

Ellahi Heart Clinic

5225 Matlock Road
Arlington, TX 76018

ARLINGTON, TEXAS

SHEET INDEX:

SHEET	DESCRIPTION	NO.
	COVER SHEET	1
CIVIL DRAWINGS		
UNDER SEPARATE COVER.		
ARCHITECTURAL DRAWINGS		
A-101	EXISTING SITE PLAN	2
A-102	NEW WORK PLAN/ PROPOSED SITE PLAN	3
A-103	EXISTING FLOOR PLAN	4
A-104	DEMOLITION FLOOR PLAN	5
A-105	FLOOR PLAN	6
A-106	BATHROOM ELEVATIONS	7
A-107	CABINET ELEVATIONS AND WALL SECTION	8
A-108	CABINET ELEVATIONS	9
A-109	FRONT (SOUTH) ELEVATION	10
A-110	RIDE SIDE (WEST) ELEVATION	11
A-111	LEFT SIDE (EAST) ELEVATION	12
A-112	REAR (NORTH) ELEVATION	13
A-113	ROOF PLAN	14
A-114	ADA DETAILS	15
S1	STRUCTURAL FOUNDATION PLAN & DETAILS	16
S2	STRUCTURAL FRAMING PLAN & DETAILS	17
E-101	ELECTRICAL PLAN	18
P-101	PLUMBING PLAN	19
P-102	PLUMBING RPZ CITY DETAILS	20
L-1	LANDSCAPE PLAN	21
L-2	LANDSCAPE DETAILS	22

ADDED SHEETS

ARCHITECT:

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817/538-9258

STRUCTURAL ENGINEER:

MILLET ENGINEERING GROUP
CONTACT: JOHN MILLET
2824 WEST 7TH ST., SUITE 110
FORT WORTH, TEXAS 76107
817/810-9094
FAX 817/810-9398

REVISION	NO.
CITY RESPONSES 3-21-2018	△

PROPOSED:
REVOVATION DESIGN DRAWINGS

Ellahi Heart Clinic
5225 Matlock Road
Arlington, TX 76018



RSS ARCHITECTS, LLC.
103 S. MESQUITE STREET, SUITE B
ARLINGTON, TEXAS 76010
PH: 817/538-9258

Date: 3-21-2018

Job: 17050

Sheet



PROPOSED:
RENOVATION DESIGN DRAWINGS

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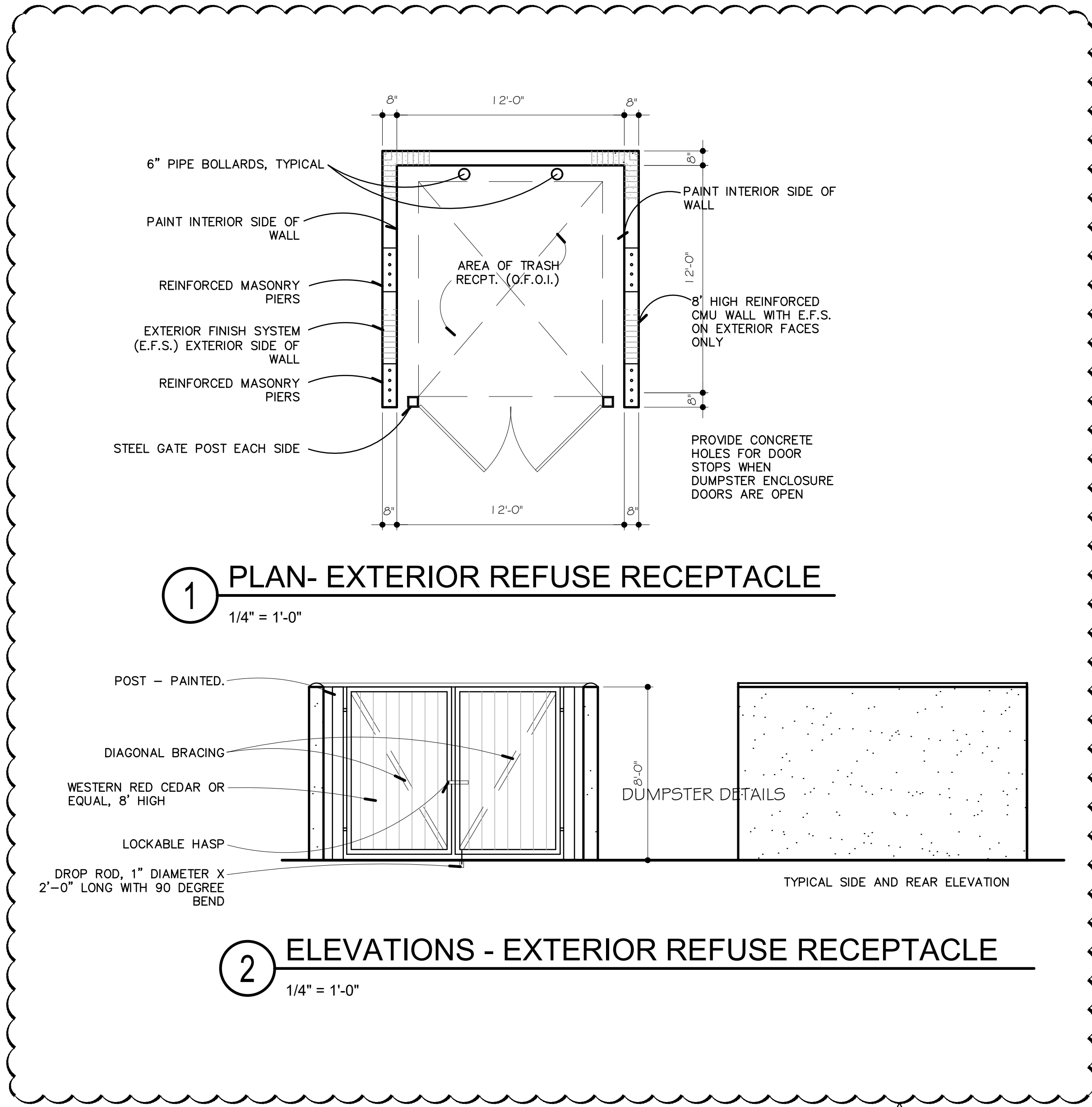


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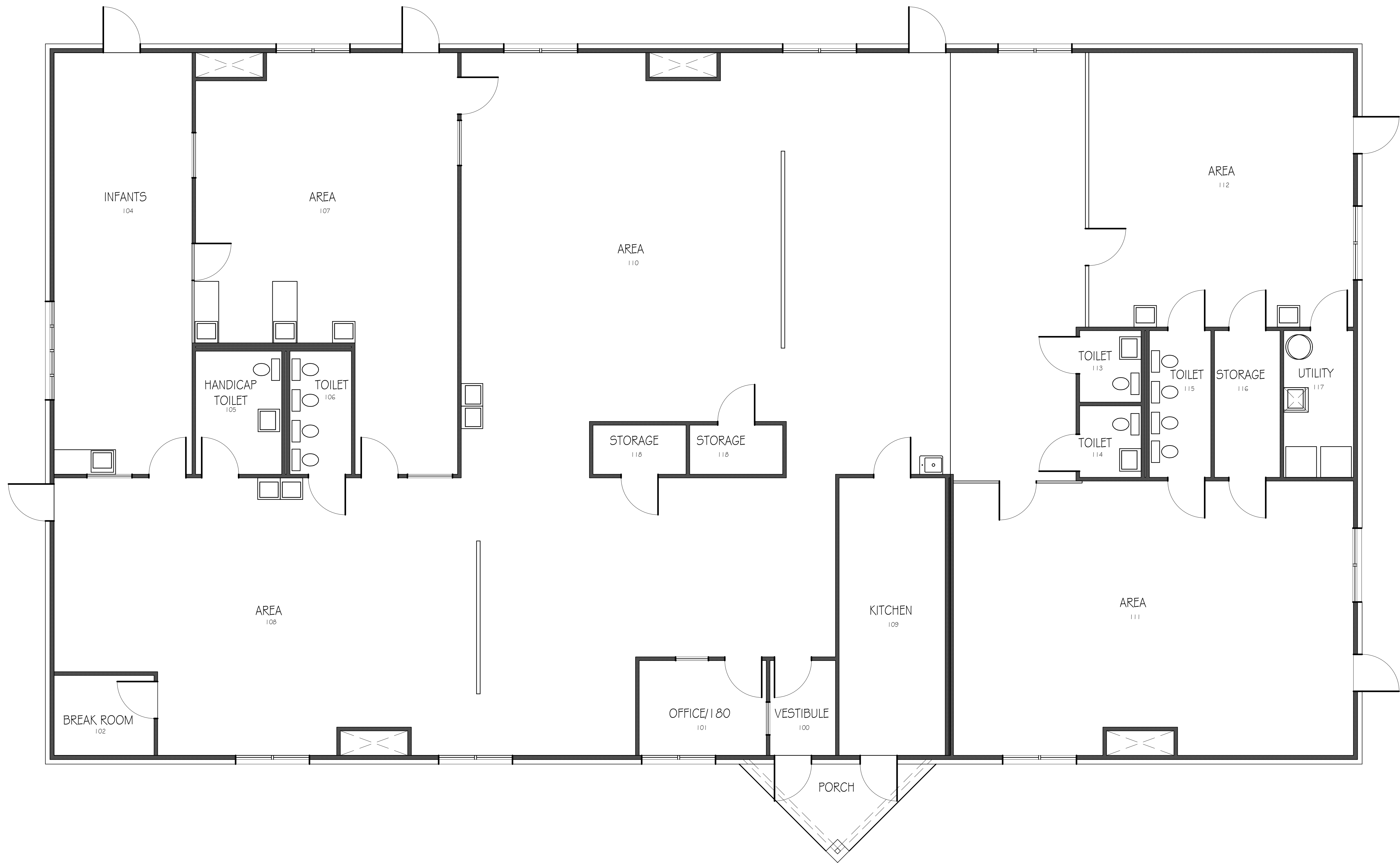
Date: 3-21-2018

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Sheet:
A-101



1 EXISTING SITE PLAN AERIAL PHOTO
A101 N.T.S.

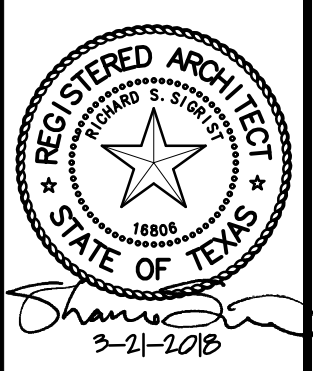


1
A103 EXISTING FLOOR PLAN
1"=1/4"

REVISION	NO.

PROPOSED:
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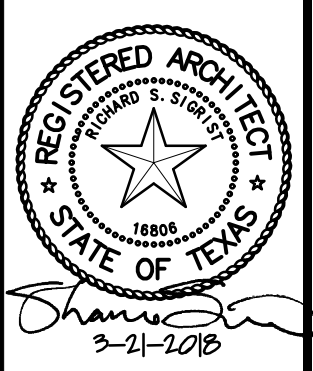
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A-103

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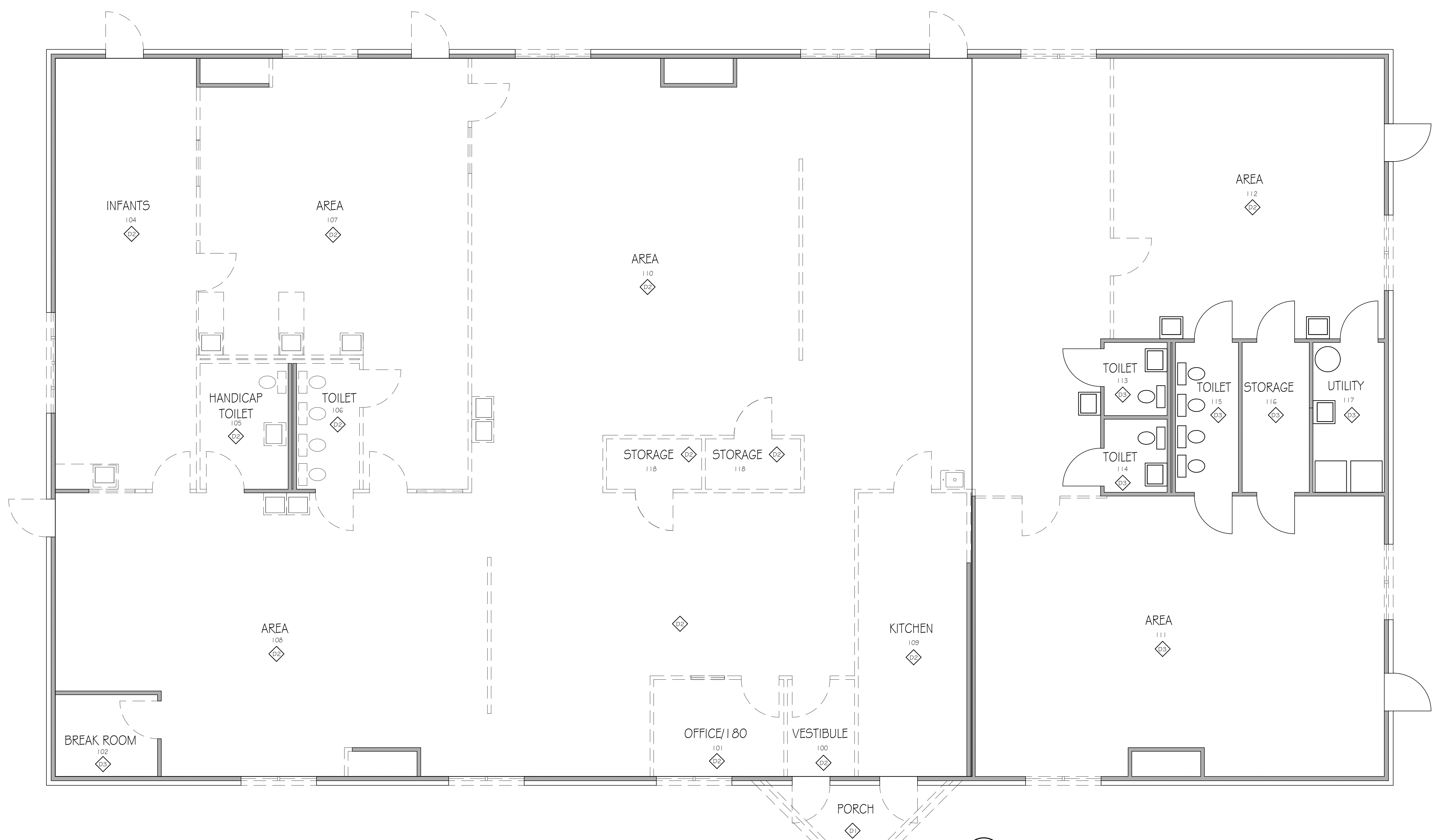
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Sheet:

A-104



1
A104
DEMOLITION FLOOR PLAN
1/4"=1'-0"

DEMOLITION/ RENOVATION NOTES:

1) REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.

2) REMOVE ONLY NON-LOAD BEARING CONSTRUCTIONS AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO

REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, FOR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT FOR REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTORS NON-CONTACT OF ANY KIND INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER HIS CONTACT.

3) PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, PAIS AND WAINSCOT. VERIFY MATCH IN COLOR, TEXTURE, THICKNESS, CUT, ETC... TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE

APPROVED BY OWNER

4) PATCH EXISTING WALLS GYPSUM DRY WALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH THREE (3) COATES OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION.

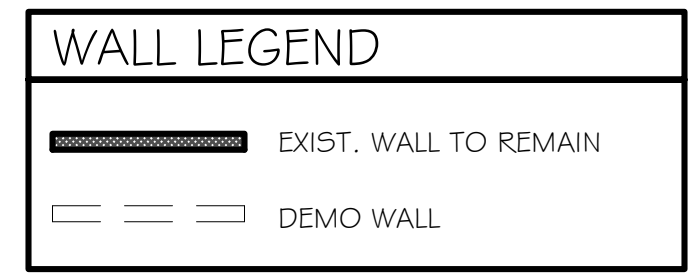
5) REMOVE ONLY NON-LOAD BEARING CONSTRUCTIONS AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, FOR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT FOR REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTORS NON-CONTACT OF ANY KIND INDICATES

HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER HIS CONTACT.

6) THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.

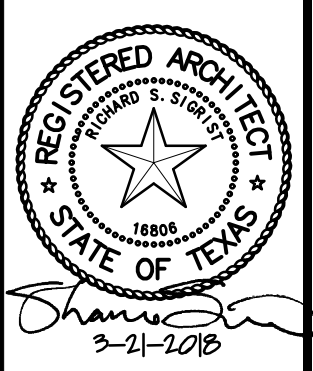
7) WHERE APPLICABLE LEVEL ALL EXISTING FLOOR AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHENEVER POSSIBLE.

- DEMOLITION LEGEND:**
- DEMOLISH STRUCTURE TO EXISTING FOUNDATIONS. COORDINATE DIVERSION OF WASTE MATERIAL FROM LANDFILL (RE-USE, RECYCLE, ECT...)
 - DEMOLISH EXISTING STRUCTURE, INCLUDING EXISTING WALLS. COORDINATE DIVERSION OF WASTE MATERIAL FROM LANDFILL (RE-USE, RECYCLE, ECT...)
 - MINIMUM DEMOLITION TO EXISTING STRUCTURE, KEEP AS IS FOR FUTURE LEASE RENOVATION.



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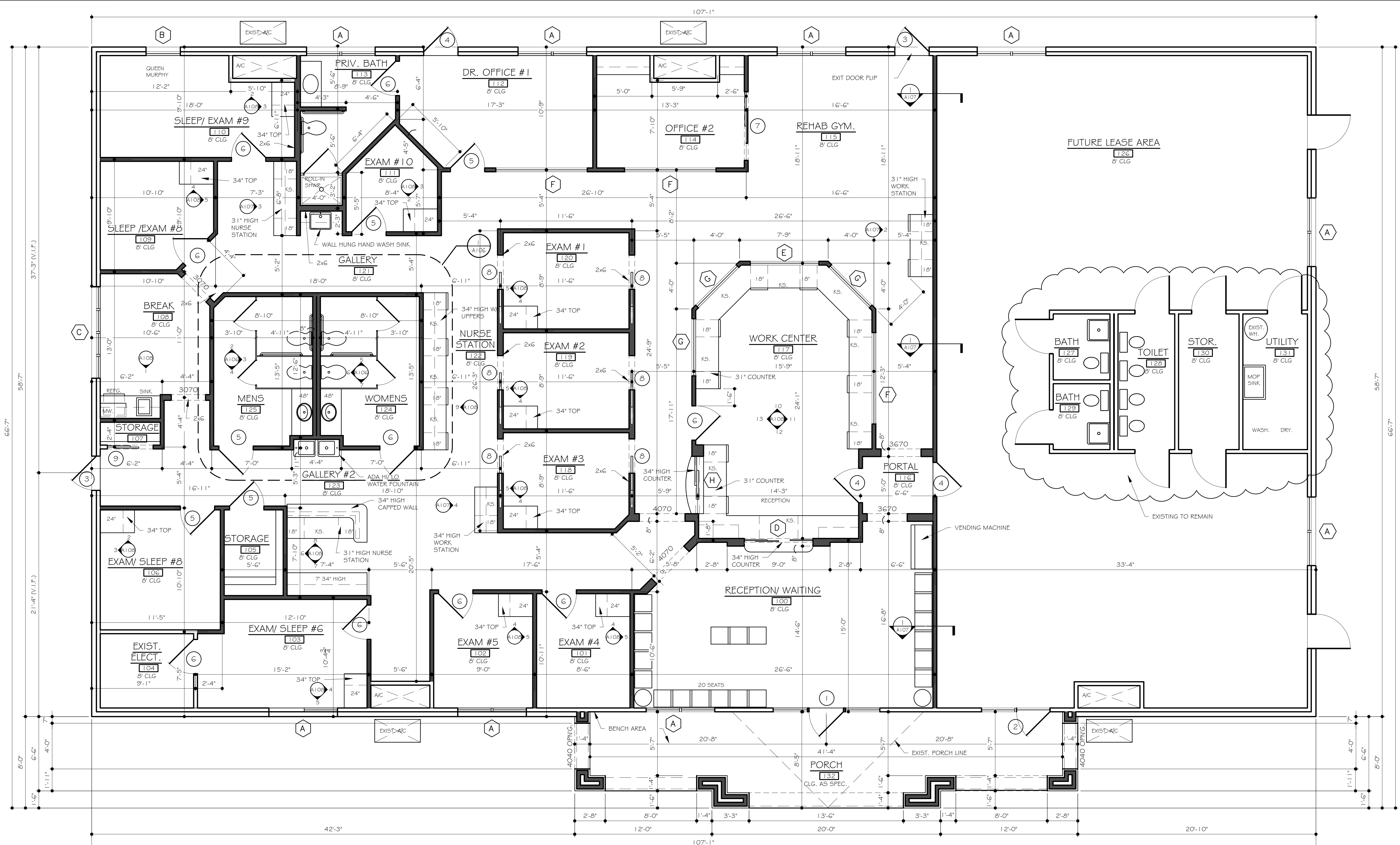


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Sheet:
A-105



DOOR SCHEDULE

NO.	STYLE	WIDTH	HEIGHT	TYPE
"1"	9070	9'-0"	7'-0"	EXT / LH
"2"	2-3070	6'-0"	7'-0"	EXT / LH/OX
"3"	3070	3'-0"	7'-0"	EXT / RH
"4"	3070	3'-0"	7'-0"	EXT / LH
"5"	3070	3'-0"	7'-0"	INT / LH
"6"	3070	3'-0"	7'-0"	INT / RH
"7"	2-3070	6'-0"	7'-0"	INT / XO / SLIDER
"8"	3070	3'-0"	7'-0"	POCKET DOOR
"9"	2-2070	4'-0"	7'-0"	BI-PASS

NOTE:
ALL DOORS TO BE SOLID CORE, 20 MIN. FIRE RATED TYP.
EXCEPT AT SLIDER OR POCKET DOORS

DOOR HARDWARE: ALL DOORS HARDWARE TO BE COMMERCIAL GRADE,
ACCESSIBLE LEVER TYPE, WITH PRIVACY LOCKS PER OWNER REQUIREMENTS
/ LOCATIONS. EGRESS DOORS TO HAVE HARDWARE COMPLIANT WITH
EMERGENCY EGRESS REQUIREMENTS, TYPICAL.

WINDOW SCHEDULE

I.D.	STYLE	FINISH WIDTH	HEIGHT	TYPE	A.F.F.	REMARKS
"A"	2-3050	6'-0"	5'-0"	FIXED	6'-8"	MULLED
"B"	3050	3'-0"	5'-0"	FIXED	6'-8"	
"C"	4-2050	8'-0"	5'-0"	FIXED	6'-8"	MULLED
"D"	3-2040	6'-0"	4'-0"	SLIDER	7'-0"	
"E"	6040	6'-0"	4'-0"	FIXED	7'-0"	OXO
"F"	8040	8'-0"	4'-0"	FIXED	7'-0"	
"G"	5040	5'-0"	4'-0"	FIXED	7'-0"	
"H"	2-2640	5'-0"	4'-0"	SLIDER	7'-0"	XO

NOTE
CONTRACTOR TO INCLUDE IN HIS BID, ALL EXPENSES
REQUIRED TO ENSURE PROPER OPERATION AND CODE
COMPLIANCE OF EXISTING ITEMS AND/OR DEVICES TO BE
REUSED IN THIS PROJECT. FIELD VERIFY CONDITIONS OF
ALL EXISTING ITEMS AND/OR DEVICES PRIOR TO BIDDING
OR BEGINNING CONSTRUCTION.

WALL LEGEND

NEW WALL:
2x4 WOOD STUDS (MIN.) W/
1 LAYER 5/8" TYPE "X" GYPSUM
BOARD EACH SIDE, TYP.

EXISTING WALL TO REMAIN

DOOR LEGEND

EXISTING DOOR

NEW DOOR

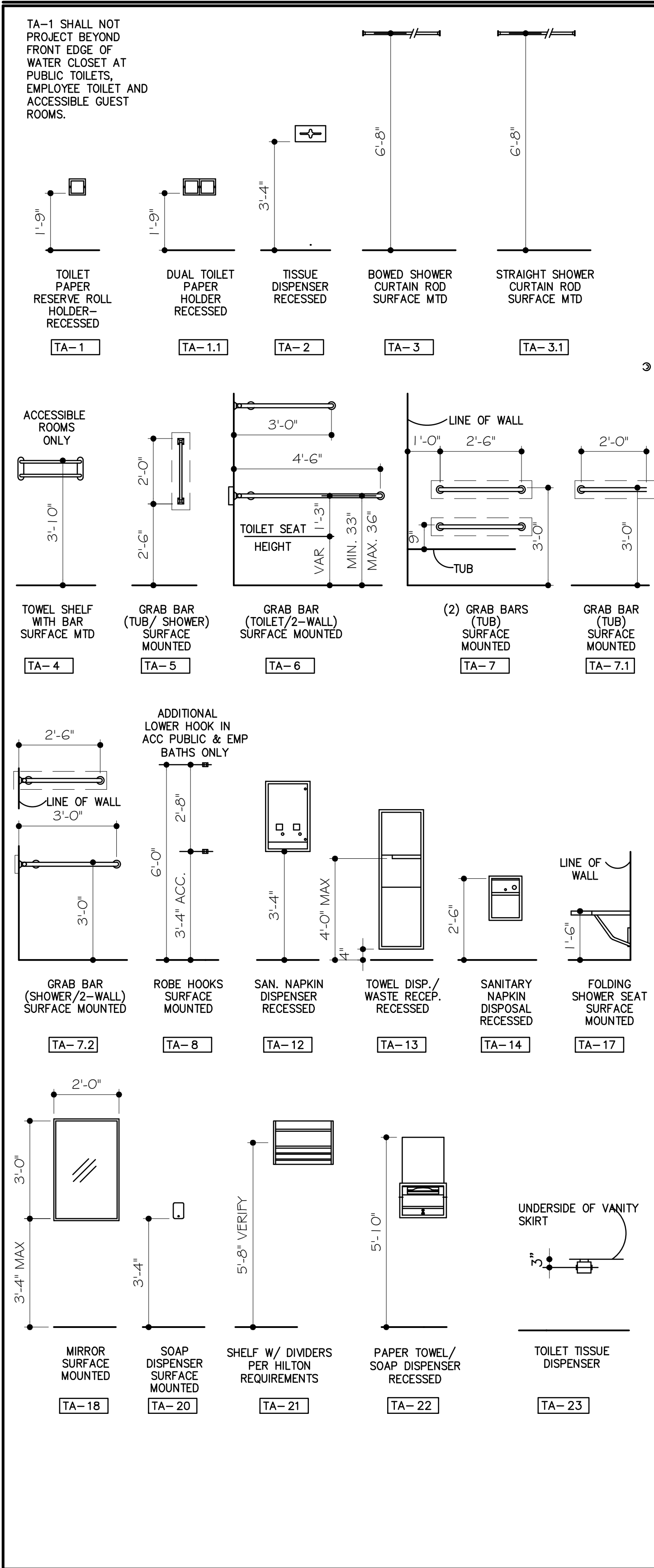
AREAS

TOTAL AC	6,259 SF
PORCH	328 SF
LESS LEASE AREA	-1,959 SF
HEART/ SLEEP AC	4,300 SF

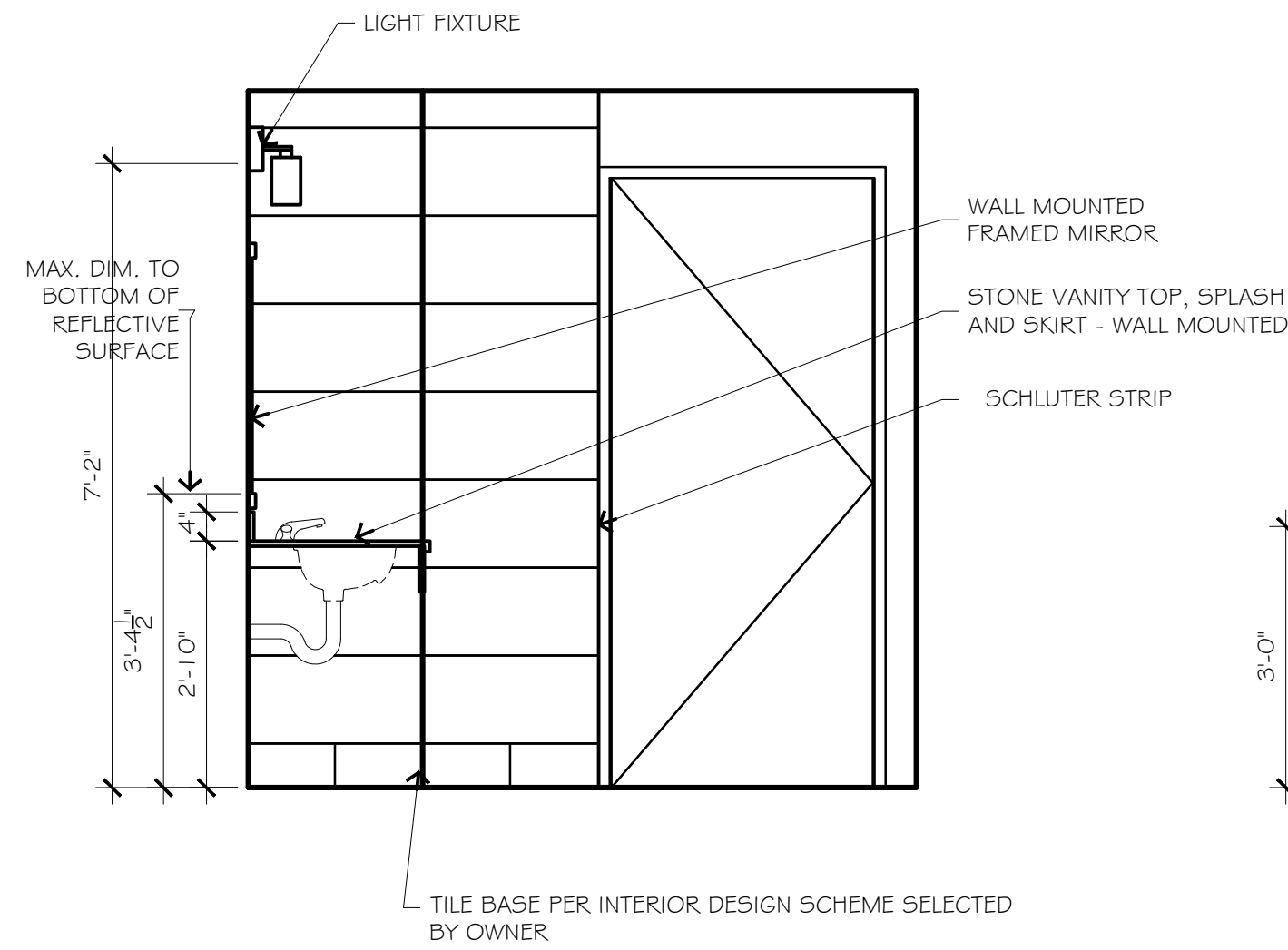
FLOOR PLAN
1/4"=1'-0"

TOILET ACCESSORIES

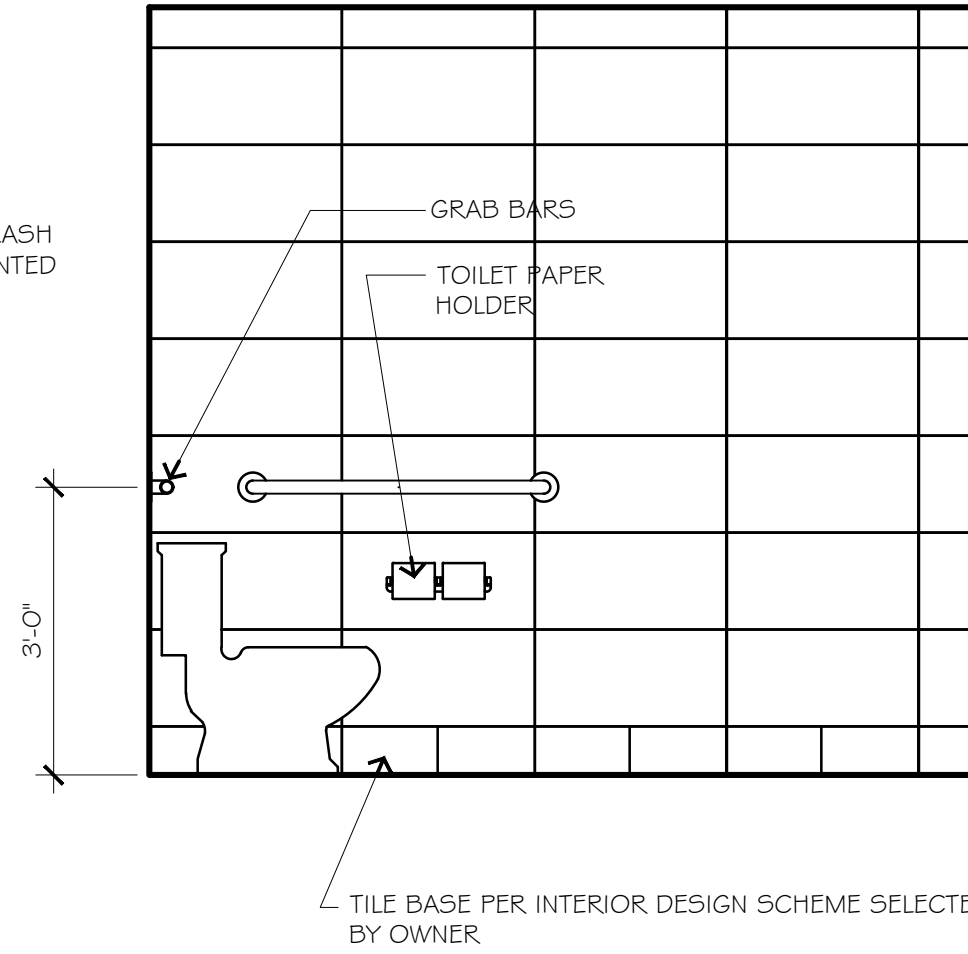
NOTE: PROVIDE WOOD BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYP. BD. PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE IN RATED WALLS.



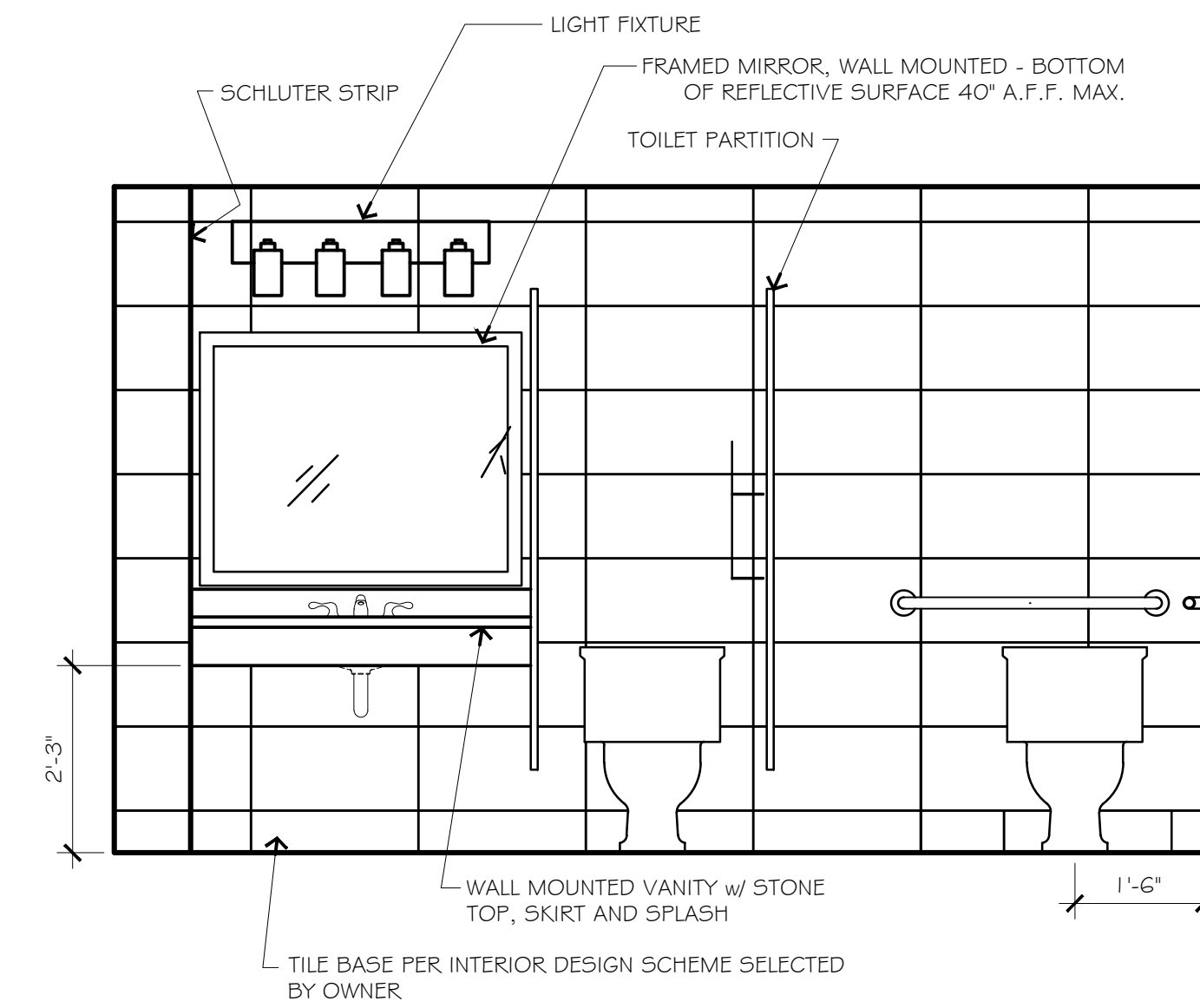
2 ADA DETAILS
A106 3/8"=1'-0"



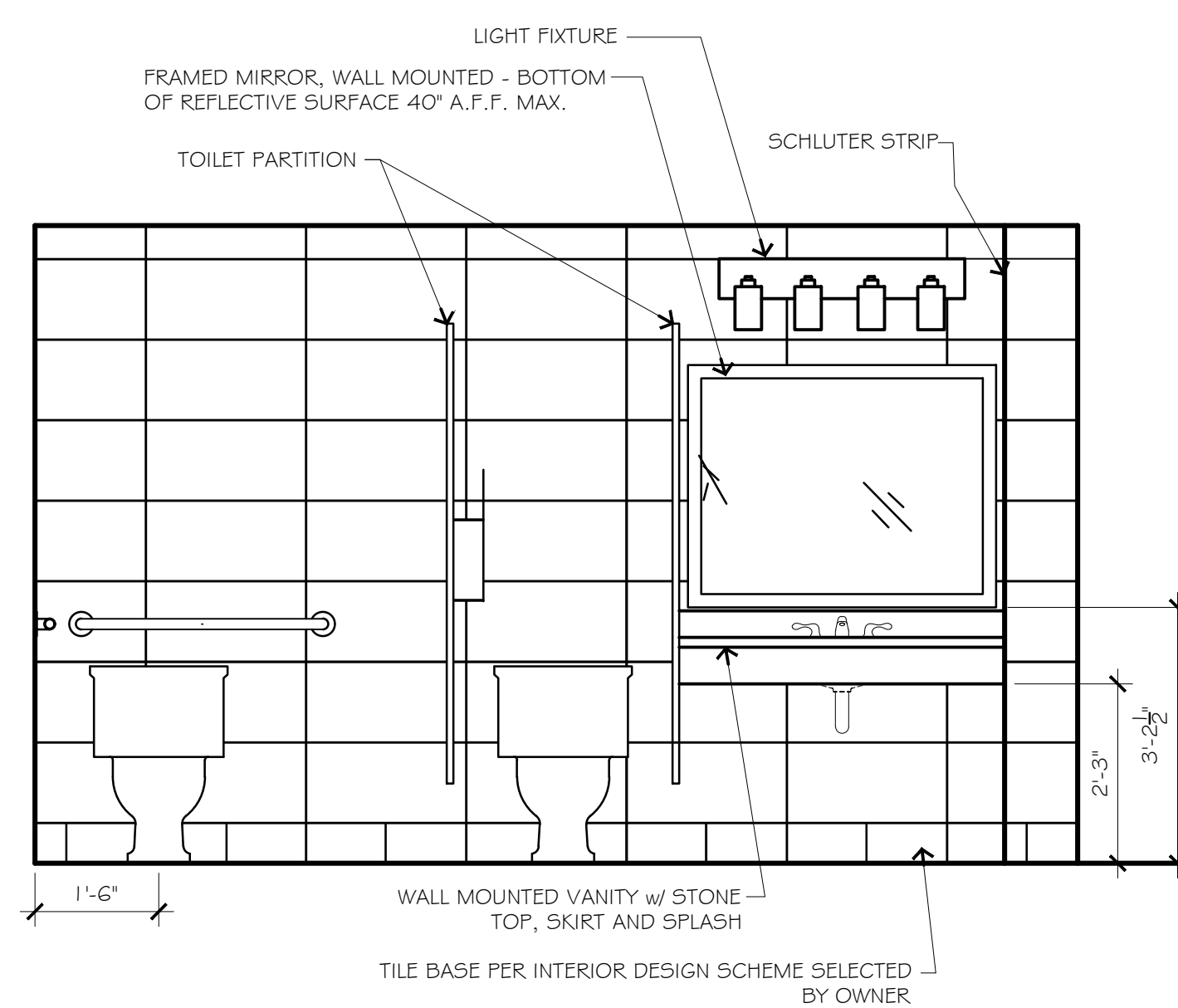
4 MENS RESTROOM ELEVATION
A106 1/2"=1'-0"



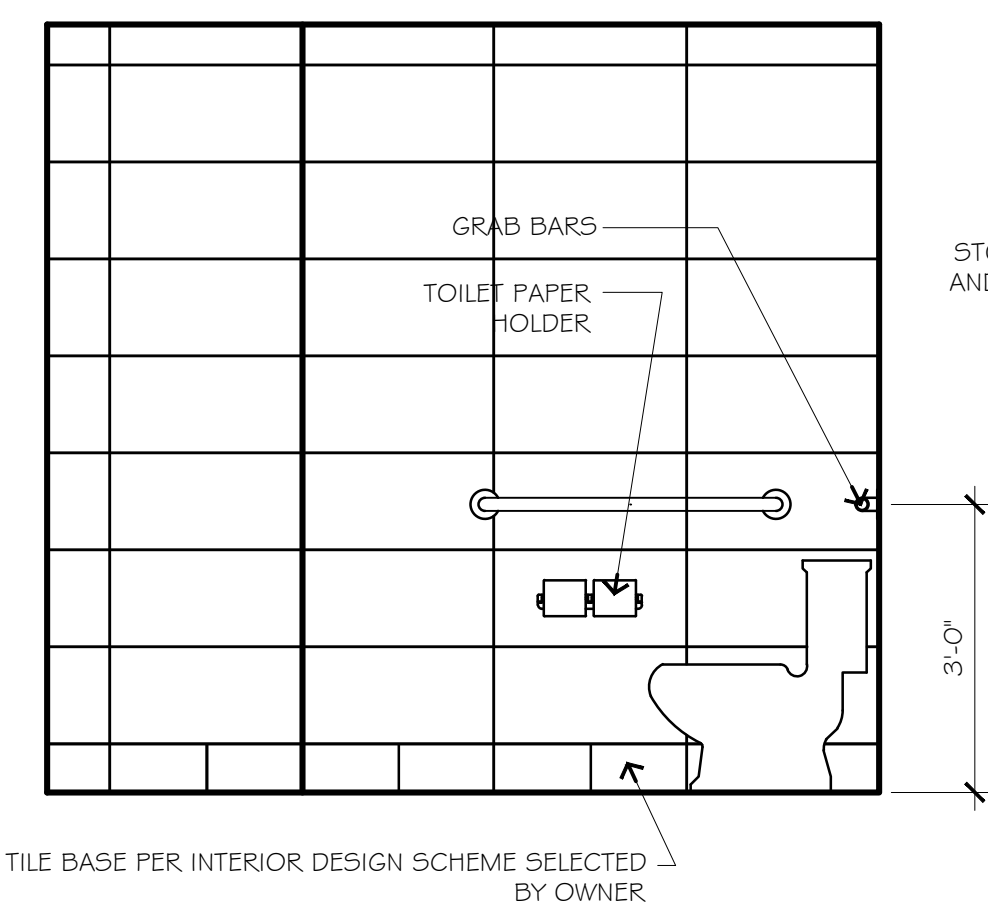
5 WOMENS RESTROOM ELEVATION
A106 1/2"=1'-0"



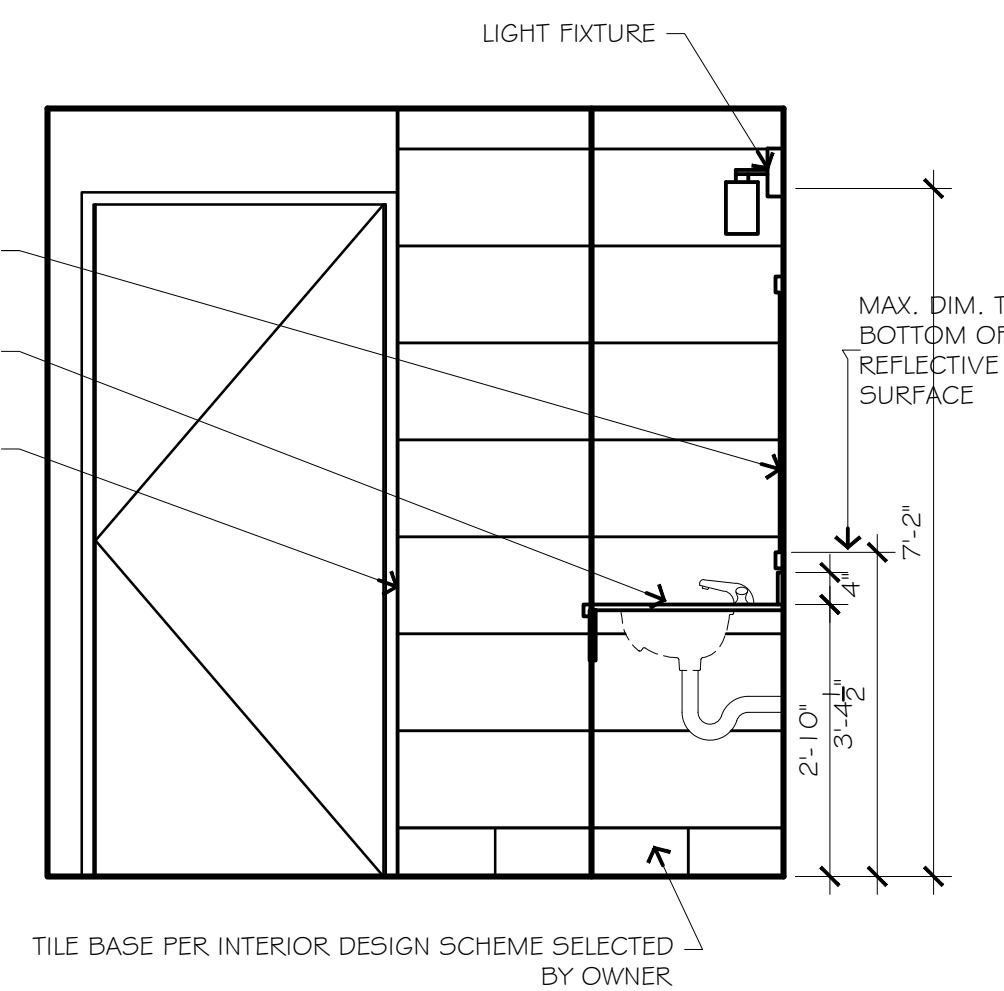
6 WOMENS RESTROOM ELEVATION
A106 1/2"=1'-0"



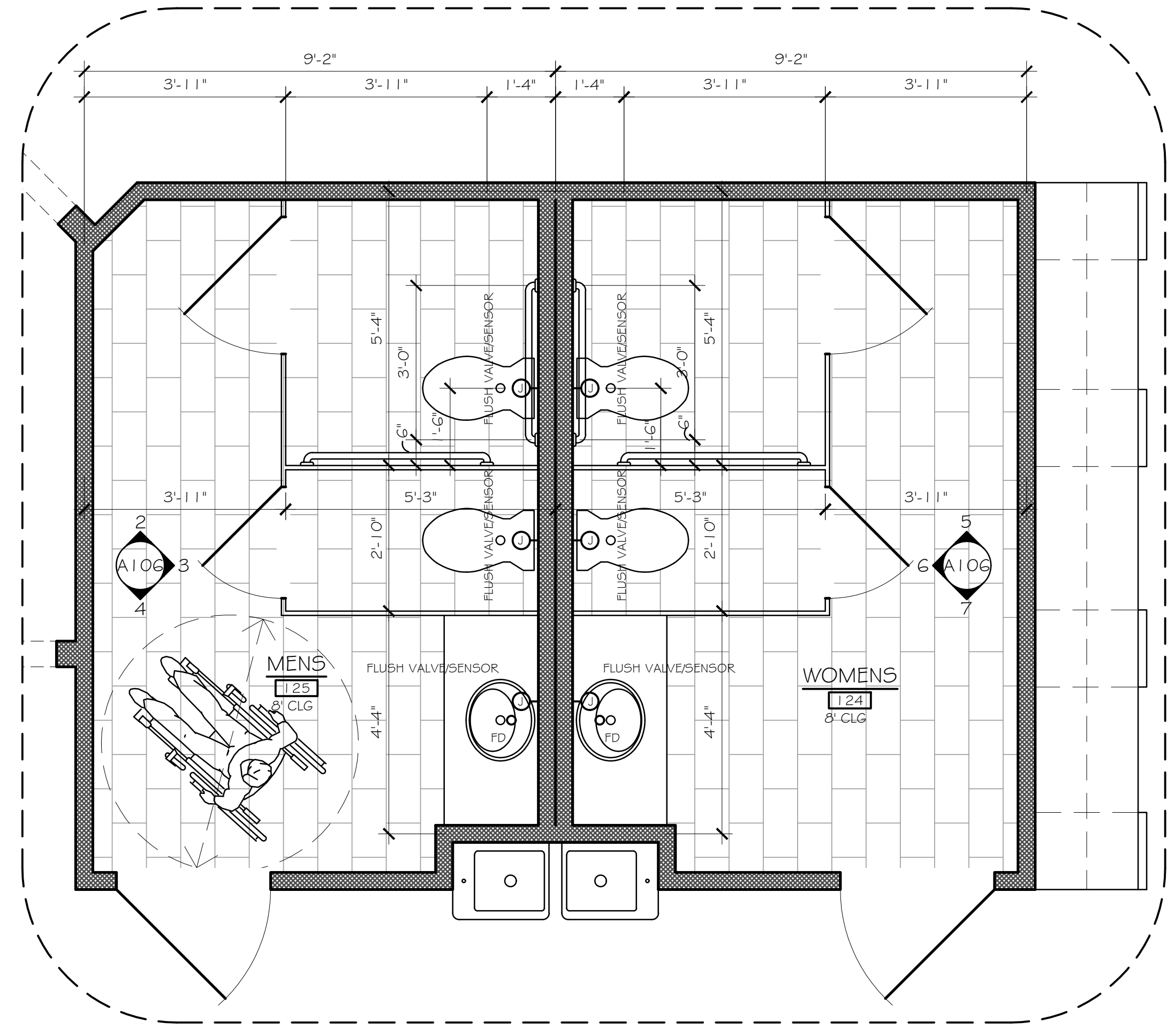
3 MENS RESTROOM ELEVATION
A106 1/2"=1'-0"



2 FLOOR PLAN
A106 1/2"=1'-0"



7 FLOOR PLAN
A106 1/2"=1'-0"

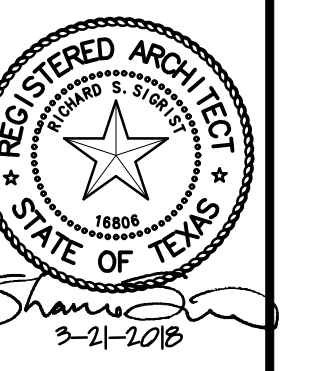


1 FLOOR PLAN
A106 1/2"=1'-0"

REVISION NO.

PROPOSED:
RENOVATION DESIGN DRAWINGS

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5225 Matlock Road
Arlington, TX 76018



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Job: 17050

Sheet:

A-106

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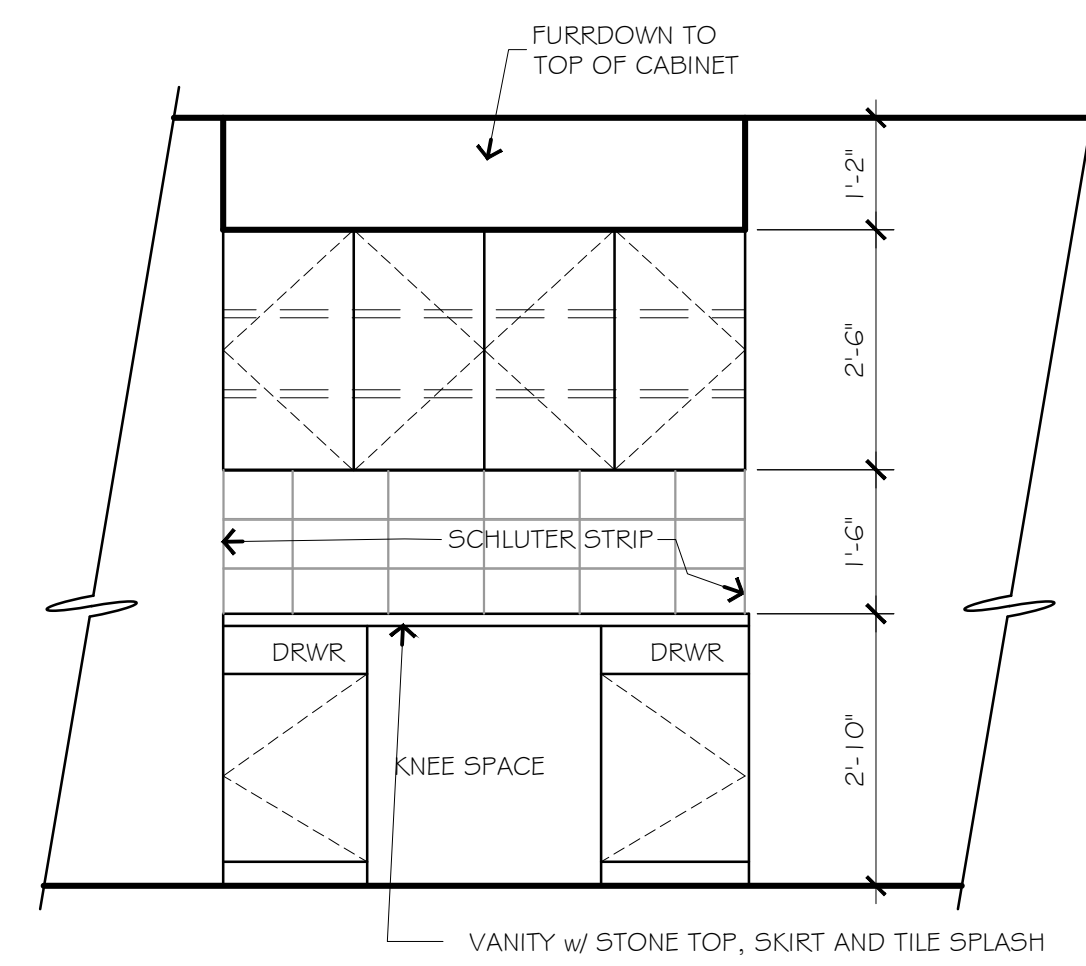
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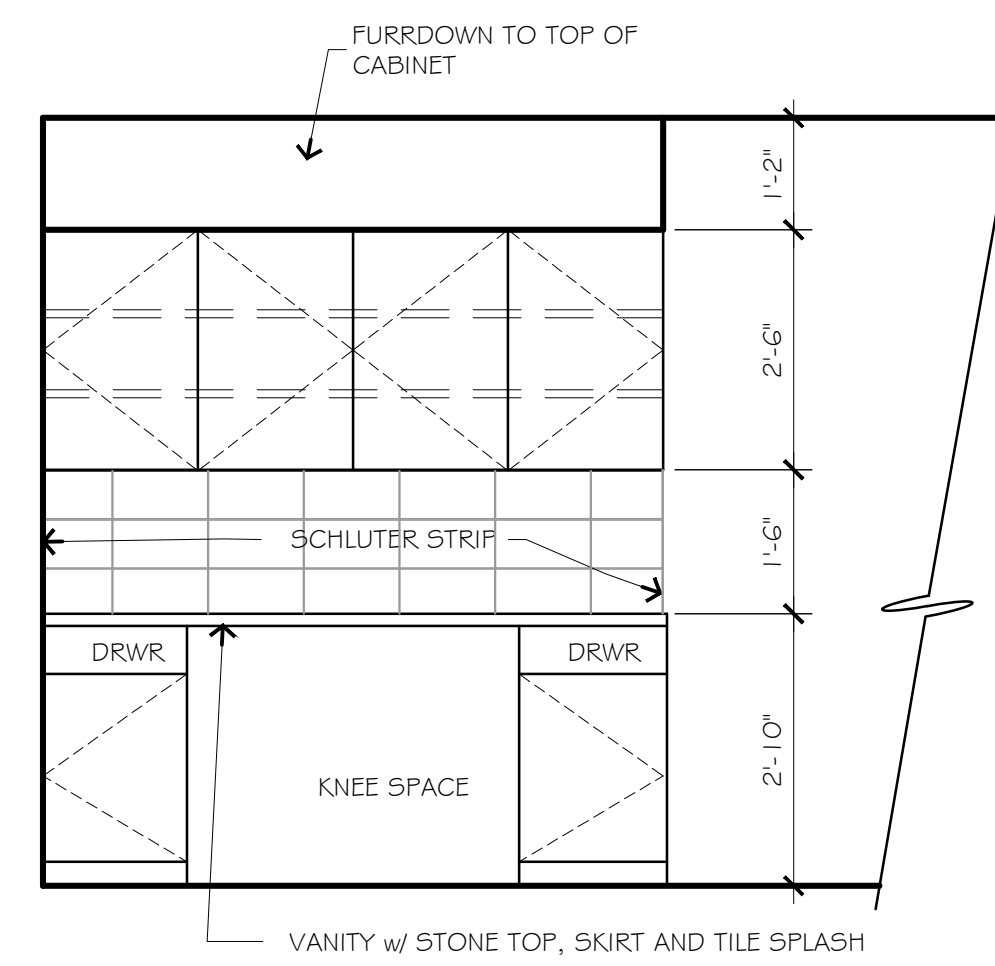
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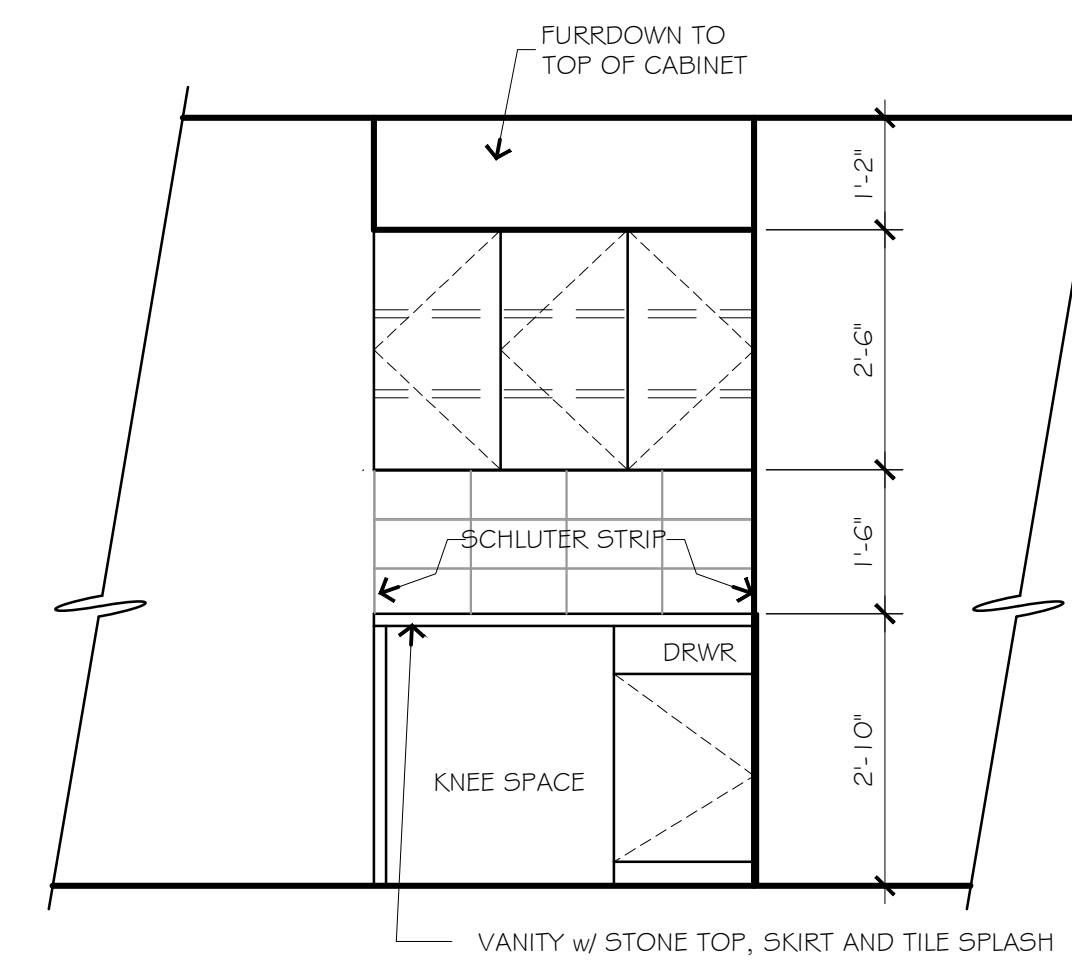
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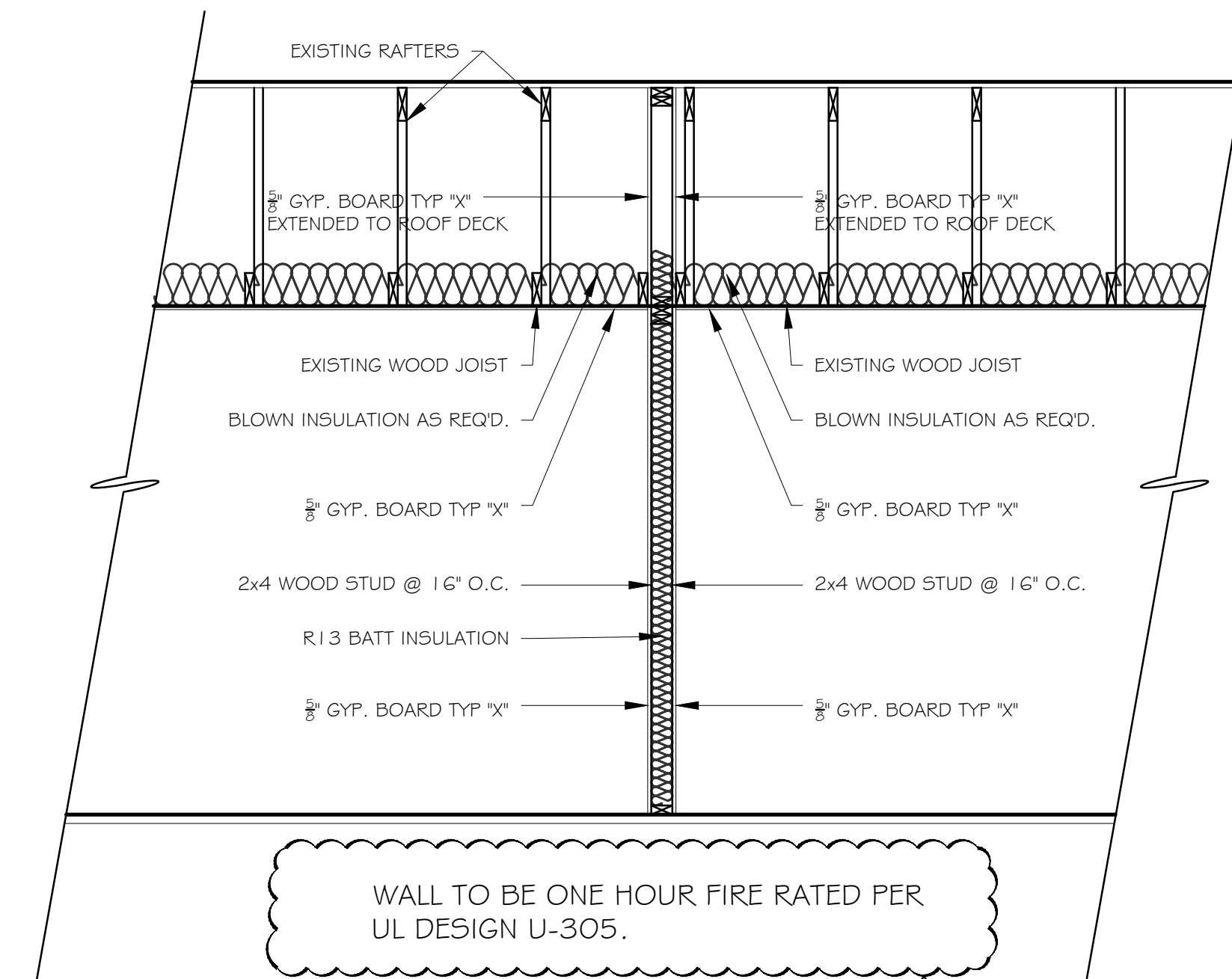
2 WORK STATION
A107 1/2"=1'-0"



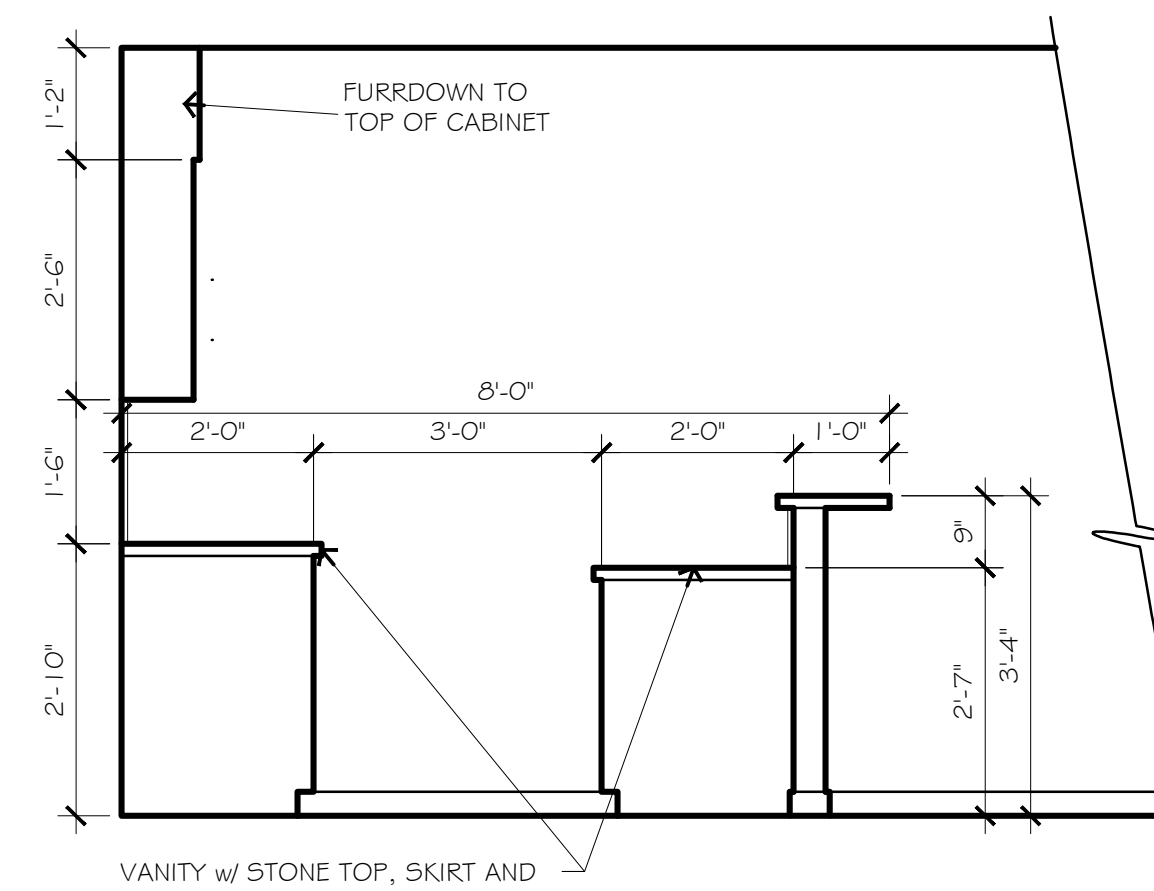
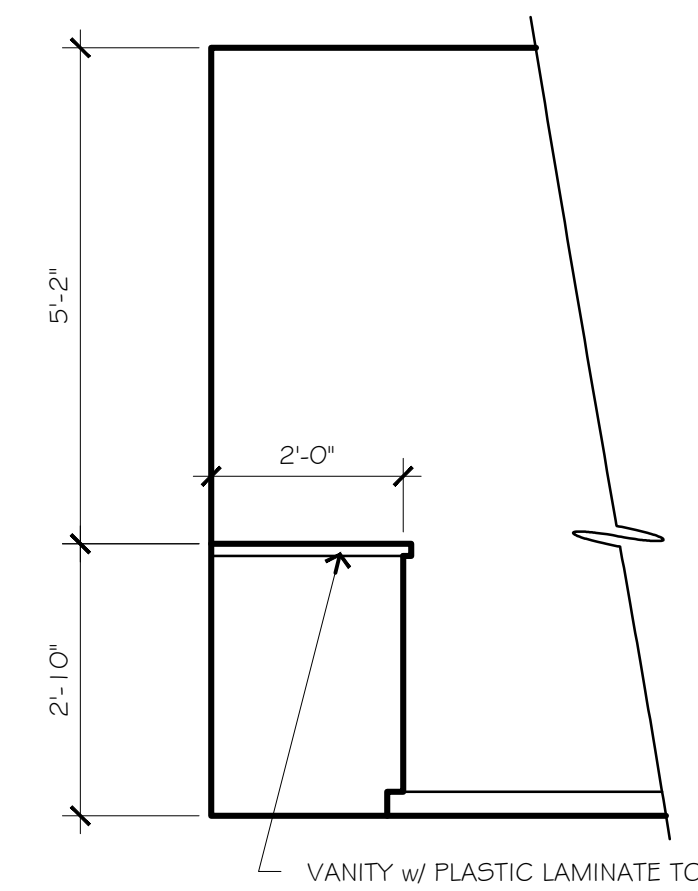
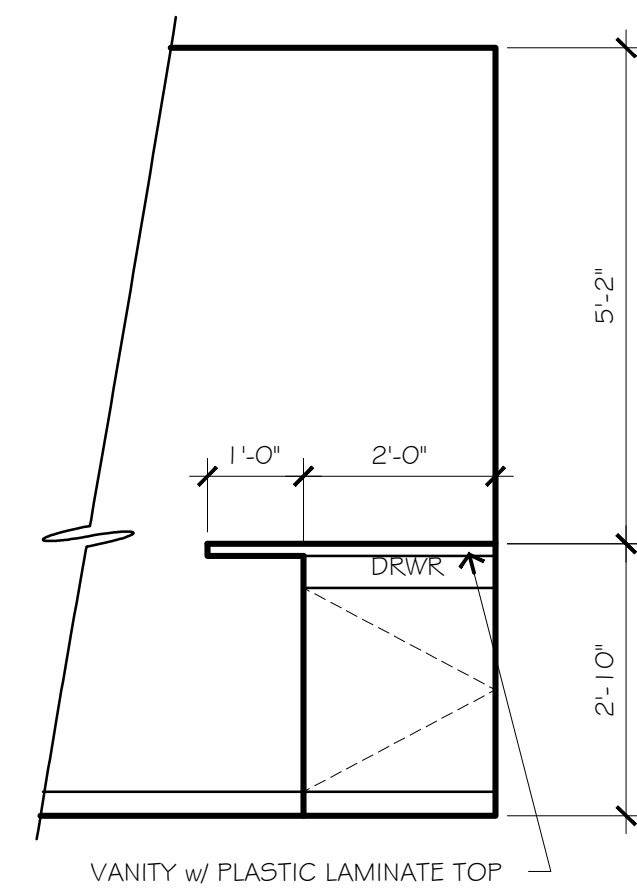
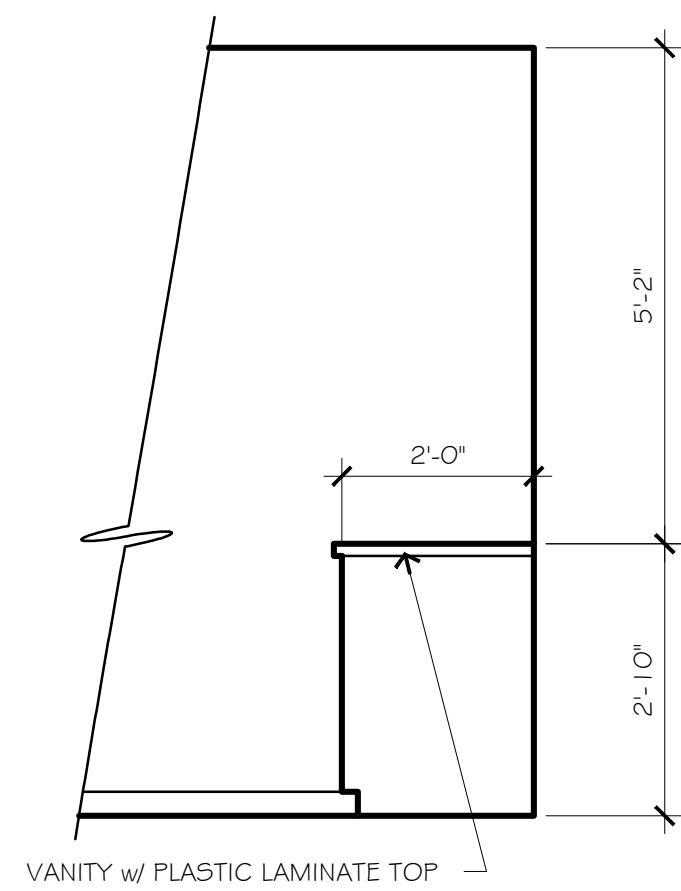
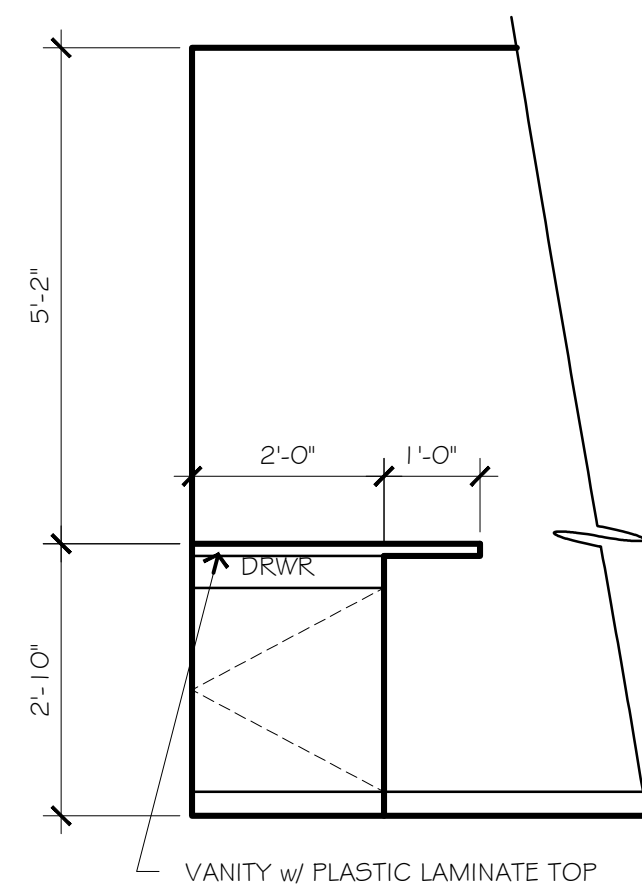
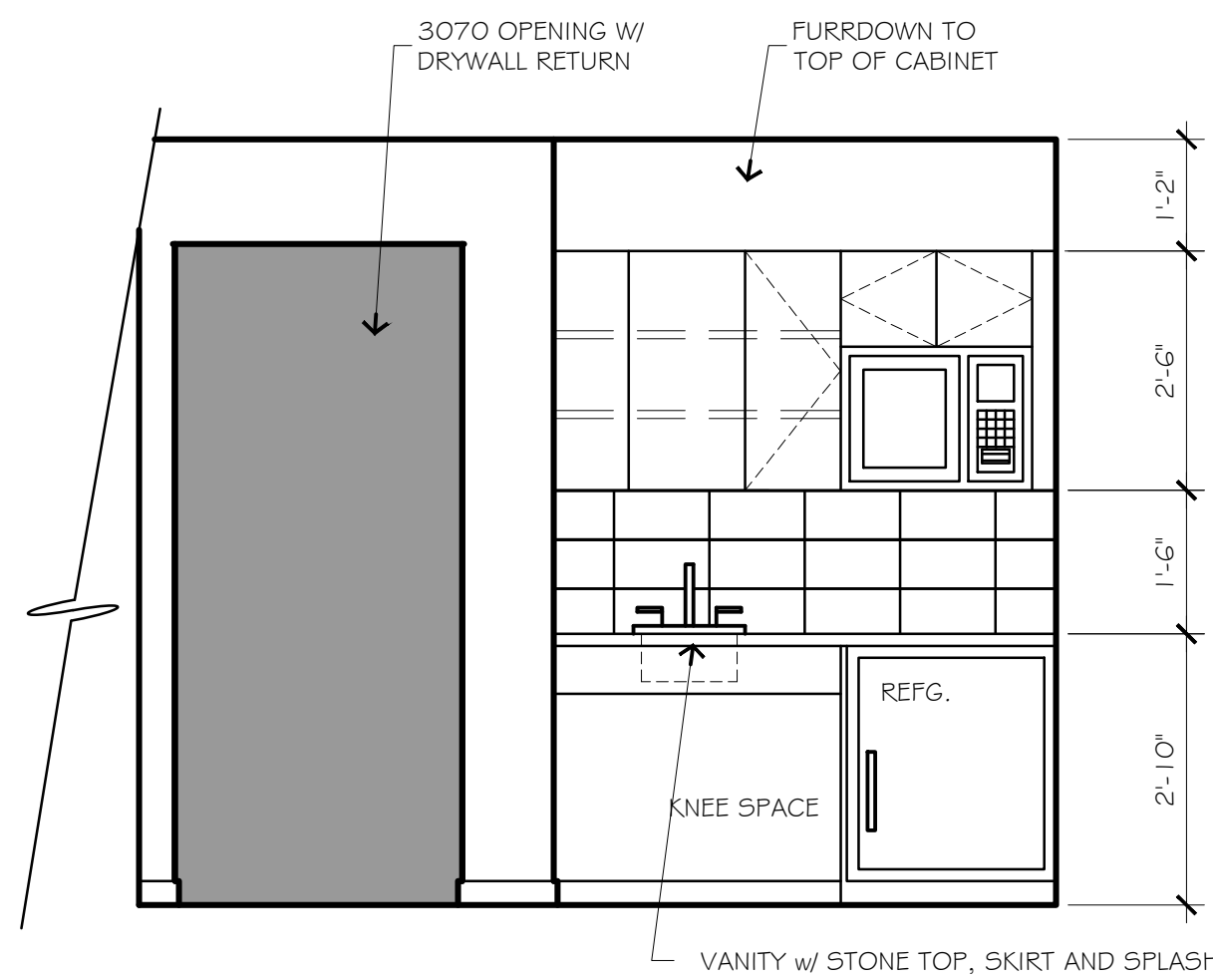
3 WORK STATION
A107 1/2"=1'-0"



4 WORK STATION
A107 1/2"=1'-0"



1 WALL SECTION
A107 1/2"=1'-0"



1
A108 BREAK RM 108 CABINET ELEVATION
1/2"=1'-0"

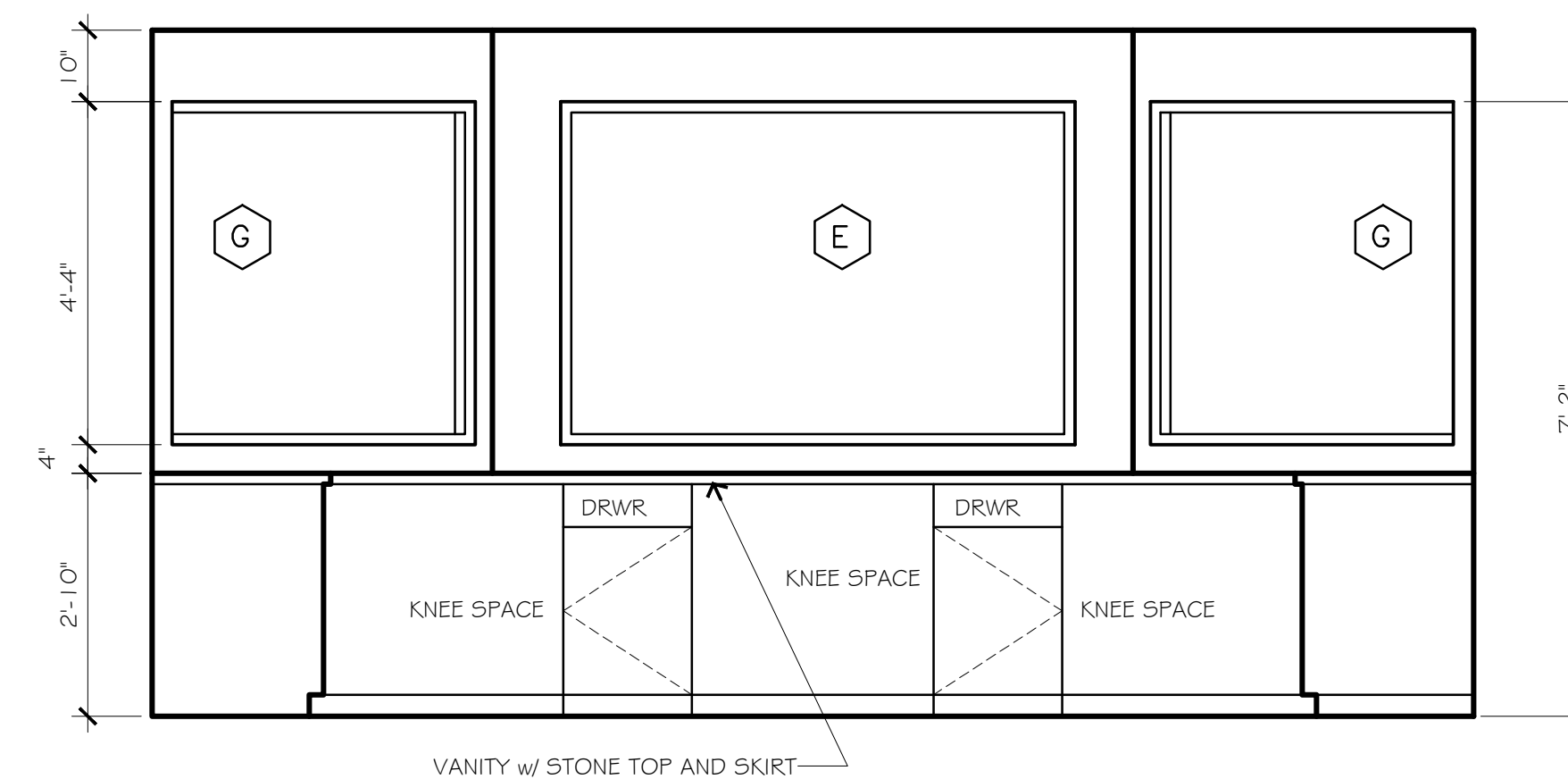
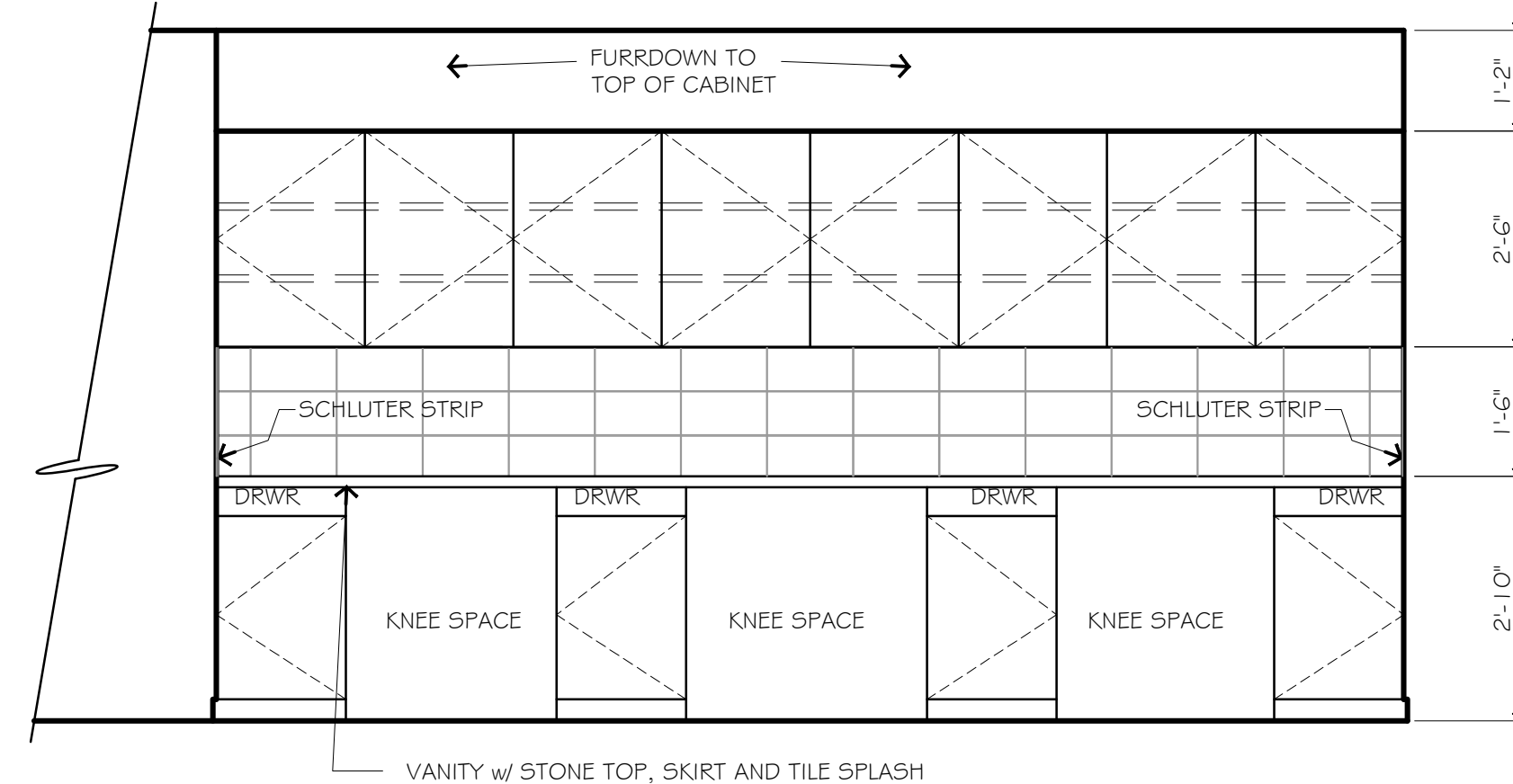
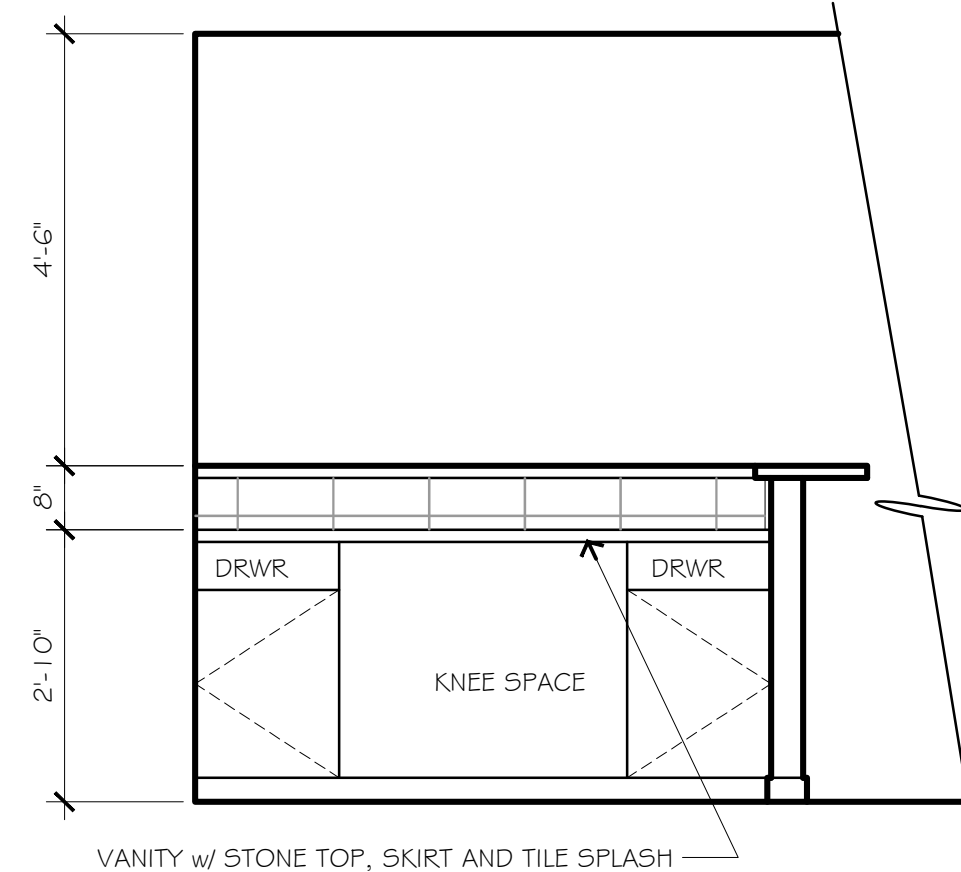
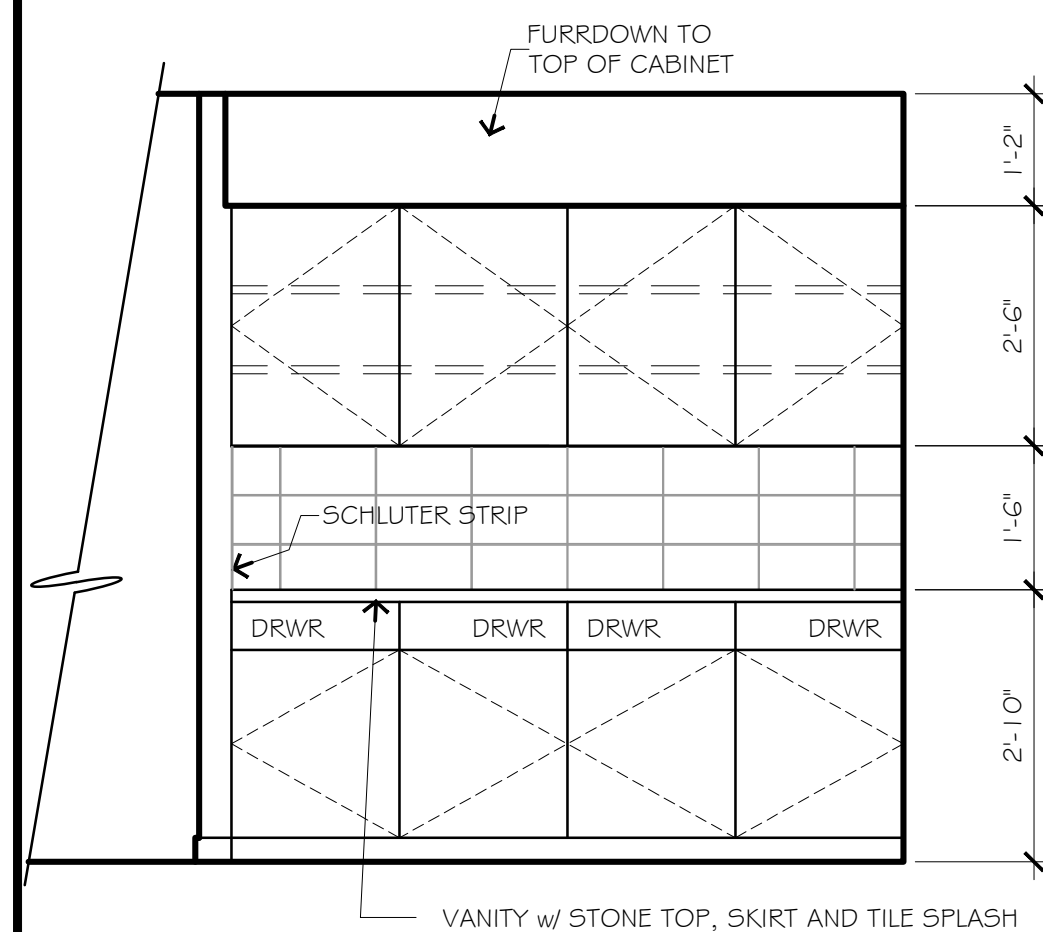
2
A108 TYPICAL EXAM CABINET
1/2"=1'-0"

3
A108 TYPICAL EXAM CABINET
1/2"=1'-0"

4
A108 TYPICAL EXAM CABINET
1/2"=1'-0"

5
A108 TYPICAL EXAM CABINET
1/2"=1'-0"

6
A108 NURSE STATION ELEVATION
1/2"=1'-0"

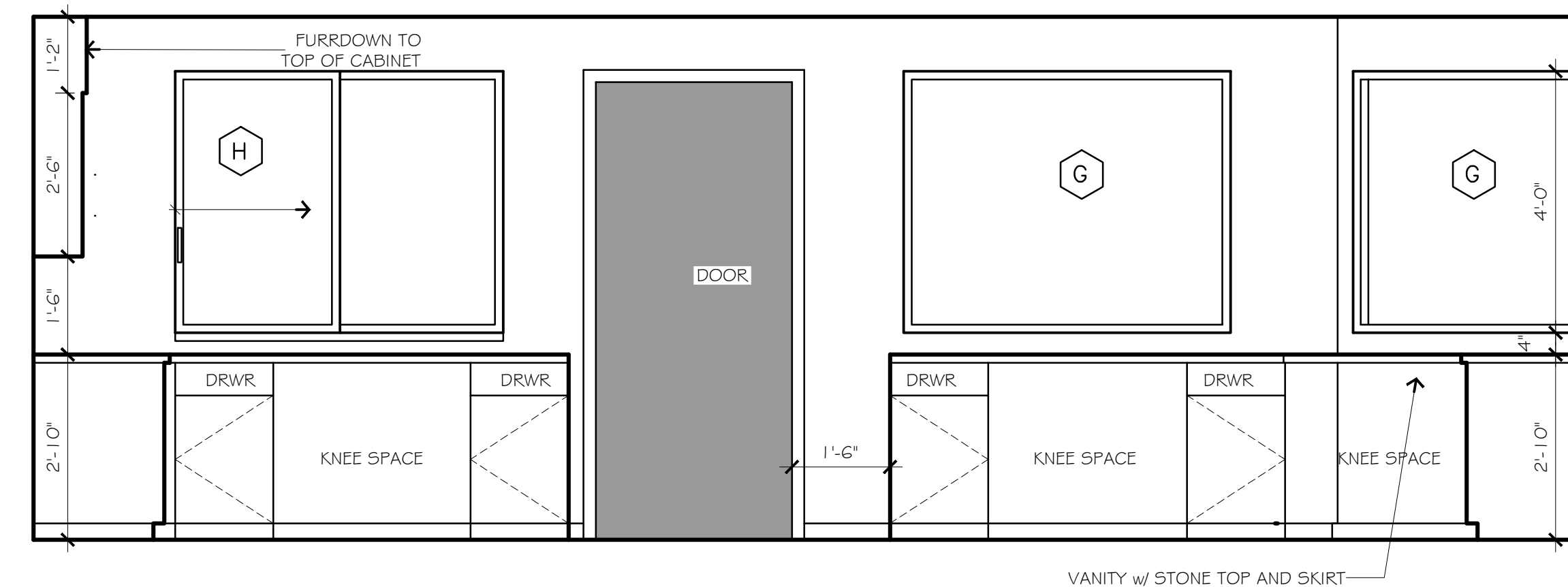
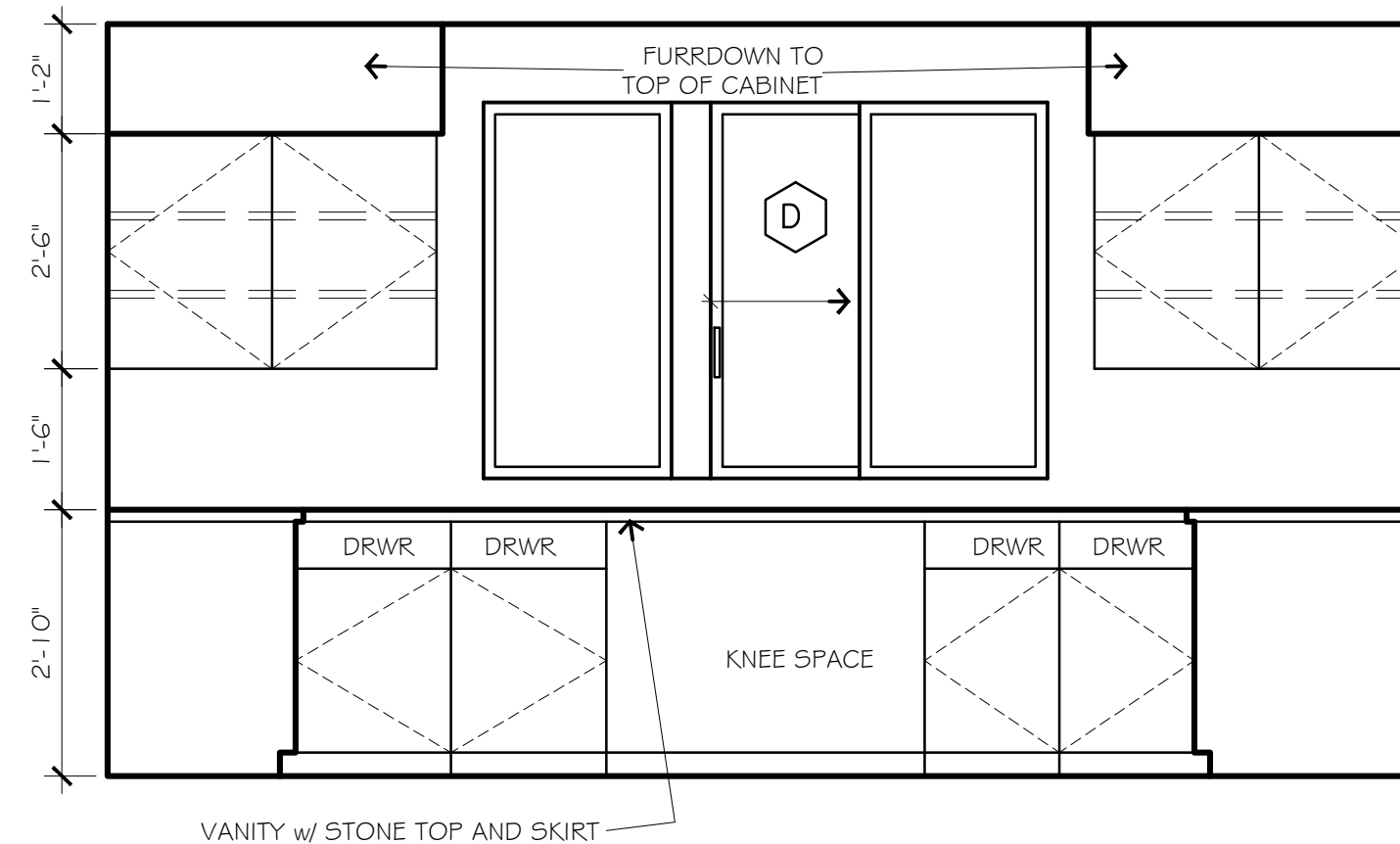
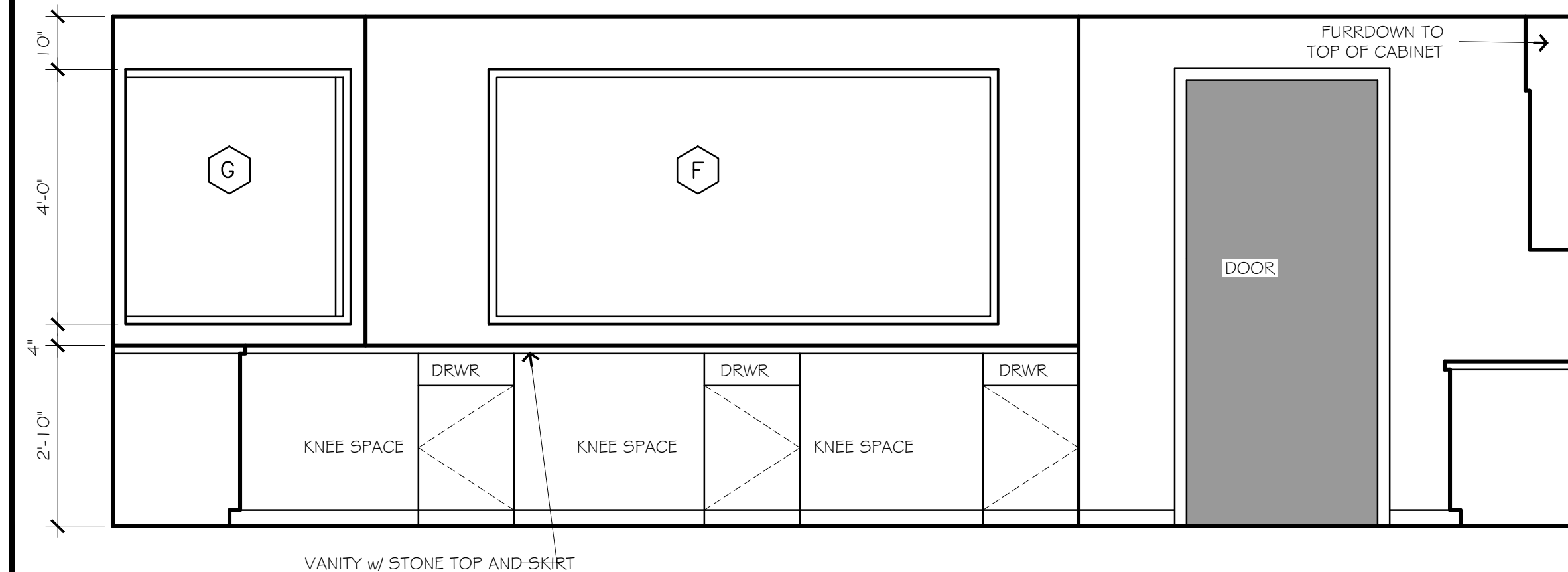


7
A108 NURSE STATION ELEVATION
1/2"=1'-0"

8
A108 NURSE STATION ELEVATION
1/2"=1'-0"

9
A108 NURSE STATION RM 122 ELEVATION
1/2"=1'-0"

10
A108 WORK CENTER RM 117 ELEVATION
1/2"=1'-0"



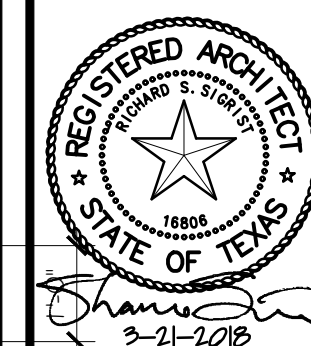
11
A108 WORK CENTER RM 117 ELEVATION
1/2"=1'-0"

12
A108 WORK CENTER RM 117 ELEVATION
1/2"=1'-0"

13
A108 WORK CENTER RM 117 ELEVATION
1/2"=1'-0"

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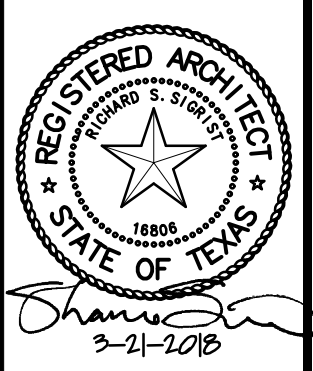
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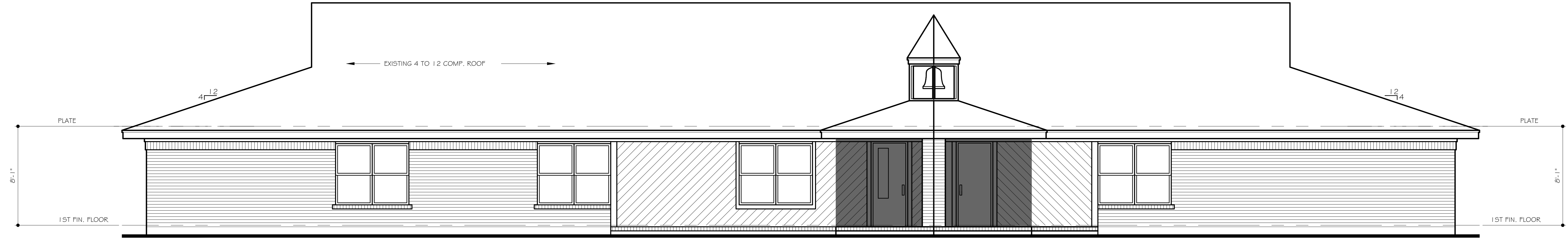
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A-109

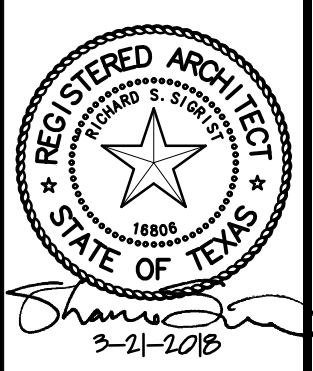


2 EXISTING FRONT (SOUTH) ELEVATION
 A109 1/4"=1'-0"

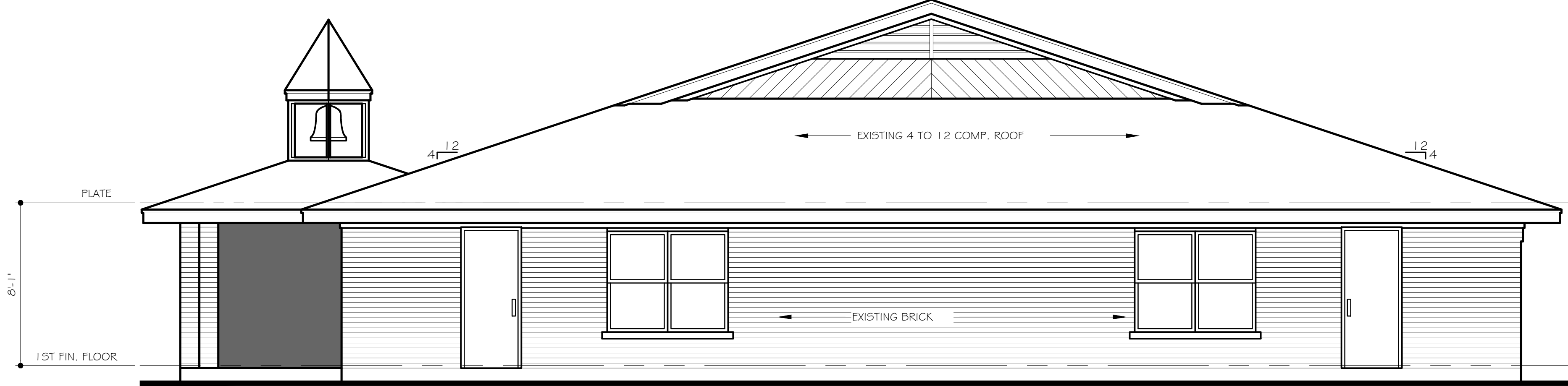
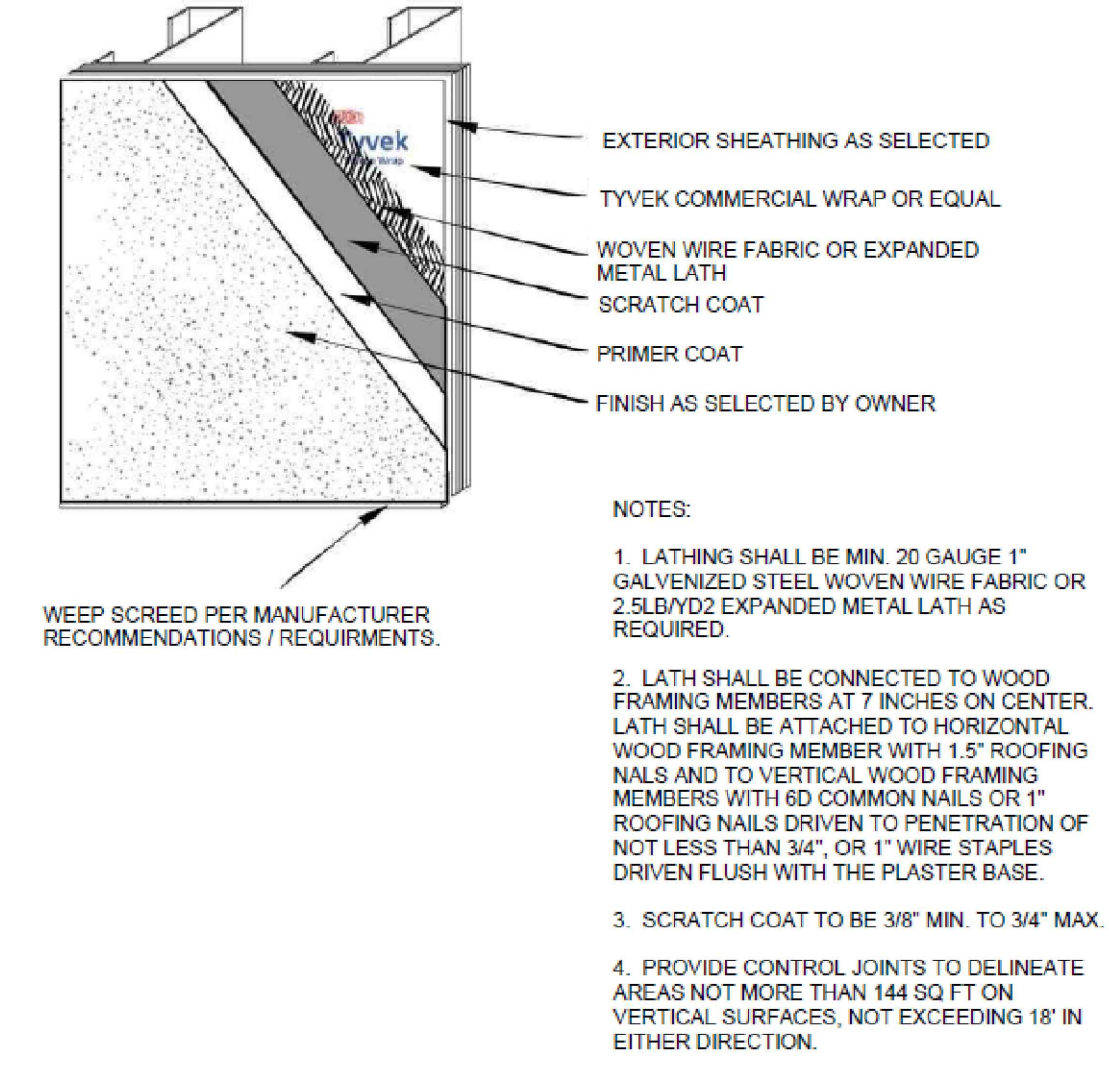
- ELEVATION NOTES:
1. PAINT EXISTING BRICK PER OWNER SELECTION / REQUIREMENTS.
 2. REPLACE ALL WINDOWS WITH NEW WINDOWS TO MATCH SIZE OF EXISTING WINDOWS. NEW WINDOWS TO BE DOUBLE PANE, INSULATED LOW "E" GLAZING WITH SHGC 0.25 OR BETTER, TYPICAL.
 3. EXISTING ROOF TO REMAIN. NEW ROOF TO BE STANDING SEAM METAL ROOF WITH FINISH PER OWNER SELECTION.
 4. WOOD SIDING TO REMAIN - PAINT OR FINISH PER OWNER SELECTION/ REQUIREMENTS.



1 RENOVATION FRONT (SOUTH) ELEVATION
 A109 1/4"=1'-0"

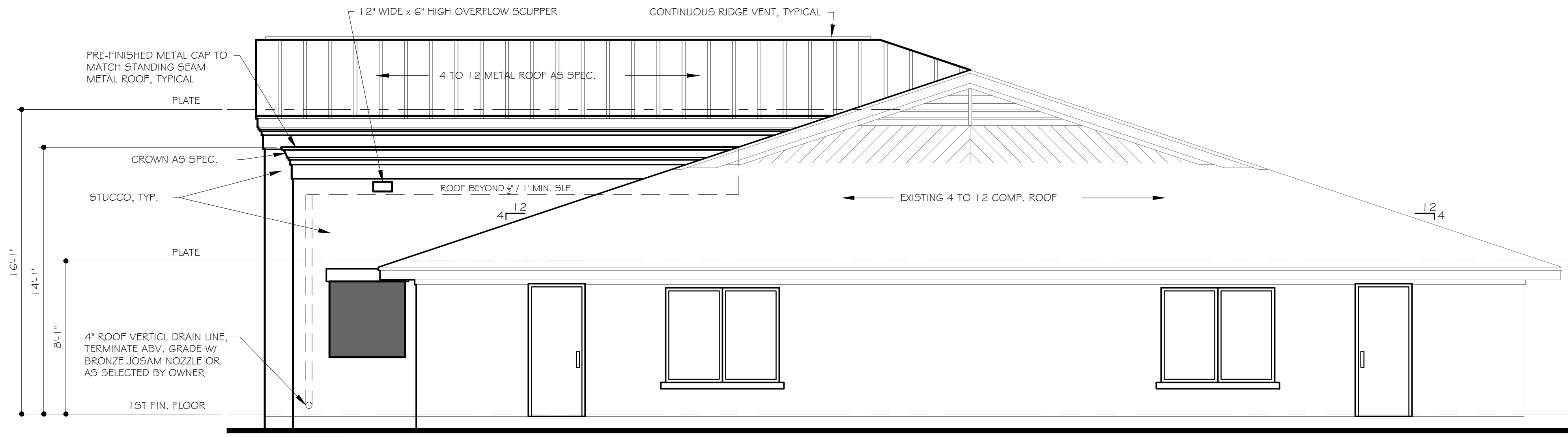


STUCCO ATTACHMENT DETAIL



2
A110
EXISTING RIGHT SIDE (WEST) ELEVATION
1/4" = 1'-0"

- ELEVATION NOTES:
1. PAINT EXISTING BRICK PER OWNER SELECTION / REQUIREMENTS.
 2. REPLACE ALL WINDOWS WITH NEW WINDOWS TO MATCH SIZE OF EXISTING WINDOWS. NEW WINDOWS TO BE DOUBLE PANE, INSULATED LOW "E" GLAZING WITH SHGC 0.25 OR BETTER, TYPICAL.
 3. EXISTING ROOF TO REMAIN. NEW ROOF TO BE STANDING SEAM METAL ROOF WITH FINISH PER OWNER SELECTION.
 4. WOOD SIDING TO REMAIN - PAINT OR FINISH PER OWNER SELECTION REQUIREMENTS.

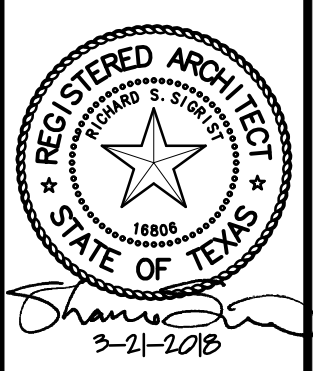


1
A110
RENOVATION RIGHT SIDE (WEST) ELEVATION
1/4" = 1'-0"

REVISION	NO.

PROPOSED:
RENOVATION DESIGN DRAWINGS

Eilahi Heart Clinic
 5225 Matlock Road
 Arlington, TX 76018



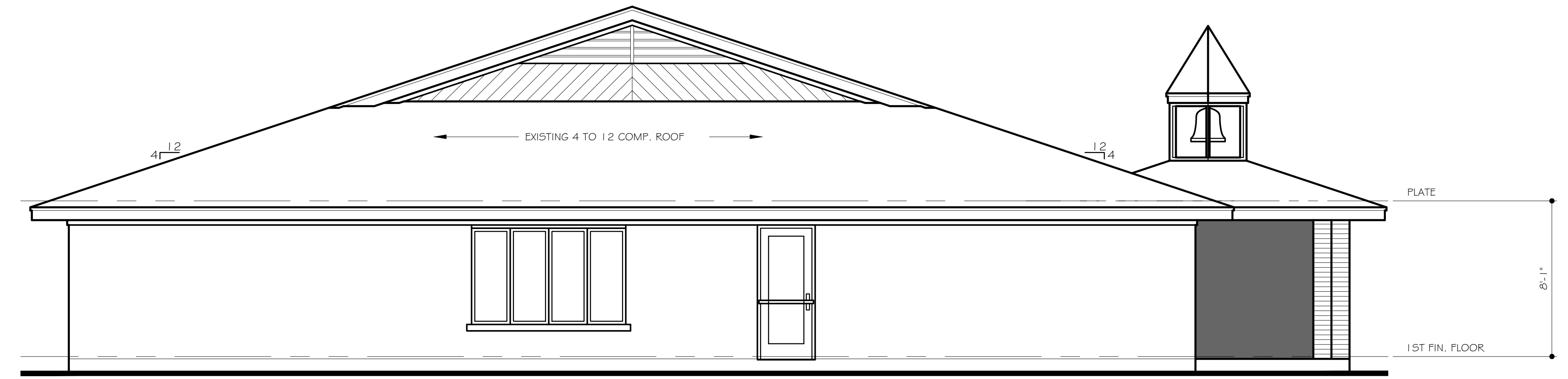
R S S ARCHITECTS, LLC.
 103 S. MESQUITE STREET, SUITE B
 ARLINGTON, TEXAS 76010
 PH: 817/538-9258

Date: 3-21-2018

Job: 17050

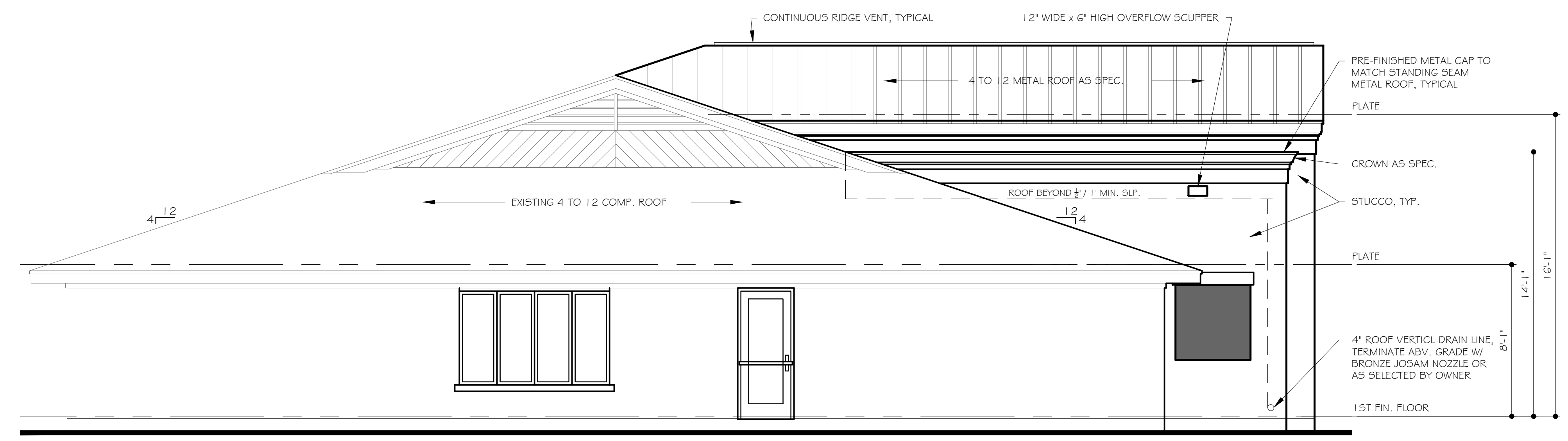
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A-111



2 EXISTING RIGHT SIDE (WEST) ELEVATION
 A111 1/4"=1'-0"

- ELEVATION NOTES:
1. PAINT EXISTING BRICK PER OWNER SELECTION / REQUIREMENTS.
 2. REPLACE ALL WINDOWS WITH NEW WINDOWS TO MATCH SIZE OF EXISTING WINDOWS. NEW WINDOWS TO BE DOUBLE PANE, INSULATED LOW "E" GLAZING WITH SHGC 0.25 OR BETTER, TYPICAL.
 3. EXISTING ROOF TO REMAIN. NEW ROOF TO BE STANDING SEAM METAL ROOF WITH FINISH PER OWNER SELECTION.
 4. WOOD SIDING TO REMAIN - PAINT OR FINISH PER OWNER SELECTION/ REQUIREMENTS.

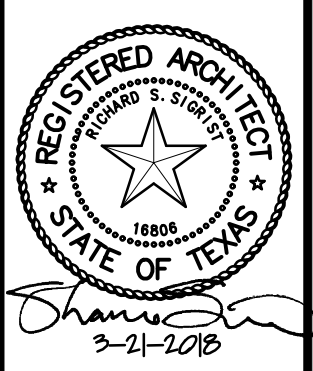


1 RENOVATION RIGHT SIDE (WEST) ELEVATION
 A111 1/4"=1'-0"

REVISION	NO.

PROPOSED:
REVOVATION DESIGN DRAWINGS

Ellahi Heart Clinic
 5225 Matlock Road
 Arlington, TX 76018



R S S ARCHITECTS, LLC.
 103 S. MESQUITE STREET, SUITE B
 ARLINGTON, TEXAS 76010
 PH: 817/538-9258

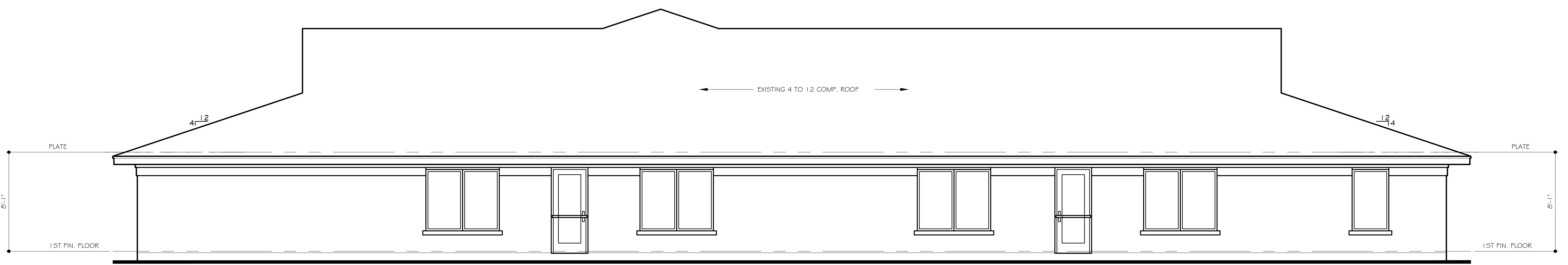
Date: 3-21-2018

Job: 17050

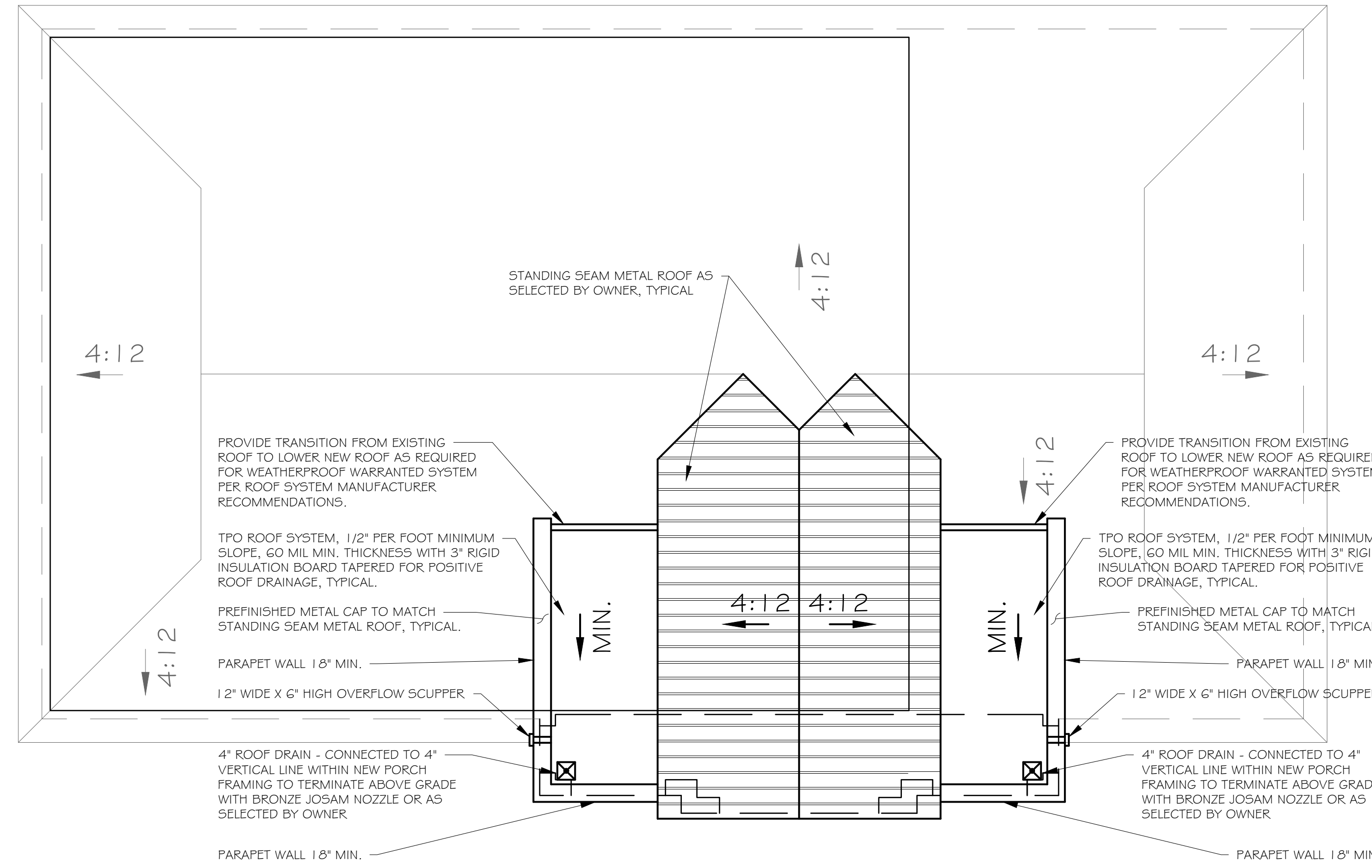
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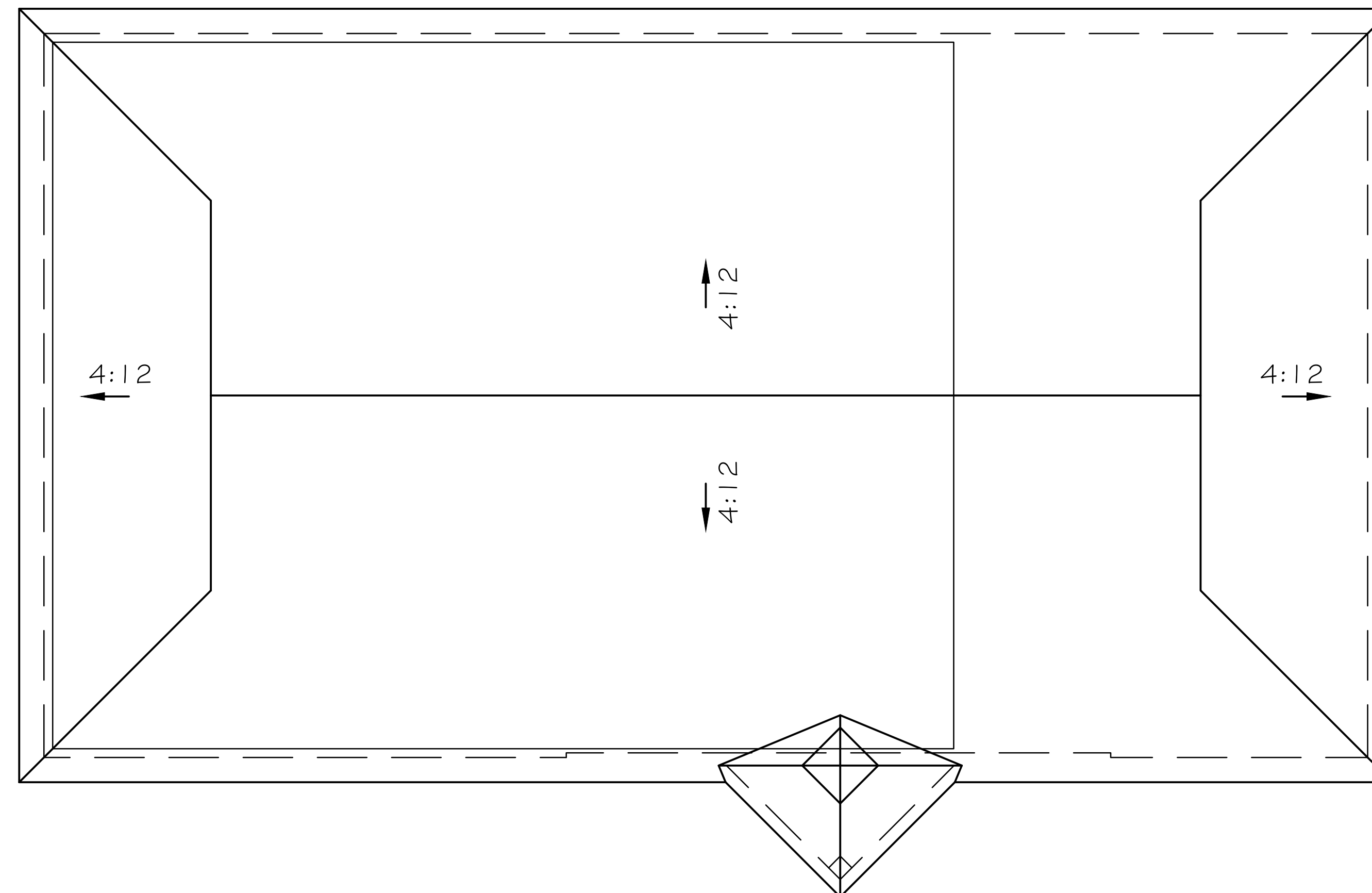
- ELEVATION NOTES:
1. PAINT EXISTING BRICK PER OWNER SELECTION / REQUIREMENTS.
 2. REPLACE ALL WINDOWS WITH NEW WINDOWS TO MATCH SIZE OF EXISTING WINDOWS. NEW WINDOWS TO BE DOUBLE PANE, INSULATED LOW "E" GLAZING WITH SHGC 0.25 OR BETTER, TYPICAL.
 3. EXISTING ROOF TO REMAIN. NEW ROOF TO BE STANDING SEAM METAL ROOF WITH FINISH PER OWNER SELECTION.
 4. WOOD SIDING TO REMAIN - PAINT OR FINISH PER OWNER SELECTION/ REQUIREMENTS.



1
 A112 EXISTING REAR (NORTH) ELEVATION (UNCHANGED)
 1/4"=1'-0"



2 RENOVATION ROOF PLAN
A113 1/8"=1'-0"

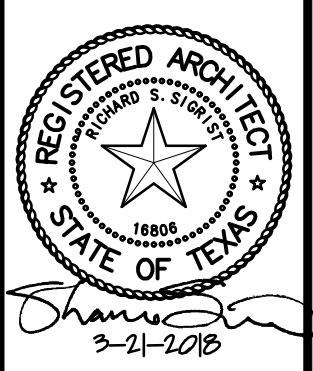


1 EXISTING ROOF PLAN
A113 1/8"=1'-0"

REVISION	NO.

PROPOSED:
RENOVATION DESIGN DRAWINGS

Eilahi Heart Clinic
5225 Matlock Road
Arlington, TX 76018



R S S ARCHITECTS, LLC.
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ARLINGTON, TEXAS 76010
PH: 817/538-9258

Date: 3-21-2018

Job: 17050

Sheet:

A-113

- TOILET PAPER DISPENSER: 20" AFF. TO CENTERLINE. 36" TO FRONT FACE FROM WET WALL (MAX)
- ASSIST BARS:
 - 36" AFF. TO CENTERLINE (MIN)
 - 36" LONG BAR AT WET WALL @ TOILET
 - 42" LONG BAR AT SIDE WALL @ TOILET
- EMERGENCY PULL CALL BOXES:
 - TOILET: 4'-0" AFF. TO CENTERLINE OF BOX AND 4'-0" FROM WET WALL AT BED WALL: 3' AFF.
 - TO CENTERLINE OF BOX AND 2'-0" FROM CENTER LINE OF BED
 - TOILET LIGHT FIXTURES:
 - CENTERED ON VANITY OR LAV AND EQUAL DISTANCE FROM MIRROR TO CEILING (MIN)
 - MIRRORS 36" HIGH (MIN) 24" WIDE (MIN) 40" AFF (MAX) 14" AFF (MIN) TO HEAD OF MIRROR
 - SHOWER ROD: 6'-2" AFF.
 - TOILET:
 - ROVAL HT. OF 18" AFF FOR HANDICAP TOILETS
 - CENTERLINE OF TOILET 18" FROM FINISH FACE OF WALL
 - FLUSH CONTROL DEVICE TO BE LOCATED TO THE WIDE SIDE OF TOILET ROOM
 - SHOWER HEAD 6'-0" TO LOW POINT OF HEAD AFF CENTER ON WALL AS SHOWN
 - SHOWER CONTROLS: 38" AFF MIN 48" AFF MAX FROM CENTER LINE OF CONTROLS 18" TO THE SHOWER HEAD WHEN FACING THE CONTROLS
 - VANITY (HC): 20" AFF CLEAR SPACE BELOW 34" AFF MAX TO LAVATORY
 - CLOSET SHELVES: 5'-0" AFF (14" DEEP (48" AFF @ H.C. SHELVING))
 - CLOSET ROD: 5'-0" AFF 12" FROM BACK WALL 50% OF RODS AT 4'-0" AFF
 - CLOSET DIVIDER: 6'-4" HIGH 16" DEEP
 - MEDICINE CABINET: HEAD AT 6'-0" AFF (WHERE SHOWN)
 - TOWEL BARS: 54" AFF AT TOILET ROOMS, 60" AFF AT SHOWER / TUB (2 PER RESIDENT BATH)
 - SOAP DISH @ SHOWER: 36" AFF TO CENTER LINE (1 PER SHOWER)
 - SOAP DISH @ VANITY: 4" ABOVE VANITY / LAV TOP (1 PER VANITY) (40" AFF MAX)
 - TUMBLER / TOOTH BRUSH HOLDER: 4" ABOVE VANITY / LAV TOP (40" AFF MAX) (1 PER VANITY)
 - TOWEL AND WASTE DISPENSER: 48" AFF MAX TO TOWELS (1 PER PUBLIC TOILET ROOM)
 - PAY TELEPHONE: 4'-0" (MAX) AFF FOR FRONT APPROACH 4'-0" AFF (MAX) FOR SIDE APPROACH TO HIGHEST OPERABLE PART OF PHONE
 - ELECTRIC WATER COOLER (4-1): 27" AFF (MIN) CLEAR BELOW; 36" AFF (MAX) TO SPOUT, 30" (MIN) CLEAR WIDTH AT RECESSED EWC. NOTE: THERE SHALL BE A DRINKING FOUNTAIN WHICH IS ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS IN ACCORDANCE WITH 4.15 AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING (THIS SHALL BE ACCOMMODATED BY THE USE OF A "H-L" FOUNTAIN).
 - HANDRAILS: 2'-10" AFF TO TOP OF HANDRAIL
 - ROOM IDENTIFICATION: 5'-0" AFF TO CENTER LINE 6" (MAX) FROM LATCH SIDE OF DOOR JAMB
 - PREFER DETAIL 4.30 THIS SHEET
 - WALL SWITCHES: 48" AFF (MAX) U.O.
 - ELECTRICAL OUTLETS: 18" AFF
 - TELEPHONE JACKS: 18" AFF (1 PER LIVING, BEDROOM, STUDY)
 - BOXES: NOTED 4" ABOVE COUNTER / 4" ABOVE BACKSPLASH
 - ROBE HOOK: 60" AFF
 - STRIKE PLATE: 30" AFF TO CENTER LINE
 - LAVATORY/VANITY TOP (HC): 34" AFF (MAX) TO TOP OF LAV / VANITY; 29" AFF (MIN) CLEAR BELOW
 - LAV/VANITY: 17" (MIN) DEPTH; 20" (MAX) DEPTH
 - FIRE EXTINGUISHERS: 5'-0" AFF (MAX) TO THE HIGHEST POINT OF THE GAUGE / NOZZLE / HANDLE
 - INTERCOM: 54" AFF TO BOTTOM (1 PER UNIT)
 - THERMOSTAT: 48" AFF TO BOTTOM (1 PER UNIT)
 - TELEVISION JACKS: 18" AFF ON OPPOSITE WALL FROM TELEPHONE JACK (1 PER LIVING, BEDROOM, STUDY)
 - EMERGENCY PULL: (1 PER TOILET/SHOWER, BEDROOM)
 - SMOKE DETECTOR: MINIMUM (1 PER UNIT) PLUS PUBLIC AREAS, AND/OR AS OTHERWISE NOTED ON THIS DOCUMENT AND REQUIRED BY THE CITY AND STATE STANDARD
 - HORN/STROBE ALARM DEVICES: SHALL BE INSTALLED PER CITY AND STATE STANDARDS (1 PER UNIT) PLUS PUBLIC AREAS AS REQUIRED
 - CONTRACTOR SHALL INSTALL SPECIAL REQUIREMENTS OF UNITS EQUIPPED FOR THE HEARING IMPAIRED
 - ALL HANDICAPPED TOILET ROOMS SHALL BE EQUIPPED WITH TOILETS WITH CONTROLS LOCATED ON THE WIDE SIDE OF THE ACCESS SPACE TO THE TOILET AS REQUIRED BY THE BY THE T.A.S. ADA STANDARDS (TYPICAL)
 - FOLD DOWN SHOWER SEATS AT 18" AFF TO THE TOP OF THE SEAT
 - REFER TO THE DOCUMENTS FOR LOCATIONS AND MOUNTING HEIGHTS OF THE ACCESSORIES
 - NOTE: THE CONTRACTOR SHALL INSTALL CONTINUOUS SOLID WOOD BLOCKING AS REQUIRED FOR ALL ACCESSORIES (LISTED ABOVE OR NOT) TO SUPPORT A MINIMUM OF 250 LB. DEAD LOAD OR AS REQUIRED BY CODE IF CODE IS MORE STRINGENT
 - NOTE: ALL ACCESSORIES SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS/ADAS/AB.
 - (TAS) TEXAS ACCESSIBILITY STANDARDS AND LOCAL CITY CODE REQUIREMENTS
 - NOTE: AS REQUIRED BY PROJECT CLOSE-OUT THE CONTRACTOR SHALL SUBMIT WRITTEN DOCUMENTATION TO THE ARCHITECT THAT THE REQUIREMENTS OF TAS HAVE BEEN MET
 - CONTRACTOR SHALL WRAP ALL EXPOSED PLUMBING AS REQUIRED TO COMPLY WITH ADATDLR STANDARDS
 - NOTE: VIEW OPENINGS @ DOORS @ 54" AFF CENTER ON DOOR

A4.30 SIGNAGE (BY OWNER THIS PROJECT)

A4.30.1 GENERAL IN BUILDING COMPLEXES WHERE FINDING LOCATIONS INDEPENDENTLY ON A ROUTINE BASIS MAY BE A NECESSITY (FOR EXAMPLE, COLLEGE CAMPUSES); TACTILE MAPS OR PRERECORDED INSTRUCTIONS CAN BE VERY HELPFUL TO VISUALLY IMPAIRED PEOPLE. SEVERAL MAPS AND AUDITORY INSTRUCTIONS HAVE BEEN DEVELOPED AND TESTED FOR SPECIFIC APPLICATIONS. THE TYPE OF MAP OR INSTRUCTIONS USED MUST BE BASED ON THE INFORMATION TO BE COMMUNICATED, WHICH DEPENDS HIGHLY ON THE TYPE OF BUILDINGS OR USERS.

LANDMARKS THAT CAN BE DISTINGUISHED BY VISUALLY IMPAIRED INDIVIDUALS ARE USEFUL AS ORIENTED CUES. SUCH CUES INCLUDE CHANGES IN ILLUMINATION LEVEL, BRIGHT COLORS, UNIQUE PATTERNS, WALL MURALS, LOCATION OF SPECIAL EQUIPMENT OR OTHER ARCHITECTURAL FEATURES.

MANY PEOPLE WITH DISABILITIES HAVE LIMITATIONS IN MOVEMENT OF THEIR HEADS AND REDUCED PERIPHERAL VISION. THIS SIGNAGE POSITIONED PERPENDICULAR TO THE PATH OF TRAVEL IS EASIEST FOR THEM TO NOTICE. PEOPLE CAN GENERALLY DISTINGUISH SIGNAGE WITHIN AN ANGLE OF 30 DEGREES TO EITHER SIDE OF THE CENTERLINES OF THEIR FACES WITHOUT MOVING THEIR HEADS.

A4.30.2 CHARACTERPROPORTION: THE LEGIBILITY OF PRINTED CHARACTERS IS A FUNCTION OF THE DISTANCE, CHARACTER HEIGHT, THE RATIO OF THE STROKE WIDTH TO THE HEIGHT OF THE CHARACTER, THE CONTRAST OF COLOR BETWEEN CHARACTER AND BACKGROUND, AND PRINT FONT. THE SIZE OF CHARACTERS MUST BE BASED UPON THE INTENDED VIEWING DISTANCE. A SEVERELY NEARSIGHTED PERSON MAY HAVE TO BE MUCH CLOSER TO RECOGNIZE A CHARACTER OF A GIVEN SIZE THAN A PERSON WITH NORMAL VISUAL ACUITY.

A4.30.4 RAISED AND BRAILLED CHARACTERS AND PICTORIAL SYMBOLS SIGNS (PICTOGRAMS). THE STANDARD DIMENSIONS FOR LITERARY BRAILLE ARE AS FOLLOWS:

DOT DIAMETER .059 IN. HORIZONTAL SEPARATION BETWEEN CELLS .341 IN. INTER-DOT SPACING .050 IN. VERTICAL SEPARATION BETWEEN CELLS .359 IN.

RAISED BORDERS AROUND SIGNS CONTAINING RAISED CHARACTERS MAY MAKE THEM CONFUSING TO READ UNLESS THE BORDER IS SET FAR AWAY FROM THE CHARACTERS. ACCESSIBLE SIGNAGE WITH DESCRIPTIVE MATERIAL ABOUT PUBLIC BUILDINGS, MONUMENTS, AND OBJECTS OF THE CULTURAL INTEREST MAY NOT PROVIDE SUFFICIENTLY DETAILED AND MEANINGFUL INFORMATION. INTERPRETIVE GUIDES, AUDIO TAPE DEVICES, OR OTHER METHODS MAY BE MORE EFFECTIVE IN PRESENTING SUCH INFORMATION.

A4.30.5 FINISH AND CONTRAST: AN EGGSHELL FINISH (1 TO 19 DEGREE GLOSSMETER) IS RECOMMENDED. RESEARCH INDICATES THAT SIGNS ARE MORE LEGIBLE FOR PERSONS WITH LOW VISION WHEN CHARACTERS CONTRAST WITH THEIR BACKGROUND BY AT LEAST 70 PERCENT. CONTRAST IN PERCENT SHALL BE DETERMINED BY:

CONTRAST = (B1-B2) / (B1+B2) * 100
 WHERE B1= LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA
 AND B2= LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA

NOTE: ALL HC SINKS WITH EXPOSED HOT WATER AND DRAIN PIPES SHALL BE INSULATED AND PROTECTED TO ALLOW NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES EQUAL TO "LAV GUARD" SOFT FEASIBLE UNIVERSALLY ADAPTABLE ASSEMBLY-COLOR WHITE.

NOTE THAT IN ANY APPLICATION BOTH WHITE AND BLACK ARE NEVER ABSOLUTE; THIS, B NEVER EQUALS 100 AND B IS ALWAYS GREATER THAN 0

THE GREATEST READABILITY IS USUALLY ACHIEVED THROUGH THE USE OF LIGHT COLORED CHARACTERS OR SYMBOLS ON A DARK BACKGROUND.

NOTE: THE CONTRACTOR SHALL INSTALL DETECTABLE WARNINGS AT ALL CURB CUTS, HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNINGS SHALL CONSIST OF 1/4" DEEP SAW CUT JOINTS AT 2" ON CENTER AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. EITHER LIGHT ON DARK, OR DARK ON LIGHT, JOINTS SHALL BE INSTALLED AS TO NOT HOLD WATER-TYPICAL

NOTE: THE STATIC COEFFICIENT OF FRICTION AT ACCESSIBLE ROUTES SHALL BE 0, 6, AND 0, 6 FOR RAMPS

NOTE: THE FLOOR WITHIN A ROOM SHALL SLOPE TO ALLOW WATER TO DRAIN

NOTE: AT LEAST ONE IN EACH TOILET ROOM WHICH HAS A URINAL SHALL HAVE A STALL TYPE OR WALL MOUNTED URINAL WITH A TAPERED ELONGATED RIM MOUNTED AT 17" AFF AND EXTENDS 14" (MIN) FROM WALL. CLEAR FLOOR SPACE SHALL BE 30" X 48" MIN / URINALS IN ALCOVES OVER 24" DEEP SHALL BE 36" WIDE X 48" (MIN)

FIGURE 407.2.2.2 VERTICAL SIGNALS

FIGURE 407.2.3.1 FLOOR DESIGNATIONS ON JAMBS

FIGURE 407.2.3.2 CAR DESIGNATIONS ON JAMBS OF DESTINATION-ORIENTED

FIGURE 407.2.3.1 FLOOR DESIGNATIONS ON JAMBS

FIGURE 407.2.3.2 CAR DESIGNATIONS ON JAMBS OF DESTINATION-ORIENTED

FIGURE 407.4.1 ELEVATOR CAR DIMENSIONS

FIGURE 503.3 PASSENGER LOADING ZONE ACCESS AISLE

FIGURE 503.3 PASSENGER LOADING

FIGURE 503.3 PASSENGER LOADING ZONE ACCESS AISLE

FIGURE 503.3 PASSENGER LOADING

FIGURE 503.3 PASSENGER LOADING ZONE ACCESS AISLE

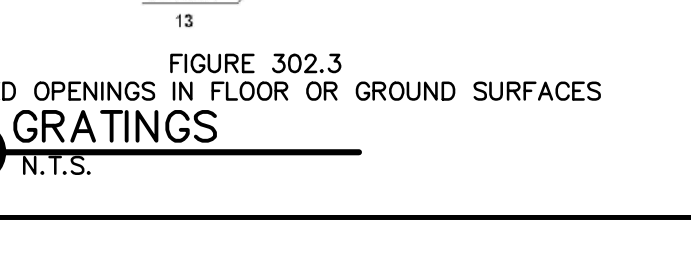
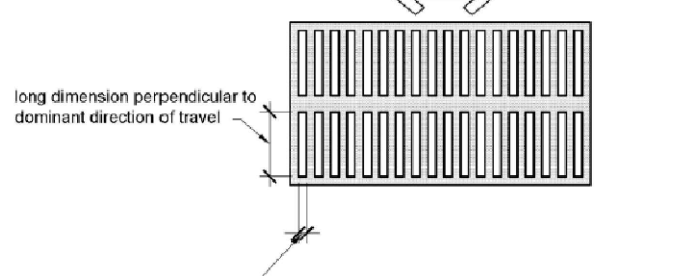
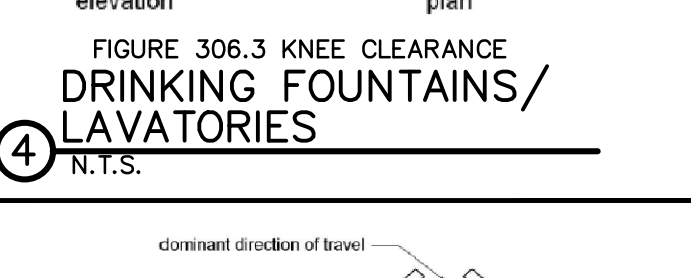
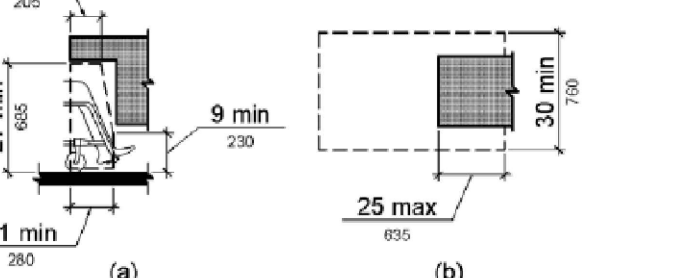
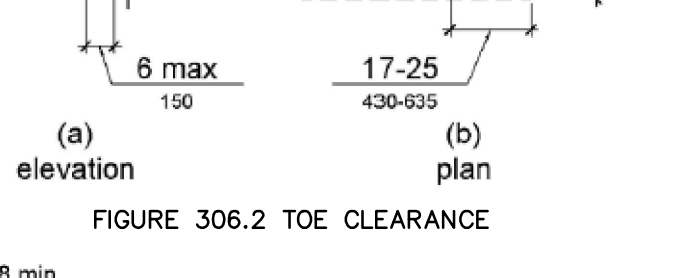
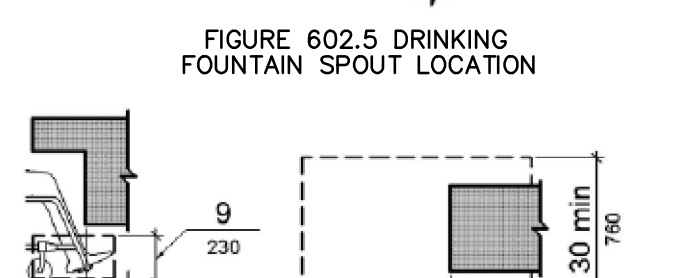
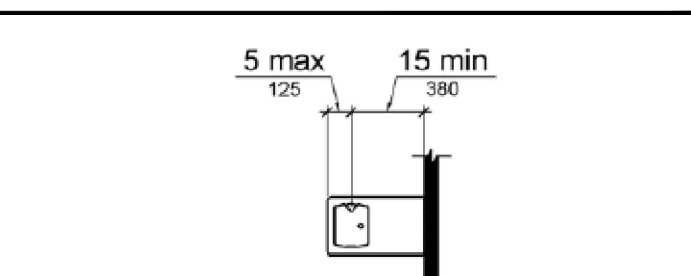
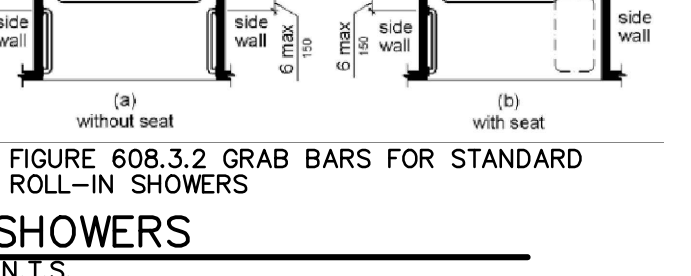
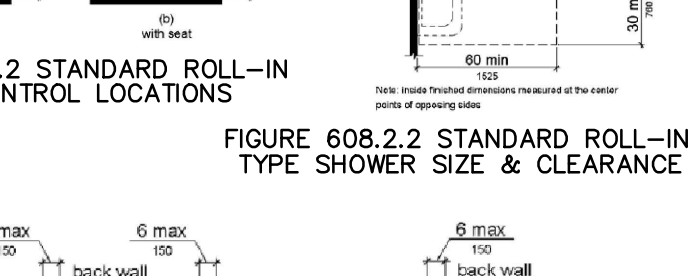
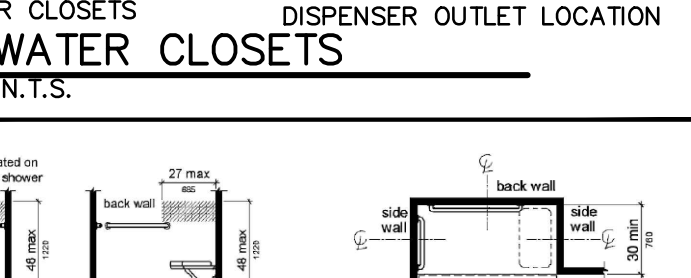
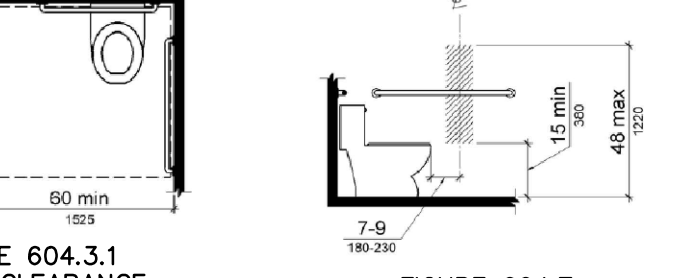
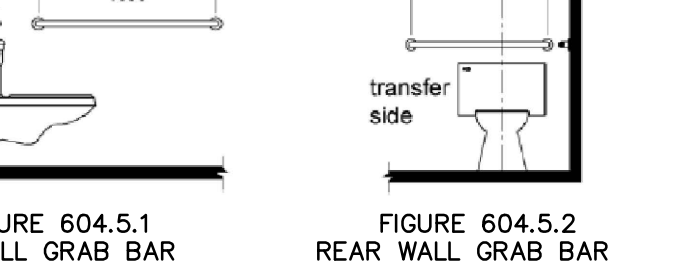
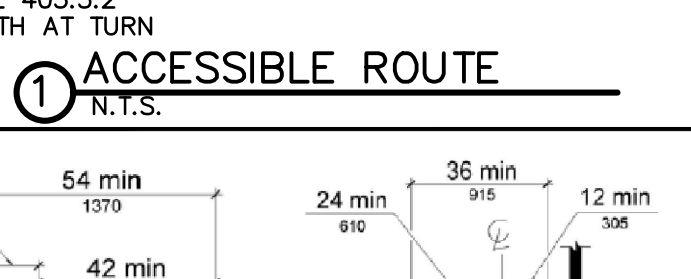
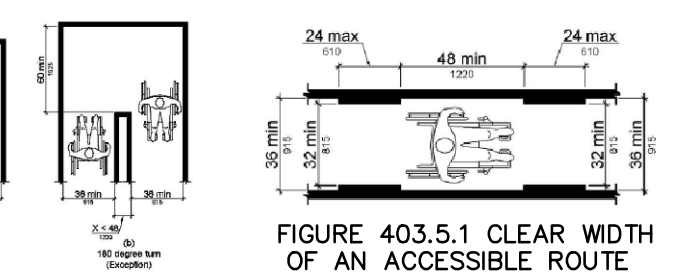
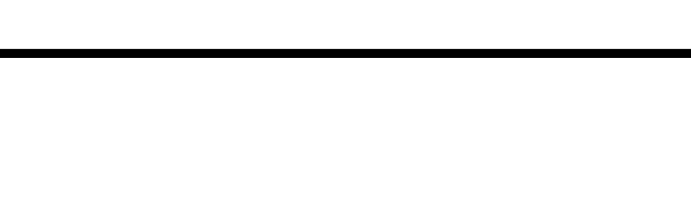
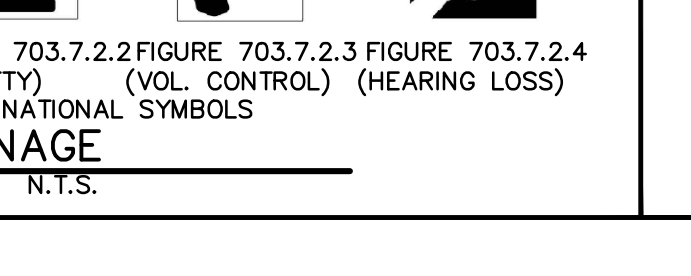
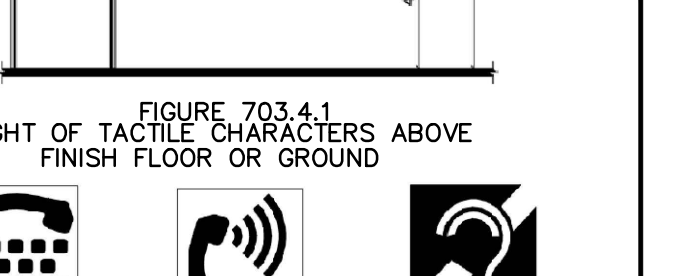
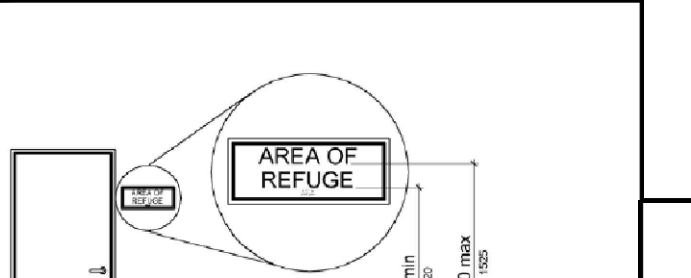
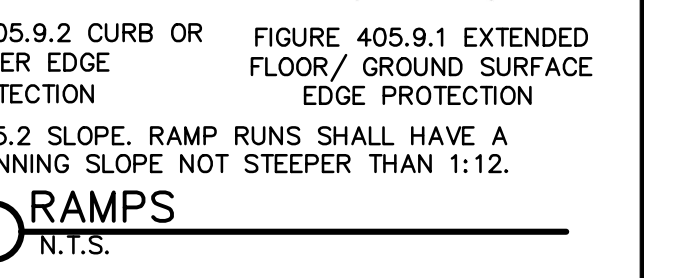
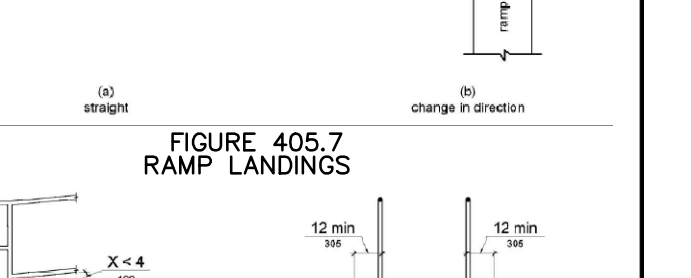
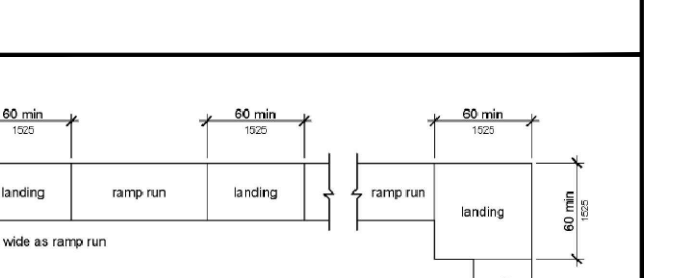
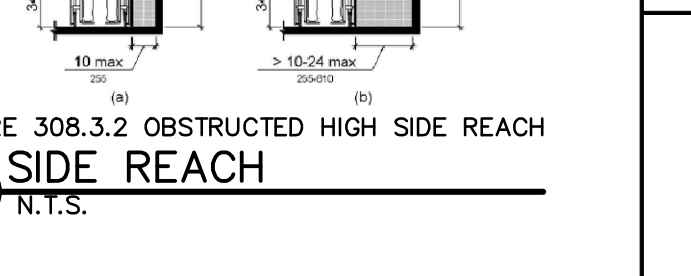
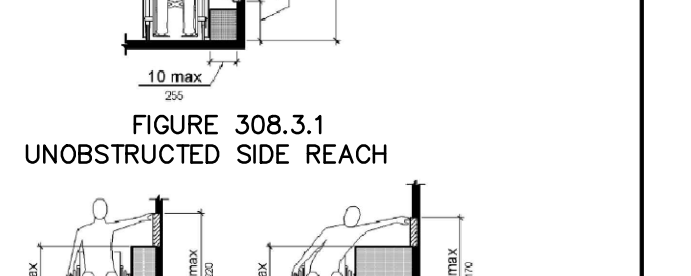
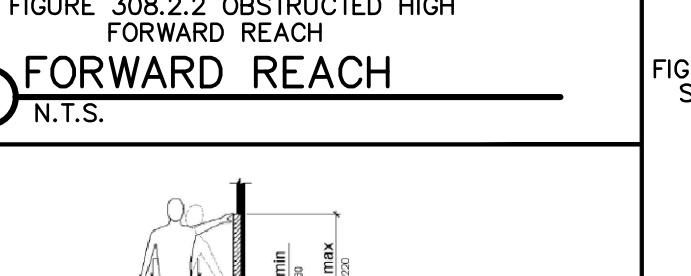
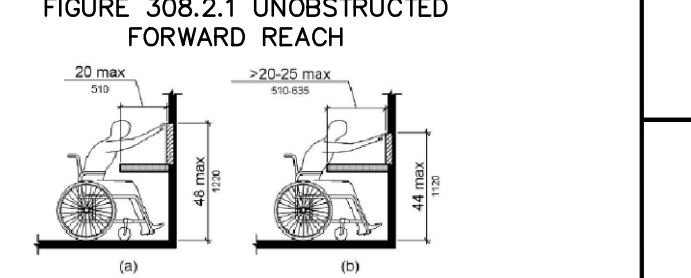
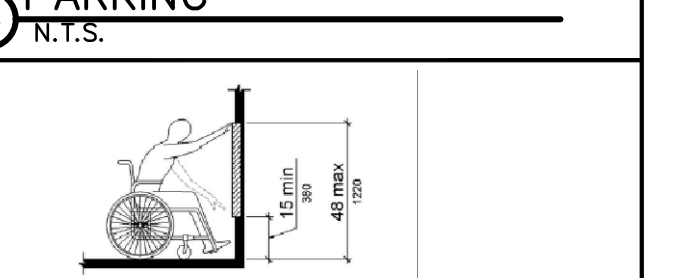
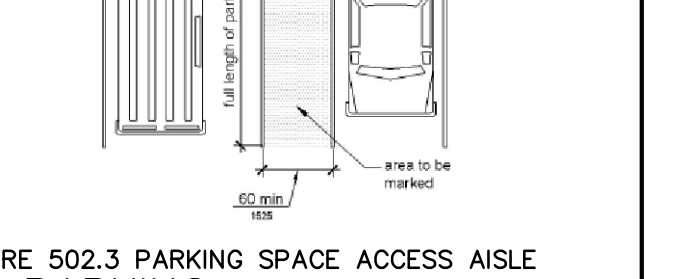
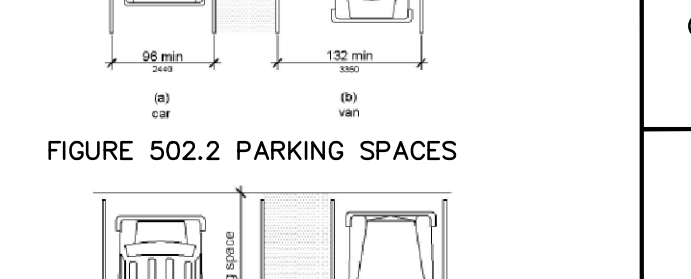
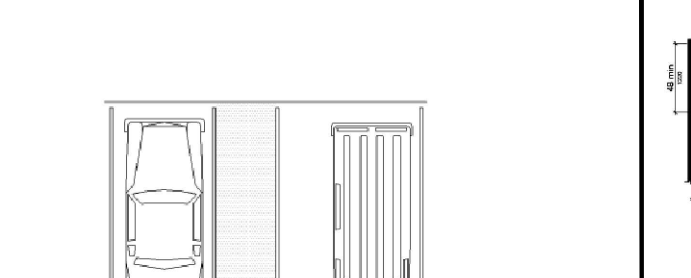
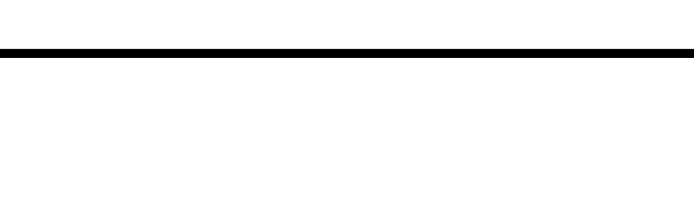
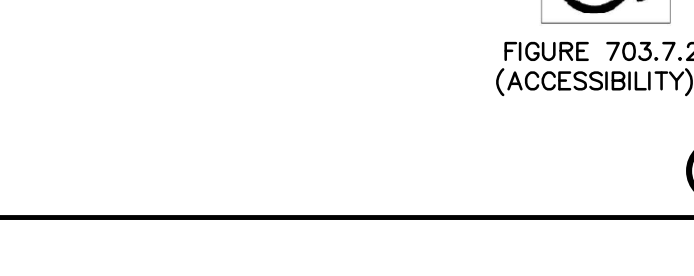
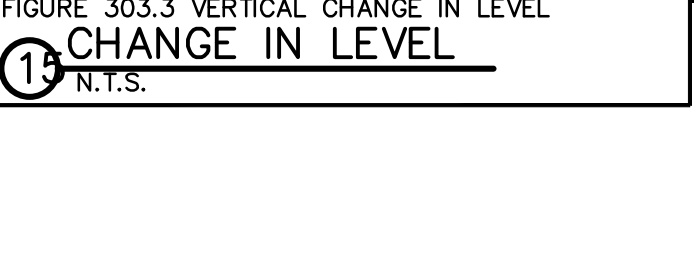
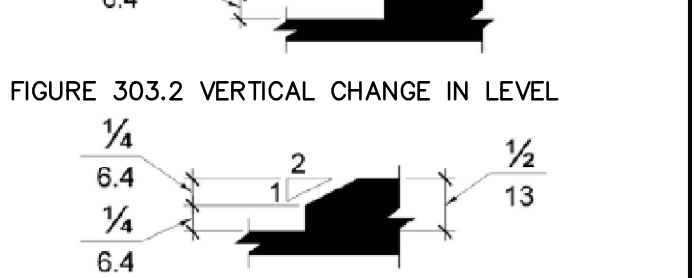
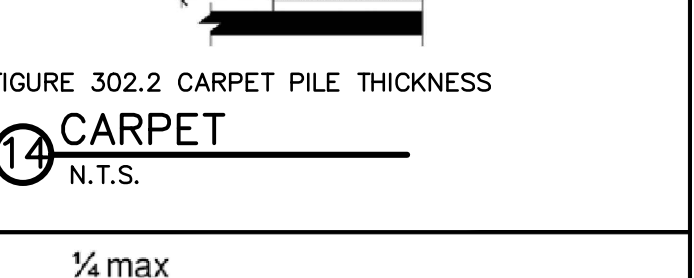
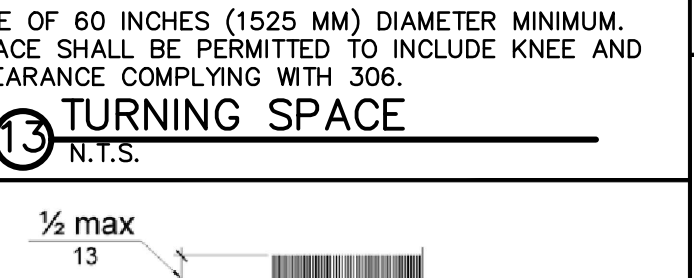
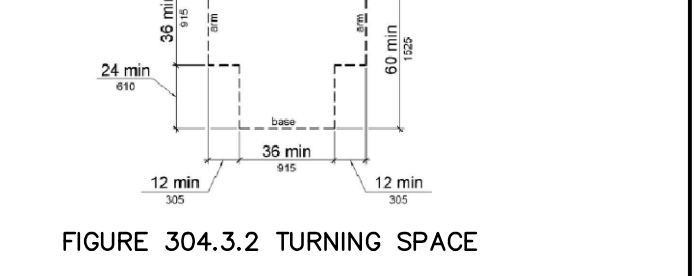
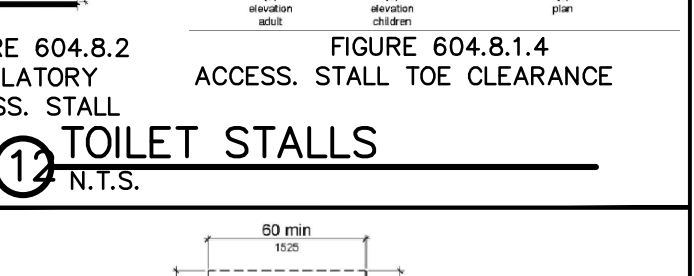
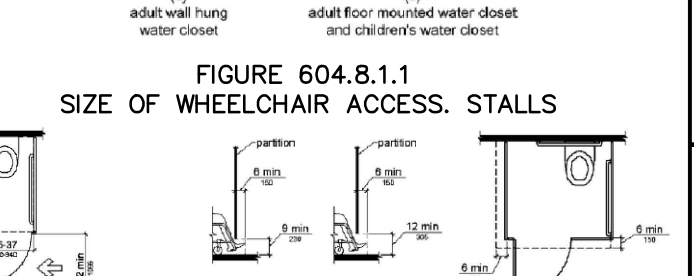
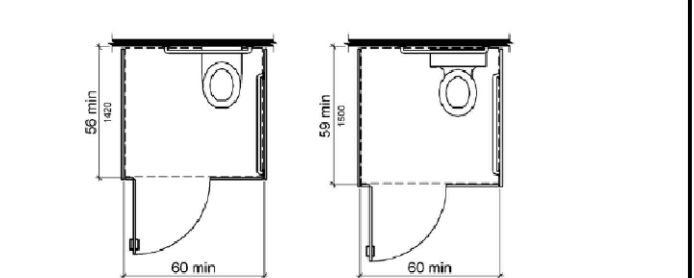
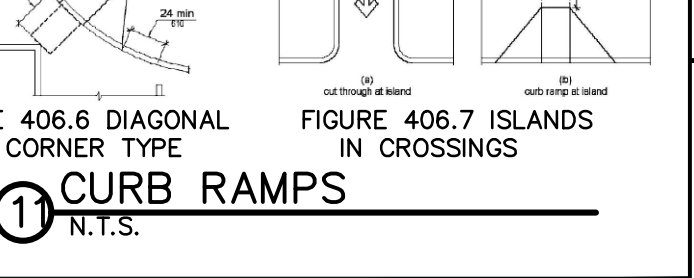
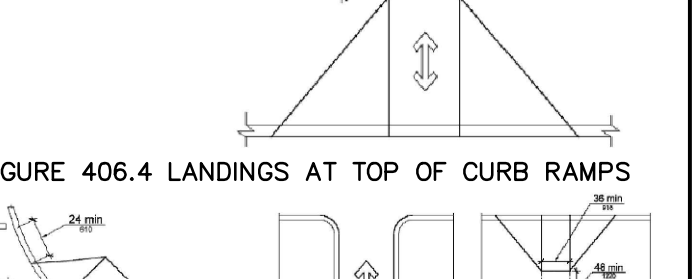
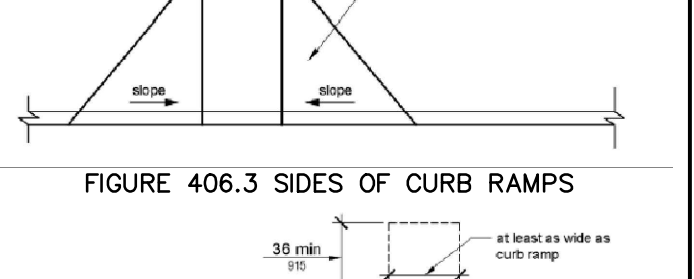
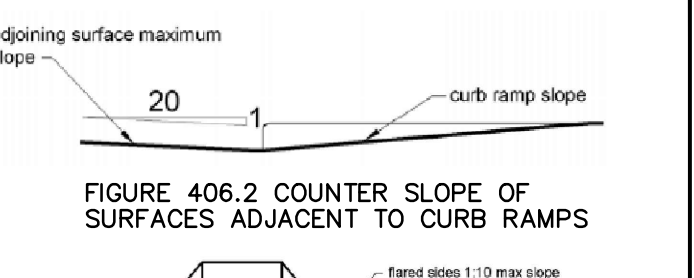
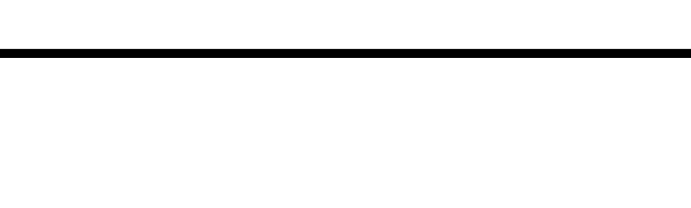
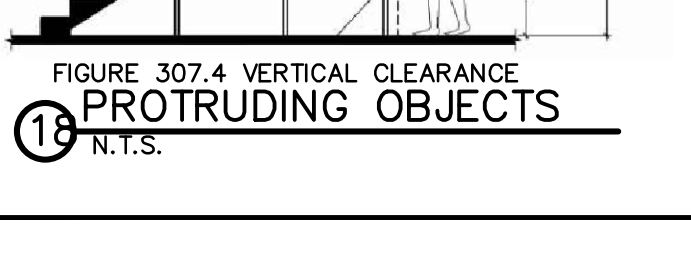
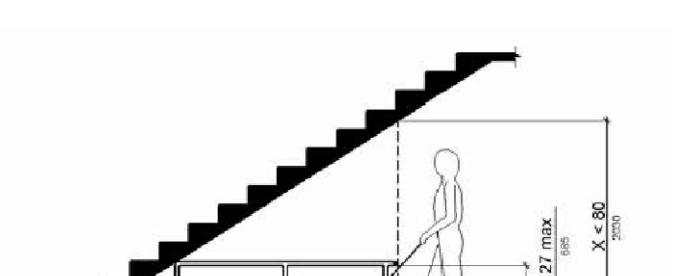
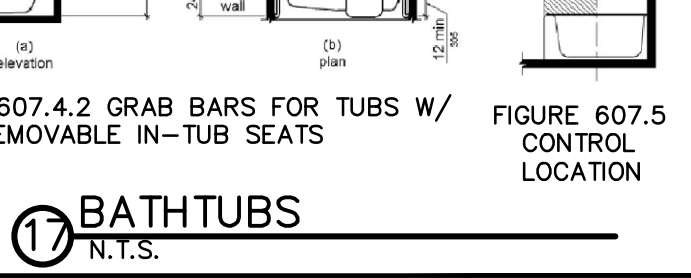
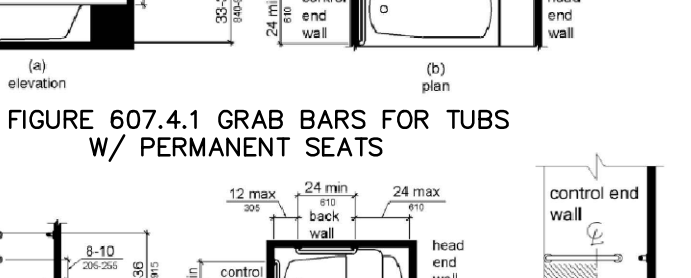
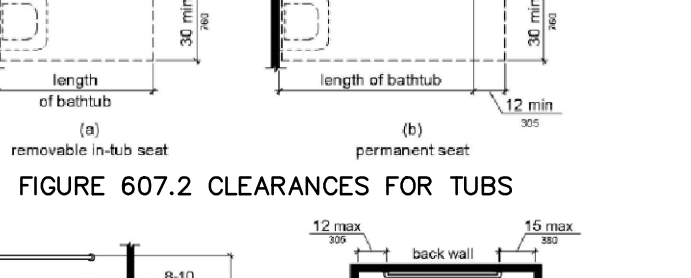
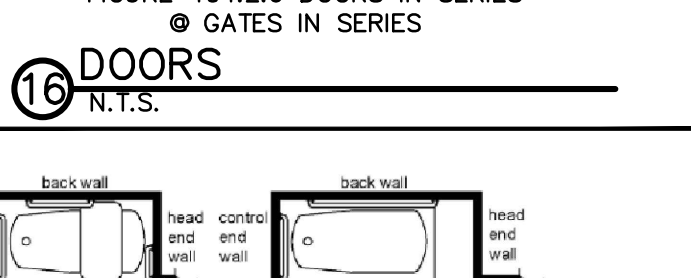
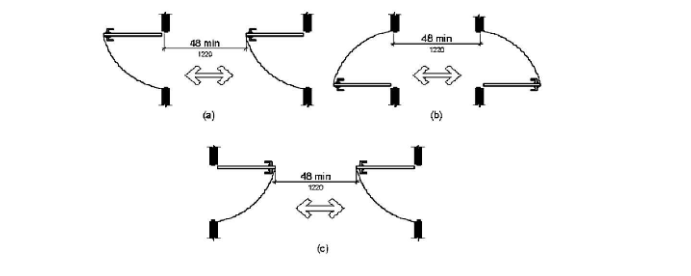
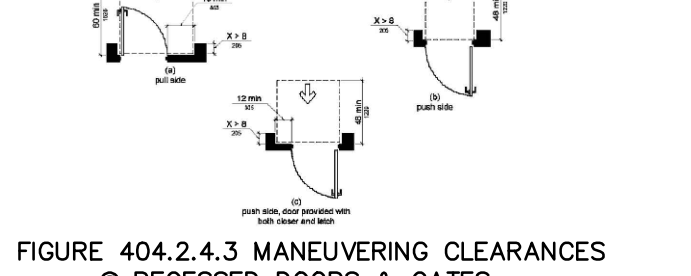
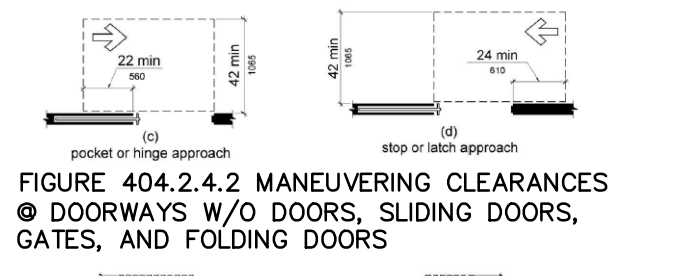
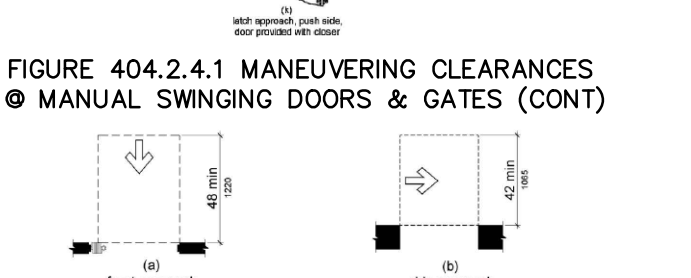
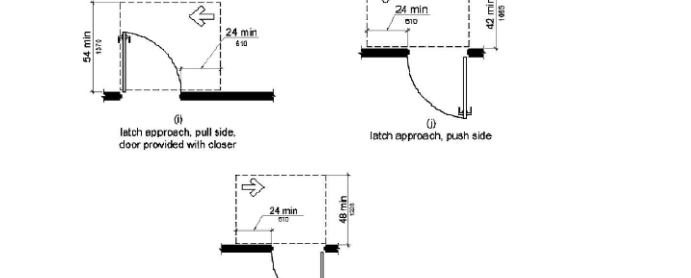
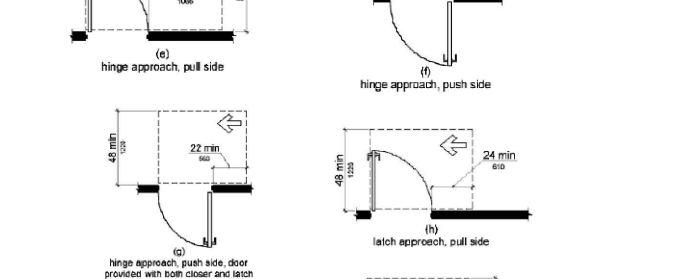
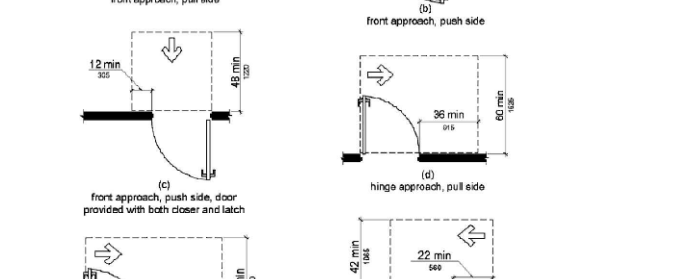
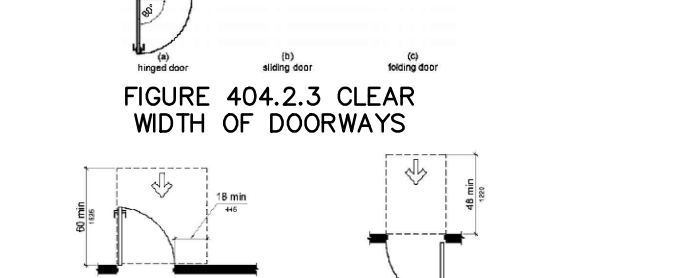
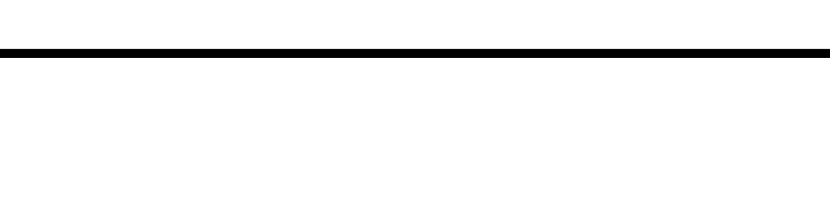
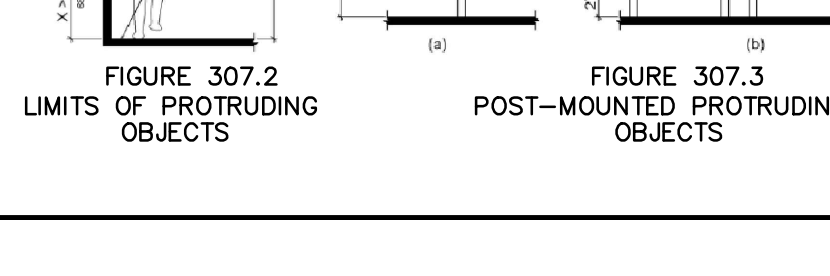
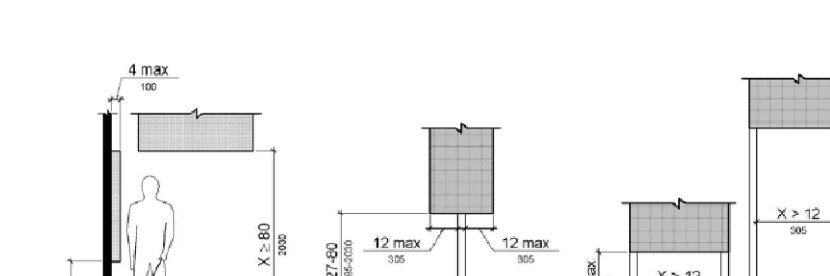
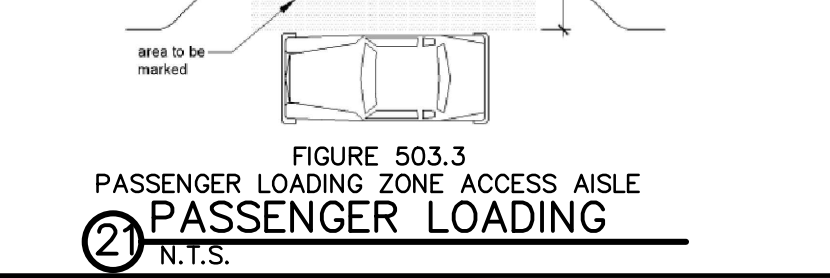
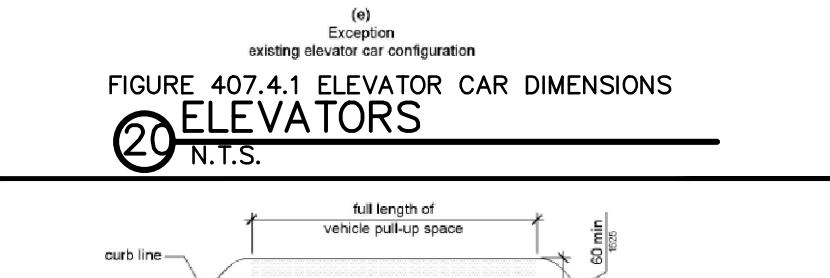
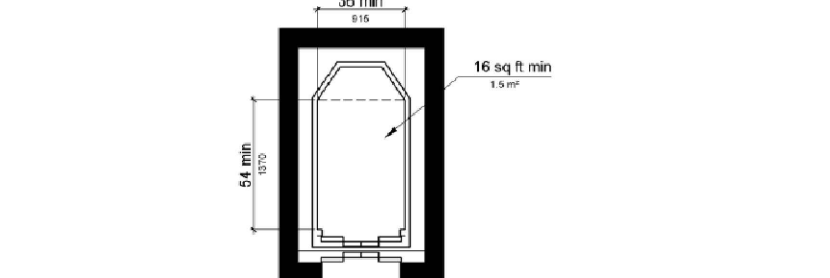
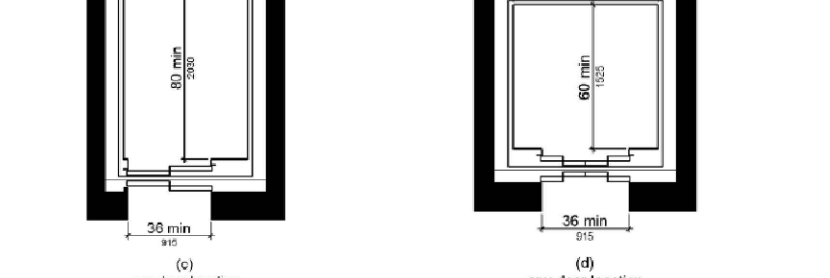
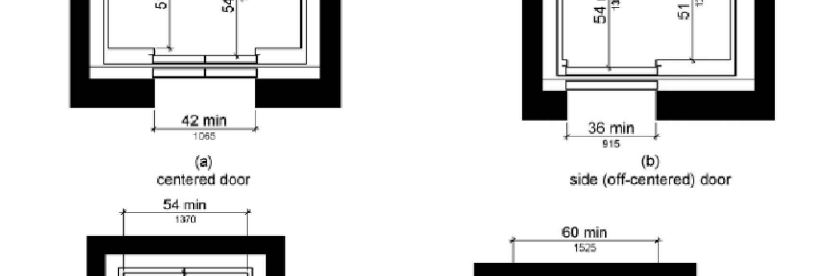
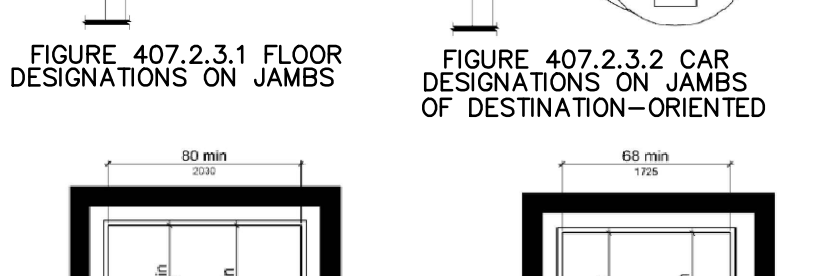
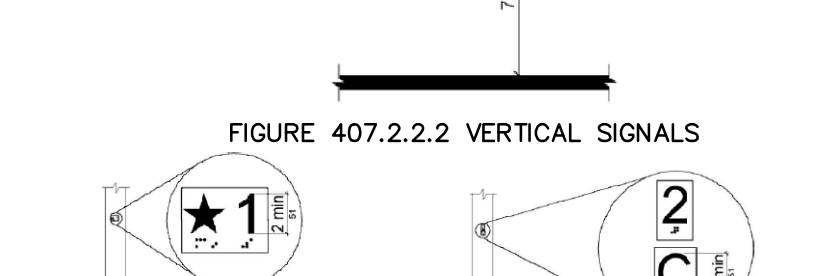
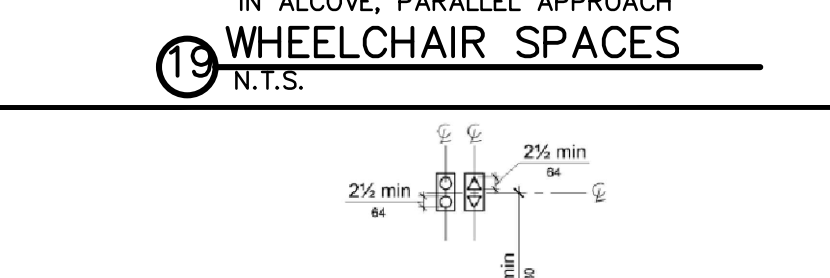
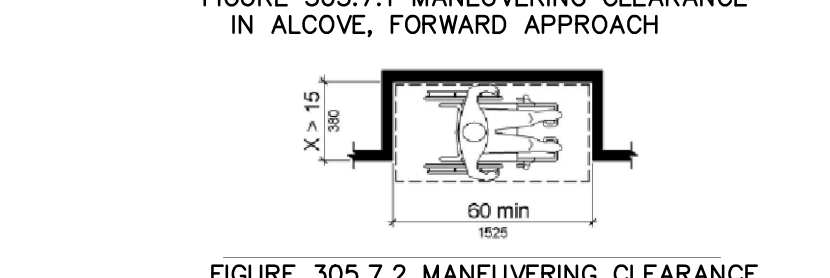
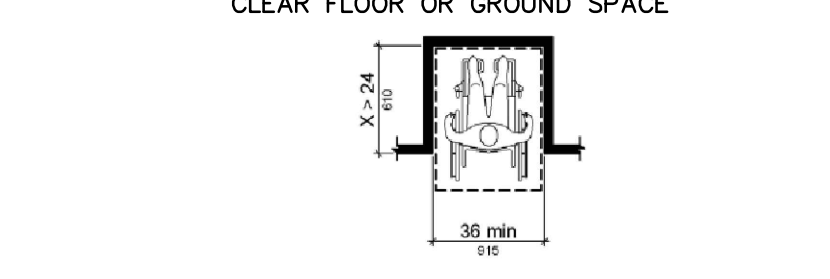
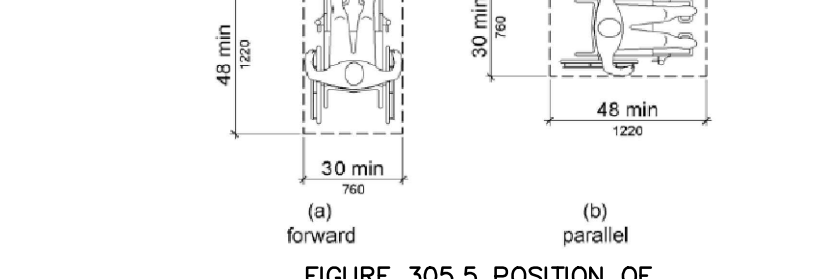
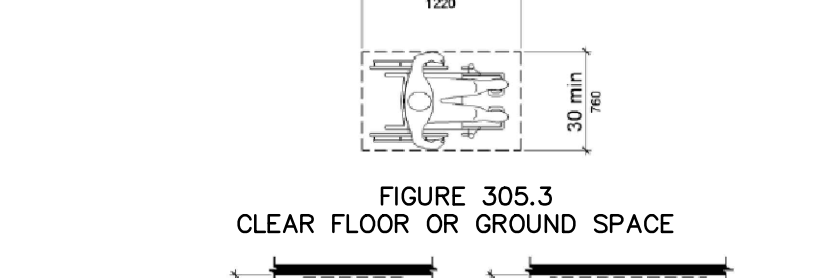
FIGURE 503.3 PASSENGER LOADING

FIGURE 503.3 PASSENGER LOADING ZONE ACCESS AISLE

FIGURE 503.3 PASSENGER LOADING

FIGURE 503.3 PASSENGER LOADING ZONE ACCESS AISLE

FIGURE 503.3 PASSENGER LOADING



REVISION NO.

PROPOSED:

REVOLUTION DESIGN DRAWINGS

Eilahi Heart Clinic
 5225 Matlock Road
 Arlington, TX 76018

REGISTERED ARCHITECT
 STATE OF TEXAS
 3-21-2018

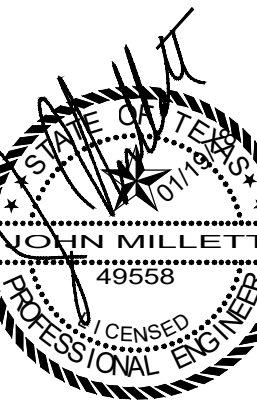
RSS ARCHITECTS LLC.
 103 S MESQUITE STREET, SUITE B
 ARLINGTON, TEXAS 76010
 PH: 817/538-9258

Date: 3-21-2018
 Job: 17050
 Sheet: A-114

REVISION	NO.
CODE YR	1

PROPOSED:
RENOVATION DESIGN DRAWINGS

Eilahi Heart Clinic
5225 Matlock Road
Arlington, TX 76018



R.S.S ARCHITECTS L.L.C.
103 S. MESQUITE STREET, SUITE B
ARLINGTON, TEXAS 76010
PH: 817/538-9258

Date **1-19-2018**

Job **17050**

Sheet **S1**

GENERAL NOTES

EXISTING CONDITIONS. EACH BIDDER / CONTRACTOR SHALL VISIT THE JOB SITE AS REQUIRED TO DETERMINE AND / OR VERIFY EXISTING CONDITIONS. ANY EXCEPTIONS TO EXISTING CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER.

THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWING TO ALL OTHER DISCIPLINES. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT / ENGINEER.

THE STRUCTURAL DRAWINGS REPRESENTS THE FINISHED STRUCTURE. DRAWINGS DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHOULD INCLUDE, BE NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, WIND LOADS, ETC.

THIRD PARTY COMPONENT DESIGNERS SHALL VERIFY ALL DESIGN / CODE REQUIREMENTS WITH THE BUILDING OFFICIALS PRIOR TO BIDS OR FABRICATION.

DESIGN CRITERIA

1. BUILDING CODES

- A) THE 2009 INTERNATIONAL BUILDING CODE
- B) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318.

2. DESIGN CRITERIA

- A) GRAVITY LOADS
ROOF DEAD LOAD 20 PSF
FLOOR LIVE LOAD 40 PSF
ROOF LIVE LOAD 20 PSF
SNOW LOAD 5 PSF
- B) WIND LOAD PER IBC 2009 EDITION
BASIC WIND SPEED Vult 115 MPH
CATEGORY II
Iw = 1.0
- C) EARTHQUAKE DESIGN PER IBC 2009 EDITION
SEISMIC USE GROUP Ie = 1.0
SEISMIC DESIGN CATEGORY A
SITE CLASS E

FOUNDATION DESIGN CRITERIA

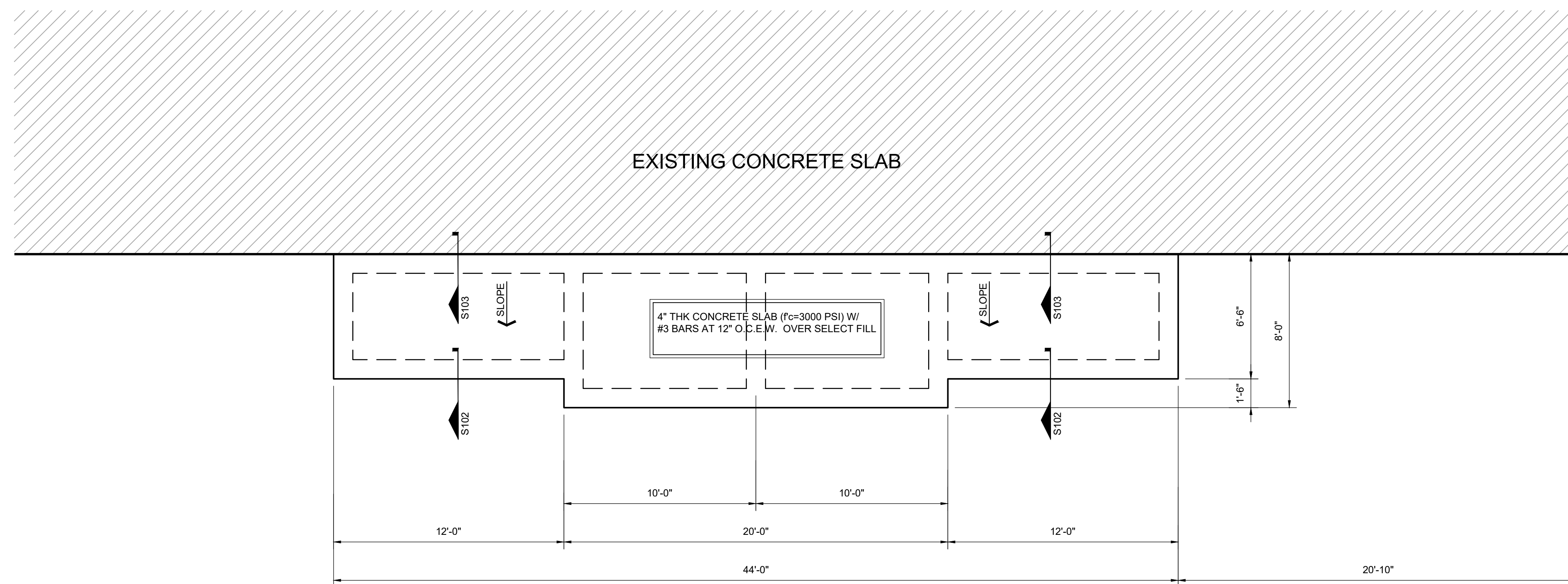
- 1. FOUNDATION DESIGN IS BASED ON ENGINEER'S KNOWLEDGE OF LOCAL SOIL CONDITIONS AND USDA-WEB BASE SOIL SURVEY.
- 2. ALLOWABLE SOIL BEARING DESIGN VALUE OF 1500 PSF

GENERAL FOUNDATION NOTES

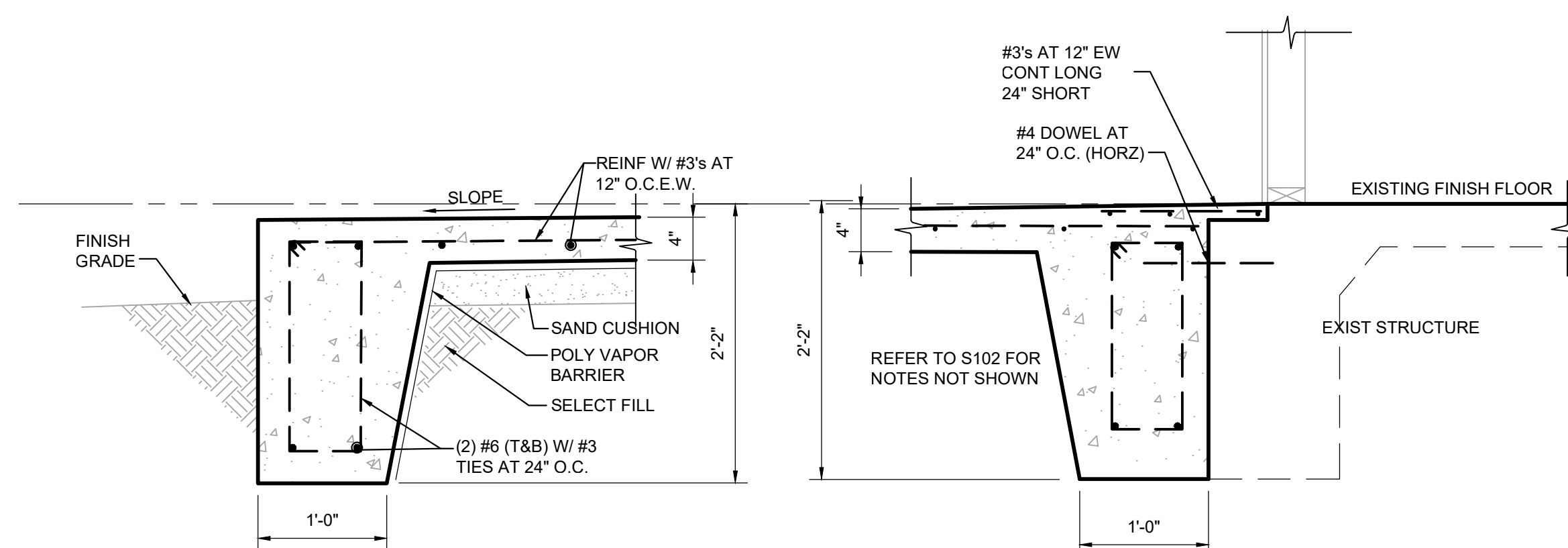
- 1. STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANIC MATERIAL AND AS REQUIRED FOR SUB-GRADE PREPARATION.
- 2. SCARIFY SUBGRADE TO 9 INCHES AND COMPACT EXPOSED GRADE MINIMUM OF 95% OF STANDARD PROCTOR DENSITY ASTM 699, AT OR ABOVE OPTIMUM MOISTURE CONTENT.
- 3. FINISH FLOOR SHALL BE A MINIMUM OF 8" ABOVE ADJACENT GRADES AND GRADES SHALL SLOPE A MINIMUM OF 6 INCHES IN 10 FEET AWAY FROM THE BUILDINGS
- 4. PLACE FILL IN LOOSE LIFTS NOT EXCEEDING EIGHT (8) INCHES IN UNCOMPLICATED THICKNESS. COMPACT FILL TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT.
- 5. WHERE FILL IS REQUIRE TO ACHIEVE FINAL GRADES, PLACE SELECT FILL AND COMPACT PER NOTE 4.
- 6. PROVIDE 6 MIL VAPOR BARRIER UNDER THE SLABS OF CONDITION SPACES.
- 7. USE SAND PLATES AND CHAIRS TO SUPPORT REINFORCING.
- 8. LAP REINFORCING BARS A MIN. OF 30 BAR DIAMETERS AT ALL SPLICES.
- 9. PROVIDE #4 DOWELS AT 12" AT ALL SIDEWALKS TO BUILDING ENTRANCES INTERFACES.
- 10. COORDINATE ALL WORK (MECHANICAL, ELECTRICAL, SLEEVES, CONDUIT, CAST-IN-PLACE ITEMS, ETC.) PRIOR TO PLACING CONCRETE.
- 11. PROVIDE CLAY PLUGS TO PREVENT WATER INFILTRATION IN ALL UTILITY TRENCHES CROSSING UNDER THE FOUNDATION.

GENERAL MATERIAL NOTES

- 1. ALL CONCRETE SHALL CONFORM TO ASTM C94, NORMAL WEIGHT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. EXPOSED CONCRETE SHALL BE AIR-ENTRAINED.
- 2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 (PLUS S1) GRADE 60, FY = 60 KSI.
- 3. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE ASTM A36, FY = 36 KSI MIN. STRUCTURAL TUBES SHALL BE ASTM A500, GRADE B FY = 46 KSI MIN.
- 4. SELECT FILL SHALL BE CLAYEY SAND FREE OF ORGANIC MATERIALS WITH A PLASTIC INDEX (PI) BETWEEN 4 AND 15, AND WITH A LIQUID LIMIT (LL) OF 40 OR LESS.
- 5. ALL DIMENSIONAL STRUCTURAL LUMBER SHALL BE #2 OR BETTER SPRUCE-PINE-FIR HAVING THE FOLLOWING MINIMUM PROPERTIES:
ALLOWABLE BENDING 875 PSI
ALLOWABLE SHEAR 70 PSI
MODULUS OF ELASTICITY 1400000 PSI
ALLOWABLE COMPRESSION 625 PSI
- 6. STUDS MAY BE STUD GRADE FRAMING

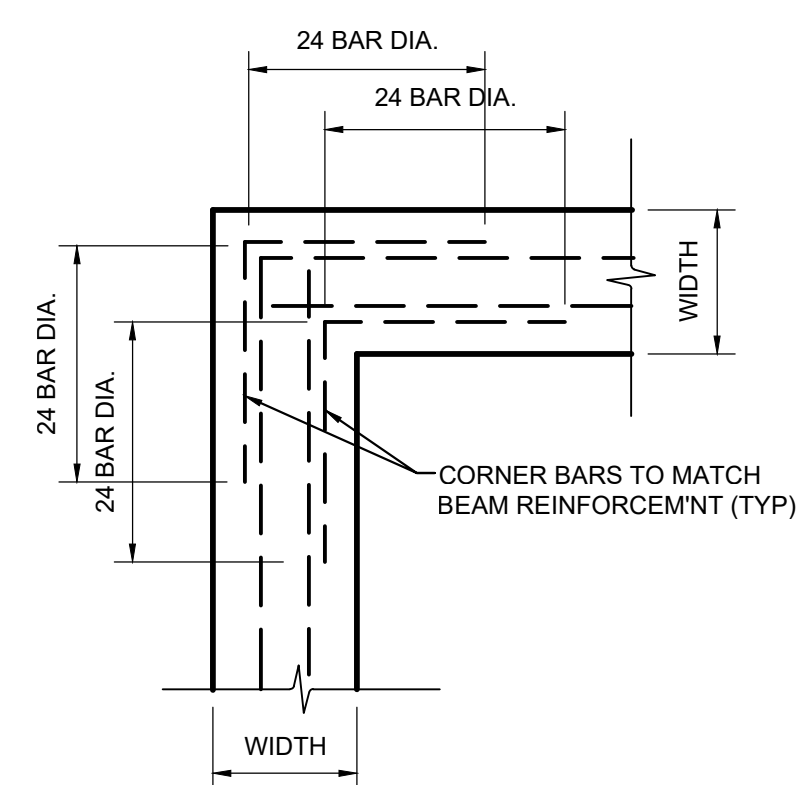


S101 FOUNDATION PLAN (ADDITION)
SCALE: 1/4" = 1'-0"
COORDINATE DIMENSIONS W/
ARCHITECTURAL DRAWINGS

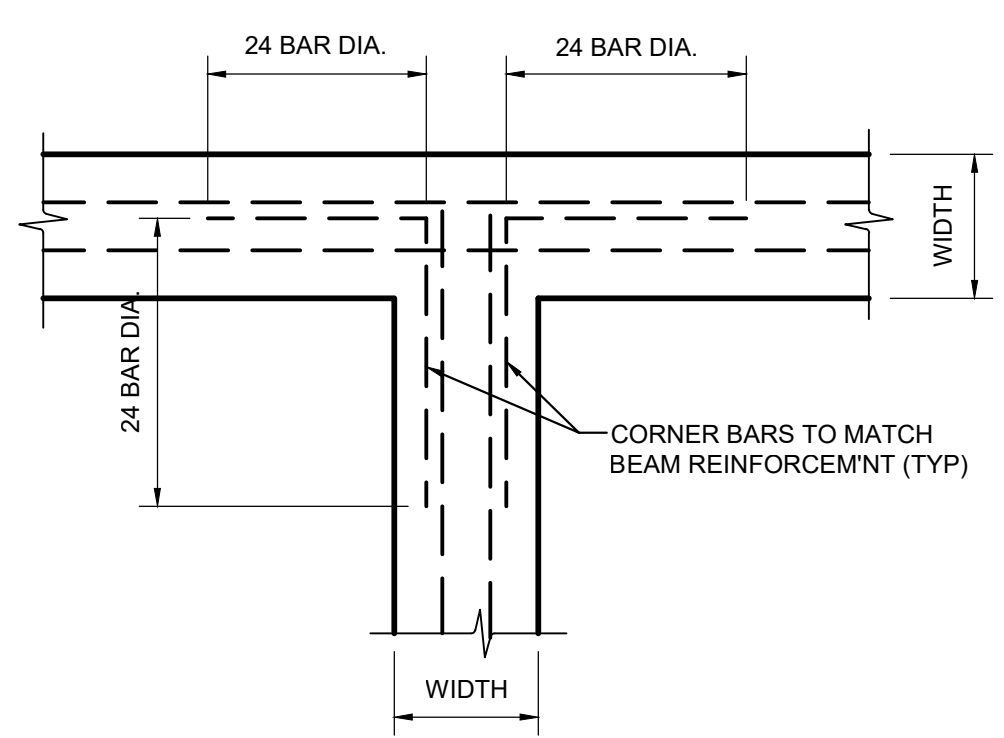


S102 PORCH EDGE GRADE BEAM
1" = 1'-0"

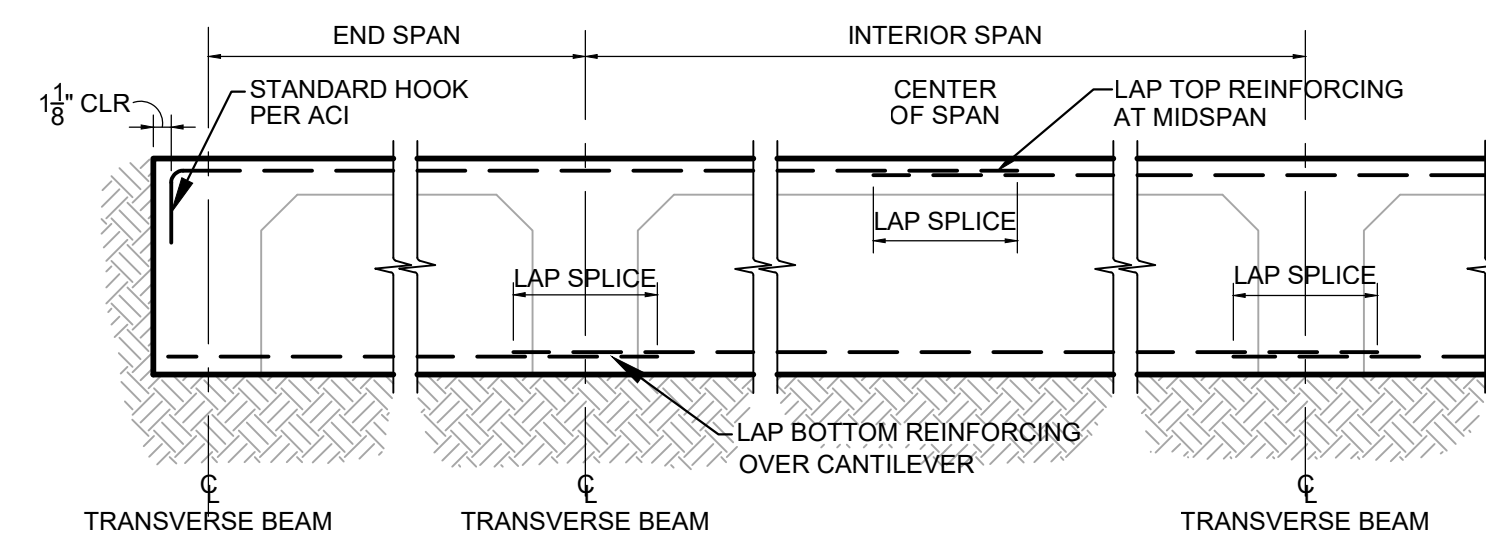
S103 SECTION AT NEW TO EXIST SLAB
1" = 1'-0"



S104 CORNER BEAM DETAIL
NOT TO SCALE

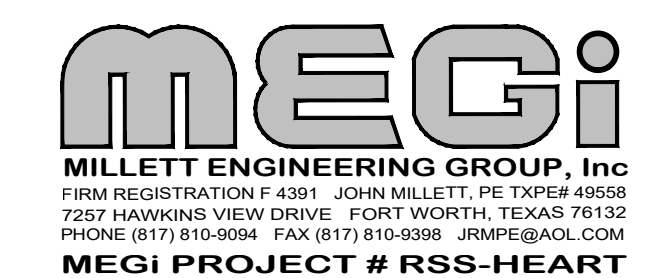


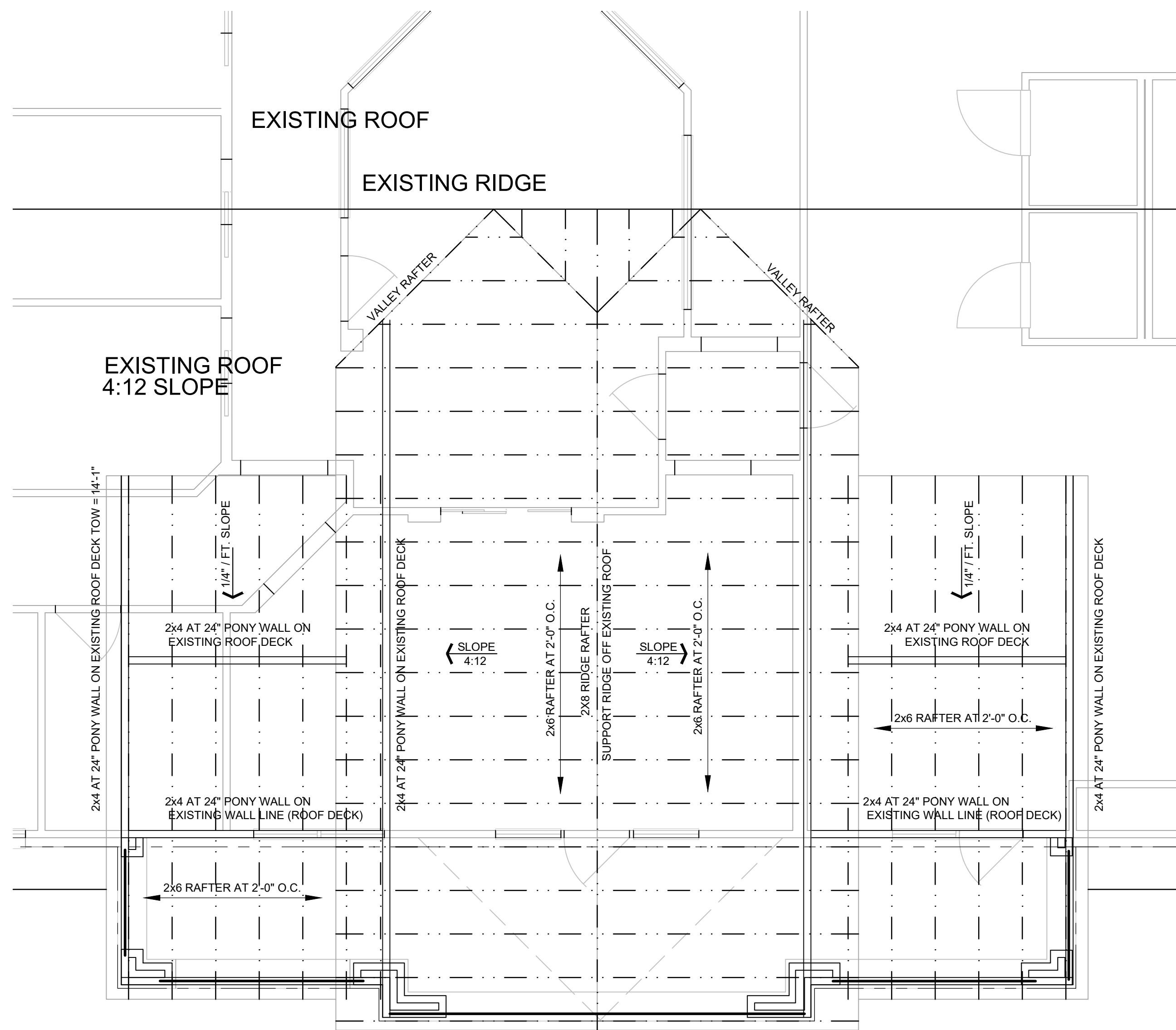
S105 INTERSECTION BEAM DETAIL
NOT TO SCALE



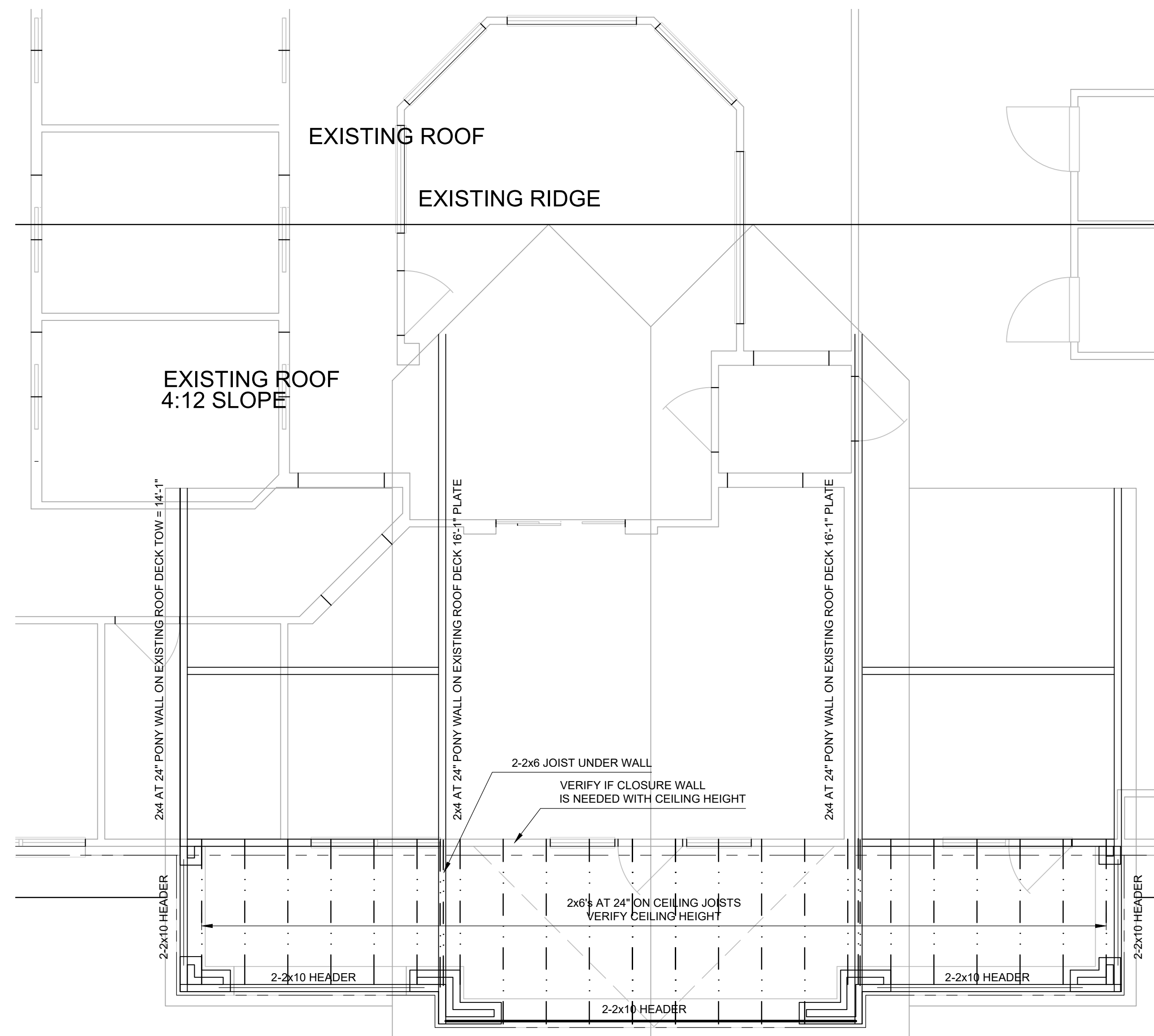
- DETAIL NOTES:**
- 1. PLACE REINFORCING IN LENGTHS AS LONG AS PRACTICAL FOR HANDLING.
 - 2. LAP SPLICE REINFORCING FORTY-FOUR (44) BAR DIAMETERS FOR #6 AND SMALLER, AND FIFTY-FIVE (55) BAR DIAMETERS FOR #7 AND LARGER.

S106 TYPICAL REINFORCEMENT SPLICING DETAIL
NOT TO SCALE





S202 ROOF FRAMING PLAN FOR ADDITION
SCALE: 1/4" = 1'-0"



S201 CEILING FRAMING FOR ADDITION
SCALE: 1/4" = 1'-0"

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Eilahi Heart Clinic
5225 Matlock Road
Arlington, TX 76018



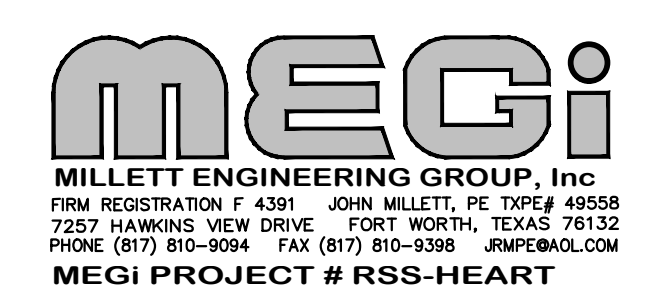
R.S.S. ARCHITECTS L.L.C.
103 S. MESQUITE STREET, SUITE B
ARLINGTON, TEXAS 76010
PH: 817/538-9258

Date 1-19-2018

Job 17050

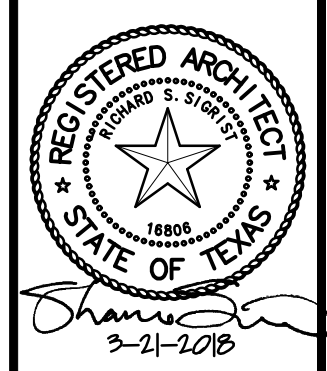
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S2



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REVOVATION DESIGN DRAWINGS

Eilahi Heart Clinic
5225 Matlock Road
Arlington, TX 76018



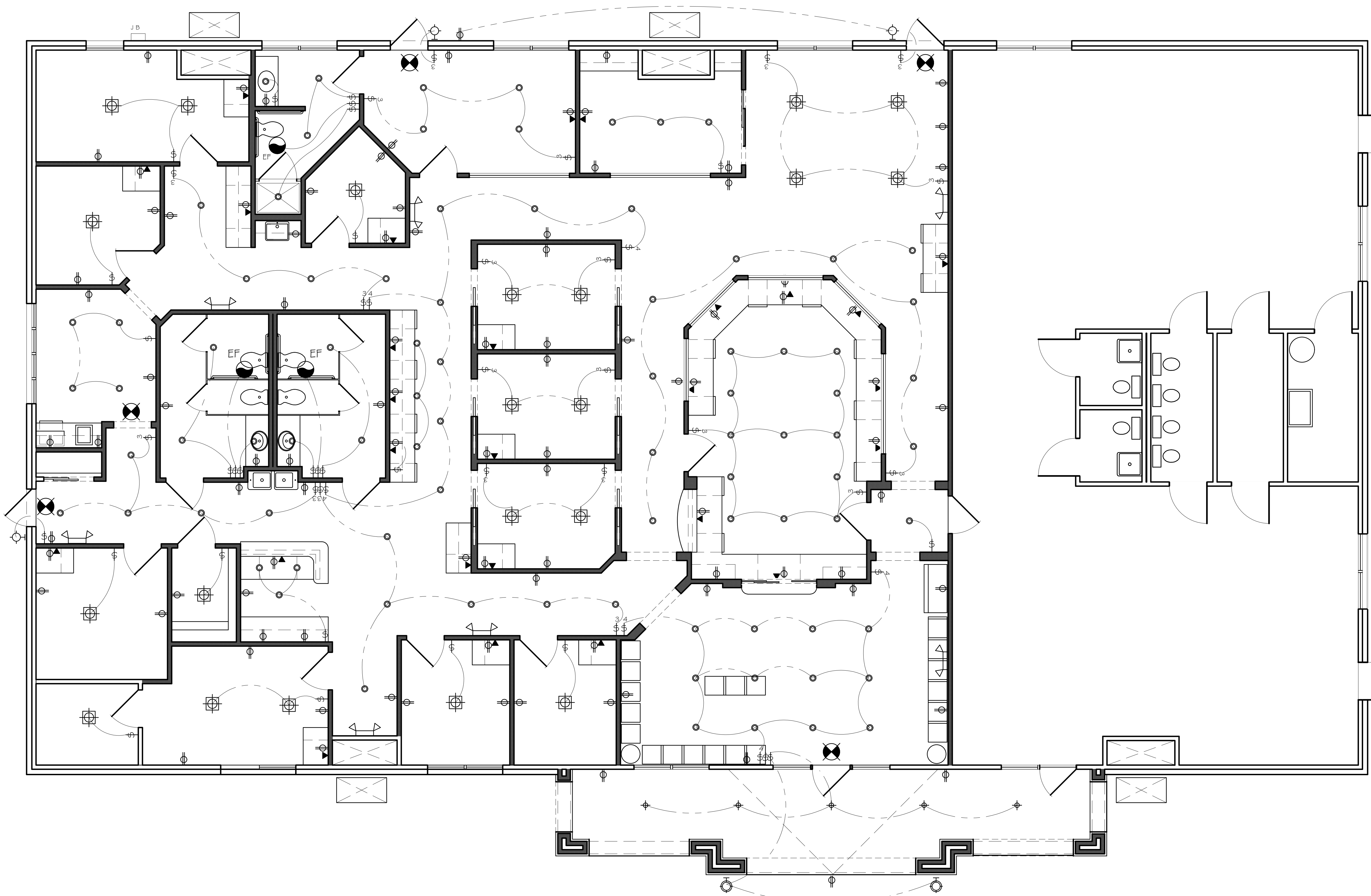
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ARLINGTON, TEXAS 76010
PH: 817/538-9258

Date: 3-21-2018

Job: 17050

Sheet:

E-101



FIXTURE SCHEDULE

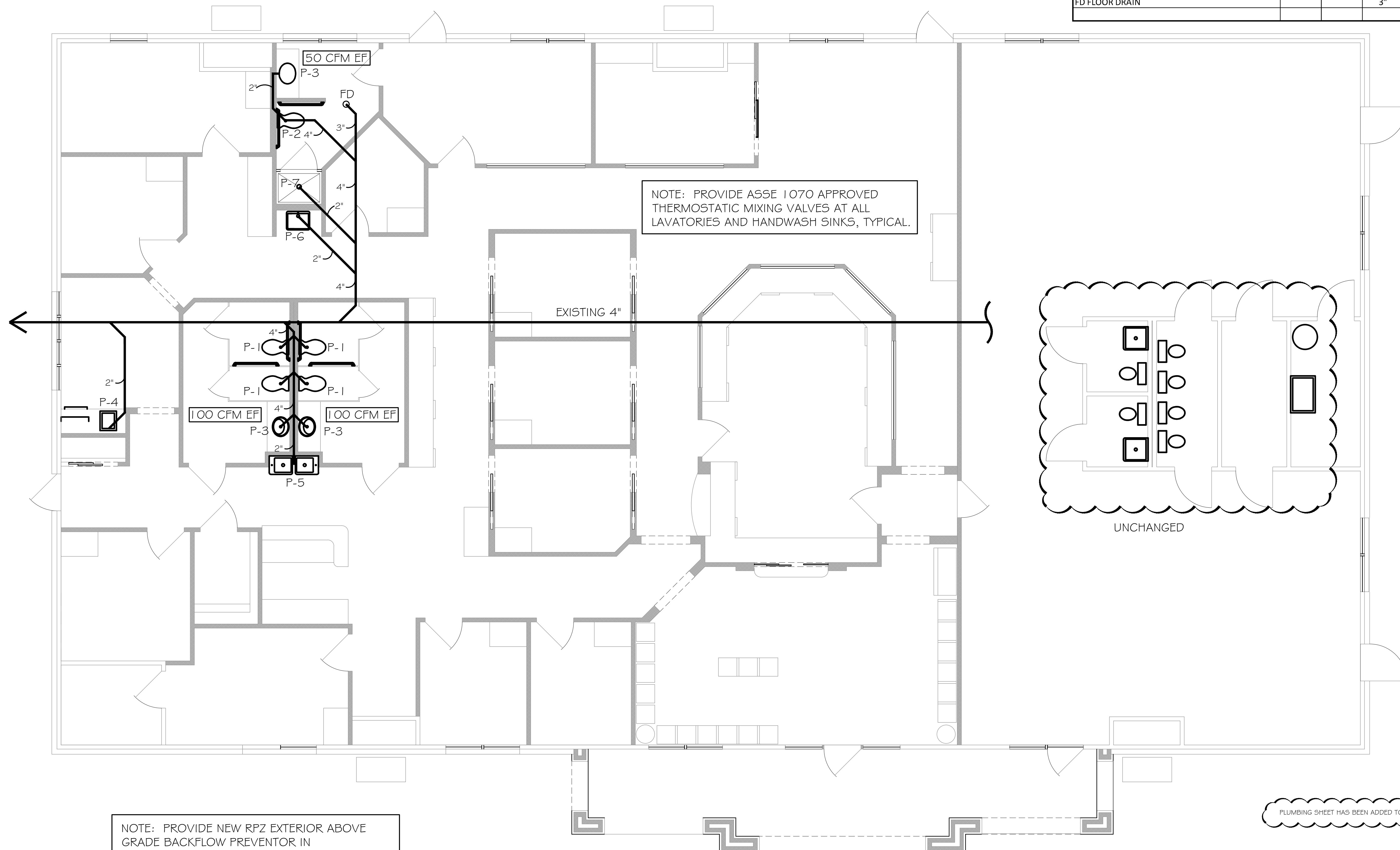
- | | |
|-----------------|--|
| 4 | 48" SURFACE MOUNTED WRAP FIXTURE SERIES 207, BY TEXAS FLUORESCENTS (4 BULB) PART NO. 207 A 432, BULB 4-F32T8 |
| 2 | 48" SURFACE MOUNTED WRAP FIXTURE SERIES 209, BY TEXAS FLUORESCENTS (2 BULB) PART NO. 209 A 232, BULB 4-F32T8 |
| ⊕ | DECORATIVE SURFACE MOUNT 4 BULB/13W EACH MAX. |
| ⊙ | RECESSED CAN LIGHT 13W LED BULB AS SPECIFIED BY OWNER |
| ⊕ | SURFACE MT. INCANDESCENT 100 W MAX. / (OPT. LED BULB) |
| ⊙ | "NUVENT" - M5 SERIES EXHAUST FAN 1/2MB90' |
| ⊕ | WALL MOUNT INCANDESCENT 60 W MAX. SPECIFIED BY OWNER |
| ⊕ | WALL MOUNT INCANDESCENT 250 W MAX. SPECIFIED BY OWNER |
| ⊕ | "NAVILITE" BATTERY BACK-UP EXIT & EMERGENCY THERMOPLASTIC LED EXIT SIGN "NXPB" SERIES' |
| ⊕ | "NAVILITE" BATTERY BACK-UP EXIT & EMERGENCY THERMOPLASTIC LIGHT ADJUSTABLE SQUARE HEADS "N1" SERIES' |
| ⊕ | "ACCLUTE"-ACCUPAK WALL MOUNTED SECURITY LIGHT WP 175 MH MAGNETIC BALLAST |
| ⊕ | "ACCLUTE"-ACCUPAK WALL MOUNTED SECURITY LIGHT WP 175 MH MAGNETIC BALLAST |
| ⊕ | DUPLEX OUTLET |
| ⊕ ^{WP} | WEATHERPROOF DUPLEX OUTLET |
| ⊕ | DOUBLE DUPLEX OUTLET, 2 GANG QUAD |
| ⊕ | NETWORK |
| ▽ | TV ANTENNA / CABLE (RG 59/U) |

- NOTES:
1. OUTLETS AT CLASSROOM CABINETS TO BE 42" AFF.
 2. PROVIDE GFCI OUTLETS AS REQUIRED BY ALL GOVERNING CODES.
 3. ADD 2 POLE TIME CLOCK FOR POLE LIGHTS IF ANY. 10/3 WIG TO CONVENIENT LOCATION.

NOTATIONS ADDED TO SCHEDULE FOR LIGHTING COMCHECK.

1 ELECTRICAL FLOOR PLAN
E105 1/4"=1'-0"

PLUMBING FIXTURE SCHEDULE				
DESCRIPTION	HW	CW	WASTE	VENT
P-1 WATER CLOSET	-	1"	4"	3"
P-2 WATER CLOSET	-	3/4"	4"	3"
P-3 LAVATOR	1/2"	1/2"	2"	3"
P-4 SINK	1/2"	1/2"	2"	2"
P-5 DRINKING FOUNTAIN (HI-LOW ADA)	-	1/2"	2"	2"
P-6 HAND WASH SINK	1/2"	1/2"	2"	2"
P-7 ADA SHOWER ROLL-IN	1/2"	1/2"	2"	2"
FD FLOOR DRAIN			3"	

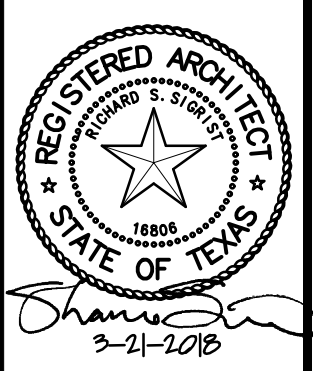


1 PLUMBING PLAN
P101 1/4"=1'-0"

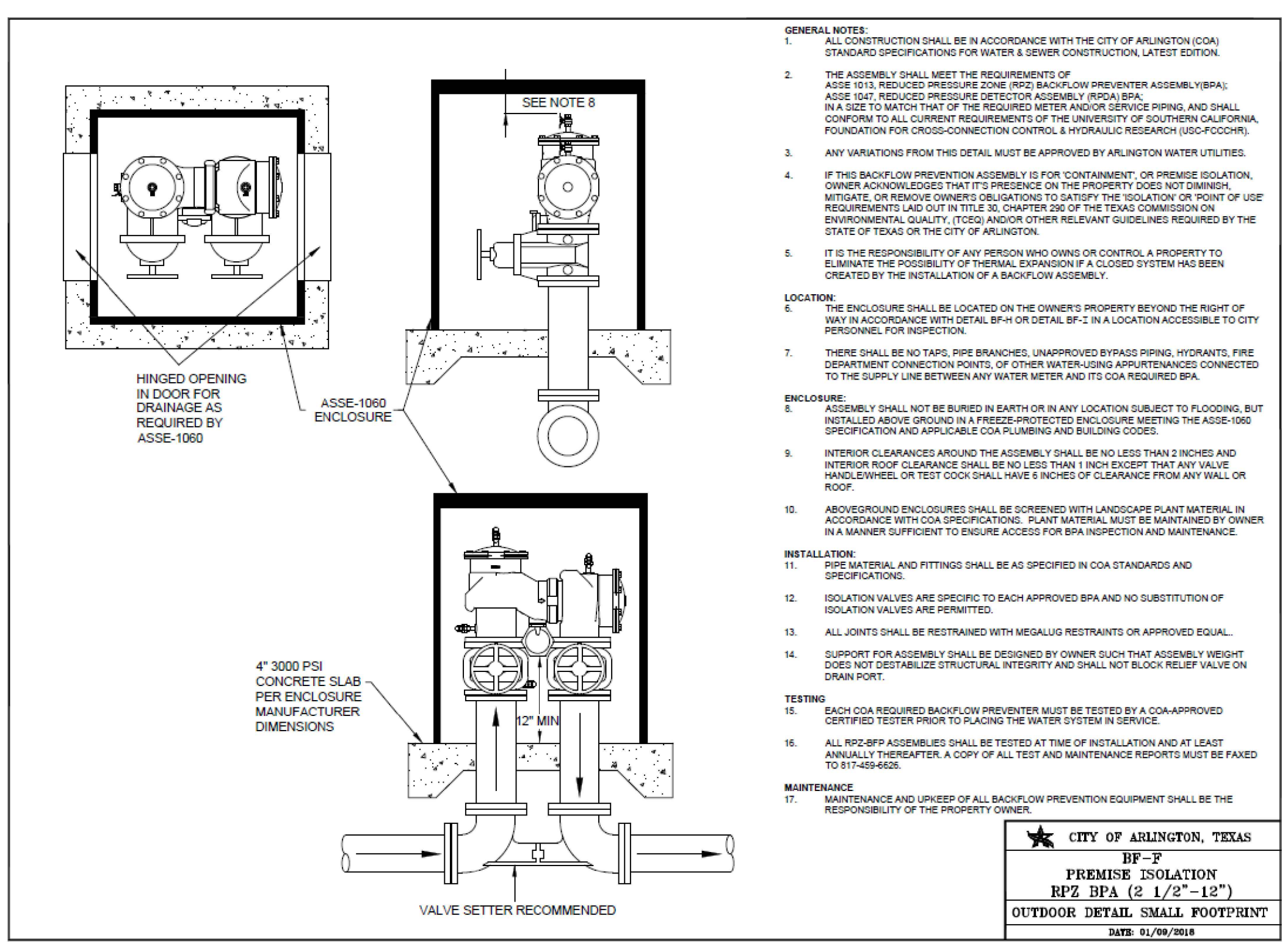
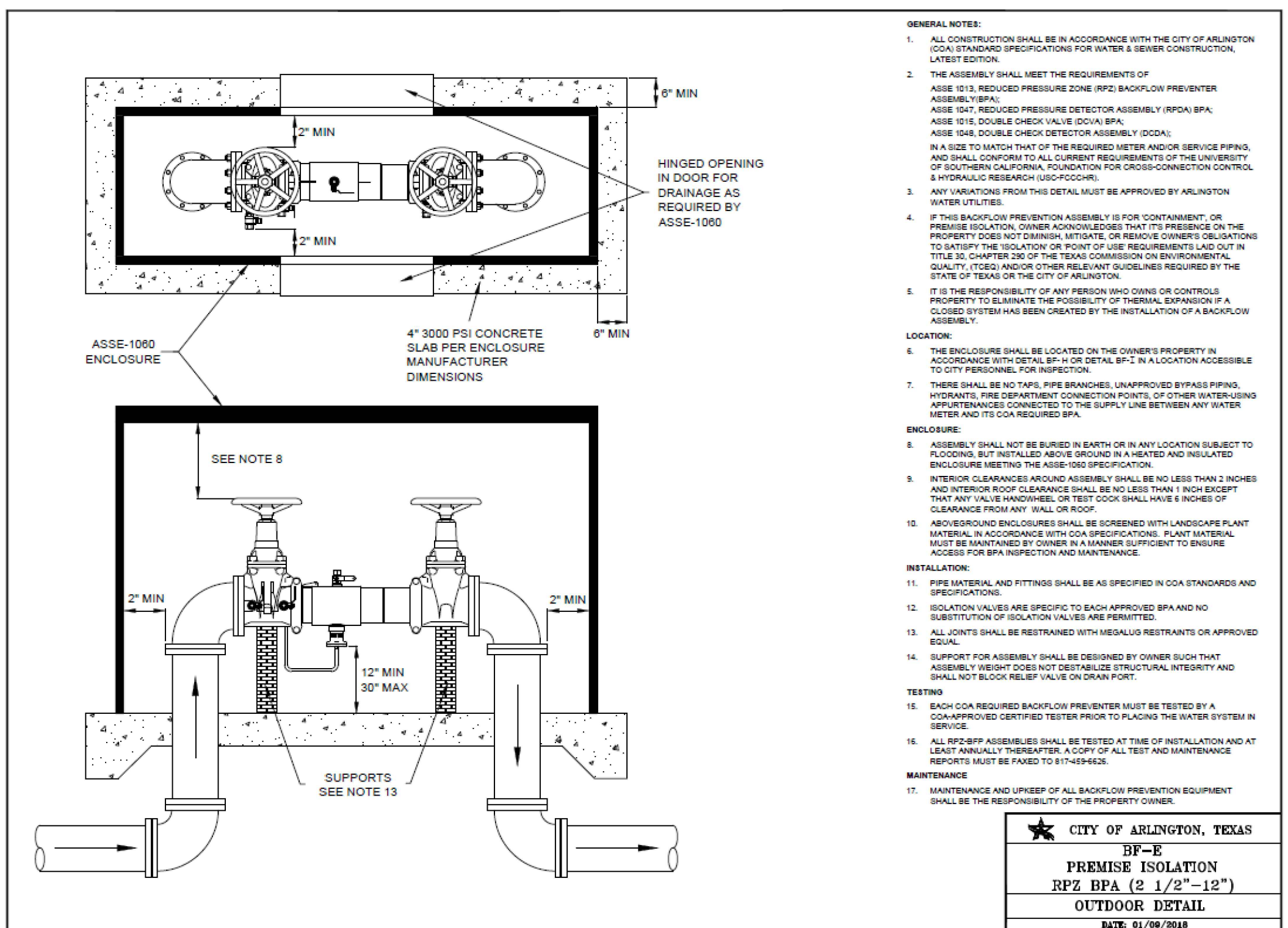
REVISION	NO.
CITY RESPONSES 3-21-2018	△
PROPOSED: RENOVATION DESIGN DRAWINGS	
Eilahi Heart Clinic 5225 Matlock Road Arlington, TX 76018	
R S S ARCHITECTS, LLC. 103 S MESQUITE STREET, SUITE B ARLINGTON, TEXAS 76010 PH: 817/538-9258	
Date	3-21-2018
Job	17050
Sheet	P-101

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5225 Matlock Road
Arlington, TX 76018

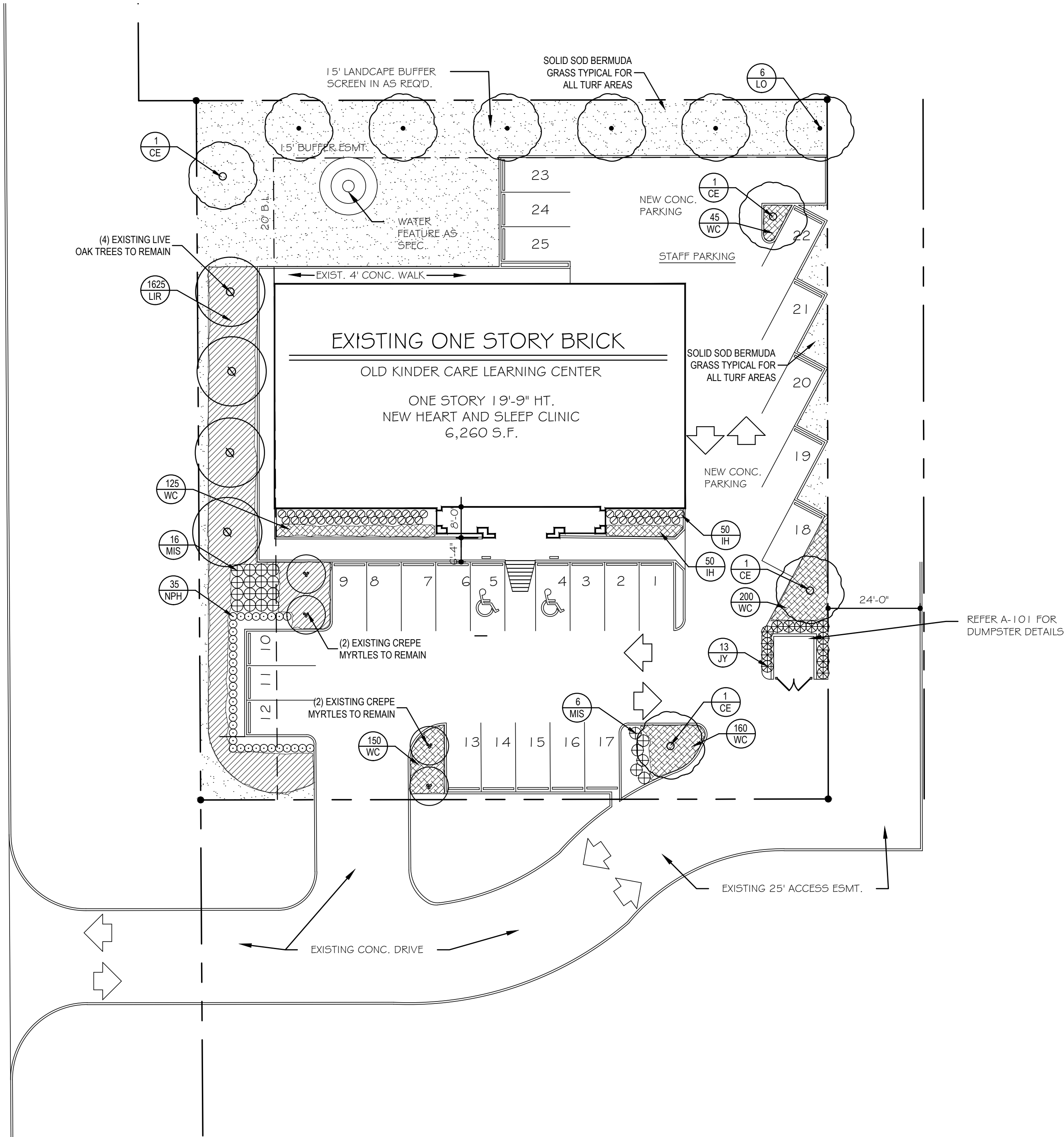


R S S ARCHITECTS, L.L.C.
103 S. MESQUITE STREET, SUITE B
ARLINGTON, TEXAS 76010
PH: 817/538-9258



PLUMBING SHEET HAS BEEN ADDED TO THE DRAWING SET.

5225 MATLOCK ROAD



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. 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.
4. 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.
5. 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.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. 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.
2. 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.
3. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. 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.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. 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

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

STREET FRONTAGE (

Requirements: One (1) tree, 3" cal., per 35 l.f. of street frontage, max 40% turf allowed in 15' landscape buffer- landscape buffer= 2775 s.f.

MATLOCK ROAD (183,00l.f.)

Required (4) trees, 3" cal. max. turf= 1,110 s.f. Provided (4) trees, 3" cal. turf proposed 1,089 s.f.

PARKING LOT

Requirements: 36" ht., evergreen screen along parking abutting landscape edge & R.O.W., 8'-0" ht., along truck courts, 8' o.c.

PARKING LOT (21 spaces)

Requirements: (1) tree, 3" cal., per 10 parking spaces.

Required (2) trees, 3" cal. Provided (3) trees, 3" cal.

PARKING REQUIRED 21

PARKING PROVIDED 21

RESIDENTIAL BUFFER

Requirement: 15' wide landscape buffer, (1) evergreen trees per 450 s.f of buffer area

Required (6) trees, 3" cal. Provided (6) trees, 3" cal.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
IH	50	Indian hawthorn 'Clara'	<i>Raphiolepis indica 'Clara'</i>	5 gal.	container full well rooted
JY	13	Japanese Yew	<i>Podocarpus japonica</i>	4' ht.	container, 48" ht., 36" spread
NPH	35	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
MIS	22	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	5 gal.	container full, well rooted
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1625	Liriope	<i>Liriope muscari</i>	4" pots	container full, 10" o.c.
WC	730	Purple Wintercreeper	<i>Enocymus fortunei 'Colorado'</i>	4" pots	container, 3-5 runners, 12" o.c.
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		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.
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DOCTORS OFFICE
5225 MATLOCK ROAD
ARLINGTON, TEXAS

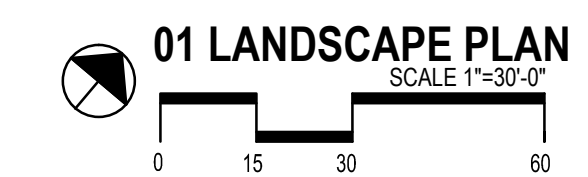
ISSUE:

DATE:
03.21.2018

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1



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. Notification 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 1980, 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.

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 manufacturer's 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 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' batter 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.

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 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 ruts 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.

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

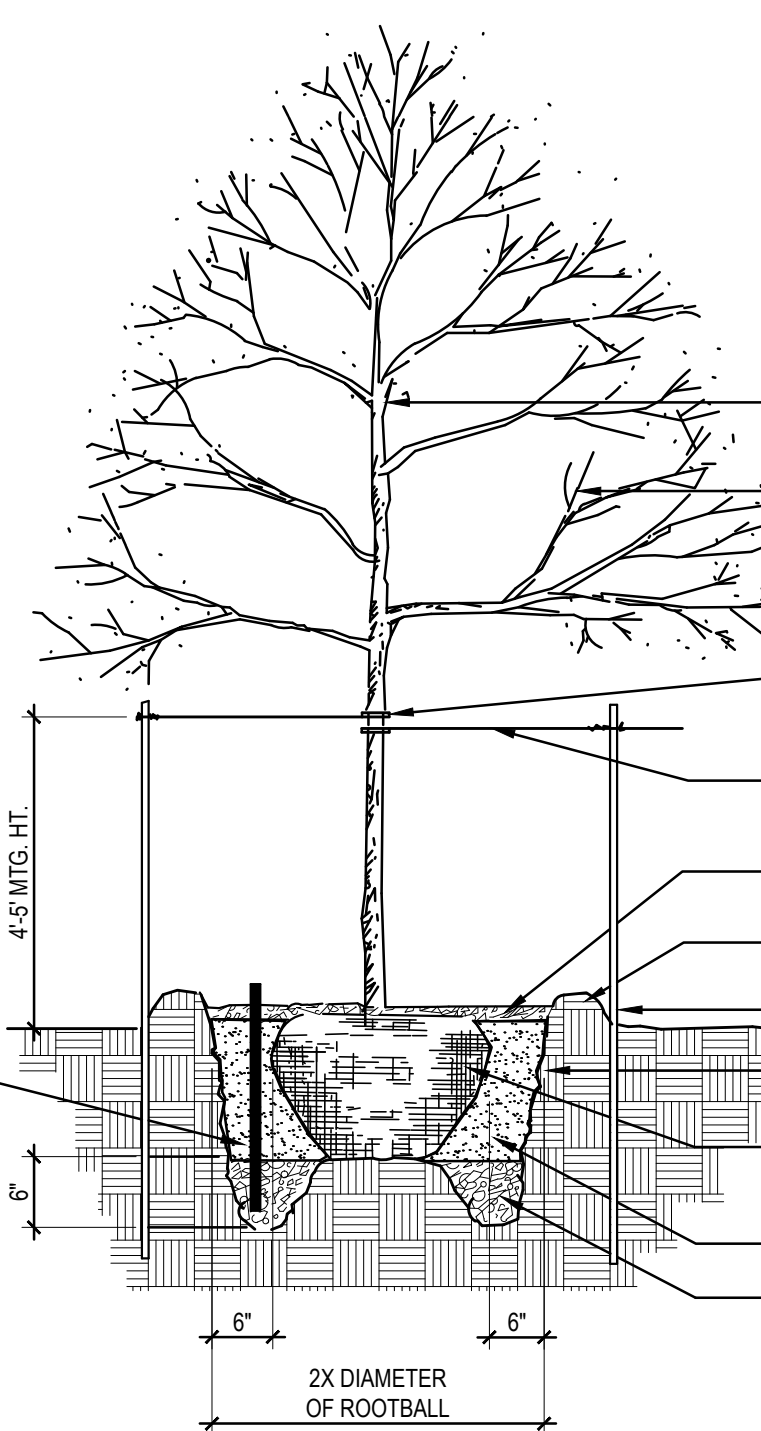
- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

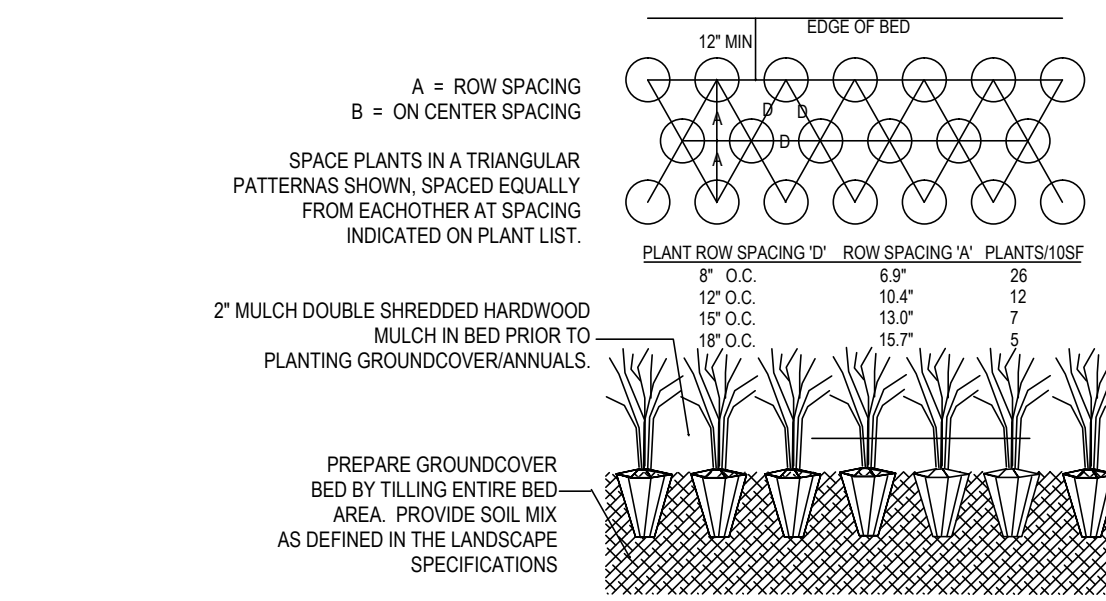
- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - 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, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved 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: 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.
 - 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

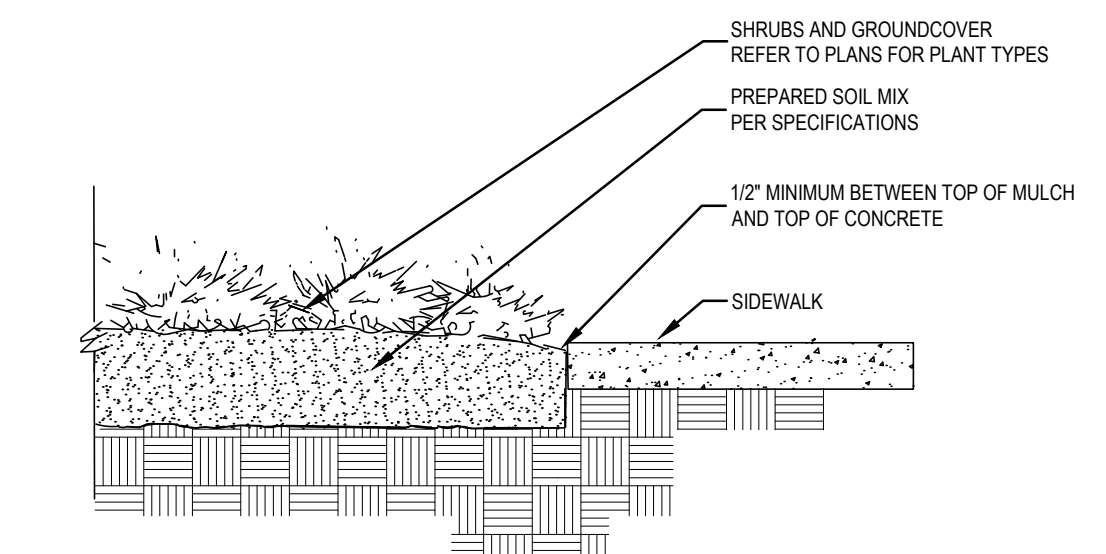
- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length, paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 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 Lofland Co. (214) 631-5250 or approved equal.



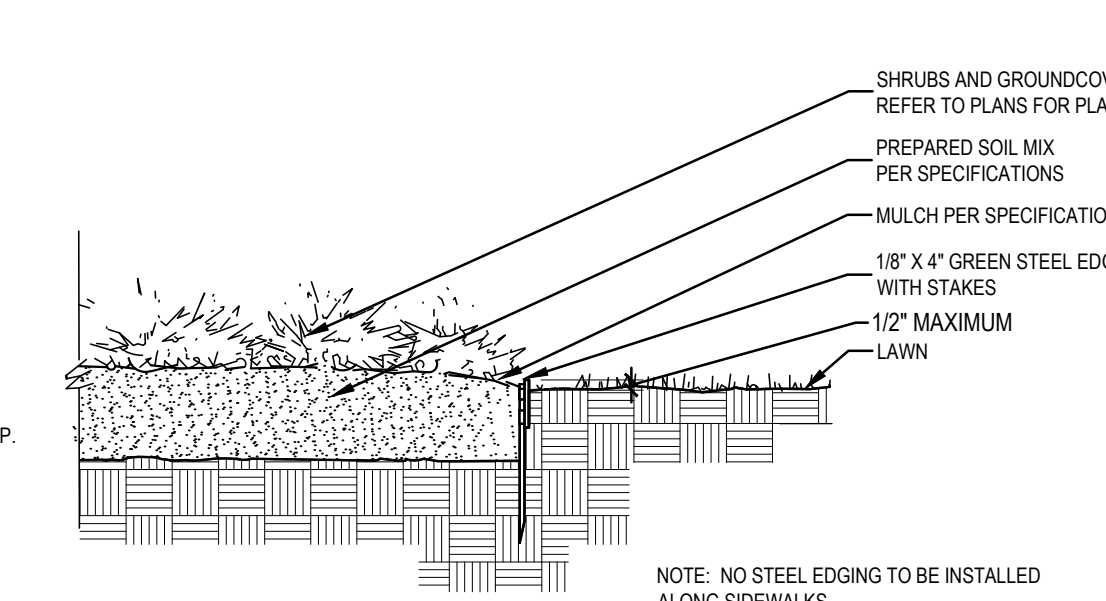
01 TREE PLANTING DETAIL
NOT TO SCALE



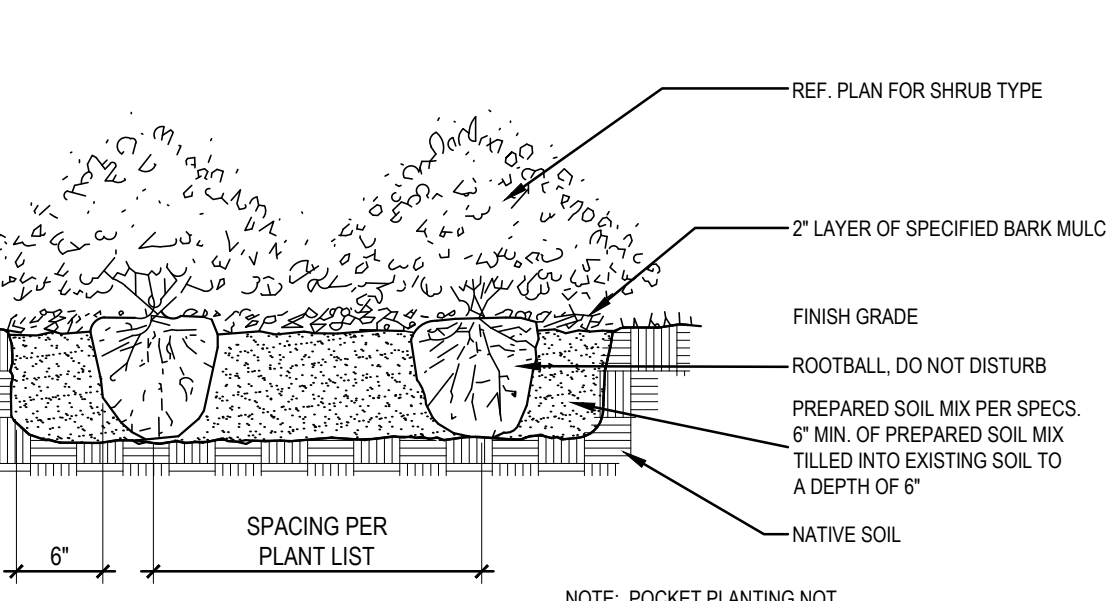
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

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



03.21.2018

ISSUE:

DATE:
03.21.2018

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.2