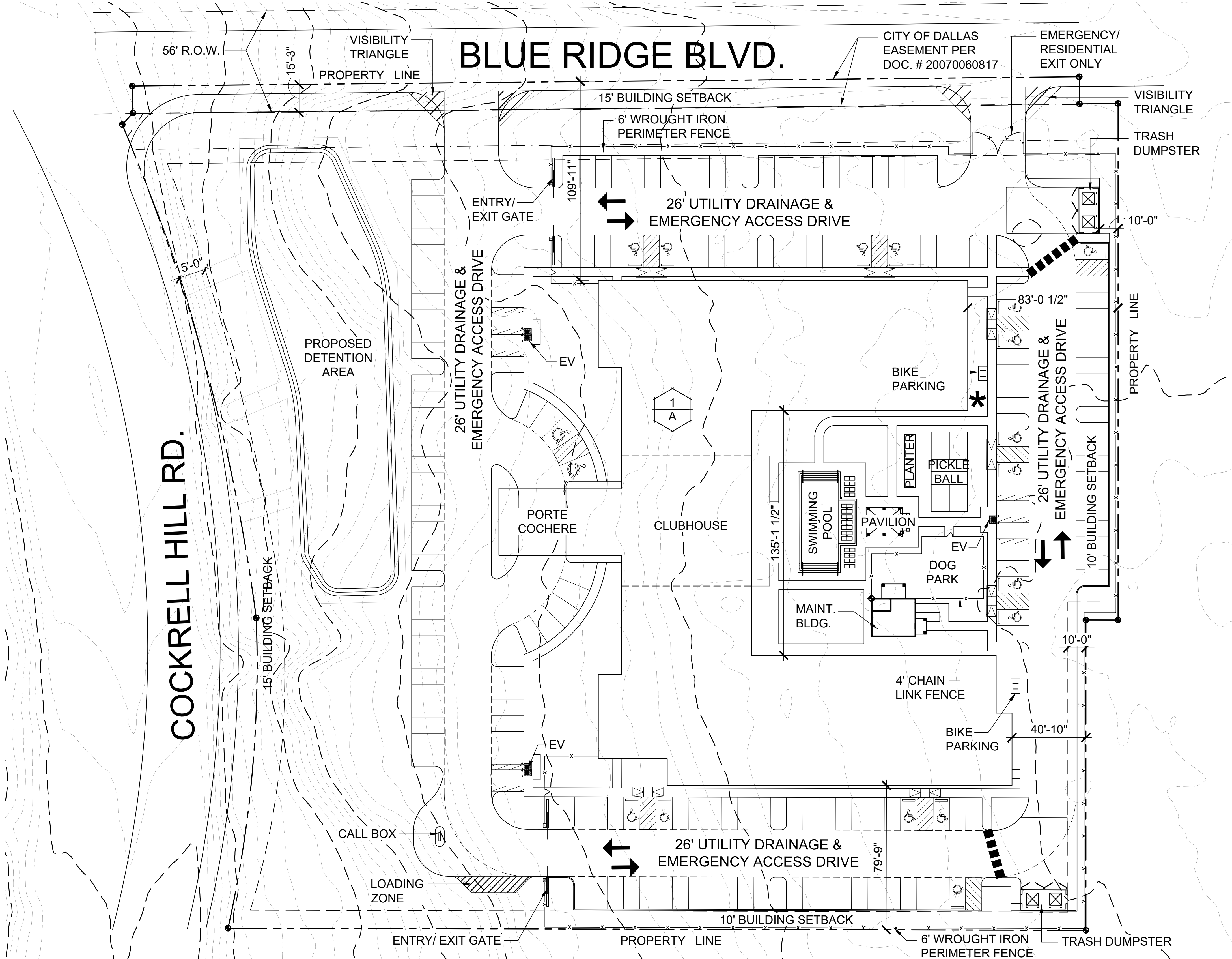
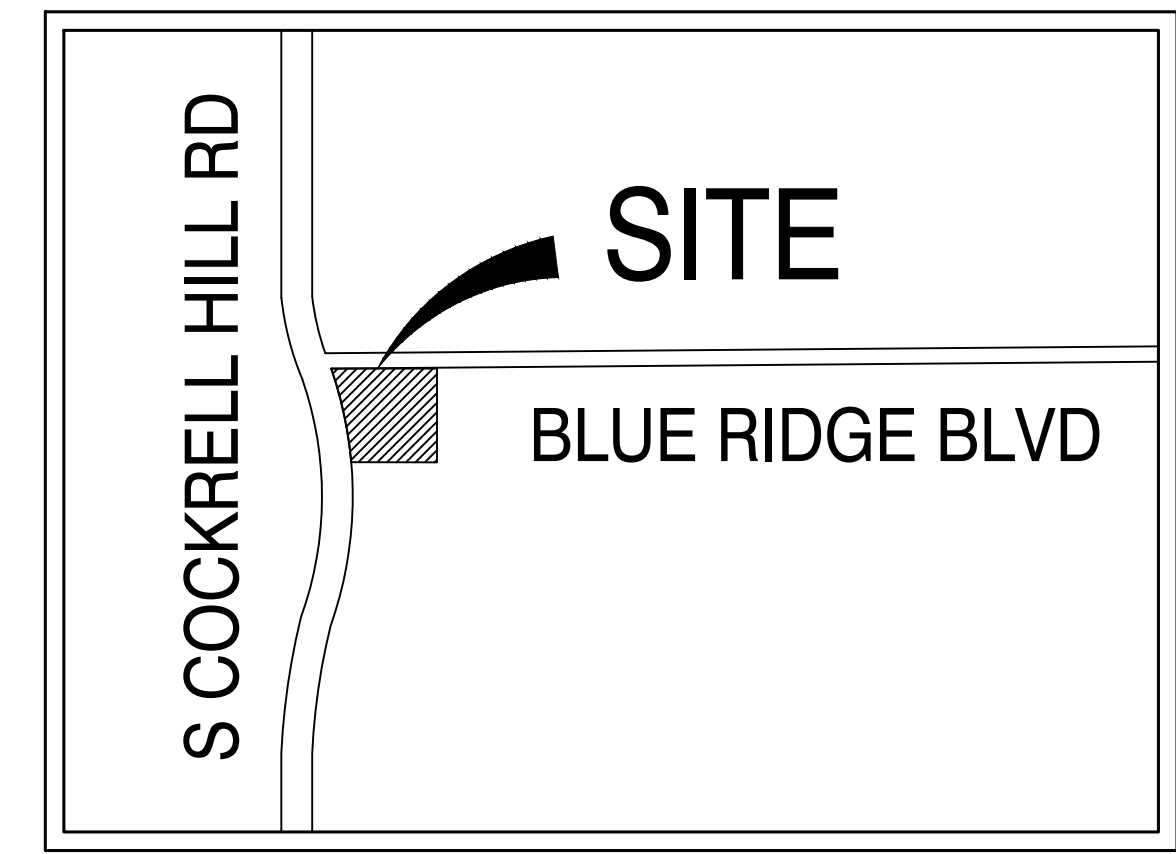


# BLUE RIDGE BLVD.

# VICINITY MAP



**SITE**

PROPOSED USE:	RETIREMENT HOUSING
PROPOSED ZONING:	PD FOR MF-2
SITE AREA:	5.395 ACRES
NO. OF UNITS:	120
DENSITY:	22.25 UNITS/ACRE
MAXIMUM HEIGHT:	60 FEET FOR MAIN BUILDING 15 FEET FOR ACCESSORY STRUCTURES
MAXIMUM LOT COVERAGE:	60%
MAX. IMPERVIOUS SPACE:	37,477 SQ. FT.

**PARKING REQUIRED**

1.0 SPACE/UNIT	(120 X 1.0)	120
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**PARKING PROVIDED**

UNCOVERED SPACES	155
HANDICAP	16
PARKING SPACES	171

**CLUBHOUSE:**

PARKING	7
HANDICAP	2
PARKING	9

**OVERALL PARKING SPACES:**

(180 PARKING/120 UNIT)	1.5 SPACES/UNIT
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**BUILDING KEY:**

BUILDING TYPE: BUILDING NUMBER

**PARKING SPACES**

PARKING SPACE	9'-0" X 18'-0"	
HANDICAP SPACE AISLE	9'-0" X 18'-0" 5'-0" X 18'-0"	
VAN HANDICAP SPACE AISLE	9'-0" X 18'-0" 8'-0" X 18'-0"	

A DEVELOPER OR PROPERTY OWNER CAUSING OR REQUESTING THE INSTALLATION OF ANY UTILITY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE/TELECOMMUNICATIONS, TELEVISION, AND GAS, SHALL BEAR ALL COSTS FOR SUCH INSTALLATION AND SHALL CAUSE SUCH UTILITY TO BE PLACED AND MAINTAINED UNDERGROUND. ALL FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND. NO ADDITIONAL POLES WILL BE PERMITTED TO BE INSTALLED ON OR OFF SITE.

ALL COMMUNICATION AND ELECTRICAL SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY TO SUPPORT UNDERGROUND INSTALLATION SHALL BE MOUNTED ON A PEDESTAL OR PAD, OR PLACED UNDERGROUND, IF SURFACE MOUNTED. THE EQUIPMENT SHALL BE SCREENED FROM VIEW ON ALL SIDES. THIS ALSO INCLUDES THE METER BANK PANELS ON EITHER SIDE ELEVATION.

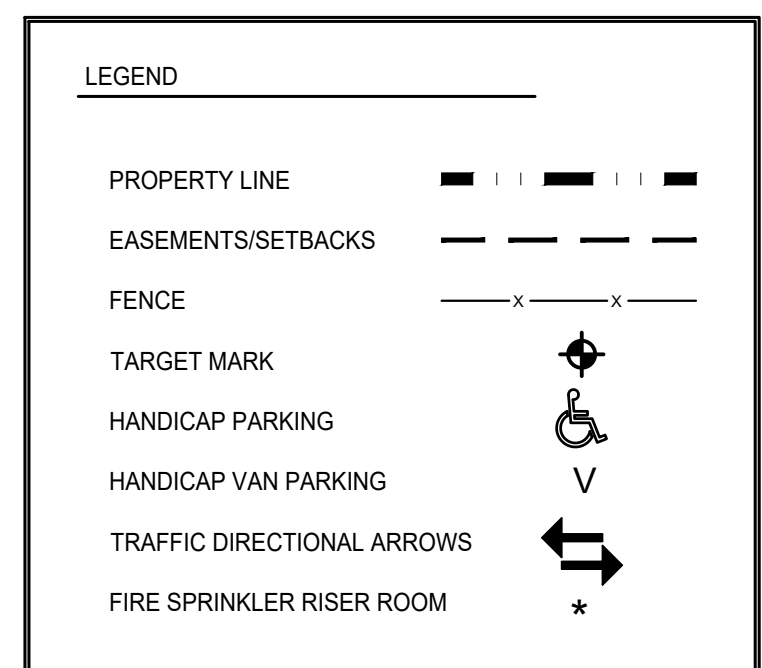
**UNIT TABULATION**

UNIT TYPE	# UNITS	S.F.	TOTAL S.F.	
A1	ONE BEDROOM, ONE BATH	52	700 S.F.	36,400 S.F.
A2	ONE BEDROOM, ONE BATH	16	819 S.F.	13,104 S.F.
B1	TWO BEDROOM, TWO BATH	52	984 S.F.	51,168 S.F.
<b>TOTAL</b>	<b>120</b>		<b>100,672 S.F.</b>	

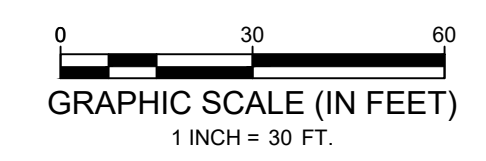
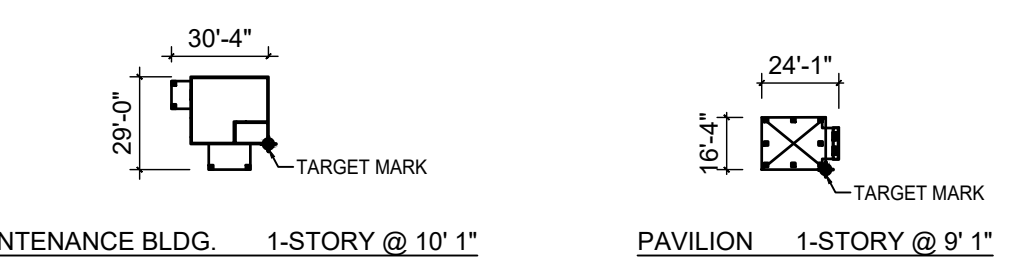
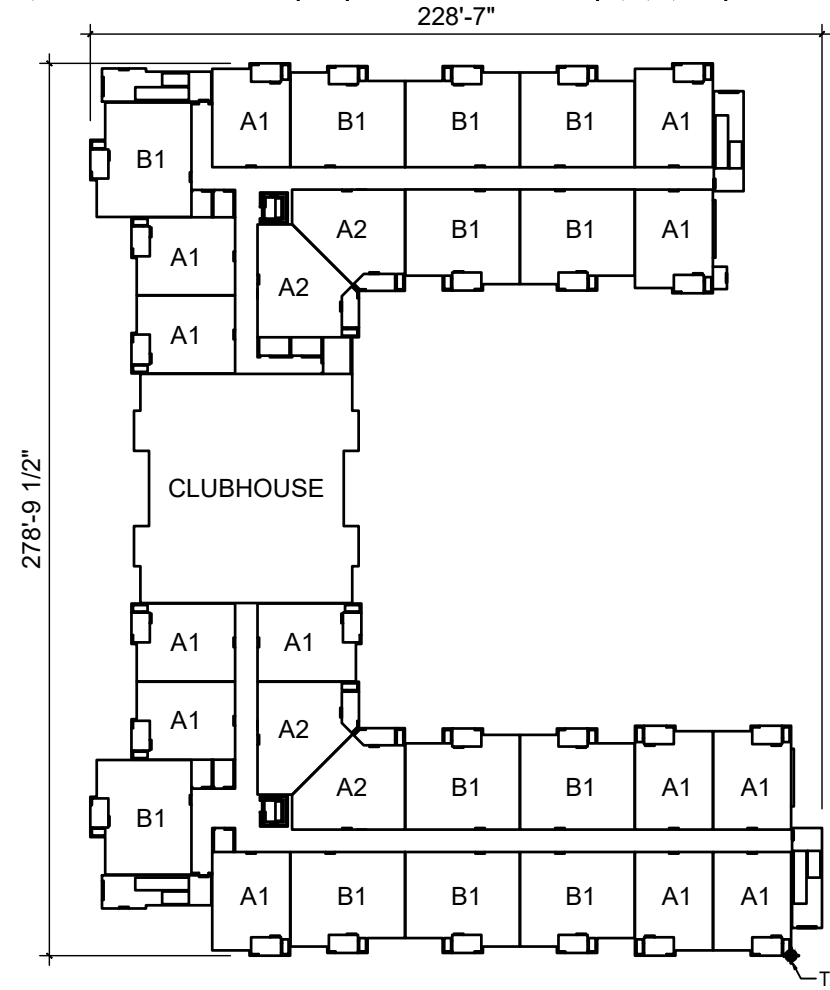
  

**BUILDING TABULATION**

TYPE #	BLDGS	UNITS/BLDG.	BLDG. S.F.	TOTAL S.F.
A	1	120	100,672 S.F.	100,672 S.F.
<b>BLDG TOTAL</b>				<b>100,672 S.F.</b>
<b>AMENITY TOTAL</b>				<b>4,715 S.F.</b>
<b>TOTAL W/ AMENITIES</b>				<b>105,387 S.F.</b>



**01 DEVELOPMENT PLAN**  
SCALE: 1:30



<p>SHEET NUMBER</p> <h1>A1.0</h1> <p>DEVELOPMENT PLAN</p> <p>COPYRIGHT © 2024</p>	<p>ARCHITECT:</p> <p>CROSS ARCHITECTS, PLLC 879 JUNCTION DRIVE ALLEN, TEXAS 75013 P: 972.398.6644 WWW.CROSSARCHITECTS.COM</p>	<p><b>360 S COCKRELL HILL</b> <b>SENIOR LIVING</b> <b>DALLAS, TEXAS</b></p>	
	<p>DATE:</p> <p><b>02.23.2024</b></p>	<p>PROJECT NUMBER:</p> <p><b>23076</b></p>	<p>ZONING NUMBER:</p>

BUILDING 'A' 4-STORY @ 41' 2 1/2"

MAINTENANCE BLDG. 1-STORY @ 10' 1"

PAVILION 1-STORY @ 9' 1"