

DEVELOPMENT DATA:

PROJECT DESCRIPTION:

A four-story residential health care facility with minimal and specialized care (directed and personal care) units. In addition, a below grade parking structure

ZONING:

PCD PCP (Planned Community District, Planned Airpark Core) per the Crossroads East Master Plan, Planning Unit V (Cavasson)

SITE LOT AREA:

GROSS LOT AREA: 590,580 SF or 13.5 acres
NET LOT AREA: 490,871 SF or 11.2 acres

SITE DENSITY NOTE:

The conversion factor approved by the City in April 2020, is 1 residential health care units / beds = 0.59 traditional dwelling unit for the purposes of subtracting from the approved land use budget for Cavasson

UNIT MIX:

SPECIALIZED CARE / PERSONAL CARE (SC/PC)	Units	Units/Beds
One-Bedroom	55	55 beds
Two-Bedroom	6	12 beds
TOTAL SC/PC UNITS / BEDS	61	67 beds
SPECIALIZED CARE / DIRECTED CARE (SC/DC)		
One-Bedroom	30	30 beds
TOTAL SC/DC UNITS / BEDS	30	30 beds
TOTAL SPECIALIZED CARE	91	97 beds
MINIMAL CARE (MC)		
Studios	2	2 units
One-Bedroom	36	36 units
One-Bedroom+Den	44	44 units
Two-Bedroom	74	74 units
Two-Bedroom+Den	10	10 units
Two-Bedroom+Den Corner	16	16 units
Two-Bedroom+Den N. Villa	24	24 units
Two-Bedroom+Den S. Villa	16	16 units
Two-Bedroom+Den S. End Villa	8	8 units
TOTAL MINIMAL CARE	230	230 units
TOTAL DEVELOPMENTS	321 Units	327 Units/ Beds

PARKING:

REQUIRED:		
SPECIALIZED CARE:		
0.7 STALL PER BED		
67 PERSONAL CARE BEDS		
30 DIRECTED CARE BEDS		
97 SPECIALIZED CARE BEDS		
0.7 x 97 BEDS:	68 STALLS	
MINIMAL CARE FACILITIES:		
1.25 STALLS PER UNIT		
1.25 x 230 UNITS:	288 STALLS	
TOTAL REQUIRED	356 STALLS	
PROVIDED:		
GARAGE PARKING	234 STALLS	
SURFACE PARKING	153 STALLS	
TOTAL PROVIDED	387 STALLS	

ACCESSIBLE PARKING

REQUIRED:
2% OF PROVIDED
0.02 x 387:

8 STALLS

ACCESSIBLE PARKING:
ACCESSIBLE VAN PARKING:

6 STALLS
2 STALLS

ACCESSIBLE PARKING

PROVIDED:
ACCESSIBLE PARKING (SURFACE):
ACCESSIBLE PARKING (GARAGE):
VAN PARKING (GARAGE):
TOTAL PROVIDED:

6 STALLS
10 STALLS
2 STALLS
18 STALLS

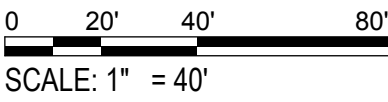
ACCESSORY PARKING:

GOLF CART: 5 STALLS
MOTORCYCLE: 4 STALLS
TOTAL PROVIDED: 9 STALLS

KEYNOTES

- 9'x16' Parking space with 2' overhang, typical.
- 11'x18' plus 5' aisle accessible parking space
- Parking island
- Trash compactor
- Retaining Wall
- Sight visibility triangles
- 6' sidewalk, typical
- Generator inside screen wall
- Striping for pedestrian route
- 5'+ wide concrete sidewalk
- Asphalt paving
- Fire lane integrated into landscaping
- 9'x16' Parking space with 2' overhang, typical.
- 4' stone entry wall
- Trellis above
- Bike rack
- Patio screen wall, refer to building elevations

SITE PLAN



SCALE: 1" = 40'

NORTH



Vicinity Map

NOT TO SCALE

NORTH

Vi at Cavasson

NE corner Miller Rd. and Cavasson Blvd. Scottsdale AZ 85255

PRELIMINARY - NOT FOR
CONSTRUCTION

orcutt|winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

Site Plan
A-04