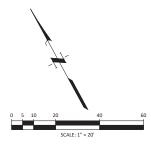


BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING
THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM.A SERING A "CUT IN CONCRETE APPROXIMATELY 31' SOUTH AND 32' WEST OF THE NORTHWEST CORNER OF LOT 6R, BLOCK 4, BRENTINGOD ESTATES ADDITION-NRH, RECORDED UNDER CAB A, SULDE 5331 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND LOCATED ON BACKO F CURB OFF OF THE THE WEST DRIVE OF THE PROPOSED LOT (VARIABLE WIDTH RIGHT-OF-WAY). ELEVATION 66.13 FEET, NAVO 88 (2011 ADDISTMENT).

TBM B
BEING A" "CUT IN CONCRETE APPROXIMATELY 15' SOUTH AND 60' EAST OF THE SOUTHEAST
CONER OF OLD 16 8, BLOCK 4, BRENTWOOD ESTATES ADDITION-NBH, RECORDED IN CAB A, SLIDE
5331 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND LOCATED ON THE BACK OF CURB
OFF OF THE EAST DRIVE OF THE PROPOSED LOT.
ELEVATION 663.51 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
ACCORDING TO MAP NO. 4839500900. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S
FLOOD INSURANCE RATE MAPS FOR TABRANT COUNTY DATED MARCH 21, 2019 THE SUBJECT
TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.



LEGEND

PROPERTY LINE PROPOSED BARRIER FREE RAMP PROPOSED FIRELANE (5) PARKING COUNT EXIST FIRE HYDRANT TO REMAIN **3** BUILDING CORNERS

37.77

PROPOSED SIDEWALK PROPOSED LANDSCAPE

EXISTING SIDEWALK PAVEMENT ___

PROPOSED MENU BOARD

INTERIM REVIEW

RYAN J. ALCALA

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P.E. Serial No.: 137823 JULY 2021

TARRANT AND DAVIS BLVD - NORTH RICHLAND HILLS 8900 N TARRANT PKWY - TARRANT COUNTY, TX

PLAN SITE

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING CAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SIT AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES. ENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM CALL BEFORE YOU DIG!!! www.texas811.org Texas811 or 1-800-545-6005

Case SUP 2021-08

4 F 14

SALAD /

OWNER

8900 TARRANT PKWY LLC 2110 CEDAR ELM TERRACE WESTLAKE, TEXAS 76262 CONTACT: TERRY WILKINSON

8900 N TARRANT PKWY NORTH RICHLAND HILLS, TEXAS 76182

TARRANT COUNTY, TEXAS BRENTWOOD ESTATES - LOT 6, BLOCK 4

C-1 - COMMERCIAL

45,432 SQUARE FEET (1.04 AC)

RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY

COMMERCIAL - GAS STATION

730 SQUARE FEET (0.017 AC) 0.03 : 1

1 SPACE / 150 SF BUILDING AREA

18.814 SQUARE FEET (0.43 AC)

26,745 SQUARE FEET (0.61 AC) 59%

1 STORY - 20 FEET

8 SPACES 6 SPACES

20 SPACES

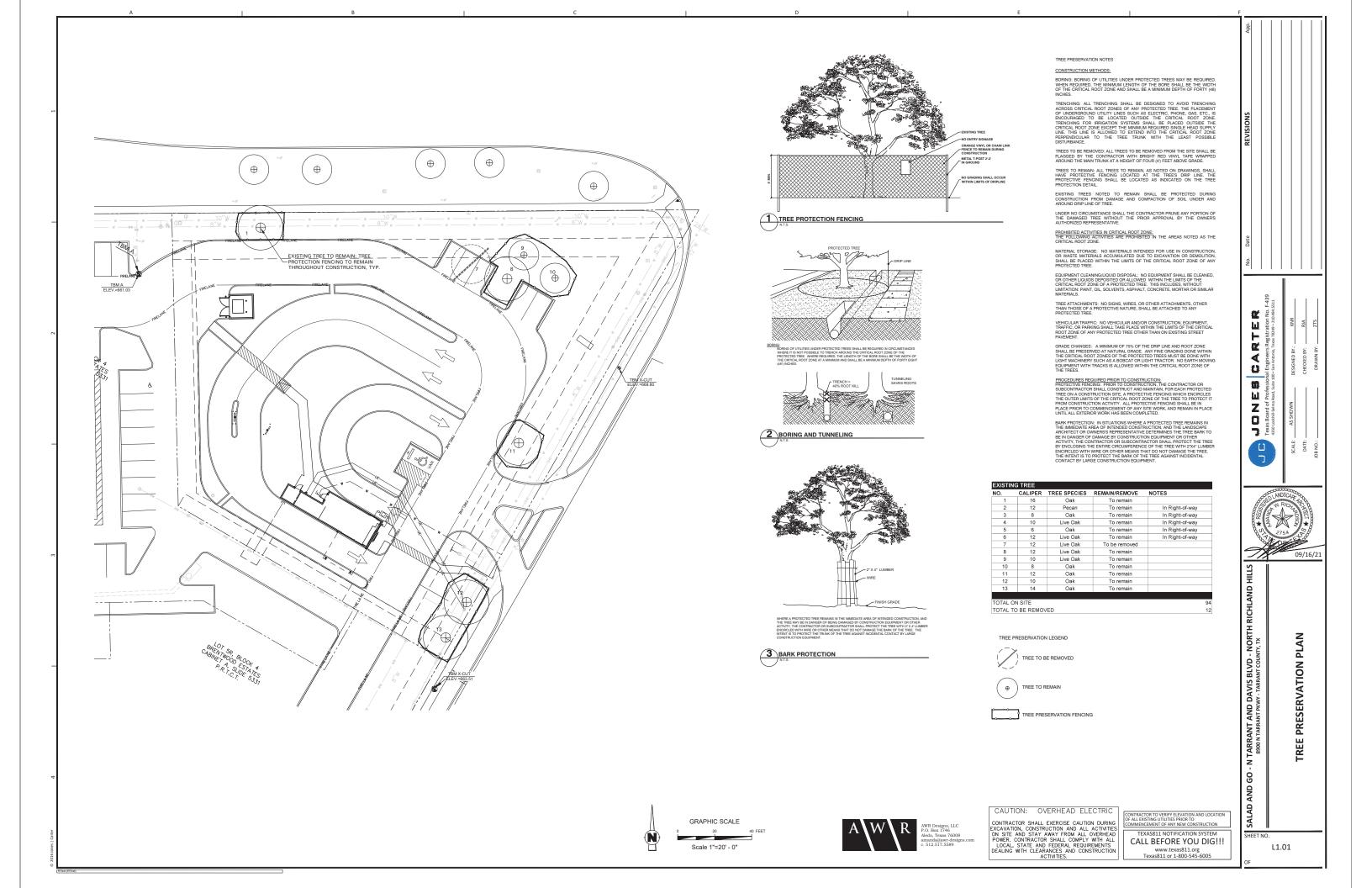
41%

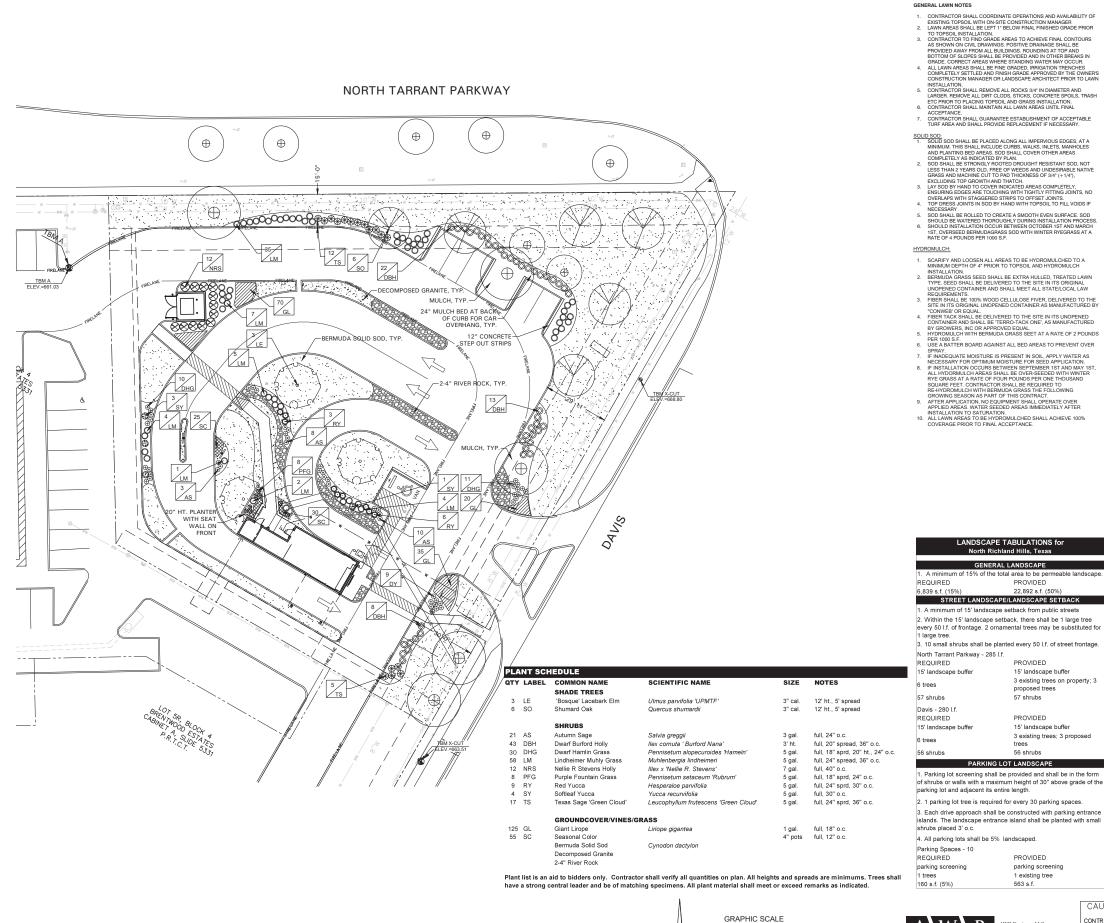
NOTES

APPLICANT

IONES I CARTER INC JONES | CARTER, INC. 4500 MERCANTILE PLAZA DRIVE SUITE 210 FORT WORTH, TEXAS 76137 TEL (972) 265-7190 CONTACT: RYAN ALCALA, PE







- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER LAWN AREAS SHALL BE LEFT IT BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION. CONTRACTOR TO FIND GRADE. AREAS TO ACHESE FINAL CONTOURS CONTRACTOR TO FIND GRADE. ROSITE OF RANKES FINAL CONTOURS PROVIDED AWAY FROM ALL BUILDINGS. FOUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE FROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENORED COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS SOUTH AND TO MANAGEMEN OF LANDSCAPE ARCHITECT PRIOR TO LAWN SISTEM ATOM MANAGEMEN OF LANDSCAPE ARCHITECT PRIOR TO LAWN SISTEM ATOM MANAGEMEN OF LANDSCAPE ARCHITECT PRIOR TO LAWN SISTEM ATOM MANAGEMEN OF LANDSCAPE ARCHITECT PRIOR TO LAWN SISTEM ATOM MANAGEMEN OF LANDSCAPE ARCHITECT PRIOR TO LAWN
- CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION IN INSTALLATION AND A CALL PROCKS QLY IN DIAMETER AND LARGER, REMOVE ALL BIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TO POSICIA, AND GRASS INSTALLATION, CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

- 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.

 AND PLANTING BED AREAS, SOD SHALL COVER OTHER AREAS.

 SOD SHALL BE STRONGLY ROOTED BROWGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUTT OR AD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.

- E-MALJUNING TOP GROWTH AND THATCH

 3. LAY SOD BY HAND TO COVEN 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
 NECESSAID.
- NECESSARY

 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.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A
 MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH
 INSTALLATION.
 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
- SITE IN ITS ORIGINAL UNDPENED CONTAINER ÀS MANUFACTURED BY CONWEB OR EQUAL.

 COMMEB OR EQUAL.

 FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TERROT TACK ONE, AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.

 HYDROMILLOH WITH BERMINDA GRASS SEET AT A RATE OF 2 POUNDS PER 1003 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER
- USE A BATTER BOARD AGAINST ALL BED AREAS 10 PREVENT UVER SPRAY.

 FINANCE MISTURE IS PRESENT IN SOL, APPLY WATER AS PRESENT AS PRE

I ANDSCAPE TABUI ATIONS for

. A minimum of 15% of the total area to be permeable landscape

STREET LANDSCAPE/LANDSCAPE SETBACK

. A minimum of 15' landscape setback from public streets

22,892 s.f. (50%

PROVIDED

57 shrubs

PROVIDED

PARKING LOT LANDSCAPE

15' landscape buffer 3 existing trees on property; 3 proposed trees

15' landscape buffer

parking screening 1 existing tree

563 s.f.

3 existing trees; 3 proposed

- 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 CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIGHATO COMMENCING WORK LANDSCAPE
- ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UNDERGROUND UNDERGROUND UNDERGROUND UNDERGROUND AND AN ADMINISTOR SHALL BING GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOL 3° BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1° BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1° BELOW FINAL FINISHED THE STEEL FOR THE SHALL BE AND SHALL BE CROWNED, AND UNFORM THROUGHOUT THE STEE.

 PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING, NO STEEL EDGING SHALL BE CONTAILED AND ACCENT TO BUILDINGS, WALKS OF ADMINISHING AND AND ADMINISHING FOR ADMINISHING AND AND ADMINISHING FOR ADMINISHING AND AND ADMINISHING FOR ADMINISHING AND AND ADMINISHING AND ADMINISH AND ADMINISH AND ADMINISHING AND ADMINISH AND ADMINIS

- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURRENN THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL THESE AND SHAUBS SHALL BE PLANTED PER DETAILS.

 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BUHAR PLANT MATERIAL CAN BE SUSSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT INTERNAL BE PLANT BATE ALL AND BUHAR DE SIZE AND QUALITY INDICATED ON THE PLANT IN THESE SHALL BE PLANTED AT A MINIMUM OF S'FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10" CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE
- PROMISTED.

 ROUBITED.

 IN WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND APOUND ALL TREES AND SHALL BE MIRAR! 1405 WEED BARRIER OR APPROVED EQUAL.

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

IRRIGATION:

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 HEAL THY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAND OR REMOVED, PLANTS MUST BE REPRACED BY A SMILLAR CANDIDATE.

 2. MOWING, TRIMMING, EDDING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REQUILAR MAINTENANCE.

 3. ALL LANDSCAF AREAS SHOULD E 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

- STEEL LADGING SHALL BE 3/15" X 4 X 16 UARN, UNERN UNDUSON
 STEEL LANDSCAPE EDISING UNLESS NOTED OTHERWISE ON
 PLANSIDETAILS.
 RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" 4" DIAMETER RIVER
 ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER
 FILTER FARSING 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.
 BOULDERS SHALL BE ON AVERAGE 30" X 2" X 2" AND A MIN. OF
 500.IBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED.
 APPROXIMATELY 2" BELOW PINISH GRADE. BOULDER SHOULD HAVE A
 WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND
 BOTTOM. ENURER THAT THE BOULDER HAS A NATURAL TOP AND
 BEFORE INSTALLED.

- PRUNING AND TRAMING NOTES

 1. CONTRACTOR SHALL PRINE ALL EXISTING TREES ON-SITE USING STANDARD
 CONTRACTOR SHALL BRINE ALL EXISTING TREES ON-SITE USING STANDARD
 CONTROL SHALL BE TRANMED SO THAT NATURAL SHAPES OF THE PLANTS
 ARE RETAINED.

 1. DO NOT TOP OR HEAD TREES.

 1. PRAILING OR SHEARING OF TREES HAS OCCURRED IN THE PAST.
 SHAPE. WITH THE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL
 SHAPE.

- 4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW IN ON NATURAL SERMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN, AND / OR WEAR BRANCHES FROM ALL TREES ALONG THE MAIN TRUM. STRUCTURE AND WITHIN THE BRANCHING AREA.

 5. IN THE BRANCHING AREA.

 5. IN THE BRANCHING AREA.

 6. IN THE BRANCH



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CALL BEFORE YOU DIG!!! www.texas811.org Texas811 or 1-800-545-6005

CAUTION: OVERHEAD ELECTRIC CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH OLEARANCES AND CONSTRUCTION

ENCEMENT OF ANY NEW CONSTRUCTION TEXAS811 NOTIFICATION SYSTEM

HEET NO. L1.02

Scale 1"=20' - 0"

PART 1 - GENERAL

- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.
- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING 1.2 REFERENCE DOCUMENTS
- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK
- SCOPE OF WORK/ DESCRIPTION OF WORK

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

 1. PLANTING (TREES, SHRUBS, GRASSES)
 1. BED PREP AND FERTULIZATION
 2. NOTIFICATION OF SOURCES

 - WATER AND MAINTENANCE LINTIL ACCEPTANCE
- GUARANTEE B. ALLWORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE
 LAWS, CODES AND REGULATIONS REQUIRED BY ALTHORPHIES MAINED
 LAWS, CODES AND REGULATION REQUIRED BY ALTHORPHIES IN ADMINISTRATION OF PERMITS REQUIRED BY PEOPENAL. STATE AND LOCAL AUTHORPHIES IN
 SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

 C. THE LANDSCAPE CONTROOTOR SHALL VERRY THE LOCATION OF ALL
 UNDERSHOUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE,
 LAK), CABLE, TELEMISTIC, ETC.) PHOR TO THE STATE OF ANY WORK

1.4 REFERENCES

- REFERENCES
 A MARIEGAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION, 59 AMERICAN NATIONAL STANDARDS INSTUTUTE (280.1) P-RATI MATERIAL
 B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDEDS PLANT NAMES.
 C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GAMPLE AND STONE BEFORE INSTALLATION, SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
 BOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- ON THE SOILS IN THE AREA.

 C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.
- 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 SOO SHALL BE LEFT ONE INCH BELOW THE FRANCI GRADE OF WAKES, DRIVES AND CURBS. CONTROL OF T

1.7 SEQUENCING

- 7 SEQUENCING
 A INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO
 INSTALLATION OF LAWINSCULD SOO.
 B WHERE EXISTING TURP AREAS ARE SERVICED TO PLANTING SEDS.
 THE FITTURE AREAS SHALL BE PROPERLY PREPARED WITH AMENDED
 ORGANIC MATTER.

- 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 UNSESTHEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- C. 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 MAINTENANCE.

SET TREE IN PLANTING PIT
 PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT

TREE PLANTING

- COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE. NO PROPERTY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPRATION OF THE WARRANTY FERROD.
- 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. AND LESHIS FHOM SILE PHOMPILEY.

 REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNDICIDES AS REQUIRED. COORDINATE, WEED AND APPLY HERBICIDES AND FUNDICIDES AS REQUIRED. THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE HERBICAN SYSTEM.
- ADEQUATE WATER FROM AN IRRIGATION SYSTEM

 THE LANDSCAPE CONTRACTOR SALL MAINTAIN THE IRRIGATION SYSTEM IN
 ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS
 IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON
 TO MAXIMZE WATER CONSERVATION.
 REAPPLY MULTOH TO BARE AND THIN AREAS.
 M SHOULD SEEDED ANDORS SODDED AREAS NOT BE COVERED BY AN
 AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE
 RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL
 HEALTH IS TAKEN OF GRASS AT WORD DETAILS TO THE OWNER.
 IT DO ACHEVE FINAL FOCCEPTANCE AT THE END OF THE MAINTENANCE
 PERIOD, ALL OF THE POLLOWING CONDITIONS LOSS TO COURT

- IOD, 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.

 ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- ACCEPTANCE.

 SODED AREA MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWNG. HTDROMALICHED AREAS SHALL SHOW ACTIVE HEALTHY GROWTH. GROWTH HEIGHT GROWTH GROWTH HEIGHT GROWTH HEIGHT GROWTH HEIGHT GROWTH GROWTH HEIGHT GROWTH HEIGHT GROWTH HEIGHT GROWTH GROWTH HEIGHT GROWTH GROWTH GROWTH HEIGHT GROWTH GROWTH HEIGHT GROWTH GROWTH GROWTH HEIGHT

- JUMPANIES.

 A. TREES, SHRUBS, GROUNDC/VOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (80 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLDS GROWING SEASON, WHICHEVER CONDESS SOONER; AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WASHIFER PERMIS AND UPON NOTIFICATION OF THE OWNER.

 PLANTS INCLUING TREES, WHICH HAVE PARTIFILLY DIED SO THAT SHAPE.

 PLANTS INCLUING TREES, WHICH HAVE PARTIFILLY 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
- IMMEDIATELY REPAIRED.

 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

1.9 QUALITY ASSURANCE

- DRIVE ROD

SEE CHART FOR RECOMMENDED DEPTHS
 PER TREE SIZE

TREE STAKE SOLUTIONS, LLC.

- 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.
- WORK AND SUPERVISION BY A FOREMAN.

 C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTACT ACT 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 MARE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE. SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

 A THE HIM BEIDS ARE SUBMITITED. THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS INCESSARY TO COMPLETE THE JOB AS SPECIFIED.

 G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING DISTRILLATION. THE OWNERS REPRESENTATIVE MAY ALSO DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- ON SITE

 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER
 APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24
 HOURS OF DELIVERY.
- 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
- INADISTURI.

 8. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOS STIE.

 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

 8. TO AVOID DAMAGE OR STRESS, DUNTY LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MAINIFULTE PLANTS BY THUNK OR STEMS.

2.1 PLANT MATERIALS

- PLANT MATERIALS

 A GENERAL WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN
 STOOK LUSTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO
 NOMMAL TOPS OF PLANTS. PLANT SHEAD REFERS TO NOMINAL DUTER
 BY THE STATE OF THE PLANT SHEAD REFERS TO NOMINAL DUTER
 INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR
 BEGISTON AS TO THEIR ACEPTABLITY SHALL BE FINAL

 B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY.
 ANYTHING CALLED FOR ON DREAD NOT THE OTHER IS AS BINDING AS IF
 SHOWN AND CALLED FOR ON DREAD NOT THE OTHER IS AS BINDING AS IF
 SHOWN AND CALLED FOR ON DREAD NOT THE OTHER IS AS BINDING AS IF
 SHOWN AND CALLED FOR ON DREAD NOT THE OTHER IS AS BINDING AS IF
- CUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTH, VELL SHAPED, FULL BRANCHED AND WELL ROTTED. SYMMETRY IS ALSO IMPERATIVE PLANTS SHALL BE FREE FROM INSECTS. INJURY, DISEASE, BROKEN BRANCHES, SHALL BE FREE FROM INSECTS. INJURY, DISEASE, BROKEN BRANCHES, SHALL BE FREE FROM INSECTS. INJURY, DISEASE, BROKEN BRANCHES, SHALL BE FREE FROM INSECTS. INJURY, DISEASE, BROKEN BRANCHES, SHALL BE FREE FROM INSECTS. INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN OUALITY.
- DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN CULLUTY.

 D. APPROVAL: ALL PLANTS WHICH ARE FOUND INSUITABLE IN BROWTH OR
 ARE UNHEALTHY. BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY
 THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFFER PLANTING AND
 AND GEF ALCED WITH ACCEPT ABLE SPECIMENS.

 AND GEF ALCED WITH ACCEPT ABLE SPECIMENS.

 TERES SHALL BE HEALTHY, FULL BRANCHED, PULL SHAPED AND SHALL
 MEET THE MINIMUM REQUIREMENTS AS SPECIMED ON THE PLANT
 SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200
 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC
 CONDITIONS.

- PHON TO FINAL ACCEPTIONOGE.

 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.
- WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE. UNIFURM SIZE.

 ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT
 SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCUMG ANDIOR GIRDLING
 ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED
 ROOTS).

AT MINIMUM, 1/2* BELO WALK OR CURBIN

Bell y

2 SHRUB PLANTING

4 STEEL EDGING DETAIL

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

- DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING TIREE TRUNKS TO BE STURION; DETRIBE HANDENGS SYSTEMS AND WOOROUS AND FROUS BOOK TO BE STUDION. PLANTING THE SWITH DAMAGED OR OF OCOCKED LEADERS, AREA STANDARD FROM THE SWITH DAMAGED OR OF COOKED LEADERS WE BE REJECTED. THE SWITH DAMAGED OR OF COOKED THE SWITH STANDARD SINCE THE SWITH SWIT

- ROOT FLARE FOR TREES EXCEEDING FOUR NOHES IN CAUPER

 MULT-THUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT,
 MEASURED FROM THE TOP OF THE ROOT BALL

 O ANY TREE OR SHARUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF
 THE ROOT BALL SO THAT THE ROOT FLARE HAS BEEN COMPLETELY
 COVERED, SHALL BE REJECTED SOO OF THE VARIETY NOTED ON THE PLANS
 SOD SHALL BE CLUT FROM HEALTHY, MATURE TURE WITH SOIL THICKNESS
 OF SHAT TO 17. EACH PALLET OF SOID SHALL BE ACCOMPANIED BY A
 CENTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE

2.2 SOIL PREPARATION MATERIALS

- A SANDY LOAM:

 1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY
 LIMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS
 MATERIAL AND REASONABLY FREE OF WEEDS AND
 FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS
 NUTGRASS SHALL BE REJECTED.
- a. CLAY BETWEEN 7-27% b. SILT BETWEEN 15-25%
- c. SAND LESS THAN 52% 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY
- WEIGHT.

 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE
 A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN
 APPROVED SOIL TESTING LABORATORY VERIFYING THAT
 SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
- SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

 ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COUNES AND FIRE TEXTURED MATERIAL. PREMIXED BEDDING SOLI AS SUPPLIED BY VITAL BATTH RESURCES. PREMIXED BEDDING SOLI AS SUPPLIED BY VITAL BATTH RESURCES WITH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR ACID SOIL SHAPS SAND MUST BE FREE OF SEEDS, SOIL PARTICLES.

 SHAPS SAND. SHAPS SAND MUST BE FREE OF SEEDS, SOIL PARTICLES.
- DECOMPUSED, DARK SHOWN.

 ORGANIC FERTILIZER: FERTILIAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR RECUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPPEND CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

PREPARED SOIL MIX

3/16" X 4" X 16" STEEL EDGING WITH

- MISCELLANEOUS MATERIALS

 A STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDOG STEEL OR APPROVED EDULAL EDGING. DURAEDOG STEEL OR APPROVED EDULAL EDGING. DURAEDOG STEEL OR APPROVED SUBSTITUTE, REFER TO DETAILS.

 C. FLEER FABRIC MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE, AVAILABLE AT LONE STAR PRODUCTS, INC. (469-825-0444)

 D. SAND UNFORMLY GRADED, WASHED, CLEAR, BANK RUIN SAND.

- GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
- DECOMPOSED GRANITE BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
- G. RIVER ROCK LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
 B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
- LIFERING AND PLANTING EDGE BY CONTRACTING ANALY EXISTING AND PROPERTY OF THE P
- INTU A LEFTIN OF THE PTS SHALL BE AS FOLLOWS: USE EXISTING 2. BUCKFILL NOT THEE PTS SHALL BE AS FOLLOWS: USE EXISTING 2. BUCKFILL NOTE: USE IMPORTED TOPSOIL AS NEEDED PREF FROM LARGE CLUMPS, BOCKS, DEBRIS, CALLICHE SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY. C. GRASS AREAS:
- RASS AREAS:

 1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGEF 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 TOPSO WHERE THEY ARE GAPED POPEN, THEN WATERED THOROUGHLY.

- 3.2 INSTALLATION

 A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY
 ATTRE ACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE
 LIGHT LICENSTRUCTION HAS BEEN SATISFACTORILY
 ACCOMPLISHED.

 ACCOMPLISHED.

 ACCOMPLISHED.

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 ACCOMPLISHED.

 ACCOMPLISHED.
- ACCOMPLISHED.

 8. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEBS ARE PREPARED AND AREAS ARE REDDY FOR PLAYTING, ALL PROFICE TO THE WINDS ARE SHOWN FOR PLAYTING, ALL 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 WIND AND BALLS OF EARTH OF B A B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN CONTROL OF THE PLANTS AND SHALLS BE AND SHOWN OF THE PLANTS OF THE THE THE PLANTS OF THE PLANTS OF THE THE PLANTS OF THE PLANTS OF THE THE PLANTS OF THE
- PUBLION THE THESS AND SHROBS IN THEIR MITENDED LOCATION AS DEVELOPING.

 NOTIFY THE OWNER'S ALTHORIZER PERSESSITATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

 EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. THEE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND STITLED, THE PHISH OF THE STREET OF THE WATER IN THE WATER.
- 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. A PVC STAND PIPE PER TIRE IF THE PERCOLATION TEST FAILS.
 BACKFILL ONLY WITH 5 PARTS EXISTING SOLI OR SANDY LOAM AND 1
 PART BED PREPARATION. WHEN THE HOLE IS DUE IN SOLID PROCK.
 SETTLE 5V WALTERING TO PREVENT AIR POCKETS. REMOVE THE
 BURLAP FROM THE TOP J. OF THE BALL AS WELL AS ALL NYLOW,
 HASTIC STRING AND WIRE. CONTAINER TRES WILL USUALLY BE
 ROOT BOUND. IF SO POLLOW STANDARD NURSERY PRACTICE OF
 ROOT SCORMS.
 DO NOT WARP TRES.
 DO NOT WARP TRES.

- PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE

- PIT.

 O. 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 OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT IESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6') INCHES BELOW THE BOITTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLIDE THE REMOVAL FROM THE STET OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE OF THE CONTROL OF THE LANDSCAPE OF THE CONTROL OF THE LANDSCAPE OF THE COST OF THE COST
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
- PREVAILING WINDS.

 PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDA WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING I ARBORIST ASSOCIATION OF STANDARDS PROVIDED BY HE NATO ARBORIST ASSOCIATION OF STANDARDS PROVIDED BY HE NATO BE ADMINISTED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES SHOT PREMITTED. DO NOT COUT TERMINAL BE ARCHITES NOT PREMITTED. DO NOT COUT TERMINAL SHALL BE ARCHITED.

 2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

 3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLET.

- STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
 ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
- BENDS.

 2. TOP OF EDGING SHALL BE X* MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

 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 CURBS.

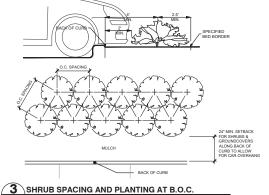
- 3.3 CLEANUP AND ACCEPTANCE

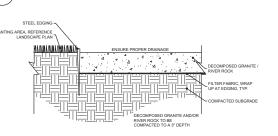
 A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TIOO, ARE NEAT AND STALL BE SO. ORGANIZED SO THAT THEY, TIOO, ARE NEAT AND SITE AS WORK, PROCRESSES. KEEP PAYED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

 B. REPAIR RUTS, HOLES AND SCARED IN GROUND SUPFACES.

 C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN WIGGROUG AND HEALTH FORWING COMDITION.

- WITHIN 24 HOURS.
 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 WITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GURANATE PERIODS WILL COMMENCE.





5 DECOMPOSED GRANITE / RIVER ROCK

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES

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1.10 PRODUCT DELIVERY, STORAGE AND HANDLING
A PREPARATION
1. BALLED AND BURLAPPED BB PLANTS; DIG AND PREPARE SHIPMENT
IN A MANNET HAY 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. DELIVER

B. DELIVER

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 DIV, PAUT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE.

2. DEBLYER OF ACCESS.

PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

- - DO NOT OVER PRUNE.

 REMOVE NURSENY TAGS AND STAKES FROM ALL PLANTS
 REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACINS PLANTS. REMOVE
 SIDES AFTER PLACEMENT AND PARTIAL BACKFULING.
 REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES
 AFTER PLACEMENT.

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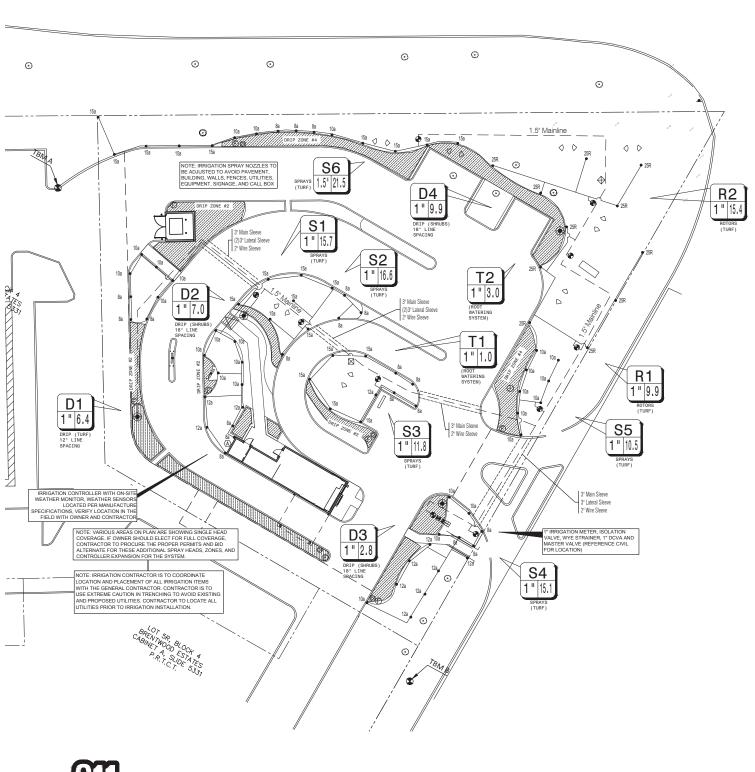
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SLEEVING NOTES

- PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
- 2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTO
- 3. INSTALLATION OF SLEEVES SHALL BE TWENTY FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
- 4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
- 5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL
 ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND
 DURING THE INSTALLATION OF THE SYSTEM.
- CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
- 3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
- IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.

- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
- ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY,
 TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING
 OVER CURBS.
- 14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- 15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
- PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
- PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
- IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087 WWW.TECO.STATE.TX.US.

IRRIGATION LE	GEND		
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
R20 •	NOT USED		
25R.	ROTORS WITH MPR NOZZLES	HUNTER	PGP-04-PRB
0	FULL-CIRCLE BUBBLERS	HUNTER	PROS-06-PRS30 WITH PCN25 NOZZLES
•	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
\oplus	1" TREE CONTROL ZONE KIT	HUNTER	
	HDL DRIPLINE	HUNTER	HDL-06-12-CV AND HDL-COP
©	LINE FLUSHING VALVE	HUNTER	AFV-B
0)	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
•	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-25

●	DRIP CONTROL VAL	VE	HUNTER	ICZ-101-LF-25	
IRRIGATION	LEGEND				
SYMBOL	DESCRIPTION	DESCRIPTION			
\Box	1" IRRIGATION METE	1* IRRIGATION METER (EXISTING)			
(A)	HUNTER - PRO-C-16 STATION - WITH RAIN AND FREEZE SENSORS				
М	ISOLATION VALVE				
~	LATERAL PIPING	F	REFER TO PLAN	CLASS 200 PVC	
<u> </u>	MAINLINE PIPING	REFER TO PLAN	SCH. 40 PVC, SIZED AS SHOWN (INS	STALL THRUST BLOCKS AS NECESSARY)	
======	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE				
	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC				
D1)	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)			DRIP)	
1"8.8	VALVE SIZE	VALVE SIZE			
[GPM	GPM			

IRRIGATION PROJECT NOTES

- THE LOCATION OF MAININE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAYED MEDIS FOR DESIGN CLARIFT ONLY PRIMATION ELBERNET MAY BEEN SHOWN FOR THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARIFY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN PERVIOUS AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED AS PRAPARTS ELECTES AS SPECIFIED.
- ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.

- REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALUES, AND WIRMS PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WINW.HUNTERNIDUSTRIES.COM
- IRRIGATION ROTOR HEADS SHALL BE PGP ULTRA MODELS PGP-04-PRB WITH MPR NOZZLES.
- SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENDIO AND OF VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
- 13. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3° SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10161. SWIVEL HOSE ELIS AS PART OF THIS CONTRACT.
- 14. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C, 16 STATION WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
- INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC ETTINGS PLD-LOC 075, PLD-LOC 080, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC CAP, PLD-LOC MOSE PHED-LOC PLT-RIMOS RID-075, PLD-080, PLD-LEB, PLD-076, PLD-LOC PLD-LOC PLD-LOC PLD-LOC PLD-075-TISTEE, PLD-8V. USE ECO-INDICATOR ECO-LD USE LINE FLUSTING VALVE HUTTER APV-8.
- ROOT BUBBLERS SHALL BE HUNTER FULL-CIRCLE BUBBLERS WITH PROS-06-PRS30 WITH PCN MODEL 25 NOZZLES.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS
MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

COVERAGE:
VARIOUS REAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE. CONTRACTOR TO PROCURE THE PROPER PERMITS AND BIO ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.







CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES

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A PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS

1.2 RELATED WORK

A. SECTION 32 8424 - IRRIGATION SYSTEM

1.3 REFERENCE STANDARDS A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS 2.1 GENERAL

- B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF

PART 3 - EXECUTION

- SLEEVE FROM FINISH GRADE.
- B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES, CAP PIPE ENDS.
- A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.
- B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL 1.1 DESCRIPTION

PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS
SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY
PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

- d. AS BUILT DRAWINGS
- B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR
- C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS
- D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS
- E. SECTION 32 9300 LANDSCAPE
- F. SECTION 32-8423 UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS
- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) LATEST EDITION.

WYE STRAINER

ISOLATION VALVE

- 1.4 QUALITY ASSURANCE AND REQUIREMENTS
- PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.
- B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS

LFROM WATER METER

DOUBLE CHECK ASSEMBLY

REF. PLAN FOR SIZE)

NOTE:

1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH
DEPARTMENT. VERIEY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR
TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

- SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- HALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS ND REQUIREMENTS OF THE SAME.

- b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES

- 1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

- c. GATE VALVES

- E. EQUIPMENT TO BE FURNISHED:
- i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

METER BOX FINISH GRADE/

SCHEDULE 40, BRASS OR GALVANIZED NIPPLE AS REQUIRED

L 4" THICK LAYER OF GRAVEL

- ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RU NID REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY NCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS HALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATION
- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND

1.5 SCHEDULE OF MATERIALS

- A. MATERIALS LIST:
- SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- . A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 2. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT
- f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
- CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SE OF PRINTS.
- CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.
- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE
- a. CONNECTION TO EXISTING WATER LINES

- d. ROUTING OF SPRINKLER PRESSURE LINES
- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES
- D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE, DATE AND SIGN ALL DRAWINGS.

- ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER
- b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- 1.5 MAINTENANCE AND GUARANTEE

HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL

WATERPROOF -CONNECTORS (2)

3 IN-LINE VALVE (ICV) WITH ISOLATION VALVE

HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR

SCH. 80 CLOSE NIPPLE MATCH SIZE TO VALVE

18"-24" COILED WIRE -

SCH. 80 CLOSE NIPPLE,
SIZE PER RCV

IRRIGATION LATERAL

- B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.
- PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.
- B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION.
 DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE
 NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE
 DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS
- COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.
- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.
- C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

PART 2 - PRODUCTS

- B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- PVC PIPE: CLASS 200 SPR 21
- E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS. H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

- 3.1 INSPECTION:
- a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL
- SIZE DIMENSIONS. b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACT
 BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPE
 OR NEGLECT.
- C. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL IN OI INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREE SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

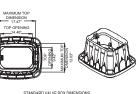
3.2 PREPARATION

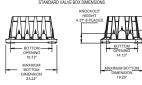
- a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

- ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- B. WATER SUPPLY:
- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.
- b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DI CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES ACTUAL SITE CONDITIONS.

SCH. 80 CLOSE NIPPLE, SIZE PER RCV

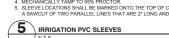
✓ ISOLATION VALVE













a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE

CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE

CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC FROM TRENCHES. LAY PIPE'TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORME TRENCHES SHALL NO! BE BALKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

D. ASSEMBLIES

ONE OVER THE OTHER.

TO THE DRAWINGS

FLUSHING OF SYSTEM:

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR

ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE
PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES
OF ADEQUATE SIZE. SEE SECTION 32 8423.

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

C. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WERNCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED

WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPAR WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRE FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM

TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED

NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS

- 4" MIN CLEARANC

C. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES RETWEEN VALVES

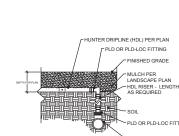
INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR

AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN

APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE





6 PIPE AND WIRING TRENCHING

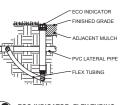
JIES.

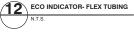
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.

2. FOR PIPE AND WIRE BURNAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"

3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.









a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING, BACKFILLING MATERIALS MAY BE
PLACED IN TRENCHES IN LIFTS TO ENSURE STRABLITY OF THE LINE UNDER THE PRESSURE OF
BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL
PERIOD OF TEST.

C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PAINTING AREAS IS COMPLETE AND AGOULTE. FUNDSH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

□ 4 □ 4

0=

NOTE:

1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES.
VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

PRO-C CONTROLLER W/SOLAR SYNC SYSTEM

°

THE SYSTEM.

J. SPRINKLER HEADS:

3.4 TESTING

END OF SECTION

COMPATIBLE HUNTER CONTROLLERS: ICC. PRO-C. PCC

1-1/4". 1-1/2" OR 2" CONDUIT FOR

VALVE WIRES AS APPROPRIATE BY

IENCEMENT OF ANY NEW CONSTRUCTION TEXAS811 NOTIFICATION SYSTEM

CALL BEFORE YOU DIG!!! www.texas811.org Texas811 or 1-800-545-6005

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SP

FARRANT AND

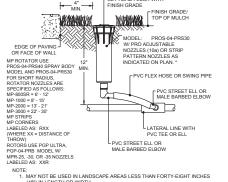
8 AND HEET NO. L2.02

9 TREE BUBBLER ASSEMBLY WITH HUNTER PROS-06-PRS30

HUNTER DRIPLINE HDI -COP 10 PROFESSIONAL LANDSCAPE DRIPLINE SECTION VIEW



CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES



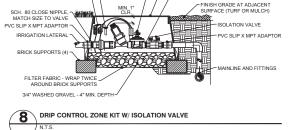
SET HEAD FLUSH WITH FINISH GRADE

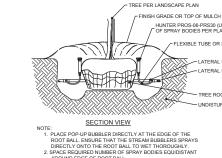
POP-UP SPRAY BODY OR POP-UP ROTOR

NOTE:

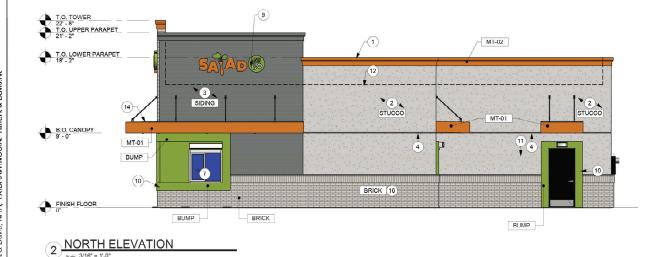
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES
(48") IN LENGTH OR WIDTH.

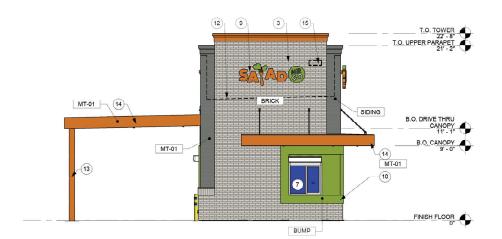






SOUTH ELEVATION Scale: 3/16" = 1'-0"





4 EAST ELEVATION

Scale: 3/16" - 1'-0"



EXTERIOR ELEVATION KEYNOTES

- METAL CAP PAINTED SW 6887 116-C5 "NAVAL". AT METAL SIDING LOCATION, MATCH THE PARAPET CAP WITH METAL SIDING.
- 2. WESTERN ONEKOTE PAITED SAND FINISH SYSTEM
- 3. METAL SIDING. MBCI CF ARCH. PANEL, SLATE GRAY.
- 4. STUCCO CONTROL JOINTS
- 5. FIRE DEPARTMENT KNOX BOX
- 7. SLIDER WINDOW WITH DOUBLE INSULATED GLASS
- 8. FIXED WINDOW WITH DOUBLE INSULATED GLASS
- BUILDING SIGNAGE.
- 10. POP-OL

6. ROOF DRAIN

- 11. ELECTRICAL EQUIPMENT. UTILITY BOXES AND CONDUIT TO BE PAINTED TO MATCH BUILDING COLOR. REF: ELECTRICAL
- . ROOF LINE, BEHIND
- 13. PAINTED STEEL COLUMN
- 14. PAINTED C-CHANNEL CANOPY
- 15. BUILDING ADDRESS16. BRICK FINISH AS SPECIFIED.

REVISION SCHEDULE

REV DATE BY DESCRIPTIONS

THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT. SITE SPECIFIC MODIFICATIONS

MADE UNDER THE RESPONSIBLE

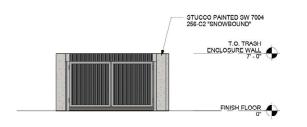
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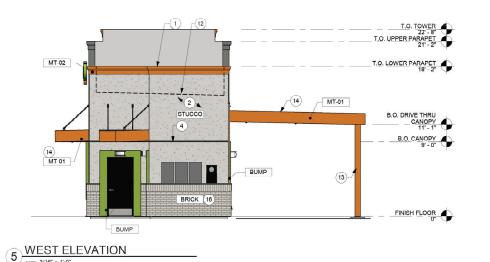
FACADE REVIEW: 9/15/2021

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 ECALE DRAWINGS.

MATERIAL CALCULATION NORTH SOUTH MATERIAL TOTAL ELEVATION AREA 100 1013 100 NON-GLAZED DOORS AND WINDOWS 23 2.36 GLAZED DOORS AND WINDOWS 1.64 16 4.58 40 4.11 23 7.06 46 1.77 TOTAL (GLAZED/NON-GLAZED DOORS AND WINDOWS) 974 100 74.77 197 20.25 66 METAL 27.00 46 13.81 242 24.87 52 15.95 603 23.14 STUCCO 516 11.41 | 534 | 54.88 | 208 | 63.80 | 1296 | 49.73 52.98 38



3 DUMPSTER ENCLOSURE



OWNER

SALAD AND GO CONCEPTS, LLC 743 N. GILBERT RD GILBERT, AZ 85234

MATTHEW COPENHAVER (410) 371-1563

ARCHITECT

ROGUE ARCHITECTS 513 MAIN STREET, SUITE 300 FORT WORTH, TEXAS 76102

DONNY RORSCHACH (817) 820-0433 PHONE (682) 244-8917 FAX CONTACT: ASHLEY MORELAND N. TARRANT PKWY & DAVIS
8900 N. TARRANT PARKWAY
NORTH RICHLAND HILLS, TX 76128

PROJECT#:

ORIGINAL ISSUE DATE: 07/26/2021
PRODUCTION DESIGNER: S. CLARK

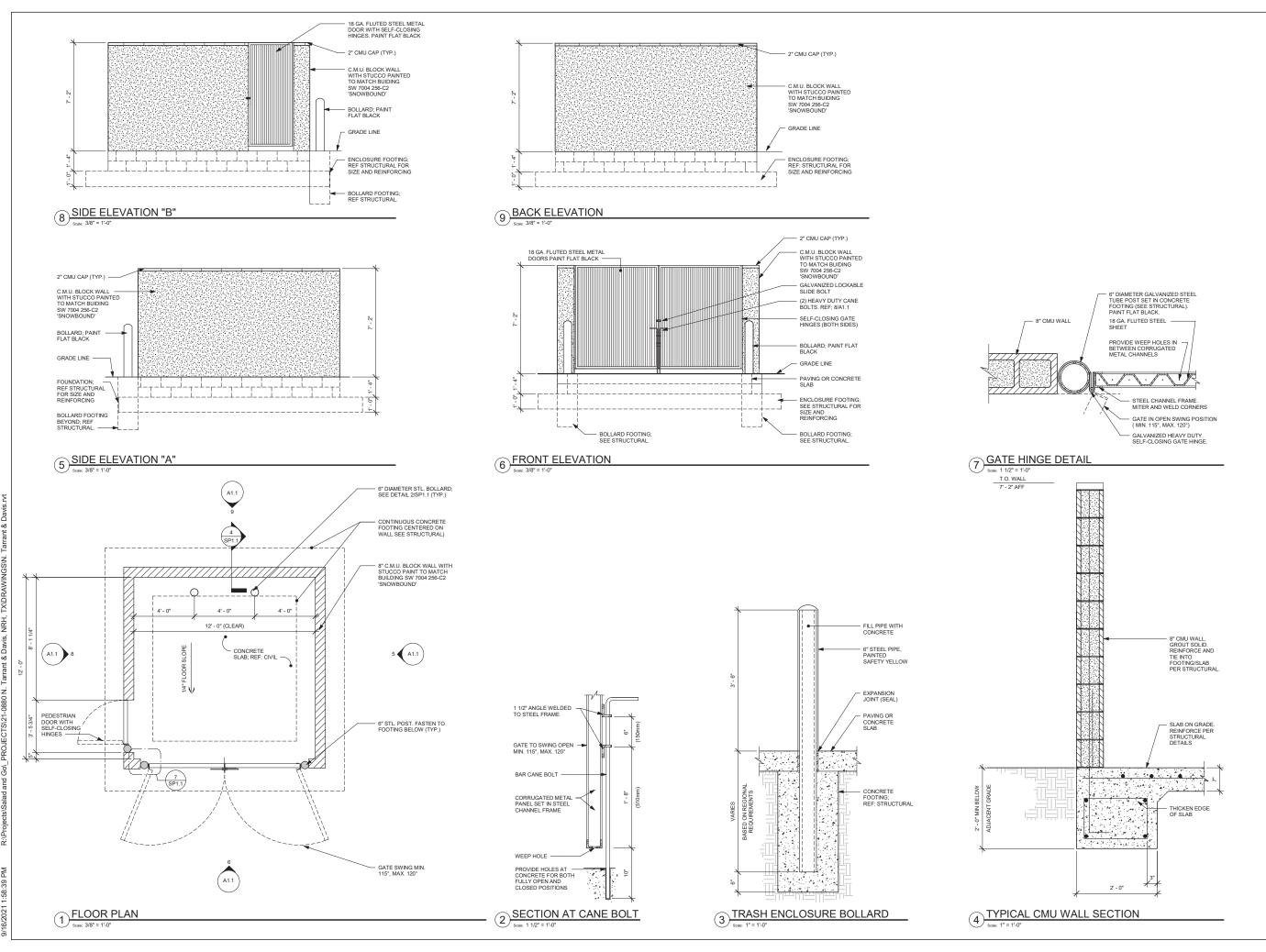
A. MORELAND

CHECKED BY:

FACADE PLAN

SHEET NUMBER

FP-01





513 MAIN STREET, SUITE 30 FORT WORTH, TEXAS 76102 (817) 820-0433

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		REV	SION SCHEDULE
REV	DATE	BY	DESCRIPTIONS



PROJECT #:

21-0

PRODUCTION DESIGNER: S. CLARK

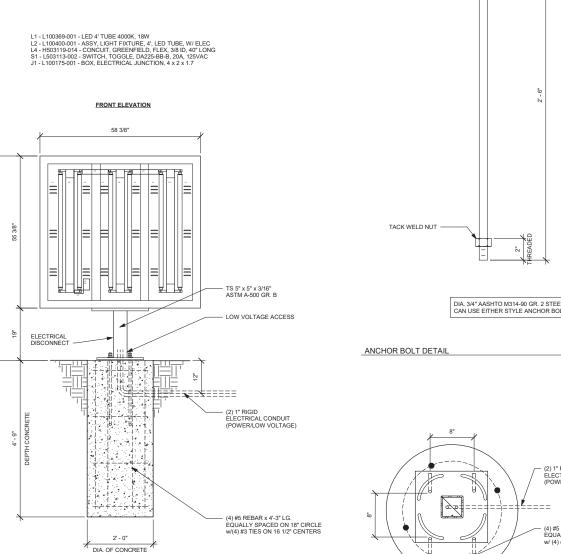
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SHEET TITLE:

DUMPSTER ENCLOSURE EXHIBIT

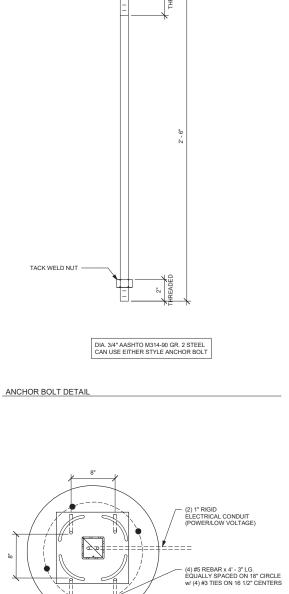
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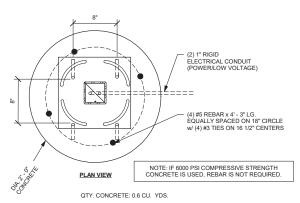
SP1.1



NOTE: IF 6000 PSI COMPRESSIVE STRENGTH CONCRETE IS USED, REBAR IS NOT REQUIRED.

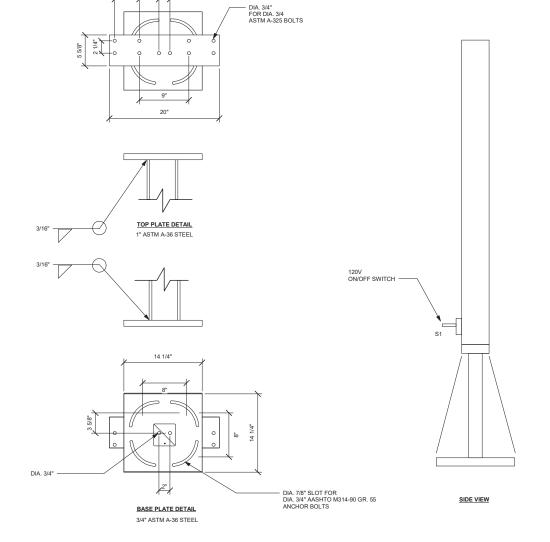
DT MENU BOARD ELEVATION VIEW





DT MENU BOARD BASE

PLATE



DT MENU BOARD PLATE

DETAIL





FACADE REVIEW: 9/15/2021

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REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS



PROJECT #:

PRODUCTION DESIGNER: S. CLARK

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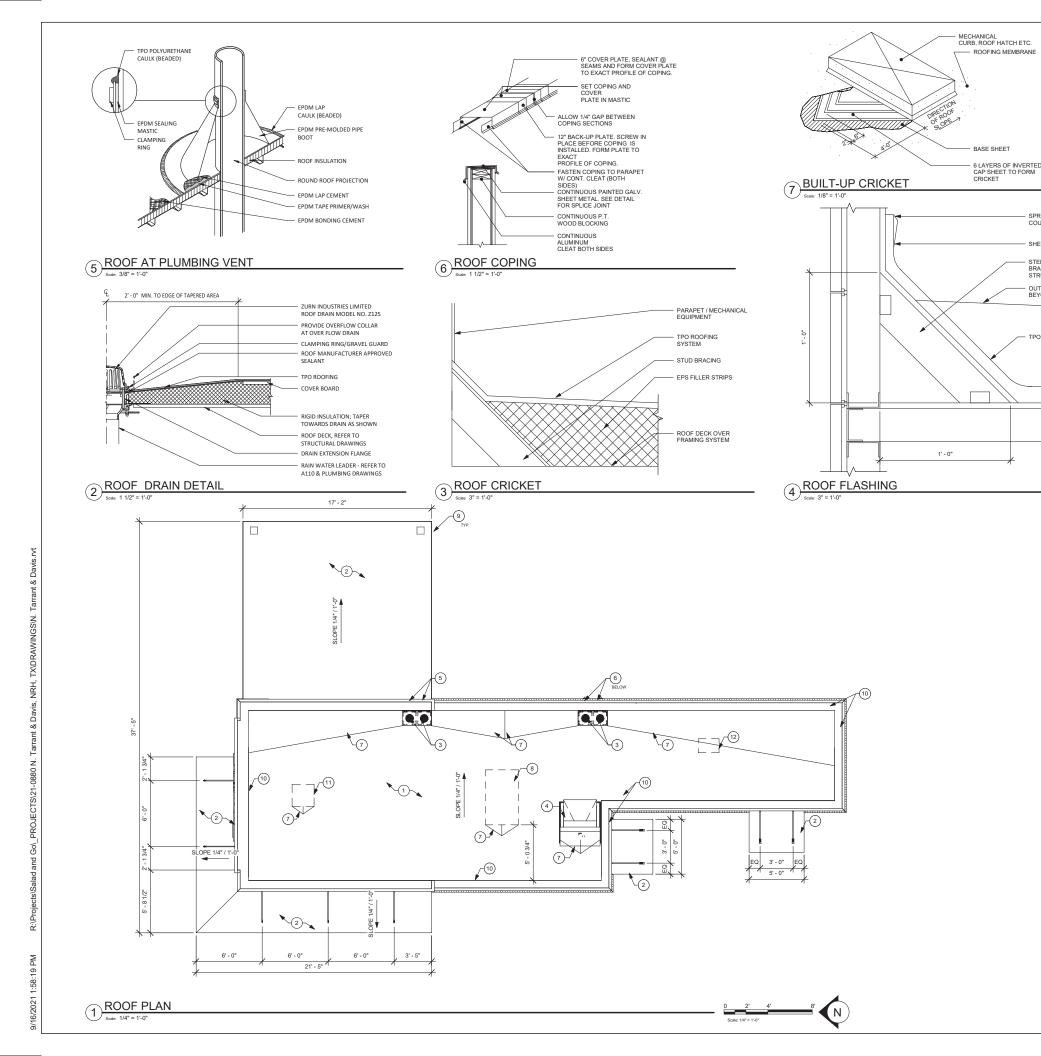
SHEET TITLE:

SITE DETAILS

DT MENU BOARD ON/OFF

SWITCH

SP1.2



GENERAL NOTES

- A. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING HIS PROPOSAL FOR WORK.
- B. REFER TO ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- C. REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN/LEADER SIZES.
- D. RIDGE AND VALLEY OF ROOF SLOPES OCCUR BY SLOPING ROOF FRAMING AND WARPED DECK (TYPICAL), EXCEPT WHERE TAPERED INSULATION IS INDICATED. PROVIDE CRICKETS OF TAPERED INSULATION AT EQUIPMENT CURBS, ROOF DRAINS, SCUPPERS OR ANY OTHER INTERRUPTIONS IN THE SLOPE OF THE ROOF TO MAINTAIN 1/4" SLOPE PER FOOT.
- E. STRUCTURAL SUPPORT IS REQUIRED FOR ALL WOOD FRAMED PARAPETS AND CRICKETS OVER 5-0° ABOVE T.O.S. REFER TO STRUCTURAL DRAWINGS AND WALL SECTIONS.
- F. CONTRACTOR WILL ENSURE POSITIVE DRAINAGE OF THE ROOF TO DRAINS AND SCUPPERS WITHOUT PONDING.
- G. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER THE DETAILS ON THE ROOF PLAN.
- H. FLASHING TO BE 24 GAUGE GALVANIZED STEEL.

ROOF PLAN KEYNOTES

- TPO ROOFING SYSTEM INSTALLED PER MANUFACTURER'S INSTRUCTIONS, JOHNS MANVILLE STERM-S/1, 60 MIL MEMBRANE (OR APPROVED EQUAL), OVER RIGID INSULATION BOARD, MIN R-25 INSTALLATION VALUE WITH 20 YEAR WARRENTY.
- 2. 22 GA. MIN. THICKNESS CORROSION RESISTANT METAL ROOF DECK ON 2X METAL TUBE STEEL 5"-0" O.C. REF: STRUCTURAL.
- 3. ROOF DRAIN AND OVERFLOW DRAIN.
- 4. ROOF ACCESS HATCH.

COUNTERFLASHING

SHEET METAL REGLET

STEEL STUD PARAPET BRACING AT 24" OC. SEE STRUCTURAL.

OUTLINE OF CRICKETS BEYOND

TPO ROOFING

- 5. ROOF DRAIN LEADER. DRAINS TO ROOF BELOW.
- 6. ROOF DRAIN LEADER. DRAINS TO DAYLIGHT.
- 7. ROOF CRICKETS, TYP.
- 8. MECHANICAL UNIT CURB. PROVIDE CRICKET AT BASE.
- STEEL COLUMN, TYP.
- 10. METAL COPING AT PARAPET.
- 11. EXHAUST FAN: WATER-PROOF AROUND PENETRATION.
- 12. COOLER CONDENSER.

ROGUE ARGHIEGIS

513 MAIN STREET, SUITE 30 FORT WORTH, TEXAS 76102 (817) 820-0433

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FACADE REVIEW: 9/15/2021

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REVISION SCHEDULE					
DATE	BY	DESCRIPTIONS			
	DATE	DATE BY			



8900 N. TARRANT PARKWAY NORTH RICHLAND HILLS, TX 76128

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ROOF PLAN

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