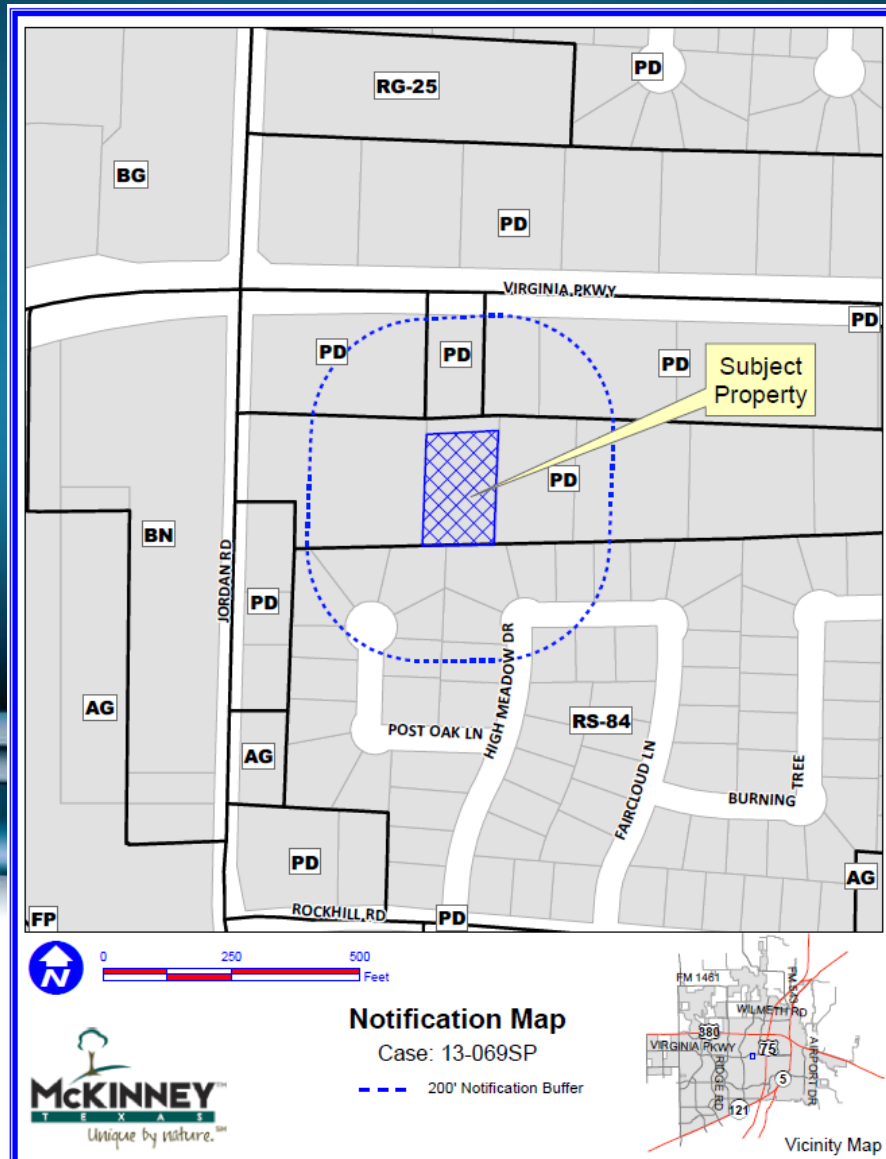


# Case No. 13-069SP

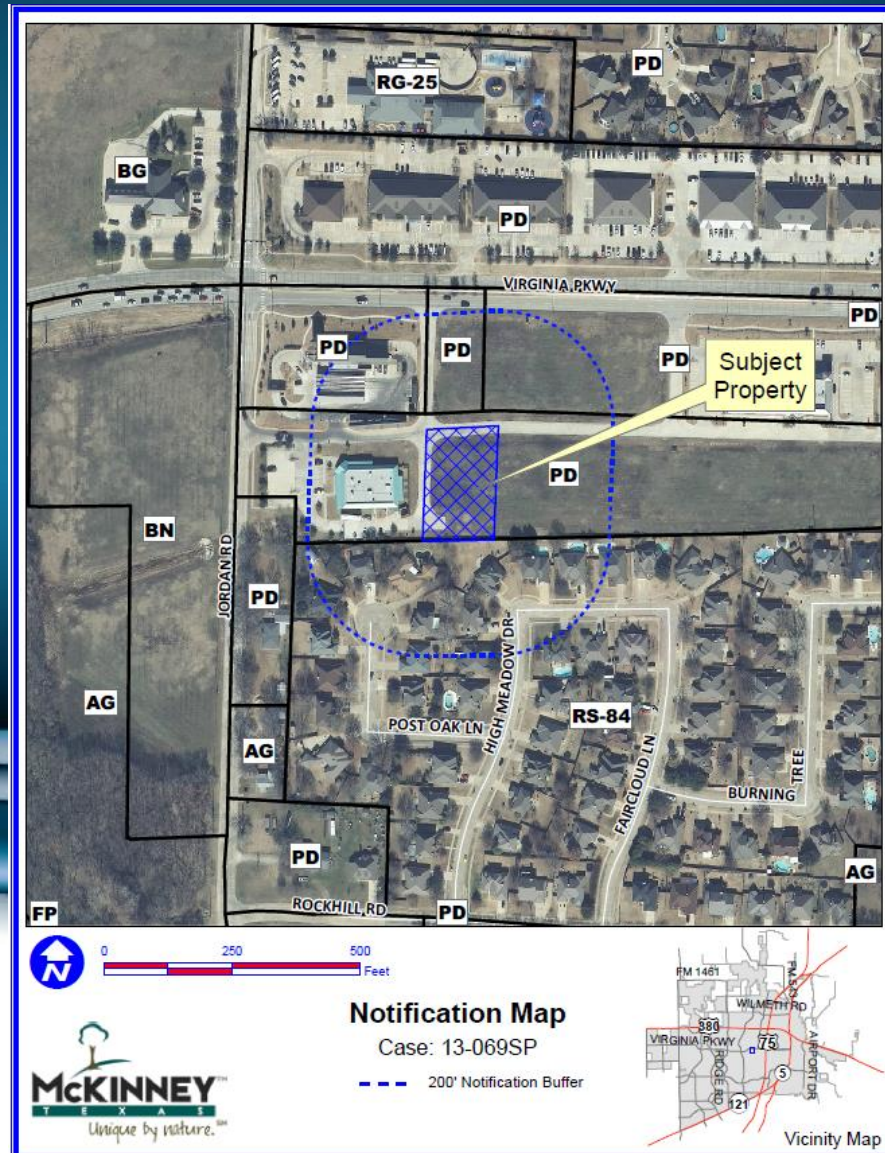
Conduct a Public Hearing to Consider/Discuss/Act on the Request by Glenn Engineering Corporation, on Behalf of Baird Real Estate Partners, L.P., for Approval of a Site Plan for an Office Building, Being Less than 1 Acre, Located Approximately 200 Feet South of Virginia Parkway and Approximately 400 Feet East of Jordan Road



# Location Map

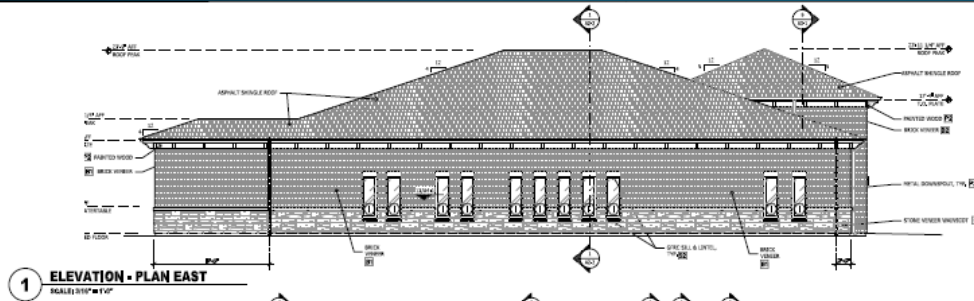


# Aerial Exhibit

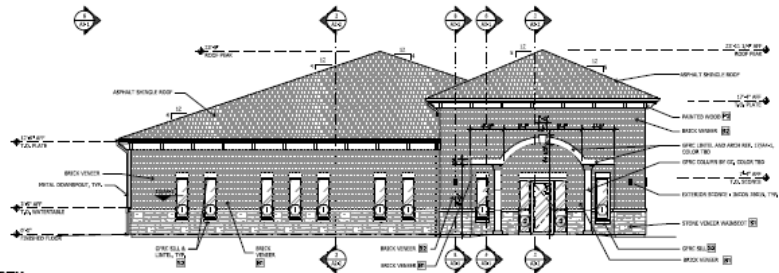




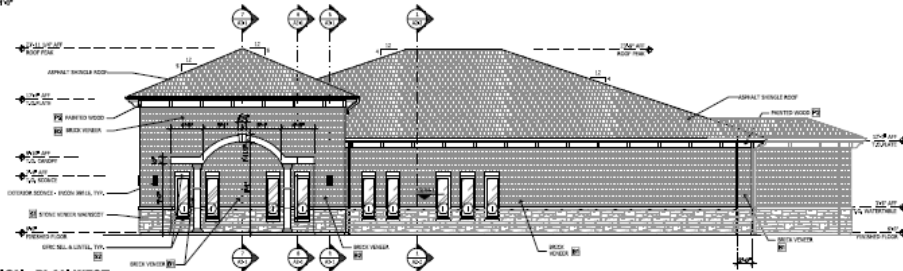
# Proposed Building Elevations



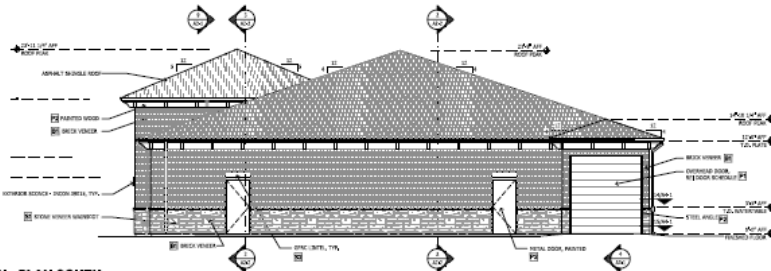
**1 ELEVATION - PLAN EAST**  
SCALE: 3/8" = 1'-0"



**2 ELEVATION - PLAN NORTH**  
SCALE: 3/8" = 1'-0"



**3 ELEVATION - PLAN WEST**  
SCALE: 3/8" = 1'-0"



**4 ELEVATION - PLAN SOUTH**  
SCALE: 3/8" = 1'-0"

MATERIALS LEGEND	
	STONE VENEER COLOR BRAND ETC
	BRICK VENEER COLOR BRAND ETC
	BRICK VENEER COLOR BRAND ETC
	ALUMINUM STOREFRONT MANUF. KAMMER, MODEL: T8048 V10 481 (FRONT) TYPE "B" ASSEMBLY - WEATHER SEAL GLASS TO BE "INSULATED GLASS WITH LOW-E COATING SOLARBAN 73AS BY PPG
	SPRUE CELL SYSTEM COLOR BRAND ETC
	EXTERIOR PAINT COLOR BRAND ETC
	EXTERIOR PAINT COLOR BRAND ETC

GENERAL NOTES	
1)	PROVIDE BLOCKING AS REQUIRED IN RESTROOM WALLS FOR PLUMBING FIXTURES AND ACCESSORIES
2)	ALL DIMENSIONS TO FACE OF STUD WORK
3)	THE FINISH OF ALL FLASHING, COPING, FLASHING AND COUNTERTOP FLASHING SHALL BE MAINTAINED
4)	FLASHING, COPING, GUTTERS, DOWNSPOUTS, AND COUNTERTOP FLASHING SHALL BE PAINTED "P"
5)	CALL TO PROVIDER FOR WALL BLOCKING AS REQUIRED FOR INSTALLATION OF JAMB(S) SHOWN AND AS DIRECTED BY THE JAMB(S) MANUFACTURER

RECEIVED  
By Kathy Wright at 2:00 pm, Apr 28, 2013

**linear!**  
an architecture laboratory design and theory  
1000 West 19th St., Suite 101  
Austin, TX 78703  
www.linearstudio.com

Mike Beard Pizza Hut  
Office Building  
McKinney, TX

PROJECT NUMBER  
**12.083**

DRAW TITLE  
**EXTERIOR ELEVATIONS**

DRAW NUMBER  
**A2-1**

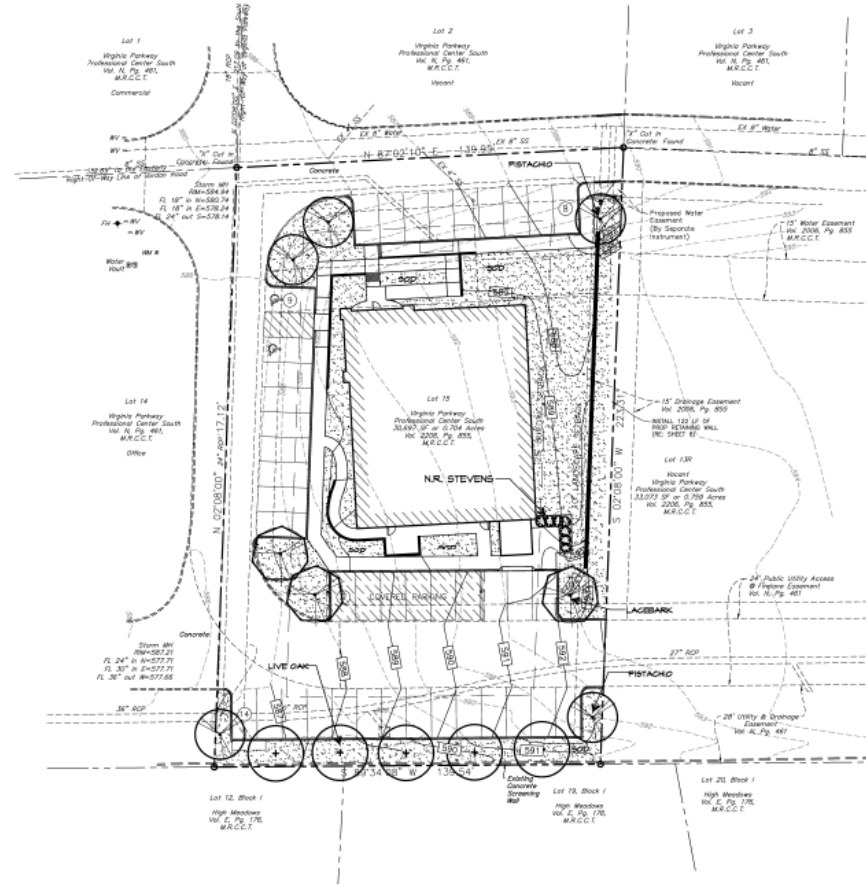
DATE OF ORIGINAL TITLE  
© PARKWAY, 2012

# Proposed Landscaping

LANDSCAPE TABULATIONS	
<b>SITE LANDSCAPING</b>	
10% OF ENTIRE SITE TO BE LANDSCAPED	
TOTAL SITE AREA	80,646 SF
LANDSCAPING REQUIRED	8,064 SF X 10% = 8,064 SF
LANDSCAPING PROVIDED	8,064 SF
<b>PARKING LANDSCAPING</b>	
PARKING LAND AREAS GENERALLY 150 SF MIN. 9' WIDE, 8' SF PER SPACE.	
ONE LAND AREA WITH 65 LF OF EA. SPACE, 15' TREES PER 10 SPACES IF OVER 20	
TMS. OF PARKING ADJ. TO STREET & IN STREET YARD SCREENED BY 9' HEDGE	
Pkg. ADJ. TO PL. MUST HAVE 5' LAND AREA AT NON RES. ADJ. 10' AT RES. ADJ.	
HLS. OR BOX OF TOTAL TREES REQ. FOR PROPERTY TO BE 3' L.A. TREES	
TOTAL PARKING SPACES	41 SPACES
LANDSCAPE AREA REQUIRED	41 SPACES X 8' SF = 328 SF
LANDSCAPE AREA PROVIDED	328 SF
PARKING TREES REQUIRED	41 SPACES / 10 = 5 TREES
PARKING TREES PROVIDED	5 TREES
PARKING SCREENING HEDGE PROVIDED FOR TRM. HLN. NO SCREEN REQUIRED	
5' MIN. BUFFER PROVIDED AT ADJ. LOTS WITH ADJ. PARKING ISLANDS AT END ROWS IN TREES	
<b>RESIDENTIAL BUFFERS</b>	
NON-RESIDENTIAL ADJACENT TO RESIDENTIAL 10' BUFFER, 1-5' TREE PER 50 LF	
OR PORTION, MAY NOT BE CLUSTERED.	
BUFFER LENGTH (FOOT)	140 LF
BUFFER TREES REQUIRED	140 LF / 50 LF = 3 TREES
BUFFER TREES PROVIDED	3 TREES
<b>IRRIGATION NOTE:</b>	
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.	

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5		LIVE OAK	Live Oak	<i>Quercus virginiana</i>	8" CALIPER MEASURED 8' ABOVE SPREADING LEVEL, 2" IN HT., 3" W/ SPREAD, B&B STRAIGHT TRUNK, FULL ROUNDED CANOPY
5		PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" CALIPER MEASURED 8' ABOVE SPREADING LEVEL, 2" IN HT., 3" W/ SPREAD, B&B STRAIGHT TRUNK, FULL ROUNDED CANOPY
5		LACEBARK	Lacebark Elm	<i>Ulmus parviflorus</i>	4" CALIPER MEASURED 8' ABOVE SPREADING LEVEL, 2" IN HT., 3" W/ SPREAD, B&B STRAIGHT TRUNK, FULL ROUNDED CANOPY
T		N.R. STEVENS	Tree Nellie N. Stevens Holly	<i>Ilex verticillata 'Nellie R. Stevens'</i>	3" 2" 2" SPREAD, CONTAINER OR B&B, FULL TO THE BRANCH, SINGLE STRAIGHT TRUNK, BUSHY SPECIMEN
GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		BCD	Common Barrens Grass	<i>Cynodon dactylon</i>	See refer to specifications for installation and soil treatments
MISCELLANEOUS					
AS SHOWN		STL. EDGE	L.P. Polymer stone edge		18" x 2" with 1/2" stone, green in color

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



RAMSEY LANDSCAPE ARCHITECTS, LLC  
11914 WISHING WELL CT.  
FRENCH CREEK, TEXAS 75088  
PHONE: (409) 360-3433  
FAX: (409) 360-3433  
EMAIL: INFO@RLA.NET

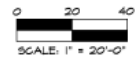


OFFICE BUILDING  
MCKINNEY, TX

LANDSCAPE PLAN

Author:	
Checker:	
Reviewer:	
Project:	
Construction:	

Issue Date:  
Review: 4/25/13  
Plan:  
Construction:  
Scale: 1" = 20'-0"  
Drawn By: ALA  
Checked by: ALA  
Project No:



Sheet  
of  
L1

# Pictures of Surrounding Buildings



# Staff Recommendation

Staff recommends approval of the proposed site plan with the conditions listed in the Staff Report.

