

# ELDERBERRY HEIGHTS SENIOR LIVING

Victoria Lane & SW Corner of Highway 41  
Madera County  
Oakhurst, California

## PROJECT DESCRIPTION

SENIOR APARTMENTS  
ASSISTED LIVING  
MEMORY CARE

Exclusive Listing Broker  
John McCormack  
JNM Company – Commercial Real Estate  
831.625.1414





# ELDERBERRY HEIGHTS SENIOR LIVING

## Oakhurst, California Location Map







***'The Lodge'***

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*Elderberry Heights Senior Community*

OAKHURST, CA

DEVELOPED BY:  
**COUNTRY ROADS SENIOR LIVING**

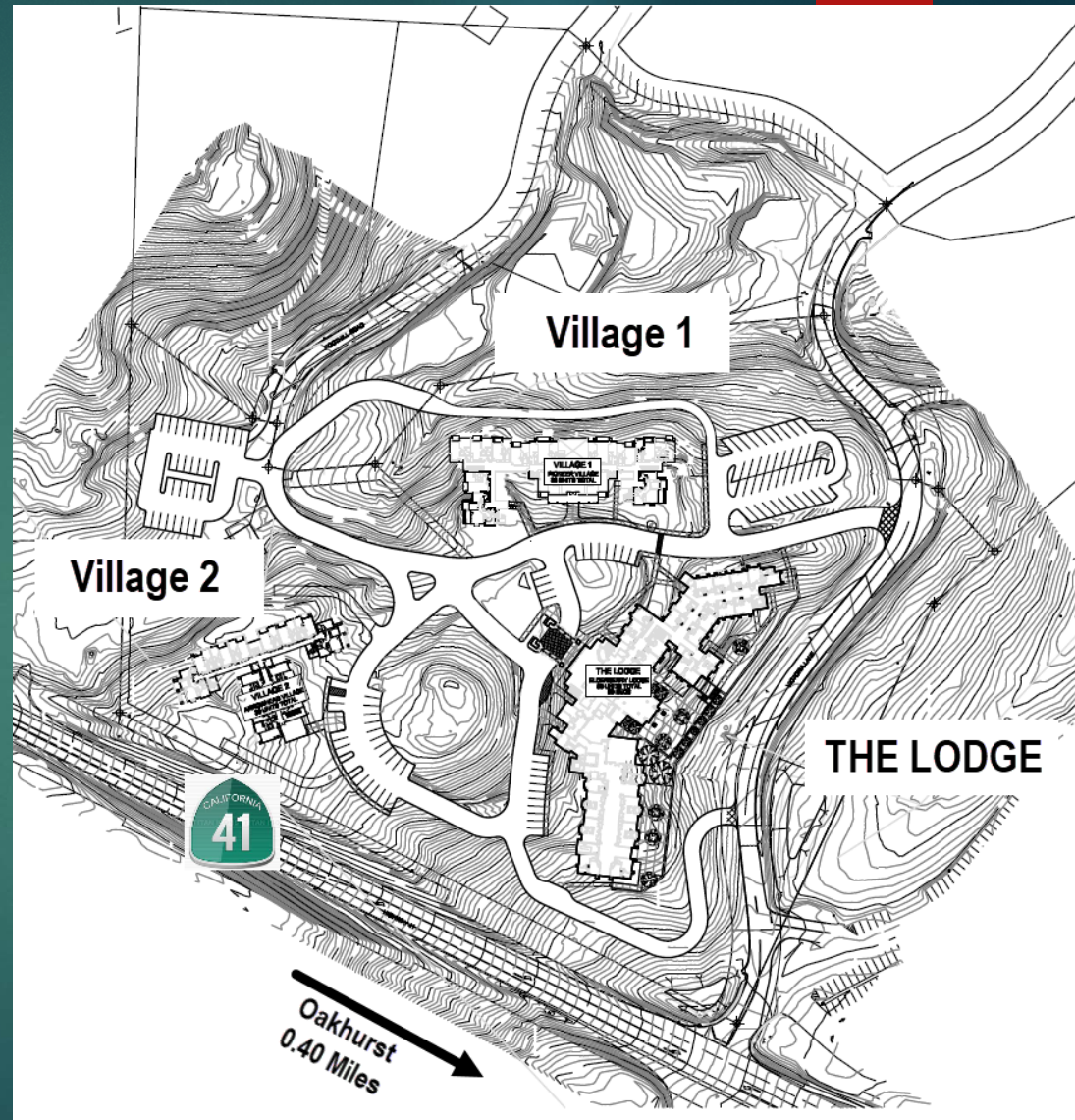
ARCHITECT:  
*R.L. Davidson, Inc.*

The Lodge  
at  
Elderberry  
Heights  
Senior  
Living

# Elderberry Heights Site Plan

## PROJECT INFORMATION

APPLICANT / DEVELOPER:	GARRETT SHINGU COUNTRY ROADS SENIOR LIVING, L.L.C. 607 CHARLES AVE. SUITE C SEASIDE, CA 93955 (831) 920-1345
SITE ADDRESS:	VICTORIA LANE & SW CORNER OF HIGHWAY 41 OAKHURST, CA
A.P.N.	064-080-073
TOTAL SITE	12.77 ACRES
AREA:	(GROSS) = ±556,281 S.F.
GENERAL PLAN DESIGNATION:	(H.D.R.) HIGH DENSITY RESIDENTIAL
EXISTING	PLANNED DEVELOPMENT
ZONING:	DISTRICT (P.D.D.)
PROPOSED	PLANNED DEVELOPMENT
ZONING:	DISTRICT (P.D.D.)
PROPOSED DENSITY:	136 /ACRE = 12.23 UNITS / ACRE
ALLOWED DENSITY:	12-25 UNITS / ACRE
FIRE SPRINKLERS:	YES - NFPA-13 w/ ATTIC SPRINKLERS
ALLOWED BUILDING HEIGHT:	45'-0" MEASURED FROM AVERAGE GRADE TO HIGHEST RIDGE
PROPOSED BUILDING HEIGHT:	45'-0"





# The Lodge

## Assisted Living Memory Care

### 'ELDERBERRY LODGE'

#### SITE DEVELOPMENT DATA

TOTAL 1 BD. / 1 BA. UNITS	= 33	(56.9%)
TOTAL 2 BD. / 1 BA. UNITS	= 25	(43.1%)

#### ASSISTED LIVING UNIT TYPE BREAKDOWN:

'A'UNITS-1BD./1BA.	= 23 @ 495 S.F.	11,365 S.F.
'B'UNITS-1BD./1BA.	= 6 @ 472 S.F.	2,832 S.F.
'C'UNITS-1BD./1BA.	= 5 @ 685 S.F.	3,425 S.F.
'D'UNITS-1BD./1BA.	= 3 @ 688 S.F.	2,804 S.F.
'E'UNITS-1BD./1BA.	= 2 @ 939 S.F.	1,878 S.F.
<b>SUB-TOTAL</b>	<b>= 39 UNITS</b>	<b>22,124 S.F.</b>
		<b>(49 BEDS)</b>

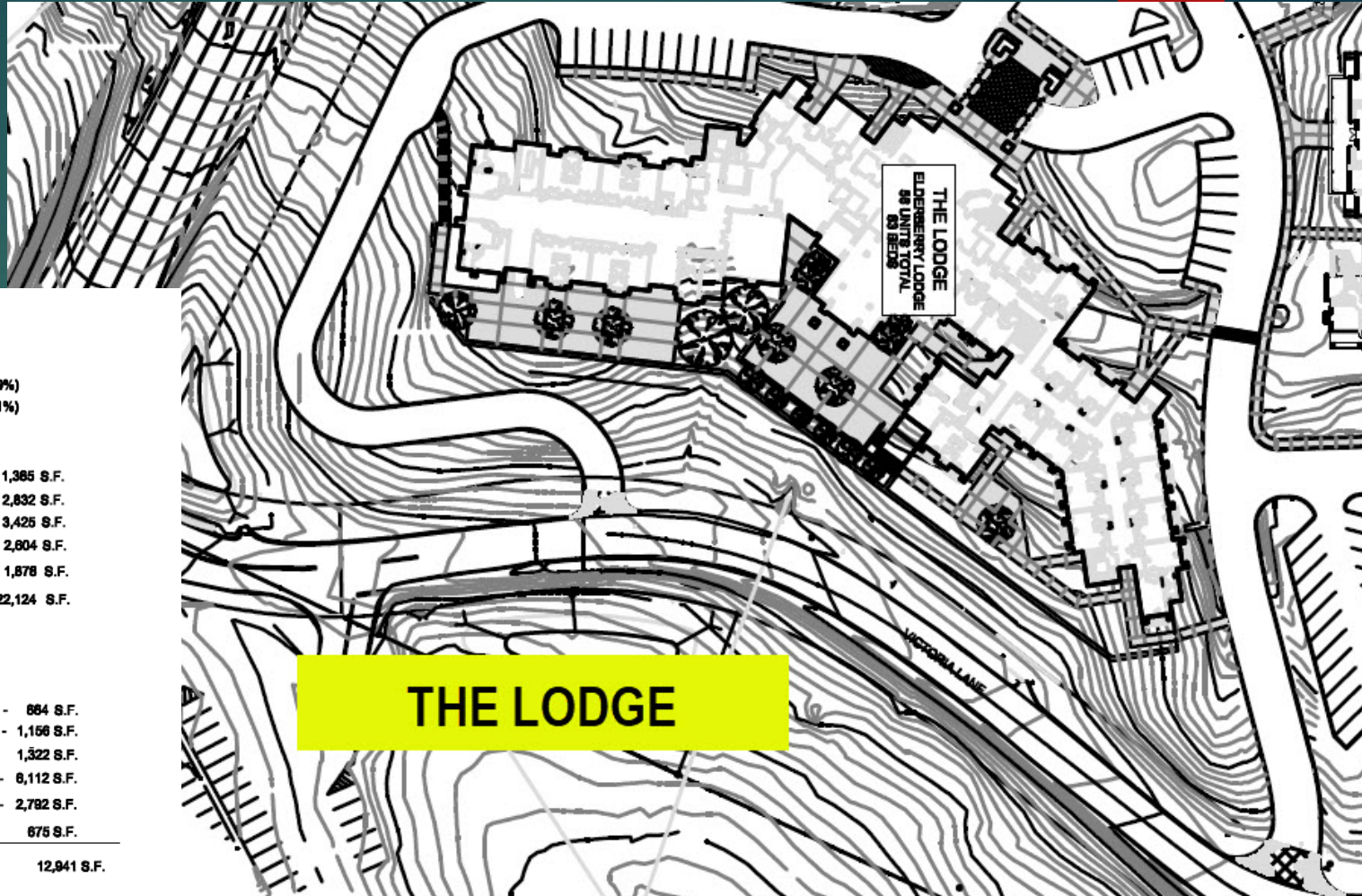
#### ELDERBERRY LODGE'

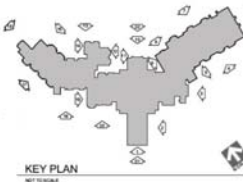
#### MEMORY CARE UNIT TYPE UNIT MIX BREAKDOWN:

'F'UNITS-1BD./1BA.	= 2 @ 442 S.F.	884 S.F.
'G'UNITS-1BD./1BA.	= 2 @ 578 S.F.	1,156 S.F.
'H'UNITS-2BD./1BA.	= 2 @ 661 S.F.	1,322 S.F.
'J'UNITS-2BD./1BA.	= 6 @ 764 S.F.	8,112 S.F.
'K'UNITS-2BD./1BA.	= 4 @ 696 S.F.	2,782 S.F.
'L'UNITS-2BD./1BA.	= 1 @ 875 S.F.	875 S.F.
<b>SUB-TOTAL</b>	<b>= 19 UNITS</b>	<b>12,941 S.F.</b>
		<b>(34 BEDS)</b>

TOTAL UNITS (ASSISTED LIV'G. + MEMORY CARE) = 58

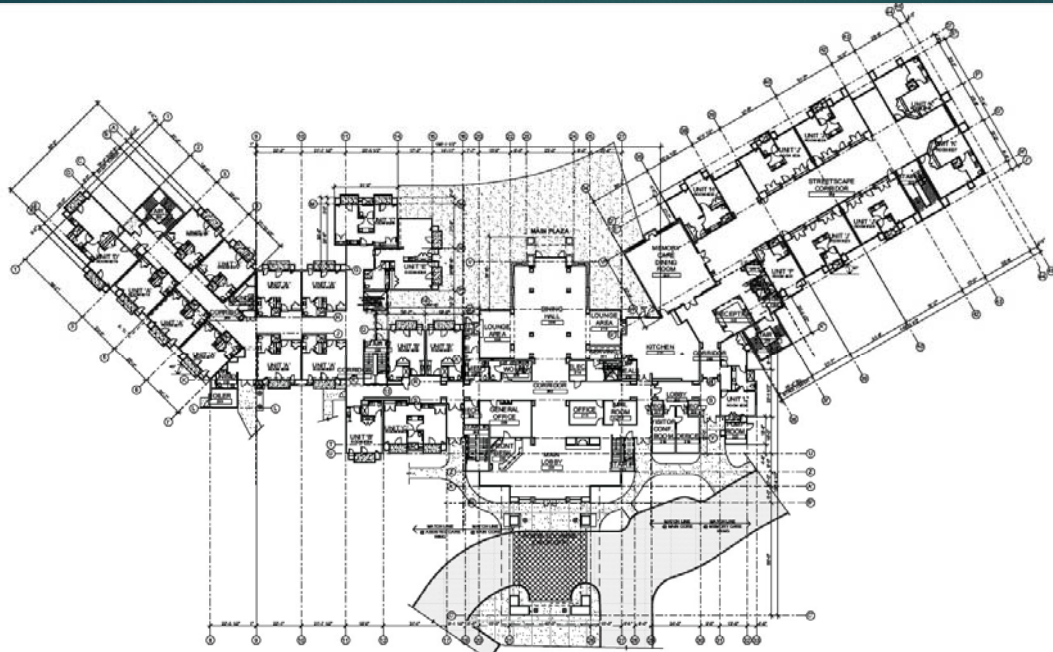
TOTAL BEDS (ASSISTED LIV'G. + MEMORY CARE) = 83





# THE LODGE ELEVATIONS



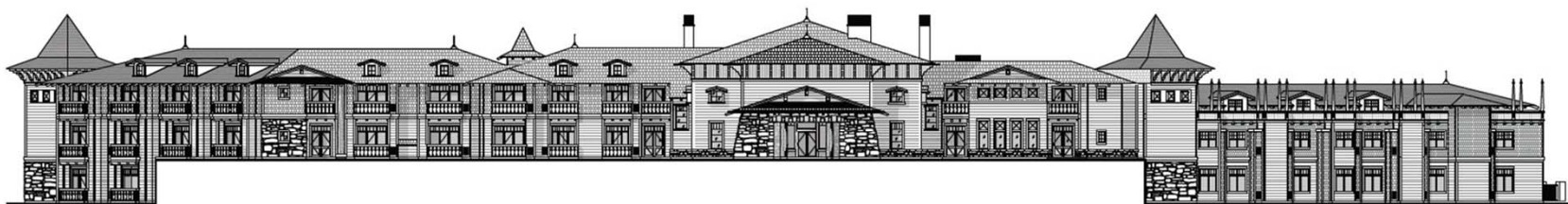


MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

## THE LODGE

Main Level Floor Plan

Front Exterior Elevation



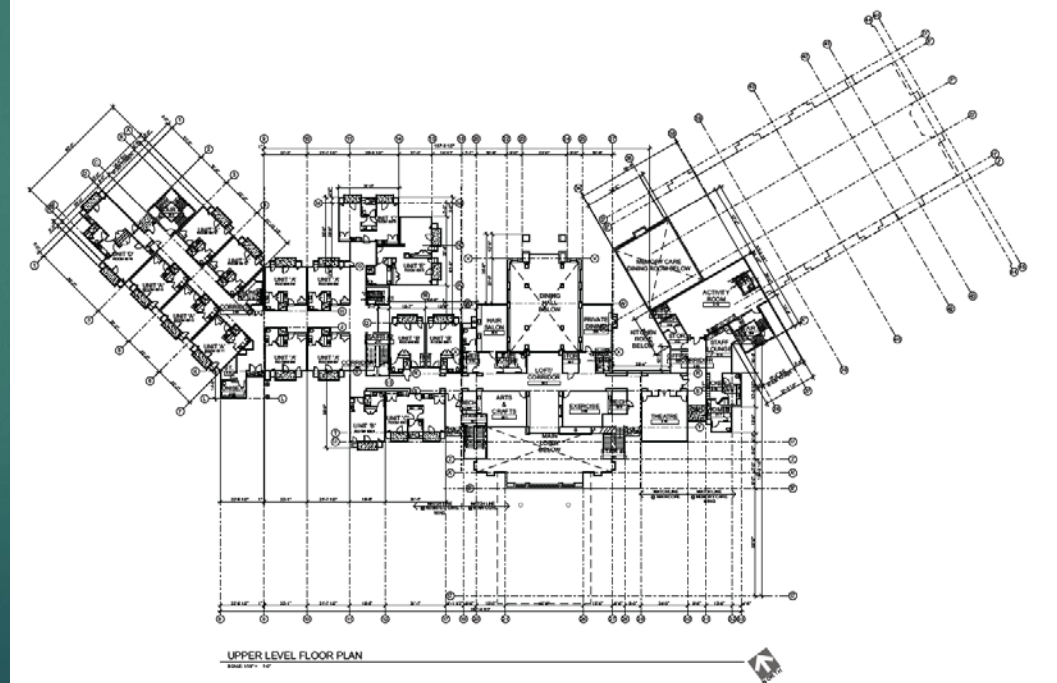
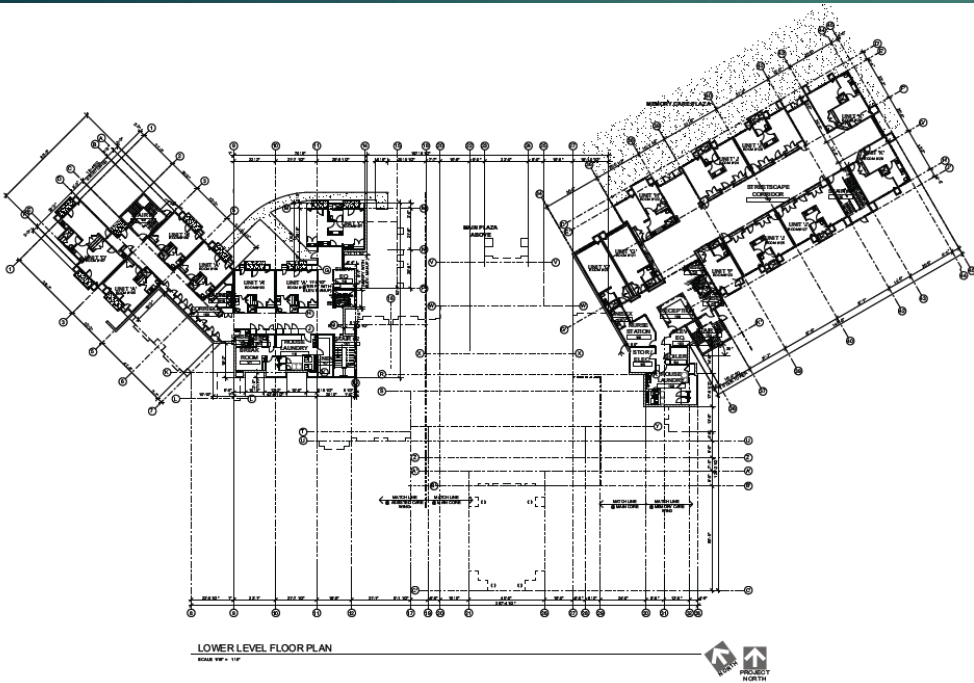
OVERALL FRONT EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

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## The Lodge - Overall Front Exterior Elevation

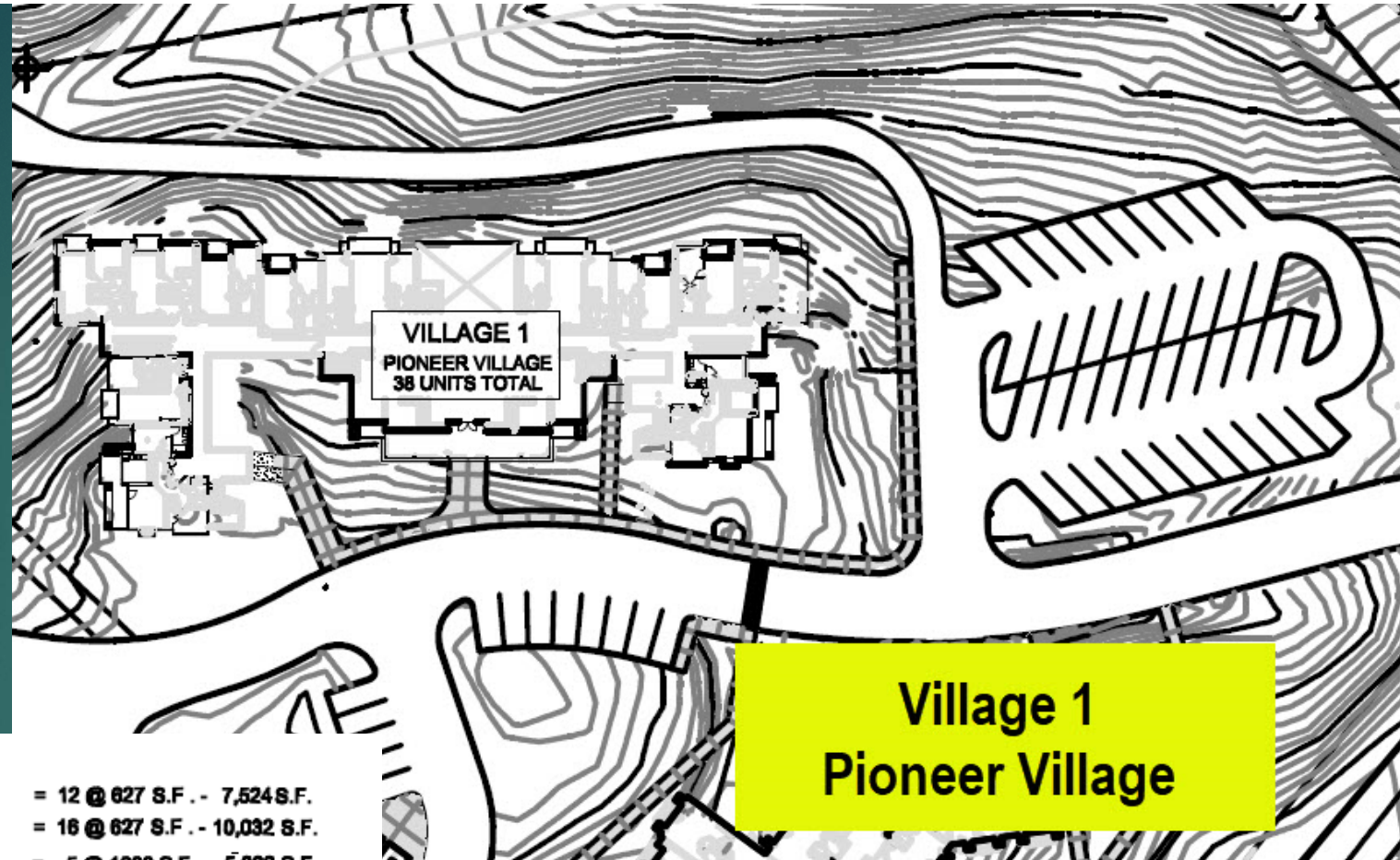
# THE LODGE

## Assisted Living & Memory Care





# Village 1 Pioneer Village Senior Apartments



## PIONEER VILLAGE VILLAGE 1 APARTMENTS UNIT MIX

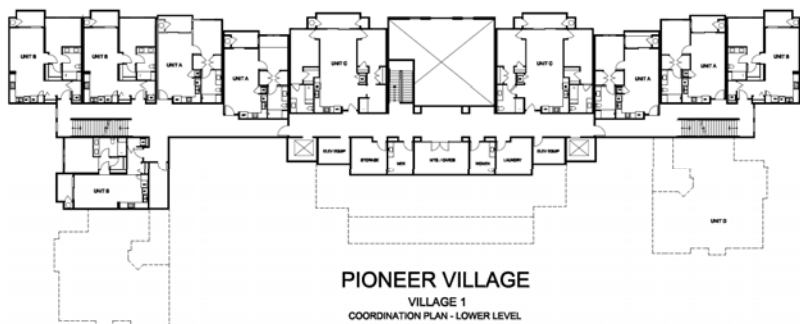
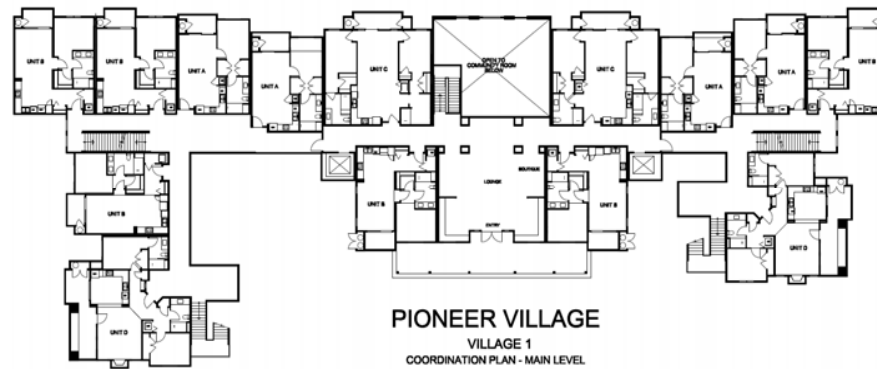
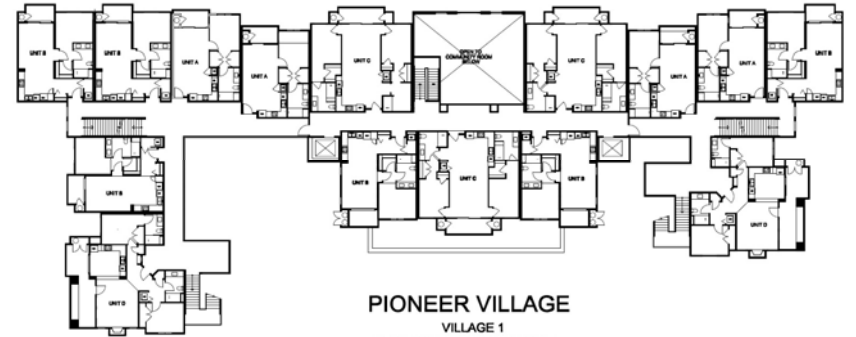
'A' UNITS-1BD./1BA.	= 12 @ 627 S.F. -	7,524 S.F.
'B' UNITS-1BD./1BA.	= 16 @ 627 S.F. -	10,032 S.F.
'C' UNITS-2BD./1BA.	= 5 @ 1000 S.F.	5,000 S.F.
'D' UNITS-2BD./1BA.	= 5 @ 1000 S.F.	5,000 S.F.
<b>TOTAL</b>	<b>= 38 UNITS</b>	<b>27,566 S.F.</b>

**TOTAL CONDITIONED BUILDING = 32,804 S.F.**

# Village 1

## Pioneer Village

### Village 1







# Village 2 Arrowhead Village Senior Apartments

ARROWHEAD  
VILLAGE 2  
APARTMENTS  
UNIT MIX

'A' UNITS-1BD/1BA.	= 18 @ 627	S.F. - 11,286 S.F.
'B' UNITS-1BD/1BA.	= 9 @ 627	S.F. - 5,643 S.F.
'C' UNITS-2BD/1BA.	= 6 @ 1000 S.F.	6,000 S.F.
'D' UNITS-2BD/1BA.	= 6 @ 1000 S.F.	6,000 S.F.
TOTAL	= 39 UNITS	28,929 S.F.

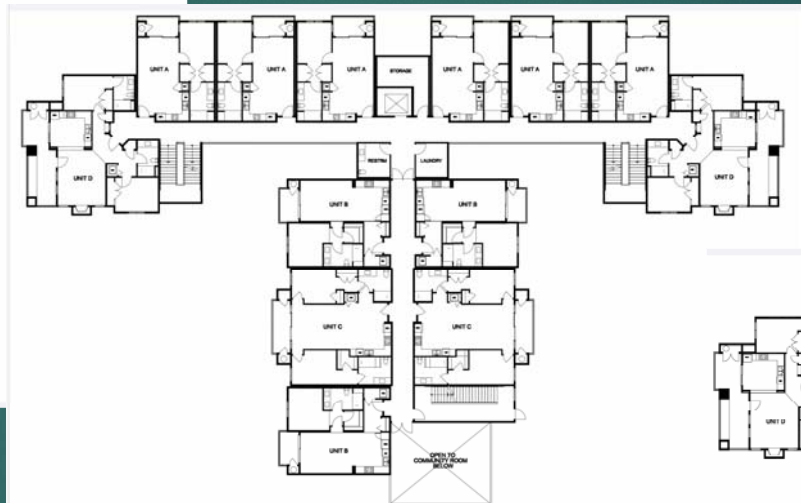
TOTAL CONDITIONED BUILDING = 32,029 S.F.

# Village 2

Arrowhead Village  
Senior Apartments



ARROWHEAD VILLAGE  
VILLAGE 2  
COORDINATION PLAN - THIRD LEVEL



ARROWHEAD VILLAGE  
VILLAGE 2  
COORDINATION PLAN - SECOND LEVEL



ARROWHEAD VILLAGE  
VILLAGE 2  
COORDINATION PLAN - MAIN LEVEL





## Exclusive Listing Broker

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