THE
CLERKLEY
WATKINS
GROUP

Architecture
Planning
Interior Design

Approved 12/08/09

MAPLEWOOD VILLAGE II
ACTIVE ADULT COMMUNITY
LEAGUE CITY, TEXAS

11/5/09

PROJECT DATA

SITE DATA:

TOTAL LAND AREA:	8.014 ACRES
TOTAL NUMBER OF APARTMENT UNITS:	80 APARTMENT UNITS
APARTMENT UNIT DENSITY:	10.0 UNITS PER ACRE

APARTMENT UNIT DATA: UNIT TYPE	LIVING AREA PER UNIT	TOTAL AREA PER UNIT	NO. OF UNITS	TOTAL LIVING AREA PER UNIT TYPE	GROSS AREA PER UNIT TYPE
UNIT "A" (1 BD./1 BA.)	958 S.F.	1,048 S.F.	23	22,034 S.F.	24,104 S.F.
UNIT "AHC" (1 BD./1 BA.)	958 S.F.	1,048 S.F.	1	958 S.F.	1,048 S.F.
UNIT "B1" (2 BD./1 BA.)	958 S.F.	1,048 S.F.	28	26,824 S.F.	29,344 S.F.
UNIT "B2" (2 BD./2 BA.)	1,089 S.F.	1,199 S.F.	27	29,403 S.F.	32,373 S.F.
UNIT "B2HC" (2 BD./2 BA)	1,089 S.F.	1,199 S.F.	1	1,089 S.F.	1,199 S.F.
TOTALS			80	80,308 S.F.	88,068 S.F.

BUILDING DATA:	UNIT MAKE-UP PER BUILDING	NO. OF BUILDINGS	TOTAL LIVING AREA PER BUILDING	TOTAL LIVING AREA PER BUILDING TYPE	GROSS AREA PER BUILDING TYPE
BUILDING TYPE I	4 "A" / 2 "B1" / 4 "B2"	2	10,104 S.F.	20,208 S.F.	24,054 S.F.
BUILDING TYPE II	4 "A" / 4 "B1" / 4 "B2"	4	12,020 S.F.	48,080 S.F.	57,072 S.F.
BUILDING TYPE III	8 "B1" / 4 "B2"	1	12,020 S.F.	12,020 S.F.	14,268 S.F.
TOTALS		7		80,308 S.F.	95,394 S.F.

CLUB HOUSE — AIR CONDITIONED AREA = 2,649 S.F. — GROSS BUILDING AREA = 2,796 S.F.

TOTAL BUILDING AREA FOR PROJECT: 98,190 S.F.

PARKING DATA:

A. PARKING SPACES REQUIRED:
1 BEDROOM : 1.0 CARS PER UNIT
2 BEDROOM: 2.0 CARS PER UNIT
GUEST PARKING: .3 PER UNIT

PARKING REQUIRED:

B. 24 - 1 BEDROOM UNITS X 1.0 = 24 SPACES REQUIRED
56 - 2 BEDROOM UNITS X 2.0 = 112 SPACES REQUIRED
GUEST PARKING .3 PER UNIT (.3 X 80) = 24 SPACES REQ'D.
TOTAL CARS REQUIRED FOR 80 UNITS = 160

C. TOTAL CARS PROVIDED = 151 SPACES + 7 HANDICAP CAR SPACES + 3 HANDICAP VAN SPACE = 161 TOTAL SPACES.

PARKING PROVIDED: 161 TOTAL SPACES PROVIDED

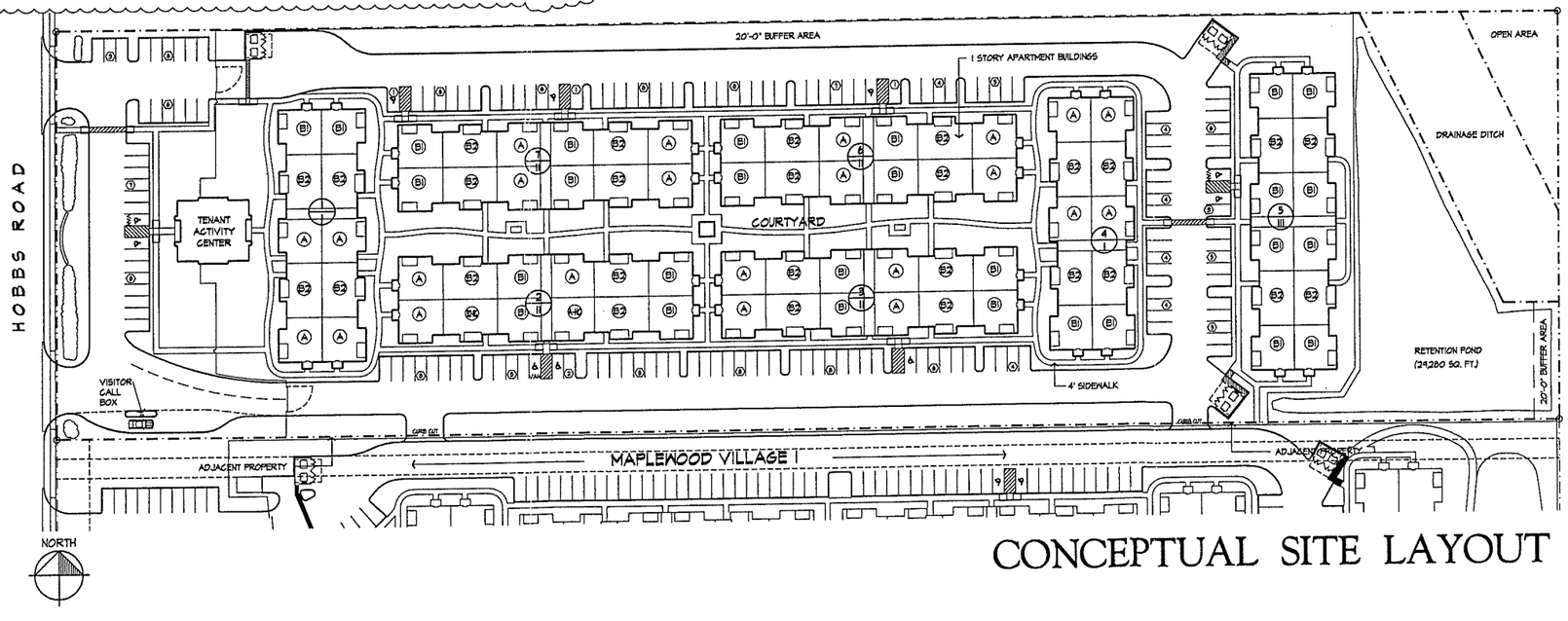
TOTAL LAND AREA:	8.014 ACRES
TOTAL LANDSCAPE AREA:	2.35 ACRES

MAPLEWOOD II
LIST OF AMENITIES

A. SITE
- a. CONTROLLED ACCESS GATE.
- b. COMMUNITY LAUNDRY ROOM WITH FRONT LOADING WASHER.
- c. TWO BARBEQUE GRILLES AND TWO PICNIC TABLES.
- d. COVERED PAVILION OVER BARBEQUE GRILLES.
- e. EQUIPPED BUSINESS CENTER WITH AT LEAST THREE COMPUTER TERMINALS.
- f. FURNISHED COMMUNITY ROOM.
- g. SENIOR ARTS AND CRAFTS ROOM.

B. UNITS
- a. COVERED ENTRIES.
- b. NINE FOOT CEILINGS.
- c. MICROWAVE OVENS.
- d. CEILING FIXTURES IN EVERY ROOM.
- e. REFRIGERATORS WITH ICEMAKERS.
- f. LAUNDRY CONNECTIONS.
- g. STORAGE CLOSETS.
- h. COVERED PATIOS.
- i. AT LEAST 75% MASONRY EXTERIORS.
- j. R-15 WALLS, R-30 CEILINGS.
- k. 14 SEER HVAC EQUIPMENT.

C. GREEN BUILDING INITIATIVES.
- a. WATER CONSERVATION FEATURES
  - I. LOW FLOW TOILETS.
  - II. LOW FLOW FAUCETS AND SHOWER HEADS.
- b. THERMALLY AND DRAFT EFFICIENT DOORS.
- c. RECYCLING SERVICES.



CONCEPTUAL SITE LAYOUT

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PARK ANALYSIS

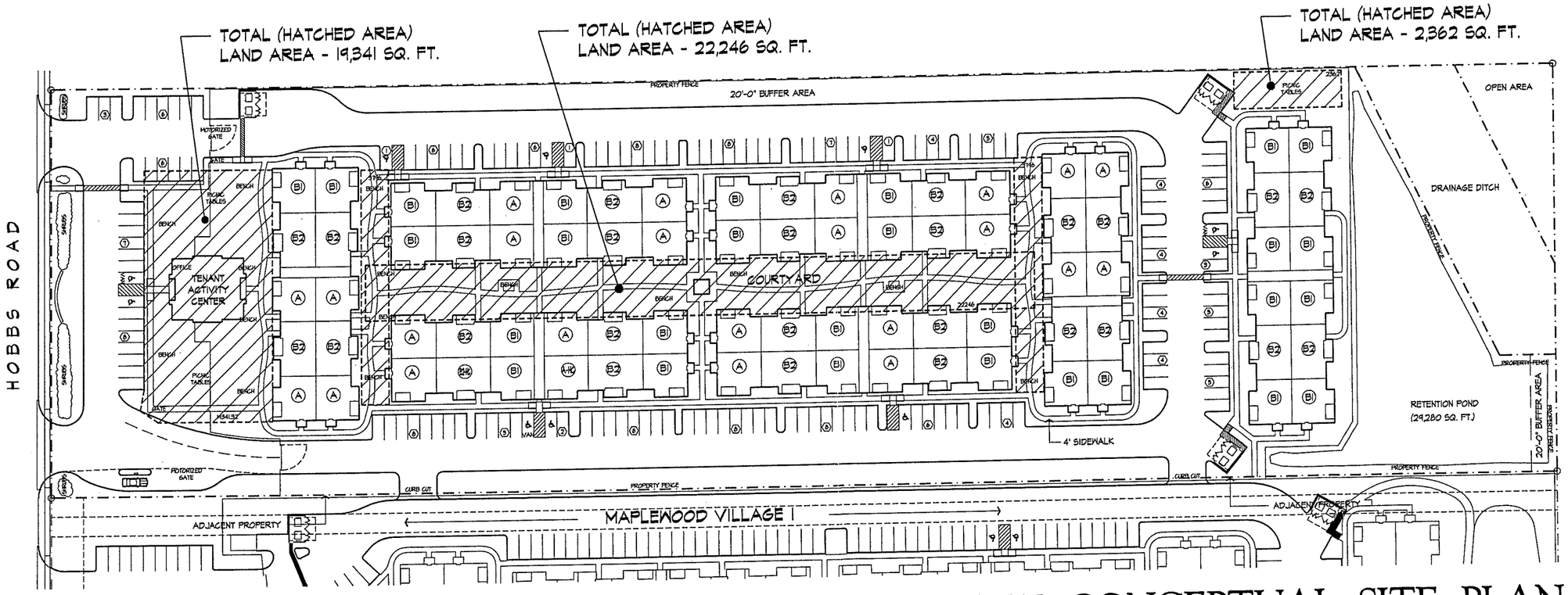
A. TOTAL PROPERTY LAND AREA: = 8.0144 ACRES

B. PARK AREA REQUIRED:
1 ACRE PER 90 UNITS REQUIRED. (102-53(b))
80, 80 UNITS @ 90 PER ACRE = 80/90 = .88 ACRES REQUIRED

C. PARK AREA PROVIDED:

1. COURTYARD	22,246 SQ. FT.
2. COURTYARD WINGS	7,592 SQ. FT.
3. COMMUNITY CENTER	19,341 SQ. FT.
4. BAR-B-Q TABLES	2,362 SQ. FT.
TOTAL PARK AREA PROVIDED:	51,541 SQ. FT. = 1.183 ACRES

D. TOTAL OPEN AREA PROVIDED = 1.18 ACRES > .88 : PERMITTED



OPEN SPACE CONCEPTUAL SITE PLAN

MAPLEWOOD VILLAGE II

ACTIVE ADULT COMMUNITY

LEAGUE CITY, TEXAS

ARCHITECT:

THE CLERKLEY WATKINS GROUP

ARCHITECTURE PLANNING INTERIOR DESIGN

_OPEN AREA CALCS_Sitep

PLOT DATE: 11/05/09

LANDSCAPE SITE ANALYSIS

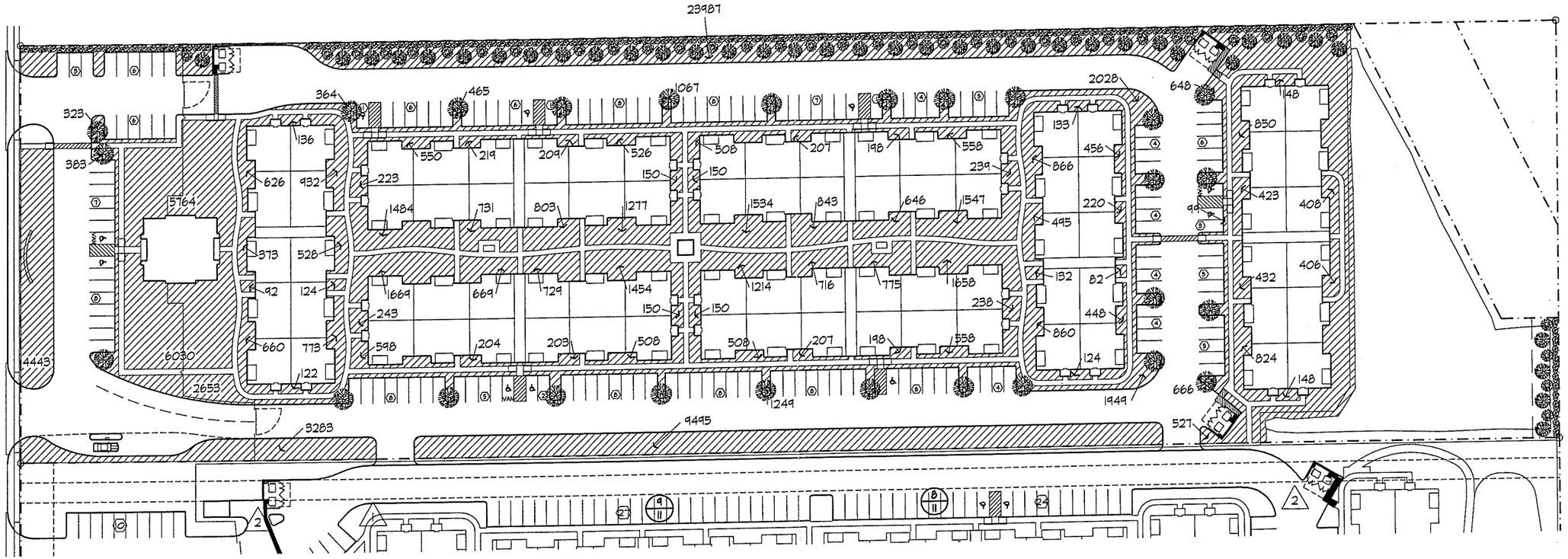
TOTAL LAND AREA	8.014 ACRES
TOTAL LANDSCAPE AREA PROVIDED	2.35 ACRES 29.3%
TOTAL LANDSCAPE AREA REQUIRED	1.60 ACRES 20%

LANDSCAPE SCHEDULE

	AREA	TYPE	SPECIES	SIZE	NO.
A	PARKING AREAS	LGE. DEC. TREE	SOUTHERN RED OAK	2.0" CAL.	27
B	NORTH BUFFER	LGE. DEC. TREE	SOUTHERN RED OAK	1.5" CAL.	40
	NORTH BUFFER	SML. ORMTL. TREE	CREPE MYRTLE	30 GAL	40
	NORTH BUFFER	SHRUB ROW	WAX LEAF LIGUSTRUM	5 GAL	400
C	EAST BUFFER	LGE. DEC. TREE	SOUTHERN RED OAK	1.5" CAL.	4
	EAST BUFFER	SML. ORMTL. TREE	SAVANNAH HOLLY	30 GAL	4
	EAST BUFFER	SHRUB ROW	WAX LEAF LIGUSTRUM	5 GAL	40

LEGEND

- SHRUB ROW
- SMALL ORNAMENTAL TREES (4 PER 100 L.F.)
- LARGE DECIDUOUS TREES (4 PER 100 L.F.)



NORTH

LANDSCAPE AREA CONCEPTUAL SITE PLAN

MAPLEWOOD CROSSING PHASE II
ACTIVE ADULT COMMUNITY
LEAGUE CITY, TEXAS

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PROJECT:
MAPLEWOOD CROSSING II ACTIVE ADULT APARTMENTS
LEAGUE CITY, TEXAS

REVIEW ISSUE: 9-23-04
BIDDING ISSUE:
PERMIT ISSUE:
CONSTRUCTION ISSUE: 4-18-08

PROJ. DATE: 1-23-09
PROJECT NO: MWC-0902
DRAWN BY: TBS
CHECKED BY: RG

SHEET
A1.1C

PLOT DATE: 11/05/09

A1.1C_Landscape_Plan_ARE

DRAWING NAME: S:\MULTI_FAMILY3\MAPLEWOOD_CROSSING_II\Presentation\A1.1C_Landscape_Plan_AREA CALCS_Siteplan.dwg LAYOUT NAME: 11x17-L Nov 05, 2009 - 8:36am james

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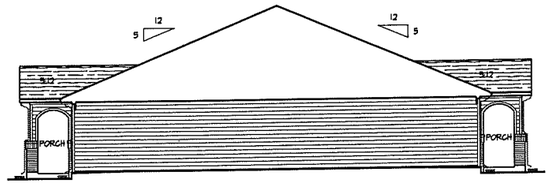
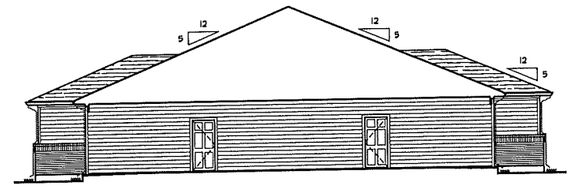
LEAGUE CITY, TEXAS

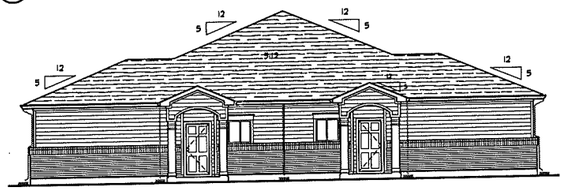
10/15/09



TYPICAL BREEZEWAY ELEVATION AT BLDG I (5)

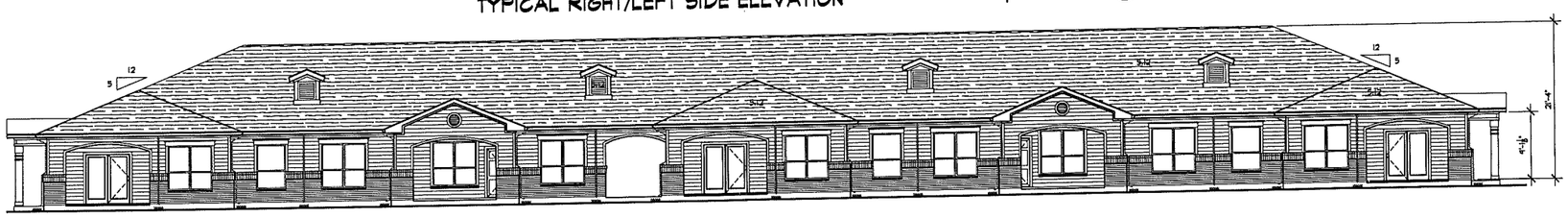


TYPICAL BREEZEWAY ELEVATION AT BLDG I (4)

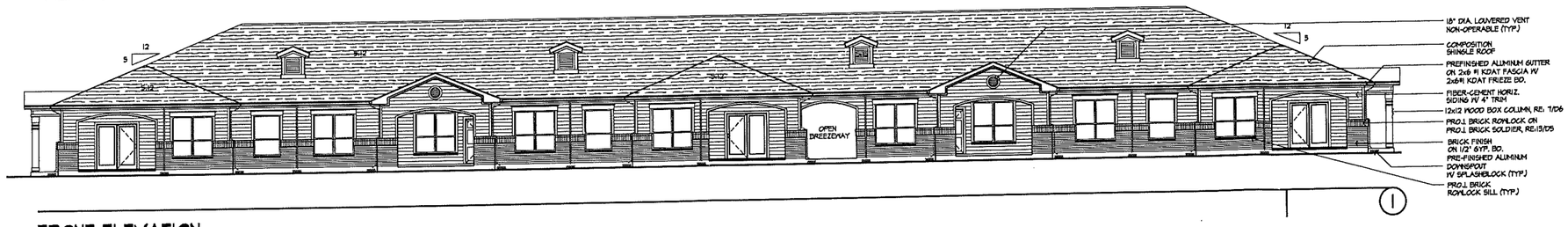


TYPICAL RIGHT/LEFT SIDE ELEVATION (3)

CEMENTITIOUS SIDING + BRICK YIELDS GREATER THAN 75 % MASONRY ON THE EXTERIOR OF THE BUILDING.



REAR ELEVATION (2)



FRONT ELEVATION (1)

BUILDING TYPE I EXTERIOR ELEVATIONS

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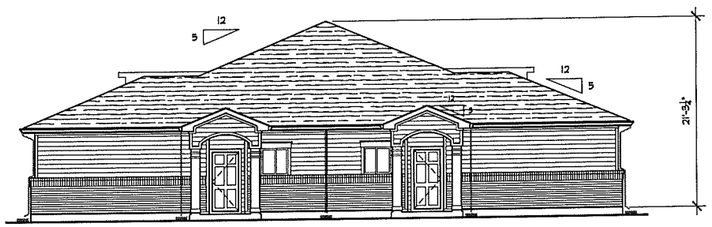
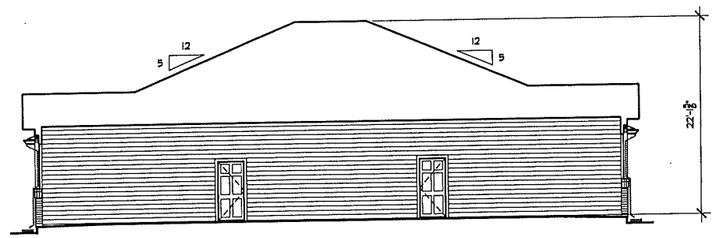


TYPICAL RIGHT/LEFT SIDE ELEVATION (2)



TYPICAL BREEZEWAY ELEVATION (3)

CEMENTITIOUS SIDING + BRICK YIELDS GREATER THAN 75 % MASONRY ON THE EXTERIOR OF THE BUILDING.

TYPICAL FRONT/REAR ELEVATION (1)

BUILDING TYPE II EXTERIOR ELEVATIONS

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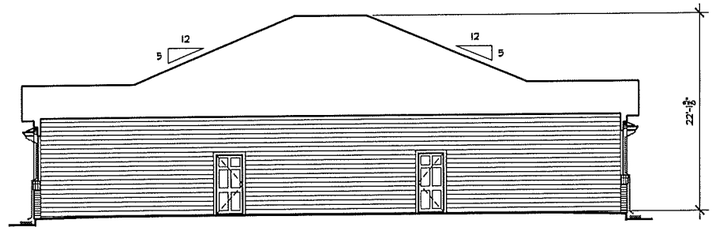
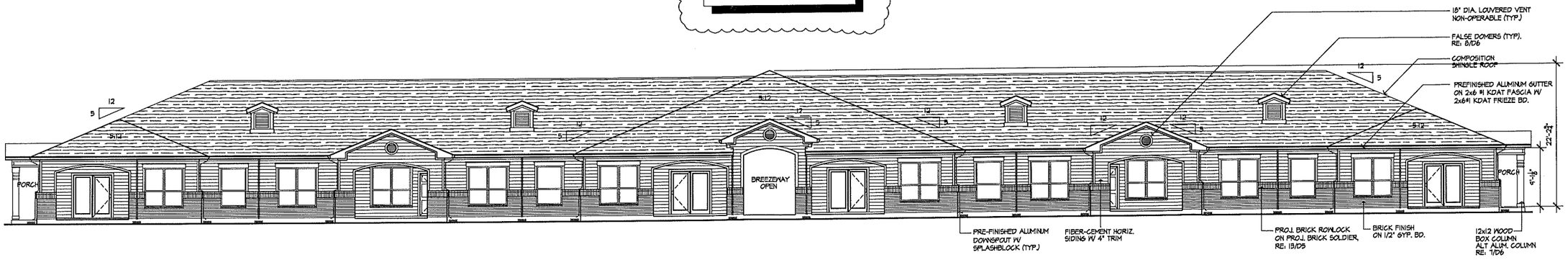
TYPICAL RIGHT/LEFT SIDE ELEVATION (2)



TYPICAL BREEZEWAY ELEVATION (3)

CEMENTITIOUS SIDING + BRICK YIELDS GREATER THAN 75 % MASONRY ON THE EXTERIOR OF THE BUILDING.



TYPICAL FRONT/REAR ELEVATION (1)

BUILDING TYPE III EXTERIOR ELEVATIONS

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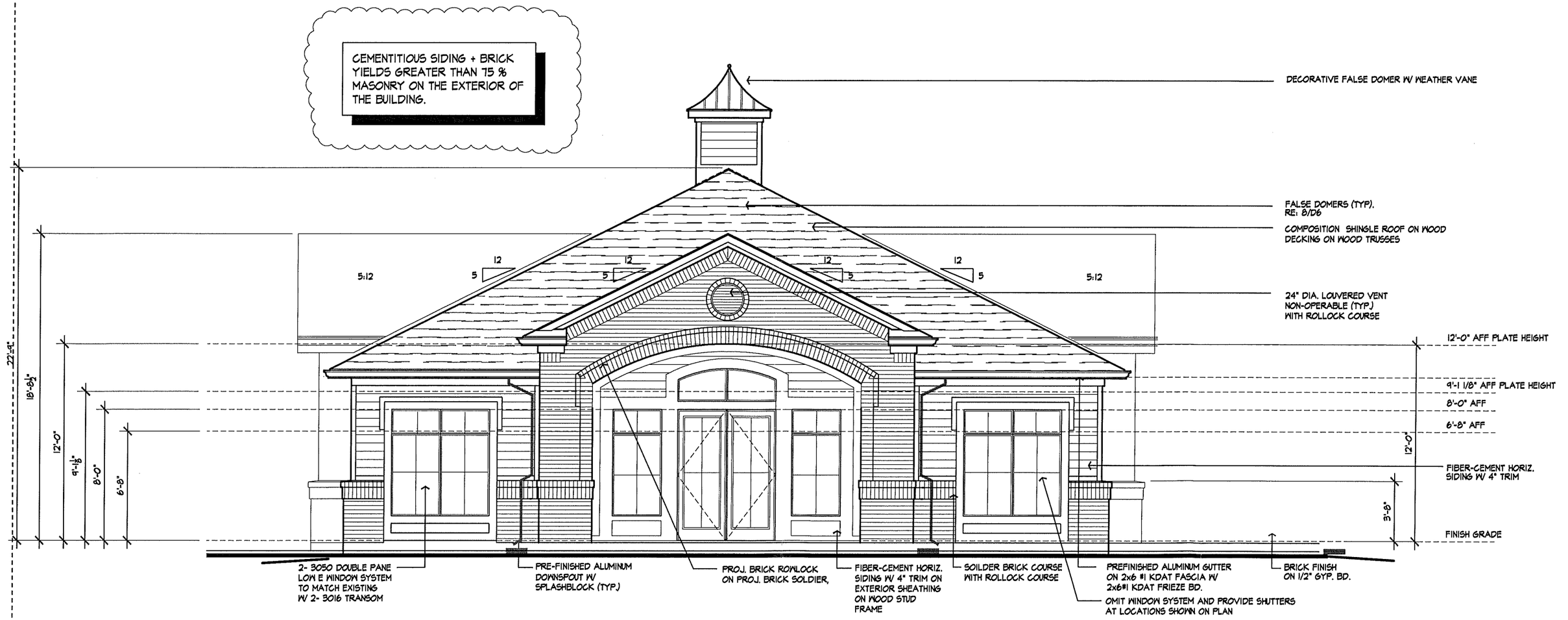

FRONT & REAR ELEVATIONS

1/4"=1'-0"

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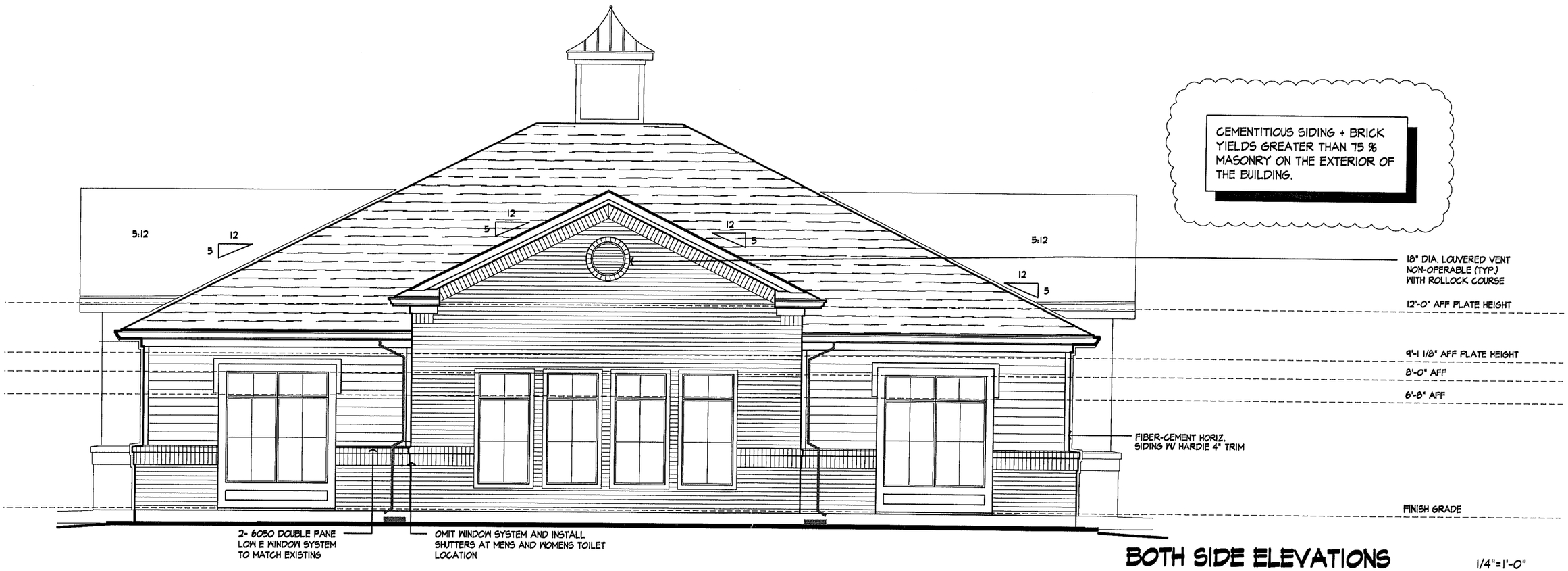

BOTH SIDE ELEVATIONS

1/4"=1'-0"

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