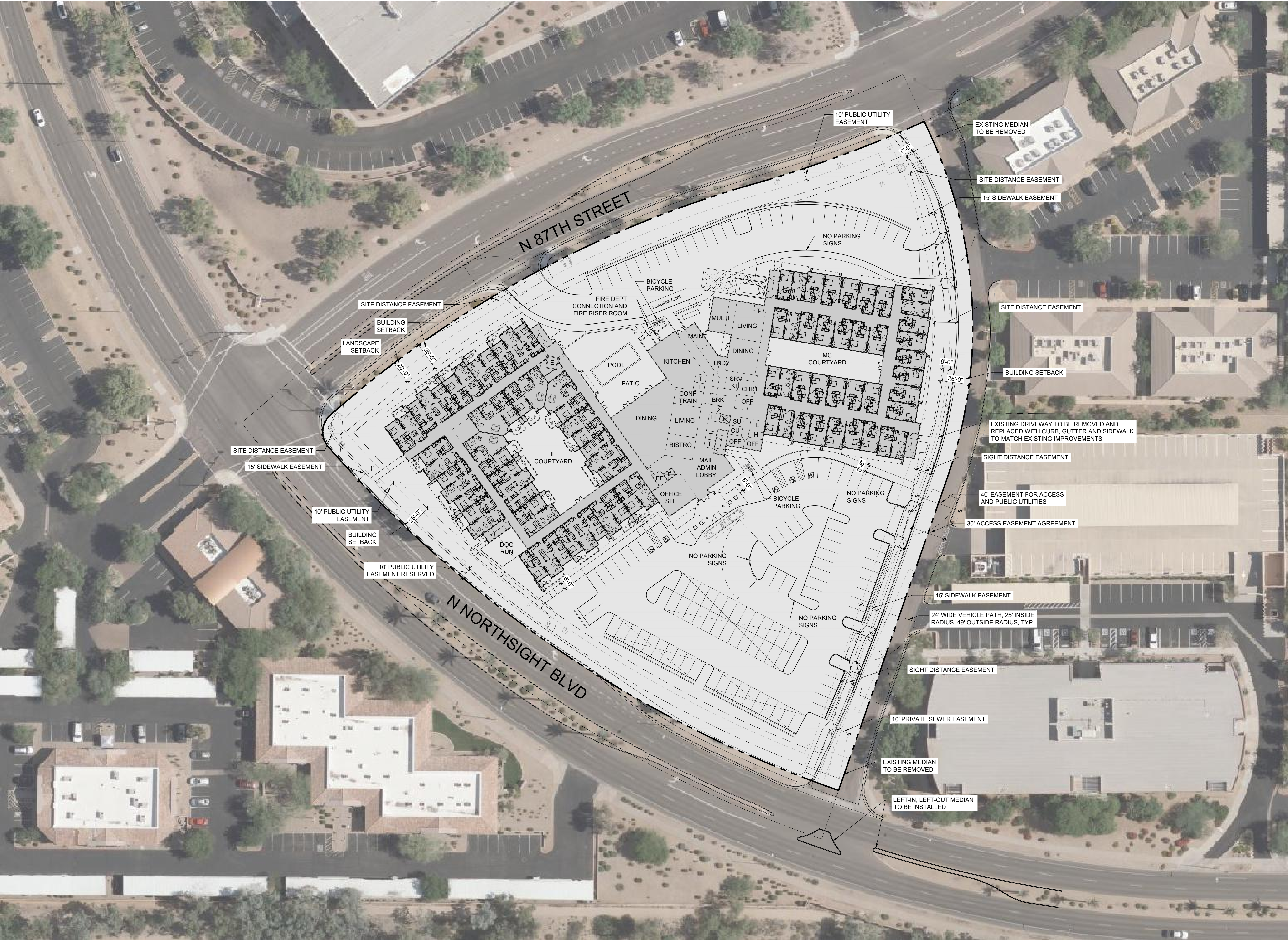




SITE PLAN INFORMATION

APN:	215-53-005D
ZONING:	C-2 (EXISTING)
SITE AREA:	±196,467 SF; 4.51 ACRES
BUILDING AREAS:	
IL/AL/MC BLDG. (3-STORY):	
1ST FLOOR:	58,747 SF
2ND FLOOR:	49,635 SF
3RD FLOOR:	49,678 SF
OVERALL PROPOSED BUILDING AREA:	158,060 SF
COVERED PARKING:	7,632 SF
LOT COVERAGE:	
(58,747 SF + 7,632 SF) / 196,467 SF:	33.8 %
FAR:	
1ST FLOOR:	57,784 SF
2ND FLOOR:	49,436 SF
3RD FLOOR:	49,479 SF
TOTAL FAR FLOOR AREA:	156,699 SF
FAR (156,699 SF / 196,467 SF):	0.798
DWELLING UNIT DENSITY:	
142 DU / 4.51 AC:	31.5
OCCUPANCY TYPE(S):	
INDEPENDENT LIVING:	I-1
ASSISTED LIVING:	I-1
MEMORY CARE:	I-2
COMMONS:	A-2/A-3/B
C.O. SCOTTSDALE PARKING CALCULATION:	
MC (32 BEDS @ 0.7 / BED):	22 SPACES
AL (50 BEDS @ 0.7 / BED):	35 SPACES
IL (39 1BR UNITS @ 1.25 / UNIT):	49 SPACES
IL (21 2BR UNITS @ 1.25 / UNIT):	26 SPACES
TOTAL PARKING REQUIRED:	132 SPACES
TOTAL PARKING PROVIDED:	126 SPACES
PARKING RATIO:	0.89
BICYCLE PARKING CALCULATION:	
1 SPACE PER EVERY 10 REQUIRED VEHICLE SPACES	
(132 VEHICLE SPACES DIVIDED	
BY 10 = 13.2 SPACES):	14 SPACES
TOTAL BICYCLE PARKING REQUIRED:	14 SPACES
BICYCLE PARKING PROVIDED:	14 SPACES
BED/UNIT BREAKDOWN:	
INDEPENDENT LIVING UNITS:	60
ASSISTED LIVING BEDS:	50
MEMORY CARE BEDS:	32
TOTAL UNITS:	142
FIRST FLOOR AREA: 57,785 SF	
IL 1-BD: (2 UNITS @ 689 SF) = 1,378 SF	
IL 1-BD: (7 UNITS @ 756 SF) = 5,292 SF	
IL 1-BD: (4 UNITS @ 997 SF) = 3,988 SF	
IL 2-BD: (7 UNITS @ 1,091 SF) = 7,637 SF	
MC STUDIO: (26 BEDS @ 360 SF) = 9,360 SF	
MC 1-BD: (6 BEDS @ 561 SF) = 3,366 SF	
FIRST FLOOR TOTAL BED/UNIT AREA: 31,021 SF (53.7% EFF.)	
TOTAL UNIT COUNT: IL = 20; MC = 32	
SECOND FLOOR: 49,038 SF	
IL 1-BD: (2 UNITS @ 689 SF) = 1,378 SF	
IL 1-BD: (7 UNITS @ 756 SF) = 5,292 SF	
IL 1-BD: (4 UNITS @ 997 SF) = 3,988 SF	
IL 2-BD: (7 UNITS @ 1,091 SF) = 7,637 SF	
AL STUDIO: (6 BEDS @ 360 SF) = 2,160 SF	
AL 1-BD: (6 BEDS @ 561 SF) = 3,366 SF	
AL 1-BD: (13 BEDS @ 753 SF) = 9,789 SF	
SECOND FLOOR TOTAL BED/UNIT AREA: 33,610 SF (68.0% EFF.)	
TOTAL UNIT COUNT: IL = 20; AL = 25	
THIRD FLOOR: 49,038 SF	
IL 1-BD: (2 UNITS @ 689 SF) = 1,378 SF	
IL 1-BD: (7 UNITS @ 756 SF) = 5,292 SF	
IL 1-BD: (4 UNITS @ 997 SF) = 3,988 SF	
IL 2-BD: (7 UNITS @ 1,091 SF) = 7,637 SF	
AL STUDIO: (6 BEDS @ 360 SF) = 2,160 SF	
AL 1-BD: (6 BEDS @ 561 SF) = 3,366 SF	
AL 1-BD: (13 BEDS @ 753 SF) = 9,789 SF	
THIRD FLOOR TOTAL BED/UNIT AREA: 33,610 SF (67.9% EFF.)	
TOTAL UNIT COUNT: IL = 20; AL = 25	

Site Plan

