

Figure 1

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- TOP BACK OF CURB
- FINISHED FLOOR ELEVATION
- LANDSCAPE AREA
- CONCRETE AREA
- VACUUM CANOPY

SITE DATA

LOT AREA: 53,460 SF (1.22 ACRES)
BUILDING AREA: 2,871 SF ± 5.4%
PAVEMENT AREA: XX,XXX SF ± XX.X%
LANDSCAPE AREA: XX,XXX SF ± XX.X%

ZONING: LOCAL COMMERCIAL (LC)
PERMITTED USE
PARCEL ID#: 215741.000000000000000000
SITE NUMBER: (71-039)

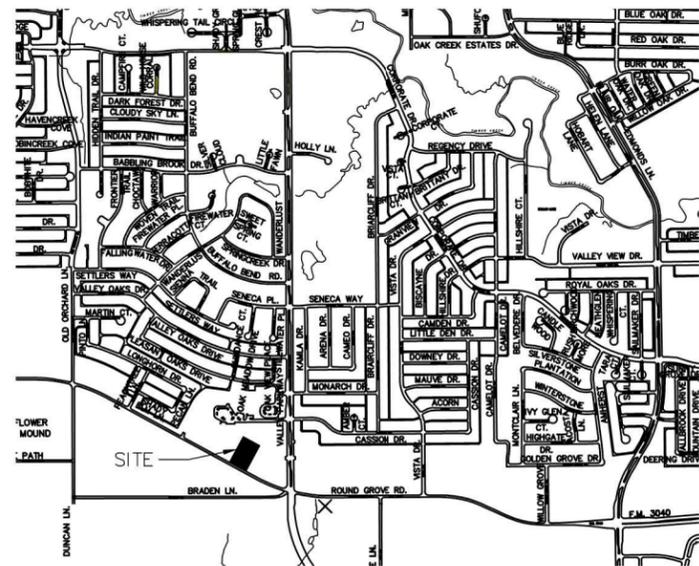
BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=25 FEET
REAR=0 FEET
SIDE=15 FEET (STREET)
10 FEET (RESIDENTIAL)

PARKING TABULATION

REQUIRED: 1 PER 200 SF GROSS FLOOR AREA
PROVIDED: 3 STALLS
1 ADA STALL

VACUUM STALLS: 15 STALLS
TUNNEL LENGTH: 102 FEET
STACKING: 21 STALLS



VICINITY MAP
1" = 1000'

LOT 5
2.4985 ACRES
ZONED: LC

LOT 4
0.6634 ACRES
ZONED: LC

LOT 2
1.2211 ACRES
ZONED: LC

Location of new
dumpster

QUICK QUACK - ROUND GROVE RD
THE CORNERS AT VALLEY PARKWAY ADDN
LOT 3, BLOCK A
53,460 SF (1.22 ACRES)
LOCAL COMMERCIAL (LC)
CAR WASH

ELEVATE ENGINEERING
TYPE FIRM #20020
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
www.elevateeng.com



QUICK QUACK - ROUND GROVE RD
SITE PLAN
1111 W FM 3040, LEWISVILLE, TX 75067



SHEET:
C-1
DATE:
Jul 17, 2024

Figure 2

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1-01	PLANTING AREAS, STONE MULCH, SEE SPECIFICATIONS.	15,047 sf

PLANT SCHEDULE

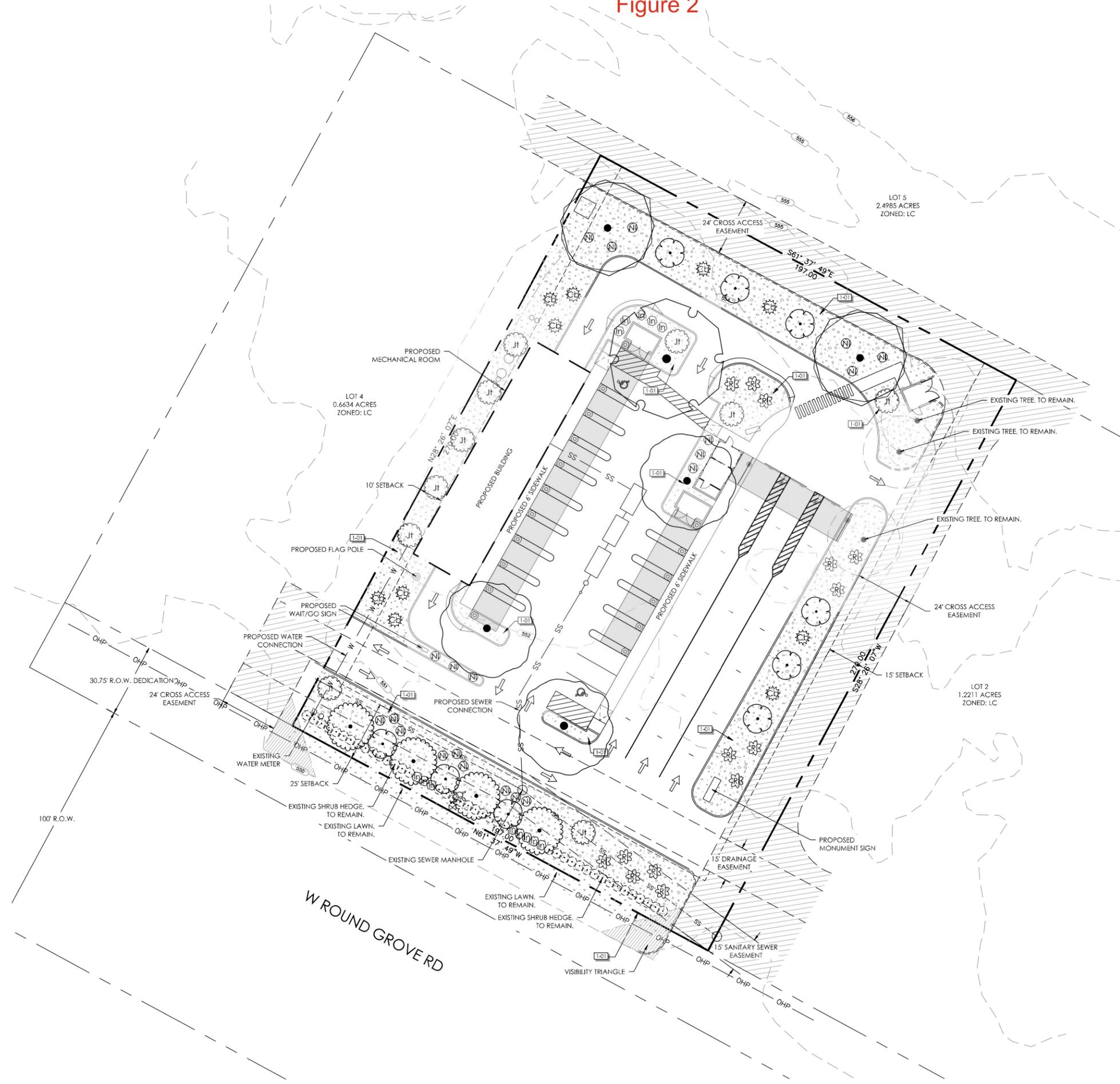
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
DECIDUOUS TREES					
(Symbol)	2	Sapindus drummondii	Western Soapberry	8 & B	3" Cal
(Symbol)	4	Sophora affinis	Eve's Necklace	8 & B	3" Cal
(Symbol)	3	Ulmus crassifolia	Cedar Elm	8 & B	3" Cal
EVERGREEN TREES					
(Symbol)	1	Quercus virginiana	Live Oak	8 & B	3" Cal
(Symbol)	9	Sophora secundiflora	Texas Mountain Laurel	8 & B	3" Cal
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
SHRUBS					
CD	10	Callicarpa americana	American Beautyberry	5 gal	
IN	13	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal	
JT	10	Juniperus sabina 'Tamariscifolia'	Tamarix Juniper	5 gal	
NI	21	Nolina andromedifera	Lindheimer Madonia	5 gal	
RI	14	Rhaphiolepis indica	Indian Hawthorn	5 gal	

LANDSCAPE REQUIREMENTS:
 LEWISVILLE CITY CODE SECTION VIII.3.4.

LANDSCAPING ALONG RIGHTS-OF-WAY:
 A. A SINGLE ROW OF SHADE TREES (3" CALIPER MIN) SPACED 30' ON CENTER + AN ALTERNATING ROW OF UNDERSTORY TREES SPACED 30' ON CENTER REQUIRED WITHIN THE LANDSCAPING STRIP.
 - A ROW OF EVE'S NECKLACE SPACED 30' APART + AN ALTERNATING ROW OF TEXAS MOUNTAIN LAUREL SPACED 30' APART PROPOSED ALONG ROUND GROVE RD. ONLY UNDERSTORY TREES PROPOSED DUE TO OHP. TREES PLACED OUTSIDE UTILITY EASEMENT.
 B. A SOLID 2 FOOT TALL OPAQUE SCREEN OF SHRUBS (5 GAL MIN) IS REQUIRED TO EXTEND ALONG THE ENTIRE PUBLIC STREET FRONTAGE, EXCLUDING DRIVEWAYS AND CLEAR VISION AREAS.
 - EXISTING SHRUB SCREEN TO REMAIN, DWARF YAUPOON HOLLY PROPOSED TO FILL IN GAPS.

LANDSCAPING STANDARDS:
 A. BUILDINGS WITH 50,000 SQ FT OR LESS SHALL HAVE A 10' MINIMUM WIDTH REQUIRED LANDSCAPE STRIP WITH 1 SHADE TREE PER 500 SQ FT OF REQUIRED LANDSCAPE STRIP.
 - ROUND GROVE RD = 179 LF x 10' WIDTH = 1,790 SQ FT REQUIRED LANDSCAPE STRIP. 1,790 / 500 = 3.58 TREES REQUIRED, 7 TREES PROPOSED.

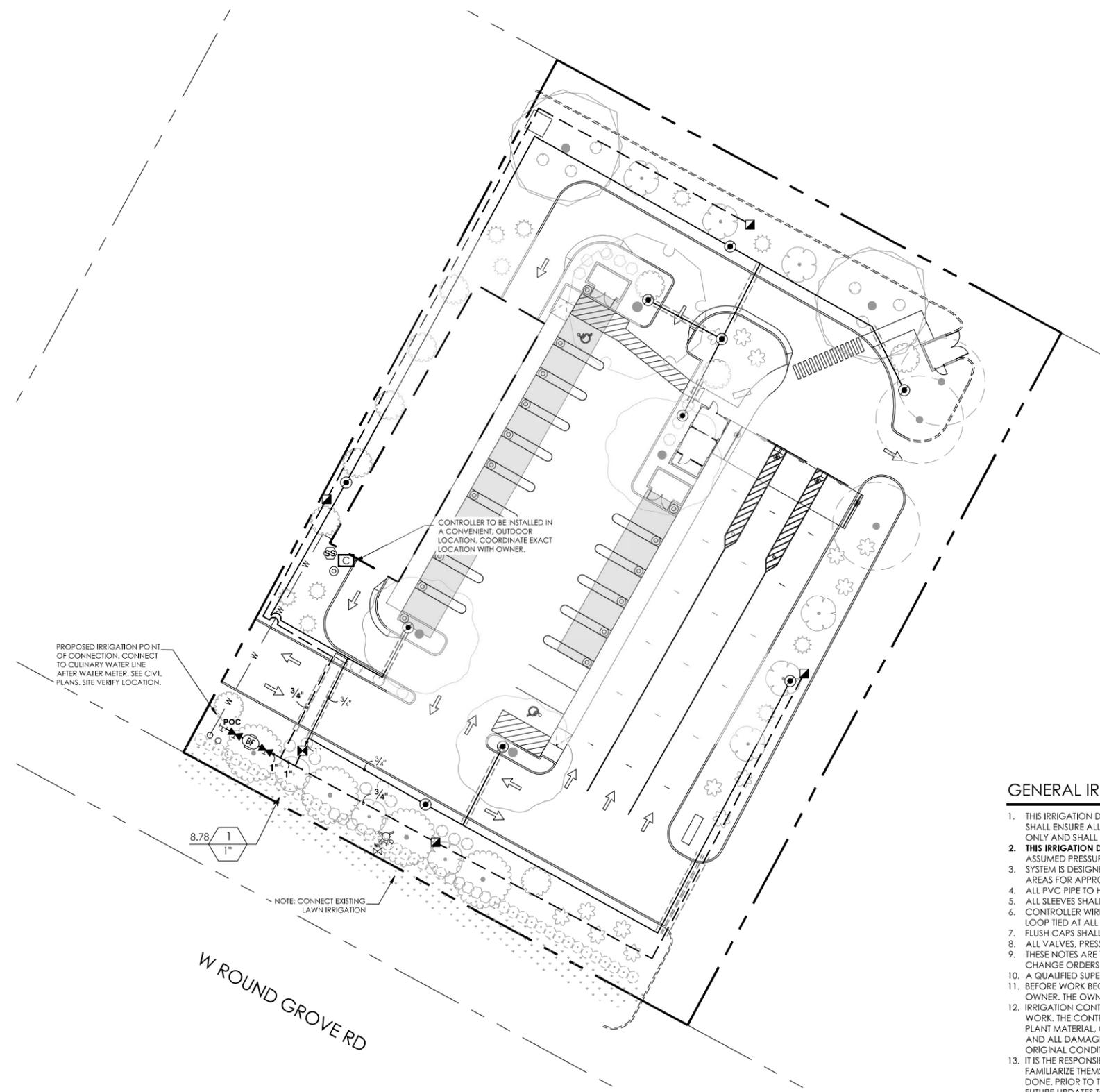
PARKING LOT LANDSCAPING:
 A. THE TOTAL AREA OF LANDSCAPING WITHIN THE PARKING LOT SHALL BE A PERCENTAGE OF THE TOTAL AREA OF THE PARKING LOT. PARKING LOTS 0 - 24,999 SQ FT REQUIRE 5% LANDSCAPING.
 - PARKING LOT AREA = 8,401 x .05 = 420 SQ FT LANDSCAPING REQUIRED. 501 SQ FT LANDSCAPING PROVIDED.
 B. A LANDSCAPE ISLAND IS REQUIRED AT THE END OF ALL ROWS OF PARKING SPACES, WITH NO MORE THAN 15 STALLS BETWEEN ISLANDS. LANDSCAPE ISLANDS MUST BE 10' x 18' WITH 1 SHADE TREE (3" CALIPER MIN).
 - 1 TREE AT THE END OF EACH ROW OF PARKING SPACES REQUIRED, 4 TREES PROVIDED.



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THE PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLASTSTAKES AND OHP/OHVE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OF CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO INSURE ACCURACY WITH THESE DRAWINGS, QUANTITIES, IF AND WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.



Figure 2 Cont.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Hunter ACZ-101-40 1" Drip control kit featuring a 1in. PGV-ASV valve, with 1in. HY075 filter system, and 40psi pressure regulated. Flow range: 0.5-15 GPM. With 150 mesh stainless steel screen.	1
⊙	Pipe Transition Point Transition from underground PVC to above ground connection to 1/2" blank lateral drip tubing.	10
NOT SHOWN	Area to Receive Drip Emitters Hunter In-line Emitters Hunter In-line Emitters Tubing	SEE DETAILS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Hunter HQ-44RC 1" Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	4
⌘	Matco-Norca 513T 3/4"-2" Bronze Gate Valve, Full Port, Heavy Duty, Non-Rising Stem, IPS, Wheel Handle. Same size as mainline pipe.	2
⊙	Zurn 350XL 3/4" Double Check Valve Assembly w/ EZswap insert.	1
⊞	Hunter PC-400 with (01) PCH-300 (2) Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model	1
☒	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. W/led.	1
POC	Point of Connection 1"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	791.4 LF.
—	Irrigation Lateral Line: PVC Schedule 40 1"	4.8 LF.
- - -	Irrigation Mainline: PVC Schedule 40 3/4"	598.4 LF.
- - -	Irrigation Mainline: PVC Schedule 40 1"	33.9 LF.
⋯	Pipe Sleeve: PVC Schedule 40	213.9 LF.

Valve Callout
 - Valve Number
 - Valve Flow
 - Valve Size

GENERAL IRRIGATION NOTES:

1. THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINE ARE NOT SHOW GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS LOCATE VALVES AND BFPs WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTRUSIVE.
2. **THIS IRRIGATION DESIGN IS BASED ON AN ASSUMED DESIGN PRESSURE OF 75 PSI.** SITE VERIFY PRESSURE PRIOR TO BEGINNING WORK. IF PRESSURE IS DIFFERENT THAN ASSUMED PRESSURE, CONTACT LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
3. SYSTEM IS DESIGNED FOR DRIP VALVES TO RUN FOR APPROXIMATELY 1 HOUR EACH CYCLE, ROTARY LAWN VALVES FOR APPROXIMATELY 45 MINUTES, AND SPRAY LAWN AREAS FOR APPROXIMATELY 25 MINUTES. CONTRACTOR TO ADJUST FOR LOCAL SOIL AND WEATHER CONDITIONS.
4. ALL PVC PIPE TO HAVE A MINIMUM PRESSURE RATING OF 200 P.S.I.. ALL POLYETHYLENE PIPE TO BE PE3408 RECLAIMED WATER PIPE.
5. ALL SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE. REFER LONG SWEEP NOTE.
6. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
7. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LANDSCAPE LATERALS.
8. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF 2" OF PEA GRAVEL.
9. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
10. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
11. BEFORE WORK BEGINS ON THE PROJECT, THE IRRIGATION CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER. THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
12. IRRIGATION CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL IRRIGATION LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT 622-4111.
14. ALL HARDSCAPE, WALLS, SIGNAGE, AND HEADER MUST BE STAKED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
15. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE.
16. IRRIGATION CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.

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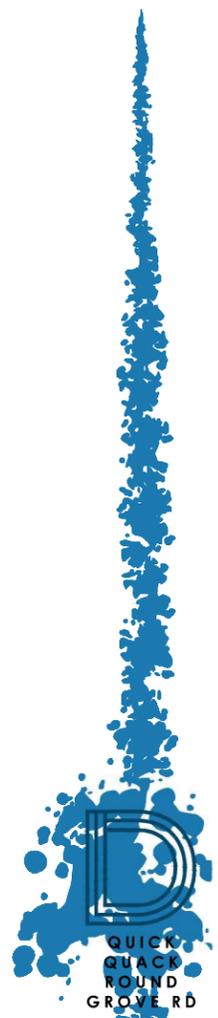
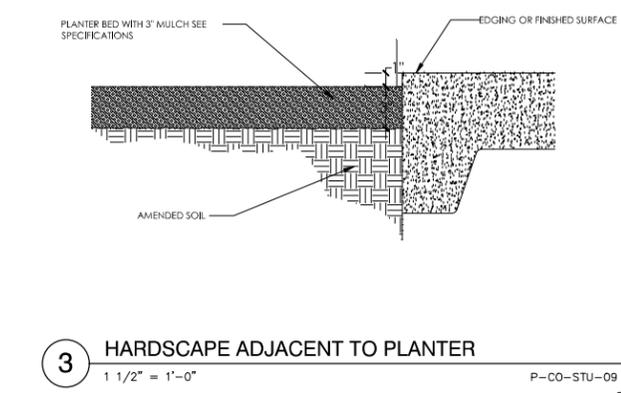
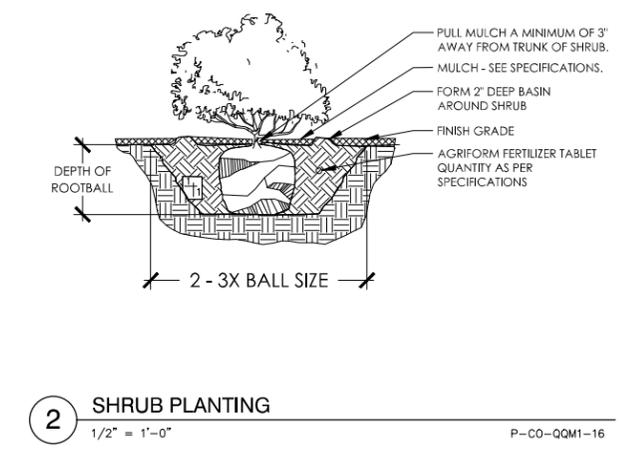
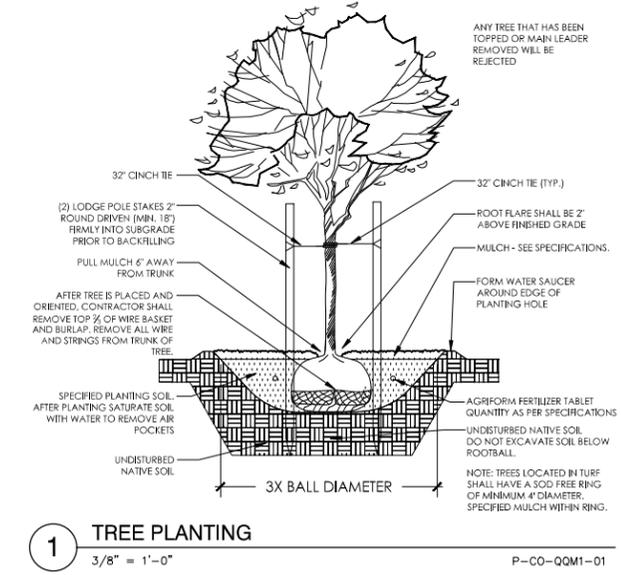
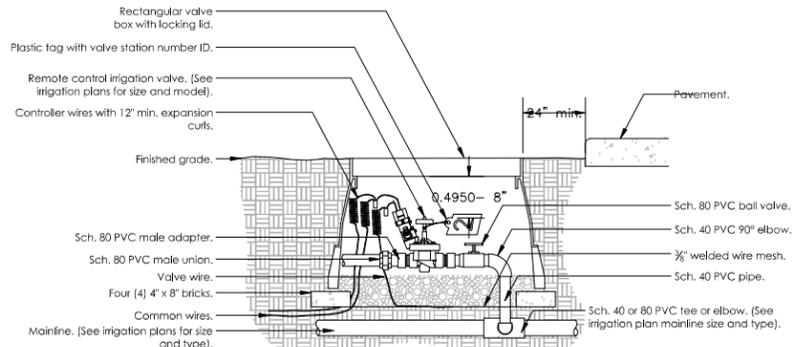


Figure 2 Cont.



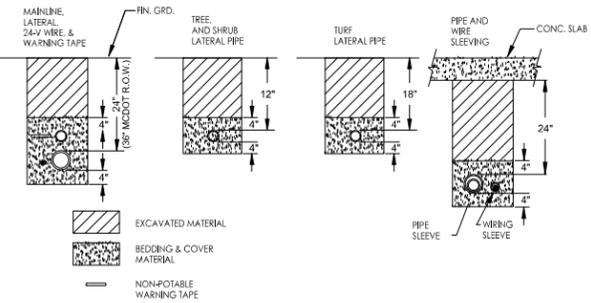
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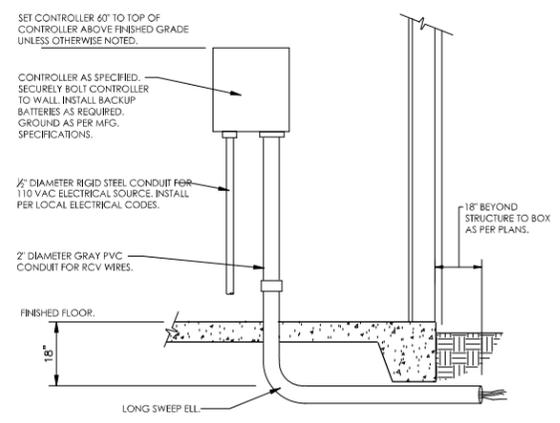
- Note:
1- Locate valve box within 24" of pavement edge in planting area where easily accessible whenever possible.
2- Common wire and controller wire shall be direct burial 14 AWG or larger. Color: Common (white), controller wire for turf (blue), and controller wire for shrubs (red). (See specifications for 2-wire controllers).
3- All wire runs shall be continuous without any splices unless approved by the Owner's Representative. See splice box detail. Wire connections shall be made using DBR/T-6 connectors or approved equal.
4- Valve box shall be wrapped with min. 3 mil thick plastic and secure it using duct tape or electrical tape.
5- Mainlines 4" or larger shall use saddles at the connections points to the irrigation valve. (See specifications for irrigations saddles).
6- All Sch. 80 PVC to Sch. 40 PVC threaded connections shall be made using teflon tape.
7- Valve boxes shall be located in planting areas.

10 REMOTE CONTROL IRRIGATION VALVE
1 1/2" = 1'-0"

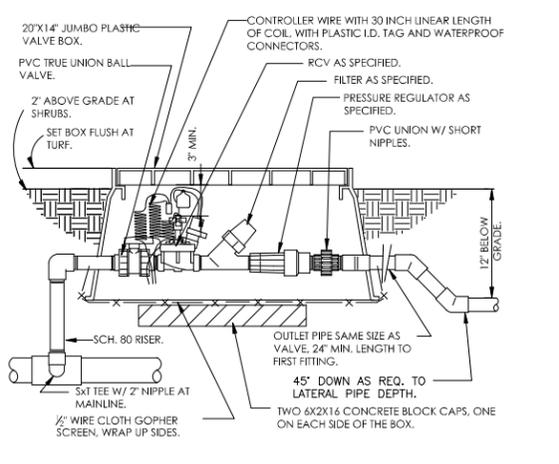


- NOTES:
SLEEVE ALL PIPE AND WIRE SEPARATELY.
ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND SLEEVE 24V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.
ALL IRRIGATION MAINLINE WITHIN 5' FROM BACK OF CURB SHALL BE INSTALLED WITH A MINIMUM OF 36" DEPTH OF COVER (MCDOT RIGHT-OF-WAY).
LAY NON-POTABLE WARNING TAPE 6-INCHES ABOVE MAINLINE.

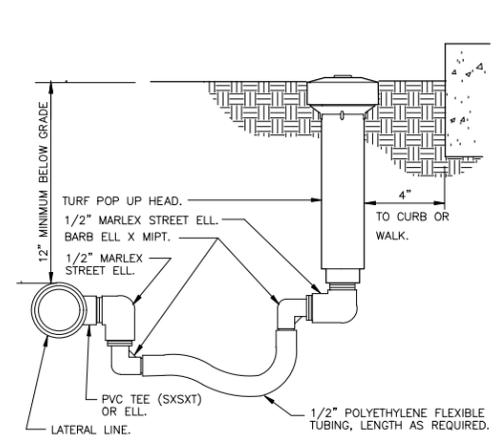
7 PIPE TRENCH LAYOUTS
1/2" = 1'-0"



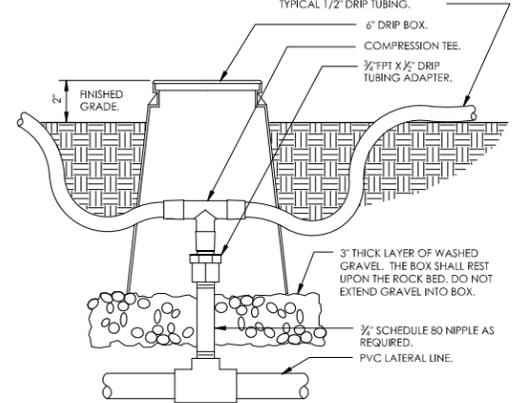
4 INTERIOR WALL MOUNT CONTROLLER
1" = 1'-0"



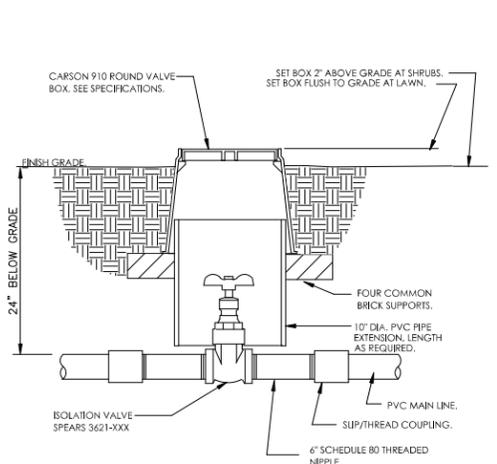
1 DRIP VALVE KIT
1 1/2" = 1'-0"



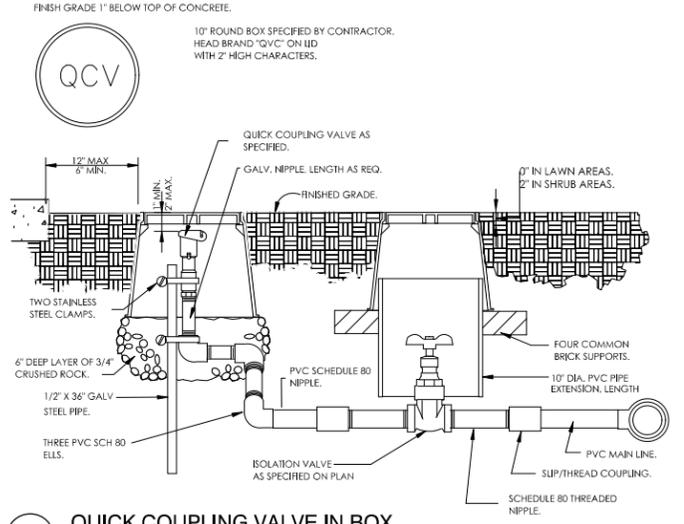
11 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"



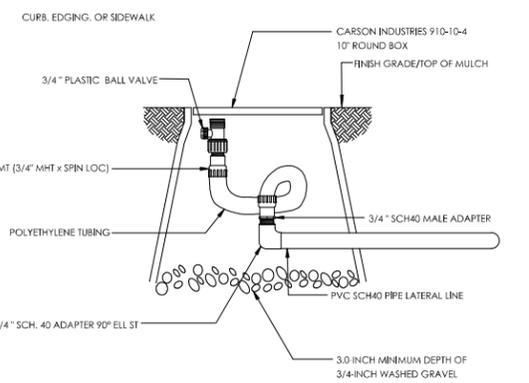
8 PIPE TRANSITION POINT
3" = 1'-0"



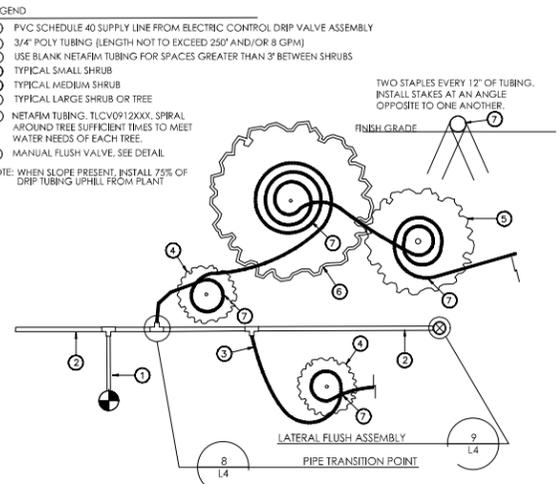
5 MANUAL ISOLATION VALVE
1 1/2" = 1'-0"



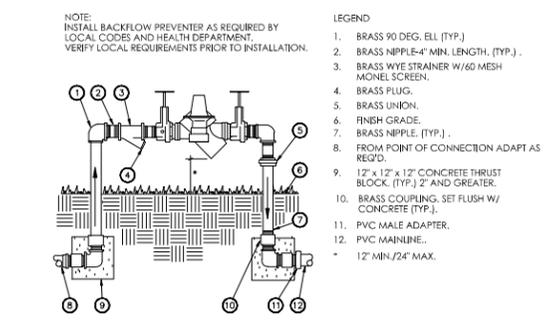
2 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"



9 LATERAL FLUSH ASSEMBLY
3" = 1'-0"



6 TYPICAL DRIPLINE LAYOUT
1/8" = 1'-0"



3 RP BACKFLOW PREVENTER ASSEMBLY
1 1/2" = 1'-0"

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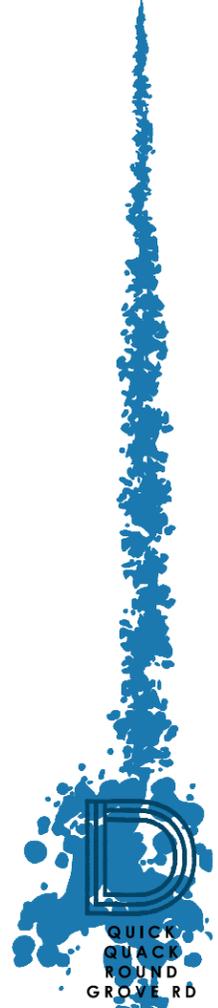


Figure 2 Cont.

SECTION 1 - PLANT MATERIAL PART 1 - GENERAL

1.01 SCOPE OF WORK

- A. Work as evident on drawings and specified herein or required to complete all landscaping and shall include, but not necessarily limited to the following work:
 - Furnish imported topsoil from outside sources as needed (see sub-section 2.01.)
 - Ensure all necessary permits are obtained prior to construction and staging.
 - Excavate trees/shrub pits.
 - Provide and plant all materials indicated on plan and plant list.
 - Stake and protect all trees and planted areas as specified and detailed.
 - Clean all areas prior to Acceptance of the Work, including debris, stains, and dirt from walks and other surfaces.
- B. These specifications are complementary to the drawings.

C. Related Sections:

SECTION 2 - Turf Sod and Soil Preparation

1.02 QUALITY ASSURANCE

A. Regulatory Requirements

- 1. Comply with applicable requirements of Federal, State and Local laws, regulations and codes having jurisdiction at the project site.

Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

Reference Standards

- 1. "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature.
- 2. "American Standard of Nursery Stock" by the American Association of Nurserymen.
- 3. American National Standards Institute (ANSI): Publication Z60.1.

C. Substitutions

- 1. Substitutions of plant material will not be permitted unless authorized in writing by the Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposed substitute of equal or better quality with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

Source Quality Control

- 1. Plants shall be subject to inspection and approval by the Landscape Architect/Owner at place of growth and upon delivery for conformity to specifications. Such approvals shall not impair the right of inspection and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected. The Landscape Architect reserves the right to refuse inspection at this time if, in his judgement, a sufficient quantity of plants is not available for inspection.

- 2. All plants may be inspected at the nursery by the Landscape Architect / Owner and shall be tagged with self-locking tags. Plants delivered to the site without these tags or with broken tags shall be sufficient reason for rejection.

Contractor's Qualifications

- 1. All bidders shall be required to present proof of their qualifications, contract sample, Utah state licensure, insurance coverage, experience, and ability to perform the scope of work set forth in these specifications according to the following construction deadlines pending unforeseen delays related to the weather or other conditions outside the contractor's control.

1.03 PROJECT PERSONNEL AND SITE PROTECTION

ATTENTION:

The Contractor shall have a designated foreman in direct and personal charge of the work, and the foreman shall be on the job at least eighty-five (85) percent of the working hours. The Owner's Authorized Representative may "shut down" the work under contract if the supervisor is not, in his opinion, adequate to protect the interests of the Owner. Such "shut down" time to be counted as working days and will not extend the time of the contract.

All existing site elements including but not limited to the following shall be protected: All existing utilities, existing hardware, (drives/curtain walls/pipes), etc. shall be protected from impact damage of any sort, staining from leaky trucks or equipment, or other damage.

1.04 PACKAGING, DELIVERY, STORAGE AND HANDLING

- A. Plants shall be properly marked for identification and for checking. Each block of plants and at least 25% of each variety of separate plants in any one shipment shall have legible labels securely attached upon delivery to the site.

Product Handling:

During hot weather and when practical, the contractor may be required to transport plant materials between sunset and sunrise if transported in an open trailer or un-ventilated box.

Dug material should be maintained and watered as required at the nursery to guarantee their vitality and health until shipping.

Protect all trunks, stems, branches, and root balls during tree tying, wrapping and loading operations from damage.

Load balls or containers onto transport vehicle and secure in a manner that protects the structural integrity of the root balls.

The contractor shall be solely responsible for the safe transportation of plants to the site and their condition upon arrival. Trees damaged, dehydrated or abraded during transit or storage will be rejected.

Plant materials shall not be stored on concrete or asphalt or left exposed to the sun.

Roots and balls of plants shall be adequately protected at all times from the sun and drying winds.

The Landscape Architect may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation.

Nothing in this Section shall be interpreted as relieving the contractor of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified herein.

Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at the site.

Delivery and plantings, storage of dry bulk materials and other shall be coordinated with project General Contractor to ensure appropriate staging area. Protect dry bulk materials from inclement weather conditions such as wind and moisture.

1.06 SUBMITTALS

A. Furnish two (1) copies of manufacturer's literature, plans, samples, certifications, delivery tickets, or laboratory analytical data for approval by the Landscape Architect prior to commencement of all work under this contract for the following items:

- 1. Specified granular and tablet Fertilizers (certification, rate of application and number to tablets per plant pit)
- 2. Weed control, Pre-emergent and anti-desiccant (certification)
- 3. Tree gus (literature)
- 4. Sodded Turf (literature and Delivery Ticket)
- 5. Lawn Edging (literature) See plan.
- 6. Stone Mulch (sample)

Submit proposed plant placement schedule to owner, indicating dates for each type of landscape work during normal seasons for such work in area of site. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.

1.07 PROJECT WARRANTY

A. Warranty trees and other plant materials, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control.

B. Remove and replace trees or other plants found to be dead or in unhealthy condition during warranty period. Replace trees or other plants that are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

C. All replacements shall be plants of the same kind, size, and quality as originally specified and they shall be furnished, planted, guyed and maintained as specified at no additional cost.

D. Another inspection shall be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement (per tree or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 - PRODUCTS

2.01 SOIL, SOIL AMENDMENTS

A. Topsoil may or may not be stockpiled on site for contractor use.

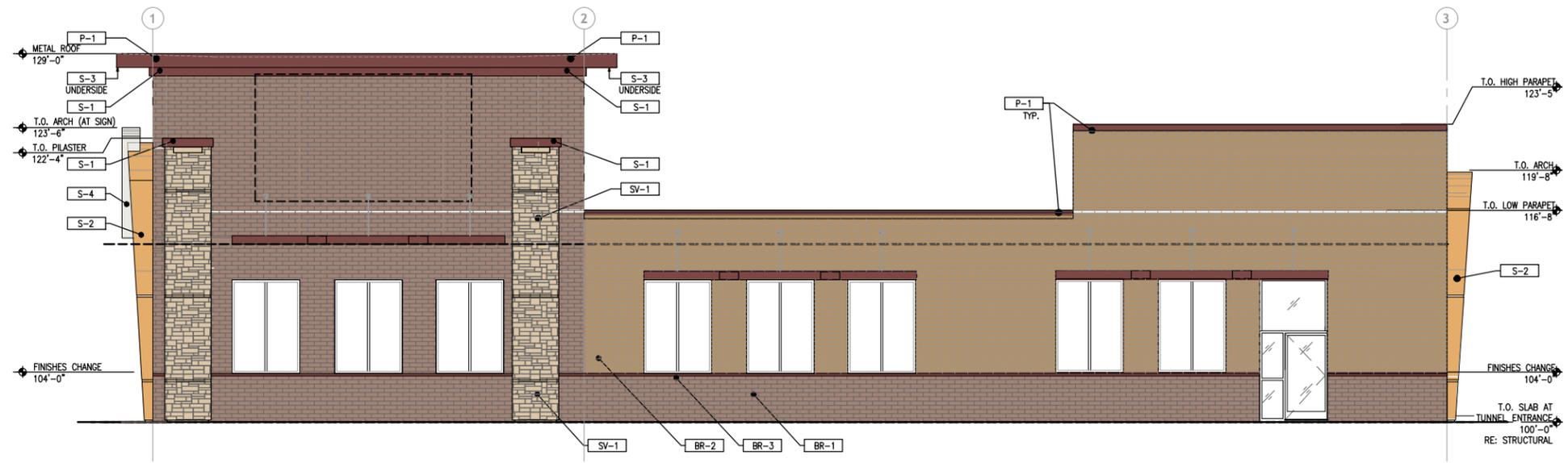
Contractor shall ensure the following amount of topsoil is found in all planter and lawn areas over a non-compacted sub-grade

- Lawn Areas: 6 inch depth.
- Planter Areas: 12 inch depth.

Contractor shall have agronomy soils test performed or provide a soil certificate for proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite. Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-salt, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. Amend soil as needed to meet the "test" parameters in the chart below:

Soil Parameter	Acceptable	Ideal	Non Ideal - Penalty Ticks	Notes
pH	5.5-6.4	6.0-7.0	<5.5 and >6.7	High pH difficult to correct - instead solve sodium problems if any and decrease fertility (increased by high pH)
EC (dS/m)	<1.5	<1.0-1.5	>4.0-6.0	Lower salt content by leaching with good quality water (before sodium problems if any prior to leaching)
CaCO ₃ (soil carbonate), %	<10	<5	>10-40	difficult to correct, generally requires more phosphorus and some micronutrient fertilizers
SOil (ppm)	<14 (3)	<4 (3)	>14 (20)	lower by addition of gypsum or similar (do not give amounts needed)
OM (%)	>3.0	>5.0	<3.0	
Soil N (%)	>0.05	>0.05	N/A	
Soil P (ppm)	<12 (total of tree to 20-300 ppm is not critical if available through irrigation)			
Soil K (ppm)	>100	>100		
Soil S (ppm)	<100	<100		
Soil Zn (ppm)	>10	>10		
Soil Cu (ppm)	>10	>10		
Soil Mn (ppm)	>10	>10		
Soil Fe (ppm)	>10	>10		
Soil B (ppm)	>10	>10		
Soil Mo (ppm)	>10	>10		
Soil Ni (ppm)	>10	>10		
Soil Cd (ppm)	>10	>10		
Soil Pb (ppm)	>10	>10		
Soil Cr (ppm)	>10	>10		
Soil Hg (ppm)	>10	>10		
Soil As (ppm)	>10	>10		
Soil Se (ppm)	>10	>10		
Soil Br (ppm)	>10	>10		
Soil I (ppm)	>10	>10		
Soil Sr (ppm)	>10	>10		
Soil Ba (ppm)	>10	>10		
Soil Na (ppm)	>10	>10		
Soil K (ppm)	>10	>10		
Soil Ca (ppm)	>10	>10		
Soil Mg (ppm)	>10	>10		
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Soil Zn (ppm)	>10	>10		
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Soil N (ppm)	>10	>10		
Soil Zn (ppm)	>10	>10		
Soil Cu (ppm)	>10	>10		
Soil Mn (ppm)	>10	>10		
Soil Fe (ppm)	>10	>10		
Soil B (ppm)	>10	>10		
Soil Mo (ppm)	>10	>10		
Soil Ni (ppm)	>10	>10		
Soil Cd (ppm)	>10	>10		
Soil Pb (ppm)	>10	>10		
Soil Cr (

Figure 3



FINISH SCHEDULE	
MAT. %	ITEM
PAINT	
P-1	SW 6034 ARRESTING AUBURN
P-2	SW 6374 TORCHLIGHT (YELLOW)
P-5	SOLID COLOR CONCRETE STAIN - BLACK
P-6	SW PAINT TO MATCH ("CARMEL MTN." DARK)
WALLS	
SV-1	STONE VENEER - EXISTING
SV-2	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"
BR-1	BRICK VENEER - "SIENNA" (DARK)
BR-2	BRICK VENEER - "HAYSTACK" (LIGHT)
BR-3	STONE SILL - "GREY" (LIGHT)
S-1	STUCCO - MATCH SW 6034 ARRESTING AUBURN
S-2	STUCCO - MATCH SW 6374 TORCHLIGHT (YELLOW)

COLOR/FINISHES LEGEND

	ARRESTING AUBURN SW 6034 P-1		S-1
	TORCHLIGHT SW 6374 P-2		S-2
	RELIABLE BUFF (TAN) SW 6120 P-3		S-3
	SNOWBOUND SW 7004 P-4		BR-1
	BACKDROP (DARK GRAY) SW 7025 P-5		BR-2
	BRICK VENEER - "SIENNA" (DARK)		BR-3
	BRICK VENEER - "HAYSTACK" (LIGHT)		SV-1
	STONE SILL - "AUBURN" (DARK)		
	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"		

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IRVING, TEXAS 75063
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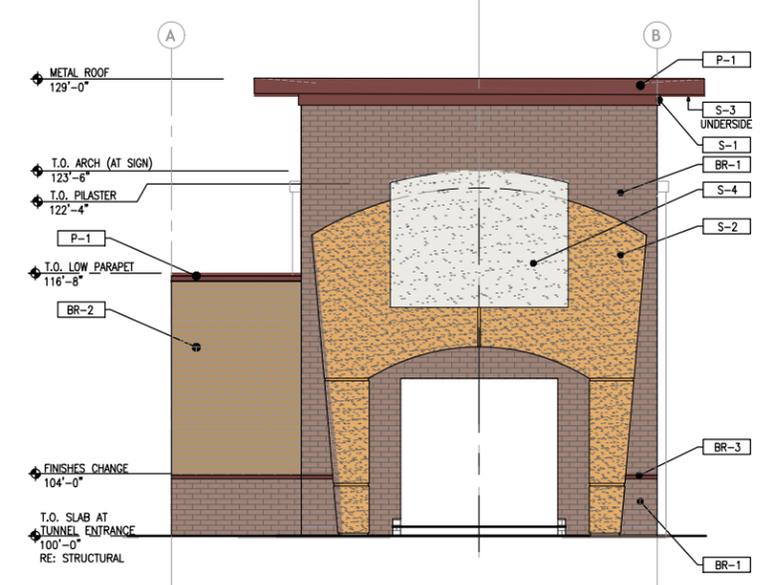
CORPORATE:
Quick Quack Car Wash Holdings, LLC
6020 West Oaks Blvd Ste #300.
Rocklin, CA 95765
916-846-2100
www.dontdrivedirty.com

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PATRICK MCKECHINE

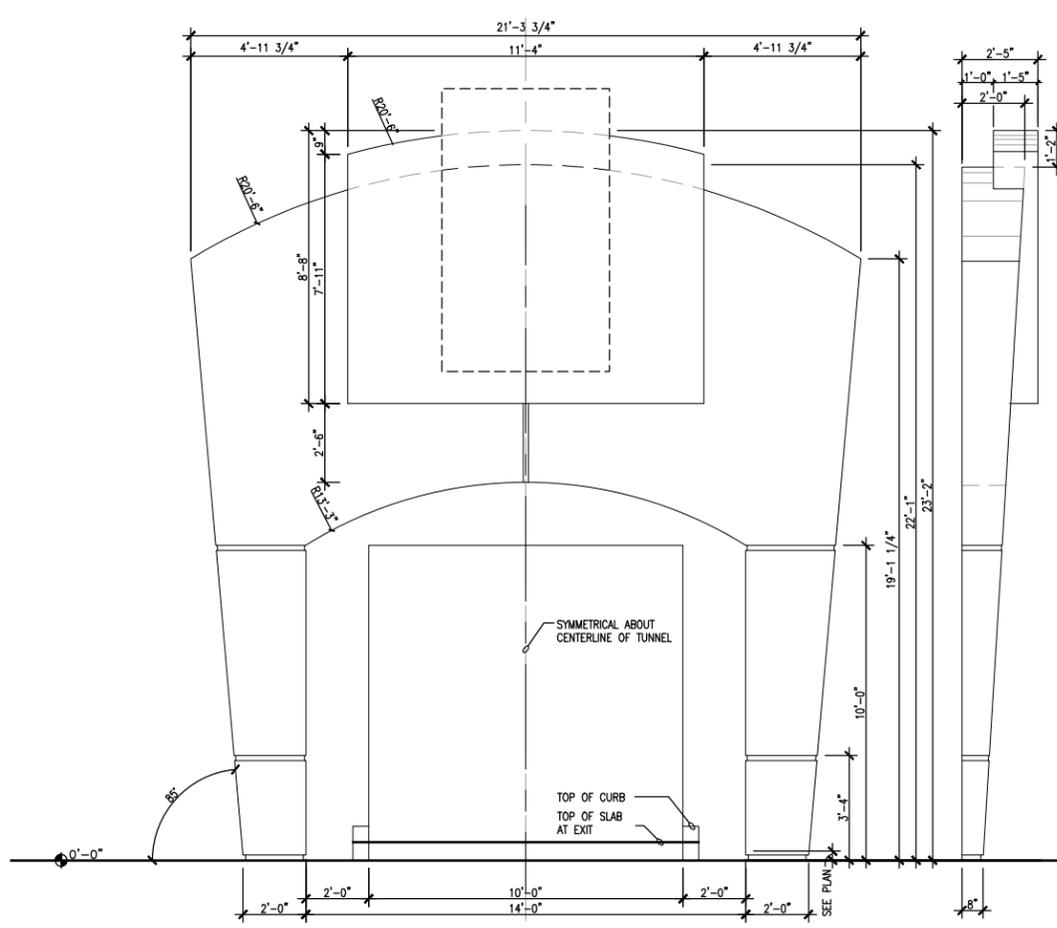
08/27/2024

**QUICK QUACK
CAR WASH #71-039**
1111 W Round Grove Rd
Lewisville TX 75067
CLIENT: Quick Quack Car Wash Holdings, LLC
6020 West Oaks Blvd Ste #300.
Rocklin, CA 95765

SIDE ELEVATION
3/16"=1'-0" 1



TUNNEL EXIT ELEVATION
3/16"=1'-0" 2



TUNNEL ARCH EXIT ELEVATIONS
3/8"=1'-0" 3



DATE	DESCRIPTION
01/05/2024	EXHIBITS FOR REVIEW
01/25/2024	EXHIBITS FOR REVIEW
01/31/2024	EXHIBITS FOR REVIEW
08/23/2024	EXHIBITS FOR REVIEW

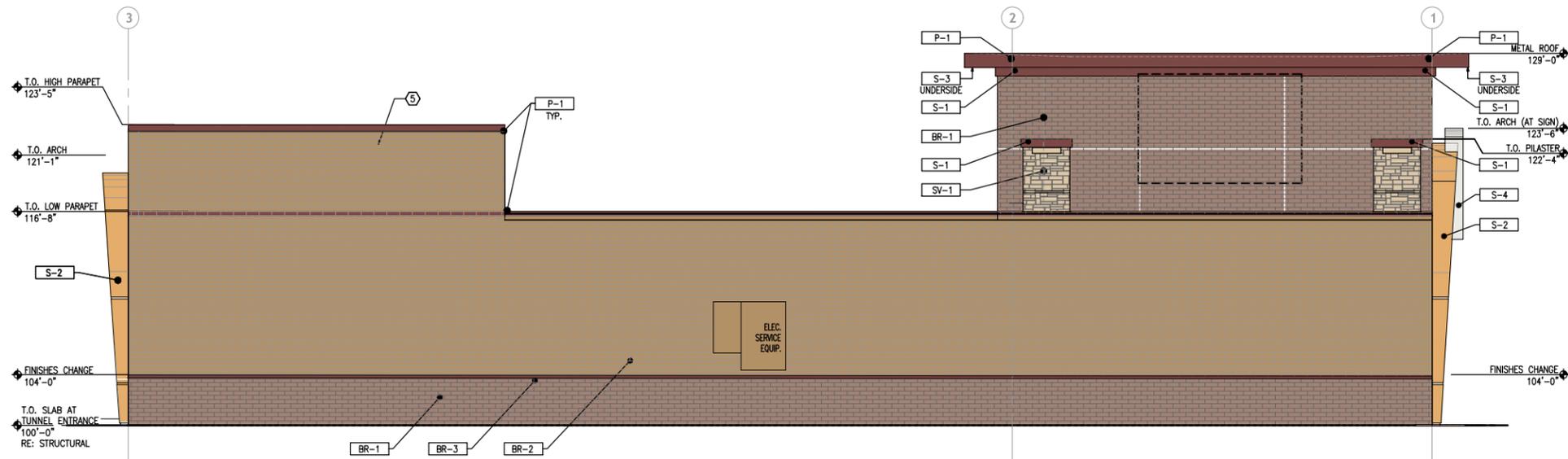
DATE	DESCRIPTION

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NUMBER:
A2.0

PROJECT NUMBER:
QQW23034

Figure 3 Cont.



FINISH SCHEDULE	
ITEM	DESCRIPTION
PAINT	
P-1	SW 6034 ARRESTING AUBURN
P-2	SW 6374 TORCHLIGHT (YELLOW)
P-5	SOLID COLOR CONCRETE STAIN - BLACK
P-6	SW PAINT TO MATCH ("CARMEL MTN." DARK)
WALLS	
SV-1	STONE VENEER - EXISTING
SV-2	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"
BR-1	BRICK VENEER - "SIENNA" (DARK)
BR-2	BRICK VENEER - "HAYSTACK" (LIGHT)
BR-3	STONE SILL - "GREY" (LIGHT)
S-1	STUCCO - MATCH SW 6034 ARRESTING AUBURN
S-2	STUCCO - MATCH SW 6374 TORCHLIGHT (YELLOW)

COLOR/FINISHES LEGEND

	ARRESTING AUBURN SW 6034 P-1		RELEVEABLE BUFF (TAN) SW 6120 P-3
	TORCHLIGHT SW 6374 P-2		SNOWBOUND SW 7004 P-4
	BACKDROP (DARK GRAY) SW 7025 P-5		BRICK VENEER - "SIENNA" (DARK) BR-1
	BRICK VENEER - "HAYSTACK" (LIGHT) BR-2		STONE SILL - "AUBURN" (DARK) BR-3
	STONE VENEER "QUICK STACK CARMEL MOUNTAIN" SV-1		

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08/27/2024

QUICK QUACK CAR WASH #71-039
1111 W Round Grove Rd
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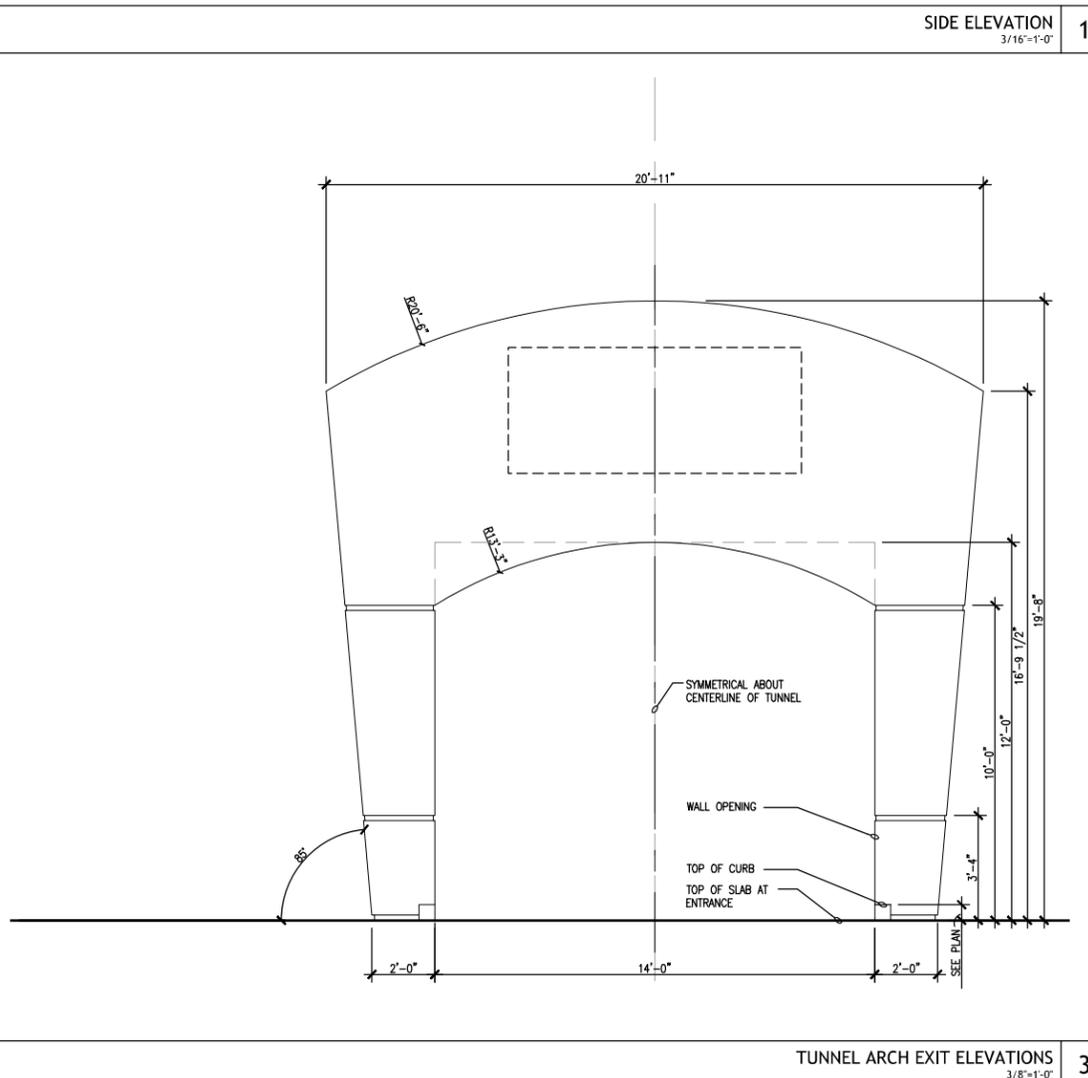
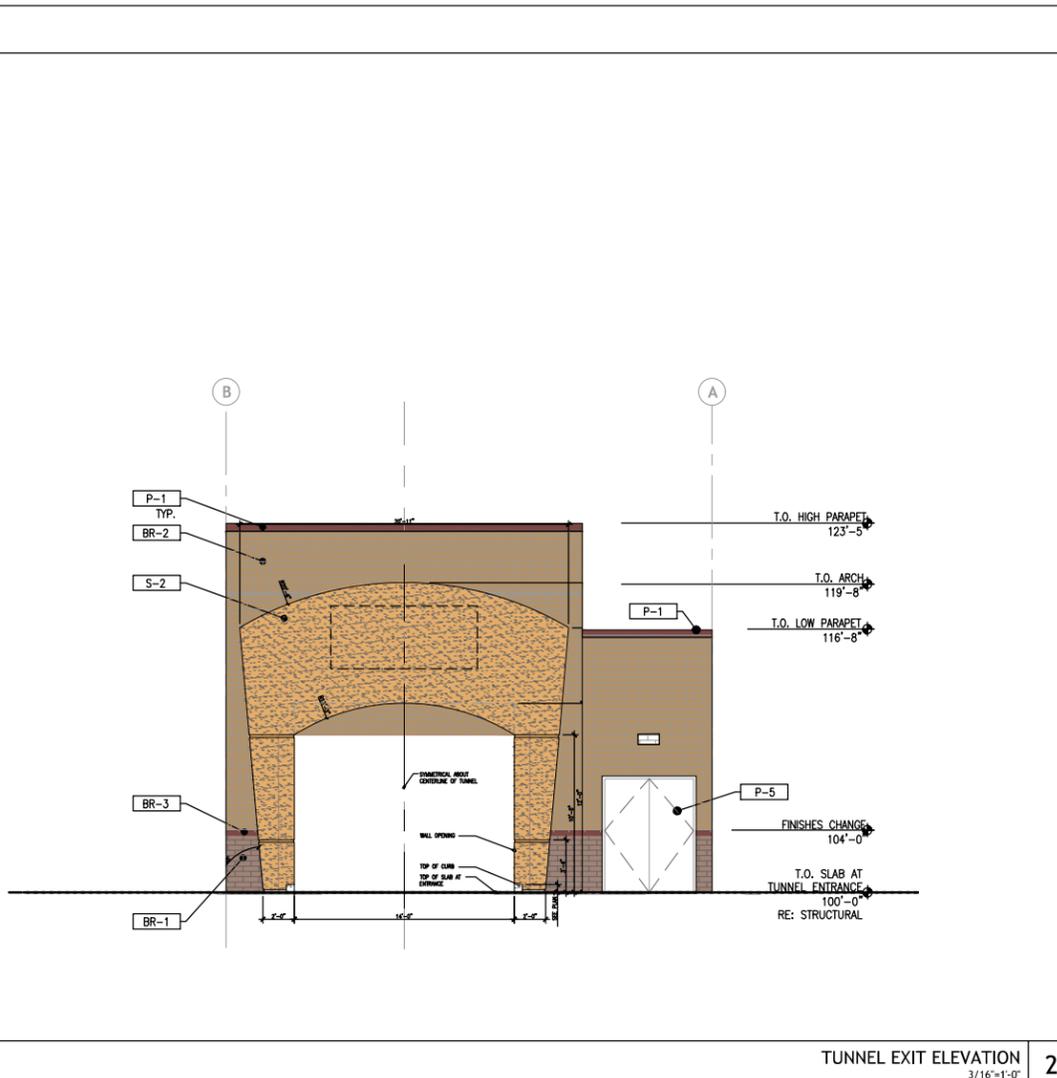


DATE	DESCRIPTION
01/08/2024	OWNER'S FOR REVIEW
01/25/2024	OWNER'S FOR REVIEW
01/31/2024	OWNER'S FOR REVIEW
08/23/2024	OWNER'S FOR REVIEW

DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1
PROJECT NUMBER:
QQW23034

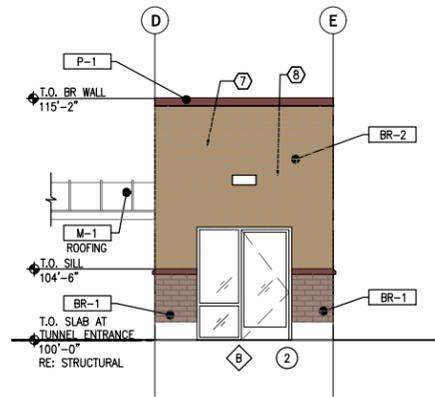


SIDE ELEVATION 1
3/16"=1'-0"

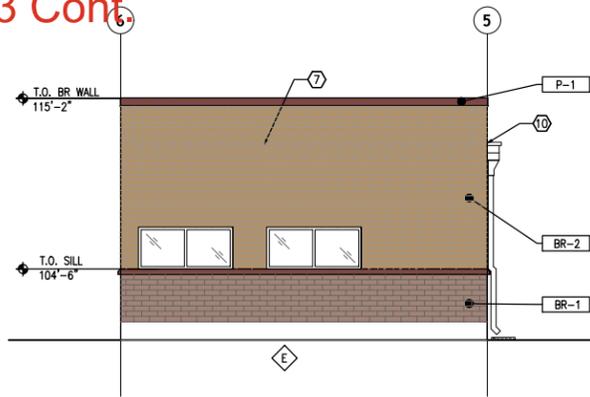
TUNNEL EXIT ELEVATION 2
3/16"=1'-0"

TUNNEL ARCH EXIT ELEVATIONS 3
3/8"=1'-0"

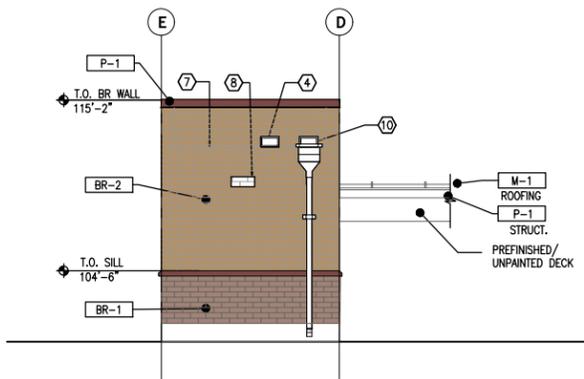
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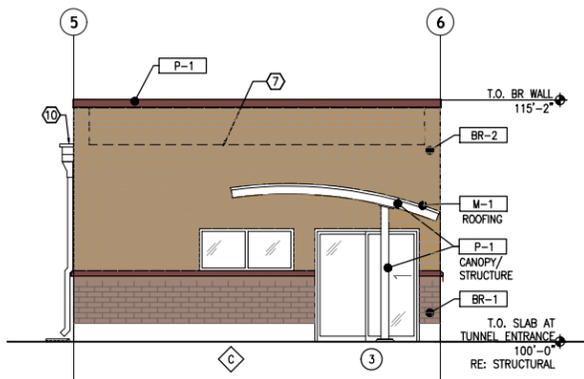
QB ELEVATION
3/16"=1'-0" 1



QB ELEVATION
3/16"=1'-0" 2



QB ELEVATION
3/16"=1'-0" 3



QB ELEVATION
3/16"=1'-0" 4

FINISH SCHEDULE	
ITEM	DESCRIPTION
PAINT	
P-1	SW 6034 ARRESTING AUBURN
P-2	SW 6374 TORCHLIGHT (YELLOW)
P-5	SOLID COLOR CONCRETE STAIN - BLACK
P-6	SW PAINT TO MATCH ("CARMEL MTN." DARK)
WALLS	
SV-1	STONE VENEER - EXISTING
SV-2	STONE VENEER "QUICK STACK CARMEL MOUNTAIN"
BR-1	BRICK VENEER - "SIENNA" (DARK)
BR-2	BRICK VENEER - "HAYSTACK" (LIGHT)
BR-3	STONE SILL - "GREY" (LIGHT)
S-1	STUCCO - MATCH SW 6034 ARRESTING AUBURN
S-2	STUCCO - MATCH SW 6374 TORCHLIGHT (YELLOW)

MAT. %	DESCRIPTION
91%	BRICK VENEER - "SIENNA" (DARK)
9%	STUCCO - MATCH SW 6034 ARRESTING AUBURN

COLOR/FINISHES LEGEND

- ARRESTING AUBURN SW 6034 P-1
- TORCHLIGHT SW 6374 P-2
- RELIEVABLE BUFF (TAN) SW 6120 P-3
- SNOWBOUND SW 7004 P-4
- BACKDROP (DARK GRAY) SW 7025 P-5
- BRICK VENEER - "SIENNA" (DARK) BR-1
- BRICK VENEER - "HAYSTACK" (LIGHT) BR-2
- STONE SILL - "GREY" (LIGHT) BR-3
- STONE VENEER "QUICK STACK CARMEL MOUNTAIN" SV-1

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08/27/2024

QUICK QUACK CAR WASH #71-039
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CLIENT: Quick Quack Car Wash Holdings, LLC
6020 West Oaks Blvd Ste #300.
Rocklin, CA 95765



DATE	DESCRIPTION
01/09/2024	EXHIBITS FOR REVIEW
01/25/2024	EXHIBITS FOR REVIEW
01/31/2024	EXHIBITS FOR REVIEW
08/23/2024	EXHIBITS FOR REVIEW

DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.2 EXH

PROJECT NUMBER:
QQW23034

Figure 3 Cont.



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View 1

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Lewisville, TX

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PAGE 3

Figure 3 Cont.



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View 2

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Figure 3 Cont.



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View 3

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Figure 3 Cont.



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View 4

1111 W. Round Grove Rd.
Lewisville, TX

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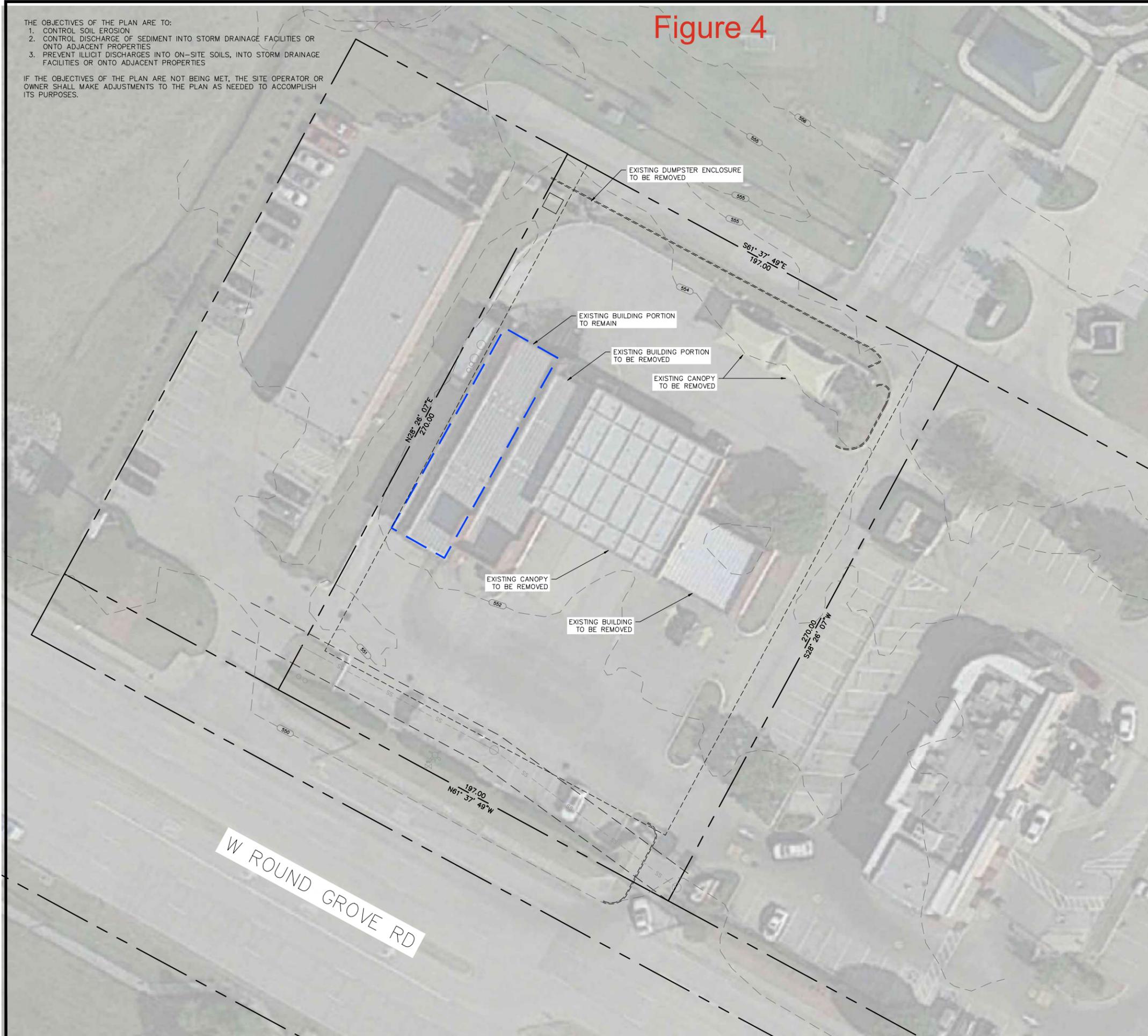
ISSUE DATE | 08.27.2024
PAGE 6

THE OBJECTIVES OF THE PLAN ARE TO:

1. CONTROL SOIL EROSION
2. CONTROL DISCHARGE OF SEDIMENT INTO STORM DRAINAGE FACILITIES OR ONTO ADJACENT PROPERTIES
3. PREVENT ILLICIT DISCHARGES INTO ON-SITE SOILS, INTO STORM DRAINAGE FACILITIES OR ONTO ADJACENT PROPERTIES

IF THE OBJECTIVES OF THE PLAN ARE NOT BEING MET, THE SITE OPERATOR OR OWNER SHALL MAKE ADJUSTMENTS TO THE PLAN AS NEEDED TO ACCOMPLISH ITS PURPOSES.

Figure 4



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	-SD--SD--SD--
EXISTING SEWER LINE	-SS--SS--SS--
EXISTING WATER LINE	-W--W--W--
EXISTING CONTOUR LINE	---(2732)---
FINISHED CONTOUR LINE	---21.00---
EXISTING FENCE	—x—
SILT FENCE	—SILT FENCE—
CLEAN OUT BOX	□

NOTES

ASPHALT, CURB & GUTTER AND LANDSCAPING TO BE REMOVED INSIDE OF THE LIMITS OF DISTURBANCE

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
 TYPE FIRM #20020
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84603
 PHONE: (801) 718-5983
 www.elevateeng.com



QUICK QUACK
 DEMOLITION PLAN
 323 SW LOOP & EARL CAMPBELL PKWY, TYLER, TX



SHEET:
C-8
 DATE: Jul 17, 2024

SCALE: 1" = 20'

Figure 6

PROJECT NOTES

CANOPY IS TYPICAL FOR BOTH THE VACUUM AND PAY STATION

PROJECT TITLE

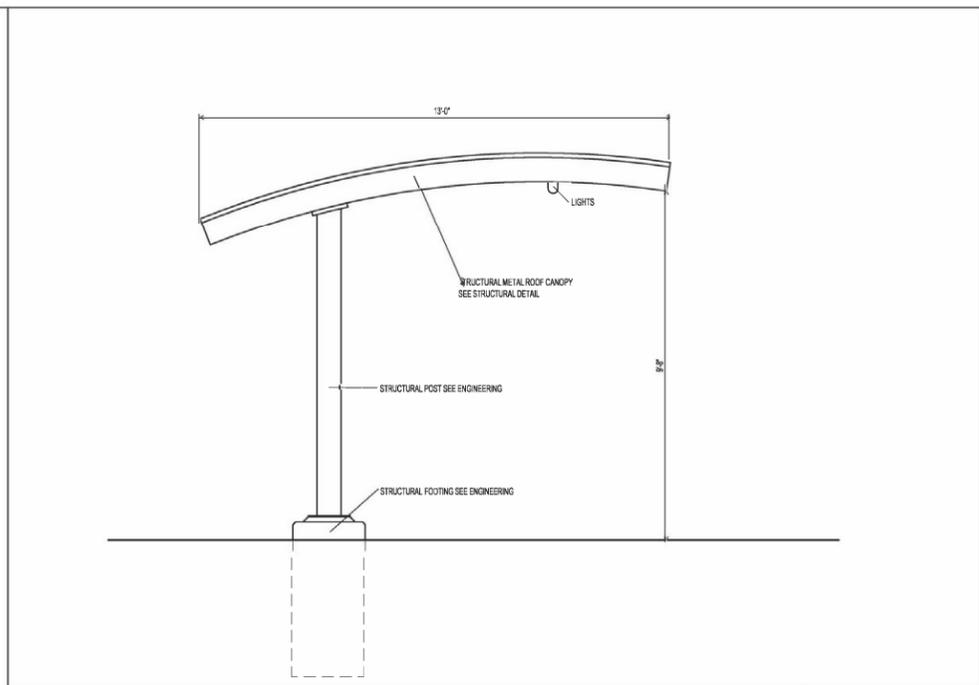
Quick Quack Monument

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (401) 884-4804

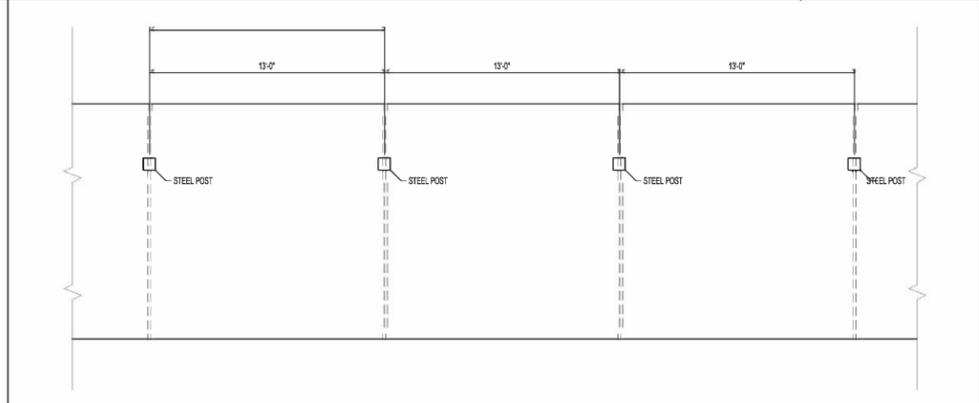
DATE: April, 2023

REVISIONS:

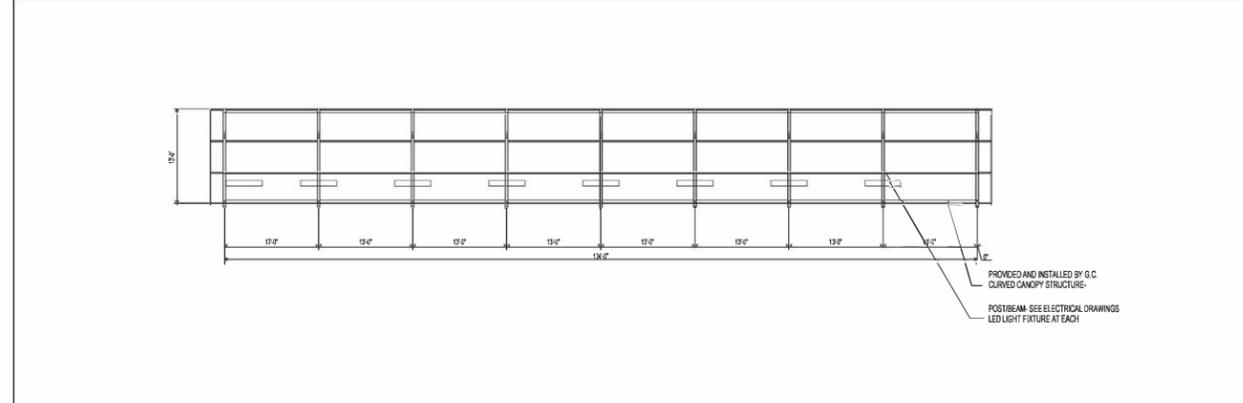
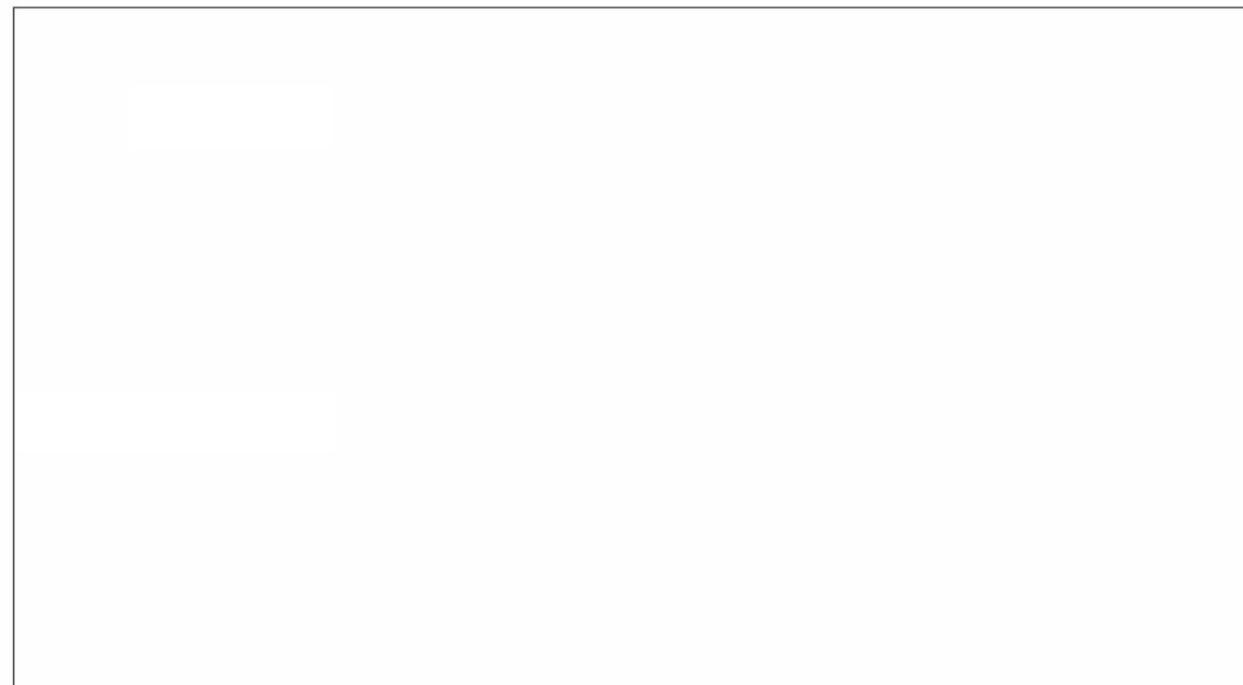
A104



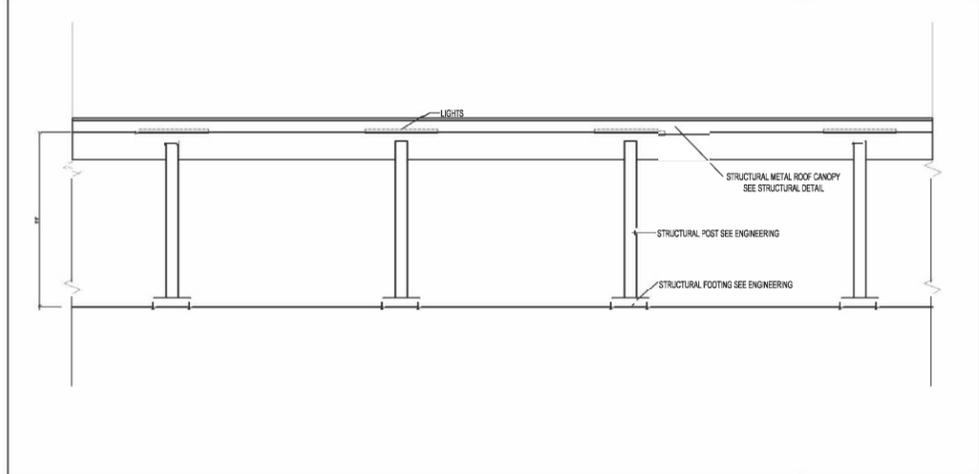
CANOPY SECTION SCALE: N.T.S. 03



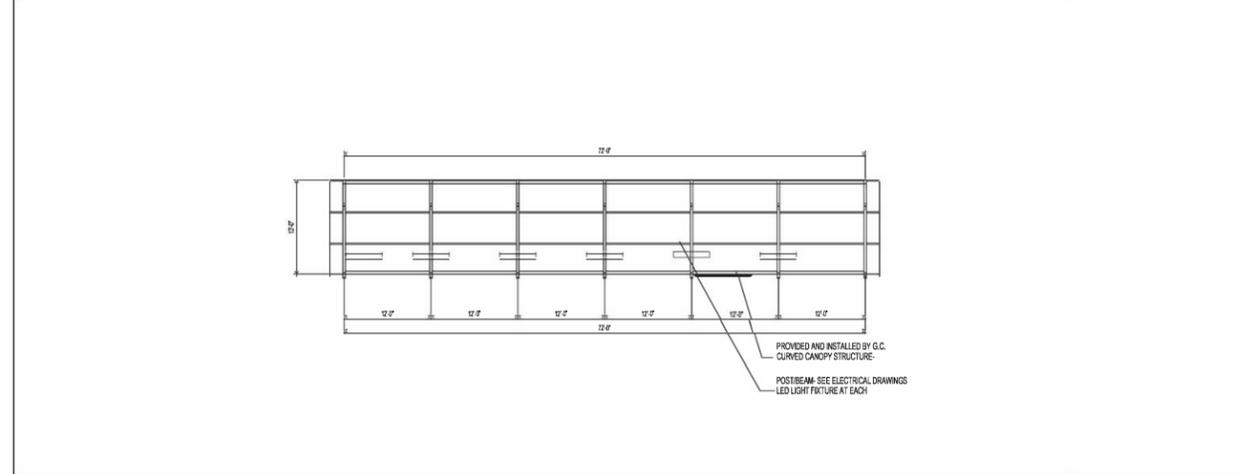
CANOPY FLOOR PLAN ENLARGED SCALE: N.T.S. 02



CANOPY #2 FLOOR PLAN SCALE: 1"=10'-0" 05

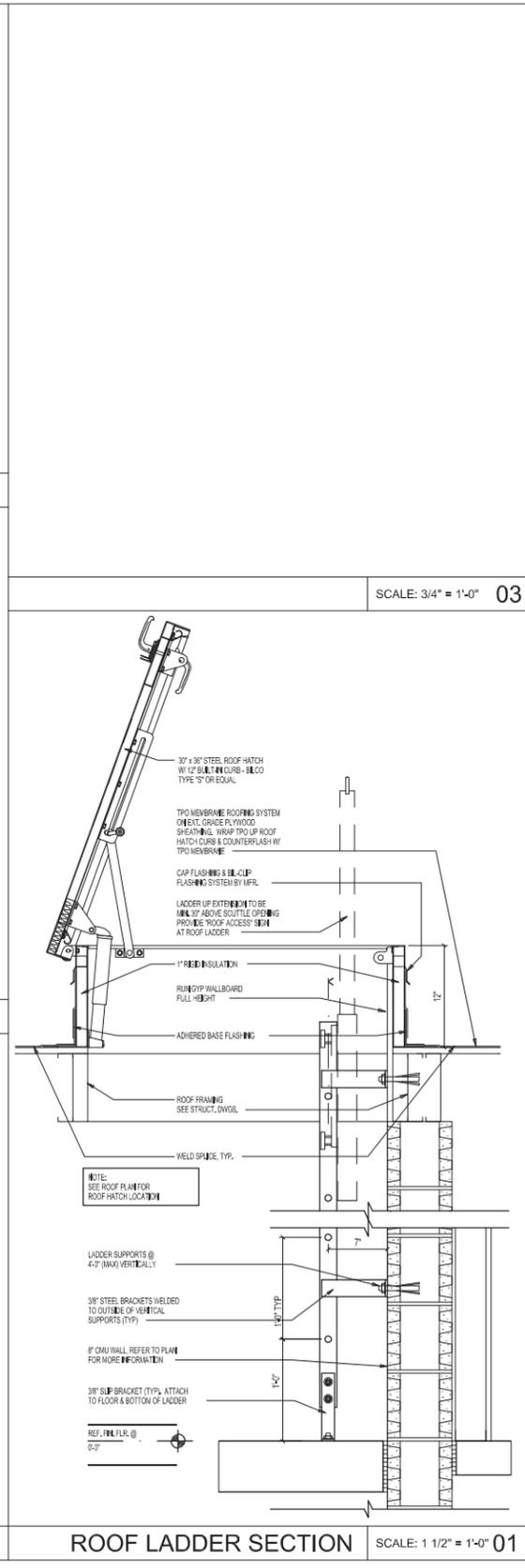
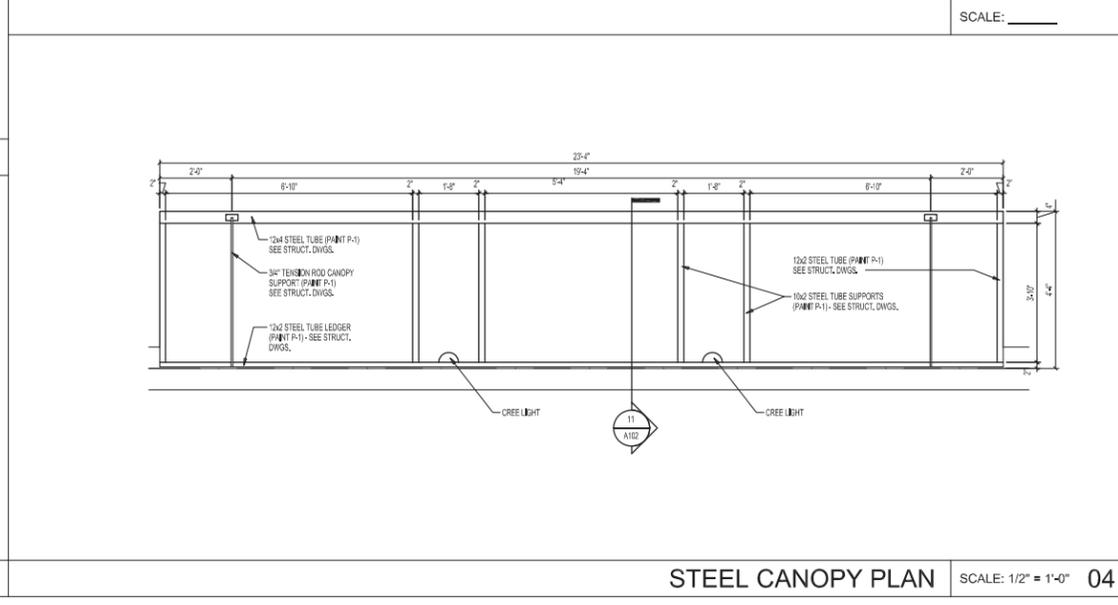
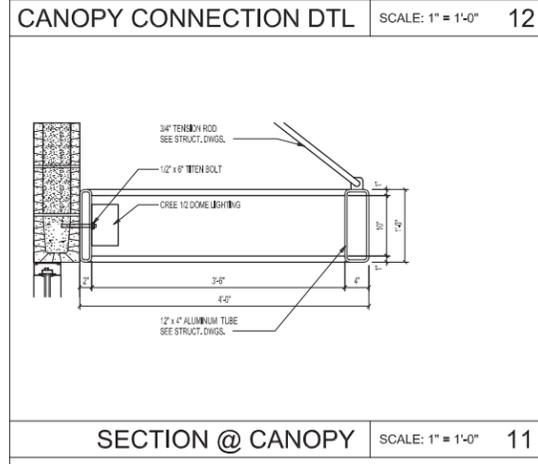
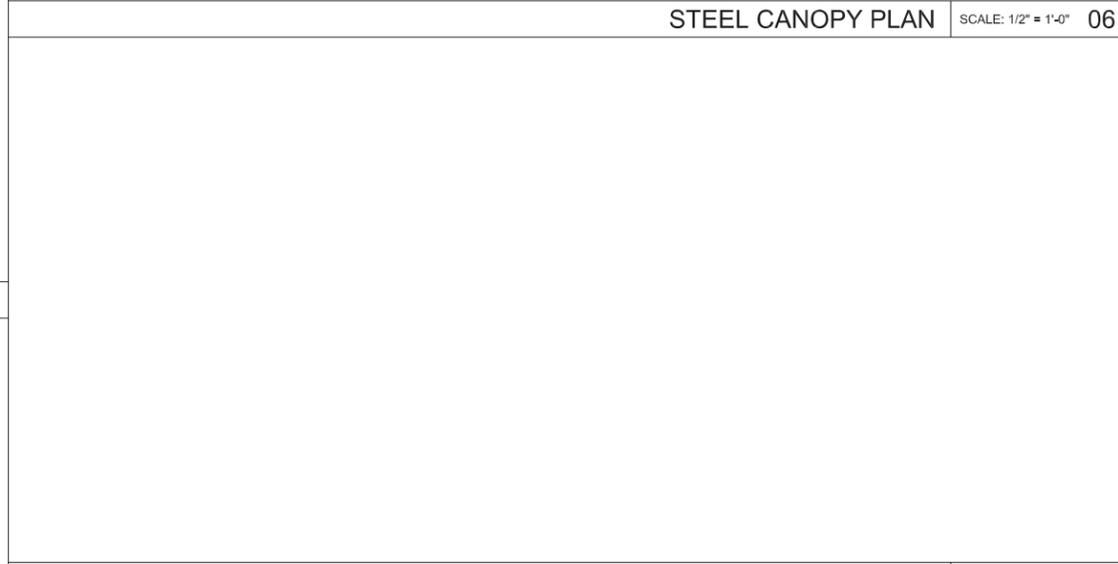
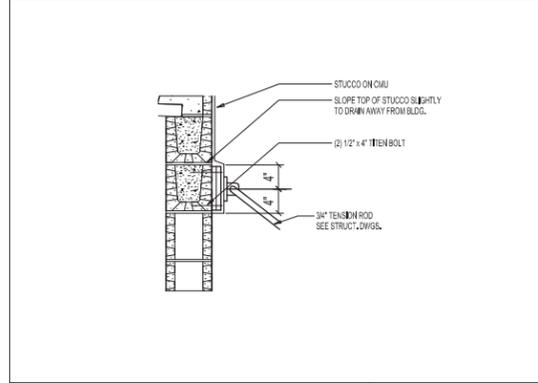
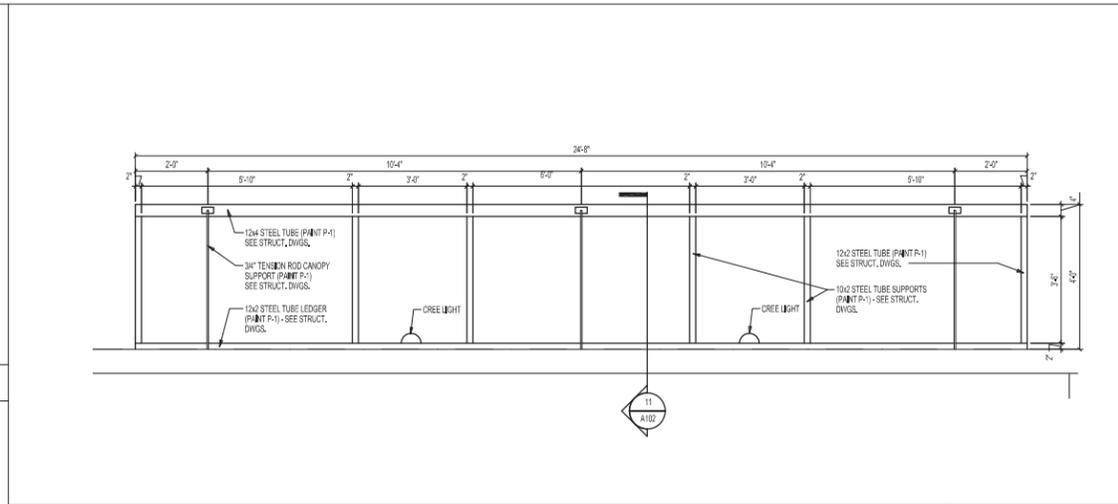
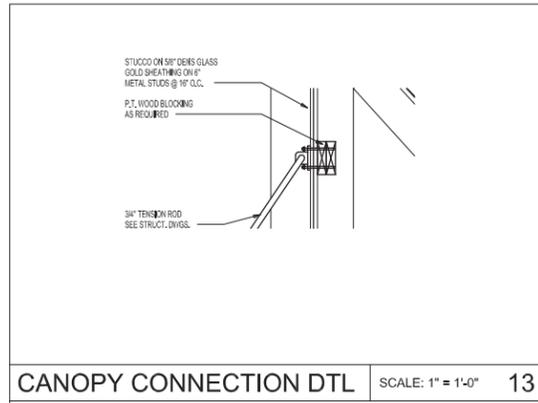


CANOPY ELEVATION SCALE: 1"=10'-0" 01



CANOPY #1 FLOOR PLAN SCALE: 1"=10'-0" 04

Figure 6 Cont.



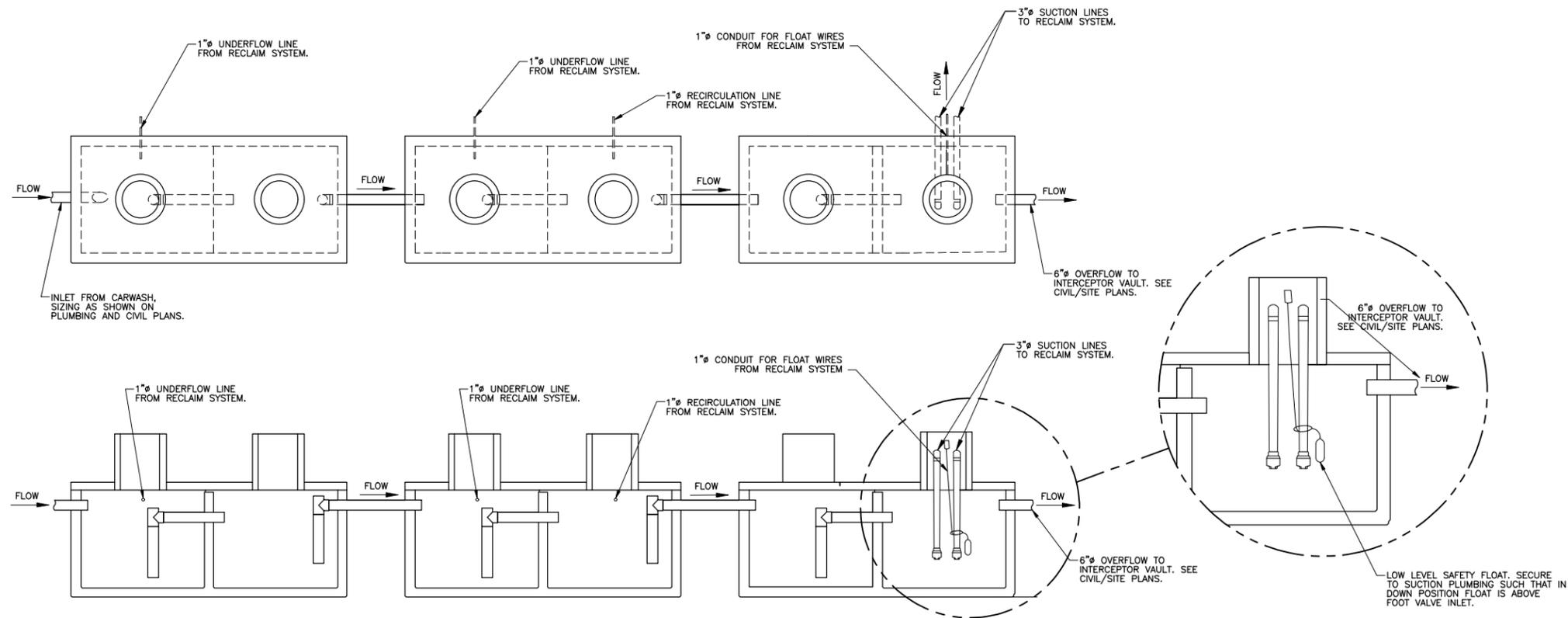
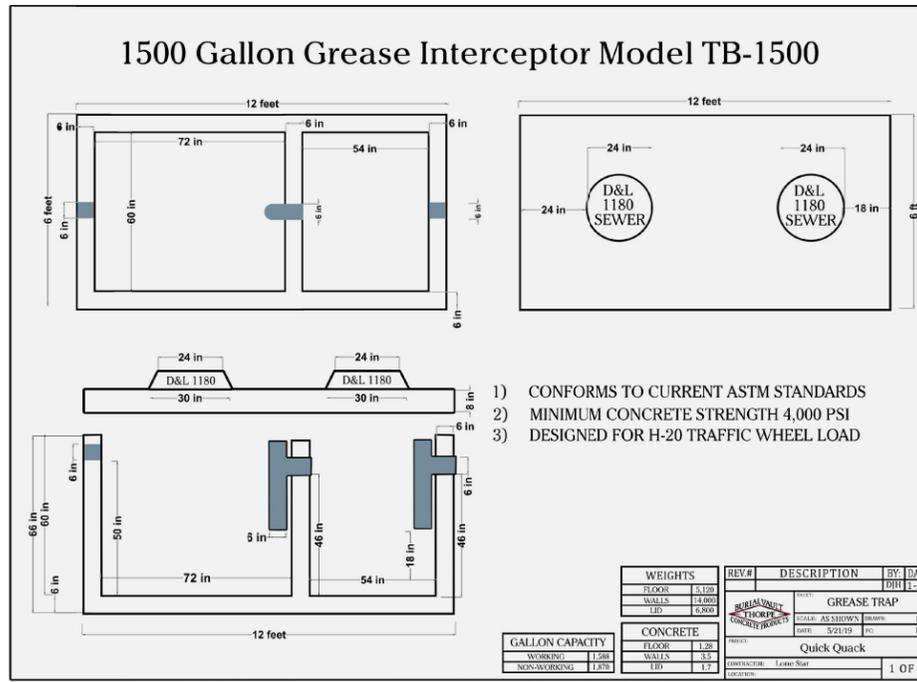
PROJECT NOTES

REVISIONS

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE: (402) 224-1893

A102

Figure 7



SETTLING TANKS DETAIL
SCALE: NTS

PROJECT NOTES
CITY REVIEW COMMENTS:

PROJECT TITLE
**QUICK QUACK
CAR WASH**

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
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ROYAL ENGINEERING

ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

COPYRIGHT © JOB# J20288.00 DATE PLOTTED: 01/18/2021

PLUMBING DETAILS

DATE: _____

REVISIONS: _____

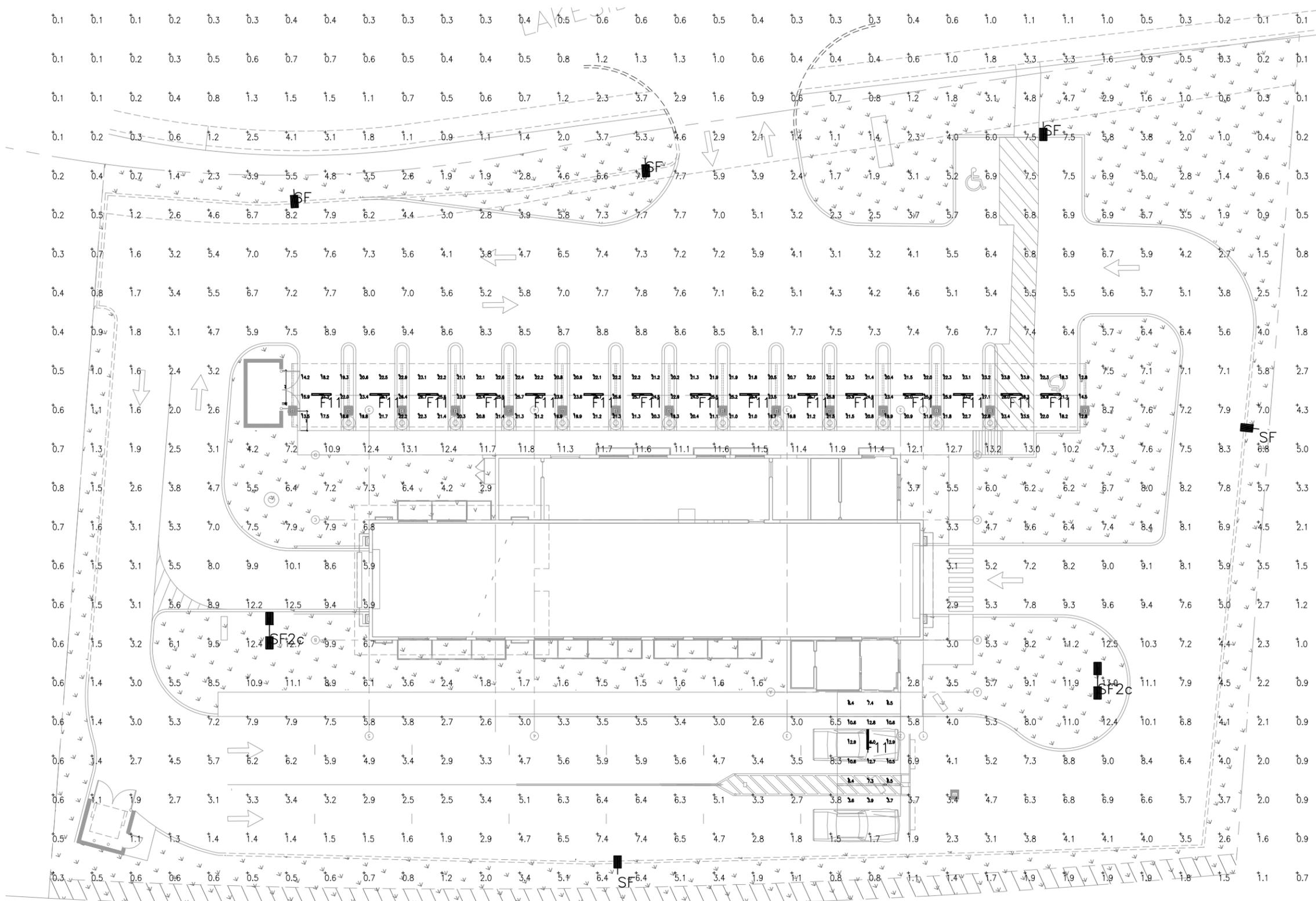
P503

Figure 8

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RAY CANOPY	Illuminance	Fc	8.98	16.0	3.6	2.48	4.44
VACUUM CANNOPIY	Illuminance	Fc	22.15	28.3	12.8	1.73	2.21
PAVED AREA	Illuminance	Fc	5.48	12.5	1.1	4.98	11.38

NOTE: STANDARD 120-277V UNLESS OTHERWISE SPECIFIED

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol]	16	F11	SINGLE	V13204HUN50 (FIXTURE SUPPLIED BY HERMITAGE)	1.000	1.000	1.000	6778	51.95
[Symbol]	5	SF	SINGLE	MRS-LED-18L-SIL-F1-50-70CRI-SINGLE-16" POLE+2' BASE	1.000	1.000	1.000	16880	135
[Symbol]	2	SF2c	D180"	MRS-LED-18L-SIL-F1-50-70CRI-D180-16" POLE+2' BASE	1.000	1.000	1.000	33780	270



MRS



DATE	DESCRIPTION
09/27/2023	ISSUE FOR PERMIT
DATE	DESCRIPTION

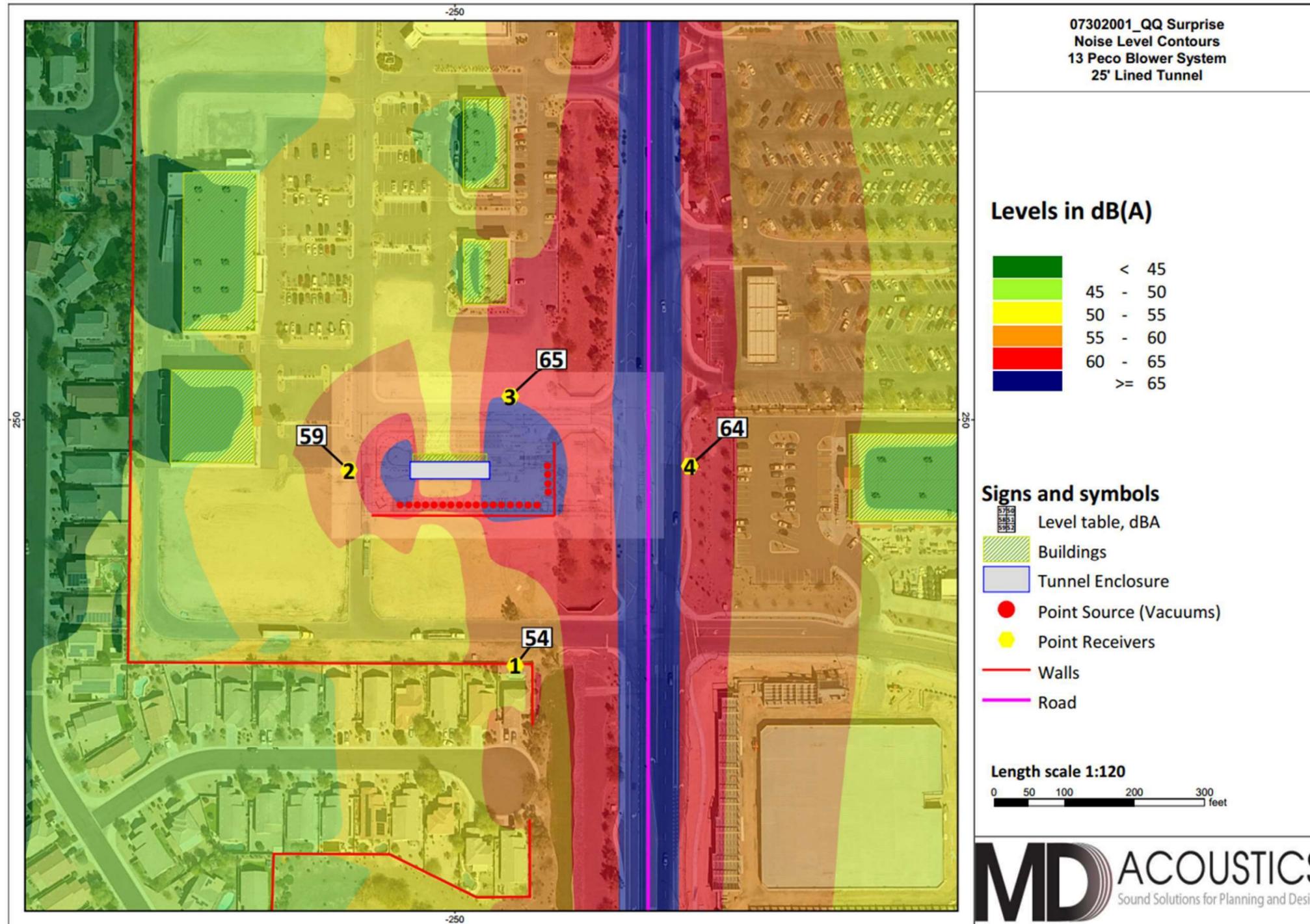
SHEET TITLE:
PHOTOMETRIC SITE PLAN

SHEET NUMBER:
E1.1

"Reviewed for Code Compliance"
 By: [Signature]
 Date Completed: 01/11/2024
 PLANS TO REMAIN ON JOB-SITE

Figure 9

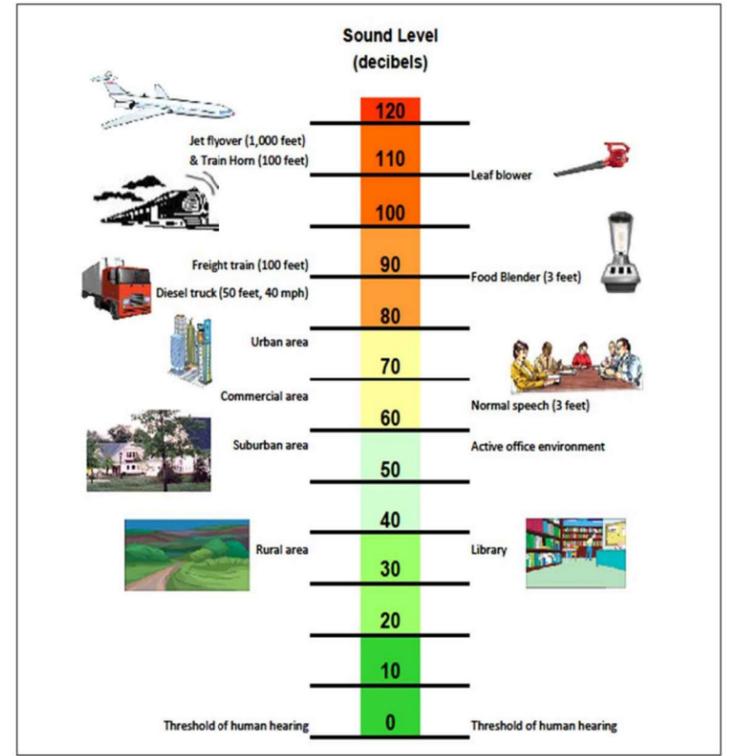
Exhibit D Existing Plus Project Noise Levels





TXDOT Noise and Vibration Analyses Technical Report

Figure 2: Typical A-Weighted Sound Levels



Source: Study Team 2016

W Round Grove Rd