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	7.1 Ridge LLC		APPLICANT	Main & Main			
CONTACT PERSON	Jason Claunch		CONTACT PERSON	Sam Moore			
ADDRESS	106 E Rusk Suite 200		ADDRESS	5750 Genesis (Ct Suite 103		
CITY, STATE & ZIP	Rockwall, TX 75087		CITY, STATE & ZIP	Frisco, TX 7503	34		
PHONE	972-999-0081 (x101)		PHONE	(817) 505-8117			
E-MAIL	jason@catalystcommercial.net		E-MAIL	sm@maincg.co	om		
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DEVELOPME	NT APPLICATION • CITY OF ROCKW	ALL + 385 SOUTH GOLIA	D STREET • ROCKWALL	L, TX 75087 • [P] (972) 771-7745	• [F] (972) 771-	7727





City of Rockwall

Planning & Zoning Department 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.





Dutch Bros Coffee ARB & Site Plan Submittal Variance Request Letter

Howdy,

Thank you for the opportunity to further present our proposed Dutch Bros Coffee project at 2200 Ridge Rd. We are excited to be submitting for ARB and Site Plan approval. Below are the existing and requested variances for our project, followed by the proposed compensatory measures.

Requested Variances

- 1. Reduced landscape buffer along Ridge Rd.
 - Reasoning this is an existing variance on the property, which covers the reduced variable buffer width along Ridge Rd.
- 2. More than 10% of secondary material on the Eastern and Southern elevations.
 - Reasoning the blue Nichiha siding (cement fiber board) is higher than the allowable secondary material amount. The blue tower is a signature marketing feature for Dutch Bros' buildings. We have removed the cement plaster on the preliminary elevations to raise the primary material percentage as much as possible throughout the building, but request to keep the blue Nichiha tower because of the marketing feature for Dutch Bros.
- 3. Building is less than 6,000sf and does not have a pitched roof
 - Reasoning the building has a flat roof with parapet walls to be able to screen the roof mounted equipment.

Proposed Compensatory Measures

- 1. Increased building articulation
 - a. Building articulation is achieved through the tower, canopy, and awnings from a horizontal and vertical articulation perspective.
- 2. Masonry building materials being equal or greater than surrounding properties
 - a. Along with the proposed brick, Nichiha board is being used which is considered to be a masonry product as it is a cement fiber board, similar to hardie-lap siding.
- 3. Increased architectural elements
 - a. Varied roof heights, awnings, canopies, and added pergola.
- 4. Proposed outdoor seating under building canopy.
- 5. Increased canopy length, which will span the length of the Northern elevation.
- 6. Additional outdoor seating under pergola.
- 7. No outdoor speakers in menu boxes.
- 8. Bike rack, promoting an alternative transportation and help reduce path obstructions.



Thank you again for your consideration. We look forward to working together.

Sam Moore

Best,

Sam Moore Main & Main Capital Group, LLC M: (817) 505-8117 F: (214) 308-1016 E: <u>sm@maincg.com</u> 5750 Genesis Court Suite 103 Frisco, TX 75034



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Front (Primary Elevation)/Drive-Thru



<u>Rear/Walk-Up</u>











Rockwall, Texas









1. Nichiha Fiber Cement Siding, Dutch Bros Blue



2. Nichiha Canyonbrick, Shale Brown



3. Nichiha Modernbrick, Midnight



Applicant Information Sam Moore Main & Main 5750 Genesis Ct. Suite 103 Frisco, TX 75034 (817) 505-8117 sm@maincg.com

Owner Information Jason Claunch 7.1 Ridge LLC 106 E Rusk Suite 200 Rockwall, TX 75087 (972) 999-0081 x101 jason@catalystcommercial.net

> Dutch Bros Coffee Case Z2021-032



OR PLANTS NOT PART OF THIS PLAN.

- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES 2. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

GENERAL TREE SURVEY NOTE:

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
DW	Chilopsis linearis	Desert Willow	4	30 gal.	container grown, 3-5 trunk, 8
LE	Ulmus parvifolia 'Sempervirens'	Lacebark Elm	3	4" cal.	container grown, 12' ht., 4' s
LO	Quercus virginiana	Live Oak	1	4" cal.	container grown, 12' ht., 4' s
4.51		And and the second	4.4	E	and the full 2011 and all
AN	Juniperus todira "Andorra"	Andorra Juniper	44	5 gal.	container full, 20" spread
BP	Juniperus chinensis 'Blue Point'	Blue Point Juniper	5	5' ht.	B&B, full to base, matching
DBH	llex cornuta 'Dwarf Burford'	Dwarf Burford Holly	39	5 gal.	container full, 24" spread
MFG	Nassella tenuissima	Mexican Feathergrass	88	3 gal.	container full
PJ	Juniperus chinensis 'Pfitzerana Glauca'	Blue Pfitzer Juniper	21	5 gal.	container full, 20" spread
RM	Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary 'Tuscan Blue'	35	3 gal.	container full, 20" spread
	Cynodon dactylon	Common Bermudagrass			refer to Notes
G-1	, ,	Crushed Basalt			crushed basalt, 1" dia., 4" d
G-2		Decorative Gravel			3" -4" dia., 4" depth with we

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.

ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.

1. NO TREES WITHIN 5'-0" OF ANY UTILITIES

NO EXISTING TREES LOCATED ON SITE

- runk, 8' ht. min., 4' spread min. ., 4' spread, 4' branching ht., matching ., 4' spread, 4' branching ht., matching
- d
- ad
- , 4" depth with weed barrier fabric ith weed barrier fabric

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

- 1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- 3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- 5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- 6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- 7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery.

(3) accent trees

RIDGE ROAD (FM 740): 121 I.f. Required Provided 10' wide buffer 20' wide buffer (3) trees, 4" cal. (3) trees, 4" cal.

SITE LANDSCAPING

(3) accent trees

- 1. Twenty (20%) percent of the total site shall be landscaped for COMMERCIAL.
- 2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 0.56 AC; 24,760 s.f.

Required 4,952 s.f. (20%) 2,476 s.f. (50%)

BELLE

4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

Provided

8,100 s.f. (32%)

2,812 s.f. (56%)

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Image: Submitted state of the state of		Dutch Bros No.: TX1802 TBD Ridge Rd, Rockwall, TX 75087	MAIN & MAIN CAPITAL GROUP, LLC 5750 Genesis Ct, Suite 103, Frisco, Texas 75034 tel 214-308-0008
EANDSCAPE PLA	SUBMITTAL RECORD: PROJECT/CLIENT:	060172: # DATE: 10/15/21 11/15/21	SUBMITTA SITE PLA SUBMITTA SITE PLA SUBMITTA
	SHEET TITLE:	L	ANDSCAPE PLAI

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- 1. Planting (trees, shrubs and grasses)
- 2. Bed preparation and fertilization
- Notification of sources
- 4. Water and maintenance until final acceptance
- 5. Guarantee
- 1.3 REFERENCE STANDARDS
- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University
- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.
- 1.6 MAINTENANCE AND GUARANTEE
- A. Maintenance:
- 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
- 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.
- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material: 1. Make contact with suppliers immediately upon obtaining
- notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,



AND NOTES

- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

- RING
- SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.
- A. Preparation:
 - 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 - 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of deliverv.
- 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.
- PART 2 PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. 2.3 MISCELLANEOUS MATERIALS Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken PART 3 - EXECUTION root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.
- 2.2 SOIL PREPARATION MATERIALS
- A. Sandy Loam:
- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- 2. Physical properties as follows:
- a. Clay between 7-27 percent Silt – between 15-25 percent
- c. Sand less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of 3.2 INSTALLATION course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.

earth base.

- A. Landscape Contractor to inspect all existing conditions and
- report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- thousand (1,000) square feet.

specified mulch.

- C. Grass Areas: 1.
- gaped open, then watered thoroughly.
- construction has been satisfactorily accomplished.
- acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree surface in original place of growth.
- . Shrub and tree pits shall be no less than twenty-four (24") containers.
- glazed.
- H. Percolation Test: Fill the hole with water. If the water level does

TREE PLANTING DETAIL LEGEND

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE
- F. ROOT ANCHOR BY TREE STAKE

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions
- ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com
 - www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR то INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one

2. All planting areas shall receive a two (2") inch layer of

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch lavers and watered in thoroughly.

Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final

D. Notify the Owner's Authorized Representative for inspection and

pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil

inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or

not percolate within 24 hours, the tree needs to move to another END OF SECTION location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{3}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- 2. All steel curbing shall be free of kinks and abrupt bends.
- 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final finished grade
- 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- 5. Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

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			POCKET PLANTING NOT ALLOWED		
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Dallas, Texas 75205 214.865.7192 office

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General Electrical Requirements

PART 1 - GENERAL

1.01 DESCRIPTION

This Section summarizes the general requirements for electrical work, and forms a part of all other Sections of these specifications unless otherwise specified. The electrical work consists of furnishing all labor, materials, equipment and performing all operations required for complete and operable electrical systems as indicated on the drawings and/or as specified herein. Miscellaneous appurtenances are not necessarily specified or shown on the plans.

1.02 QUALITY ASSURANCE

- Furnish manufacturer's electrical equipment of the types and sizes specified.
- B. Codes and Standards. Provide electrical equipment and materials, including installation, conforming to the following codes and standards, as applicable and as adopted by the authority having jurisdiction. The equipment and materials shall bear labels to indicate manufacturing conformance to the specified standards or equal. Where two codes or standards are at variance the authority having jurisdiction shall apply:
- 1. 2017 National Electric Code
- 2. National Electrical Safety Code
- 3. Local County and City Electrical Codes 4. Owner's Electrical Standards
- 5. American National Standards Institute Standards
- 6. American Society for Testing Materials Standard Tests
- 7. Certified Ballast Manufacturers Standards
- 8. Illuminating Engineering Society Handbook Standards
- 9. Insulated Power Cable Engineers Association Standards 10. National Electrical Manufacturers Association Standards
- 11. National Fire Protection Association Standards
- 12. Occupational Safety and Health Act
- 13. Underwriters' Laboratories, Inc. Standards

1.03 UTILITY COMPANY REQUIREMENTS

All utility installations shall comply with current Public Utilities Commission regulations and requirements. All installations shall comply with current local electric utility service provider standards, procedures and regulations.

- 1. 2017 National Electric Code
- 2. National Electrical Safety Code
- 3. County and City Electrical Codes
- 4. Owner's Electrical Standards
- 5. American National Standards Institute Standards 6. American Society for Testing Materials Standard Tests
- 7. Certified Ballast Manufacturers Standards
- 8. Illuminating Engineering Society Handbook Standards
- 9. Insulated Power Cable Engineers Association Standards
- 10. National Electrical Manufacturers Association Standards
- 11. National Fire Protection Association Standards
- 12. Occupational Safety and Health Act
- 13. Underwriters' Laboratories, Inc. Standards

1.04 SUBMITTALS

All drawings shall be prepared and kept up to date throughout all construction phases. As built drawings may, at any time, be reviewed by the architect, general contractor and/or owner's representative. This section includes responsibility for inspection, acceptance and documentation of all pre-existing installations. Accurate, complete and legible final As Built Drawings shall be submitted within two weeks of finalization of all installations covered under this section or within two weeks of request by owner's representative. A. Materials List. Submit complete list of materials to be installed to architect and/or owner as

- required.

1.06 JOB CONDITIONS

Electrical Drawings are diagrammatic and indicate the general layout of the complete work. Locations of equipment, inserts, anchors, motors, panels, pull boxes, conduits, stub-ups, fitting, lighting fixtures, convenience outlets, exterior lighting units, and ground wells are approximate. Conform to Drawings as closely as possible. Exercise care to secure approved headroom and clearances, and to overcome structural interference. Verify scaled dimensions, field dimensions, and conditions at the place of work.

Underground electric lines shown on the plans are, to a degree, symbolic. Refer to the existing as built, Electrical, Mechanical and all other drawings available for locations of possible interference. Hand dig or otherwise cautiously dig the trenches for the underground lines in areas where interferences are possible or where electric lines must pass or cross below or above existing.

- ordinances.

C. Coordinate. Coordinate electrical work with all trades, code authorities and public utilities. Where two or more trades interface in an area, verify that no electrical work is omitted.

cause injury to others on or near the jobsite.

1.07 RELATED ELECTRICAL WORK advance.

B. Technical Data. Submit descriptive and instruction manuals to the extent required under this Section and other Sections of Division 16, and the General Conditions.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Delivery. Deliver electrical materials and equipment in manufacturer's original cartons or containers with seals intact, as applicable. Unless otherwise specified, deliver conductors in sealed cartons or on sealed reels, ends of reeled conductors factory sealed. Deliver large multicomponent assemblies in sections that facilitate field handling and installation.

B. Storage. Unless designed for outdoor exposure, store electrical materials off the ground and under cover to prevent corrosion, contamination, or deterioration.

C. Handling. Handle materials and equipment in accordance with manufacturers recommendations. Lift large or heavy items only at the points designated by the manufacturer. Use padded slings and hooks for lifting as necessary to prevent damage.

A. Changes. Submit written details and reasons for proposed deviations from Drawings and Specifications, and do not deviate therefrom unless authorized by Field Order or Change Order. If approved changes requested by general contractor and/or owner require alteration of structures or related work, make the alterations in full compliance with all applicable codes and

B. Protection. Protect electrical materials and equipment until final acceptance. Protect factory painted surfaces from impact, abrasion, discoloration, and other damage. Keep electrical equipment, materials, and insulation dry at all times. If partial dismantling of equipment is required for installation, box or wrap the removed parts until reinstalled. Repair or replace damaged work as directed, at no additional cost to the owner.

D. Safety. Maintain and operate all equipment and fixtures in a safe and responsible manner. Conduct all construction operations in a safe manner for all employees as well as as any other persons within the workspace. Hold all others harmless of negligent safety practices which could

Review entire Contract Documents and provide all electrical work required for the entire project, even if it is specified in Divisions other than Division 16, unless specifically excluded in

1.08 POWER SUPPLY

The power supply shall be alternating current, 60 hertz and at the voltage indicated on the drawings. 1.09 PERMITS

Procurement of permits is not included in this section. Obtain and pay for permits, licenses and/or inspections required for electrical construction work if specifically required in writing by owner, architect and/or general contractor prior to award of contract.

1.10 OUTAGES

Keep power shutdown periods to the minimum time feasible, and only for such times and durations as may be approved. Submit written request for outage approval at least 2 working days in advance of need, stating date, time, and probable duration.

1.11 AREA CLASSIFICATIONS

Installation areas for electrical equipment, materials, and wiring are classified as "Non-Hazardous" unless otherwise indicated or specified.

1.12 GUARANTEE AND WARRANTY

Guarantee all work of Division 16 in accordance with the General Conditions. With respect to equipment, condition guarantee to cover (1) faulty or inadequate design; (2) improper assembly or erection; (3) defective workmanship or materials; and (4) incorrect or inadequate operation, or other failure. For equipment bearing a manufacturer's warranty in excess of one (1) year, furnish a copy of the warranty to the architect for submittal to owner who shall be named as beneficiary.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT

Provide new materials and equipment as required to complete all indicated and specified electrical work, including incidental items inferable from the Contract Documents that are necessary to complete the work. Provide materials and equipment of latest design, standard products of established manufacturers. For uniformity, only one manufacturer is acceptable for each type of product. Manufacture individual parts to standard sizes and gages so repair parts can be installed in the field. Make like parts of duplicate units interchangeable. Do not place equipment in service at any time prior to delivery except as required for factory or shop tests or as requested by owner, architect and/or general contractor.

- A. Prohibited Materials. Aluminum conductors are not acceptable unless approved for each use and location.
- B. Damaged Products. Notify the general contractor in writing if any equipment or material is damaged. Do not repair damaged products without prior written approval.
- C. Outdoor Equipment. Outdoor electrical equipment shall be weatherproof, NEMA 3R (enclosure detailed on drawings) unless shown otherwise on the construction drawings.
- D. Factory Finishes. Unless otherwise specified in other Division 16 sections or in the Special Conditions, the sheet metal surfaces of equipment enclosures shall be phosphatized and coated with a rust resisting primer. Over the primer, apply a corrosion resistant baked enamel finish on the interior and exterior metal surfaces. The exterior color shall be ASA No. 49 medium light gray. The interior color shall be white. Hardware shall have a corrosion resistant finish. Sheet metal enclosures and lighting fixtures, in corrosive areas, shall have an outer coating of corrosion resistant epoxy.

PART 3 - EXECUTION

3.01 GENERAL

Install electrical work in accordance with all applicable codes and standards except where more stringent requirements are indicated or specified. Verify that materials and equipment properly fit the installation space with clearances conforming to all applicable codes and standards except where greater clearance is indicated. Perform work as required to correct improper installations, at no additional cost to the owner.

3.02 ELECTRICAL SUPERVISION

3.03 INSPECTION

Employ skilled craftsmen experienced in installation of the types of electrical materials and equipment specified. Use specialized installation tools and equipment as applicable. Produce acceptable installations free of defects.

A. Manufacturers' Supervision and Field Installation Check. Where specified, electrical equipment and/or fixture manufacturer shall furnish the services of an authorized representative specially trained and experienced in the installation of his equipment and/or fixture to (1) supervise the equipment and/or fixture installation in accordance with the approved submittals and manufacturer's instructions, (2) be present when the equipment and/or fixture is first put into operation, (3) inspect, check, adjust as necessary, and approve the installation, (4) repeat the inspection, checking, and adjusting until all trouble or defects are corrected and the equipment and/or fixture installation and operation are acceptable, and (5) prepare and submit the specified Manufacturer's Certified Report.

Operational Demonstration. Demonstrate that performance of installed electrical materials and equipment complies with requirements specified in Division 16. Operate equipment through entire no-load to full-load range for not less than 24 hours unless a longer period is specified elsewhere. Immediately correct defects and malfunctions with approved methods and materials in each case, and repeat the demonstration. Conform to the approved demonstration plan.

C. Final Operation Tests. Test all electrical systems for not less than 24 hours, with no interruptions except for normal maintenance or corrective work. Conform to the approved test plan. Coordinate with final operation tests required under other Divisions.

required.

2. Testing Methods. Operate systems continuously 24 hours a day under constant inspection of trained operators. Cause variable range equipment to cycle through the applicable range at a steady rate of change. Induce simulated alarm and distressed operating conditions, and test controls and protective devices for correct operation in adjusting system functions or causing system shutdown.

SHEET LEGEND

- SHEET ES-0.1 SPECIFICATIONS
- SHEET ES-1.0 ELECTRICAL SITE PLAN
- SHEET ES-1.1 CANOPY LIGHTING DETAIL
- SHEET ES-2.0 PHOTOMETRIC SITE PLAN

In addition to supervision required under the General Conditions, assign a competent representative to supervise the electrical construction work from beginning to completion and final acceptance.

Inspect each item of material and equipment for damage, defects, completeness, and correct operation prior to installation. Inspect previously installed related work and verify that it is ready for installation of electrical work.

3.04 PREPARATION

Prior to installing electrical work, ensure that installation areas are clean. Maintain the areas in a broom-clean condition during installation operations. Clean, condition, and service equipment in accordance with the manufacturer's instructions, approved submittals, and other requirements indicated or specified.

3.05 WORKMANSHIP

3.06 PROTECTIVE DEVICE ADJUSTMENTS

Adjust all protective devices as required. Adjustments shall conform to the serving utilities requirements & ANSI/IEEE Standard 242. No equipment shall be operated prior to said adjustments being properly completed and verified /tested.

3.07 FIELD QUALITY CONTROL

1. Testing Materials. Furnish labor, instruments, recorders, gages, materials, and power for tests as

3. Defects. Immediately correct all defects and malfunctions disclosed by tests. Use new parts and materials as required and approved. Add the interruption time for corrective work to the specified total test period.

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	BABOUP tel 775-824-9988 fax 775-824-9986
DESIGNER:	ADA TECTO DESIGNO 730 Sandhill Rd., #250, Reno, Nevada 89521 www.tectonicsdesigngroup.com
PROJECT/CLIENT:	#: 21090 #: 21090 #: 21090 IDD RIDGE ROAD, ROCKWALL, TX 75087 TBD RIDGE ROAD, ROCKWALL, TX 75087 IDATE: IDATIN S750 Genesis Court, Suite 103, Frisco, TX 75034
SUBMITTAL RECORD:	SUBMITTAL
HEET: SHEET TITLE:	SPECIFICATIONS



ELECTRICAL
SITE PLAN



CONTRACTOR WILL BE REQUIRED TO REMOVE IT AND REPLACE IT WITH THE ABOVE.









