

**ACCESSIBILITY NOTE**

- PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- ACCESSIBILITY ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:50).
- ACCESSIBILITY ROUTE SURFACE SHALL BE SLIP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE MINIMUM OF 3 FEET WIDE.
- ACCESSIBLE ROUTES WITH RUNNING SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSTRUCTED WITH HANDRAILS AND 5'x5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.3% (1:12).
- SURFACE OF CURB RAMP SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 8.3% (1:12).
- CURB RAMP SHALL NOT EXCEED 1/4" IN LENGTH.
- ACCESSIBLE PARKING SPACE SLOPE SHALL NOT EXCEED 2.0% (1:50) IN ALL DIRECTIONS.
- ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.

**ONE CALL SYSTEM**

AS REQUIRED BY LAW ONE CALL SYSTEM MUST BE CONTACTED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO START OF CONSTRUCTION. THE LOCAL ONE CALL SYSTEM CALL # IS FOR LOCAL OR VISIT WWW.CALL1811.ORG FOR A LIST OF ALL OTHER (800) NUMBERS.

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRICAL. SCHEMATIC MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

**PERMITS NOTE**

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

**INSPECTIONS/CERTIFICATIONS NOTE**

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTITUTIONAL PROJECT COMPLETION.

**SITE INFORMATION:**

LOT SURFACE AREA	=	46,312 SQ. FT.
LANDSCAPING AREA SHALL BE 15% OF AREA	=	6,946 SQ. FT.
LANDSCAPE AREA	=	9,188 SQ. FT.
FRONTAGE STRIP	=	2,333 SQ. FT.
FRONT BUILDING PATIO & ISLANDS	=	1,329 SQ. FT.
MENU BD. AREA & DUMPSTER	=	1,065 SQ. FT.
TWO SIDES & BACK PROPERTY	=	4,391 SQ. FT.
TOTAL AREA	=	9,188 SQ. FT.

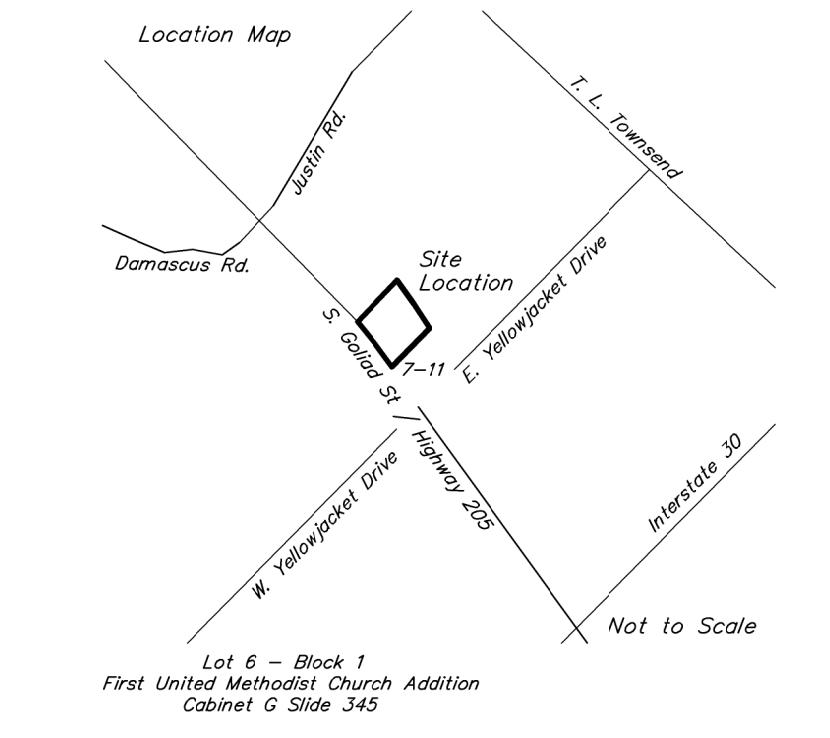
**C1 Curve Information**

Radius	2,864.66'
Chord Bearing	N 36°34'08" W
Chord Distance	241.1'
Arc Distance	241.6'

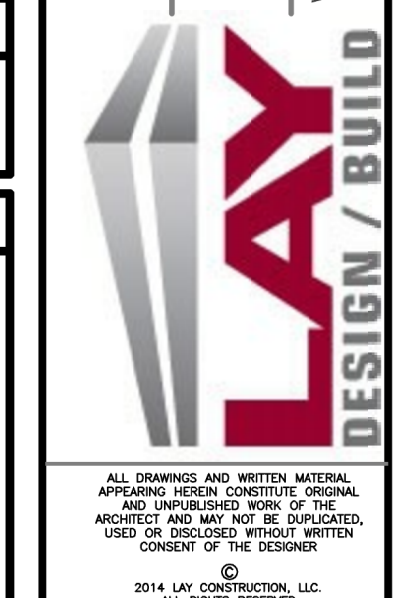
**C2 Curve Information**

Radius	2,942.91'
Chord Bearing	S 33°24'42" E
Chord Distance	236.74'
Arc Distance	236.8'

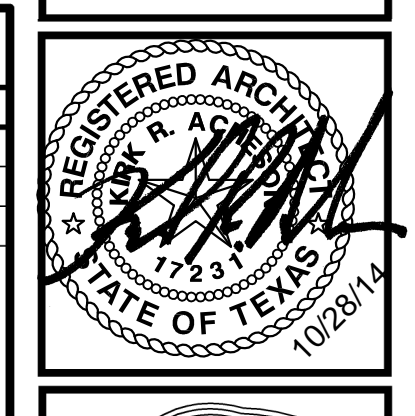
- LEGEND**
- = Concrete
  - ⊗ = Water Meter
  - ⊙ = Power Pole
  - ⊕ = Fire Hydrant
  - WL— = Water Line
  - SL— = Sewer Line
  - OHE— = Over Head Electric
  - = 1/2" Iron Rod Found
  - = 1/2" Iron Rod Set



P. O. Box 5300  
TYLER TX 75712  
T 903.877.4128  
F 903.877.4449  
www.laydesign.com



**TOTAL ENGINEERING SERVICES**  
103 COMMUNITY BLVD.  
LONGVIEW, TX 75605  
903.212.2855  
te-services.com

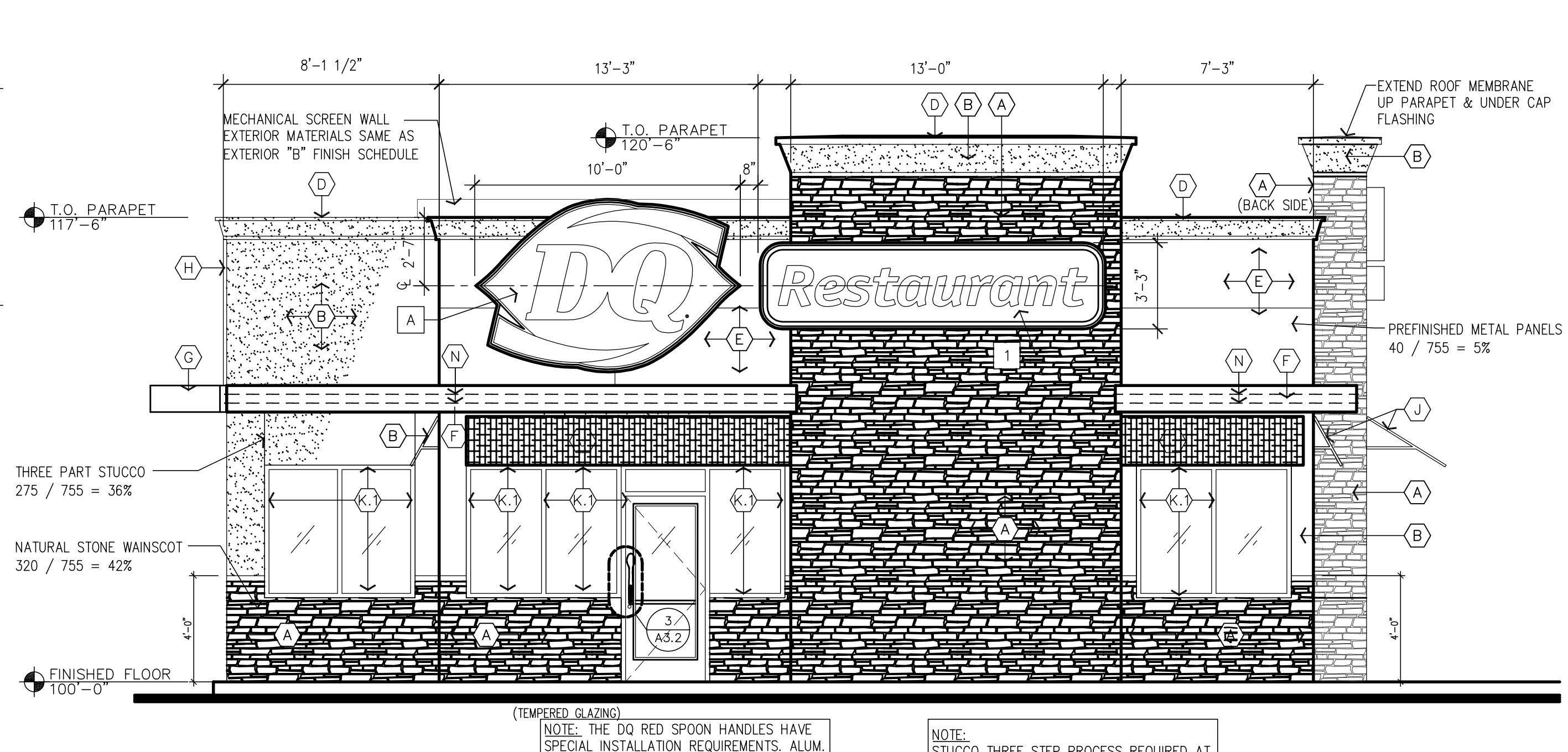
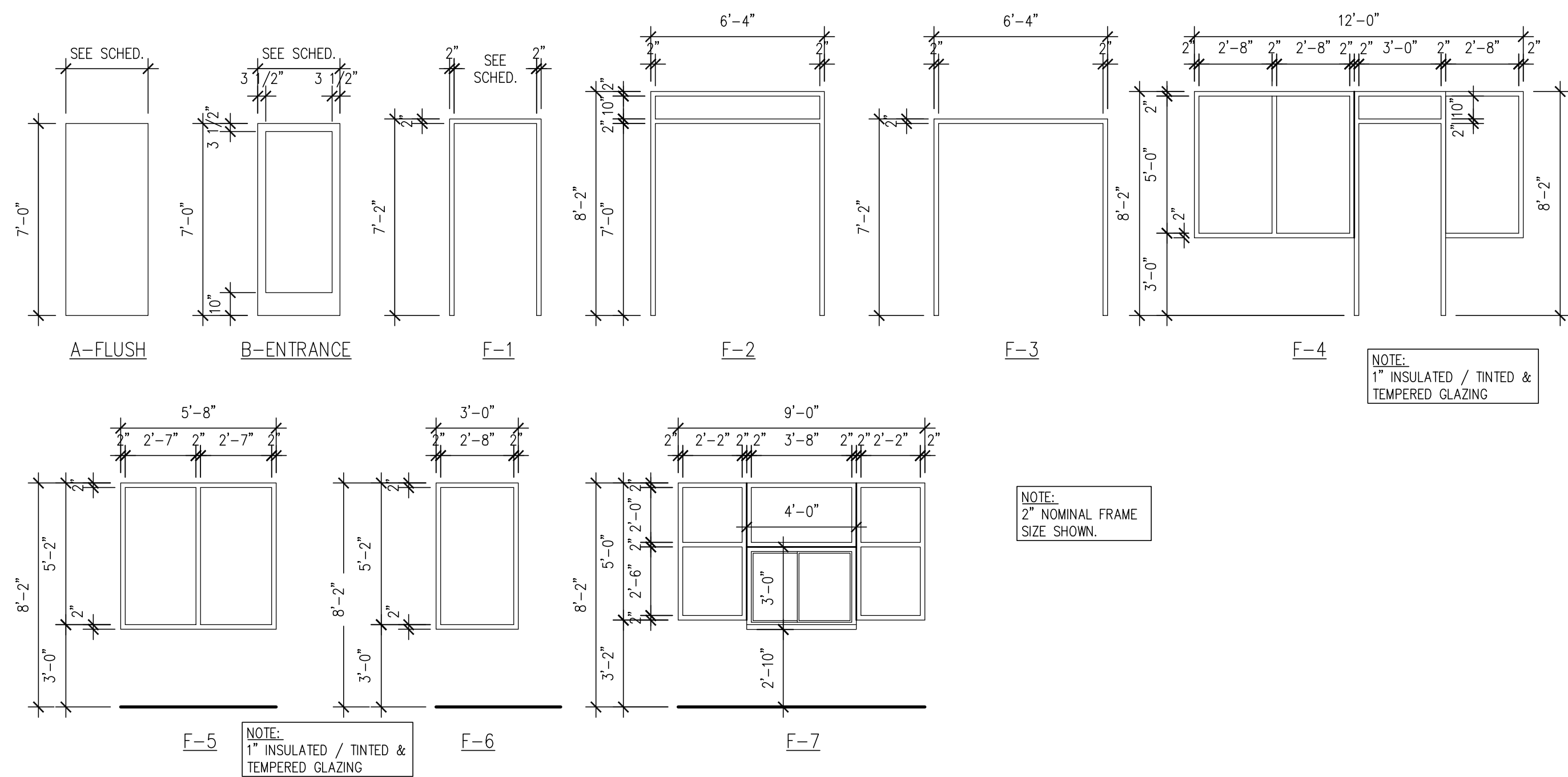


**BUILDING TYPE: DAIRY QUEEN TEXAS**

**NEW BUILDING DAIRY QUEEN**  
1801 SOUTH GOLIAD STREET  
ROCKWALL, TEXAS 75087

NO.	DATE	REVISIONS
1	9/16/14	

DATE: 08/27/2014  
PROJECT NO. LAY 14 002  
SHEET NO. A1.1  
ISSUED FOR REVIEW ONLY  
SITE PLAN & DETAILS



**OPENING SCHEDULE** NATIONAL ACCOUNT DOOR AND FRAME SUPPLIER (PLAM, WOOD AND H.M.) HAMILTON PARKER, SEE NATIONAL VENDORS LIST

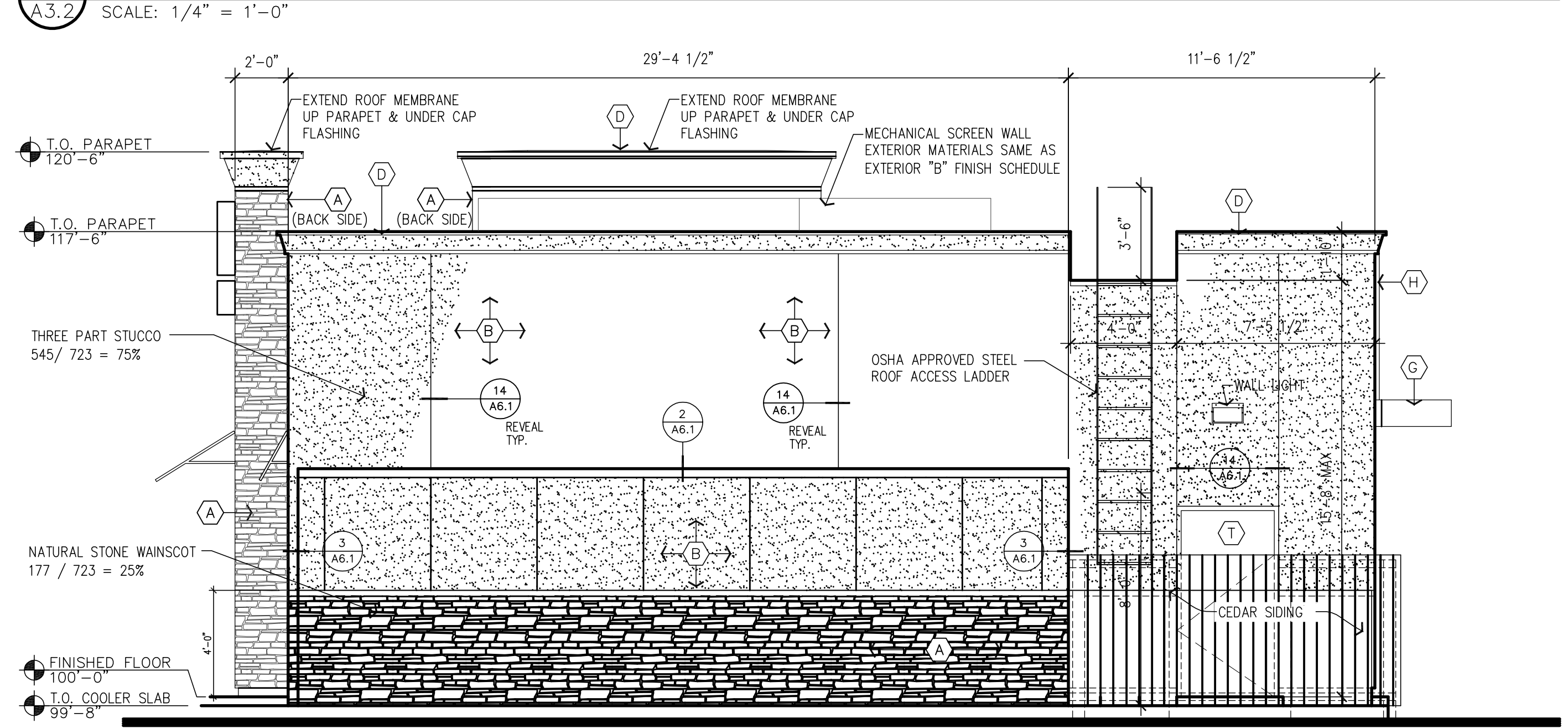
OPNG. NO.	OPENING LOCATION	DOOR/WINDOW		FRAME		FIRE RATING	HARDWARE GROUP	NOTES:			
		SIZE	TYPE	MATERIAL	FINISH						
100A	VESTIBULE (EXT.)	(2) 3'-0" x 7'-0" x 1 3/4"	B	ALUM.	BRONZE	F2	ALUM.	BRONZE	-	1	
100B	VESTIBULE (INT.)	(2) 3'-0" x 7'-0" x 1 3/4"	B	ALUM.	BRONZE	F3	ALUM.	BRONZE	-	2	MOUNT BOTTOM OF DOOR FRAME LEVEL WITH TOP OF FLOOR TILE
101A	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-	-	
101B	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-	-	
101C	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-	-	
101D	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-	-	
101E	DINING ROOM	3'-0" x 5'-0"				F6	ALUM.	BRONZE	-	-	
101F	TO PATIO	6'-4" x 8'-2" x 1 3/4"	B	ALUM.	BRONZE	F4	ALUM.	BRONZE	-	3	
102	WOMENS	3'-0" x 7'-0" x 1 3/4"	A	L.C.	PLAM	F1	H.M.	PNT	-	5	UNDERCUT BY 1". - PLAM: WILSONART LIMBER MAPLE 10734-60
103	MENS	3'-0" x 7'-0" x 1 3/4"	A	L.C.	PLAM	F1	H.M.	PNT	-	5	UNDERCUT BY 1". - PLAM: WILSONART LIMBER MAPLE 10734-60
104	DRIVE THRU	9'-0" x 5'-0"				F7	ALUM.	CLR	-	-	
106	OFFICE	3'-0" x 7'-0" x 1 3/4"	A	L.C.	PLAM	F1	H.M.	PNT	-	6	UNDERCUT BY 1". - PLAM: WILSONART LIMBER MAPLE 10734-60
107	SERVICE	3'-6" x 7'-0" x 1 3/4"	A	H.M.	H.M.	F1	H.M.	PNT	-	4	SEE EXTERIOR ELEVATIONS FOR COLOR

**NOTES:**  
 1. LUMBER CORE DOORS, (ALSO KNOW AS "LAMINATED STRAND LUMBER") SIZE AS PER PLAN AND SCHEDULE. ALL EDGES/SURFACES TO BE COVERED WITH PLASTIC LAMINATE.  
 2. HOLLOW METAL DOOR(S), SIZE AS PER PLAN AND SCHEDULE. (HOT ROLLED LEVEL 2 MODEL 2) STEEL TO BE 18 Ga., INTERIOR TO BE FOAM INSULATION, WITH INTEGRAL REINFORCEMENT FOR CLOSURE AND PANIC HARDWARE.  
 ALUM = ALUMINUM  
 HM = HOLLOW METAL  
 LC = LUMBER CORE  
 BRZ = ANODIZED ALUMINUM STATUTORY BRONZE FINISH  
 CLR = ANODIZED ALUMINUM CLEAR FINISH  
 PNT = SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR COLOR

**HARDWARE GROUPS** NATIONAL ACCOUNT DOOR HARDWARE HAMILTON PARKER, SEE NATIONAL VENDORS LIST

<p><b>GROUP #1:</b> TYPICAL EXTERIOR VESTIBULE DOORS</p> <ul style="list-style-type: none"> <li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li> <li>HINGE(S): HAGER MFG. MDL #B81199 32D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" THK., (4) HINGE(S) PER LEAF.</li> <li>KEYED CYLINDERS: HAGER MFG. MDL# 3902 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYS ALIKE. (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE)</li> <li>SPOON HANDLE (PROVIDED &amp; INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM HJC, SEE ADQ NATIONAL VENDORS LIST)</li> <li>PUSH BAR: HAGER MFG., 130S</li> <li>SWEEP: HAGER MFG., MDL #801SB, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.</li> <li>THRESHOLD: HAGER MFG., MDL #412 S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.</li> <li>WEATHERSTRIPPING: PART OF DOOR MANUFACTURERS PACKAGE</li> </ul> <p>1. THE G.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)            2. THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK &amp; HANDLE HEIGHTS.</p>	<p><b>GROUP #2:</b> TYPICAL INTERIOR VESTIBULE DOORS</p> <ul style="list-style-type: none"> <li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li> <li>HINGE(S): HAGER MFG. MDL #B81199 32D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" THK., (4) HINGE(S) PER LEAF.</li> <li>PUSH/PULL: EMERGENCY PUSH BAR, 2D, &amp; MDL#1590 RH COMBO 32D.</li> </ul> <p>-G.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)            -THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK &amp; HANDLE HEIGHTS.</p>	<p><b>GROUP #3:</b> TYPICAL EXTERIOR PATIO/EGRESS DOOR</p> <ul style="list-style-type: none"> <li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li> <li>DEAD BOLT: ADAMS RITE MS1850S</li> <li>HINGE(S): HAGER MFG. MDL #B81199 32D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" THK., (4) HINGE(S) PER LEAF.</li> <li>KEYED CYLINDERS: HAGER MFG. MDL# 3902 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYS ALIKE. (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE)</li> <li>SPOON HANDLE (PROVIDED &amp; INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM HJC, SEE ADQ NATIONAL VENDORS LIST)</li> <li>PUSH BAR: HAGER MFG., 130</li> <li>SWEEP: HAGER MFG., MDL #801SB, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.</li> <li>THRESHOLD: HAGER MFG., MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.</li> <li>WEATHERSTRIPPING: PART OF DOOR MANUFACTURERS PACKAGE.</li> </ul> <p>-G.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED)            -THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK &amp; HANDLE HEIGHTS.</p>
<p><b>GROUP #4:</b> TYPICAL REAR SERVICE DOOR</p> <ul style="list-style-type: none"> <li>CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER.</li> <li>EXIT DEVICE: HAGER MFG., MDL #4701 RIM US28, SPRAYED ALUMINUM FINISH.</li> <li>HINGE(S): HAGER MFG., MDL #ECBB 1100 US26D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.134" THK., (4) HINGE(S) PER LEAF.</li> <li>KICK PLATE: HAGER MFG., MDL #ARMOR PLATE, 40"W X 20"H X 0.05" THK.</li> <li>PROTECTOR, TRIM: HAGER, MFG., MDL #D2250</li> <li>PULL: HAGER MFG., MDL#4J32D, (EXTERIOR SIDE OF DOOR).</li> <li>SWEEP: HAGER MFG., MDL #801S V, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH.</li> <li>THRESHOLD: HAGER MFG., MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH.</li> <li>VIEWER: HAGER MFG., 1756 US26D, 200 DEGREE VIEW (FACTORY INSTALLED).</li> <li>WEATHERSTRIPPING: HAGER MFG., MDL #891S V, MIL ALUM FINISH, SIZED TO FIT DOOR.</li> </ul>	<p><b>GROUP #5:</b> TYPICAL RESTROOM DOOR</p> <ul style="list-style-type: none"> <li>CLOSER: HAGER MFG. MODEL #5200 CLOSER.</li> <li>HINGE(S): HAGER MFG., MDL #ECBB 1100 US26D, 4.5" X 4.5" X 0.134" THK., (3) HINGE(S) PER LEAF.</li> <li>KICK PLATE: HAGER MFG., MDL#1905 18 Ga. 34"W X 10"H X 0.05" THK. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR).</li> <li>STOP, DOOR: HAGER MFG., MDL #232W 32D, BRUSHED CHROME, 2 1/2" DIA. WALL MOUNT.</li> <li>4x16 PUSH PLATE</li> <li>PULL HANDLE: HAGER 3E320</li> </ul>	<p><b>GROUP #6:</b> TYPICAL OFFICE DOOR</p> <ul style="list-style-type: none"> <li>CLOSER: HAGER MFG. MODEL #5200 CLOSER</li> <li>HINGE(S): HAGER MFG., MDL #ECBB 1100 US26D, 4.5" X 4.5" X 0.134" THK., (3) HINGE(S) PER LEAF.</li> <li>KICK PLATE: HAGER MFG., MDL#1905 18 Ga. 34"W X 10"H X 0.05" THK. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR).</li> <li>STOP, DOOR: HAGER MFG., MDL #232W 32D, BRUSHED CHROME, 2 1/2" DIA. WALL MOUNT.</li> <li>LOCKSET: 3553 US26D-WITHNELL (KEYED)</li> </ul>

**1 FRONT ELEVATION**



**2 REAR ELEVATION**



P. O. Box 5300  
 TYLER TX 75712  
 T 903.877.4128  
 F 903.877.4449  
 www.layconstruct.com

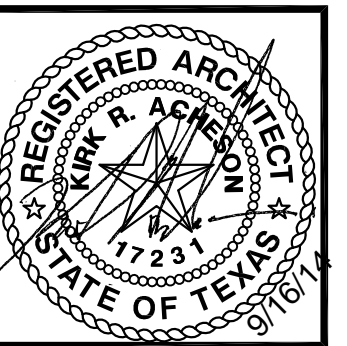
**LAY**  
 DESIGN / BUILD

ALL DRAWINGS AND WRITTEN MATERIAL ARE THE PROPERTY OF LAY CONSTRUCTION AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

2014 LAY CONSTRUCTION, LLC. ALL RIGHTS RESERVED.

**T**  
 TOTAL ENGINEERING SERVICES LLC  
 103 COMMUNITY BLVD  
 LONGVIEW, TX 75605  
 903.212.2856  
 te-services.com

TYPE FROM 1000



**DQ**  
 Restaurant

AMERICAN DAIRY QUEEN  
 MINNEAPOLIS, MN U.S.A.  
 \*REGISTERED U.S. PATENT OFFICE.  
 AMERICAN DAIRY QUEEN CORPORATION. THIS DRAWING, ITS DESIGN DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (ADQ) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT ADQ CONSENT.

**BUILDING TYPE:**  
 DAIRY QUEEN  
 TEXAS

**NEW BUILDING**  
**DAIRY QUEEN**  
 1801 SOUTH GOLIAD STREET  
 ROCKWALL, TEXAS 75087

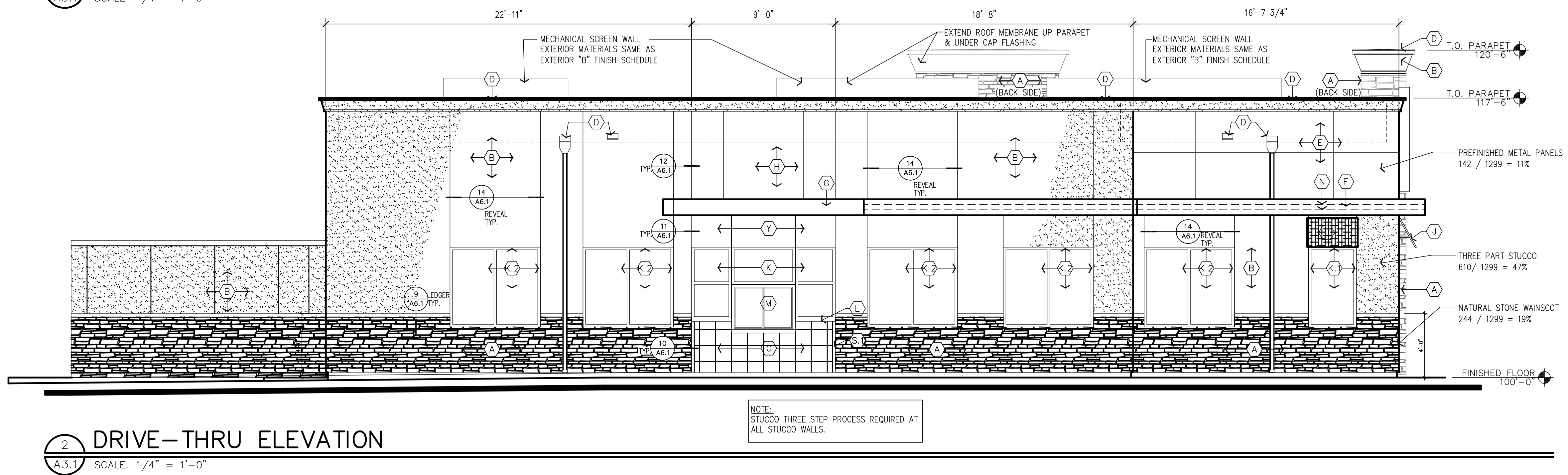
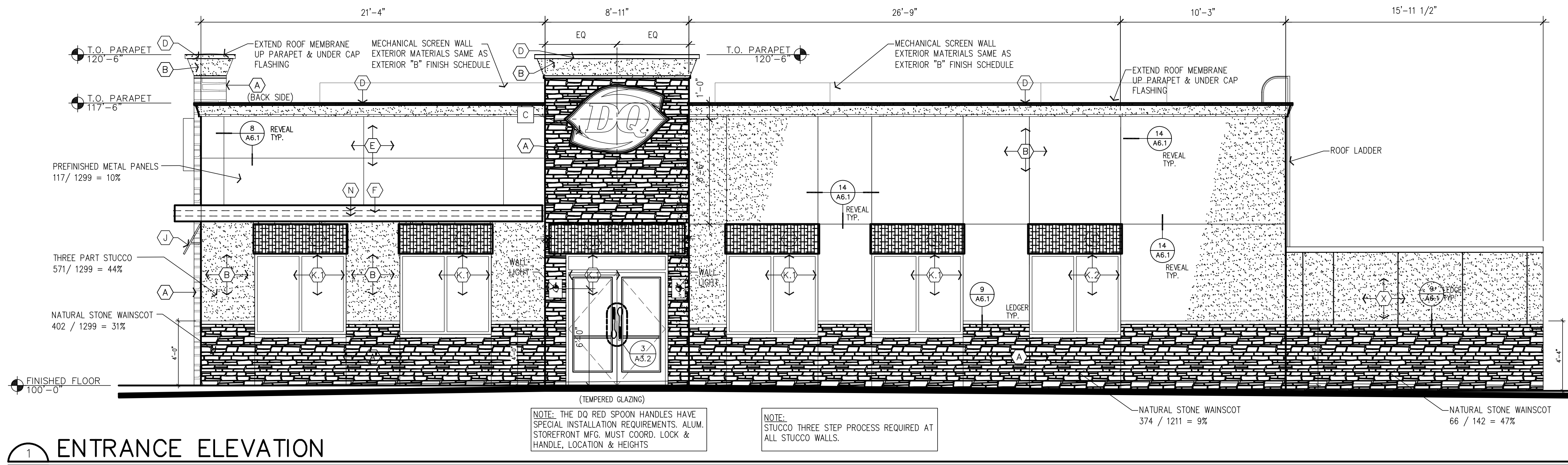
REVISIONS	
NO.	DATE

DATE:  
 08/27/2014

PROJECT NO.  
**LAY 14 002**

SHEET NO.  
**A3.2**

ELEVATIONS; DOOR & FRAME TYPES



**EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)**

- A** STONE:  
MFR: NATURAL STONE  
STYLE: QUARRIED STONE  
COLOR: CHARDONNAY 2006  
GROUT: GREY
- B** THREE STEP PROCESS STUCCO:  
MFR: STUCCO APPLICATION  
COLOR: NA11-0034 (MATCHES BENJAMIN MOORE SANDY BROWN #1046)  
FINISH: 306 MEDIUM SAND  
NOTE: PROVIDE STUCCO THREE STEP PROCESS \*\*REQUIRED\*\* AT ALL AREAS INDICATED AND LABELED AS STUCCO.
- C** CERAMIC TILE:  
MFR: MARAZZI  
SERIES: I COLORI  
COLOR: CRAYONS RED LUSTER  
SIZE: 12"x12"  
GROUT: "LATICRETE"  
GROUT COLOR: ALMOND 85  
SUPPLIER: HJC  
NOTE: MUST BE INSTALLED PER TILE COUNCIL OF NORTH AMERICA "W244E-09" AND ANSI "A118.4"
- D** COPING & SCUPPERS:  
MFR: UNA-CLAD  
MATERIAL: 24 GA. STEEL  
COLOR: ALMOND  
FINISH: KYNAR 500
- E** METAL PANEL:  
MFR: ALPOLIC  
STYLE: 3MM  
COLOR: DQ RED  
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.  
VENDOR: NU LOOK EXTERIORS
- F** METAL EYEBROW & FLASHING:  
MFR: UNA-CLAD  
STYLE: .040 ALUMINUM  
COLOR: MATTE BLACK  
FINISH: KYNAR 500  
VENDOR: NU LOOK EXTERIORS
- G** METAL CANOPY & FLASHING:  
MFR: UNA-CLAD  
STYLE: .040 ALUMINUM  
COLOR: CLEAR ANODIZED SATIN  
VENDOR: NU LOOK EXTERIORS
- H** METAL PANEL:  
MFR: ALPOLIC  
MATERIAL: 3MM  
COLOR: DQ BLUE  
VENDOR: NU LOOK EXTERIORS
- J** FABRIC AWNING:  
MFR: COOL PLANET AWNING  
MATERIAL: SUNBRELLA  
COLOR: JOCKEY RED  
FRAME: 1"x1" ALUMINUM (WELD ALL JOINTS, GRIND SMOOTH)  
FINISH: ANODIZED CLEAR SATIN  
VENDOR: COOL PLANET AWNING OR HJC
- K** STOREFRONT:  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
GLAZING: CLEAR, 1" INSULATED, LOW E
- K1** STOREFRONT:  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM  
GLAZING: CLEAR, 1" INSULATED, LOW E
- K2** STOREFRONT:  
MFR: YKK AP AMERICA INC.  
STYLE: 2"x4 1/2"  
FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM  
GLAZING: SPANDREL GLASS
- L** WINDOW SILL FLASHING:  
MFR: YKK AP AMERICA INC.  
FINISH: ANODIZED CLEAR SATIN  
SIZE: 2" AS REQ'D BY LOCATION
- M** DRIVE-THRU WINDOW:  
MFR: QUIKSERV  
MATERIAL: ALUMINUM  
FINISH: ANODIZED CLEAR SATIN  
VENDOR: N. WASSERSTROM & SONS
- N** STRIP LIGHTING:  
MFR: MORGAN HOPE  
STYLE: LED-FLEX WITH BLACK TRACK  
MODEL: LED-MH-120V-EB (BLUE LED)  
VENDOR: HJC  
NOTE: MUST BE INSTALLED PER MANUFACTURERS REQUIREMENTS
- O** SOLID COLOR STAIN:  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN #1046  
PRODUCT: ARBORCOAT WATERBORNE SOLID COLOR STAIN #640  
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)
- S1** TRANSITION TRIM:  
SIZE: 1 1/2"D. x2"W. HAT CHANNEL  
FINISH: CLEAR SATIN ANODIZED ALUMINUM
- T** PAINT:  
MFR: BENJAMIN MOORE  
COLOR: SANDY BROWN #1046  
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634  
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- X** WALKIN COOLER/FREEZER:  
MFR: NORLAKE  
COLOR: PREFINISHED FROM MANUFACTURER TO MATCH BUILDING  
VENDOR: WASSERSTROM  
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS
- Y** BREAK METAL CLOSURE:  
MFR: UNA-CLAD  
FINISH: CLEAR SATIN ANODIZED ALUMINUM  
VENDOR: NU LOOK EXTERIORS

**TRANSPARENCY PERCENTAGES:**

NORTH WALL (FRONT ELEVATION):	128 / 755 = 17%
SOUTH WALL (REAR ELEVATION):	= 0%
DRIVE THRU ELEVATION:	201 / 1299 = 16%
ENTRY ELEVATION:	192 / 1299 = 15%

**FACADE RHYTHMS:**

THE RHYTHMS OF THE SIDE FACADES TO NOT EXCEED 30'-0" RHYTHM BEFORE INTRODUCING A VARIETY OR CHANGE IN PLANE, STEPPING PORTIONS OF FACADE IN AND OUT, COLUMNS AND PILASTERS, OR CHANGE IN COLOR TYPE.

THE TOP DIMENSIONS TO INDICATE FACADE RHYTHMS FREQUENCY REQUIREMENTS AND CHANGES.

**ENTRANCE ELEVATION:**

- WAINSCOT NATURAL STONE = 31%
- METAL PANELS = 10%
- THREE PART STUCCO = 44%
- GLASS & STOREFRONT = 15%

**DRIVE THRU ELEVATIONS:**

- WAINSCOT NATURAL STONE = 20%
- METAL PANELS = 11%
- THREE PART STUCCO = 47%
- GLASS & DRIVE THRU = 16%
- WALL TILE = 6%

**FRONT ELEVATION:**

- WAINSCOT NATURAL STONE = 42%
- METAL PANELS = 5%
- THREE PART STUCCO = 36%
- GLASS & ENTRY = 17%

**REAR ELEVATION:**

- WAINSCOT NATURAL STONE = 25%
- THREE PART STUCCO = 75%

P. O. Box 5300  
 TYLER TX 75712  
 T 903.877.4128  
 F 903.877.4449  
 www.layconstitutions.com

**LAY DESIGN / BUILD**

ALL DRAWINGS AND WRITTEN MATERIAL APPLICABLE TO THIS PROJECT ARE UNPUBLISHED WORK OF THE ARCHITECT OR ENGINEER AND ARE NOT TO BE REPRODUCED, COPIED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

© 2014 LAY CONSTRUCTION, LLC. ALL RIGHTS RESERVED.

**TE**  
 TOTAL ENGINEERING SERVICES LLC  
 103 COMMUNITY BLVD  
 LONGVIEW, TX 75605  
 903.212.2856  
 te-services.com

TYPE FROM 0105

REGISTERED ARCHITECT  
 STATE OF TEXAS

**Restaurant**

AMERICAN DAIRY QUEEN  
 MINNEAPOLIS, MN U.S.A.  
 \*REGISTERED U.S. PATENT OFFICE.  
 AMERICAN DAIRY QUEEN CORPORATION. THIS DRAWING, ITS DESIGN DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (AQD) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT AQD CONSENT.

BUILDING TYPE:  
 DAIRY QUEEN  
 TEXAS

NEW BUILDING  
**DAIRY QUEEN**  
 1801 SOUTH GOLIAD STREET  
 ROCKWALL, TEXAS 75087

REVISIONS	
NO.	DATE

DATE:  
 08/27/2014

PROJECT NO.  
**LAY 14 002**

SHEET NO.  
**A3.1**

EXTERIOR ELEVATIONS

Filename: PLAY 14 002 - LAY Construction - 03 Rockwall TX 08/27/14 1:57:59 PM  
 Project: 8/19/2014 1:57:59 PM  
 Copyright © 2011, TOTAL ENGINEERING SERVICES, LLC

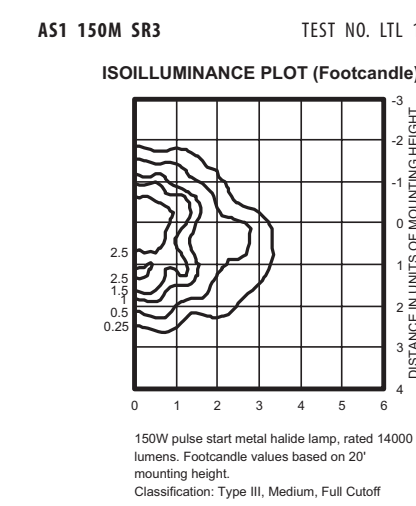
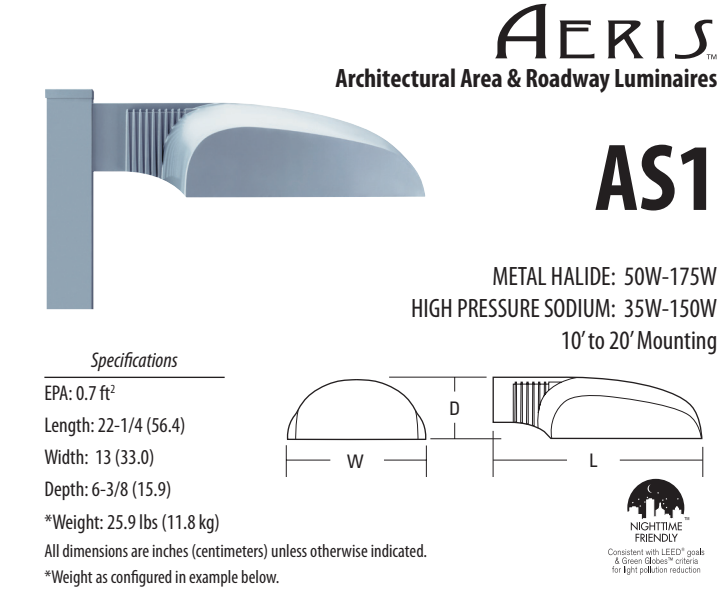
**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Streets, walkways, parking lots and surrounding areas.  
**CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact resistant, tempered glass lens (3 1/2" thick). Door frame is fully gasketed with one-piece tubular silicone. US Patent No. 6,947,576; Canada Patent No. 2,432,424.  
**FINISH** — Standard finish is dark bronze polyester powder finish. Additional architectural are available.  
**OPTICAL SYSTEM** — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Four full cutoff distributions available: Type II (roadway), Type III (symmetric), Type IV (forward throw) and Type V (symmetric square).  
**ELECTRICAL SYSTEM** — Ballast: High reactance, high power factor for 50-150W. Constant wattage autotransformer for 175W. Metal halide 150W and below are standard with pulse-start ignitor technology. Ballasts are 100% factory tested. All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs. CSA, NEMA or IHL required for probe start (alignments outside of the US for 175W. Not available with 175W SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, better maintenance and longer lamp life are desired.  
**Sockets**: Pin-in-hat, horizontally-mounted medium base socket with copper alloy, nickel-plated screw shell and center contact.  
**INSTALLATION** — Integral arm for pole or wall mounting. Optional mountings available.  
**LISTING** — UL Listed (standard), CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 Standard.  
**WARRANTY** — 1-year limited warranty. Complete warranty terms located at

**ORDERING INFORMATION** For shortest lead times, configure products using standard options (shown in bold).

Example: AS1 100M SR3 TB SPA LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting	Options	Finish*	Lamp*
AS1	Metal halide	SR2	Segmented roadway	120V	(Blank) Magnetic ballast	SPA Square pole mounting	DBL Dark bronze	LPI Lamp included
	500W	SR3	Segmented roadway	200V	CWI Constant wattage isolated	RPA Round pole mounting	DCG Charcoal gray	L/LP Less lamp
	1000W	SR3	Segmented roadway	277V	CWI Constant wattage isolated	EC Emergency circuit**	DMB Medium bronze	
	1500W	SR3	Segmented roadway	347V	CWI Constant wattage isolated	PER NEMA twist-lock receptacle only (no photocell)	DNA Natural aluminum	
	175W	SR4SC	Segmented roadway	480V	SCWA Super CWA pulse start ballast	QRS Quartz envelope system**	DWH White	
	Ceramic metal halide	SR3	Segmented roadway	200V	SCWA Super CWA pulse start ballast	HS House side shield (SR2, SR3)**	Super Durable Finishes	
	500W	SR3	Segmented roadway	277V	SCWA Super CWA pulse start ballast	CSA Listed and labeled to comply with Canadian standards	DOBK Dark bronze	
	1000W	SR3	Segmented roadway	347V	SCWA Super CWA pulse start ballast	NOM NOM overleaf†	DBLD Black	
	1500W	SR3	Segmented roadway	480V	SCWA Super CWA pulse start ballast	INTL International shipment for 175W	DNATD Natural aluminum	
	175W	SR3	Segmented roadway	200V	SCWA Super CWA pulse start ballast	DCAS1 Decorative curved arm, square pole only	DWHD White	
	500W	SR3	Segmented roadway	277V	SCWA Super CWA pulse start ballast	DCAS1R Decorative curved arm, round pole only	DOBTK Textured dark bronze	
	1000W	SR3	Segmented roadway	347V	SCWA Super CWA pulse start ballast	PE1 NEMA twist-lock PE (120, 208, 240V)	DBLBD Textured black	
	1500W	SR3	Segmented roadway	480V	SCWA Super CWA pulse start ballast	PE3 NEMA twist-lock PE (347V)	DNATD Natural aluminum	
	175W	SR3	Segmented roadway	200V	SCWA Super CWA pulse start ballast	PE4 NEMA twist-lock PE (180V)	DNATD Natural aluminum	
	500W	SR3	Segmented roadway	277V	SCWA Super CWA pulse start ballast	PE7 NEMA twist-lock PE (277V)	DWHDG Textured white	
	1000W	SR3	Segmented roadway	347V	SCWA Super CWA pulse start ballast	SC Starting cap		
	1500W	SR3	Segmented roadway	480V	SCWA Super CWA pulse start ballast	VC Vandal guard††		

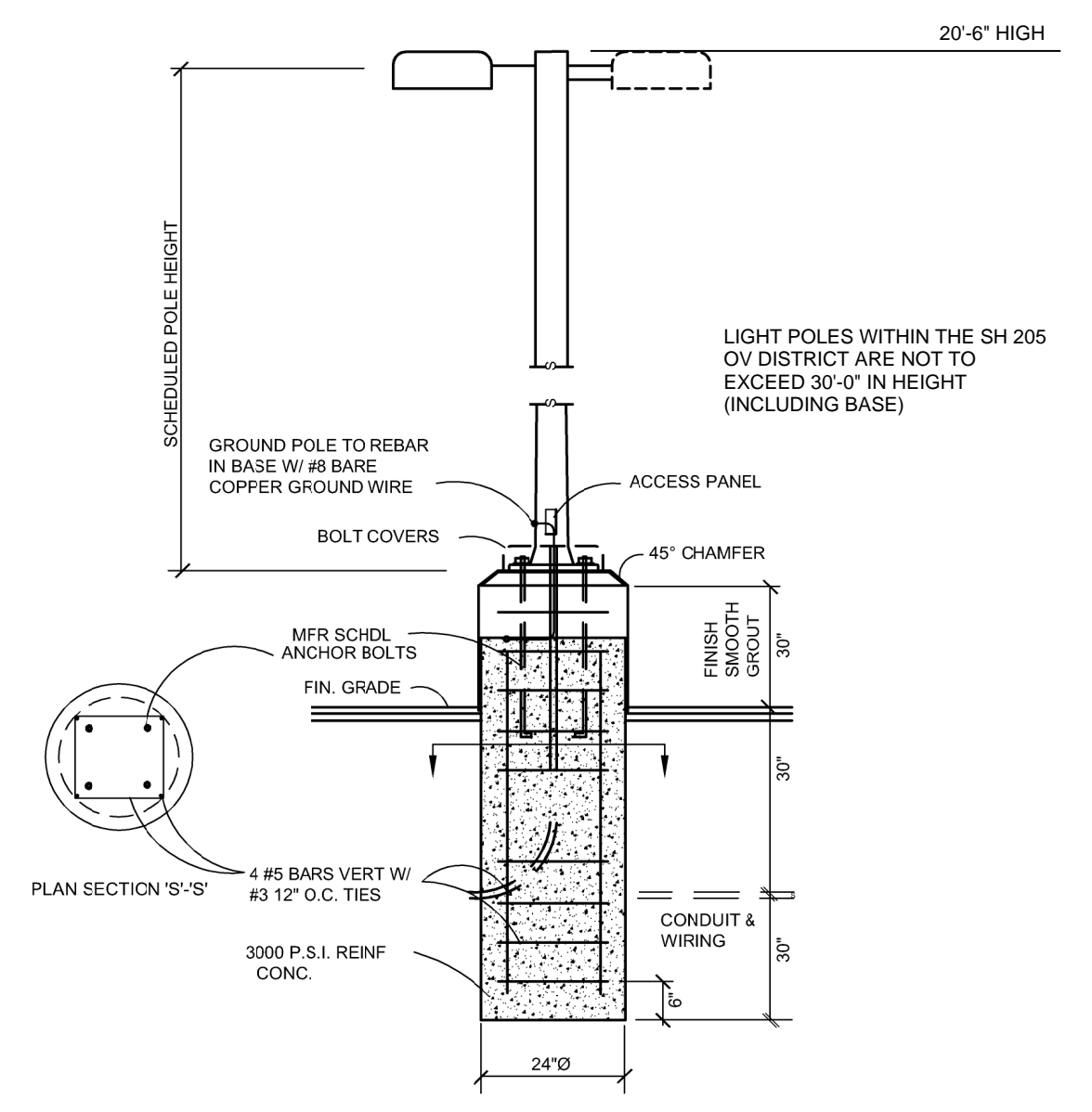
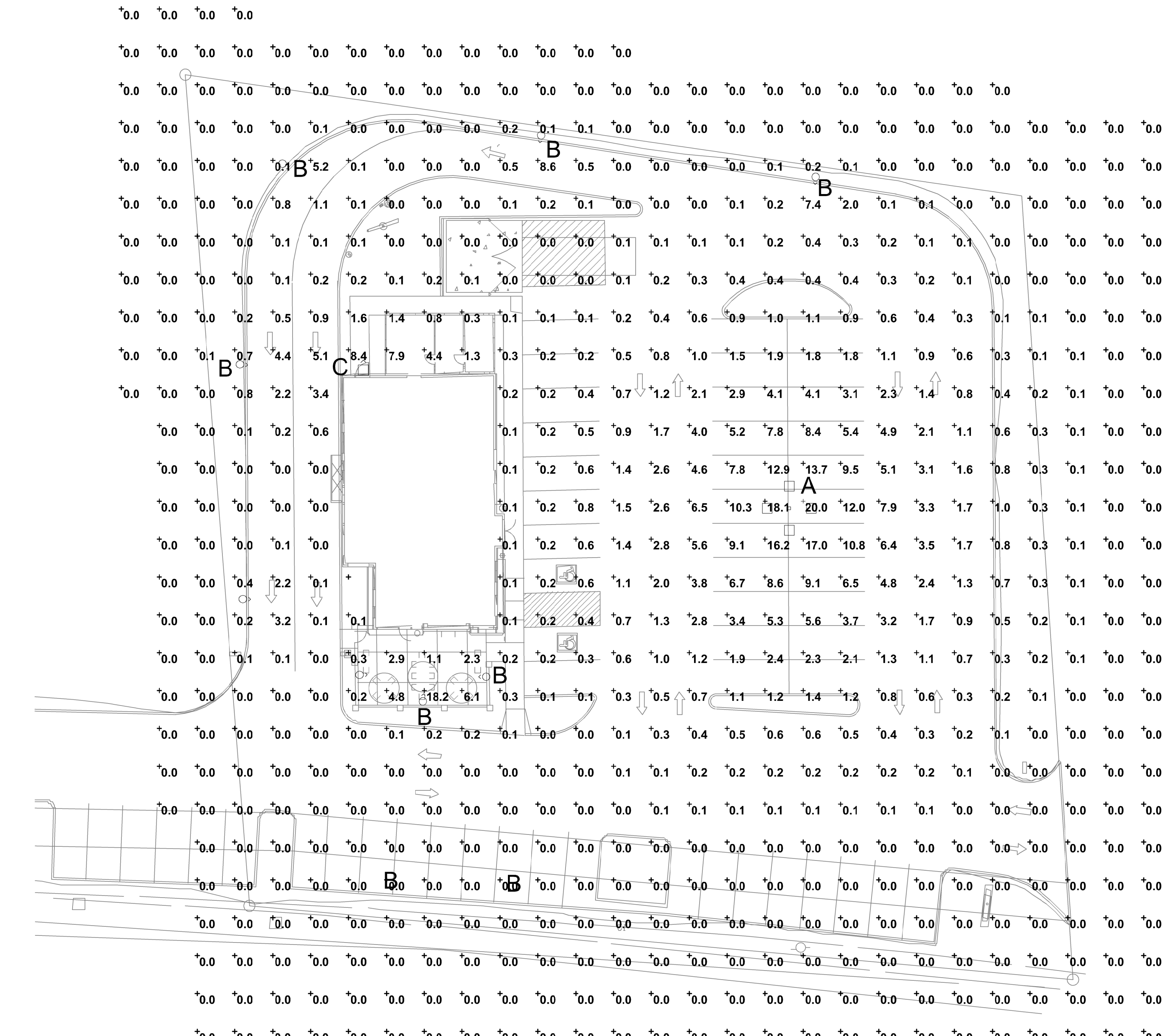


**LUMINAIRE SCHEDULE**

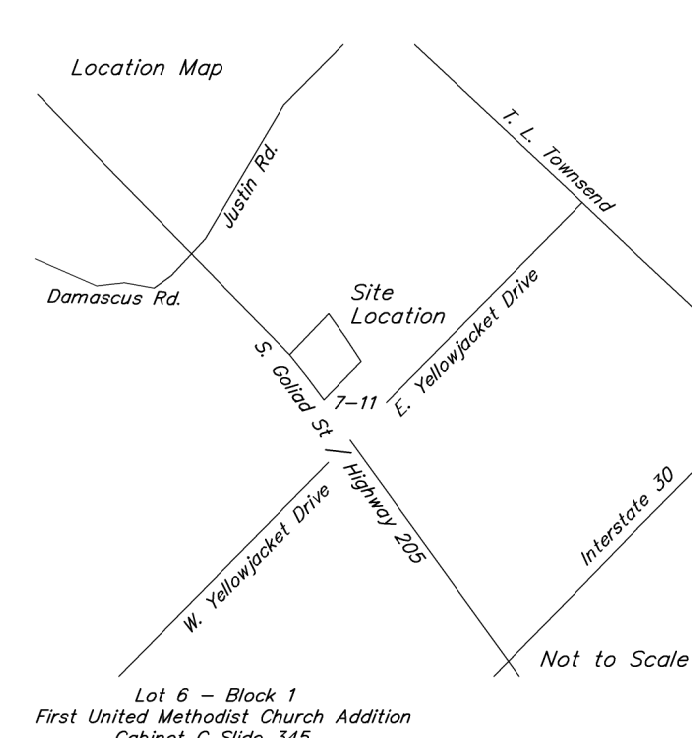
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
A	AS1 150MHC SR3 HS	1	AS1 150MHC SR3 HS	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR3 REFLECTOR, BLACK INTERNAL HOUSE SIDE SHIELD, MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 150-WATT CLEAR ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	AS1_150MHC_SR3_HS.ies	14000	1.00	832
B	MRBX 100M ASY HS	8	MRBX 100M ASY HS	Omero Architectural Bollard, 100W Metal Halide, Coated Lamp Asymmetric Distribution (ASY), Houseside Shield	ONE 100-WATT COATED BD17 CERAMIC METAL HALIDE, VERTICAL BASE DOWN POS.	MRBX_100M_ASY_HS.ies	8400	1.00	125
C	ASW1 100M SR2	1	ASW1 100M SR2	AERIS ARCHITECTURAL BUILDING MOUNTED LUMINAIRE, SR2 (SEGMENTED TYPE II ROADWAY) DISTRIBUTION, 100W MH W CLEAR LAMP, MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 100-WATT CLEAR ED17 METAL HALIDE, HORIZONTAL POS.	ASW1_100M_SR2.ies	8500	1.00	140

**LUMINAIRE LOCATIONS**

No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	Aim
1	A	413.1	663.4	18.0	18.0	90.0	0.0				
2	B	298.8	624.8	4.0	4.0	91.4	0.0	298.8	624.8	0.0	
3	B	337.8	625.1	4.0	4.0	268.8	0.0	337.8	625.1	0.0	
4	B	272.9	706.9	4.0	4.0	105.7	0.0	272.9	706.9	0.0	
5	B	285.8	759.9	4.0	4.0	150.3	0.0	285.8	759.9	0.0	
6	B	318.1	613.9	4.0	4.0	1.4	0.0	318.1	613.9	0.0	
7	B	272.7	643.8	4.0	4.0	97.1	0.0	272.7	643.8	0.0	
8	B	353.4	765.7	4.0	4.0	181.1	0.0	353.4	765.7	0.0	
9	B	425.2	754.4	4.0	4.0	186.0	0.0	425.2	754.4	0.0	
10	C	302.6	704.4	8.0	8.0	-0.3	0.0	302.6	704.4	0.0	



**2 LIGHT POLE DETAIL**  
SCALE: NTS



**1 SITE PHOTOMETRIC PLAN**  
SCALE: 1" = 20'

P. O. Box 5300  
 TYLER TX 75712  
 T 903.877.4128  
 F 903.877.4449  
 www.layconstructionllc.com

**LAY DESIGN / BUILD**

ALL DRAWINGS AND WRITTEN MATERIAL, INCLUDING PERMITS, CONTRACTS, PROPOSALS, SPECIFICATIONS, AND ANY OTHER DOCUMENTS, ARE THE PROPERTY OF LAY CONSTRUCTION, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

2014 LAY CONSTRUCTION, LLC  
 ALL RIGHTS RESERVED

**TE**  
**TOTAL ENGINEERING SERVICES, LLC**  
 103 COMMUNITY BLVD.  
 LONGVIEW, TX 75605  
 903.212.2855  
 te-services.com

TBE-FRM-1325

08/27/14  
 CHARLES A. THOMPSON  
 68855

**Restaurant**  
 AMERICAN DAIRY QUEEN  
 MINNEAPOLIS, MN U.S.A.  
 \*REGISTERED U.S. PATENT OFFICE  
 AMERICAN DAIRY QUEEN CORPORATION. THIS DRAWING, ITS DESIGN, DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (ADQ) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT ADQ CONSENT.

**BUILDING TYPE: DAIRY QUEEN TEXAS**

**NEW BUILDING DAIRY QUEEN**  
**1801 SOUTH GOLIAID STREET**  
**ROCKWALL, TEXAS**

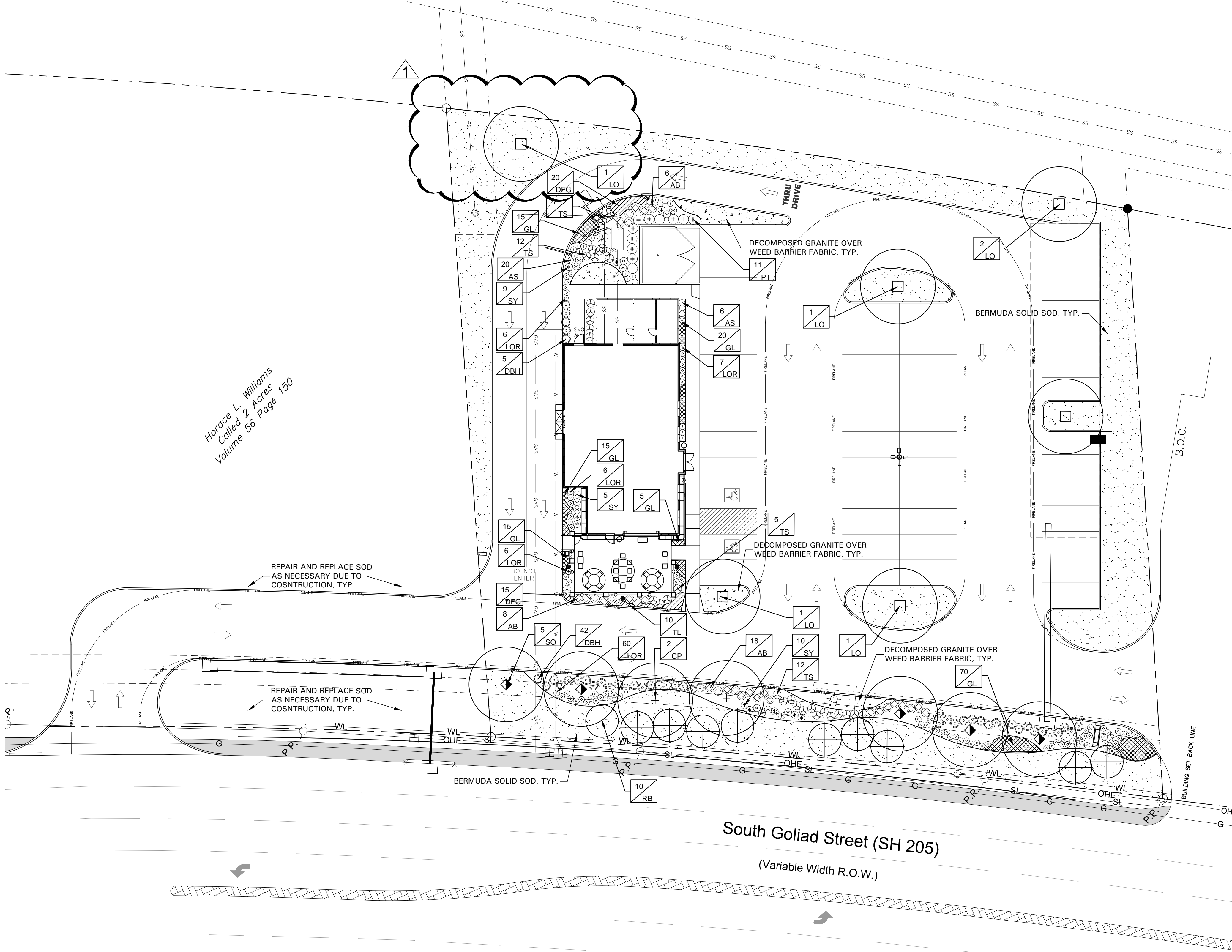
**REVISIONS**

NO.	DATE

DATE: 08/27/2014  
 PROJECT NO. LAY 14 002  
 SHEET NO. E1.1  
 ISSUED FOR REVIEW ONLY  
 SITE PHOTOMETRIC PLAN

SP 2014-018

Horace L. Williams  
 Cored 2 Acres  
 Volume 56 Page 150



**GENERAL LAWN NOTES**

EROSION CONTROL AND SOIL PREPARATION:  
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL 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. SOD SHALL BE REPLACED IF NECESSARY.

**SOLID SOD:**  
 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. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GRASS IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

**HYDROMULCH:**  
 SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

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.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 12". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING, EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

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

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.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

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.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE WITH WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**  
 IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS 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 REQUIREMENTS:**  
 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:**  
 STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.  
 RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.  
 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.  
 BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

**LANDSCAPE TABULATIONS**  
 ROCKWALL, TEXAS - SH205 Overlay

**I-30 OVERLAY REQUIREMENTS**

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

South Goliad (SH205) = 237 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	7 canopy trees, 4" cal.
10 accent trees, 4" ht.	10 accent trees, 4" ht.

**PARKING LOT LANDSCAPE**

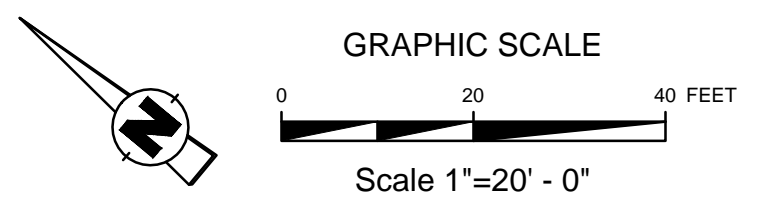
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (47 parking spaces)

REQUIRED	PROVIDED
screen N/A	screen N/A
5 canopy trees, 4" cal.	5 canopy trees, 4" cal.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>TREES</b>					
2	CP	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	12' ht., 4' spread, matching
6	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	12' ht., 4' spread, matching
10	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
5	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal.	12' ht., 5' spread
<b>SHRUBS/GROUND COVER</b>					
32	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hopleys'</i>	5 gal.	full, 24" spread, 36" o.c.
26	AS	Autumn Sage	<i>Salvia greggii</i>	3 gal.	full, 24" o.c.
47	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
35	DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Little Bunny'</i>	1 gal.	full, 18" o.c.
140	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
85	LOR	Loropetalum 'Shang-lo'	<i>Loropetalum chinense 'Shang-lo'</i>	5 gal.	full, 20" sprd, 24" o.c.
11	PT	Pittosporum	<i>Pittosporum tobira</i>	7 gal.	full, 30" sprd, 40" o.c.
24	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.
10	TL	Texas Lantana	<i>Lantana horrida</i>	1 gal.	full, 18" o.c.
29	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

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.



P. O. Box 5300  
 TYLER TX 75712  
 T 903.877.4128  
 F 903.877.4449  
 www.layconstructionllc.com



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DESIGNER.

© 2013 LAY CONSTRUCTION, LLC  
 ALL RIGHTS RESERVED



12.5.14



AMERICAN DAIRY QUEEN  
 MINNEAPOLIS, MN U.S.A.

**BUILDING TYPE:**  
 DAIRY QUEEN  
 CORE 72  
 TEXAS

**NEW RESTAURANT FOR:**  
**DAIRY QUEEN**  
 1801 S. GOLIAD STREET  
 ROCKWALL, TX 75087

**REVISIONS**

NO.	DATE
1	2.20.15 - city comments

DATE: 12/01/2014

PROJECT NO.  
**130302**

SHEET NO.  
**L1.1**

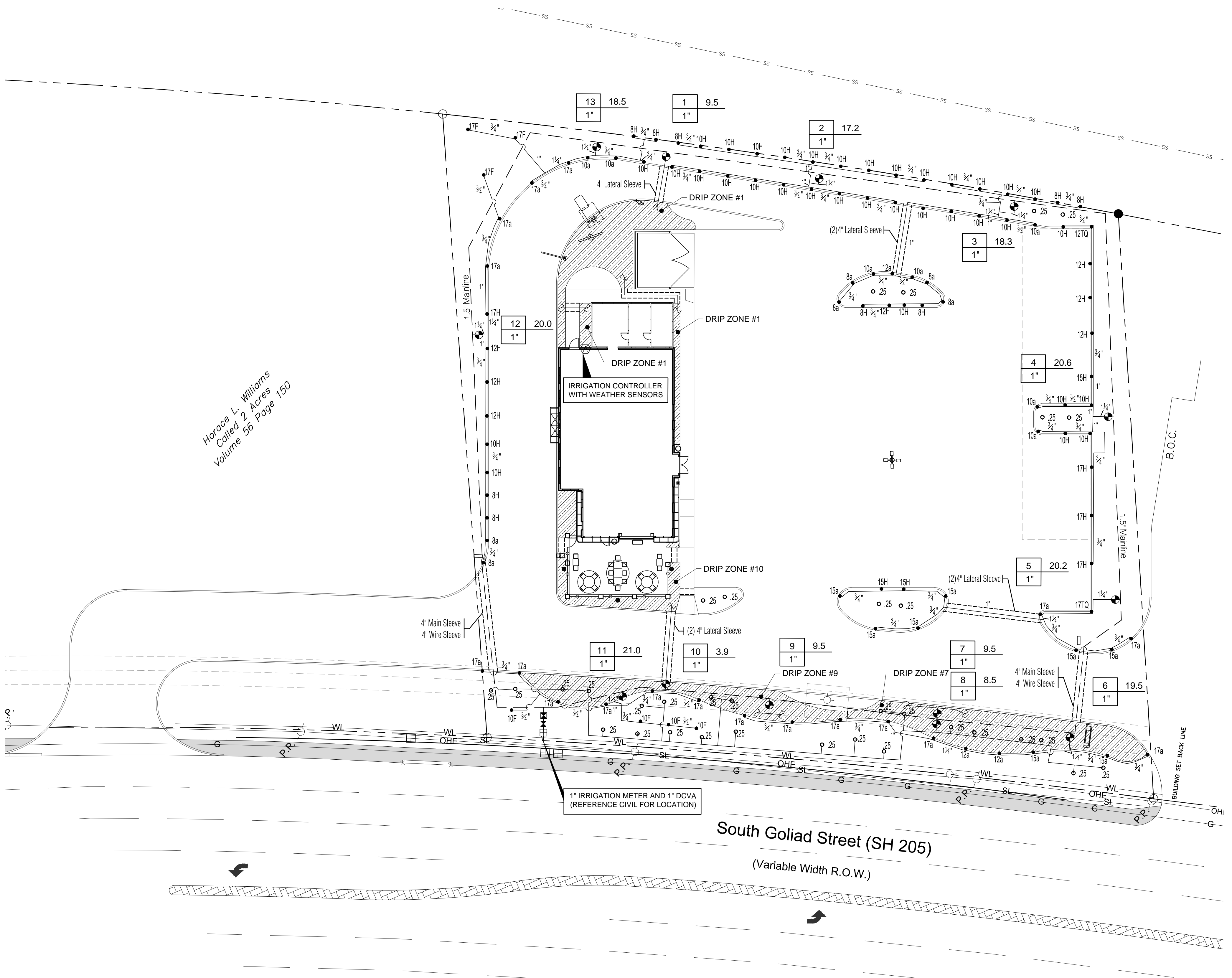
LANDSCAPE PLAN



10321 BRADSHAW DRIVE . FORT WORTH, TX . 76108 512.517.5889



Horace L. Williams  
 Coved 2 Acres  
 Volume 56 Page 150



**SLEEVING NOTES**

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY-FOUR (24) BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2) INCHES LONG AND ONE (1) APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

**IRRIGATION GENERAL NOTES**

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ALL AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN, REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPES UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC ISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE SACKET IN MAIN CONTROL PANEL.
19. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-118 / PO BOX 13087 AUSTIN, TEXAS 78711-3087 WWW.TCEQ.STATE.TX.US

**IRRIGATION PROJECT NOTES**

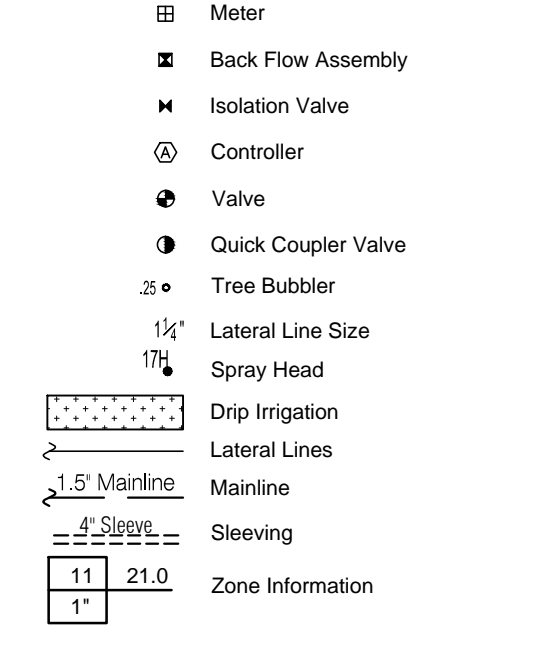
1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORESET OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN PREVIOUS AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF FIFTY (50 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH MATCHED PRECIPITATION RATE NOZZLES. ROTARY NOZZLES SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES.
9. IRRIGATION ROTOR HEADS SHALL BE PRS40 WITH MP2000 AND MP3000 NOZZLES.
5. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
6. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION. REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
7. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 1/2" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
8. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-15 STATION - PC-1500 WITH RAIN AND FREEZE SENSORS.
9. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER IC2-101 (1") AS INDICATED. DRIP TUBING SHALL BE HUNTER PLD-06-18. NETAFIM OR APPROVED EQUAL. DRIPLINE LAYOUT WILL CARRY BASED ON PLANT WATER REQUIREMENTS, SOIL PERCOLATION, AND SUN EXPOSURE. NETAFIM PRODUCTS ARE APPROVED EQUALS.
10. DRIP TUBING/LINES SHALL BE INSTALLED BELOW GRADE WHERE POSSIBLE.
11. ROOT BUBBLERS SHALL BE HUNTER RZWS-36-25, LABELED AS .25, AS INDICATED ON THIS PLAN.
12. ALL 24 VOLT LEAD VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL VALVE CONTROL WIRE UNDER PAVEMENT SHALL BE IN A SEPARATE CONDUIT. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

**SYSTEM COVERAGE**

1. THE SYSTEM AS SHOWN ON THIS SHEET IS ANTICIPATED TO PROVIDE FULL COVERAGE IN ALL LANDSCAPE BEDS.
2. ALL TREES TO RECEIVE BUBBLERS.
3. SPRAY HEADS HAVE BEEN PROVIDED AT BACK OF CURB AND BACK OF BED AREAS SPRAY OUT TOWARDS THE PROPERTY LINE. THIS PROVIDING SINGLE HEAD COVERAGE. IRRIGATION CONTRACTOR AND OWNER TO REVIEW NEIGHBORING PROPERTIES SYSTEMS TO ENSURE FULL COVERAGE IS BEING PROVIDED TO THE AREAS ADJUTING A DEVELOPED SITE.
4. HEADS GRAPHICALLY SHOWN ON PROPERTY LINES SHALL BE PLACED JUST INSIDE PROPERTY.

**NOTE:**  
 THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

**IRRIGATION LEGEND**



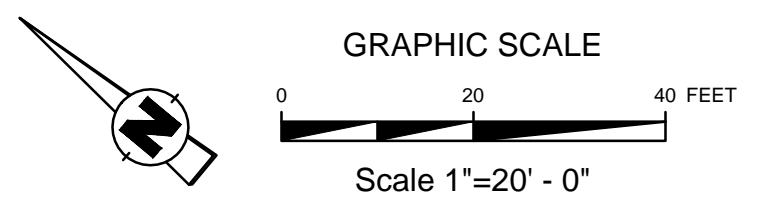
**ZONE INFORMATION**

ZONE	SIZE	GPM	TYPE
1	ICZ-101	9.5	DRIP
2	1" ICV	17.2	SPRAY
3	1" ICV	18.3	SPRAY
4	1" ICV	20.6	SPRAY
5	1" ICV	20.2	SPRAY
6	1" ICV	19.5	SPRAY
7	ICZ-101	9.5	DRIP
8	RZWS-18-25	9.0	BUBBLER
9	ICZ-101	9.5	DRIP
10	ICZ-101	3.9	DRIP
11	1" ICV	21.0	SPRAY
12	1" ICV	20.0	SPRAY
13	1" ICV	18.5	SPRAY
14	OPEN	-	OPEN
15	OPEN	-	OPEN

LANDSCAPE DRIPLINE				
Inlet Pressure	Maximum Lateral Length (Feet)			
	12" Spacing	18" Spacing	24" Spacing	
15 PSI	159	130	222	283
25 PSI	252	171	359	457
35 PSI	304	211	435	558
45 PSI	342	236	489	627
Flow (GPH)	0.6	0.9	0.6	0.9

\*\*\* NOTE: DATA ASSUMES A MINIMUM 8.5 PSI AT LATERAL END \*\*\*

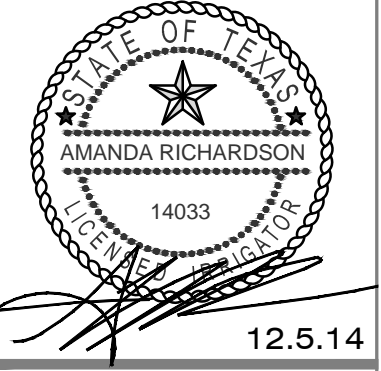
**TXDOT RIGHT-OF-WAY:**  
 NO IRRIGATION IS DESIGNED TO BE INSTALLED IN TXDOT R.O.W. IF OWNER ELECTS TO IRRIGATE AREA, THEY SHALL SECURE THE NECESSARY PERMIT TO DO SO. OTHERWISE, NO IRRIGATION SHALL BE INSTALLED IN THE TXDOT R.O.W. UNDER CURRENT DESIGN.



P. O. Box 5300  
 TYLER TX 75712  
 T 903.877.4128  
 F 903.877.4449  
 www.layconstructionllc.com



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.  
 © 2013 LAY CONSTRUCTION, LLC  
 ALL RIGHTS RESERVED



AMERICAN DAIRY QUEEN  
 MINNEAPOLIS, MN U.S.A.

**BUILDING TYPE:**  
 DAIRY QUEEN  
 CORE 72  
 TEXAS

**NEW RESTAURANT FOR:**  
**DAIRY QUEEN**  
 1801 S. GOLIAD STREET  
 ROCKWALL, TX 75087

REVISIONS	
NO.	DATE

DATE:  
 12/01/2014

PROJECT NO.  
 130302

SHEET NO.  
 L2.1

IRRIGATION PLAN



10321 BRADSHAW DRIVE . FORT WORTH, TX . 76108 512.517.5889

