

SITE PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...

3. DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHICNAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.

4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

5. THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.

6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

8. SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.

9. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.

10. ALL UTILITY EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER CITY OF ROCKWALL

 LOT AREA
 30,583 SF; 0.702 AC

 BUILDING HEIGHT
 1 STORIES; 21'-0"

 BUILDING AREA
 2,460 SF

SITE DATA FOR TACO BELL

FLOOR AREA RATIO

TOTAL IMPERVIOUS AREA

23,606 SF (77.2% COVERAGE)

LANDSCAPED AREA

6,977 SF (22.8% COVERAGE)

EXISTING ZONING

C — COMMERCIAL DISTRICT

PROPOSED USAGE

RESTAURANT WITH DRIVE THRU

REQUIRED PARKING

25 SPACES (1/100 SF)

<u>KEYNOTES</u>

1 INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS

STUCCO, BRICK, AND METAL

34 SPACES

(2) CONSTRUCT MONOLITHIC CONCRETE CURB

PROVIDED PARKING

EXTERIOR MATERIALS:

- (3) CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- (4) CONSTRUCT P.C.C. DEPRESSED RAMP
- (5) INSTALL GUARD POST
- 6 INSTALL PRECAST CONCRETE WHEELSTOPS
- 7 PAINT 24" HIGH LETTERS WHITE
- 8 PAINT 4" WIDE SOLID STRIPE WHITE
- 9 PAINT TRAFFIC ARROWS WHITE
- (10) PAINT HANDICAP SYMBOL WHITE ON BLUE BACKGROUND PER
- (11) INSTALL HANDICAP SIGN
- (12) MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
- (13) CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- (14) 8" WATER MAIN EXTENSION
- (15) LANDSCAPE AREA
- (16) CONSTRUCT 8' TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
- (17) SITE LIGHTS (SEE PHOTOMETRICS PLAN)
- (18) 1" WATER SERVICES AND METERS (1-IRR, 1-DOM)

SP2022-025 JUNE 7, 2022

SINEERPINrkway, Suite 100
Tx 76248
941 or (817) 201-4477

1668 Keller Parkway Keller, Tx 76 Phone: (817) 874-2941 c

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer LOGAN MCWHORTER
P.E. No. 102254 Date 6/9/22

Δ Δ Δ Δ Δ

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
SITE NUMBER:
STORE NUMBER:

EINSTEIN BROTHERS BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION ROCKWALL, TX

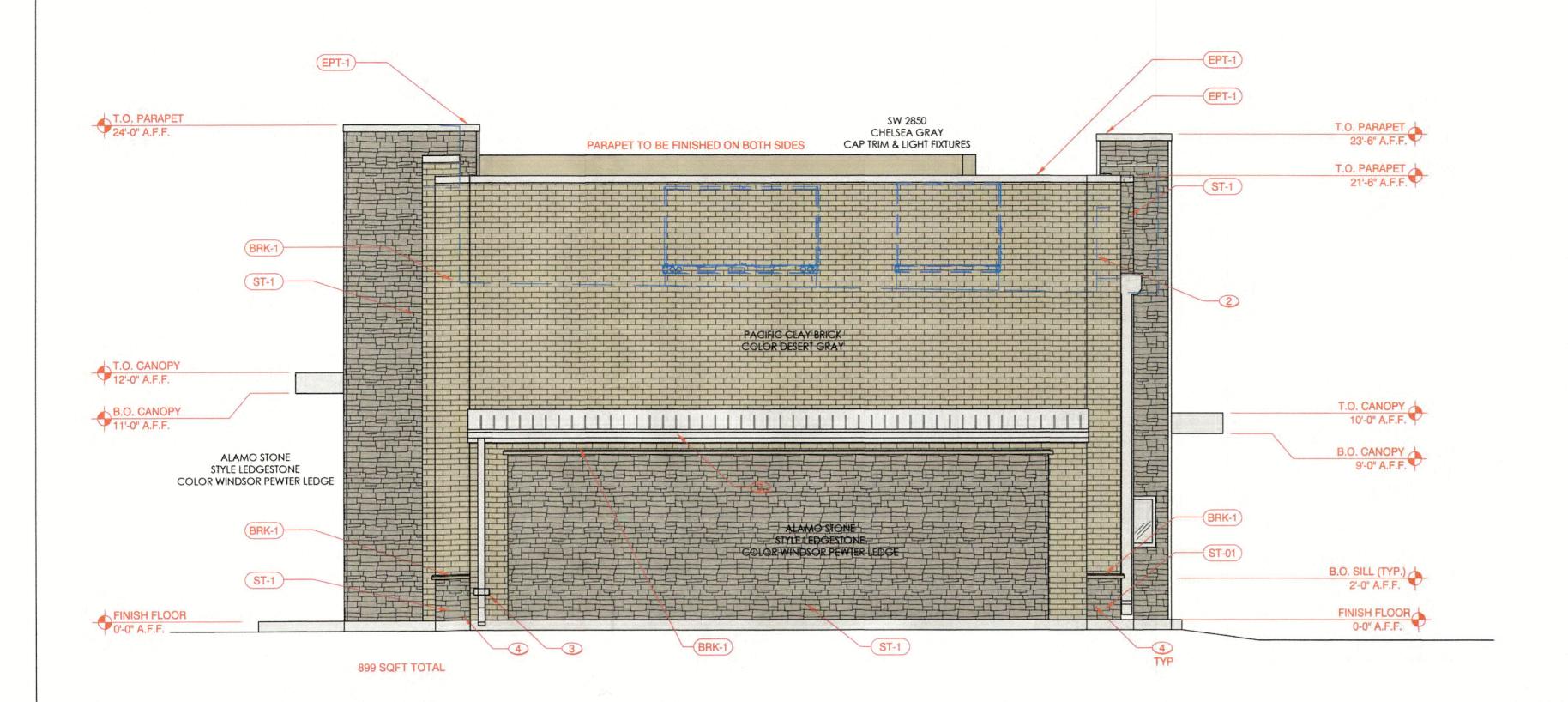
EINSTEIN BROTHERS BAGELS

SITE PLAN

PLOT DATE

OT DATE:

6/9/2



02 Elevations (South)
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY; ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
- SIZES, STYLES, AND COLORS OF SIGNAGE AND AWNINGS SHALL BE FINALIZED BY OWNER. CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT POWER & BLOCKING REQUIREMENTS AND LOCATIONS WITH OWNER.

X	KEYNOTES
1	OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
2	LINE OF ROOF BEYOND.
3	DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY
4	MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
5	METAL COPING TO BE PAINTED EPT-2 GRAY
6	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
7	ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
8	INTERIOR WIC WITH ENCASED IN WOOD FRAMED WALL
9	DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
10	EXTERIOR LIGHTING. REF. SHEET A2.3
11	BREAK METAL TO MATCH STOREFRONT SYSTEM
12	ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

	QTY	MFR	VMOE	SIZE
SA-1	2	SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2	SIGN MFR	COFFEE & BAGELS	TBD

MATERIAL PERCENTAGES

FAÇADE BACK END

MASONRY

100%

899

4

891

TOTAL FAÇADE AREA

MATERIAL AREA PERCENTAGE

496

399

895

WINDOWS

AREA BALANCE

01 Elevations (West)

SCALE: 1/4" = 1'-0"

PARAPET	SW 2850 CHELSEA GRAY CAP TRIM & LIGHT FIXTURES		BRK-1	BRK-	T.O. PARAPET 22'-6" A.F.F. T.O. PARAPET 22'-0" A.F.F.
PARAPET "A.F.F.				TEIN	
				33000	EPT 1 BITTERSWEET CHOCOLATE
					EPT-1
			4'-3" 300 5 0" 3.2		EPT-1
				PAGELS	
					2 TO CAR
				DRIVE THRU	T.O. CAP 14'-0" A.F.F.
BRK-1			(MTL-1)		
			MTL I		
			COLORADO GOLD METALIC		
			TYP TYP		
RK-1				SW 2850 CHELSEA GRAY CAP IRIM & LIGHT PIXTURES	BRK-1
				CAPTRIM & LIGHT FIXTURES	
RK-1 8	PACIFIC C	CLAY BRICK	METAL FINISH		
			sw 2850		
			SW 2850 CHELSEA GRAY		
			CAP IKIM & LIGHT HXIUKES		FINISH FLOO
A.F.F.					0-0" A.F.F.

		MATERIAL PERCI	ENTAGES	
TOTAL FAÇ	TAL FAÇADE AREA 1588 FAÇADE		DT SIDE	
WINDOWS		13	i i	
DOORS AREA BALANCE		0]	
		1575		
MATERIAL	AREA	PERCENTAGE		MASONRY
The second leaves to the secon	1103	70%		100%
BRICK	1103 163			100%
BRICK STUCCO		10%		100%
BRICK STUCCO STONE	163	10% 20%		100%
BRICK STUCCO STONE METAL	163 309	10% 20%		100%
BRICK STUCCO STONE	163 309	10% 20% 0%		100%

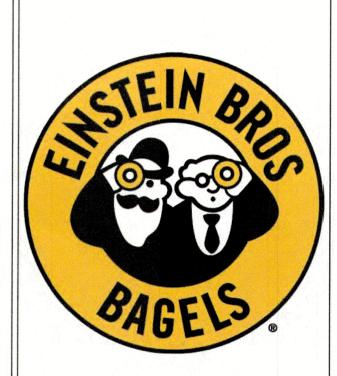
SP2022-025

Keller, Tx 76248
: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
ing Firm Registration Number F-21947

ARCHITECT/ DESIGN CONSULTANT

ARCHITECTURAL PROJECT NO .: 2022_01_26 DRAWN BY: CHECKED BY:

STORE #



ROCKWALL TX

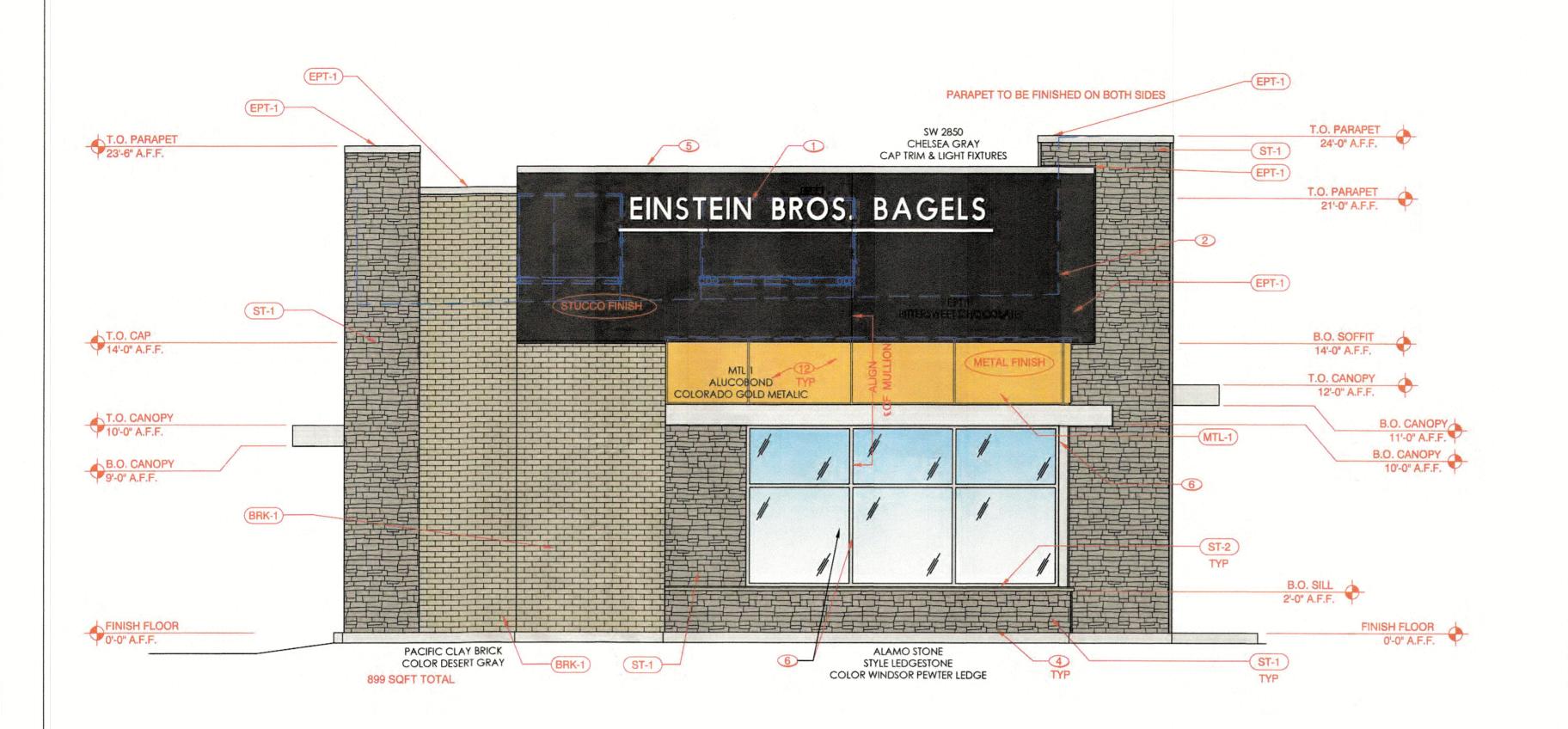
NO.	REVISIONS:	DATE
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BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: **EXTERIOR ELEVATIONS**

DRAWING NUMBER:

A3.1



		MATERIAL PERC		
TOTAL FAÇA	ADE AREA	899	FAÇADE	FRONT END
WINDOWS		122		
DOORS				
AREA BALA	NCE	777		
MATERIAL	AREA	PERCENTAGE	1	MASONRY
BRICK	200	26%		90%
STUCCO	228	29%		
STONE	269	35%		
METAL	80	10%		
		0%		
		0%		
TOTAL	777	100%	Daniel III	

GENERAL NOTES

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X KEYNOTES

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 LINE OF ROOF BEYOND.

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 8 INTERIOR WIC WITH ENCASED IN WOOD FRAMED WALL
- DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING
 IN ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE
- (READY ACCESS 600 SERIES) PASS THRU WINDOW.

 10 EXTERIOR LIGHTING. REF. SHEET A2.3
- 11 BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF.

SIGNAGE	SCHEDILLE

	QTY	MFR	VMOE	SIZE
SA-1	2	SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2	SIGN MFR	COFFEE & BAGELS	TBD

APPROVED:
I HEREBY CERTIFY THATT HE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ______ DAY OF ________, 2023.
WITNESS OUR HANDS THIS _____ DAY OF ________, 2023.



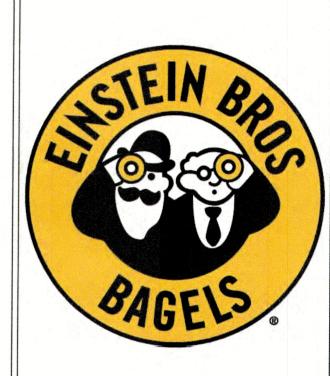
		MATERIAL PERC	ENTAGES		
TOTAL FAÇ	ADE AREA	1625	FAÇADE	DOOR SIDE	
WINDOWS	NDOWS 312				
DOORS		27			
AREA BALANCE		1286			
BRICK	585	45%		90%	
MATERIAL	AREA 585	PERCENTAGE		MASONRY	
STUCCO	269	21%			
Contract of the Contract of th	1 200	240/	1		
STONE	308	24%			
STONE METAL	124		4		
		10%			

SP2022-025

STORE #

ARCHITECTURAL PROJECT NO .:

ARCHITECT/ DESIGN CONSULTANT



ROCKWALL TX

NO.	REVISIONS:	DATE:
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BRAND REVIEW ISSUE DATE:
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:

06-11-2020

ELEVATIONS

DRAWING NUMBER:

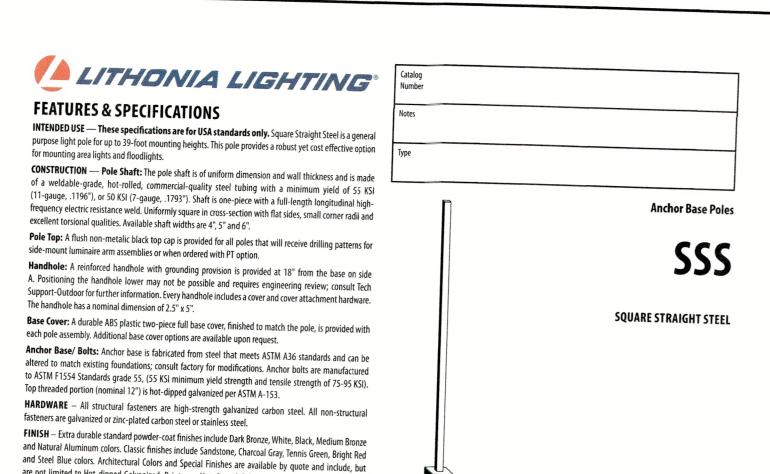
A3.0

02 Elevations (North)

SCALE: 1/4" = 1'-0"

O1 Elevations (East)

SCALE: 1/4" = 1'-0"



are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors

and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint

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

NOTE: Actual performance may differ as a result of end-user environment and application.

www.acuitybrands.com/support/warranty/terms-and-conditions

Single fuse (120, 277, 347) 5

Double fuse (208, 240, 480) 5

0-10V dimming extend out back of housing for external

SPD20KV 20KV Surge pack (10KV standard)

LITHONIA

COMMERCIAL OUTDOOR

Field adjustable output 9,13

Specifications subject to change without notice.

POLE-SSS **RSX1 LED** NGHTIME CUS COLUMN CREEKUUM Introduction The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an **Specifications** affordable price. The RSX1 delivers 7,000 to 17,000 Specifications lumens allowing it to replace 70W to 400W HID 0.57 ft² (0.05 m²) Depth (D1): (ft2@0°): luminaires. 21.8" (55.4 cm) The RSX features an integral universal mounting (SPA mount) Height: mechanism that allows the luminaire to be mounted Width: 13.3" (33.8 cm) on most existing drill hole patterns. This "no-drill" Weight: 3.0" (7.6 cm) Main Body solution provides significant labor savings. An (without options) Height: 7.2" (18.4 cm) Arm easy-access door on the bottom of mounting arm 22.0 lbs (10.0 kg) allows for wiring without opening the electrical (SPA mount): compartment. A mast arm adaptor, adjustable WDGE LED Family Overview integral slipfitter and other mounting configurations WDGE1 LED Visual Comfort **EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD WDGE2 LED WDGE2 LED Precision Refractive WDGE3 LED Precision Refractive WDGE4 LED Precision Refractive RSX1 LED **30K** 3000K **R2** Type 2 Wide MVOLT (120V-277V) 2 SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) 40K 4000K R3 Type 3 Wide RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole 50K 5000K R3S Type 3 Short XVOLT (277V-480V)4 for 1 at 90°, 2 at 180°, 3 at 120°) Ordering Information R4 Mast arm adaptor (fits 2-3/8" OD horizontal tenon Type 4 Wide (use specific voltage for R4S Type 4 Short options as noted) Adjustable slipfitter (fits 2-3/8" OD tenon) 6 Type 5 Wide 1 WBA Wall bracket 1 R5S Type 5 Short 1 WBASC Wall bracket with surface conduit box AFR Automotive Front Row AASP Adjustable tilt arm square pole mounting 6 AFRR90 Automotive Front Row AARP Adjustable tilt arm round pole mounting 6 AAWB Adjustable tilt arm with wall bracket 6 AFRL90 Automotive Front Row AAWSC Adjustable tilt arm wall bracket and surface conduit box 6 Shipped Installed Shipped Installed DDBXD Dark Bronze *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) House-side shield 7 DBLXD Black E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS Photocontrol, button style 8,9 NLTAIR2 nLight AIR generation 2 13,14,1 DNAXD Natural Aluminum Photocontrol external threaded, adjustable 9,10 PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAR2) 1335.16 E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) DWHXD White Seven-wire twist-lock receptacle only (no controls) 9,11,12 DDBTXD Textured Dark Bronze CE34 Conduit entry 3/4" NPT (Qty 2) *Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage PE⁷ Photocell, Button Type

Shipped Separately (requires some field assembly)

EGFV External glare full visor (360° around light aperture) 7

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com

EGS External glare shield 7

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SSS Square Straight Steel Poles

SSS						le: SSS 20 5C DM19 I
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²		Options	
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)		Tenon mounting	AERIS™Suspend drill mounting ^{3,4} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 3 at 90° DM49AST_ 4 at 90° OMEON™S Suspend drill mounting ^{3,4} DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ⁵ CPL12/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL1/xy 1" threaded nipple ⁵ EHHxy Extra handhole ^{5,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) HHC Handhole cover	Standard colors DDBXD Dark bronz DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal grace DBR Bright red DSB Steel blue Architectural Colors and Special Finishes ¹¹ Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

 Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" -6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve 2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: Combination of tenon-top and drill mount includes extra handhole. he combination includes a required extra handhole 3. Refer to the fixture spec sheet for the correct drilling template pattern 8. Must add original order number of existing pole(s). 9. Use when mill certifications are required. Insert "1" or "2" to designate fixture size; e.g. DM19AST2. Provides enhanced corrosion resistance. 5. Specify location and orientation when ordering option. 11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a " quote only, consult factory for details. Example: 5ft = 5 and 20ft 3in = 20-3For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below. Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8CA LITHONIA LIGHTING

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

Introduction

The WDGE LED family is designed to meet specifier's

shape that blends with any architecture. The clean

providing a true site-wide solution. Embedded with

additional energy savings and code compliance.

WDGE2 with industry leading precision refractive

control. When combined with multiple integrated

optics provides great uniform distribution and optical

emergency battery backup options, including an 18W

ideal wall-mounted lighting solution for pedestrian scale

cold temperature option, the WDGE2 becomes the

applications in any environment.

750 1,200 2,000 -- -- --

1,200 2,000 3,200 4,200

7,500 8,500 10,000 12,000

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Shipped included

480^s ICW Indirect Canopy/Ceiling

Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on

Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on

Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-

switched circuits with external dusk to dawn switching.

switched circuits with external dusk to dawn switching

PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30 mounting heights with photocell pre-

NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

programmed for dusk to dawn operation.

programmed for dusk to dawn operation.

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SRM Surface mounting bracket

1,200 | 2,000 | 3,000 | 4,500 | 6,000

12,000 16,000 18,000 20,000 22,000 25,000

Shipped separately

AWS 3/8inch Architectural wall spacer

PBBW S urface-mounted back box (top, left,

is no junction box available.

DDBXD Dark bronze

DNAXD Natural aluminum

DDBTXD Textured dark bronze

DNATXD Textured natural aluminum

WDGE2 LED

Rev. 03/01/22

DBLBXD Textured black

DWHGXD Textured white

DSSTXD Textured sandstone

DBLXD Black

DSSXD Sandstone

right conduit entry). Use when there

nLight® AIR wireless controls, the WDGE family provides

rectilinear design comes in four sizes with lumen

packages ranging from 1,200 to 25,000 lumens,

every wall-mounted lighting need in a widely accepted

WDGE2 LED

Standard EM, 0°C Cold EM, -20°C Sensor

4W

10W

PO1 27K 2700K 70CRI⁴

P3² 50K 5000K

DMG⁸ 0-10V dimming wires pulled outside fixture (for use with

BCE Bottom conduit entry for back box (PBBW). Total of 4 entry

an external control, ordered separately)

BAA Buy America(n) Act Compliant

LITHONIA LIGHTING

DBLBXD Textured Black

DWHGXD Textured White

DNATXD Textured Natural Aluminum

Rev. 02/24/21

AMB³ Amber

30K 3000K 80CRI

P2² 40K 4000K LW³ Limited T3M Type III Medium

11.5"

Visual Comfort

Architectural Wall Sconce Precision Refractive Optic

Standalone / nLight

Standalone / nLight

Standalone / nLight

T1S Type I Short

T2M Type II Medium

Standalone Sensors/Controls

See page 4 for out of box functionality

TFTM Forward Throw Medium

Wavelength T4M Type IV Medium

PIR1FC3V

Standalone / nLight

POLE-SSS

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4"C 8" – 9" 3.25"-3.75" 8"-8.25" 0.75" ABTEMPLATE PJ50004 4"G 8" – 9" 3.38"- 3.75" 8"- 8.25" 0.875" ABTEMPLATE PJ50004 AB30-0 5" | 10" – 12" | 3.5"- 4" | 11" 6" 11" – 13" 4"- 4.50" 12.5"

BASE DETAIL

A LITHONIA LIGHTING

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

SSS Square Straight Steel Poles

Nominal Pole Shaft Size
Shaft (Base in, x Top

Length (ft.)* in. x ft.)

(Base in. x Top

HANDHOLE ORIENTATION

TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust

10 4.0 x 10.0 0.1196 11 30.6 765 23.8 595 18.9 473 8-9 3/4 x 18 x 3

 SSS 18 4C
 18
 4.0 x 18.0
 0.1196
 11
 12.6
 315
 9.2
 230
 6.7
 168
 8-9
 3/4 x 18 x 3
 125

 SSS 20 4C
 20
 4.0 x 20.0
 0.1196
 11
 9.6
 240
 6.7
 167
 4.5
 150
 8-9
 3/4 x 18 x 3
 140

SSS 14 4C 14 4.0 x 14.0 0.1196 11 19.9 498 15.1 378 11.7 293 8-9 3/4 x 18 x 3

 SSS 25 4C
 25
 4.0 x 25.0
 0.1196
 11
 4.8
 150
 2.6
 100
 1
 50
 8-9
 3/4 x 18 x 3

 SSS 25 4G
 25
 4.0 x 25.0
 0.1793
 7
 10.8
 270
 7.7
 188
 5.4
 135
 8-9
 3/4 x 30 x 3

12 4.0 x 12.0 0.1196 11 24.4 610 18.8 470 14.8 370 8--9 3/4 x 18 x 3

16 4.0 x 16.0 0.1196 11 15.9 398 11.8 295 8.9 223 8-9 3/4 x 18 x 3

20 5.0 x 20.0 0.1793 7 28.1 703 21.4 535 16.2 405 10-12 1 x 36 x 4

25 5.0 x 25.0 0.1196 11 9.8 245 6.3 157 3.7 150 10--12 1 x 36 x 4

25 5.0 x 25.0 0.1793 7 18.5 463 13.3 333 9.5 238 10-12 1 x 36 x 4

 SSS 30 5G
 30
 5.0 x 30.0
 0.1793
 7
 10.7
 267
 6.7
 167
 3.9
 100
 10-12
 1 x 36 x 4
 380

 SSS 30 6G
 30
 6.0 x 30.0
 0.1793
 7
 19
 475
 13.2
 330
 9
 225
 11-13
 1 x 36 x 4
 520

 SSS 35 5G
 35
 5.0 x 35.0
 0.1793
 7
 5.9
 150
 2.5
 100
 - - 10-12
 1 x 36 x 4
 440

 SSS 35 6G
 35
 6.0 x 35.0
 0.1793
 7
 12.4
 310
 7.6
 190
 4.2
 105
 11-13
 1 x 36 x 4
 540

 SSS 39 6G
 39
 6.0 x 39.0
 0.1793
 7
 7.2
 180
 3
 75
 - - 11-13
 1 x 36 x 4
 605

30 4.0 x 30.0 0.1793 7 6.7 168 4.4 110 2.6 65 8-9 3/4 x 30 x 3 295 30 5.0 x 30.0 0.1196 11 4.7 150 2 50 -- 10-12 1 x 36 x 4 265

30 5.0×30.0 0.1793 7 10.7 267 6.7 167 3.9 100 10–12 1×36×4 380

20 4.0 x 20.0 0.1793 7 14 350 11 275 8 200 8-9 3/4 x 30 x 3 198 20 5.0 x 20.0 0.1196 11 17.7 443 12.7 343 9.4 235 10-12 1 x 36 x 4 185

90 MPH Max. weight 100 MPH Max. weight

IMPORTANT INSTALLATION NOTES: Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the

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N/A

SP2022-025

N/A

ABTEMPLATE PJ50010 AB36-0

1" ABTEMPLATE PJ50011 AB36-0

ABSSS-4G

N/A

1"x36"x4"

1"x36"x4"

ARCHITECTURAL PROJECT NO .: DRAWN BY: CHECKED BY:

GENERAL NOTES:

SEE CIVIL DRAWING C-3 FOR SITE DATA SECTION 2.1 SITE PLAN MISCELLANEOUS AND DENSITY AND DIMENSIONAL REQUIRMENTS.

ALL LIGHTING MUST BE POINTED DOWNNARD TO PREVENT UPWARD CASTING OF LIGHT. (DARK SKY).

ALL LIGHT POLES MUST BE NO MORE THAN 20'A BOVE GRADE.

. ALL WALLPACKS MOUNTED ON THE BUILDING WILL BE SHOWN ON BUILDING ELECTRIAL LIGHTING PLANS.

STORE



ARCHITECT/ DESIGN CONSULTANT

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06/14/22

2021_07_0

RIDGE ROAD ROCKWALL, TX.

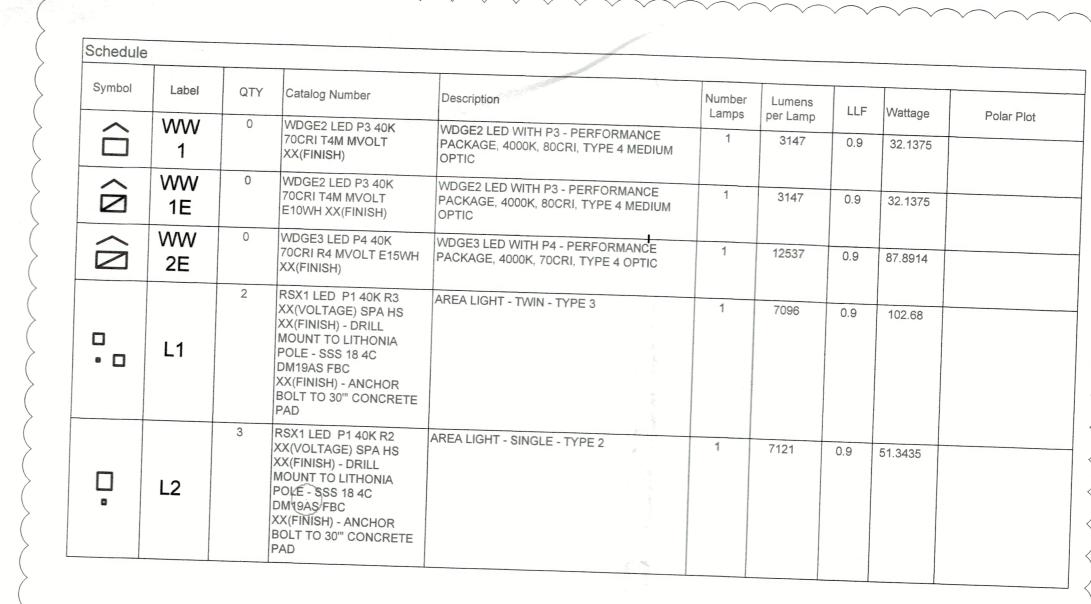
NO.	REVISIONS:	DATE:
1 PER	MIT REVISIONS 06/06/22	06/06/22

BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: SITE LIGHTING CUT SHEETS

06-11-2020

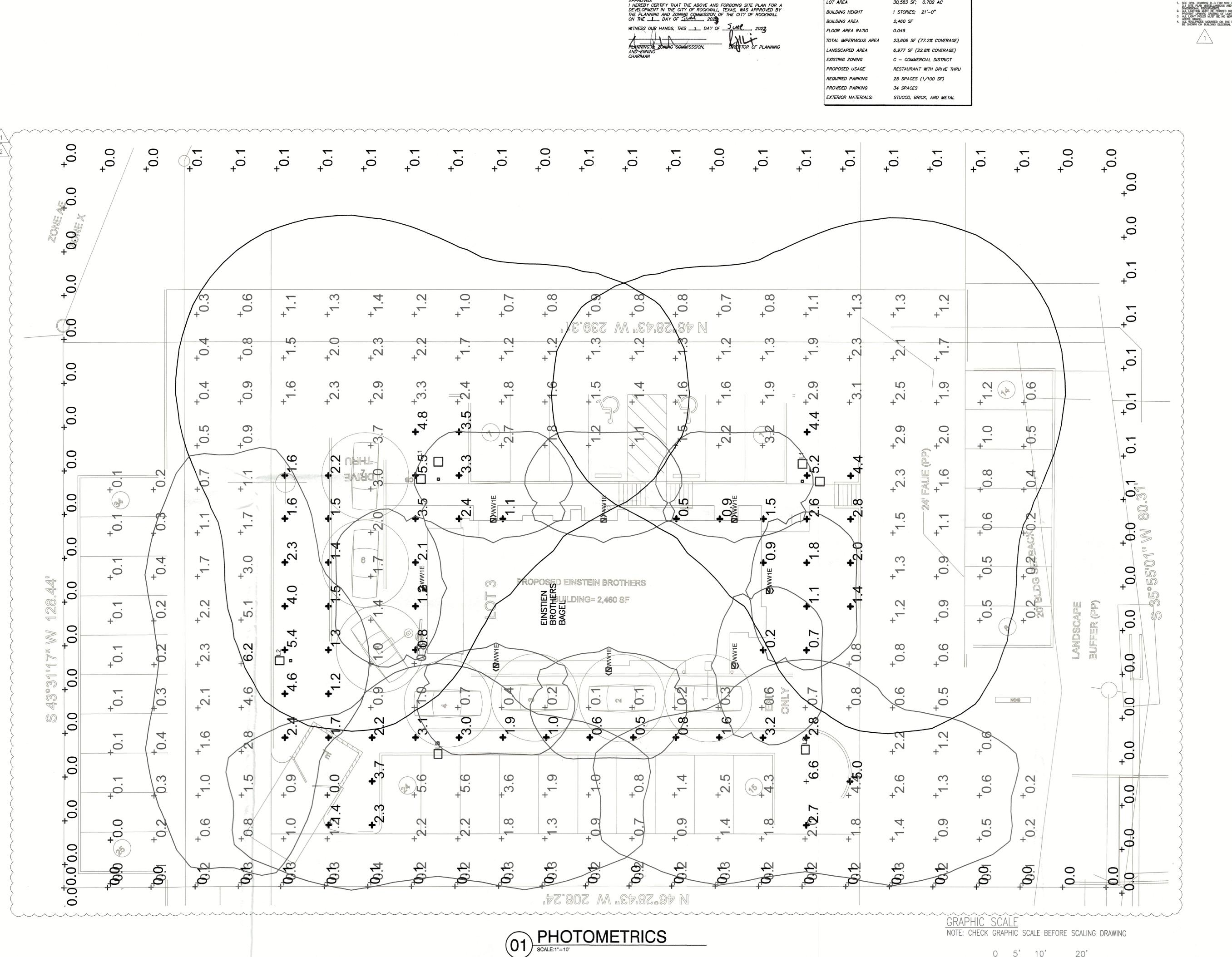
DRAWING NUMBER:



APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ______ DAY OF _______, 2022, WITNESS OUR HANDS, THIS _ DAY OF JUNE , 2022.

Statistics Description Avg | Max | Min | Max/Min DRIVE LANE -0.6 fd | 6.2 fc | 0.0 fc | PARKING Driveway Property 0.1 fc | 0.0 fc | N/A PERIMETER 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A WALKWAY + 1.1 fc 6.6 fc 0.0 fc N/A N/A



GENERAL NOTES: SEE CIVIL DRAWING C-3 FOR SITE DATA SECTION 2.1 STE PLAN MISCELLANEOUS AND DENSITY AND DIMENSIONAL REQUIREMENTS.
 ALL LIGHTING MUST BE POINTED DOWNWARD TO PREVENT UPWARD CASTING OF LIGHT. (DARK SKY).
 ALSOVE GRADE. SE MUST BE NO MORE THAN 20 ALL MULLIPACKS MOUNTED ON THE BUILDING WILL BE SHOWN ON BUILDING ELECTRIAL LIGHTING PLANS.

SITE DATA FOR EBB

30,583 SF; 0.702 AC

1 STORIES; 21'-0"

LOT AREA

BUILDING HEIGHT

CLIFFORD TONY MARSHALL

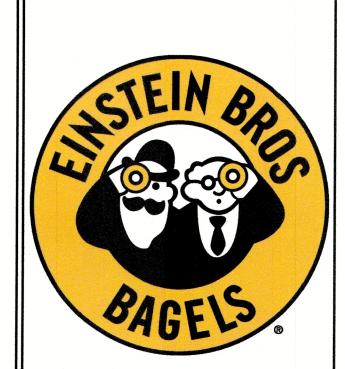
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ARCHITECTURAL PROJECT NO.: CHECKED BY:

ARCHITECT/ DESIGN CONSULTANT

STORE

DRAWN BY:



RIDGE ROAD ROCKWALL, TX.

NO.	REVISIONS:	DATE:
1	PERMIT REVISIONS 06/06/22	06/06/22
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06-11-2020

BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: PHOTOMETRICS SITE PLAN - MEP

> > DRAWING NUMBER:

SP2022-025

PH-1

SECTION 32 9300 - LANDSCAPE

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS 1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES) BED PREP AND FERTILIZATION

NOTIFICATION OF SOURCES WATER AND MAINTENANCE UNTIL ACCEPTANCE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER SEWER FLECTRICAL TELEPHONE GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES. C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT

AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION. 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVE AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO

LANDSCAPE CONTRACTOR BEGINNING WORK C. 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.

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD. B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS,

THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED

1.8 MAINTENANCE AND GUARANTEE

1.7 SEQUENCING

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL

ACCEPTANCE BY OWNER. B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO OMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD. F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS

AND DEBRIS FROM SITE PROMPTLY. I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES. FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED. J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING

ADEQUATE WATER FROM AN IRRIGATION SYSTEM. K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN CCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS. M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE

PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH, BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF

B. 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

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARR A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED. D. 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 INCLUDED UNDER "WORK" OF E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE

EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE

G. 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.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED

WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE

LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

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.

B. DELIVERY 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER, PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE. 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 BALL OR DESICCATION OF LEAVES. 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE. 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE. 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF

TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING

THE ROOT BALL

STRAP TO ADJUST TREE, IF NECESSARY

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS, PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY 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. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS

SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OF ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE. AND WITH SIMILAR CLIMACTIC F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED B

THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE. G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS

AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND. L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED. M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL B AS FOLLOWS: SIX INCHES ABOVE THE BOOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY. MATURE TURF WITH SOIL THICKNESS

OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT,

CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. 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.

2. PHYSICAL PROPERTIES AS FOLLOWS: a. CLAY – BETWEEN 7-27% b. SILT - BETWEEN 15-25%

MEASURED FROM THE TOP OF THE ROOT BALL

c. SAND - LESS THAN 52% 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY

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.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. 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 EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY

DECOMPOSED, DARK BROWN. 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 MICRONUTRIENTS. H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC

2.3 MISCELLANEOUS MATERIALS A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444) D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5" F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES

PART 3 - EXECUTION 3.1 PREPARATION

> 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 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 SPECIFIED MULCH (SETTLED 2. 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

C. GRASS AREAS: 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 GAPED OPEN, THEN WATERED THOROUGHLY.

IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

3.2 INSTALLATION

ACCOMPLISHED.

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE CONSTRUCTION HAS BEEN SATISFACTORILY

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. AL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE 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 WINI 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 ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION

AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS. E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM REE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AN SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THI FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED

NEVER SLICK OR GLAZED. F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL 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 CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER, IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS. THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. 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 $1\!\!/_3$ 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

DO NOT WRAP TREES.

J. DO NOT OVER PRUNE

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES

AFTER PLACEMENT. N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS

O. 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

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR

Q. 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 CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. 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. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. 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 EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION. 1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT

TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE. 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING

3.3 CLEANUP AND ACCEPTANCE

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.

MEETS SIDEWALKS OR CURBS.

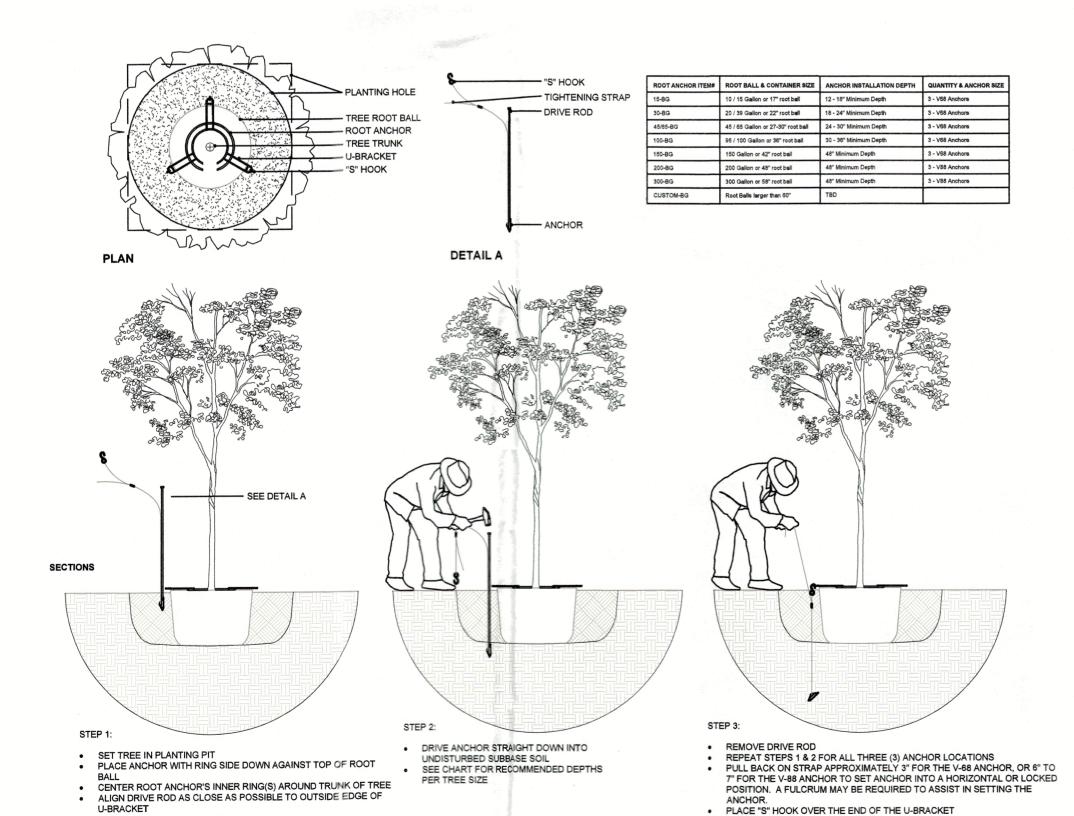
B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE

LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



Phone: 281-778-1400

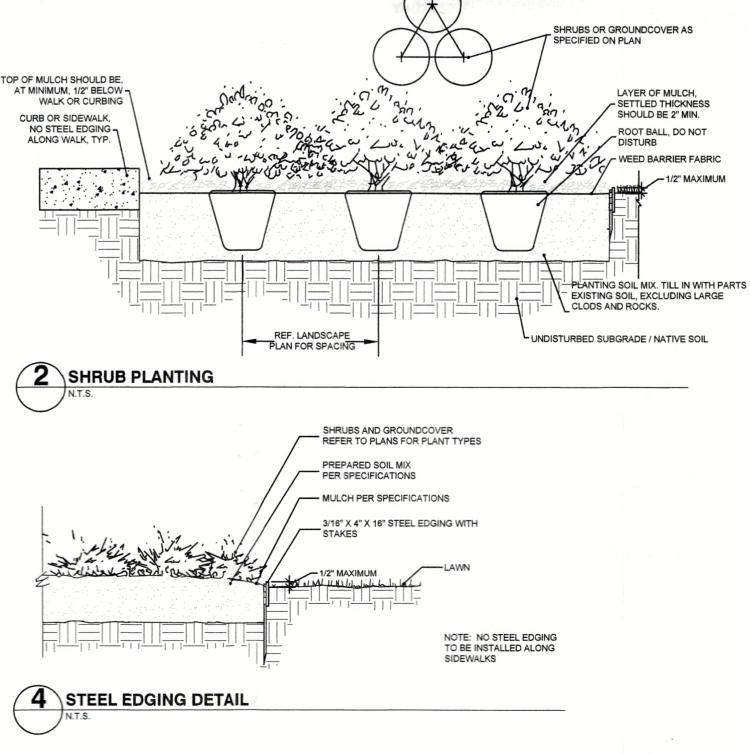
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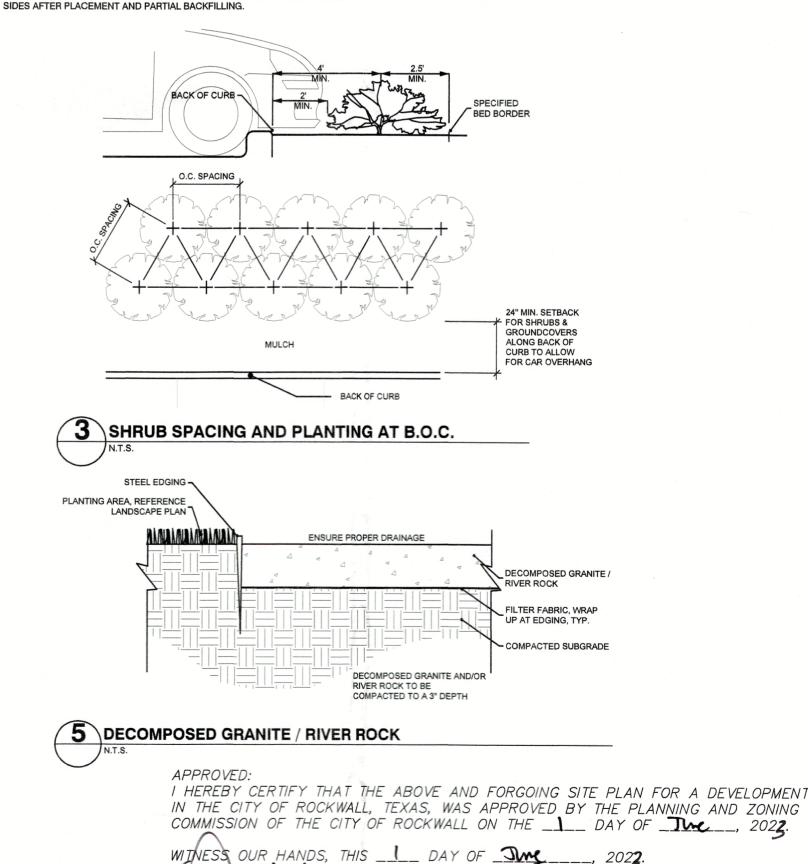
TREE STAKE SOLUTIONS, LLC

9973 FM 521 Road

Rosharon, Texas 77583

www.treestakesolutions.com





ZONUNG COMMISSSION

SP2022-025

CTOR OF PLANNING AND ZONING

\ ANDSCAD

CONTRACT DATE

BUILDING TYPE

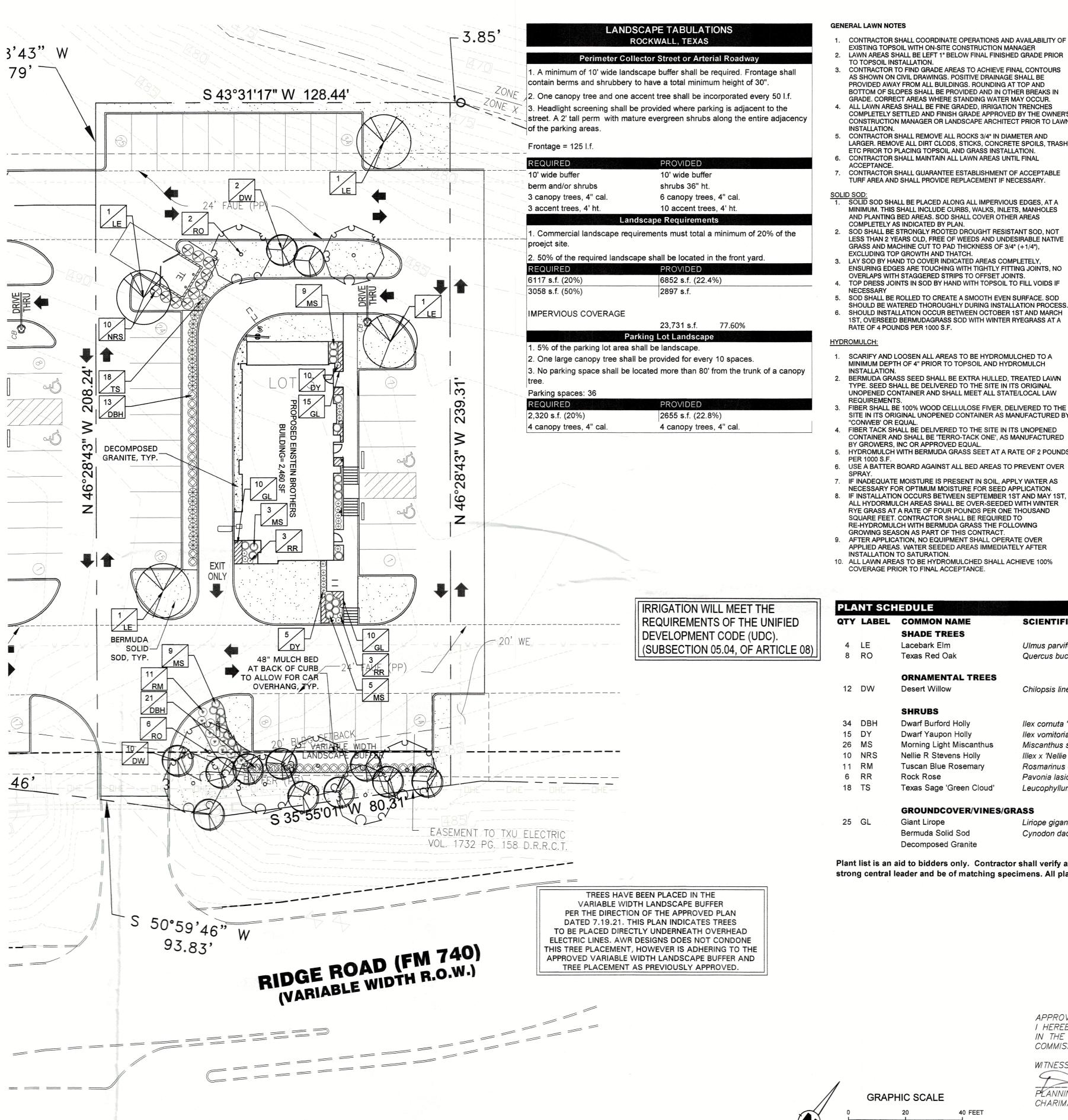
LAN VERSION

ITE NUMBER:

TORE NUMBER: **EINSTEIN BROTHERS BAGELS**

RIDGE ROAD

ROCKWALL, TX **EINSTEIN BROTHERS BAGELS** LANDSCAPE SPECS/ **DETAILS**



GENERAL LAWN NOTES

- EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR
 - TO TOPSOIL INSTALLATION. 3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS
 - AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR. 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" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - ACCEPTANCE. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE

SOLID SOD: 1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A

- MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- 2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. 3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY,
- ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS. 4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF
- NECESSARY 5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL. 5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS
- PER 1000 S.F. 6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER
- 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- 8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING
- GROWING SEASON AS PART OF THIS CONTRACT. 9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER
- 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF
- EXISTING CONDITIONS WAS SUPPLIED BY OTHERS 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND
- UTILITIES. 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED 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. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT
- 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS
- OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL
- AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE
- HYDRANTS. 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS
- 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS
- AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

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

MAINTENANCE REQUIREMENTS: 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR

- VARIETY AND SIZE. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND
- ASSUMES REGULAR MAINTENANCE. 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

- MISCELLANEOUS MATERIALS:

 1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- 2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	Ulmus parvifolia 'Sempervirens'	4" cal.	12' ht., 4' spread
8	RO	Texas Red Oak	Quercus buckleyi	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
12	DW	Desert Willow	Chilopsis linearis	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
		SHRUBS			
34	DBH	Dwarf Burford Holly	llex cornuta ' Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
15	DY	Dwarf Yaupon Holly	Ilex vomitoria 'Condeaux'	5 gal.	full, 24" sprd, 24" o.c.
26	MS	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	5 gal.	full, 20" spread, 36" o.c.
10	NRS	Nellie R Stevens Holly	Illex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.
11	RM	Tuscan Blue Rosemary	Rosmarinus officinalis 'Tuscan Blue'	5 gal.	full, 24" sprd, 36" o.c.
6	RR	Rock Rose	Pavonia lasiopetala	5 gal.	full, 24" sprd, 24" o.c.
18	TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
25	GL	Giant Lirope	Liriope gigantea	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	Cynodon dactylon		
		Decomposed Granite			

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

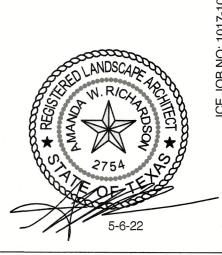
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _1__ DAY OF ______, 2023

PLANNING & ZONNE COMMISSSION, **GRAPHIC SCALE**

SP2022-025

ECTOR OF PLANNING AND ZONING





CONTRACT DATE:

UILDING TYPE: LAN VERSION: ITE NUMBER:

TORE NUMBER:

EINSTEIN BROTHERS BAGELS

> RIDGE ROAD ROCKWALL, TX

EINSTEIN BROTHERS BAGELS LANDSCAPE PLAN