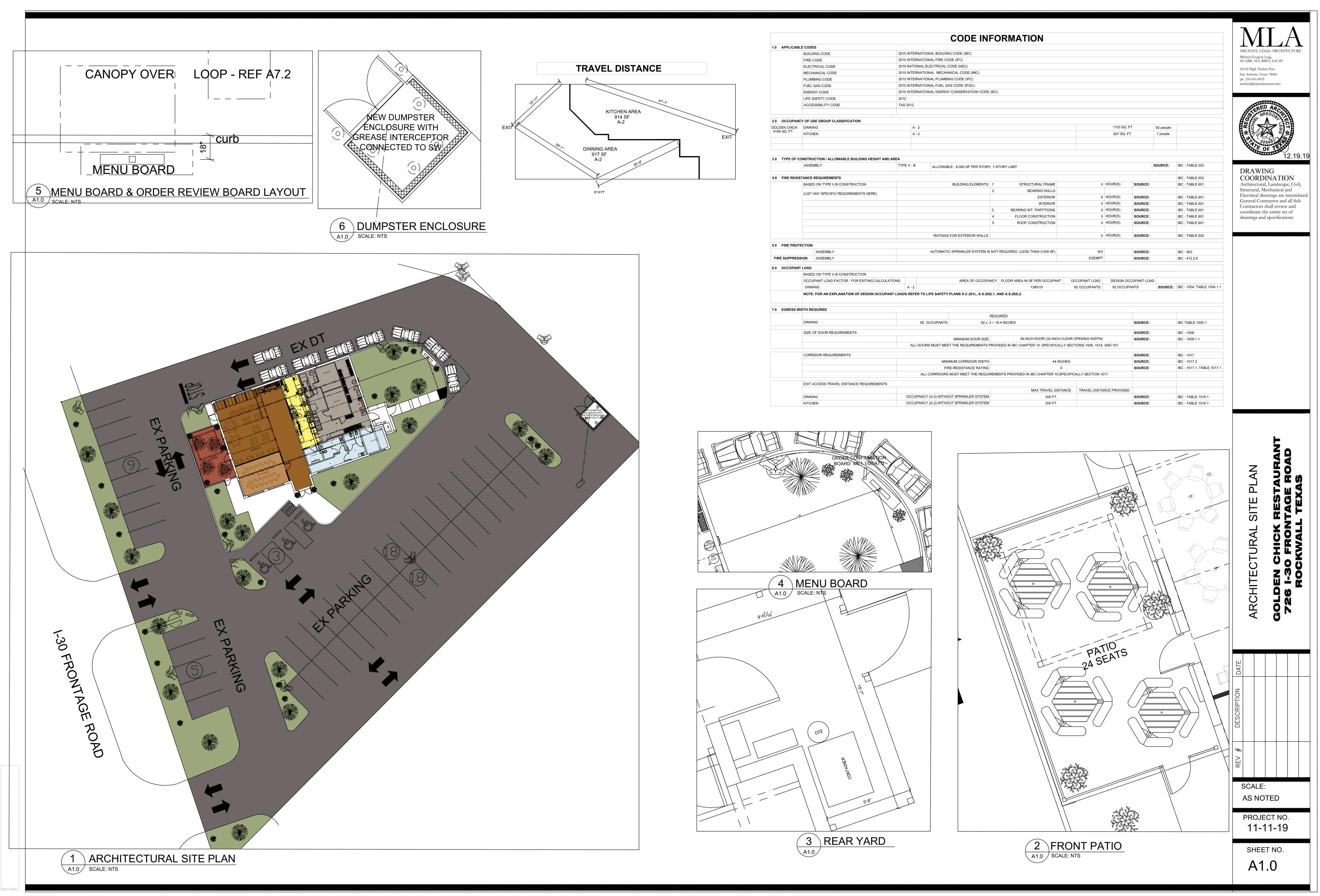




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





1.0	APPLICABI		S				
		BUILD	ING CODE	2015 I	NTERNAT	IONAL BUILD	
		FIRE C	CODE	2015 INTERNATIONAL FIRE C			
		ELECTRICAL CODE			2015 NATIONAL ELECTRICAL		
		MECHANICAL CODE			2015 INTERNATIONAL MECH		
		PLUMBING CODE		2015 I	2015 INTERNATIONAL PLUM		
		FUEL GAS CODE			2015 INTERNATIONAL FUEL		
		ENERGY CODE			2015 INTERNATIONAL ENER		
		LIFE S	AFETY CODE	2012			
		ACCESSIBILITY CODE			012		
2.0	OCCUPAN	CY OF US	SE GROUP CLASSIFICATION				
GOL	DEN CHICK	DINNI	NG		A - 2		
4194	4 SQ. FT.	KITCHEN			A - 2		
3.0	TYPE OF C	ONSTRU ASSEI	CTION / ALLOWABLE BUILDING HEIGHT AND AF	REA TYPE	V - B	ALLOWA	
4.0			DECITIOEMENTS			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
4.0	FIRE RESIS		O ON TYPE V-B CONSTRUCTION				
		(LIST /	ANY SPECIFIC REQUIREMENTS HERE)				
						RATING	
5.0	FIRE PROT	ECTION					
			ASSEMBLY			AUTOMA	
FIR	E SUPPRES	SION	ASSEMBLY				
6.0	OCCUPAN	T LOAD					
		BASED ON TYPE V-B CONSTRUCTION					
		OCCU	PANT LOAD FACTOR - FOR EXITING CALCULATION	ONS			
		DINN			4 - 2		
		NOTE:	FOR AN EXPLANATION OF DESIGN OCCUPANT	LOADS	REFER TC) LIFE SAFET	
7.0	EGRESS W	IDTH RE	QUIRED				
			10				
		DINNI	NG	92 OCCUPANT			
		SIZE	OF DOOR REQUIREMENTS				
				ALL DOORS MUST ME			
		CORRIDOR REQUIREMENTS					
						MI	
					AI	F L CORRIDOF	
					AL		
		EXIT A	CCESS TRAVEL DISTANCE REQUIREMENTS				
				C	CCUPAN	CY (A-2) WITH	

SECTION 02910 - SOIL PREPARATION

PART 1 – GENERAL

- A. DESCRIPTION
 1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- . EXAMINATION
- EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS
- HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK. APPROVALS
- 1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 - PRODUCTS

A. MATERIALS 1. COMPOST:

- 1.1. COTTON BUR COMPOST
- 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR,
- CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL. 2. FERTILIZERS AND SUPPLEMENTS:
- 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
- MULCH
 SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION

- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION1. GENERAL
- 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE
- CORRECTED. 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN
- REMOVED COMPLETELY.
- 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY. 2. SHRUB BEDS:
- 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES, 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
- 2.2. ADD A S INCH LATER OF COMPOSITIO THE BEDS, 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL
- DEPTH OF 8 INCHES. 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN
- APPROPRIATE DIRECTIONS.
- 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING. 3. SOD AND SEED AREAS
- 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
- 3.2. ADD ½ INCH COMPOST TO ALL AREAS. 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

 NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 ALL LAWN AND NEW LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

- PART 1 GENERAL A. SPECIAL CONDITIONS
- 1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL
- REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. 2.EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
- 3.DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF
- NON-AVAILABILITY TO OWNER'S REPRESENTATIVE. 4.PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B.REFERENCE STANDARDS 1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
- 2.SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
- 3.HORTUS THIRD, CORNELL UNIVERSITY, 1967. C.PREPARATION
- 4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
- 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
- 6.COORDINATION WITH IRRIGATION SYSTEM:
- 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
- 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT
- PLANTING OPERATIONS COMMENCE. 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D.ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
- 1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
- 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
- 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
- E. WARRANTEE
- 5.UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
- 6.WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION

- PREPARATION FOR PLANT MATERIAL INSTALLATION
 1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- TIME OF PLANTING 1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- TREE PLANTING
 STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
- 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
- 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
- 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE
- WATERING. REMOVE PRIOR TO MULCHING.7. COVER ALL TREE BALLS WITH A MINIMUM OF 3 OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY
- FROM TRUNKS.8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- SHRUBS, TALL GRASSES AND PERENNIAL PLANTING. 1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT
- AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
- 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
- 3. COVER PLANTING BEDS WITH A MINIMUM 3 LAYER OF SPECIFIED MULCH.

END OF SECTION 02915

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CITY OF ROCKWALL

