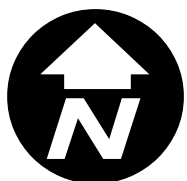
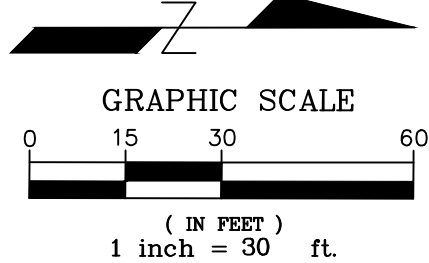


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





N.T.S.

BENCHMARK:

MONUMENT 179.7' WEST OF WEST EDGE
OF SH 205 PAVEMENT AND 6.8' NORTH
OF BACK OF CURB DALTON ROAD.
ELEVATION = 541.57'

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED 1/14/2016.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

<u>SITE SUMMARY TABLE</u>	
County	ROCKWALL
Project Name	FREDDY'S FROZEN CUSTARD
Zoning District	GR N. SH 205 OVERLAY DISTRICT
Proposed use	RESTAURANT WITH DRIVE THRU
Site Area:	0.857 Acres 37,346 S.F.
Building Area	3,010 S.F. (TOTAL)
Building Height:	26' 2" - 1 STORY
Lot Coverage:	3,010/37,346 = 8.1%
Floor Area Ratio:	3,010/37,346 = 1:08.1
Parking Required:	3,010 SF (REST)/100 SF/SPC = 30 SPACES
	Total = 30 SPACES
Parking Provided:	Regular = 30 SPACES
	Handicap = 2 SPACES
	Total = 32 SPACES
Impervious Area:	29,524 / 37,346 SF = 79.0%
Pervious Area:	7,822 / 37,346 SF = 21.0%

SITE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JULY 13, 2017
CASE #SP2017-XXXX

[illegible]

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, PERMITTING
OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 85852
DATED 07/13/2017
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

SITE PLAN

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

Scale:	1" = 30'
Designed by:	JJV
Drawn by:	JJV
Checked by:	JJV
608-08.dwg/CPI-CONCEPT PLAN.dwg	
Date:	07/13/2017

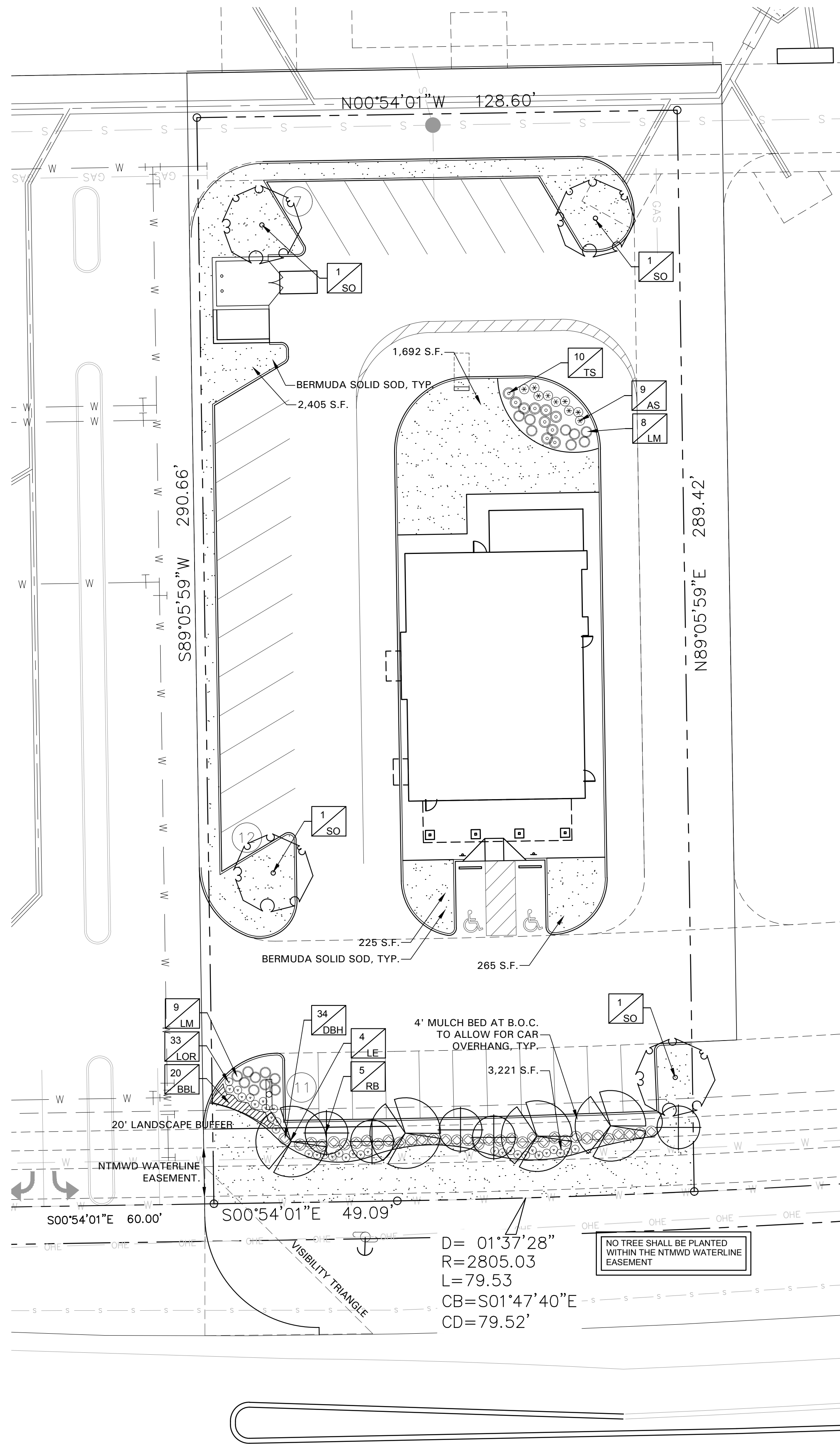
SHEET

SP1

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
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OWNER:
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PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARNTERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE



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GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:
SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL. HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

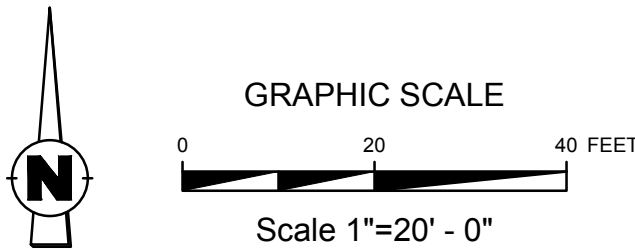
AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE
SHADE TREES				
4	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal. 12' ht., 4' spread
4	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal. 12' ht., 5' spread
ORNAMENTAL TREES				
5	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal. 8' ht., 4' spread, 3 trunk min.
SHRUBS				
9	AS	Autumn Sage	<i>Salvia greggii</i>	5 gal. full, 30" o.c.
34	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal. full, 20" spread, 36" o.c.
17	LM	Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal. full, 24" spread, 36" o.c.
33	LOR	Loropetalum Purple Pixie	<i>Loropetalum chinensis 'Purple Pixie'</i>	5 gal. full, 18" sprd, 24" o.c.
10	TS	Texas Sage Green Cloud	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal. full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS				
20	BBL	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>	1 gal. full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>	

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

IRRIGATION NOTE:
IRRIGATION WILL CONFORM TO THE REGULATIONS SET BY THE UDC.



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P.O. BOX 802047
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CONTACT: JOHN MCCLURE

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4:1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:
STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
GENERAL	
1. A minimum of 15% of the site shall be landscaped. 2. No less than 50% of the required landscape shall be located in the front or side yard.	
REQUIRED	PROVIDED
5,602 s.f. (15%)	7,822 s.f. (20%)
2,803 s.f. (50%)	4,148 s.f.
BUFFER STRIPS / STREET	
1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along SH 205 R.O.W. The minimum required height is 30" and shall not exceed a maximum height of 48". 2. Three canopy trees along with four accent trees are required per 100 feet of frontage. SH 205/Goliad = 129 f.f.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
shrubs	shrubs
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque. 2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. 3. A minimum of 5% of the parking area shall be landscaped.	
REQUIRED	PROVIDED
36" screen	36" screen
3 canopy trees, 4" cal.	4 canopy trees, 4" cal.
775 s.f. (5%)	2,896 s.f. (18%)

LANDSCAPE PLAN
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JULY 07, 2017
CASE #SP2017-XXXX

Scale: 1" = 20'

Designed by: AWR

Drawn by: AWR

Checked by: AWR

886-084440-CP1-CONCEPT PLAN.dwg

Date: 07/07/2017

DEVELOPER:

MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

LANDSCAPE PLAN

LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286

SHEET

L1.1

- SECTION 32.9300 - LANDSCAPE
PART 1 - GENERAL
- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR
- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING
- 1.2 REFERENCE DOCUMENTS
- A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:
- E. PLANTING OF TREES, SHRUBS AND GRASSES
- A. SEEDING
- B. BED PREPARATION AND FERTILIZATION
- C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- D. WORK GUARANTEE

- 1.4 REFERENCES
- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
- B. TEXAS STATE DEPARTMENT OF AGRICULTURE
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
- 1.5 SUBMITTALS
- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
- C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.
- D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
- F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
- H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
- I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

- 1.7 SEQUENCING
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.
- 1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS
- A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR CONSULTANT DRAWING MARKUPS.
- B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD. UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE, PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
- D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
- B. REMOVE GUYING AND STAKING MATERIALS.
- 1.9 MAINTENANCE
- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
- B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.
- C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
- D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- H. RESET SETTLED PLANTS
- I. REAPPLY MULCH TO BARE AND THIN AREAS.
- J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR.

- 1.10 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

- PART 2 - PRODUCTS
- 2.1 PLANT MATERIALS
- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
- B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTORS INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
- F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES. SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
- G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHED, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
- H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND

- VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- 2.2 ACCESSORIES/MISCELLANEOUS MATERIALS
- A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
- B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
- C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.
- APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL
- | | |
|--------|---------------------|
| CLAY | BETWEEN 15% AND 25% |
| SILT | BETWEEN 15% AND 25% |
| SAND | LESS THAN 50% |
| GRAVEL | LESS THAN 10% |

- D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
- E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.
- F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.
- G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE: REFER TO DETAILS.
- H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.
- K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

- PART 3 - EXECUTION
- 3.1 PREPARATION
- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF

- FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- B. SOIL TESTING:
- A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
- B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 12 INCH DEPTH.
- E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.
- F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNERS REPRESENTATIVES APPROVAL PRIOR TO PROCEEDING.
- G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

- 3.2 EXCAVATING
- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
- B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.
- C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

- 3.3 PLANTING
- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
- C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
- E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
- G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
- H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
- I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
- J. DO NOT WRAP TREES.
- K. DO NOT OVER PRUNE.
- L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING

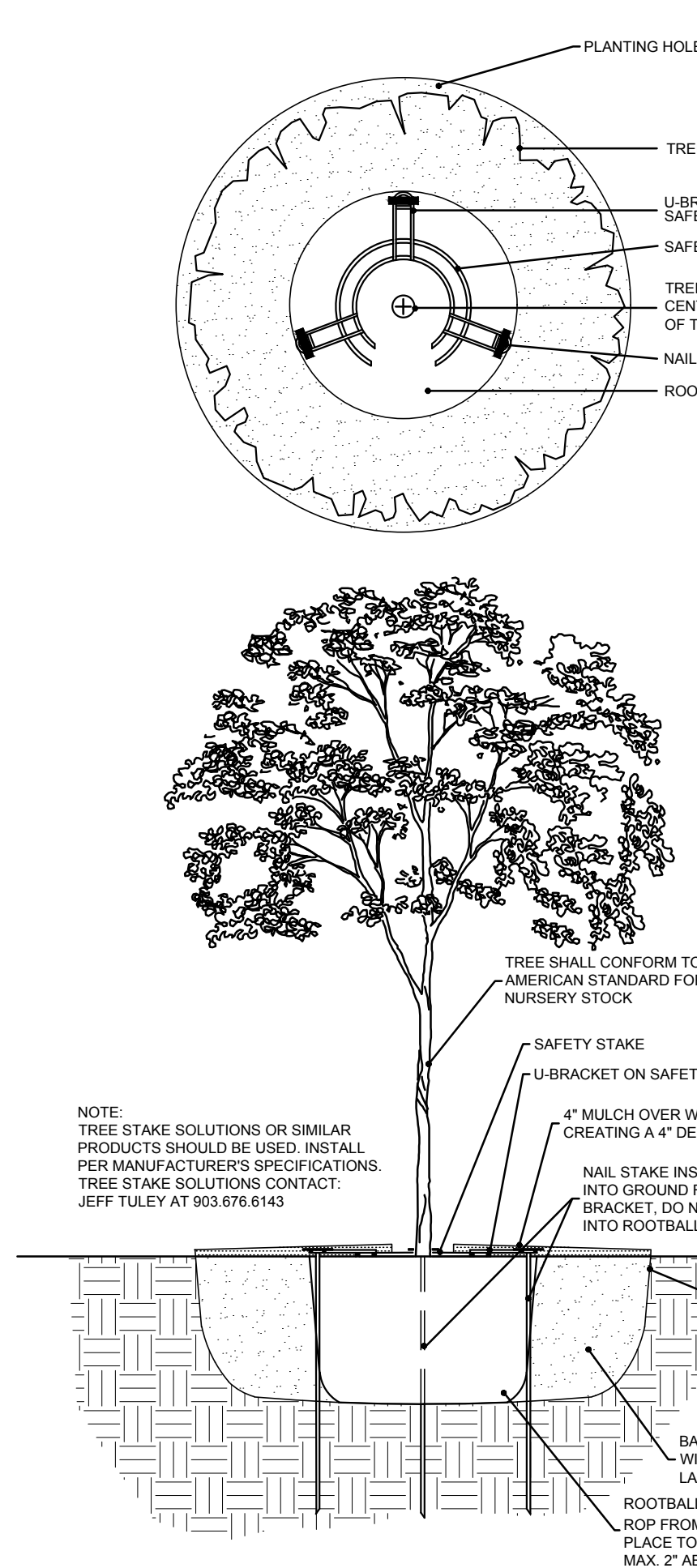
THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

- 3.4 STEEL EDGING
- A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION.
- B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
- C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
- D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
- E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
- F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

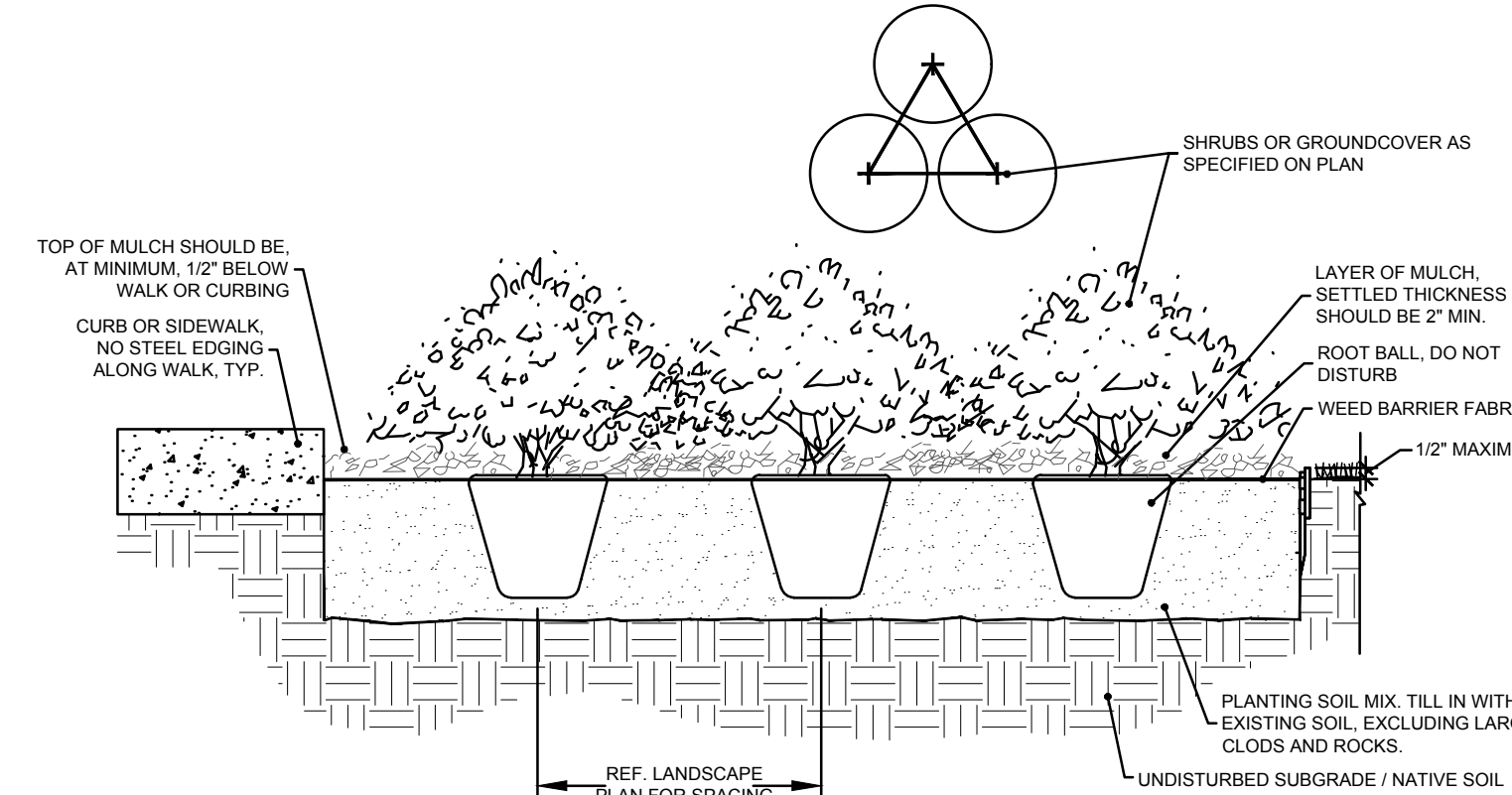
- 3.5 CLEANUP
- A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
- C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
- D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

- 3.6 ACCEPTANCE
- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
- B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- C. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
- D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

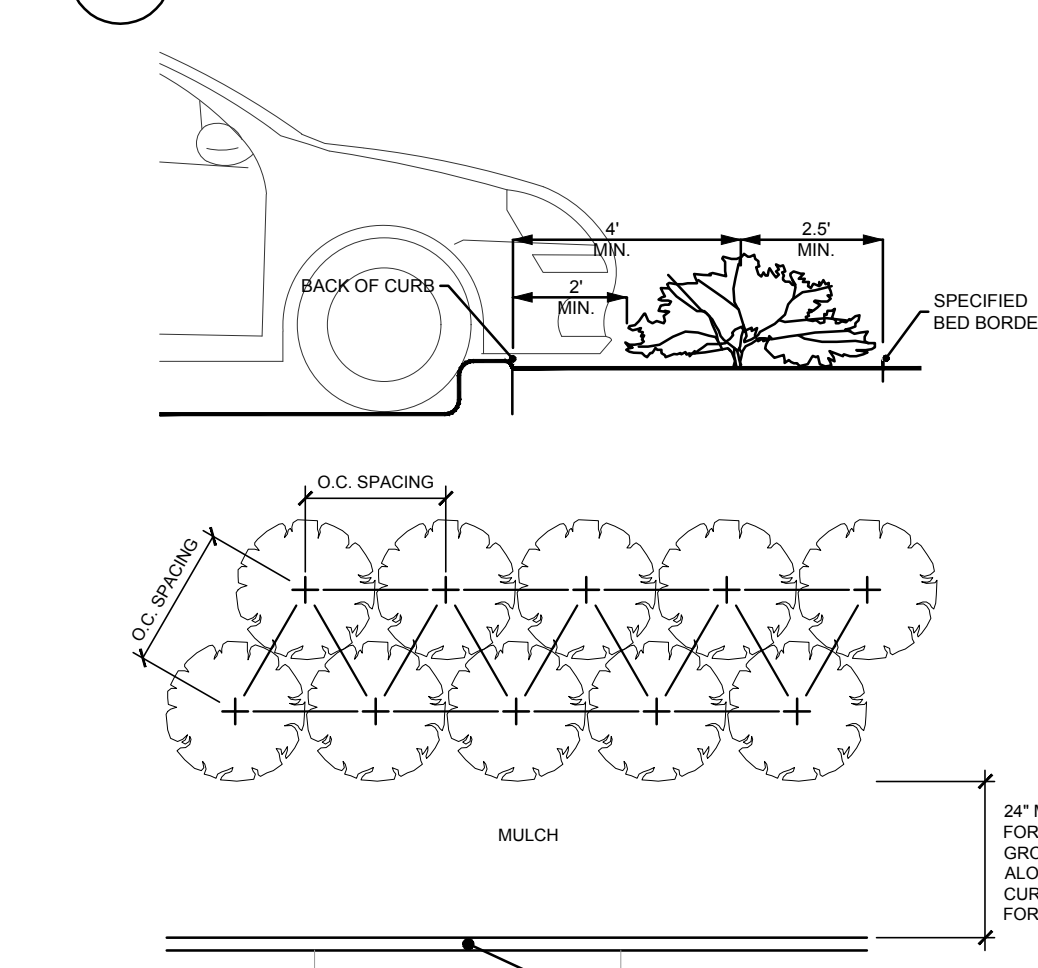
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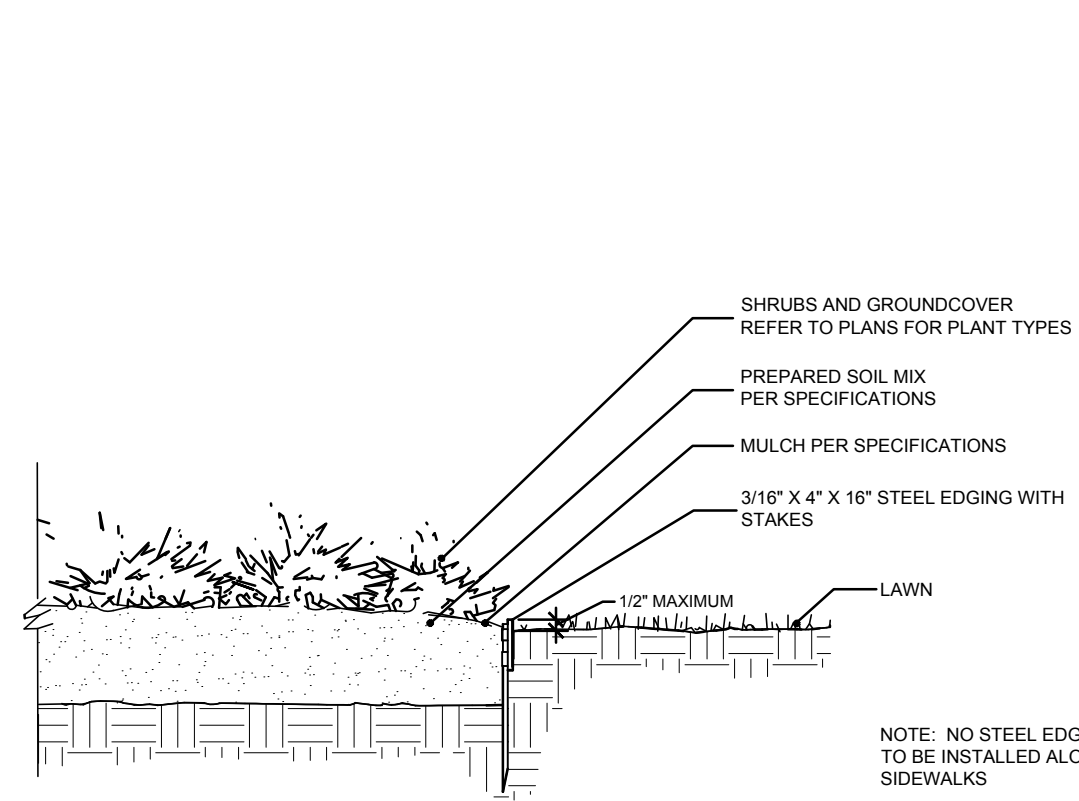
1 TREE PLANTING
N.T.S.



2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.

AWR
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr-designs@gmail.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE, SUITE 160
DALLAS, TEXAS 75254
PHONE: 214-402-8702
CONTACT: JAY HOLMAN

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TEXAS 75380
PHONE: 214-384-3470
CONTACT: JOHN MCCLURE

LANDSCAPE SPECIFICATIONS
AND DETAILS
FREDDY'S FROZEN CUSTARD
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
0.857 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JULY 07, 2017
CASE #SP2017-XXXX




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SHEET				
L1.2				

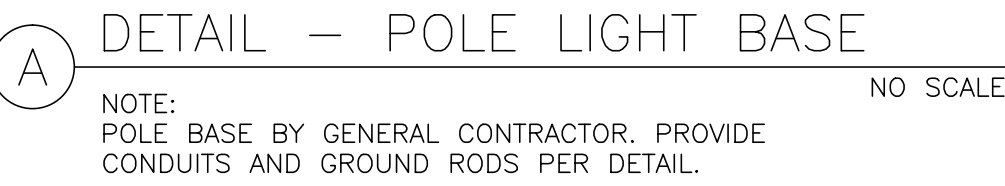
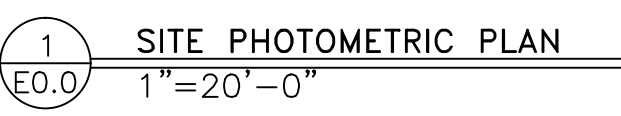
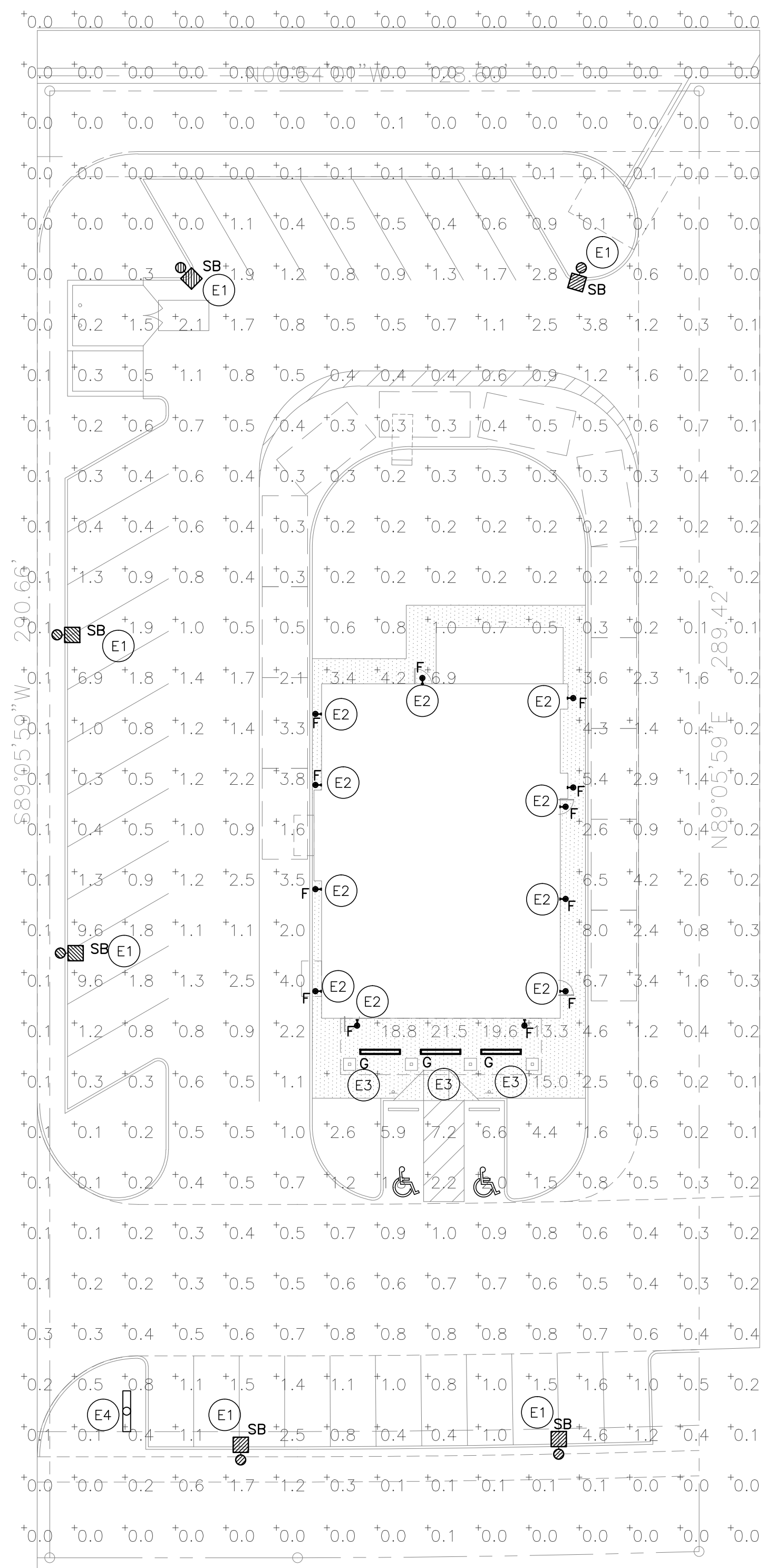
LANDSCAPE SPECIFICATIONS AND DETAILS
LOT 4, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TEXAS

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

APP: VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	26.1 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SB	6	Lithonia Lighting	CSX1 LED 2' 30B700/40K FT MVOLT	CSX1 LED FIXTURE WITH 2 LIGHT ENGINES, 700mA DRIVER, 4000K COLOR TEMP. TYPE FT OPTIC	LED	1	CSX1_LED_2_30B700_40K_FT_M VOLT.ies	11683	1	146
	F	10	Accent Lighting	#142-W51-43 15W	EXTERIOR LED GOOSENECK SCENCE	1. LUMINAIRE OUTPUT: 1994 Lms.	1	WSR_LED_1_10A700_40K_SR2_M VOLT.ies	2007	1	15.0
	G	3	Lithonia Lighting	C 2 96	GENERAL PURPOSE CHANNEL, 8' 2 LAMP T12 SLIMLINE	TWO 75-WATT T12 SLIMLINE 96" LINEAR FLUORESCENT	2	C_2_96.ies	6300	1	172



SP012B REV B

Item #	Diameter	Height
WH512-PC	12"	3"
WH514-PC	14"	3 1/2"
WH516-PC	16"	3 1/2"
WH518-PC	18"	4 1/2"
WH520-PC	20"	4 1/2"

WAREHOUSE SHADE COLLECTION: The Original

Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamps Options	CCT	Voltage
C Cord	WH512-PC WH516-PC	Power Coat 100-Black 200-White 300-Dark Green	Standard 1: SRK Black SWH White	Cond. Canopy color: Standard is Same as Fixture	CGG Cast Guard and Glass * WGG Wire Guard and Glass *	Other: 975 Galvanized 100 Black 200 White 300 Dark Green 606-Rust 606-Bronze	Inconeston® 200 Watt maximum GU-24 Bi Pin Socket (Max 15 Watt Per Socket)		120V
G-Goose neck	WH514-PC WH520-PC	606-Bronze 805-Teal	CRZ Chevron CGM	OR 100 Black 200-White	WC Wire Cage	For additional colors, see color chart			
F Flush Mount		Other: 975 Galvanized	Chevron CGM Cord Twist 2:	Stem and Gooseneck: Other: 975 Galvanized 180 Brushed Aluminum 200 Black 200 White 300 Dark Green 606 Rust 606 Bronze	HSC Hang Straight Canopy: Other: HDSM Heavy Duty Square Backing Canopy HDBS Heavy Duty Square Backing Plate	For additional colors, see color chart Vapor Proof Glass *, CLR Clear FST Frosted RIB Ribbed	LED 8500 LM 18W 200 Watt 15W Max 2000D LM 48W Max 3000D LM 48W Max 4000D LM 48W Max	120V Triac Dimming Standard 277V non-dimming driver available upon request 2700K 3000K 4000K	
		For additional colors, see color chart	TBR Brown TKB Black TPU Putty TRD Red Stem ST Gooseneck G Flush Mount FM	*Specify stem model *Specify gooseneck model					
		For additional mounting options and details, see mounting spec sheet		For additional colors, see color chart					
ORDER SPECIFICATIONS									
BLE-C	WH512-PC	100	SRK	100			2000D	2700K	

Notes:


*Include for Clamp-hanging. Standard length 8 feet. Additional lengths available.

*Include for Dry location Only (Not CSA Listed). Standard length 5 feet. Additional lengths available.

*Glass/Glass option reduces wattage to 100 W max.
*Not Available in LT.


*Some Less Standard Finishes Not Available upon request.

Suitable for Wet Location (except when cord mounted).



CSX1 LED

LED Area Luminaire



Specifications

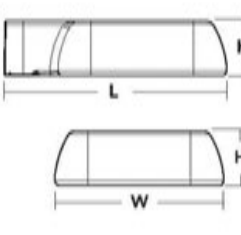
EPA: 0.7-0.8
candela

Length: 23-1/2"
inches

Width: 18-1/2"
inches

Height: 5-7/8"
inches

Weight (max): 37 lbs
weight



Rating	Notes
Class	
Notes	
Part	

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DT1® control marked by a shaded background. DT1 DLL equipped luminaires meet the A+ specification for luminaires to photo-control interoperability.
- This luminaire is a part of an A+ Certified solution for ROAM®2 or xPonE™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [www.acuitybrands.com/a+.](http://www.acuitybrands.com/a+)

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of an ROAM node per luminaire. Sold Separately. [Link to Roam](#) [Link to DT1 DLL](#).

A+ Capable icon indicates that this luminaire is A+ capable.

Ordering information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DBBXC

Series	SKU	Driver opt.	Color temperature	Distraction	Storage	Mounting	Options	Finish/Access
CSX1B	60C 01 1000	1000 1000A (A)	4000K 1000A	1000 1000A	1000 1000A	1000 1000A		
CSX1B	60C 01 1000	1000 1000A (A)	4000K 1000A	1000 1000A	1000 1000A	1000 1000A	Shipped included	Finish/Access
				PER - PER (see note 1) PER (see note 1)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
CSX1B	60C 01 1000	1000 1000A (A)	4000K 1000A	1000 1000A	1000 1000A	1000 1000A	Shipped separately	Finish/Access
				PER - PER (see note 1) PER (see note 1)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
				CSX - CSX (see note 2) CSX (see note 2)	DBBXC Black finish			
CSX1B	60C 01 1000	1000 1000A (A)	4000K 1000A	1000 1000A	1000 1000A	1000 1000A	Shipped separately</	

FEATURES & SPECIFICATIONS

INTERIOR USE — Ideal where high brightness and good distribution levels are required such as retail, high school and warehouses.

Attention: Available in one lamp or two lamp configurations.

CONSTRUCTION — Heavy duty die-cast, die formed from zinc alloy extruded.

Sturdy die-cast cover mounted by captive corner turn tabs for easy access to wiring.

Construction includes galvanized channel connector furnished with each fixture.

Basic: One lamp use requires complete construction requires separate joint adhesive and extra maintenance. Mounted parts finished with high gloss, white, baked-on enamel.

ELECTRICAL — Thermally protected, venting. Class II listed and CSA Certified ballast is standard. Qualifying agencies: Long-haul Lighting, Inc.

IKM, T8H, T8Hw throughout, unless required otherwise.

INSTALLATION — For use on new installations, surface or suspended mounting.

LISTINGS — UL Listed for use and Canadian safety standards; Optional UL904, UL904A.

Dimmable ballast:

Listed for 2 degree Ambient temperature.

WARRANTY — 1 year limited warranty. Complete warranty terms located at:

www.longhaul.com/ConsumerResources/Forms_and_warranties.asp

Note: Actual performance may differ as a result of room environment and application.

Specifications subject to change without notice.

Coloring	
Material	
Notes	
Finish	

General Purpose Strip

2, 3, 4, 6, 8' and 12' lengths
1 or 2 lamps

Specifications	
Lengths	2' (610 mm) 3' (914 mm) 4' (1219 mm) 6' (1829 mm) 8' (2438 mm) 12' (3658 mm)
Widths	4" (101.6 mm)
Fixture Depth	2" (50.8 mm)

Finish dimensions in inches (centimeters)
unless otherwise specified.

ORDERING INFORMATION Last three digits vary depending on options selected. Consult with your sales representative.

Example: C 232 MY01T GERB05

C		Number of Lamps	Lamp Type	Voltage	Options	Notes		
C	General purpose strip	1	T8	300W	GERB05	Electronic ballast, e300W02, instant start	GERB	
		2	T8	170W (24V)	126	GERB05	Electronic ballast, e170W02, instant start	GERB
C	Fasten to fixture	1	24V T8	277	GERB05	Electronic ballast, e24V02, programmed start	GERB	
		1	96W	300 W (100V)	126	GERB	High-efficiency ballast, 78W (100V), instant start	GERB
C	Example 1: 1 lamp only, 1/2 C 232	1	300W	300W	126	GERB	High-efficiency ballast, 78W (100V), instant start	GERB
		1	400W	400W (120V)	126	GERB	High-efficiency ballast, 120W (120V), instant start	GERB
C	Example 2: 2 lamps only, 1/2 C 232	1	170W	170W (120V)	126	GERB	High-efficiency ballast, 120W (120V), instant start	GERB
		1	96W	96W (120V)	126	GERB	High-efficiency ballast, 120W (120V), instant start	GERB

Accessories Order in separate column number:			
SL	Set of dim ballast (specify length in 1/2 increments)	SLC1	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
SL	Set of dim ballast (specify length in 1/2 increments)	SLC2	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC1	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC2	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC3	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC4	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC5	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC6	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC7	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC8	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC9	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC10	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC11	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC12	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")	ORC13	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
ORC	1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")		

SITE LIGHTING NOTES:

(E1) TYPE "SB" POLE MOUNTED FULL CUTOFF LED FIXTURE MOUNTED ON 20 FT. POLE.

(E2) TYPE "F" FULLY SHIELDED WALL SCONCE MOUNTED AT 10'-0" AFG.


(E3) TYPE "G" SURFACE MOUNTED TYPE "G" FLUORESCENT FIXTURE MOUNTED TO FRONT PORCH SOFFIT.

(E4) LIGHTED POLE SIGN.

Robert D. Anderson, Inc.
M/E Engineering & Design Consultants
11836 Judd Court
Suite 350
Dallas Texas 75243

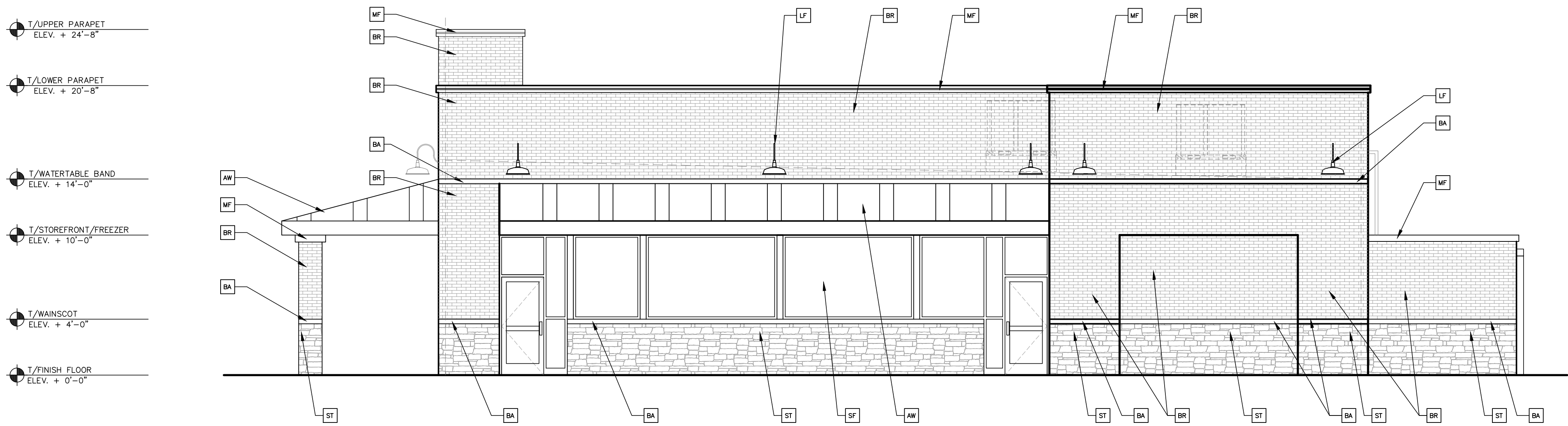
voice 972.661.0173
fax 972.661.0157
E-mail: Robert@rdanderson.com
Web: www.rdanderson.com
rdanderson@earthlink.net
RD Anderson, Inc.
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ROBERT D. ANDERSON
INCORPORATED
44987
Firm No. E-5324
11/25/27

E0.0	PROJECT NAME	MES
	McCLURE PARTNERS RESTAURANT	PROTOTYPE ISSUE DATE 2017
	DESCRIPTION NEW 3,473 SF RESTAURANT EXTERIOR MASONRY FINISHES	REVIEWED JAW
		FIRST ISSUE DATE 06/30/2017
PROJECT	SITE ADDRESS LOT 4 BLOCK A, ROCKWALL, TX	

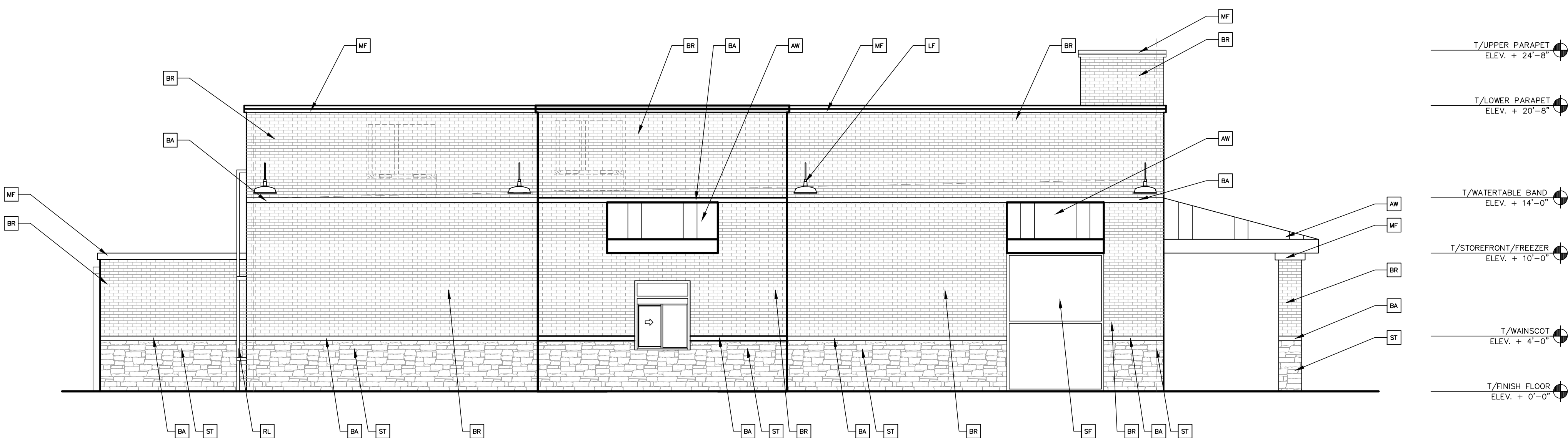
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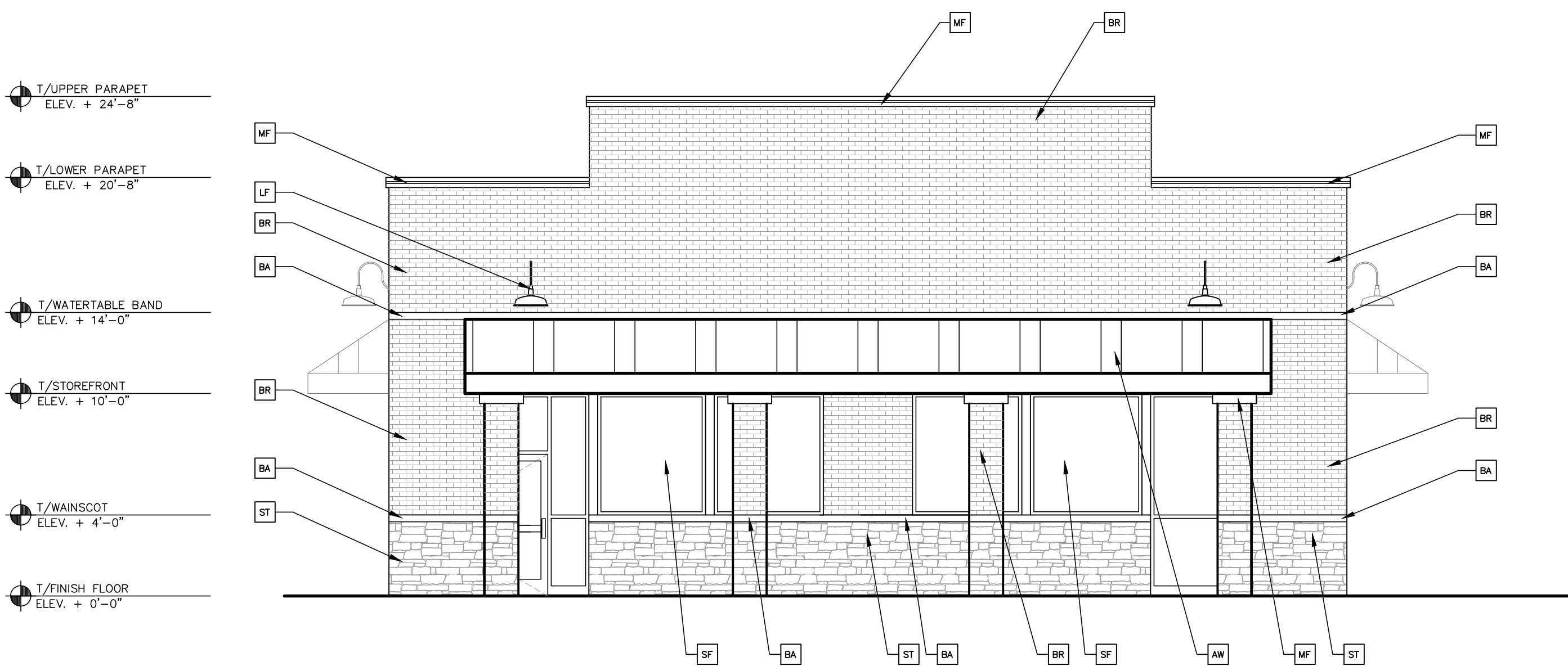
1 - SIDE ELEVATION SCALE 3/16" = 1'-0"

ELEVATION NOTES

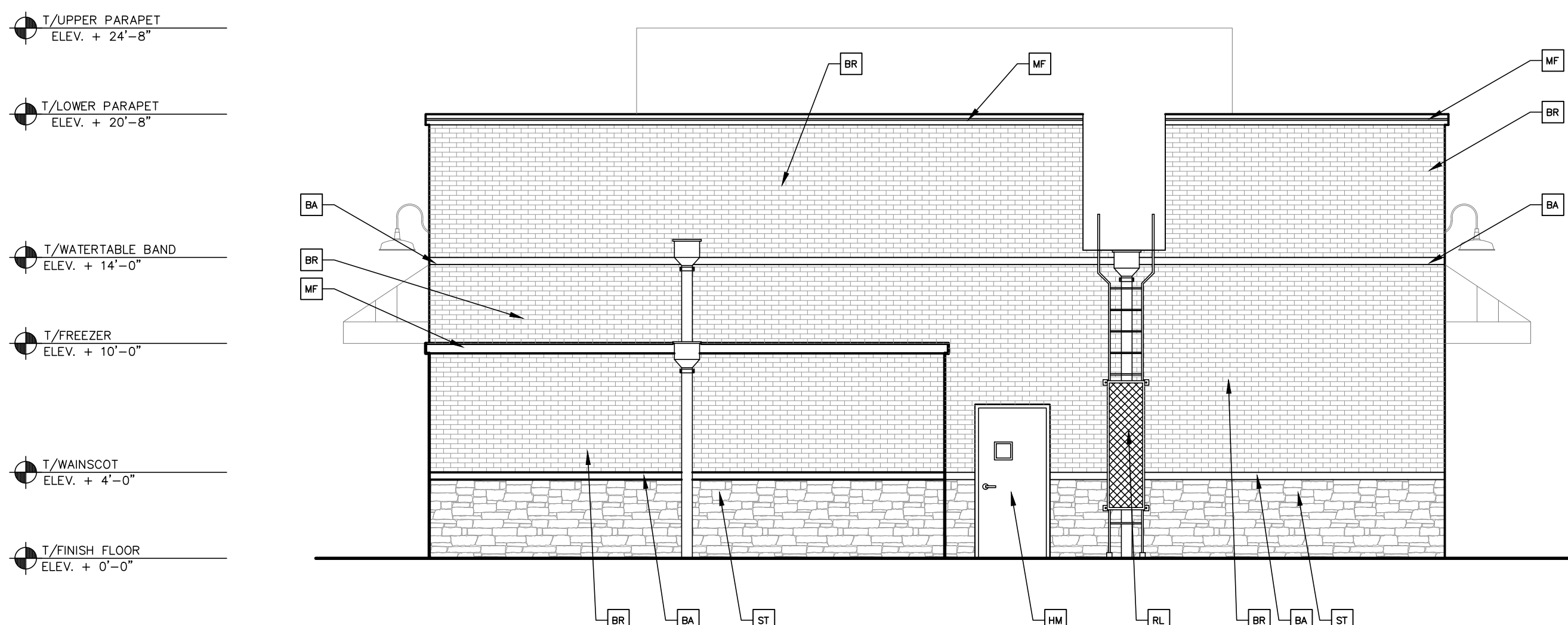
- BR BRICK - ACME - CARDINAL RED
- ST STONE - CORONADO - COUNTRY RUBBLE - TEXAS CREAM
- BA BANDING - ACME - CARDINAL RED WATERTABLE
- MF METAL FASCIA BY DUROLAST - REGAL RED
- SF STOREFRONT ASSEMBLY - DARK BRONZE FINISH
- LF GOOSENECK LIGHT FIXTURE - FINISH TO MATCH REGAL RED
- RL ROOF LADDER - FINISH TO MATCH REGAL RED
- HM HOLLOW METAL DOOR - FINISH TO MATCH REGAL RED



2 - DRIVE THRU ELEVATION SCALE 3/16" = 1'-0"



3 - FRONT ELEVATION SCALE 3/16" = 1'-0"



4 - REAR ELEVATION SCALE 3/16" = 1'-0"

PRELIMINARY
DESIGN

R ROGUE
ARCHITECTS

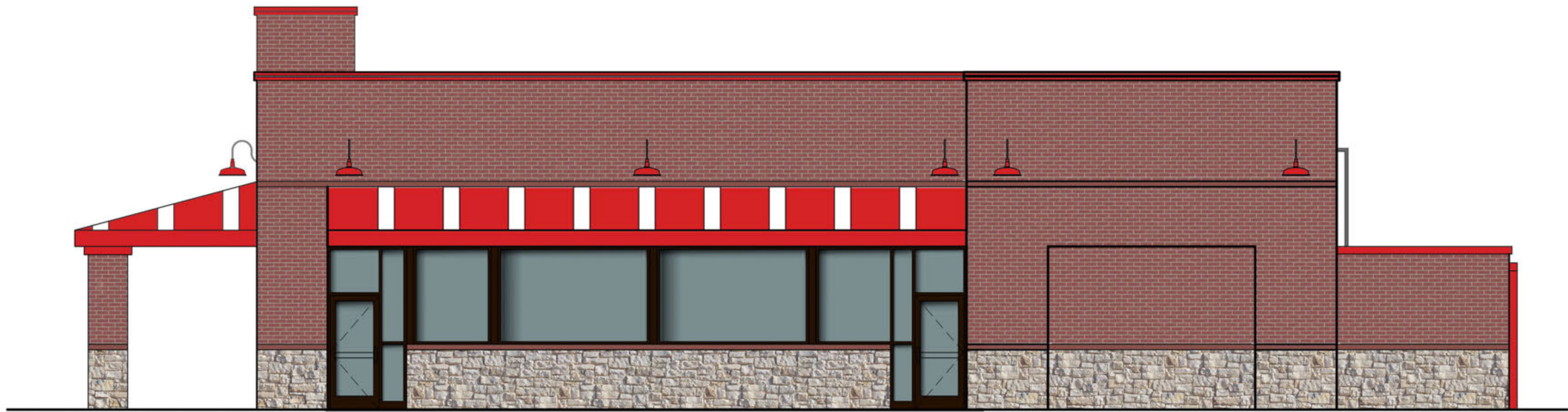
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

McClure Partners

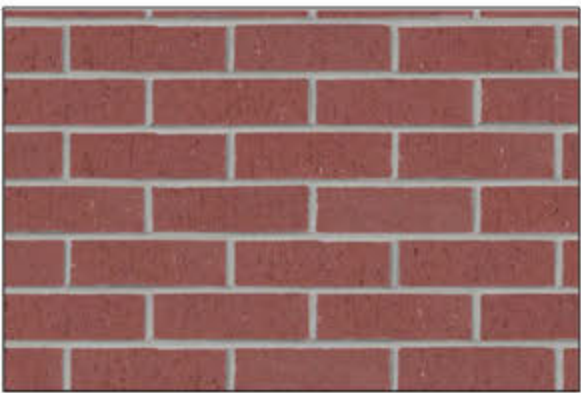
PROJECT NAME	McClure Partners Restaurant
DESCRIPTION	NEW 3,473 SF RESTAURANT EXTERIOR MASONRY FINISHES
PROJECT	SITE ADDRESS LOT 4 BLOCK A, ROCKWALL, TX
JEREMY WILLIAMS ARCHITECT	PROTOTYPE ISSUE DATE 2017
REVIEWED	JAW
FIRST ISSUE DATE	06/30/2017

A2.0

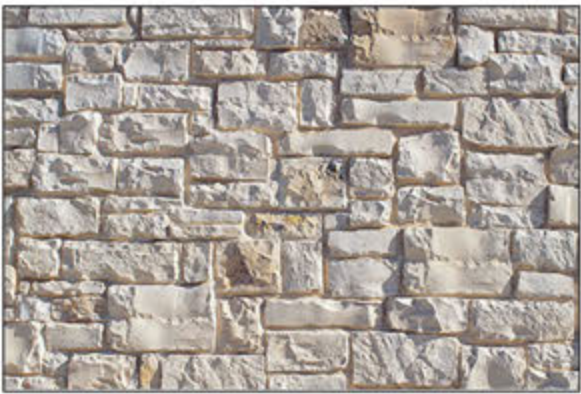
- T/UPPER PARAPET
ELEV. + 24'-8"
- T/LOWER PARAPET
ELEV. + 20'-8"
- T/WATERTABLE BAND
ELEV. + 14'-0"
- T/STOREFRONT/FREEZER
ELEV. + 10'-0"
- T/WAINSCOT
ELEV. + 4'-0"
- T/FINISH FLOOR
ELEV. + 0'-0"



1 - SIDE ELEVATION SCALE 3/16" = 1'-0"



CARDINAL RED
ACME BRICK

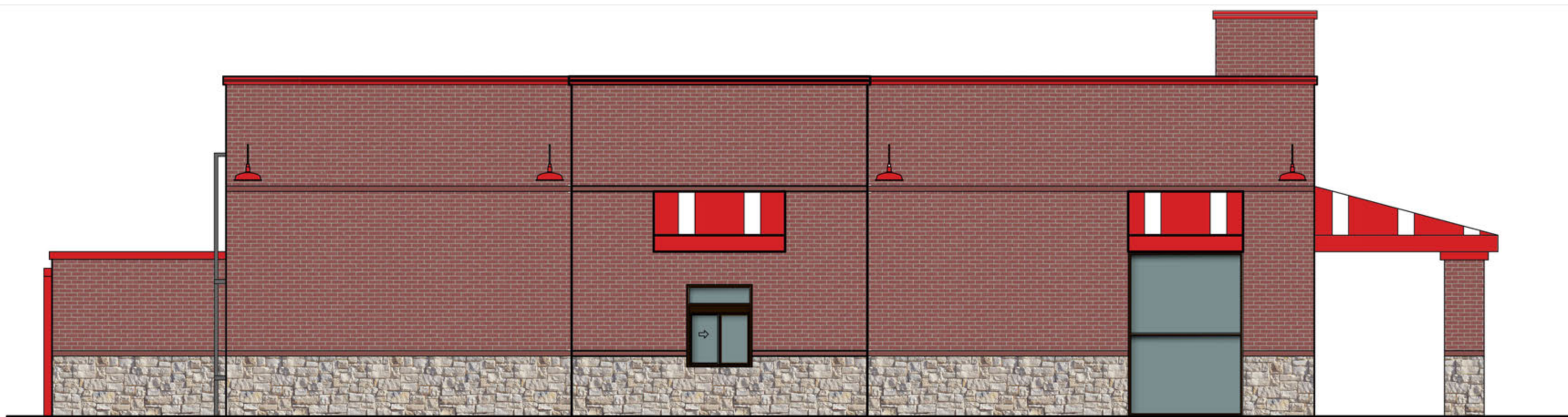


CORONADO STONE
COUNTRY RUBBLE - TEXAS CREAM

MATERIAL COUNTS

ELEVATION:	BRICK (SF):	%	STONE (SF):	%	TOTAL (SF):
FRONT*	578.01	80	148.08	20	726.09
REAR	734.41	82	160.51	18	894.92
NON DT	793.94	76	252.94	24	1046.88
DT*	1069.36	80	262.16	20	1331.52

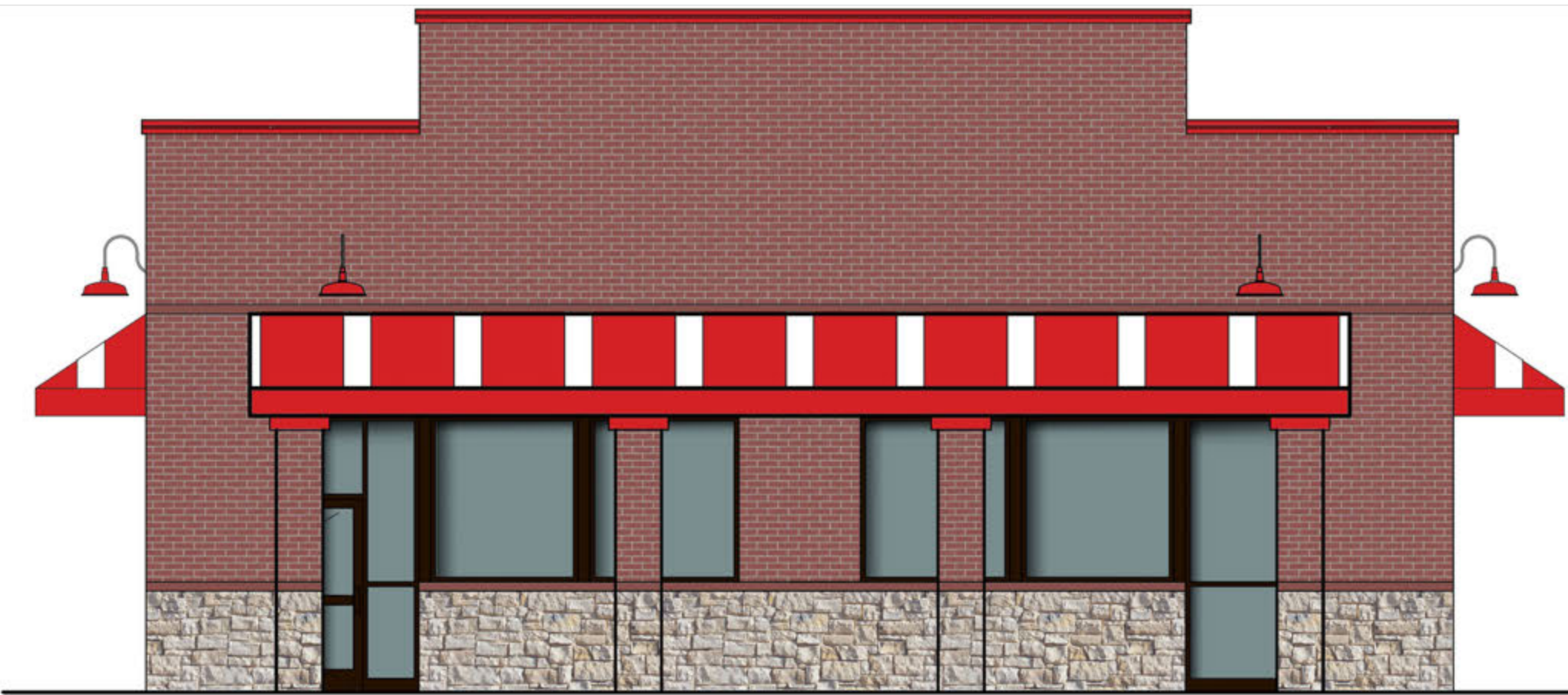
* DENOTES ELEVATION AT PUBLIC RIGHT OF WAY



- T/UPPER PARAPET
ELEV. + 24'-8"
- T/LOWER PARAPET
ELEV. + 20'-8"
- T/WATERTABLE BAND
ELEV. + 14'-0"
- T/STOREFRONT/FREEZER
ELEV. + 10'-0"
- T/WAINSCOT
ELEV. + 4'-0"
- T/FINISH FLOOR
ELEV. + 0'-0"

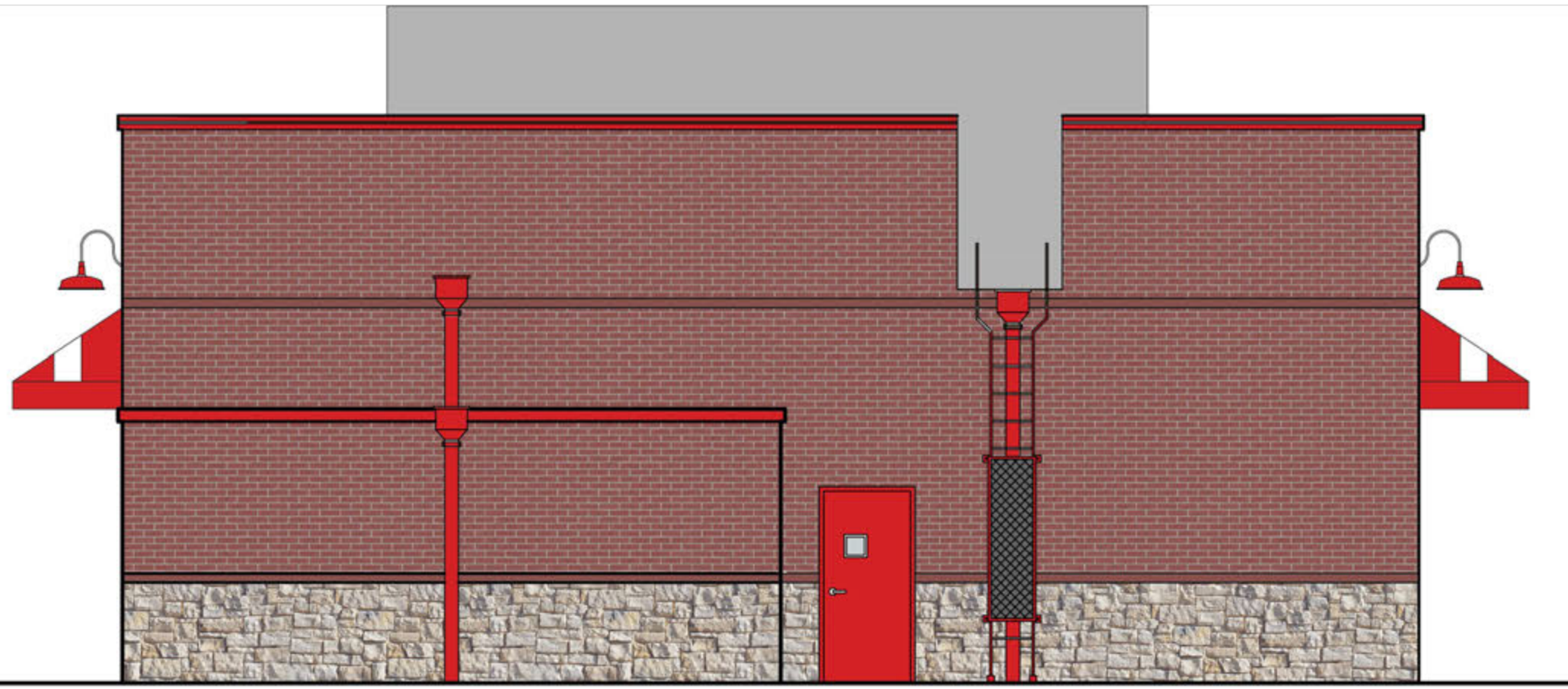
2 - DT ELEVATION SCALE 3/16" = 1'-0"

- T/UPPER PARAPET
ELEV. + 24'-8"
- T/LOWER PARAPET
ELEV. + 20'-8"
- T/WATERTABLE BAND
ELEV. + 14'-0"
- T/STOREFRONT
ELEV. + 10'-0"
- T/WAINSCOT
ELEV. + 4'-0"
- T/FINISH FLOOR
ELEV. + 0'-0"



3 - FRONT ELEVATION SCALE 3/16" = 1'-0"

- T/UPPER PARAPET
ELEV. + 24'-8"
- T/LOWER PARAPET
ELEV. + 20'-8"
- T/WATERTABLE BAND
ELEV. + 14'-0"
- T/FREEZER
ELEV. + 10'-0"
- T/WAINSCOT
ELEV. + 4'-0"
- T/FINISH FLOOR
ELEV. + 0'-0"



4 - REAR ELEVATION SCALE 3/16" = 1'-0"

PRELIMINARY
DESIGN

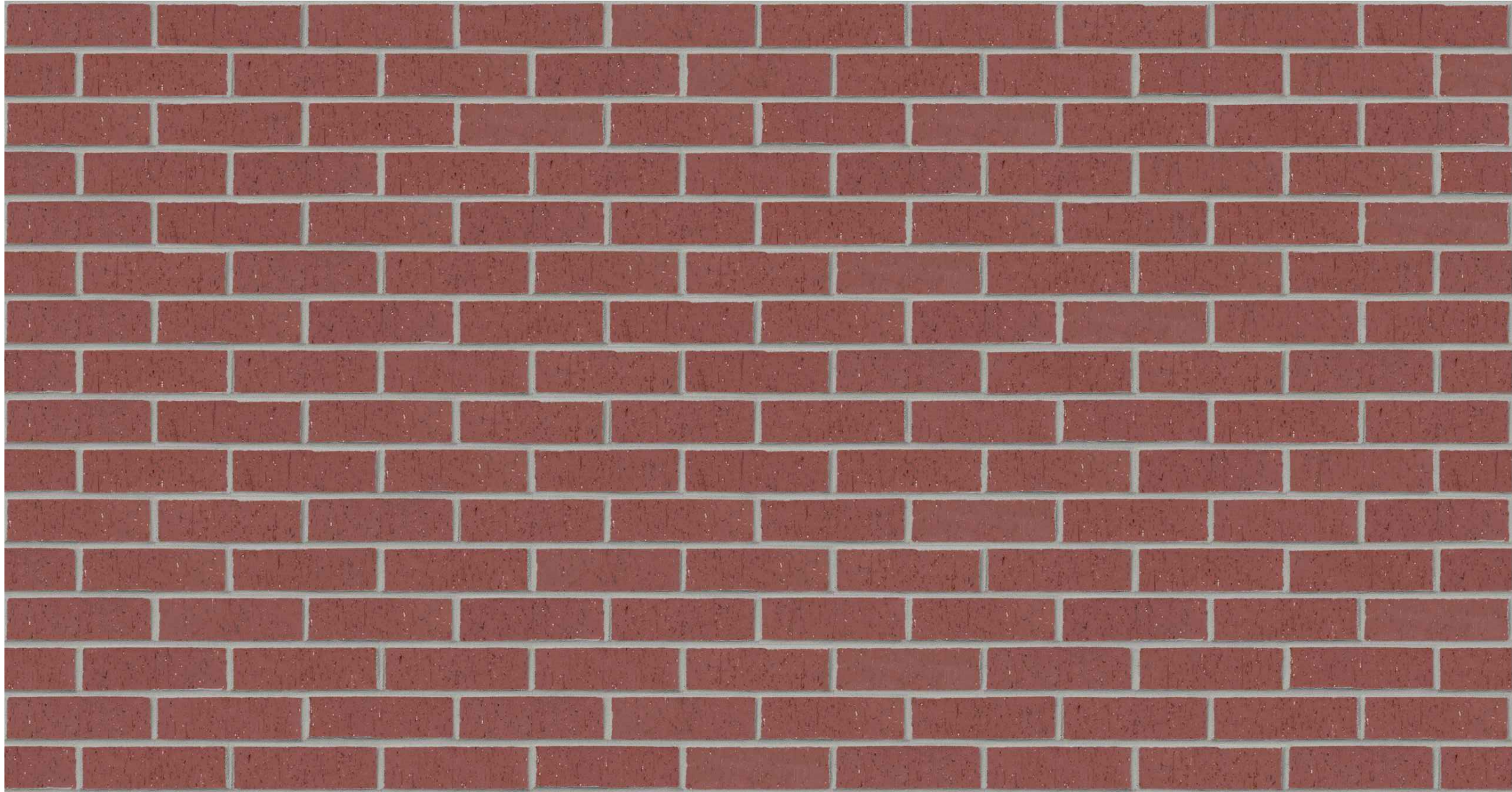


513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c



McClure Partners

PROJECT NAME McCLURE PARTNERS RESTAURANT	JEREMY WILLIAMS ARCHITECT PROTOTYPE 2017
DESCRIPTION NEW 3,474 SF RESTAURANT EXTERIOR E.L.V.S. & MASONRY FINISHES	REVIEWED JAW FIRST ISSUE DATE 06/30/2017
PROJECT 17-0183	SITE ADDRESS LOT 4 BLOCK A, ROCKWALL, TX



1 - ACME BRICK/WATERTABLE - CARDINAL RED



2 - CORONADO STONE - COUNTRY RUBBLE - TEXAS CREAM



3 - REGAL RED BY DUROLAST



4 - DARK BRONZE - STOREFRONT METAL FINISH



5 - LOW -E GLAZING

