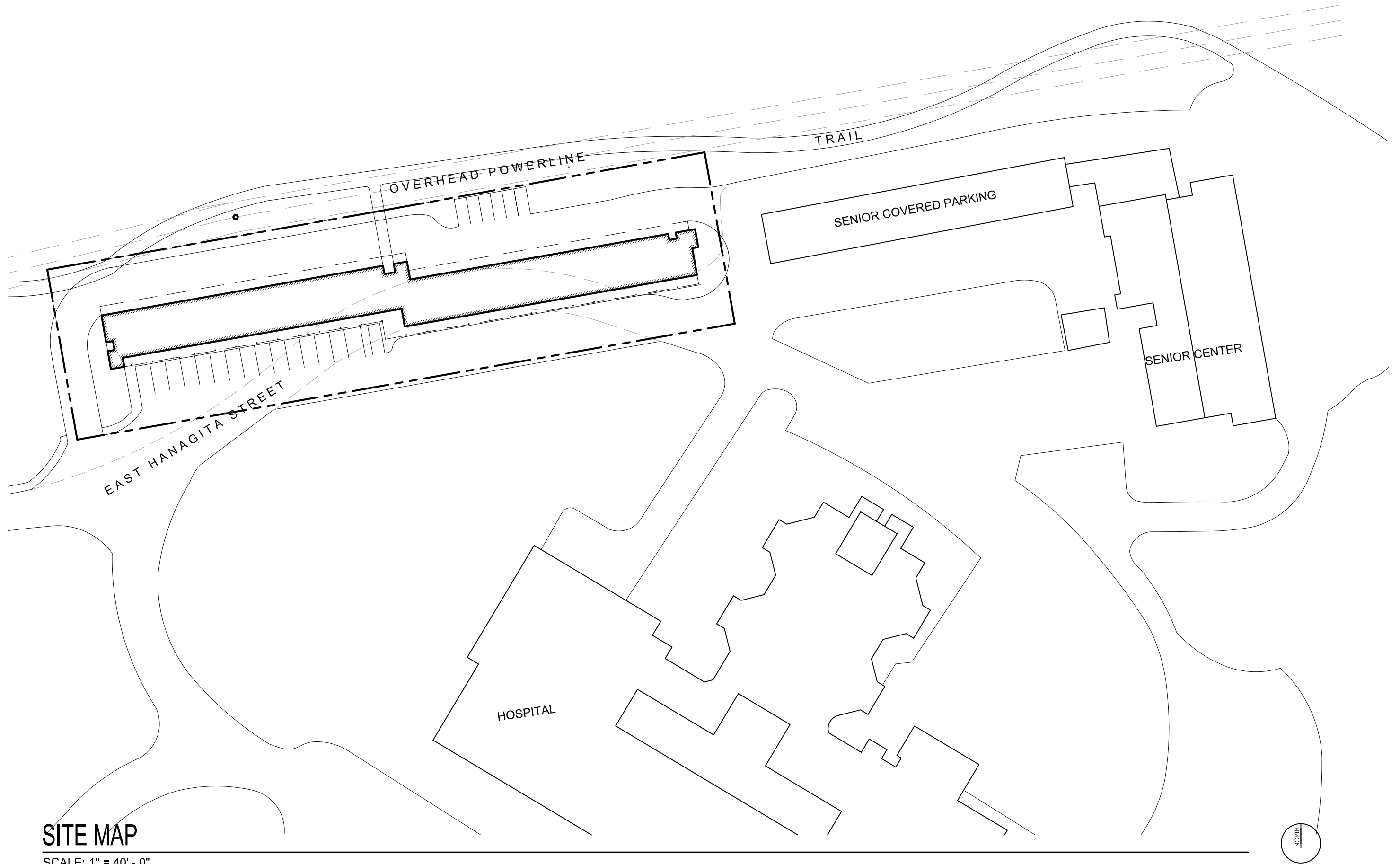
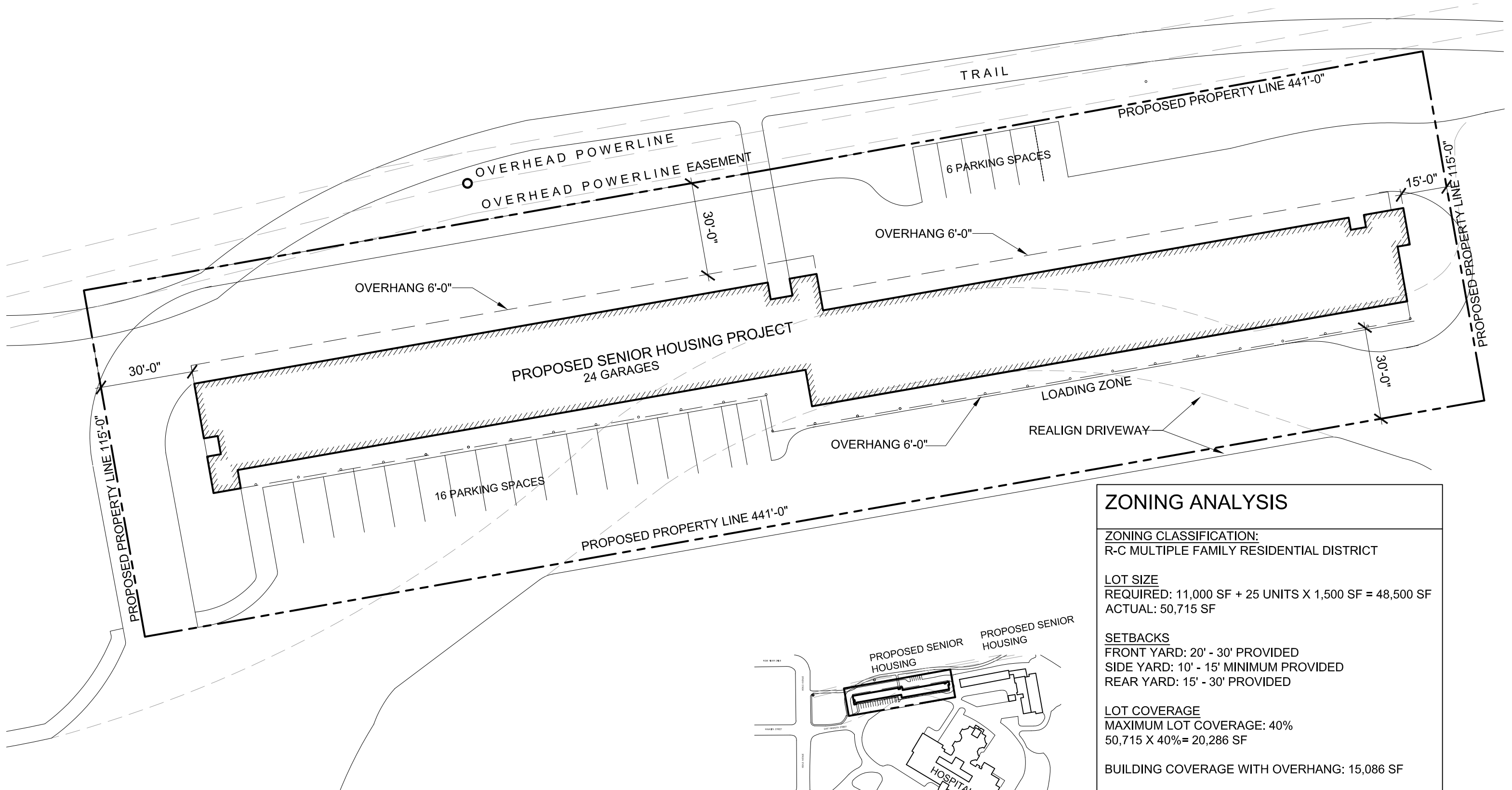




SITE MAP

SCALE: 1" = 40' - 0"

VALDEZ SENIOR LIVING APARTMENTS



ZONING ANALYSIS

ZONING CLASSIFICATION:
R-C MULTIPLE FAMILY RESIDENTIAL DISTRICT

LOT SIZE
REQUIRED: 11,000 SF + 25 UNITS X 1,500 SF = 48,500 SF
ACTUAL: 50,715 SF

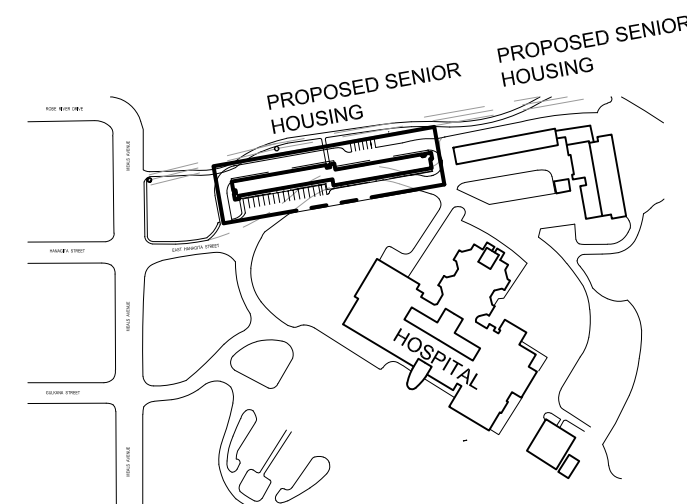
SETBACKS
FRONT YARD: 20' - 30' PROVIDED
SIDE YARD: 10' - 15' MINIMUM PROVIDED
REAR YARD: 15' - 30' PROVIDED

LOT COVERAGE
MAXIMUM LOT COVERAGE: 40%
50,715 X 40% = 20,286 SF

BUILDING COVERAGE WITH OVERHANG: 15,086 SF

MAXIMUM HEIGHT
REQUIRED 35' - ACTUAL 32' MAX

PARKING
1.5 PER APARTMENT = 29 X 1.5 = 43.5 (44 REQUIRED)
46 PROVIDED



KEY PLAN

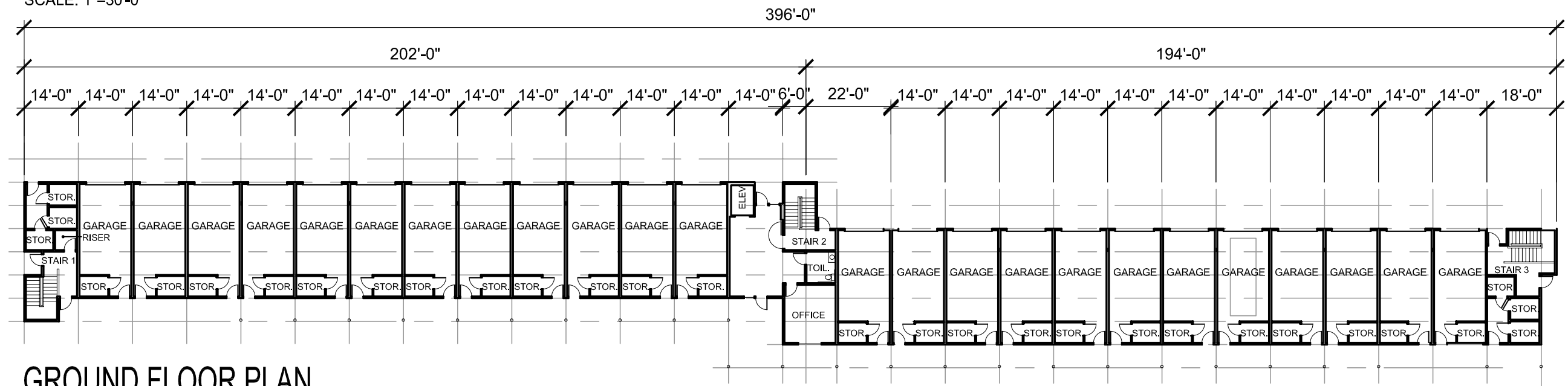
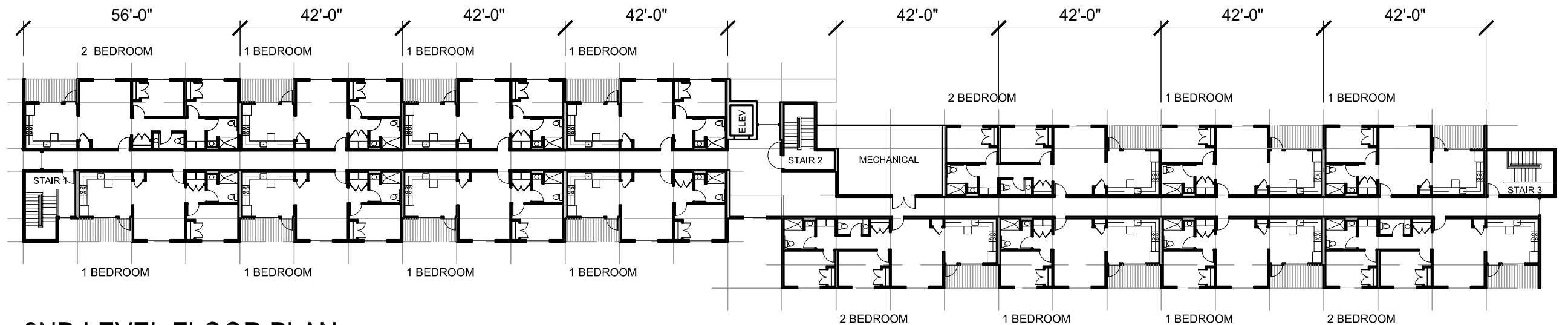
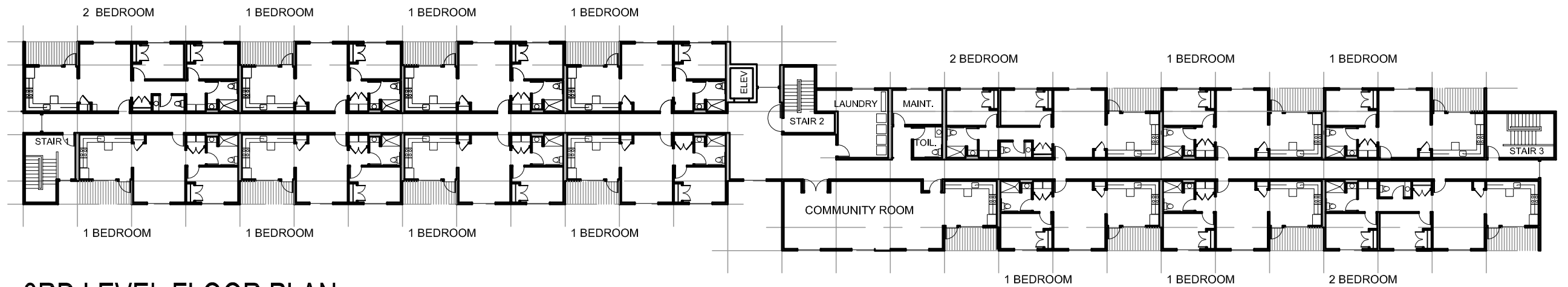
SCALE: N.T.S.

VALDEZ SENIOR LIVING APARTMENTS

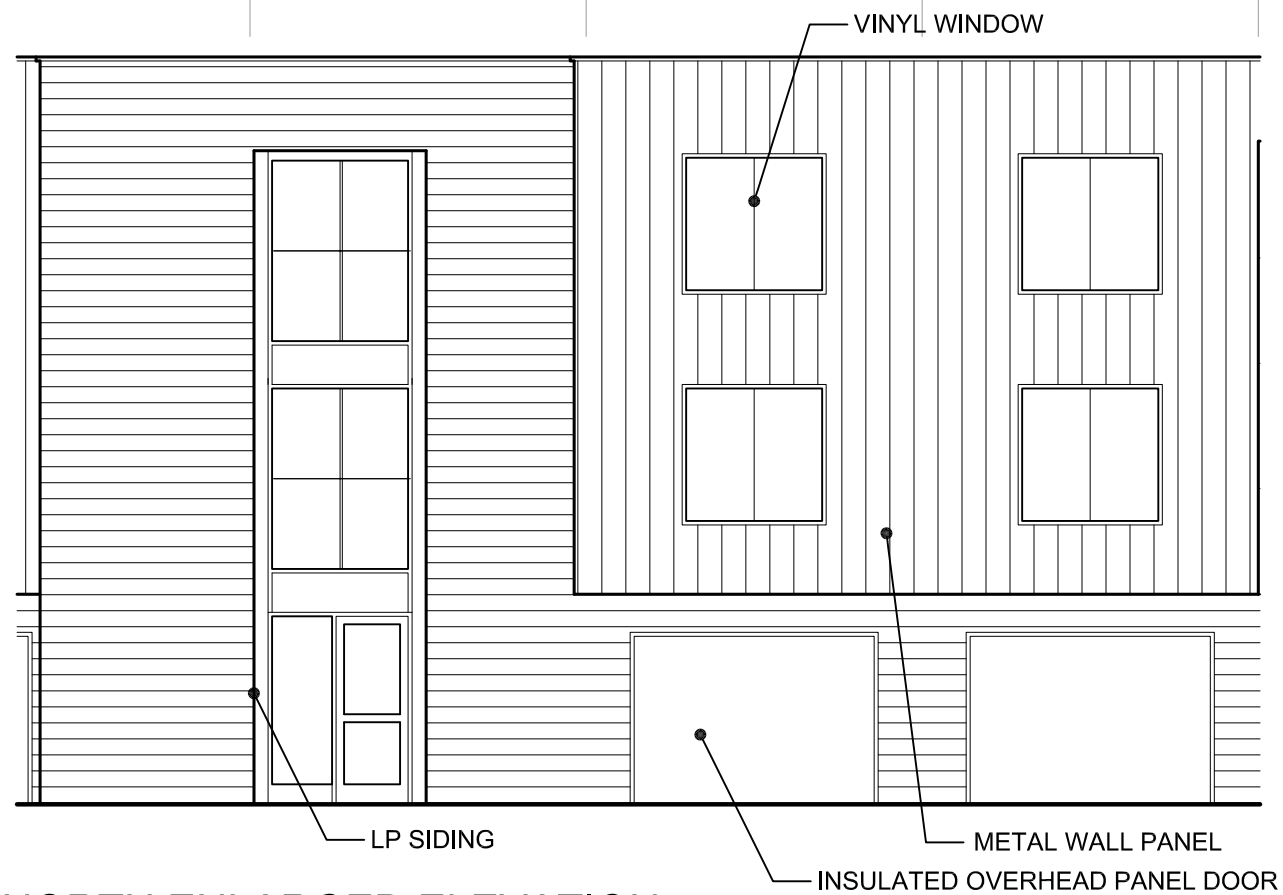
SITE PLAN

SCALE: 1" = 30' - 0"



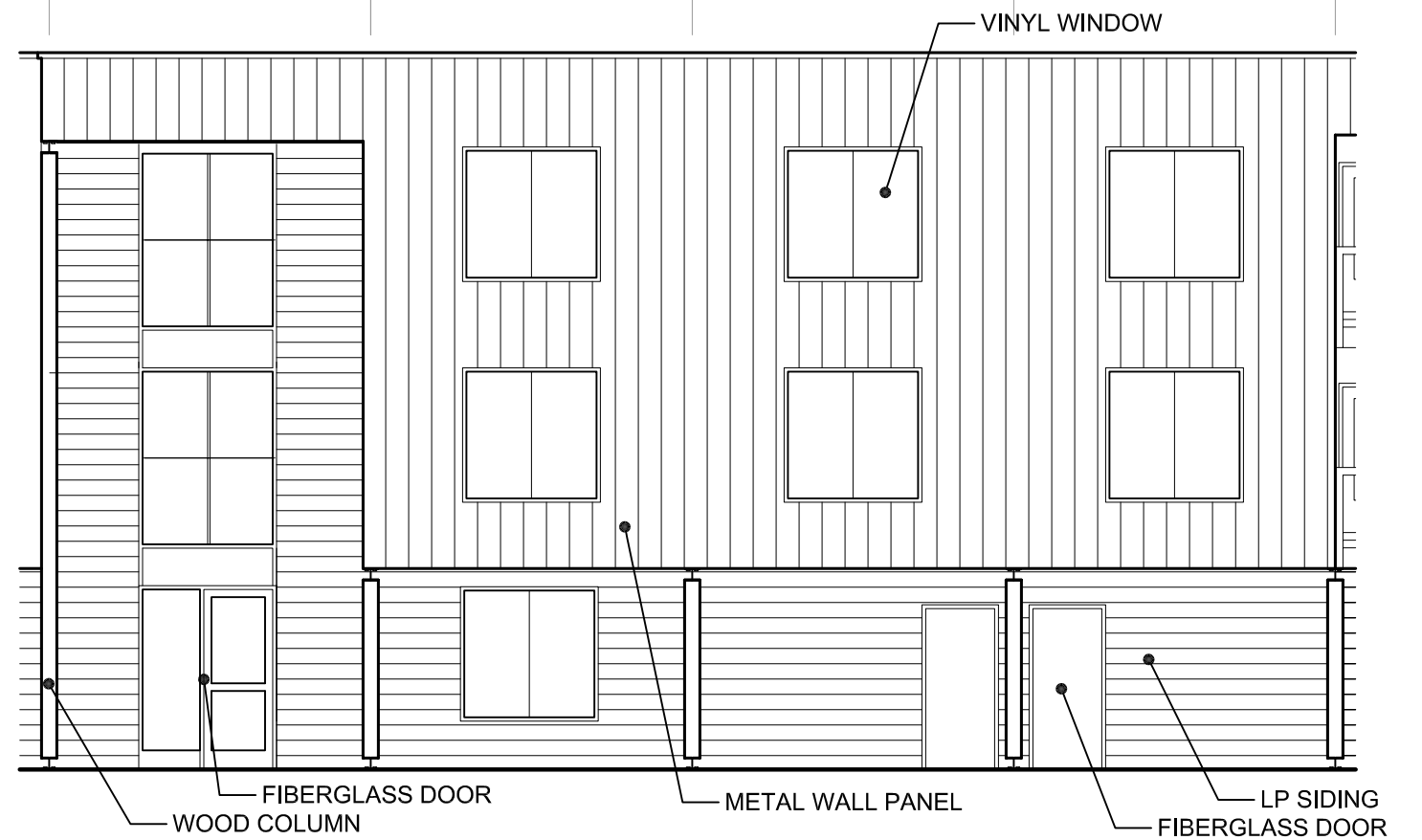


VALDEZ SENIOR LIVING APARTMENTS



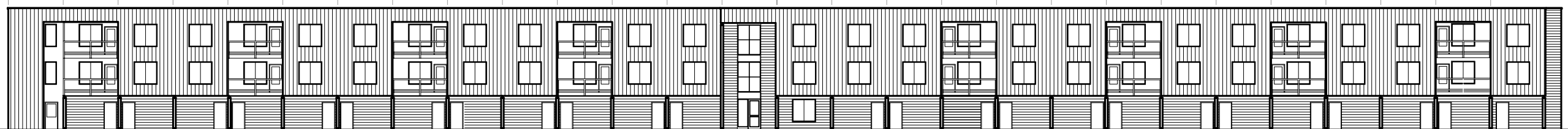
NORTH ENLARGED ELEVATION

SCALE: 1/8" = 1'-0"



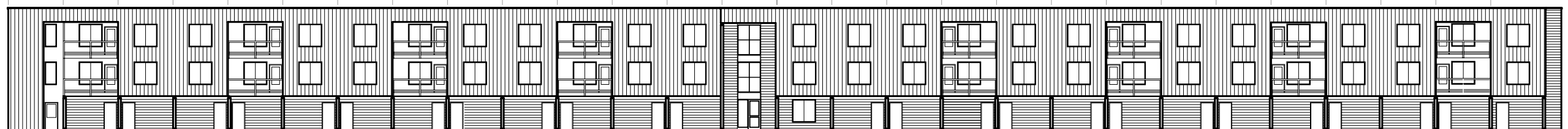
SOUTH ENLARGED ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

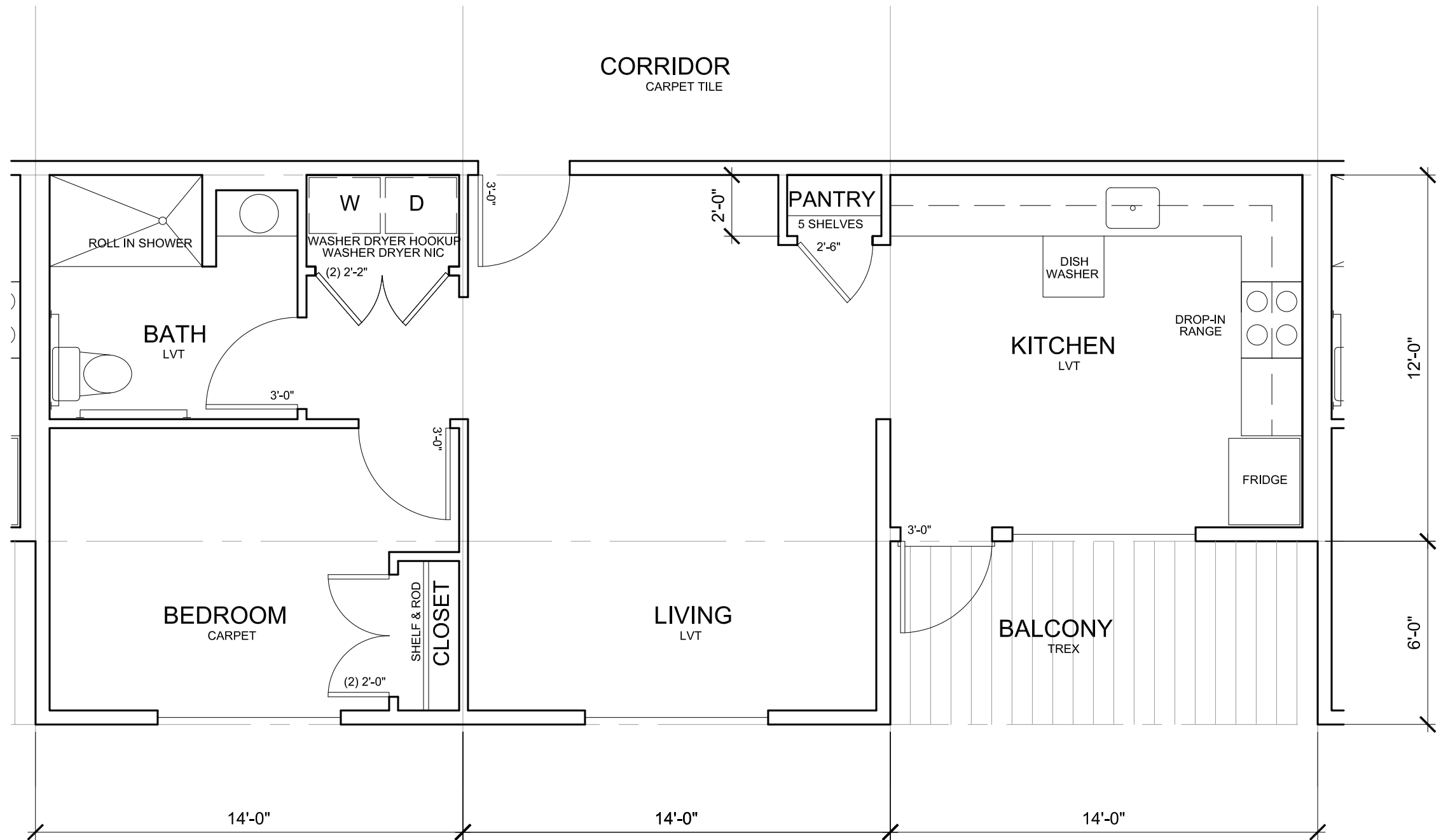
SCALE: 1"-30'-0"



SOUTH ELEVATION

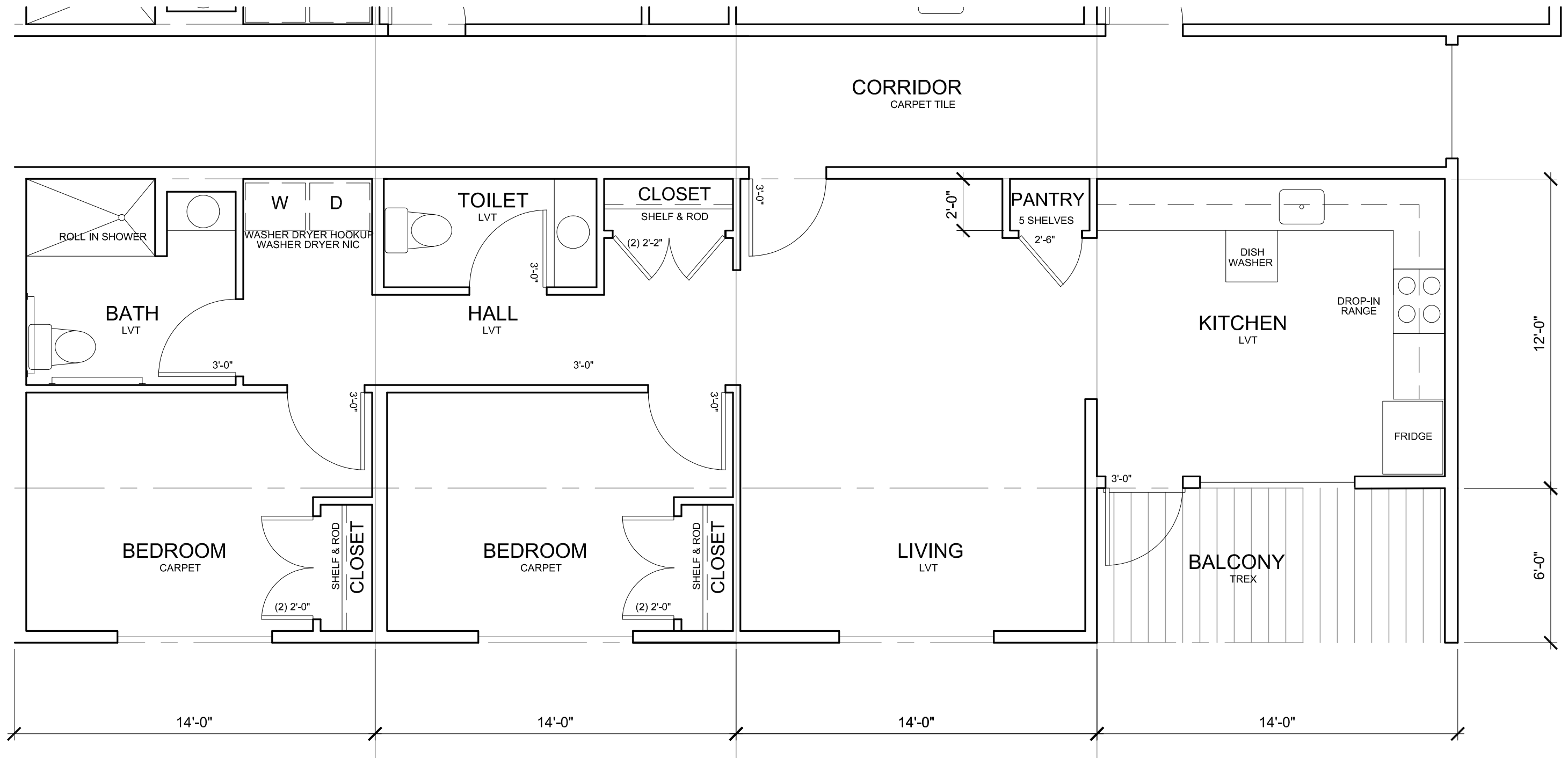
SCALE: 1"-30'-0"

VALDEZ SENIOR LIVING APARTMENTS



ONE BEDROOM ENLARGED FLOOR PLAN

SCALE 1/4" = 1'-0"



TWO BEDROOM ENLARGED FLOOR PLAN

SCALE 1/4" = 1'-0"