



PROPOSED INTERIOR ELEVATIONS



# BILLIARD TRAINING CENTER

2630 OLD DENTON RD  
CARROLLTON, TEXAS 75007

PCB BANK BUILDING AT FUTURE REAR ADDITION

## PROJECT SUMMARY

AREA	3162 . ft.
2021 INTERNATIONAL BUILDING CODE CLASSIFICATION	A-3
OCCUPANT LOAD	63

- LIST OF SHEETS
1. INTERIOR ELEVATIONS
  2. SITE PLAN
  3. EXTERIOR ELEVATION
  4. EXTERIOR ELEVATION
  5. FLOOR PLAN
  6. LANDSCAPE PLAN

Initial submission: 09/26/2023  
Resubmission date: 10/19/2023

City File No. PLSUP 2023-101

DALLAS BILLIARDS & ACADEMY

4 NEW SPACES

47 EXISTING SPACES  
4 NEW SPACES  
51 TOTAL SPACES

8 SPACES

9 SPACES

6 SPACES

5 SPACES

7 SPACES

12 SPACES

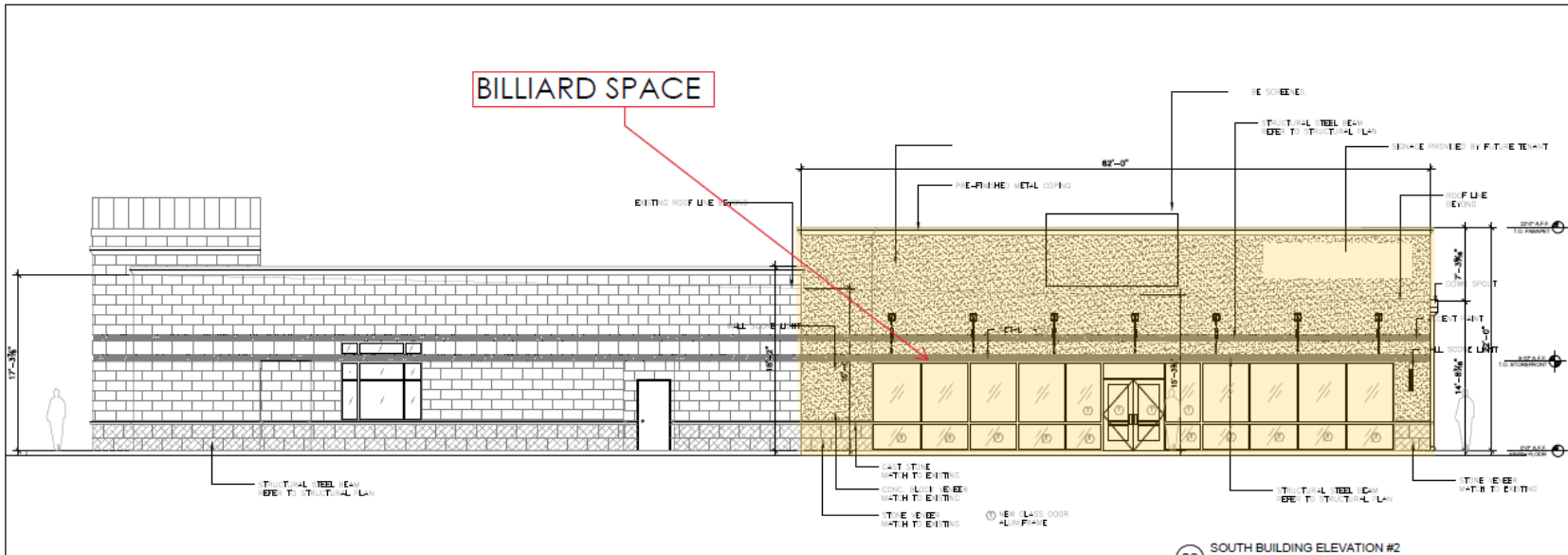
**GENERAL NOTE**

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE CITY OF DALLAS ZONING ORDINANCES AND THE CITY OF DALLAS SUBDIVISION ORDINANCES.
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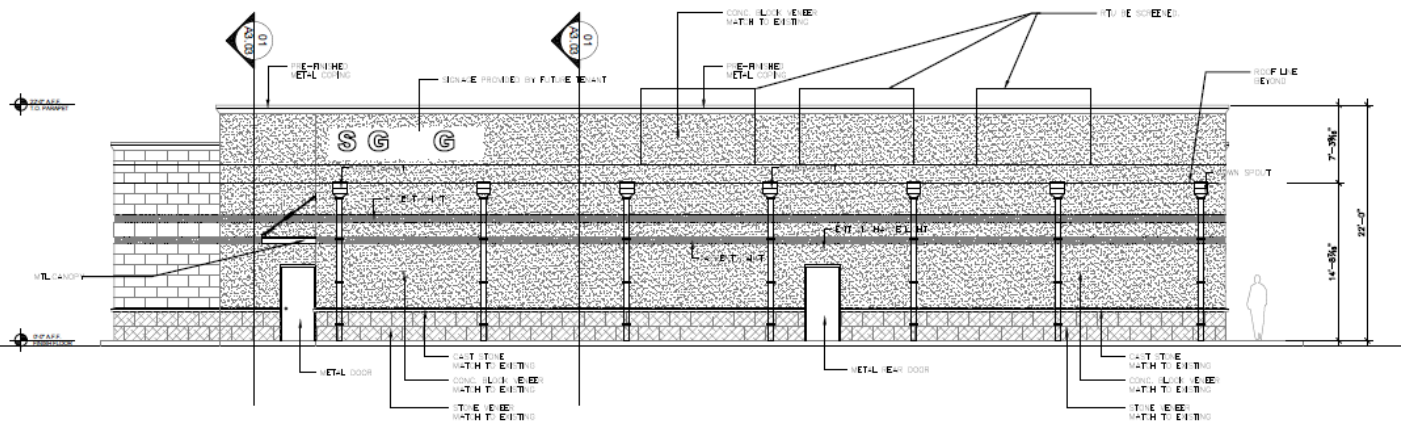
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OLD DENTON ROAD

BILLIARD SPACE

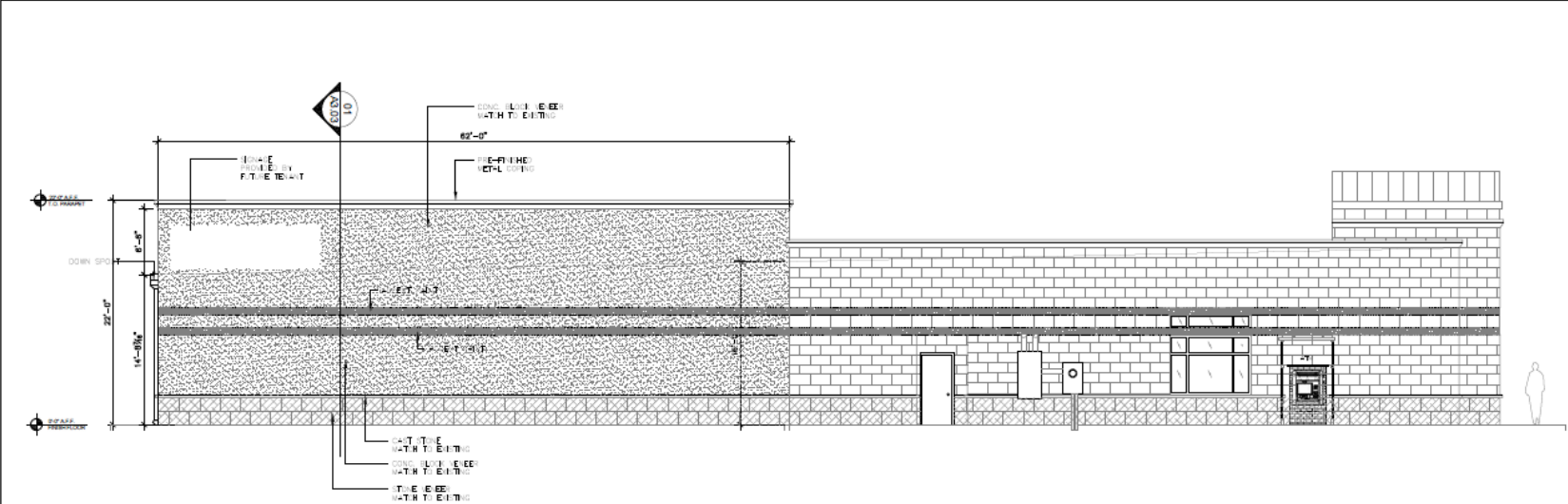


02 SOUTH BUILDING ELEVATION #2  
3/16"=1'-0"



01 EAST BUILDING ELEVATION #1  
3/16"=1'-0"

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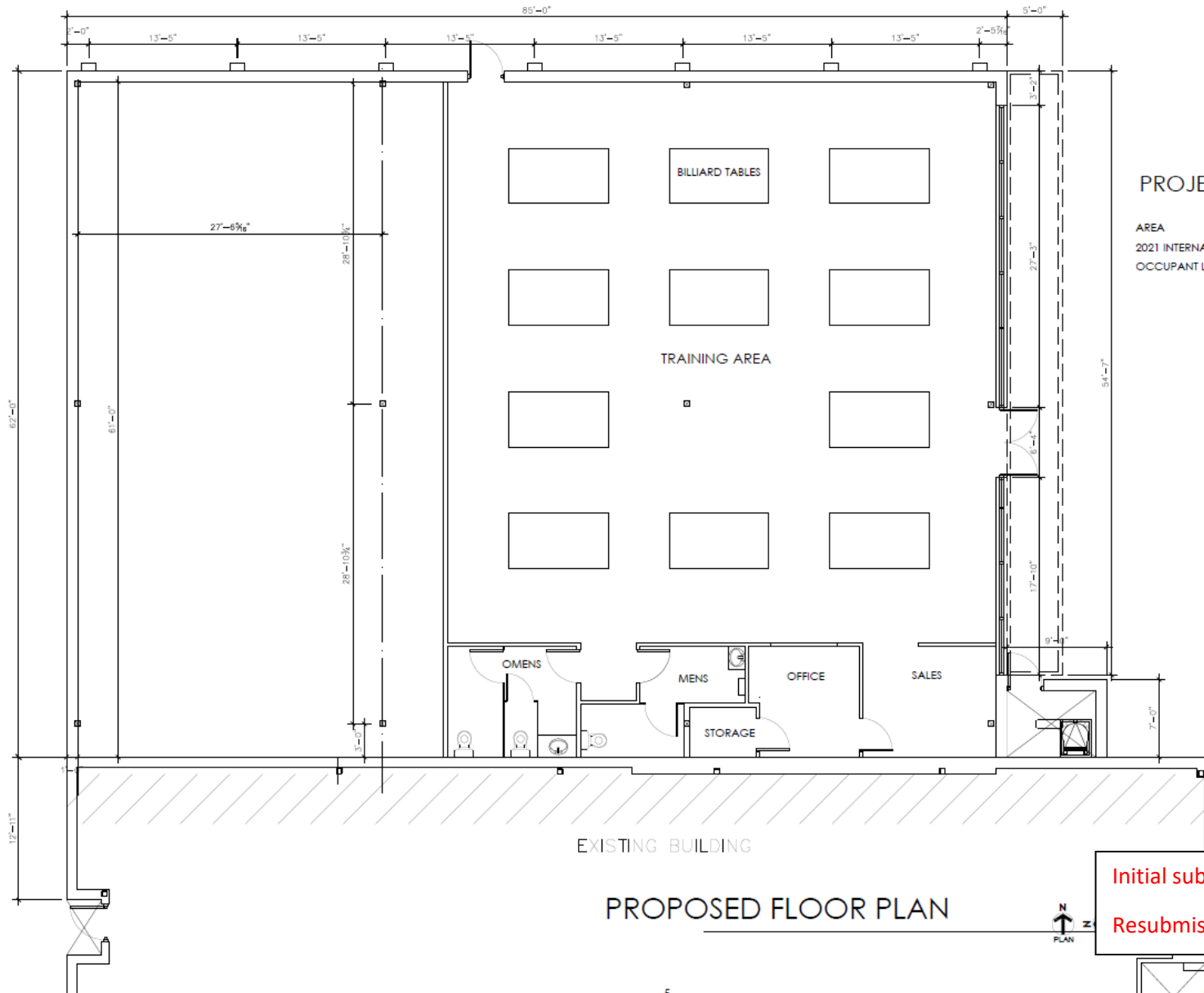
02 NORTH BUILDING ELEVATION  
332'-1'-00"



01 WEST BUILDING ELEVATION  
332'-1'-00"

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**PROPOSED FLOOR PLAN**

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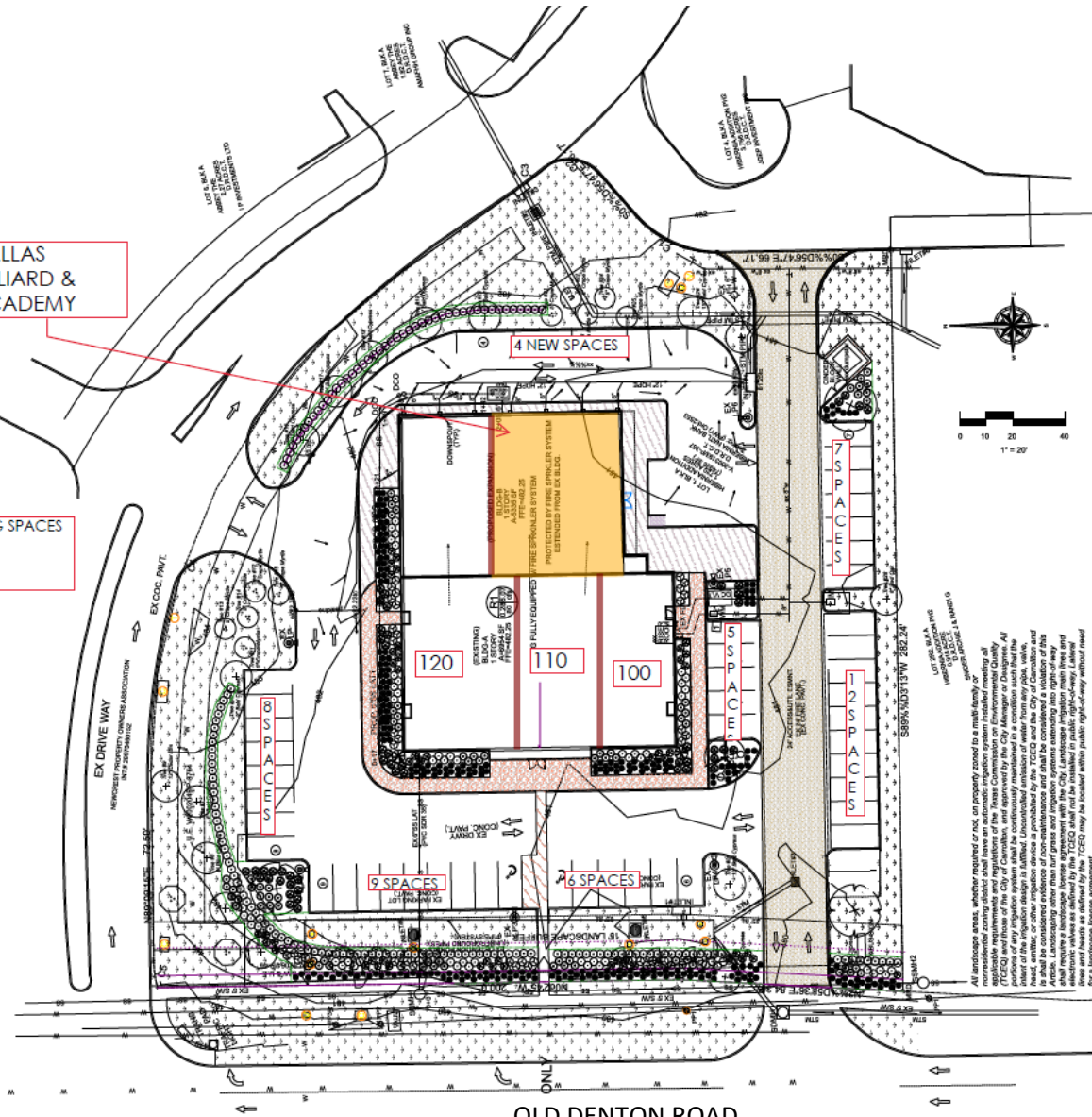
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DALLAS BILLIARD & ACADEMY

47 EXISTING PARKING SPACES  
4 NEW SPACES  
TOTAL 51 SPACES



C1	C1
10-20'	10-20'
10-20'	10-20'
10-20'	10-20'
10-20'	10-20'
C2	C2
10-20'	10-20'

Symbol	Description
•	Balko gregg / Sage, Autumn 3 gallon
•	Cynodon dactylon / Bermuda grass Sq. Ft.
•	Nesselia tenuisera / Mexican feathergrass 1 gallon
•	Abelia x grandiflora 'Edward Goucher' / Abelia, Glossy 'Edward Goucher' 5 gal / 24"lt. min.
•	Abelia x 'Karekissinger' / 'Karekissinger' Abelia 5 gal / 24"lt. min.
•	Illex cornuta 'Burfordi Nana' / Holly, Dwarf 'Burford 5 gal / 24"lt. min.
•	Illex cornuta 'Burfordi Nana' / Holly, Dwarf 'Burford 5 gal / 24"lt. min.
•	Leucophyllum rubescens 'Silverado' / Texas Sage 'Silverado' 5 gal / 24"lt. min.
+	Existing Tree / Existing Tree Existing
v	Existing Tree 'Smart' / Existing Tree 'Smart' 3 1/2 to 4
v	Illex vomitoria / Yaupon 6 8 to 8 ft.
v	Illex x 'Nellie Stevens' / Holly, Nellie Stevens Existing
v	Leguminosia indica / Crepe Myrtle 6 ft. to 8 ft.
v	Myrica carolinia / Southern Waxmyrtle 6 8 to 8 ft.
v	Taxodium ascendens / Cypress, Pond 3 in cal min
v	Ulmus crassifolia / Elm, Cedar 3 in cal min

ALL LANDSCAPE AREAS, WHETHER REQUIRED OR NOT, ON PROPERTY ZONED TO A MULTI-FAMILY OR RESIDENTIAL ZONING DISTRICT SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM INSTALLED MEETING ALL REQUIREMENTS OF THE CITY OF DALLAS AND APPROVED BY THE CITY MANAGER OR DEPUTY. ALL PORTIONS OF ANY IRRIGATION SYSTEM SHALL BE CONTINUOUSLY MAINTAINED IN A CONDITION SUCH THAT THE HEAD, EMITTER, OR OTHER IRRIGATION DEVICE IS PROHIBITED BY THE CCEQ AND THE CITY OF DALLAS AND THE CITY OF DALLAS. ALL IRRIGATION SYSTEMS SHALL BE COMPLETED AND OPERATIONAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. A SCHEDULED MAINTENANCE AGREEMENT WITH THE CITY LANDSCAPE IRRIGATION MAINTENANCE SHALL BE OBTAINED BY THE CONTRACTOR AND SHALL BE SUBJECT TO CITY REVIEW AND APPROVAL. THIS AGREEMENT SHALL BE FILED WITH THE CITY OF DALLAS AND THE CITY OF DALLAS. THIS AGREEMENT SHALL BE FILED WITH THE CITY OF DALLAS AND THE CITY OF DALLAS. THIS AGREEMENT SHALL BE FILED WITH THE CITY OF DALLAS AND THE CITY OF DALLAS.

- Landscape Notes**
1. LANDSCAPE SHALL BE PLANTED BY TREE LOCATIONS AND BED CONSTRUCTION FOR INSTALLATION BY OWNER FROM TO CONSTRUCTION.
  2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID THE DRAINAGE REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PRESENTS INSTALLATION AS NOTED ON THESE PLANS.
  3. LANDSCAPE SHALL BE LOCATED AS NOTED ON PLAN.
  4. TREES SHALL BE PLANTED AT LEAST TWO FEET FROM ANY UTILITY LINE AND OUTSIDE ALL UTILITY RIGHT-OF-WAY AND A THREE (3) CLEAR DRAINAGE AROUND FIRE HOVENS. UNLESS SHOWN OTHERWISE.
  5. TRUNK PROTECTING WALLS AND FENCING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 30 IN (3) FT.
  6. TRUNK PROTECTING WALLS AND FENCING AREAS OF BRUSH-CUT SHALL HAVE A CLEAR TRUNK HEIGHT OF 30 IN (3) FT.

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