



**SITE PLAN
GRAND LEGACY VILLAGE
AT ORANGE RIVER BAYOU
FORT MYERS, FLORIDA**

PK Architect, Inc.
RESIDENTIAL - COMMERCIAL - HEALTHCARE

NOTES

TOTAL NUMBER OF UNITS : 410

- ADULT INDEPENDENT LIVING - TOTAL UNITS -140 UNITS ON 1 FLOORS
TOTAL OF 175,000 SQ. FT. GROSS AREA
EACH FLOOR IS 25,000 SQ. FT. GROSS AREA
TOTAL NUMBER OF UNITS ON EACH FLOOR 20
EACH UNIT IS 1250 SQ. FT. NET
- INCLUDES:
ENTRY CANOPY
RECEPTION AREA WITH ADMINISTRATIVE OFFICES
ANCILLARY / ACTIVITY SERVICES:
SALON ; LOUNGE ; MAIL CENTER; LIBRARY/TV ROOM;
ACTIVITY AREA; STAFF LOUNGE; DINING ROOM;
FACILITY LAUNDRY ; MAINTENANCE SHOP ;
ALL LIVING UNITS ARE WITH ELECTRIC MICROWAVE, SINK, AND
REFRIGERATOR UNDER COUNTER, ADA BATHROOM WITH SEAMLESS
SHOWER THRESHOLD, ELECTRONIC CALL SYSTEM IN SLEEPING AND
BATHROOM AREAS; LOCKABLE STORAGE FOR MEDICATION SUPPLY;
BED ROOMS WITH PHONE AND TV OUTLETS; CLOSETS FOR CLOTHES;
- ASSISTED LIVING / MEMORY CARE UNITS
TOTAL NO. OF UNITS-----140
SEVEN FLOORS, OF 88,480 SQ. FT. GROSS AREA
20 UNITS ON EACH FLOOR, 12,640 SQ. FT. GROSS
EACH UNIT 400 SQ. FT. NET AREA
INCLUDES:
ALL FEATURES INCLUDED SAME AS
INDEPENDENT LIVING UNITS
- SKILLED NURSING, TOTAL NO. OF UNITS: 140
SEVEN FLOORS OF 66,960 SQ. FT. GROSS AREA
20 UNITS ON EACH FLOOR, 1450 GROSS SQ. FT.
EACH UNIT 300 SQ. FT. NET AREA
- CAR PARKING PROVIDED
INDEPENDENT LIVING : 1 CAR / 2 UNITS --- 70 PARKING SPAC
ASSISTED LIVING : 1 CAR / 2 UNITS --- 70 PARKING SPAC MAY
FILE FOR PARKING REDUCTION FOR MEMORY CARE UNITS
NURSING HOME : 1 CAR / 3 BEDS --- 46 PARKING SPACES
TOTAL CAR PARKING SPACES REQUIRED : 186
TOTAL CAR PARKING SPACES PROVIDED : 200
JUNE 16TH 2015
SCALE: 1"=80'0"