

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

SEPTEMBER 28, 2020

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
.....

There will be limited seating in Jody Smith Hall to allow for social distancing.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any item on this agenda can be sent to the Planning & Zoning Commission by emailing pz@flower-mound.com or by calling 972-874-6005.

A. CALL MEETING TO ORDER 6:30 P.M. *(or immediately following the Capital Improvements Advisory Committee Meeting)*

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

C. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

D. DIRECTOR'S REPORT

1. Planning Innovator Award
2. Upcoming Land Development Regulation Amendments

E. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted next to the item on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. *Minutes of September 14, 2020*

Consider approval of the minutes of the September 14, 2020, Planning and Zoning Commission Regular Session.

2. *SP19-0015 – Prairie Plaza Phase 2*

Consider a request for a Site Plan (SP19-0015 – Prairie Plaza Phase 2) to develop three office buildings. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

F. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: September 24, 2020, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
--



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: September 14, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the September 14, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on September 14, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF SEPTEMBER 2020, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 7:39 PM

The Planning & Zoning Commission met in a regular session with the following members present:

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present on the video conference:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 7:39 P.M.

B. GENERAL PUBLIC COMMENTS

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Development Update

E. REGULAR ITEMS

1. Consider approval of the minutes of the August 24, 2020, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Dillon moved to approve the minutes of August 24, 2020. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Dillon, Del Vecchio, Rawson, Schiestel

NAYS: None

ABSTAIN: Ruthrauff

The motion to approve passed with a vote of 5 to 0 to 1.

2. Public Hearing to consider a request for rezoning (Z20-0006 – Grace Park Residential) from Agricultural District (A) to Single-Family District-15 (SF-15). The property is generally located south of Cross Timbers Road and east of Regency Park Court.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Reginald Rembert, Rembert Enterprises, Inc; present for questions, no presentation

Spoke In Favor

None

Spoke In Opposition

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of Z20-0006 – Grace Park Residential, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Dillon, Ruthrauff, Cox

NAYS: None

The motion to recommend approval passed with a vote of 6 to 0.

3. Public Hearing to consider an ordinance amending Specific Use Permit No. 421 (SUP20-0006 – Justin Road Storage Center) to allow expansion of an existing mini-warehouse facility, with an exception for meritorious design and a waiver to the Architectural Standards of the Town's Urban Design Plan. The property is generally located south of Justin Road and west of Meadow View.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Rick Jones, Advantage Storage; present for questions, no presentation

Spoke In Favor

None

Spoke In Opposition

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of SUP20-0006 – Justin Road Storage Center SUP-421, with the contingency of replatting the two parcels into one. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Ruthrauff, Dillon, Del Vecchio, Rawson, Schiestel

NAYS: None

The motion to recommend approval passed with a vote of 6 to 0.

4. Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0001 – Economic Development Waiver Removal) by amending Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances, as well as the SMARTGrowth Implementation Manual, to remove the option for economic development waivers of either environmental or community character SMARTGrowth requirements within the Town of Flower Mound.

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke In Favor

None

Spoke In Opposition

None

Commission Deliberation

Commissioner Cox moved to recommend approval of LDR20-0001 – Economic Development Waiver Removal, as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Dillon, Ruthrauff, Cox

NAYS: None

The motion to recommend approval passed with a vote of 6 to 0.

F. ADJOURNMENT – REGULAR SESSION 8:22 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: September 28, 2020

FROM: Claire Barnes, Planner

ITEM: Consider a request for a Site Plan (SP19-0015 – Prairie Plaza Phase 2) to develop three office buildings. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this site plan application is to develop three office buildings. The subject site is approximately 5 acres. The property is zoned Planned Development District-150 (PD-150) for Office uses and master-planned for Office uses.

On November 21, 2016, Town Council approved Ordinance No. 60-16 establishing PD-150. The ordinance included a concept site plan, concept landscape plan, and concept elevations. On June 12, 2017, P&Z approved a site plan for Prairie Plaza Phase 1.

Through Phase 2, three additional buildings (specifically buildings 4, 5, and 6) will be developed. The applicant is proposing office and medical office uses. Office and medical office uses are allowed by-right in PD-150. Phase 2 features 14,400 square feet of medical office space (one parking space per 250 square feet of building) and 2,735 square feet of office space (one parking space per 300 square feet of building). Overall, Phase 2 requires 67 parking spaces. The proposed site plan provides 55 spaces for Phase 2, which is within the Town's allowable 20 percent deviation. Access to the site is provided via mutual access easements that connect the site with the office properties to the north and the retail properties to the south.

The elevations depict three single-story buildings. The building material predominantly consists of brick and stone, both of which are considered primary masonry materials. The architecture and colors of all three buildings comply with the concept elevations found within PD-150 and the Town's Urban Design Plan.

To the west, the site is bordered by residential uses. A 30-foot landscape compatibility buffer and 60-foot compatibility setback have been provided. Street and compatibility

buffer trees are to be installed with Phase 1. The landscape plan provided depicts all trees required for both phases.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

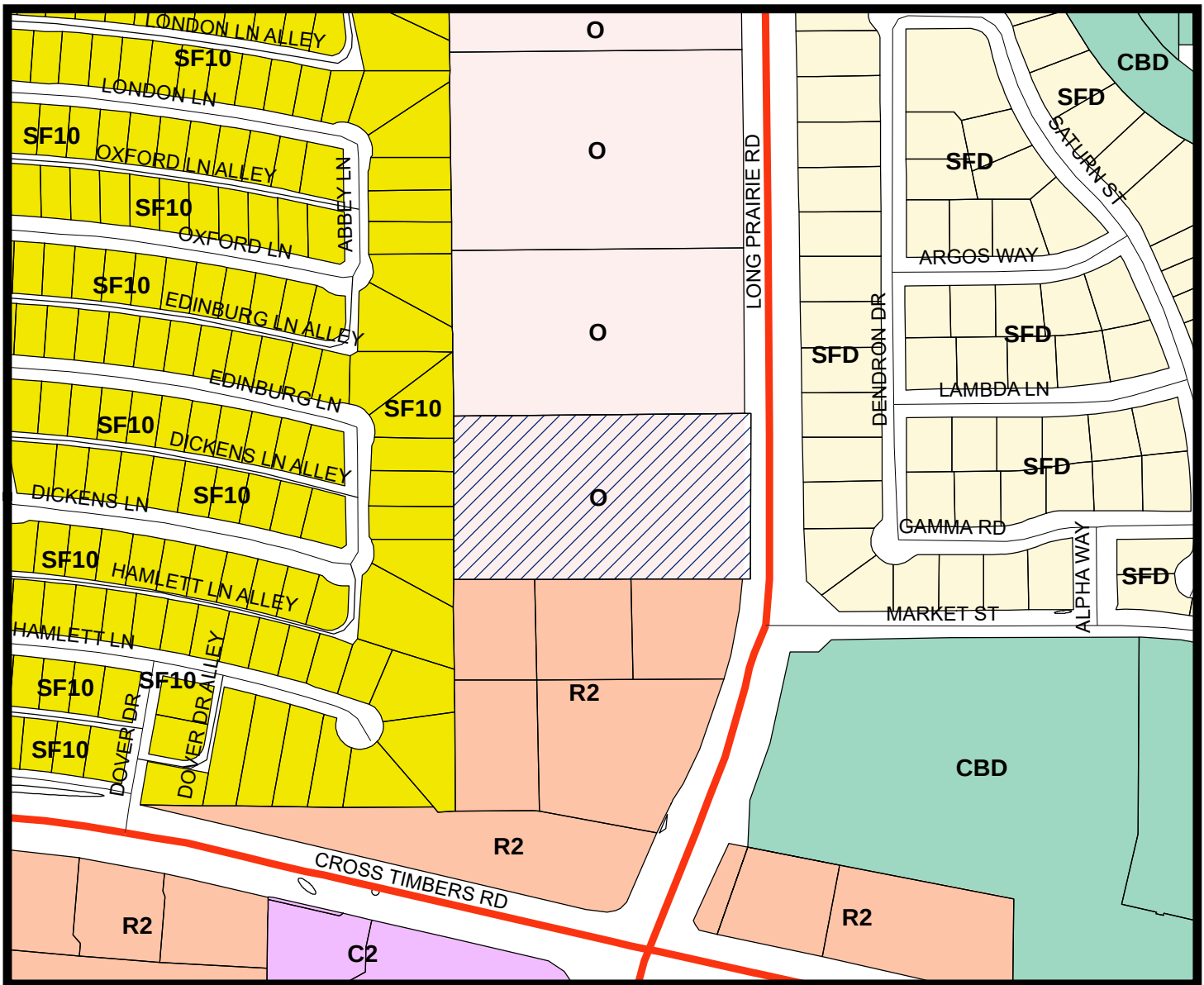
B. Application Details

1. Site Plan Package

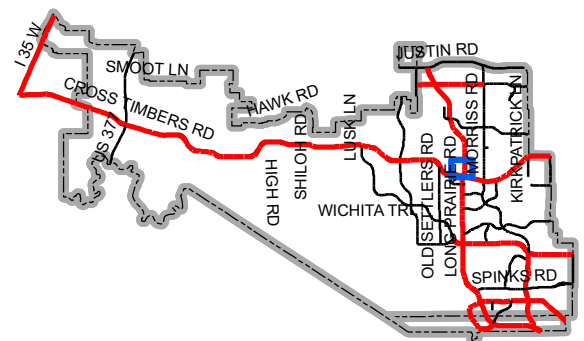
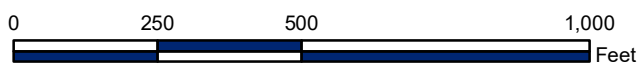
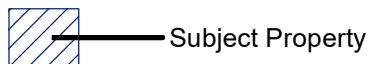


Vicinity Map

Reference Project: SP19-0015



LEGEND



Map Location



22 October 2019

Ms. Poornima Kashyap, AICP
 Senior Planner, Panning Services Division
 Town of Flower Mound
 1001 Cross Timbers Road
 2121 Cross Timbers Road (Mailing Address)
 Flower Mound, TX 75028
 972.874.6349

RE: Letter of Intent

Ms Kashyap,

On behalf of our Client, we submit the following statements of intent for Prairie Plaza for the use in the Phase II portion of this Site Plan application.

The Client is requesting **Phase II site plan approval** for the approved Planned Development.

The acreage of the property is 4.756 acres of developable property.

The proposed development was planned to be completed in phases. Phase I is all of the infrastructure of the project the two buildings on the East side of the project (closest to FM2499) and one Medical Office Building. The remaining three Medical Office Buildings and associated parking will be built in Phase II. This Phase II is the subject of this Site Plan Application.

Pertaining to the SPA4 district that this project is within, the development sets forth a design that is complimentary and in keeping with the surrounding and adjacent projects. Vernacular architecture in conformance with the Urban Design Guidelines are being used and are depicted in the submitted renderings. The buildings are designed in such a way as to be in keeping with the transitional nature of this area from Residential (Single Family) to the more intense Retail area at the intersection of FM2499 and FM1171. The uses within the site will conform to the allowable uses. These will include Medical Office Buildings, Professional Services along with the allowable Retail and Restaurant uses stipulated within the Office zoning designation.

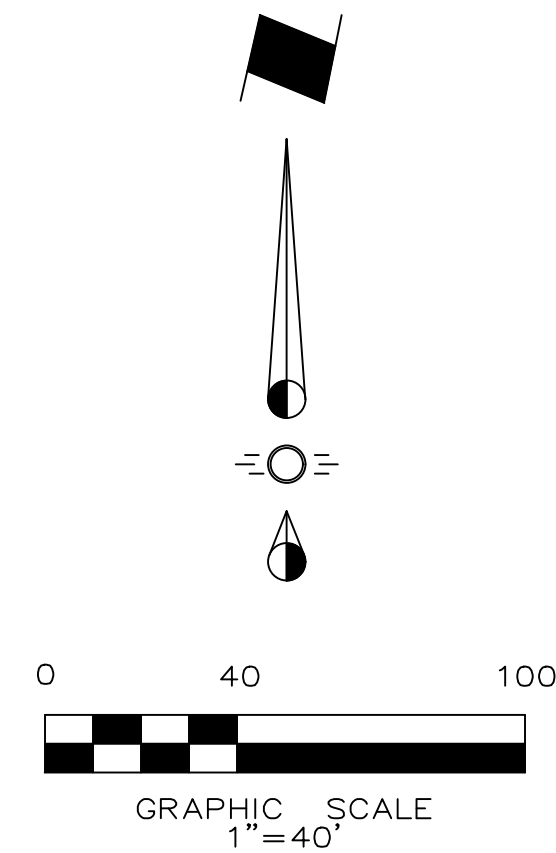
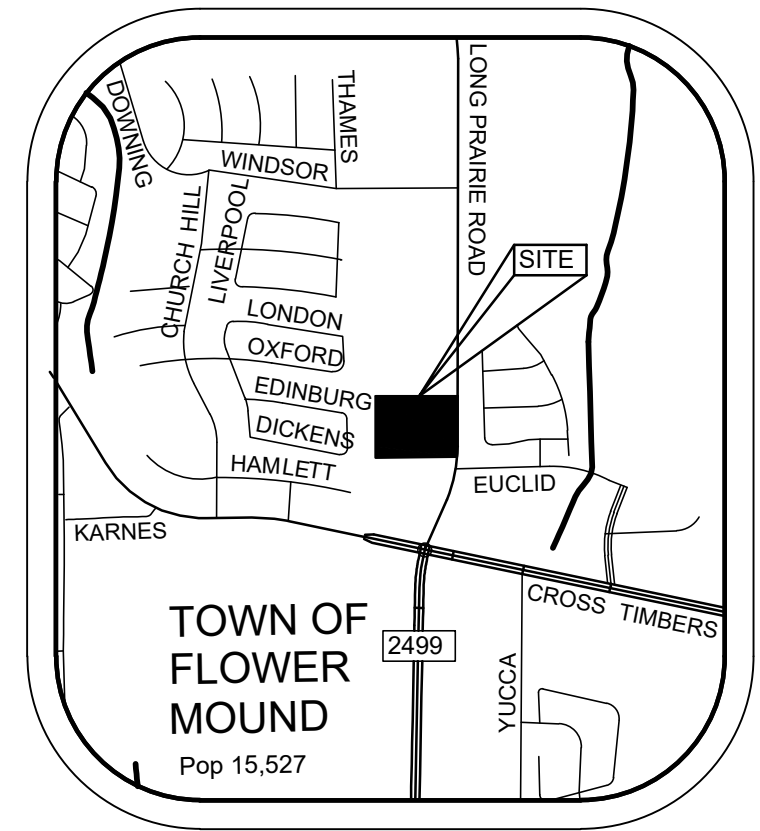
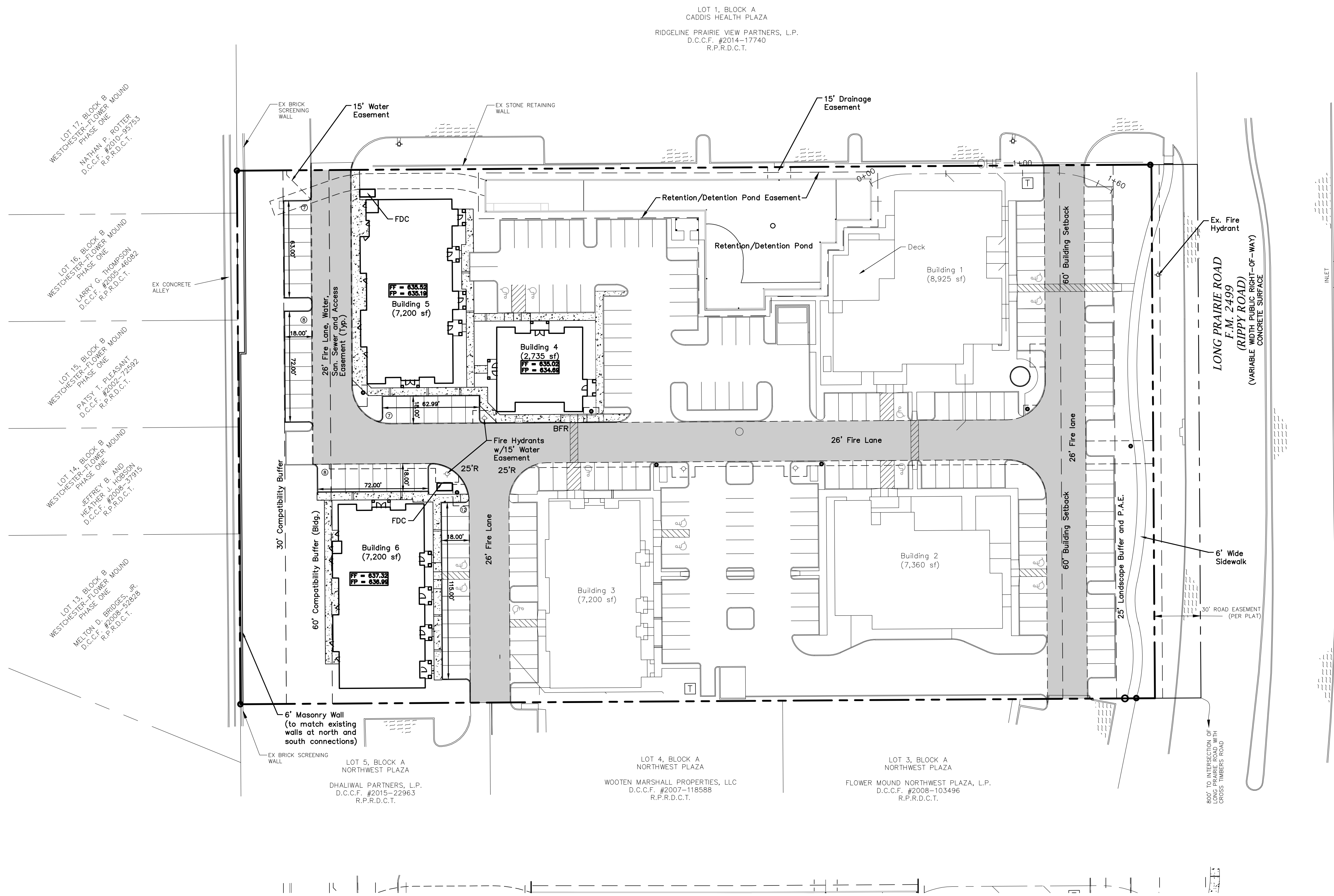
We appreciate your consideration and time with this project – we feel that the design is complimentary of the surrounding sites and will add value to the citizens of Flower Mound.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson', followed by a horizontal line.

Matthew J Peterson, AIA
 Architect – Vice-President – Design

cc : Jeff Toon, President, db constructors, inc
 Rajeshnani Dasari



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Parking Count
- P.A.E. Pedestrian Access Easement
- AD Aeration Device

SITE DATA -- PHASE I and II

Address:	3901 Long Prairie Road Town of Flower Mound, Texas	
Gross Lot Area:	5.00 Acres (217,799 sf)	
Net Lot Area:	4.7568 Acres (207,209 sf)	
Zoning:	PD-150 with Office uses	
Proposed Use:	Office/Medical Office Uses	
Lot Coverage Data:	Building Coverage Impervious Area Pervious Area	40,620 sf 101,870 sf 65,334 sf
Site Parking Summary:	Required	Provided
Medical Office	87 Spaces	70 Spaces
App. Office Use (Retail)	27 Spaces	21 Spaces
App. Office Use (Rest.)	129 Spaces	103 Spaces
Office	9 Spaces	9 Spaces
Total Parking	252 Spaces	203 Spaces (80.55% Deviation)
Building Parking Summary:	Required	Provided
Building 1 Restaurant 5500sf Retail 3425sf	73 14	58 11
Building 2 Restaurant 4200sf Retail 3160sf	56 13	45 10
Building 3 Medical Office 7200sf	29	24
Building 4 Office 2735sf	9	9
Building 5 Medical Office 7200sf	29	23
Building 6 Medical Office 7200sf	29	23
Total Parking (Ph II)	67 Spaces	*55 Spaces (19% deviation)
* 42 New spaces and 13 spaces from Phase I development.		
Total Accessible Parking (Phase II)	3 Spaces	
Total Accessible Parking (Phase I)	11 Spaces	

NOTES:

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL FIRE LANES TO BE DEDICATED AS FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENTS.

Building Data:

Building	All 1 Story		
Peak Height	Building 1	31'-2"	
	Building 2	33'-5"	
	Buildings 3-6	31'-7"	
Mean Height	Building 1	21'-10"	
	Building 2	25'-7"	
	Buildings 3-6	24'-3"	
Building Sqaure Footage	Building 1	8,925 sf	
	Building 2	7,360 sf	
	Building 3	7,200 sf	
	Building 4	2,735 sf	
	Building 5	7,200 sf	
	Building 6	7,200 sf	
Total Square Footage	40,620 sf		

- STANDARD NOTES:**
- All Parking Spaces are 9'x18' unless otherwise noted.
 - Retention/Detention Pond shall be concrete structural walls with stone clad interior to match buildings. Bottom shall be natural earth and pond shall have aeration device. Top shall have wrought iron fence for safety. Aeration device to be Aqua Control SS2 Display Aerator - Cluster Arch - 1 HP, or approved equal.
 - All infrastructure necessary for the full development of the property to be constructed with Phase I.
 - The 30' Road easement shown on Site Plan shall be considered the east Right-of-way line for the purposes of this project. Any areas within the easement shall be considered to be under the jurisdiction of TxDOT.

MASTER PLAN FEATURES	
LAND USE PLAN	OFFICE USE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE EAST SIDE OF LONG PRAIRIE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL WITH 150' R.O.W. - CROSS ACCESS TO BE PROVIDED WITH LIMITED ACCESS TO LONG PRAIRIE ROAD
WATER PLAN	LONG PRAIRIE DISTRICT-12" WATER ALONG WEST SIDE OF F.M. 2499
WASTEWATER PLAN	LONG PRAIRIE DISTRICT-8" SANITARY SEWER LINE AT THE SOUTHEAST CORNER OF THIS TRACT

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division

NOTE:
THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St.
75069 McKinney, Texas
75069 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

SITE PLAN		Sheet No.
PRAIRIE PLAZA PHASE 2		SP
LOT 1, BLOCK A, PRAIRIE PLAZA		
DB Constructors, Inc.		
Town of Flower Mound, Texas		Project No. 16047

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

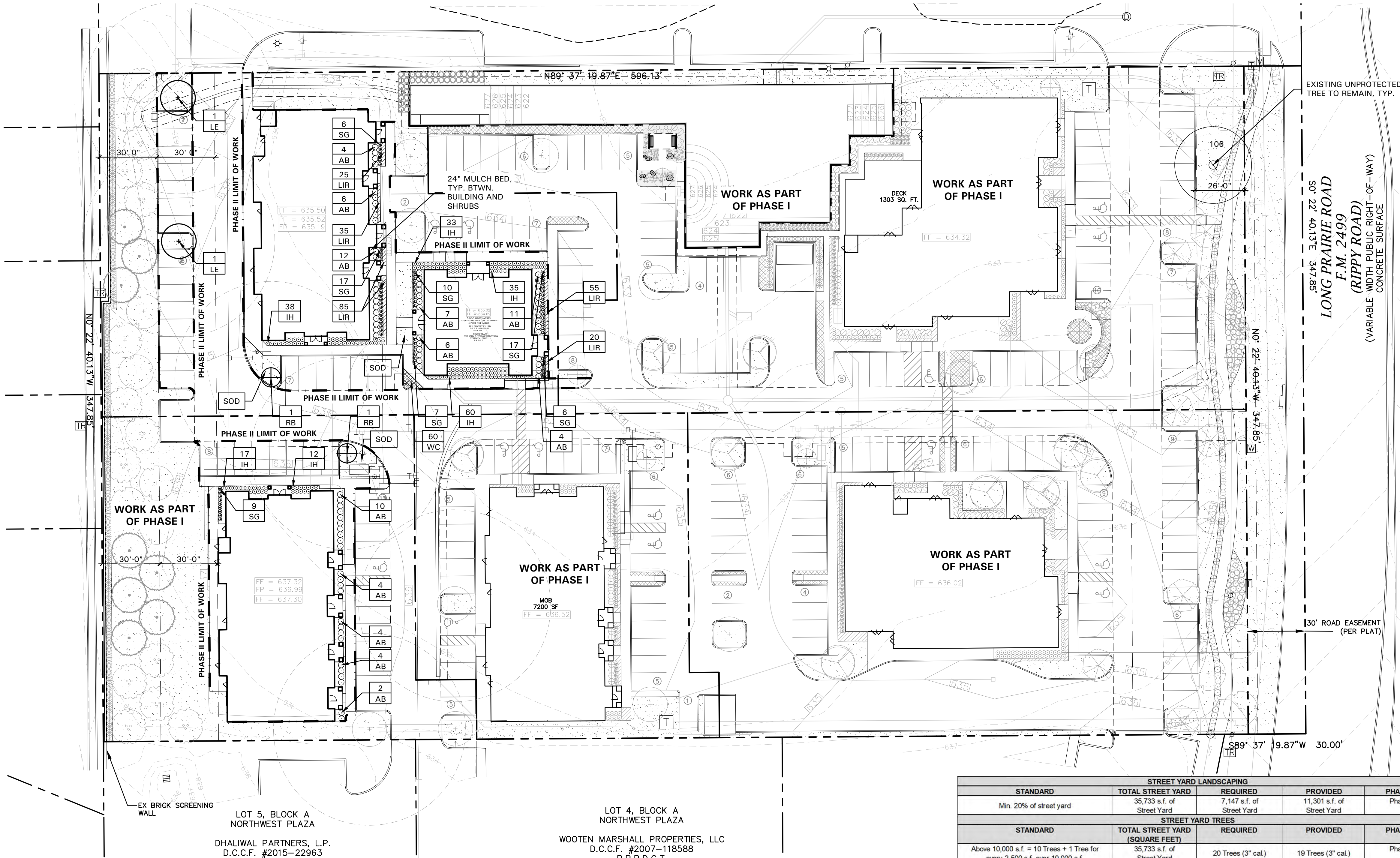
OWNER:
FM Prairie Properties, LLC
131 S. Tennessee St.
McKinney, Texas 75069
Phone (214) 208-4160
Contact: Rajeshnani Desari

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn, P.M.

ARCHITECT:
DB Constructors, Inc.
2400 Great Southwest Pkwy.
Fort Worth, TX 76106
Phone (817) 626-7300
Fax (817) 626-9305
Contact: Matthew Peterson

SURVEYOR:
Votex Surveying
10440 N. Central Expressway, Ste. 800
Dallas, TX 75231
Phone (469) 333-8831
Contact: Candy Hone

3901 LONG PRAIRIE ROAD



DHALIWAL PARTNERS, L.P.
D.C.C.F. #2015-22963
R.P.R.D.C.T.

WOOTEN MARSHALL PROPERTIES, LLC
D.C.C.F. #2007-118588
R.P.R.D.C.T.

PLANT LIST - PHASE II

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
LE	TREES <i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	2	3" cal.	container grown, 8' ht., 4' spread min.
AB	SHRUBS/GROUNDCOVER <i>Abelia grandiflora</i> 'Edward Goucher'	Dwarf Abelia 'Edward Gouchi	74	5 gal.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	195	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Liriope muscaris</i> 'Big Blue'	Liriope 'Big Blue'	220	4" pots	container full top of container, 12" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	72	5 gal.	container full, 20" spread 24" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	60	4" pots	container (3) 12" runners min., 12" o.c.
SOD	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
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.

STREET YARD LANDSCAPING				
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED	PHASING
Min. 20% of street yard	35,733 s.f. of Street Yard	7,147 s.f. of Street Yard	11,301 s.f. of Street Yard	Phase I
STREET YARD TREES				
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED	PHASING
Above 10,000 s.f. = 10 Trees + 1 Tree for every 2,500 s.f. over 10,000 s.f.	35,733 s.f. of Street Yard	20 Trees (3" cal.)	19 Trees (3" cal.) 7 Trees (30 gal.)	Phase I
STREET BUFFER LANDSCAPING				
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED	PHASING
FM 2499		25 ft.	25 ft.	Phase I
STREET BUFFER TREES				
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED	PHASING
1 per 30 l.f.	FM 2499 = 348 l.f.	12 Trees (3" cal.)	10 Trees (3" cal.) 6 Trees (30 gal.)	Phase I
PARKING AREA LANDSCAPING				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PHASING
90 s.f. per 12 spaces	203 Parking Spaces	1,523 s.f.	8,507 s.f.	Updated with Phase II
PARKING AREA TREES				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PHASING
1 per 10 parking spaces	203 parking spaces	21 trees (3" cal.)	24 trees (3" cal.) 7 trees (30 gal.)	Updated with Phase II
** All parking spaces to be located within 50 ft. of Parking lot tree. *** 30% of the required parking lot trees can be small trees.				
PARKING AREA SCREENING				
STANDARD		Landscape berm or screening shrubs	PROVIDED	PHASING
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)	Phase I
COMPATABILITY BUFFER LANDSCAPING				
STANDARD	Square Footage	REQUIRED	PROVIDED	PHASING
30 ft. Compatibility Buffer Along West Res. Adj.	Not Applicable	30 ft.	30 ft.	Phase I
One Shade Tree per 400 s.f. of Comp. Buffer	10,435 s.f.	26 Trees (3" cal.)	28 Trees	Phase I
Min. 6" Masonry Wall	Not Applicable	6 ft.	6 ft. masonry wall	Phase I
Understory Screening Plants	Not Applicable	6' Screening Shrubs	6' Screening Shrubs	Phase I
60 ft. Compatibility Buffer Setback	Not Applicable	60 ft.	60 ft.	Phase I

NOTE: ANY TOWN IRRIGATION WITHIN THE R.O.W. THAT MAY BE DAMAGED DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR PRIOR TO ACCEPTANCE OF THE SITE AND/OR C/O

REVIEWED

TOWN OF FLOWER MOUND

Released for Construction

Date

Town of Flower Mound

Engineering Services Division

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 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.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. 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.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE 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 ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE 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.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



07/08/20

3901 Long
Prairie Road
Phase 2
PRAIRIE PLAZA
Flower Mound, Texas

Project Number: 16055
Issue Date: 04.03.19
Drawn By: NAY
Checked By: KAH

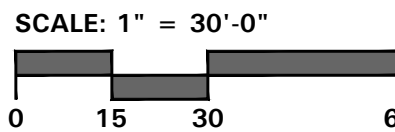
Revisions
No. Date: Detail:
1. 10/08/19 City Comments
2. 06/01/20 Coordination
3. 07/08/20 City Comments

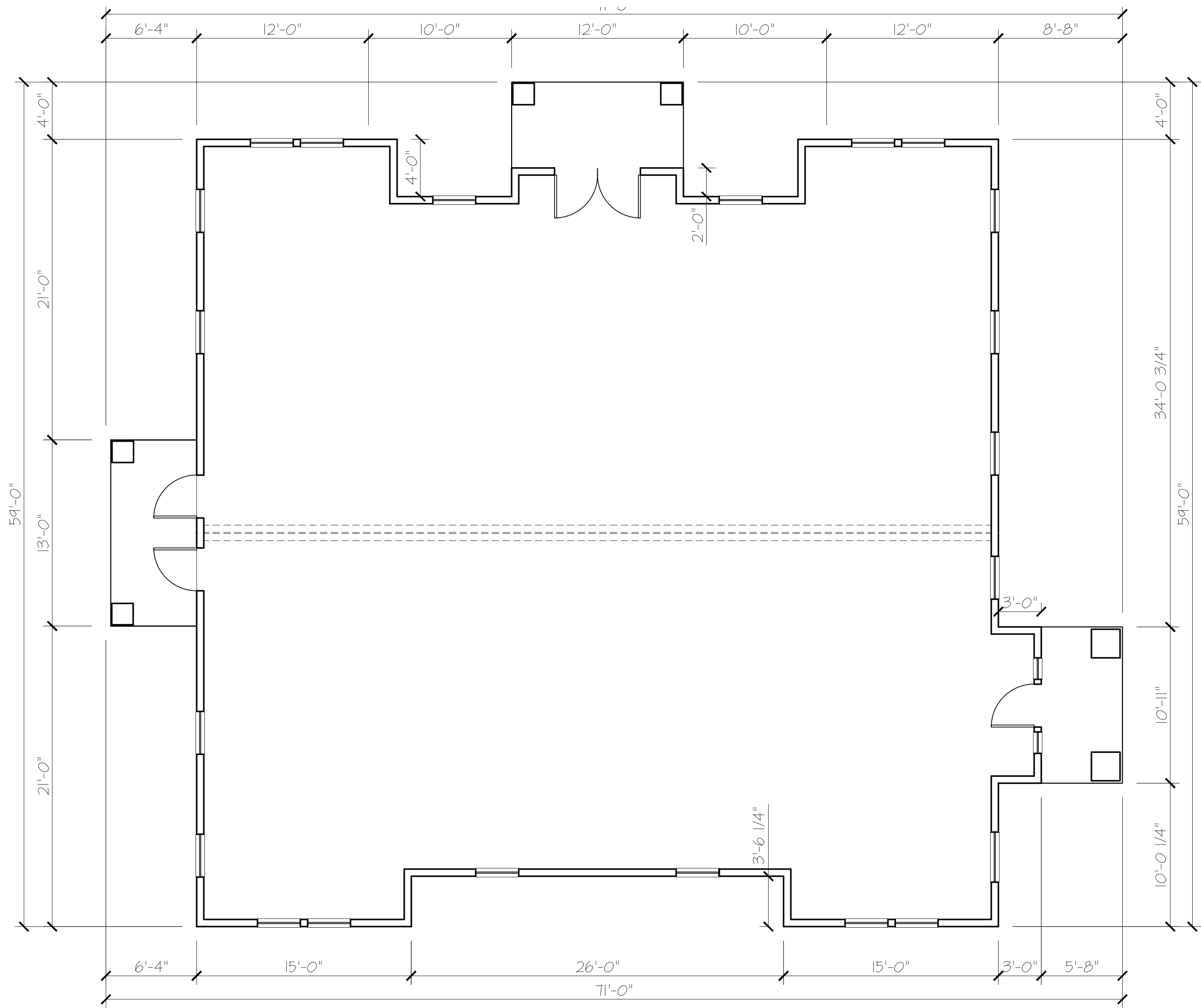
Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01

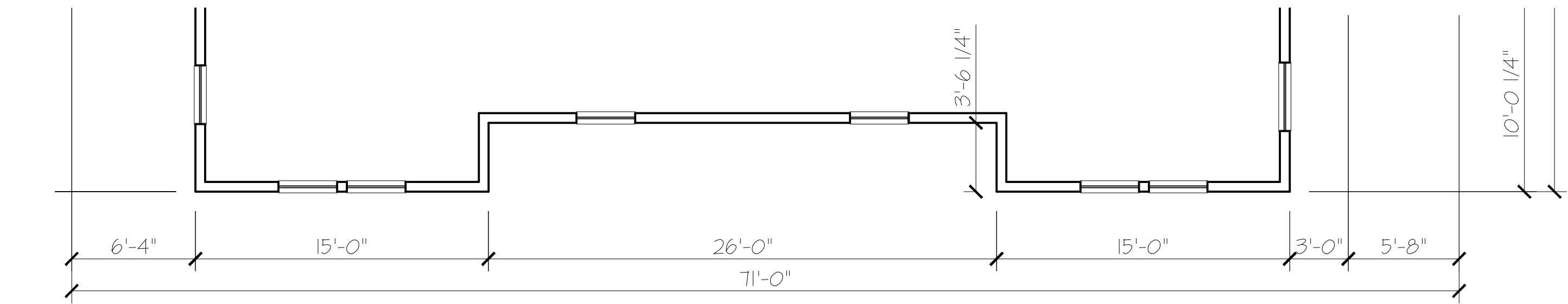




3 BUILDING 4 : OFFICE : FLOOR PLAN

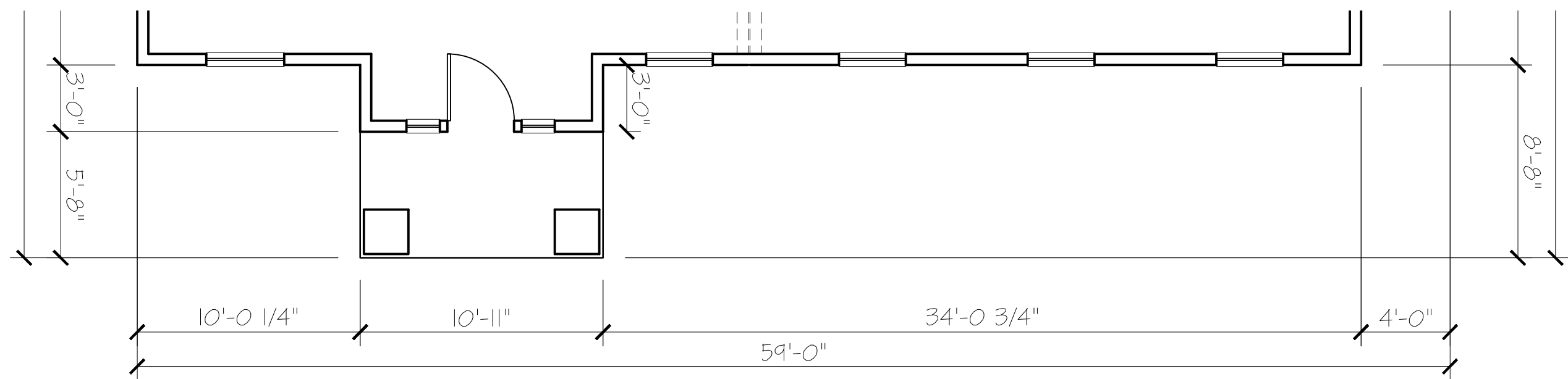
SCALE: 3/16" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 4 : OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	883	925	729	751	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	704	790	619	621	
DOORS AND WINDOWS SQ. FT.	179	135	110	130	
PRIMARY MASONRY TOTALS (%)	100.00%	97.22%	99.19%	99.19%	
BRICK SQ. FT.	516	476	365	379	
STONE SQ. FT.	188	292	249	237	
SECONDARY MASONRY TOTALS (%)	0.00%	2.78%	0.81%	0.81%	
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	22	5	5	
*All numbers within the column are in square feet (SQ. FT.), U.N.O.					



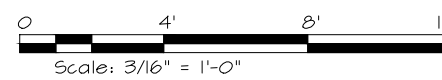
2 BUILDING 4 : OFFICE : SOUTH ELEVATION

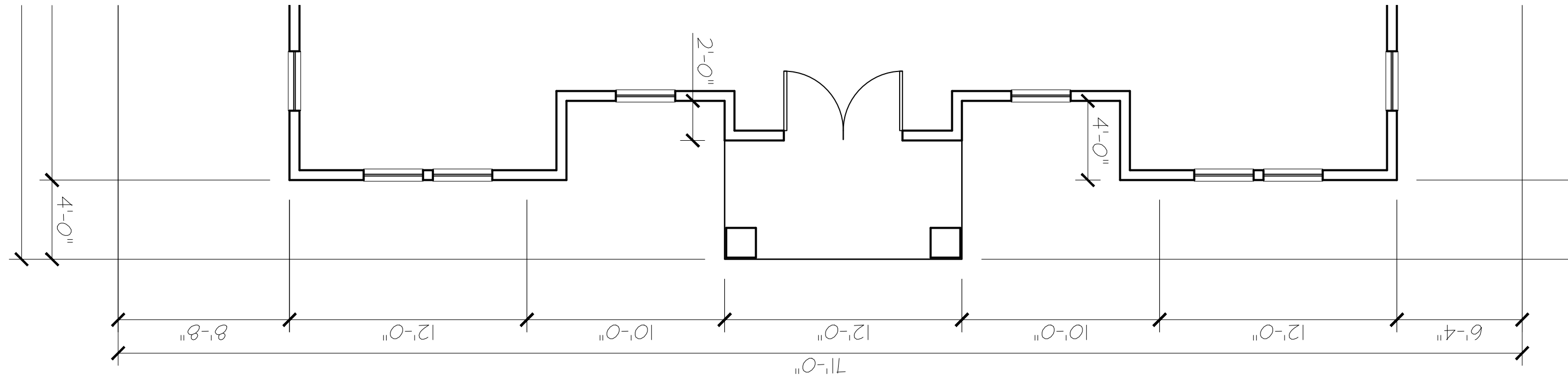
SCALE: 3/16" = 1'-0" (24"X36")



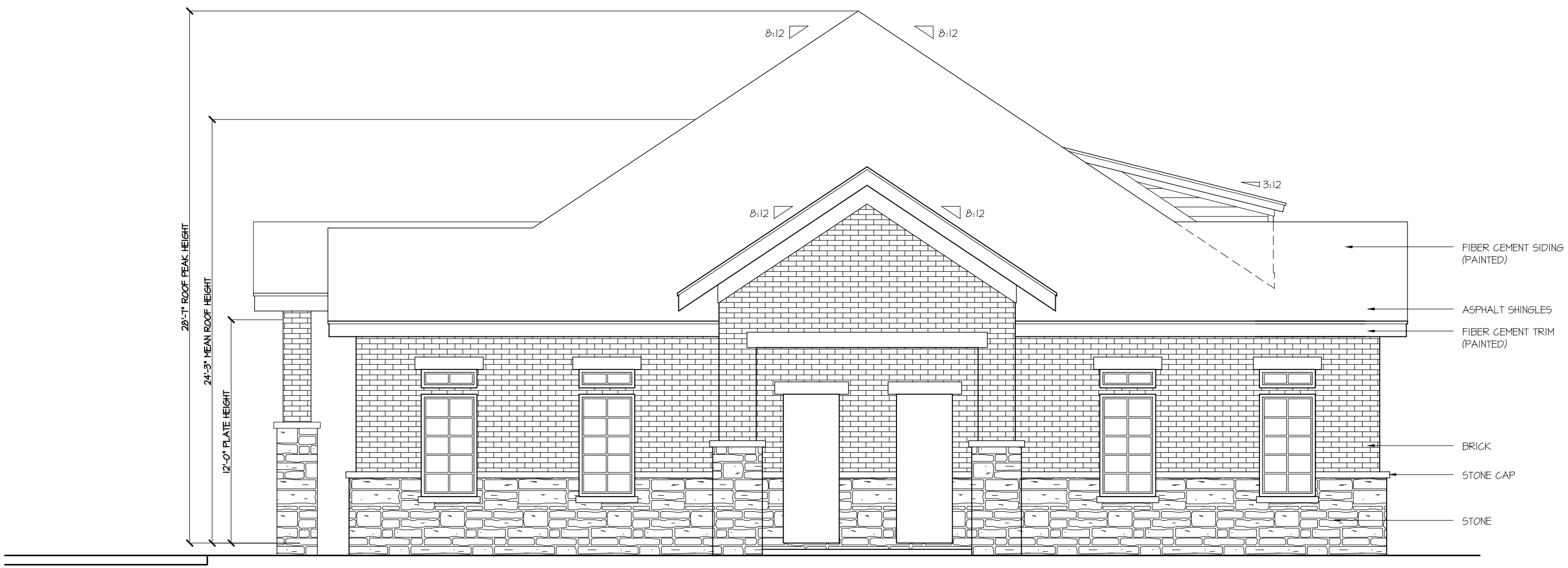
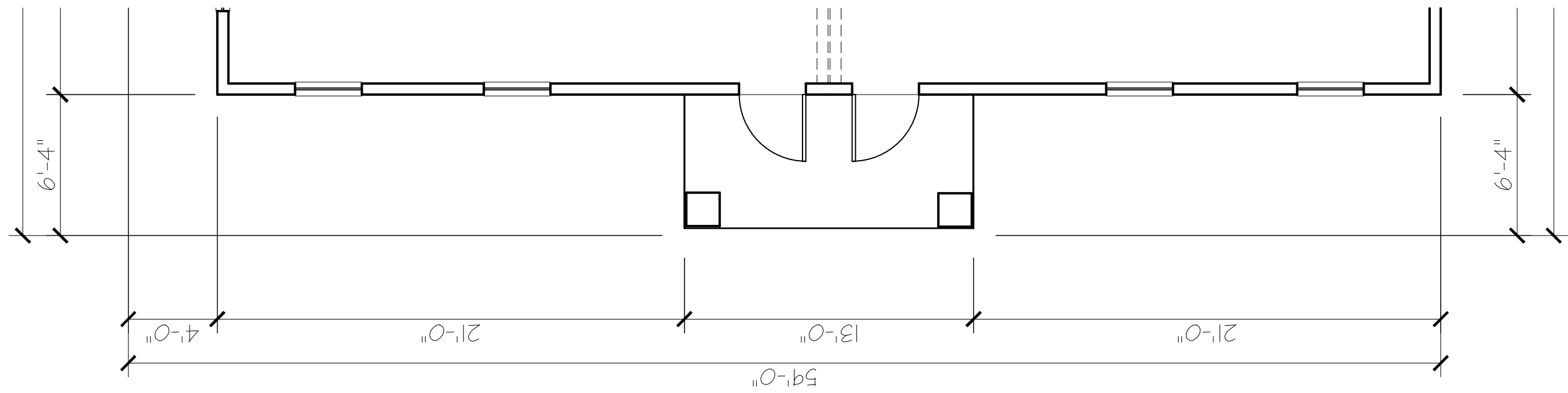
1 BUILDING 4 : OFFICE : EAST ELEVATION

SCALE: 3/16" = 1'-0" (24"X36")





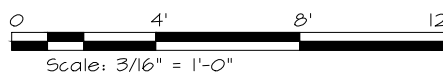
2 BUILDING 4 : OFFICE : NORTH ELEVATION
SCALE: 3/16" = 1'-0" (24"X36")



1 BUILDING 4 : OFFICE : WEST ELEVATION
SCALE: 3/16" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 4 : OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	883	925	729	751	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	704	790	619	621	
DOORS AND WINDOWS SQ. FT.	179	135	110	130	
PRIMARY MASONRY TOTALS (%)	100.00%	97.22%	99.19%	99.19%	
BRICK SQ. FT.	516	476	365	379	
STONE SQ. FT.	188	292	249	237	
SECONDARY MASONRY TOTALS (%)	0.00%	2.78%	0.81%	0.81%	
FIBERCEMENT (AKA HARDBLANK) SQ. FT.	0	22	5	5	

*All numbers within the column are in square feet (SQ. FT.), U.N.O.

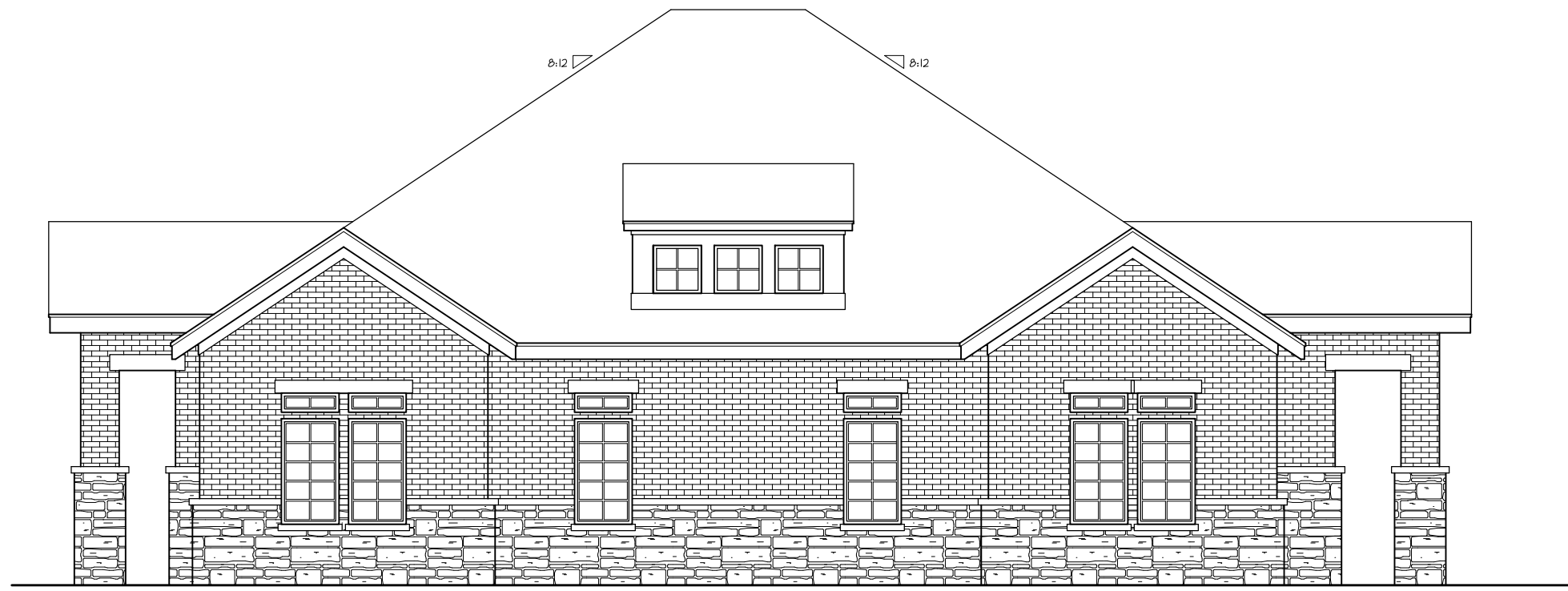


Prairie Plaza | Phase II Site Plan

July 13, 2020

18-01

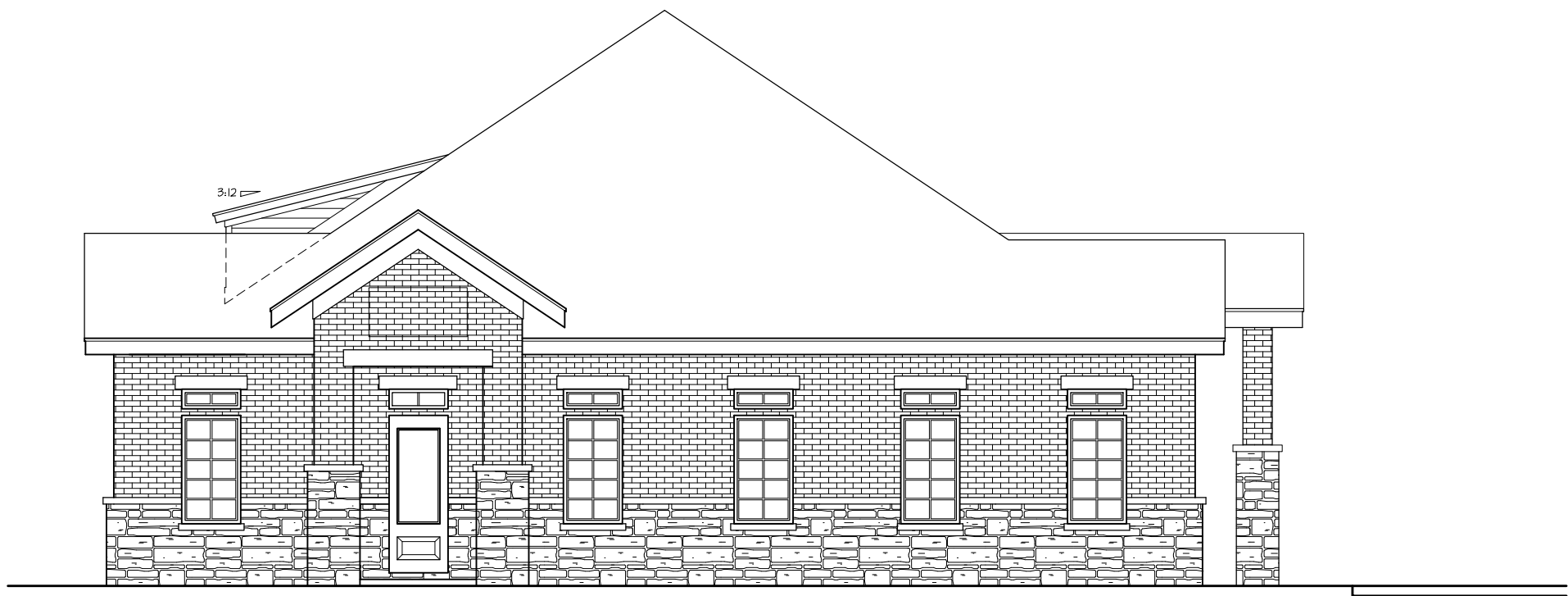
20 MAY 2020



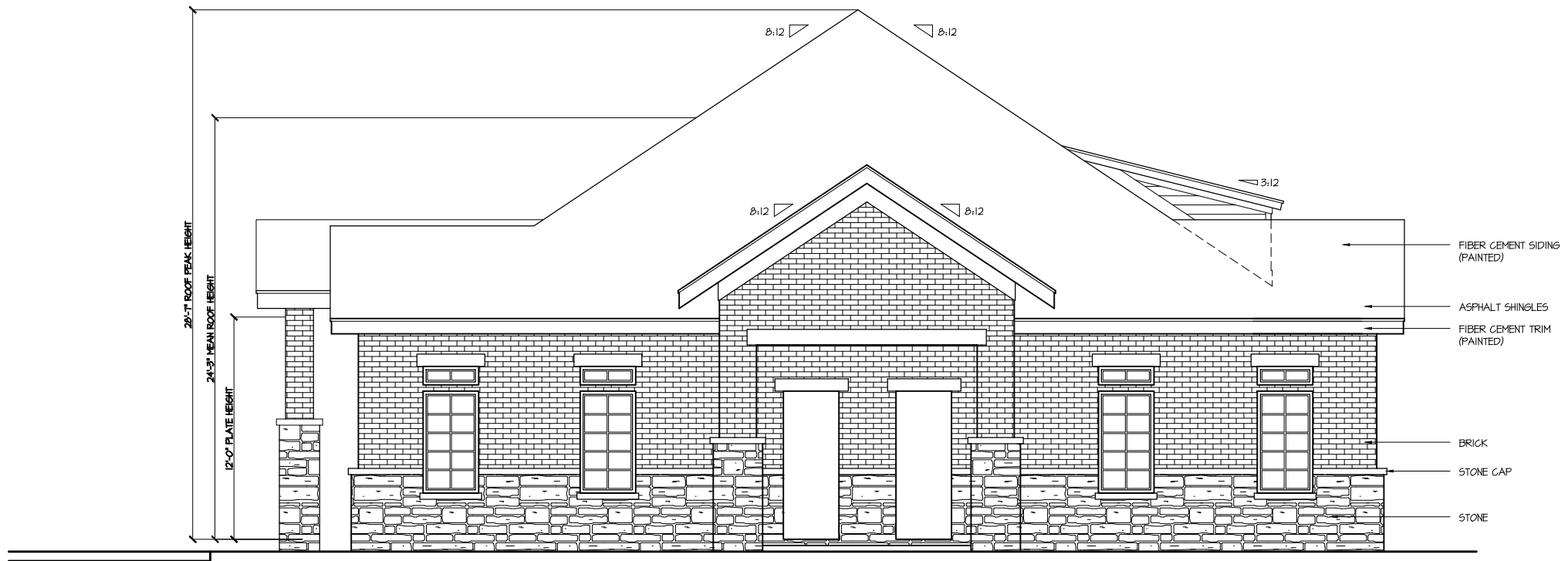
4 OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



2 OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

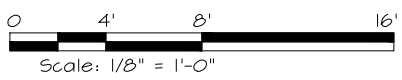


3 OFFICE BUILDING : EAST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



1 OFFICE BUILDING : WEST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

NOTE :
ALL EXTERNAL ELECTRICAL PANELS WILL BE
PAINTED/TEXTURED TO MATCH THE MATERIAL AND
COLOR OF THE BUILDING

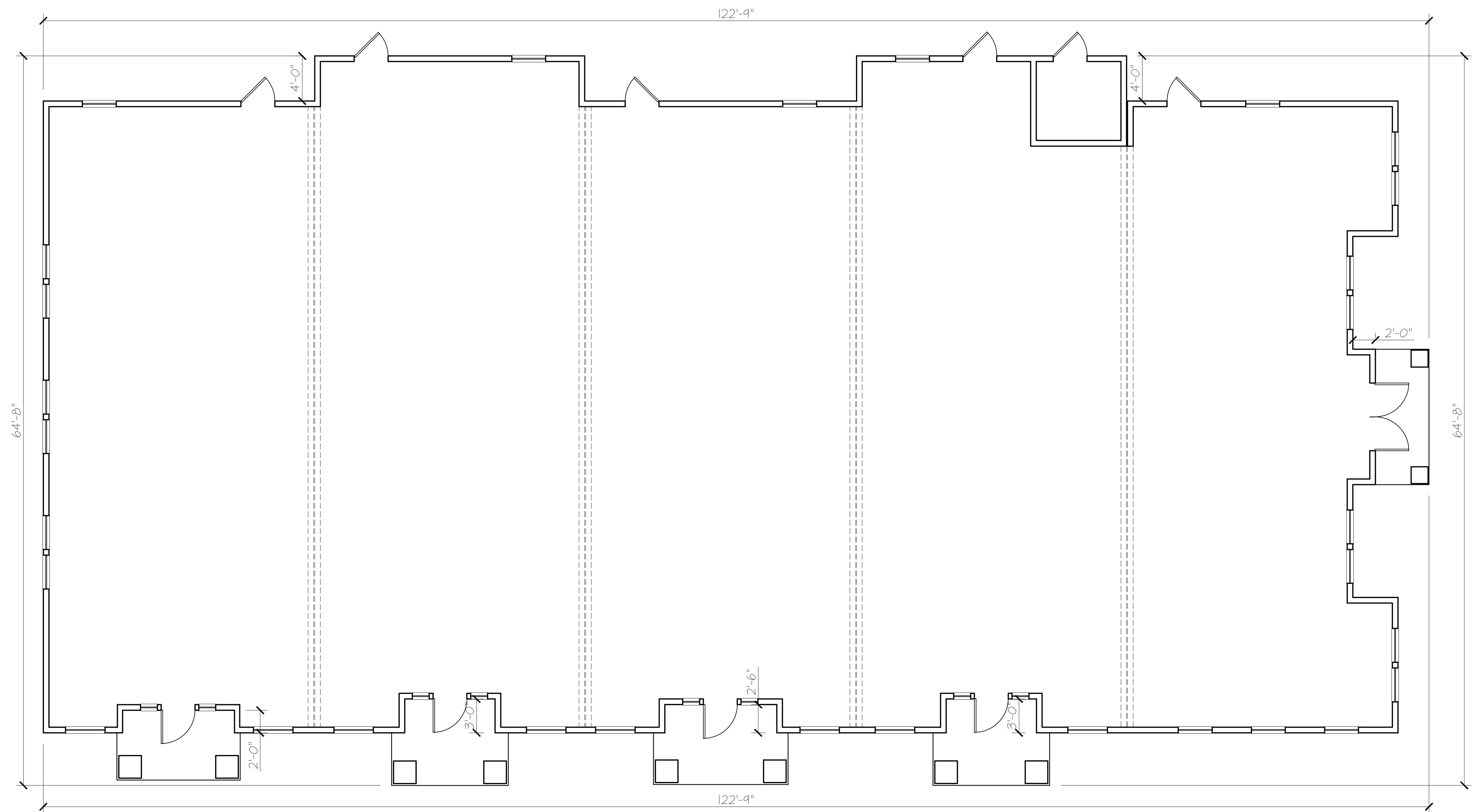


ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 4 : OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	883	925	729	751	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	704	790	619	621	
DOORS AND WINDOWS SQ. FT.	179	135	110	130	
PRIMARY MASONRY TOTALS (%)	100.00%	97.22%	99.19%	99.19%	
BRICK SQ. FT.	516	476	365	379	
STONE SQ. FT.	188	292	249	237	
SECONDARY MASONRY TOTALS (%)	0.00%	2.78%	0.81%	0.81%	
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	22	5	5	
*All numbers within the column are in square feet (SQ. FT.), U.N.O.					

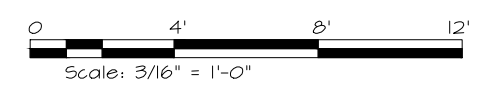
Prairie Plaza | Phase II Site Plan

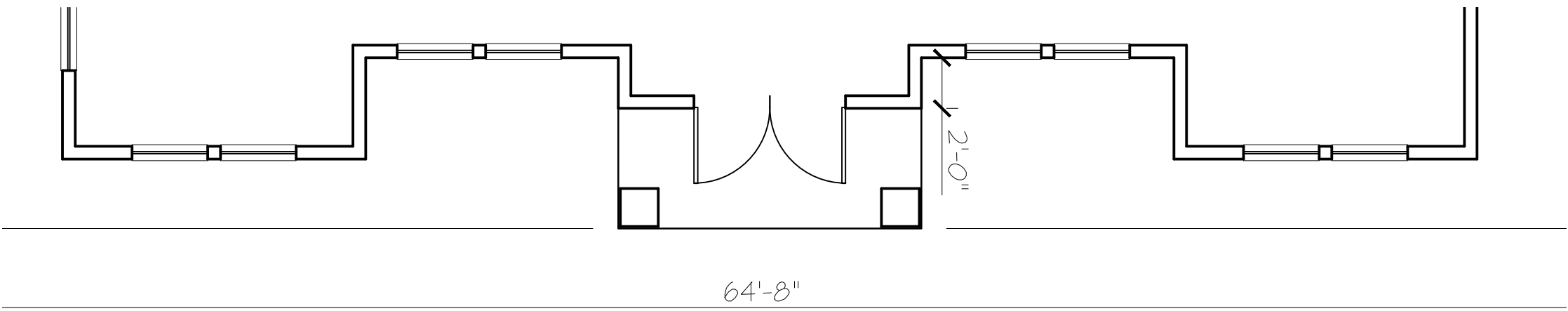
July 13, 2020
18-01

20 MAY 2020



1 BUILDING 6 : MEDICAL OFFICE BUILDING : FLOOR PLAN
SCALE: 3/16" = 1'-0" (24"X36")



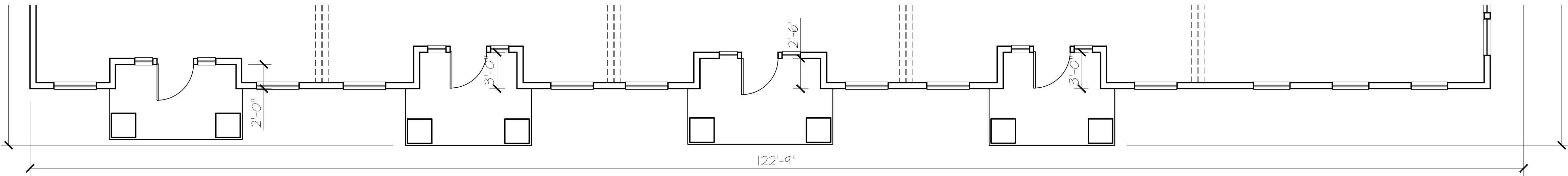


ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 6 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	843	782	1610	1492	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	623	647	1123	1273	
DOORS AND WINDOWS SQ. FT.	220	135	488	220	
PRIMARY MASONRY TOTALS (%)	100.00%	96.60%	99.11%	97.49%	
BRICK SQ. FT.	456	357	662	767	
STONE SQ. FT.	167	268	451	474	
SECONDARY MASONRY TOTALS (%)	0.00%	3.40%	0.89%	2.51%	
FIBERCEMENT (AKA HARDPLANK) SQ. FT.	0	22	10	32	

*All numbers within the column are in square feet (SQ. FT.), U.N.O.

2 BUILDING 6 : MEDICAL OFFICE BUILDING : NORTH ELEVATION

SCALE: 3/16" = 1'-0" (24"X36")



0 4' 8' 12'
SCALE: 3/16" = 1'-0"

1 BUILDING 6 : MEDICAL OFFICE BUILDING : EAST ELEVATION

SCALE: 3/16" = 1'-0" (24"X36")

Prairie Plaza | Phase II Site Plan

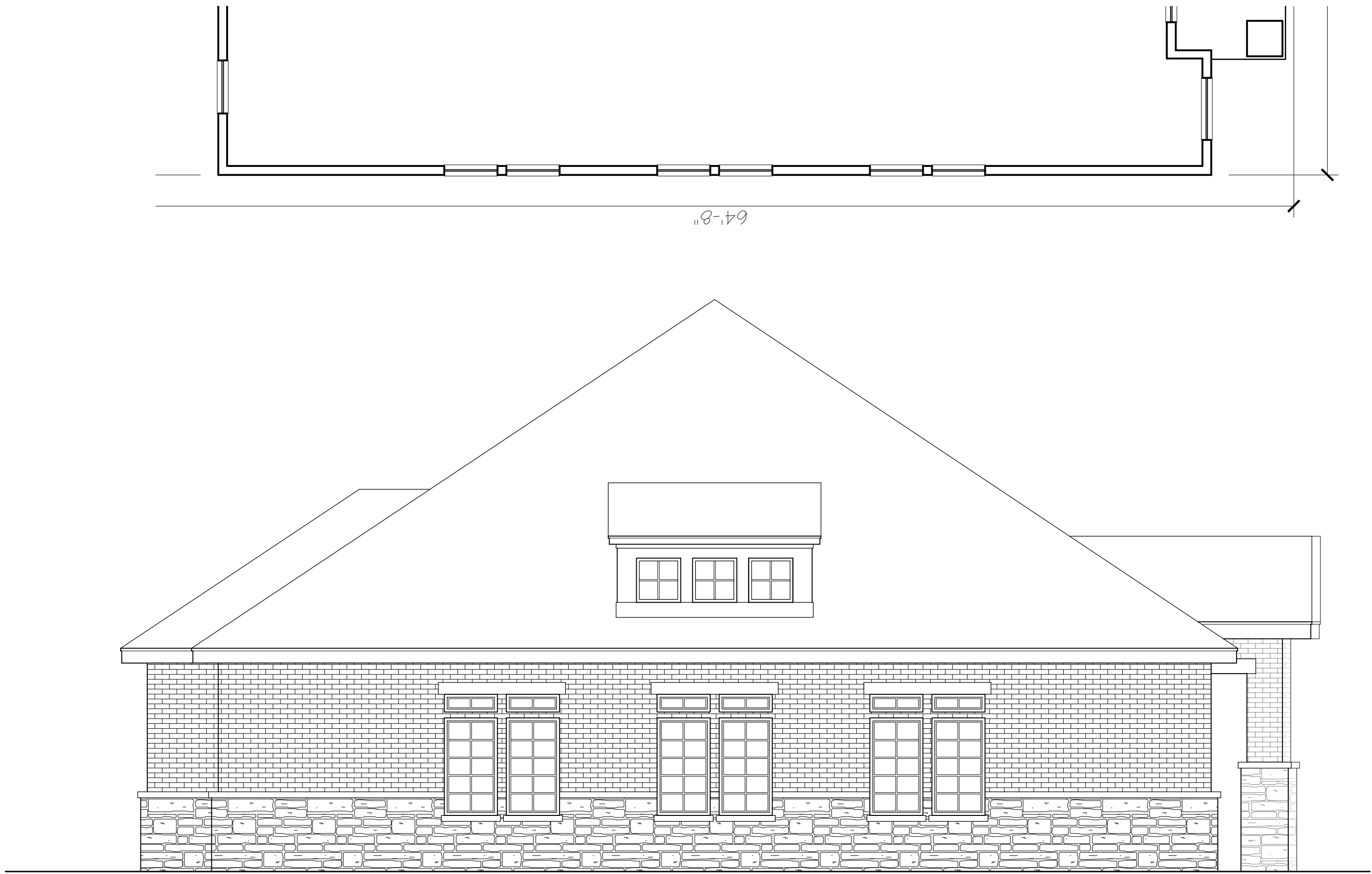
July 13, 2020

18-01

20 MAY 2020

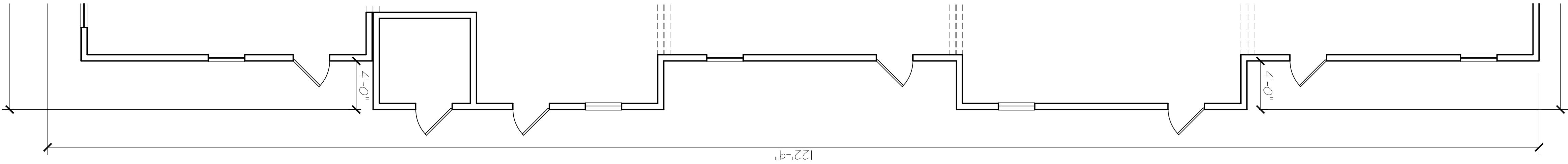


db constructors inc.

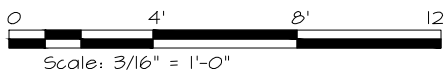


ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 6 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	843	782	1610	1492	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	623	647	1123	1273	
DOORS AND WINDOWS SQ. FT.	220	135	488	220	
PRIMARY MASONRY TOTALS (%)	100.00%	96.60%	99.11%	97.49%	
BRICK SQ. FT.	456	357	662	767	
STONE SQ. FT.	167	268	451	474	
SECONDARY MASONRY TOTALS (%)	0.00%	3.40%	0.89%	2.51%	
FIBERCEMENT (AKA HARDPLANK) SQ. FT.	0	22	10	32	
*All numbers within the column are in square feet (SQ. FT.), U.N.O.					

2 BUILDING 6 : MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 3/16" = 1'-0" (24"X36")



1 BUILDING 6 : MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 3/16" = 1'-0" (24"X36")





4 SOUTH MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



3 SOUTH MEDICAL OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

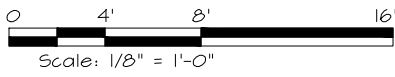


2 SOUTH MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

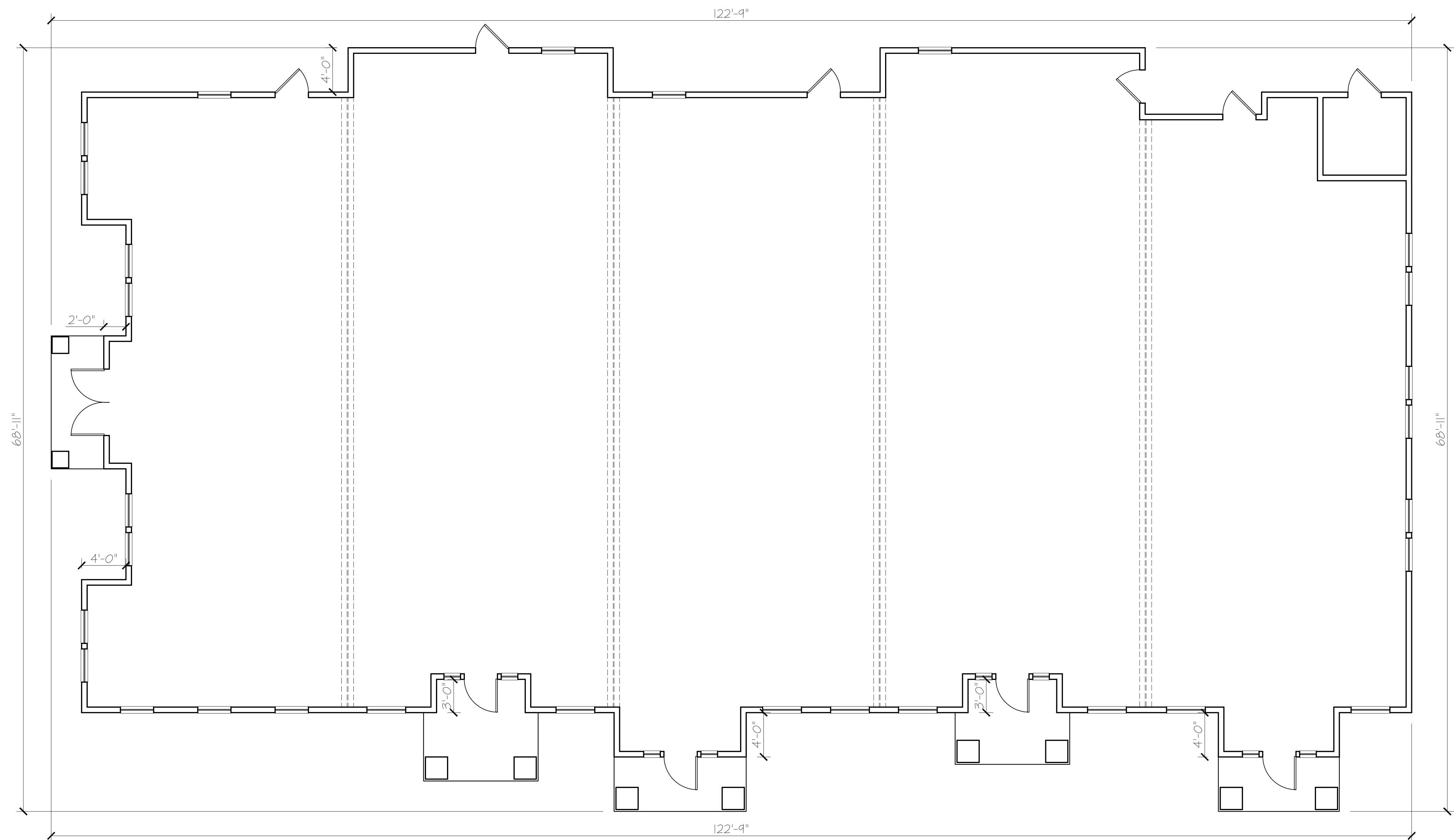


1 SOUTH MEDICAL OFFICE BUILDING : EAST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

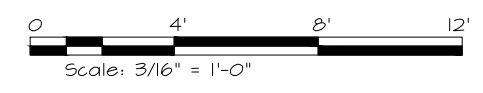
NOTE :
ALL EXTERNAL ELECTRICAL PANELS WILL BE
PAINTED/TEXTURED TO MATCH THE MATERIAL AND
COLOR OF THE BUILDING

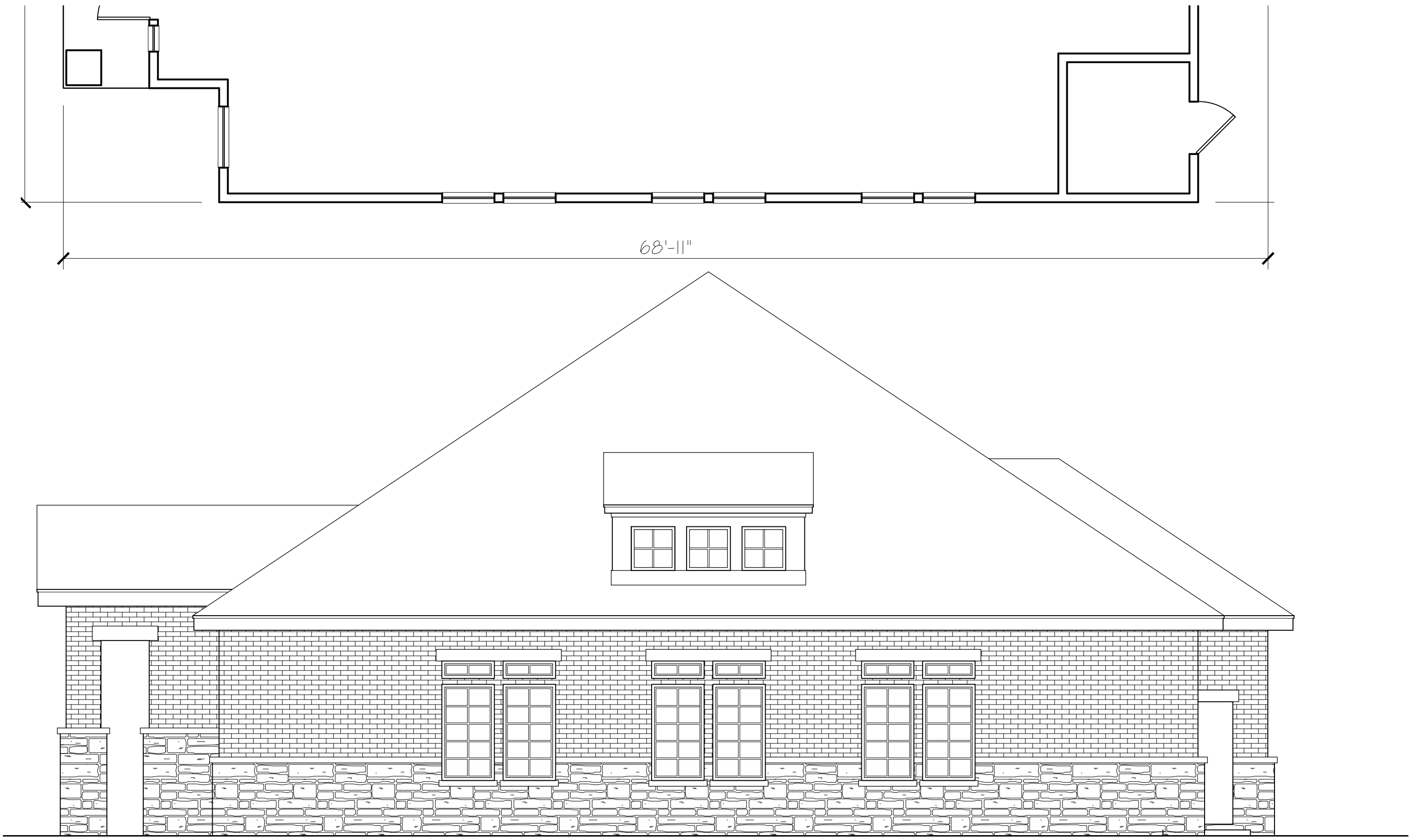


ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 6 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	843	782	1610	1492	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	623	647	1123	1273	
DOORS AND WINDOWS SQ. FT.	220	135	488	220	
PRIMARY MASONRY TOTALS (%)	100.00%	96.60%	99.11%	97.49%	
BRICK SQ. FT.	456	357	662	767	
STONE SQ. FT.	167	268	451	474	
SECONDARY MASONRY TOTALS (%)	0.00%	3.40%	0.89%	2.51%	
FIBERCEMENT (AKA HARDPLANK) SQ. FT.	0	22	10	32	
*All numbers within the column are in square feet (SQ. FT.), U.N.O.					



1 BUILDING 5 : MEDICAL OFFICE BUILDING : FLOOR PLAN
SCALE: 3/16" = 1'-0" (24"X36")



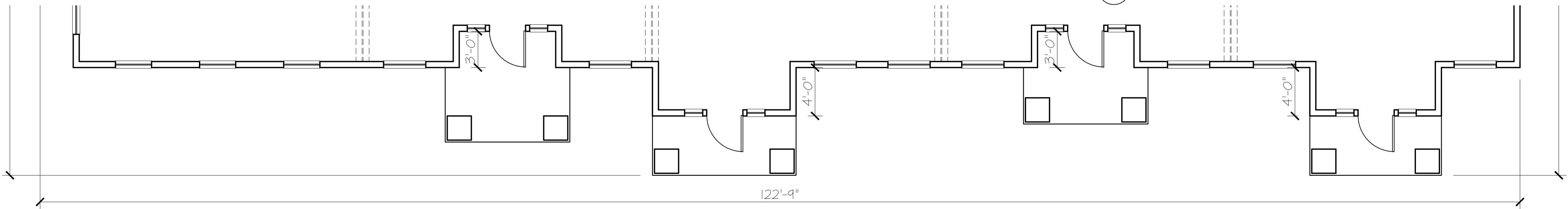


ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 5 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	817	918	1609	1491	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	682	698	1123	1293	
DOORS AND WINDOWS SQ. FT.	135	220	487	199	
PRIMARY MASONRY TOTALS (%)	96.77%	100.00%	99.11%	98.30%	
BRICK SQ. FT.	375	501	662	774	
STONE SQ. FT.	285	197	451	497	
SECONDARY MASONRY TOTALS (%)	3.23%	0.00%	0.89%	1.70%	
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	22	0	10	22	

*All numbers within the column are in square feet (SQ. FT.), U.N.O.

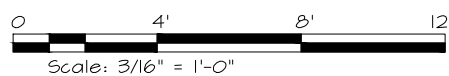
2 BUILDING 5 : MEDICAL OFFICE BUILDING : NORTH ELEVATION

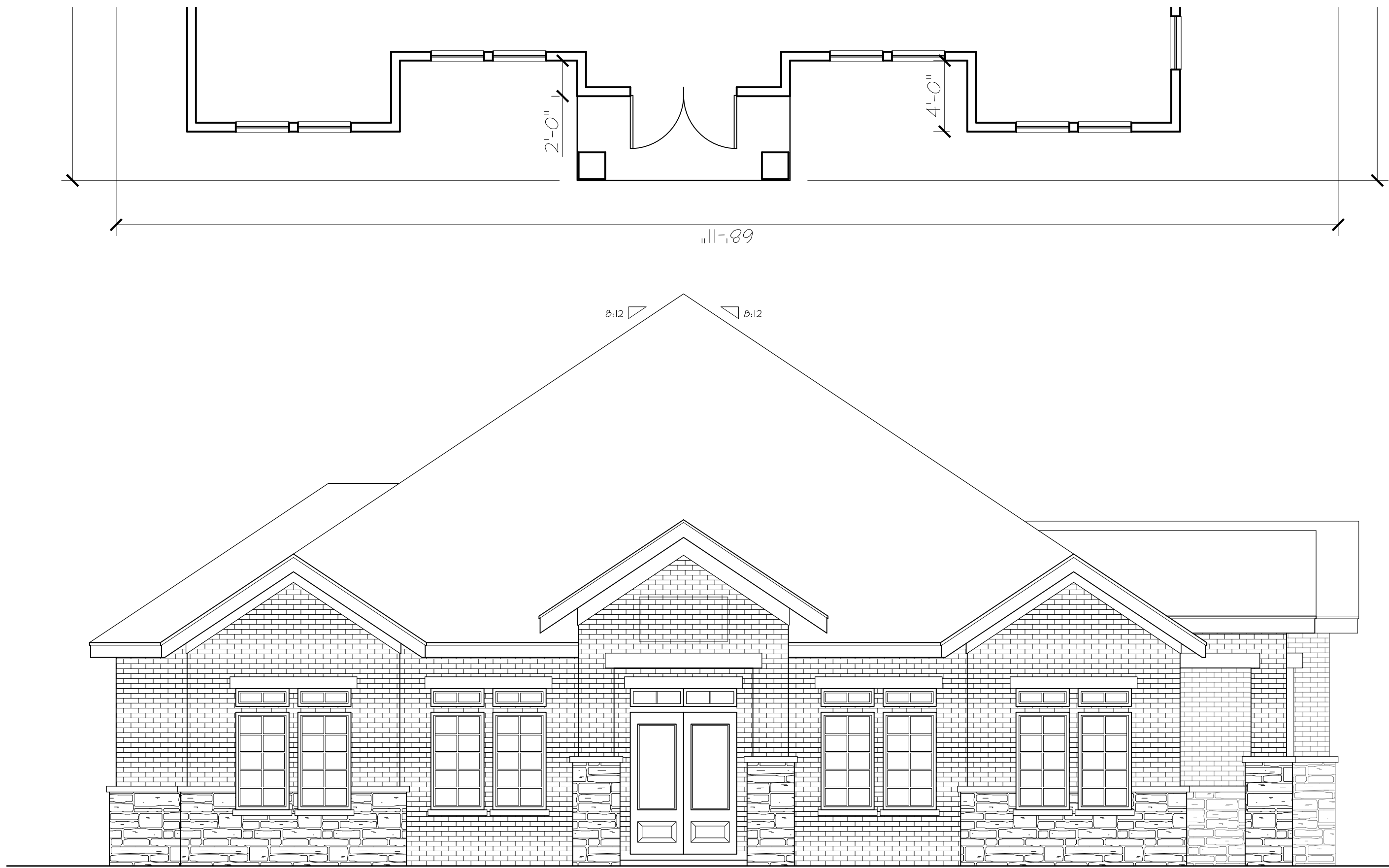
SCALE: 3/16" = 1'-0" (24"X36")



1 BUILDING 5 : MEDICAL OFFICE BUILDING : EAST ELEVATION

SCALE: 3/16" = 1'-0" (24"X36")

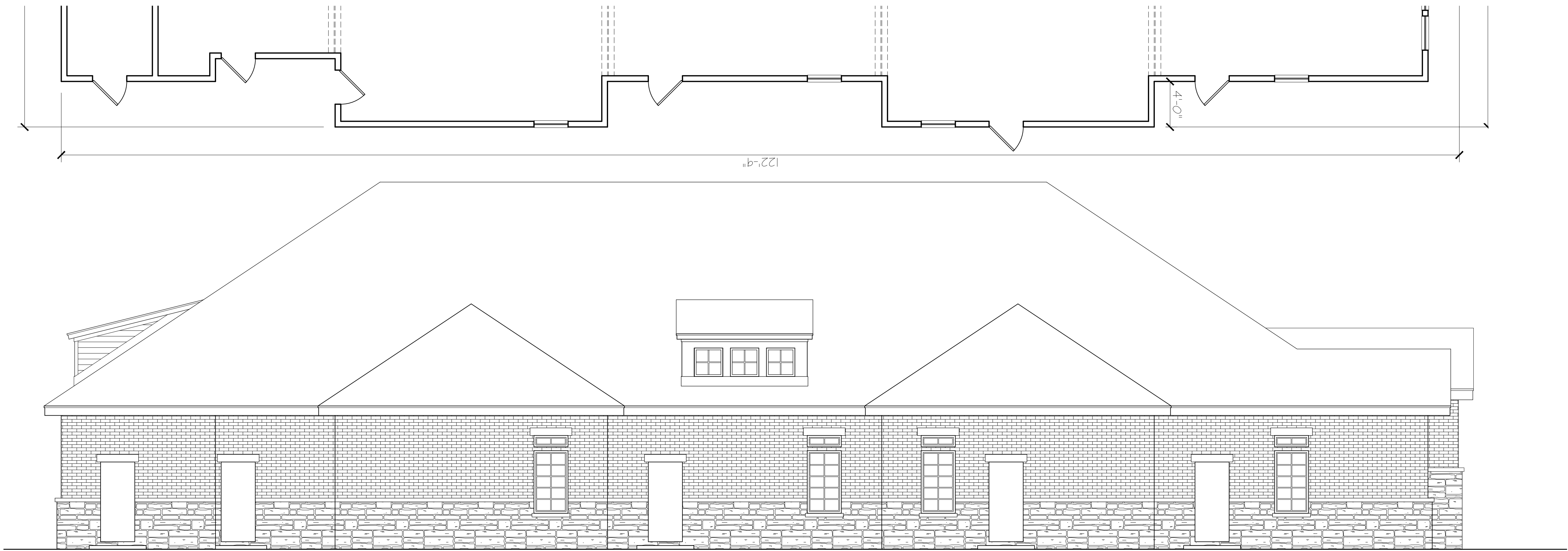




2 BUILDING 5 : MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 3/16" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 5 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	817	918	1609	1491	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	682	698	1123	1293	
DOORS AND WINDOWS SQ. FT.	135	220	487	199	
PRIMARY MASONRY TOTALS (%)	96.77%	100.00%	99.11%	98.30%	
BRICK SQ. FT.	375	501	662	774	
STONE SQ. FT.	285	197	451	497	
SECONDARY MASONRY TOTALS (%)	3.23%	0.00%	0.89%	1.70%	
FIBERCEMENT (AKA HARDPLANK) SQ. FT.	22	0	10	22	

*All numbers within the column are in square feet (SQ. FT.), U.N.O.



1 BUILDING 5 : MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 3/16" = 1'-0" (24"X36")

0 4' 8' 12'
Scale: 3/16" = 1'-0"



db constructors inc.

Prairie Plaza | Phase II Site Plan

July 13, 2020
18-01

20 MAY 2020



4 NORTH MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



3 NORTH MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



2 NORTH MEDICAL OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 5 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	817	918	1609	1491	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)					
DOORS AND WINDOWS SQ. FT.	682	698	1123	1293	
PRIMARY MASONRY TOTALS (%)	96.77%	100.00%	99.11%	98.30%	
BRICK SQ. FT.	375	501	662	774	
STONE SQ. FT.	285	197	451	497	
SECONDARY MASONRY TOTALS (%)	3.23%	0.00%	0.89%	1.70%	
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	22	0	10	22	

*All numbers within the column are in square feet (SQ. FT.), U.N.O.

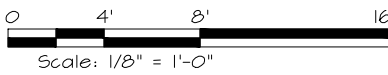


1 NORTH MEDICAL OFFICE BUILDING : EAST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

NOTE :
ALL EXTERNAL ELECTRICAL PANELS WILL BE
PAINTED/TEXTURED TO MATCH THE MATERIAL AND
COLOR OF THE BUILDING



db constructors inc.



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

Prairie Plaza | Phase II Site Plan

July 13, 2020

18-01

20 MAY 2020



4 NORTH MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



3 NORTH MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



2 NORTH MEDICAL OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Sandstone Beige	Siding & Panel (dormers)
WINDOWS	Pella	Impervia Windows : Tan	Windows w/Low-E Tint
ENTRY DOORS	Adooring Designs	S-1021 Square	Iron Entry Doors
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 5 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	817	918	1609	1491	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	682	698	1123	1293	
DOORS AND WINDOWS SQ. FT.	135	220	487	199	
PRIMARY MASONRY TOTALS (%)	96.77%	100.00%	99.11%	98.30%	
BRICK SQ. FT.	375	501	662	774	
STONE SQ. FT.	285	197	451	497	
SECONDARY MASONRY TOTALS (%)	3.23%	0.00%	0.89%	1.70%	
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	22	0	10	22	
*All numbers within the column are in square feet (SQ. FT.), U.N.O.					



1 NORTH MEDICAL OFFICE BUILDING : EAST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

NOTE :
ALL EXTERNAL ELECTRICAL PANELS WLL BE PAINTED/
TEXTURED TO MATCH THE MATERIAL AND COLOR
OF THE BUILDING





4 SOUTH MEDICAL OFFICE BUILDING : WEST ELEVATION
SCALE: 1/8" = 1'-0" (24"x36")



3 SOUTH MEDICAL OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/8" = 1'-0" (24"x36")

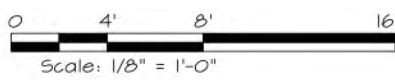


2 SOUTH MEDICAL OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (24"x36")



1 SOUTH MEDICAL OFFICE BUILDING : EAST ELEVATION
SCALE: 1/8" = 1'-0" (24"x36")

NOTE :
ALL EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/
TEXTURED TO MATCH THE MATERIAL AND COLOR
OF THE BUILDING



EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Sandstone Beige	Siding & Panel (dormers)
WINDOWS	Pella	Impervia Windows : Tan	Windows w/Low-E Tint
ENTRY DOORS	Adooring Designs	S-1021 Square	Iron Entry Doors
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

ELEVATIONS : MATERIAL CALCULATIONS TABLE					20-May-20
BUILDING 6 : MEDICAL OFFICE BUILDING - PHASE II					
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	843	782	1610	1492	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	623	647	1123	1273	
DOORS AND WINDOWS SQ. FT.	220	135	488	220	
PRIMARY MASONRY TOTALS (%)	100.00%	96.60%	99.11%	97.49%	
BRICK SQ. FT.	456	357	662	767	
STONE SQ. FT.	167	268	451	474	
SECONDARY MASONRY TOTALS (%)	0.00%	3.40%	0.89%	2.51%	
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	22	10	32	
*All numbers within the column are in square feet (SQ. FT.), U.N.O.					

BUILDING 6
Prairie Plaza | Phase II Site Plan

May 21, 2020
18-01



4 OFFICE BUILDING : SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



2 OFFICE BUILDING : NORTH ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



3 OFFICE BUILDING : EAST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")



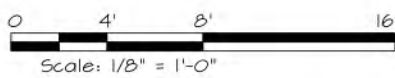
1 OFFICE BUILDING : WEST ELEVATION
SCALE: 1/8" = 1'-0" (24"X36")

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Sandstone Beige	Siding & Panel (dormers)
WINDOWS	Pella	Impervia Windows : Tan	Windows w/Low-E Tint
ENTRY DOORS	Adoorings Designs	S-1021 Square	Iron Entry Doors
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

NOTE :
ALL EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/
TEXTURED TO MATCH THE MATERIAL AND COLOR
OF THE BUILDING



BUILDING 4

ELEVATIONS : MATERIAL CALCULATIONS TABLE OFFICE BUILDING, SMALL					20-May-20
	NORTH*	SOUTH*	EAST*	WEST*	
TOTAL FAÇADE SQUARE FOOTAGE :	883	925	729	751	
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	704	790	619	621	
DOORS AND WINDOWS SQ. FT.	179	135	110	130	
PRIMARY MASONRY TOTALS (%)	100.00%	97.22%	99.19%	99.19%	
BRICK SQ. FT.	516	476	365	379	
STONE SQ. FT.	188	292	249	237	
SECONDARY MASONRY TOTALS (%)	0.00%	2.78%	0.81%	0.81%	
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	0	22	5	5	

*All numbers within the column are in square feet (SQ. FT.), U.N.O.