

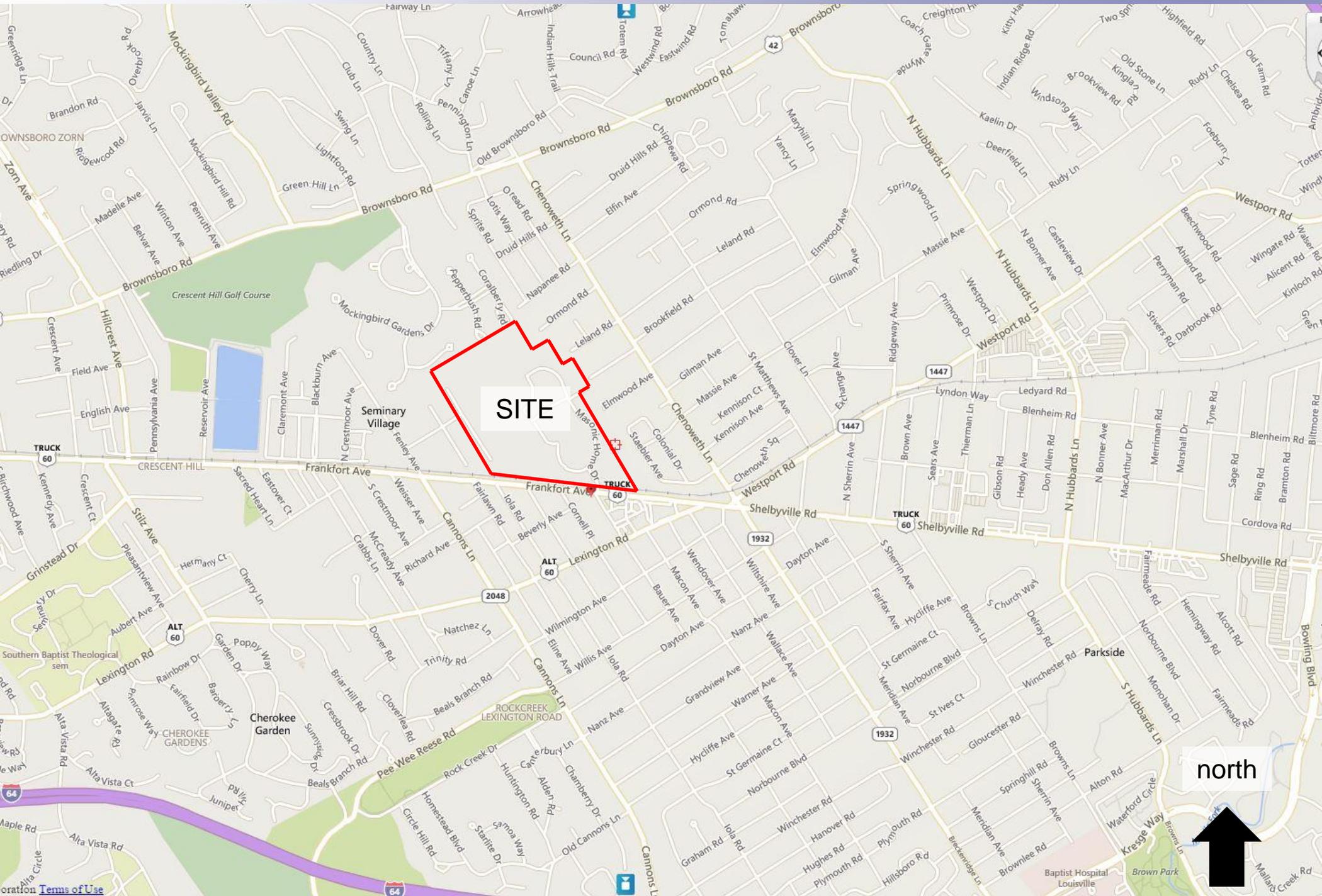
The Meadow

Senior Independent Living



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

Vicinity Map



SITE

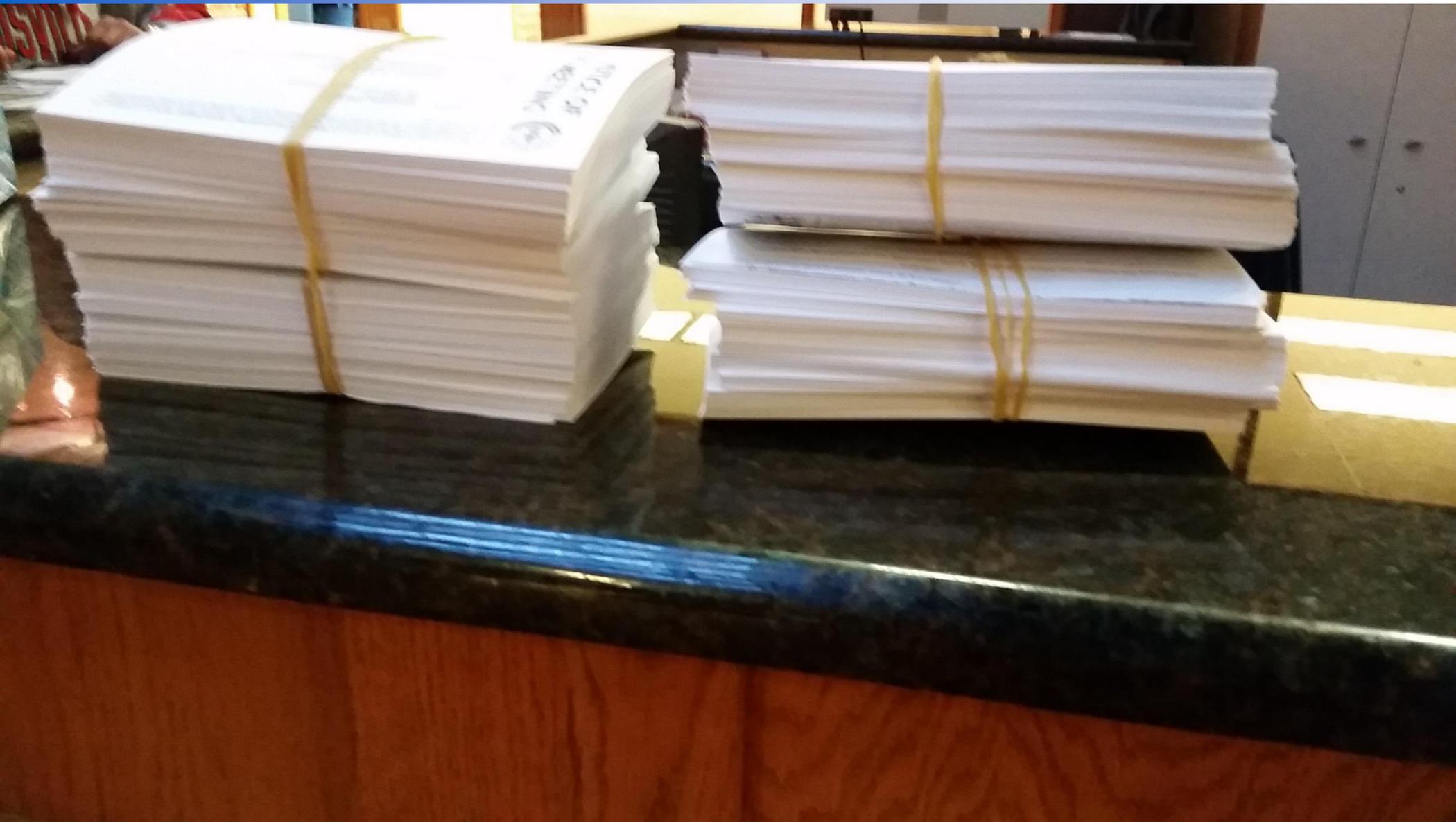
north



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



Proposed Independent Living
The Meadows at Miralea



1" = 40'-0"

Site Plan

01 SEP 2015

Miralea Phase III Campus

MASONIC HOMES of KENTUCKY

Louisville, Kentucky



Architecture
1414 ANDERSON AVE.
LOUISVILLE, KY 40202
606.251.1211 FAX
606.251.1212 WWW
WWW.CSA-KY.COM

Miralea Independent Living



Miralea Independent Living

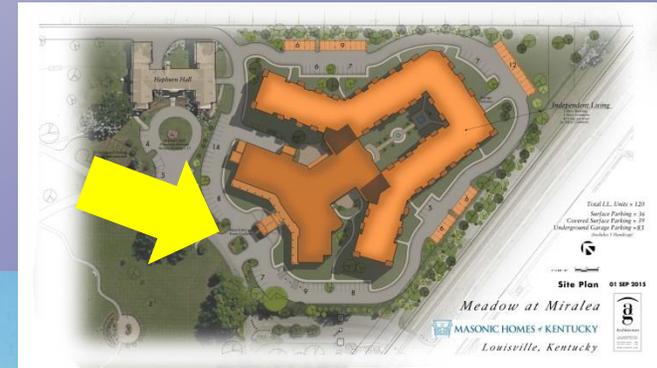


Hepburn Hall

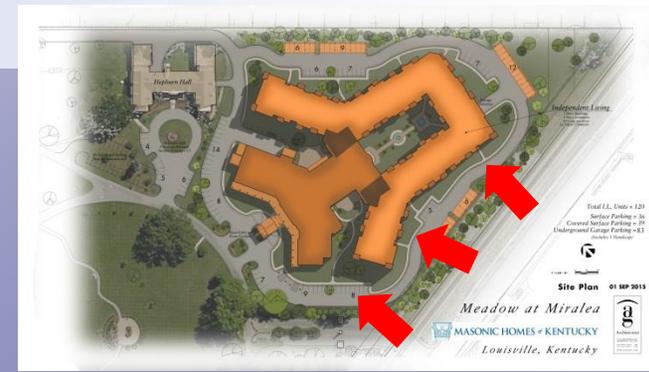
- **The Meadow architecture reflects existing features of Hepburn Hall next door**



The Meadow Independent Living - Commons



The Meadow Independent Living



GENERAL NOTES

- PROVIDE CONCRETE WASH BLOCKS AT ALL CORNERS AND SPILL
- ALL CONCRETE WASH BLOCKS TO BE PAINTED TO MATCH ADJACENT SURFACE
- TRUSS BEARING ELEVATION = 300.00
- THIRD FLOOR TOP OF SLAB FLOOR ELEVATION = 300.00
- SECOND FLOOR TOP OF SLAB FLOOR ELEVATION = 285.00
- TOP OF CONCRETE ELEVATION = 300.00
- TOP OF FOOTING ELEVATION = 300.00

EXTERIOR ELEVATION GENERAL NOTES:

- PROVIDE CONCRETE WASH BLOCKS AT ALL CORNERS AND SPILL
- PREPARED ALUMINUM EXTERIOR AND CORNERCAST SEE ROOF PLAN SHEET A001 FOR LOCATION
- SHOWER SCHEDULE (S) SHEET A004
- STAIRSCHEDULE (S) SHEET A005

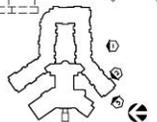
TRUSS BEARING ELEVATION = 300.00

THIRD FLOOR TOP OF SLAB FLOOR ELEVATION = 300.00

SECOND FLOOR TOP OF SLAB FLOOR ELEVATION = 285.00

TOP OF CONCRETE ELEVATION = 300.00

TOP OF FOOTING ELEVATION = 300.00



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

1/8" EXTERIOR ELEVATIONS AI502

The Meadow
Louisville
Kentucky



1414 UNIVERSITY AVE.
LEXINGTON, KY 40502
606.251.1111
WWW.MAARCHITECTURE.COM

DATE: 28 DEC 2015
PROJECT: 134202

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

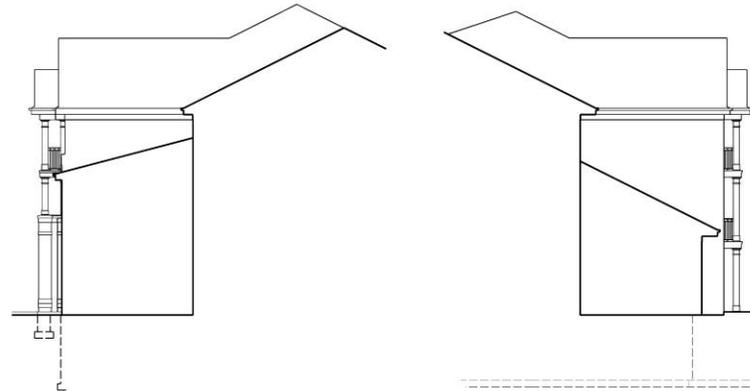
DATE: 28 DEC 2015
PROJECT: 134202

The Meadow Independent Living



GENERAL NOTES

- PROVIDE CONCRETE SPASH BLOODS AT ALL CORNERS WHICH SPILL OVER SIDES OF ROOFS.
- ALL CORNER METERS, VALVES, ETC. TO BE FINISHED TO MATCH ADJACENT SURFACE.



EXTERIOR ELEVATION
1/8" = 1'-0" 3/8" 2/8"

EXTERIOR ELEVATION
1/8" = 1'-0" 2/8"

EXTERIOR ELEVATION GENERAL NOTES:

- PROVIDE CONCRETE SPASH BLOODS AT ALL CORNERS WHICH SPILL OVER SIDES.
- PROVIDE ALUMINUM GUTTERS AND COMPOSITE INSIDE FLASHING SHEET PILING FOR LOCATIONS.
- INDICATE SCHEDULE (C) SHEET FROM STOPSMOKE SCHEDULE (C) SHEET ATTACHED.

- A THREE DIMENSIONAL SHINGLES
- B BRICK
- FS FIBER CEMENT SIDING w/ 4" EXPOSURE
- S S.I.P.S.
- RP FIBER CEMENT PANEL
- CS CALUMBER STONE
- 1 PLYON BLANK
- 2 PLYON BLANK
- 3 PLYON BLANK WITH SLYGAMP
- 4 PLYON INTERLOCKING
- 5 PLYON INTERLOCKING
- 6 PLYON INTERLOCKING
- 7 PLYON INTERLOCKING



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



DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

REVISIONS TO THESE DRAWINGS ARE TO BE MADE BY THE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT. NO OTHER CHANGES WILL BE MADE TO THESE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

DATE: 28 DEC 2015
PROJECT: 134202

The Meadow
Louisville
Kentucky



1111 WASHINGTON AVE.
BIRMINGHAM, AL 35203
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415.251.0881 FAX
WWW.MAARCHITECT.COM

PLOT INFORMATION: 1/8" = 1'-0" (CONSTRUCTION) 1/8" = 1'-0" (MECHANICAL) 1/8" = 1'-0" (ELECTRICAL) 1/8" = 1'-0" (PLUMBING) 1/8" = 1'-0" (HVAC) 1/8" = 1'-0" (LANDSCAPE) 1/8" = 1'-0" (GENERAL)

DATE: 28 DEC 2015
PROJECT: 134202
DRAWN BY: DRN
CHECKED BY: DRN

Landscape Buffer Area Waiver – 10.2.4.B.



Landscape Buffer Area at Property Frontage

Existing hedge row to remain



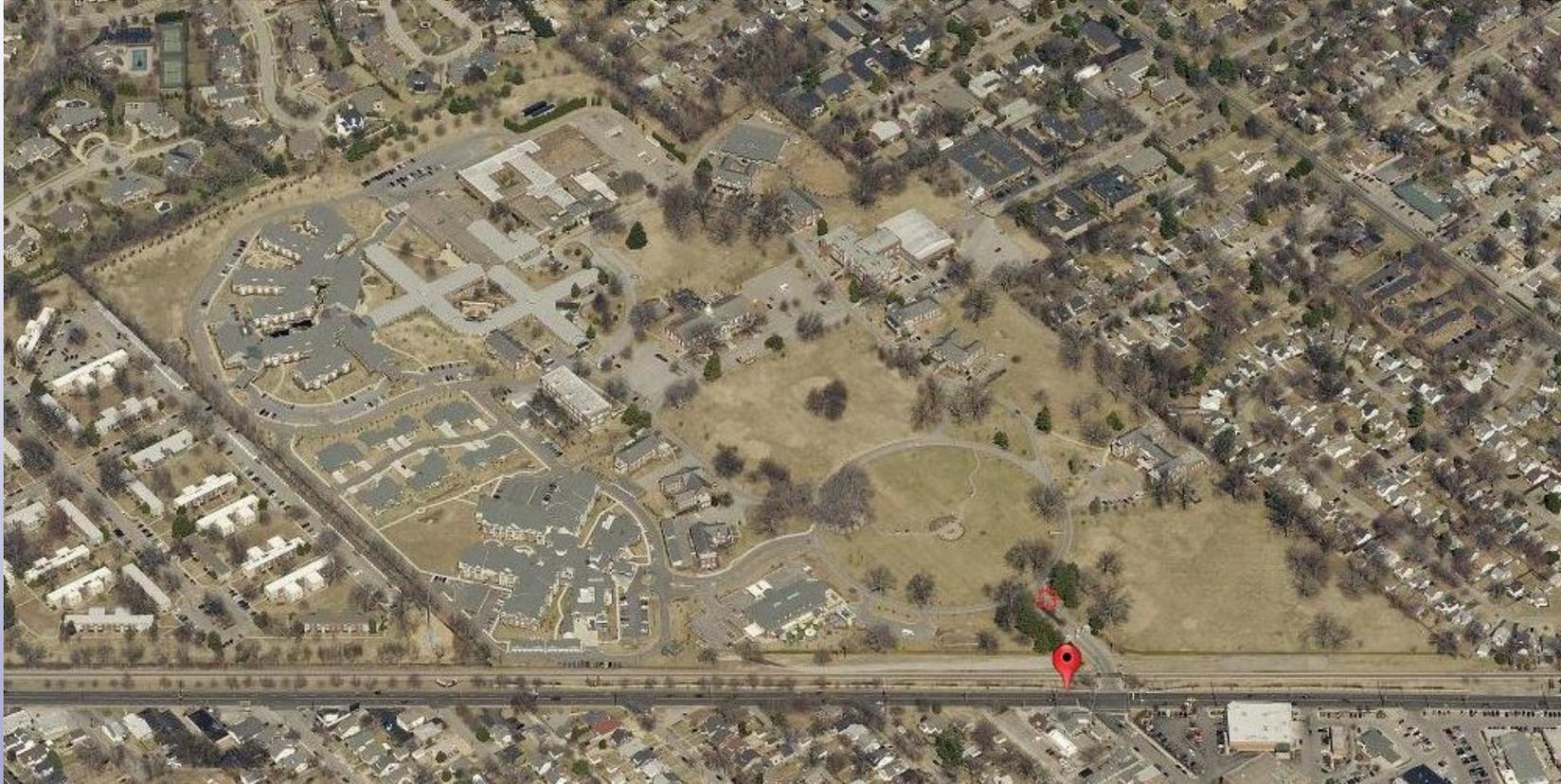
Existing Railroad

Existing Sidewalk

Existing Street Trees and Landscaping

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