

**LIVING CIRCLE CAMPUS
 DETAIL PLAN PROJECT DESCRIPTION
 7/6/01**

Gross Land Area

	SQ. FT.	Acres
Parcel 1	106,313.60	2.44
Parcel 2	55,420.20	1.27
Parcel 3	55,360.90	1.27
Parcel 4	24,202.50	0.56
TOTAL	241,297.20	5.54

Land Covered by Principle Buildings

Phase I Senior Apartment Building Footprint	13,080.00	SQ. FT.	
Phase II Senior Center Footprint	7,235.00	SQ. FT.	
Total Footprint	20,315.00	SQ. FT.	8.4%
Lot Coverage	0.08		

Land Devoted to Parking, Drives and Parking Structures

Phase I Senior Apartment Building

Asphalt Paving	27,418.00	SQ. FT.	
Concrete Walks	2,192.00	SQ. FT.	2,192
TOTAL	29,610.00	SQ. FT.	12.3%

Phase II Senior Center

Asphalt Paving	35,110.00	SQ. FT.	
Concrete Walks	5,301.00	SQ. FT.	5,301
TOTAL	40,411.00	SQ. FT.	16.7%

City of Milwaukee Drive

Roadway	15,300.00	SQ. FT.	
Sidewalks	0.00	SQ. FT.	
TOTAL	15,300.00	SQ. FT.	6.3%

Total Land Devoted to Parking and Drives

Phase I Senior Apartment Building	29,610.00	SQ. FT.	
Phase II Senior Center	40,411.00	SQ. FT.	
City of Milwaukee Drive	15,300.00	SQ. FT.	
TOTAL	85,321.00	SQ. FT.	35.4%

Land Devoted to Landscaped Open Space

Phase I Senior Apartment Building Footprint

Gross Land Area	241,297.20	
Land Covered By Principle Building	(13,080.00)	
Land Devoted to Parking, Drives and Paving - Phase I	(29,610.00)	
Land Devoted to Parking, Drives and Paving - City of Milwaukee	(15,300.00)	
SUBTOTAL	183,307.20	SQ. FT.

Phase II Senior Center

Land Covered By Principle Building	(7,235.00)	
Land Devoted to Parking, Drives and Paving - Phase II	(40,411.00)	
TOTAL	135,661.20	SQ. FT.

56.2%

**LIVING CIRCLE CAMPUS
 DETAIL PLAN PROJECT DESCRIPTION
 7/6/01**

Proposed Dwelling Density

Phase I Senior Apartment Building	8.84	Units Per Acre (5.54 acres)
Phase I Senior Apartment Building		
Green or Open Space per Unit		
Phase I	3,740.96	sq. ft. per Unit
W/ Phase II (future)	2,768.60	183,307.20 sq. ft. Divided by 49 units
		sq. ft. per Unit
		135,661.20 sq. ft. Divided by 49 units
Phase II Senior Center	1,305.96	sq. ft. per Acre
		7,235.00 sq. ft. Divided by 5.54 acre

Proposed Number of Buildings

1 Building

Dwelling Units Per Building	49	Units
Bedrooms per Unit		
One Bedroom	48	Units
Two Bedroom	1	Units

Parking Spaces Provided

Phase I Senior Apartment Building		
Total Including (2) Accessible Spaces	29	
Phase II Senior Center		
Total Including (2) Accessible Spaces	94	
TOTAL Parking Spaces	123	

Parking Ratio

Phase I Senior Apartment Building	0.59	Parking spaces per Unit
Phase II Senior Center	12.99	Parking spaces per 1,000 Sq. Ft.

Building Height

Phase I Senior Apartment Building	36'-10"
Phase II Senior Center (Top of Cupola)	44'-0"