

PROPOSED



NOTE: SIZE OF SIGNAGE IN RELATION TO THE BUILDING IS APPROXIMATE. THIS PHOTO MOCK-UP IS INTENDED FOR LOCATION PURPOSES ONLY AND MAY NOT ACCURATELY REPRESENT THE SCALE OF THE PROPOSED SIGNAGE TO THE BUILDING. A SITE SURVEY IS REQUIRED.

OPTION 1



NIGHT VIEW (SIMULATION)

Project ID
0431535A

MWCO
4440 SIGMA DALLAS, TX.
75244-0000

Date: 09.29.25
Contact: W FINNINGER
Designer: RFF

Sign Item

AS NOTED

Scale: -----

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

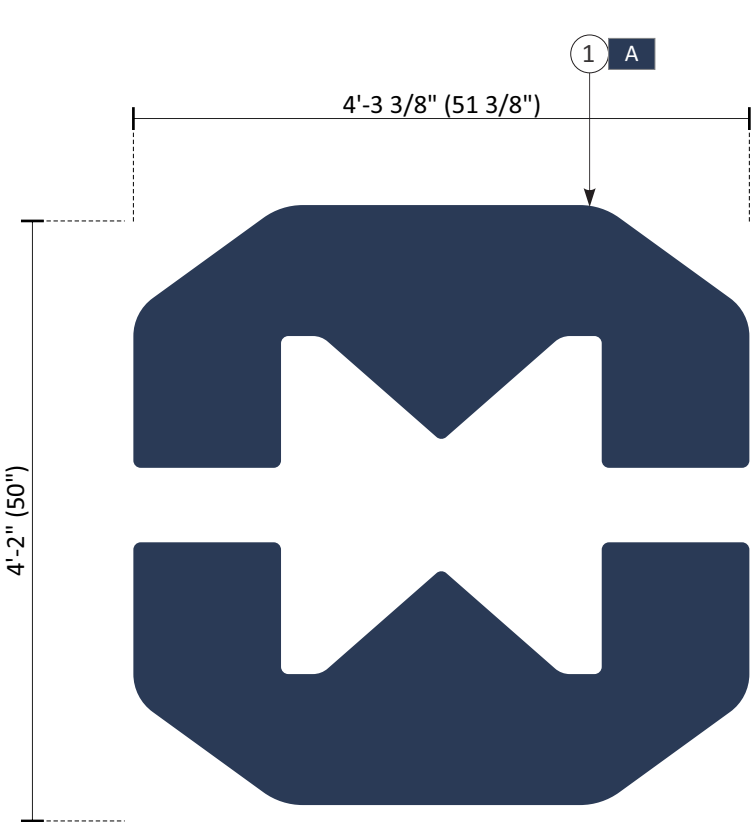
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison

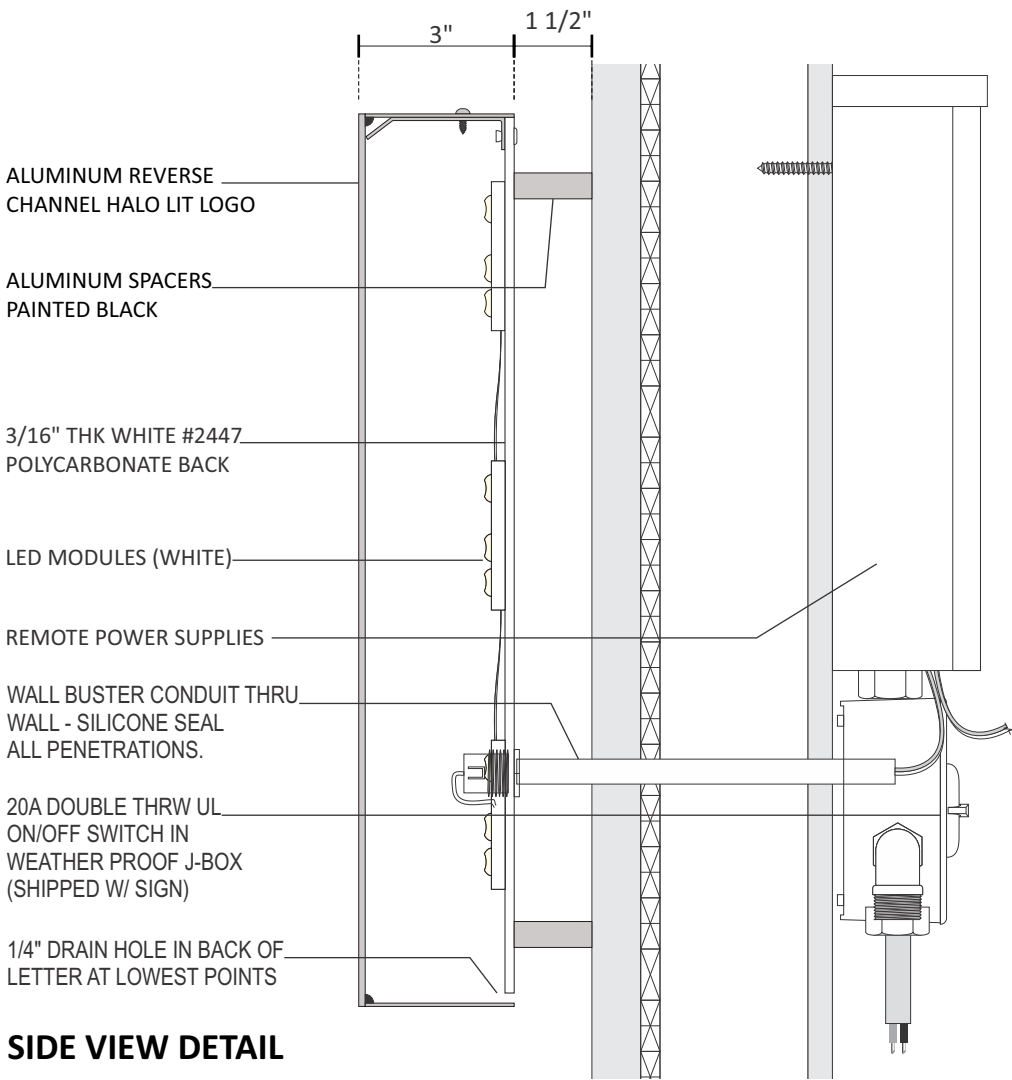


1.866.635.1110
pattisonid.com

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.



A REV. CHANNEL HALO LIT LOGO SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 17.8 Sq. Ft.
OPTION 1



SIDE VIEW DETAIL

SUPPLY & INSTALL (1) ONE REVERSE CHANNEL HALO LIT ALUM. LOGO

Description:

1. 3" DEEP ALUMINUM REVERSE CHANNEL HALO LIT LOGO WITH PAINTED FINISH AND WHITE LED HALO ILLUMINATION

Colors:
A DR BLUE PMS 2380 C (TO BE VERIFIED)

Project ID
0431535A

MWCO
4440 SIGMA DALLAS, TX.
75244-0000

Date: 09.29.25
Contact: W FINNINGER
Designer: RFF

Sign Item

AS NOTED

Scale:

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



1.866.635.1110
pattisonid.com

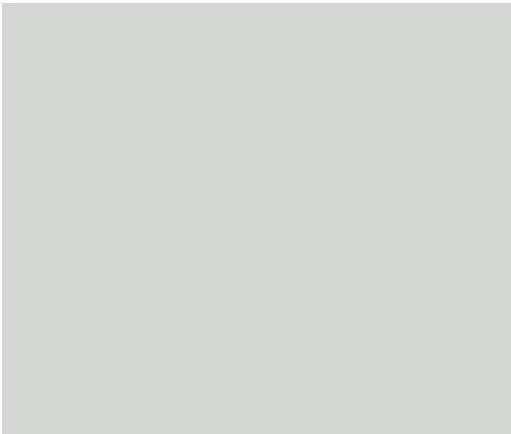
NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.

4440 Sigma Rd Exterior Finish Selections



Exterior Paint Color:

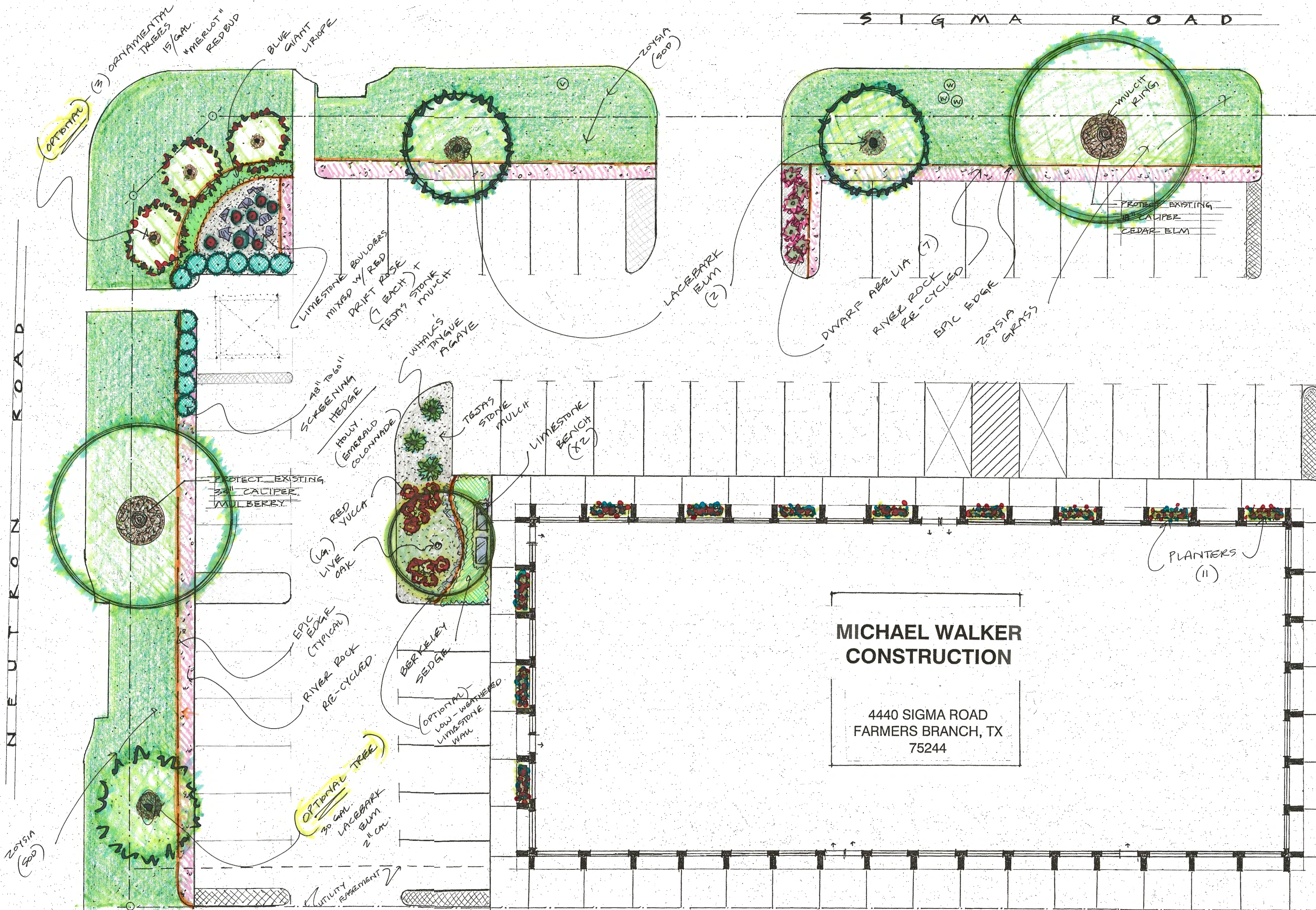
Sherwin Williams Reflection (SW 7661)



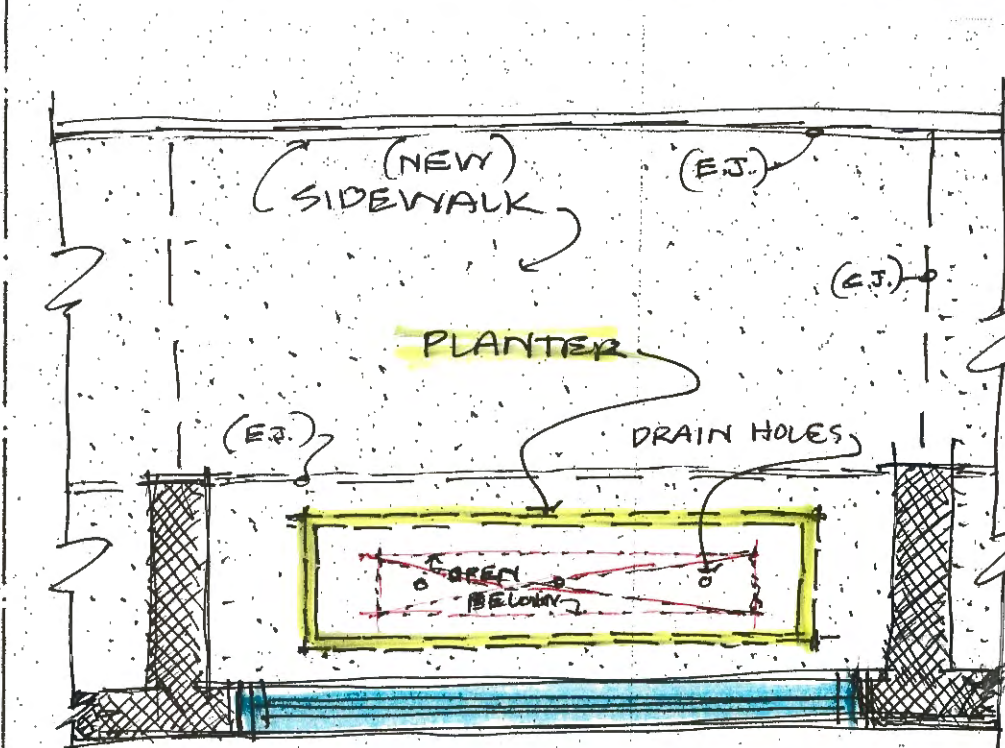
Exterior Siding:

Nichiha Vintagewood Series (Spruce)





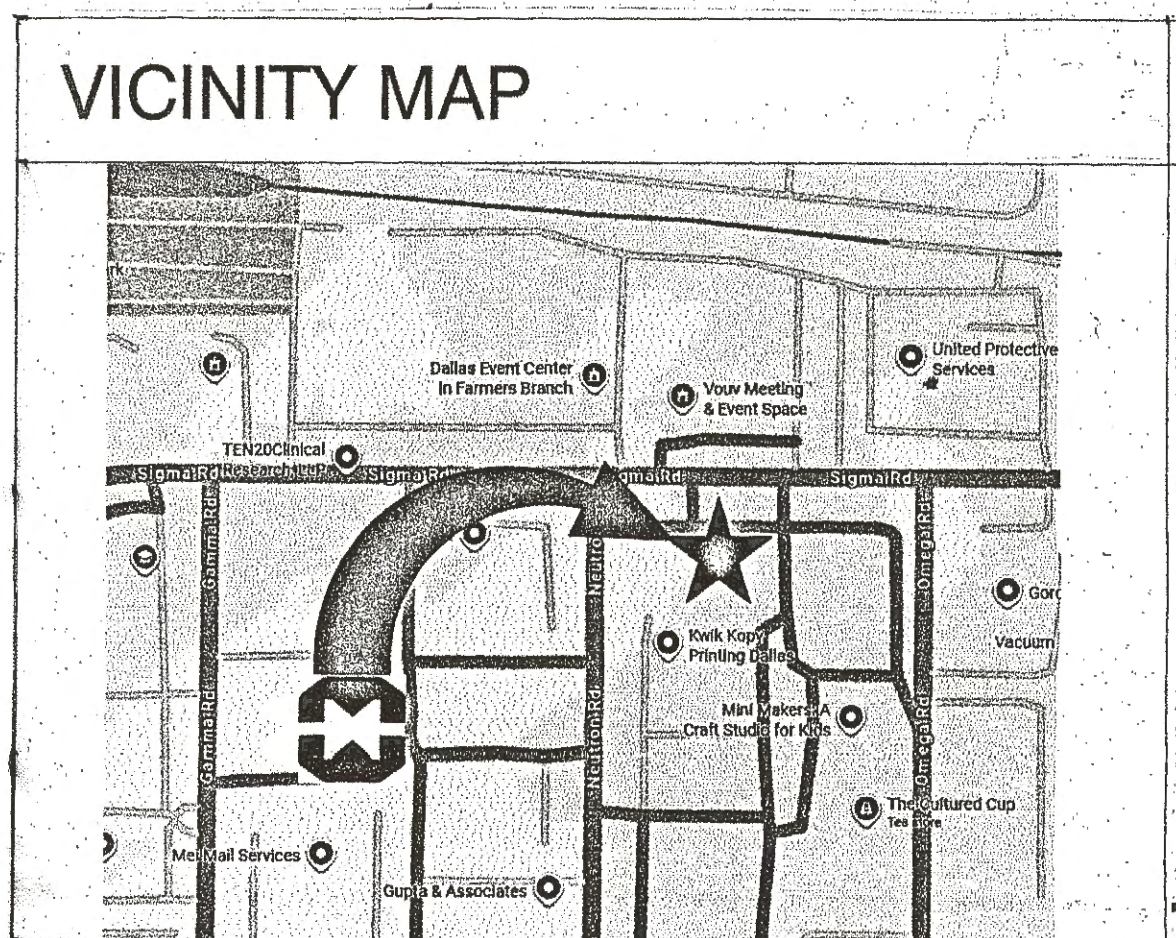
PLANTERS - SELECTED BY OWNER - OPTIONAL UPGRADE - QUANTITY = 11	
size - approximate - verify with Owner - 60" long x 18" wide x 42" height (about 23 cu. feet each)	
washed native gravel in planter floor = 6 cu. ft. / 4 tons total	
filter fabric over gravel - 10 sq. ft. per planter = 110 sq. ft. total	
miracle gro 'moisture control' potting soil - 16 cu. ft. per planter / 6.5 cu. Yds. Potting soil	
stone mulch after planting - 2" depth Black Tejas Stone 1/2" size - 83 sq. ft. total / 1/2 ton total	
rectangular opening in concrete below planters - about 36" long x 8" wide - fill with tejas stone 1/2 ton total	
LANDSCAPE PLANTING - SELECTED BY DESIGNER & CONTRACTOR AT LOCAL NURSERY LOCATION:	
selected centerpiece plants = (11) 3/gallon container	
selected accent plants = (88) 1/gallon container	
initial maintenance of planters = twice weekly for 60 days. Reduce to weekly after this period.	
maintenance shall include filling reservoir in each (11) planters - on a weekly basis - if required.	



(NOT TO SCALE)
OPENING 48" X 9" (TBD)
FOR DRAINAGE FROM
(3) WEEP HOLES IN
PLANTER

CALL BII PRIOR TO
EXCAVATION
EXISTING UTILITIES
BEWARE

PLANT & MATERIALS LIST - MICHAEL WALKER CONSTRUCTION - OFFICE BUILDING				
description / common name	description / botanical name	quantity	size	notes
Live Oak	Quercus virginiana	1	5" cal.	200 gal. - 14' ht. minimum - shade tree
Lacebark Elm	Ulmus crassifolia "lacebark"	2	4" cal.	100 gal. - 10' ht. minimum - street trees
Emerald Colonnade Holly	Ilex bufordii "Emerald Colonnade"	11	15 gal.	4 ft. height minimum - screening shrubs
Whale's Tongue Agave	Agave avatilla	3	7 gal.	matching Agave Plants
Dwarf Abelia 'Rose Creek'	Abelia grandiflora 'Rose Creek'	7	3 gal.	parking area shrubs - 30" height min.
Red Yucca	Hesperaloe parviflora	12	3 gal.	parking area accent plants
Dwarf Red Drift Rose	Rosa 'specios' Red Drift	3	3 gal.	parking area accent plants
Berkeley Sedge	Carex divisa	30	1 gal.	parking area accent plants
Blue Giant Liriope	Liriope 'Blue Giant'	37	1 gal.	parking area accent plants
Zoysia Sod - Lawn areas	Zoysia 'Pallades'	650	sq. yds.	Solid Sod - place min. 2" enriched soil mix
Limestone - Rough Cut Bench - 24" x 24" x 60" size	n/a	2	each	set Stone Bench on compacted limestone base
Crushed Limestone for Decorative Stone Bench	n/a	1	ton	18" minimum depth below Stone Bench
Epic Edge - 6" height / camel color	n/a	426	in. ft.	Stake Epic Edge per manufacturer's instructions
River Rock - Arizona 2" to 4" size - recycle existing materials	n/a	14	tons	clean & recycle on-site River Rock - 4" depth
Black Tejas Decorative Stone Mulch - 1/2" size stone	n/a	7	tons	Decorative Stone Mulch - 3" to 4" depth
Weed Stop / Filter Fabric - below River Rock & Tejas Stone Mulch	n/a	1,053	sq. ft.	Marfil fabric - pinned to earth below RR & Tejas
LETCO - Enriched Soil for Lawn Areas	n/a	36	cu. yd.	place soil for Solid Sod areas - 2" depth
LETCO Pro Bedding Mix - 4" depth in all Planting Beds	n/a	15	cu. yds.	for bed preparation in all planting areas
LETCO Fine Cedar Mulch - 2" depth in all Plant. Beds + Tree Rings	n/a	7	cu yds	for planting beds & tree rings & existg. trees
Tree Bracing - Below Grade 2x4 Tree Bracing & Stakes	n/a	3	each	cover with Cedar Mulch
Automatic Irrigation System	n/a	1	each	submit record drawing to Owner
Cleanup Work area & Fertilize all Plantings / Lawn Areas	n/a	1	each	set im. Clock + maintain 60 days



PROJECT DIRECTORY

OWNER CONTACT:
MICHAEL WALKER CONSTRUCTION
14801 QUORUM DRIE, SUITE 475
DALLAS, TX 75254
TEL: 214.788.5393
CONTACT: JOSH KUBALA
EMAIL: jkubala@mwco.com

GRAPHIC SCALE: 1" = 10' (APPROX)

LANDSCAPE PLAN - MICHAEL WALKER CONSTRUCTION	
4440 SIGMA ROAD, FARMERS BRANCH, TEXAS 75244	
LOT 2A, BLOCK D, BEG / ANDRIA ADDITION, FARMERS BRANCH, DALLAS COUNTY, TEXAS	
LANDSCAPE CONSULTANTS 214-477-2440 email: michaelwalkerconstruction@gmail.com DESIGNER: MICHAEL SULLIVAN	
PROPOSED ONE STORY OFFICE BUILDING RENOVATION	
LANDSCAPE PLAN	
SCALE: 1" = 10'	
DATE: NOV. 2, 2025	
Revised: NOV. 21, 2025	