

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF LEWISVILLE.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITIES.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
5. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
6. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
7. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
8. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

**ROOM SUMMARY-STAYBRIDGE SUITES**

**GUEST ROOM COUNT BREAKDOWN**

COOKTOPS PROVIDED	S.F.	1st FLR	2nd FLR	3rd FLR	4th FLR	TOTAL
STUDIO KING	441	7	11	11	11	40
STUDIO QUEEN/QUEEN	507	-	4	4	4	12
ONE BEDROOM	611	-	3	3	3	9
STUDIO KING ADA	564	-	3	3	3	9
		7	21	21	21	70

**ROOM SUMMARY-AVID HOTEL**

**GUEST ROOM COUNT BREAKDOWN**

NO COOKTOPS	S.F.	1st FLR	2nd FLR	3rd FLR	4th FLR	TOTAL
KING	240	4	9	9	9	31
DOUBLE QUEEN	297	3	5	5	5	18
DOUBLE QUEEN ADA	399	-	1	1	1	3
KING ADA	379	-	1	1	1	3
		7	16	16	16	55

**NOTE:**

1. STAYBRIDGE SUITES WILL PROVIDE A COOKTOP IN EACH ROOM (70 TOTAL). AVID HOTEL WILL NOT PROVIDE ANY COOKTOPS IN THEIR ROOMS.
2. DAILY HOUSE KEEPING WILL BE REQUIRED.
3. AT LEAST 1 STAFF MEMBER WILL BE AVAILABLE 24 HOURS PER DAY, 7 DAYS A WEEK.
4. ALL GUEST ROOMS WILL BE COMPLETELY FURNISHED WITH BEDS, DRESSERS WITH DRAWERS, NIGHT STANDS AND TELEVISIONS.
5. BUILDING ELEVATIONS HAVE MORE THAN 80% BRICK OR STONE REQUIRED.
6. MINIMUM ROOM SIZE REQUIRED = (325 S.F.) **AVERAGE ROOM SIZE = (396 S.F.)**  
 PROVIDED KING = 240 S.F.  
 PROVIDED DOUBLE QUEEN = 297 S.F.  
 PROVIDED ACCESSIBLE QUEEN / QUEEN = 399 S.F.  
 PROVIDED ACCESSIBLE KING = 379 S.F.  
 PROVIDED STUDIO KING = 441 S.F.  
 PROVIDED STUDIO QUEEN / QUEEN = 507 S.F.  
 PROVIDED ONE BEDROOM = 611 S.F.  
 PROVIDED ACCESSIBLE STUDIO KING = 564 S.F.
7. MINIMUM ROOMS REQUIRED = 125 - ROOMS PROVIDED = 125
8. LIST OF 2 ITEMS PROVIDED FROM SECTION 6-182 (b)(8):  
 A. FITNESS FACILITY OF 400 S.F. MINIMUM IS REQUIRED.  
 i.e. WE ARE PROVIDING 789 S.F. OF FITNESS FACILITY.  
 B. OUTDOOR PLAZA WITH SEATING SPACE MINIMUM 1,000 S.F.  
 i.e. WE ARE PROVIDING 1,243 S.F. OF OUTDOOR PLAZA.  
 C. OUTDOOR ATRIUM / PLAZA WITH SEATING SPACE 1,000 S.F. MIN.  
 i.e. WE ARE PROVIDING OUTDOOR POOL & DECK AREA W/ 1,585 S.F.
9. LIST OF 2 ITEMS PROVIDED FROM SECTION 6-182 (C):  
 A. MEETING ROOM OF 1,500 S.F. MINIMUM IS REQUIRED.  
 i.e. WE ARE PROVIDING 1,550 S.F. OF MEETING ROOM.  
 B. LANDSCAPING SHALL BE INCREASED BY 30% FROM THE CURRENT CITY STANDARDS IN OVERALL LANDSCAPING AREAS. TREE PLANTING, SHRUBS AND DECORATIVE LANDSCAPING FEATURES. PROVIDED LANDSCAPE AREA IS 31.66%.

STAYBRIDGE SUITE ROOMS ARE PROVIDED WITH COOKTOPS  
 AVID ROOMS HAVE NO COOKTOPS

**NOTE**  
 NO OUTSIDE STORAGE PROPOSED

**SITE DATA SUMMARY CHART**

NUMBER OF LOTS	1
ZONING DESIGNATION	LIGHT INDUSTRIAL "LI"
PROPOSED USE	HOTEL (EXTENDED STAY)
GROSS ACREAGE	2.50 ACRES OR 108,899 S.F.
NUMBER OF STORIES	4
PROPOSED TOTAL BUILDING AREA	17,274 S.F.
FITNESS FACILITY	789 S.F.
MEETING ROOM	1,550 S.F.
OUTDOOR PLAZA W/SEATING AREA	1,243 S.F.
OUTDOOR POOL & DECK AREA	1,585 S.F.
GUEST ROOMS PROVIDED	125
PROPOSED BLDG. HEIGHT/STORIES	57'-10" (FOUR STORIES)
PARKING:	
1 SPACE PER 2 ROOMS	125/2 = 63 PARKING SPACES
1 SPACE PER 200 S.F. OF COMMERCIAL AREA	1,965/200 = 10 PARKING SPACES
TOTAL PARKING REQUIRED	73 SPACES (INCLUDING 3 HANDICAP)
PROVIDED PARKING	126 SPACES (INCLUDING 5 HANDICAP)
PERCENTAGE OF SITE COVERAGE	15.69%
IMPERVIOUS COVERAGE	76,349 S.F. OR 68.78%
OPEN SPACE/LANDSCAPE AREA	34,658 S.F. OR 31.22%
CONSTRUCTION TYPE	TYPE II-B
BUILDING OCCUPANCY	BUSINESS GROUP "R-1"

**NOTE:**  
 EIGHTY PERCENT (80%) BRICK OR STONE VENEER, OR A COMBINATION EQUAL TO EIGHTY PERCENT (80%) IS REQUIRED ON ALL FACADES. EXTERIOR INSULATED FINISHING SYSTEM (EIFS) IS NOT PERMITTED BELOW NINE FEET FROM FINISHED GRADE.

**DEVELOPMENT PLAN**  
 AVID HOTEL & STAYBRIDGE SUITES  
 VISTA RIDGE ADDITION  
 LOT 10R-1, BLOCK F  
 ZONING: LIGHT INDUSTRIAL  
 NEC S.H. 121 AND ROCKBROOK DRIVE  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

**TRIANGLE ENGINEERING LLC**  
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	ZC	7/09/2019	SEE SCALE BAR	066-18

12/04/2019 TX PE FIRM #11525

- CONNECT PROP. 8" WATER LINE TO EXISTING 12" WATER LINE.**  
 INSTALL:  
 1- 12" x 8" TAPPING SLEEVE  
 1- 8" VALVE  
 1- DOUBLE CHECK DETECTOR CHECK VAULT  
 1- BACK FLOW PREVENTER IN CONCRETE VAULT  
 1- 257 L.F. 6" WATER TO F.H.  
 1- 6" 90° BEND  
 1- CITY STD. FIRE HYDRANT
- CONNECT PROP. 3" WATER LINE TO EXISTING 12" WATER LINE.**  
 INSTALL:  
 1- 12" x 3" TAPPING SLEEVE  
 1- 3" VALVE  
 DOMESTIC MASTER METER SERVICE:  
 1- 2" DOMESTIC WATER METER  
 W/ BACK FLOW PREVENTER  
 1- DOUBLE CHECK VALVE ASSEMBLY (DCVA)  
 1- 2" x 3" REDUCER  
 1- 150 L.F. 3" WATER LINE TO BLDG.
- CONNECT PROP. 1" WATER LINE TO EXISTING 12" WATER LINE.**  
 INSTALL:  
 1- 12" x 1" TAPPING SADDLE  
 1- 1" VALVE  
 IRRIGATION SERVICE:  
 1- 1" IRRIGATION WATER METER  
 1- RPZ BACK FLOW PREVENTER  
 1- 5 L.F. 1" WTR. TO IRR. METER

<b>OWNER/DEVELOPER</b> HIGHLAND ASSETS, LLC INSTRUMENT NUMBER 9009 (O.R.D.C.T.) 2,5169 ACRES LOT 11R-1, BLOCK F VISTA RIDGE ADDITION CAB W, PG. 844 (P.R.D.C.T.) LI ZONING	<b>ARCHITECT</b> STUDIO RED DOT 5307 E. MOCKINGBIRD LN. DALLAS, TEXAS 75206 CONTACT: PUJA PARBHOO TEL: 469-941-4145	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1784 W. MCDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 469-331-8566	<b>SURVEYOR</b> BLUE SKY SURVEYING AND MAPPING CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229 CONTACT: DAVID PEETREE, R.P.L.S. TEL: 214-358-4600
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NO.	DATE	DESCRIPTION	BY
1	7-9-2019	PRELIMINARY SITE PLAN FOR S.U.P.	KK
2	9-12-2019	S.U.P. RESUBMITTAL	KK
3	11-08-2019	2nd S.U.P. RESUBMITTAL	KK
4	12-04-2019	3rd S.U.P. RESUBMITTAL	KK

COLOR & FINISH LEGEND

	MATERIAL 1: BRICK		MATERIAL 7: LARGE PORCELAIN STONE TILE
	MATERIAL 2: BRICK		MATERIAL 8: STUCCO #1
	MATERIAL 3: BRICK		MATERIAL 9: STUCCO #2
	MATERIAL 4: STONE		MATERIAL 10: STUCCO #3 COLOR: BLUE
	MATERIAL 5: LARGE PORCELAIN STONE TILE		MATERIAL 11: STUCCO #4 COLOR: RED
	MATERIAL 6: LARGE PORCELAIN STONE TILE		

MATERIAL CALCULATION TABLE

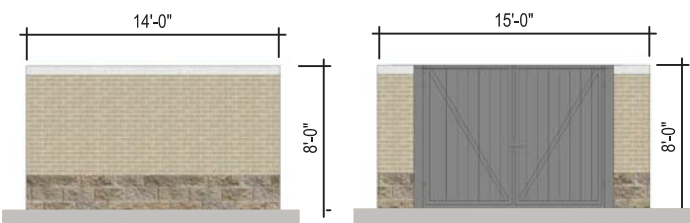
	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
DOOR AND WINDOWS	2930	24%	1434	20%	1647	40%	1688	34%
AREA EXCLUSIVE OF DOOR AND WINDOW	9538	76%	5542	80%	10790	60%	5547	66%
TOTAL FACADE AREA	12467	100%	6976	100%	12437	100%	7235	100%
PRIMARY MATERIAL								
BRICK (1)(2)(3)	4160	44%	3076	56%	5800	55%	3549	64%
STONE (4)	1017	11%	999	18%	1974	18%	856	15%
PORCELAIN STONE (5)(6)(7)	3248	34%	1137	21%	1973	18%	0	0%
STUCCO (8)(9)(10)(11)	1113	11%	330	6%	1043	10%	1067	19%



**SOUTH ELEVATION**

1/8" = 1'-0"

2  
A5.01



**DUMSTER ELEVATION**

3/16" = 1'-0"

5  
A5.01

owner

architecture  
**STUDIO RED DOT**  
5307 Mockingbird Ln., Suite 660  
Dallas, TX 75206  
t. 469.941.4145 m. 972.896.7594

project  
**AVID HOTEL AND  
STAYBRIDGE SUITES**  
LEWISVILLE, TEXAS

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**A5.01**

**WEST ELEVATION**

1/8" = 1'-0"

4  
A5.01



**COLOR & FINISH LEGEND**

	MATERIAL 1 : BRICK		MATERIAL 7 : LARGE PORCELAIN STONE TILE
	MATERIAL 2 : BRICK		MATERIAL 8 : STUCCO #1
	MATERIAL 3 : BRICK		MATERIAL 9 : STUCCO #2
	MATERIAL 4 : STONE		MATERIAL 10 : STUCCO #3 COLOR : BLUE
	MATERIAL 5 : LARGE PORCELAIN STONE TILE		MATERIAL 11 : STUCCO #4 COLOR : RED
	MATERIAL 6 : LARGE PORCELAIN STONE TILE		

**MATERIAL CALCULATION TABLE**

	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
DOOR AND WINDOWS	2930	24%	1434	20%	1647	40%	1688	34%
AREA EXCLUSIVE OF DOOR AND WINDOW	9538	76%	5542	80%	10790	60%	5547	66%
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PRIMARY MATERIAL								
BRICK (1)(2)(3)	4160	44%	3076	56%	5800	55%	3549	64%
STONE (4)	1017	11%	999	18%	1974	18%	856	15%
PORCELAIN STONE (5)(6)(7)	3248	34%	1137	21%	1973	18%	0	0%
STUCCO (8)(9)(10)(11)	1113	11%	330	6%	1043	10%	1067	19%



**NORTH ELEVATION**  
 1/8" = 1'-0"

3  
 A5.01



**EAST ELEVATION**  
 1/8" = 1'-0"

1  
 A5.01

owner

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**STUDIO RED DOT**  
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**AVID HOTEL AND STAYBRIDGE SUITES**  
 LEWISVILLE, TEXAS

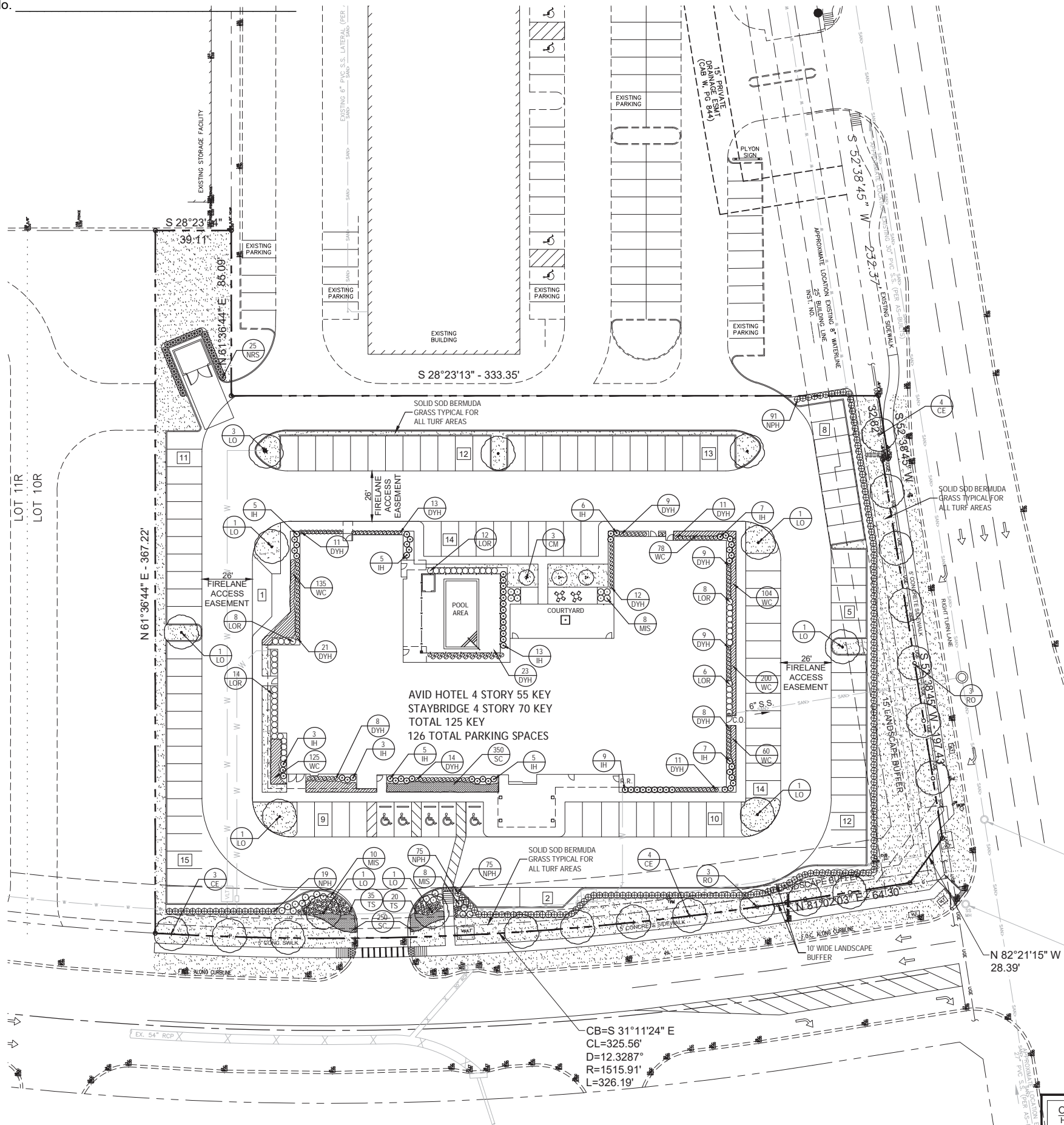
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**GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING 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.

**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 ROUNDING 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 SOD 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, CLEARING 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-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**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.

**LANDSCAPE TABULATIONS**

PER THE CITY OF LEWISVILLE HOTEL ORDINANCE ALL LANDSCAPE REQUIREMENTS ARE MET WITH AN ADDITIONAL 30% LANDSCAPE PROVIDED

**STREET REQUIREMENTS**  
Requirements: 10' wide landscape strip. (1) tree 2.5" min. caliper for every 500 s.f. of landscape strip + 30%

S.H. 121 (2,450 s.f.)	Required (7) trees, 2.5" cal.	Provided (7) 3" caliper trees
ROCKBROOK Drive (3,903 s.f.)	Required (10) trees, 2.5" cal.	Provided (10) 3" caliper trees

**PARKING LOT** (122 spaces, total area 53,480 s.f.)  
Requirements: (1) tree, 3" caliper per 15 parking space  
10% of total area of parking lot must be landscape area  
all parking must be screened with a 24" ht. evergreen shrub

Required (9) trees, 3" cal. 5,348 s.f. (10%) shrubs, 24" ht.	Provided (11) trees, 3" cal. 6,627 s.f. (12%) Provided
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**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	3	Crape Myrtle	<i>Lagerstroemia indica</i>	8' ht.	container, 3-5 trunks, tree form
CE	11	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container grown, 13" ht., 5' spread, 5' clear trunk
LO	11	Live Oak	<i>Quercus virginiana</i>	3" cal.	container grown, 13" ht., 5' spread, 5' clear trunk
RO	6	Red Oak	<i>Quercus shumardii</i>	3" cal.	container grown, 13" ht., 5' spread, 5' clear trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	159	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	container, 18" spread
IH	68	Indian Hawthorn 'Clara'	<i>Rhaphiolepis indica 'Clara'</i>	3 gal.	container, 18" ht., 20" spread
NPH	260	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
NRS	25	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	5 gal.	container, 4' spread, full to base
LOR	48	Loropetalum Ruby	<i>Loropetalum chinensis 'Ruby'</i>	3 gal.	container, 20" ht., 20" spread
MIS	26	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gal.	container full, well rooted
TS	55	Compact Texas Ranger	<i>Leucophyllum frutescens 'Compacta'</i>	3 gal.	container, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	600	Seasonal Color	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	selection by owner, 12" o.c. container, 3-12" runners min., 12" o.c.
WC	702	Purple Wintercreeper '419' Bermuda grass	<i>Cynodon dactylon '419'</i>	4" pots	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.

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



12.04.2019

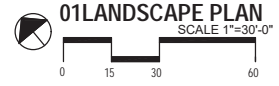
**AVID HOTEL & STAYBRIDGE SUITES**  
VISTA RIDGE ADDITION  
LOT 10R-1, BLOCK F  
NEC S.H. 121 AND ROCKBROOK DRIVE  
LEWISVILLE, TEXAS

ISSUE:  
FOR APPROVAL 07.13.2019  
CITY COMMENTS 08.28.2019  
CITY COMMENTS 12.04.2019

DATE:  
12.04.2019

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
L.1



<b>OWNER/DEVELOPER</b> HIGHLAND ASSETS, LLC 3801 BREITON LANE RICHARDSON, TEXAS 75082 CONTACT: RUTAJ BHATT TEL: 254-421-2170	<b>ARCHITECT</b> STUDIO RED DOT 5307 E. MOCKINGBIRD LN. DALLAS, TEXAS 75206 CONTACT: PUJJA PARBHOO TEL: 469-941-4145	<b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 469-331-8566	<b>SURVEYOR</b> BLUE SKY SURVEYING AND MAPPING CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229 CONTACT: DAVID PEETREE, R.P.L.S. TEL: 214-358-4500
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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:

1. Planting trees, shrubs, and grass
2. Bed preparation and fertilization
3. Fertilization of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen; 27 October 1960, 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. Horis 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.

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, subsalts, 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 gapped 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 8" & 8" 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.

JOB CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor installing 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 opinion of the Owner shall be final.
    - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including cuts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

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 Green Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

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 Dallisgrass or Hudgrass 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 Gm Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of shells, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertalid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SRU or LR) with a minimum 9% sulphur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

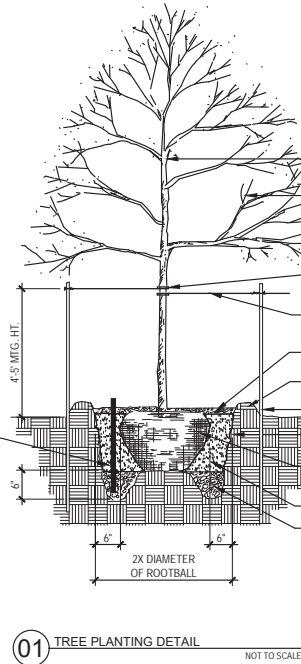
- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
  1. Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length, paint green.
  2. Wire: 12 gauge, single strand, galvanized wire.
  3. Rubber hose: 2 ply, fiber reinforced hose, minimum 3/4 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1/2-1 in.
- D. Filter Fabric: Mrafl 140N by Colanese Fibers Marketing Company, available at Loffland Co., (214) 631-5250 or approved equal.

- 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 debris over one (1") inch in diameter. Plants should be thoroughly inspected before removing to container.
- 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 be moved 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 water by watering to prevent air pockets. Remove the burlap from the top 1/2 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. Match 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 topping of the branched is not permitted. Do not cut terminal branches.
  2. Pruning shall be done with clean, sharp tools.
  3. Immediately after pruning 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 shall be maintained.
- Q. Steel Edging 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 straight bends.
  3. Top of curbing shall be 3/4" maximum height above grade.
  4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
  5. Do not install steel edging along sidewalks.
  6. Cut steel edging at 45 degree angle where edging meets sidewalk.

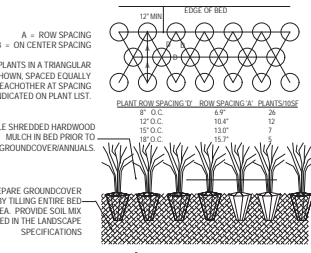
3.3 CLEANUP AND ACCEPTANCE

- 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.

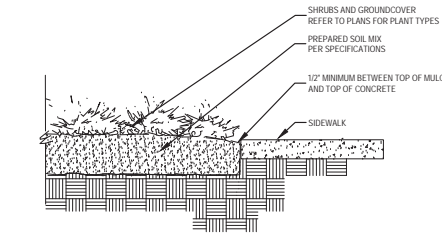
END OF SECTION



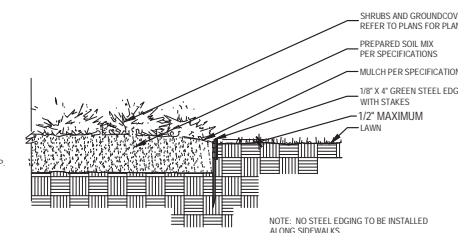
01 TREE PLANTING DETAIL NOT TO SCALE



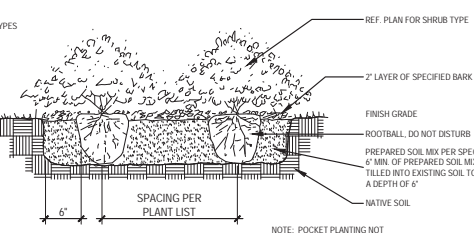
02 GROUND COVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



**AVID HOTEL & STAYBRIDGE SUITES**  
VISTA RIDGE ADDITION  
LOT 10R-1, BLOCK F  
NEC S.H. 121 AND ROCKBROOK DRIVE  
LEWISVILLE, TEXAS

ISSUE:  
FOR APPROVAL 07.13.2019

DATE:  
07.13.2019

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:  
**L.2**

<p><b>OWNER/DEVELOPER</b> HIGHLAND ASSETS, LLC 3801 BREITON LANE RICHARDSON, TEXAS 75082 CONTACT: RUTAJ BHATT TEL: 254-421-2170</p>	<p><b>ARCHITECT</b> STUDIO RED DOT 5307 E. MOCKINGBIRD LN. DALLAS, TEXAS 75206 CONTACT: PUJA PARBHOO TEL: 469-941-4145</p>	<p><b>ENGINEER</b> TRIANGLE ENGINEERING LLC TXPE FIRM # F-11525 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TEL: 469-331-8566</p>	<p><b>SURVEYOR</b> BLUE SKY SURVEYING AND MAPPING CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229 CONTACT: DAVID PEETREE, R.P.L.S. TEL: 214-358-4500</p>
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