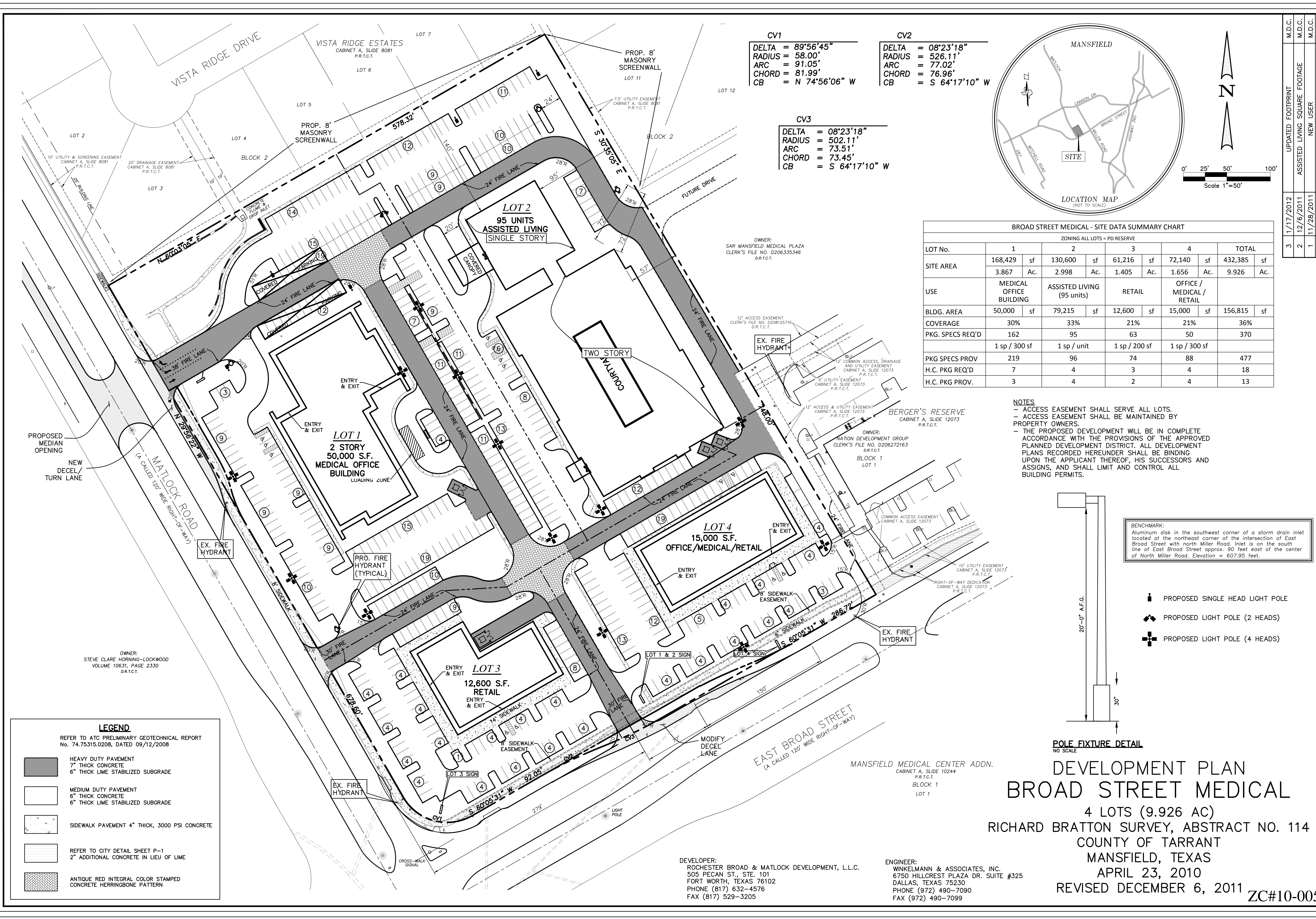


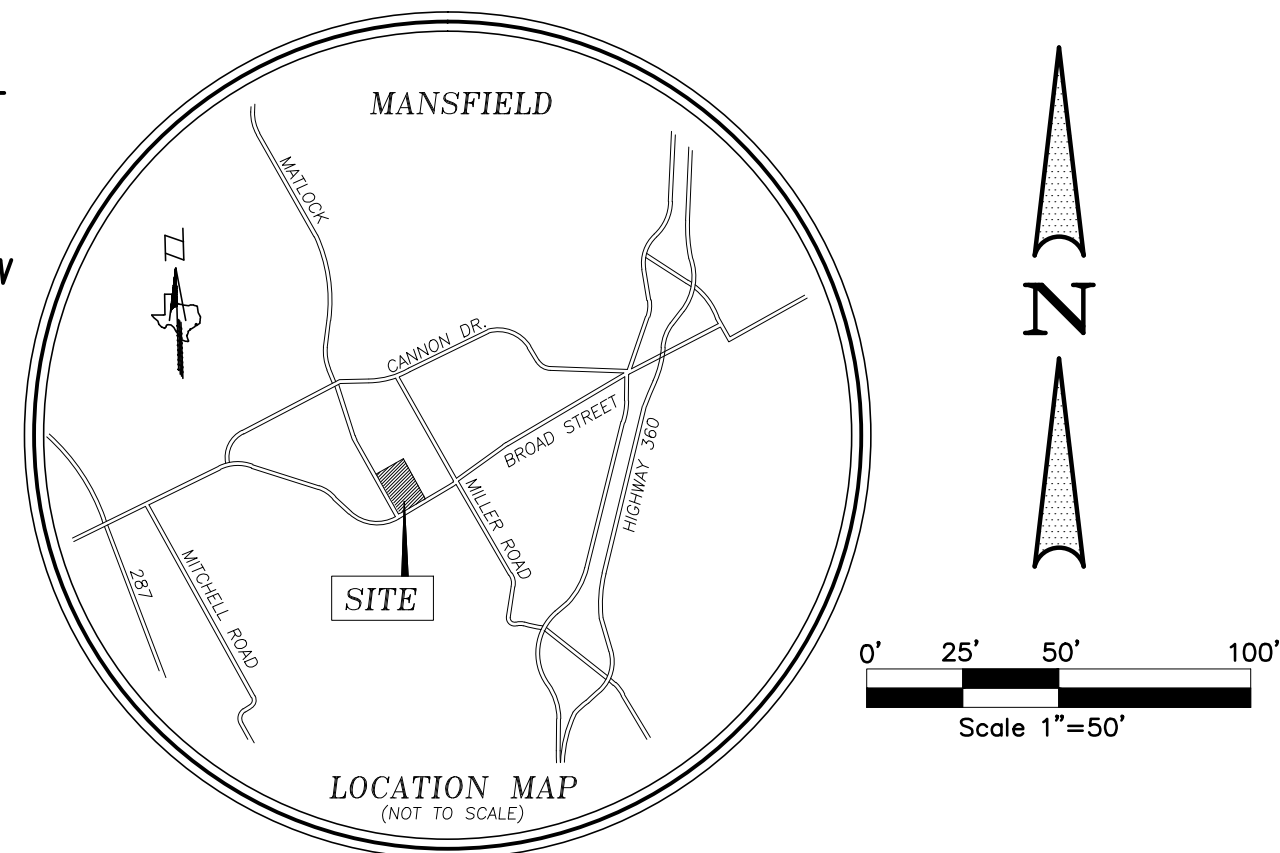
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<b>CV1</b>	<b>CV2</b>
DELTA = 89°56'45"	DELTA = 08°23'18"
RADIUS = 58.00'	RADIUS = 526.11'
ARC = 91.05'	ARC = 77.02'
CHORD = 81.99'	CHORD = 76.96'
CB = N 74°56'06" W	CB = S 64°17'10" W

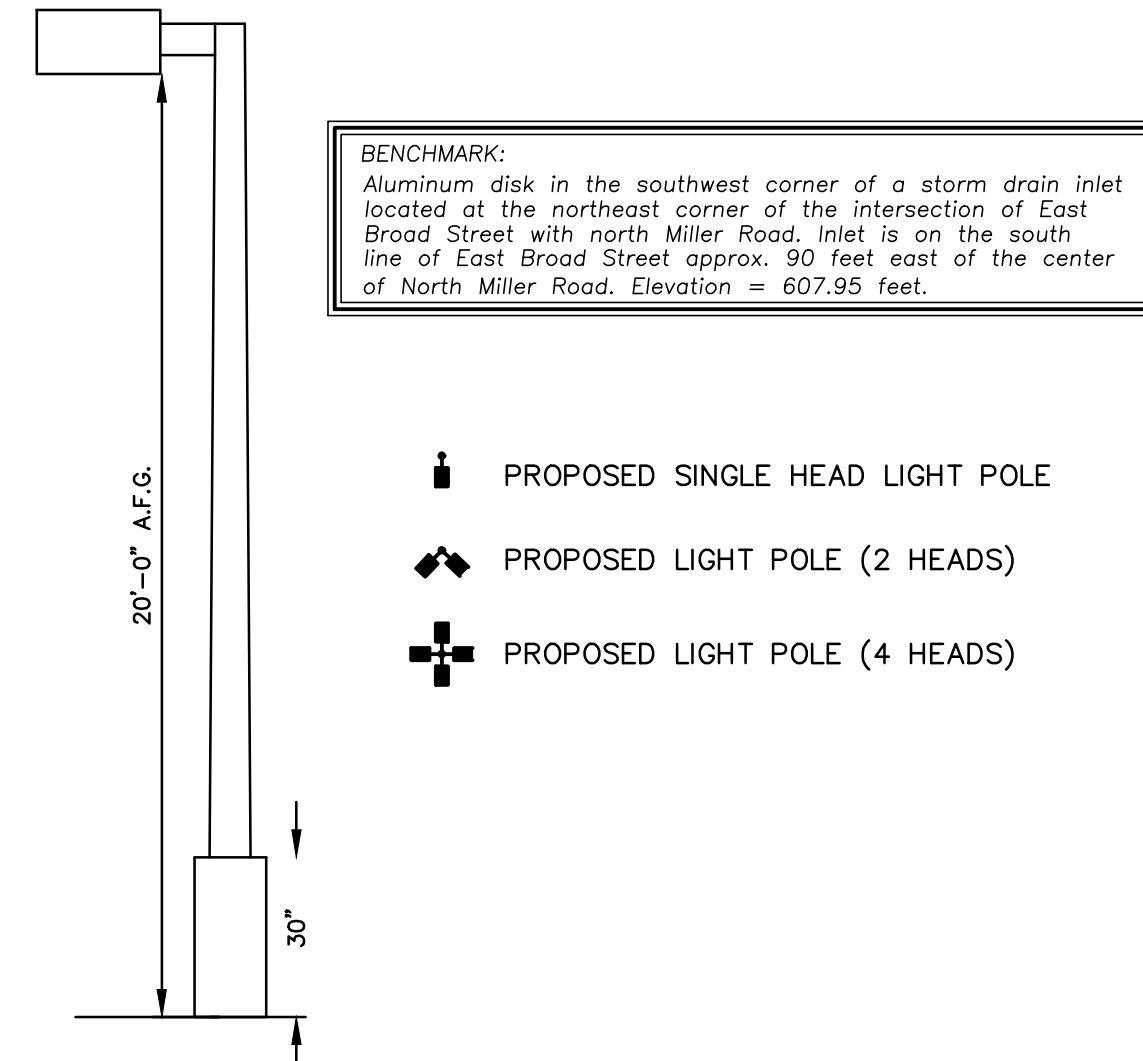
<b>CV3</b>
DELTA = 08°23'18"
RADIUS = 502.11'
ARC = 73.51'
CHORD = 73.45'
CB = S 64°17'10" W



LOT No.	ZONING ALL LOTS - PD RESERVE				TOTAL
	1	2	3	4	
SITE AREA	168,429 sf 3.867 Ac.	130,600 sf 2.998 Ac.	61,216 sf 1.405 Ac.	72,140 sf 1.656 Ac.	432,385 sf 9.926 Ac.
USE	MEDICAL OFFICE BUILDING	ASSISTED LIVING (95 UNITS)	RETAIL	OFFICE / MEDICAL / RETAIL	
BLDG. AREA	50,000 sf	79,215 sf	12,600 sf	15,000 sf	156,815 sf
COVERAGE	30%	33%	21%	21%	36%
PKG. SPECS REQ'D	162	95	63	50	370
	1 sp / 300 sf	1 sp / unit	1 sp / 200 sf	1 sp / 300 sf	
PKG SPECS PROV	219	96	74	88	477
H.C. PKG REQ'D	7	4	3	4	18
H.C. PKG PROV.	3	4	2	4	13

**NOTES**

- ACCESS EASEMENT SHALL SERVE ALL LOTS.
- ACCESS EASEMENT SHALL BE MAINTAINED BY PROPERTY OWNERS.
- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.



	HEAVY DUTY PAVEMENT 7" THICK CONCRETE 6" THICK LIME STABILIZED SUBGRADE
	MEDIUM DUTY PAVEMENT 6" THICK CONCRETE 6" THICK LIME STABILIZED SUBGRADE
	SIDEWALK PAVEMENT 4" THICK, 3000 PSI CONCRETE
	REFER TO CITY DETAIL SHEET P-1 2" ADDITIONAL CONCRETE IN LIEU OF LIME
	ANTIQUÉ RED INTEGRAL COLOR STAMPED CONCRETE HERRINGBONE PATTERN

**DEVELOPER:**  
ROCHESTER BROAD & MATLOCK DEVELOPMENT, L.L.C.  
505 PECAN ST., STE. 101  
FORT WORTH, TEXAS 76102  
PHONE (817) 632-4576  
FAX (817) 529-3205

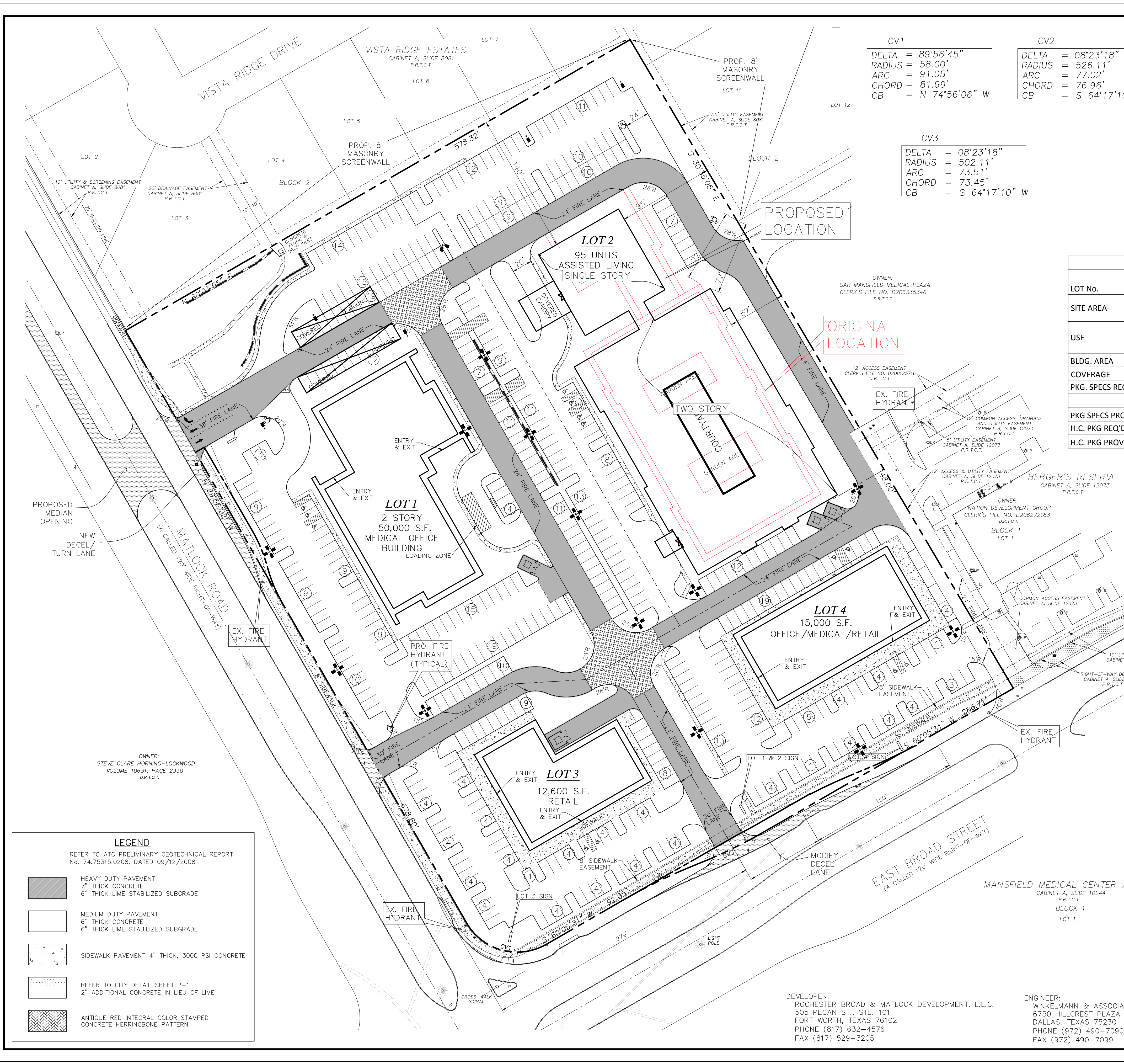
**ENGINEER:**  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DR. SUITE #325  
DALLAS, TEXAS 75230  
PHONE (972) 490-7090  
FAX (972) 490-7099

**DEVELOPMENT PLAN**  
**BROAD STREET MEDICAL**  
4 LOTS (9.926 AC)  
RICHARD BRATTON SURVEY, ABSTRACT NO. 114  
COUNTY OF TARRANT  
MANSFIELD, TEXAS  
APRIL 23, 2010  
REVISED DECEMBER 6, 2011

<p><b>Winkelman &amp; Associates, Inc.</b></p> <p>CONSULTING CIVIL ENGINEERS - SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 TEL: (972) 490-7090 FAX: (972) 490-7099 Tarrant Surveyors Registration No. 100886-00 Expires 12/31/2010 Contract # 2010-11444444 &amp; Associates, Inc.</p>	<p>UPDATED FOOTPRINT</p> <p>ASSISTED LIVING SQUARE FOOTAGE</p> <p>NEW USER</p> <p>REVISION</p> <p>DATE</p>
<p>RICHARD BRATTON SURVEY, ABSTRACT NO. 114 COUNTY OF TARRANT, TARRANT COUNTY, TEXAS</p>	<p>1/17/2012</p> <p>12/6/2011</p> <p>11/28/2011</p>
<p>ROCHESTER BROAD &amp; MATLOCK DEVELOPMENT, L.L.C. 505 PECAN ST., STE. 101 FORT WORTH, TEXAS 76102</p>	<p>3</p> <p>2</p> <p>1</p>
<p><b>EXHIBIT "C"</b> <b>DEVELOPMENT PLAN</b> <b>BROAD STREET MEDICAL</b> <b>MANSFIELD, TEXAS</b></p>	<p>Scale: 1"=50'</p> <p>Date: 11/29/2011</p> <p>File: 54805SIT-REVISED 11-23-11.DWG</p> <p>Project No.: 54805.00</p>
<p><b>SHEET</b> <b>1</b> <b>OF</b> <b>1</b></p>	

ZC#10-005

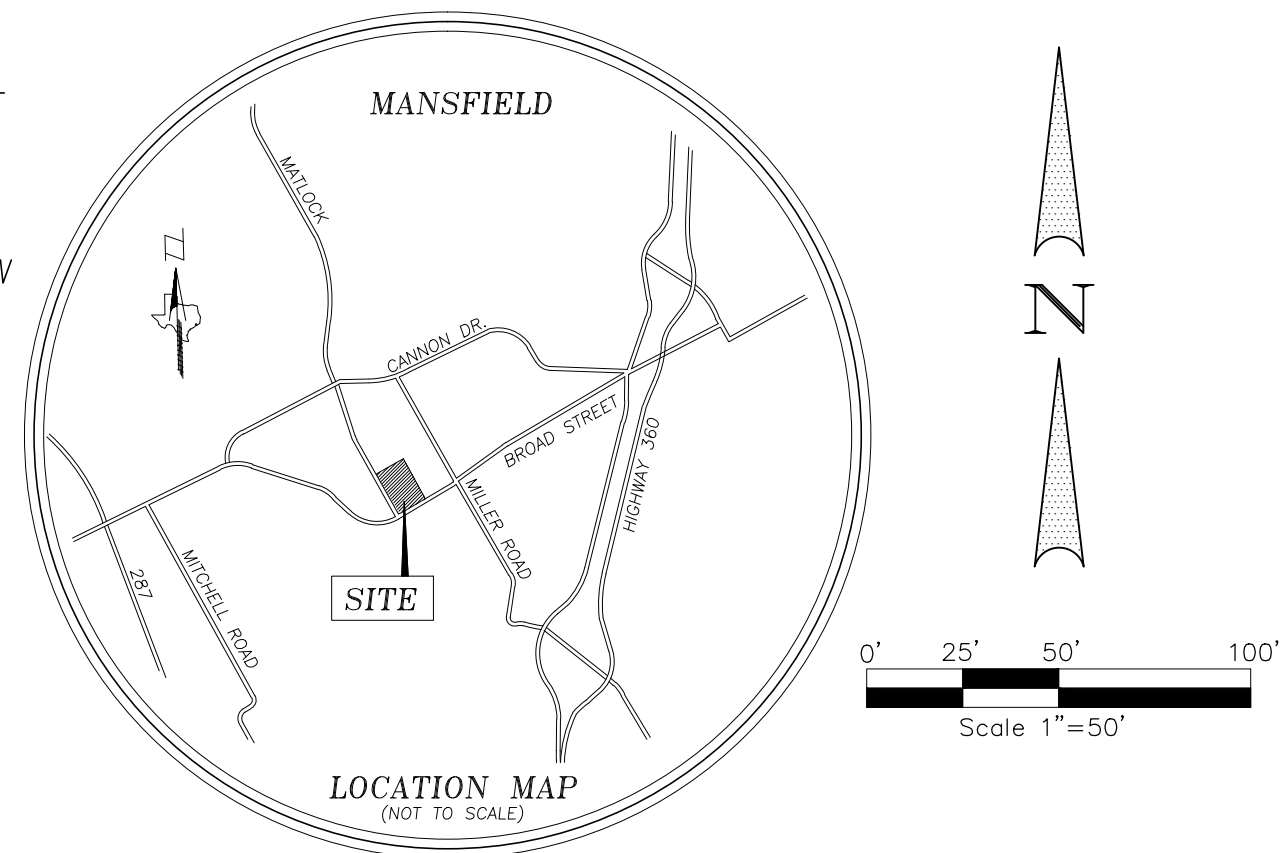
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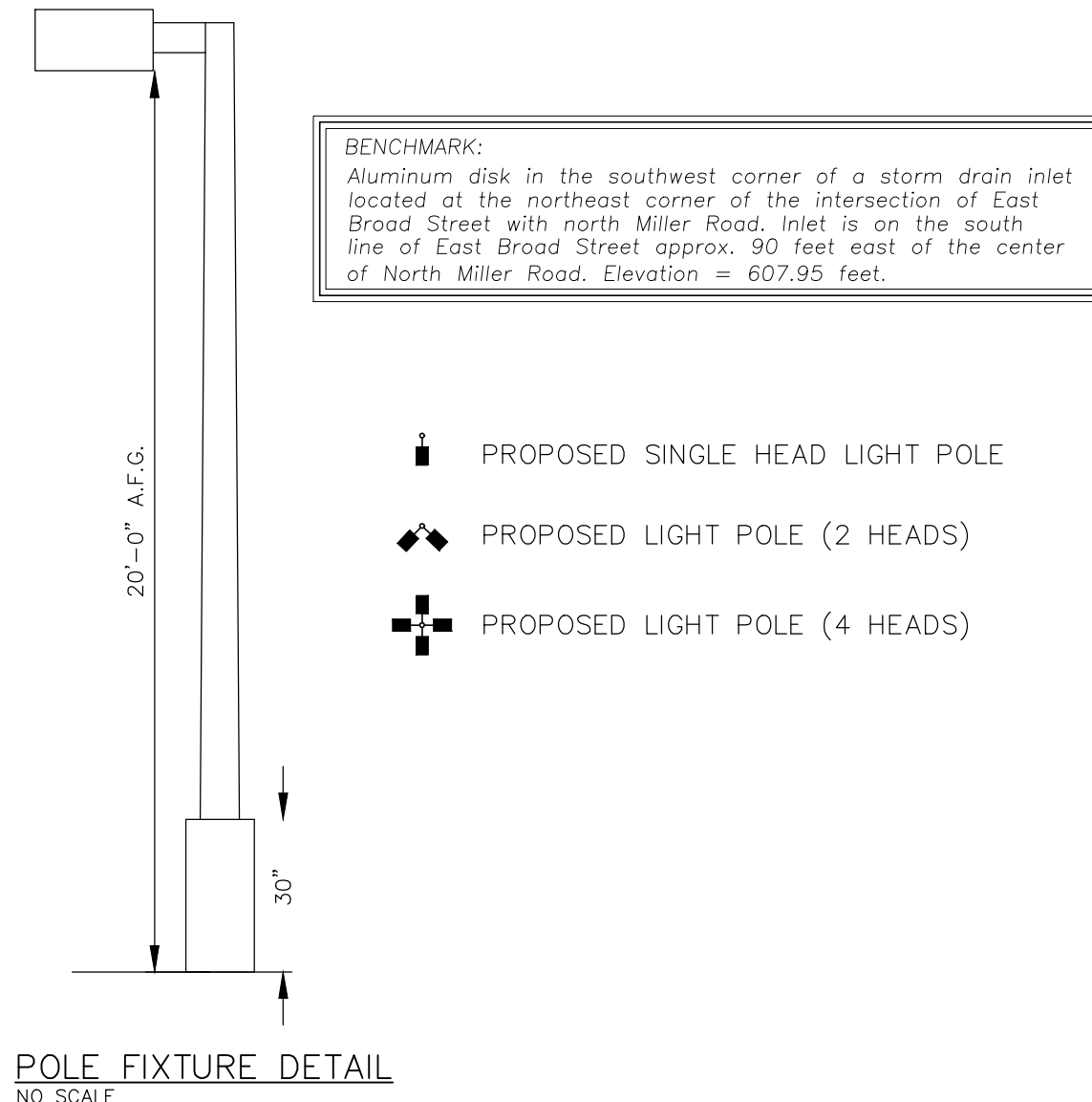
  

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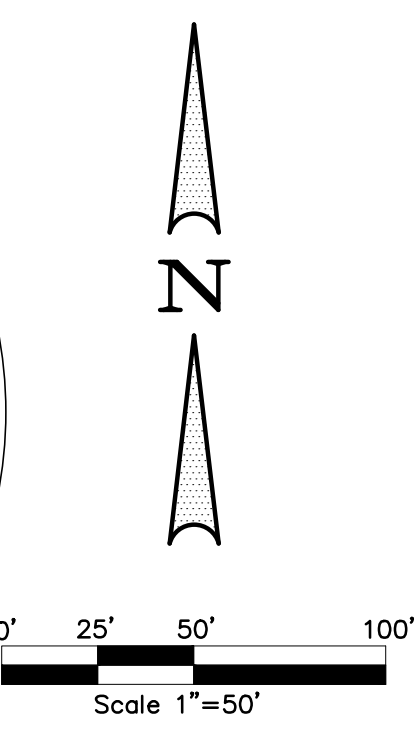
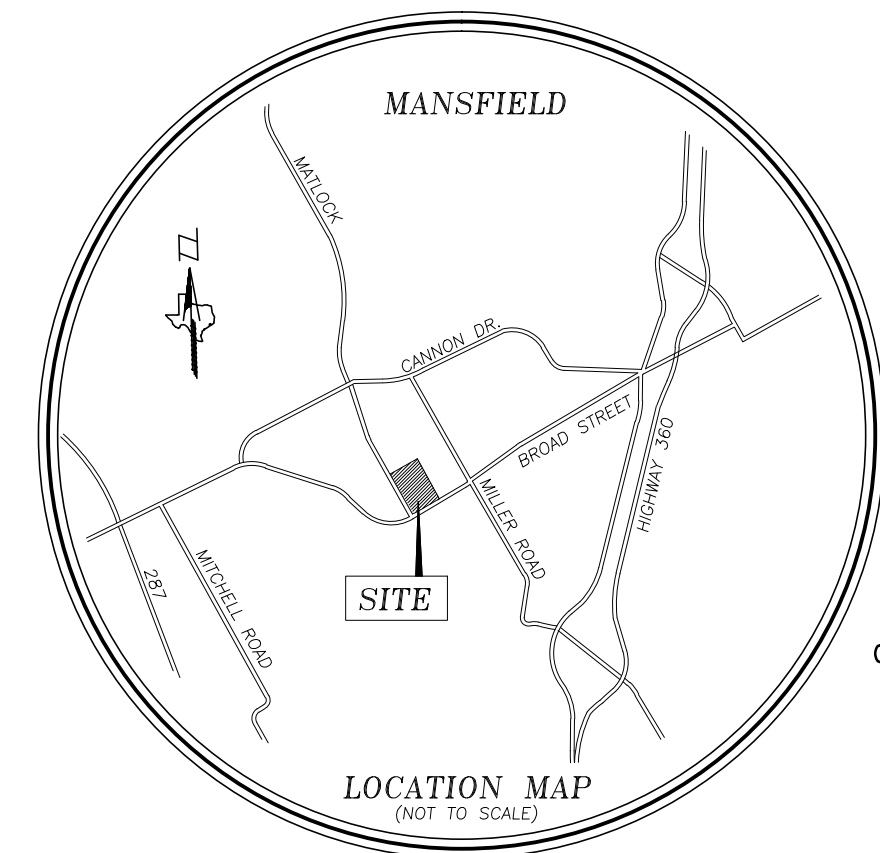
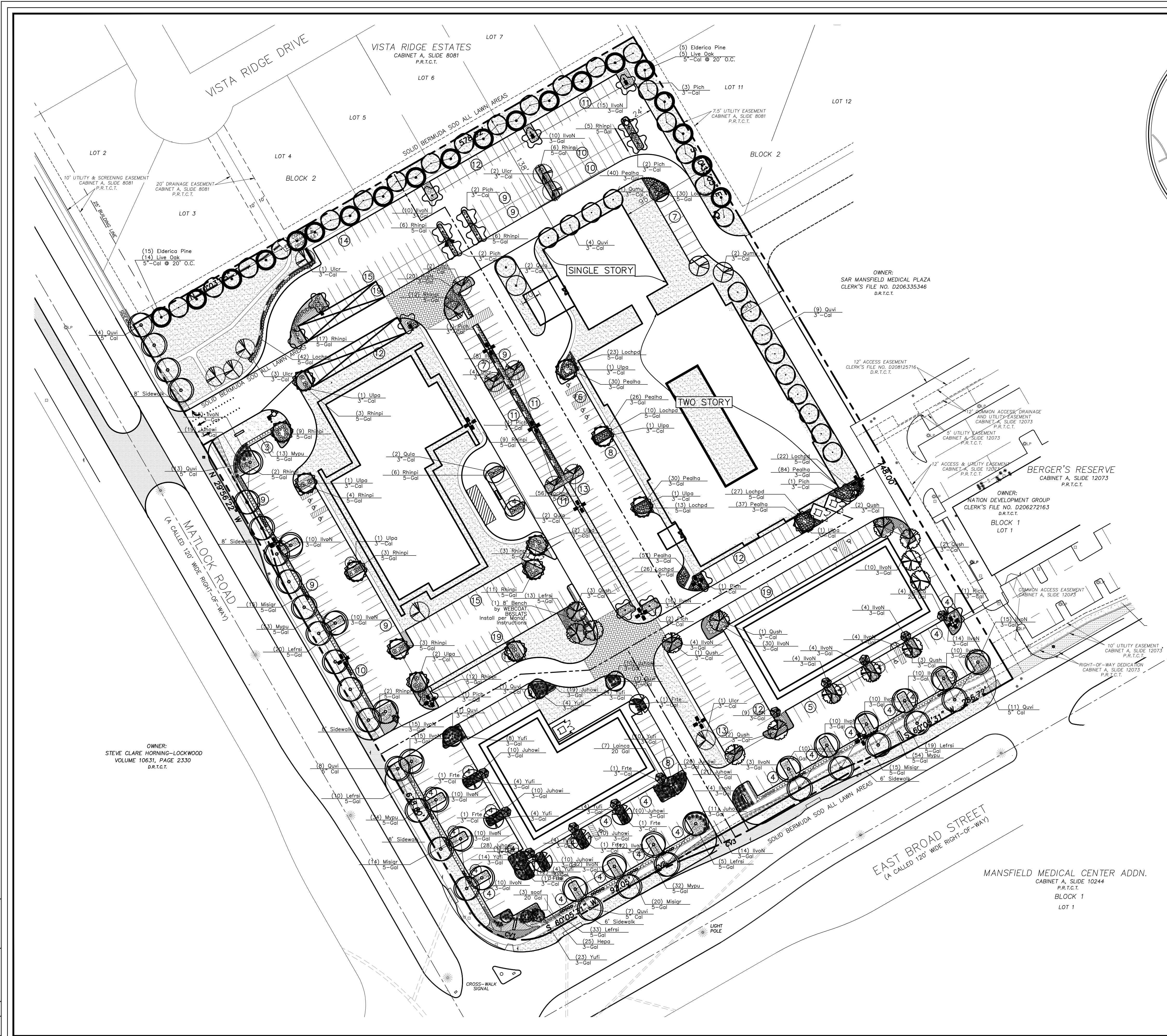
**DEVELOPER:**  
 ROCHESTER BROAD & MATLOCK DEVELOPMENT, L.L.C.  
 505 PECAN ST., STE. 101  
 FORT WORTH, TEXAS 76102  
 PHONE (817) 632-4576  
 FAX (817) 529-3205

**ENGINEER:**  
 WINKELMANN & ASSOCIATES, INC.  
 6750 HILLCREST PLAZA DR. SUITE #325  
 DALLAS, TEXAS 75230  
 PHONE (972) 490-7090  
 FAX (972) 490-7099

**DEVELOPMENT PLAN**  
**BROAD STREET MEDICAL**  
 4 LOTS (9.926 AC)  
 RICHARD BRATTON SURVEY, ABSTRACT NO. 114  
 COUNTY OF TARRANT  
 MANSFIELD, TEXAS  
 APRIL 23, 2010  
 REVISED DECEMBER 6, 2011

<p><b>Winkelman &amp; Associates, Inc.</b>                  CONSULTING CIVIL ENGINEERS &amp; SURVEYORS                  6750 HILLCREST PLAZA DR., SUITE 325                  DALLAS, TEXAS 75230                  PHONE (972) 490-7090                  FAX (972) 490-7099                  Texas Surveyor Registration No. 100866-00 Expires 12/31/2010                  Civil Engineer Registration No. 100866-00 Expires 12/31/2010                  Commitment # 2010, Winkelman &amp; Associates, Inc.</p>	<p>UPDATED FOOTPRINT                  ASSISTED LIVING SQUARE FOOTAGE                  NEW USER                  REVISION                  DATE</p>	<p>DATE                  1/17/2012                  11/30/2011                  11/28/2011</p>	<p>M.D.C.                  M.D.C.                  M.D.C.</p>
<p>RICHARD BRATTON SURVEY,                  ABSTRACT NO. 114                  CITY OF MANSFIELD                  TARRANT COUNTY, TEXAS</p>			
<p>ROCHESTER BROAD &amp; MATLOCK                  DEVELOPMENT, L.L.C.                  505 PECAN ST., STE. 101                  FORT WORTH, TEXAS 76102</p>			
<p><b>BUILDING OVERLAY                  DEVELOPMENT PLAN                  BROAD STREET MEDICAL                  MANSFIELD, TEXAS</b></p>			
<p>Scale: 1"=50'</p>	<p>Date: 11/29/2011</p>	<p>File: 54805SIT-REVISED 11-23-11.DWG</p>	<p>Project No.: 54805.00</p>
<p><b>SHEET</b>                  1                  OF                  1</p>			
<p><b>ZC#10-005</b></p>			

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NO.	DATE	REVISION	APPROVAL

**Winkelman & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS • SURVEYORS  
 6750 HILBERT PLAZA DRIVE, SUITE 320  
 DALLAS, TEXAS 75230  
 Telephone: (972) 460-7099  
 Telex: 54805 LAN  
 Fax: (972) 460-7098  
 Texas Surveyor Registration No. 100866-00 Expires 12/31/2010  
 Commission # 2010, Intermountain & Associates, Inc.

RICHARD BRATTON SURVEY,  
 ABSTRACT NO. 11  
 CITY OF MANSFIELD, TEXAS  
 TARRANT COUNTY, TEXAS  
 ROCHESTER BROAD & MATLOCK  
 DEVELOPMENT, L.L.C.  
 54805 LAN, S.W. 1/4  
 FORT WORTH, TEXAS 76102

**LANDSCAPE PLAN  
 DEVELOPMENT PLAN  
 BROAD STREET MEDICAL  
 MANSFIELD, TEXAS**

OWNER:  
 STEVE CLARE HORNING-LOCKWOOD  
 VOLUME 10631, PAGE 2330  
 D.R.T.C.T.

MANSFIELD MEDICAL CENTER ADDN.  
 CABINET A, SLIDE 10244  
 P.R.T.C.T.  
 BLOCK 1  
 LOT 1

**DFL Group, LLC**  
 PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE  
 22309 MID CITIES BLVD., NORTH RICHLAND HILLS, TX 78601 817-479-0730



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FARR, LANDSCAPE ARCHITECT REGISTRATION NUMBER 806 ON 12/08/11, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 5103(3) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

Scale: 1"=50'  
 Date: 11/29/2011  
 File: 54805 LAN.DWG  
 Project No.: 54805.00

**SHEET  
 1  
 OF  
 2**

ZC#10-005

SUMMARY CHART - BUFFERYARDS/SETBACKS					
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH / TYPE	CANOPY TREES	SCREENING WALL/DEVICE HEIGHT AND MATERIAL
NORTHWEST	REQUIRED	578'	BY20	24	SW8
	PROVIDED		BY20	28	SW8
NORTHEAST	REQUIRED	210'	BY20	9	SW8
	PROVIDED		BY20	11	SW8
NORTHEAST COMMERCIAL	REQUIRED	538'	BY10	22	NA
	PROVIDED			22	Credit for excess interior landscape requested
SOUTHEAST	REQUIRED	570'	BY20	15	NA
	PROVIDED		BY20	17	
SOUTHWEST	REQUIRED	737'	BY20	19	NA
	PROVIDED		BY20 AVG	22	

SUMMARY CHART - INTERIOR LANDSCAPE			
	LOT SIZE	LANDSCAPE AREA (SF)	% OF LAND-SCAPE AREA
REQUIRED	432,389 SF	43,239	10%
PROVIDED		105,187	24%

COMMENTS:  
 1-BUILDING > 10,000 SQFT SHALL PROVIDE 2 CENTRAL FEATURES OR COMMUNITY SPACES.  
 2-61,948 SF OF EXCESS LANDSCAPE AREA APPLIED TO REQUIRED BUFFERYARD LANDSCAPE.

SUMMARY CHART - PARKING LOT LANDSCAPE	
TOTAL PARKING SPACES	
468/10 = 47 REQUIRED TREES	47 TREES PROVIDED

- PARKING LOT SCREENED FROM PUBLIC ROW.  
 - NO MORE THAN 15 CONTINUOUS SPACES WITHOUT TREE ISLAND.  
 - END CAPS INCLUDE TREE.

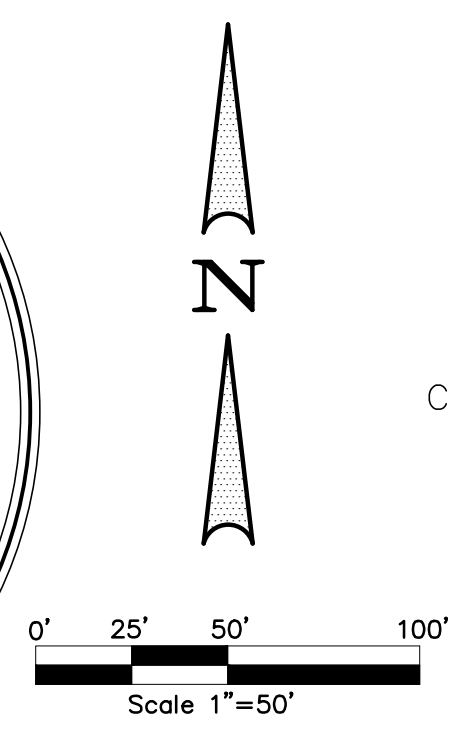
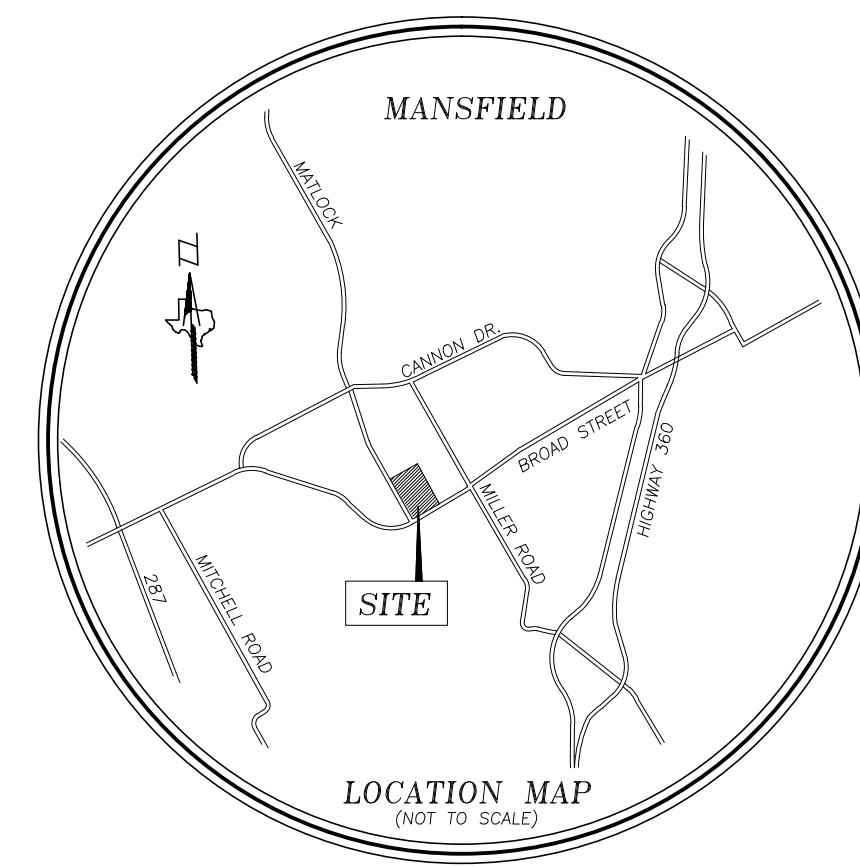
SUMMARY CHART - RESERVE LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
PARKING LANDSCAPE		
1 TREE PER 10 SPACE	47	47
9 X 18 PLANTING AREA MIN.	YES	YES
NO SPACE > 15 SPACES FROM TREE ISLAND	YES	YES
1 TREE/EVERGREEN SHRUBS PER PARKING ISLAND	YES	YES
PARKING LANDSCAPE		
ISLAND AT TERMINUS OF EACH ROW	YES	YES
ISLAND SHALL CONTAIN 1 TREE AND EVERGREEN SHRUBS	YES	YES
LANDSCAPE MEDIAN MIN. WIDTH 6'	NA	NA
1 TREE PER 40' MEDIAN 0'/40	NA	NA
STREET TREES		
5" CALIPER TREE PER 30' STREET FRONTAGE	1208' / 30= 41	43

**NOTES:**

- SITE WILL BE IRRIGATED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATOR, COMPLETE WITH RAIN AND FREEZE SENSORS.
- ONLY CONTAINERIZED TREES WILL BE PLANTED DURING THE MONTHS OF JUNE - AUGUST.
- "LANDSCAPE MAINTENANCE: THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF A SIMILAR VARIETY AND SIZE."

**PLANT LIST**

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
○	13	Ulpa	Ulmus parvifolia	Lacebark elm	3"-Cal	B & B
○	260	Lochpd	Loropetalum chinense 'Plum Delight'	Chinese Fringe Flower	5-Gal	36" O.C.
○	304	Pealha	Pennisetum alopecuroides 'Hamelin'	Dwf Fountain Grass	3-Gal	24" O.C.
○	399	IlvoN	Ilex vomitoria 'Nana'	Dwarf yaupon	3-Gal	36" O.C.
○	114	Rhinpi	Rhaphiolepis indica 'Pinkie'	'Pinkie' indian hawthorn	5-Gal	36" O.C.
○	35	Quvi	Quercus virginiana	Southern live oak	3"-Cal	B & B
○	18	Pich	Pistacia chinensis	Chinese pistache	3"-Cal	B & B
○	14	Qush	Quercus shumardii	Shumard oak	3"-Cal	B & B
○	14	Ulcra	Ulmus crassifolia	Cedar elm	3"-Cal	B & B
○	8	Frte	Fraxinus texensis	Texas ash	3"-Cal	B & B
○	4	Qula	Quercus laceyi	Lacey oak	3"-Cal	B & B
○	11	Lainca	Lagerstroemia indica 'Catawba'	Catawba crape myrtle	20 Gal	3 TO 5 Canes
○	224	Juhowi	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	3-Gal	48" O.C.
○	3	Qumu	Quercus Muhlenbergii	Chinquapin Oak	3"-Cal	B & B
○	20	Pield	Pinus eldarica	Elderic pine	5" Cal	B & B
○	83	Yufi	Yucca filamentosa	Softleaf yucca	3-Gal	36" O.C.
○	3	soaf	Sophora affinis	Eve's Necklace	20 Gal	Upright, Full
○	43	Quvi	Quercus virginiana	Southern live oak	5" Cal	B & B
○	25	Hepa	Hesperaloe parviflora	Red yucca	3-Gal	36" O.C.
○	186	Mypu	Myrica pusilla	Dwarf Wax Myrtle	5-Gal	36" O.C.
○	96	Lefrsi	Leucophyllum frutescens 'Silverado'	Silverado sage	5-Gal	36" O.C.
○	63	Misigr	Miscanthus sinensis 'Gracillimus'	Maiden grass	5-Gal	36" O.C.
▨	45	Sagrnap	Salvia greggii 'Navajo Dark Purple'	Navajo Dark Purple sage	1-Gal	24" O.C.
▨	85	Sagrnav	Salvia greggii 'Navajo White'	Navajo White autumn sage	1-Gal	24" O.C.
▨	570	Stte	Stipa tenuissima	Mexican feather grass	1-Gal	24" O.C.
▨	12	Muli	Muhlenbergia lindheimeri	Muhly Grass	5-Gal	36" O.C.
▨	32	Muca	Muhlenbergia capillaris	Gulf muhly	1-Gal	24" O.C.
▨	2910	Limu	Liriope muscari	'Big Blue' liriope	4" pot	12" O.C.



Comments

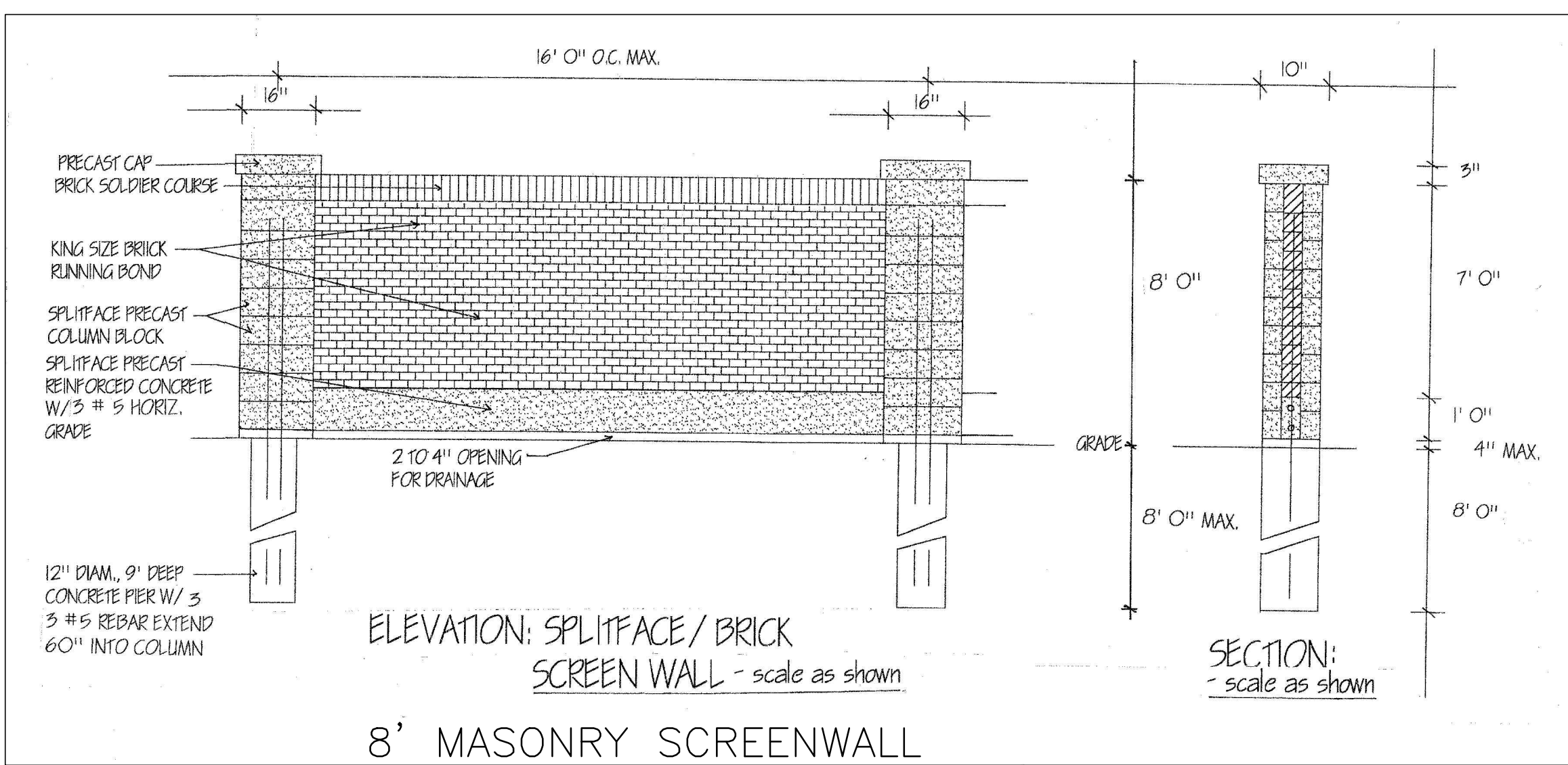
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 CONSULTING CIVIL ENGINEERS • SURVEYORS  
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 TARRANT COUNTY, TEXAS 76102  
 Telephone: 817.441.1200  
 Telex: 54805 LAMDWG  
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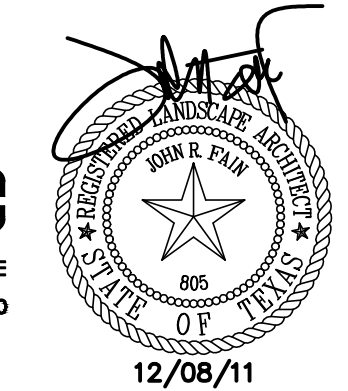
ROCHESTER BROAD & MATLOCK  
 DEVELOPMENT, L.L.C.  
 5875 STATE ST. SUITE 01  
 FORT WORTH, TEXAS 76102

LANDSCAPE PLAN  
 DEVELOPMENT PLAN  
 BROAD STREET MEDICAL  
 MANSFIELD, TEXAS



NOTE:  
 PLAN IS CONCEPTUAL MASONRY SCREEN WALL TO BE ENGINEERED BY LICENSED STRUCTURAL ENGINEER.

**DFL Group, LLC**  
 PARKS + OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE  
 82338 MD CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0730



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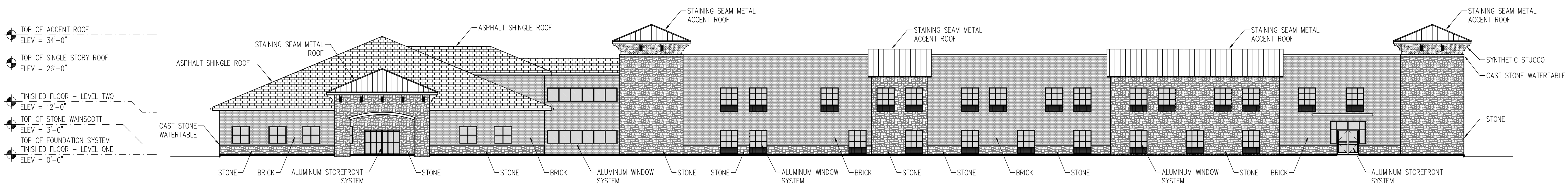
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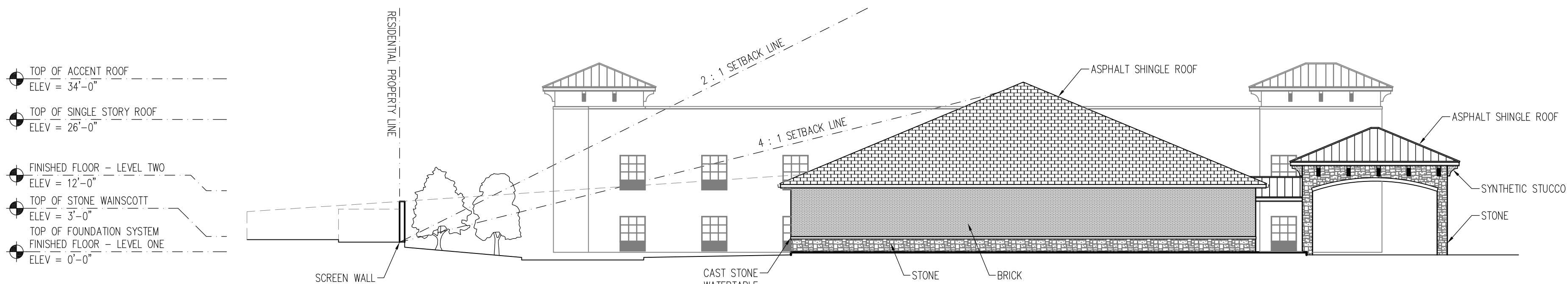
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This drawing has been developed by the design team. Original information, visit us on the web at www.gkgg.com

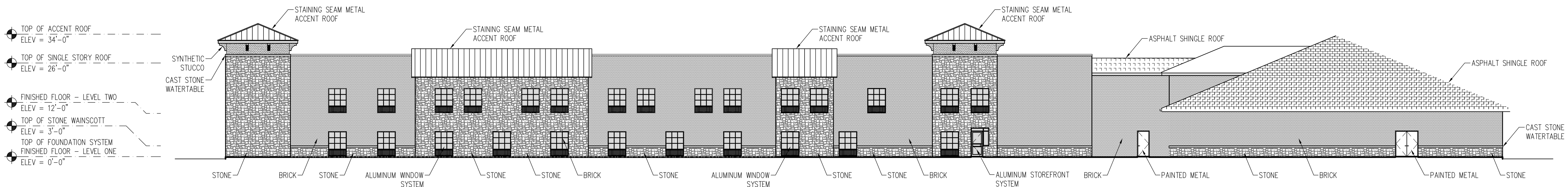
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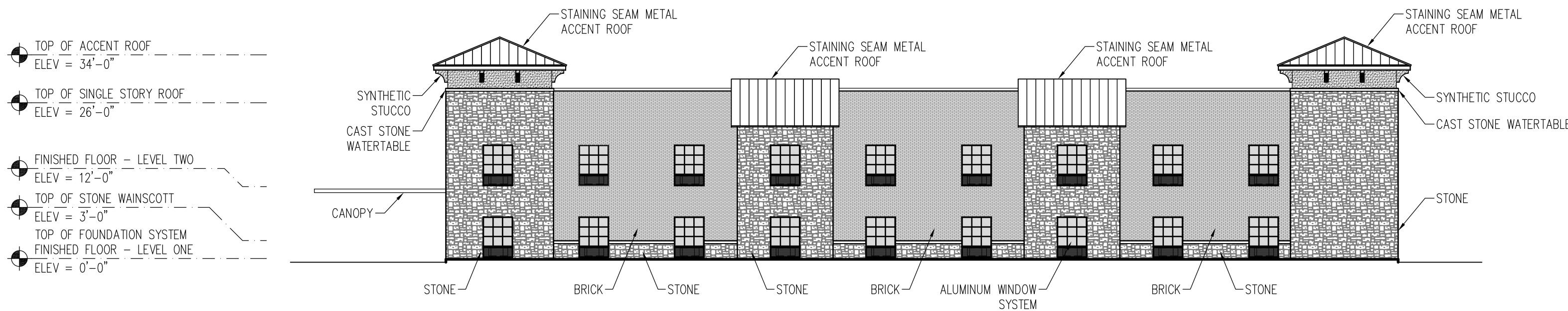
**01 WEST ELEVATION  
MAIN ENTRY FACADE**  
SCALE: 1/16" = 1'-0"



**02 NORTH ELEVATION  
SIGHT LINES NOTED**  
SCALE: 1/16" = 1'-0"



**03 EAST ELEVATION  
BACK OF HOUSE**  
SCALE: 1/16" = 1'-0"



**04 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH AREA CALCULATIONS WEST ELEVATION			
	SQUARE FEET	PERCENT OF AREA	REMARKS
TOTAL FACADE AREA	7107.07	100 %	
INDIVIDUAL FINISHES AREAS AND PERCENTAGES			
BRICK MASONRY	2936.37	41.32 %	COMBINED MASONRY
STONE MASONRY	3510.51	49.39 %	
METALS : PAINTED	0	0 %	
GLASS AND ALUMINUM FRAME WINDOW SYSTEMS	535.66	7.54 %	
SYNTHETIC STUCCO	124.53	1.75 %	

EXTERIOR FINISH AREA CALCULATIONS NORTH ELEVATION			
	SQUARE FEET	PERCENT OF AREA	REMARKS
TOTAL FACADE AREA	1314.83	100 %	
INDIVIDUAL FINISHES AREAS AND PERCENTAGES			
BRICK MASONRY	867.84	66.00 %	COMBINED MASONRY
STONE MASONRY	438.11	33.32 %	
METALS : PAINTED	0	0 %	
GLASS AND ALUMINUM FRAME WINDOW SYSTEMS	0	0 %	
SYNTHETIC STUCCO	8.88	0.68 %	

EXTERIOR FINISH AREA CALCULATIONS WEST ELEVATION			
	SQUARE FEET	PERCENT OF AREA	REMARKS
TOTAL FACADE AREA	8226.39	100 %	
INDIVIDUAL FINISHES AREAS AND PERCENTAGES			
BRICK MASONRY	4251.77	51.68 %	COMBINED MASONRY
STONE MASONRY	2902.88	35.29 %	
METALS : PAINTED	69.26	0.84 %	
GLASS AND ALUMINUM FRAME WINDOW SYSTEMS	889.06	10.81 %	
SYNTHETIC STUCCO	113.42	1.38 %	

EXTERIOR FINISH AREA CALCULATIONS NORTH ELEVATION			
	SQUARE FEET	PERCENT OF AREA	REMARKS
TOTAL FACADE AREA	4361.60	100 %	
INDIVIDUAL FINISHES AREAS AND PERCENTAGES			
BRICK MASONRY	1901.11	43.59 %	COMBINED MASONRY
STONE MASONRY	1732.19	39.71 %	
METALS : PAINTED	0	0 %	
GLASS AND ALUMINUM FRAME WINDOW SYSTEMS	614.88	14.10 %	
SYNTHETIC STUCCO	113.42	2.60 %	

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**PRELIMINARY**

**ASSISTED LIVING  
FACILITY**

**BROAD STREET  
MEDICAL  
MANSFIELD, TEXAS**

**PD AMENDMENT  
SUBMITTAL**

DATE (YY/MM/DD)	REVISION DESCRIPTION
10/04/16	SCHEMATIC DESIGN SUBMITTAL
10/04/16	PD AMENDMENT SUBMITTAL
10/08/25	PD FINAL SUBMITTAL PER CITY COUNCIL APPROVAL
12/01/23	PD REVISED SUBMITTAL PER CITY COUNCIL APPROVAL

ELECTRONIC EDIT STAMP  
\_Jun 13, 2012 - 4:07pm  
ELECTRONIC FILENAME  
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PLAN NORTH

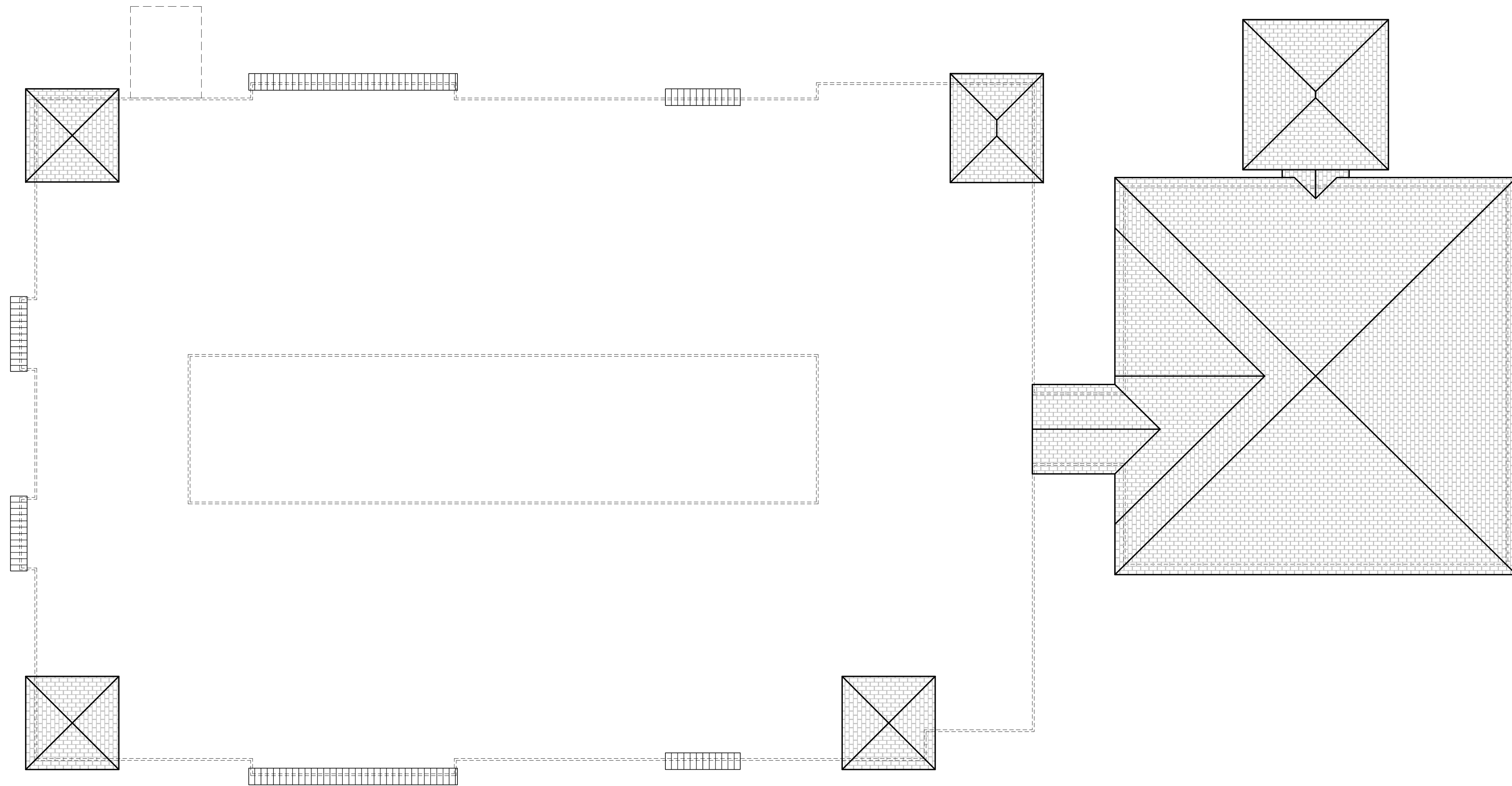
PLAN SCALE  
1/16" = 1'-0"

PLAN TITLE

**EXTERIOR ELEVATIONS**

**ZC # 10-005  
EXHIBIT D**

PLAN NUMBER  
**A3.01**



**01 ROOF PLAN**  
SCALE : 1/16" = 1'-0"

**PLAN NOTES**

**KEY PLAN**



architecture  
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**PRELIMINARY**

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**BROAD STREET**  
**MANSFIELD, TEXAS**

**PD AMENDMENT  
SUBMITTAL**

**JANUARY 23, 2012**

DATE (YY/MM/DD)	REVISION DESCRIPTION
10/04/16	SCHEMATIC DESIGN SUBMITTAL
10/04/16	PD AMENDMENT SUBMITTAL
10/08/25	PER CITY COUNCIL APPROVAL PD REVISED SUBMITTAL JL APPROVAL

ELECTRONIC EDIT STAMP  
Jan 16, 2012 - 8:48am  
ELECTRONIC FILENAME  
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PLAN NORTH: PLAN SCALE  
1/16" = 1'-0"

**ROOF PLAN**  
**ZC # 10-005**  
**EXHIBIT D**

PLAN NUMBER  
**A1.31**