

LOCATION MAP

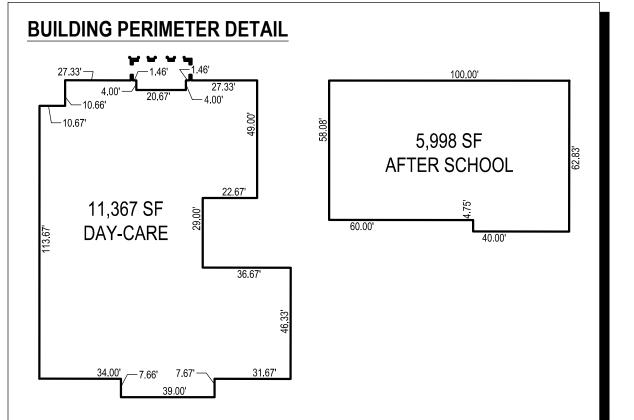
BENCHMARKS

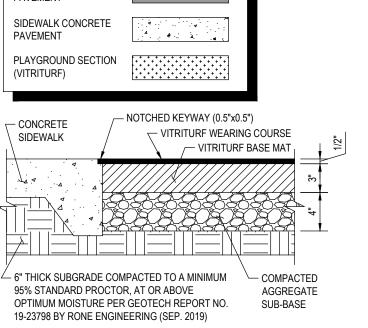
ELEVATION: 830.58'

ELEVATION: 529.52'

RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.

RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.





PLAYGROUND SECTION

PROJECT NAME: PINNACLE MONTESSORI ROCKWALL

EXISTING LEGAL DESCRIPTION: LOT 5, ROCKWALL BUSINESS PARK EAST

CASE NUMBER: SP2020-006

CURRENT OWNER: DALLAS EAST, ATTN: JIM VAUDAGNA

RICHARDSON, TX 75080

1445 W SAN CARLOS ST. SAN JOSE, CA 95126

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

SITE PLAN

OMEGA DESIGN, LLC

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

side Kids,

PROJECT INFORMATION

SSORI

15 FEET

10 FEET

10 FEET

COMMENTS

811 S. CENTRAL EXPRESSWAY

RICHARDSON, TX 75080

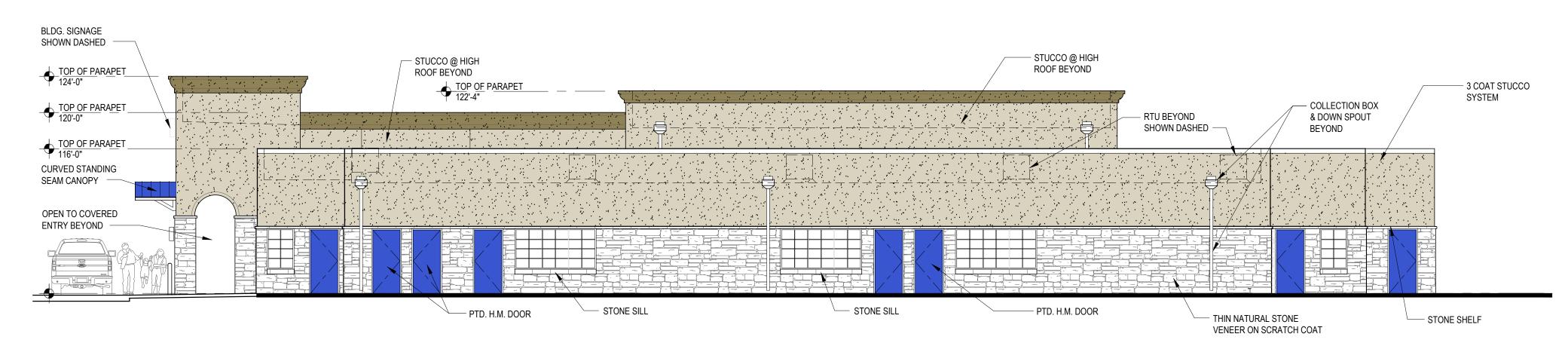
TBPE FIRM NO. F-20145

REVISIONS

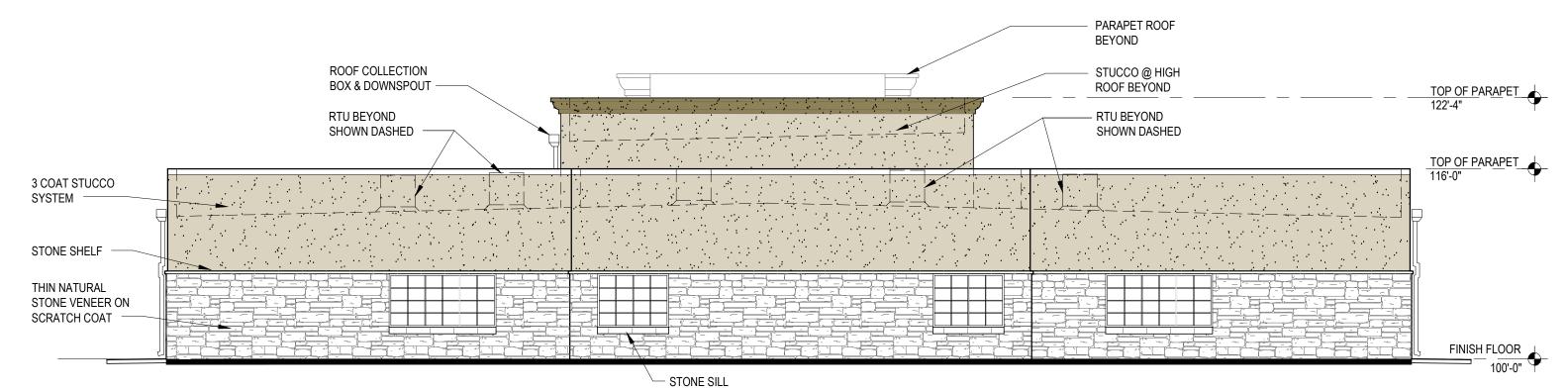
DATE

SUITE 306

SHEET NUMBER

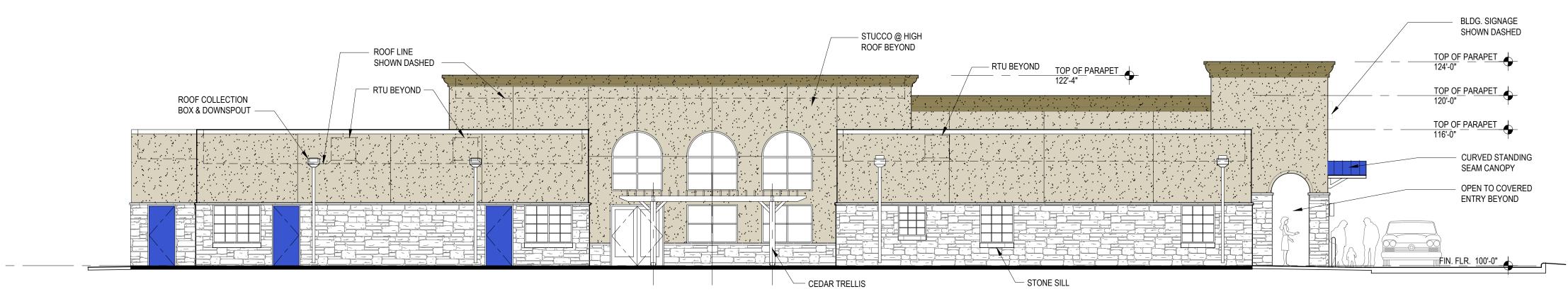


2 WEST ELEVATION - SCHOOL SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - SCHOOL

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

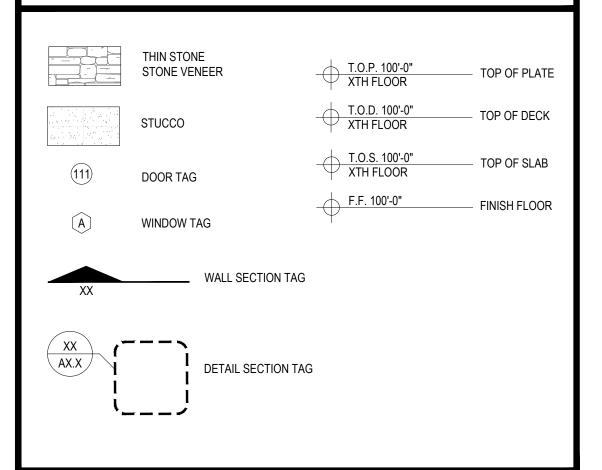


SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM
- OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
- REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
- . FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER
- WEATHER EXPOSED AREAS. . ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
- GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
- GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL
- NUMBER, STREET NUMBERS ONLY. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER
- SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS



SCHOOL BUILDING							
BUILDING	SOUTH	NORTH	EAST	WEST	T01	TALS	
MATERIALS	SF	SF	SF	SF	SF	%	
STUCCO	1,006	972	1,480	1,529	4,987	57 %	
THIN STONE VENEER	600	613	631	601	2,445	28 %	
DOORS	0	42	105	168	315	4 %	
WINDOWS	134	115	290	146	685	8 %	
STONE WINDOW SILLS	17	9	12	18	56	1 %	
STONE SHELF	27	25	34	35	121	1 %	
STANDING SEAM CANOPY	0	12	9	9	30	1 %	
TOTALS	1,784	1,845	2,579	2,524	8,732	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



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**

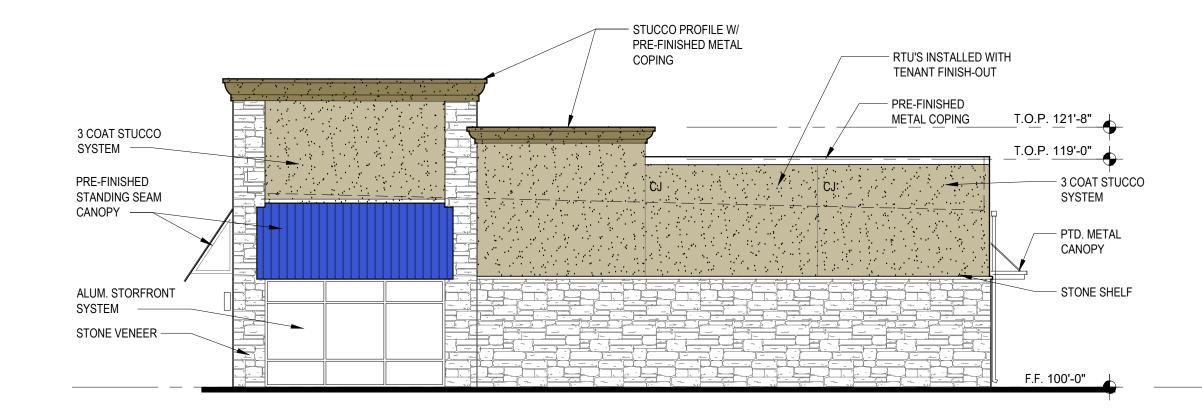
SHEET NO.

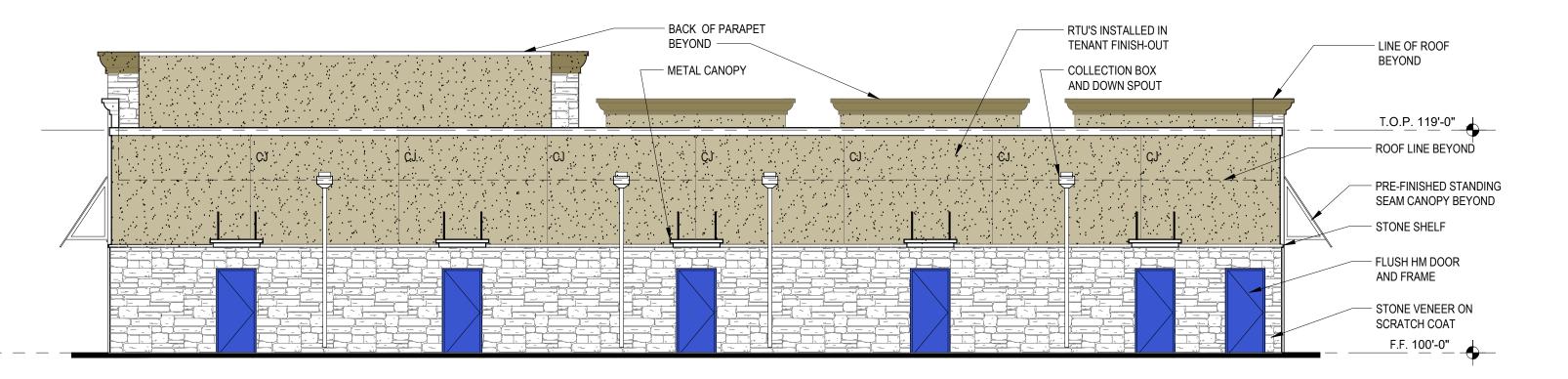
A3.0



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







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

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

SHELL BUILDING										
BUILDING	NO	RTH	SOUTH		EAST		WEST		TOTALS	
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:

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OMEGA

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

214 462 7330

Revisi		
#	DATE	COMMENTS
1	<u> </u>	CITY COMMENTS



EXPIRES SEPT. 30, 2020

PROJECT
PINNACLE
MONTESSORI

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

SHEET TITI

AFTER SCHOOL SHELL BLDG. -EXTERIOR ELEVATIONS

SHEET NO.

A3.2

TE: MAR

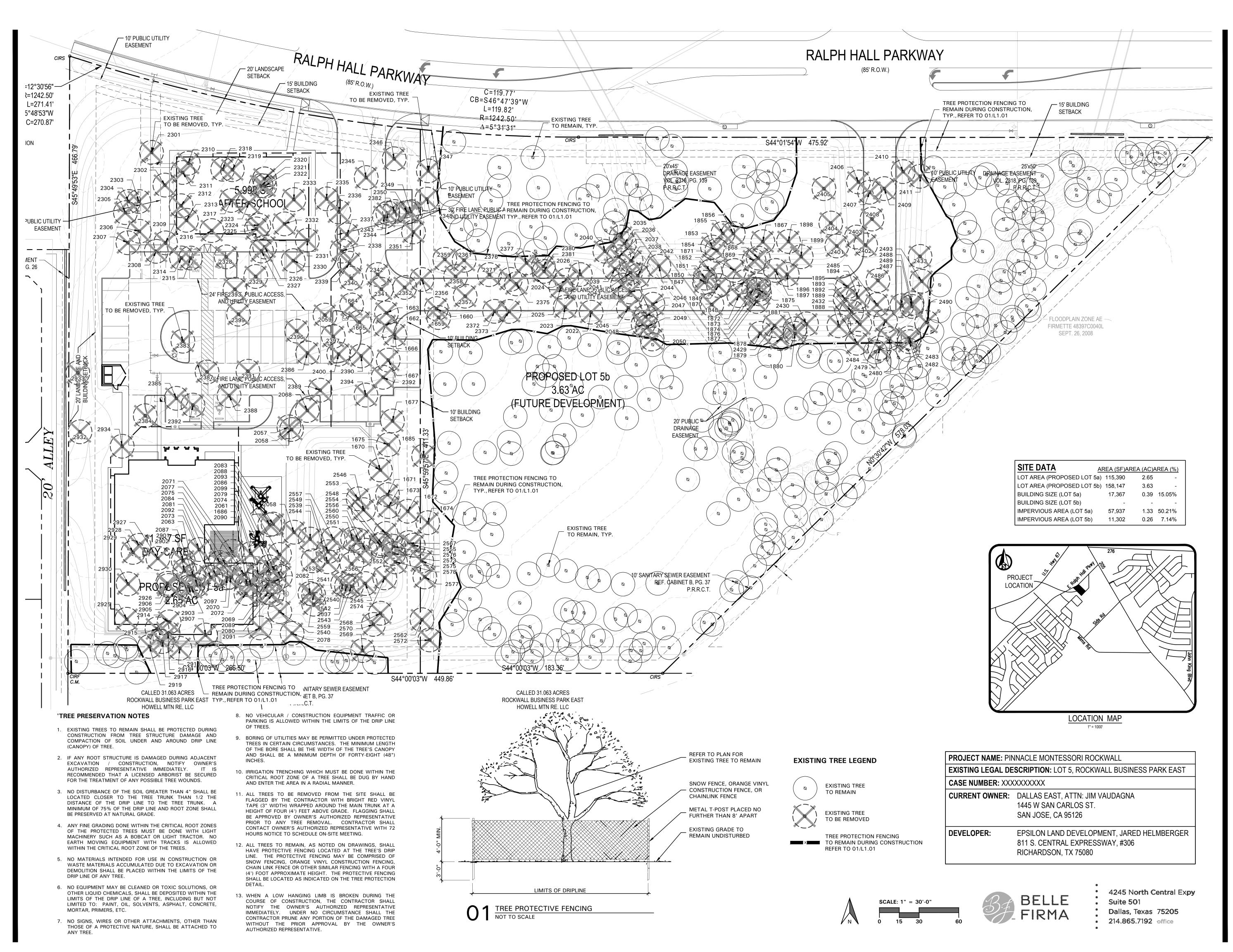
EXTERIOR MATERIAL SAMPLE BOARD TRIM COLOR DOVER WHITE, SW 6385 PAINTED TRIM BELOW CANOPY **HM DOORS** HM DOORS - Indigo Batik, SW 7602 STANDING SEAM CANOPY **WALL STUCCO** COLOR - STO #16031 ELEVATION LOCATIONS: * STUCCO ABOVE STONE WAINSCOT * STUCCO FINISH ON FRP ENTRY COLUMN COVERS WHITE LIMESTONE 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 SUITE 306

RICHARDSON, TX 75080 TBPE FIRM NO. F-20145

RE	REVISIONS						
#	DATE	COMMENTS					
1	05.06.20	City Comments					

PROFESSIONAL SEAL



PROJECT INFORMATION

PRESERVATION PLAN

SHEET NUMBER

No.	Dia.	TREE SURVEY FII	ELD DATA Status	Mitigation
1659	(inches)	(common name) Cedar	TO BE REMOVED	(inches)
1660	8	Cedar	TO BE REMOVED	
1661 1662	18	Cedar Cedar	TO REMAIN TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664 1665	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668 1669	6	Cedar Cedar	TO REMAIN TO REMAIN	
1670	6	Cedar	TO BE REMOVED	
1671 1672	8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	0
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	TO REMAIN TO REMAIN	
1683	6	Cedar Cedar	TO REMAIN	
1684	6	Cedar	TO REMAIN	
1685 1686	12 6	Cedar Cedar	TO BE REMOVED TO REMAIN	6
1687	10	Cedar	TO REMAIN	
1688	6	Cedar	TO REMAIN	
1689 1690	6	Cedar Cedar	TO REMAIN TO REMAIN	
1691	6	Cedar	TO REMAIN	
1692 1693	6 14	Cedar	TO REMAIN TO REMAIN	
1693 1694	14	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	6	Cedar	TO REMAIN TO REMAIN	
1699 1700	18	Cedar Cedar	TO REMAIN	
1838	12	Hackberry	TO REMAIN	
1839 1840	12 8	Hackberry Green Ash	TO REMAIN TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10 12	Hackberry Gulf Black Willow	TO REMAIN	
1843 1844	10	Gulf Black Willow	TO REMAIN TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846 1847	6	Green Ash Cottonwood	TO REMAIN TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	6 DECLINE
1850 1851	8	Hackberry Green Ash	TO BE REMOVED TO BE REMOVED	6
1852	6	American Elm	TO BE REMOVED	6
1853 1854	6 12	Hackberry Hackberry	TO BE REMOVED TO BE REMOVED	6
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856 1857	6 12	Hackberry	TO BE REMOVED TO REMAIN	DECLINE
1858	12	Hackberry Cedar Elm	TO REMAIN	
1859	6	Hackberry	TO REMAIN	
1860 1861	10 8	Hackberry American Elm	TO REMAIN TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863 1864	8	Cedar American Elm	TO REMAIN TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867 1868	10 8	Cottonwood Hackberry	TO BE REMOVED TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870 1871	6 10	Hackberry Hackberry	TO BE REMOVED TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	10
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	
1878 1879	6 8	Cedar Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881 1882	8	Hackberry Hackberry	TO BE REMOVED TO BE REMOVED	
1883	6	Hackberry	TO REMAIN	
1884 1885	6 12	Hackberry Cedar	TO REMAIN TO REMAIN	
1885 1886	12	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	•
1888 1889	8	American Elm Cedar	TO BE REMOVED TO BE REMOVED	8
1890	12	Cedar	TO REMAIN	
1891 1892	6 8	Hackberry Cedar	TO REMAIN TO BE REMOVED	
1892 1893	6	Cedar	TO BE REMOVED	
1894	10	Green Ash	TO BE REMOVED	10
1895 1896	6 22	Cedar Cottonwood	TO BE REMOVED TO BE REMOVED	
1897	8	Hackberry	TO BE REMOVED	
1898 1899	12 10	Cedar	TO BE REMOVED TO BE REMOVED	6
1899 2017	10	Cedar Cedar	TO REMAIN	
2018	6	Cedar	TO REMAIN	
2020 2022	6 14	Cedar Cedar	TO REMAIN TO BE REMOVED	7
2022	10	Cedar	TO BE REMOVED	
2024	6	Cedar	TO BE REMOVED	
2025 2026	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2027	24	Cedar	TO REMAIN	
2028	6	Cedar	TO REMAIN	
2029 2030	10 6	Cedar Cedar	TO REMAIN TO REMAIN	
2031	8	Cedar	TO REMAIN	
2032	10	Cedar	TO REMAIN	
0000	20	Cedar	TO REMAIN TO REMAIN	
2033 2034	6	Cedal	1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
2033 2034 2035 2036	6 6 6	Cedar Cedar Cedar	TO BE REMOVED TO BE REMOVED	

2038	6	Cedar	TO BE REMOVED	
2039	6	Cedar	TO BE REMOVED	
2040 2041	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2042	6	Cedar	TO BE REMOVED	
2043	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2045	6	Cedar	TO BE REMOVED	
2046 2047	10 6	American Elm Cedar	TO BE REMOVED TO BE REMOVED	10
2048	12	Green Ash	TO BE REMOVED	12
2049	8	Cedar Green Ash	TO BE REMOVED	10
2050 2051	10 10	Pecan	TO BE REMOVED TO REMAIN	10
2052	6	Cedar	TO REMAIN	
2053 2054	10 6	Cedar Cedar	TO REMAIN TO REMAIN	
2055	10	Cedar	TO REMAIN	
2056 2057	6	Cedar Cedar	TO REMAIN TO BE REMOVED	
2058	6	Cedar	TO BE REMOVED	
2059	6	Cedar	TO BE REMOVED	
2060	6	Cedar Cedar	TO REMAIN TO BE REMOVED	
2062	6	Cedar	TO REMAIN	
2063 2064	6 10	Cedar Cottonwood	TO BE REMOVED TO REMAIN	
2065	6	Cedar	TO REMAIN	
2066 2067	8	Cedar Cedar	TO REMAIN TO REMAIN	
2068	6	Cedar	TO BE REMOVED	
2069	6	Cedar	TO BE REMOVED	
2070 2071	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2072	6	Cedar	TO BE REMOVED	
2073 2074	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2075	6	Cedar	TO BE REMOVED	
2076	10	Cedar	TO REMAIN TO BE REMOVED	
2077 2078	6 14	Cedar Cedar	TO BE REMOVED	7
2079	6	Cedar	TO BE REMOVED	
2080 2081	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2082	6	Cedar	TO BE REMOVED	
2083 2084	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2084	8	Cedar	TO REMAIN	
2086	6	Cedar	TO BE REMOVED	
2087 2088	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2089	6	Cedar	TO BE REMOVED	
2090 2091	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2092	16	Cedar	TO BE REMOVED	8
2093	6	Cedar	TO BE REMOVED	
2095 2096	16	Cedar Cedar	TO REMAIN TO REMAIN	
2097	6	Cedar	TO BE REMOVED	
2098 2099	6	Cedar Cedar	TO REMAIN TO BE REMOVED	
2301	10	Cedar	TO BE REMOVED	
2302 2303	8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2304	6	Cedar	TO BE REMOVED	
2305	6	Cedar	TO BE REMOVED	
2306 2307	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2308	6	Cedar	TO BE REMOVED	
2309 2310	6 10	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2311	6	Cedar	TO BE REMOVED	
2312	8	Cedar	TO BE REMOVED	
2313 2314	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2315	6	Cedar	TO BE REMOVED	
2316 2317	10 10	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2318	6	Cedar	TO BE REMOVED	
2319	8	Cedar	TO BE REMOVED	
2320 2321	6 10	Cedar Cedar	TO BE REMOVED 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 2327	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2327	12	Cedar	TO BE REMOVED	6
2329	6	Cedar	TO BE REMOVED	
2330 2331	8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2332	22	Cedar	TO BE REMOVED	11
2333 2335	6 8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2335	6	Cedar	TO BE REMOVED	
2337	8	Cedar	TO BE REMOVED	
2338 2339	6 12	Cedar Cedar	TO BE REMOVED TO BE REMOVED	6
2340	10	Cedar	TO BE REMOVED	
2341 2342	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2342	6	Cedar	TO BE REMOVED	
2344	6	Cedar	TO BE REMOVED	
2345 2346	10 12	Cedar Cedar	TO BE REMOVED TO BE REMOVED	6
2347	14	Cedar	TO BE REMOVED	7
2348 2349	8 12	Cedar Cedar	TO BE REMOVED TO BE REMOVED	6
2350	6	Cedar	TO BE REMOVED	J
2351	12	Cedar	TO BE REMOVED	6
2352 2353	18 14	Cedar Cedar	TO BE REMOVED TO BE REMOVED	9
2354	12	Cedar	TO BE REMOVED	6
2355 2356	14 16	Cedar Cedar	TO REMAIN TO REMAIN	
2357	8	Cedar	TO BE REMOVED	
2358	8	Cedar	TO BE REMOVED	
2359 2360	8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2361	8	Cedar	TO REMAIN	
2362 2363	6	Cedar Cedar	TO BE REMOVED TO REMAIN	
2364	10	Cedar	TO REMAIN	
2365	10	Cedar	TO REMAIN	
2366	12	Cedar	TO REMAIN	

2368 2369	8 16	Cedar Cedar	TO REMAIN TO REMAIN	
2370	8	Cedar	TO REMAIN	
2371	6	Cedar	TO REMAIN TO BE REMOVED	
2372 2373	8	Cedar Cedar	TO BE REMOVED	
2375	10	Cedar	TO BE REMOVED	
2376	18	Cedar	TO BE REMOVED	9
2377	10	Cedar	TO BE REMOVED	
2378 2379	6	Cedar Cedar	TO REMAIN TO REMAIN	
2380	6	Cedar	TO BE REMOVED	
2381	6	Cedar	TO BE REMOVED	
2382 2383	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2384	6	Cedar	TO BE REMOVED	
2385	6	Cedar	TO BE REMOVED	
2386	6	Cedar	TO BE REMOVED	
2387 2388	6 8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2389	6	Cedar	TO BE REMOVED	
2390	6	Cedar	TO BE REMOVED	
2391 2392	6	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2393	6	Cedar	TO BE REMOVED	
2394	8	Cedar	TO BE REMOVED	
2396 2397	6	Cedar	TO BE REMOVED TO BE REMOVED	
2399	6	Cedar Cedar	TO BE REMOVED	
2400	6	Cedar	TO BE REMOVED	
2401	12	Cedar	TO BE REMOVED	6
2402 2403	6 8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2404	8	Cedar	TO BE REMOVED	
2405	18	Cedar	TO BE REMOVED	9
2406	6	Cedar	TO BE REMOVED	
2407 2408	6 8	Cedar Cedar	TO BE REMOVED TO BE REMOVED	
2409	8	Cedar	TO BE REMOVED	
2410	10	Cedar	TO BE REMOVED	
2411	8 12	Cedar	TO BE REMOVED	
2412 2413	8	Cedar Cedar	TO REMAIN TO REMAIN	
2414	6	Cedar	TO REMAIN	
2415	6	Cedar	TO REMAIN	
2416 2417	6	Cedar Cedar	TO REMAIN TO REMAIN	
2417	8	Cedar	TO REMAIN	
2419	10	Cedar	TO REMAIN	
2420 2421	10 6	Cedar Cedar	TO REMAIN TO REMAIN	
2421	8	Cedar	TO REMAIN	
2423	12	Cedar	TO REMAIN	
2424	8	Cedar	TO REMAIN	
2425 2426	16 14	Cedar Cedar	TO REMAIN TO REMAIN	
2427	8	Cedar	TO REMAIN	
2428	10	Cedar	TO REMAIN	
2429	10	Hackberry	TO REMAIN	
2430 2431	8 10	Hackberry Hackberry	TO REMAIN TO REMAIN	
2432	14	American Elm	TO REMAIN	
2433	6	Cedar	TO BE REMOVED	DECLINE
2434 2435	6	Cedar Cedar	TO REMAIN TO REMAIN	
2436	8	Cedar	TO REMAIN	
2438	8	Cedar	TO REMAIN	
2439	6	Cedar	TO REMAIN	
2440 2441	6	Cedar Cedar	TO REMAIN TO REMAIN	
2442	6	Cedar	TO REMAIN	
2443	6	Cedar	TO REMAIN	
2444	6	Cedar	TO REMAIN	
2445 2446	6 14	Cedar Cedar	TO REMAIN TO REMAIN	
2447	6	Cedar	TO REMAIN	
2448	12	Cedar	TO REMAIN	
2449 2450	6 8	Cedar Cedar	TO REMAIN TO REMAIN	
2451	8	Cedar	TO REMAIN	
2452	8	Cedar	TO REMAIN	
2453	8	Cedar	TO REMAIN	
2454 2455	6	Cedar Cedar	TO REMAIN TO REMAIN	
2456	6	Cedar	TO REMAIN	
2457	8	Cedar	TO REMAIN	
2458 2459	8 16	Cedar Cedar	TO REMAIN TO REMAIN	
2459	6	Cedar	TO REMAIN	
2461	6	Cedar	TO REMAIN	
2462	6	Cedar	TO REMAIN	
2463 2464	10 6	Cedar Cedar	TO REMAIN TO REMAIN	
2465	10	Cedar	TO REMAIN	
2466	8	Cedar	TO REMAIN	
2467 2468	6	Cedar Cedar	TO REMAIN TO REMAIN	
2469	6	Cedar	TO REMAIN	
2470	8	Cedar	TO REMAIN	
	8	Cedar	TO REMAIN TO REMAIN	
2471	O	Cedar Cedar	TO REMAIN	
2472	14	- Juli		
	14 6	Cedar	TO REMAIN	
2472 2473 2474 2475	6 8	Cedar Green Ash	TO REMAIN	
2472 2473 2474 2475 2476	6 8 6	Cedar Green Ash Cedar	TO REMAIN TO REMAIN	
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Total Calipe	r Inches on	Site		4,97
Total Calipe	2,06			
Total Mitiga		28		
Total Mitiga	21			



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	
#	DATE	COMMENTS
1	05.06.20	City Comments
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PROFESSIONAL SEAL



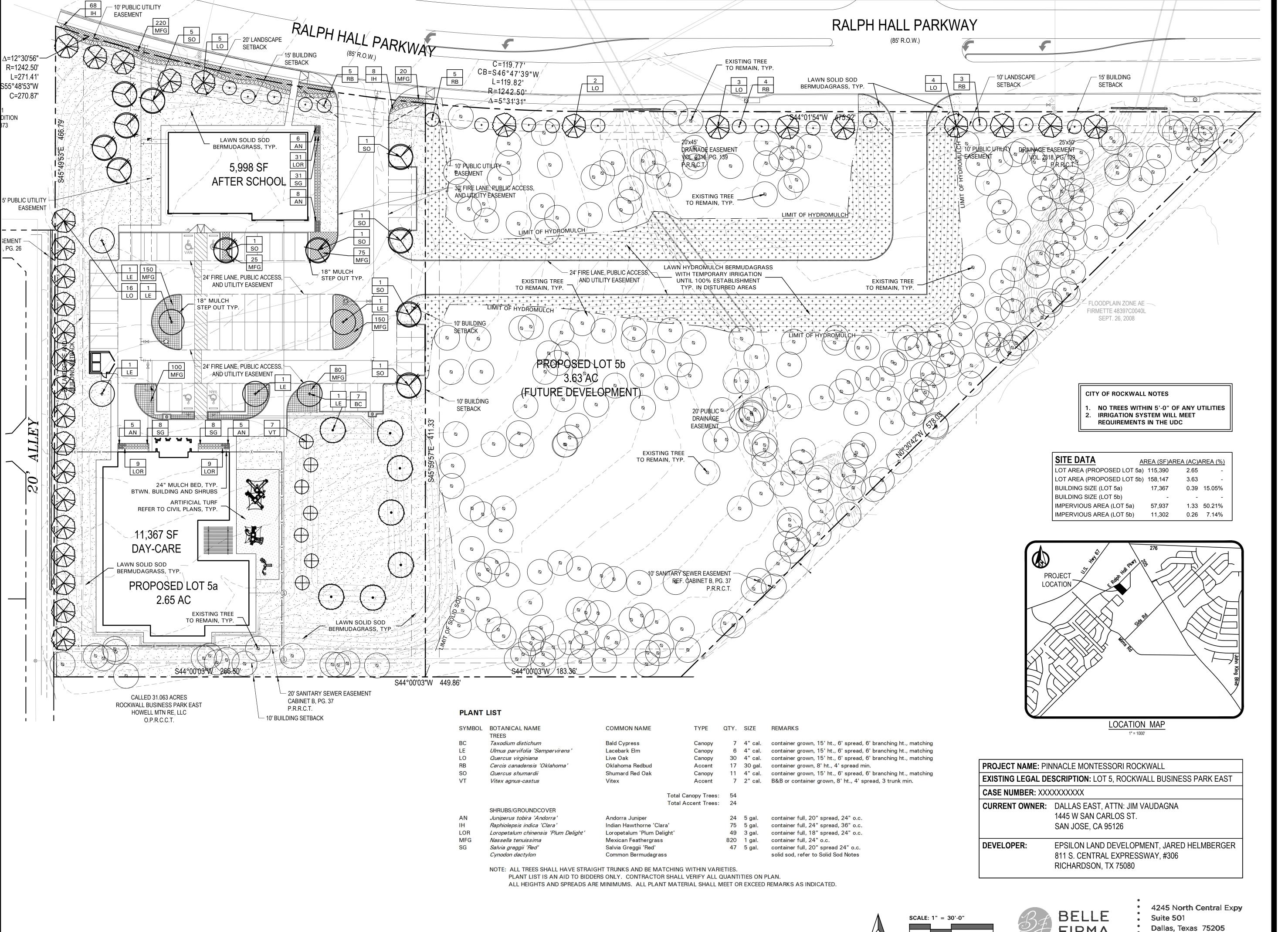
PROJECT INFORMATION

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

SHEET TITLE

TREE
PRESERVATION
NOTES

SHEET NUMBER L1.02



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

TBPE FIRM NO. F-20145

RE	VISIONS	6
#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

PROJECT INFORMATION

LANDSCAPE

SHEET NUMBER L2.01

• 214.865.7192 office

LANDSCAPE NOTES

- 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

- 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.
- 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.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 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.
- 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

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 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

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. 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 'CONWER' OR FOLIAL

'TERRO-TACK ONE', AS MANUFACTURED BY

- MANUFACTURED BY 'CONWEB' OR EQUAL.

 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE
- 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. BUFFER
Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include

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

groundcover, berm, and shrubbery

RESIDENTIAL BUFFER

1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) l.f.

Residential Adjacency: 320 l.f.
Required Provided
20' wide buffer 20' wide buffer
(16) trees, 3" cal. (16) trees, 3" cal.

PARKING LOT LANDSCAPING
 Five (5%) percent of the interior parking lot shall be landscape.
 One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,980 s.f.

Total parking spaces: 64 spaces

Required Provided
1,199 s.f. (5%) 4,288 s.f.
(7) trees, 3" cal. (12) 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

Total site: 273,538 s.f.

COMMERCIAL.

Required

Required Provided 41,031 s.f. (15%) 56,373 s.f. (21%) 20,516 s.f. (50%) 24,603 s.f. (60%)

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.

(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

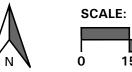
1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

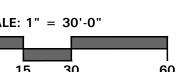
Provided

RALPH HALL PARKWAY: 596 I.f.
Required Provided
10' wide buffer 10' wide buffer
(12) trees, 3" cal.
(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







4245 North Central Expy
Suite 501
Dallas, Texas 75205

• 214.865.7192 office

OMEGA DESIGN, LLC 811 S. CENTRAL EXPRESSWAY

811 S. CENTRAL EXPRESSIV SUITE 306 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

RE	VISIONS	3
#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL



OWNER INFORMATION

akeside Kids, LLC 5909 Beth Drive Plano, TX 75093

PROJECT INFORMATION

NACLE MONTESSORI
SADEMY ROCKWALL
HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

ISSUE DATE:

JE DATE:

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

NURSERY STOCK. www.anla.org

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).

(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

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.
- 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:
- 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 thousand (1,000) square feet.
- 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
- 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

location or have drainage added. Install a PVC stand pipe per

not percolate within 24 hours, the tree needs to move to another END OF SECTION

G. Dig a wide, rough sided hole exactly the same depth as the

- 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.

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PROJECT INFORMATION

OMEGA DESIGN. LLC

COMMENTS

City Comments

PROFESSIONAL SEAL

OWNER INFORMATION

Kids,

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811 S. CENTRAL EXPRESSWAY

RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

1 05.06.20

DATE

SUITE 306

SHEET TITLE

LANDSCAPE

SHEET NUMBER

SPECIFICATIONS AND DETAILS

L2.03

1 TREE PLANTING DETAIL NOT TO SCALE

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR

> MULCH: DOUBLE SHREDDED SHOULD NOT BE VISIBLE.

TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions

www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

THE CONTRACTOR TO OBTAIN A COPY MANUFACTURER'S SPECIFICATIONS INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

- HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE

ATTN: Jeff Tuley (903) 676-6143

K. IT SHALL BE THE RESPONSIBILITY OF

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

TREE STAKES:

jeff@treestakesolutions.com

SHRUBS / GROUNDCOVER; 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 DO NOT DISTURB

SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



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



Project Name: PMA Rockwall Client: ARIO

Drawn By: CWelborn

Project # :
Date:5/6/2020
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.

 $^{\circ}$ 0.0 $^{\circ}$ 0.1/0.3 0.5 0.4 0.2 0.3 0.5 0.5 0.5 0.5 0.5 0.5 0.0 3|.5 4.9 2||8 1.2 1.5|| 3.5 5.0 1.5 0.7 0.7 0.9 0.7 0.9 0.7 0.93.6 3.61.7 3.2 4 3.7 2.5 2.7 3.5 3.3 1.9 0.8 0.8 0.9 1.0 1.0 1.0 0.9 0.8 0.7 0.6 0.7 0.8 0.9 2.7 3.7 4.4 4.5 3.5 3.3 3.4 2.9 2.3 2.2 2.5 2.8 3.0 2.9 3.0 2.9 3.0 2.9 3.0 2.9 3.0 2.9 3.0 2.9 3.0 2.9 3.02.8 3.1 3.7 3.9 3.3 3.0 2.9 2.2 2.1 2.9 4.2 5.2 7.9 8.4 8.5 5.8 4.5 3.5 2.3 1.8 2.2 3.2 4.3 5.4 8.1 8.4 8.4 8.4 8.4 8.4 8.4 8.5 4.52.6 \$.2 \dagged 4.4 \dagged 5.4 \dagged 4.1 \dagged 3.0 \dagged 2.3 \bigged 1.5 \dagged 1.5 \dagged 2.2 \dagged 3.3 \dagged 4.3 \dagged 7.5 \dagged 5.0 \dagged 3.6 \dagged 2.5 \dagged 1.7 \dagged 1.4 \dagged 1.6 \dagged 2.3 \dagged 3.4 \dagged 4.5 \dagged 7.8 \dagged 3.1 \dagged 8.2 \dagged 4.7 \dagged 3.6 \dagged 2.8 \dagged 2.4 \dagged 1.6 \dagged 0.80 \dagged 5.0.1 \dagged 0.0 \dagged 3.5 3.6 4.9 6.0 4.6 3.5 2.7 1/2 0.4 0.3 0.3 0.6 1.6 1.4 1.4 1.2 1.2 1.6 1.43.4 3.4 4.7 8.9 4.4 3.2 2.6 1.1 0.2 0.1 0.1 0.2 0.2 0.2 0.1 0.2 0.2 0.2 0.1 0.2 0.2 0.2 0.2 0.1 0.22.6 3.0 4.0 5.0 3.8 2.8 2.0 0.8 0.12.7 2.8 3.1 3.4 3.0 2.7 2.1 0.9 0.10.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.00.1 0.1 0.1 0.0 ϕ .0 ϕ .0 Site - East

Scale: 1 inch= 20 Ft.

Project Name: PMA Rockwall Client: ARIO

Drawn By: CWelborn

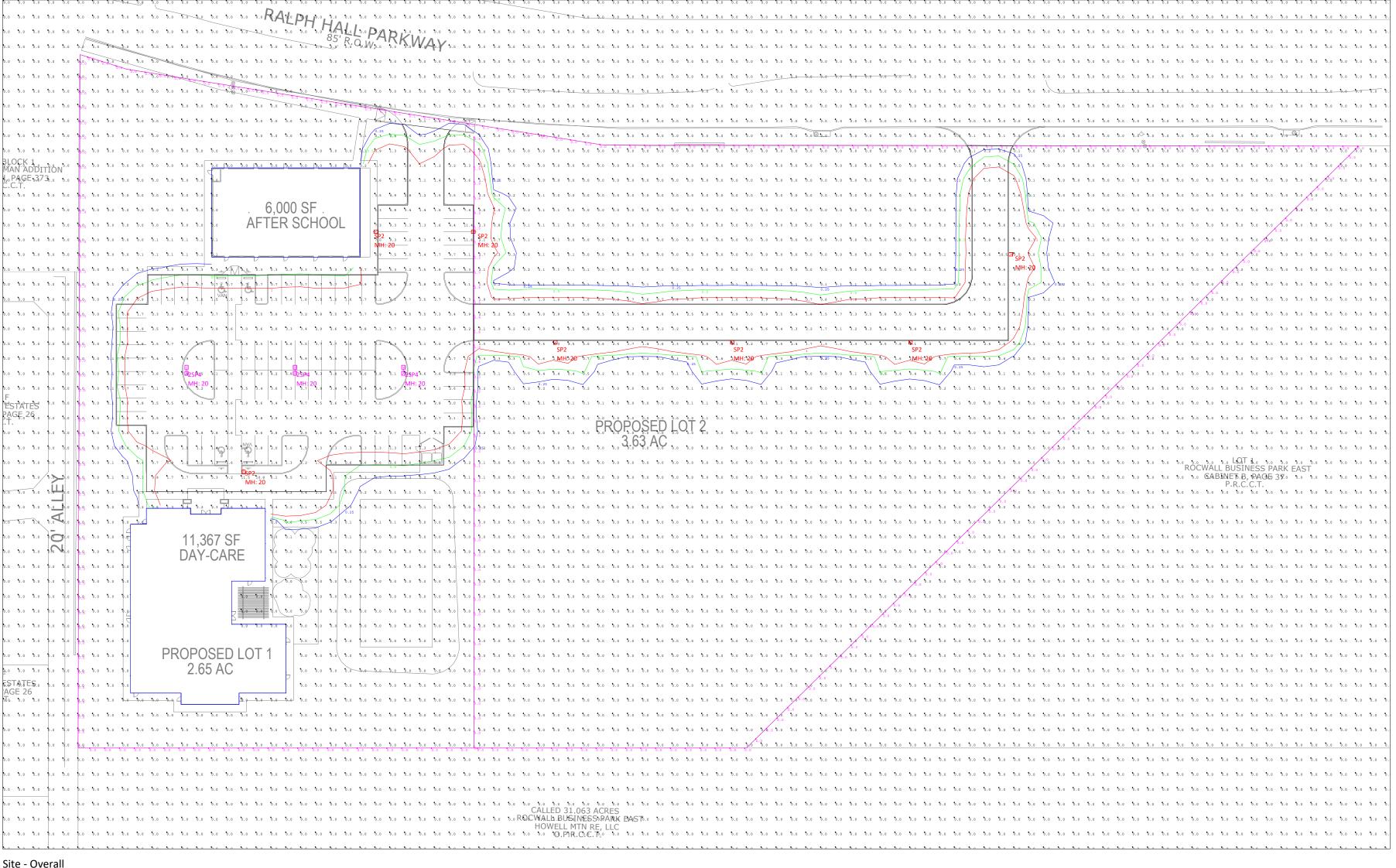
Project #: Date:5/6/2020 Version:

AN EMPLOYEE OWNED COMPANY

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Luminaire S	Schedule				
Symbol	Label	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	11.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.20	7.9	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.69	10.5	0.1	36.90	105.00	
Parking Lot & Drives	Illuminance	Fc			3.00	11.6	0.2	15.00	58.00	



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

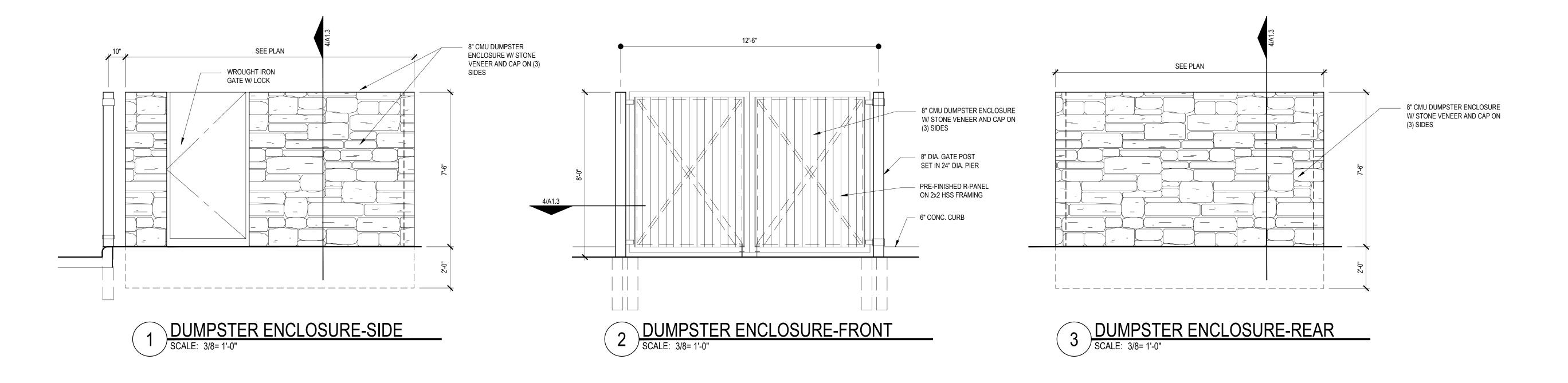
Project Name: PMA Rockwall Client: ARIO

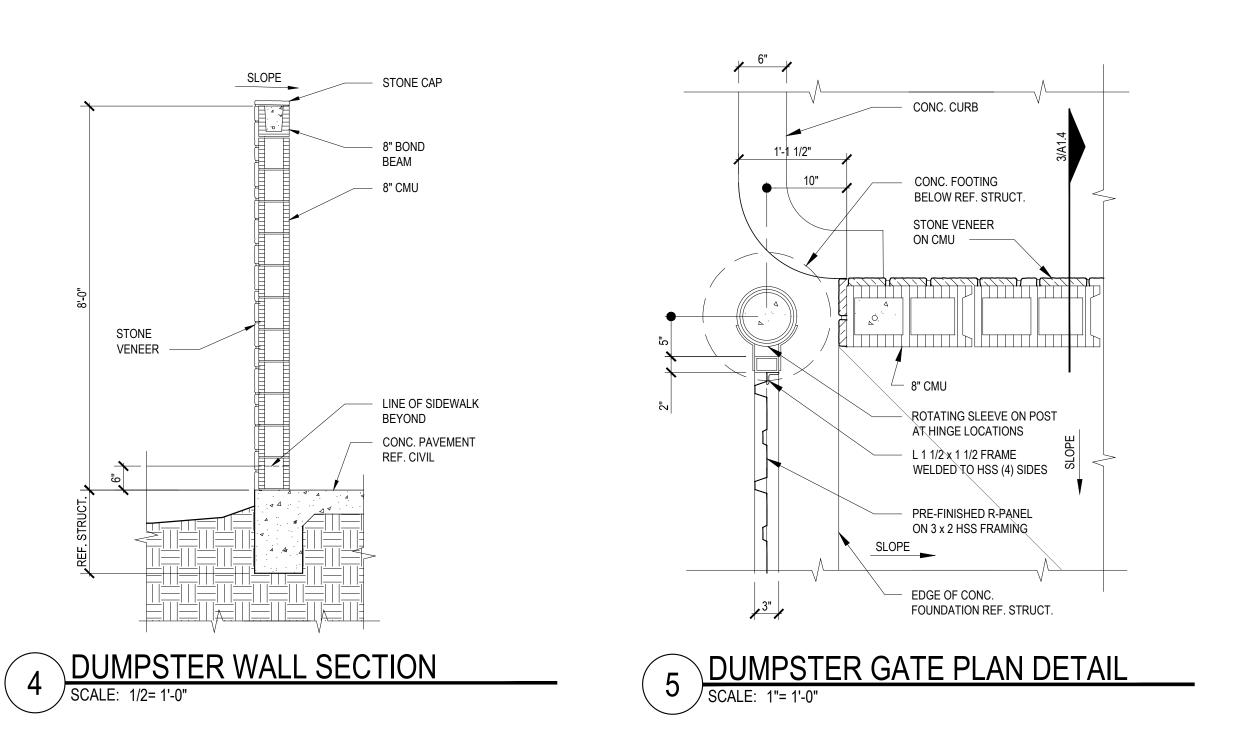
Drawn By: CWelborn

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Date:5/6/2020
Version:



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.







OMEGA DESIGN LLC

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

Revis	ions:	
#	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

SHEET TITLE:
SITE DETAILS

SHEET NO.

Δ13

