

McCLAIN CROSSING

WINSTON SALEM, NC

REQUIRED SITE AMENITIES:

- A. PLAYGROUND - (W/ MIN. 1 BENCH & 4 PLAY STATIONS)
- B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C. COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:

- D. OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- E. SCREENED-IN PORCH - (MIN. 150 SQ. FT.)
- F. RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

SITE INFORMATION:

SITE: 9.71 +/- ACRES
 DENSITY: 7.41 UNITS/ACRES
 BUILDINGS: (1) 1 STORY CLUBHOUSE
 (3) 3-STORY APARTMENT BUILDINGS
 SPRINKLERS: 13R
 PARKING SPACES: 126 SPACES REQUIRED @ 1.75 SPACES / UNIT
 126 SPACES PROVIDED
 ZONING : RMF
 SETBACKS: FRONT = 50'
 SIDE = 40'
 REAR = 40'

UNIT INFORMATION:

Unit Type	Unit Heated Area (Paint to Paint)	Unit Net Area*	No. of Units	Unit Heated Total (Paint to Paint)	Unit Net Total
1 BEDROOM "A1"	718	756	12	8,616	9,072
2 BEDROOM "B1"	982	1,026	36	35,352	36,936
3 BEDROOM "C1"	1,148	1,203	24	27,552	28,872
Total			72	71,520	74,880

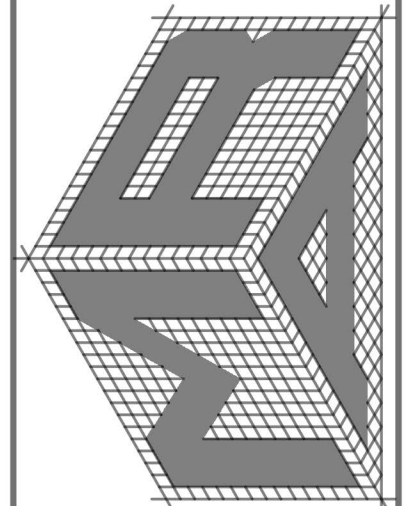
* Net Area Equal To Outside of Stud

ACCESSIBLE UNIT TYPES "a)" OR "(as)": TOTAL OF (8) UNITS

- (1) 1-BEDROOM UNIT WITH TUB
- (1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
- (2) 2-BEDROOM UNIT WITH TUB
- (2) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
- (1) 3-BEDROOM UNIT WITH TUB
- (1) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED



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 100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

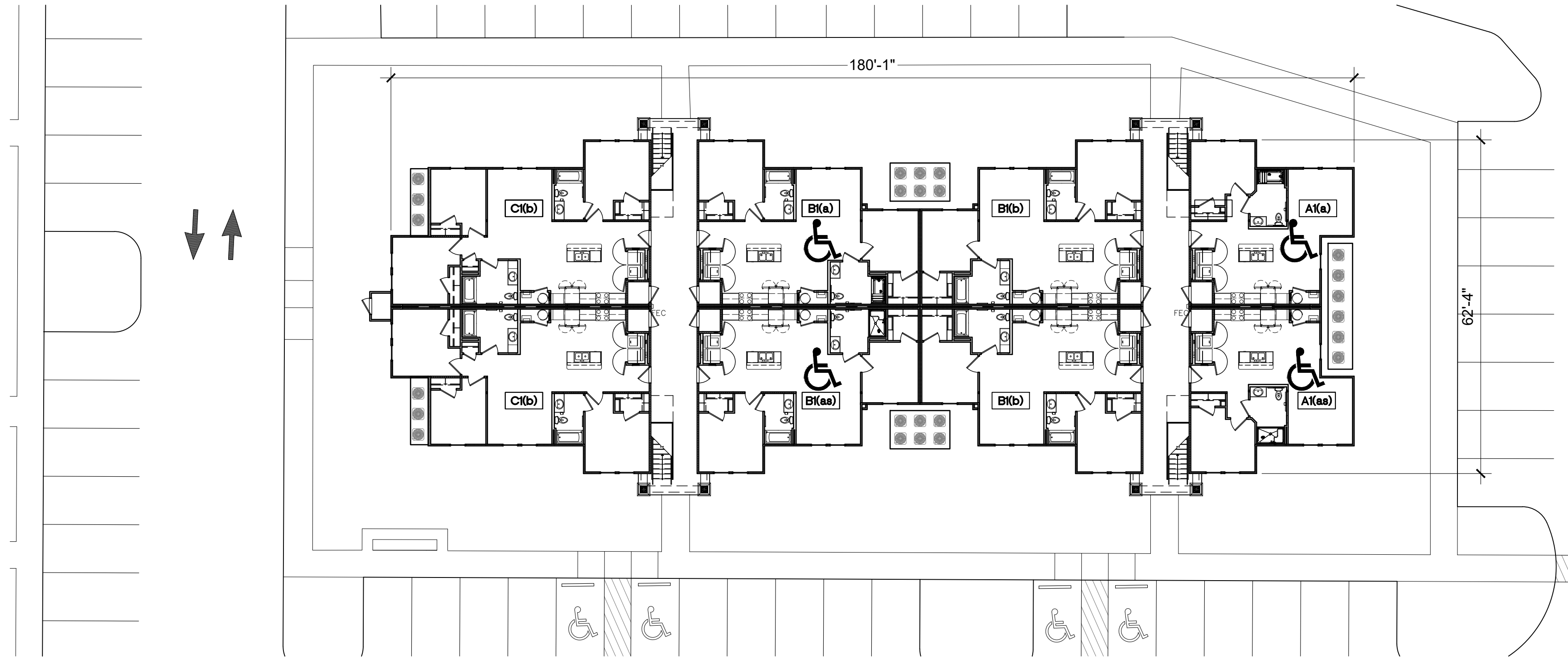


CSP.1

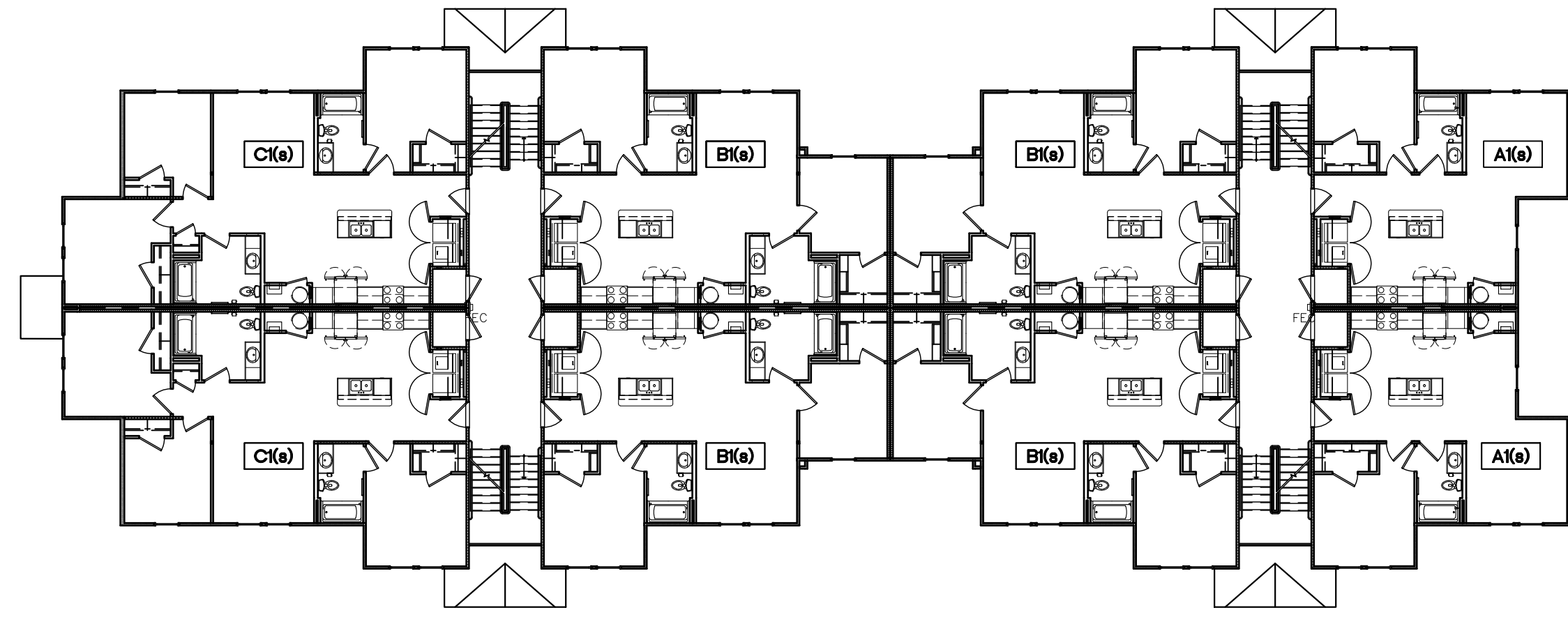
ARCHITECTURAL CONCEPTUAL SITE PLAN

2025 PRELIMINARY DRAWING SET - ROUND 1

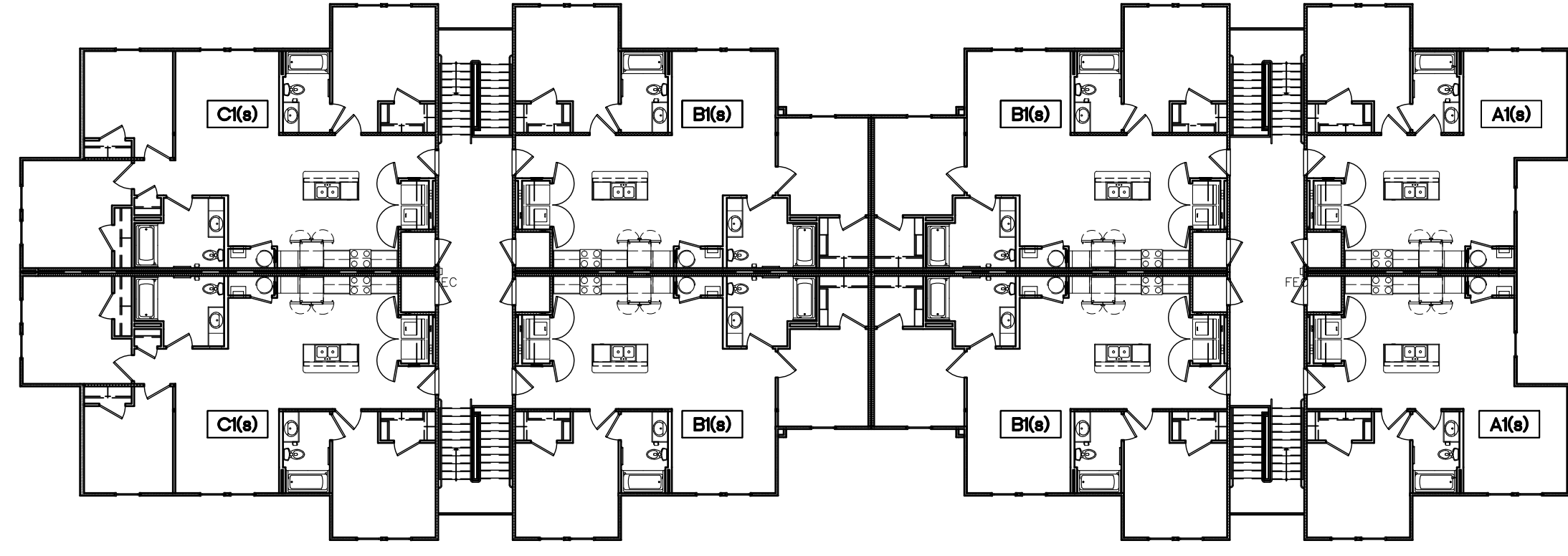
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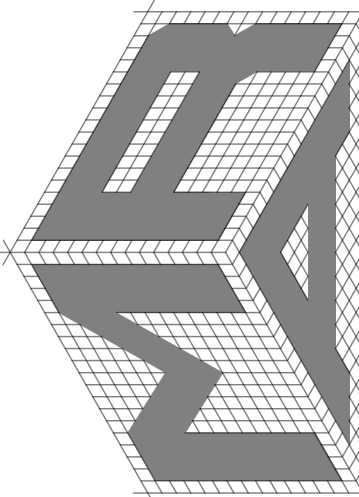
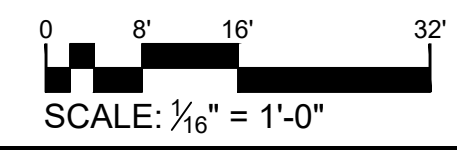
1 **BUILDING 100 - FIRST FLOOR PLAN**
1/16" = 1'-0"



2 **BUILDING 100 - SECOND FLOOR PLAN**
1/16" = 1'-0"



3 **BUILDING 100 - THIRD FLOOR PLAN**
1/16" = 1'-0"



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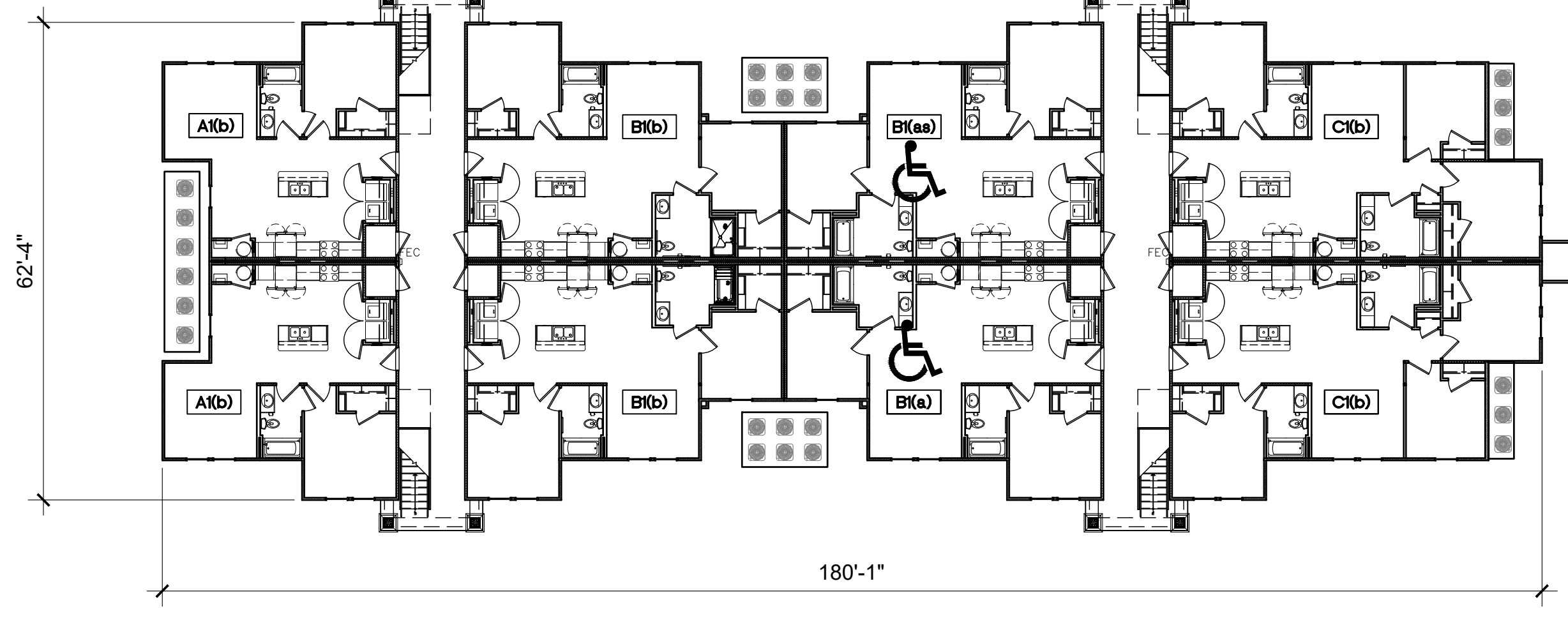
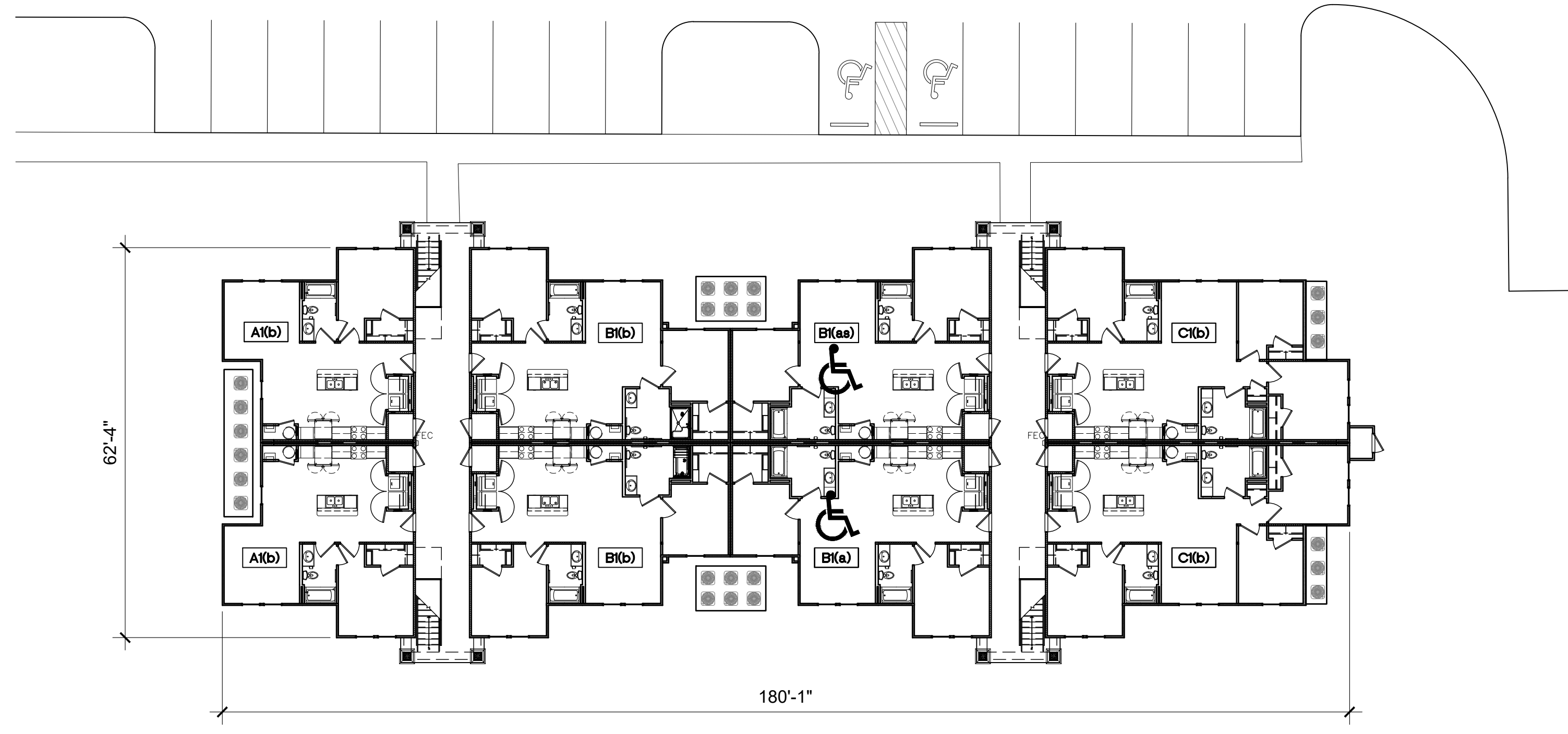
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A1.1

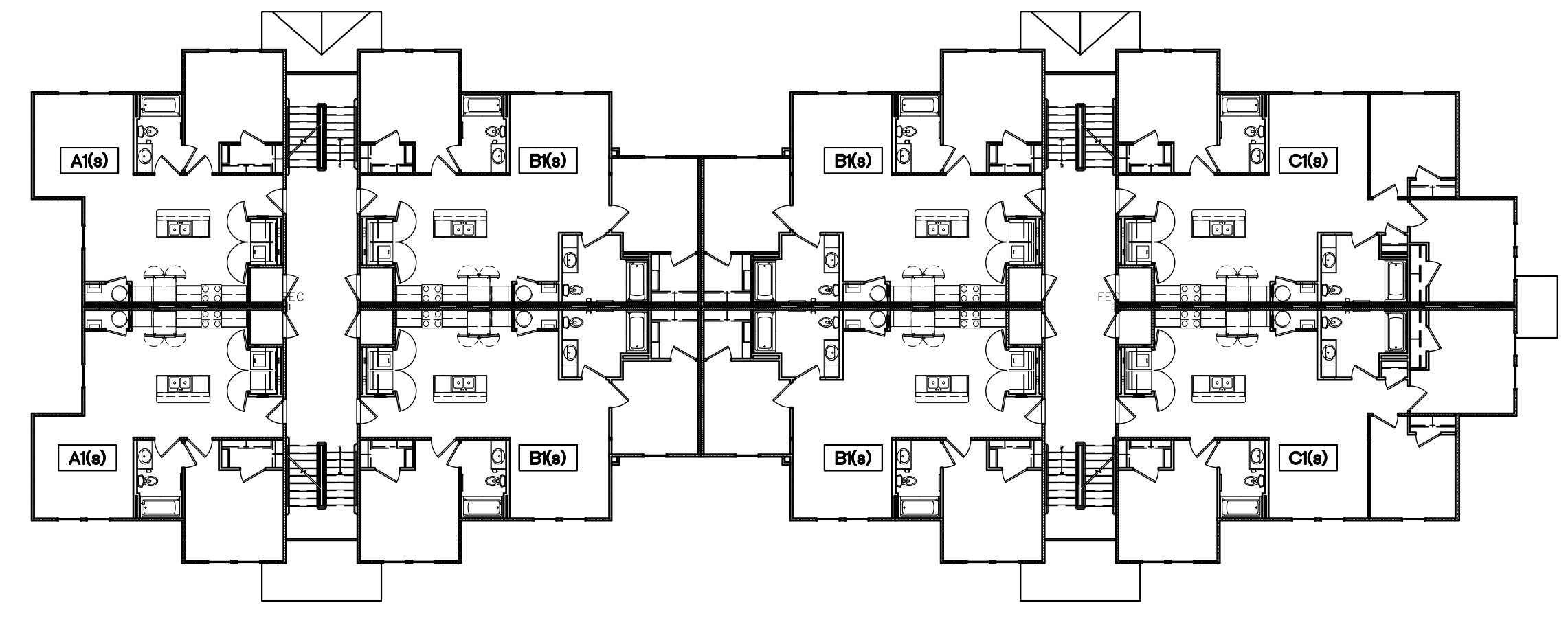
BUILDING 100 - FLOOR PLANS

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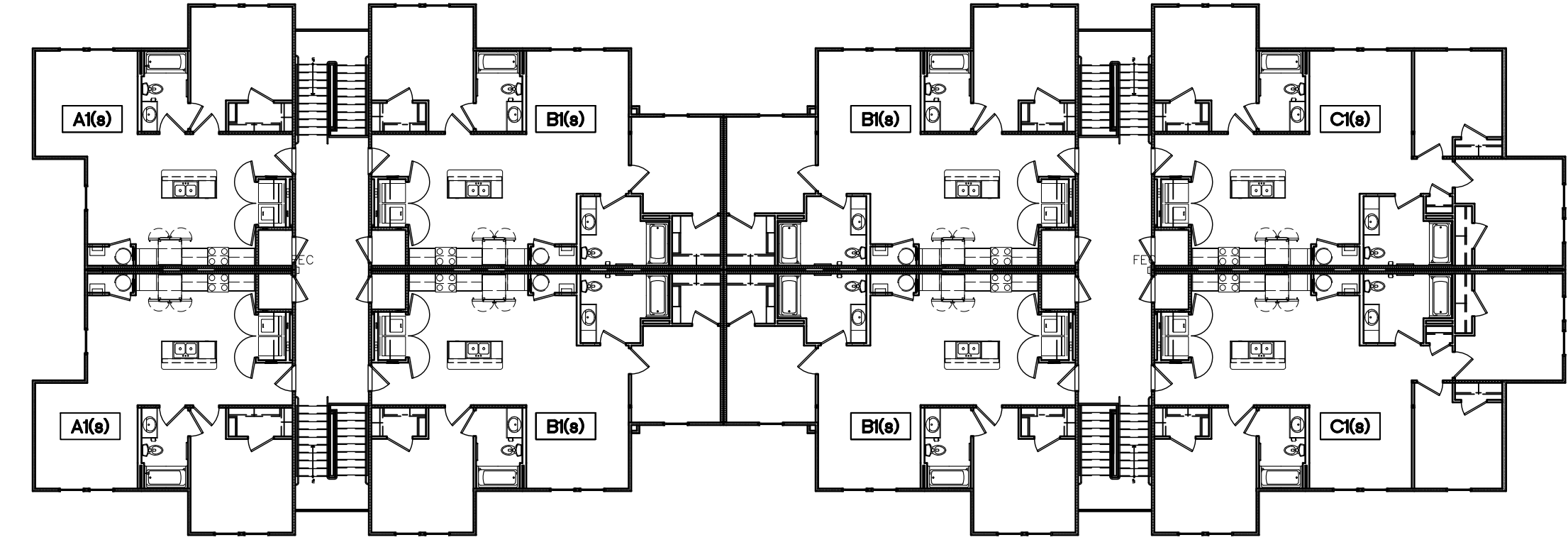
SHEET REVISION LOG



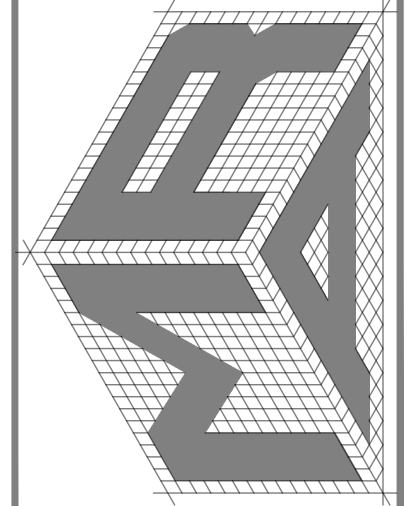
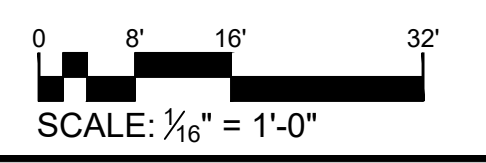
1 **BUILDING 200 - FIRST FLOOR PLAN**
1/16" = 1'-0"



2 **BUILDING 200 - SECOND FLOOR PLAN**
1/16" = 1'-0"



3 **BUILDING 200 - THIRD FLOOR PLAN**
1/16" = 1'-0"

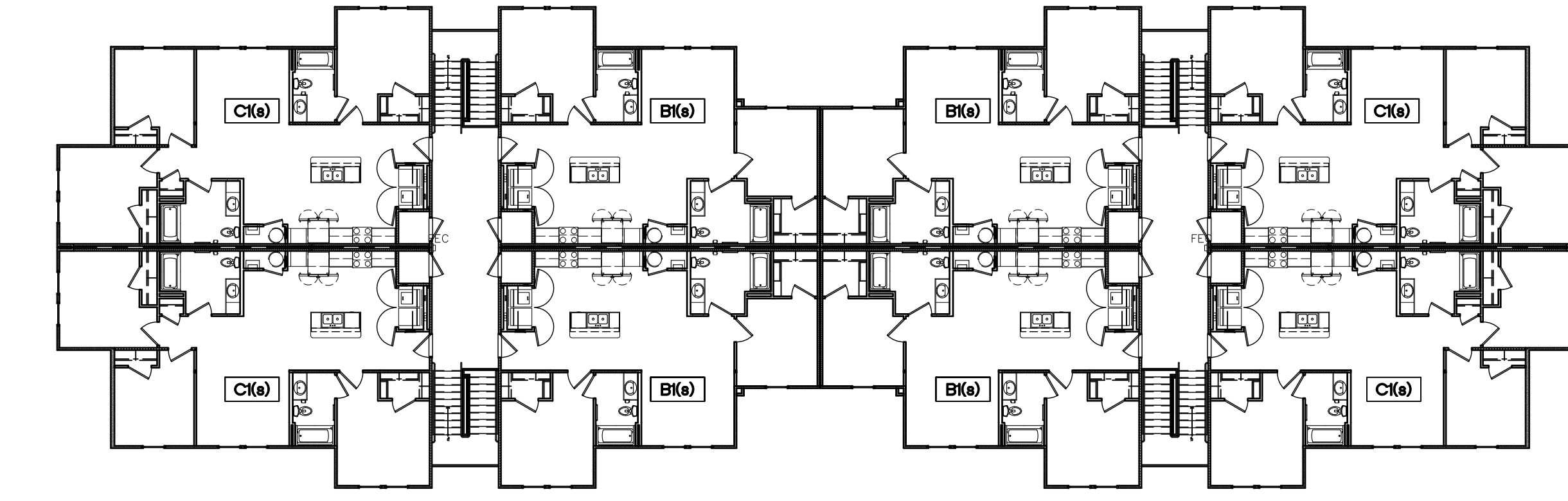


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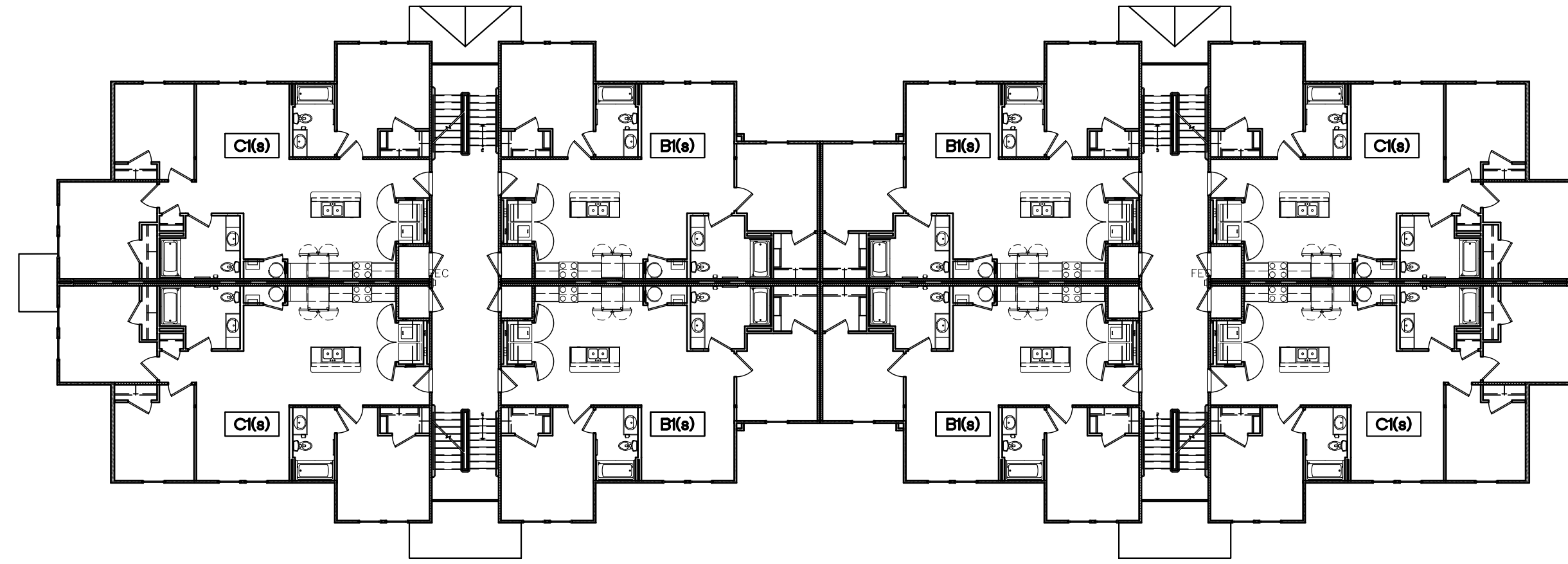
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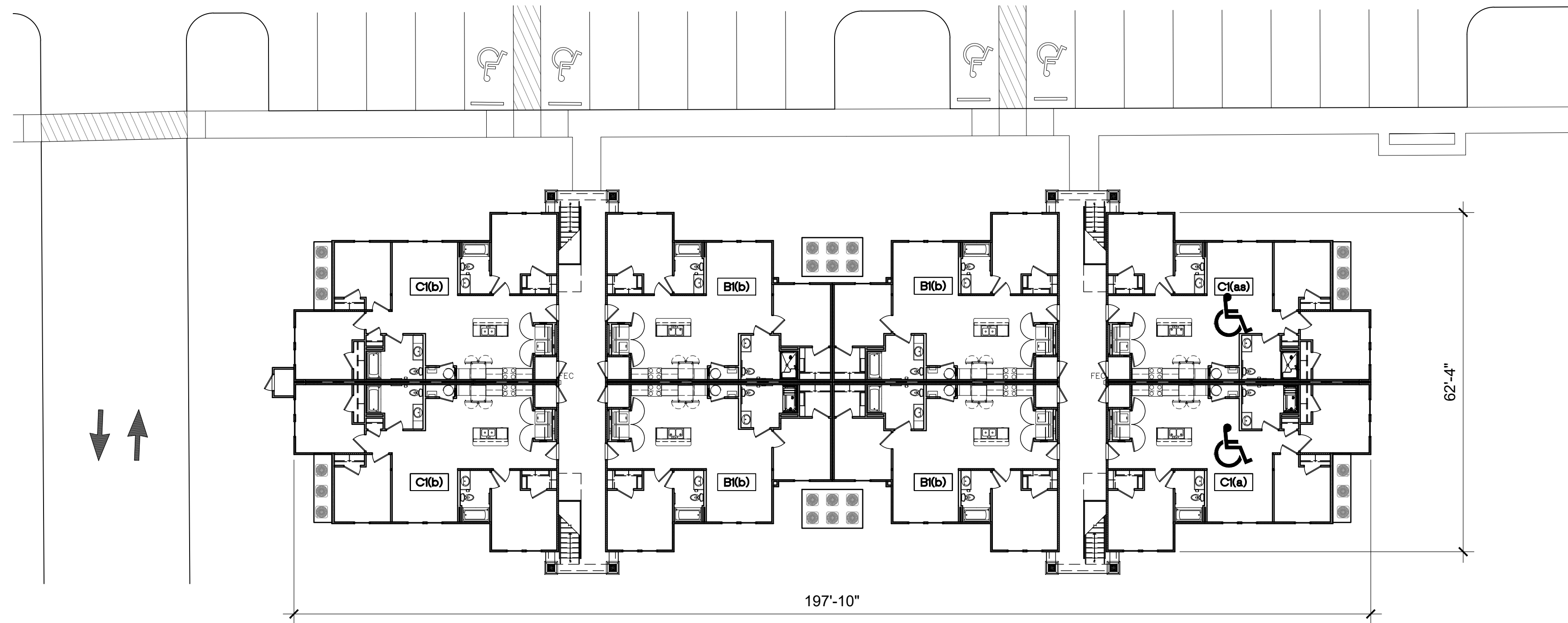
SHEET REVISION LOG



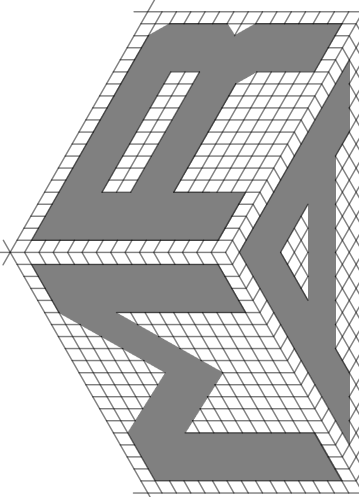
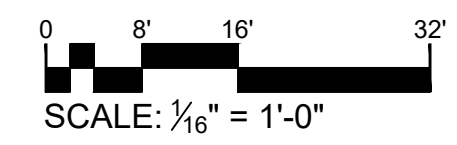
3 BUILDING 300 - THIRD FLOOR PLAN
1/16" = 1'-0"



2 BUILDING 300 - SECOND FLOOR PLAN
1/16" = 1'-0"



1 BUILDING 300 - FIRST FLOOR PLAN
1/16" = 1'-0"

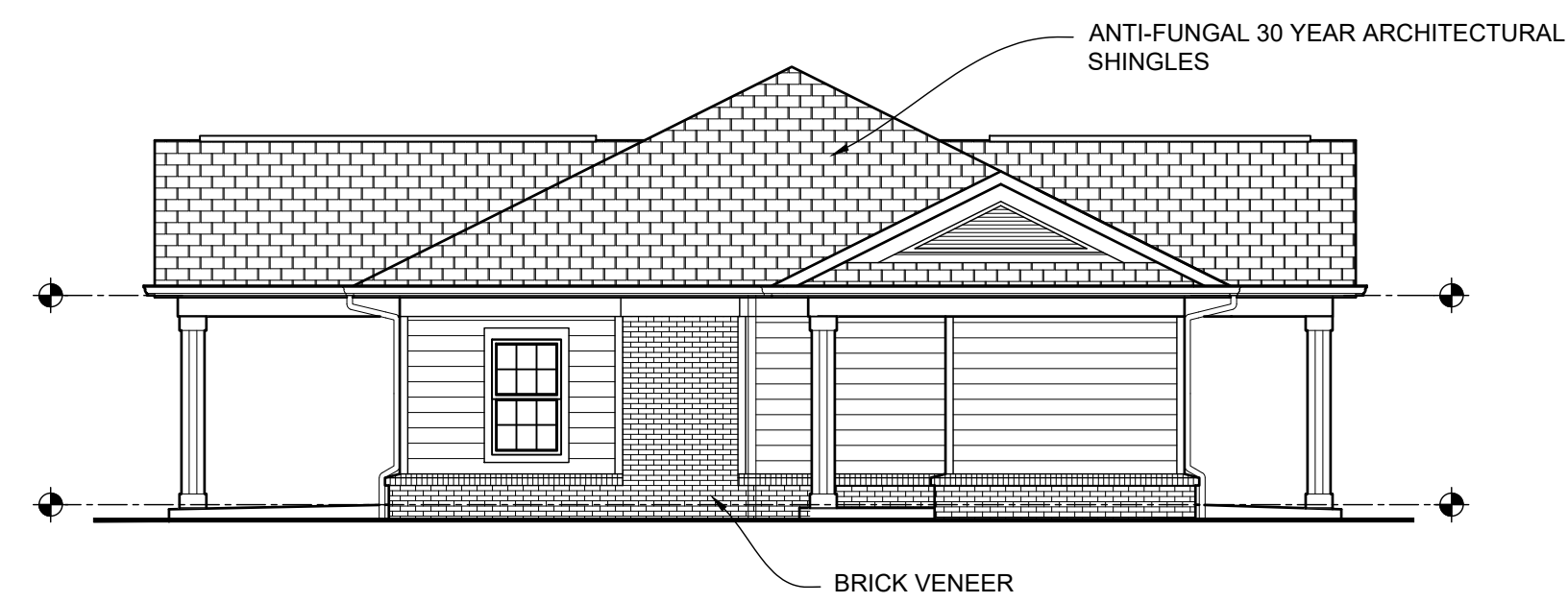


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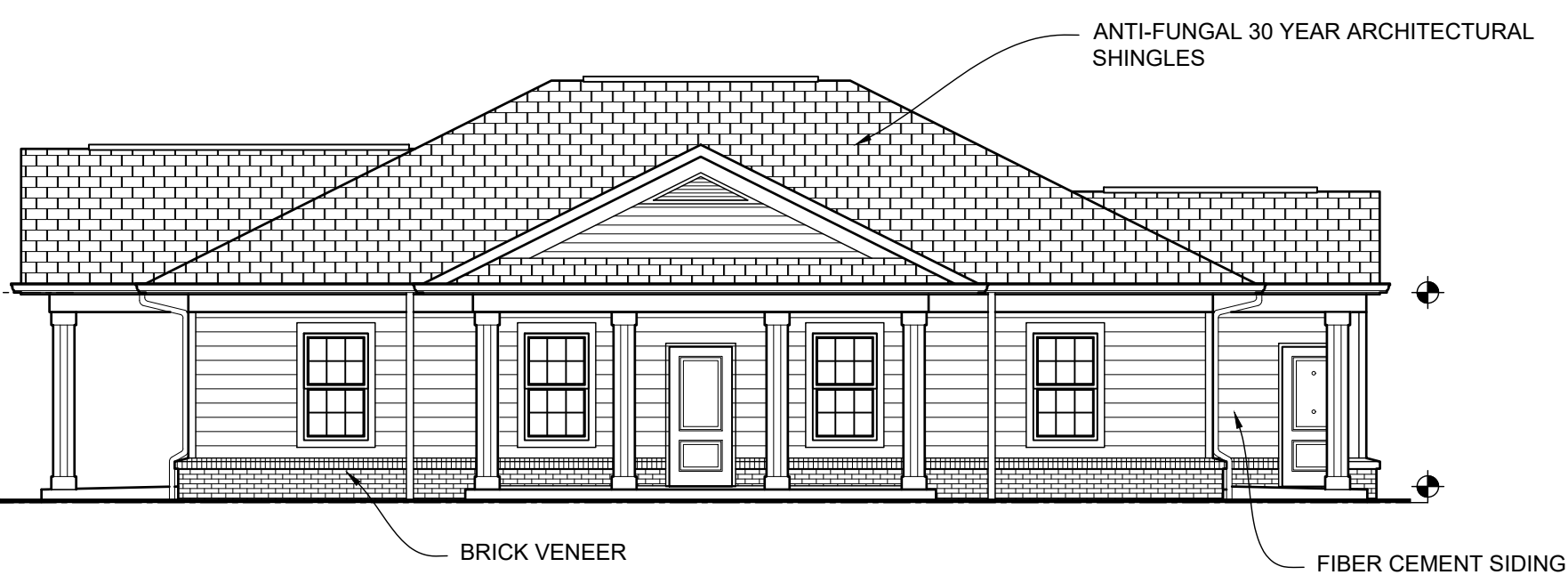
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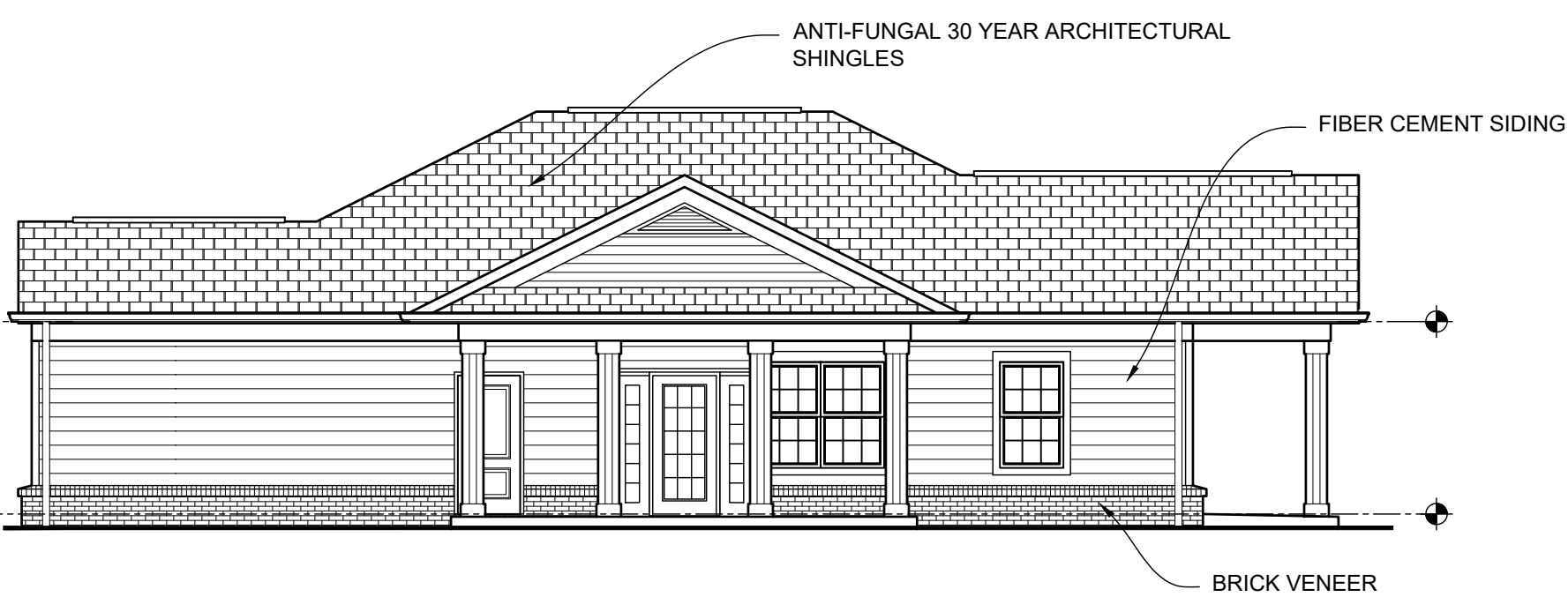
5 CLUBHOUSE - SIDE ELEVATION
1/8" = 1'-0"



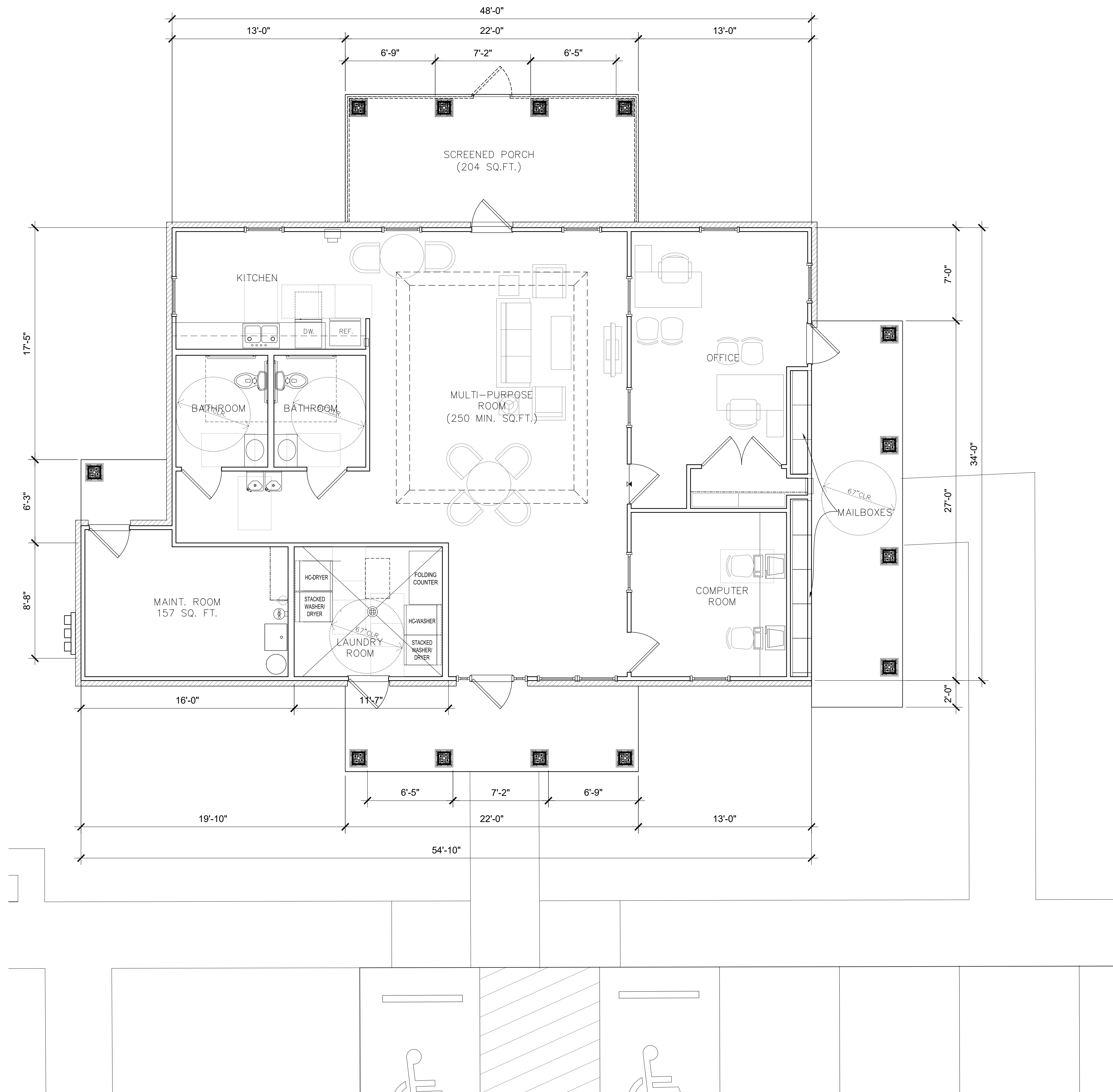
4 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - SIDE ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"



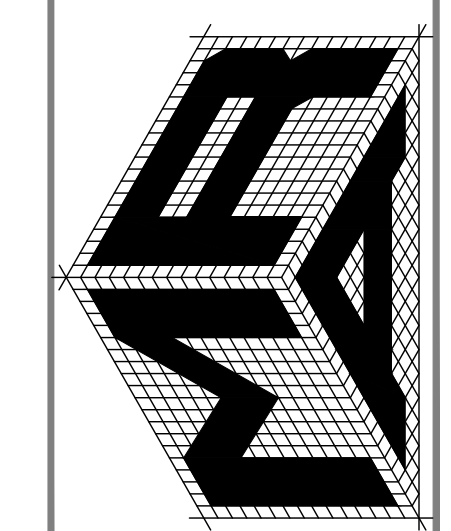
1 CLUBHOUSE - BUILDING FLOOR PLAN
1/4" = 1'-0"
1,543 S.F. GROSS

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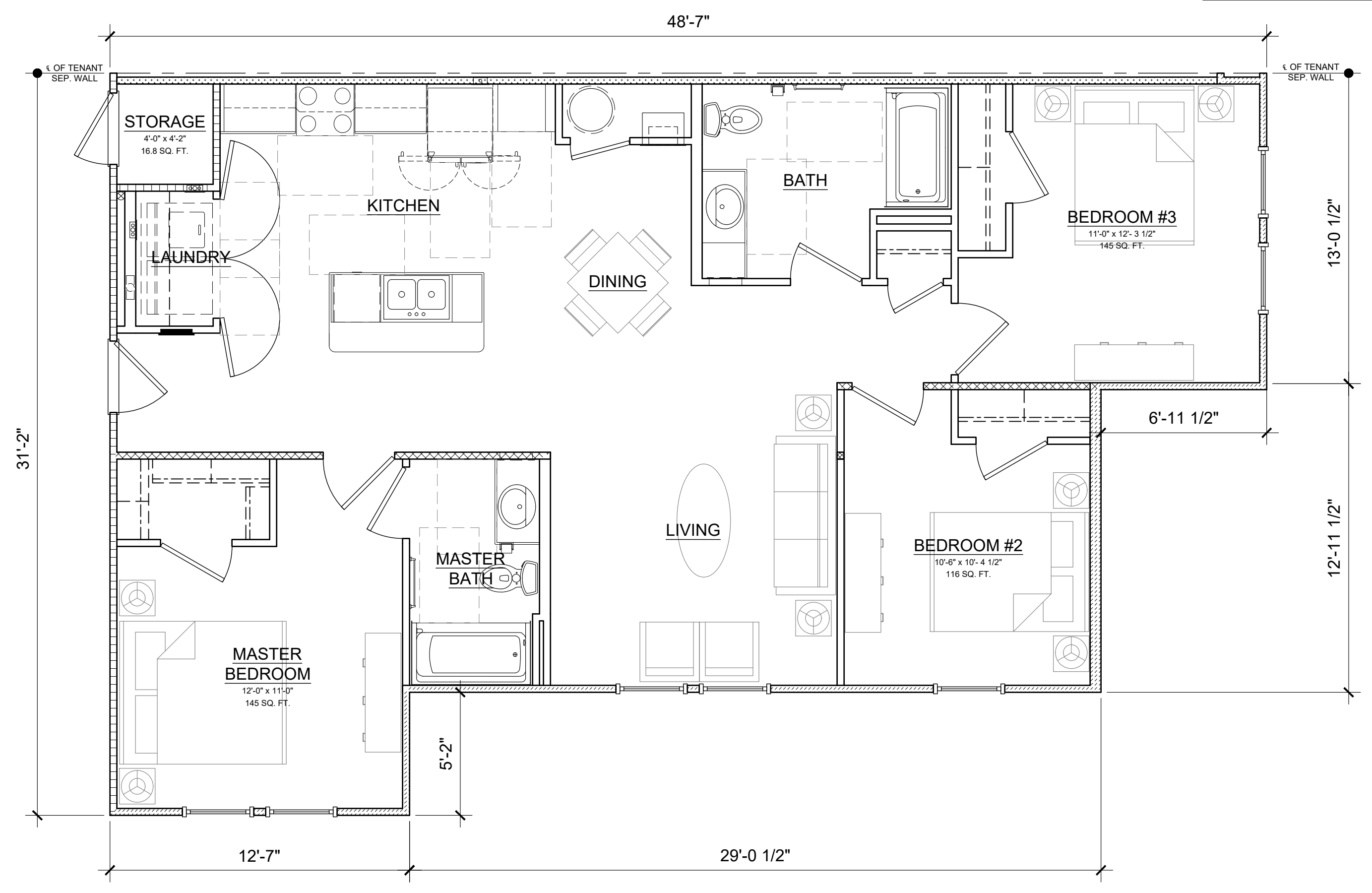
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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 WINSTON-SALEM, NC

CLUBHOUSE - FLOOR PLAN & ELEVATIONS

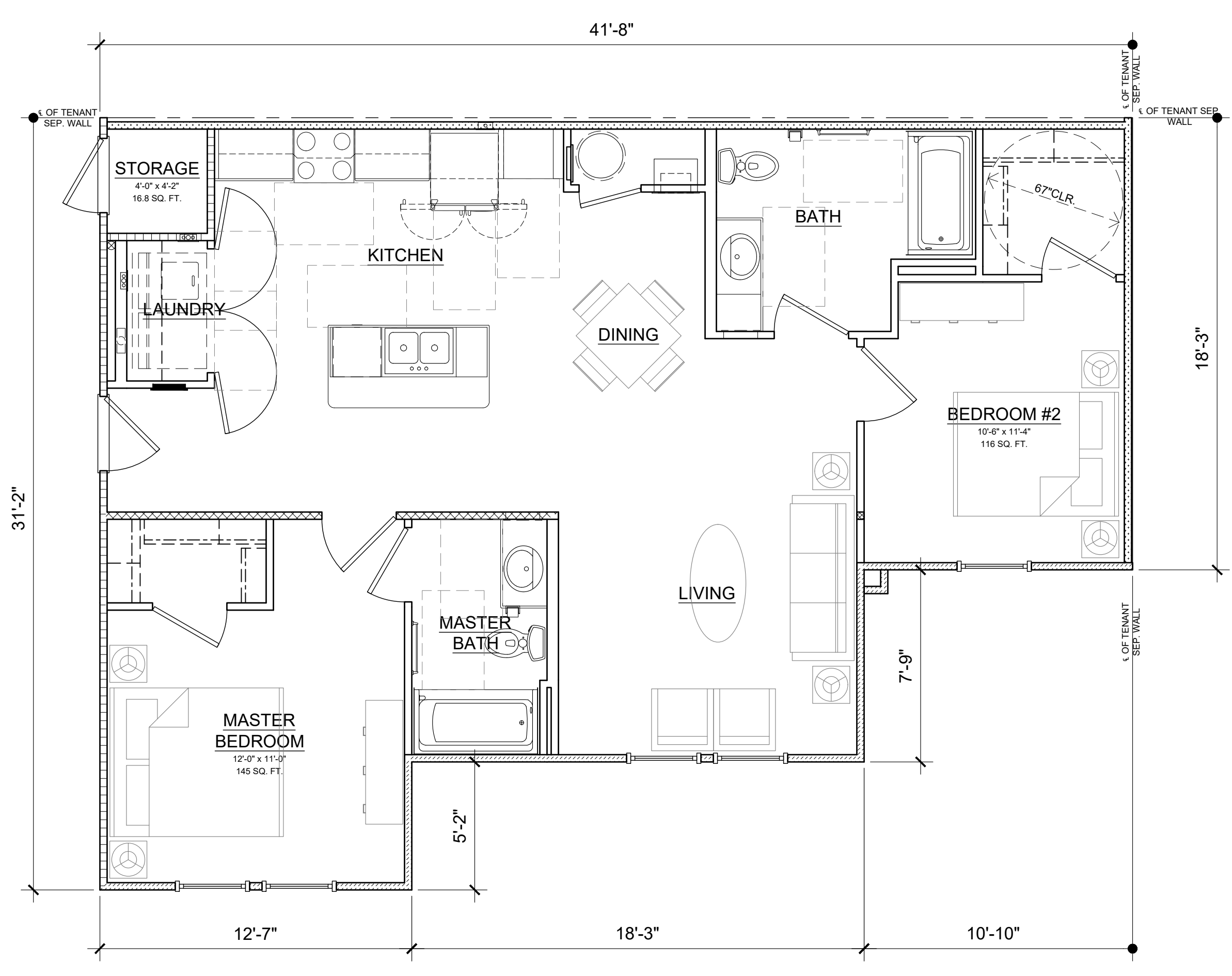


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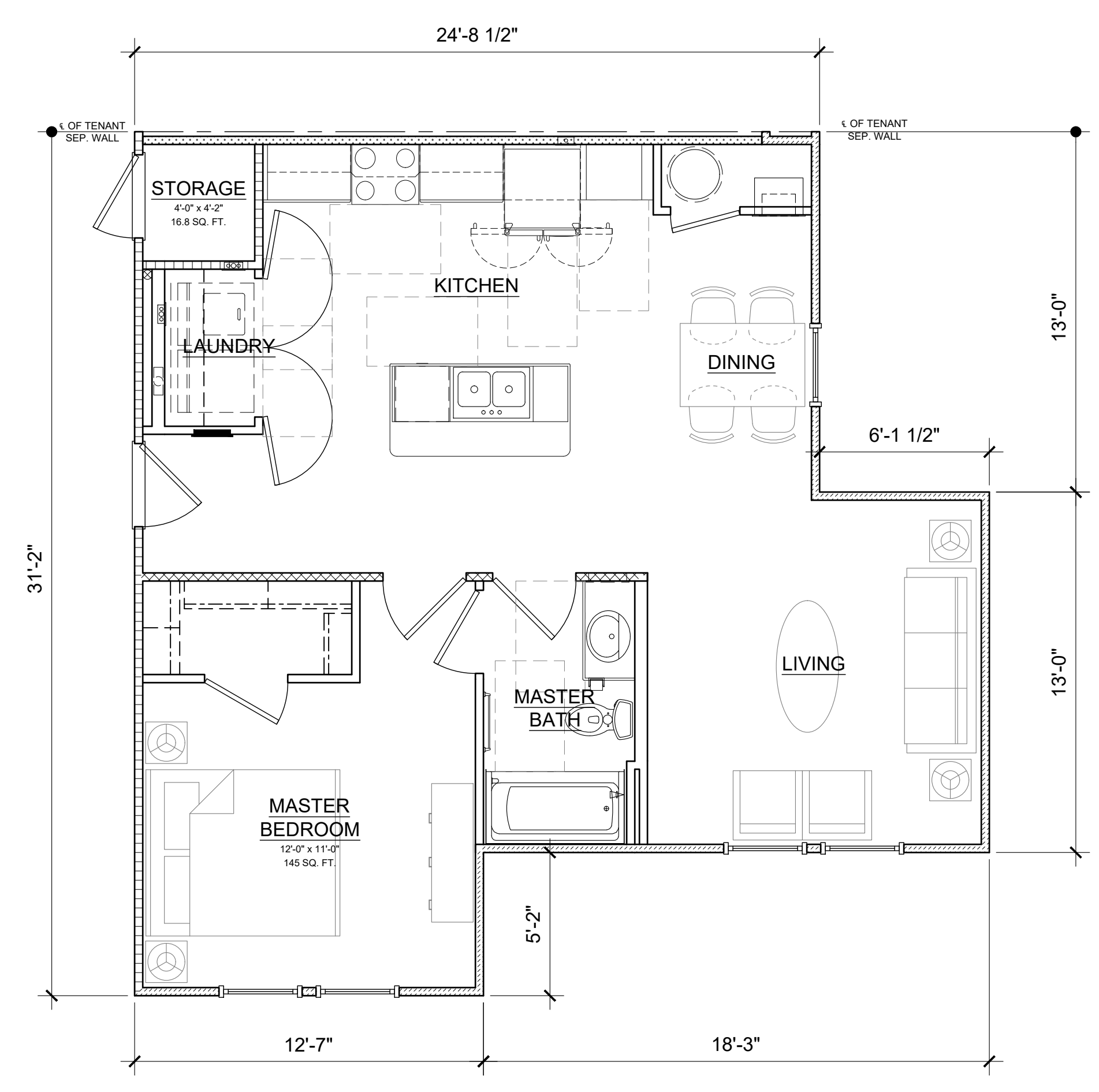
GENERAL NOTES:
 TYPE "S" STANDARD UNIT PLANS
 SIMILAR TO TYPE "B" FAIR HOUSING
 UNITS MINUS ALL FAIR HOUSING REQ.



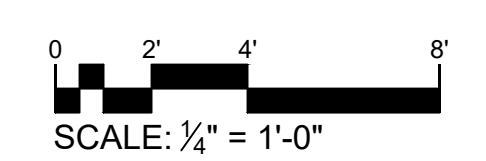
3 THREE BEDROOM UNIT TYPE "C1(b)" - FAIR HOUSING FLOOR PLAN
 1/4" = 1'-0" P.A. TO P.A. AREA = 1,148 S.F.



2 TWO BEDROOM UNIT TYPE "B1(b)" - FAIR HOUSING FLOOR PLAN
 1/4" = 1'-0" P.A. TO P.A. AREA = 982 S.F.

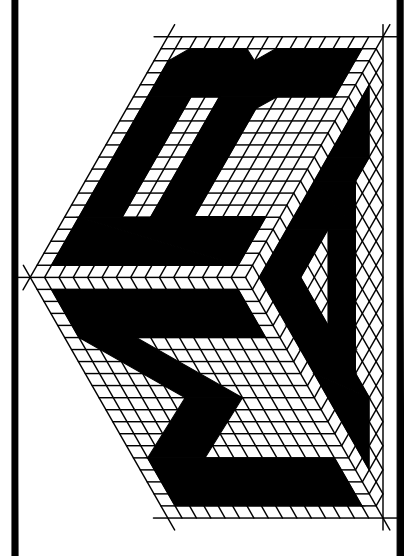


1 ONE BEDROOM UNIT TYPE "A1(b)" - FAIR HOUSING FLOOR PLAN
 1/4" = 1'-0" P.A. TO P.A. AREA = 718 S.F.



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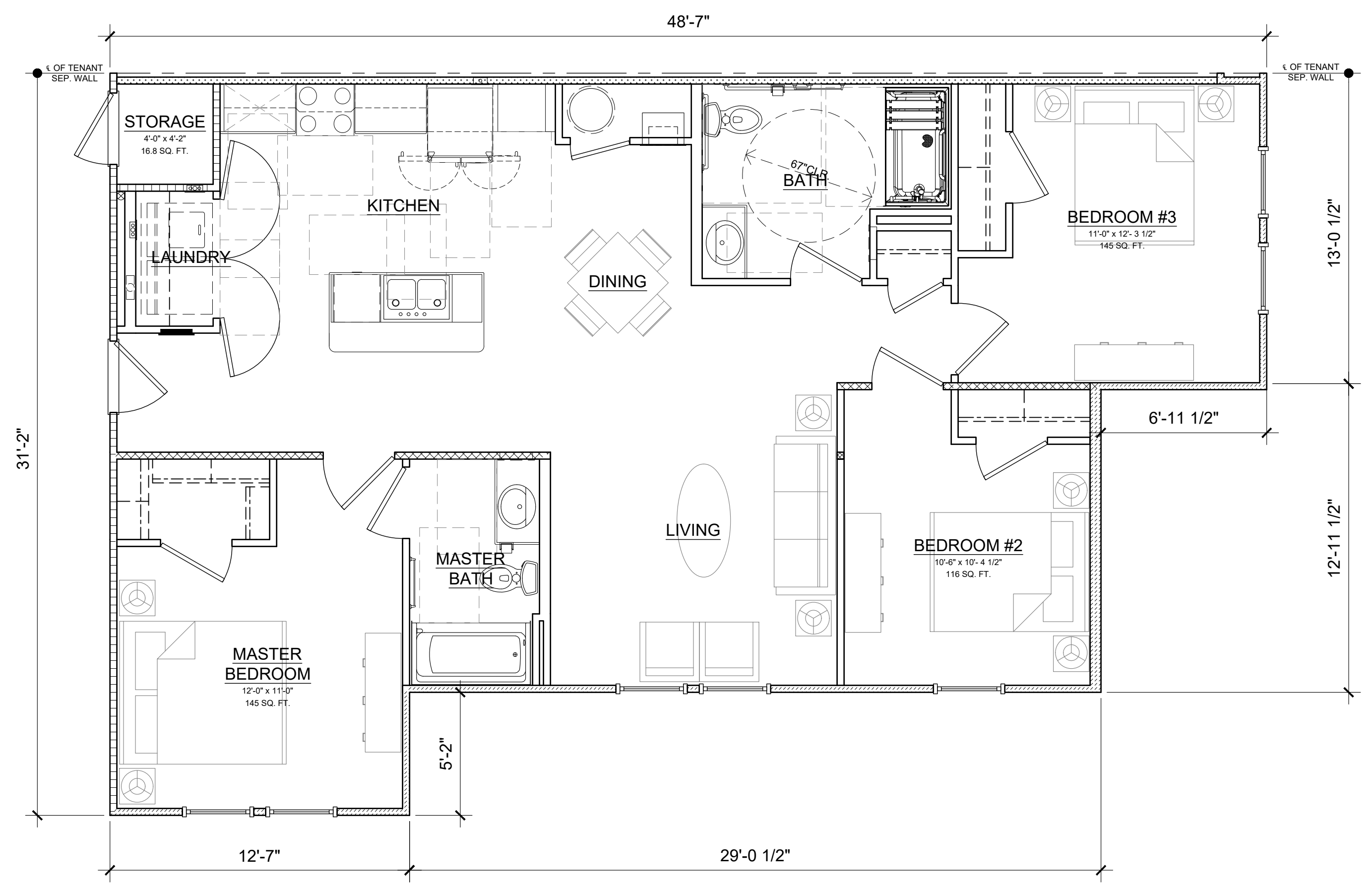


A2.1

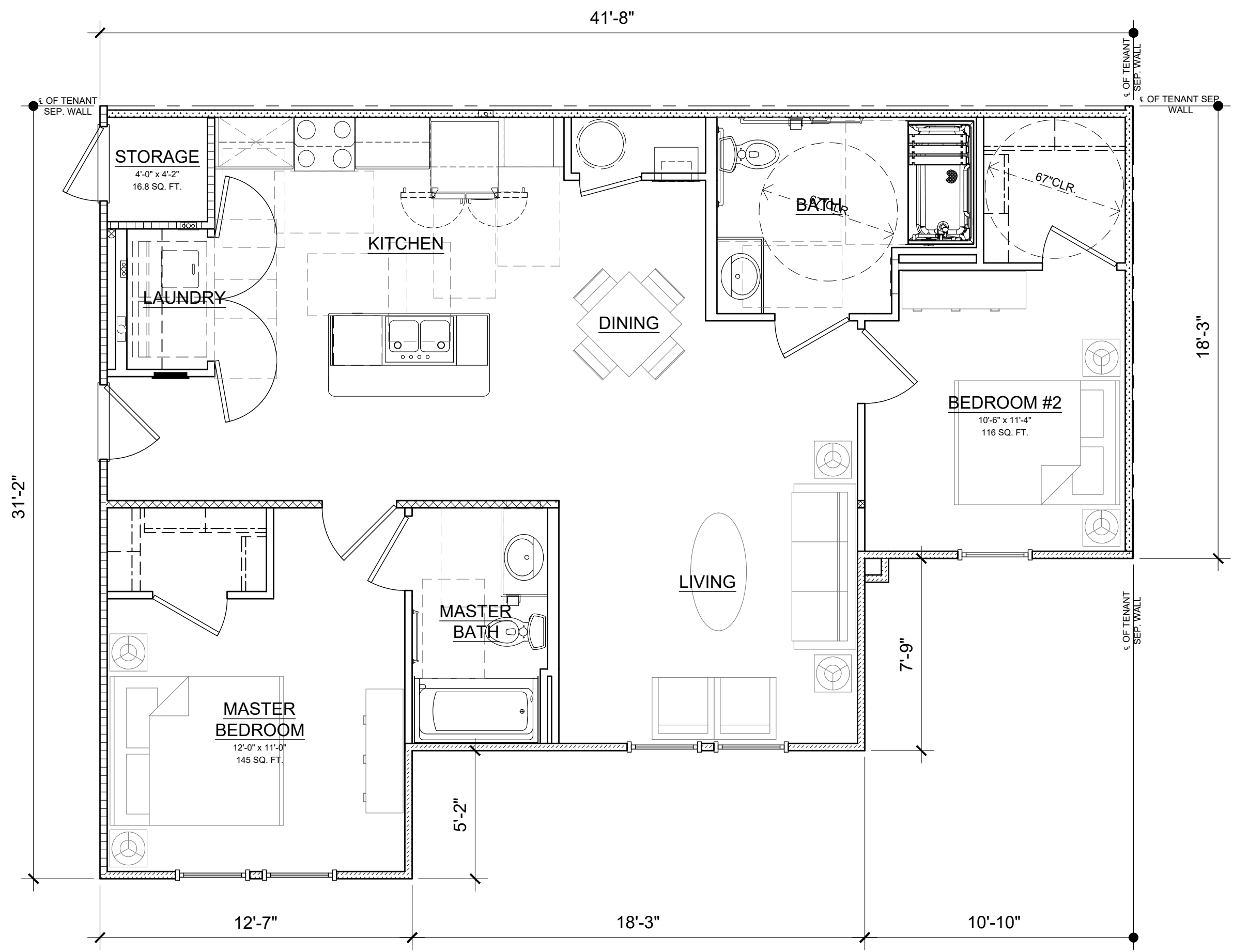
UNIT TYPE "(b)" FAIR HOUSING - UNIT FLOOR PLANS

2025 PRELIMINARY DRAWING SET - ROUND 1

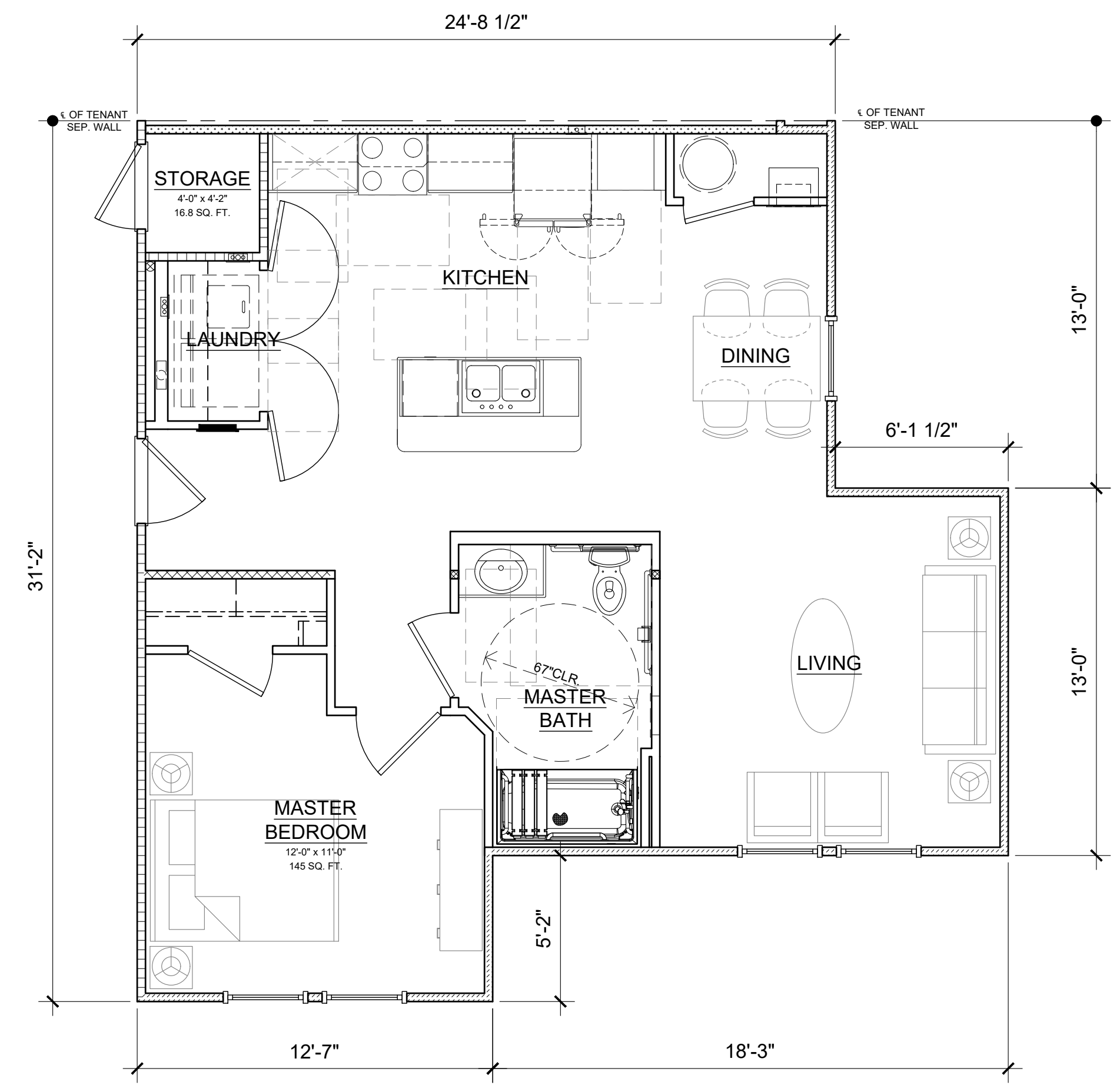
GENERAL NOTES:
 UNIT TYPE "a" HANDICAP UNITS WILL
 REQUIRE FINAL LOCATION APPROVAL
 PER NCHFA.



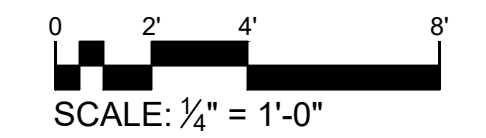
3 THREE BEDROOM UNIT TYPE "C1(a)" - HANDICAPPED w/ TUB FLOOR PLAN
 1/4" = 1'-0" PAINT TO PAINT AREA = 1,148 S.F.



2 TWO BEDROOM UNIT TYPE "B1(a)" - HANDICAPPED w/ TUB FLOOR PLAN
 1/4" = 1'-0" PAINT TO PAINT AREA = 982 S.F.

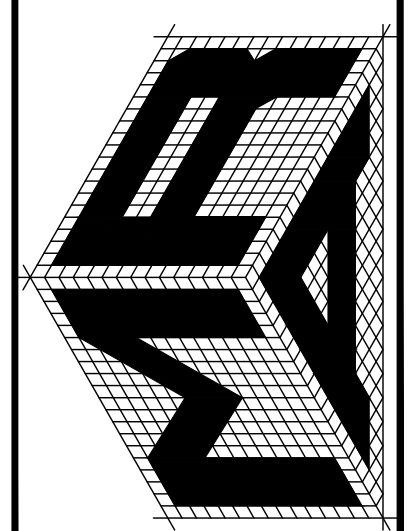


1 ONE BEDROOM UNIT TYPE "A1(a)" - HANDICAPPED w/ TUB FLOOR PLAN
 1/4" = 1'-0" PAINT TO PAINT AREA = 718 S.F.



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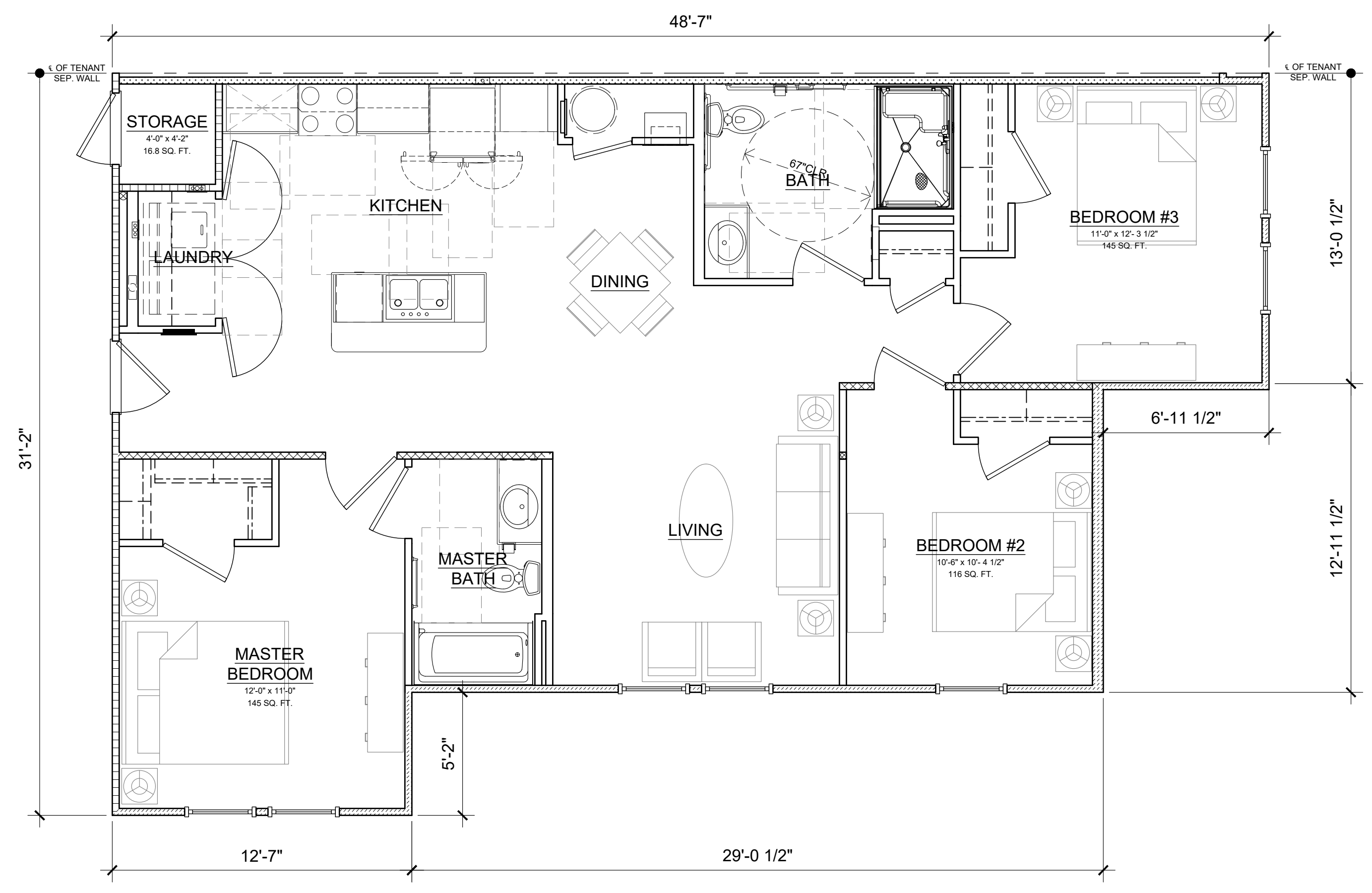
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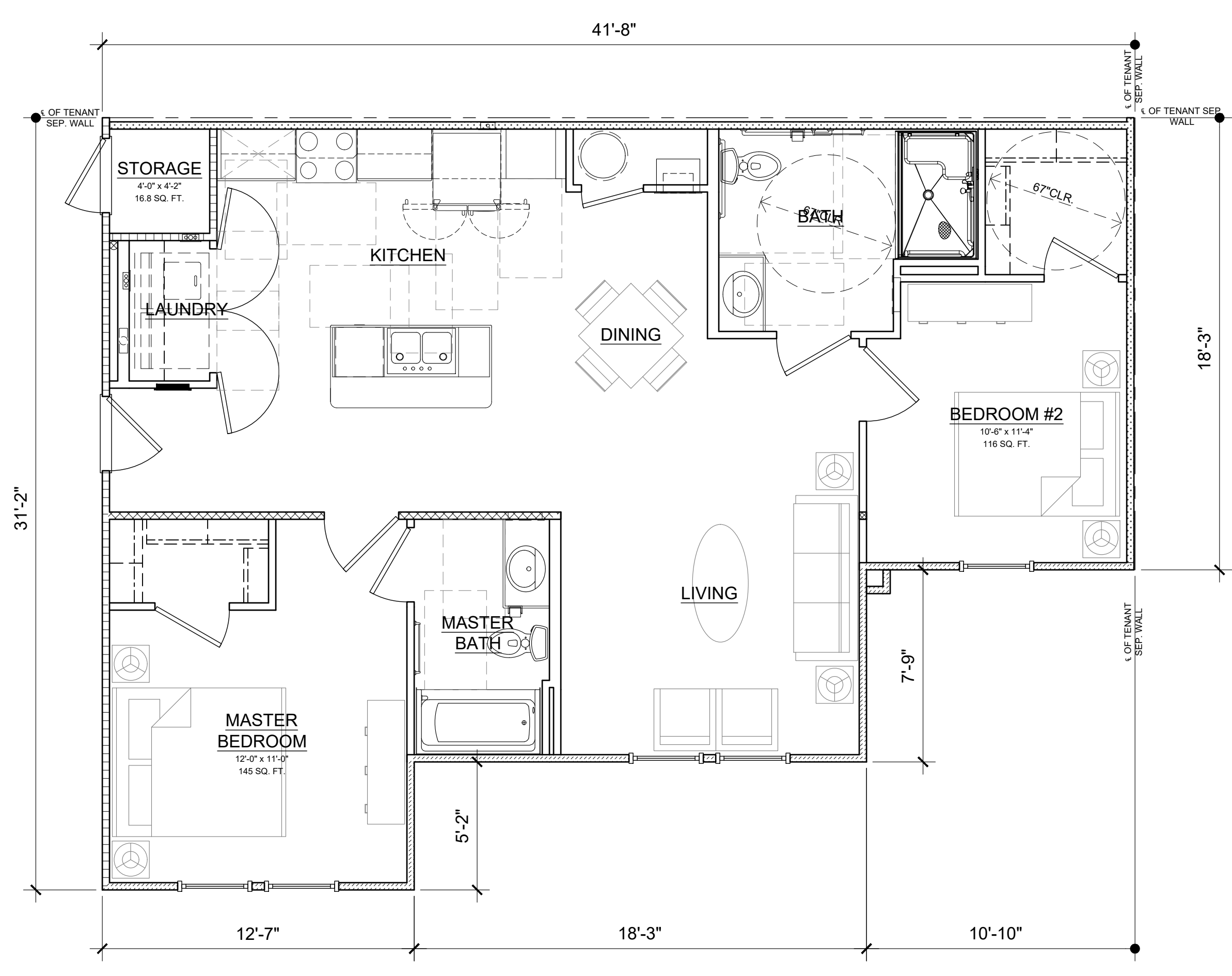
A2.2

UNIT TYPE "(a)" HANDICAPPED w/ TUB - UNIT FLOOR PLANS

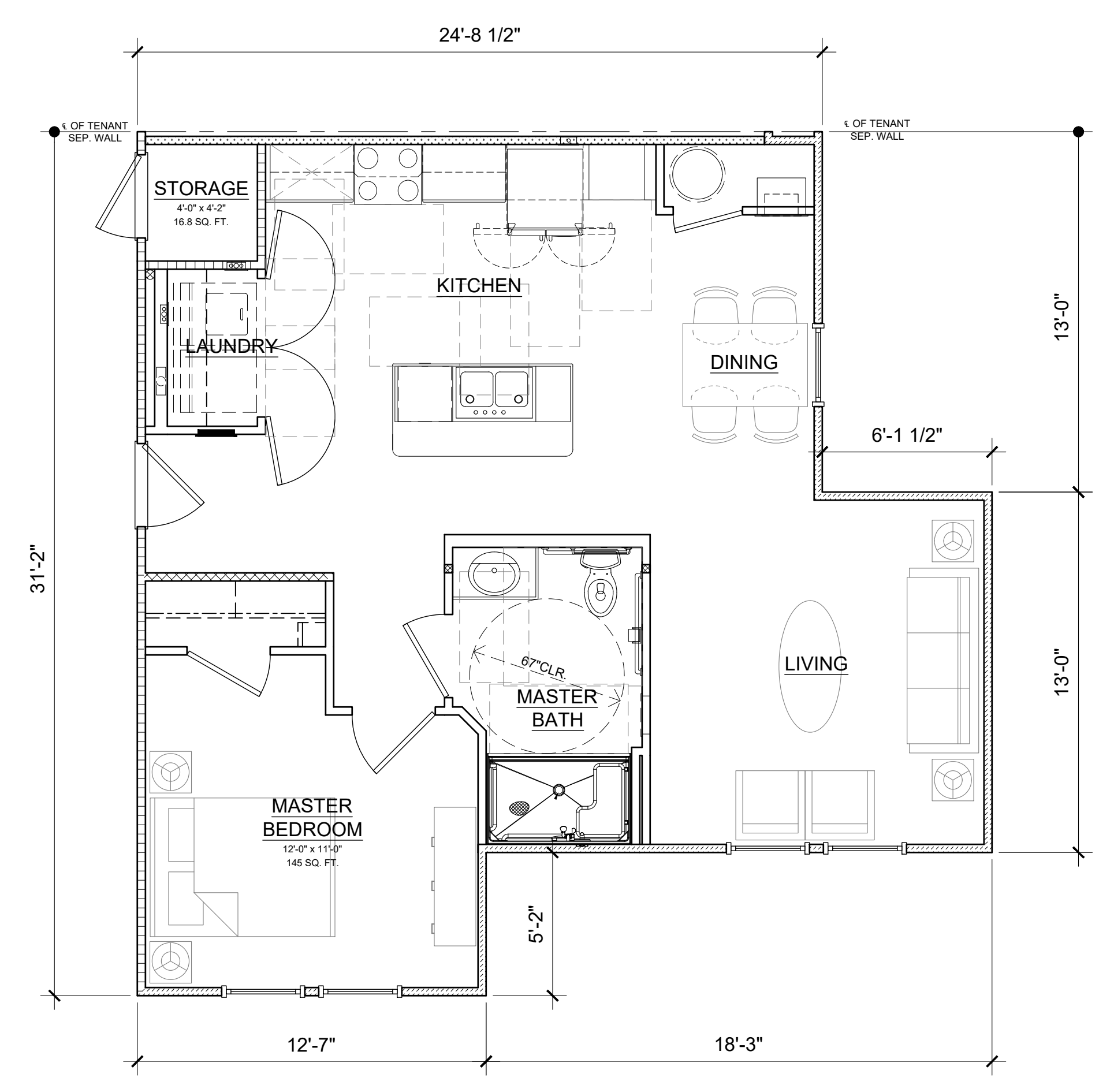
GENERAL NOTES:
 UNIT TYPE "as" HANDICAP UNITS WILL
 REQUIRE FINAL LOCATION APPROVAL
 PER NCHFA.



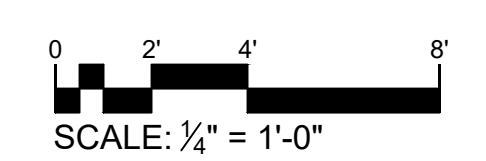
3 THREE BEDROOM UNIT TYPE "C1(as)" - HANDICAPPED w/ ROLL-IN SHOWER FLOOR PLAN
 1/4" = 1'-0" PAINT TO PAINT AREA = 1,148 S.F.



2 TWO BEDROOM UNIT TYPE "B1(as)" - HANDICAPPED w/ ROLL-IN SHOWER FLOOR PLAN
 1/4" = 1'-0" PAINT TO PAINT AREA = 982 S.F.



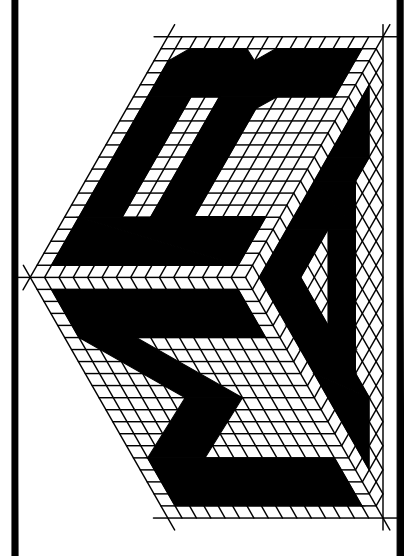
1 ONE BEDROOM UNIT TYPE "A1(as)" - HANDICAPPED w/ ROLL-IN SHOWER FLOOR PLAN
 1/4" = 1'-0" PAINT TO PAINT AREA = 718 S.F.



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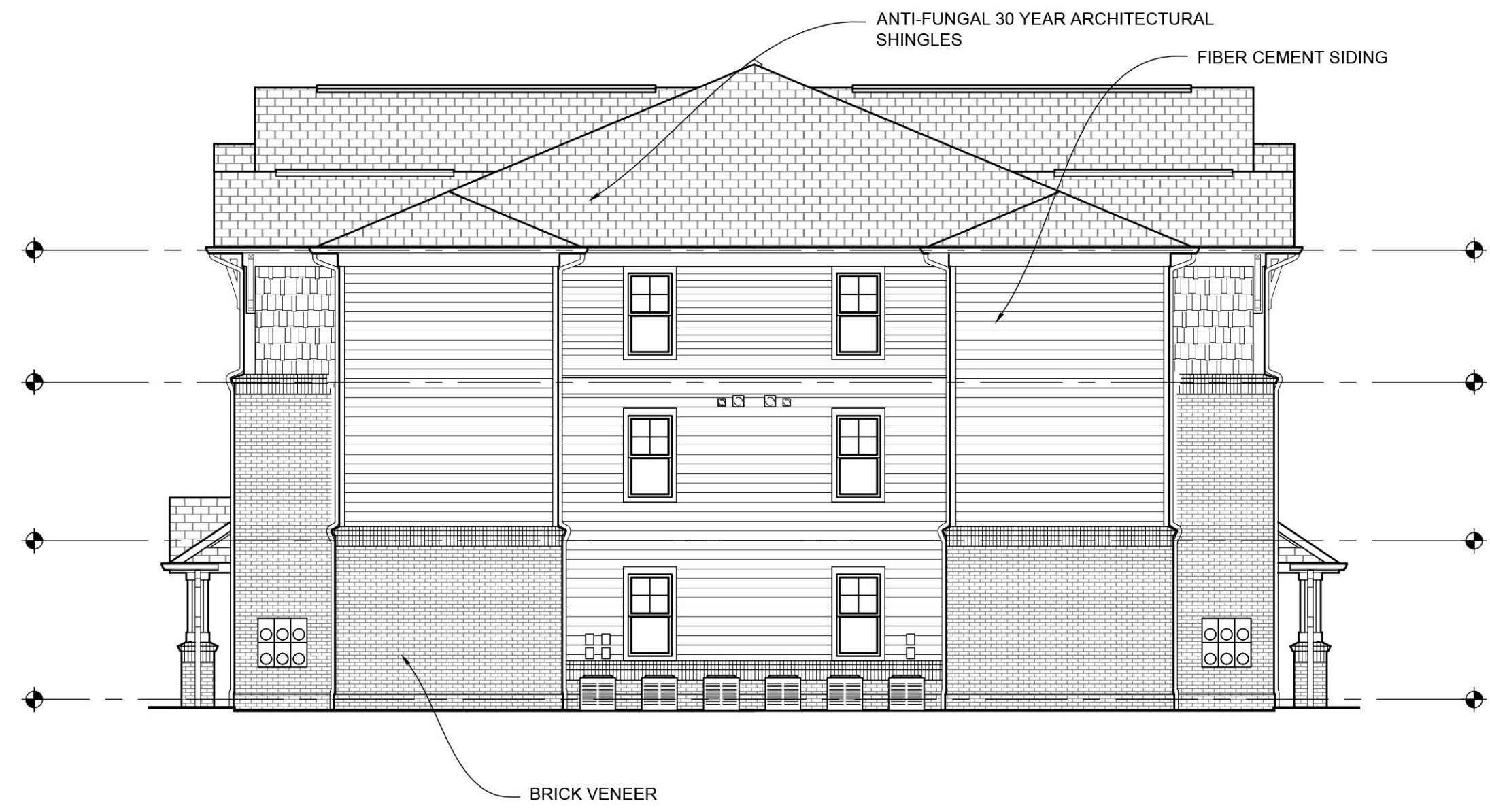
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 WINSTON-SALEM, NC



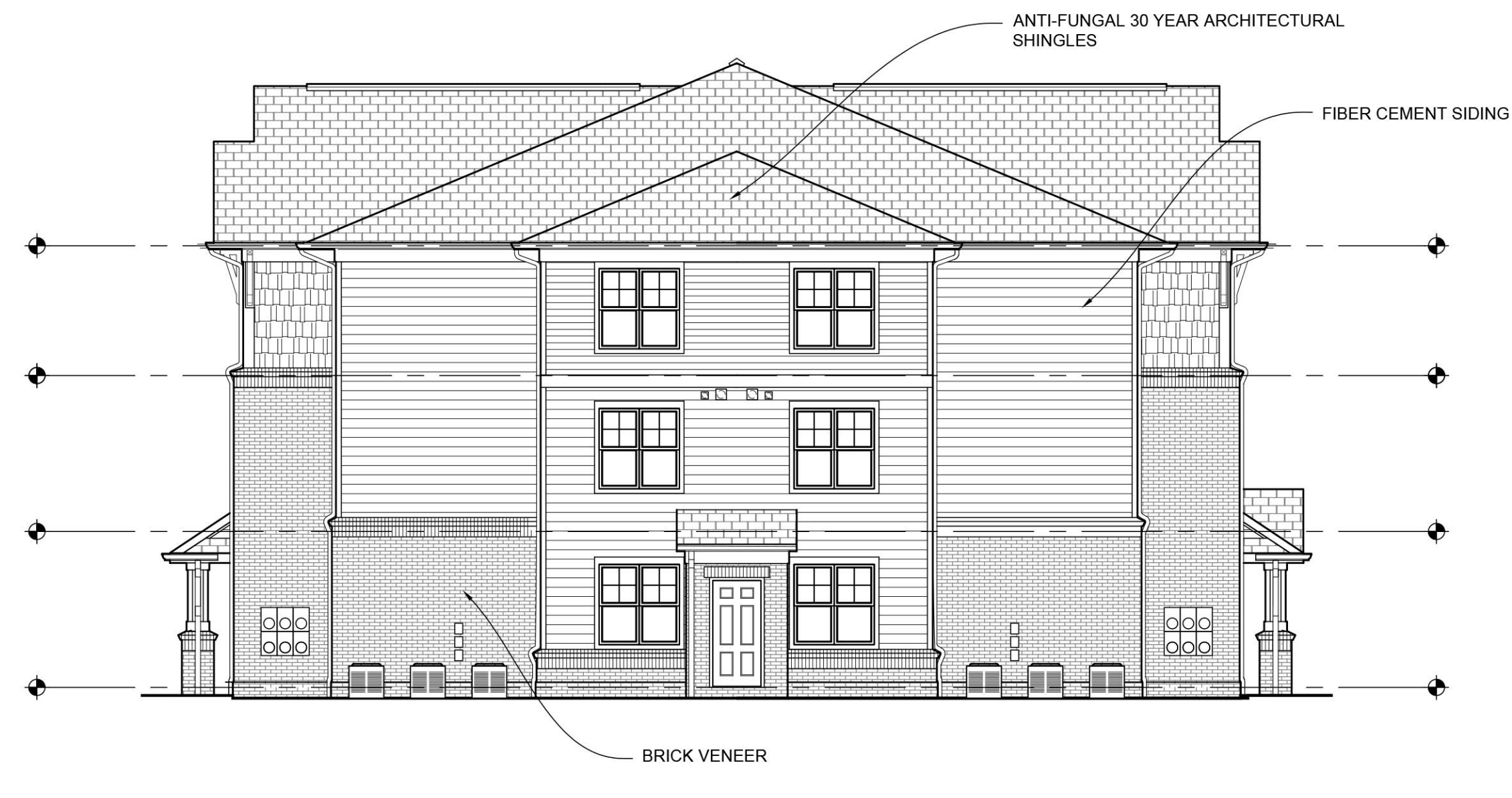
A2.3

UNIT TYPE "(as)" HANDICAPPED w/ ROLL-IN SHOWER - UNIT FLOOR PLANS

2025 PRELIMINARY DRAWING SET - ROUND 1



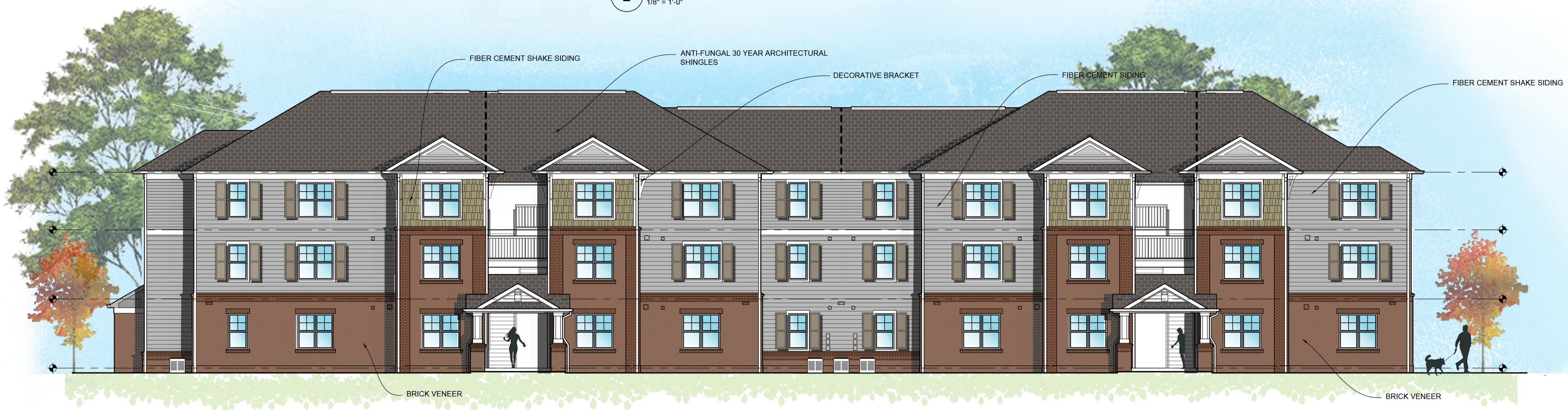
4 BUILDING 100 - SIDE ELEVATION
1/8" = 1'-0"



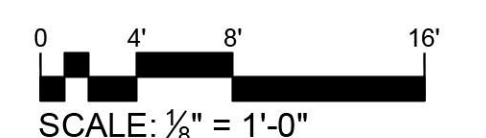
3 BUILDING 100 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 100 - REAR ELEVATION
1/8" = 1'-0"

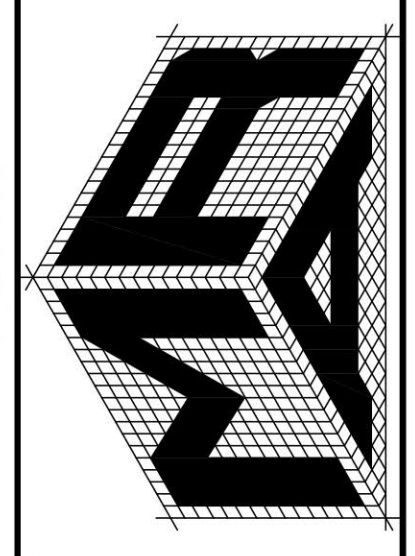


1 BUILDING 100 - FRONT ELEVATION (PARKING LOT)
1/8" = 1'-0"



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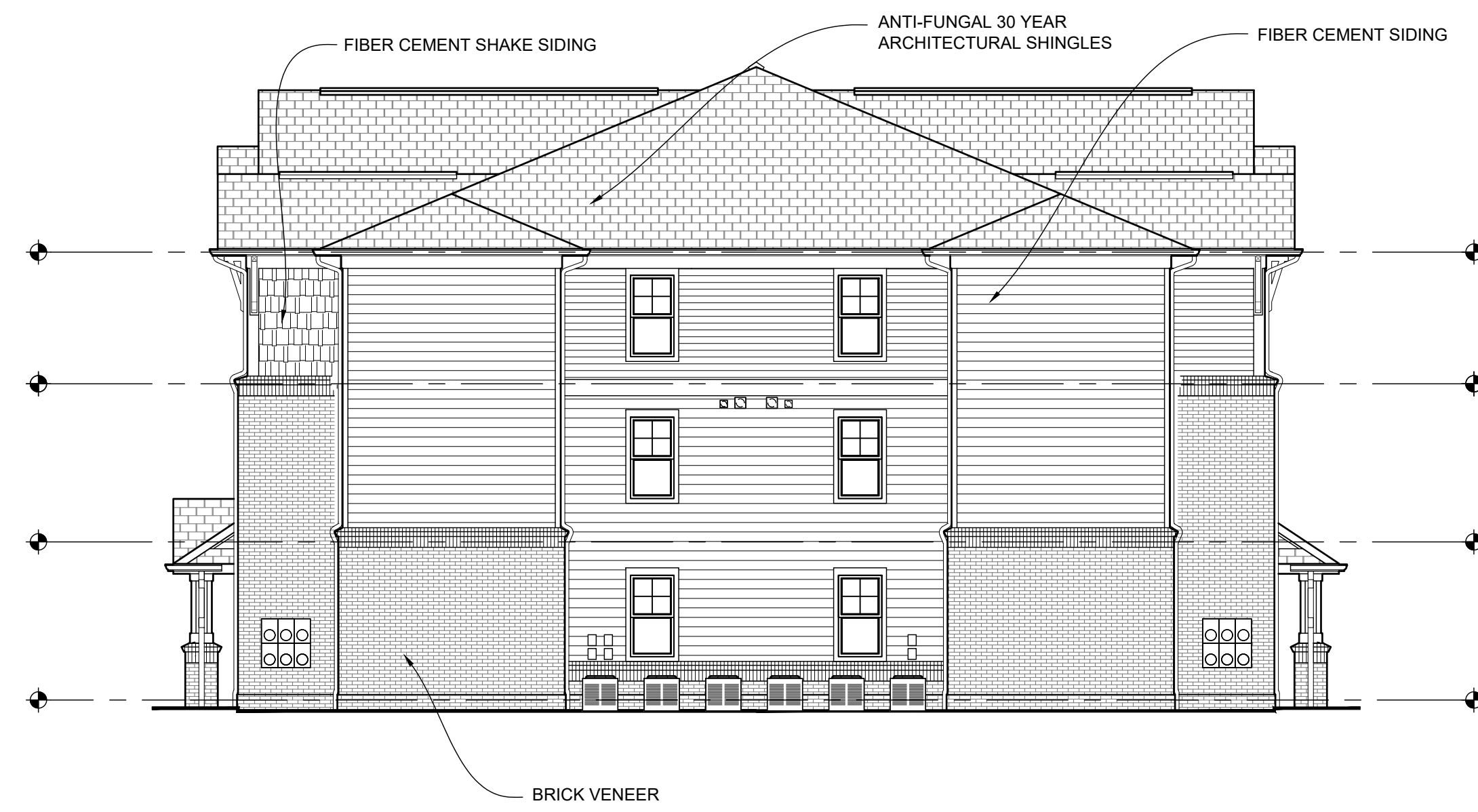
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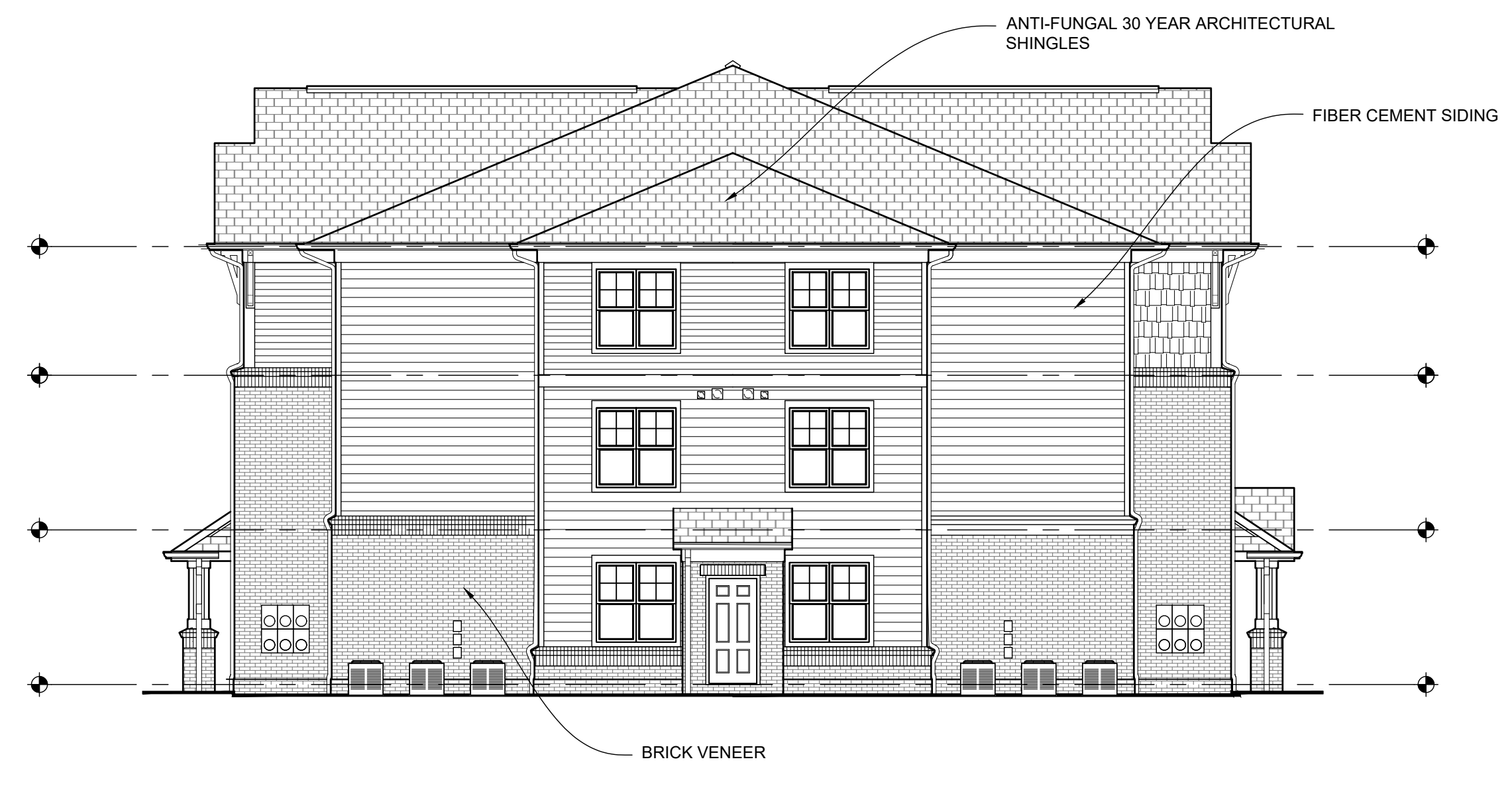
A3.1

BUILDING 100 - ELEVATIONS

2025 PRELIMINARY DRAWING SET - ROUND 1



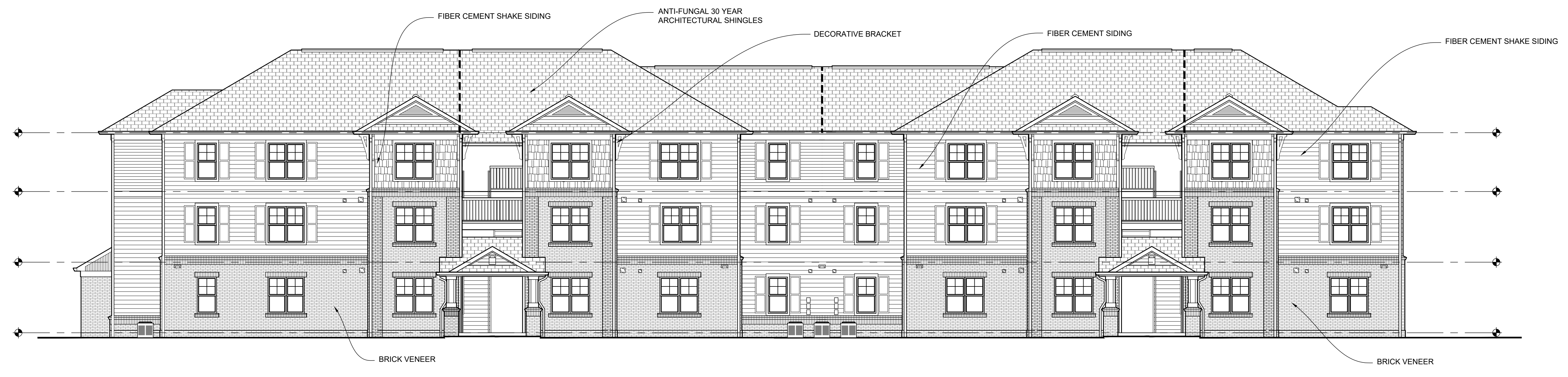
4 BUILDING 200 - SIDE ELEVATION
1/8" = 1'-0"



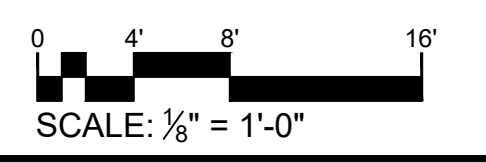
3 BUILDING 200 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 200 - REAR ELEVATION
1/8" = 1'-0"

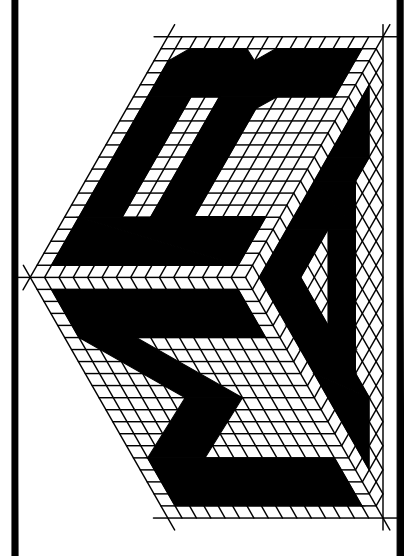


1 BUILDING 200 - FRONT ELEVATION (PARKING LOT SIDE)
1/8" = 1'-0"



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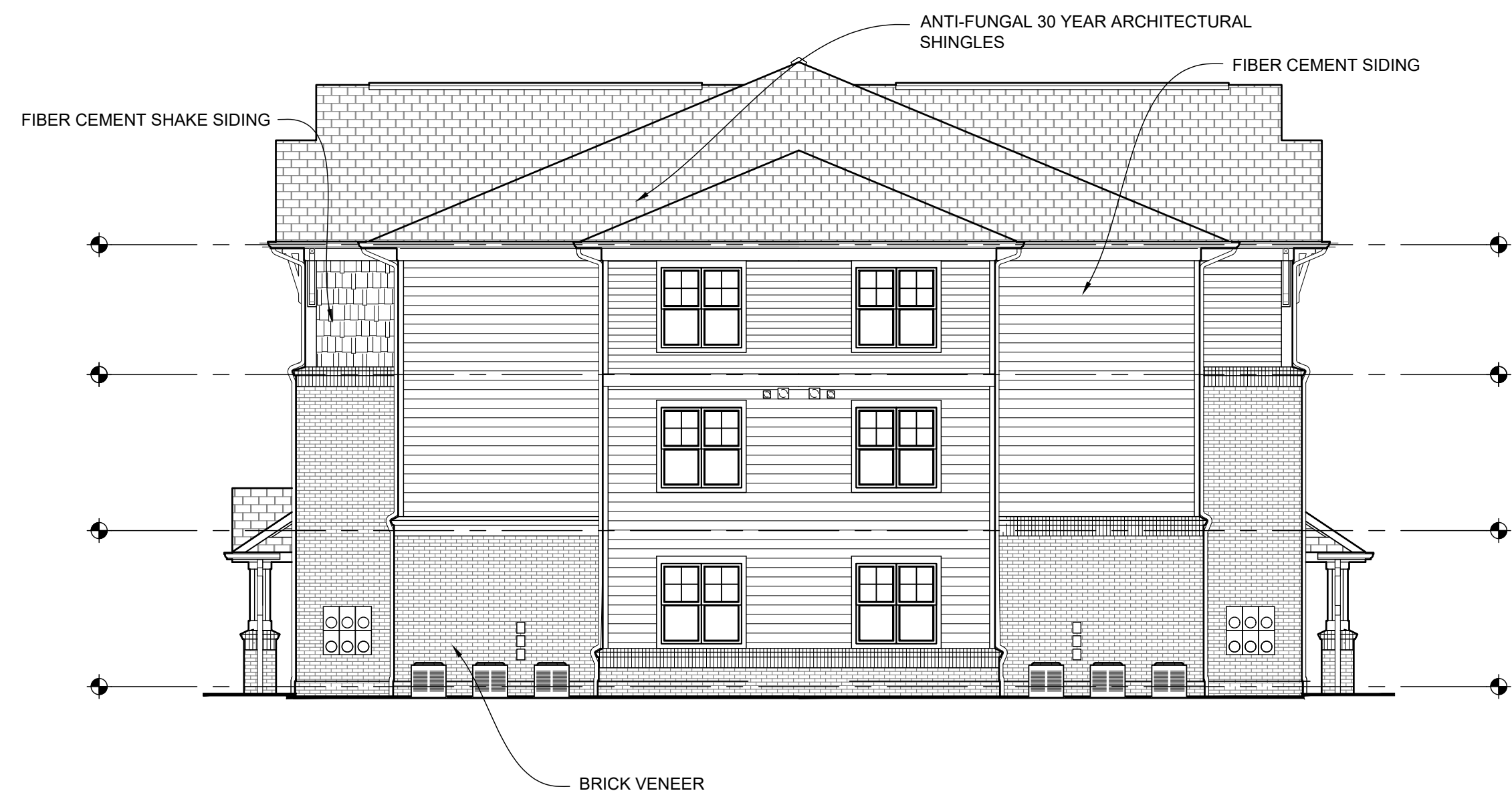
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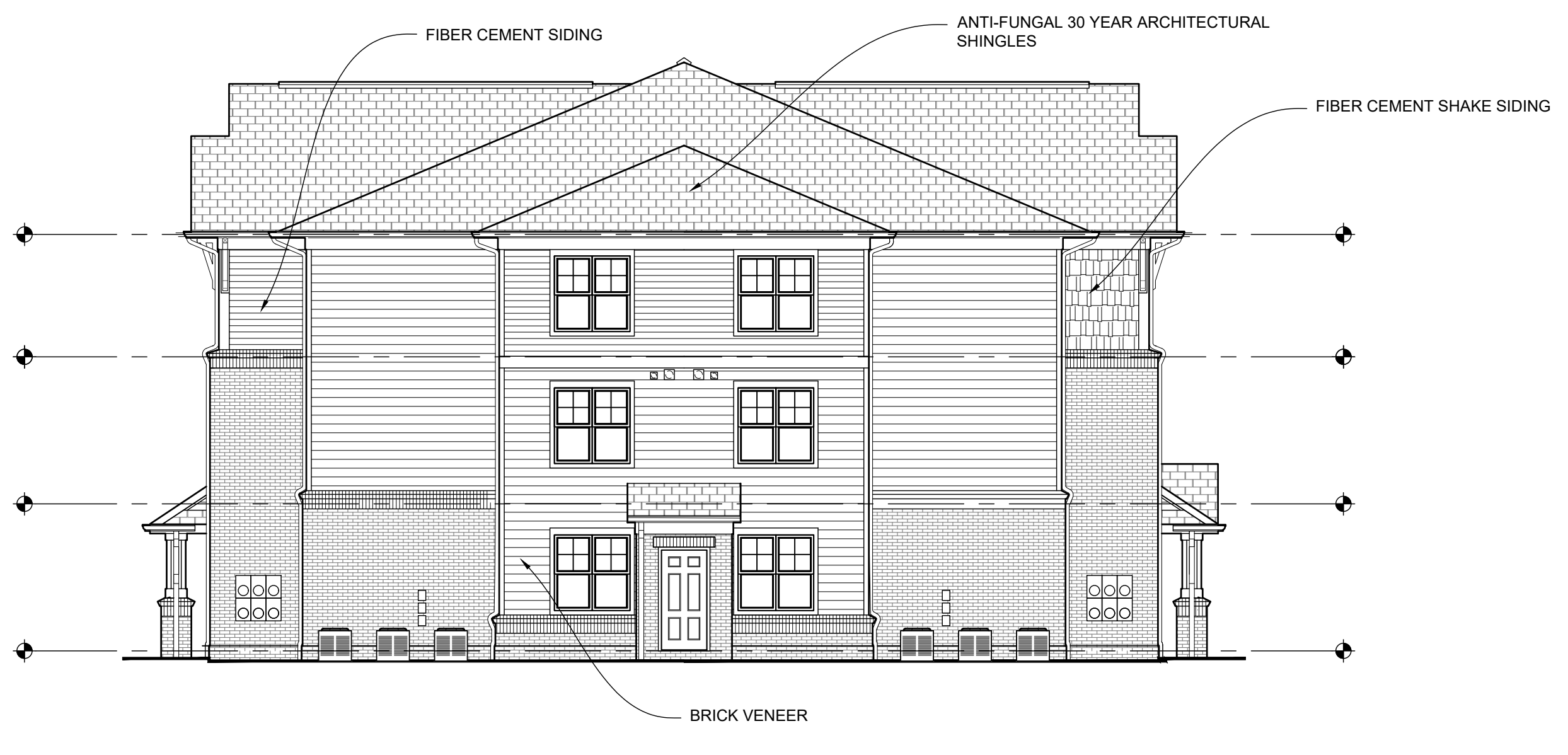
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BUILDING 200 - ELEVATIONS

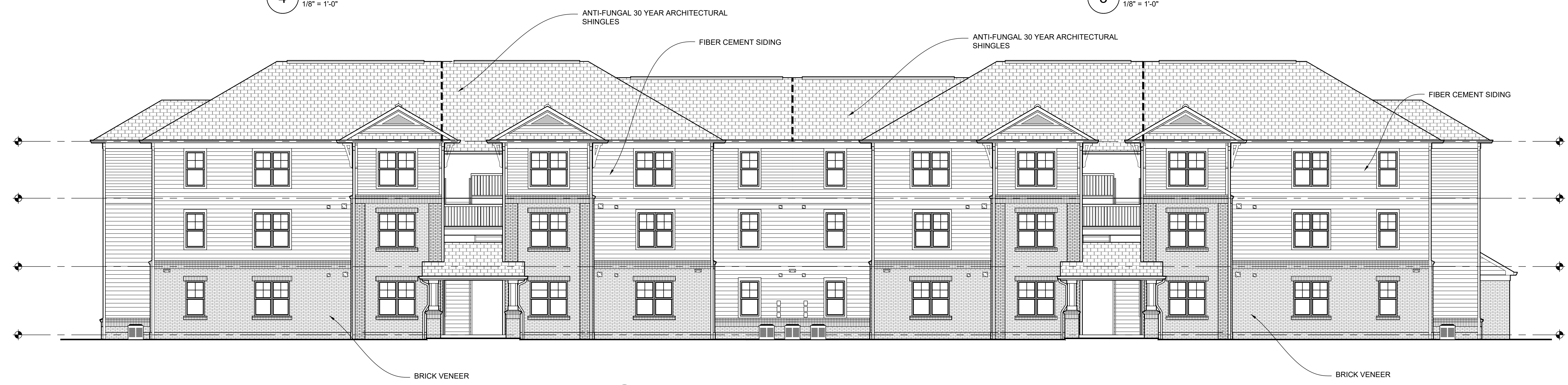
2025 PRELIMINARY DRAWING SET - ROUND 1



4 BUILDING 300 - SIDE ELEVATION
1/8" = 1'-0"



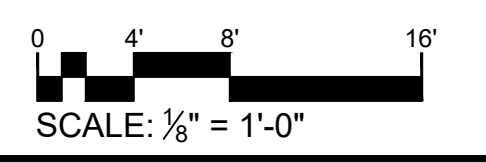
3 BUILDING 300 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 300 - REAR ELEVATION
1/8" = 1'-0"

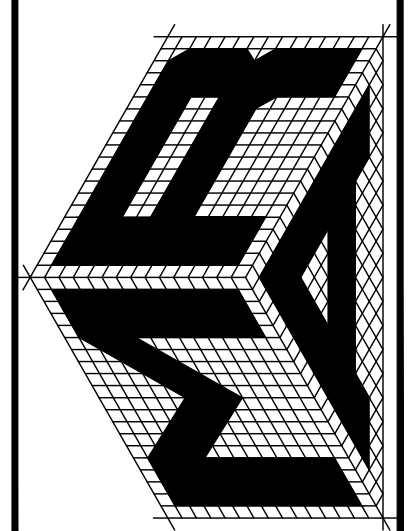


1 BUILDING 300 - FRONT ELEVATION (PARKING LOT SIDE)
1/8" = 1'-0"



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A3.3

BUILDING 300 - ELEVATIONS

2025 PRELIMINARY DRAWING SET - ROUND 1