

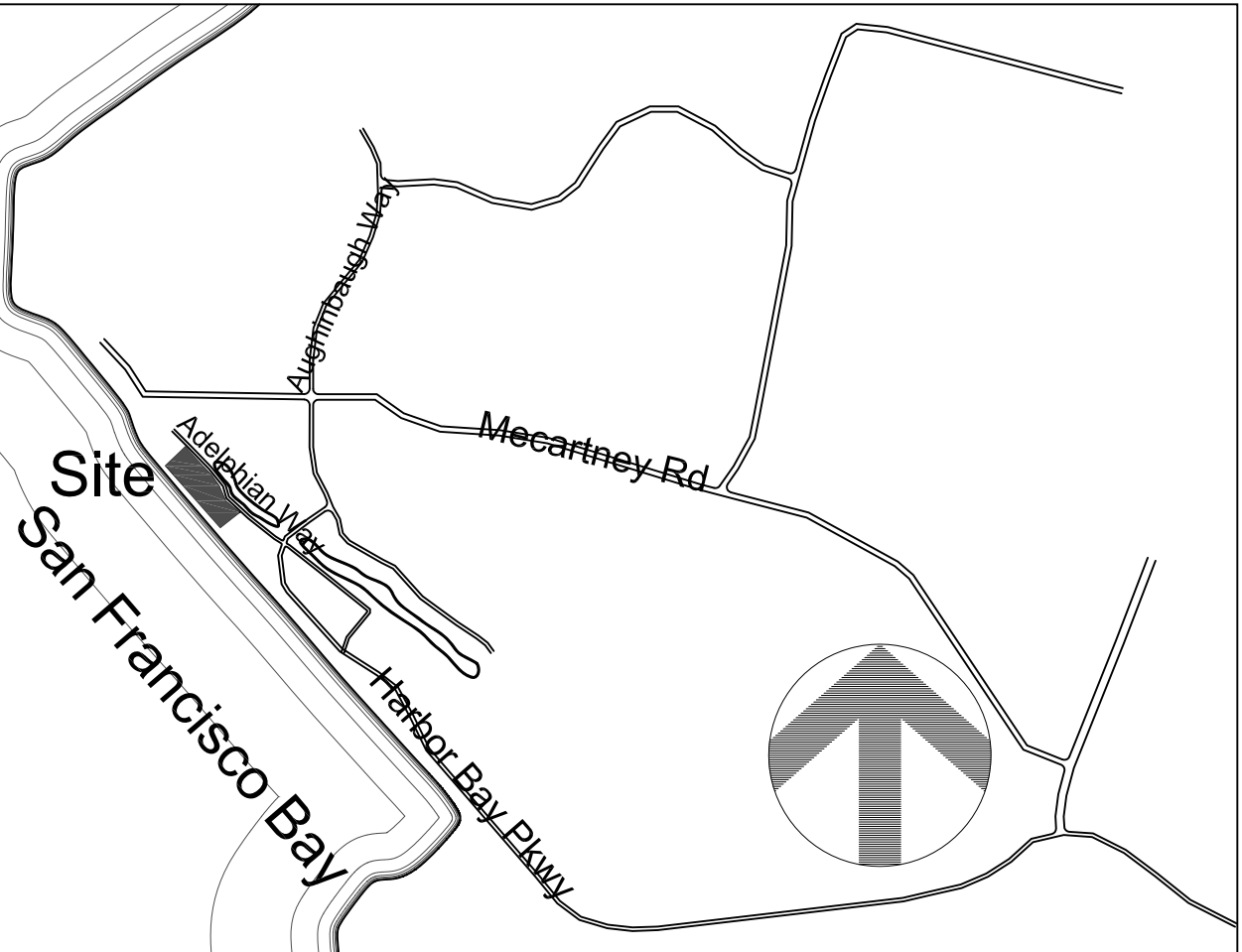
Site Statistics:  
Development Plan Totals:  
Total Site Area: 402,010 SF / 9.23 Acres  
Total Building Area: 155,631 SF  
Total Site Coverage: 81,587 SF  
Total Landscape Coverage: 211,746 SF  
Total F.A.R.: .387 F.A.R.  
Total Parking Provided: 242 Spaces

Proposed Development:			
Site Area:	212,494 SF / 4.88 Acres		
Building Area:	105,499 SF		
DEVELOPMENT STANDARDS:			
	REQUIRED:	PROVIDED:	
Site Coverage:	35.0% max	56,521 SF / 26.7%	
Landscape Coverage:	25.0% min	118,395 SF / 55.6%	
F.A.R.:	5 : 1	.496 F.A.R.	
Building Height:	35 Max	27'-0" Approx.	
Setbacks:			
Front (Bay):	35'-0"	35'-0"	
Sides:	15'-0"	80'-0" Average	
Rear:	20'-0"	30'-0"	
Parking Provided:	65 Spaces	65 Spaces	

Future Development:			
Site Area:	27,086 SF / 0.6218 Acres		
Building Area:	8,000 SF		
DEVELOPMENT STANDARDS:			
	REQUIRED:	PROVIDED:	
Site Coverage:	35.0% max	4,000 SF / 20.0%	
Landscape Coverage:	25.0% min	7,000 SF / 25%	
F.A.R.:	5 : 1	.30 F.A.R.	
Building Height:	35 Max	35'-0" Approx.	
Setbacks:			
Front (Bay):	35'-0"	35'-0"	
Sides:	15'-0"	15'-0"	
Rear:	20'-0"	100'-0" Approx.	
Parking Provided:	3.51 / 1,000	28 Spaces	

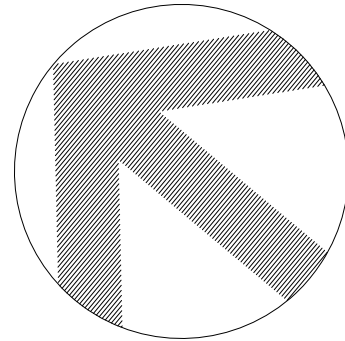
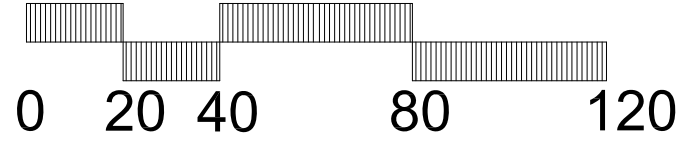
Existing McGuire & Hester:			
Site Area:	89,489 SF / 2.05 Acres		
Building Area:	22,868 SF		
DEVELOPMENT STANDARDS:			
	REQUIRED:	PROVIDED:	
Site Coverage:	40.0% max	11,434 SF / 12.8%	
Landscape Coverage:	30.0% min	44,284 SF / 49.5%	
F.A.R.:	5 : 1	.256 F.A.R.	
Building Height:	35 Max	29'-4" Parapet	
Setbacks:			
Front (Bay):	35'-0"	35'-0"	
Sides:	15'-0"	20'-0" Average	
Rear:	20'-0"	223'-0"	
Parking Provided:	80 Spaces	80 Spaces	

Existing Stacy & Witbeck:		
Area:	77,710 SF / 1.78 Acres	
Building Area:	19,264 SF	
DEVELOPMENT STANDARDS:		
	REQUIRED:	PROVIDED:
Coverage:	40.0% max	9,632 SF / 12.4%
Landscape Coverage:	30.0% min	42,067 SF / 54.1%
F.A.R.:	5 : 1	.248 F.A.R.
Building Height:	35 Max	32'-0" Approx.
Setbacks:		
Front (Bay):	35'-0"	35'-0"
Sides:	15'-0"	68'-0" / 160'-0"
Rear:	20'-0"	120'-0"
Parking Provided:	72 Spaces	69 Spaces

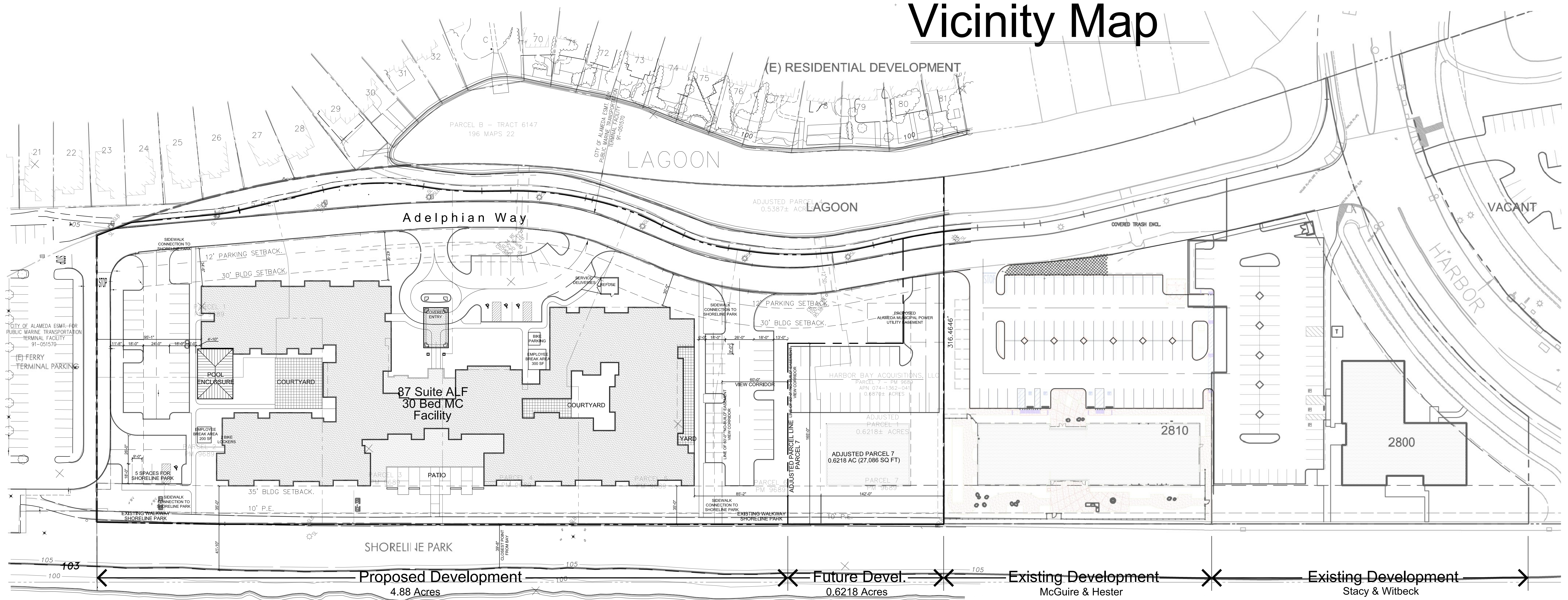


# Overall Site Plan

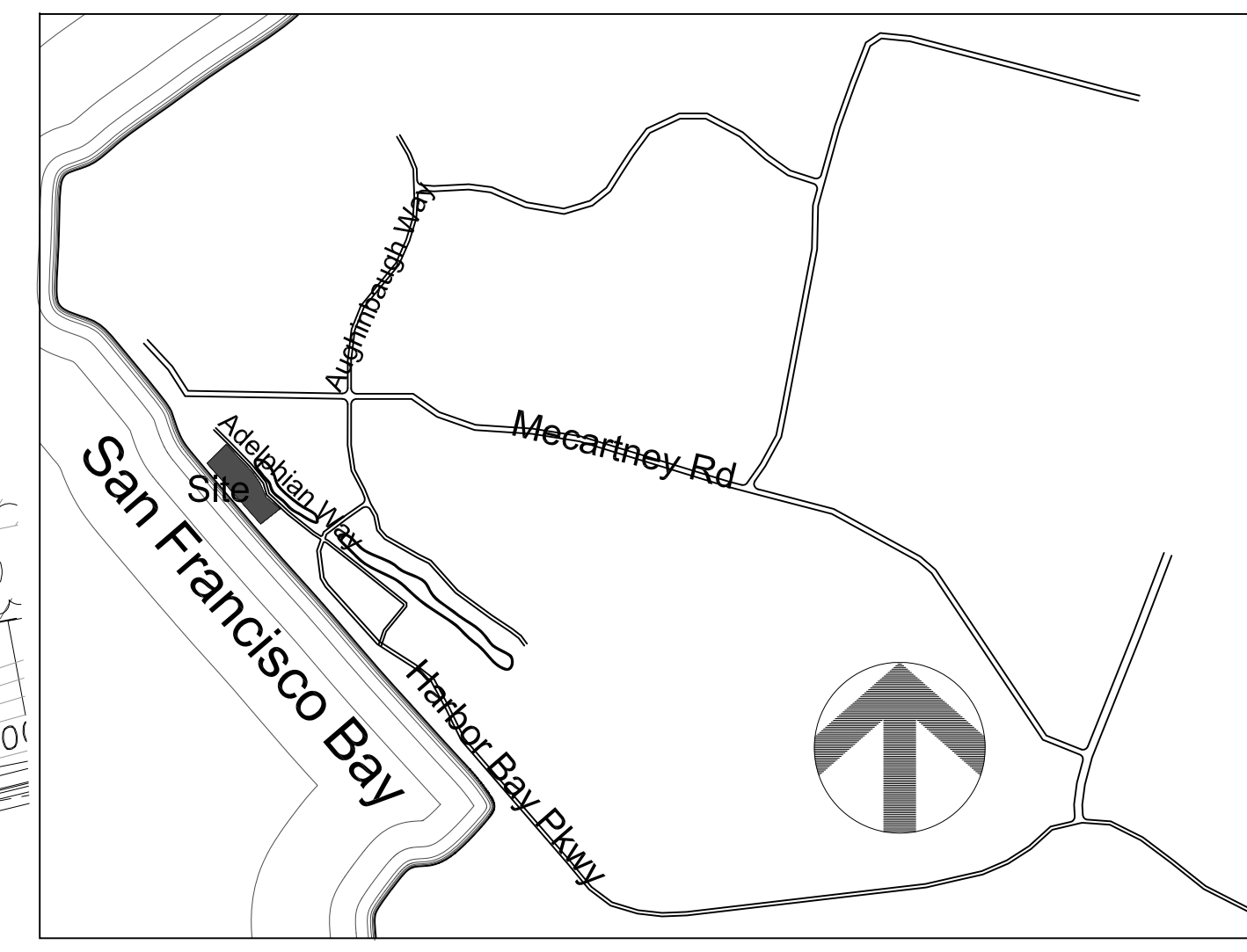
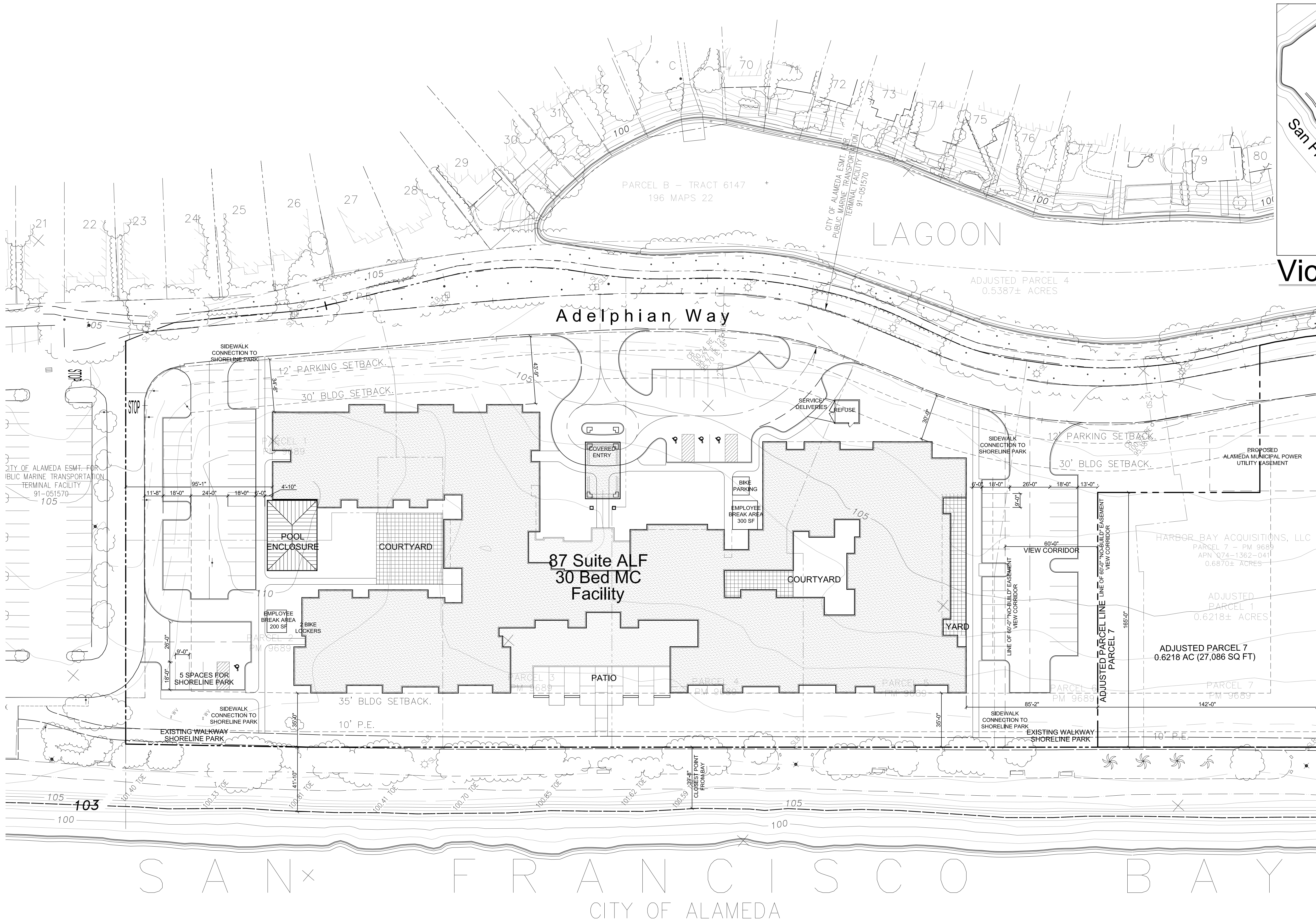
DATE: 05/31/2016  
SCALE: 1" = 40'-0"



## Vicinity Map







## Vicinity Map

<b>PROJECT AREA:</b>	
TOTAL AREA	5.50 AC (239,580 SQ. FT.)
PARCEL 7	.622 AC (27,086 SQ. FT.)
PROJECT AREA	4.88 AC (212,494 SQ. FT.)
<b>BUILDING AREA:</b>	
FIRST FLOOR:	53,970 SQ. FT.
SECOND FLOOR:	48,948 SQ. FT.
COVERED ENTRY:	1,077 SQ. FT.
POOL COVER:	1,504 SQ. FT.
TOTAL:	105,499 SQ. FT.
F.A.R.:	.496

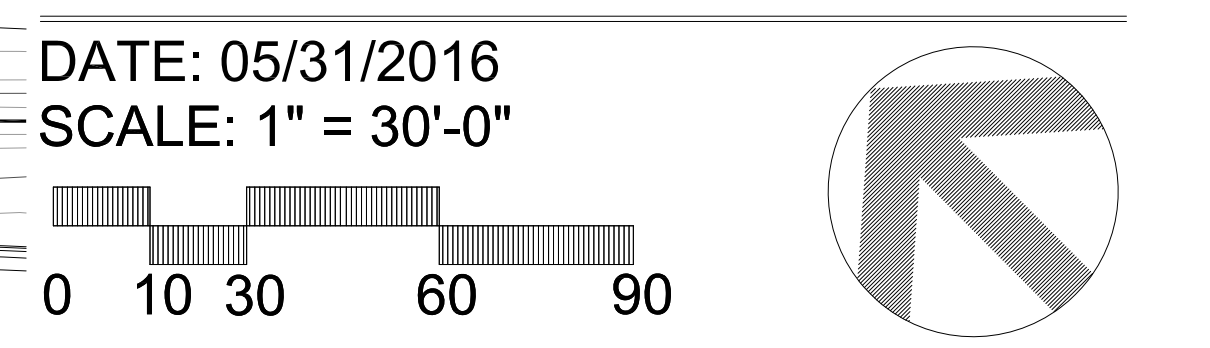
<b>AREA CALCULATIONS:</b>	
LOT COVERAGE:	56,551 SQ. FT. 26.7 %
PATIOS / WALKS:	9,916 SQ. FT. 4.7 %
DRIVES / PARKING:	27,632 SQ. FT. 13.0 %
OPEN SPACE:	118,395 SQ. FT. 55.6 %

<b>UNIT COUNT:</b>	
<b>ASSISTED LIVING SUITES:</b>	
STUDIO SUITES	21 (448 SF TYPICAL)
ONE BEDROOM SUITES	56 (604 SF TYPICAL)
TWO BEDROOM SUITES	10 (970 SF TYPICAL)
TOTAL	87 Suites (97 Beds)

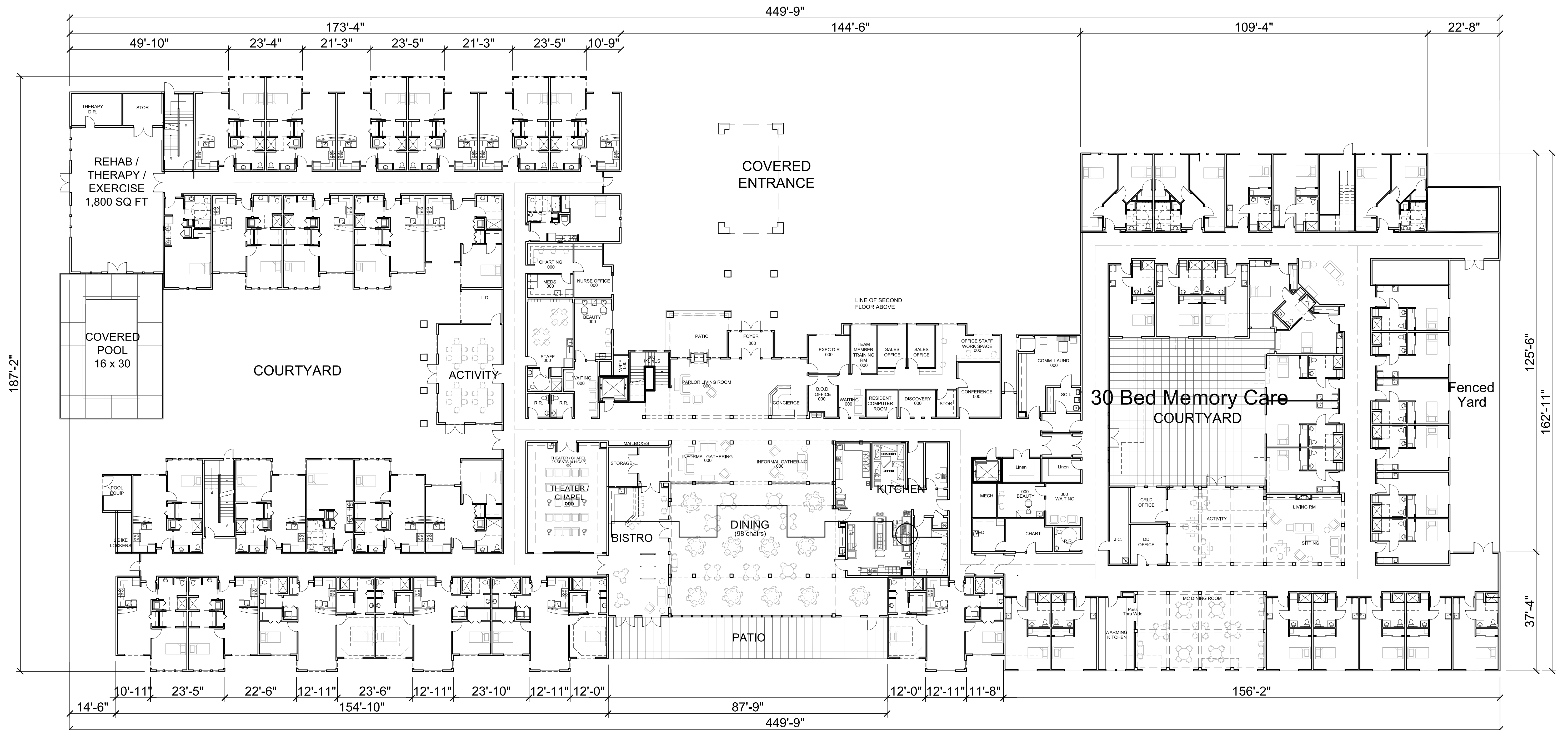
<b>MEMORY CARE SUITES:</b>	
PRIVATE SUITES	22 (357 SF AVERAGE)
SEMI-PRIVATE BEDS	8 (255 SF AVERAGE)
TOTAL BEDS	30
GRAND TOTAL :	127 = 830 SF PER BED

<b>PARKING:</b>	
3 ACCESSIBLE SPACES	5 BIKERACK SPACES
57 OPEN SPACES	2 BIKE LOCKER SPACES
5 SPACES FOR B.C.D.C	
65 TOTAL SPACES	

# Site Plan

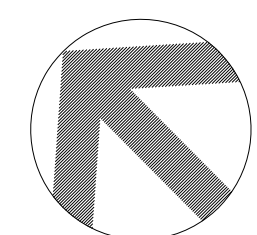
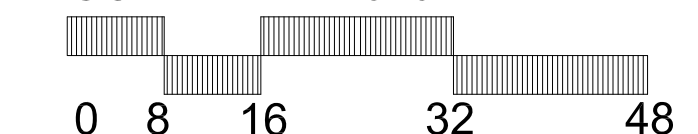






## First Floor Plan

DATE: 05/17/2016  
SCALE: 1" = 16'-0"



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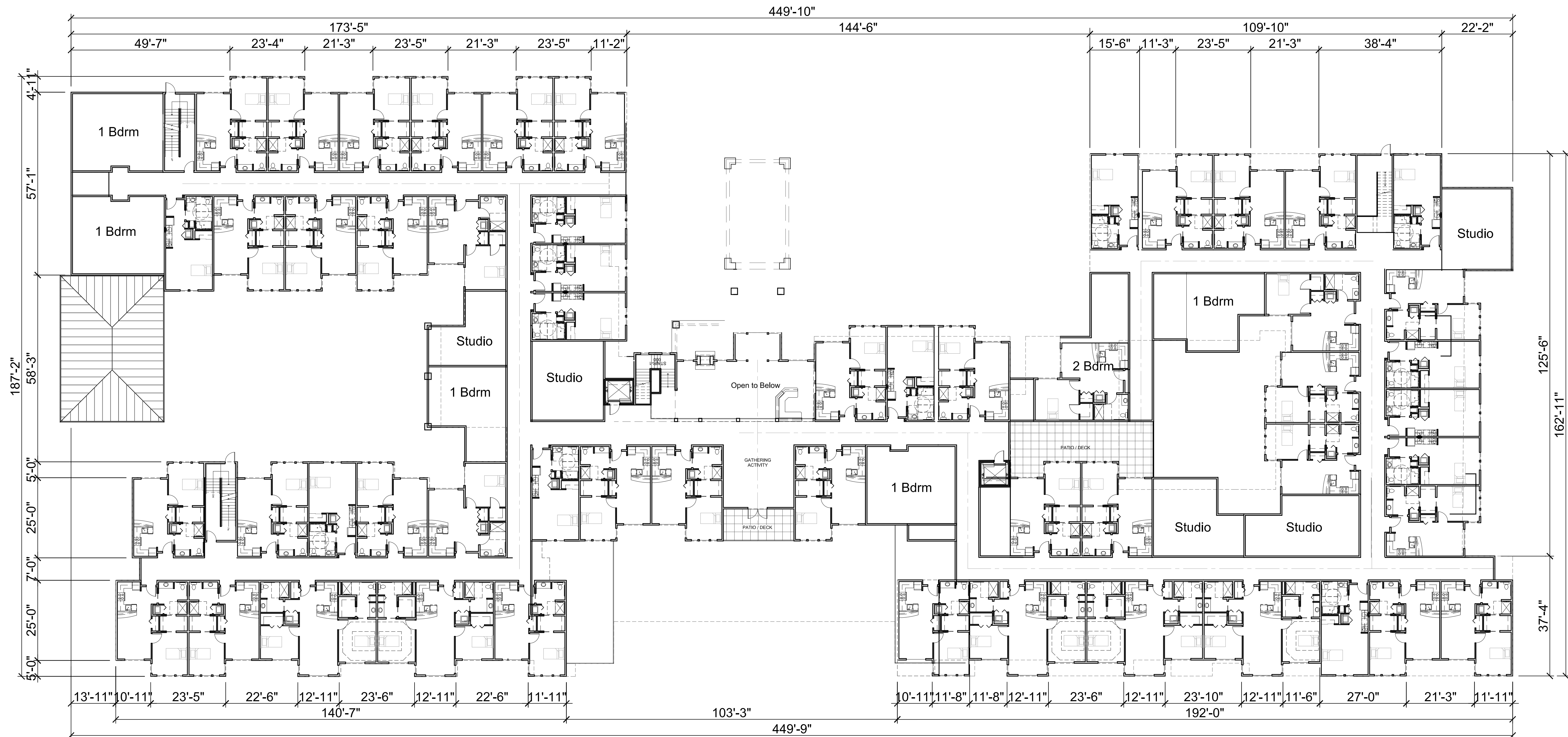
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3150 Kettle Court SE, Salem, Oregon 97301  
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# Westmont of Harbor Bay

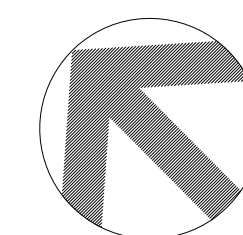
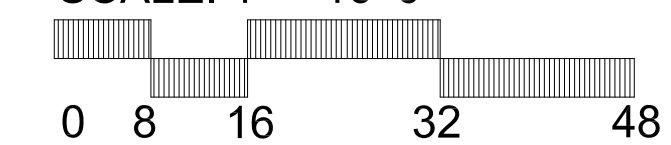
Alameda, California

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## Second Floor Plan

DATE: 05/09/2016  
SCALE: 1" = 16'-0"



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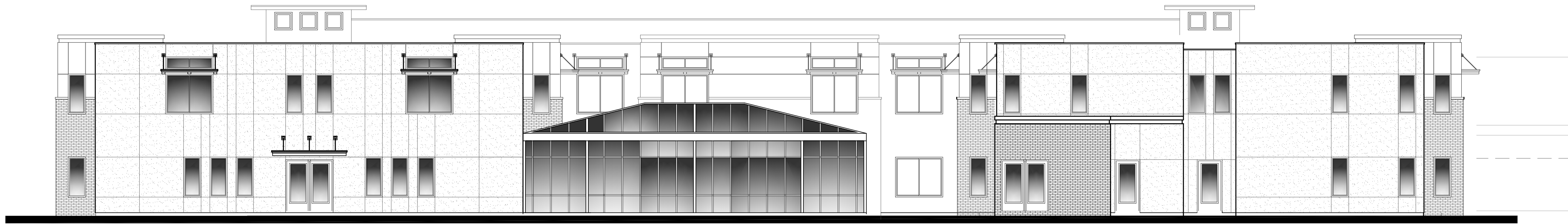
# Westmont of Harbor Bay

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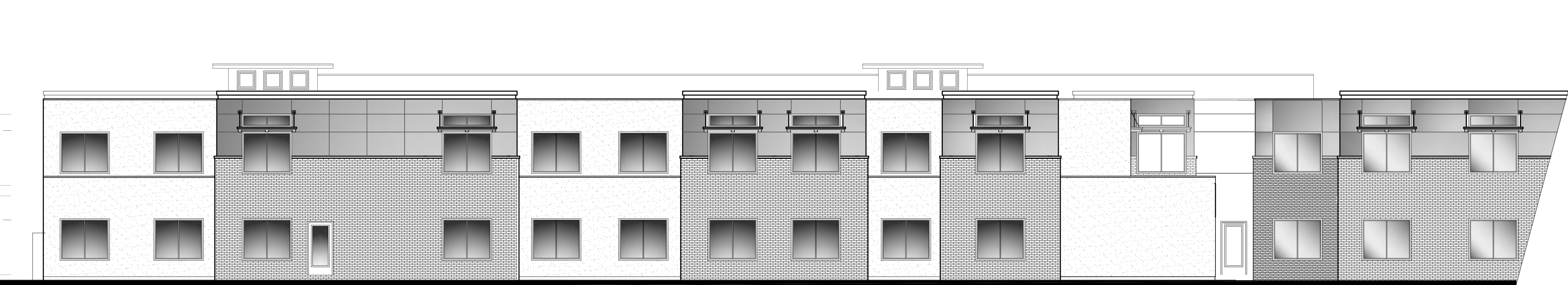




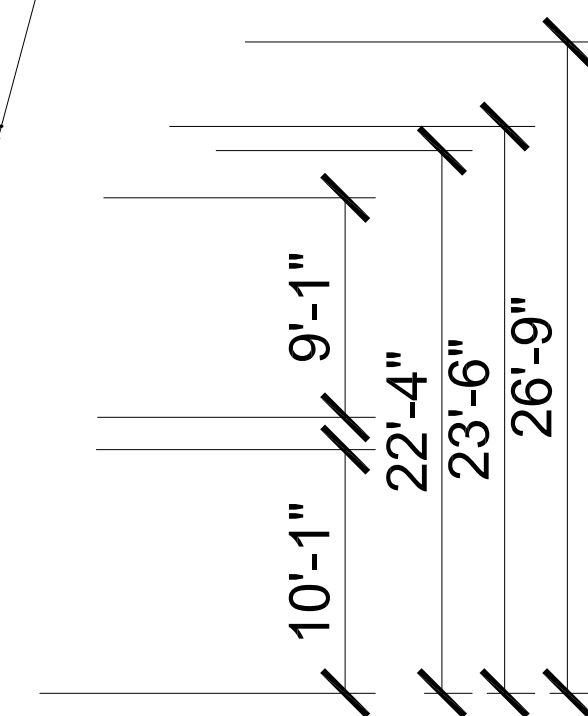
West Elevation



North Elevation



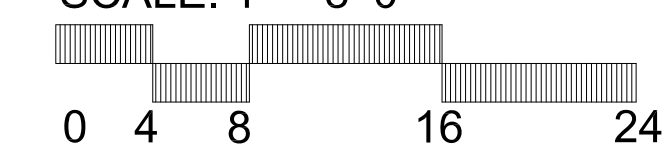
North Elevation



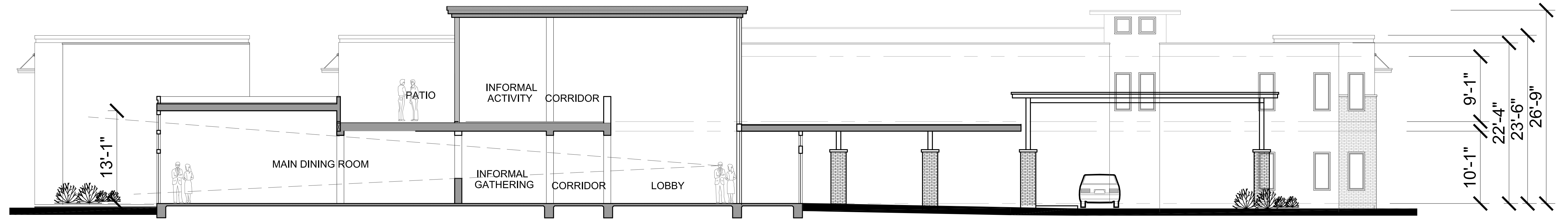
Exterior Elevations

DATE: 05/18/2016

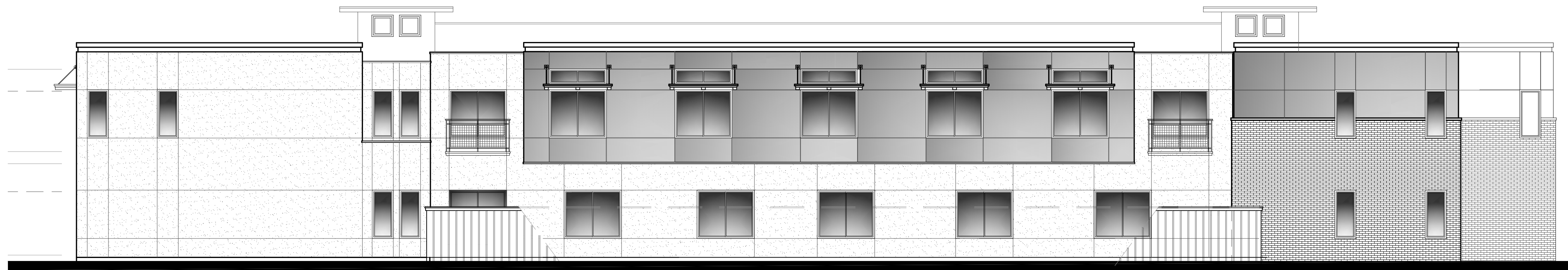
SCALE: 1" = 8'-0"



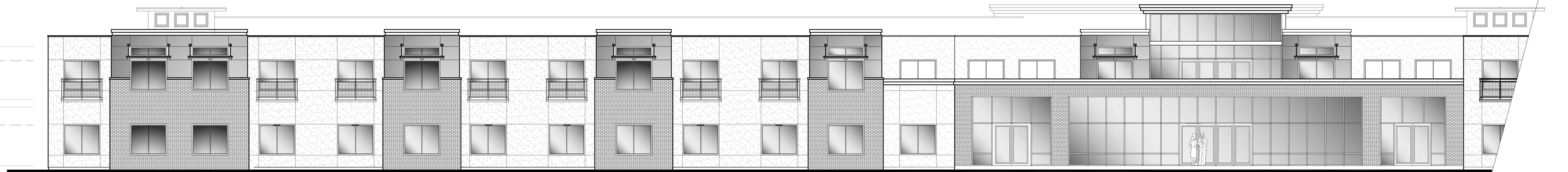




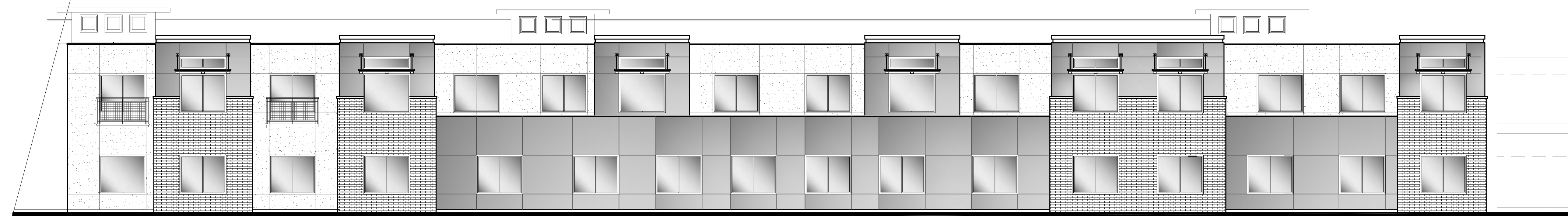
Section at Dining Room



East Elevation



South Elevation



South Elevation

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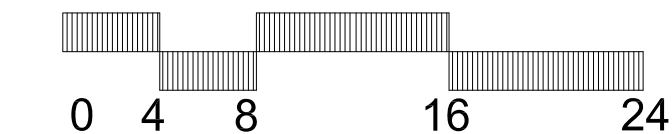
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# Westmont of Harbor Bay

Alameda, California

## Exterior Elevations

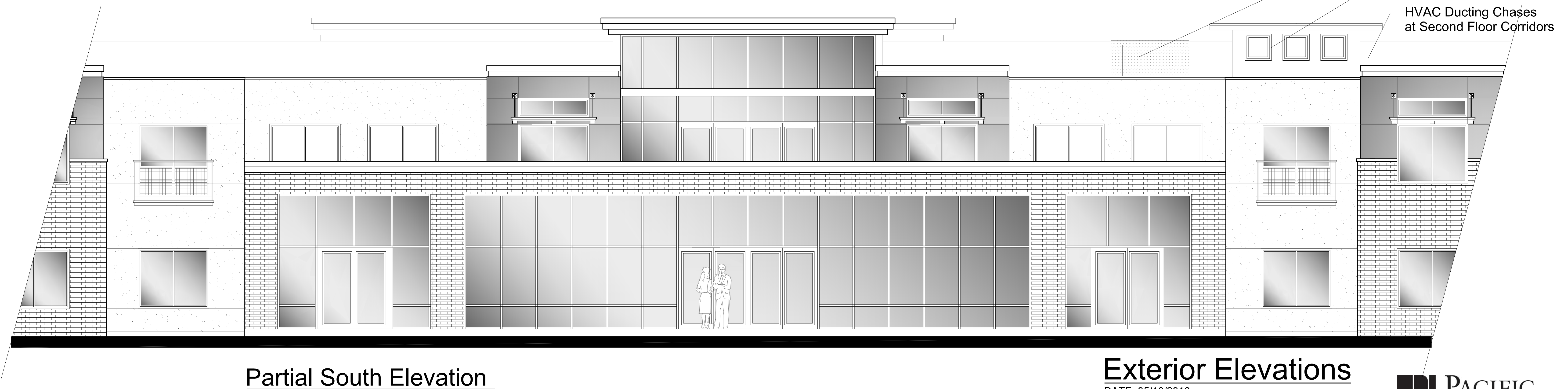
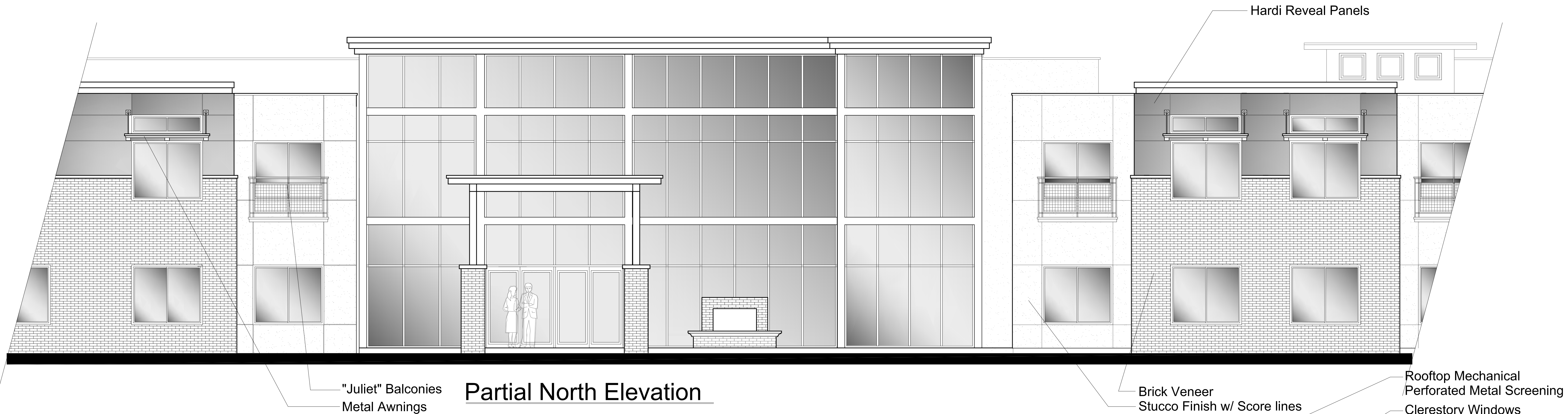
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SCALE: 1" = 8'-0"



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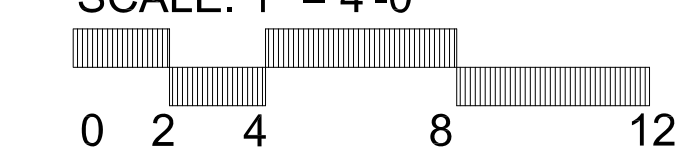




## Exterior Elevations

DATE: 05/18/2016

SCALE: 1" = 4'-0"



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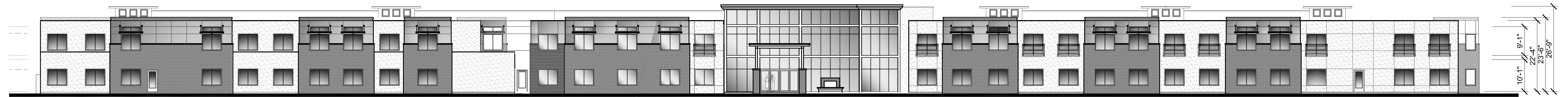
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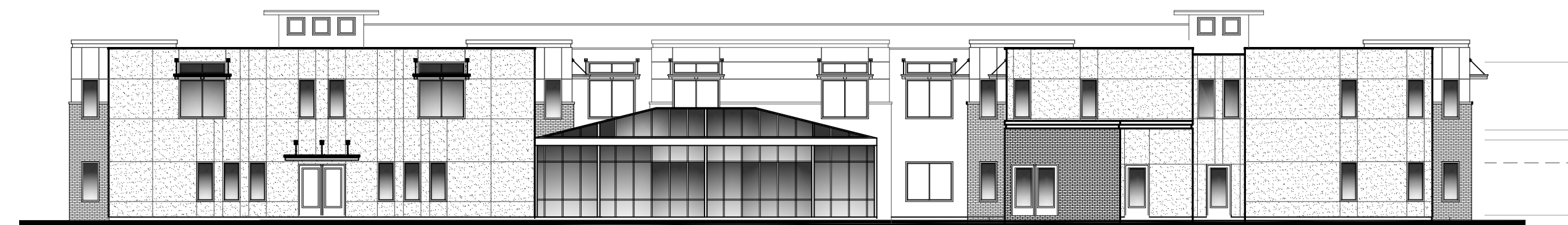
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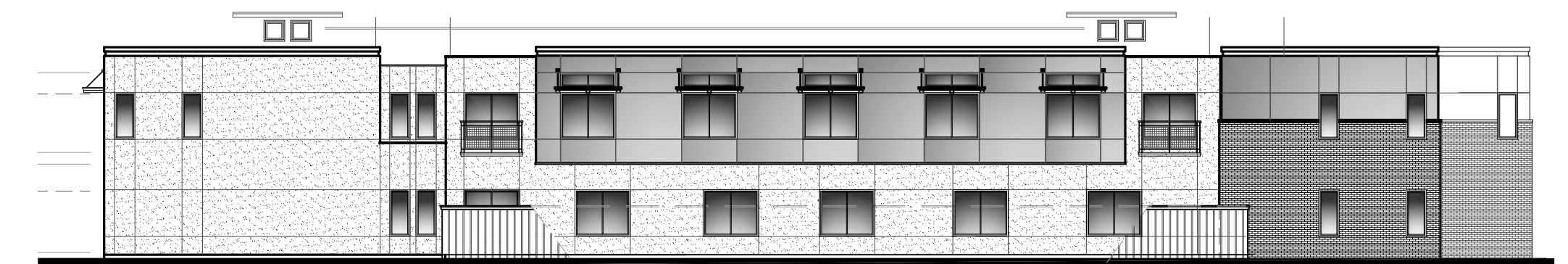




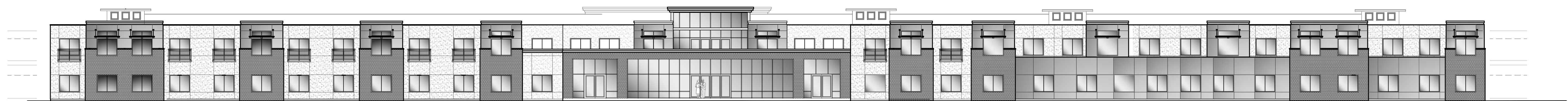
North Elevation



West Elevation



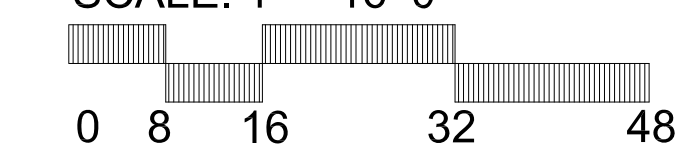
East Elevation



South Elevation

## Exterior Elevations

DATE: 05/25/2016  
SCALE: 1" = 16'-0"



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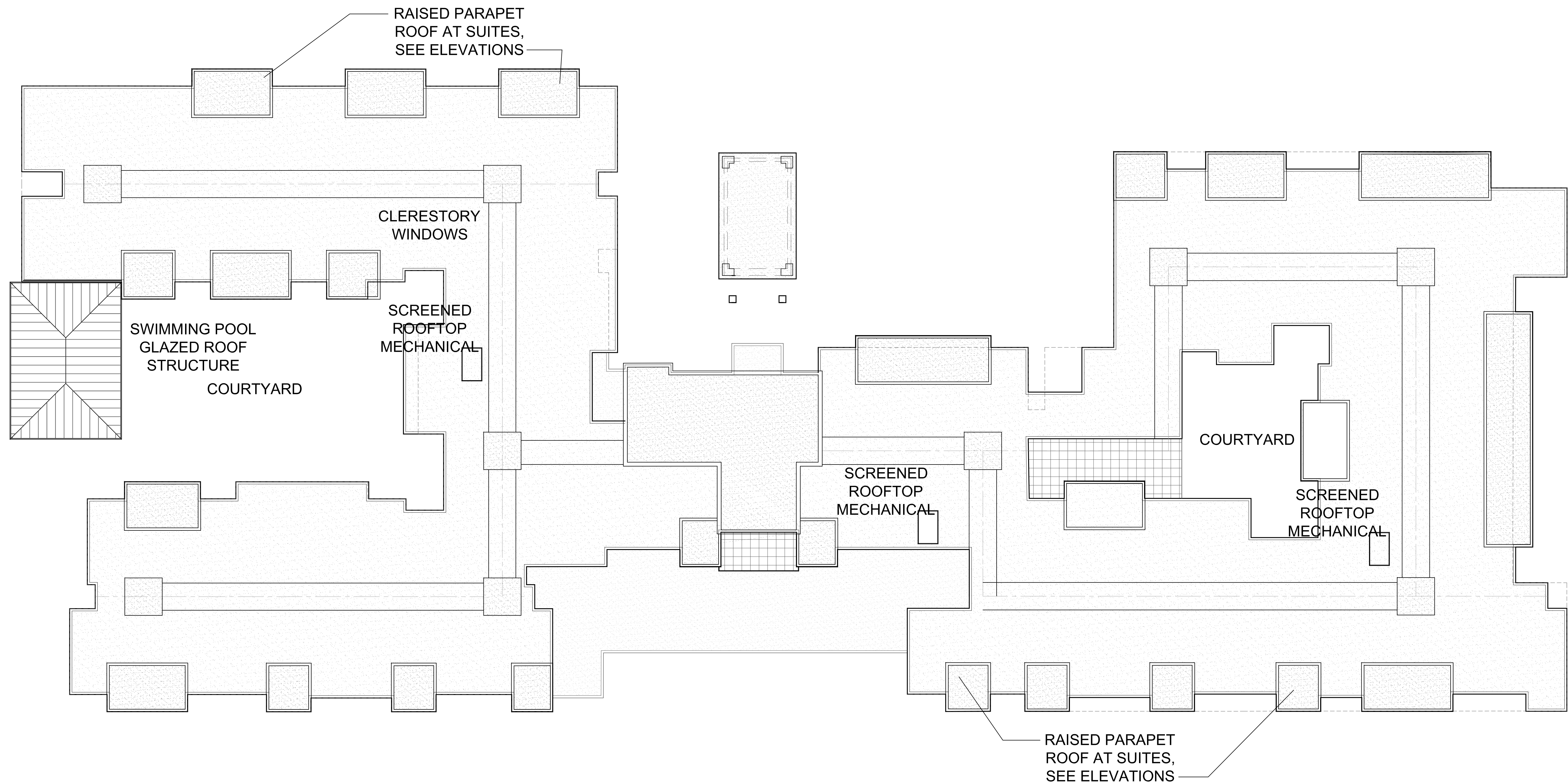
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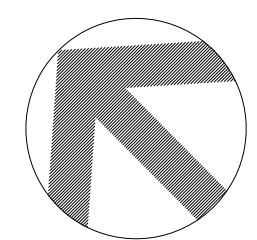
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## Roof Plan

DATE: 05/17/2016  
SCALE: 1" = 16'-0"



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