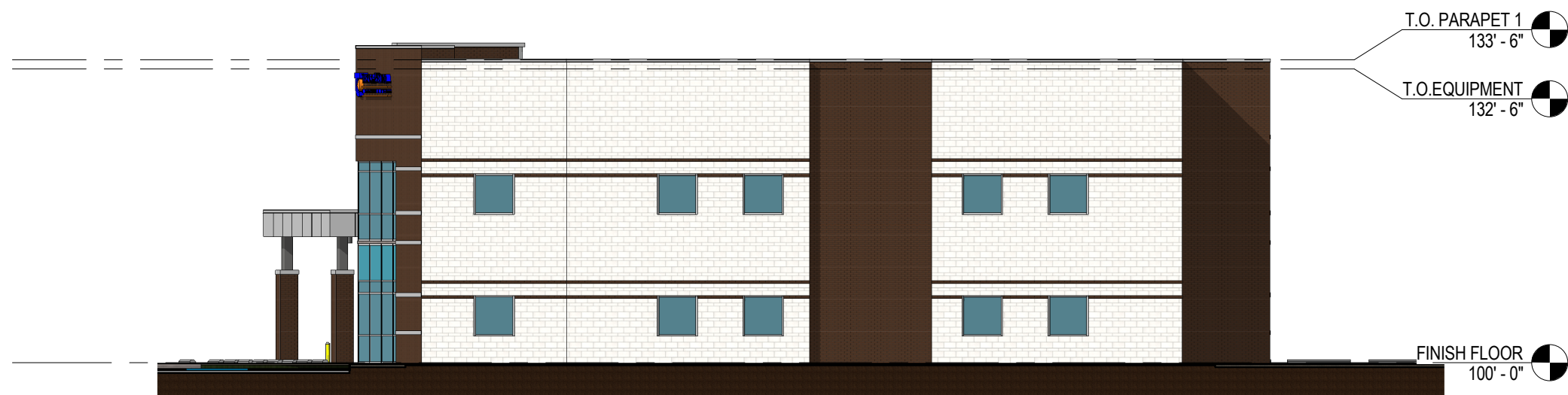


01 EXTERIOR ELEVATION - OVERALL LEFT (WEST)
1 of 3 SCALE: 1/16" = 1'-0"

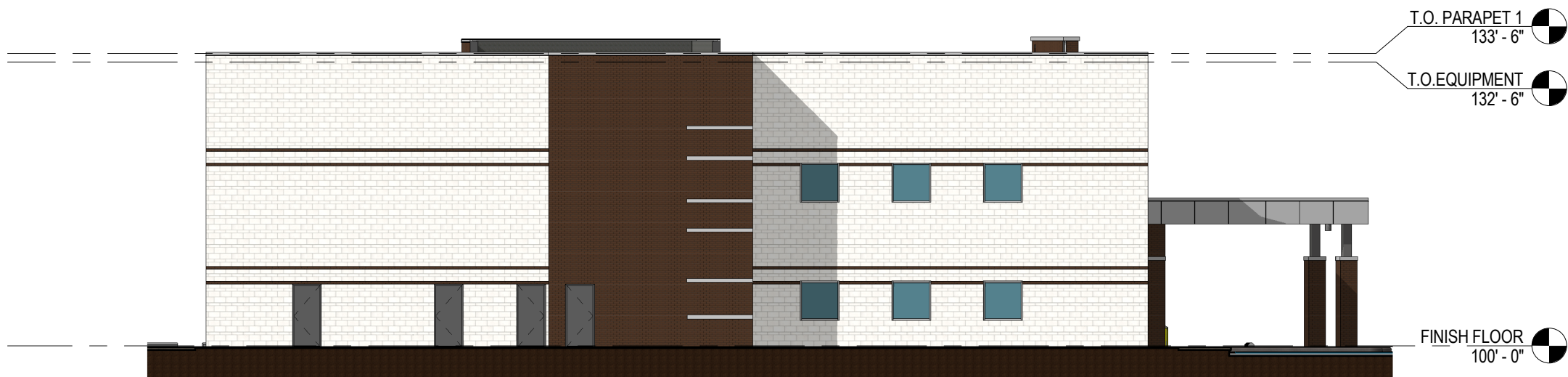
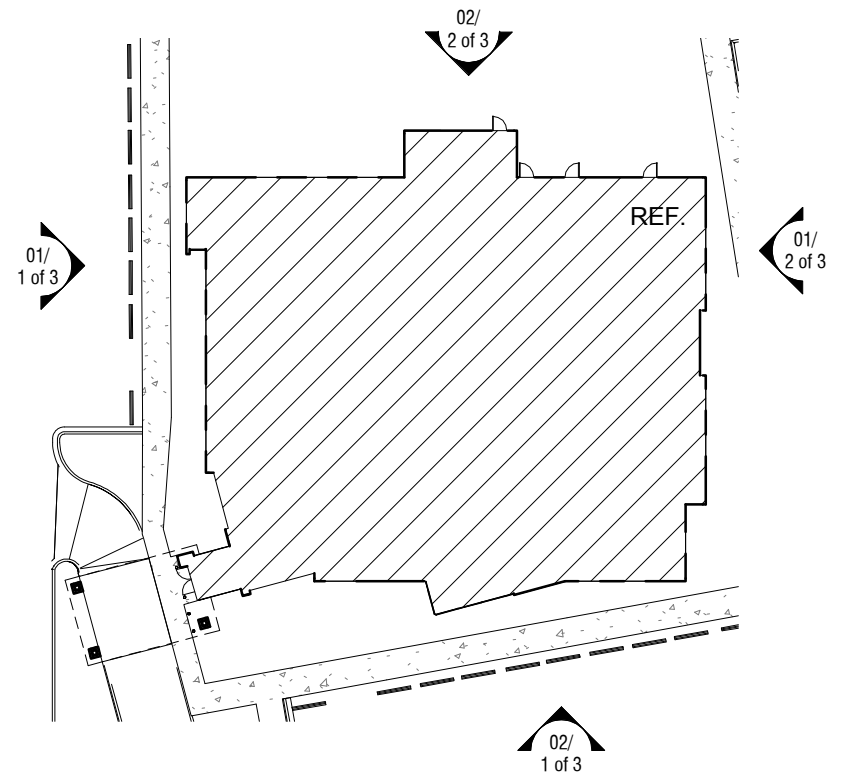


South Elevation		
	Area(sf)	%
Glass	1,145	34.4%
Brick	700	21.1%
Stone-look Tilt-wall	1,387	41.7%
ACM	92	2.8%
Total	3,324	100.0%
West Elevation		
	Area(sf)	%
Glass	750	24.5%
Brick	721	23.6%
Stone-look Tilt-wall	1,520	49.7%
ACM	65	2.1%
Total	3,056	100.0%

02 EXTERIOR ELEVATION - OVERALL FRONT (SOUTH)
1 of 3 SCALE: 1/16" = 1'-0"



01 EXTERIOR ELEVATION - OVERALL RIGHT (EAST)
2 of 3 SCALE: 1/16" = 1'-0"



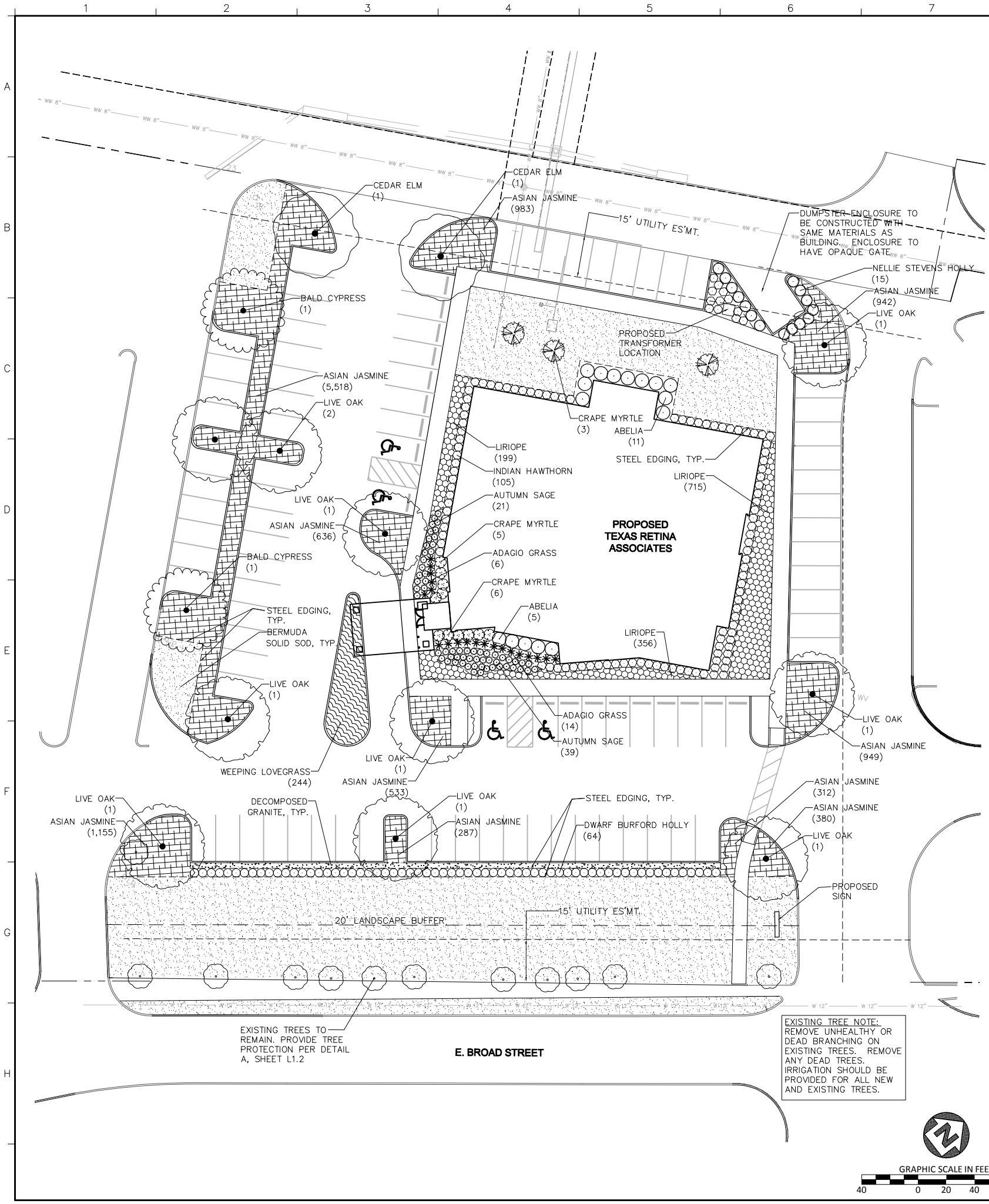
02 EXTERIOR ELEVATION - OVERALL REAR (NORTH)
2 of 3 SCALE: 1/16" = 1'-0"

North Elevation		Area(sf)	%
Glass	126	3.8%	
Brick	828	25.1%	
Stone-look Tilt-wall	2,278	69.0%	
ACM	71	2.1%	
Total	3,303	100.0%	
East Elevation		Area(sf)	%
Glass	298	10.0%	
Brick	882	29.5%	
Stone-look Tilt-wall	1,779	59.5%	
ACM	30	1.0%	
Total	2,989	100.0%	

CASE: DS#17-003



Overall Building	Area(sf)	%
Glass	1,569	16.3%
Brick	2,410	25.1%
Stone-look Tilt-wall	5,444	56.6%
ACM	193	2.0%
Total	9,616	100.0%



LANDSCAPE DATA CHART

Site Are	69,390 sf. / 1.593 ac.	
Building Area	14,840 sf.	
Net Site Area	54,550 sf.	
<hr/>		
Buffer Yard adjacent right of way		
E. Broad - 20' wide buffer yard (exclusive of drives)	20'	43'
One canopy tree for every 40 lf. of buffer yard		
E. Broad 245 lf. / 40 lf.	6 Canopy Trees	11 Existing Trees to Remain
Parking Lot Perimeter Landscape		
Screening of right of way		
E. Broad 187 lf. / 3' oc.	62 Shrubs	64 Shrubs
Parking Lot Internal Landscape		
One Canopy Tree for every 10 space		
90 spaces / 10	9 Canopy Trees	9 Canopy Trees
Parking Island required every 15 spaces	Yes	Yes
One canopy tree in every parking island	Yes	Yes
One canopy tree at the end of each parking row	Yes	Yes
Foundation Planting		
4' wide landscape at customer entrance facade west facade	4'	4' - 12'
4' wide landscape at facade facing right of way south facade	4'	4' - 18'
Other Landscape		
10% of site to be landscape		
69,390 sf. X 10%	6,939 sf.	20,285 sf.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER SIZE	HEIGHT	SPREAD
	2	BALD CYPRESS	TAXODIUM DISTICHUM	3.5"	65 GAL	12'-14'	5'-7'
	2	CEDAR ELM	ULMUS CRASSIFOLIA	3.5"	65 GAL	12'-14'	5'-7'
	3	CRAPE MYRTLE 'NATCHEZ' (WHITE)	LAGERSTROEMIA X 'NATCHEZ'	3" MULTI-TRUNK	45 GAL	8'-10'	4'-6'
	10	LIVE OAK	QUERCUS VIRGINIANA	3.5"	65 GAL	12'-14'	5'-7'
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	16	ABELIA	ABELIA X GRANDIFLORA 'ED GOUCHER'	5 GAL	24" - 36"	24" - 36"	5' O.C.
	20	ADAGIO GRASS	MISCANTHUS SINENSIS 'ADAGIO'	1 GAL	18"-24"	24" - 36"	3' OC.
	60	AUTUMN SAGE	SALVIA GREGGII	3 GAL	24" - 36"	24" - 36"	2.5' OC.
	11	CRAPE MYRTLE	LAGERSTROEMIA X 'POKOMOKE'	10 GAL	16"-18"	16"-18"	4' OC.
	64	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3 GAL	30"-36"	24"-26"	3' OC.
	117	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'BALLERINA'	5 GAL	24" - 36"	24" - 36"	3' OC.
	15	NELLIE STEVENS HOLLY	ILEX X 'NELLIE R STEVENS'	10 GAL	36"-48"	36"-48"	4' OC.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING
	11,695	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	6" POT	2'-3'	6"-10"	8' OC.
	14,146 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA	NA	NA
	376 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	4" THICK	NA	NA	NA
	1,285	LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	4'-6"	3'-4"	12' OC.
	244	WEeping LOVEGRASS	ERAGROSTIS CURVULA	1 GAL	8'-12"	10"-12"	18' OC.
		STEEL EDGING					
		EXISTING TREES TO REMAIN					

LANDSCAPE PLAN EXHIBIT D



TEXAS RETINA ASSOCIATES
2925 E. BROAD STREET
MANSFIELD TEXAS



JOB No.	3953
DRAWN BY:	JMM
DESIGNED BY:	EMC
CHECKED BY:	JTJ
DATE:	11/02/2017
SCALE:	1"=40'
SHEET:	PAGE 1 OF 3

CASE NUMBER
DS#17-003

PLANTING NOTES:

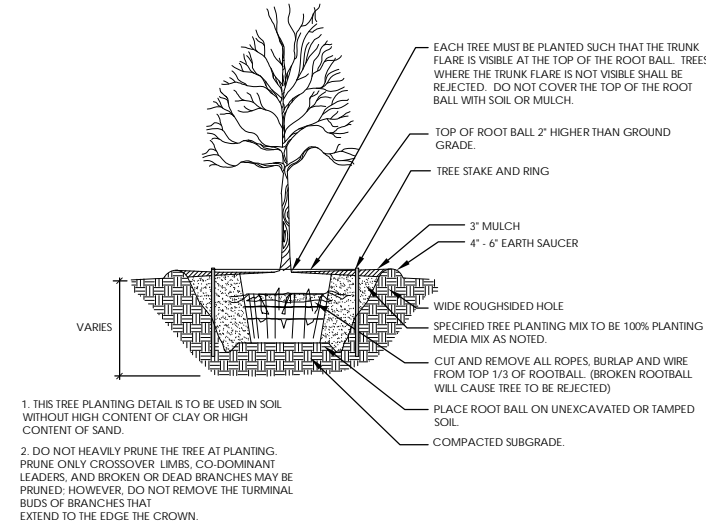
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL NULLITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO THE NULLITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
9. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING, INCLUDING BUT NOT LIMITED TO: WATERING, MOWING, EDGING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC. OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
13. THE CONTRACTOR SHALL STAKE THE PROPOSED LOCATION OF ALL TREES AND PLANTING BEDS AND RECEIVE APPROVAL OF THE OWNER PRIOR TO INSTALLATION.
14. AFTER BEING DUG AT HE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE. THE REPLACEMENT MATERIAL SHALL MEET ALL PLANT LIST SPECIFICATIONS.
16. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
19. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARDS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
20. ALL SHRUB, GROUND COVER AND SEASONAL COLOR AND ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF THREE INCHES.
21. STEEL EDGING TO BE 1/8" X 4" COL-MET STEEL OR APPROVED EQUAL. EDGING SHALL BE INSTALLED FOR THE FOLLOWING INTERFACES:
 - TURF to SHRUB
 - TURF to GROUND COVER
 - GROUND COVER to SHRUB
 - GROUND COVER to SEASONAL
 - GROUND COVER to GROUND COVER
 - DECOMPOSED GRANITE to PLANTINGS
22. IF LANDSCAPE CONTRACTOR DEMONSTRATES THAT ALL KNOWN RESOURCES HAVE BEEN EXHAUSTED FOR SPECIFIED PLANT MATERIAL AND AVAILABILITY OR QUALITY DOES NOT MEET OR EXCEED CRITERIA, CONTACT OWNER'S REPRESENTATIVE FOR ALTERNATIVE PLANT MATERIAL POSSIBILITIES.
23. PLANTING MATERIALS
 - PLANTING SOIL:
 - "ACID GRO READY-TO-PLANT" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.
 - AZALEAS:
 - PLANT 100% PEAT MOSS. PLANT ALL OTHER PLANTINGS IN PLANTING SOIL.
 - MYCORRHIZAL SUPPLEMENT
 - "DIEHARD-TRANSPANT," BY HORTICULTURAL ALLIANCE, INC. (800)628-6377, WWW.HORTICULTURALALLIANCE.COM. APPLY TO ALL PLANTINGS DURING THE PLANTING OPERATION AT THE RATES SPECIFIED BY THE MANUFACTURER. THE CONTRACTOR SHALL CALCULATE THE REQUIRED AMOUNT OF "DIEHARD TRANSPANT," FOR THE PROJECT USING THE MANUFACTURER'S SPREADSHEET AND SUBMIT THE SPREADSHEET WITH THE PROJECT SUBMITTALS. THE CONTRACTOR SHALL SUBMIT RECEIPTS OF THE ACTUAL PURCHASE OF THE "DIEHARD TRANSPANT," MATERIAL AT TIME OF PROJECT PURCHASE.
 - MULCH:
 - "FINE CUT HARDWOOD MULCH" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.
 - WEED BARRIER FABRIC:
 - DEWITT PRO-5 PREMIUM LANDSCAPE FABRIC OR APPROVED EQUAL. (800)888-9669

GRASS SODDING/SEEDING NOTES:

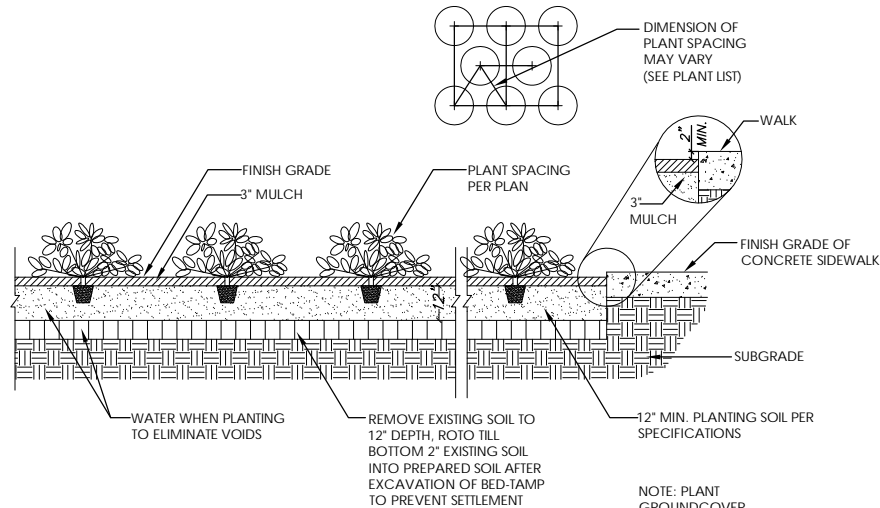
1. ALL SOD SHALL BE COMMON BERMUDA. CYNODON DACTYLON.
2. OVERSEEDING - FOR ANY SOD LAID BETWEEN SEPT. 15 THRU APRIL 15, HAND OVERSEED ANNUAL RYE AT 10 LBS./1000 S.F. FOR ALL SODDED AREAS SHOWN ON PLAN.
3. BID SHOULD INCLUDE BOTH STEPS (SODDING AND OVERSEEDING) IF PROJECT POSSESSION DATE OCCURS BETWEEN SEPT.15 AND APRIL 15.
4. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD/SEED, MULCH, AND WATERED UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
5. PROVIDE TEMPORARY IRRIGATION AS NEEDED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED OR UNTIL PERMANENT IRRIGATION IS FUNCTIONAL.

IRRIGATION NOTES:

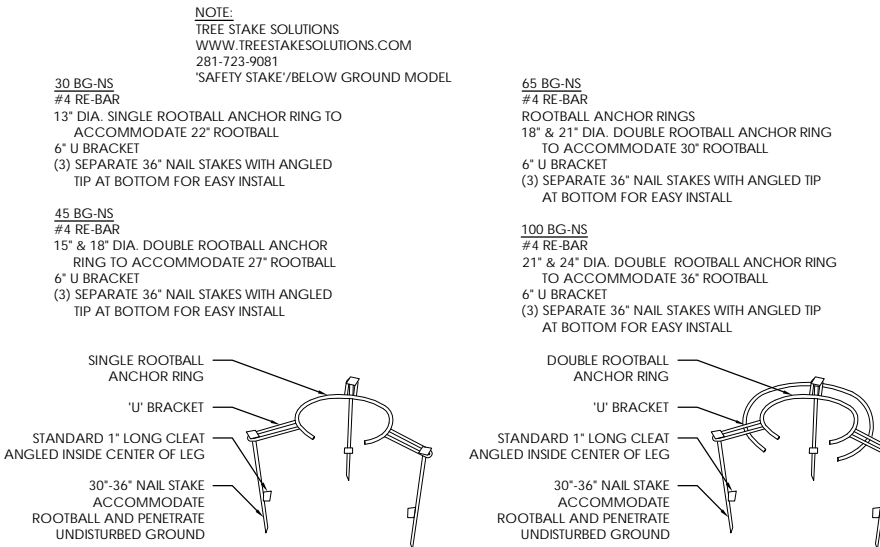
1. ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS.
2. THE IRRIGATION SYSTEM AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.



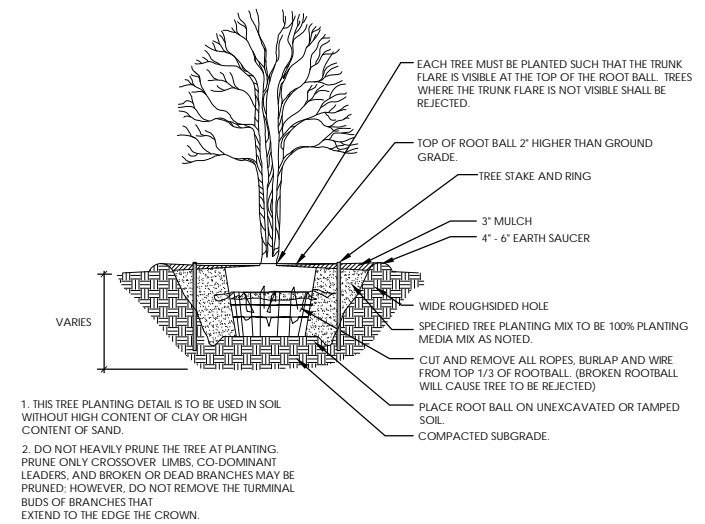
A TREE PLANTING & STAKING DETAIL
NOT TO A SCALE



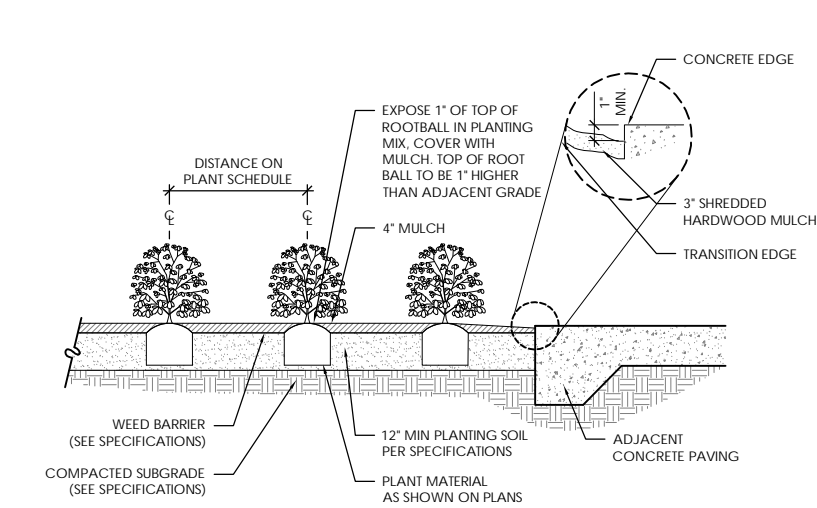
C GROUND COVER PLANTING DETAIL
NOT TO A SCALE



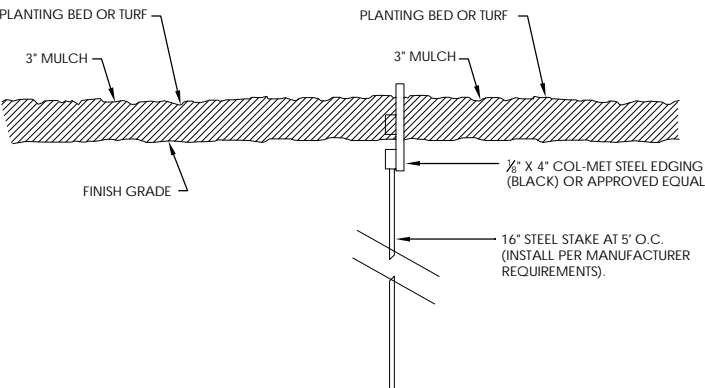
E TREE STAKING DETAIL
NOT TO A SCALE



B MULTI-TRUNK TREE PLANTING & STAKING DETAIL
NOT TO A SCALE



D SHRUB PLANTING DETAIL
NOT TO A SCALE



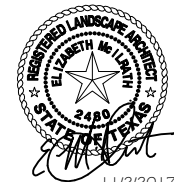
F STEEL EDGING DETAIL
NOT TO A SCALE

CASE NUMBER
DS#17-003

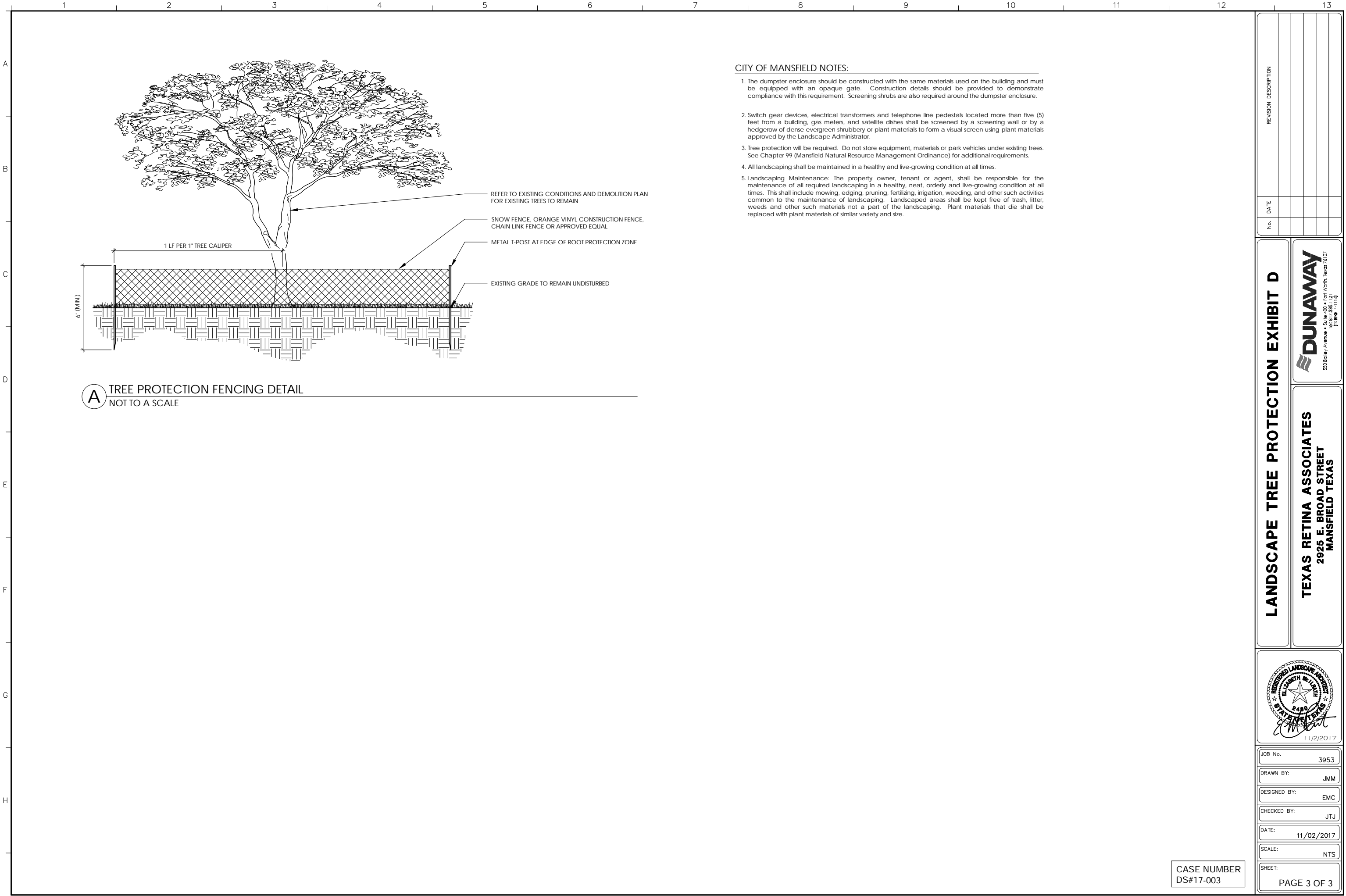
LANDSCAPE NOTES & DETAILS EXHIBIT D



TEXAS RETINA ASSOCIATES
2925 E. BROAD STREET
MANSFIELD TEXAS



JOB No.	3953
DRAWN BY:	JMM
DESIGNED BY:	EMC
CHECKED BY:	JTJ
DATE:	11/02/2017
SCALE:	NTS
SHEET:	PAGE 2 OF 3



- CITY OF MANSFIELD NOTES:**
1. The dumpster enclosure should be constructed with the same materials used on the building and must be equipped with an opaque gate. Construction details should be provided to demonstrate compliance with this requirement. Screening shrubs are also required around the dumpster enclosure.
 2. Switch gear devices, electrical transformers and telephone line pedestals located more than five (5) feet from a building, gas meters, and satellite dishes shall be screened by a screening wall or by a hedgerow of dense evergreen shrubbery or plant materials to form a visual screen using plant materials approved by the Landscape Administrator.
 3. Tree protection will be required. Do not store equipment, materials or park vehicles under existing trees. See Chapter 99 (Mansfield Natural Resource Management Ordinance) for additional requirements.
 4. All landscaping shall be maintained in a healthy and live-growing condition at all times.
 5. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

LANDSCAPE TREE PROTECTION EXHIBIT D

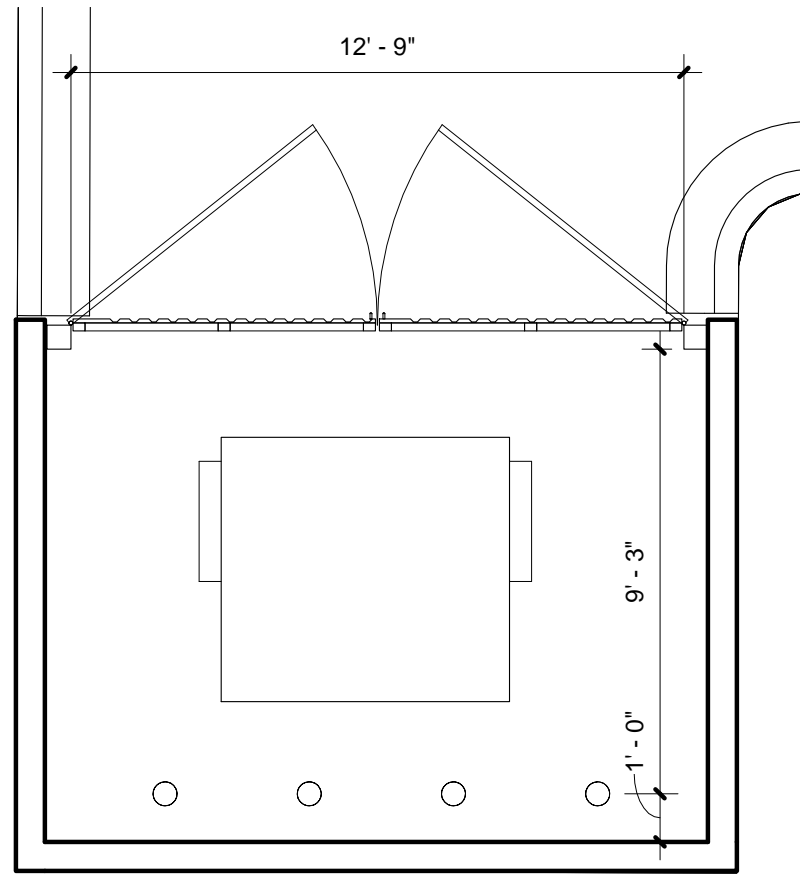


TEXAS RETINA ASSOCIATES
2925 E. BROAD STREET
MANSFIELD TEXAS

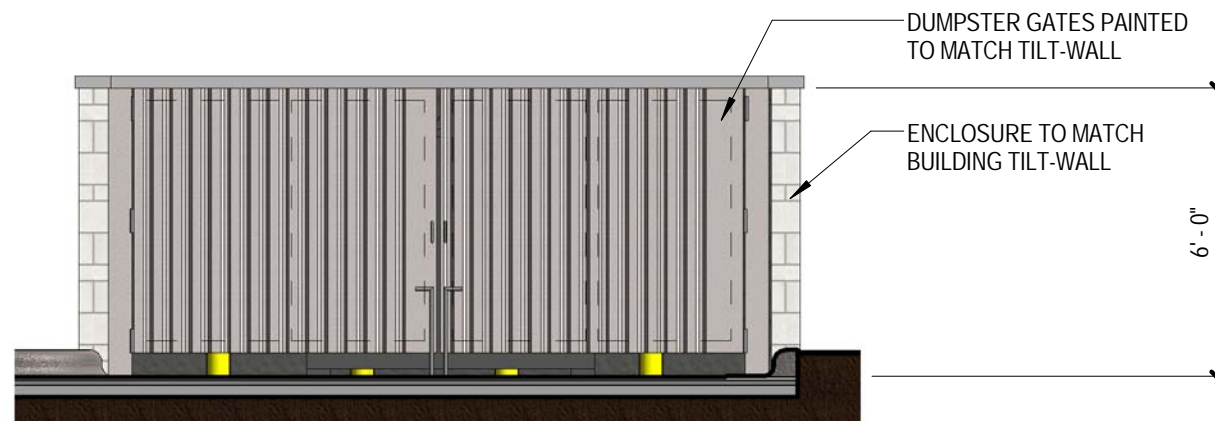


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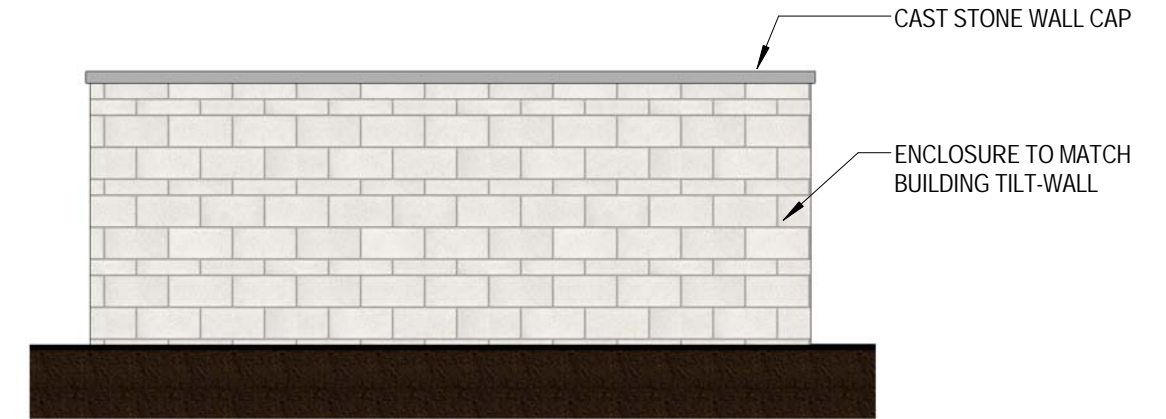
CASE NUMBER
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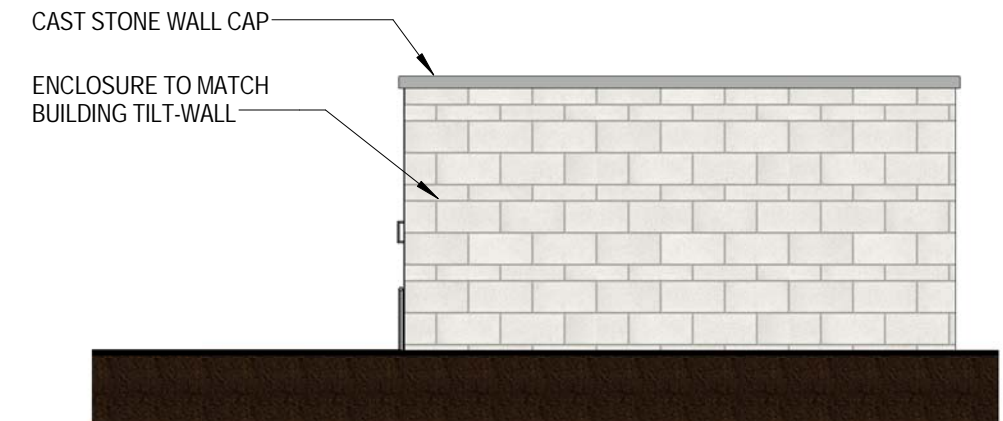
01 DUMPSTER ENCLOSURE PLAN
C1.05 SCALE: 1/4" = 1'-0"



03 DUMPSTER ENCLOSURE - FRONT
C1.05 SCALE: 1/4" = 1'-0"



04 DUMPSTER ENCLOSURE - REAR
C1.05 SCALE: 1/4" = 1'-0"



02 DUMPSTER ENCLOSURE - SIDE
C1.05 SCALE: 1/4" = 1'-0"