


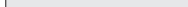













NOTES	
1.	ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2.	ALL CURB RADI ARE 2' UNLESS DIMENSIONED OTHERWISE.
3.	REFERENCE SHEET C-05 FOR PAVEMENT SECTIONS. SEE GEOTECH FOR DETAILS.
4.	CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

LEGEND	
PROPERTY LINE	
EASEMENT LINE	
PROPOSED CURB	
MEDIUM PAVEMENT (SEE SHEET C-5 FOR DETAILS)	
HEAVY DUTY PAVEMENT (SEE SHEET C-6 FOR DETAILS)	
LIGHT DUTY PAVEMENT (SEE SHEET C-5 FOR DETAILS)	
PROPOSED SIDEWALK (SEE DETAIL, SHEET C-16)	
EXISTING WATER LINE	
EXISTING SANITARY SEWER LINE	
EXISTING STORM LINE	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER LINE	
PROPOSED GAS LINE	
PROPOSED STORM LINE	
PROPOSED UNDERGROUND ELECTRIC	

KEY	
TYPICAL	TYP.
EXISTING	EX.
FIRE HYDRANT	FH
CURB INLET	CI
MANHOLE	MH
GRATE INLET	GI
LANDSCAPE AREA	LS
BARRIER FREE RAMP	BFR

SITE DATA TABLE - BRAUM'S	
LOT/BLOCK	LOT 2R5, BLOCK 1 DAVIS-NORTH TARRANT PARKWAY ADDITION
LAND AREA (SQUARE FEET/ACRES)	45,393 S.F./1.042 ACRES
ZONING	PLANNED DEVELOPMENT
DETENTION	NOT REQUIRED
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT W/ DRIVE THRU
BUILDING AREA (SQUARE FEET)	4,757 SF
BUILDING HEIGHT (FEET)	30.13
SITE PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	1 SPACE PER 100 GROSS FLOOR AREA
REQUIRED PARKING (# SPACES)	50 SPACES
PROVIDED PARKING (# SPACES)	58 SPACES
ACCESSIBLE PARKING REQ'D (# SPACES)	3 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	3 SPACES

GROSS AREA TABLE - BRAUM'S				
AREA	SQUARE FEET	ACRES	PERCENTAGE OF TOTAL PROPERTY	
HEAVY DUTY PAVEMENT	1,423	0.031		3.1%
MEDIUM DUTY PAVEMENT	4,915	0.108		10.8%
LIGHT DUTY PAVEMENT	21,289	0.49		46.9%
SIDEWALK	3,877	0.085		8.5%
BUILDING FOOTPRINT	4,757	0.105		10.5%
LANDSCAPE	6,403	0.141		14.1%

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



Know what's below.
Call before you dig

BENCHMARKS

CITY BENCHMARK
A 7" BRASS DISK STAMPED "CITY OF NORTH RICHLAND HILLS BENCHMARK 404". SET IN THE CENTERLINE OF A 10' CURB INLET ON THE SOUTHSIDE OF MIDCITIES BOULEVARD AND 50' EAST OF THE CENTERLINE OF HOLIDAYS LANE.
ELEVATION = 630.89'

SITE BENCHMARK
AN "X" CUT IN CONCRETE SET IN THE MIDDLE OF A CURB INLET LOCATED ALONG THE SOUTHEAST LINE OF DAVIS BOULEVARD, 54' NORTH NORTHEAST OF SUBJECT TRACT.
ELEVATION = 660.28'

[illegible]

Kimley»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

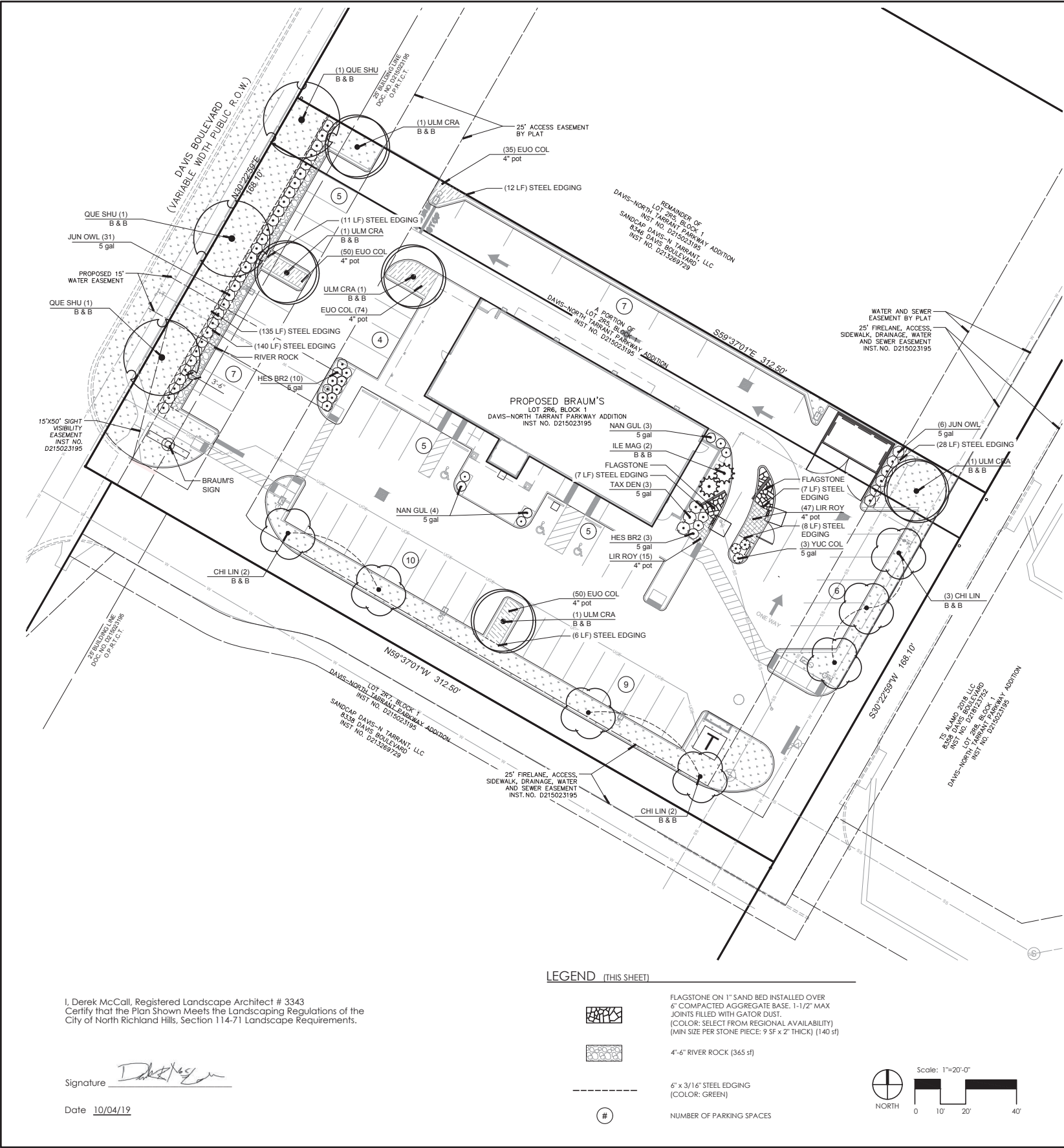
KHA PROJECT 061297122	DATE OCTOBER 2019	SCALE AS SHOWN	DESIGNED BY: HRM	DRAWN BY: ABO	CHECKED BY: KSG
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BRAUM'S
ICE CREAM AND DAIRY STORES®

8342 DAVIS BOULEVARD
CITY OF NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
SP-1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	ILE MAG	2	Ilex x 'Magland' / Oakland Red Holly	B & B	8'-10' Ht Min
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	QUE SHU	3	Quercus shumardii / Shumard Red Oak	B & B	3" cal
	ULM CRA	5	Ulmus crassifolia / Cedar Elm	B & B	3" cal
ORNAMENTAL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	CHI LIN	7	Chilopsis linearis / Desert Willow (4' Min Ht)	B & B	1.5" cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	HES BR2	13	Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca	5 gal	48" o.c.
	JUN OWL	37	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	5 gal	54" o.c.
	NAN GUL	7	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal	48" o.c.
	TAX DEN	3	Taxus x media 'Densiformis' / Dense Yew	5 gal	60" o.c.
	YUC COL	3	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal	48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	EUO COL	209	Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	4" pot	18" o.c.
	LIR ROY	62	Liriodendron muscari 'Royal Purple' / Royal Purple Liriope	4" pot	18" o.c.
		7,520 sf	Bermuda Solid Slab Sodding		

City of North Richland Hills, Texas
Landscaping and Buffer Regulations of the City of North Richland Hills
Section 114-71 Landscape Regulations

Description of Property:
Davis Boulevard Frontage= 168.10 lf
Proposed Parking Spaces= 58
Building Footprint= ±4,750 sf
Lot Size= 52,531 sf
Parking Lot Size= 49,831 sf

Sec. 114-71 (f) Landscape Area Percentage:
An area not less than 15 percent of the total lot area shall be landscaped.
Minimum Requirements: 52,531 sf x 15%= 7,880 sf
Provided: 7,841 sf (15%)

Sec. 114-71 (g) Landscape Setback:
There shall be a landscape setback area having a minimum width of 15 feet adjacent to all public street rights-of-way.
Minimum Requirements: (1) One large tree shall be planted per 50 linear feet of street frontage. (168.10/50 = 3 Trees)
Provided: Large Trees = 3
(2) Ten small shrubs shall be planted per 50 linear feet of street frontage. (168.10/50 = 30 Shrubs)
Provided: Shrubs = 31

Sec. 114-71 (h) Parking Lot Screening:
(1) Screening shall be a maximum height of 30" above the grade of the parking lot along and adjacent to its entire length and provide a solid screening barrier.
(2) Shrubs shall be planted a minimum of two feet off the back of curbs. Areas under car bumpers shall be covered with ground cover or special paving treatments.

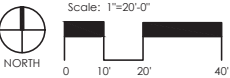
Sec. 114-71 (i) Landscaping of Parking Lot:
Minimum Requirements: (2) One large tree shall be planted for every 20 parking spaces. (58/20 = 3 Trees)
Provided: Large Trees = 5
(2) No parking space shall be located more than 100 feet from a large tree within a landscaped island.
(2) All landscape islands shall be landscaped with at least ground cover and one large tree.
(5) All parking lots must be at least five percent landscaped.
Minimum Requirements: 49,831 sf x 5%= 2,492 sf
Provided: 6,683 sf (13%)

Sec. 114-72 (c)(2) Irrigation:
All required landscape areas shall be permanently maintained and shall be irrigated with an automatic conventional irrigation system equipped with rain and freeze sensor controls.

I, Derek McCall, Registered Landscape Architect # 3343
Certify that the Plan Shown Meets the Landscaping Regulations of the
City of North Richland Hills, Section 114-71 Landscape Requirements.

Signature
Date 10/04/19

- LEGEND (THIS SHEET)
- FLAGSTONE ON 1" SAND BED INSTALLED OVER 6" COMPACTED AGGREGATE BASE. 1-1/2" MAX JOINTS FILLED WITH GATOR DUST. (COLOR: SELECT FROM REGIONAL AVAILABILITY) (MIN SIZE PER STONE PIECE: 9 SF x 2" THICK) (140 sf)
 - 4"-6" RIVER ROCK (365 sf)
 - 6" x 3/16" STEEL EDGING (COLOR: GREEN)
 - NUMBER OF PARKING SPACES



REFER TO SHEET L5 FOR PLANTING NOTES

(CASE SUP 2019-08)

10/04/2019

Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaltshop.com
TEXAS CERTIFICATION OF AUTHORIZATION
NO. BR 2921 EXP. 03/31/2020

BEFORE YOU DIG
TEXAS 811
CALL 811

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MILESTONE	DATE
FIRST SUBMITTAL	04/19/19
SECOND SUBMITTAL	08/22/19
THIRD SUBMITTAL	08/28/19
FOURTH SUBMITTAL	10/04/19

PLOT DATE: 10/04/19

Braum's
ICE CREAM AND DAIRY STORES
Davis Blvd & Tarrant Pkwy
North Richland Hills, TX

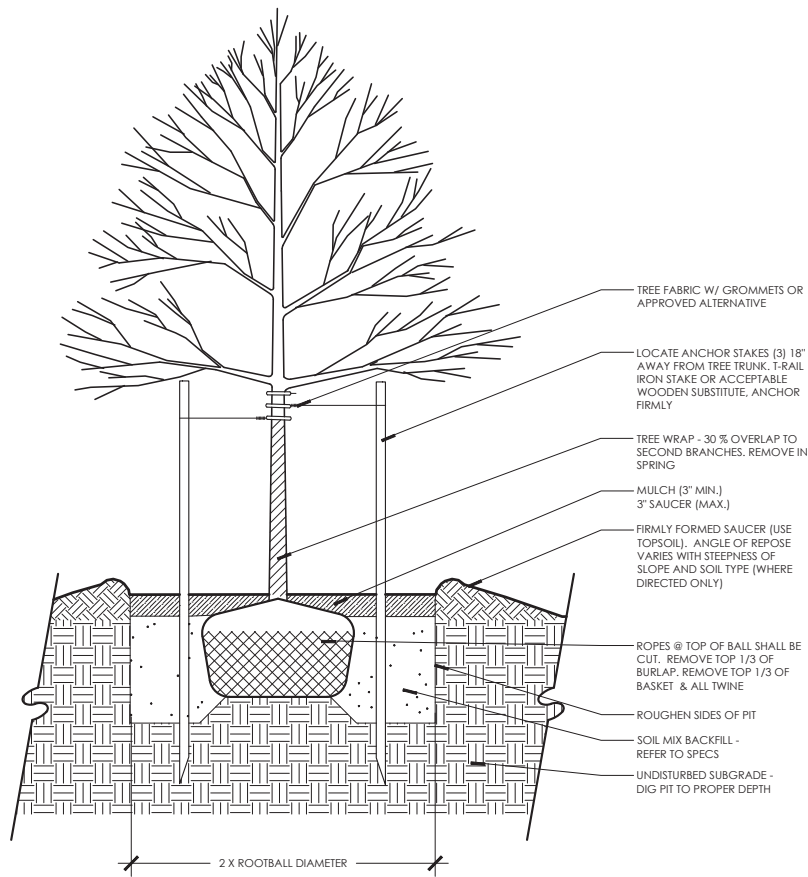
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ICE CREAM AND DAIRY STORES
PRODUCERS, PROCESSORS & RETAILERS OF FINE DAIRY PRODUCTS
P.O. BOX 27425, 3000 N. E. LOOP W. SUITE 100, OKLAHOMA CITY, OKLAHOMA 73121
(405) 478-1656

PROJECT: 19039
ISSUE DATE: 04/19/2019

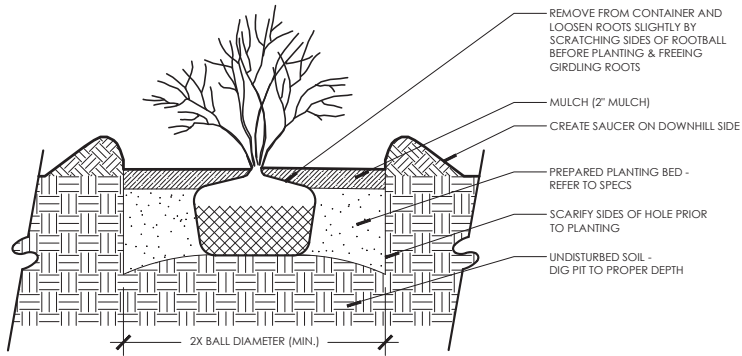
PLAN SCALE: (H) 1"=20'

LANDSCAPE PLAN

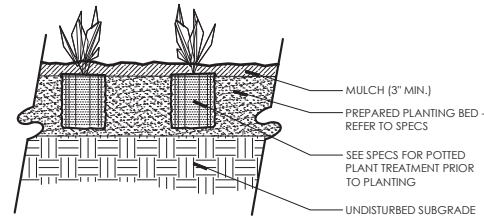
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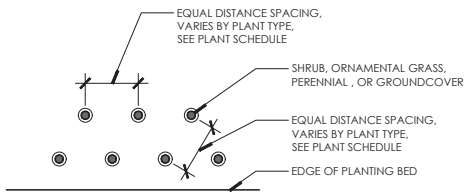
1 SECTION: DECIDUOUS TREE PLANTING
1"=1'-0"



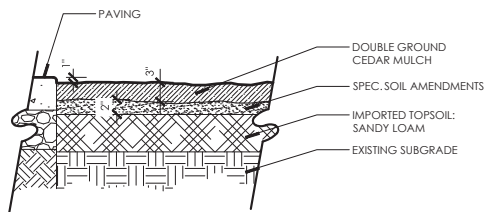
2 SECTION: SHRUB PLANTING
1"=1'-0"



3 SECTION: PERENNIAL & GROUNDCOVER PLANTING
1"=1'-0"



4 DETAIL PLAN: TYPICAL PLANT LAYOUT
1"=1'-0"



NOTES:
1) REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 4" OF SOIL
2) RIP SUBGRADE PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL
3) TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. OF 6" DEPTH
4) CONTRACTOR TO ASSURE PLANTING BEDS ARE FREE OF WEED SEEDS AND EXISTING LAWN GRASSES

5 SECTION: MULCH
1"=1'-0"

REFER TO SHEET L5 FOR PLANTING NOTES

(CASE SUP 2019-08)



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(405) 478-1656

PROJECT: 19039
ISSUE DATE: 04/19/2019

PLAN SCALE: (H) AS NOTED

LANDSCAPE
DETAILS

L2

GENERAL PROJECT NOTE

1. Work performed shall conform to these notes, construction drawings, and specifications.
2. Work performed shall conform to all applicable local, state, and federal ordinances and regulations.
3. Contractor shall be responsible for all damage to all utilities during the installation. Contractor shall confirm the location of the utilities prior to starting any work. All utility locations shown are approximate and are based on survey information, site development plans, utility records, etc.
4. The contractor is responsible for contacting local underground utility services and/or one-call system at 1-800-522-6543 for utility location and identification, prior to commencing any construction activities.
5. Perform construction activities in the vicinity to existing utilities by hand, if necessary. The contractor bears full financial and legal responsibility for his/her work and damage to utilities shall be repaired immediately at no cost to the owner.
6. Notify Landscape Architect of any site conditions that would not allow this plan to be installed as shown. If any part of this plan cannot be installed as shown due to site conditions or any other reason, notify the client's representative for clarification prior to commencing construction.
7. Verify base information. Source of surveyor, civil engineer, or architect base information is assumed to be correct. Report discrepancies to the landscape architect or Owner's Representative immediately.
8. When the contractor believes they are substantially complete, they are to request a punch-list walk-through with the owner's representative and landscape architect.

DEMOLITION NOTES

1. Items shall only be removed if designated for removal in the drawings. Trees, footings, paving, and other items to be removed to their full depth unless otherwise noted.
2. Significant items found below grade and not shown on drawings shall be brought to the attention of the landscape architect or owner's representative.
3. All concrete and asphalt removal shall be saw-cut. Damage to edges of paving to be saved shall be repaired to an acceptable quality by the contractor at no cost to the owner.
4. Remove demolished material from site and dispose of according to local, state, and federal regulations. No burning or burying is allowed.
5. Salvage existing site materials as requested by the landscape architect and stockpile on-site in an area that will not inhibit construction activities.

LAYOUT NOTES

1. Layout and verify dimensions and locations prior to construction. Bring discrepancies to the attention of the landscape architect for clarification.
2. Written dimensions take precedence over scaled drawings. Addenda, clarifications, and specifications take precedence over written dimensions.
3. For dimensions of existing buildings and proposed buildings, refer to the architectural drawings.
4. Dimensions are measured perpendicular from adjacent face of building, wall, or other fixed site improvement. Dimensions to centerlines are as indicated.
5. Where dimensions are called 'equal' or 'typical' (TYP.), space referenced items equally measured to their centerlines.
6. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
7. Provide expansion joints where flatwork meets buildings, footings, wall, curbs, steps, or other fixed elements.
8. Install control joints as shown on plans. Control joints in concrete walkways spaced no more than distances equal to 24 to 30 times the slab thickness and be a minimum of ¼ of the depth of the slab made 4-12 hours after concrete finishing.
9. All walkways shall be located from finished face of buildings.

GRADING AND DRAINAGE NOTES

1. Drainage lines to be laid out in field and slope a minimum of 1% downhill.
2. All hardscape surfaces shall drain toward drainage inlets and away from structures.
3. All planting beds to drain toward drain inlets or french drains as shown and away from building at a min. of 6" over 10'. Finished grade of planting beds shall be a minimum 8" lower than the finished floor elevation of the building slab. Notify the landscape architect immediately of any perceived discrepancies.
4. Erosion and control measures installed as required by all municipal codes and shall meet all municipal code specifications
5. All drainage pipes in lawn areas to have pop-up exits or drain to specified location.
6. The contractor is to install according to this plan but proper drainage and grading will be the ultimately be the responsibility of the Contractor on site. Discrepancies in drawing to be brought to the attention of Landscape Architect before or during construction.
7. Walls over 48" from top of wall to bottom of footing to be reviewed by designed by licensed Engineer.

PLANTING NOTES

1. The contractor shall familiarize himself/herself with the site conditions and verify them to his/her satisfaction.
2. The contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by owner and/or Landscape Architect.
3. The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the landscape architect in writing within this period. No substitution shall be permitted without prior written approval. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. Approved substituted materials must be offered at no additional costs to the owner.
4. The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the landscape architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.
5. The landscape architect reserves the right to review and approve all plant materials if requested, including sod, at the source nursery with the landscape contractor prior to delivery to the job site.
6. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
7. Each tree shall be backfilled with 3 cubic feet of Back to Nature cotton burr compost mixed thoroughly with existing topsoil. Apply Biotone starter following Espoma Organic Bio-tone Starter Plus 4-3-3 following manufacturer's recommendations.
8. For evergreen shrub and tree planting, apply Wilt-Pruf anti-desicant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
9. Refer to Civil Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
10. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
11. All trees must be guyed or staked as shown in the details.
12. Installation- all plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
13. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
14. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, and/or landscape architect shall declare the project substantially complete.
15. Contractor to replace rejected plant material within two (2) weeks of written notice.
16. Contractor shall mulch all plant material throughout and completely to a three-inch (3") depth of loose, weed free sterilized cedar mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
17. Contractor shall place all plant material on site and get landscape architect approval before planting.

SOIL PREPARATION NOTES

1. Till and remove the top 8" of soil and stockpile on site. Amend and reuse by percentage as shown below or replace with new conforming mix. Till the 8" of soil mix into the next 6" of soil to obtain 14" of weed free de-compacted soil. Stones over 2" to be removed from the soil.

The top 8" of planting bed soil to consist of the following percentages by volume:

Native or imported topsoil	40%
Sharp washed sand	10%
Leaf Compost	40%
Mushroom or Cotton Burr Compost	10%
2. Apply Roundup (manufactured by Monsanto Corp. or equal,) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication

TREE PRESERVATION NOTES

1. All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6' construction fence. The fence shall be located at a 5-ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved onsite by the Landscape Architect prior to the start of any site work.
2. When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
3. Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching required for utility work with the landscape plans.
4. The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

LAWN NOTES

1. Sod or seed all areas as shown on plans and all disturbed areas. If not shown on plans but within limits of work, contractor to confirm with landscape architect.
2. Provide ¾ inch of compost to be tilled into top 4" of lawn areas prior to seeding or sodding if heavy clay soils are present.
3. Top soil shall be free of weeds and foreign material immediately before sodding.
4. Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
5. Tamp and roll sod with approved equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering. Submit type of tamping and rolling equipment to be used to the Landscape Architect for approval, prior to construction.
6. Evenly spread fertilizer composite at a rate of 40 pounds per 5000 square feet or as recommended by manufacturer. Fertilizer shall not be placed until 2 weeks after placement of sod.
7. Lawn to receive a minimum 1/2 inch water for the first 3 weeks after area is sodded. After 3-week period, water twice a week with 3/4 inch of water each time unless comparable amount has been provided by rain.

IRRIGATION NOTES

1. Contractor shall install a fully functional and automated irrigation system that provides full coverage to all landscape areas as shown in the plans and details. Contractor shall cut and remove any abandoned existing irrigation main lines and lateral lines within the project work area.
2. This irrigation design is for diagrammatic purposes only. The intent is to show the general layout and logic of the system. Major adjustments to the design must immediately be brought to the attention of the Landscape Architect. Scaled measurements, quantities, and actual location of equipment may vary due to field adjustments. Piping layout is schematic. Locate heads, lines and wiring along back of curbs and bed edges, combine lines and wiring in common trenches where possible. Place heads directly adjacent to curbs and edges. Place valves in accessible locations. No lines are to be placed under vehicular paving areas unless in irrigation sleeves.
3. This irrigation design makes the assumption that the existing water main is 3" ductile iron and the static pressure is 70psi. Contractor shall verify and notify Tanner Consulting if pressure or flow is significantly different than the assumed.
4. All irrigation sleeving under pavements shall be minimum 4" schedule 40 pvc (unless noted otherwise) placed 18"-24" below finish grade. Cap ends shut and backfill with crushed limestone gravel and compact according to earthwork specifications. Contractor shall field verify any existing sleeves. Temporarily mark ends of all sleeves with wood stakes or steel "I" posts. Permanently mark all sleeves with 1/4" deep "V" cut into pavements. Verify actual locations on site. All sleeving shall be bored underneath existing pavement or installed prior to new pavement . No existing pavement shall be removed for irrigation sleeving.
5. Contractor shall verify and document existing water source data on site and notify Tanner Consulting of any discrepancies before proceeding with installation.
6. Contractor shall coordinate location and installation of irrigation water meter with Civil drawings.
7. Install a Reduced Pressure Principle Backflow Preventer inside building in accordance with all applicable local and state regulations. For outdoor installation, an insulated, fiberglass enclosure is to be installed over the assembly. A GFI receptacle is to be installed within the enclosure and hard wired to an electrical supply. Landscape Architect shall approve of the backflow location if there is not an existing one.
8. Install controller inside building or if installed outside it must be placed inside of a locking enclosure. Coordinate location with general contractor or landscape architect.
9. Install Wireless Rain/Freeze sensor either on a parking lot light pole or on the building facade a minimum of 12' above finished grade. Coordinate location with landscape architect.
10. Appropriate size valve boxes are to be installed over all valves.
11. The general contractor to provide adequate electrical outlets for all irrigation equipment.
12. Contractor shall obtain any required permits, adhere to all municipal codes and follow standard and accepted local practices.
13. A minimum of two (2) automatic drain valves shall be installed at the lowest portion of each zone and at 100' intervals on the mainline.
14. Provide 100% coverage for all landscape areas and make final adjustments to obtain optimal performance. 100% coverage is defined as having head to head coverage in all direction in all areas. There shall be no shrub heads or drip irrigation placed on the same zone with turf heads and vice versa.
15. Review and report any discrepancies shown on the plan, for correction, prior to proceeding with related work.
16. Install all equipment in accordance with manufacturers details and specifications.
17. Piping shall be as follows unless otherwise noted on plans:
 - 1/2" Lateral lines shall be PVC Class 315 SDR 13.5.
 - Greater than 1/2" Lateral lines shall be PVC Class 200 SDR 21.
 - Mainline shall PVC Schedule 40 IPS Plastic Pipe.
17. Place all piping on the perimeter of landscape areas where possible. Place valves in planting areas or out of view where possible. Limit trenching around existing trees as much as possible, stay min. of 8' from trunk. Be aware of the location of new trees and shrubs and place piping away from the root balls.
18. All spray heads in planting areas to be 12" pop-ups. All spray heads in lawn areas to be a 6" pop up minimum.
19. Some piping may be shown off property or outside of sleeves for graphic purposes only. Place all irrigation components on the property and in appropriate sleeves.
20. All wire connections for the irrigation system shall be made with 3M Direct Bury Splice Kit DBR/Y-6 or approved equal.
21. Control wires shall have looped slack at all valves, corners, and bores. Snake wire in trench to allow for contraction.
22. Detectable underground warning tape shall be installed with all main line and lateral lines.

(CASE SUP 2019-08)



Tanner Consulting, LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbathshop.com
TEXAS CERTIFICATION OF AUTHORIZATION
NO. BR 29211 EXP. 03/31/2020



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MILESTONE	DATE
FIRST SUBMITTAL	04/19/19
SECOND SUBMITTAL	08/22/19
THIRD SUBMITTAL	08/28/19
FOURTH SUBMITTAL	10/04/19
PLOT DATE: 10/04/19	

Braum's
ICE CREAM AND DAIRY STORES
Davis Blvd & Tarrant Pkwy
North Richland Hills, TX

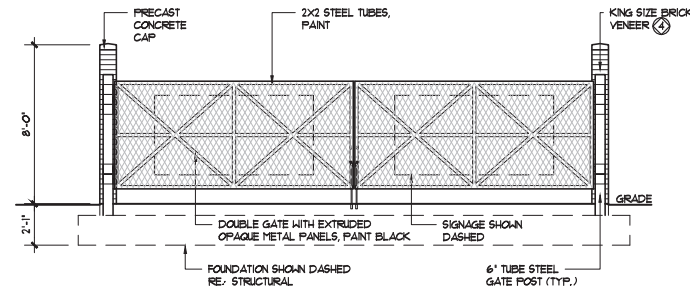


PROJECT: 19039
ISSUE DATE: 04/19/2019

PLAN SCALE: (H) N/A

GENERAL NOTES

L5



8'-0"

2'-11"

PEDESTRIAN ACCESS DOOR WITH CLOSER

GRADE

FOUNDATION SHOWN DASHED

SEE PLAN

Technical drawing of a chimney cross-section showing internal and external construction details. The drawing includes the following components and dimensions:

- PRECAST CONCRETE CA**: Precast concrete cap at the top.
- 10'**: Total height of the chimney structure.
- 8'-0"**: Overall height of the chimney structure.
- KING SIZE BRICK VENEER**: The outer layer of the chimney.
- 1/4" GROUT FILLED CAVITY**: The space between the brick veneer and the inner structure.
- 15" O.C. VERT. & 15" O.C. TYPICAL AT SCREEN WALL ENCLOSURE**: Vertical and horizontal spacing of the brick veneer.
- #3 DUR-O-WAL MASONRY TIES LADDER TYPE OR EQUIVALENT 15" O.C. (V)**: Masonry ties connecting the brick veneer to the inner structure.
- #5 VERTICAL REBARS @ 9" O.C.**: Vertical reinforcement bars.
- 4" CONCRETE GROUT (FILL)**: Concrete grout filling the central cavity.
- #4x18" DOWELS @ 20" O.C.**: Horizontal reinforcement dowels.
- CONC. SLAB #4 @ 20" O.C. EACH WAY**: Concrete slab reinforcement.
- 2'-11"**: Total width of the chimney base.
- 1'-6"**: Width of the inner concrete core.
- 1" CLEAR**: Clearance between the inner core and the outer brick veneer.
- FILL**: Material filling the space between the inner core and the outer brick veneer.
- VAPOR BARRIER**: Vapor barrier located between the inner core and the outer brick veneer.
- 4-#5 CONT. 1/4" @ 9" O.C. TOP & BTM**: Continuous reinforcement bars at the top and bottom.
- #5x5'-0" DOWELS**: Dowels at the base of the chimney.
- 3'-0"**: Width of the base of the chimney.

Technical drawing of a cane chair seat assembly, showing side and front views with dimensions and labels.

Labels:

- CANE HOLDING PIN
- TS 2" x 2"
- ROUND BAR DROP LATCH (MAX. DIA. $\pm 1/2'$)

Dimensions:

- 1 1/2"
- 1 1/2"
- 9" MAX.
- 3"
- 4"

6" STEEL PIPE, FILL AND CAP WITH CONCRETE

2"x2" TUBE STEEL FRAME

WELD GATE TO 8" PIPE SLEEVE (® TOP AND BOTTOM SIDES OF EACH DOOR)

TS 2' x 2'

2'

5'

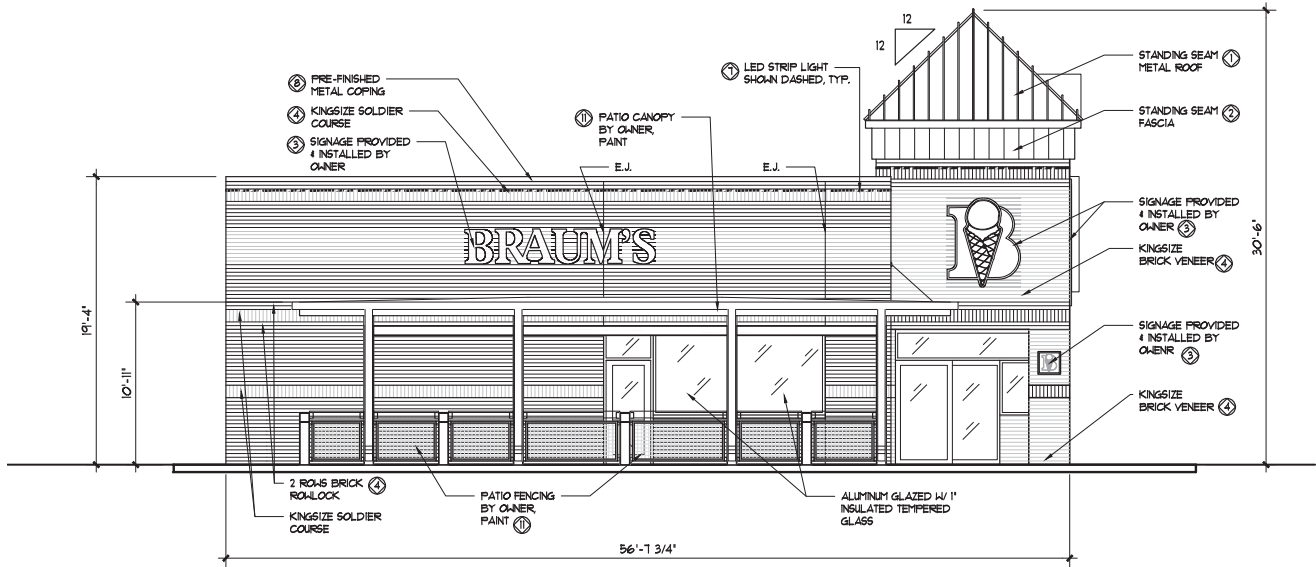
CONCRETE APRON

Diagram illustrating a concrete apron and a square structure. The structure is labeled "TS 2' x 2'" and has a width of 2'. The distance from the structure to the apron is 6". The apron is labeled "CONCRETE APRON".

Technical drawing of a gate assembly showing dimensions and components:

- Dimensions:**
 - Overall width: 15' 0"
 - Overall height: 6' 0"
 - Gate height: 6' 0"
 - Gate width: 2' 4"
 - Offset from concrete paving: 1' 0"
- Components and Callouts:**
 - G:** 15' 2' x 2' STEEL, PAINT
 - F:** 6' STEEL PIPE TO BOTTOM OF FOOTINGS, PAINT RE: SP-3/U
 - H:** 6' STEEL PIPE TO BOTTOM OF FOOTINGS, PAINT RE: SP-3/U
 - BP-3:** CANE HOLDING PIN RE: SP-3/K OFFSET HORIZ. FROM CANE
 - BP-3:** 1/2" CANE BOLT AT EACH GATE
 - Field Drill:** FIELD DRILL 3/4" HOLE INTO CONCRETE PAVING

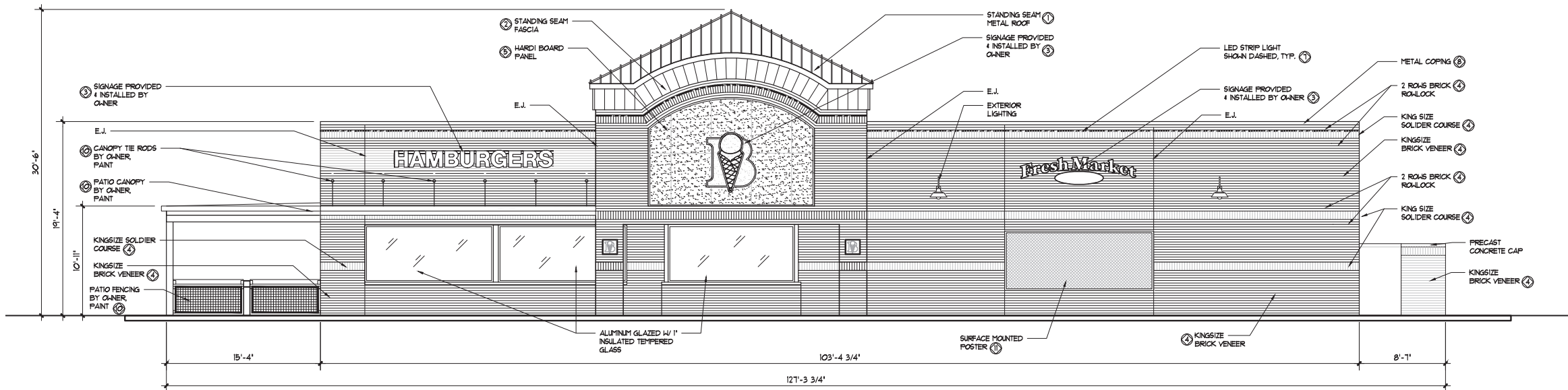
J DROP LATCH DETAIL
SCALE: 3" = 1'-0"



A WEST ELEVATION
SCALE: 3/16" = 1'-0"

BRICK	1098.16 S.F.	100.0%
CEMENTITIOUS FIBERBOARD	0.00 S.F.	0.0%
MASONRY PATLS	1098.16 S.F.	100.0%
TOTALS:	1098.16 S.F.	

EXTERIOR FINISH SCHEDULE	
NO.	DESCRIPTION
1	STAND SEAM METAL ROOF AND FASCIA. 232C PINK LOCATE AT TOWER AND GABLE ROOFS
2	STANDING SEAM METAL AND FASCIA. 281C BLUE
3	SIGNAGE BY OWNER
4	KING SIZE BRICK VENEER
5	1/4" HARDI-BOARD STUCCO PANEL WITH 1X HARDIE TRIM. PAINT TO MATCH FINISH 10.
6	SCHEDULED DOOR
7	PINK LIGHT BAND. EXTEND TO NEW ENTRY TOWER
8	METAL COPING PAINT SHERWIN WILLIAMS, SW 10649 'IRON ORE'
9	PRE FINISHED METAL GUTTERS & DOWNSPOUTS. PMS 281C BLUE
10	PAINT
11	SURFACE MOUNTED POSTER IN WEATHERPROOF FRAME. PROVIDED BY OWNER



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

BRICK	1940.11 S.F.	92.29%
CEMENTITIOUS FIBERBOARD	163.16 S.F.	1.79%
MASONRY PATLS	1940.11 S.F.	92.29%
TOTALS:	2103.27 S.F.	



Pascal Aughtry & Associates, PC

405.463.3494
Fax 405.463.3493
937 East Britton Road
Oklahoma City, OK 73114
pascalarch.com

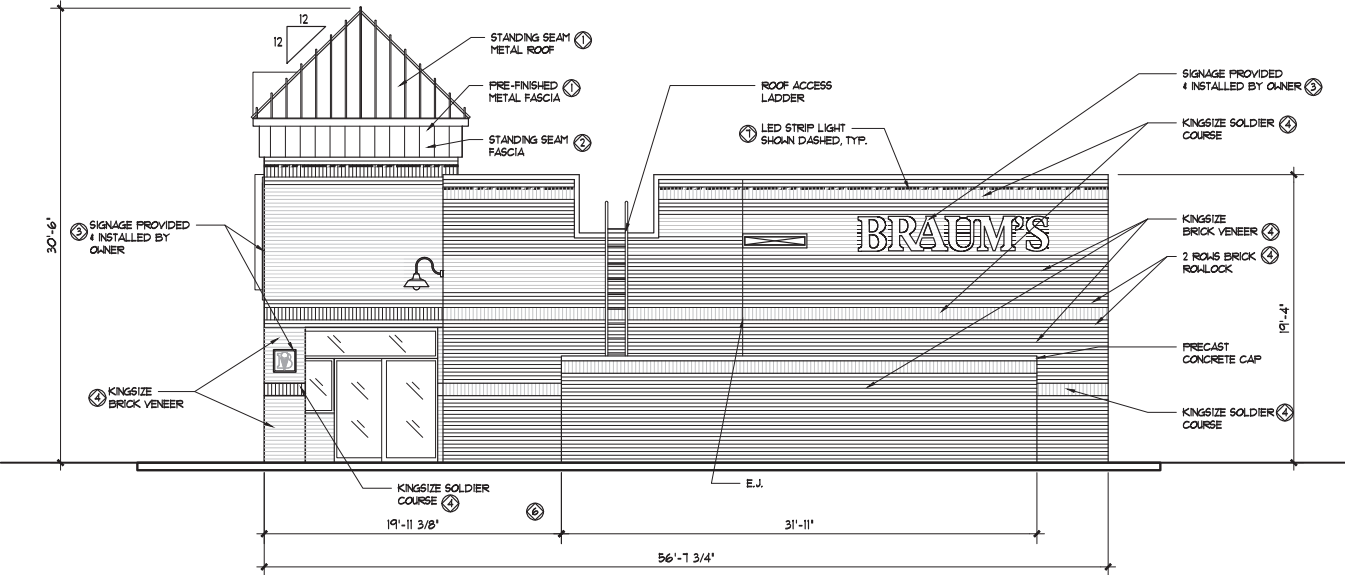


A NEW STORE
STORE NO.
N. RICHLAND HILLS, TX
BRAUM'S
ICE CREAM AND
DAIRY STORES

Revisions:	
No.	Date

Project No.: BRM-
Date: 03-22-19
Sheet No.:
A-2
OF: XX

MODEL "VN"

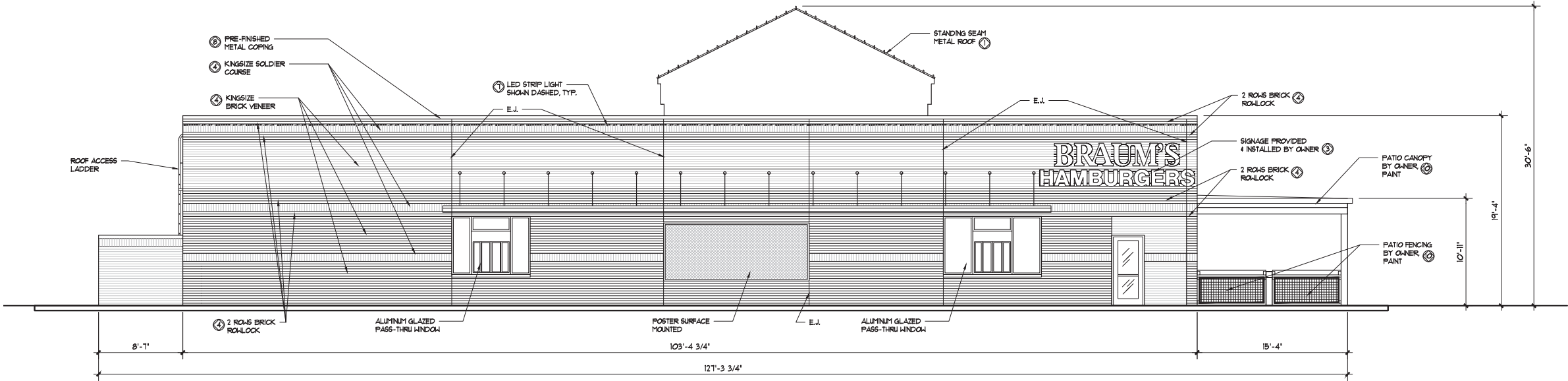


A

EAST ELEVATION

SCALE 3/16" = 1'-0"

BRICK	1073.24 S.F.	100.0%
CEMENTITIOUS FIBERBOARD	0.00 S.F.	0.0%
MASONRY NAT'L'S	1073.24 S.F.	100.0%
TOTALS:	1073.24 S.F.	



B

NORTH ELEVATION

SCALE 3/16" = 1'-0"

BRICK	2,026.09 S.F.	100.0%
CEMENTITIOUS FIBERBOARD	0.00 S.F.	0.0%
MASONRY NAT'L'S	2,026.09 S.F.	100.0%
TOTALS:	2,026.09 S.F.	



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937 East Britton Road
Oklahoma City, OK 73114
pascalarch.com

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CONSTRUCTION

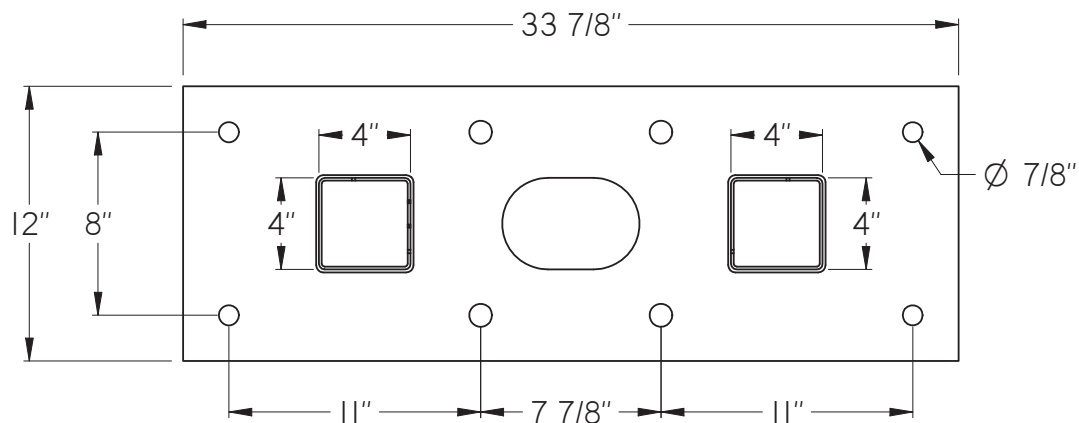
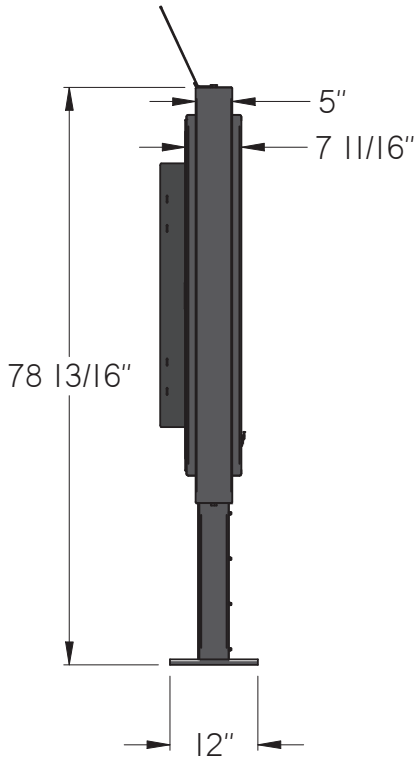
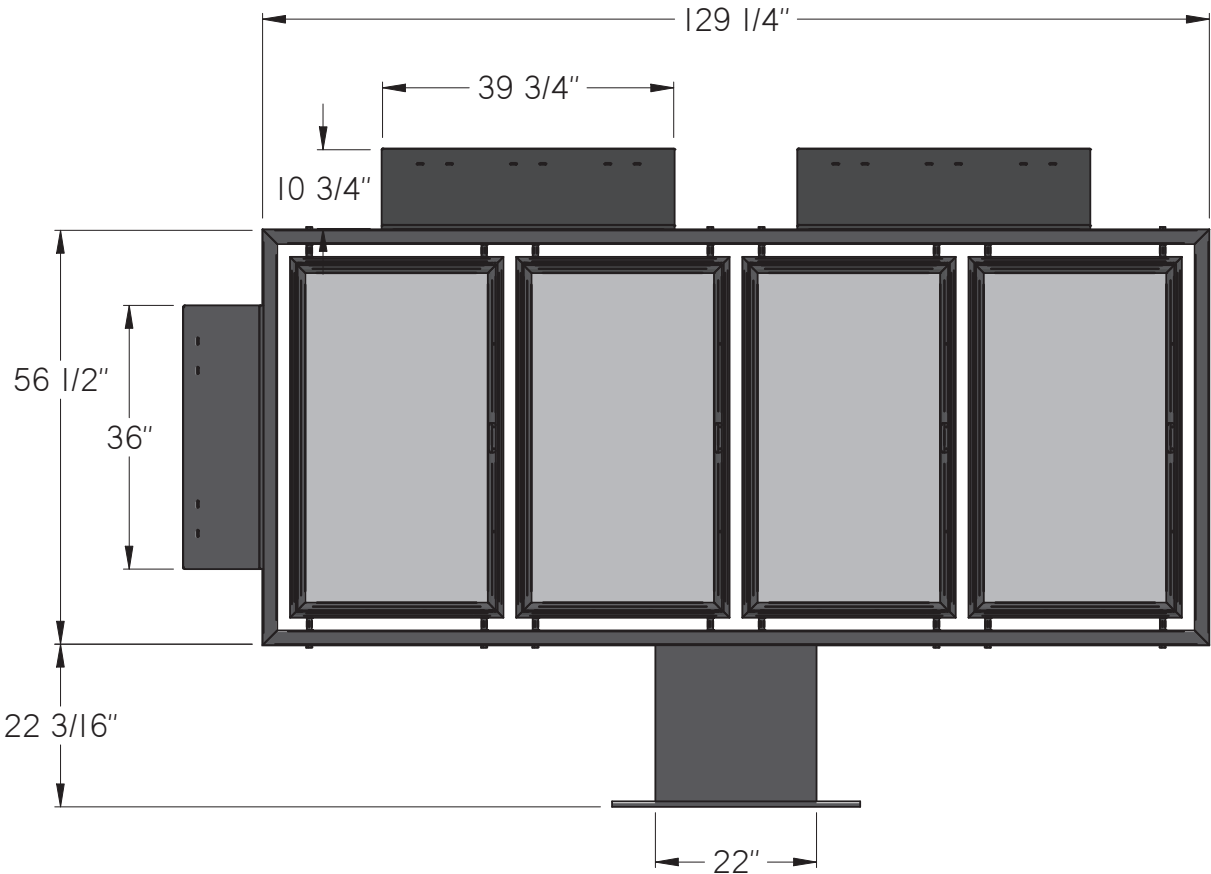
A NEW STORE
STORE NO.
N. RICHLAND HILLS, TX

BRAUM'S
ICE CREAM AND
DAIRY STORES

Revisions:

No.	Date

Project No.: BRM-
Date: 03-22-19
Sheet No.:
A-3
OF: XX



BASEPLATE DETAIL

3/4" THICK
USE MINIMUM OF FOUR Ø3/4" ANCHOR BOLTS

FOUR PANEL MENU BOARD

DESCRIPTION: FOUR DOOR BRAUM'S
DRIVE THRU MENU BOARD,
LED BACKLIT, W/TOP AND SIDE
MOUNTED POP HOLDER

GENERAL SPECIFICATIONS:

- Materials:
- Aluminum Sheetmetal
 - Aluminum Extrusions
 - Steel Sections
 - Steel Plate
 - Acrylic Sheet

Front Load Area: 54 Sq Ft

Side Load Area: 4 Sq Ft

Weight:

- Crated: 850 lbs
- Uncrated: 620 lbs

ELECTRICAL:

Illumination: White LEDs

Power Supply: (2) Class 2 Power
Supply

Line Load:

- 2 Amp @ 120vac-60Hz
- (1) 20 Amp Circuit

COLORS:

Braum's Blue



ORDERMATIC
CORPORATION

340 South Eckroat Street
Oklahoma City, OK 73129

Phone: 844-231-6837 Fax: 405-672-5349
www.OrderMatic.com

Tolerances:

Units Are In Inches
Unless Otherwise
Specified:

Welding	±1/8"
Assembly	±1/8"
Sheet Metal	±0.015"
Bending	±0.015"
Shear/Punch	±0.005"

Revisions			
#	By	Description	Date

- ☐ Conceptual Artwork
- ☐ Conceptual Design
- ☐ Manufacturing Design
- ☒ As-Built Design

Approvals for Production

RESEARCH AND DEVELOPMENT	
SIGN	Date
MANUFACTURING	
SIGN	Date
PROJECT MANAGER	
SIGN	Date
SALES	
SIGN	Date
CUSTOMER	
PRINT	Date
SIGN	



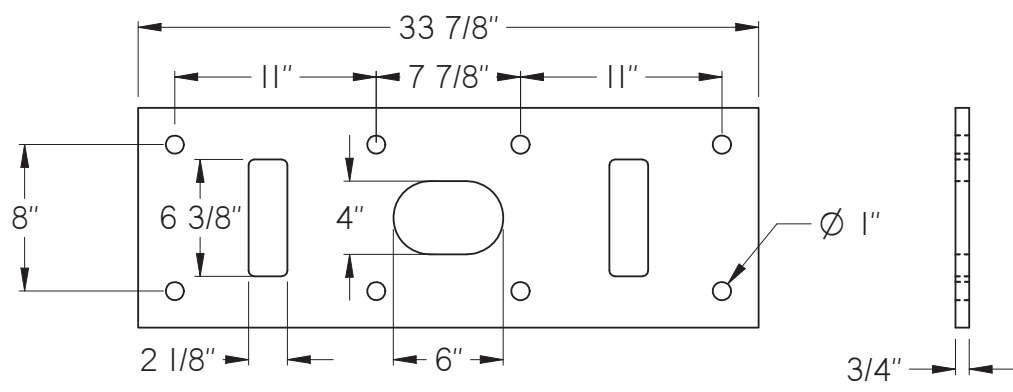
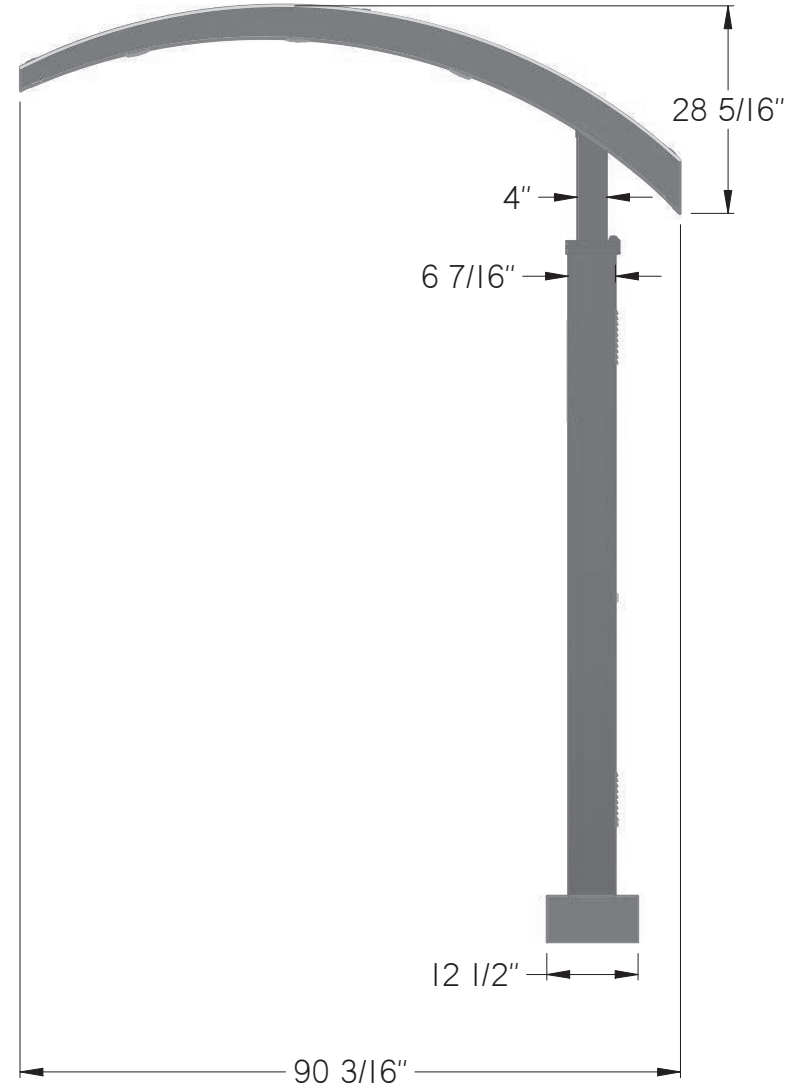
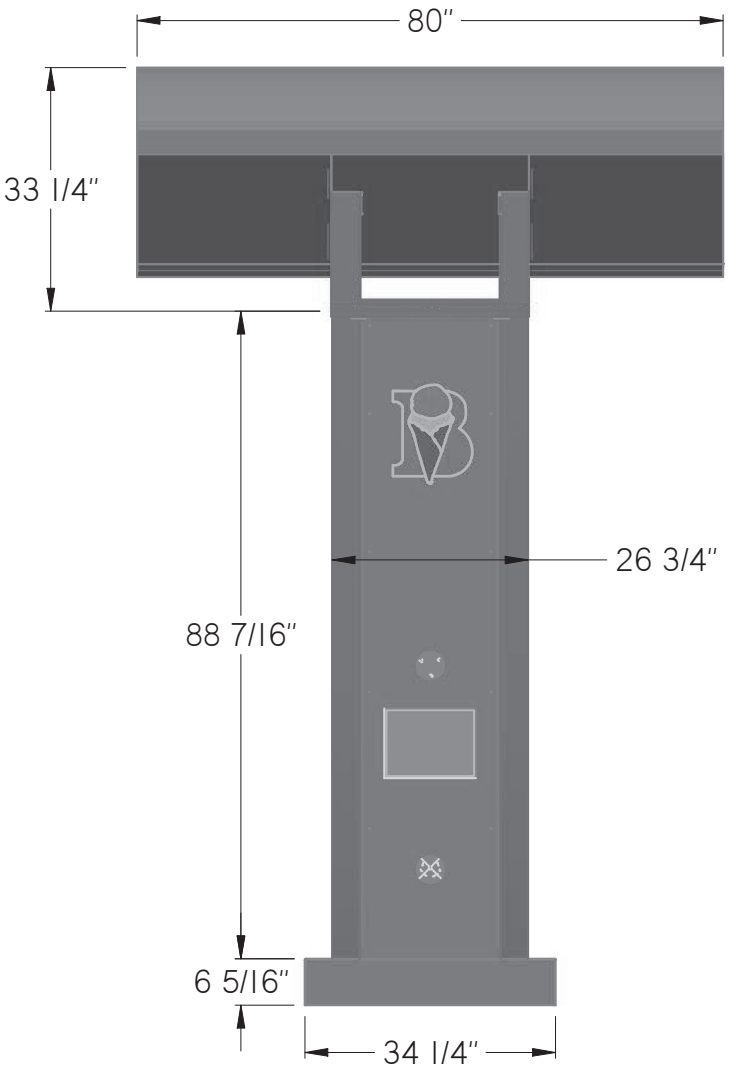
Braum's Menu Boards

PROJECT

Specifications

DRAWING SET
Four Panel Menu Board

SHEET NAME PAGE



BASEPLATE DETAIL
3/4" THICK

CURVED CANOPY
W/COMMUNICATIONS AND
ORDER CONFIRMATION


DESCRIPTION:
DRIVE-THRU ORDER SCREEN
INTERCOM SYSTEM
CANOPY TO PROTECT CUSTOMER FROM
ELEMENTS
PROVIDE ILLUMINATION IN ORDER AREA

GENERAL SPECIFICATIONS:
Materials: - Aluminum Sheetmetal
 - Aluminum Extrusions
 - Steel Sections
 - Steel Plate
 - Acrylic Sheet
Front Load Area: 33 Sq Ft
Side Load Area: 12 Sq Ft
Weight:
 • Crated: 1220 lbs
 • Uncrated: 990 lbs

ELECTRICAL:
Illumination: (6) LEDs

Line Load:
 • 2 Amp @ 120vac-60Hz
 • (1) 20 Amp Circuit

COLORS:
Braum's Blue
Braum's Pink



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CORPORATION
340 South Eckroat Street
Oklahoma City, OK 73129
Phone: 844-231-6837 Fax: 405-672-5349
www.OrderMatic.com

Tolerances:
Units Are In Inches
Unless Otherwise
Specified:
Welding.....±1/8"
Assembly.....±1/8"
Sheet Metal.....±0.015"
Bending.....±0.015"
Shear/Punch.....±0.005"

Revisions			
#	By	Description	Date

☐ Conceptual Artwork
☐ Conceptual Design
☐ Manufacturing Design
☒ As-Built Design

Approvals for Production

RESEARCH AND DEVELOPMENT	
SIGN	Date


MANUFACTURING	
SIGN	Date

PROJECT MANAGER	
SIGN	Date

SALES	
SIGN	Date

CUSTOMER	
PRINT	Date

SIGN



BRAUM'S

CUSTOMER

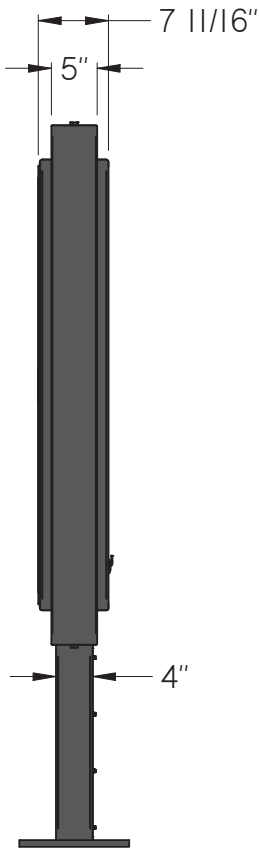
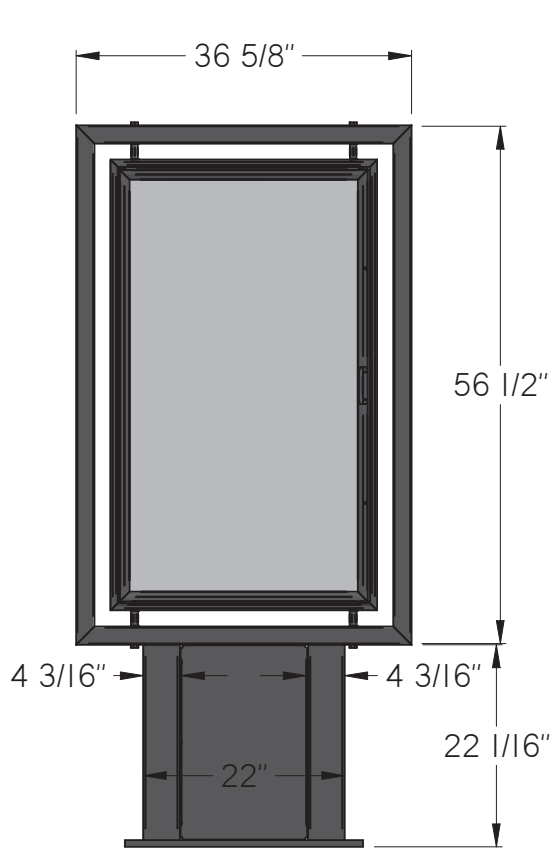
Braum's Menu Boards

PROJECT

Specifications

DRAWING SET
Curved Canopy

SHEET NAME	PAGE



PRE-ORDER MENU BOARD

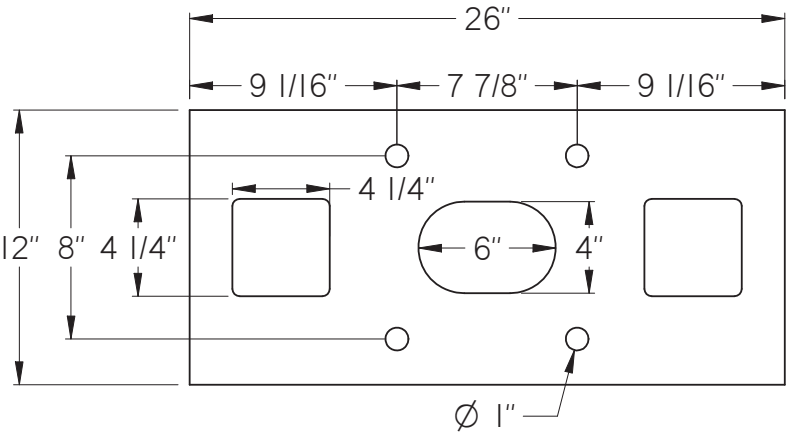
DESCRIPTION: SINGLE DOOR BRAUM'S
PRE-ORDER MENU BOARD,
LED BACKLIT

- GENERAL SPECIFICATIONS:
- Materials: - Aluminum Sheetmetal
 - Aluminum Extrusions
 - Steel Sections
 - Steel Plate
 - Acrylic Sheet
- Front Load Area: 16 Sq Ft
Side Load Area: 4 Sq Ft
Weight:
- Crated: 420 lbs
 - Uncrated: 269 lbs

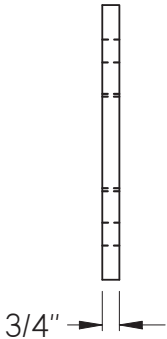
ELECTRICAL:
Illumination: White LEDs


- Line Load:
- 2 Amp @ 120vac-60Hz
 - (1) 20 Amp Circuit

COLORS:
Braum's Blue



BASEPLATE DETAIL
3/4" THICK





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Oklahoma City, OK 73129

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www.OrderMatic.com

Tolerances:
Units Are In Inches
Unless Otherwise
Specified:


Welding	±1/8"
Assembly	±1/8"
Sheet Metal	±0.015"
Bending	±0.015"
Shear/Punch	±0.005"

Revisions			
#	By	Description	Date

☐ Conceptual Artwork
☐ Conceptual Design
☐ Manufacturing Design
☒ As-Built Design

Approvals for Production

RESEARCH AND DEVELOPMENT	
SIGN	Date
MANUFACTURING	
SIGN	Date
PROJECT MANAGER	
SIGN	Date
SALES	
SIGN	Date
CUSTOMER	
PRINT	Date
SIGN	



BRAUM'S

CUSTOMER

Braum's Menu Boards

PROJECT

Specifications

DRAWING SET

Pre-Order Board

SHEET NAME	PAGE
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TECHLIGHT
2707 SATSUMA
DALLAS, TX
75229

Project:

**BRAUMS
ICE CREAM
STORE
DAVIS & TARRANT**

Notes:

FILE:
brm-davis-tarrant3.agi

Date:
8-28-19

