

Capitola Senior Living

Zurite, LLC

SITE DATA

PROJECT ADDRESS: LOT 1: 3720 CAPITOLA ROAD CAPITOLA CA 95010
 and LOT 2: 1610 BULB AVENUE, SANTA CRUZ CA 95062

APN.: LOT 1: 034-181-14
 LOT 2: 035-121-39

ZONING: LOT 1: COMMUNITY COMMERCIAL (C-C)
 LOT 2: NONE - UNINCORPORATED PARCEL

GENERAL PLAN: LOT 1: R-UL (URBAN LOW RESIDENTIAL)
 LOT 2: NONE - UNINCORPORATED PARCEL

TOTAL SITE AREA: LOT 1= 27109.80 SF
 LOT 2= 13416.48 SF

BUILDING HEIGHT: ALLOWED: 35'
 PROPOSED: 57' WITH APPROVED INCENTIVES
 + 3' for non-habitable decorative features

F.A.R.: ALLOWABLE: 2.0 WITH APPROVED INCENTIVES
 PROPOSED: 2.5

TOTAL UNITS: 80 UNITS
 27 MEMORY CARE UNITS
 53 ASSISTED LIVING UNITS

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PROJECT DATA

| Gross Area Calc | Area (SF) |
|-----------------|--------------|
| GROSS - 1ST | 17,734 |
| GROSS - 2ND | 17,058 |
| GROSS - 3RD | 17,025 |
| GROSS - 4TH | 17,011 |
| | 68,778 sq ft |

| UNIT MIX | AL=Assisted Living | MC=Memory Care | | | Total (SF) |
|-----------|--------------------------|----------------|-----------|-----------|---------------------|
| Unit Name | Unit Type | Beds | Qty | Area (SF) | |
| AL | | | | | |
| AL-0A | ASSISTED LIVING - STUDIO | 1 | 6 | 415 | 2,490 |
| AL-0B | ASSISTED LIVING - STUDIO | 1 | 6 | 419 | 2,508 |
| AL-0C | ASSISTED LIVING - STUDIO | 1 | 2 | 485 | 970 |
| AL-1A | ASSISTED LIVING - 1 BED | 1 | 32 | 538 | 17,216 |
| AL-1B | ASSISTED LIVING - 1 BED | 1 | 4 | 597 | 2,388 |
| AL-2 | ASSISTED LIVING - 2 BED | 2 | 3 | 794 | 2,382 |
| | | 56 | 53 | | 27,954 sq ft |
| MC | | | | | |
| MC-1A | MEMORY CARE - 1 BED | 1 | 2 | 417 | 834 |
| MC-1B | MEMORY CARE - 1 BED | 1 | 25 | 357 | 8,925 |
| | | 27 | 27 | | 9,759 sq ft |
| | | 83 | 80 | | 37,713 sq ft |

PARKING: PER CMC 17.160.030 TABLE 17.76-2
 REQUIRED: 5 SPACE/BED + 1 SPACE/200 SF OF NON-RES AREA
 PROVIDED: 553 ASSISTED LIVING UNITS + 5 * 32 SPACES
 INCLUDES ADA, VAN, EV, *COMPACT AND STANDARD
 *CMC 17.76.060(B), MAXIMUM OF 30% OF PARKING CAN BE COMPACT

EV PARKING: PER CMC 17.76.040(F)
 REQUIRED: 1
 PROVIDED: 1

| Parking Count | Qty |
|---------------|-----------|
| ADA | 2 |
| C | 10 |
| FEV | 1 |
| P | 19 |
| | 32 |



VICINITY MAP

1" = 500'





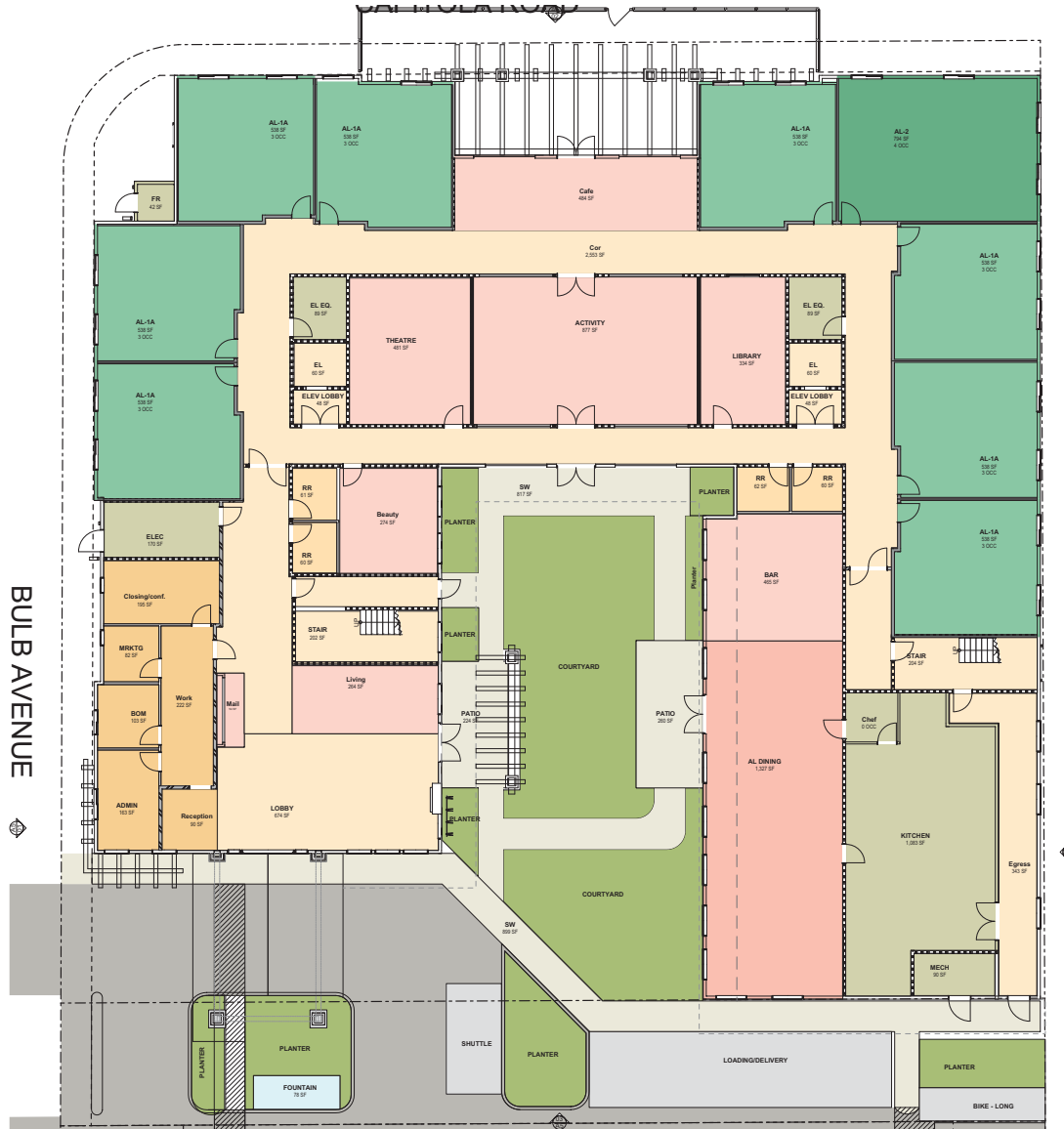
4-STORY
ASSISTED LIVING & MEMORY CARE
approx. 69,822 SF

BULB AVENUE

| Gross Area Calc | Area (SF) |
|-----------------|--------------|
| GROSS - 1ST | 17,734 |
| GROSS - 2ND | 17,008 |
| GROSS - 3RD | 17,025 |
| GROSS - 4TH | 17,011 |
| | 68,778 sq ft |

| Parking Count | Qty |
|---------------|-----|
| ADA | 2 |
| C | 10 |
| FEV | 1 |
| P | 18 |
| | 32 |





BULB AVENUE

01 First Floor Plan
SCALE: 1/8" = 1'-0"





01 Second Floor Plan
SCALE: 1/8" = 1'-0"





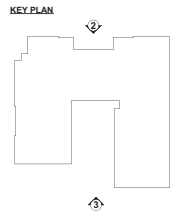
01 Third Floor
SCALE: 1/8" = 1'-0"





03 Front (North) Elevation
SCALE: 1/8" = 1'-0"

| | | | |
|---|--|---|--|
| ROOF METAL TAYLOR METAL PRODUCTS GRAPHITE BLACK | | ROOF SHINGLES DUNN EDWARDS SUPREME SHINGLE ESTIVE GRAY | |
| SIDING 1 HORIZONTAL DUNN EDWARDS DET 647 TRADE WINDS | | STUCCO 1 BODY DUNN EDWARDS DET 647 TRADE WINDS | |
| BOARD AND BATTEN DUNN EDWARDS DET 891 SILVER SCREEN | | SIDING 2 VERTICAL DUNN EDWARDS DET 788 LIGHT GRAY | |
| ACCENT 1 SHUTTERS, ENTRY DOOR DUNN EDWARDS DET 575 IRON CREEK | | STONE VENEER ELEGANT STONE CUT COURSE STONE COLOR: 'SEAGHELL' | |
| TRIM 1 TRELLIS, BEAMS, CORBEL BRACES DUNN EDWARDS DET 681 RIVER ROCKS | | TRIM 2 FASCIA, WINDOW, DOOR TRIM, BANDING DUNN EDWARDS DET 614 SO CHD | |



02 Back (South) Elevation
SCALE: 1/8" = 1'-0"



01 Side (East) Elevation
SCALE: 1/8" = 1'-0"



06 Generic Perspective
SCALE: 1/4" = 1'-0"



02 Building Entry Towards Capitola
SCALE: 1/4" = 1'-0"



01 Corner
SCALE: 1/4" = 1'-0"