

TYP 2-4" SCH 40 PVC SLEEVES UNDER PAVING
ENSURE 90° BEND PLUG AND CAP 12" ABOVE FINISHED GRADE

NOTE:
ANY MOISTURE CONDITIONING FOR BUILDINGS NOTED ON THE PLANS SHALL OCCUR ON ALL BUILDINGS UNLESS OTHERWISE NOTED

PAVING PLAN NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATIONS. IN AREAS WHERE PROJECT SPECIFICATIONS DO NOT COVER, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) LATEST EDITION SHALL APPLY.
2. ALL NEW CONCRETE INTERFACING WITH EXISTING CONCRETE SHALL BE CONSTRUCTED WITH A DOWELED EXPANSION JOINT AS DETAILED.
3. ALL SIDEWALKS, ACCESSIBLE PATHS AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY COMPLIANCE.
4. CONTRACTOR SHALL PAINT AND STRIPE ALL PARKING AS SHOWN ON PLAN INCLUDING DRIVE LANES, FIRE LANES, TYPICAL SPACES AND A.D.A. SPACES.
5. CONTRACTOR SHALL COORDINATE SLEEVEING FOR ELECTRICAL WITH MEP PLANS.
6. WHERE REINFORCING IS NOT SPECIFICALLY DETAILED, REINFORCING FOR PAVING SHALL BE AT A MINIMUM, NO. 4 REBARS AT 12" O.C.E.W.
7. UNLESS SPECIFICALLY NOTED ON PLANS, ALL CONCRETE PAVING, SIDEWALKS, SLABS, AND MISCELLANEOUS UTILITY INFRASTRUCTURES SHALL BE AT A MINIMUM, 4,000 PSI PORTLAND CEMENT CONCRETE AT 28 DAYS.
8. ALL PAVING IN DRIVE-ABLE AREAS THAT DO NOT HAVE CURB AND GUTTER SHALL BE CONSTRUCTED WITH THICKENED EDGE AS DETAILED.
9. CONTRACTOR SHALL COORDINATE ALL SCORING AND EXPANSION JOINTS WITH THE ARCHITECT AND ENGINEER PRIOR TO ANY CONCRETE PLACEMENT FOR FLATWORK. CONTRACTOR SHALL PROVIDE A DETAILED JOINTING PLAN OF "ALL" SITE PAVING INCLUDING THE SPACING AND TYPE OF JOINT TO THE ENGINEER FOR REVIEW AND ACCEPTANCE A MINIMUM OF FOUR (4) WEEKS PRIOR TO ANY CONCRETE PLACEMENT.

GUARDRAIL NOTE/ORNAMENTAL FENCE:

CONTRACTOR SHALL CONSTRUCT 4' HIGH GUARDRAIL. THE DESIGN BASIS IS "AMERISTAR MONTAGE THREE RAIL MAJESTIC." FINISH SHALL BE SELECTED BY OWNERS AUTHORIZED REPRESENTATIVE. FENCE SHALL BE CONSTRUCTED PER AMERISTAR MANUFACTURER'S SPECIFICATIONS

FENCING NOTE:

ALL FENCING SHALL BE CONSTRUCTED WITH A MOW STRIP AS DETAILED

CONTRACTOR SHALL CONSTRUCT 4' HIGH ORNAMENTAL FENCE. THE DESIGN BASIS IS "AMERISTAR MONTAGE THREE RAIL MAJESTIC." FINISH SHALL BE SELECTED BY OWNERS AUTHORIZED REPRESENTATIVE. FENCE SHALL BE CONSTRUCTED PER AMERISTAR MANUFACTURER'S SPECIFICATIONS

CONCRETE MATERIALS NOTES:

1. ALL CONCRETE SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C 150, TYPE 1, DOMESTIC MANUFACTURE ONLY. CONTRACTOR SHALL USE ONLY ONE BRAND OF CEMENT THROUGHOUT THE PROJECT.
2. CONTRACTOR SHALL USE AN AIR-ENTRAINING ADMIXTURE PER MANUFACTURER'S RECOMMENDATIONS, RESULTING IN CONCRETE AT THE POINT OF PLACEMENT HAVING AN AIR CONTENT OF 3% (±2%).
3. ALL CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.50.
4. CONCRETE SLUMP AT THE POINT OF PLACEMENT SHALL NOT BE LESS THAN 3" AND NOT MORE THAN 5" AS DESCRIBED BY ASTM C 143.
5. FLY ASH AND CALCIUM CHLORIDE OR ADMIXTURE CONTAINING MORE THAN 0.1% CHLORIDE IONS ARE NOT PERMITTED.
6. NO SAND SHALL BE USED UNDER ANY PAVEMENT - NO EXCEPTION.
7. EXPANSION JOINTS SHALL BE CONSTRUCTED ON MAXIMUM OF 90' CENTERS AND LOCATED AT ALL STRUCTURES, INTERSECTION POINTS, POINTS OF CURVATURE, POINTS OF TANGENCY, AND AT ALL REDUCTIONS OF PAVEMENT WIDTHS.

MISCELLANEOUS CONCRETE ITEMS:

CONTRACTOR SHALL FILL-IN ALL HOLES, OPENINGS AND TRENCH REPAIR LEFT IN CONCRETE STRUCTURES OR PAVEMENT FOR PASSAGE OF WORK BY OTHER TRADES NOT SPECIFIED ON THE PLANS, AFTER WORK OF OTHER TRADES IS COMPLETED. MIX, PLACE, AND CURE CONCRETE AS HEREIN SPECIFIED, TO BLEND WITH IN-PLACE CONSTRUCTION. PROVIDE OTHER MISCELLANEOUS CONCRETE FILLING SHOWN OR REQUIRED AS INTERPRETED BY THE ENGINEER OR ARCHITECT TO COMPLETE THE WORK. COMPLETED WORK SHALL RESULT IN A FULLY FUNCTIONAL PROJECT WITH NO HOLES, OPENINGS OR GAPS IN PAVING/STRUCTURES. AIR CONTENT OF 3% (±2%). ADMIXTURE IS NOT ACCEPTABLE.

REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CAUTIONARY NOTES AND CONTRACTOR ADVISORY

REFER TO DEMOLITION PLAN SHEET FOR SITE DISTURBANCE NOTES.

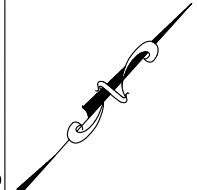
SITE DATA TABLE	
Land Use	Starbucks
Gross Floor Area	2,346 sq. ft.
Parking Ratio	1 stall per 150 sq ft
Required	16
Total	29
Typ.	27
ADA	2
Lot Area	0.66 AC
Total Impervious Area	22,295 sf
Total Pervious Area	6,455 SF

- NOTES BY SYMBOL**
- 1 FURNISH AND INSTALL WHEEL STOP(S) AS DETAILED
 - 2 PAINT STRIPE 4" WHITE CHEVRONS
 - 3 CONSTRUCT NEW ADA PARKING SPACE AS DETAILED
 - 4 FURNISH AND INSTALL NEW ADA SIGN AS DETAILED
 - 5 CONSTRUCT NEW ADA RAMP AS DETAILED
 - 6 FURNISH AND INSTALL 2 "INVERTED -U" BIKE RACKS AS DETAILED OR PER STARBUCKS REQUEST
 - 7 FURNISH AND INSTALL 'DO NOT ENTER' SIGN AS DETAILED
 - 8 FURNISH AND INSTALL THANK YOU SIGN. REFER TO ARCHITECT
 - 9 PAINT STRIPE STOP BAR AS DETAILED
 - 10 FURNISH AND INSTALL 33 LF OF 8' TALL WOOD SCREENING FENCE AS DETAILED. REFER TO ARCHITECT
 - 11 PAINT STRIPE DIRECTIONAL ARROW AS SHOWN
 - 12 PAINT STRIPE DO NOT ENTER SIGN AND 24" WIDE STOP BAR.
 - 13 NEW MOP SIGN TO BE PROVIDED BY TENANT
 - 14 FURNISH AND INSTALL PYLON SIGN TO BE PROVIDED BY TENANT
 - 15 FURNISH AND INSTALL BOLLARDS. REFER TO ARCHITECT AND ELECTRIC SITE PLAN. TENANT TO PROVIDE ILLUMINATED BOLLARDS
 - 16 FURNISH AND INSTALL PROTECTIVE NON-ILLUMINATED BOLLARDS
 - 17 FURNISH AND INSTALL STOP SIGN AS DETAILED
 - 18 FURNISH AND INSTALL TRUNCATED DOMES AS DETAILED
 - 19 NEW LIGHT POLE. REFER TO ELECTRICAL

PAVING LEGEND

	5" THICK, 3000 PSI PORTLAND CEMENT CONCRETE SIDEWALKS W/ #3 BARS AT 18" O.C.E.W.
	5" THICK, 3000 PSI PORTLAND CEMENT CONCRETE WITH MONOLITHIC CURB AND GUTTER W/ #3 BARS AT 18" O.C.E.W.
	6" THICK, 3000 PSI PORTLAND CEMENT CONCRETE WITH MONOLITHIC CURB AND GUTTER W/ #3 BARS AT 18" O.C.E.W.
	7" THICK, 3600 PSI PORTLAND CEMENT CONCRETE WITH MONOLITHIC CURB AND GUTTER W/ #3 BARS AT 18" O.C.E.W.
	2"-4" ROCKS UNDERLAIN WITH FILTER FABRIC
	6" THICK, 3000 PSI PORTLAND CEMENT CONCRETE WITH MONOLITHIC CURB AND GUTTER W/ #3 BARS AT 18" O.C.E.W.

SEE PAVING DETAILS FOR TYPICAL PAVING SECTIONS



SCALE 1" = 20' FEET

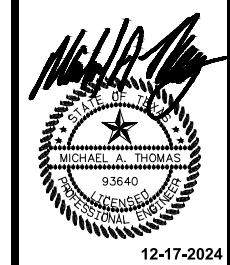
NOTE:
ANY MOISTURE CONDITIONING FOR BUILDINGS NOTED ON THE PLANS SHALL OCCUR ON ALL BUILDINGS UNLESS OTHERWISE NOTED

REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CAUTIONARY NOTES AND CONTRACTOR ADVISORY

REFER TO DEMOLITION PLAN SHEET FOR SITE DISTURBANCE NOTES.

MJ THOMAS ENGINEERING, LLC

4700 BRYANT IRVING CT, SUITE 204
DALLAS, TEXAS 75244
REGISTRATION NO. F-9435
PHONE: (817) 332-8859
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MAT. NO. 159494



NRH CITY POINT STARBUCKS

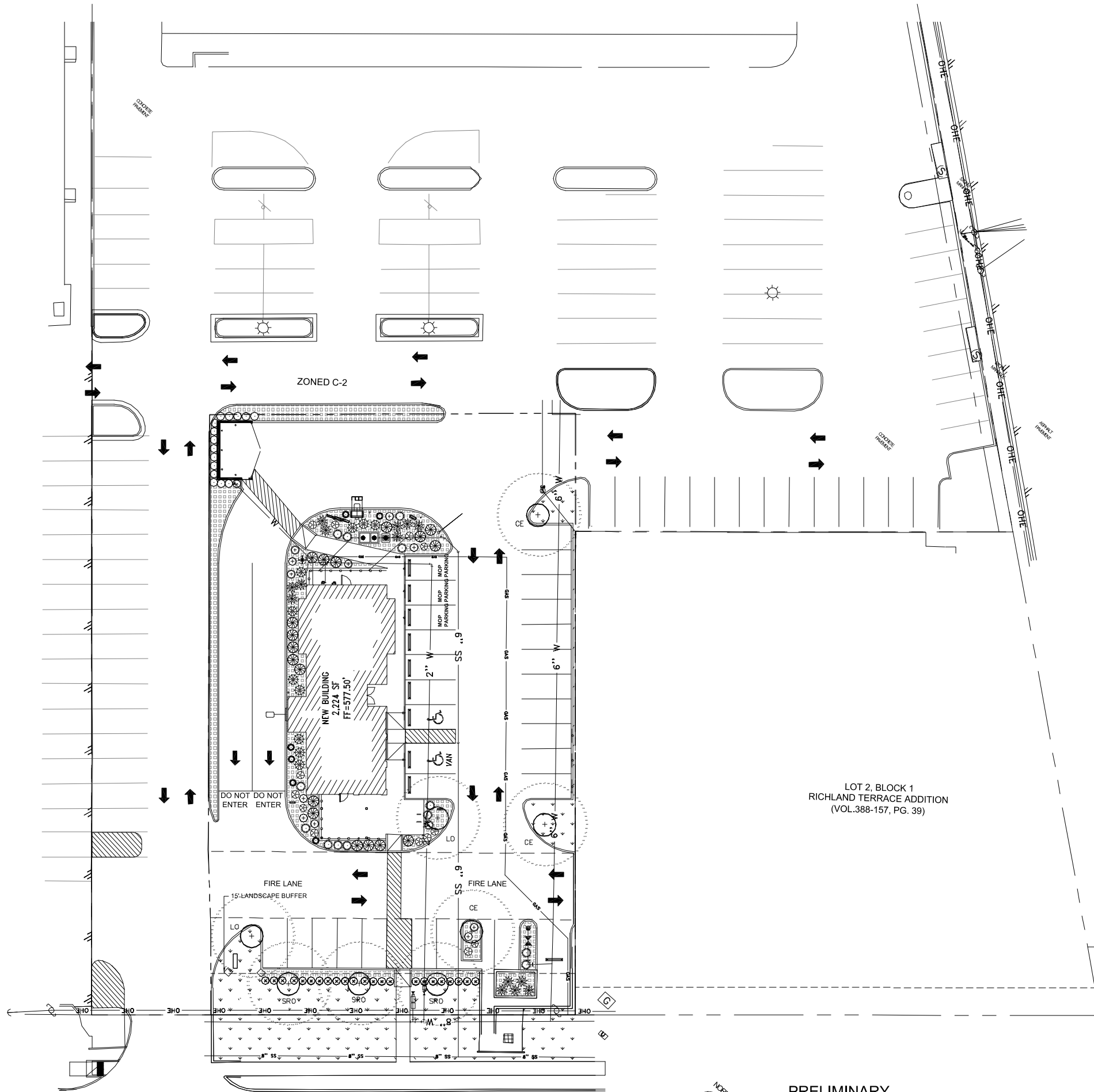
LOT 3, BLOCK 1,
RICHLAND TERRACE ADDITION
7601 BLVD 26, NORTH RICHLAND HILLS, TEXAS 76180

SITE PLAN

PROJECT	DATE	DESIGNED	DRAWN	CHECKED	MAT
994-064	10-24-2024	AA	AA		

NO. REVISION

SHEET **C1.05**



SH 26

PRELIMINARY LANDSCAPE PLANTING PLAN
SCALE: 1"=20'-0"

PLANT MATERIAL SCHEDULE					
SYM	KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
TREES					
CE	-	-	CEDAR ELM	Ulmus crassifolia	65 gal. container, 3" cal., 8' tall
LO	-	-	LIVE OAK	Quercus virginiana	65 gal. container, 3" cal., 8' tall
SRO	-	-	SHUMARD RED OAK	Quercus shumardi	65 gal. container, 3" cal., 8' tall
SHRUBS					
BEY	1		BRIGHT EDGE YUCCA	Yucca filamentosa 'Bright Edge'	5 gallon, 36" on center.
DBH	16		DWARF BURFORD HOLLY	Ilex cornuta 'Burford nano'	5 gallon, 36" on center.
DTS	13		DWARF TEXAS SAGE	Leucophyllum frutescens 'Silverado'	5 gallon, 36" on center.
EE	23		ELAEAGNUS EBBINGEI	Elaeagnus x ebbingei	5 gal. 36" oc, unless noted
KA	11		KALIDOSCOPE ABELIA	Abelia spp. 'Kaldiscopes'	5 gallon, 36" on center.
RY	14		RED YUCCA	Hesperaloe parvifolia	5 gallon, 48" on center.
ORNAMENTAL GRASSES, GROUNDCOVER AND PERENNIALS					
DPG	10		DWARF PAMPUS GRASS	Cortaderia pumila	5 gallon, 42" on center.
LMG	18		LINDHEIMER'S MUHLY GRASS	Muhlenbergia lindheimeri	3 gallon, 36" on center.
HDFG	14		HAMELN DWARF FOUNTAIN GRASS	Pennisetum alopecuroides	1 gallon, 24" on center.
LAN	6		LANTANA	Lantana spp.	2 gallon, 30" on center.
GL	0		GIANT LIRIOPE	Liriope gigantea	1 gallon, 18" on center.
TURF GRASS					
BG			BERMUDA GRASS	Cynodon dactylon	solid sod

ADDITIONAL MATERIALS:
 WASHED RIVER ROCK - "WRR" - 1-1 1/2" dia 4" thick over weed barrier fabric.

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- STAKE NEWLY PLANTED TREES FOR A MINIMUM PERIOD OF ONE YEAR. NOTE THE SPECIFIED "ARBORLOCK SYSTEM" STAKING DETAIL, SHEET L-2, IS BIODEGRADABLE AND CAN REMAIN IN PLACE. THE STAKING METHOD SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS 1" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS, NOT COVERED WITH AGGREGATE, SHALL RECEIVE A FOUR INCH (4") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL TREE WELLS, NOT COVERED WITH AGGREGATE, SHALL RECEIVE A THREE INCH (3") TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT COLLAR.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOO INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONTACT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

MAINTENANCE NOTE:

The Owner, tenant and/or their agent, thereof, shall be responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing (of grass of six (6") inches or higher), edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads shall be replaced / repaired immediately to prevent the waste of water. Plant materials which die shall be replaced with plant material of similar variety and size, within ninety (90) days. Trees with a trunk diameter in excess of six (6") inches measured twenty-four inches (24") above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three inches (3") measured twenty-four inches (24") above the ground. A time extension may be granted by the Director of Community Development if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or his agent. Failure to maintain any landscape area in compliance with this section shall result in the disapproval and revocation of any issued certificate of occupancy associated with the occupancy of said areas.

LANDSCAPE REQUIREMENTS

REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE TO BE LANDSCAPE AREA	REQUIRED	PROVIDED
NEW STARBUCKS LOT: 28,820.22		4,323	5,174 SF = 17.9%
REQUIRED LANDSCAPE SETBACK	MINIMUM 15 FT LANDSCAPE SETBACK	REQUIRED	PROVIDED
	15 FT	15 FT	
REQUIRED STREET FRONTAGE TREES	1 TREE REQ'D PER EVERY 50 FT OF FRONTAGE	REQUIRED	PROVIDED
S.H. 26	132'/50' = 3 TREES	3 TREES	
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQ'D PER EVERY 5 FT OF FRONTAGE	REQUIRED	PROVIDED
S.H. 26	132'/5' = 27 SHRUBS	27 SHRUBS	
REQUIRED PARKING LOT LANDSCAPING	5% LANDSCAPE AREA REQUIRED	REQUIRED	PROVIDED
	10,300 SF x 5% = 515 SF	1,122 SF	
BUFFER YARD REGULATION	15 FT OF LANDSCAPE BETWEEN DISTRICTS	REQUIRED	PROVIDED
	NA	NA	
BUFFER YARD TREES	1 TREE PER 30 LF, 40% EVERGREEN	REQUIRED	PROVIDED
	NA	NA	

FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 DON C. WHEELER - TEXAS LANDSCAPE ARCHITECT # 767
 12-16-24

DON C. WHEELER, LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTURE PLANNING IRRIGATION DESIGN
 P.O. BOX 470865 FORT WORTH, TX 76147
 (817) 385-1405 don@dcwla.com
 DRAWN: DCW CHECKED: DCW
 DESIGNED: DCW DATE:

N.O.	REVISIONS / SUBMISSIONS	DATE
1		

STARBUCKS NORTH RICHLAND HILLS
 7601 BOULEVARD 26
 NORTH RICHLAND HILLS, TX
 LANDSCAPE PLAN

PROJECT NO: 2k24-13
 SHEET TITLE: LANDSCAPE PLAN SCHEDULES, NOTES
 SHEET NO: L-1
 OF X L SHEETS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MSPIRE DESIGN, LLC. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

10-16-24

Thomas A Pirtle III
AIA NCARB

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

CJ REAL ESTATE, LLC
3825 Camp Bowie Blvd
Fort Worth, TX 76107
817.665.2343 (o)

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

PROJECT NAME:
STARBUCKS SHELL BUILDING
PROJECT ADDRESS:
**26 & CITY POINT
NORTH RICHLAND HILLS, TX**

PROJECT #: 24-0010
ORIGINAL ISSUE DATE: 10-16-24
PRODUCTION DATE: MH
DESIGNER: TP
CHECKED BY: TP

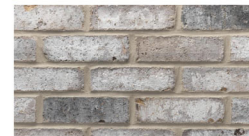
SHEET TITLE:
DESIGN REVIEW ELEVATIONS

SCALE: 3/16" = 1'-0"

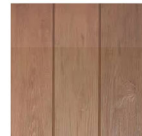
SHEET NUMBER:
PR-101



SEE ATTACHED SIGNAGE PACKAGE FOR ADDITIONAL INFORMATION ON SIGNAGE

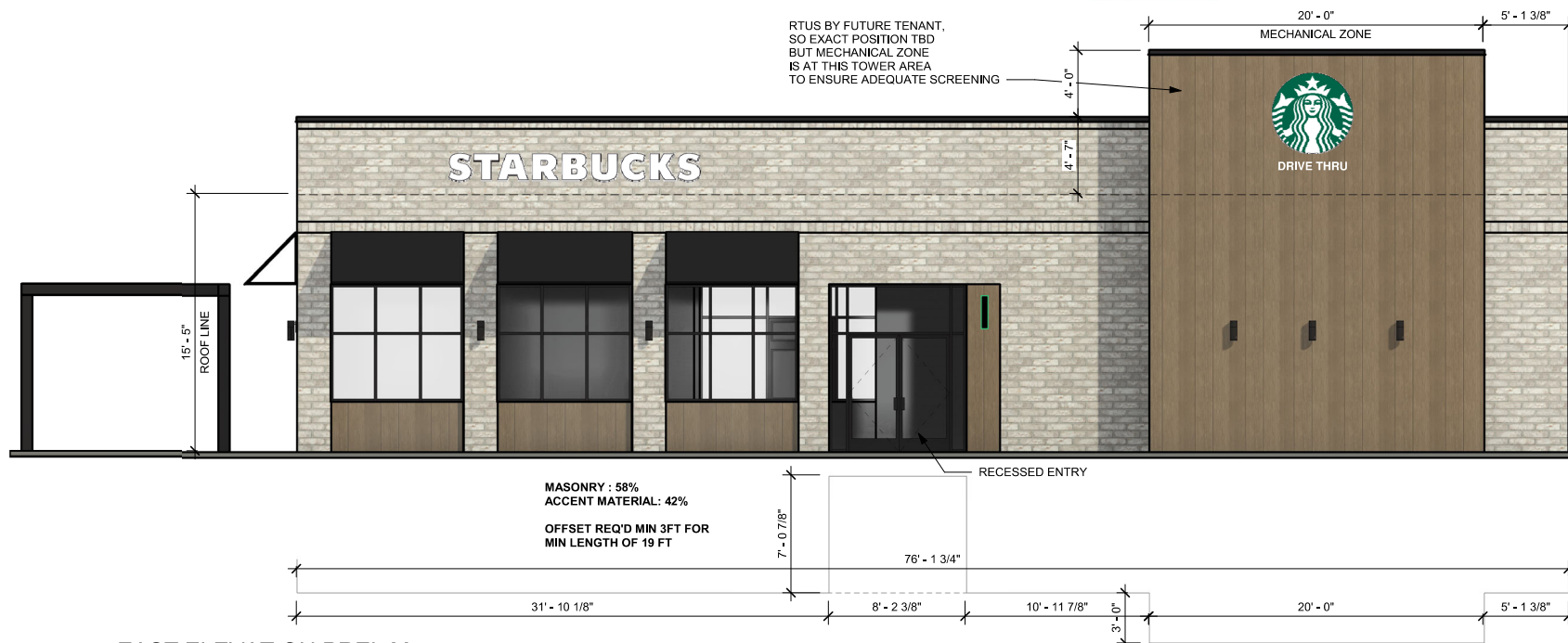


ACME HERITAGE CAPE COD



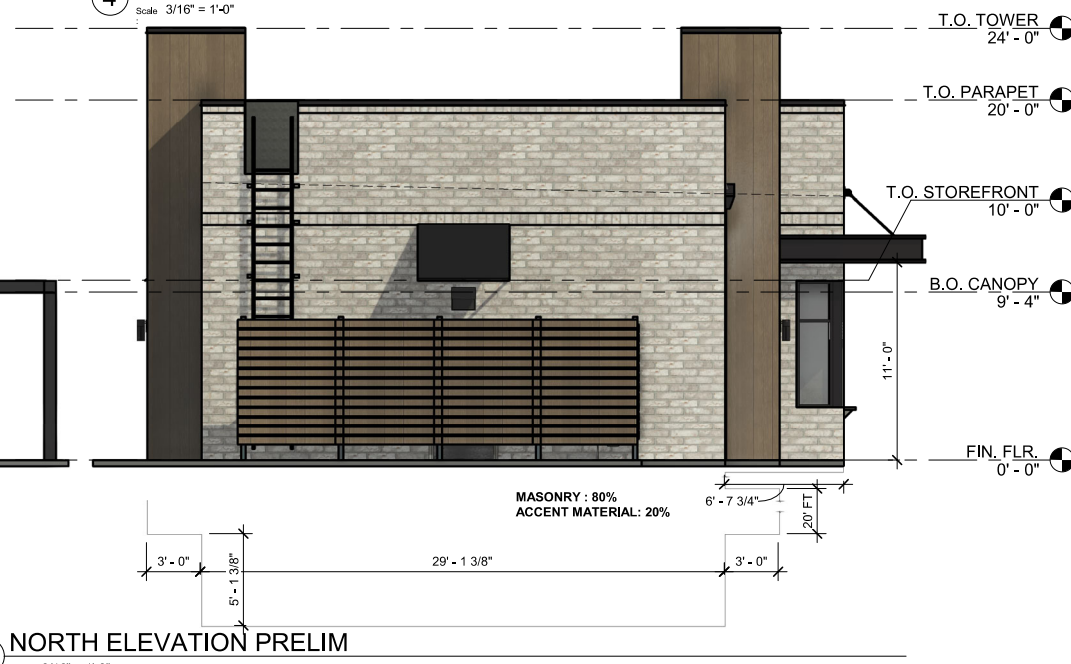
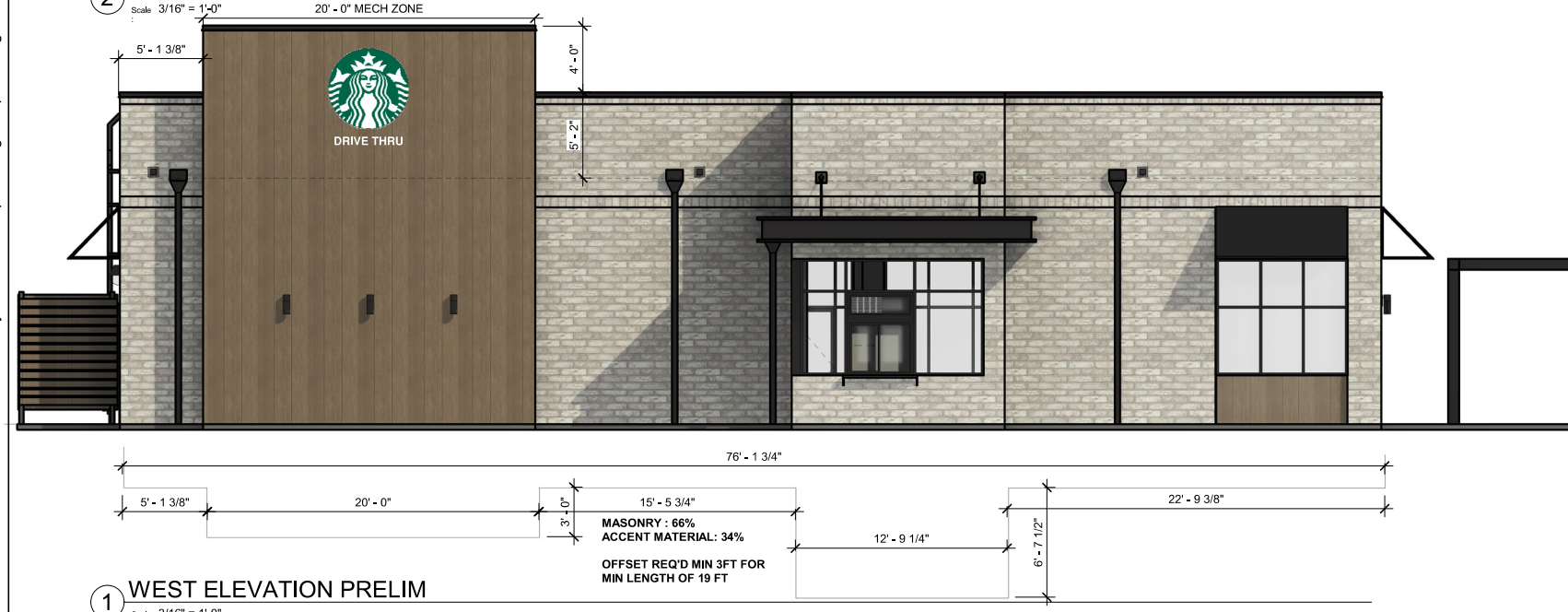
NEWTECH WOOD PERUVIAN TEAK

RTUS BY FUTURE TENANT, SO EXACT POSITION TBD BUT MECHANICAL ZONE IS AT THIS TOWER AREA TO ENSURE ADEQUATE SCREENING



2 EAST ELEVATION PRELIM

4 SOUTH ELEVATION PRELIM



1 WEST ELEVATION PRELIM

3 NORTH ELEVATION PRELIM

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8-29-24

**Thomas A Pirtle III
AIA NCARB**

Architect
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PROJECT ADDRESS:
**26 & CITY POINT
NORTH RICHLAND HILLS, TX**

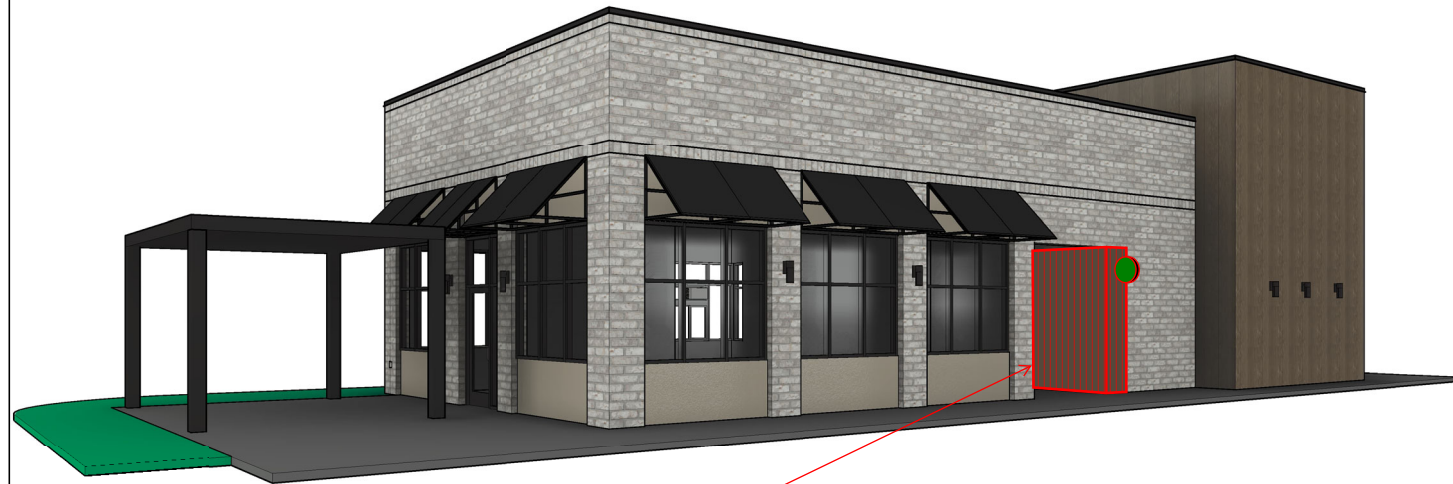
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SHEET TITLE:
**DESIGN REVIEW
ELEVATIONS**

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
PR-101

9/30/2024 6:19:06 PM C:\Users\missy\OneDrive - MSPiRE Design\Projects\CJ Real Estate\24-0010 SBUX City Point NRH Drawings\SBUX Shell City Point NRH - New Proto.rvt



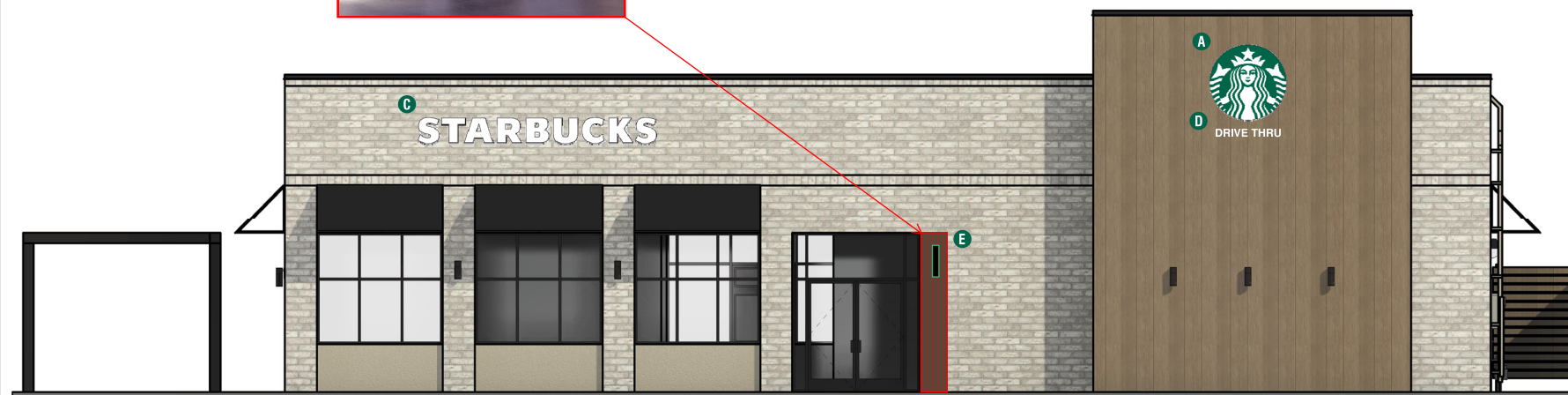
ACME
HERITAGE
CAPE COD



STUCCO
SW7507
STONE LION



NEWTECH WOOD
PERUVIAN
TEAK



MASONRY : 85%
FIBER CEMENT PANELS: 15%

2 EAST ELEVATION PRELIM

Scale 3/16" = 1'-0"



MASONRY : 71%
FIBER CEMENT PANELS: 29%

4 SOUTH ELEVATION PRELIM

Scale 3/16" = 1'-0"



MASONRY : 97%
FIBER CEMENT PANELS: 3%

1 WEST ELEVATION PRELIM

Scale 3/16" = 1'-0"



MASONRY : 93%
FIBER CEMENT PANELS: 7%

3 NORTH ELEVATION PRELIM

Scale 3/16" = 1'-0"

S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

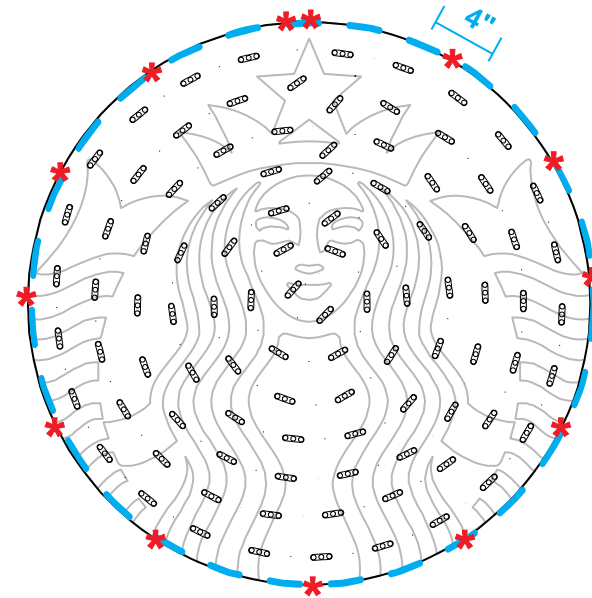
Qty. 2

SBC-S22606-72-FF

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Excellart Face Retention clips spaced at 4" on center.



- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 90.94 WATTS
- 8) LED MODULE POWER USAGE (secondary): 72.75 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

- 97 Each Prism Enlighten White 6500K Modules – 65'
- PN: 701269-6WEJ1-MB
- 2 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supplies 12VDC
- 1 Each 100' Roll of Jacketed Cable

97

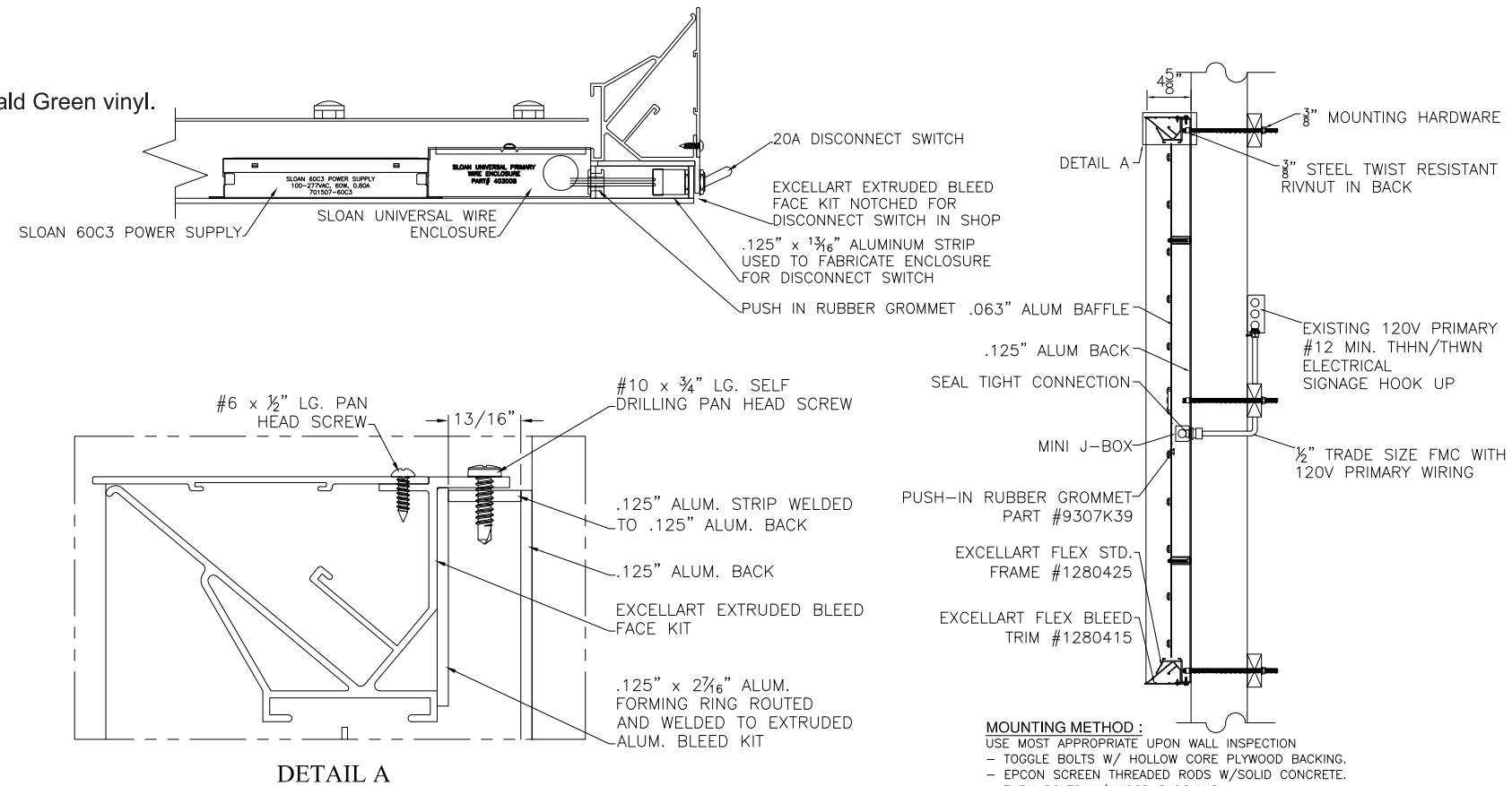
* #6 PAN HEAD SCREWS

1 FRONT VIEW

Scale: 1/2" = 1' (11x17 Paper)

Specifications:

- A** Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B** White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C** Interior of cabinet painted reflective white and exterior painted satin black.
- D** Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E** 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F** Drain holes to be covered with drain hole covers to reduce light leaks.



MOUNTING METHOD:
 USE MOST APPROPRIATE UPON WALL INSPECTION
 - TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING.
 - EPCON SCREEN THREADED RODS W/SOLID CONCRETE.
 - THRU BOLTS W/ WOOD BLOCKING.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

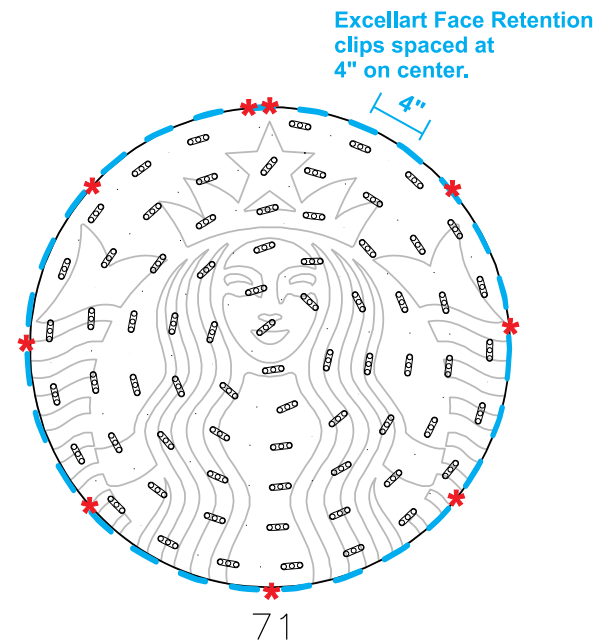


S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

Qty. 1

SBC-S13164-60-FF

B



Excellart Face Retention clips spaced at 4" on center.

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 66.56 WATTS
- 8) LED MODULE POWER USAGE (secondary): 53.25 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

- 71 Each Prism Enlighten White 6500K Modules - 48'
- PN: 701269-6WEJ1-MB
- 1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
- 1 Each 100' Roll of Jacketed Cable

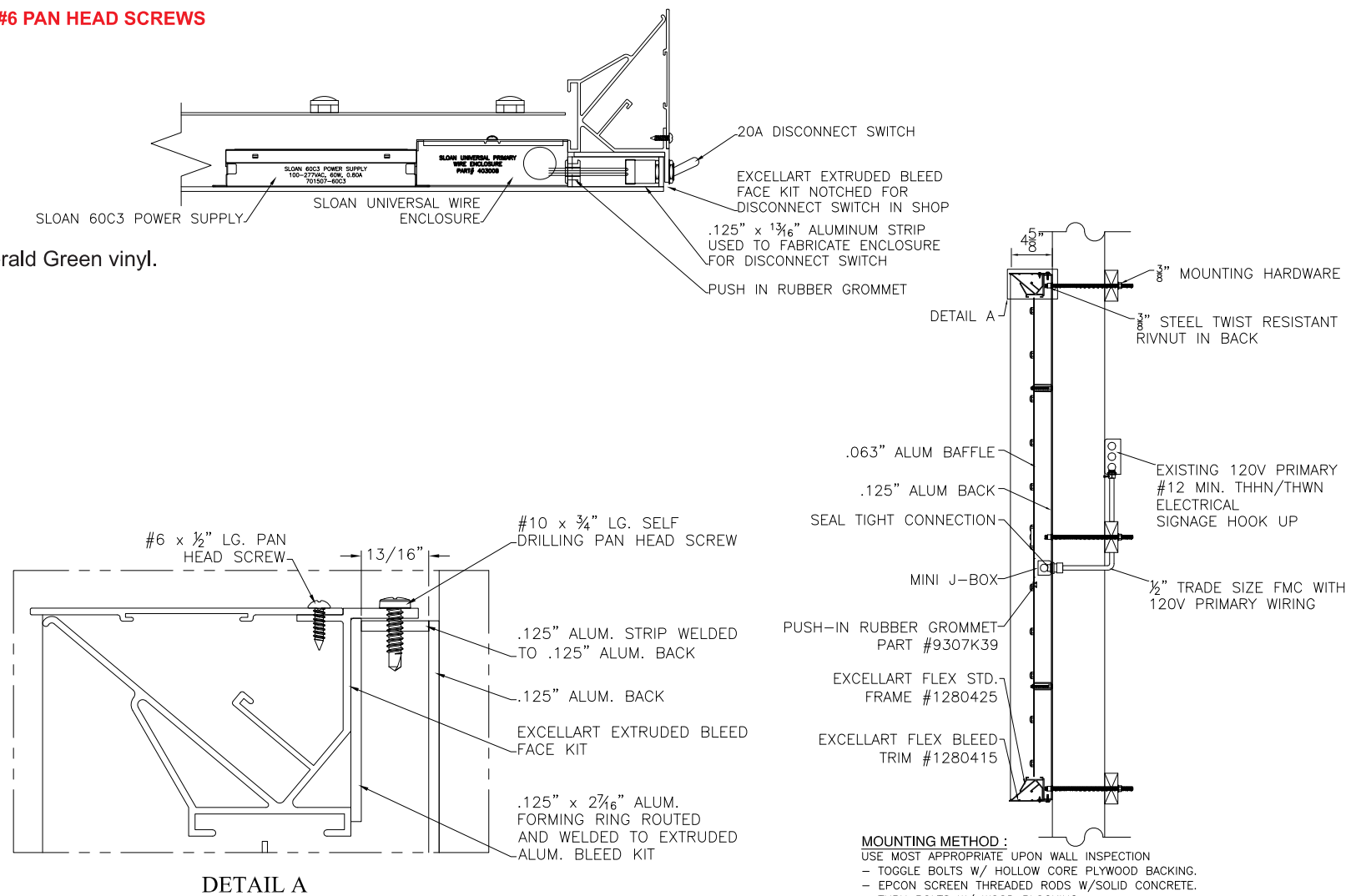
1 FRONT VIEW

Scale: 1/2" = 1' (11x17 Paper)

Specifications:

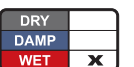
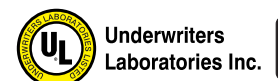
- A Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C Interior of cabinet painted reflective white and exterior painted satin black.
- D Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F Drain holes to be covered with drain hole covers to reduce light leaks.

* #6 PAN HEAD SCREWS



MOUNTING METHOD:
 USE MOST APPROPRIATE UPON WALL INSPECTION
 - TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING.
 - EPCON SCREEN THREADED RODS W/SOLID CONCRETE.
 - THRU BOLTS W/ WOOD BLOCKING.

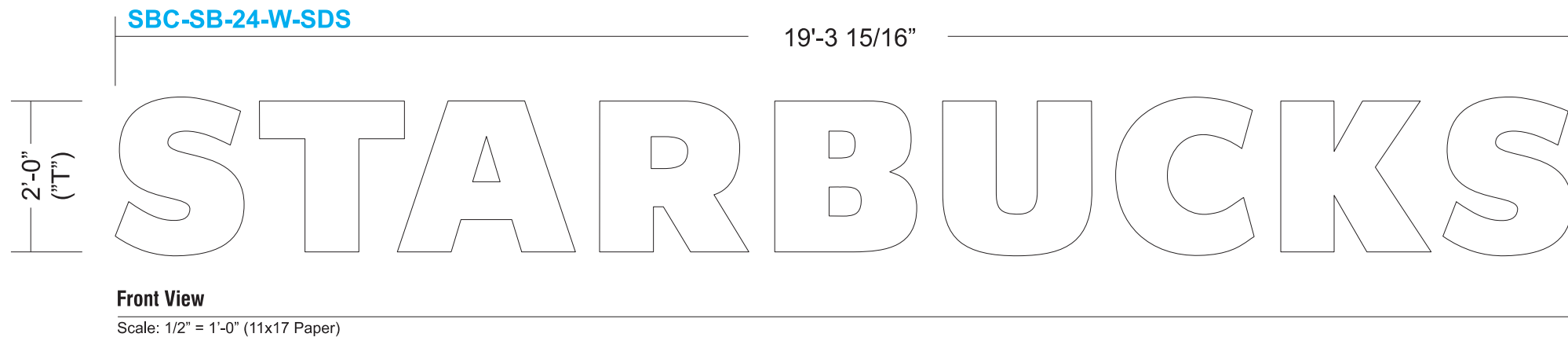
COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA



TRIMLESS CHANNEL LETTERS - REMOTE

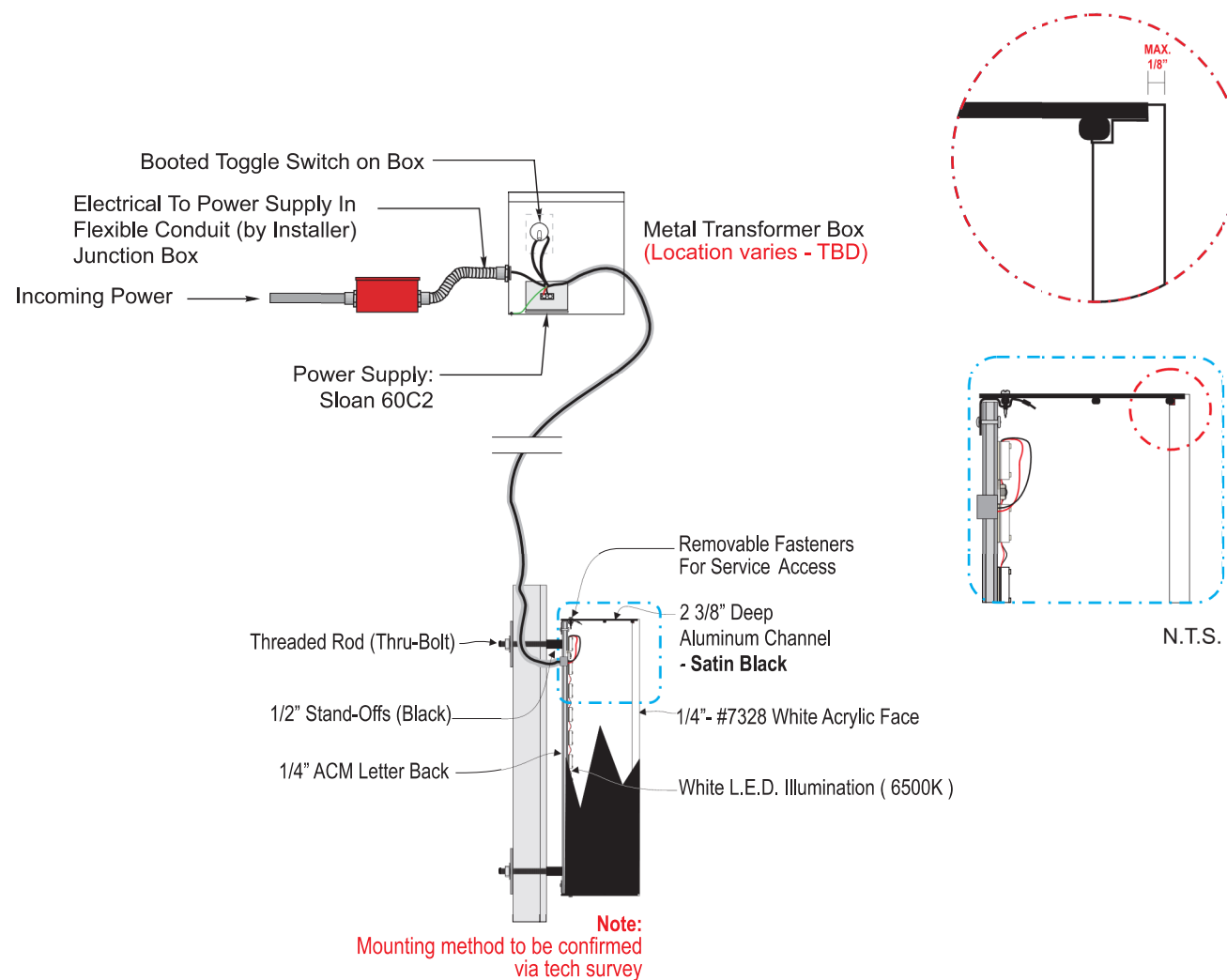
Qty. 1

C



Specifications:

- A** Internally illuminated SDS LetterForm trimless channel letter with returns painted **satIn black**.
- B** Green faces to be 1/4" 7328 gloss white acrylic with 3M 3630-126 Dark Emerald Green vinyl applied first surface. White faces to be 1/4" 7328 matte white acrylic
- C** Internally illuminated letters with 6500K Sloan white LED mounted to 1/4" ACM backs
- D** 1/4" drain holes located at the bottom of each letter as required by UL 48 for Electric Signs.
- E** Drain holes to be covered with drain hole covers to reduce light leaks.



COLOR LEGEND		
	PMS/PAIN	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA

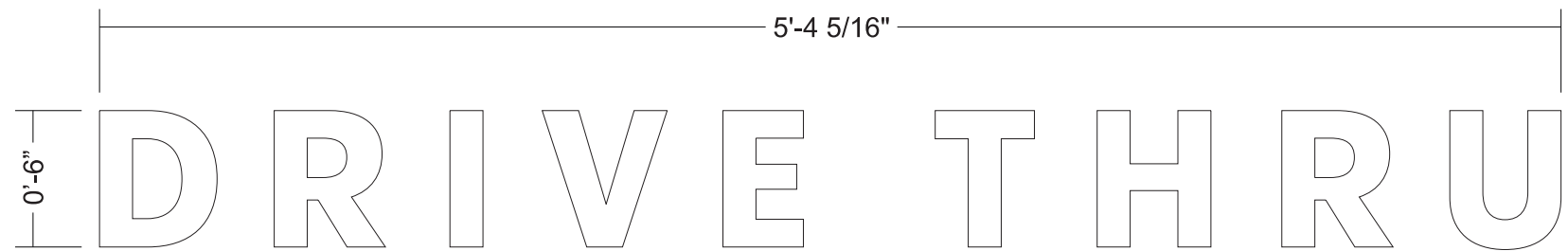


ILLUMINATED CHANNEL LETTERS - REMOTE

Qty.2

SBC-S23093-RCL-DT-W-6

D



Scale: 1 1/2" = 1' (11x17 paper)

2.68 SF



- New Illuminated Letterset
- Remote Wired
- Trim-less Drop In Face Construction
- Illuminated with LED.
- Letters are mounted flush to fascia

LED used only for 6" Letters



Sloan Prism12 Nano
6500k

Colors:

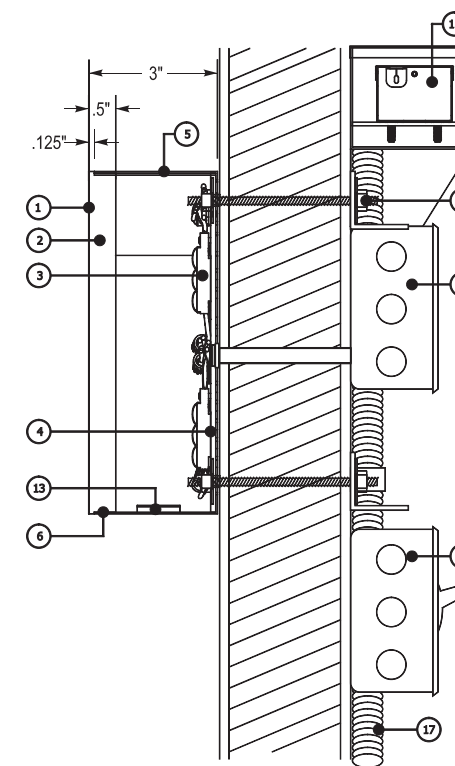
□ Face to be #7328 White Acrylic

■ Returns Painted Pantone 419 Black (satin finish)

1	NA
2	acrylic face shoulder routed to fit inside returns
3	6500k white LED
4	3mm ACM back
5	.040 aluminum return
6	#4 1/4 undercut countersunk phillips flat head screw
7	NA
8	NA
9	NA
10	NA
11	power supply
12	NA
13	weep hole cover (under side painted black)
14	mounting varies upon wall condition and material
15	junction box
16	disconnect switch
17	primary power source

ELECTRICAL NOTES

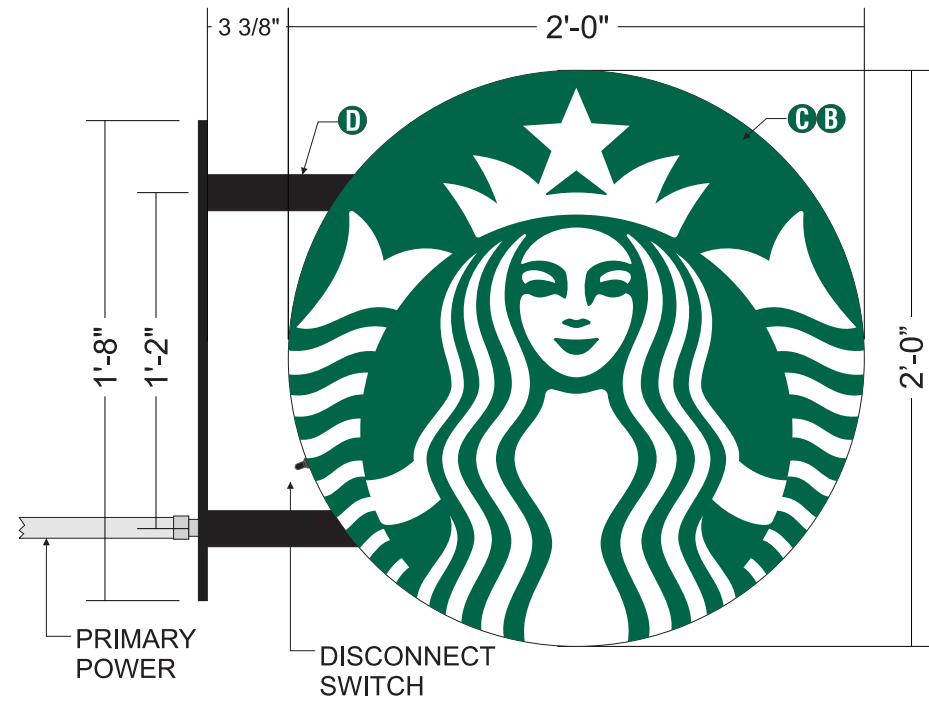
1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



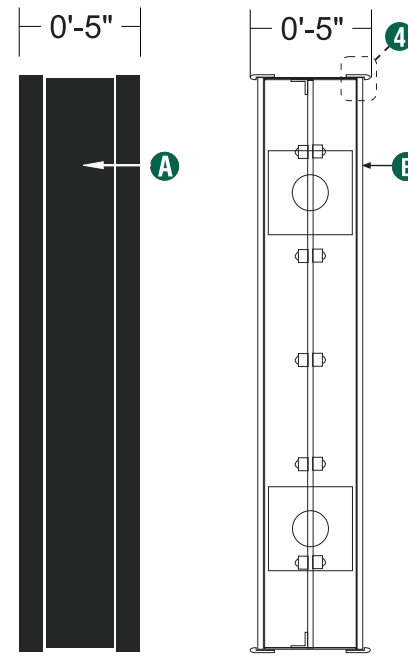
24" DIA. BLADE SIGN

Qty. 1 SBC-S14100-SL

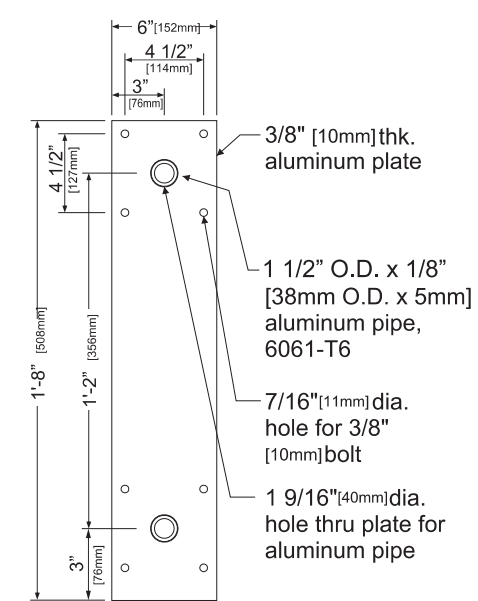
E



1 Front View
Scale: 1-1/2" = 1' (11x 17 Paper)



2 Side View

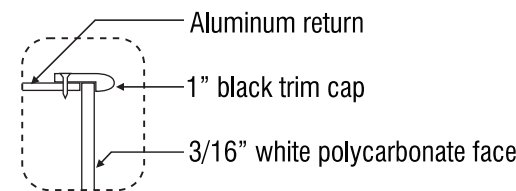


3 Mounting Plate

SIGN SPECIFICATIONS:

Cabinet:

- A** .063" [2mm] aluminum returns painted black to match RAL 7021M.
- 1" Black trim cap
- B** .177" [5mm] white polycarbonate with first surface vinyl film to match PMS 3425.
Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- C** Graphic elements internally illuminated using Sloan Prism Enlighten LED system. LEDs to be mounted to center welded baffle painted white
All electrical components to be removable for service.
LED Power supply mounted to internal baffle.
- D** Support structure will be all welded aluminum pipe and plate
all support components painted black to match RAL 7021M



4 Enlarged Detail

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

Disk 24in D/F Illuminated blade wall mount bracket EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
24"	3.14	.29	120/277

SCHEDULE								
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	LAMP OUTPUT	INPUT POWER	MOUNTING HEIGHT
^ ○	S	7	KICHLER	258377-1 MOD#11251/CP133537	LED WALL CYLINDER	700	14.7	5'
□	W	1	LITHONIA LIGHTING	WDGE 1 LED P2 30K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 90 CRI, VISUAL COMFORT WIDE OPTIC	574	14.7	9'
○	D	2	LITHONIA LIGHTING	LDN4CYL 30/20 LO4 BR	4IN LDN CYLINDER, 3000K, 2000LM, BLACK, CR80	1521	22.1	11'
○	D1	10	LITHONIA LIGHTING	LDN4CYL 30/10 LO4 BR	4IN LDN CYLINDER, 3000K, 1000LM, BLACK, CR80	792	10.6	11'
1 2	SA1	3	LITHONIA LIGHTING	1: DSX1 LED P4 40K 80CRI LCCO 2: DSX1 LED P4 40K 80CRI RCCO	D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 80 CRI LEFT CORNER EXTREME CUTOFF D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 4000K CCT 80 CRI RIGHT CORNER EXTREME CUTOFF	10797	124	Base: 3' Pole: 15' Total: 18'
○	SE	2	LITHONIA LIGHTING	DSX1 LED P6 40K 80CRI BLC4	D-SERIES SIZE 1 AREA LUMINAIRE P6 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 4 EXTREME BACKLIGHT CONTROL	14158	165.2	Base: 3' Pole: 15' Total: 18'
○	SE1	2	LITHONIA LIGHTING	DSX1 LED P5 40K 80CRI LCCO	D-SERIES SIZE 1 AREA LUMINAIRE P5 PERFORMANCE PACKAGE 4000K CCT 80 CRI LEFT CORNER CUTOFF EXTREME BACKLIGHT CONTROL	11873	138	Base: 3' Pole: 15' Total: 18'
○	SE2	1	LITHONIA LIGHTING	DSX1 LED P5 40K 80CRI RCCO	D-SERIES SIZE 1 AREA LUMINAIRE P5 PERFORMANCE PACKAGE 4000K CCT 80 CRI RIGHT CORNER CUTOFF EXTREME BACKLIGHT CONTROL	11873	138	Base: 3' Pole: 15' Total: 18'
○	SE3	1	LITHONIA LIGHTING	DSX1 LED P6 40K 80CRI RCCO	D-SERIES SIZE 1 AREA LUMINAIRE P6 PERFORMANCE PACKAGE 4000K CCT 80 CRI RIGHT CORNER CUTOFF EXTREME BACKLIGHT CONTROL	13831	165.2	Base: 3' Pole: 15' Total: 18'



KICHLER LIGHTING: 11251/CP133537
TYPE S



LITHONIA LIGHTING: LDN4
TYPE: D, D1

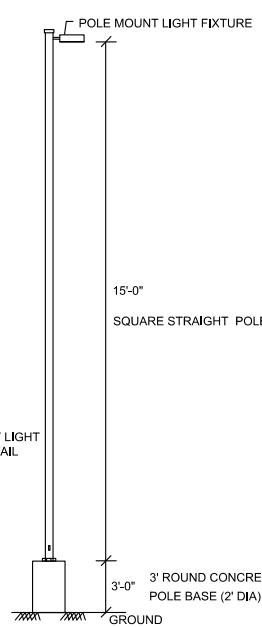
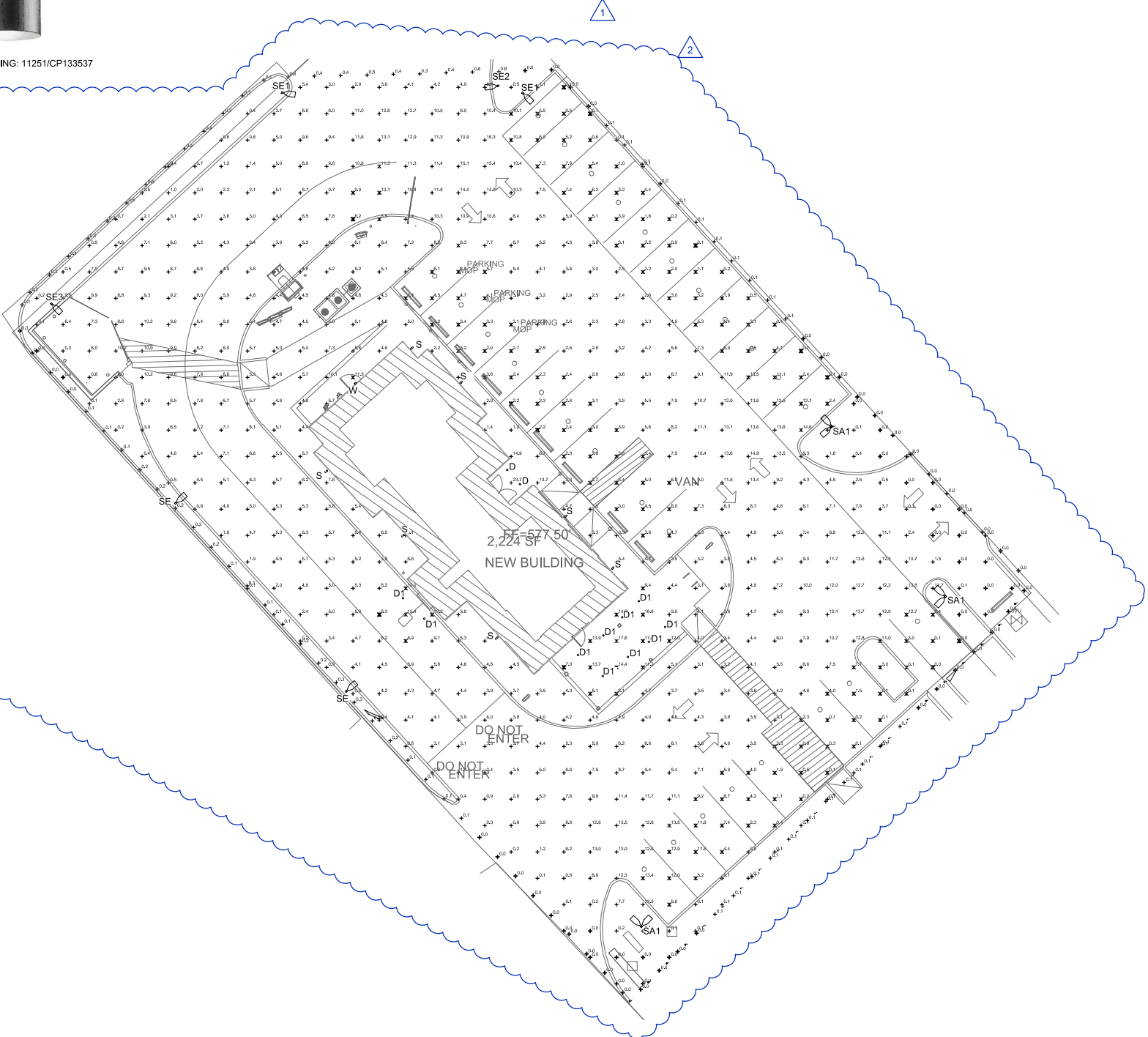


LITHONIA LIGHTING: WDGE1
TYPE W



LITHONIA LIGHTING: DSX1
TYPE SA1, SE1, SE2, SE3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE THRU ENTRY	X	9.6 fc	11.3 fc	8.2 fc	1.4:1	1.2:1
DRIVE THRU WINDOW	X	11.6 fc	15.4 fc	8.3 fc	1.9:1	1.4:1
ENTIRE SITE	+	5.5 fc	23.7 fc	0.0 fc	N/A	N/A
FRONT PARKING	X	3.9 fc	8.3 fc	2.2 fc	3.8:1	1.8:1
MORE FRONT PARKING	X	4.4 fc	14.6 fc	0.1 fc	2.5:1	1.8:1
SIDE PARKING	X	4.5 fc	13.5 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
PATIO	X	12.6 fc	17.6 fc	7.0 fc	2.5:1	1.8:1
SERVICE DOOR	X	11.5 fc	11.5 fc	11.5 fc	1.0:1	1.0:1
SE PROPERTY LINE	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A



CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

CJ REAL ESTATE, LLC
3825 Camp Bowie Blvd
Fort Worth, TX 76107
817.665.2343 (o)

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS
1	10/17/2024	ZA	SITE UPDATE
2	12/06/2024	ZA	CITY COMMENTS

PROJECT NAME: **STARBUCKS SHELL BUILDING**
PROJECT ADDRESS: **BOULEVARD 26 NORTH RICHLAND HILLS, TX**

PROJECT #: 24-XXXX
ORIGINAL ISSUE: 8-29-24
DATE: 8-29-24
DESIGNER: ZA
CHECKED BY: AH

SHEET TITLE: **SITE PHOTOMETRIC PLAN**
SCALE:

SHEET NUMBER: **ES1.1**