

# **DEVELOPMENT APPLICATION**

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

STAFF USE ONLY PLANNING & ZONING CASE NO.

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

| PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF  | DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):  |
|---|---|
| PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹  ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹  ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹  ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹  ☐ AMENDING OR MINOR PLAT (\$150.00)  ☐ PLAT REINSTATEMENT REQUEST (\$100.00) | ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ & 2 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES:                                     |
| SITE PLAN APPLICATION FEES:  SITE PLAN (\$250.00 + \$20.00 ACRE)   AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)   | TO IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  A \$1,000,00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. |
| PROPERTY INFORMATION [PLEASE PRINT]   |   |
| ADDRESS   |   |
| SUBDIVISION SKY RIDGE ADDITION  | LOT 3 BLOCK A   |
| GENERAL LOCATION NW OF YELLOW JACKET 4  | - RIDGE ROAD INTERSECTION   |
| ZONING, SITE PLAN AND PLATTING INFORMATION (PLEAS   |   |
| CURRENT ZONING C-Commercial District  |   |
| PROPOSED ZONING SAME  | PROPOSED USE Restaurant with Drive thru   |
| ACREAGE 0.702 LOTS [CURRENT]  | LOTS [PROPOSED]   |
| SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TO REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF RESULT IN THE DENIAL OF YOUR CASE.  | HAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH<br>STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL   |
| OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CH  | ECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]   |
| DOWNER 7.1 Ridge LLC  | MAPPLICANT DCG ENGINEERING, INC   |
| CONTACT PERSON Michael Swiorcinsky  | CONTACT PERSON DAVID GREGORY  |
| ADDRESS 106 E. Rusk, Suite Zoo  | ADDRESS 1668 Keller Porkway Stela   |
| CITY, STATE & ZIP ROCKWALL, TX 7508   |   |
| PHONE 214-542-2373  | PHONE 817 874 - 2941  |
| E-MAIL Joshua@skyrei.co   | E-MAIL david @ degengineering . com   |
| NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE  | Michael Soveronsky [OWNER] THE UNDERSIGNED, WHO FOLLOWING:  |
| TO COVER THE COST OF THIS APPLICATION, HA   | L INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF SEEN PAID TO THE CITY OF ROCKWALL ON THIS THE  |
| GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF   | DEBORAH BLACKETER   |
| OWNER'S SIGNATURE   | My Notary ID # 124963058<br>Expires June 21, 2024   |
| NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS   | Blacketty MY COMMISSION EXPIRES 6-21-24   |

DEVELOPMENT APPLICATION = CITY OF ROCKWALL = 385 SOUTH GOLIAO STREET = ROCKWALL, TX 75987 = [P] (972) 773-7745

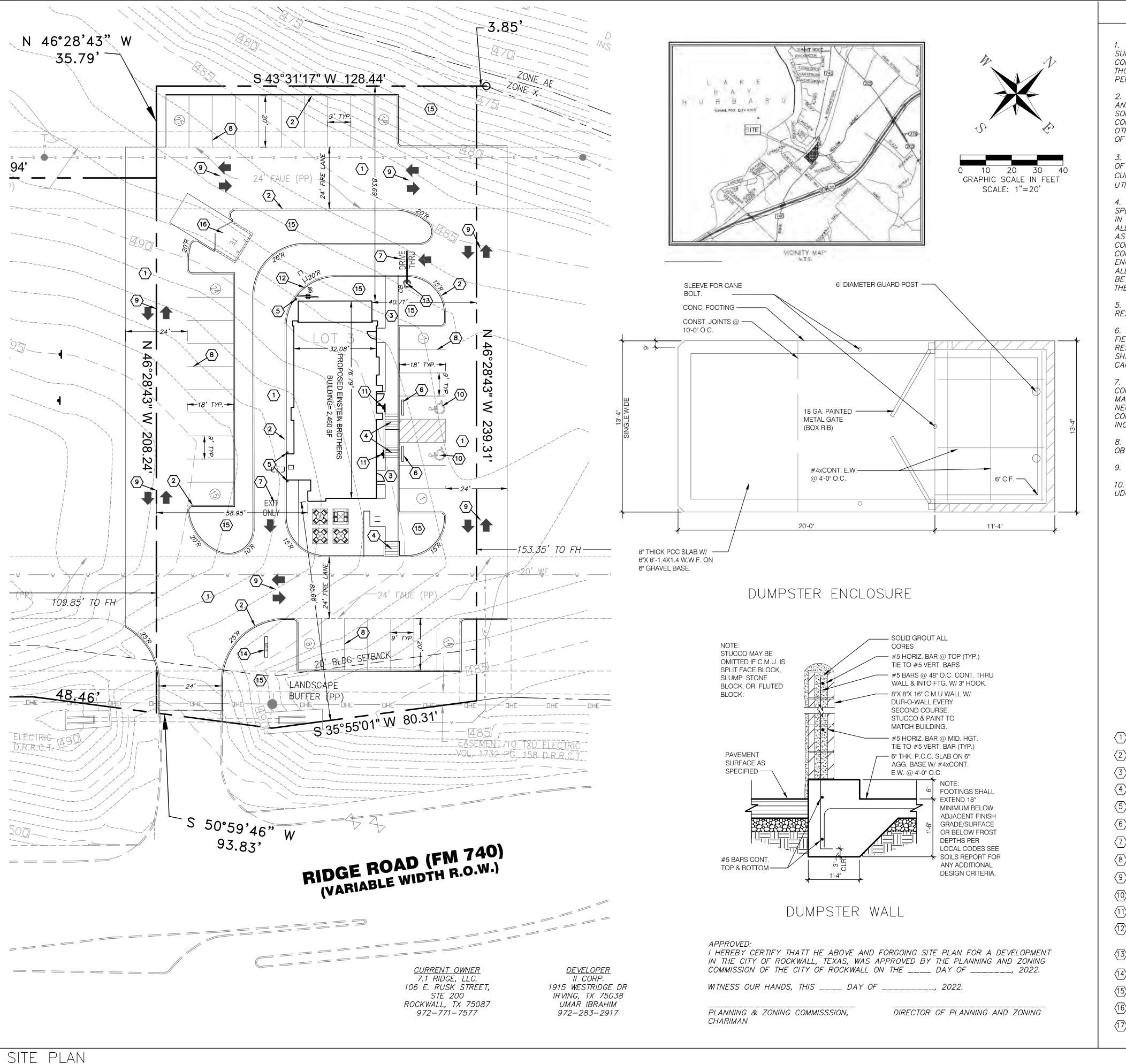




# City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





# SITE PLAN NOTES

- 1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...
- 3. DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHICNAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.
- 4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 5. THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
- 6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 8. SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
- 9. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- 10. ALL UTILITY EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER CITY OF ROCKWALL

### SITE DATA FOR TACO BELL

| ·                     |                            |
|-----------------------|----------------------------|
| LOT AREA              | 30,583 SF; 0.702 AC        |
| BUILDING HEIGHT       | 1 STORIES; 21'-0"          |
| BUILDING AREA         | 2,460 SF                   |
| FLOOR AREA RATIO      | 0.049                      |
| TOTAL IMPERVIOUS AREA | 23,606 SF (77.2% COVERAGE) |
| LANDSCAPED AREA       | 6,977 SF (22.8% COVERAGE)  |
| EXISTING ZONING       | C — COMMERCIAL DISTRICT    |
| PROPOSED USAGE        | RESTAURANT WITH DRIVE THRU |
| REQUIRED PARKING      | 25 SPACES (1/100 SF)       |
| PROVIDED PARKING      | 34 SPACES                  |
| EXTERIOR MATERIALS:   | STUCCO, BRICK, AND METAL   |
|                       |                            |

# <u>KEYNOTES</u>

- 1 INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- (2) CONSTRUCT MONOLITHIC CONCRETE CURB
- (3) CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- (4) CONSTRUCT P.C.C. DEPRESSED RAMP
- $\langle 5 \rangle$  INSTALL GUARD POST
- 6 INSTALL PRECAST CONCRETE WHEELSTOPS
- (7) PAINT 24" HIGH LETTERS WHITE
- 8 PAINT 4" WIDE SOLID STRIPE WHITE
- 9 PAINT TRAFFIC ARROWS WHITE
- (10) PAINT HANDICAP SYMBOL WHITE ON BLUE BACKGROUND PER
- (11) INSTALL HANDICAP SIGN
- (12) MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
- (13) CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- (14) MONUMENT SIGN BY SIGN VENDOR
- (15) LANDSCAPE AREA
- (16) CONSTRUCT TRASH ENCLOSURE
- (17) SITE LIGHTS (SEE PHOTOMETRICS PLAN)

CONTRACT DATE: --BUILDING TYPE: --PLAN VERSION: --SITE NUMBER: --STORE NUMBER: ---

PRELIMINARY FOR REVIEW ONLY

EINSTEIN BROTHERS BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION ROCKWALL, TX

EINSTEIN BROTHERS BAGELS

SITE PLAN

**C**3

SP22-XXXX MAY 12, 2022

ATE:





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Bittersweet Chocolate **Bittersweet Chocolate** EIFS-1 Manchester Tan







1/4 = 1-0



SD-1

**ALLURA SUMMER** 

WHEAT

EPT-1

EPT-2

# **GENERAL NOTES**

- SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY; ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
- SIZES, STYLES, AND COLORS OF SIGNAGE AND AWNINGS SHALL BE FINALIZED BY OWNER. CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT POWER & BLOCKING REQUIREMENTS AND LOCATIONS WITH OWNER.

# **X** KEYNOTES

| 1 | OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET GO.2 FOR ADDITIONAL INFORMATION. |
|---|--|
| 2 | LINE OF ROOF BEYOND.   |
| 3 | DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.  |

- 4 MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS. 5 GALVANIZED METAL COPING, PAINTED AS SCHEDULED.
- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
- 7 ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
- 8 EXTERIOR WIC/F w/ SHED ROOF PER MFR.: PAINT AS INDICATED.
- DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING 9 IN BRONZE ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
- 10 EXTERIOR LIGHTING. REF. SHEET A2.3
- 11 BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. 12 SHEET 13/A4.4

### SIGNAGE SCHEDLILE

|      | QTY | MFR      | VMOE                              | SIZE  |
|------|-----|----------|-----------------------------------|-------|
| SA-1 | 2   | SIGN MFR | CIRCULAR LOGOS (SELF-ILLUMINATED) | 5'-3" |
| SA-2 | 2   | SIGN MFR | COFFEE & BAGELS                   | TBD   |

ARCHITECTURAL PROJECT NO .:

2022\_01\_26 CHECKED BY:

ARCHITECT/ DESIGN CONSULTANT

STORE #



# **ROCKWALL TX**

| NO.      | REVISIONS: | DATE |
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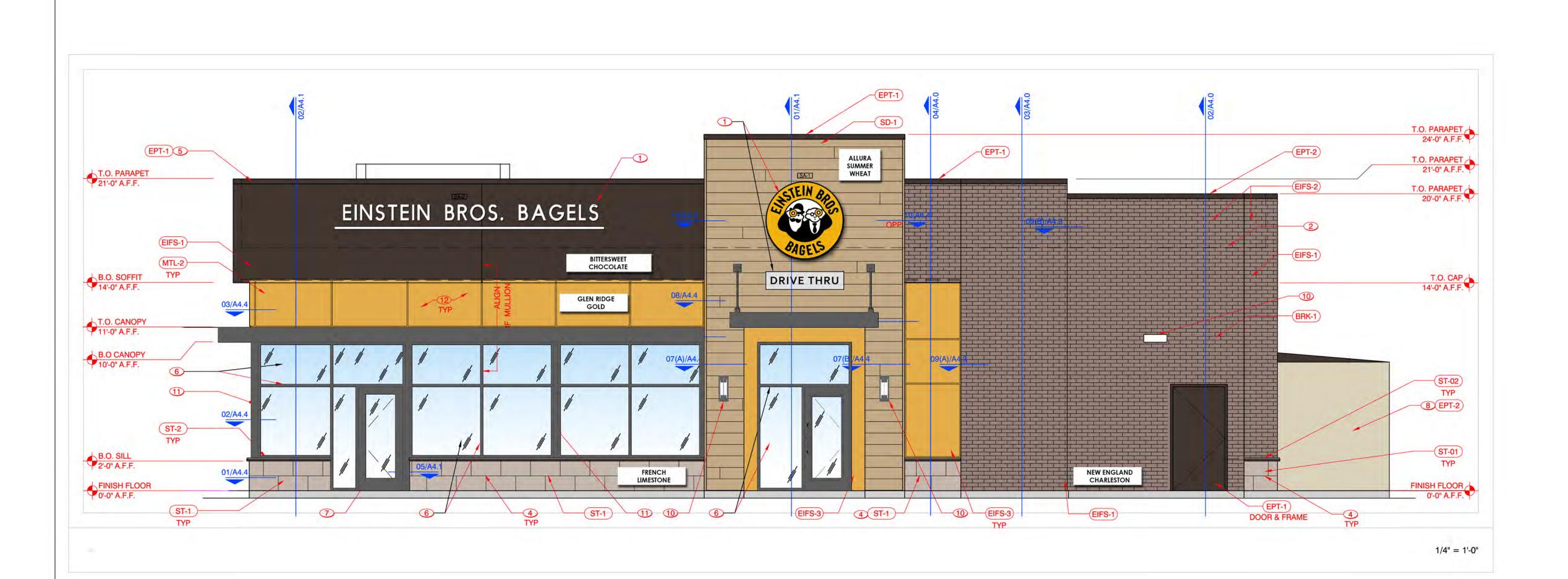
BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: **EXTERIOR ELEVATIONS**

06-11-2020

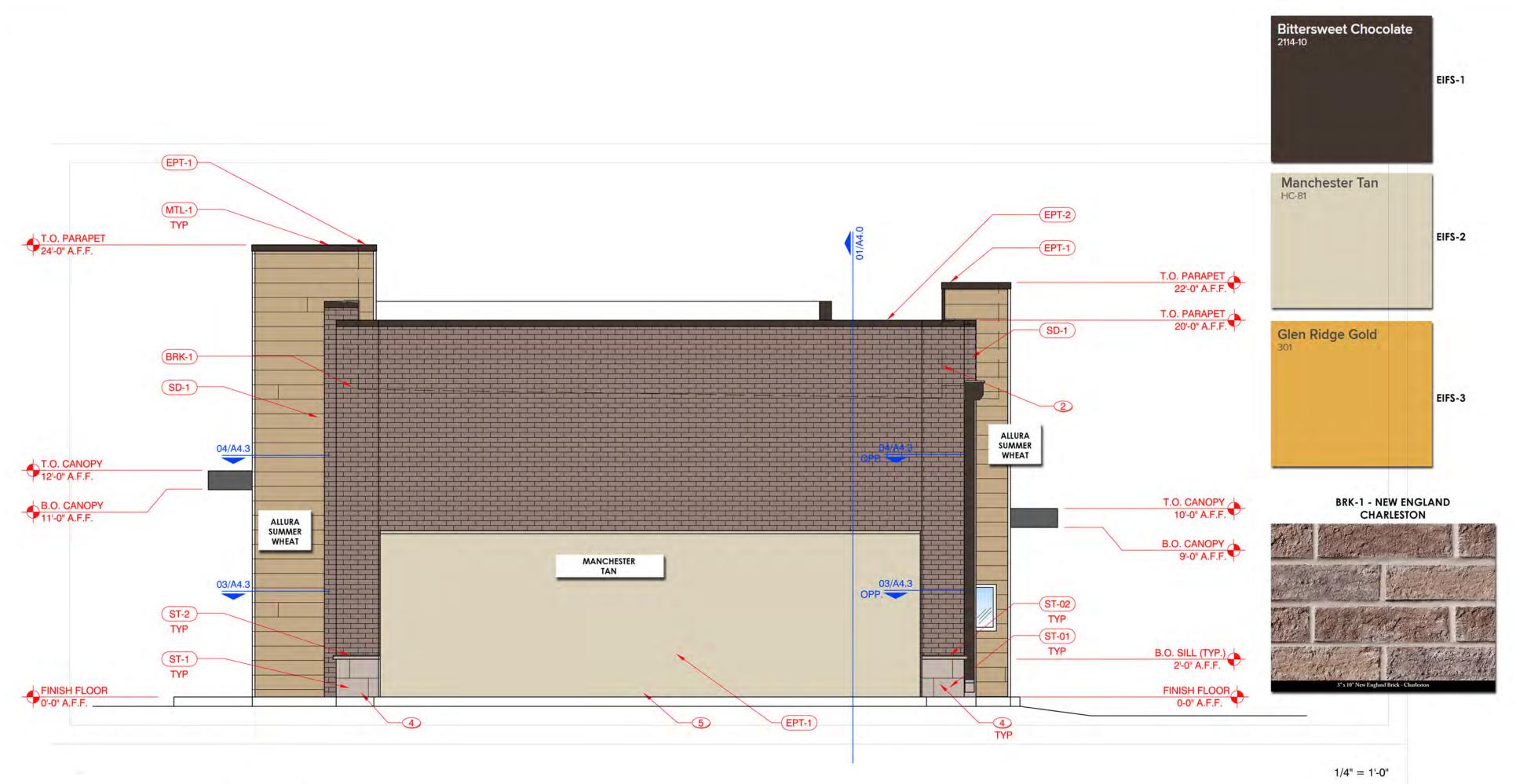
DRAWING NUMBER:

A3.0



01 Elevations (East)

SCALE: 1/4" = 1'-0"









SD-1 **ALLURA SUMMER** WHEAT



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# **X** KEYNOTES

- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION. 2 LINE OF ROOF BEYOND. 3 DOWN SPOUT AND COLLECTOR HEAD SHALL BE PAINTED TO MATCH EIFS-1.
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- 11 BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. SHEET 13/A4.4

# SIGNAGE SCHEDULE

| CA 2 SIGNIMED COFFEE & PAGELS    | 2 SIGN MFR | SIGN MFR CIRCULAR LOGOS (SELF-ILL | .UMINATED) 5'-3' |
|----------------------------------|------------|-----------------------------------|------------------|
| DA-2 2 SIGN WITH COFFEE & BAGELS | 2 SIGN MFR | SIGN MFR COFFEE & BAGELS          | TBC              |

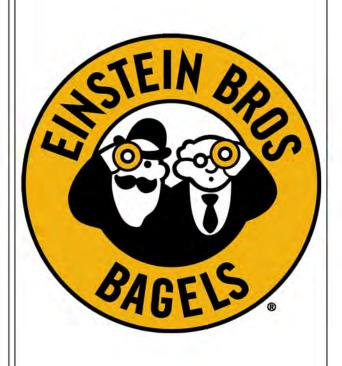
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2022\_01\_26

ARCHITECT/ DESIGN CONSULTANT

CHECKED BY:

STORE #



# **ROCKWALL TX**

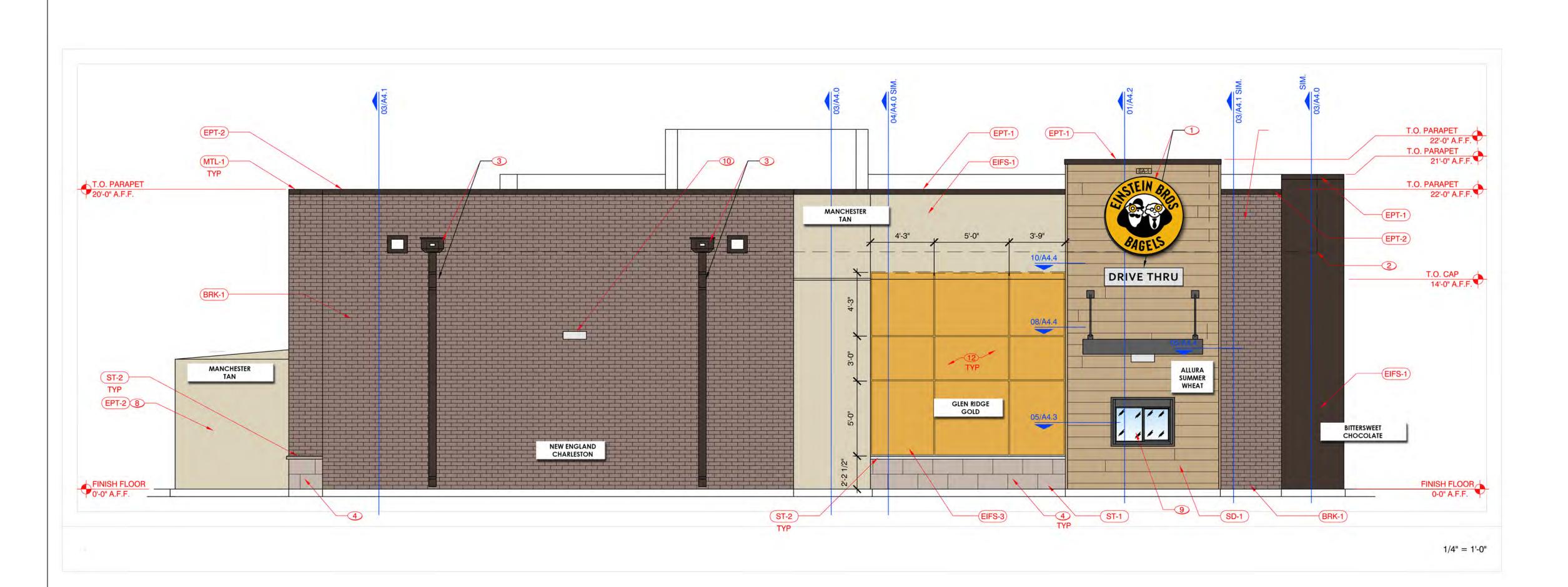
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BRAND REVIEW ISSUE DATE: BID ISSUE DATE:

BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

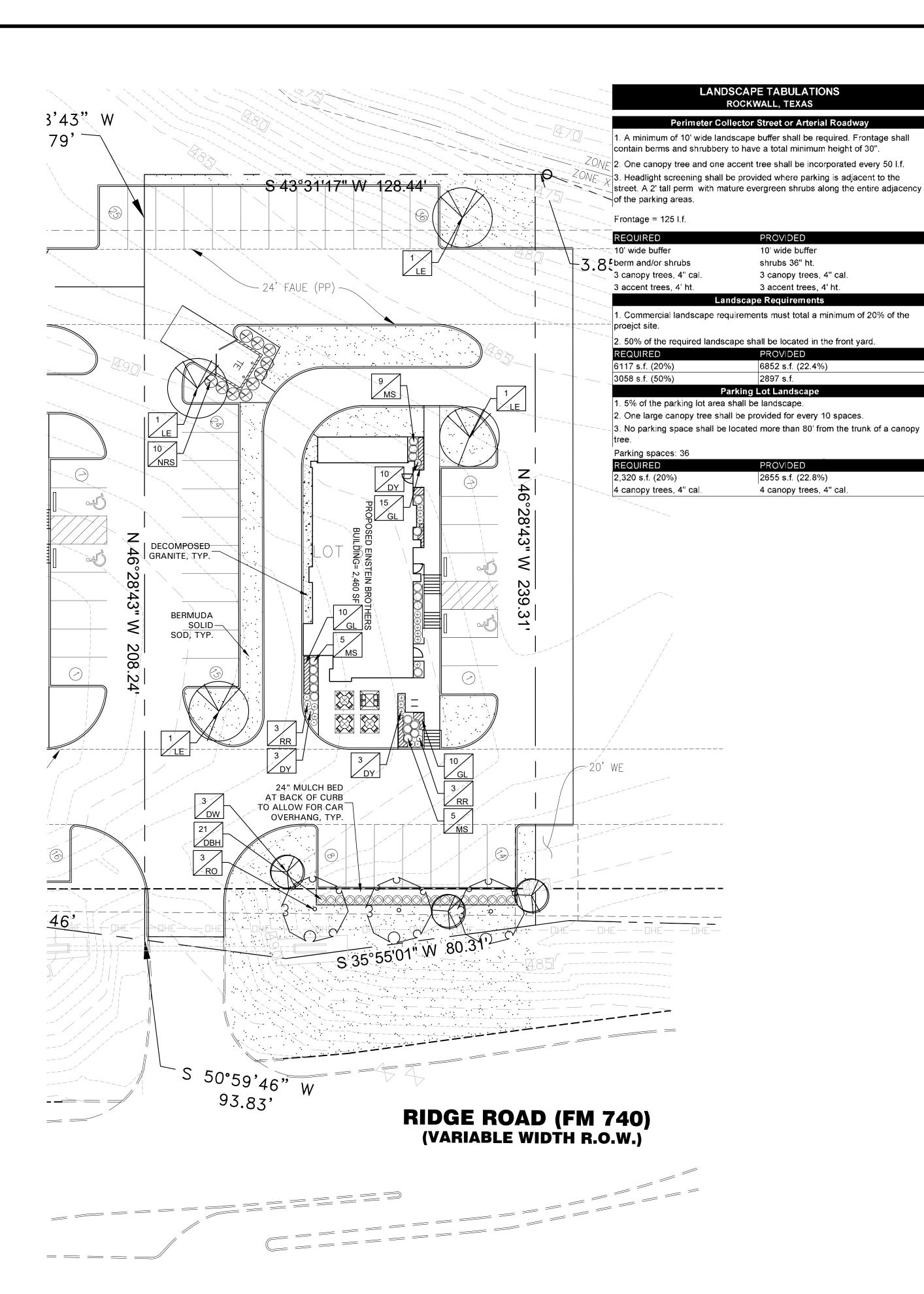
> DRAWING TITLE: **EXTERIOR ELEVATIONS**

DRAWING NUMBER:



O1 Elevations (West)

SCALE: 1/4" = 1'-0"



#### GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
   LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR
- TO TOPSOIL INSTALLATION.

  3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN
- GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.

  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.
  5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH
- LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.

  CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- I ID SOD:
- SOLID SOD:

  1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
   TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
   SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD
- SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS
  6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH
  1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A
  RATE OF 4 POUNDS PER 1000 S.F.

#### HYDROMULCH

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A
   MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH
- INSTALLATION.

  2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- 3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, 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 UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS. INC OR APPROVED EQUAL.
- 5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS
  PER 1000 S F
- 6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY
- 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- 8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- 9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

Decomposed Granite

#### LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
   CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO
- EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.

  3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL
- STRUCTURES.

  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 GRADE IN LAWN AREAS.
- 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
   EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS
- WALKS AND/OR CURBS.

  8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS
  AND CURBING
- AND CURBING.

  9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE
- HYDRANTS.

  12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
   CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

#### IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

#### MAINTENANCE REQUIREME

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:

  1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON
- PLANS/DETAILS.

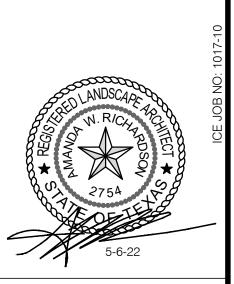
  2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

| QTY | LABEL                | COMMON NAME              | SCIENTIFIC NAME                     | SIZE    | NOTES                                       |
|-----|----------------------|--------------------------|-------------------------------------|---------|---|
|     |                      | SHADE TREES              |                                     |         |   |
| 4   | LE                   | Lacebark Elm             | Ulmus parvifolia 'Sempervirens'     | 3" cal. | 12' ht., 4' spread                          |
| 3   | RO Texas Red Oak Qui |                          | Quercus buckleyi                    | 3" cal. | 12' ht., 5' spread                          |
|     |                      | ORNAMENTAL TREES         |                                     |         |   |
| 3   | DW                   | Desert Willow            | Chilopsis linearis                  | 30 gal. | 8' ht., 4' spread, multi trunk, 3 cane min. |
|     |                      | SHRUBS                   |                                     |         |   |
| 21  | DBH                  | Dwarf Burford Holly      | llex cornuta ' Burford Nana'        | 5 gal.  | full, 20" spread, 36" o.c.                  |
| 16  | DY                   | Dwarf Yaupon Holly       | llex vomitoria 'Condeaux'           | 5 gal.  | full, 24" sprd, 24" o.c.                    |
| 19  | MS                   | Morning Light Miscanthus | Miscanthus sinensis 'Morning Light' | 5 gal.  | full, 20" spread, 36" o.c.                  |
| 10  | NRS                  | Nellie R Stevens Holly   | Illex x 'Nellie R. Stevens'         | 7 gal.  | full, 40" o.c.                              |
| 6   | RR                   | Rock Rose                | Pavonia lasiopetala                 | 5 gal.  | full, 24" sprd, 24" o.c.                    |
|     |                      | GROUNDCOVER/VINES/0      | GRASS                               |         |   |
| 25  | GL                   | Giant Lirope             | Liriope gigantea                    | 1 gal.  | full, 18" o.c.                              |
|     |                      | Bermuda Solid Sod        | Cynodon dactylon                    |         |   |

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.







CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
BITE NUMBER:

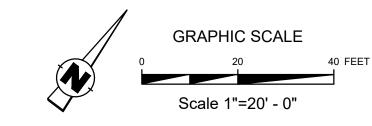
EINSTEIN BROTHERS BAGELS

RIDGE ROAD ROCKWALL, TX

STORE NUMBER:

EINSTEIN
BROTHERS
BAGELS
LANDSCAPE
PLAN

L1.01



#### SECTION 32 9300 - LANDSCAPE PART 1 - GENERAL

1.2 REFERENCE DOCUMENTS

- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR. A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING
- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN
  - CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
  - 1. PLANTING (TREES, SHRUBS, GRASSES)
  - BED PREP AND FERTILIZATION

NOTIFICATION OF SOURCES

- 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDFRGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- 1.4 REFERENCES A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN
- ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA. C. BEFORE INSTALLATION. SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES
- LANDSCAPE CONTRACTOR BEGINNING WORK C. 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.

AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD. B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN

### THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER. 1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

TREE ROOT BALL TREE TRUNK

---- U-BRACKE

- "S" HOOK

#### SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD. F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

- PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS. M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL,
- HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH
  - EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL
  - ACCEPTANCE. c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

#### A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON. WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE THE CONTRACTOR SHALL BEPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER

#### B. 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

- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- D. 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 INCLUDED UNDER "WORK" OF

#### E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY

- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM NSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE
- G. 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.

#### 1.9 QUALITY ASSURANCE

TIGHTENING STRA

--- DRIVE ROD

----- ANCHOR

**DETAIL A** 

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS OVERNING LANDSCAPE MATERIALS AND WORK B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED
- WORK AND SUPERVISION BY A FOREMAN C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

OT ANCHOR ITEM# | ROOT BALL & CONTAINER SIZE | ANCHOR INSTALLATION DEPTH

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE

LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OF DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

#### 1.10 PRODUCT DELIVERY, STORAGE AND HANDLING 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 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

- 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 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER
- APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY. 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES. 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE. 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE. 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

### PART 2 - PRODUCTS

B. DELIVERY

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR

DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL

- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. 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. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL
- BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY. D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY. BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY
- SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS. E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALI MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC

THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND

- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

### ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED

- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIEI TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND. L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS,
- SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED. M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF

THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED. SHALL BE REJECTED. P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

#### 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%
- b. SILT BETWEEN 15-25% c. SAND - LESS THAN 52%
- 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE
- A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN 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 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 EQUA D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. 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
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY
- DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

### 2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL. B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
- C. FILTER FABRIC MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS. INC. (469-523-0444)
- D. SAND UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5" F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF
- GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN

SHRUBS OR GROUNDCOVER AS

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING

#### PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

# PART 3 - EXECUTION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER. B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS: 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 SPECIFIED MULCH (SETTLED
- THICKNESS). 2. 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 LAYERS AND WATERED IN THOROUGHLY
- C. GRASS AREAS: 1. 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 GAPED OPEN, THEN WATERED THOROUGHLY.

#### 3.2 INSTALLATION A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE

- UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED 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 WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALI 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 ACCEPTANCE.
- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS. E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE 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 SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED,
- NEVER SLICK OR GLAZED. F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") 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 (3/4") INCH IN DIAMETER. PLANTS SHOULD BE
- THOROUGHLY MOIST BEFORE REMOVING CONTAINERS G. PERCOLATION TEST: FILL THE HOLE WITH WATER, IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL
- A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS. H. 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 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'.
- I. DO NOT WRAP TREES. J. DO NOT OVER PRUNE.

FOR BEST APPEARANCE.

- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT. N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS
- O. 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
- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR Q. 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
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL
- S. 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.
- DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC

ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT

- MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
- 2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE. 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR
- 5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

### 3.3 CLEANUP AND ACCEPTANCE

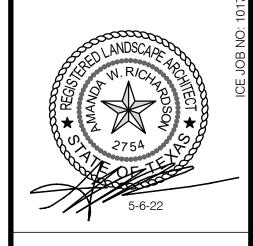
- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION. D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR

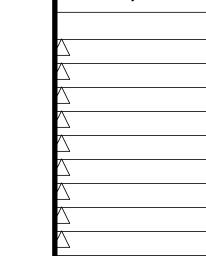
USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST

AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL

#### ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION





CONTRACT DATE: BUILDING TYPE: LAN VERSION: ITE NUMBER: STORE NUMBER:

EINSTEIN BROTHERS **BAGELS** RIDGE ROAD

**EINSTEIN BROTHERS BAGELS** SPECS/ **DETAILS** 

ROCKWALL, TX



SET TREE IN PLANTING PIT

SECTIONS

PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT

<del>───────</del> SEE DETAIL A



DRIVE ANCHOR STRAIGHT DOWN INTO

SEE CHART FOR RECOMMENDED DEPTHS

UNDISTURBED SUBBASE SOIL

Phone: 281-778-1400 Mobile: 903-676-6143 Fax: 281-778-1425

REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE PLACE "S" HOOK OVER THE END OF THE U-BRACKET PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE

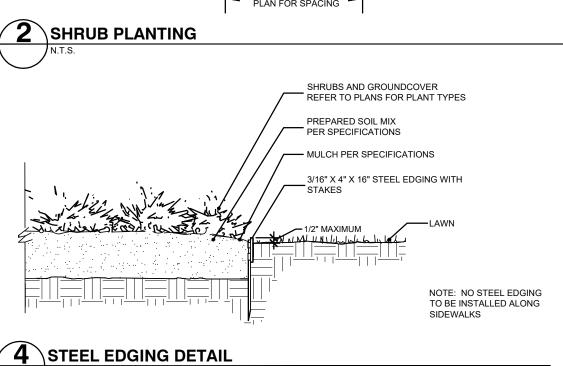
TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF

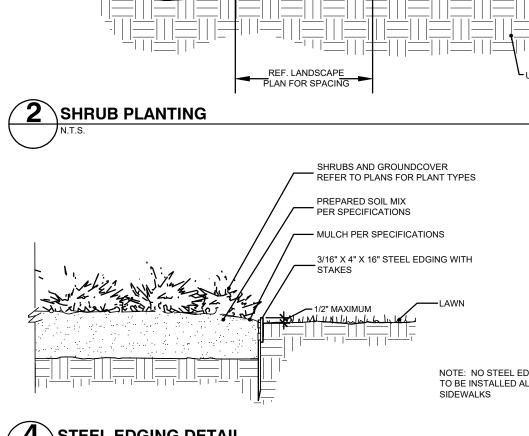
• TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING

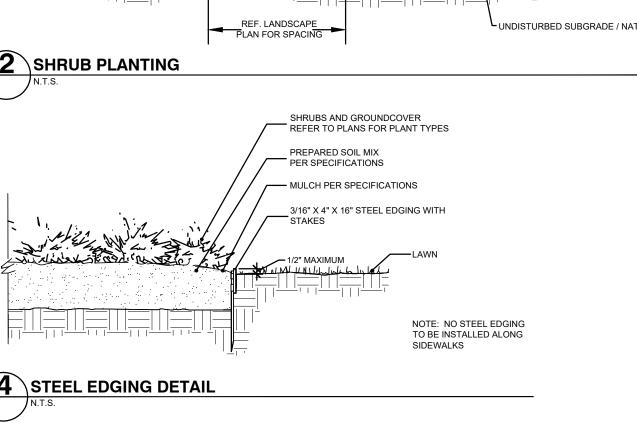
REMOVE DRIVE ROD

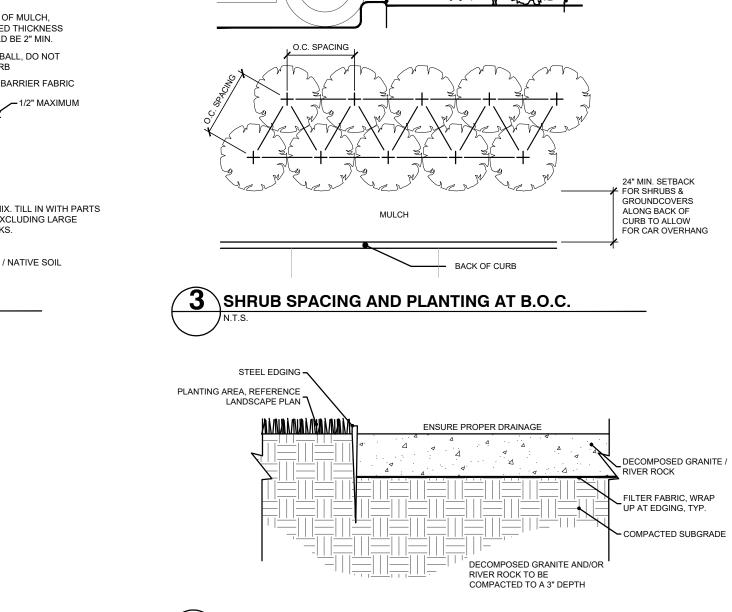
THE ROOT BALL

SPECIFIED ON PLAN TOP OF MULCH SHOULD BE AT MINIMUM, 1/2" BELOW LAYER OF MULCH WALK OR CURBING SETTLED THICKNESS CURB OR SIDEWALK, NO STEEL EDGING ROOT BALL, DO NOT ALONG WALK, TY PLANTING SOIL MIX. TILL IN WITH PARTS EXISTING SOIL, EXCLUDING LARGE CLODS AND ROCKS. REF. LANDSCAPE PLAN FOR SPACING UNDISTURBED SUBGRADE / NATIVE SOIL **\SHRUB PLANTING** 









**DECOMPOSED GRANITE / RIVER ROCK** 

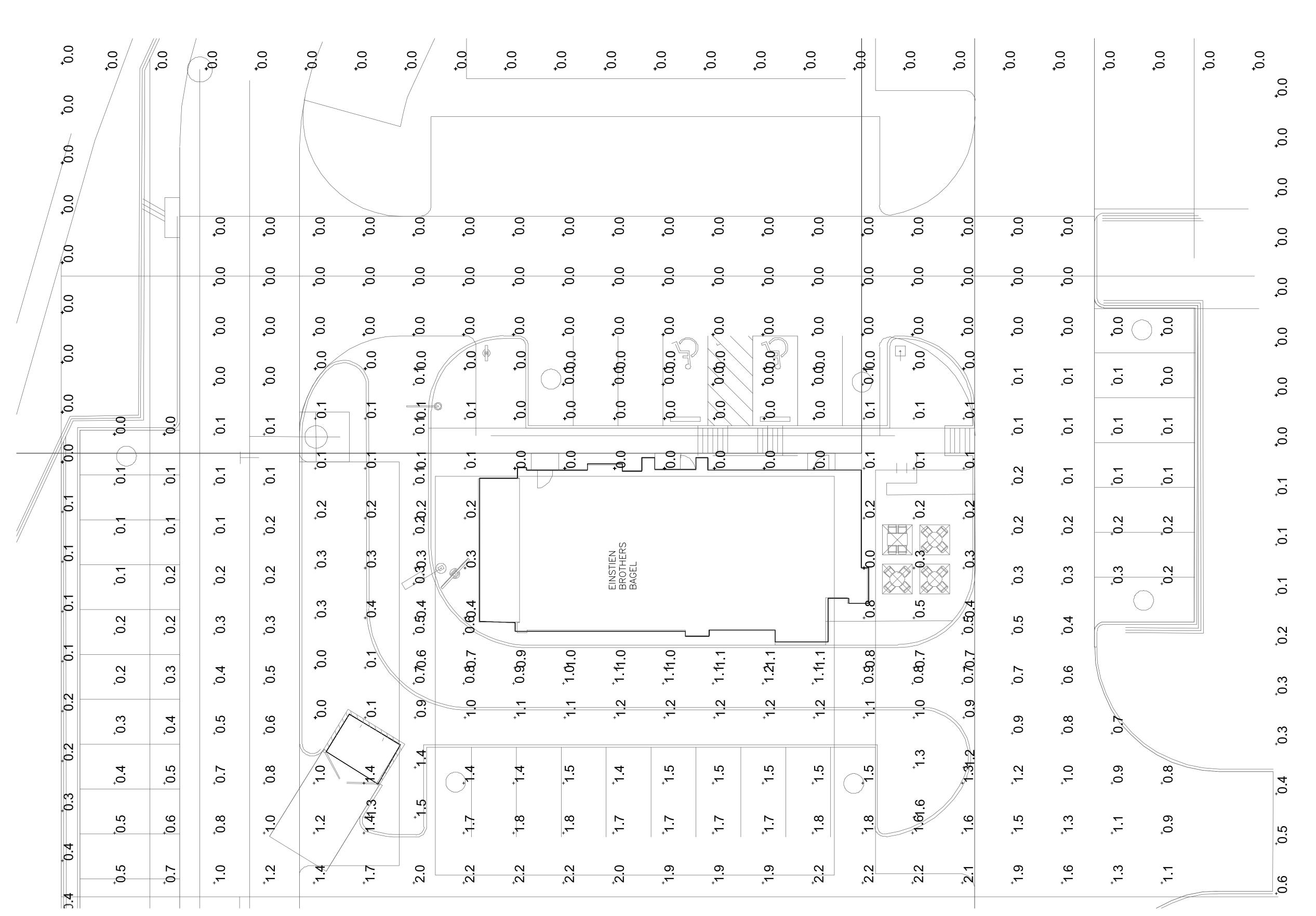
STRAP TO ADJUST TREE, IF NECESSARY www.treestakesolutions.cor

**GENERAL NOTES:** 

0.1 fc | 2.1 fc | 0.0 fc | N/A 2.4 fc | 6.7 fc | 0.3 fc | 22.3:1 8.0:1

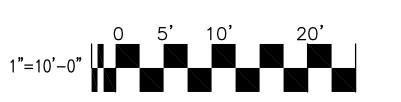
Statistics 20' Trespass Parking Lot 0.4 fc | 5.2 fc | 0.0 fc | Property Line

Statistics



GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



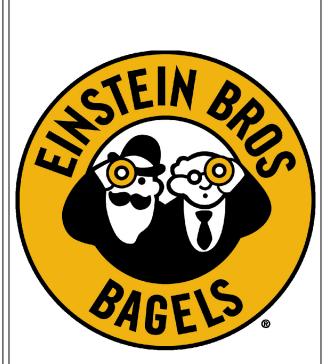
ARCHITECT/ DESIGN CONSULTANT



ARCHITECTURAL PROJECT NO.: 2021\_07\_02

CHECKED BY:

STORE #



RIDGE ROAD ROCKWALL, TX.

| П |     |            |       |
|---|-----|------------|-------|
|   | NO. | REVISIONS: | DATE: |
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BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

DRAWING TITLE: PHOTOMETRICS SITE PLAN -

DRAWING NUMBER:

**PH-1** 

#### FEATURES & SPECIFICATIONS

**INTENDED USE** — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal highfrequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option. Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side

A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153. HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural

fasteners are galvanized or zinc-plated carbon steel or stainless steel. FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

**NOTE**: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

**Anchor Base Poles** SQUARE STRAIGHT STEEL

OUTDOOR



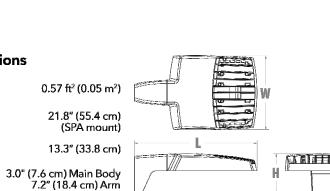
22.0 lbs (10.0 kg)

**Specifications** 

EPA (ft²@0°):







are available.

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations

| Orderin  | g Informa              | ation                               |  | EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXI  |          |  |  |  |
|----------|------------------------|-------------------------------------|--|--|----------|--|--|--|
| RSX1 LED |                        |                                     |  |  |          |  |  |  |
| Series   | Performance<br>Package | Color<br>Temperature                | Distribution   | Voltage  | Mounting |  |  |  |
| RSX1 LED | P1<br>P2<br>P3<br>P4   | 30K 3000K<br>40K 4000K<br>50K 5000K | R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide 1 R5S Type 5 Short 1 AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated | MVOLT (120V-277V) <sup>2</sup> HVOLT (347V-480V) <sup>3</sup> XVOLT (277V-480V) <sup>4</sup> (use specific voltage for options as noted) 120 <sup>3</sup> 277 <sup>5</sup> 208 <sup>3</sup> 347 <sup>5</sup> 240 <sup>3</sup> 480 <sup>5</sup> |          | ox<br>nting <sup>6</sup><br>nting <sup>6</sup> |  |  |
| Options  |                        |                                     |  |  |          | Finish   |  |  |

|  |  |  | AINLO                               | Left Rotated   |   | ANY X AUJUSTABLE LIIT ALIII WAI   | i braciice di la salla                        | ace conduit b  |  |
|--|--|--|-------------------------------------|--|---|---|---|--|--|
|  |  |  |                                     |  |   |   |   |  |  |
| Options  |  |  |                                     |  |   |   | Fir   |  |  |
| Shipped In<br>HS<br>PE<br>PEX<br>PER7<br>CE34<br>SF<br>DF<br>SPD20KV<br>FAO<br>DMG | House-side shield / Photocontrol, button s Photocontrol external i Seven-wire twist-lock Conduit entry 3/4" NP' Single fuse (120, 277, Double fuse (208, 240, 20KV Surge pack (10K Field adjustable output 0-10V dimming exter | threaded, adjust<br>receptacle only<br>f (Oty 2)<br>347) <sup>5</sup><br>, 480) <sup>5</sup><br>V standard)<br>d out back of hou | (no controls) <sup>9,11,12,13</sup> | NLTAIR2 nLight AIR PIRHN Networked *Note: PIRHN with nLipattern is affected who Shipped Separately ( EGS External gl | <b>requires some field assembly)</b><br>are shield <sup>7</sup><br>ore full visor (360° around light apertu | use with NLTAIR2) <sup>18,15,16</sup><br>or networked solution. Sensor co | page 9) D D D D D D D D D D D D D D D D D D D | ODBXD<br>OBLXD<br>ONAXD<br>OWHXD<br>ODBTXD<br>OBLBXD<br>ONATXD<br>OWHGXD | Dark Bronze<br>Black<br>Natural Aluminum<br>White<br>Textured Dark Bronze<br>Textured Black<br>Textured Natural Aluminum<br>Textured White |

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# LITHONIA LIGHTING. COMMERCIAL OUTDOOR

# Lithonia RSX1 Area LED Rev. 02/24/21 Page 1 of 9

## **SSS** Square Straight Steel Poles

| ORDERI | DRDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.   |   |                       |   |   |  |  |
|--------|--|---|-----------------------|---|---|--|--|
| SSS    |  |   |                       |   |   |  |  |
| Series | Nominal fixture<br>mounting height   | Nominal shaft base size/wall thickness <sup>1</sup>   | Mounting <sup>2</sup> |   | Options   | Finish <sup>10</sup>   |  |
| 555    | 10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.)  See technical information table for complete ordering information.) | 4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.) | Tenon mounting        | AERIS***Suspend drill mounting*** DM19AST 1 at 90° DM28AST 2 at 180° DM29AST 3 at 90° DM39AST 4 at 90° OMERO***Suspend drill mounting*** DM19MRT 1 at 90° DM28MRT 2 at 180° DM29MRT 2 at 90° DM39MRT 4 at 90° | Shipped installed  L/AB  Less anchor bolts (Include when anchor bolts are not needed)  VD  Vibration damper  TP  Tamper resistant handhole cover fasteners  HAxy  Horizontal arm bracket (1 fixture) <sup>5,6</sup> FDLxy  Festoon outlet less electrical <sup>5</sup> CPL12/xy  1/2" coupling <sup>5</sup> CPL1/xy  1" coupling <sup>5</sup> NPL12/xy  NPL12/xy  1" threaded nipple <sup>5</sup> NPL14/xy  I" threaded nipple <sup>5</sup> NPL1/xy  EHltxy  Extra handhole <sup>5,7</sup> MAEX  Match existing <sup>8</sup> USPOM  United States point of manufacture <sup>9</sup> IC  Interior coating <sup>10</sup> UL  UL listed with label (Includes NEC compliant cover)  NEC  NEC 410.30 compliant gasketed handhole (Not UL Labeled)  Shipped separately (replacement kit available)  (blank)  FBC  Full base cover (plastic)  (blank)  HHC  Handhole cover | Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medlum bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes* Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available. |  |

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" -

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this
  example: DM28/T20.
   The combination includes a required extra handhole.
- 3. Refer to the fixture spec sheet for the correct drilling template pattern
- and orientation compatibility.

  4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet
- and inches; separate feet and inches with a "-".

  Example: 5ft = 5 and 20ft 3in = 20-3

  For "y": Specify orientation from handhole (A,B,C,D)

  Refer to the handhole Orientation diagram below.

# Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C

# **INTHONIA LIGHTING**

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6. Horizontal ann is 18" x 2-3/8" O.D. tenon standard, with radius curve

. Combination of tenon-top and drill mount includes extra handhole.

Additional colors available; see <a href="https://www.lithonia.com/archcolors">www.lithonia.com/archcolors</a> or Architectural Colors brochure (Form No. 794.3). Available by formal

8. Must add original order number of existing pole(s).

9. Use when mill certifications are required.

quote only, consult factory for details.

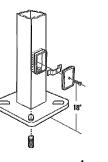
10. Provides enhanced corrosion resistance.

providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.

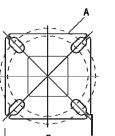
# **SSS** Square Straight Steel Poles

|                | N                                 | Pole Shaft Size<br>(Base in. x Top<br>in. x ft.) | Wall thick<br>(in) | Gauge | EPA (ft²) with 1.3 gust |                |        |                |         |                | N. Is                  |                                |                                      |
|----------------|-----------------------------------|--|--------------------|-------|-------------------------|----------------|--------|----------------|---------|----------------|------------------------|--------------------------------|--------------------------------------|
| Catalog Number | Nominal<br>Shaft<br>Length (ft.)* |  |                    |       | 80 MPH                  | Max.<br>weight | 90 MPH | Max.<br>weight | 100 MPH | Max.<br>weight | Bolt<br>circle<br>(in) | Bolt size<br>(in. x in. x in.) | Approximate<br>ship weight<br>(lbs.) |
| SSS 10 4C      | 10                                | 4.0 x 10.0                                       | 0.1196             | 11    | 30.6                    | 765            | 23.8   | 595            | 18.9    | 473            | 89                     | 3/4 x 18 x 3                   | 75                                   |
| SSS 12 4C      | 12                                | 4.0 x 12.0                                       | 0.1196             | 11    | 24.4                    | 610            | 18.8   | 470            | 14.8    | 370            | 8–9                    | 3/4 x 18 x 3                   | 90                                   |
| SSS 14 4C      | 14                                | 4.0 x 14.0                                       | 0.1196             | 11    | 19.9                    | 498            | 15.1   | 378            | 11.7    | 293            | 89                     | 3/4 x 18 x 3                   | 100                                  |
| SSS 16 4C      | 16                                | 4.0 x 16.0                                       | 0.1196             | 11    | 15.9                    | 398            | 11.8   | 295            | 8.9     | 223            | 8–9                    | 3/4 x 18 x 3                   | 115                                  |
| SSS 18 4C      | 18                                | 4.0 x 18.0                                       | 0.1196             | 11    | 12.6                    | 315            | 9.2    | 230            | 6.7     | 168            | 89                     | 3/4 x 18 x 3                   | 125                                  |
| SSS 20 4C      | 20                                | 4.0 x 20.0                                       | 0.1196             | 11    | 9.6                     | 240            | 6.7    | 167            | 4.5     | 150            | 8–9                    | 3/4 x 18 x 3                   | 140                                  |
| SSS 20 4G      | 20                                | 4.0 x 20.0                                       | 0.1793             | 7     | 14                      | 350            | 11     | 275            | 8       | 200            | 8–9                    | 3/4 x 30 x 3                   | 198                                  |
| SSS 20 5C      | 20                                | 5.0 x 20.0                                       | 0.1196             | 11    | 17.7                    | 443            | 12.7   | 343            | 9.4     | 235            | 10-12                  | 1x36x4                         | 185                                  |
| SSS 20 5G      | 20                                | 5.0 x 20.0                                       | 0.1793             | 7     | 28.1                    | 703            | 21.4   | 535            | 16.2    | 405            | 10-12                  | 1x36x4                         | 265                                  |
| SSS 25 4C      | 25                                | 4.0 x 25.0                                       | 0.1196             | 11    | 4.8                     | 150            | 2.6    | 100            | 1       | 50             | 89                     | 3/4 x 18 x 3                   | 170                                  |
| SSS 25 4G      | 25                                | 4.0 x 25.0                                       | 0.1793             | 7     | 10.8                    | 270            | 7.7    | 188            | 5.4     | 135            | 89                     | 3/4 x 30 x 3                   | 245                                  |
| SSS 25 5C      | 25                                | 5.0 x 25.0                                       | 0.1196             | 11    | 9.8                     | 245            | 6.3    | 157            | 3.7     | 150            | 1012                   | 1 x 36 x 4                     | 225                                  |
| SSS 25 5G      | 25                                | 5.0 x 25.0                                       | 0.1793             | 7     | 18.5                    | 463            | 13.3   | 333            | 9.5     | 238            | 1012                   | 1 x 36 x 4                     | 360                                  |
| SSS 30 4G      | 30                                | 4.0 x 30.0                                       | 0.1793             | 7     | 6.7                     | 168            | 4.4    | 110            | 2.6     | 65             | 8–9                    | 3/4×30×3                       | 295                                  |
| SSS 30 5C      | 30                                | 5.0 x 30.0                                       | 0.1196             | 11    | 4.7                     | 150            | 2      | 50             | -       | -              | 10-12                  | 1x36x4                         | 265                                  |
| SSS 30 5G      | 30                                | 5.0 x 30.0                                       | 0.1793             | 7     | 10.7                    | 267            | 6.7    | 167            | 3.9     | 100            | 10-12                  | 1 x 36 x 4                     | 380                                  |
| SSS 30 6G      | 30                                | 6.0 x 30.0                                       | 0.1793             | 7     | 19                      | 475            | 13.2   | 330            | 9       | 225            | 11-13                  | 1 x 36 x 4                     | 520                                  |
| SSS 35 5G      | 35                                | 5.0 x 35.0                                       | 0.1793             | 7     | 5.9                     | 150            | 2.5    | 100            |         |                | 1012                   | 1 x 36 x 4                     | 440                                  |
| SSS 35 6G      | 35                                | 6.0 x 35.0                                       | 0.1793             | 7     | 12.4                    | 310            | 7.6    | 190            | 4.2     | 105            | 1113                   | 1 x 36 x 4                     | 540                                  |
| SSS 39 6G      | 39                                | 6.0 x 39.0                                       | 0.1793             | 7     | 7.2                     | 180            | 3      | 75             | _       | _              | 11-13                  | 1x36x4                         | 605                                  |

## **BASE DETAIL**

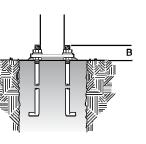


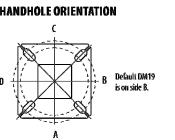
| POLE DATA          |                                   |                         |                       |                         |                         |                            |                                    |                            |
|--------------------|-----------------------------------|-------------------------|-----------------------|-------------------------|-------------------------|----------------------------|------------------------------------|----------------------------|
| Shaft base<br>size | Bolt<br>circle<br>A               | Bolt<br>projection<br>B | Base<br>diameter<br>C | Base plate<br>thickness | Template<br>description | Anchor bolt<br>description | Anchor bolt and<br>template number | Anchor bolt<br>description |
| <b>4</b> "C        | 8" – 9"                           | 3.25"- 3.75"            | 8"- 8.25"             | 0.75"                   | ABTEMPLATE PJ50004      | AB18-0                     | ABSSS-4C                           | 3/4"x18"x3"                |
| 4"G                | 8" – 9"                           | 3.38"- 3.75"            | 8"- 8.25"             | 0.875"                  | ABTEMPLATE PJ50004      | AB30-0                     | ABSSS-4G                           | 3/4"x30"x3"                |
| 5"                 | 10 <sup>u</sup> – 12 <sup>u</sup> | 3.5"- 4*                | 11"                   | 1"                      | ABTEMPLATE PJ50010      | AB36-0                     | ABSSS-5                            | 1"x36"x4"                  |
| 6"                 | 11" – 13"                         | 4"- 4.50"               | 12.5"                 | 1"                      | ABTEMPLATE PJ50011      | AB36-0                     | N/A                                | 1"x36"x4"                  |



/ LITHONIA LIGHTING\*

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com





IMPORTANT INSTALLATION NOTES: - Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrappin must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

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ARCHITECTURAL PROJECT NO.: DRAWN BY CHECKED BY:

STORE #

2021\_07\_02

DCG

ARCHITECT/ DESIGN CONSULTANT

**GENERAL NOTES:** 



# RIDGE ROAD ROCKWALL, TX.

| NO.   | REVISIONS: | DATE: |
|-------|------------|-------|
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BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: SITE LIGHTING CUT

SHEETS

DRAWING NUMBER:

**PH-2** 

GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING

