



VICINITY MAP

1	10.10.2018
2	10.25.2018
3	11.8.18 4th SUB
4	11.20.18 5thSUB

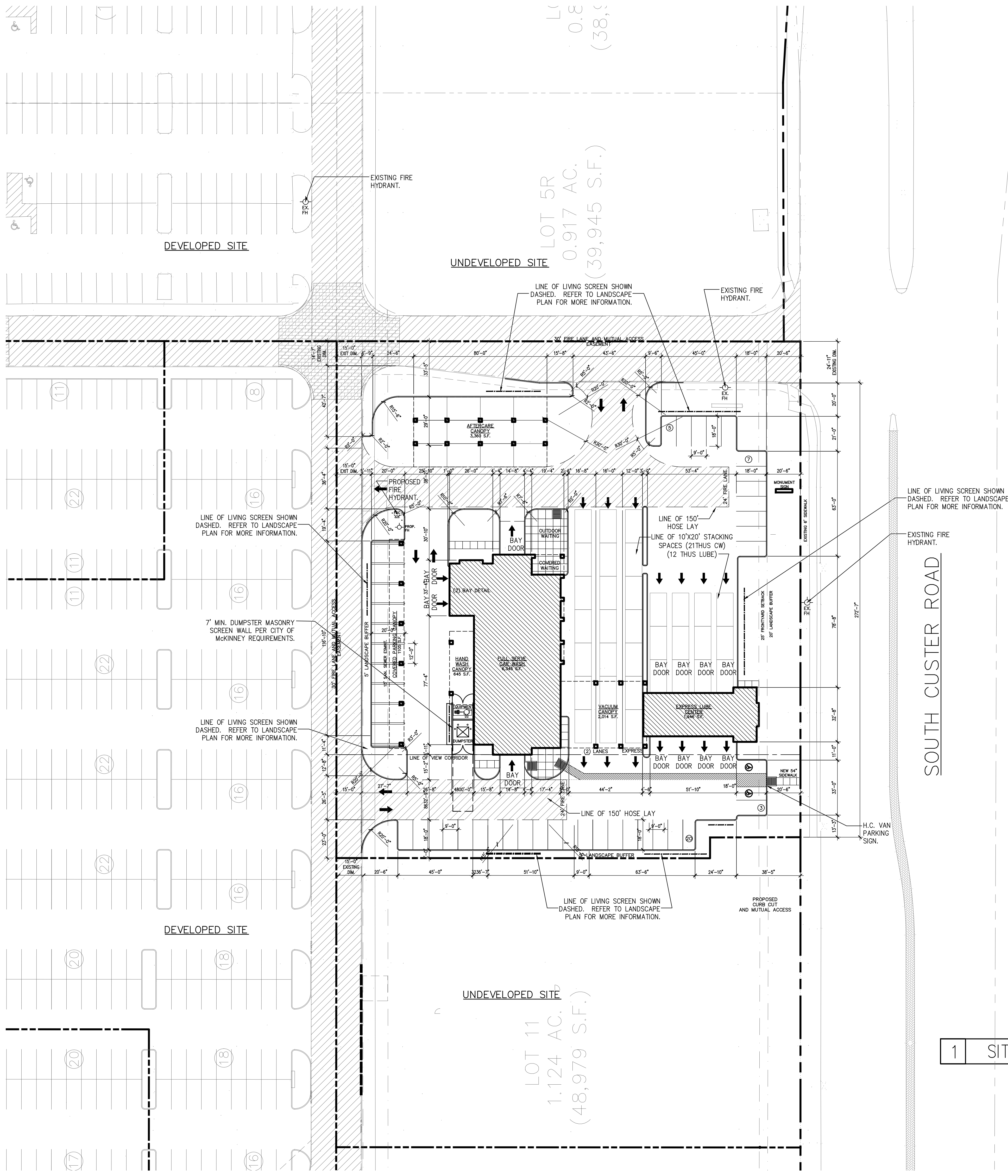
DEVELOPER:
LEGACY AUTO SPA
 8716 DEANSTONE DRIVE
 MCKINNEY, TEXAS 75070
 CONTACT: BINSON LY 626.807.1969

NEW FULL SERVICE CARWASH AND LUBE:
LEGACY AUTO SPA

 CUSTER ROAD NEAR FALCON VIEW DRIVE
 LOT 10 BLOCK A WATER TOWER ADDITION MCKINNEY, TX 75070

EURYTHMIC DESIGN GROUP ARCHITECTS
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 11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
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 ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:
SP-1
 1 OF (1) SP SHEETS



REMOTE FDC GENERAL COMMENTS
 SHALL BE PROTECTED BY BOLLARDS.
 SHALL BE LOCATED A MINIMUM OF 3 FEET FROM FACE TO ANY LANDSCAPING AND PROVIDE A CLEAR PATHWAY TO THE FIRE LANE AND ADJACENT FIRE HYDRANT. PARKING, SCREENING AND LANDSCAPING ARE CONSIDERED OBSTRUCTIONS.
 SHALL BE LOCATED ADJACENT TO AND 7 FEET FROM CENTER OF THE FIRE HYDRANT.
 SHALL BE LOCATED, AS PRACTICAL, NEAR THE CORNER OF THE BUILDING ON THE OUTSIDE EDGE OF THE FIRE LANE.

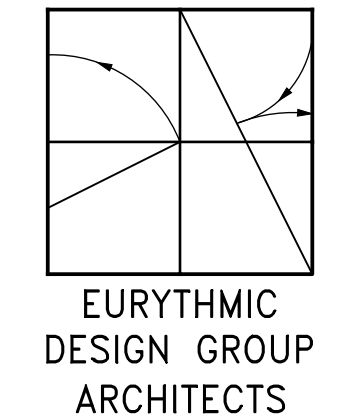
FIRE MARSHALL'S NOTES:
 - TOTAL BUILDING AREA (UNDER ROOF) EXCEEDS 6000 S.F. THEREFORE BUILDING SHALL BE FULLY SPRINKLERED

DEVELOPED RESIDENTIAL SITES

STANDARD NOTATIONS:
 SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

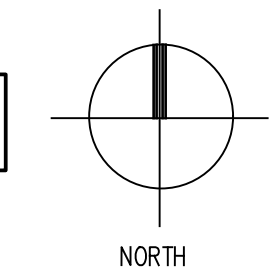
SITE DATA TABLE:

EXISTING ZONING:	C-2
PROPOSED USE:	FULL SERVICE CAR WASH AND LUBE CENTER
BUILDING AREA:	
LUBE CENTER =	1,946 S.F.
FULL SERVICE CARWASH =	6,345 S.F.
VACUUM CANOPY =	2,014 S.F.
HAND WASH CANOPY =	645 S.F.
TOTAL BUILDING (UNDER ROOF) =	10,950 S.F.
AFTER CARE CANOPY =	3,360 S.F.
PARKING CANOPY =	1,105 S.F.
TOTAL BUILDING COVERAGE =	15,415 S.F.
LOT AREA:	85,639 S.F.
COVERAGE:	18.0%
FAR:	18.0%
IMPERVIOUS AREA:	69,650 s.f.
TOTAL LANDSCAPED AREA:	15,989 s.f.
TOTAL FRONT YARD LANDSCAPE AREA:	18.7%
	100.0%
MAXIMUM HEIGHT OF BUILDING =	22'
PARKING REQUIRED:	
1:250 CARWASH BUILDING (6345 s.f.)	26 SPACES
LUBE CENTER (2 SPACES PER BAY)	8 SPACES
OFFICE 1:250	1 SPACE
NO OVERNIGHT PARKING WILL BE PROVIDED.	
PARKING PROVIDED	35 SPACES
ACCESSIBLE SPACES REQUIRED	2 SPACES
ACCESSIBLE SPACES PROVIDED	2 SPACES
(7) STACKING PER CARWASH LANE REQUIRED	PROVIDED YES
(3) STACKING PER LUBE BAY REQUIRED	YES
(1) LOADING ZONE REQUIRED	YES



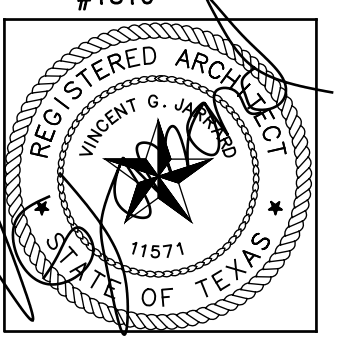
EURYTHMIC DESIGN GROUP ARCHITECTS

1 SITE PLAN 1"=30'-0"



LEGACY AUTO SPA- MCKINNEY
 CUSTER ROAD NEAR FALCON VIEW DR. MCKINNEY TX, 75070
 LOT 10 BLOCK A WATER TOWER ADDITION (CMC)
 1.956 ACRE TRACT OUT OF 4.09
 SUP CASE NUMBER: 2018-0013
OWNER INFORMATION:
 BIRUK PARTNERS LTD MATT MALOUF
 3811 TURTLE CREEK #1800 DALLAS, TX 75219
 214.219.4900 matt@maloufinterests.com
APPLICANT INFORMATION:
 VINCENT JARRARD AIA
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IRRIGATION NOTES:

1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY OF MCKINNEY BUILDING REQUIREMENTS. IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
2. VERIFY CONDITION OF DOUBLE CHECK VALVE AT THE METER.
3. NEW CONSTRUCTION: ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL. VALVES AND PRESSURE REGULATION COMPONENT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURE'S RECOMMENDED OPERATING RANGE.
4. NEW CONSTRUCTION: VALVES AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND / OR GROUND COVER AREAS.
5. NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
6. NEW CONSTRUCTION: SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HARD DRAINAGE.
7. NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURE'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
8. VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE-CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPACITY OF BEING SET TO IRRIGATE EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
9. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
 - A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
 - B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.
10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED. TREE IRRIGATION SHALL NOT SHARE THE SAME ZONE, INCLUDING VALVES AND CIRCUITS, AS SHRUBS AND PLANTS DUE TO DIFFERENT WATERING REQUIREMENTS. A MINIMUM OF ONE (1) BUBBLER SHALL BE PROVIDED FOR ALL NEWLY PLANTED TREES. TREES LARGER THAN 4 INCHES IN CALIPER SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK.
11. PROVIDE THE OWNER (END USER) WITH A COPY OF ALL WARRANTIES, PRODUCT MANUALS AND AN AS-BUILT DRAWING IN PDF FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZED HARD COPIES FOR THEIR FILES.

SCREENING OFF STREET PARKING: MEET DESIGN STANDARD 51A-10.126 (c)

TREE PROTECTION:
A PERMANENT PROTECTIVE FENCING PLACED SHALL BE PLACED AROUND DRIP LINE OF EACH PROTECTED TREE. REFER TO CITY ORDINANCE DETAILS.

NOTE TO G.C.:
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

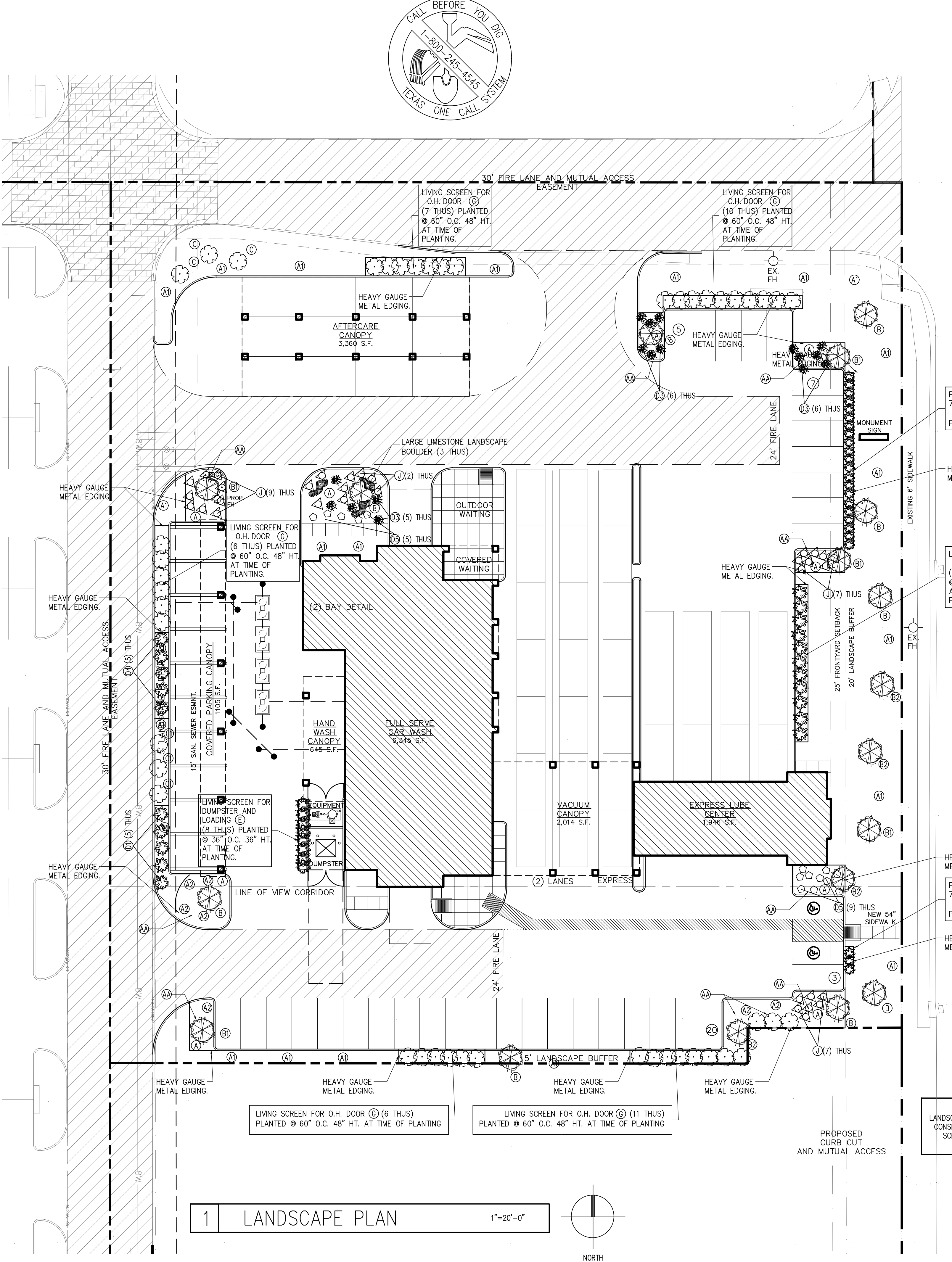
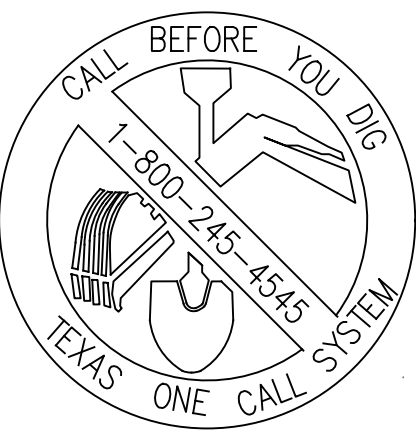
THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE AND / OR EQUIPMENT YARDS SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

THE CONTRACTOR SHALL VERIFY WATER RESTRICTION WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

NOTE:
PROVIDE DOUBLE CHECK VALVE AND SEPARATE METER. REFER TO SHEET A-1.0 FOR DETAIL.



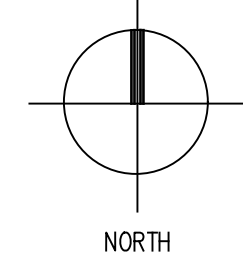
PARKING SCREEN 75% OF FRONTAGE (11 THUS) PLANTED @ 36" O.C.

LIVING SCREEN FOR O.H. DOOR (16 THUS) PLANTED @ 36" O.C. 36" HT. AT TIME OF PLANTING.

PARKING SCREEN 75% OF FRONTAGE (11 THUS) PLANTED @ 36" O.C.

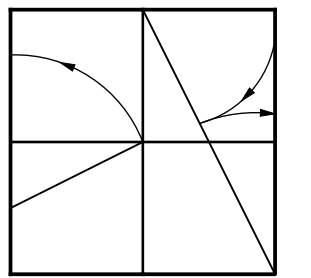
LANDSCAPE NOTE AA:
LANDSCAPE ISLANDS AT PARKING SHALL CONSIST OF 75% PLANT MATERIAL AS SCHEDULED AND 25% MULCH AS SCHEDULED.

1 LANDSCAPE PLAN 1"=20'-0"



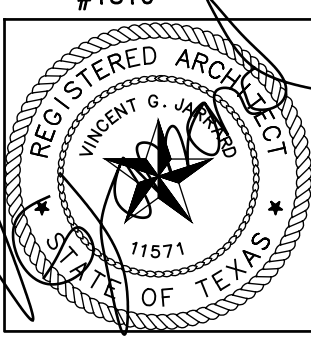
SOUTH CUSTER ROAD

LANDSCAPE LEGEND	
	EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN.
	NEW LARGE CANOPY TREE
	EXISTING CANOPY TREE TO REMAIN.
	EXISTING CANOPY TREE TO BE REMOVED
	NEW NON CANOPY TREE
	EXISTING SHRUBS (HEDGEROW)
	LARGE SHRUB
	MEDIUM HERBACEOUS SHRUB
	SHRUB XEROPHYTIC OR SUCCULENT
	SPECIMEN CACTUS
	PERENNIAL OR ORNAMENTAL GRASS
	LANDSCAPE BOULDER
	PLANT SPECIFICATION KEY SYMBOL
	CONCRETE FLATWORK WITH SAW CUTS AT 48" O.C. EACH WAY.



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SHEET:

L-2.0

2 OF (2) L SHEETS

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR INSTALLATION OF PROPOSED LANDSCAPE MATERIAL. THIS DESIGN AND FUTURE MAINTENANCE SHALL BE CARRIED OUT WITH AND MAINTAINED BY CURRENT ORGANIC GARDENING STANDARDS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE PURCHASED FROM SOURCES AS CLOSE TO THE CONSTRUCTION SITE AS POSSIBLE. ALL MULCH SHALL BE PURCHASED FROM LOCAL YARDS THAT USE ONLY NATIVE "ORGANIC" MATERIAL. ALL COMPOST AND MULCH SHALL BE CERTIFIED ORGANIC AND FREE OF CHEMICALS AND PESTICIDES, UNLESS OTHERWISE NOTED ON THE PLANS.
- ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.
- NO PLANTING SHALL TAKE PLACE BEFORE FINISHED GRADING HAS BEEN FINISHED AND BED LAYOUTS HAVE BEEN APPROVED BY THE ARCHITECT.
- THE ARCHITECT AND OR OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL PLASTIC CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
- ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY TWICE WITHIN THE FIRST 24 HOURS OF PLANTING, THEN ONCE PER WEEK FOR THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY ON ALL LANDSCAPE MATERIAL FROM THE DATE OF THE C.O.
- THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLERED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT FIVE DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE CYCLE.
- RAISE ALL BEDS 6" TO ALLOW FOR PROPER DRAINAGE. PREPARE ALL BEDS BY ADDING 6" OF ORGANIC COMPOST, ORGANIC FERTILIZER (2 LBS/100 S.F.), ROTO-TILL TO A DEPTH OF 8". TOP DRESS WITH A 3" MINIMUM LAYER OF NATIVE CEDAR MULCH AFTER PLANTING.
- LAWN PLANTING: REMOVE ALL SURFACE ROCKS OVER 2" ROUND. LIGHTLY TILL OR SCARIFY THE TOP SOIL TO A DEPTH OF 2". LIGHTLY RAKE AND GENTLY SLOPE TO PREVENT PONDING OF WATER. FOR SOD: TURF SHALL BE ROLLED AFTER INSTALLATION AND FERTILIZED WITH AN ORGANIC FERTILIZER SUITABLE FOR NEWLY PLANTED TURF APPLIED PER THE MANUFACTURER'S RECOMMENDATION. FOR HYDRO-MULCH: PRIOR TO HYDRO-MULCHING SPRAY TOP SOIL WITH "AGISPO" OR "MEDIAN" AND TREAT THE SEED WITH ONE OF THE SAME PRODUCTS. APPLY SEED TO THE GROUND FIRST THEN HYDRO-MULCH OVER THE SEED. AFTER ALL AREAS OF GRASS HAVE BEEN ESTABLISHED APPLY A LIGHT APPLICATION OF ORGANIC FERTILIZER AT THE TIME OF THE FIRST MOWING. PULL ALL VISIBLE WEEDS AT THAT TIME AS WELL.
- ASIAN JASMINE, IVY OR OTHER NON TURF GROUND COVER: PLANT 12" O.C. MAXIMUM.
- SHRUBS: SPACE LARGE SHRUBS SUCH AS BURFORD HOLLIES, COTONEASTER AND INDIAN HAWTHORN @ 3'-6" O.C. SPACE MEDIUM SHRUBS SUCH AS DWARF BURFORD HOLLIES AT 3'-0" O.C. SPACE SMALL SHRUBS SUCH AS DWARF YAUPON, ORNAMENTAL GRASSES AND NANDINA @ 2' O.C. SPACE PAMPAS GRASS AT 8' O.C. THE SHRUBS INDICATED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES AND ARE NOT NECESSARILY INTENDED TO BE AN EXACT COUNT OF THE NUMBER OF SHRUBS. THE GENERAL CONTRACTOR SHALL SUPPLY AS MANY SHRUBS AS REQUIRED TO FILL THE AREA DESIGNATED ON THE PLANS SPACED ACCORDING TO THE SPECIFICATIONS.
- SHRUB PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TOP OF THE SHRUB'S ROOT SYSTEM SHALL BE EQUAL TO OR SLIGHTLY ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT SOIL HAS NOT BEEN ADDED ABOVE TO THE TOP OF THE ROOT SYSTEM. IF THIS HAS OCCURRED REMOVE THE SOIL. THE HOLE SHALL BE TWICE THE DIAMETER OF THE CONTAINER. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. MULCH AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH.
- TREE PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TREE'S TRUNK FLARE SHALL BE ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT THE SOIL HAS NOT BEEN ADDED ABOVE THE TRUNK FLARE. IF THIS HAS OCCURRED REMOVE THE SOIL TO EXPOSE THE FLARE BEING MINDFUL OF THE TREE'S ROOT SYSTEM. THE HOLE SHALL BE TWICE THE DIAMETER OF THE ROOT BALL. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. LEAVE BURLAP ON THE BALL HOWEVER LOOSEN THE BURLAP FROM TRUNK AND REMOVE ANY NYLON PLASTIC COVERING OR STRING OF WIRE MESH. DO NOT WRAP OR STAKE THE PLANT. DO NOT OVER PRUNE. MULCH THE TOP OF THE BALL AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH. IN GRASS AREAS EXTEND MULCH TO DRIP LINE IF PLANT MINIMUM.
- ALL WORK SHALL BE PERFORMED ACCORDING TO THE CITY LANDSCAPE ORDINANCE(S) AND GUIDELINES.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE SCHEDULE FOR AN ORGANIC PROGRAM TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING, ETC. UPON COMPLETION OF WORK.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL BE IRRIGATED WITH AN AUTOMATIC CONVENTIONAL IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSOR CONTROLS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR OR MASTER PLUMBER.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION I.E. BURLAP, CONTAINERS, PLANT TAGS, ETC. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
- THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE CODE OF THE LOCAL MUNICIPALITY AND IN ACCORDANCE WITH THE LATEST ORGANIC GARDENING PRACTICES.
- ALL OUT DOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, UTILITY HUTS, TRANSFORMERS OR OTHER BUILDING SERVICE EQUIPMENT IS REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN. IF MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF OF THE BUILDING IT IS REQUIRED TO BE SCREENED FROM VIEW. REFER TO THE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION FOR LOCATIONS OF ROOFTOP MECHANICAL EQUIPMENT.

LANDSCAPE CALCULATIONS

SITE SQUARE FOOTAGE	85,639 S.F. 1.97 ACRES
LANDSCAPED AREA	15,989 S.F. 18.7%
STREET TREES REQUIRED:	
SOUTH CUSTER ROAD 295'-5" F.F. - 1 TREE /30 L.F. =	9.9 MIN. 4" CALIPER CANOPY TREES
STREET TREES PROVIDED:	10 MIN. 4" CALIPER CANOPY TREES

20' FRONT YARD BUFFER STRIP REQUIRED:	YES
20' FRONT YARD BUFFER PROVIDED:	YES
15% MINIMUM STREET YARD SHALL BE LANDSCAPED	YES 100%
5' SIDE/REAR YARD BUFFER STRIP REQUIRED:	YES
20' SIDE/ REAR YARD BUFFER PROVIDED:	N/A
TREES REQUIRED AT PARKING SPACE TERMINUS	YES
TREES PROVIDED AT PARKING SPACE TERMINUS	YES
TREE PROVIDED WITH IN 65' OF ALL PARKING SPACES	YES

LANDSCAPE LEGEND

MARK	TYPE	PLANT VARIETY	QUANTITY	SPACING
A.	GROUND COVER	DECOMPOSED GRANITE	4" THICK	N/A
A1.	GROUND COVER	COMMON BERMUDA - CYNODON DACTYLON.	N/A	N/A
A2.	GROUND COVER	1 GALLON CREEPING JUNIPER (JUNIPERUS HORIZONTALIS)	REF NOTE #AA L-1.0	18" O.C.
B.	NEW TREE -	4" CALIPER CEDAR ELM - MIN. 12' HT. (ULMUS CRESSIFOLIA)	(9 THUS)	REF PLAN
B1.	NEW TREE -	4" CALIPER SHUMARD REDOAK - MIN. 12' HT. (QUERCUS SHUMARDII)	(5 THUS)	REF. PLAN
B2.	NEW TREE	4" CALIPER LIVE OAK - MIN. 12' HT. (QUERCUS VIRGINIANA)	(4 THUS)	REF. PLAN
X	EXISTING TREE TO REMAIN	NOT USED		
X1	EXISTING TREE TO BE REMOVED	NOT USED		
C.	NEW ORNAMENTAL TREE -	2" CALIPER MEXICAN BUCKEYE - MIN. 8' HT. (UNGANIDIA SPECIOSA)	(3 THUS)	REF. PLAN
C1	NEW ORNAMENTAL TREE -	2" CALIPER YAUPON HOLLY - MIN. 8' HT. (ILEX VOMITORIA)	(3 THUS)	REF. PLAN
D1.	MEDIUM SHRUB -	5 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDI NANA')	(29 THUS)	36" O.C.
D2.	MEDIUM SHRUB - NOT USED	5 GALLON COTONEASTER, GRAY (COTONEASTER GLAUCOPHYLLA)	(0 THUS)	42" O.C.
D3.	MEDIUM SHRUB	5 GALLON RED YUCCA (HESPERALOE PARVIFLORA)	(17 THUS)	36" O.C.
D4	MEDIUM SHRUB -	5 GALLON SALVIA, GREGG (AUTUMN SAGE) - RED (SALVIA GREGG)	(5 THUS)	36" O.C.
D5	SMALL SHRUB	5 GALLON ROSEMARY (ROSMARINUS OFFICINALIS)	(14 THUS)	36" O.C.
E.	LARGE SHRUB	5 GALLON NELLIE R. STEVENS HOLLY 36" HT. 36" O.C. (ILEX X NELLIE R. STEVENS)	(55 THUS)	36" O.C.
E1.	LARGE SHRUB - NOT USED	5 GALLON TEXAS SAGE (LEUCOPHYLLUM FRUTESCENS)	(0 THUS)	42" O.C.
F.	SPECIMEN CACTUS - NOT USED	6' WIDE X 3' TALL PRICKLY PEAR CACTUS (0 THUS) (OPUNTIA PHACANTHA)	N/A	N/A
G.	LARGE SCREENING SHRUB	5 GALLON LITTLE GEM MAGNOLIA 10' HT. 36" O.C. (MAGNOLIA 'LITTLE GEM')	(40 THUS)	36" O.C.
J	ORNAMENTAL GRASSES	1 GALLON VARIETY OF PERENNIAL ORNAMENTAL GRASSES. (32 THUS)		24" O.C.
K	ANNUAL VERITIES - NOT USED	ANNUAL COLORS - VARIETY T.B.S.	N/A	N/A

LANDSCAPE NOTE AA:
LANDSCAPE ISLANDS AT PARKING SHALL CONSIST OF 75% PLANT MATERIAL AS SCHEDULED AND 25% MULCH AS SCHEDULED.

IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

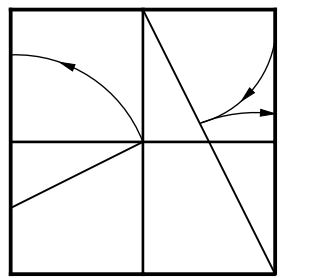
TREE PROTECTION:
A PERMANENT PROTECTIVE FENCING PLACED SHALL BE PLACED AROUND DRIP LINE OF EACH PROTECTED TREE. REFER TO CITY ORDINANCE FOR DETAILS.

THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE AND/OR EQUIPMENT YARDS SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

NOTE TO G.C.
ALL FILL PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.

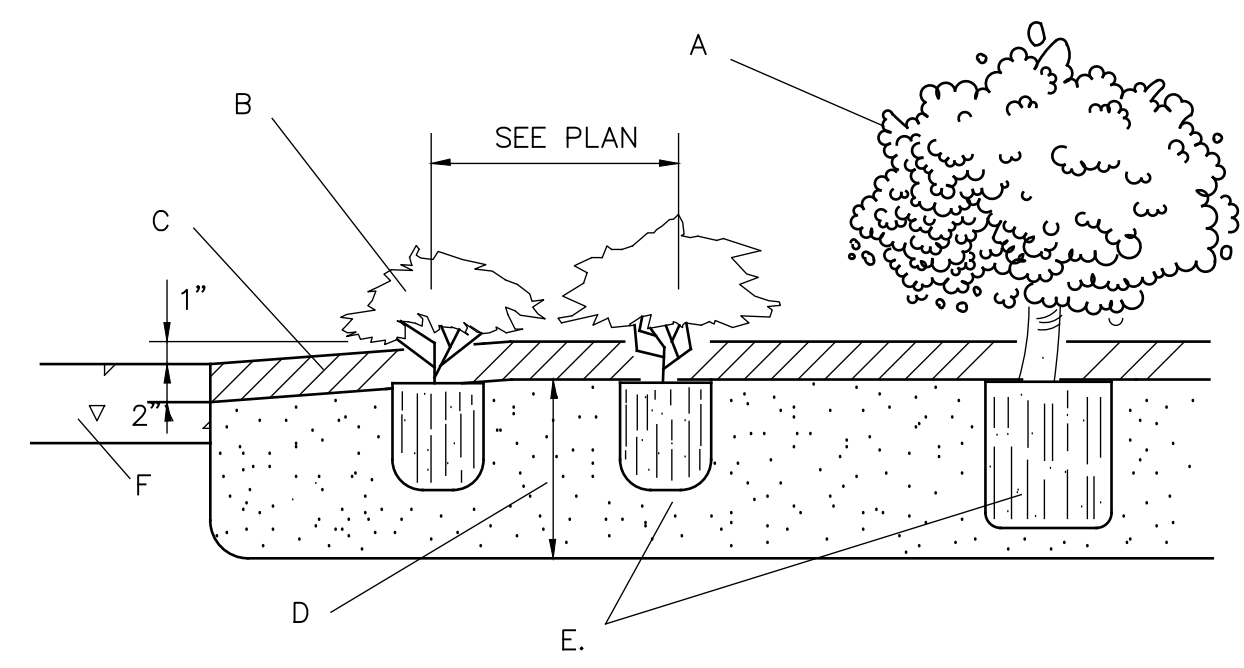
G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

THE CONTRACTOR SHALL VERIFY WATER RESTRICTION WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.



EURYTHMIC DESIGN GROUP ARCHITECTS

LEGACY AUTO SPA - MCKINNEY
CUSTER ROAD NEAR FALCON VIEW DR. MCKINNEY TX, 75070
LOT 10 BLOCK A WATER TOWER ADDITION (CMC)
1.956 ACRE TRACT OUT OF 4.09
SUP CASE NUMBER: 2018-0013
OWNER INFORMATION:
BIRUK PARTNERS LTD MATT MALOUF
3811 TURTLE CREEK #1800 DALLAS, TX 75219
214.219.4900 matt@maloufinterests.com
APPLICANT INFORMATION:
VINCENT JARRARD AIA
EURYTHMIC DESIGN GROUP ARCHITECTS
11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230
214.361.1934 vincent@edg-architects.com



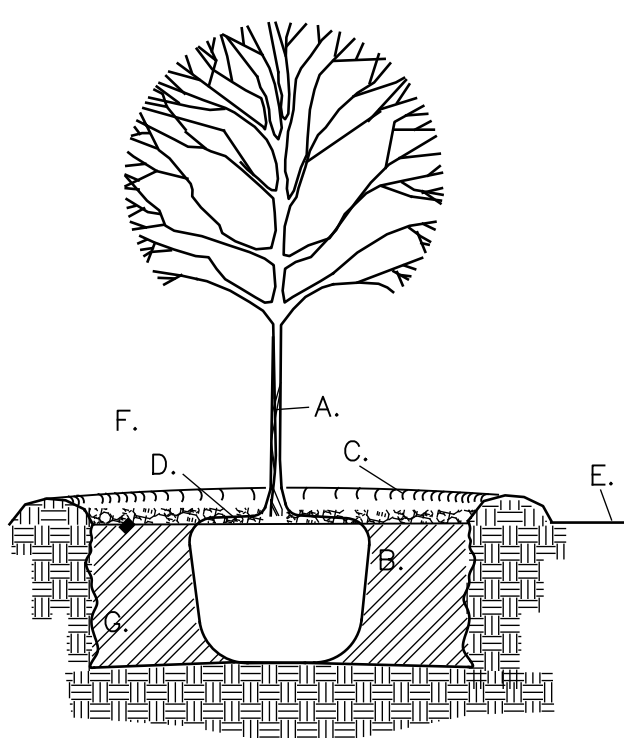
GENERAL NOTES:

- ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REF. SPECS.
- TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
- SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.

CONSTRUCTION NOTES:

- SHRUB - PER PLAN REMOVE ALL LABELS
- GROUNDCOVER - PER PLAN
- 3" MIN. CEDAR MULCH. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
- PLANTING MIX AS SPECIFIED
- REMOVE CONTAINER PRUNE ANY CIRCLING ROOT

1 PLANTING BED DETAIL N.T.S.



GENERAL NOTES:

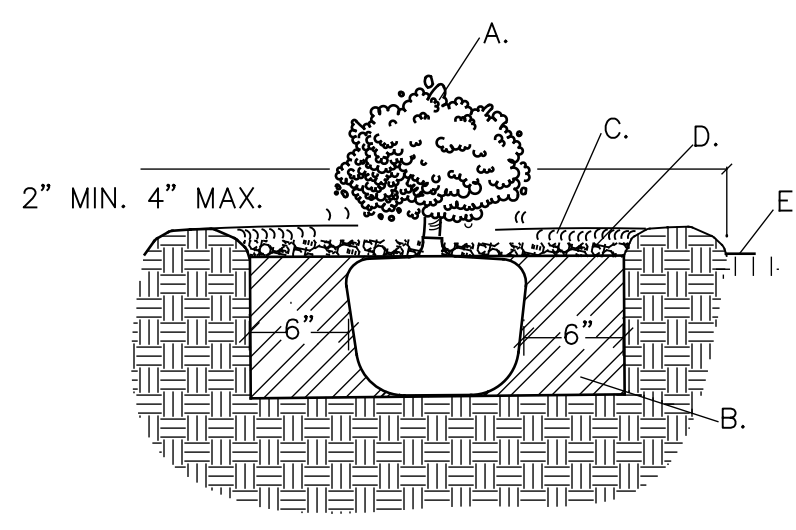
- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
- ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

CONSTRUCTION NOTES:

- TREE.
- LOOSEN NATIVE BACKFILL
- WATER RETENTION BASIN.
- 3" DEPTH OF CEDAR MULCH. REFER TO NOTE REGARDING ROOT FLARE.
- FINISH GRADE.
- NO TREE STAKING REQUIRED.
- DIG AN "UGLY" HOLE. REFER TO NOTES.

* FOR HIGH WIND LOCATIONS OR IN AREAS WHERE THE GRADE SLOPES EXCEEDS 3:1. FOR LOCATIONS IN MEDIAN SEE BELOW ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.

2 ISOLATED TREE PLANTING N.T.S.



GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- SHRUB.
- PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
- WATER RETENTION BASIN.
- 3" DEPTH OF CEDAR MULCH.
- FINISH GRADE.

3 ISOLATED SHRUB PLANTING N.T.S.

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