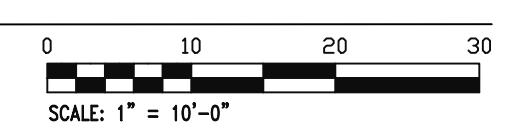
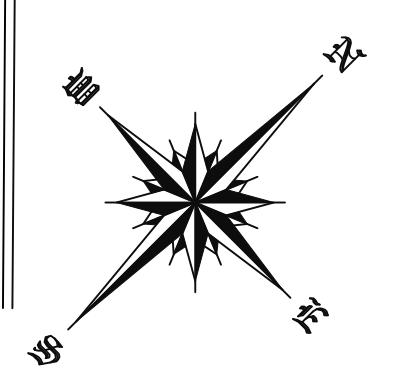


SITE PARKING - PLAN

CONFIRM ALL ELEVATIONS AND DIMENSIONS PRIOR TO DEMOLITION AND INSTALLATION.



Area To Be Sited		Landscaping Area		General Planting Area		Special Planting Area	
Lot Area	32,456.37	80% of RFPY	3,245.54	12% of RFPY	3,119.51	8% of RFPY w/ 1 Plant / 8 S.F.	117.32
Proposed Planting Area	1,947.37	80% of RFPY	1,878.07	12% of RFPY	233.51	8% of RFPY w/ 1 Plant / 8 S.F.	112.79



PARKING
 PD 193 - SUBSECTION (GF)
 SITE: .7451 AC (32,456.37 SF)
 SITE: ZONED: GR

OFF-STREET PARKING
 TYPICAL PARKING DIMENSIONS AR 8.5' X 18' TYP. MIN.

61 STANDARD PARKING
 05 HANDICAP PARKING
 66 TOTAL PARKING SPACES PROPOSED ON SITE

SITE LANDSCAPE AREA
 TOTAL PERMEABLE AREA = 1,147. SF

LANDSCAPE TABULATION PD 193 - SUBSECTION (GF)
 SITE: .7451 AC (32,456.37 SF) ZONED: GR

VEGETATION (VT)
 DOUGLAS AVENUE @ LEMMON AVE
 LEMMON AVE (ONE WAY)
 45' VT NOT REQUIRED ONE WAY EAST BOUND

DRIVEWAY INTERSECTIONS
 DOUGLAS AVE
 20' VT REQUIRED
 LEMMON AVE
 20' VT REQUIRED

MAXIMUM LOT COVERAGE
 MIN PERMEABLE COVERAGE ALLOWED 80% = 19,473.82 SF
 MIN PERMEABLE COVERAGE PROVIDED 80% = 31,206.37 SF

OFF-STREET PARKING
 61 STANDARD PARKING
 05 HANDICAP PARKING
 67 TOTAL PARKING

LANDSCAPE, STREETSCAPE, SCREENING AND FINISH STANDARDS
 PARKING LOT SCREEN
 3' ARCHITECTURAL SCREEN WALL PROVIDED
 30' MAXIMUM HT. SCREEN SHIRTS OCCUR W/IN SIGHT VISIBILITY ANGLES
 36' MAXIMUM HT. SCREEN SHIRTS OCCUR OUTSIDE OF SIGHT VISIBILITY ANGLE

DESIGNATED LANDSCAPE AREAS (FOR OR SUB-DISTRICT)
 REQUIRED FRONT YARD SETBACK
 BETWEEN BUILDING SET BACK LINE AND PL ADJACENT STREETS
 STREET FRONTAGE = 305.12'
 10' TO 10' BL X 305 SF @ 3,500. SF

LANDSCAPE SITE AREA (LSA)
 80% TO BE OPEN AND PERMEABLE AND CAN CONTAIN PEDESTRIAN PAVEMENT,
 PLANT MATERIAL NOT REQUIRED, WITH NO STRUCTURE.
 80% OF (RPT) REQUIRED = 3,245.54 SF
 80% OF (RPT) PROVIDED = 3,119.51 SF.

GENERAL PLANTING AREA (GPA)
 12% OF (RPT) REQUIRED = 323.51 SF.
 30% OF (RPT) PROVIDED = 721.51 SF.

SPECIAL PLANTING AREA (SPA)
 MUST BE LOCATED WITHIN 10' OF PL
 6 X 6' OF (RPT) REQUIRED = 117.32 SF.
 6 X 6' OF (RPT) PROVIDED = 112.79 SF.

SCREENING AND FINISH STANDARDS
 ALL LANDSCAPING WILL BE IRRIGATED AND DRAINAGE BY AN AUTOMATIC IRRIGATION AND PERMANENT
 DRAINAGE SYSTEM INSTALLED TO COMPLY WITH INDUSTRY STANDARDS.

OFF-STREET PARKING REQUIREMENTS
 ALL SURFACE PARKING IS SCREENED FROM STREET AND RESIDENTIALLY ZONED PROPERTY,
 SCREEN = RESIDENTIAL SCREENING
 6' HT. MIN. WOOD OR MASONRY FENCE REQUIRED
 6' HT. MIN. WOOD FENCE PROVIDED (EXISTING)

SCREENING - DOUGLAS AVE.
 SCREENING NOT EXCEED 24" HT. REQUIREMENT FOR S.V.A.
 HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE, PLANTED 24" O.C.
 IN MIN. 50% DEPTH OF 24" RECOMMENDED
 HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.
 IN MIN. 50% DEPTH OF 24" PROVIDED

SCREENING - LEMMON AVE.
 SCREENING NOT EXCEED 24" HT. AS REQUIRED W/IN SIGHT VISIBILITY ANGLE.
 HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.
 IN MIN. 50% DEPTH OF 24" RECOMMENDED
 HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.
 IN MIN. 50% DEPTH OF 24" PROVIDED

SCREENING - GARAGE STORAGE AREA SCREENING
 SCREENED FROM PUBLIC STREET AND PROPERTY OF A RESIDENTIAL DISTRICT PROVIDED
 SCREENED FROM PUBLIC STREET AND PROPERTY OF A RESIDENTIAL DISTRICT PROVIDED
 6' MASONRY WALL PROVIDED

SCREENING
 6' MINIMUM WIDTH REQUIRED
 LEMMON AVE - 6' MIN. WIDTH PROVIDED (EXISTING)
 DOUGLAS AVE - 6' MIN. WIDTH PROVIDED (EXISTING) *CONFORM

TREES
TREE PLANTING ZONE
 1 TREE / 25 LF @ 3.5" MIN. CAL AND 14' MIN. HT. REQUIRED
 VERTICAL HT. CLEARANCE MAINTAINED @ 15'-6" CLEARANCE OVER STREET/SIDEWALK

LEMMON AVE. FRONTAGE = 170 LF
 (EXISTING TREES IN TREE CANOPY W/IN PARKWAY)
 6 TREES @ 3.5" CAL MIN. AND 14' MIN. HT. (PER BIA 93-177) REQUIRED
 6 TREES @ 3.5" CAL MIN. AND 14' MIN. HT. (EXISTING) PROVIDED
 6 EXISTING CANOPY TREES
 6 PROPOSED CANOPY TREES

DOUGLAS AVENUE FRONTAGE = 185 LF
 (EXISTING TREES W/IN PARKWAY)
 2 TREES REQUIRED @ 3.5" CAL MIN. AND 14' MIN. HT. (25.9 TOTAL CAL INCHES) (PER BIA 93-177)
 2 TREES PROVIDED (EXISTING) @ 12.25" AVE. CAL AND 14' MIN. HT. (64.1 TOTAL CAL INCHES)
 4 TREES EXISTING
 1 TREE PROVIDED (PER BIA 93-177)

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REVISIONS	
PROJECT NO. 106181U	DRAWN: SR
CHECKED: SR	SUBMITTAL DATES: 12/14/18
JOB DATE:	
Landscape Architecture	
Site Planning	
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Uncle Julio's	Site Landscape Improvements
4125 Lemmon Avenue, Dallas, Texas	
LANDSCAPE IMPROVEMENTS	
SHEET TITLE	
PARKING PLAN	
SHEET	
L1.03	