



RENDERED SITE PLAN - AVENIDA CARROLLTON

CARROLLTON, TEXAS - AVENIDA PARTNERS

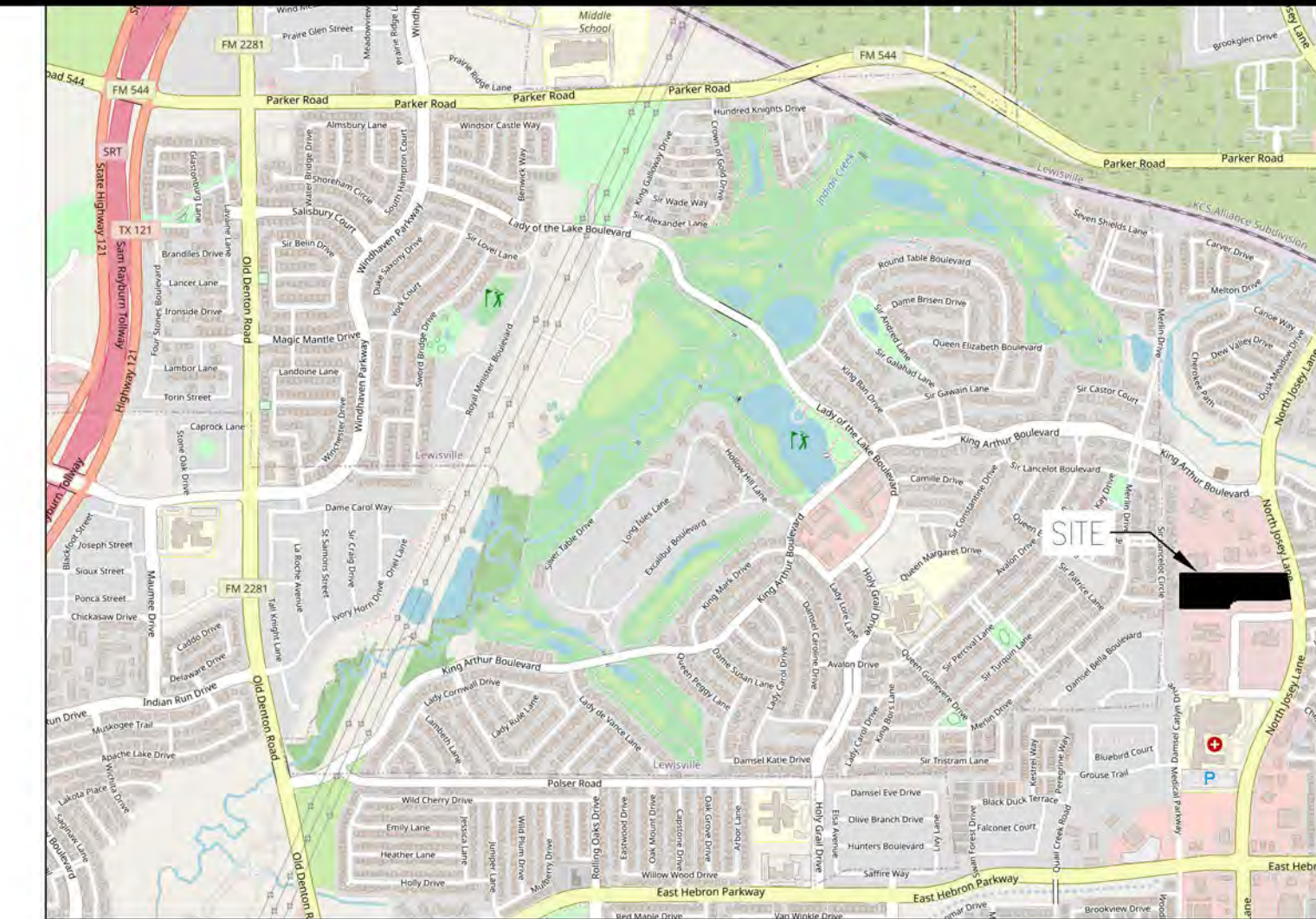
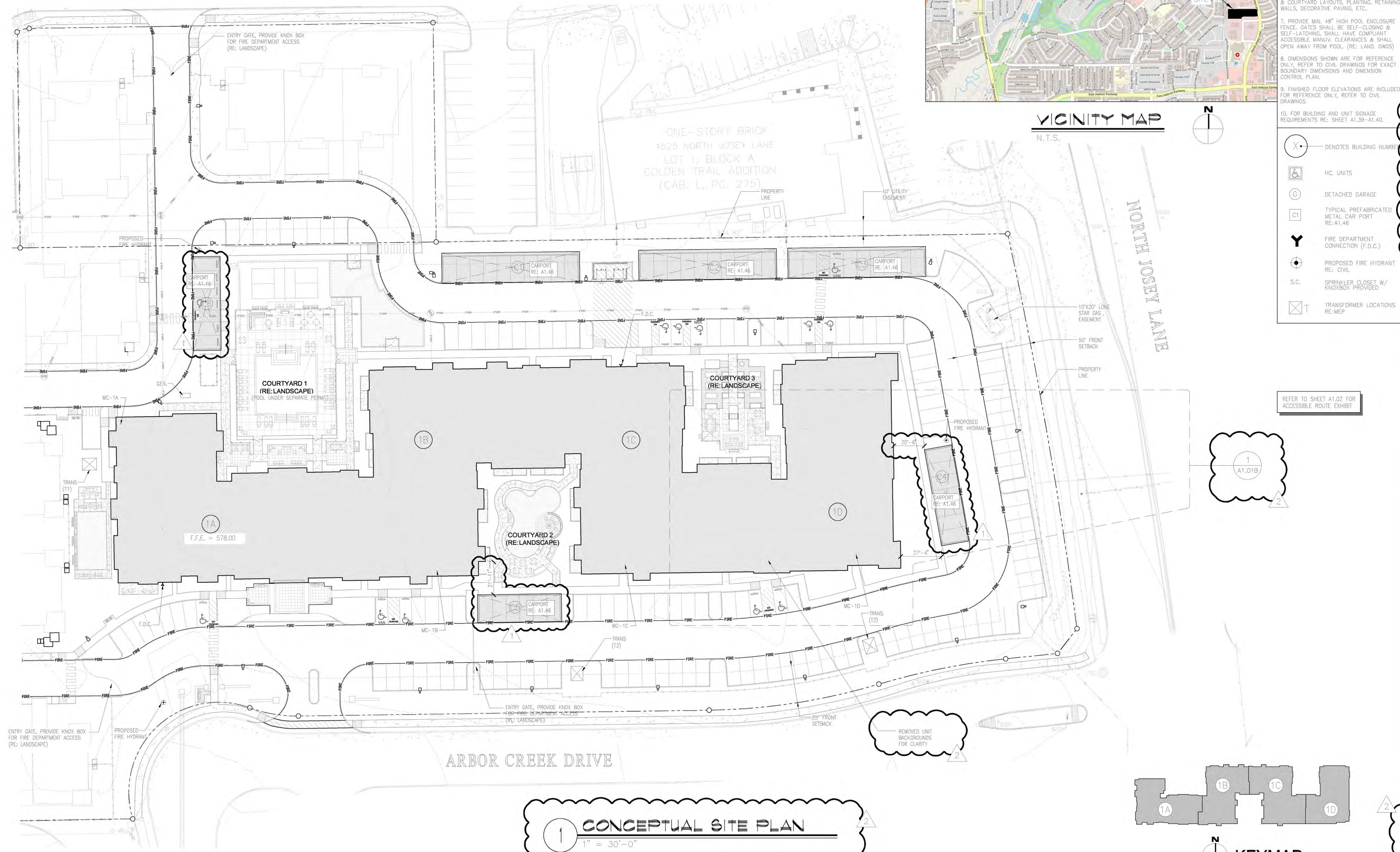
MEEKS ■ PARTNERS

16000 Memorial Drive
Suite 100
Houston, Texas 77079
281558.8787

A-01

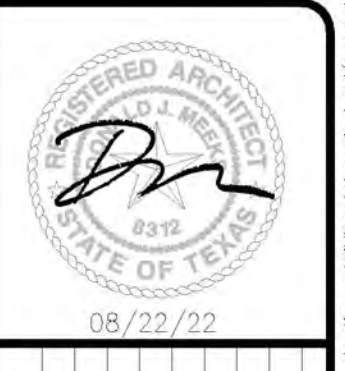
PLZ 2024-010
JOB NO. 20071

Date: 2/16/2024 @ 4:34 P.M. By: jectors
NOT FOR CONSTRUCTION



- GENERAL SITE PLAN NOTES:**
1. REFER TO CIVIL PLANS FOR ALL DIMENSIONS OF SURFACE PARKING AND PAVING, AS WELL AS FINISHED FLOOR ELEVATIONS AND SURFACE SITE DRAINAGE.
 2. REFER TO LANDSCAPE ARCHITECT AND CIVIL PLANS FOR CURB RAMP LOCATIONS AND DETAILS.
 3. PROVIDE HANDICAP PARKING STALLS IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND OTHER APPLICABLE ACCESSIBILITY STANDARDS.
 4. REFER TO CIVIL DRAWINGS FOR ACCESSIBLE PARKING SIGNAGE.
 5. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & TYPICAL DETAILS.
 6. REFER TO LANDSCAPE DRAWINGS FOR POOL & COURTYARD LAYOUTS, PLANTING, RETAINING WALLS, DECORATIVE PAVING, ETC.
 7. PROVIDE MIN. 48" HIGH POOL ENCLOSURE FENCE. GATES SHALL BE SELF-CLOSING & SELF-LATCHING. SHALL HAVE COMPLIANT ACCESSIBLE MANUAL CLEARANCES & SHALL OPEN AWAY FROM POOL. (RE: LAND. DWGS)
 8. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR EXACT BOUNDARY DIMENSIONS AND DIMENSION CONTROL PLAN.
 9. FINISHED FLOOR ELEVATIONS ARE INCLUDED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS.
 10. FOR BUILDING AND UNIT SIGNAGE REQUIREMENTS RE: SHEET A1.39-A1.40.

- DENOTES BUILDING NUMBER
- HC. UNITS
- DETACHED GARAGE
- TYPICAL PREFABRICATED METAL CAR PORT RE: A1.46
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- PROPOSED FIRE HYDRANT RE: CIVIL
- SPRINKLER CLOSET W/ KNOXBOX PROVIDED
- TRANSFORMER LOCATIONS RE: MEP



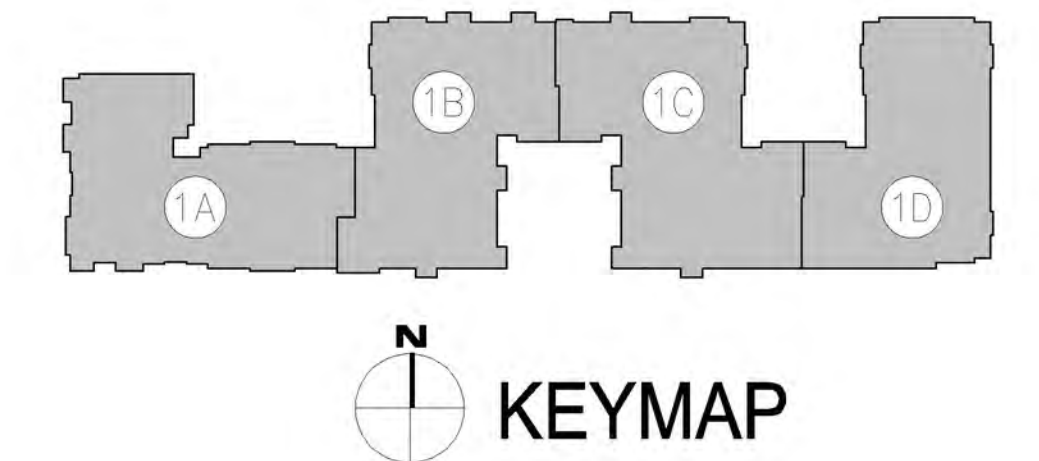
NO.	DATE	REVISION
1	07/27/21	DESIGN DEVELOPMENT SET
2	08/27/21	ISSUED FOR CONSTRUCTION W/REVISIONS
3	12/14/21	ADDITIONAL CARPORTS
4	2/20/24	CITY REVIEW COMMENT REVISIONS

MEEKS PARTNERS
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 Suite 100
 Houston, Texas 77079
 281.558.8787
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AVENIDA CARROLLTON
 CARROLLTON, TEXAS
 A Development of
 AVENIDA PARTNERS, LLC

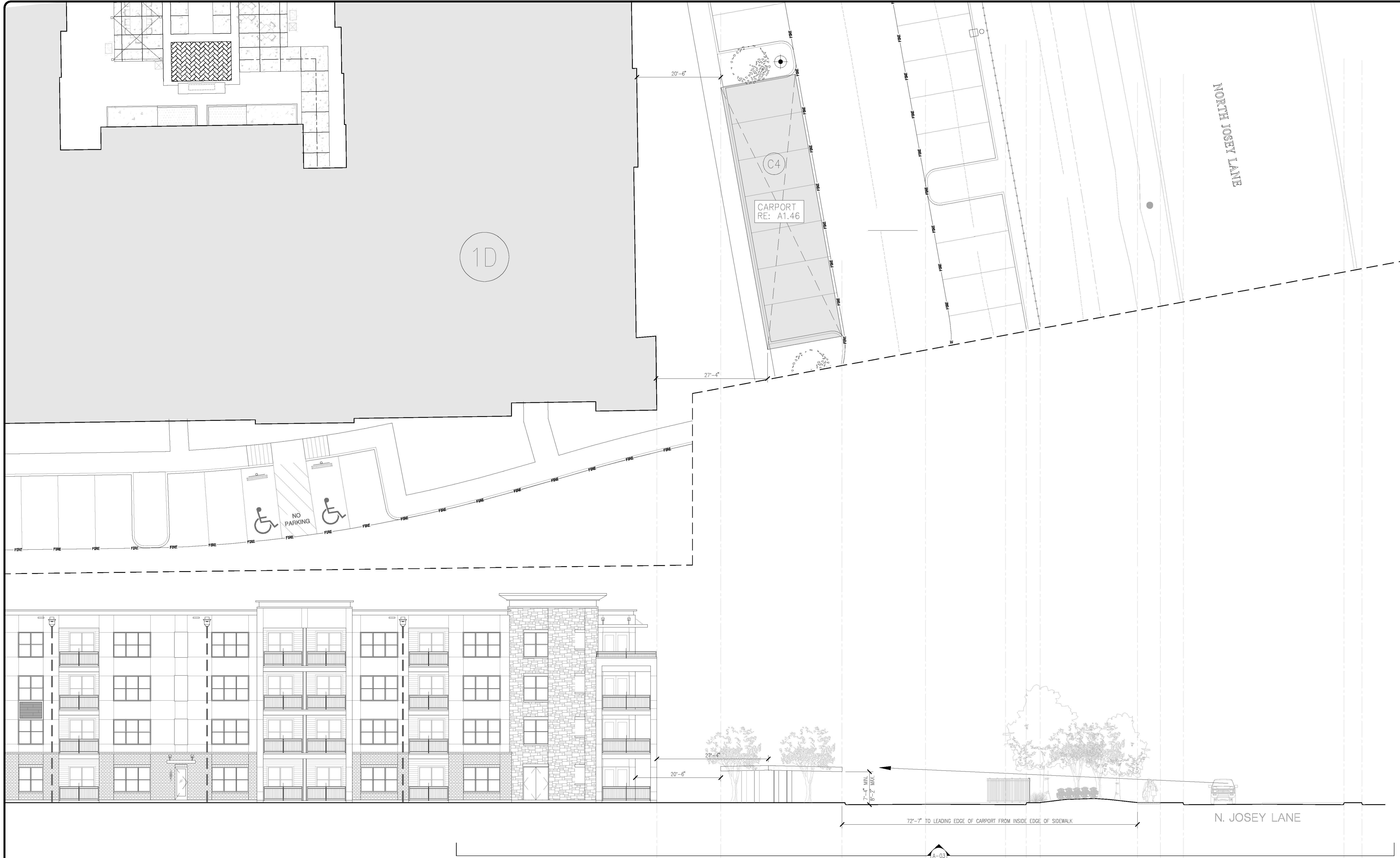
JOB NO:	20071
NOT FOR CONSTRUCTION	
ISSUED FOR PRICING	
ISSUED FOR PERMIT	
SHEET TITLE	SITE PLAN
	PLZ 2024-010

1 CONCEPTUAL SITE PLAN
 1" = 30'-0"

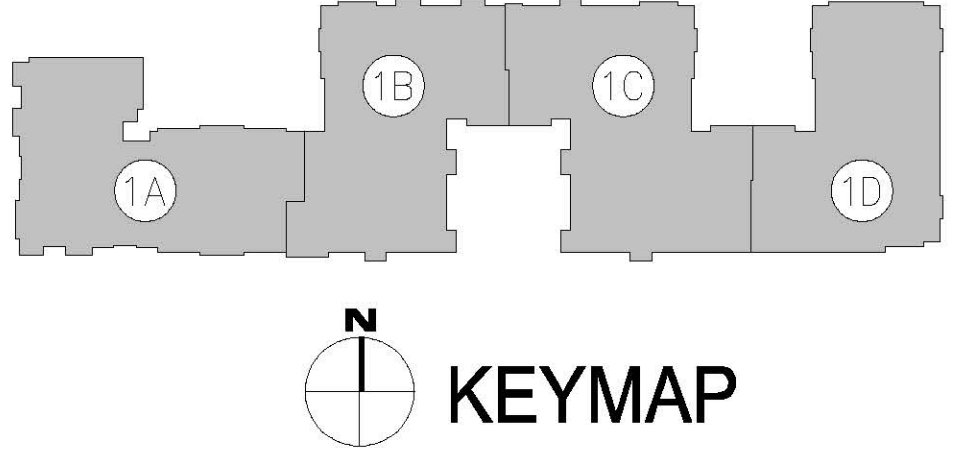


A1.01A

Date: 2/19/2024 @ 8:55 A.M. By: jpeppers
NOT FOR CONSTRUCTION



1 LINE OF SIGHT EXHIBIT B
N.T.S.



NO.	DATE	REVISION
1	07/12/21	DESIGN DEVELOPMENT SET
2	08/22/21	ISSUED FOR CONSTRUCTION W/REVISIONS
3	12/14/23	ADDITIONAL CARPORTS
4	02/20/24	CITY REVIEW COMMENT REVISIONS

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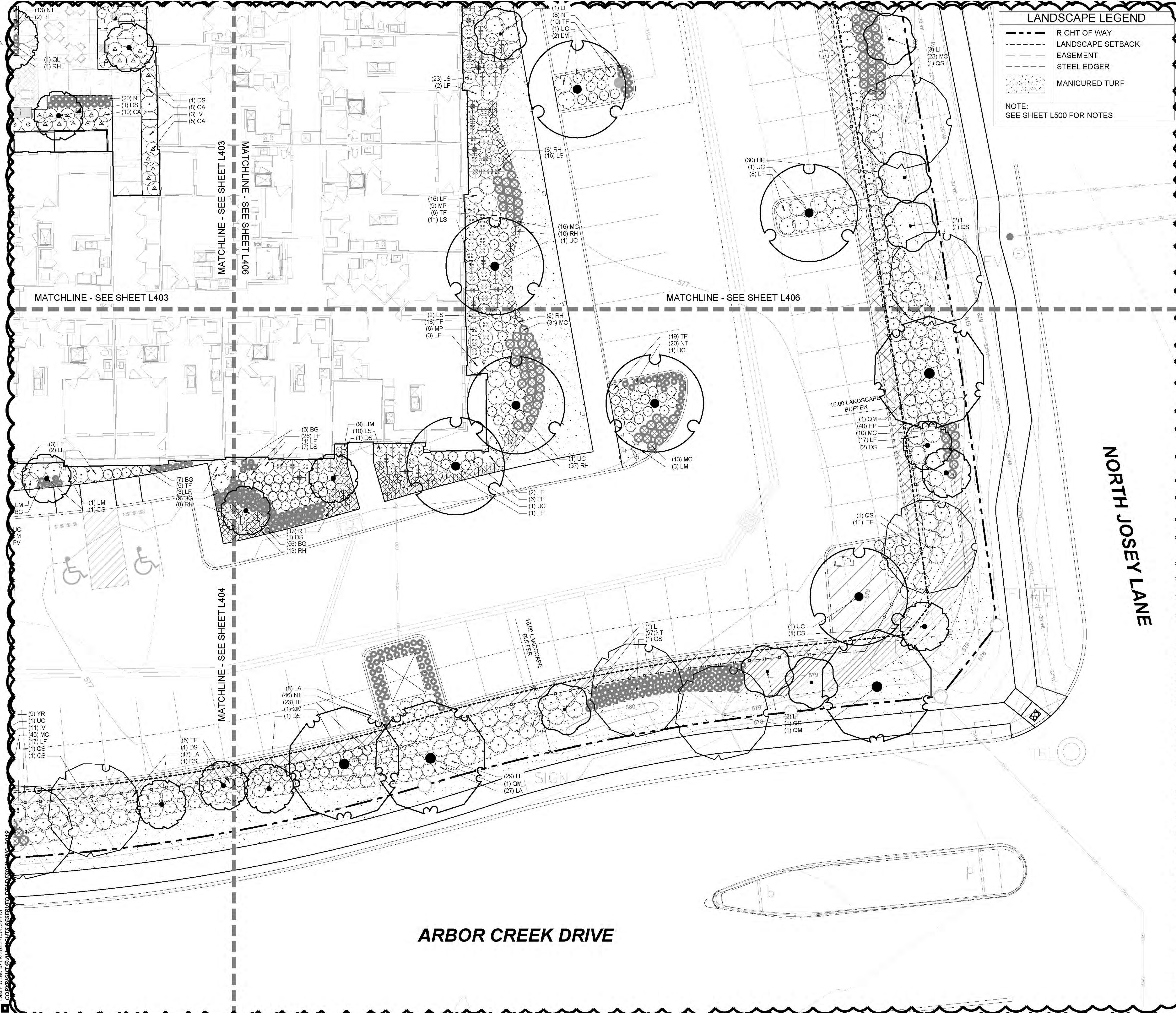
AVENIDA CARROLLTON
CARROLLTON, TEXAS
A Development of
AVENIDA PARTNERS, LLC

JOB NO.:	20071
NOT FOR CONSTRUCTION	
ISSUED FOR PRICING	
ISSUED FOR PERMIT	
X ISSUED FOR CONSTRUCTION	

SHEET TITLE
LINE OF SIGHT EXHIBIT
PLZ 2024-010

A1.01B

1
2



LANDSCAPE LEGEND	
	RIGHT OF WAY
	LANDSCAPE SETBACK
	EASEMENT
	STEEL EDGER
	MANICURED TURF

NOTE:
SEE SHEET L500 FOR NOTES

OVERSTORY PLANTS	
CANOPY	
	<i>Quercus laceyi</i> Lacey Oak
	<i>Quercus macrocarpa</i> Burr Oak
	<i>Quercus shumardii</i> Shumard Red Oak
	<i>Quercus virginiana</i> Live Oak
	<i>Ulmus crassifolia</i> Cedar Elm
ORNAMENTAL	
	<i>Cercis canadensis 'texensis'</i> Texas Redbud
	<i>Dermatophyllum secundiflorum</i> Texas Mountain Laurel
	<i>Lagerstroemia indica</i> Red Crape Myrtle
	<i>Vitex agnus-castus</i> Chaste Tree

UNDERSTORY PLANTS	
	<i>Rhododendron</i> spp. Azalea
	<i>Bouteloua gracilis 'Blond Ambition'</i> Blonde Ambition Blue Grama Grass
	<i>Callicarpa americana</i> American Beauty Bush
	<i>Dasyliion texanum</i> Texas Sotol
	<i>Hesperaloe parviflora</i> Red Yucca
	<i>Ilex vomitoria</i> Dwarf Yaupon Holly
	<i>Lantana montevidensis 'Imperial Purple'</i> Purple Lantana New Gold Lantana
	<i>Lantana x hybrida 'New Gold'</i> New Gold Lantana
	<i>Leucophyllum frutescens</i> Texas Sage
	<i>Ligustrum sinense 'Sunshine'</i> Sunshine Ligustrum
	<i>Liriodie muscari</i> Liriodie
	<i>Malva viscus arboreus</i> Turk's Cap
	<i>Melampodium leucanthum</i> Blackfoot Daisy
	<i>Muhlenbergia capillaris</i> Gulf Muhly
	<i>Muhlenbergia sericea 'White Cloud'</i> White Cloud Muhly
	<i>Myrica pusilla</i> Dwarf Wax Myrtle
	<i>Nassella tenuissima</i> Mexican Feather Grass
	<i>Panicum virgatum 'Dallas Blues'</i> Dallas Blue Switchgrass
	<i>Pennisetum alopecuroides 'Hamlen'</i> Fountain Grass
	<i>Rosa 'Radrazz'</i> Knockout Rose
	<i>Rudbeckia hirta</i> Black-Eyed Susan
	<i>Ruellia brittoniana 'Katie'</i> Dwarf Katie Ruellia
	<i>Salvia leucantha</i> Mexican Bush Sage
	<i>Teucrium fruticosum</i> Germander Silver Bush
	<i>Yucca recurvifolia</i> Soft Leaf Yucca
	<i>Yucca gloriosa 'Variegata'</i> Variegated Yucca
	<i>Wedelia Texana</i> Orange Zexmenia
	<i>Dichondra Argentea</i> Silver Pony-foot
	Annual Planting Area (Per Owner)

dtj
DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
2905 San Gabriel Street, Suite 207
Austin, Texas 78705
T 737.787.4320
www.dtdesign.com

AVENIDA CARROLLTON - APARTMENT
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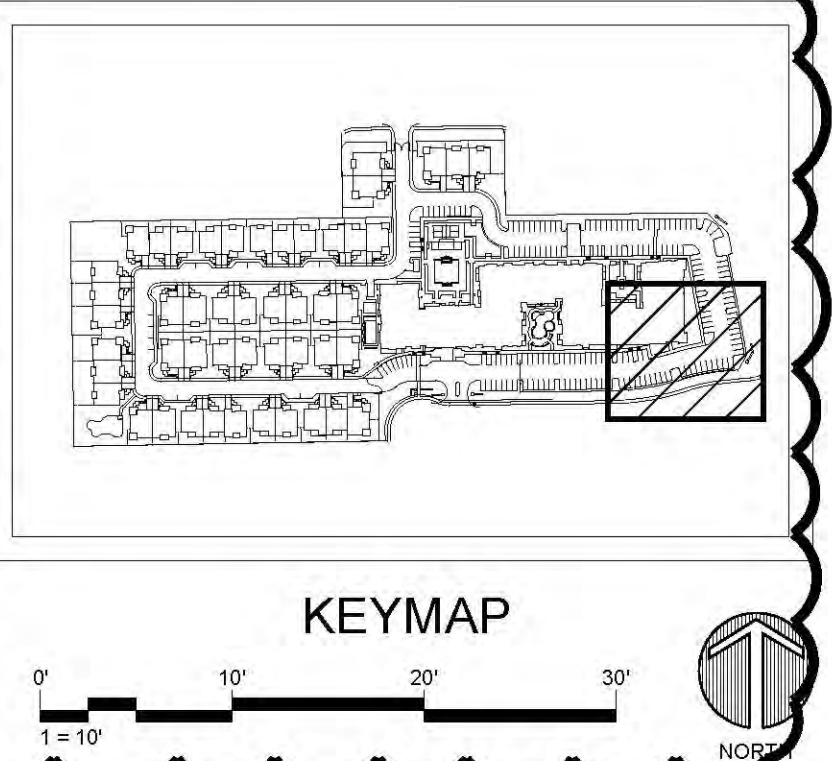
AVENIDA PARTNERS
CARROLLTON, TEXAS



DRAWN BY: DTJ
CHECKED BY: JC
PROJECT NO.: 2021049.40
ISSUE DATE: 08/22/2022
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L405



Drawing: UA\2021049_40 Avenida Carrollton\05 CAD\DWG\02-CD-02-APARTMENT\L400_LANDSCAPE_PLAN_APT.dwg
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1
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LANDSCAPE LEGEND

- RIGHT OF WAY
- LANDSCAPE SETBACK
- EASEMENT
- STEEL EDGER
- MANICURED TURF

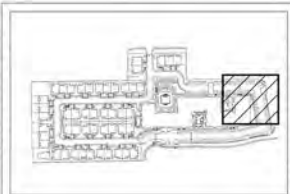
NOTE:
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OVERSTORY PLANTS

CANOPY	
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	<i>Quercus macrocarpa</i> Burr Oak
	<i>Quercus shumardii</i> Shumard Red Oak
	<i>Quercus virginiana</i> Live Oak
	<i>Ulmus crassifolia</i> Cedar Elm
ORNAMENTAL	
	<i>Cercis canadensis 'texensis'</i> Texas Redbud
	<i>Dermatophyllum secundiflorum</i> Texas Mountain Laurel
	<i>Lagerstroemia indica</i> Red Crape Myrtle
	<i>Vitex agnus-castus</i> Chaste Tree

UNDERSTORY PLANTS

	<i>Rhododendron</i> spp.
	Azalea
	<i>Bouteloua gracilis</i> 'Blond Ambition'
	Blonde Ambition Blue Grama Grass
	<i>Callicarpa americana</i>
	American Beauty Bush
	<i>Dasyliroa texanum</i>
	Texas Sotol
	<i>Hesperaloe parviflora</i>
	Red Yucca
	<i>Ilex vomitoria</i>
	Dwarf Yaupon Holly
	<i>Lantana montevidensis</i> 'Imperial Purple'
	Purple Lantana New Gold Lantana
	<i>Lantana x hybrida</i> 'New Gold'
	New Gold Lantana
	<i>Leucophyllum frutescens</i>
	Texas Sage
	<i>Ligustrum sinense</i> 'Sunshine'
	Sunshine Ligustrum
	<i>Liriope muscari</i>
	Liriope
	<i>Malvastrum arborescens</i>
	Turk's Cap
	<i>Melampodium leucanthum</i>
	Blackfoot Daisy
	<i>Muhlenbergia capillaris</i>
	Gulf Muhly
	<i>Muhlenbergia sericea</i> 'White Cloud'
	White Cloud Muhly
	<i>Myrica pusilla</i>
	Dwarf Wax Myrtle
	<i>Nassella tenuissima</i>
	Mexican Feather Grass
	<i>Panicum virgatum</i> 'Dallas Blues'
	Dallas Blue Switchgrass
	<i>Pennisetum alopecuroides</i> 'Hamien'
	Fountain Grass
	Rosa 'Radrazz'
	Knockout Rose
	<i>Rubusckia hirta</i>
	Black-Eyed Susan
	<i>Ruellia brittoniana</i> 'Katie'
	Dwarf Katie Ruellia
	<i>Salvia leucantha</i>
	Mexican Bush Sage
	<i>Teucrium fruticans</i>
	Serrander Silver Bush
	<i>Yucca recurvifolia</i>
	Soft Leaf Yucca
	<i>Yucca gloriosa</i> 'Variegata'
	Variegated Yucca
	<i>Wedelia texana</i>
	Orange Zexmenia
	<i>Dichondra argentea</i>
	Silver Pony-foot
	Annual Planting Area (Per Owner)



KEYMAP

0 10 20 30
Feet

0 10 20 30
Feet



MATCHLINE - SEE SHEET L403

MATCHLINE - SEE SHEET L403

MATCHLINE - SEE SHEET L403

MATCHLINE - SEE SHEET L405

NORTH JOSEY LANE

15.00 LANDSCAPE BUFFER

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

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Austin, Texas 78705
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AVENIDA CARROLLTON - APARTMENT
ISSUED FOR CONSTRUCTION WITH REVISIONS

AVENIDA PARTNERS
CARROLLTON, TEXAS



DRAWN BY: DTJ
CHECKED BY: JC
PROJECT NO: 2021049.40
SCALE: AS SHOWN
DATE: 08/22/2022

SHEET TITLE:
LANDSCAPE PLAN
PLZ 2024-010
SHEET NUMBER:

L406

Drawing: L406 (2024-010) Avenida Carrollton APARTMENT PLZ 2024-010 LANDSCAPE PLAN.dwg
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 Computer: G:\Projects\2024\2024-010 AVENIDA CARROLLTON APARTMENT PLZ 2024-010

1
2

LANDSCAPE LEGEND

- RIGHT OF WAY
- - - LANDSCAPE SETBACK
- - - EASEMENT
- - - STEEL EDGER
- MANICURED TURF

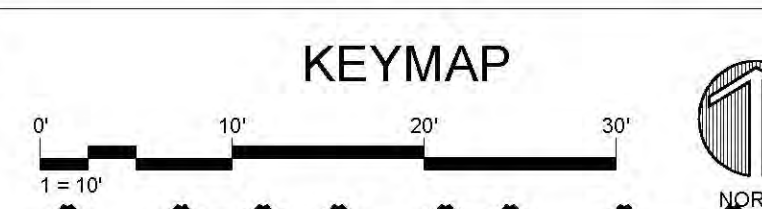
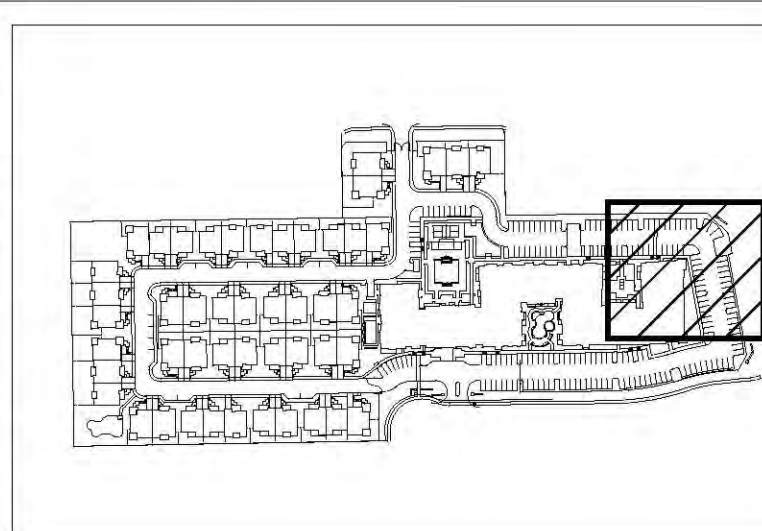
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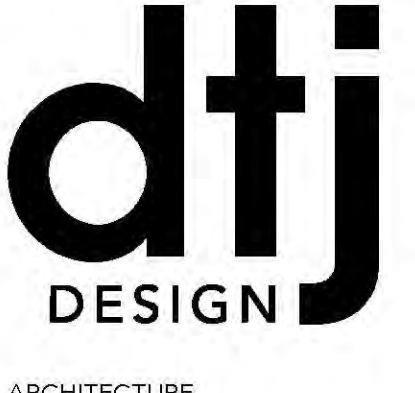
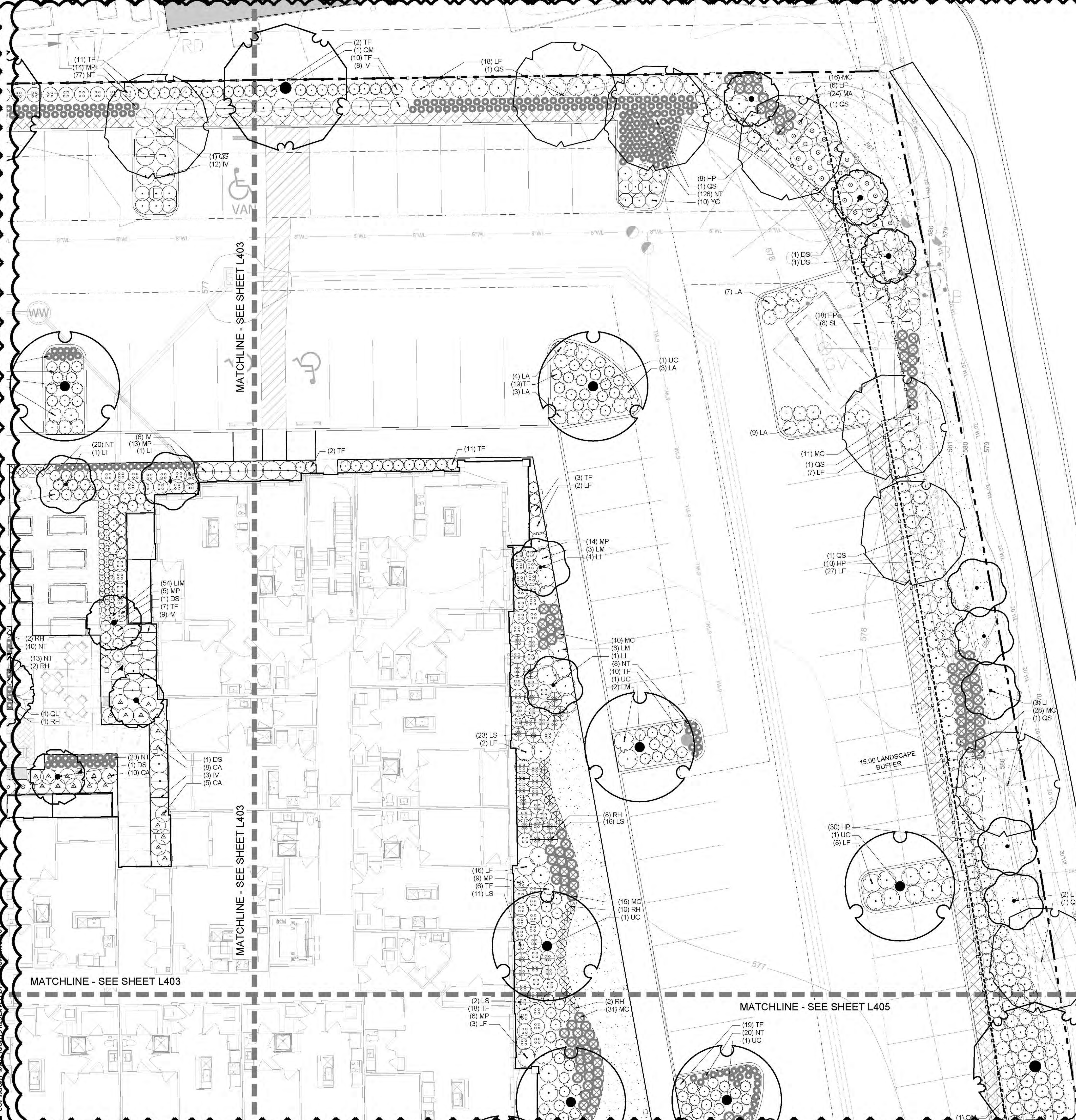
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NORTH JOSEY LANE



ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

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AVENIDA CARROLLTON - APARTMENT
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AVENIDA PARTNERS
CARROLLTON, TEXAS



DRAWN BY: DTJ
CHECKED BY: JC
PROJECT NO.: 2021049.40
ISSUE DATE: 08/22/2022
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L406

Drawing: UA-2021049-40 AvenidaCarrollton05 CAD/Sheet02-CD-02-APARTMENT L400-LANDSCAPE PLAN.APT.dwg
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