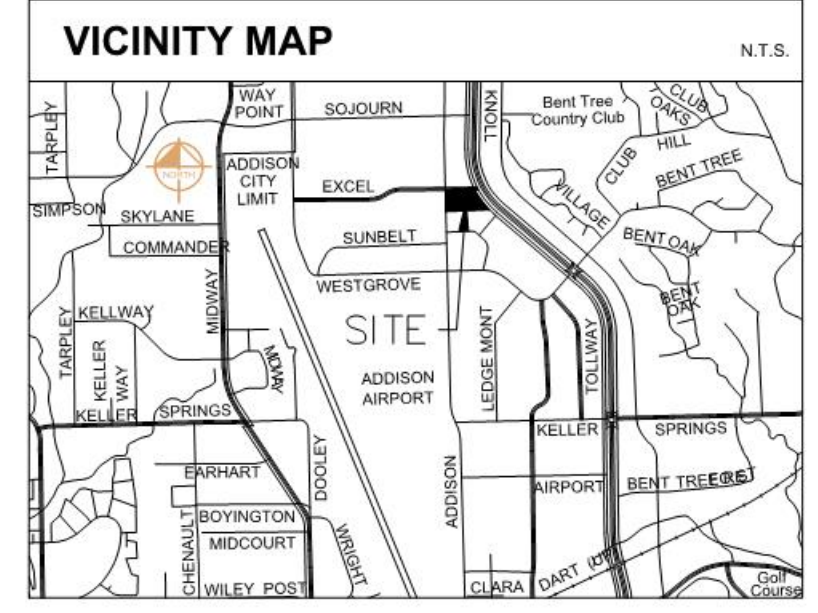
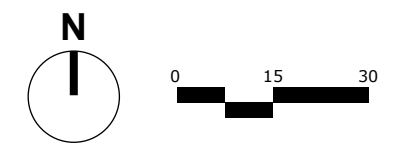


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 ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



1 Level 3
 Scale: 1" = 30'



CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

OVERALL FLOOR PLANS

LOT 1R, BLOCK 1

HANNOVER PARK ADDITION

11.607 ACRES

SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792

TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER:
 MADISON MARQUETTE
 PRDG, LLC.
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 3535 Travis Street, Suite 265
 Dallas, Texas 75204
 Tel. No. 214-915-8416
 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffrey A. Dolian, P.E.

SHEET NUMBER
A-103

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

PROJECT No.
064510801

DATE: JULY 2020

SCALE: AS SHOWN

DESIGNED BY: ABG

DRAWN BY: AET

CHECKED BY: JAD

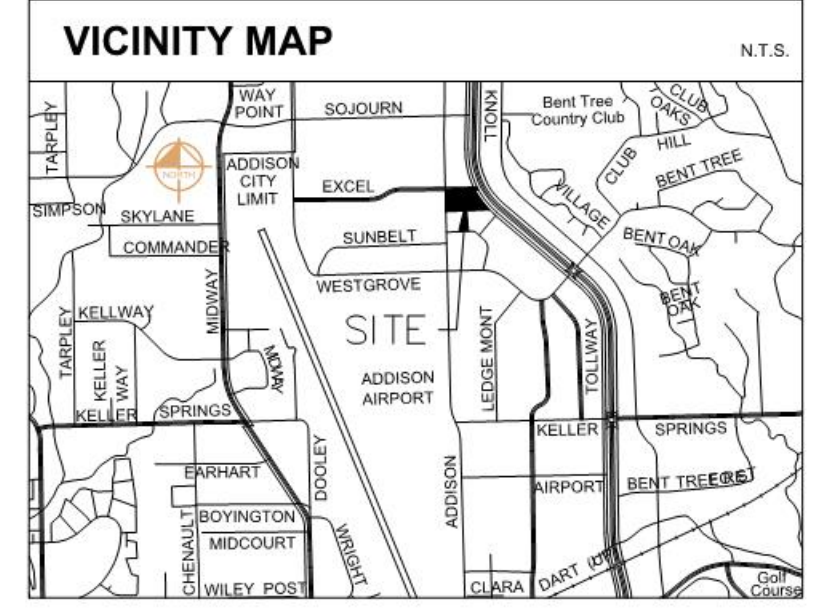
Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

No.	REVISIONS	DATE	BY

IMAGES
 PLOTTED BY
 DWG NAME
 THIS DOCUMENT
 RELIANCE ON THIS DOCUMENT

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 AS AN INSTRUMENT OF SERVICE. INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



1 Level 4
 Scale: 1" = 30'

CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

OVERALL FLOOR PLANS

LOT 1R, BLOCK 1

HANNOVER PARK ADDITION

11.607 ACRES

SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792

TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 17, 2020

DEVELOPER:
 MADISON MARQUETTE
 PRDG, LLC.
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT:
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 3535 Travis Street, Suite 265
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 Tel. No. 214-915-8416
 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER:
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 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffrey A. Dolian, P.E.

OVERALL FLOOR PLANS

ADDISON ROAD SENIOR LIVING

ADDISON, TEXAS

PROJECT No.
 064510801

DATE: JULY 2020

SCALE: AS SHOWN

DESIGNED BY: ABG

DRAWN BY: AET

CHECKED BY: JAD

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

No.	REVISIONS	DATE	BY

SHEET NUMBER
A-104

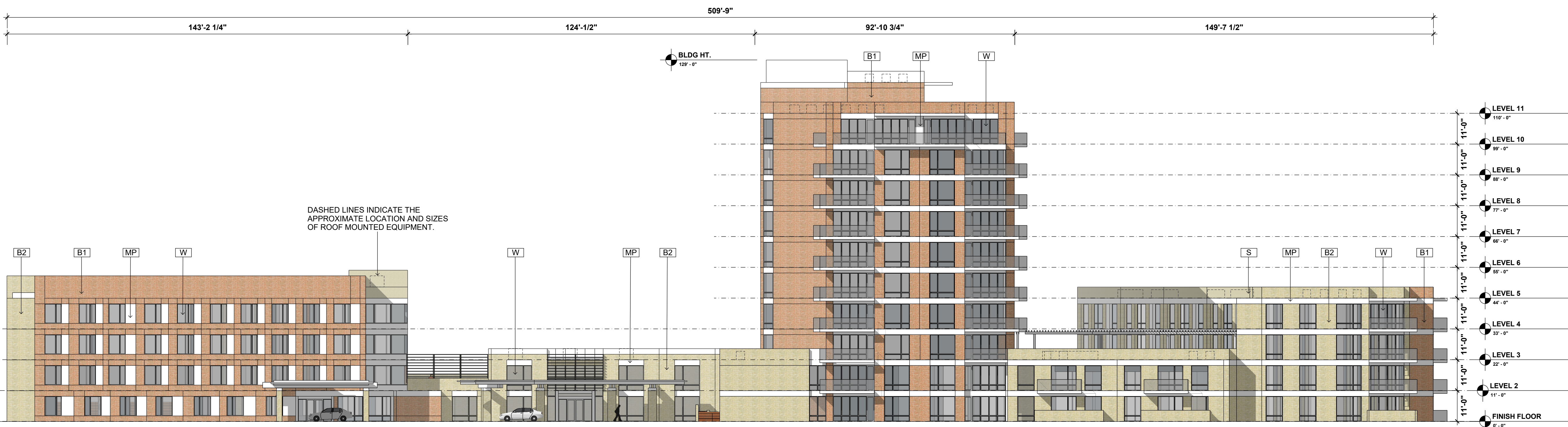
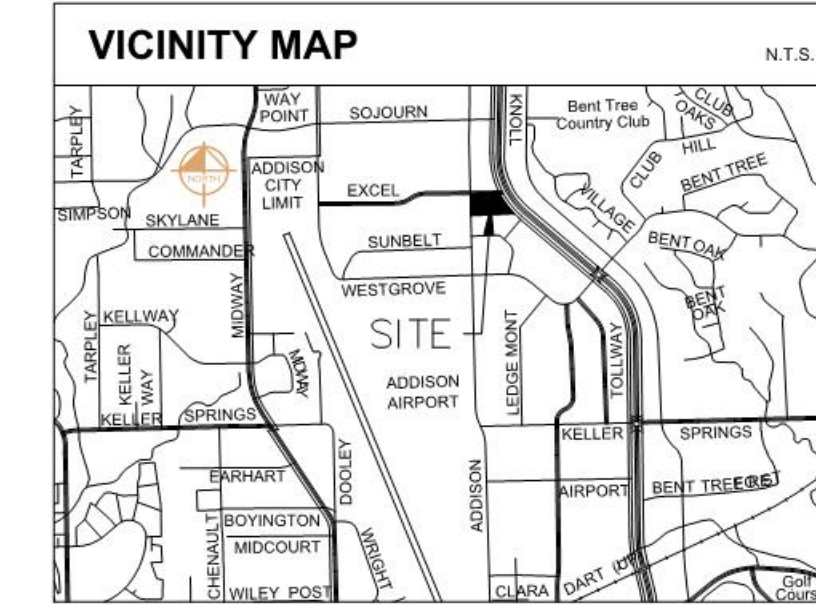
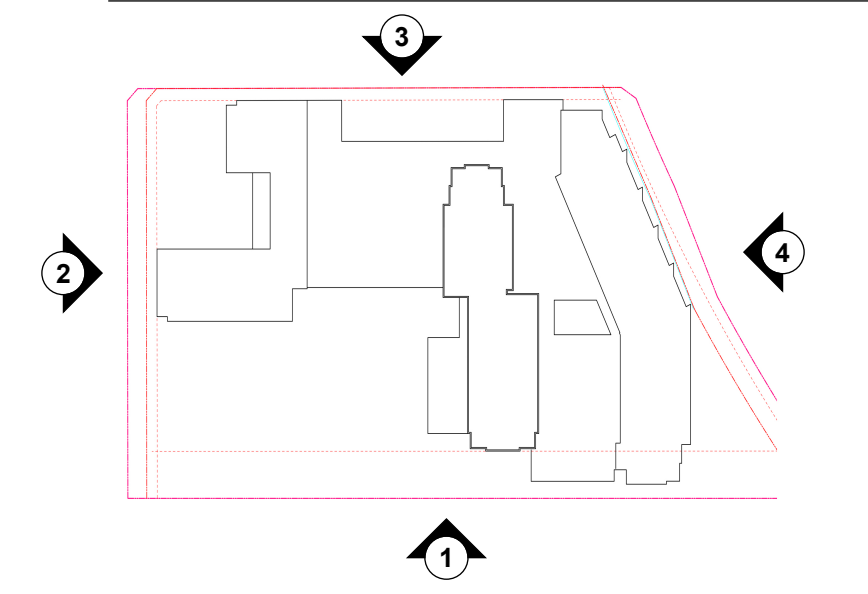
Exterior Material Calculations

Exterior Material	(1) South		(2) West		(3) North		(4) East		Total Surface Area	
Brick	11,730 sf	40.6%	17,474 sf	57.9%	12,317 sf	50.7%	11,495 sf	38.1%	53,016 sf	46.7%
Metal Panel	3,893 sf	13.5%	4,276 sf	14.2%	5,135 sf	21.1%	6,130 sf	20.3%	19,434 sf	17.1%
Stucco	3,497 sf	12.1%	- sf	-%	654 sf	2.7%	60 sf	0.2%	4,211 sf	3.7%
Glazing	9,764 sf	33.8%	8,436 sf	27.9%	6,183 sf	25.5%	12,508 sf	41.4%	36,891 sf	32.5%
Total Surface Area	28,884 sf	100.0%	30,186 sf	100.0%	24,289 sf	100.0%	30,193 sf	100.0%	113,552 sf	100.0%

*Surface area calculated based on materials visible in 2D elevation drawings. (ex: material returns not calculated.)
 *Railing materials on balconies not included in calculations.

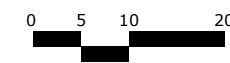
- FACADE PLAN NOTES**
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Building Key Plan

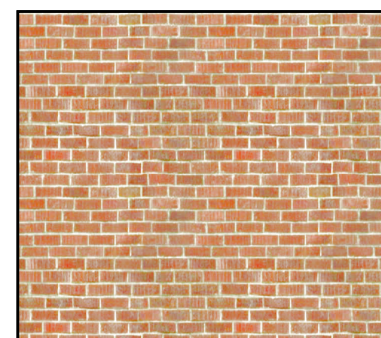
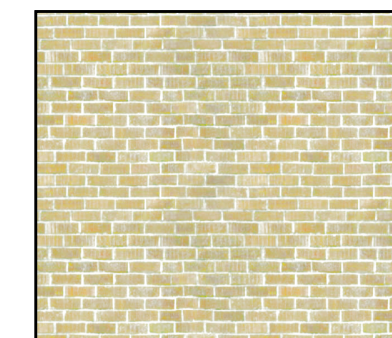

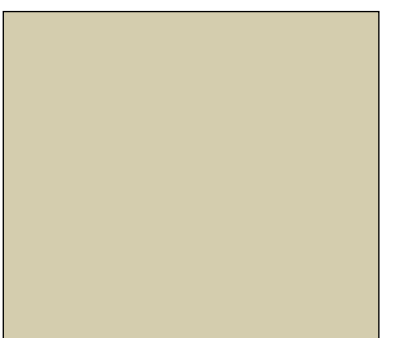
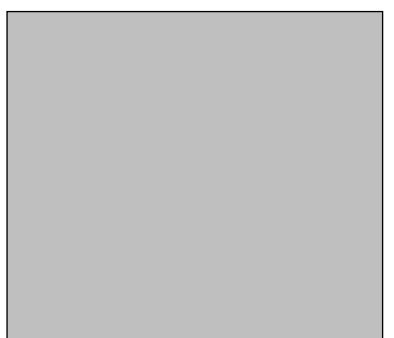


DASHED LINES INDICATE THE APPROXIMATE LOCATION AND SIZES OF ROOF MOUNTED EQUIPMENT.

1 SOUTH ELEVATION (FRONT)
 Scale: 1" = 20'



Exterior Material Legend:

				
B1 - BRICK MANUFACTURER: Acme COLOR: Red Sunset - DTP 150	B2 - BRICK MANUFACTURER: Acme COLOR: Weatherwood Gray - DTP 107	MP- METAL PANEL MANUFACTURER: CENTRIA Formawall Dimension Series - FWDS COLOR: Colonial White	S - STUCCO Cement Stucco with Integral color COLOR: LaHabra Fallbrook - X434	W - WINDOW Jeld-Wen V-4500 (vinyl) (lowrise) - with insulating low-E glass(clear) Extruded aluminum frames (highrise) - with insulating low-E glass(clear)

CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

OVERALL FACADE PLANS

LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER:
MADISON MARQUETTE
2828 Routh Street, Suite 700
Dallas, TX 75201
Tel. No. 972-421-3371
Contact: Peter Phillips

ARCHITECT:
PRDG, LLC.
3535 Travis Street, Suite 265
Dallas, Texas 75204
Tel. No. 214-915-8416
Contact: Gordon Gilmore, AIA

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Jeffrey A. Dolian, P.E.

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

OVERALL FACADE PLANS

SHEET NUMBER
A-401

No.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

PROJECT No.	064510801
DATE:	JULY 2020
SCALE:	AS SHOWN
DESIGNED BY:	ABG
DRAWN BY:	ABT
CHECKED BY:	JAD

IMAGES PLOTTED BY: SCOTT LEVYER, 7/6/2020 9:03 AM
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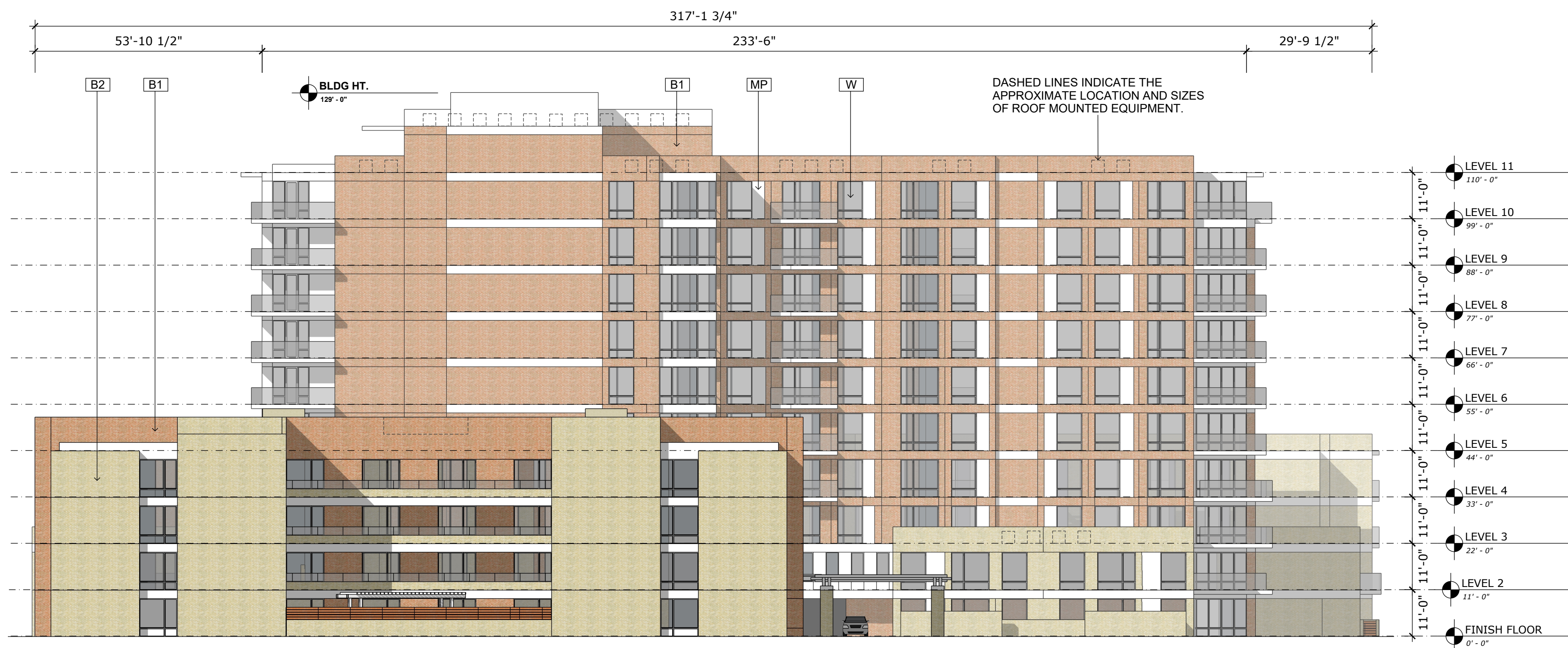
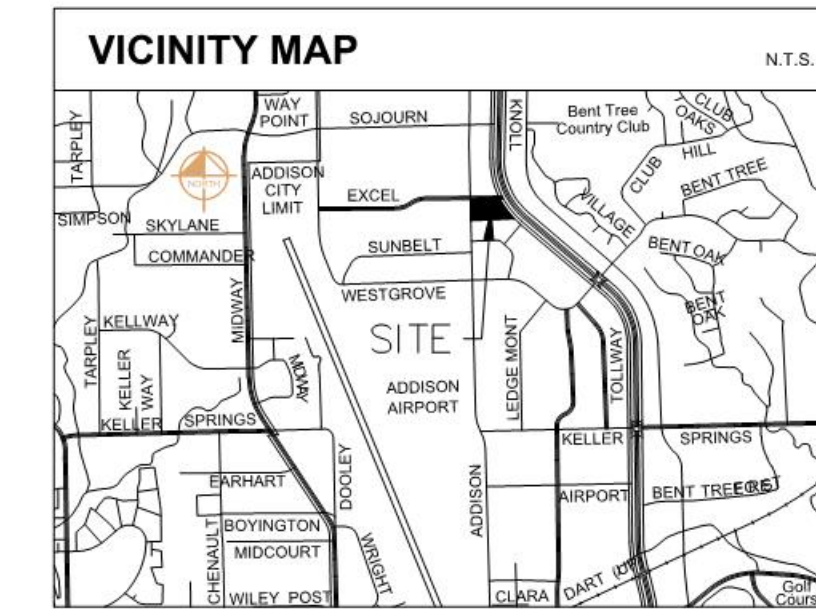
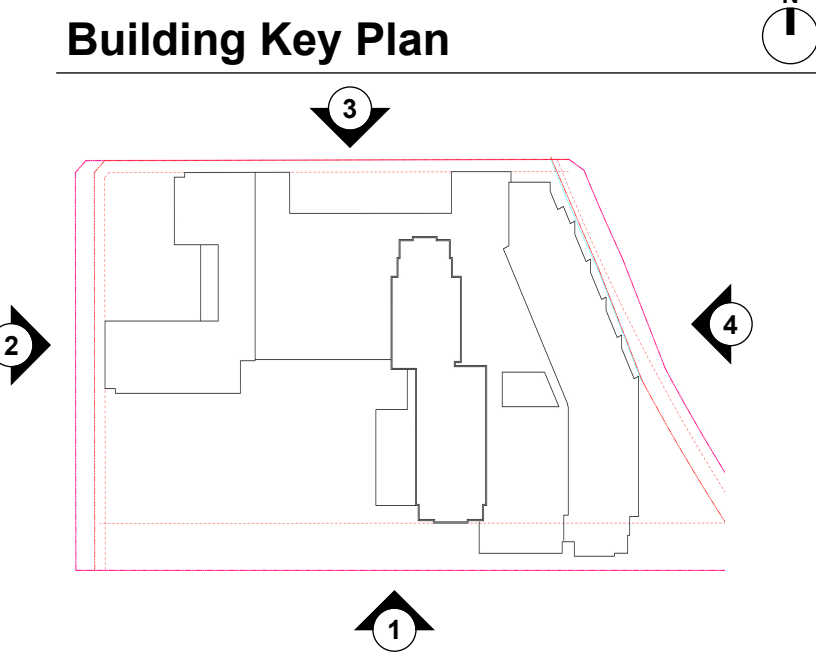
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Exterior Material Calculations

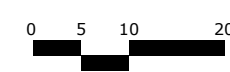
Exterior Material	(1) South		(2) West		(3) North		(4) East		Total Surface Area	
Brick	11,730 sf	40.6%	17,474 sf	57.9%	12,317 sf	50.7%	11,495 sf	38.1%	53,016 sf	46.7%
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Stucco	3,497 sf	12.1%	- sf	-%	654 sf	2.7%	60 sf	0.2%	4,211 sf	3.7%
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Total Surface Area	28,884 sf	100.0%	30,186 sf	100.0%	24,289 sf	100.0%	30,193 sf	100.0%	113,552 sf	100.0%

*Surface area calculated based on materials visible in 2D elevation drawings. (ex: material returns not calculated.)
 *Railing materials on balconies not included in calculations.

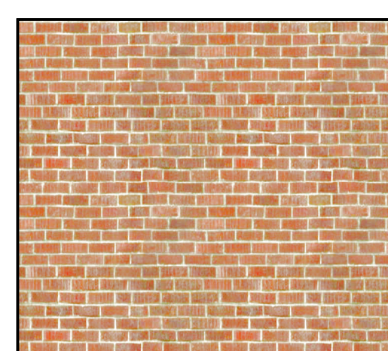
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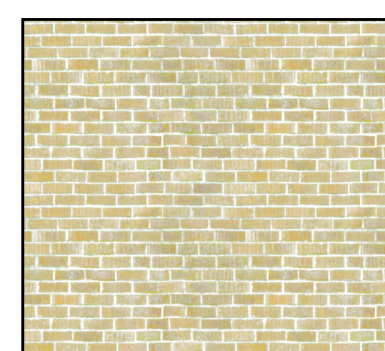
2 WEST ELEVATION
 Scale: 1" = 20'



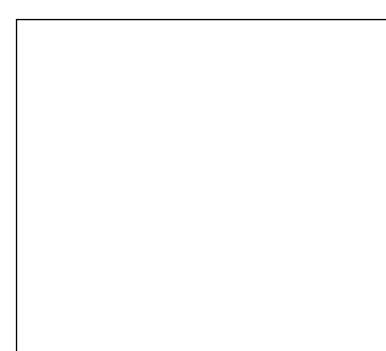
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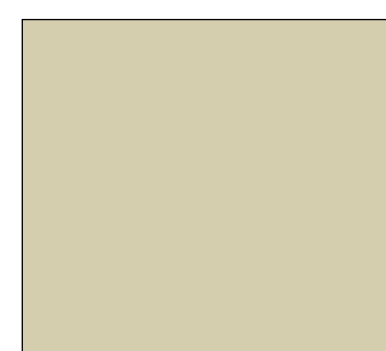
B1 - BRICK
 MANUFACTURER: Acme
 COLOR: Red Sunset - DTP 150



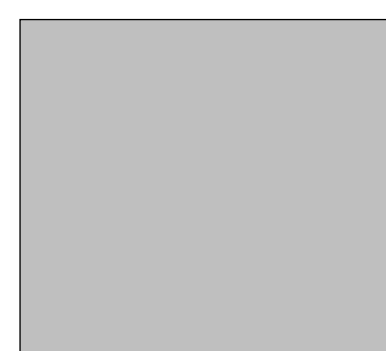
B2 - BRICK
 MANUFACTURER: Acme
 COLOR: Weatherwood Gray - DTP 107



MP - METAL PANEL
 MANUFACTURER: CENTRIA
 Formawall Dimension Series - FWDS
 COLOR: Colonial White



S - STUCCO
 Cement Stucco with Integral color
 COLOR: LaHabra
 Fallbrook - X434



W - WINDOW
 Jeld-Wen V-4500 (vinyl) (lowrise) - with insulating low-E glass(clear)
 Extruded aluminum frames (highrise) - with insulating low-E glass(clear)

CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

OVERALL FACADE PLANS

LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER:
 MADISON MARQUETTE
 PRDG, LLC.
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 3535 Travis Street, Suite 265
 Dallas, Texas 75204
 Tel. No. 214-915-8416
 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffrey A. Dolian, P.E.

OVERALL FACADE PLANS

SHEET NUMBER
A-402

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

PROJECT No. 064510801
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: AET
 CHECKED BY: JAD

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

No.	REVISIONS	DATE	BY

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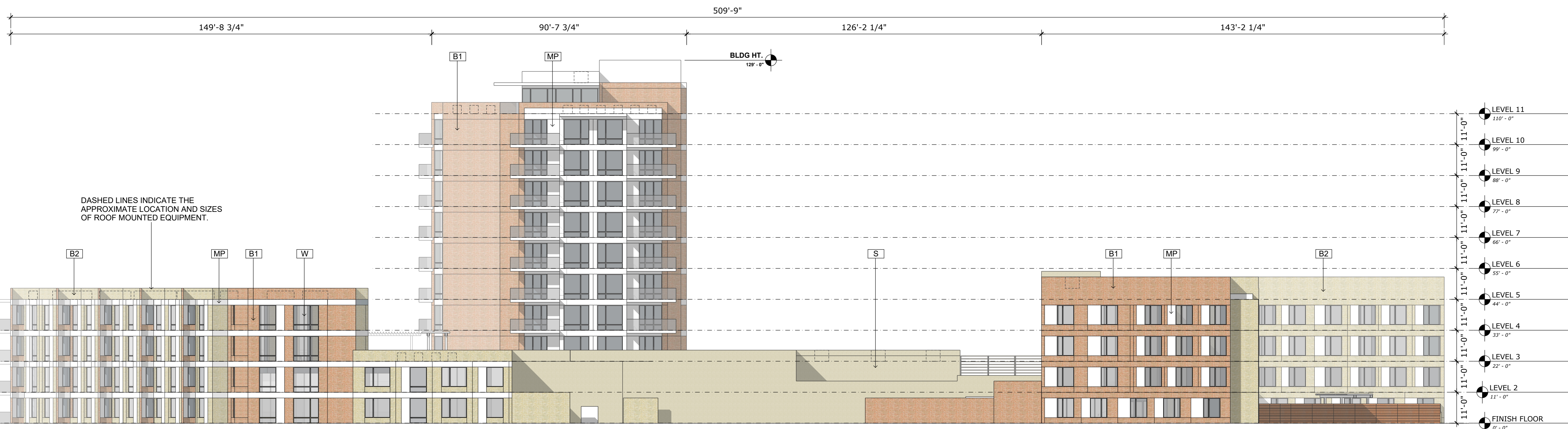
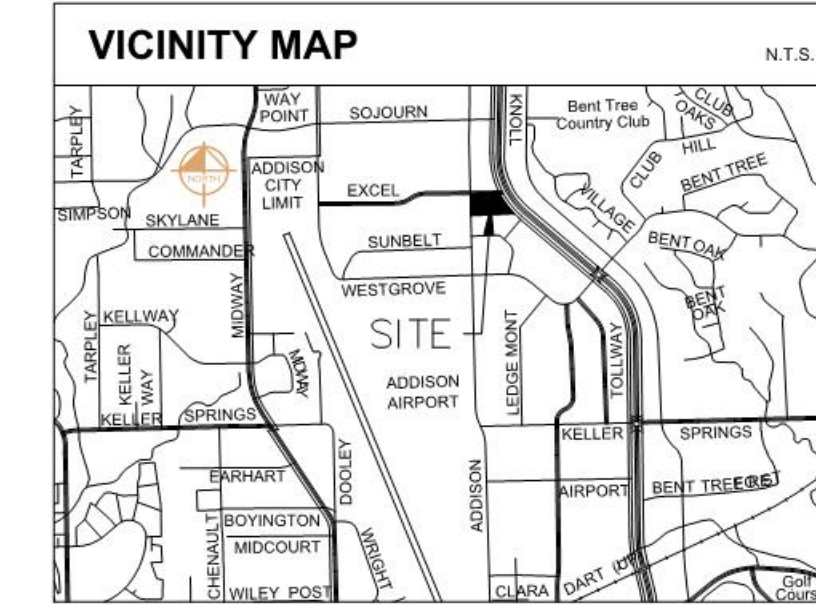
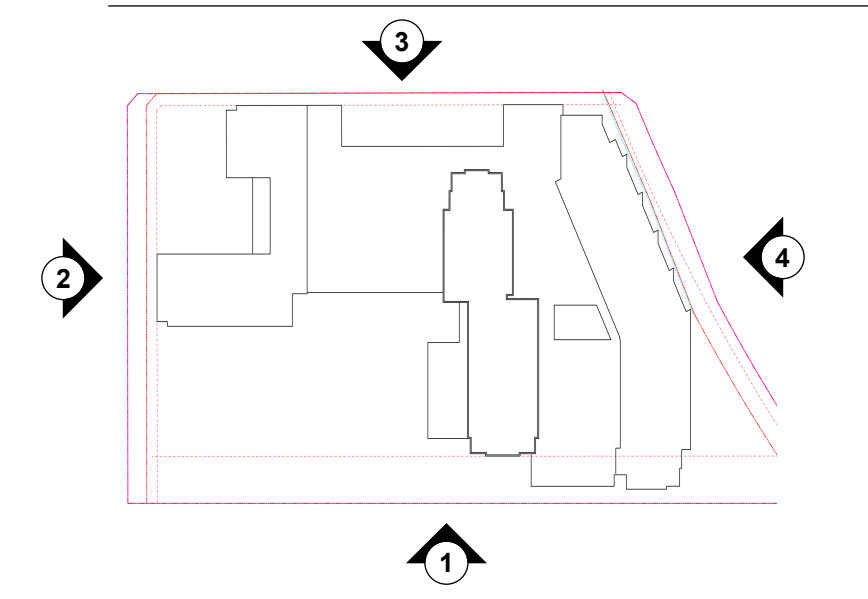
Exterior Material Calculations

Exterior Material	(1) South		(2) West		(3) North		(4) East		Total Surface Area	
Brick	11,730 sf	40.6%	17,474 sf	57.9%	12,317 sf	50.7%	11,495 sf	38.1%	53,016 sf	46.7%
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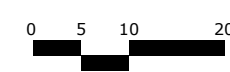
*Surface area calculated based on materials visible in 2D elevation drawings. (ex: material returns not calculated.)
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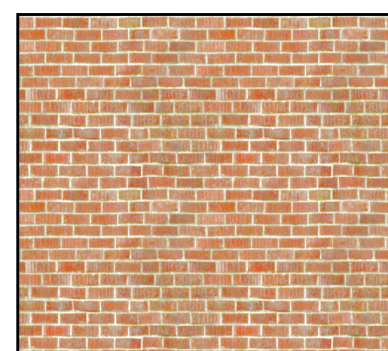
Building Key Plan



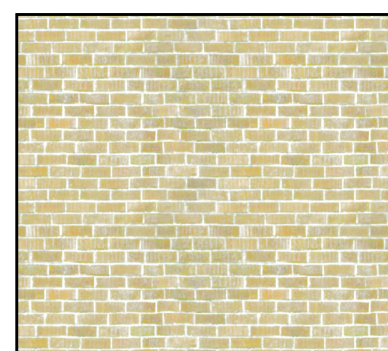
3 NORTH ELEVATION
 Scale: 1" = 20'



Exterior Material Legend:



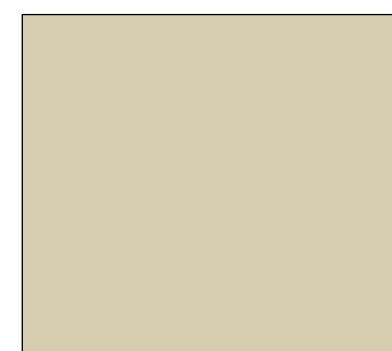
B1 - BRICK
 MANUFACTURER: Acme
 COLOR: Red Sunset - DTP 150



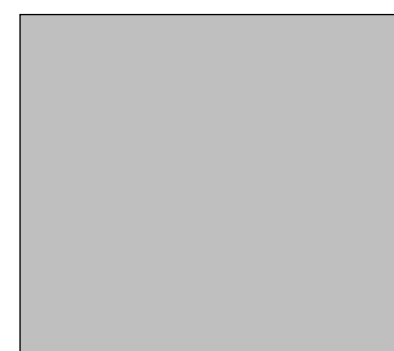
B2 - BRICK
 MANUFACTURER: Acme
 COLOR: Weatherwood Gray - DTP 107



MP - METAL PANEL
 MANUFACTURER: CENTRIA
 Formawall Dimension Series - FWDS
 COLOR: Colonial White



S - STUCCO
 Cement Stucco with Integral color
 COLOR: LaHabra
 Fallbrook - X434



W - WINDOW
 Jeld-Wen V-4500 (vinyl) (lowrise) - with insulating low-E glass(clear)
 Extruded aluminum frames (highrise) - with insulating low-E glass(clear)

CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

OVERALL FACADE PLANS

LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER:
 MADISON MARQUETTE
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT:
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 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffrey A. Dolian, P.E.

OVERALL FACADE PLANS

SHEET NUMBER
A-403

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

PROJECT No. 064510801
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: AET
 CHECKED BY: JAD

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

No.	REVISIONS	DATE	BY

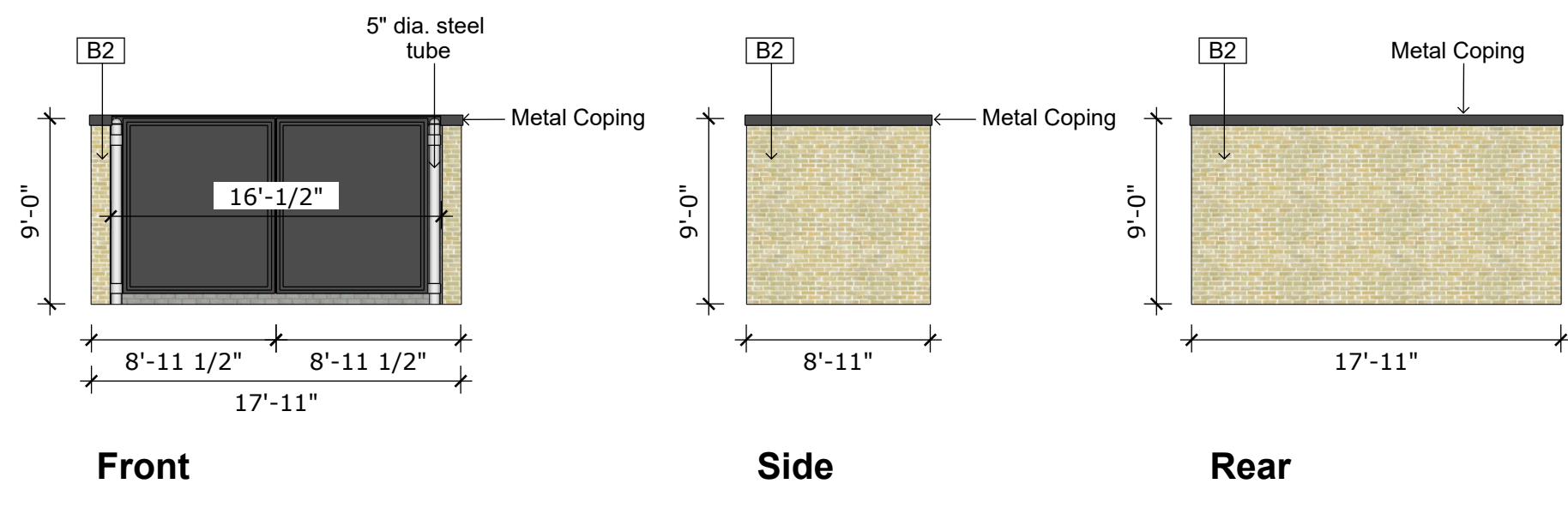
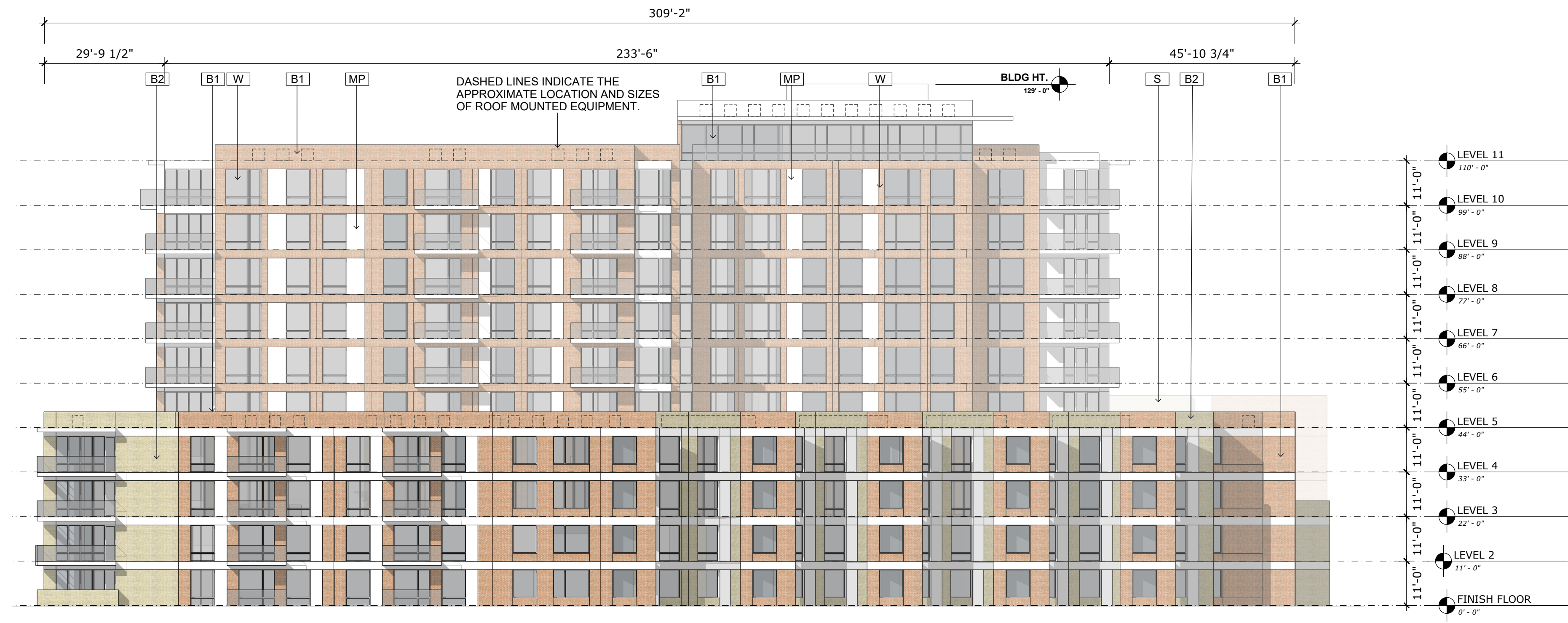
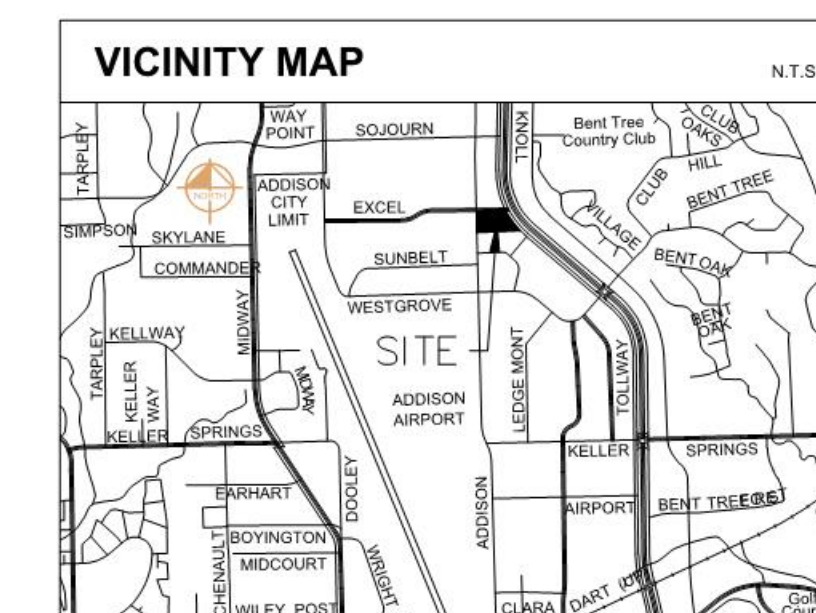
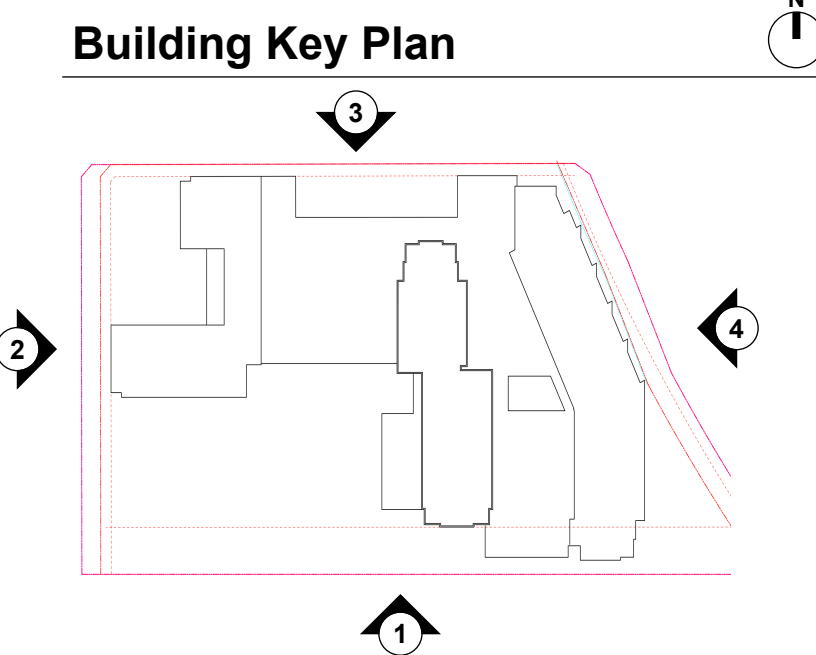
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Exterior Material Calculations

Exterior Material	(1) South		(2) West		(3) North		(4) East		Total Surface Area	
Brick	11,730 sf	40.6%	17,474 sf	57.9%	12,317 sf	50.7%	11,495 sf	38.1%	53,016 sf	46.7%
Metal Panel	3,893 sf	13.5%	4,276 sf	14.2%	5,135 sf	21.1%	6,130 sf	20.3%	19,434 sf	17.1%
Stucco	3,497 sf	12.1%	- sf	-%	654 sf	2.7%	60 sf	0.2%	4,211 sf	3.7%
Glazing	9,764 sf	33.8%	8,436 sf	27.9%	6,183 sf	25.5%	12,508 sf	41.4%	36,891 sf	32.5%
Total Surface Area	28,884 sf	100.0%	30,186 sf	100.0%	24,289 sf	100.0%	30,193 sf	100.0%	113,552 sf	100.0%

*Surface area calculated based on materials visible in 2D elevation drawings. (ex: material returns not calculated.)
 *Railing materials on balconies not included in calculations.

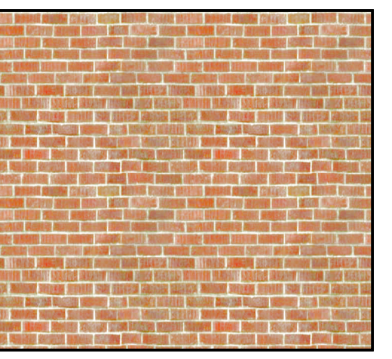
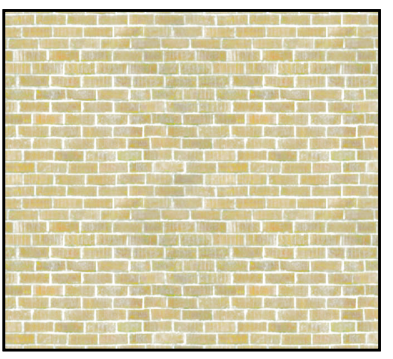
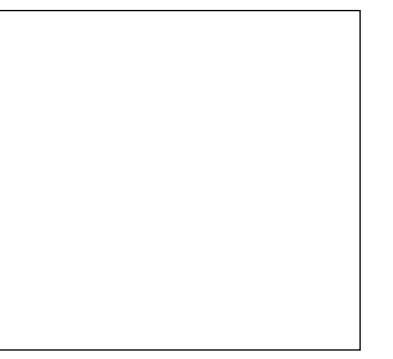
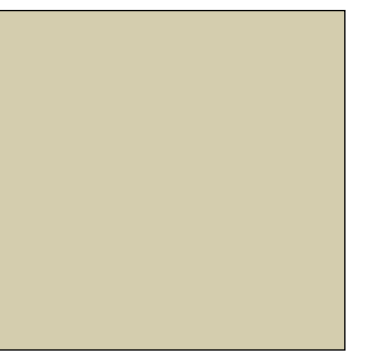

- #### FACADE PLAN NOTES
- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
 - All mechanical units shall be screened from public view as required by the Zoning Ordinance.
 - When permitted, exposed utility boxes and conduits shall be painted to match the building.
 - All signage areas and locations are subject to approval by Development Services.
 - Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.



4 EAST ELEVATION

Scale: 1" = 20'

Exterior Material Legend:

				
B1 - BRICK MANUFACTURER: Acme COLOR: Red Sunset - DTP 150	B2 - BRICK MANUFACTURER: Acme COLOR: Weatherwood Gray - DTP 107	MP - METAL PANEL MANUFACTURER: CENTRIA Formawall Dimension Series - FWDS COLOR: Colonial White	S - STUCCO Cement Stucco with Integral color COLOR: LaHabra Fallbrook - X434	W - WINDOW Jeld-Wen V-4500 (vinyl) (lowrise) - with insulating low-E glass(clear) Extruded aluminum frames (highrise) - with insulating low-E glass(clear)

CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

OVERALL FACADE PLANS

LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER: MADISON MARQUETTE 2828 Routh Street, Suite 700 Dallas, TX 75201 Tel. No. 972-421-3371 Contact: Peter Phillips	ARCHITECT: PRDG, LLC. 3535 Travis Street, Suite 265 Dallas, Texas 75204 Tel. No. 214-915-8416 Contact: Gordon Gilmore, AIA	CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Tel. No. 972-770-1300 Contact: Jeffrey A. Dolian, P.E.
--	--	---

No.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

PROJECT No. 064510801
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: AET
 CHECKED BY: JAD

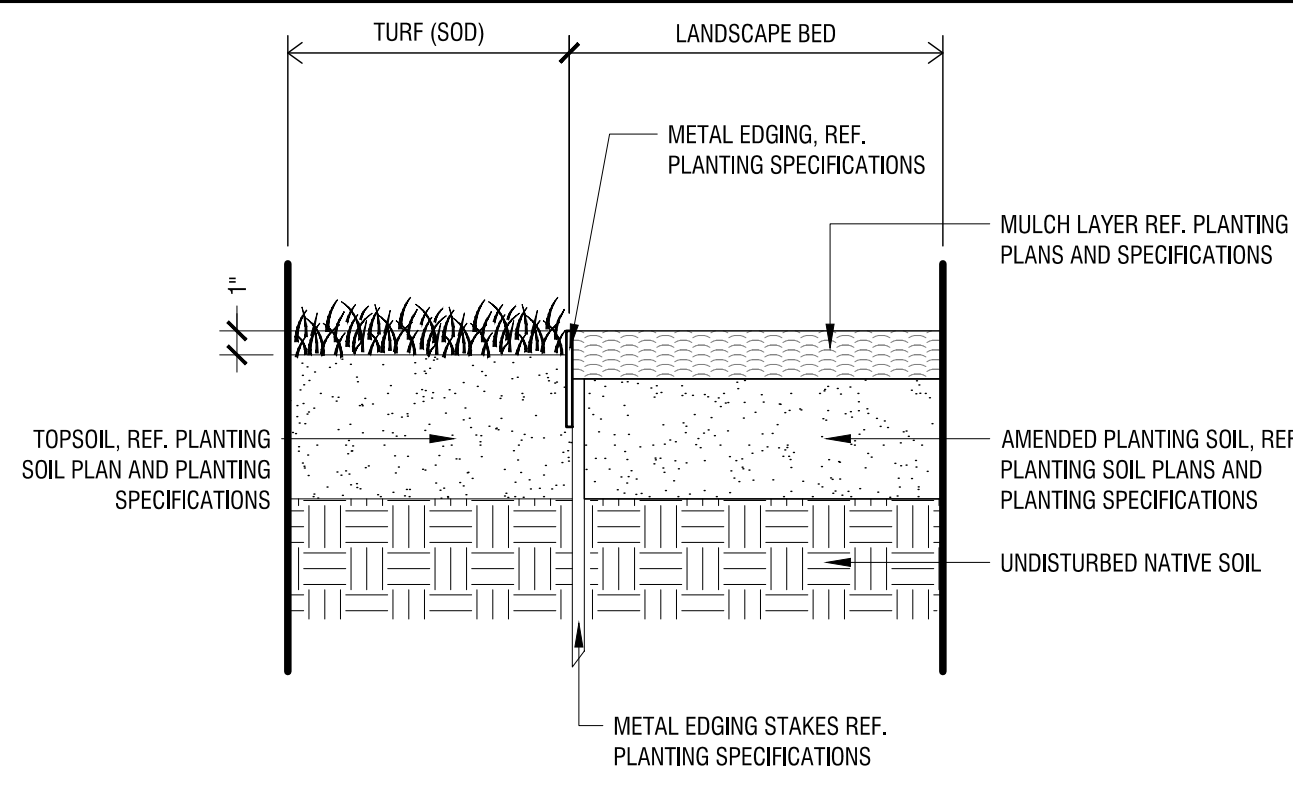
ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

OVERALL FACADE PLANS

SHEET NUMBER
A-404

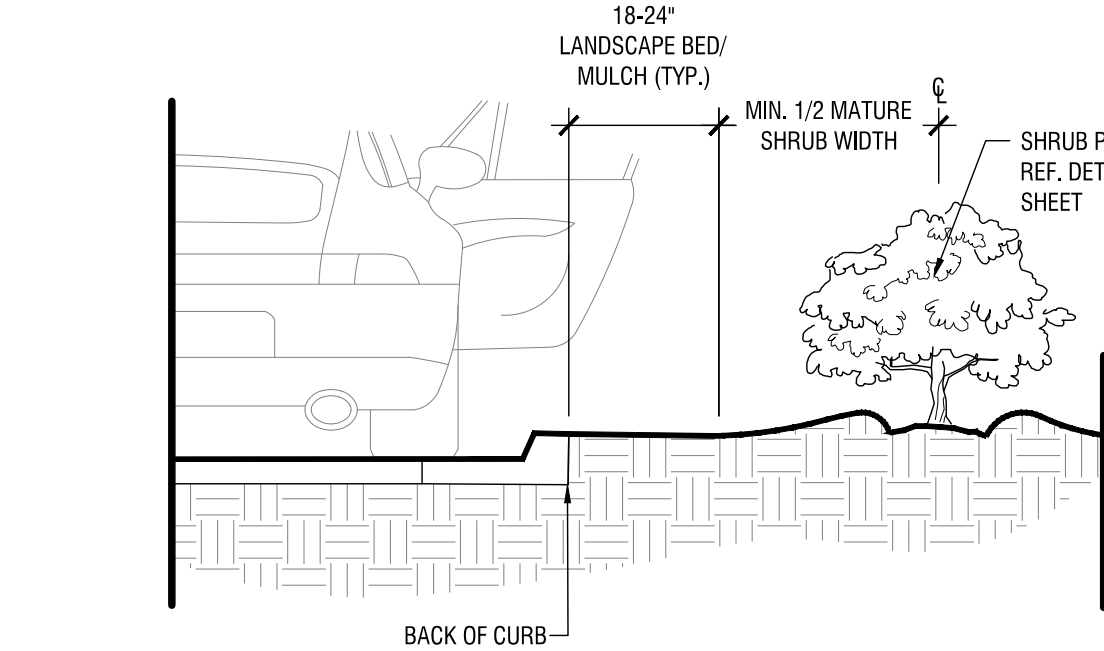
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 DWG NAME: CLUSERSLEVEYER\DESKTOP\PRDG ADDISON JULY 10 DEADLINE\EX-23X3.DWG
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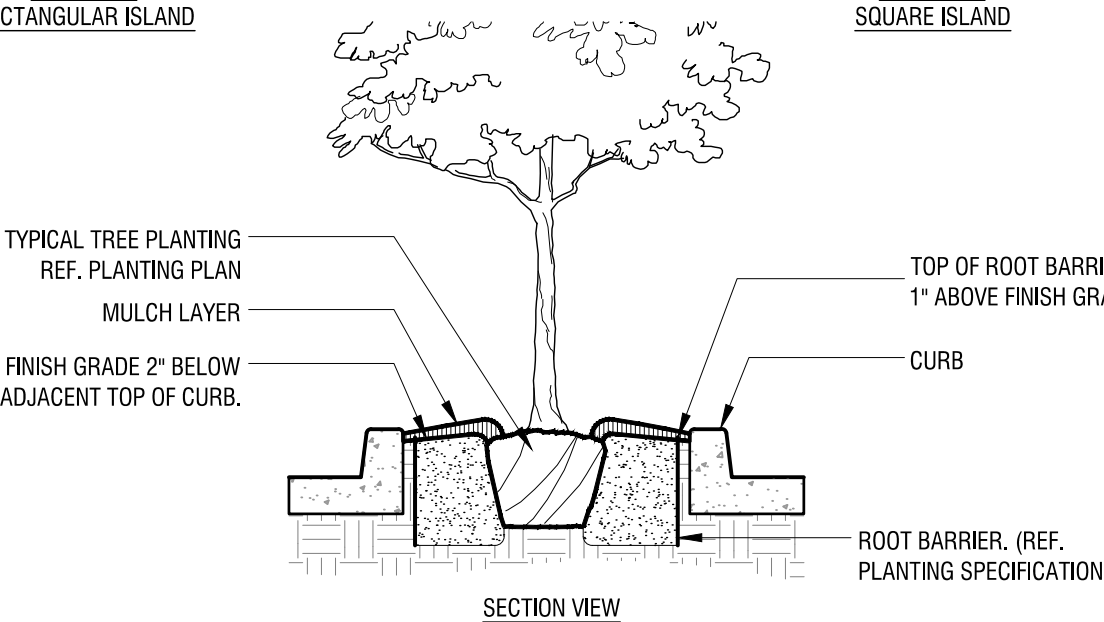
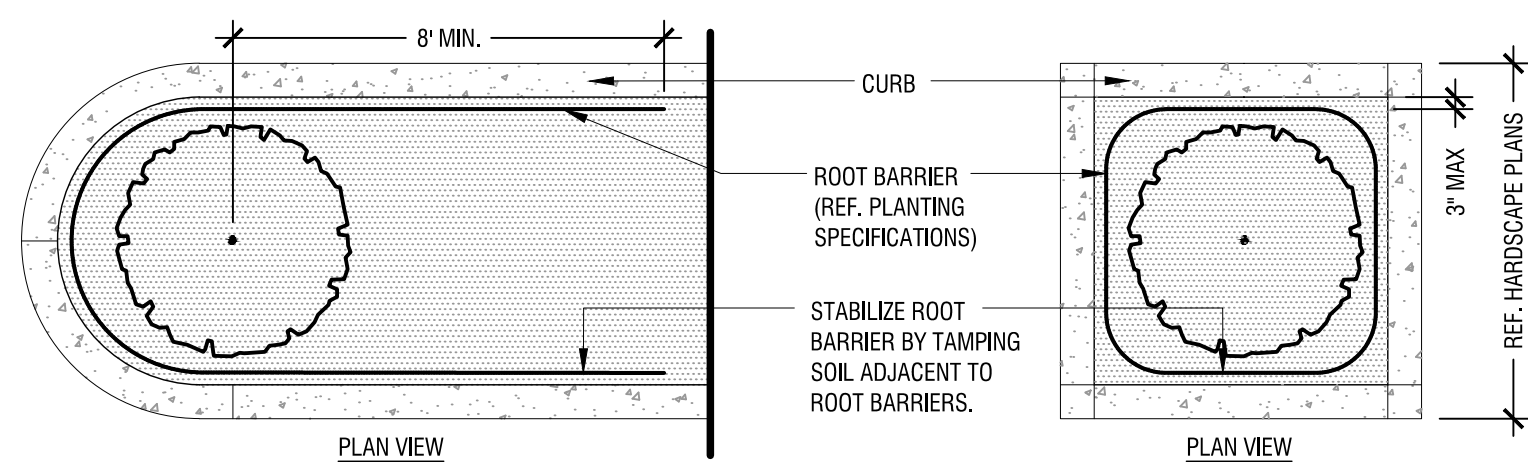
METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"



SHRUB PLANTING AT CURB

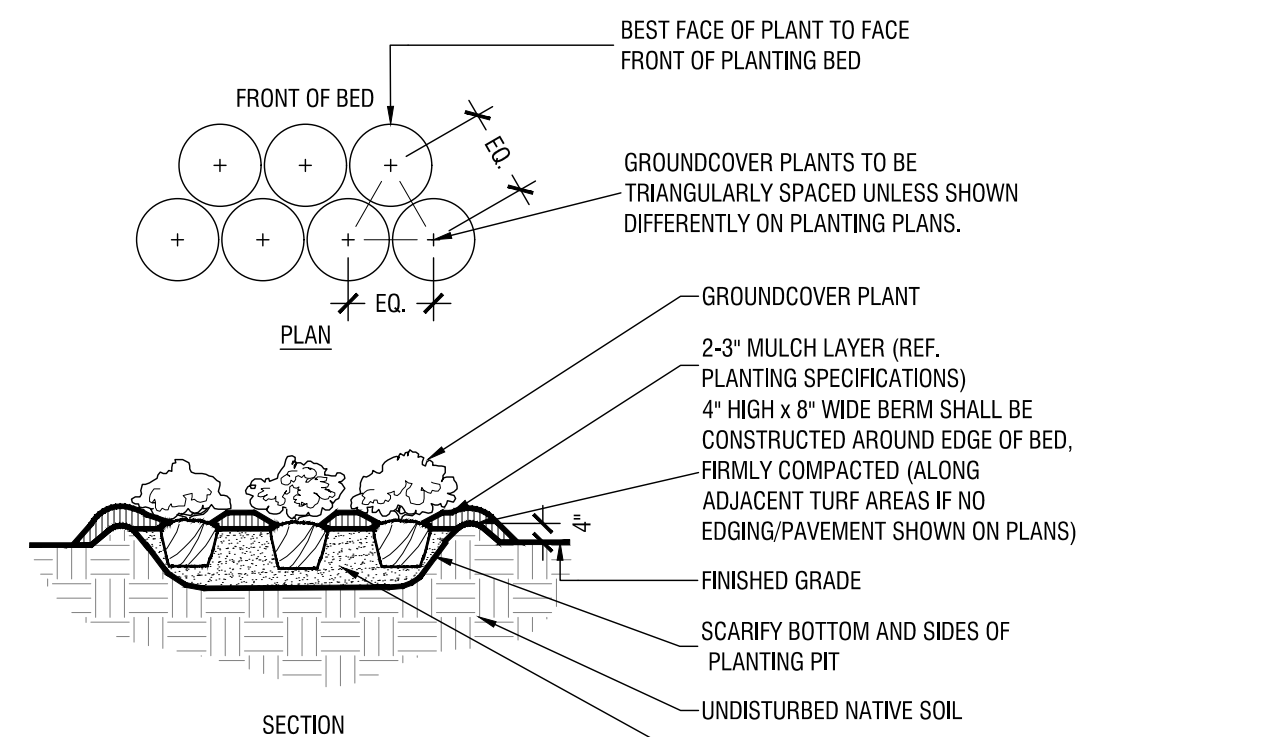
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- NOTES:
- ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

ROOT BARRIERS

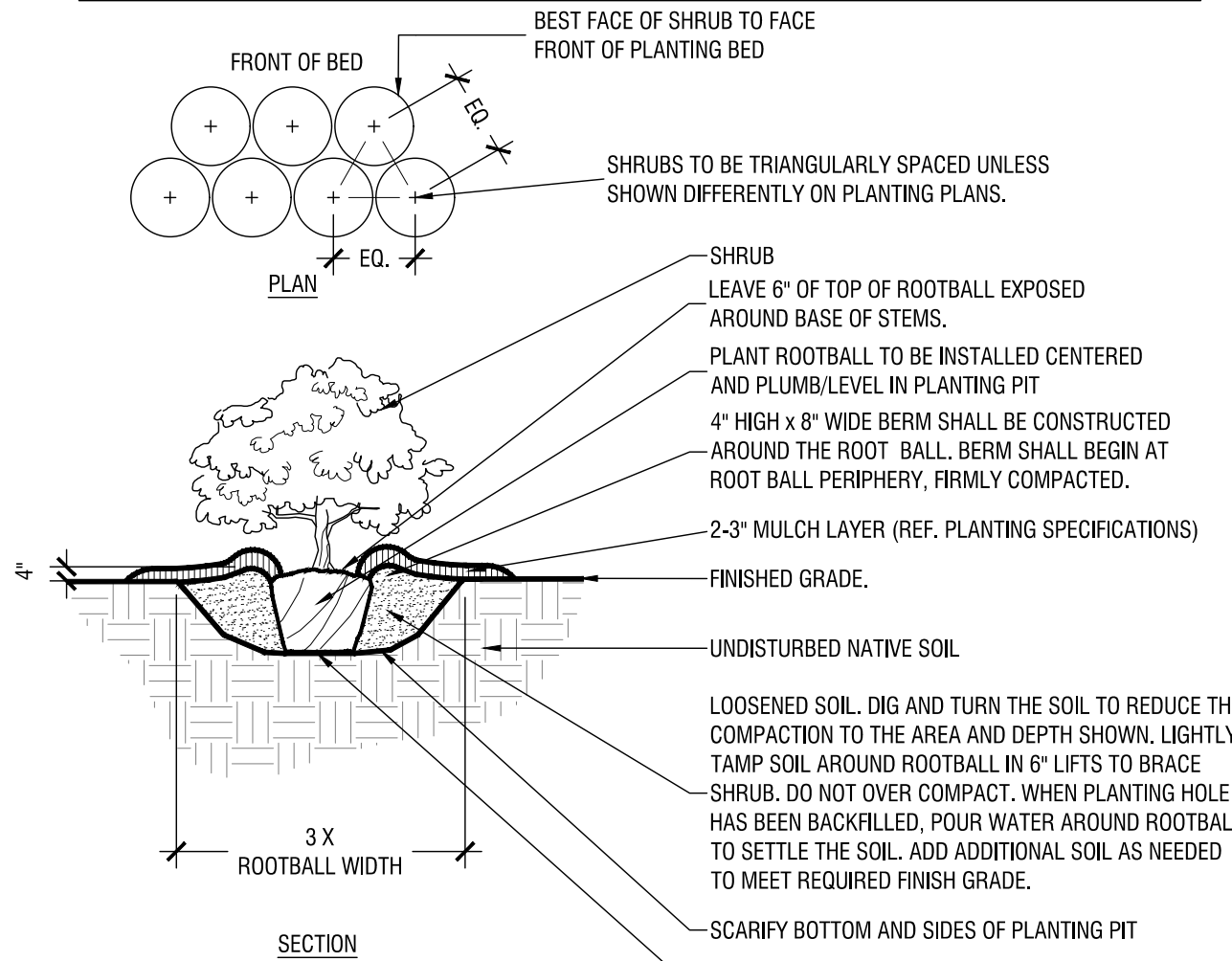
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TYPICAL GROUNDCOVER PLANTING

Scale: NTS

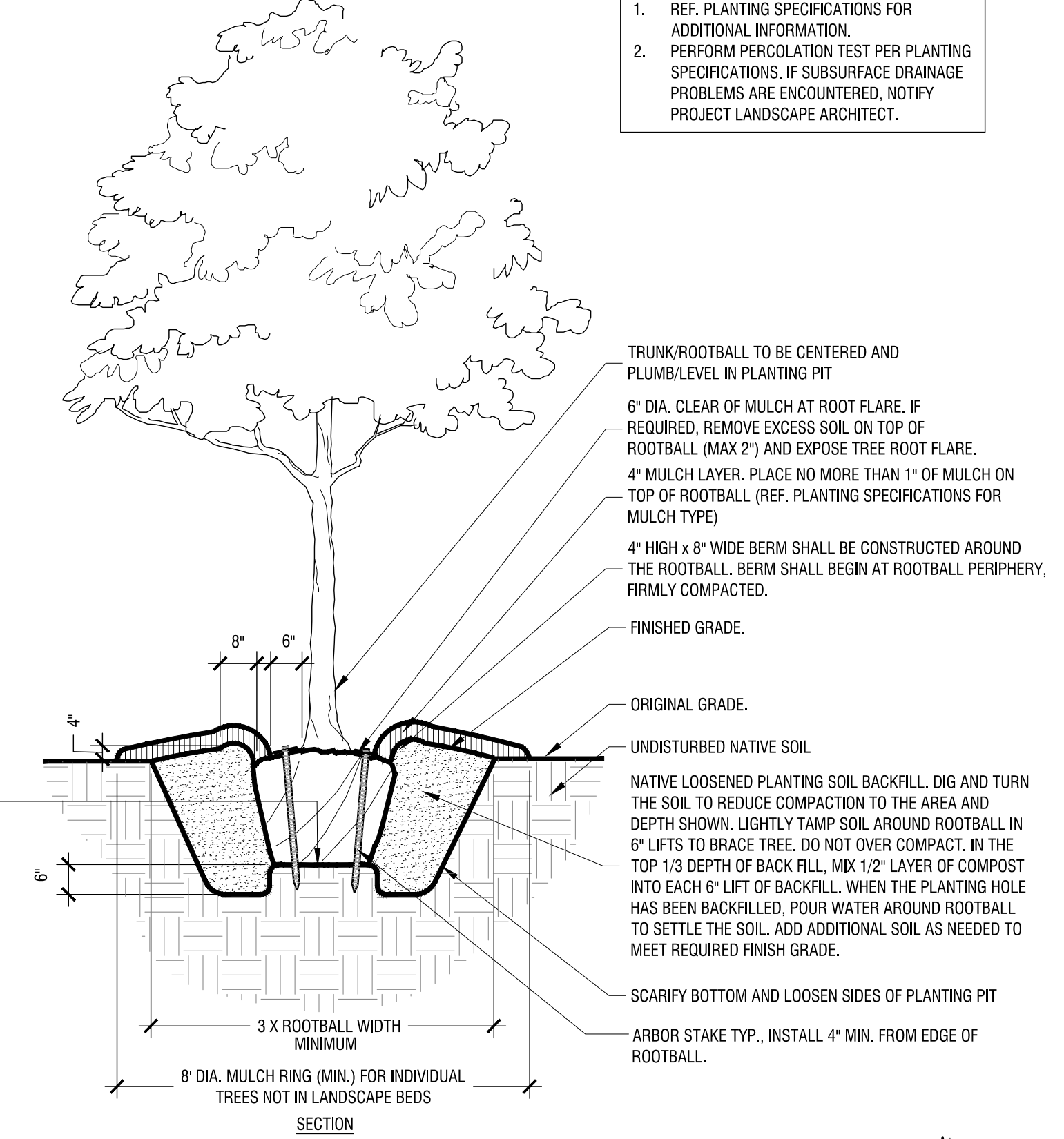
- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING

Scale: NTS

- SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
 - FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.



TYPICAL TREE PLANTING (UP TO 3" CALIPER)

Scale: NTS

PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

CITY PROJECT # TOWN PROJECT #: 1816-Z

ADDISON ROAD SENIOR LIVING
 LANDSCAPE PLAN
 FOR
4.273 ACRES OF
LOT 1R, BLOCK 1
HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 1, 2020

DEVELOPER: MADISON MARQUETTE PRDG, LLC
 ARCHITECT: KIMLEY-HORN AND ASSOCIATES
 LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES

NO.	REVISIONS	DATE	BY

Kimley»Horn

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 R.L.A. PATRICK B. HART
 K.A. No. 2839 - Date: SEPT 2020

PROJECT No. 064510801
 DATE: SEPT 1, 2020
 SCALE: AS SHOWN
 DESIGNED BY: LLL
 DRAWN BY: LLL
 CHECKED BY: PPH

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

LANDSCAPE DETAILS

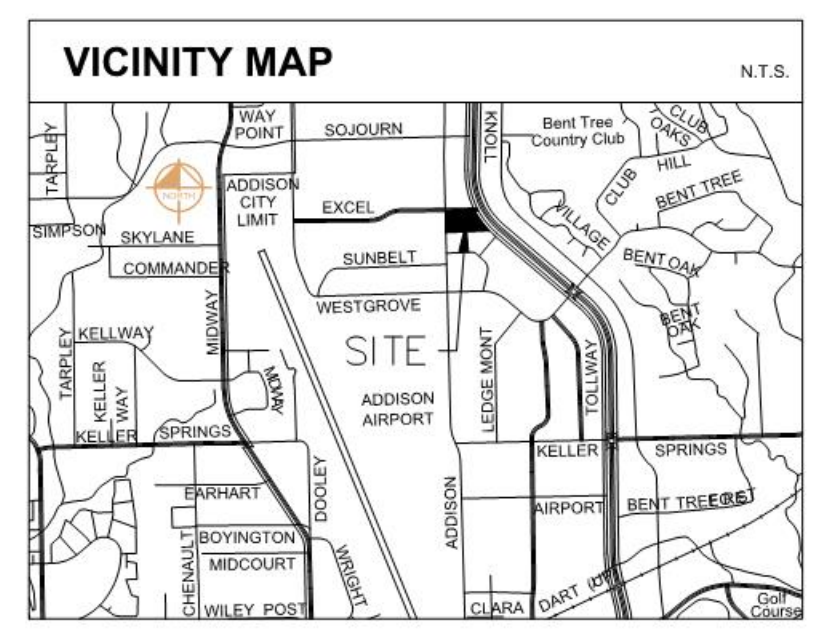
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Perspective 2



CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

PERSPECTIVES

LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER: MADISON MARQUETTE PRDG, LLC
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
 3535 Travis Street, Suite 265
 Dallas, Texas 75204
 Tel. No. 214-915-8416
 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffrey A. Dolian, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

PROJECT No. 064510801
 DATE: JULY 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: AET
 CHECKED BY: JAD

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

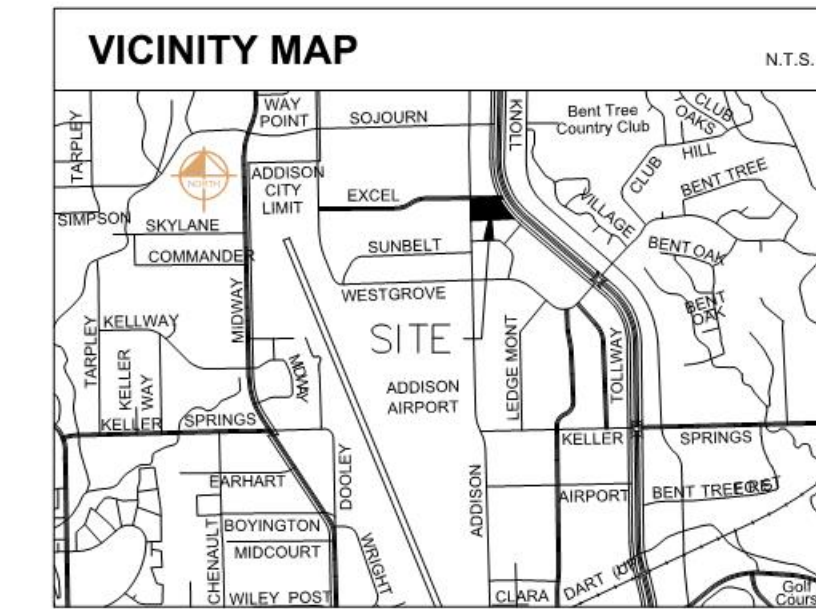
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SHEET NUMBER
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Perspective 3



CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

PERSPECTIVES

LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11.607 ACRES

SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER:
 MADISON MARQUETTE
 PRDG, LLC.
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 3535 Travis Street, Suite 265
 Dallas, Texas 75204
 Tel. No. 214-915-8416
 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffrey A. Dolian, P.E.

**ADDISON ROAD
 SENIOR LIVING**

ADDISON, TEXAS

PERSPECTIVES

SHEET NUMBER
 A-903

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

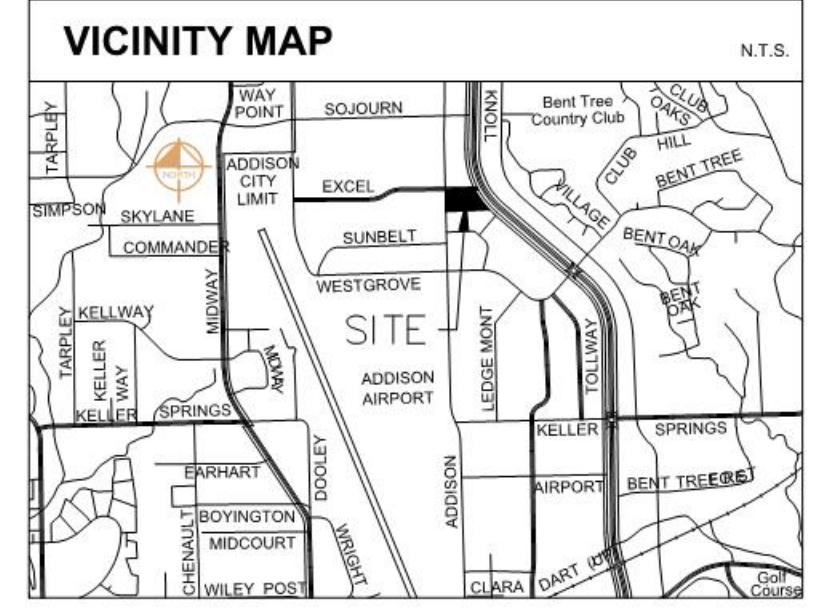
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DATE:	JULY 2020
SCALE:	AS SHOWN
DESIGNED BY:	ABG
DRAWN BY:	ABT
CHECKED BY:	JAD

No.	REVISIONS	DATE	BY

IMAGES
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Perspective 5



CITY PROJECT # 1816-Z

ADDISON ROAD SENIOR LIVING

PERSPECTIVES

LOT 1R, BLOCK 1
 HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 2, 2020

DEVELOPER:
 MADISON MARQUETTE
 PRDG, LLC.
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT:
 3535 Travis Street, Suite 265
 Dallas, Texas 75204
 Tel. No. 214-915-8416
 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Tel. No. 972-770-1300
 Contact: Jeffrey A. Dolian, P.E.

SHEET NUMBER
A-905

**ADDISON ROAD
 SENIOR LIVING**
 ADDISON, TEXAS

PERSPECTIVES

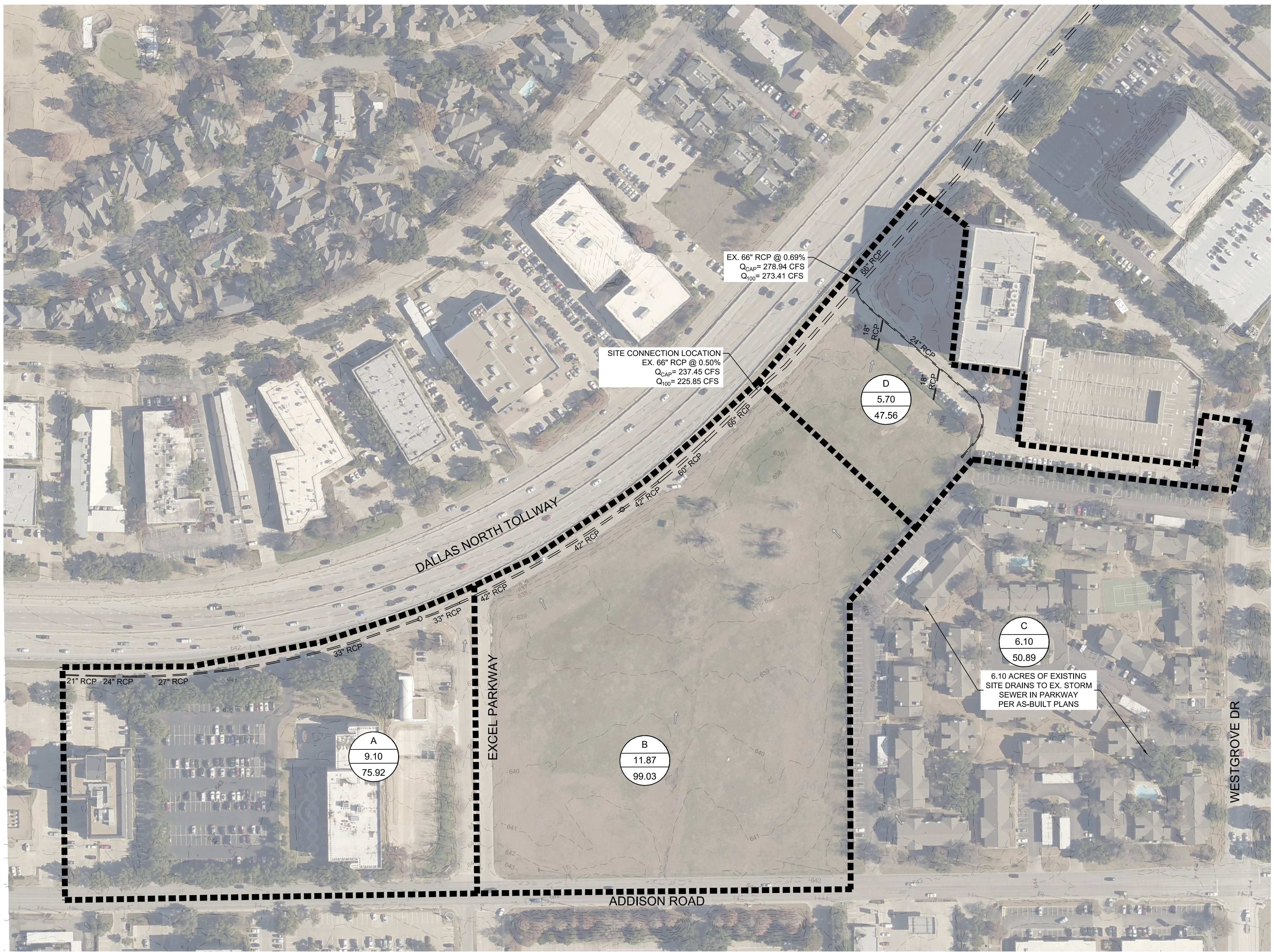
PROJECT No.	064510801
DATE:	JULY 2020
SCALE:	AS SHOWN
DESIGNED BY:	ABG
DRAWN BY:	ABT
CHECKED BY:	JAD

Kimley»Horn

13455 NOEL ROAD, SUITE 700, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3820
 KANSAS REGISTERED ENGINEERING FIRM E-480

No.	REVISIONS	DATE	BY

TXCOLL1410700mm08b0820_151217 -
 KIDAL CIVILIAN0410801 - PMRG HANOVER PARK S14 - DESIGN/CAD/PLANS/SHEETS/ENDMAP/OVERALL.DWG
 PLOTTED BY: FRED TONY 09/20/20 10:41 PM
 THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



PROPOSED RUNOFF CALCULATIONS (FULLY-DEVELOPED CONDITIONS)						
DRAINAGE ID	AREA	RUNOFF COEFF. "C"	TIME OF CONC. (MIN)	Q_{100}	Q_{100}	COMMENTS
EX. PARKWAY SYSTEM						
A	9.10	0.9	10	9.27	75.92	UPSTREAM DRAINAGE AREA
B	11.87	0.9	10	9.27	99.03	SITE AREA
C	6.10	0.9	10	9.27	50.89	ADJOINER CONTRIBUTING AREA PER AS-BUILTS. CONNECTION LOCATION UNKNOWN
Subtotal	27.07				225.85	SITE CONNECTION
D	5.70	0.9	10	9.27	47.56	DOWNSTREAM ADJOINER DRAINAGE AREA
Total	32.77				273.40	

EX. 66" RCP @ 0.69%
 Q_{CAP} = 278.94 CFS
 Q_{100} = 273.41 CFS

SITE CONNECTION LOCATION
 EX. 66" RCP @ 0.50%
 Q_{CAP} = 237.45 CFS
 Q_{100} = 225.85 CFS

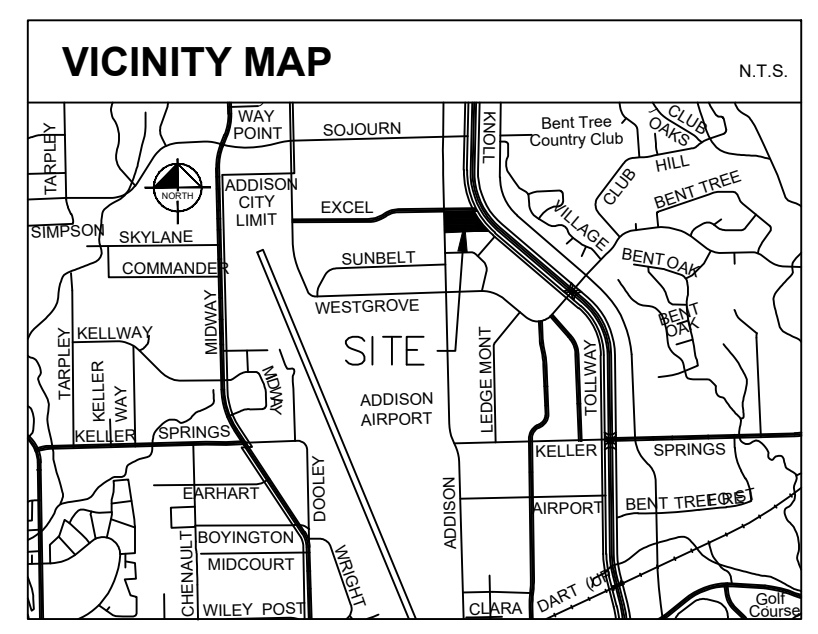
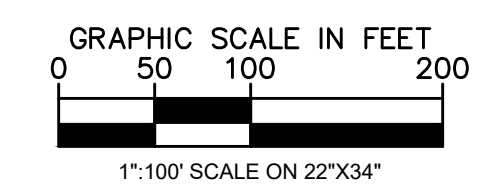
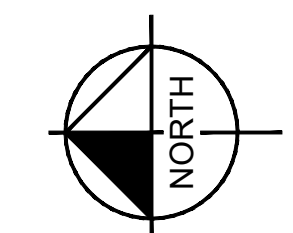
D
 5.70
 47.56

C
 6.10
 50.89

6.10 ACRES OF EXISTING
 SITE DRAINS TO EX. STORM
 SEWER IN PARKWAY
 PER AS-BUILT PLANS

B
 11.87
 99.03

A
 9.10
 75.92



LEGEND	
PROPOSED DRAINAGE AREA BOUNDARY	-----
EXISTING STORM SEWER	-----
- PROPOSED DRAINAGE AREA I.D. NUMBER	X-X
- PROPOSED AREA (IN ACRES)	X.X
- PROPOSED FLOW (IN CFS)	X.XX

- NOTES**
- RUNOFF CALCULATIONS BASED ON CURRENTLY PUBLISHED TOWN OF ADDISON DRAINAGE CRITERIA MANUAL (APPROVED JULY 12, 2011).
 - EXISTING STORM SEWER SIZE AND LOCATION BASED ON AVAILABLE RECORD DRAWINGS OBTAINED FROM THE TOWN OF ADDISON INCLUDING:
 - "DALLAS NORTH TOLLWAY" BY GIBBS & HILL, INC. DATED DECEMBER 1983
 - "ONE HANOVER PARK" BY PACHECO KOCH DATED MAY 1997
 - EXISTING TOPOGRAPHY BASED ON NORTH TEXAS LIDAR DATA.
 - THE PROPOSED DEVELOPMENT FALLS WITHIN DRAINAGE AREA B SHOWN ON THIS OVERALL DRAINAGE AREA MAP. THE RUNOFF COEFFICIENT ASSUMED FOR DRAINAGE AREA B IS 0.9 (DEVELOPED). IF THE RUNOFF COEFFICIENT IN PROPOSED CONDITIONS DOES NOT EXCEED 0.9, THEN THERE IS ENOUGH CAPACITY IN THE 66" RCP DOWNSTREAM TO CONVEY FULLY DEVELOPED FLOWS.

TOWN PROJECT #: 1816-Z

ADDISON ROAD SENIOR LIVING
EXISTING OVERALL DRAINAGE AREA MAP
 LOT 1R, BLOCK 1
HANOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 1, 2020

DEVELOPER: MADISON MARQUETTE PRDG, LLC.
 2828 Routh Street, Suite 700
 Dallas, TX 75201
 Tel. No. 972-421-3371
 Contact: Peter Phillips

ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
 3535 Travis Street, Suite 265
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 Contact: Gordon Gilmore, AIA

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
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 Tel. No. 972-770-1300
 Contact: Jeffrey W. Dolian, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn

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 KANSAS REGISTERED ENGINEERING FIRM E-480

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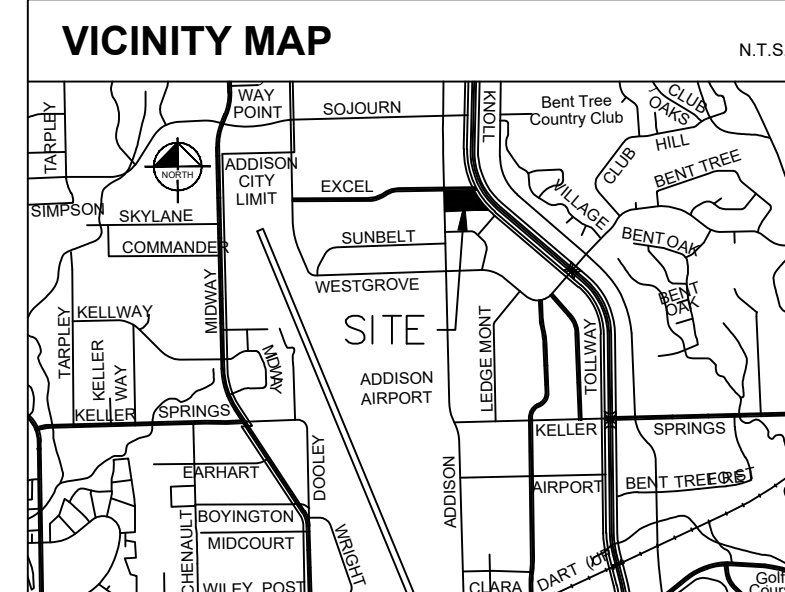
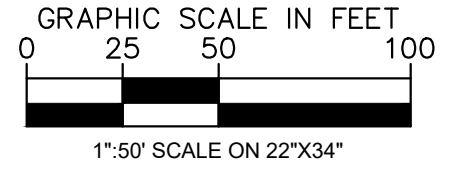
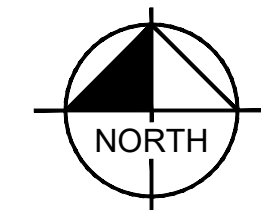
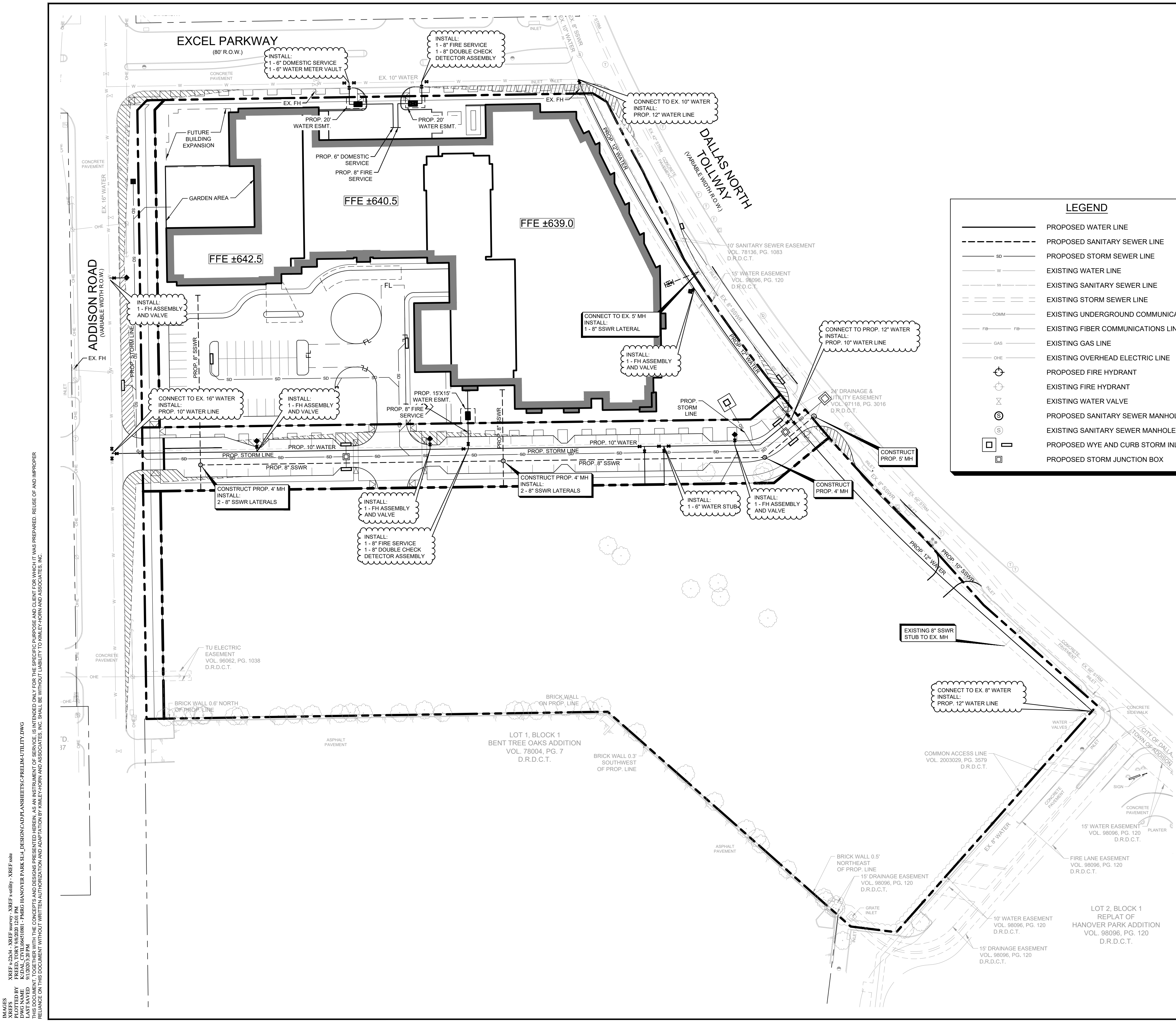
Engineer: JEFFERY W. DOLIAN, P.E.
 P.E. No. 114826 Date: SEPT. 2020

PROJECT No.	064510801	DATE:	SEPT. 1, 2020	SCALE:	AS SHOWN	DESIGNED BY:	ABG	DRAWN BY:	ABT	CHECKED BY:	JAD
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ADDISON ROAD
 SENIOR LIVING
 ADDISON, TEXAS

OVERALL DRAINAGE
 AREA MAP

SHEET NUMBER
C-201



LEGEND

	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING UNDERGROUND COMMUNICATIONS LINE
	EXISTING FIBER COMMUNICATIONS LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WYE AND CURB STORM INLETS
	PROPOSED STORM JUNCTION BOX

- NOTES**
- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE.
 - THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
 - THE PROPOSED SITE IS WITHIN THE TOWN OF ADDISON WASTEWATER SUBBASIN C.
 - PROPOSED VALVES WILL BE INSTALLED PER THE TOWN OF ADDISON STANDARDS IN MORE DETAIL DURING THE CIVIL CONSTRUCTION REVIEW.

NO.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, SUITE 700 DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-289-9820
 KANSAS REGISTERED ENGINEERING FIRM E-480

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Kimley»Horn
 Engineer: JEFFERY W. DOLLAN, P.E.
 P.E. No. 114826 Date: SEPT. 2020

PROJECT NO. 064510801	DATE SEPT. 1, 2020	SCALE AS SHOWN	DESIGNED BY ABG	DRAWN BY AET	CHECKED BY JAD
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ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

TOWN PROJECT #: 1816-Z

ADDISON ROAD SENIOR LIVING
PRELIMINARY UTILITY PLAN
 FOR
4.273 ACRES OF
LOT 1R, BLOCK 1
HANNOVER PARK ADDITION
 11.607 ACRES
 SITUATED IN THE WILLIAM LOMAS SURVEY
 ABSTRACT NO. 792
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 1, 2020

DEVELOPER:
 MADISON MARQUETTE
 PRDG, LLC.
 2828 Routh Street, Suite 700
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 Contact: Peter Phillips

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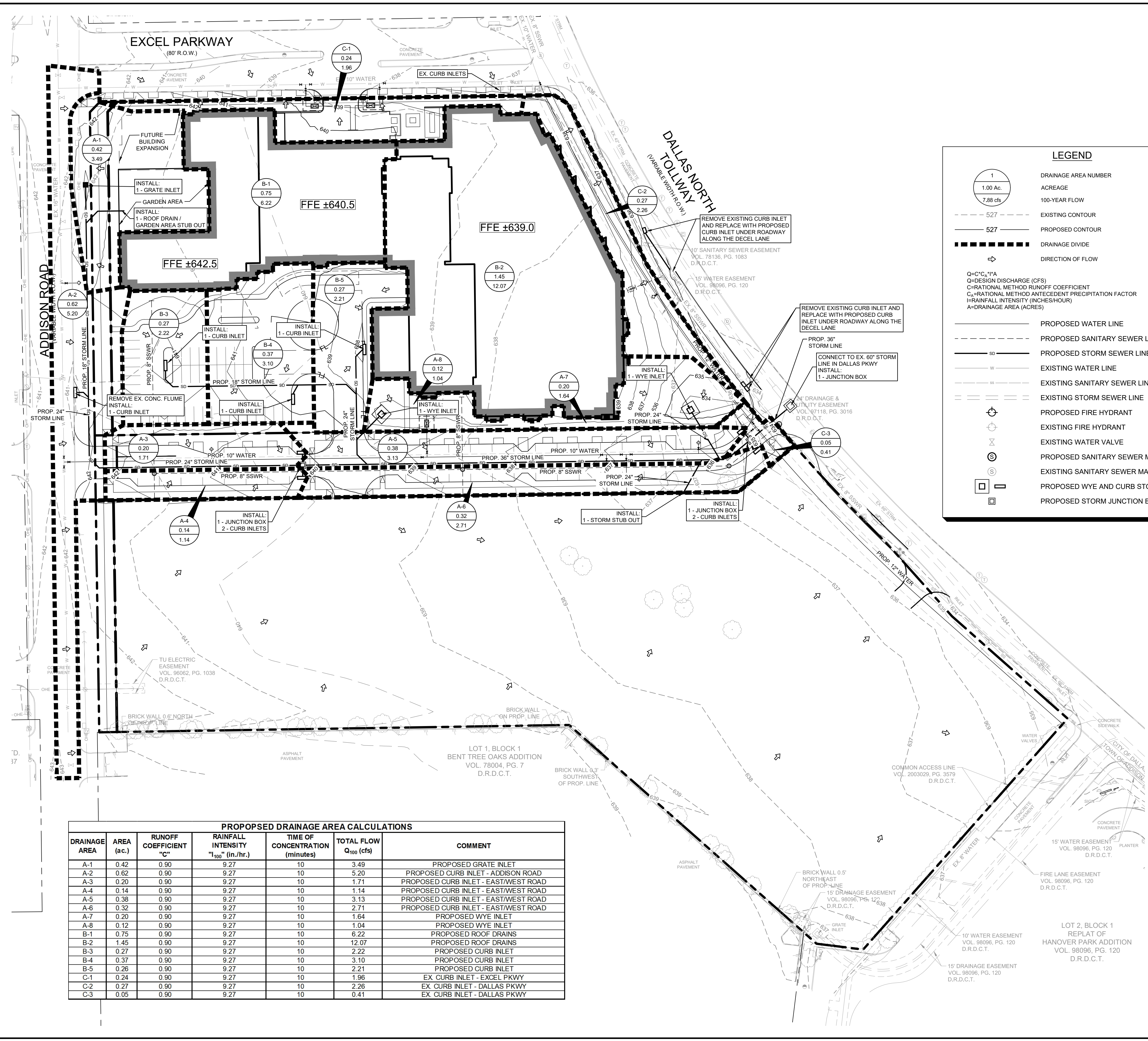
CIVIL ENGINEER:
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 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75204
 Tel. No. 972-770-1300
 Contact: Jeffery W. Dollan, P.E.

PRELIMINARY UTILITY PLAN

SHEET NUMBER
C-301

XREF: 064510801 - PREL - UTILITY - SHEET - 301
 PLOTTED BY: KIDAL, CIVIL/10/10/20 12:01 PM
 DWG NAME: 064510801 - PMRG HANNOVER PARK S14 - DESIGN/CAD/PLANS/SHEETS/CD/PRELIM-UTILITY.DWG
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

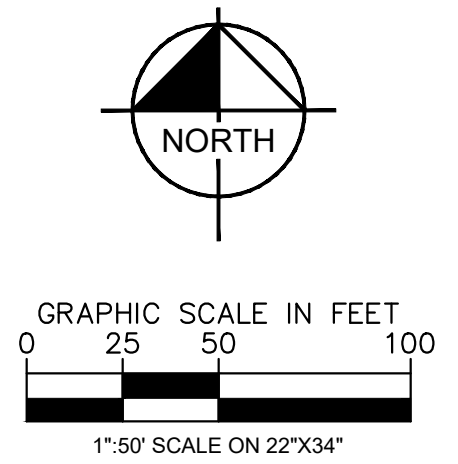
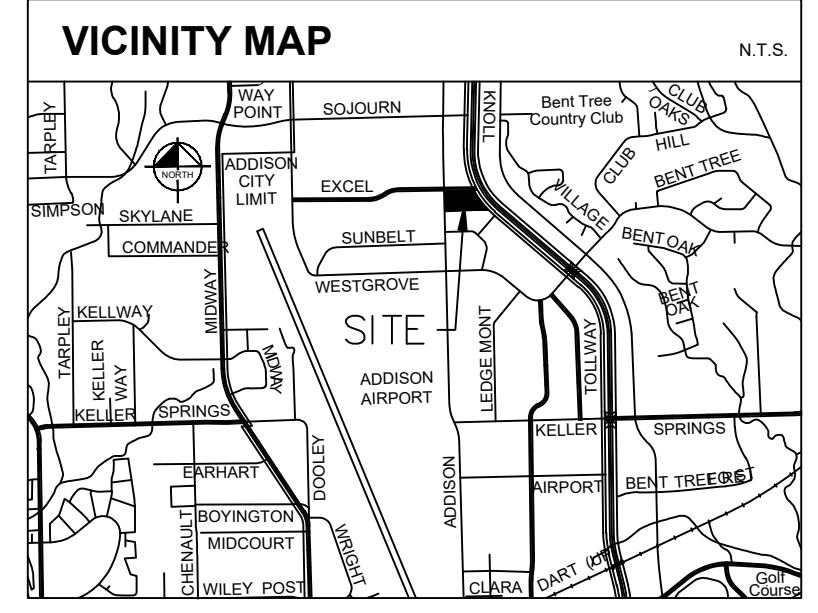
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 PLOTTED BY: TONY TONY 08/20/20 12:00 PM
 DWG NAME: C:\ADAL\CIVIL\1816\1816-PMRG HANOVER PARK SLD - DESIGN\CAD\PLANS\PRELIM-DRAINAGEDWG
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LEGEND

	DRAINAGE AREA NUMBER
1.00 Ac.	ACREAGE
7.88 cfs	100-YEAR FLOW
- - - 527 - - -	EXISTING CONTOUR
— 527 —	PROPOSED CONTOUR
- - - - -	DRAINAGE DIVIDE
→	DIRECTION OF FLOW
—	PROPOSED WATER LINE
- - - - -	PROPOSED SANITARY SEWER LINE
— 80 —	PROPOSED STORM SEWER LINE
— w —	EXISTING WATER LINE
- - - - -	EXISTING SANITARY SEWER LINE
- - - - -	EXISTING STORM SEWER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WYE AND CURB STORM INLETS
	PROPOSED STORM JUNCTION BOX

Q=C²C_rI^{1.48}
 Q=DESIGN DISCHARGE (CFS)
 C_r=RATIONAL METHOD RUNOFF COEFFICIENT
 I=RAINFALL INTENSITY (INCHES/HOUR)
 A=DRAINAGE AREA (ACRES)



- ### NOTES
- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE.
 - THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

PROPOSED DRAINAGE AREA CALCULATIONS

DRAINAGE AREA	AREA (ac.)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I ₁₀₀ " (in./hr.)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q ₁₀₀ (cfs)	COMMENT
A-1	0.42	0.90	9.27	10	3.49	PROPOSED GRATE INLET
A-2	0.62	0.90	9.27	10	5.20	PROPOSED CURB INLET - ADDISON ROAD
A-3	0.20	0.90	9.27	10	1.71	PROPOSED CURB INLET - EAST/WEST ROAD
A-4	0.14	0.90	9.27	10	1.14	PROPOSED CURB INLET - EAST/WEST ROAD
A-5	0.38	0.90	9.27	10	3.13	PROPOSED CURB INLET - EAST/WEST ROAD
A-6	0.32	0.90	9.27	10	2.71	PROPOSED CURB INLET - EAST/WEST ROAD
A-7	0.20	0.90	9.27	10	1.64	PROPOSED WYE INLET
A-8	0.12	0.90	9.27	10	1.04	PROPOSED WYE INLET
B-1	0.75	0.90	9.27	10	6.22	PROPOSED ROOF DRAINS
B-2	1.45	0.90	9.27	10	12.07	PROPOSED ROOF DRAINS
B-3	0.27	0.90	9.27	10	2.22	PROPOSED CURB INLET
B-4	0.37	0.90	9.27	10	3.10	PROPOSED CURB INLET
B-5	0.26	0.90	9.27	10	2.21	PROPOSED CURB INLET
C-1	0.24	0.90	9.27	10	1.96	EX. CURB INLET - EXCEL PKWY
C-2	0.27	0.90	9.27	10	2.26	EX. CURB INLET - DALLAS PKWY
C-3	0.05	0.90	9.27	10	0.41	EX. CURB INLET - DALLAS PKWY

TOWN PROJECT #: 1816-Z
ADDISON ROAD SENIOR LIVING
PRELIMINARY DRAINAGE PLAN
 FOR
4.273 ACRES OF
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ADDISON ROAD SENIOR LIVING
PRELIMINARY DRAINAGE PLAN

PROJECT No. 064510801
 DATE: SEPT. 1, 2020
 SCALE: AS SHOWN
 DESIGNED BY: ABG
 DRAWN BY: AET
 CHECKED BY: JAD

ADDISON ROAD SENIOR LIVING
 ADDISON, TEXAS

SHEET NUMBER
C-202

REVISIONS
 No. DATE BY

Kimley-Horn
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 KANSAS REGISTERED ENGINEERING FIRM E-480

