



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A, Sugar Grove, IL 60554

Phone: (630) 466-8740

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Date:	5/23/2014			
Project Name:	Long Grove Senior Care			
Project Location:	Illinois Route 53, Long Grove, IL			
Job Number:	13-025			
Client:	Jordan E. Glazov and Douglas Johnson (Realtelligence LLC)			
SITE DATA				
GENERAL				
Frontage:	Ft:	774.01		
Gross Site Area:	Sq. Ft:	412281	Acres:	9.46
COVERAGE AND DENSITY				
Building Coverage:	16%			
Floor Area Ratio (FAR):	0.23			
Density	10.5	Units per acre		
Landscaped Area:	Sq. Ft:	270630	Percent of Site:	66%
Impervious Area:	Sq. Ft:	141651	Percent of Site:	34%
PARKING				
Standard Parking Stalls:	58			
Accessible Parking Stalls:	7			
Total Parking Stalls:	65			
Ratio per Unit:	0.656565657			
BUILDING DATA				
AREAS BY FLOOR				
	Assisted Living	Memory Care		Totals
1st floor	30151	36040		66191
2nd floor	27487	0		27487
				0
Total of All Floors	57638	36040		93678
Sq Ft per Unit	1130.16	901		946.24



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UNIT TYPES BY FLOOR				
	Assisted Living	Memory Care	Memory Care	Totals
	1-Bedroom	Studio	Studio	Total All Units
1st floor	20	40	4	64
2nd floor	31	0	4	35
				0
Total of All Floors	51	40	8	99
% of Total Units	52%	40%	8%	
LEASABLE FLOOR AREA				
	Number of Units	Floor Area per Unit	Total Floor Area	%
Assisted Living - 1Bd	51	457	23307	40%
Assisted Living	8	337	2696	5%
Memory Care	40	339	13560	38%
Total	99		39563	42%