

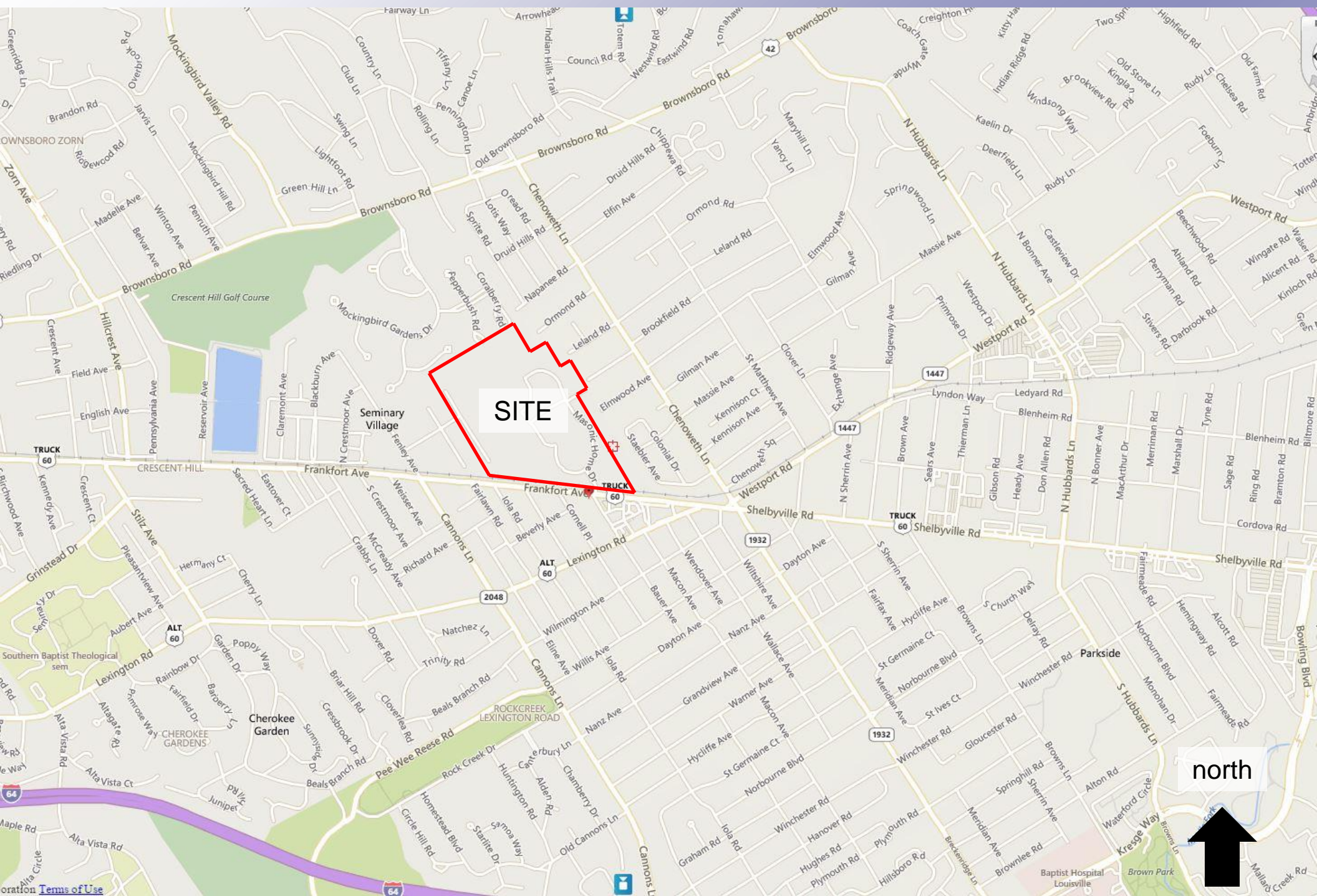
The Meadow

Senior Independent Living



Development Review Committee
Revised Detailed District Development Plan
Waiver for Landscape Buffer Area
January 20, 2016

Vicinity Map



SITE

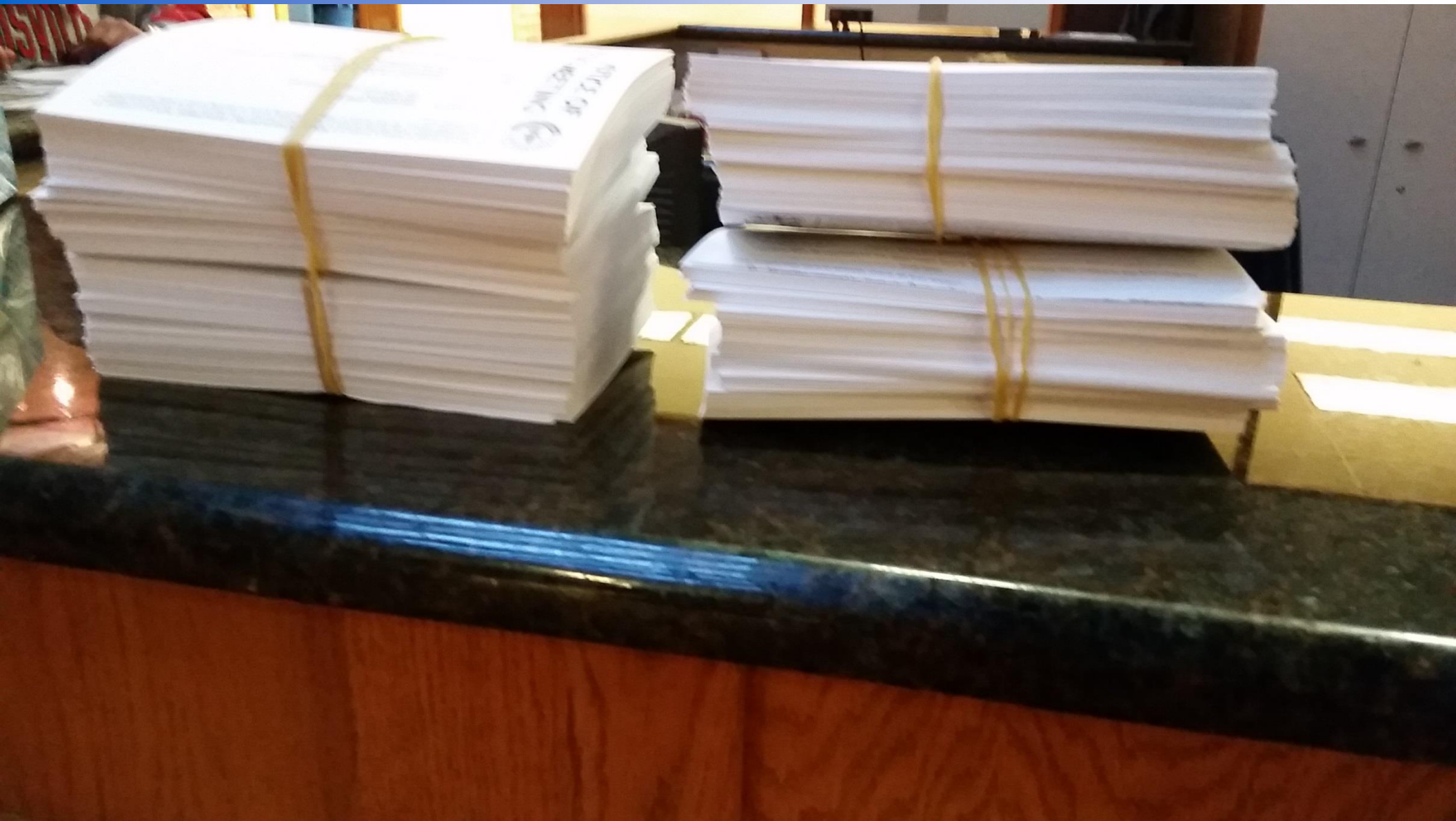
north



Notification Area – 422 Notices Sent for Each Case



What 844 Notices Looks Like.....



- **Optional Neighborhood Meeting (first tier property owners)**
- **Additional letter from Masonic Homes sent to all in notification area**
- **Notice of hearings listed in Councilman Hollander's weekly email**

Campus Vicinity



Mockingbird Gardens

Ormond Rd.

Leland Rd.

Washington Sq.

Elmwood Ave.

Staebler Ave.

Frankfort Ave.

Proposed Independent Living
The Meadows at Miralea

Proposed Assisted Living
Miralea Phase III

The Pillars Assisted Care Center
& Sally's Garden

Sam Swopes Care Center

The Olmsted

Wilson Hall

Adams Hall

Grand Lodge

Vogt Hall

Fitch Hall

Sproutings Pediatrics Day Care & Preschool

Harris Homes

Miralea Phase I

Miralea Phase II

1" = 40'-0"

Site Plan

01 SEP 2015

Miralea Phase III Campus

MASONIC HOMES of KENTUCKY

Louisville, Kentucky



Miralea Independent Living



Miralea Independent Living

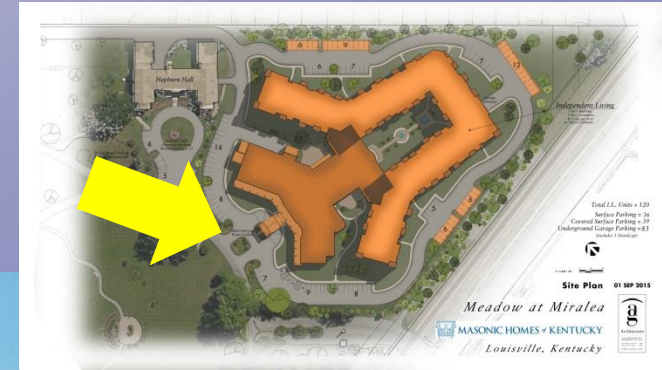


Hepburn Hall

- **The Meadow architecture reflects existing features of Hepburn Hall next door**

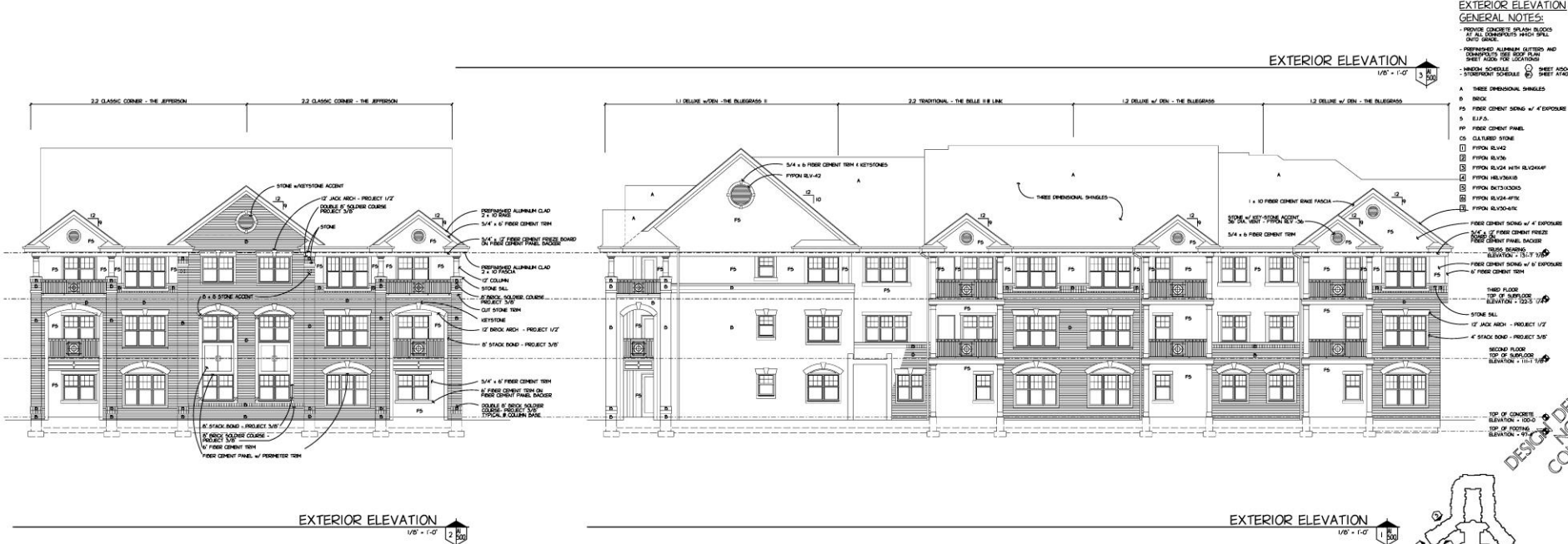
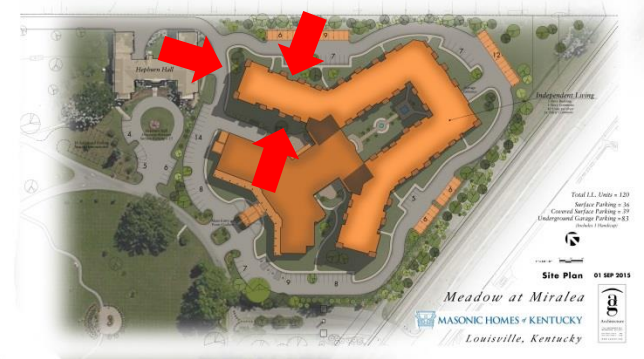


The Meadow Independent Living - Commons



The Meadow Independent Living

- Side building setback requirement is 5' but over 70' is provided from Staebler residents



Kentucky
The Meadow
Louisville



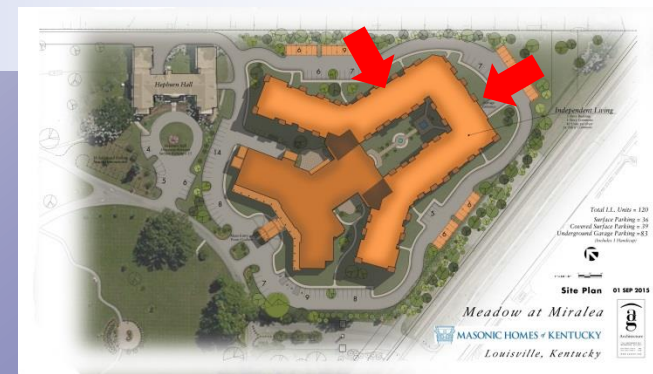
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DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

DESIGNED BY DRN
28 DEC 2015
PROJECT 134202
DRAWN BY

1/8" EXTERIOR ELEVATIONS AI500

The Meadow Independent Living



GENERAL NOTES

- PROVIDE CONCRETE SPASH BLOODS AT ALL EXTERIOR WALL SPILLS, OVER EAVES OR ROOFS.
- ALL CONDUIT MATERIALS, WIRE, ETC. TO BE FINISHED TO MATCH ADJACENT SURFACE.

TRUSS BEARING ELEVATION - 131.7' @ 0

THIRD FLOOR TOP OF SUPERFLOOR ELEVATION - 122.5' @ 0

SECOND FLOOR TOP OF SUPERFLOOR ELEVATION - 111.1' @ 0

TOP OF CONCRETE ELEVATION - 102.5' @ 0

TOP OF FOOTING ELEVATION - 97.4' @ 0

EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES:

- PROVIDE CONCRETE SPASH BLOODS AT ALL EXTERIOR WALL SPILLS, OVER EAVES OR ROOFS.
- PREPARED ALUMINUM CLUTTERS AND CHANNELS FOR SOFFIT LIGHT SHEET AS PER LOCATION.
- AMERICAN SCHEDULE (A) SHEET FROM STOREFRONT SCHEDULE (S) SHEET AT 100'

A THREE DIMENSIONAL SHINGLES
 B BRICK
 FS FIBER CEMENT SIDING w/ F EXPOSURE
 S E.J.P.A.
 FP FIBER CEMENT PANEL
 CS CLAUDED STONE
 PIPSON BLV2K
 PIPSON BLV3K
 PIPSON BLV3K WITH BLYG24MP
 PIPSON HELV3K/01B
 PIPSON HELV3K/02C
 PIPSON BLV3K-4FC
 PIPSON BLV3K-4FC



TRUSS BEARING ELEVATION - 131.7' @ 0

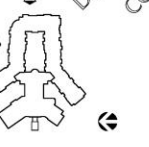
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TOP OF CONCRETE ELEVATION - 102.5' @ 0

TOP OF FOOTING ELEVATION - 97.4' @ 0

EXTERIOR ELEVATION
1/8" = 1'-0"



DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

REVISIONS:
 DRAWN BY DRN
 DATE: 28 DEC 2015
 PROJECT: 134202
 SHEET NO.:

1/8" EXTERIOR ELEVATIONS AI501

Kentucky
Louisville

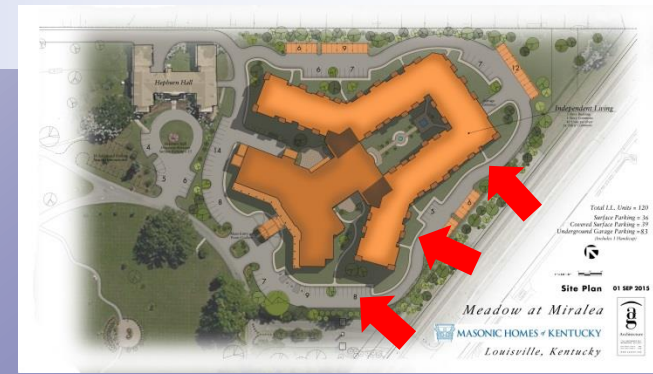
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The Meadow Independent Living

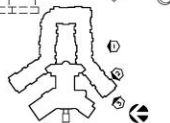


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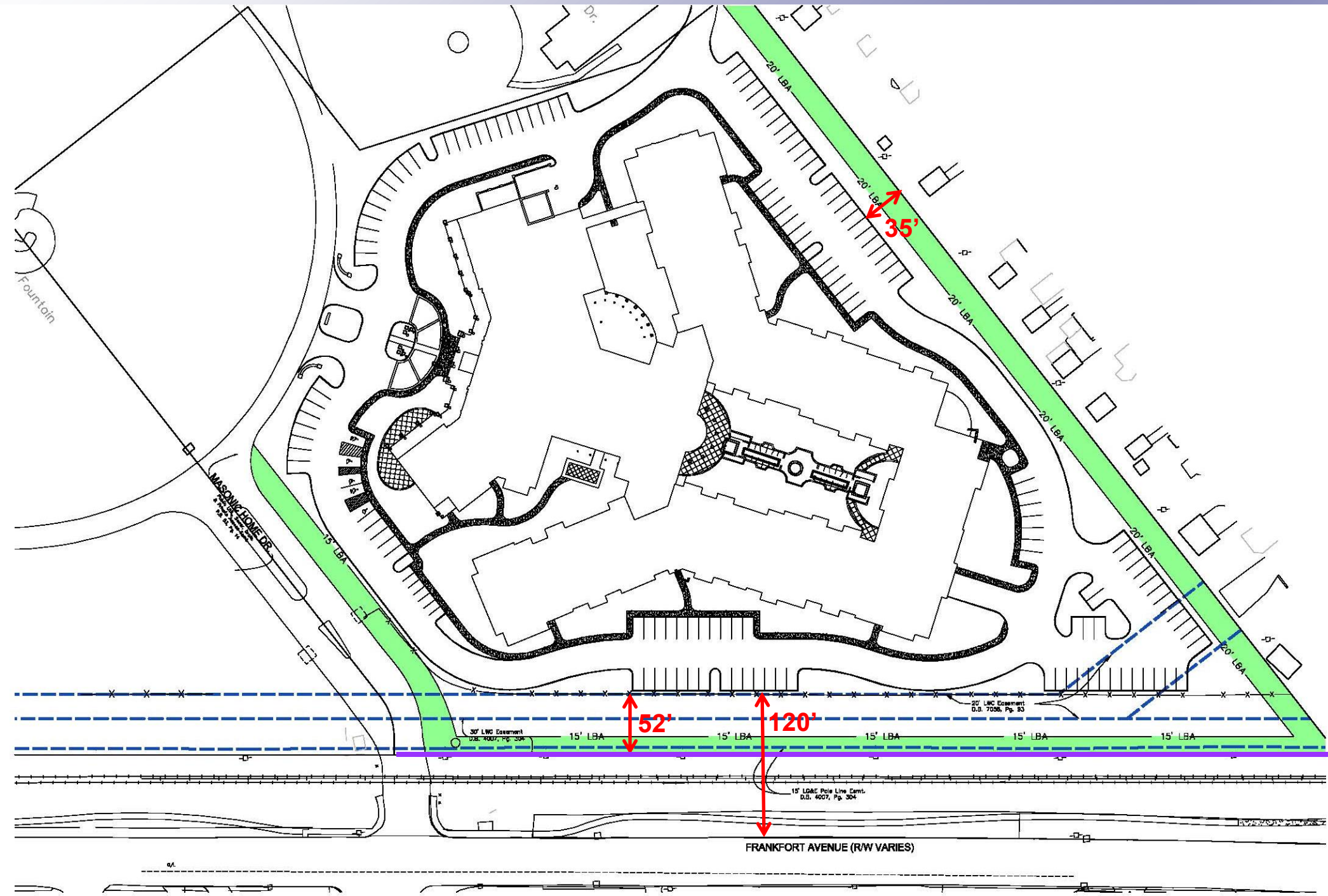


EXTERIOR ELEVATION
1/8" = 1'-0" 1/32"

REVISIONS:
BY DRN
DATE 28 DEC 2015
PROJECT 134202
SHEET NO.

1/8" EXTERIOR ELEVATIONS AI502

Landscape Buffer Area Waiver – 10.2.4.B.



Landscape Buffer Area at Property Frontage

Existing hedge row to remain



Existing Railroad

Existing Sidewalk

Existing Street Trees and Landscaping

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