

SITE INFORMATION

THE PROPOSED DESIGN IS AN INTERIOR REMODEL OF THE SECOND, THIRD AND FOURTH FLOORS OF AN EXISTING MEDICAL FACILITY.

THE PROPOSED DESIGN REPLACES THE ACUTE CARE FACILITY WHICH CURRENTLY CONTAINS 77 BEDS WITH 45 RESIDENTIAL CARE UNITS FOR THE ELDERLY. THE ONLY REVISIONS TO THE EXTERIOR ARE THE ADDITION OF BALCONIES ON THE WEST SIDE AND A REMINISCENCE GARDEN ON THE EAST SIDE.

ZONING: P-CP, COMMUNITY FACILITY ZONE

TRPARCEL MAP AS PER BK 144 P 2-3 OF PM LOT 1

SITE SIZE: 473,921 SF (10.88 ACRES)

PROPOSED REMODEL OCCUPANCY R2.1

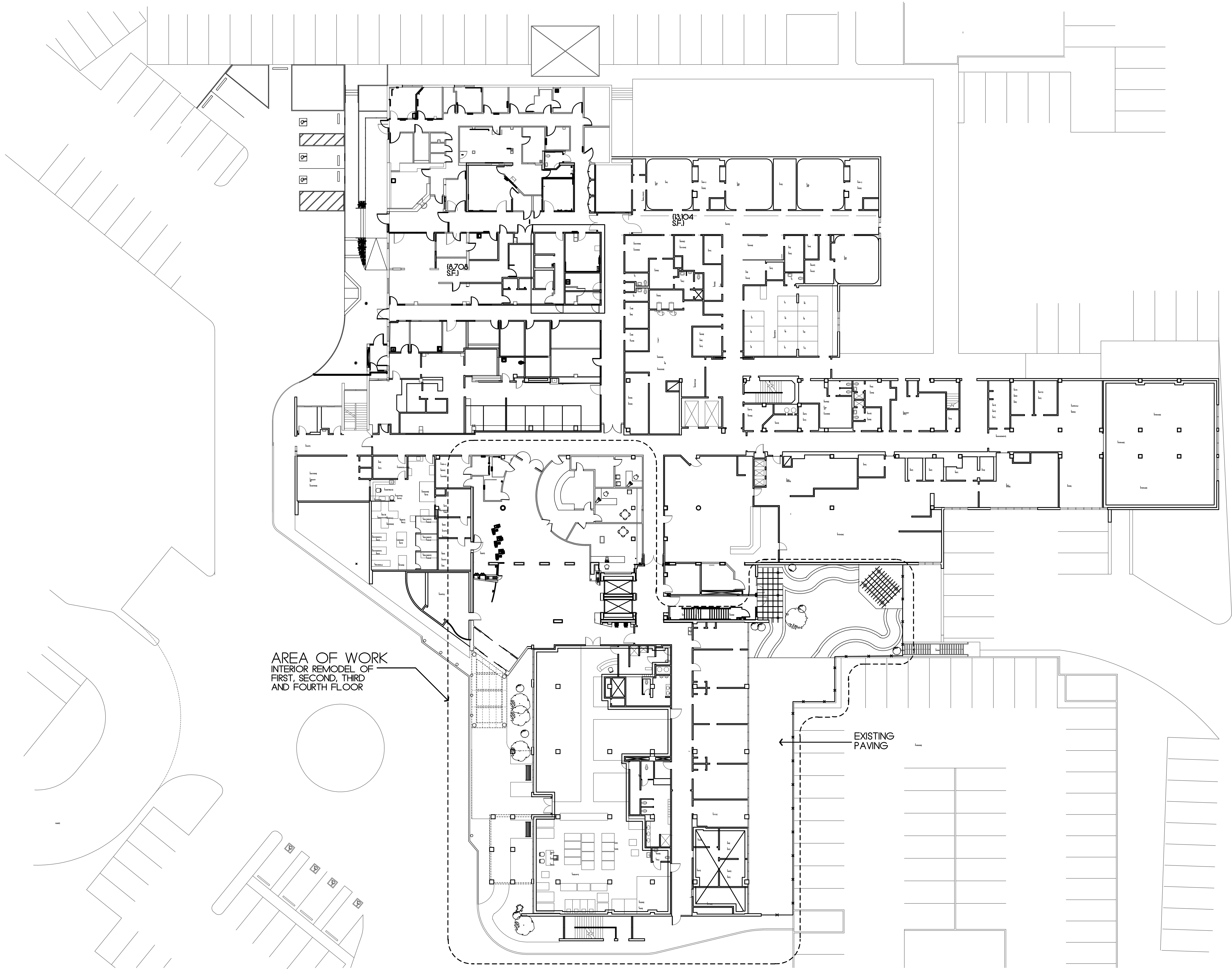
TOTAL AREA OF REMODEL : 27,300 SF (9,100 SF/ FLOOR)

INTERIOR REMODEL SQ. FT. INFORMATION

UNIT TYPE	SQ. FT.	% OF REMODEL
39 -TWO BEDROOM UNITS (300 SF/ UNIT)	11,700 SF	42.8 %
6 - ONE BEDROOM UNITS (275 SF/UNIT)	1,650 SF	6 %
TOTAL UNITS SF	13,350 SF	48.8 %
COMMON SPACE		
DINING/ RESIDENTIAL KITCHEN	1,890 SF	7 %
PRIVATE DINING	825 SF	3.1 %
LOUNGE	990 SF	3.6 %
CARD ROOM	690 SF	2.5 %
WELLNESS	585 SF	2.1 %
SPA	690 SF	2.5 %
TOTAL INTERIOR COMMON SPACE	5,670 SF	20.8 %
ADMINISTRATIVE/ FACILITIES		
OFFICE	400 SF	1.5 %
STORAGE	200 SF	1 %
TRASH	450 SF	1.6 %
EXISTING SHAFTS	175 SF	.6 %
TOTAL ADMINISTRATIVE SPACE	1,225 SF	4.7 %
CORRIDOR	7,055 SF	25.7 %

EXTERIOR SQ. FT. INFORMATION		
SECOND FLOOR BALCONY	1,425 SF	
THIRD FLOOR BALCONY	1,000 SF	
FOURTH FLOOR BALCONY	1,000 SF	
REMINISCENCE GARDEN	3,780 SF	
TOTAL EXTERIOR COMMON SPACE	7,250 SF	

PARKING REQUIREMENTS	
EXISTING FACILITY REQUIREMENTS :	836 SPACES
SPACES PROVIDED FOR ACUTE CARE UNITS WHICH ARE TO BE REMOVED (1 PER BED)	77 SPACES
REQUIRED SPACES FOR PROPOSED RESIDENTIAL CARE UNITS (1 PER 3 BEDS):	28 SPACES
PROPOSED FACILITY REQUIREMENTS	790 SPACES
TOTAL EXISTING PARKING SPACES	836 SPACES

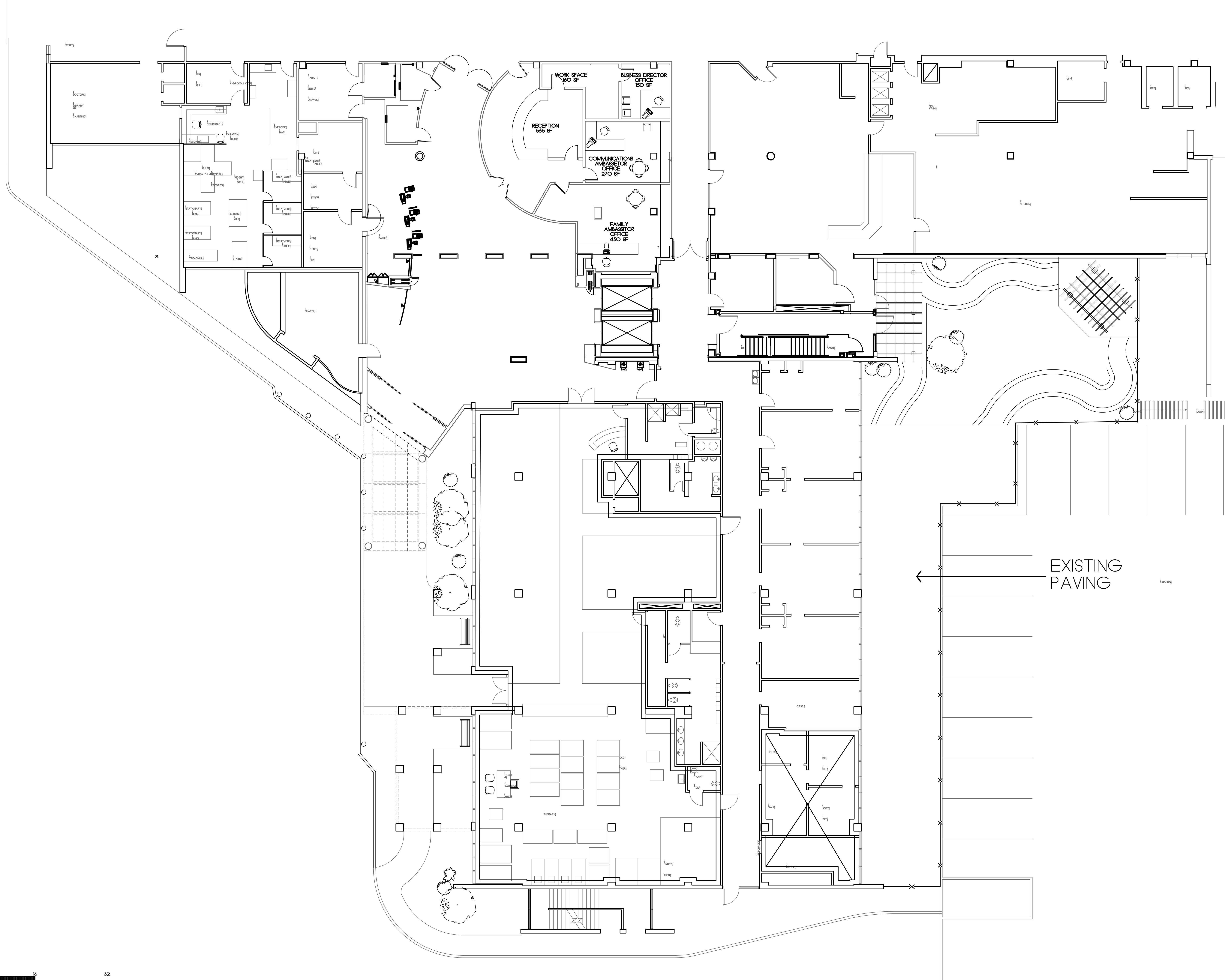


SITE PLAN

SCALE : 1/8" = 1'-0"
PROJECT NO. : 05037.00
PLOT DATE : 09/08/06

SILVERADO SENIOR LIVING
A SPECIALTY ALZHEIMER'S COMMUNITY
514 N. PROSPECT AVE.
REDONDO BEACH, CA 90277

ARCHITECTURE
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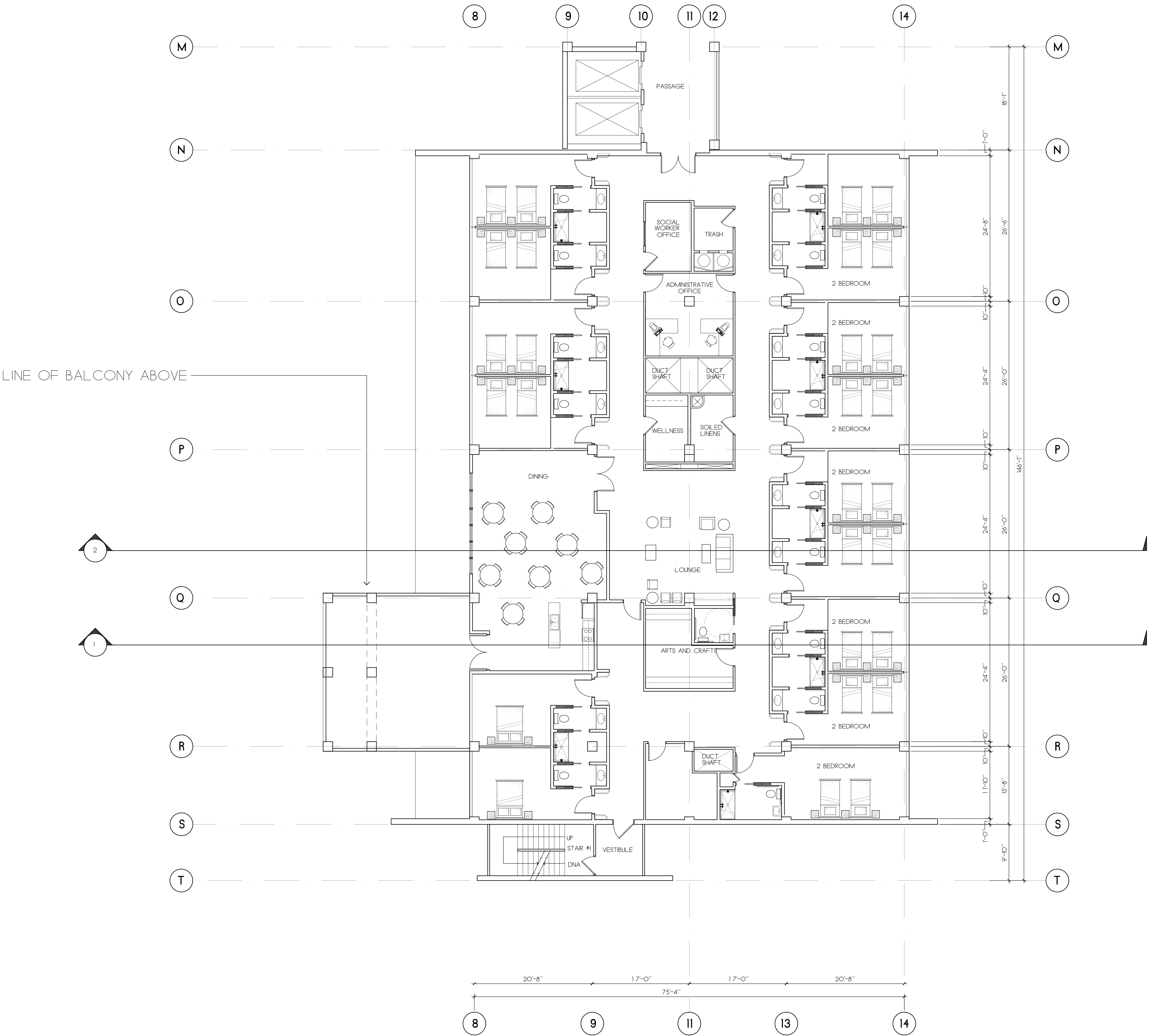


FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"
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SECOND FLOOR INFORMATION

INTERIOR REMODEL SQ. FT. INFORMATION

UNIT TYPE	SQ. FT.	% OF REMODEL
13 - TWO BEDROOM UNITS (300 SF / UNIT)	3,900 SF	42.8 %
2 - ONE BEDROOM UNITS (275 SF / UNIT)	550 SF	6 %
TOTAL UNITS SF	4,450 SF	48.8 %

COMMON SPACE		
DINING / RESIDENTIAL KITCHEN	630 SF	7 %
PRIVATE DINING	275 SF	3.1 %
LOUNGE	330 SF	3.6 %
CARD ROOM	230 SF	2.5 %
WELLNESS	100 SF	1.1 %
TOTAL INTERIOR COMMON SPACE	1565 SF	17.3 %

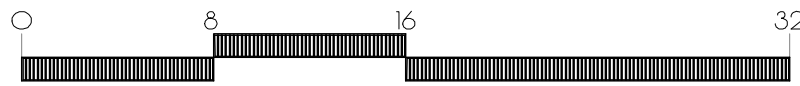
ADMINISTRATIVE / FACILITIES		
SOCIAL WORKER OFFICE	133 SF	1.5 %
STORAGE	67 SF	1 %
ADMINISTRATIVE OFFICE	230 SF	2.5 %
SOILED LINEN	95 SF	1 %
TRASH	150 SF	1.6 %
EXISTING SHAFTS	58 SF	.6 %
TOTAL ADMINISTRATIVE SPACE	733 SF	8.2 %

CORRIDOR	2,352 SF	25.7 %
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TOTAL FLOOR AREA 9,100 SF

EXTERIOR SQ. FT. INFORMATION

BALCONY	710 SF
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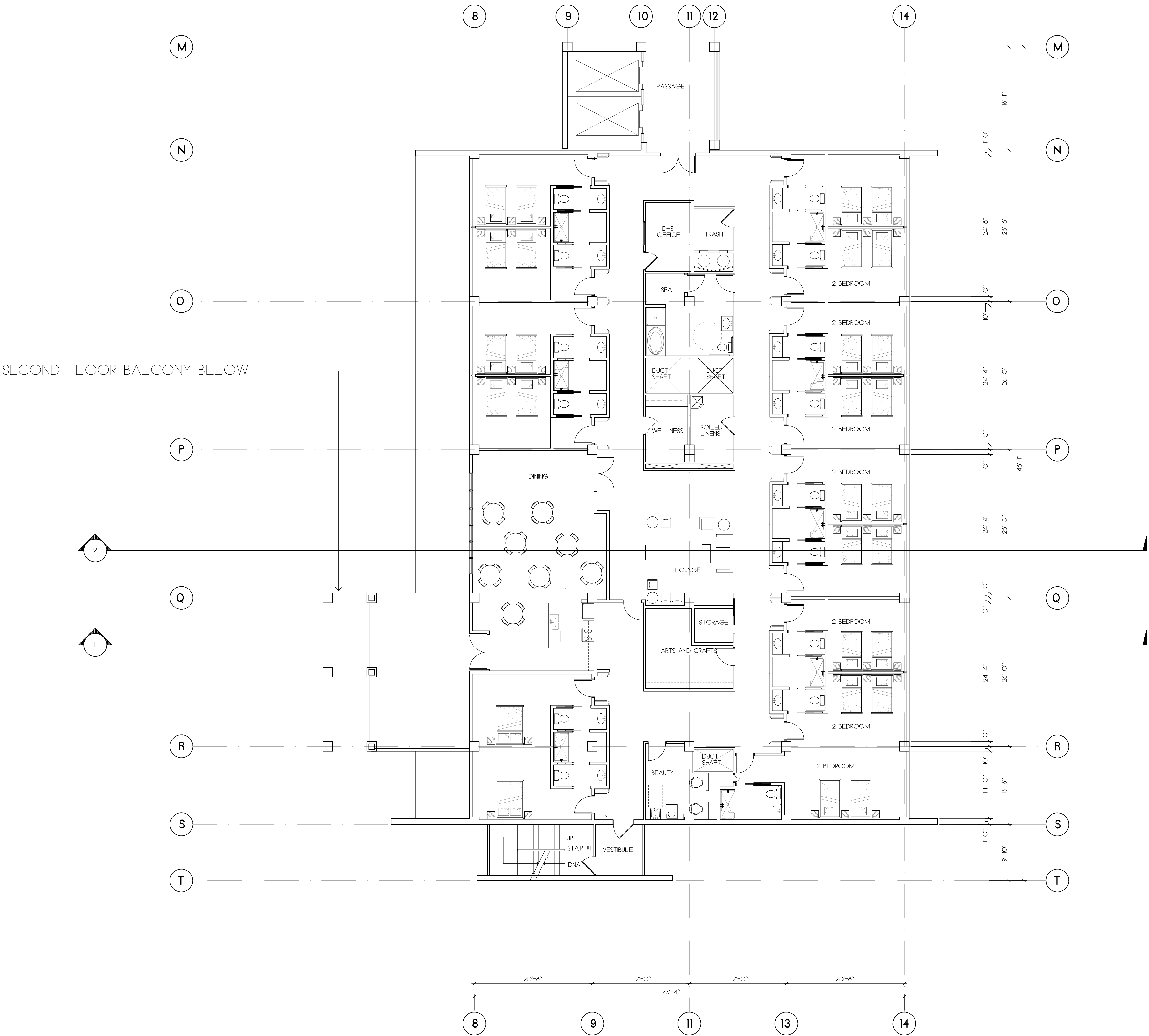


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
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THIRD FLOOR INFORMATION

INTERIOR REMODEL SQ. FT. INFORMATION

UNIT TYPE	SQ. FT.	% OF REMODEL
13 - TWO BEDROOM UNITS (300 SF / UNIT)	3,900 SF	42.8 %
2 - ONE BEDROOM UNITS (275 SF / UNIT)	550 SF	6 %
TOTAL UNITS SF	4,450 SF	48.8 %
COMMON SPACE		
DINING / RESIDENTIAL KITCHEN	630 SF	7 %
PRIVATE DINING	275 SF	3.1 %
LOUNGE	330 SF	3.6 %
CARD ROOM	230 SF	2.5 %
WELLNESS	100 SF	1.1 %
SPA	230 SF	2.5 %
BEAUTY SALON	67 SF	1 %
TOTAL INTERIOR COMMON SPACE	1862 SF	20.8 %
ADMINISTRATIVE / FACILITIES		
DHS OFFICE	133 SF	1.5 %
SOILED LINENS	95 SF	1 %
TRASH	150 SF	1.6 %
EXISTING SHAFTS	58 SF	.6 %
TOTAL ADMINISTRATIVE SPACE	436 SF	4.7 %
CORRIDOR	2,352 SF	25.7 %
TOTAL FLOOR AREA	9,100 SF	

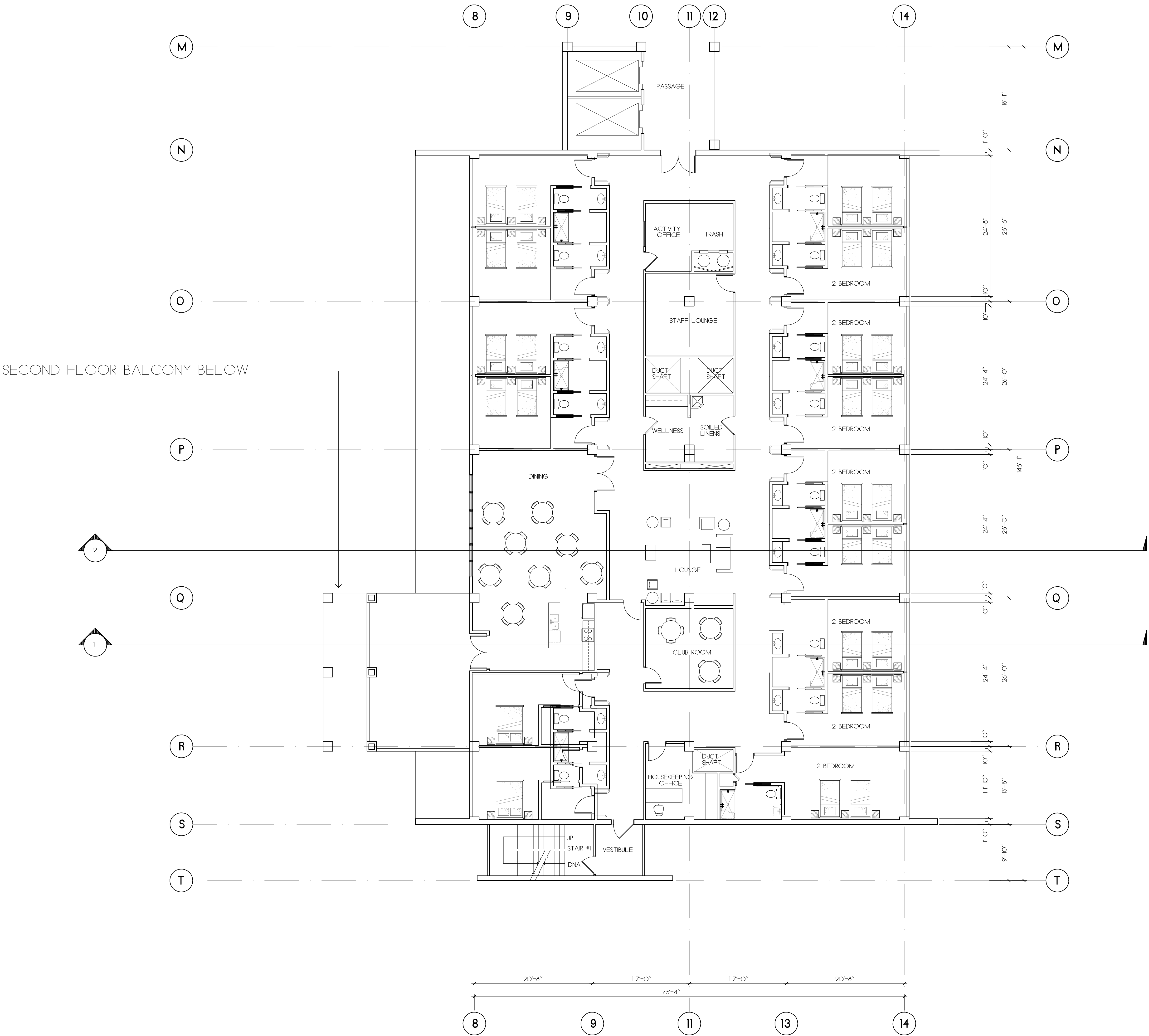
EXTERIOR SQ. FT. INFORMATION

BALCONY	500 SF
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THIRD FLOOR PLAN

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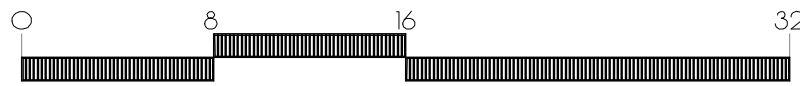
FOURTH FLOOR INFORMATION

INTERIOR REMODEL SQ. FT. INFORMATION

UNIT TYPE	SQ. FT.	% OF REMODEL
13 - TWO BEDROOM UNITS (300 SF/ UNIT)	3,900 SF	42.8 %
2 - ONE BEDROOM UNITS (275 SF/UNIT)	550 SF	6 %
TOTAL UNITS SF	4,450 SF	48.8 %
COMMON SPACE		
DINING/ RESIDENTIAL KITCHEN	630 SF	7 %
PRIVATE DINING	275 SF	3.1 %
LOUNGE	330 SF	3.6 %
CLUB ROOM	230 SF	2.5 %
WELLNESS	100 SF	1.1 %
STAFF LOUNGE	230 SF	2.5 %
TOTAL INTERIOR COMMON SPACE	1795 SF	19.8 %
ADMINISTRATIVE/ FACILITIES		
ACTIVITY OFFICE	133 SF	1.5 %
HOUSEKEEPING OFFICE	67 SF	1 %
HOUSEKEEPING OFFICE	95 SF	1 %
TRASH	150 SF	1.6 %
EXISTING SHAFTS	58 SF	.6 %
TOTAL ADMINISTRATIVE SPACE	503 SF	5.7 %
CORRIDOR	2,352 SF	25.7 %
TOTAL FLOOR AREA	9,100 SF	

EXTERIOR SQ. FT. INFORMATION

BALCONY	500 SF
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FOURTH FLOOR PLAN

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