#### **Record Summary for Board of Adjustments**

Record

Record # Status Opened Date

BOA-25-000017 In Review 05/31/2025

**Application Name** 

#### **Detailed Description**

Application for special exception to the Art. X landscaping street tree requirement as suggested by the Arborist. Site has insufficient space to allow planting of street trees.

Assigned To Department Assigned to Staff

Board of Adjustment Nora Castaneda

**Record Type** 

**Board of Adjustments** 

#### **Custom Fields**

#### **INTERNAL USE ONLY**

Source of Request Arborist

Fee Waiver Granted -

Number of Parking Spaces -

Lot Acreage 3.27

#### **PDOX INFORMATION**

Lot Size (Acres)

PDox Number -

#### PROPERTY INFORMATION

Existing Zoning PD

Lot Number 1

Block Number B/409

Lot Size (Sq. Ft) 142572

How many streets abut the property? 2

Land Use MF

Is the property platted? Yes

Status of Project Under Construction

Status of Property Owner Occupied

Previous Board of Adjustment case filed on this property No

Accommodation for someone with disabilities No

File Date -

Seleccione si necesitara un interprete -

Case Number -

Are you applying for a fee waiver?

Page 1 of 3 BOA-25-000017

3.27

Have the standards for variance and or special exception

been discussed?

Has the Notification Sign Acknowledgement Form been

discussed?

Yes

Yes

Referred by Phil Erwin

**Custom Lists** 

**Board of Adjustment Meeting** 

1

Room 6ES

**Board of Adjustment Request** 

1

Type of Request Special Exception

Request Description Landscape

Application Type Landscaping Variance or Special Exception

Affirm that an appeal has been made for Art. X landscaping

Application is made to BOA to grant the described appeal Site has insufficient space to plant street trees

**Case Information** 

1

Full Request to construct and/or maintain a nonresidential structure and provide an alternate

landscape plan, which will require a special exception to the landscape regulations

Brief Request for (1) a special exception to the landscaping regulations

Zoning Requirements requires mandatory landscaping

Relevant History n/a BOA History No

**GIS Information** 

1

Census Tract Number 17.55

Council District 6

**Street Frontage Information** 

1

Street Frontage Front
Linear Feet (Sq. Ft) 701

Page 2 of 3 BOA-25-000017

Street Frontage Rear Linear Feet (Sq. Ft) 638

**Contact Information** 

NameOrganization NameContact TypePhonePhilip KingstonKingston ConsultingApplicant2146421707

Email: philip@sheilswinnubst.com

NameOrganization NameContact TypePhoneJess KrochtengelCabana Design District LPProperty Owner2146421707

Email: philip@sheilswinnubst.com

#### **Address**

899 N STEMMONS FWY, Dallas, TX 75207

#### **Parcel Information**

Parcel No: Land Value Legal Book Page Lot Block Subdivision Description

0000010864600000

Λ

#### **Owner Information**

Primary	<b>Owner Name</b>	Owner Address	<b>Owner Phone</b>
Y	CABANA DESIGN	2515 PARK ROW AVE, DALLAS, TEXAS 752152249	

#### **Status History**

Status	Comment	<b>Assigned Name</b>	<b>Status Date</b>
Permit About to Expire	Updated via Script	Accela Administrator	06/15/2025
In Review		Nora Castaneda	06/30/2025
Payment Due		Nora Castaneda	06/30/2025
In Review	Updated By Script	Accela Administrator	06/30/2025
In Review		Anna Brickey	07/03/2025

Page 3 of 3 BOA-25-000017

### BOARD OF ADJUSTMENT CITY OF DALLAS, TEXAS

**FILE NUMBER:** BOA-25-000017

**BUILDING OFFICIAL'S REPORT:** Application of Philip Kingston for a special exception to the landscaping regulations at 899 N STEMMONS FWY. This property is more fully described as Block 401-409 & 3/409, and is zoned PD-621, which requires mandatory landscaping. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

**LOCATION**: 899 N STEMMONS FWY

**APPLICANT**: Philip Kingston

**REQUEST:** A request for (1) a special exception to the landscaping regulations



RECEIVED DATE: 2-15-94 DATE: /2-25-95 CITY OF DALLAS PLAT BOOKS BLOCKS 401, 401, 409, 409 LORD. NO. ANNEXED ADDITION\_ SURVEY MCKINNEY & WILLIAMS
JOHN GRIGSBY 495 GARRETT FOX ABST. 1052 SCHOOL DISTRICT DALLAS SCALE\_100\_FT. EQUALS 1 INCH FILED: 7-9-46 TRINITY INDUSTRIAL DISTRICT NO. I BLK. 3/409 FILED: 12-18-81 DALLAS DESIGN CENTER ADDN. BLK. 1/401 LOT I 202 C. R. I. & P. R.R. \$53 0 15' 20" E 18 1100 SLOCUM HOWELL 401 327.69 409 6844 0.8264 AC ST. 0.4548 AC. 0.52 AC. 0.6198 AC. 409 (6.) 0.367 ACS. 15 E 0.762 AC. "OOO DRAGON 0.8264 AC. 0.4553 AC STS 209 0.6198 AC. 683<sup>4</sup> 900 0.306 S ST. 409

# CABANA HOTEL

DALLAS, TX

	Dr	awir	igs	Issu	ıed						
HEET INDEX  000 - SHEET INDEX  001 - MATERIAL LEGEND & GENERAL NOTES  002 - SITE PLAN	● ● GMP PACKAGE - 07/03/2024	SISSUE FOR CONSTRUCTION - 12/20/2024									
101 - EXISTING SITE & TREE MITIGATION											
201 - HARDSCAPE PLAN 202 - HARDSCAPE PLAN AT ENTRY 202.1 - DIMENSION PLAN AT ENTRY 203 - HARDSCAPE PLAN AT POOL DECK 203.1 - DIMENSION PLAN AT POOL DECK											
301 - GRADING AND DRAINAGE PLAN 302 - GRADING AND DRAINAGE PLAN AT ENTRY 303 - GRADING AND DRAINAGE PLAN AT POOL DECK 400 - AMENITY DECK CROSS SECTION DETAILS											
401 - HARDSCAPE DETAILS											
402 - HARDSCAPE DETAILS 403 - HARDSCAPE DETAILS 404 - HARDSCAPE DETAILS	0										
500 - PLANT LEGEND & PLANTING DETAILS 501 - PLANTING PLAN 502 - PLANTING PLAN AT ENTRY 503 - PLANTING PLAN AT POOL DECK	0	•									
600 - IRRIGATION NOTES & DETAILS 601 - IRRIGATION PLAN 603 - IRRIGATION PLAN AT POOL DECK											

# Sycamore Development 899 Stemmons Freeway Dallas, TX 75207

## Gensler

5005 Greenville Avenue Dallas, TX 75206 United States

Sycamore Development 17014 Preston Bend Dr Dallas TX, 75248 USA

CIVIL ENGINEER LANDSCAPE ARCHITECT

Pape-Dawson Engineers, INC. 201 Main Street, Suite 901 Forth Worth, TX 76102 USA Tel 817.870.3668 Studio Outside 824 Exposition Drive, Suite 5 Dallas, TX 75226 USA Tel 214.954.7160

Tel 214.273.1500 Fax 214.273.1505

STRUCTURAL ENGINEER MEP ENGINEER

Thorton Tomasetti 8750 N Central Expressway, Suite 700 Dallas, TX 75231 USA Tel 972.387.8393 Summit Consultants 4144 N Central Expressway, Suite 635 Dallas, TX 75226 USA Tel 214.954.7160

1 12/20/2024 ISSUE FOR CONSTRUCTION



REDEVELOPMENT
Project Number

SHEET INDEX

Scale N.T.S.

#### **GENERAL NOTES:**

#### 1. Warning!!!!!!!! Call before you dig!!!!! Toll free 811

- 2. Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies.
- 3. The contractor bears all responsibility for verifying all underground utilities, pipes, structures, and line runs in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. landscape architect assumes no responsibility for any not shown on plans.
- 4. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown.
- 5. All proposed and finished grades are based on information provided by the owner's survey and/or civil engineer. any discrepancies in actual field measurements are to be reported to the landscape architect immediately.
- 6. Contractor is responsible for all quantities per drawings and specifications. Any quantities provided by landscape architect are provided for convenience only contractors are to bid their own verified quantities. Notify landscape architect of any discrepancies.
- 7. Easements setbacks, building, curb and gutter, underground utilities have been supplied to landscape architect by the project civil engineer. Refer to civil engineers drawings for additional information.
- 8. Studio Outside assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of Studio Outside.
- 9. Prior to commencement of hardscape construction, all piers, footings, and walls are to be surveyed, laid out, and staked in field for review by landscape architect. contractor shall assume responsibility for any demolition, adjustments, or reconstruction resulting from unauthorized construction activities.
- 10. Design-build fountain contractor to provide all design & engineering for pool and fountain to include all MEP and structure design

#### TREE PROTECTION NOTES:

- All trees which are to remain on site shall be protected with a (4') tall brightly colored plastic fence, or silt fence, placed at the drip line of trees.
- 2. Prior to the obtaining a grading permit, all tree markings and protective fencing shall be installed by the owner and shall be inspected by the landscape architect.
- No equipment shall be cleaned, or harmful liquids deposited within the limits of the root zone of trees which remain on site.
- 4. No signs, wires, or other attachments shall be attached to any tree to remain on site.
- 5. Vehicular and construction equipment shall not park or drive within the limits of the drip line.
- 6. Grading changes in excess of 3 inches (cut or fill) shall not be allowed within a root zone, unless adequate tree preservation methods are approved by the landscape architect.
- 7. No trenching shall be allowed within the drip-line of a tree unless approved by the city.
- 8. All removed trees shall be chipped and used for mulch on site of hauled off-site.
- 9. All tree maintenance techniques shall be in conformance with American national standards for tree care operations, ansi a300 industry identified standards. improper or malicious pruning techniques are strictly prohibited.

#### **IRRIGATION NOTES:**

- 1. An automatic irrigation system shall be provided for all planting areas.
- 2. Irrigation systems shall be maintained and replaced as necessary.
- 3. All planting areas to be fully irrigated. over spray on streets and walks is prohibited.
- 4. Irrigation system to have a fully automated control system.
- 5. Any existing planting damaged during construction due to irrigation system "down time" is to be replaced at no cost the owner.
- 6. If the existing irrigation system is damaged or turned off during construction activities, it will be the responsibility of the contractor to hand water all plant material as needed.

### PLANTING NOTES:

- 1. Landscape contractor shall be responsible for verifying the location of all underground utilities, pipes, structures, and line runs in the field prior to the installation of any plant material.
- 2. It is the responsibility of the contractor to advise the landscape architect of any condition found on the site which prohibits installation as shown on these drawings.
- 3. All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of same variety and size if damaged, destroyed, or removed.
- 5. Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.

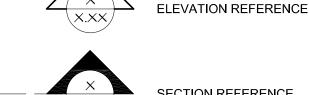
4. All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI

- 6. Tree pits hall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree sha
- be moved or drainage shall be provided.
- 7. Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.
- 8. Landscape contractor shall be responsible for fine grading and removal of debris prior to planting in all areas.
- 9. Final finish grading shall be reviewed by the landscape architect. landscape contractor shall be responsible for any additional topsoil required to create a smooth condition prior to planting.
- 10. All plant quantities listed are for information only. It is the contractors responsibility to provide full coverage in all planting areas as specified in the plant schedule and verify all quantities.
- 11. Landscape contractor to provide steel edging between all planting beds and lawn areas.
- 12. All plant material shall conform to the specifications and sizes given in the plant list and shall be nursery grown in accordance with the American standard for nursery stock. Latest edition American association of nurserymer standards. Any plant substitution shall be approved by landscape architect prior to purchase.
- 13. Landscape contractor is responsible for any coordination with other contractors on site as required to accomplish all planting operations.
- 14. All new planting areas to be amended per specifications.
- 15. Any plant material that does not survive shall replaced with an equivalent size and species within thirty (30)
- 16. Plant material shall be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.
- 17. Landscaped areas shall be kept free of trash, weeds, debris, and dead plant material.
- 18. Native site topsoil is to be protected from erosion or stockpiled.
- 19. Native site topsoil shall be laboratory tested by accredited laboratory and amended per said laboratory's
- 20. All lime stabilized soil & inorganic fill for building should be removed from planting areas and replaced with organic imported topsoil fill @ the following depths: 12" @ turf grass areas
- 24" @ shrub & groundcover areas - depth of rootball & 2x rootball width @ trees

### SYMBOLS LEGEND:

# LABELS

POINT OF BEGINNING



ECTION REFERENCE

DETAIL REFERENCE

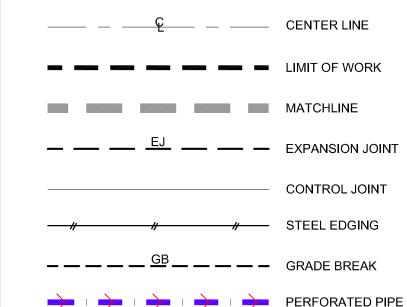
DETAIL REFERENCE

MATERIAL REFERENCE

ENLARGEMENT REFERENCE  $\langle x.xx \rangle$ 

SLOPE HARDSCAPE AREA

### LINE TYPES



### **ABBREVIATIONS**

AD = AREA DRAIN EJ = EXPANSION JOINT POB = POINT OF BEGINNING TC = TOP OF CURB BS = BOTTOM STEP GB = GRADE BREAK BR = BOTTOM OF RAMP HP = HIGH POINT TF = TOP OF FOOTING TR = TOP OF RAMP BW = BOTTOM OF WALL LP = LOW POINT CB = CATCH BASIN LOW = LIMIT OF WORK CJ = CONTROL JOINT PA = PLANTING AREA

CL = CENTER LINE

SOLID PVC PIPE

#### TS = TOP STEP TW = TOP OF WALL PD = AREA DRAIN (PLANTING) WS = WATER SURFACE ELEVATION

### SHOP DRAWING, SAMPLES, MOCK-UPS:

	CUT SHEETS	PHOTOS	SHOP DRAWINGS	SAMPLE	MOCK-UI
PAVING - ALL TYPES					
WALLS					
GRAVEL					
AMENITIES					
DRAINS					
STEEL EDGING					
POOL PLASTER					
POOL TILE					
POOL ITEMS					
ARTIFICIAL TURF					
FENCE AND GATES					
PLANTING		•			
MULCH AND COMPOST					

#### MATERIAL LEGEND:

#### PAVING

### CONCRETE PAVING

COLOR STANDARD GRAY FINISH: LIGHT BROOM (PERPENDICULAR TO PATH OF TRAVEL) TROWEL - REF. PLANS FOR LAYOUT CONTROL JOINT SPACING EQUAL TO SIDEWALK WIDTH, EXPANSION JOINT SPACING MAX. ±30' O.C. REF. PLANS

JOINTS:

#### REF. DETAILS AND SPECIFICATIONS

**ENHANCED CONCRETE PAVING 1** COLOR: STANDARD GRAY TEXAS BOMANITE EXPOSED AGGREGATE FINISH: 'SANDSCAPE' JOINTS: SAWCUT - REF. PLANS FOR LAYOUT

REF. DETAILS AND SPECIFICATIONS

SCOTT BALCH

(214) 624-6511

#### **ENHANCED CONCRETE PAVING 2** (P-3)

CONTACT:

COLOR: TEXAS BOMANITE EXPOSED AGGREGATE FINISH: 'SANDSCAPE' SAWCUT - REF. PLANS FOR LAYOUT JOINTS: CONTACT: SCOTT BALCH (214) 624-6511

REF. DETAILS AND SPECIFICATIONS

#### **ENHANCED CONCRETE PAVING 3**

COLOR FINISH: TEXAS BOMANITE EXPOSED AGGREGATE 'REVEALED' JOINTS: SAWCUT - REF. PLANS FOR LAYOUT CONTACT: SCOTT BALCH (214) 624-6511

REF. DETAILS AND SPECIFICATIONS

REF. DETAILS AND SPECIFICATIONS

#### CONCRETE BAND (ON-GRADE)

COLOR: STANDARD GRAY SMOOTH TROWEL FINISH: 6" WIDTH CONTROL JOINT SPACING 2' O.C., EXPANSION JOINT SPACING

JOINTS: MAX. 30' O.C.

#### WALLS

SIZE:

### CONCRETE CURB (ON-STRUCTURE)

COLOR: STANDARD GRAY SMOOTH TROWEL FINISH: 6" WIDTH X HT. REF. PLANS SIZE:

REF. DETAILS AND SPECIFICATIONS

#### CONCRETE SEAT WALL (ON-STRUCTURE)

CORE: REINF. P.I.P CONCRETE SMOOTH FINISH; SMOOTH SKIM COAT ROUGH AREAS AS NEEDED FINISH: HEIGHT: REF. GRADING PLANS

### BBQ GRILL WALL (ON-STRUCTURE)

REF. PLANS, DETAILS & SPECIFICATIONS

CORE: 8 X 8 X 16 CMU GLAZED FINISH: TBD, MATCH EXISTING GREEN TILE COLOR:

REF. PLANS, DETAILS & SPECIFICATIONS

#### STUCCO WALL

FINISH:

COLOR:

HEIGHT:

REINF. P.I.P CONCRETE STUCCO (MATCH EXISTING) WHITE TO MATCH EXISTING WALLS REF. GRADING PLANS

### **GRAVEL**

DECOMPOSED GRANITE (W/ STABILIZER) COLOR:

REF. PLANS, DETAILS & SPECIFICATIONS

DEPTH: LOCAL SUPPLIER BY CONTRACTOR SUPPLIER:

SUPPLIER: STABILIZER SOLUTIONS CONTACT: (800) 336-2468

INSTALL W/ STABILIZER IN 1" LIFTS OVER FILTER FABRIC. REFER TO DETAILS, SPECIFICATIONS, AND MANUFACTURER RECOMMENDATIONS

#### **DECORATIVE GRAVEL**

SUPPLIER: CACTUS CANYON QUARRIES COLOR: TRUE BLACK ANDY CARSON (800) 759 8165 CONTACT

4" DEPTH OVER FILTER FABRIC, REFER TO DETAILS

#### **METALS**

COLOR:

CONTACT:

STEEL EDGING @ GRAVEL

AND SPECIFICATIONS

MODEL: DURAEDGE MFR:  $\frac{1}{4}$ " THICKNESS X 5" DEPTH X LENGTHS PER PLAN

INSTALLATION: USE 90° CORNERS. REFER TO PLANS, DETAILS AND SPECIFICATIONS

GALVANIZED

JD RUSSELL

(800) 888 6872

### STEEL EDGING @ PLANTING

MANUFACTURE: JD RUSSELL MODEL: HEAVY DUTY DURAEDGE SIZE: 3/6" THICKNESS X 4" DEPTH X LENGTHS

PER PLAN GALVANIZED **INSTALLATION:** 

### REF. TO PLANS, DETAILS AND SPECIFICATIONS

USE 90° CORNERS

**INLAY STRIP** 

LENGTH:

MANHATTAN AMERICAN OR APPROVED EQUAL MFR: STANDARD HEAVY TOP MODEL: MATERIAL: 1/8" WIDTH X HEIGHT (PER CONTRACTOR) SIZE:

CONTACT: (888) 462-2813 BY TEXAS BOMANITE WITH ENHANCED CONCRETE, REF. PLANS, DETAILS,

SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS

RADIAL PER PLAN

#### CAST STONE

#### **CAST STONE GRILL COUNTER**

COLOR MATCH BUILDING / HISTORIC FINISH: MATCH BUILDING / HISTORIC SIZE: REF. DETAILS SEALER:

ARLINGTON CAST STONE OR APPROVED EQUAL SUPPLIER: CONTACT:

### CAST STONE POOL COPING

MATCH BUILDING / HISTORIC COLOR: MATCH BUILDING / HISTORIC FINISH: SIZE: 12" X 24" X 2" THICK ARLINGTON CAST STONE OR APPROVED EQUAL SUPPLIER:

(817) 284-5933

#### **MISCELLANEOUS**

CONTACT:

ARTIFICIAL TURF

MODEL: SANTA CRUZ SUPPLIER: SYNTHETIC GRASS PROS MARCO GORTANA (214) 577-3080

INSTALLATION: REF. PLANS, DETAILS, SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS

### DOG PARK FENCE

STEEL PICKET FENCE **HEIGHT** PAINTED BLACK MODEL

SUPPLIER: LOCAL

REF. PLANS, DETAILS, SPECIFICATIONS. GRIND ALL WELDS SMOOTH

DOG PARK GATE STEEL PICKET GATE (SELF-CLOSING) HEIGHT:

PAINTED BLACK

LOCAL

INSTALLATION: REF. PLANS, DETAILS, SPECIFICATIONS. GRIND ALL WELDS SMOOTH

MODEL

MODEL:

SUPPLIER:

**SECURITY FENCE** STEEL PICKET FENCE TYPE: HEIGHT:

PAINTED BLACK

LOCAL

SUPPLIER: LOCAL

### REF. PLANS, DETAILS, SPECIFICATIONS. GRIND ALL WELDS SMOOTH

SUPPLIER:

**SECURITY FENCE GATE** STEEL PICKET GATE (SELF-CLOSING) WITH PANIC BAR HEIGHT: MODEL: PAINTED BLACK

**INSTALLATION:** REF. PLANS, DETAILS, SPECIFICATIONS. GRIND ALL WELDS SMOOTH

### **AMENITIES**

### BBQ GRILL (GAS)

/ MFR: **AEI CORPORATION** SERIES: PGS T MODEL: S 36T

STAINLESS STEEL FINISH: SIZE: ACCESSORIES: MDS L39-PGS LEGACY 39" S.S. DOORS, LIFT-ASSIST HANDLE, EMERGENCY GAS SHUTOFF

INSTALLATION: INSTALL PER MANUFACTURER RECOMMENDATIONS. REF. PLANS, DETAILS AND SPECIFICATIONS

#### **BIKE RACK**

MODEL: COLOR/FINISH: POWDERCOAT TBD INSTALLATION: SURFACE MOUNT, REF. MANUFACTURER'S SPECS FORMS + SURFACES SUPPLIER: CONTACT: ROB ZIELINSKI (817) 401-4261

INSTALL PER MANUFACTURER RECOMMENDATIONS. REF. PLANS, DETAILS AND SPECIFICATIONS

#### BENCH

CORDIA - BACKED/FREESTANDING/NO DIVIDER ✓ MODEL: COLOR/FINISH: POWDERCOAT TBD INSTALLATION: SURFACE MOUNT, REF. MANUFACTURER' SPECS SUPPLIER: FORMS + SURFACES CONTACT: ROB ZIELINSKI (817) 401-4261

INSTALL PER MANUFACTURER RECOMMENDATIONS. REF. PLANS, DETAILS AND SPECIFICATIONS

PET STATION

MODEL: ALUMINUM DOGIPOT PET STATION #1003-L COLOR: INSTALLATION: REF. MANUFACTURER'S SPECS SUPPLIER: DOGI-POT CONTACT: (800) 364-7681

INSTALL PER MANUFACTURER RECOMMENDATIONS. REF. PLANS, DETAILS AND SPECIFICATIONS

**PLANTER POT** 

MODEL: DOWNTOWN ROUND COLLECTION DCS-3000 GFRC LIGHTWEIGHT CONCRETE MATERIAL: 30" SQUARE SIZE: TBD (NEEDS TO BE VERIFIED W/ COLOR SAMPLE) COLOR: FINE GRAIN (NEEDS TO BE VERIFIED W/ SAMPLE) FINISH: SUPPLIER: TOURNESOL CONTACT: JOHN SOLBERG (512) 662-2852

INSTALLATION: INSTALL PER MANUFACTURER RECOMMENDATIONS. REF. PLANS, DETAILS AND SPECIFICATIONS

#### PLANTER POT

WILSHIRE COLLECTION WR-482424 MODEL: MATERIAL: GFRC LIGHTWEIGHT CONCRETE SIZE: 48" L X 24" W X 24" H TBD (NEEDS TO BE VERIFIED W/ COLOR SAMPLE) COLOR FINISH: FINE GRAIN (NEEDS TO BE VERIFIED W/ SAMPLE) SUPPLIER: TOURNESOL CONTACT JOHN SOLBERG (512) 662-2852

INSTALLATION: INSTALL PER MANUFACTURER RECOMMENDATIONS. REF. PLANS, DETAILS AND **SPECIFICATIONS** 

#### **SWIMMING POOL**

POOL PLASTER EXPOSED AGGREGATE POOL FINISH TYPE: COLOR: INSTALLATION: PER MANUFACTURER

DIAMONDBRITE

CONTACT (800) 641-9247 PER MANUFACTURER RECOMMENDATIONS AND PROJECT SPECIFICATIONS

### POOL WATER LINE TILE

MFR:

LEVEL FORTY THREE MOSAICS 75% '273' / 25% '273' W/ AVENTURINA COLOR: SIZE: 1" X 1" STACKED BOND PATTERN: INSTALLATION: REF. PLANS, DETAILS & SPECIFICATIONS SUPPLIER: KNOX TILE CANDACE BELTRAN (214) 761-5669 CONTACT:

PER MANUFACTURER RECOMMENDATIONS AND PROJECT SPECIFICATIONS

#### POOL STEP DELINEATION TILE

MODEL: TILE TO MATCH COLOR OF SP-2 TILE MATCH COLOR OF SP-2 TILE SIZE: CORUNDUM (SLIP RESISTANCE) FINISH: STACKED BOND PATTERN: INSTALLATION: REF. PLANS, DETAILS & SPECIFICATIONS KNOX TILE SUPPLIER: CANDACE BELTRAN (214) 761-5669 CONTACT:

PER MANUFACTURER RECOMMENDATIONS AND PROJECT SPECIFICATIONS

**POOL ADA LIFT** MOTION TREK 350 DELUXE (153121-DLX) MODEL STAINLESS STEEL, STANDARD FINISH SPECTRUM PRODUCTS (800.791.8056) SUPPLIER: INSTALLATION: SLEEVE MOUNT PER MANUFACTURER RECOMMENDATIONS

INSTALL SLEEVE, CHAIR LIFT TO BE OWNER PROVIDED

IF REQUIRED POOL SAFETY EQUIPMENT - RING BUOY

#### MODEL: 20" DIA. COLOR: WHITE SUPPLIER: BY POOL CONTRACTOR

INSTALLATION: PER CODE, REF. TO PLAN FOR LOCATION POOL SAFETY EQUIPMENT - SHEPHARD'S HOOK PENTAIR SAFETY LIFE HOOK, R221026 W/ 12'

ANODIZED ALUMINUM POLE

#### SUPPLIER: PENTAIR OR APPROVED EQUAL INSTALLATION: PER CODE, REF. TO PLAN FOR LOCATION

**EMERGENCY PHONE** E-1600-02A W/ EWP VIKING ELECTRONICS OR APPROVED EQUAL SUPPLIER:

INSTALLATION: PER MANUFACTURER RECOMMENDATION

INSTALLATION: PER MANUFACTURER RECOMMENDATION, FINAL

**POOL HANDRAIL** TYPE 316-L STAINLESS STEEL MATERIAL: BRUSHED FINISH: 1.5" Ø

SUPPLIER: BY POOL CONTRACTOR

LOCATION TBD

### **DRAINAGE**

MULTI-LEVEL DECK DRAIN (LANAI AMENITY DECK) TYPE: REF. MEP REF. MEP REF. MEP

CONTACT:

TYPE:

SIZE:

### SHALLOW GREEN ROOF DRAIN (LANAI AMENITY DECK)

REF. MEP

REF. MEP

REF. MEP

TYPE: REF. MEP REF. MEP REF. MEP CONTACT: REF. MEP

#### REF. MEP CONTACT: REF. MEP

PLANTER DRAIN (GROUND LEVEL) SUPPLIER: NDS PRO ROUND ATRIUM GRATE #90 MODEL: COLOR: BLACK SIZE: CONTACT: NDSPRO.COM

MULTI-LEVEL GREEN ROOF DRAIN (LANAI AMENITY DECK)

FRENCH DRAIN (GROUND LEVEL)

SPECIFICATIONS

MATERIAL: PERFORATED PVC PIPE REF. GRADING PLANS SIZE:

WRAPPED IN FILTER FABRIC. REF. PLANS, DETAILS AND SPECIFICATIONS

INSTALL PER MANUFACTURER RECOMMENDATIONS. REF. PLANS, DETAILS AND

## **Sycamore Development**

### 899 Stemmons Freeway Dallas, TX 75207

Gensler 5005 Greenville Avenue

Sycamore Development 17014 Preston Bend Dr Da**ll**as TX, 75248 USA

Dallas, TX 75206

**United States** 

**CIVIL ENGINEER** LANDSCAPE ARCHITECT Pape-Dawson Engineers, INC. Studio Outside 201 Main Street, Suite 901 824 Exposition Drive, Suite 5

Tel 214.273.1500

Fax 214.273.1505

STRUCTURAL ENGINEER

Forth Worth, TX 76102

Tel 817.870.3668

Thorton Tomasetti Summit Consultants 8750 N Central Expressway, 4144 N Central Expressway Suite 700 Suite 635 Dallas, TX 75231 Dallas, TX 75226 Tel 972.387.8393 Tel 214.954.7160

Description

1 | 12/20/2024 | ISSUE FOR CONSTRUCTION

Seal / Signature

**Project Number** 



**CABANA HOTEL** 

23136 Description

& GENERAL NOTES Scale N.T.S.

MATERIAL LEGEND

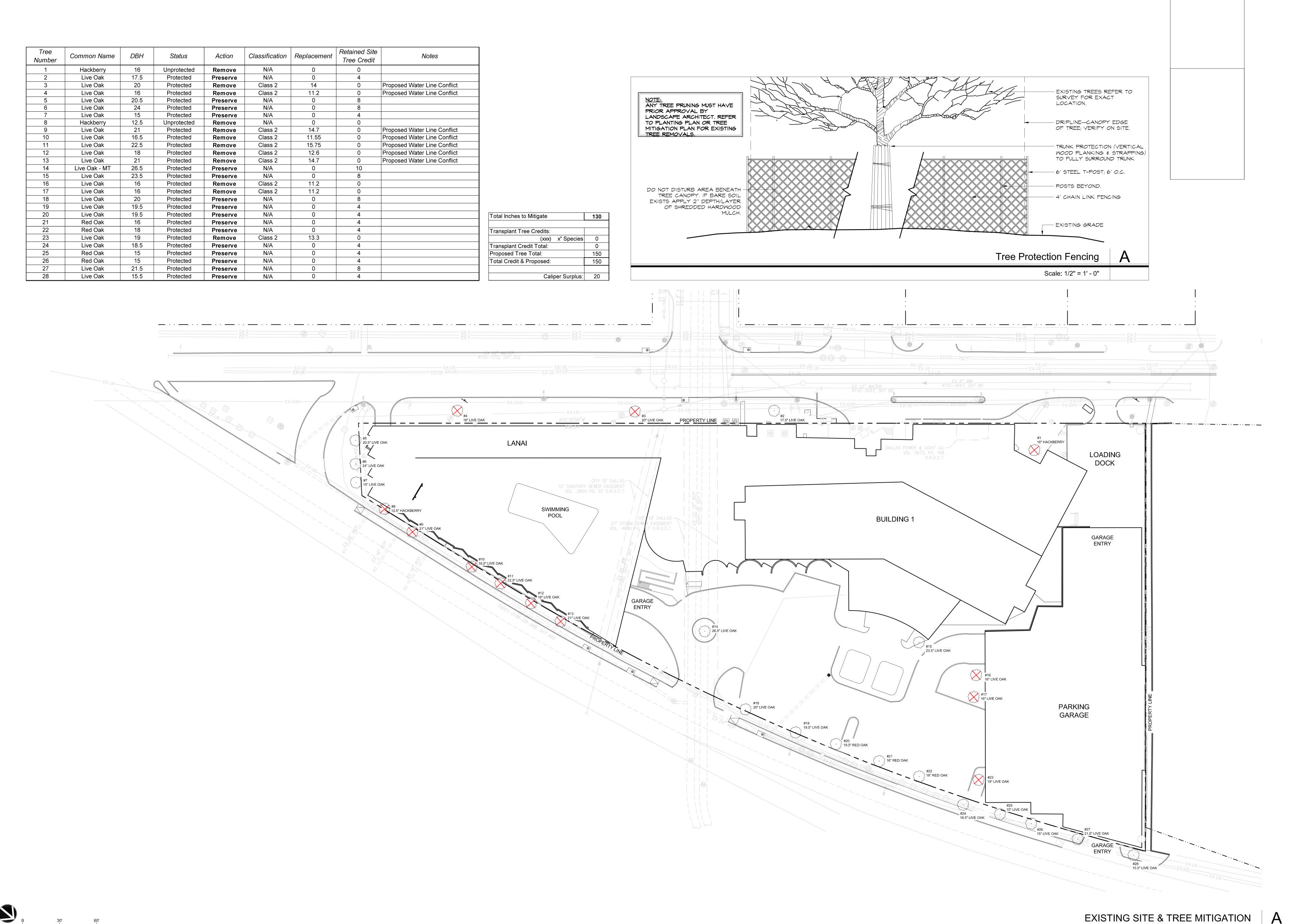
© 2024 Gensler

Dallas, TX 75226

Tel 214.954.7160

MEP ENGINEER

USA



Sycamore Development 899 Stemmons Freeway

Dallas, TX 75207

## Gensler

5005 Greenville Avenue

Sycamore Development

17014 Preston Bend Dr Da**ll**as TX, 75248

Dallas, TX 75206 United States

USA

CIVIL ENGINEER Pape-Dawson Engineers, INC. 201 Main Street, Suite 901

Forth Worth, TX 76102 Dallas, TX 75226 Tel 214.954.7160 Tel 817.870.3668

MEP ENGINEER STRUCTURAL ENGINEER

Thorton Tomasetti 8750 N Central Expressway, Suite 700 Dallas, TX 75231 Tel 972.387.8393

Summit Consultants 4144 N Central Expres Suite 635 Da**ll**as, TX 75226 Tel 214.954.7160

Tel 214.273.1 Fax 214.273.

LANDSCAPE ARC

824 Exposition Drive,

Studio Outside

1 | 12/20/2024 | ISSUE FOR CONSTRUCTION

Seal / Signature



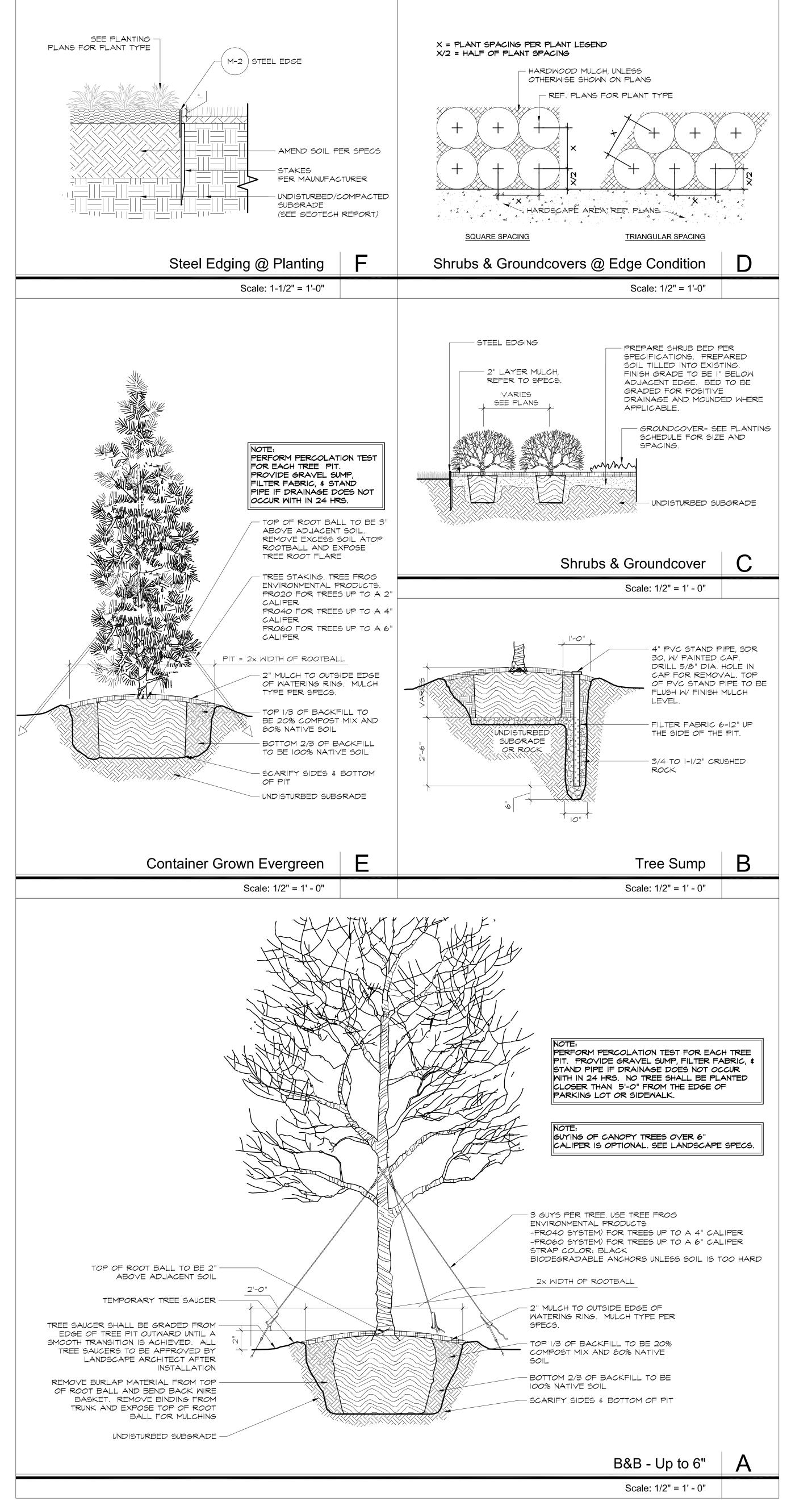
CABANA HOTEL REDEVELOPMENT

Project Number

**EXISTING SITE &** TREE MITIGATION

Scale: 1"=30'

4001	0005	DOTANIJOAL / OOMMAONI NIAMAT	MAINI OIZE	NAINI LIT	MINI ODDD		DEMA DIZO
MBOL	CODE	BOTANICAL / COMMON NAME	MIN. SIZE	MIN. HI	MIN. SPRD	SPACING	REMARKS
EES							
••	Q5	QUERCUS SHUMARDII SHUMARD OAK	4" CAL.	16'-0"	5'-0"	REF. PLAN	NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL-BRANCHED, FULL ON ALL SIDES
VAMEN	NTAL TRE	EES					
	CF	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	3" CAL.	8'-0"	4'-0"	REF. PLAN	NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL-BRANCHED, FULL ON ALL SIDES
	IV.	ILEX VOMITORIA YAUPON HOLLY	3" CAL.	10'-0"	4'-0"	REF. PLAN	NURSERY GROWN, MULTI-TRUNK (3), WELL-BRANCHED, FULL ON ALL SIDES
A CONTRACTOR OF THE PROPERTY O	JB	JUNIPERUS VIRGINIANA 'BURKII' BURK EASTERN REDCEDAR	15 GAL.	6'-0"	4'-0"	REF. PLAN	NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL-BRANCHED, FULL ON ALL SIDES
S.W.) Wording	TL	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR	15 GAL	6'-0"	2'-0"	REF. PLAN	FIELD GROWN, MATCHED & WELL-ROOTED, PLANT AS SHOWN
RUBS							
<b>3</b>	A0	AGAVE OVATIFOLIA WHALE'S TONGUE AGAVE	15 GAL.	24"	30"	REF. PLAN	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	AH	AGERATINA HAVANENSIS HAVANA SNAKEROOT	3 GAL	18"	18"	24" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	HF	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	36"	24"	REF. PLAN	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
•	HB	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTSØ RED YUCCA	3 GAL	24"	24"	24" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	HX	HESPERALOE X FUNIFERA 'LITTLE GIANT' LITTLE GIANT DWARF HESPERALOE	3 GAL	24"	24"	24" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	LI	LEUCOPHYLLUM LANGMANIAE 'LYNNS LEGACY' LYNNS LEGACY TEXAS SAGE	3 GAL	24"	24"	24" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
NANAULU NANAUL	PM2	PODOCARPUS MACROPHYLLUS 'MAKI' MAKI YEW PODOCARPUS	15 GAL	48"	18"	48" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	SM	SABAL MINOR DWARF PALMETTO	5 GAL	36"	36"	36" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	YP	YUCCA PALLIDA PALE-LEAF YUCCA	3 GAL	24"	24"	24" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
M.	YR	YUCCA ROSTRATA BEAKED YUCCA	5 GAL	36"	24"	REF. PLAN	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
OUND (	COVERS						
	CP	CAREX PERDENTATA WEBBERVILLE SEDGE	4" POTS	12"	12"	15" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	DC	DELOSPERMA COOPERI PURPLE ICE PLANT	I GAL	6"	12"	12" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
ASSES	;						
		CAREX OSHIMENSIS 'FEATHER FALLS' FEATHER FALLS SEDGE	I GAL	12"	12"	15" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	JB2	JUNCUS INFLEXUS 'BLUE ARROWS' BLUE ARROWS JUNCUS	I GAL	18"	12"	12" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	LC	LIRIOPE SPICATA  CREEPING LILYTURF	4" POTS	6"	8"	10" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO
	PS	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	I GAL	24"	12"	24" O.C.	NURSERY GROWN, MATCHED & WELL-ROOTED, PLANT AS SHO



## Sycamore **Development**

899 Stemmons Freeway Dallas, TX 75207

### Gensler

Tel 214.273.1500 5005 Greenville Avenue Da**ll**as, TX 75206 Fax 214.273.1505 **United States** 

Sycamore Development 17014 Preston Bend Dr Dallas TX, 75248 USA

CIVIL ENGINEER LANDSCAPE ARCHITECT Pape-Dawson Engineers, INC.

Studio Outside 201 Main Street, Suite 901 824 Exposition Drive, Suite 5 Forth Worth, TX 76102 Dallas, TX 75226 USA Tel 817.870.3668 Tel 214.954.7160

STRUCTURAL ENGINEER MEP ENGINEER

Thorton Tomasetti Summit Consultants 8750 N Central Expressway, 4144 N Central Expressway, Suite 700 Dallas, TX 75231 Suite 635 Dallas, TX 75226 USA Tel 972.387.8393 Tel 214.954.7160

1 12/20/2024 ISSUE FOR CONSTRUCTION

Seal / Signature



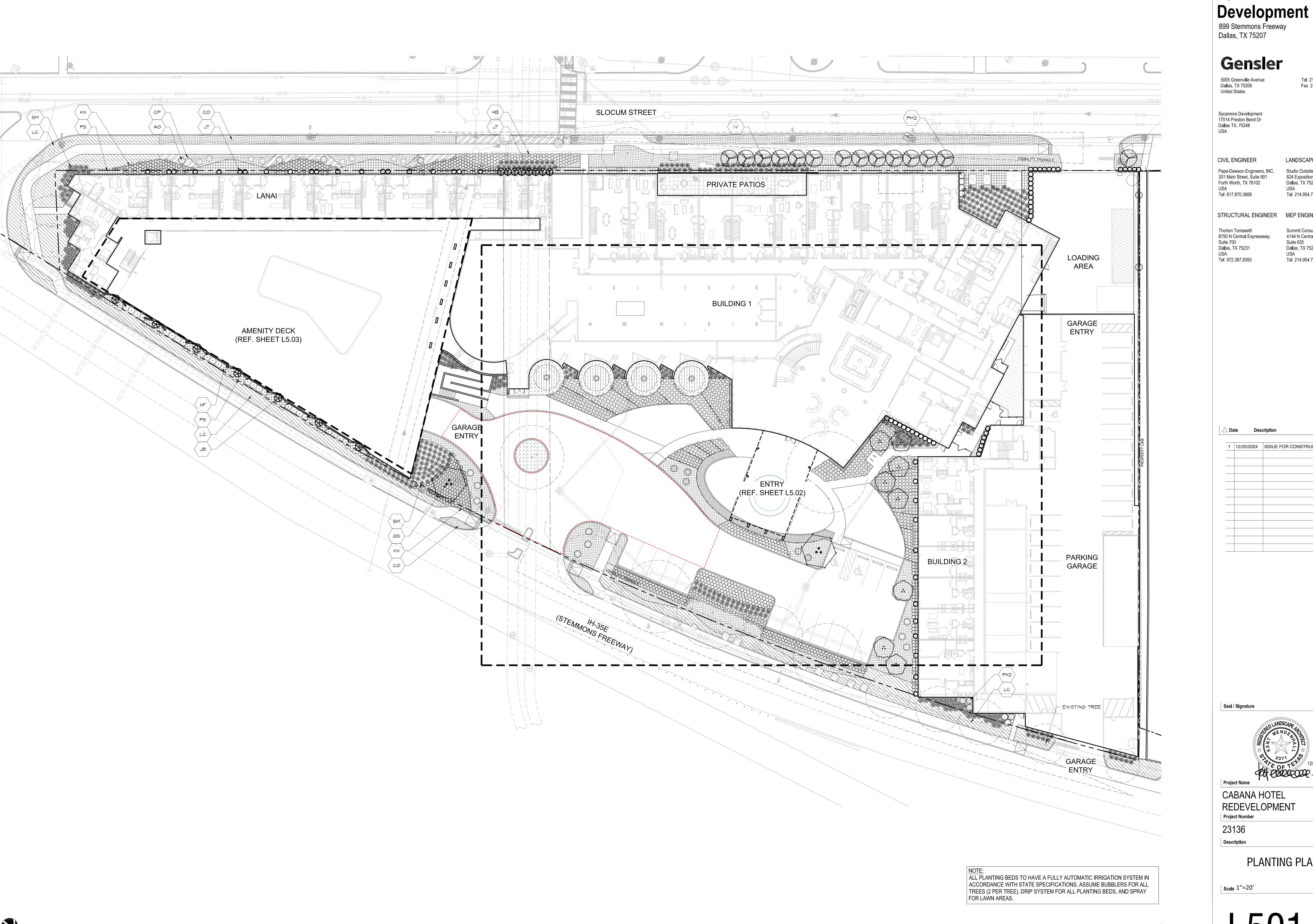
CABANA HOTEL REDEVELOPMENT

23136 Description

Project Number

PLANT LEGEND & PLANTING DETAILS

Scale N.T.S



# Sycamore

Tel 214.273.1500 Fax 214.273.1505

LANDSCAPE ARCHITECT

Studio Outside 824 Exposition Drive, Suite 5 Dallas, TX 75226 USA Tel 214.954.7160

STRUCTURAL ENGINEER MEP ENGINEER

Summit Consultants 4144 N Central Expressway, Suite 635 Dallas, TX 75226 USA <sup>\*</sup> Tel 214.954.7160

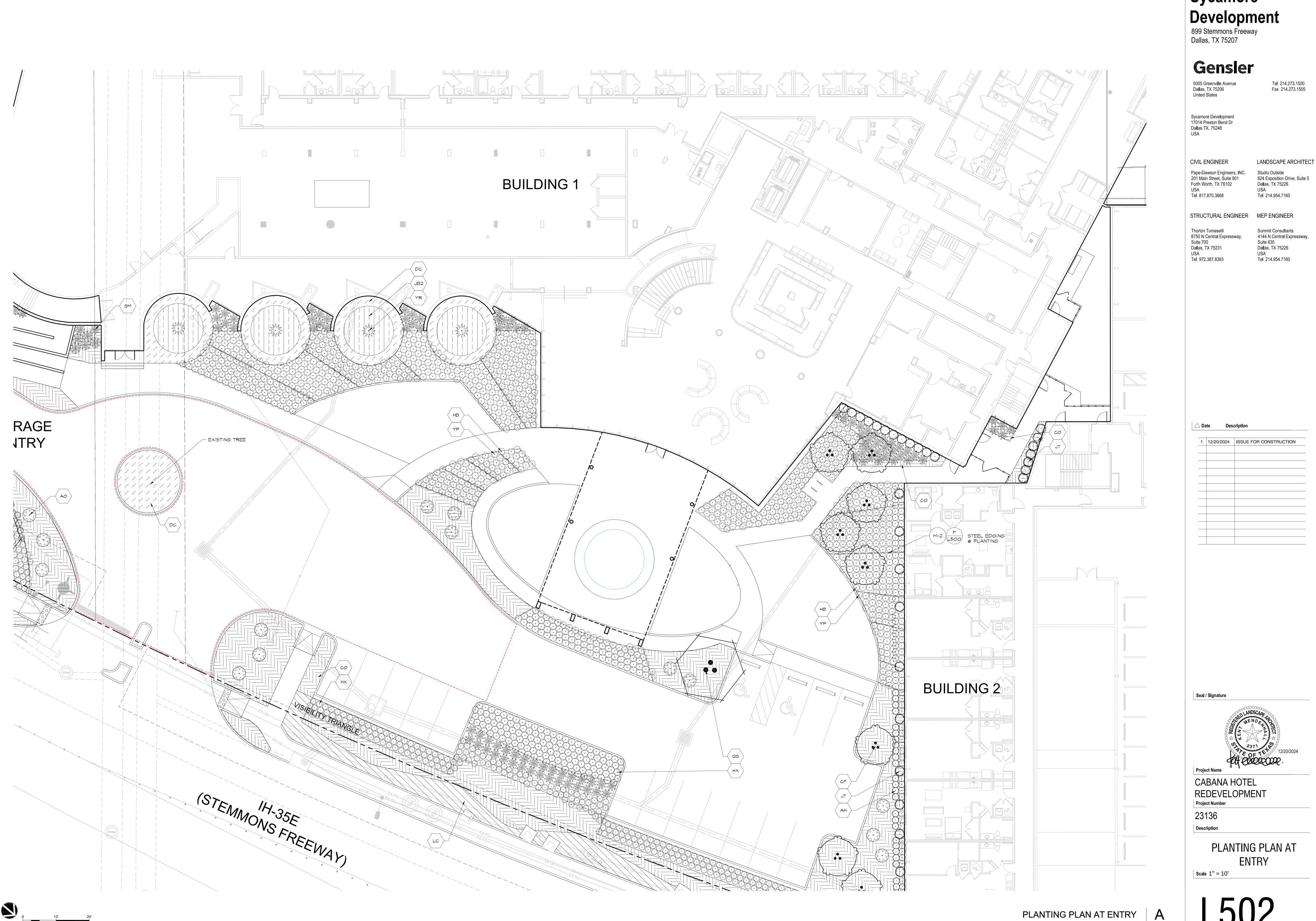
1 | 12/20/2024 | ISSUE FOR CONSTRUCTION



CABANA HOTEL REDEVELOPMENT

PLANTING PLAN

PLANTING PLAN A Scale: 1"=20'



Sycamore