

CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING SIDEWALK AND CONCRETE.

EXISTING CURB TO REMAIN.

EXISTING CURB TO BE REMOVED. EXISTING PAVEMENT FOR THIS SECTION TO REMAIN

RIGHT-OF-WAY DEDICATION VOL. 82117, PG. 1560 D.R.D.C.T.

NOTE:
1. CONTRACTOR TO PROTECT ALL EXISTING MANHOLES, VAULTS, TELEPHONE POLES, POWER POLES, CLEANOUTS, TRAFFIC POLES ETC.
2. CONTRACTOR TO TAKE CARE FOR ALL DEMOLITION WORK NEAR AND AROUND EXISTING BUILDINGS.

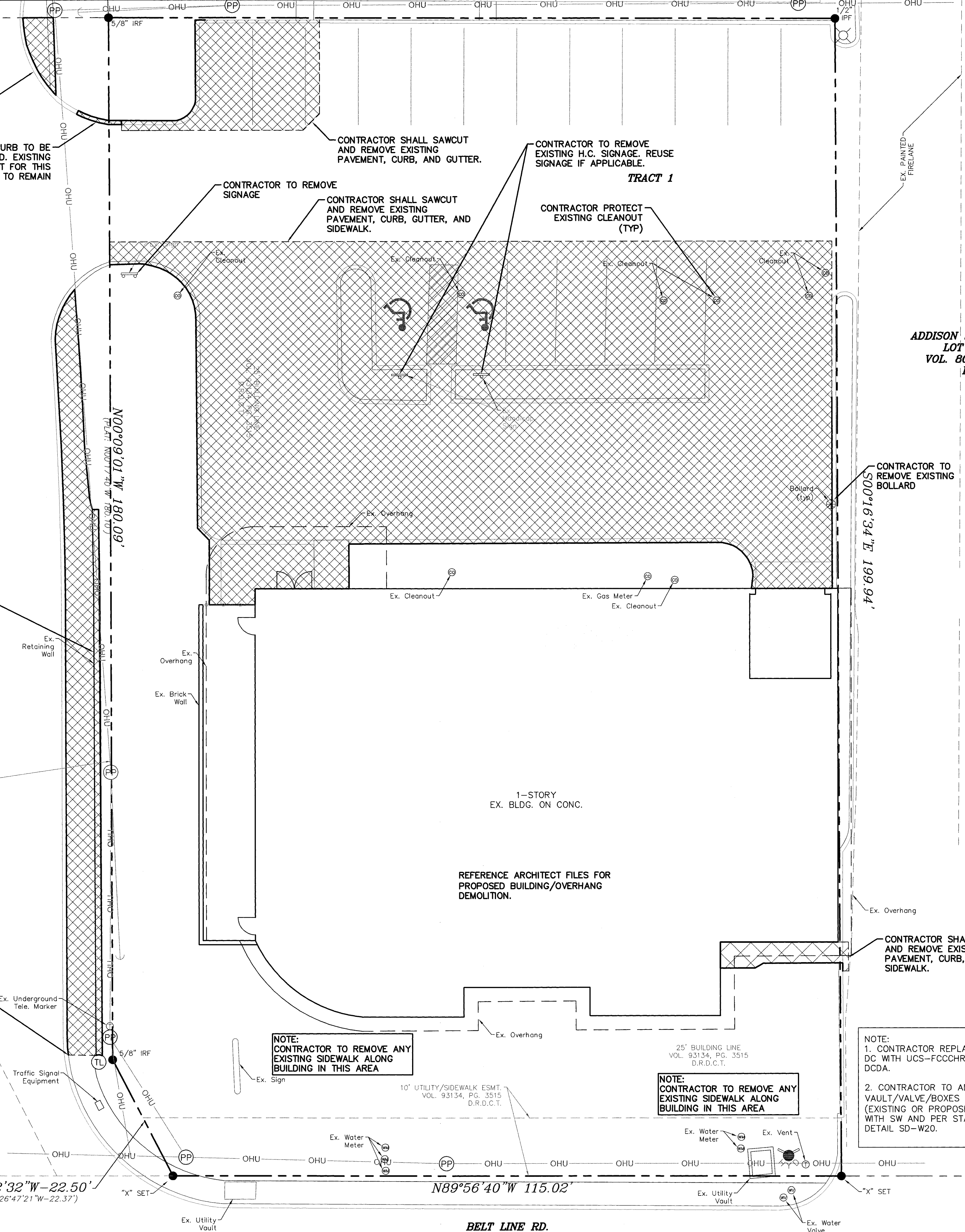
CONTRACTOR SHALL REMOVE EXISTING WALL

QUORUM DR.

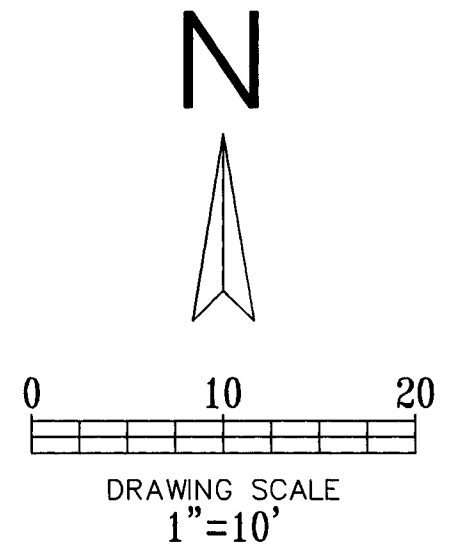
20' RIGHT-OF-WAY DEDICATION VOL. 93134, PG. 3515 D.R.D.C.T.

CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING SIDEWALK.

N27°22'32"W-22.50'
(PLAT: N26°47'21"W-22.37')

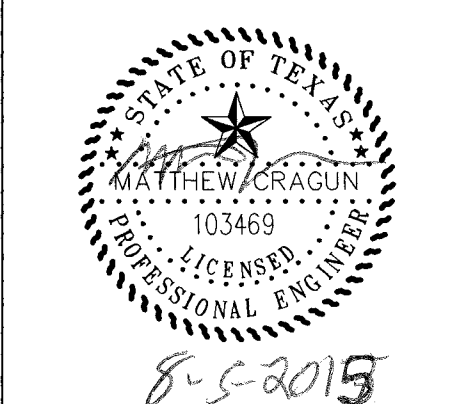


AS-BUILT
CHANGES MADE TO PLANS BASED ON INFORMATION PROVIDED BY CONTRACTOR/OWNER/DESIGN TEAM. SET FOR REFERENCE ONLY.



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IDA CLAIRE
5001 BELTLINE ROAD
ADDISON TEXAS 75254
CLIENT: FRONT BURNER RESTAURANTS
5206 BELT LINE ROAD
DALLAS, TEXAS 75254

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

DATE	DESCRIPTION

SHEET NAME:
DEMOLITION PLAN

SHEET:
C1.01

PROJECT NUMBER:
ADDISON PROJECT
#15-02

- LEGEND**
- — — — — EXISTING CURB
 - — — — — PROPOSED CURB
 - - - - - PROPOSED SAWCUT
 - ▨ EXISTING CONCRETE TO BE REMOVED

- DEMOLITION NOTES:**
1. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
 2. OWNER/DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF AREAS TO BE DEMOLISHED. CONTACT ARCHITECT/ENGINEER SHOULD CONFLICTS ARISE.
 3. PERFORM WORK IN MANNER TO ELIMINATE HAZARDS TO PERSONS OR PROPERTY AND AVOID INTERFERENCE WITH ADJACENT AREAS, UTILITIES, AND STRUCTURES.
 4. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, FENCES, WARNING SIGNS, GUARDRAILS, WARNING LIGHTS AS REQUIRED PER OSHA, CITY, AND ALL OTHER APPLICABLE STANDARDS.
 5. PROTECT EXISTING STRUCTURES, LANDSCAPING MATERIALS, AND APPURTENANCES WHICH ARE NOT BEING DEMOLISHED AND REPAIR ANY DAMAGE TO PREVIOUS CONDITIONS OR BETTER.
 6. CONTRACTOR TO BE RESPONSIBLE FOR ALL REQUIRED PERMITS.
 7. CEASE DEMOLITION OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES OR UTILITIES APPEAR TO BE IN DANGER. CONDUCT SAFETY OPERATIONS AS NECESSARY. DO NOT RESUME DEMOLITION OPERATIONS UNTIL DIRECTED TO DO SO BY CITY AND/OR OWNER.
 8. SURFACES ARE TO BE BROUGHT TO PLANNED ELEVATION AS SOON AS REASONABLE PER DESIGN PLANS. ALWAYS PROVIDE POSITIVE DRAINAGE.
 9. ALL MATERIALS REMOVED SHALL BE DISPOSED OF OFFSITE IN A LEGAL MANNER.
 10. CONTRACTOR SHALL PROTECT AND BRACE (IF NEEDED) ALL EXISTING AND ANY PROPOSED POWER POLES DURING DEMOLITION & CONSTRUCTION OPERATIONS.
 11. THE CONTRACTOR (INCLUDING SUB CONTRACTORS) WILL BE RESPONSIBLE FOR COORDINATING WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
 12. REFER TO LANDSCAPE PLAN FOR TREES TO REMAIN OR TO BE REMOVED.(IF ANY)
 13. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED TRAFFIC CONTROL PLAN(S). TCP MUST BE SUBMITTED TO T.O.A. FOR REVIEW & APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
 14. EXISTING ON-SITE INLETS SHALL BE CLEANED OF ALL DEBRIS DURING AND AFTER CONSTRUCTION (ANY).
 15. EXISTING BUILDING AND UTILITIES TO REMAIN IN SERVICE DURING CONSTRUCTION. CONTRACTOR TO CONTACT AND COORDINATE ANY UTILITY INTERRUPTIONS WITH FACILITY MANAGER AND OTHER AFFECTED PERSONNEL. CONTRACTOR TO NOTIFY ENGINEER AND ARCHITECT OF ANY INTERRUPTIONS.
 16. CONTRACTOR SHALL INSTALL, ADJUST AND REMOVE ANY SECURITY/ CONSTRUCTION FENCING PER OWNER'S REPRESENTATIVES DIRECTION.
 17. CONTRACTOR SHALL ADJUST EXISTING IRRIGATION CONTROLS, SPRINKLERS AND SYSTEM AS REQUIRED BY CONSTRUCTION.
 18. SAWCUT LINES SHOWN ON THE DESIGN FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC. ARE FOR INFORMATIONAL PURPOSES ONLY.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

ADDISON SCHOOL ADDITION
LOT 1, BLOCK 1
VOL. 80010, PG. 0718
D.R.D.C.T.

CONTRACTOR TO REMOVE EXISTING BOLLARD

S00°16'34"E 199.94'

1-STORY EX. BLDG. ON CONC.

REFERENCE ARCHITECT FILES FOR PROPOSED BUILDING/OVERHANG DEMOLITION.

NOTE:
CONTRACTOR TO REMOVE ANY EXISTING SIDEWALK ALONG BUILDING IN THIS AREA

25' BUILDING LINE VOL. 93134, PG. 3515 D.R.D.C.T.

NOTE:
CONTRACTOR TO REMOVE ANY EXISTING SIDEWALK ALONG BUILDING IN THIS AREA

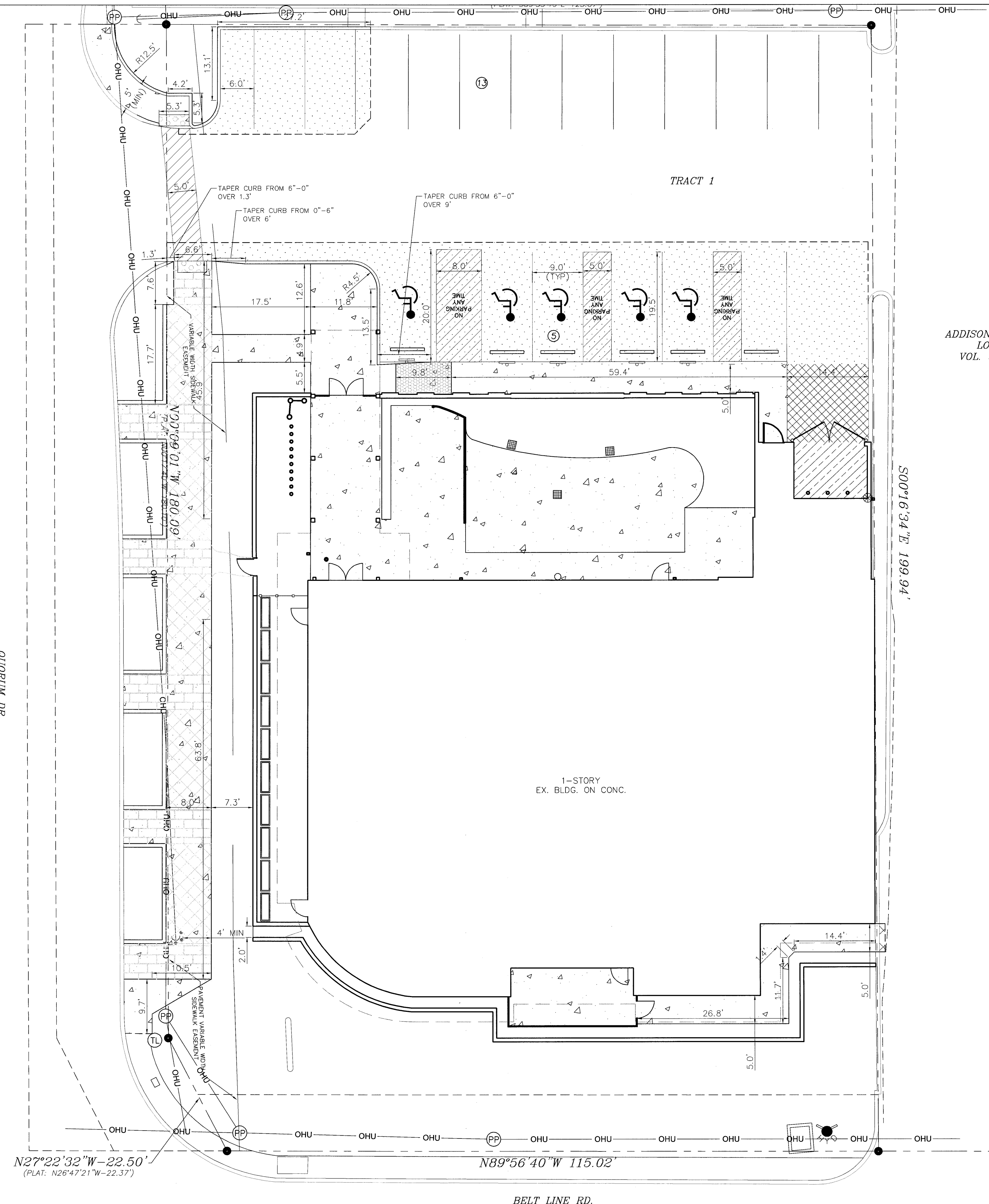
10' UTILITY/SIDEWALK ESMT. VOL. 93134, PG. 3515 D.R.D.C.T.

NOTE:
1. CONTRACTOR REPLACE EXISTING DC WITH UCS-FCCCHR APPROVED DCDA.
2. CONTRACTOR TO ADJUST VAULT/VALVE/BOXES TO GRADE (EXISTING OR PROPOSED) - FLUSH WITH SW AND PER STANDARD DETAIL SD-W20.

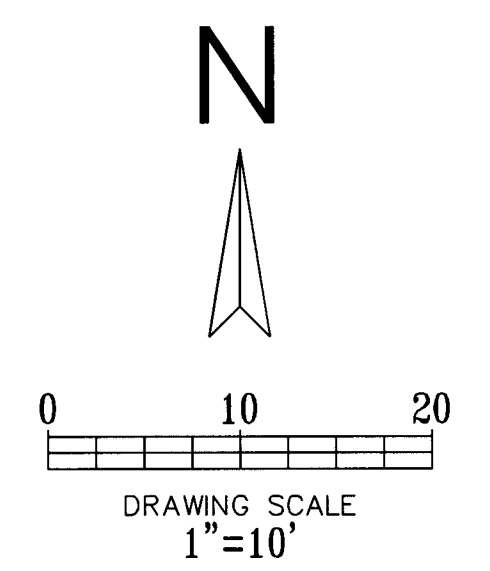
BELT LINE RD.

N89°56'40"W 115.02'

NOTE:
ANY PAVEMENT IN THE CITY R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS



AS-BUILT
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- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - LBJ — CONSTRUCT LONGITUDINAL BUTT JOINT
 - ⊙ — PROPOSED PARKING SPACES IN A ROW
 - BFR — PROPOSED BARRIER FREE RAMP
 - - - PROPOSED SAWCUT
 - [Pattern] — 4" 3000 PSI REINFORCED CONCRETE PAVEMENT. REFERENCE ARCHITECT LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - [Pattern] — 5" 3600 PSI REINFORCED CONCRETE PAVEMENT ON 6" MINIMUM STABILIZED SUBGRADE (PER GEOTECHNICAL REPORT).
 - [Pattern] — 8" 3600 PSI REINFORCED CONCRETE (#3 BARS AT 12" O.C.E.W.) PAVEMENT ON LIME STABILIZED AND COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT).
 - [Pattern] — REFERENCE STRUCTURAL PLANS FOR DUMPSTER AREA

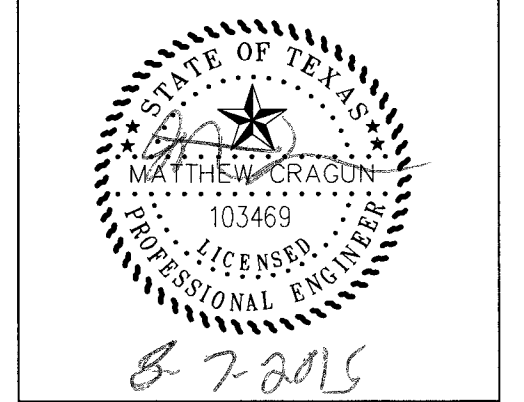
- GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
 4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE IRRIGATION WATER LINES, ETC. HAVE BEEN TESTED AND PASSED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
 5. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
 6. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 7. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 8. SLOPE WITHIN THE HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 9. CONTRACTOR TO MATCH EXISTING JOINTS WITH JOINTS IN NEW PAVING WHERE THEY ABUT.
 10. PARKING AND HANDICAP STRIPING TO BE PER ADA/TAS STANDARDS.
 11. ALL CURB RADII ARE 1.5' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII ARE 0').
 12. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND PERMITTING ANY REQUIRED TRAFFIC CONTROL PLAN(S). TCP MUST BE SUBMITTED TO T.O.A. FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
 13. ALL PUBLIC R.O.W. WORK TO BE COORDINATED WITH CITY'S DEPARTMENT OF PUBLIC WORKS.
 14. REFERENCE LANDSCAPE PLAN FOR POSSIBLE PAVERS, SPECIAL SIDEWALK SUFACING, ETC.
 15. REFERENCE ARCHITECT PLANS FOR STRIPING, SITE SIGNAGE, FINISHES, ETC.

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DATE	DESCRIPTION

SHEET NAME:
PAVING PLAN

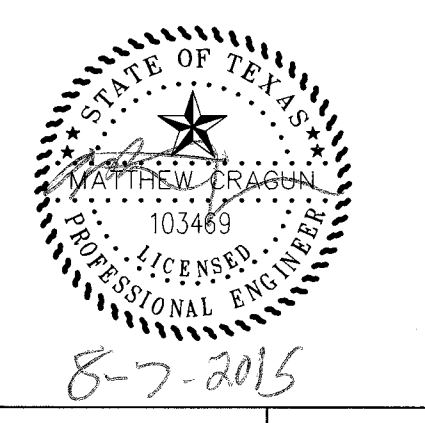
SHEET:
C1.02

PROJECT NUMBER:
ADDISON PROJECT #15-02



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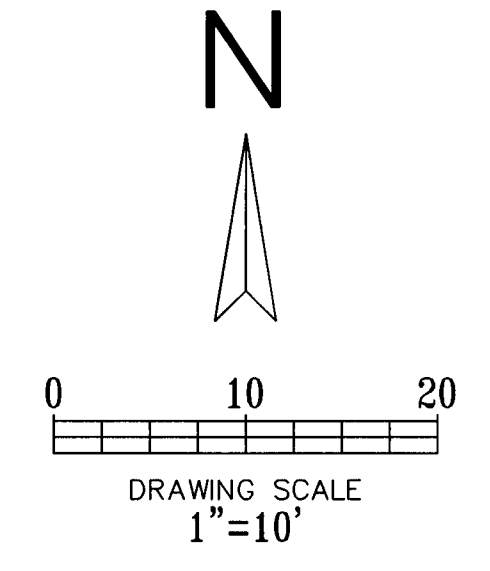
DATE	DESCRIPTION

SHEET NAME:
DRAINAGE AREA MAP

SHEET:
C1.04

PROJECT NUMBER:
 ADDISON PROJECT
 #15-02

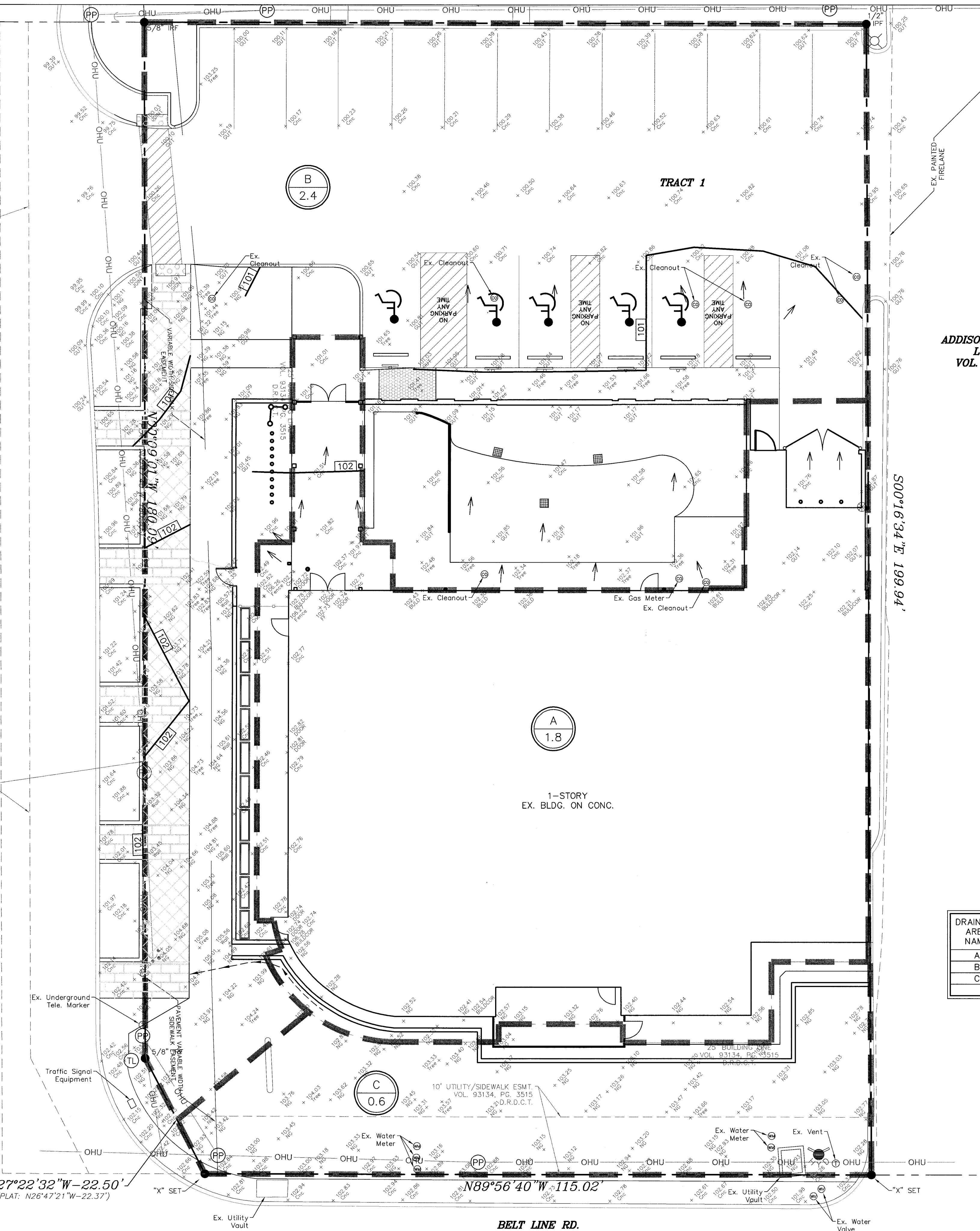
AS-BUILT
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- LEGEND**
- 690 --- EXISTING CONTOUR
 - 690 --- PROPOSED CONTOUR
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING STORM
 - DRAINAGE AREA DIVIDE
 - PROPOSED VALLEY
 - R --- PROPOSED RIDGE
 - PROPOSED FLOW ARROW

ADDISON SCHOOL ADDITION
LOT 1, BLOCK 1
VOL. 80010, PG. 0718
D.R.D.C.T.

S00°16'34"E 199.94'



RIGHT-OF-WAY DEDICATION VOL. 82117, PG. 1650 D.R.D.C.T.

20' RIGHT-OF-WAY DEDICATION VOL. 93134, PG. 3515 D.R.D.C.T.

QUORUM DR.

A
1.8

B
2.4

C
0.6

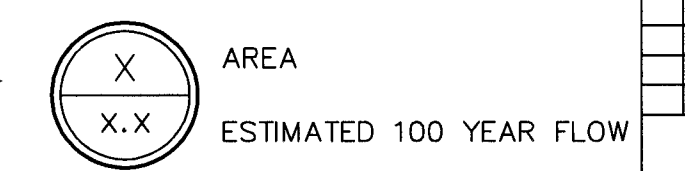
1-STORY EX. BLDG. ON CONC.

DRAINAGE DATA CHART

DRAINAGE AREA NAME	DRAINAGE AREA (Acres)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	COMMENTS
A	0.21	0.9	10	9.27	1.8	DRAINS TO ROOF DRAINS AREA INTO "B"
B	0.29	0.9	10	9.27	2.4	DRAINS OFFSITE TO EXISTING ROAD
C	0.07	0.9	10	9.27	0.6	DRAINS OFFSITE TO EXISTING ROAD

DRAINAGE CRITERIA

Q=C I A
 I100=9.27 in/hr
 tc=10 min.
 C=0.90



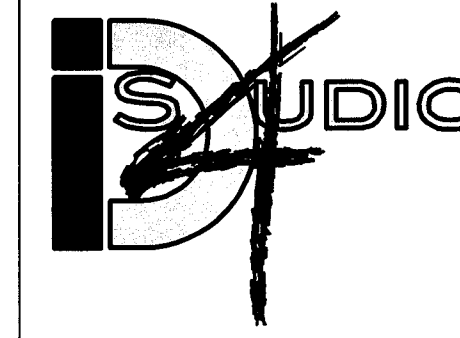
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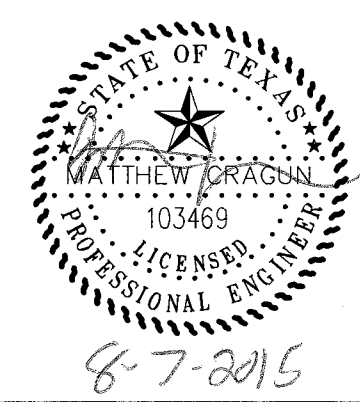
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BELT LINE RD.



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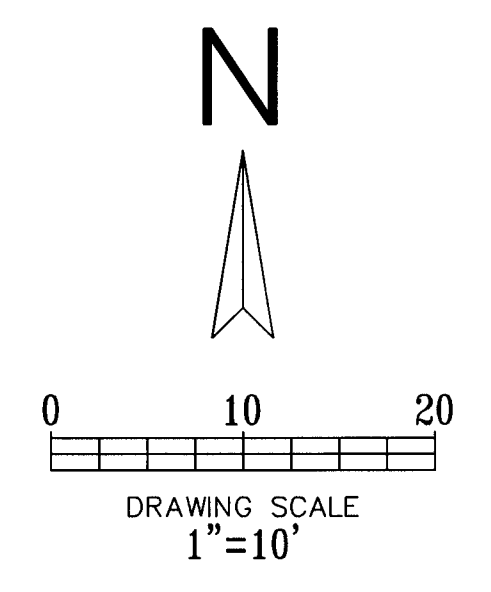
DATE	DESCRIPTION

SHEET NAME:
EROSION CONTROL PLAN

SHEET:
C1.05

PROJECT NUMBER:
 ADDISON PROJECT #15-02

AS-BUILT
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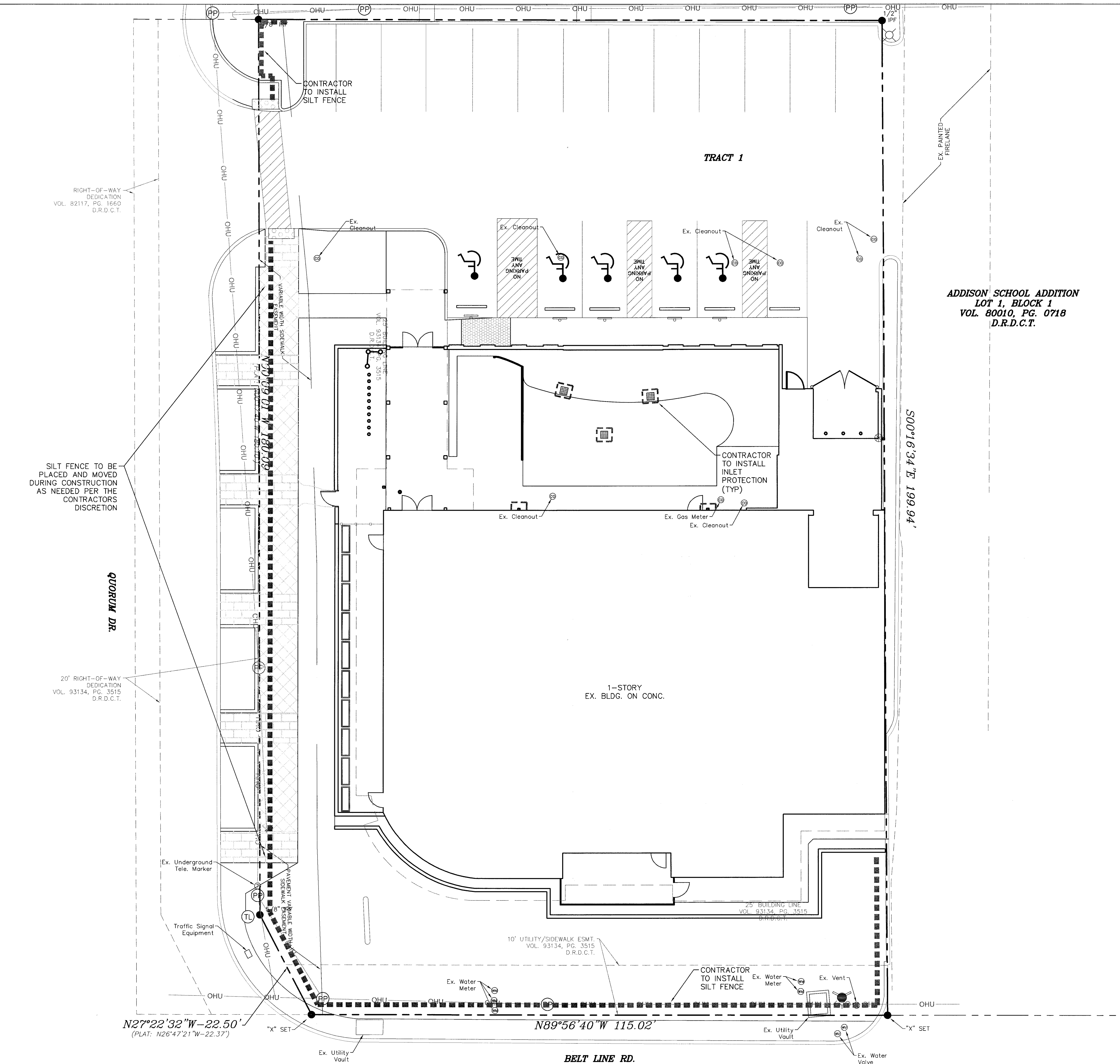


- LEGEND**
- - - 690 - - - EXISTING CONTOUR
 - - - 690 - - - PROPOSED CONTOUR
 - - - - - PROPOSED VALLEY
 - - - R - - - PROPOSED RIDGE
 - - - - - PROPOSED FLOW ARROW
 - - - - - EXISTING CURB
 - - - - - PROPOSED CURB
 - - - - - SILT FENCE
 - - - - - INLET PROTECTION

- GENERAL NOTES:**
1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBING ACTIVITIES ON THE PROJECT.
 2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
 3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENT FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
 4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) IF REQUIRED.
 6. REFERENCE LANDSCAPE PLAN FOR TREE PROTECTION INFORMATION

NOTE:
 THIS PLAN REFLECTS MINIMUM REQUIREMENTS ONLY, AND DOES NOT CONSTITUTE A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROLS AS REQUIRED BY FIELD CONDITIONS AND CONSTRUCTION SCHEDULING. THE CONTRACTOR SHALL COMPLY FULLY WITH ANY APPLICABLE REQUIREMENTS AS ESTABLISHED IN THE CURRENT TPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.
 NCTCOG PUBLISHES ACCEPTABLE CONTROLS IN A REFERENCE MANUAL ENTITLED "STORM WATER QUALITY BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES." THIS MANUAL CAN BE OBTAINED THROUGH THE INTERNET AT: WWW.DFWSTORMWATER.COM.

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ADDISON SCHOOL ADDITION
LOT 1, BLOCK 1
VOL. 80010, PG. 0718
D.R.D.C.T.

SC01684 E. #8, 91.00S
 #6661 E. #8, 91.00S

RIGHT-OF-WAY DEDICATION VOL. 82117, PG. 1660 D.R.D.C.T.

SILT FENCE TO BE PLACED AND MOVED DURING CONSTRUCTION AS NEEDED PER THE CONTRACTORS DISCRETION

QUORUM DR.

20' RIGHT-OF-WAY DEDICATION VOL. 93134, PG. 3515 D.R.D.C.T.

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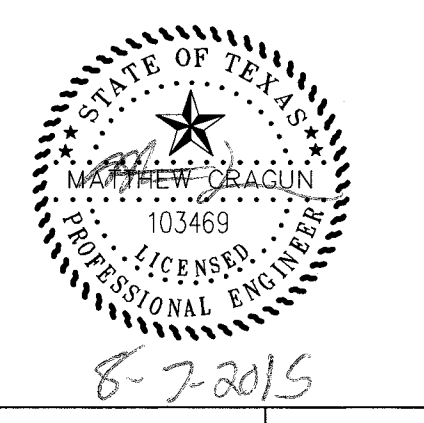
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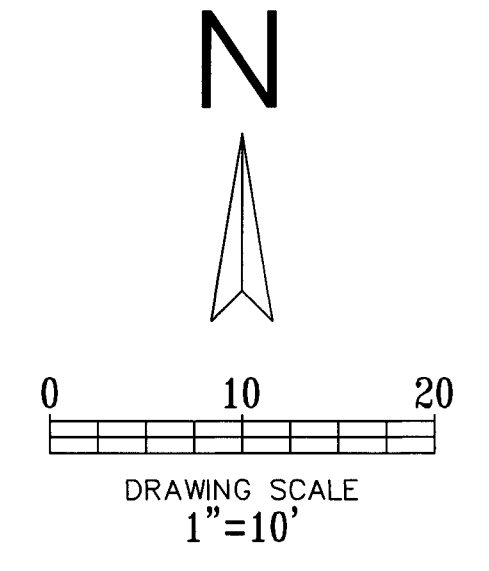
DATE	DESCRIPTION

SHEET NAME:
STORM SEWER PLAN

SHEET:
C1.06

PROJECT NUMBER:
 ADDISON PROJECT
 #15-02

AS-BUILT
 CHANGES MADE TO PLANS BASED ON INFORMATION PROVIDED BY CONTRACTOR/OWNER/DESIGN TEAM. SET FOR REFERENCE ONLY.



NOTE:
 SITE TO CONTINUE TO SHEET FLOW OFFSITE. THE SITE CONSTRUCTION SHOULD NOT CONCENTRATE THE EXISTING FLOW OFFSITE.

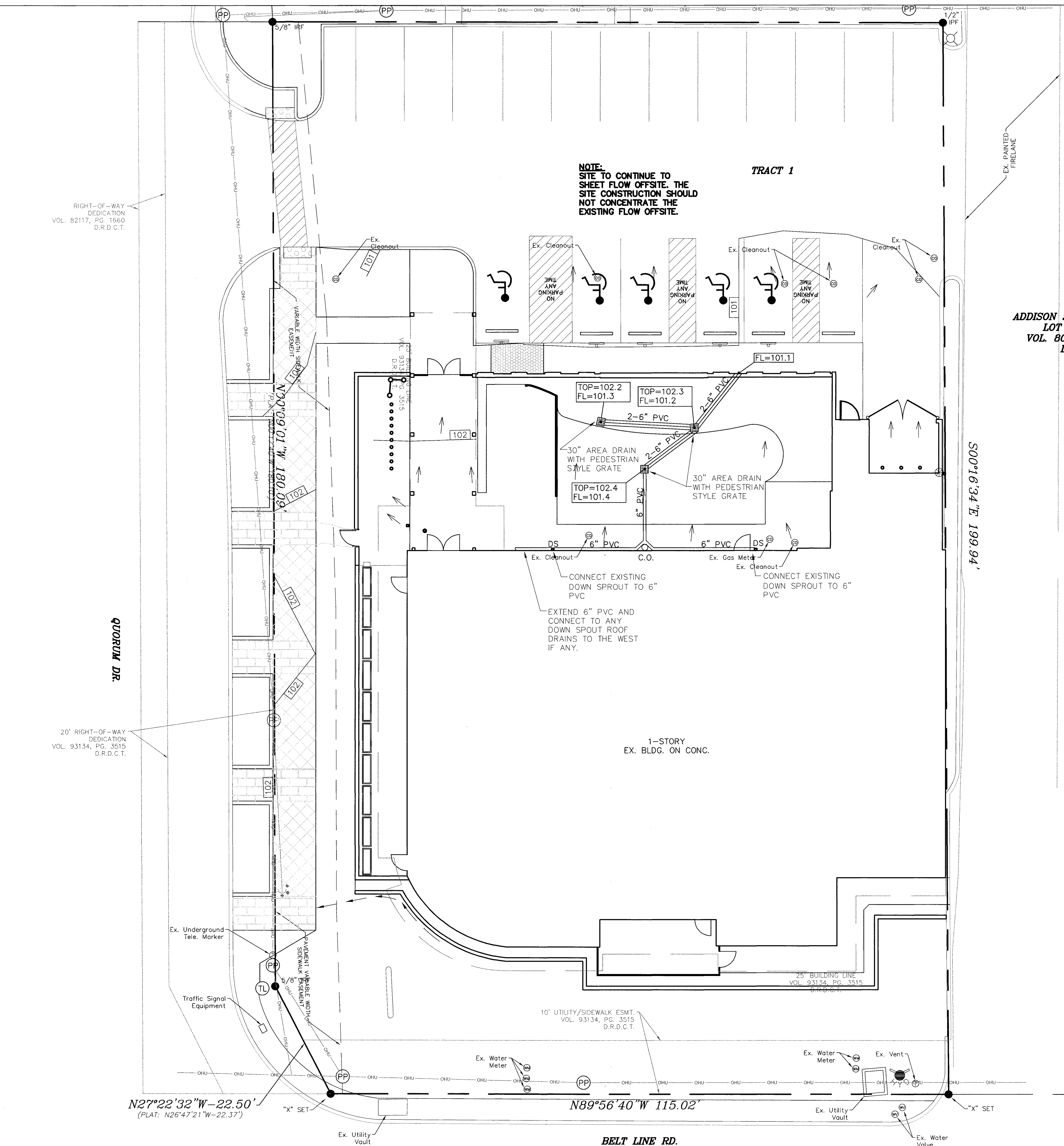
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VOL. 80010, PG. 0718
D.R.D.C.T.

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED SANITARY SEWER PIPE
 - EXISTING SANITARY SEWER PIPE
 - PROPOSED WATER PIPE
 - EXISTING WATER PIPE
 - PROPOSED STORM PVC/HDPE PIPE

- DRAINAGE NOTES:**
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
 2. ALL STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS III RCP.
 3. ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS.
 4. ALL PRECAST BOX CULVERTS, DRAINAGE STRUCTURES AND RCP WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND 28 DAY COMPRESSIVE STRENGTH.
 5. CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATIONS.
 7. CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM.
 8. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 9. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 10. ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.
 11. ALL MATERIAL, LABOR, ETC FOR STORM SEWER CONSTRUCTION TO BE PROVIDED BY CONTRACTOR.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



RIGHT-OF-WAY DEDICATION VOL. 82117, PG. 1660 D.R.D.C.T.

20' RIGHT-OF-WAY DEDICATION VOL. 93134, PG. 3515 D.R.D.C.T.

QUORUM DR.

N27°22'32"W-22.50'
 (PLAT: N26°47'21"W-22.37')

N89°56'40"W 115.02'

BELT LINE RD.

S00°16'34"E 199.94'



ID STUDIO 4, LLC
 1431 GREENWAY DR. SUITE 150
 IRVING, TEXAS 75038
 TEL: 972.870.1288
 WWW.IDSTUDIO4.COM

CLIENT:
FRONT BURNER RESTAURANTS
 5206 BELT LINE ROAD
 DALLAS, TEXAS 75254
 972.905.7139



8-7-2015

IDA CLAIRE

5001 BELT LINE ROAD
 ADDISON TEXAS 75254

CLIENT: FRONT BURNER RESTAURANTS
 5206 BELT LINE ROAD
 DALLAS, TEXAS 75254



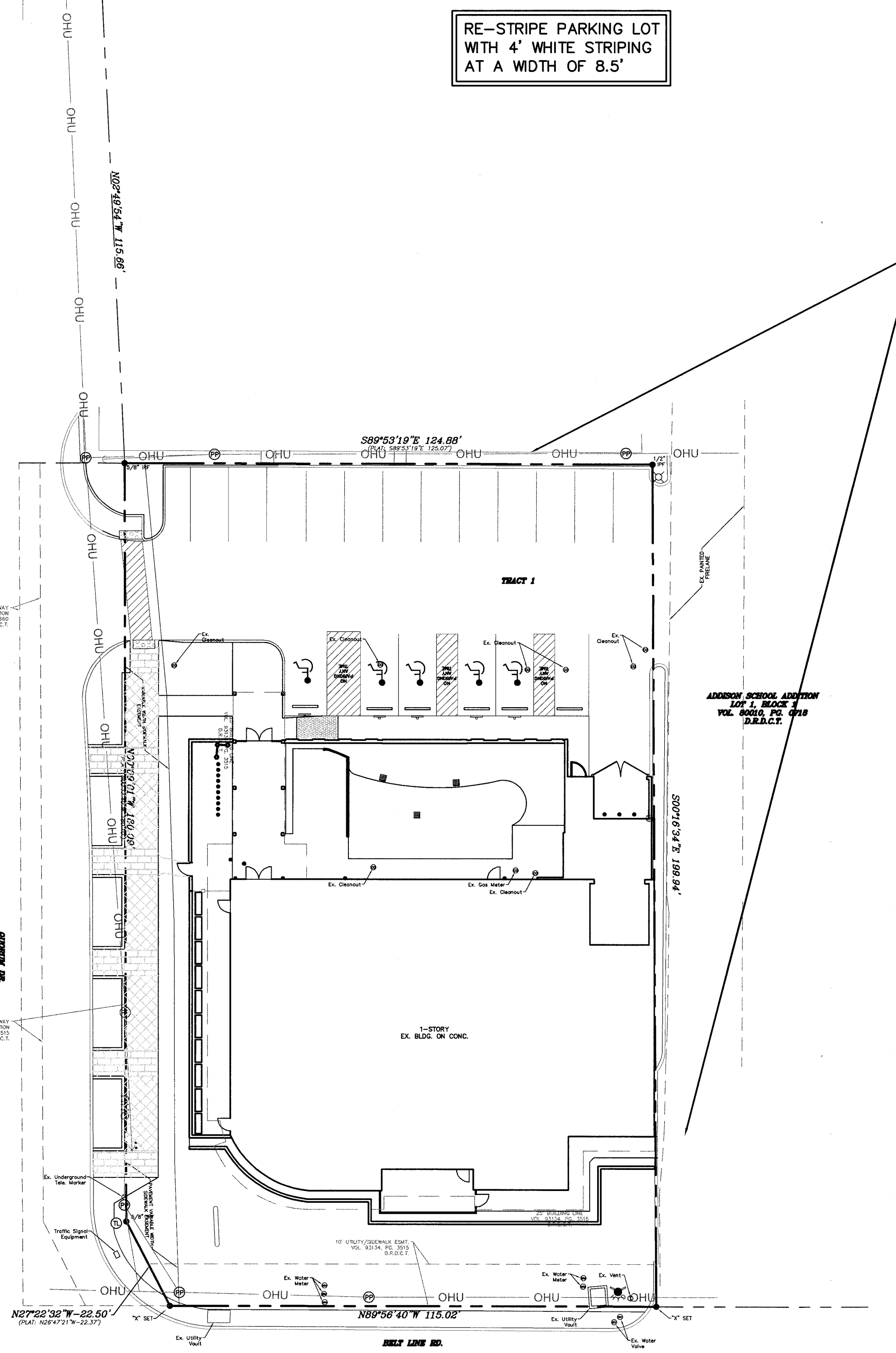
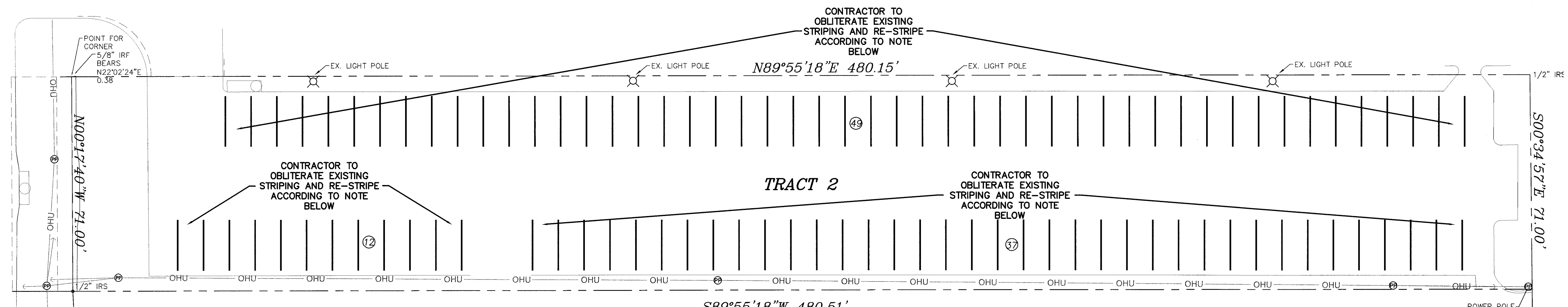
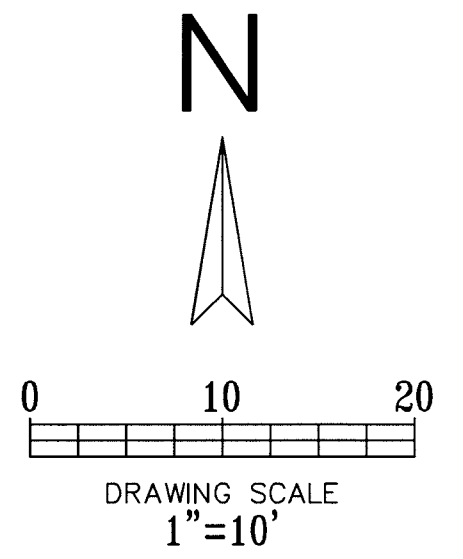
Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367

DATE	DESCRIPTION

SHEET NAME:
OFFSITE PARKING PLAN

SHEET:
C1.07

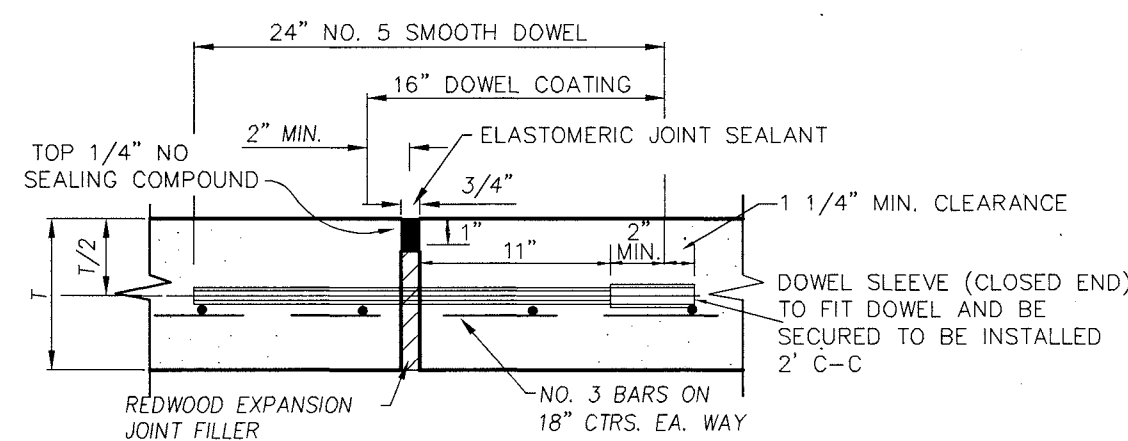
PROJECT NUMBER:
 ADDISON PROJECT
 #15-02



LEGEND
 (B) - PROPOSED PARKING SPACES IN A ROW

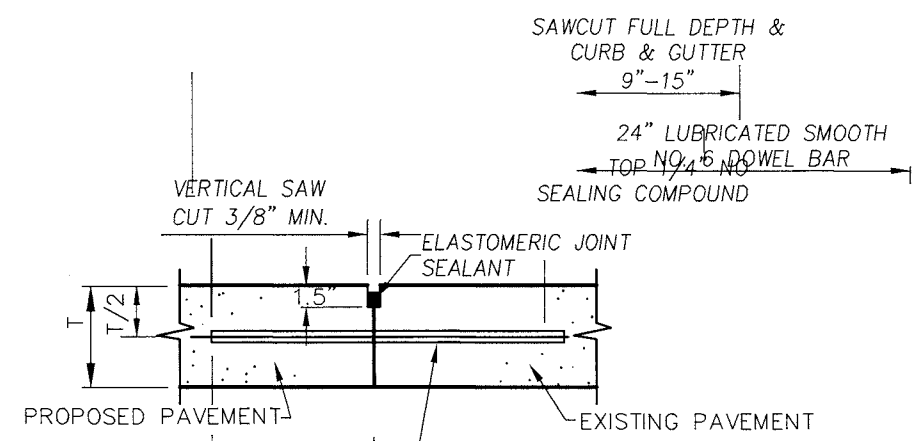
AS-BUILT
 CHANGES MADE TO PLANS BASED ON INFORMATION PROVIDED BY CONTRACTOR/OWNER/DESIGN TEAM. SET FOR REFERENCE ONLY.

!!! CAUTION !!!
UNDERGROUND UTILITIES
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
 CALL: TEXAS ONE CALL • 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE. LOCATED AS INDICATED OR AS NEEDED. JOINTS TO BE ON MAXIMUM OF 75' SPACING AND LOCATED AT POINTS OF INFLECTION AND MINIMUM CONCRETE WIDTH WHERE POSSIBLE.

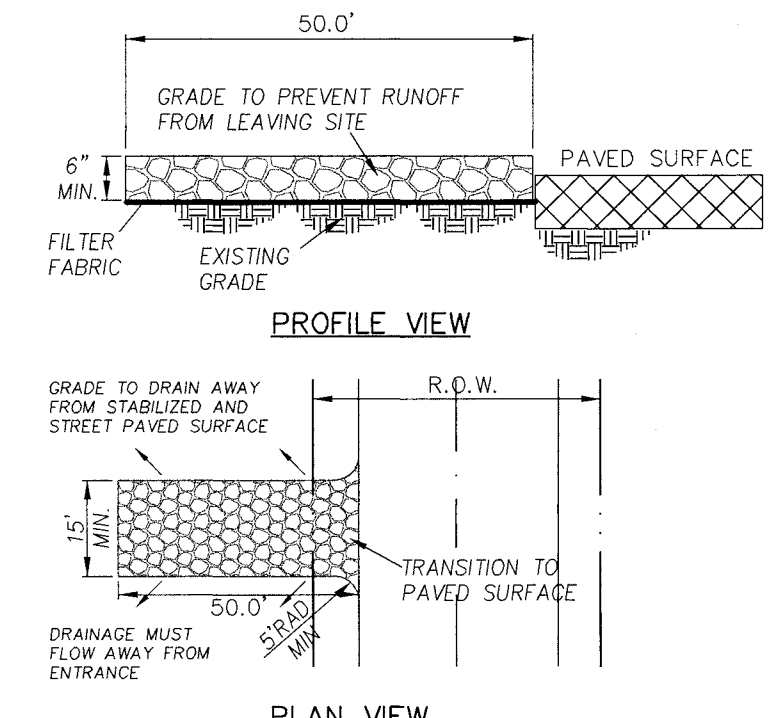
EXPANSION JOINT
N.T.S.



NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

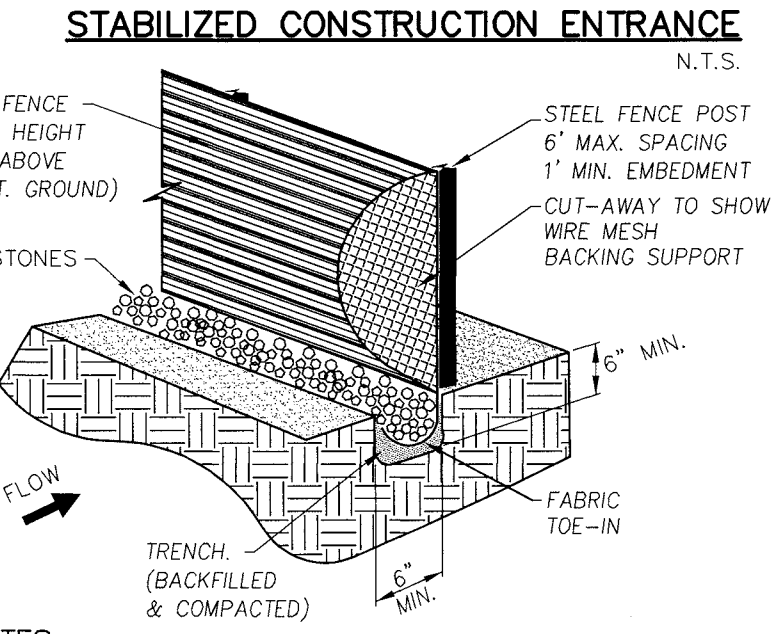
LONGITUDINAL BUTT JOINT
N.T.S.

- NOTES:**
- NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
 - LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
 - DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 - DRILLED BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

- NOTES:**
- STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
 - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
 - THE ENTRANCE SHALL MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
 - THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

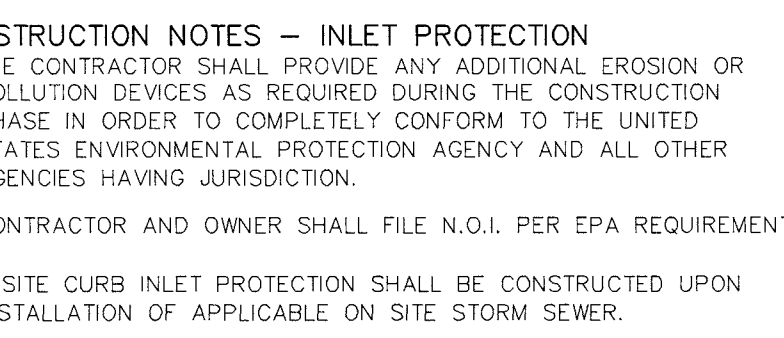


SILT FENCE
N.T.S.

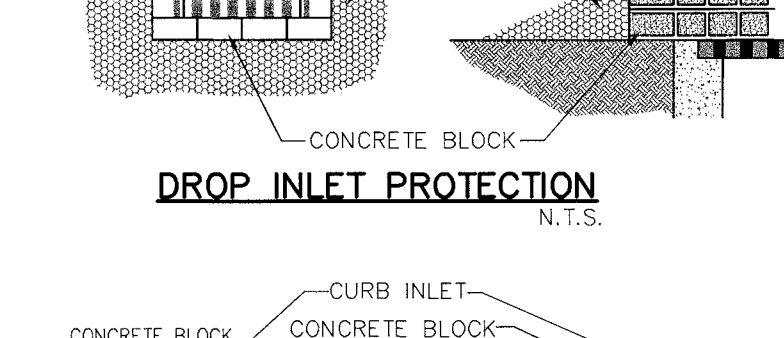
- NOTES:**
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW WHERE FENCE CANNOT BE TRENCHED (E.G. PAVEMENT). WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
 - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 - SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CONSTRUCTION NOTES - INLET PROTECTION

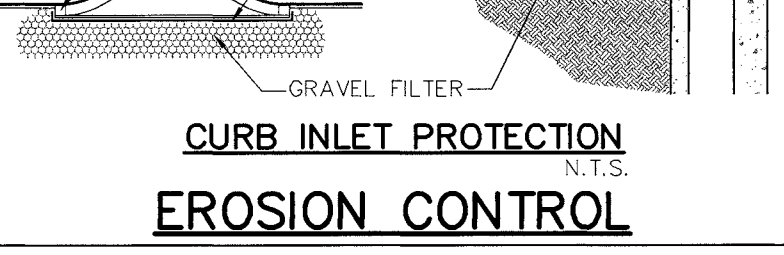
- THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION OR POLLUTION DEVICES AS REQUIRED DURING THE CONSTRUCTION PHASE IN ORDER TO COMPLETELY CONFORM TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND ALL OTHER AGENCIES HAVING JURISDICTION.
- CONTRACTOR AND OWNER SHALL FILE N.O.I. PER EPA REQUIREMENTS.
- ONSITE CURB INLET PROTECTION SHALL BE CONSTRUCTED UPON INSTALLATION OF APPLICABLE ON SITE STORM SEWER.



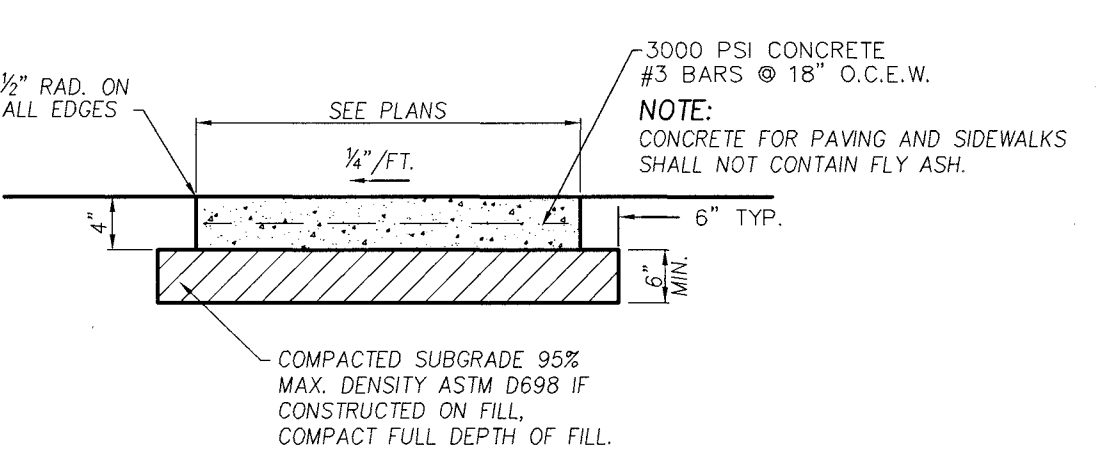
DROP INLET PROTECTION
N.T.S.



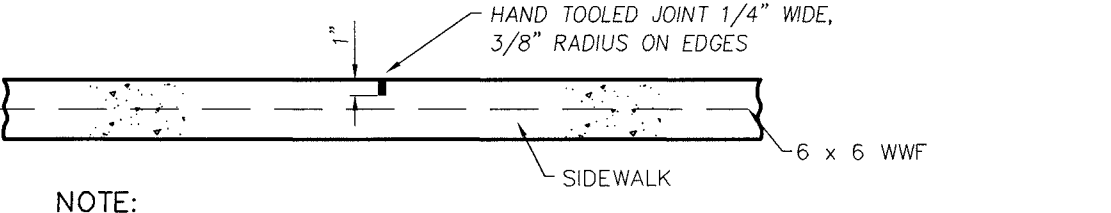
CURB INLET PROTECTION
N.T.S.



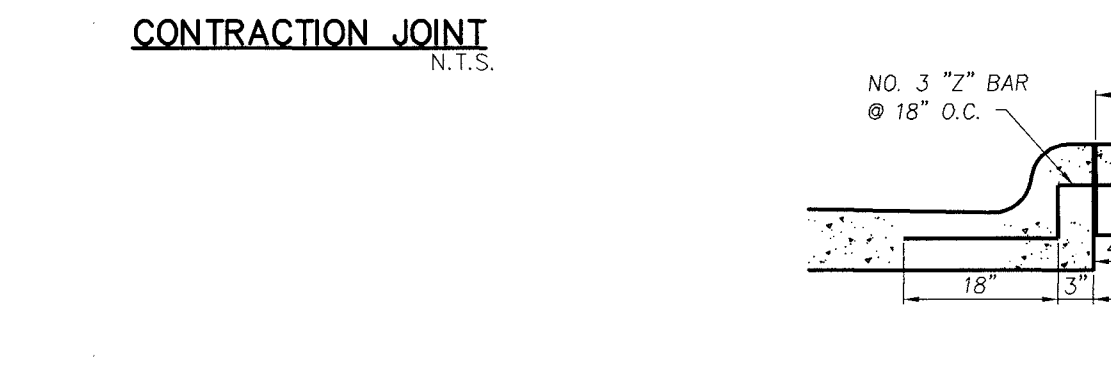
EROSION CONTROL
N.T.S.



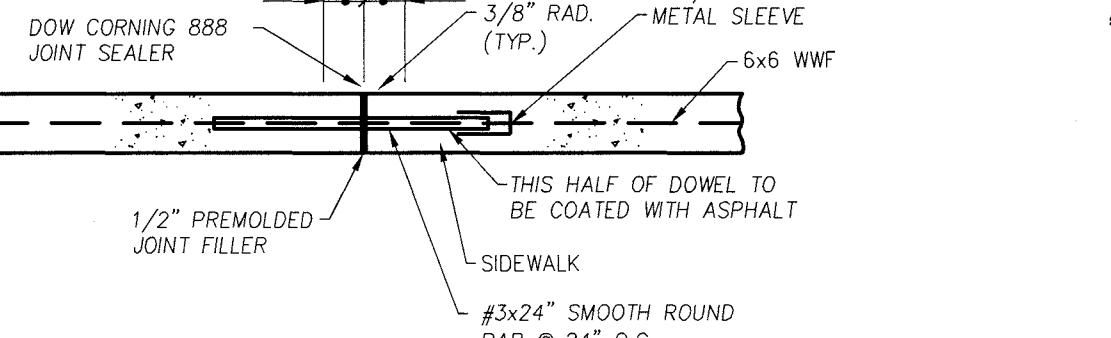
SIDEWALK CROSS-SECTION
N.T.S.



CONTRACTION JOINT
N.T.S.



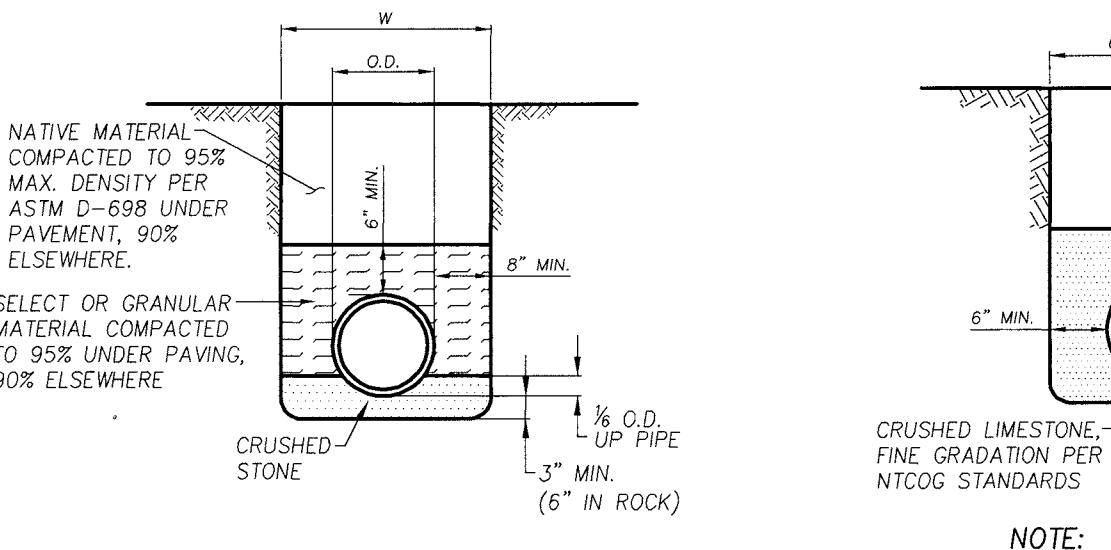
JOINT DETAIL FOR SIDEWALK ADJACENT TO CURB
N.T.S.



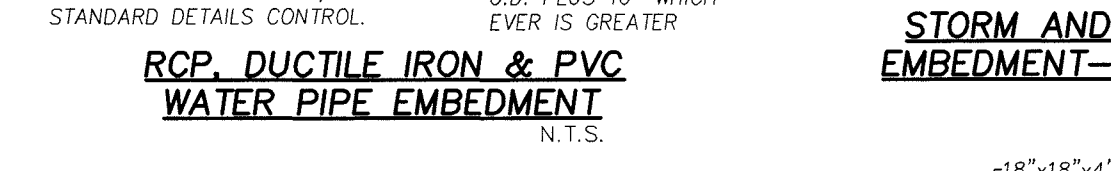
EXPANSION JOINT
N.T.S.

- NOTE:**
1. EXPANSION JOINTS TO BE SPACED AT 30' OR ADJACENT TO PAVEMENT EXPANSION JOINTS

SIDEWALK DETAILS



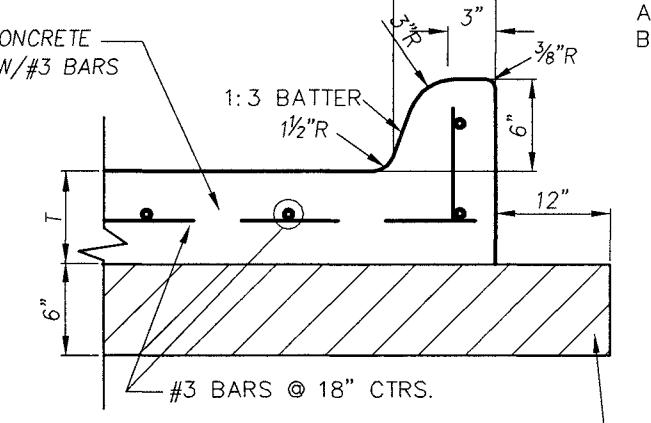
STORM AND SANITARY SEWER PIPE EMBEDMENT - PVC AND POLYETHYLENE
N.T.S.



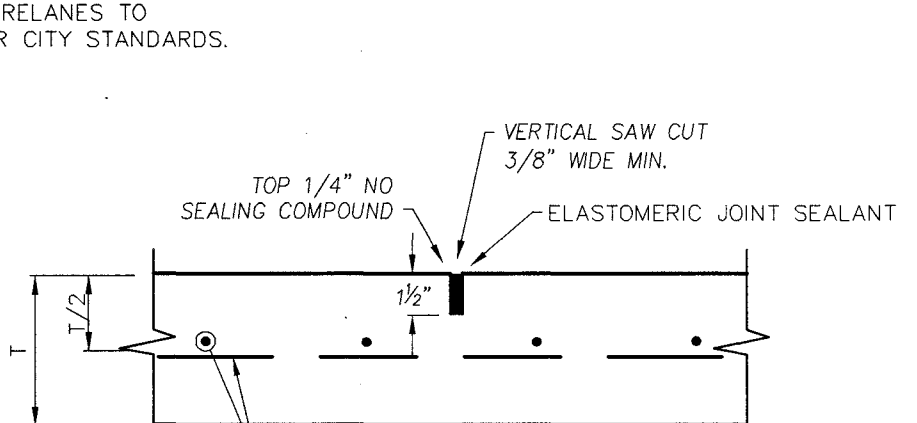
STORM OR SANITARY CLEANOUT DETAIL
N.T.S.

UTILITY DETAILS

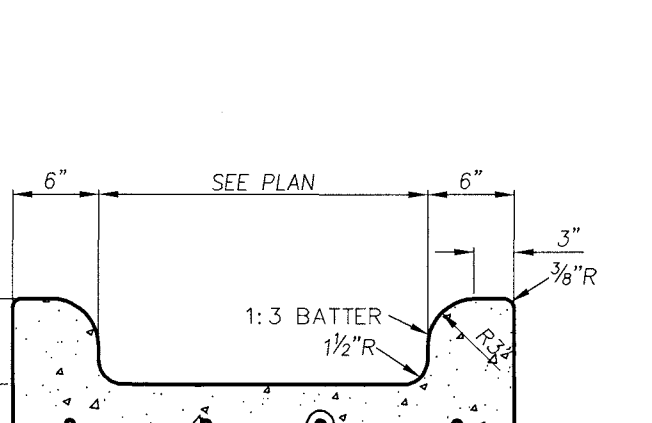
NOTE:
DETAILS ON THIS SHEET ARE PRIVATE. ALL WORK WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAY SHALL BE PER CITY (OR STATE, IF APPLICABLE) STANDARD DETAILS. THE CONTRACTOR IS REQUIRED TO HAVE ON-SITE, AT ALL TIMES, A COPY OF THE CITY'S CONSTRUCTION DETAILS.



CONCRETE PAVEMENT SECTION
N.T.S.



SAWED DUMMY (CONTROL) JOINT
N.T.S.



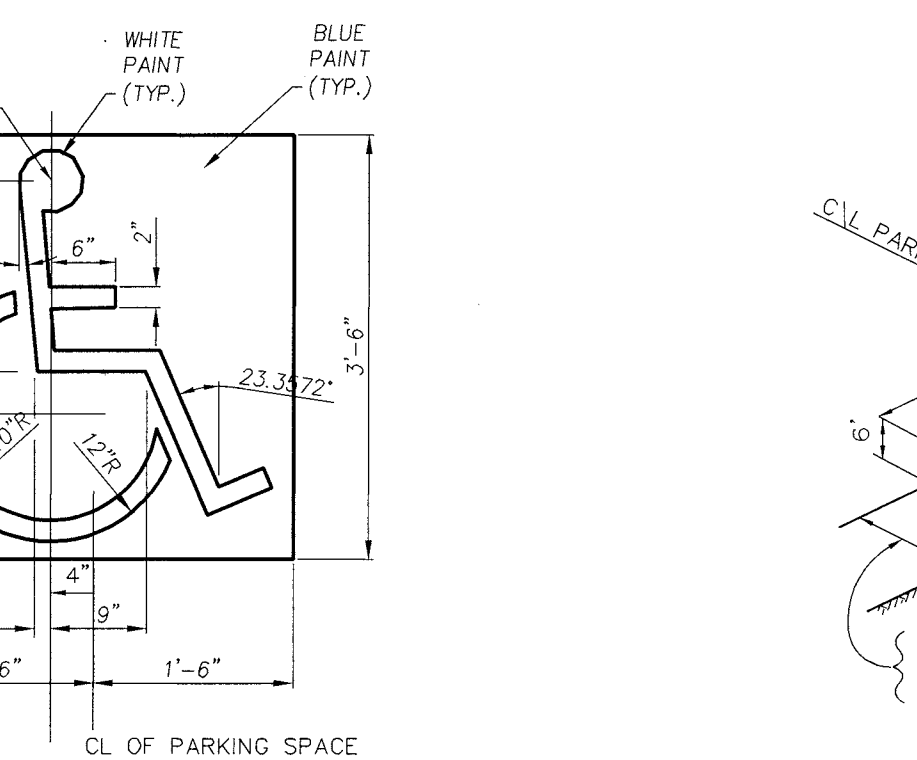
FLUME DETAIL
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PAVEMENT DETAILS

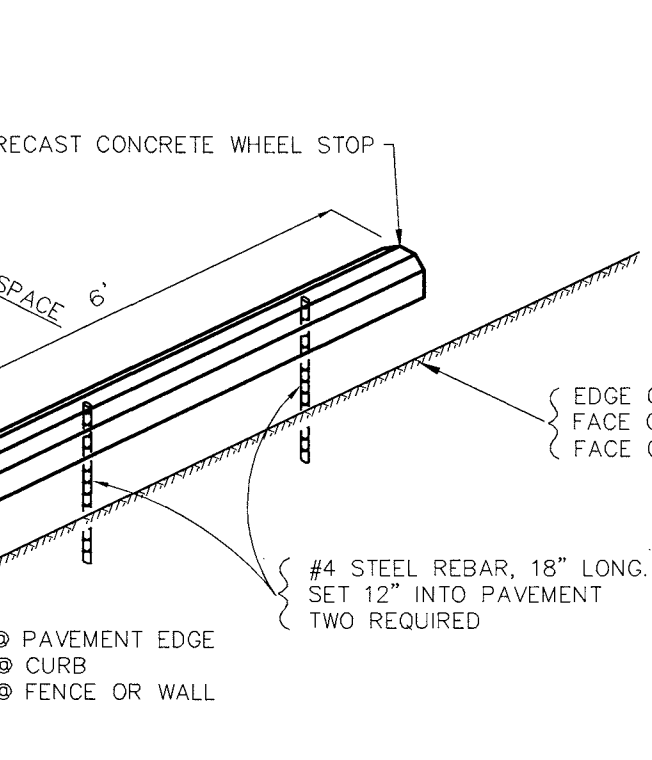


TYPICAL SIGNAGE DETAIL TYPE II
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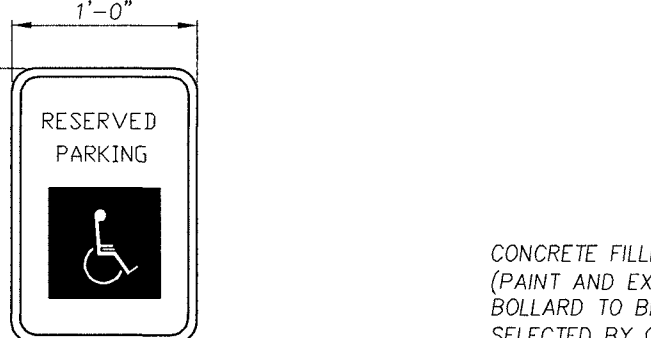
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LETTERS AND BORDER - GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND - WHITE
- NOTES:**
- SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
 - INSTALL WHERE INDICATED ON PLANS.
 - VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.



HANDICAP PARKING SYMBOL DETAIL
N.T.S.

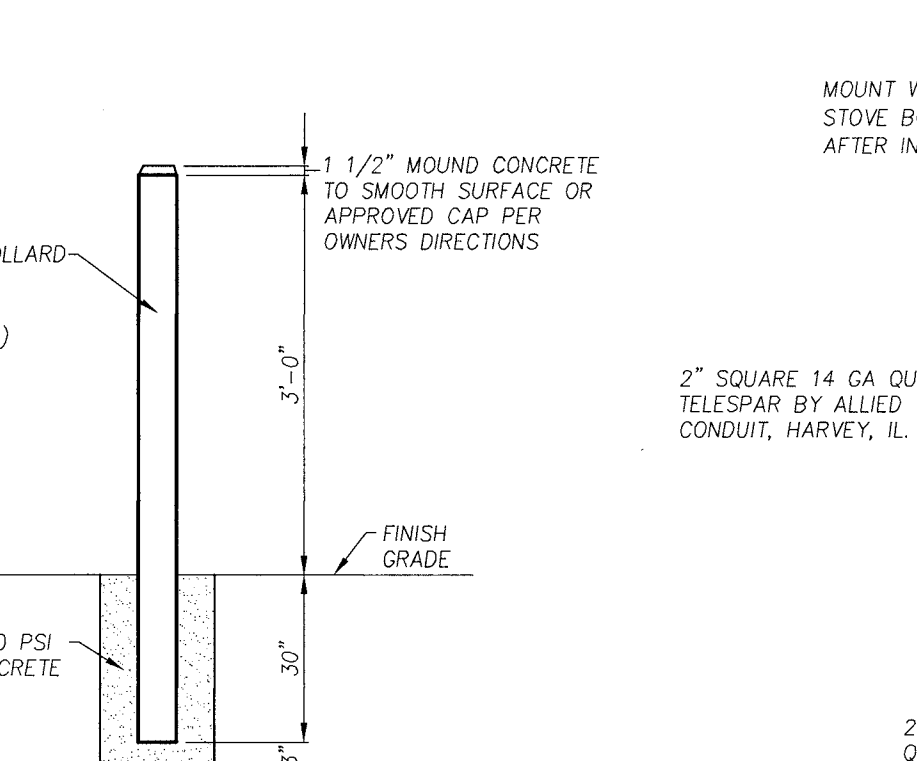


WHEEL STOP DETAIL
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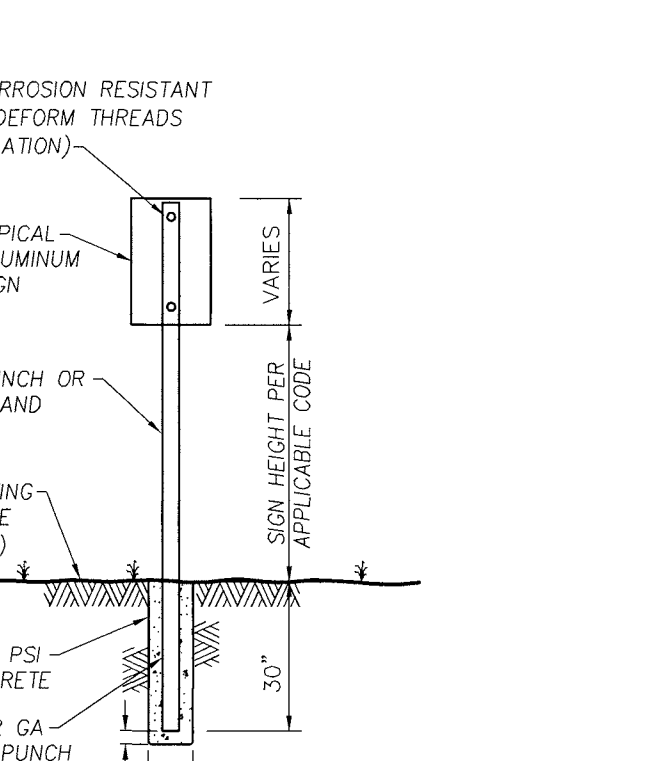


TYPICAL SIGNAGE DETAIL TYPE I
N.T.S.

- COLORS:**
LETTERS AND BORDER - GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND - WHITE
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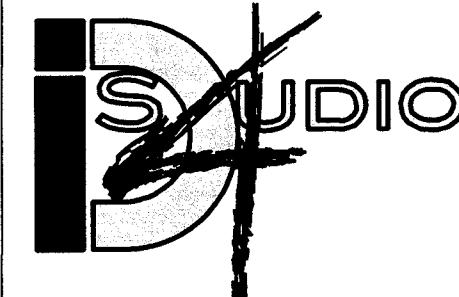


BOLLARD DETAIL
N.T.S.



TYPICAL SIGNAGE MOUNTING DETAIL
N.T.S.

MISCELLANEOUS DETAILS



ID STUDIO 4, LLC
1431 GREENWAY DR, SUITE 150
IRVING, TEXAS 75038
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

FRONT BURNER RESTAURANTS
5206 BELT LINE ROAD
DALLAS, TEXAS 75254
972.905.7139



IDA CLAIRE
5001 BELTLINE ROAD
ADDISON TEXAS 75254
CLIENT: FRONT BURNER RESTAURANTS
5206 BELT LINE ROAD
DALLAS, TEXAS 75254

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

DATE	DESCRIPTION

SHEET NAME:
DETAILS (PRIVATE)

SHEET:
C 1.08

PROJECT NUMBER:
ADDISON PROJECT
#15-02



ID STUDIO 4, LLC
 1431 GREENWAY DR SUITE 150
 IRVING, TEXAS 75038
 TEL: 972.870.7288
 WWW.IDSTUDIO4.COM

CLIENT:
FRONT BURNER RESTAURANTS
 5206 BELT LINE ROAD
 DALLAS, TEXAS 75254
 972.562.7159

THIS DOCUMENT IS
 RELEASED FOR
 THE PURPOSE OF
 REVIEW UNDER THE
 AUTHORITY OF
 MATTHEW CRAGGUM,
 P.E.
 NO. 103469 ON
 08/05/15.

IDA CLAIRE
 5001 BELTLINE ROAD
 ADDISON TEXAS 75254
 CLIENT: FRONT BURNER RESTAURANTS
 5206 BELT LINE ROAD
 DALLAS, TEXAS 75254

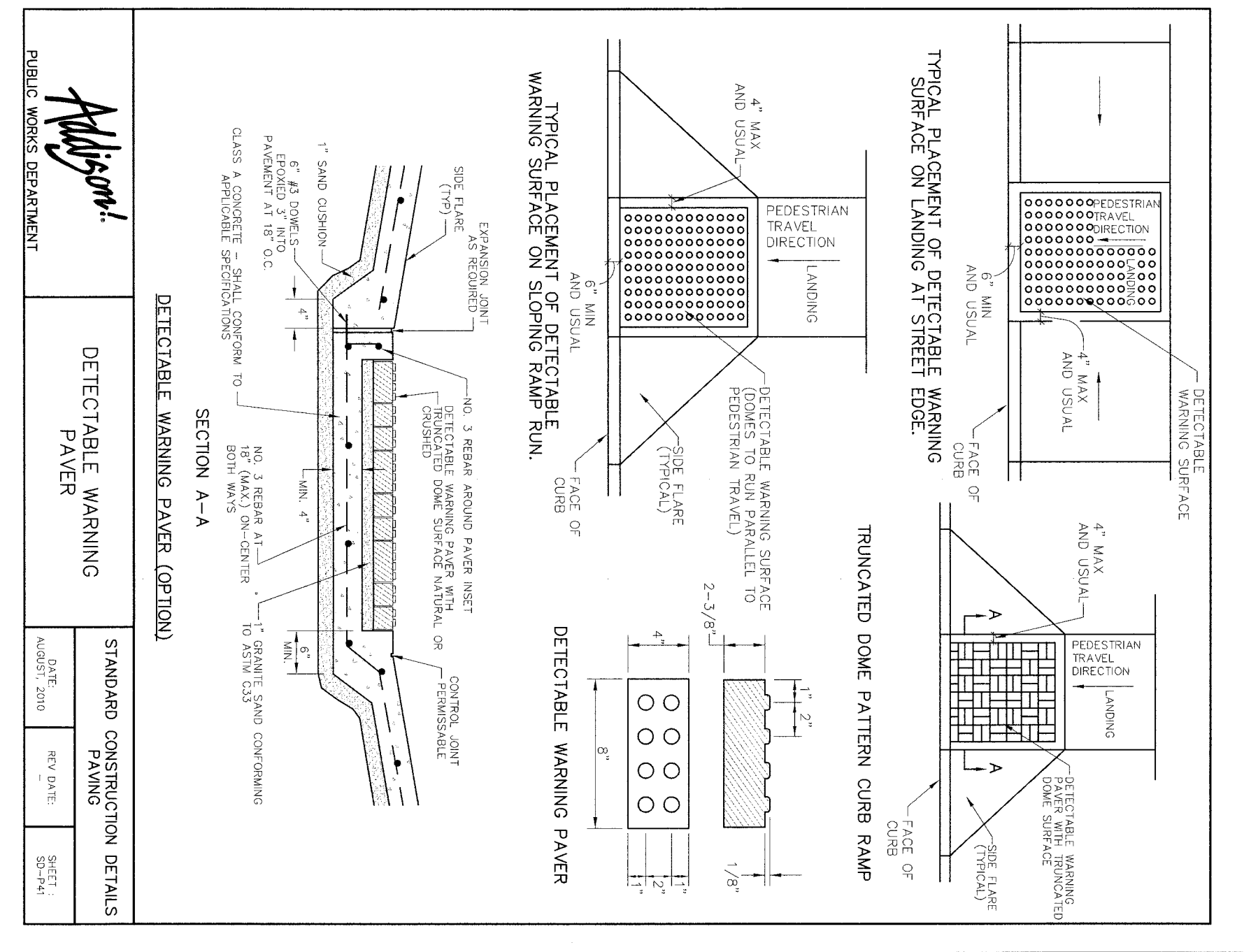
Cumulus Design
 Firm #14810
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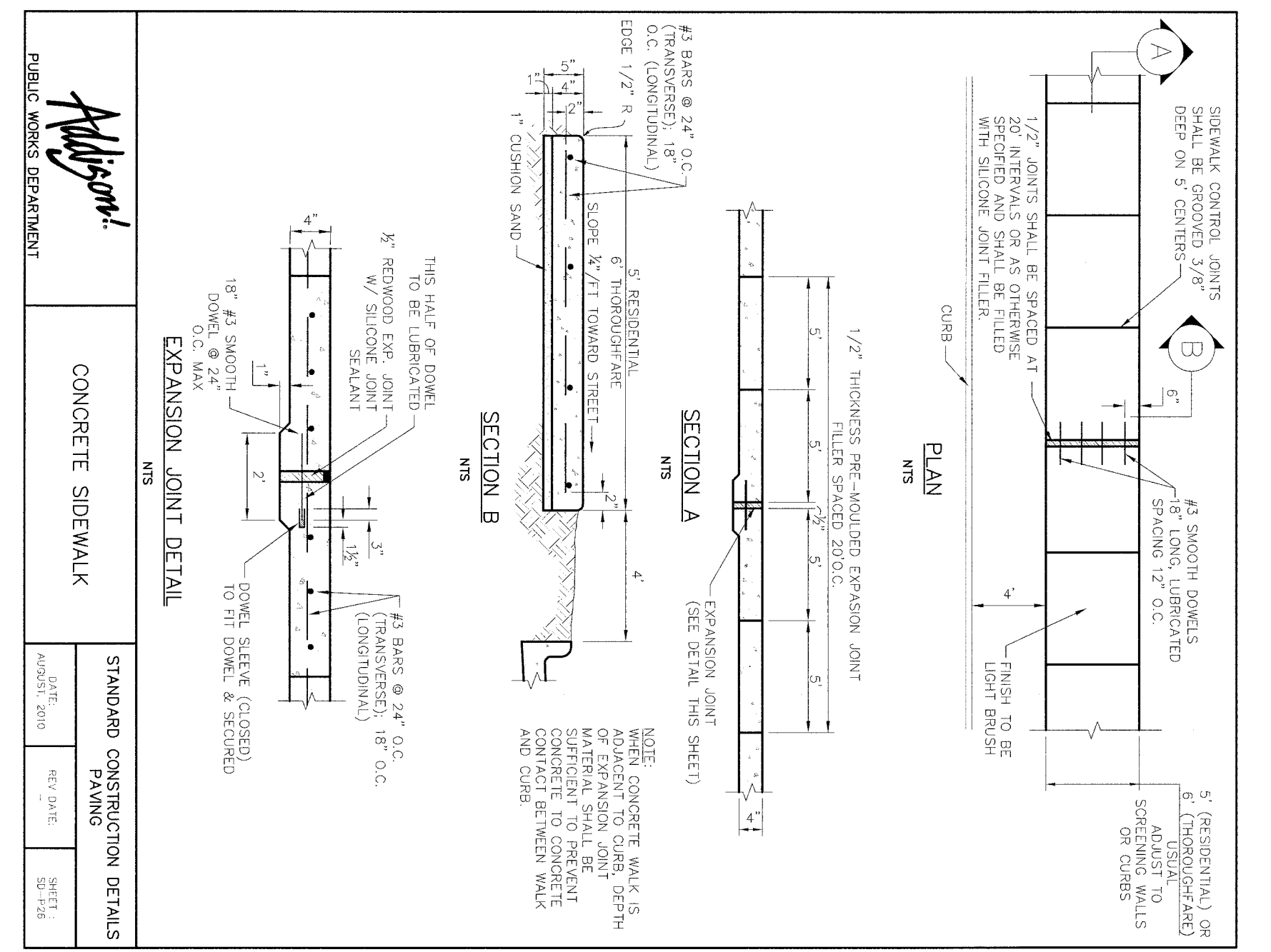
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**CITY
 DETAILS**

SHEET:
C1.10

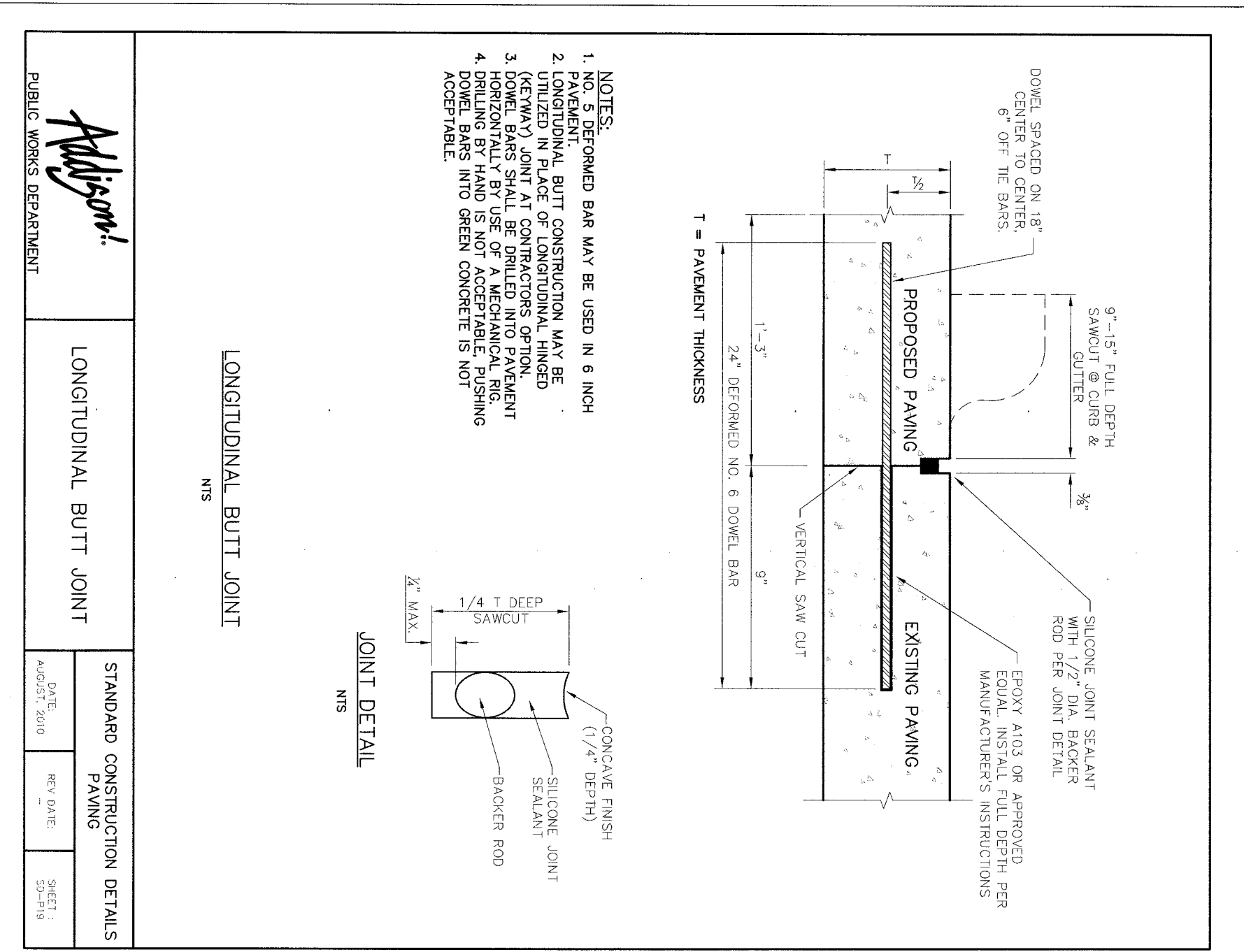
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**ADDISON PROJECT
 #15-02**



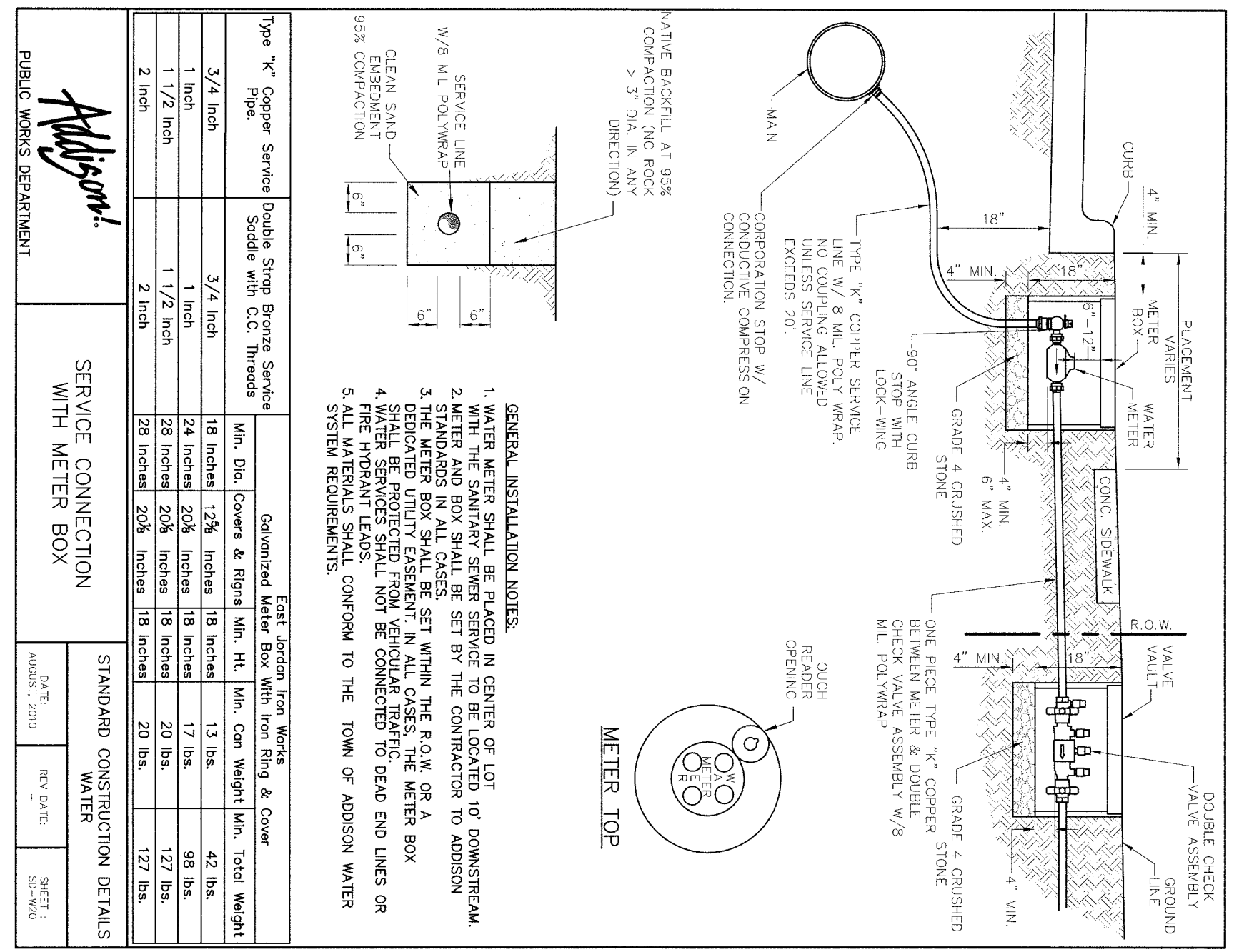
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PUBLIC WORKS DEPARTMENT		
ADDISON		
DETECTABLE WARNING PAVER		
STANDARD CONSTRUCTION DETAILS		



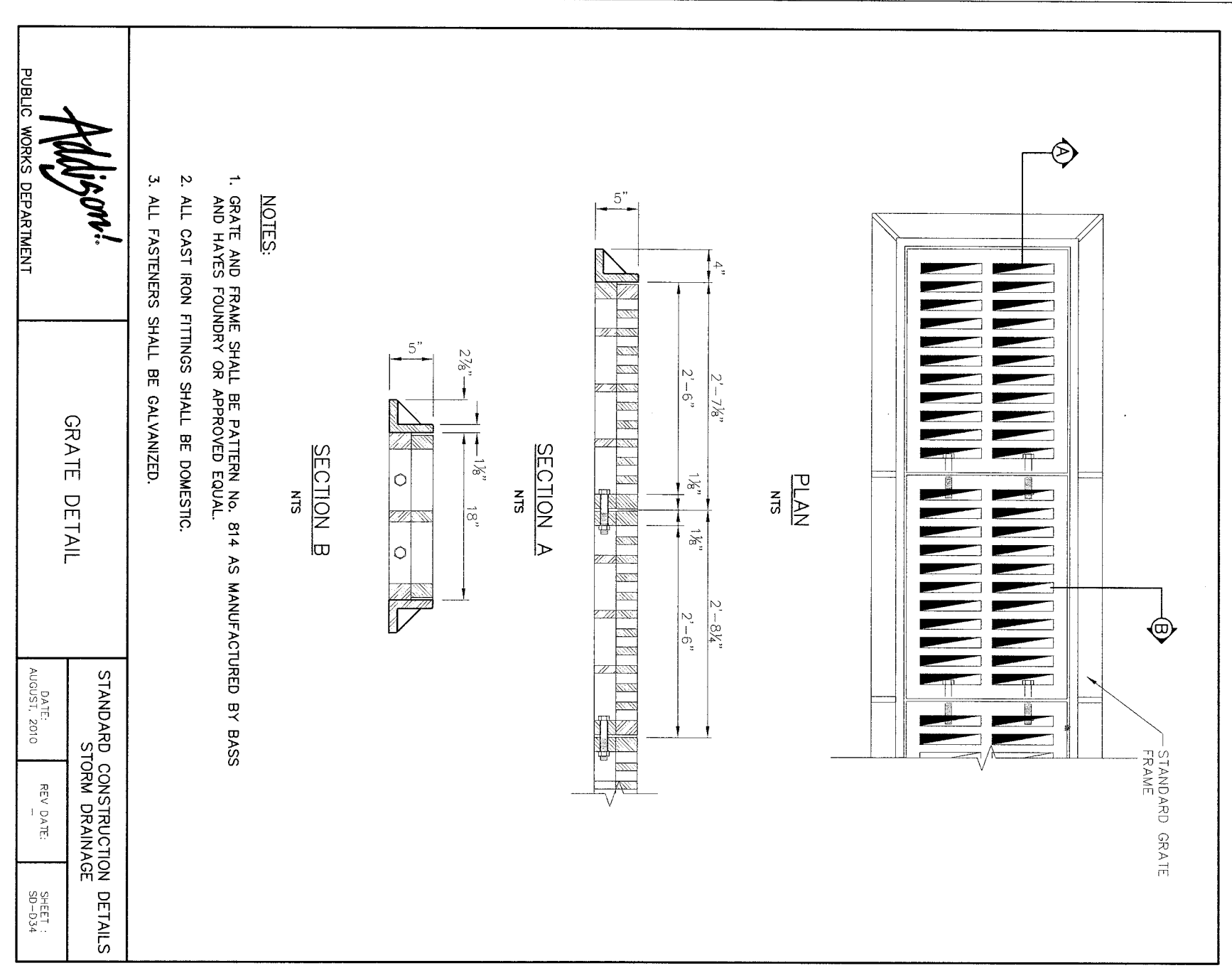
DATE: AUGUST 2010	REV DATE:	SHEET: 38-110
PUBLIC WORKS DEPARTMENT		
ADDISON		
CONCRETE SIDEWALK		
STANDARD CONSTRUCTION DETAILS		



DATE: AUGUST 2010	REV DATE:	SHEET: 38-110
PUBLIC WORKS DEPARTMENT		
ADDISON		
LONGITUDINAL BUTT JOINT		
STANDARD CONSTRUCTION DETAILS		



DATE: AUGUST 2010	REV DATE:	SHEET: 38-110
PUBLIC WORKS DEPARTMENT		
ADDISON		
SERVICE CONNECTION WITH METER BOX		
STANDARD CONSTRUCTION DETAILS		



DATE: AUGUST 2010	REV DATE:	SHEET: 38-110
PUBLIC WORKS DEPARTMENT		
ADDISON		
GRATE DETAIL		
STANDARD CONSTRUCTION DETAILS		