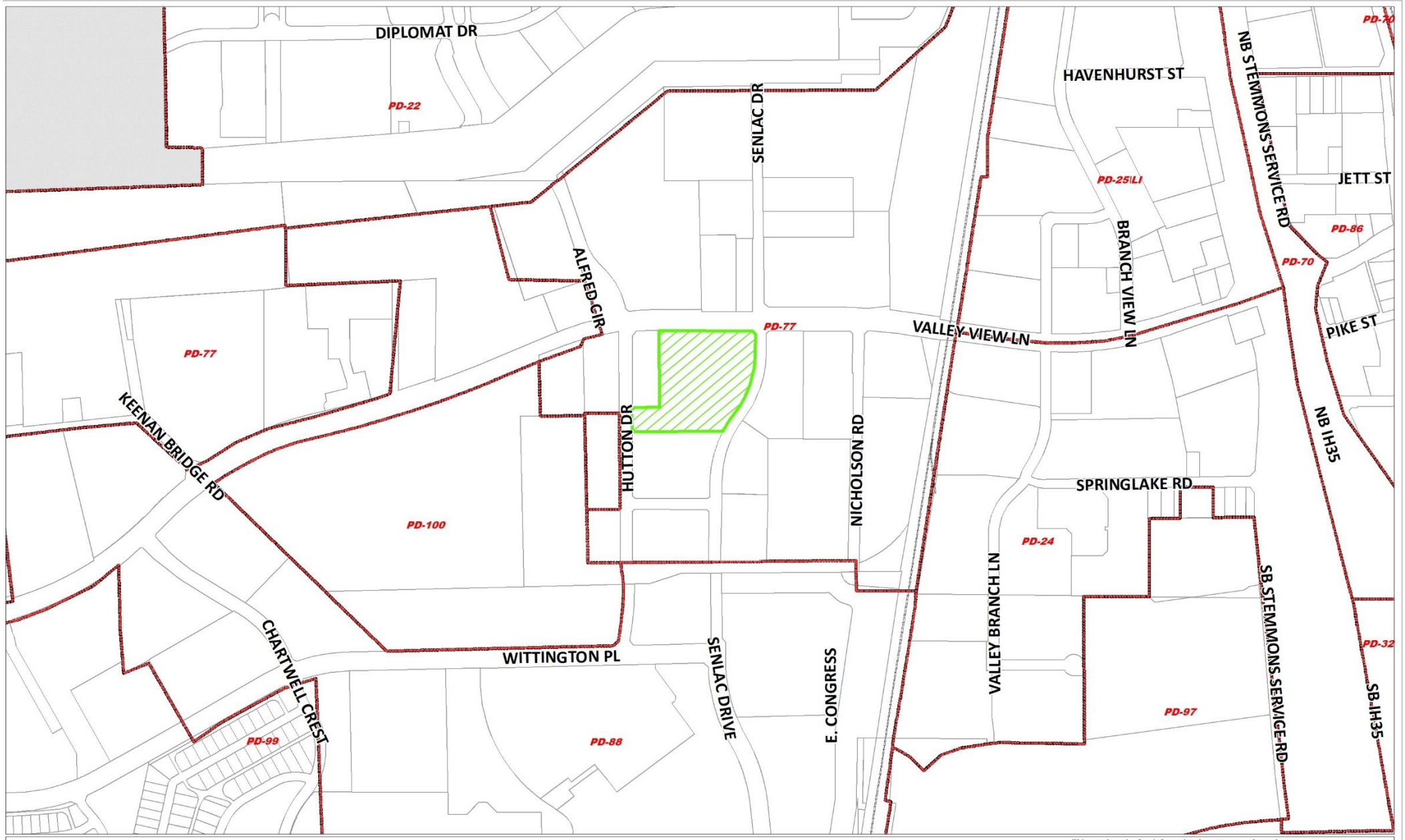




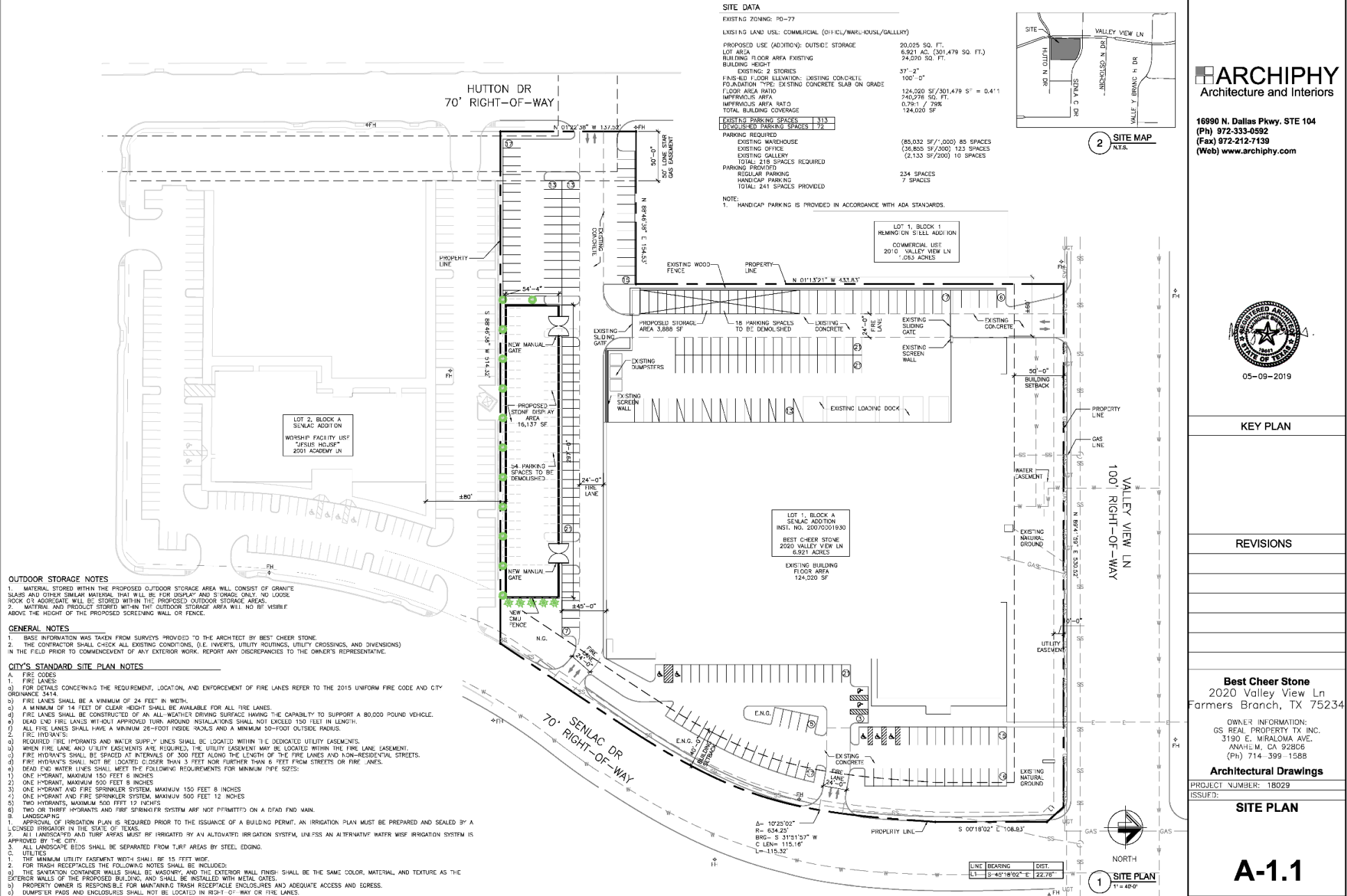
**FARMERS
BRANCH**

City Council

June 18, 2019



Site Plan



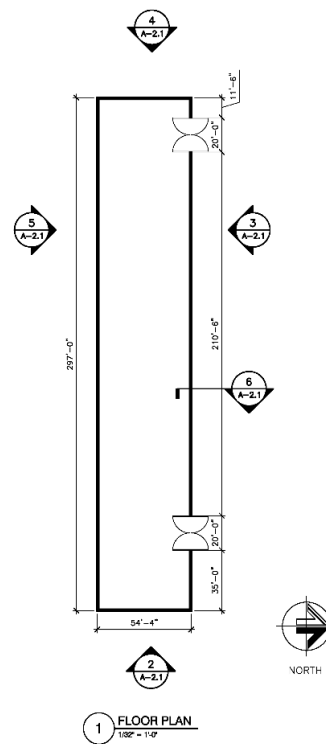
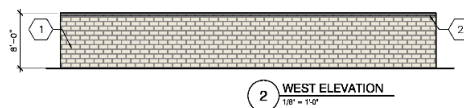
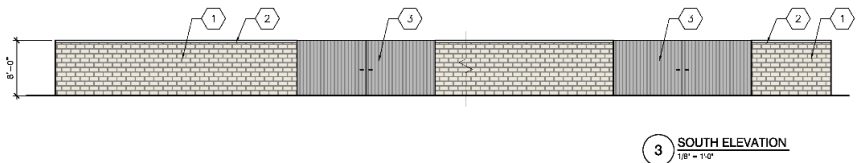
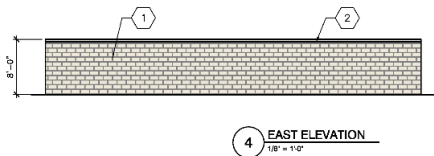
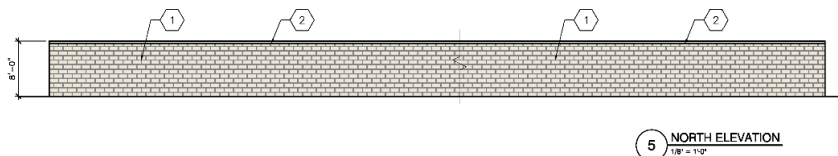
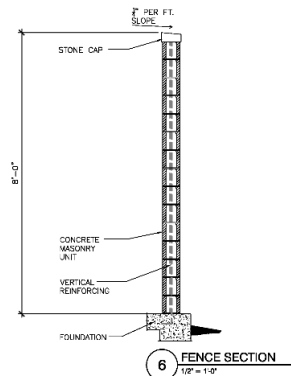
Screening Wall

SHEET NOTES

1. CONCRETE MASONRY UNIT -
TO MATCH EXISTING BUILDING
COLOR
2. STONE CAP
3. 20" T MANUAL GATE -
TO MATCH EXISTING GATE COLO

BUILDING SURFACE MATERIAL PERCENTAGE

	FACADE			
	NORTH	SOUTH	EAST	WEST
CONCRETE MASONRY UNIT	2277 (95.8%)	1,970 (82.9%)	417 (95.8%)	417 (95.8%)
STONE	99 (4.2%)	66 (3.7%)	8 (4.2%)	15 (4.2%)
METAL GATE	-	320 (13.4%)	-	-
SURFACE AREA	2,376 SF	2,376 SF	435 SF	435 SF
MASONRY COVERAGE	2,376 (100%)	2,056 (86.6%)	435 (100%)	435 (100%)
NON-MASONRY COVERAGE	-	320 (13.4%)	-	-



ARCHIPHY
Architecture and Interiors

16990 N. Dallas Pkwy. STE 104
(Ph) 972-333-0592
(Fax) 972-212-7139
(Web) www.archiphy.com



KEY PLAN

REVISIONS

Best Cheer Stone
2020 Valley View Ln
Farmers Branch, TX 75234

OWNER INFORMATION:
GS REAL PROPERTY IX, INC.
3190 E. MIRALOMA AVE.
ANAHEIM, CA 92806
(Ph) 714-399-1588

Architectural Drawings

PROJECT NUMBER: 18029












ISSUED:

**ELEVATIONS AND
DETAILS**

A-2.1

Landscape Plan

LEGEND

- | | |
|---|-------------------------------|
|  | EXISTING CEDAR ELM TREE |
|  | EXISTING LIVE OAK TREE |
|  | EXISTING RED OAK TREE |
|  | EXISTING SAVANNAH HOLLY TREE |
|  | EXISTING ARISTOCRAT PEAR TREE |
|  | EXISTING CRAPE MYRTLE TREE |
|  | EXISTING SHRUB |
|  | EXISTING SHRUB |
|  | PROPOSED TREE, SAVANNAH HOLLY |
|  | PROPOSED TREE, LIVE OAK |
|  | EXISTING GRASS |

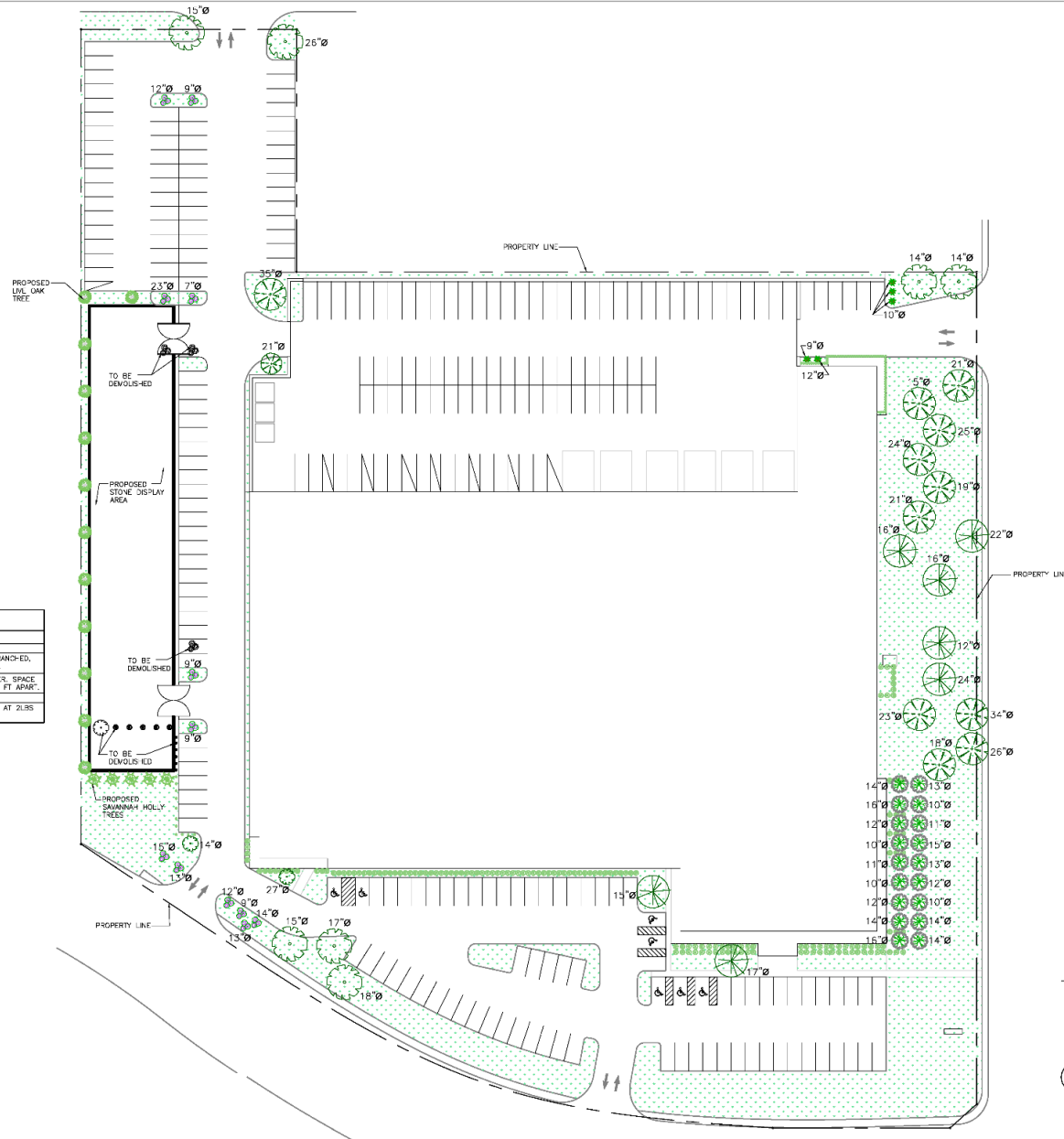
TOTAL LOT AREA: 301,479 SF
LANDSCAPED AREA: 61,203 SF (20%)
LANDSCAPE REQUIRED: 5%

PLANT LIST					
COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	COMMENTS
TREES - INSTALL PER DETAIL					
SAVANNAH HOLLY ILEX OPACA "SAVANNAH"	05	1' 1/2" CAL.	6'-8"	3'-4'	FULL, WELL BRANCHED, MAX. 3 CANES.
LIVE OAK QUERCUS VIRGINIANA	12				3" MIN. CAL. PER SPACE, THE TREES 30 FT APART
GROUNDCOVER - INSTALL PER DETAIL					
COMMON BLUEMOUND CYNODON DACTYLON	270 SF				HYDRO MULCH AT 2LBS PER 1000 SF

CITY'S STANDARD SITE PLAN NOTES

B. LANDSCAPING.

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.



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05-09-2019

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LANDSCAPE PLAN

L-1.0