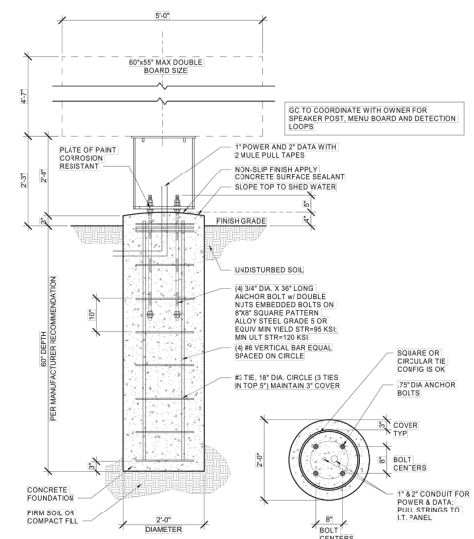
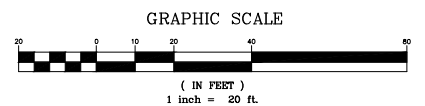


2 ENLARGED TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



1 MENU BOARD FOUNDATION  
3/4" = 1'-0"

SITE INFORMATION & REQUIREMENTS	
CURRENT ZONING	C-1 (COMMERCIAL)
LAND USE DESIGNATION	RETAIL COMMERCIAL
LOT AREA	1.061 AC. OR 45,997 SF.
BUILDING AREA	1,984 SF.
LOT COVERAGE	4.6%
AREA OF IMPERVIOUS COVERAGE	73.2%
PARKING	REQUIRED: 12 SPACES MIN. 6 QUEUE SPACES MIN. PROVIDED: 20 SPACES TOTAL (1 VAN ADA) 10 QUEUE SPACES
BUILDING HEIGHT	26'-4" (TOP OF PARAPET)
LAND USE	QUICK SERVICE RESTAURANT



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ISSUE BLOCK

NO.	TITLE	DATE
1	REVIEWED	08/08/2022
2	NO AERIAL	08/29/2022
3	PARKING	10/03/2022
4	LANES	10/18/2022

DOCUMENT DATE: 07-25-2022  
CHECKED BY: KK  
DRAWN BY: RCD

8554 DAVIS BOULEVARD  
NORTH RICHLAND HILLS, TX 76182  
PROJ NUMBER: 28-22-10017

NO.	TITLE	DATE
1	REVIEWED	08/08/2022
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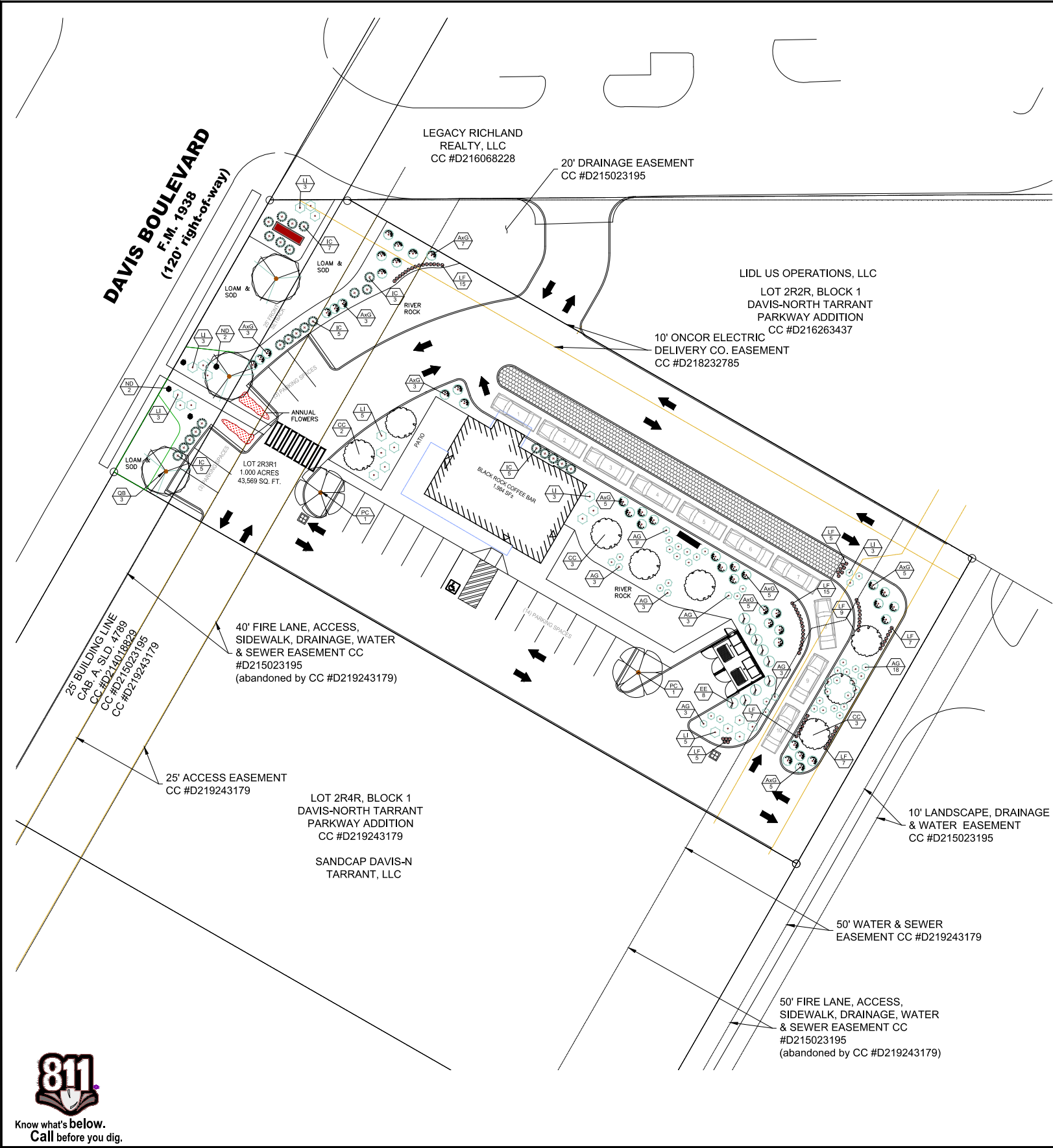
CONCEPTUAL  
SITE  
PLAN

PROJECT/CASE # 28-22-10017

SHEET:  
**CSP-1**

REFERENCES:  
1. "CITY OF NORTH RICHLAND HILLS CODE OF ORDINANCES" ADOPTED: 12/02/21.

SIGNAGE NOTES:  
WALL SIGNS ARE PERMITTED ON UP TO TWO BUILDING FACES, AND THE TOTAL SIGN AREA MUST NOT EXCEED 15% OF THE HABITABLE WALL AREA (THE AREA OF THE INTERIOR WALL PARALLEL AND ADJACENT TO THE EXTERIOR WALL SURFACE). THE WALL SIGNS ON TOWER PORTIONS OF A BUILDING MUST NOT PROJECT ABOVE THE APPARENT FLAT ROOF OR CORNICE LINE OF THE BUILDING.  
MONUMENT SIGNS ARE PERMITTED ON THE STREET FRONTAGE. THE SIGNS MAY BE SEVEN FEET IN HEIGHT, WITH A MAXIMUM STRUCTURE SIZE OF 75 SQUARE FEET AND A MESSAGE AREA OF 50 SQUARE FEET. THE SIGN MESSAGE AREA MUST BE SURROUNDED BY AT LEAST EIGHT INCHES OF SIGN STRUCTURE CONSISTING OF MASONRY.



GENERAL LANDSCAPE NOTES:

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LEGIBLY MARKED BEFORE BEGINNING INSTALLATION OF PLANT MATERIAL, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION.

ALL PLANTS MUST BE CONTAINER GROWN AS INDICATED ON PLANT LIST.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

ALL TREES SHALL BE PLANTED PER THE TREE PLANTING DETAIL, THIS SHEET. ALL SHRUBS SHALL BE PLANTED PER THE SHRUB PLANTING DETAIL, THIS SHEET. ALL PALM TREES SHALL BE PLANTED PER THE PALM TREE PLANTING DETAIL, THIS SHEET.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON SITE DESIGNATED TO BE SEED, SHALL BE COMPLETELY SODDED.

SEEDING AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

ALL SOD AREAS SHALL BE GRADED SMOOTH TO ALLOW FOR COMPLETE CONTACT BETWEEN SOD AND SOIL. SOD SHALL BE WATERED REGULARLY, DEPENDING ON WEATHER AND SEASON, SO AS NOT TO ALLOW SOIL TO DRY OUT AND ALLOW FOR SOD TOP BE ESTABLISHED. ANY SODDED AREAS THAT DO NOT ESTABLISH BEFORE ACCEPTANCE BY OWNER SHALL BE RE-SODDED AS PER ABOVE AT NOT COST TO OWNER.

SOIL AMENDMENTS  
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 1 LB PER 1,000 SQ. FT. GROUND AGRICULTURAL QUALITY LIMESTONE AND 1 LB PER 1,000 SQ. FT. 31-5-10 TYPE B TOP DRESSING FERTILIZER THOROUGHLY WATERED INTO THE SOIL.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

LANDSCAPE EDGING TO BE "BEND A BOARD" EDGE 2"x4" SECTIONS AND SHALL BE BROWN IN COLOR.

ALL AREAS DESIGNATED ON THIS PLAN TO RECEIVE SHRUBS AND PLANTINGS SHALL BE TOP DRESSED WITH CHOCOLATE/ BROWN MULCH, AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP MULCH SHALL BE EVEN WITH TOP OF CURBS, PAVING OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x6"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

ALL DISTURBED AREAS SHALL RECEIVE 4" TOPSOIL AND SOD.

ALL LANDSCAPED AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS.

ALL LARGE AND ORNAMENTAL TREES MUST BE ON BUBBLER/DRIIP IRRIGATION ON SEPARATE ZONES FROM TURF GRASS.

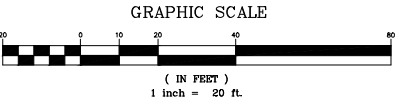
PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	OB	3	Texas Red Oak / Quercus buckleyi	7 gal	3" Cal	8' min.
	PC	2	Chinese Pistache / Pistacia chinensis	7 gal	3" Cal	
	CC	8	Oklahoma Redbud/Cercis Canadensis var. texensis	7 gal	2"-3" Cal	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AG	51	Dwarf Glossy Abelia/Abelia X grandiflora (dwarf cultivars)	3 gal		2' min.
	ND	4	Nandina/Nandina domestica	3 gal		2' min.
	EE	8	Ebbinge's Silverberry/Elaeagnus X ebbingae	3 gal		4'-6'
	IC	25	Carissa Holly/Ilex cornuta 'Carissa'	3 gal		2' min.
	LI	25	Semi-Dwarf Crape Myrtle / Lagerstroemia indica (semi-dwarf cultivars)	3 gal		2' min.
	LF	57	Texas Sage / Leucophyllum frutescens (cultivars)	3 gal		2' min.
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AG	42	Bushy Bluestem/Andropogon glomeratus	2 gal		

LANDSCAPE REQUIREMENTS

REQUIREMENT	CODE	REQUIRED	PROVIDED
15% OF TOTAL SITE AREA TO BE LANDSCAPED	43,569 TOTAL SF X 15% = 6,535 SF	6,535 SF REQUIRED	11,854 SF PROVIDED
1 LARGE TREE/ 20 PARKING SPACES	30/20 = 1.5	2 TREES	2 TREES
1 LARGE TREE/ 50 LF OF FRONTAGE	124.53'/50' = 2.49	3 TREES	3 TREES
10 SMALL SHRUBS/ 50 LF OF FRONTAGE	124.53'/50' = 2.49 x 10=24.9	25 SHRUBS	25 SHRUBS

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).



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No.	Revisions/Comments	Date
2	UPDATED PER REVISED LAYOUT COMMENTS	10/18/2022
1	UPDATED PER REVISED LAYOUT COMMENTS	10/03/2022

**black★rock**  
COFFEE BAR  
BLACK ROCK COFFEE  
8354 DAVIS BOULEVARD  
NORTH RICHLAND HILLS, TX 76182

Project No: 28-22-10017  
Scale:  
Drawn: RCD  
Checked: KK  
Date: 08/10/2022

LANDSCAPE PLAN

Drawing No: L 1.0





SIDE ELEVATION (SECONDARY FACADE)			
MATERIAL	CATEGORY	AREA (S.F.)	%
LIMESTONE	A	343 S.F.	38%
STUCCO	B	22 S.F.	3%
WOOD STONE VENEER	A	497 S.F.	55%
CANOPY (METAL)	ACCENT	34 S.F.	4%
DOORS & WINDOWS		-268 S.F.	30%
TOTALS		896 S.F.	100%

REAR ELEVATION			
MATERIAL	CATEGORY	AREA (S.F.)	%
LIMESTONE	A	383 S.F.	46%
STUCCO	B	278 S.F.	33%
BRICK	A	162 S.F.	20%
CANOPY (METAL)	ACCENT	5 S.F.	1%
DOORS & WINDOWS		-72 S.F.	
TOTALS		828 S.F.	100%

DRIVE THRU ELEVATION			
MATERIAL	CATEGORY	AREA (S.F.)	%
LIMESTONE	A	215 S.F.	20%
BRICK	A	320 S.F.	29%
WOOD STONE VENEER	A	199 S.F.	18%
EIFS	B	346 S.F.	32%
CANOPY(METAL)	ACCENT	12 S.F.	1%
DOORS & WINDOWS		-75 S.F.	
TOTALS		1,092 S.F.	100%

FRONT ELEVATION (PRIMARY FACADE)			
MATERIAL	CATEGORY	AREA (S.F.)	%
LIMESTONE	A	323 S.F.	57%
STUCCO	B	39 S.F.	7%
WOOD STONE VENEER	A	180 S.F.	32%
CANOPY (METAL)	ACCENT	23 S.F.	4%
DOORS & WINDOWS		-206 S.F.	
TOTALS		569 S.F.	100%

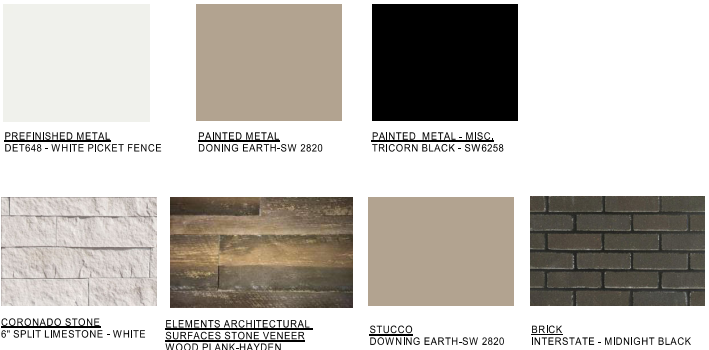
ARCHITECTURAL DESIGN STANDARDS (SEC 118-694)

A. ARTICULATION STANDARD

1. VERTICAL ARTICULATION
  2. HORIZONTAL ARTICULATION
  3. A PROMINENT 3D LANDMARK FEATURE-TOWER OFFSET GREATER THAN 30%
- B. ORNAMENTATION STANDARD
1. ENHANCED EXTERIOR LIGHTING INCLUDING WALL SCONCES AND DOWN LIGHTS IN CANOPIES
  2. CHANGES IN MATERIAL SELECTION INCLUDING MODULE SIZE, COLOR AND TEXTURE
  3. CORNICE

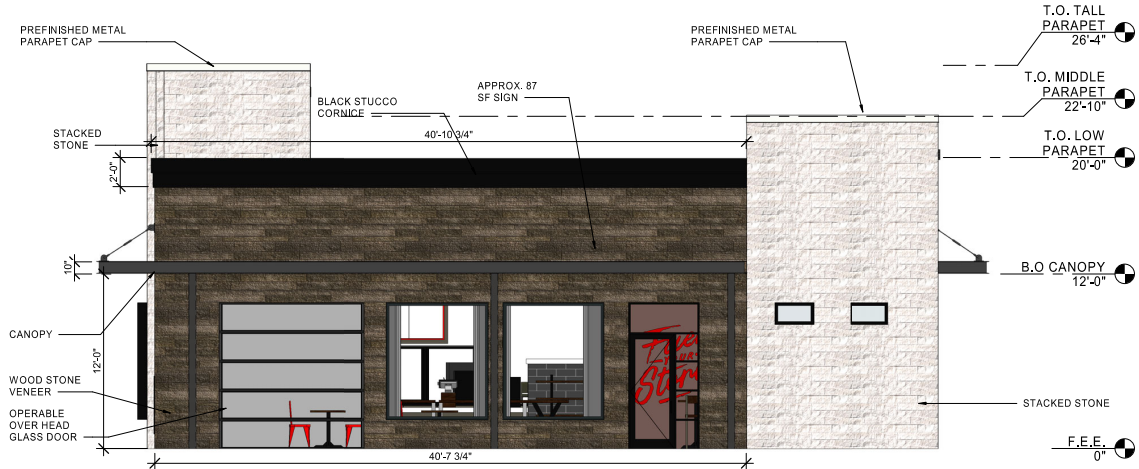
C. CONSERVATION STANDARDS

1. CANOPIES
2. 30% WINDOW COVERAGE ON SECONDARY FACADE
3. COOL ROOF-FLAT ROOF WITH WHITE MEMBRANE

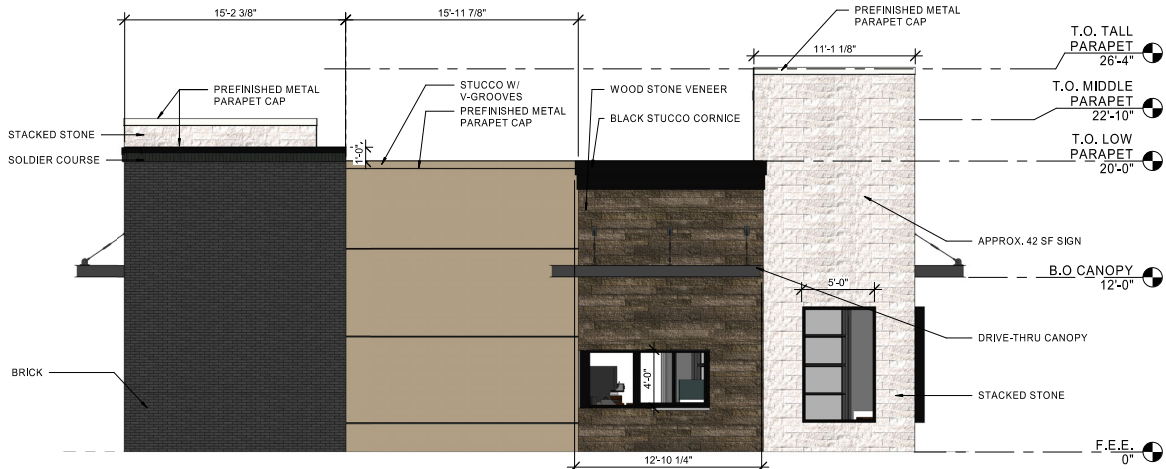


5 EXTERIOR FINISHES

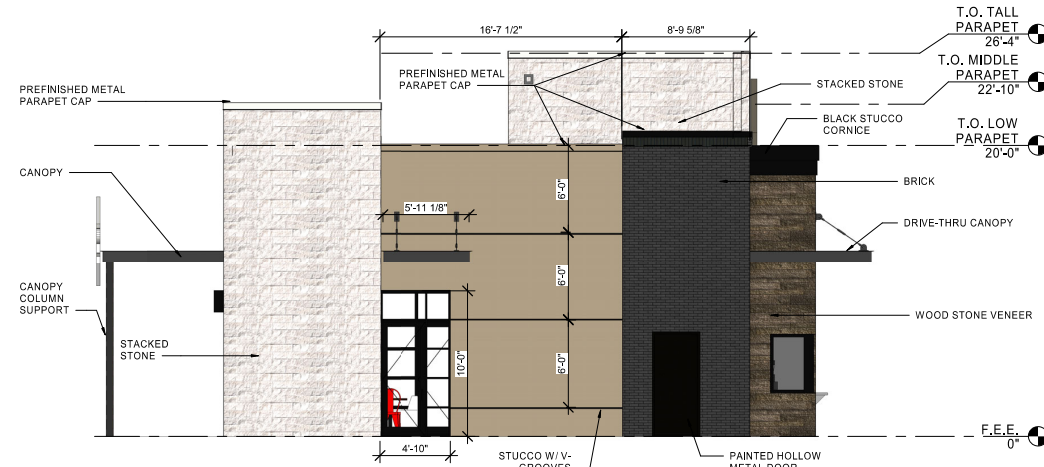
NOTE: SIGNAGE TO BE SUBMITTED BY SIGNAGE VENDOR UNDER SEPERATE PERMIT



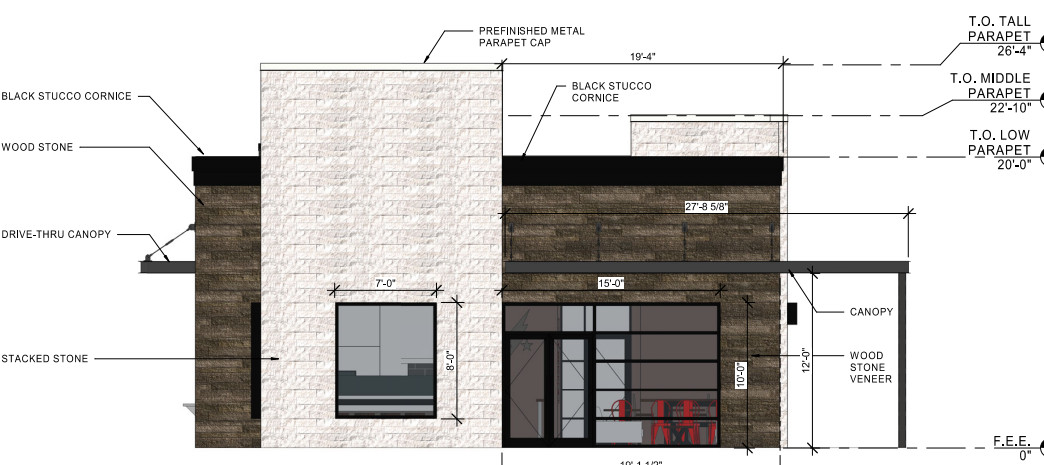
4 SIDE ELEVATION



2 DRIVE THRU ELEVATION



3 REAR ELEVATION



1 FRONT ELEVATION

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JOB NUMBER: 28-22-10017

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**BLACK**  **ROCK**  
COFFEE BAR

3354 DAVIS BOULEVARD  
NORTH RICHLAND HILLS, TX 76182

WORKING CAPITAL

## ISSUE BLOCK

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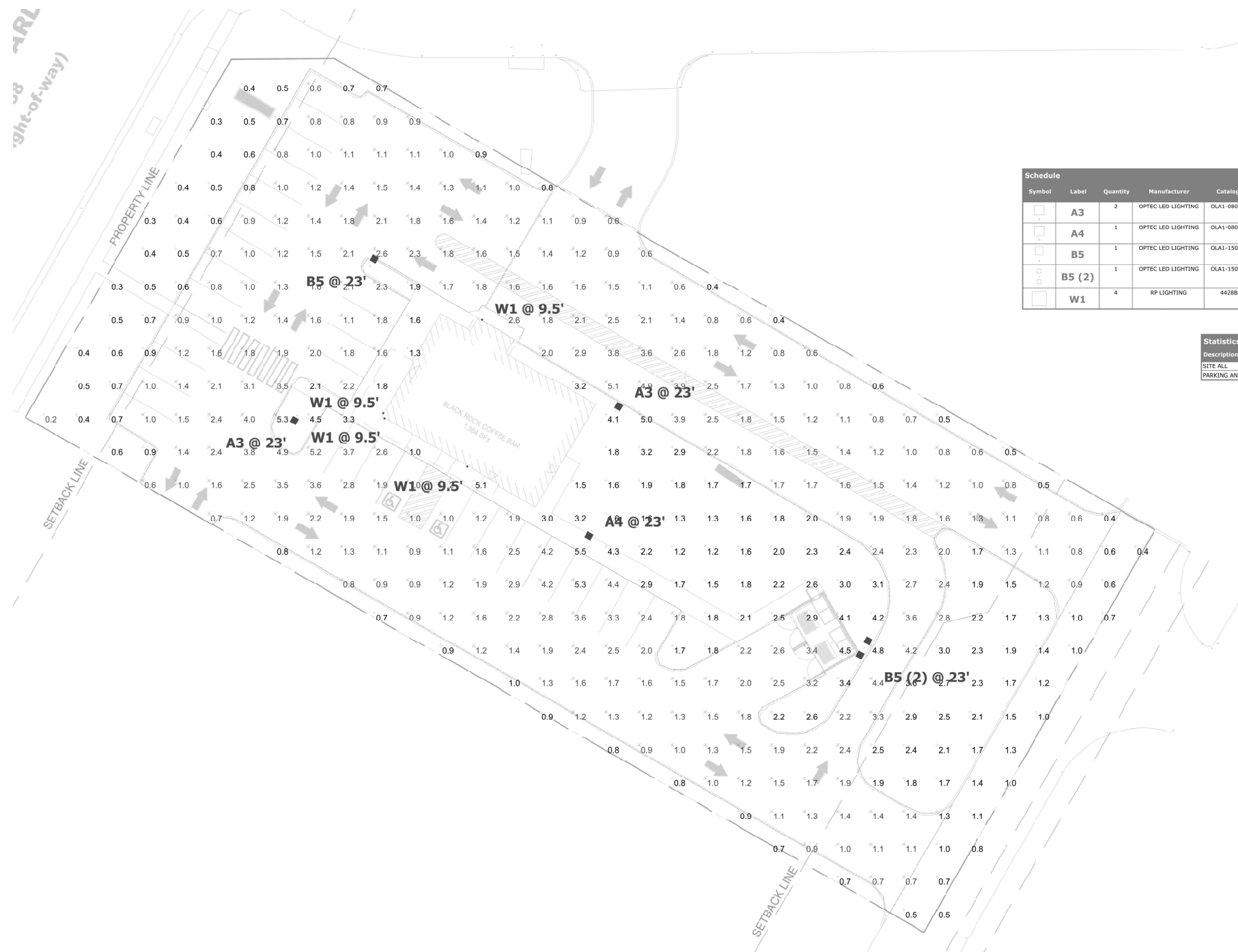
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ELECTRICAL SITE  
PHOTOMETRICS

SHEET:  
**E102**



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens	Light Loss Factor	Wattage
	A3	2	OPTEC LED LIGHTING	OLA1-080-UNVL-40-3	LED AREA SERIES SMALL 80W 4000K TYPE 3 MOUNTED TO 20'-0" POLE WITH 3'-0" BASE	11866	0.95	80
	A4	1	OPTEC LED LIGHTING	OLA1-080-UNVL-40-4	LED AREA SERIES SMALL 80W 4000K TYPE 4 MOUNTED TO 20'-0" POLE WITH 3'-0" BASE	12206	0.95	80
	B5	1	OPTEC LED LIGHTING	OLA1-150-UNVL-40-5	LED AREA SERIES SMALL 150W 4000K TYPE 5 MOUNTED TO 20'-0" POLE WITH 3'-0" BASE	18995	0.95	150
	B5 (2)	1	OPTEC LED LIGHTING	OLA1-150-UNVL-40-5	TWO LED AREA SERIES SMALL 150W 4000K TYPE 5 MOUNTED TO 20'-0" POLE WITH 3'-0" BASE	18995	0.95	300
	W1	4	RP LIGHTING	4428BK-17-3K	UP/DOWN SCONCE MOUNTED 9'-6" AFF	1152	0.95	17

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE ALL	+	1.7 fc	5.5 fc	0.2 fc	27.5:1	8.5:1
PARKING AND DRIVE	¥	1.8 fc	5.3 fc	0.6 fc	8.8:1	3.0:1

1 ELECTRICAL SITE PHOTOMETRICS  
E102 1/16" = 1'-0"

19/2022 4:32:14 PM  
 USA-EU/E02/2022 Projects/28-28-22-10017 Black Rock - North Richland Hills, TX/06-CD-Rev1/28-22-10017\_BARC\_North Richland Hills, TX\_MEP\_2022.mcd  
 303-EL/CTRICAL SITE SHOT/MEP/2022