

Q U O R U M P A R K
A D D I S O N , T E X A S

FOR THE

PARKS AND RECREATION DEPARTMENT

HARDSCAPE CONSTRUCTION DOCUMENTS
LANDSCAPE AND IRRIGATION DRAWINGS

MESA
DESIGN GROUP

PROJECT DIRECTORY

CITY MANAGER
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RON WHITEHEAD

PARKS AND RECREATION DEPARTMENT
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ROBERT WOOD, ASSISTANT DIRECTOR

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233 4478
BILL HOVSE NIELS FALLISGAARD

**STRUCTURAL/
CIVIL**
BROCKETTE, DAVIS, DRAKE
3535 TRAVIS, SUITE 100
522 9540
BOB WILLIAMS

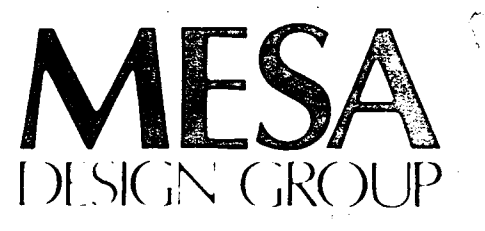
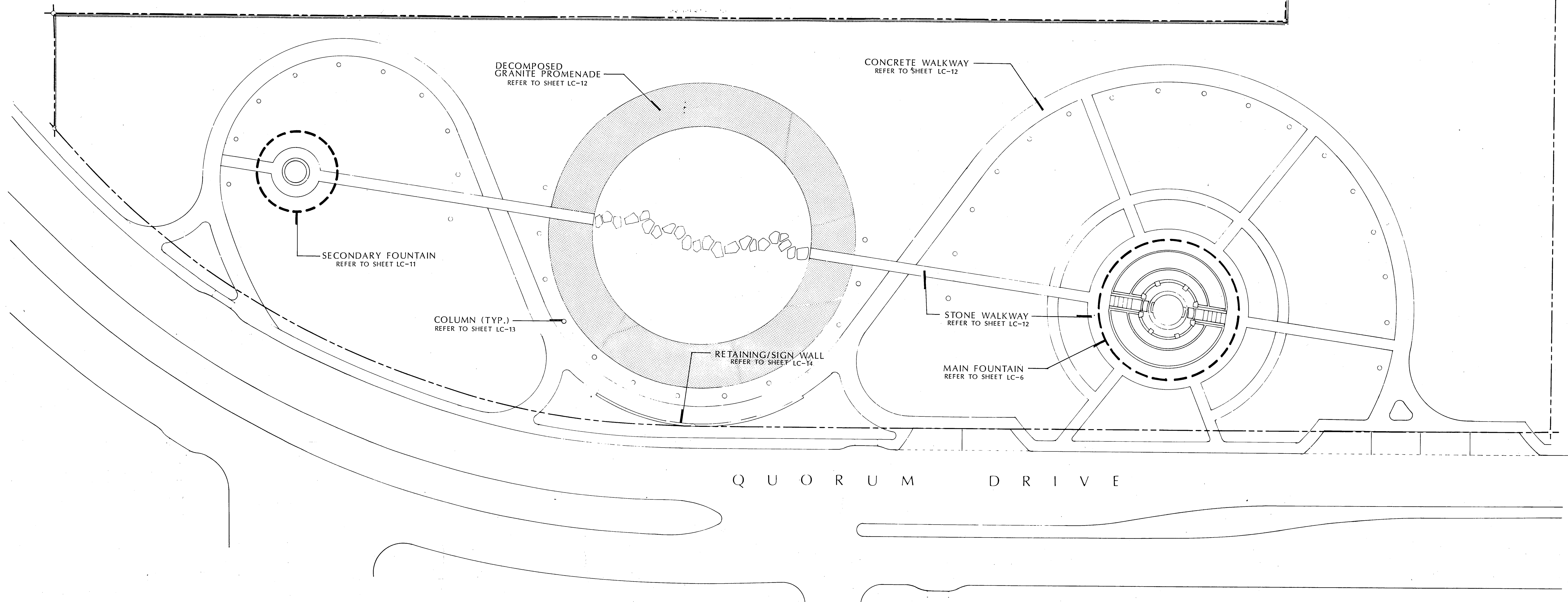
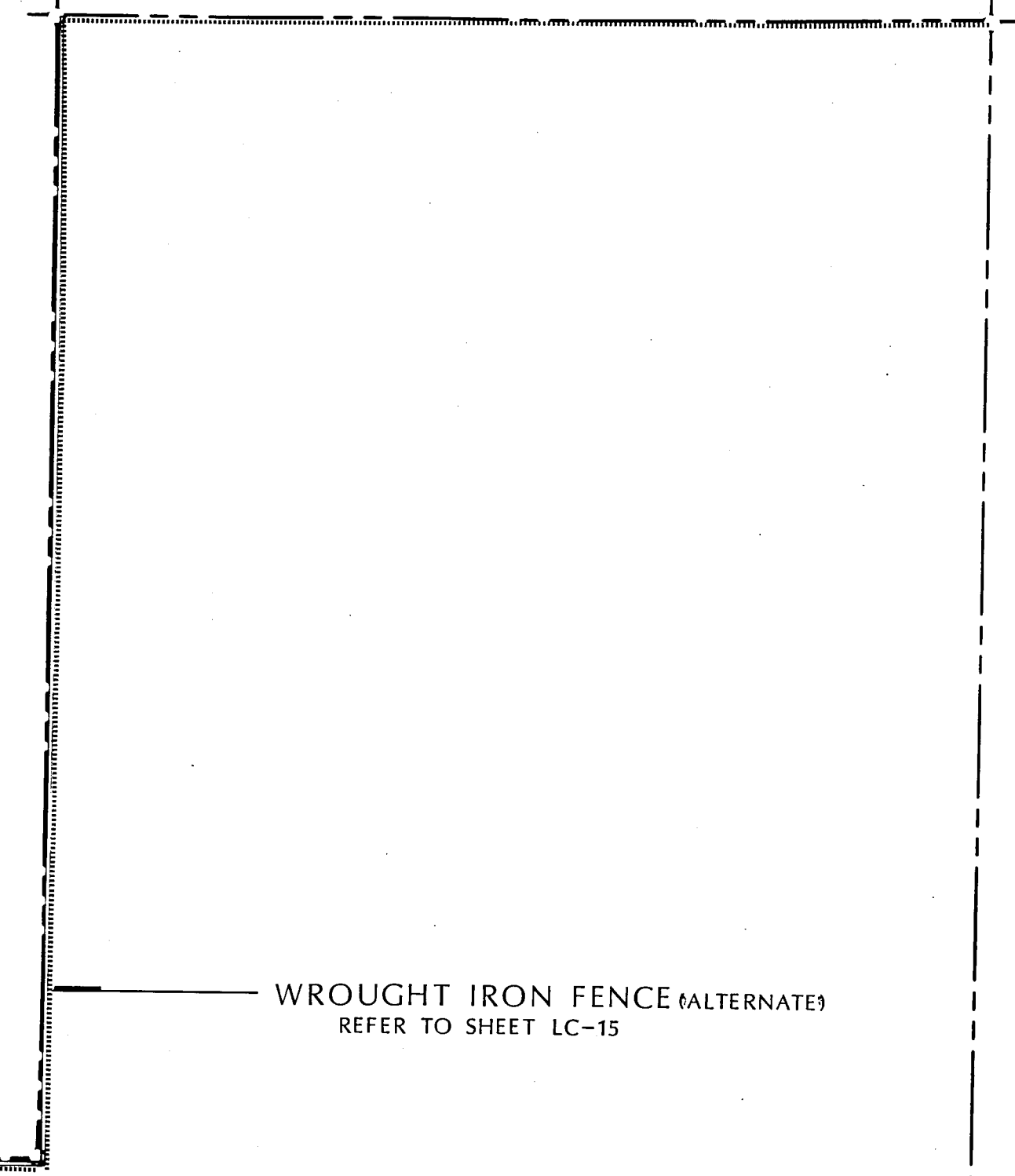
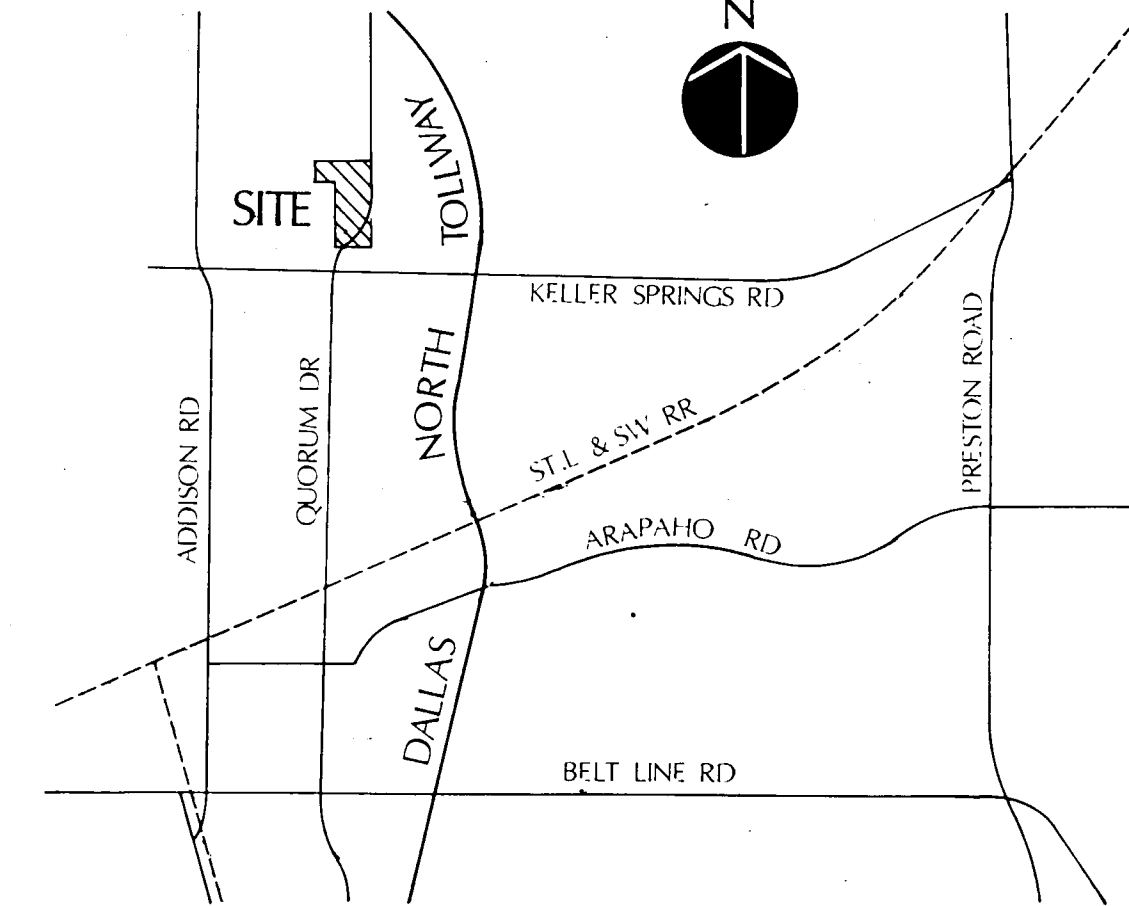
FOUNTAINS
FANTASTIC FOUNTAINS
2019 ALSACE DRIVE, P.O. BOX 11077 CARROLLTON, TEXAS 75007
242 7803
BERNIE HEMINGWAY

IRRIGATION
TERRY LITTLE
2300 HIGHLAND VILLAGE ROAD, SUITE 250 HIGHLAND VILLAGE, TEXAS 75067
317 3170
TERRY LITTLE

INDEX TO DRAWINGS

SHEET NO.	TITLE
LC-1	INDEX TO DRAWINGS/ OVERALL SITE PLAN
LC-2	EXISTING CONDITIONS, UTILITY, & DEMOLITION PLAN
LC-3	LAYOUT PLAN
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IR-2	IRRIGATION DETAILS

LOCATION MAP



INDEX TO DRAWINGS/
OVERALL SITE PLAN

QUORUM PARK
ADDISON, TEXAS

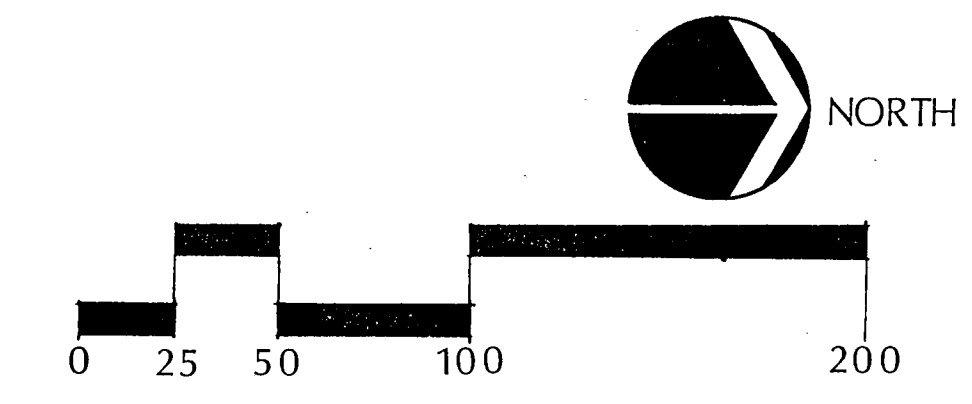
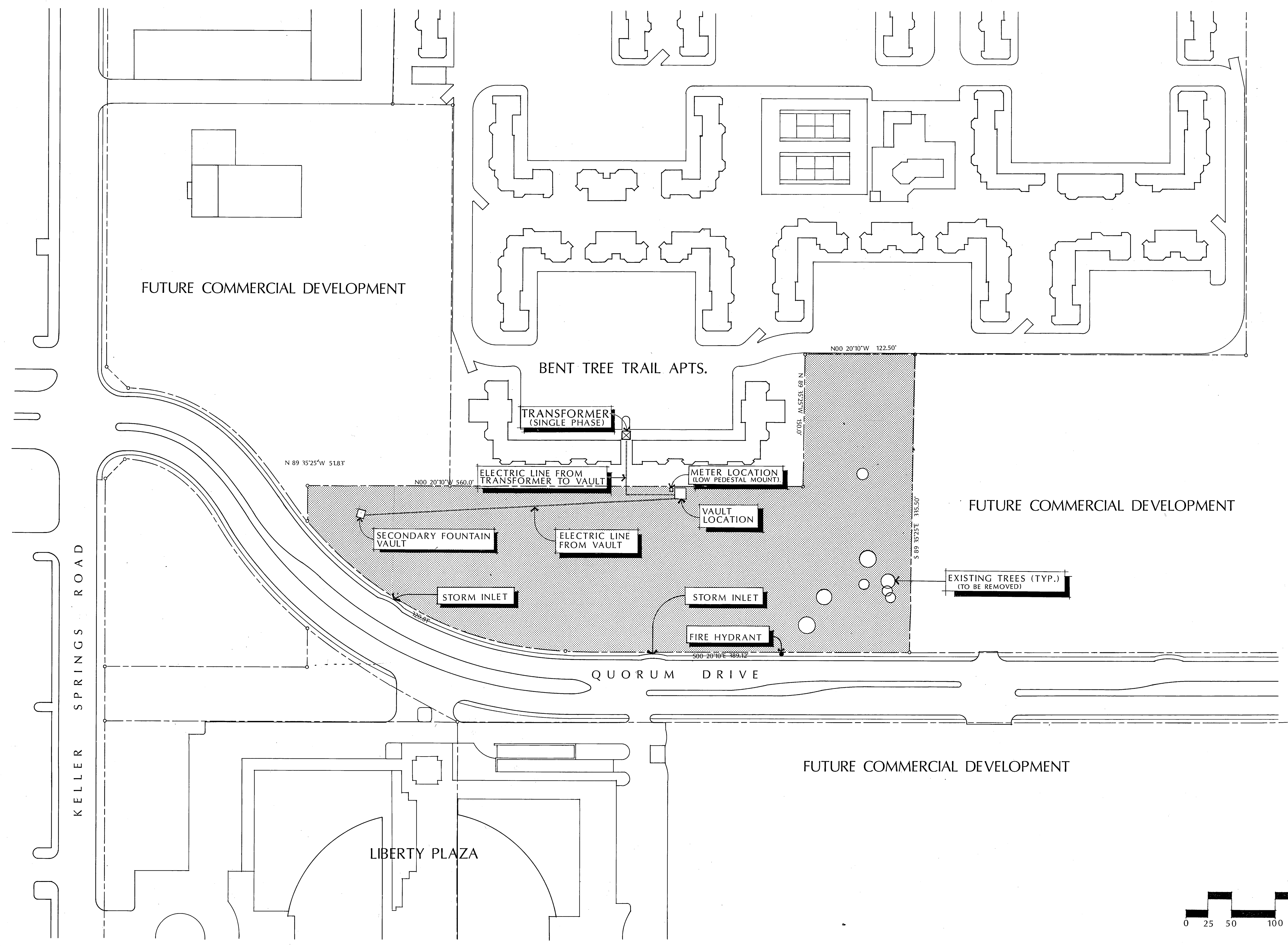


DATE	12/12/89
ISSUED	29 JAN. 1990

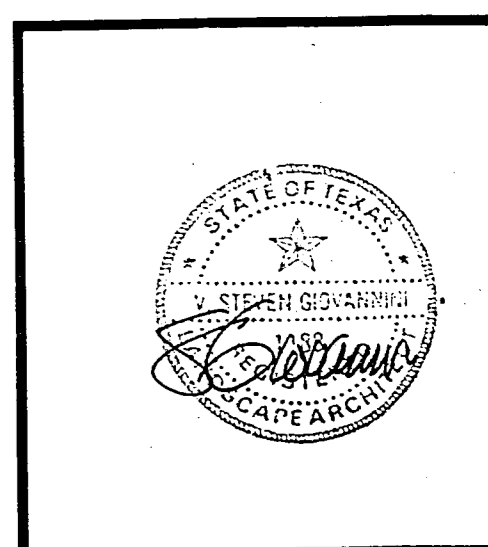
PROJECT NO.	88019
DRAWN BY	SG
CHECKED BY	SG
SCALE	
SHEET NO.	LC-1

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REVISIONS

PROJECT NO. 88019
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CHECKED BY SG
SCALE
SHEET NO. LC-2

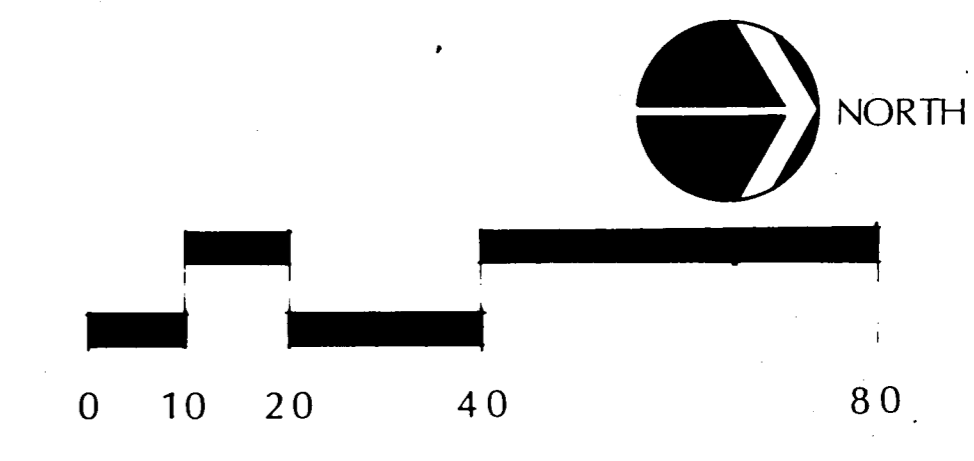
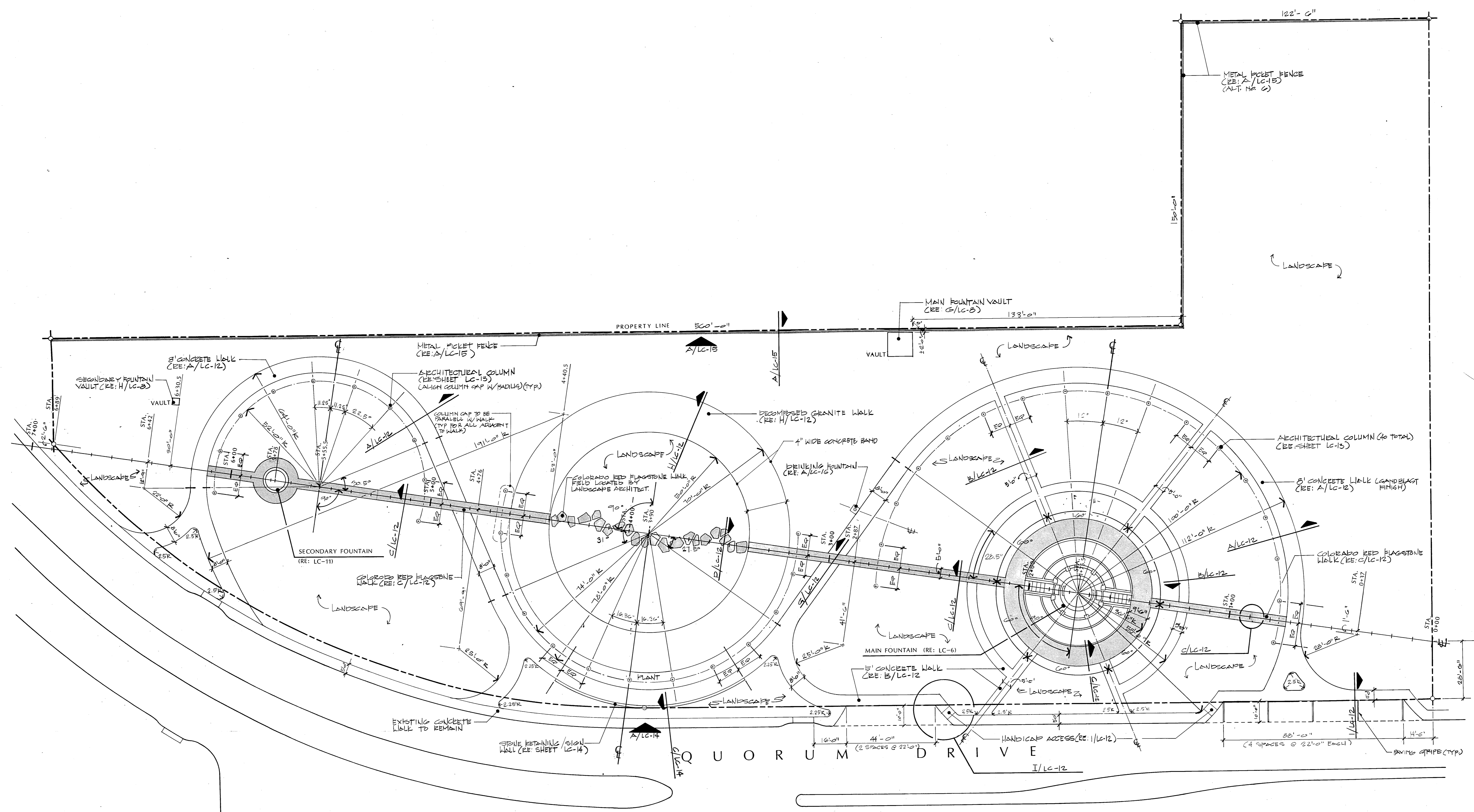


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ISSUE DATE 29 JAN. 1990
REVISIONS

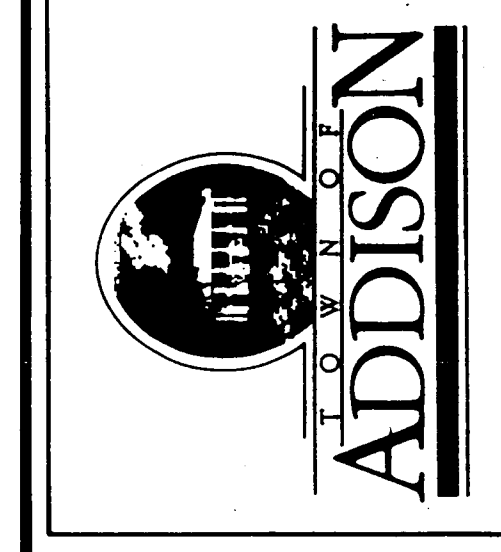
PROJECT NO. 88019
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SCALE 1" = 20' 0"
SHEET NO.



S I T E P L A N

GRADING PLAN

QUORUM PARK
ADDISON, TEXAS

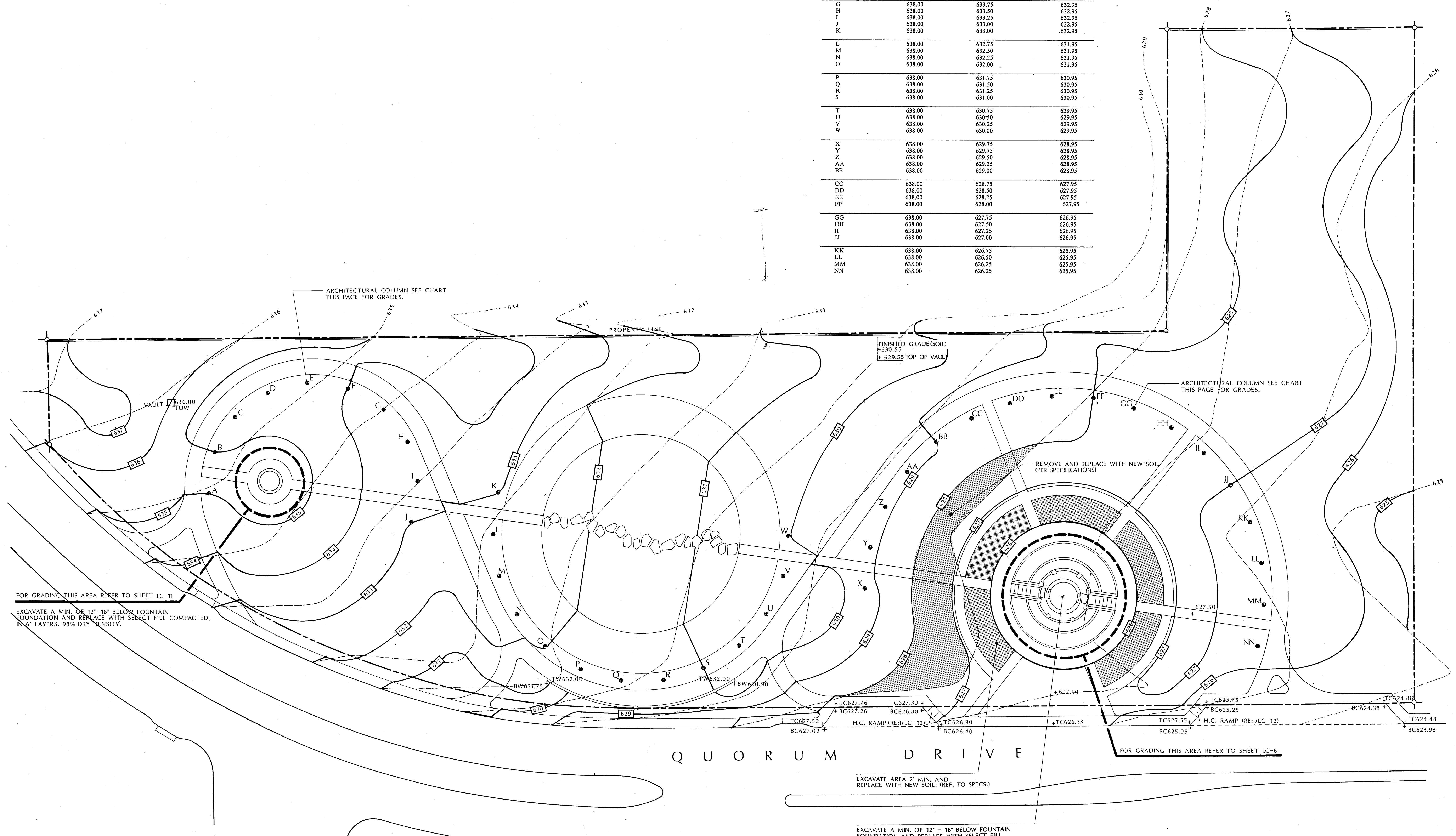


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ISSUE DATE	29 JAN, 1990
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SHEET NO.	

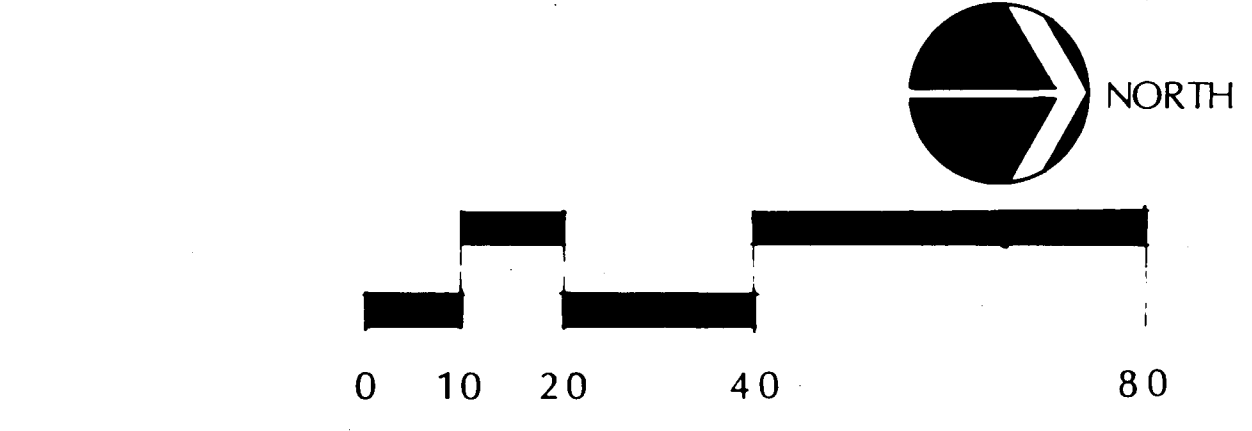
QUORUM PARK (88019)

Column Key	Top of Column Elevation	Bottom of Column Elevation	Top of Footing Elevation
A	638.00	635.00	634.95
B	638.00	635.00	634.95
C	638.00	634.75	633.95
D	638.00	634.50	633.95
E	638.00	634.25	633.95
F	638.00	634.00	633.95
G	638.00	633.75	632.95
H	638.00	633.50	632.95
I	638.00	633.25	632.95
J	638.00	633.00	632.95
K	638.00	633.00	632.95
L	638.00	632.75	631.95
M	638.00	632.50	631.95
N	638.00	632.25	631.95
O	638.00	632.00	631.95
P	638.00	631.75	630.95
Q	638.00	631.50	630.95
R	638.00	631.25	630.95
S	638.00	631.00	630.95
T	638.00	630.75	629.95
U	638.00	630.50	629.95
V	638.00	630.25	629.95
W	638.00	630.00	629.95
X	638.00	629.75	628.95
Y	638.00	629.75	628.95
Z	638.00	629.50	628.95
AA	638.00	629.25	628.95
BB	638.00	629.00	628.95
CC	638.00	628.75	627.95
DD	638.00	628.50	627.95
EE	638.00	628.25	627.95
FF	638.00	628.00	627.95
GG	638.00	627.75	626.95
HH	638.00	627.50	626.95
II	638.00	627.25	626.95
JJ	638.00	627.00	626.95
KK	638.00	626.75	625.95
LL	638.00	626.50	625.95
MM	638.00	626.25	625.95
NN	638.00	626.00	625.95

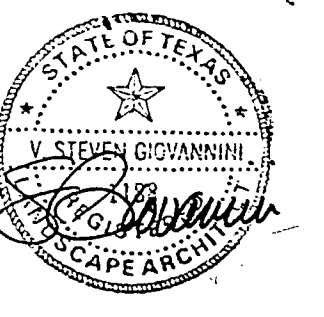
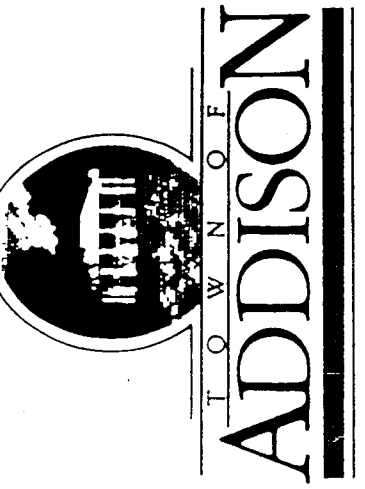


LEGEND

--- 625 ---	EXISTING GRADE
- - - 625 - - -	PROPOSED GRADE
●	STONE COLUMN/KEY
TW 625.5	TOP OF WALL
BW 625.5	BOTTOM OF WALL
TC 625.5	TOP OF CURB
BC 625.5	BOTTOM OF CURB
+625.5	SPOT GRADE

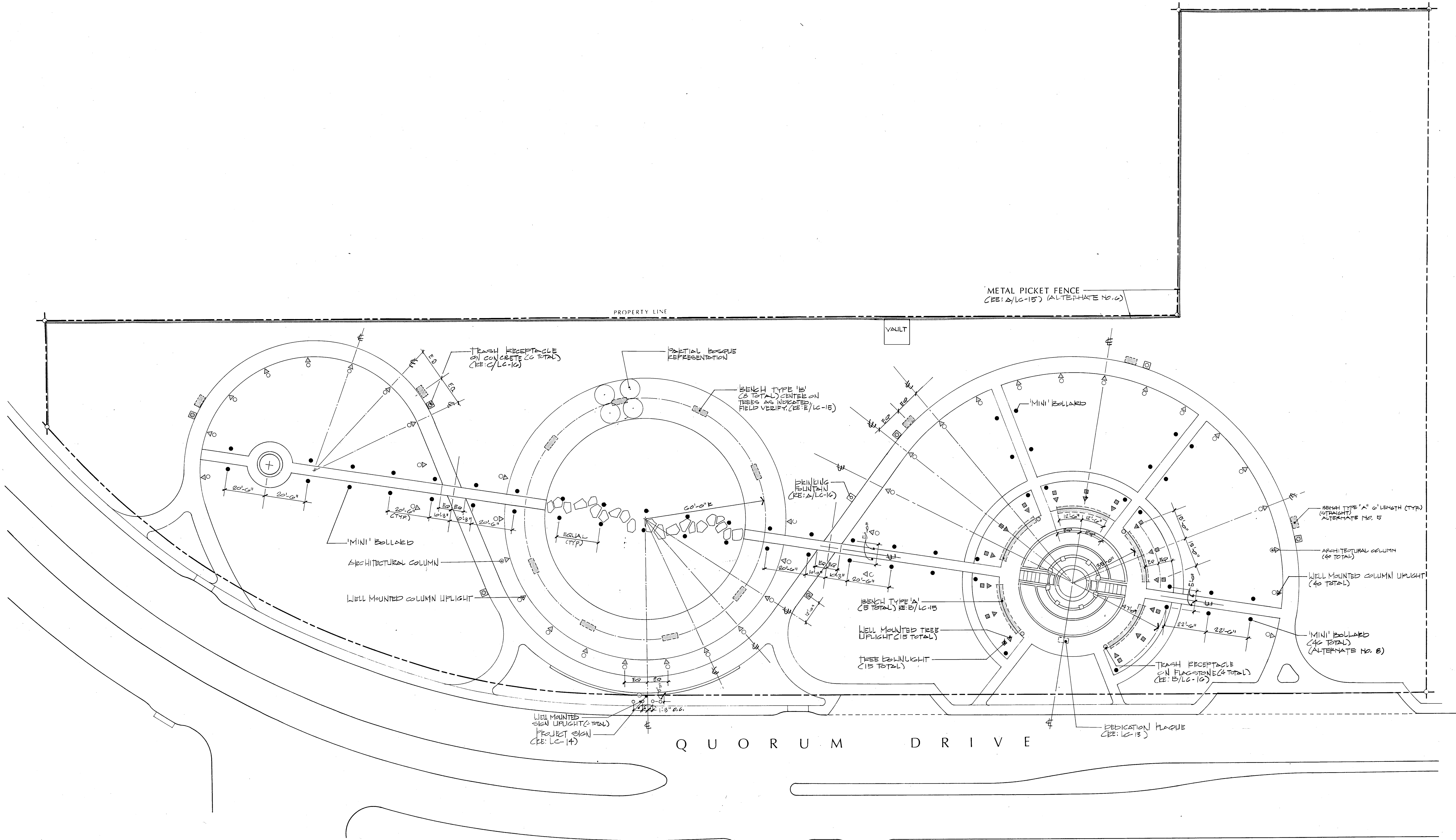


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PRELIMINARY	
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PROJECT NO.	88019
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CHECKED BY	SG
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SHEET NO.	LC-5

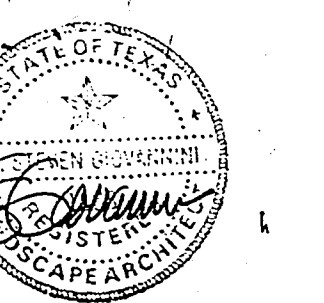
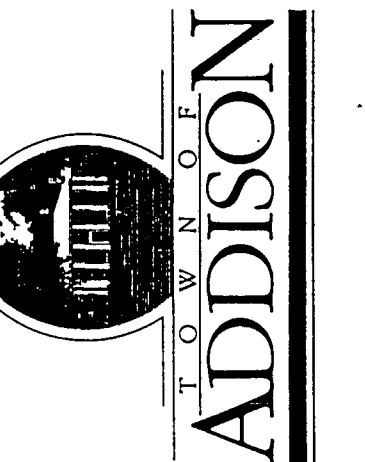


NOTES:
1. 6' LONG BENCH TYPE 'A' IS TO BE CENTERED ON COLUMNS AS INDICATED ON PLAN.
2. COLUMN CAPS ARE TO BE SET FACING TOWARDS RADIUS POINTS.

NORTH

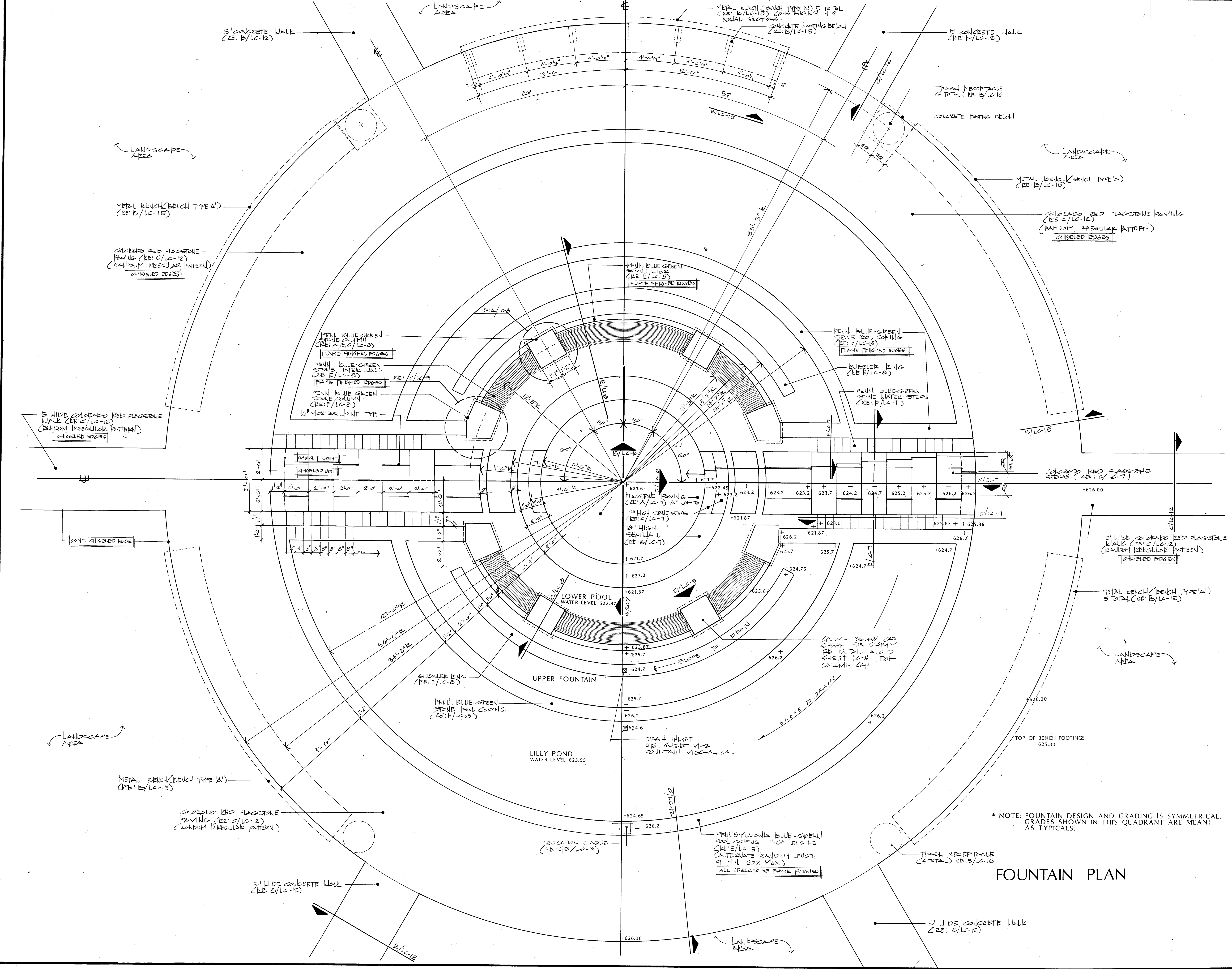
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S I T E P L A N



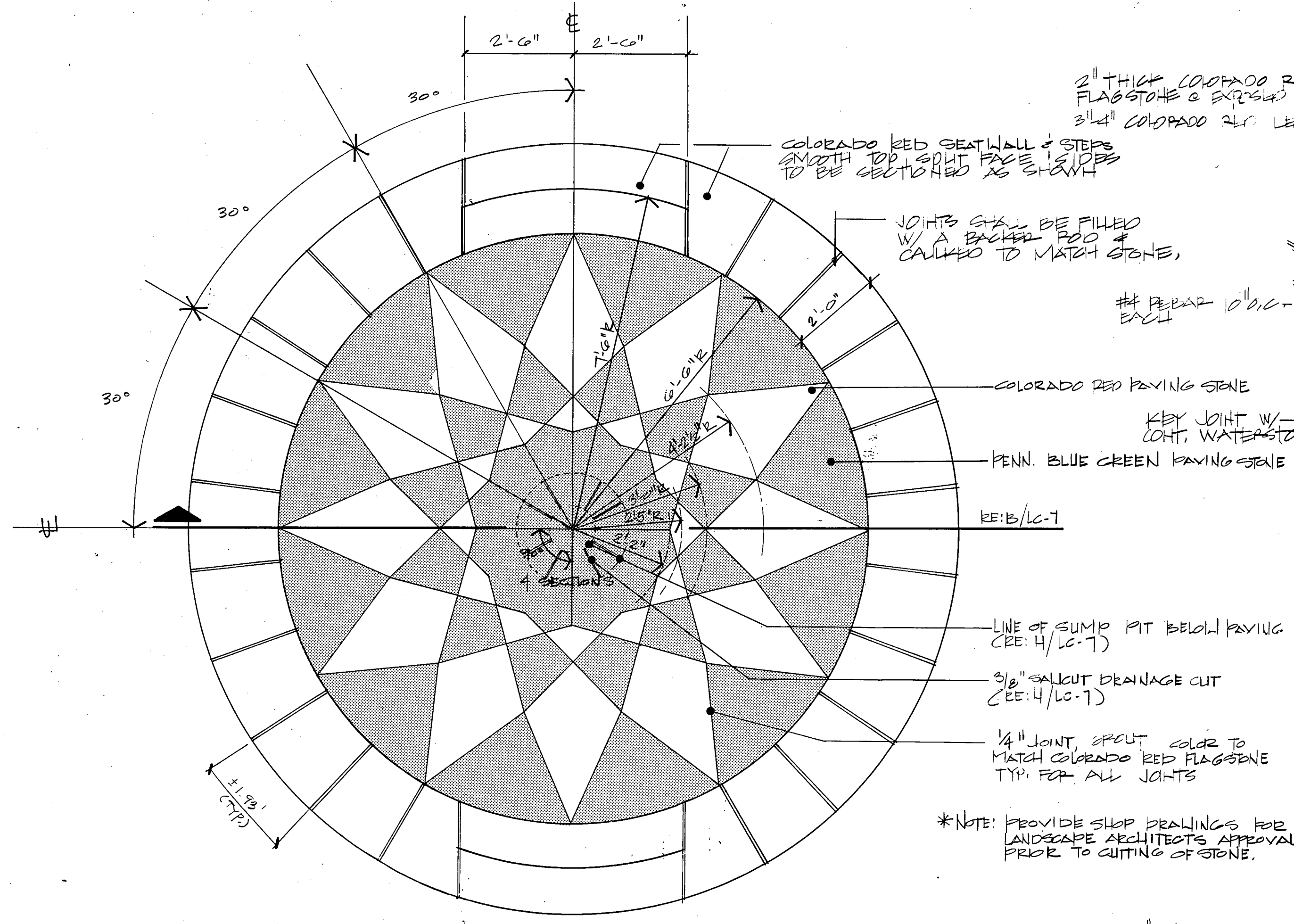
PRELIMINARY	
ISSUE DATE	29 JAN 1990
REVISIONS	

PROJECT NO.	88019
DRAWN BY	SG/TEAPLIN
CHECKED BY	SG
SCALE	3/8" = 1'-0"
SHEET NO.	LC-6

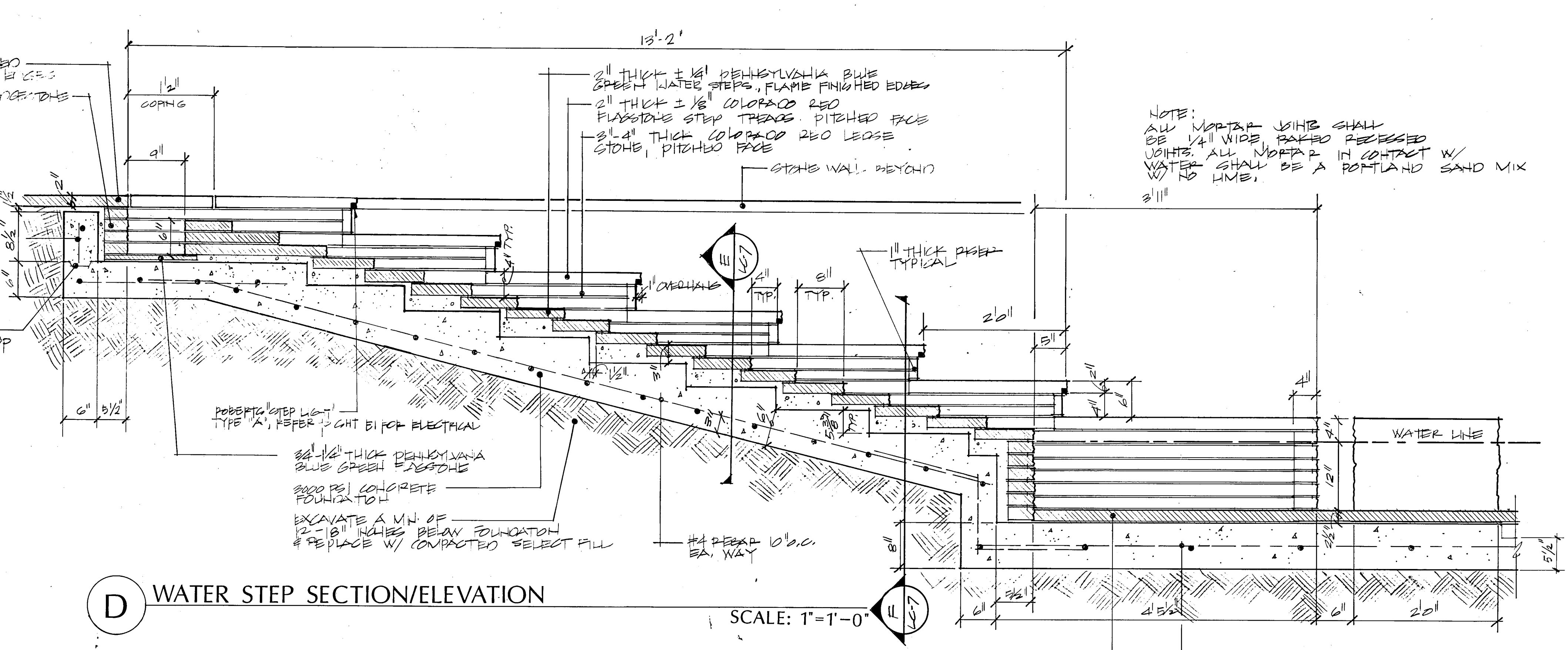


* NOTE: FOUNTAIN DESIGN AND GRADING IS SYMMETRICAL. GRADES SHOWN IN THIS QUADRANT ARE MEANT AS TYPICALS.

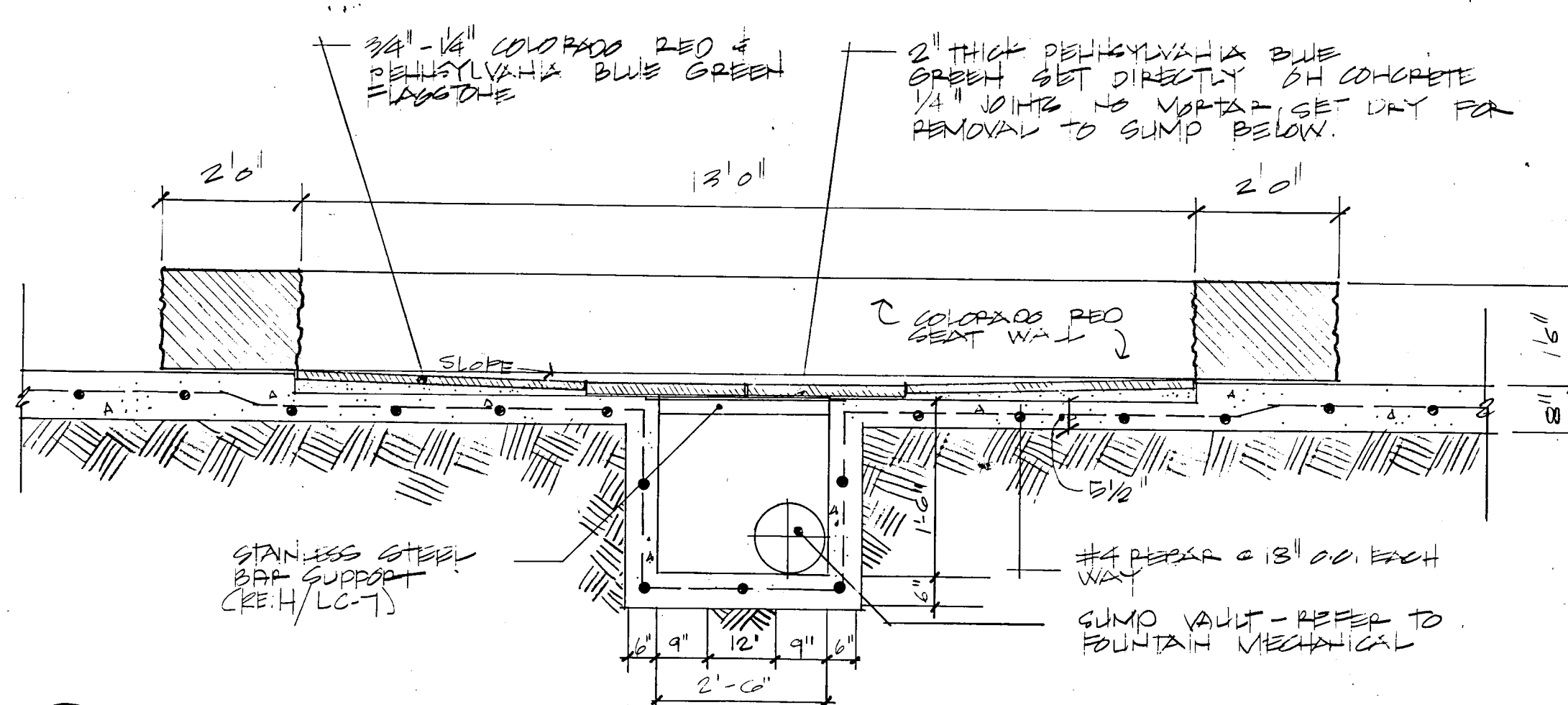
FOUNTAIN PLAN



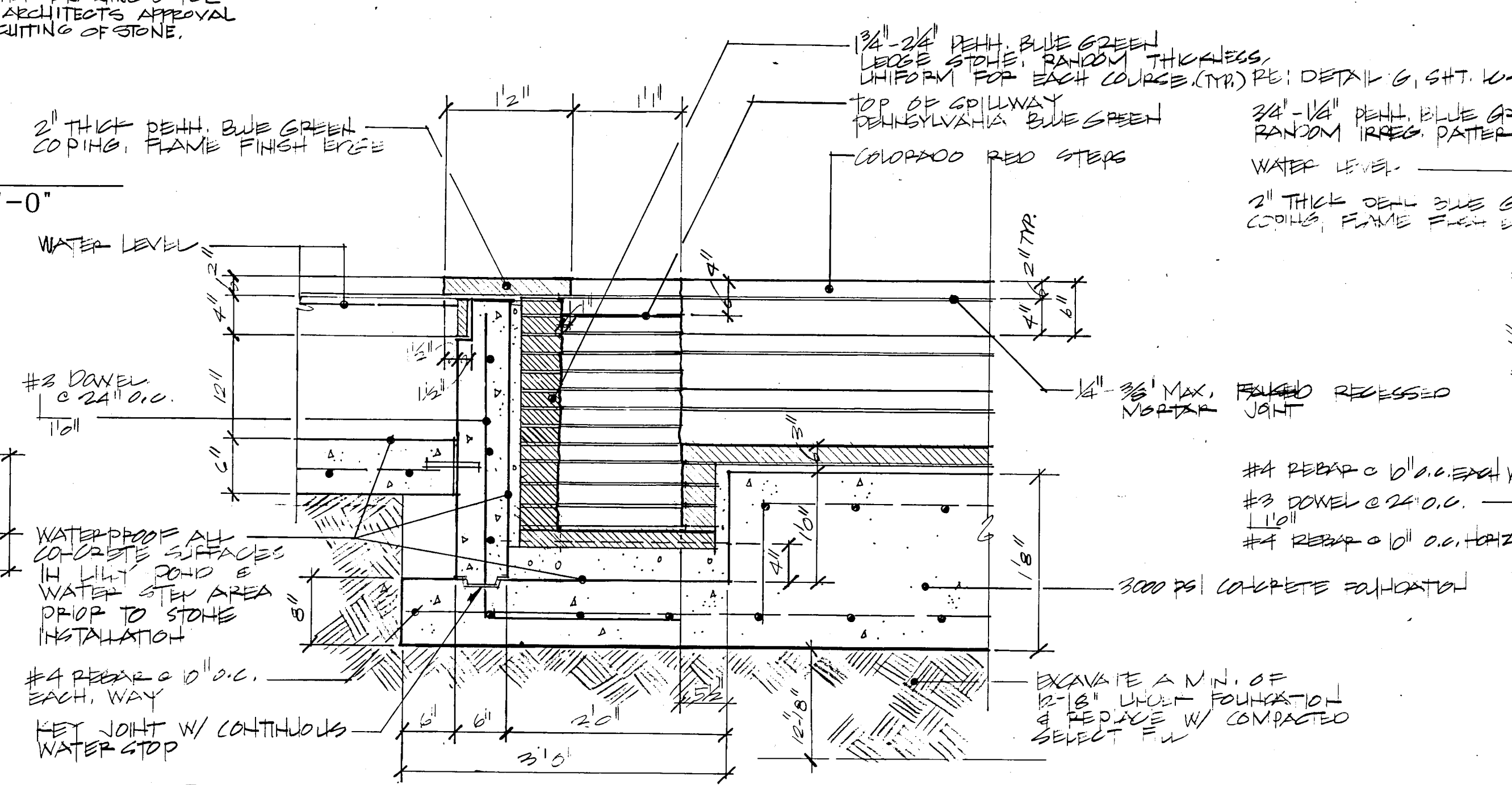
A FOUNTAIN PAVING/SEATWALL LAYOUT PLAN
SCALE: 1/2" = 1'-0"



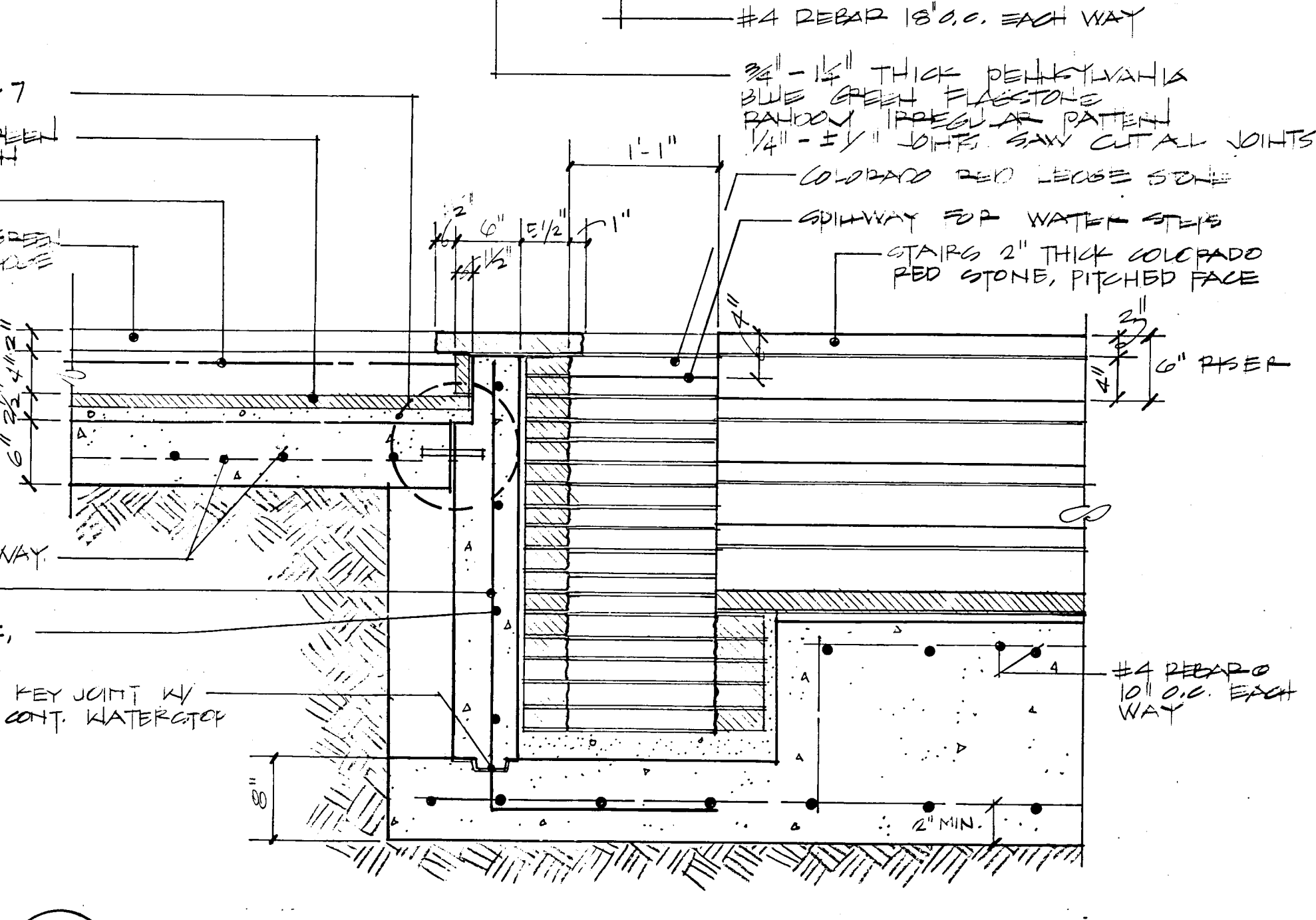
D WATER STEP SECTION/ELEVATION
SCALE: 1" = 1'-0"



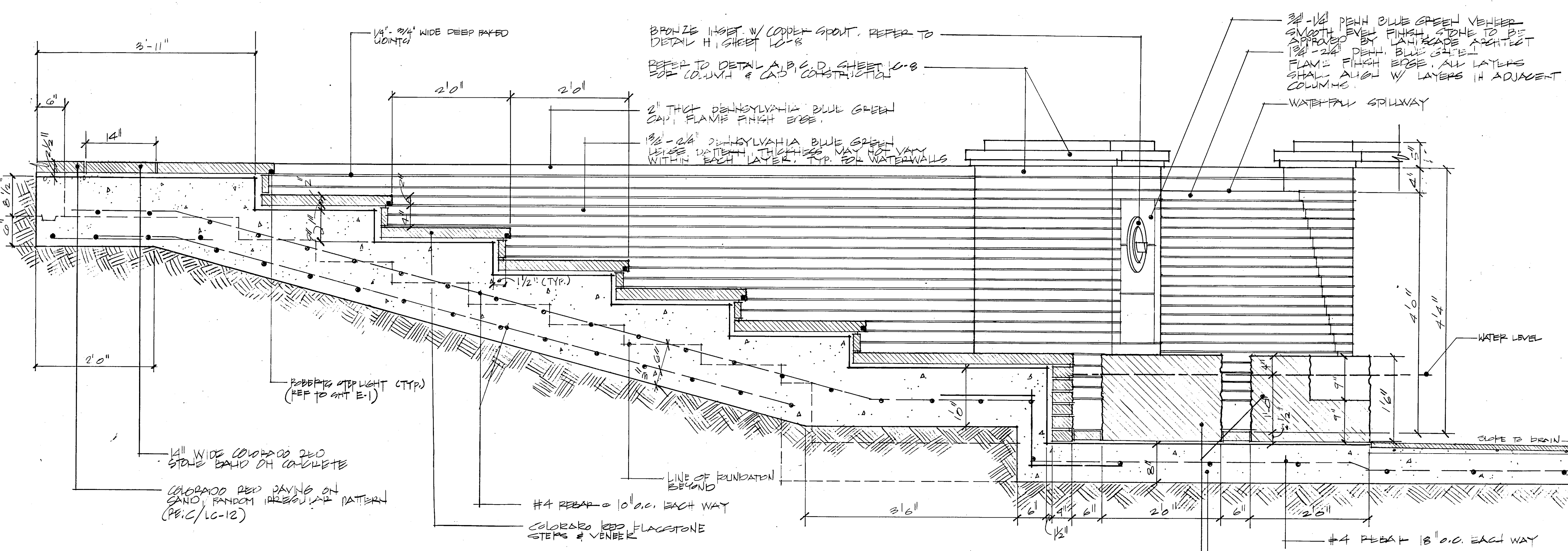
B FOUNTAIN PAVING/SEATWALL SECTION
SCALE: 1" = 1'-0"



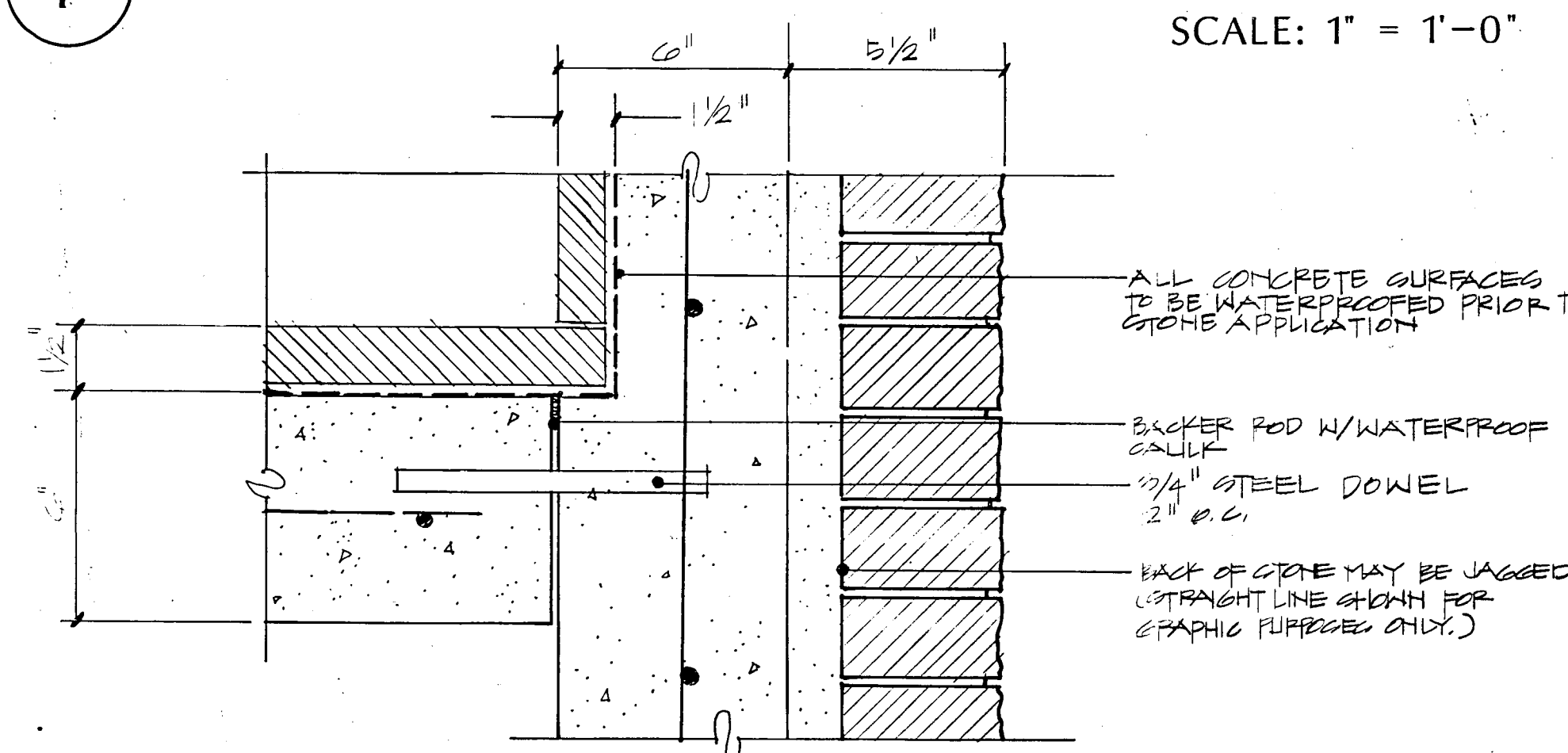
E WATER STEP SECTION/ELEVATION (LILY POND)
SCALE: 1" = 1'-0"



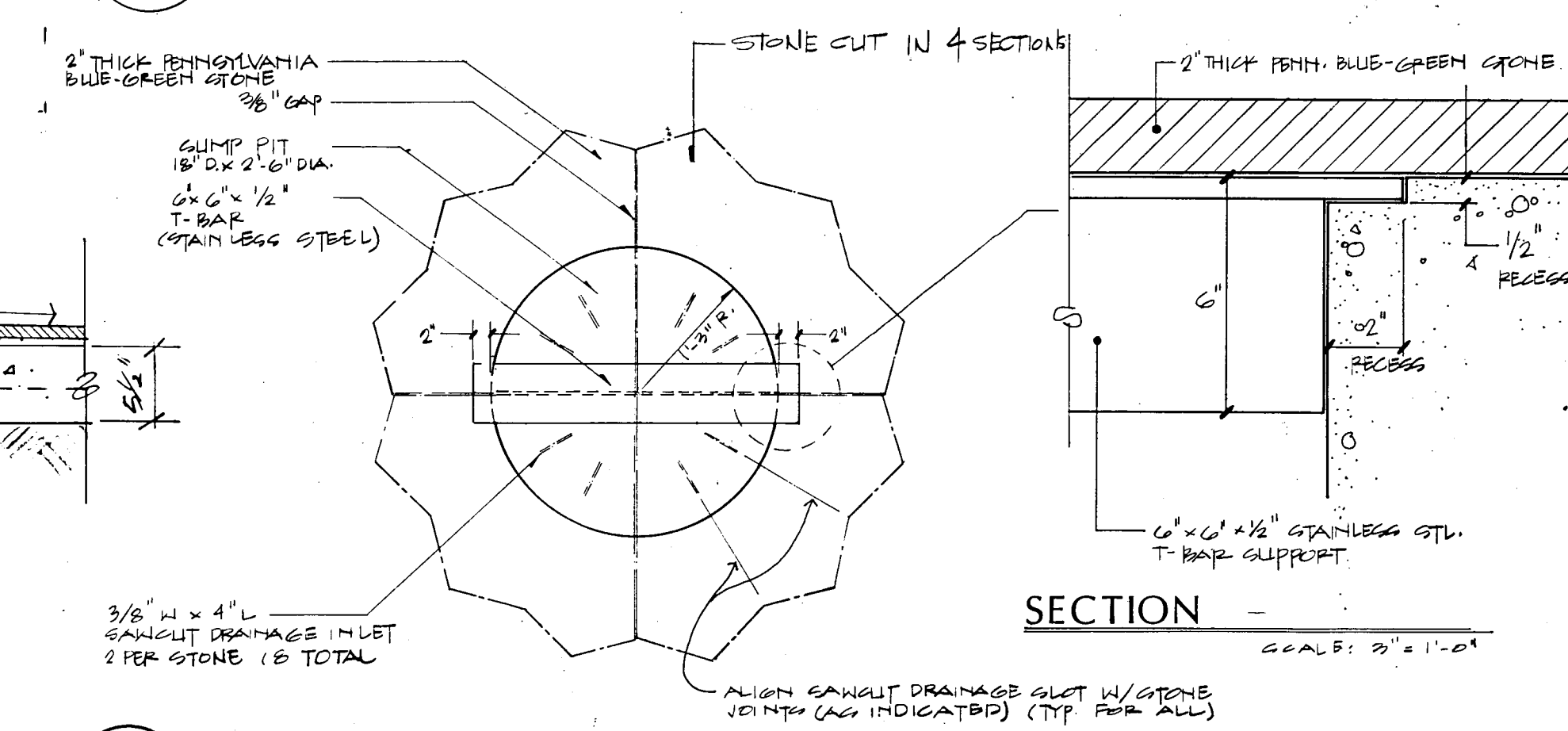
F WATER STEP SECTION (UPPER POOL)
SCALE: 1" = 1'-0"



C FOUNTAIN ACCESS SECTION/ELEVATION
SCALE: 1" = 1'-0"



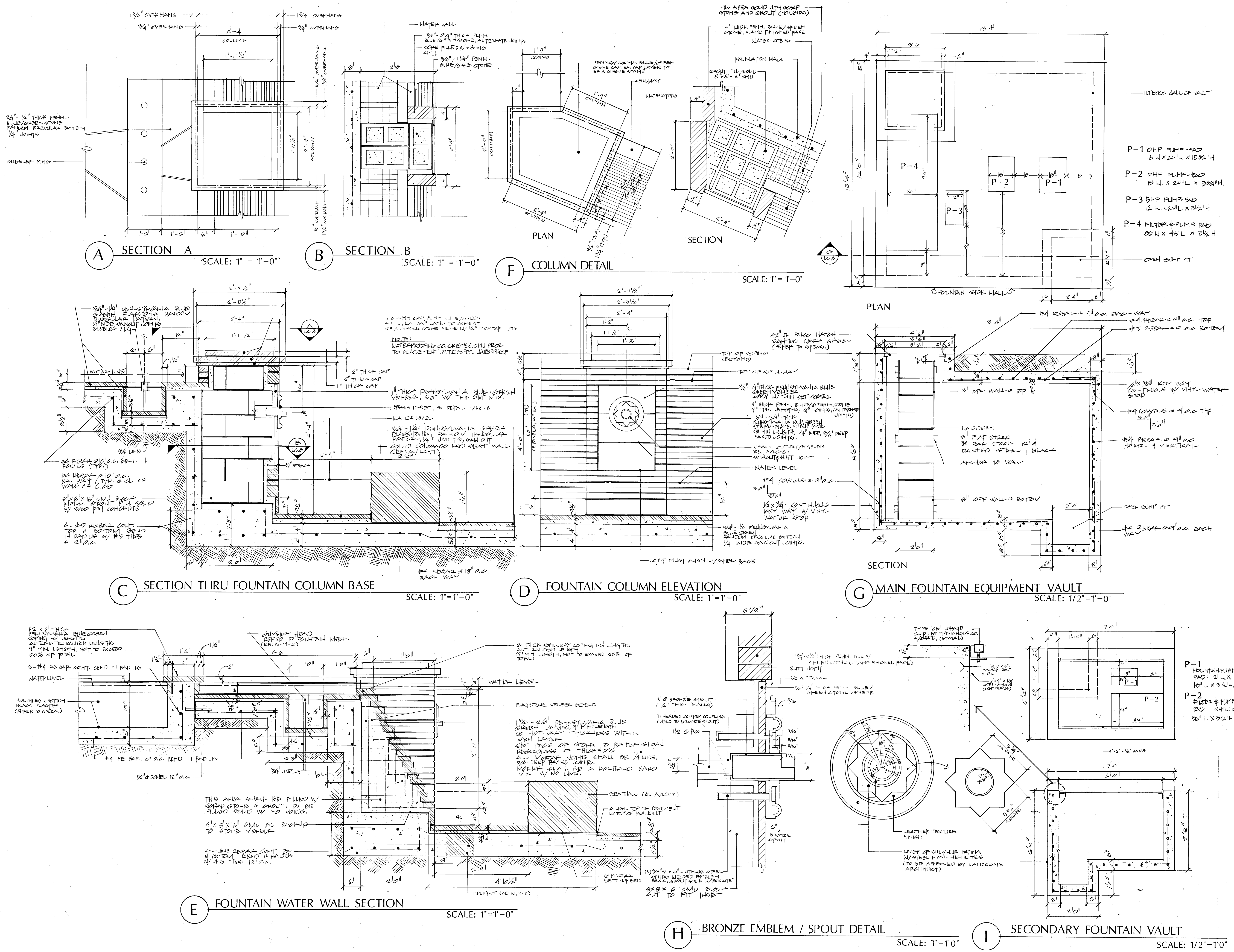
G WATERPROOFING DETAIL
SCALE: 3" = 1'-0"



H SUMP PIT PLAN
SCALE: 3/4" = 1'-0"

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REVISIONS

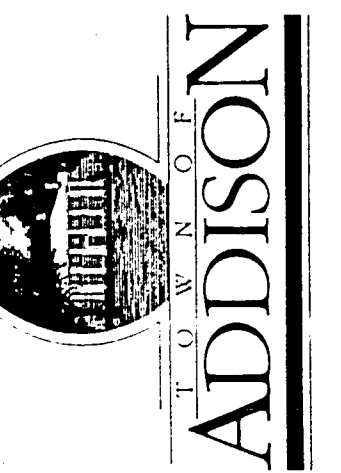
PROJECT NO. 88019
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SCALE
SHEET NO.



- P-1 10HP PUMP PAD
15" L X 24" L X 15 3/4" H.
- P-2 10HP PUMP PAD
15" L X 24" L X 15 3/4" H.
- P-3 5HP PUMP PAD
21" L X 24" L X 15 1/2" H.
- P-4 FILTER & PUMP PAD
30" L X 48" L X 3 1/2" H.

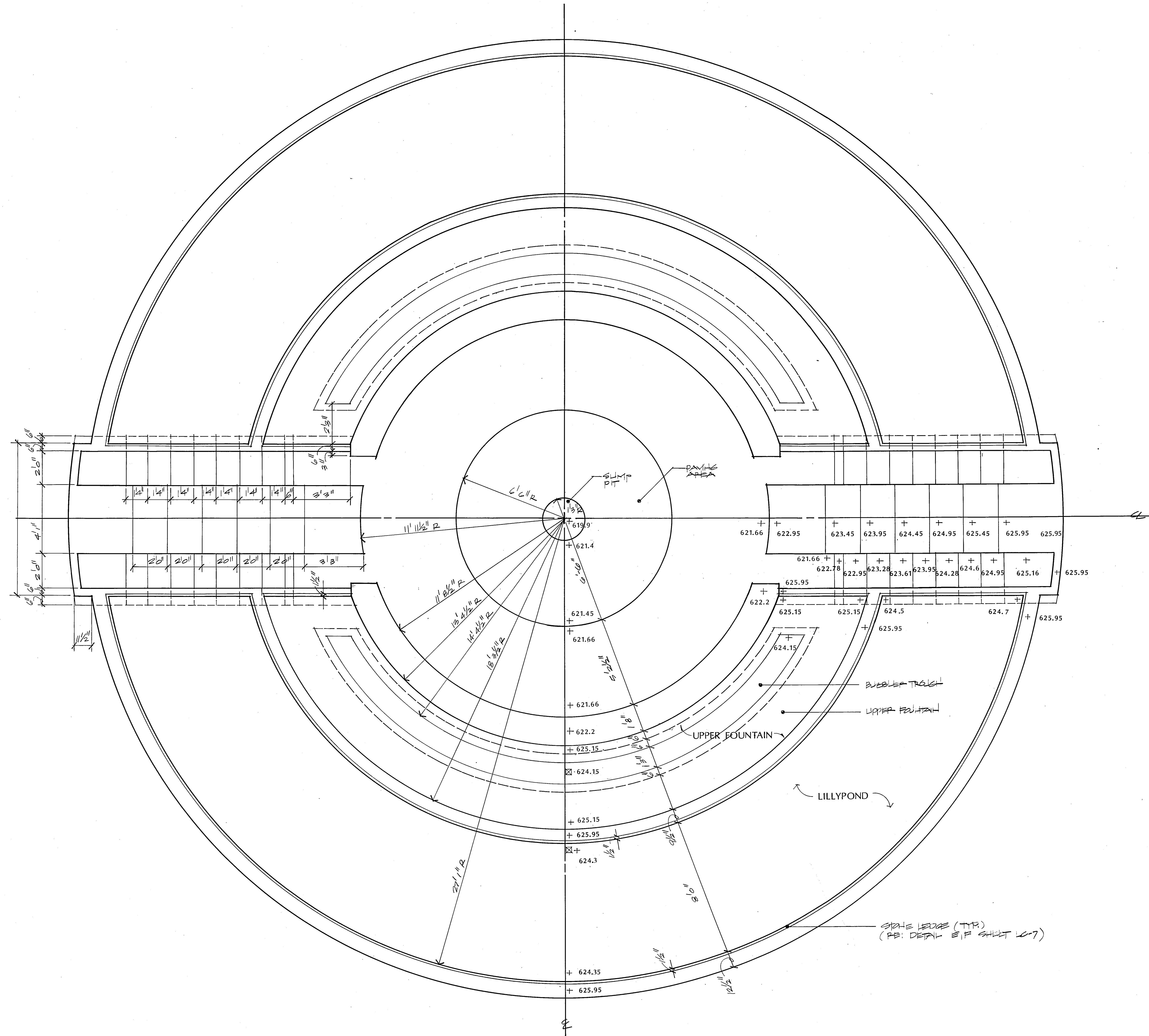
MAIN FOUNTAIN
FOUNDATION PLAN

QUORUM PARK
ADDISON, TEXAS



DATE: 29 JAN. 1990
REVISIONS:

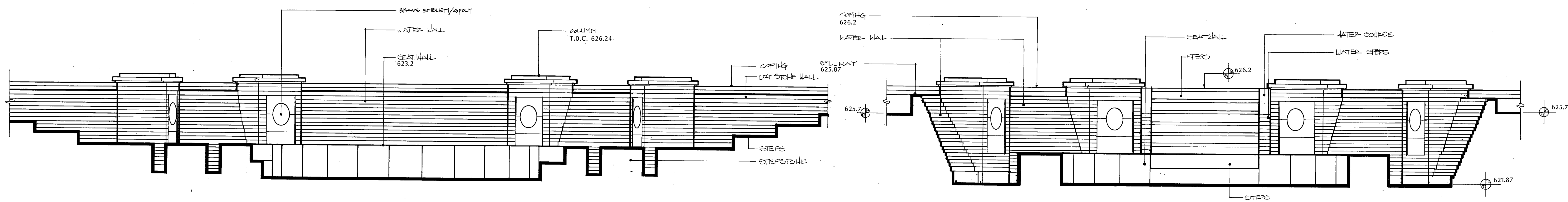
PROJECT NO: 88019
DRAWN BY: SG
CHECKED BY: SG
SCALE:
SHEET NO:
LC-9



A MAIN FOUNTAIN FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

NOTE:
Contractor to Verify all Grades Prior to Construction
and Report any Discrepancies to Landscape Architect.



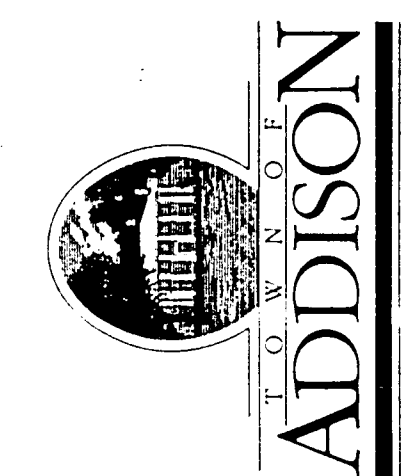
A ELEVATION A-A SCALE: 1/2"=1'-0"

B ELEVATION B-B SCALE: 1/2"=1'-0"

NOTE:
REFER TO SHEET LC-6 FOR FURTHER
INFORMATION PERTAINING TO FINISHED
GRADES WITHIN THE FOUNTAIN AREA.

ELEVATIONS: MAIN FOUNTAIN

QUORUM PARK
ADDISON, TEXAS

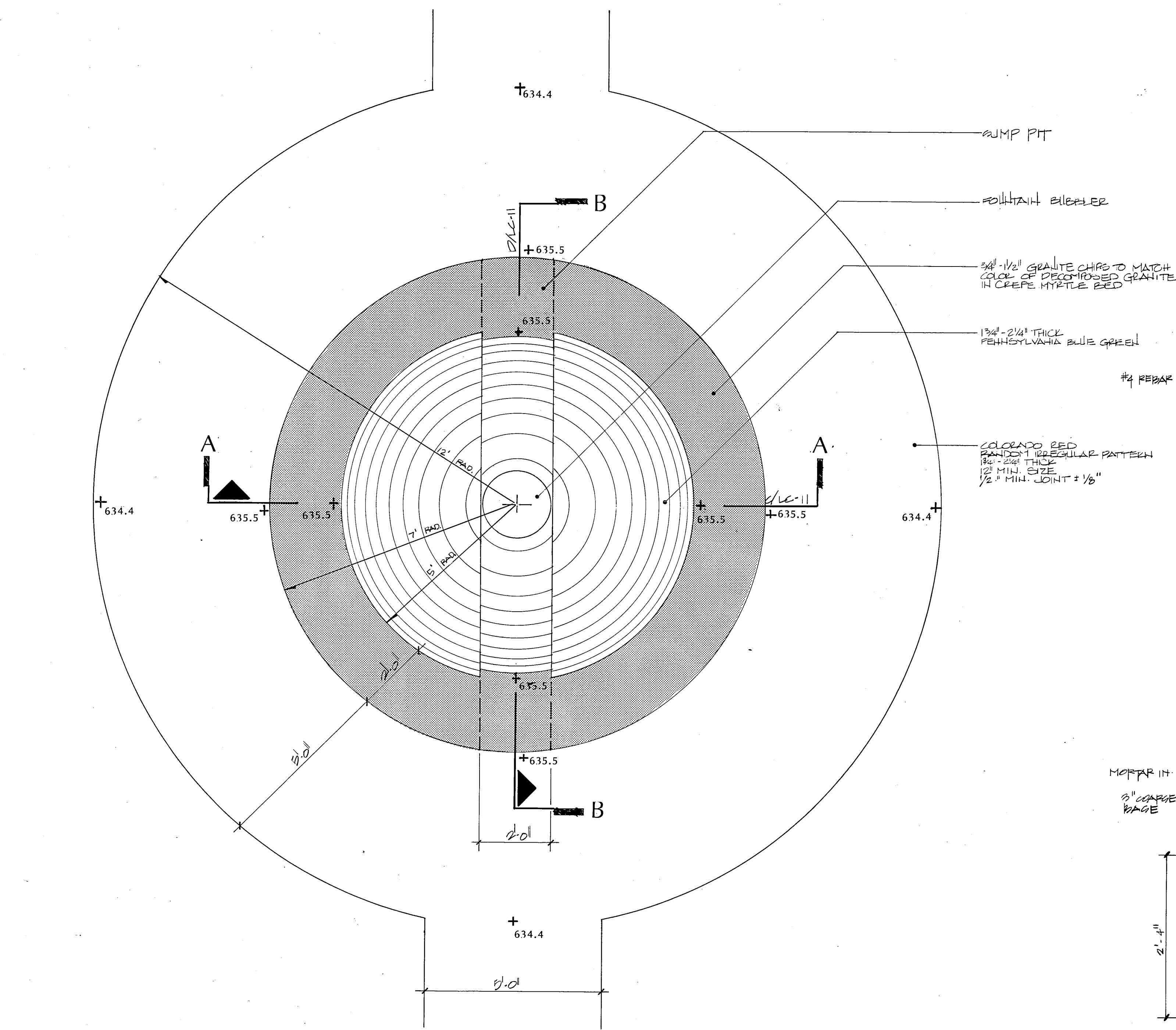


PRELIMINARY
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REVISIONS

PROJECT NO. 88019
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CHECKED BY
SCALE
SHEET NO. LC-10

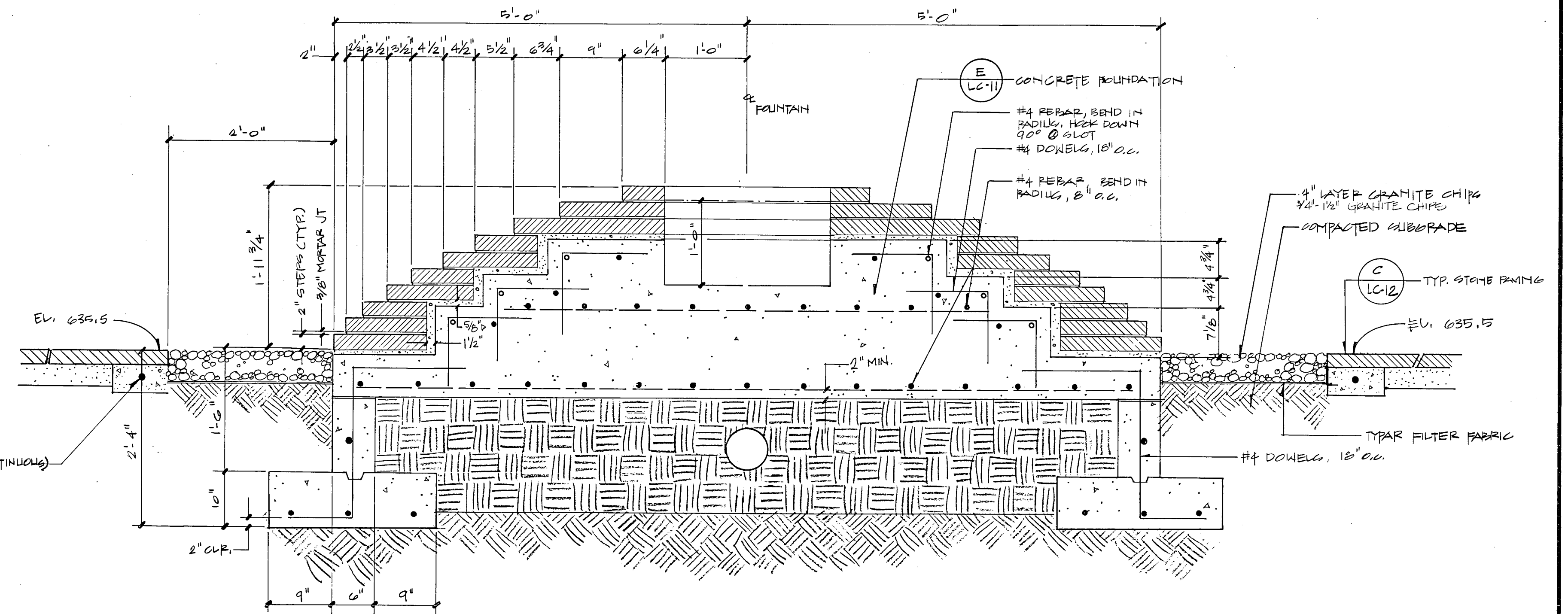
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ISSUE DATE	29 JAN. 1990
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SCALE	
SHEET NO.	



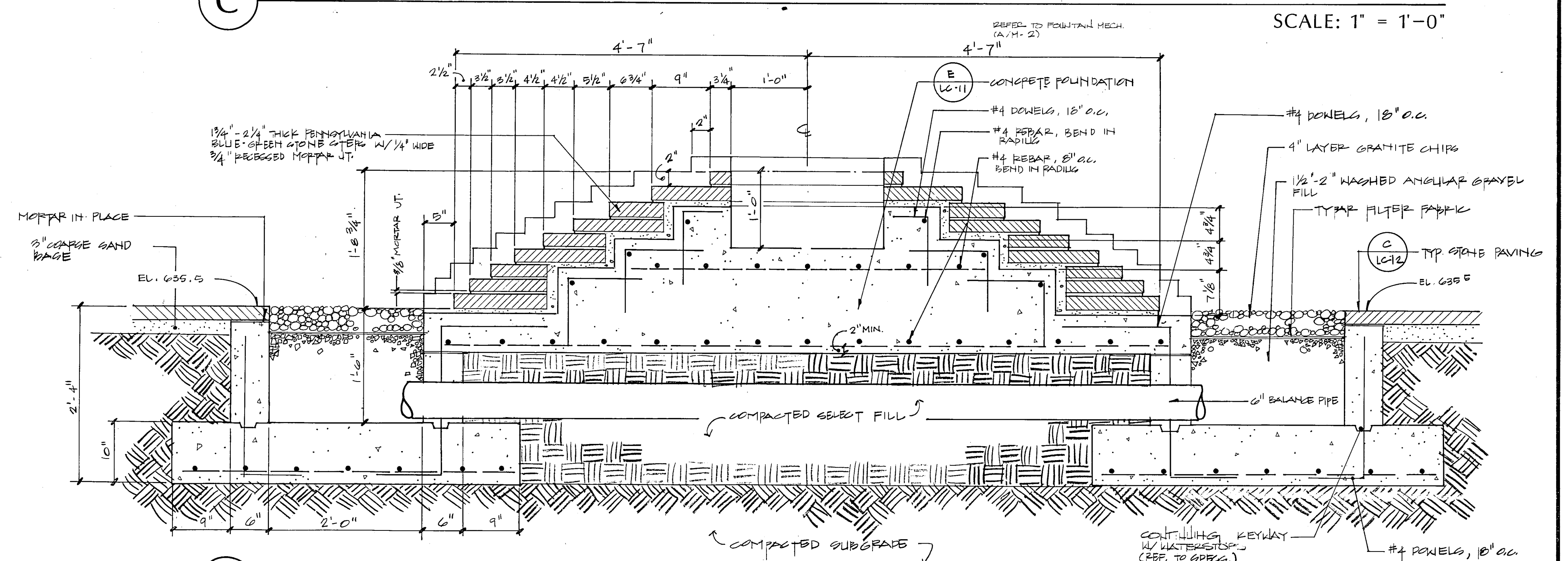
A FOUNTAIN LAYOUT AND GRADING

SCALE: 1/2" = 1'-0"



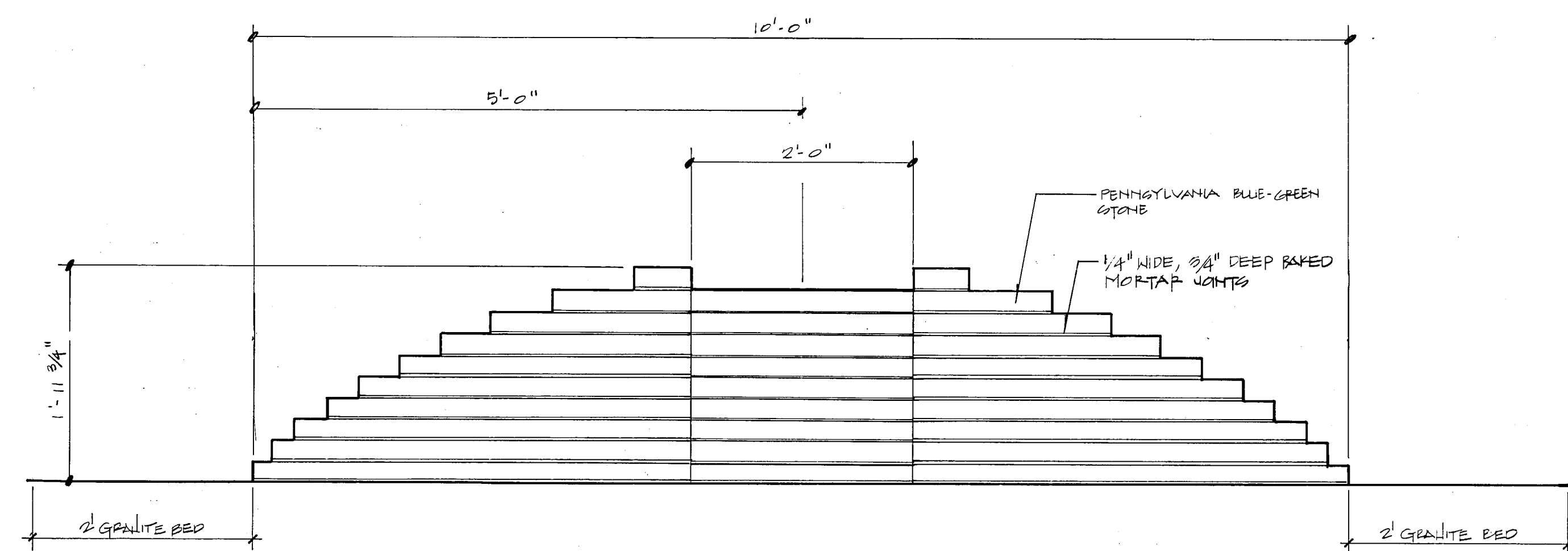
C SECTION A-A

SCALE: 1" = 1'-0"



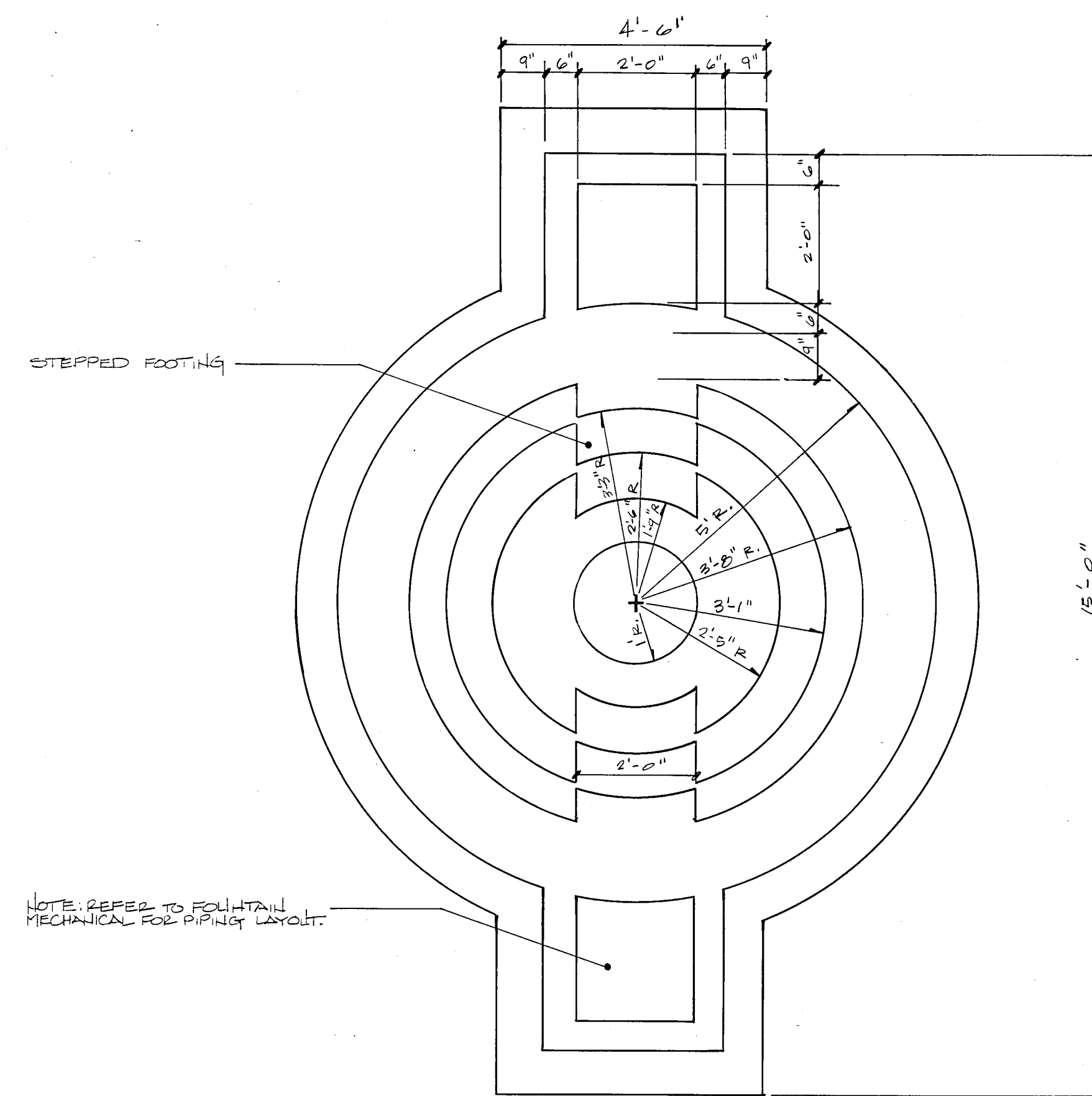
D SECTION B-B

SCALE: 1" = 1'-0"



B ELEVATION: FOUNTAIN

SCALE: 1" = 1'-0"

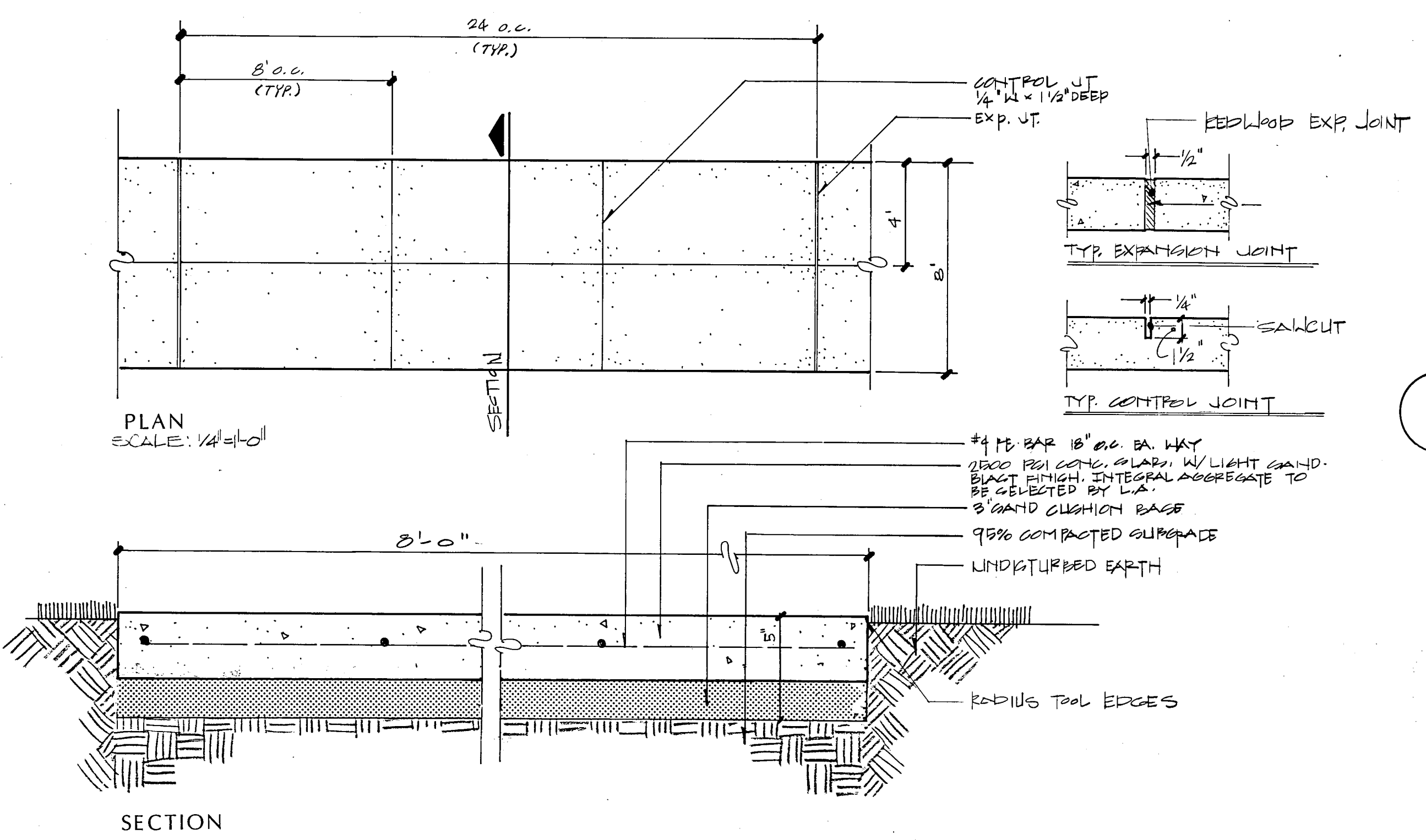


E FOUNTAIN FOUNDATION LAYOUT

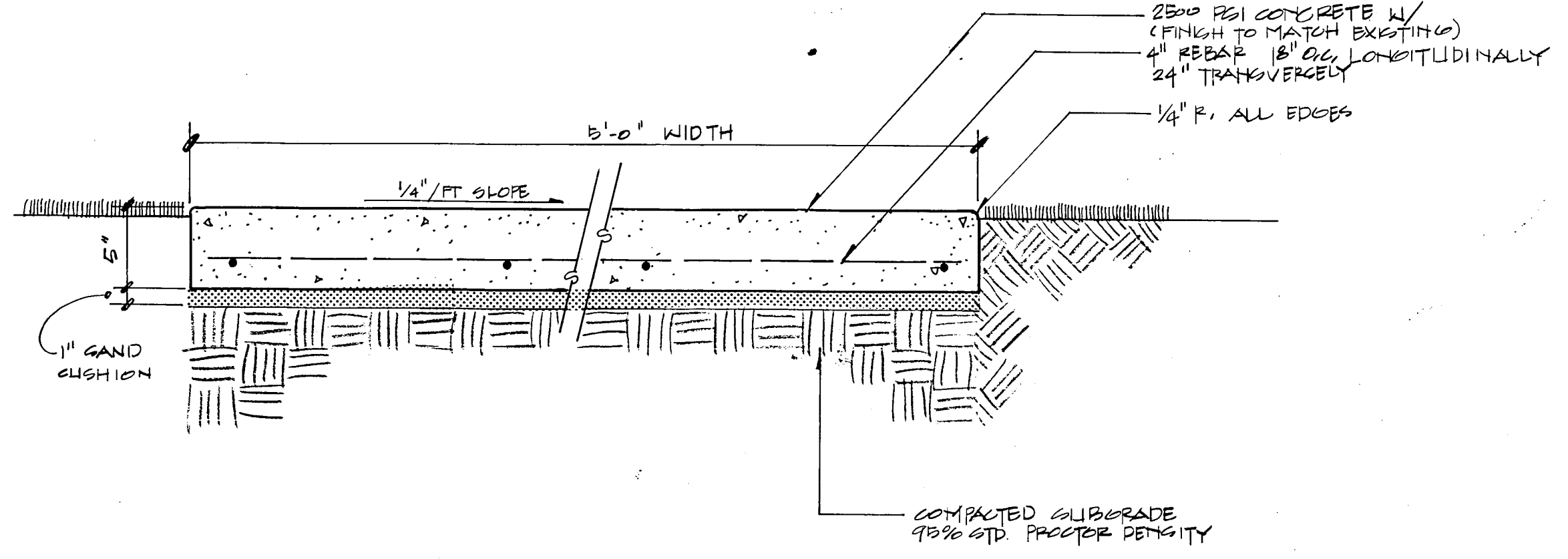
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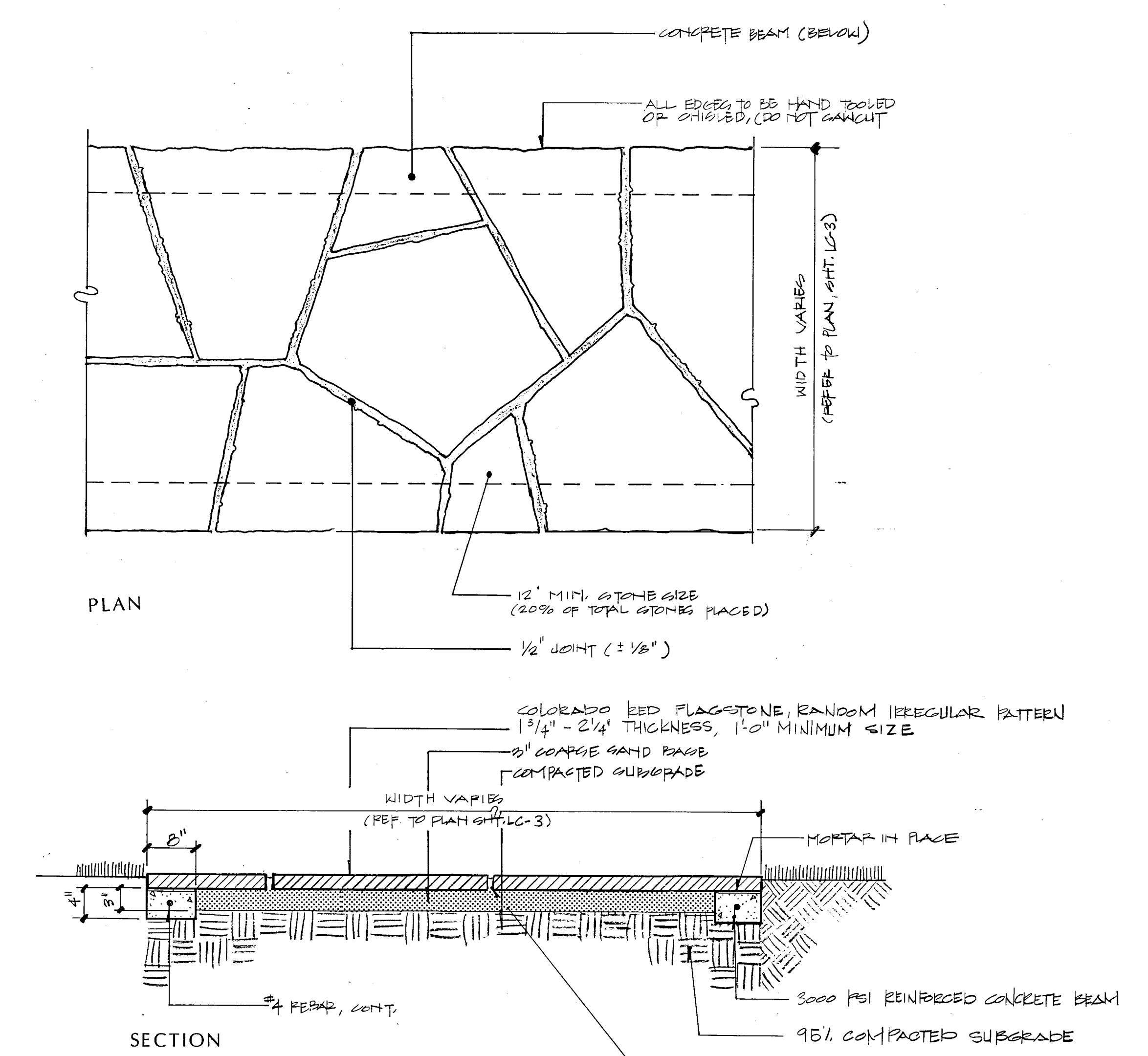
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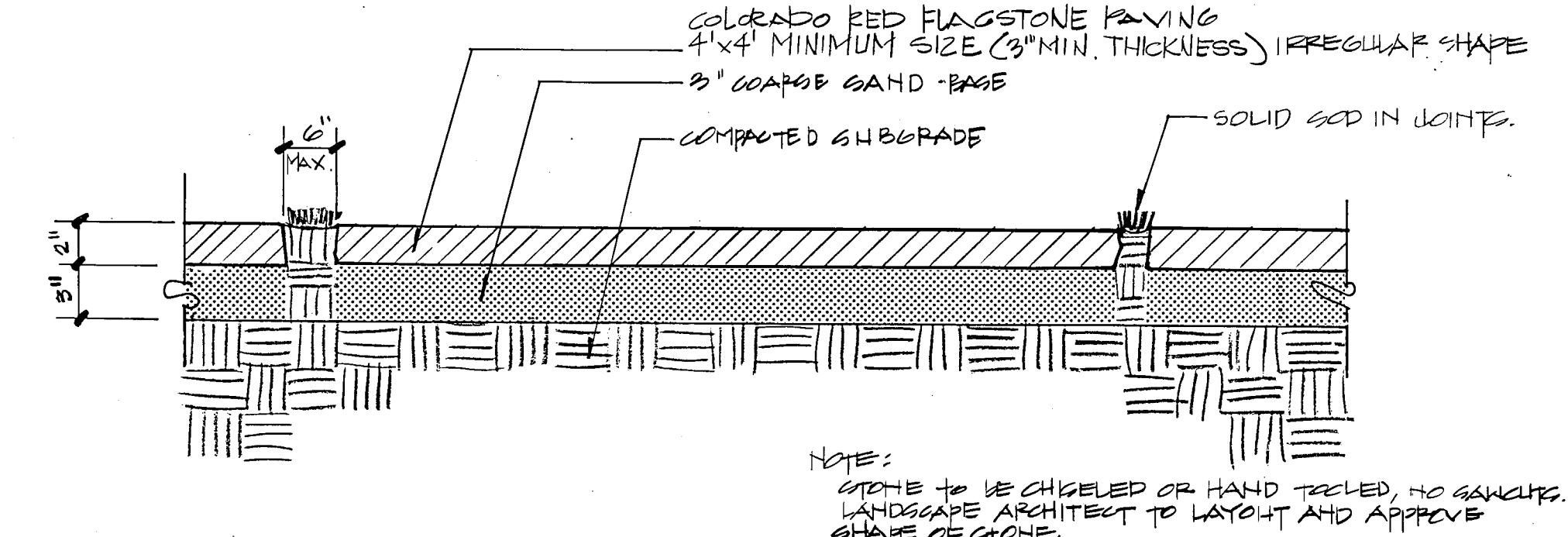
A TYPICAL CONCRETE PAVING
SCALE: 1 1/2"=1'-0"



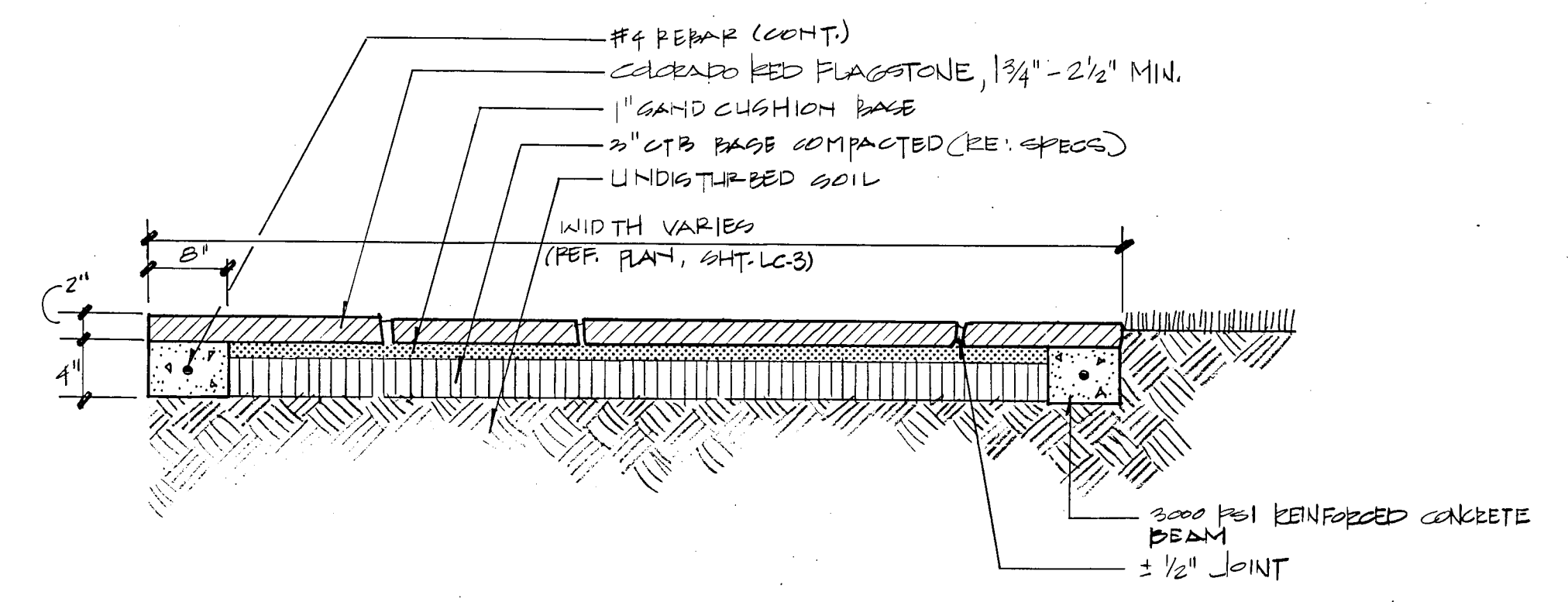
B TOWN OF ADDISON TYPICAL CONCRETE PAVING SECTION
SCALE: 1 1/2"=1'-0"



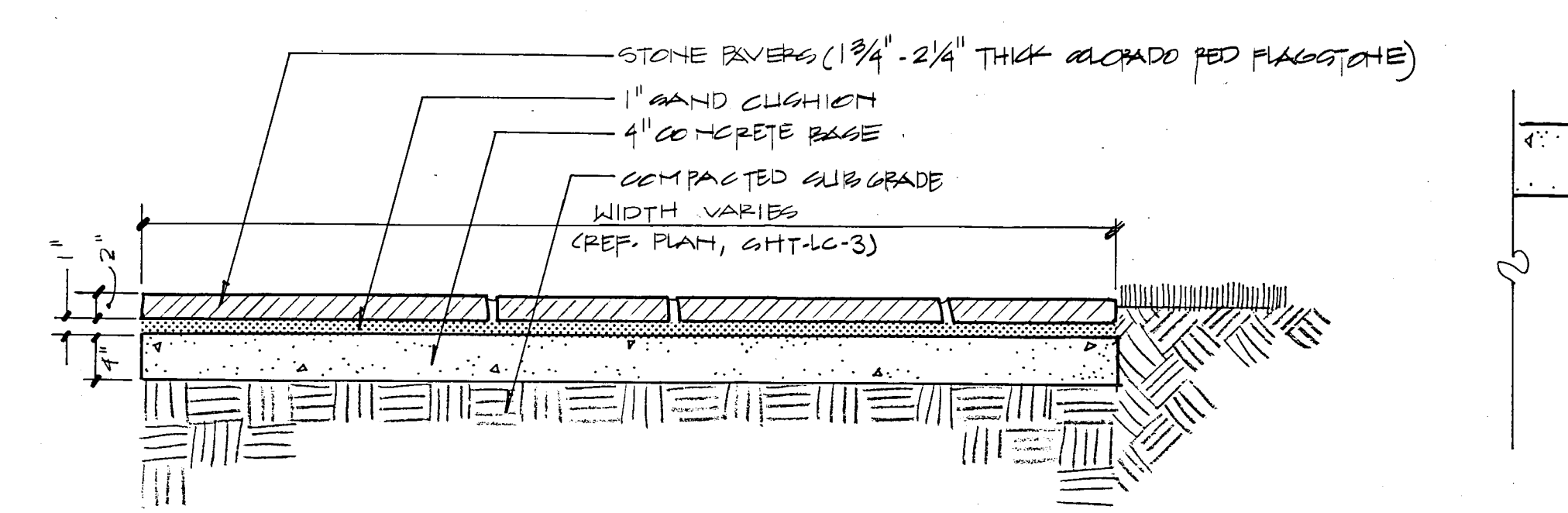
C FLAGSTONE PAVING (BASE BID)
SCALE: 1"=1'-0"



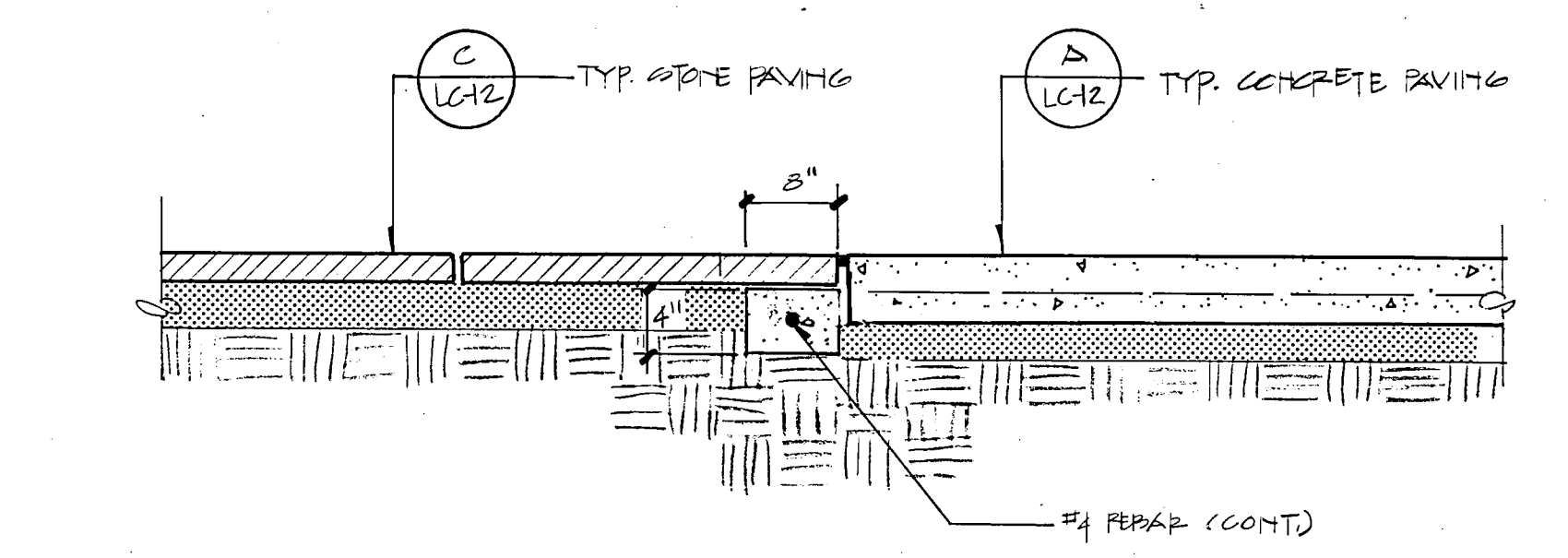
D FLAGSTONE STEP PADS
SCALE: 1"=1'-0"



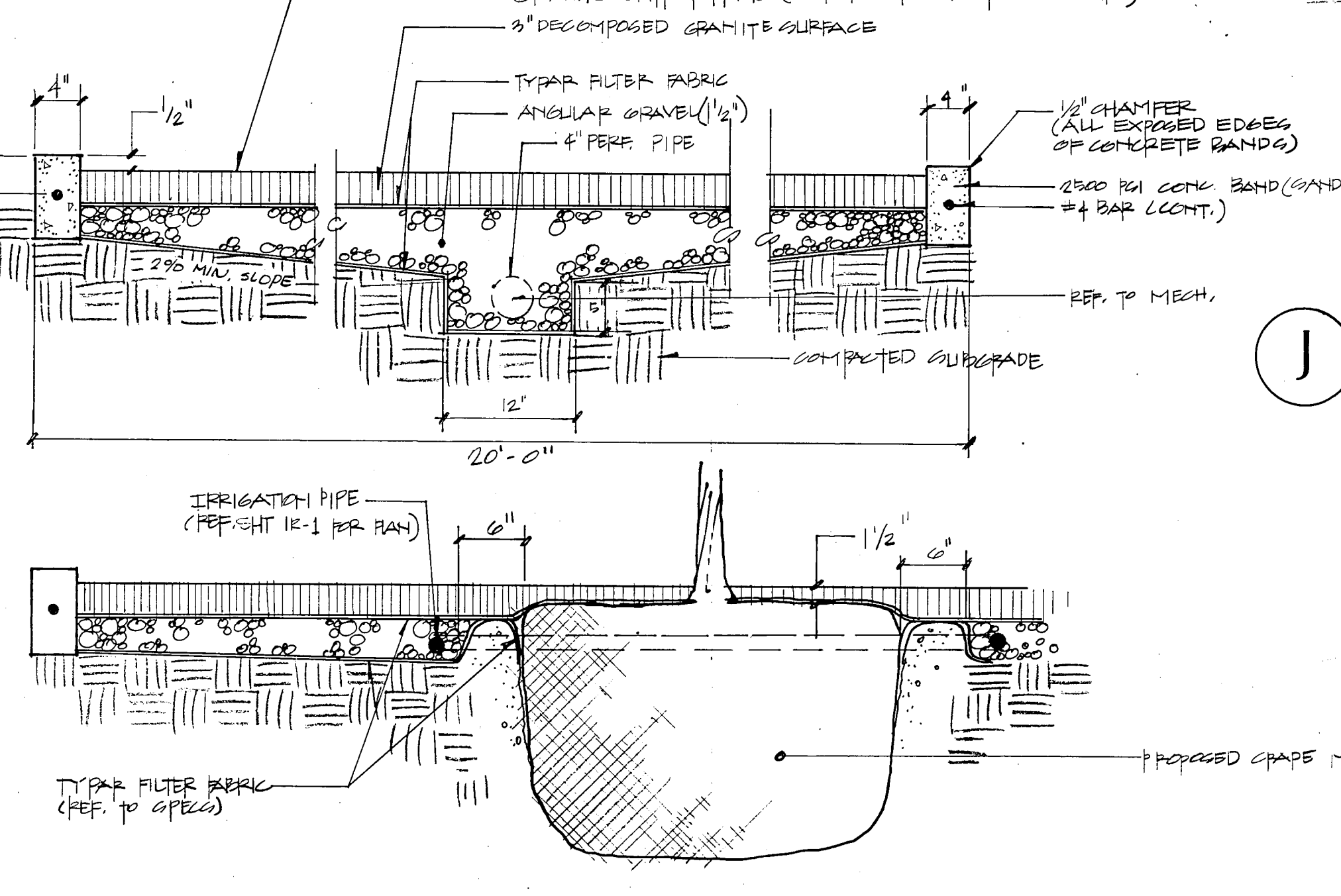
E FLAGSTONE PAVING ON CTB (ALT. 1)
SCALE: 1"=1'-0"



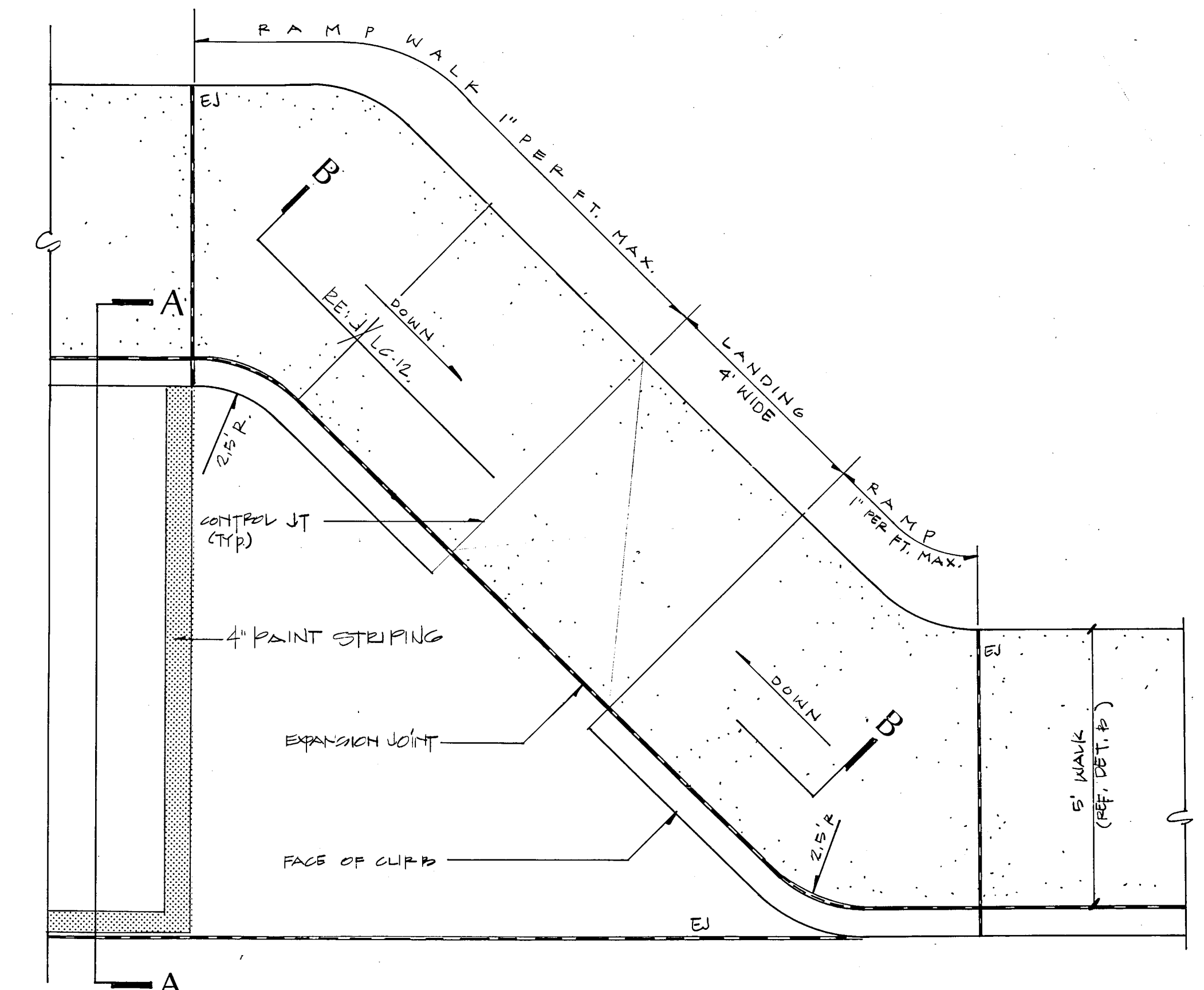
F FLAGSTONE PAVING ON CONCRETE (ALT. 2)
SCALE: 1"=1'-0"



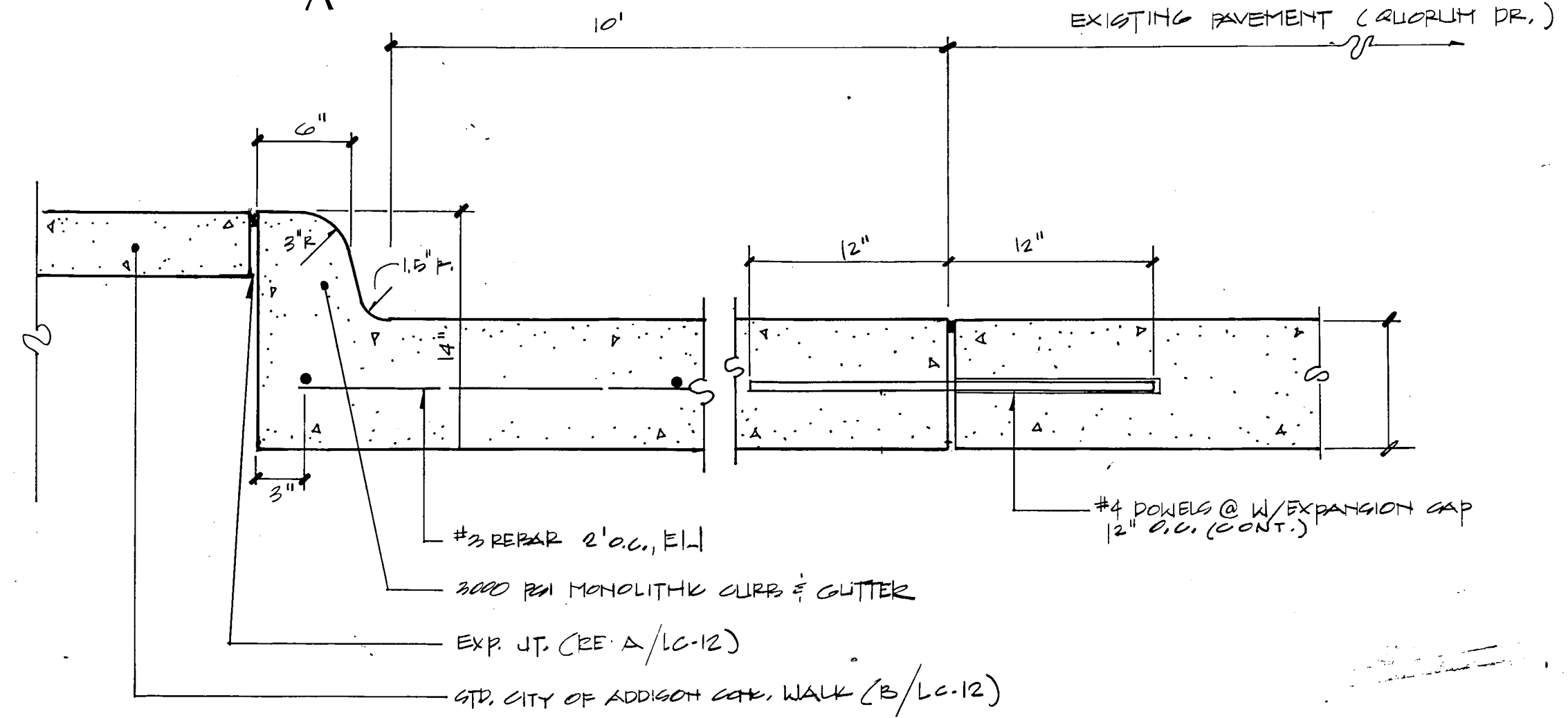
G STONE PAVING AT CONCRETE PAVING
SCALE: 1"=1'-0"



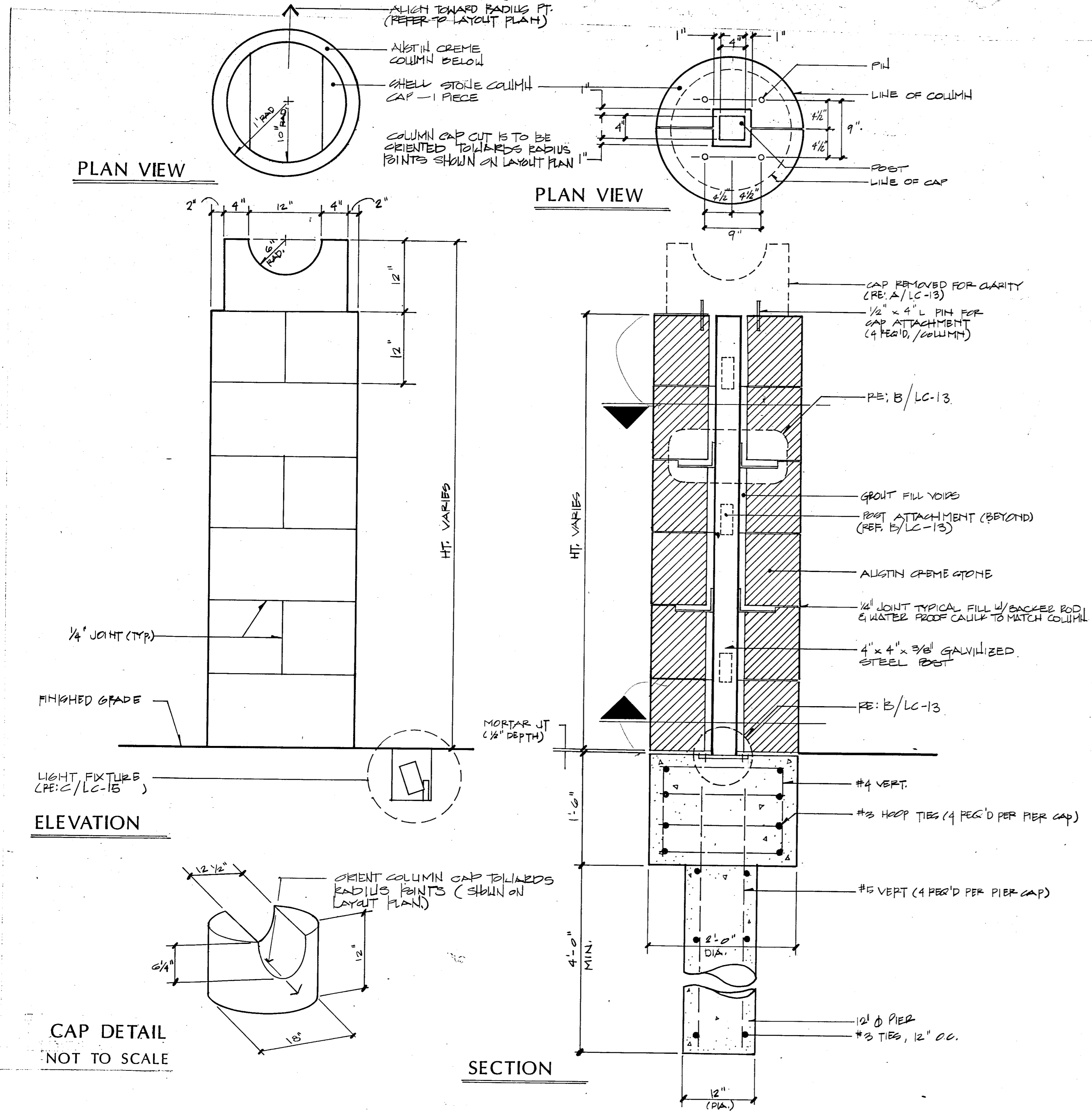
H DECOMPOSED GRANITE PAVING SECTION
SCALE: 1"=1'-0"



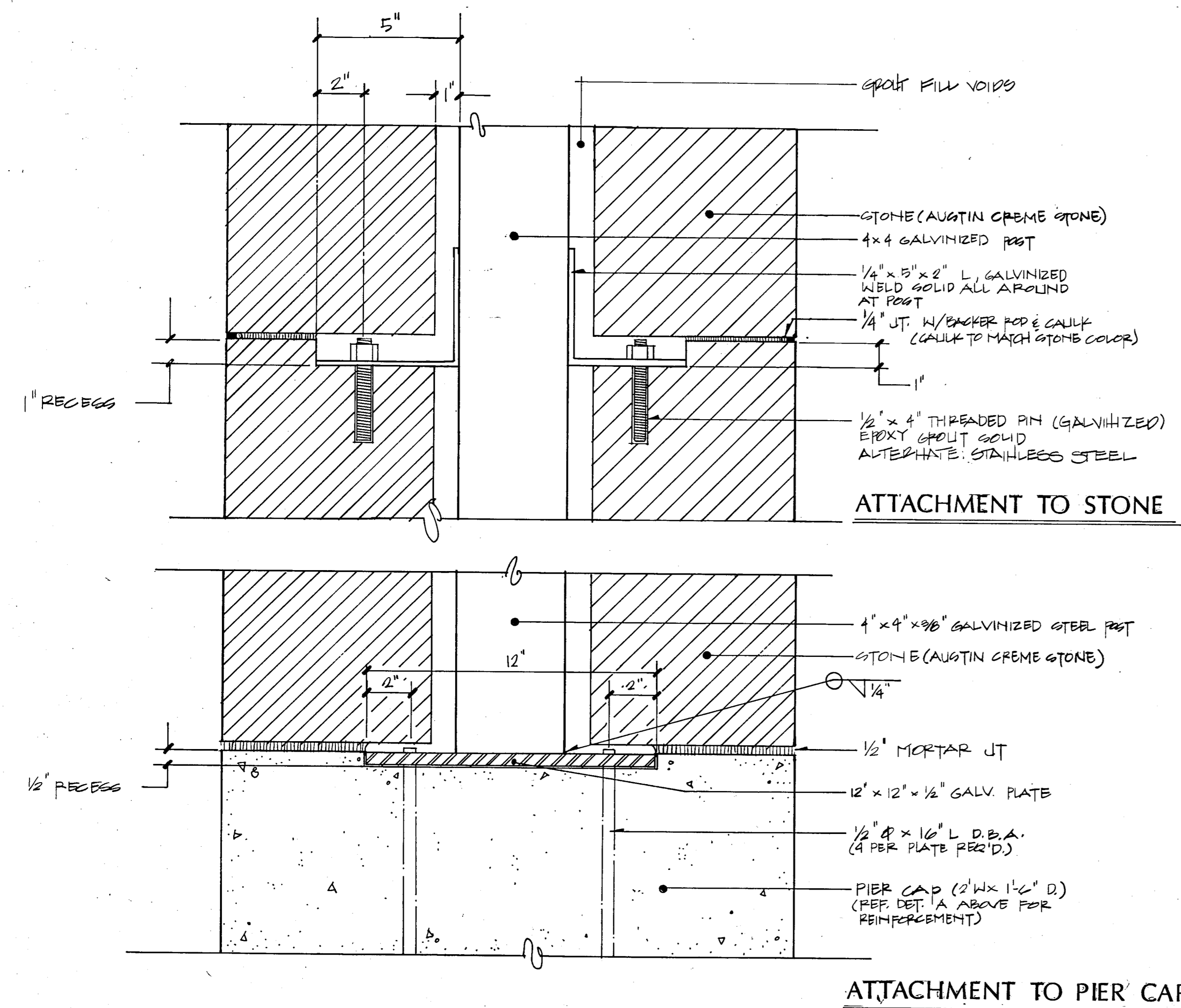
I SECTION A-A (QUORUM DR. PULLOFF)
SCALE: 1 1/2"=1'-0"



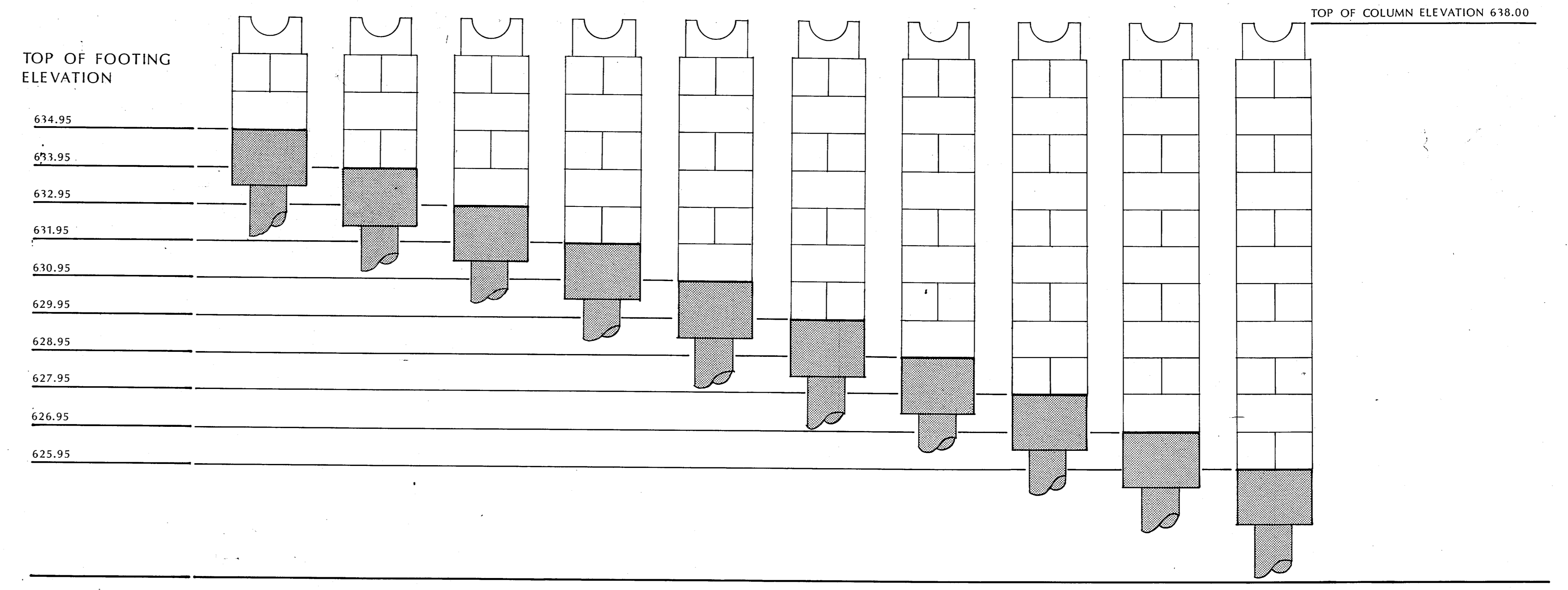
J SECTION B-B
SCALE: 1"=1'-0"



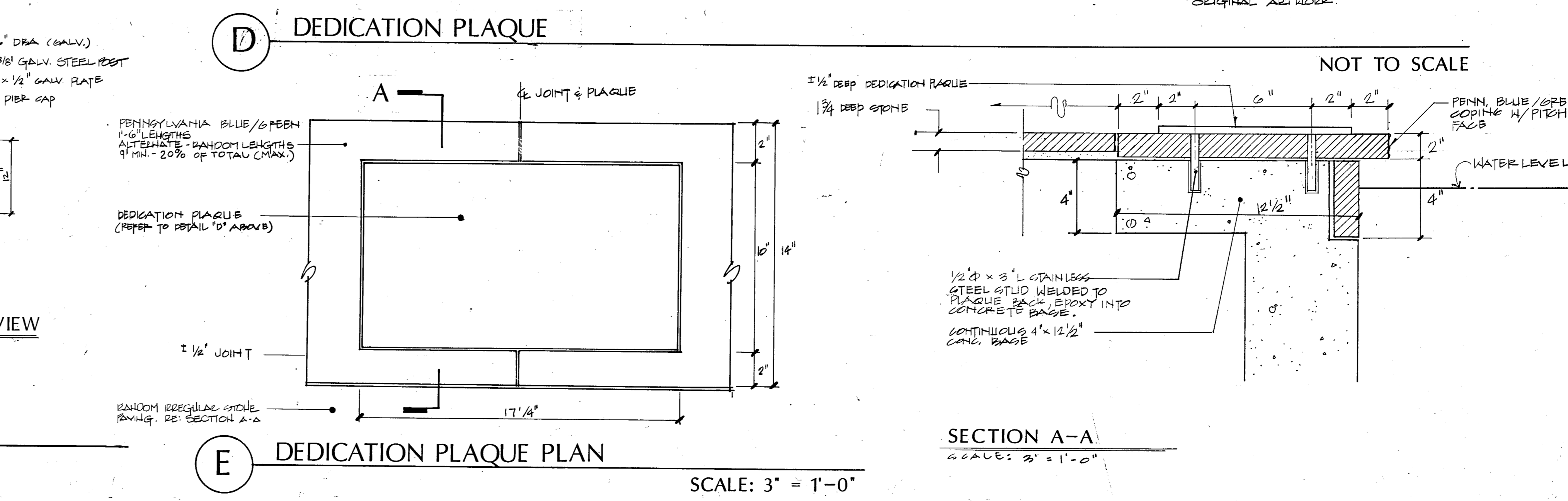
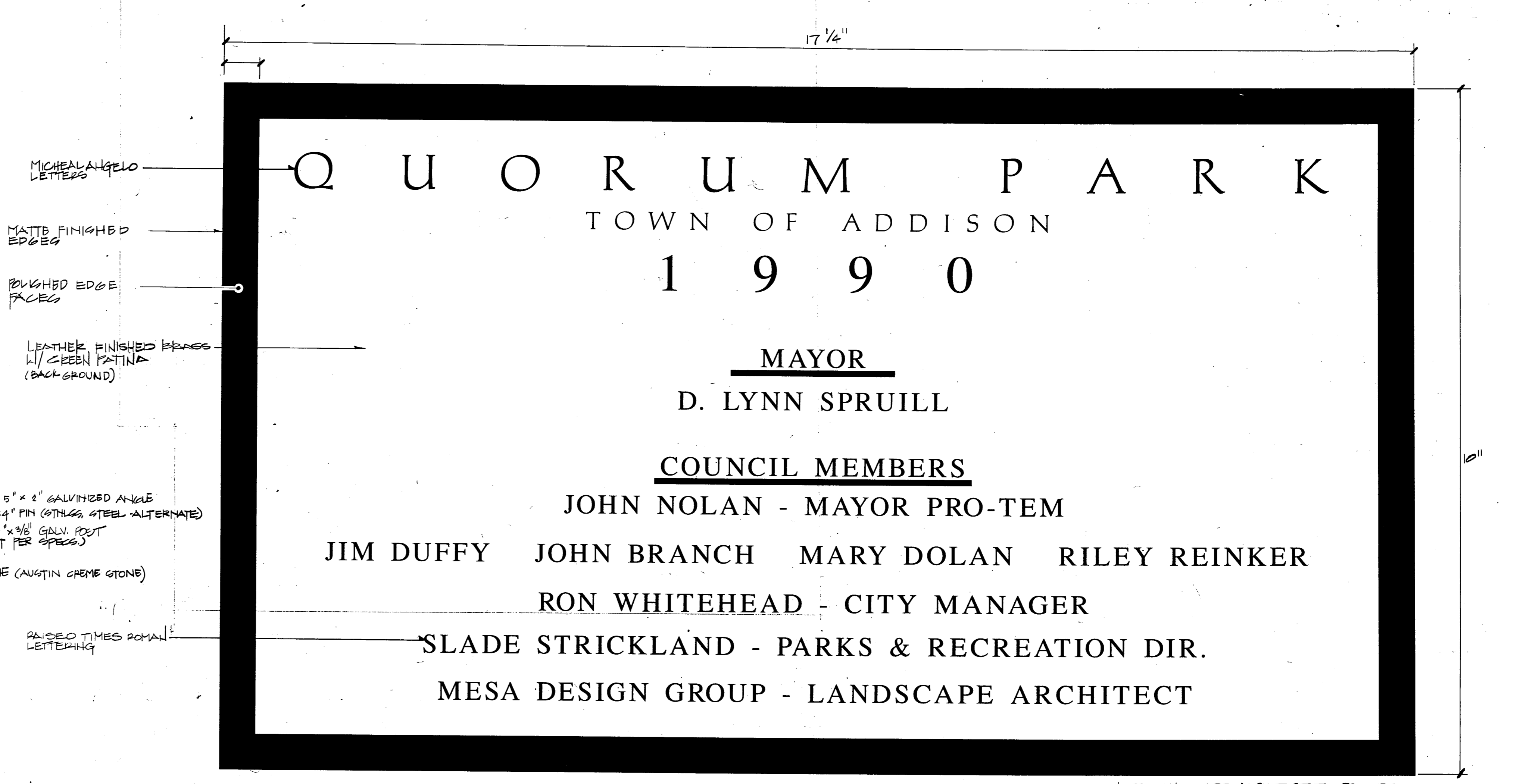
A COLUMN DETAIL
SCALE: 1" = 1'-0"



B TYP. COLUMN POST ATTACHMENT
SCALE: 3" = 1'-0"



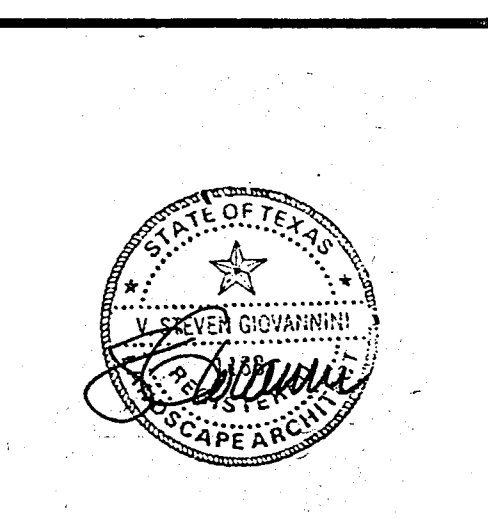
C COLUMN FOOTING DIAGRAM
SCALE: 1/2" = 1'-0"



E DEDICATION PLAQUE PLAN
SCALE: 3" = 1'-0"

COLUMN & DEDICATION PLAQUE
DETAILS

QUORUM PARK
ADDISON, TEXAS

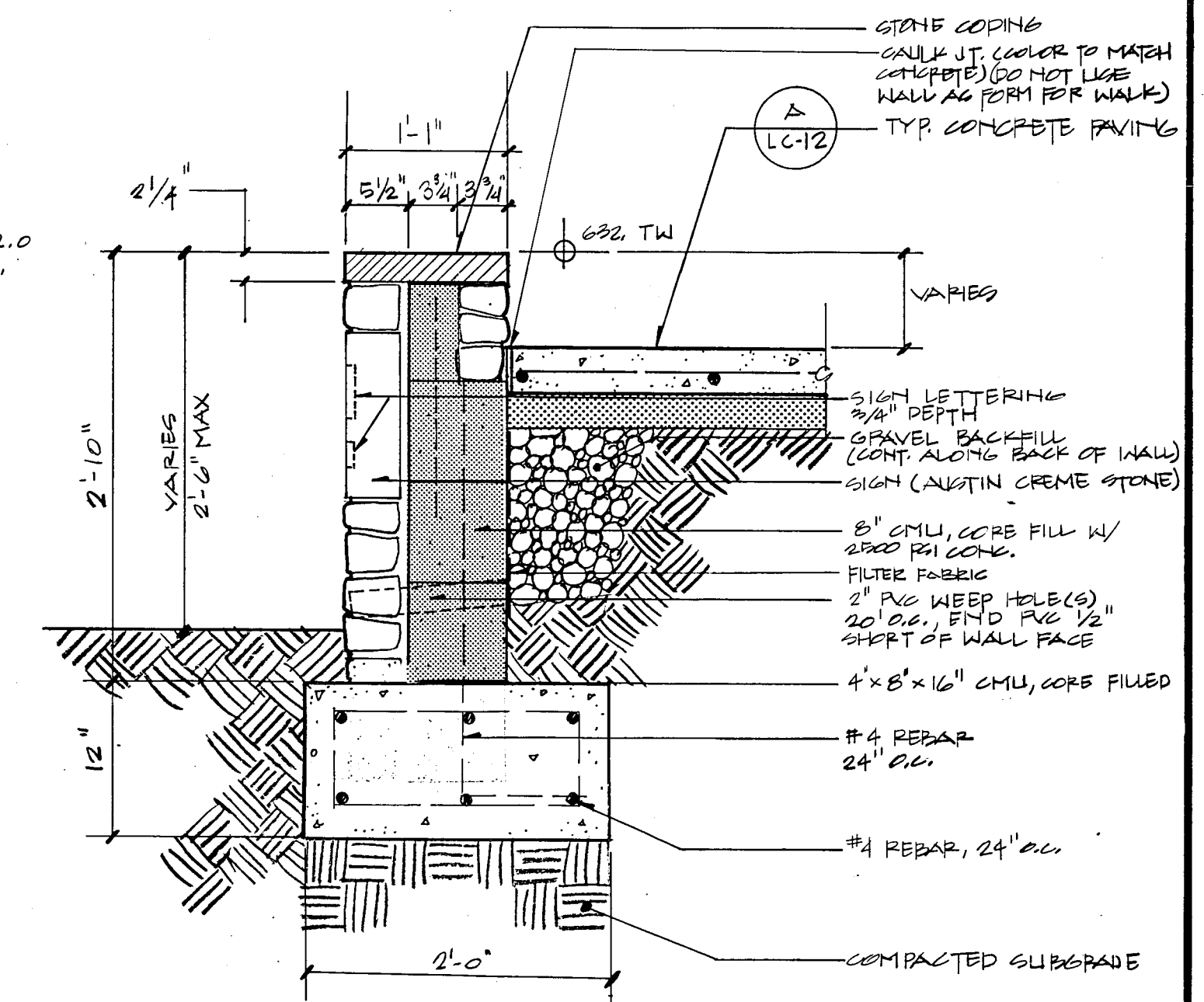
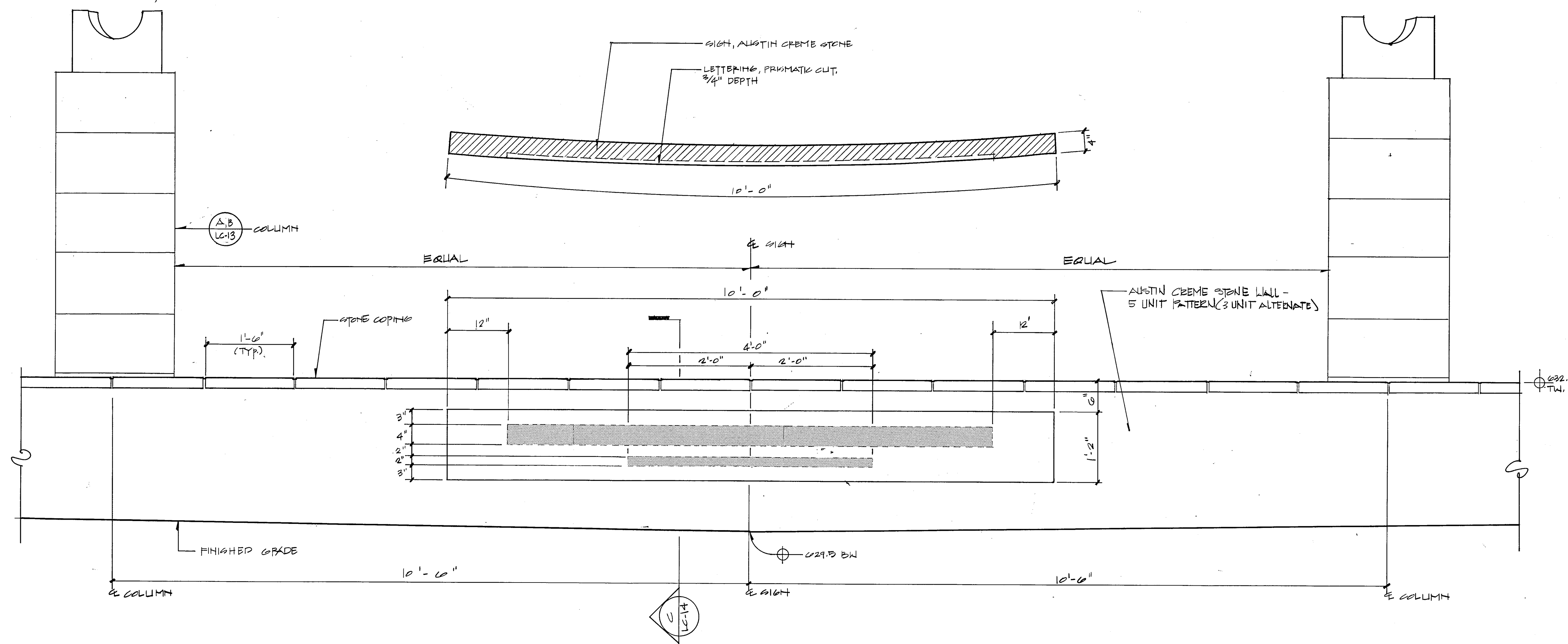


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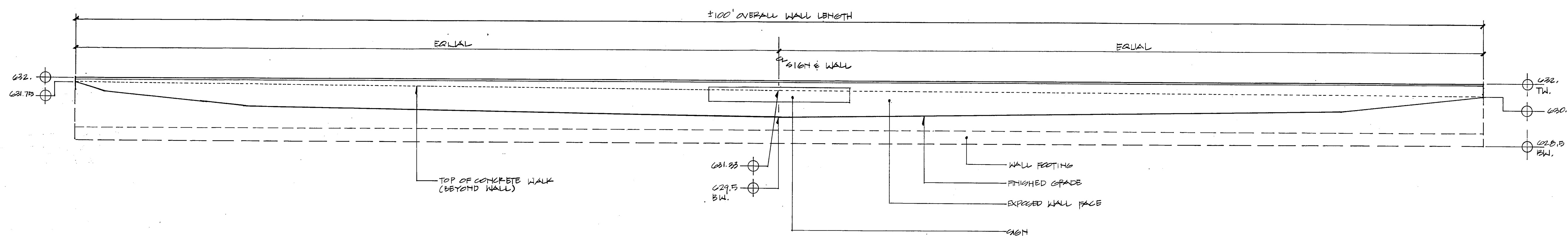
REVISIONS

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SHEET NO.



A PARTIAL RETAINING WALL/SIGN AND ELEVATION

SCALE: 1"=1'-0"

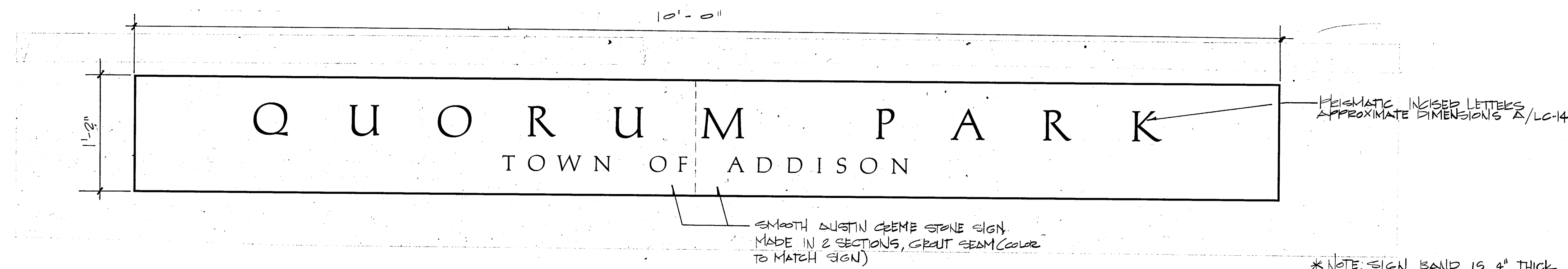


B RETAINING WALL/SIGN BAND ELEVATION

SCALE: 1/4"=1'-0"

C RETAINING SIGN/WALL SECTION

SCALE: 1"=1'-0"



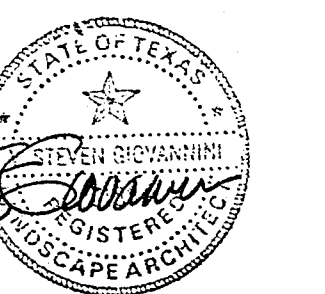
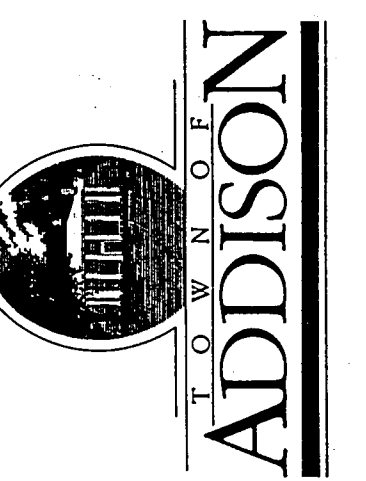
C PROJECT SIGNAGE GRAPHICS

NOT TO SCALE

NOTE: LETTERING STYLE:
3/4" INCISED PRISMATIC "MICHELANGELO" LETTERS

PARK SIGNAGE DETAILS

QUORUM PARK
ADDISON, TEXAS



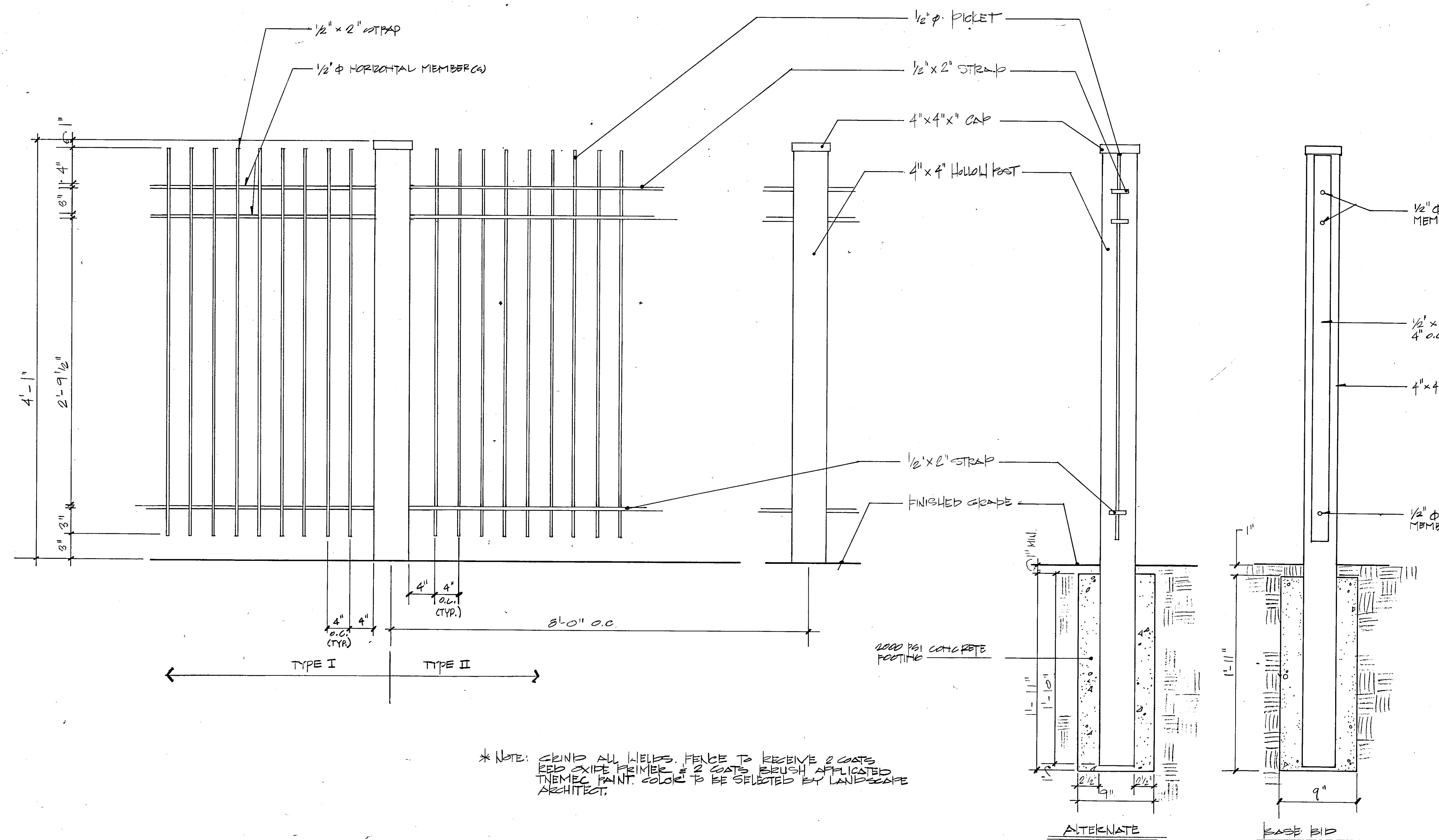
PRELIMINARY	
ISSUE DATE	29 JAN. 1990
REVISIONS	

PROJECT NO.	88019
DRAWN BY	SG
CHECKED BY	
SCALE	
SHEET NO.	

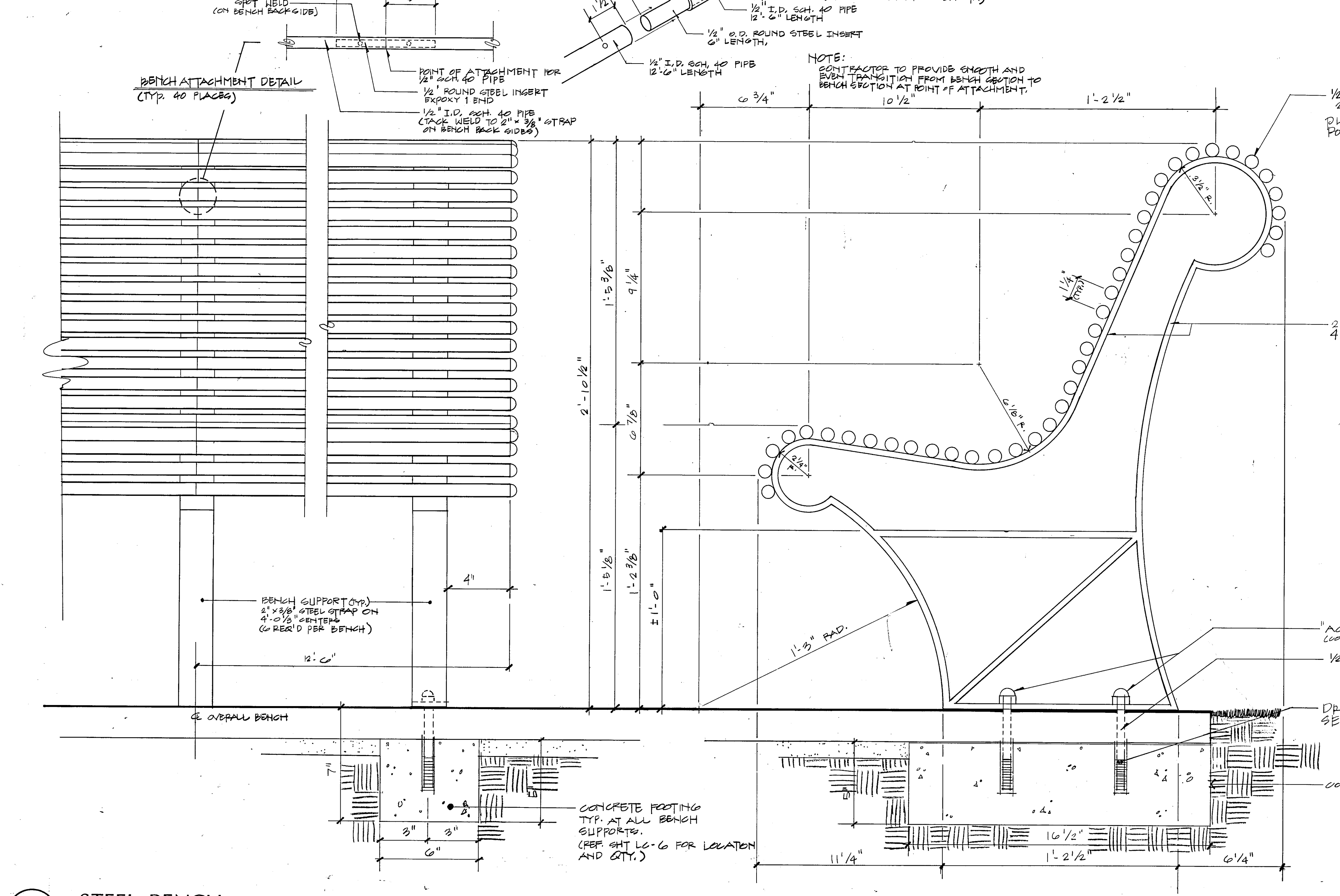
LC-14

PRELIMINARY
ISSUE DATE 29 JAN 1990
REVISIONS

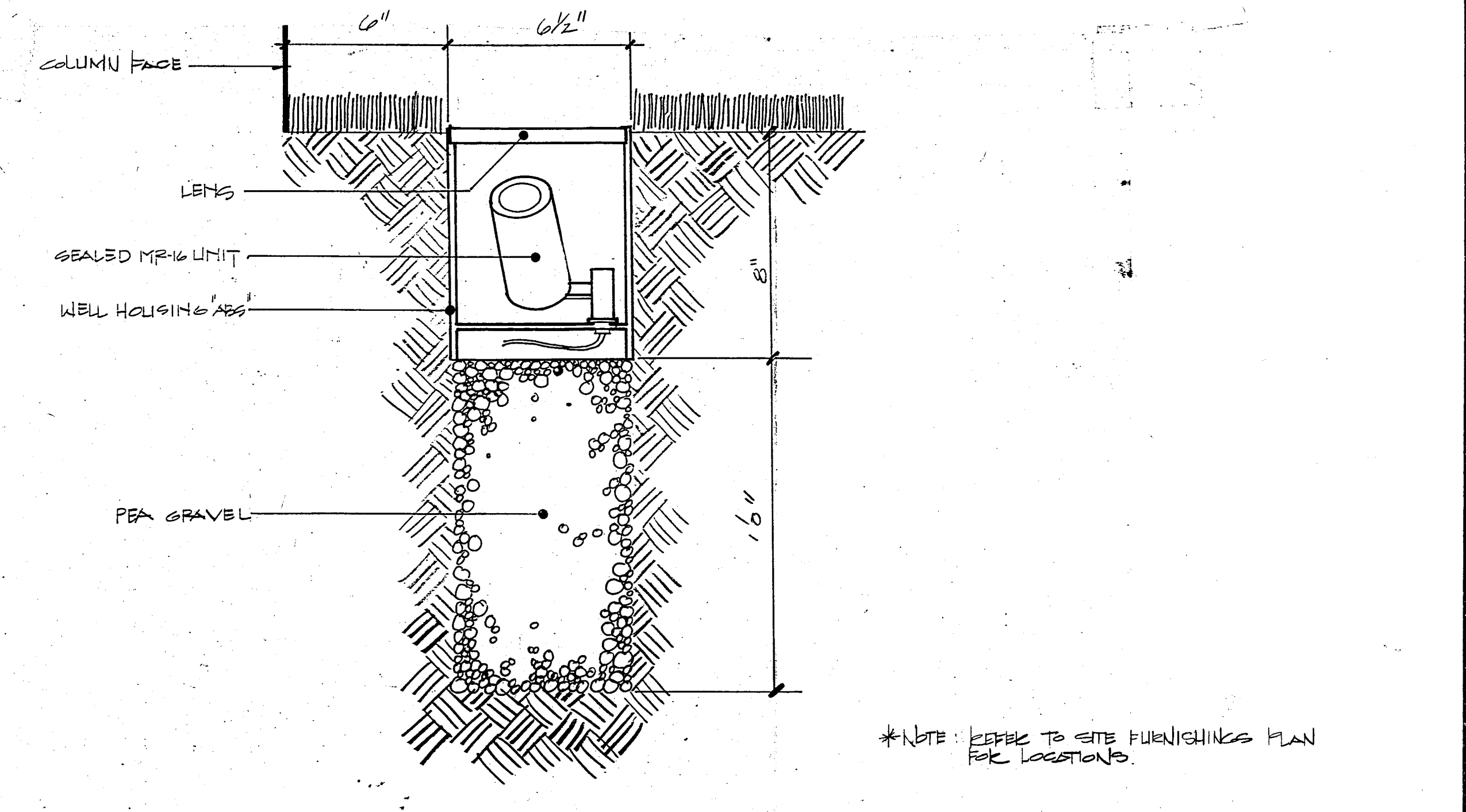
PROJECT NO. 88019
DRAWN BY SG
CHECKED BY
SCALE
SHEET NO.
LC-15



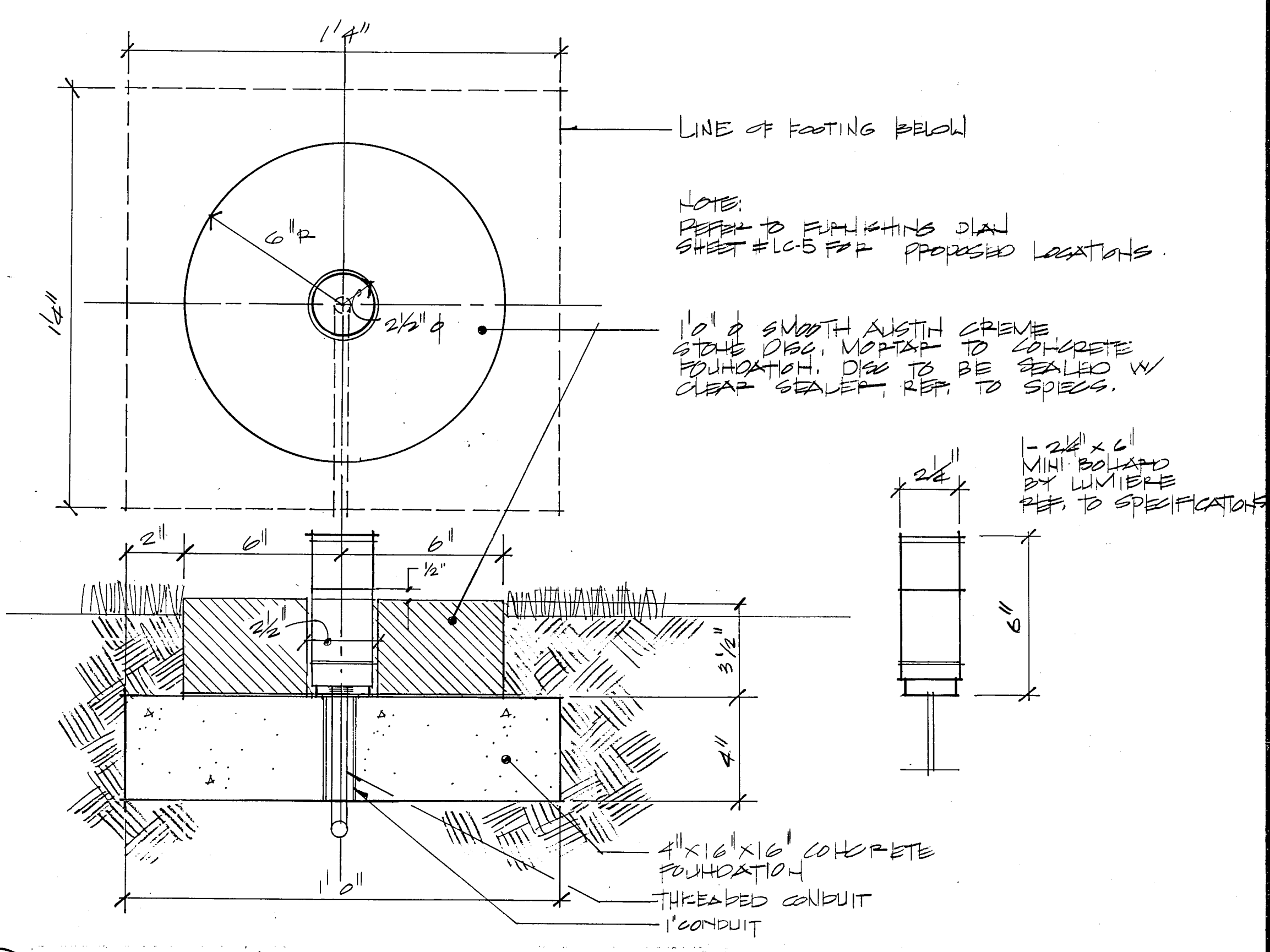
A WROUGHT IRON FENCE DETAIL (ALTERNATE) NOT TO SCALE



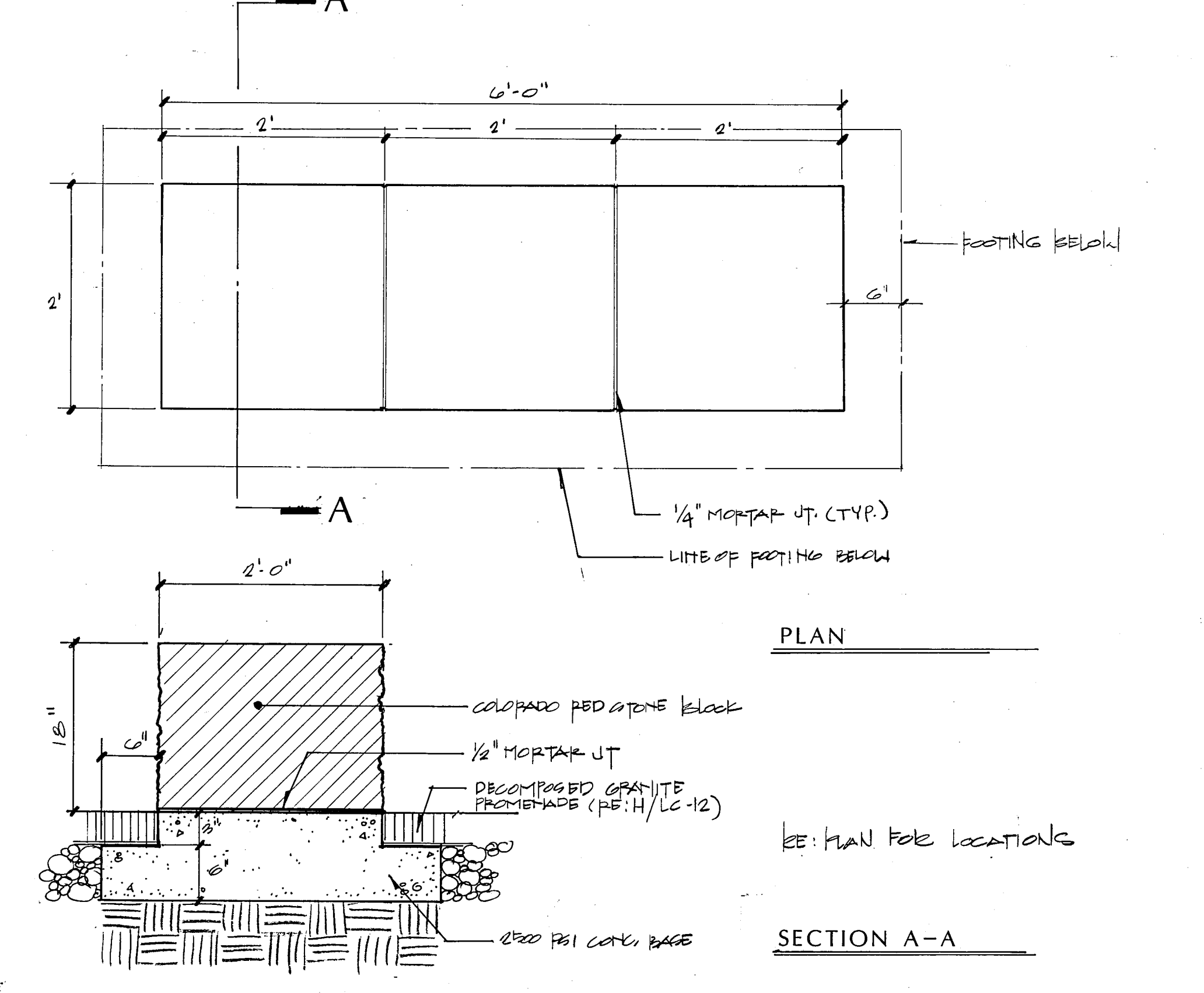
B STEEL BENCH (BENCH TYPE A) SCALE: 3" = 1'-0"



C TYP. COLUMN LIGHTING FIXTURE DETAIL SCALE: 3" = 1'-0"



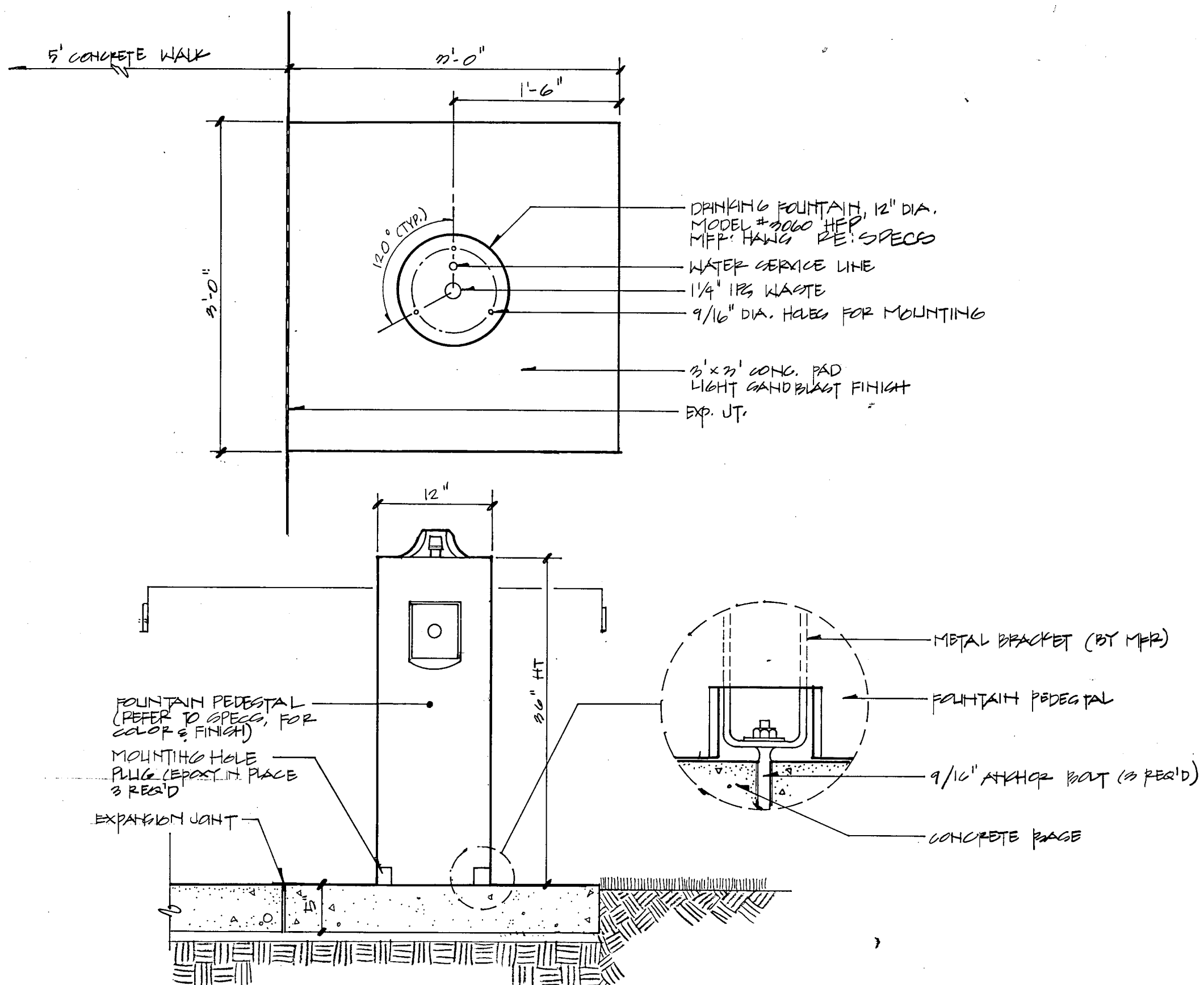
D MINI LIGHT BOLLARD PLAN/SECTION (ALTERNATE) (IF REQUIRED) SCALE: 3" = 1'-0"



E STONE BENCH (BENCH TYPE B) SCALE: 1" = 1'-0"

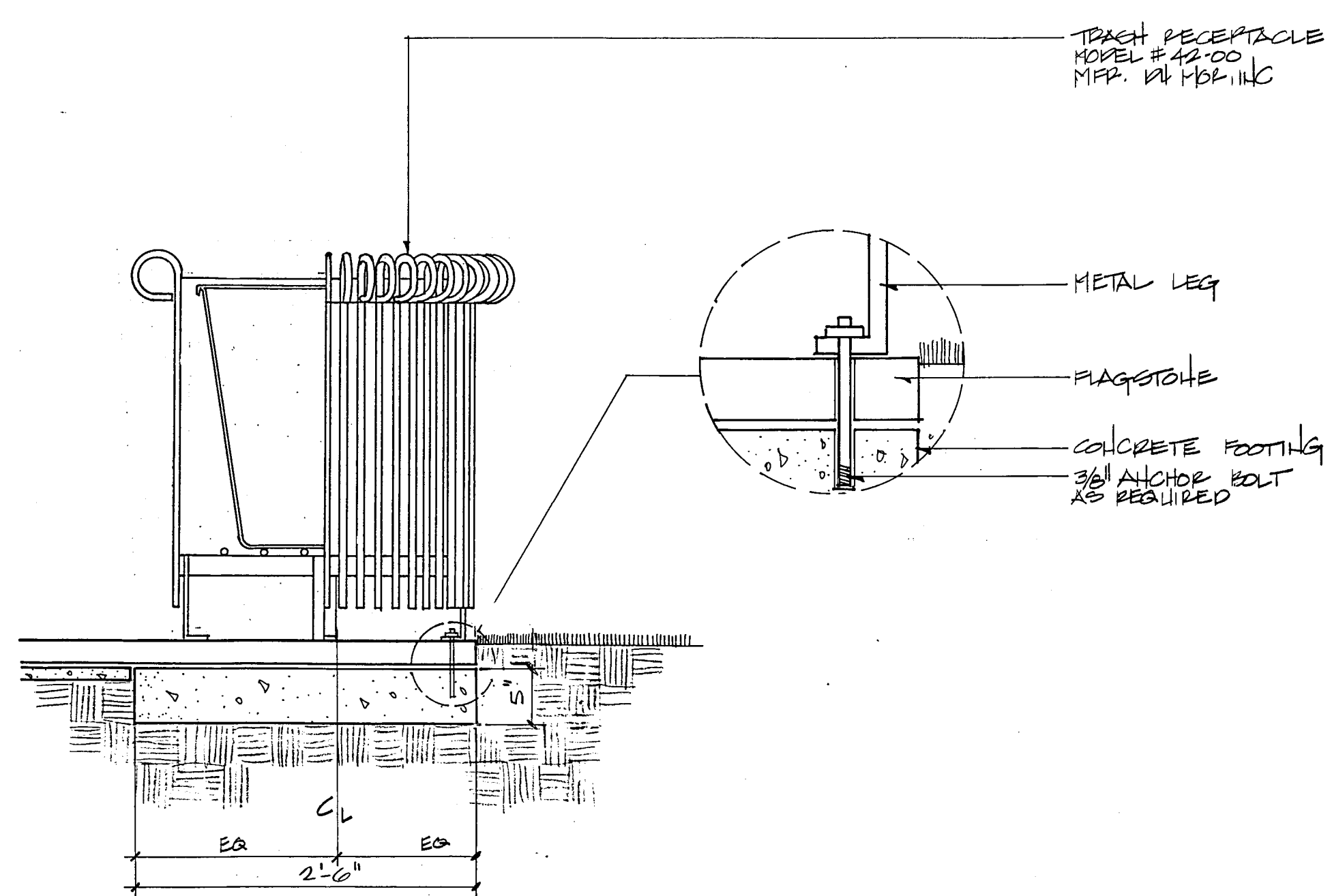
PRELIMINARY
ISSUE DATE 29 JAN 1990
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PROJECT NO. 88019
DRAWN BY SG
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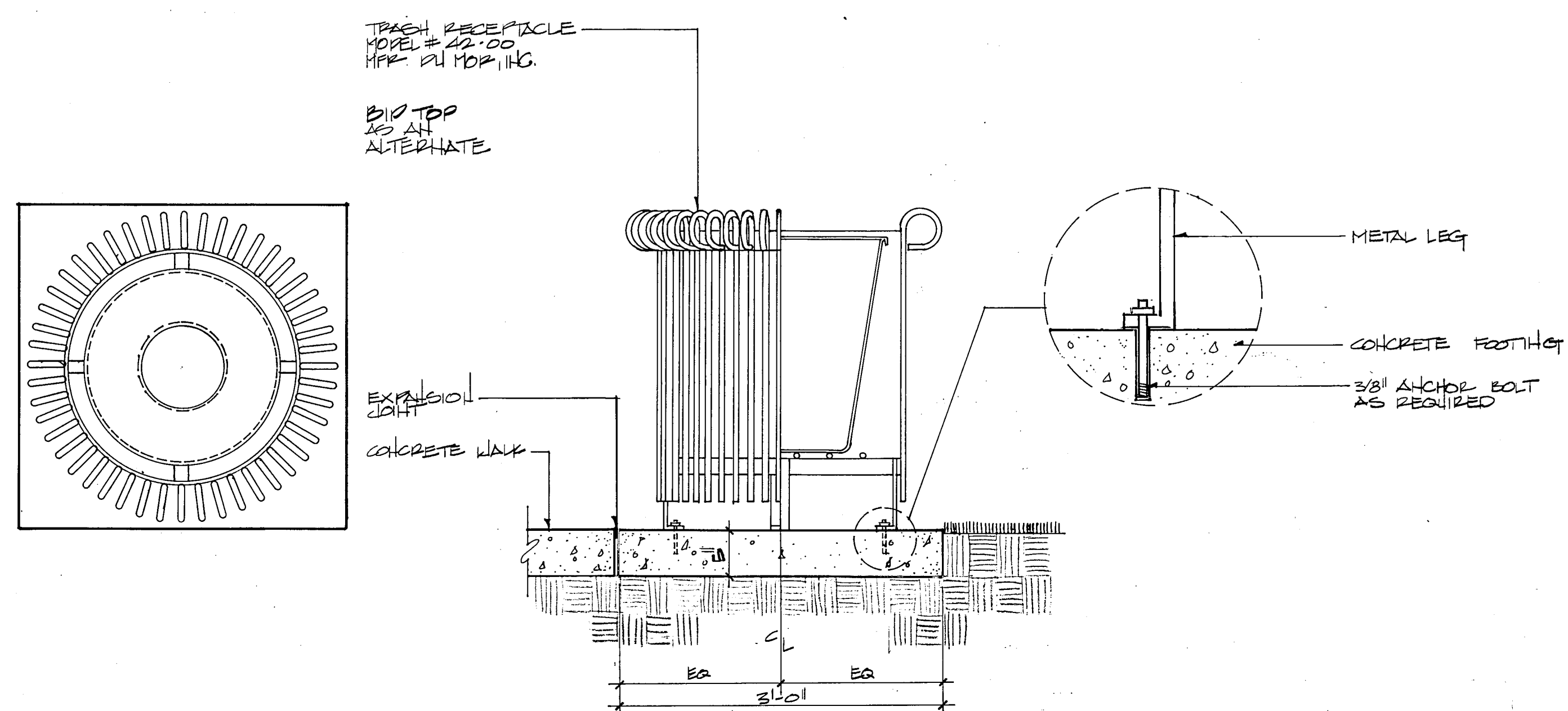
A DRINKING FOUNTAIN

SCALE: 1" = 1'-0"



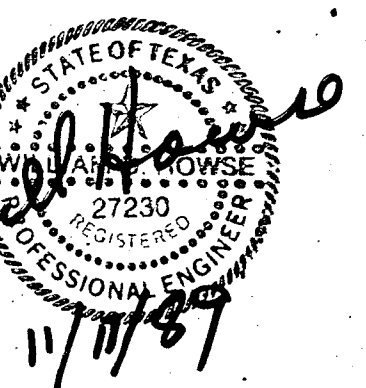
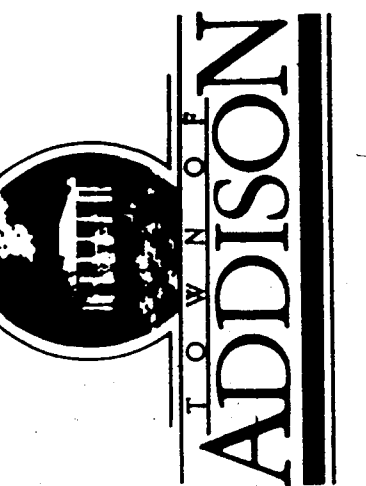
B TRASH RECEPTACLE ON FLAGSTONE

SCALE: 1" = 1'-0"



C TYPICAL TRASH RECEPTACLE FOOTING

SCALE: 1" = 1'-0"

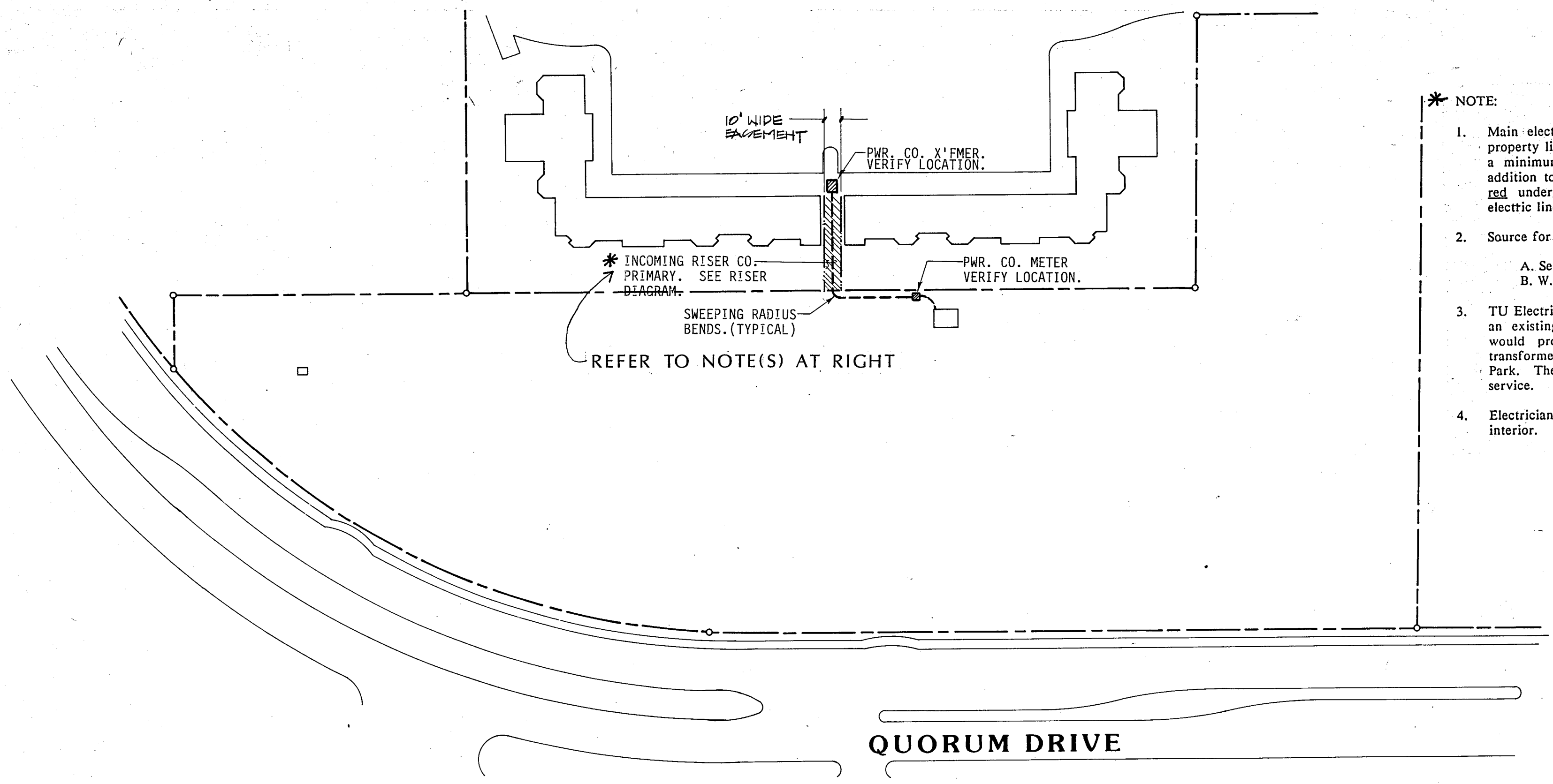


PRELIMINARY
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PROJECT NO. 88019
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SCALE 1"=20'0"
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NOTE:

1. Main electrical service line from the existing transformer to the property line boundary of Folsom Apartment Complex to be buried a minimum of 36" deep encased with 2" of red concrete. In addition to the concrete at a depth of 12" below grade, a 6" wide red underground warning tape printed with the words "buried electric line" shall also be required.
2. Source for underground warning tape:
 - A. Seton Nameplate Company (800) 243-6224
 - B. W.H. Brady Company (214) 350-6871
3. TU Electric would provide single phase 120/240 volt service utilizing an existing transformer located at 16300 Ledgemont. Customer would provide all civil work, cable and metering from the transformer located at the Folsom Apartment complex to the City Park. There will be no charge from TU Electric for this type of service.
4. Electrician to field verify means of access into existing transformer interior.

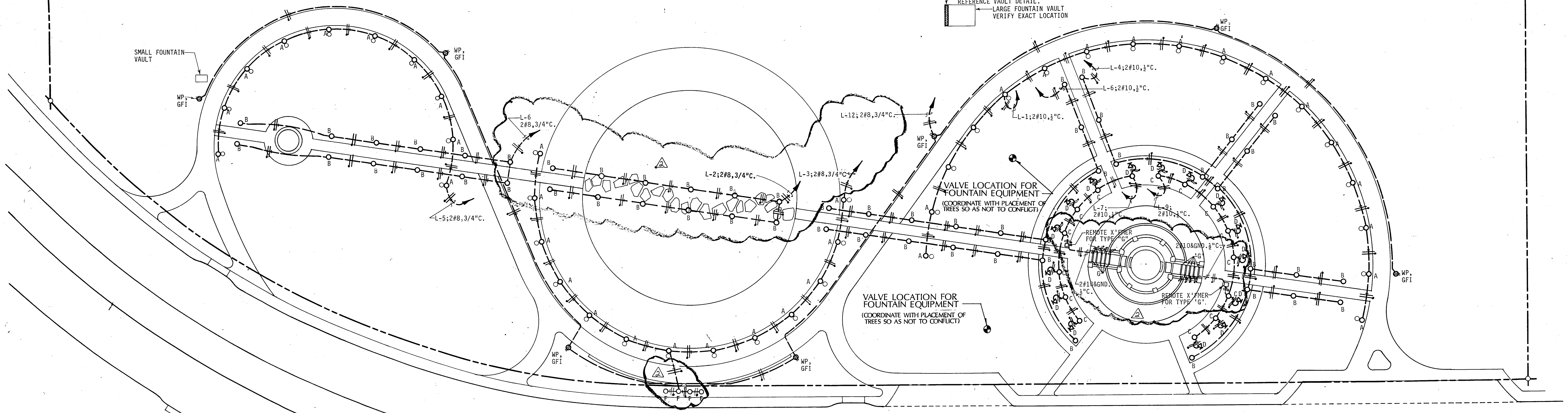


OVERALL SITE PLAN - ELECTRICAL

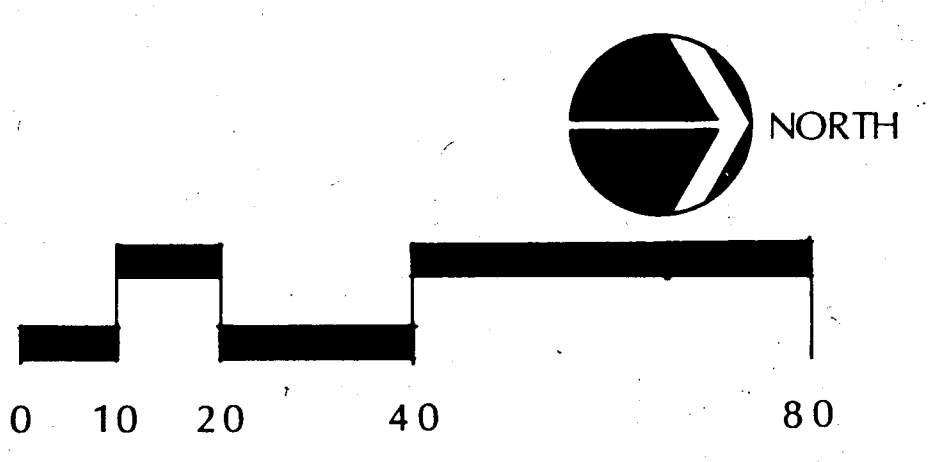
SCALE: 1"=50'-0"

PROPERTY LINE

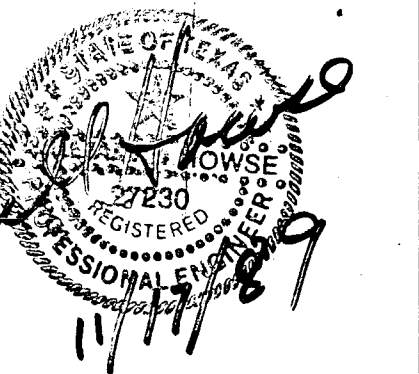
POWER CO. METER.
VERIFY ALL REQ'TS.
W/PMR. CO.
MAIN ELECTRIC SERVICES.
REFERENCE RISER DIAGRAM
REFERENCE VAULT DETAIL.
LARGE FOUNTAIN VAULT
VERIFY EXACT LOCATION



Q U O R U M D R I V E



S I T E P L A N



PRELIMINARY
ISSUE DATE 29 JAN 1990
REVISIONS

PROJECT NO. 88019
DRAWN BY
CHECKED BY
SCALE NO SCALE
SHEET NO.

ELECTRICAL SPECIFICATIONS:

A. GENERAL REQUIREMENTS:

- THE WORK TO BE ACCOMPLISHED UNDER THESE SPECIFICATIONS INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION AS DESCRIBED HEREIN AND AS INDICATED ON THE ELECTRICAL DRAWINGS FOR THE PROJECT.
- ALL BIDDERS SUBMITTING PROPOSALS FOR THE WORK SHALL FIRST EXAMINE THE SITE AND ALL EXISTING CONDITIONS. THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE BIDDERS RESPONSIBILITY FOR TAKING INTO ACCOUNT ALL SITE CONDITIONS IN HIS PROPOSAL.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE LAWS AND CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - NATIONAL ELECTRICAL CODE
 - OCCUPATIONAL SAFETY AND HEALTH ACT
 - APPLICABLE STATE CODES
 - LIFE SAFETY CODES
- THE MANUFACTURER'S PUBLISHED DIRECTIONS SHALL BE FOLLOWED IN THE DELIVERY, STORAGE, PROTECTION, INSTALLATION, PIPING AND WIRING OF ALL EQUIPMENT AND MATERIAL. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICT BETWEEN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE MANUFACTURER'S DIRECTIONS AND SHALL OBTAIN THE ARCHITECT'S INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK. ANY SUCH WORK PERFORMED THAT DOES NOT COMPLY WITH THE MANUFACTURER'S DIRECTIONS OR SUCH INSTRUCTIONS FROM THE ARCHITECT, SHALL HAVE DEFICIENCIES CORRECTED AT NO COST TO THE OWNER.
- ALL WORK INSTALLED IN CONCRETE OR MASONRY SHALL BE WATERTIGHT, AND ALL OUTLET BOXES AND OPENINGS IN RACEWAYS SHALL BE WELL STUFFED WITH EXCESSIOR, PAPER OR RAGS BEFORE CONCRETE IS Poured TO PREVENT CONCRETE AND EXCESS MOISTURE FROM ENTERING THE RACEWAY SYSTEM. ALL SUCH MATERIAL SHALL BE COMPLETELY REMOVED PRIOR TO INSTALLATION OF CONDUCTORS.
- ALL CONDUITS SHALL BE SWABBED OUT BEFORE ANY WIRES ARE PULLED AND NO WIRES SHALL BE PULLED INTO RACEWAYS UNTIL CONSTRUCTION HAS PROGRESSED TO A POINT THAT MOISTURE IS UNLIKELY TO ENTER THE RACEWAY.
- A 1000 LB. TEST BRAIDED NYLON PULL STRING SHALL BE LEFT IN EACH SECTION OF RACEWAY LEFT EMPTY TO FACILITATE FUTURE PULLING OF CONDUCTORS AND CABLES.
- BENDS IN CONDUITS SHALL BE MADE IN A MANNER THAT RESULTS IN THE CONDUIT BEING FREE OF KINKS AND FLATTENED SURFACES.
- THE EXACT LOCATION OF OUTLETS SHALL BE APPROVED BY THE ARCHITECT, WHO RESERVES THE RIGHT TO CHANGE THE POSITION OF ANY OUTLETS BY A DISTANCE OF (6") SIX FEET IN ANY DIRECTION FROM THE POSITION SHOWN ON DRAWINGS BEFORE WORK IS ROUGHED-IN, WITHOUT EXTRA COST.
- THE ELECTRICAL SUBCONTRACTOR SHALL INSTALL ALL MOTORS, STARTERS, PILOT SWITCHES, CONTROL DEVICES, CONTROL WIRING AND MISCELLANEOUS ITEMS OF ELECTRICAL EQUIPMENT FURNISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS THAT ARE NOT INTEGRALLY MOUNTED WITH THEIR EQUIPMENT. ALL SUCH EQUIPMENT SHALL BE SECURELY MOUNTED IN A NEAT AND WORKMANLIKE MANNER.
- ALL WIRING IN PANELBOARDS, WIREWAYS, GUTTERS AND SWITCHBOARDS SHALL BE NEATLY GROUPED, TRAINED AND TIED WITH ELECTROVEAT INC., NYLON CABLE TIES AT 6" INTERVALS (APPROXIMATELY). NONMETALLIC CABLE CLAMPS AND MOUNTING BRACKETS MAY BE USED IN SWITCHBOARDS AND CONTROL CABINETS TO SECURE CABLES TO CABINET AND SWITCHBOARD INTERIORS.
- THERE SHALL NOT BE ANY RACEWAY PLACED IN THE PROXIMITY OF OTHER SYSTEMS, SUCH AS HOT WATER LINES, WHICH WOULD PROVE DETRIMENTAL TO THE RACEWAY AND WIRING.
- ALL SYSTEMS AND EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OF THESE SPECIFICATIONS SHALL BE PROVIDED WITH NECESSARY ELECTRICAL CONNECTIONS BY THE ELECTRICAL SUBCONTRACTOR.
- ALL HANGERS USED FOR SUPPORTING CONDUIT RUNS DIRECTLY ADJACENT TO BUILDING CONSTRUCTION MATERIALS SHALL BE SUITABLE ONE AND TWO HOLE STRAPS AND/OR CLAMP TYPE HANGERS. WHERE CONDUIT RUNS ARE NOT ADJACENT TO BUILDING CONSTRUCTION MATERIALS, THE CONDUITS SHALL BE PROPERLY SUPPORTED BY SUITABLE ADJUSTABLE HANGERS. PERFORATED STRAP TYPE HANGER, WIRE TIES, PLUMBERS STRAP AND/OR SIMILAR ITEMS, SHALL NOT BE USED.
- SUITABLE ANGLE IRON FRAMES AND SUPPORTS SHALL BE USED AND CONSTRUCTED FOR EACH JUNCTION BOX AND/OR CABINET TO PREVENT ANY STRAIN ON CONDUITS ENTERING. PROPER SUPPORTS FOR EXPOSED CONDUITS SHALL BE USED TO GROUP AND GANG CONDUITS TOGETHER.
- RACEWAYS SHALL BE SUPPORTED AT INTERVALS NOT OVER 10' AND WITHIN 3' OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING. PROVIDE ONE SUPPORT NOT OVER 12" FROM EACH CHANGE IN DIRECTION. CLAMPS SHALL BE ONE HOLE MALLEABLE IRON. MULTIPLE RUNS SHALL BE SUPPORTED ON GALVANIZED P-1000 UNISTRUT.
- ELECTRICAL RACEWAYS, BOXES, FIXTURES AND EQUIPMENT SHALL NOT BE SUPPORTED FROM MECHANICAL SYSTEM SUPPORTS, OR MECHANICAL SYSTEMS.
- ALL PANELBOARDS, CABINETS AND OTHER SPECIFIED EQUIPMENT SHALL BE LABELED WITH LAMINATED PLASTIC PLATES, 3/4" HIGH WITH 3/8" ENGRAVED LETTERS. PUNCH TAPES WITH MASTIC BACKINGS ARE NOT ACCEPTABLE.
- ALL STARTERS, DISCONNECT SWITCHES AND OTHER SPECIFIED EQUIPMENT SHALL BE MARKED WITH LAMINATED PLASTIC PLATES, 1" HIGH WITH 1/4" ENGRAVED LETTERS. WHERE INDIVIDUAL SWITCHES OR CIRCUIT BREAKERS IN POWER OR DISTRIBUTION PANELBOARDS DO NOT HAVE CARDHOLDERS, THEY SHALL BE MARKED WITH 1/4" HIGH LABELS.
- ALL EMPTY CONDUITS SHALL HAVE LABELS TIED TO THE PULL STRING AT EACH END OF EACH EMPTY CONDUIT, MARKED AS TO THE IDENTIFICATION OF EACH END. JUNCTION BOXES WITH CIRCUITS PROVIDED FOR FUTURE USE SHALL BE LABELED WITH APPROPRIATE CIRCUIT DESIGNATION.
- CARDHOLDERS FOR PANELBOARDS SHALL BE FILLED OUT WITH TYPEWRITTEN IDENTIFICATION OF EACH CIRCUIT, EXCEPT THAT THE WORD "SPARE" SHALL BE WRITTEN IN SOFT PENCIL TO IDENTIFY ALL CIRCUIT BREAKERS INSTALLED THAT ARE NOT USED.
- THE ELECTRICAL SUBCONTRACTOR SHALL DO ALL EXCAVATING AND BACKFILLING NECESSARY FOR THE INSTALLATION OF THE WORK. THIS SHALL INCLUDE SHORING AND PUMPING OF DITCHES TO KEEP THEM IN DRY CONDITION UNTIL THE WORK HAS BEEN COMPLETED. ALL SHORING REQUIRED TO PROTECT THE EXCAVATION AND SAFEGUARD EMPLOYEES SHALL BE PROPERLY PERFORMED. THE FOLLOWING REQUIREMENT SHALL ALSO APPLY:
 - ALL EXCAVATIONS SHALL BE MADE TO THE PROPER DEPTH, WITH ALLOWANCES FOR FLOOR SLABS, FORMS, BEAMS, ETC. GROUND UNDER CONDUITS SHALL BE WELL COMPACTED BEFORE THE CONDUITS ARE INSTALLED.
 - ALL EXTERIOR CONDUITS SHALL BE INSTALLED WITH A MINIMUM OF 18" OF COVER BELOW THE FINISHED GRADE, UNLESS OTHERWISE INDICATED OR REQUIRED BY CODE.
 - ALL BACKFILLING SHALL BE MADE WITH SELECTED SOIL, FREE FROM ROCKS AND DEBRIS AND SHALL BE PNEUMATICALLY TAMPED IN 6" LAYERS TO SECURE A FIELD DENSITY RATIO OF 90% AS DEFINED BY ASTM DESIGNATION D698-57 (PROCTOR SOIL COMPACTION TEST).
 - ALL EXCAVATED MATERIAL NOT SUITABLE OR NOT USED IN THE BACKFILL SHALL BE REMOVED FROM THE SITE.
- PROVIDE WIRING, CONNECTIONS AND DEVICES NECESSARY TO COMPLY WITH THE GROUNDING REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND THE NATIONAL ELECTRICAL CODE (ART. 250). EXPOSED NON-CURRENT CARRYING METALLIC PARTS OF THE ELECTRICAL EQUIPMENT, RACEWAY SYSTEMS, GROUNDING CONDUCTORS AND NEUTRAL CONDUCTOR OF THE WIRING SYSTEM SHALL BE GROUNDING.
- BEFORE COMPLETION OF THIS PROJECT, THE ELECTRICAL SUBCONTRACTOR SHALL TEST ALL CIRCUITS TO PROVE THEIR CONTINUITY AND FREEDOM FROM GROUND, AND SHALL TEST ALL EQUIPMENT TO PROVE THAT IT IS OPERATING PROPERLY, AS INTENDED BY THESE SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER.

B. SYSTEMS OF CONDUIT:

- UNDERGROUND CONDUIT AND FITTINGS SHALL BE SCHEDULE 40, HEAVY WALL PVC CONDUIT. CONDUIT AND FITTINGS SHALL BE FREE FROM ALL SUBSTANCES THAT INJURIOUSLY AFFECT WIRE OR CABLE INSULATION. THE CONDUIT AND FITTINGS SHALL BE CORROSION-RESISTANT. CONDUITS SHALL BE JOINTED TOGETHER WITH A FITTING BY SOLVENT WELDING OR OTHER METHOD RECOMMENDED BY THE MANUFACTURER. GROUNDING CONDUCTORS SHALL BE RUN IN ALL PVC CONDUITS AND SHALL BE SIZED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- WHERE CONDUIT SIZE IS NOT SHOWN ON THE DRAWINGS, SIZE SHALL BE IN ACCORDANCE WITH NEC FOR THE NUMBER AND SIZE CONDUCTORS INSTALLED THEREIN. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT, UNLESS SPECIFICALLY INDICATED OTHERWISE.

C. CONDUCTORS:

- CONDUCTORS SHALL BE COPPER, EXCEPT AS NOTED ON THE DRAWINGS. NEW BUILDING WIRE, INSULATED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE FOR THE TYPE SERVICE INVOLVED. UNLESS OTHERWISE INDICATED ON THE ELECTRICAL DRAWINGS, ALL FEEDERS, SUB-FEEDERS AND MOTOR CIRCUITS NO. 8 AWG AND LARGER, SHALL HAVE TYPE THW INSULATION. ALL OTHER CONDUCTORS MAY BE TYPE TW WHERE TEMPERATURES DO NOT EXCEED THAT ALLOWED BY THE N.E.C. WHERE APPLICABLE, INSULATION TYPE THHN MAY BE SUBSTITUTED FOR TYPE THW WITH ADJUSTMENT IN CONDUIT SIZE PER THE N.E.C.
- THE COVERING OF WIRES AND CABLES DESIGNED TO MEET THE ABOVE SPECIFICATION SHALL HAVE DISTINCTIVE MARKING AS REQUIRED BY THE LATEST STANDARDS OF U.L. SO THAT THEY MAY BE READILY IDENTIFIED IN THE FIELD. THE COVERING OF INDIVIDUAL CONDUCTORS SHALL BE COLOR CODED FOR IDENTIFICATION.
- NO CONDUCTOR SMALLER THAN #12 AWG SHALL BE USED FOR POWER CIRCUITS. NO CONDUCTOR SMALLER THAN NO. 14 AWG SHALL BE UTILIZED FOR CONTROL CIRCUITS.
- NO SPLICING OR JOINTS WILL BE PERMITTED IN BRANCH CIRCUITS EXCEPT AT OUTLETS OR ACCESSIBLE JUNCTION BOXES. MAINS AND FEEDERS SHALL RUN THEIR ENTIRE LENGTH WITHOUT JOINTS OR SPLICES.
- CONDUCTORS MAY BE GROUPED WITH MULTIPLE CIRCUITS IN A SINGLE CONDUIT IF THE CONDUIT SIZING AND MULTIPLE CONDUCTOR DERATING REQUIREMENTS OF THE N.E.C. ARE OBSERVED.

D. WIRING DEVICES AND ACCESSORIES:

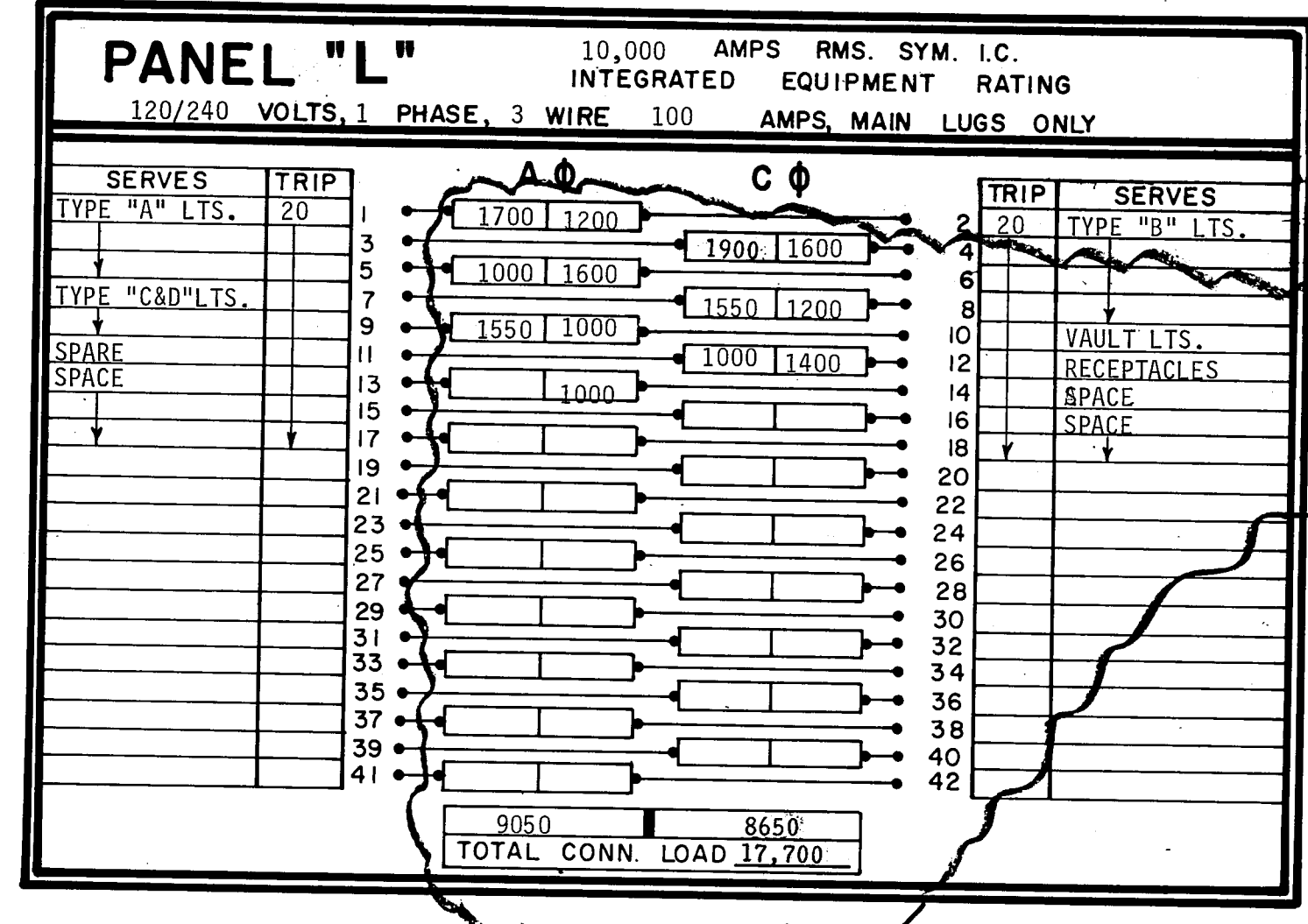
- THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL DEVICES AND ACCESSORIES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREINAFTER.
 - WALL SWITCHES: LIGHTING CIRCUITS SHALL BE PROVIDED WHERE SHOWN WITH FLUSH TUMBLER SWITCHES RATED 20A/120/277 VOLT. SWITCHES SHALL BE SPST, 3 WAY, 4 WAY, PILOT LIGHT, ETC. AS INDICATED. SWITCHES SHALL BE PASS & SEYMOUR DEVICES AS NOTED BELOW:

TYPE	PASS & SEYMOUR
SPST	20 ACI-1
3 WAY	20 AC3-1
4 WAY	20 AC4-1
KEY TYPE	20 AC 1/3/4/-L
MOMENTARY CONTACT	1250-1
PILOT-120V.	20 AC 1/3-CPL
PILOT-277V.	20 AC 1/3-CPL

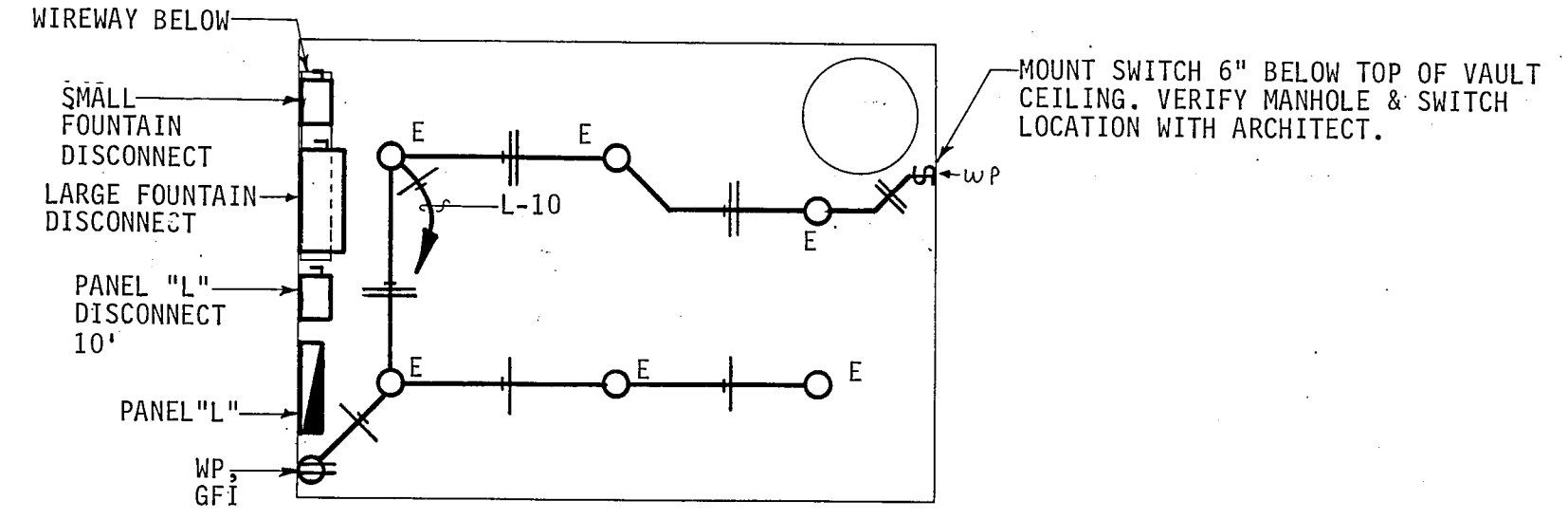
 SEE DIMMER SECTION FOR SWITCHES GANGED WITH DIMMERS.
 - STANDARD RECEPTACLES: STANDARD WALL RECEPTACLES SHALL BE PASS & SEYMOUR 5262 - 1, 15 AMPERES, 125 VOLTS, DUPLEX, GROUNDING TYPE, MOUNTED VERTICALLY 12" A.F.F. TO CENTERLINE EXCEPT WHERE HEIGHTS ARE INDICATED OTHERWISE ON THE DRAWINGS.
 - DEVICE PLATES: PLATES FOR SWITCHES, RECEPTACLES, AND ALL OTHER OUTLET BOXES SHALL BE FURNISHED AND INSTALLED FOR THE TYPE OF SERVICE INVOLVED. COLOR AND TYPE IN OTHER THAN MECHANICAL OR SERVICE AREAS SHALL BE AS SELECTED BY THE ARCHITECT FROM PASS & SEYMOUR OR EQUAL.
 - TOGGLE SWITCHES WITH THERMAL OVERLOADS: TOGGLE SWITCHES WITH THERMAL OVERLOADS SHOWN AS DISCONNECTS FOR SMALL SINGLE PHASE MOTORS SHALL BE ALLEN BRADLEY 600-TAX OR EQUAL FOR 120 VOLT MOTORS OR 600-TAX OR EQUAL FOR 208 VOLT MOTORS. APPROPRIATELY SIZED THERMAL OVERLOAD HEATER ELEMENTS SHALL BE FURNISHED WITH THE SWITCHES.

E. ELECTRICAL EQUIPMENT:

- ELECTRICAL EQUIPMENT SHALL BE MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, CUTLER HAMMER, S & C, I.T.E. OR WESTINGHOUSE, ONLY. EQUIPMENT SCHEDULED AND SPECIFIED IS BASED ON SQUARE D. FUSES SHALL BE MANUFACTURED BY BUSSMAN, LITTLEFUSE, OR SHAWMUT ONLY.
 - FUSES RATED 600 AMPERES OR LESS FOR ALL GENERAL POWER CIRCUITS SHALL BE BUSSMAN LFM-RK OR LPS-RK, AS REQUIRED BY THE SYSTEM, DUAL ELEMENT, UL CLASS RK1 TIME-DELY TYPE.
 - A FUSE IDENTIFICATION LABEL, SHOWING TYPE AND SIZE, SHALL BE PLACED INSIDE THE DOOR OF EACH SWITCH.
 - ELECTRICAL SUBCONTRACTOR SHALL FURNISH SNA INSTALL CIRCUIT BREAKER LIGHTING PANELBOARDS AS INDICATED IN THE PANELBOARD SCHEDULE AND WHERE SHOWN ON THE PLANS FOR 120/208 VOLT, 3 PHASE, 4 WIRE OR 120/240 VOLT, 1 PHASE 3 WIRE AS SCHEDULED. PANELBOARDS SHALL BE OF DEAD-FRONT SAFETY TYPE, EQUIPPED WITH THERMAL-MAGNETIC MOLDED CASE CIRCUIT BREAKERS WITH TRIP RATINGS AS SHOWN ON THE SCHEDULE. PANEL BOARDS SHALL BE SQUARE D TYPE NQD BLOT-ON. CIRCUIT BREAKERS SHALL BE SQUARE D QOB.
- (CONTINUED)

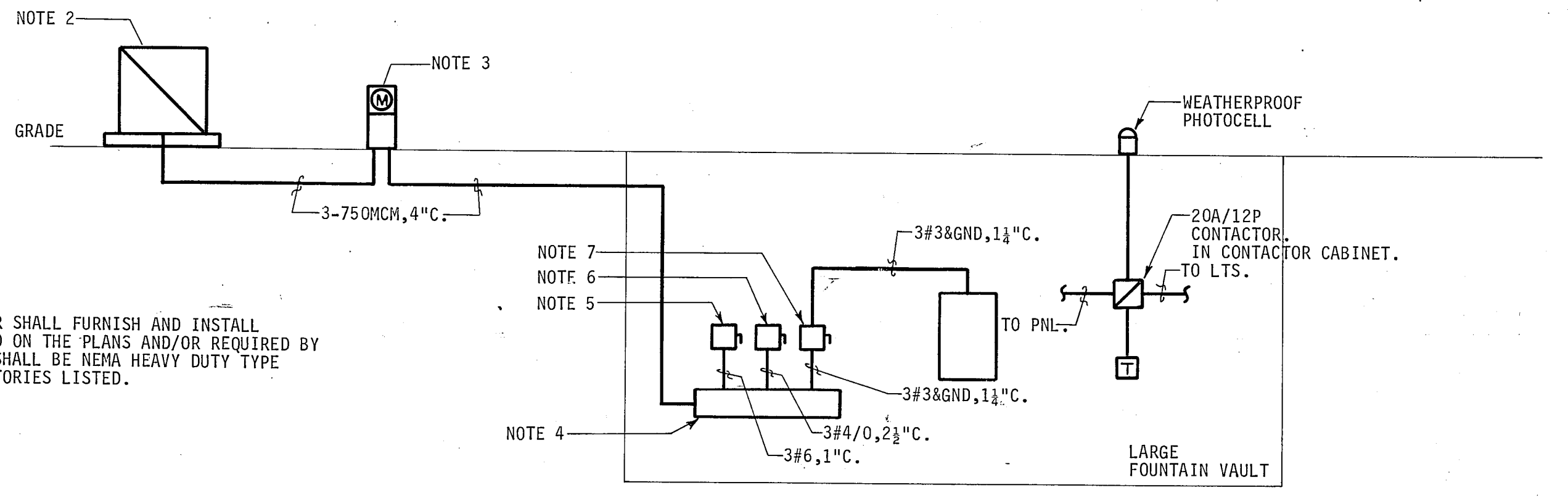


TYPE	DESCRIPTION	LAMPS
A	WELL LIGHT @ COLUMNS-120V. LUMIERE #601 WELL LT. W/BLK. FINISH, PGP-6 PROTECTIVE GRATE & PL6 LENS. LSL SPREAD LENS, T250 TRANSFORMER & H53K TRANSFORMER HOUSING. MOUNT AS DIRECTED BY ARCHITECT.	1-50W MR-16 EXT.
B	BOLLARD-120V. LUMIERE MODEL 507, W/BLACK FINISH; T100 TRANSFORMER & H53K TRANSFORMER HOUSING. MOUNT AS DIRECTED BY ARCHITECT.	1-20 W MR-11 HALOGEN
C	TREE WELL LIGHT-120V. LUMIERE #601 WELL LT. W/BLK. FINISH, PGP-6 PROTECTIVE GRATE & PL6 LENS. 39" BEAM PATTERN, 4' SPREAD, 60" FNX. T1000 TRANSFORMER & H53K TRANSFORMER HOUSING. MOUNT AS DIRECTED BY ARCH.	1-50W MR-16 EXT.
D	TREE DOWN LT. LUMIERE MODEL #201 COLOR TO BE SELECTED BY ARCH. LAMP FTD. 30". PROVIDE 30'-0" OF #12&GND. OUTDOOR CABLE BETWEEN TREE WELL LIGHT X'FMR AND DOWNLIGHT. MOUNT AS DIRECTED BY ARCHITECT.	1-20W MR-11
E	VAPORTIGHT INCANDESCENT-120V. STONCO #VK16C-120V.	1-100W A-LAMP
F	WELL LIGHT @ SIGN-120V. LUMIERE #601 WELL LT. W/BLK. FINISH, PGP-6 PROTECTIVE GRATE & PL6 LENS. SLS SPREAD LENS, T150 TRANSFORMER & H53K TRANSFORMER HOUSING. MOUNT AS DIRECTED BY ARCHITECT.	150W MR-16 EXT.
G	ROBERTS STEP LTG.-120V. FURNISH LENGTH, QUANTITIES & ALL ACCESSORIES REQUIRED FOR A COMPLETE AND WORKING SYSTEM. ROBERTS STEP LIGHT SYSTEMS SERIES TYPE "A" STANDARD.	2-4 WATTS PER FOOT INCLUDED.



LARGE FOUNTAIN VAULT DETAIL - ELECTRICAL
NO SCALE

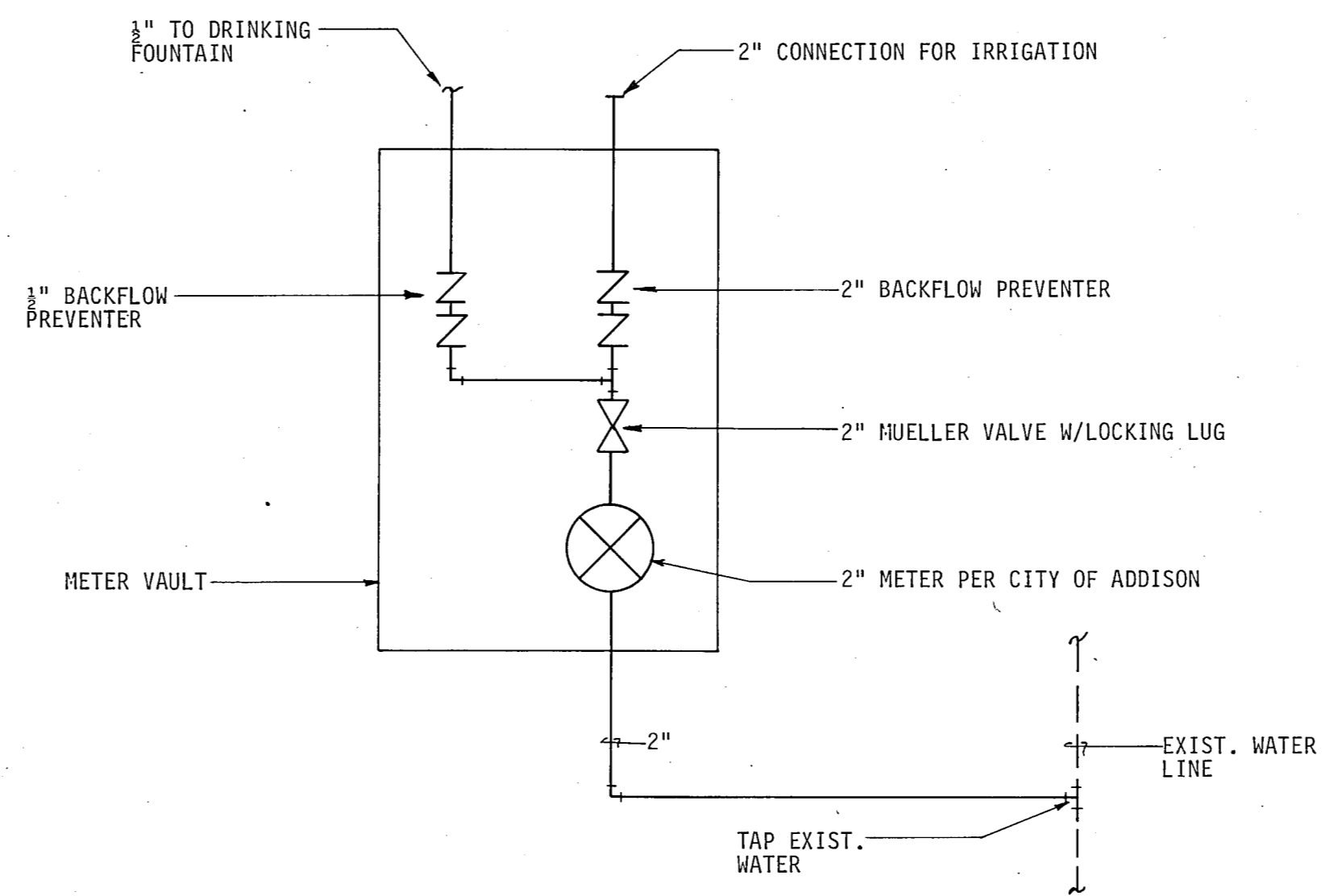
- NOTES:**
- ELECTRICAL DEVICES IN VAULT SHALL NOT BE MOUNTED UNDER OPENINGS IN TOP OF VAULT.
 - POWER CO. X'FMR. VERIFY LOCATION & MOUNTING. VERIFY ALL RQ'MTS. W/POWER. CO.
 - WEATHERPROOF C.T. CABINET AND METER. VERIFY LOCATION WITH ARCHITECT. VERIFY MOUNTING AND ALL RQ'MTS. WITH PWR. CO.
 - 8"x8"x4'-0" WIREWAY. SQUARE D OR EQUAL.
 - 60/60/2 DISCONNECT FOR SMALL FOUNTAIN, SQUARE D OR EQUAL.
 - 400/225/2 DISCONNECT FOR LARGE FOUNTAIN, SQUARE D OR EQUAL.
 - 100/100/2 DISCONNECT FOR PANEL L, SQUARE D OR EQUAL.
 - ALL EXTERIOR LIGHTS SHALL RUN THROUGH CONTACTOR.



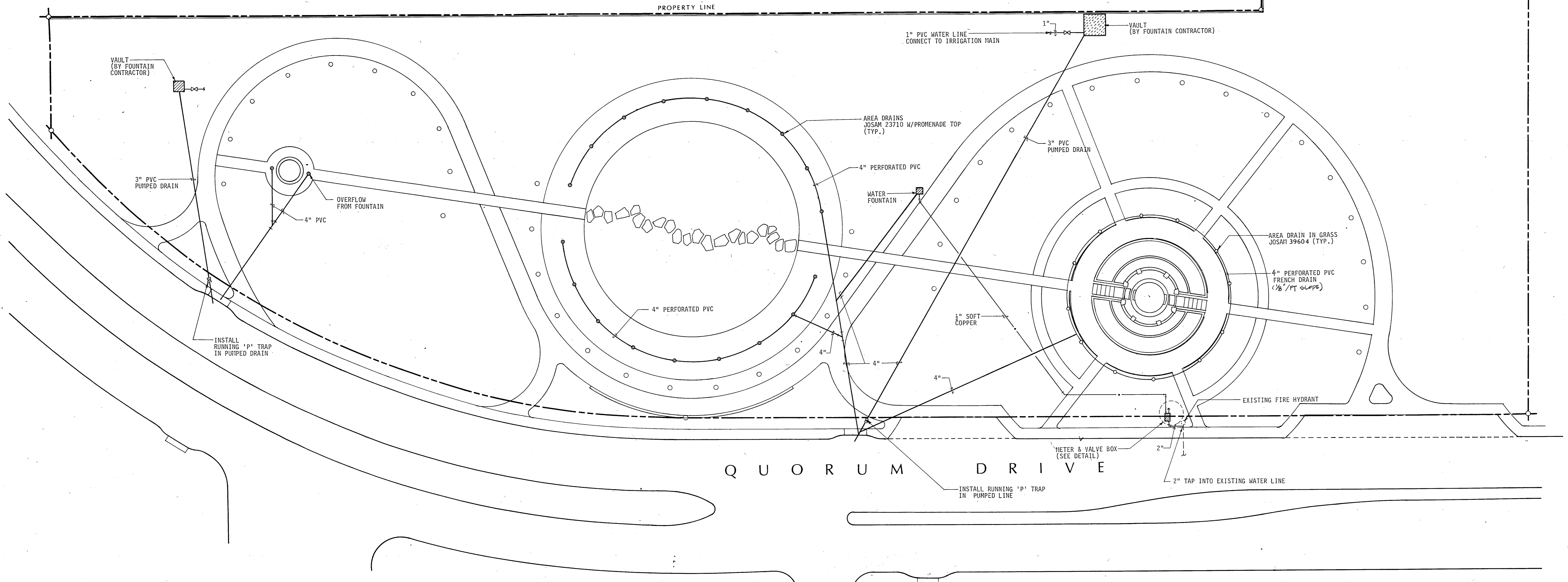
- (NOTES CONTINUED):**
- THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL SAFETY SWITCHES AS INDICATED ON THE PLANS AND/OR REQUIRED BY CODE. ALL SAFETY SWITCHES SHALL BE NEMA HEAVY DUTY TYPE HD AND UNDERWRITERS LABORATORIES LISTED.

ELECTRICAL RISER DIAGRAM
NO SCALE

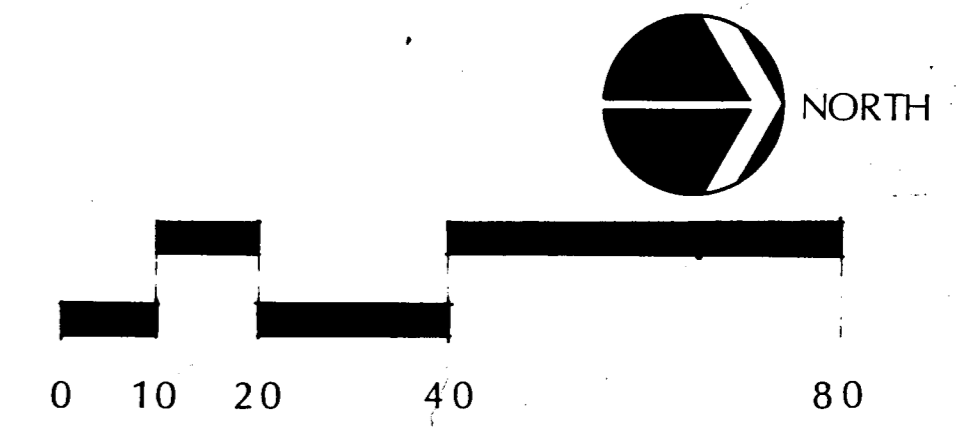
- NOTES:
1. DRINKING FOUNTAIN SHALL BE HANS 3060 HFP FREEZE PROOF W/3/8" BURY.
 2. DRAIN LINES SHALL BE PVC.



METER DETAIL
NO SCALE



Q U O R U M D R I V E

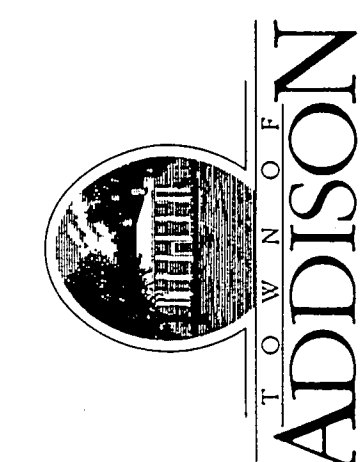


S I T E P L A N

PRELIMINARY	
ISSUE DATE	12/12/89
REVISIONS	
1	29 JAN. 1990

PROJECT NO.	88019
DRAWN BY	SG
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SCALE	1" = 20' 0"
SHEET NO.	

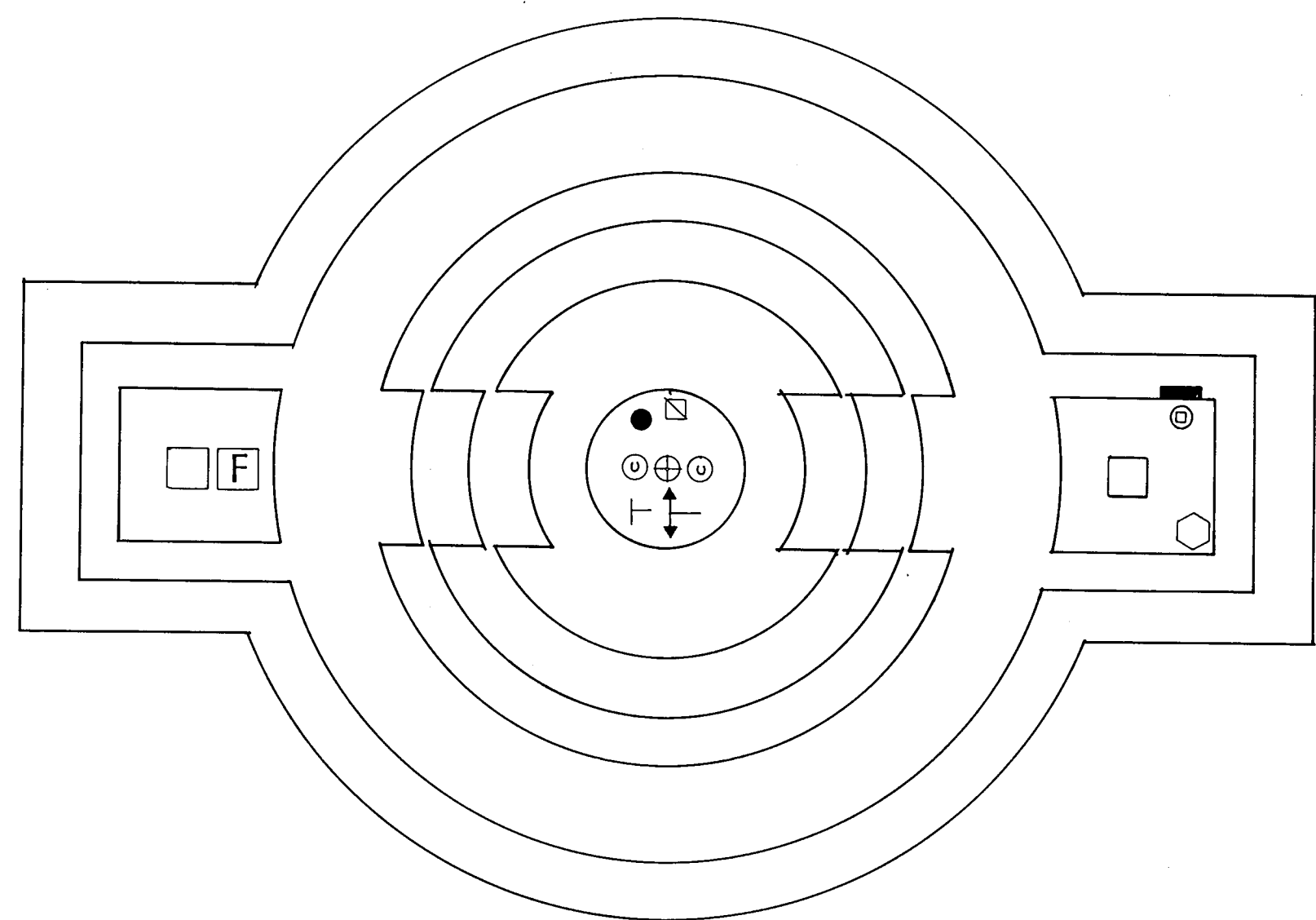
M-1



PRELIMINARY

ISSUE DATE	29 JAN 1990
REVISIONS	

PROJECT NO.	88019
DRAWN BY	SG
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SHEET NO.	M-2



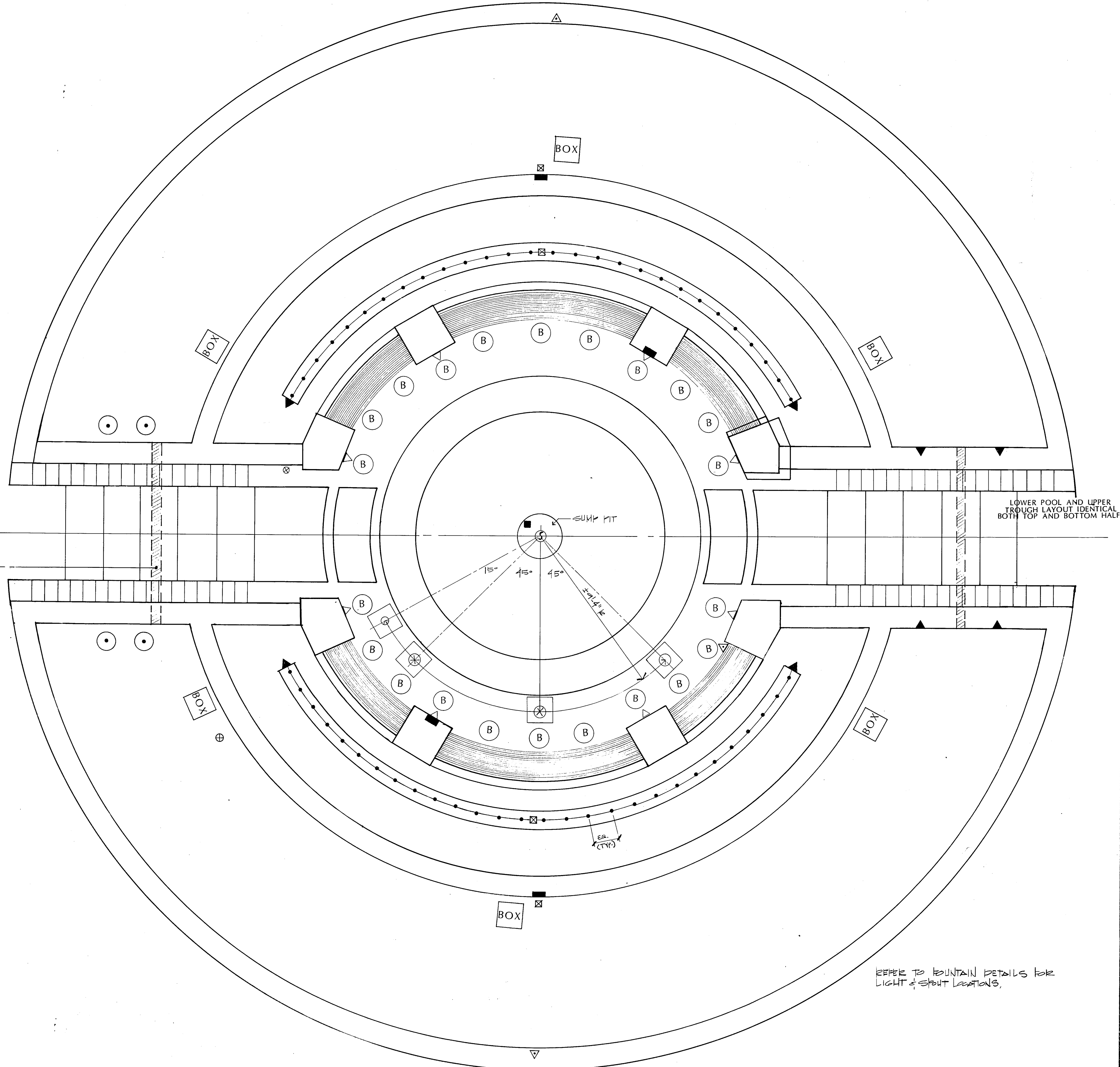
A SECONDARY FOUNTAIN MECHANICAL PLAN

SCALE: 1/2" = 1'-0"

- Small Fountain**
- 1 ea. A-7 Aqua-Flo 3/4 h.p. filter pump, 230 V.
 - 1 ea. A-20 2 h.p. Aqua-Flo pump, 230 V.
 - 1 ea. Kim NB 50 bubbler nozzle
 - 1 ea. 2" sidewall drain
 - 1 ea. 2" floor drain w/plug
 - 1 ea. 1-1/2" floor drain w/plug
 - 1 ea. JP-7 Kim underwater J-box w/two (2) cord seals
 - 2 ea. Kim F235 free-standing underwater fountain light w/thermal switch
 - 1 ea. Kim RW 57-1 water level control w/1" solenoid valve
 - 3 ea. Kim R-80 C 2" sump w/AVP
 - 2 ea. Kim R-85 return fittings
 - 1 ea. Triton TR-60 sand filter w/1-1/2" dial valve
 - 2 ea. Intermatic 2-pole, 230V. time clocks
 - 1 ea. Intermatic astronomic time clock, 110 V.
 - 2 ea. Par 38Q 250 FL bulbs
 - 2 ea. 1/3 h.p. Hydromatic sump pump, 110 V

LEGEND

- ⊕ NB 50 bubbler nozzle
- T 2" bypass T from fountain pump
- T 2" return T with 2 R-85B return eyeballs
- F-235-TC2 underwater light fixture with Par38Q250FL bulb
- 1-1/2" floor drain with plug
- JP7 underwater "J" box with 2 cord seals
- R-80C to fountain pump (2)
- F R-80C to filter pump
- RW 57-1 water level control probe
- ⊙ 2" floor drain
- 2" sidewall drain



B MAIN FOUNTAIN MECHANICAL PLAN

SCALE: 3/8" = 1'-0"

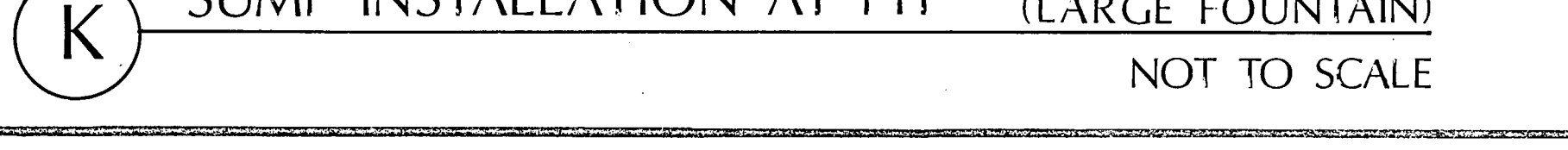
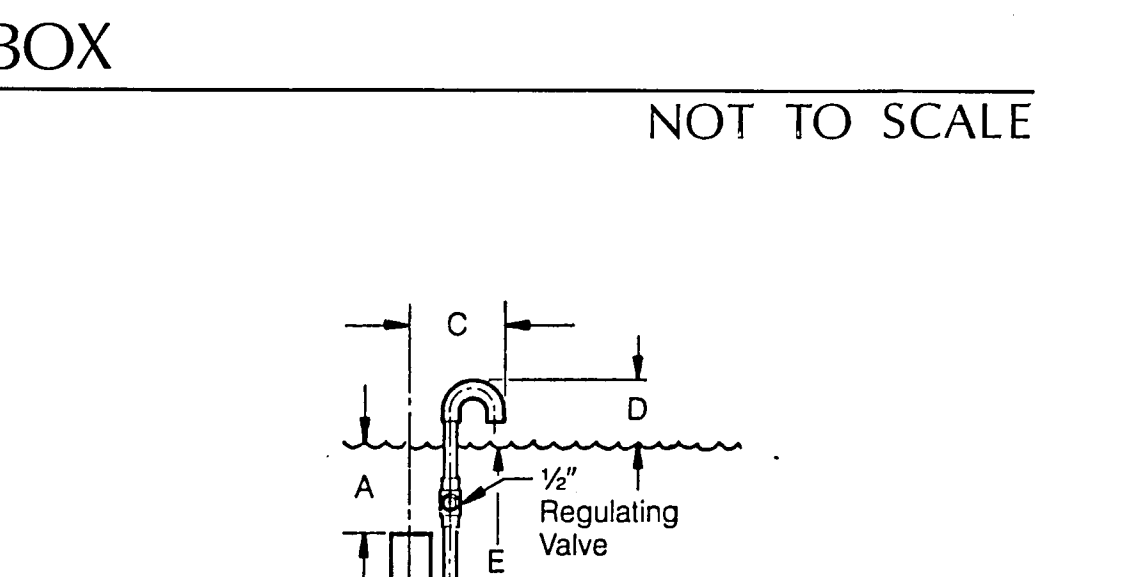
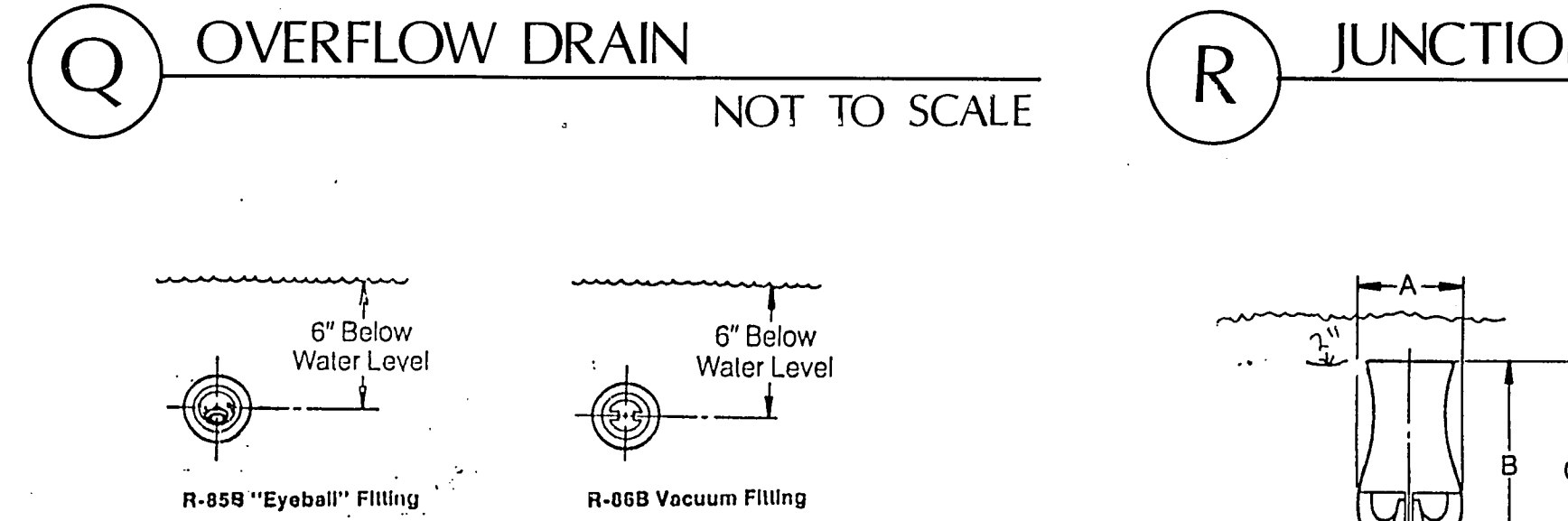
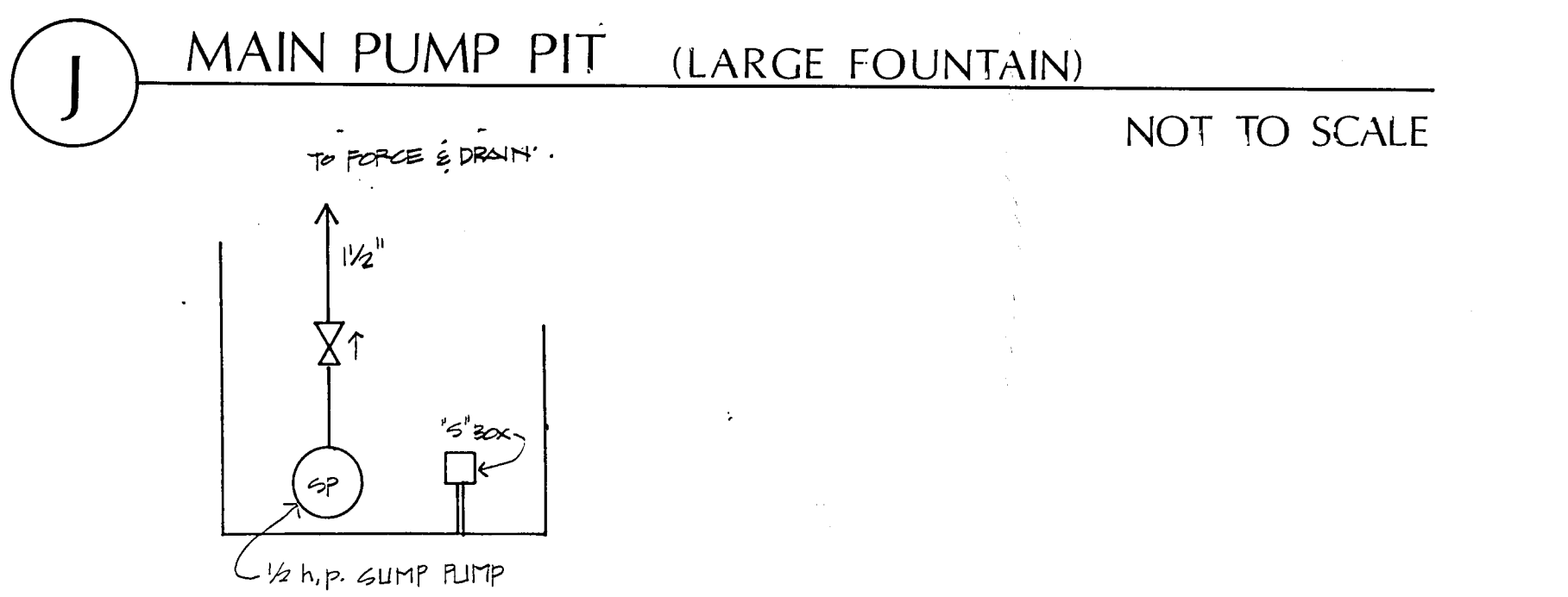
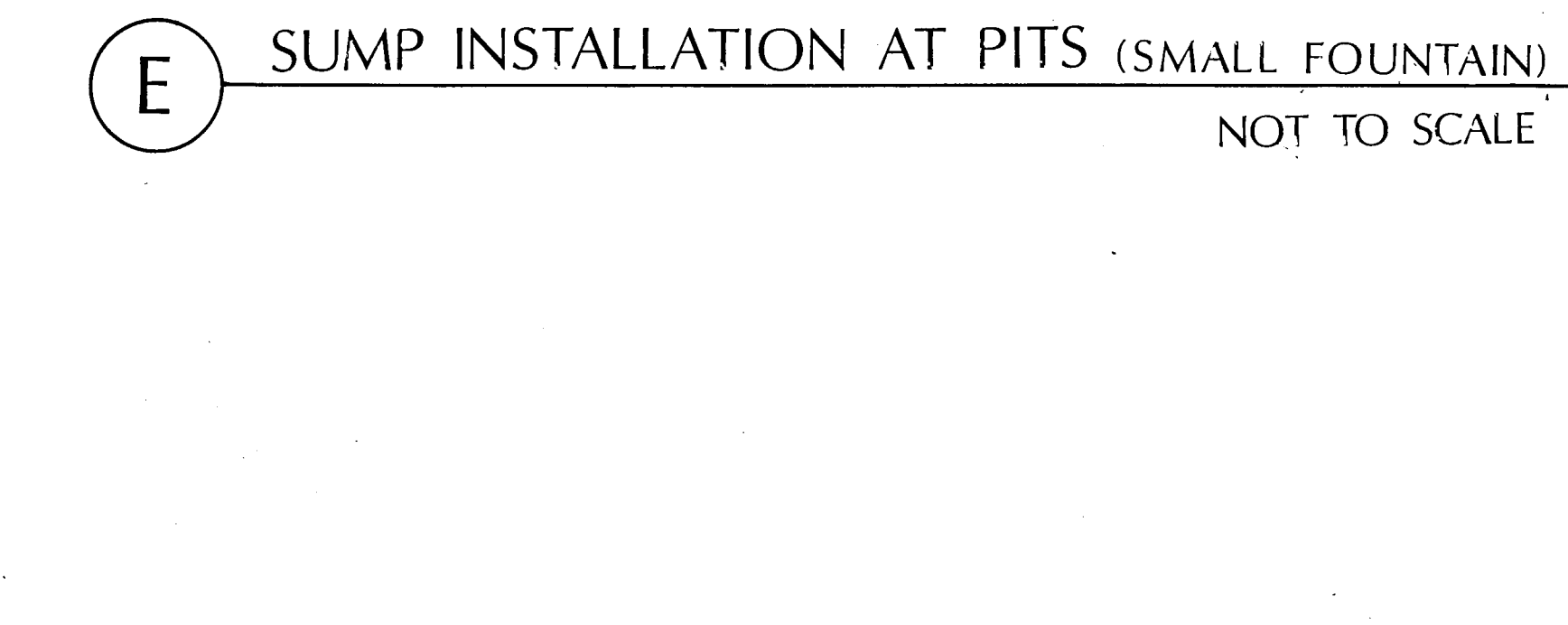
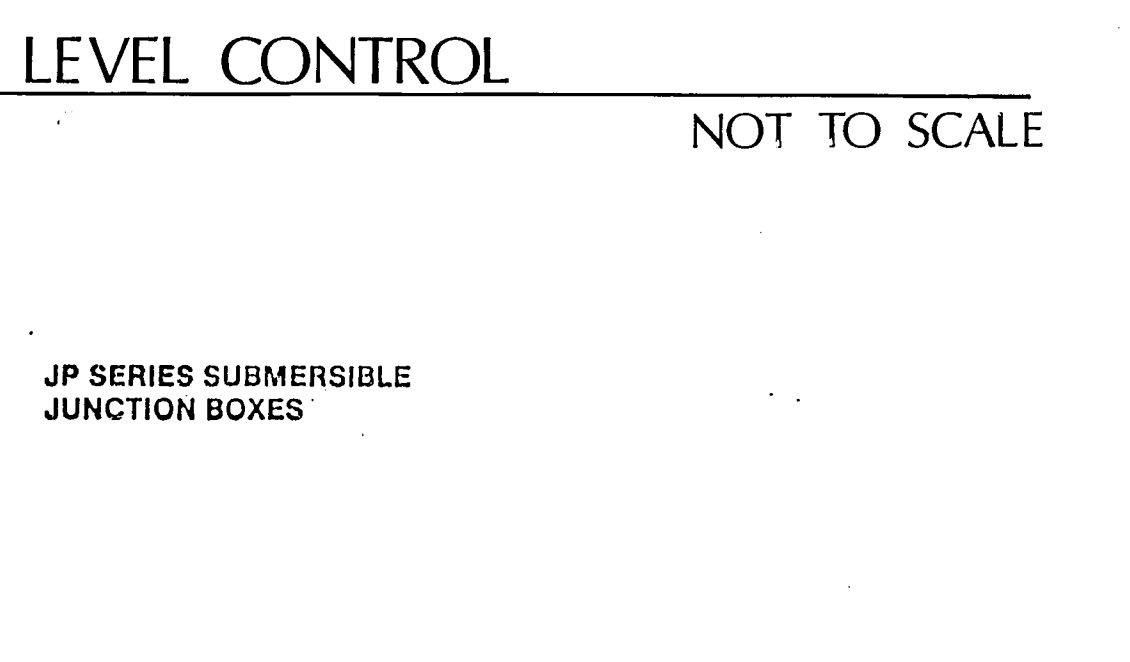
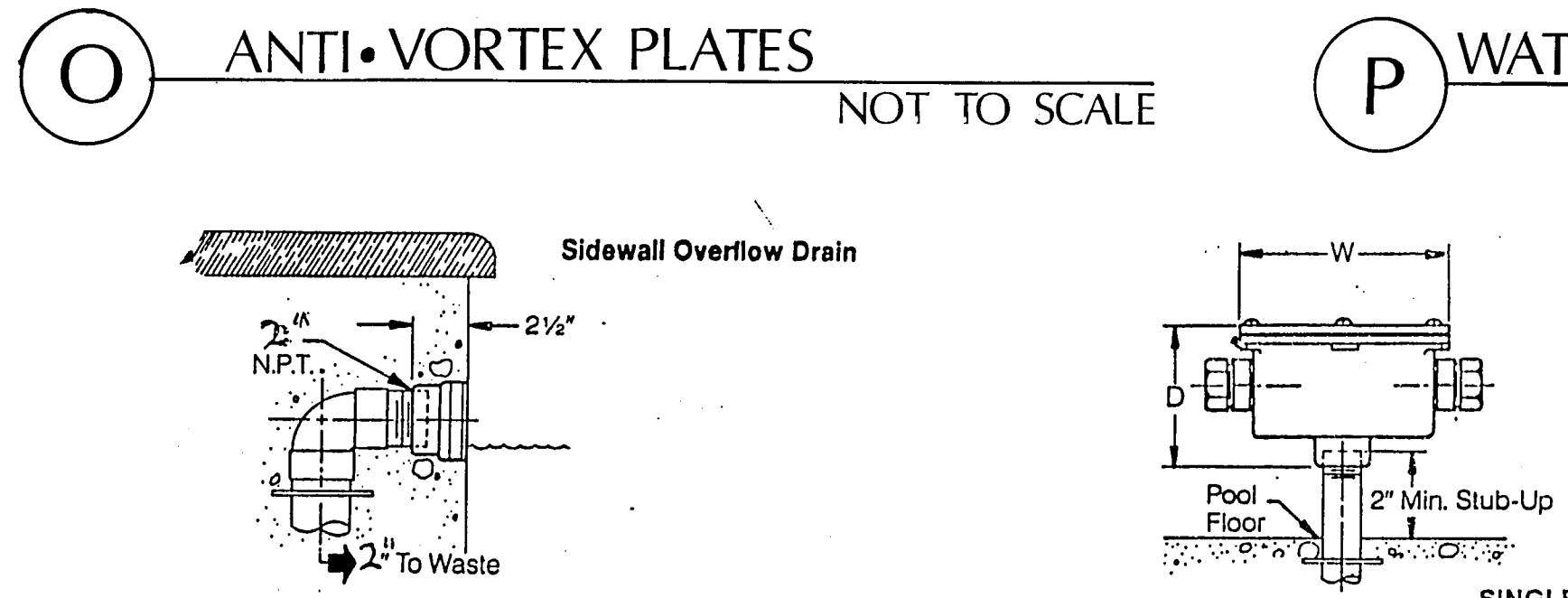
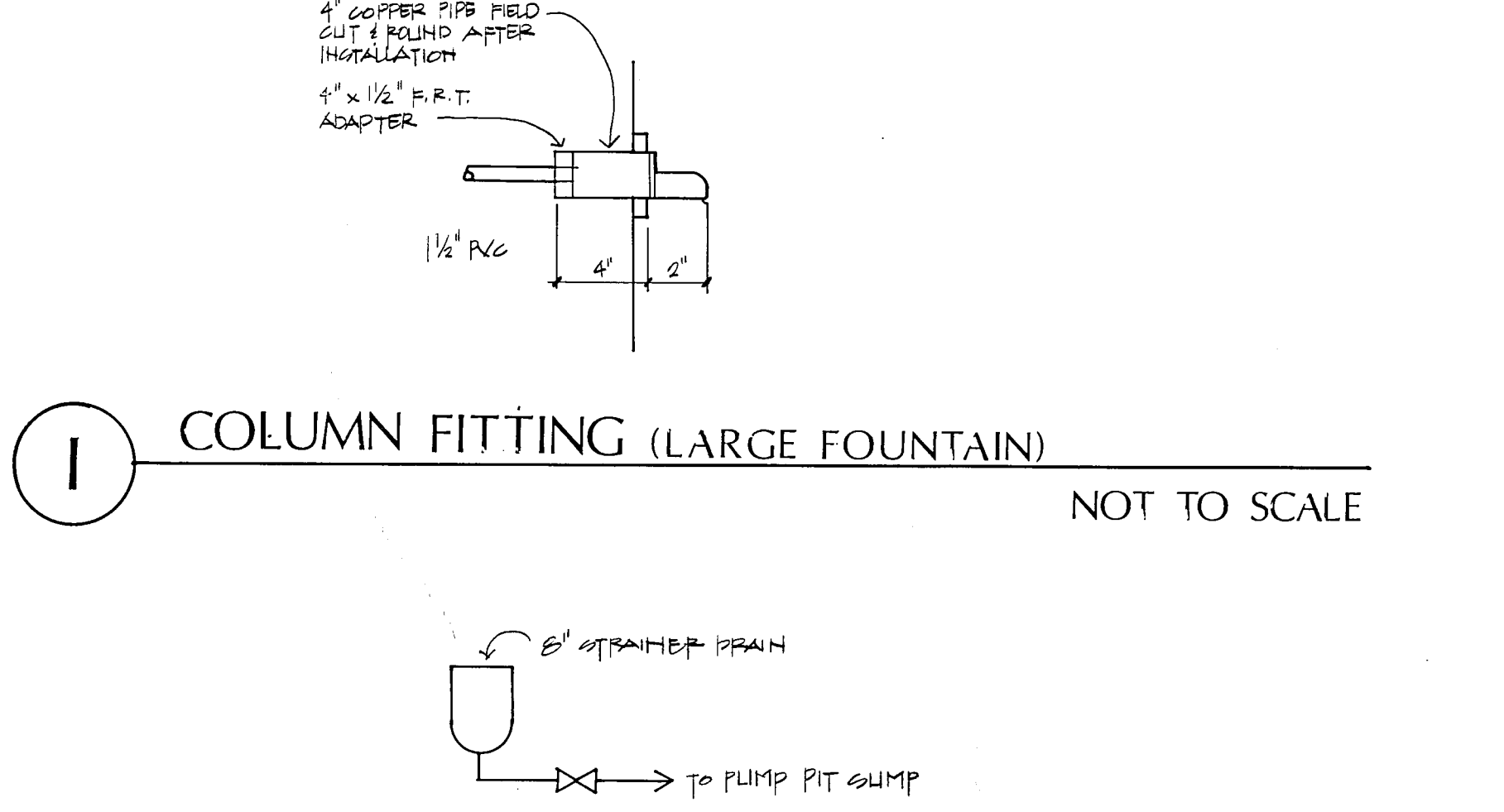
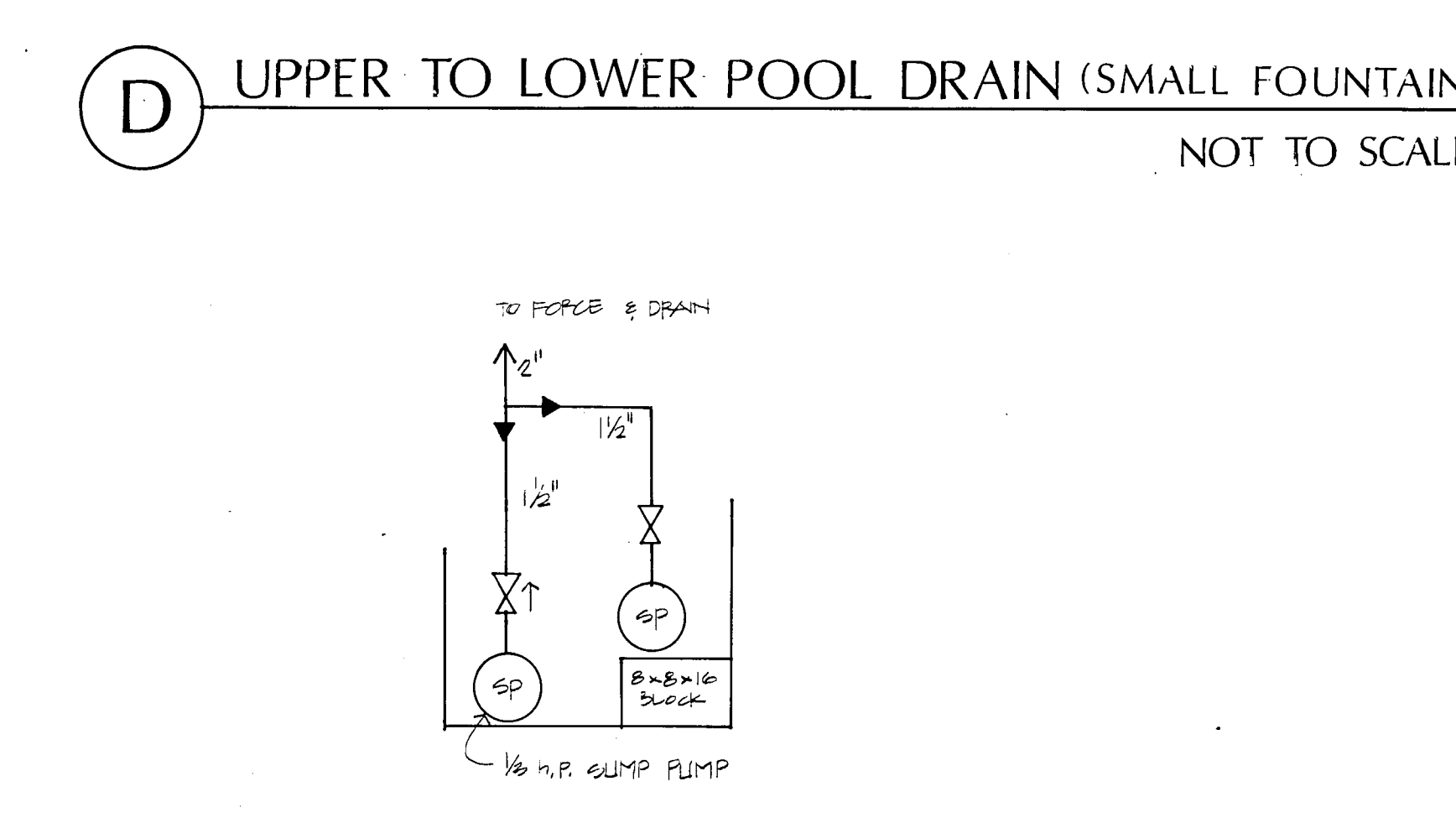
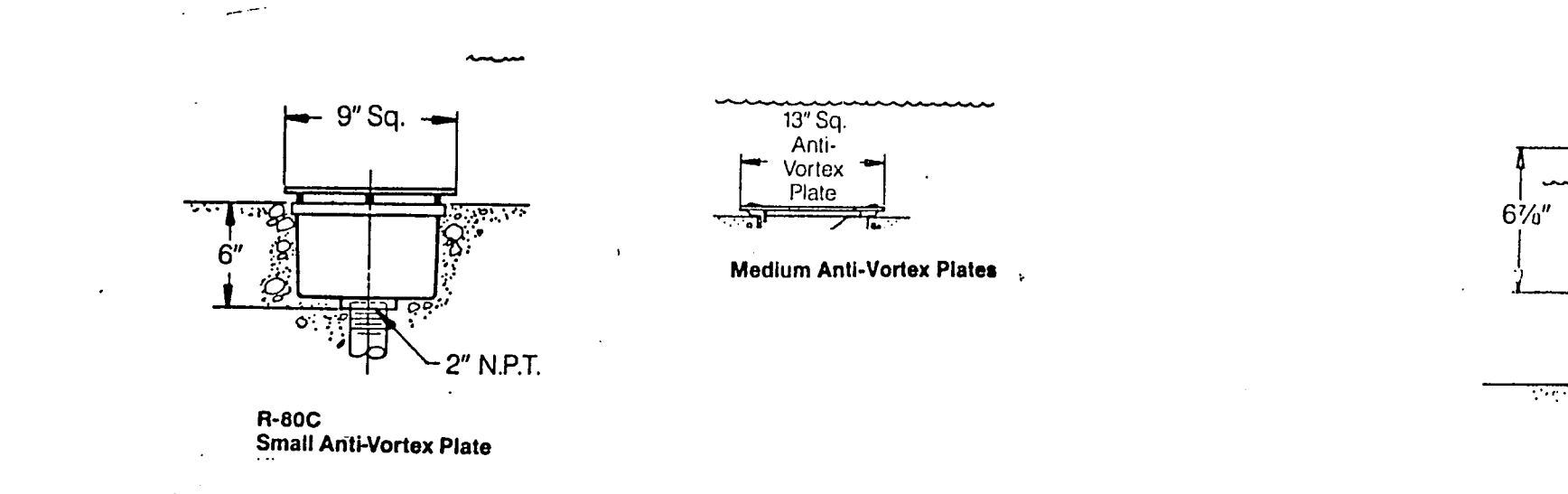
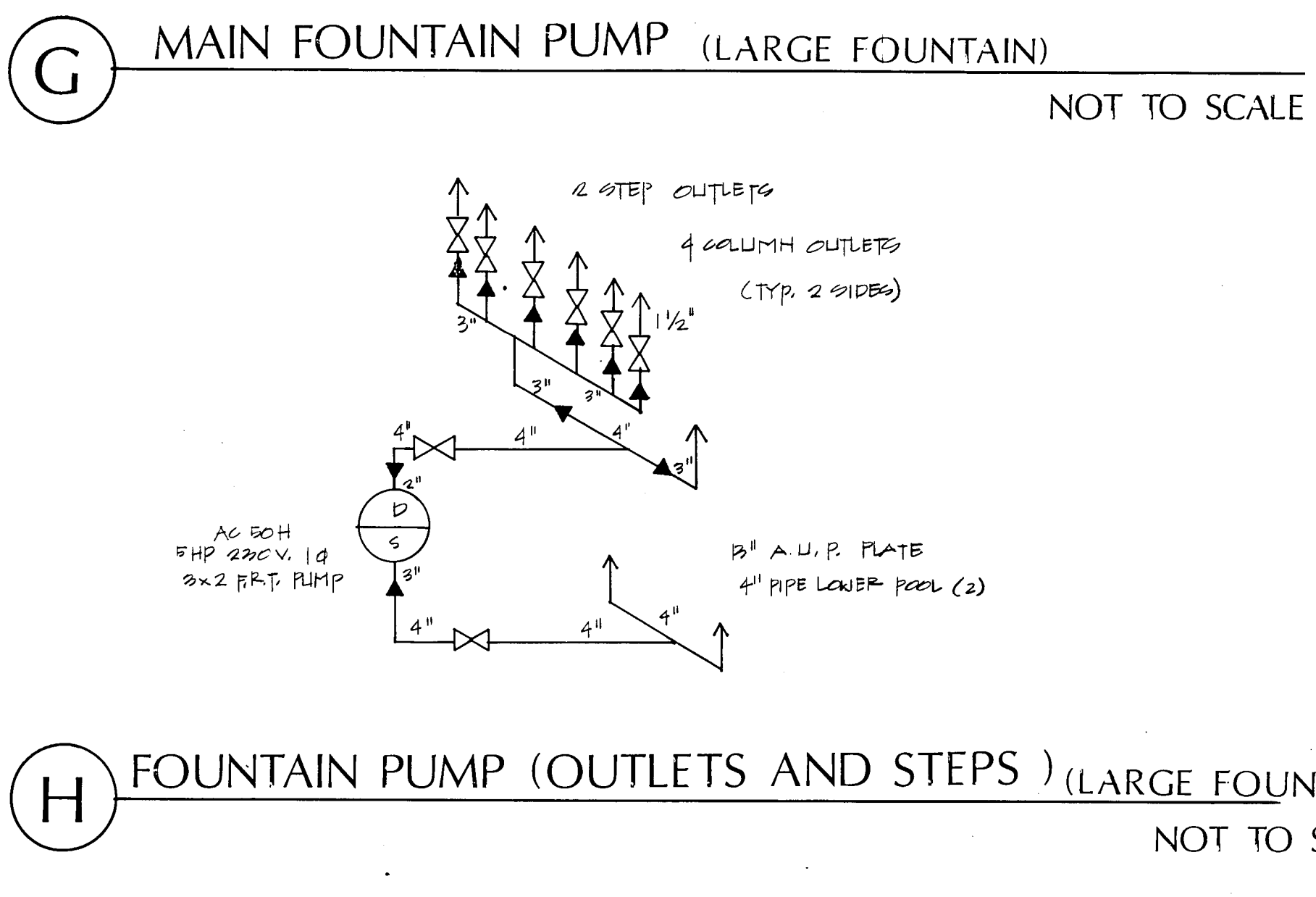
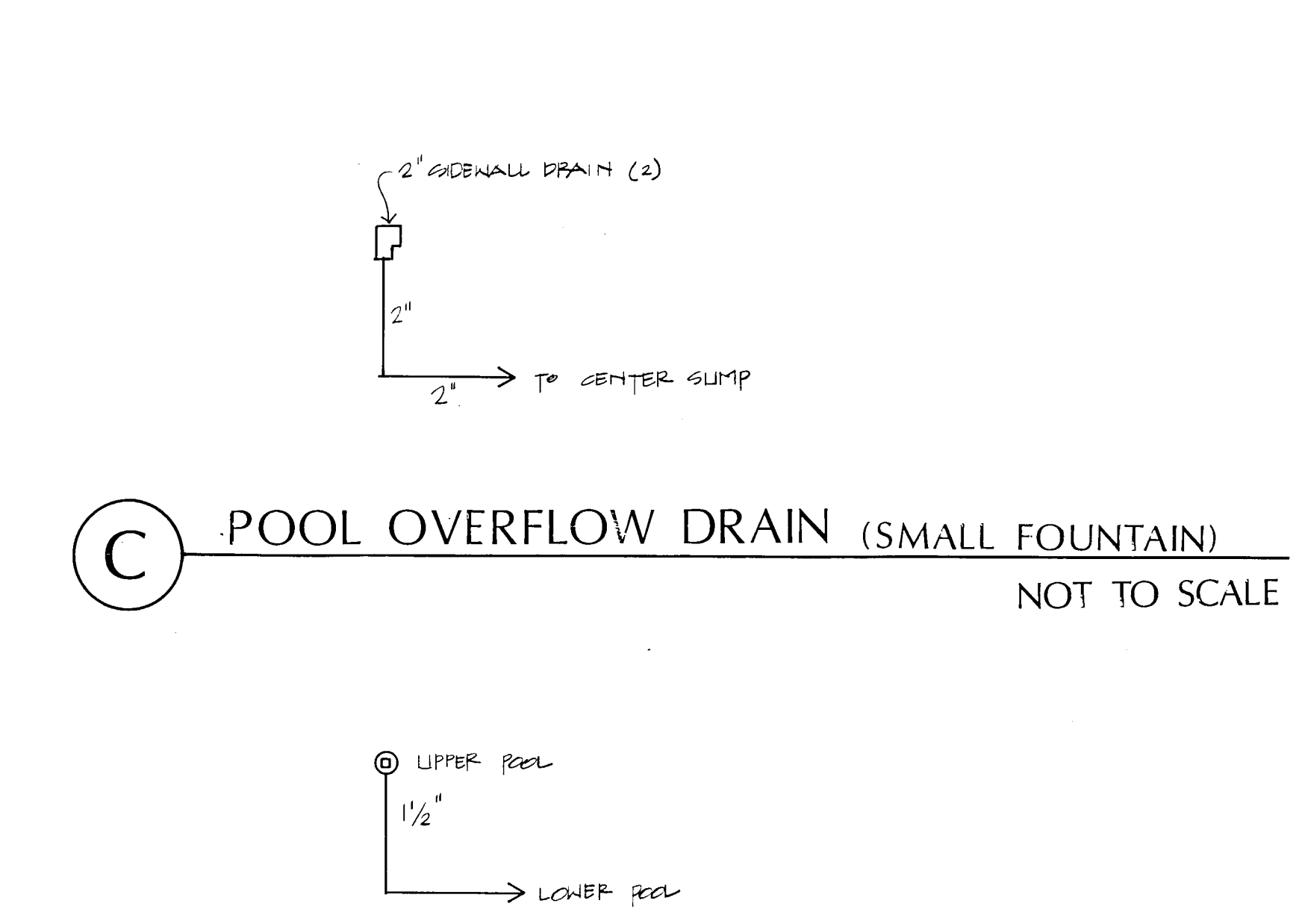
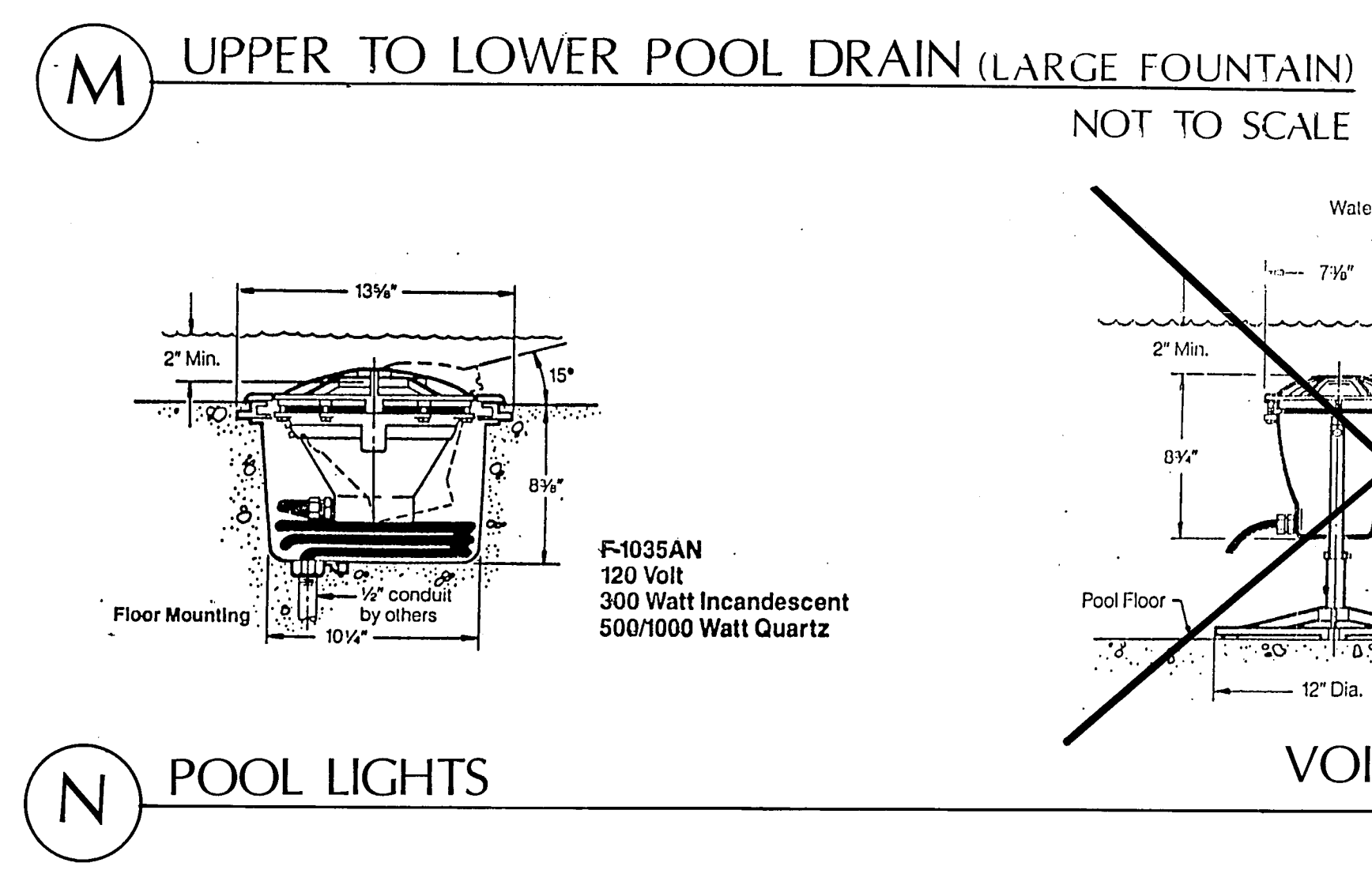
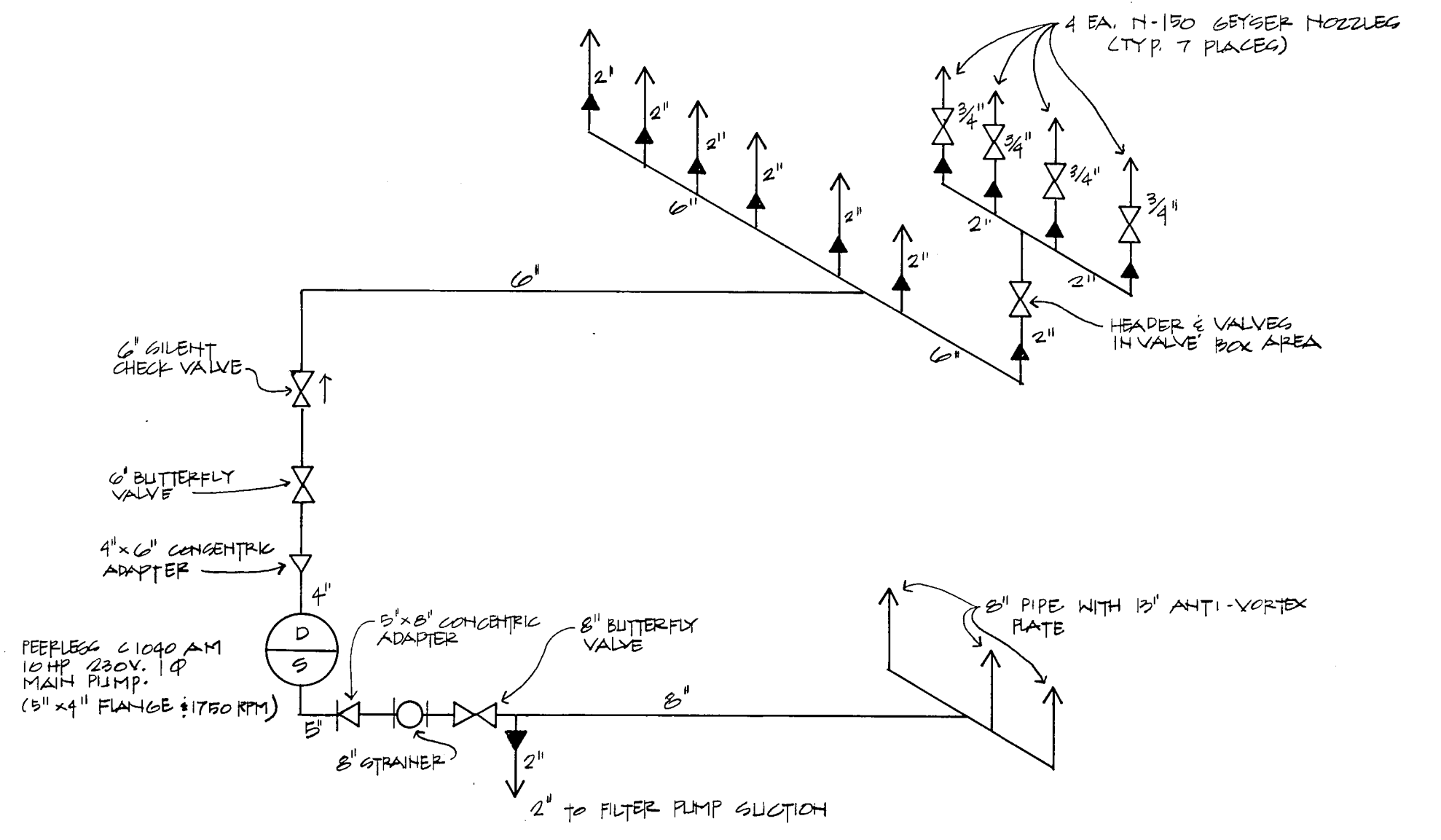
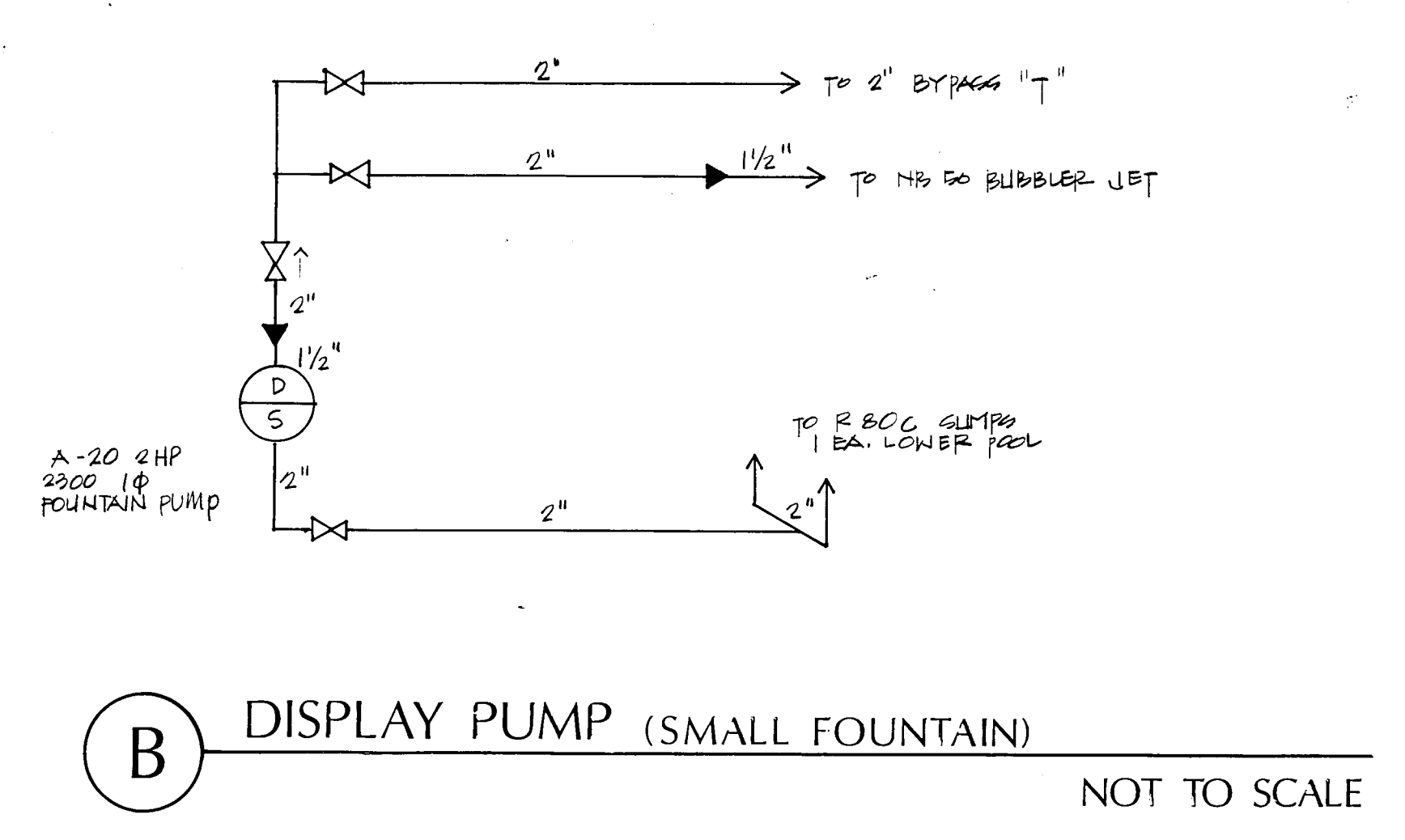
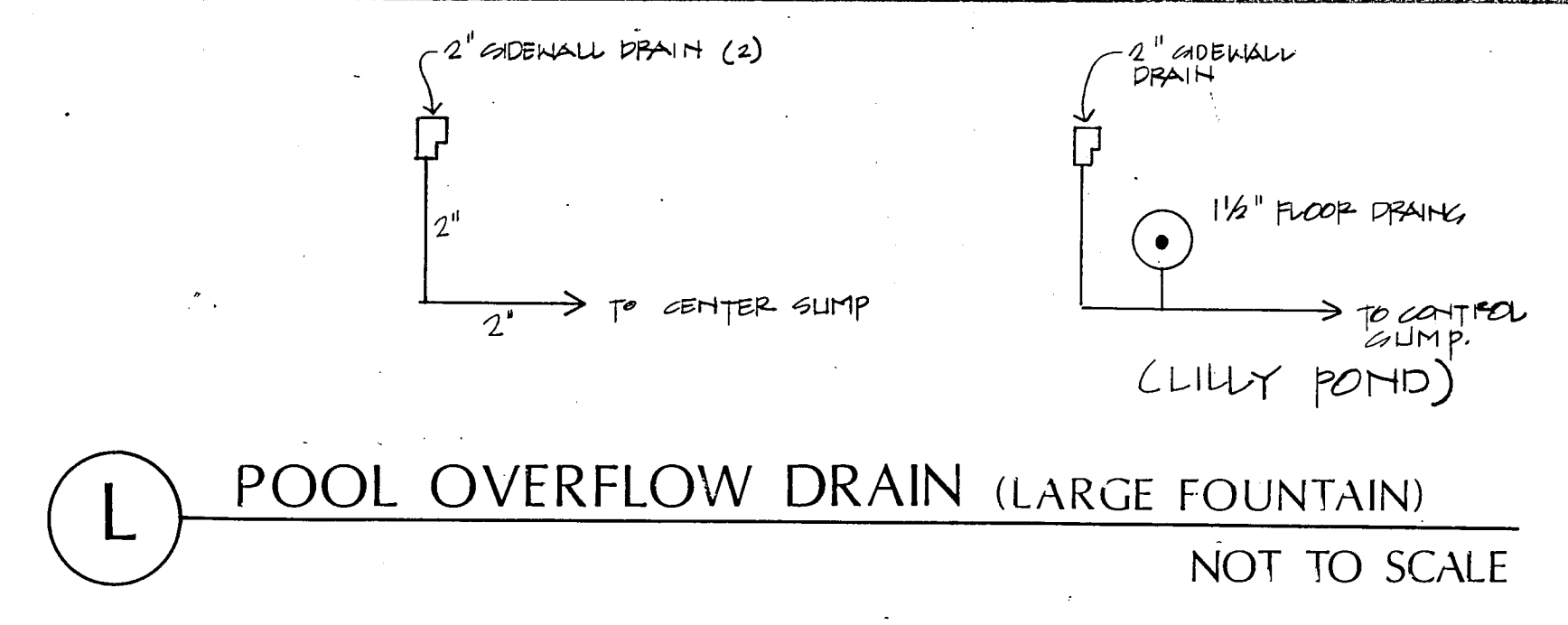
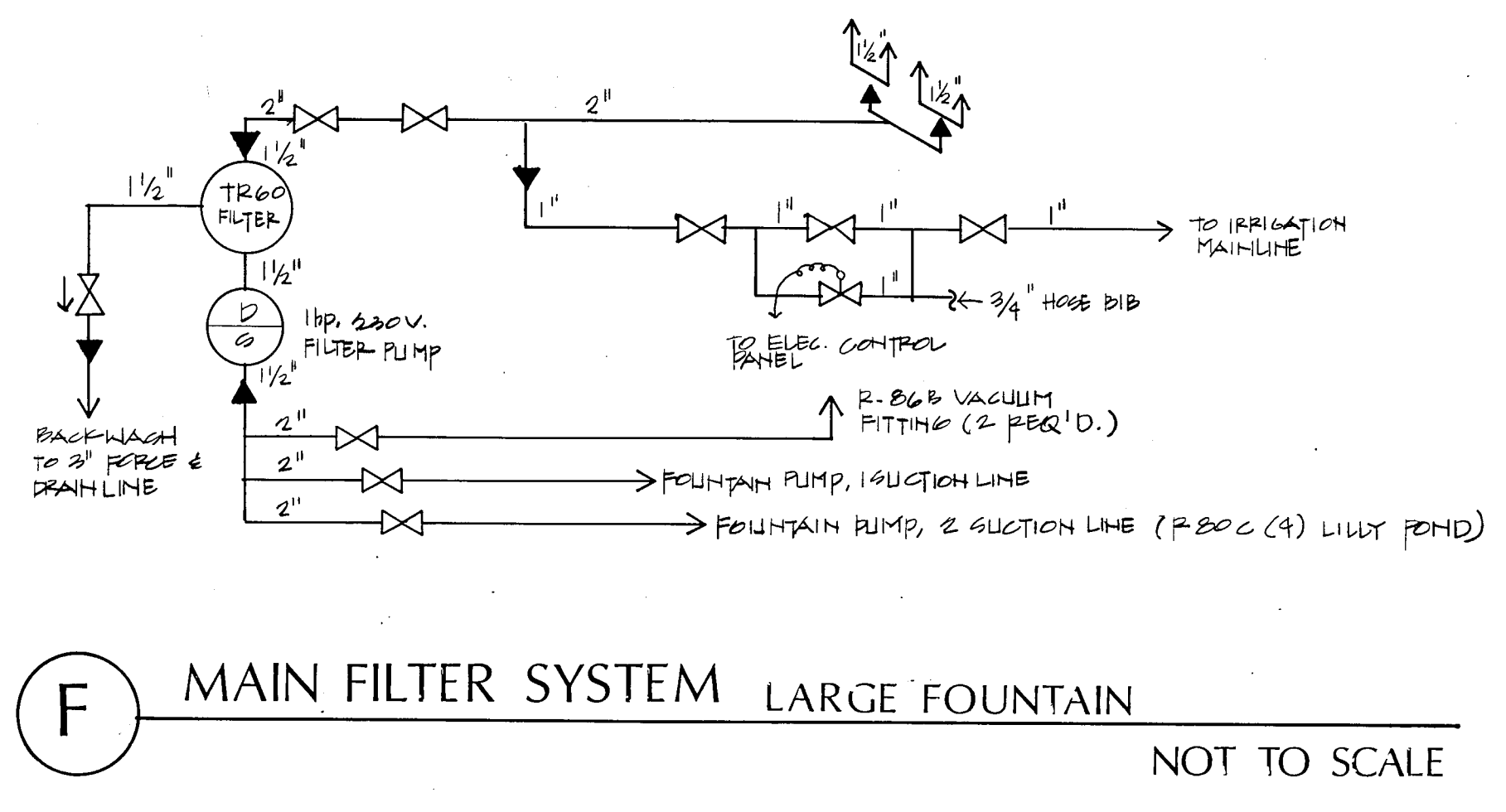
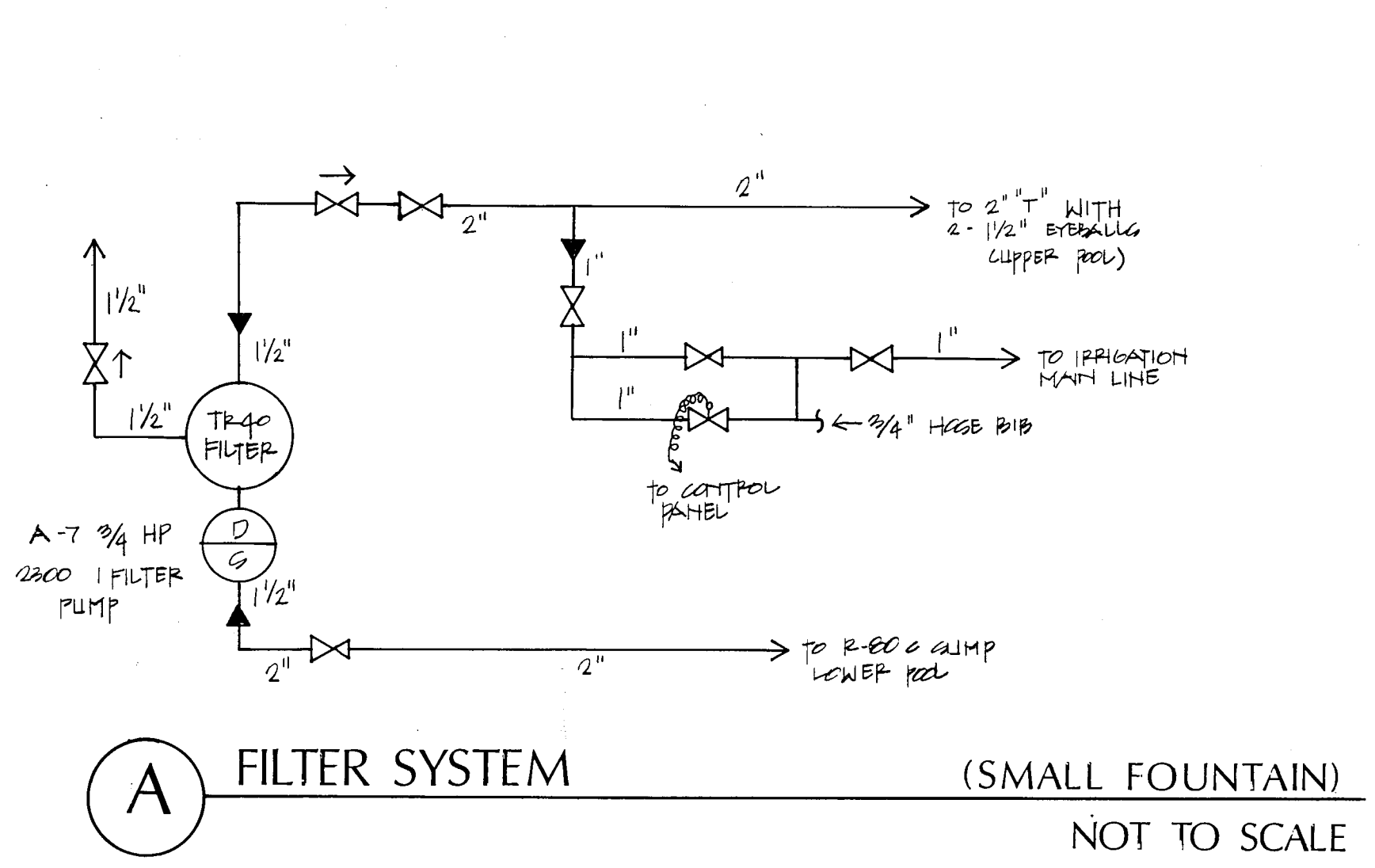
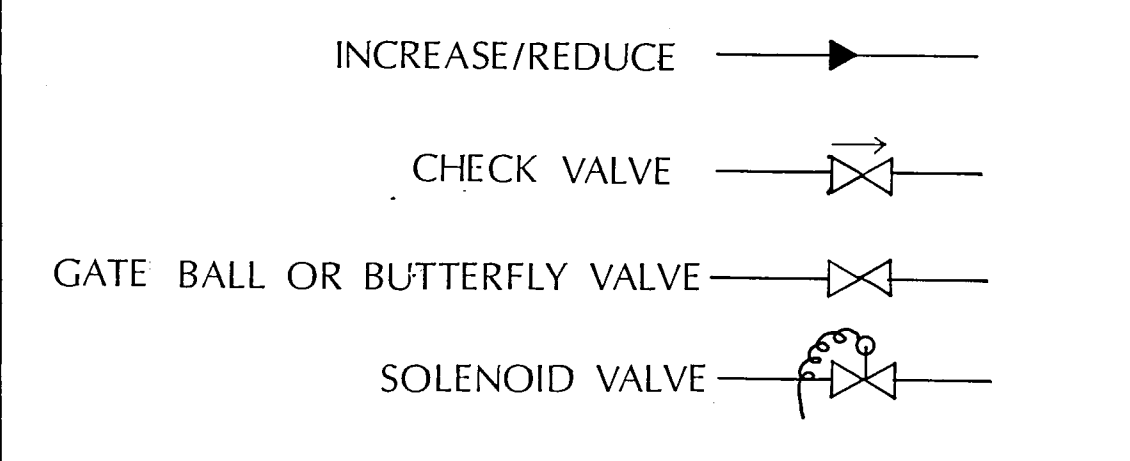
- Equipment List**
- 2 ea. C-1040AM Peerless pump, 10 h.p., 230 V., single phase, 680 GPM
 - 2 ea. 5 X 8 cast iron concentric reducer
 - 2 ea. 4 X 6 cast iron concentric reducer
 - 2 ea. 8" butterfly valve w/gear operator
 - 2 ea. 8" Mueller Model 155 strainer
 - 2 ea. 6" butterfly valve w/10 position handle
 - 2 ea. 6" wafer type silent check valve, spring loaded
 - 56 ea. Kim N-150 geyser nozzles
 - 56 ea. 3/4" bronze ball valve
 - 14 ea. 2" PVC ball valve
 - 8 ea. Custom water outlets for columns
 - 22 ea. Kim F1035 AN underwater fountain light, w/niche, 500 W.
 - 2 ea. R-80C 2" sump with AVP
 - 22 ea. Par 56Q 500 WFL bulbs
 - 4 ea. 18" X 18" X 6" hury box w/potting compound
 - 1 lot Red brass, 1/2" for light niches
 - 1 ea. Kim MFC-1 combination water level control/LWGD
 - 4 ea. 2" sidewall drains
 - 1 ea. 1-1/2" floor drain w/plug
 - 2 ea. Triton TR 60 24" sand filter
 - 2 ea. 1-1/2" dial valve
 - 8 ea. Kim 13" square anti-vortex plates
 - 2 ea. A-10 Aqua Flo 1 h.p., 230 V filter pump
 - 3 ea. Kim R-85B vacuum fitting
 - 8 ea. Kim R-85B adjustable eyeball fittings
 - 2 ea. Square-D single phase motor starter w/110 volt coils, SEC-6
 - 1 ea. Control panel including timers, relays and necessary equipment
 - 1 ea. Aqua Flo AC 500 3 h.p., 230 V., single phase pump
 - 2 ea. 1/3 h.p. Hydromatic sump pump, 110 V
 - 1 ea. 1/2 h.p. Hydromatic sump pump, 110 V
 - 1 ea. Regenerative carbon filter for chlorine removal. KISS International Model 1024, automatic carbon filter w/washers T-8 filter valve, 3/4" NPT w/2" NPT backwash line, 10" diameter X 54" tall. KISS Int. 1-800-227-KISS (Ed Colburn)
 - 1 ea. Ozone Injection System for algae prevention. EDC-Ozone Systems Division Model PF-40-36" X 6" X 24" cabinet, 115 V. 4 a. Contact David Cephart (214) 257-0222

LEGEND

- N-150 Kim geyser nozzle (56)
- 13" Sq. Anti aortex plate-Kim over 8" pipe (6)
- 13" Sq. anti aortex plate over 4" pipe (2)
- R-80c sump with AVP (4)
- F-1035 AN light fixture - Kim with Par 56 Q500 WFL bulb (14)
- △ Column pipe spouts (8)
- 2" sidewall drain (2)
- △ R-86B, vacuum fitting (3)
- ▲ R-85 B eyeball return (4)
- ⊙ 1/2 hp. sump pump with float switch - Hydromatic
- UJB-1 underwater "J" box with 2 cord seals
- 2" sidewall outlet (8)
- ⊗ 1 1/2" drain with plug (4)
- BOX 18" X 18" X 6" underwater junction box for light conduits
- ⊕ RW-57-2 probe assembly

REFER TO FOUNTAIN DETAILS FOR LIGHT & SPURT LOCATIONS.

LEGEND



S TYP. POOL FITTINGS
NOT TO SCALE

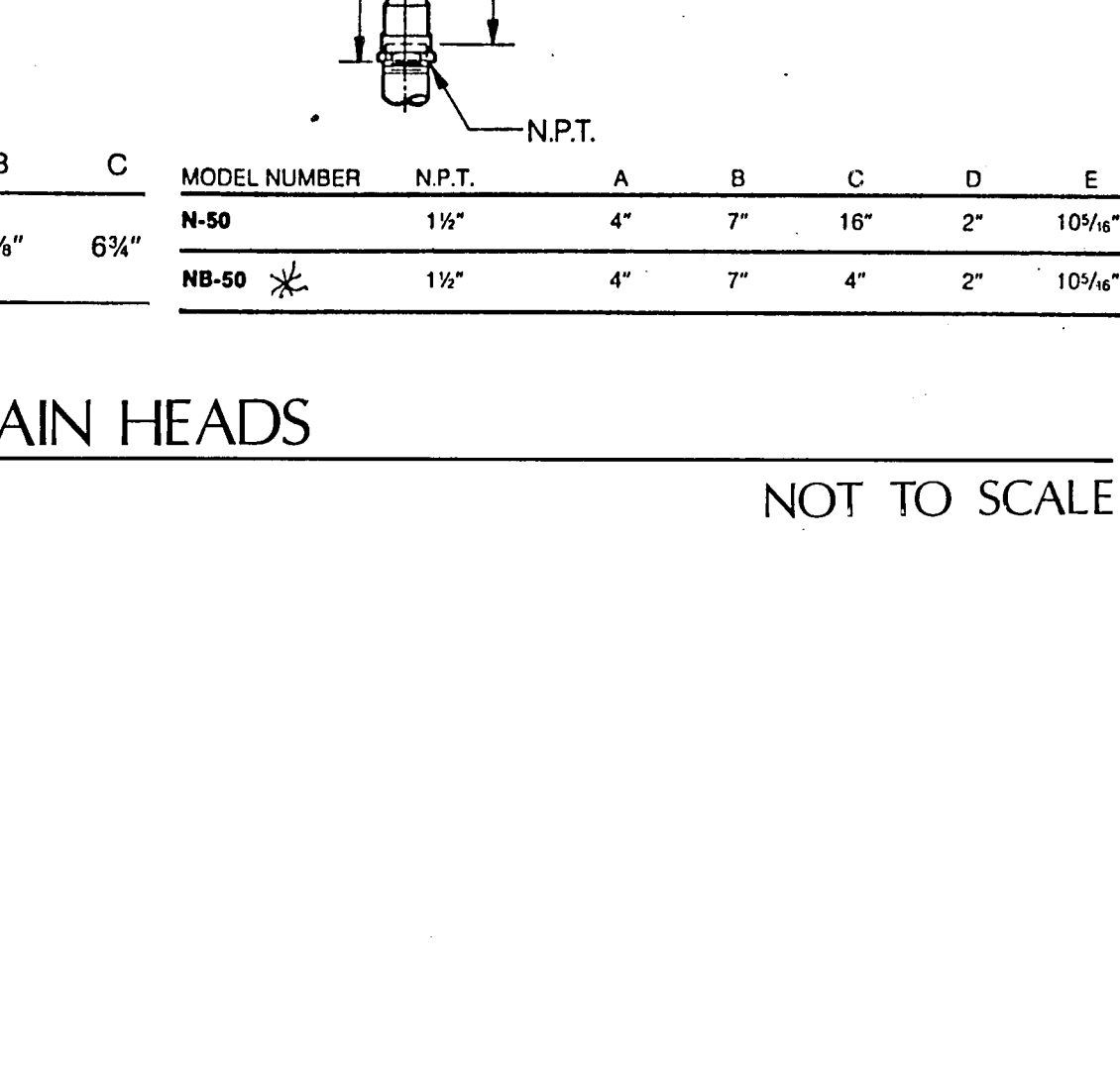
MODEL NUMBER	N.P.T.	A	B	C	MODEL NUMBER	N.P.T.	A	B	C	D	E
N-150	3/4"	3"	6 1/4"	6 3/4"	N-50	1 1/2"	4"	7"	10"	2"	10 1/4"
					NB-50	1 1/2"	4"	7"	4"	2"	10 1/4"

Main Fountain

- 1 2-pole 90 amp, main pump
- 1 2-pole 90 amp, main pump
- 1 2-pole 20 amp, filter pump
- 1 2-pole 60 amp, step and column pump
- 1 1-pole 20 amp, center sump pump
- 1 1-pole 15 amp, pump room sump pump
- 1 1-pole 15 amp, pump room sump pump
- 1 1-pole 15 amp, convenience outlet and lighting
- 1 1-pole 15 amp, fan
- 1 1-pole 15 amp, control circuit
- 4 1-pole 30 amp, GPCI, fountain lighting
- 2 1-pole 20 amp, GPCI, fountain lighting
- 1 2-pole 20 amp, filter pump
- 1 1-pole 15 amp, charcoal filter

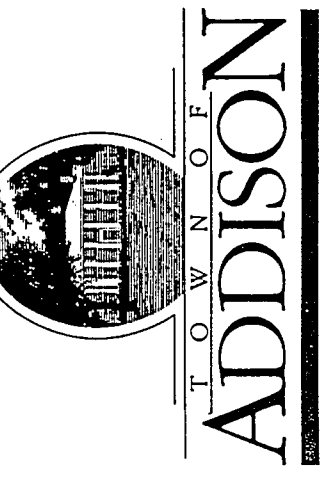
Small Fountain (Sub-panel)

- 1 2-pole 30 amp, fountain pump
- 1 2-pole 20 amp, filter pump
- 1 1-pole 20 amp, fountain lights and control
- 1 1-pole 15 amp, sump pump
- 1 1-pole 15 amp, sump pump



FOUNTAIN MECHANICAL DETAILS

QUORUM PARK
ADDISON, TEXAS



PRELIMINARY

ISSUE DATE 29 JAN 1990

REVISIONS

PROJECT NO. 88019

DRAWN BY SG

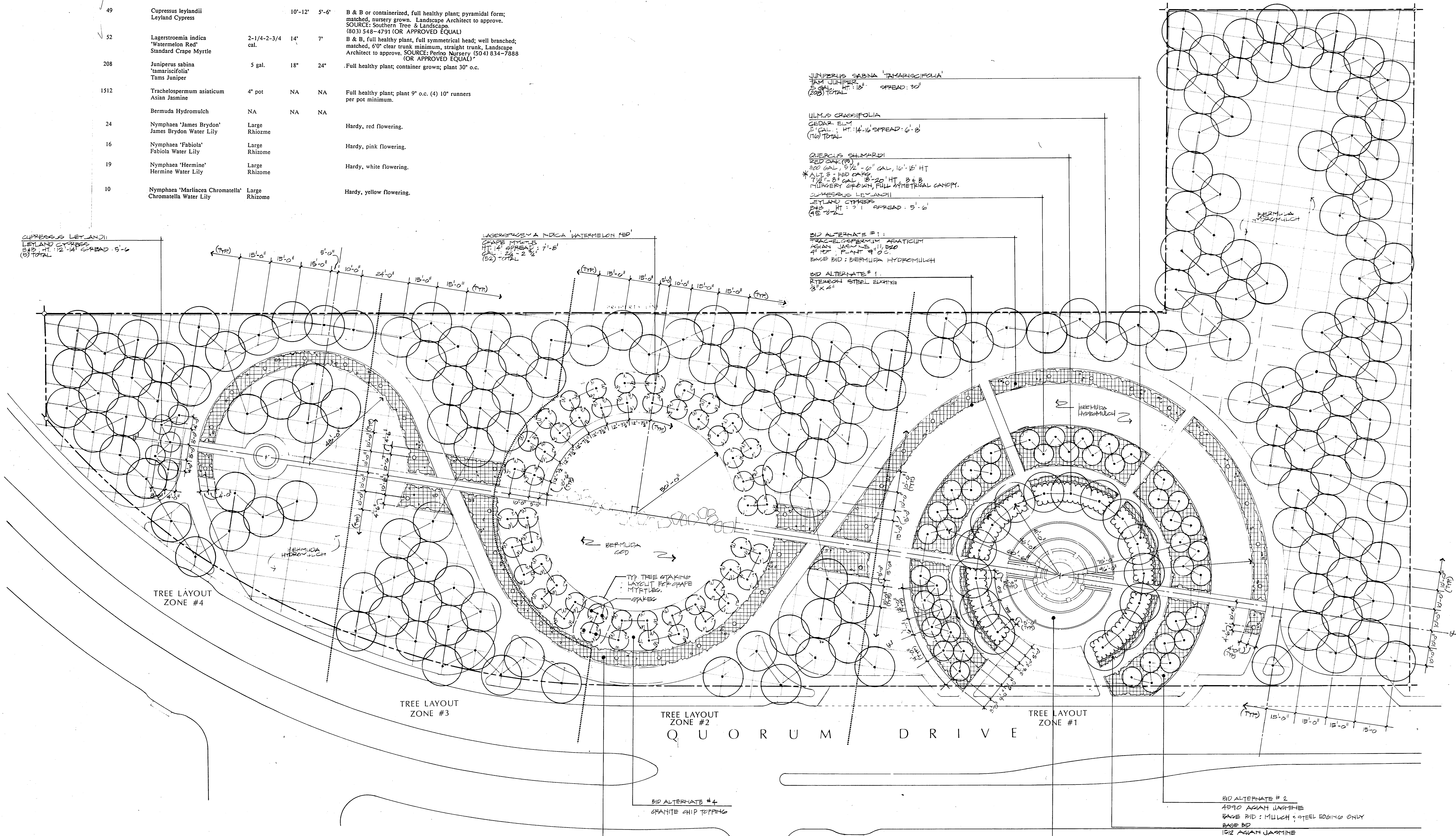
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SCALE

SHEET NO.

PLANT LEGEND

QUANTITY	COMMON NAME BOTANICAL NAME	SIZE	HEIGHT	SPREAD	RECOMMENDATIONS
15	Quercus shumardi Red Oak	300 gal. 5-1/2'-6 cal.	16'-18'	10'	Single straight trunk, full, symmetrical head, well branched, containerized nursery grown, matching height and clear trunk. Landscape Architect to approve. SOURCE: Skimmers Nursery (904) 737-8733 (OR APPROVED EQUAL)
170	Ulmus crassifolia Cedar Elm	5" cal.	14'-16'	8'	Single straight trunk, full well branched head, field grown, matched. Landscape Architect to approve.
49	Cupressus leylandii Leyland Cypress		10'-12'	5'-6"	B & B or containerized, full healthy plant; pyramidal form; matched, nursery grown. Landscape Architect to approve. SOURCE: Southern Tree & Landscape (803) 548-4791 (OR APPROVED EQUAL)
52	Lagerstroemia indica 'Watermelon Red' Standard Grape Myrtle	2-1/4-2-3/4 cal.	14'	7'	B & B, full healthy plant, full symmetrical head; well branched; matched, 60" clear trunk minimum, straight trunk, Landscape Architect to approve. SOURCE: Perino Nursery (504) 834-7888 (OR APPROVED EQUAL)
208	Juniperus sabina 'amarisifolia' Tams Juniper	5 gal.	18"	24"	Full healthy plant; container grown; plant 30" o.c.
1512	Trachelospermum asiaticum Asian Jasmine	4" pot	NA	NA	Full healthy plant; plant 9" o.c. (4) 10" runners per pot minimum.
	Bermuda Hydromulch	NA	NA	NA	
24	Nymphaea 'James Brydon' James Brydon Water Lily	Large Rhizome			Hardy, red flowering.
16	Nymphaea 'Fabiola' Fabiola Water Lily	Large Rhizome			Hardy, pink flowering.
19	Nymphaea 'Hermine' Hermine Water Lily	Large Rhizome			Hardy, white flowering.
10	Nymphaea 'Mariacea Chromatella' Chromatella Water Lily	Large Rhizome			Hardy, yellow flowering.



JUNIPERUS SABINA 'AMARISIFOLIA'
TAMS JUNIPER
5 GAL. HT: 18" SPREAD: 24"
(208) TOTAL

ULMUS CRASSIFOLIA
CEDAR ELM
5" CAL. HT: 14'-16" SPREAD: 6'-8"
(170) TOTAL

QUERCUS SHUMARDI
RED OAK (15)
300 GAL, 5 1/2' - 6" CAL, 16' - 18' HT
* ALL B & B CANOPY
7 1/2' - 8' CAL, 15' - 20' HT, B & B
NURSERY GROWN, FULL SYMMETRICAL CANOPY.

CUPRESSUS LEYLANDII
LEYLAND CYPRESS
5" CAL. HT: 10'-12' SPREAD: 5'-6"
(49) TOTAL

BID ALTERNATE #1:
TRACHELOSPERMUM ASIATICUM
ASIAN JASMINE (1512)
4" POT PLANT 9" O.C.
BASE BID: BERMUDA HYDROMULCH

BID ALTERNATE #2:
RYTHYSSA STIBELI
3' X 4'

CUPRESSUS LEYLANDII
LEYLAND CYPRESS
5" CAL. HT: 12'-14" SPREAD: 5'-6"
(52) TOTAL

LAGERSTROEMIA INDICA 'WATERMELON RED'
STANDARD GRAPE MYRTLE
2 1/4" CAL. HT: 14' SPREAD: 7'-8"
(52) TOTAL

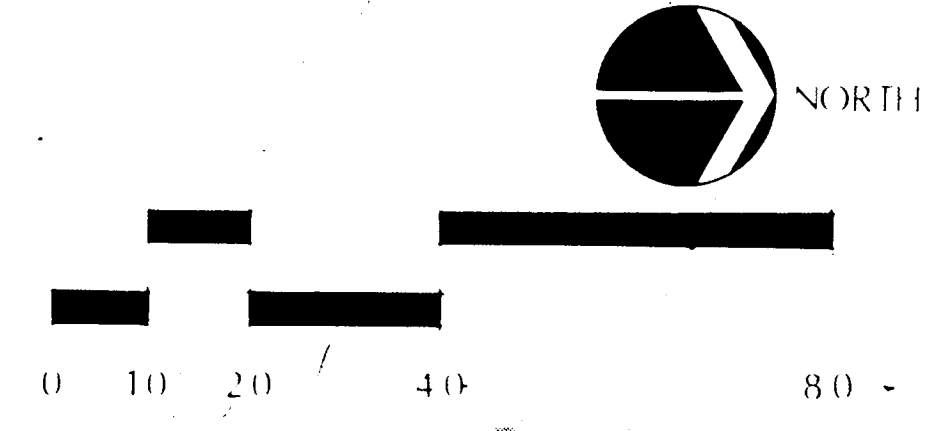
TREE LAYOUT ZONE #2
Q U O R U M D R I V E
TREE LAYOUT ZONE #1

BID ALTERNATE #4
GRANITE CHIP TOPPING

NOTE: BASE BID FOR THIS AREA IS BERMUDA HYDROMULCH

REFER TO SHEET L-2 FOR LILLY POND PLANTING PLAN

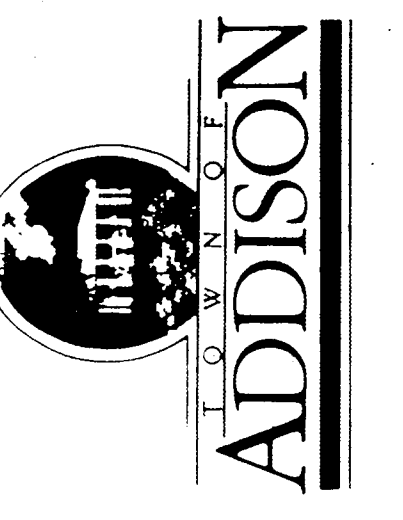
BID ALTERNATE #2
1590 ASIAN JASMINE
BASE BID: MULCH & STEEL EDGING ONLY
BASE BID: 152 ASIAN JASMINE



S I T E P L A N

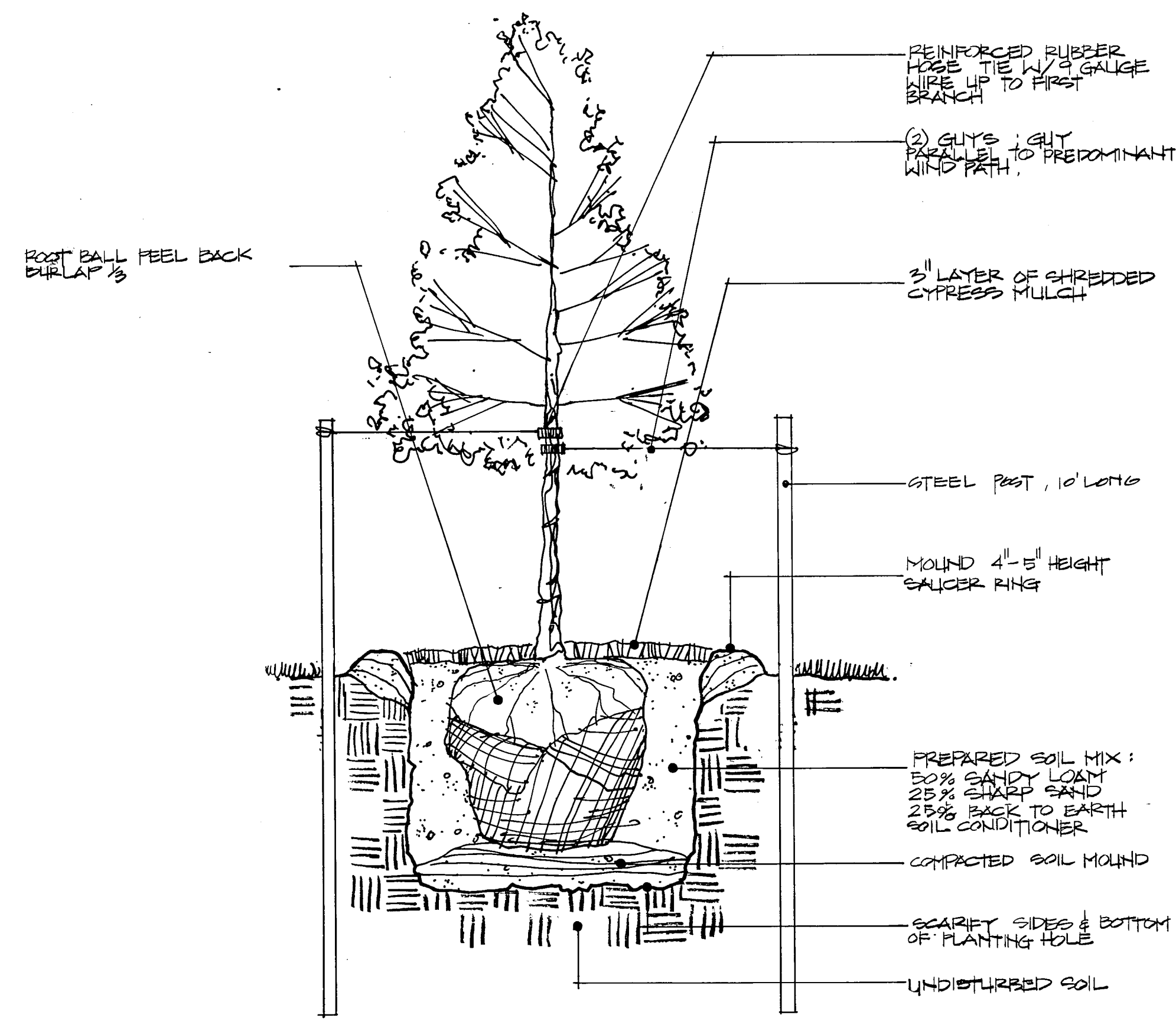
PLANTING PLAN

QUORUM PARK
ADDISON, TEXAS



PROJECT NO.	
DATE	29 JAN 1990
REVISIONS	

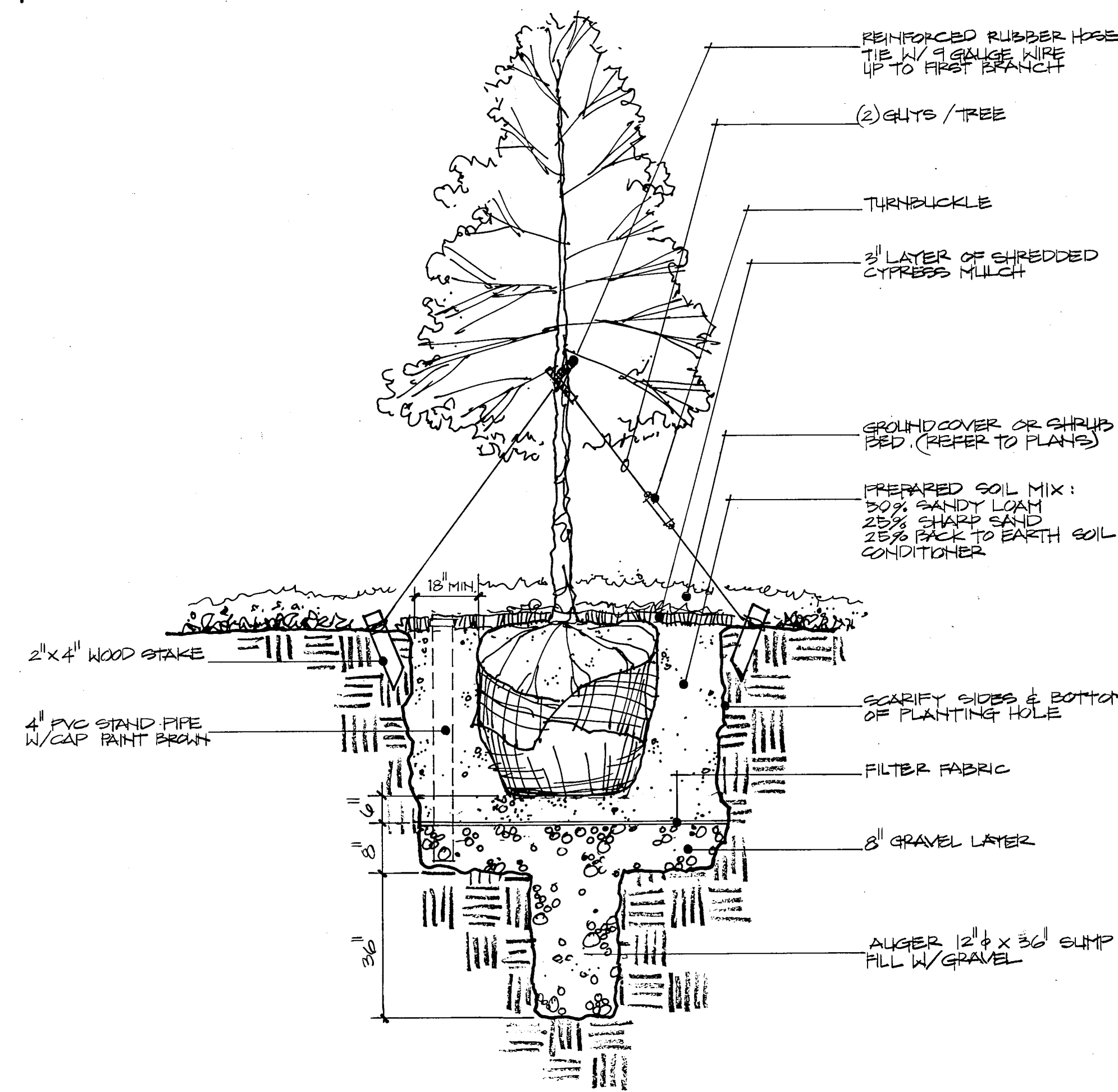
PROJECT NO.	88019
DESIGN BY	SG
CHECKED BY	
SCALE	1" = 20'-0"
SHEET NO.	



CEDAR ELM

A TYPICAL TREE PLANTING / STAKING DETAIL

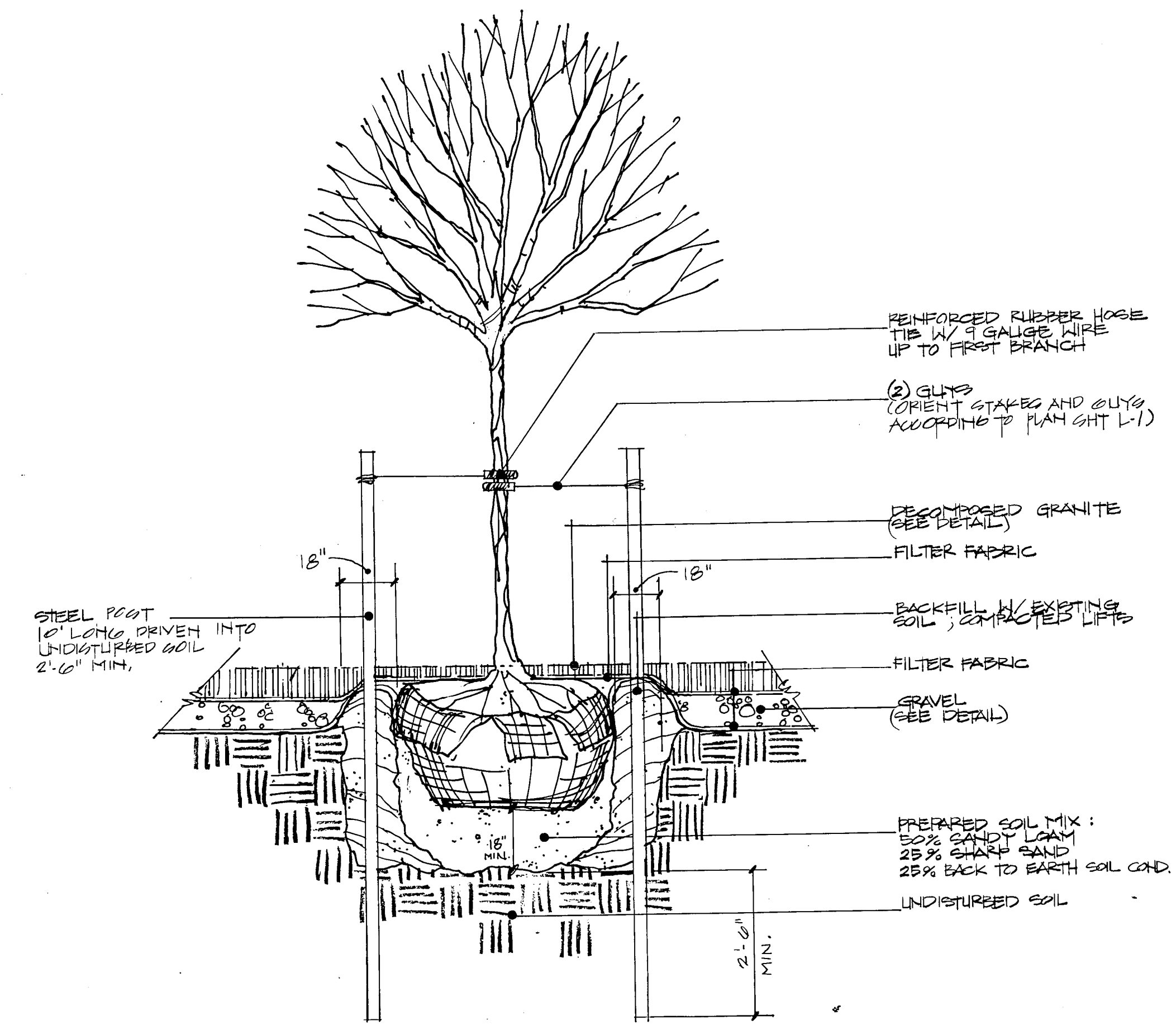
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RED OAK /LELAND CYPRESS

D TREE PLANTING / STAKING @ FOUNTAIN AREA

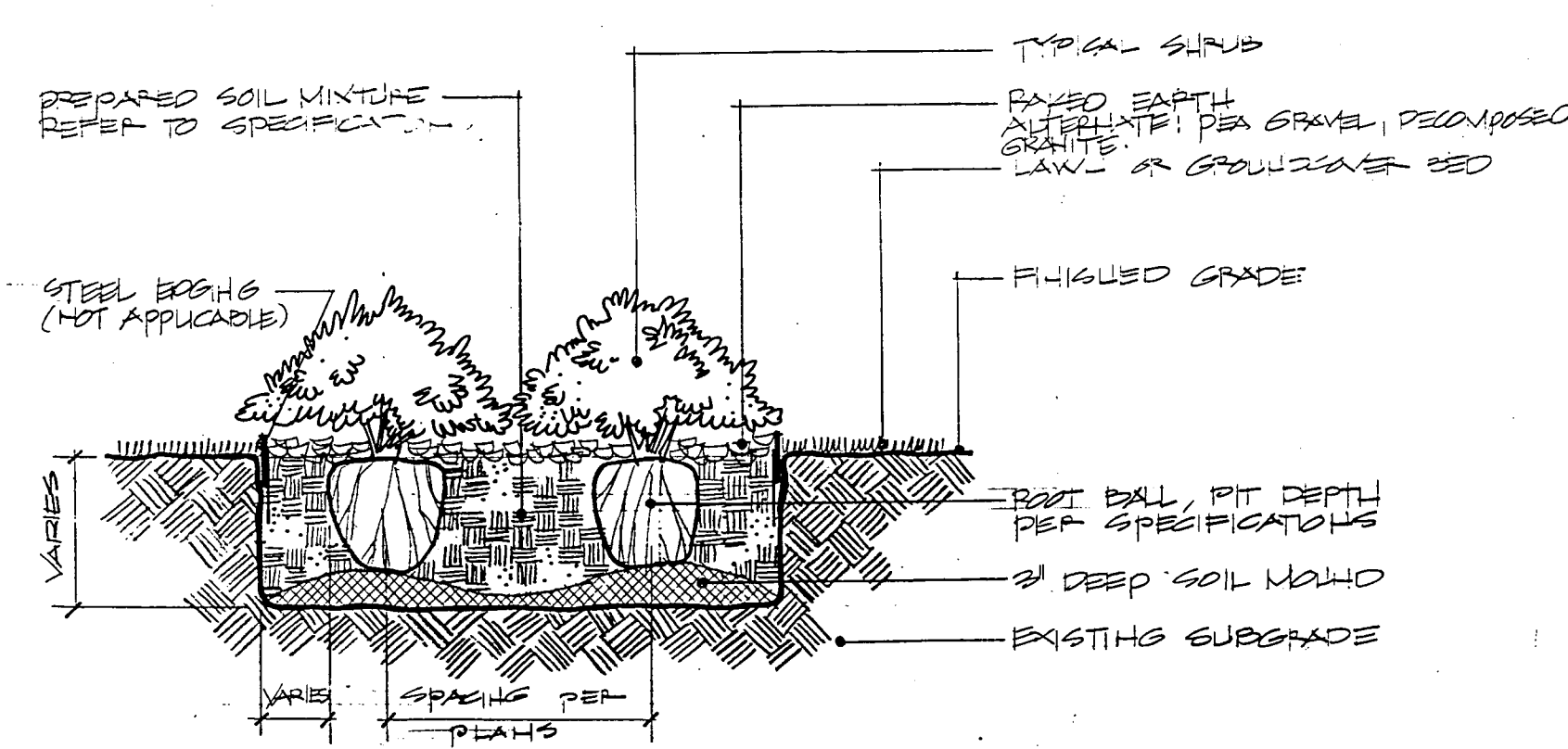
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GRAPE MYRTLE TREE PLANTING

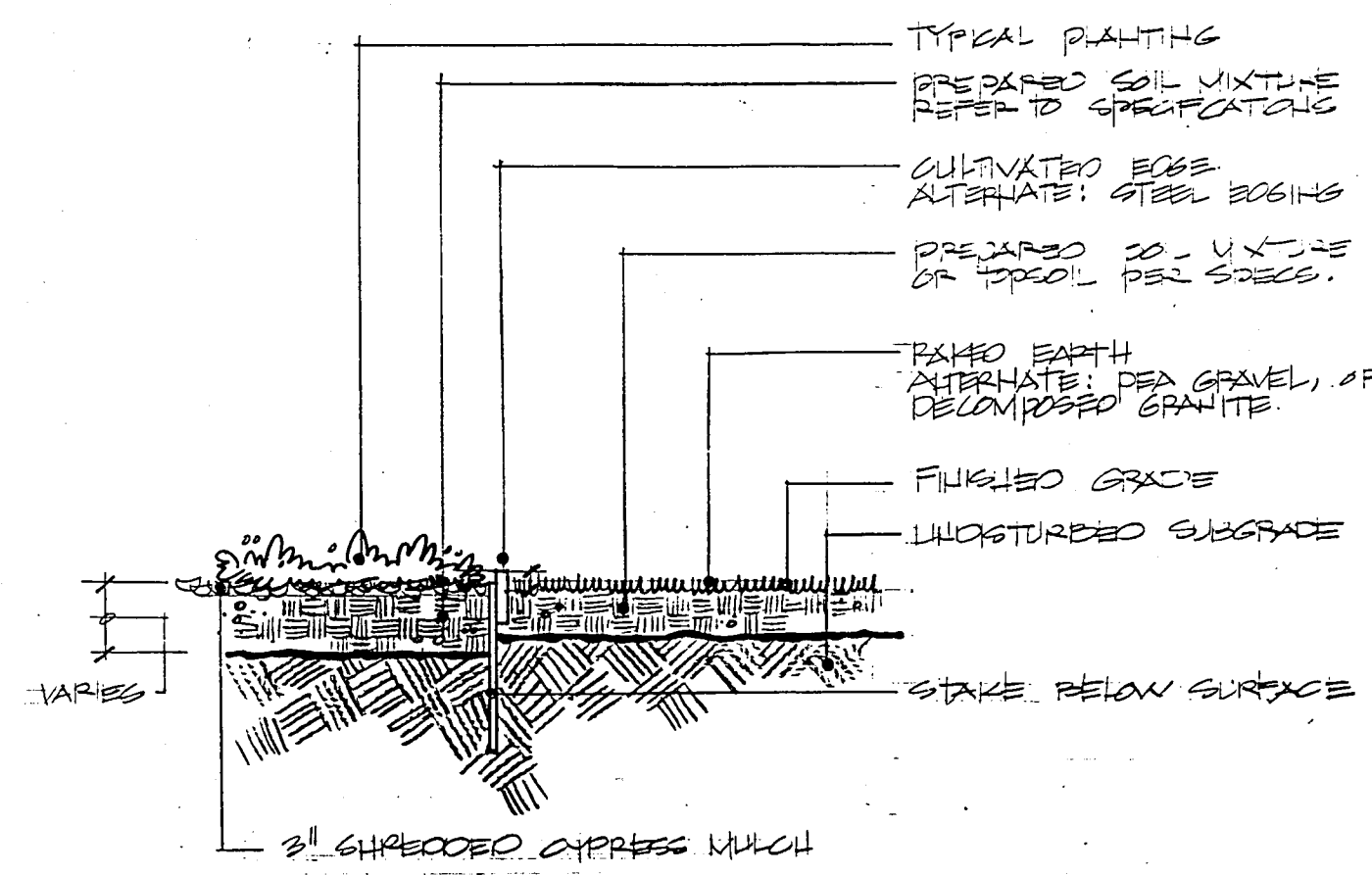
F ORNAMENTAL TREE BOSQUE PLANTING / STAKING DETAIL

NOT TO SCALE



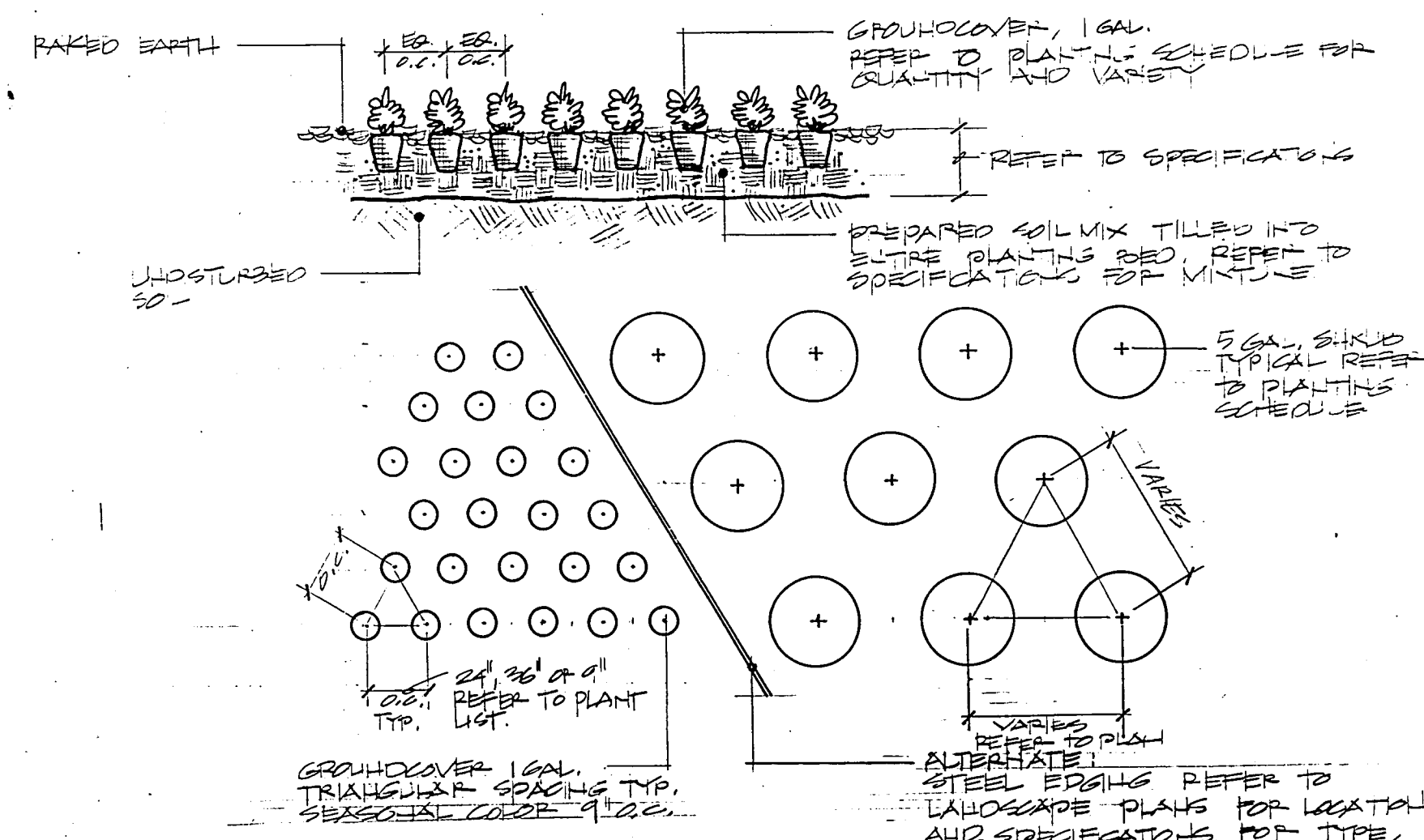
TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE



STEEL EDGING DETAIL

NOT TO SCALE



TYPICAL GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- A. Preparation**
Landscape Contractor shall be responsible for making himself familiar in all underground utilities, pipes, structures, and line runs.
- B. Plant Locations**
Refer to planting plan for planting locations and plant material legend for specifications.
- * C. Grading and Drainage**
MESA Design Group assumes no responsibility for failure of any hardscape amenity such as walks, entrances to structures, and planter beds formed or enclosed by edging and flatwork, which do not drain due to improper set up of elevations during construction.
- D. Mulch**
All bed areas shall receive a 3" layer of shredded Cypress mulch.
- E. Coordination**
Landscape Contractor shall be responsible for any coordination with sub-contractors as required to accomplish all planting operations.
- F. Maintenance**
Landscape Contractor shall be responsible for maintaining all shrub and ground cover areas in a weed and debris free condition until final acceptance.
- G. Verification**
Contractor is responsible for verification of all quantities per drawings and specifications by Landscape Architect. Plant quantities have been provided as a convenience only to the contractor and shall not be considered absolute. Landscape Architect to be notified if minor discrepancies occur. Otherwise, the Contractor is to bid their own verified quantities.

H. Planting Soil Mixture

Planting soil mixture to be as follows:
Red Oak & Leland Cypress Crepe Myrtles trees and shrubs

- 50% Sandy Loam
- 25% Sharp Sand
- 25% Back to Earth Soil Conditioner

All other trees, and groundcover:

- 50% Existing Soil
- 25% Sharp Sand
- 25% Back to Earth Soil Conditioner

I. Fertilizer

Application rate to be approved by Landscape Architect for ground cover, shrubs and trees.

J. Warranty

All plant material, with the exception of seasonal color, to be guaranteed for a period of one year.

K. Irrigation

All landscape areas to be watered by automatic irrigation system with 100% coverage.

L. Bed Areas

All bed areas are to be left 2" above finish grade. All bed areas shall be rototilled to a depth of 6", add prepared soil mixture, rototill, rake level and plant.

M. Ryerson Steel Edging

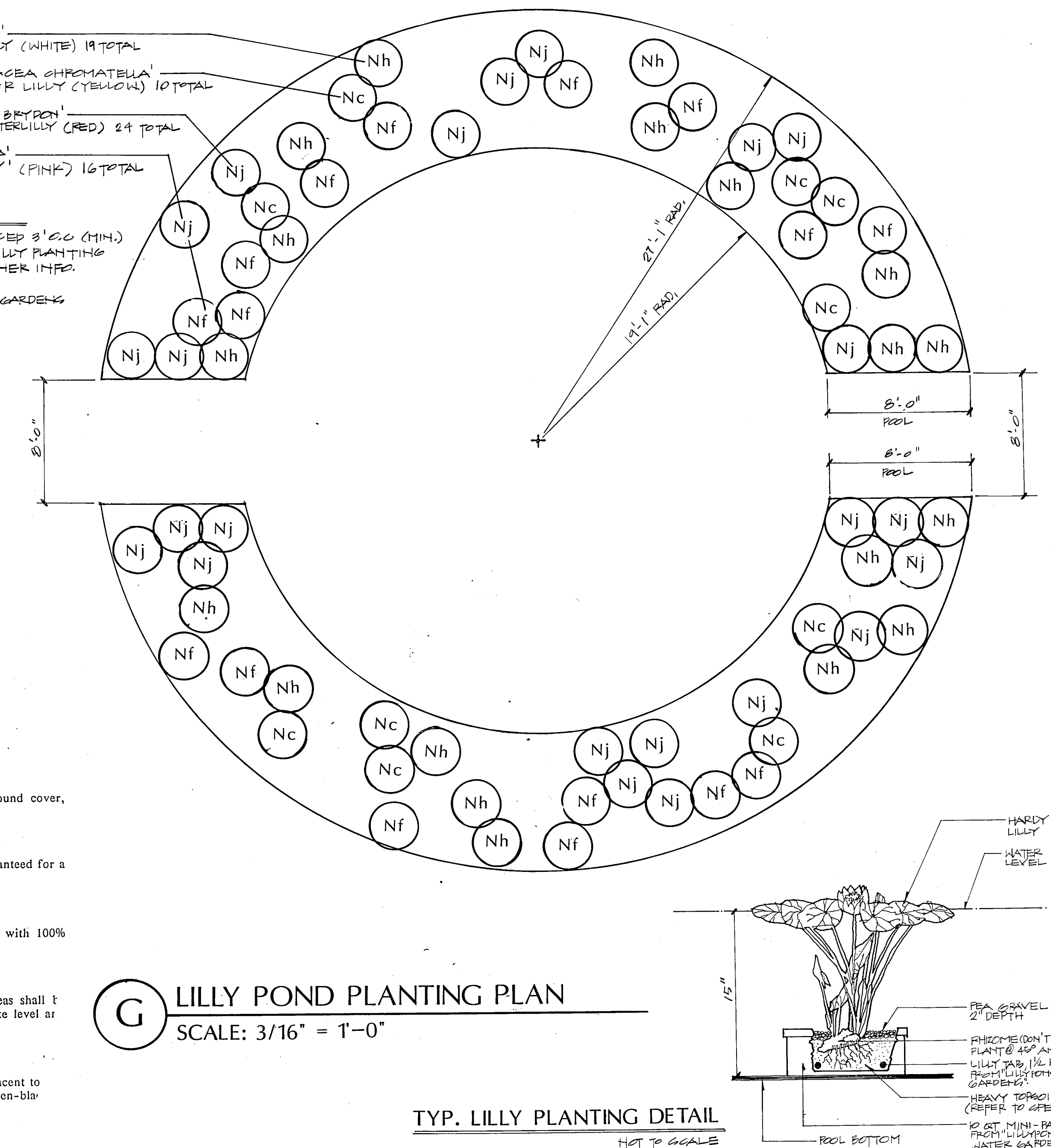
Locate edging as shown on plans and along all curbs which are adjacent to areas. Edging shall be manufactured by V. T. Ryerson, painted green-blue approved equal.

* refer to grading plan for soil in main fountain area.

- NYMPHAEA 'HERMINE' HERMINE WATER LILY (WHITE) 19 TOTAL
- NYMPHAEA 'MARIAGEA CHROMATELLA' CHROMATELLA WATER LILY (YELLOW) 10 TOTAL
- NYMPHAEA 'JAMES BRAYTON' JAMES BRAYTON WATERLILY (RED) 24 TOTAL
- NYMPHAEA 'FASCIA' FASCIA WATERLILY (PINK) 16 TOTAL

NOTE:

- 1. PLANTS TO BE SPACED 8" O.C. (MIN.)
- 2. REFER TO TYP. LILLY PLANTING DETAIL FOR FURTHER INFO.
- 3. SOURCE: LILY POND WATER GARDENS, SPEARSVILLE, TX. (713) 341-0070

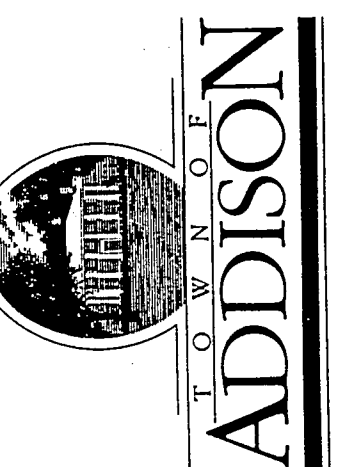


G LILLY POND PLANTING PLAN

SCALE: 3/16" = 1'-0"

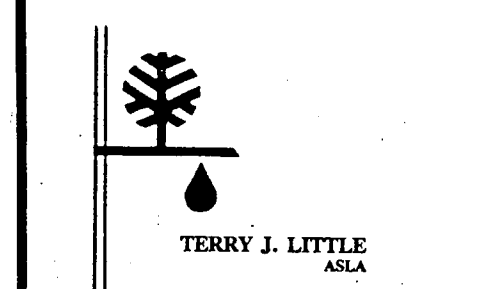
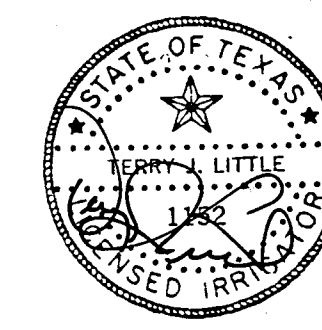
TYP. LILLY PLANTING DETAIL

NOT TO SCALE



PRELIMINARY
ISSUE DATE 29 JAN 1990
REVISIONS

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CHECKED BY
SCALE
SHEET NO.



Water Management
Irrigation Consultant
200 Highland Village Rd.
Suite 200
Highland Village, Texas 75067
214-437-2370

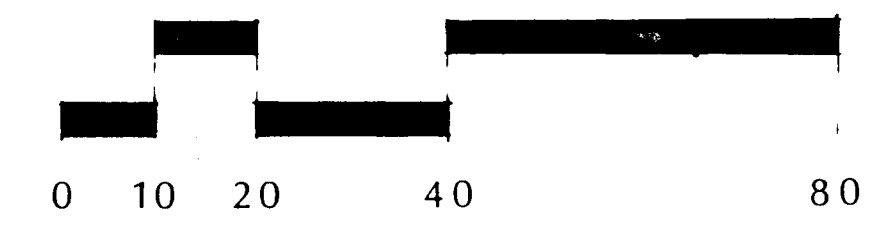
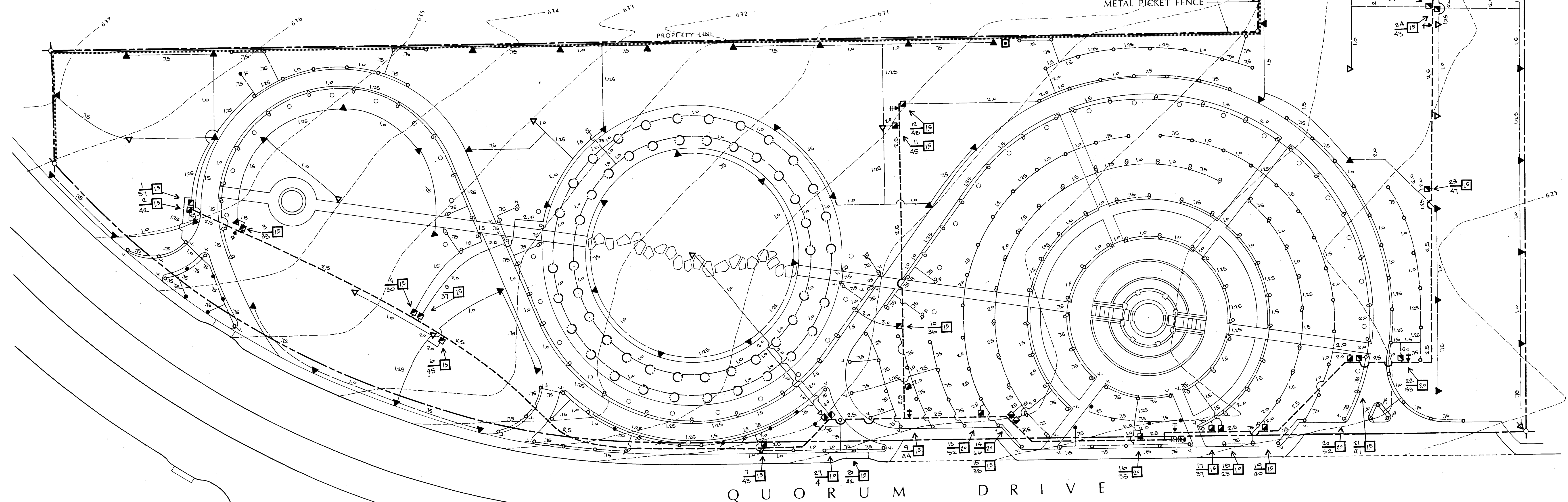
SYSTEM NOTES

1. Refer to technical specifications and details for installation procedures.
2. All base information supplied by the Landscape Architect.
3. Field verify dimensions and static water pressure before trenching. If discrepancies exist, notify the designer before proceeding. If contractor fails to test static pressure, he assumes full responsibility and costs for any system alterations. Static pressure at the point of connection to be 60 psi.
4. A copy of the planting plan shall be with the Irrigation contractor in the field at all times to minimize conflicts and clarify bed areas. Strict compliance with the required trench depth is required. The piping route is diagrammatic in some areas for graphic clarity.
5. The Irrigation contractor is responsible for coordinating and obtaining all permits/fees required to install this system according to code.
6. The Irrigation contractor must coordinate his installation activity and site needs with the General Contractor.
7. Main line pipe and solenoid valve assemblies are to be pressure tested and inspected after joints have cured prior to the total backfilling of trenches.
8. ALL PIPING SHALL BE FLUSHED OF DEBRIS BEFORE INSTALLING HEADS.
9. Set heads and valve boxes level and perpendicular to the finish grade. Compact soil firmly around each head for stability. Adjust each nozzle to operate in the best arc for the site conditions.
10. Position heads away from the hardscape as shown in the details.
11. Spray heads shall be connected to lateral pipe via flexible solvent weldable PVC tubing, use IPS-795 solvent and purple tinted primer. Use of polyethylene nipples not allowed.
12. Operation schedule of the irrigation system shall be determined by the Landscape contractor to protect his plant warranty.
13. All valve wire to be #14 UL-WF single strand copper. No splices shall be buried. Splices shall occur only in valve boxes and made so that the splice can be brought above grade for service. Use Scotch DBY style connectors.
14. Electrical power (120 volt, 20 amp.) serving the controller is to be obtained from the pump vault. Power wiring shall be placed in a conduit and installed per code as part of the Irrigation contractor's responsibility.

IRRIGATION EQUIPMENT LEGEND

- Water meter, 2.0" diameter, Hersey MVR w/stainless steel bolts and brass flanges. Install in a concrete box w/gravel base.
- ⊞ Febco 805Y-8V double check valve assembly with inlet flange attachment using stainless steel bolts and Sch. 80 PVC TDE nipple.
- ⊞ Weathermatic 11000 series solenoid valve. Valve box to have green lid.
- ⊞ Weathermatic 11000 series solenoid valve with the porous pipe bypass/pressure regulator assembly as shown in the details. Valve box to have green lid.
- ⊞ Rainbird #33 quick coupling valve w/key and hose swivel for every two units installed. Valve box to have black lid.
- ⊞ Irritrol MC-30-plus series controller, pedestal mounted. Unit to have a Glen-Hilton temperature sensor and a NCS Rainguard wired according to manufacturer's directions. These sensors may be mounted on a 2" diameter galvanized metal pole where directed in the field.
- ⊞ Hunter PGP turf rotor, full and part circle operation, mount on an o-ring swing joint. Nozzle as follows:
#7
#9
- ▽ Toro 570C-4P-CKVL spray head w/plastic nozzle at 30 psi. Filter screen required:
○ 15 series. ● 12 series.
⊞ 10 series. ⊞ 8 series.
⊞ 4-SST
- ▽ Toro 570C-12P-CKVL spray head w/plastic nozzle at 30 psi. Filter screen required. Provide riser extensions where needed.
○ 15 series. ⊞ 10 series.
- NOTE: The following abbreviations may appear on the plan:
F-full, H-half, T-third, TT-two thirds, TQ-three quarter, V-variable.
- Aquapore professional tubing, .5 gpm/100 feet used as an individual tree irrigation ring. Install a PVC ball-flush valve as shown on the plans.
- Main line pipe, Schedule 40 PVC, solvent weld type.
- Lateral pipe, Schedule 40 PVC, solvent weld type.
- ⊞ Controller station assigned (num).
- ⊞ Solenoid valve size, diameter.
- ⊞ GPM flow through valve.

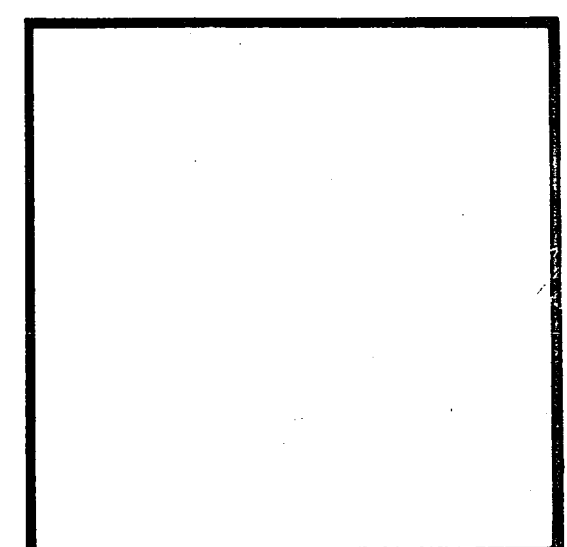
"Irrigation Contractor to include in his bid, as an alternate, the supply and installation of an Irr-Trol RVC-TC36 package."



S I T E P L A N

IRRIGATION PLANS

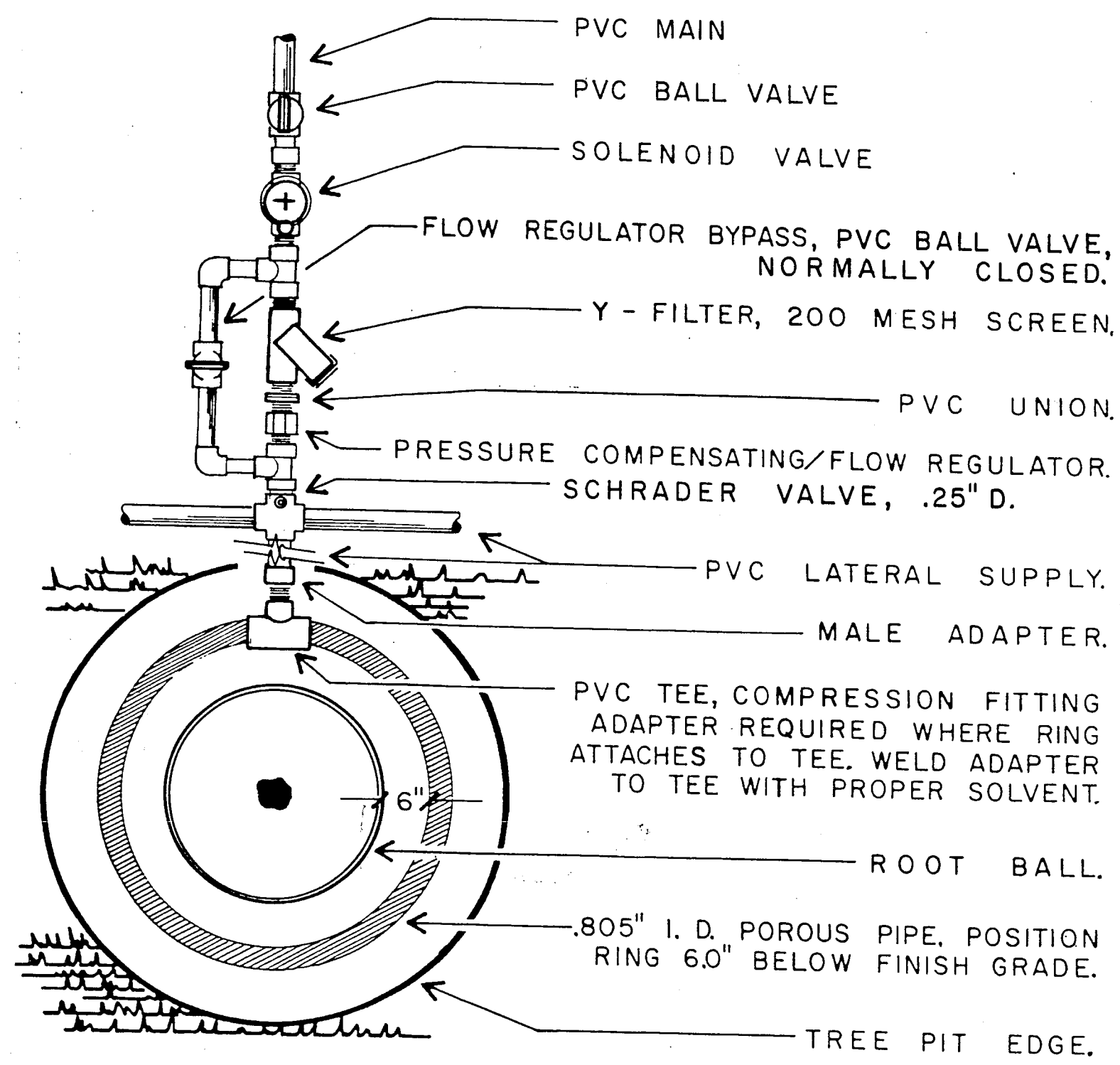
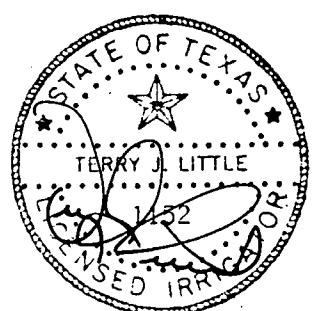
QUORUM PARK
ADDISON, TEXAS



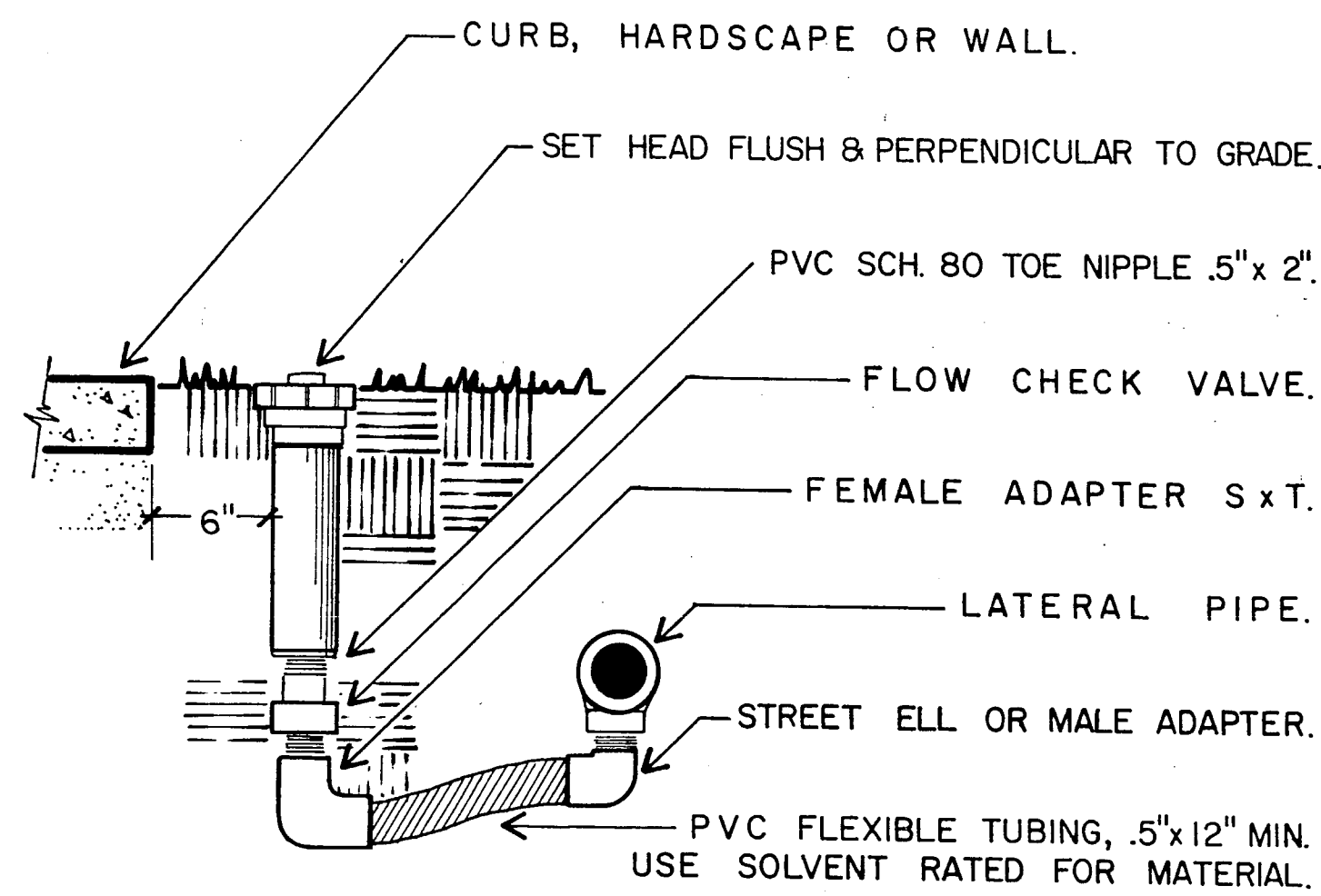
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ISSUE DATE 29 JAN 1990
REVISIONS

PROJECT NO. 88019
DRAWN BY SG
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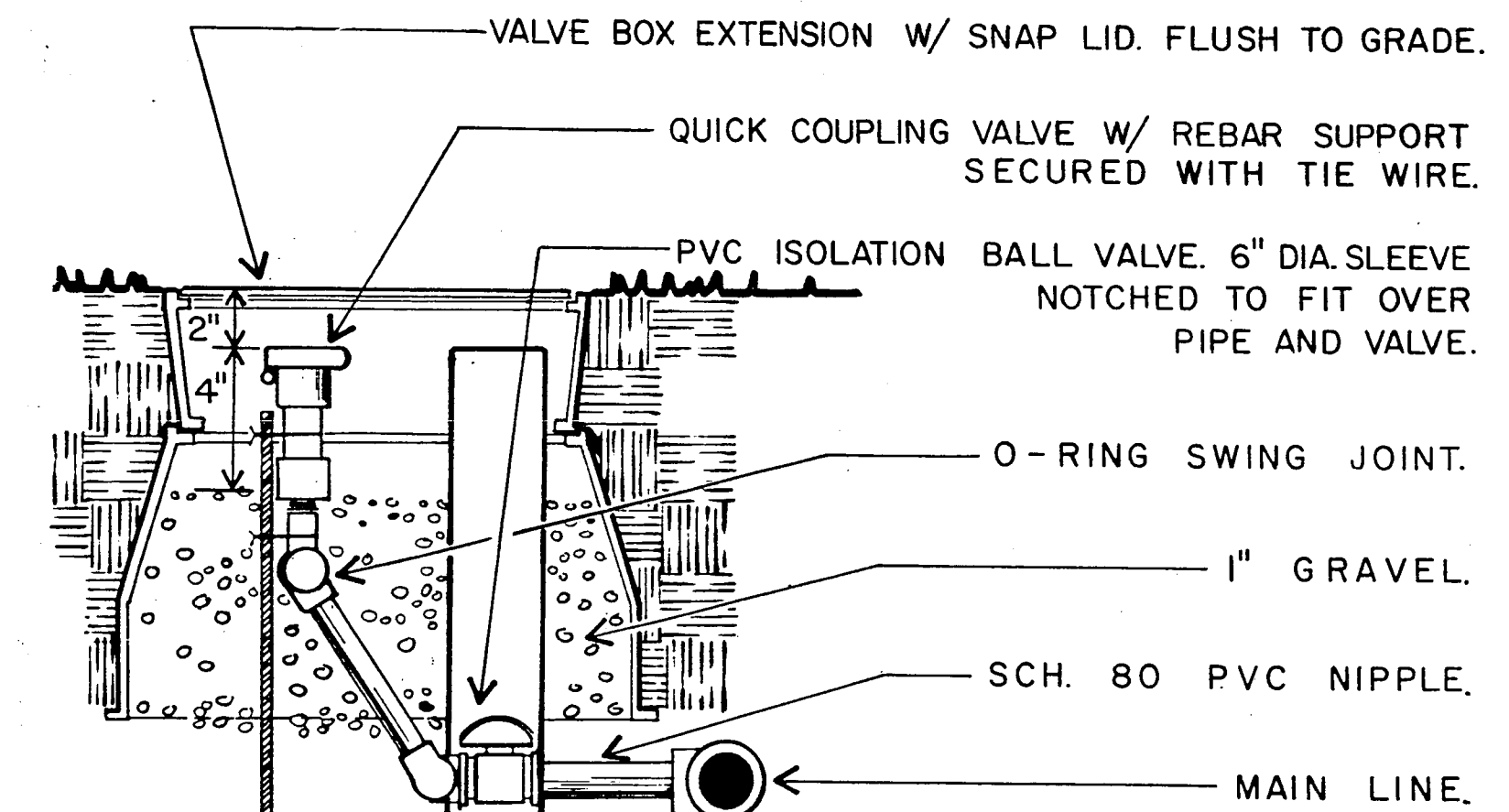
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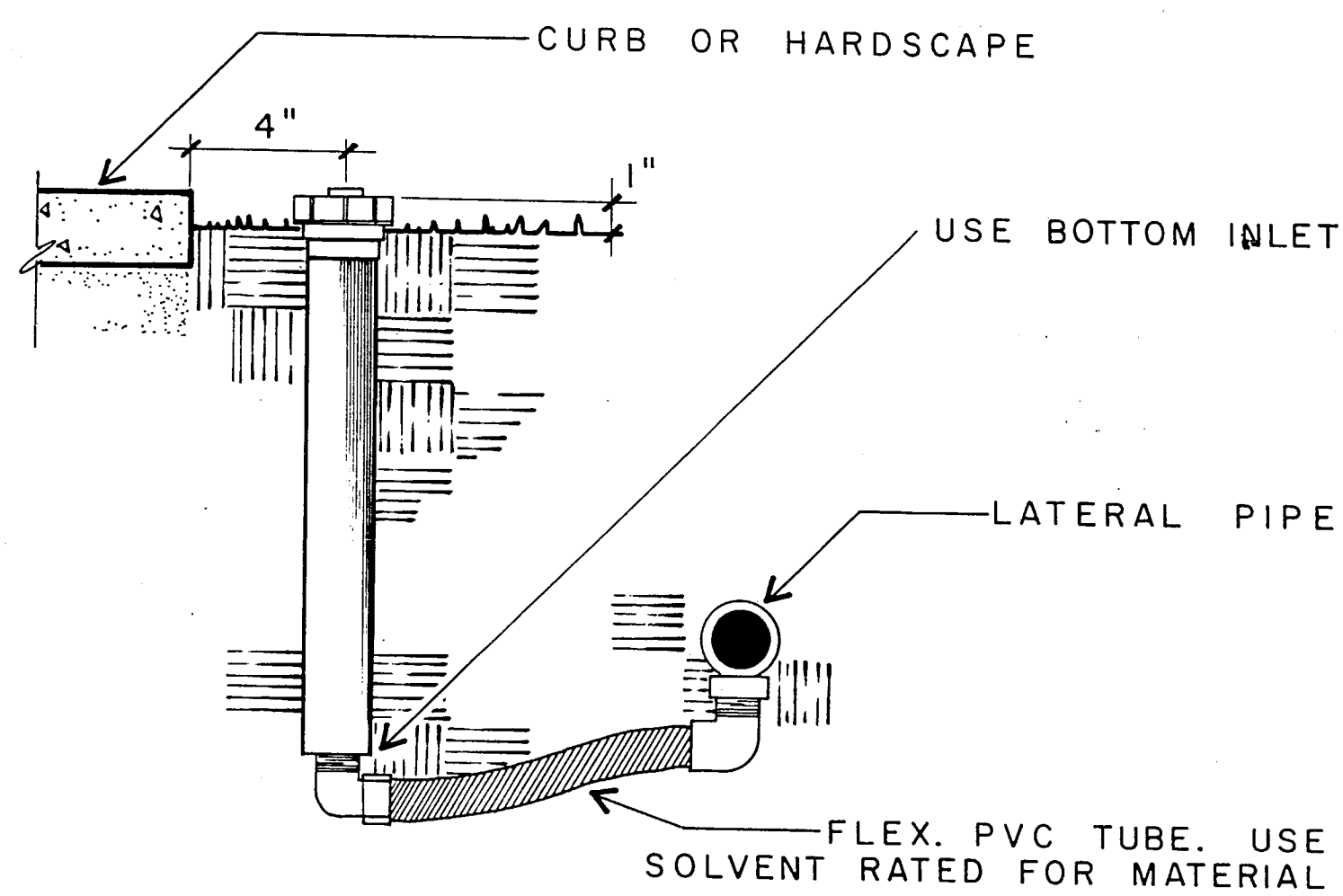
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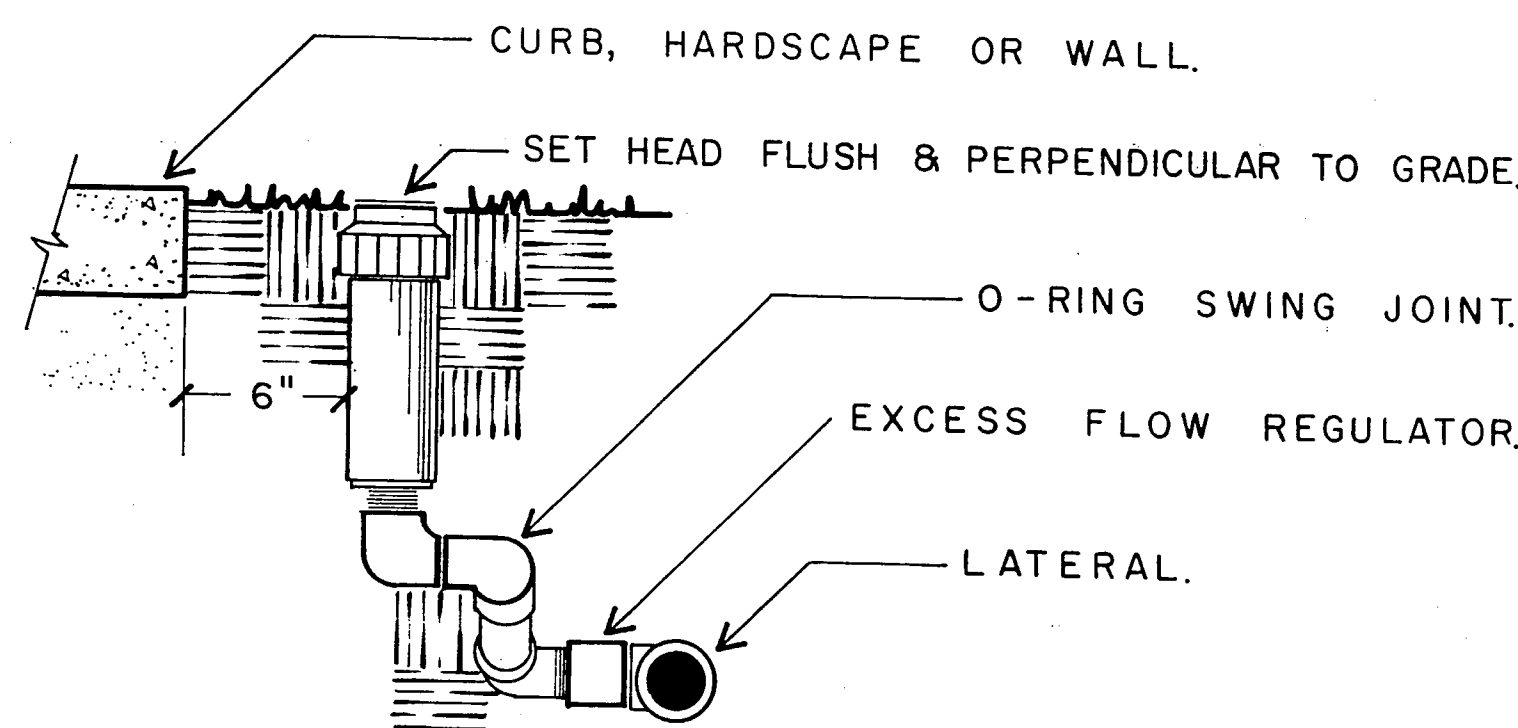
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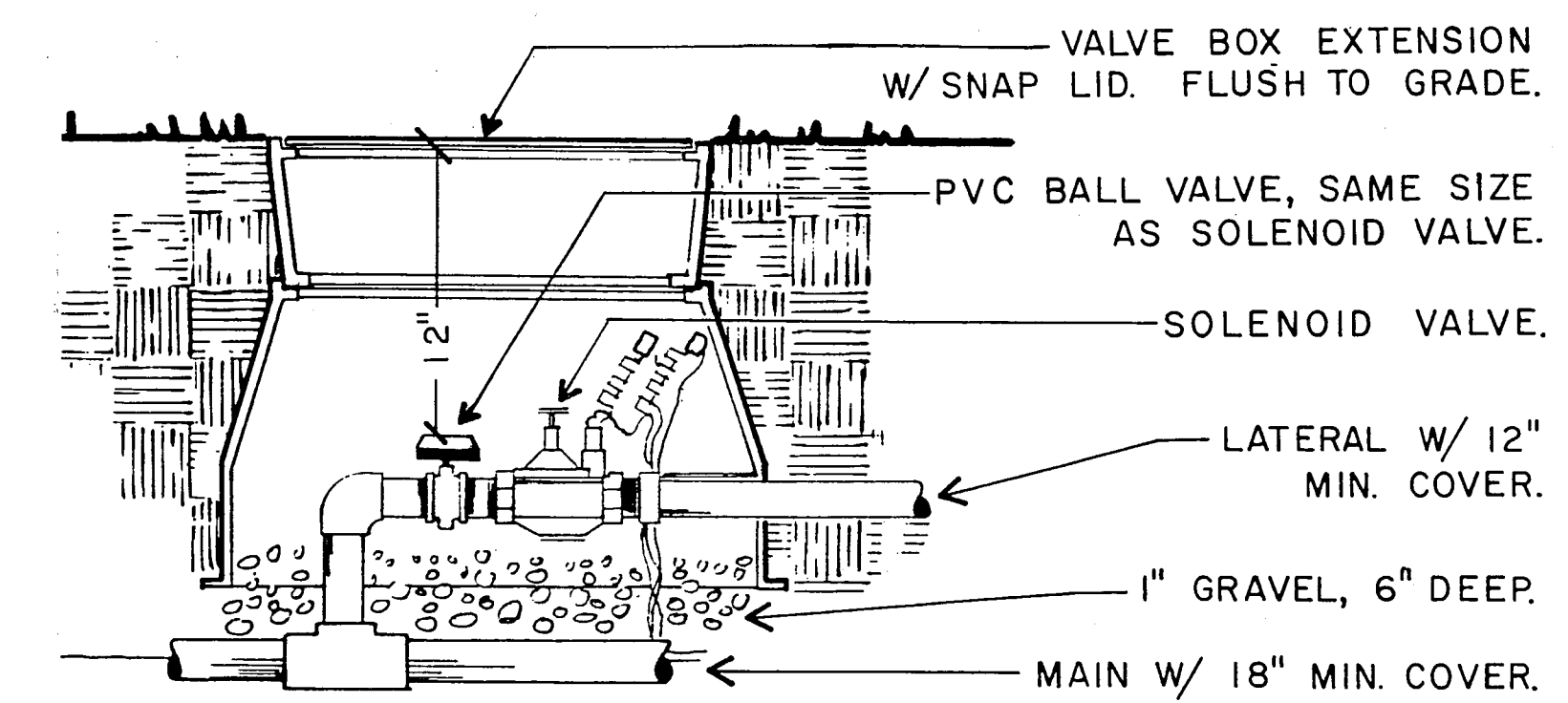
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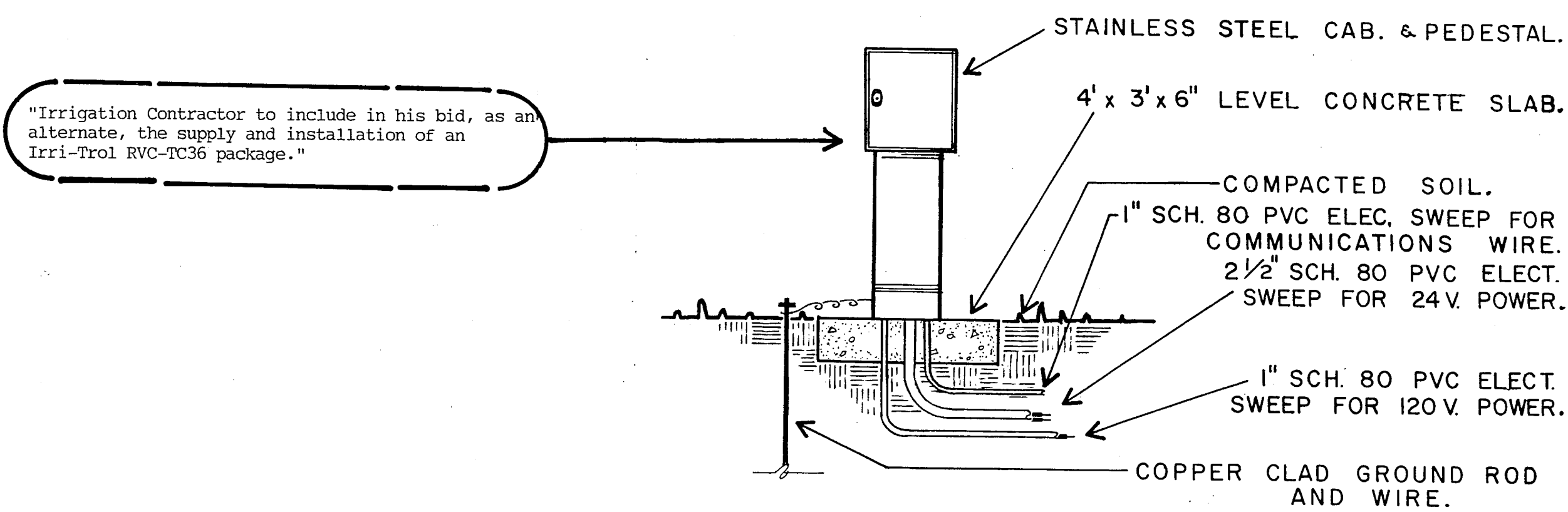
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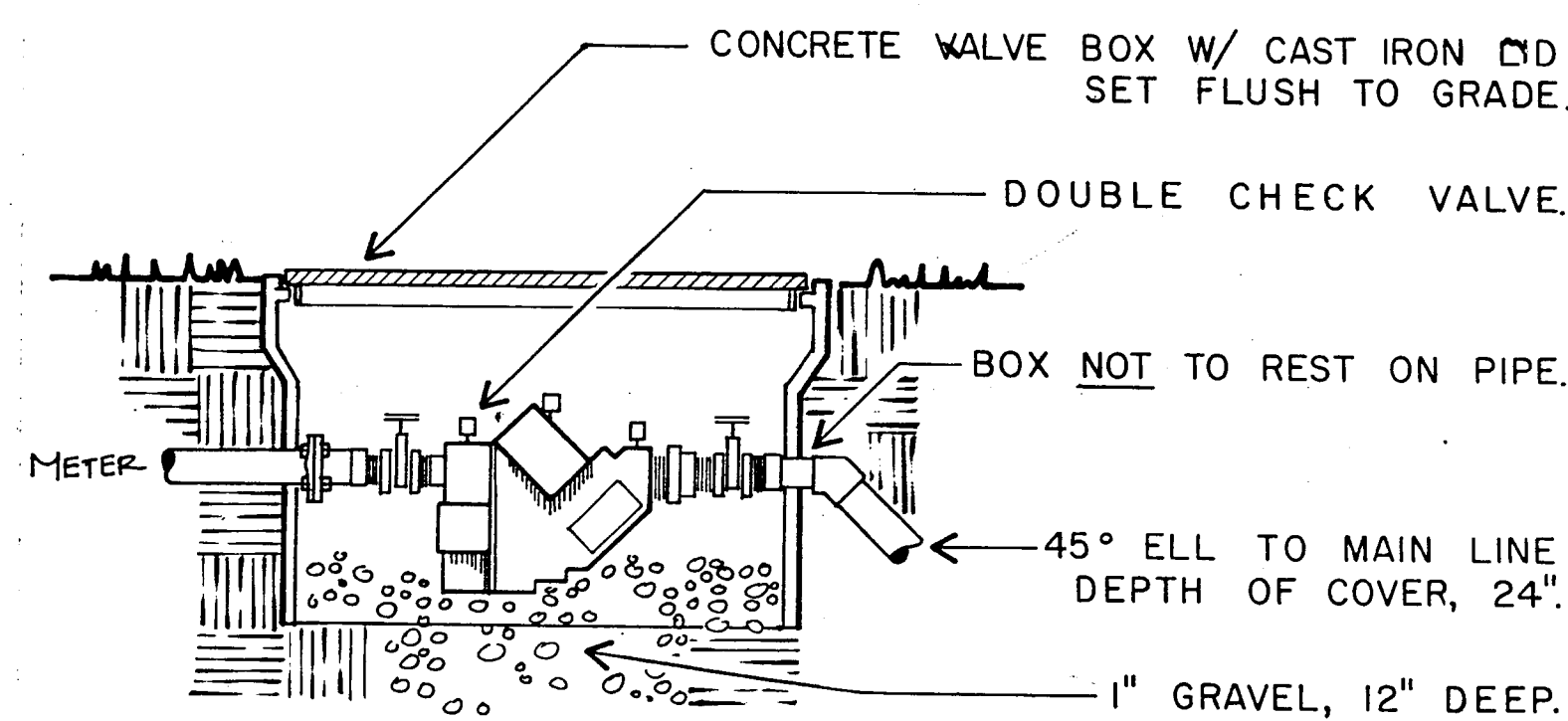
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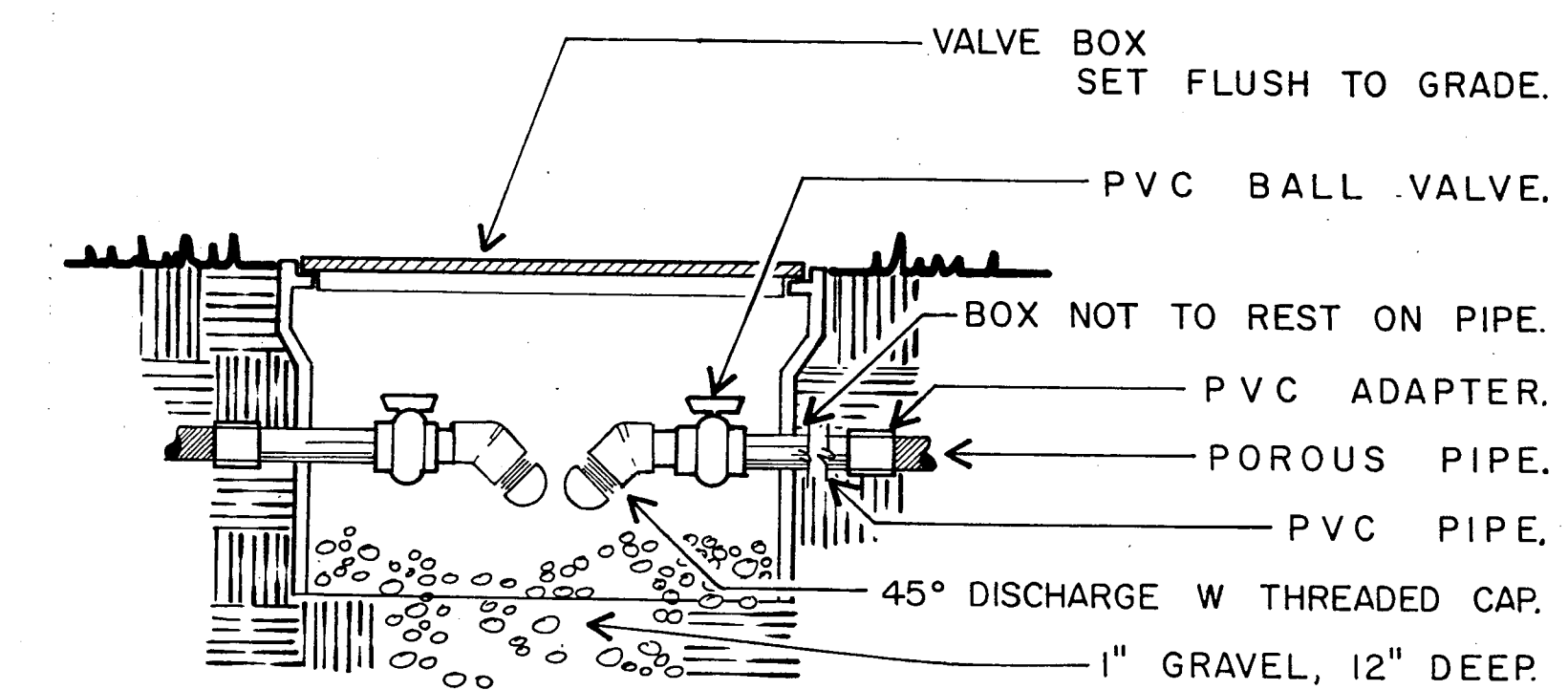
SOLENOID VALVE
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CONTROLLER CABINET
NO SCALE



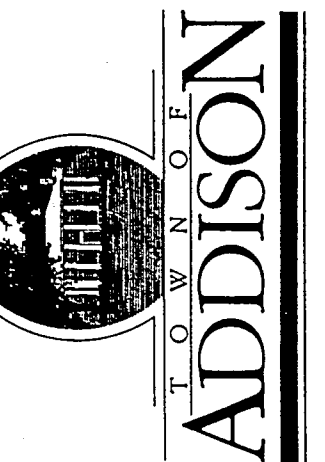
DOUBLE CHECK VALVE ASSEMBLY
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POROUS PIPE END FLUSH CAP
NO SCALE

IRRIGATION DETAILS

QUORUM PARK
ADDISON, TEXAS



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