

# Retirement Living for Seniors, Ltd Planned Development Timeline

## **1. Predevelopment:**

Upon full approval by the Stephenville City Council, it is the intent of the Developer to produce and submit final engineering plans and building plans to the Building Department for review. Once approved, the Developer will immediately begin construction of all civil improvements (roads, utilities, drainage, etc...). The development consists of combination of twenty-four (24) – one (1) bedroom units which will consist of six (6) buildings and twenty-four (24) – two (2) bedroom units which will consist of six (6) buildings. The development will serve the Elderly population with forty-two (42) units will be income restricted under the Housing Tax-Credit program and six (6) units will be at market rate. The units will each have amenities such as washer and dryer connections, carpet and vinyl flooring, refrigerator, range, disposal and window coverings. Included will be a furnished community room, a community laundry room, gazebo with sitting area and barbeque grills with picnic tables. The office will provide Supportive services for the seniors. There are floorplans per building that are both one (1) bedroom one (1) bath and two (2) bedrooms one (1) bath. All units will be handicap accessible. The buildings will have uniform exteriors consisting of 90% brick and balance hardy plank including thirty 30-year shingled roofs.

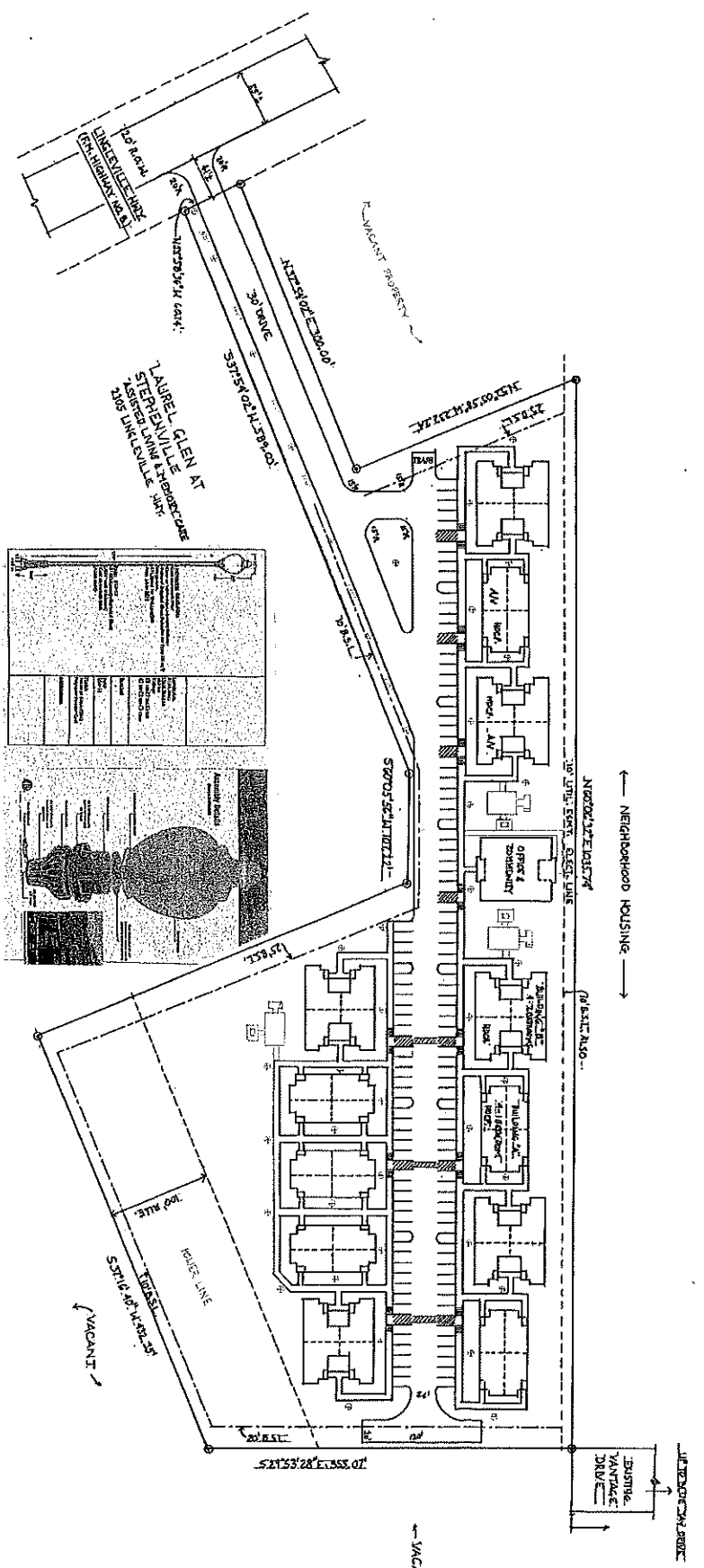
## **2. Civil Improvements:**

Once final engineering has been approved, the Developer will begin construction on all civil improvements and complete them in one phase.

## **3. General Construction:**

The Developer plans to commence construction on the forty-eight (48) units and community building as soon as permits are approved and issued. Construction of each building is estimated at approximately ninety (90) days. After evaluating past development projects currently under construction, the Developer anticipates the completion of all forty-eight (48) residential units within twelve (12) months of initial construction. Upon approval of the Planned Development, the Developer will produce a more defined development timeline including start and complete ion dates.





**UNIT SYNOPSIS**

UNIT TYPE	NUMBER OF UNITS	NET AREA (SQ. FT.)
1-BEDROOM	24	11,400.00
2-BEDROOM	24	17,100.00
TOTALS	48	28,500.00

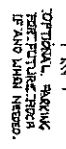
NET AREA/UNIT IS BASED ON THE NET RENTABLE AREA (NRA) WHICH IS THE GROSS AREA OF STAIRS AT COMMON HALLS.

BUILDING TYPE	UNIT TYPE	NET AREA (SQ. FT.)	PERMITTED PERCENTAGE	PERMITTED AREA (SQ. FT.)	PERMITTED UNITS	PERMITTED TYPE	PERMITTED AREA (SQ. FT.)	PERMITTED UNITS	PERMITTED TYPE	PERMITTED AREA (SQ. FT.)	PERMITTED UNITS
COMMUNITY HOUSING	1-BEDROOM	11,400.00	100%	11,400.00	24	1-BEDROOM	11,400.00	24	1-BEDROOM	11,400.00	24
COMMUNITY HOUSING	2-BEDROOM	17,100.00	100%	17,100.00	24	2-BEDROOM	17,100.00	24	2-BEDROOM	17,100.00	24
TOTALS		28,500.00		28,500.00	48		28,500.00	48		28,500.00	48

\* THE COMMUNITY BUILDING IS COMMON AREA AND IS NOT INCLUDED IN THE NPA TOTALS.

**SITE PLAN**  
 1" = 50'-0"  
 7,444 SQUARE FEET  
 NORTH

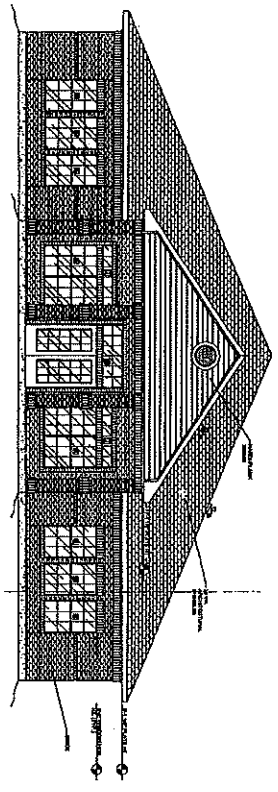
- 4. PROPOSED AREA SCHEDULE LIGHTING
- REQUIRED PARKING
  - 16 SPACES PER BEDROOM
  - 72 BEDROOMS x 16 = 1152 SPACES
  - 14 SPACES SHOW (TOTAL)
  - STORAGE AND WARE AT PARKING
  - AND CONNECTING BETWEEN PARKING SPACES TO APARTMENT UNITS.
  - DRIVEWAY TURNING 180°
  - INSIDE PARKING 40 OUTSIDE.
- REQUIRED HOPE UNITS
  - 5% FOR HOPE UNITS
  - 524.48 x 1.4 = 734.27 REQUIRED 27 SPACES
  - 23 PER ADULT/ADULT UNITS
  - 227.48 x 1.4 = 318.47 REQUIRED 22 ADULTS



REVISION: 23452  
 REVISION: 23452  
 DATE: A PROPOSED HOPE SENIOR APARTMENT PROJECT FOR RETIREMENT LIVING FOR SENIORS, LTD.  
 STEPHENVILLE, TEXAS





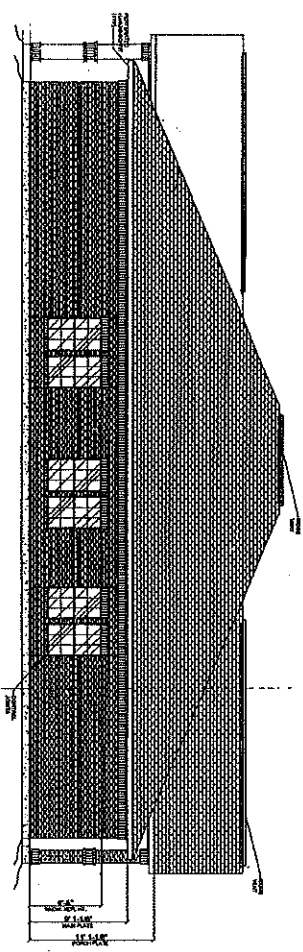
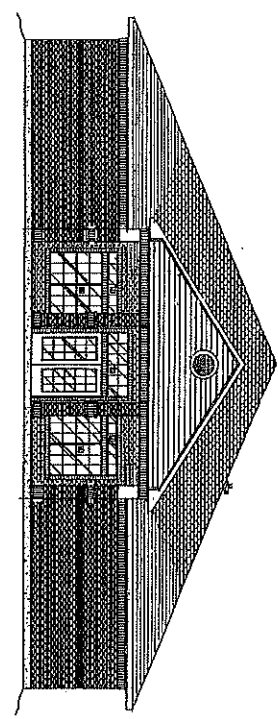


CLUBHOUSE FRONT ELEVATION

SCALE: 3/16" = 1'-0"

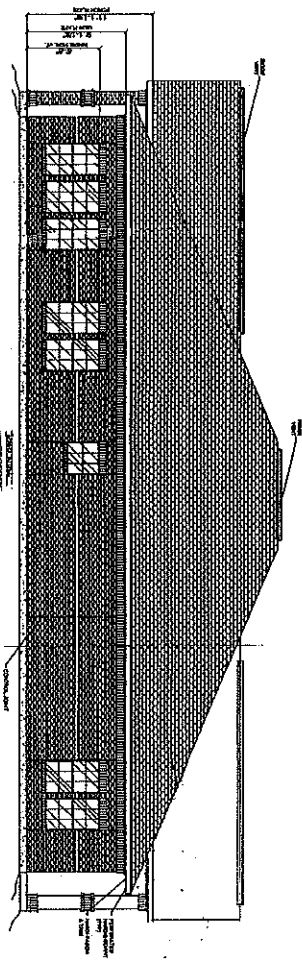
CLUBHOUSE REAR ELEVATION

SCALE: 3/16" = 1'-0"



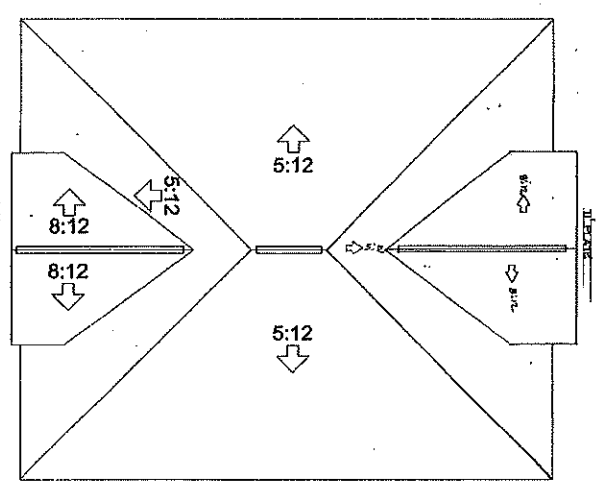
CLUBHOUSE LEFT ELEVATION

SCALE: 3/16" = 1'-0"



CLUBHOUSE RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

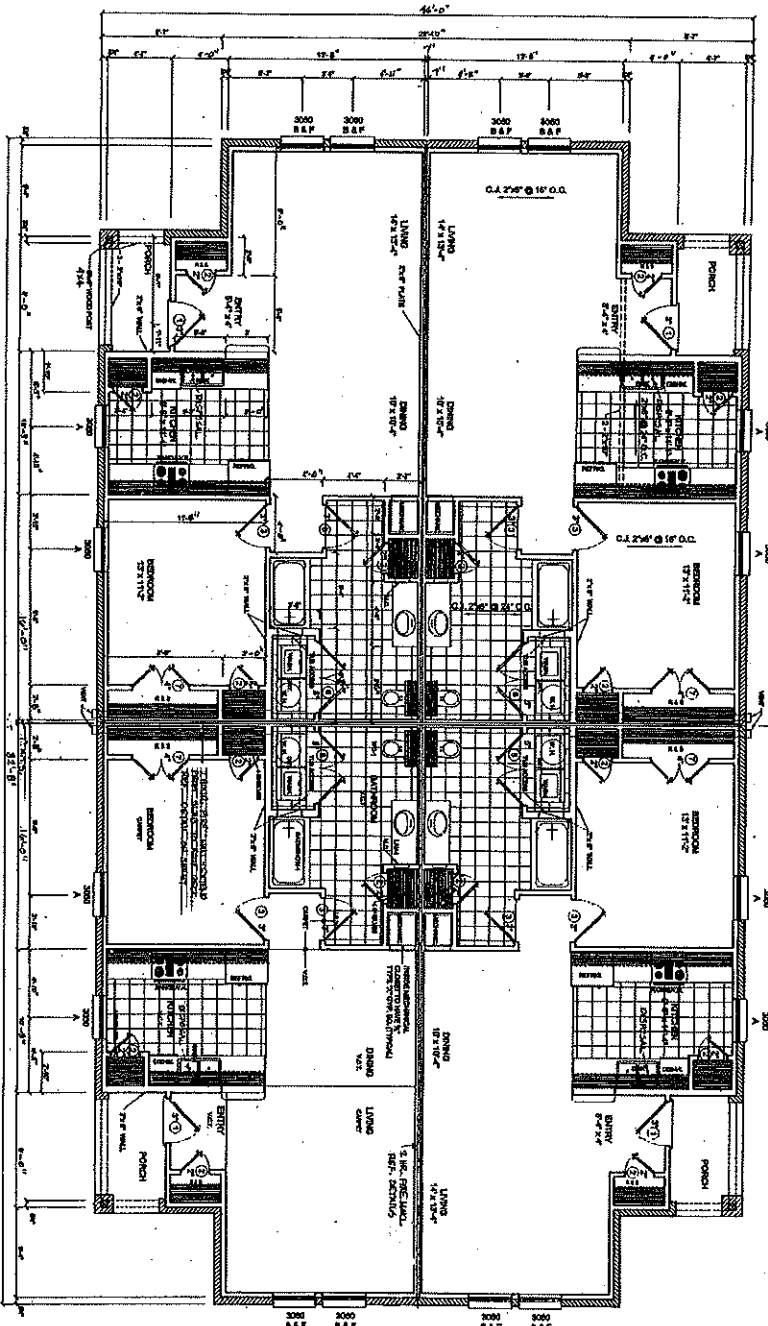


NOTE: ALL PLATES 9' AND ALL ROOF SLOPES 5:12 UNLESS OTHERWISE NOTED

11' PLATE

DATE: 1-24-22  
 SHEET: 3 of 7  
 A PROPOSED NEW SENIOR APARTMENT PROJECT - SRB - RETIREMENT LIVING FOR SENIORS, LTD  
 STEUBENVILLE, TEXAS

CLUBHOUSE ROOF PLAN



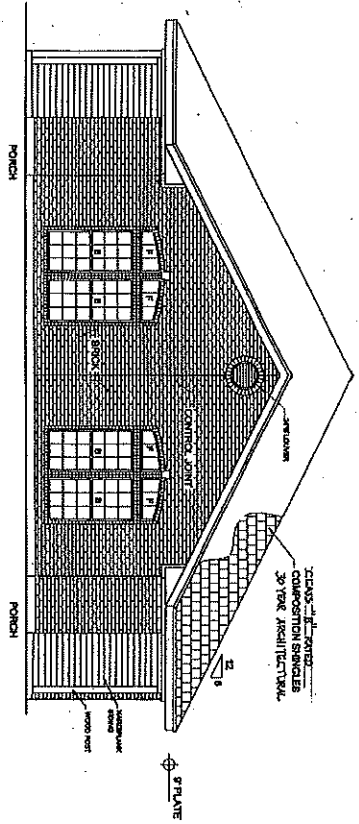
**FLOOR PLAN**  
 1/4" = 1'-0"  
**BUILDING 'A' - ONE BEDROOM FOURPLEX**  
 ALL CEILING HEIGHT 8'-0"

NET BUILDING AREA (APPROX.) 2,345 S.F.  
 NET COMMON AREA (APPROX.) 1,017 S.F.  
 TOTAL AREA (APPROX.) 3,362 S.F.  
 NET BUILDING AREA PER UNIT 586.25 S.F.  
 NET COMMON AREA PER UNIT 254.25 S.F.

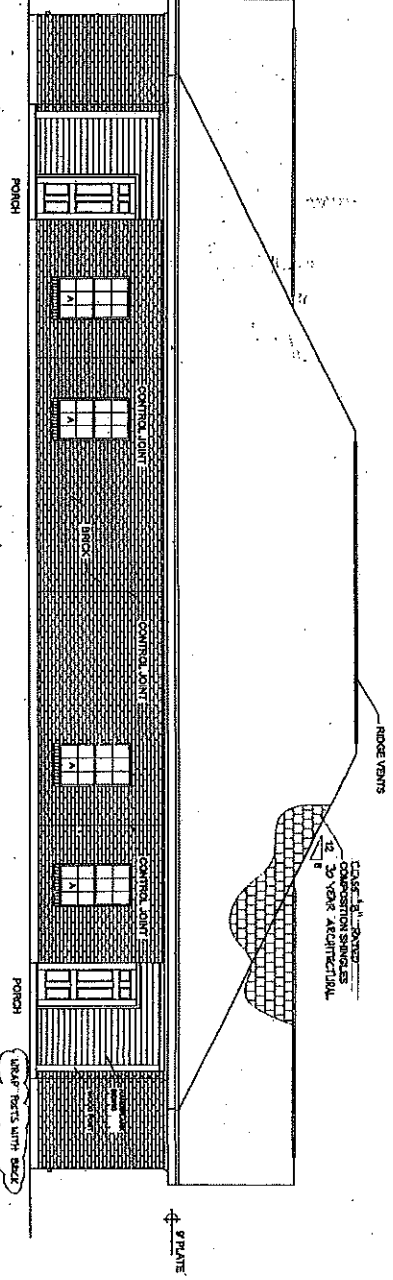
NOTES:  
 1. ALL DOOR SWINGS TO BE INDICATED BY A CURVED ARROW.  
 2. ALL CEILING HEIGHTS TO BE 8'-0" UNLESS OTHERWISE NOTED.  
 3. ALL WALLS TO BE 5/8" THICK UNLESS OTHERWISE NOTED.  
 4. ALL FLOORS TO BE 4" CONCRETE ON 8" GRAVEL UNLESS OTHERWISE NOTED.  
 5. ALL ROOFS TO BE 4" CONCRETE ON 8" GRAVEL UNLESS OTHERWISE NOTED.  
 6. ALL EXTERIOR WALLS TO BE 16" CMU UNLESS OTHERWISE NOTED.  
 7. ALL INTERIOR WALLS TO BE 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.  
 8. ALL CEILING TO BE 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.  
 9. ALL FLOORS TO BE 1/2" GYP. BOARD UNLESS OTHERWISE NOTED.  
 10. ALL DOORS TO BE 1-3/4" SOLID CORE UNLESS OTHERWISE NOTED.  
 11. ALL WINDOWS TO BE 2" ALUMINUM UNLESS OTHERWISE NOTED.  
 12. ALL GLASS TO BE 1/2" CLEAR GLASS UNLESS OTHERWISE NOTED.  
 13. ALL EXTERIOR FINISHES TO BE 1/2" GYP. BOARD UNLESS OTHERWISE NOTED.  
 14. ALL INTERIOR FINISHES TO BE 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.  
 15. ALL CEILING FINISHES TO BE 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.  
 16. ALL FLOOR FINISHES TO BE 1/2" GYP. BOARD UNLESS OTHERWISE NOTED.  
 17. ALL WALL FINISHES TO BE 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.  
 18. ALL CEILING FINISHES TO BE 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.  
 19. ALL FLOOR FINISHES TO BE 1/2" GYP. BOARD UNLESS OTHERWISE NOTED.  
 20. ALL WALL FINISHES TO BE 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.

DATE: 1-24-22  
 SHEET: 1 OF 7  
 A PROPOSED NEW SENIOR APARTMENT PROJECT FOR  
 RETIREMENT LIVING FOR SENIORS, LTD.  
 STENOUILLE, TEXAS

END ELEVATION  
1/4" = 10'

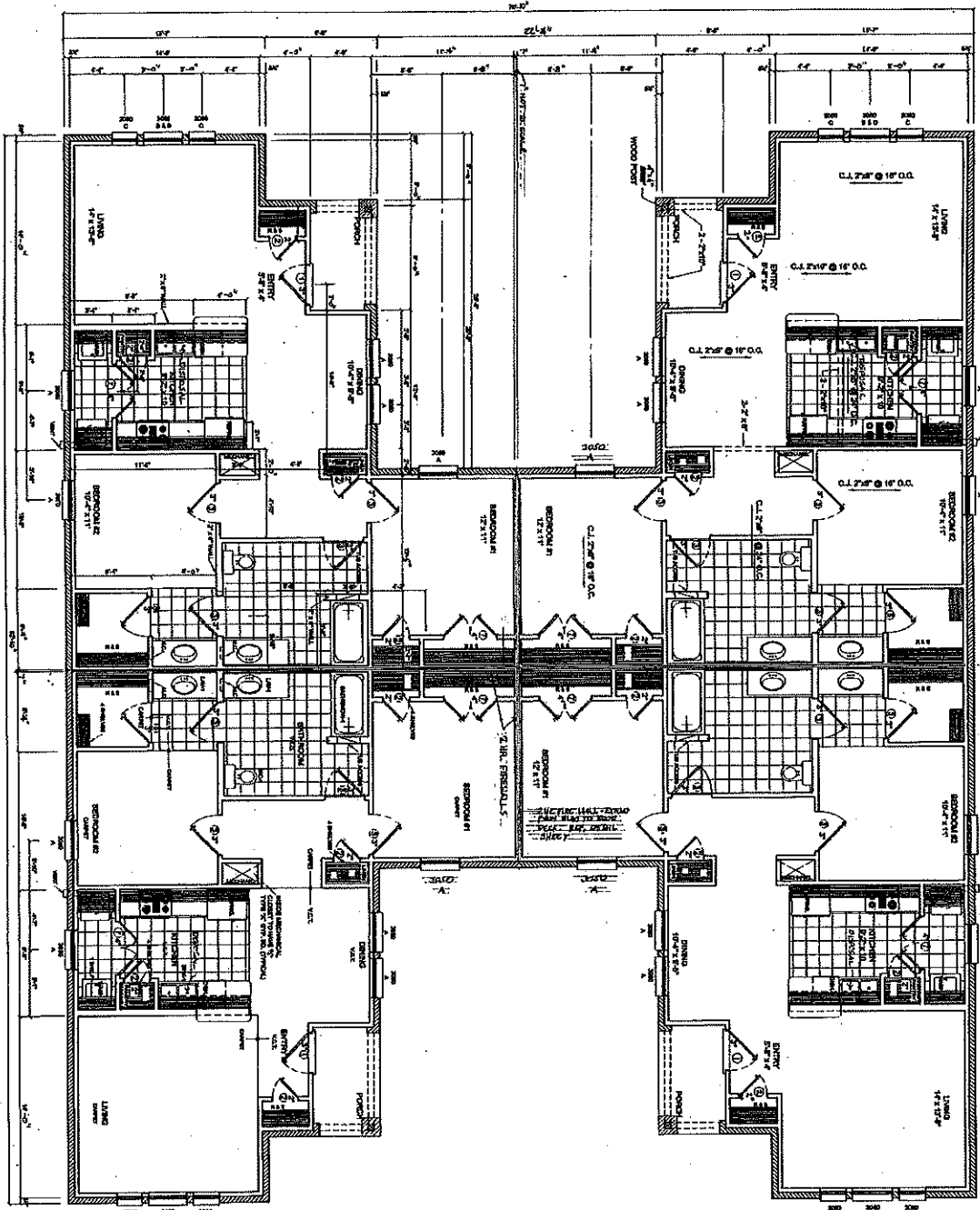


SIDE ELEVATION  
1/4" = 10'  
BUILDING "A" - ONE BEDROOM FOURPLEX



DATE: 1-24-12  
SHEET: 5041  
PROJECT: A PROPOSED NEW SENIOR APARTMENT PROJECT FOR:  
RETIREMENT LIVING FOR SENIORS, LTD  
STEPHENVILLE, TEXAS



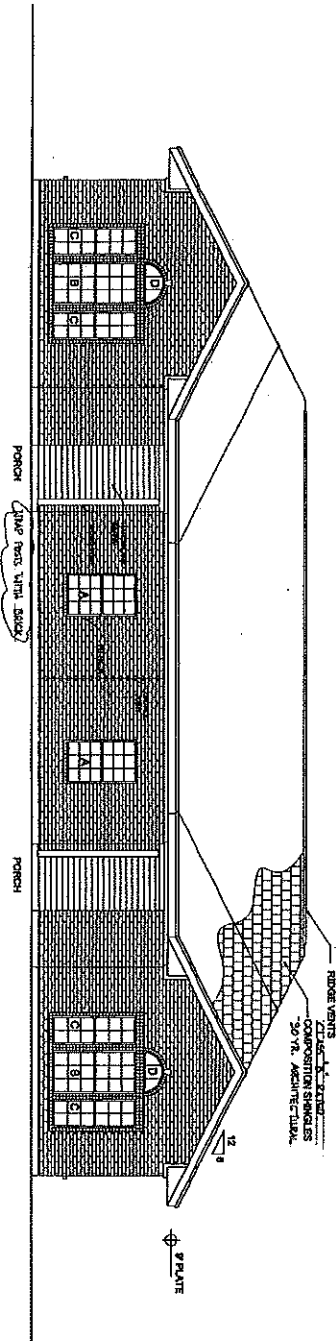


**FLOOR PLAN**  
 1/4" = 1'-0"  
**BUILDING "B" - TWO BEDROOM FOURPLEX**  
 ALL CEILING HEIGHT 8'-0"

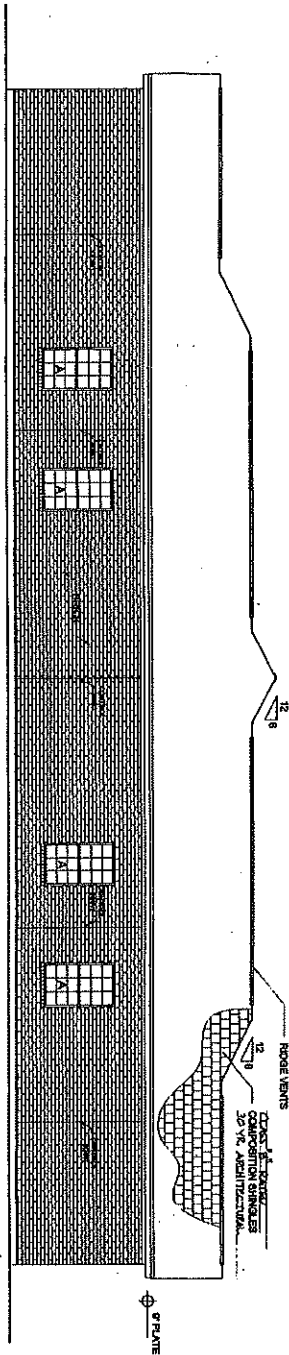
**NOTE:** REFER TO THE ARCHITECTURAL DRAWINGS FOR THE SPECIFICATIONS OF THE FLOOR TO CEILING.  
 NET FINISH FLOOR AREA (N.F.A.)  
 UNIT 101 1,234 S.F.  
 UNIT 102 1,234 S.F.  
 UNIT 103 1,234 S.F.  
 UNIT 104 1,234 S.F.  
 TOTAL N.F.A. 4,936 S.F.  
 NET FINISH AREA PER UNIT 1,234 S.F.

DATE: 1-26-22  
 SHEET: 1 OF 7  
 A PROPOSED NEW SENIOR APARTMENT PROJECT FOR:  
**RETIREMENT LIVING FOR SENIORS, LTD**  
 STERLING, TEXAS

END ELEVATION  
1/4" = 10'



SIDE ELEVATION  
1/4" = 10'  
BUILDING 'B' - TWO BEDROOM FOURPLEX



DATE: 12-4-82  
SHEET: 7 OF 7  
A PROPOSED NEW SENIOR APARTMENT PROJECT FOR:  
RETIREMENT LIVING FOR SENIORS, LTD  
SPRINGHILL, TEXAS