

EL CAMINO REAL SENIOR LIVING

MASSING STUDY

PROJECT SUMMARY

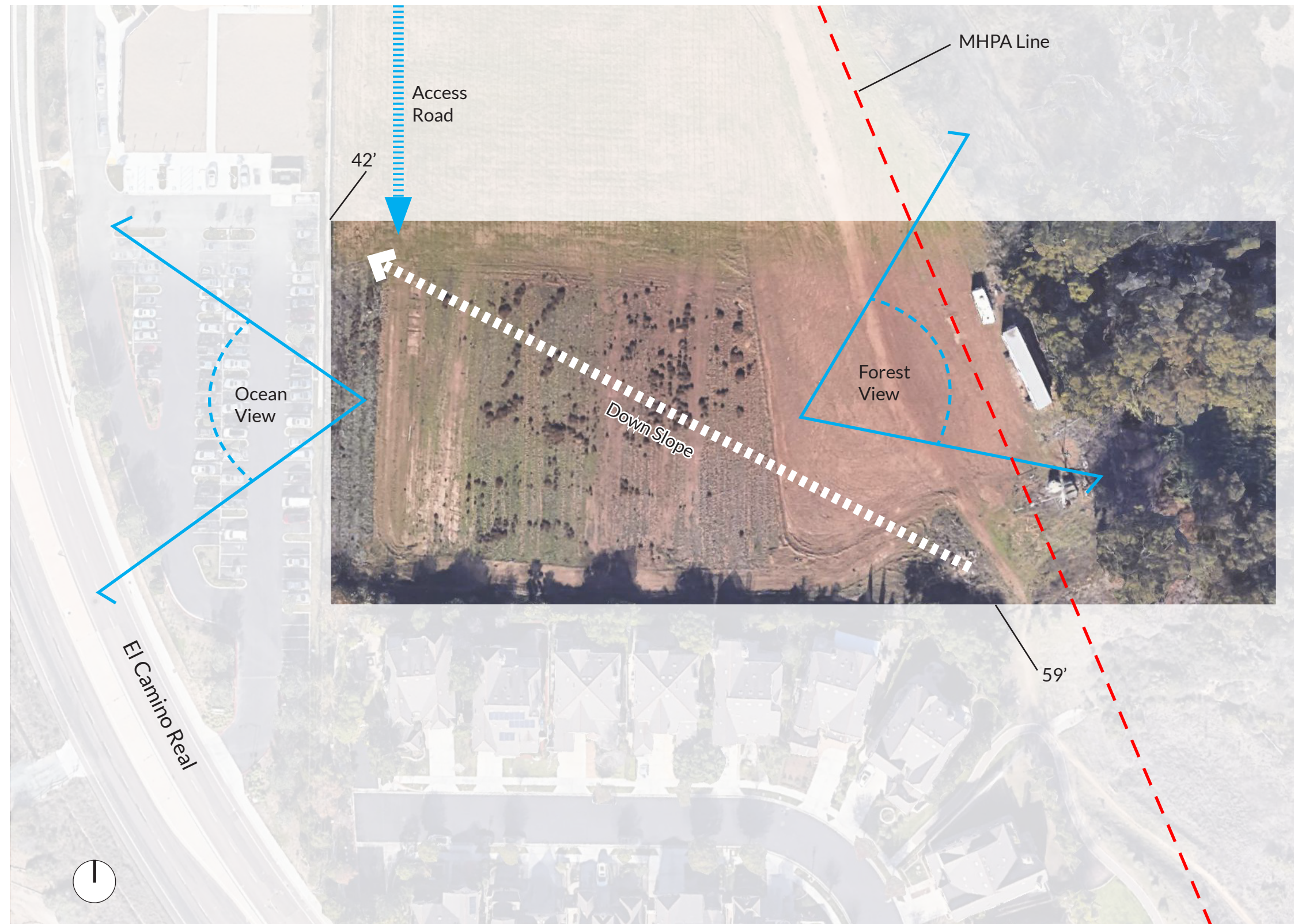
		Ratio	No. of Units	Avg Unit Area	Total Unit Area	Gross Area	Parking Req.	Notes
AL								
	Studios	10%	8	438	3,504		4	
	1 Br	78%	62	719	44,578		31	
	2 Br	13%	10	1036	10,360		5	
Subtotal		100%	80	731	58,442	69,788		
MC								
	Single	91%	20	300	6,000		7	
	Double	9%	2	542	1,084		1	
		100%	22	322	7,084	10,845		24 Beds incl. MC Common
Common Area Including BOH						23,680		
Total Units Provided			102				14	Staff Parking
							62	Desired (AL: 0.5/Unit, MC: 0.33/Unit+Staff)
Total Gross Floor Area not including parking						104,313	38	Code Min. Parking (1 per 3 beds)

*All numbers are preliminary and subject to change
**Unit areas shown are BOMA unit gross area

SITE LOCATION



SITE & ZONING DISCUSSIONS



- Diagonal slope on the site with about 17-foot difference between the two extremes (42'~59')
- Access to the right-of-way through the proposed church ground to the north
- Multi-Habitat Planning Area (MHPA) to the east of the site where development cannot occur
- Additional 10' setbacks beyond code requirement to increase height limit of 30' to 40' (use 35' limit)
- Height measured from the lowest grade within 5' of building outline plus maximum grade differential or 10' whichever is less
- Sensitivity towards single-family residential development to the south of site in terms of both massing and height
- Coverage limited to 34,525 sf at the first level

SITE PLAN

Total Project GFA: 104,313 sf

Coverage Area (GF): 34,525 sf

- Main courtyard opens up to the southern edge for increased daylighting and to break down the mass facing the residential community to the south
- Southern edge of building further distanced away above the code required setback with a landscaped buffer between the project and the single-family houses
- Northern arrival area facing the main approach direction
- Eastern gardens opening up to the view of the woods and the lake to the east
- Service area away from the residential neighborhood
- Three-story building over the flat grade at +45' above sea level

*All numbers are preliminary and subject to change

- ▲ Site Entry
- ▲ Building Main Entry



GROUND FLOOR PLAN



Floor GFA 34,525 sf

Memory Care 10,845 sf

Total MC: 22 units (24 beds)
Single: 20 units
Double: 2 units

Common/BOH 23,680 sf

Parking Provided: 67 stalls

- Assisted Living
- Memory Care
- Common Amenity
- Parking

LEVEL 2 / LEVEL 3 PLAN



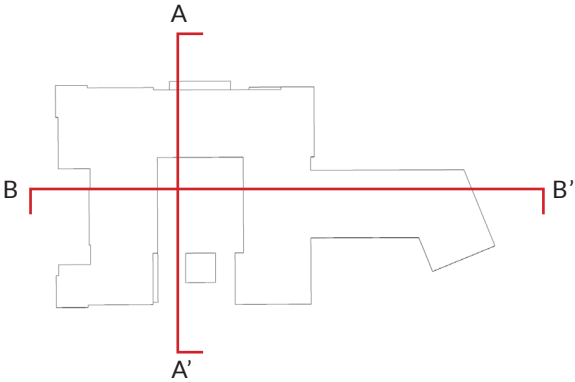
Floor GFA 34,894 sf

Assisted Living

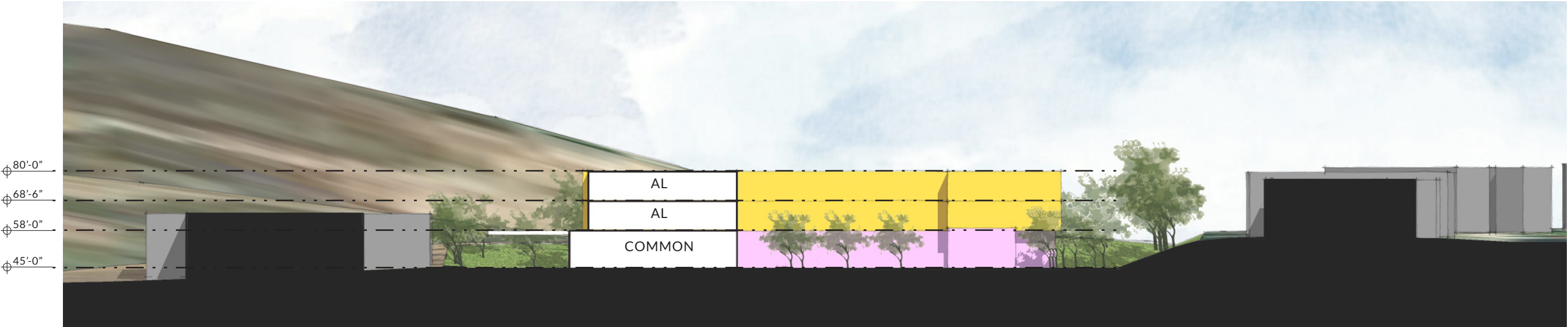
Total AL per floor: 40 units

Studio: 4 units/floor
1 Bedroom: 31 units/floor
2 Bedroom: 5 units/floor

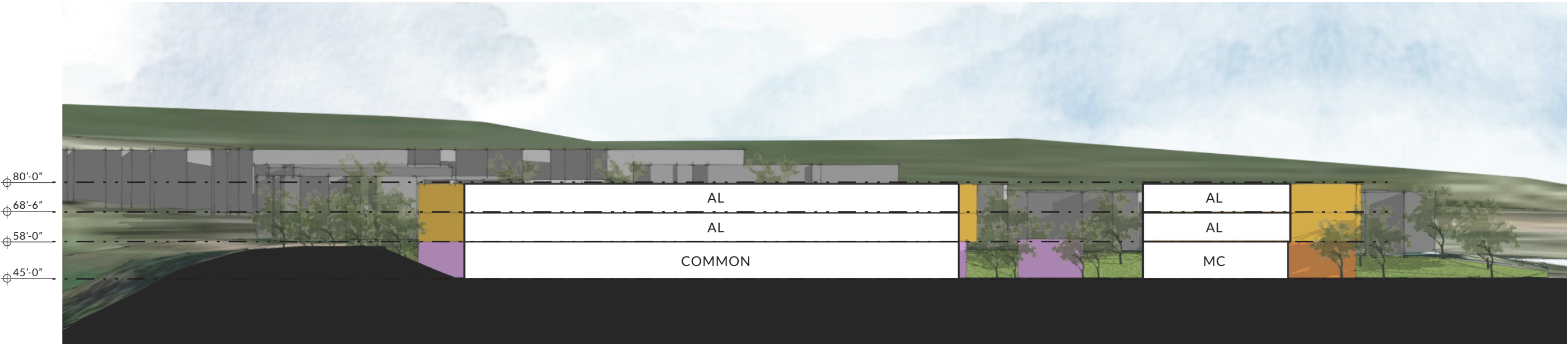
SECTION DIAGRAMS



Section AA'



Section BB'



MASSING VIEWS

Aerial View from Southwest



MASSING VIEWS

Aerial View from Northwest



Aerial View from Northeast



MASSING VIEWS

View from South



MASSING VIEWS

View from Northwest - Approach View



MASSING VIEWS

View from Southwest - from El Camino Real



