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DUPLEX – SENIOR INDEPENDENT LIVING COMMUNITY

REVISED CONCEPTUAL SITE PLAN

COMMUNITY SUMMARY

AREA A (5.21 Acres)	
Duplex Lots	16 Lots
AREA B (1.13 Acres)	
Duplex Lots	4 Lots
AREA C (2.65 Acres)	
Duplex Lots	9 Lots
TOTAL DUPLEX LOTS	29 Lots
TOTAL DUPLEX UNITS	58 Units
LOT SIZE RANGE	8,000 – 10,000 SF

NOTES:

- Blue shaded areas reserved as no-build / conservation areas.
- Conceptual layout only.



Area A – Independent Living
55+

Prices starting at :

Modular - \$

Stick-Built - \$

Area B – Independent Living
55+

Prices starting at :

Modular - \$

Stick-Built - \$

Area C – Assisted Living 55+

Prices starting at :

Modular - \$

Stick-Built - \$



This plan is for illustration purposes only

DUPLEX FLOOR PLAN – SENIOR INDEPENDENT LIVING

1000 SQ FT PER UNIT



SCALE: 1/4" = 1'-0"



TOTAL: 2000 SQ FT
1000 SQ FT PER UNIT

AMENITIES & FEATURES

- Built-in Wi-Fi
- Smart Locks
- Fire Sprinkler System
- Alarm System
- Smoke/CO2 Detectors
- Smart Kitchen Appliances (Refrigerator, Range, Microwave, Dishwasher)
- Ring Doorbells at Front & Back Doors
- Lever Door Knobs
- Insulated Windows
- LVT Flooring (Throughout)

NOTES

- All doors 36" wide with lever handles
- Walk-in tub/shower equipped with grab bars
- All toilets are ADA height
- Dimensions are approximate

Prices starting at :

Modular - \$

Stick-Built - \$

Built-in Amenities:

- ❖ Built-In Wi-Fi
- ❖ Fire Sprinkler System
- ❖ Conventional Appliances
- ❖ Lever Door Knobs
- ❖ Insulated Windows
- ❖ Smoke/CO2 Detectors
- ❖ LVT Flooring

Upgrade Amenities:

- ❖ Smart Locks
- ❖ Alarm System
- ❖ Smart Kitchen Appliances
- ❖ Ring Doorbells
- ❖ Tile/Wood Flooring



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FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



MATERIALS & DETAILS



Brick Wainscot: 4'-0" high
Soldier Course Band
Rowlock Sills at Windows



Siding: Masonite Wood Siding
Color: Light Beige



Roof: Architectural Shingles
Color: Weathered Wood

DUPLEX – SENIOR INDEPENDENT LIVING

- 1000 SQ FT PER UNIT (2000 SQ FT TOTAL)
- 1 BEDROOM, 1.5 BATH, LAUNDRY ROOM
- BUILT FOR COMFORT, SAFETY & INDEPENDENCE

- Built-in Wi-Fi
- Smart Locks
- Fire Sprinkler System
- Alarm System
- Smoke/CO2 Detectors
- Ring Doorbells at Front & Back Doors

Exterior Amenities:

- ❖ Masonite Siding and Trim
- ❖ Brick Wainscot
- ❖ Aluminum Gutters and Downspouts
- ❖ Lever Door Knobs
- ❖ Insulated Windows
- ❖ Smoke/CO2 Detectors
- ❖ LVT Flooring

Upgrade Amenities:

- ❖ Landscaping
- ❖ Porches & Decks
- ❖ Smart Locks
- ❖ Alarm System
- ❖ Smart Kitchen Appliances
- ❖ Ring Doorbells
- ❖ Tile/Wood Flooring



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NOTE: All windows are insulated. All doors have lever handles. LVT flooring throughout.

DUPLEX FLOOR PLAN – SENIOR INDEPENDENT LIVING

1200 SQ FT PER UNIT



UNIT SUMMARY (PER SIDE)

- 2 Bedrooms
- 2 Bathrooms
- Living / Dining Room
- Kitchen with Pantry
- Laundry Room
- Coat Closet

TOTAL:
1200 SQ FT

SCALE: 1/4" = 1'-0"



TOTAL BUILDING:
2400 SQ FT

AMENITIES & FEATURES

- Built-in Wi-Fi
- Smart Locks
- Fire Sprinkler System
- Alarm System
- Smoke/CO2 Detectors
- Smart Kitchen Appliances (Refrigerator, Range, Microwave, Dishwasher)
- Ring Doorbells at Front & Back Doors
- Lever Door Knobs
- Insulated Windows
- LVT Flooring (Throughout)

NOTES

- All doors 36" wide with lever handles
- Walk-in tub/shower equipped with grab bars
- All toilets are ADA height
- Dimensions are approximate

Prices starting at :

Modular - \$

Stick-Built - \$

Built-in Amenities:

- ❖ Built-In Wi-Fi
- ❖ Fire Sprinkler System
- ❖ Conventional Appliances
- ❖ Lever Door Knobs
- ❖ Insulated Windows
- ❖ Smoke/CO2 Detectors
- ❖ LVT Flooring

Upgrade Amenities:

- ❖ Smart Locks
- ❖ Alarm System
- ❖ Smart Kitchen Appliances
- ❖ Ring Doorbells
- ❖ Tile/Wood Flooring



Floor plans and dimensions are approximate. Layouts may vary slightly due to construction.

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DUPLEX – SENIOR INDEPENDENT LIVING

1200 SQ FT PER UNIT | 2400 SQ FT TOTAL

FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



MATERIALS & FINISHES



Brick Wainscot
4'-0" High
Soldier Course Band
Rowlock Sills at Windows



Siding: Masonite
Wood Siding
Color: Light Beige



Roof: Architectural
Shingles
Color: Weathered Wood



Shutters:
Color: Black



Trim, Fascia,
Soffit & Columns:
Color: White

- 4'-0" High Brick Wainscot with Soldier Course Band
- Horizontal Masonite Wood Siding Above Brick
- Architectural Asphalt Shingles
- All Windows Feature Shutters and Rowlock Sills
- Accessible, No-Step Entries at Front and Rear Doors

Exterior Amenities:

- ❖ Masonite Siding and Trim
- ❖ Brick Wainscot
- ❖ Aluminum Gutters and Downspouts
- ❖ Lever Door Knobs
- ❖ Insulated Windows
- ❖ Steel Front Door
- ❖ Steel Cased French Doors (Rear)
- ❖ Smoke/CO2 Detectors
- ❖ LVT Flooring

Upgrade Amenities:

- ❖ Landscaping
- ❖ Porches & Decks
- ❖ Smart Locks
- ❖ Alarm System
- ❖ Smart Kitchen Appliances
- ❖ Ring Doorbells
- ❖ Tile/Wood Flooring



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