

LANDSCAPE TABULATIONS

LANDSCAPING IN REQUIRED YARDS
REQUIREMENT: AT LEAST 10% OF SITE SHALL BE LANDSCAPED IN L1 DISTRICT. LANDSCAPING IS REQUIRED IN FRONT YARD. LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO STREET.

TOTAL SITE AREA: 49,713 S.F.

REQUIRED: 6,971 S.F. (10%) PROVIDED: 23,192 S.F. (31%)

LANDSCAPING OF PARKING LOTS
REQUIREMENT: SITE PLANS REQUIRING MORE THAN 12 SPACES ARE REQUIRED TO HAVE 10 S.F. OF LANDSCAPING PER SPACE. NO PARKING SPACE FURTHER THAN 40' FROM LANDSCAPED AREA ON SITE. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

TOTAL PARKING: 38 SPACES

REQUIRED: 1,900 S.F. PROVIDED: 2,099 S.F.

VISUAL SCREENING
REQUIREMENT: SERVICE AND LOADING AREAS WITH SCREENING STRIP AT LEAST A 5' WIDE WITH PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDING ONE FLOWERING TREE FOR EVERY 10 LINEAR FEET OF AREA.

REQUIRED: NOT APPLICABLE PROVIDED: NOT APPLICABLE

LANDSCAPING OF STREET FRONTS
REQUIREMENT: A MINIMUM 50% OF REQUIRED FRONT YARD SHALL BE LANDSCAPED AND AT LEAST 10' IN WIDTH. TREES (7' CAL.) TO BE PLANTED ON 30' TO 40' SPACING.

FM 544 - 270' L.F.

SANDEN BOULEVARD - 270' L.F.

TOTAL FRONT YARD AREA: 13,948 S.F.

REQUIRED: LANDSCAPE AREA: 6,974 S.F. (50%) FM 544 - (7) TREES (7' CAL.) SANDEN BLVD - (7) TREES (7' CAL.)
FM 544 - (7) TREES (7' CAL.) SANDEN BLVD - (7) TREES (7' CAL.)

DESIRABLE ELEMENTS
REQUIREMENT: EACH DEVELOPMENT MUST SELECT 4 OF THE 8 DESIRABLE ELEMENTS.

REQUIRED: 4 DESIRABLE ELEMENTS PROVIDED: 1. LANDSCAPE TO EXCEEDS THE 10% MINIMUM
2. LANDSCAPING IN SIDE AND REAR YARD
3. LANDSCAPE 10% MORE THAN PARKING LOT REQUIREMENT
4. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE

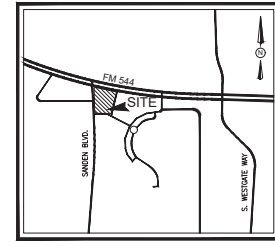
PLANT MATERIAL SCHEDULE:

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE RO VT	13	7	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	spread, 6' clear straight trunk
	7	10	Red Oak	<i>Quercus shumardii</i>	3" cal.	spread, 6' clear straight trunk
	10		Vine	<i>Vitis aestivalis</i>	3" cal.	spread, 6' clear straight trunk
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH NRS	248	16	Dwarf Burford Holly	<i>Ilex corallina</i>	3 gal.	spread, 24" ht., 20" spread
			Nellie R. Stevens Holly	<i>Ilex x Nellie R. Stevens</i>	7 gal.	spread, 36" ht., 24" spread
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	690		Liriope	<i>Liriope muscari</i>	4" pots	spread, well rooted
			'419' Bermudagrass	<i>Cynodon dactylon</i>	4" pots	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

BOUNDARY CURVE DATA				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	5789.58'	258.19'	2°33'19"	S 79°02'27" E
C2	284'	62.60'	12°37'10"	S 18°00'49" W
C3	30'	40.58'	77°30'31"	S 61°04'39" W
C4	102'	16.78'	9°25'35"	N 84°52'53" W
C5	33'	21.38'	37°07'18"	N 75°00'20" W

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 50°55'11" E	24.20'
L2	S 09°42'14" W	172.16'
L3	S 22°19'24" W	27.15'
L4	N 80°10'05" W	41.08'
L5	N 89°35'41" W	33.17'
L6	N 86°19'52" E	30.28'
L7	N 03°59'42" W	285.41'



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

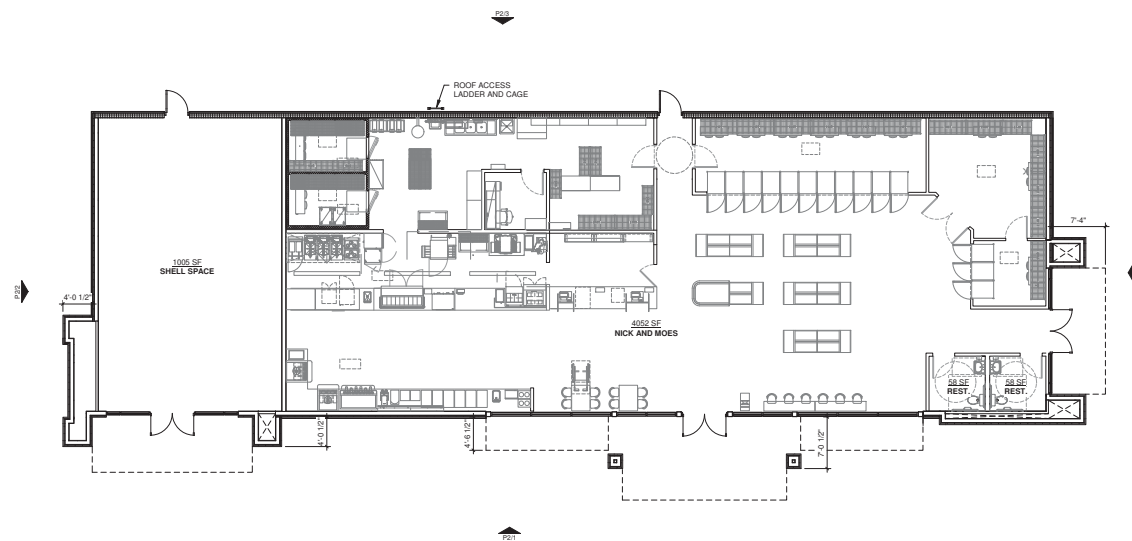
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDDGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRANKLE SOIL FROM THE REGION, KNOWN AS "BOTTOM AND SOIL" FREE FROM LUMPS, CLAY, TONGS, SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRICHES COMPLETELY SETTLED AND FIRM GRASS APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

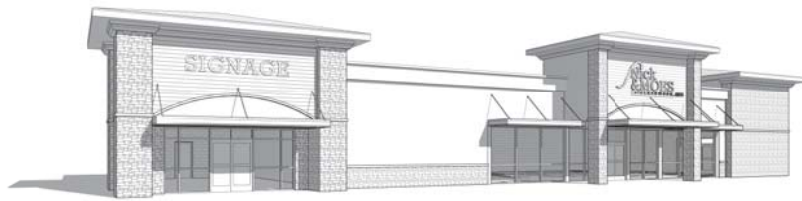
SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER WHEATGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



PROPOSED FLOOR PLAN | 1
SCALE: 1/8" = 1'-0" P1

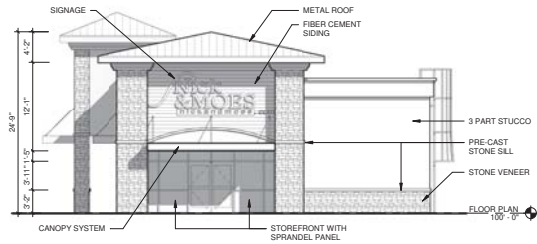
EXTERIOR MATERIAL LEGEND		
		
STUCCO	SIDING	STONE



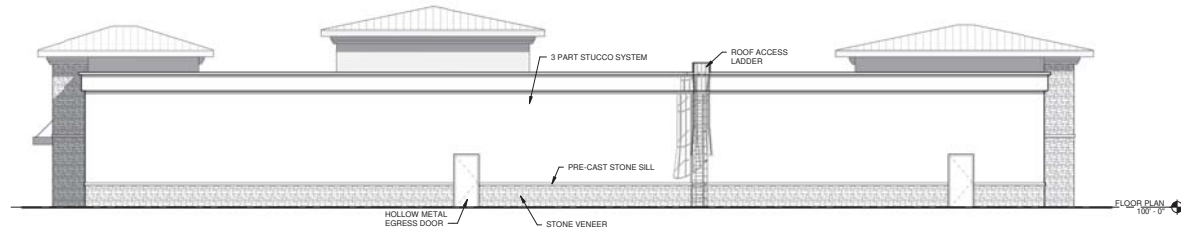
PERSPECTIVE | 6
SCALE: 1/8" = 1'-0" P2



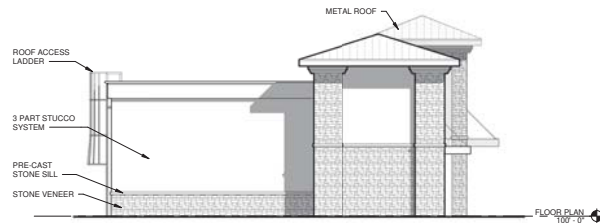
PERSPECTIVE | 5
SCALE: 1/8" = 1'-0" P2



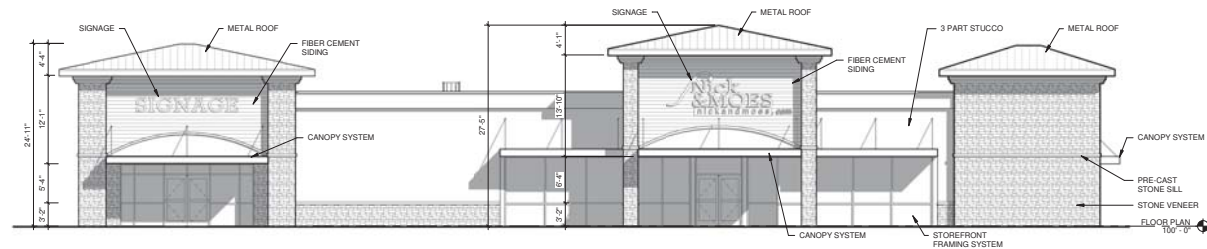
SIDE ELEVATION | 4
SCALE: 1/8" = 1'-0" P2



BACK ELEVATION | 3
SCALE: 1/8" = 1'-0" P2



SIDE ELEVATION | 2
SCALE: 1/8" = 1'-0" P2



FRONT ELEVATION | 1
SCALE: 1/8" = 1'-0" P2