

**FEATURES LEGEND:**

- ① CONNECTING TRAIL
- ② TRAIL ACCESS TO ADJACENT PROPERTY
- ③ COMMON RECREATION AREA
- ④ BARN
- ⑤ GRASS AMPHITHEATER
- ⑥ OUTDOOR EVENT AREA
- ⑦ EVENT AREA WOOD BRIDGE
- ⑧ ORGANIC GARDEN GREENHOUSE
- ⑨ NATIVE LANDSCAPING
- ⑩ LANDSCAPED BERM
- ⑪ EXISTING DRAINAGE
- ⑫ RAIN GARDEN (RUN-OFF FILTRATION)
- ⑬ OPEN SPACE EASEMENT
- ⑭ SOUTH ROOF FOR POTENTIAL SOLAR PANELS
- ⑮ VEHICULAR PULL-OUT
- ⑯ PERMEABLE PARKING
- ⑰ BIKE PARKING
- ⑱ ALTERNATIVE TRANS. PARKING
- ⑲ OVERFLOW AND GUEST PARKING
- ⑳ EXISTING HELICOPTER PAD
- ㉑ PROPOSED TREE ISLANDS  
AT EXISTING HOSPITAL PARKING
- ㉒ PROPOSED HOSPITAL MAIN ENTRY
- ㉓ HOSPITAL ER ENTRANCE
- ㉔ PROPOSED DAYCARE FACILITY

**PROPOSED USES FOR**

**COMMON RECREATION AREA:**

- TENNIS
- BOCCIE BALL
- BASKETBALL
- BADMINTON

APN:  
507-191-077  
& 507-291-032



GRAPHIC SCALE MEASURES 1 INCH  
ON FULL-SIZE PLANS.



**LOT SUMMARY**

**LLA:**  
**PUBLIC FACILITY - HOSPITAL EXPANSION**  
2 STORY - 60 - 65,000 SQ. FT.

176 PARKING SPACES (APPROX. 1/369 SF)  
MIN. REQUIRED (1/500 SF) = 130 SPACES  
MAX. ALLOWED (1/300 SF) = 216 SPACES  
88 - BIKE PARKING SPACES REQUIRED  
9 - MOTORCYCLE PARKING SPACES REQUIRED

**LOT 1:**  
**PUBLIC FACILITY - HEALTH CARE CLINIC**  
2 STORY - 30 - 34,000 SQ. FT.

105 PARKING SPACES (APPROX. 1/324 SF)  
MIN. REQUIRED (1/500 SF) = 68 SPACES  
MAX. ALLOWED (1/300 SF) = 113 SPACES  
53 - BIKE PARKING SPACES REQUIRED  
5 - MOTORCYCLE PARKING SPACES REQUIRED

**LOT 2:**  
**ASSISTED LIVING FACILITY**  
2 STORY - 30,000 - 33,000 SQ. FT.

W/ 60-75 ROOMS - VARIOUS SIZING & GROUPING  
75 - EXTERIOR PARKING SPACES  
MIN. REQUIRED (75x.75) = 56 SPACES  
MAX. ALLOWED (75x1.5) = 113 SPACES  
38 - BIKE PARKING SPACES REQUIRED  
2 - MOTORCYCLE PARKING SPACES REQUIRED

**LOT 3:**  
**PUBLIC FACILITY - HEALTH CARE RELATED**  
2 STORY - 25 - 30,000 SQ. FT.

82 PARKING SPACES (APPROX. 1/366 SF)  
MIN. REQUIRED (1/500 SF) = 60 SPACES  
MAX. ALLOWED (1/300 SF) = 100 SPACES  
41 - BIKE PARKING SPACES REQUIRED  
4 - MOTORCYCLE PARKING SPACES REQUIRED

**LOT 4:**  
**PUBLIC FACILITY - HEALTH CARE RELATED**  
2 STORY - 25 - 28,000 SQ. FT.

60 PARKING SPACES (APPROX. 1/466 SF)  
MIN. REQUIRED (1/500 SF) = 56 SPACES  
MAX. ALLOWED (1/300 SF) = 93 SPACES  
30 - BIKE PARKING SPACES REQUIRED  
3 - MOTORCYCLE PARKING SPACES REQUIRED

**LOT 5 - ASSISTED LIVING FACILITY:**

**MAIN BUILDING:**  
2 STORY - 30 - 34,000 SQ. FT.

W/ 75-80 ROOMS - VARIOUS SIZING & GROUPING  
**COTTAGES:**  
12 - 20'X35' +/- 700 SQ FT

1 STORY / 1 BEDROOM / 1 BATH W/ PORCH  
**APARTMENTS OVER GARAGES:**  
6 - 24'X26' 624 SQ FT

1 FLOOR / 1 BEDROOM / 1 BATH W/ BALCONY  
**APARTMENTS:**  
2 - 24'X26' 624 SQ FT

1 FLOOR / 1 BEDROOM / 1 BATH W/ BALCONY  
**TOTAL PRIVATE RESIDENTIAL UNITS = 20**

**PARKING SUMMARY:**  
12 - 14'X24' 1 CAR GARAGES  
8 - 10'X20' CARPORTS W/ STORAGE AREA  
89 - EXTERIOR PARKING SPACES  
= 109 TOTAL SPACES

MIN. REQUIRED (80x.75=60 FOR RES. UNITS) = 80 SPACES  
MAX. ALLOWED (80x1.5=120 +40 FOR RES. UNITS) = 160 SPACES

(20x1 = 20 SPACES MIN. SPACES REQUIRED FOR RES. UNITS)  
(20x2 = 40 SPACES MAX. SPACES ALLOWED FOR RES. UNITS)  
55 - BIKE PARKING SPACES REQUIRED  
5 - MOTORCYCLE PARKING SPACES REQUIRED

**LOT 6:**  
**NORTH COAST PREPARATORY & PERFORMING ARTS & MEDICAL ACADEMY SCHOOL**  
2 STORY - 25 - 30,000 SQ. FT.

73 PARKING SPACES (APPROX. 1/410 SF)  
MIN. REQUIRED (1/500 SF) = 60 SPACES  
MAX. ALLOWED (1/350 SF) = 86 SPACES  
37 - BIKE PARKING SPACES REQUIRED  
4 - MOTORCYCLE PARKING SPACES REQUIRED

**ADDITIONAL VISITOR PARKING:**  
52 PARKING SPACES (WEST OF PROPOSED AMPHITHEATER)

\*BIKE PARKING - 50% OF VEHICLE SPACES  
\*COMPACT PARKING - UP TO 33% SPACES  
\*MOTORCYCLE PARKING - 1 FOR EVERY 20 SPACES

**PROPOSED  
PLANNED DEVELOPMENT for MAD RIVER PROPERTIES & HOSPITAL  
NORTH COAST WELLNESS MEDICAL CAMPUS**

APRIL 4, 2011



DESIGN BY: JULIAN BERG