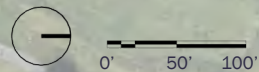


EXISTING SITE PLAN



A-2a
11-2-2022



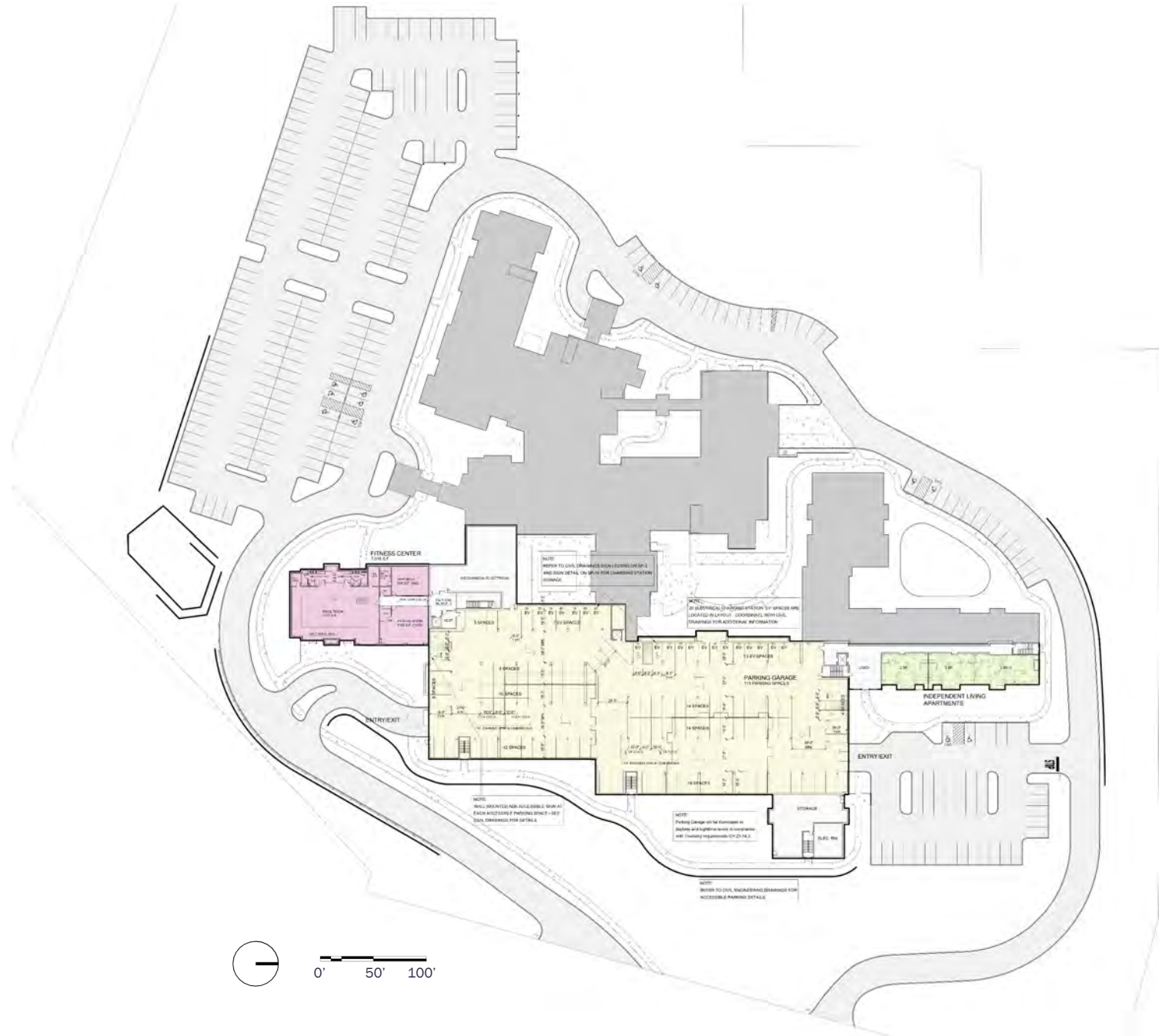
KDA
architects

PROPOSED SITE PLAN



LOWER LEVEL PLAN

- Parking Garage
- Fitness Center
- Support Spaces
- ILU Apartments



FIRST FLOOR PLAN (MAIN LEVEL)

- ILU Apartments
- Common Spaces
- Sub-Acute Households
- Support Spaces



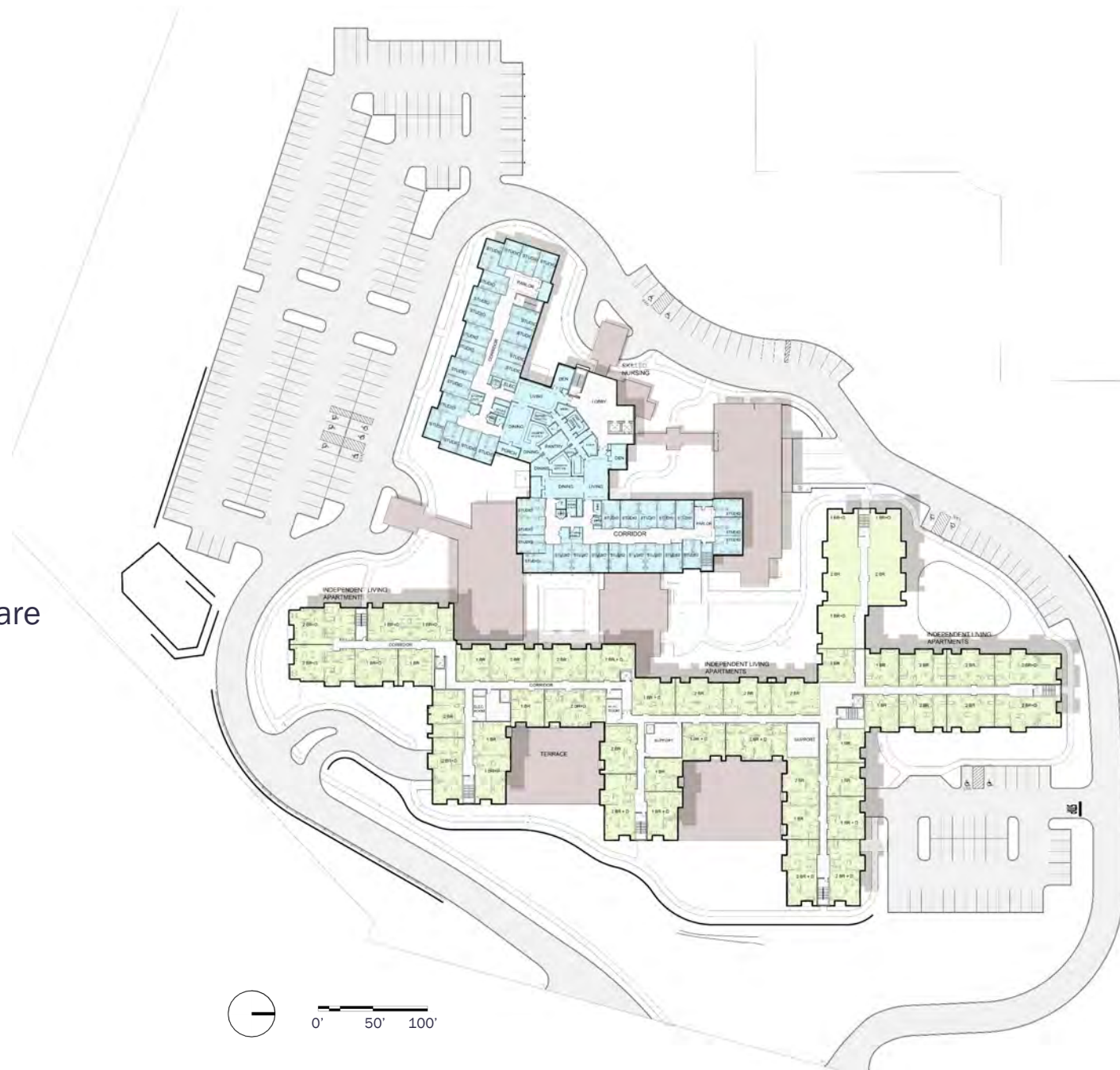
SECOND FLOOR PLAN

- ILU Apartments
- Assisted Living & Assisted Living Memory Care



THIRD FLOOR PLAN

- ILU Apartments
- Skilled Nursing & Assisted Living Memory Care



FOURTH FLOOR PLAN

- ILU Apartments
- Skilled Nursing





ROOF PLAN

Solar and Green Roof Area Summary

Total Roof Area: 111,578 S.F.

Total Green Roof / Solar Roof Areas:

	24,950 S.F. Green Roof	22%
	14,668 S.F. Solar Roof	13%
	39,618 S.F. Total	35% of Total Roof Area



HEALTH CENTER BUILDING
HEIGHT: 57.50'



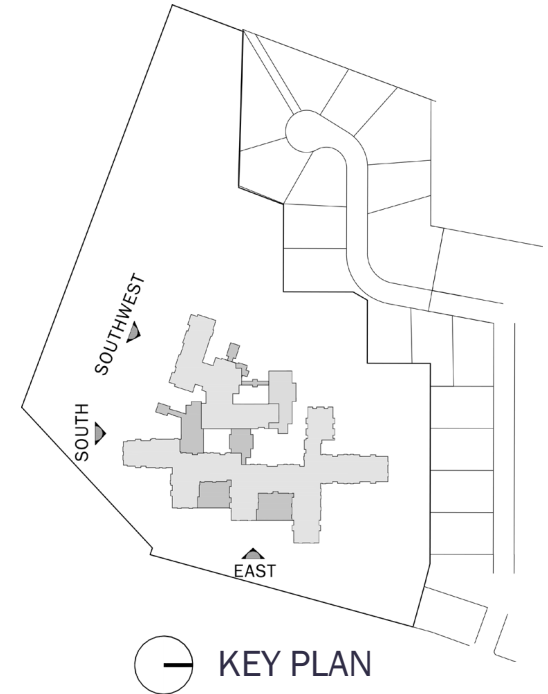
SOUTHWEST ELEVATION | Health Center and Main Entrance

HEALTH CENTER BUILDING
HEIGHT: 57.50'



INDEPENDENT LIVING
BUILDING HEIGHT: 56.00'

SOUTH ELEVATION | Independent Living and Parking Garage Entrance



KEY PLAN

INDEPENDENT LIVING
BUILDING HEIGHT: 56.00'

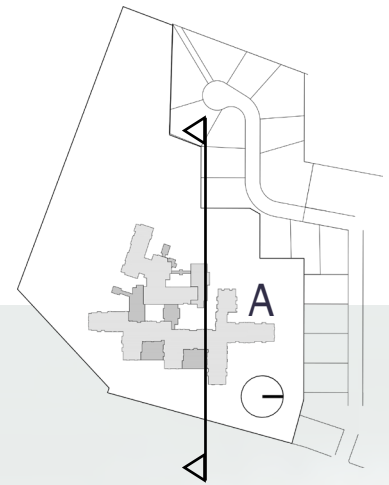


EAST ELEVATION | Independent Living from Pleasant Valley Way

0' 50' 100'

SITE SECTION A

Independent Living & Health Center Facing South

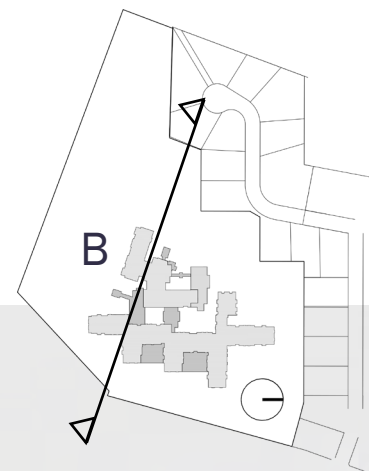


A-2j
11-2-2022

KDA
architects

SITE SECTION B

Independent Living & Health Center Facing Southwest

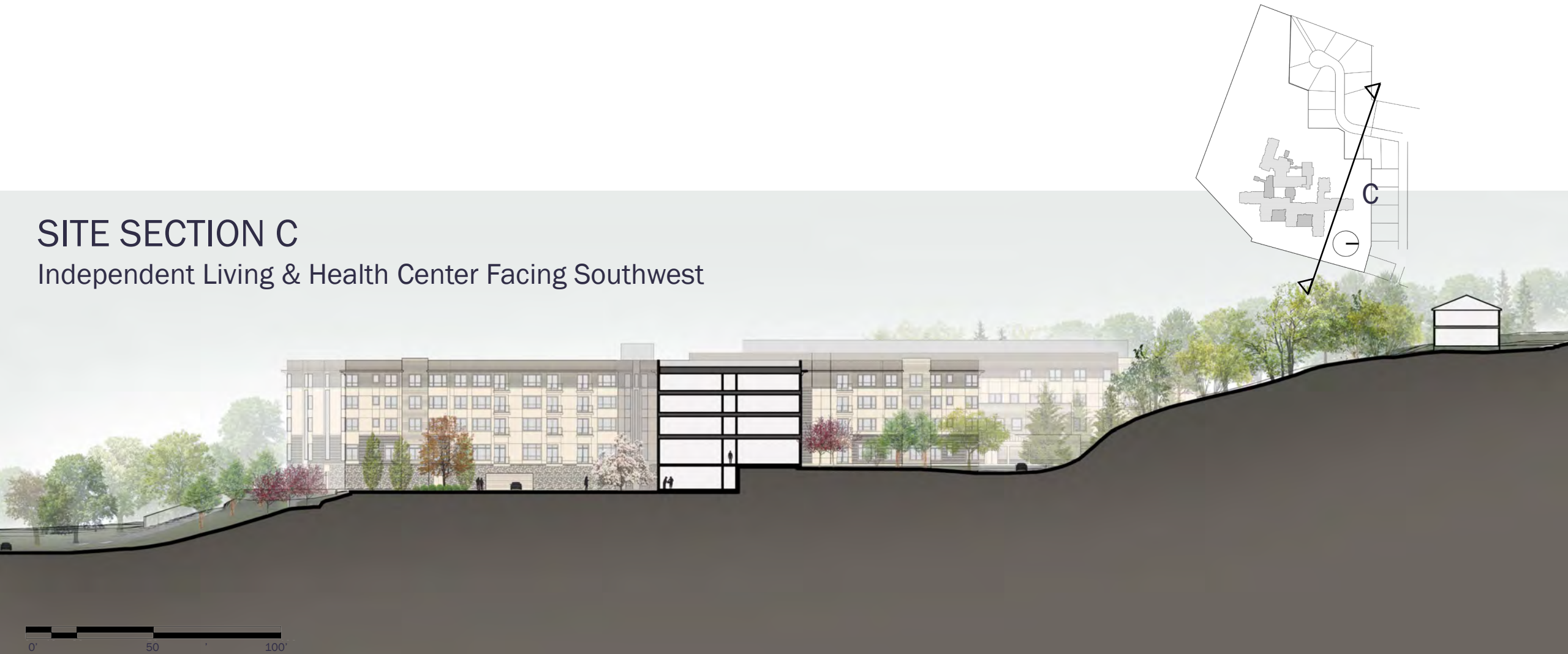


A-2k
11-2-2022

KDA
architects

SITE SECTION C

Independent Living & Health Center Facing Southwest

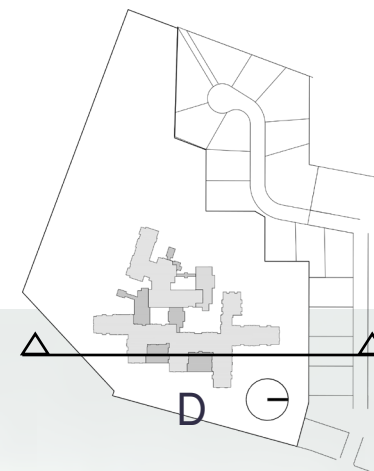


A-21
11-2-2022

KDA
architects

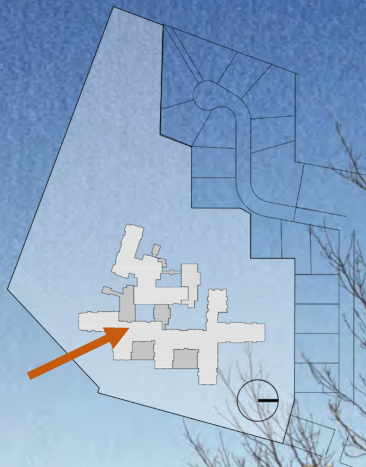
SITE SECTION D

Independent Living Facing West



A-2m
11-2-2022

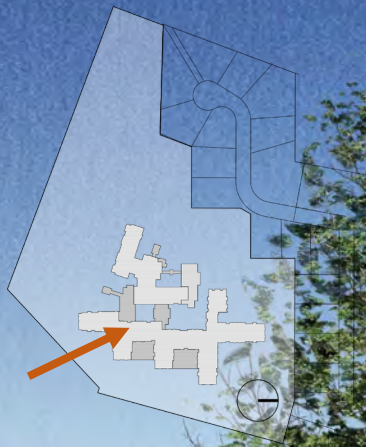
KDA
architects



A-2n
11-2-2022

Street View North – Pleasant Valley Way (Winter)

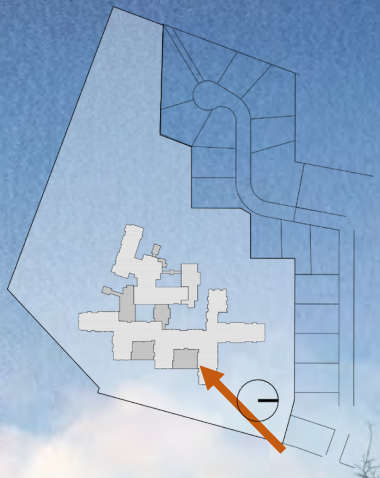
From '22



A-20
11-2-2022

Street View North – Pleasant Valley Way (Summer)

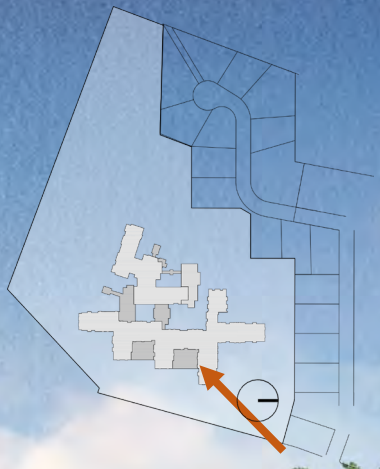
From '22



A-2p
11-2-2022

Street View South – Pleasant Valley Way (Winter)

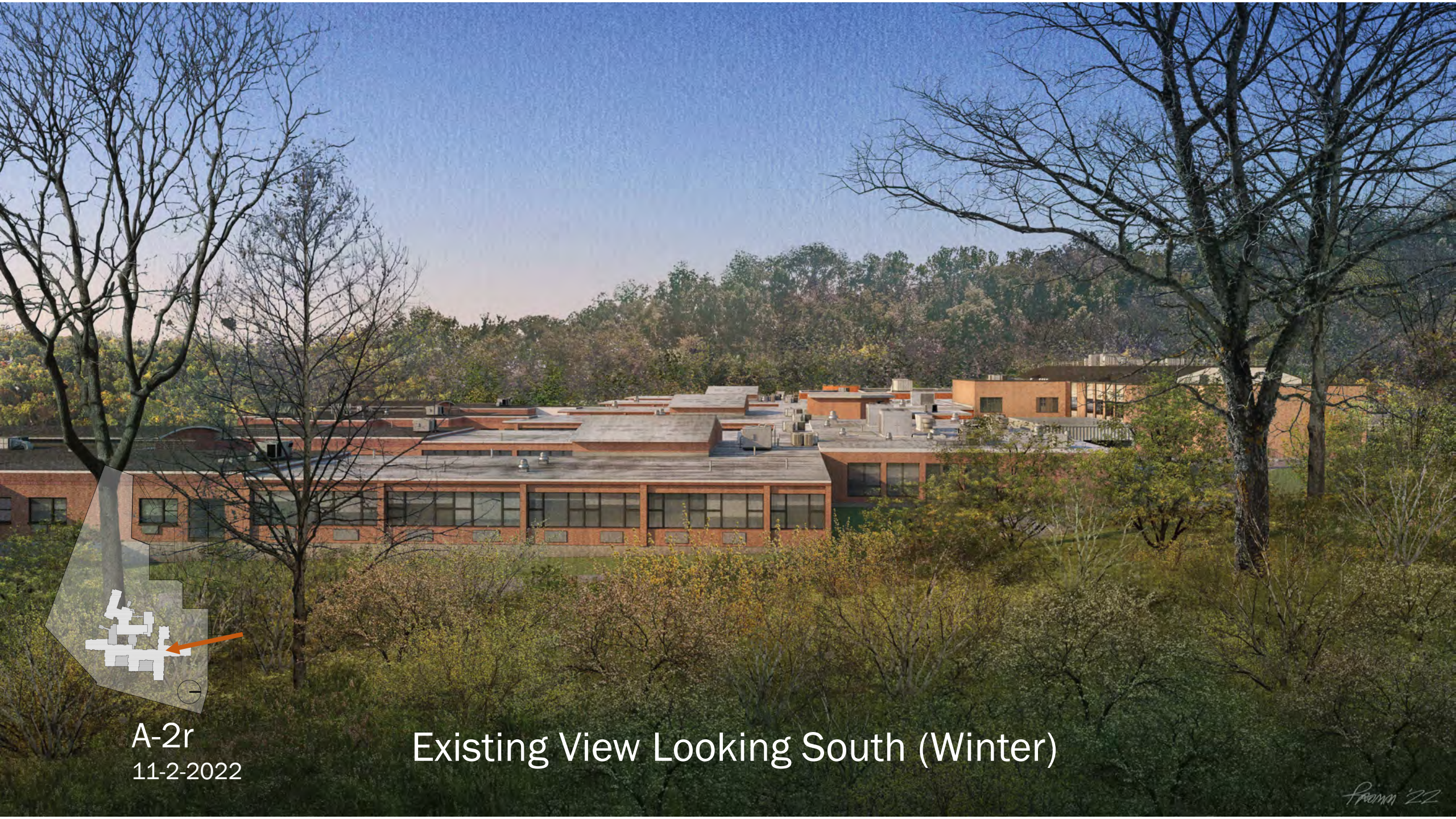
from '22



A-2q
11-2-2022

Street View South – Pleasant Valley Way (Summer)

From '22



A-2r
11-2-2022

Existing View Looking South (Winter)

From '22



A-2s
11-2-2022

Existing View Looking South (Summer)

From '22



A-2t
11-2-2022

View Looking South (Winter)

Freeman '22



A-2u
11-2-2022

View Looking South (Summer)

Fromm '22



A-2v
11-2-2022

Existing View from West Neighborhood (Winter)

Loren 22



A-2w
11-2-2022

Existing View from West Neighborhood (Summer)

Primm '22



A-2x
11-2-2022

View from West Neighborhood (Winter)

From 22



A-2y
11-2-2022

View from West Neighborhood (Summer)

From '22



A-2z
11-2-2022

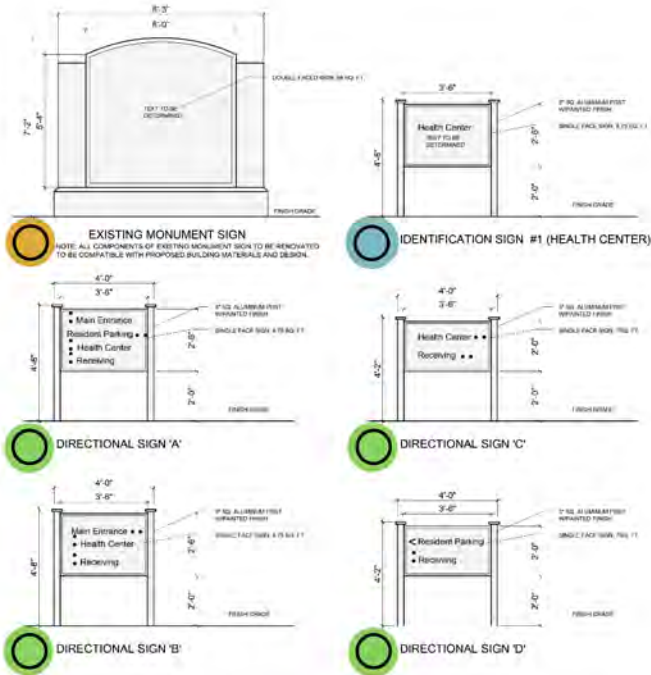
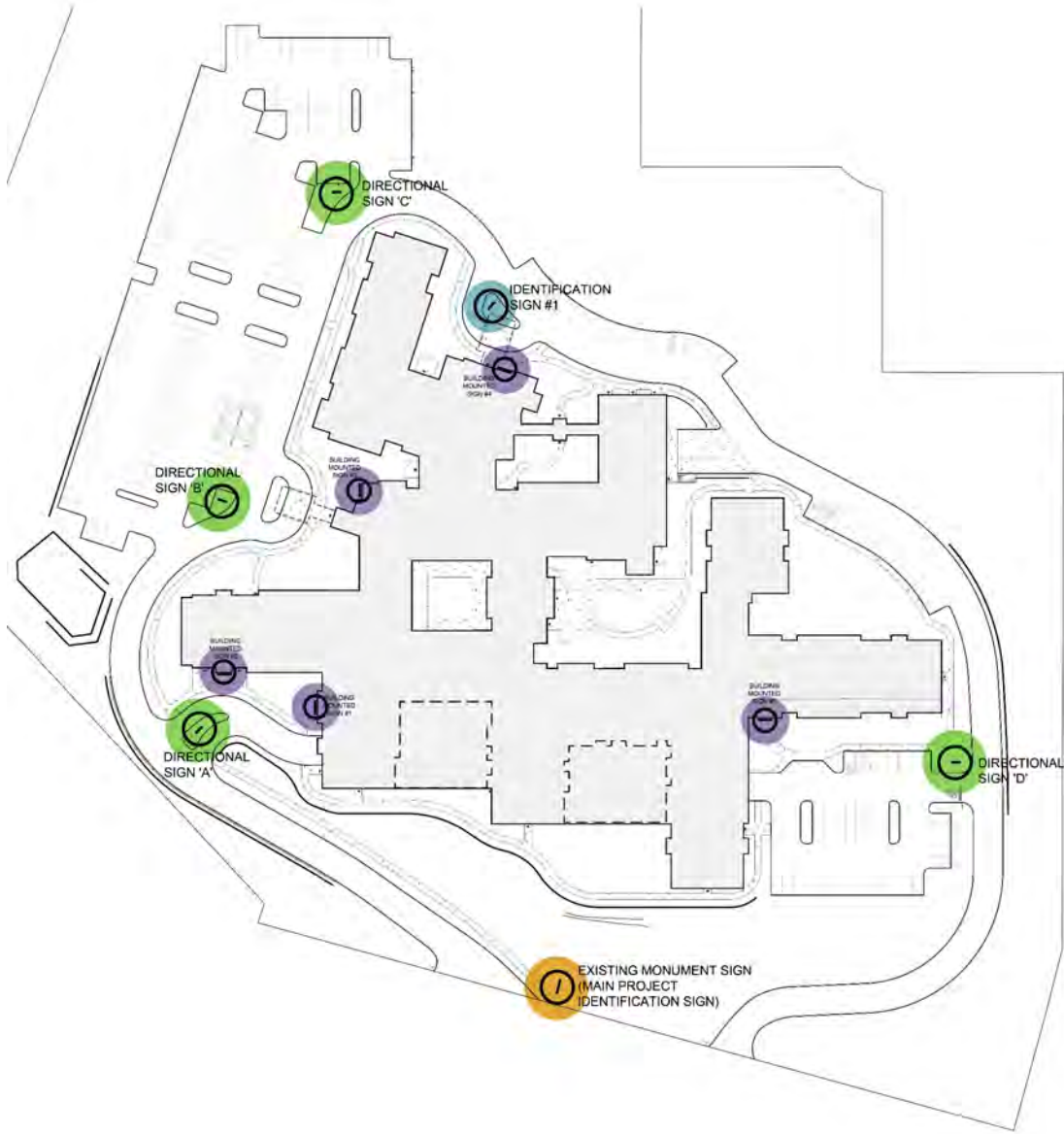
Main Entry View

From '22

This landscape site plan illustrates the proposed planting and site features for a building complex. The plan includes a north arrow and a scale bar (0' to 100'). Key elements include:

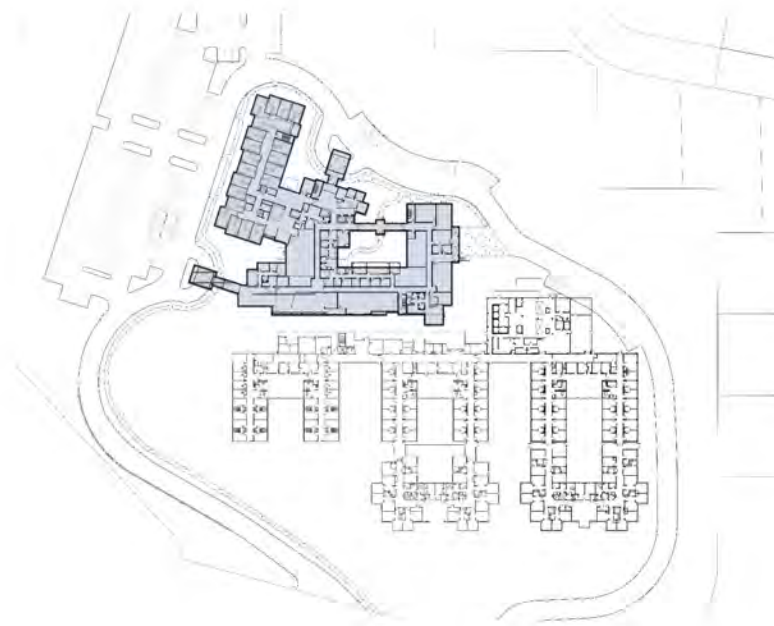
- Wooded Buffers:** Large green areas surrounding the building complex, labeled "WOODED BUFFER".
- Plantings:** Numerous trees and shrubs are indicated by circles and codes, including:
 - AR (Arbutus menziesii)
 - QR (Quercus robur)
 - LS (Larix laricina)
 - 6JC (Juniperus communis)
 - 8PLM (Picea canadensis)
 - 3VGO (Viburnum sp.)
 - 3JC (Juniperus communis)
 - MLG (Malus sp.)
 - 8 IG (Ilex glabra)
 - 3V CO (Viburnum corymbosum)
 - ARA (Aster sp.)
 - UA (Ulmus americana)
 - 9BWG (Wisteria sp.)
 - 12PLM (Picea canadensis)
 - 6N (Nerandera sp.)
 - 5JGO (Juniperus sp.)
 - 9CHB (Hamamelis sp.)
 - 3PS (Picea canadensis)
 - 6VN (Viburnum sp.)
 - OPH (Opuntia sp.)
 - OC (Ostrya coccinea)
 - UP (Ulmus americana)
 - 2PSF (Picea canadensis)
 - 3CH (Hamamelis sp.)
 - 2CC (Corylus sp.)
 - 3PSF (Picea canadensis)
 - 3AC (Acer sp.)
 - 3CC (Corylus sp.)
 - 3BN (Nerandera sp.)
 - 6N (Nerandera sp.)
 - QR (Quercus robur)
 - 3CF (Corylus sp.)
 - TR (Taxus sp.)
 - 3PS (Picea canadensis)
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SIGN
LOCATION
PLAN



- Notes:
- 1. All ground-mounted signs shall be externally illuminated with shielded ground-mounted light fixtures.
 - 2. Refer to building elevation plans for building mounted signage locations and sizes. Building mounted signage shall consist of reverse lit channel letters directly mounted to the building facade.

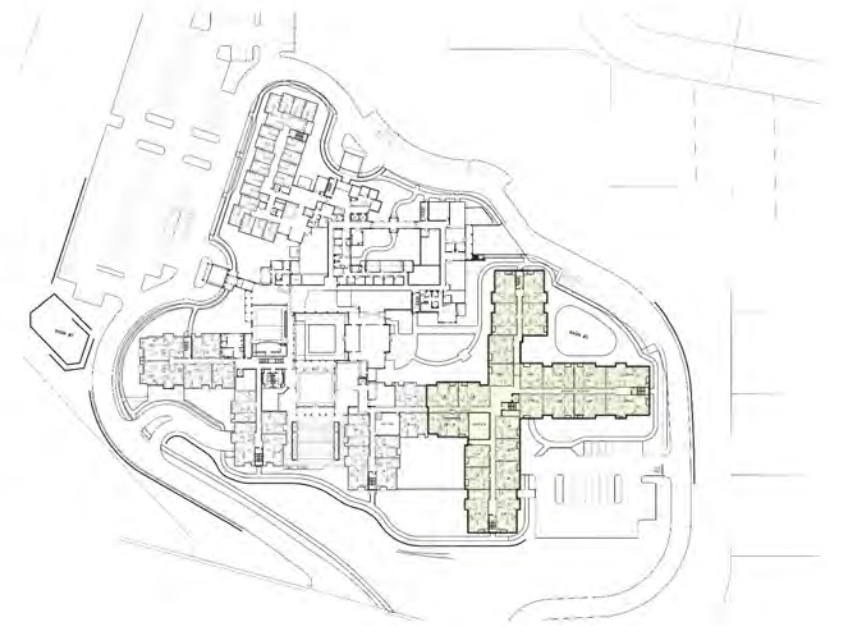
SIGNAGE COMPLIANCE CHART			
Notes: 1. All signs shall be externally illuminated with shielded ground-mounted light fixtures. 2. Refer to building elevation plans for building mounted signage locations and sizes. Building mounted signage shall consist of reverse lit channel letters directly mounted to the building facade.			
25-13.3.C. Allowed Signage	Maximum Sign Size (ft x ft)	Proposed	Compliance
FACADE SIGNAGE			
Maximum Sign Size (ft x ft)	144 sq ft	144 sq ft	YES
Maximum Sign Size (ft x ft)	144 sq ft	144 sq ft	YES
Maximum Sign Size (ft x ft)	144 sq ft	144 sq ft	YES
Maximum Sign Size (ft x ft)	144 sq ft	144 sq ft	YES
Maximum Sign Size (ft x ft)	144 sq ft	144 sq ft	YES
PRESTANDARD OF MONUMENT SIGNAGE			
Maximum number of signs (25-13.4.4)	144 sq ft / 25 ft x 13.4 ft sign permitted	144 sq ft	YES
Minimum lot frontage required	100 ft	100 ft	YES
Minimum setback to front property line	10 ft	10 ft	YES
Minimum setback to side property line	10 ft	10 ft	YES
Maximum sign area including supporting structure	144 sq ft	144 sq ft	YES
Maximum sign area including supporting structure	144 sq ft	144 sq ft	YES
Directional Signage (NO REQUIREMENTS)	144 sq ft	144 sq ft	YES
Directional Signage (NO REQUIREMENTS)	144 sq ft	144 sq ft	YES
FACADE SIGN CALCULATIONS			
Signage Area (sq ft)	144 sq ft	144 sq ft	YES
Signage Area (sq ft)	144 sq ft	144 sq ft	YES
Signage Area (sq ft)	144 sq ft	144 sq ft	YES
Signage Area (sq ft)	144 sq ft	144 sq ft	YES
Signage Area (sq ft)	144 sq ft	144 sq ft	YES



PHASE ONE
Master Plan



PHASE TWO
Master Plan



PHASE THREE AND FOUR
Master Plan

Daughters of Israel - Building Program	Existing Campus	Phase One		Phase Two		Phase Three		Phase Four	
		Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase	Constructed in this phase	On site at end of this phase
INDEPENDENT LIVING PROGRAM									
One bedroom (813 SF)	0			18 Apts	18 Apts	24 Apts	42 Apts	0 Apts	42 Apts
One bedroom w/ den (1043 SF & 1055 SF)	0			29 Apts	29 Apts	4 Apts	33 Apts	10 Apts	43 Apts
Two bedroom (1123 SF)	0			20 Apts	20 Apts	30 Apts	30 Apts	6 Apts	56 Apts
Two bedroom w/ den (1393 SF, 1467 SF & 1540 SF)	0			20 Apts	20 Apts	21 Apts	41 Apts	0 Apts	41 Apts
Sub-Total - IL Apartments	0 Apts	0 Apts	0 Apts	87 Apts	87 Apts	79 Apts	166 Apts	16 Apts	182 Apts
INDEPENDENT LIVING COMMUNITY CENTER									
Typ commons soft total									
Campus Support									
Specialty Programs									
Sub-Total - IL Commons	0 Sqft	17,550 Sqft	17,550 Sqft	25,746 Sqft	43,296 Sqft	0 Sqft	43,296 Sqft	0 Sqft	43,296 Sqft
ASSISTED LIVING PROGRAM									
AL Studio Units	0 Units	40 Units	40 Units		40 Units		40 Units		40 Units
AL Deluxe Studio	0 Units	13 Units	13 Units		13 Units		13 Units		13 Units
AL 1 Bedroom Units	0 Units	11 Units	11 Units		11 Units		11 Units		11 Units
Sub-Total - AL Program	0 Units	64 Units	64 Units	0 Units	64 Units	0 Units	64 Units	0 Units	64 Units
NEW SKILLED NURSING PROGRAM									
Studio Sub-Acute SNF	0 Beds	20 Beds	20 Beds		20 Beds		20 Beds		20 Beds
Studio SNF Unit	0 Beds	60 Beds	60 Beds		60 Beds		60 Beds		60 Beds
Sub-Total - Skilled Nursing Program	0 Beds	80 Beds	80 Beds	0 Beds	80 Beds	0 Beds	80 Beds	0 Beds	80 Beds
EXISTING SKILLED NURSING PROGRAM									
	303 Beds	-59 Beds	244 Beds	-138 Beds	106 Beds	-106 Beds	0 Beds	0 Beds	0 Beds