

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on site plan.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region known as bottom soil, free from lumps, clay, bark, substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely refilled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

MAINTENANCE NOTES

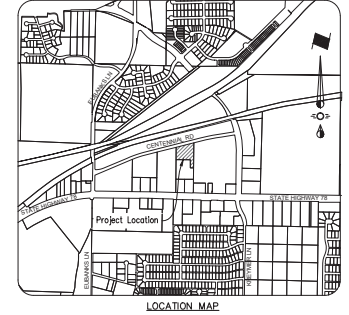
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which does shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one-year's maintenance to begin after final acceptance.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. 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.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermuda grass, unless otherwise noted on the drawings.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 1" below final desired grade in planting areas and 1" below final grade in all areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Brown edges of sod are touching. Top-down parts by hand with spread to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from structural undulations.
7. Water sod thoroughly as sod operation progresses.
8. 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.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.



PLANT LIST

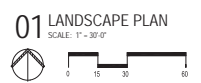
TREES					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	BC	Bald Cypress	Taxodium distichum	3" cal.	container grown, 12" Ht. min., 4" S' spread min.
12	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 12" Ht. min., 4" S' spread min.
12	CM2	Crape Myrtle Dallas Red	Lagerstroemia indica 'Dallas Red'	8" Ht.	container grown, 3" cal., no cross crotch
8	CM2	Crape Myrtle 'Natchez'	Lagerstroemia indica 'Natchez'	8" Ht.	container grown, 3" cal., no cross crotch
15	CP	Chinese Pistache	Pistacia chinensis	3" cal.	container grown, 12" Ht. min., 4" S' spread min.
5	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 12" Ht. min., 4" S' spread min.
SHRUBS					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
120	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	30" Ht.	container grown, full plant specimen, 30" x c.
GROUNDCOVERS					
QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Bermudagrass Tifway 419	Cynodon dactylon	roll sod	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.

LANDSCAPE TABULATIONS

SITE LANDSCAPE: (Total site area: 105,031 s.f.)	
Requirements: 20% of total site to be landscape area	
Required: 21,006 s.f. (20%)	Provided: 21,702 s.f. (20.6%)
STREET YARD:	
Requirements: 50% of total required landscape to be in front yard	
Required: 3,841 s.f. (50%)	Provided: 4,447 s.f. (57.8%)
STREET FRONTAGE: (340.04 ft.)	
Requirements: 10' width and (1) tree, 3" cal., per 40 ft. of street frontage	
Required: (9) trees, 3" cal. (10) ornamentals, 8" Ht.	Provided: (12) trees, 3" cal. (10) ornamentals, 8" Ht.
PARKING LOT LANDSCAPE AND VISUAL SCREENING:	
Requirements: 3" Ht. screen in 5' wide bed and 50 s.f. per each space	
Required: 2" Ht. screen at initial 3,800 s.f.	Provided: evergreen shrubs, 3" Ht. at time of installation 5,695 s.f.

SITE DATA SUMMARY TABLE	
Zoning	CC Commercial Corridor
Proposed Use	Medical Office
Lot Area	105,031 Sq. Ft./2.411 Ac.
Total Building Area (Square Feet)	24,490 Sq. Ft.
Building Height (Feet)	30'-0" - 1 Story
Lot Coverage	23.3%
Floor Area Ratio	0.2331
Required Parking (1:300 Med Office)	82 Sp.
Provided Parking	106 Sp. (incl. 4 HC)

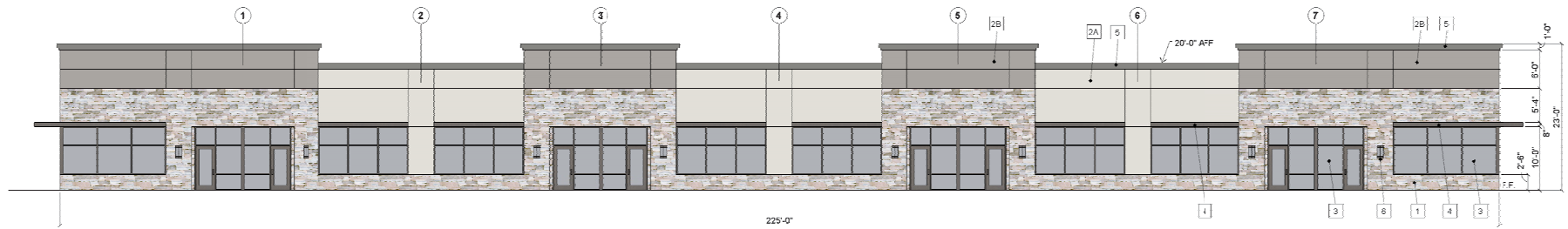


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TBP# No. F-2121
Contact: David Bond

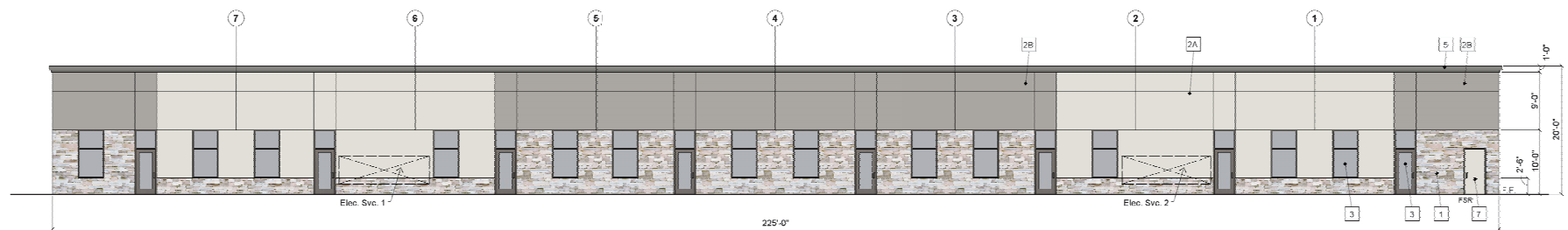
OWNER/DEVELOPER
Client Name
Client Address
XXXX, TX 75000
Telephone: (XXX) XXX-XXXX
Contact: Client Contact

WYLIE OFFICE CONDOS
IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS
DE LA PINA SURVEY ABSTRACT NO. 085668
105,031 Sq. Ft./2.411 Acres



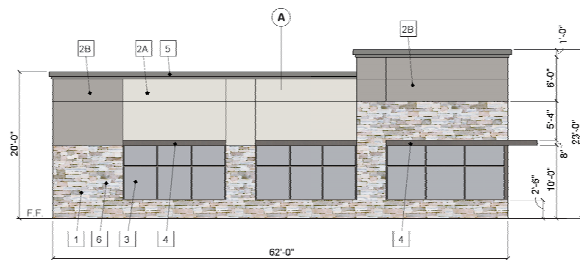
West / Front Elevation

Scale: 1/8" = 1'-0"



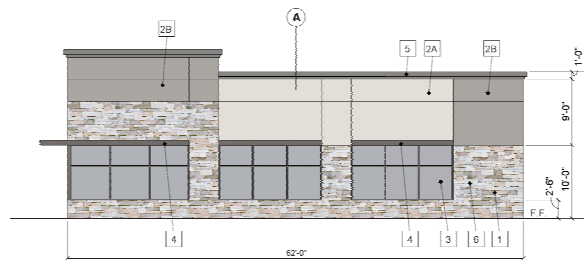
East / Rear Elevation

Scale: 1/8" = 1'-0"



North Elevation

Scale: 1/8" = 1'-0"

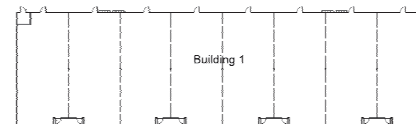


South Elevation

Scale: 1/8" = 1'-0"

Exterior Materials Legend

- 1 Stone veneer, adhered installation.
- 2A Stucco, 3-part cement plaster on lathe, light color.
- 2B Stucco, 3-part cement plaster on lathe, medium color.
- 3 Storefront system, anodized framing with insul. temp. low E glass.
- 4 Awning, 4' depth, cantilevered, with downlights
- 5 Parapet wall cap, EIFS stepped profile with prefinished brake metal cap.
- 6 Sconce light, surface mounted.
- 7 Hollow metal insulated door and frame.



Floor Plan Reference

N.T.S.

Exterior Materials Calculations

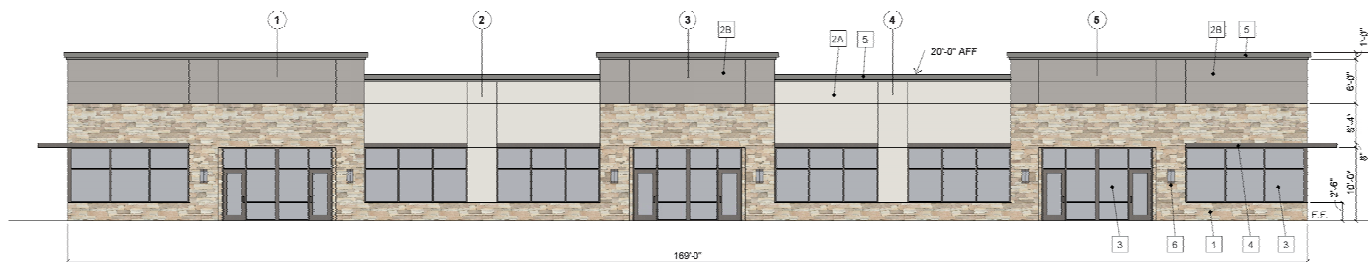
Building 1

Elevations	Areas			Area & Percentage of Facade Materials			
	Total	H.M. Doors	Glazing + Glass Door	Net	Stone	Stucco	EIFS
Front (West)	4890 SF		1,478 SF	3,412 SF	1,401 SF	1,763 SF	228 SF
			30 %		41 %	52 %	7 %
Back (East)	4501 SF	24 SF	663 SF	1,031 SF	1,031 SF	2,557 SF	226 SF
		1 %	15 %		27 %	57 %	6 %
Side (North)	1302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %
Side (South)	1302 SF		334 SF	968 SF	393 SF	512 SF	63 SF
			26 %		41 %	53 %	6 %

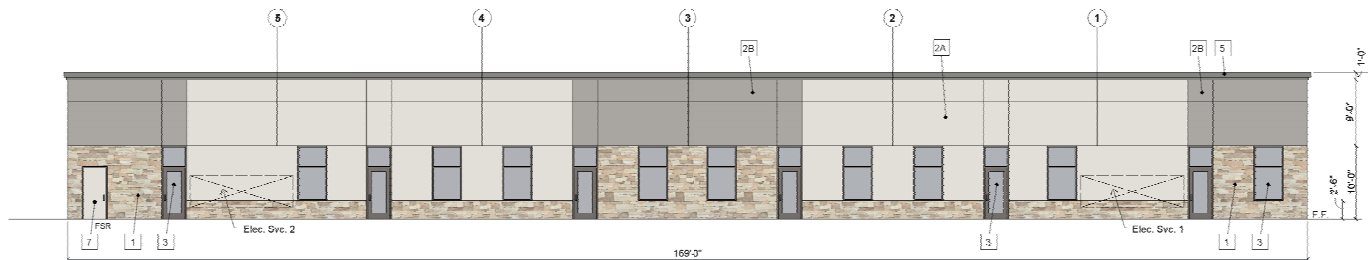
Facade Plan

Project: Woodlake Village Office Medical Park Building 1		Date: 1/22/24
Location: Lot 1R-3R 1, Block C City of Wylie, Collin County, Texas		Revisions: _____ _____ _____
Chris Rador, AIA Architect, Inc. Architecture / Planning 1101 Westwood Drive Plano, Texas 75075 (972) 985-3833		Sheet: F1

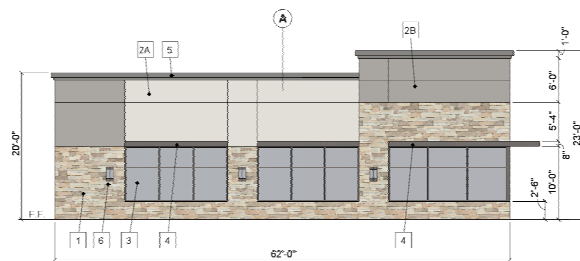
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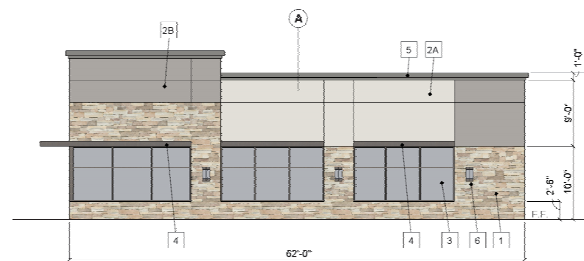
East / Front Elevation
Scale: 1/8" = 1'-0"



West / Rear Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"



North Elevation
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Floor Plan Reference
N.T.S.

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- 7 Hollow metal insulated door and frame.

Exterior Materials Calculations

Building 2

Elevations	Areas			Area & Percentage of Facade Materials			
	Total	H.M. Doors	Glazing / Doors	Net	Stone	Stucco	F/F/S
Front (East)	3,697 SF		1,118 SF 30 %	2,579 SF	1,092 SF	1,316 SF	1/1 SF
Back (West)	3,381 SF	24 SF 1 %	475 SF 14 %	2,882 SF	633 SF	2,079 SF	170 SF
Side (South)	1,302 SF		334 SF 26 %	968 SF	393 SF	512 SF	63 SF
Side (North)	1,302 SF		334 SF 26 %	968 SF	393 SF	512 SF	63 SF

Facade Plan

Project: Woodlake Village Office Medical Park Building 2	Date: 1/22/24 Revisions:
Location: Lot 1R-3R 1, Block C City of Wylie, Collin County, Texas	
<input type="checkbox"/> Chris Rador, AIA Architect, Inc. Architecture / Planning 1101 Westwood Drive, Plano, Texas 75075, (972) 985-3833	<input type="checkbox"/> Sheet: F1
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