

# EL CAMINO REAL SENIOR LIVING

## MASSING STUDY

# PROJECT SUMMARY

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

\*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**

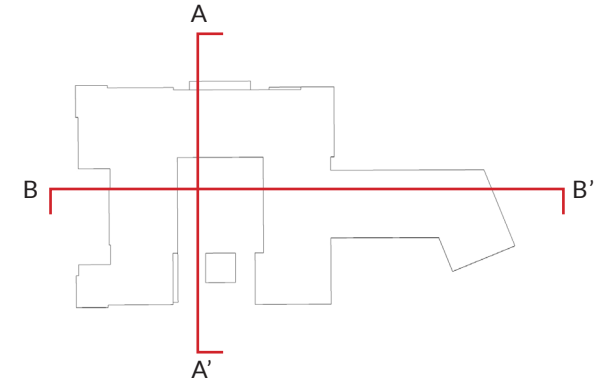
Assisted Living

Total AL per floor: 40 units

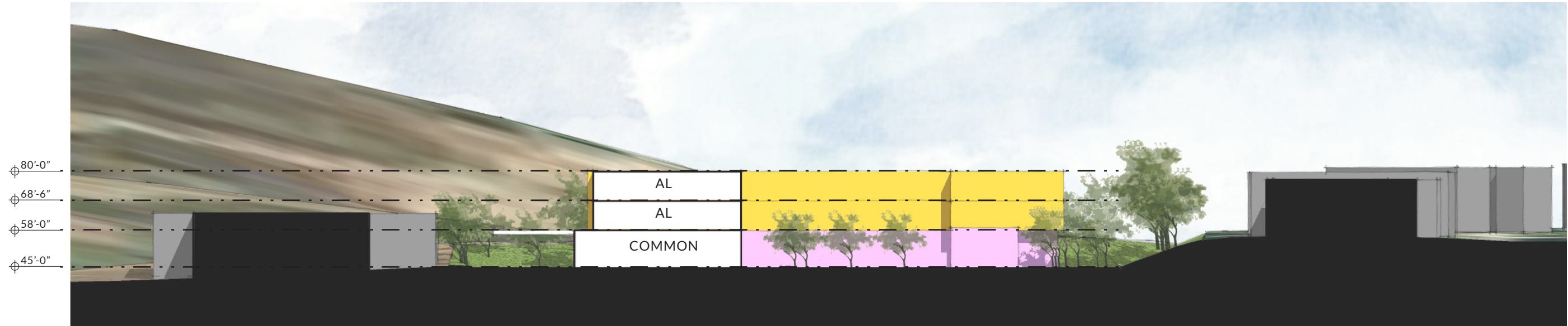
Studio: 4 units/floor  
 1 Bedroom: 31 units/floor  
 2 Bedroom: 5 units/floor

- Assisted Living
- Memory Care
- Common Amenity
- Parking

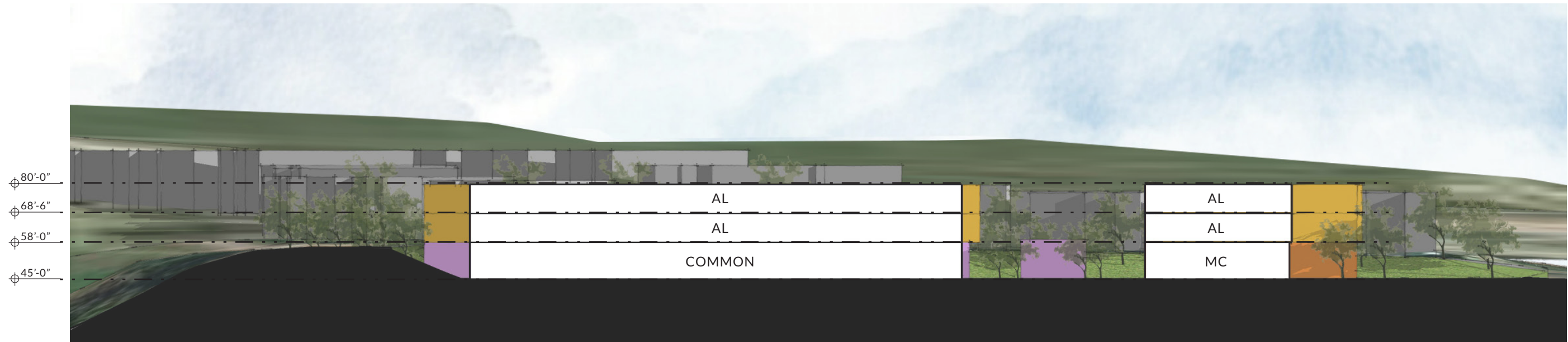
# SECTION DIAGRAMS



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

