

Drawing Index:

AS1 Architectural Site Plan

- C1 Site Dimension Plan
- C2 Site Grading Plan
- C3 Site Utility & Storm Sewer Plan
- C4 Site Storm Water Management Plan
- C5 Site Vehicle Mobility Plan

- L1 Overall Landscape Plan
- L2 Landscape Plan - South
- L3 Landscape Plan - North
- L4 Tree Plan
- L5 Site Landscape Sections

- A1 Phase 1
- A2 Phase 2
- A3 Phase 3
- A4 First Floor Plan
- A5 Second Floor Plan
- A6 Third Floor Plan
- A7 Skilled Nursing Elevations
- A8 Independent Living Elevations
- A9 Independent Living Elevations
- A10 Independent Living Elevations
- A11 Independent Living Elevations
- A12 Villa Elevations
- A13 Enlarged Elevations
- A14 Site Details

- E1 Site Lighting Plan
- E2 Site Lighting Details

Owner

The Tutera Group
 7611 State Line Road, Suite 301
 Kansas City, MO 64111
 P: 816.444.0900
 F: 816.822.0081

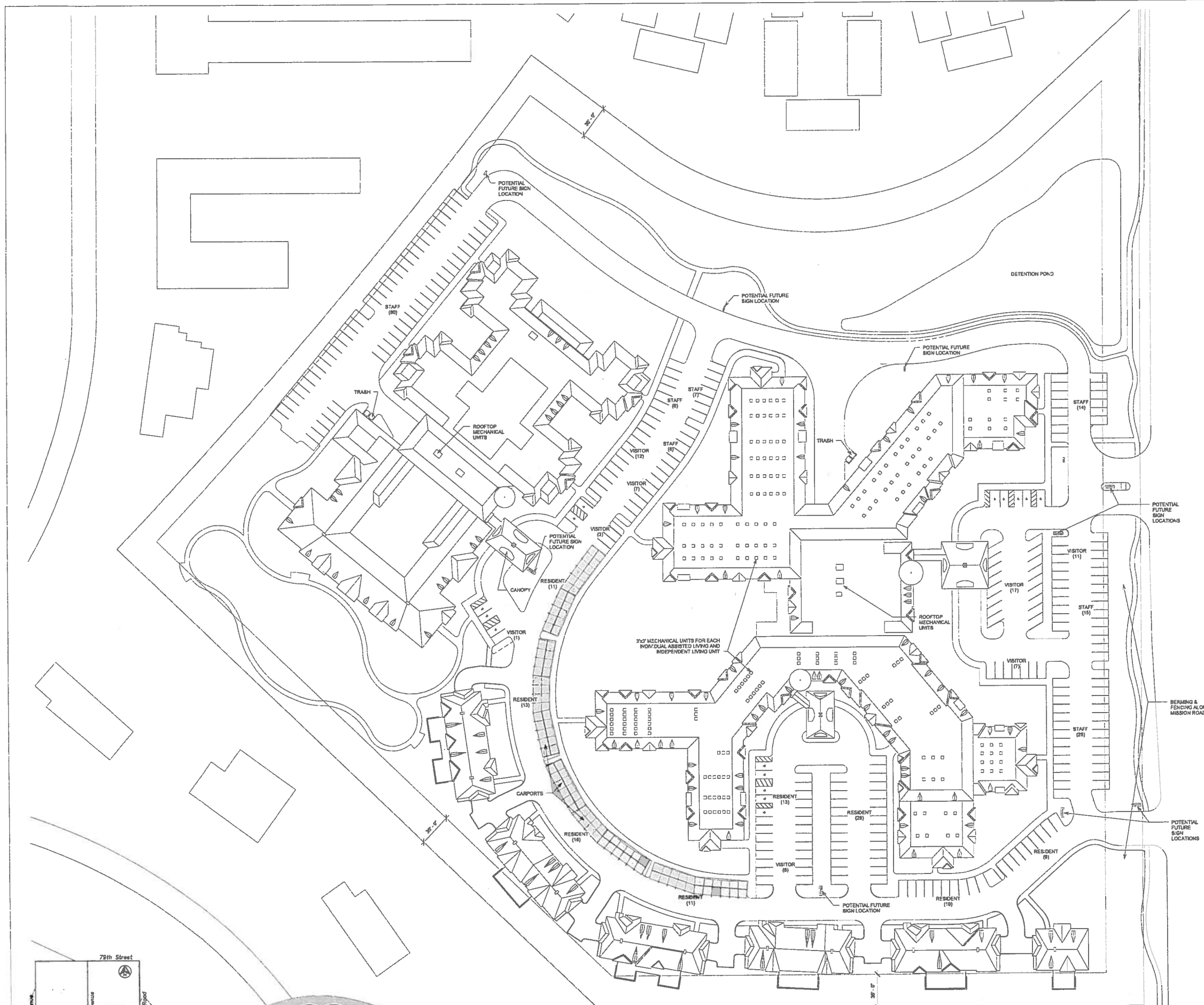
Architect

Hoefler Wysocki Architects
 11460 Tomahawk Creek Pkwy, Suite 400
 Leawood, KS 66211
 P: 913.307.3700
 F: 913.307.3710

Civil/Landscape

Olsson Associates
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213
 P: 913.381.1170
 F: 913.381.1174





Skilled Nursing/Memory Care

Gross Building: 91,189 sf
 Ground Floor: 58,268 sf
 Total Units: 120 Units (136 Beds)
 Private: 104 Units
 Semi-Private: 16 Units

Lot Coverage: 7.3%
 Building Height to One Story Peak: 26'-3"
 Building Height to Two Story Peak: 34'-6"
 Building Mid-Peak Height: 40'-9"
 Finish Floor Elevation: 951'-6"

SKILLED NURSING
 Ground Floor: 37,433 sf
 Units: 84 Units (100 Beds)

MEMORY CARE
 Ground Floor: 20,835 sf
 Units: 36 Units

Assisted Living/Independent Living

Gross Building: 271,140 sf
 Ground Floor: 100,824 sf
 Total Units: 220 Units
 Lot Coverage: 12.6%
 Building Height to Two Story Peak: 32'-4"
 Building Height to Three Story Peak: 40'-10"
 Building Mid-Peak Height: 34'-8"
 Finish Floor Elevation: 951'-6"

ASSISTED LIVING
 Ground Floor: 20,124 sf
 Units: 60 Units
 One Bedroom: 48 Units
 Two Bedroom: 12 Units

INDEPENDENT LIVING
 Ground Floor: 80,700 sf
 Units: 160 Units
 One Bedroom: 100 Units
 Two Bedroom: 60 Units

Villas

Gross Building: 24,915 sf
 Unit Size: 2,285 sf
 Total Units: 11 Units
 Lot Coverage: 3.1%
 Building Height to Peak: 21'-4"
 Building Mid-Peak Height: 15'-11"
 Finish Floor Elevation: 951'-0"

Villas
 Two Bedroom: 11

Totals

Property Size: 18.4 Acres/ 801,504 sf
 Total Building Square Footage: 387,244 sf
 Building Footprint on Site: 184,007 sf
 Building Footprint Percentage: 22.9%
 Walks on Site: 43,665 sf or 1.23 miles
 Walks Percentage: 5.4%
 Drives on Site: 129,373 sf
 Drives Percentage: 16.1%

Total Lot Coverage: 44.4%
 Total Green Space: 55.6%

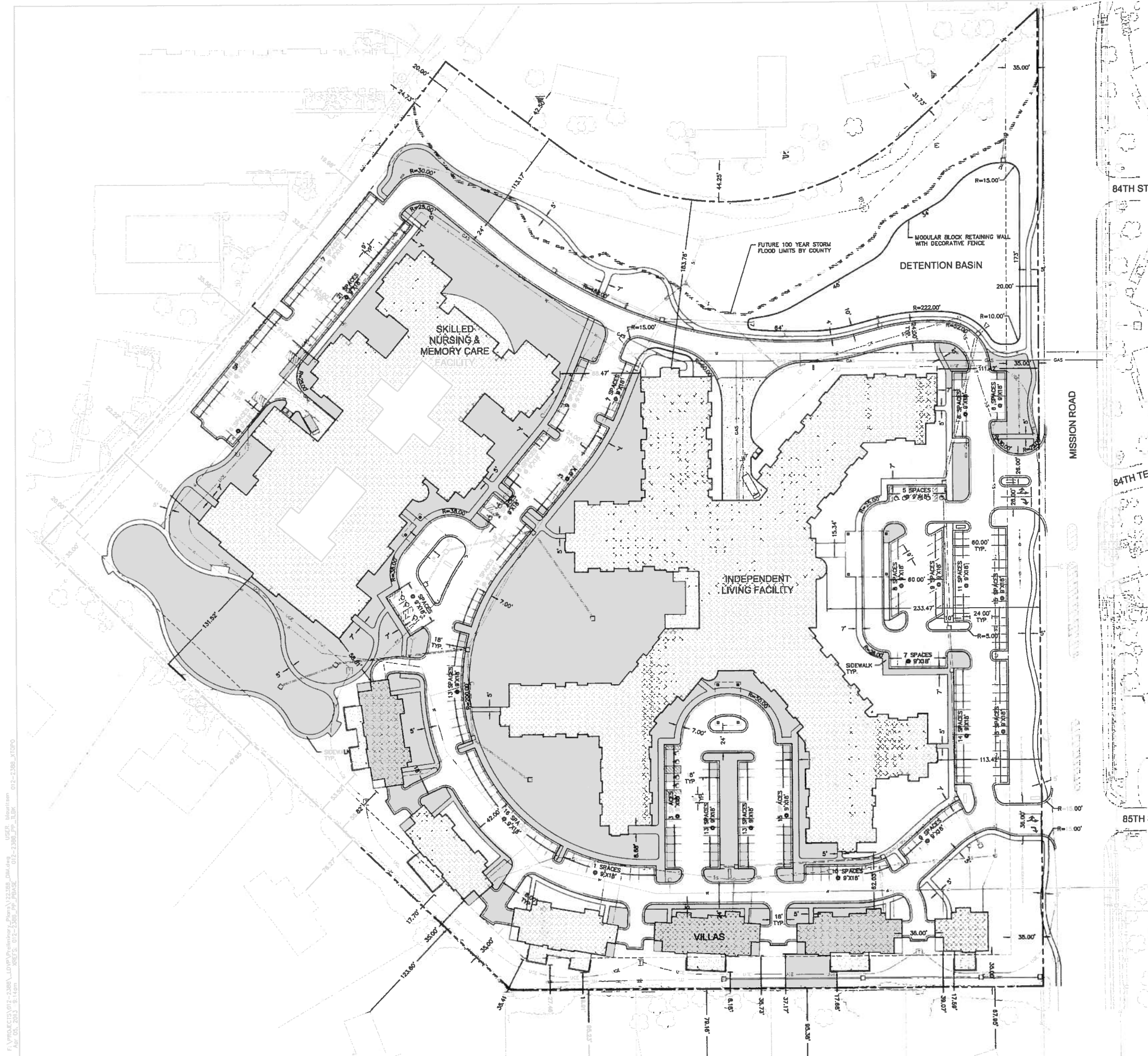
Parking Total		
Count	Description	Type
262	Standard Space	9' x 18'
51	Standard with Carport	9' x 18'
22	Garages	
15	Accessible Space	9' x 18' + aisle
350	Total	

Employee Count			
	Staff	Arrive	Depart
Admin. Staff	25	8:00 am	5:00 pm
First Shift	50-60	6:45 am	3:00 pm
Second Shift	50	2:45 pm	11:00 pm
Third Shift	20	10:45 pm	7:00 am

Staff Parking Provided: 135 Stalls

1 ARCHITECTURAL SITE PLAN
 1" = 40'-0"





LEGEND

- PROPERTY LINE
- - - - - PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- - - - - PROPOSED SANITARY SEWER SERVICE
- - - - - PROPOSED WATER MAIN
- - - - - PROPOSED ELECTRIC SERVICE
- - - - - PROPOSED STORM SEWER
- ▭ PROPOSED ASPHALT PAVEMENT
- ▭ PROPOSED CONCRETE PAVEMENT

SITE DATA
 PROPERTY AREA: 18.4 AC
 EXISTING ZONING: R-1A
 PARKING STALLS: 350
 *INCLUDES 22 VILLA GARAGE STALLS

ALTA PROPERTY DESCRIPTION
 ALL OF BLOCK 1, EXCEPT THE EAST 12 FEET THEREOF, MEADOWBROOK JUNIOR HIGH SCHOOL, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS AND ALL OF VACATED ORIGINAL SOMERSET DRIVE ADJACENT THERETO, EXCEPT ANY PART USED OR DEDICATED FOR STREET ROADS OR PUBLIC RIGHTS OF WAY AND EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 12, RANGE 25, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE AND 1150 FEET WEST OF THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 28; THENCE S017°50' E, ALONG A LINE PARALLEL TO AND 180 FEET EAST OF THE WEST LINE OF THE NE 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE CENTERLINE OF SOMERSET DRIVE, AS NOW LOCATED; A DISTANCE OF 998.83 FEET, TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500 FEET, A DISTANCE OF 18.52 FEET; THENCE S88°10'31" E, ALONG A RACIAL LINE, TO THE LAST DESCRIBED CURVE, A DISTANCE OF 40 FEET; TO A POINT ON THE EAST LINE OF SAID SOMERSET DRIVE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE N 85° 42' 10" E, A DISTANCE OF 181.43 FEET, TO A POINT ON THE EAST LINE OF THE VACATED RIGHT-OF-WAY FOR SOMERSET DRIVE; THENCE SOUTHWESTERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF SAID VACATED SOMERSET DRIVE, SAID LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5770 FEET AND WHOSE INITIAL TANGENT BEARING IS S42°18'18" W, A DISTANCE OF 310.29 FEET, TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF THE MEADOWBROOK JUNIOR HIGH SCHOOL PROPERTY, AS NOW LOCATED; SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF LOT 98, TOWN AND COUNTRY ESTATES, A SUBDIVISION OF LAND NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS; THENCE N46°25'57" W, ALONG SAID PROPERTY LINES, A DISTANCE OF 31.31 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOMERSET DRIVE AS NOW LOCATED; THENCE NORTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOMERSET DRIVE, SAID RIGHT-OF-WAY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 540 FEET AND WHOSE INITIAL TANGENT BEARING IS N24°38'48" E, A DISTANCE OF 215.09 FEET, TO THE POINT OF BEGINNING

AND EXCEPT
 ALL THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 12, RANGE 25, IN JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE RADIAL TO THE CURVE OF SOMERSET DRIVE AS NOW ESTABLISHED, SAID RADIAL LINE PASSING THRU A POINT ON THE CENTERLINE OF SAID SOMERSET DRIVE, SAID POINT BEING 30.19 FEET NORTHEASTERLY OF THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 28, MEASURED ALONG SAID CENTERLINE OF SOMERSET DRIVE; THENCE SOUTHEASTERLY ALONG SAID RADIAL LINE, A DISTANCE OF 40 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO SAID RADIAL LINE, AND HAVING A RADIUS OF 540 FEET, A DISTANCE OF 192 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE PLAT OF MEADOWBROOK JUNIOR HIGH SCHOOL, A SUBDIVISION OF LAND IN SAID COUNTY AS NOW ESTABLISHED; AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST DESCRIBED CURVE A DISTANCE OF 22 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF SAID PLAT; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 21 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF SAID PLAT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PLAT A DISTANCE OF 9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO EXCEPT
 ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12, RANGE 25, NOW IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST-WEST CENTERLINE OF SAID SECTION 28, WHICH POINT IS 1150.00 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 28, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF 83RD STREET AND SOMERSET DRIVE AS NOW ESTABLISHED; THENCE SOUTH ALONG A LINE WHICH IS 180.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION (SAID LINE BEING THE CENTERLINE OF SAID SOMERSET DRIVE), A DISTANCE OF 998.83 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID SOMERSET DRIVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 20.00 FEET; THENCE EASTERLY ALONG A LINE WHICH DEFLECTS TO THE LEFT 92°07'19" FROM THE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 128.47 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 52.95 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO SAID CURVE DEFLECTING TO THE LEFT 48°15'57" FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 376.72 FEET; THENCE NORTHWESTERLY ALONG A LINE AT RIGHT ANGLES TO THE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 40.00 FEET TO A POINT ON THE CENTERLINE OF VACATED SOMERSET DRIVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO SAID CURVE BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 5730.00 FEET, A DISTANCE OF 405.69 FEET TO THE POINT OF BEGINNING.

REVISIONS

REV	DATE	DESCRIPTION

2013

SITE DIMENSION PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS

Drawn by: _____
 Checked by: _____
 Approved by: _____
 Date: 04/23/13

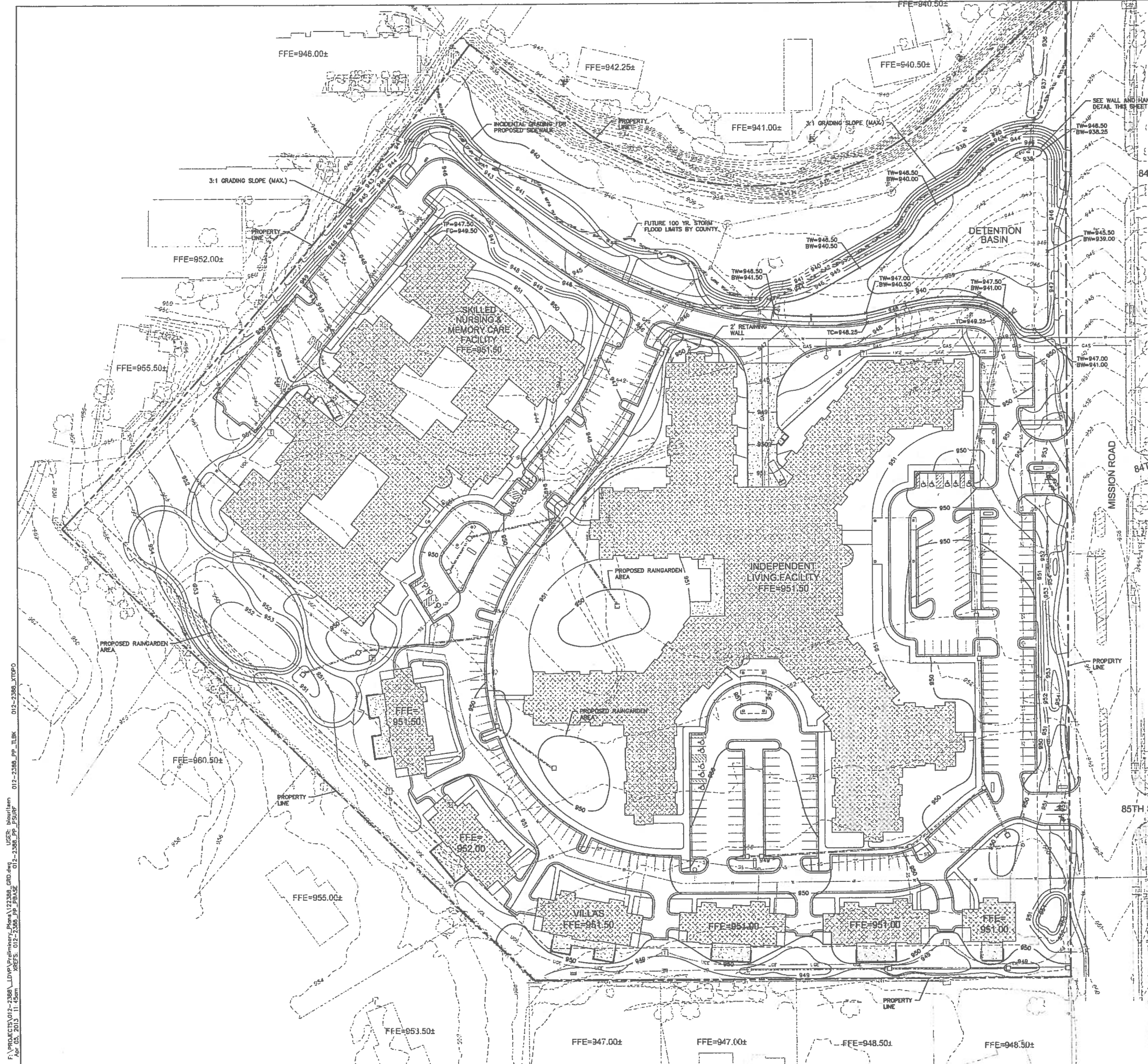
SCALE IN FEET
 1" = 40'

SHEET C1

P:\PROJECTS\012-2388\LD\DWG\Residential\Plan\122388_Dim.dwg
 Apr 05, 2013 9:16am
 User: mblawson
 Plot: 012-2388_PP-110K
 012-2388-110K

MOLSSON ASSOCIATES

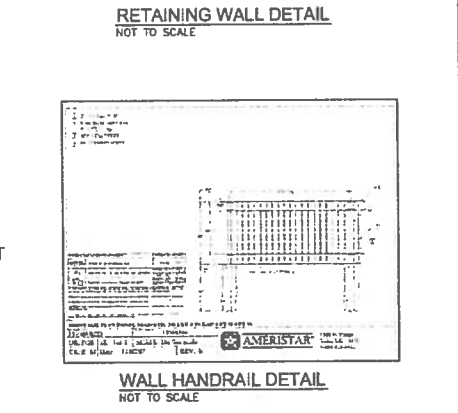
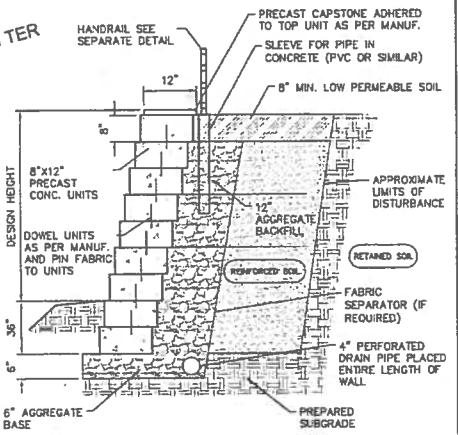
2201 West 123rd Street, Suite 200
 Overland Park, KS 66204
 TEL: 913.381.1170
 FAX: 913.381.1111
 www.molssonassociates.com



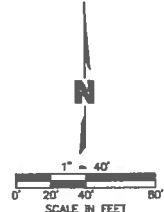
I:\PROJECTS\012-2388\LDVP\Plan\012-2388_GRD.dwg USER: bbluitem
 DATE: 04/03/2013 11:05am XREFS: 012-2388_PP_P&S.dwg 012-2388_PP_TLBK 012-2388_XREF.dwg

LEGEND

- | | | | |
|--|----------------------------------|--|---------------------------------|
| | PROPERTY LINE | | PROPOSED CONTOUR |
| | EXISTING CONTOUR | | PROPOSED SANITARY SEWER SERVICE |
| | PROPOSED WATER MAIN | | PROPOSED ELECTRIC SERVICE |
| | PROPOSED STORM SEWER | | TW=TOP OF WALL (FINISH GRADE) |
| | BW=BOTTOM OF WALL (FINISH GRADE) | | FG=FINISH GRADE |
| | TP=TOP OF PAVEMENT | | RETAINED SOIL |



- NOTES:
1. DETENTION BASIN SPILLWAY AND ACCESS TO BE DESIGNED AT TIME OF CONSTRUCTION.
 2. FINISHED FLOOR ELEVATIONS OF ADJACENT PROPERTIES ARE APPROXIMATE.



MOLSSON ASSOCIATES

720 West 134th Street, Suite 200
 Overland Park, KS 66204-1174
 TEL: 913.381.1170
 FAX: 913.381.1174
 www.molsson.com

REV.	NO.	DATE	REVISION DESCRIPTION

SITE GRADING PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS

SHEET
 C2

F:\PROJECTS\1012-2388-1\Drawings\122100_012-2388_PP_ILBK.dwg
 USER: kbaufman
 DATE: 05/20/13 9:14am
 012-2388_PP_ILBK
 012-2388_PP_FLOOR
 012-2388_PP_FOUND



LEGEND

	PROPERTY LINE		PROPOSED DRAINAGE BOUNDARY
	PROPOSED CONTOUR		PROPOSED RAINGARDEN DRAINAGE (MIN 1.5 AC)
	EXISTING CONTOUR		PROPOSED STORM SEWER
	PROPOSED STORM SEWER		PROPOSED SEDIMENT FENCE*
	PROPOSED SEDIMENT FENCE*		PROPOSED RAINGARDEN DRAINAGE (MIN 1.5 AC)
	PROPOSED DRAINAGE BOUNDARY		PROPOSED RAINGARDEN DRAINAGE (MIN 1.5 AC)

SECTION SYMBOLS

	SECTION 1		SECTION 15
	SECTION 2		SECTION 16
	SECTION 3		SECTION 17
	SECTION 4		SECTION 18
	SECTION 5		SECTION 19
	SECTION 6		SECTION 20
	SECTION 7		SECTION 21
	SECTION 8		SECTION 22
	SECTION 9		SECTION 23
	SECTION 10		SECTION 24
	SECTION 11		SECTION 25
	SECTION 12		SECTION 26
	SECTION 13		SECTION 27
	SECTION 14		SECTION 28

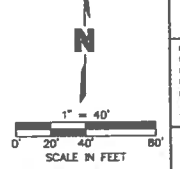
NOTE:
 PROPOSED NORTH OUTFALL RELEASE: 66 CFS (100-YR)
 PROPOSED SOUTH OUTFALL RELEASE: 7 CFS (100-YR)
 SEE STORM WATER DRAINAGE REPORT FOR ADDITIONAL INFORMATION AND ALL BMP DRAINAGE CALCULATIONS.
 SEDIMENT FENCE SHOWN IS SCHEMATIC. FULL EROSION CONTROL TO BE IMPLEMENTED IN CONSTRUCTION DOCUMENTS.

MOLSSON ASSOCIATES
 7201 West 134th Street, Suite 202
 Overland Park, KS 66213-3720
 TEL: 913.261.1170
 FAX: 913.261.1174
 www.molssonassociates.com

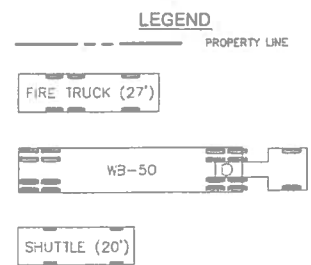
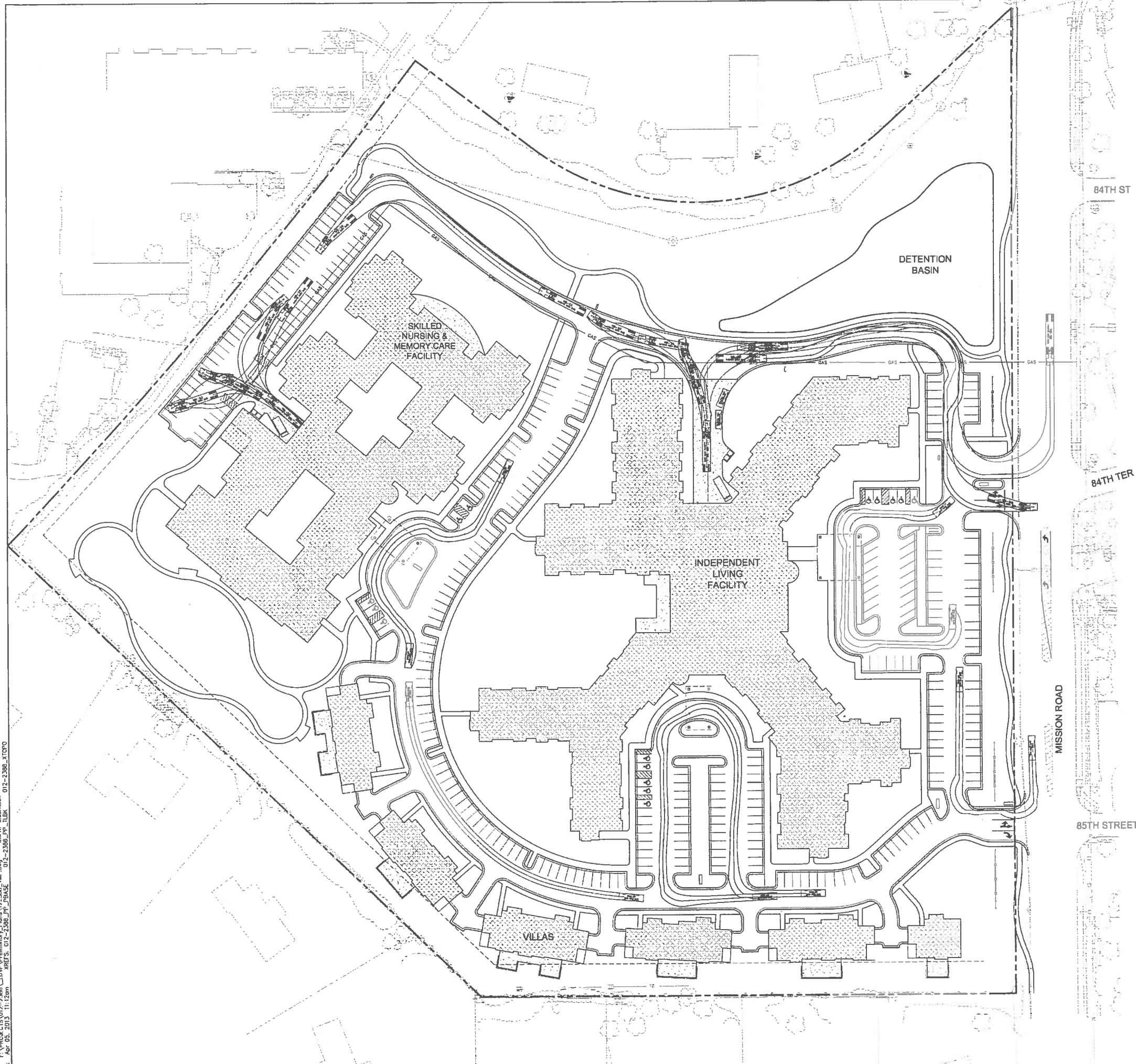
REV. NO.	DATE	REVISION DESCRIPTION

SITE STORM WATER MANAGEMENT PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS

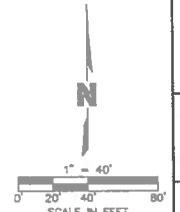
DESIGNED BY	
CHECKED BY	
DATE	
DRAWN BY	
SCALE	



F:\PROJECTS\012-2386-2\012-2386_Preliminary_Plan\172386_MBP.dwg UGFR: sbourlson 012-2386_XTDFD
 E. Apr. 05. 2013 11:12am WREFS: 012-2386_JT_PBAUSE 012-2386_PP_TLEBK



- NOTES:**
1. TRUCK TEMPLATE SHOWN REPRESENTS WB-50 MOVEMENTS THROUGH SITE FROM MISSION ROAD, TO SERVICE AND TRASH AREAS.
 2. FIRE TRUCK TEMPLATE SHOWN REPRESENTS MOVEMENTS AROUND PRIMARY ENTRANCES TO BUILDINGS.
 3. PRELIMINARY NORTH-BOUND LEFT-TURN LANE STRIPING SHOWN PER TRAFFIC STUDY RECOMMENDATIONS.



MOLSSON ASSOCIATES
 7201 West 132nd Street, Suite 200
 Overland Park, KS 66204-1170
 TEL: 913.261.1170
 FAX: 913.351.1174
 www.molssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

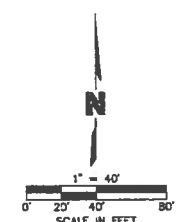
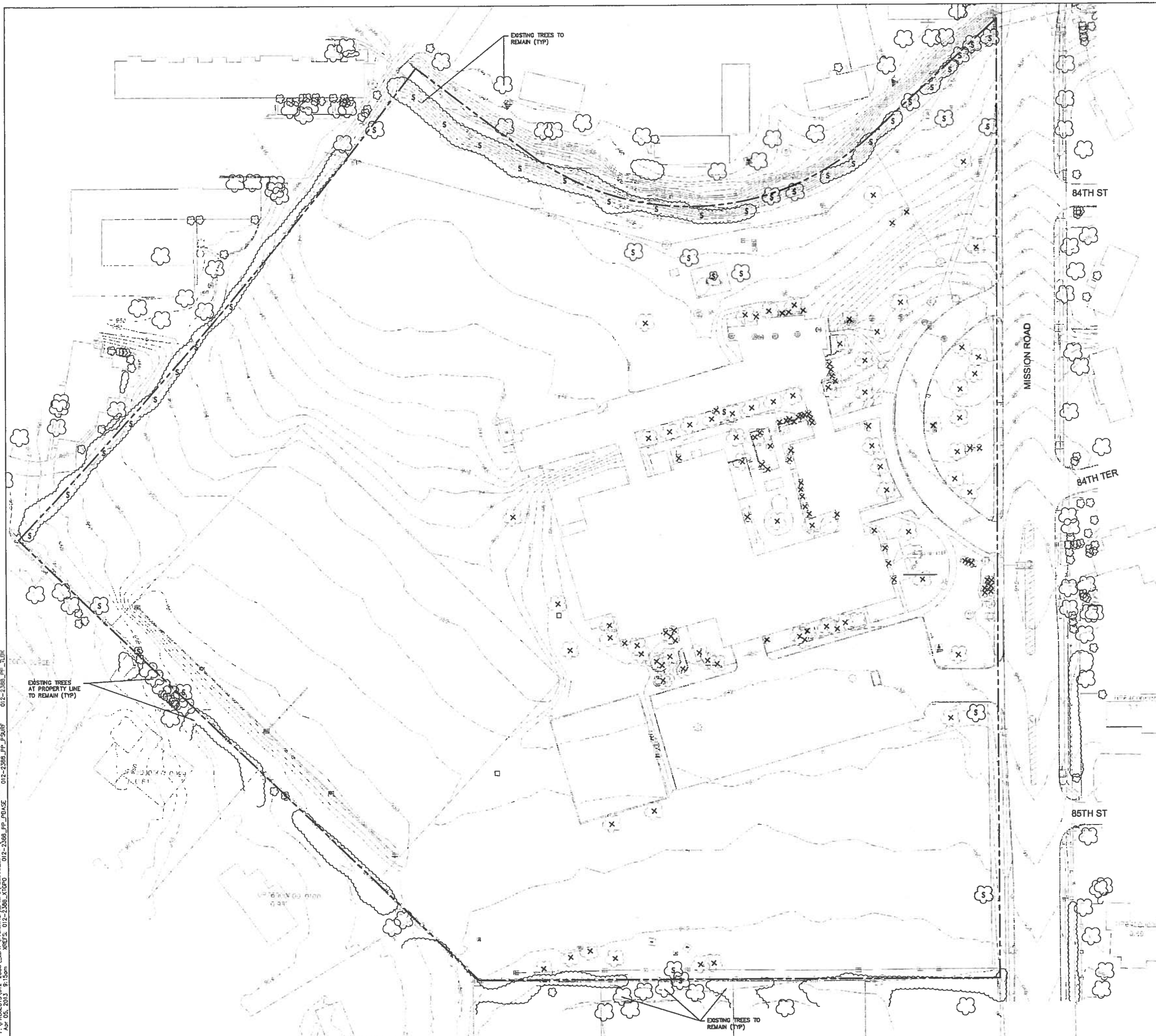
SITE VEHICLE MOBILITY PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS

2013

drawn by: _____
 checked by: _____
 designed by: _____
 project no.: 012-2386
 drawing no.: _____
 date: 04.05.13

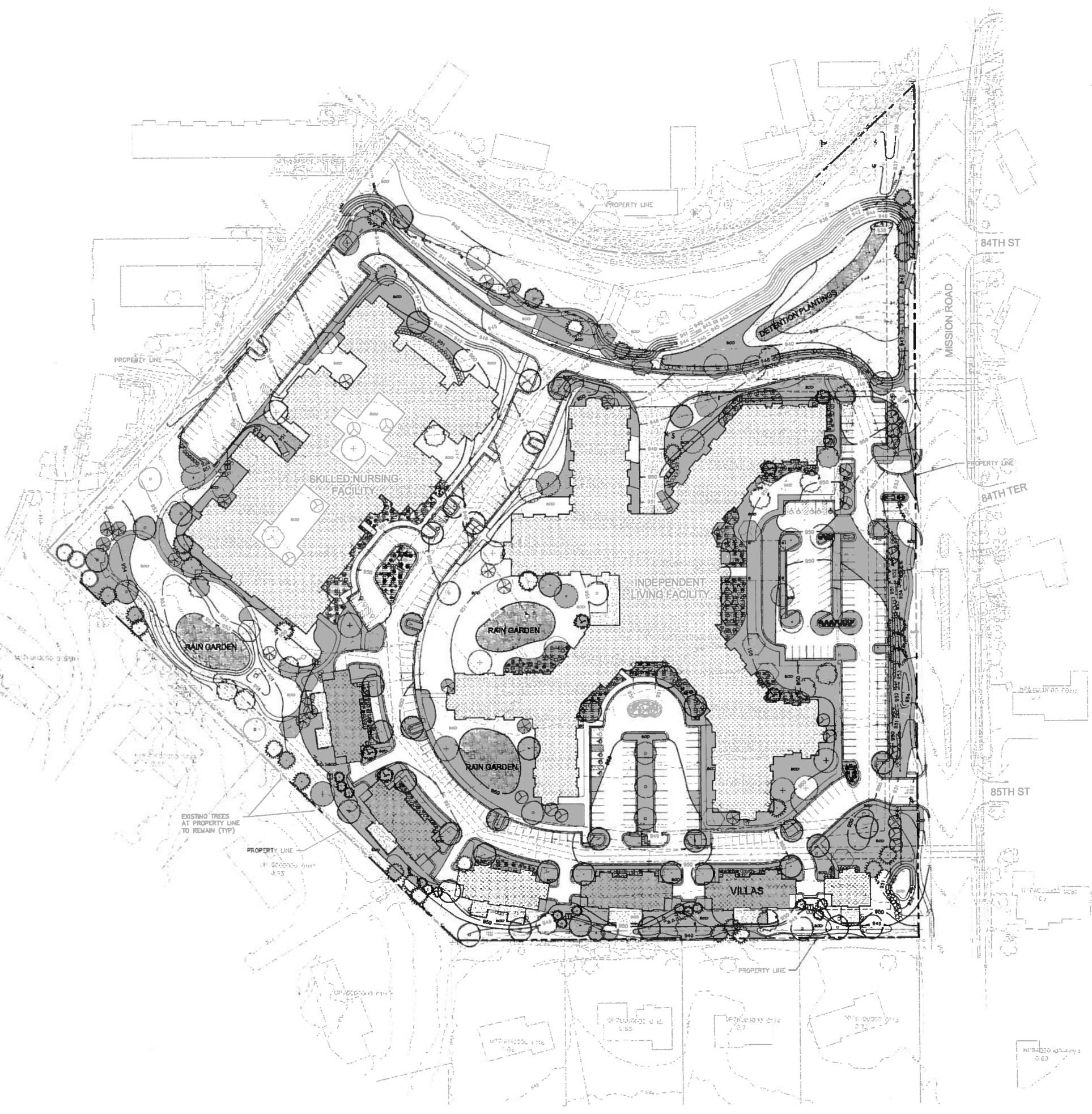
SHEET C5

F:\PROJECTS\012-2388\LDWP\ Preliminary\Plan\122388_LSC.dwg USER: bkwilson 012-2388_pp_P501.dwg
 Apr 05, 2013 9:15am REF: 012-2388_XTOP 012-2388_pp_P01.dwg 012-2388_pp_P501.dwg

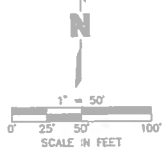


REV. NO.	DATE	REVISIONS DESCRIPTION	BY

F:\PROJECTS\012-2386\LDVP\Preliminary_Plans\122386_LSC.dwg USER: bbour/rtan 012-2386_pp_050.rvt
 E: Apr 05 2013 8:15am REF: 012-2386_XT070 012-2386_pp_016.dwg 012-2386_pp_016.rvt



- ### PLANT KEY
- DECIDUOUS TREES**
- State Street Miyabe Maple
 - London Planetree 'Bloodgood'
 - "Expresso" Kentucky Coffeetree
 - Imperial Honeylocust
 - Allee Lacebark Elm
 - White Oak
 - Swamp White Oak
 - Bur Oak
 - Shumard Oak
- ORNAMENTAL TREES**
- Shantung Maple
 - Oklahoma Redbud
 - Prairie Fire Crabapple
 - Merlot Bird Cherry
 - Spring Snow Crabapple
 - Canada Red Chokecherry
- EVERGREEN TREES**
- Keteeler Juniper
 - Eastern Red Cedar
 - Norway Spruce
 - White Pine
 - Green Giant Arborvitae
 - Skyrocket Juniper
- DECIDUOUS SHRUBS**
- Hummingbird Cestrum
 - Double Knock Out Rose
 - Merlot Sweetpire
 - Green Velvet Boxwood
 - Virginia Sweetpire
- EVERGREEN SHRUBS**
- Hetz Midget Arborvitae
 - Sea Green Juniper
 - Buffalo Juniper
 - Shamrock Inkberry
- GRASSES/PERENNIALS**
- Dwarf Fountain Grass
 - Morning Light Maiden Grass



MOLSSON ASSOCIATES

7201 West 132nd Street, Suite 200
 Cleveland Park, OH 44131-3700
 TEL: 913.261.1172
 FAX: 913.261.1174
www.molssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION	BY

2013

OVERALL LANDSCAPE PLAN

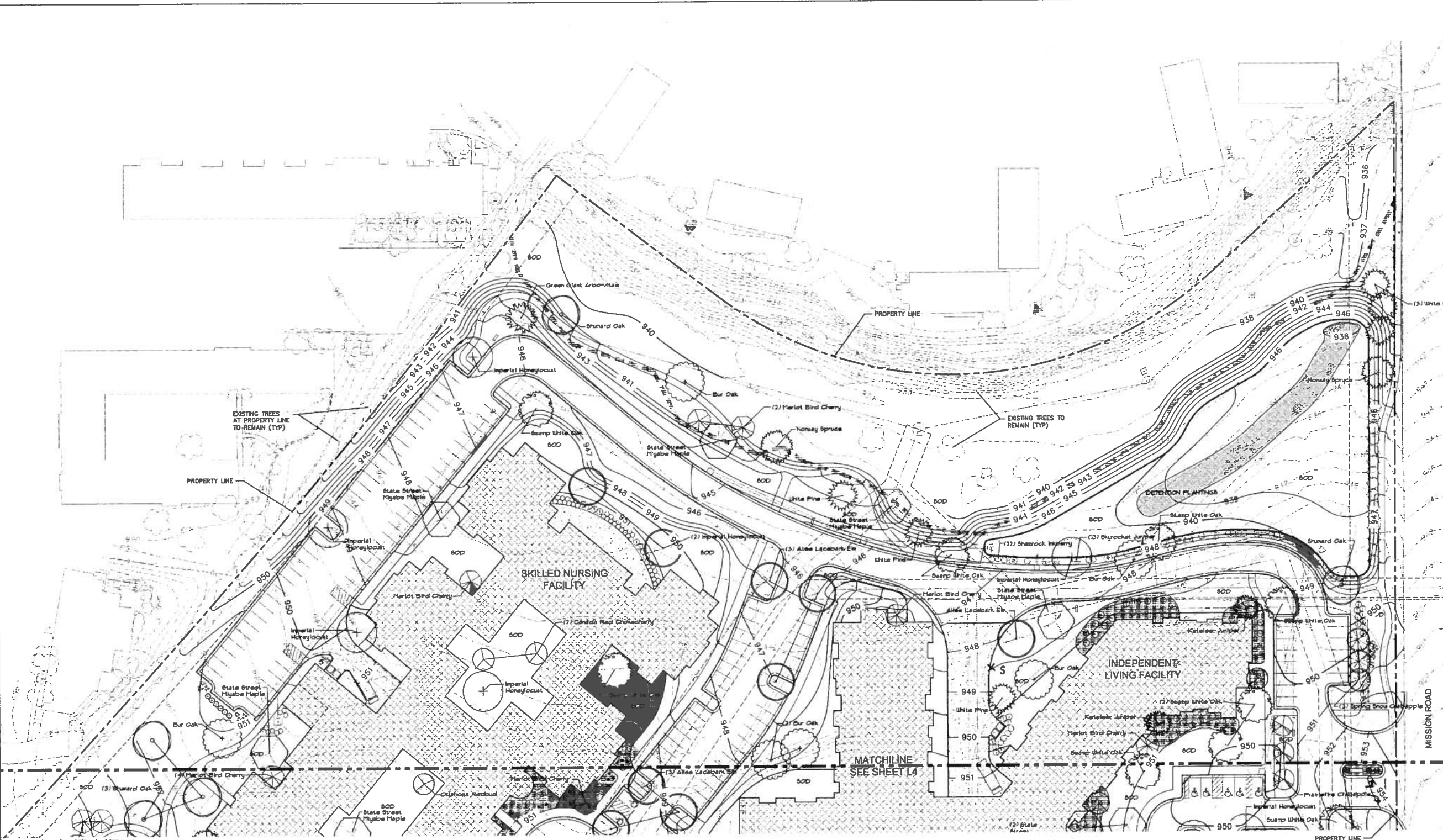
MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY

PRAIRIE VILLAGE, KANSAS

drawn by: _____
 checked by: _____
 prepared by: _____
 project no.: 012-2386
 date: 04/05/13

SHEET L2

F:\PROJECTS\1012-2385_LDVA\Pre\1012-2385_LDVA.dwg
 USER: bharilase
 DATE: Apr 05, 2013 9:15am
 PLOT: 012-2385_PP_53.DWG
 PLOT: 012-2385_PP_53.DWG
 PLOT: 012-2385_PP_53.DWG



PLANT KEY

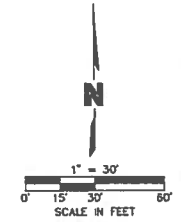
- | | |
|--|--|
| <p>DECIDUOUS TREES
25" Caliper</p> <ul style="list-style-type: none"> State Street Miyabe Maple London Planetree 'Bloodgood' 'Expresso' Kentucky Coffeetree Imperial Honeylocust Allee Lacebark Elm White Oak Swamp White Oak Bur Oak Shumard Oak | <p>ORNAMENTAL TREES
125" Caliper</p> <ul style="list-style-type: none"> Shantung Maple Oklahoma Redbud Prairiefire Crabapple Merlot Bird Cherry Spring Snow Crabapple Canada Red Chokecherry <p>EVERGREEN TREES
6"-7" Tall</p> <ul style="list-style-type: none"> Keteleer Juniper Eastern Red Cedar Norway Spruce White Pine Green Giant Arborvitae Skyrocket Juniper |
|--|--|

- | | |
|--|--|
| <p>DECIDUOUS SHRUBS
3 gallon</p> <ul style="list-style-type: none"> Hummingbird Clethra Double Knock Out Rose Merlot Sweetspire Green Velvet Boxwood Virginia Sweetspire <p>EVERGREEN SHRUBS
3 gallon</p> <ul style="list-style-type: none"> Hetz Midget Arborvitae Sea Green Juniper Buffalo Juniper Sherock Inkberry | <p>GRASSES/PERENNIALS
1 Gallon</p> <ul style="list-style-type: none"> Dwarf Fountain Grass Morning Light Maiden Grass Landscape Mulched Area Raingarden plantings (See plant list) <p> Existing Trees to Remain</p> |
|--|--|

- RAIN GARDEN/DETENTION**
Plugs
- Common/Scientific Name - Planted as Plug
- Blue Joint Grass
Calamagrostis canadensis
 - Palm Sedge
Carex muskingumensis
 - Early Bird Gold Rudbeckia
Rudbeckia fulgida 'Early Bird Gold'
 - Blue Flag Iris
Iris virginica
 - Little Bluestem
Schizachyrium scoparium
 - Indiangrass
Sorghastrum nutans

GENERAL NOTES

1. All landscape planting areas, excluding turf areas shall be mulched with a minimum of 3" shredded hardwood mulch.
2. Plants and other materials are quantified and summarized for the convenience of the city and local governing bodies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work.
3. Plan is subject to changes based on plant size and material availability. All changes must be approved by the City of Prairie Village and Landscape Architect.
4. Existing trees to remain are noted on plan; more will be preserved as possible. All trees otherwise conflicting with construction shall be removed.
5. All landscape and turf areas are to be irrigated.
6. The Sod shall be thoroughly watered immediately after placement.



MOLSSON ASSOCIATES

7201 West 134th Street, Suite 200
Overland Park, KS 66213-5780
TEL: 913.261.1170
FAX: 913.261.1171
www.molssonassociates.com

REV.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLAN - NORTH

MISSION CHATEAU
SENIOR RESIDENTIAL COMMUNITY

PRAIRIE VILLAGE, KANSAS

2013

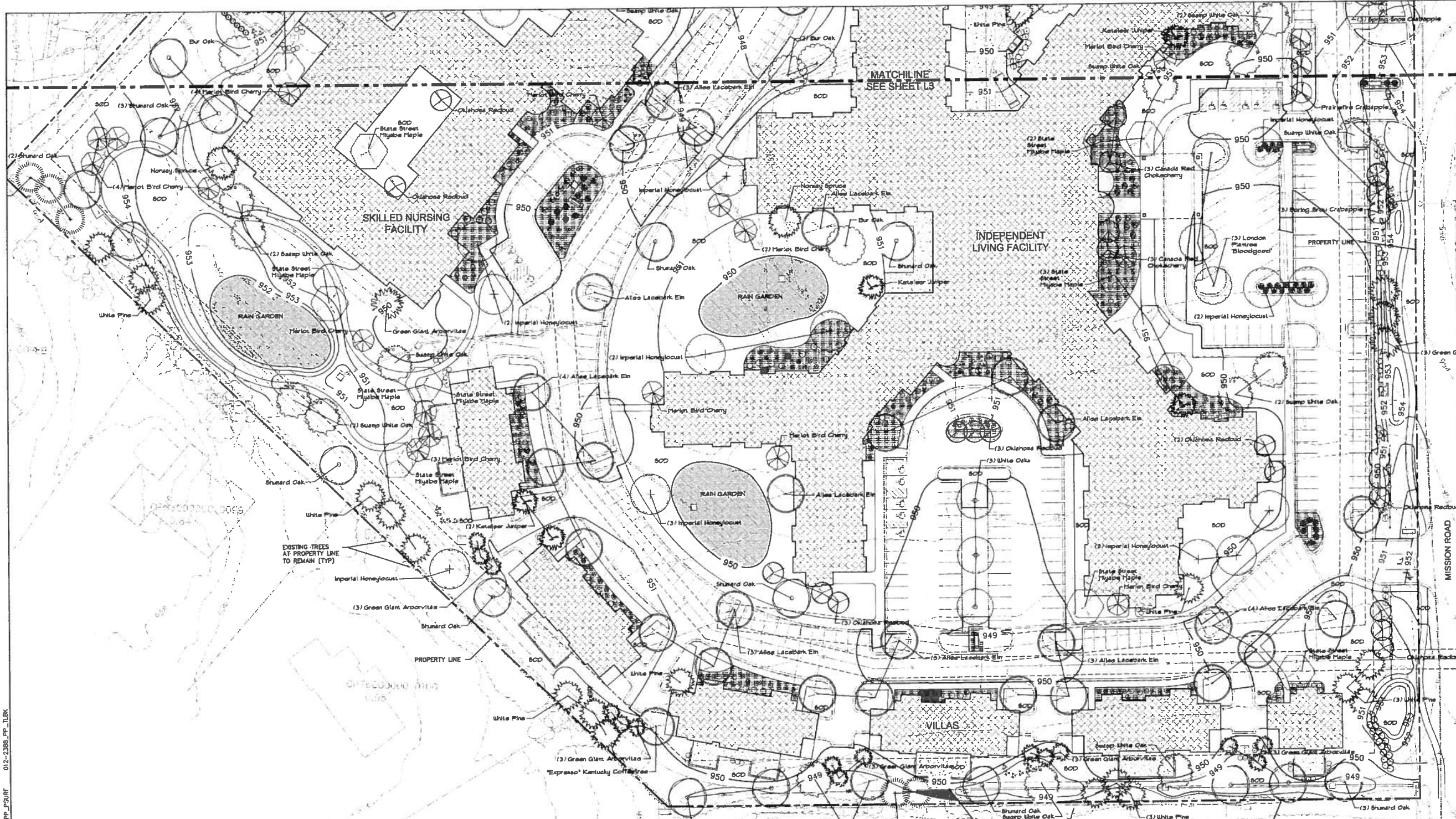
SHEET
L3

REV. NO.	DATE	REVISION DESCRIPTION

2013

LANDSCAPE PLAN - SOUTH
MISSION CHATEAU
SENIOR RESIDENTIAL COMMUNITY
PRAIRIE VILLAGE, KANSAS

SHEET
L4



PLANT KEY

DECIDUOUS TREES
25" Caliper

- State Street Myrtle Maple
- London Planetree 'Bloodgood'
- 'Expresso' Kentucky Coffeetree
- Imperial Honeylocust
- Allee Lacebark Elm
- White Oak
- Swamp White Oak
- Bur Oak
- Shunard Oak

ORNAMENTAL TREES
125" Caliper

- Shantung Maple
- Oklahoma Redbud
- Prairiefire Crabapple
- Merlot Bird Cherry
- Spring Snow Crabapple
- Canada Red Chokecherry
- 6'-1" Tall Catalpa Juniper
- Eastern Red Cedar
- Norway Spruce
- White Pine

DECIDUOUS SHRUBS
3 gallon

- Hummingbird Cistrea
- Double Knock Out Rose
- Merlot Sweetspire
- Green Velvet Boxwood
- Virginia Sweetspire

EVERGREEN SHRUBS
3 gallon

- Hetz Midget Arborvitae
- Sea Green Juniper
- Buffalo Juniper

GRASSES/PERENNIALS
1 Gallon

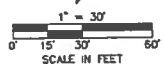
- Dwarf Fountain Grass
- Morning Light Maiden Grass
- Landscaps Mulched Area
- Rain Garden plantings (See plant list)

RAIN GARDEN/DETENTION
Plugs

- Common/Scientific Name - Planted as Plugs
- Blue Joint Grass
 - Calamagrostis canadensis
 - Palm Sedge
 - Carex nutkensis
 - Early Bird Gold Rudbeckia
 - Rudbeckia fulgida 'Early Bird Gold'
 - Blue Flag Iris
 - Iris virginica
 - Little Bluestem
 - Schizachyrium scoparium
 - Incensegrass
 - Sorghastrum nutans

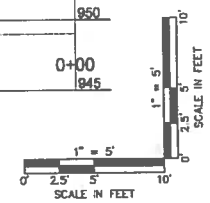
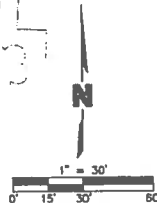
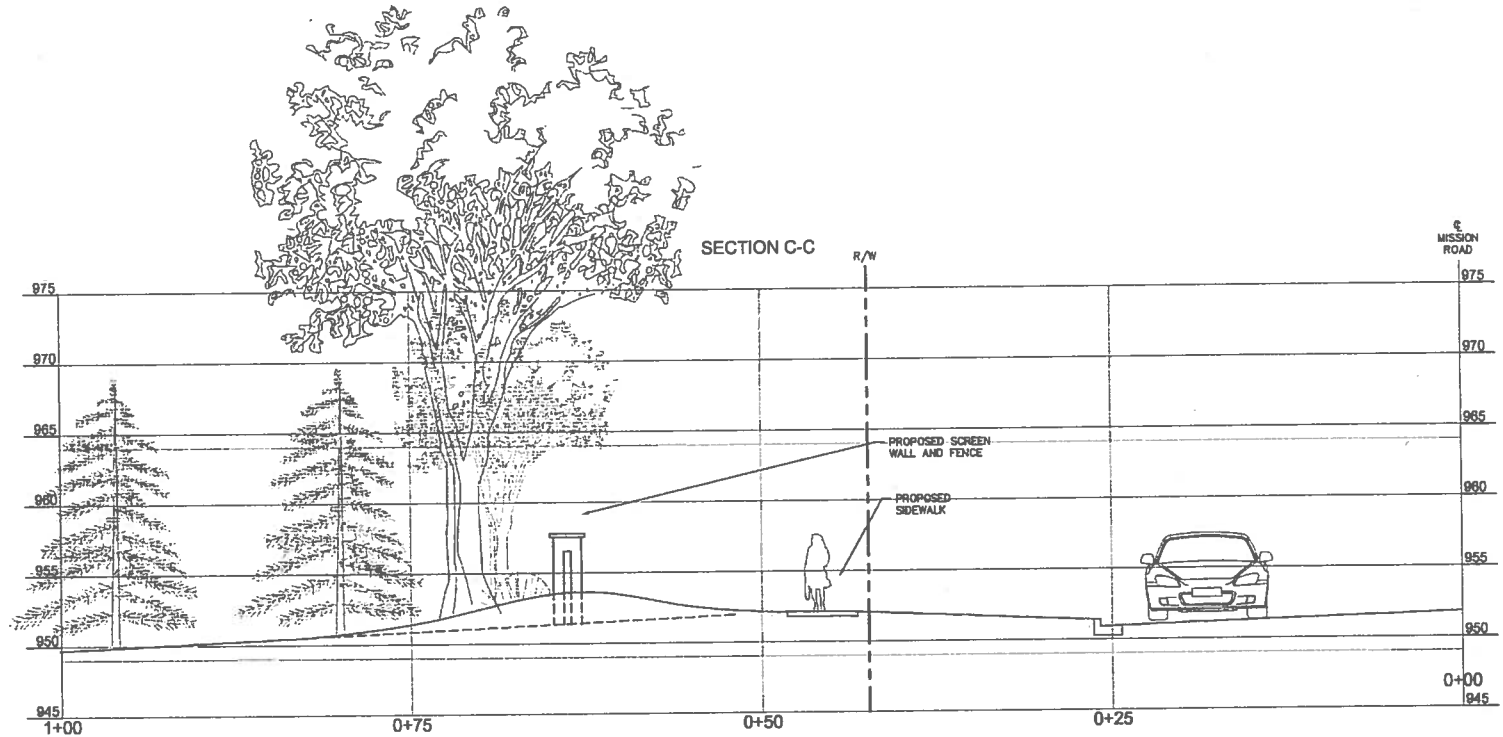
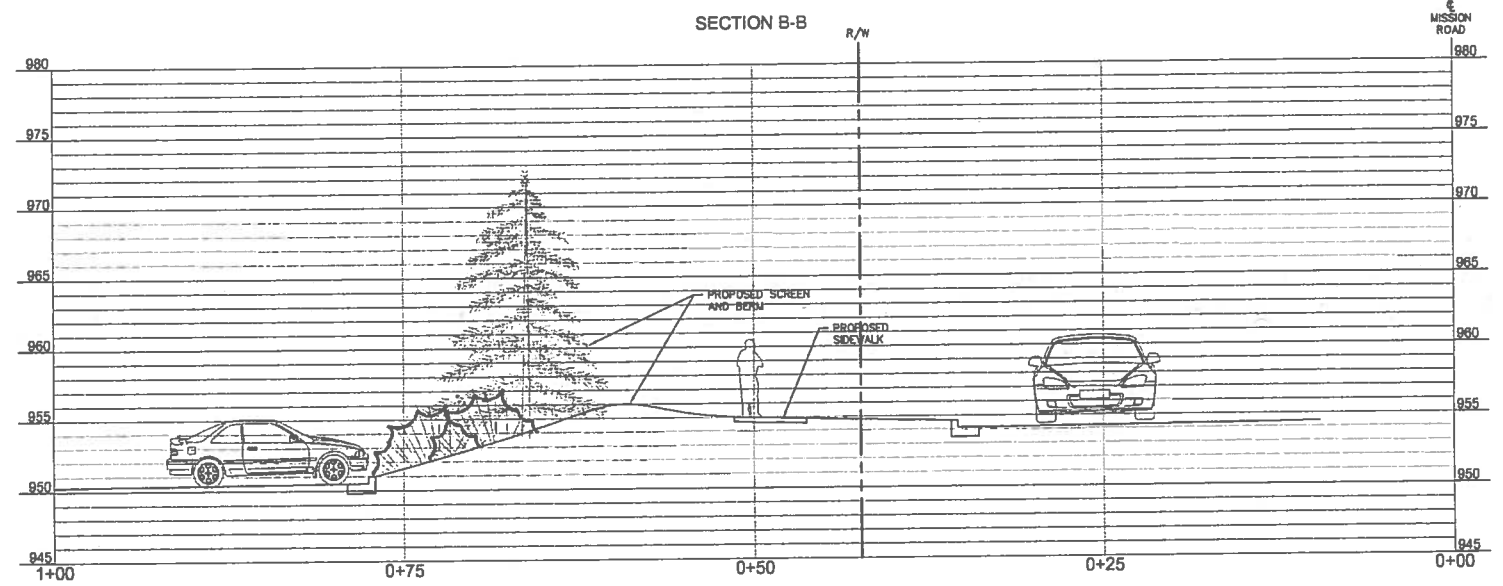
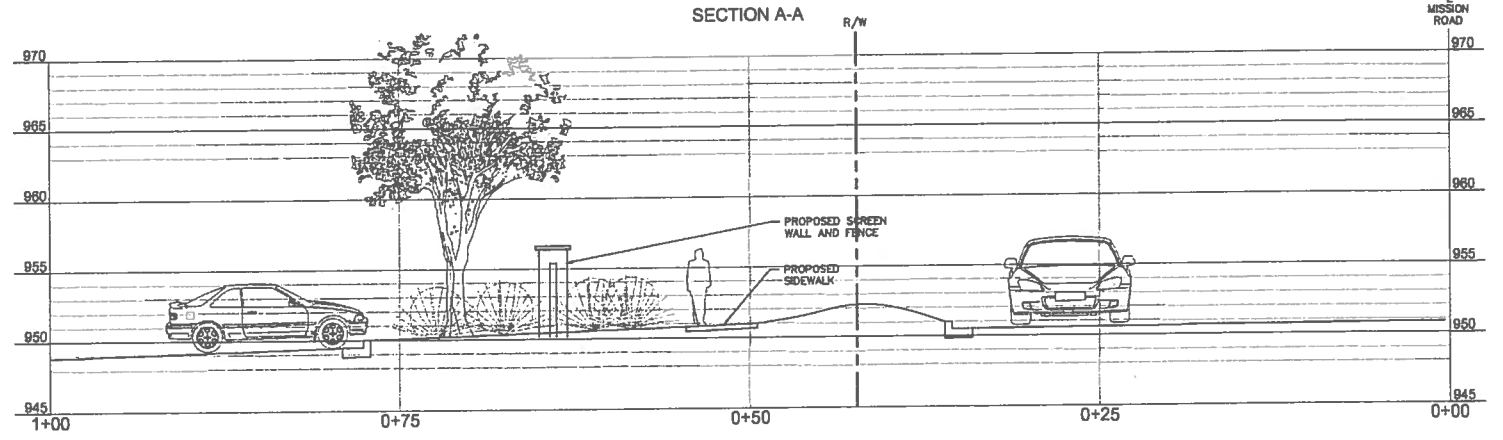
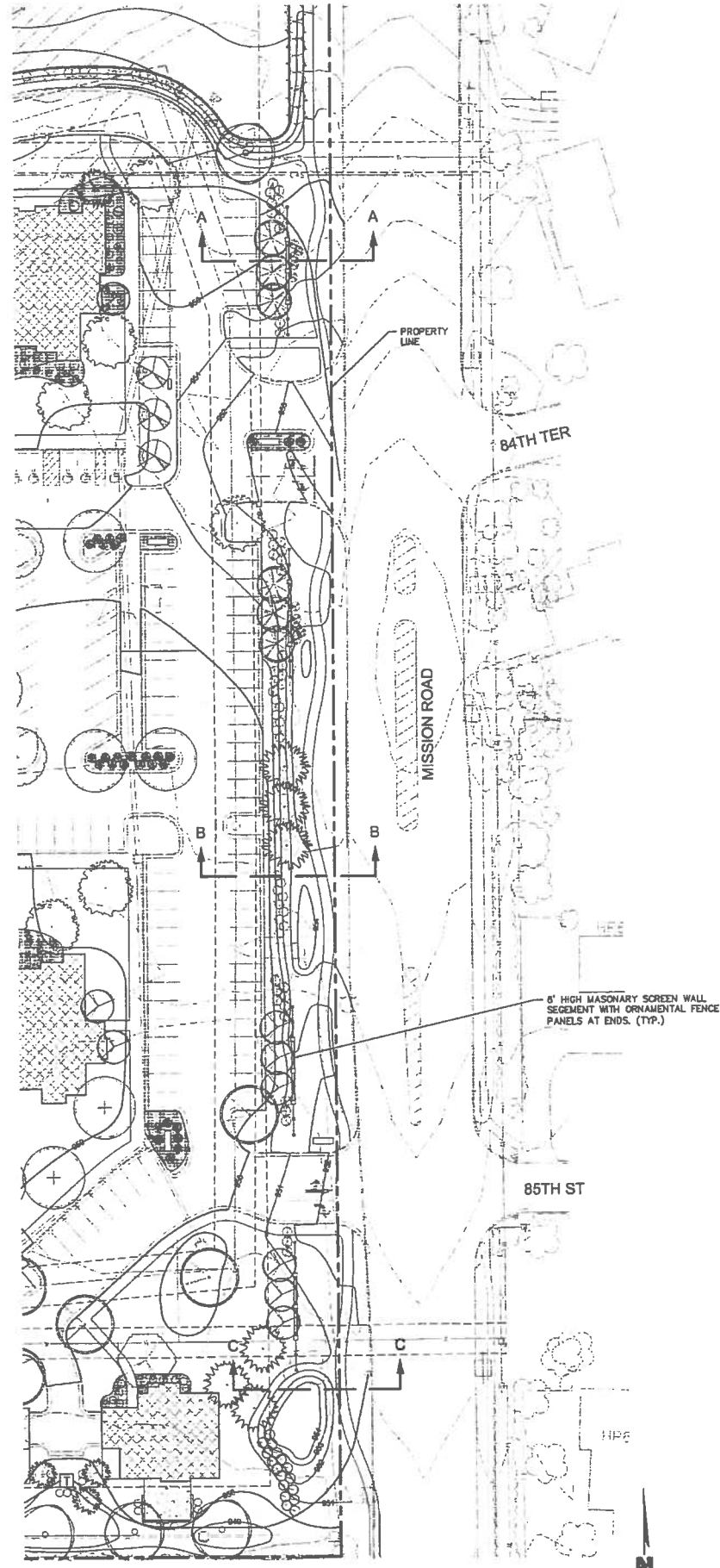
GENERAL NOTES

1. All landscape planting areas, excluding turf areas shall be mulched with a minimum of 3" shredded hardwood mulch.
2. Plants and other materials are quantified and summarized for the convenience of the city and local governing bodies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work.
3. Plan is subject to changes based on plant size and material availability. All changes must be approved by the City of Prairie Village and Landscape Architect.
4. Existing trees to remain are noted on plan; more will be preserved as possible. All trees otherwise conflicting with construction shall be removed.
5. Interior courtyard grading, BMPs, landscaping to be finalized and detail design completed at later date.
6. All landscape and turf areas are to be irrigated.
7. All areas noted on plan shall be sodded with Turf-Type Tall Fescue.



F:\PROJECTS\012-2385_LDW\Preliminary\Plan\22208_LSC.dwg UGER: bauritsen 012-2385_PP_11.RVT
 Apr 05, 2013 9:15am XREFS: 012-2385_XTOPG 012-2385_PP_10.PDF 012-2385_PP_12.RVT

F:\PROJECTS\012-2368\LD\p\Felminier\Fiona\22388_LSC.dwg USER: felminier
 Apr 05, 2013 10:11am XREFS: 012-2368_XTOP 012-2368_PP_FPLN 012-2368_PP_PSOPT 012-2368_PP_TLDR



MOLSSON
ASSOCIATES

7201 West 134th Street, Suite 200
Overland Park, KS 66213-1170
TEL: 913.661.1170
FAX: 913.661.1173
www.molssonassociates.com

REV.	NO.	DATE	REVISIONS DESCRIPTION

BY

DATE

2013

SITE LANDSCAPE SECTIONS

MISSION CHATEAU

SENIOR RESIDENTIAL COMMUNITY

PRAIRIE VILLAGE, KANSAS

designed by	
checked by	
approved by	
created by	
project no.	2012-2368
drawing no.	24/PLN/1

SHEET

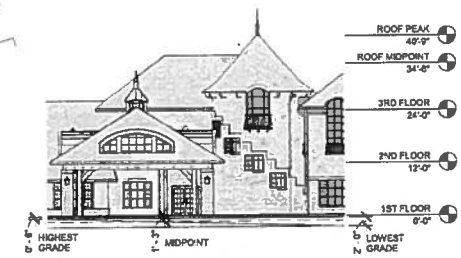
18

Skilled Nursing/Memory Care

Gross Building: 91,189 sf
 Ground Floor: 58,268 sf
 Total Units: 120 Units (138 Beds)
 Visitor/Resident Parking = 1 space/5 beds = 28

Parking				
	Staff	Resident	Visitor	Total
Phase 1	79	N/A	28	107
Phase 2	58	112**	53	224
Phase 3	shared	22*	shared	22
Total	135	134	81	350

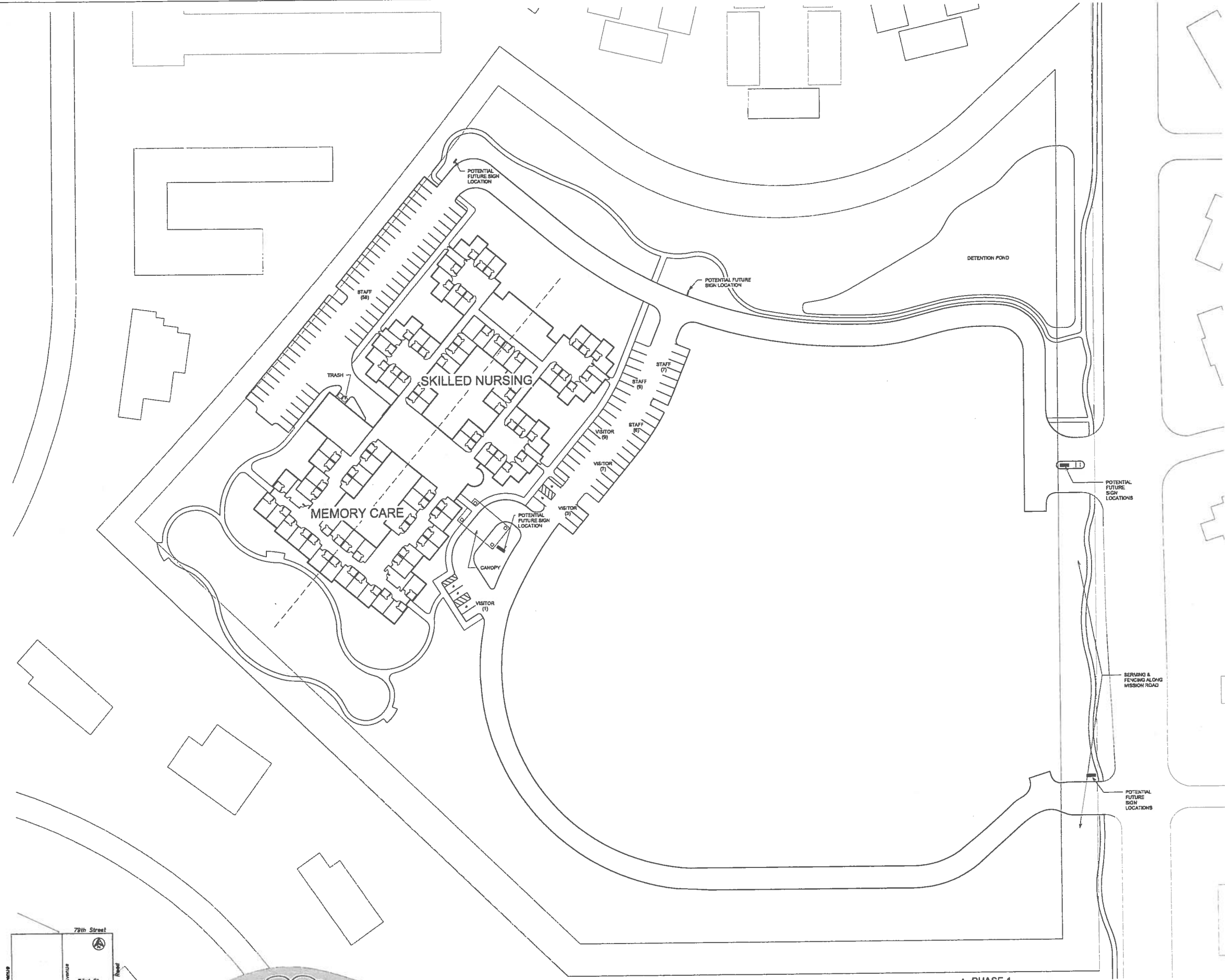
* Villas have 22 enclosed garage spaces
 ** 51 carports are a part of the Resident Parking at Independent Living



2 CODE: HEIGHT RESTRICTIONS
 1" = 100'-0"

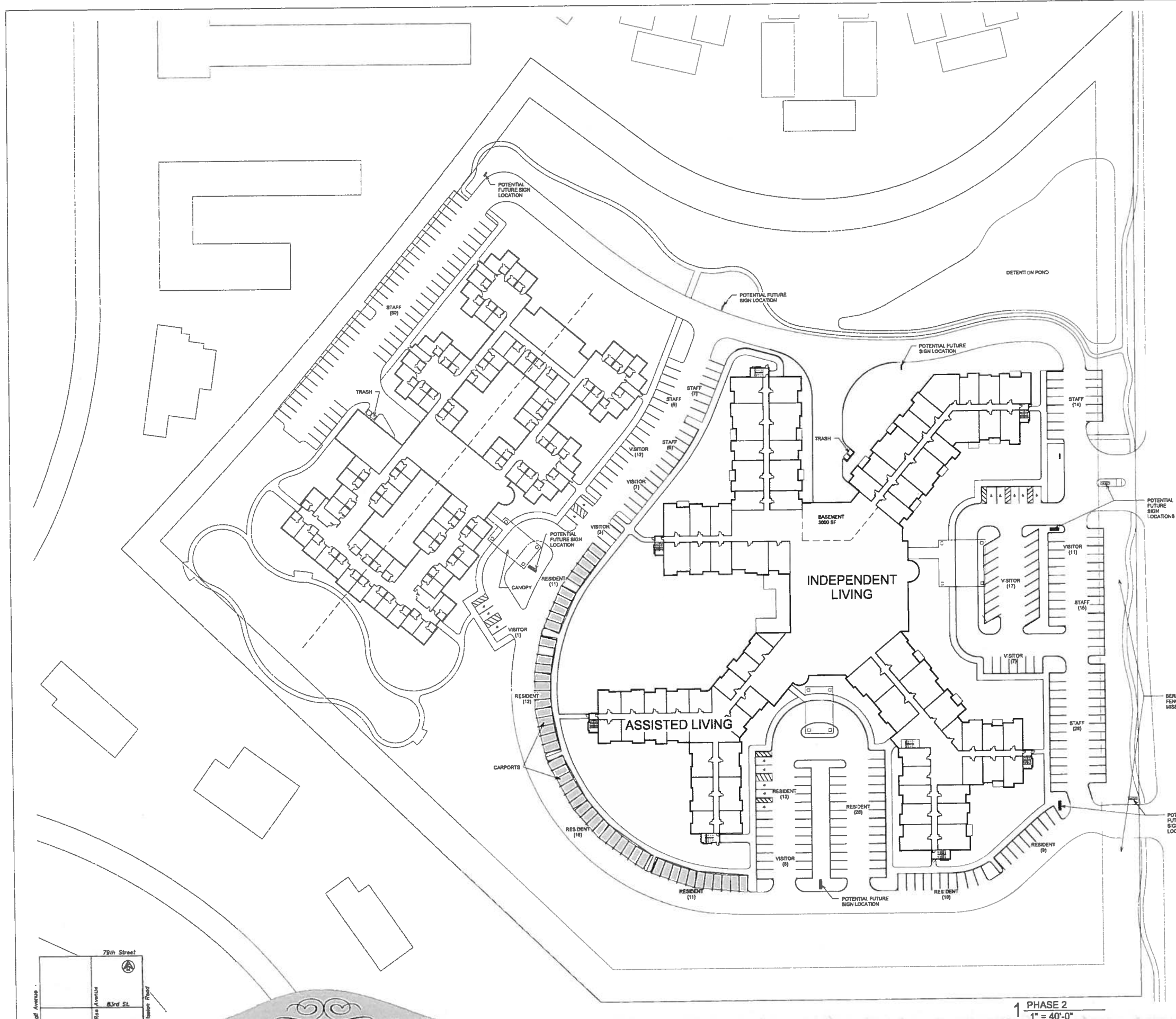
Legend

- IL - Independent Living
- AL - Assisted Living
- SN - Skilled Nursing
- MC - Memory Care



1 PHASE 1
 1" = 40'-0"



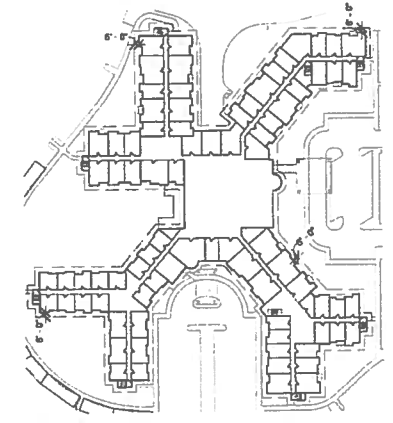
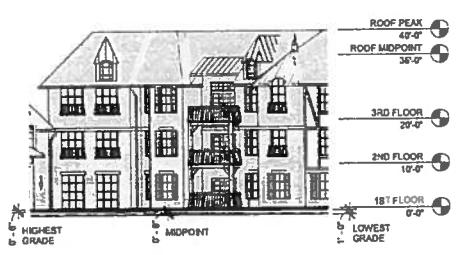


Assisted Living/Independent Living

Gross Building: 271,140 sf
 Ground Floor: 100,824 sf
 Total Units: 220 Units
 Independent Living Resident parking = 3 space/4 units = 120 spaces
 Assisted Living Resident parking = 3 spaces/ 4 units = 45 spaces
 (51 Covered Parking Spaces)
 Staff Parking = 56 spaces
 HC Parking = 10
 Phase 2 parking total= 221 spaces

Parking				
	Staff	Resident	Visitor	Total
Phase 1	79	N/A	28	107
Phase 2	56	112**	53	224
Phase 3	shared	shared	shared	22
Total	135	134	81	350

* Villas have 22 enclosed garage spaces
 ** 51 carports are a part of the Resident Parking at Independent Living



2 CODE-HEIGHT RESTRICTIONS
 1" = 100'-0"

Legend

- IL - Independent Living
- AL - Assisted Living
- SN - Skilled Nursing
- MC - Memory Care

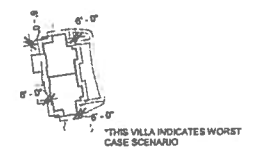
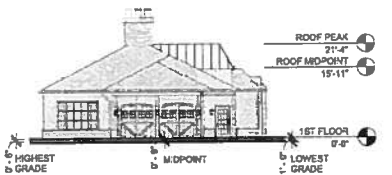


Villas

Gross Building: 24,915 sf
 Unit Size: 2,265 sf
 Total Units: 11 Units
 Resident Parking = 2 space/Villa = 22
 Visitor Parking = 7 spaces (Included in Phase 2)
 Phase 3 parking total = 22 total spaces

Parking				
	Staff	Resident	Visitor	Total
Phase 1	79	N/A	28	107
Phase 2	56	112**	53	224
Phase 3	shared	22*	shared	22
Total	135	134	81	350

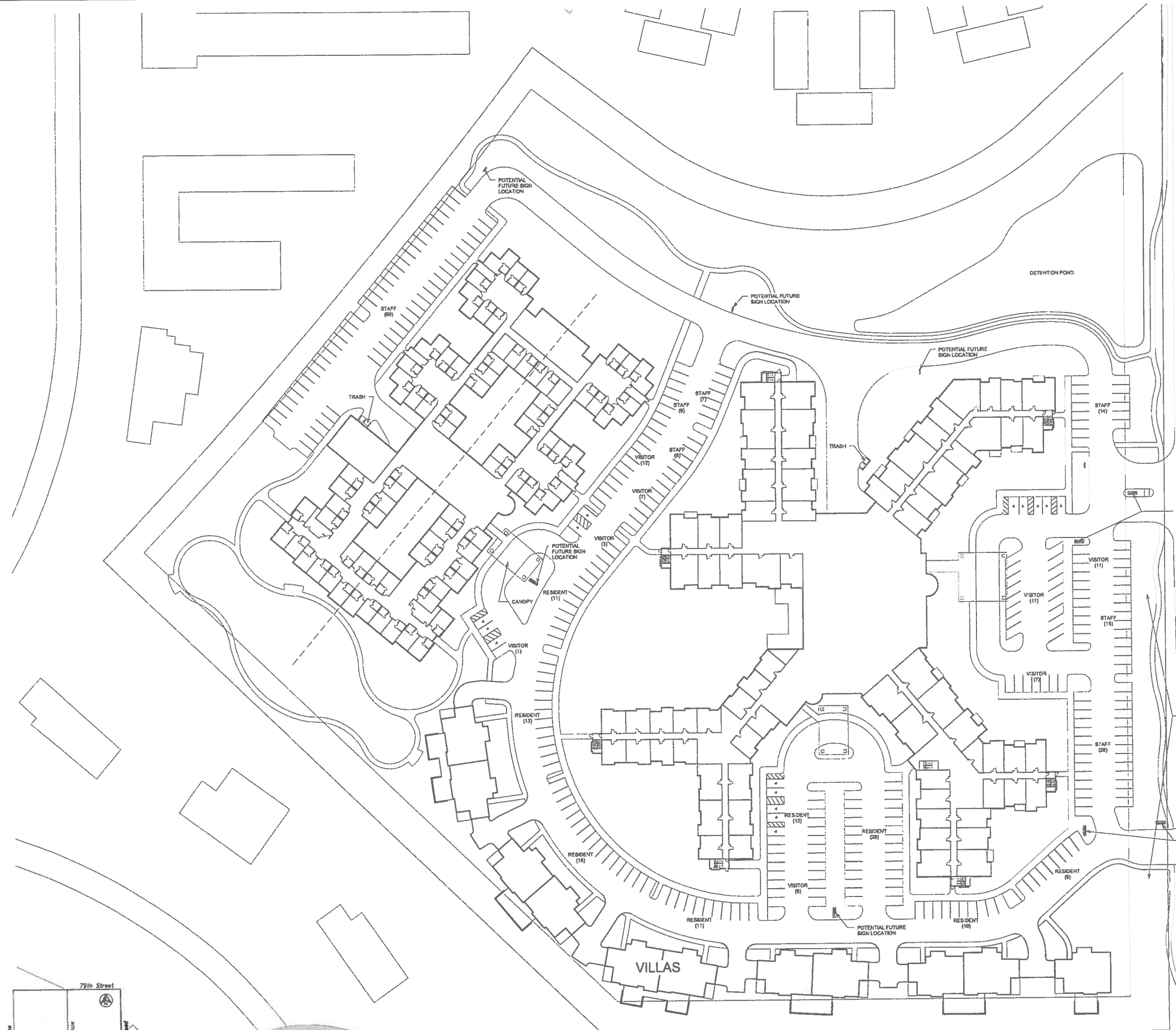
* Villas have 22 enclosed garage spaces
 ** 51 carports are a part of the Resident Parking at Independent Living



2 CODE-HEIGHT RESTRICTIONS
 1" = 100'-0"

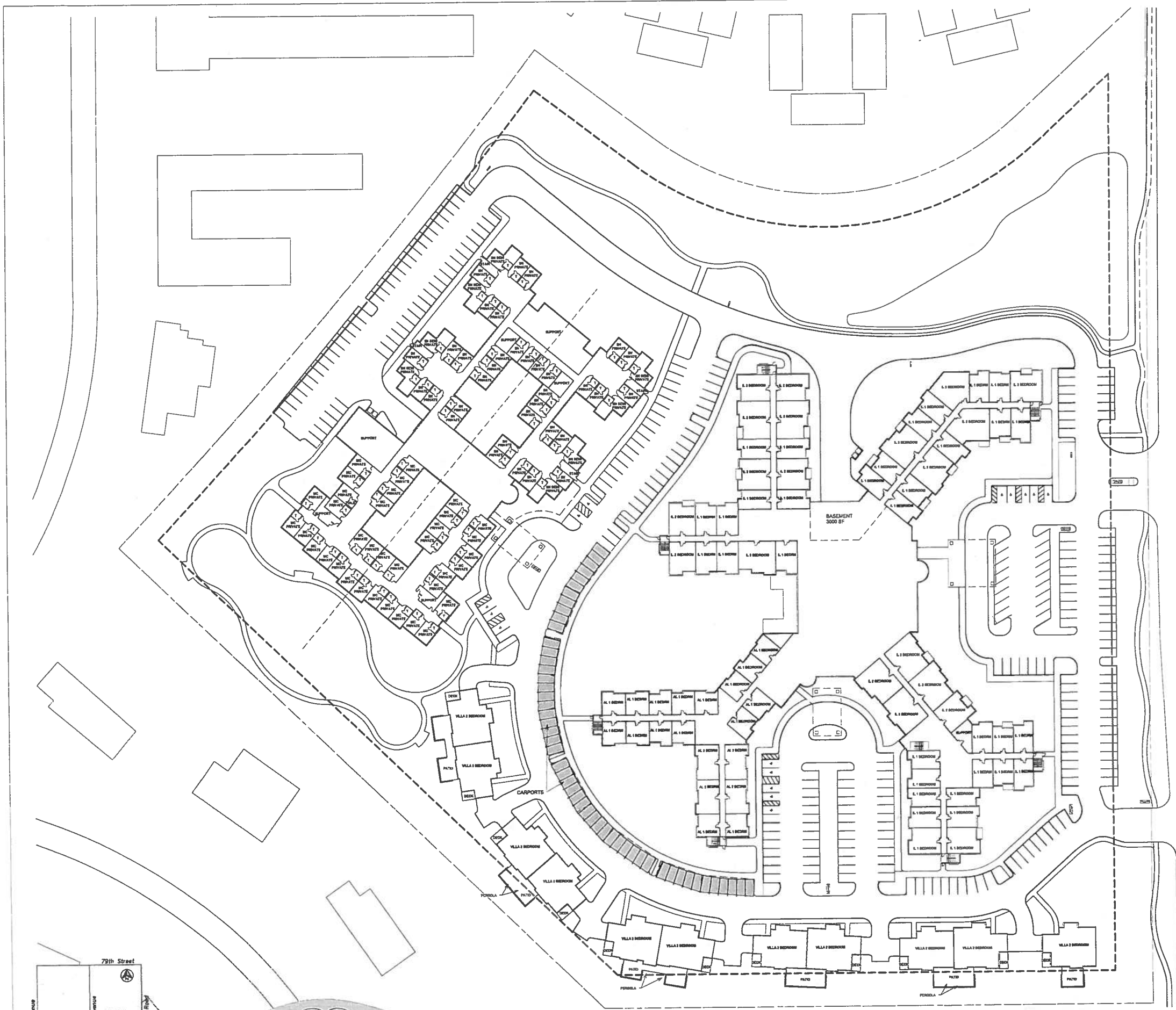
Legend

- IL - Independent Living
- AL - Assisted Living
- SN - Skilled Nursing
- MC - Memory Care



1 PHASE 3
 1" = 40'-0"





Skilled Nursing/Memory Care	
One Story	58,268 sf
Two Story	32,921 sf
Three Story	0 sf
Total Building	91,189 sf

FLA/AL Skilled Nursing/Memory Care	
One Story	100,824 sf
Two Story	100,824 sf
Three Story	69,492 sf
Total Building	271,140 sf

Villas	
One Story	24,915 sf
Two Story	0 sf
Three Story	0 sf
Total Building	24,915 sf

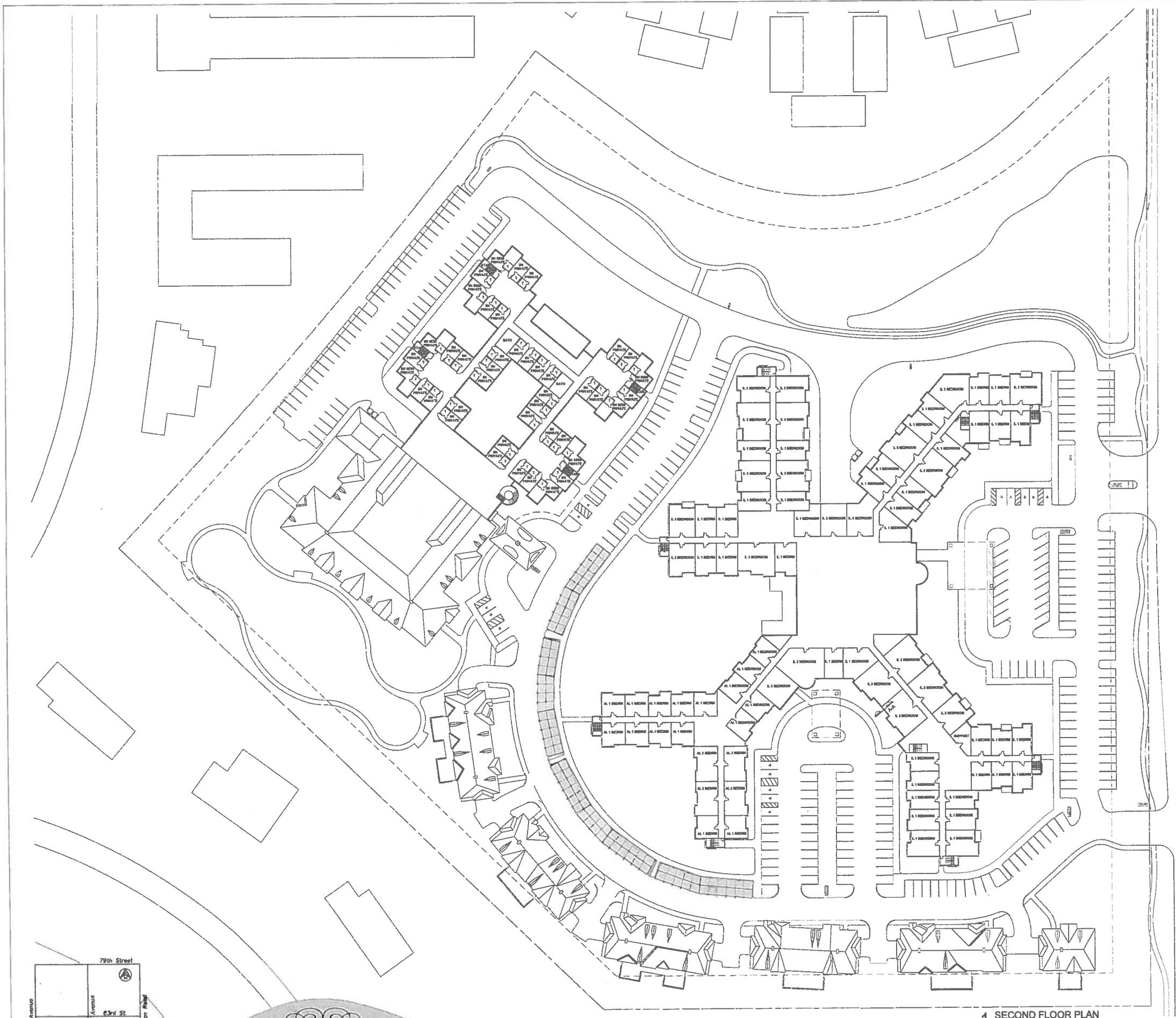
Total Building Square Footage	387,244 sf
Total Building Footprint	184,007 sf



1 FIRST FLOOR PLAN
1" = 40'-0"

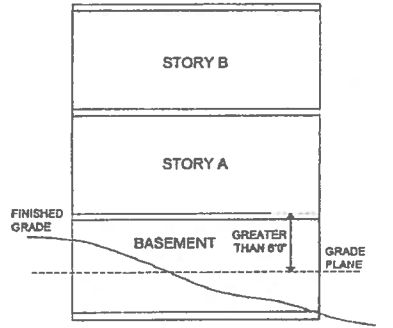
Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care



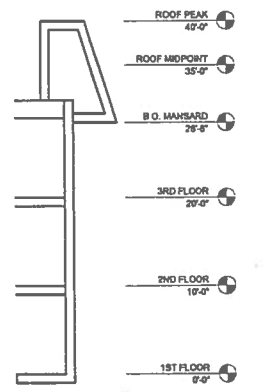
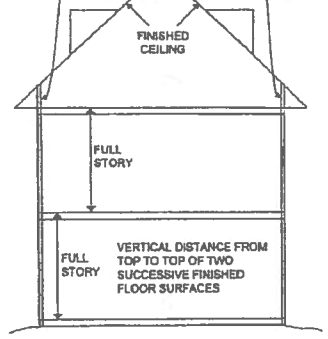


1 SECOND FLOOR PLAN
1" = 40'-0"

In this example the basement is a "story above grade plane" because the floor of "Story A" is more than 6' above grade plane.



IF LESS THAN OR EQUAL TO 4 FEET, THEN 1/2 STORY

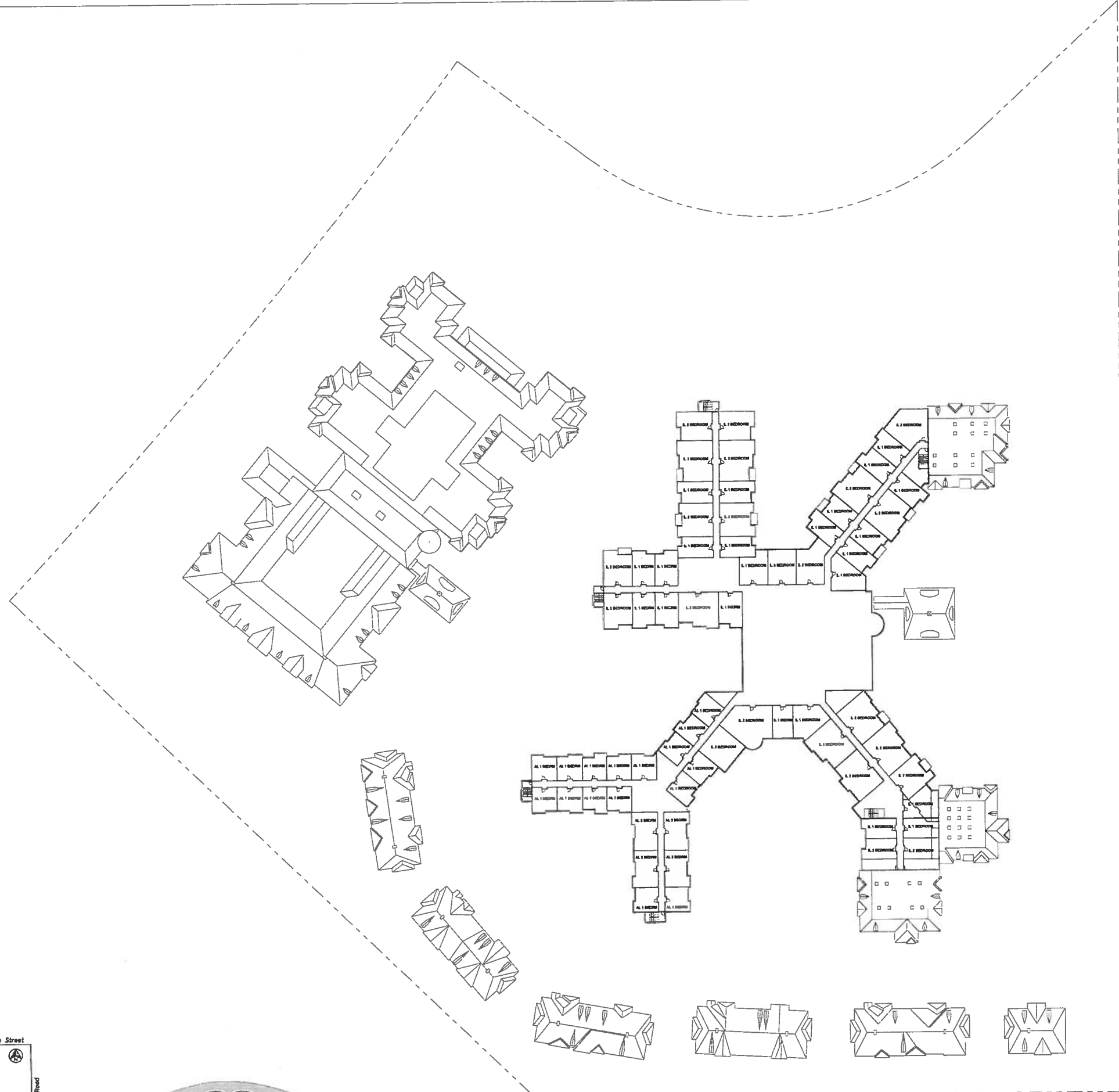


2 SECTION AA
1/8" = 1'-0"

Legend

- IL - Independent Living
- AL - Assisted Living
- SN - Skilled Nursing
- MC - Memory Care

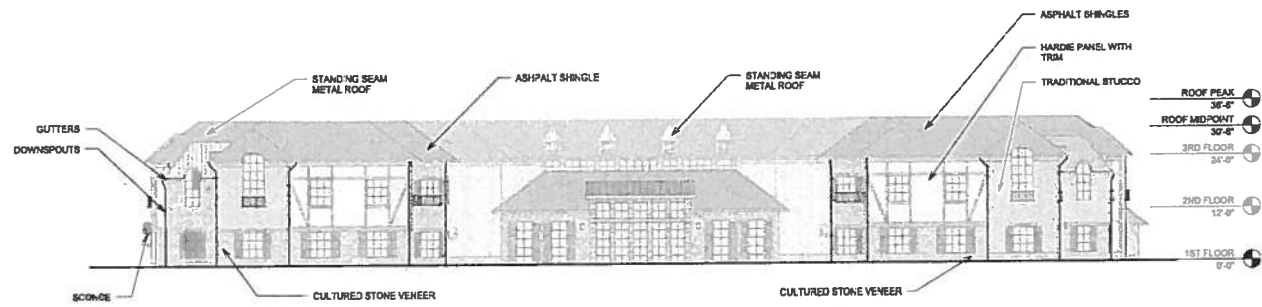




Legend
 IL - Independent Living
 AL - Assisted Living
 SN - Skilled Nursing
 MC - Memory Care



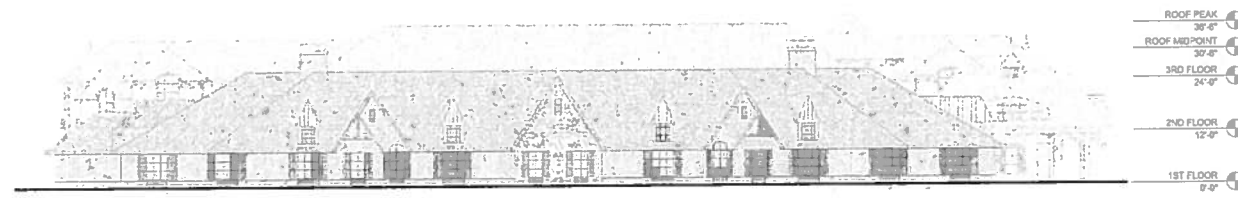
1 THIRD FLOOR PLAN
 1" = 40'-0"



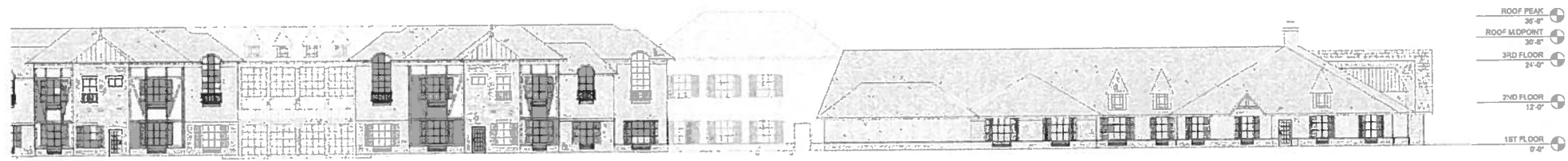
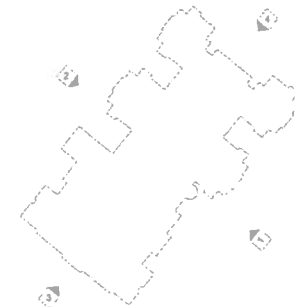
4 SNF-NORTH WEST
1/16" = 1'-0"

LEGEND

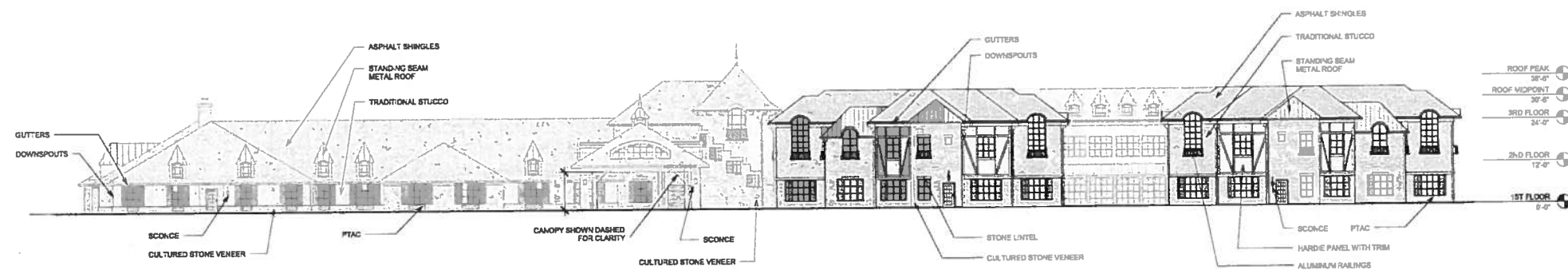
[Pattern]	TRADITIONAL STUCCO
[Pattern]	GLASS
[Pattern]	HARDIE BOARD
[Pattern]	STANDING SEAM METAL ROOF
[Pattern]	ASPHALT SHINGLE
[Pattern]	CULTURED STONE VENEER
[Pattern]	WOOD



3 SNF-SOUTH WEST
1/16" = 1'-0"










2 SNF-NORTH EAST
1/16" = 1'-0"



1 SNF-SOUTH EAST
1/16" = 1'-0"



LEGEND

-  TRADITIONAL STUCCO
-  GLASS
-  HARDIE BOARD
-  STANDING BEAM METAL ROOF
-  ASPHALT SHINGLE
-  CULTURED STONE VENEER
-  WOOD



9 ILF SE WING - EAST2
1/16" = 1'-0"



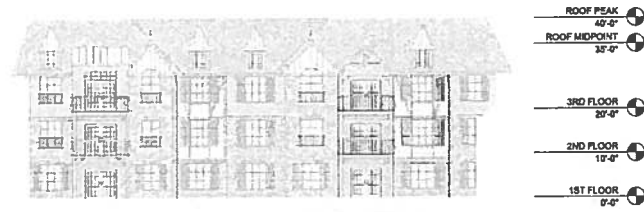
8 ILF SE WING - SOUTH
1/16" = 1'-0"



7 ILF SE WING - EAST
1/16" = 1'-0"



6 ILF SE WING - NORTH
1/16" = 1'-0"



5 ILF SE WING - NORTHEAST
1/16" = 1'-0"



4 ILF - EAST
1/16" = 1'-0"



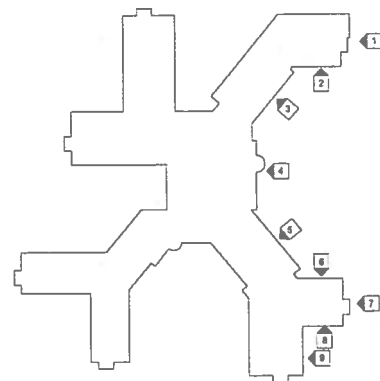
3 ILF NE WING - SOUTHEAST
1/16" = 1'-0"



2 ILF NE WING - SOUTH
1/16" = 1'-0"










1 ILF NE WING - EAST
1/16" = 1'-0"

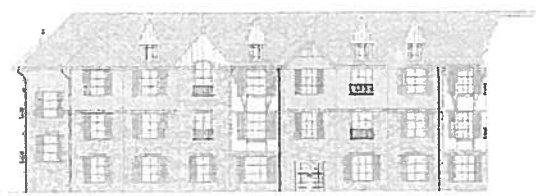


E1 OVERALL - ILF EAST
1/32" = 1'-0"



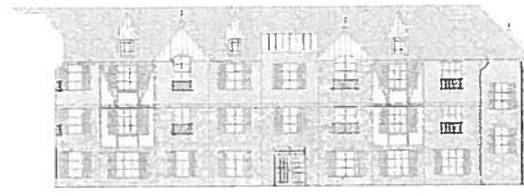
LEGEND

-  TRADITIONAL STUCCO
-  GLASS
-  HARDIE BOARD
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE
-  CULTURED STONE VENEER
-  WOOD



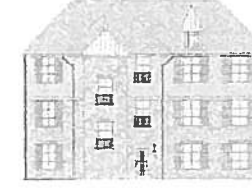
9 ILF SW WING - SOUTH2
1/16" = 1'-0"

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



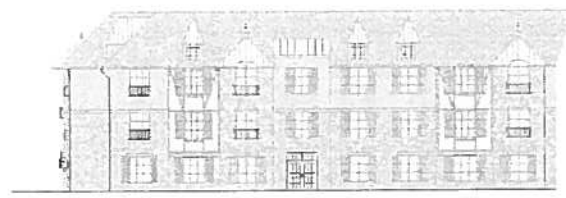
8 ILF SW WING - WEST
1/16" = 1'-0"

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



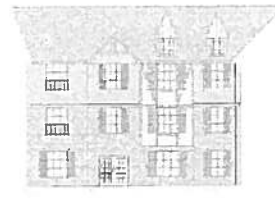
7 ILF SW WING - SOUTH
1/16" = 1'-0"

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



6 ILF SW WING - EAST
1/16" = 1'-0"

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



5 ILF SW WING - SOUTHEAST
1/16" = 1'-0"

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



4 ILF SOUTH
1/16" = 1'-0"

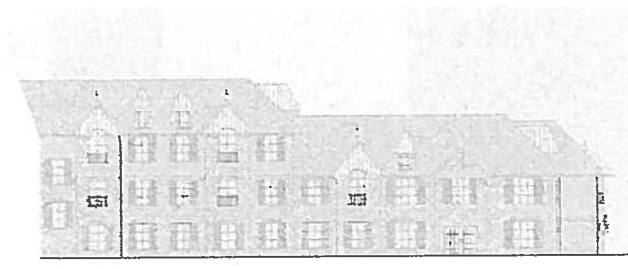
CANOPY SHOWN DASHED FOR CLARITY

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



3 ILF SE WING - SOUTHWEST
1/16" = 1'-0"

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



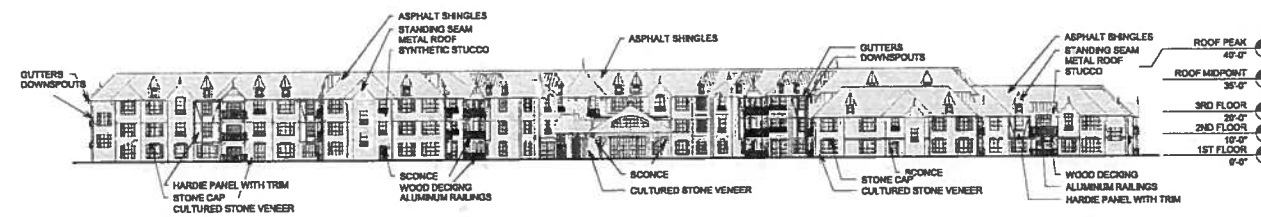
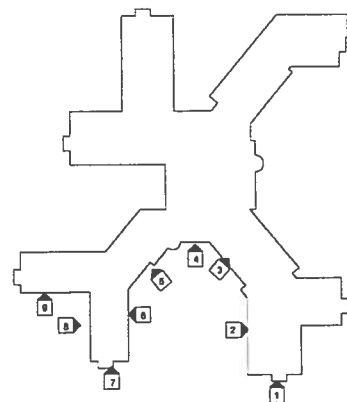
2 ILF SE WING - WEST
1/16" = 1'-0"

- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"



1 ILF SE WING - SOUTH2
1/16" = 1'-0"








- ROOF PEAK 42'-0"
- ROOF MIDPOINT 35'-0"
- 3RD FLOOR 29'-0"
- 2ND FLOOR 19'-0"
- 1ST FLOOR 9'-0"

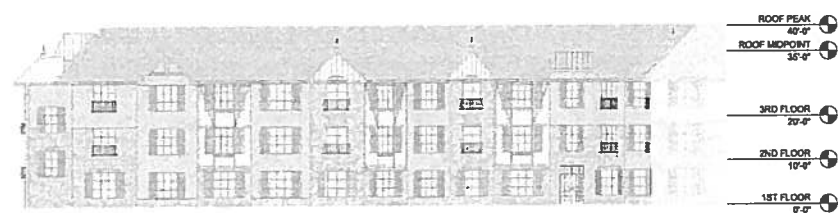


S1 SOUTH ELEVATION
1/32" = 1'-0"



LEGEND

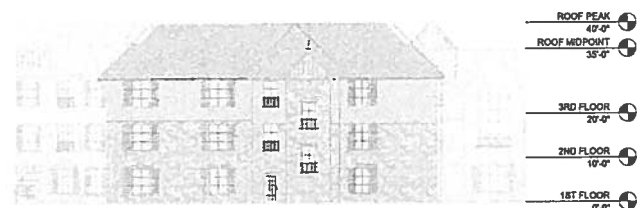
-  TRADITIONAL STUCCO
-  GLASS
-  HARDIE BOARD
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE
-  CULTURED STONE VENEER
-  WOOD



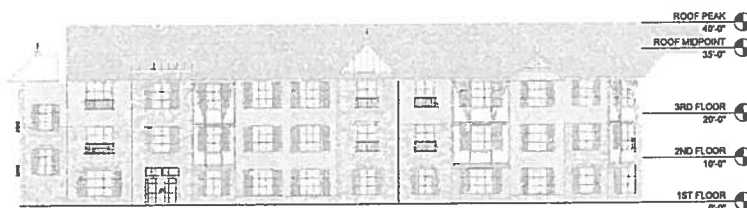
8 ILF NW WING - WEST2
1/16" = 1'-0"



7 ILF NW WING - NORTH
1/16" = 1'-0"



6 ILF NW WING - WEST
1/16" = 1'-0"



5 ILF NW WING - SOUTH
1/16" = 1'-0"



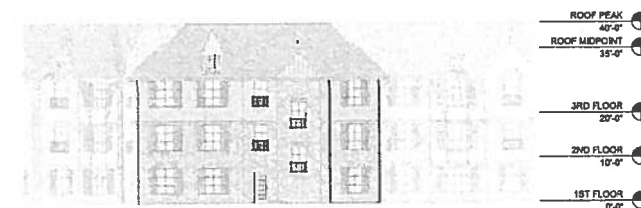
4 ILF - WEST
1/16" = 1'-0"



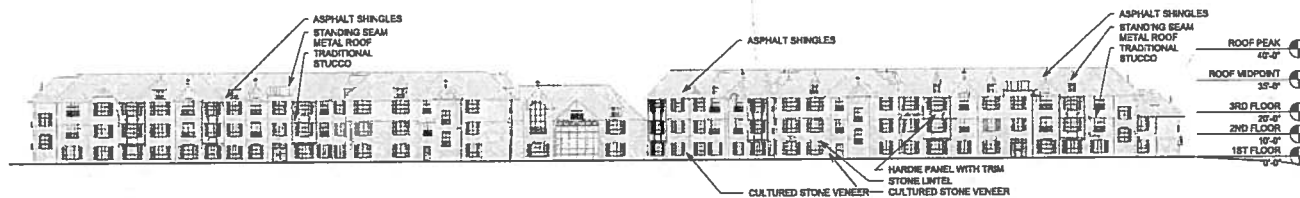
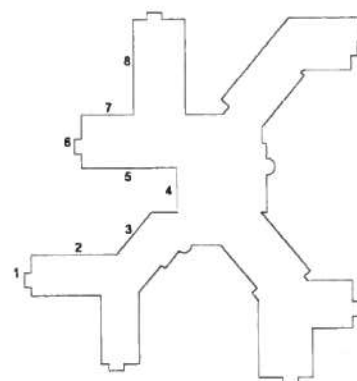
3 ILF SW WING - NORTHWEST
1/16" = 1'-0"



2 ILF SW WING - NORTH
1/16" = 1'-0"










1 ILF SW WING - WEST2
1/16" = 1'-0"

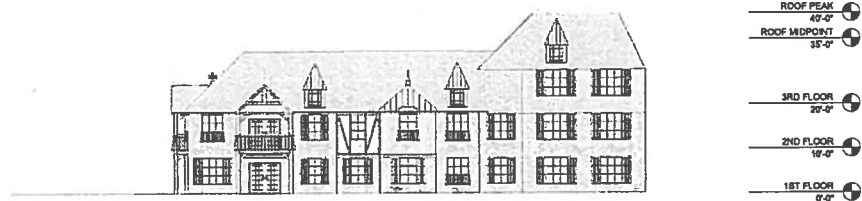


W1 OVERALL - ILF WEST
1/32" = 1'-0"



LEGEND

-  TRADITIONAL STUCCO
-  GLASS
-  HARDIE BOARD
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE
-  CULTURED STONE VENEER
-  WOOD



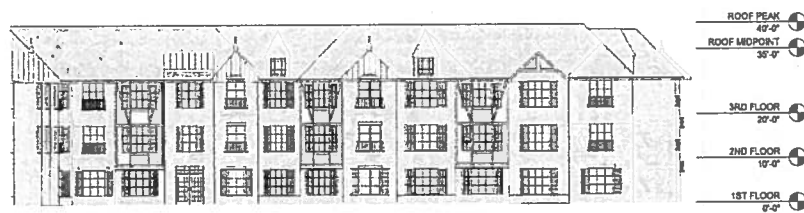
5 ILF NE WING - NORTH
1/16" = 1'-0"



4 ILF NE WING - NORTHEAST
1/16" = 1'-0"



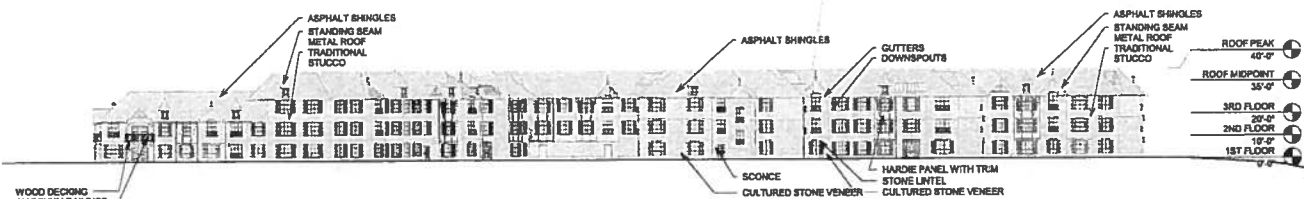
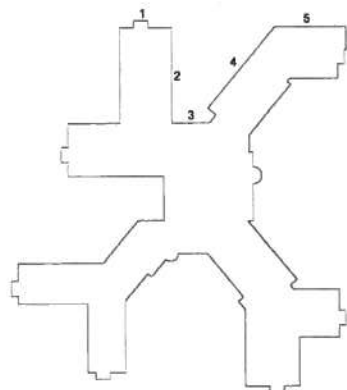
3 ILF - NORTH
1/16" = 1'-0"



2 ILF NW WING - EAST
1/16" = 1'-0"

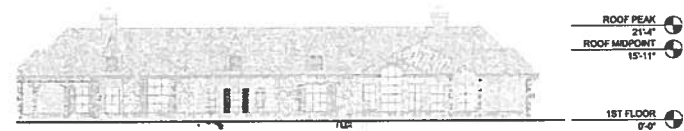


1 ILF NW WING - NORTH2
1/16" = 1'-0"

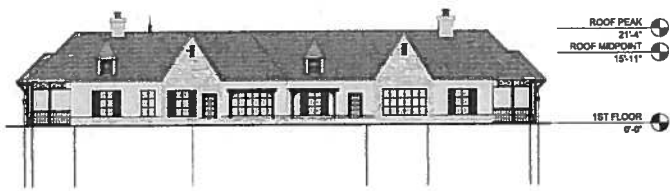


N1 OVERALL - ILF NORTH
1/32" = 1'-0"

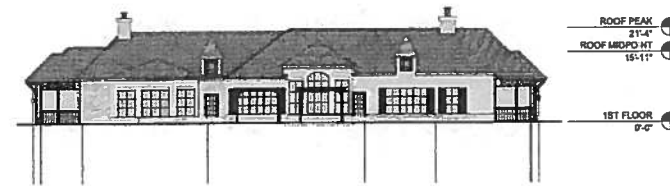




6B VILLA 6 BACK
1/16" = 1'-0"



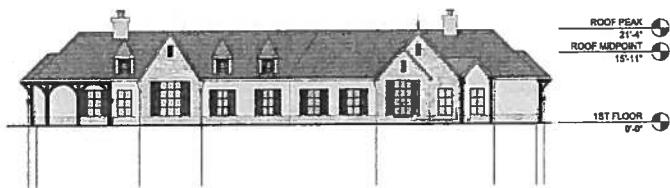
5B VILLA 5 BACK
1/16" = 1'-0"



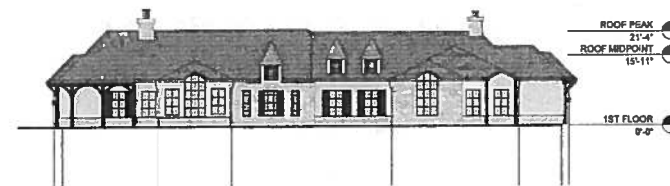
4B VILLA 4 BACK
1/16" = 1'-0"



6A VILLA 6 FRONT
1/16" = 1'-0"



5A VILLA 5 FRONT
1/16" = 1'-0"



4A VILLA 4 FRONT
1/16" = 1'-0"



3B VILLA 3 BACK
1/16" = 1'-0"



2B VILLA 2 BACK
1/16" = 1'-0"



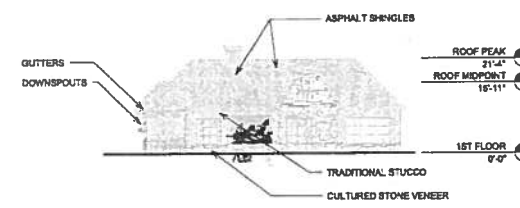
1B VILLA 1 BACK
1/16" = 1'-0"



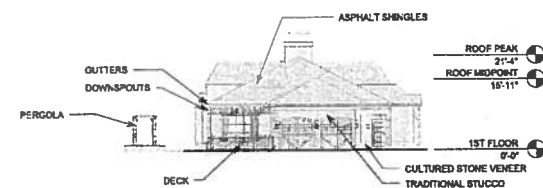
3A VILLA 3 FRONT
1/16" = 1'-0"



2A VILLA 2 FRONT
1/16" = 1'-0"



1A VILLA 1 BACK
1/16" = 1'-0"










1 SIDE ELEVATION - TYPICAL
1/16" = 1'-0"

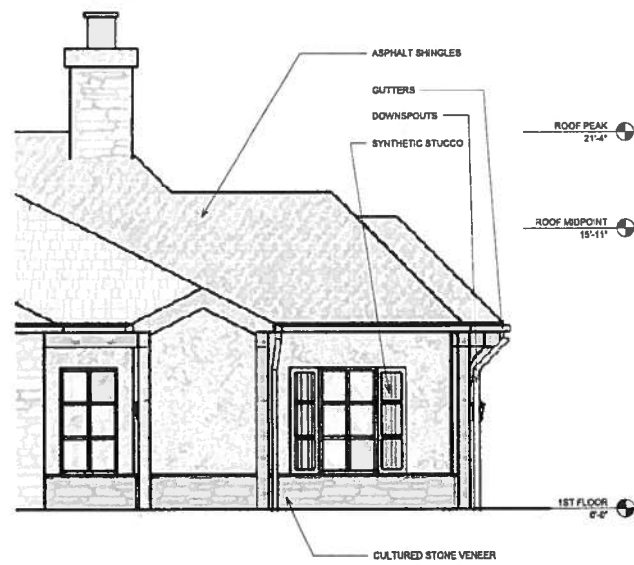
LEGEND

- TRADITIONAL STUCCO
- GLASS
- HARDIE BOARD
- STANDING SEAM METAL ROOF
- ASPHALT SHINGLE
- CULTURED STONE VENEER
- WOOD

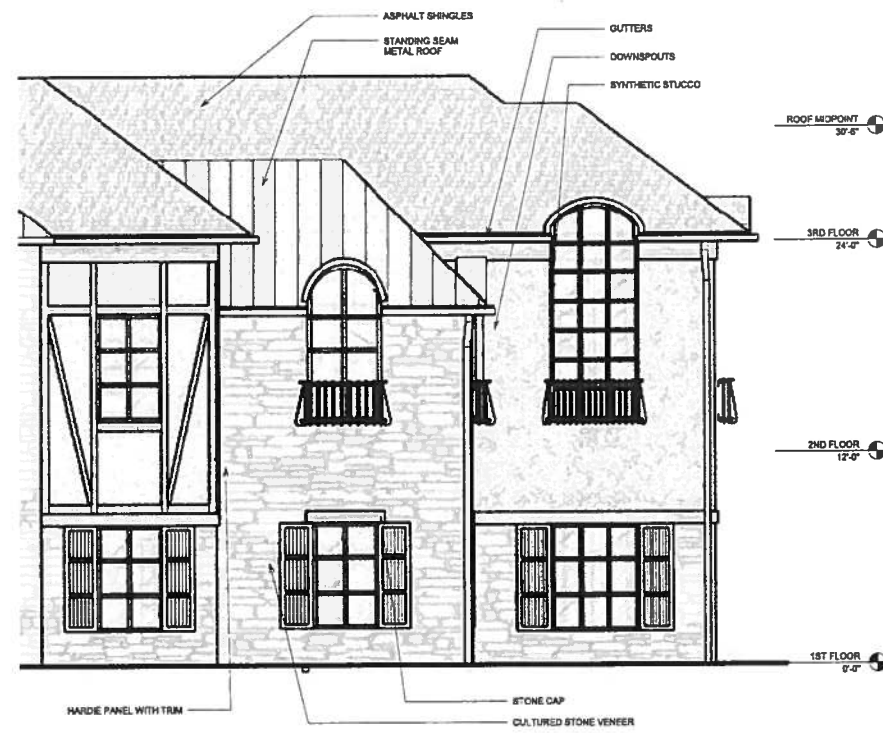


LEGEND

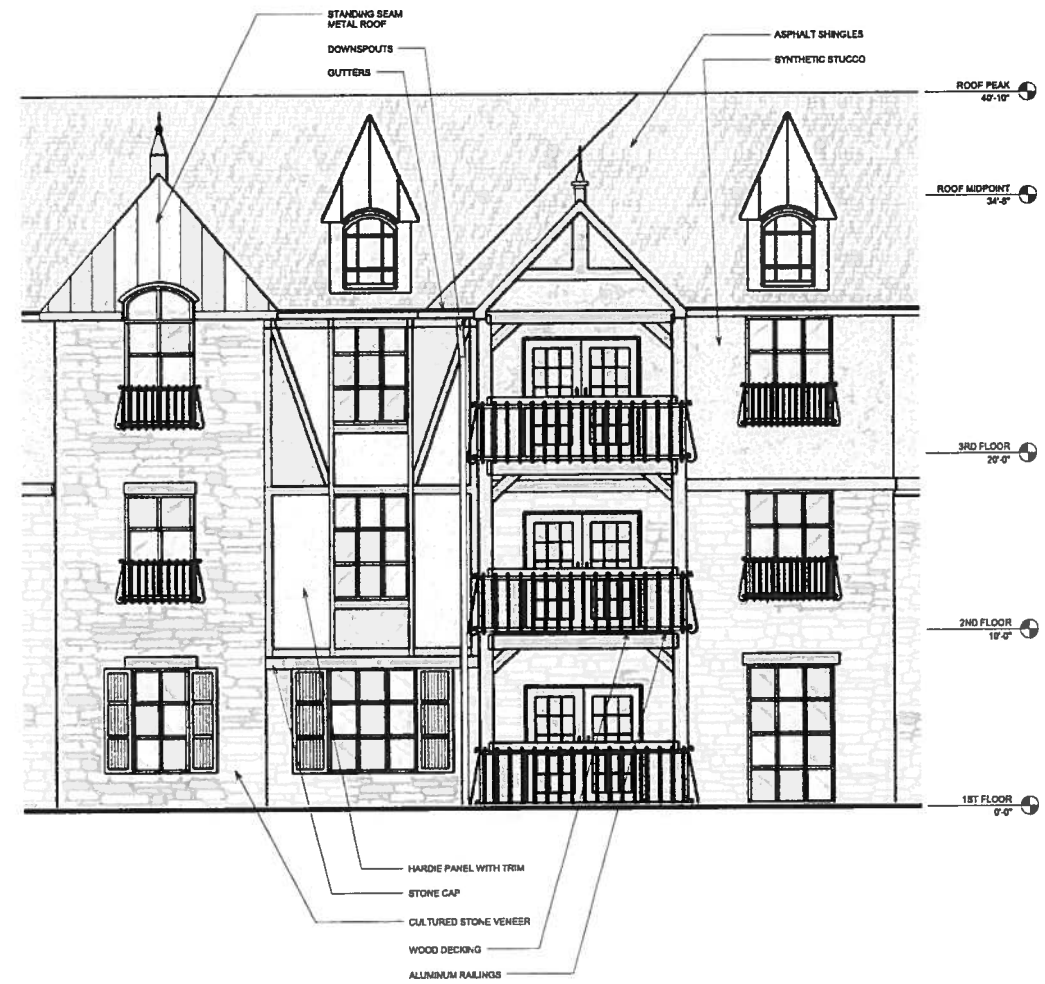
-  SYNTHETIC STUCCO
-  GLASS
-  HARDIE BOARD
-  STANDING SEAM METAL ROOF
-  ASPHALT SHINGLE
-  CULTURED STONE VENEER
-  WOOD



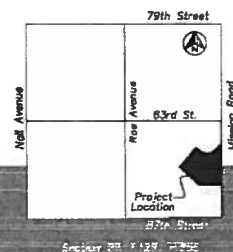
VILLA ELEVATION

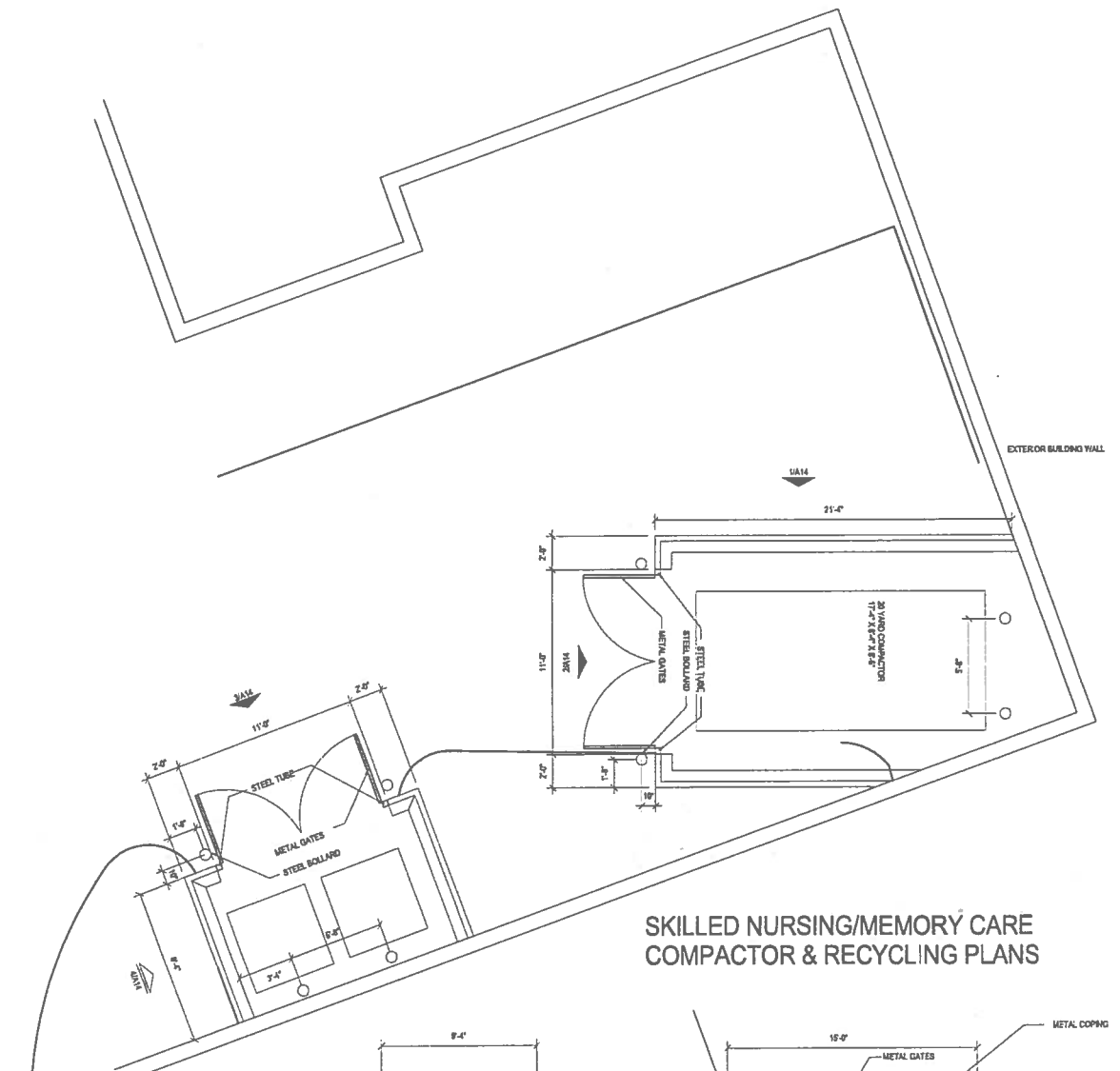
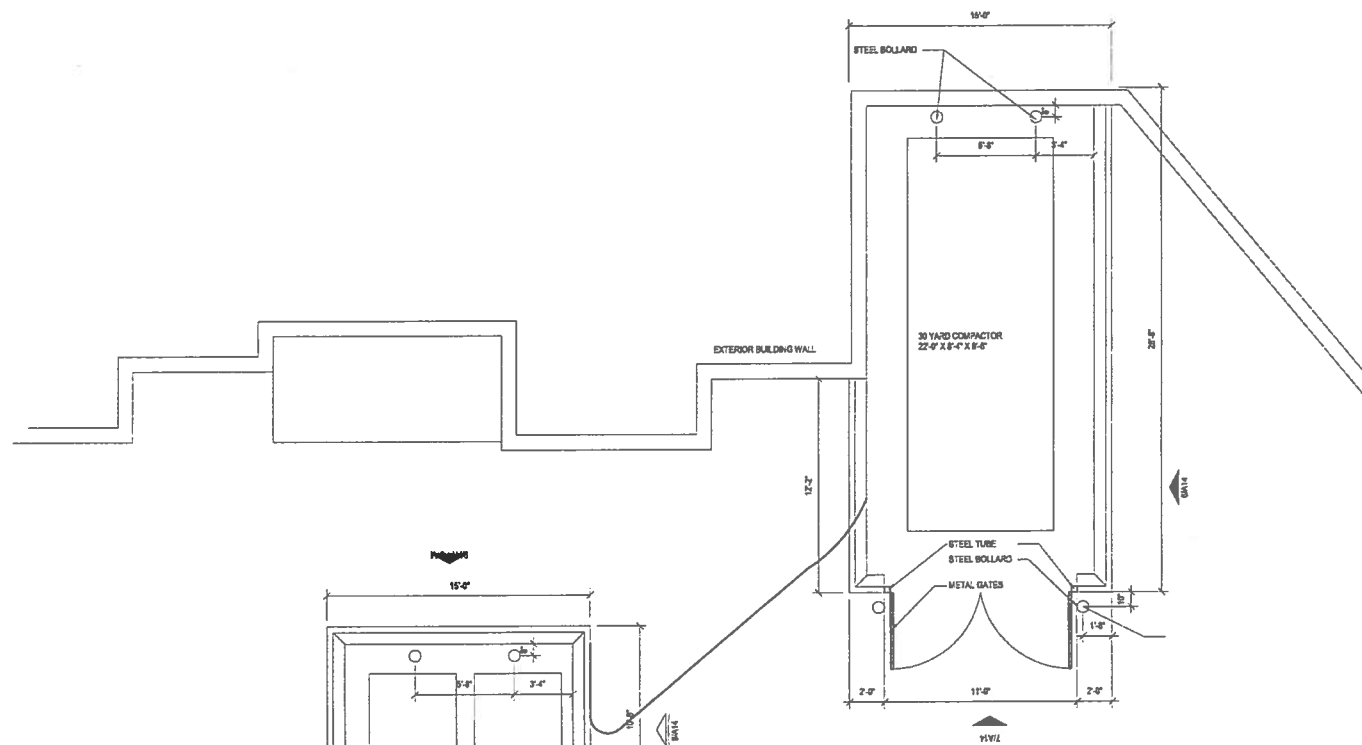


SKILLED NURSING ELEVATION



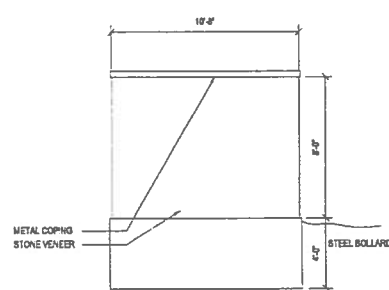
INDEPENDENT LIVING ELEVATION



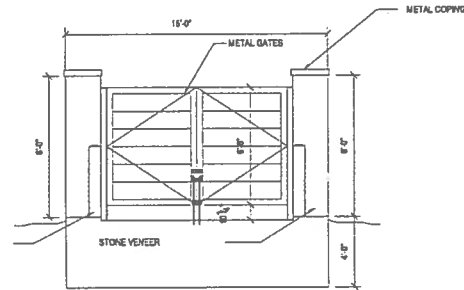


INDEPENDENT & ASSISTED LIVING FACILITY
COMPACTOR & RECYCLING PLANS

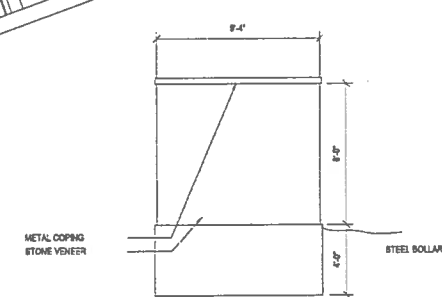
SKILLED NURSING/MEMORY CARE
COMPACTOR & RECYCLING PLANS



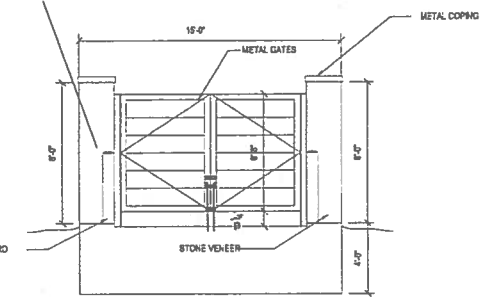
9 RECYCLING SCREEN
ELEVATION



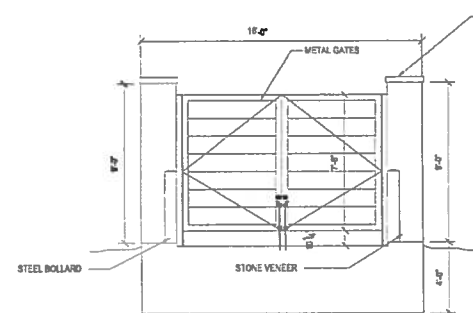
8 RECYCLING SCREEN
ELEVATION



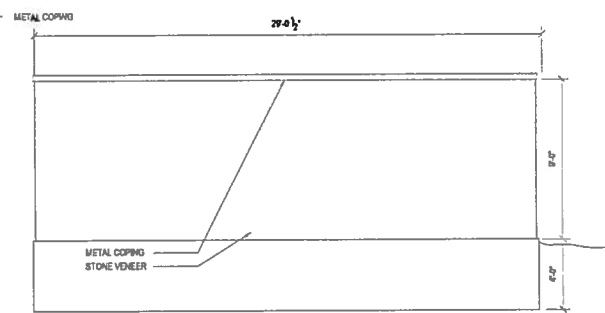
4 RECYCLING SCREEN
ELEVATION



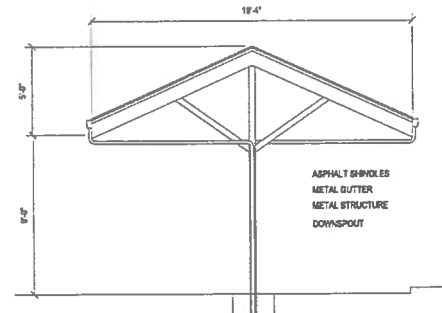
3 RECYCLING SCREEN
ELEVATION



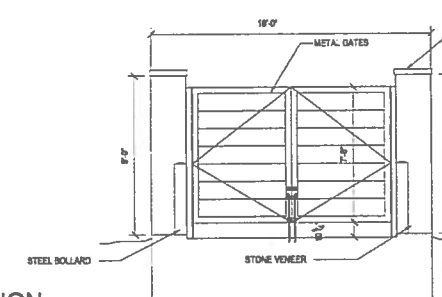
7 COMPACTOR SCREEN
ELEVATION



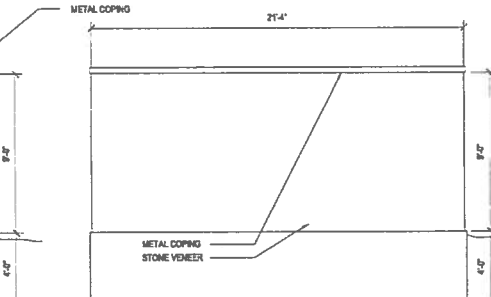
6 COMPACTOR SCREEN
ELEVATION



5 CARPORT ELEVATION



2 COMPACTOR SCREEN
ELEVATION



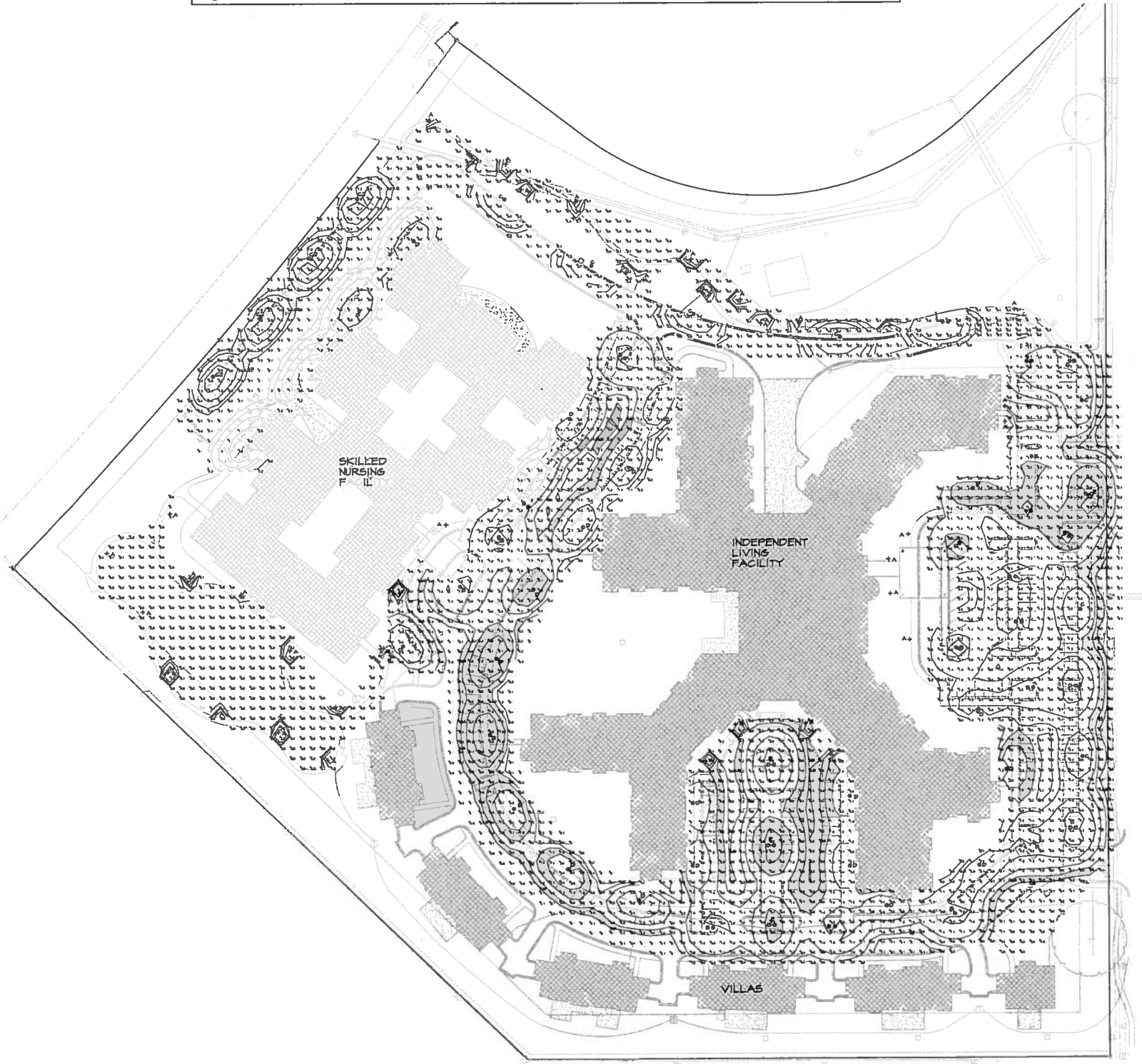
1 COMPACTOR SCREEN
ELEVATION



PHOTOMETRICS LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LF	Watts
+	A	43	BL7011/BL7013	BOLLARD HEAD 8 LED MODULES, EACH MODULE HAS 18 COOL WHITE LEDS, CONE TYPE SEGULAR REFLECTOR CLEAR ACRYLIC LENS	LED	BOLLARD_LED.lvs	-	1.00	23.81
⊙	B	17	LA 4421 70W LED T3 SK	LED POST TOP FIXTURE, 80 5000K LEDS, WITH TYPE 5 OPTICS	LED	LA4421-70wLED-T3-SK-LO8124604R01_LED.lvs	-	1.00	69.76
⊙	C	8	LA 4421 70W LED T3 SK	4000K LED, TYPE T3M OPTICS, WITH HOUSE SIDE SHIELD	LED	LA4421-70wLED-T3-SK-LO8124604R01_LED.lvs	-	1.00	71.18
⊙	C2	4	LA 4421 40W LED T3 SK	4000K LED, TYPE T3M OPTICS, WITH HOUSE SIDE SHIELD	LED	LA4421-40wLED-T3-SK-LO8124604R01_LED.lvs	-	1.00	39.89
⊙	D	28	LA 4421 40W LED T3 SK	LED POST TOP FIXTURE, 35 5000K LEDS, WITH TYPE 3 OPTICS	LED	LA4421-70wLED-T3-SK-LO8124604R01_LED.lvs	-	1.00	71.18
⊙	E	6	LA 4421 70W LED T3 SK	TYPE 5 PARKING LOT	LED	LA4421-70wLED-T3-SK-LO8124604R01_LED.lvs	-	-	142.38

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.3 ft	7.3 ft	0.0 ft	N/A	N/A
MAIN DRIVE	+	0.9 ft	6.1 ft	0.0 ft	N/A	N/A
WALKWAY SOUTH	+	0.2 ft	4.8 ft	0.0 ft	N/A	N/A
WALKWAY NORTH	+	0.6 ft	5.1 ft	0.0 ft	N/A	N/A

NOTES:
1. FIXTURE TYPE C WAS ESTIMATED WITHOUT HOUSE SIDE SHIELD BECAUSE THE IES FILES WERE NOT AVAILABLE.



1 PHOTOMETRICS SITE PLAN
SCALE: 1" = 50'-0"

F:\PROJECTS\012-2388\VE\photometrics\012-2388 - SITE.dwg USR: ehatert1
 01-16-2011 8:15:01 AM PLOT: 012-2388_PP_PBASE.dwg 012-2388_PP_PBASE.dwg
 PHOTOMETRICS 2 012-2388_PP_TLWK 012-2388_XTOPO Mission Valley CDC Topo

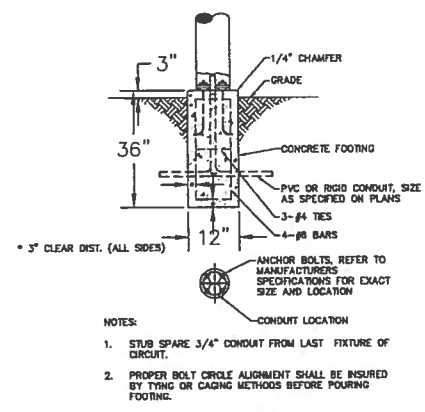
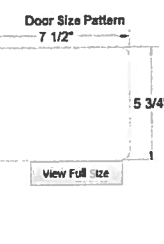
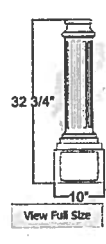
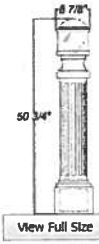
OLSSON
ASSOCIATES

7201 West 129th Street, Suite 300
Overland Park, KS 66213-4720
TEL: 913.281.1170
FAX: 913.281.1174
www.olsonassociates.com

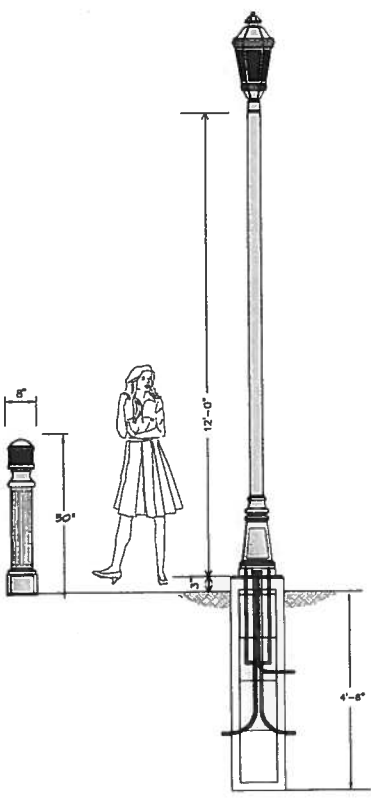
REV. NO.	DATE	REVISION DESCRIPTION	BY

SITE LIGHTING PHOTOMETRICS PLAN
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS

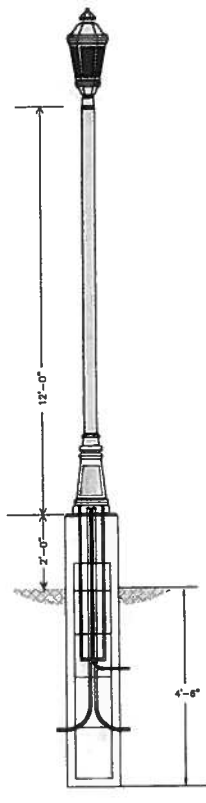
2013
 SHEET
 E1



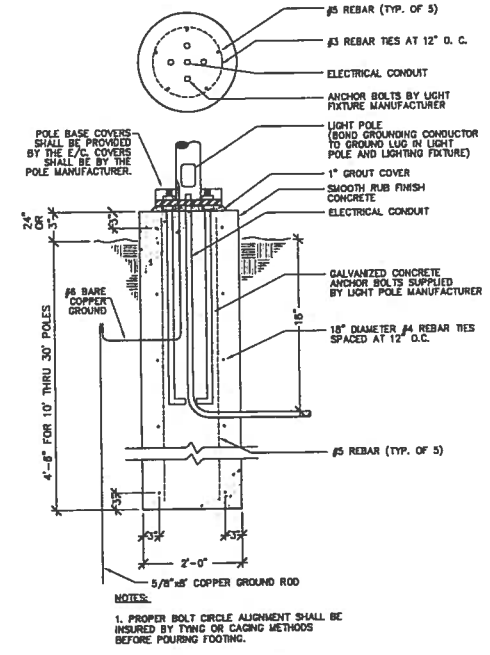
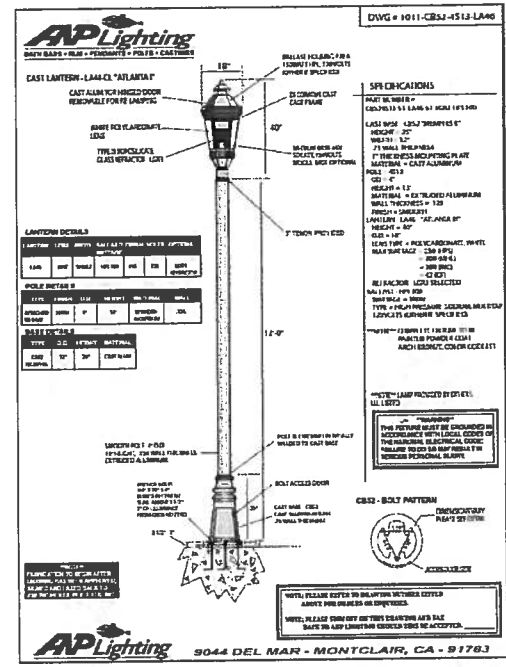
4 BOLLARD BASE DETAIL
NOT TO SCALE



3 PEDESTRIAN LIGHT POLE DETAIL
NOT TO SCALE



2 PARKING LOT LIGHT POLE DETAIL
NOT TO SCALE



1 POLE FOUNDATION DETAIL
NOT TO SCALE

MOLSSON ASSOCIATES
 TEL 813.381.1170
 FAX 813.381.1174
 7281 West 132nd Street, Suite 200
 Overland Park, KS 66204-4720
 www.molssonassociates.com

REV. NO.	DATE	REVISION DESCRIPTION

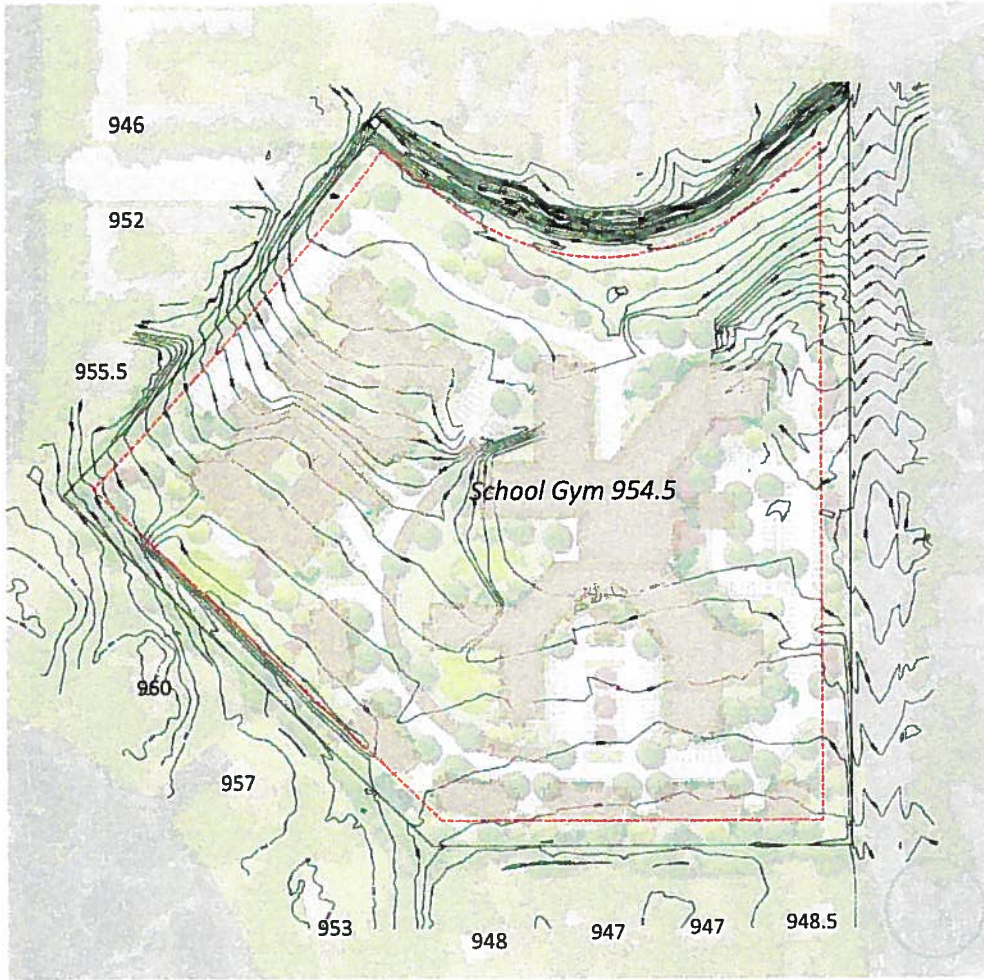
REVISIONS

SITE LIGHTING DETAILS
 MISSION CHATEAU
 SENIOR RESIDENTIAL COMMUNITY
 PRAIRIE VILLAGE, KANSAS
 2013
 Drawn by:
 Checked by:
 Approved by:
 SHEET 22

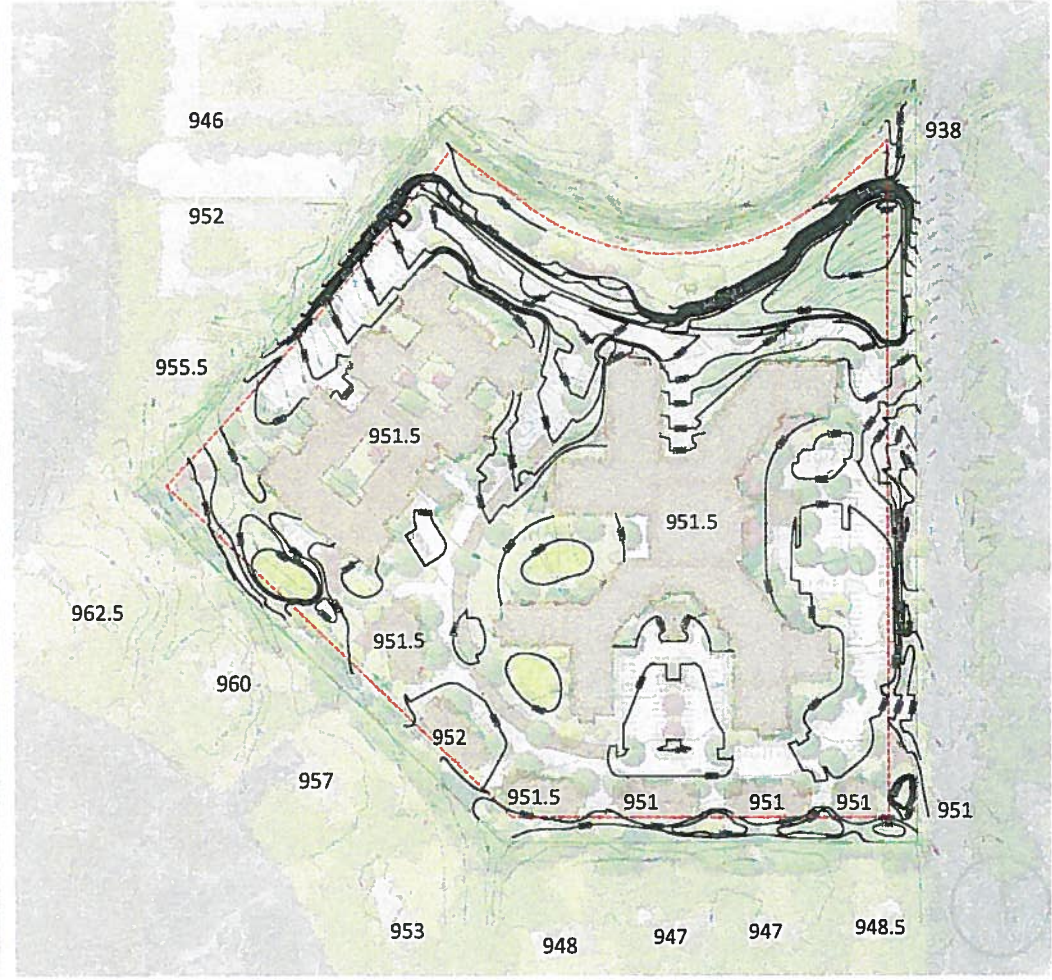




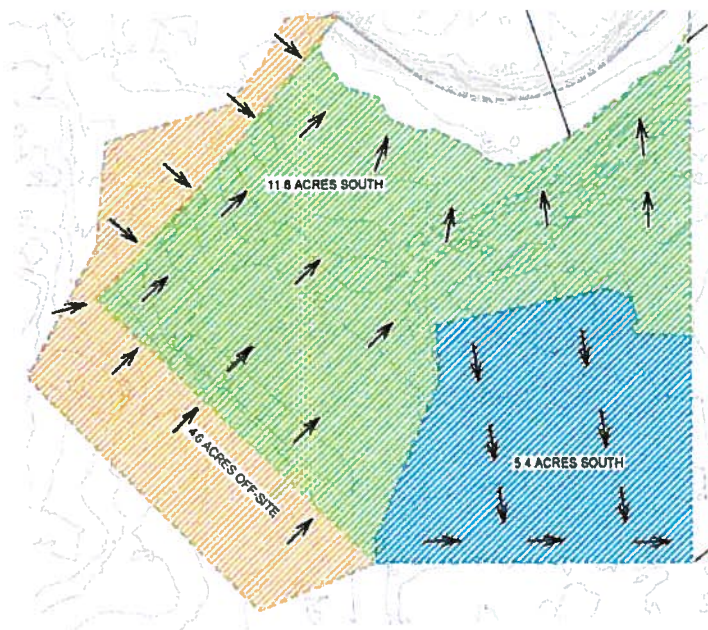
Site Plan



Existing Topography

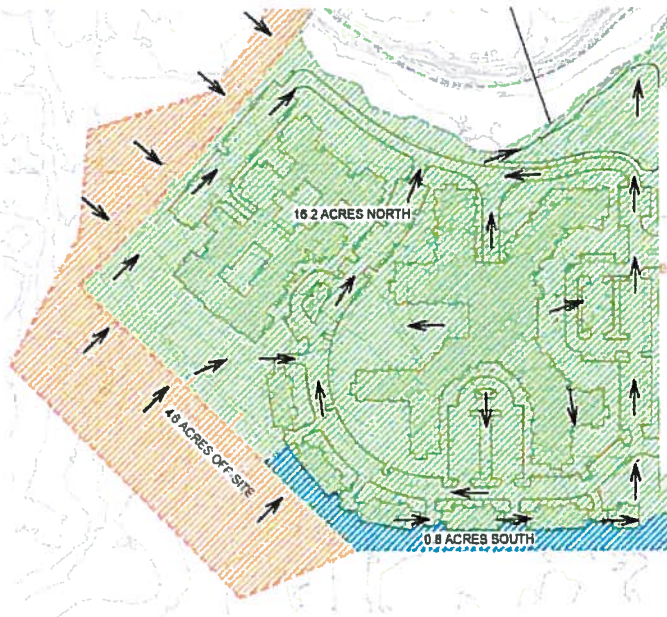


Proposed Topography



Existing Storm Water Runoff





114 cfs to the North
 37cfs to the South
 151 cfs total



Proposed Storm Water Runoff

66 cfs to the North
 7 cfs to the South
 73 cfs total

LEGEND

- EXISTING CONTOUR
- - - DRAINAGE BOUNDARY
-  DRAINAGE FLOWING SOUTH
-  DRAINAGE FLOWING NORTH
-  OFF-SITE DRAINAGE AREA
-  FLOW DIRECTION

Traffic Study

Daily Comparison			
Previous Land Use			
	Enter	Exit	Total
School	405	405	810
Total	405	405	810
Proposed Land Use			
	Enter	Exit	Total
Residential	400	398	798
Total	400	398	798
Comparison			
	Enter	Exit	Total
Previous	405	405	810
Proposed	400	398	798
Total	-5	-7	-12

AM Peak Hour Comparison			
Previous Land Use			
	Enter	Exit	Total
School	149	121	270
Total	149	121	270
Proposed Land Use			
	Enter	Exit	Total
Residential	39	47	86
Total	39	47	86
Comparison			
	Enter	Exit	Total
Previous	149	121	270
Proposed	39	47	86
Total	-110	-74	-184

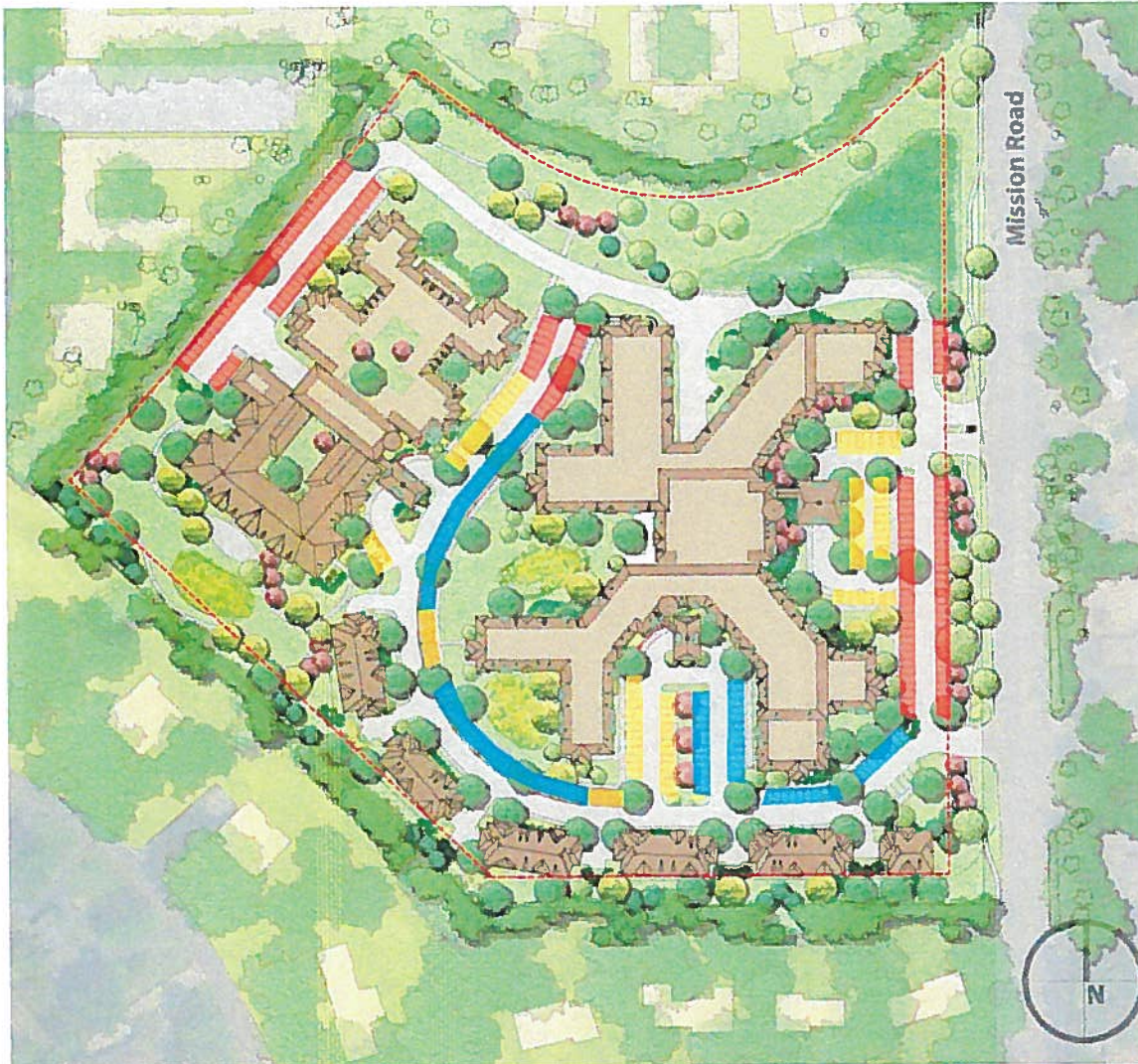
PM Peak Hour Comparison			
Previous Land Use			
	Enter	Exit	Total
School	39	41	80
Total	39	41	80
Proposed Land Use			
	Enter	Exit	Total
Residential	41	54	95
Total	41	54	95
Comparison			
	Enter	Exit	Total
Previous	39	41	80
Proposed	41	54	95
Total	+2	+13	+15



Height to Peak	
1 Story Villas	21'-4"
1 Story Memory Care	26'-3"
2 Story Skilled Nursing	33'-6"
2 Story Independent Living	32'-4"
3 Story Independent Living	40'-0"
3 Story Assisted Living	40'-0"

*Memory Care, Skilled Nursing, Assisted Living, & Independent Living: Finish Floor = 951'-6"

*Villas: Finish Floor Varies between 951'-952'



Parking

- 350 Total Spaces
- 135 Employee Spaces
(Accounts for biggest shift change)
- 13 ADA Spaces
- 2 Van/Small Bus Company Transportation

Parking Provided	Staff	Resident	Visitor	Total
Villas	shared	22*	7	29
Memory Care Skilled Nursing	79	NA	18	97
Assisted Living Independent Living	56	112**	56	224
Total	135	134	81	350

*Villas have 22 enclosed garage spaces .

**53 Carports are part of the Resident Parking at the Independent Living

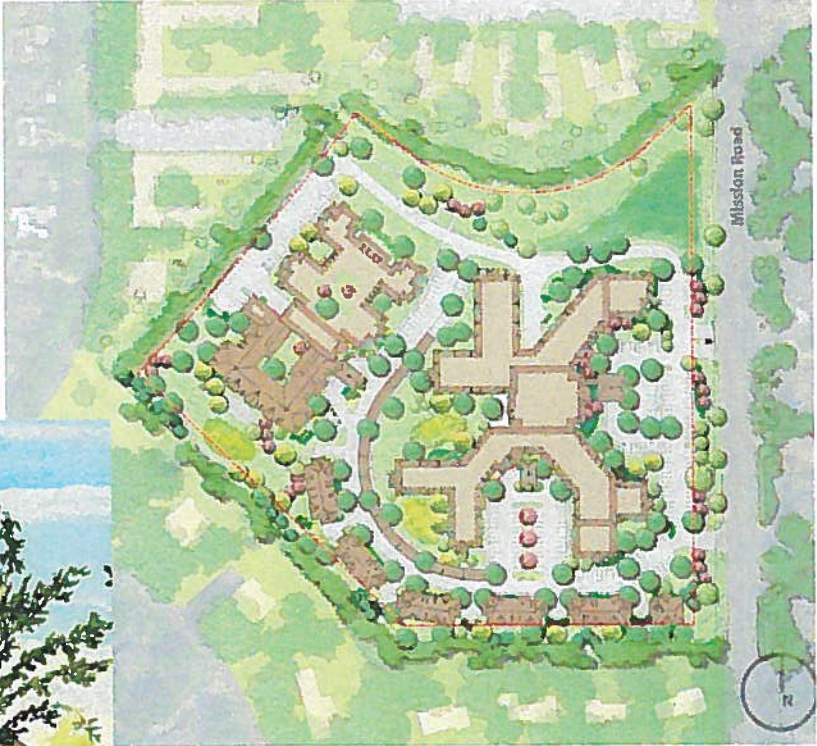


Development on 18.4 Acre Site	R1-A Design Standards	Mission Chateau
Lot Coverage Building	No More than 30%	22.9%
Height (to Mid-Pitch)	35'-0" (max.)	From 16'-0" to 35'-0"
Setbacks	25'-0"	From 35'-0" to 240'-0"
Concentrated Active Open Space/ Amenities	Not Required	5.34 Acres of Park Area Including 1.23 Miles of Walking Paths



Site Plan





Independent Living Entry



Skilled & Memory Care Neighborhood

Gross Building area 91,189 sf

Building Footprint 58,268 sf

Total Units= 120 Units

- Memory Care Private 36 Units
- Skilled Nursing Private 68 Units
- Skilled Nursing Semi Private 16 units
(32 beds)

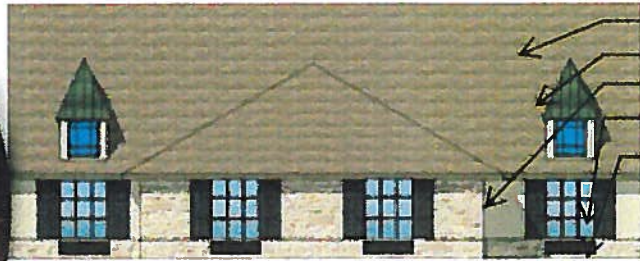


1 Skilled & Memory Care Neighborhood South East Elevation



2 Skilled & Memory Care Neighborhood South West Elevation

Skilled & Memory Care Neighborhood

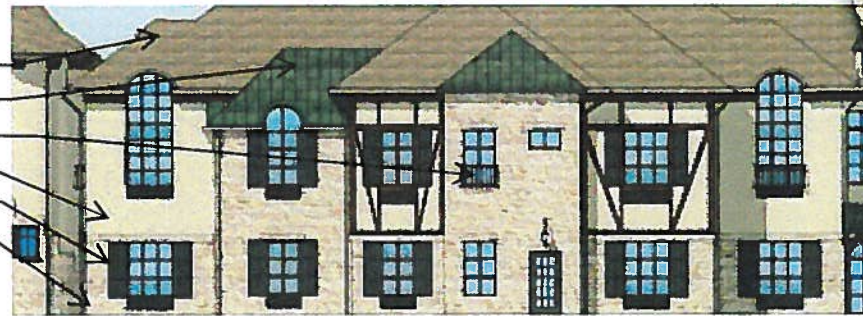


- Asphalt Shingles
- Metal Roofing
- Stucco
- Decorative Shutters
- Stone Veneer

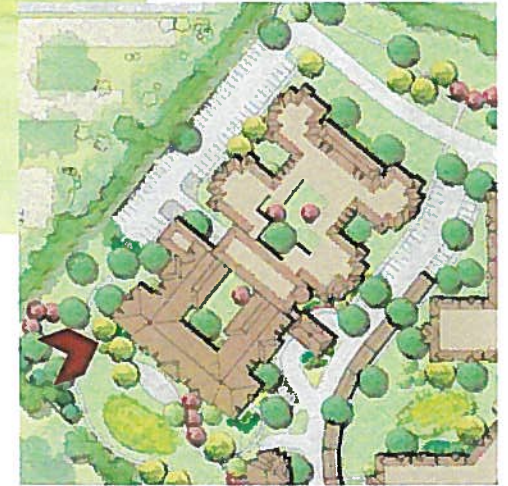
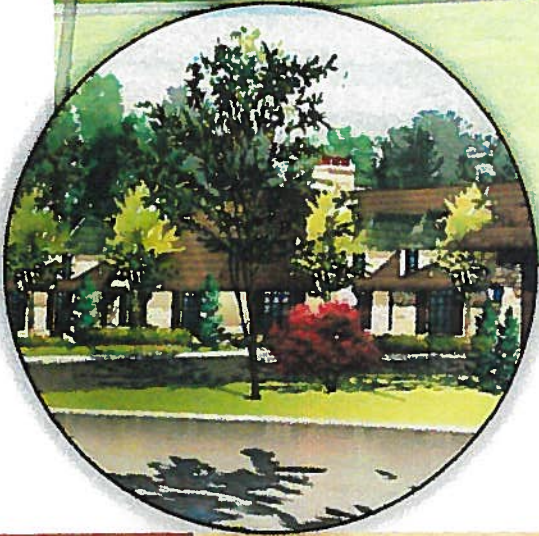
A



- Asphalt Shingles
- Metal Roofing
- Decorative Metal Railing
- Stucco
- Decorative Shutters
- Stone Veneer



B



Skilled Neighborhood Southwest View



Skilled Neighborhood Northeast View



W HOEFER WYSOCKI
Architects
THE TUTERA GROUP

Mission Chateau Senior Living Community

Skilled & Memory Care Neighborhood 4-2-2013



Villas

Gross Building 24,915 sf
Unit size is 2,265 sf
Total Units 11
(22 total Beds)



Villa Front Elevation

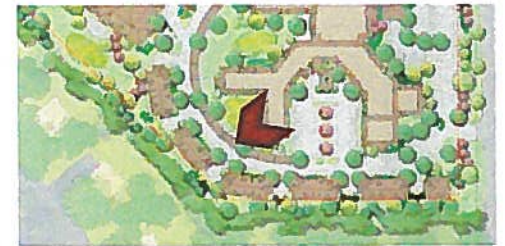


Villa Side Elevation



Villa Back Elevation

Villas Front View





Villas View of Back



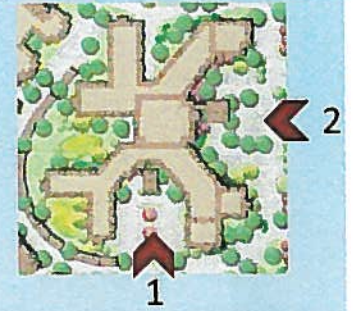
Independent and Assisted Living

Gross Building area 271,140 sf

Building Footprint 100,824 sf

Total Units= 220 Units

- *Assisted Living One Bedroom 48 Units*
- *Assisted Living Two Bedroom 12 Units*
- *Independent Living One Bedroom 100 Units*
- *Independent Living Two Bedrooms 60 Units*

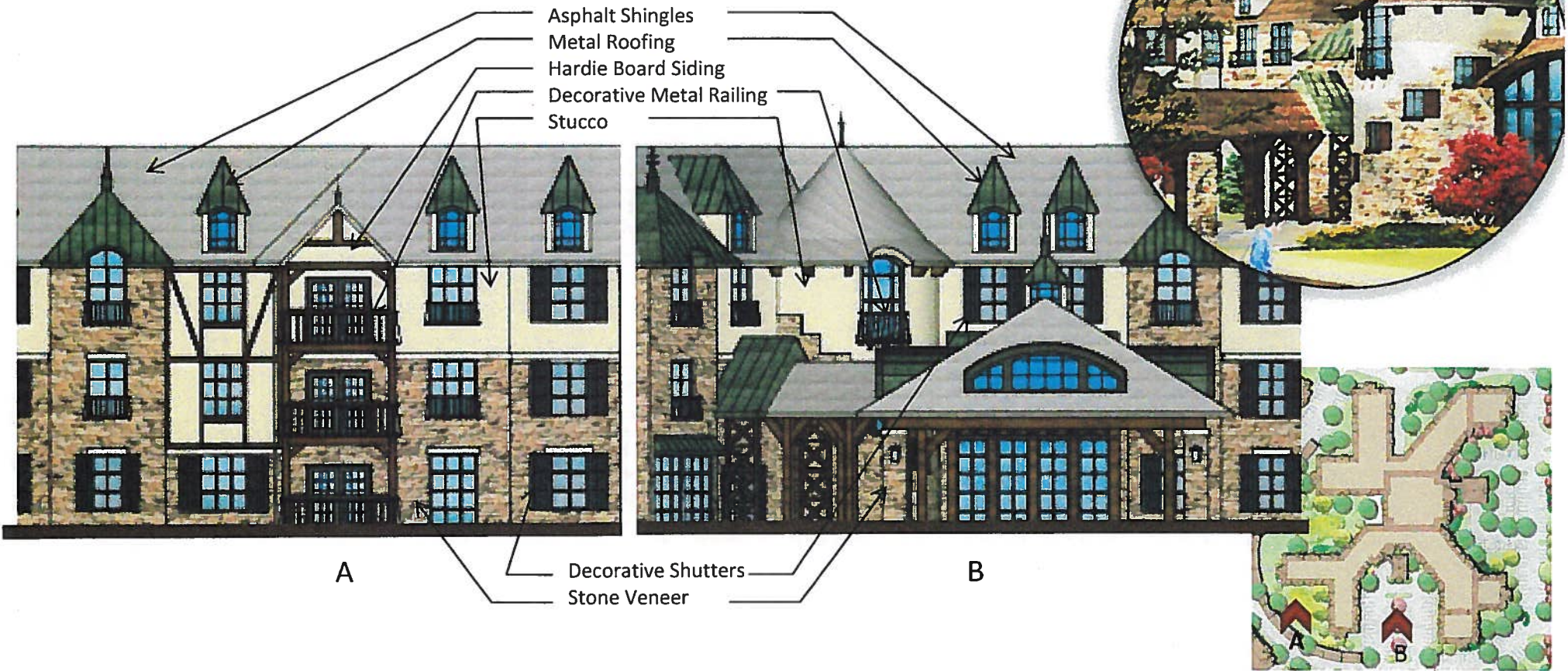


1 Independent & Assisted Living South Elevation

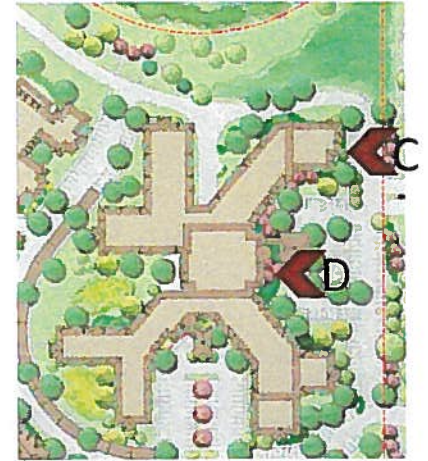


2 Independent Living East Elevation

Independent & Assisted Living Neighborhood



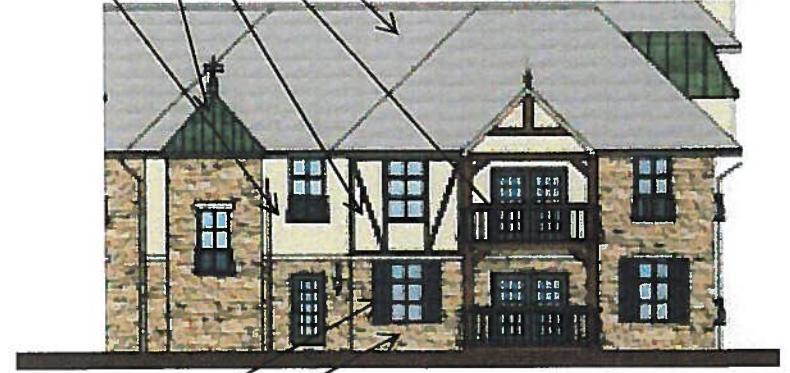
Independent & Assisted Living Facility



- Asphalt Shingles
- Decorative Metal Railing
- Hardie Board Siding
- Metal Roofing
- Stucco



D



C

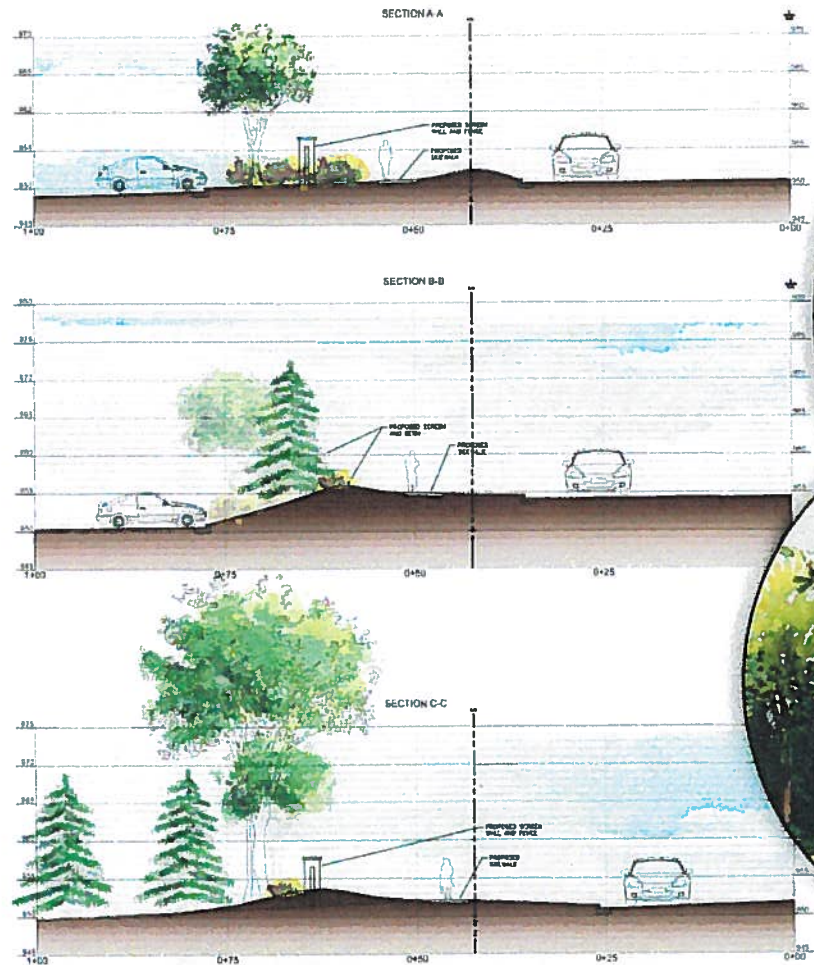
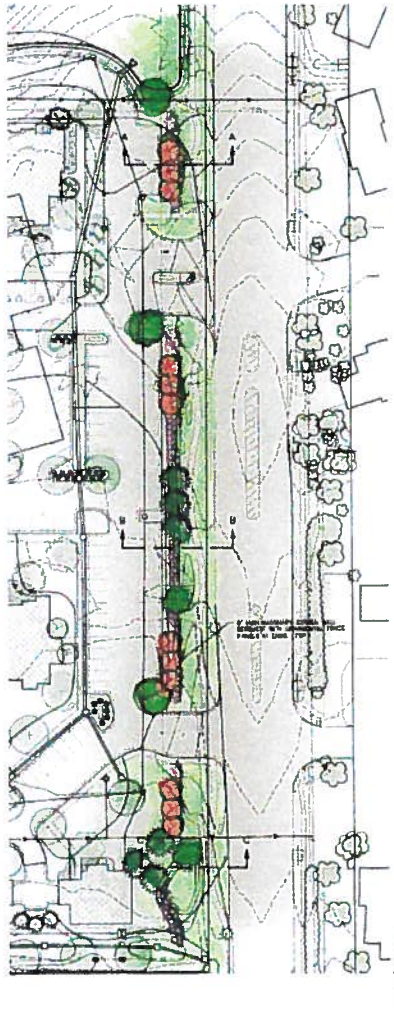
- Decorative Shutters
- Stone Veneer



Independent Living West View



View of Independent Living From Mission Road



Site Sections at Mission Road

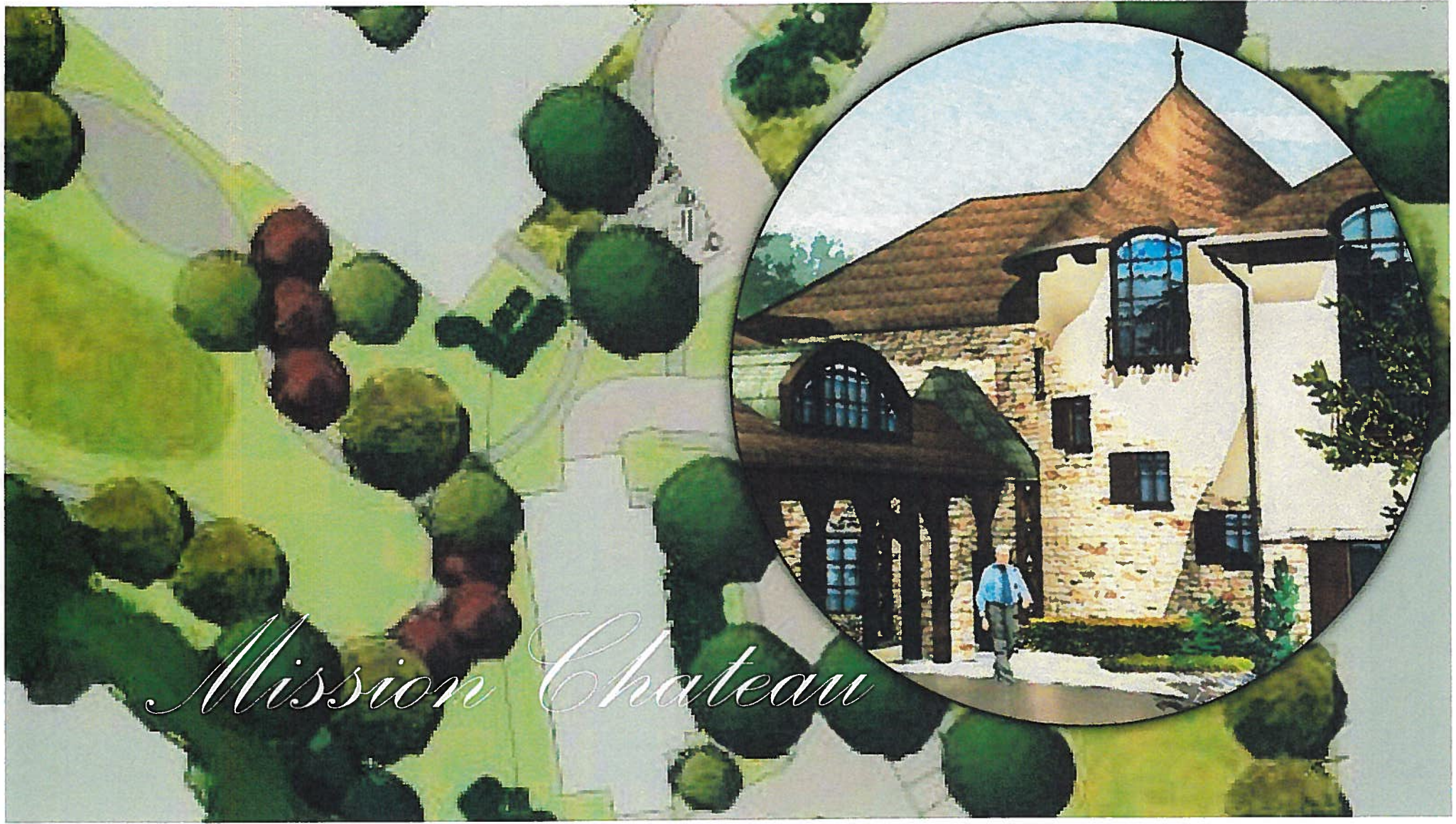


W HOEFER WYSOCKI
Architecture
THE TUTERSA GROUP

Mission Chateau Senior Living Community

Independent Living Facility

4-2-2013



Mission Chateau