

EXHIBIT "C"
NEW
LEAGUE CITY PARKWAY
COMPLETE CAR CARE



ADDRESS:
2020 BUTLER ROAD
LEAGUE CITY, TEXAS 77573

**PRO
INTL
ARCH**

PROFESSIONAL INTERNATIONAL ARCHITECTS
2811 ALLYSON LANE, SPRING, TEXAS 77373
TEL. (281) 777-6703

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PROPERTY PLAT
PROPERTY PLAT

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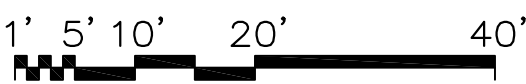
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TITLE
COVER SHEET

DATE:	DRAWN BY:	CHECKED BY:	REVISIONS
06-21-2016	DM	DDM	SUP 01-12-17 SUP R1 02-14-17 SUP R2 05-16-17
JOB NO.	231165	SHEET	A0

EXHIBIT "C"



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SCOPE OF NEW WORK;
NEW BUILDING TO BE;
"LEAGUE CITY COMPLETE CAR CARE"
FOR LIGHT VEHICLE SERVICE

PROJECT FACTS;

TOTAL LAND AREA = 36,087 SQ. FT.
TOTAL BLDG. 1ST FLR. = 8,643 SQ. FT.

TOTAL LAND SCAPE AREA REQ;
36,087 x 15% = 5,413 SQ. FT.
5,704 SQ. FT. OF LS IS PROVIDED

BUILDING TO LAND RATIO = 0.24
8,643 / 36,087 = 0.23

PARKING REQUIRED;
SECTION 125-170D

OFFICE;
1 SPACE/250 SQ. FT. OF OFFICE;
1ST. FLR. OFFICE AREA = 1281 GSF
2ND. FLR. OFFICE AREA = 586 GSF
1281+586 = 1867 / 250 = ----- 8 PS

STORAGE;
1 SPACE/1000 SQ. FT.
1ST. FLR. STORAGE AREA = 1210 GSF
2ND. FLR. STORAGE ----- = 976 GSF
1210 + 967 = 2186 SQ. FT. / 1000 = 3 PS

SHOP
TOTAL SQ. FT. ----- = 6152 GSF
2 SPACE PER SERVICE BAY
12 BAYS x2 = ----- 24 PS

TOTAL PARKING REQ. ----- 35 PS

PARKING SPACES PROVIDED;

TOTAL PARKING PROVIDE = ----- 35 PS
2- HC PARKING PROVIDED

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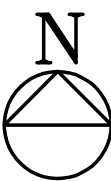
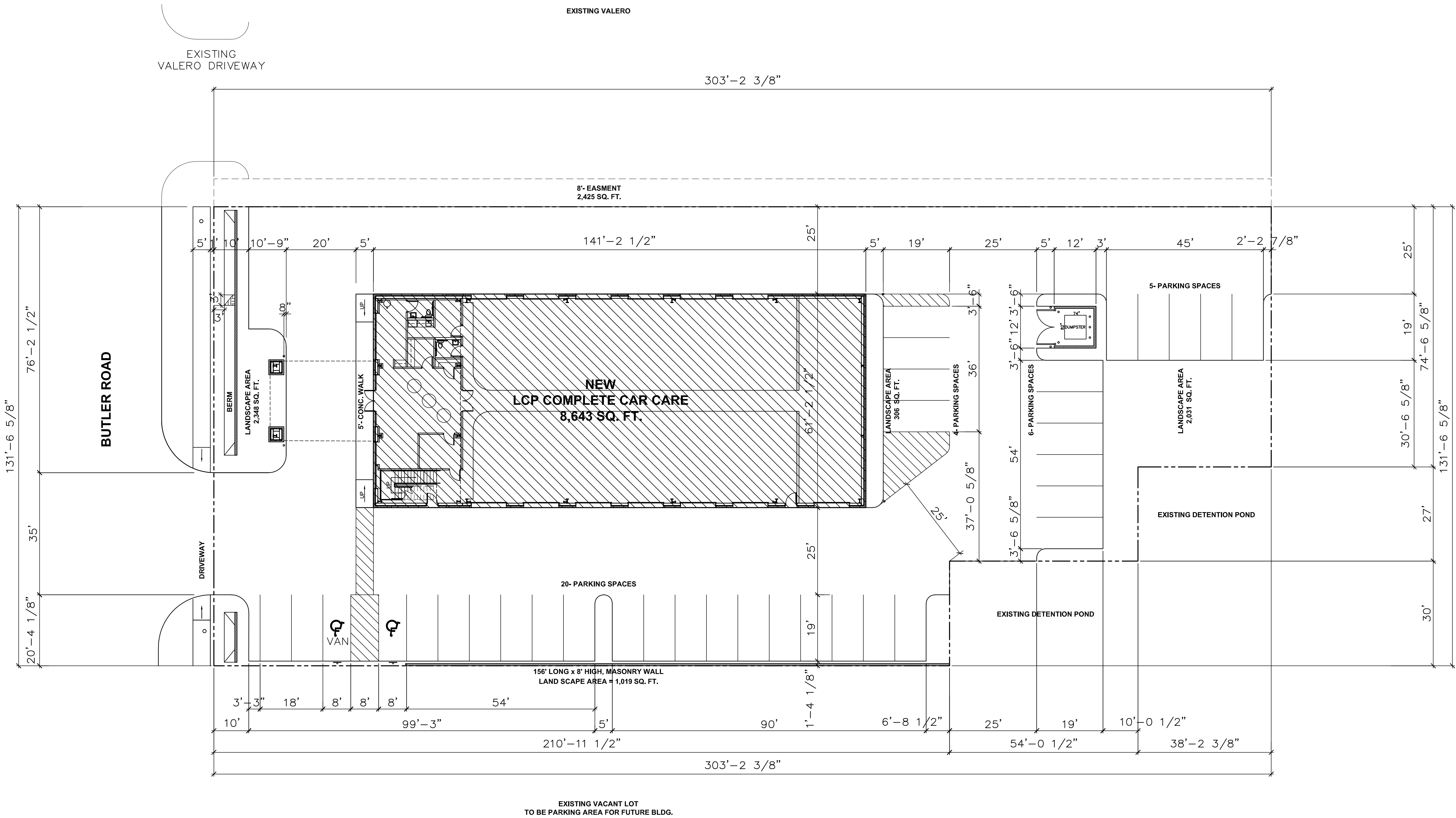
TITLE SITE PLAN

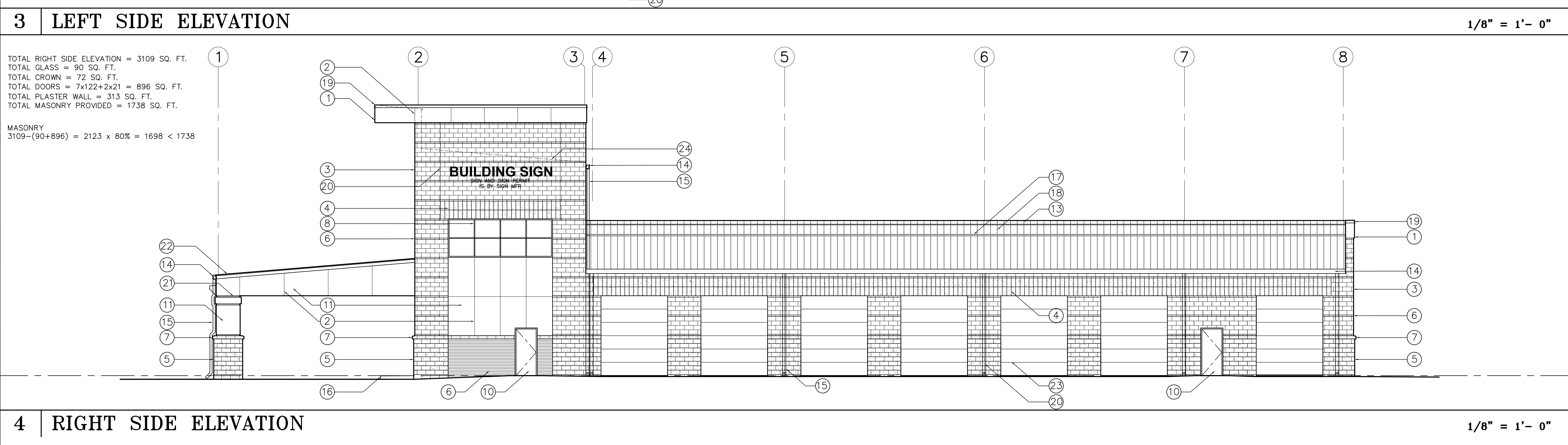
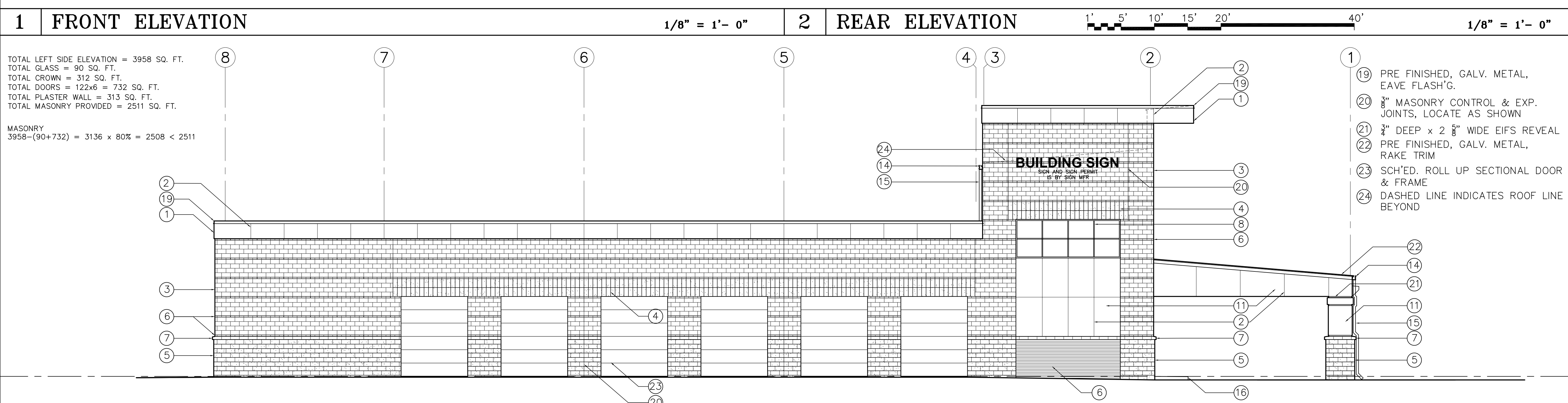
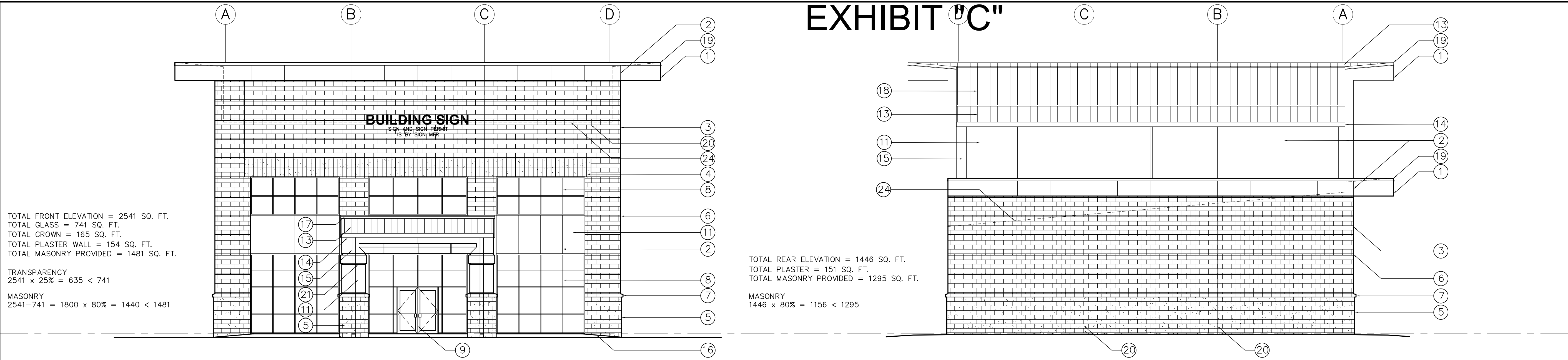
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A1.1





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EXTERIOR ELEVATIONS, GENERAL NOTES:

- A. SAMPLE OF ALL MATERIALS WITH ALL AVAILABLE COLORS SHALL BE SUBMITTED TO THE ARCHITECT FOR MATERIAL APPROVAL AND COLOR SELECTION, PRIOR TO INSTALLATION, TYP.
- B. FOLLOW MASONRY JOINT PATTERN SHOWN ON EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS, KEYED NOTES:

- ① 1 1/2" EIFS ON 5/8" DENS GLASS
② 3/4" DEEP, V SHAPE GROVE, EIFS REVEAL JNT. @ 5' O.C., TYP.
③ 3 5/8" GROUND FACE CMU WALL, W/ INTEGRAL COLORS
④ 3 5/8" SPLIT FACE CMU, SOLDIER CRS. W/ INTEGRAL COLORS
⑤ 5 5/8" SPLIT FACE CMU WALL, W/ INTEGRAL COLORS
⑥ 3 5/8" MODULAR FACE BRICK
⑦ 5 5/8" CAST STONE, W/ INTEGRAL COLORS
⑧ SCH'ED. GLASS, STORE FRONT IN ANODIZED ALUMINUM FRAME
⑨ SCH'ED. GLASS DOOR IN ANODIZED ALUMINUM FRAME
⑩ SCH'ED. HOLLOW METAL DOOR AND FRAME
⑪ 1 1/2" EIFS ON REVERSED ROLLED, PRE FINISHED, GALV. METAL WALL PANEL, TYPE PBR
⑬ PRE FINISHED, GALV. METAL, ROOF PANEL, TYPE PBR
⑭ PRE FINISHED, GALV. METAL GUTTER
⑮ PRE FINISHED, GALV. METAL DOWN SPOUT, SEE ROOF PLAN FOR SIZE
⑯ CONCRETE RAMP AND WALK
⑰ PRE FINISHED, GALV. METAL HI-LOW ROOF BASE FLASH'G.
⑱ PRE FINISHED, GALV. METAL, WALL PANEL, TYPE PBR

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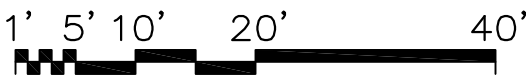
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SHEET A3.1

EXHIBIT "C"



LANDSCAPE ANALYSIS

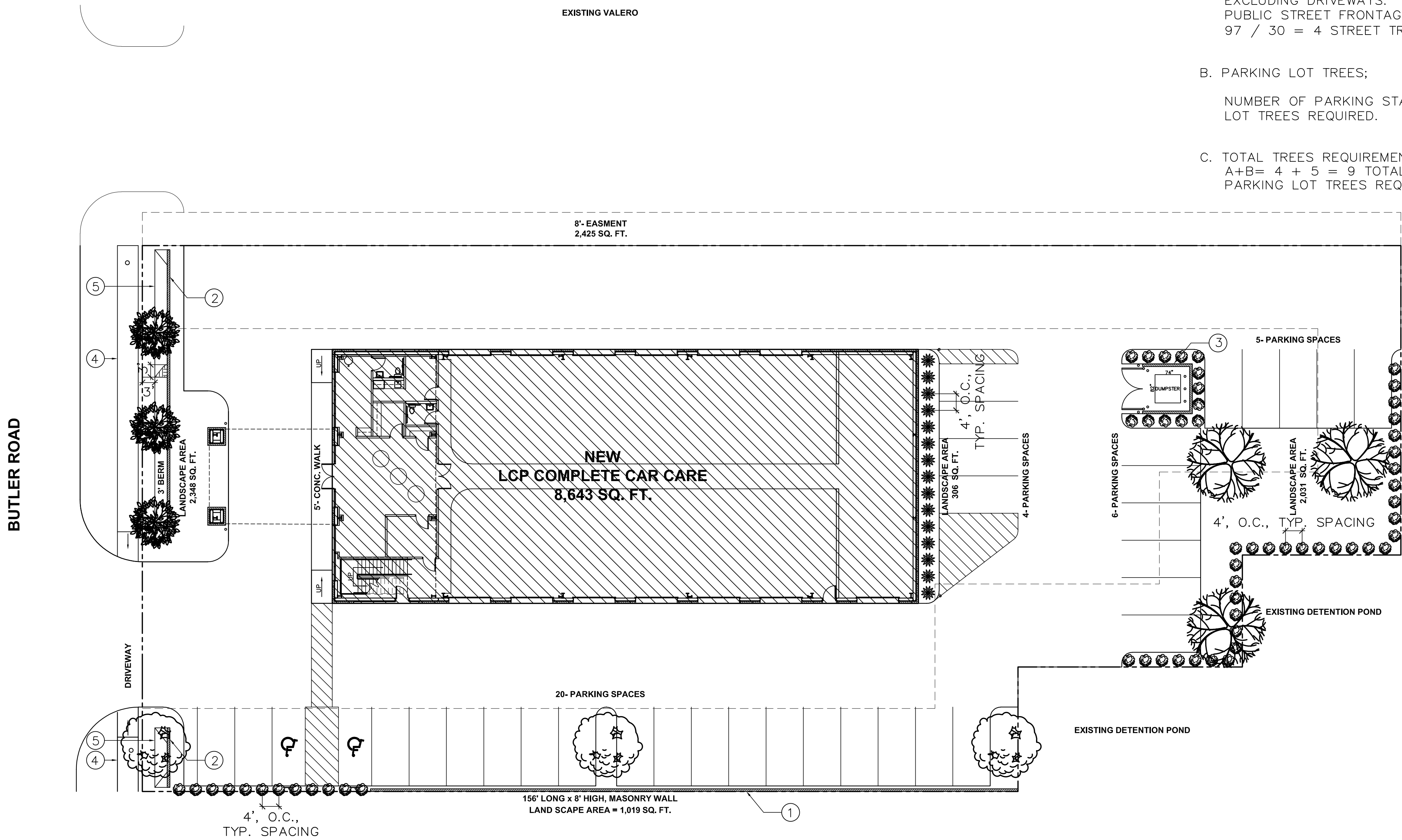
STREET TREES;

A. 1 TREE FOR EVERY 30' OF LINEAR STREET FRONTAGE, EXCLUDING DRIVEWAYS.
PUBLIC STREET FRONTAGE =131'-6"-35' DRIVEWAY = 97 / 30 = 4 STREET TREES REQUIRED.

B. PARKING LOT TREES;

NUMBER OF PARKING STALLS = 35 / 8 = 5 PARKING LOT TREES REQUIRED.

C. TOTAL TREES REQUIREMENT;
A+B= 4 + 5 = 9 TOTAL NUMBER OF STREET AND PARKING LOT TREES REQUIRED.



NOTE;
CYNODON DACTYLON (BERMUDA)

ALL UNPAVED AND DISTURBED AREAS ON SITE SHALL BE CLEANED UP AND FINE GRADED TO DRAIN PROPERLY PRIOR TO SODDING PROCESS. ALL UNPAVED AND RIGHT-OF-WAY AREAS OF PROJECT SHALL BE SODDED.

EXISTING VACANT LOT
TO BE PARKING AREA FOR FUTURE BLDG.

LANDSCAPE TREE AND SHRUB DESCRIPTION

TREE SYMBOLS

TAXODIUM DISTICHUM (BALD CYPRESS)
3-2" CALIPER (15 GALLON) 6' HIGH

ULMUS CRASSIFOLIA (CEDAR ELM)
3-2" CALIPER (15 GALLON) 6' HIGH

PINUS ELLIOTTI (SLASH PINE)
3-2" CALIPER (15 GALLON) 6' HIGH

SHRUB SYMBOLS

FOR PLANTING BED
BUDDLEA DAVIDII (BUTTERFLY BUSH)
17-3 TO 5 GALLON

FOR SCREENING
ILEX CORNUTA (BURFORD HOLLY)
46-3 TO 5 GALLON



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LANDSCAPE PLAN, KEYED NOTES:

- 1 156' x 8' HI. ABV. FIN. GRADE, SCREEN, SPLIT FACE MASONRY WALL
- 2 3' HIGH, ABV. FIN. GRADE, SPLIT FACE MASONRY, RETAINING WALL TO SUPPORT 3' BURM
- 3 6' HIGH ABV. FIN. GRADE, DUMPSTER, SPLIT FACE MASONRY WALL
- 4 5' WIDE CONC. SIDE WALK
- 5 3' HIGH BURM

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JOB NO. 231165 SHEET L-1

