

DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

CTA	rr	HICE	CALL	120
STA	rr	USE	OW	Y

PLANNING & ZONING CASE NO.

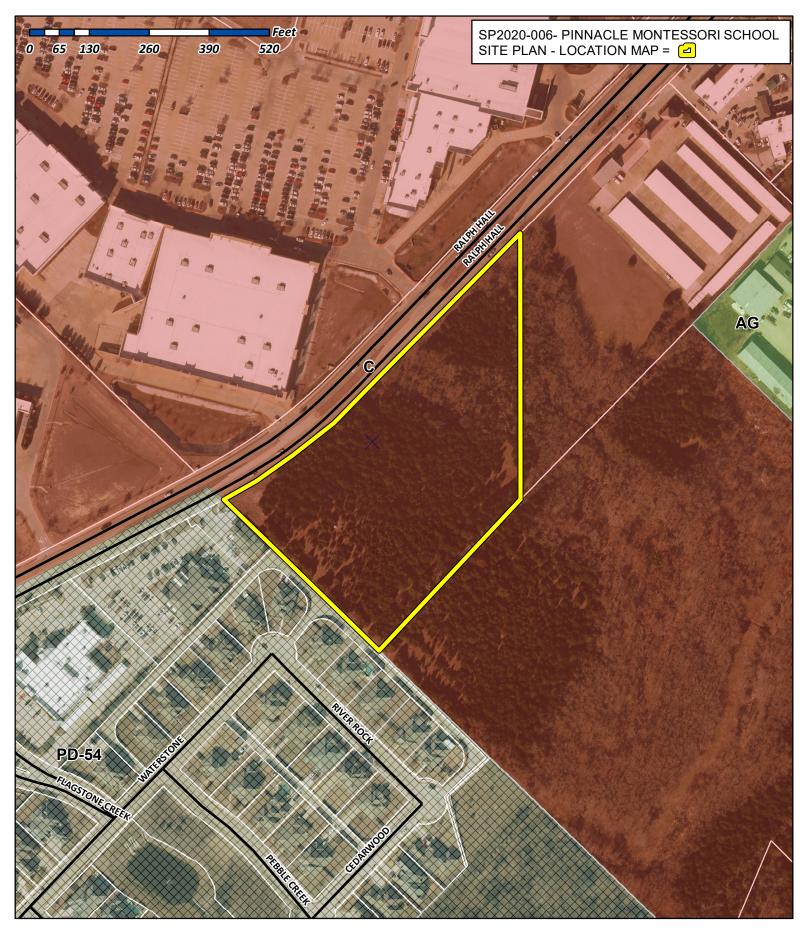
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development re	auest [SELECT ONLY ONE BOX]:
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			-		
[] Preliminary Pla [] Final Plat (\$300.0 [] Replat (\$300.0 [] Amending or N [] Plat Reinstater Site Plan Application [] Site Plan (\$250.0	100.00 + \$15.00 Acre) ¹ at (\$200.00 + \$15.00 Acre) ¹ 0.00 + \$20.00 Acre) ¹ 0 + \$20.00 Acre) ¹ 0 + \$20.00 Acre) ¹ Ninor Plat (\$150.00) nent Request (\$100.00)	Zoning Application Fees: [] Zoning Change (\$200.00 + \$15.00 Acre) 1 [] Specific Use Permit (\$200.00 + \$15.00 Acre) 1 [] PD Development Plans (\$200.00 + \$15.00 Acre) 1 Other Application Fees: [] Tree Removal (\$75.00) [] Variance Request (\$100.00) Notes: 1: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.			
PROPERTY INFO	RMATION [PLEASE PRINT]				
Address	NIA				
Subdivision	Rockwall Business Park Ea	st	Lot 5	Block —	
General Location	900 E. Ralph Hall Parku	Jan			
ZONING, SITE PI	AN AND PLATTING INFORMATION [PLEAS				
Current Zoning	C	Current Use	Undeveloped	Q	
Proposed Zoning	C	Proposed Use	Day-Care/1	Ceta:/	
Acreage	6.28 Ac Lots [Current]	1	Lots [Propos		
[] SITE PLANS AND	<u>PLATS</u> : By checking this box you acknowledge that due to re to address any of staff's comments by the date provided o	the passage of HB316	7 the City no longer has flex	sibility with regard to its approval	
	ANT/AGENT INFORMATION [PLEASE PRINT/C				
[] Owner	Pallas East		Epsilon Land		
	Jim Vaudagna	Contact Person	Jareal Helmh	eract P.F	
	1445 W. San Carlos St.	Address	BIL S. Central #306	Expury	
City, State & Zip	San Jose, CA 95126	City, State & Zip	Richardson To	25080	
Phone		Phone	469-834-99	179	
E-Mail		E-Mail	helmberger 6	epsilonland.com	
Before me, the undersig	CATION [REQUIRED] ned authority, on this day personally appeared		,	, who stated the information on	
cover the cost of this app that the City of Rockwa	m the owner for the purpose of this application; all informatic plication, has been paid to the City of Rockwall on this the! Il (i.e. "City") is authorized and permitted to provide information on the conjunction with the conjunction w	D_ day of <u>MARC</u> ation contained within	this application to the publi	By signing this application, I agree c. The City is also authorized and	
Given under my hand an	d seal of office on this the 10 day of MARCH	, 20 20.		RIC LOUIE	
	Owner's Signature			Notary Public - California Santa Clara County	
Notary Public in a	and for the State of Texas		My commission	Commission # 2248218	
DEVELOPME	INT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIA	D STREET . ROCKWALL	L, TX 75087 ° [P] (972) 771-7	745 ° [F] (972) 771-7727	

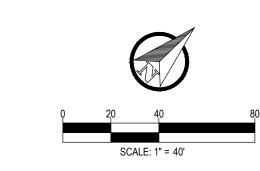


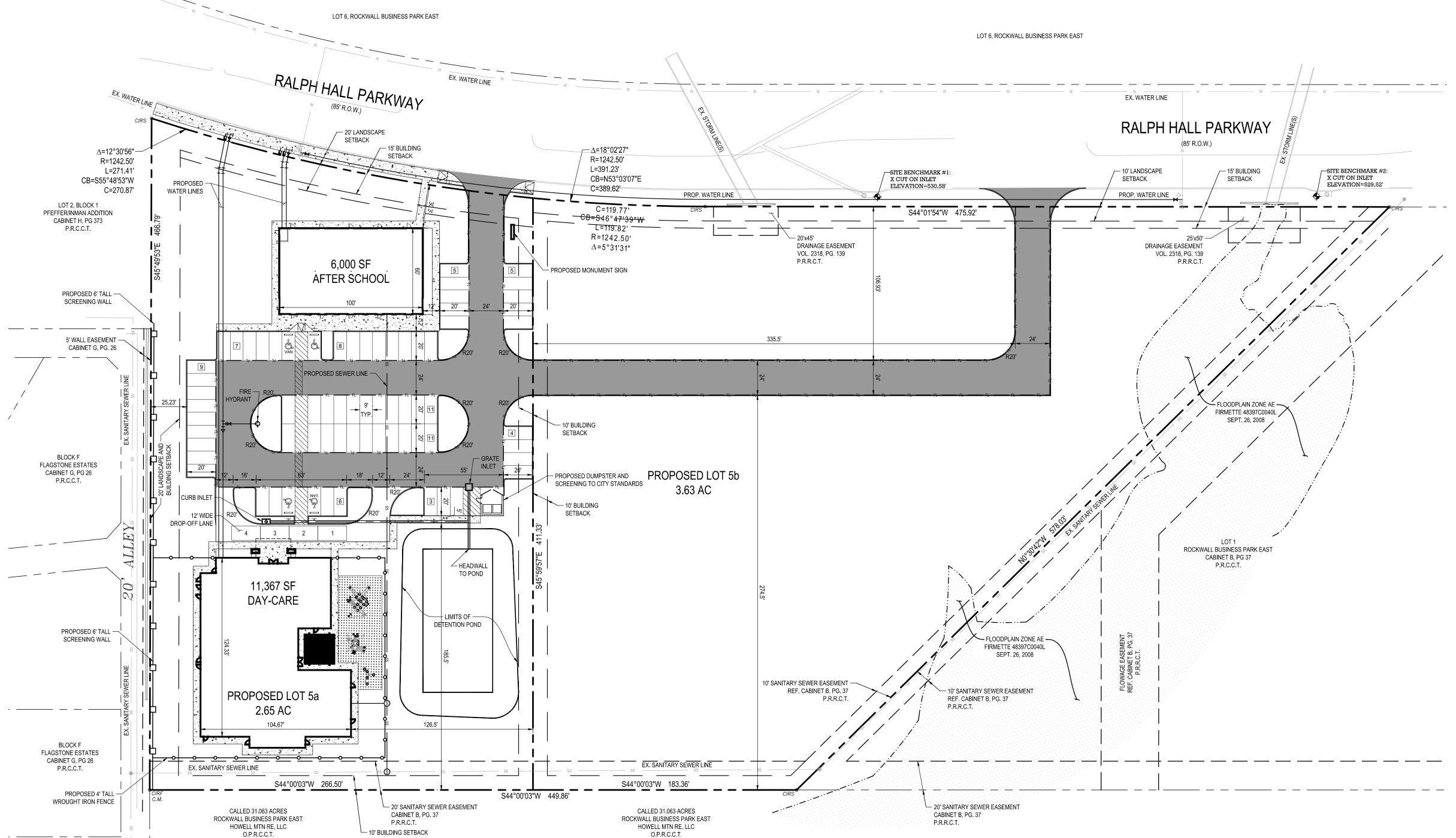


City of Rockwall

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.







LEGEND					
PROPERTY LINE				- —	
ADJACENT PROPERTY LINE					
EASEMENT LINE					
FLOODPLAIN LINE			· · · — ·	· — · · -	
EXISTING SANITARY SEWER LINE			– ss		
EXISTING WATER LINE			— W		
PROPOSED SANITARY SEWER LINE			– ss		
PROPOSED WATER LINE					
PROPOSED STORM LINE			_		
PROPOSED 6' SCREENING FENCE					
PROPOSED 4' WROUGHT IRON FENCE		-0	-0	-0	-0
PROPOSED FIRE LANE	—— FL	—— FL		FL —	— FL —
PARKING COUNT					

ZONING DATA	
ZONING:	"C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

SITE DATA	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS. FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY
- STANDARDS. ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED T
- ADA MINIMUM REQUIREMENTS. ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.

PARKING DATA

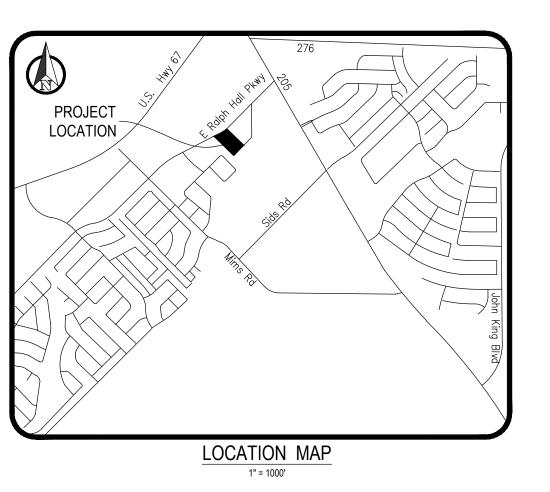
DAY-CARE: 1 SPACE PER 300 SF	38 SPACES REQUIR
RETAIL/OFFICE: 1 SPACE/250 SQUARE FEET	24 SPACES REQUIR
TOTAL SPACES REQUIRED:	62 SPACES REQUIR
HANDICAP SPACES REQUIRED: VAN SPACES REQUIRED:	3 SPACES REQUIRI 1 SPACE REQUIRI

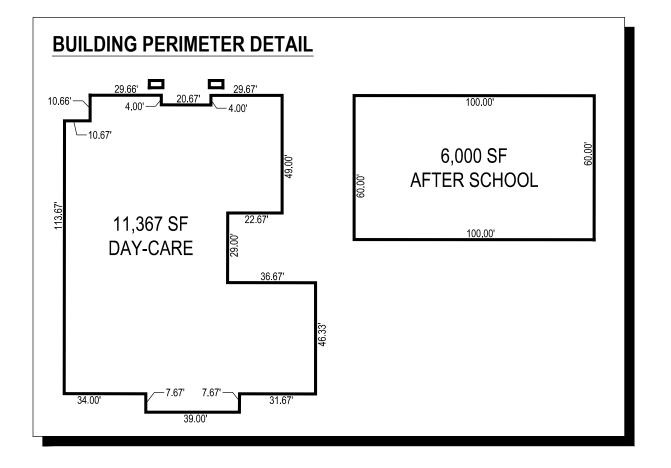
Know what's **below. 811** before you dig.

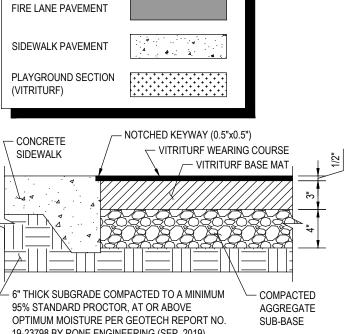
BENCHMARKS

BENCHMARK #1: AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY. **ELEVATION: 830.58'**

BENCHMARK #2: AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY. ELEVATION: 529.52'







PAVING LEGEND

∠ 6" THICK SUBGRADE COMPACTED TO A MINIMUM OPTIMUM MOISTURE PER GEOTECH REPORT NO. 19-23798 BY RONE ENGINEERING (SEP. 2019)

PLAYGROUND SECTION

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

WITNESS OUR HANDS, THIS ____ DAY OF ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

PROJECT NAME: PINNACLE MONTESSORI ROCKWALL

EXISTING LEGAL DESCRIPTION: LOT 5, ROCKWALL BUSINESS PARK EAST

CASE NUMBER: XXXXXXXXXX

CURRENT OWNER: DALLAS EAST, ATTN: JIM VAUDAGNA

1445 W SAN CARLOS ST. SAN JOSE, CA 95126

EPSILON LAND DEVELOPMENT, JARED HELMBERGER DEVELOPER: 811 S. CENTRAL EXPRESSWAY, #306

RICHARDSON, TX 75080

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306

TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

RE	REVISIONS								
#	DATE	COMMENTS							

PROFESSIONAL SEAL

THESE PLANS WERE PREPARED UNDER THE GUIDANCE OF JARED HELMBERGER, P.E. #130231 AND ARE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION.

CLIENT INFORMATION

MONTESSORI
Y ROCKWALL
RKWAY AND PLAZA DRIV
WALL, TEXAS

SITE PLAN

CEDAR TRELLIS

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

STONE SILL

OMEGA DESIGN LLC 4516 EMERSON AV. #B · DALLAS, TEXAS 75205

214 462 7330

T.O.P. 100'-0"

XTH FLOOR

T.O.D. 100'-0"

XTH FLOOR

T.O.S. 100'-0"
XTH FLOOR

FIN. FLR. 100'-0"

TOP OF PLATE

TOP OF DECK

TOP OF SLAB

FINISH FLOOR

Revis	ions:	
#	DATE	COMMENTS



MAR. 20, 2020 EXPIRES SEPT. 30, 2020

PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address: E. Ralph Hall and Plaza Drive Rockwall, Texas

PROJECT # SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive Plano, Texas 75093

SCHOOL BUILDING -**EXTERIOR ELEVATIONS**

SHEET NO.

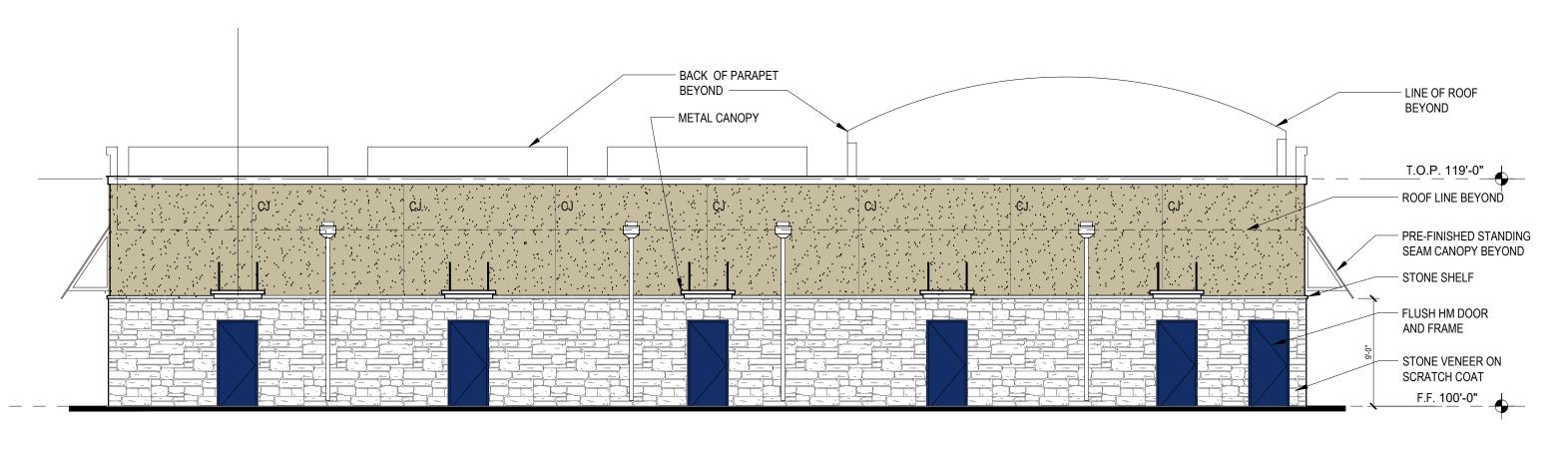
A3.0



WEST ELEVATION SCALE: 1/8= 1'-0"

T.O.P. 119'-0" 3 COAT STUCCO PRE-FINISHED STANDING SEAM SYSTEM CANOPY -PTD. METAL CANOPY — STONE SHELF ALUM. STORFRONT STONE VENEER -F.F. 100'-0"

SOUTH ELEVATION
SCALE: 1/8= 1'-0" (FRONT ELEVATION)



3 EAST ELEVATION
SCALE: 1/8= 1'-0"

SYSTEM

NORTH ELEVATION
SCALE: 1/8= 1'-0"

SHELL BUILDING										
BUILDING	NO	RTH	SO	UTH	EΑ	ST	WE	EST	ТОТ	ALS
MATERIALS	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

OMEGA DESIGN LLC 4516 EMERSON AV. #B · DALLAS, TEXAS 75205 214 462 7330

#	DATE	COMMENTS



EXPIRES SEPT. 30, 2020

PROJECT PINNACLE MONTESSORI OF **ROCKWALL**

Site Address: E. Ralph Hall and Plaza Drive Rockwall, Texas

PROJECT # SRC 032

OWNER

Lakeside Kids, LLC

> 5909 Beth Drive Plano, Texas 75093

AFTER SCHOOL SHELL BLDG. -EXTERIOR ELEVATIONS

SHEET NO.

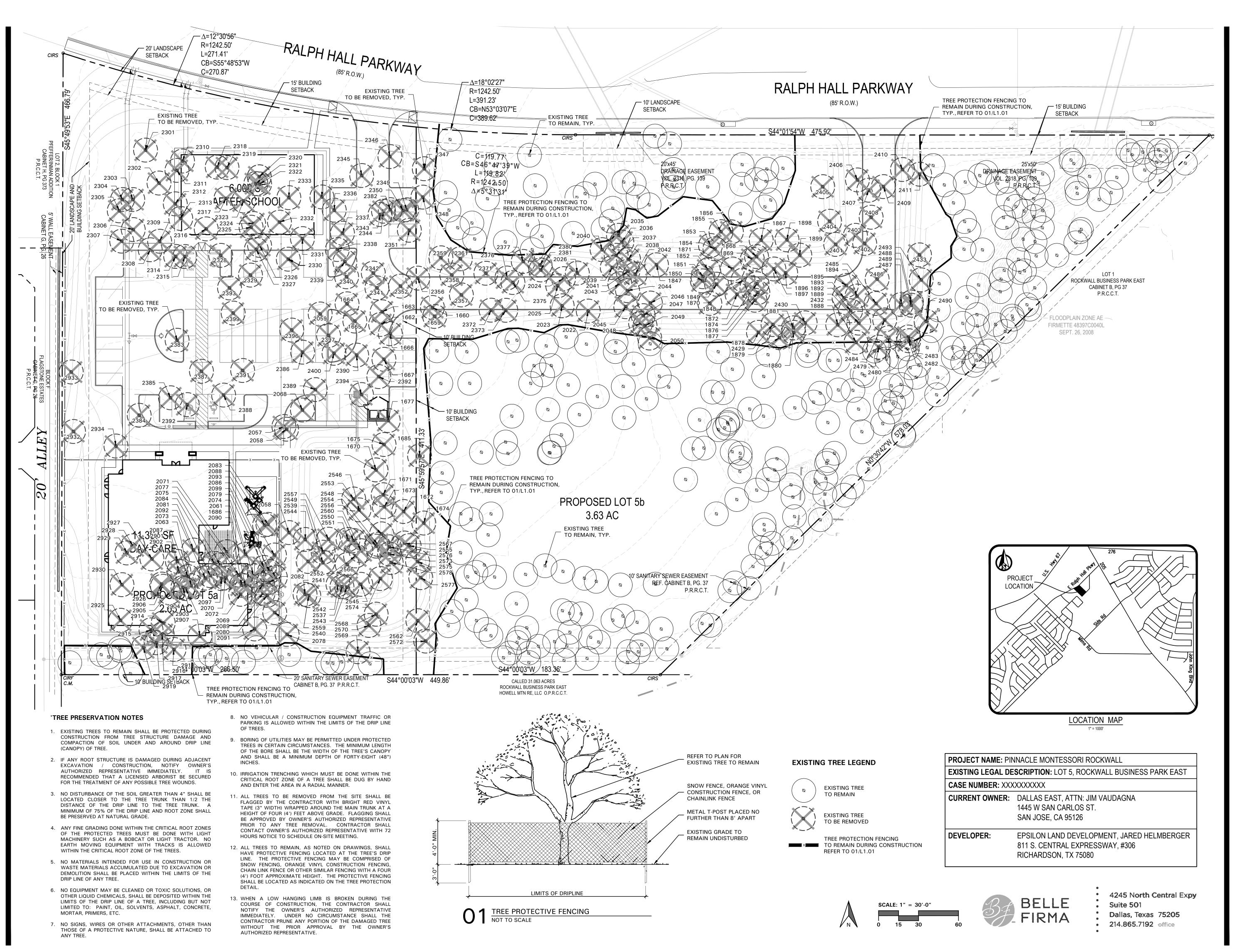
EXTERIOR MATERIAL SAMPLE BOARD TRIM COLOR DOVER WHITE, SW 6385 PAINTED TRIM BELOW CANOPY **HM DOORS** HM DOORS - Indigo Batik, SW 7602 STANDING SEAM CANOPY **WALL STUCCO** COLOR - STO #16031 ELEVATION LOCATIONS: * STUCCO ABOVE STONE WAINSCOT * STUCCO FINISH ON FRP ENTRY COLUMN COVERS WHITE LIMESTONE COLOR - HARD WHITE W/ 10% NICOTINE ACCENTS **ELEVATION LOCATIONS:** - STONE VENEER WAINSCOT - 3" x 2'-0" CUT STONE SHELF TRANSITION AT BASE OF STUCCO **WINDOWS** FIBERGLASS SINGLE HUNG WINDOW FRAME - WHITE

PROJECT

Pinnacle Montessori Acadamy of Rockwall Site Address:

E. Ralph Hall Parkway and Plaza Drive Rockwall, Texas



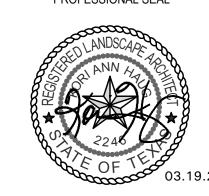


OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWA

RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS # DATE COMMENTS



PROJECT INFORMATION

TREESCAPE

		TREE SURVEY FIE		
No.	Dia.	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660 1661	8 18	Cedar Cedar	TO BE REMOVED TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663 1664	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666 1667	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
1668	6	Cedar	TO REMAIN	
1669 1670	6	Cedar Cedar	TO REMAIN TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672 1673	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675 1676	12 8	Cedar Cedar	TO BE REMOVED TO REMAIN	6
1677	12	Cedar	TO BE REMOVED	6
1678 1679	6	Cedar Cedar	TO REMAIN TO REMAIN	
1680	6	Cedar	TO REMAIN	
1681 1682	6	Cedar Cedar	TO REMAIN TO REMAIN	
1683	6	Cedar	TO REMAIN	
1684 1685	6 12	Cedar Cedar	TO REMAIN TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	Ŭ
1687 1688	10 6	Cedar Cedar	TO REMAIN TO REMAIN	
1689	6	Cedar	TO REMAIN	
1690 1691	6	Cedar Cedar	TO REMAIN TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693 1694	14 10	Cedar Cedar	TO REMAIN TO REMAIN	
1695	8	Cedar	TO REMAIN	
1695 1696	6	Cedar Cedar	TO REMAIN TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698 1699	6	Cedar Cedar	TO REMAIN TO REMAIN	
1700	18	Cedar	TO REMAIN	
1838 1839	12 12	Hackberry Hackberry	TO REMAIN TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841 1842	10 10	Hackberry Hackberry	TO REMAIN TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844 1845	10 10	Gulf Black Willow Cottonwood	TO REMAIN TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847 1848	6	Cottonwood Hackberry	TO REMAIN TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	DECLINE
1850 1851	8	Hackberry Green Ash	TO BE REMOVED TO BE REMOVED	DECLINE
1852	6	American Elm	TO BE REMOVED	
1853 1854	6 12	Hackberry	TO BE REMOVED TO BE REMOVED	DECLINE
1855	8	Hackberry Hackberry	TO BE REMOVED	DECLINE
1856 1857	6 12	Hackberry Hackberry	TO BE REMOVED TO REMAIN	DECLINE DECLINE
1858	12	Cedar Elm	TO REMAIN	DECLINE
1859 1860	6 10	Hackberry Hackberry	TO REMAIN TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862 1863	8	Cedar Elm Cedar	TO REMAIN TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865 1866	6	Hackberry Hackberry	TO REMAIN TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868 1869	8	Hackberry Hackberry	TO BE REMOVED TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871 1872	10 6	Hackberry Hackberry	TO BE REMOVED TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	
1874 1875	8	Hackberry Hackberry	TO BE REMOVED TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877 1878	6	Hackberry Cedar	TO BE REMOVED TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880 1881	10 8	Hackberry Hackberry	TO BE REMOVED TO BE REMOVED	
1882 1883	6	Hackberry	TO BE REMOVED TO REMAIN	
1883 1884	6	Hackberry Hackberry	TO REMAIN	
1885 1886	12 10	Cedar Cedar	TO REMAIN TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888 1889	8	American Elm Cedar	TO BE REMOVED TO BE REMOVED	
1890	12	Cedar	TO REMAIN	
1891 1892	6 8	Hackberry Cedar	TO REMAIN TO BE REMOVED	
1893	6	Cedar	TO BE REMOVED	
1894 1895	10 6	Green Ash Cedar	TO BE REMOVED TO BE REMOVED	DECLINE
1896	22	Cottonwood	TO BE REMOVED	
1897 1898	8 12	Hackberry Cedar	TO BE REMOVED TO BE REMOVED	6
1899	10	Cedar	TO BE REMOVED	
2017 2018	6	Cedar Cedar	TO REMAIN TO REMAIN	
2020	6	Cedar	TO REMAIN	_
2022 2023	14 10	Cedar Cedar	TO BE REMOVED TO BE REMOVED	7
2024	6	Cedar	TO BE REMOVED	
2025 2026	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2027	24	Cedar	TO REMAIN	
2028 2029	6 10	Cedar Cedar	TO REMAIN TO REMAIN	
2030	6	Cedar	TO REMAIN	
2031 2032	8	Cedar Cedar	TO REMAIN TO REMAIN	
2033	20	Cedar	TO REMAIN	
2034 2035	6	Cedar Cedar	TO REMAIN TO BE REMOVED	
2036	6	Cedar	TO BE REMOVED	
2037	6	Cedar	TO BE REMOVED	

2038	6	Cedar	TO BE REMOVED	
2039	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2040	6	Cedar	TO BE REMOVED	
2042	6	Cedar	TO BE REMOVED	
2043	6	Cedar	TO BE REMOVED TO BE REMOVED	
2044	6	Cedar Cedar	TO BE REMOVED	
2046	10	American Elm	TO BE REMOVED	
2047 2048	6 12	Cedar Green Ash	TO BE REMOVED TO BE REMOVED	12
2048	8	Green Ash Cedar	TO BE REMOVED	12
2050	10	Green Ash	TO BE REMOVED	
2051	10	Pecan	TO REMAIN TO REMAIN	
2052	6 10	Cedar Cedar	TO REMAIN	
2054	6	Cedar	TO REMAIN	
2055	10	Cedar	TO REMAIN	
2056 2057	6	Cedar Cedar	TO REMAIN TO BE REMOVED	
2058	6	Cedar	TO BE REMOVED	
2059 2060	6	Cedar	TO BE REMOVED TO REMAIN	
2060	6	Cedar Cedar	TO BE REMOVED	
2062	6	Cedar	TO REMAIN	
2063	6 10	Cedar Cottonwood	TO BE REMOVED TO REMAIN	
2065	6	Cedar	TO REMAIN	
2066	8	Cedar	TO REMAIN	
2067 2068	6	Cedar Cedar	TO REMAIN TO BE REMOVED	
2069	6	Cedar	TO BE REMOVED	
2070	6	Cedar	TO BE REMOVED	
2071	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2072	6	Cedar	TO BE REMOVED	
2074	6	Cedar	TO BE REMOVED	
2075 2076	6 10	Cedar Cedar	TO BE REMOVED TO REMAIN	
2077	6	Cedar	TO BE REMOVED	
2078	14	Cedar	TO BE REMOVED	7
2079 2080	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2081	6	Cedar	TO BE REMOVED	
2082 2083	6	Cedar	TO BE REMOVED	
2083	6	Cedar Cedar	TO BE REMOVED	
2085	8	Cedar	TO REMAIN	
2086 2087	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2088	6	Cedar	TO BE REMOVED	
2089	6	Cedar	TO BE REMOVED	
2090 2091	6	Cedar Cedar	TO BE REMOVED	
2092	16	Cedar	TO BE REMOVED	8
2093	6	Cedar	TO BE REMOVED	
2095 2096	6 16	Cedar Cedar	TO REMAIN TO REMAIN	
2097	6	Cedar	TO BE REMOVED	
2098	6	Cedar	TO REMAIN	
2099	6 10	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2302	8	Cedar	TO BE REMOVED	
2303	8	Cedar	TO BE REMOVED	
2304	6	Cedar Cedar	TO BE REMOVED	
2306	6	Cedar	TO BE REMOVED	
2307	6	Cedar	TO BE REMOVED	
2308	6	Cedar Cedar	TO BE REMOVED	
2310	10	Cedar	TO BE REMOVED	
2311	6 8	Cedar Cedar	TO BE REMOVED	
2312	6	Cedar	TO BE REMOVED	
2314	6	Cedar	TO BE REMOVED	
2315 2316	6 10	Cedar Cedar	TO BE REMOVED	
2317	10	Cedar	TO BE REMOVED	
2318	6	Cedar	TO BE REMOVED	
2319	8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2321	10	Cedar	TO BE REMOVED	
2322	6	Cedar	TO BE REMOVED	
2323 2324	10 12	Cedar Cedar	TO BE REMOVED TO BE REMOVED	6
2325	6	Cedar	TO BE REMOVED	
2326	6	Cedar	TO BE REMOVED	
2327 2328	6 12	Cedar Cedar	TO BE REMOVED TO BE REMOVED	6
2329	6	Cedar	TO BE REMOVED	
2330 2331	8	Cedar	TO BE REMOVED TO BE REMOVED	
2331	22	Cedar Cedar	TO BE REMOVED	11
2333	6	Cedar	TO BE REMOVED	
2335 2336	8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2337	8	Cedar	TO BE REMOVED	
2338	6	Cedar	TO BE REMOVED	^
2339	12 10	Cedar Cedar	TO BE REMOVED TO BE REMOVED	6
2341	6	Cedar	TO BE REMOVED	
2342	6	Cedar	TO BE REMOVED	
2343 2344	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2345	10	Cedar	TO BE REMOVED	
2346 2347	12 14	Cedar Cedar	TO BE REMOVED	6 7
2347	8	Cedar	TO BE REMOVED	ľ
2349	12	Cedar	TO BE REMOVED	6
2350 2351	6 12	Cedar	TO BE REMOVED TO BE REMOVED	6
2351	18	Cedar Cedar	TO BE REMOVED	9
2353	14	Cedar	TO BE REMOVED	7
2354 2355	12 14	Cedar	TO BE REMOVED TO REMAIN	6
2355	14 16	Cedar Cedar	TO REMAIN TO REMAIN	
2357	8	Cedar	TO BE REMOVED	
2358 2359	8	Cedar	TO BE REMOVED TO BE REMOVED	
2359	8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2361	8	Cedar	TO REMAIN	
2362	6	Cedar	TO BE REMOVED	
2363 2364	6 10	Cedar Cedar	TO REMAIN TO REMAIN	
2365	10	Cedar	TO REMAIN	
2366	12	Cedar	TO REMAIN	

2368	8	Cedar	TO REMAIN	
2369	16	Cedar	TO REMAIN	
2370 2371	8 6	Cedar Cedar	TO REMAIN TO REMAIN	
2372	8	Cedar	TO BE REMOVED	
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2640	16	Cedar	TO REMAIN	
2641	6	Cedar	TO REMAIN	
2642	6	Cedar	TO REMAIN	
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2644	10	Cedar	TO REMAIN	
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Total Caliper Inches on Site	5,0
Total Caliper Inches Removed	2,0
Total Mitigation Inches Required	2
Total Mitigation Inches Provided	1

BELLE

4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	8
#	DATE	COMMENTS

PROFESSIONAL SEAL



Lakeside Kids, I 5909 Beth Drive Plano, TX 75093

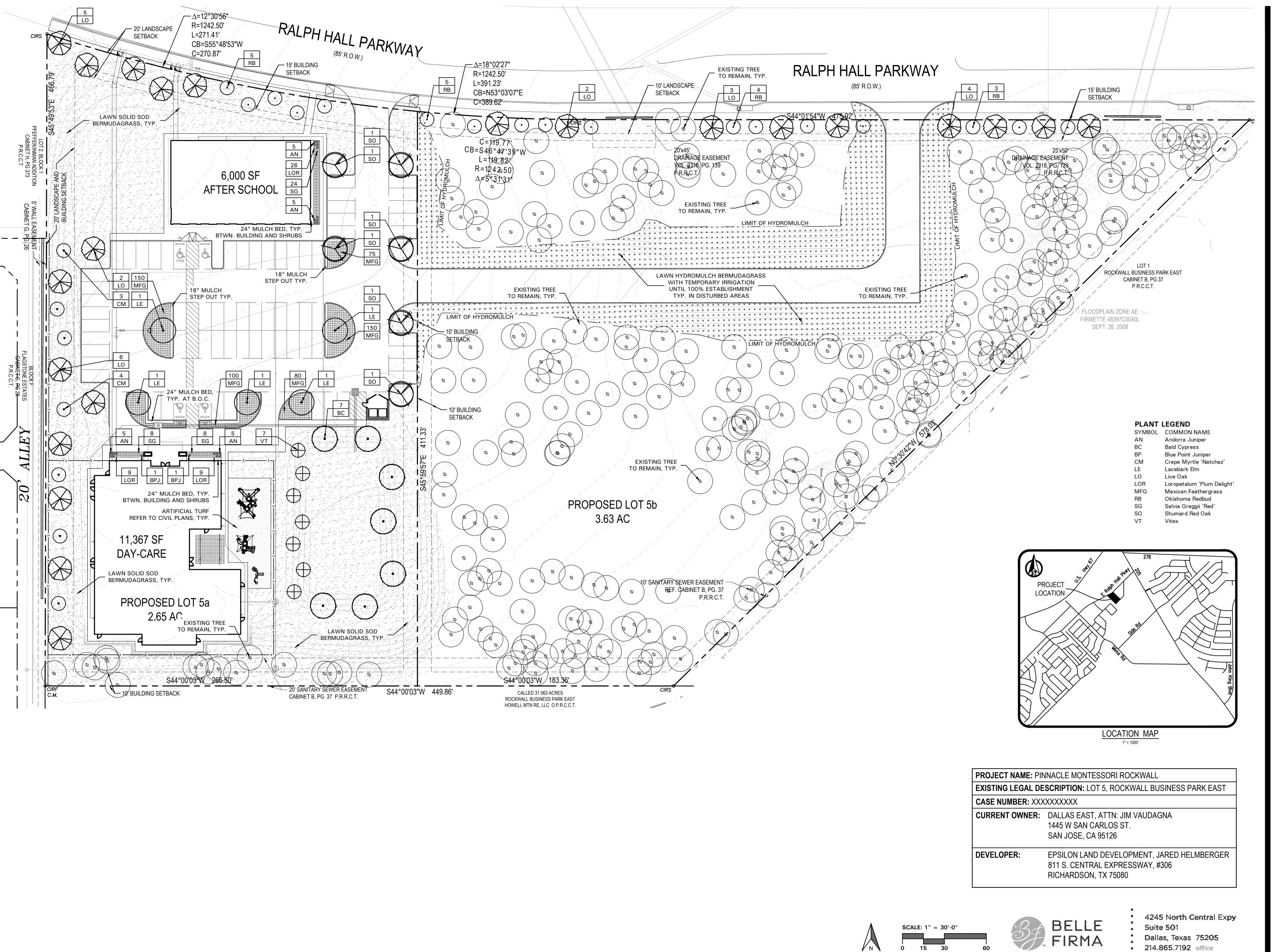
PROJECT INFORMATION

PINNACLE MONTESSORI
ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

TREESCAPE PLAN

SHEET NUMBER L1.02



OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY

SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS

PROFESSIONAL SEAL



LANDSCAPE

SHEET NUMBER L2.01

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
- 6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
- 7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

PLANT LIST

LO

SO

SYMBOL BOTANICAL NAME

TREES

Taxodium distichum

Quercus virginiana

Quercus shumardii

Vitex agnus-castus

Nassella tenuissima

Salvia greggii 'Red'

Cynodon dactylon

SHRUBS/GROUNDCOVER

Juniperus tobira 'Andorra'

Lagerstroemia indica 'Natchez'

Cercis canadensis 'Oklahoma'

Ulmus parvifolia 'Sempervirens'

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

COMMON NAME

Crepe Myrtle 'Natchez'

Bald Cypress

Lacebark Elm

Oklahoma Redbud

Shumard Red Oak

Andorra Juniper

Mexican Feathergrass

Common Bermudagrass

Salvia Greggii 'Red'

Live Oak

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL 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.
- 8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1. OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- 1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- 3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE

'TERRO-TACK ONE', AS MANUFACTURED BY

5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GROWERS, INC. OR EQUAL.

- 6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- 7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER 1. Ten (10') foot-wide landscape buffer with one tree per

fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 272 l.f. Required Provided 10' wide buffer 20' wide buffer (5) trees, 3" cal. (5) trees, 3" cal. (5) accent trees (5) accent trees 20' Alley: 320 l.f. Required 10' wide buffer 20' wide buffer

(6) trees, 3" cal.

(6) accent trees

PARKING LOT LANDSCAPING 1. Five (5%) percent of the interior parking lot shall be

2. One tree per ten (10) spaces for lots over 20,000 s.f.

(6) trees, 3" cal.

(6) accent trees

Total parking spaces: 71 spaces Required Provided

Total interior parking lot area: 24,990 s.f.

1,250 s.f. (5%) 4,238 s.f. (7) trees, 3" cal. (13) trees, 3" cal. SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL. 2. Fifty (50%) percent of the total requirements shall be

located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required 41,031 s.f. (15%) 56,579 s.f. (21%) 26,334 s.f. (64%) 20,516 s.f. (50%)

DETENTION BASIN LANDSCAPING 1. One (1) canopy tree and (1) accent tree per 750 s.f. of

dry area. Detention Basin Area: 5,362 s.f.

Required (7) trees, 3" cal. (7) trees, 3" cal. (7) accent trees (7) accent trees

LANDSCAPE TABULATIONS - Lot 5b THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER 1. Ten (10') foot-wide landscape buffer with one tree per

fifty (50) I.f. and one accent tree per (50) I.f. RALPH HALL PARKWAY: 596 I.f. Required Provided 10' wide buffer 10' wide buffer (12) trees, 3" cal. (9) trees, 3" cal. (12) accent trees (12) accent trees (3) existing trees

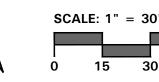
CITY OF ROCKWALL NOTES

NO TREES WITHIN 5'-0" OF ANY UTILITIES **IRRIGATION SYSTEM WILL MEET** REQUIREMENTS IN THE UDC

Juniperus chinensis 'Blue Point' 2 5' ht. B&B, full to base, matching Blue Point Juniper 44 3 gal. container full, 18" spread, 24" o.c. Loropetalum chinensis 'Plum Delight' Loropetalum 'Plum Delight'

- NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
 - ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

QTY. SIZE REMARKS



7 4" cal. container grown, 15' ht., 6' spread, 6' branching ht., matching

5 4" cal. container grown, 15' ht., 6' spread, 6' branching ht., matching 22 4" cal. container grown, 15' ht., 6' spread, 6' branching ht., matching

6 4" cal. container grown, 15' ht., 6' spread, 6' branching ht., matching

7 2" cal. B&B or container grown, 8' ht., 4' spread, 3 trunk min.

solid sod, refer to Solid Sod Notes

17 30 gal. container grown, 8' ht., 4' spread min.

20 5 gal. container full, 20" spread, 24" o.c.

container full, 24" o.c.

40 5 gal. container full, 20" spread 24" o.c.

7 30 gal. container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching





4245 North Central Expy Suite 501 Dallas, Texas 75205

• 214.865.7192 office

RICHARDSON, TX 75080 TBPE FIRM NO. F-20145

OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWAY

SUITE 306

REVISIONS # DATE COMMENTS

PROFESSIONAL SEAL



OWNER INFORMATION

Kids, Ф **Ö**

PROJECT INFORMATION

SORI ALL LAZA DR PINNACLE MONTESS
ACADEMY ROCKWA
RALPH HALL PARKWAY AND PLA
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE NOTES

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 4. Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials. labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

A. Preparation:

- 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24
- 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all
- times. Cover all materials during transport. 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

TREE PLANTING DETAIL LEGEND

A. TREE: TREES SHALL CONFORM WITH

B. TREE PIT: WIDTH TO BE AT LEAST TWO

C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP

INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT

ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO

F. ROOT ANCHOR BY TREE STAKE

G. NAIL STAKE: REFER TO

MANUFACTURER'S GUIDELINES FOR

SIZING. INSTALL NAIL STAKES WITH

HAMMER OR MALLET FIRMLY INTO

UNDISTURBED GROUND. DRIVE NAIL

STAKES FLUSH WITH "U" BRACKET

ADJACENT TO ROOTBALL (DO NOT

SOLUTIONS.

DISTURB ROOTBALL).

NURSERY STOCK. www.anla.org

LATEST AMERICAN STANDARD FOR

(2) TIMES THE DIAMETER OF THE ROOT

BALL CENTER TREE IN HOLE & REST

ROOT BALL ON UNDISTURBED NATIVE

AND ANY OTHER FOREIGN OBJECT;

CONTAINER GROWN STOCK TO BE

FLARE IS EXPOSED, FREE FROM MULCH,

AND AT LEAST TWO INCHES ABOVE

GRADE. TREES SHALL BE REJECTED

WHEN GIRDLING ROOTS ARE PRESENT &

MANUFACTURER'S GUIDELINES FOR

SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

SHOULD BE IN THE CENTER OF THE

AND NOTES

SOIL.

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

H. BACKFILL: USE EXISTING NATIVE SOIL

TO ELIMINATE AIR POCKETS.

SHOULD NOT BE VISIBLE.

(903) 676-6143

TREE STAKES:

AVAILABLE FROM:

ATTN: Jeff Tuley

SPECIFICATIONS

INSTALLATION.

Tree Stake Solutions

(no amendments) WATER THOROUGHLY

MULCH: DOUBLE SHREDDED

HARDWOOD MULCH 2 INCH SETTLED

THICKNESS, WITH 2" HT. WATERING

RING; ENSURE THAT ROOT FLARE IS

EXPOSED. BELOW GROUND STAKE

TREE STAKE SOLUTIONS 'SAFETY

STAKE' BELOW GROUND MODEL

jeff@treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE

NECESSARY; ABOVE GROUND STAKING

THE CONTRACTOR TO OBTAIN A COPY

INSTALLATION OF TREE STAKES.

CONTRACTOR SHALL ADHERE TO

MANUFACTURER'S INSTALLATION

GUIDELINES, SPECIFICATIONS, AND

OTHER REQUIREMENTS FOR TREE STAKE

MANUFACTURER'S

STAKED BELOW GROUND WHERE

K. IT SHALL BE THE RESPONSIBILITY OF

IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows: a. Clay - between 7-27 percent b. Silt – between 15-25 percent c. Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

SHRUBS / GROUNDCOVER;

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:

thousand (1,000) square feet.

- 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one
- 2. All planting areas shall receive a two (2") inch layer of specified mulch.
- 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final
- C. Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another END OF SECTION location or have drainage added. Install a PVC stand pipe per

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{2}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final
- 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each

work day.

PROJECT INFORMATION

OMEGA DESIGN. LLC

PROFESSIONAL SEAL

OWNER INFORMATION

Kids,

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COMMENTS

811 S. CENTRAL EXPRESSWAY

RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

DATE

SUITE 306

SHEET TITLE

AND DETAILS

1 TREE PLANTING DETAIL NOT TO SCALE

REFER TO LANDSCAPE PLAN TOPDRESS MULCH PER SPECIFICATIONS; 2" MINIMUM-SETTLED THICKNESS TOP OF MULCH 1/2" 3/16" X 4" BLACK EDGING, MINIMUM BELOW TOP OF-STAKES ON INSIDE; EDGING SHALL CONCRETE WALK / CURB BE 1/2" MAXIMUM HEIGHT ABOVE FINISH GRADE SCARIFY SIDES--LAWN / FINISH GRADE CONCRETE WALK-POCKET PLANTING NOT ALLOWED PREPARED SOIL MIX PER NO STEEL EDGING SHALL SPECIFICATIONS; TILL 6" MINIMUM BE INSTALLED ALONG OF PREPARED SOIL MIX INTO SIDEWALKS OR CURBS 6" DEPTH OF EXISTING SOIL REFER TO LANDSCAPE PLAN -NATIVE SOIL FOR SPACING

SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



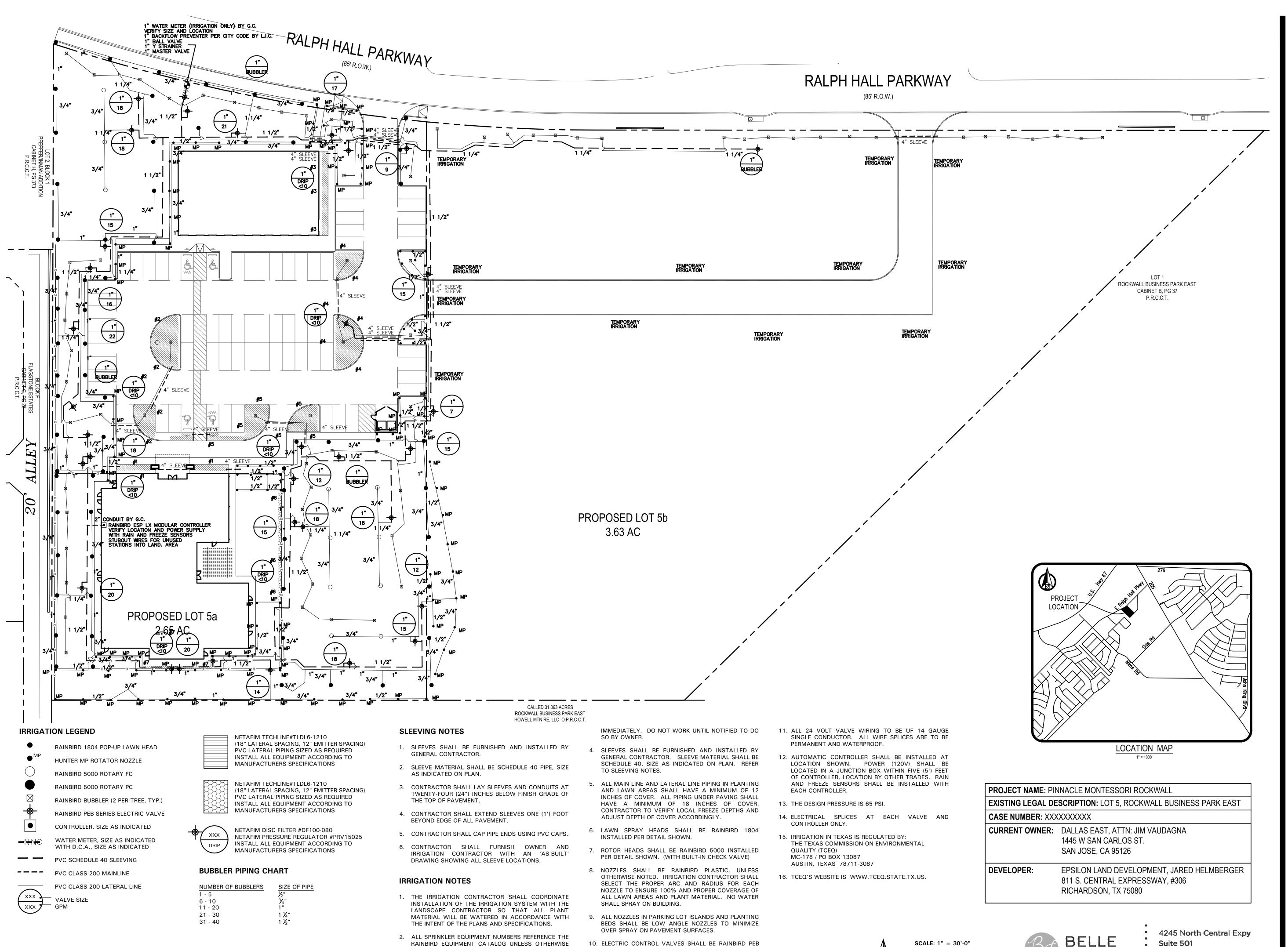
DO NOT DISTURB

Suite 501 Dallas, Texas 75205 214.865.7192 office

4245 North Central Expy

LANDSCAPE **SPECIFICATIONS**

L2.03



INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS

SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN

VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL

OPERATION, REMOVAL OF SOLENOID AND / OR VALVE

COVER WITHOUT ANY EARTH EXCAVATION.

INDICATED.

3. TEN DAYS PRIOR TO START OF CONSTRUCTION,

IRRIGATION CONTRACTOR SHALL VERIFY STATIC

WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN

65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT

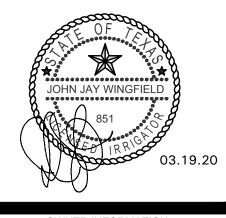
OMEGA DESIGN, LLC

811 S. CENTRAL EXPRESSWAY SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS

PROFESSIONAL SEAL



OWNER INFORMATION

PROJECT INFORMATION

SORI

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

Dallas, Texas 75205

• 214.865.7192 office

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Provide underground irrigation sleeves as indicated on the
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
- A. Section 32 8424 Irrigation System

1.3 REFERENCED STANDARDS

A. American Society for Testing and Materials:

- 1. ASTM D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- 2. ASTM D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe
- Fittings, Socket Type, Schedule 40. 3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

- A. Sleeve A pipe within which another pipe is placed for carrying water or other utilities to be installed.
- B. Wire Sleeves A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) Manufactured in accordance with standards noted herein:
- 1. Marking and Identification Permanently marked with SDR number, ASTM standard number, and the NSF
- (National Sanitation Foundation) seal. 2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Coverage Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
- B. Sleeve Extensions Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

- A. Compaction Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
- B. Damage Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

1.1 SCOPE

PART 1 - GENERAL

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

O 1 SLEEVE DETAIL NOT TO SCALE

ISOMETRIC

05 REMOTE CONTROL VALVE NOT TO SCALE

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

- Trenching and backfill.
- Installation of automatic controlled system. 3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.
- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve
- B. Section 32 8423 Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) Latest
- D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR) 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
- 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
- 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings,
- Socket Type, Schedule 80 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
- D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer 8. D2855 Making Solvent - Cemented Joints with Poly

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

(Vinyl Chloride) (PVC) Pipe and Fittings

- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

PAVFMFN⁻

SCHEDULE 40

A. Procedure: Comply with Division I requirements.

PAVEMENT AND SLEEVE

VALVE BOX FLUSH WITH FINISH GRADE

REMOTE CONTROL VALVE WITH 24" LONG LOOP OF CONTROL WIRE

SCHEDULE 40 PVC FITTINGS

PEA GRAVEL

45 DEGREE ELL

SIZE AS NOTED ON PLANS

- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

- 1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation
- 2. Manuals shall be delivered to the Owner Authorized
- Representative no later than ten (10) days prior to completion of the irrigation system. 3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to
- understand, operate, and maintain the equipment. 4. Provide the following in each manual: a. Index sheet with Contractor's name, address,
- telephone number, and contact name. b. Duration of guarantee period. Include warranties and
- manufacturer of all equipment. c. Equipment list providing the following for each item:
- Manufacturer's name 2) Make and model number

guarantees extended to the Owner by the

3) Name and address of local part's representative 4) Spare parts list in detail 5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

- 1. Comply with Division I requirements. 2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate
- mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site
- feature at approximately 70 degrees to each other. 3. When dimensioning is complete, transpose work to bond
- 4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same. to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.
- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.
- H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).
- Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.
- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.
- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.
- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

FINISH GRADE

O2 POP-UP LAWN SPRAY ASSEMBLY NOT TO SCALE

1/2" X 6" POLY NIPPLE

CLASS 200 PVC LATERAL LINE

- SXSXTPVCSCHEDULE 40 OUTLET TEE OR ELBOW

LAG BOLTS OR EXPANSION BOLTS AS REQUIRED

WALL (EXTERIOR OR INTERIOR)

CONTROLLER AS SPECIFIED

KEYED LOCK OR PADLOCK

STEEL MALE CONNECTOR

1 1/4" RIGID STEEL CONDUIT

HARD WIRE 117 VOLT A.C. BEHIND CONTROLLER IN FLUSH BOX

HARD WIRE 117 VOLT A.C. POWER TO

RIGID STEEL CONDUIT (SAME SIZE AS

STEEL COUPLING (AS REQUIRED)

FLUSH OUTLET BEHIND CONTROLLER

STEEL SPLICE BOX WITH FRONT ACCESS PANEL

CONDUIT BELOW GRADE) CONDUIT SHALL BE PLUMB

CONTROLLER

- ─ FINISH FLOOR

06 WALL MOUNTED CONTROLLER NOT TO SCALE

ELEVATION

STEEL SWEEP ELL

RIGID STEEL CONDUIT BELOW

FLOOR OR GRADE

SPECIFIED SPRAY NOZZLE & BODY

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC

FINISH GRADE - ROTARY HEAD **SWING JOINT** LATERAL PIPING

ROTARY HEAD NOT TO SCALE

meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch $(\frac{1}{2})$ diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SDR 21
- C. Copper Tubing (City Connection): Type "M"
- D. 24V Wire: Size 14, Type UF
- E. Electric valves: Shall be all plastic construction as indicated on plans.
- F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of

3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3")

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for

- C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

- twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.
- may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

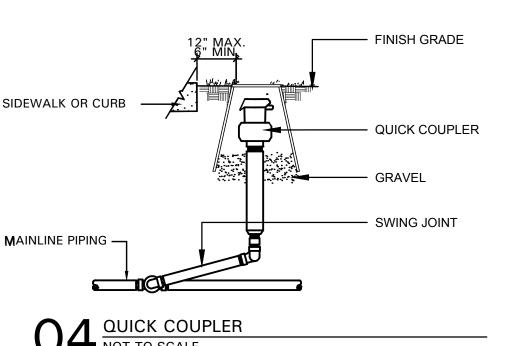
3.10 FINAL ADJUSTMENT

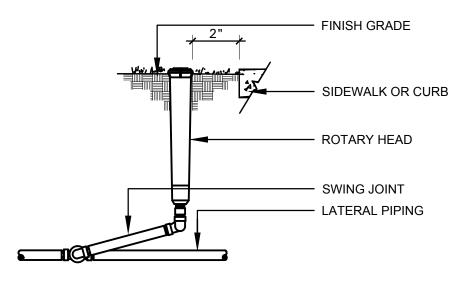
- A. After installation has been completed, make final adjustment
- B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on
- C. Check sprinklers for proper operation and proper alignment for direction of throw.

to provide correct coverage and furnish data to Owner Authorized Representative with each change.

Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation

END OF SECTION





· VALVE BOX AND LID **FINISH GRADE** ADAPT INLET AND OUTLET (AS REQUIRED) - PVC LINE PER SPECIFICATIONS TO IRRIGATION SYSTEMS GATE VALVE FEBCO MODEL 850 DOUBLE CHECK VALVE, LINE SIZE WASHED ROCK (1/2" - 3/4" DIA.), PER CITY REQUIREMENT **ELEVATION** MAIN FROM SOURCE PER CITY REQUIREMENT

BACKFLOW PREVENTER NOT TO SCALE



inches or more than six (6") inches long.

typical installation of electric valve and valve box.

3.7 WIRING

- Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the
- B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

3.8 AUTOMATIC SPRINKLER CONTROLS

Sprinkler Mains: Test sprinkler main only for a period of

B. Complete tests prior to backfilling. Sufficient backfill material

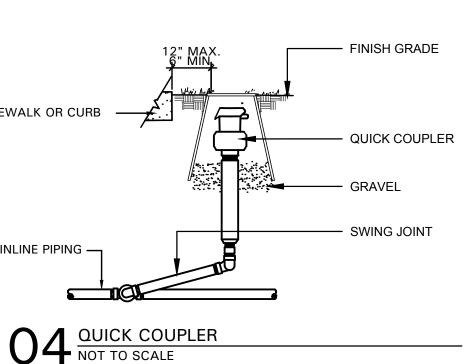
- of sprinkler system in preparation for Owner Authorized Representative's final inspection.
- D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

E. Check nozzling for proper coverage. Prevailing wind

conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles

3.11 SYSTEM DEMONSTRATION

and maintenance manual for basis of demonstration.



BELLE FIRMA

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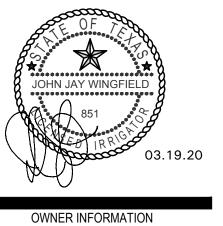
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TBPE FIRM NO. F-20145

RICHARDSON, TX 75080

REVISIONS # DATE COMMENTS

PROFESSIONAL SEAL



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PROJECT INFORMATION

IRRIGATION SPECIFICATIONS AND DETAILS

L3.02



Project Name: PMA Rockwall Client: ARIO

Drawn By: CWelborn

Project #:

Date:3/16/2020

Version:

HOSSLEY
LIGHTING ASSOCIATES
AN EMPLOYEE OWNED COMPANY

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

4.2 5.3 4.0 2.9 2.1 1.4 1.5 2.2 3.3 4.3 7.5 8.5 8.5 5.0 3.6 2.5 1.7 1.4 1.6 2.3 3.4 4.5 7.8 8.1 8.2 4.7 3.5 2.4 1.6 0.7 0.2 0.1 0.0 0.0 0.0 0.0 0.0 35 3.6 4.9 6.0 4.6 3.5 $\sqrt[6]{2.7}$ 1.2 $\sqrt[6]{0.4}$ 0.3 0.3 0.6 1.6 1.2 Site - East

Site - East Scale: 1 inch= 20 Ft.

Project Name: PMA Rockwall Client: ARIO

Drawn By: CWelborn

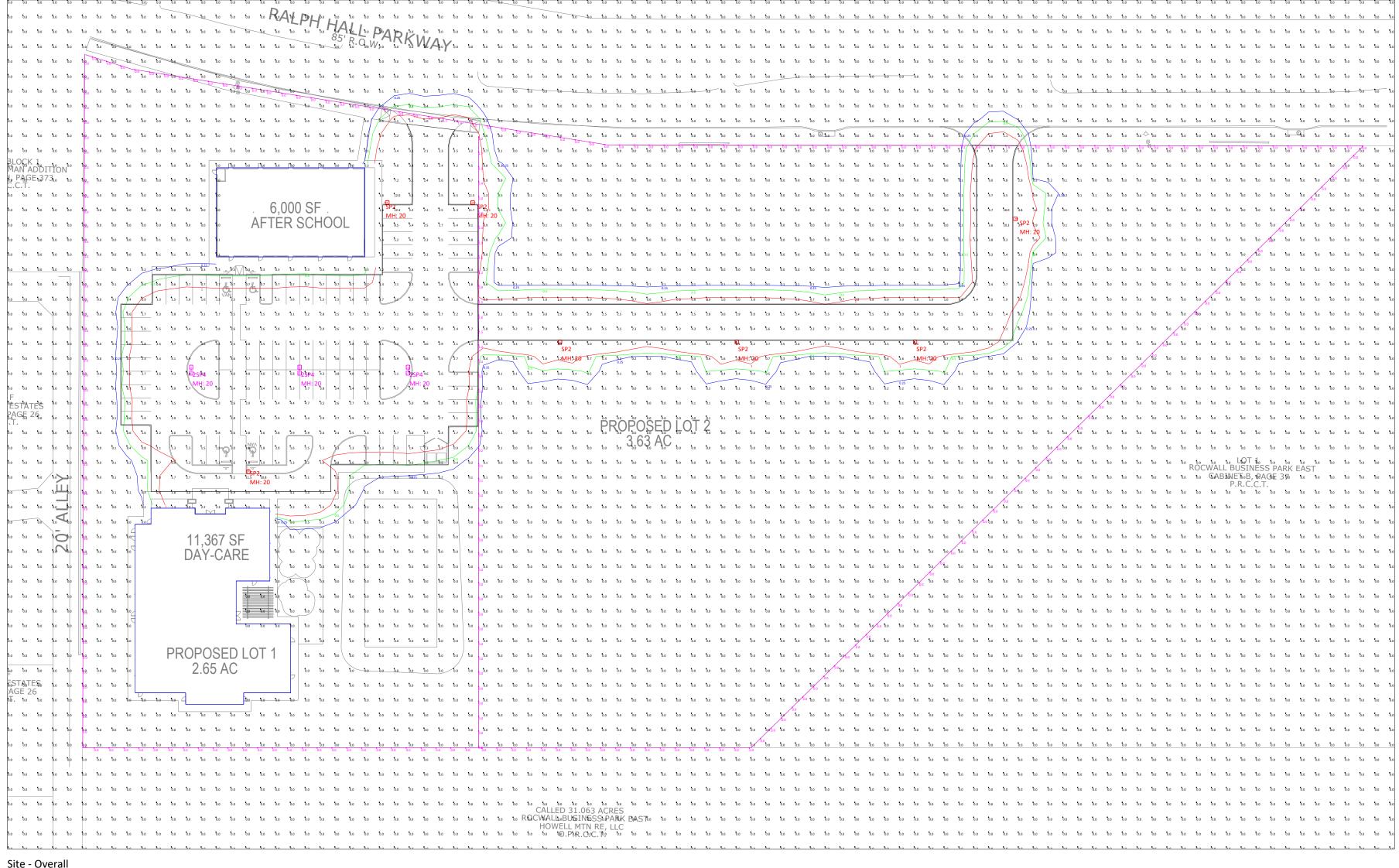
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HOSSLEY
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Luminaire Schedu	ule			
Symbol Labe	el Qty	Arrangement Manufacturer & Part Number	LLF Lum. Lumens Lum. Watts Total Watts Filename	
2SP4	3	BACK-BACK BEACON VP-L-64L-135-4K7-4 2@180DEGREES	0.900 14935 130.874 785.244 VP-L-64L-135-4K7-4 (7).ies	
SP2	7	SINGLE BEACON VP-L-64L-135-4K7-2	0.900 17761 137.6 963.2001 VP-L-64L-135-4K7-2 (3).ies	

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	12.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.14	2.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.64	10.3	0.9	4.04	11.44	
Parking Lot & Drives	Illuminance	Fc			2.94	12.4	0.5	5.88	24.80	



Site - Overall Scale: 1 inch= 50 Ft.

NOTES:

Fixture Mounting Heights (MH) are indicated next to each fixture.
 All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 All fixtures labeled with "_ph" indicates that another fixture's IES file was used as a placeholder due to unavailable IES files from the specified Manufacturer.
 Interior reflectances 80/50/20; exterior reflectances 20% UON.
 Quantity (QTY) indicated on HLA Luminaire Schedule is for what is included in this calculation study only - Not final counts.

6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: PMA Rockwall
Client: ARIO
Drawn By: CWelborn

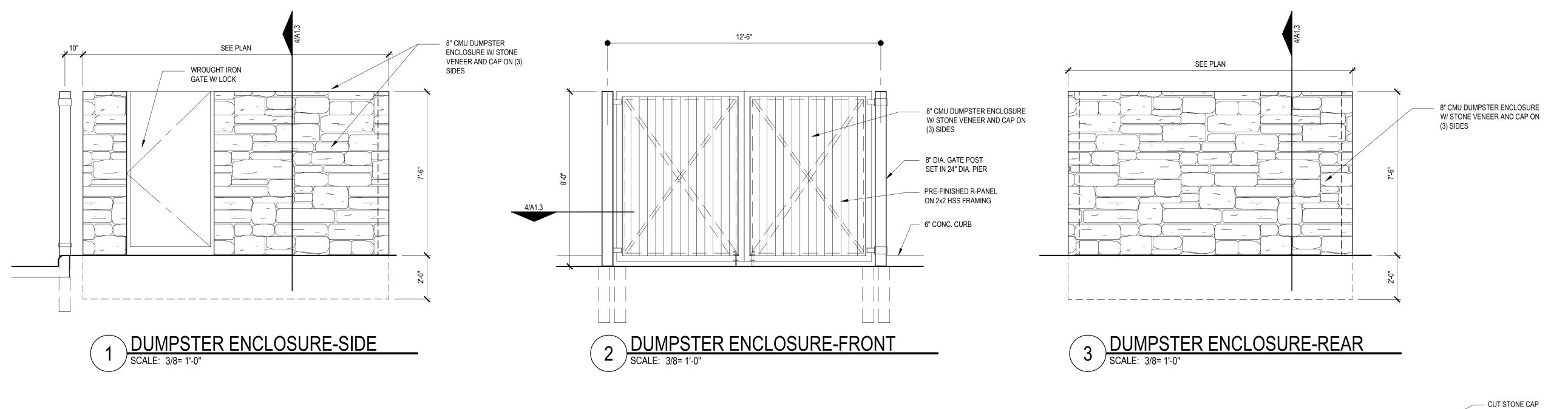
Project # :

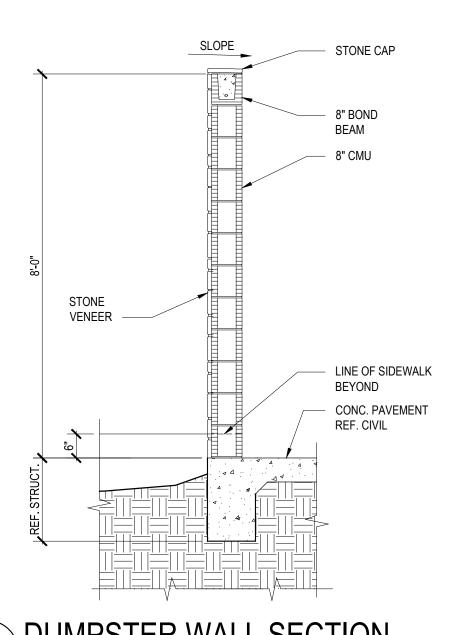
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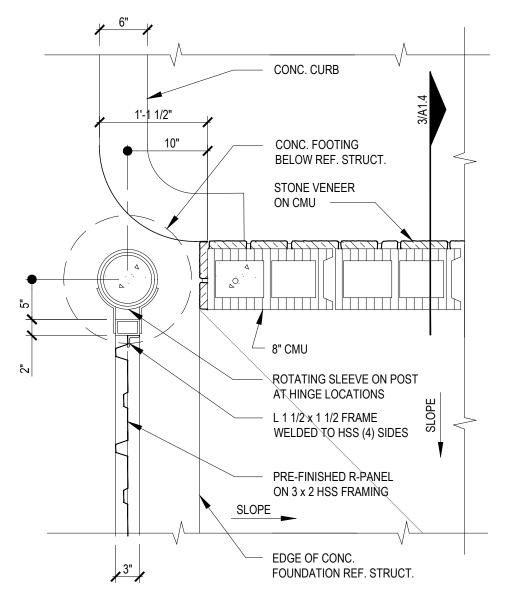
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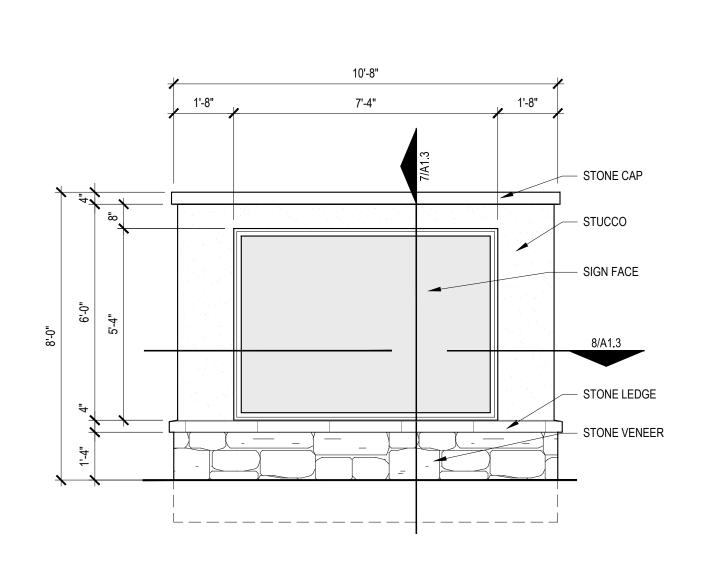


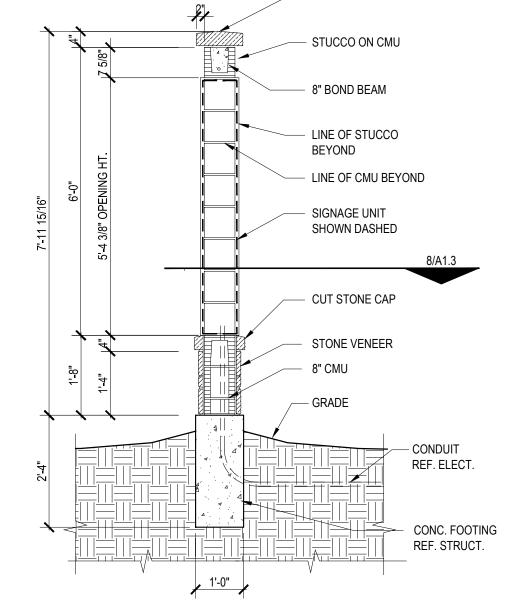
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.











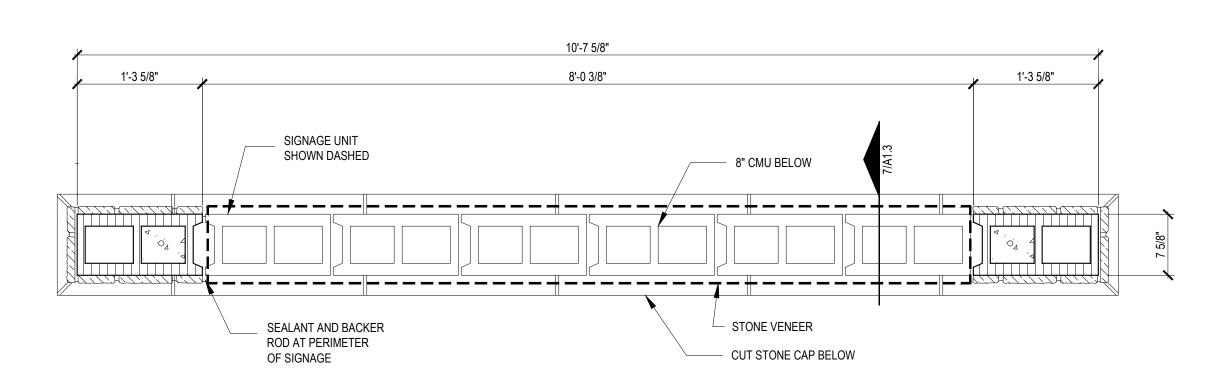
DUMPSTER WALL SECTION

SCALE: 1/2= 1'-0"

5 DUMPSTER GATE PLAN DETAIL
SCALE: 1"= 1'-0"

6 MONUMENT SIGN - ELEVATION SCALE: 3/8= 1'-0"

7 MONUMENT SIGN SECTION
SCALE: 1/2= 1'-0"



MONUMENT SIGN PLAN
SCALE: 1" = 1'-0"



OMEGA DESIGN LLC 4516 EMERSON AV. #B · DALLAS, TEXAS 75205

Revis	ions:	
#	DATE	COMMENTS



PROJECT PINNACLE MONTESSORI OF **ROCKWALL**

Site Address: E. Ralph Hall and Plaza Drive Rockwall, Texas

PROJECT # SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive Plano, Texas 75093

SITE DETAILS

SHEET NO.