

Villas on Ballard

January 11, 2022 Work
Session

Development Team

Developers: Shane Jordan and Larry Masi

Land Planning: JBI Partners/Jerry Sylo

Civil Engineering: JBI Partners

Landscape Architect: Belle Firma

Home Builder: Gehan Homes

Project Financing: Happy State Bank

Project Specifics

Land Area: 5 Acres

Density Per Acre: 8.6 Units Per Acre

Lot Size: 22'x83'

Total Density: 43

Open Space: Yes

Realistic On Street Parking: Yes

Alley Served: Yes

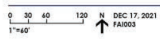
Alley Width: 24'

Homes Sprinklered: Yes

2 Car Garage: Yes

20' Driveway: Yes

CONCEPT PLAN ON THE
NEXT SLIDE



CONCEPT PLAN
WYLIE, TEXAS

JB
I
PARTNERS

FRONT ELEVATION ON
THE NEXT SLIDE

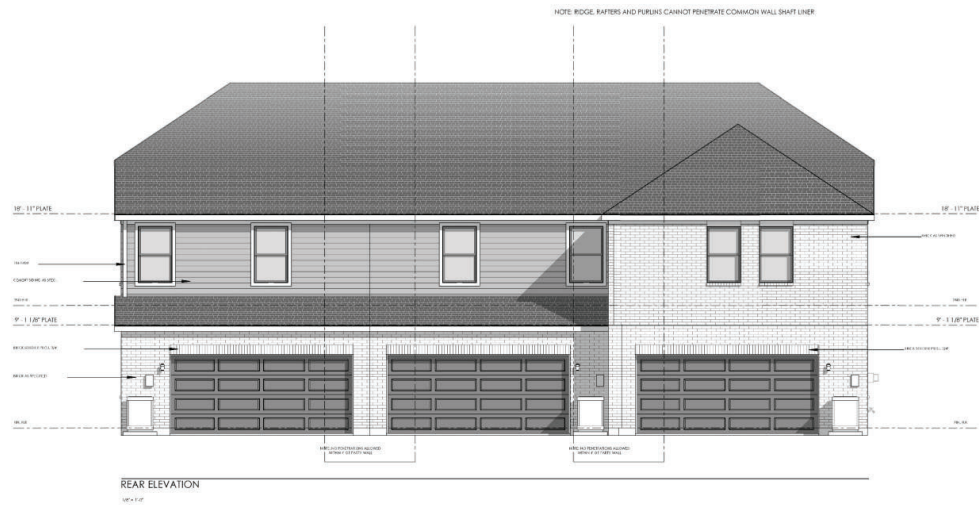


FRONT REAR AND SIDE
ELEVATIONS WITH MATERIAL
PERCTINLES ON THE NEXT 3
SLIDES

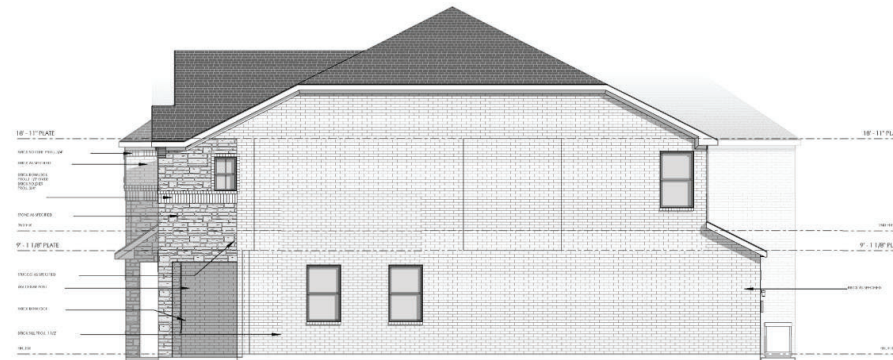
MASONRY 1ST FLOOR FRONT		MASONRY 1ST FLOOR LEFT		MASONRY 1ST FLOOR REAR		MASONRY 1ST FLOOR RIGHT		MASONRY 1ST FLOOR OVERALL	
MASONRY	3020 SF 100% MASONRY	MASONRY	1458 SF 100% MASONRY	MASONRY	1193 SF 100% MASONRY	MASONRY	1458 SF 100% MASONRY	MASONRY	7125 SF 100%
MASONRY 2ND FLOOR FRONT		MASONRY 2ND FLOOR LEFT		MASONRY 2ND FLOOR REAR		MASONRY 2ND FLOOR RIGHT		MASONRY 2ND FLOOR OVERALL	
MASONRY	2545 SF 100% MASONRY	MASONRY	1571 SF 100% MASONRY	MASONRY	514 SF 100% MASONRY	MASONRY	1840 SF 100% MASONRY	MASONRY	6531 SF 100% MASONRY
MASONRY 1ST & 2ND		MASONRY 1ST & 2ND		MASONRY 1ST & 2ND		MASONRY 1ST & 2ND		MASONRY 1ST & 2ND	
MASONRY	5565 SF 100% MASONRY	MASONRY	3029 SF 100% MASONRY	MASONRY	1707 SF 100% MASONRY	MASONRY	3287 SF 100% MASONRY	MASONRY	13158 SF 100% MASONRY

NOTE: RIDGE, RAFTERS AND PURLINS CANNOT PENETRATE COMMON WALL SHIRT LINER





NOTE: RIDGE, RAFTERS AND PURLINS CANNOT PENETRATE COMMON WALL SHIRT LINE



RIGHT ELEVATION

1/8\"/>



LEFT ELEVATION

1/8\"/>

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MASTER BID SET
NOT FOR CONSTRUCTION

XXXX

DATE

BY

NO.

NO.

ELEVATIONS

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

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NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

FLOOR PLANS ON THE
NEXT 2 SLIDES
