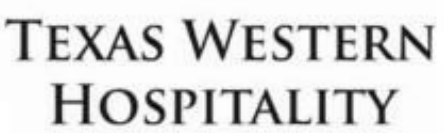



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MICHAEL R. MAYSE, ARCHITECT  
TEXAS # 8306

**Engineer:**

QUORUM DR. & EDWIN LEWIS DR.  
ADDISON, TX 75001



4400 POST OAK PARKWAY, SUITE 2800  
HOUSTON, TX 77027

1		No
2		

sheet title

**SITE PLAN**

# A0.1



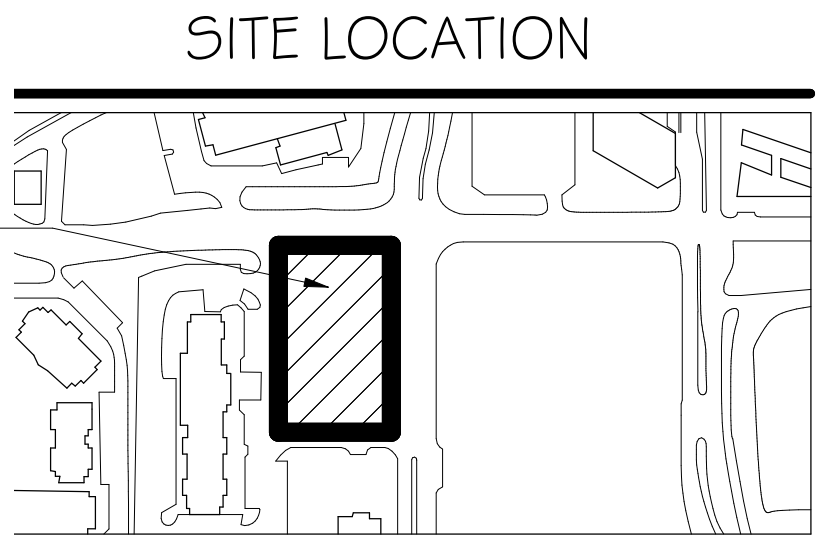
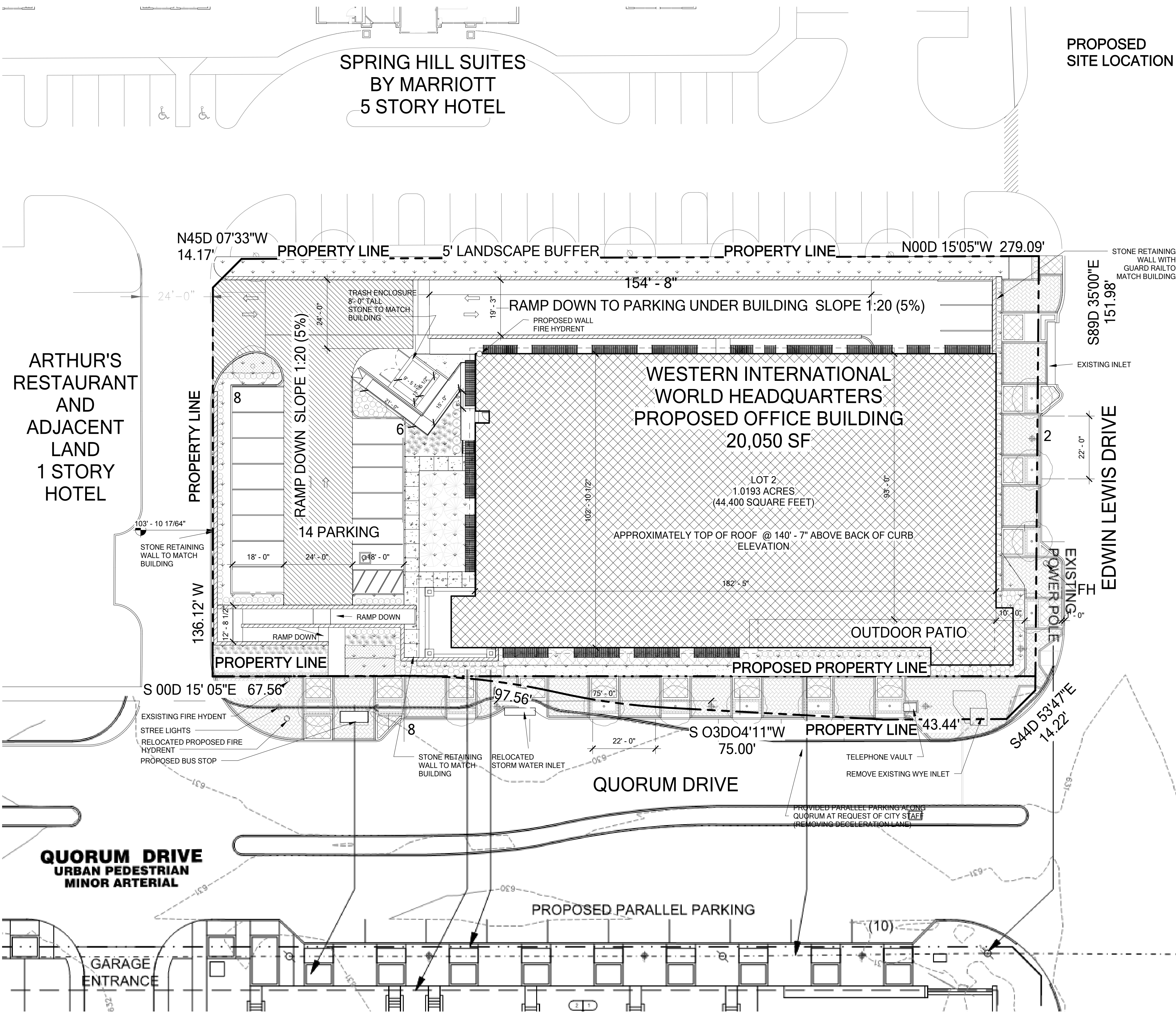
1. ANY REVISIONS TO THIS PALM WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

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LOT 2  
QUORUM CENTRE- EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE G.W. FISHER SURVEY,  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

<h2 style="margin: 0;"><u><b>ACTION</b></u></h2>		
<h3 style="margin: 0;"><b>APPROVED</b></h3>		<h3 style="margin: 0;"><b>DENIED</b></h3>
<b>STAFF</b>	<div style="border-bottom: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <div style="text-align: center;">Date</div>	<div style="border-bottom: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <div style="text-align: center;">Initials</div>
<b>COUNCIL</b>	<div style="border-bottom: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <div style="text-align: center;">Date</div>	<div style="border-bottom: 1px solid black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <div style="text-align: center;">Initials</div>

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project

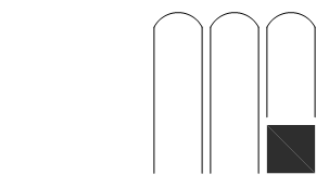


PARKING TABULATION	
<b>PARKING SPACE REQUIRED:</b>	
67 SPACES REQUIRED	
<b>PARKING SPACE PROVIDED:</b>	
REGULAR CARS -9'x18'- GARAGE	36
HANDICAP CAR PARKING -9'x18'- GARAGE	2
REGULAR CARS -9'x18'- SURFACE	14
HANDICAP CAR PARKING -9'x18'- SURFACE	1
PARALLEL PARKING -9'x22'- STREET	10
TOTAL PARKING PROVIDED	63
*NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS".	
SITE LEGEND	
	LANDSCAPE
	SIDEWALK
	RETAINING WALL
	PARKING EASEMENT
	FIRE LANE
	INDICATES TRAFFIC DIRECTION
	PROPOSED PROPERTY LINE
	PROPERTY LINE
	EASEMENT LINE AS INDICATED

SITE INFORMATION	
PROPOSED SUBDIVISION NAME	LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON
BLOCK DESIGNATION	BLOCK A
LOT NUMBER	LOT 2
LOT ACREAGE	1.0193 ACRES
ABSTRACT/ SURVEY NAME	W. FISHER SURVEY
ABSTRACT/ SURVEY NUMBER	482
TOWN PROJECT NUMBER	18-04
PREPARATION DATE	02.09.2018
RESUBMITTAL PREPARATION DATE	03.01.2018
FINAL SUBMITTAL DATE	03.09.2018 03.14.2018
SITE DATA SUMMARY	
ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.0193 ACRES (44,400 SQUARE FT)
BUILDING AREA	20,050 SQUARE FT
BUILDING HEIGHT	134' APPROX. 1 STORY+ PARKING
LOT COVERAGE	39.6%
PARKING REQUIRED	67 (1:300 SQ FT)
PARKING PROVIDED	63

TOWN OF ADDISON SITE PLAN NOTES	
1. ANY REVISIONS TO THIS PALN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.	
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.	
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.	
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.	
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.	

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MICHAEL R. MAYSE, ARCHITECT  
TEXAS # 8306

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Engineer:

## WESTERN INTERNATIONAL OFFICE BUILDING

QUORUM DR. & EDWIN LEWIS DR.  
ADDISON, TX 75001



TEXAS WESTERN  
HOSPITALITY

### WESTERN INTERNATIONAL

4400 POST OAK PARKWAY, SUITE 2800  
HOUSTON, TX 77027

Revisions:

1 # No  
2

date  
**03/14/2018**

job no.  
**17161**

sheet title  
**MASTER SITE PLAN**

sheet no.

# A0.1A



3/14/2018 12:36:37 PM C:\Revit\17161 - Western Office Building Central\_2018 03 08 - Curb Parking - rgammampila@mayseassociates.com.rvt



**1** PARKING  
A3.0 | A1.0 1/8" = 1'-0"

**OWNER**  
ASPIRING PROPERTY, LP  
13647 MONTFORT DRIVE  
DALLAS, TX 75240  
PHONE: 972.934.8699  
EMAIL: MHMAHONEY.MM@GMAIL.COM

**ARCHITECT**  
MAYSE & ASSOCIATES  
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RGAMMAMPILA@MAYSEASSOCIATES.COM

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DALLAS, TX 75243  
PHONE: 214.382.5717  
EMAIL: DCUMMING@RLGINC.COM

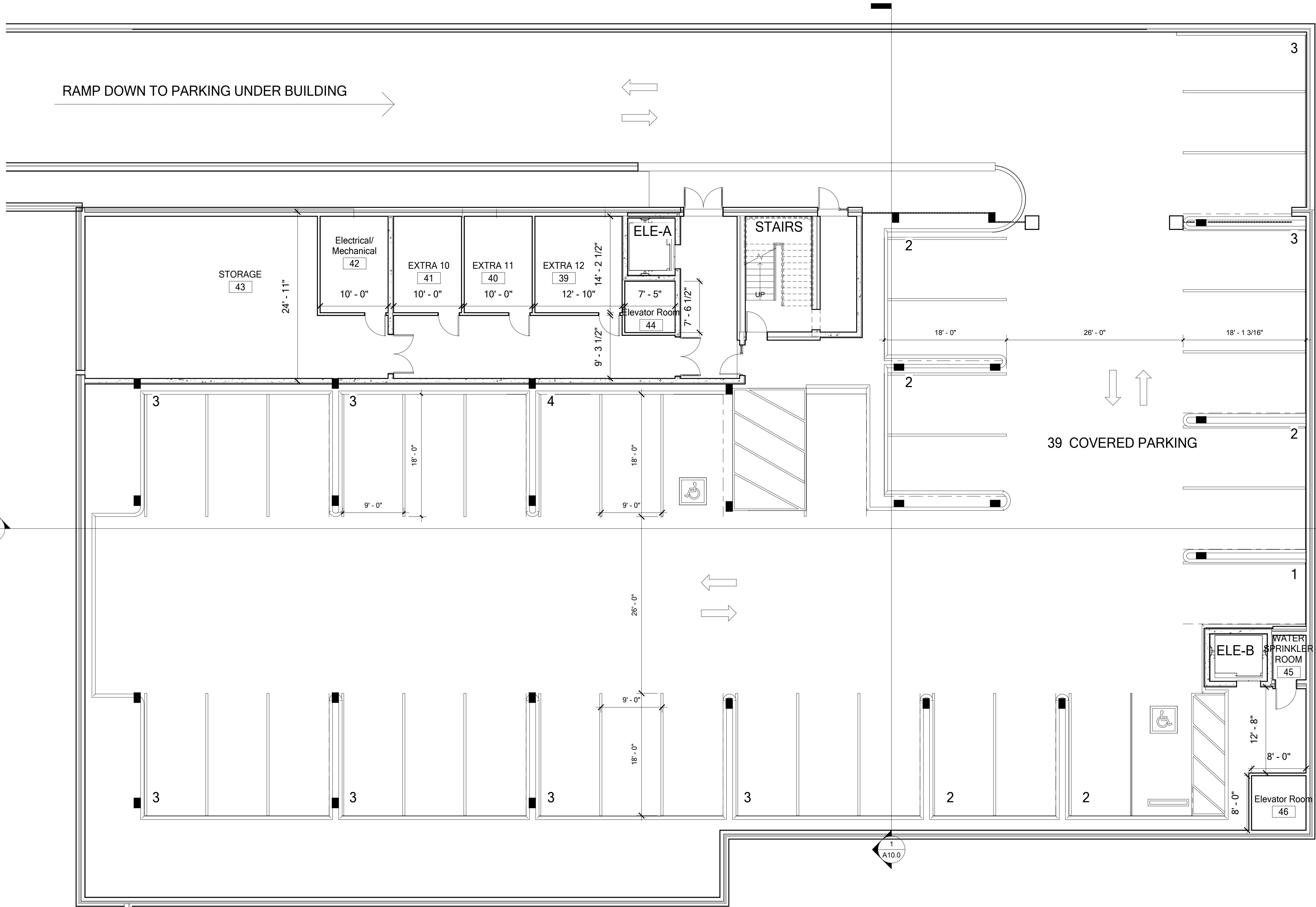
**CIVIL**  
RLG CONSULTING ENGINEERS  
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DALLAS, TX 75243  
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**SURVEY**  
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PHONE: 972.934.6413  
EMAIL: BWADE@RLGINC.COM

**MEP**  
BRINJAC ENGINEERING  
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DALLAS, TX 75251  
PHONE: 972.934.6413  
EMAIL: JMEYER@BRINJAC.COM

ACTION	
APPROVED	DENIED
STAFF	_____
_____	_____
COUNCIL	_____
_____	_____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project



#### PARKING TABULATION

##### PARKING SPACE REQUIRED:

67 SPACES REQUIRED

##### PARKING SPACE PROVIDED:

REGULAR CARS - 9'x18'- GARAGE	36
HANDICAP CAR PARKING - 9'x18'- GARAGE	2
REGULAR CARS - 9'x18'- SURFACE	14
HANDICAP CAR PARKING - 9'x18'- SURFACE	1
PARALLEL PARKING - 9'x22'- STREET	10
TOTAL PARKING PROVIDED	63

\*NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS".

#### SITE INFORMATION

PROPOSED SUBDIVISION NAME  
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2  
ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION  
BLOCK A

LOT NUMBER  
LOT 2

LOT ACREAGE  
1.0193 ACRES

ABSTRACT/ SURVEY NAME  
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER  
482

TOWN PROJECT NUMBER  
18-04

PREPARATION DATE  
02.09.2018

RESUBMITTAL PREPATION DATE  
03.01.2018

FINAL SUBMITTAL DATE  
03.09.2018  
03.14.2018

#### SITE DATA SUMMARY

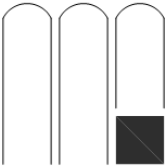
ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.0193 ACRES (44,400 SQUARE FT)
BUILDING AREA	20,050 SQUARE FT
BUILDING HEIGHT	134' APPROX. 1 STORY+ PARKING
LOT COVERAGE	39.6%
PARKING REQUIRED	67 (1:300 SQ.FT)
PARKING PROVIDED	63

#### BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
PARKING LEVEL	2,750 SF
1ST LEVEL	17,300 SF
TOTAL	20,050 SF

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## WESTERN INTERNATIONAL OFFICE BUILDING

QUORUM DR. & EDWIN LEWIS DR.  
ADDISON, TX 75001



TEXAS WESTERN HOSPITALITY

#### WESTERN INTERNATIONAL

4400 POST OAK PARKWAY, SUITE 2800  
HOUSTON, TX 77027

Revisions:

1 # No  
2

date  
**03/14/2018**

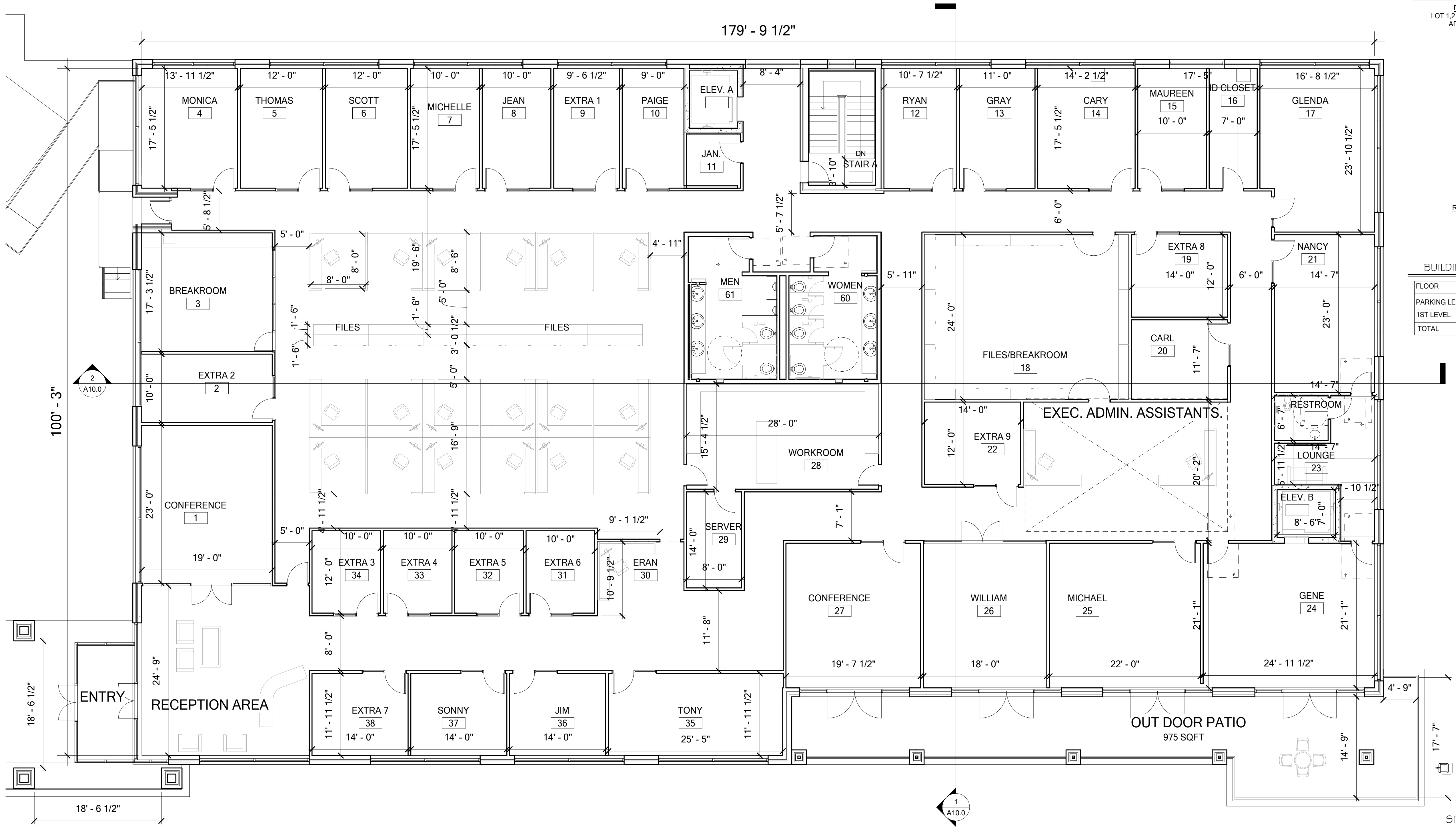
job no.  
**17161**

sheet title  
**PARKING**

sheet no.

**A1.0**

LOT 2  
QUORUM CENTRE- EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE G.W. FISHER SURVEY,  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS



SITE INFORMATION

PROPOSED SUBDIVISION NAME  
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2  
ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION  
BLOCK A

LOT NUMBER  
LOT 2

LOT ACREAGE  
1.0193 ACRES

ABSTRACT/ SURVEY NAME  
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER  
482

TOWN PROJECT NUMBER  
18-04

PREPARATION DATE  
02.09.2018

RESUBMITTAL PREPARATION DATE  
03.01.2018

FINAL SUBMITTAL DATE  
03.09.2018  
03.14.2018

BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
PARKING LEVEL	2,750 SF
1ST LEVEL	17,300 SF
TOTAL	20,050 SF

SITE DATA SUMMARY

ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.0193 ACRES (44,400 SQUARE FT)
BUILDING AREA	20,050 SQUARE FT
BUILDING HEIGHT	13'4" APPROX. 1 STORY+ PARKING
LOT COVERAGE	39.6%
PARKING REQUIRED	67 (1:300 SQ.FT)
PARKING PROVIDED	63

1 FLOOR PLAN - LEVEL 1

OWNER  
ASPIRING PROPERTY, LP  
13647 MONTFORT DRIVE  
DALLAS, TX 75240  
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RGAMMAMPILA@MAYSEASSOCIATES.COM

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PHONE: 972.934.6413  
EMAIL: JMEYER@BRINJAC.COM

ACTION

APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project

LOT 2  
QUORUM CENTRE- EAST NO. 2 ADDITION  
LOCATED IN THE G.W. FISHER SURVEY,  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

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ADDISON, TX 75001

TEXAS WESTERN HOSPITALITY  
WESTERN INTERNATIONAL  
4400 POST OAK PARKWAY, SUITE 2800  
HOUSTON, TX 77027

Revisions:

1 # No  
2

date  
03/14/2018  
job no.

17161  
sheet title  
1ST FLOOR PLAN

sheet no.

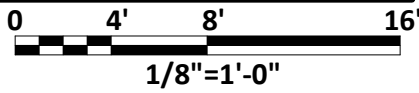
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# 1 ROOF PLAN

A2.0 1/8" = 1'-0"



**OWNER**  
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RGAMMAMPILA@MAYSEASSOCIATES.COM

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PHONE: 972.934.6413  
EMAIL: JMEYER@BRINJAC.COM

ACTION		
APPROVED		DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials
See the Staff Approval Letter or Council Result Memo for any conditions associaed with the approval of the project		

LOT 2  
QUORUM CENTRE- EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE G.W. FISHER SURVEY,  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS

## SITE INFORMATION

PROPOSED SUBDIVISION NAME  
LOT 1.2 AND 3 QUORUM CENTRE - EAST NO. 2  
ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION  
BLOCK A

LOT NUMBER  
LOT 2

LOT ACREAGE  
1.0193 ACRES

ABSTRACT/ SURVEY NAME  
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER  
482

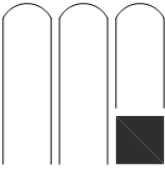
TOWN PROJECT NUMBER  
18-04

PREPARATION DATE  
02.09.2018

RESUBMITTAL PREPATION DATE  
03.01.2018

FINAL SUBMITTAL DATE  
03.09.2018  
03.14.2018

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TEXAS # 8306

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Engineer:

## WESTERN INTERNATIONAL OFFICE BUILDING

QUORUM DR. & EDWIN LEWIS DR.  
ADDISON, TX 75001



WESTERN INTERNATIONAL  
4400 POST OAK PARKWAY, SUITE 2800  
HOUSTON, TX 77027

Revisions:

I	#	No
2		

date  
**03/14/2018**

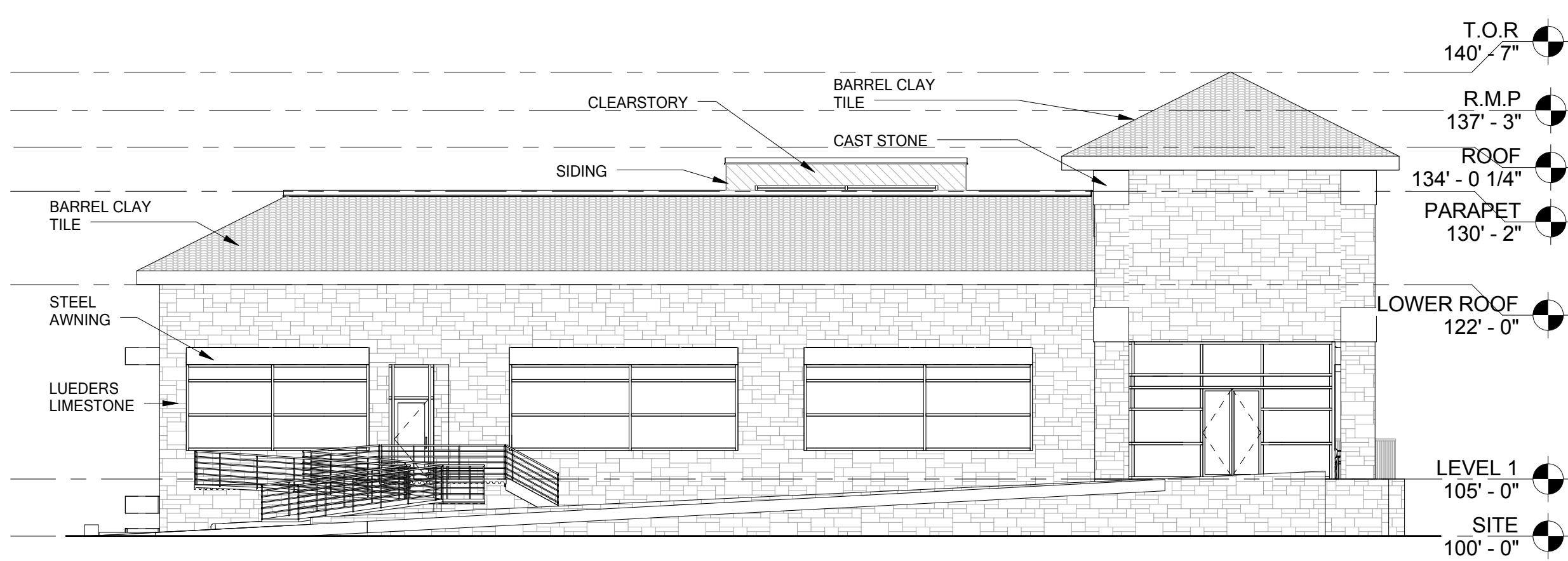
job no.  
**17161**

sheet title  
**ROOF PLAN**

sheet no.

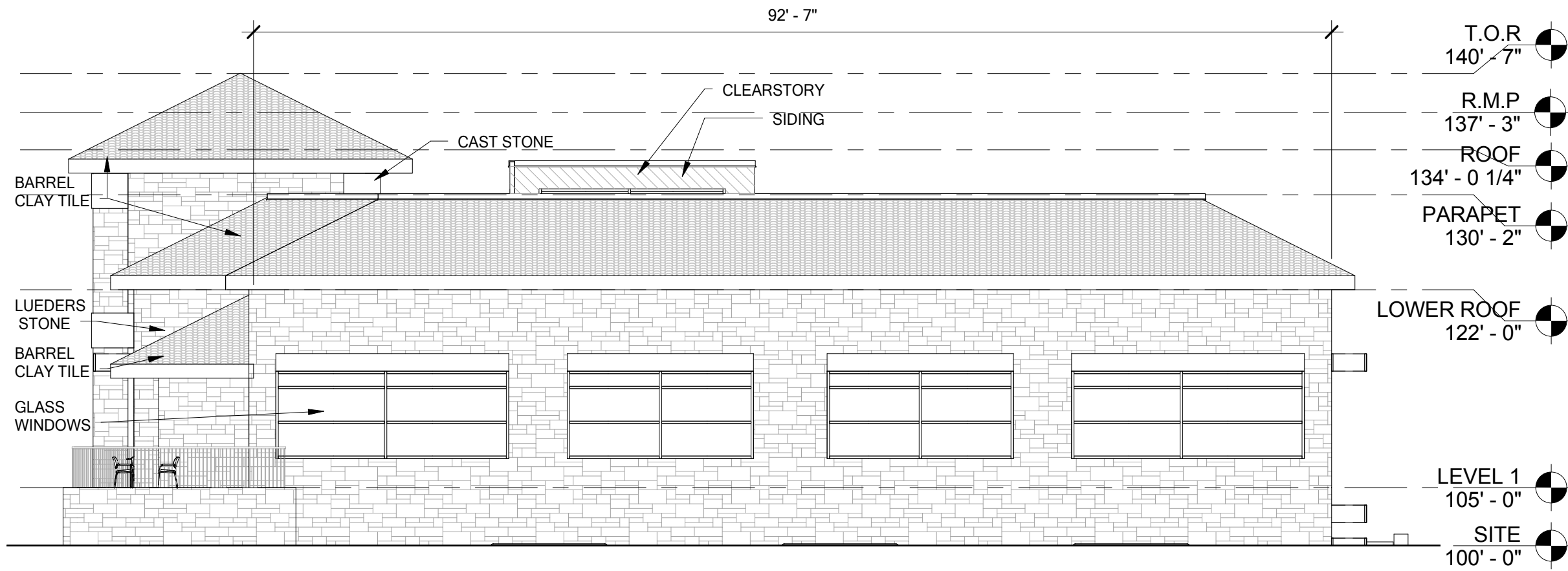
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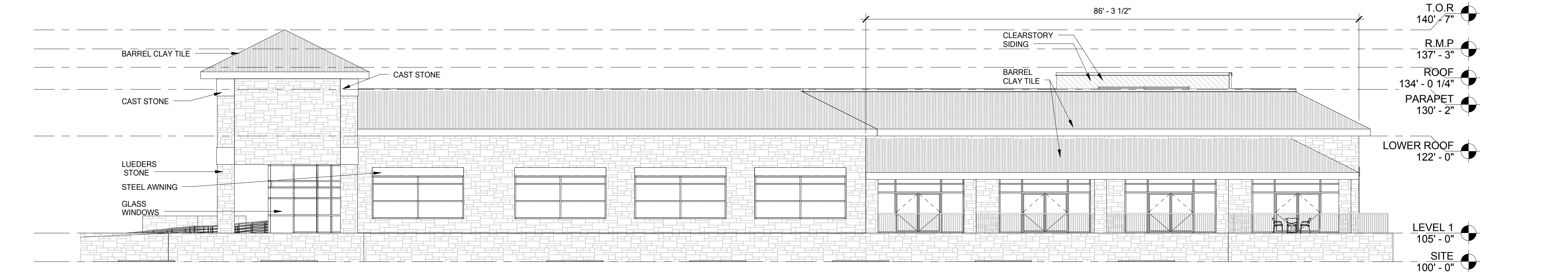
3 WEST BUILDING ELEVATION

A3.0 3/32" = 1'-0"



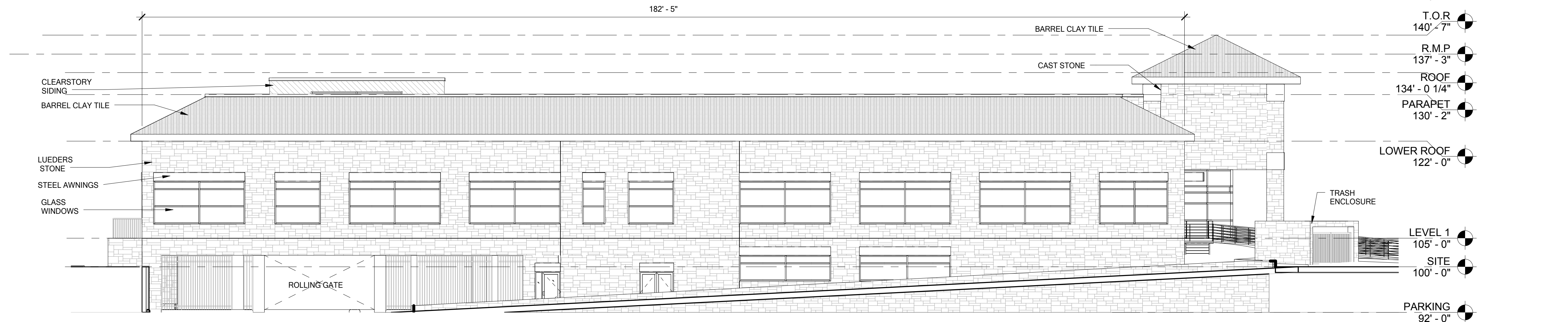
4 EAST BUILDING ELEVATION

A3.0 3/32" = 1'-0"



2 SOUTH BUILDING ELEVATION

A3.0 3/32" = 1'-0"



1 NORTH BUILDING ELEVATION

A3.0 3/32" = 1'-0"

**OWNER**  
ASPIRING PROPERTY, LP  
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**ARCHITECT**  
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RGAMMAMPILA@MAYSEASSOCIATES.COM

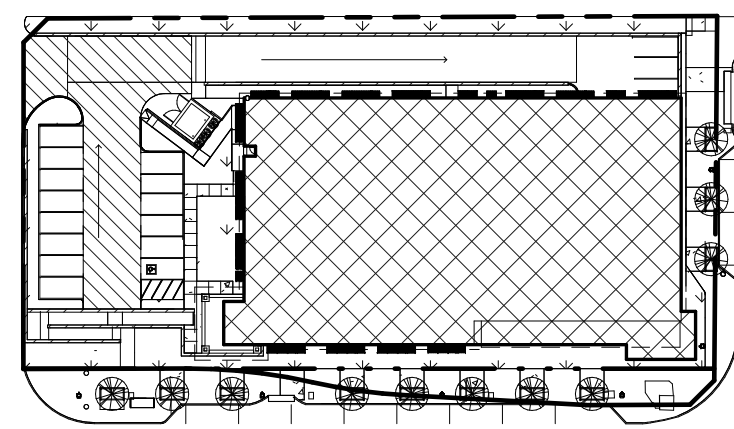
**CIVIL**  
RLG CONSULTING ENGINEERS  
CONTACT: PHILLIP BRUGGER, P.E.  
12002 N. CENTRAL EXPRESSWAY, SUITE 300  
DALLAS, TX 75243  
PHONE: 214.382.5717  
EMAIL: PBRUGGER@RLGINC.COM

**ACTION**

	APPROVED	DENIED
STAFF	Date _____	Initials _____
COUNCIL	Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project

LOT 2  
QUORUM CENTRE- EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE G.W. FISHER SURVEY,  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS



TOWN OF ADDISON FACADE PLAN  
NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

SITE INFORMATION

PROPOSED SUBDIVISION NAME  
LOT 1,2 AND 3 QUORUM CENTRE - EAST NO. 2  
ADDITION, TOWN OF ADDISON

BLOCK DESIGNATION  
BLOCK A

LOT NUMBER  
LOT 2

LOT ACREAGE  
1.0193 ACRES

ABSTRACT/ SURVEY NAME  
W. FISHER SURVEY

ABSTRACT/ SURVEY NUMBER  
482

TOWN PROJECT NUMBER  
18-04

PREPARATION DATE  
02.09.2018

RESUBMITTAL PREPARATION DATE  
03.01.2018

FINAL SUBMITTAL DATE  
03.09.2018  
03.14.2018

EXTERIOR BUILDING MATERIAL

WEST ELEVATION- 1,6705QFT

LEUDERS STONE - 92%  
CAST STONE - 2%  
SIDING AT CLEARSTORY - 6%

MASONRY - 100%

EAST ELEVATION- 2,0385QFT

LEUDERS STONE - 94%  
CAST STONE - 1%  
SIDING AT CLEARSTORY - 5%

MASONRY - 100%

SOUTH ELEVATION- 3,8825QFT

LEUDERS STONE - 94%  
CAST STONE - 1%  
SIDING AT CLEARSTORY - 5%

MASONRY - 100%

NORTH ELEVATION - 7,5005QFT

LEUDERS STONE - 95%  
CAST STONE - 1%  
SIDING - 5%

MASONRY - 100%

TOTAL EXTERIOR BUILDING  
MATERIAL %

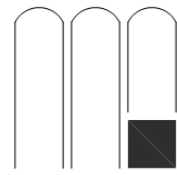
LEUDERS STONE - 94%  
CAST STONE - 1%  
SIDING AT CLEARSTORY - 5%

MASONRY - 100%

EXTERIOR FINISH LEGEND

- |  |                            |
|--|----------------------------|
|  | LEUDERS LIMESTONE          |
|  | BARRAL CRAY TILE (RED )    |
|  | SIDING AT CLEARSTORY (TAN) |
|  | CAST STONE (WHITE)         |
|  | STEEL AWNING ( SILVER)     |

MAYSE & ASSOCIATES, INC.  
Architecture • Planning • Construction Management



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NOT FOR CONSTRUCTION  
MICHAEL R. MAYSE, ARCHITECT  
TEXAS # 8306

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Engineer:

WESTERN  
INTERNATIONAL  
OFFICE  
BUILDING

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ADDISON, TX 75001



TEXAS WESTERN  
HOSPITALITY

WESTERN INTERNATIONAL  
4400 POST OAK PARKWAY, SUITE 2800  
HOUSTON, TX 77027

Revisions:

1 # No  
2

date  
03/14/2018

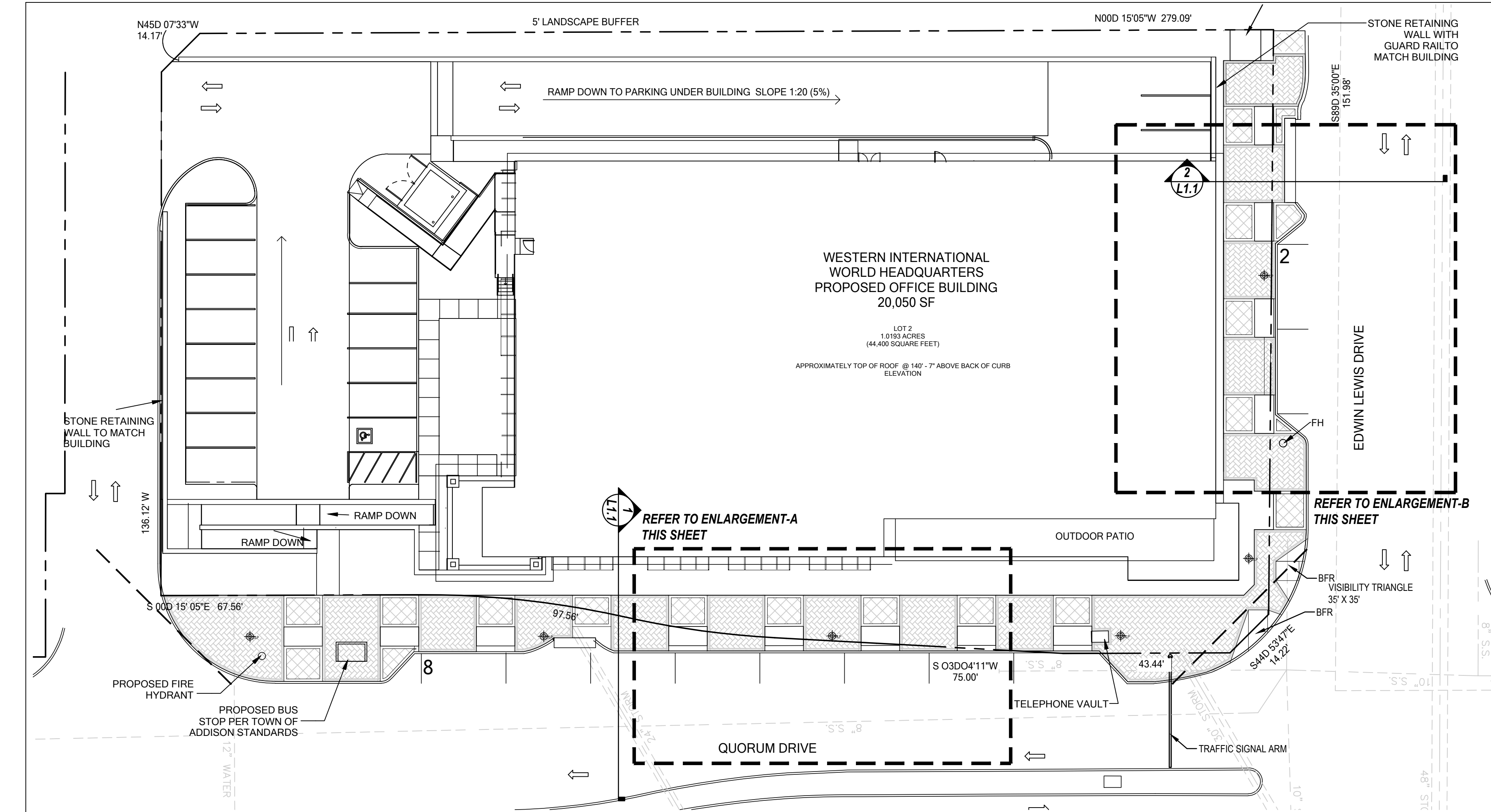
job no.  
17161

sheet title  
EXTERIOR ELEVATIONS

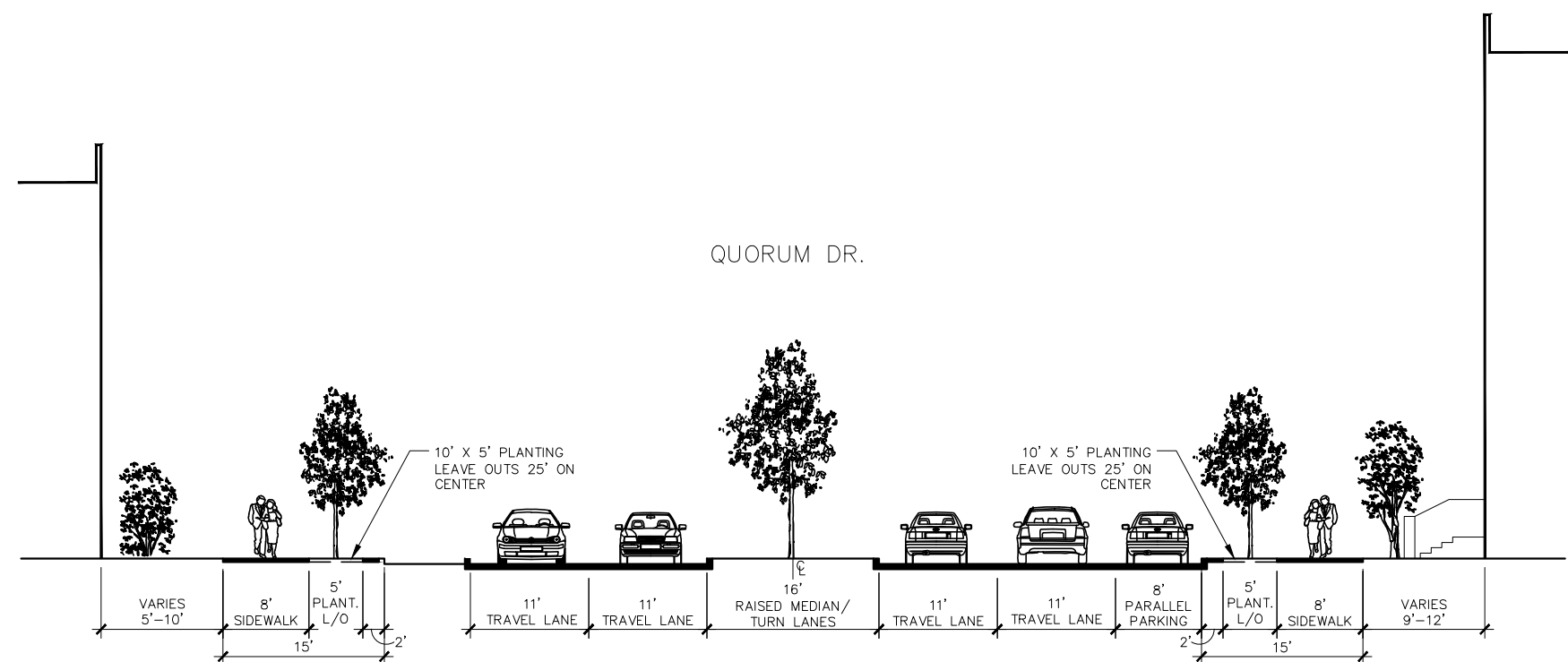
sheet no.

A3.0

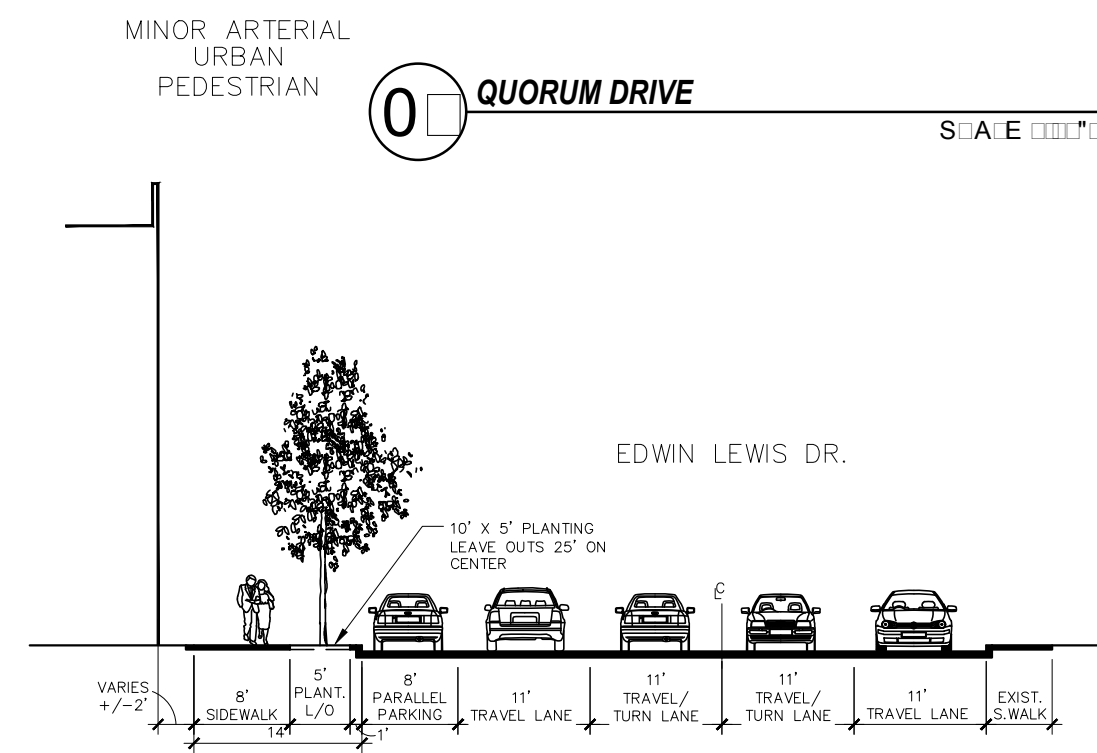




01 LANDSCAPE SITE PLAN  
S.A.E. 1"=20'-0"



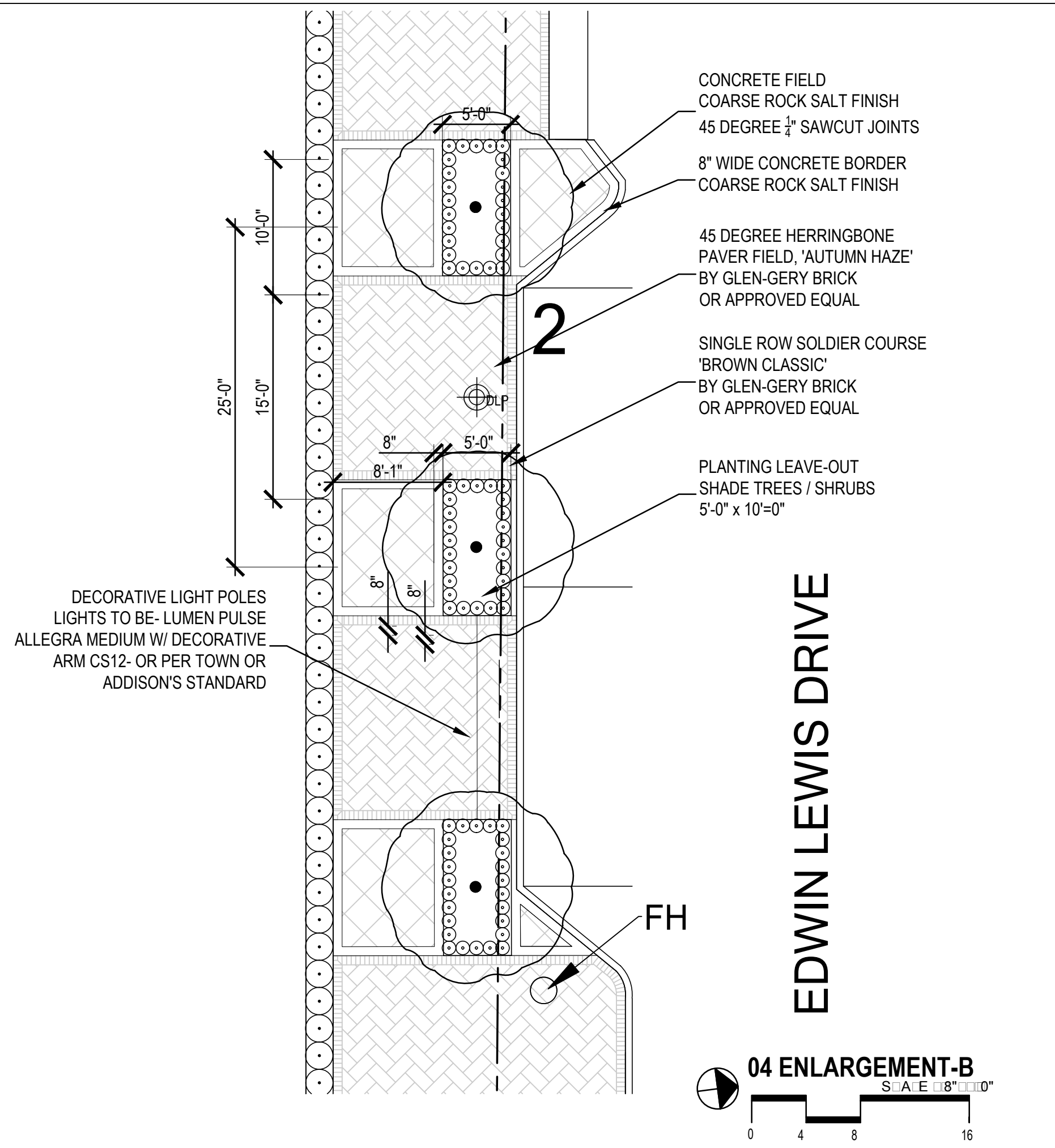
02 QUORUM DRIVE  
S.A.E. 1"=20'-0"



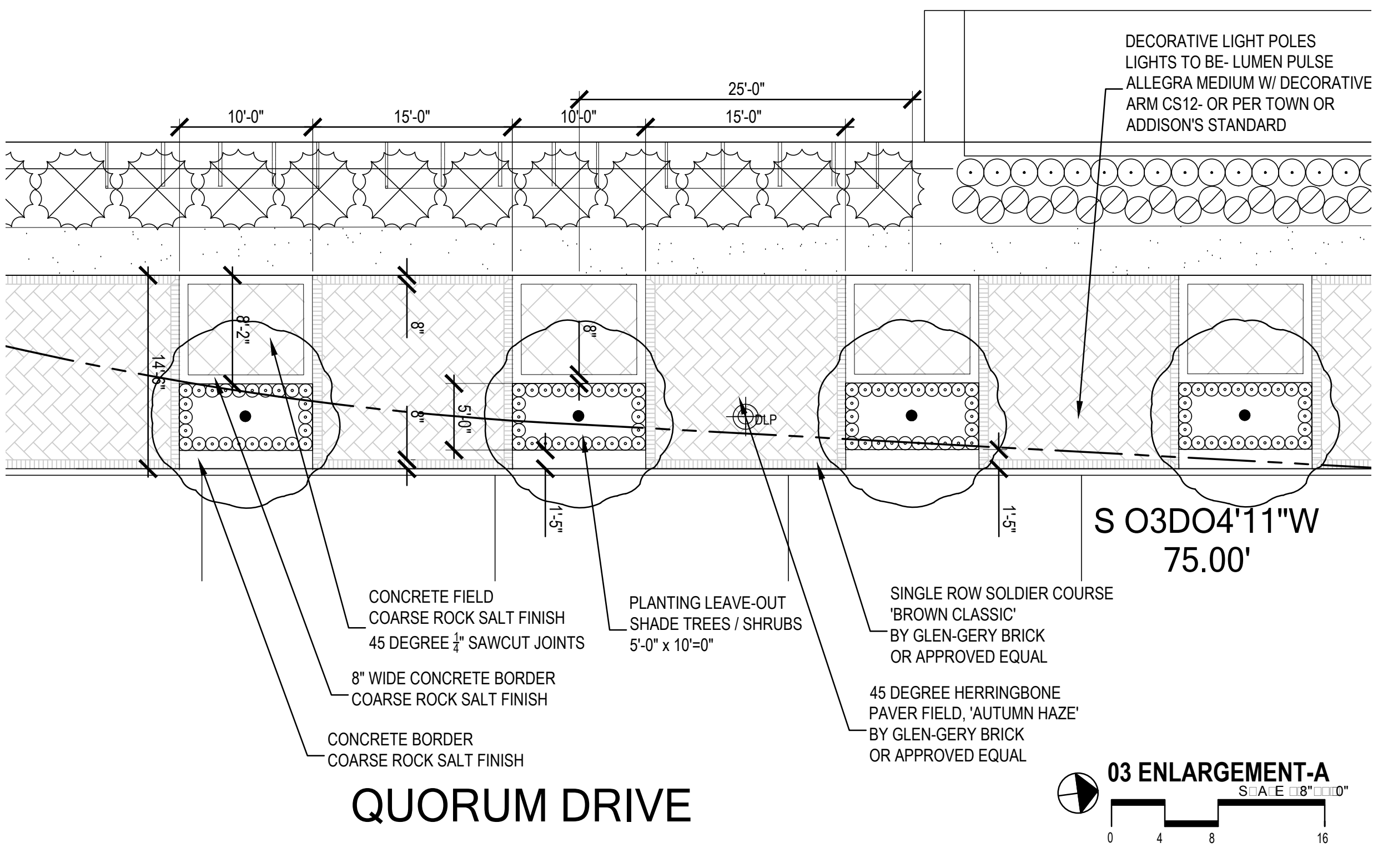
03 EDWIN LEWIS DRIVE  
S.A.E. 1"=20'-0"



STREETSCAPE EXAMPLE AT IDA CLAIRE - QUORUM DRIVE STREET FRONTAGE



04 ENLARGEMENT-B  
S.A.E. 1"=8'-0"



03 ENLARGEMENT-A  
S.A.E. 1"=8'-0"

ACTION	
APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

LOT 2  
QUORUM CENTRE EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE WISHER SURVEY,  
ASTRAUT NO. 482, DALLAS COUNTY, TEXAS



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Engineer:

AN SHAPAR HITE IT  
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CHRIS TRONIANO  
4448  
CHRIS STUDIO REEN SPOT, INC.

## WESTERN INTERNATIONAL OFFICE BUILDING

QUORUM DR. & EDWIN LEWIS DR.  
ADDISON, TX 75001



TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL  
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Revisions:

1 No  
2

date  
**03/14/2018**

job no.  
**17161**

sheet title  
**HARDSCAPE PLAN**

sheet no.

**L1.1**



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## WESTERN INTERNATIONAL OFFICE BUILDING

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TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL

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HOUSTON, TX 77027

Revisions:

1 No  
2

date

03/14/2018

job no.

17161

sheet title

LANDSCAPE PLAN

sheet no.

L1.2

### PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	3	Crepe Myrtle 'Natchez'	Lagerstroemia indica 'Natchez'	8' ht.	container, 3 or 5 trunks, tree form
LO	2	Cathedral Live Oak	Quercus virginiana 'Cathedral'	4" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
MAG	8	Lil Gem Magnolia	Magnolia grandifolia 'Lil Gem'	8' ht.	container, 5' spread, fill to base
RB	1	'Dura Heat' River Birch	Betula nigra 'Dura Heat'	10' ht.	container or b&b, 3 trunks, tree form
RO	12	Shrumard Red Oak	Quercus shumardii	4" cal.	container, 14' ht., 6' spread, 5' clear straight trunk

SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	367	Dwarf Yaupon Holly 'Stokes'	Ilex vomitoria 'hans'	1 gal.	container grown, 12" spread
IH	96	Indian Hawthorn 'Clara'	Raphiolepis indica 'clara'	5 gal.	container, 18" ht., 18" spread
JY	11	Japanese Yew	Podocarpus japonica	5" ht.	container, 5' ht., 3' spread, 36" o.c.
MIS	76	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal.	container, 30" ht., well rooted
NPH	193	Needlepoint Holly	Ilex cornuta 'Needlepoint'	7 gal.	container, 30" ht., 24" spread
NRS	14	Nellie R. Stevens Holly	Ilex x Nellie R. Stevens	6" ht.	container, 4' spread, full to base
VP	33	Variegated Dwarf Pittosporum	Pittosporum tobira 'Turner's Variegated Dwarf'	5 gal.	container, 18" ht., 18" spread

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	250	Seasonal Color		4" pots	selection by owner, 12" o.c.
WC	125	Purple Wintercreeper	Euonymus fortunei 'Coloratus'	1 gal.	container, 5-12" runners min., 12" o.c.
		419' Bermudagrass	Cynodon dactylon 419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

NOTE: BELOW GROUND TREE STAKING SYSTEM TO BE USED FOR TREE STAKING. REFER TO DETAIL 1 / SHEET L.2 FOR STAKING SYSTEM

### GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDINGS AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

### LANDSCAPE TABULATIONS

#### SITE REQUIREMENTS

Requirements: 20% of gross site to be landscape  
Total Site: 44,400 s.f.  
Required  
8,880 s.f. (20%)

Provided  
8,215 s.f. (18.5%)  
6,215 s.f. (14%) of enhanced  
streetscape sidewalk

#### STREET FRONTAGE

Requirements: 10' buffer along street frontage  
(1) tree 4" cal. per 25-30 l.f. o.c., evergreen shrubs  
planted around the perimeter of tree wells

#### Quorum Drive:

Required  
(10) trees, 4" cal.  
shrubs planter around  
tree wells

Provided  
(8) trees, 4" cal.  
Dwarf Yaupon Holly shrubs planted  
around tree wells

#### Edwin Lewis Drive:

Required  
(5) trees, 4" cal.  
shrubs planter around  
tree wells

Provided  
(4) trees, 4" cal.  
Dwarf Yaupon Holly shrubs planted  
around tree wells

#### PARKING LOT SCREEN-

Required  
24" ht., screen hedge

Provided  
24" ht., evergreen screen hedge

### LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

### SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDINGS AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SODS BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

ACTION	
APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.	

LOT 2  
QUORUM CENTRE- EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE G.W. FISHER SURVEY,  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS



C:\revit\17161 - Western Office Building Central\_2018 01 08\_rgammampili@mayseassociates.com.rvt

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

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:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 52 percent
  - 3. Organic matter shall be 3%-10% of total dry weight.
  - 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladeview, 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 equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. 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% sulphur and 4% iron, plus micronutrients.
- B. 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 Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
  - 1. Post: Studded T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
  - 2. Wire: 12 gauge, single strand, galvanized wire.
  - 3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5230 or approved equal.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- 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.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
  - 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the option of the Owner shall be final.
    - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. In such cases, dead plants shall be removed from the premises immediately.
    - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- 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 manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - 2. All planting areas shall receive a two (2") inch layer of specified mulch.
  - 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  - 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' better board against the bed areas.

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 area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. 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 Landscape Architect 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.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 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 development.
  - 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. 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 planting detail as approved by the Landscape Architect.
- I. 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 mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
  - 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
  - 2. Pruning shall be done with clean, sharp tools.
  - 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material Steel Curbing Installation:
    - 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
    - 2. All steel curbing shall be free of kinks and abrupt bends.
    - 3. Top of curbing shall be 3/4" maximum height above grade.
- Q.
  - 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
  - 2. Do not install steel edging along sidewalks.
  - 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

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 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 at end of each days work.

END OF SECTION

A. Delivery:

- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- 5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- 6. Remove rejected plant material immediately from site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his 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. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



SEAL:



04/20/18

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Engineer:

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Revisions:

1 No  
2

date

03/14/2018

job no.

17161

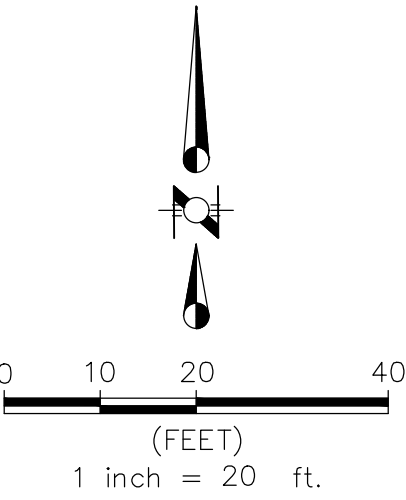
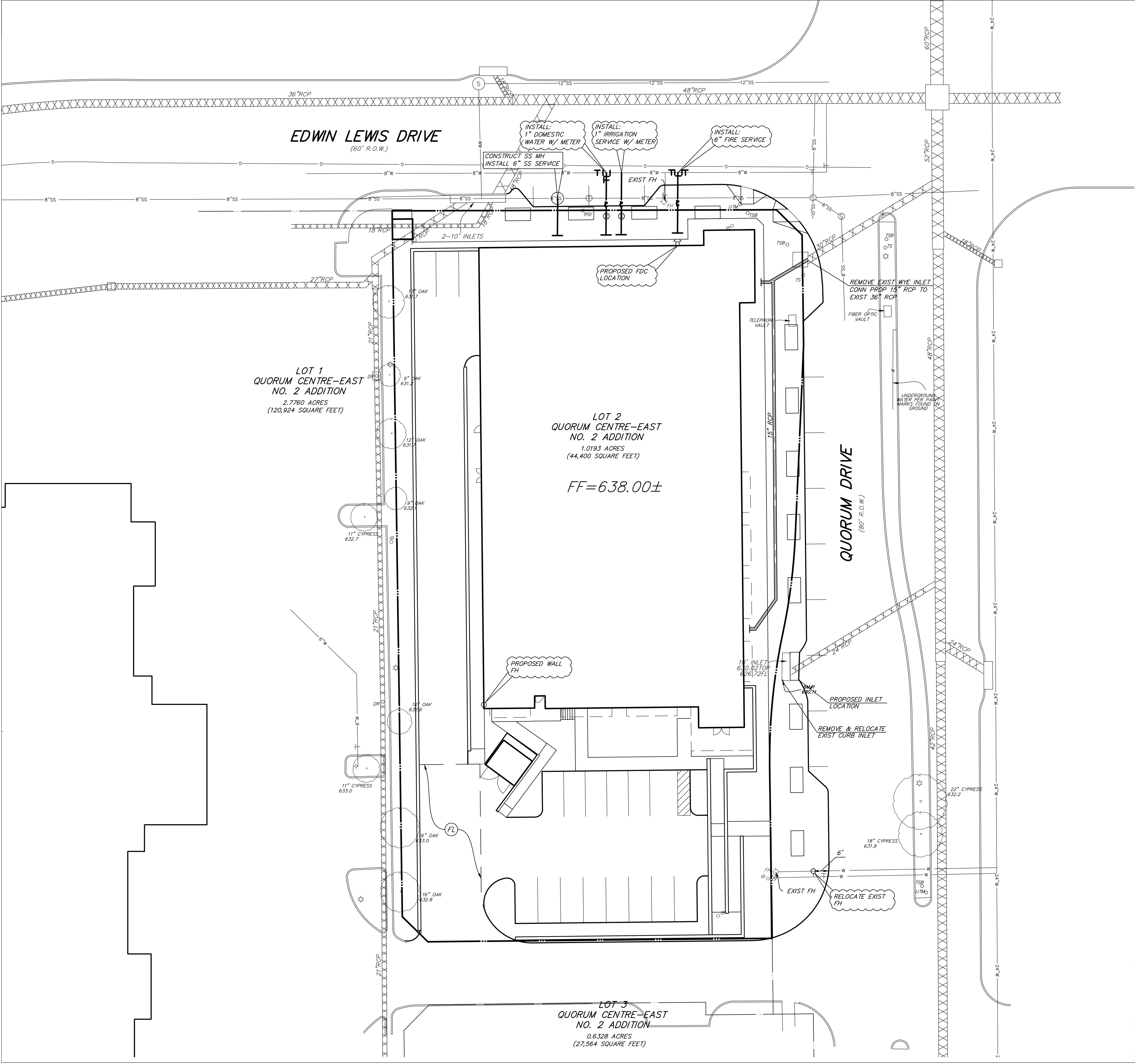
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LANDSCAPE  
SPECIFICATIONS

sheet no.

L1.3





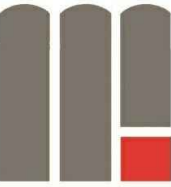
**LEGEND**

- XXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- (FL) PROPOSED FIRE LANE

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

THIS SITE IS LOCATED WITHIN WASTE WATER BASIN E.

**MAYSE & ASSOCIATES, INC.**  
Architecture Planning Interior Design



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MICHAEL R. MAYSE, ARCHITECT  
TEXAS # 8306

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HOSPITALITY**

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Revisions:

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**03/09/2018**

job no.

**17161**

sheet title

**PRELIMINARY  
UTILITY PLAN**

sheet no.

**C3.00**



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PROGRESS SET - FOR REVIEW ONLY  
Issued 3/14/18

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

R. Phillip Bruggar P.E. #120083  
Raymond L. Goodson, Jr., Inc.

ACTION		
APPROVED	DENIED	
STAFF	Date	Initials
COUNCIL	Date	Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.