

K:\2018\18018.00 autonation\_cdfj-nrhparkinglot\_autonation\06\_CAD\CIVIL\SHEETS\COVER.dwg Nov 09, 2018 - 12:00pm User: jstorey

ENGINEERING SITE PLAN FOR:

**AutoNation**

NRH PARKING LOT

4500 BOOTH CALLAWAY ROAD

NORTH RICHLAND HILLS, TX 75209

ISSUES		
NO.	DESCRIPTION	DATE
	P&Z SUBMITTAL	07-22-18
	P&Z RE-SUBMITTAL	09-17-18
	P&Z RE-SUBMITTAL	11-09-18



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CLIENT	GENERAL CONTRACTOR	CIVIL ENGINEER	ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL & PLUMBING ENGINEER	ELECTRICAL ENGINEER	REGISTERED ACCESSABILITY SPECIALIST
<b>AUTONATION</b> 200 SW 1ST AVE. SUITE 1400 FORT LAUDERDALE, FL 33301  CONTACT: BOB OLUFS PHONE: (954) 769-2303 FAX: (954) 769-2067 E-MAIL: olufsb@autonation.com	<b>STRUCTURAL SOLUTIONS</b> 1200 INDUATRIAL BLVD. PLANO, TX 75074  CONTACT: CHRIS MEYERS PHONE: 972-509-5289 FAX: 972-509-5290 EMAIL: cmeyers@structuralsolutions.com	<b>MULTATECH</b> 2821 WEST 7TH ST, SUITE 400 FORT WORTH, TX 76107  CONTACT: ERIC CANALES PHONE: (817) 289-2087 FAX: (817) 877-4245 E-MAIL: ECanales@multatech.com				<b>MULTATECH</b> 2821 WEST 7TH ST, SUITE 400 FORT WORTH, TX 76107  CONTACT: LAURENCE MALONEY PHONE: (817) 289-1872 FAX: (817) 877-4245 E-MAIL: Lmaloney@multatech.com	

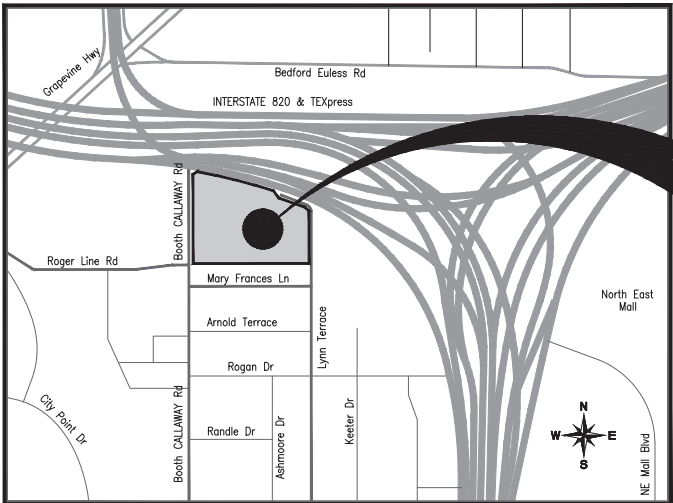
PROJECT BENCHMARKS:

#1 RAILROAD SPIKE IN NORTH SIDE OF POWER POLE ON EAST SIDE OF BOOTH CALLAWAY RD., 10' WEST OF SOUTHWEST CORNER OF SITE.  
ELEV. = 580.69

#2 RAILROAD SPIKE IN EAST SIDE OF POWER POLE ON WEST SIDE OF LYNN TERRACE, 42 FEET WEST OF SOUTHEAST CORNER OF SITE.  
ELEV. = 577.06

REQUIRED PRIOR TO RELEASE OF PERMIT

ALL CONTRACTORS (GENERAL AND MEP SUBS) SHALL PROVIDE AND HAVE A CURRENT CITY REGISTRATION PRIOR TO ISSUANCE OF PERMIT.



VICINITY MAP  
NOT TO SCALE  
MAPSCO 52K & L

PROJECT  
SITE

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER
---	REPLAT
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-101	DEMOLITION PLAN
C-102	DEMOLITION PLAN
C-200	SITE PLAN
C-201	DIMENSIONAL PLAN
C-202	DIMENSIONAL PLAN
C-300	GRADING PLAN
C-301	DRAINAGE AREA MAP & CALCULATIONS
C-302	STORM DRAIN PLAN
C-303	STORM DRAIN PROFILES
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
C-600	DETAILS
C-601	DETAILS
C-602	DETAILS
C-603	DETAILS
ELECTRICAL PLANS	
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LANDSCAPE PLANS	
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LI-3	LANDSCAPE IRRIGATION
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LI-5	LANDSCAPE DETAILS & SPECIFICATIONS
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS & SPECIFICATIONS
TP-1	TREE PROTECTION
CANOPY PLANS	
1000	SITE PLAN
SINGLE & DOUBLE JOINED HERITAGE CANTILEVERS	
2100	NOTES/LOM
2200	VIEWS & DETAILS
2201	DETAILS
2300	FOOTING DETAILS
2400	ELECTRICAL PROV.
FULL CUSTOM JOINED HERITAGE CANTILEVERS	
3100	NOTES/ LOM
3200	VIEWS & DETAILS
3300	FOOTING DETAILS
3400	ELECTRICAL PROV.
DIAMOND PROTECTORS (FULL CUSTOM)	
4100	NOTES/ LOM
4200	VIEWS & DETAILS
4300	FOOTING DETAILS
4301	ALT. FOOTING DETAILS
5000	PERIMETER CLADED ELEVATIONS

AUTONATION  
NRH PARKING LOT  
4500 BOOTH CALLAWAY ROAD  
NORTH RICHLAND HILLS, TX 75209

COVER

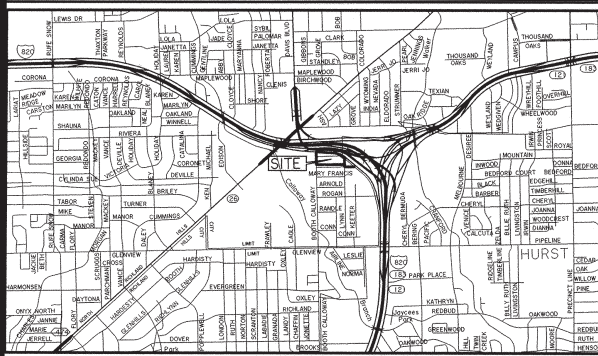
CASE ZC 2018-20

PROJECT #: 18018.00

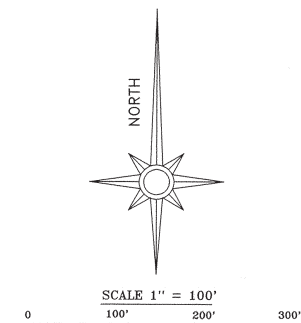
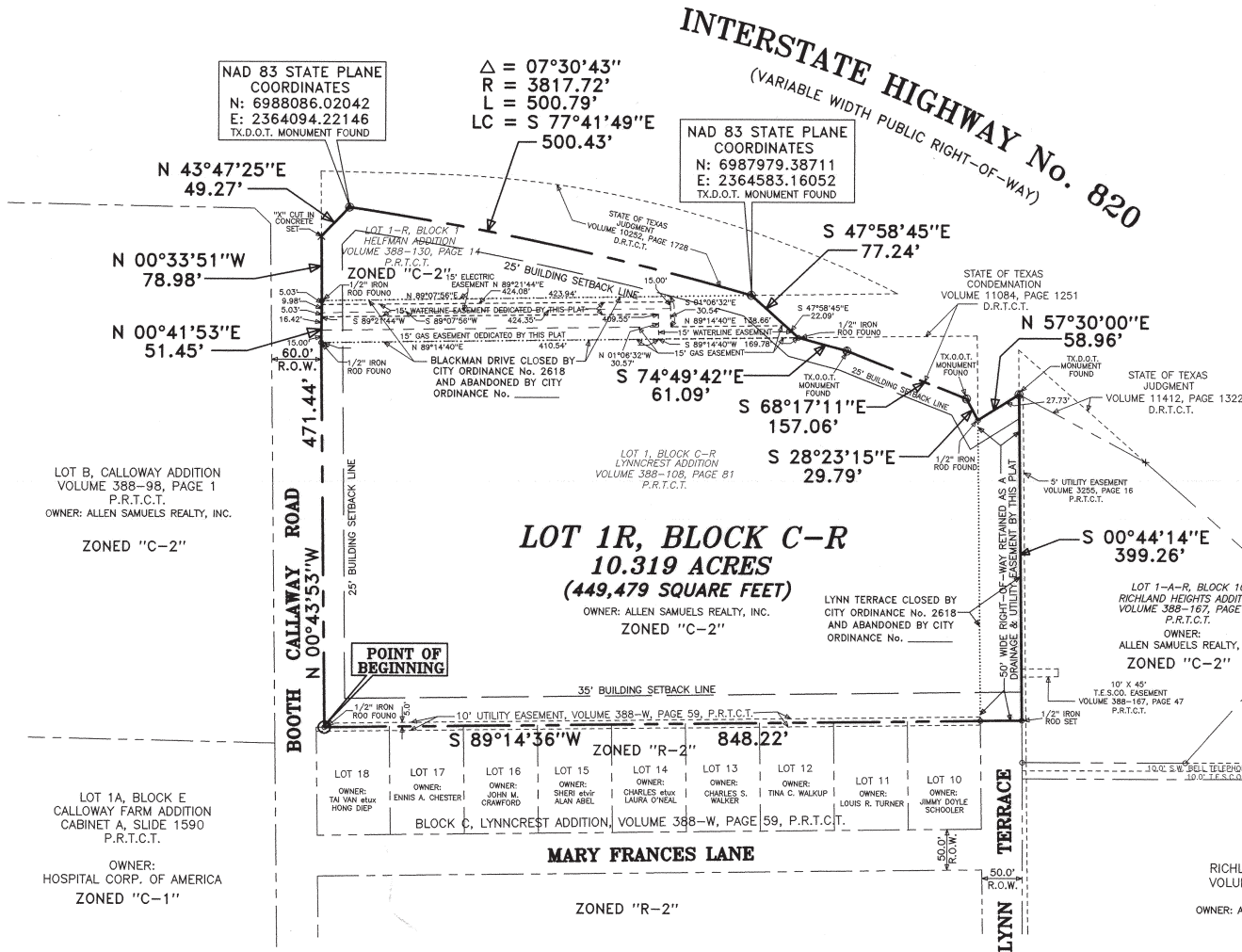
ISSUE DATE: 07-22-2018

SHEET NUMBER:

C-000



VICINITY MAP



WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS 21 DAY OF August, 2008, TO RECOMMEND APPROVAL OF THIS PLAT TO THE CITY COUNCIL.

*R C Boyd*  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
*Don A. Bowen*  
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

WHEREAS THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS VOTED AFFIRMATIVELY ON THIS 8 DAY OF September, 2008, TO APPROVE THIS PLAT FOR FILING FOR RECORD.

*John Swain*  
MAYOR, CITY OF NORTH RICHLAND HILLS  
*Patricia Hutson*  
ATTEST: CITY SECRETARY

PREPARED BY:

**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
(817) 926-0211 - METRO (817) 429-5112  
FAX No. (817) 926-9347  
P.O. BOX 11374 - 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@britain-crawford.com

OWNER:  
ALLEN SAMUELS REALTY, INC.  
301 OWEN LANE  
WACO, TEXAS 76710

DEVELOPER:

CWA CONSTRUCTION, INC.  
GENERAL CONTRACTORS  
P.O. BOX 22021  
WACO, TEXAS 76702-2021  
(254) 772-9977  
(254) 776-0116 FAX

THIS PLAT FILED IN CABINET A, SLIDE 13046, DATE August 25, 2008.

STATE OF TEXAS  
COUNTY OF TARRANT

0208457703

WHEREAS, ALLEN SAMUELS REALTY, INC., acting by and through the undersigned, their duly authorized agent, is the sole owner of a tract of land situated in the W. W. Wallace Survey, Abstract No. 1606, Tarrant County, Texas, according to the deeds recorded in Volume 14342, Page 171, and Volume 16561, Page 60 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 10.319 acres of land located in the W.W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1, Block C-R, Lynncrest Addition, to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-108, Page 81 of the Plat Records of Tarrant County, Texas, and a portion of Lot 1-R, Block 1, Helfman Addition, to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-130, Page 14 of the Plat Records of Tarrant County, Texas, and incorporating portions of former Blackman Drive and Lynn Terrace closed by City Ordinance No. 2618. Said 10.319 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found, at the Southwest corner of said Lot 1, Block C-R, Lynncrest Addition, lying in the East right-of-way line of Booth Callaway Road (a 60 foot wide public right-of-way);

THENCE along the East right-of-way line of said Booth Callaway Road, being the West boundary line of said Lot 1, Block C-R, Lynncrest Addition, and the West boundary line of said Lot 1-R, Block 1, Helfman Addition, as follows:

- N 00° 43' 53" W 471.44 feet, to a 1/2" iron rod found, at the Northwest corner of said Lot 1, Block C-R, Lynncrest Addition;
- N 00° 41' 53" E 51.45 feet, crossing the right-of-way of aforesaid former Blackman Drive, to a 1/2" iron rod found, at the Southwest corner of said Lot 1-R, Block 1, Helfman Addition;
- N 00° 33' 51" W 78.98 feet, to an "X" cut in concrete at the most Westerly Southwest corner of the Tract of land conveyed to the State of Texas by the Judgment recorded in Volume 10252, Page 1728 of the Deed Records of Tarrant County, Texas;

THENCE along the South boundary line of said State of Texas Tract, being the new South right-of-way line of Interstate Highway No. 820, as follows:

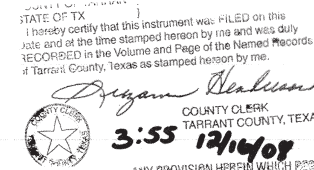
- N 43° 47' 25" E 49.27 feet, to a Texas Department of Transportation right-of-way monument found;
- SOUTHEASTERLY 500.79 feet, along a curve to the right having a radius of 3,817.72 feet, a central angle of 07° 30' 43", and a chord bearing S 77° 41' 49" E 500.43 feet, to a Texas Department of Transportation right-of-way monument found, at the intersection of the North right-of-way line of aforesaid former Blackman Drive;

THENCE S 47° 58' 45" E 77.24 feet, along the new Southwest right-of-way line of said Interstate Highway No. 820, and crossing said former Blackman Drive, to a 1/2" iron rod found, in the South right-of-way line of said former Blackman Drive, and the North boundary line of aforesaid Lot 1, Block C-R, Lynncrest Addition, said 1/2" iron rod also being the Northwest corner of the Tract of land conveyed to the State of Texas by Condemnation recorded in Volume 11084, Page 1251 of the Deed Records of Tarrant County, Texas;

KNOW ALL MEN BY THESE PRESENTS:

That I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

*Chris L. Blevins*  
CHRIS L. BLEVINS, R.P.L.S.  
State of Texas No. 5792



OWNER:

ALLEN SAMUELS REALTY, INC.  
301 OWEN LANE  
WACO, TEXAS 76710

DEVELOPER:

CWA CONSTRUCTION, INC.  
GENERAL CONTRACTORS  
P.O. BOX 22021  
WACO, TEXAS 76702-2021  
(254) 772-9977  
(254) 776-0116 FAX

THENCE along the Southwest boundary line of said State of Texas Tract, being the new Southwest right-of-way line of Interstate Highway No. 820, as follows:

- S 74° 49' 42" E 61.09 feet, to a Texas Department of Transportation right-of-way monument found;
- S 68° 17' 11" E 157.06 feet, to a Texas Department of Transportation right-of-way monument found;
- S 28° 23' 15" E 29.79 feet, to a 1/2" iron rod found, at the Southeast corner of said State of Texas Condemnation Tract, and the intersection of the East boundary line of said Lot 1, Block C-R, Lynncrest Addition, and the West right-of-way line of aforesaid former Lynn Terrace;

THENCE N 57° 30' 00" E 58.96 feet, along the new Southwest right-of-way line of said Interstate Highway No. 820, and crossing said former Lynn Terrace, to a Texas Department of Transportation right-of-way monument found, in the East right-of-way line of said former Lynn Terrace, and the West boundary line of Lot 1-A-R, Block 10, Richland Heights Addition, to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-167, Page 47 of the Plat Records of Tarrant County, Texas, and said monument lying at the Southwest corner of the Tract of land conveyed to the State of Texas by the Judgment recorded in Volume 11412, Page 1322 of the Deed Records of Tarrant County, Texas;

THENCE S 00° 44' 14" E 399.26 feet, along the East right-of-way line of former Lynn Terrace, and the West boundary line of said Lot 1-A-R, Block 10, Richland Heights Addition, to a 1/2" iron rod set;

THENCE S 89° 14' 36" W 848.22 feet, along the South boundary line of aforesaid Lot 1, Block C-R, Lynncrest Addition, to THE PLACE OF BEGINNING, containing 10.319 acres (449,479 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALLEN SAMUELS REALTY, INC. does hereby certify that it is the legal owner of the above described tract of land and so hereby conveys to the public for public use; the streets, alleys, right-of-way, and any other public area shown on this plat.

WITNESS MY HAND at Waco, McLennan County, Texas, this 26<sup>th</sup> day of August, 2008.

ALLEN SAMUELS REALTY, INC.

*William T. Wauson*  
BY: WILLIAM T. WAUSON, AGENT

STATE OF TEXAS

COUNTY OF MCLENNAN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WILLIAM T. WAUSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26<sup>th</sup> day of August, 2008.  
*Melissa Karen Johnson*  
Notary Public in and for  
the State of Texas  
My Commission Expires: 10/21/09



REPLAT

OF  
LOT 1R, BLOCK C-R  
LYNNCREST ADDITION

AN ADDITION TO THE CITY OF  
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS  
BEING A REPLAT OF  
A PORTION OF

LOT 1, BLOCK C-R, LYNNCREST ADDITION  
TO THE CITY OF NORTH RICHLAND HILLS  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 388-108, PAGE 81 OF THE PLAT  
RECORDS OF TARRANT COUNTY, TEXAS

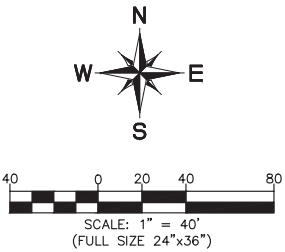
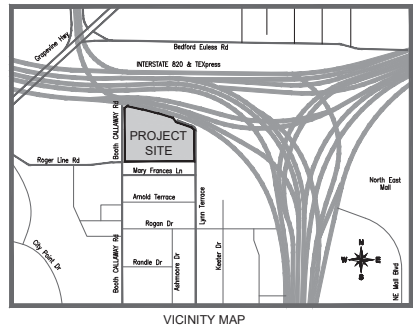
AND A PORTION OF  
LOT 1-R, BLOCK 1, HELFMAN ADDITION  
TO THE CITY OF NORTH RICHLAND HILLS  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 388-130, PAGE 14 OF THE PLAT  
RECORDS OF TARRANT COUNTY, TEXAS  
ALSO INCLUDING A PORTION OF FORMER  
BLACKMAN DRIVE AND LYNN TERRACE

PREPARED: MAY 27, 2008  
REVISED: AUGUST 25, 2008



STRIPED PARKING SPACES  
PROVIDED = 546  
FUTURE PARKING = 130

PROJECT BENCHMARKS:  
#1 RAILROAD SPIKE IN NORTH SIDE OF POWER POLE  
ON EAST SIDE OF BOOTH CALLAWAY RD., 10' WEST OF  
SOUTHWEST CORNER OF SITE.  
ELEV. = 580.69  
#2 RAILROAD SPIKE IN EAST SIDE OF POWER POLE ON  
WEST SIDE OF LYNN TERRACE, 42 FEET WEST OF  
SOUTHEAST CORNER OF SITE.  
ELEV. = 577.06



- LEGEND
- PROP. 5" CONCRETE PVMT.
  - PROP. 6" CONCRETE PVMT.
  - PROP. 4" CONCRETE SIDEWALK
  - NUMBER OF PARKING SPACES
  - NUMBER OF FUTURE PARKING SPACES
  - PROP. STORM DRAIN INLETS
  - PROP. STORM DRAIN JUNCTION BOX
  - PROP. 6" WATER LINE
  - PROP. FIRE HYDRANT
  - PROP. WATER VALVE
  - PROP. LIGHT STANDARD
  - PROP. PIPE RAIL FENCE
  - PROP. ORNAMENTAL FENCE
  - PROP. AUTO-CANOPY LIMITS (BY OTHERS - IN PHASES)
  - PROP. FIRELANE
  - CANOPY SHADE IDENTIFIER

NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO CITY OF CITY OF NORTH RICHLAND HILLS PLANS, DETAILS AND/OR "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" FOR NORTH CENTRAL TEXAS AS PUBLISHED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PARKING SPACE DIMENSIONS ARE 9'x18' UNLESS OTHERWISE NOTED.
- PARKING SPACE STRIPING SHALL BE 4" WIDE WHITE PAINT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROTECT ANY UTILITIES FOUND ON SITE.
- WHEN MAKING PAVEMENT CONNECTIONS TO EXISTING CONCRETE PAVEMENT THE CONTRACTOR SHALL SAW CUT FULL DEPTH, DRILL AND DOWEL EDGE FOR NEW CONCRETE.
- CONCRETE TO ASPHALT CONNECTION SHALL REQUIRE SAW CUTTING AN ADDITIONAL 12" BEYOND THE LIMIT OF NEW CONCRETE FOLLOWED BY A REPLACEMENT OF NEW ASPHALT TO FILL VOID BETWEEN BOTH PAVEMENT SECTIONS.
- PIPE RAIL FENCE TO BE PAINTED w/FLAT LIGHT GREY, MATCH EXISTING.

	AREA	% TOTAL AREA
PAVED SURFACE	244,763.64 SF	54.45%
OPEN SPACE	204,717.73 SF	45.56%
SIDEWALK	(OFF-SITE)	

CANOPY CODE ANALYSIS				
CANOPY BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
A	U	V-B	324	N/A
B	U	V-B	1782	N/A
C	U	V-B	1782	N/A
D	U	V-B	1782	N/A
E	U	V-B	1620	N/A
F	U	V-B	972	N/A
G	U	V-B	1296	N/A
H	U	V-B	2754	N/A
J	U	V-B	2430	N/A
K	U	V-B	4698	N/A
L	U	V-B	1134	N/A
M	U	V-B	1134	N/A
N	U	V-B	5184	N/A
P	U	V-B	6966	N/A
Q	U	V-B	8748	N/A
R	U	V-B	37908	N/A
S	U	V-B	12636	N/A
T	U	V-B	7290	N/A

ISSUES		
NO.	DESCRIPTION	DATE
P&Z SUBMITTAL		0-22-18
w/FUTURE WORK		08-02-18
w/FULL CANOPY		08-03-18
P&Z RE-SUBMITTAL		09-17-18

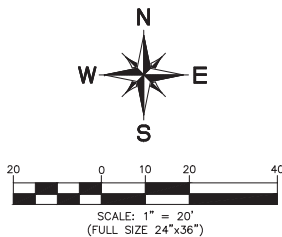
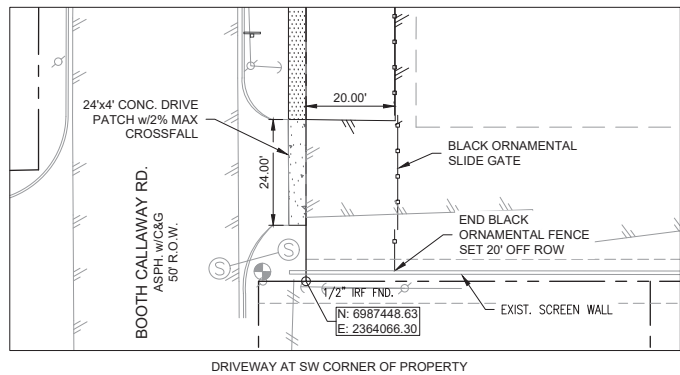


**AUTONATION  
NRH PARKING LOT**  
4500 BOOTH CALLAWAY ROAD  
NORTH RICHLAND HILLS, TX 75209

SITE PLAN

CASE ZC 2018-20  
PROJECT #: 18018.00  
ISSUE DATE: 07-22-2018  
SHEET NUMBER:

C-200



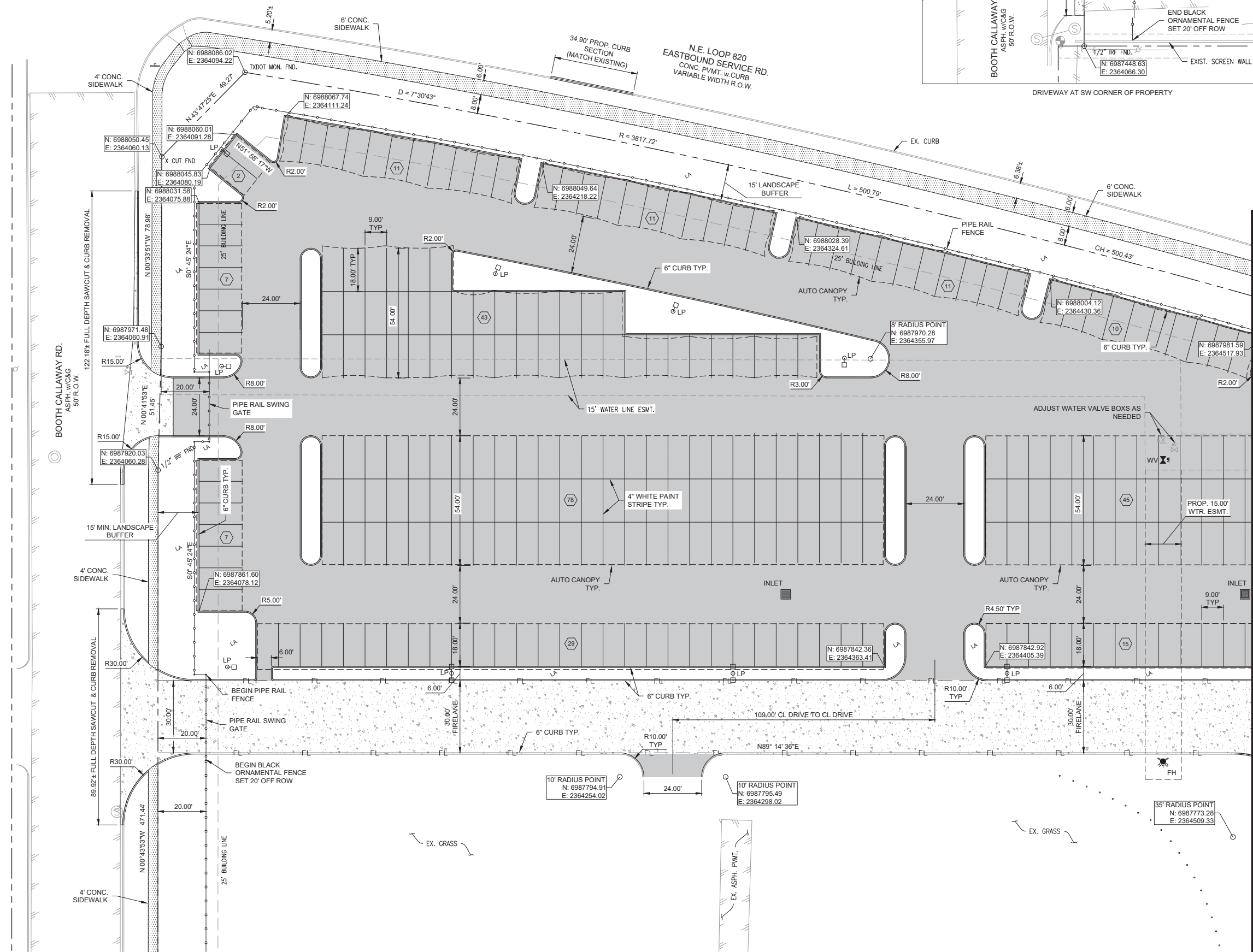
ISSUES		
NO.	DESCRIPTION	DATE
	P&Z SUBMITTAL	07-22-18
	P&Z RE-SUBMITTAL	09-17-18
	P&Z RE-SUBMITTAL	11-09-18
















**AUTONATION**  
**NRH PARKING LOT**  
4500 BOOTH CALLAWAY ROAD  
NORTH RICHLAND HILLS, TX 75209

## DIMENSIONAL PLAN

CASE ZC 2018-20
PROJECT #: 18018.00
ISSUE DATE: 07-22-2018
SHEET NUMBER: <b>C-201</b>



MATCH LINE SEE SHT. C-202

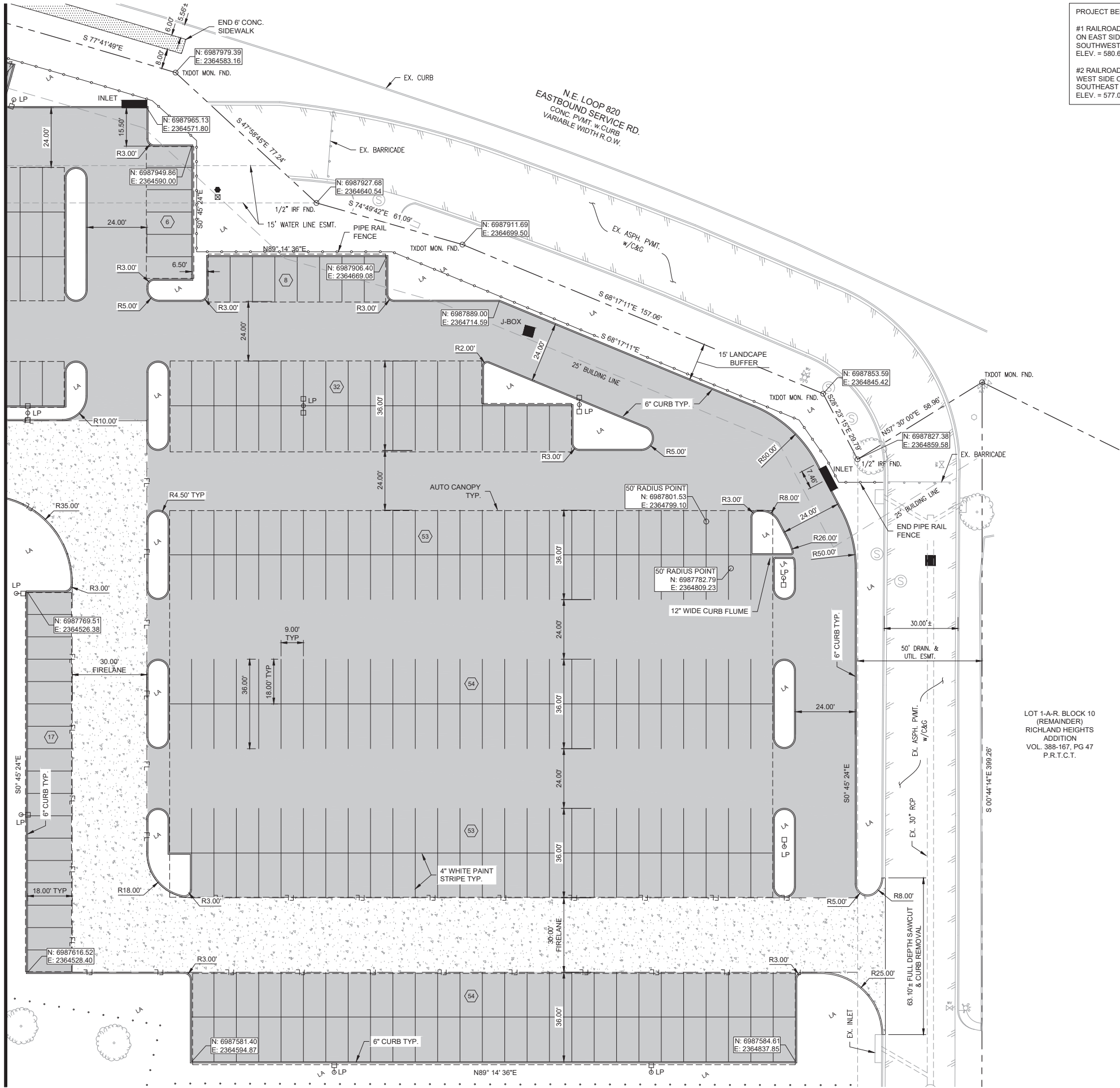
- | <u>LEGEND</u>  |                                      |
|--|--------------------------------------|
|   | PROP. 5" CONCRETE PVMT.              |
|   | PROP. 6" CONCRETE PVMT.              |
|   | PROP. 4" CONCRETE SIDEWALK           |
|   | NUMBER OF PARKING SPACES             |
| INLET   | PROP. STORM DRAIN INLETS             |
| J-BOX   | PROP. STORM DRAIN JUNCTION BOX       |
| —6"WTR—  | PROP. 6" WATER LINE                  |
| FH    | PROP. FIRE HYDRANT                   |
| WV    | PROP. WATER VALVE                    |
| LP   | PROP. LIGHT STANDARD                 |
|   | PROP. PIPE RAIL FENCE                |
|   | PROP. ORNAMENTAL FENCE               |
|   | PROP. AUTO-CANOPY LIMITS (BY OTHERS) |
| — FL —   | PROP. FIRELANE                       |

NOTES:

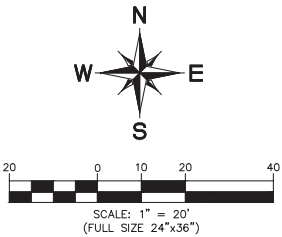
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO CITY OF CITY OF NORTH RICHLAND HILLS PLANS, DETAILS AND/OR "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" FOR NORTH CENTRAL TEXAS AS PUBLISHED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PARKING SPACE DIMENSIONS ARE 9'x18' UNLESS OTHERWISE NOTED.
4. PARKING SPACE STRIPING SHALL BE 4" WIDE WHITE PAINT UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROTECT ANY UTILITIES FOUND ON SITE.
6. WHEN MAKING PAVEMENT CONNECTIONS TO EXISTING CONCRETE PAVEMENT THE CONTRACTOR SHALL SAW CUT FULL DEPTH, DRILL AND DOWEL EDGE FOR NEW CONCRETE.
7. CONCRETE TO ASPHALT CONNECTION SHALL REQUIRE SAW CUTTING AN ADDITIONAL 12" BEYOND THE LIMIT OF NEW CONCRETE FOLLOWED BY A REPLACEMENT OF NEW ASPHALT TO FILL VOID BETWEEN BOTH PAVEMENT SECTIONS.



MATCH LINE SEE SHT. C-201



PROJECT BENCHMARKS:  
#1 RAILROAD SPIKE IN NORTH SIDE OF POWER POLE ON EAST SIDE OF BOOTH CALLAWAY RD., 10' WEST OF SOUTHWEST CORNER OF SITE. ELEV. = 580.69  
#2 RAILROAD SPIKE IN EAST SIDE OF POWER POLE ON WEST SIDE OF LYNN TERRACE, 42 FEET WEST OF SOUTHEAST CORNER OF SITE. ELEV. = 577.06



- LEGEND
- PROP. 5" CONCRETE P.V.M.T.
  - PROP. 6" CONCRETE P.V.M.T.
  - PROP. 4" CONCRETE SIDEWALK
  - NUMBER OF PARKING SPACES
  - INLET
  - J-BOX
  - PROP. STORM DRAIN INLETS
  - PROP. STORM DRAIN JUNCTION BOX
  - 6"WTR
  - PROP. 6" WATER LINE
  - FH
  - PROP. FIRE HYDRANT
  - WV
  - PROP. WATER VALVE
  - LP
  - PROP. LIGHT STANDARD
  - PROP. PIPE RAIL FENCE
  - PROP. ORNAMENTAL FENCE
  - PROP. AUTO-CANOPY LIMITS (BY OTHERS)
  - FL
  - PROP. FIRELANE

- NOTES:
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO CITY OF CITY OF NORTH RICHLAND HILLS PLANS, DETAILS AND/OR "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" FOR NORTH CENTRAL TEXAS AS PUBLISHED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
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LOT 1-A-R, BLOCK 10 (REMAINDER)  
RICHLAND HEIGHTS ADDITION  
VOL. 388-167, PG 47  
P.R.T.C.T.

ISSUES		
NO.	DESCRIPTION	DATE
P&Z SUBMITTAL		07-22-18
P&Z RE-SUBMITTAL		09-17-18
P&Z RE-SUBMITTAL		11-09-18



**AUTONATION  
NRH PARKING LOT**  
4500 BOOTH CALLAWAY ROAD  
NORTH RICHLAND HILLS, TX 75209

DIMENSIONAL PLAN

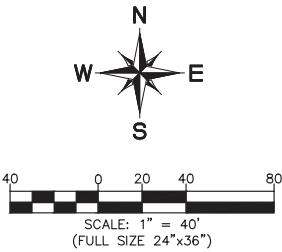
CASE ZC 2018-20  
PROJECT #: 18018.00  
ISSUE DATE: 07-22-2018  
SHEET NUMBER:



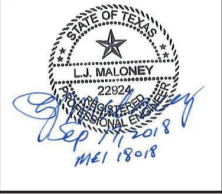
Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp
	A	13	Lithonia Lighting	CSX1 LED 60C 700 40K T3M	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	LED	1	CSX1_LED_60C_700_40K_T3M.lvs	16501
	B	6	Lithonia Lighting	CSX1 LED 60C 700 40K T3M	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE II LENS	LED	1	CSX1_LED_60C_700_40K_T3M.lvs	16501
	C	113	RAB LIGHTING INC.	SHARK4-50W/D10 (STANDARD DISTRIBUTION)	FABRICATED WHITE PLASTIC HOUSING, PERFORATED WHITE METAL HEAT SINK, 2 WHITE CIRCUIT BOARDS EACH WITH 64 LEDS, FROSTED POLYCARBONATE LENS ENCLOSURE.	ONE HUNDRED AND TWENTY EIGHT WHITE EMITTING DIODES (LEDS), TILTED 15-DEGREE FROM VERTICAL BASE-UP POSITION. INPUT VOLTAGE TO THE LED DRIVERS, Garage, Car Wash, Greenhouse, Gymnasium, Institutional, Manufacturing, Recreation, Sidewalk, Site, Sports, Ambient, Low Bay, Damp Location, Wet Location	128	SHARK4-50W D10 - RAB00969.IE S	40
									Light Loss Factor
									Wattage
									134
									268
									48

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Calc Zone #2	+	4.1 fc	0.2 fc	103.0:1	20.5:1	20.6 fc

- NOTES:
- THIS PHOTOMETRIC REPORT IS BASED ON MANUFACTURER PROVIDED PHOTOMETRY AND SOFTWARE. ACTUAL RESULTS MAY VARY FROM COMPUTATION SHOWN.
  - MAINTAINED HORIZONTAL FOOTCANDLE LEVELS AT GRADE SHOWN AT 10' ON CENTER EACH WAY - TYPICAL.



ISSUES		
NO.	DESCRIPTION	DATE
	P&Z SUBMITTAL	07-22-18
	P&Z RE-SUBMITTAL	09-17-18

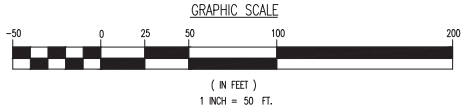
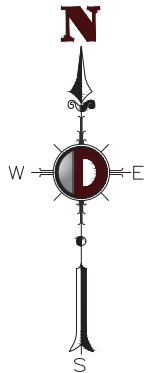
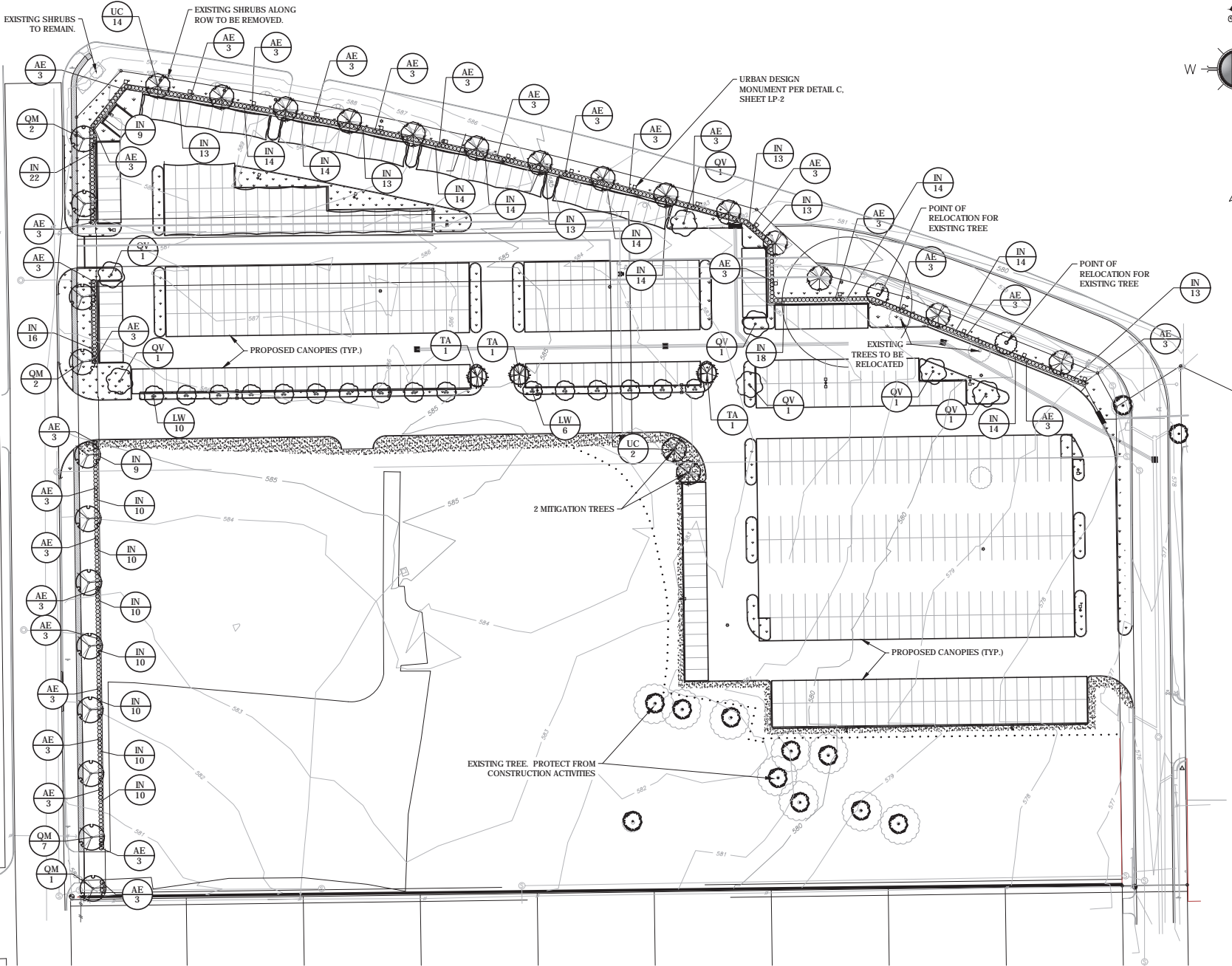


AUTONATION  
NRH PARKING LOT  
4500 BOOTH CALLAWAY ROAD  
NORTH RICHLAND HILLS, TX 75209











SITE PHOTOMETRIC  
EXHIBIT







#### PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	LW	Lagerstroemia indica "Watermelon Red" / Watermelon Red Crape Myrtle Multi trunk - 3-5 canes, 2" caliper overall.	30 gal	2"Cal	8'-10'	16
	QM	Quercus muehlenbergii / Chinkapin Oak	B & B	3"Cal	10'-12'	12
	QV	Quercus virginiana / Southern Live Oak	B & B	3"Cal	10'-12'	7
	TA	Taxodium ascendens / Pond Cypress	B & B	3"Cal	10'-12'	3
	UC	Ulmus crassifolia / Cedar Elm	B & B	3"Cal	10'-12'	16
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	AE	Abelia x grandiflora "Edward Goucher" / Glossy Abelia	3 gal		36" o.c.	93
	IN	Ilex vomitoria "Nana" / Dwarf Yaupon	3 gal		36" o.c.	348
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CC	Cynodon dactylon Common / Bermuda Grass	hydromulch			7,933 sf
	CD	Cynodon dactylon "Tif 419" / Bermuda Grass	sod			20,033 sf
EXISTING TREE		SEE TREE PROTECTION PLAN FOR TYPE AND SIZE				
						

#### GENERAL LANDSCAPE NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL 3" THICK LAYER OF "RARE RED ROCK #1" GRAVEL MULCH TOPDRESSING, AS AVAILABLE FROM FULLER 5 LANDSCAPE SUPPLY, CUSSETA, ALABAMA, (888) 749-2880, IN ALL PLANTING BEDS.
- INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING.
  - HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- 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/D RIP IRRIGATION ON SEPARATE ZONES FROM TURF GRASS.

#### ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

#### MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" THICK LAYER OF "RARE RED ROCK #1" GRAVEL MULCH TOPDRESSING, AS AVAILABLE FROM FULLER 5 LANDSCAPE SUPPLY, CUSSETA, ALABAMA, (888) 749-2880 (OR EQUAL), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

#### LANDSCAPE CALCULATIONS INVENTORY LOT

TOTAL SITE AREA:	449,476 SF
LANDSCAPE AREA REQUIRED:	67,421 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	237,781 SF (44.3% OF SITE AREA)
LANDSCAPE SETBACK	
15' LANDSCAPE SETBACK REQUIRED ADJACENT TO ROW	SETBACK PROVIDED
NE LOOP 820	
REQUIRED TREES IN SETBACK - 1 LARGE TREE PER 50'	16 TREES PROVIDED
NE LOOP 820 810 FEET / 50 = 16.2 = 16 TREES REQUIRED	12 TREES PROVIDED
BOOTH CALLAWAY RD 60 FEET / 50 = 12 TREES REQUIRED	
REQUIRED SHRUBS IN SETBACK - 10 SHRUBS PER 50'	160 SHRUBS PROVIDED
NE LOOP 820 810 FEET / 50 x 10 = 160 SHRUBS REQUIRED	155 SHRUBS PROVIDED
BOOTH CALLAWAY RD 600 FEET / 50 x 10 = 120 SHRUBS REQUIRED	
PARKING LOT SCREENING	
PARKING LOTS SHALL BE SCREENED WITH EVERGREEN SHRUBS	PROVIDED
PLACED AT 3 FEET O.C.	
PARKING LOT LANDSCAPING	
ONE LARGE TREE PER 20 SPACES REQUIRED	26 TREES PROVIDED
508 SPACES* / 20 = 26 LARGE TREES	
LANDSCAPE ENTRANCES SHALL BE PLANTED WITH SMALL SHRUBS	PROVIDED
NE LOOP 820	
PARKING LOTS SHALL BE AT LEAST 5% LANDSCAPED	10,346 SF PROVIDED
201,197 SF x .05 = 10,059 SF LANDSCAPING REQUIRED	
TREE MITIGATION REQUIRED: 2 3" TREES	2 - 3" CALIPER TREES PROVIDED

\*ALL PARKING SPACES ON THIS LOT ARE FOR CAR DEALERSHIP VEHICLE INVENTORY ONLY



NOTE:  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



DATE: 9/6/18



#### PRELIMINARY

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

## North Richland Hills Autonation Inventory Lot

North Richland Hills, TX

#### LANDSCAPE PLANTING

Revision/Revision Date

Project Number

Date 9/6/18

Drawn By EDG

Checked By RM

# LP-1



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

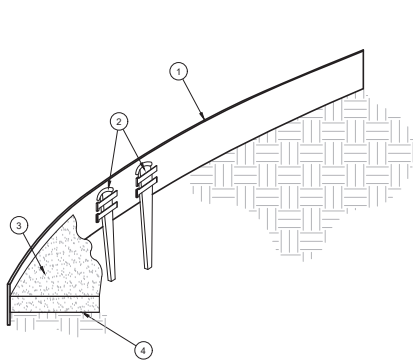
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  4. 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.
  5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-VARIETY SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. ROOTS AND SEEDS
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; NO MANURE OR ANIMAL WASTE PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 8' LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK, 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY (pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS. PER 1,000 S.F.
      - iii. AGRICULTURAL GYPSUM - 100 LBS. PER 1,000 S.F.
    - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
  5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE 6" OF SOIL.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
  4. TREE PLANTING:
    1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
    2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
    3. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
    4. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
    5. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
    6. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD AN ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
    7. OF THE TOTAL NUMBER OF PLANTING HOLES, THE MINIMUM LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      - a. 1-1/2" TREES TWO STAKES PER TREE
      - b. 2-1/2" 4" TREES THREE STAKES PER TREE
      - c. TREES OVER 4" CALIPER THREE STAKES PER TREE
      - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
    8. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
  5. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING:
    1. DO THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
    2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
    3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
  6. SODDING:
    1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
    2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
    3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
    4. WATER THE SOD THOROUGHLY, ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
    5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
  7. HYDROMULCHING:
    1. TURF HYDROMULCH MIX (PER 1,000 S.F.) SHALL BE AS FOLLOWS:
      - a. WINTER MIX (OCTOBER 1 - MARCH 31)
        - i. 50# CELLULOSE FIBER MULCH
        - ii. 2# UNHULLED BERMUDA SEED
      - b. ANNUAL RYE SEED
      - c. 15-15-15 WATER SOLUBLE FERTILIZER
    2. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      - a. 50# CELLULOSE FIBER MULCH
      - b. 2# HULLED BERMUDA SEED
      - c. 15-15-15 WATER SOLUBLE FERTILIZER
  2. SEED HYDROMULCH MIX (PER 1,000 S.F.) SHALL BE AS FOLLOWS:
    - a. GENERAL
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 15-15-15 WATER SOLUBLE FERTILIZER
8. CLEAN UP:
  1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
  3. INSPECTION AND ACCEPTANCE:
    - a. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
    - b. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
    - c. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
9. LANDSCAPE MAINTENANCE:
  1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE.
10. WARRANTY PERIOD, PLANT GUARANTEE, AND REPLACEMENT:
  1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
11. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

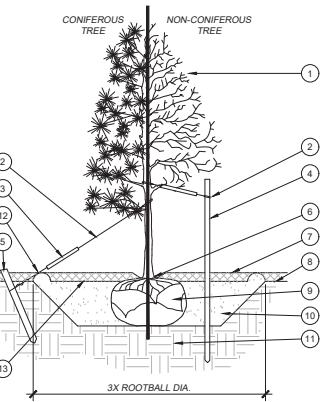


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

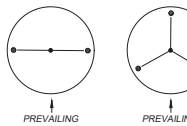
- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

SCALE: NOT TO SCALE

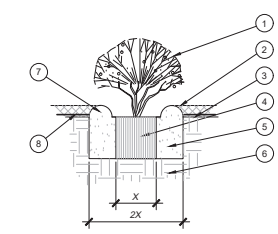


STAKING EXAMPLES (PLAN VIEW)



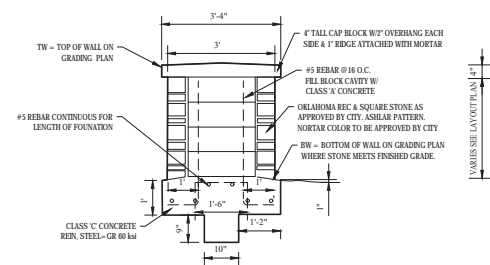
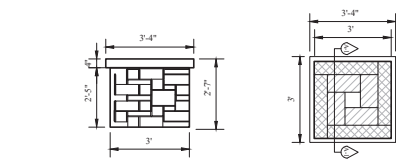
A TREE PLANTING

SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



C TxDOT COLUMN LANDSCAPE AMENITY

SCALE: NTS



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APPROVAL, PERMITTING,  
OR CONSTRUCTION

North Richland Hills  
Automation Inventory Lot  
North Richland Hills, TX

LANDSCAPE  
DETAILS AND  
SPECIFICATIONS

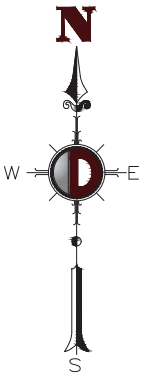
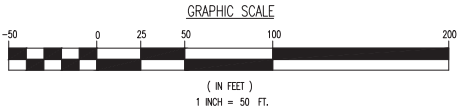
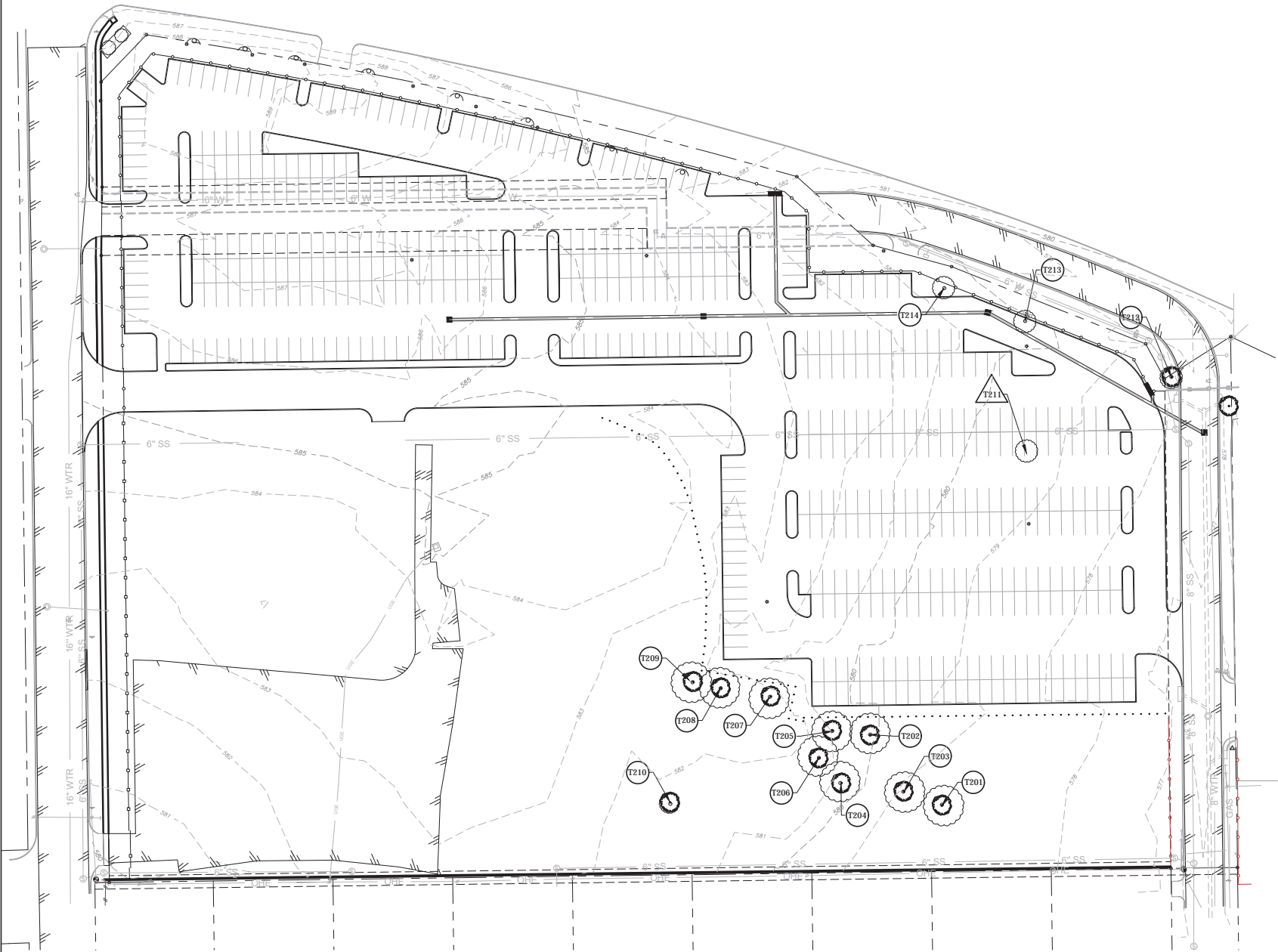
Revision/Revision Date

Project Number  
Date 9/6/18  
Drawn By EDG  
Checked By RM

LP-2



DATE: 9/6/18



- TXX INDICATES TREE NUMBER OF TREE TO REMAIN
- TXX INDICATES TREE NUMBER OF TREE TO BE REMOVED

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LIST

#	SPECIES	DBH	NOTES	STATUS
201	Ash, Fraxinus pennsylvanica	25	POOR	SAVE
202	Ash, Fraxinus pennsylvanica	24	GOOD	SAVE
203	Live Oak, Quercus virginiana	21	GOOD	SAVE
204	Live Oak, Quercus virginiana	20	GOOD	SAVE
205	Live Oak, Quercus virginiana	20	GOOD	SAVE
206	Live Oak, Quercus virginiana	22	GOOD	SAVE
207	Live Oak, Quercus virginiana	33	GOOD	SAVE
208	Live Oak, Quercus virginiana	24	GOOD	SAVE
209	Live Oak, Quercus virginiana	32	GOOD	SAVE
210	Redbud, Cercis canadensis	10	GOOD	SAVE
211	Cedar Elm, Ulmus crassifolia	6	GOOD	SAVE
212	Cedar Elm, Ulmus crassifolia	6	GOOD	REMOVE
213	Cedar Elm, Ulmus crassifolia	6	GOOD	RELOCATE
214	.....	8	GOOD	SAVE.....

TOTAL TREE CALIPER INCHES ON SITE = 257"  
TOTAL TREE CALIPER INCHES TO REMAIN = 251"  
TOTAL TREE CALIPER INCHES TO BE REMOVED = 6"  
TOTAL 3" REPLACEMENT TREES REQUIRED = 2  
NOTE: SEE LANDSCAPE PLAN FOR TYPE AND LOCATION OF REPLACEMENT TREES



PRELIMINARY

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

North Richland Hills  
Autonation Inventory Lot  
North Richland Hills, TX

TREE  
PROTECTION

Revision/Revision Date

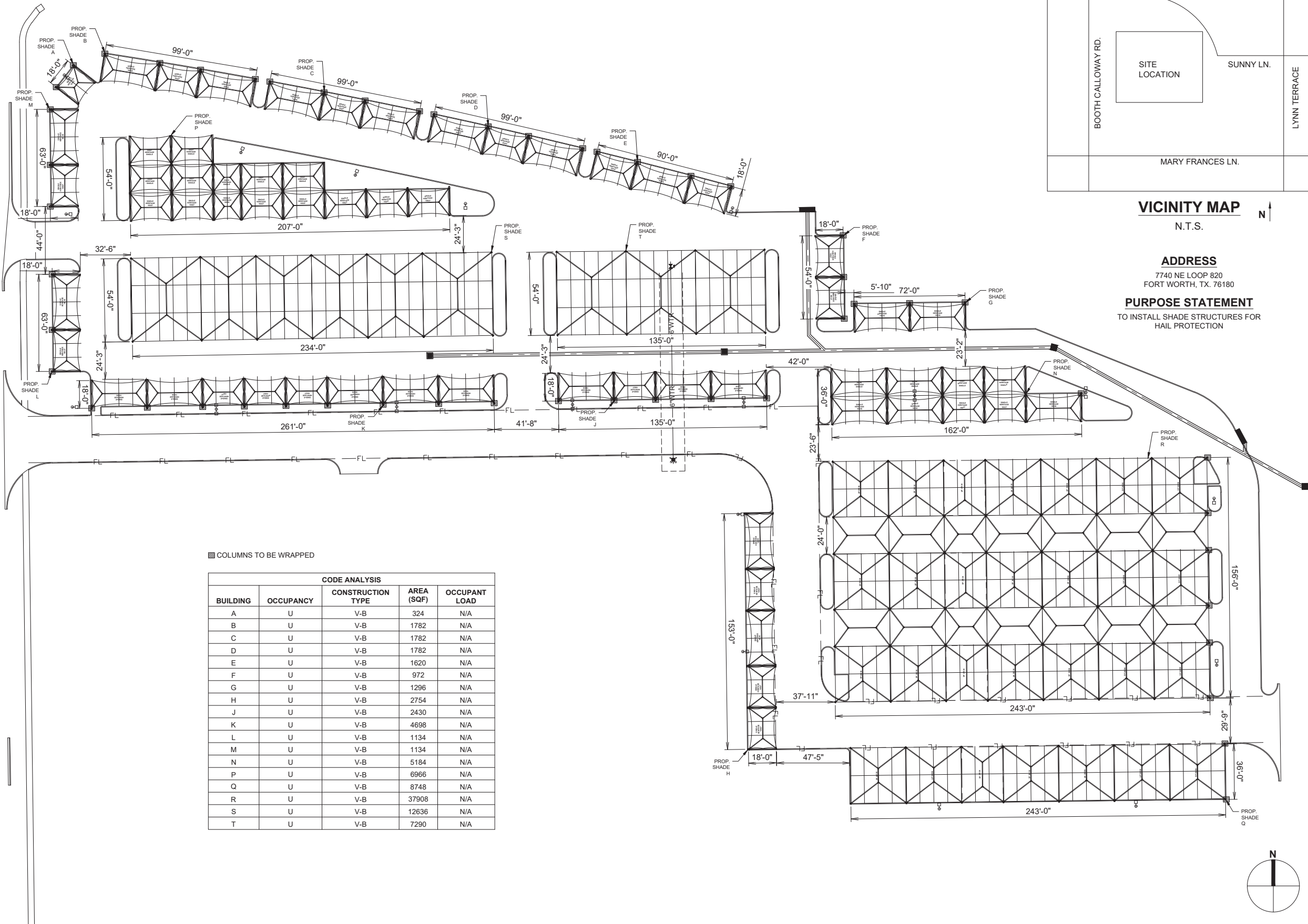
Project Number  
Date 9/6/18  
Drawn By EDG  
Checked By RM

TP-1



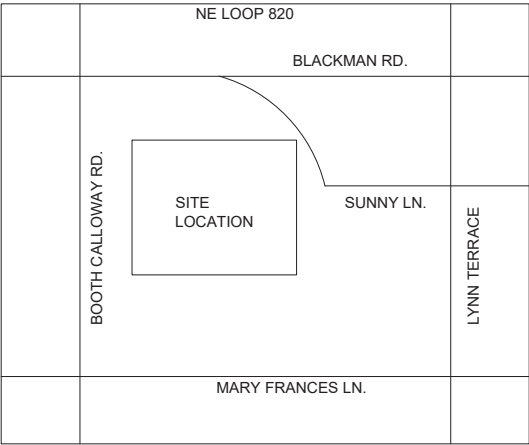
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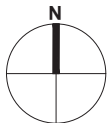
■ COLUMNS TO BE WRAPPED

CODE ANALYSIS				
BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
A	U	V-B	324	N/A
B	U	V-B	1782	N/A
C	U	V-B	1782	N/A
D	U	V-B	1782	N/A
E	U	V-B	1620	N/A
F	U	V-B	972	N/A
G	U	V-B	1296	N/A
H	U	V-B	2754	N/A
J	U	V-B	2430	N/A
K	U	V-B	4698	N/A
L	U	V-B	1134	N/A
M	U	V-B	1134	N/A
N	U	V-B	5184	N/A
P	U	V-B	6986	N/A
Q	U	V-B	8748	N/A
R	U	V-B	37908	N/A
S	U	V-B	12636	N/A
T	U	V-B	7290	N/A



VICINITY MAP  
N.T.S.

ADDRESS  
7740 NE LOOP 820  
FORT WORTH, TX. 76180  
PURPOSE STATEMENT  
TO INSTALL SHADE STRUCTURES FOR  
HAIL PROTECTION



SITE PLAN  
SCALE 1:30 (ENGINEERING)

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



CORPORATE HEADQUARTERS  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

CERTIFICATIONS:  
IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:  
AUTONATION INC.

PROJECT NAME:  
CDJR NRH STACK LOT

LOCATION:  
NORTH RICHLAND HILLS, TX

PROJECT NUMBER:  
62998

STRUCTURE TYPE:  
VARIOUS

SIZE:  
VARIES

SCALE : ENGINEERING

DRAWING SIZE: D

RELEASE FOR CONSTRUCTION	DESCRIPTION	JO	JO	SA	DATE	NC	REV
		JO	JO	SA	DATE	NC	REV
		JO	JO	SA	DATE	NC	REV
		JO	JO	SA	DATE	NC	REV

Eng. By : JO	09/07/18
Design By : SA	09/07/18
Approved By : JO	09/07/18

DRAWING DESCRIPTION:	
SITE PLAN	
DWG.	62998-1.0
PAGE	1000
REV.	NC

GENERAL NOTES

DESIGN LOADS

BUILDING CODE IBC 2015  
LIVE LOADS 5 PSF  
SNOW LOAD 5 PSF  
WIND LOADS 115 MPH<sup>1</sup>  
EXPOSURE C 3-Sec. Gust, RISK CATEGORY II &

1.- 115 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-10 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 90 MPH ACCORDING ASCE 7-05 AND IBC 2015 EQ 16-33.

STRUCTURAL STEEL

1.- ALL STRUCTURAL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:  
SQUARE AND RECTANGULAR 50,000 PSI YIELD / 62,000 PSI TENSILE  
ROUND PIPE 46,000 PSI YIELD / 62,000 PSI TENSILE

2.- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:  
ROUND TUBE 45,000 PSI YIELD / 48,000 PSI TENSILE

3.- ALL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50.

4.- ALL STEEL TUBING SHALL BE TRIPLE COATED FOR RUST PROTECTION USING THE IN-LINE ELECTROPLATING COAT PROCESS. TUBING SHALL BE INTERNALLY COATED WITH ZINC AND ORGANIC COATINGS TO PREVENT CORROSION AS MANUFACTURED BY ALLIED TUBE & CONDUIT.

5.- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

6.- ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE WEAKER MEMBER. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.

7.- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.

8.- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM A325 TYPE 1 OR A490 TYPE 1. ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.

9.- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

10.- ALL STAINLESS STEEL BOLTS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.

11.- ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT (2.5 TO 3.5 MILS THICK MIN). THIS COAT IS A WEATHER RESISTANT POWDER COATING BASED ON POLYESTER TGIC (MANUFACTURED BY SHERWIN WILLIAMS OR TIGER DRYLAC). TO ACHIEVE OPTIMUM ADHESION, IT IS RECOMMENDED THAT THE PROPER TREATMENT AND DRYING TAKE PLACE BEFORE COATING. POLYESTER POWDER (TGIC) SPECIFICATIONS SHALL BE AS FOLLOWS:  
- PENCIL HARDNESS (ASTM D-3363)  
- HUMIDITY (ASTM D-2247)  
- SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNES  
12.- STEEL COLOR- BLACK

FABRIC SPECIFICATION

1.- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.

2.- FABRIC SPECIFICATIONS: SOLID COLORS STRIPE COLORS  
- FADING MINIMUM FADING AFTER 5 YEARS  
- LIFE EXPECTANCY A MINIMUM OF 8 YEARS CONTINUOUS  
EXPOSURE TO THE SUN

3.- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84

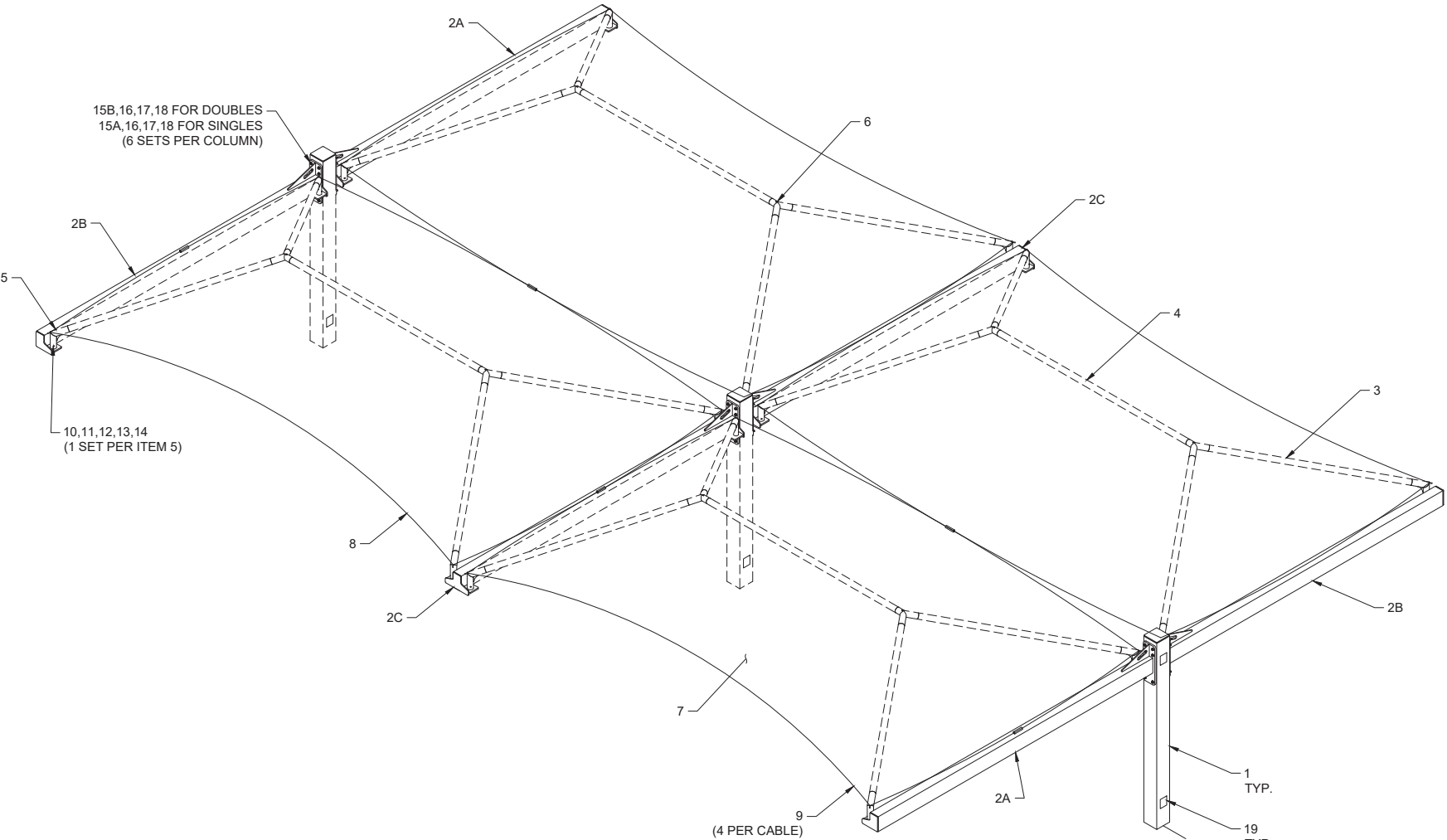
4.- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

5.- FABRIC: SILVER

AIRCRAFT CABLE

1.- WIRE ROPE CABLE SHALL BE 7x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,400 LBS (3/8" DIAMETER).

2.- CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSELY UNDERSIZED) REACH A TAUNT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RE-TIGHTENING VISITS AS REQUIRED.



ISOMETRIC VIEW

LIST OF MATERIALS (PROJECT TOTALS)				
ITEM	QTY.	DESCRIPTION	MATERIAL / DWG.	SMI PART No.
1	TBD	COLUMN (ELECTRICAL)	HSS 10.0 x 10.0 x 0.375	N/A
2A	TBD	RIGHT CANTILEVER BEAM (ELECTRICAL)	HSS 10.0 x 6.00 x 0.375	N/A
2B	TBD	LEFT CANTILEVER BEAM (ELECTRICAL)	HSS 10.0 x 6.00 x 0.375	N/A
2C	TBD	CENTER CANTILEVER BEAM (ELECTRICAL)	HSS 10.0 x 6.00 x 0.375	N/A
3	TBD	EXTENSION	4.0 GA 8 RD. TUBING	N/A
4	TBD	RIDGE (ELECTRICAL)	4.0 GA 8 RD. TUBING	N/A
5	TBD	RAFTER	4.0 GA 8 RD. TUBING	N/A
6	TBD	CROSSPIECE (ELECTRICAL)	4.0 GA 8 RD. TUBING	N/A
7	TBD	FABRIC TOP CANT	EXTREME 32	AREA & WEIGHT VARIES
8	TBD	3/8" STEEL CABLE	GALVANIZED	LENGTH VARIES
9	TBD	3/8" CABLE CLAMP	GALVANIZED	307629
10	TBD	18-8 SS	18-8 SS	307980
11	TBD	18-8 SS	18-8 SS	307621
12	TBD	18-8 SS	18-8 SS	307645
13	TBD	DELTRIN (ACETAL)	DELTRIN (ACETAL)	308083
14	TBD	18-8 SS	18-8 SS	117028
15A	TBD	ASTM A325 GALVANIZED	ASTM A325 GALVANIZED	307984
15B	TBD	ASTM A325 GALVANIZED	ASTM A325 GALVANIZED	307985
16	TBD	ASTM A563 GALVANIZED	ASTM A563 GALVANIZED	307687
17	TBD	ASTM F436 GALVANIZED	ASTM F436 GALVANIZED	307832
18	TBD	ASTM F436 GALVANIZED	ASTM F436 GALVANIZED	307624
19	TBD	HANDHOLE COVER KIT	5" x 5" HANDHOLE COVER KIT	HHCOV KIT-55
20	TBD	ANCHOR ROD SET 1-1/4" x 36"	F1554 GR55	307615

CODE ANALYSIS				
BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE TOTAL PROJECT	U	V-B	TBD	N/A

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



CORPORATE HEADQUARTERS  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

CERTIFICATIONS:  
IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:  
**AUTONATION INC.**  
PROJECT NAME:  
**CDJR NRH STACK LOT**  
LOCATION:  
**NORTH RICHLAND HILLS, TX**  
PROJECT NUMBER:  
**62998**

STRUCTURE TYPE:  
**SINGLE & DOUBLE JOINED HERITAGE CANTILEVERS**

SIZE:  
**VARIOUS**

SCALE : AS NOTED

DRAWING SIZE: **B**

RELEASE FOR CONSTRUCTION	DESCRIPTION	JO	JO	SA	09/07/18	DATE	CHK	ENG
		NC	JO	SA	09/07/18	DATE	CHK	ENG
		NC	JO	SA	09/07/18	DATE	CHK	ENG
		NC	JO	SA	09/07/18	DATE	CHK	ENG

Eng. By : JO 09/07/18  
Design By : SA 09/07/18  
Approved By : JO 09/07/18

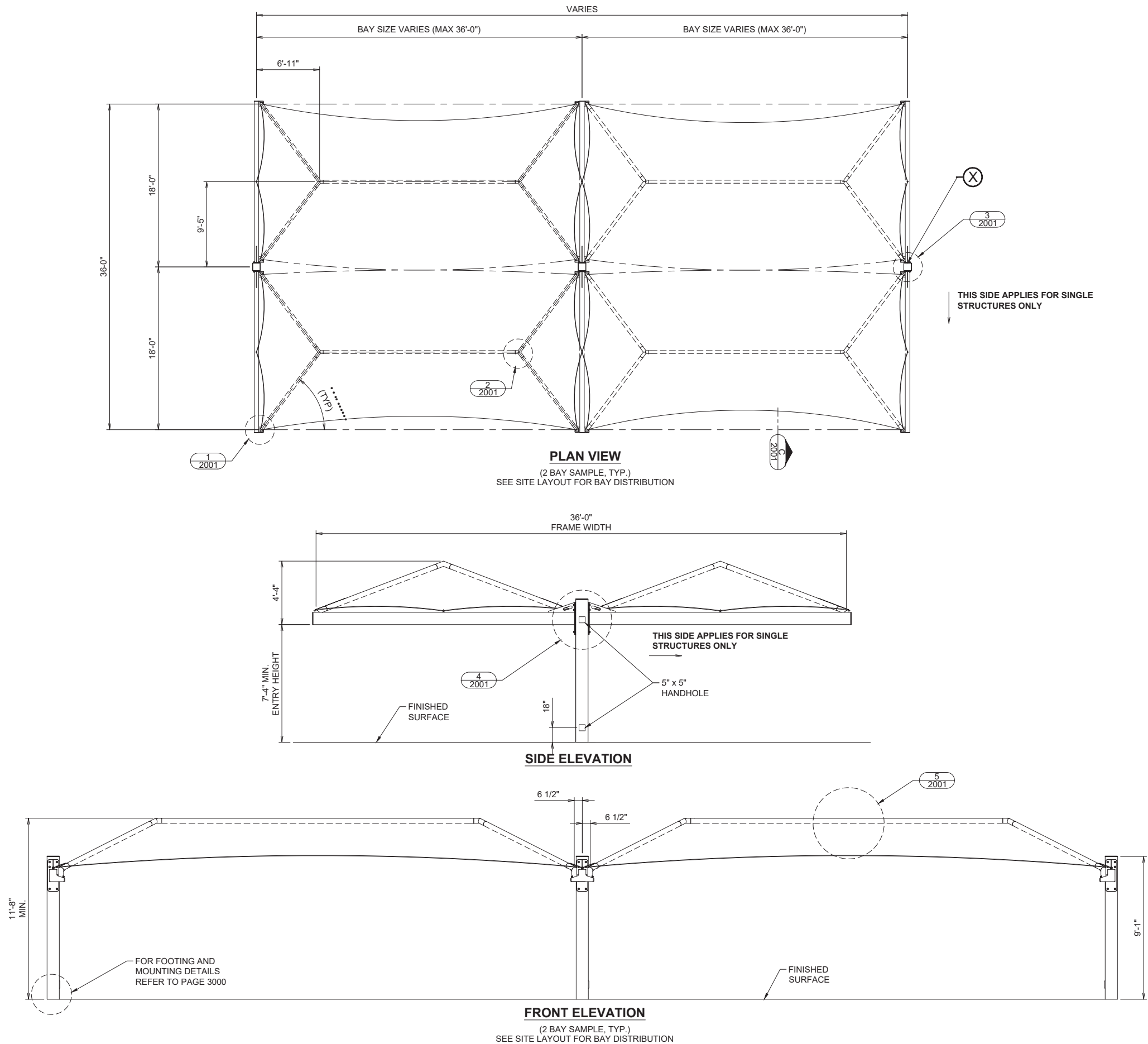
DRAWING DESCRIPTION:  
**NOTES / LOM**

DWG. **62998-1.0**

PAGE **2100**

REV. **NC**





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CORPORATE HEADQUARTERS  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

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IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:  
**AUTONATION INC.**  
PROJECT NAME:  
**CDJR NRH STACK LOT**  
LOCATION:  
**NORTH RICHLAND HILLS, TX**  
PROJECT NUMBER:  
**62998**

STRUCTURE TYPE:  
**SINGLE & DOUBLE JOINED HERITAGE CANTILEVERS**  
SIZE:  
**VARIOUS**

SCALE : AS NOTED

DRAWING SIZE:  
**B**

RELEASE FOR CONSTRUCTION	JO	ENG
	JO	CHK
	SA	DRW
	09/07/18	DATE
	NC	REV

Eng. By :	JO	09/07/18
Design By :	SA	09/07/18
Approved By :	JO	09/07/18

DRAWING DESCRIPTION:  
**VIEWS & DETAILS**

DWG.  
**62998-1.0**

PAGE  
**2200**

REV.  
**NC**

GENERAL NOTES

DESIGN LOADS

BUILDING CODE IBC 2015  
LIVE LOADS 5 PSF  
SNOW LOAD 5 PSF  
WIND LOADS 115 MPH<sup>1</sup>  
EXPOSURE C 3-Sec. Gust, RISK CATEGORY II &

1.- 115 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-10 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 90 MPH ACCORDING ASCE 7-05 AND IBC 2015 EQ 16-33.

STRUCTURAL STEEL

1.- ALL STRUCTURAL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:  
SQUARE AND RECTANGULAR 50,000 PSI YIELD / 62,000 PSI TENSILE  
ROUND PIPE 46,000 PSI YIELD / 62,000 PSI TENSILE

2.- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:  
ROUND TUBE 45,000 PSI YIELD / 48,000 PSI TENSILE

3.- ALL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50.

4.- ALL STEEL TUBING SHALL BE TRIPLE COATED FOR RUST PROTECTION USING THE IN-LINE ELECTROPLATING COAT PROCESS. TUBING SHALL BE INTERNALLY COATED WITH ZINC AND ORGANIC COATINGS TO PREVENT CORROSION AS MANUFACTURED BY ALLIED TUBE & CONDUIT.

5.- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

6.- ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE WEAKER MEMBER. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.

7.- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.

8.- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM A325 TYPE 1 OR A490 TYPE 1. ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.

9.- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

10.- ALL STAINLESS STEEL BOLTS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.

11.- ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT (2.5 TO 3.5 MILS THICK MIN). THIS COAT IS A WEATHER RESISTANT POWDER COATING BASED ON POLYESTER TGIC (MANUFACTURED BY SHERWIN WILLIAMS OR TIGER DRYLAC). TO ACHIEVE OPTIMUM ADHESION, IT IS RECOMMENDED THAT THE PROPER TREATMENT AND DRYING TAKE PLACE BEFORE COATING. POLYESTER POWDER (TGIC) SPECIFICATIONS SHALL BE AS FOLLOWS:  
- PENCIL HARDNESS (ASTM D-3363)  
- HUMIDITY (ASTM D-2247)  
- SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNES

12.- STEEL COLOR: BLACK

FABRIC SPECIFICATION

1.- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.

2.- FABRIC SPECIFICATIONS: SOLID COLORS STRIPE COLORS  
- FADING MINIMUM FADING AFTER 5 YEARS  
- LIFE EXPECTANCY A MINIMUM OF 8 YEARS CONTINUOUS EXPOSURE TO THE SUN

3.- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84

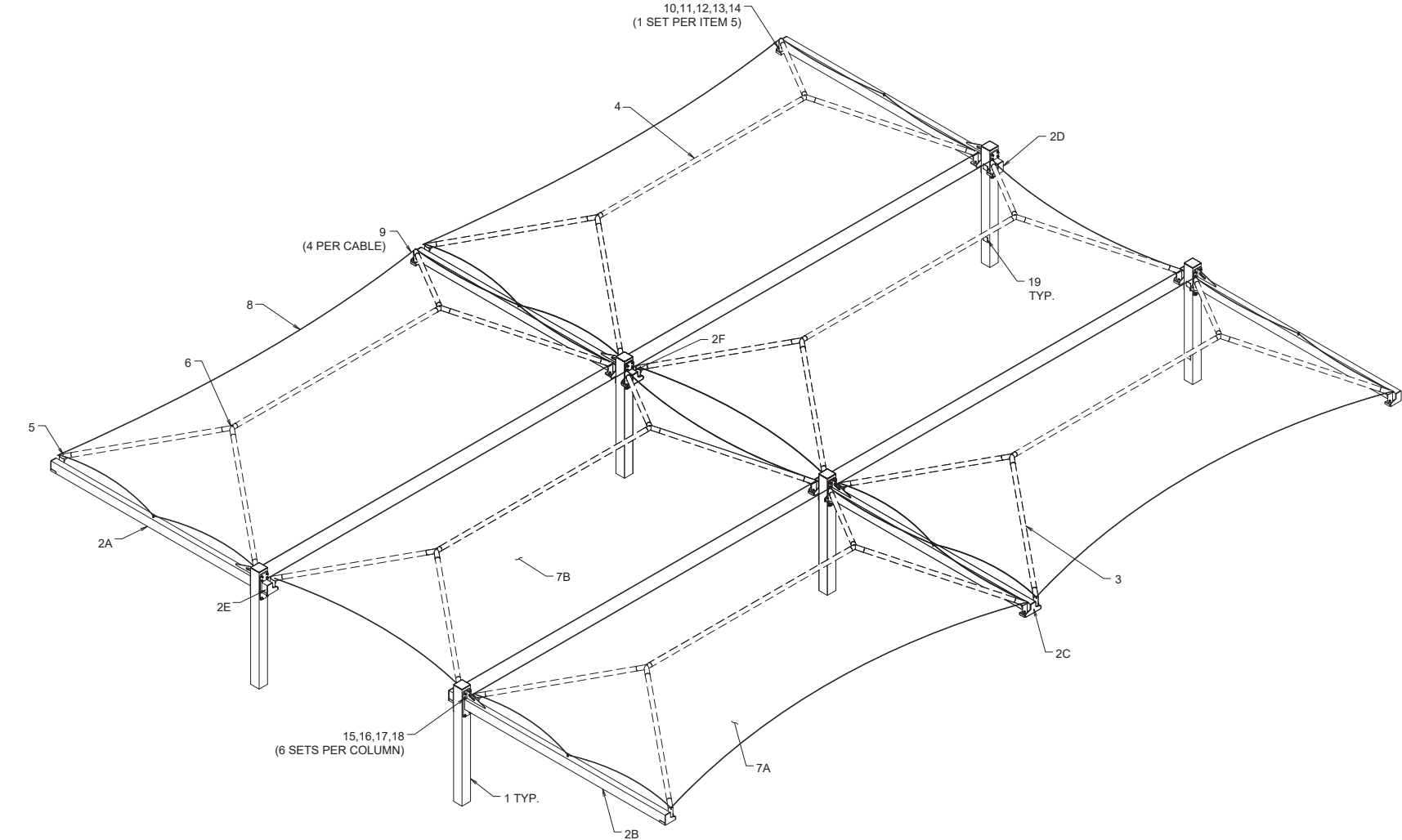
4.- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

5.- FABRIC COLOR: SILVER

AIRCRAFT CABLE

1.- WIRE ROPE CABLE SHALL BE 7x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,400 LBS (3/8" DIAMETER).

2.- CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSELY UNDERSIZED) REACH A TAUNT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RE-TIGHTENING VISITS AS REQUIRED.



ISOMETRIC VIEW

SIX BAY SAMPLE

LIST OF MATERIALS (PROJECT TOTALS)				
ITEM	QTY.	DESCRIPTION	MATERIAL / DWG.	SMI PART No.
1	TBD	COLUMN (ELECTRICAL)	HSS 10.0 x 10.0 x 0.375	N/A
2A	TBD	RIGHT CANTILEVER BEAM (ELECTRICAL)	HSS 10.0 x 6.00 x 0.375	N/A
2B	TBD	LEFT CANTILEVER BEAM (ELECTRICAL)	HSS 10.0 x 6.00 x 0.375	N/A
2C	TBD	CENTER CANTILEVER BEAM (ELECTRICAL)	HSS 10.0 x 6.00 x 0.375	N/A
2D	TBD	RIGHT CTM BEAM	HSS 10.0 x 6.00 x 0.375	N/A
2E	TBD	LEFT CTM BEAM	HSS 10.0 x 6.00 x 0.375	N/A
2F	TBD	CENTER CTM BEAM	HSS 10.0 x 6.00 x 0.375	N/A
3	TBD	EXTENSION	4.0 GA 8 RD. TUBING	N/A
4	TBD	RIDGE (ELECTRICAL)	4.0 GA 8 RD. TUBING	N/A
5	TBD	RAFTER	4.0 GA 8 RD. TUBING	N/A
6	TBD	CROSSPIECE (ELECTRICAL)	4.0 GA 8 RD. TUBING	N/A
7A	TBD	FABRIC (CUSTOM)	HDPE MESH	AREA & WEIGHT VARIES
7B	TBD	FABRIC (CUSTOM)	HDPE MESH	AREA & WEIGHT VARIES
8	TBD	3/8" STEEL CABLE	GALVANIZED	LENGTH VARIES
9	TBD	3/8" CABLE CLAMP	GALVANIZED	307629
10	TBD	.....18-8 SS.....	.....18-8 SS.....	307980
11	TBD	.....18-8 SS.....	.....18-8 SS.....	307621
12	TBD	.....18-8 SS.....	.....18-8 SS.....	307645
13	TBD	.....DEL RIN (ACETAL).....	.....DEL RIN (ACETAL).....	308083
14	TBD	.....16-8 SS.....	.....16-8 SS.....	117028
15	TBD	.....ASTM A325 GALVANIZED.....	.....ASTM A325 GALVANIZED.....	307985
16	TBD	.....ASTM A563 GALVANIZED.....	.....ASTM A563 GALVANIZED.....	307687
17	TBD	.....ASTM F436 GALVANIZED.....	.....ASTM F436 GALVANIZED.....	307832
18	TBD	.....ASTM F436 GALVANIZED.....	.....ASTM F436 GALVANIZED.....	307624
19	TBD	HANDHOLE COVER KIT	5" x 5" HANDHOLE COVER KIT	HHCOV KIT-55

CODE ANALYSIS				
BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE TOTAL PROJECT	U	V-B	TBD	N/A

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CORPORATE HEADQUARTERS  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

CERTIFICATIONS:  
IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:  
**AUTONATION INC.**

PROJECT NAME:  
**CDJR NRH STACK LOT**

LOCATION:  
**NORTH RICHLAND HILLS, TX**

PROJECT NUMBER:  
**62998**

STRUCTURE TYPE:  
**FULL CUSTOM JOINED HERITAGE CANTILEVERS**

SIZE:  
**VARIES**

SCALE : AS NOTED

DRAWING SIZE: **D**

RELEASE FOR CONSTRUCTION	DESCRIPTION	JO	ENG
		JO	CHK
		SA	DRW
		09/07/18	DATE
NC	REV		

Eng. By : JO	09/07/18
Design By : SA	09/07/18
Approved By : JO	09/07/18

DRAWING DESCRIPTION:

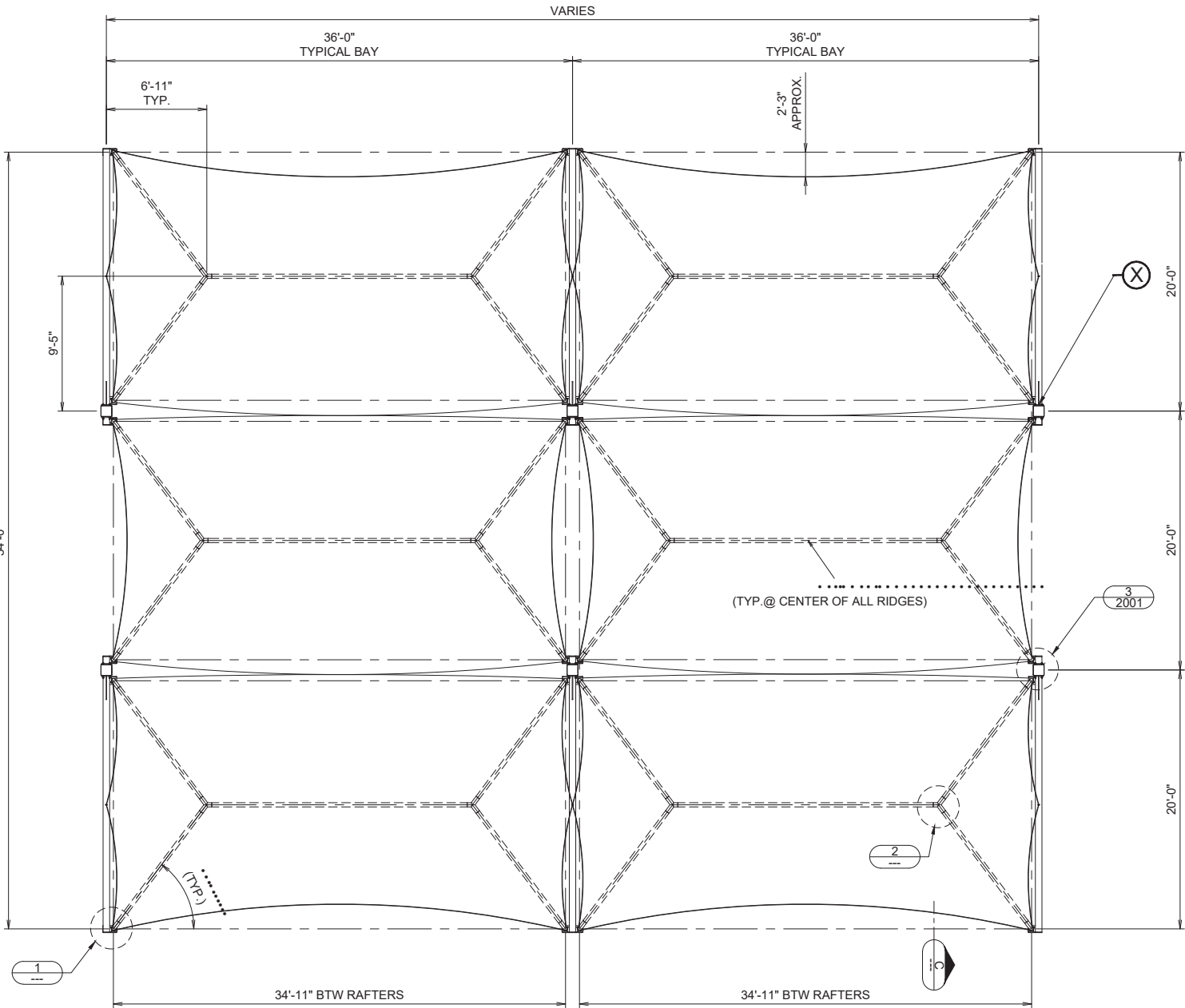
NOTES / LOM

DWG. **62998-1.0**

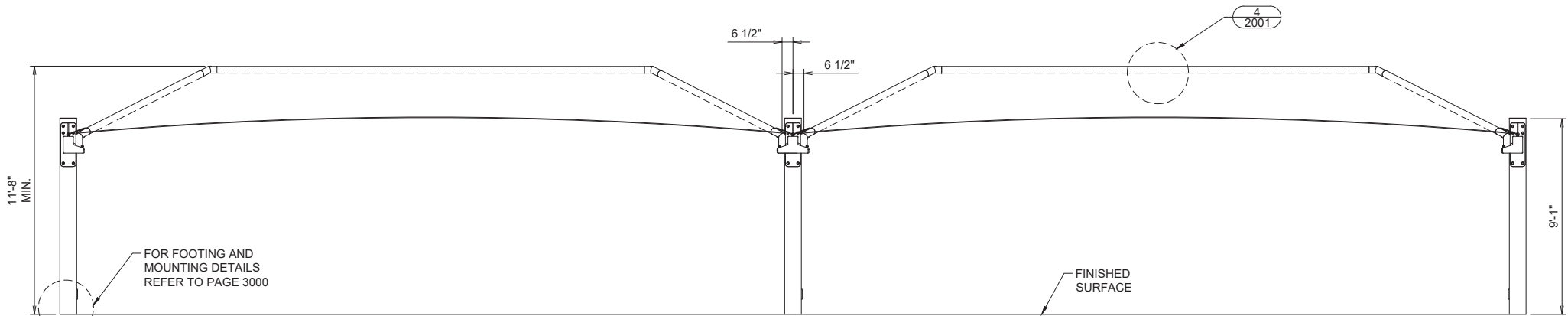
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REV. **NC**

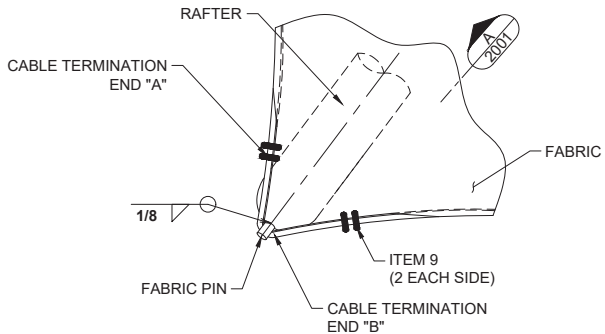




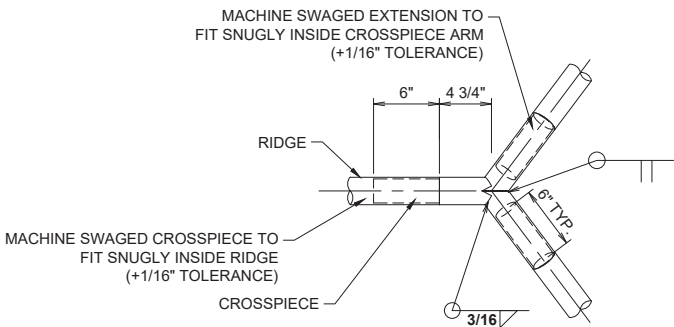
**PLAN VIEW**  
(6 BAY SAMPLE, TYP.)  
SEE SITE LAYOUT FOR BAY DISTRIBUTION



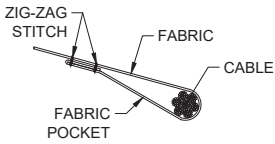
**SIDE ELEVATION**  
(2 BAY SAMPLE, TYP.)  
SEE SITE LAYOUT FOR BAY DISTRIBUTION



**DETAIL 1**



**DETAIL 2**



**SECTION C-C**



**CORPORATE HEADQUARTERS**  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

**CERTIFICATIONS:**  
IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

**CUSTOMER:**  
**AUTONATION INC.**

**PROJECT NAME:**  
**CDJR NRH STACK LOT**

**LOCATION:**  
**NORTH RICHLAND HILLS, TX**

**PROJECT NUMBER:**  
**62998**

**STRUCTURE TYPE:**  
**FULL CUSTOM JOINED HERITAGE CANTILEVERS**

**SIZE:**  
**VARIES**

**SCALE :** AS NOTED

**DRAWING SIZE:** **D**

RELEASE FOR CONSTRUCTION	DATE	DESCRIPTION	REV	NC	JO	ENG
					JO	CHK
					SA	DRW
					09/07/18	CHK

Eng. By :	JO	09/07/18
Design By :	SA	09/07/18
Approved By :	JO	09/07/18

**DRAWING DESCRIPTION:**  
**VIEWS & DETAILS**

**DWG.** **62998-1.0**

**PAGE** **3200**

**REV.** **NC**

GENERAL NOTES

DESIGN LOADS

BUILDING CODE IBC 2015  
LIVE LOADS 5 PSF  
SNOW LOAD 5 PSF  
WIND LOADS 115 MPH<sup>1</sup>  
3-Sec. Gust, RISK CATEGORY II &  
EXPOSURE C

1.- 115 MPH ACCORDING THE ULTIMATE WIND SPEED MAPS OF ASCE 7-10 IS EQUIVALENT TO THE NOMINAL WIND SPEED OF 90 MPH ACCORDING ASCE 7-05 AND IBC 2015 EQ 16-33.

STRUCTURAL STEEL

1.- ALL STRUCTURAL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:  
SQUARE AND RECTANGULAR 50,000 PSI YIELD / 62,000 PSI TENSILE  
ROUND PIPE 46,000 PSI YIELD / 62,000 PSI TENSILE

2.- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:  
ROUND TUBE 45,000 PSI YIELD / 48,000 PSI TENSILE

3.- ALL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50.

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7.- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.

8.- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM A325 TYPE 1 OR A490 TYPE 1. ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.

9.- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

10.- ALL STAINLESS STEEL BOLTS / STUDS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.

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- HUMIDITY (ASTM D-2247)  
- SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNES

12.- STEEL COLOR: BLACK

FABRIC SPECIFICATION

1.- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.

2.- FABRIC SPECIFICATIONS: SOLID COLORS STRIPE COLORS  
- FADING MINIMUM FADING AFTER 5 YEARS  
- LIFE EXPECTANCY A MINIMUM OF 8 YEARS CONTINUOUS  
EXPOSURE TO THE SUN

3.- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84

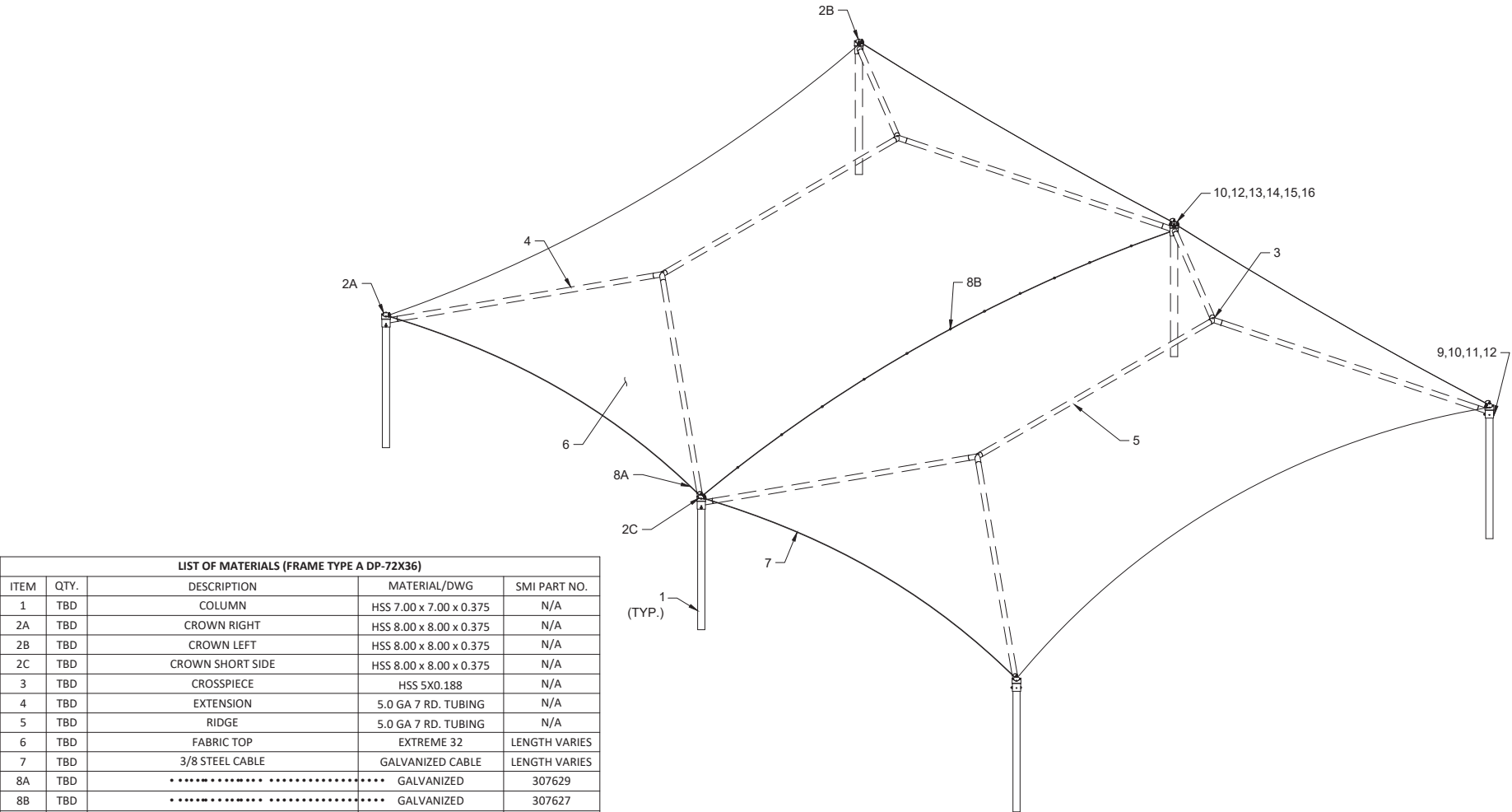
4.- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

5.- FABRIC COLOR: SILVER

AIRCRAFT CABLE

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ISOMETRIC VIEW  
TWO BAY SAMPLE

LIST OF MATERIALS (FRAME TYPE A DP-72X36)				
ITEM	QTY.	DESCRIPTION	MATERIAL/DWG	SMI PART NO.
1	TBD	COLUMN	HSS 7.00 x 7.00 x 0.375	N/A
2A	TBD	CROWN RIGHT	HSS 8.00 x 8.00 x 0.375	N/A
2B	TBD	CROWN LEFT	HSS 8.00 x 8.00 x 0.375	N/A
2C	TBD	CROWN SHORT SIDE	HSS 8.00 x 8.00 x 0.375	N/A
3	TBD	CROSSPIECE	HSS 5X0.188	N/A
4	TBD	EXTENSION	5.0 GA 7 RD. TUBING	N/A
5	TBD	RIDGE	5.0 GA 7 RD. TUBING	N/A
6	TBD	FABRIC TOP	EXTREME 32	LENGTH VARIES
7	TBD	3/8 STEEL CABLE	GALVANIZED CABLE	LENGTH VARIES
8A	TBD	.....	GALVANIZED	307629
8B	TBD	.....	GALVANIZED	307627
9	TBD	.....	ASTM A563 GALVANIZED	308328
10	TBD	.....	ASTM A563 GALVANIZED	307687
11	TBD	.....	ASTM F436 GALVANIZED	307832
12	TBD	.....	ASTM F436 GALVANIZED	307624
13	TBD	.....	ASTM A325 GALVANIZED	308327
14	TBD	.....	ASTM A563 GALVANIZED	307687
15	TBD	.....	ASTM F436 GALVANIZED	307624
16	TBD	3/4"-10NC JAM NUT	GALVANIZED	308250
17	TBD	DELRIIN WASHER 1-1/2 OD .812 ID X .05-.07 THICK	DERLIN	308516
18	TBD	3" PULLEY SHEAVE	GALVANIZED	307606

CODE ANALYSIS				
BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE	U	V-B	TBD	N/A
DIAMOND PROTECTORS				

LIST OF MATERIALS (FRAME TYPE B DP-72X54)				
ITEM	QTY.	DESCRIPTION	MATERIAL/DWG	SMI PART NO.
1	TBD	COLUMN	HSS 7.00 x 7.00 x 0.375	N/A
2A	TBD	CROWN RIGHT	HSS 8.00 x 8.00 x 0.375	N/A
2B	TBD	CROWN LEFT	HSS 8.00 x 8.00 x 0.375	N/A
2C	TBD	CROWN SHORT SIDE	HSS 8.00 x 8.00 x 0.375	N/A
3	TBD	CROSSPIECE	5 SCH 40	N/A
4	TBD	EXTENSION	5 SCH 40	N/A
5	TBD	RIDGE	5 SCH 40	N/A
6	TBD	FABRIC TOP	EXTREME 32	LENGTH VARIES
7	TBD	3/8 STEEL CABLE	GALVANIZED CABLE	LENGTH VARIES
8A	TBD	.....	GALVANIZED	307629
8B	TBD	.....	GALVANIZED	307627
9	TBD	.....	ASTM A563 GALVANIZED	308328
10	TBD	.....	ASTM A563 GALVANIZED	307687
11	TBD	.....	ASTM F436 GALVANIZED	307832
12	TBD	.....	ASTM F436 GALVANIZED	307624
13	TBD	.....	ASTM A325 GALVANIZED	308327
14	TBD	.....	ASTM A563 GALVANIZED	307687
15	TBD	.....	ASTM F436 GALVANIZED	307624
16	TBD	3/4"-10NC JAM NUT	GALVANIZED	308250
17	TBD	DELRIIN WASHER 1-1/2 OD .812 ID X .05-.07 THICK	DERLIN	308516
18	TBD	3" PULLEY SHEAVE	GALVANIZED	307606

LIST OF MATERIALS (FRAME TYPE C DP-90X54)				
ITEM	QTY.	DESCRIPTION	MATERIAL/DWG	SMI PART NO.
1	TBD	COLUMN	HSS 10.00 x 10.00 x 0.375	N/A
2A	TBD	CROWN RIGHT	HSS 12.00 x 12.00 x 0.625	N/A
2B	TBD	CROWN LEFT	HSS 12.00 x 12.00 x 0.625	N/A
2C	TBD	CROWN SHORT SIDE	HSS 12.00 x 12.00 x 0.625	N/A
3	TBD	CROSSPIECE	HSS 6.625 x 0.25	N/A
4	TBD	EXTENSION	HSS 6.625 x 0.25	N/A
5	TBD	RIDGE	HSS 6.625 x 0.25	N/A
6	TBD	FABRIC TOP	EXTREME 32	LENGTH VARIES
7	TBD	1/2 STEEL CABLE	GALVANIZED CABLE	LENGTH VARIES
8A	TBD	1/2" CABLE CLAMP	GALVANIZED	307627
8B	TBD	3/4" CABLE CLAMP	GALVANIZED	308850
9	TBD	.....	ASTM A325 GALVANIZED	308425
10	TBD	.....	ASTM A563 GALVANIZED	307968
11	TBD	.....	ASTM F436 GALVANIZED	307620
12	TBD	.....	ASTM F436 GALVANIZED	307619
13	TBD	.....	ASTM A525 GALVANIZED	CUSTOM
14	TBD	.....	ASTM A563 GALVANIZED	307968
15	TBD	.....	ASTM F436 GALVANIZED	307619
16	TBD	.....	GALVANIZED	CUSTOM
17	TBD	.....	DELRIIN (ACETAL)	CUSTOM
18	TBD	PULLEY SHEAVE	GALVANIZED	CUSTOM

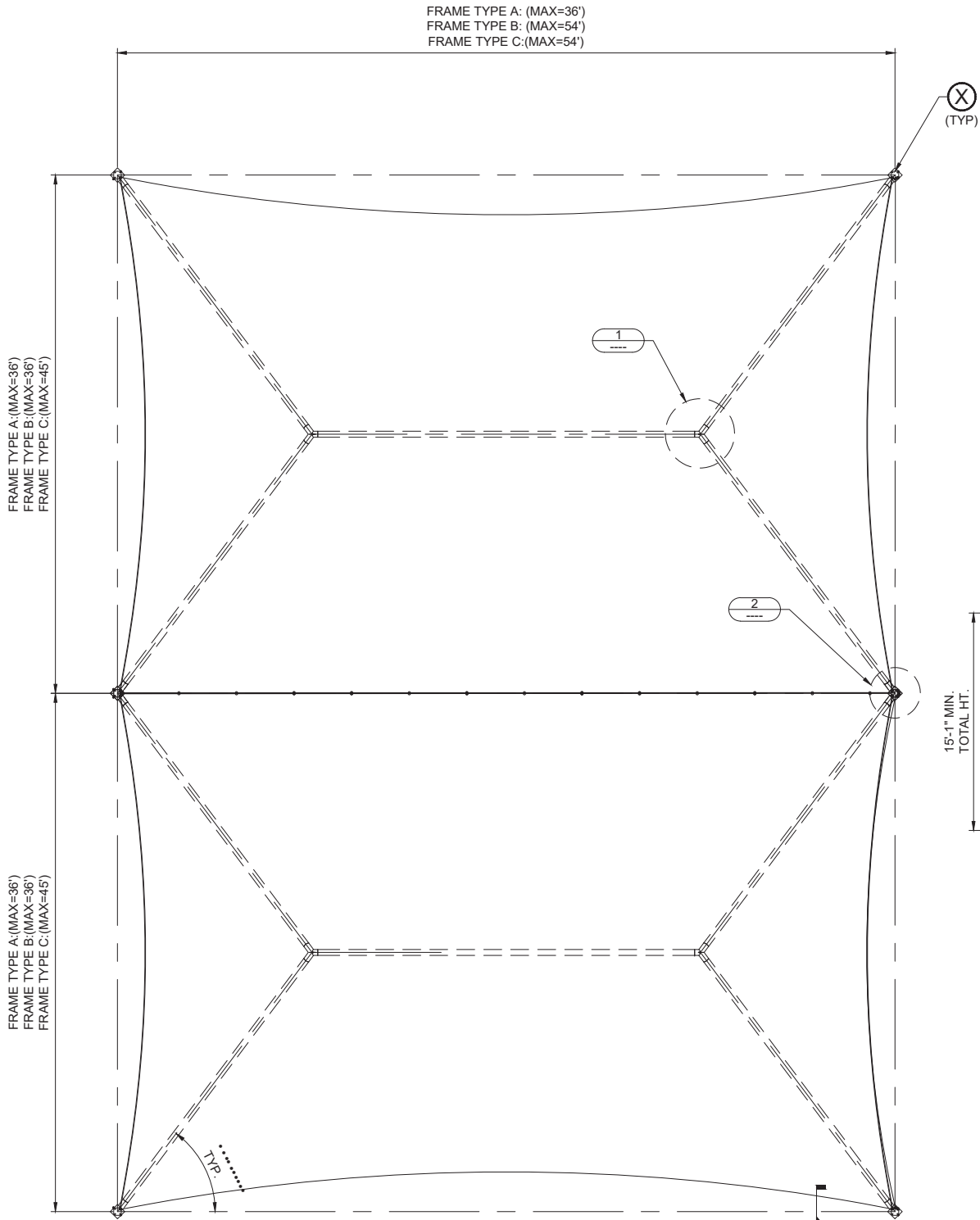
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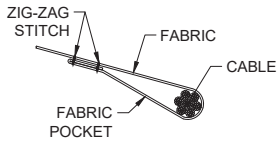
CORPORATE HEADQUARTERS  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

CERTIFICATIONS: IAS CERTIFICATION No: FA-428 CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355				
CUSTOMER: <b>AUTONATION INC.</b> PROJECT NAME: <b>CDJR NRH STACK LOT</b> LOCATION: <b>NORTH RICHLAND HILLS, TX</b> PROJECT NUMBER: <b>62998</b>				
STRUCTURE TYPE: <b>DIAMOND PROTECTORS (FULL CUSTOM)</b>				
SIZE: <b>VARIOUS</b>				
SCALE : AS NOTED				
DRAWING SIZE: <b>B</b>				
RELEASE FOR CONSTRUCTION		JO		ENG
		JO		CHK
		SA	DRW	
		09/07/18	DATE	
DESCRIPTION		NC		REV
		JO		
		SA	09/07/18	
		JO	09/07/18	
DRAWING DESCRIPTION: <b>NOTES / LOM</b>				
DWG.		<b>62998-1.0</b>		
PAGE		<b>4100</b>		
REV.		<b>NC</b>		

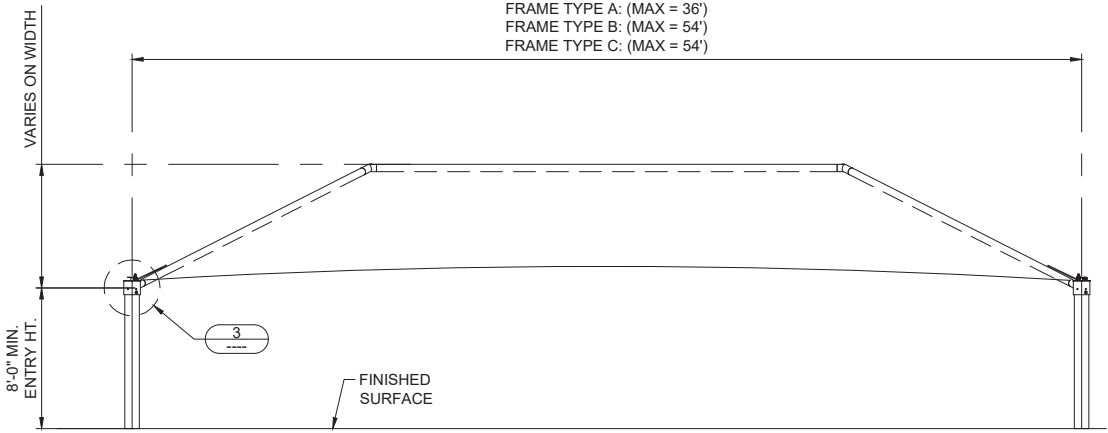




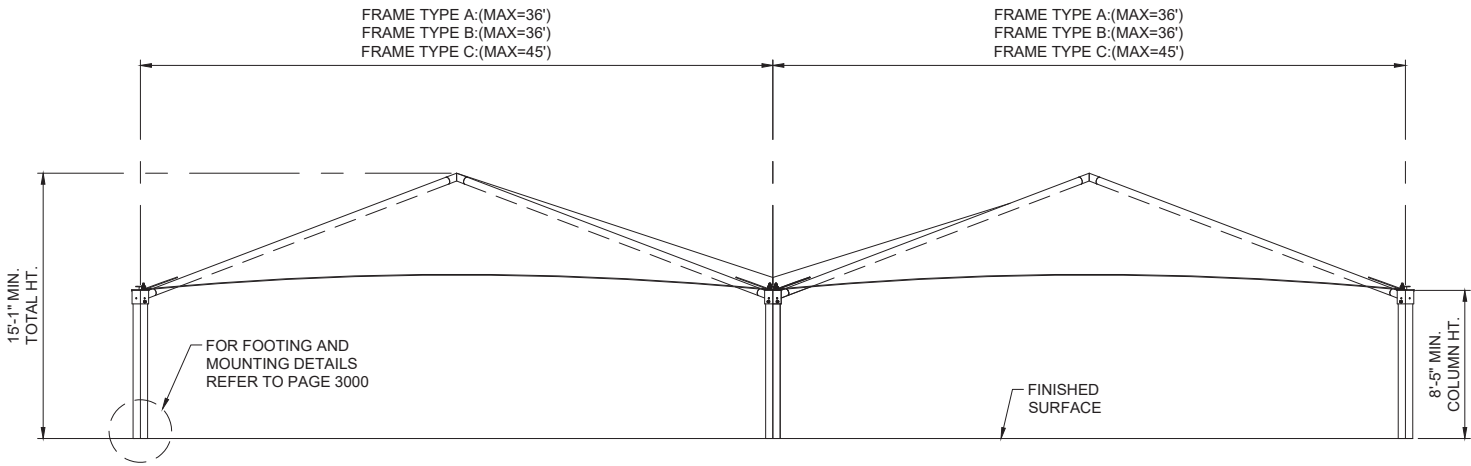
**TOP VIEW**  
SCALE = 1 : 50



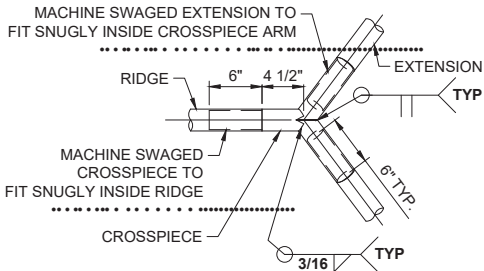
**SECTION A-A**



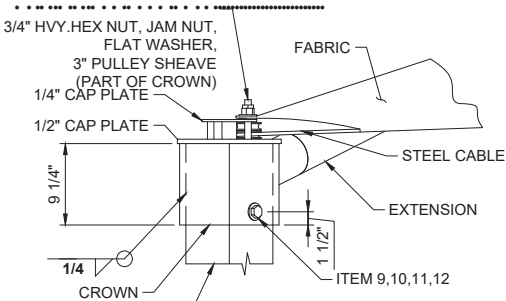
**FRONT ELEVATION**  
ONE BAY SAMPLE



**SIDE ELEVATION**  
TWO BAY SAMPLE  
SCALE 1 : 50

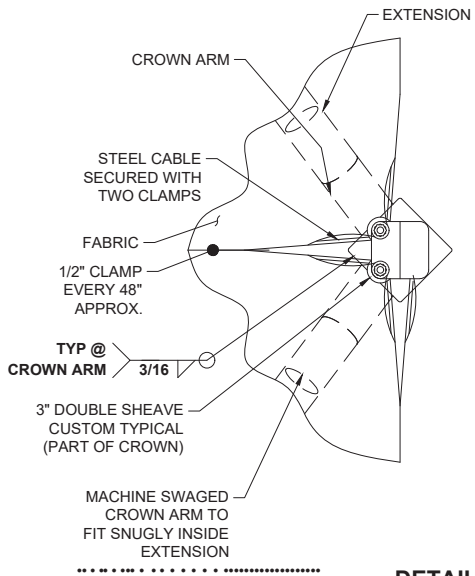


**DETAIL 1**



**DETAIL 3**

TYPICAL FABRIC CONNECTION  
TYP. PERIMETER CROWNS



**DETAIL 2**

FABRIC CONNECTION TYPICAL  
FOR ALL CENTER CROWNS



**CORPORATE HEADQUARTERS**  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

**CERTIFICATIONS:**  
IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

**CUSTOMER:**  
**AUTONATION  
INC.**

**PROJECT NAME:**  
**CDJR NRH  
STACK LOT**

**LOCATION:**  
**NORTH RICHLAND HILLS,  
TX**  
**PROJECT NUMBER:**  
**62998**

**STRUCTURE TYPE:**  
**DIAMOND PROTECTORS  
(FULL CUSTOM)**

**SIZE:**  
**VARIOUS**

**SCALE : AS NOTED**

**DRAWING SIZE:**  
**B**

RELEASE FOR CONSTRUCTION	DATE	DRW	CHK	ENG
	REV	NC	DESCRIPTION	

Eng. By :	JO	09/07/18
Design By :	SA	09/07/18
Approved By :	JO	09/07/18

**DRAWING DESCRIPTION:**

**VIEWS AND DETAILS**

**DWG.**  
**62998-1.0**

**PAGE**  
**4200**

**REV.**  
**NC**

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CORPORATE HEADQUARTERS  
8505-A CHANCELLOR ROW  
DALLAS, TX, 75247  
800-966-5005

CERTIFICATIONS:  
IAS CERTIFICATION No: FA-428  
CLARK COUNTY MANUFACTURER  
CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:  
**AUTONATION INC.**  
PROJECT NAME:  
**CDJR N.RICHLAND HILLS**  
LOCATION:  
**NORTH RICHLAND HILLS, TX**  
PROJECT NUMBER:  
**62998**

STRUCTURE TYPE:  
**HERITAGE CANTILEVERS & DIAMOND PROTECTORS**  
SIZE:

**VARIOUS**

SCALE : AS NOTED

DRAWING SIZE: **B**

NC	REV	DESCRIPTION	DATE	10/19/18	SA	JO	JO	ENG
				DRW	CHK	JO	JO	ENG
				DATE	DRW	CHK	JO	ENG
				DATE	DRW	CHK	JO	ENG

Eng. By :	JO	10/19/18
Design By :	SA	10/19/18
Approved By :	JO	10/19/18

DRAWING DESCRIPTION:  
**PERIMETER CLADDED ELEVATIONS**

DWG. **62998-1.0**

PAGE **5000**

REV. **NC**

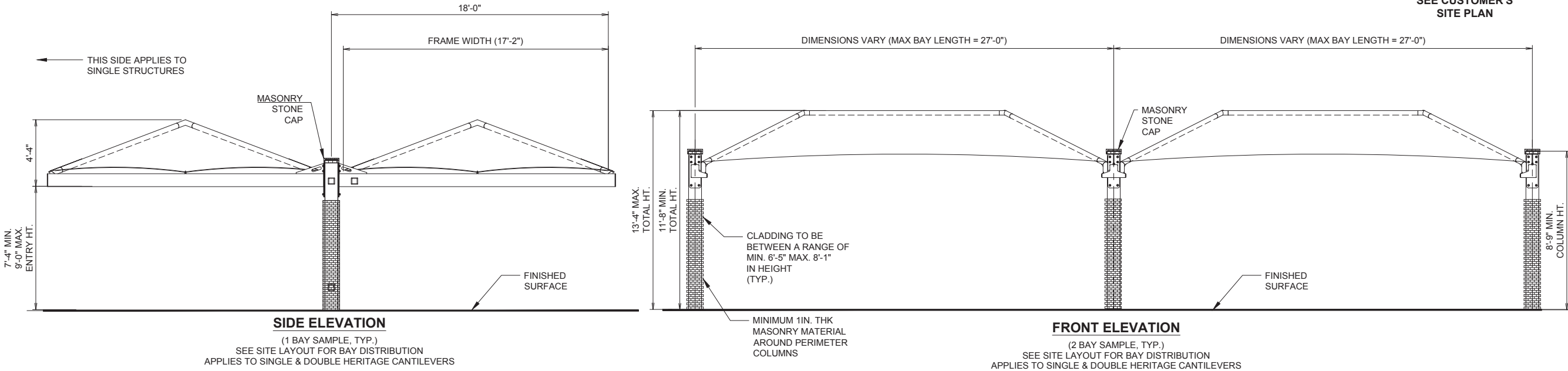
CASE SUP 2018-10

MATERIAL: LIMESTONE BRICK  
COLOR- LIGHT  
NOTE: CLADDING IS ONLY FOR THE EXTERNAL COLUMNS

PLAN NORTH

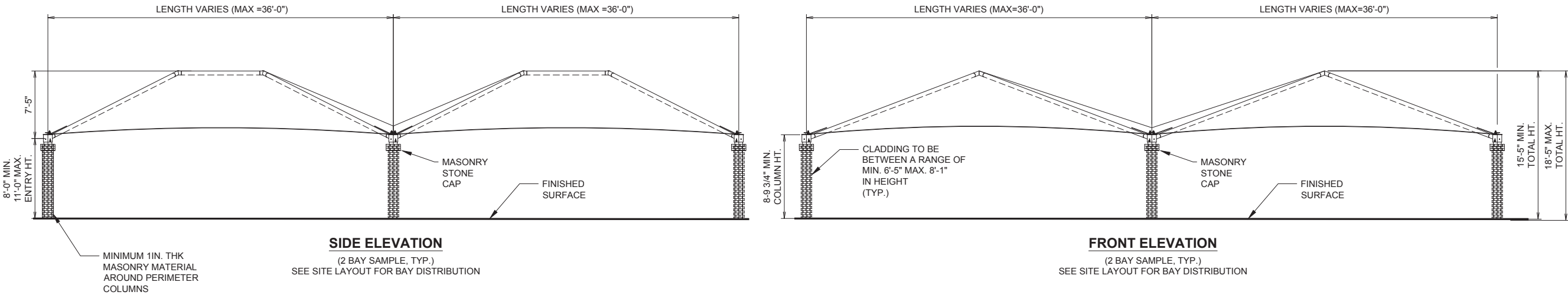


FOR TRUE NORTH  
SEE CUSTOMER'S  
SITE PLAN



**ELEVATIONS**  
HERITAGE CANTILEVERS

NOTE:  
HEIGHT OF CLADDING OF EACH COLUMN WILL VARY DEPENDING  
ON THE ELEVATIONS AT EACH LOCATION



**ELEVATIONS**  
DIAMOND PROTECTORS



