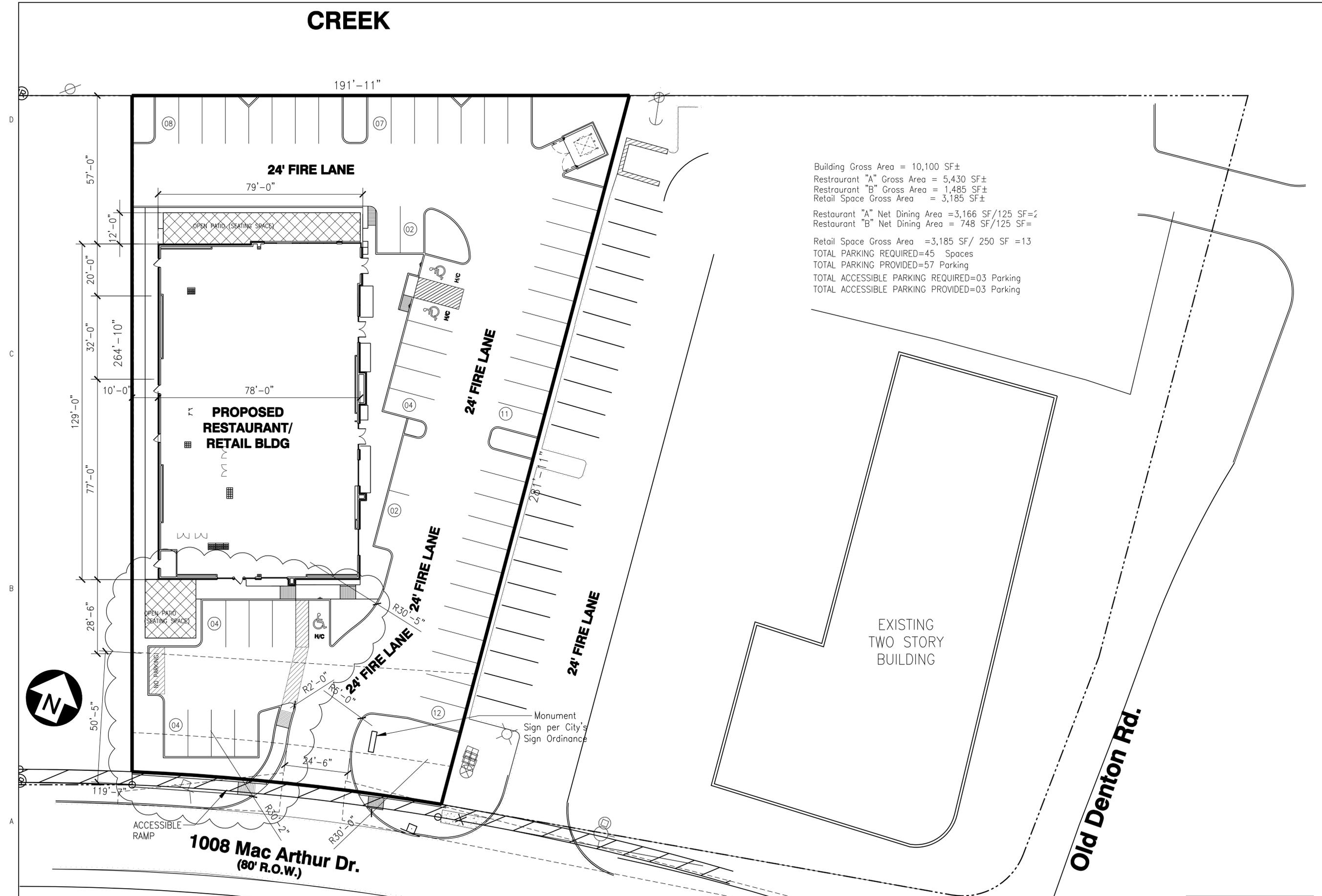


CREEK



Building Gross Area = 10,100 SF±
 Restaurant "A" Gross Area = 5,430 SF±
 Restaurant "B" Gross Area = 1,485 SF±
 Retail Space Gross Area = 3,185 SF±
 Restaurant "A" Net Dining Area = 3,166 SF/125 SF=2
 Restaurant "B" Net Dining Area = 748 SF/125 SF=6
 Retail Space Gross Area = 3,185 SF/ 250 SF =13
 TOTAL PARKING REQUIRED=45 Spaces
 TOTAL PARKING PROVIDED=57 Parking
 TOTAL ACCESSIBLE PARKING REQUIRED=03 Parking
 TOTAL ACCESSIBLE PARKING PROVIDED=03 Parking



1008 Mac Arthur Dr.
 (80' R.O.W.)

Old Denton Rd.

A1 ARCHITECTURAL SITE PLAN
 SCALE: 1/16"=1'-0"

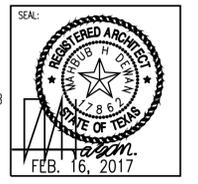
TECHNICAL SITE PLAN
 CASE No. 190-16TSP1

d1
ARCHITECT + ASSOCIATES, INC.
 PLANNING-ARCHITECTURE-ENGINEERING
 13601 Preston Rd., Ste 200W, Dallas, TX 75240
 Cell: (214) 738-3619 Bus: (214) 730-0666
 E-mail: mhdewon@gmail.com
 Web Site: d1architect.com

MAHBUB DEWAN
 Architect
 13601 Preston Rd., Ste 200W, Dallas, TX 75240
 Cell: (214) 738-3619 Bus: (214) 730-0666
 E-mail: mhdewon@gmail.com
 Web Site: d1architect.com

PROPOSED
Restaurant-Retail
 1008 MacArthur Dr.
 CARROLLTON, TX, 75007
Nissi Development Group inc
 Tel: (708) 715-5634 Email: joseph@nissigroup.com Website: www.nissigroup.com

REVISIONS:	DATE:



ARCHITECTURAL SITE PLAN

DATE: 03/09/2016	SCALE: 1/16"=1'-0"
DRAWN: MMD	CHECKED: MHD
PROJECT #	03A-2016
SHEET NO:	A-1.01

MINIMUM LANDSCAPE REQUIREMENTS

Zoning: O-2
 10% of site @ 95,739 s.f.
 Required 9,574 s.f. Provided 12,002 s.f.
 Parking Lot Islands & Terminus Row Islands:
 Each terminus island shall contain one (1) canopy tree
 1 tree/10 parking spaces @ 127 spaces
 Required 13 trees Provided 13 trees

SITE & PERIMETER LANDSCAPE REQUIREMENTS:
 Vehicular Screening from MacArthur Drive:
 Minimum Landscape Buffer along MacArthur Drive
 Shall be a minimum of 15 ft.
 Required 15 ft. buffer Provided 15 ft. buffer

Minimum Number of Canopy Trees within MacArthur Drive Landscape Buffers:
 Shall be a minimum of two (2) canopy trees or three (3) ornamental trees every 100 ft. @370 l.f.
 Required (7) 3" trees Provided (12) 3" ornamental trees
 (1) 3" canopy trees

Minimum Number of Ornamental Trees within MacArthur Drive Landscape Buffers:
 Shall be a minimum of three (3) ornamental trees every 100 ft. @370 l.f.
 Required (11) 3" trees Provided (11) 3" trees

Minimum Number of Shrubs along MacArthur Drive Landscape Buffers:
 Shall be a minimum of (34) 5 gal. shrubs every 100 ft. @370 l.f.
 Install in planter bed with steel edging min. of 3 ft. wide
 Required (126) shrubs Provided (126) shrubs

50% of Landscape in the Front Yard:
 Required 4,787 s.f. Provided 5,670 s.f.

70% of Landscape in the Front Half of Site:
 Required 6,702 s.f. Provided 6,674 s.f.

TREE PRESERVATION AND MITIGATION:
 9 Trees on site, 1 Protected Tree on site
 Refer to Sheet L1.00 for mitigation requirements

IRRIGATION REQUIREMENTS:
 All landscape areas will be equipped with a fully automatic electronic landscape irrigation system designed and installed in compliance with the current Texas Commission on Environmental Quality and City of Carrollton landscape irrigation regulations.



DEVELOPER / CONTRACTOR

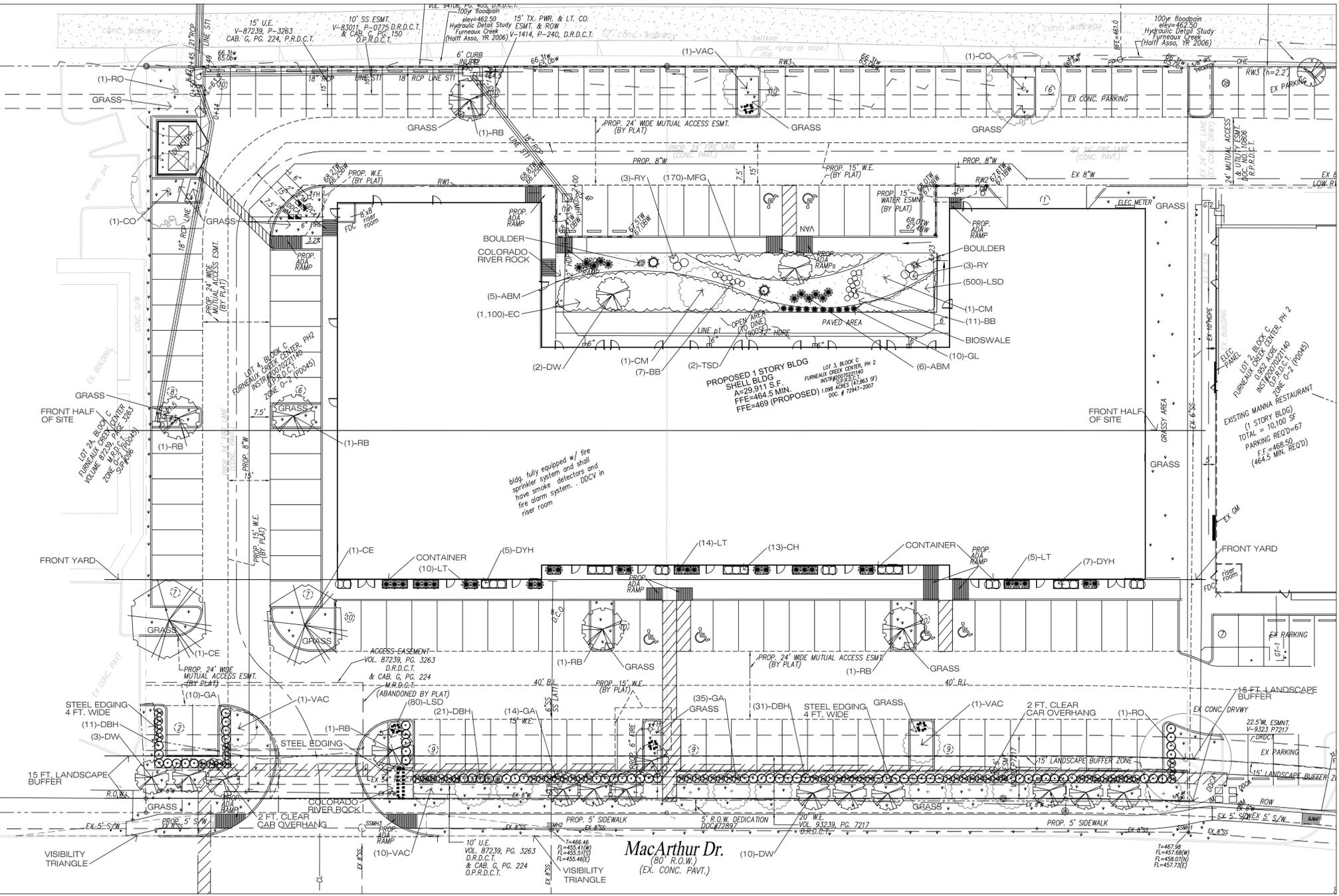
ARCHI DESIGN + CONSTRUCTION INC
 11408 N STEMMONS FWY. #100
 DALLAS, TEXAS 75229
 TEL. (972)484-4414
 CELL. (214)207-3254
 sam@archiinc.com

Original Date:
FEBRUARY 22, 2021
 Issue Log

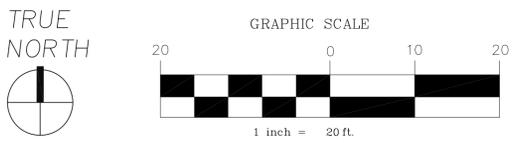
ISSUED FOR REVIEW	DATE
03/31/2021	
04/14/2021	
05/15/2021	
05/25/2021	
06/03/2021	
09/08/2021	

DRAWN BY: JCL CHECKED BY: JCL
 © COPYRIGHT

MANNA PLAZA
 1012 MAC ARTHUR DRIVE
 CARROLLTON, TX 75007

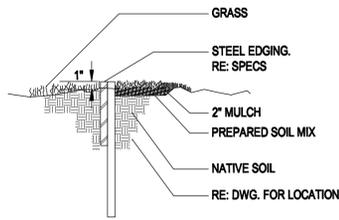


01 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



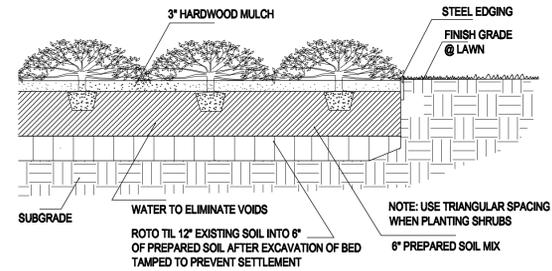
PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
CE	2	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 14 FT. HT.
CO	2	QUERCUS MUEHLENBERGII CHINKAPIN OAK	4" CAL. MIN. 4' SPREAD, MIN. 12 FT.
RO	2	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 14 FT. HT.
ORNAMENTAL TREES			
KEY	QUANTITY	DESCRIPTION	SIZE
CM	2	LAGERSTROEMIA INDICA 'DYNAMITE' CRAPE MYRTLE	30 GAL., 8' HT., MIN. 4' SPREAD, MIN. 3 CANES
DW	15	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	30 GAL., 8' HT., MIN. 3' SPREAD
RB	6	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	3" CAL., MIN. 7' HT., 5' SPREAD
VAC	13	VITEX AGNUS CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
SHRUBS			
KEY	QUANTITY	DESCRIPTION	SIZE
CH	13	ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
BB	18	BERBERIS THUNBERGII 'ROSY GLOW' BARBERRY 'ROSY GLOW'	5 GAL., MIN. 15" HT., 24" O.C.
DBH	63	ILEX BURFORDII 'NANA' DF. BURFORD HOLLY	7 GAL., MIN. 24" HT., 30" O.C.
DYH	12	ILEX VOMITORIA 'NANA' DF. YAUPON HOLLY	5 GAL., MIN. 15" HT.
GA	59	ABELIA GRANDIFLORA GLOSSY ABELIA	7 GAL., MIN. 24" HT., 30" O.C.
GL	10	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., MIN. 12" HT.
RY	6	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., 36" O.C.
TSD	2	DASYLIRION TEXANUM GREEN DESERT SPOON	5 GAL., MIN. 15" HT.
GROUND COVER			
KEY	QUANTITY	DESCRIPTION	SIZE
LSD	580	LIRIOPE SPICATA 'SILVER DRAGON' SILVER DRAGON LIRIOPE	4" POT, 3 RUNNERS 10" LONG, 10" O.C.
EC	1,100	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, 10" O.C., FULL PLANT
ORNAMENTAL GRASSES			
KEY	QUANTITY	DESCRIPTION	SIZE
ABM	11	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 24" O.C.
MFG	170	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.
BLOOMING COLOR			
KEY	QUANTITY	DESCRIPTION	SIZE
LT	29	LANTANA X 'MONI' CONFETTI LANTANA	1 GAL., FULL PLANT



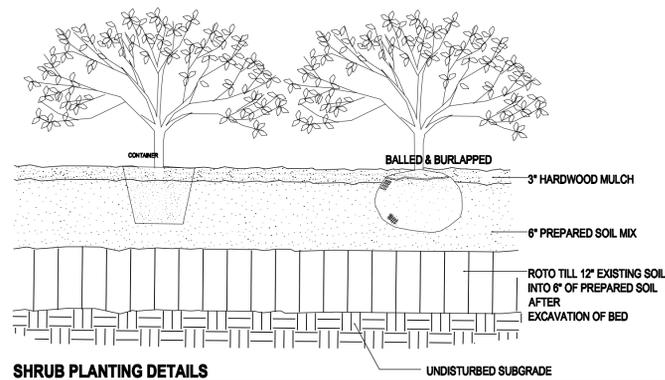
STEEL EDGING DETAIL

NTS



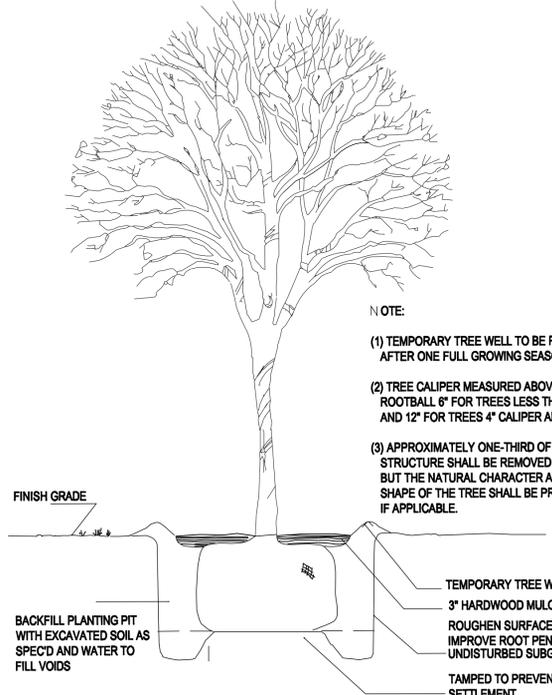
GROUND COVER PLANTING DETAIL

NTS



SHRUB PLANTING DETAILS

NTS



TREE PLANTING DETAILS

NTS

planting notes

- USE 1/2" X 4" STEEL EDGING (PAINTED GREEN).
- USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
- ALL THE LAWN AREAS TO BE HYDROMULCHED BUFFALO GRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
- TOP DRESS ALL THE PLANTING BED AREAS WITH 3" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
- THE SITE WILL BE IRRIGATED WITH BELLOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

SITE AREA : 41,500 SF.
 OPEN SPACE REQUIRED :
 PROVIDED :
 BLDG. AREA : 10,100 SF.

planting requirement

MAC ARTHUR DRIVE 120 LF.
 SHADE TREES REQUIRED : 3 (3" CAL.)
 PROVIDED : 3 (2" CAL.)
 ORNAMENTAL TREES REQUIRED : 4 (2" CAL.)
 PROVIDED : 4 (2" CAL.)
 SURFACE PARKING LOT LANDSCAPING (48 SPACES)
 SHADE TREES REQUIRED : 4 (3" CAL.)
 PROVIDED : 8 (3" CAL.)
 SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

city notes

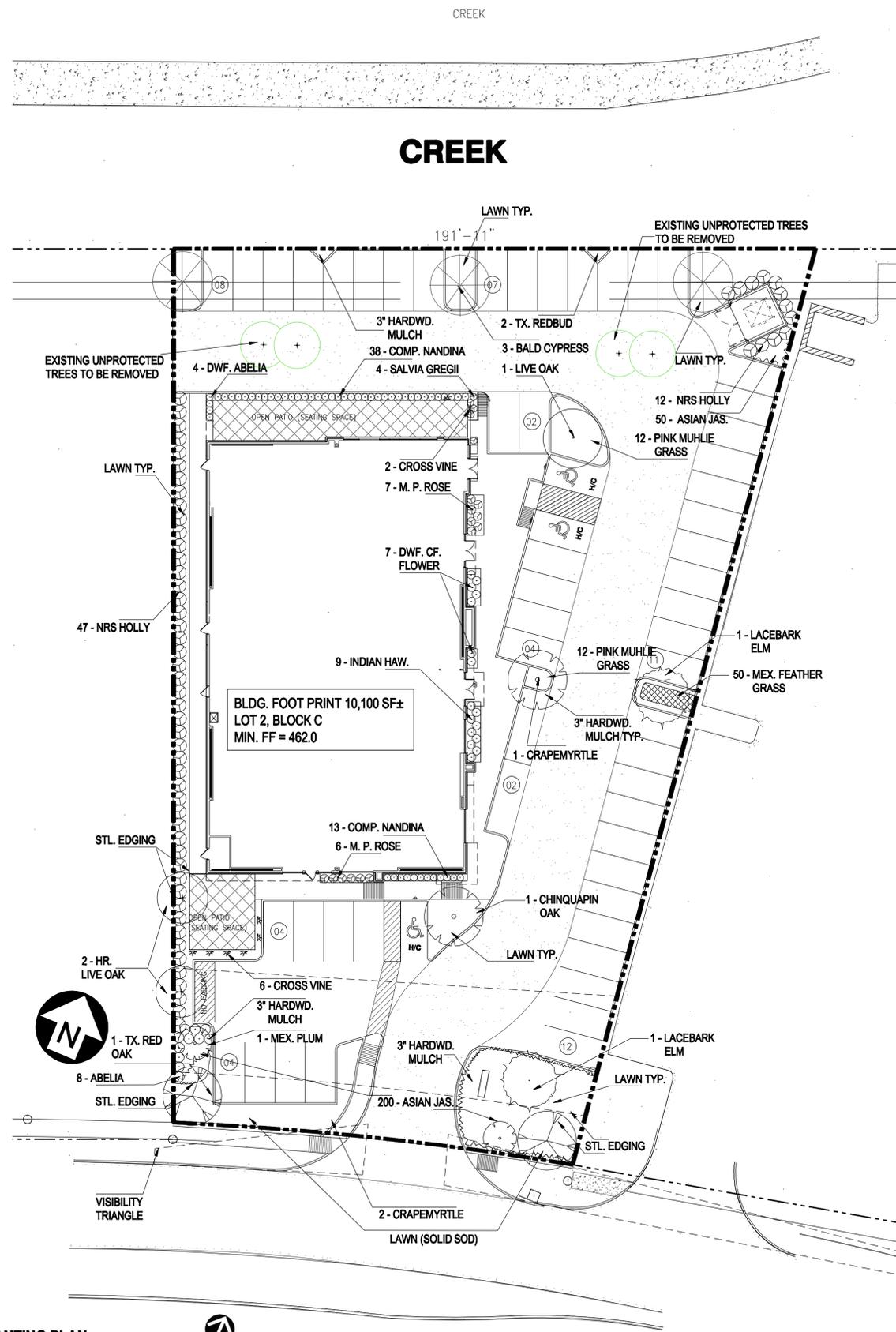
- ALL LANDSCAPE AREAS, REQUIRED OR NOT MUST HAVE AN AUTOMATIC ELECTRONIC LANDSCAPE IRRIGATION SYSTEM THAT COMPLES TCEQ AND CITY OF CARROLLTON LANDSCAPE REGULATIONS.
- THE PROJECT SITE DOES NOT HAVE ANY PROTECTED TREES.

plant schedule

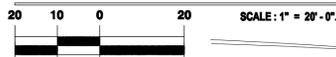
CR

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
1	Texas Red Oak	Quercus shumardii "Texana"	4" Caliper	10-12' ht., 5-6" sp., straight trunk, full, matching
1	Chinquapin Oak	Quercus muhlenbergii	4" Caliper	10-12' ht., 4-5" sp., full, matching
2	Lacebark Elm	Ulmus parvifolia	4" Caliper	10-12' ht., 5-6" sp., full, matching
3	Bald Cypress	Texodium distichum	4" Caliper	10-12' ht., 4-5" sp., full, matching
1	LIVE OAK			
2	HR. LIVE OAK			
SMALL ORNAMENTAL & FLOWERING TREES				
2	Texas Redbud	Cercis canadensis "Texana"	3" Caliper	8-10' ht., 4-5" sp., full, matching
3	Crapeyrtle (red)	Lagerstroemia indica	3" Caliper	6-8' ht., full, matching.
1	MEX. PLUM			
SHRUBS				
8	Abelia	Abelia grandiflora		5 gal. full pot, well rooted, 36" O.C.
4	DWF. ABELIA			
50	Mexican Feather Grass	Nessella tenuissima		1 gal. full pot, well rooted, 24" O.C.
59	NRS Holly			
51	COMP. NANDINA			
13	M.P. ROSE			
250	ASIAN JAS.			
9	INDIAN HAW.			
4	SALVIA GREGII			
8	CROSS VINE			
7	DWF. CF. FLOWER			
24	PINK MUHLIE GRASS			
GROUNDCOVERS, & LAWN				
	Buffalograss	Buchloe dactyloides		Hydromulched

THE CENTRAL LEADER FOR SHADE TREES SHALL BE INTACT



PLANTING PLAN



aroids landscape architects

5901 Indian Hills Drive - Garland, Texas 75044 - 214-403-2034

BUGA RESTAURANT
1008 MAC ARTHUR DRIVE
CARROLLTON, TEXAS

revision

shown

PLANTING PLAN



date

OCT. 19, 2016

sheet

LP.01

