



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 MOCKNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-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.

TREE PROTECTION:
A PERMANENT PROTECTIVE FENCING PLACED STRAIGHTLY AROUND DRIP LINE OF EACH PROTECTED TREE. REFER TO UTILITY DRAWING SET: SA-10-1036 FOR DETAILS.

NOTE TO G.C.:
ALL TREES PLACED ON THE SITE SHALL RESPECT AND PROTECT EXISTING TREES BY ASSURING THAT MULCH OR MACH HAS COVERED UP THE ROOT-ZONE OF THE TREES.

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

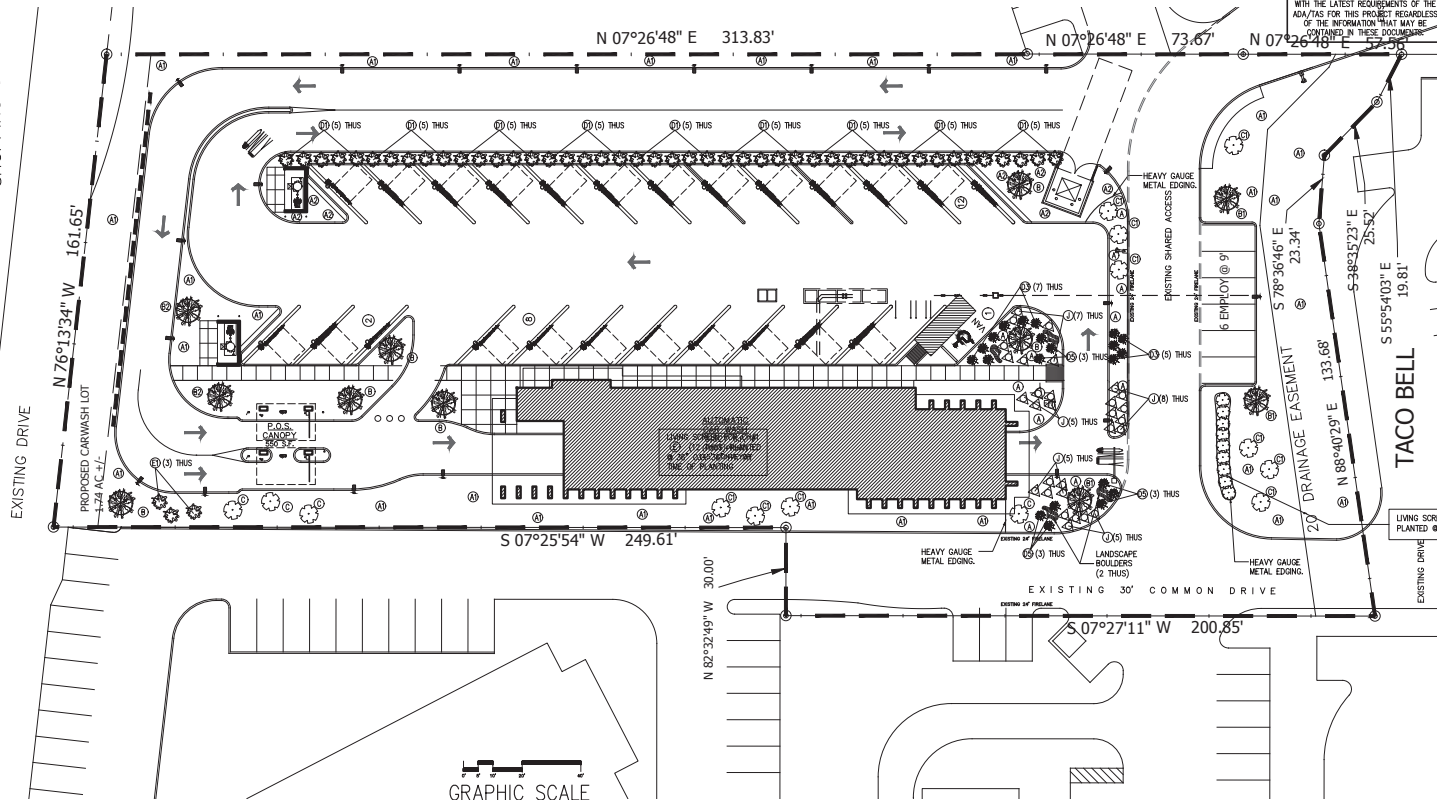
THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE (AND/OR EQUIPMENT YARDS) SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

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

IRRIGATION NOTES:

1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY OF GRAND PRAIRIE 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 COMPONENTS) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURER'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: SPRINKLER 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 MANUFACTURER'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 SCHEDULING 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 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.

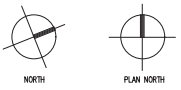
EXISTING SHOPPING CENTER



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 BAY.

GRAPHIC SCALE

1 LANDSCAPE PLAN 1"=20'-0"



4	04.24.18
1	DEV. PLAN REVIEW
1	05.21.18
2	DEV. PLAN REV #1
2	05.30.18
#1602	

DEVELOPER:
DSJ TEXAS CARWASH PROP, LLC
7742 OFFICE PARK BLVD., SUITE B2
BATON ROUGE, LA 70809
CONTACT: SCOTT JONES

NEW EXPRESS CARWASH
RETRO WASH - GRAND PRAIRIE
2803 N.E. GREEN OAKS BLVD.
GRAND PRAIRIE, TEXAS 75049
PROPOSED TRACT 1* PORTION OF LOT SA-6, BLOCK A, J.J. GOODWIN ADDITION 1.733 ACRES

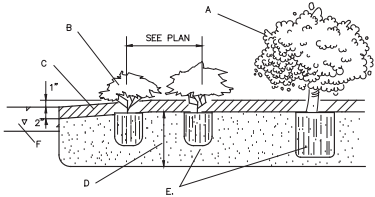
PRELIMINARY - NOT FOR CONSTRUCTION



RETRO CAR WASH- GRAND PRAIRIE
2803 N.E. GREEN OAKS BLVD, GRAND PRAIRIE TX 75049
PROPOSED TRACT 1* PORTION OF LOT SA-6, BLOCK A, J.J. GOODWIN ADDITION 1.733 ACRES
CASE NUMBER: SU180804/S180802
OWNER INFORMATION:
OAKHOLLOW GROUP, LTD.
C/O MOBY HAZARD
2800 N.E. GREEN OAKS BLVD. #200 ARLINGTON, TX 76006
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ARCHITECTURE • ART • INTERIOR ARCHITECTURE • FURNITURE DESIGN

SHEET:
L-1.0
1 OF (2) L SHEETS



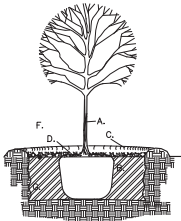
1 PLANTING BED DETAIL N.T.S.

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



2 ISOLATED TREE PLANTING 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.

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 SIGHT 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 SPRINKLED 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.), ROOT-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 SOIL: 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 "AGGSPON" 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 YAUPOIN, ORNAMENTAL GRASSES AND MANDINA @ 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 AREAS 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 SHRUBS' 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 INSIDE. 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 SHREDED NATIVE CEDAR MULCH.
- TREE PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TREES 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 TREES 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 INSIDE. 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 SHREDED NATIVE CEDAR MULCH. IN GRASS AREAS EXTEND MULCH TO DRIP LINE IF PLANT MINIMAL.
- ALL WORK SHALL BE PERFORMED ACCORDING TO THE CITY LANDSCAPE ORDINANCE(S) AND SUBELINES.
- 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	75,506 S.F. 1.733 ACRES
LANDSCAPE AREA REQUIRED:	3,020 S.F. 4.0%
LANDSCAPE AREA PROVIDED:	23,825 S.F. 31.5%
MINIMUM 75% OF REQUIRED LANDSCAPING IN FRONT YARD	COMPLIES
STREET TREES REQUIRED:	NOT APPLICABLE - INTERNAL LOT
PARKING LOT TREES 1 TREE / 20 PARKING SPACES:	2 TREES REQUIRED
32 PARKING SPACES PROVIDED 1:20 = TREES PROVIDED:	5 TREES / 45 SHRUBS COMPLEX
NO PARKING SPACE MORE THAN 100' FROM A TREE	
SCREEN PARKING ALONG STREET:	NOT APPLICABLE

LANDSCAPE LEGEND

MARK	TYPE	PLANT VARIETY	QUANTITY	SPACING
A.	GROUND COVER	DECOMPOSED GRANITE (NOT USED)		
A1.	GROUND COVER	COMMON BERNUDA - CYNODON DACTYLON.	N/A	N/A
A2.	GROUND COVER	1 GALLON CREEPING JUNIPER (WITH CEDAR MULCH) (JUNIPERUS HORIZONTALIS)	FIELD VERIFY	18" O.C.
B.	NEW TREE -	4" CALIFOR CEDAR ELM - MIN. 12' HT. (JUNIPUS ORESSIFOLIA)	(6 THUS)	REF PLAN
B1.	NEW TREE -	4" CALIFOR SHAWBUD REDOAK - MIN. 12' HT. (QUERCUS SHAWBUD)	(3 THUS)	REF PLAN
B2.	NEW TREE	4" CALIFOR LIVE OAK - MIN. 12' HT. (QUERCUS VIRGINIANA)	(2 THUS)	REF PLAN
E	EXISTING TREE TO REMAIN	NOT USED		
F	EXISTING TREE TO BE REMOVED	NOT USED		
C.	NEW ORNAMENTAL TREE -	2" CALIFOR MEXICAN BUCKEYE - MIN. 8' HT. (WANDANIA SPECIOSA)	(4 THUS)	REF PLAN
C1	NEW ORNAMENTAL TREE -	2" CALIFOR YAUPOIN HOLLY - MIN. 8' HT. (ILEX VOMITORIA)	(10 THUS)	REF PLAN
D1.	MEDIUM SHRUB -	5 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORD NANA')	(45 THUS)	36" O.C.
D2.	MEDIUM SHRUB - NOT USED	5 GALLON COTONEASTER GRAY (COTONEASTER GLAUCOPHYLLA)	NOT USED	42" O.C.
D3.	MEDIUM SHRUB	5 GALLON RED YUCCA (HEPERALOE PARVIFLORA)	(12 THUS)	36" O.C.
D4	MEDIUM SHRUB -	5 GALLON SALVIA GREGG (AUTUMN SAGE) - RED (SALVIA GREGG)	(20 THUS)	36" O.C.
D5	SMALL SHRUB	5 GALLON ROSEMARY (ROSAMARINUS OFFICINALIS)	(9 THUS)	36" O.C.
E.	LARGE SHRUB	5 GALLON MELLIE R. STEVENS HOLLY 36" HT. 36" O.C. (ILEX X MELLIE R. STEVENS)	(NOT USED)	36" O.C.
E1.	LARGE SHRUB	5 GALLON TEXAS SAGE (LEUCOPHYLLUM FRUTESCENS)	(3 THUS)	42" O.C.
F.	SPECIMEN CACTUS - NOT USED	6" WIDE X 5' TALL PRICKLY PEAR CACTUS (0 THUS) (OPUNTIA PHACANTHA)	(NOT USED)	N/A
G.	LARGE SCREENING SHRUB	5 GALLON LITTLE GEM MAGNOLIA 10' HT. 48" O.C. (MAGNOLIA 'LITTLE GEM')	(9 THUS)	36" O.C.
J	ORNAMENTAL GRASSES	1 GALLON VARIETY OF PERENNIAL ORNAMENTAL GRASSES. (34 THUS)		24" O.C.
K	ANNUAL VERITIES - NOT USED	ANNUAL COLORS - VARIETY T.A.S.	N/A	N/A

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EURYTHMIC DESIGN GROUP ARCHITECTS

RETRO CAR WASH - GRAND PRAIRIE
2803 N.E. GREEN OAKS BLVD. GRAND PRAIRIE TX 75050
PROPOSED TRACT 1* PORTION OF LOT 3A-6, BLOCK A, J.J. GOODWIN ADDITION 1.733 ACRES
CASE NUMBER: SH180809/5180809
OWNER INFORMATION:
OAKHOLLOW GROUP, LTD.
C/O BOBO HAZARD
2800 N.E. GREEN OAKS BLVD. #200 ARLINGTON, TX 76066
981.840.5189 mob@oakhollogroup.com
APPLICANT INFORMATION:
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214.561.1934 vincent@eeg-architects.com

1	04.24.18
2	05.21.18
3	05.30.18

1892
REGISTERED ARCHITECT
STATE OF TEXAS
1971

DEVELOPER:
DSJ TEXAS CARWASH PROP., LLC
7742 BATION ROUGE, LA 70009
CONTACT: SCOTT JONES

RETRO WASH - GRAND PRAIRIE
NEW EXPRESS CARWASH
2803 N.E. GREEN OAKS BLVD.
BLOCK A, J.J. GOODWIN ADDITION 1.733 ACRES
GRAND PRAIRIE, TEXAS 75050
PROPOSED TRACT 1* PORTION OF LOT 3A-6, BLOCK A, J.J. GOODWIN ADDITION 1.733 ACRES

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SHEET:
L-2.0
2 OF (2) L SHEETS

PRELIMINARY - NOT FOR CONSTRUCTION

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04.24.18
DEV. PLAN REVIEW
05.21.18
DEV. PLAN REV #1
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DEV. PLAN REV #2

#1802

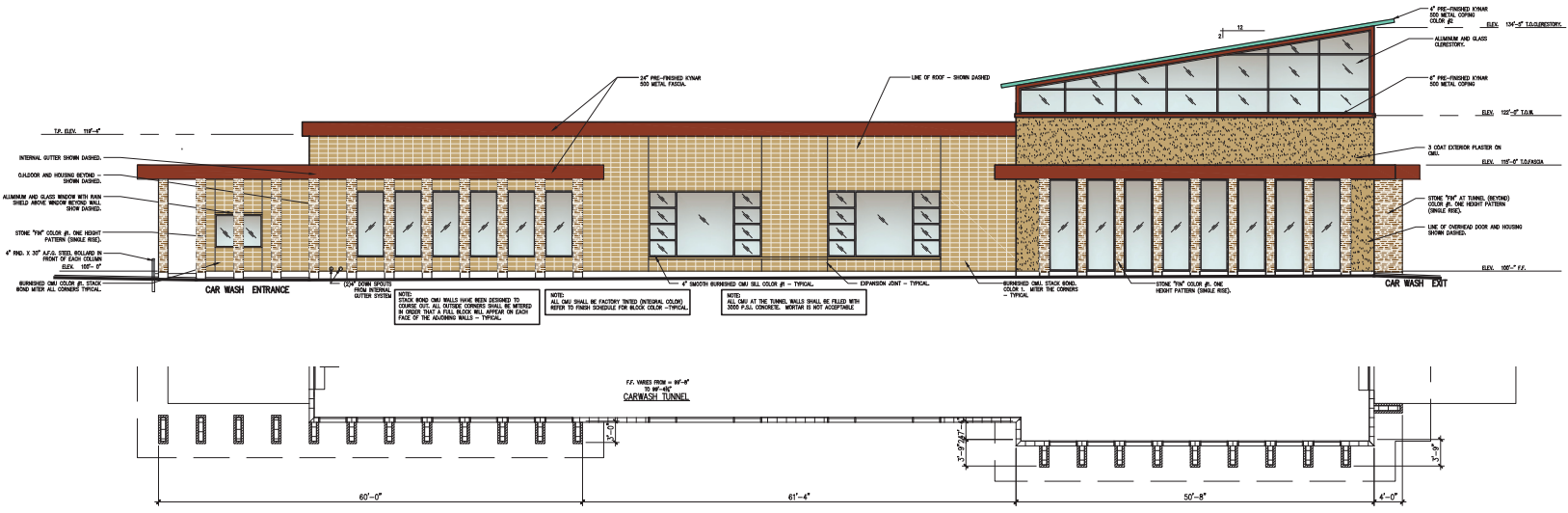
DEVELOPER:
DSJ TEXAS CARWASH PROP, LLC
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NEW EXPRESS CARWASH
RETRO WASH - GRAND PRAIRIE
2803 N.E. GREEN OAKS BLVD.
2803 N.E. GREEN OAKS BLVD. A
J.J. GOODWIN ADDITION 1.733 ACRES
PROPOSED TRACT 1* PORTION OF LOT 3A-B, BLOCK A
GRAND PRAIRIE, TEXAS 75062

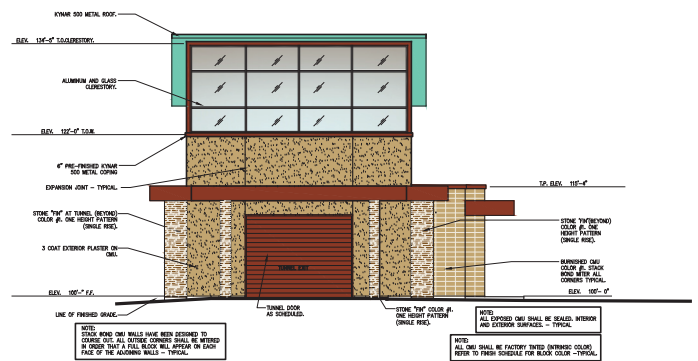
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SHEET:
FA-1
1 OF (2) FA SHEETS



1 EAST PLAN ELEVATION 1/8" = 1'-0"



2 NORTH PLAN ELEVATION 1/8" = 1'-0"

ALL GLASS STOREFRONT SHALL BE LOW REFLECTIVITY AND SHALL NOT EXCEED 12%

EXTERIOR WALL MATERIAL LIST:

8" CMU PLASTER	YORK BUILDING PRODUCTS' COLOR BEIGE	COLOR GEMSTONE - PARMENT	HONED FACED (STACK BOND) LIGHT TEXTURE
STONE VENEER	T.B.D.	COLOR DARK BEIGE	ONE HEIGHT PATTERN (SINGLE RISE)
4" CMU WINDOW SILL	YORK BUILDING PRODUCTS' COLOR GEMSTONE - PARMENT	COLOR GEMSTONE - PARMENT	HONED FACED
GLASS	COLOR SOLARBAN TONEL LOW E	COLOR SOLARBAN TONEL LOW E	INSULATED GLASS
ALUMINUM STOREFRONT	"YORK"	COLOR CLEAR ANODIZED ALUMINUM	18" STANDING SEAM ROOF AND FASCIA
METAL ROOF	"VESTAMALL"	COLOR T.B.S.	KYMAR 500
METAL FASCIA	"MBT" LOCKSEAM	COLOR MATCH MBT'S "TRUSTIC RED"	
	BREAK METAL		

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

MATERIAL	NORTH	PERCENT	EAST	PERCENT	SOUTH	PERCENT	WEST	PERCENT
EXTERIOR PLASTER	61	9.5	429	20.2	408	16.9	434	17.1
CMU	330	51.4	1265	58.5	100	0.4	1871	73.7
STONE VENEER	249	38.9	432	20.3	206	08.5	233	09.2
TOTAL	640	-	2128	-	2418	-	2538	-

100% MASONRY BUILDING

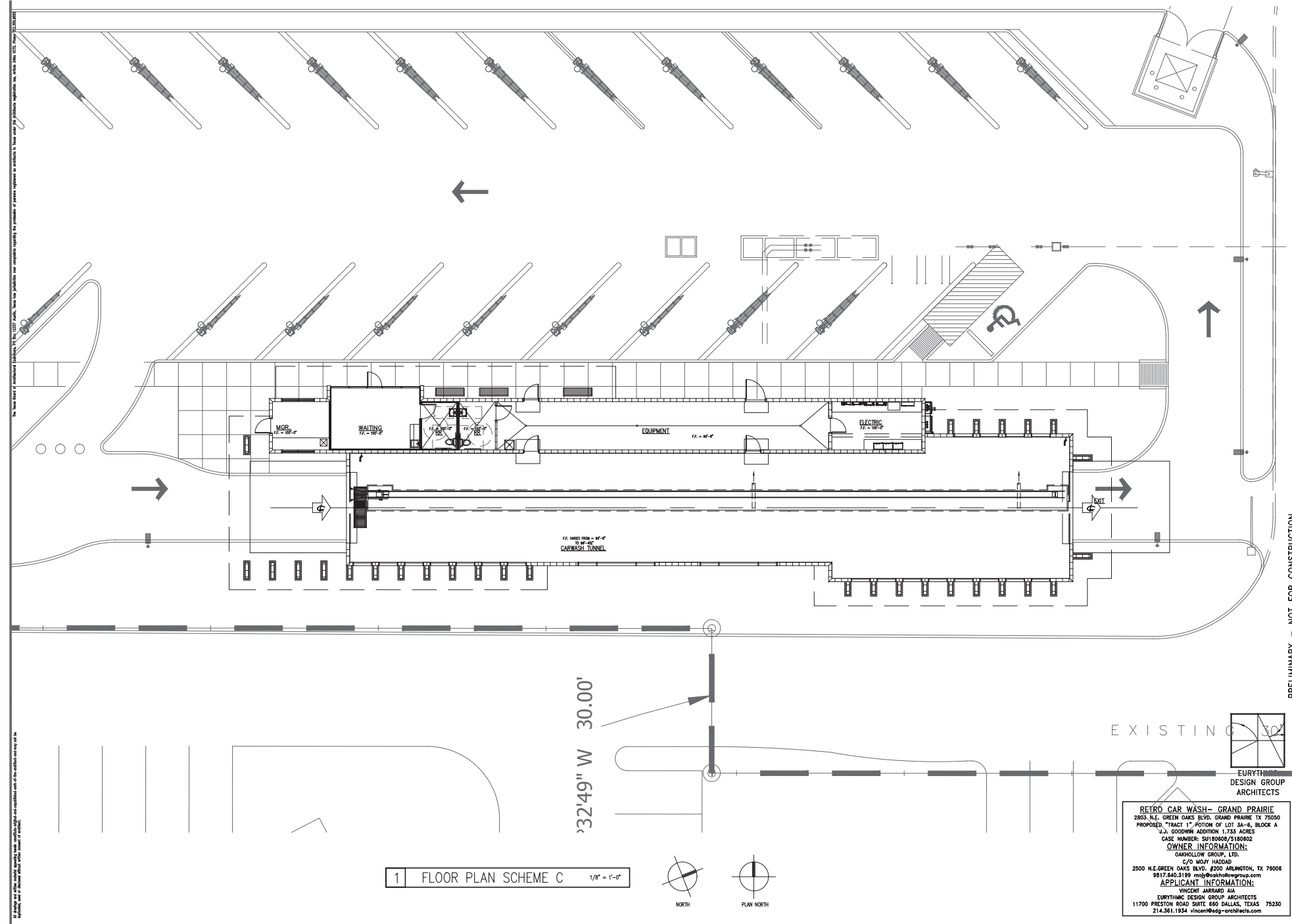


RETRO CAR WASH - GRAND PRAIRIE
2803 N.E. GREEN OAKS BLVD. GRAND PRAIRIE TX 75060
PROPOSED TRACT 1* PORTION OF LOT 3A-B, BLOCK A
J.J. GOODWIN ADDITION 1.733 ACRES
CASE NUMBER: SU180804/S180802

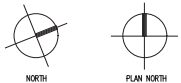
OWNER INFORMATION:
OAKHOLLOW GROUP, LTD.
C/O MOBY HARBOR
2800 N.E. GREEN OAKS BLVD. #200 ARLINGTON, TX 76068
9817.840.5199 mob@oakhollogroup.com

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1 FLOOR PLAN SCHEME C 1/8" = 1'-0"



RETRO CAR WASH - GRAND PRAIRIE
 2805 N.E. GREEN OAKS BLVD., GRAND PRAIRIE, TX 75050
 PROPOSED "TRACT 1", PORTION OF LOT 3A-B, BLOCK A
 J.J. GOODWIN ADDITION 1.733 ACRES
 CASE NUMBER: SU180809/S180802

OWNER INFORMATION:
 OAKHOLLOW GROUP, LTD.
 C/O MOBY HAZARD
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 9817.640.3199 moly@oakhollogroup.com

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PRELIMINARY - NOT FOR CONSTRUCTION

4	04.24.18
1	05.21.18
2	05.30.18

#1802
 REGISTERED ARCHITECT
 STATE OF TEXAS

DEVELOPER:
 DSJ TEXAS CARWASH PROP, LLC
 7742 OFFICE PARK BLVD., SUITE B2
 BATON ROUGE, LA 70809
 CONTACT: SCOTT JONES

NEW EXPRESS CARWASH
RETRO WASH - GRAND PRAIRIE
 2805 N.E. GREEN OAKS BLVD.
 PORTION OF LOT 3A-B, BLOCK A, J.J. GOODWIN ADDITION 1.733 ACRES
 GRAND PRAIRIE, TEXAS 75050

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 Tel 214.561.1934 text 214.726.1211 email vincent@edg-architects.com
 ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:
SK-1
 1 OF 15K SHEETS