



REAL ESTATE #2012618

BUILDING TYPE PT14L

RUFÉ SNOW

N. RICHLAND HILLS, TX 76180

DRC SUBMITTAL

SYMBOLS

OWNER / CONSULTANTS

CODE ANALYSIS & GENERAL NOTES

	CONCRETE MASONRY UNIT
	WOOD
	CONCRETE
	FIBERGLASS INSULATION
	PLYWOOD
	PRE-FAB COOLER BOX WITH INSULATION
	EARTH
	BRICK
	GYPSUM BOARD
	STUD WALL
	STUD WALL W/ INSULATION
	LIMITS OF CONSTRUCTION
	ELEVATION SHEET NUMBER
	BUILDING SECTION SHEET NUMBER
	WALL SECTION SHEET NUMBER
	DETAIL SHEET NUMBER
	WINDOW DESIGNATION
	DOOR DESIGNATION
	KEY NOTE DESIGNATION
	FINISH DESIGNATION
	DINING ROOM ROOM NAME
	ROOM NUMBER

OWNER
WHATABURGER
300 CONCORD PLAZA DRIVE
SAN ANTONIO, TEXAS 78216
210-476-6000 VOICE
210-494.4525 FAX

ARCHITECT
JACOBS ENGINEERING GROUP INC.
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232
210.494.0088 VOICE
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MEP ENGINEER
JACOBS ENGINEERING GROUP INC.
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STRUCTURAL ENGINEER
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LANDSCAPE ARCHITECT
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APPLICABLE CODES				
JURISDICTION	CITY	COUNTY	STATE	
CODE ENFORCEMENT	NORTH RICHLAND HILLS	TARRANT	TEXAS	
ZONING	NORTH RICHLAND HILLS	TARRANT	TEXAS	
CODE	TITLE	EDITION	AMENDMENTS	REMARKS
BUILDING	INTERNATIONAL BUILDING CODE	2012	LOCAL	
FIRE	INTERNATIONAL FIRE CODE	2012	LOCAL	
MECHANICAL	INTERNATIONAL MECHANICAL CODE	2012	LOCAL	
ELECTRICAL	NATIONAL ELECTRICAL CODE	2011	LOCAL	
PLUMBING	INTERNATIONAL PLUMBING CODE	2012	LOCAL	
LANDSCAPE	LOCAL LANDSCAPE ORDINANCE	YES	-	
ENERGY	INTERNATIONAL ENERGY CONSERVATION CODE	2012	-	
DISHWASH	LOCAL DISHWASH ORDINANCE	YES	-	
ADA	2010 ADA / 2012 TAS STANDARDS	2010/2012	-	
HEALTH	LOCAL HEALTH REQUIREMENTS	YES	-	
USE AND OCCUPANCY CLASSIFICATION				
USE GROUP	CONSTRUCTION TYPE	FIRE PROTECTION	IBC 2012	SECTION 302
200	TABLE 601	903.2.1	MIXED USE	SECTION 608
CLASSIFICATION	ASSEMBLY 2	V-B	REQUIRED	MAJOR OCCUPANCY A-2
ACTUAL BUILDING AREA				NONSEPARATED OCC.
MIXED USE	ASSEMBLY, STORAGE, BUSINESS			3,942
GENERAL BUILDING SUMMARY				
BUILDING HEIGHT LIMITATION	STORIES	BUILDING AREA LIMITATIONS (PER FLOOR)	IBC 2012	TABLE 603
ALLOWABLE HEIGHT LIMITATION	1 STORY, 40'	ALLOWABLE AREA LIMITATION		AREA (SF)
ALLOWABLE HEIGHT INCREASE (SPRINKLER BY STM)	1 STORY, 20'	ALLOWABLE AREA INCREASE		300%
OTHER	N/A	ALLOWABLE AREA INCREASE (SEPARATION)		N/A
TOTAL ALLOWABLE HEIGHT	60'	TOTAL ALLOWABLE AREA		18,000
ACTUAL HEIGHT (IN STORIES)	1 STORY, 21'-6"	ACTUAL BUILDING AREA		3,942
FIRE RESISTANCE RATINGS				
BUILDING ELEMENT	RATING (HOURS)	DESIGN NO.	IBC 2012	TABLE 601
STRUCTURAL FRAME	0			TABLE 601
BEARING WALLS: EXTERIOR	0			TABLE 601
BEARING WALLS: INTERIOR	0			TABLE 601
NONBEARING WALLS: EXTERIOR	0			TABLE 602
NONBEARING WALLS: INTERIOR	0			TABLE 601
FLOOR CONSTRUCTION	0			-
ROOF CONSTRUCTION	0			-
CORRIDORS	0			TABLE 1018.1
OPEN EGRESS STAIRS	N/A			-
FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE				
MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION	ACTUAL FIRE SEPARATION	IBC 2012	TABLE 601
0	30'	30.00		
OCCUPANT LOAD				
OCCUPANCY	AREA (SF)	FACTOR (SQ FT PER OCCUPANT)	LOAD (OCCUPANTS)	IBC 2012
STORAGE	68'	300	3	TABLE 1004.1.1
BUSINESS	43'	100	1	
COMMERCIAL KITCHEN	925'	200	5	
FLEX SEATING	-	ACTUAL	49	
FIXED SEATING	-	24' PER PERSON	53	1,194 LINEAR INCHES OF SEATING
WAITING	90'	5	18	
RESTROOMS	264	0 NET	6	
TOTAL	1,304		135	

EGRESS WIDTH: SALES FLOOR		FACTOR (INCHES PER OCCUPANT)	REQUIRED (INCHES)	PROVIDED (INCHES)	REMARKS	
STAIRWAYS		0.3	N/A	N/A	1005.3.1	
DOORS, RAMPS, CORRIDORS		0.2	33	141	1005.3.2	
EXIT ACCESS REQUIREMENTS			MINIMUM UNITS	PROVIDED UNITS	REMARKS	
MINIMUM NUMBER OF EXITS			2	3	TABLE 1021.1	
MINIMUM CORRIDOR WIDTH (INCHES)			44"	44"	1018.2	
STORE SEPARATION (SEPARATION FEET)			20'	82'-0"	1015.3.1	
MAXIMUM LENGTH OF EXIT ACCESS TRAVEL (FEET)			20'	20'	1018.1	
MAXIMUM DEAD ENDS (FEET)				~20'	1018.4	
MAXIMUM COMMON PATH OF EGRESS TRAVEL (FEET)			75'	~75'	1018.4	
INTERIOR FINISHES			IBC 2012		TABLE 803.9	
MAXIMUM FLAME SPREAD CLASS		WALLS/CEILINGS	REMARKS			
EXIT PASSAGEWAYS		A	TABLE 803.9			
CORRIDORS		B	TABLE 803.9			
ROOMS AND ENCLOSED SPACES		C	TABLE 803.9			
PLUMBING FIXTURE COUNT			IPC 2012		TABLE 403	
TOTAL STORE OCCUPANT LOAD		135	MALE: 68	FEMALE: 68	REMARKS	
FIXTURE TYPE	FACTOR PER OCCUPANT	REQUIRED	PROVIDED			
			MEN	WOMEN	MEN	WOMEN
WATER CLOSET	75	1	1	1	1	2
URINALS	10% MAY BE URINAL	N/A	1	N/A	1	N/A
LAVATORIES	200	1	1	1	1	1
UNISEX TOILET (REQUIRED IF 5 OR MORE WC ARE REQUIRED)	N/A	0	0	0		
SERVICE SINKS	1 REQUIRED	1	1	1		
DRINKING FOUNTAINS	500	1	1	1		at soda dispenser

1. PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY, FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.

2. NOT USED.

3. COORDINATE ALL TRADES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEQUENCING OF THE WORK.

4. VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING, FABRICATION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.

5. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES FOR CLARIFICATION.

6. DIMENSIONS UNLESS NOTED OTHERWISE:
TO FACE OF WOOD STUD, CONCRETE OR MASONRY WORK; TO CENTERLINE OF COLUMNS OR OTHER GRID POINTS TO CENTERLINE FRAMED WINDOW AND DOOR OPENINGS; TO FINISH FACES OF CLEAR WIDTHS.

7. VERIFY SIZE, CHARACTERISTICS, AND REQUIRED CLEARANCES OF ALL EQUIPMENT TO BE FURNISHED WITH MANUFACTURERS OR SUPPLIERS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.

8. PROVIDE BLOCKING AND GROUNDS AS SPECIFIED FOR BUILT-IN AND SURFACE MOUNTED ITEMS PRIOR TO APPLYING WALL-SURFACING MATERIALS. LOCATIONS SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

9. CONCEAL ALL PLUMBING, DUCTWORK, CONDUIT, WIRE, AND SIMILAR ITEMS UNLESS NOTED OTHERWISE.

VICINITY MAP

N.T.S.

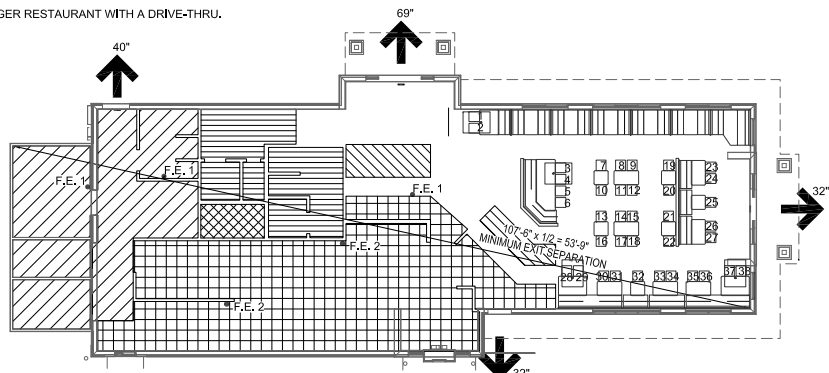


LIFE SAFETY PLAN

N.T.S.

LEGEND:	
→	LOCATION OF EXIT ACCESS OR DISCHARGE (EXIT WIDTH IN INCHES)
-	EXIT SIGN
• F.E. 1	10 LB 2A-10BC FIRE EXTINGUISHER
• F.E. 2	10 LB K-GUARD FIRE EXTINGUISHER

	BUSINESS: 43 SF		FIXED SEATING: 1,194"
	STORAGE: 600 SF		WAITING: 90 SF
	KITCHEN: 925 SF		RESTROOMS: 264 SF



INDEX TO DRAWINGS

T1.1	TITLE SHEET & INDEX OF DRAWINGS
CIVIL	
C-0.0	COVER SHEET
C-3.0	ALTA/ACSM LAND TITLE SURVEY
C-4.0	CIVIL SITE PLAN
C-5.0	DIMENSIONAL CONTROL PLAN
C-5.1	GRADING AND DRAINAGE PLAN
C-6.0	EROSION CONTROL PLAN
C-7.0	UTILITY PLAN
L-1.0	PAVING PLAN
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE DETAILS
L-1.3	LANDSCAPE NOTES
STRUCTURAL	
S5.4	FOUNDATION AND FRAMING DETAILS
S5.5	LANDSCAPE WALL AND DETAILS
S7.1	CANOPY PLAN AND DETAILS

ARCHITECTURAL

A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

REVISIONS:	DATE	DESCRIPTION
1	06/06/17	ISSUED FOR PERMIT

PROJECT: PT14L BUILDING TYPE UNIT 368 OFFSET RUFÉ SNOW AND LP 820 NORTH RICHLAND HILLS, TX 76180

JACOBS
JACOBS ENGINEERING GROUP INC.
FIRM REGISTRATION NO. 2988
JACOBS ENGINEERING GROUP, INC.
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232
TX (210) 494-0088
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WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
TITLE SHEET & INDEX OF DRAWINGS

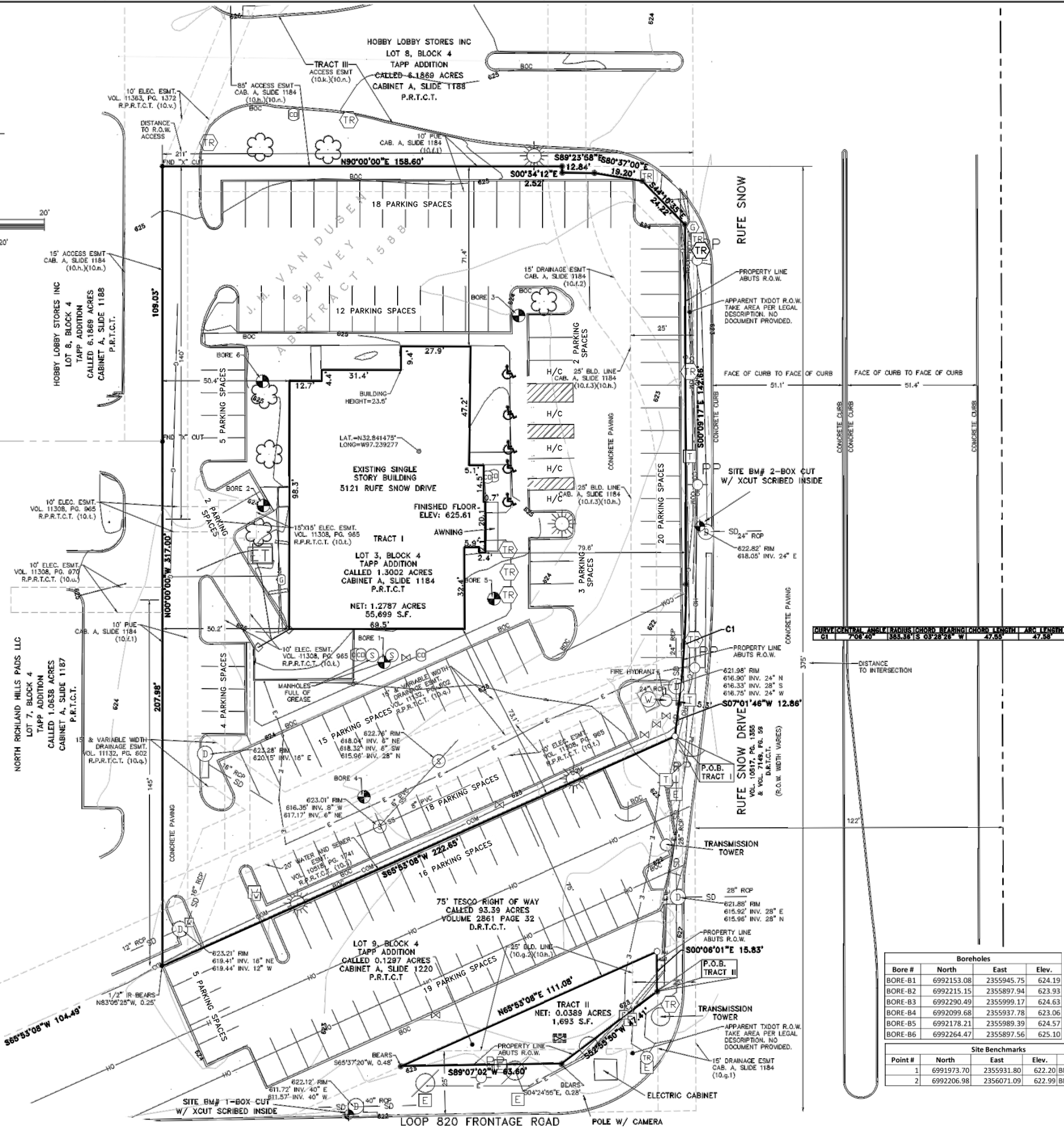
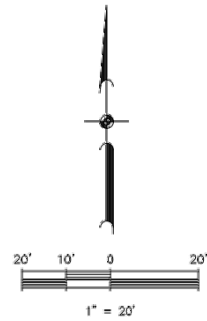
PROJECT # 2102618
DATE: 5/29/2017
SCALE:
DRAWN BY: JAQ
APPROVED BY: JAQ

SHEET NO:
T1.1



CASE SUP 2017-04

Drawing: S:\PROJECTS\Map\985-18\NORTH RICHLAND HILLS\0000 CAD\0000 ALTA\0000\TitleMap\985-18\Map.dwg
User: whataburger
Date: 11/17/17
Plot Date/Time: 11/17/17 10:45:59



LEGEND

- HANDICAP SIGN
- MISC SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC PEDESTRIAN POLE
- TELEPHONE WARNING SIGN
- TRAFFIC SIGNAL BOX
- BORE HOLE
- BENCHMARK
- LIGHTPOLE
- BILLBOARD SIGN
- POWER POLE
- STOP SIGN
- SANITARY SEWER MANHOLE
- GUY ANCHOR
- SANITARY SEWER WARNING SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE RISER
- TREE
- IRRIGATION CONTROL VALVE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VAULT
- ELECTRIC BOX
- TRANSFORMER
- GAS METER
- GAS TEST STATION
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND CABLE/TV
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND COMMUNICATION
- UNDERGROUND SANITARY SEWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- GATE-FENCE
- FOUND MONUMENT AS NOTED
- FOUND TXDOT MONUMENT ON RIGHT-OF-WAY
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "JACOBS"

Boreholes			
Bore #	North	East	Elev.
BORE-B1	6992153.08	2355945.75	624.19
BORE-B2	6992215.15	2355897.94	623.93
BORE-B3	6992290.49	2355999.17	624.63
BORE-B4	6992099.68	2355937.78	623.06
BORE-B5	6992178.21	2355989.39	624.57
BORE-B6	6992264.47	2355897.56	625.10

Site Benchmarks			
Point #	North	East	Elev. Description
1	6991973.70	2355931.80	622.20 BM-BOX-X-CUT
2	6992206.98	2356071.09	622.99 BM-BOX-X-CUT

CASE SUP 2017-04

JACOBS
JACOBS FIRM No. 10152301
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100

ALTA/NSPS LAND TITLE SURVEY FOR:
WHATABURGER

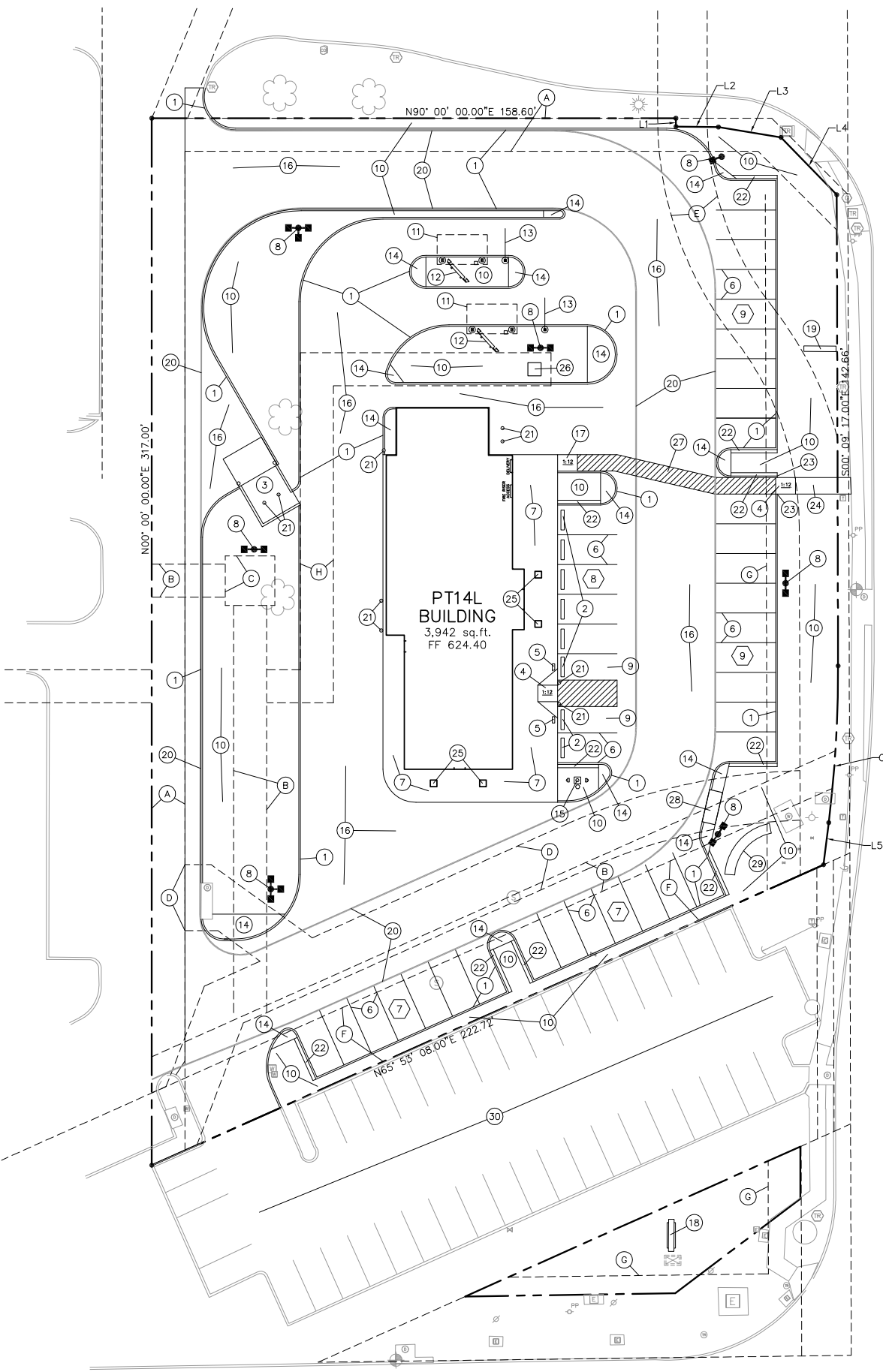
1.318 ACRES (57,395 SQUARE FEET)
PORTIONS OF LOT 3 & LOT 9, BLOCK 4, TAPP ADDITION
5121 RUE SNOW DRIVE,
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS 76180

DEVELOPER: WHATABURGER
DRAWN/DESIGNED BY: CW
CHECKED BY: RG
PROJECT MANAGER: RG
JACOBS PROJECT #: WLAB85

SHEET

1 OF 2

S:\PROJECTS\Map\985-18\NORTH RICHLAND HILLS\0000 CAD\0000 ALTA\0000\TitleMap\985-18\Map.dwg



LOOP 820
FRONTAGE ROAD

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	2.52'	S00°34'12"E
L2	12.84'	S89°23'58"W
L3	19.20'	S80°37'00"W
L4	24.22'	S44°10'35"E
L5	12.82'	S07°01'46"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C1	383.36'	47.58'	706°40'	S03°24'03"W	47.55'

RUFE SNOW
VOL. 10517, PG. 1355 &
VOL. 1461, PG. 59
(8.6% WIDTH VARIES)

SITE DATA TABLE

ZONING
EXISTING LAND USE
PROPOSED LAND USE

LOT AREA
BUILDING SLAB
BUILDING SLAB/LOT AREA PERCENTAGE
BUILDING HEIGHT
FRONT YARD SETBACK
LANDSCAPE SETBACK (RUFE SNOW)
PARKING REQUIRED
PARKING PROVIDED
LANDSCAPING (ON-SITE)
ON-SITE CONCRETE PAVING (PARKING AND DRIVES)
CURB (ON-SITE)
BUILDING PERIMETER WALK
CONCRETE FLATWORK (ON-SITE)

C-2 WITHIN CORRIDOR OVERLAY DISTRICT
EXISTING RESTAURANT
NEW WHATABURGER RESTAURANT WITH
DRIVE THRU SERVICE
1.2787 AC., (55,699 S.F.)
3,942 S.F.
6.4%
21 FT.
50 FT.
15'
27 SPACES
40 SPACES
12,905 S.F.
31,815 S.F.
1,627 L.F.
2,061 S.F.
721 S.F.

EASEMENTS AND SETBACKS

- (A) EXISTING 10' PUBLIC UTILITY EASEMENT, CAB A., SLIDE 1184
- (B) EXISTING 10' ELECTRIC EASEMENT, VOL. 11308, PG. 965, R.P.R.T.C.T.
- (C) EXISTING 15'x15' ELECTRIC EASEMENT, VOL. 11308, PG. 965, R.P.R.T.C.T.
- (D) EXISTING 15' AND VARIABLE WIDTH DRAINAGE EASEMENT, VOL. 11132, PG. 602, R.P.R.T.C.T.
- (E) EXISTING 15' DRAINAGE EASEMENT, CAB A., SLIDE 1184
- (F) EXISTING 20' WATER AND SEWER EASEMENT, VOL. 10518, PG. 1741, R.P.R.T.C.T.
- (G) EXISTING 25' BUILDING LINE
- (H) PROPOSED 10 ELECTRIC EASEMENT

LEGAL DESCRIPTION

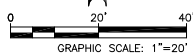
BEING A TRACT OR PARCEL OF LAND SITUATED IN THE J.M. VAN DUSEN SURVEY, ABSTRACT NO. 1588 IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND BEING PART OF LOT 3, BLOCK 4, TAPP ADDITION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS, AS RECORDED IN CABINET A, SLIDE 1184, PLAT RECORDS, TARRANT COUNTY, TEXAS.

NOTES BY SYMBOL

- 1 6" CONCRETE CURB, SEE SHEET C-7.1, DETAIL 11
- 2 6' LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1, DETAIL 04
- 3 DUMPSTER ENCLOSURE, REF STRUCTURAL PLANS, SEE SHEET S-7.1, DETAIL A3
- 4 ADA CURB RAMP, SEE SHEET C-3.1 FOR DETAIL
- 5 ADA CURB SIGNAGE, SEE SHEET C-3.1 FOR DETAIL
- 6 90' PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1, DETAIL 01
- 7 BUILDING PERIMETER SIDEWALK, REF STRUCTURAL PLANS FOR DETAILS
- 8 AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
- 9 ADA PARKING, SEE SHEET C-3.1, DETAIL 01
- 10 LANDSCAPE AREA, REF LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
- 11 MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAILS D3
- 12 EXTERIOR MENU BOARD. REF ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
- 13 HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
- 14 CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C-7.1, DETAIL 06
- 15 FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL, INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARDS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS SEE SHEET E3.1, DETAIL 4 FOR LIGHT DETAILS
- 16 CONCRETE PAVEMENT, SEE SHEET C-7.1, DETAIL 01
- 17 LOADING RAMP/ADA RAMP, SEE SHEET C-3.1, DETAIL 06
- 18 PYLON SIGN, REF SIGNAGE PLANS FOR DETAILS
- 19 MONUMENT SIGN, REF SIGNAGE PLANS FOR DETAILS
- 20 FIRE LANE STRIPING, SEE SHEET C-3.1, DETAIL 03
- 21 6" STEEL BOLLARD. SEE STRUCTURAL SHEET S-7.1, DETAIL C1. FINAL LOCATION OF THE 2 BOLLARDS NEAR ELECTRICAL CONNECTION TO BE COORDINATED WITH ELECTRICAL PURVEYOR.
- 22 1' DECOMPOSED GRANITE STRIP, REFER TO LANDSCAPE PLANS FOR DETAILS
- 23 CURB TERMINAL, SEE SHEET C-7.1, DETAIL 02
- 24 5' WIDE CONCRETE SIDEWALK, PER CITY OF NORTH RICHLAND HILLS SPECIFICATIONS
- 25 COLUMNS, SEE SHEET A1.1 FOR MORE INFORMATION
- 26 NEW TRANSFORMER PAD, CONTRACTOR TO COORDINATE WITH ONCOR
- 27 5' WIDE PAINTED PEDESTRIAN ACCESS ROUTE, SEE SHEET C-7.1 FOR STRIPING SPECIFICATIONS
- 28 PROPOSED STORM DRAIN SYSTEM, SEE SHEET C-5.0 FOR MORE INFORMATION
- 29 PROPOSED 20 L.F., DECORATIVE WALL, SEE ARCHITECTURAL SHEETS FOR MORE INFORMATION
- 30 EXISTING CONCRETE PARKING AREA TO REMAIN

LEGEND

- 8 NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- BUILDING
- AREA LIGHT POLE & BASE



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:	SYMBOL	DATE	DESCRIPTION	BY

PROJECT:
PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFE SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
JACOBS ENGINEERING GROUP INC.
TEXAS REGISTRATION #0066
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WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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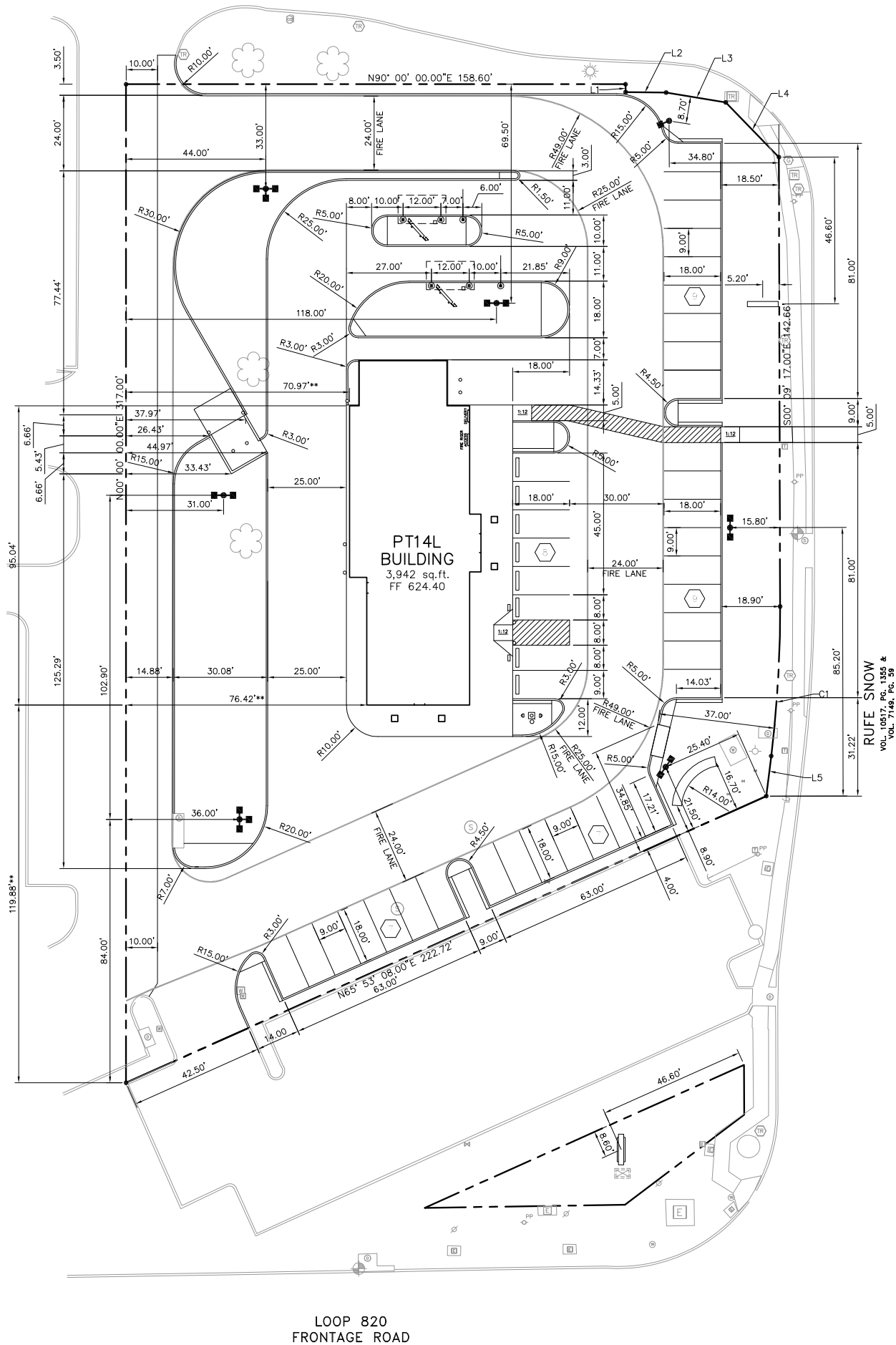
SHEET TITLE:
CIVIL SITE
PLAN

PROJECT NO.2102618
DATE: 6/6/2017
SCALE: 1"=20'
DRAWN BY: PTW
APPROVED BY: MH

SHEET NO:
C-3.0



CASE SUP 2017-04



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	2.52'	S00°34'12"E
L2	12.84'	S89°23'58"E
L3	19.20'	S80°37'00"E
L4	24.22'	S44°10'35"E
L5	12.82'	S07°01'46"W

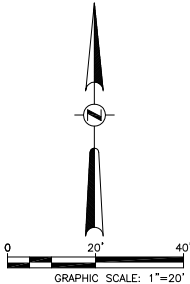
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CHORD
C1	363.36'	47.58'	706°40'	S03°24'03"W	47.55'

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB/EOP, TO CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONAL CONTROL DISTANCES FOR PARKING AREAS AND DRIVEWAYS/LANES ARE FROM FACE OF CURB/EOP. NO OFFSETS ARE GIVEN.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
- ALL FACE OF CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
- SEE SHEETS C-3.1 AND C-7.1 FOR CIVIL DETAILS.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. REFERENCE SHEET S1.1 FOR ADDITIONAL BUILDING DIMENSIONS.
- **NOTE: DIMENSION SHOWN IS TO THE OUTSIDE EDGE OF THE 2X6 WALL STUD. REFERENCE SHEET S5.1 FOR ADDITIONAL BUILDING DIMENSIONS.

LEGEND

- NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- BUILDING
- AREA LIGHT POLE & BASE



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REVISIONS:	SYN.	DATE	DESCRIPTION	BY

PROJECT:
PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
JACOBS ENGINEERING GROUP INC.
TEXAS REGISTRATION #0046
911 CENTRAL PARKWAY NORTH,
SUITE 1500
SAN ANTONIO, TEXAS 78232
TEL (210) 494-5088
FAX (210) 494-4555
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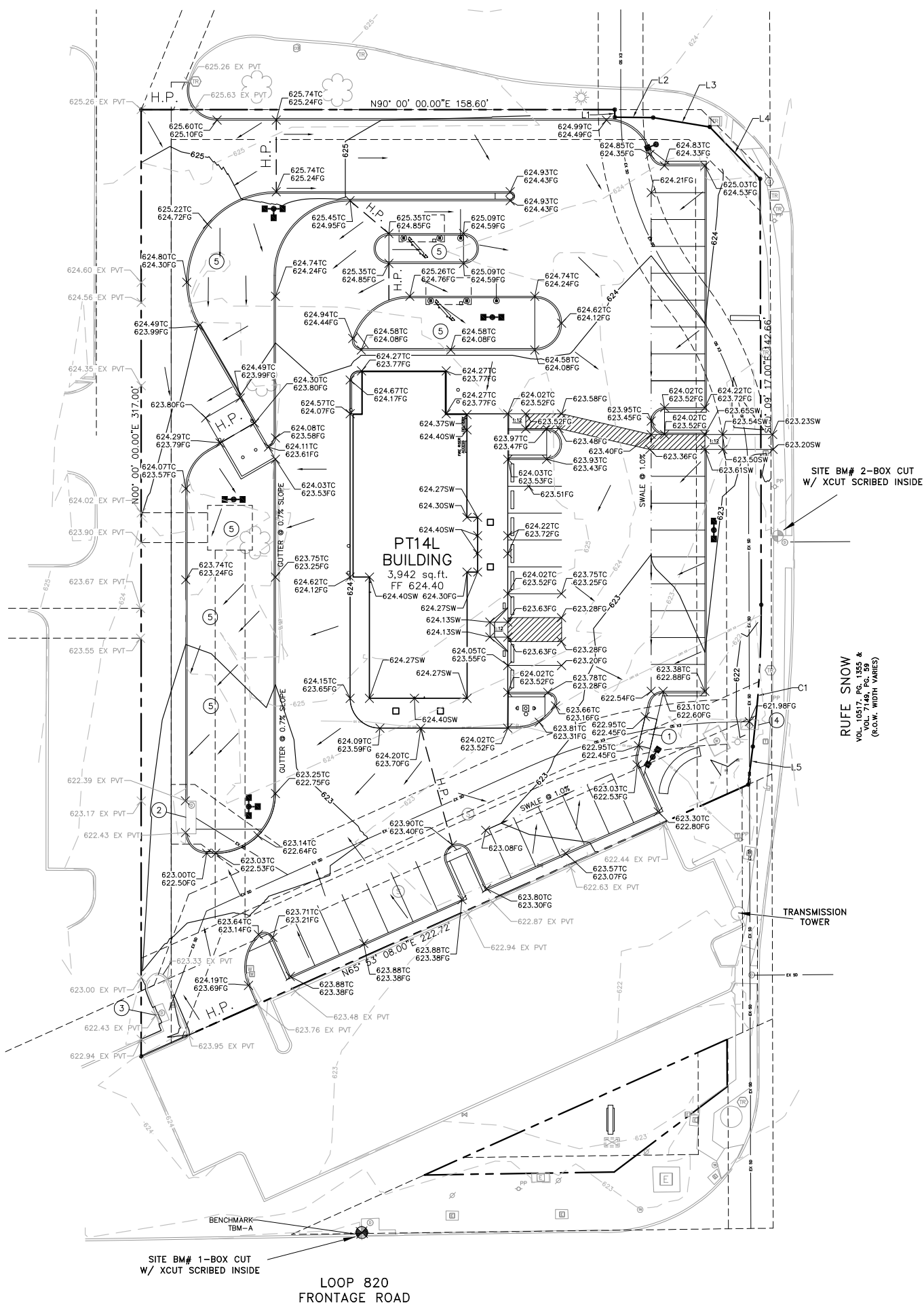
SHEET TITLE:
DIMENSIONAL
CONTROL
PLAN

PROJECT NO.2102618
DATE: 6/6/2017
SCALE: 1"=20'
DRAWN BY: PTW
APPROVED BY: MH

SHEET NO:
C-4.0

CASE SUP 2017-04













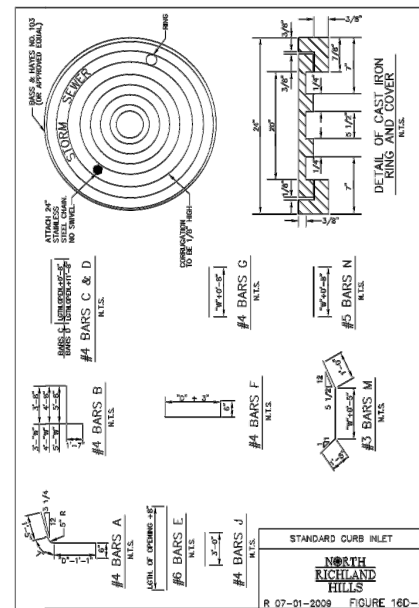
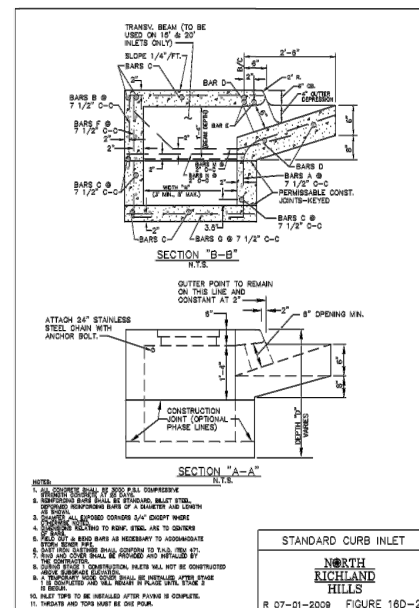
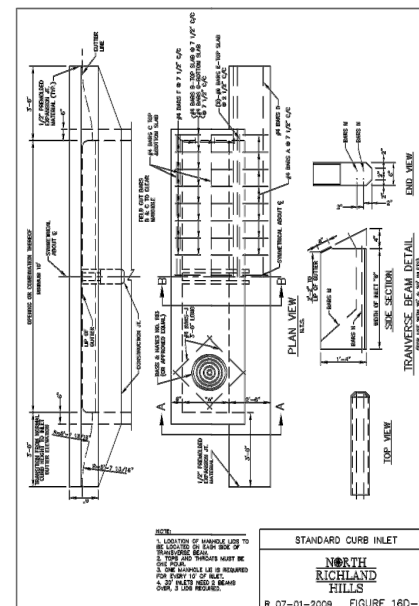
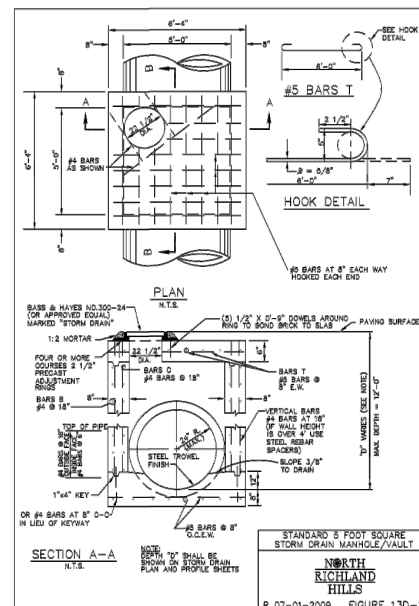


NOTES BY SYMBOL

- ①
TIE EXISTING 24" RCP TO NEW INLET
RIM=623.60
24"FL ±617.16
SEE THIS SHEET FOR DETAIL
- ②
EXISTING 10" CONCRETE CURB INLET
RIM=623.28'
16"FL(E)=620.15'
- ③
EXISTING 5" CONCRETE CURB INLET
RIM=623.21'
16"FL(NE)=619.41'
12"FL(W)=619.44'
- ④
EXISTING 5" CONCRETE CURB INLET
REMOVE THROAT AND DOWEL TOP TO BOX WITH ACCESS
PORT PER DETAILS THIS SHEET
EXISTING RIM EL(EV)=621.98'
EX. 24"FL(N)=616.30'
EX. 28"FL(S)=616.33'
EX. 24"FL(W)=616.75'
- ⑤
GRADE TO DRAIN

LEGEND

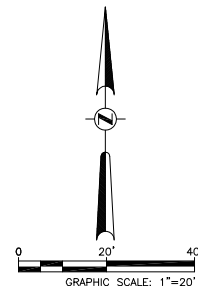
- | | |
|--|---|
|  | PROPERTY LINE |
|  | EASEMENT/SETBACK LINE |
|  623  | EXISTING CONTOUR |
|  623  | PROPOSED CONTOUR |
| 623.00TC | PROPOSED ELEVATION @ TOP OF CURB PROPOSED |
| 623.00FG | ELEVATION @ FINISH GRADE PROPOSED |
| 623.00SW | ELEVATION @ SIDEWALK |
| 623.00TW | ELEVATION @ TOP OF WALL |
| 623.00EX PVT | EXISTING PAVEMENT ELEVATION |
|  | PROPOSED FLOW DIRECTION |
|  | PROPOSED SWALE |
|  | DRAINAGE AREA BOUNDARY |
|  | DRAINAGE AREA NUMBER |



PROJECT BENCHMARK

VERTICAL DATUM: NORTH RICHLAND HILLS CONTROL POINT
GPS-36, ELEVATION 585.96' (586.033' PUBLISHED)

BM# 1: BOX CUT W/XCUT SCRIBED INSIDE ON TOP OF
CONCRETE CURB INLET LOCATED APPROXIMATELY 137.8' WEST
FROM THE SOUTHWEST CORNER OF RUFE SNOWE DRIVE AND
LOOP 820 FRONTAGE ROAD.
ELEVATION = 622.20'



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[illegible]

PROJECT: PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

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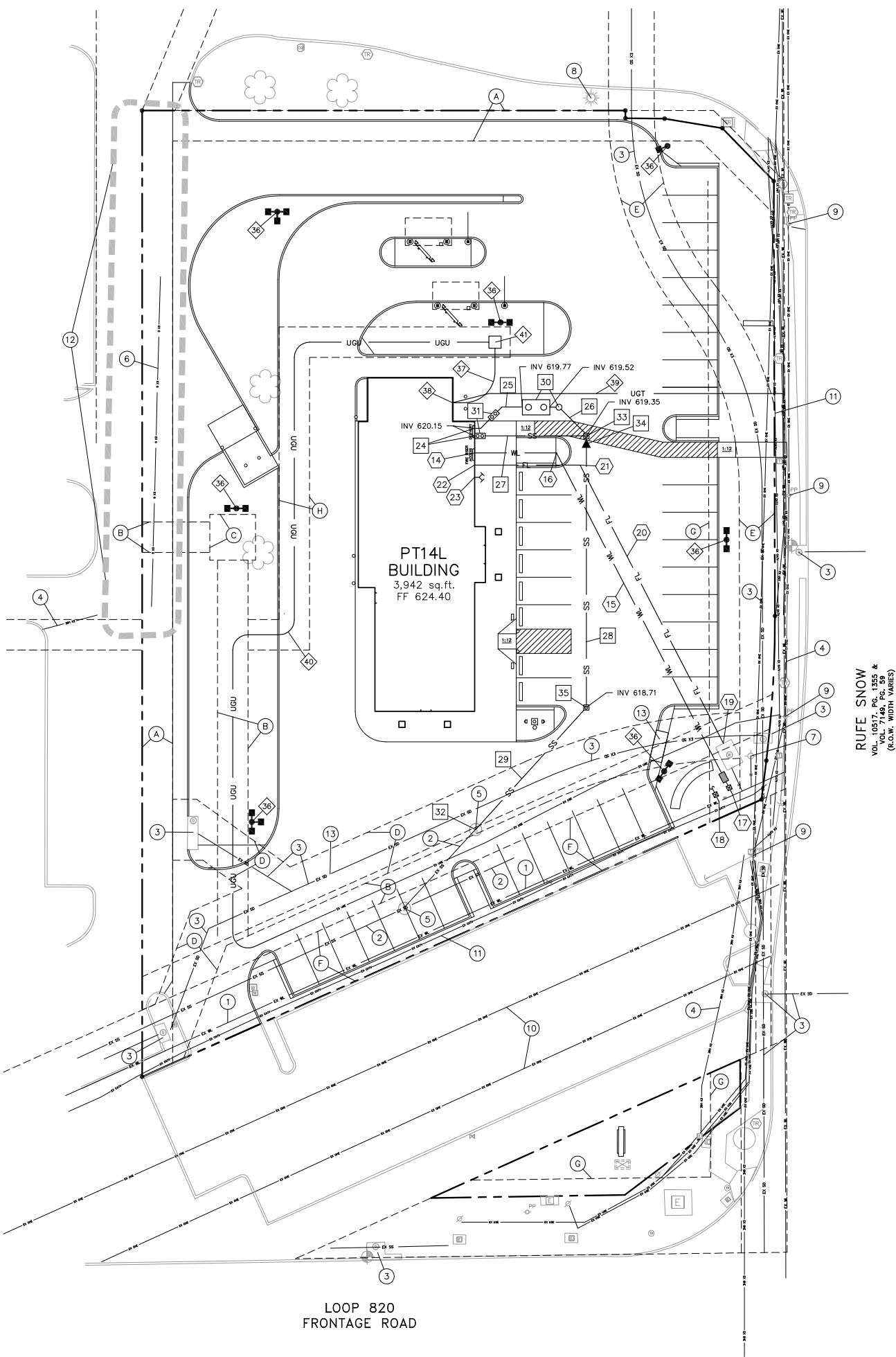
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SHEET TITLE:
**GRADING AND
DRAINAGE
PLAN**

PROJECT NO.2102618
DATE: 6/6/2017
SCALE: -
DRAWN BY: LF
APPROVED BY: MH

SHEET NO:
C-5.0





NOTES BY SYMBOL

GENERAL KEYED NOTES

- 1 APPROXIMATE LOCATION OF EXISTING 12" WATER LINE
- 2 APPROXIMATE LOCATION OF EXISTING 8" SANITARY SEWER LINE
- 3 APPROXIMATE LOCATION OF EXISTING STORM DRAIN SYSTEM
- 4 APPROXIMATE LOCATION OF EXISTING UNDERGROUND ELECTRIC LINE BY ONCOR
- 5 EXISTING SANITARY SEWER MANHOLE
- 6 APPROXIMATE LOCATION OF EXISTING GAS MAIN
- 7 EXISTING FIRE HYDRANT
- 8 EXISTING LIGHT POLE TO REMAIN
- 9 EXISTING POWER POLE TO REMAIN
- 10 APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC LINE BY ONCOR
- 11 APPROXIMATE LOCATION OF EXISTING UNDERGROUND CABLE TV LINE
- 12 CONTRACTOR TO EXERCISE EXTREME CAUTION WHILE TRENCHING IN THE AREA OF EXISTING GAS LINE AND UNDERGROUND ELECTRIC SERVICES
- 13 PROPOSED STORM DRAIN SYSTEM, SEE SHEET C-5.0 FOR MORE INFORMATION

WATER KEYED NOTES

- 14 CONNECT 2" DOMESTIC WATER SERVICE LINE TO BUILDING SEE MEP PLANS FOR DETAILS
- 15 ±165 L.F. - 2" DOMESTIC WATER SERVICE LINE
- 16 1 - 2" 1/8 BEND
- 17 CONNECT NEW 2" DOMESTIC WATER LINE TO EXISTING 2" WATER SERVICE. 2" DOMESTIC WATER SERVICE WITH 2" METER AND BACKFLOW PREVENTER. SEE SHEET C-6.1 FOR DETAILS. COORDINATE WITH THE CITY OF NORTH RICHLAND HILLS.
- 18 CONNECT NEW 1" IRRIGATION SERVICE TO EXISTING IRRIGATION SERVICE. 1" IRRIGATION SERVICE WITH 1" METER. SEE SHEET C-6.1 FOR DETAILS. REFER TO SHEETS L-2.0, L-2.1 AND L-2.2 FOR IRRIGATION LAYOUT, BACKFLOW PREVENTER, AND DETAILS. COORDINATE WITH THE CITY OF NORTH RICHLAND HILLS.
- 19 CONNECT NEW 6" FIRE SERVICE TO EXISTING 6" FIRE SERVICE. COORDINATE WITH THE CITY OF NORTH RICHLAND HILLS.
- 20 ±149 L.F. - 6" FIRE SERVICE LINE
- 21 1 - 6" 1/8 BEND
- 22 CONNECT 6" FIRE SERVICE LINE TO BUILDING SEE MEP PLANS FOR DETAILS
- 23 FIRE DEPARTMENT CONNECTION

SANITARY SEWER KEYED NOTES

- 24 CONNECT 4" SANITARY SEWER LINE AND 4" GREASE WASTE LINE TO BUILDING. INV = 5' BELOW FINISH FLOOR SEE MEP PLAN FOR DETAILS
- 25 ±19 L.F. - 4" GREASE WASTE LINE @ 2.00%
- 26 ±17 L.F. - 4" GREASE WASTE LINE @ 1.00%
- 27 ±37 L.F. - 4" SANITARY SEWER LINE @ 2.16%
- 28 ±89 L.F. - 6" SANITARY SEWER LINE @ 0.72%
- 29 ±54 L.F. - 6" SANITARY SEWER LINE @ 0.72%
- 30 GREASE TRAP/SAMPLE WELL ASSEMBLY, SEE DETAIL 2, SHEET P5.1.
- 31 4" TWO WAY SANITARY SEWER CLEAN OUT, SEE SHEET C-6.1 FOR DETAILS
- 32 CONNECT NEW 6" SANITARY SEWER SERVICE INTO EXISTING SANITARY SEWER MANHOLE. SEE SHEET C-6.1 FOR DETAILS. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER MANHOLE PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE ALL STACKS, BENDS, AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING 10" SANITARY SEWER MANHOLE. COORDINATE WITH CITY OF NORTH RICHLAND HILLS. EXISTING 6" SS INV = ±618.32 PROPOSED 6" SS INV = 618.32
- 33 4" SANITARY SEWER CLEAN OUT, SEE SHEET C-6.1 FOR DETAILS
- 34 6"x4" REDUCER
- 35 6" SANITARY SEWER CLEAN OUT, SEE SHEET C-6.1 FOR DETAILS

ELECTRICAL KEYED NOTES

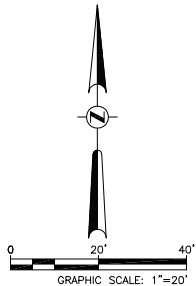
- 36 PROPOSED LIGHT STANDARD LOCATION. SEE SHEET S-7.1 FOR BASE DETAILS AND SHEET PH-1.0 FOR LIGHT SPECIFICATIONS
- 37 ±28 L.F. - NEW SECONDARY UNDERGROUND ELECTRIC. CONTRACTOR TO COORDINATE WITH ONCOR.
- 38 ELECTRIC AND TELEPHONE CONNECTION TO BUILDING. REFER TO MEP PLANS FOR DETAILS.
- 39 ±109 L.F. - NEW TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH AT&T.
- 40 ±295 L.F. - NEW PRIMARY UNDERGROUND ELECTRIC. CONTRACTOR TO COORDINATE WITH ONCOR.
- 41 NEW TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH ONCOR.

EASEMENTS AND SETBACKS

- A EXISTING 10' PUBLIC UTILITY EASEMENT, CAB A., SLIDE 1184
- B EXISTING 10' ELECTRIC EASEMENT, VOL. 11308, PG. 965, R.P.R.T.C.T.
- C EXISTING 15'x15' ELECTRIC EASEMENT, VOL. 11308, PG. 965, R.P.R.T.C.T.
- D EXISTING 15' AND VARIABLE WIDTH DRAINAGE EASEMENT, VOL. 11132, PG. 602, R.P.R.T.C.T.
- E EXISTING 15' DRAINAGE EASEMENT, CAB A., SLIDE 1184
- F EXISTING 20' WATER AND SEWER EASEMENT, VOL. 10518, PG. 1741, R.P.R.T.C.T.
- G EXISTING 25' BUILDING LINE
- H PROPOSED 10 ELECTRIC EASEMENT



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CASE SUP 2017-04

REVISIONS:	SYMBOL	DATE	DESCRIPTION	BY

PROJECT:
PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
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TEXAS REGISTRATION #0046
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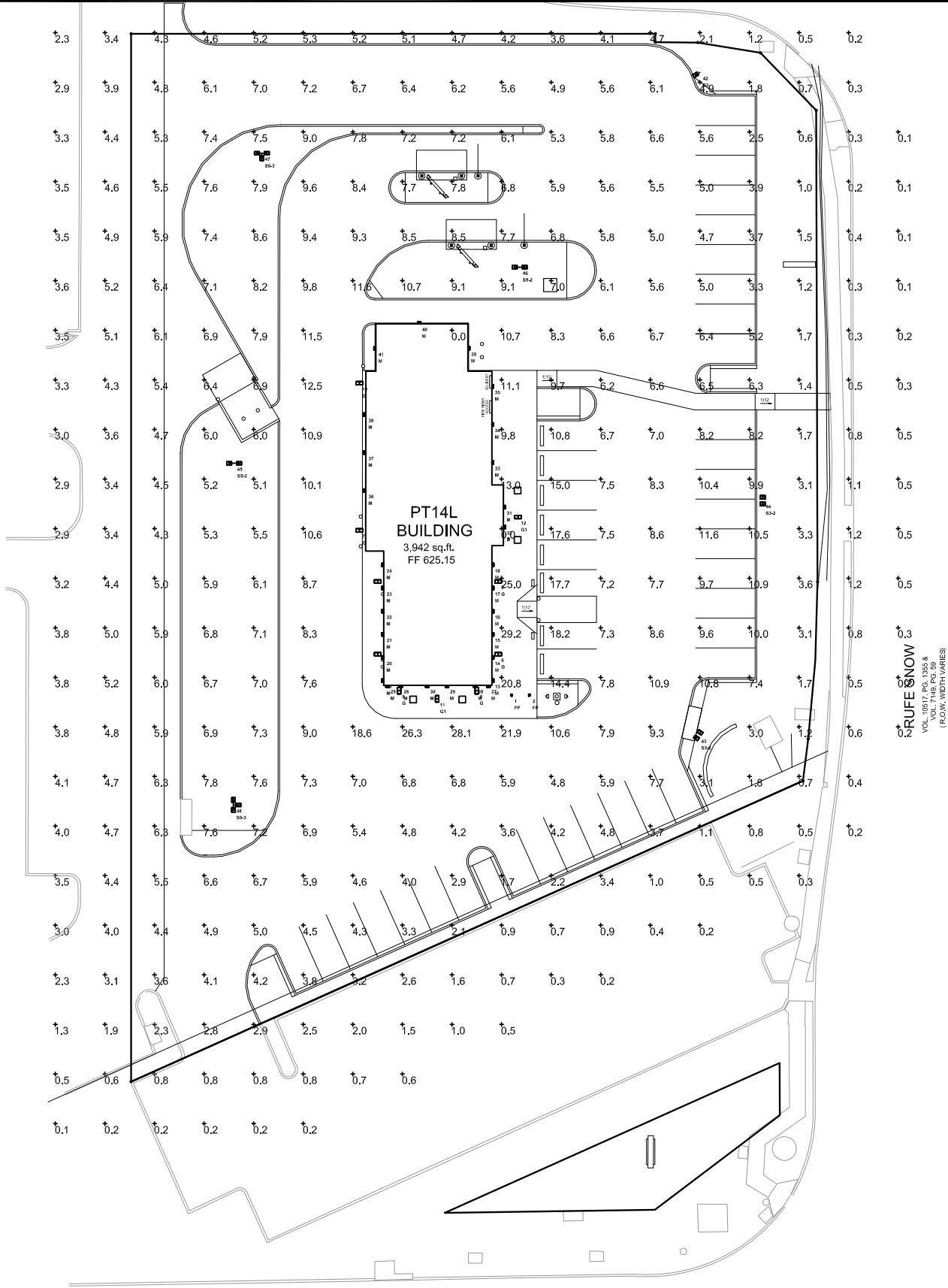
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SHEET TITLE:
CIVIL UTILITY
PLAN

PROJECT NO.2102618
DATE: 6/6/2017
SCALE: 1"=20'
DRAWN BY: PTW
APPROVED BY: MH

SHEET NO:
C-6.0

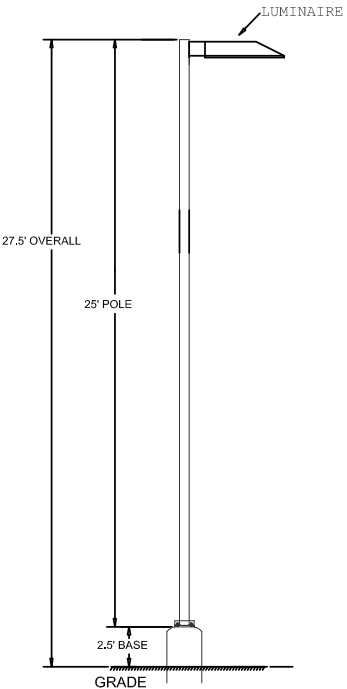




Luminaire Location Summary			
Luminaire Label	Z	TIR	
1 FP	1	165	
2 FP	1	165	
3 G	9	0	
4 G	9	0	
5 G	9	0	
6 G	9	0	
7 G	9	0	
8 G	9	0	
9 G	9	0	
10 G	9	0	
11 G1	9	0	
12 G1	9	0	
13 M	13.5	0	
14 M	13.5	0	
15 M	13.5	0	
16 M	13.5	0	
17 M	13.5	0	
18 M	13.5	0	
19 M	13.5	0	
20 M	13.5	0	
21 M	13.5	0	
22 M	13.5	0	
23 M	13.5	0	
24 M	13.5	0	
25 M	13.5	0	
26 M	13.5	0	
27 M	13.5	0	
28 M	13.5	0	
29 M	18	0	
30 M	18	0	
31 M	18	0	
32 M	18	0	
33 M	15	0	
34 M	15	0	
35 M	15	0	
36 M	15	0	
37 M	15	0	
38 M	15	0	
39 M	15	0	
40 M	15	0	
41 M	15	0	
42 S3	27.5	0	
43 S3-2	27.5	0	
44 S3-2	27.5	0	
45 S5-2	27.5	0	
46 S5-2	27.5	0	
47 S5-3	27.5	0	
48 S5-3	27.5	0	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Brightness	Fc	5.17	29.2	0.0	N/A	N/A

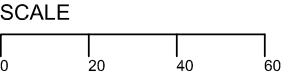
Luminaire Schedule					
Symbol	Qty	Label	Luminaire/Lamp	Arrangement	LLF Description
	2	FP	N/A	SINGLE	0.900 LFP-30W-3-TNF-SMALL POWER FLOOD FLAG
	8	G	N/A	SINGLE	0.900 LRCF-2000-T5W-C-TWO BRCK TYPE S 700MA LED REC CANOPY
	2	G1	N/A	SINGLE	0.900 LRCF-2000-T5W-C-TWO BRCK TYPE S 700MA LED REC WBATT BU
	29	M	N/A	SINGLE	0.900 DELURATP18WMT
	1	S3	N/A	SINGLE	0.900 LS8T-50W-174-SX-BRCK TYPE S 1050MA LED
	2	S3-2	N/A	TWIN	0.900 LS8T-50W-174-SX-BRCK TYPE S 1050MA LED 2@180 ROTATE OPTIC
	2	S5-2	N/A	D180	0.900 LS8T-50W-174-SX-BRCK TYPE S 1050MA LED
	2	S5-3	N/A	3 @ 90 DEGREES	0.900 LS8T-50W-174-SX-BRCK TYPE S 1050MA LED



POLE DETAIL
(NOT TO SCALE)

- Notes:
1. Calculation 3' AFG.
 2. Pole luminaire color to be white.
 3. Wall pack color to be French Vanilla.
 4. Flag pole luminaire color to be black.

File:
wb-rufesnow3.agi
Date:
6-5-17



TECHLIGHT INC.
- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:
PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFESNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
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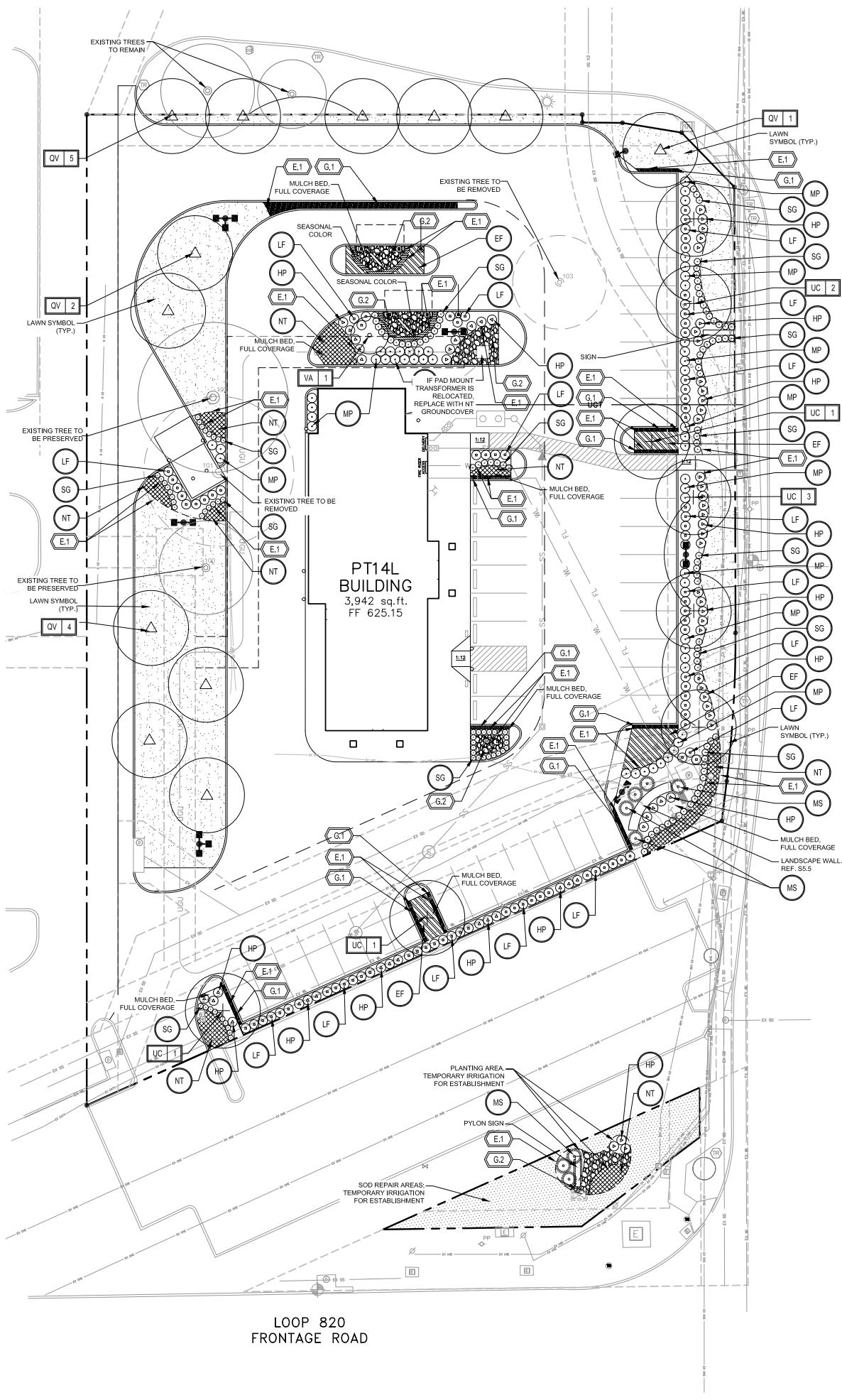
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SHEET TITLE:
PHOTOMETRIC
PLAN

PROJECT NO.2102618
DATE: 6/6/2017
SCALE: -
DRAWN BY: TL
APPROVED BY: AL

SHEET NO:
PH-1.0





LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- CEDAR ELM (3")
Ulmus crassifolia
- LIVE OAK
(4" REPLACEMENT TREE)
Quercus virginiana
- CHASTE TREE (2")
Vitex angus-castus
- 'SILVERADO' SAGE (7 GAL.)
Leucophyllum frutescens 'Silverado'
- DWARF WAX MYRTLE (7 GAL.)
Myrica pusilla
- RED YUCCA (5 GAL.)
Hesperaloe parviflora
- AUTUMN SAGE (3 GAL.)
Salvia greggii
- MEXICAN FEATHERGRASS (1 GAL.)
Nassella tenuissima
- PURPLE WINTERCREEPER (4" POT)
Euonymus fortunei 'Coloratus'
- STEEL PLANTER BED EDGING
- DECOMPOSED GRANITE GRAVEL
- 2-4" ROCK COBBLE

LANDSCAPE REQUIREMENTS - NORTH RICHLAND HILLS, TX

TOTAL SITE AREA: 57,432 SF
RUFÉ SNOW: 226 LF
PARKING SPACES: 41

REQUIRED	PROVIDED
1. LANDSCAPE AREA: 57,432 x .15 = 8,615 SF LANDSCAPED AREA	1. 12,259 SF PROVIDED
2. LANDSCAPE AREA SETBACK (RUFÉ SNOW): 15' LANDSCAPE SETBACK -REQUIRED TREES: 1 TREE PER 50 LF OF FRONTAGE (226 / 50 = 4.52) 5 TREES REQUIRED -REQUIRED SHRUBS: 10 SHRUBS PER 50 LF OF FRONTAGE (226 / 50 = 4.52 x 10 = 46) 46 SHRUBS REQUIRED	2. 15' LANDSCAPE SETBACK PROVIDED -5 TREES PROVIDED ALONG RUFÉ SNOW -126 SHRUBS PROVIDED ALONG RUFÉ SNOW
3. PARKING LOT SCREENING: LARGE SHRUBS PLANTED MAX. 36" O.C. WITH MIN. HEIGHT OF 30"	3. PROVIDED
4. PARKING LOT LANDSCAPING: -REQUIRED TREES: 1 TREE PER 20 PARKING SPACES (41 / 20 = 2.05) 3 TREES IN ISLANDS REQUIRED - PARKING ENTRANCE ISLANDS SHALL BE PLANTED WITH SMALL SHRUBS -NO PARKING MORE THAN 100 LF FROM A LARGE TREE -5% OF THE PARKING AREA TO BE LANDSCAPED (25,815 x .05 = 1,791 SF PARKING LOT LANDSCAPE AREA	4. 3 TREES IN ISLANDS PROVIDED LANDSCAPED PARKING ENTRANCE PROVIDED NO PARKING MORE THAN 100 LF FROM LARGE TREE 5,500 SF PARKING LOT LANDSCAPE PROVIDED
5. HARDSCAPE (ALONG RUFÉ SNOW): -LOW WALL: 30 SF STONE FACADE PER 50 SF FRONTAGE (226 / 50 = 4.52 x 30 = 136 SF REQUIRED	5. 136 SF PROVIDED 3'H x 3'W x 20'L = 138 SF FACADE

TREE MITIGATION CHART

TREE NUMBER	TREE TYPE	PRESERVE / REMOVE	TREE SIZE (CAL.)
100	OAK	PRESERVE	18"
101	OAK	REMOVE	30"
102	OAK	PRESERVE	24"
103	OAK	REMOVE	16"
TOTAL INCHES REMOVED			46
TOTAL INCHES TO BE MITIGATED			46
PROPOSED REPLACEMENT INCHES: (12) 4" CAL. TREES			48
REMAINING INCHES TO BE PAID TOWARDS CITY'S REFORESTATION FUND			0

NOTES:

- SEE SHEET L-1.1 FOR PLANTING SCHEDULE AND DETAILS.
- ALL SCREENING SHRUBS SHALL BE PLANTED A MINIMUM OF TWO FEET FROM THE BACK OF CURB.
- ALL PARKING ISLAND SHRUBS SHALL BE PLANTED A MINIMUM OF TWO AND A HALF FEET FROM THE BACK OF CURB.
- ALL TREES SHALL BE PLANTED A MINIMUM OF FIVE FEET FROM UNDERGROUND UTILITY LINES.
- ALL AREAS OUTSIDE OF PROPERTY LINE DUE TO CONSTRUCTION ACTIVITIES TO BE RE-VEGETATED WITH SOD, UNLESS OTHERWISE NOTED, REPAIR AREAS TO RECEIVE TEMPORARY IRRIGATION, IF NECESSARY, UNTIL VEGETATION IS ESTABLISHED UNLESS OTHERWISE DIRECTED BY OWNER.



GRAPHIC SCALE: 1"=20'

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REVISIONS:	DATE	DESCRIPTION

PROJECT: PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
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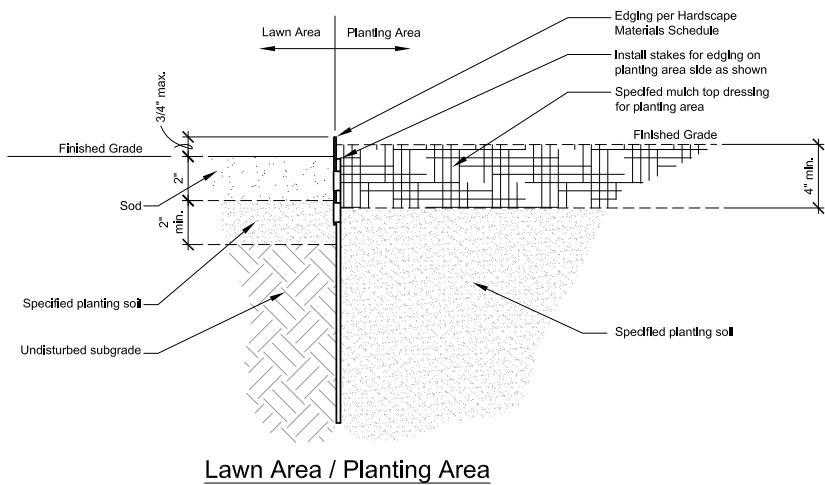
SHEET TITLE:
LANDSCAPE
PLAN

PROJECT NO.2102618
DATE: 5/29/2017
SCALE: -
DRAWN BY: LW
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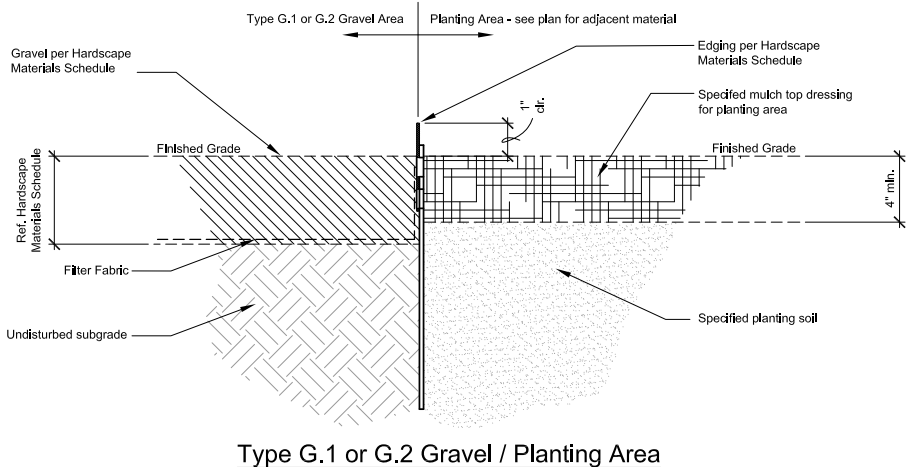
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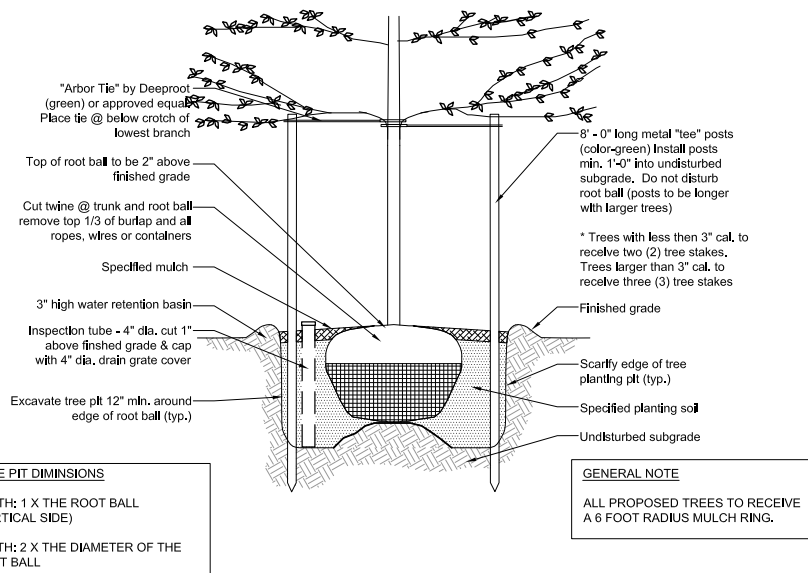
CASE SUP 2017-04



1 SECTION
TYPICAL PLANTING BED EDGE
SCALE: 3" = 1'-0"

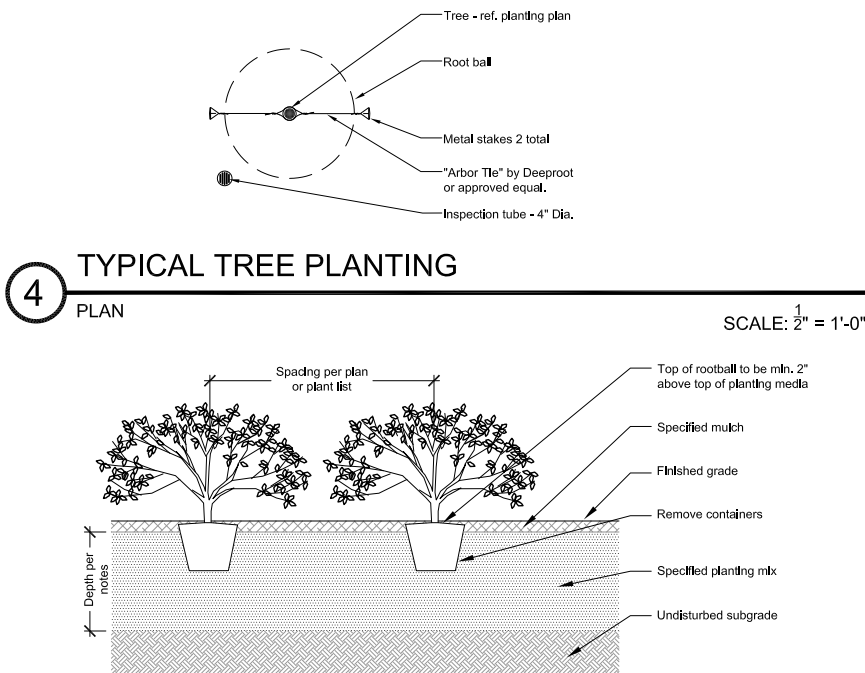


2 SECTION
TYPICAL GRAVEL EDGE
SCALE: 3" = 1'-0"

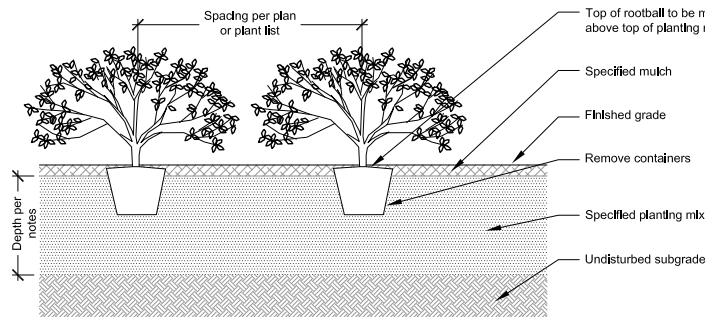


3 SECTION
TYPICAL TREE PLANTING
SCALE: 1/2" = 1'-0"

PLANT MATERIALS SCHEDULE							
TREES							
SYMBOL	QTY	COMMON / Scientific	ROOTBALL	CAL.	HEIGHT	SPREAD	NOTES
QV 12	12	LIVE OAK/ <i>Quercus virginiana</i>	N/A	4"	14-16'	6-8'	Min. caliper for replacement trees is 3" and min. height is 7' measured 12" from the base of trunk; full symmetrical canopy.
UC 8	8	CEDAR ELM/ <i>Ulmus crassifolia</i>	N/A	3" min	12-14'	5' min.	Container grown; height measured 6' from the base of trunk; full symmetrical canopy. Min 5' Clear
VA 1	1	VITEX/ <i>Vitex agnus-castus</i>	24" min. dia. 15 1/2" min. depth	2" min	N/A	N/A	Container grown; height measured 6' from the base of trunk; full symmetrical canopy.
SHRUBS							
SYMBOL	QTY	COMMON / Scientific	SIZE	HEIGHT	SPREAD	SPACING	NOTES
MS 9	9	MISCANTHUS/ <i>Miscanthus sinense</i>	5 gal.	18-24"	18-24"	36"	Full plant, container grown
NP 53	53	DWARF WAX MYRTLE/ <i>Myrica pauciflora</i>	7 gal.	18-24"	18-24"	36"	Full plant, container grown
HP 68	68	RED YUCCA/ <i>Hesperaloe parviflora</i>	5 gal.	18-24"	18-24"	36"	Full plant, container grown
LF 85	85	SILVERADO SAGE/ <i>Leucophyllum frutescens 'Silverado'</i>	7 gal.	18-24"	18-24"	36"	Full plant, container grown
SG 140	140	AUTUMN SAGE/ <i>Salvia greggii</i>	3 gal.	12-18"	12-18"	24"	Full plant, container grown
GROUNDCOVERS							
SYMBOL	COMMON / Scientific	SIZE	HEIGHT	SPREAD	SPACING	SF	NOTES
EF	PURPLE WINTERCREEPER/ <i>Euonymus fortunei 'Coloratus'</i>	4" pot	N/A	36-60"	36"	approx. 1,500 SF	Full plant, container grown
NT	MEXICAN FEATHERGRASS/ <i>Nassella tenuissima</i>	1 gal	6-12"	6-12"	18"	approx. 580 SF	Full plant, container grown
	SEASONAL COLOR	4" pot				approx. 130 SF	Full plant, container grown
GRASSES							
SYMBOL	COMMON / Scientific	SIZE	HEIGHT	SPREAD	SPACING	SF	NOTES
LAWN	COMMON BERMUDAGRASS/ <i>Cynodon dactylon</i>					approx. 6,900 SF	solid sod
HARDSCAPE MATERIALS SCHEDULE							
QTY	TAG	DESCRIPTION	COLOR	FINISH	NOTES		
approx. 560 LF	E.1	PLANTER BED EDGE: STEEL EDGING 1/2" BY 4" AS MANUFACTURED BY JOSEPH RYERSON CO, INC OR APPROVED EQUAL	GREEN	STANDARD			
approx. 345 SF	G.1	DECOMPOSED GRANITE GRAVEL			Well compacted		
approx. 250 SF	G.2	COLORADO COBBLE VARIEGATED: 2"-4" AS SOLD BY TEX-ART STONE, OR APPROVED EQUAL			6" depth		



4 PLAN
TYPICAL TREE PLANTING
SCALE: 1/2" = 1'-0"



5 SECTION
TYPICAL SHRUB PLANTING
SCALE: 3/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UNDERGROUND OR ABOVE GROUND UTILITIES WITHIN THE PROJECT.
- PROPOSED LANDSCAPING IS TO BE INSTALLED AS PER LOCAL CITY ORDINANCES AND CODES.
- ALL LANDSCAPE AREAS TO BE IRRIGATED AS SHOWN ON IRRIGATION PLAN.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OF PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEEL STOPS OR OTHER PERMANENT BARRIERS.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES, AS DEFINED BY LOCAL ORDINANCE, SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS, AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE SOD UNLESS NOTED OTHERWISE.
- REFERENCE ARCHITECTURAL AND CIVIL PLANS FOR DETAILED BUILDING LAYOUT, RAMPS, STAIRS AND WALKS.
- REFERENCE CIVIL PLANS FOR PROPOSED GRADES.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES. GENERAL INTENT SHALL BE MET.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY METHODS REQUIRED BY THE CITY.
- THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OR LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING.
- AFTER CONTRACTOR WARRANTIES HAVE EXPIRED AND ALL REPLACEMENTS HAVE BEEN MADE AND ACCEPTED BY THE OWNER'S REPRESENTATIVE, THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIALS WHICH SHOW DEAD BRANCHING PATTERNS AND REPAIR IRRIGATION SYSTEMS AS REQUIRED BY THE CITY.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN (AAM).
- IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY.
- OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT'S OR OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
- CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S COST, AN AGRICULTURAL SUITABILITY SOIL ANALYSIS OF THE ON-SITE TOPSOIL FOR TURF ESTABLISHMENT FROM A CERTIFIED SOIL TESTING LABORATORY. CONTRACTOR SHALL AMEND EXISTING TOPSOIL PER THE RECOMMENDATION OF THE ANALYSIS TO THE OWNER'S ACCEPTANCE. EXISTING TOPSOIL ANALYSIS AS WELL AS A SECONDARY TEST ON AMENDED SOILS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL PLANTING SOIL, RATHER OBTAINED USING ON-SITE SOILS AND AMENDING THEM TO MEET THE FOLLOWING SPECIFICATIONS, OR BROUGHT IN FROM OFF-SITE, SHALL BE 'SANDY LOAM' AS DETERMINED BY THE MECHANICAL ANALYSIS (ASTM D422) AND BASED ON THE USDA CLASSIFICATION SYSTEM. IT SHALL BE OF UNIFORM COMPOSITION WITHOUT THE ADMIXTURE OF SUBSOIL AND BE NATURAL, FRIABLE, FERTILE, WITH A PH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS OR BRANCHES. 100% SHALL PASS THROUGH A 1-INCH SCREEN AND BE COMPRISED OF 40-50% SAND, 30-40% SILT, AND 10-30% CLAY. THE SOIL SHALL BE MIXED WITH ORGANIC MATTER AT A ONE TO FIVE RATIO - ONE PART ORGANIC MATTER AND 5 PARTS SOIL.
- ALL SOD AREAS TO CONTAIN A MIN 4-INCH DEPTH OF PLANTING SOIL PRIOR TO INSTALLATION. ALL PLANTING BEDS TO BE A MINIMUM OF 2-FEET DEEP FOR SHRUBS AND 3-FEET DEEP FOR TREES.
- ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 4-INCHES UNLESS OTHERWISE NOTED ON DRAWINGS. MULCH SHALL BE HIGH QUALITY, DOUBLE-GROUND, PREMIUM HARDWOOD MULCH. IT SHALL NOT BE DYED RED OR BLACK, BUT SHALL BE A NATURAL BROWN COLOR. MULCH SHALL HAVE BEEN AGED FOR A MINIMUM OF SIX MONTHS AND NOT LONGER THAN TWO YEARS. MULCH SHALL BE SHREDDED TO A UNIFORM SIZE: FREE OF DIRT, DEBRIS AND FOREIGN MATTER; WITH PIECES NO THICKER THAN 1/4-INCH OR LARGER THAN 2-INCHES IN ANY DIRECTION. MULCH MUST BE FREE OF STRINGY MATERIAL OR CHUNKS OVER 3-INCHES IN SIZE AND SHALL NOT CONTAIN, IN THE JUDGMENT OF THE OWNER'S REPRESENTATIVE, AN EXCESS OF FINE PARTICLES.
- SLOW RELEASE FERTILIZERS, AS RECOMMENDED BY THE SOIL TESTING LAB, SHALL BE USED PER MANUFACTURER RECOMMENDATIONS.
- CONTRACTOR SHALL SUBMIT SAMPLES OF PLANTING SOIL, MULCH, FERTILIZER, AND GRAVEL FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- PLANT MATERIALS LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGING.
- ALL LANDSCAPE AREAS TO BE WEED FREE AT TIME OF FINAL ACCEPTANCE. HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

REVISIONS:	SYMBOL	DATE	DESCRIPTION
BY			

PROJECT: PT 14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

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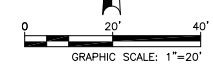
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SHEET TITLE:
LANDSCAPE
DETAILS

PROJECT NO. 2102618
DATE: 5/29/2017
SCALE:
DRAWN BY: LW
APPROVED BY: LW

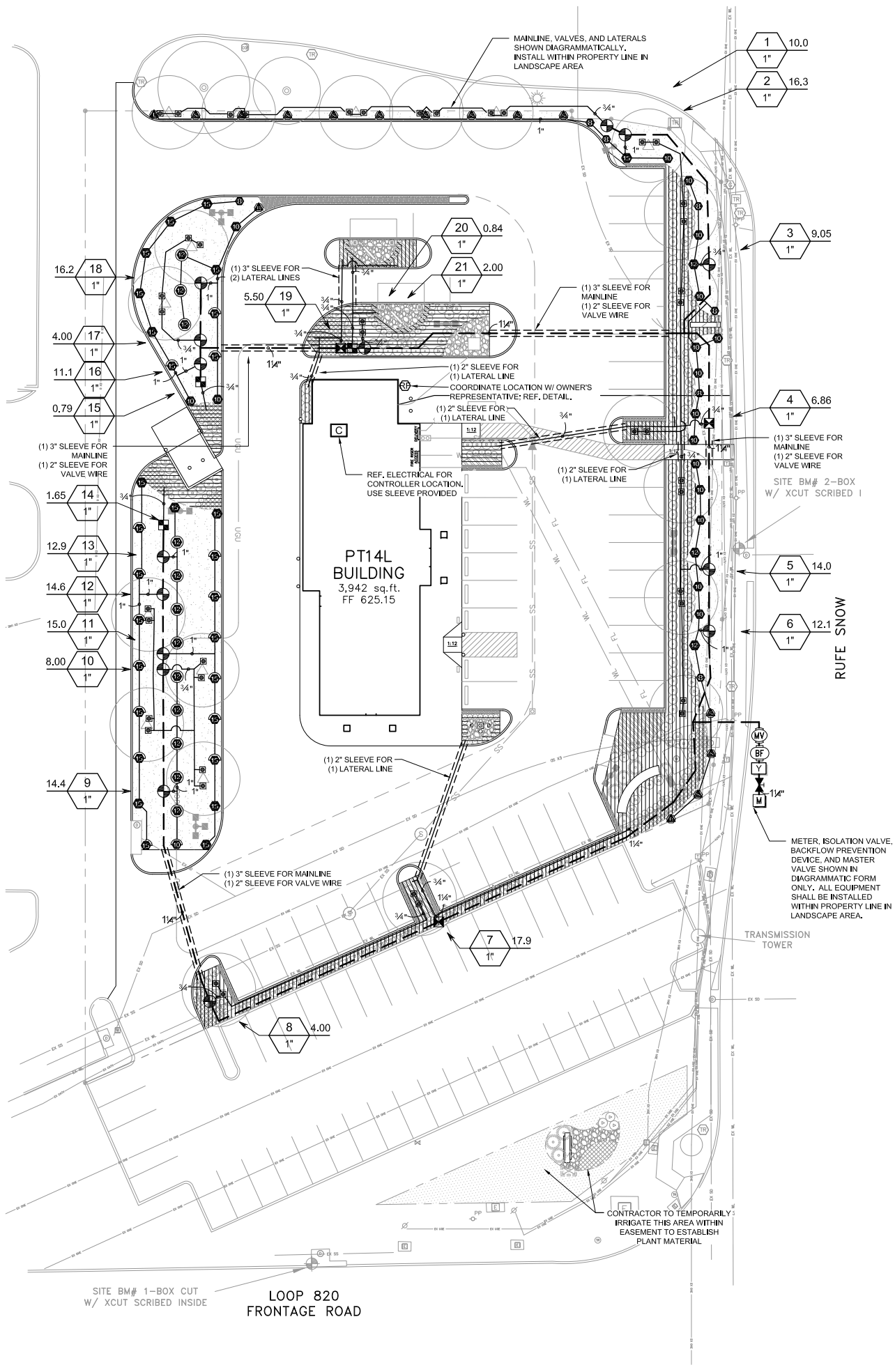
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CASE SUP 2017-04



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



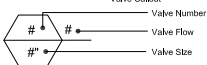


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES LCS RCS CS SS	HUNTER PROS-04-CV 5' STRIP SPRAY TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	15	30
Q T H F	HUNTER PROS-04-CV 10' RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	1	30
Q T H TT TQ F	HUNTER PROS-04-CV 12' RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	12	30
Q T H TT TQ F	HUNTER PROS-04-CV 15' RADIUS TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	16	30
Q T H TT TQ F	HUNTER PROS-04-CV ADJ TURF SPRAY, 4.0" POP-UP, WITH DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	40	30
25 50 10 20	HUNTER PCB FLOOD BUBBLER, 1/2" FIPT.	42	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	NETAFIM LVCZS8010075-LF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM TO 4.4GPM.	3
■	NETAFIM LVCZS8010075-HF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.	3
■	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-12 (12) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE, 0.4GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 12.0' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, 17MM. (1) LINE FLUSHING VALVE PER DRIP ZONE.	4,664 S.F.
■	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-6-12(12) LANDSCAPE DRIPPERLINE WITH 0.6GPH EMITTERS AT 12" O.C. (2.2 LPH @ 0.3M) WITH CHECK VALVE, PRESSURE COMPENSATION, 14.7PSI MIN. TO 50PSI MAX. (1 TO 3.5 BAR), DRIPPERLINE LATERALS SPACED AT 12" (0.3 M) APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. (1) LINE FLUSHING VALVE PER DRIP ZONE.	80.3 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊕	HUNTER IGV-AS ELECTRIC REMOTE CONTROL VALVE, 220 PSI RATED PLASTIC GLOBE VALVE, ACCU-SET PRESSURE REGULATOR.	15
WV	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
WV	HUNTER IGV-G 1" 1" 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	WATTS 007 1" MAX. FLOW RATE IS 7.5 FT/S.	1
C	HUNTER IC-2400-PL MODULAR CONTROLLER, 24 STATIONS, OUTDOOR MODEL, PLASTIC CABINET, COMMERCIAL USE, WITH THREE ICM-600 MODULES INCLUDED.	1
RF	HUNTER RFC-NO RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED, NORMALLY OPEN SWITCH.	1
Y	WILKENS Y-STRAINER - SAME SIZE AS PIPE	1
M	WATER METER 1" IRRIGATION CONTRACTOR SHALL COORDINATE NEW IRRIGATION METER INSTALLATION WITH THE CITY. FLOW AND PRESSURE IS ASSUMED FOR PRELIMINARY DESIGN. FIELD VERIFY.	1
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,997 L.F.
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	824.0 L.F.
---	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	258.9 L.F.



IRRIGATION PLAN IS SHOWN
DIAGRAMMATICALLY INSTALL ALL PIPE AND
IRRIGATION COMPONENTS WITHIN PROPERTY
BOUNDARY IN LANDSCAPE AREA.

NOTE:
1. ALL AREAS DISTURBED OUTSIDE OF
PROPERTY LINE DUE TO CONSTRUCTION
ACTIVITIES WHICH ARE RE-VEGETATED
SHALL RECEIVE TEMPORARY IRRIGATION,
IF NECESSARY, UNTIL VEGETATION IS
ESTABLISHED, UNLESS OTHERWISE
DIRECTED BY OWNER.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	HUNTER IGV-AS	1"	BUBBLER	10.00	36.88	45.63	30.64 in/h
2	HUNTER IGV-AS	1"	TURF SPRAY	16.30	36.65	49.25	1.35 in/h
3	HUNTER IGV-AS	1"	TURF SPRAY	9.05	33.67	41.46	1.03 in/h
4	NETAFIM LVCZS8010075-HF	1"	AREA FOR DRIPLINE	6.86	23.51	30.12	0.67 in/h
5	HUNTER IGV-AS	1"	BUBBLER	14.00	36.55	45.02	30.64 in/h
6	HUNTER IGV-AS	1"	TURF SPRAY	12.09	33.65	41.38	1.07 in/h
7	NETAFIM LVCZS8010075-HF	1"	AREA FOR DRIPLINE	17.85	24.92	36.67	0.57 in/h
8	HUNTER IGV-AS	1"	BUBBLER	4.00	32.64	38.55	30.64 in/h
9	HUNTER IGV-AS	1"	TURF SPRAY	14.38	33.84	45.62	0.92 in/h
10	HUNTER IGV-AS	1"	BUBBLER	8.00	33.82	41.88	30.64 in/h
11	HUNTER IGV-AS	1"	TURF SPRAY	15.00	34.45	47.38	0.89 in/h
12	HUNTER IGV-AS	1"	TURF SPRAY	14.56	34.57	47.44	0.83 in/h
13	HUNTER IGV-AS	1"	TURF SPRAY	12.90	33.57	45.27	0.90 in/h
14	NETAFIM LVCZS8010075-LF	1"	AREA FOR DRIPLINE	1.65	22.02	27.41	0.67 in/h
15	NETAFIM LVCZS8010075-LF	1"	AREA FOR DRIPLINE	0.79	22.00	27.23	0.67 in/h
16	HUNTER IGV-AS	1"	TURF SPRAY	11.14	34.51	44.48	0.92 in/h
17	HUNTER IGV-AS	1"	BUBBLER	4.00	32.66	38.70	30.64 in/h
18	HUNTER IGV-AS	1"	TURF SPRAY	16.25	34.04	48.32	1.11 in/h
19	NETAFIM LVCZS8010075-HF	1"	AREA FOR DRIPLINE	5.50	23.02	29.54	0.67 in/h
20	NETAFIM LVCZS8010075-LF	1"	AREA FOR DRIPLINE	0.84	22.01	27.23	1.01 in/h
21	HUNTER IGV-AS	1"	BUBBLER	2.00	32.14	37.58	30.64 in/h

CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
Water Source Information: IRRIGATION CONTRACTOR
SHALL COORDINATE NEW IRRIGATION METER
INSTALLATION WITH THE CITY. FLOW AND PRESSURE IS
ASSUMED FOR PRELIMINARY DESIGN. FIELD VERIFY.

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 18.20 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 60.00 psi
Elevation Change: 5.00 ft
Service Line Size: 1"
Length of Service Line: 20.00 ft
Pressure Available: 56.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 17.85 gpm
Flow Available at POC: 18.20 gpm
Residual Flow Available: 0.35 gpm

Critical Station: 2
Design Pressure: 30.00 psi
Friction Loss: 3.32 psi
Fittings Loss: 0.33 psi
Elevation Loss: 0.00 psi
Loss through Valve: 3.00 psi
Pressure Req. at Critical Station: 36.65 psi
Loss for Fittings: 0.45 psi
Loss for Main Line: 4.48 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 3.21 psi
Loss for Master Valve: 3.00 psi
Loss for Water Meter: 1.46 psi
Critical Station Pressure at POC: 49.25 psi
Pressure Available: 56.00 psi
Residual Pressure Available: 6.75 psi

REVISIONS:	SYMBOL	DATE	DESCRIPTION

PROJECT: PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
JACOBS ENGINEERING GROUP INC.
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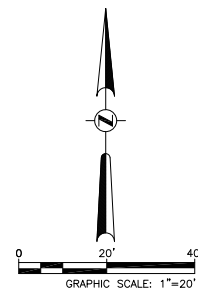
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SHEET TITLE:
IRRIGATION
PLAN

PROJECT NO. 2102618
DATE: 5/29/2017
SCALE: 1" = 20'
DRAWN BY: JB
APPROVED BY: JB

SHEET NO:
L-2.0

CASE SUP 2017-04

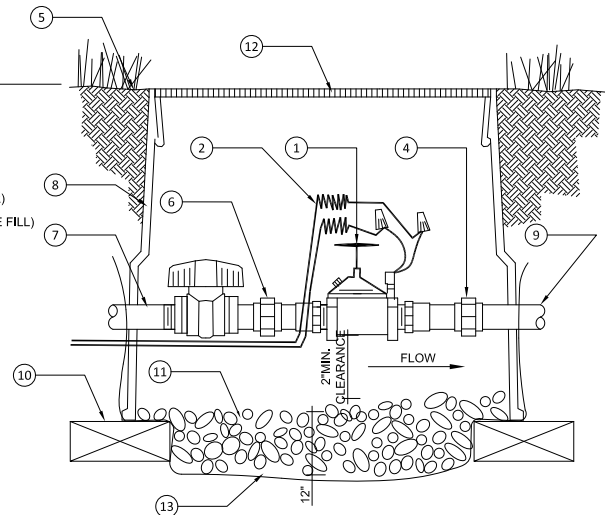


KEY NOTES:

1. ELECTRIC CONTROL VALVE (MODEL & SIZE PER PLAN).
2. SNAP-TIE WIRE CONNECTORS AND EXPANSION COILS, 10 WRAPS AROUND 1/2" PIPE.
3. NOT USED
4. SDR 80 UNION
5. FINISH SOIL GRADE
6. SDR 80 UNION
7. WATER MAIN
8. VALVE BOX
9. DISTRIBUTION LINE
10. BRICK SUPPORT (1-EACH CORNER)
11. 3/4" CRUSHED GRAVEL (DRAINAGE FILL)
12. LOCKING COVER
13. FILTER FABRIC

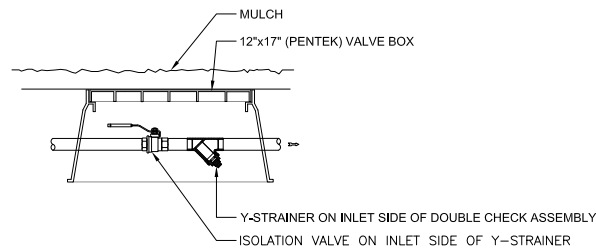
NOTES:

1. INSTALL VALVES A MIN. OF 12" FROM STRUCTURES OR HARDSCAPE.
2. INSTALL VALVES IN PLANTING BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPE.
4. INSTALL VALVE BOX SO THAT TOP OF VALVE BOX IS FLUSH WITH ADJACENT HARDSCAPE.
5. REMOTE CONTROL VALVES TO HAVE STANDARD IDENTIFICATION TAGS CORRESPONDING TO CONTROLLER STATION NUMBER ON THE VALVE.
6. PLACE 3/4" DIA. DRAIN ROCK PRIOR TO INSTALLATION OF VALVE BOX
7. REFER TO SPECIFICATION AND PLAN SHEETS FOR MORE INFORMATION.



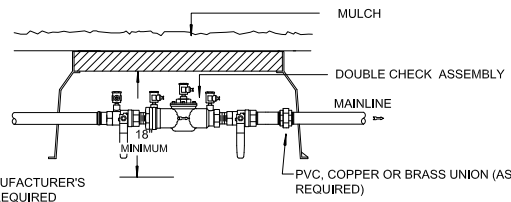
1 IRRIGATION VALVE
SECTION

SCALE: NTS



2 ISOLATION VALVE & WYE "Y" STRAINER
SECTION

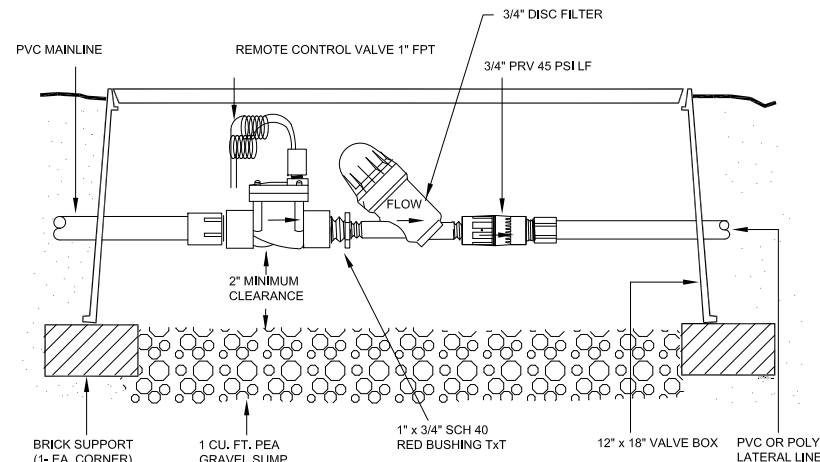
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NOTE:
INSTALL PER LOCAL CODES AND MANUFACTURER'S
RECOMMENDATIONS - INSULATE AS REQUIRED

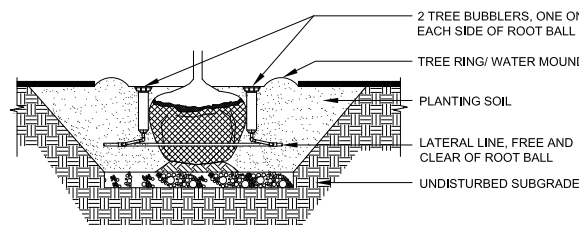
3 BACKFLOW PREVENTER
SECTION

NTS



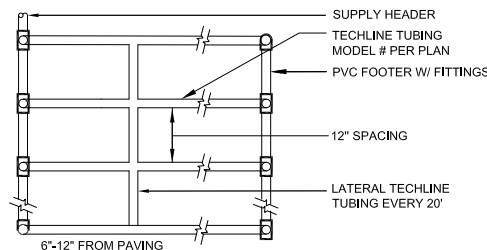
4 NETAFIM LOW FLOW CONTROL ZONE
SECTION

NTS



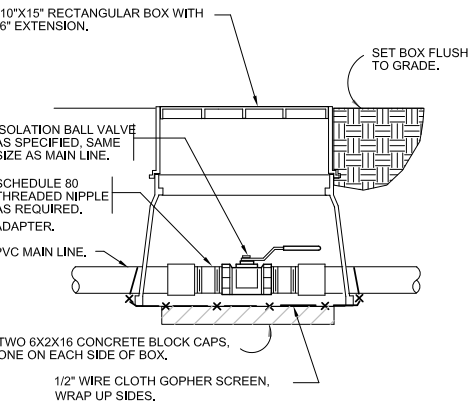
5 TREE BUBBLERS
SECTION

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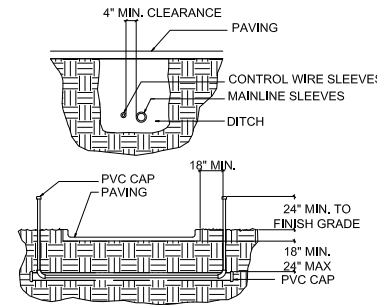
6 TECHLINE TUBING LAYOUT
SECTION

NTS



7 BRASS BALL ISOLATION VALVE
SECTION

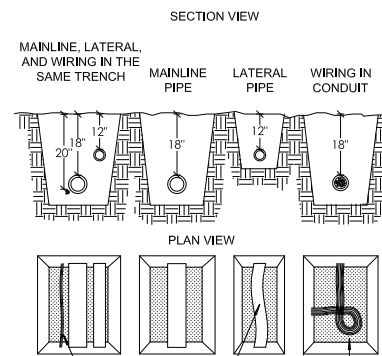
NTS



1. ALL PVC IRRIGATION SLEEVING TO BE SCH. 40.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

8 IRRIGATION SLEEVING
SECTION

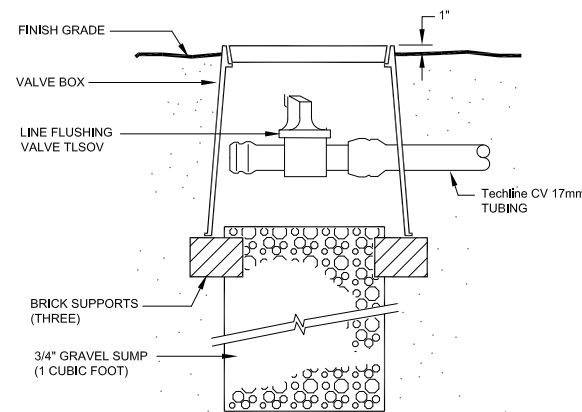
NTS



- RUN WIRING UNDER MAINLINE. TAPE AND BUNDLE AT 10' O.C.
- ALL PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN
- TIE A 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
- NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

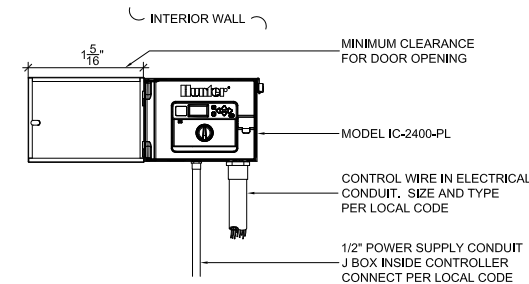
9 PIPE AND WIRE TRENCHING
SECTION

NTS



10 MANUAL LINE FLUSHING VALVE
SECTION

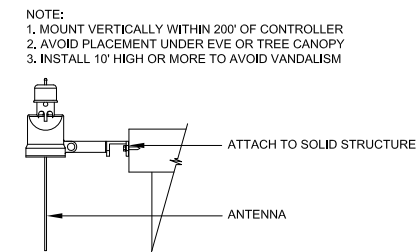
NTS



- NOTE:
1. REFER TO MANUFACTURER'S MANUAL FOR MOUNTING INSTRUCTIONS
 2. INSTALL WIRING (PER LOCAL CODE)
 3. INSTALL CONDUIT W/ SWEEP FITTINGS

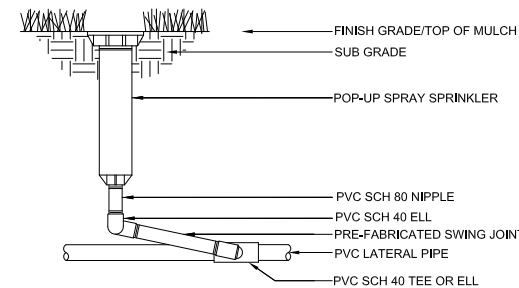
11 CONTROLLER
SECTION

NTS



12 WIRELESS RAIN/FREEZE SENSOR
SECTION

NTS



13 POP-UP SPRAY HEAD
SECTION

NTS



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:	DATE	DESCRIPTION

PROJECT: PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

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JACOB M. BAKER, L.L.C. #16275,
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SHEET TITLE:
IRRIGATION
DETAILS

PROJECT NO. 2102618
DATE: 5/29/2017
SCALE:
DRAWN BY: JB
APPROVED BY: JB

SHEET NO:
L-2.1

CASE SUP 2017-04



IRRIGATION SPECIFICATIONS (SECTION 328400)

- PART 1 - GENERAL
- 1.01 SCOPE
- A. PROVIDE COMPLETE SPRINKLER INSTALLATION AS DETAILED AND SPECIFIED HEREIN, INCLUDING FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION. WORK INCLUDES BUT IS NOT LIMITED TO:
1. TRENCHING AND BACKFILL.
2. AUTOMATIC CONTROLLED SYSTEM.
3. UPON COMPLETION OF INSTALLATION, SUPPLY DRAWINGS SHOWING DETAILS OF CONSTRUCTION INCLUDING LOCATION OF MAINLINE PIPING, MANUAL AND AUTOMATIC VALVES, ELECTRICAL SUPPLY TO VALVES, AND SPECIFICALLY EXACT LOCATION OF AUTOMATIC VALVES.
- B. NOTE: ALL SLEEVES AS SHOWN ON PLANS WILL BE FURNISHED BY GENERAL CONTRACTOR, METER AND POWER SOURCE TO BE PROVIDED BY GENERAL CONTRACTOR.
- 1.02 RELATED WORK SPECIFIED ELSEWHERE
- A. SEE IRRIGATION PLANS. SEE PLANS FOR CONTROLLER, HEADS, AND VALVES.
- 1.03 APPLICABLE STANDARDS
- A. ASTM
- B. D2464 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS THREADED, SCHEDULE 40
- C. D2466 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS SOCKET TYPE, SCHEDULE 40
- D. D2564 - SOLVENT CEMENTS FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS
- E. STANDARD RECOMMENDED PRACTICE FOR:
1. D2855 - MAKING SOLVENT - CEMENTED JOINTS WITH POLY (VINYL CHLORIDE) (PVC) PIPE AND FITTINGS.
- 1.04 MAINTENANCE AND GUARANTEE
- A. MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
- B. PROVIDE MAINTENANCE OF SYSTEM, INCLUDING RAISING AND LOWERING OF HEADS TO COMPENSATE FOR LAWN GROWTH, CLEANING AND ADJUSTMENT OF HEADS, RAISING AND LOWERING OF SHRUB HEADS TO COMPENSATE FOR SHRUB GROWTH, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS OR WORKMANSHIP, INCLUDING REPAIR OF BACKFILL SETTLEMENT.
- 1.05 SUBMITTALS
- A. USE OF MATERIALS DIFFERING IN QUALITY, SIZE, OR PERFORMANCE FROM THOSE SPECIFIED WILL ONLY BE ALLOWED UPON WRITTEN APPROVAL OF OWNER/LANDSCAPE ARCHITECT. THE DECISION WILL BE BASED ON COMPARATIVE ABILITY OF MATERIAL OR ARTICLE TO PERFORM FULLY ALL PURPOSES OF MECHANICS AND GENERAL DESIGN CONSIDERED TO BE POSSESSED BY ITEM SPECIFIED. BIDDERS DESIRING TO MAKE A SUBSTITUTION FOR SPECIFIED SPRINKLERS SHALL SUBMIT MANUFACTURER'S CATALOG SHEET SHOWING FULL SPECIFICATION OF EACH TYPE OF SPRINKLER PROPOSED AS A SUBSTITUTE, INCLUDING DISCHARGE IN GPM MAXIMUM ALLOWABLE OPERATING PRESSURE AT SPRINKLER, APPROVAL OF SUBSTITUTE SPRINKLER SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITY TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM.
- B. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM. IF IRRIGATION CONTRACTOR NOTES ANY PROBLEMS IN HEAD SPACING OR POTENTIAL COVERAGE, IT IS HIS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, BEFORE PROCEEDING WITH WORK. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE OF ALL AREAS TO BE IRRIGATED.
- 1.06 TESTING
- A. PERFORM TESTING REQUIRED WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.
- 1.07 COORDINATION
- A. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.
- PART 2 - PRODUCTS
- 2.01 GENERAL
- A. SPRINKLER MAINS: SPRINKLER MAINS ARE THAT PORTION OF PIPING FROM WATER SOURCE TO OPERATING VALVES. THIS PORTION OF PIPING IS SUBJECT TO SURGES, BEING A CLOSED PORTION OF SPRINKLER SYSTEM. HYDRANT LINES ARE CONSIDERED A PART OF SPRINKLER MAIN.
- B. LATERAL PIPING: LATERAL PIPING IS THAT PORTION OF PIPING FROM OPERATING VALVE TO SPRINKLER HEADS. THIS PORTION OF PIPING IS NOT SUBJECT TO SURGES, BEING AN "OPEN END" PORTION OF SPRINKLER SYSTEM.
- 2.02 POLY VINYL CHLORIDE PIPE (PVC)
- A. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH COMMERCIAL STANDARDS NOTED HEREIN.
- B. MARKING AND IDENTIFICATION: PVC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, PIPE SIZE, TYPE OF PIPE, AND MATERIAL. SDR NUMBER, PRODUCT STANDARD NUMBER, AND THE NSF (NATIONAL SANITATION FOUNDATION) SEAL.
- C. PVC PIPE FITTINGS: SHALL BE OF THE SAME MATERIAL AS THE PVC PIPE SPECIFIED AND SHALL BE COMPATIBLE WITH PVC PIPE FURNISHED.
- 2.03 COPPER TUBING
- A. HARD, STRAIGHT, LENGTHS OF DOMESTIC MANUFACTURE ONLY. NO COPPER TUBE OF FOREIGN EXTRUSION OR ANY SO-CALLED IRRIGATION TUBING (THIN WALL) SHALL BE USED.
- 2.04 COPPER TUBE FITTINGS
- A. CAST BRASS OR WROUGHT COPPER, SWEAT-SOLDER TYPE.
- 2.05 WIRE
- A. TYPE UF WITH 4-64" INSULATION WHICH IS UNDERWRITER'S LABORATORY APPROVED FOR DIRECT UNDERGROUND BURIAL WHEN USED IN A NATIONAL ELECTRIC CODE CLASS II CIRCUIT (30 VOLTS AC OR LESS).
- 2.06 SCHEDULE 80 PVC NIPPLES
- A. COMPOSED OF STANDARD SCHEDULE 40 PVC FITTINGS AND PVC MEETING NOTED STANDARDS. NO CLAMPS OR WIRES MAY BE USED.
- 2.07 MATERIALS - SEE IRRIGATION PLAN
- A. PVC PIPE: CLASS 200, SPR 21
- COPPER TUBING (CITY CONNECTION): TYPE "M"
- 24V WIRE: SIZE 14, TYPE U.F.
- B. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
- C. REFER TO DRAWING FOR BACKFLOW PREVENTION REQUIREMENTS AND FLOW VALVE. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT.

- PART 3 EXECUTION
- 3.01 INSTALLATION - GENERAL
- A. STAKING: BEFORE INSTALLATION IS STARTED, PLACE A STAKE WHERE EACH SPRINKLER IS TO BE LOCATED, IN ACCORDANCE WITH DRAWING. STAKING SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- B. EXCAVATIONS: EXCAVATIONS ARE UNCLASSIFIED AND INCLUDE EARTH, LOOSE ROCK, ROCK OR ANY COMBINATION THEREOF, IN WET OR DRY STATE. BACKFILL TRENCHES WITH MATERIAL THAT IS SUITABLE FOR COMPACTION AND CONTAINS NO LUMPS, CLODS, ROCK, DEBRIS, ETC. SPECIAL BACKFILL SPECIFICATIONS, IF FURNISHED TAKE PREFERENCE OVER THIS GENERAL SPECIFICATION.
- C. BACKFILL: FLOOD OR HAND-TAMP TO PREVENT AFTER SETTLING. HAND RAKE TRENCHES AND ADJOINING AREA TO LEAVE GRADE IN AS GOOD OR BETTER CONDITION THAN BEFORE INSTALLATION.
- D. PIPING LAYOUT: PIPING LAYOUT IS DIAGRAMMATIC. ROUTE PIPING AROUND TREES AND SHRUBS IN SUCH A MANNER AS TO AVOID DAMAGE TO PLANTINGS. DO NOT DIG WITHIN BALL OF NEWLY PLANTED TREES OR SHRUBS.
- 3.02 PIPE INSTALLATION
- A. SPRINKLER MAINS: INSTALL A FOUR (4") INCH MINIMUM TRENCH WITH A MINIMUM OF TWELVE (12") INCHES OF COVER.
- B. LATERAL PIPING: INSTALL A FOUR (4") INCH WIDE MINIMUM TRENCH DEEP ENOUGH TO ALLOW FOR INSTALLATION OF SPRINKLER HEADS AND VALVES, BUT IN NO CASE, WITH LESS THAN EIGHT (8") INCHES OF COVER.
- C. TRENCHING: REMOVE LUMBER, RUBBISH, AND LARGE ROCKS FROM TRENCHES. PROVIDE FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF EACH PIPE LINE TO PREVENT UNEVEN SETTLEMENT. WEDGING OR BLOCKING OF PIPE WILL NOT BE PERMITTED. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING, AND KEEP PIPING CLEAN BY APPROVED MEANS DURING AND AFTER LAYING OF PIPE.
- 3.03 PVC PIPE AND FITTING ASSEMBLY
- A. SOLVENT: USE ONLY SOLVENT RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT-WELDED JOINTS. THOROUGHLY CLEAN PIPE AND FITTINGS OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
- B. PVC TO METAL CONNECTION: WORK METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE SUCH AS PERMATEX NO. 2 ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE ADAPTERS.
- 3.04 COPPER TUBING AND FITTING ASSEMBLY
- A. CLEAN PIPE AND FITTING THOROUGHLY AND LIGHTLY SAND PIPE CONNECTIONS TO REMOVE RESIDUE FROM PIPE. ATTACH FITTINGS TO TUBING IN AN APPROVED MANNER USING 50-50 SOFT SOLID CORE SOLDER.
- 3.05 SHRUB SPRAY HEADS (FIXED)
- A. SHRUB SPRAY HEADS: SUPPLY IN ACCORDANCE WITH MATERIALS LIST, WITH NOZZLING IN ACCORDANCE WITH DRAWINGS. DRAWINGS INDICATE SIZE OF NOZZLING AND DEGREE OF ARC. DETERMINE CORRECT DEGREE OF ARC OF NOZZLE (IF CONDITIONS WARRANT) BY AREA TO BE COVERED AND BY WIND CONDITIONS THAT MAY AFFECT COVERAGE.
- B. HEIGHT: INSTALL HEADS ON PVC SCHEDULE 80 RISERS SUFFICIENTLY HIGH TO WATER UNDER SHRUBS AND PLANTS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 3.06 POP-UP SPRAY HEADS
- A. SUPPLY POP-UP SPRAY HEADS IN ACCORDANCE WITH MATERIALS LIST AND PLAN. ATTACH SPRINKLER TO LATERAL PIPING WITH A SEMI-FLEXIBLE POLYETHYLENE NIPPLE NOT LESS THAN TREE (3") INCHES OR MORE THAN SIX (6") INCHES LONG.
- 3.07 VALVES
- A. SUPPLY VALVES IN ACCORDANCE WITH MATERIALS LIST AND SIZED ACCORDING TO DRAWINGS. INSTALL VALVES IN A LEVEL POSITION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR TYPICAL INSTALLATION OF ELECTRIC VALVE, VALVE BOX.
- 3.08 WIRING
- A. SUPPLY WIRING FROM THE AUTOMATIC SPRINKLER CONTROLS TO THE VALVES. NO CONDUIT WILL BE REQUIRED FOR U.F. WIRE UNLESS OTHERWISE NOTED ON THE PLAN. WIRE SHALL BE TUCKED UNDER THE PIPING.
- B. A SEPARATE WIRE IS REQUIRED FROM THE CONTROL TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES SERVED BY EACH PARTICULAR CONTROL.
- C. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN (10') FOOT INTERVALS. INSTALL TEN (10") INCH EXPANSION COIL AT NOT MORE THAN ONE HUNDRED (100') FOOT INTERVALS. MAKE SPLICES WATERPROOF.
- 3.09 AUTOMATIC SPRINKLER CONTROLS
- A. SUPPLY IN ACCORDANCE WITH IRRIGATION PLAN. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 3.10 TESTING
- A. SPRINKLER MAINS: TEST SPRINKLER MAIN ONLY FOR A PERIOD OF TWELVE (12) TO FOURTEEN (14) HOURS UNDER NORMAL PRESSURE. IF LEAKS OCCUR, REPLACE JOINT OR JOINTS AND REPEAT TEST.
- B. COMPLETE TESTS PRIOR TO BACKFILLING. SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO INSURE STABILITY OF LINE UNDER PRESSURE. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUAL INSPECTION FOR FULL PERIOD OF TEST.
- 3.11 FINAL ADJUSTMENT
- A. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE FINAL ADJUSTMENT OF SPRINKLER SYSTEM IN PREPARATION FOR LANDSCAPE ARCHITECT'S FINAL INSPECTION. COMPLETELY FLUSH SYSTEM TO REMOVE DEBRIS FROM LINES AND TURNING ON SYSTEM. CHECK SPRINKLERS FOR PROPER OPERATION AND PROPER ALIGNMENT FOR DIRECTION OF FLOW. CHECK EACH SECTION OF SPRAY HEADS FOR OPERATING PRESSURE AND BALANCE TO OTHER SECTIONS BY USE OF FLOW ADJUSTMENT AND TOP OF EACH VALVE. CHECK NOZZLING FOR PROPER COVERAGE. PREVAILING WIND CONDITIONS MAY INDICATE THAT ARCH OF ANGLE OF SPRAY SHOULD BE OTHER THAN SHOWN ON DRAWINGS. IN THIS CASE, CHANGE NOZZLES TO PROVIDE CORRECT COVERAGE.

GENERAL IRRIGATION NOTES

- IRRIGATION PLAN IS SCHEMATIC. ALL PIPING HEADS, VALVES, ETC, SHALL BE LOCATED AS SHOWN ON THE DETAILS. REPORT ANY DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
- VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING WORK. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS.
- EXISTING TREES, SHRUBS AND ALL OTHER PLANTINGS SHALL BE PROTECTED DURING CONSTRUCTION.
- EXPENSE FOR ADDITIONAL MATERIALS, LABOR, ETC, ABOVE AND BEYOND THE CURRENT CONTRACT SHALL BE ADDRESSED THROUGH A WRITTEN CHANGE ORDER, SUPPLIED BY THE CONTRACTOR, AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO THE START OF SUCH WORK.
- ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER INDUSTRIES EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- SHRUB SPRAY HEADS ARE INSTALLED AS PER DETAIL SHOWN.
- ELECTRIC CONTROL VALVES SHALL BE INSTALLED PER DETAIL SHOWN. SIZE VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND/OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
- 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.
- ALL SLEEVES TO BE SCHEDULE 40 PVC. SLEEVES SHALL BE INSTALLED WHEREVER PIPES RUN UNDER PAVEMENT. SLEEVES MUST BE 2 SIZES LARGER THAN THE SUM OF ALL PIPES INSIDE SLEEVE.
- TEN DAYS PRIOR TO START OF CONSTRUCTION, LANDSCAPE OR IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 60 P.S.I., DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
- CONTRACTOR TO VERIFY STATIC WATER PRESSURE IS SUFFICIENT TO PROPERLY OPERATE ZONES.
- ALL MAIN LINE AND LATERAL PIPING TO A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER.
- ALL MAIN LINE SHALL REMAIN OUTSIDE OF CITY RIGHT-OF WAY (R.O.W.).
- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- IRRIGATION SYSTEM INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND ORDINANCES.
- NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOT BALLS.
- NO MACHINE TRENCHING IS TO BE DONE WITHIN DRIPLINE OF EXISTING PRESERVED TREES. TRENCHING IS TO BE DONE BY HAND OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY OWNER'S REPRESENTATIVE.
- PIPING LAYOUT IS DIAGRAMMATIC. IT SHALL BE ROUTED AROUND EXISTING PLANT MATERIAL TO AVOID DAMAGE TO EXISTING PLANTS/TREES. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR RUNNING POWER TO ALL CONTROLLERS UNLESS OTHERWISE NOTED.
- THE IRRIGATION CONTRACTOR SHALL ADJUST ALL NOZZLES TO ENSURE NO SPRAY ONTO HARD SURFACES.
- SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
- FOLLOW ALL T.C.E.Q. RULES AND REGULATIONS FOR LANDSCAPE IRRIGATORS. FOLLOW ALL CITY ORDINANCES.

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ)(MC-178), P.O. Box 13087, Austin, Texas 78711-3087

SLEEVING NOTES

- CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
- CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
- CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
- ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE.
- CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.
- CONTRACTOR MAY CONSOLIDATE PARALLEL PIPE RUNS IN FEWER LARGER SLEEVES UP TO (3) PIPES MAXIMUM IN (1) SLEEVE. SIZE OF SLEEVE SHALL BE (2) TIMES THE SUM OF ALL PIPES CONTAINED WITHIN SLEEVE.

REVISIONS:	SYMBOL	DATE	DESCRIPTION	BY

PROJECT:
PT 14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
JACOBS ENGINEERING GROUP INC.

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SHEET TITLE:
IRRIGATION
NOTES

PROJECT NO. 2102618
DATE: 5/29/2017
SCALE:
DRAWN BY: JB
APPROVED BY: JB

SHEET NO:
L-2.2

CASE SUP 2017-04

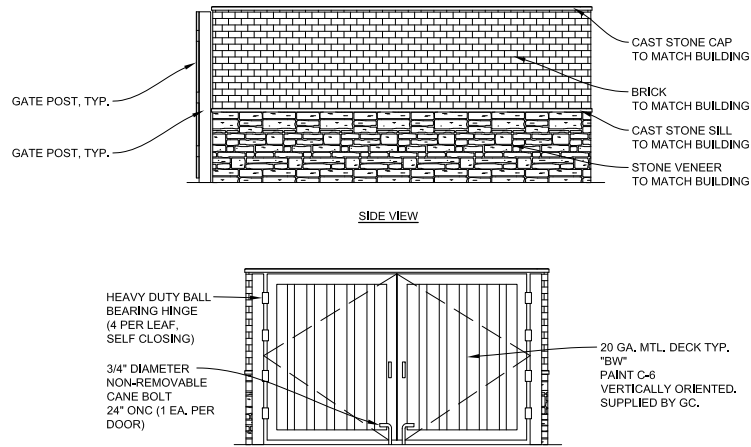


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



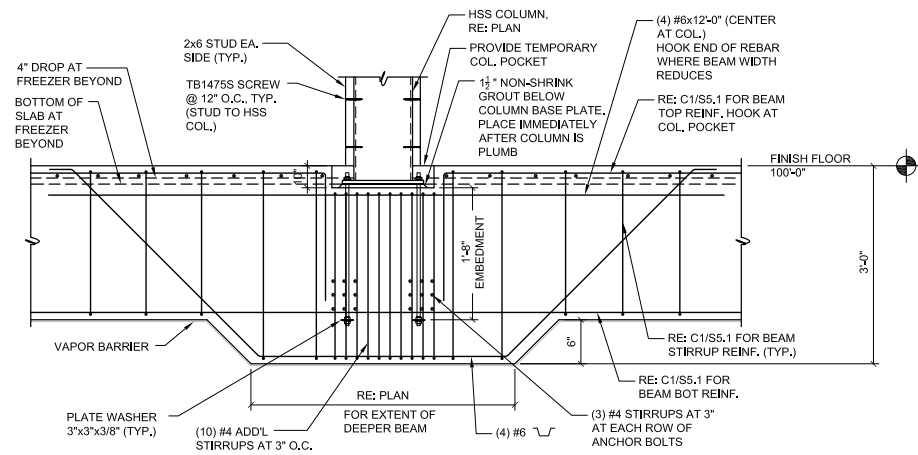
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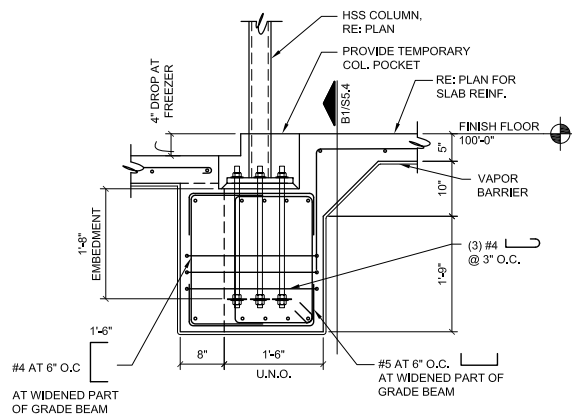
C1 TRASH ENCLOSURE ELEVATIONS

NO SCALE A3/S7.1



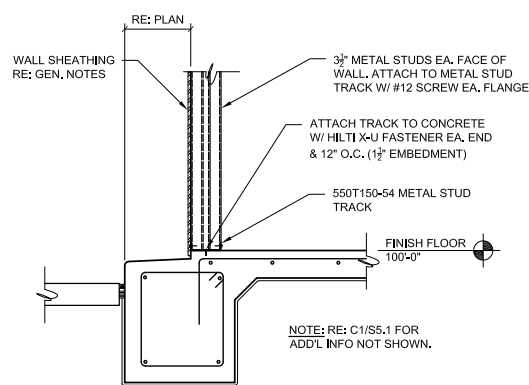
B1 FOUNDATION DETAIL

3/4"=1'-0"



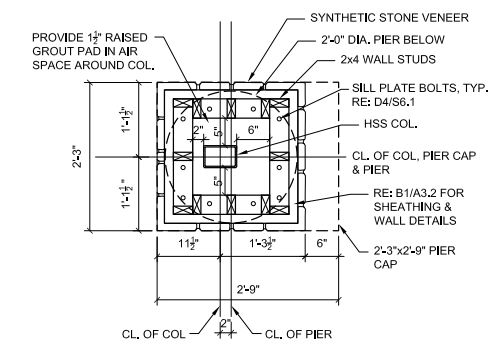
B2 FOUNDATION DETAIL

3/4"=1'-0"



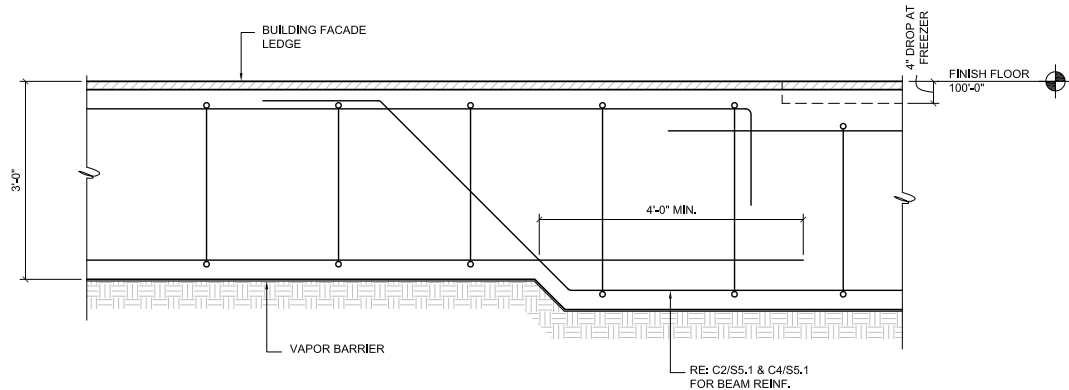
B3 FOUNDATION DETAIL

3/4"=1'-0"



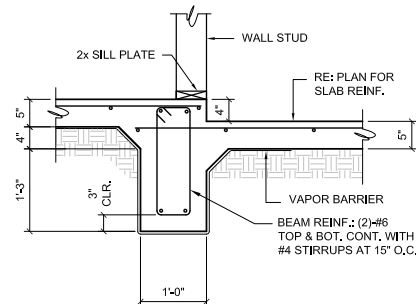
B4 DETAIL

NO SCALE D3/S7.1



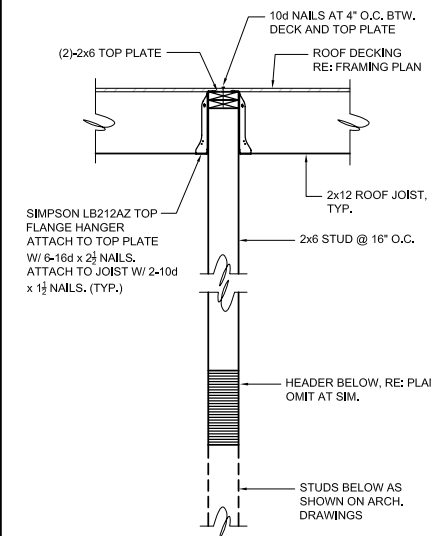
A1 FOUNDATION DETAIL

3/4"=1'-0"



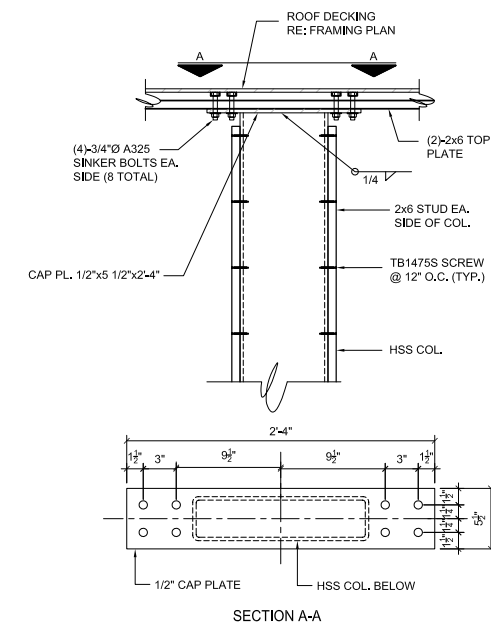
A2 FOUNDATION DETAIL

3/4"=1'-0"



A3 FRAMING DETAIL

3/4"=1'-0"



A4 FRAMING DETAIL

3/4"=1'-0"

REVISIONS:	BY	DATE	DESCRIPTION

PROJECT: PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
JACOBS ENGINEERING GROUP INC.
TEXAS REGISTRATION #006
811 CENTRAL PARKWAY NORTH,
SUITE 400
SAN ANTONIO, TEXAS 78232
TEL (210) 494-0088
FAX (210) 494-4525
COP 00001 0001
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FIRM REGISTRATION NO. 2560
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210-476-6000 ZIP 78216

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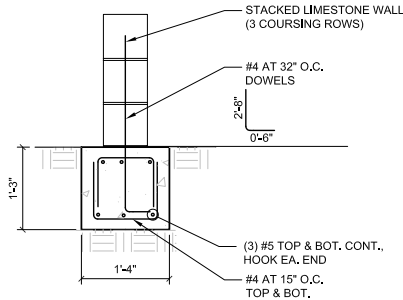
SHEET TITLE:
FRAMING
DETAILS

PROJECT # 2102618
DATE: 5/29/2017
SCALE:
DRAWN BY: TH
APPROVED BY: KL

SHEET NO:
S5.4

CASE SUP 2017-04





A1

3/4"=1'-0"

LANDSCAPE WALL DETAIL

CASE SUP 2017-04

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:
PT14L BUILDING TYPE
UNIT 368 OFFSET
RUFÉ SNOW AND LP 820
NORTH RICHLAND HILLS, TX 76180

JACOBS
JACOBS ENGINEERING GROUP INC.
TEXAS REGISTRATION #2066
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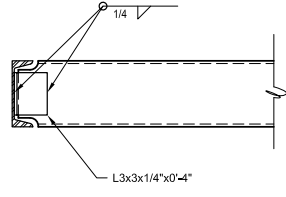
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SHEET TITLE:
LANDSCAPE
WALL
DETAILS

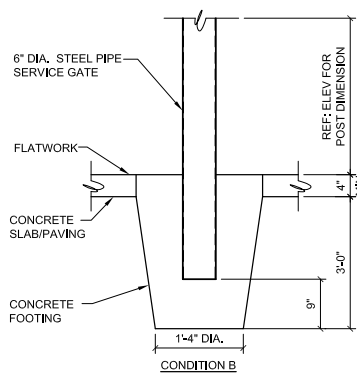
PROJECT # 2102618
DATE: 6/6/2017
SCALE:
DRAWN BY: TH
APPROVED BY: KL

SHEET NO:
S5.5

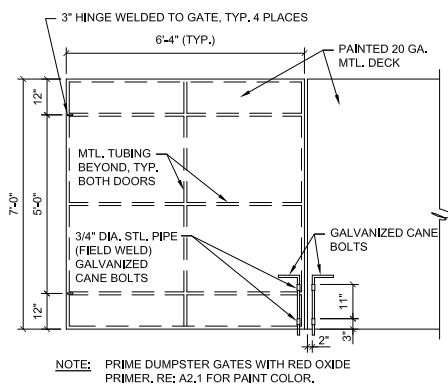




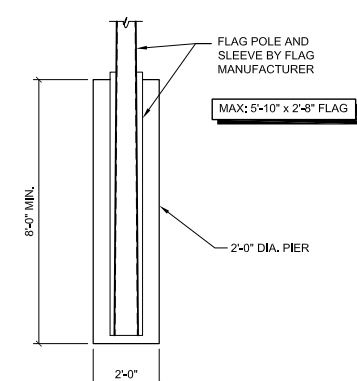
D2	FRAMING DETAIL
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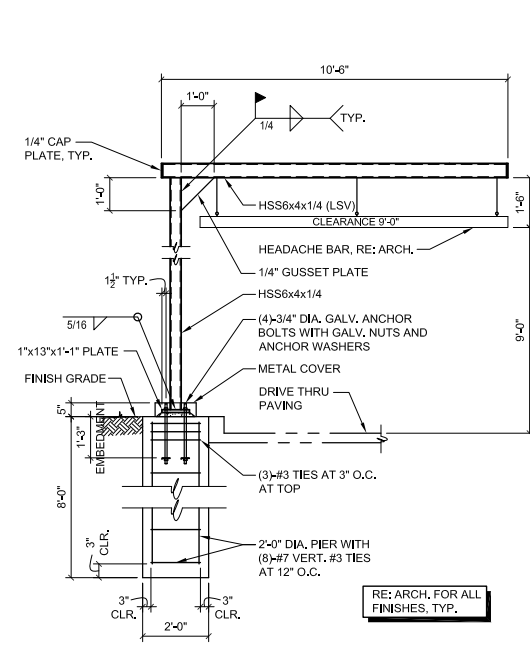
DETAIL



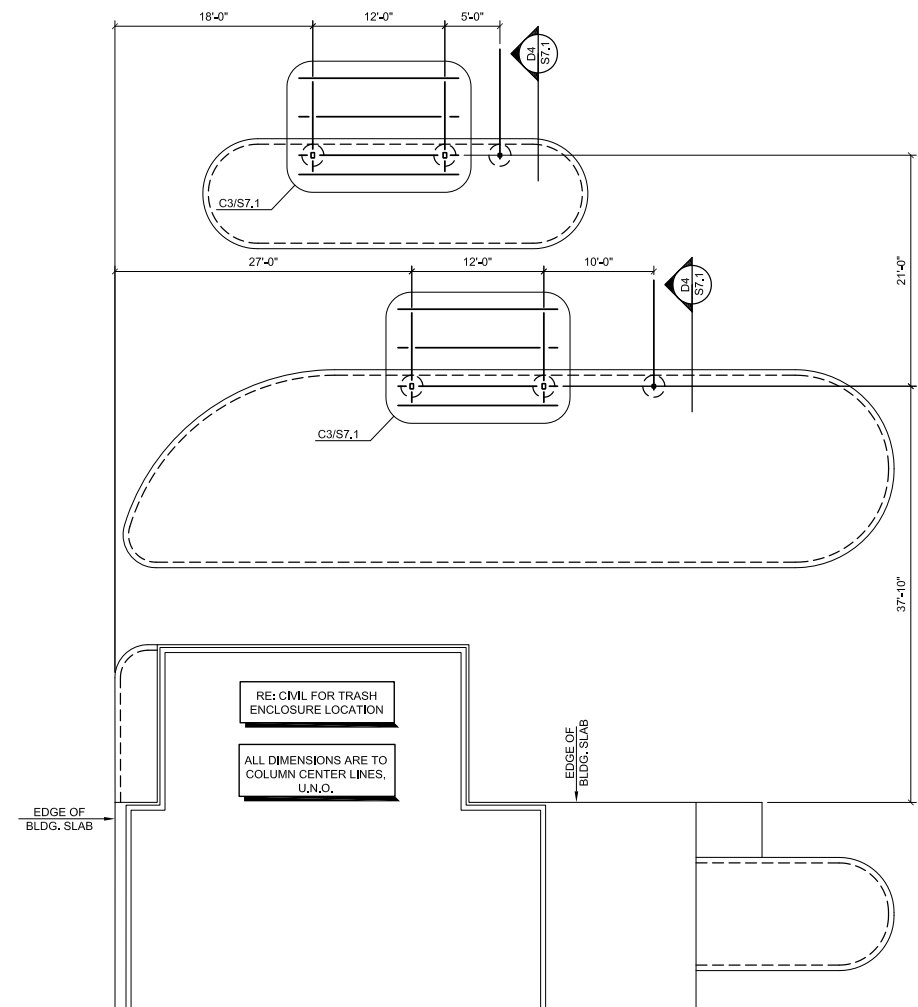
B2	DUMPSTER GATE DTL.
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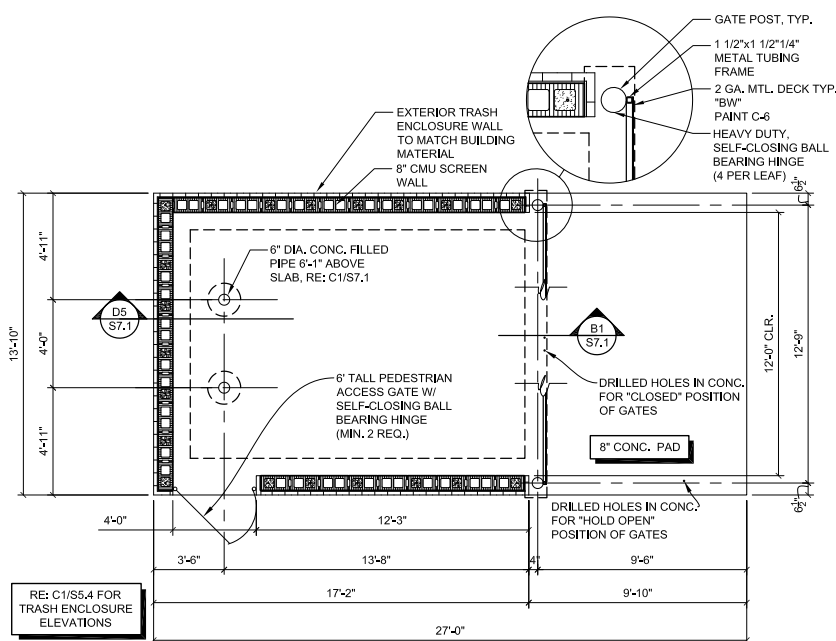


A2	FLAG POLE DTL.
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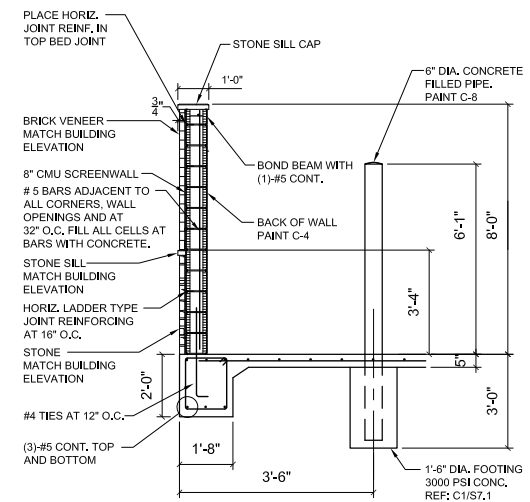


D4	HEADACHE BAR DETAIL
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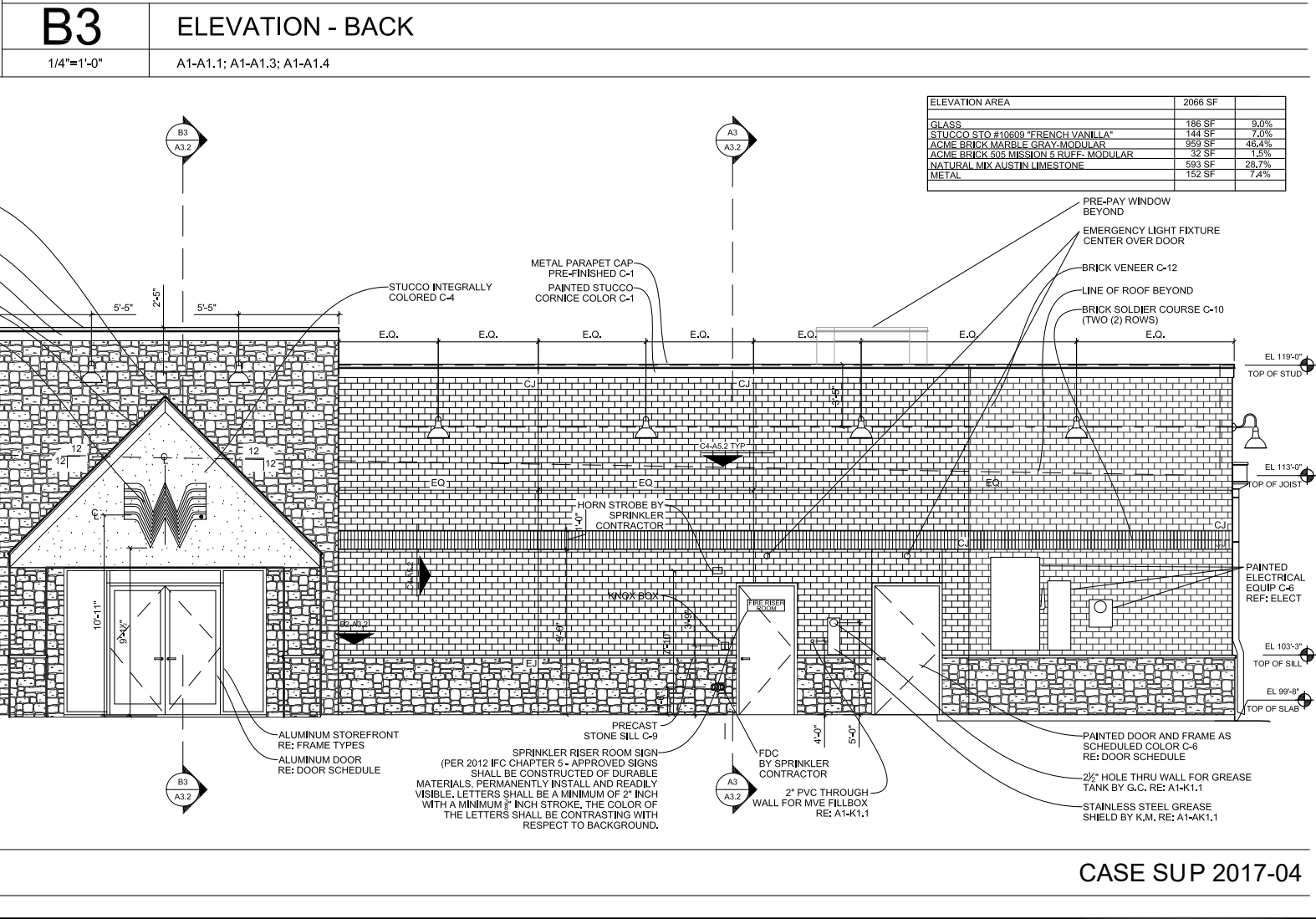
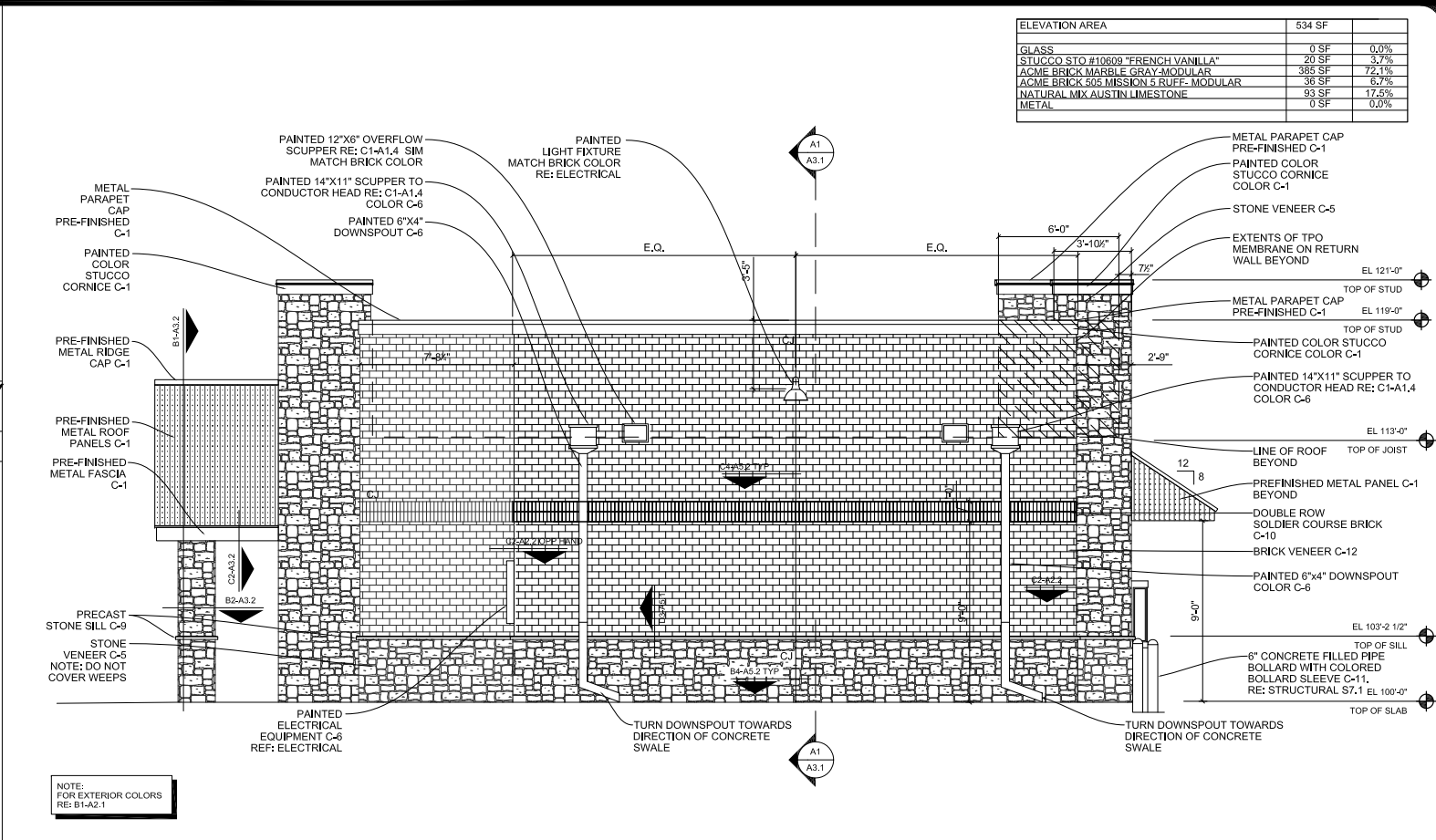
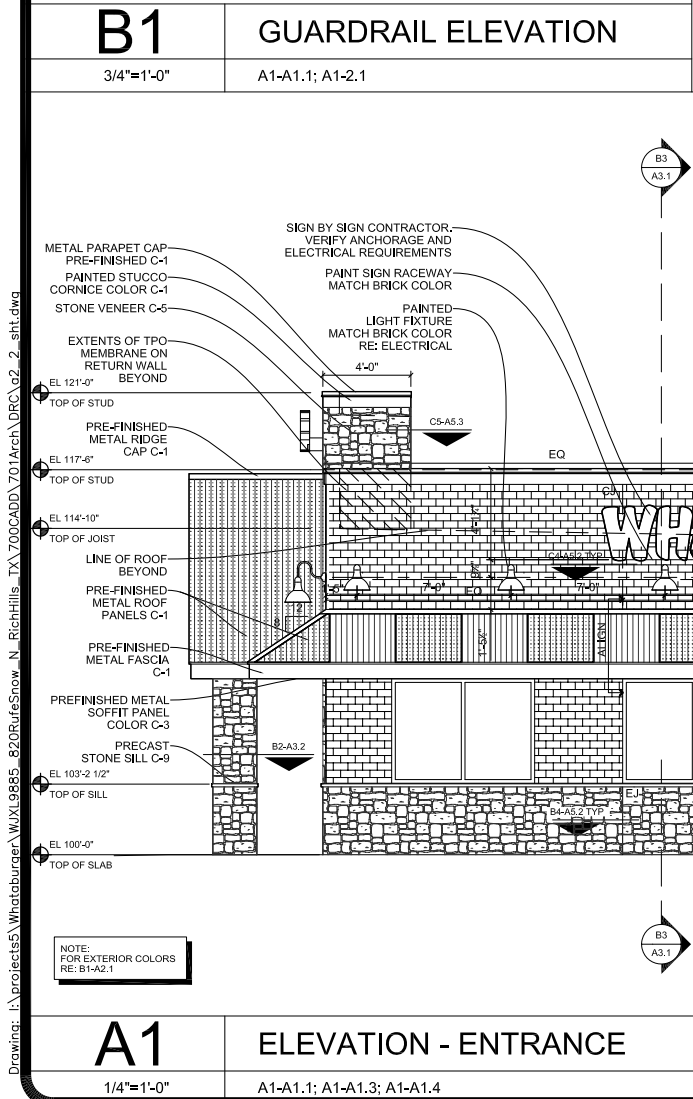
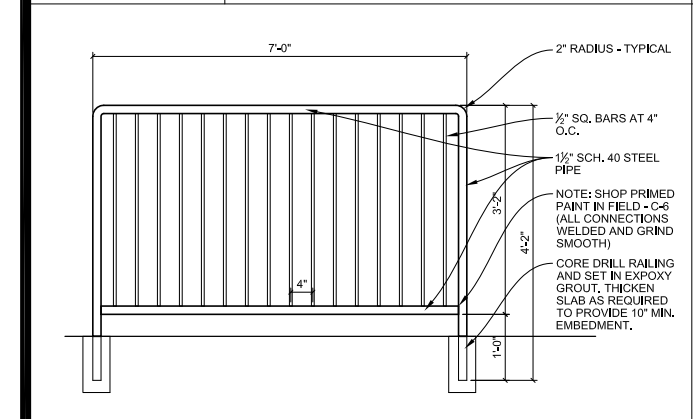
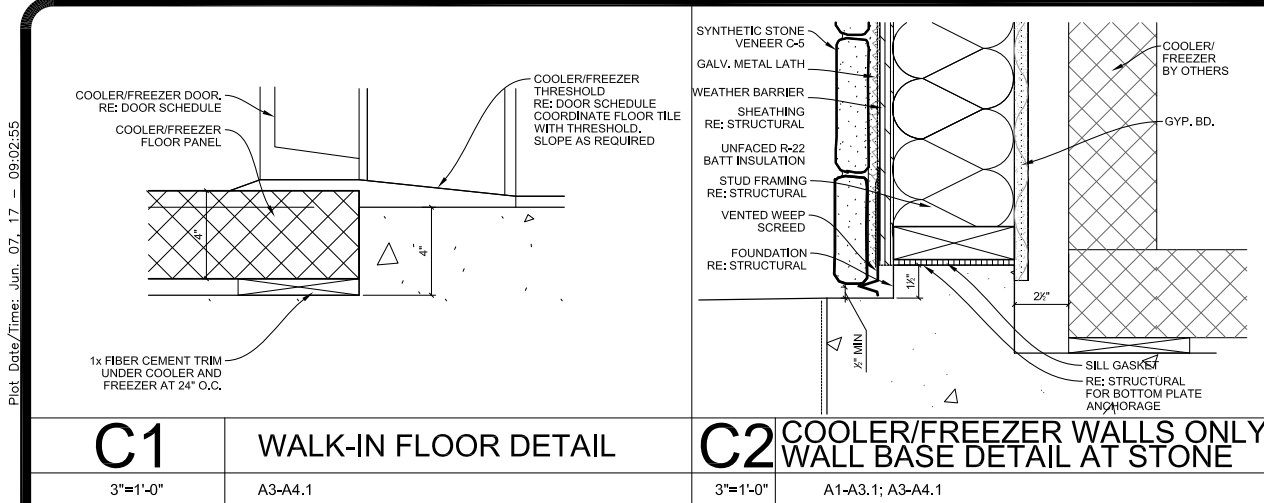
	A5	SITE PLAN
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D5	TRASH ENCLOSURE DTL.
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Plot Date/Time: Jun. 07, 17 - 09:02:55

Drawing: I:\projects\Whataburger\WJX\9885_820RufesSnow_N_RichHills_TX\00CAD\201Arch\DRG\2_sht.dwg



ELEVATION AREA	534 SF	
GLASS	0 SF	0.0%
STUCCO STO #10609 "FRENCH VANILLA"	20 SF	3.7%
ACME BRICK MARBLE GRAY-MODULAR	385 SF	72.1%
ACME BRICK 505 MISSION 5 RUFF-MODULAR	38 SF	8.7%
NATURAL MIX AUSTIN LIMESTONE	93 SF	17.5%
METAL	0 SF	0.0%

METAL PARAPET CAP PRE-FINISHED C-1	EL 121'-0"
PAINTED COLOR STUCCO CORNICE COLOR C-1	EL 119'-0"
STONE VENEER C-5	EL 117'-0"
EXTENTS OF TPO MEMBRANE ON RETURN WALL BEYOND	EL 115'-0"
METAL PARAPET CAP PRE-FINISHED C-1	EL 113'-0"
PAINTED COLOR STUCCO CORNICE COLOR C-1	EL 111'-0"
PAINTED 14"x11" SCUPPER TO CONDUCTOR HEAD RE: C1-A1.4 COLOR C-6	EL 109'-0"
LINE OF ROOF BEYOND	EL 107'-0"
PRE-FINISHED METAL PANEL C-1 BEYOND	EL 105'-0"
DOUBLE ROW SOLDIER COURSE BRICK C-10	EL 103'-0"
BRICK VENEER C-12	EL 101'-0"
PAINTED 6"x4" DOWNSPOUT COLOR C-6	EL 99'-0"
6" CONCRETE FILLED PIPE BOLLARD WITH COLORED BOLLARD SLEEVE C-11, RE: STRUCTURAL ST-1 EL 100'-0"	EL 97'-0"
TURN DOWNSPOUT TOWARDS DIRECTION OF CONCRETE SWALE	EL 95'-0"
TURN DOWNSPOUT TOWARDS DIRECTION OF CONCRETE SWALE	EL 93'-0"

ELEVATION AREA	2066 SF	
GLASS	186 SF	9.0%
STUCCO STO #10609 "FRENCH VANILLA"	144 SF	7.0%
ACME BRICK MARBLE GRAY-MODULAR	959 SF	46.4%
ACME BRICK 505 MISSION 5 RUFF-MODULAR	32 SF	1.5%
NATURAL MIX AUSTIN LIMESTONE	593 SF	28.7%
METAL	152 SF	7.4%

PRE-PAY WINDOW BEYOND	EL 119'-0"
EMERGENCY LIGHT FIXTURE CENTER OVER DOOR	EL 117'-0"
BRICK VENEER C-12	EL 115'-0"
LINE OF ROOF BEYOND	EL 113'-0"
BRICK SOLDIER COURSE C-10 (TWO (2) ROWS)	EL 111'-0"
PAINTED ELECTRICAL EQUIP C-6 REF: ELECT	EL 109'-0"
PAINTED DOOR AND FRAME AS SCHEDULED COLOR C-6 RE: DOOR SCHEDULE	EL 107'-0"
2 1/2" HOLE THRU WALL FOR GREASE TANK BY G.C. RE: A1-K1.1	EL 105'-0"
STAINLESS STEEL GREASE SHIELD BY K.M. RE: A1-K1.1	EL 103'-0"
2" PVC THROUGH WALL FOR MVE FILLBOX RE: A1-K1.1	EL 101'-0"
FDC BY SPRINKLER CONTRACTOR	EL 99'-0"
SPRINKLER RISER ROOM SIGN (PER 2012 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" INCH WITH A MINIMUM 1/8" INCH STROKE. THE COLOR OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND.	EL 97'-0"
ALUMINUM STOREFRONT RE: FRAME TYPES	EL 95'-0"
ALUMINUM DOOR RE: DOOR SCHEDULE	EL 93'-0"
PRECAST STONE SILL C-9	EL 91'-0"
PRECAST STONE SILL C-9	EL 89'-0"
PRECAST STONE SILL C-9	EL 87'-0"
PRECAST STONE SILL C-9	EL 85'-0"
PRECAST STONE SILL C-9	EL 83'-0"
PRECAST STONE SILL C-9	EL 81'-0"
PRECAST STONE SILL C-9	EL 79'-0"
PRECAST STONE SILL C-9	EL 77'-0"
PRECAST STONE SILL C-9	EL 75'-0"
PRECAST STONE SILL C-9	EL 73'-0"
PRECAST STONE SILL C-9	EL 71'-0"
PRECAST STONE SILL C-9	EL 69'-0"
PRECAST STONE SILL C-9	EL 67'-0"
PRECAST STONE SILL C-9	EL 65'-0"
PRECAST STONE SILL C-9	EL 63'-0"
PRECAST STONE SILL C-9	EL 61'-0"
PRECAST STONE SILL C-9	EL 59'-0"
PRECAST STONE SILL C-9	EL 57'-0"
PRECAST STONE SILL C-9	EL 55'-0"
PRECAST STONE SILL C-9	EL 53'-0"
PRECAST STONE SILL C-9	EL 51'-0"
PRECAST STONE SILL C-9	EL 49'-0"
PRECAST STONE SILL C-9	EL 47'-0"
PRECAST STONE SILL C-9	EL 45'-0"
PRECAST STONE SILL C-9	EL 43'-0"
PRECAST STONE SILL C-9	EL 41'-0"
PRECAST STONE SILL C-9	EL 39'-0"
PRECAST STONE SILL C-9	EL 37'-0"
PRECAST STONE SILL C-9	EL 35'-0"
PRECAST STONE SILL C-9	EL 33'-0"
PRECAST STONE SILL C-9	EL 31'-0"
PRECAST STONE SILL C-9	EL 29'-0"
PRECAST STONE SILL C-9	EL 27'-0"
PRECAST STONE SILL C-9	EL 25'-0"
PRECAST STONE SILL C-9	EL 23'-0"
PRECAST STONE SILL C-9	EL 21'-0"
PRECAST STONE SILL C-9	EL 19'-0"
PRECAST STONE SILL C-9	EL 17'-0"
PRECAST STONE SILL C-9	EL 15'-0"
PRECAST STONE SILL C-9	EL 13'-0"
PRECAST STONE SILL C-9	EL 11'-0"
PRECAST STONE SILL C-9	EL 9'-0"
PRECAST STONE SILL C-9	EL 7'-0"
PRECAST STONE SILL C-9	EL 5'-0"
PRECAST STONE SILL C-9	EL 3'-0"
PRECAST STONE SILL C-9	EL 1'-0"
PRECAST STONE SILL C-9	EL 0'-0"

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT: PT14L BUILDING TYPE UNIT 368 OFFSET RUFE SNOW AND LP 820 NORTH RICHLAND HILLS, TX 76180

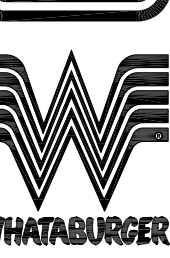
JACOBS
JACOBS ENGINEERING GROUP INC.
TEXAS REGISTRATION #0004
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SHEET TITLE:
EXTERIOR
ELEVATIONS

PROJECT # 2102618
DATE: 5/29/2017
SCALE:
DRAWN BY: JC
APPROVED BY: JAQ

SHEET NO:
A2.2



CASE SUP 2017-04