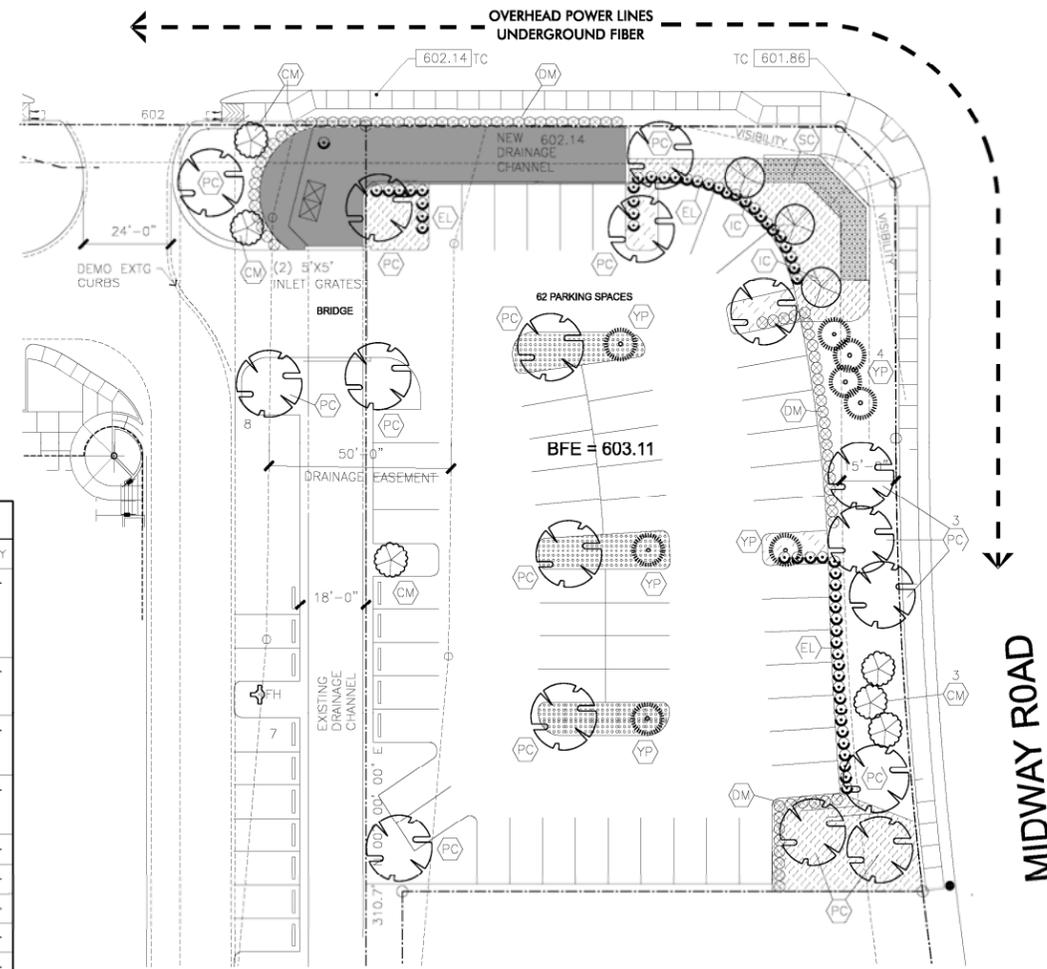


CONCEPTUAL SITE & LANDSCAPING PLAN For the proposed new parking lot

LANDSCAPE SUMMARY		
CATAGORY	COUNT	COMMENTS
A	TOTAL SITE AREA	30,237 SF
	10% OF SITE AREA	3,024 SF
	PROVIDED	9,292 SF +3 X
B	DESIGNATED FRONT YARD LANDSCAPING	
	REQUIRED (50% OF 3,024 SF)	1,512 SF
	PROVIDED	6,635 SF +4.3 X
C	15' STREET BUFFER LANDSCAPING	
	TOTAL STREET FRONTAGE	350 LF
	SHADE TREES REQ'D / PROVIDED	8 / 8 TREES
	ORNAMENTAL TREES REQ'D / PROVIDED	12 / 18 TREES +50%
	EVERGREEN SHRUBS REQ'D / PROVIDED	136 / 136
D	PARKING LOT LANDSCAPING (62 SPACES)	
	PAVED AREA	20,945 SF
	LANDSCAPE REQ'D (5%)/ PROVIDED	1,048 SF/3,185 SF +3X
	SHADE TREES REQ'D / PROVIDED	6 / 8 TREES +2 TREES

PLANT AND MATERIAL SCHEDULE						
	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY
	(PC)	POND CYPRESS	TAXODIUM ASCENDENS	3" CAL (10'-0" MIN. HT.)		
	(IC)	ITALIAN CYPRESS	PISTACIA CHINENSIS	3" CAL (10'-0" MIN. HT.)		
	(CM)	CREPE MYRTLE	LAGERSTROEMIA INDICA	6' TO 8' HEIGHT		
	(YP)	YAUPON HOLLY	ILEX VOMITORIA	6' TO 8' HEIGHT		
	(DM)	DWARF WAX MYRTLE	MYRICA PUSSILA	5 GAL (2' HT)	30" O.C.	
	(EL)	ELLAGNUS	ELLAGNUS PUNGENS	5 GAL (2' HI)	30" O.C.	
	(CJ)	CREeping JUNIPER	JUNIPERUS HORIZONTALIS	2 GAL.	24" O.C.	
	(AJ)	ASIAN JASMINE	TRACHELOSPERMOM ASIATICUM	4" POT	12" O.C.	
	(CB)	COMMON BERMUDA GRASS	CYNADON DACTYLON	SOLID SOD		
	(SC)	SEASONAL COLOR				



1 CONCEPT LANDSCAPE PLAN
SCALE: 1"=20'-0"

ADA / TAS NOTES

- COMPLIANCE WITH TEXAS ACCESSIBILITY STANDARDS 03/15/2012 IS REQUIRED AS IF REPRODUCED HERE.
- AT DOORWAYS A CHANGE OF 1/2" IS PERMITTED TO BE 1/4" VERTICAL, PLUS 1/4" BEVELED. HOWEVER, IN NO CASE MAY THE COMBINED CHANGE OF LEVEL EXCEED 1/2".
- RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- CLEAR AREA AT DOORS SHALL NOT BE LESS THAN REQUIRED BY TAS CHAPTER 404.2.4

THIS IS A CONCEPTUAL PLAN FOR GENERAL DESIGN INTENT ONLY. ELEMENTS OF THIS DESIGN MAY CHANGE BASED UPON THE COMPLETED FEMA FLOOD STUDY

DESIGN REVIEW ONLY
THIS DRAWING IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

GENERAL NOTES

- G-01 CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT
- G-02 ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AS IF REPRODUCED HEREIN.
- G-03 HANDICAP PARKING STRIPING, IDENTIFICATION, AND CURB RAMPS SHALL COMPLY WITH THE 2012 "AS REGULATIONS AS IF REPRODUCED HEREIN

KEYNOTES

- DIVISION 2 SITEWORK
- ROLL DOWN CURB- SEE DET. 9/
 - INTERLOCKING MASONRY UNIT RETAINING WALL
 - FIRE LANE STRIPING & IDENTIFICATION AS REQ'D BY CITY OF CARROLLTON
 - PRECAST CONC. WHEEL STOPS
 - HC SIGN- SEE DET. 14/A1.3
 - HC CURB RAMP- SEE DET. 6/A1
 - TWO 4" PVC PIPE SLEEVES

- DIVISION 3 CONCRETE
- TILT-UP CONC. WALL PANEL- P/
 - CAST-IN PLACE CONCRETE
 - CONC. FLOOR SLAB

- DIVISION 4 MASONRY
- NATURAL STONE FACING- SEE DETAIL 9/A6.D
 - NATURAL STONE RETAINING WALL

- DIVISION 5 METALS
- 1 1/2" PIPE RAILING
 - NOT USED
 - CONC. FILLED 8" STL PIPE BOLLARD
 - COMPOSITE ALUM. PANEL

- DIVISION 7 THERMAL & MOISTURE PROTECTION
- TPD MECH. FASTENED MEMBRANE
 - 1 1/2" RIGID POLY-ISO INSUL.
 - TAPERED INSULATION
 - FORMED ALUM. CAP FLASHING
 - BATT INSULATION R-19
 - FIBERGLASS INSUL. BD. R-8
 - 1/2" CEMENT BD. W/ DRYVIT MD FINISH SYSTEM- COLOR TO BE SELECTED
 - 1/2" GYP. SHEATHING
 - 3/8" 20 GA. METAL STUDS @ 2'-0" O.C. MAXIMUM
 - SEALANT
 - STUCCO ON SELF FURRING GALV. MET LATH

- DIVISION 8 DOORS & WINDOWS
- 1" INSULATED TINTED CLEAR GLASS
 - ALUMINUM MULLION W/ SNAP ON COVER
 - 1/4" CLEAR GLASS
 - NOT USED

- DIVISION 9 FINISHES
- SUSPENDED ACOUSTICAL LAY-IN CEILING SYSTEM
 - 5/8" SUSPENDED GYPSUM BOARD CEILING ON 2 1/2" METAL STUD @ 2'-0" O.C. & 1/8" FURRING CHANNELS @ 2'-0"

- DIVISION 15 MECHANICAL
- 4'-7" SQ. R.O. W/ 4.5" SQ. MOTORIZED DAMPER & LOUVER

- DIVISION 16 ELECTRICAL
- WALL PACK LIGHT FIXTURE
 - POLE LIGHTS
 - ILLUMINATED BOLLARD FIXTURES

- DIVISION 17 PLUMBING
- ROOF DRAIN LINES TO STORM SI
 - NOT USED

LEGEND

- (---) 601.0 --- NEW GRADE CONTOURS
- (---) 601.0 --- EXISTING GRADE CONTOURS
- (---) 601.0 --- EXISTING SPOT GRADES
- (---) 601.0 --- NEW SPOT GRADES
- (---) XXXX --- BASE FLOOD ELEVS
- (FH) --- FIRE HYDRANT

CONSULTANTS



REVISIONS

NO.	DESCRIPTION



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Earth
Commercial Properties
3216 KELLWAY ROAD
CARROLLTON, TEXAS 75006

PROJECT NO.1405
DATE 01/20/15
LS-1

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