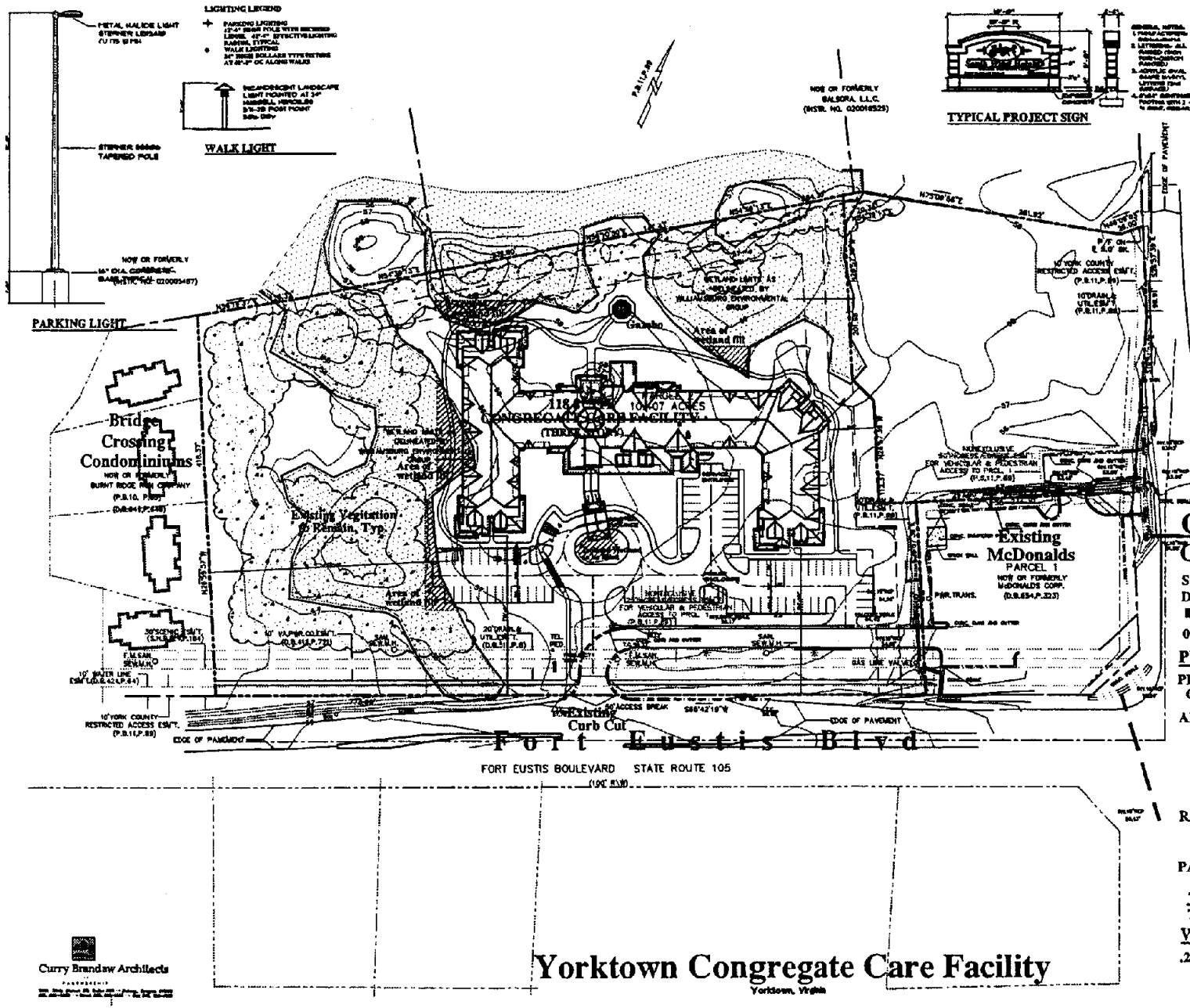



# CONCEPTUAL MASTER PLAN

## Congregate Care Facility

SCALE 1"=50'-0"
DATE 07/28/2003

0 25 50 100 150 250

**PROJECT STATISTICS:**

PROJECT AREA:
CONGREGATE AREA 8.23 ACRES 358,500 SQ. FT.

AREA CALCULATIONS:

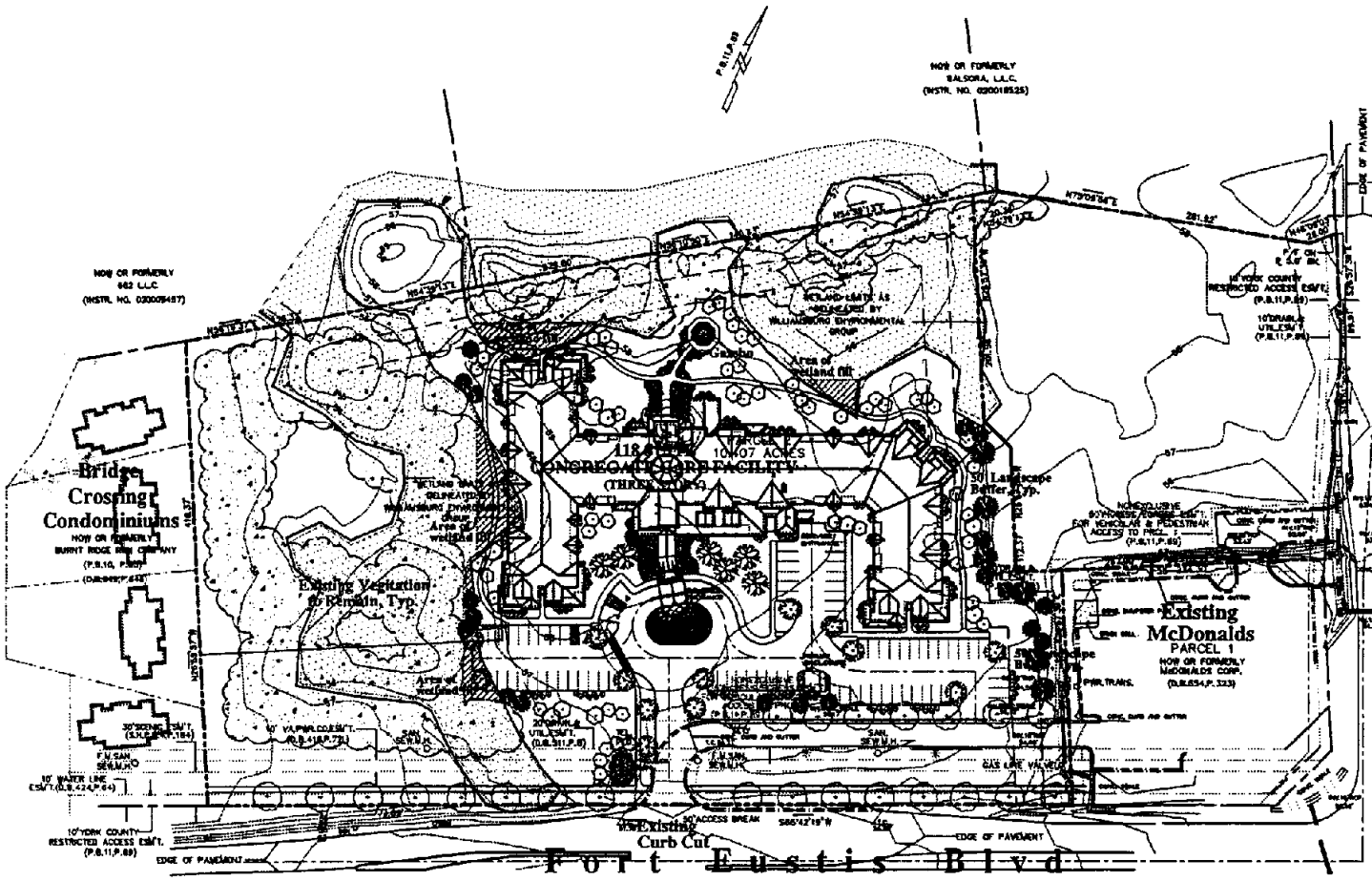
| | | |
|---|---|---|
| MAIN BUILDING: | 40,398 SQ. FT. | 11.3% |
| PATIOS: | 4,860 SQ. FT. | 1.3% |
| DRIVES / PARKING: | 47,655 SQ. FT. | 13.3% |
| WALKS: | 5,200 SQ. FT. | 1.5% |
| OPEN SPACE: | 260,387 SQ. FT. | 72.6% |

RECREATION SPACE CALCULATION:
Required Area: 118 Suites x 200 SQ FT = 23,600 SQ. FT.
Provided Area: 42,050 SQ. FT.

PARKING:
3 ACCESSIBLE SPACES
76 OPEN SPACES
79 SPACES PROVIDED

**WETLAND FILLS:**

.20 Acres total fill area




## LANDSCAPE LEGEND

**LARGE DECIDUOUS TREE**
(TYPICAL BUT NOT LIMITED TO)
RED MAPLE, TULIP POPLAR,
OAK---LIVE, RED, SCARLET, OR SHUMARD
SOUTHERN MAGNOLIA 2.5" CALIPER

**MEDIUM / SMALL DECIDUOUS TREE**
(TYPICAL BUT NOT LIMITED TO)
FLOWERING CHERRY, FLOWERING PEAR,
CRAPE MYRTLE 2" CALIPER

**CONIFER TREE** 6'-7' HEIGHT
(TYPICAL BUT NOT LIMITED TO)
DEODAR CEDAR, VIRGINIA PINE
BALD CYPRESS

**SHRUBS** 1 GAL, 3 GAL, 24"-30"
(TYPICAL BUT NOT LIMITED TO)
JAPANESE & CHINESE HOLLY,
BARBERRY VARIETIES, AZALEA,
CRAPE MYRTLE, GARDINIA, HYDRANGEA

**GROUND COVER** 4" POT, 1 GAL.
(TYPICAL BUT NOT LIMITED TO)
ANNUAL FLOWERS, ASIATIC JASMINE,
DAYLILY, JUNIPER, LIRIOPE

**LAWN**

**LANDSCAPE NOTE:**

1. THIS LANDSCAPE PLAN IS SCHEMATIC AND IS MEANT TO DESCRIBE THE CHARACTER OF THE PROJECT. A DETAILED PLANTING PLAN WILL BE SUBMITTED UPON APPROVAL OF SITE AND SCHEMATIC LANDSCAPE PLANS.
2. IRRIGATION WILL BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM.

# CONCEPTUAL LANDSCAPE PLAN

## Congregate Care Facility

SCALE 1"=50'-0"
DATE 07/28/2003

0 25 50 100 150 250

**PROJECT STATISTICS:**

PROJECT AREA:
CONGREGATE AREA 8.17 ACRES 355,715 SQ. FT.

**WETLAND FILLS:**

.16 Acres total fill area

Curry Brandaw Architects

# Yorktown Congregate Care Facility

Yorktown, Virginia

Holiday