

SUMMARY CHART - INTERIOR LANDSCAPE

	LANDSCAPE AREA (IN SQ FT)	% OF LANDSCAPE AREA	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	GROUND COVER (IN SQ FT)
REQUIRED	2,435	9	-	-	-	-
PROVIDED	1,025	9	-	-	25	-

NOTE: ANY CREDITS USED IN CALCULATIONS:
 A) OTHER COMMENTS:
 B) C)

SUMMARY CHART - BUFFER YARD/SETBACKS

LOCATION OF BUFFER YARD OR SETBACK	REQUIRED/PROVIDED	LENGTH	BUFFER YARD OR SETBACK WIDTH-TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	SCREENING WALL/DEVICE HEIGHT / MATERIAL
NORTH	REQUIRED	482'	25 FT	25	N/A	N/A	8" PLASTER
EAST	REQUIRED	364'	25 FT	5	N/A	60	6" GUAN LINE
SOUTH	REQUIRED	N/A	25 FT	5	N/A	60	N/A
WEST	REQUIRED	N/A	25 FT	5	N/A	N/A	8" GUAN LINE

NOTE: ANY CREDITS USED IN CALCULATIONS:
 A) OTHER COMMENTS:
 B) C)

PLANT LIST:

QTY.	COTTON NAME	BOTANIC NAME	SIZE/SPACING
40	RED OAK / LARGE CANOPY	QUERCUS SHAPARDII	35" CALIPER @ 6' ABOVE GRADE
10	CEDRAR ELM / LARGE CANOPY	ULMUS CRASSIFOLIA	35" CALIPER @ 6' ABOVE GRADE
50	DWARF BURFORD HOLLY	ILEX BURFORDII NANA	5 GALLON 5'-6" O.C.

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING

# OF REQUIRED PARKING SPACES	1 SPACES PER 100
# OF PROVIDED PARKING SPACES	40
# OF TREE SPACES PROVIDED	10

NOTE: ANY CREDITS USED IN CALCULATIONS:
 A) OTHER COMMENTS:
 B) C)

LANDSCAPE AREA CALCULATIONS

TOTAL SITE AREA	342,875 SQ FT
LANDSCAPE AREA - 10%	34,287 SQ FT
LANDSCAPE AREA - 10%	34,287 SQ FT
REQUIRED	34,287
PROVIDED	34,287

LANDSCAPE SETBACK / HOLLAND ROAD
 1 TREE / 40' 304 LF 0 0

PARKING LOT INTERNAL LANDSCAPE
 1 TREE / 10 SPACES 10 SPACES 0 0

PARKING END CAPS
 1 ISLAND / EACH ROW 13 13

NOTE: ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND LIVE-GROWING CONDITION AT ALL TIMES THE FOLLOWING LANDSCAPING MAINTENANCE NOTE SHALL BE PLACED ON EACH LANDSCAPE PLAN. LANDSCAPING MAINTENANCE: THE PROPERTY OWNER, TRULANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, AND CORDERLY AND LIVE-GROWING CONDITION. AT ALL TIMES THIS SHALL INCLUDE FERTILIZING, PRUNING, WEEDING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES REQUIRED TO MAINTAIN THE LANDSCAPING. LANDSCAPING MATERIALS SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. MAINTENANCE SHALL BE UNDER DIRECTION OF NEW OR EXISTING TREES.



Project Name: CHILDREN'S CHOICE CHILD CARE
 Project Address: HOLLAND ROAD
 MANSFIELD, TEXAS 76063

PROPOSED ZONING: PD WITH C-1 USES FOR DAY CARE, GENERAL SERVICES AND OFFICE TYPE USES
 CURRENT ZONING: PRE-DEVELOPMENT DISTRICT

LOT 1, BLOCK 1
 HOLLAND CHILD CARE ADDITION
 1.60 ACRES: 71,600 SQUARE FEET
 SAMUEL C. NEILL SURVEY, ABSTRACT 189
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

LANDSCAPE SITE PLAN
 SCALE: 1"=40'-0"
 EXHIBIT "B"
 ZC#4-009

GRAPHIC SCALE:
 0' 20' 40' 60' 80'

ARCHITECT: GARY WOOD ARCHITECTS
 2201 DOTTIE LYNN PARKWAY, SUITE 140
 FORT WORTH, TEXAS 76102
 (817) 348-5714 Phone / Fax
 GARY WOOD ARCHITECTS
 Email: garywoodarchitects.com

OWNER: CHILDREN'S CHOICE CHILD CARE
 8440 BUNDANCE DRIVE
 MANSFIELD, TEXAS 76063
 (817) 680-8750
 Contact: Mr. Jim Mills
 Email: jim.mills@childrenschoice.com

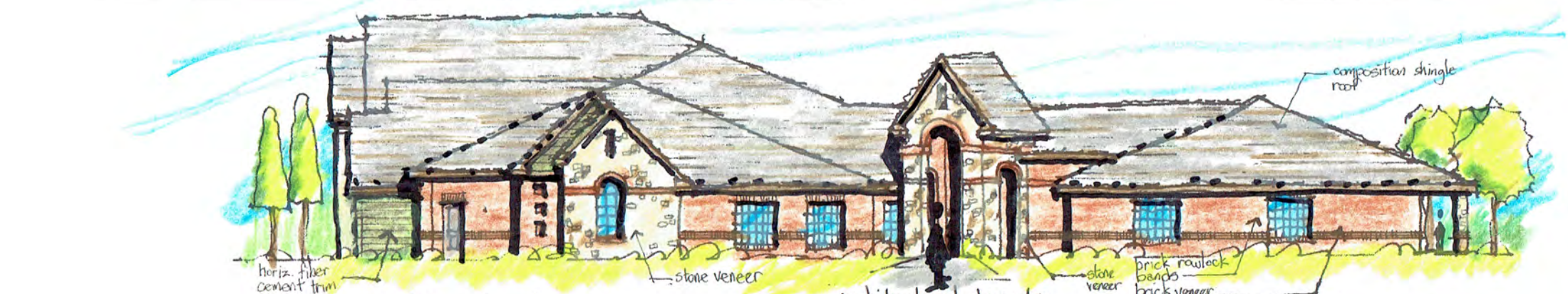
SURVEYOR: GRANT ENGINEERING, INC.
 3044 HEMPSTADT STREET
 FORT WORTH, TEXAS 76102-4024
 (817) 523-3331 Fax: (817) 523-4141

REVISIONS BY

CHILDREN'S CHOICE CHILD CARE
 401 NORTH HOLLAND ROAD
 MANSFIELD, TEXAS 76063

gary wood architects
 architects / designers

DATE: 5-10-14
 SHEET NO. 151



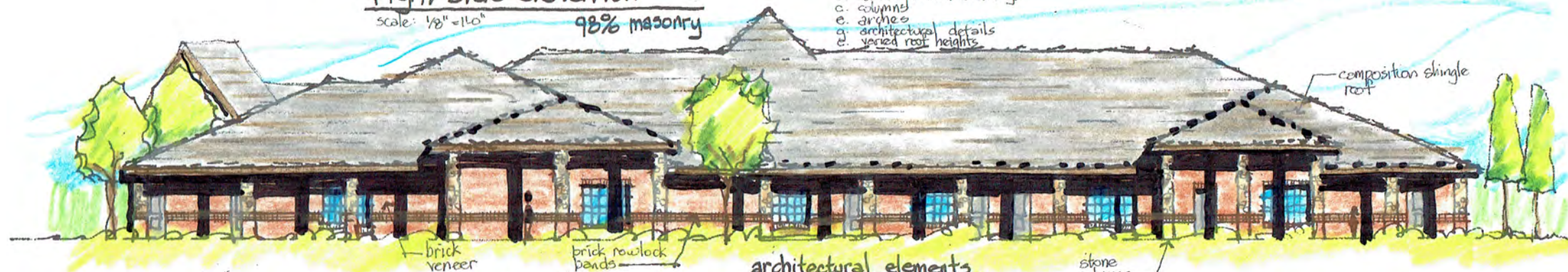
right side elevation

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

98% masonry

architectural elements

- a. covered porches/walkways
- c. columns
- e. arches
- f. architectural details
- g. varied roof heights



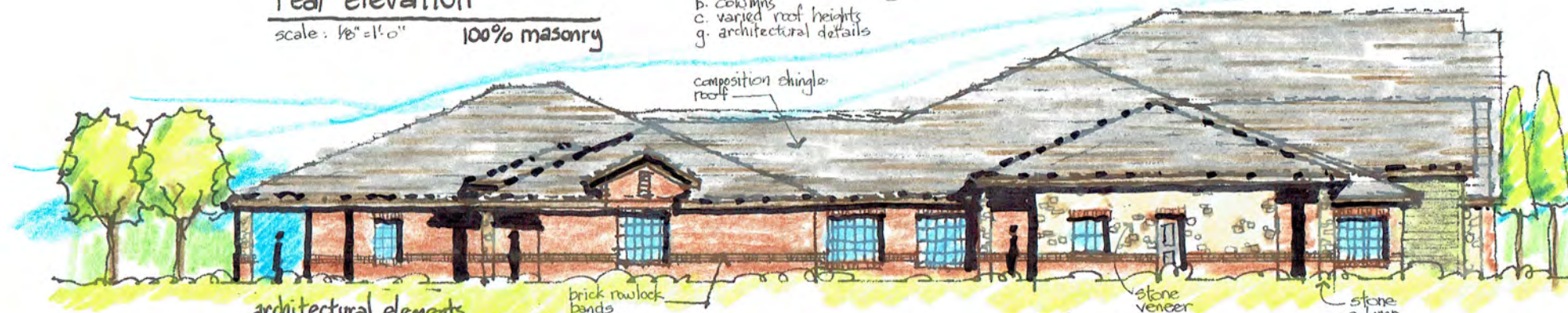
rear elevation

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

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architectural elements

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- g. architectural details



architectural elements

- a. covered porches/walkways
- b. columns
- c. varied roof heights
- g. architectural details

left side elevation

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

100% masonry



architectural elements

- a. covered porches/walkways
- c. varied roof heights
- g. architectural details
- e. arches

front elevation

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

95% masonry

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CHILDREN'S CHOICE CHILD CARE

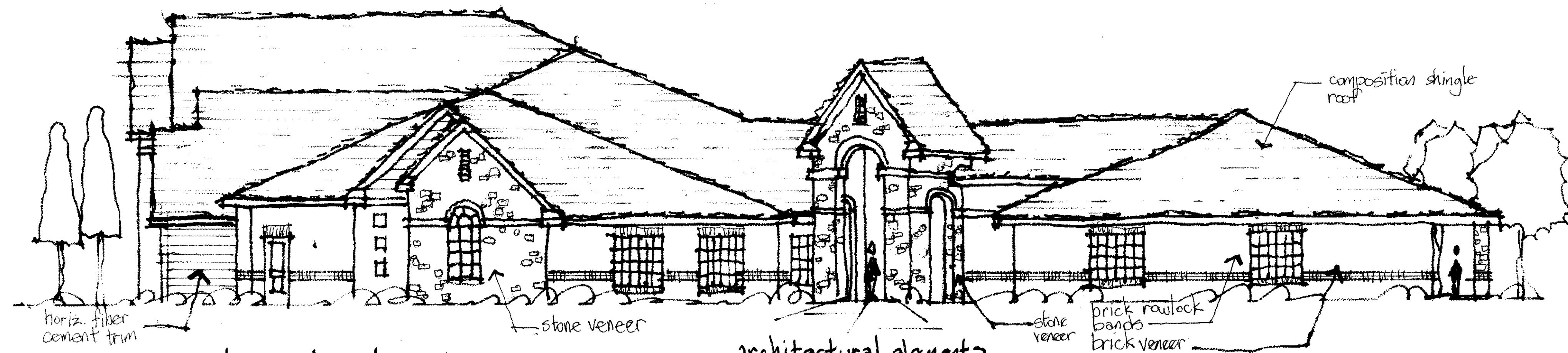
401 NORTH HOLLAND ROAD
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2201 dolite hwy pwy.
suite 116
fort worth, texas
76120
gary@woodarchitects.com
817-348-8714 office/fax

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DATE: 8-9-14
SHEET NO.

ELEV



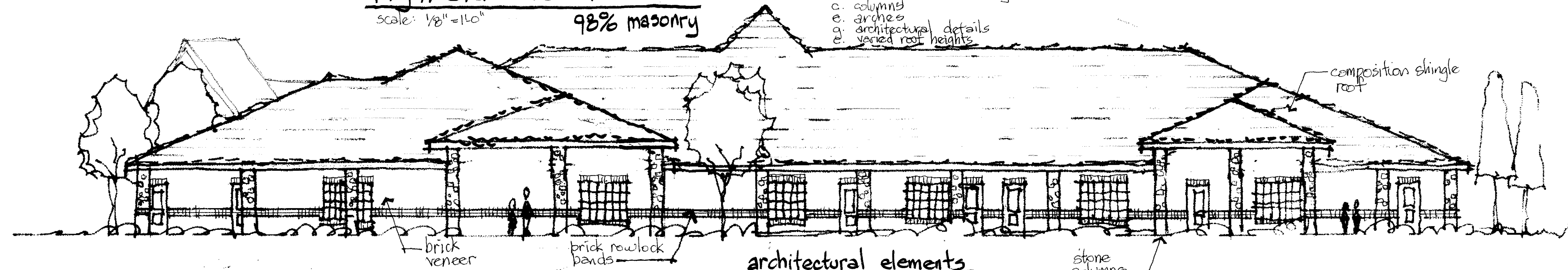
right side elevation

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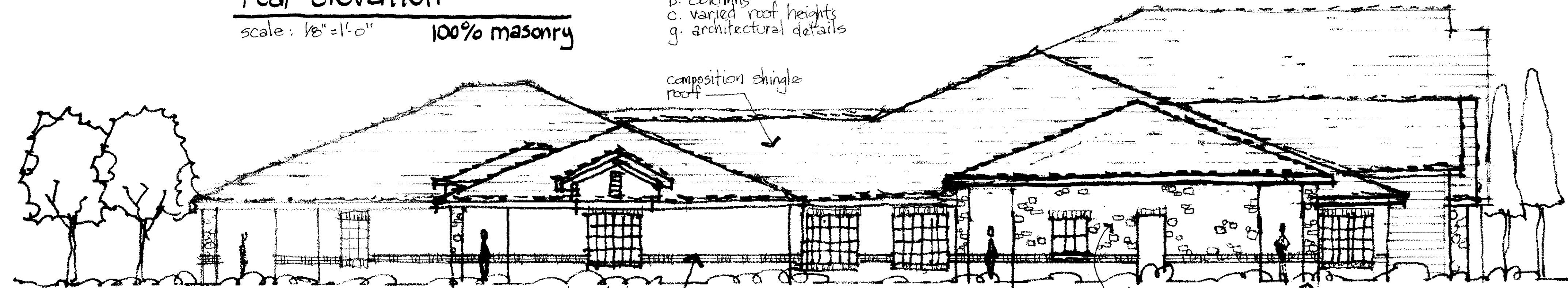
rear elevation

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

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- a. covered porches/walkways
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front elevation

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95% masonry

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CHILDREN'S CHOICE CHILD CARE

401 NORTH HOLLAND ROAD
MANSFIELD, TEXAS 76063

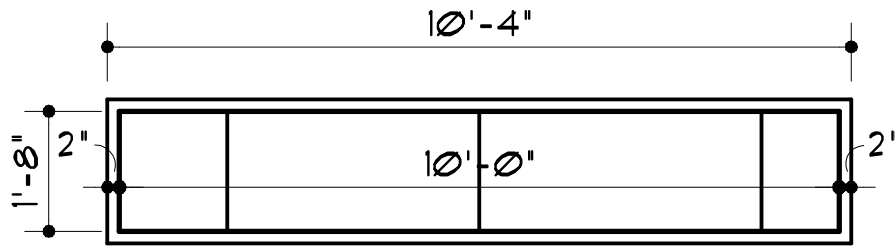
2201 dallas lynn pkwy.
suite 145
fort worth, texas
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garywoodarchitects.com
817/5488714 office/tx

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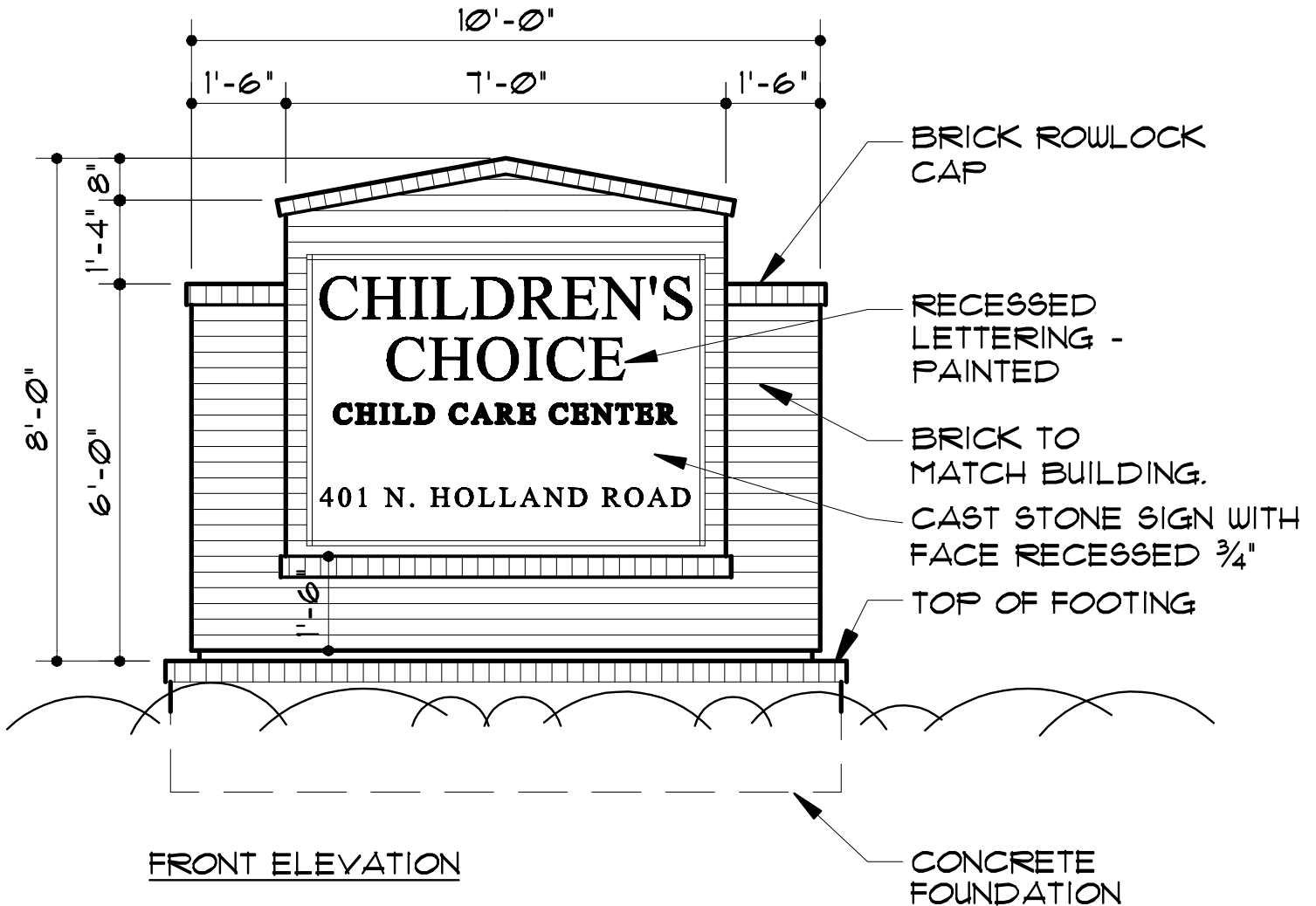
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SHEET NO.

ELEV



PLAN VIEW



FRONT ELEVATION

MONUMENT SIGN

MANSFIELD, TEXAS

SCALE: $\frac{3}{8}$ " = 1'-0"

ZC#14-009

PROJECT NAME
& ADDRESS:

CHILDREN'S CHOICE CHILD CARE CENTER
401 N. HOLLAND ROAD
MANSFIELD, TEXAS 76063

CHILDREN'S CHOICE CHILD CARE
401 NORTH HOLLAND ROAD
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SP1



After December 10, 2012, all new wood privacy fences and the replacement or repair of existing wood privacy fences must comply with the following requirements:

1. A Fence Permit must be obtained prior to the construction of a new or replacement wood privacy fence of five (5) feet in height or greater. The maximum height for a residential privacy fence is eight (8) feet.
2. Fence planks or panels must be at least five-eighths (5/8") wide in thickness.
3. Fence planks or panels must have at least one inch (1") gap between the ground and the wood to prevent rotting and decay.
4. All vertical posts must be two and three-eighths (2 3/8") minimum outside diameter standard pipe grade galvanized steel.
5. Vertical post spacing should be no more than eight feet (8') on center or less and set in concrete footings. The minimum depth of the concrete post footings should be twenty-four inches (24") for fences that are six feet (6') in height and thirty-six inches (36") for fences that are eight feet (8') in height.
6. Vertical slats must be nailed or screwed to horizontal braces/strangers running from vertical post to post. The size of the strangers can be no less than one-and-a-half inches (1 1/2") by three-and-a-half inches (3 1/2"). One stranger is required for every two feet (2') of height. Fences that are six feet (6') in height must have three (3) horizontal strangers. Fences that are eight feet (8') in height must have four (4) horizontal strangers. Vertical posts and the strangers should be installed on the inside of the fence, not facing the street or adjacent properties.
7. All materials are to be securely fastened (i.e. vertical boards to horizontal strangers, strangers to vertical posts) and be free from rot, rust, vandalism and other sources of decay.

TYPICAL WOOD FENCE

8. Fences should be designed such that they do not cause a drainage problem.
9. A wood fence screening the perimeter of a subdivision is governed by the Subdivision Control Ordinance.
10. The replacement or repair of an existing wood privacy fence that is less than fifty (50) percent of the total linear footage of fencing on the property is exempt from the above requirements; however, a permit is always required for any fence construction greater than six (6) feet in height.

This summary provides the general construction standards for wood privacy fences. Consult the Mansfield Zoning Ordinance for complete fencing regulations on the City's website at www.mansfieldcity.org.

FORMS/Checklist/NEW RESIDENTIAL DEVELOPMENT

- 15,951 SF BUILDING AREA / 217,800 SF LOT AREA = 0.732
- FAR = 7.32 %

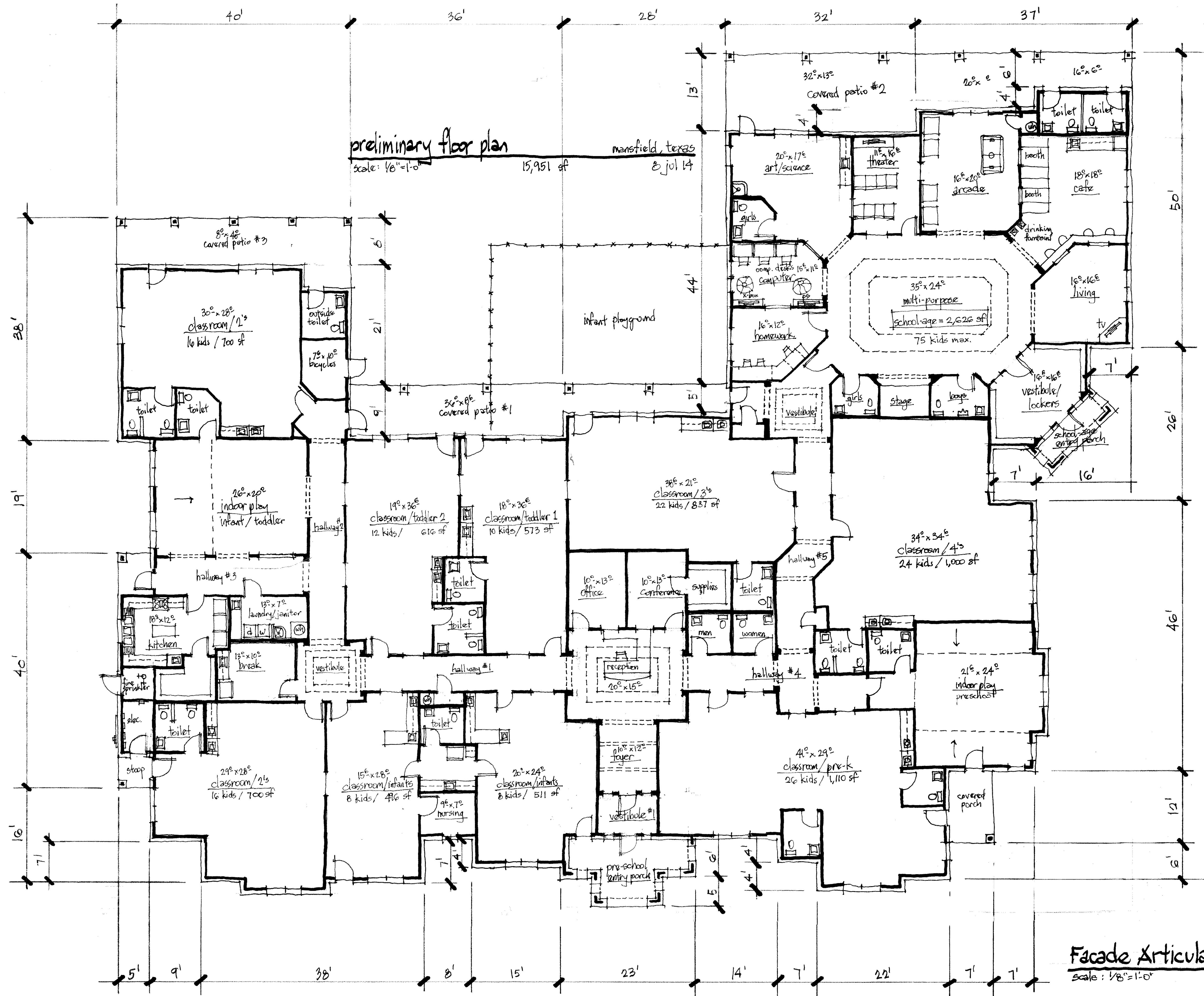
VICINITY MAP

NOT TO SCALE

SCALE: 1"=40'-0" EXHIBIT 'B'
ZC#14-009

GRAPHIC SCALE:

0 20' 40' 80' 160'



Facade Articulation Plan
 scale: 1/8" = 1'-0"

REVISIONS	BY

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