

GENERAL NOTES

- 1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5. 5.1. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION.
5.2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS.
5.3. MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES.
5.4. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
10. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11. EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.

DEMOLITION GENERAL NOTES

- 1. CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
2. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
3. SAWCUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET FROM BACK OF CURB, SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
4. CONSULT THE DIMENSIONAL CONTROL PLAN. VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
5. COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
6. ALL UTILITIES SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS.
7. CONTRACTOR TO PLUG ALL EXISTING EXPOSED ENDS OF ABANDONED UTILITIES.
8. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
10. ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL ALL WORK IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
11. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS EXPOSED AND/OR DAMAGED DURING DEMOLITION AND/OR GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
13. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 3H:1V.
14. AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
15. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
16. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND CITY STANDARD CONSTRUCTION SPECIFICATIONS.
17. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITY MAINS, MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
19. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
20. CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE UNTIL THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
21. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
22. CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
23. CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTORS' ACTIVITIES, IF APPLICABLE.
24. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.

GRADING & DRAINAGE GENERAL NOTES

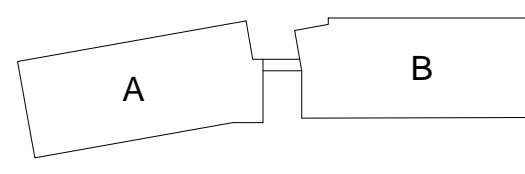
- 1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL SCHEDULES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
6.A. RCP C-76, CLASS III
6.B. ADS N-12
6.C. HANCOCK H-10
6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

PAVING GENERAL NOTES

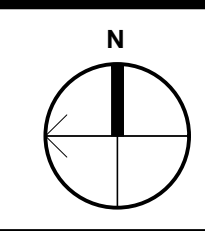
- 1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL CONFORM TO NCTCOG ITEM 303.3.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TxDOT STANDARD SPECIFICATIONS.
3. SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TxDOT STANDARD SPECIFICATIONS.
4. ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
5. THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
6. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAYS PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
7. ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
8. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
9. PAYMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
10. BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
11. ALL STRIPES SHALL BE 4 INCHES WIDE UNLESS OTHERWISE NOTED.
12. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
13. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.

WATER & SANITARY SEWER GENERAL NOTES

- 1. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC C900, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC C900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
4. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE PVC SDR-35.
6. WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEC CHAPTERS SHALL APPLY:
6.A. TCEC CHAPTER 217.53 PIPE DESIGN, SECTION (4) SEPARATION DISTANCES.
6.B. TCEC CHAPTER 290.44 WATER DISTRIBUTION, SECTION (6) LOCATION OF WATERLINES.
7. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
9. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
10. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINISH GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS".
11. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x36" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
15. CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.



KEY PLAN



JEWISH FAMILY SERVICE OFFICE PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON TX, 75001
ISSUE FOR CONSTRUCTION

Table with 2 columns: No., Date, Revision. Row 1: 1, 10/24/25, RESPONSE TO REVIEW COMMENTS. Row 2: 2, 03/03/26, AS-BUILTS.

No. Date Revision
jKE Drawn By
AGG Reviewed By

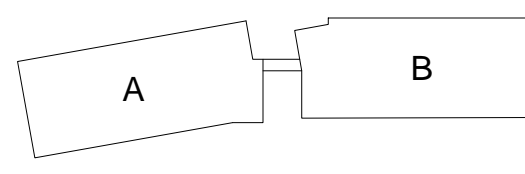
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ATTESTED BY: A. GREGORY GERBIG, PE #118740
SIGNATURE: [Signature]
ENGINEER OF RECORD: A. GREGORY GERBIG, PE #118740
CONTRACTOR: STRUCTURE TONE
DATE REVISED: 03/03/2026

Westwood
Westwood Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
788.937.5150

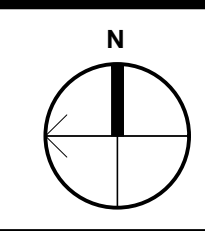
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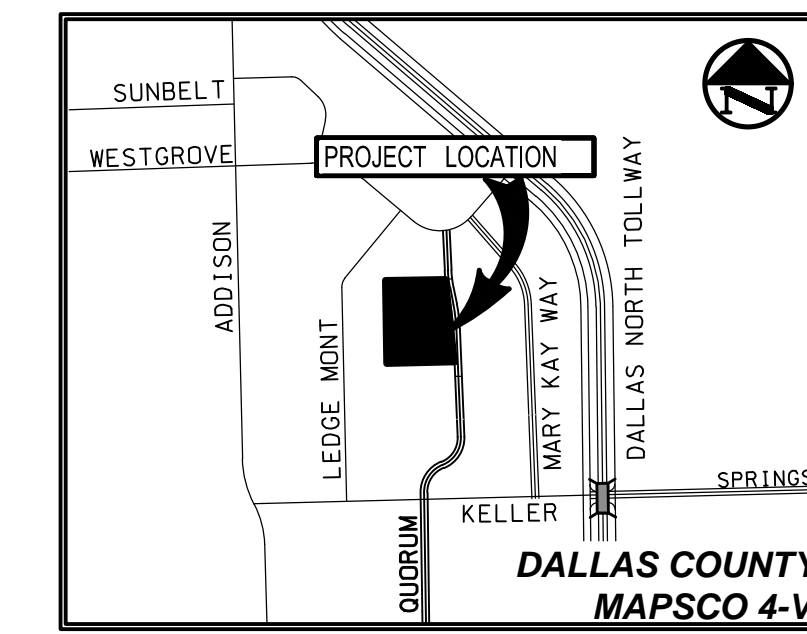
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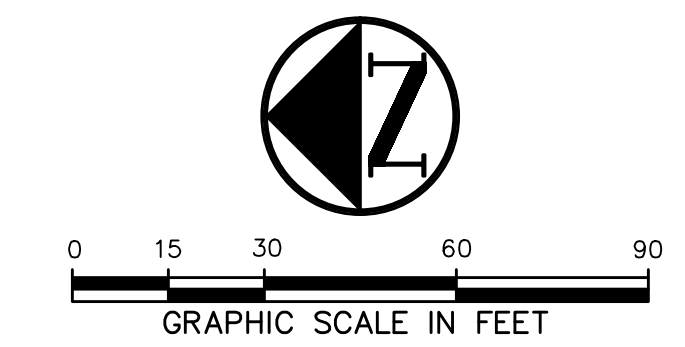
KEY PLAN



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON TX, 75001
ISSUE FOR CONSTRUCTION



VICINITY MAP
(NOT TO SCALE)

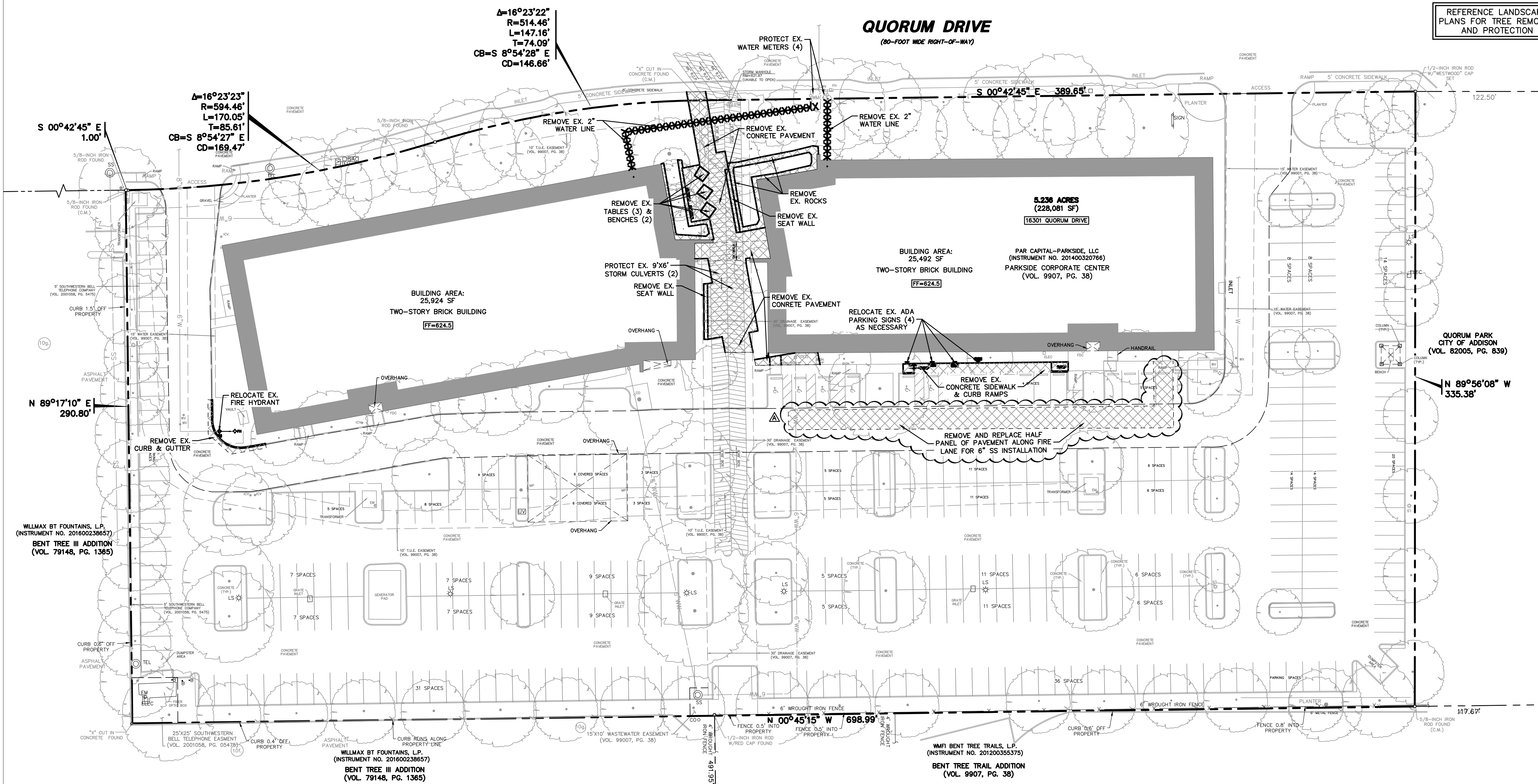


LEGEND table listing symbols for bollard, electric meter, power pole, light standard, water meter, water valve, irrigation control valve, fire hydrant, cleanout, manhole, traffic signal control, traffic signal pole, telephone box, flood light, flag pole, traffic sign, 1/2-inch iron rod, 1/2-inch KOCH cap set, controlling monument, fence, overhead utility line, fiber optic line, underground storm line, underground electric line, underground telephone line, underground cable, underground water line, underground sanitary sewer line, exist contour, 1.5' to 2.0' depth, 1.5' to 2.0' depth, limits of sawcut, and demolition area.

REFERENCE LANDSCAPE
PLANS FOR TREE REMOVAL
AND PROTECTION

DEMOLITION GENERAL NOTES

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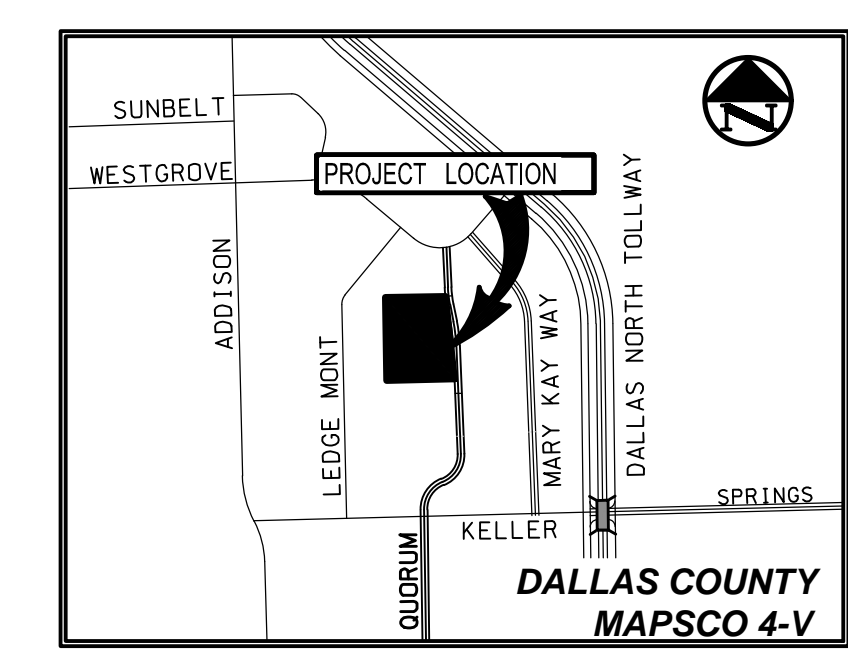
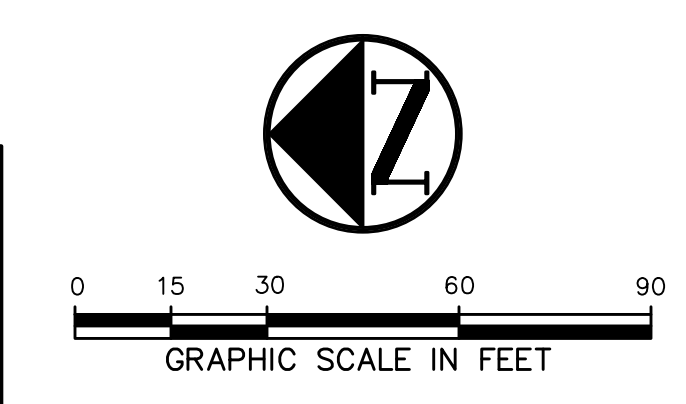
Revision table with columns for No., Date, and Revision.

Drawn By: jke
Reviewed By: AGG

DEMOLITION PLAN

Project No. 0052770.20
Date 04/25/2025

JERIKSON
 WESTWOOD PROFESSIONAL SERVICES, INC.
 PROJECTS\0052770\20\06\CA\DWG\SITE DESIGN_C3D\0052770_2006.DWG

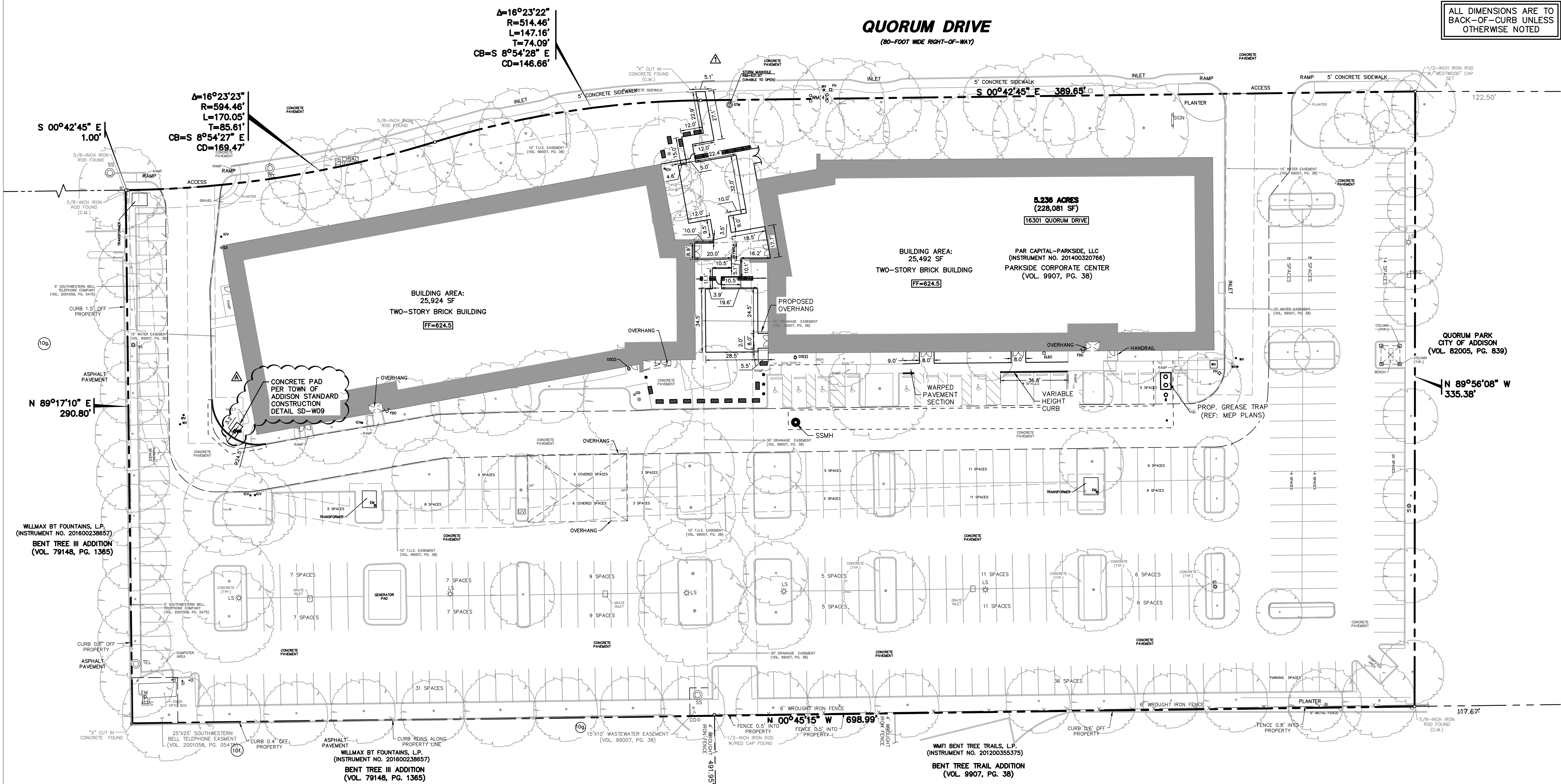


VICINITY MAP
(NOT TO SCALE)

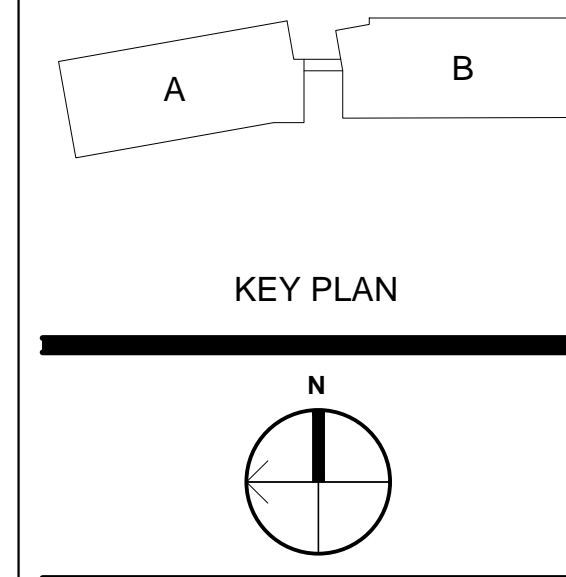
ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED

LEGEND

| | |
|---------|---------------------------|
| B | BOLLARD |
| EMO | ELECTRIC METER |
| FP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| WV | IRRIGATION CONTROL VALVE |
| FHC | FIRE HYDRANT |
| CC | CLEANOUT |
| MANHOLE | MANHOLE |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| TBB | TELEPHONE BOX |
| FL | FLOOD LIGHT |
| FP | FLAG POLE |
| TS | TRAFFIC SIGN |
| 1/2" | 1/2-INCH IRON ROD |
| W | W/ TRACHELO KOCHT CAP SET |
| (C.M.) | CONTROLLING MONUMENT |
| --- | PROPERTY LINE |
| --- | FENCE |
| (C) | COORDINATE DESIGNATION |
| --- | PROPOSED FENCE |
| X | FIRE LANE |



- GENERAL NOTES**
- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE TOWN OF ADDISON STANDARD CONSTRUCTION SPECIFICATIONS.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
 - PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION.
 - PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS.
 - MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES.
 - MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION, ALL AS PROVIDED IN THE GENERAL CONDITIONS.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
 - BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
 - EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.



- BM# 1**
- (") CUT SET IN CONCRETE SIDEWALK ON THE EAST SIDE OF QUORUM DRIVE, ±1.060' SOUTHWEST FROM THE INTERSECTION OF QUORUM DRIVE AND WESTGROVE DRIVE, ±.342' SOUTHWEST FROM A STORM SEWER MANHOLE, ±.286' SOUTHWEST FROM A FIRE HYDRANT.
 - NORTHING=7,041,370.65
EASTING=2,482,578.48
ELEV=624.28
- BM# 2**
- (") CUT SET IN CONCRETE SIDEWALK ON THE EAST SIDE OF QUORUM DRIVE, ±.616' SOUTHWEST FROM THE INTERSECTION OF QUORUM DRIVE AND WESTGROVE DRIVE, ±.78' EAST FROM A TRANSFORMER, ±.310' NORTHEAST FROM A STORM SEWER MANHOLE.
 - NORTHING=7,042,011.31
EASTING=2,482,524.05
ELEV=622.15
- BM# 3**
- (") CUT SET IN CONCRETE ISLAND IN PARKING LOT ON THE WEST SIDE OF QUORUM DRIVE, ±.304' WEST FROM QUORUM DRIVE, ±.47' SOUTHWEST FROM A LIGHT STANDARD, ±.134' SOUTHWEST FROM A FIRE HYDRANT ON THE SOUTHWEST SIDE BUILDING.
 - NORTHING=7,041,391.08
EASTING=2,482,219.86
ELEV=624.91

RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVIEWED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. WESTWOOD PROFESSIONAL SERVICES SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD PROFESSIONAL SERVICES.

ATTESTED BY: A. GREGORY GERBIG, PE #118740
 SIGNATURE: *AGG*
 ENGINEER OF RECORD: A. GREGORY GERBIG, PE #118740
 CONTRACTOR: STRUCTURE TONE
 DATE REVISED: 03/03/2026

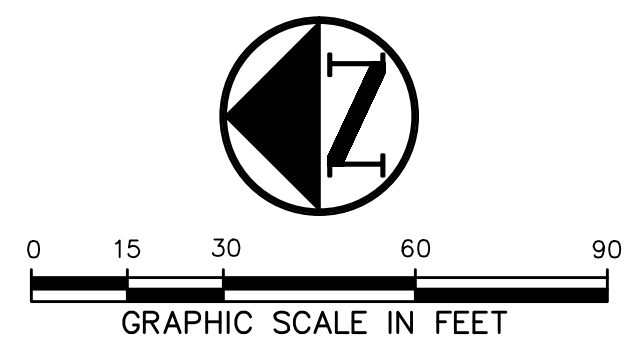
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| 11/02/24/25 | RESPONSE TO REVIEW COMMENTS |
| 03/03/26 | AS-BUILTS |
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No. Date Revision
 Drawn By: JKE
 Reviewed By: AGG

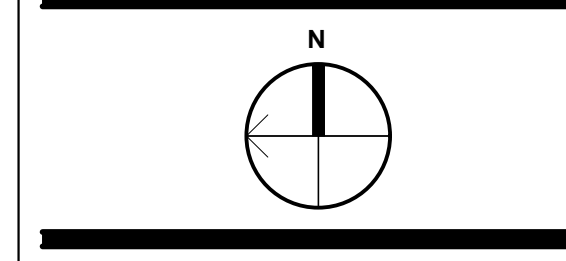
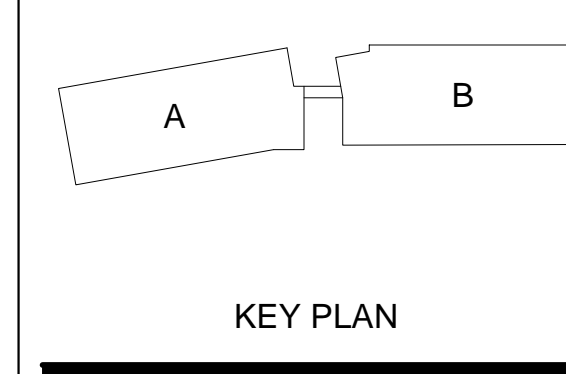
DIMENSIONAL CONTROL PLAN

Project No. 0052770.20
 Date 04/25/2025
 T: 972.235.3031
 F: 888.937.5150

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LEGEND table with symbols for bollard, electric meter, power pole, light standard, water meter, water valve, irrigation control valve, fire hydrant, cleanout, manhole, traffic signal control, traffic signal pole, telephone box, flood light, flag pole, traffic sign, 1/2-inch iron rod, 1/2-inch iron rod w/ trapezoid notch cap set, controlling monument, property line, fence, overhead utility line, exist contour, exist spot elevation, exist top of curb elevation, exist gutter elevation, proposed contour, proposed top of curb elevation, proposed gutter elevation, proposed spot elevation, proposed ground elevation, proposed top of wall elevation, proposed ground elevation at bottom of wall, match existing grade, proposed swale, proposed grade break, proposed drainage flow direction, proposed 100-yr floodplain limits.



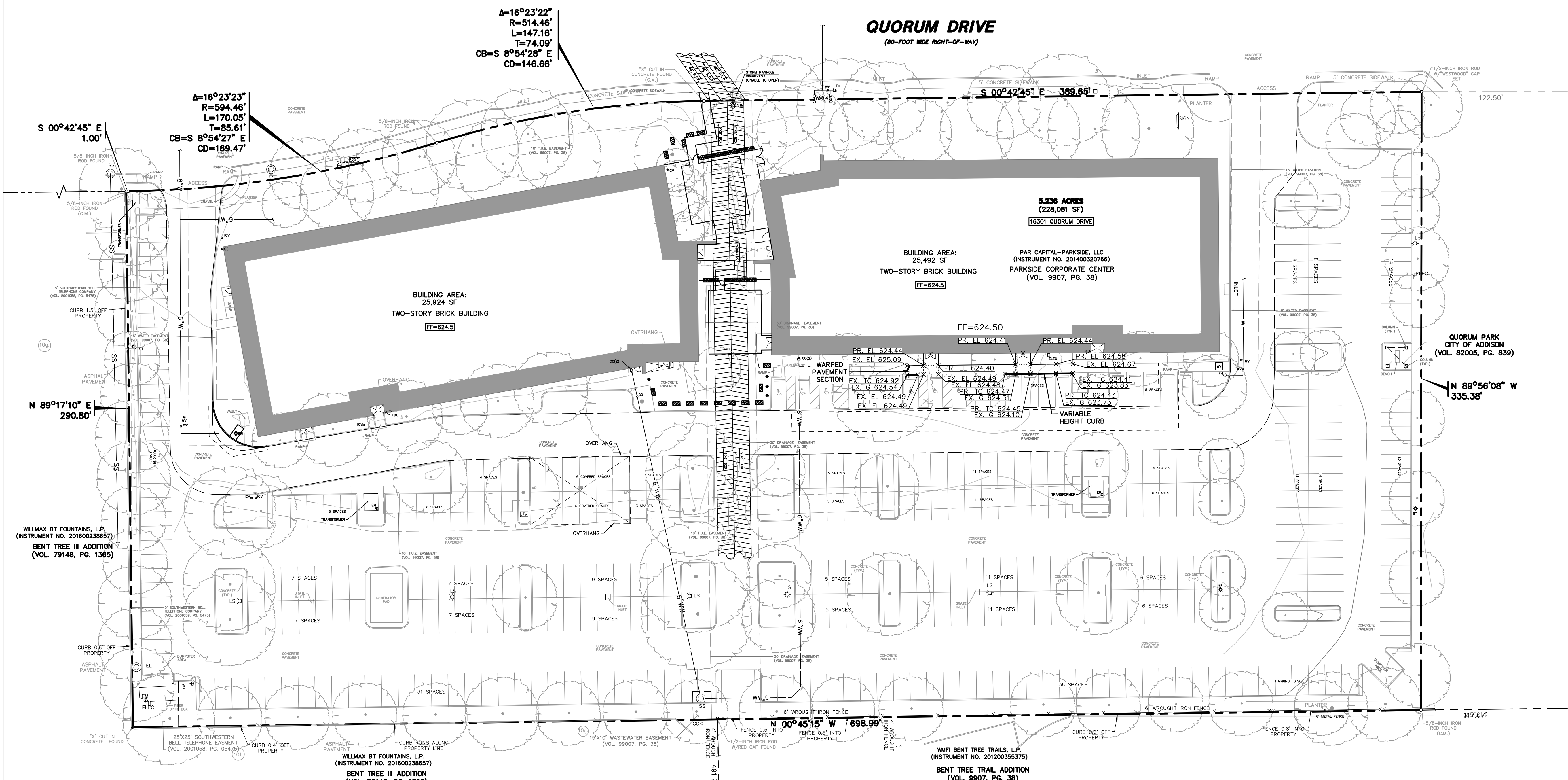
JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON TX, 75001
ISSUE FOR CONSTRUCTION

Revision table with columns for No., Date, and Revision. Includes entries for 10/24/25 RESPONSE TO REVIEW COMMENTS and 03/03/26 AS-BUILTS.

Signature and revision table area.

Project No. 0052770.20
Date 04/25/2025

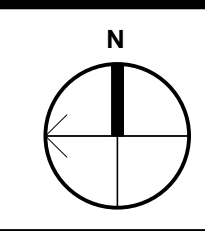
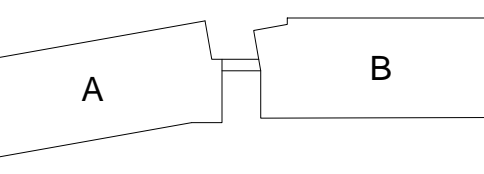
Project No. 0052770.20
Date 04/25/2025
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- GRADING & DRAINAGE GENERAL NOTES
1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
6.A. TOP C-76, CLASS III
6.B. ADS N-12
6.C. HANCOR H-10
6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.02 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TIPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

RECORD DRAWING stamp. Text: THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. WESTWOOD PROFESSIONAL SERVICES SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF WESTWOOD PROFESSIONAL SERVICES. ATTESTED BY: A. GREGORY GERBIG, PE #118740. SIGNATURE: [Signature]. ENGINEER OF RECORD: A. GREGORY GERBIG, PE #118740. CONTRACTOR: STRUCTURE TONE. DATE REVISED: 03/03/2026.

Westwood logo and contact information. Text: Westwood Professional Services, Inc. 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231. T: 972.235.3031 F: 888.937.5150. PROJECTS: 0052770.20.06 CAD/DWG/SITE DESIGN. DATE: 04/25/2025.



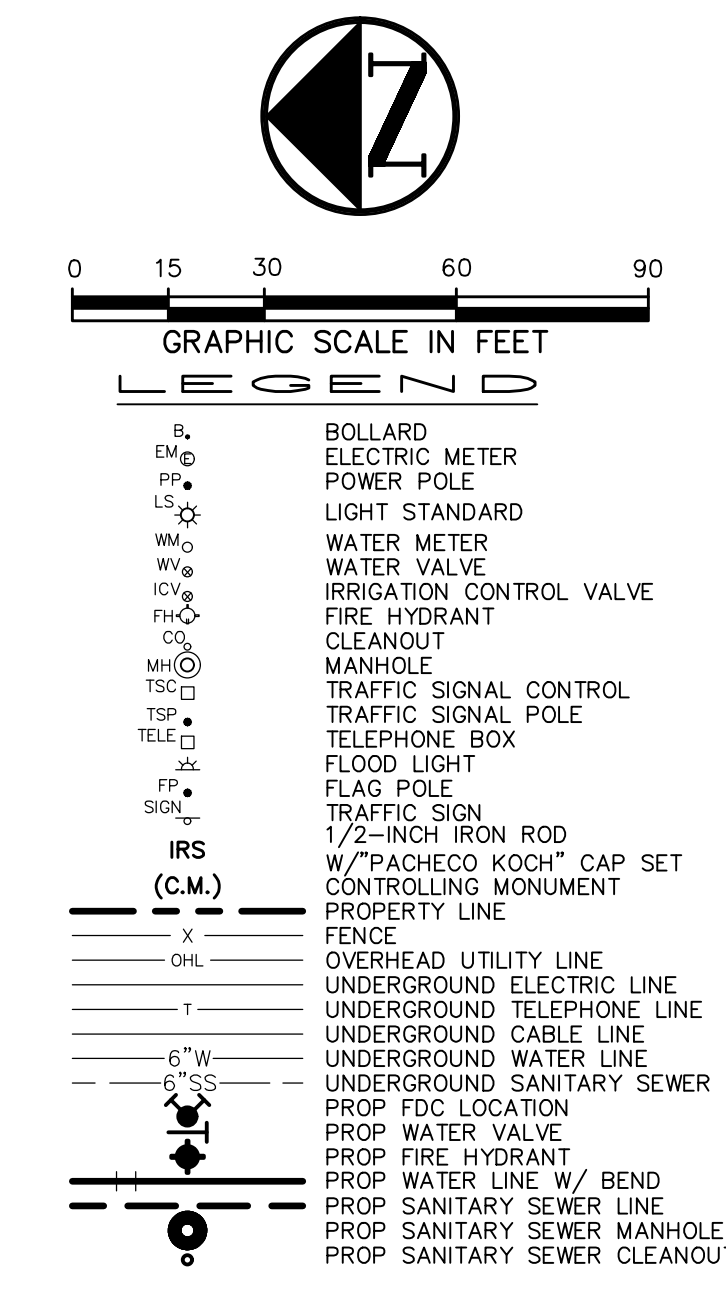
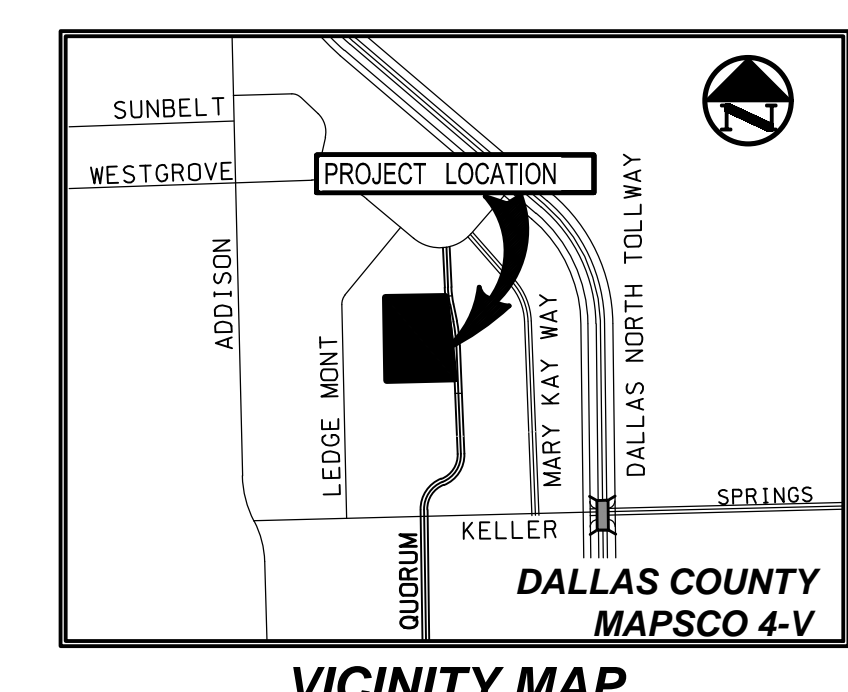
JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON TX, 75001
ISSUE FOR CONSTRUCTION

| No. | Date | Revision |
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| 1 | 10/24/25 | RESPONSE TO REVIEW COMMENTS |
| 2 | 03/03/26 | AS-BUILTS |

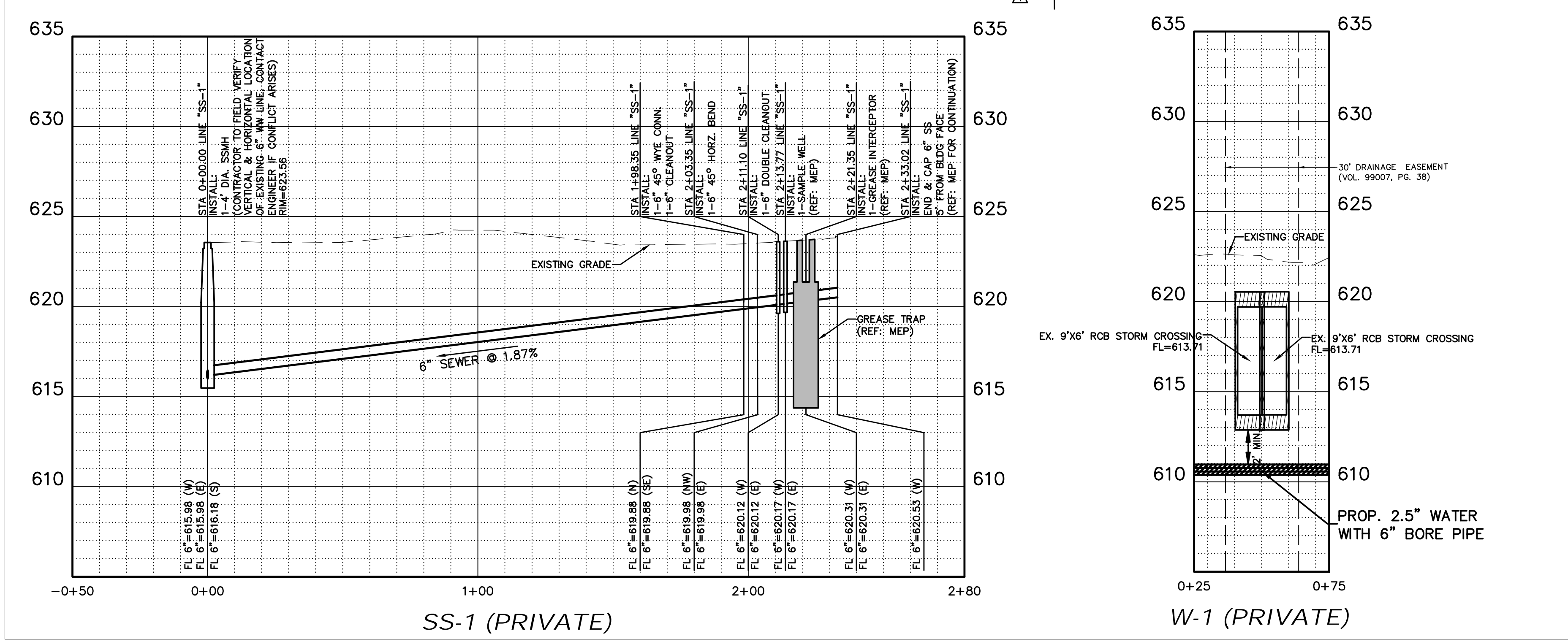
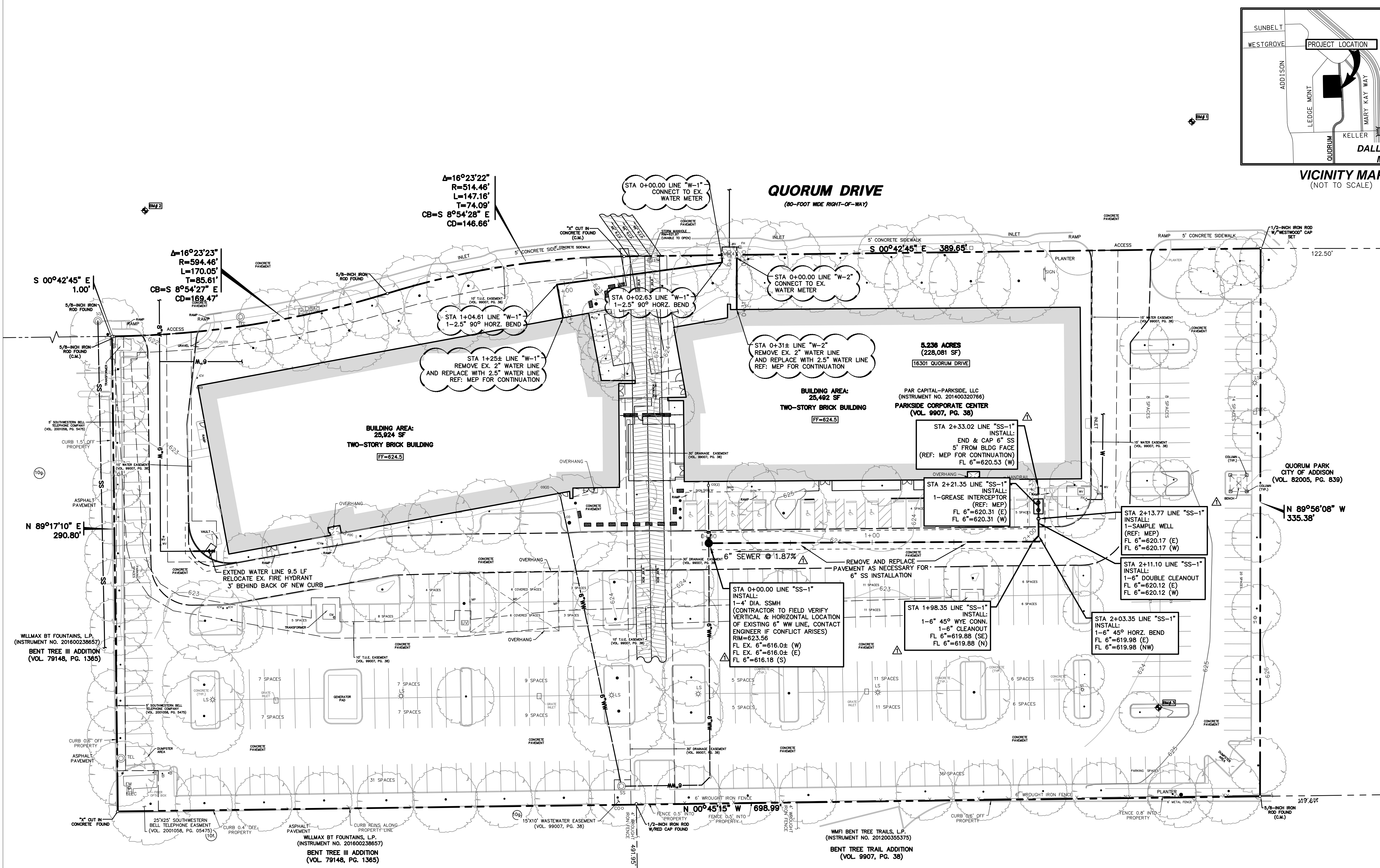
No. Date Revision
jke Drawn By
AGG Reviewed By

SITE UTILITY PLAN

Project No. 0052770.20
Date 04/25/2025
C4.1
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- WATER & SANITARY SEWER GENERAL NOTES**
- ALL CONCRETE SHALL BE CLASS "A" (3000 PSI), UNLESS OTHERWISE NOTED.
 - ALL WATER MAINS SHALL BE PVC 200, DR 18, CLASS 235. FIRE PROTECTION SERVICES SHALL BE PVC 900, DR 14, CLASS 305 AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF THE FIRE PROTECTION PLANS TO BE PREPARED BY A LICENSED FIRE PROTECTION CONTRACTOR.
 - WATER AND SANITARY SEWER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 48 INCHES BELOW IMPROVED FINISHED GRADE, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER PIPE SHALL BE PVC SDR-35.
 - WHEN WATER AND SANITARY SEWER MAINS, SERVICES, AND LATERALS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING TCEQ CHAPTERS SHALL APPLY:
6.A. TCEQ CHAPTER 217.53 PIPE DESIGN, SECTION (d) SEPARATION DISTANCES.
6.B. TCEQ CHAPTER 290.44 WATER DISTRIBUTION, SECTION (a) LOCATION OF WATERLINES.
 - CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
CONTRACTOR SHALL TIE A ONE INCH WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF SEWER SERVICE AND SHALL LEAVE A MINIMUM OF 36 INCHES OF FLAGGING EXPOSED AFTER BACKFILL. AFTER CURB AND PAVING IS COMPLETED, CONTRACTOR SHALL MARK THE LOCATION OF THE SEWER SERVICE ON THE CURB OR ALLEY IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
 - THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT TWO FEET BACK OF THE CURB LINE AT A DEPTH OF 12 INCHES. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER THE PAVING CONTRACTOR HAS COMPLETED THE FINE GRADING BEHIND THE BACK OF THE CURB. EACH SERVICE LOCATION SHALL BE MARKED ON THE CURB WITH A BLUE LETTER "W" BY THE UTILITY CONTRACTOR AND TIED TO PROPERTY CORNERS ON THE "RECORD DRAWINGS."
 - ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 - TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - EMBODIMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 - VALVE BOXES SHALL BE FURNISHED AND SET ON EACH GATE VALVE. AFTER THE FINAL CLEAN-UP AND ALIGNMENT HAS BEEN COMPLETED, THE UTILITY CONTRACTOR SHALL POUR A 24"x24"x7" CONCRETE BLOCK AROUND ALL VALVE BOX TOPS LEVEL WITH THE FINISHED GRADE.
 - CONTRACTOR SHALL RECONNECT ALL EXISTING SERVICES AND MAINTAIN EXISTING SERVICES THROUGHOUT CONSTRUCTION.
 - IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
 - SANITARY SEWER SERVICES ONSITE SHALL BE PRIVATE.



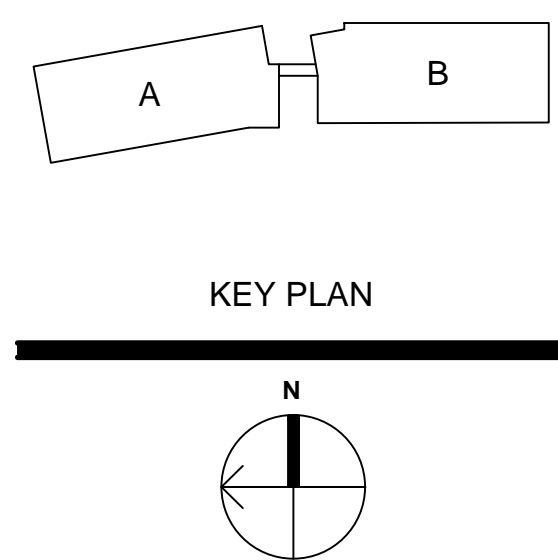
BM # 1 " (" CUT SET IN CONCRETE SIDEWALK ON THE EAST SIDE OF QUORUM DRIVE, ±1,000' SOUTHEAST FROM THE INTERSECTION OF QUORUM DRIVE AND WESTGROVE DRIVE, ±342' SOUTHEAST FROM A STORM SEWER MANHOLE, ±286' SOUTHEAST FROM A FIRE HYDRANT.
NORTHING=7,041,370.65
EASTING=2,482,578.46
ELEV=624.28

BM # 2 " (" CUT SET IN CONCRETE SIDEWALK ON THE EAST SIDE OF QUORUM DRIVE, ±416' SOUTHEAST FROM THE INTERSECTION OF QUORUM DRIVE AND WESTGROVE DRIVE, ±78' EAST FROM A TRANSFORMER, ±310' NORTHEAST FROM A STORM SEWER MANHOLE.
NORTHING=7,042,011.31
EASTING=2,482,524.05
ELEV=622.15

BM # 3 " (" CUT SET IN CONCRETE ISLAND IN PARKING LOT ON THE WEST SIDE OF QUORUM DRIVE, ±304' WEST FROM QUORUM DRIVE, ±47' SOUTHWEST FROM A LIGHT STANDARD, ±134' SOUTHWEST FROM A FIRE HYDRANT ON THE SOUTHWEST SIDE BUILDING.
NORTHING=7,041,381.08
EASTING=2,482,219.89
ELEV=624.91

RECORD DRAWING
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ATTESTED BY: A. GREGORY GERBIG, PE #118740
SIGNATURE: *AGG*
ENGINEER OF RECORD: A. GREGORY GERBIG, PE #118740
CONTRACTOR: STRUCTURE TONE
DATE REVISED: 03/03/2026

ERICKSON 3/7/2026 6:22 PM \\WESTWOOD\GLOCAL\GLOCAL PROJECTS\0052770.20\05 CAD\DWG\SITE DESIGN_CAD\0052770.20\UTIL.DWG



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON TX, 75001

ISSUE FOR CONSTRUCTION

| No. | Date | Revision |
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| 1 | 10/24/25 | RESPONSE TO REVIEW COMMENTS |
| 2 | 03/03/26 | AS-BUILTS |
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Drawn By

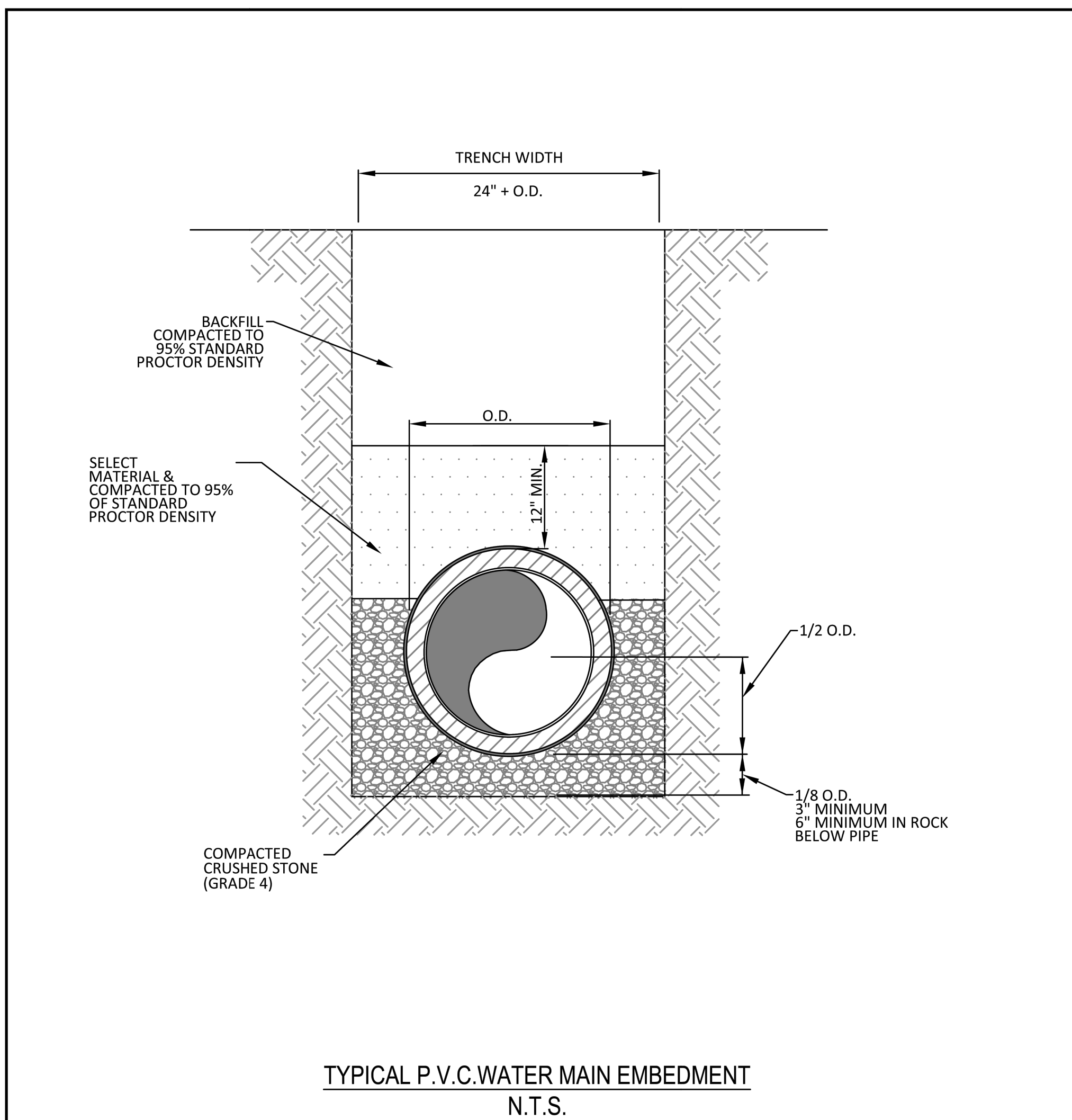
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Reviewed By

UTILITY
DETAILS

Project No. 0052770.20
Date 04/25/2025

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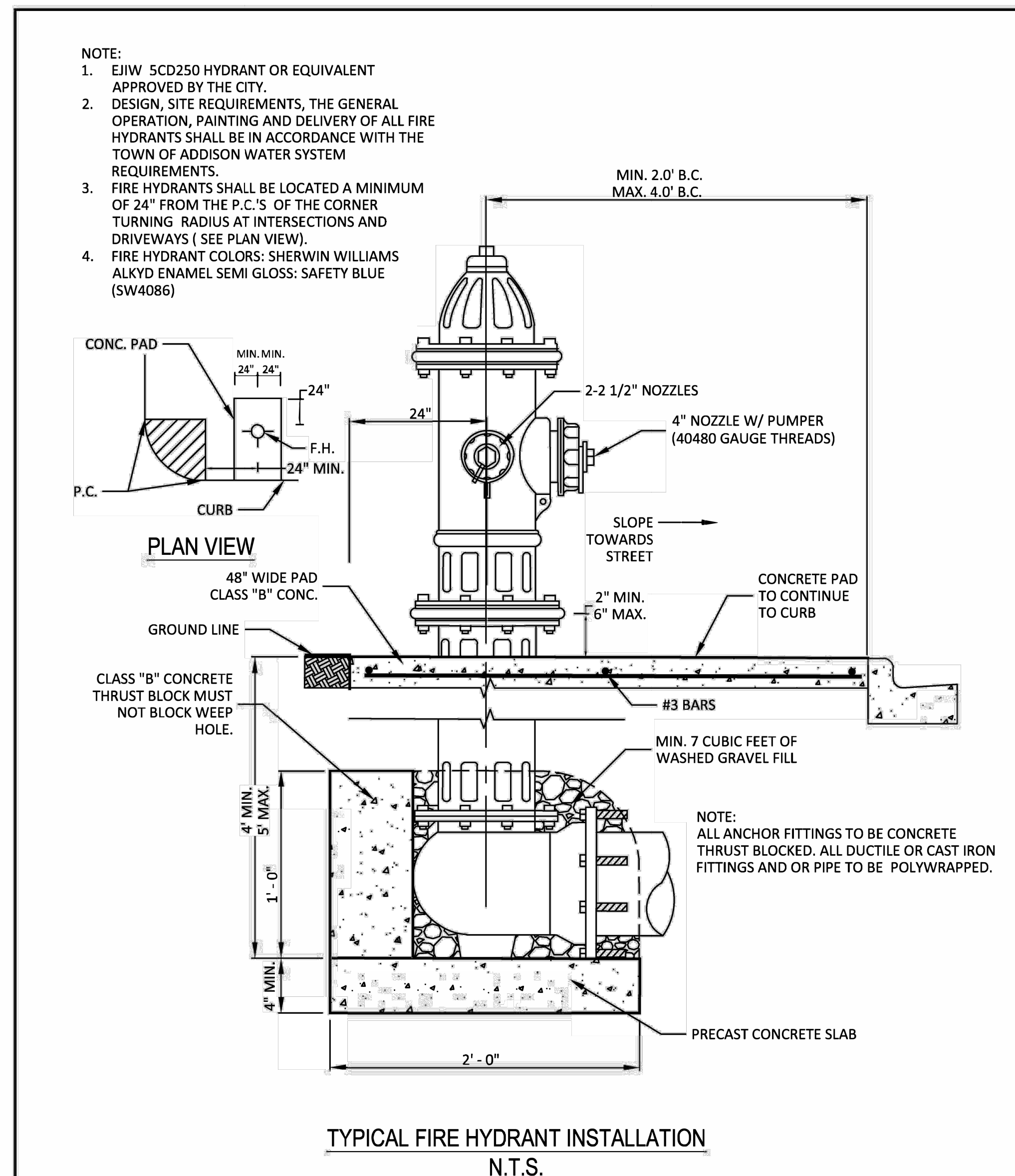


TYPICAL P.V.C. WATER MAIN EMBEDMENT
N.T.S.

ADDISON PUBLIC WORKS & ENGINEERING SERVICES

P.V.C. WATER MAIN EMBEDMENT

| STANDARD CONSTRUCTION DETAILS WASTEWATER | | |
|--|-----------|--------|
| DATE: | REV DATE: | SHEET: |
| JANUARY 2022 | | SD-W01 |

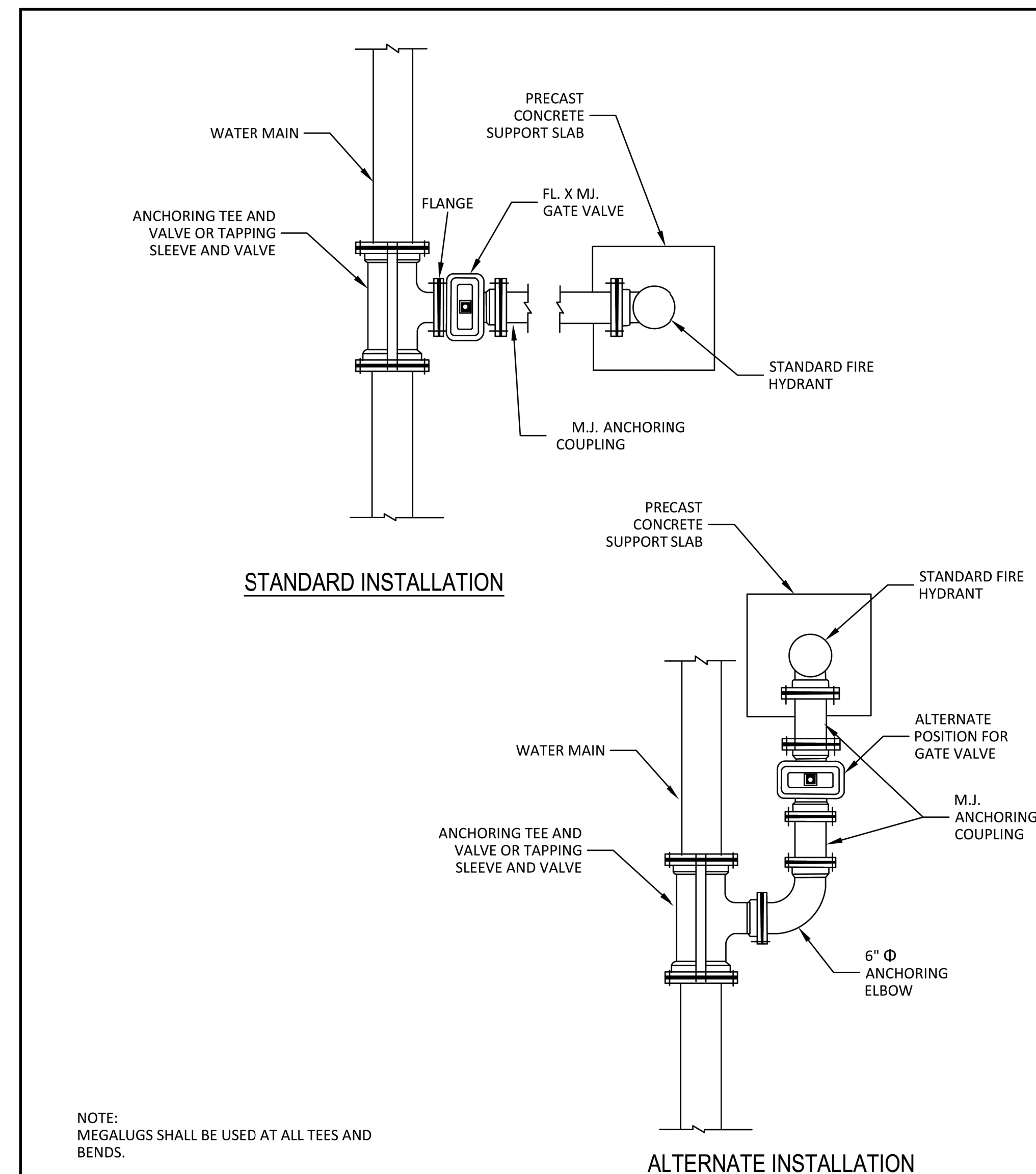


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

ADDISON PUBLIC WORKS & ENGINEERING SERVICES

TYPICAL FIRE HYDRANT INSTALLATION

| STANDARD CONSTRUCTION DETAILS WATER | | |
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| DATE: | REV DATE: | SHEET: |
| JANUARY 2022 | OCTOBER 2024 | SD-W09 |



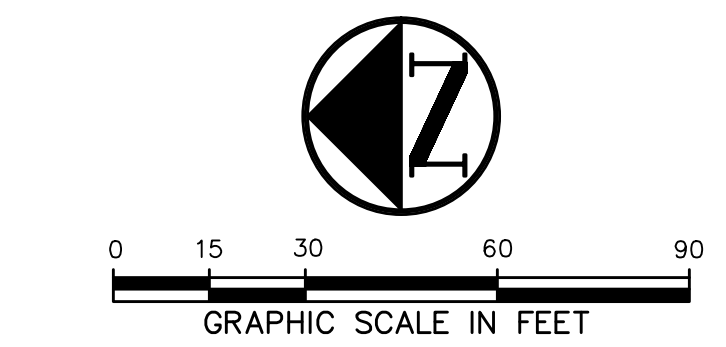
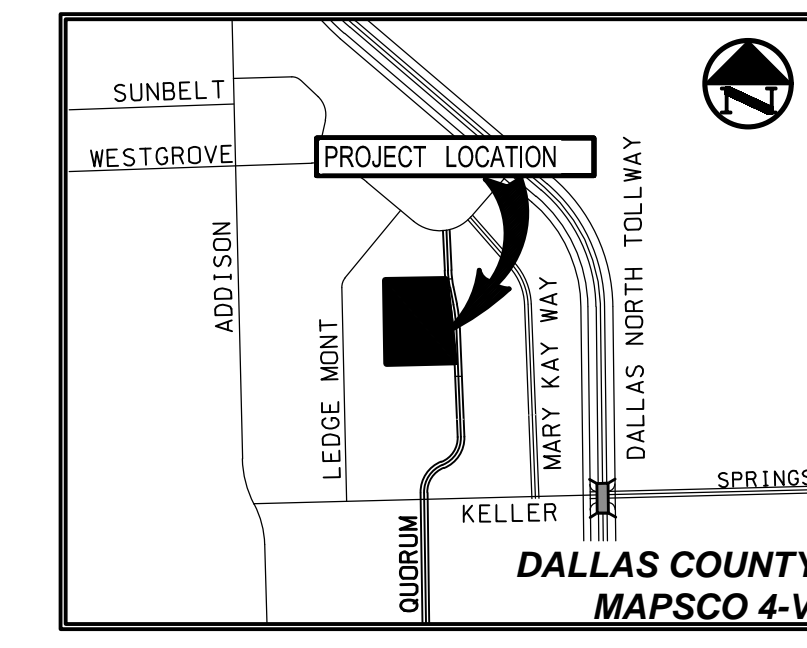
ADDISON PUBLIC WORKS & ENGINEERING SERVICES

| STANDARD CONSTRUCTION DETAILS WATER | | |
|-------------------------------------|-----------|--------|
| DATE: | REV DATE: | SHEET: |
| JANUARY 2022 | | SD-W10 |

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ENGINEER OF RECORD: A. GREGORY GERBIG, PE #118740
CONTRACTOR: STRUCTURE TONE
DATE REVISED: 03/03/2026

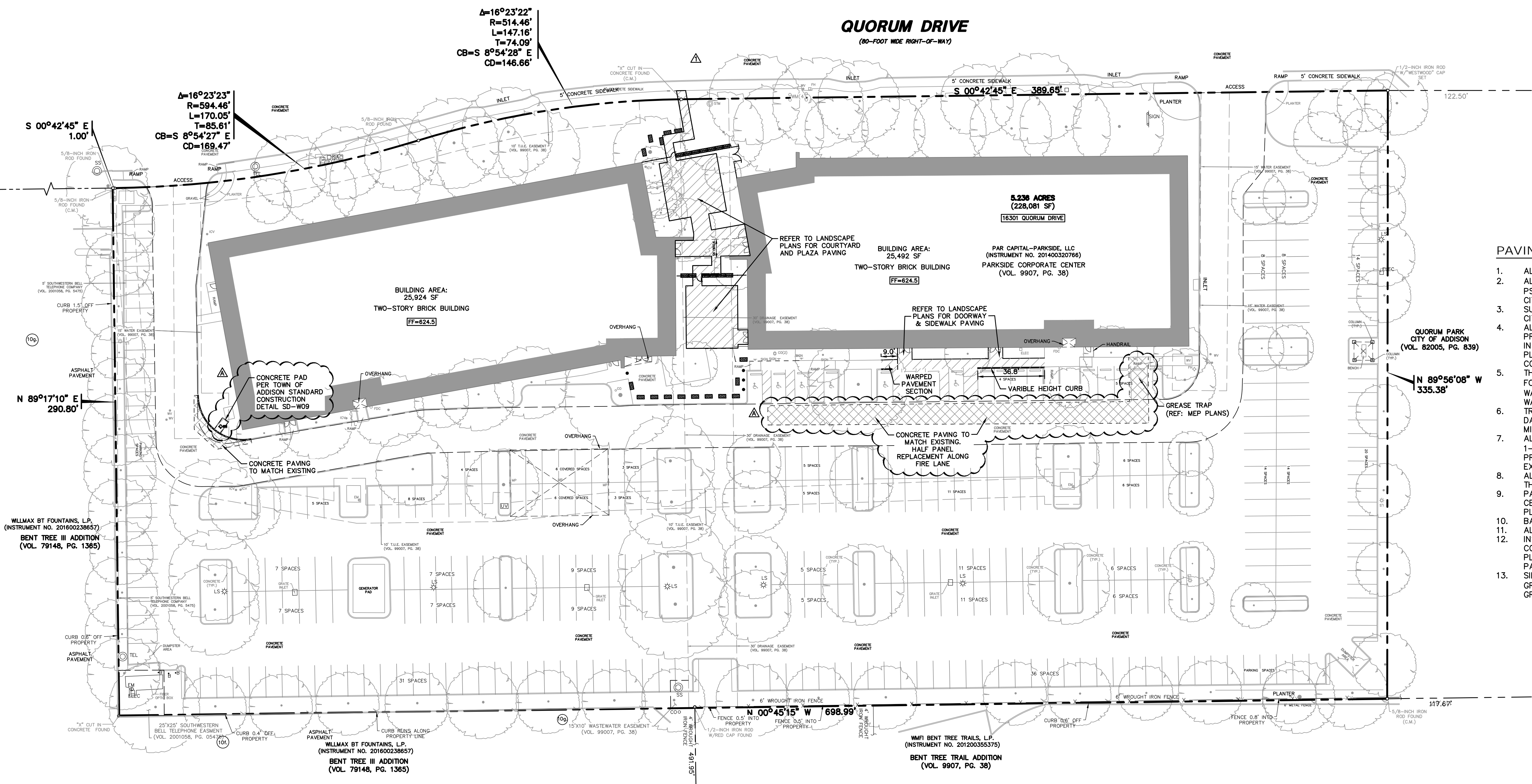
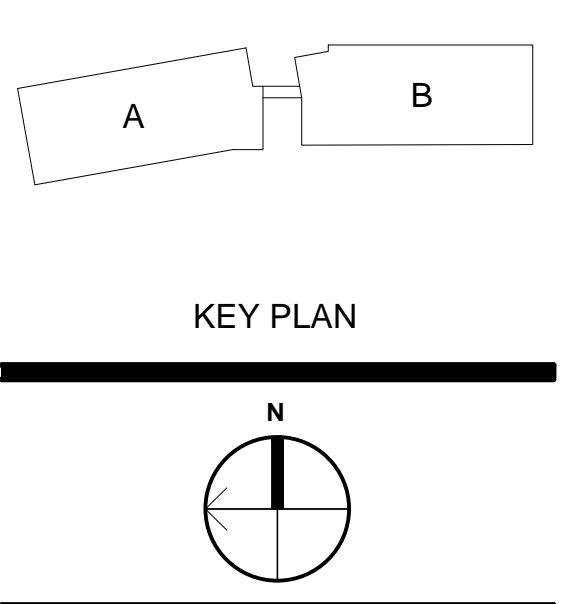
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TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301



LEGEND

| | |
|---------------|---|
| B | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FHC | FIRE HYDRANT |
| CO | CLEANOUT |
| MH@ | MANHOLE |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| TELE | TELEPHONE BOX |
| FL | FLOOD LIGHT |
| FP | FLAG POLE |
| TRF | TRAFFIC SIGN |
| IR | 1/2-INCH IRON ROD |
| IRS | W/PACHECO KOCH" CAP SET |
| (C.M.) | CONTROLLING MONUMENT |
| --- | PROPERTY LINE |
| x | FENCE |
| --- | FIRE LANE |
| [Hatched Box] | 6" REINFORCED CONCRETE |
| [Hatched Box] | #3 BARS @ 18" O.C.E.W. (CLASS "P1" 4000 PSI OR CLASS "P2" 4500 PSI) Δ |
| [Hatched Box] | REFER TO LANDSCAPE PLANS |



PAVING GENERAL NOTES

- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL CONFORM TO NCTCOG ITEM 303.3.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPECIFICATIONS.
- SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS.
- ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
- THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
- TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAY'S PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
- ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
- ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
- PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
- BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
- ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
- INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.

JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS

16301 QUORUM DRIVE, ADDISON TX, 75001

ISSUE FOR CONSTRUCTION

RECORD DRAWING

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SIGNATURE: *[Signature]*
ENGINEER OF RECORD: A. GREGORY GERBIG, PE #118740
CONTRACTOR: STRUCTURE TONE
DATE REVISED: 03/03/2026

| No. | Date | Revision |
|-----|----------|-----------------------------|
| 1 | 10/24/25 | RESPONSE TO REVIEW COMMENTS |
| 2 | 03/03/26 | AS-BUILTS |
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Drawn By: JKE
Reviewed By: AGG

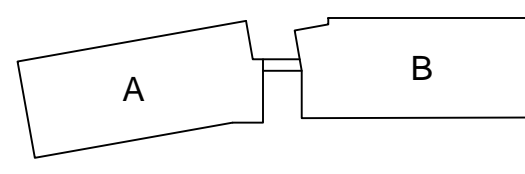
PAVING PLAN

Project No. 0052770.20
Date 04/25/2025

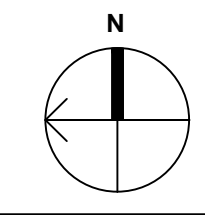
C5.1

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KEY PLAN



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON TX, 75001
ISSUE FOR CONSTRUCTION

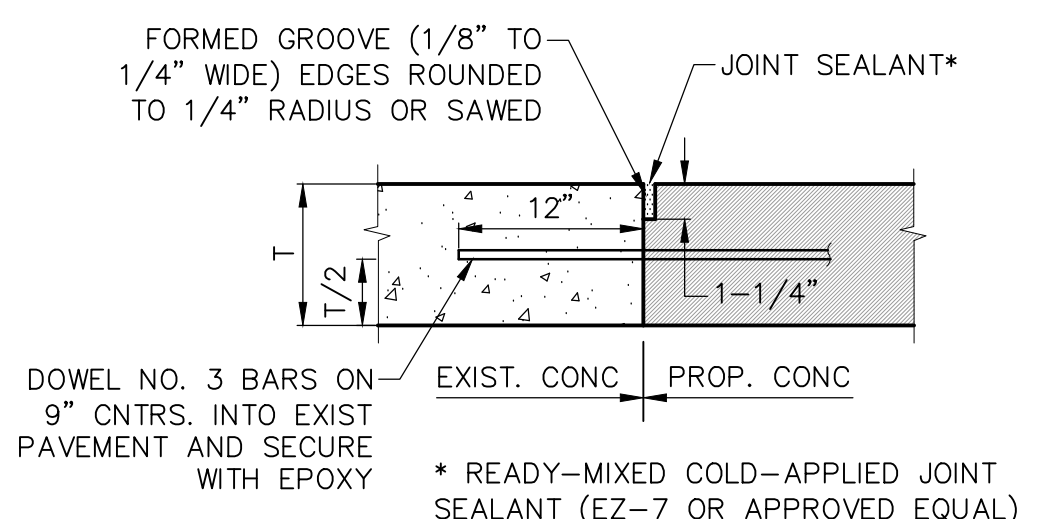
| No. | Date | Revision |
|-----|----------|-----------------------------|
| ▲ | 10/24/26 | RESPONSE TO REVIEW COMMENTS |
| ▲ | 03/03/26 | AS-BUILTS |
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| JKE | Drawn By |
| AGG | Reviewed By |

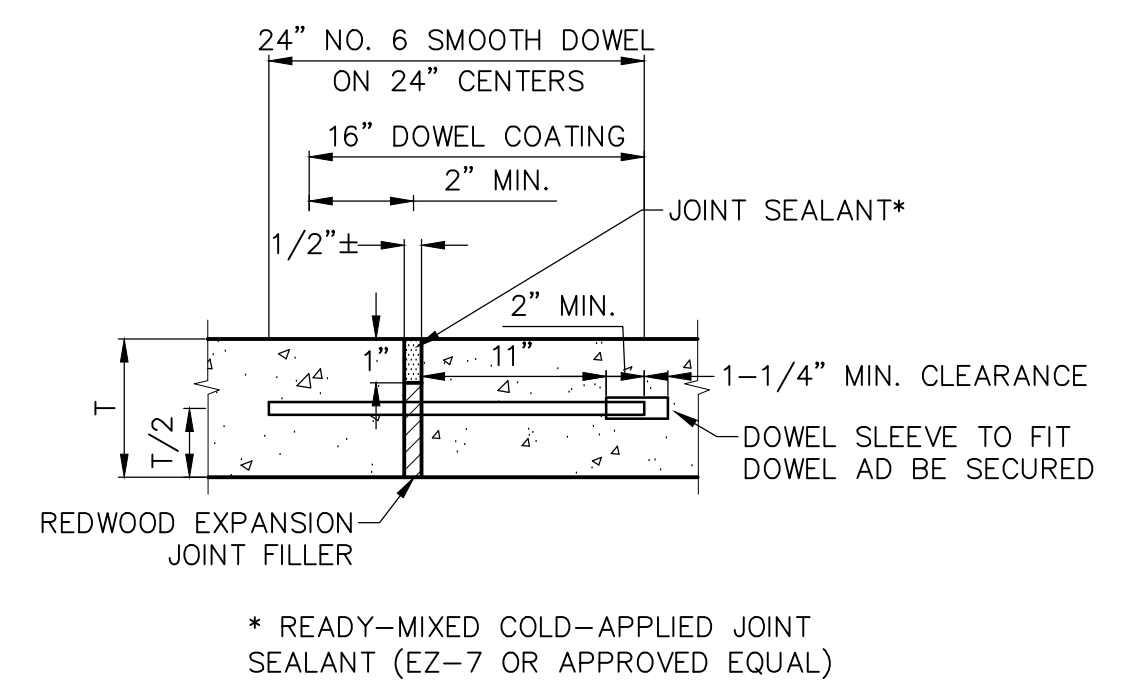
PAVING DETAILS

Project No. 0052770.20
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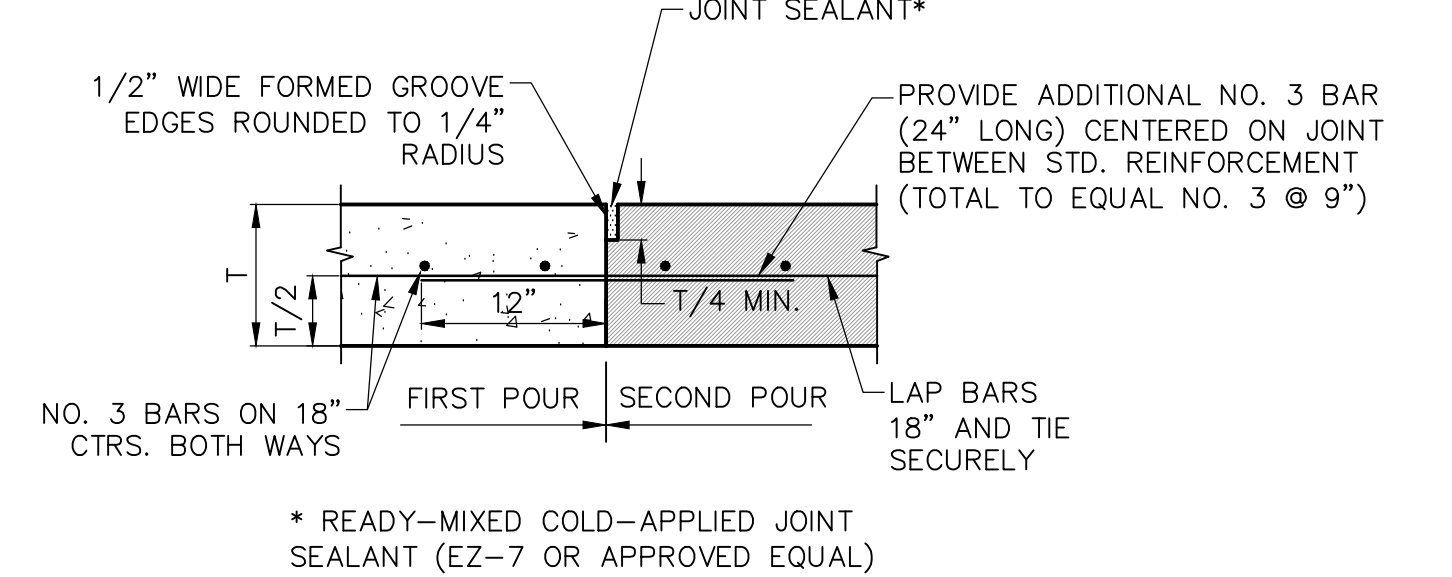
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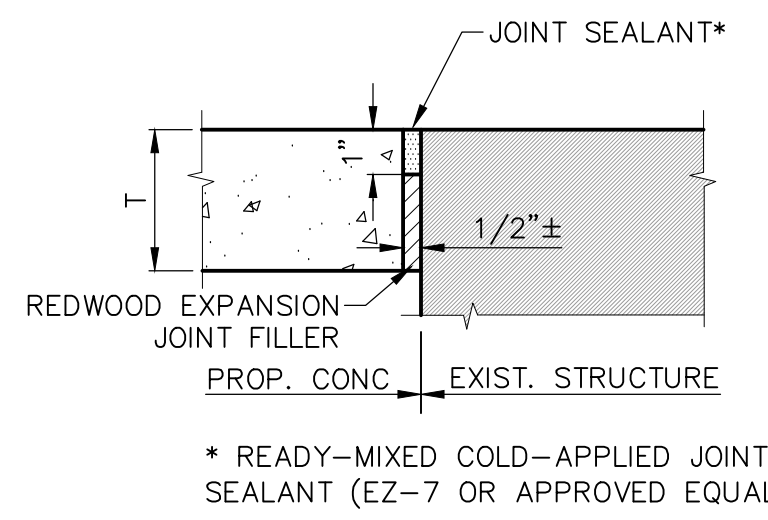
1 PAVEMENT CONNECTION
NOT TO SCALE



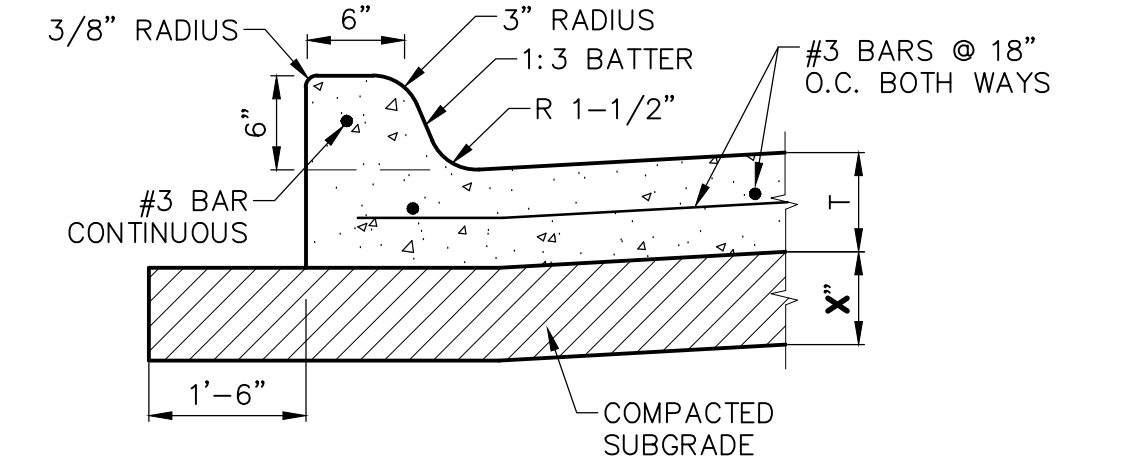
2 EXPANSION JOINT
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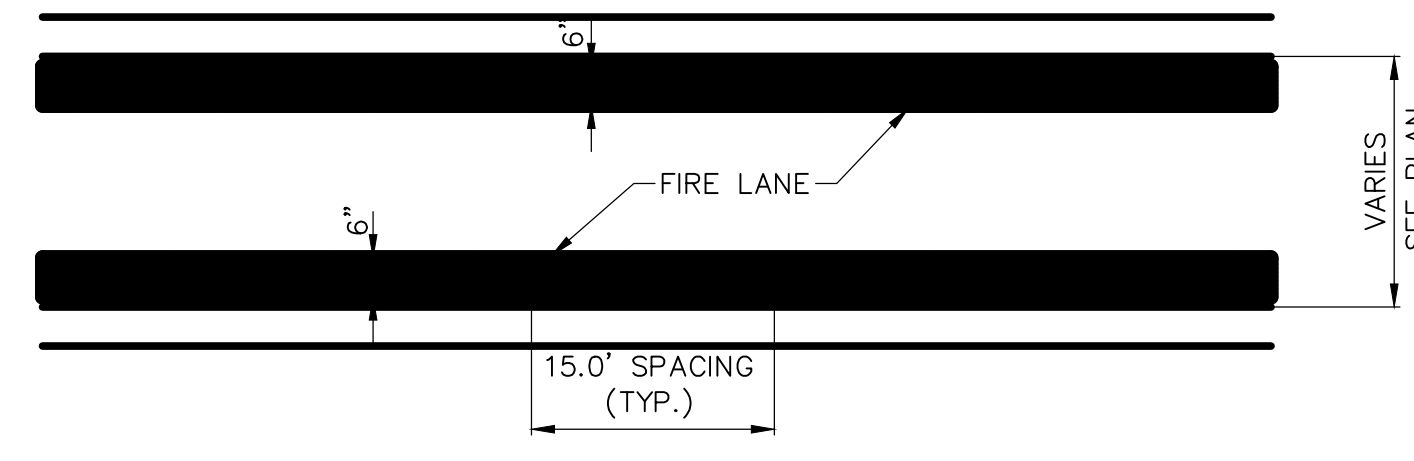
3 CONSTRUCTION JOINT
NOT TO SCALE



4 ISOLATION JOINT
NOT TO SCALE



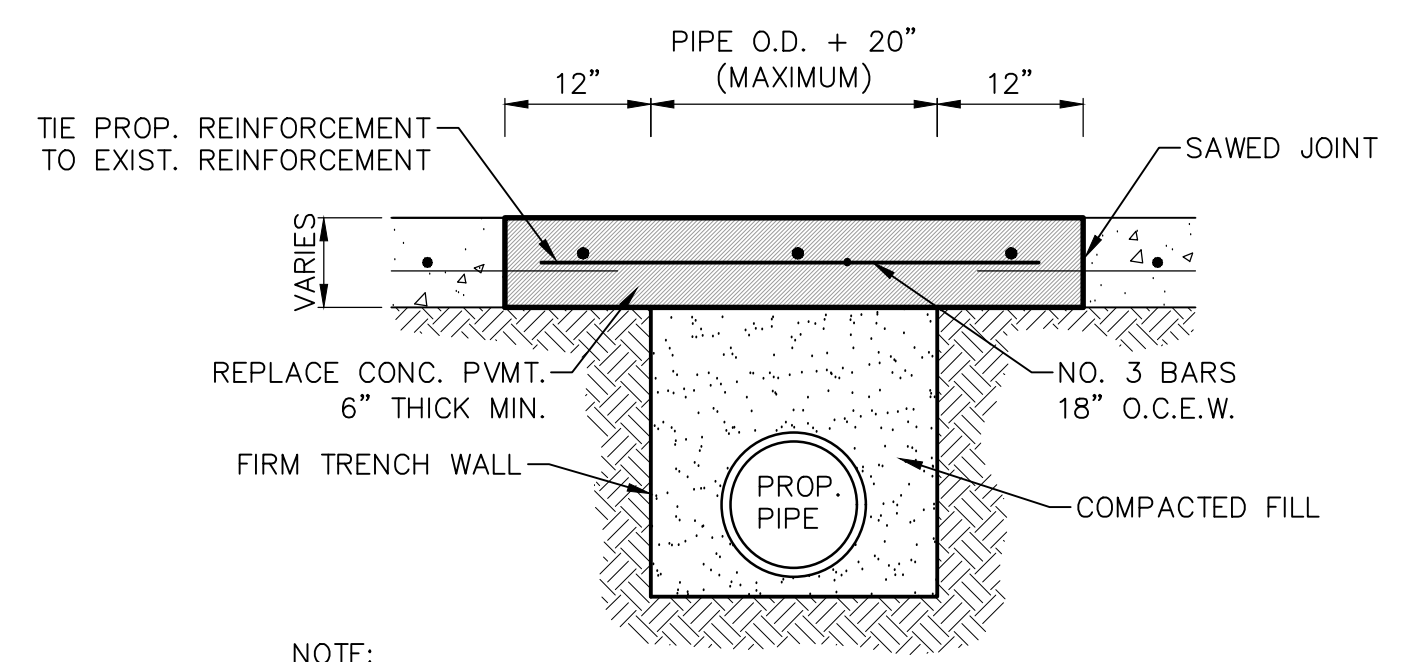
5 INTEGRAL CURB
NOT TO SCALE



6 FIRE LANE STRIPING
NOT TO SCALE

GENERAL NOTE:
A. STRIPING TO BE DONE IN ACCORDANCE WITH CITY STANDARDS.

STRIPING DETAIL NOTE:
A. PAINT:
1. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
A. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
2. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT.
B. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.
B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.



7 CONCRETE PAVEMENT REMOVAL & REPLACEMENT
NOT TO SCALE

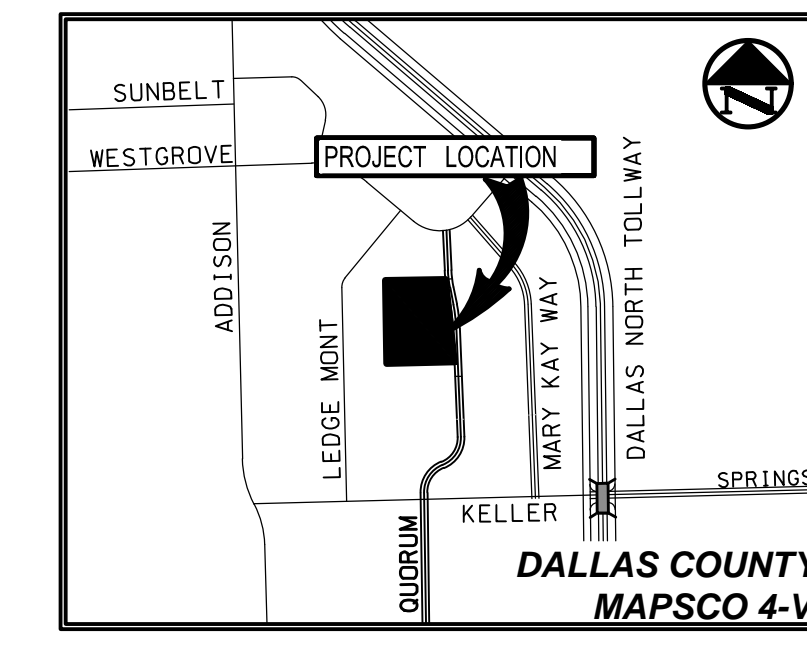
NOTE:
PAYMENT TO THE CONTRACTOR FOR REPLACEMENT OF CONCRETE AND/OR ASPHALT PAVEMENT AND/OR DRIVEWAYS WILL BE BASED ON ACTUAL MEASUREMENTS AND UP TO A MAXIMUM WIDTH OF THE OUTSIDE DIAMETER OF THE PIPE PLUS 3'-8". ANY EXISTING PAVEMENT DAMAGED OR REMOVED IN EXCESS OF THE MAXIMUM LIMITS, AS NOTED ABOVE, WILL BE AT THE EXPENSE OF THE CONTRACTOR.

RECORD DRAWING

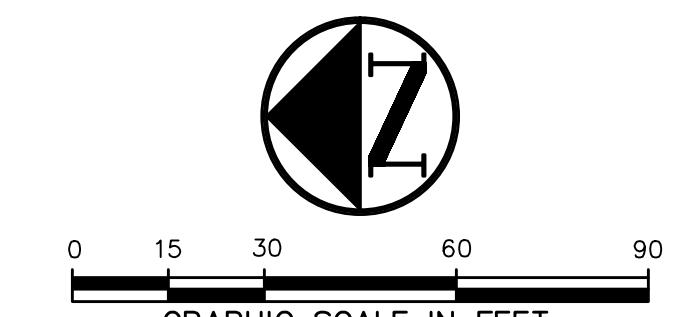
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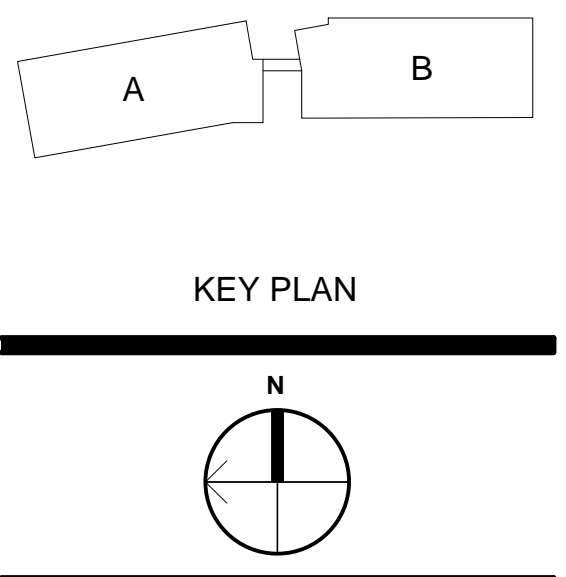
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VICINITY MAP
(NOT TO SCALE)



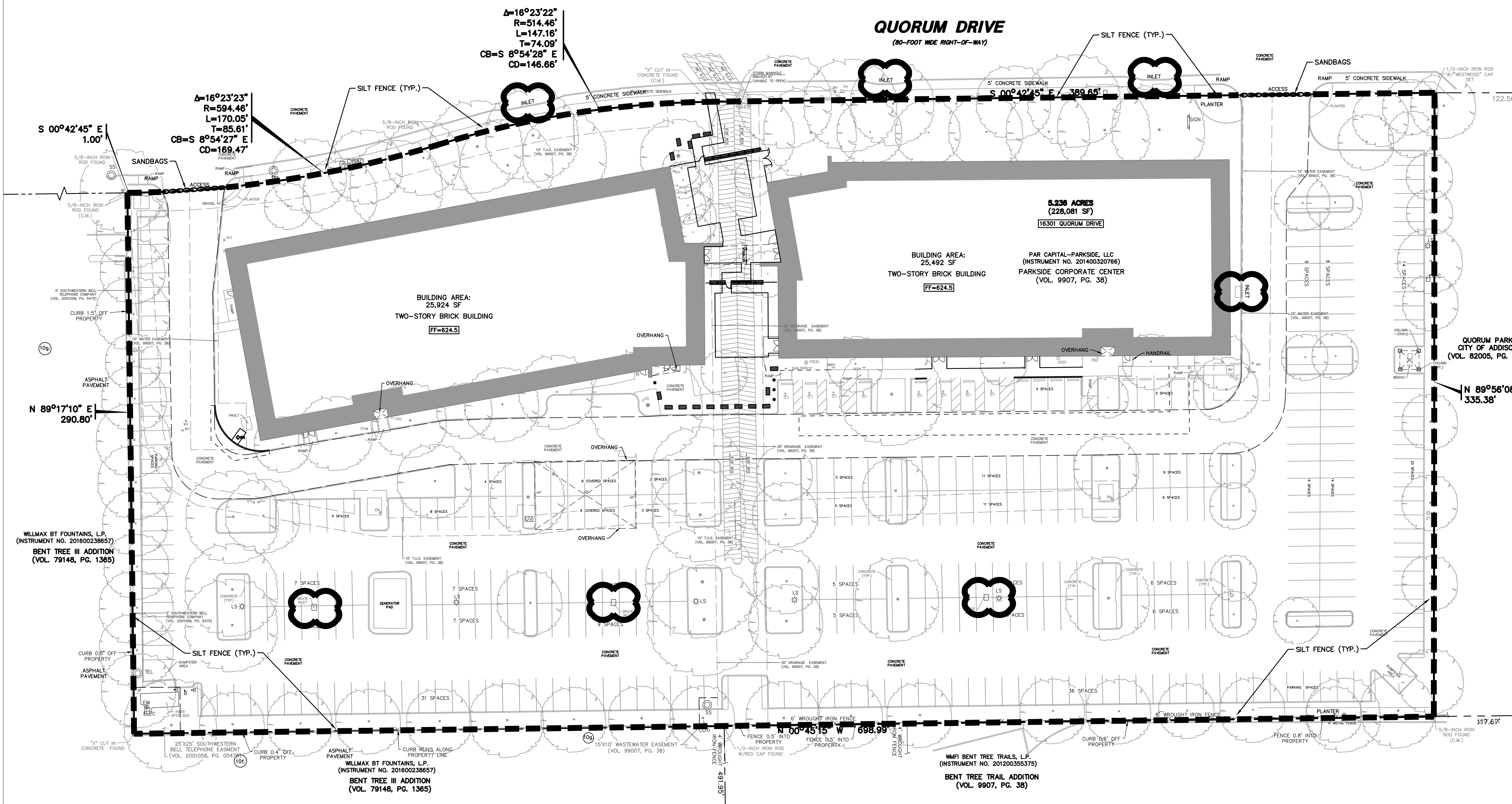
- LEGEND**
- BOLLARD
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
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 - TRAFFIC SIGNAL POLE
 - TELEPHONE BOX
 - FLOOD LIGHT
 - FLAG POLE
 - TRAFFIC SIGN
 - 1/2-INCH IRON ROD
 - W/ TRACHECOO KNOTH CAP SET
 - CONTROLLING MONUMENT
 - PROPERTY LINE
 - FENCE
 - OVERHEAD UTILITY LINE
 - EXIST CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED DRAINAGE FLOW DIRECTION
 - PROPOSED CONSTRUCTION ENTRANCE
 - INLET PROTECTION
 - SILT FENCE
 - SANDBAGS



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS

16301 QUORUM DRIVE, ADDISON TX, 75001

ISSUE FOR CONSTRUCTION



- POLLUTION CONTROL GENERAL NOTES**
1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
 2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
 - 2.A. CLEARING AND GRUBBING
 - 2.B. ROUGH GRADING
 - 2.C. FINAL GRADING
 - 2.D. UTILITY INSTALLATION
 - 2.E. PAVEMENT INSTALLATION
 - 2.F. BUILDING CONSTRUCTION
 3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 5.24 ACRES.
 4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.90.
 5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE TOWN OF ADDISON, TEXAS.
 6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
 7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
 8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
 9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BE STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
 10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
 11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
 12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
 13. CONSTRUCTION SCOURING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
 14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
 15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
 16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
 17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
 18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
 19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
 20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
 21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
 22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE ON ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
 - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
 - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
 - 22.C. STRUCTURAL CONTROL MEASURES.
 - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
 - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
 23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
 24. PERMANENTLY STABILIZE EXPOSED SOIL WITHIN AND ADJACENT TO THE SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
 25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
 26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
 27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
 28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
 29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.

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EROSION CONTROL PLAN

Project No. 0052770.20
Date 04/25/2025

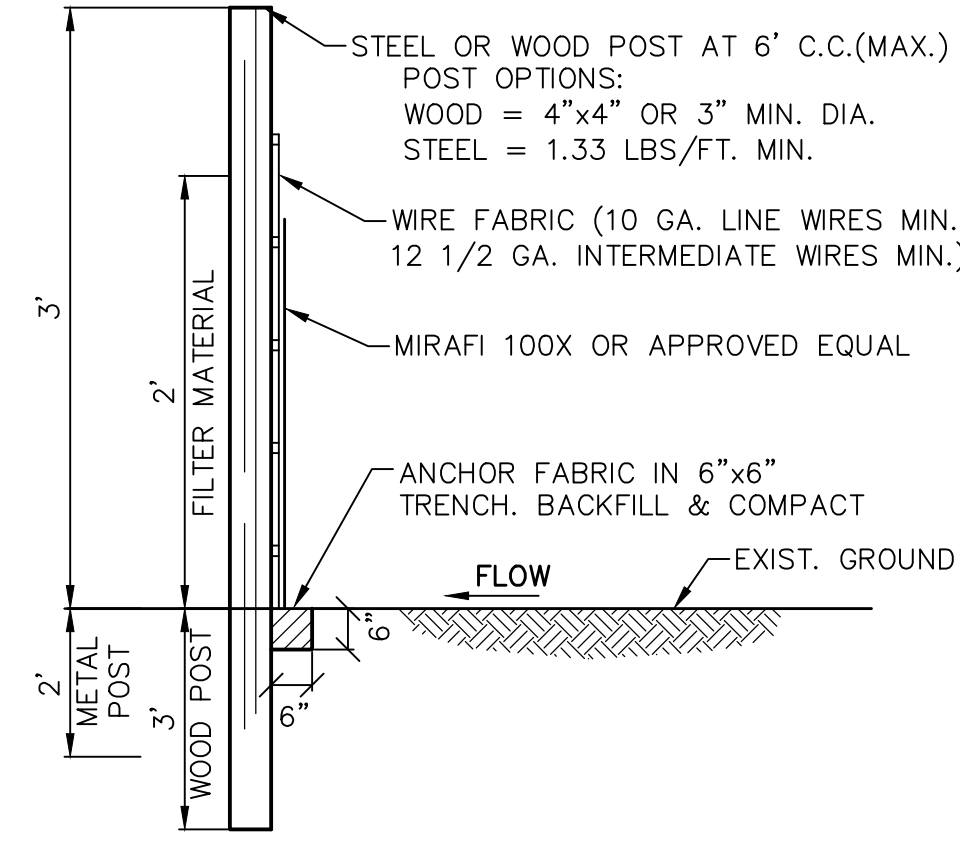
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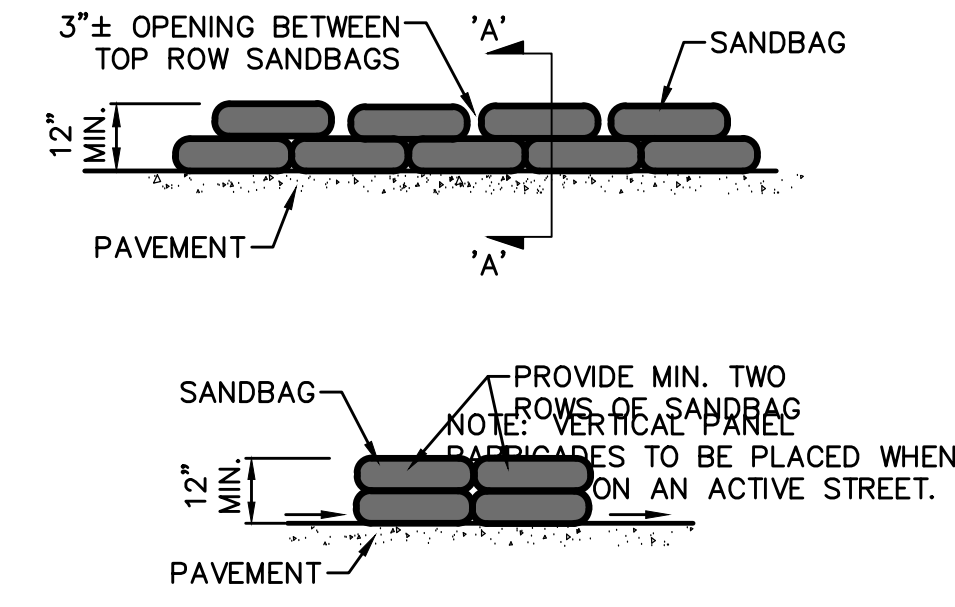
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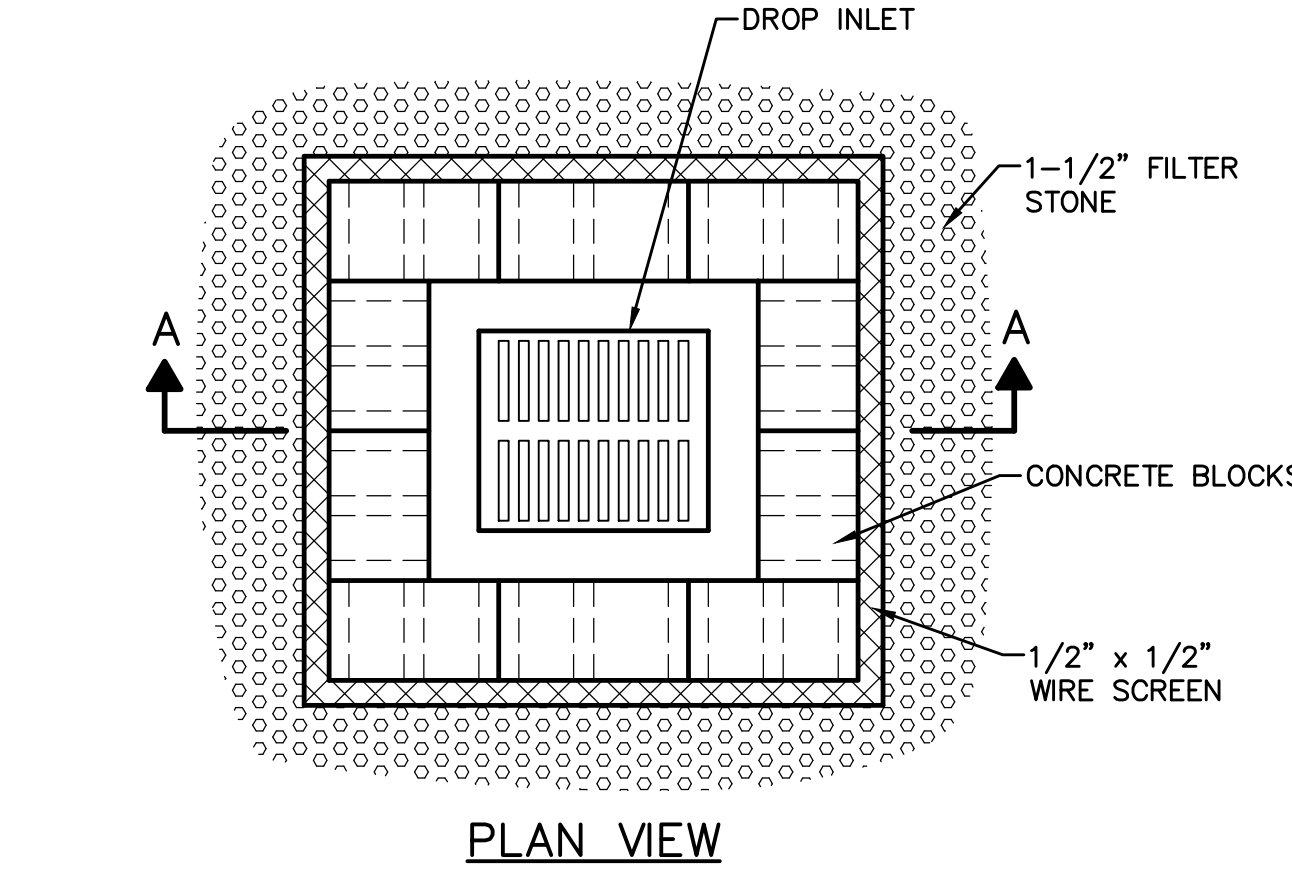
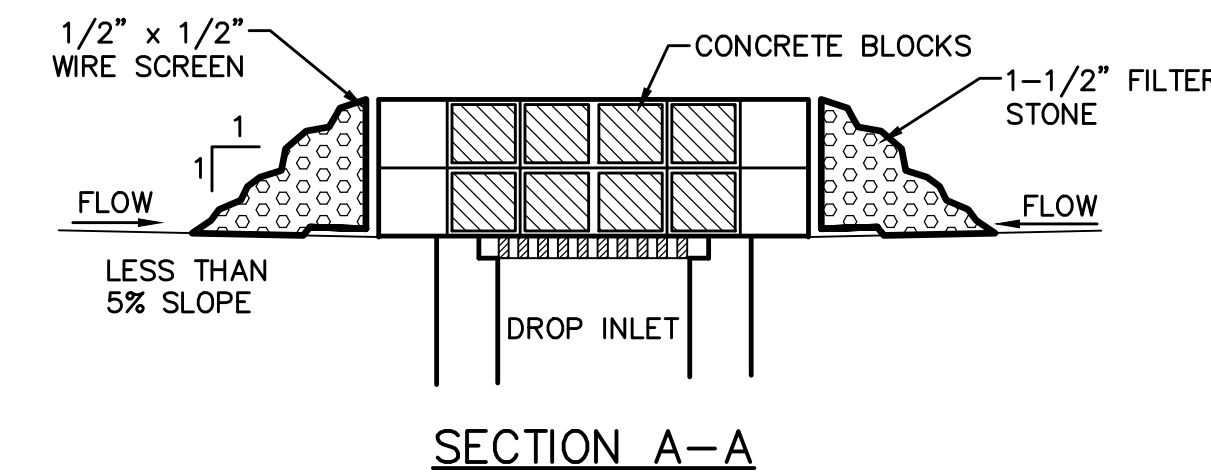
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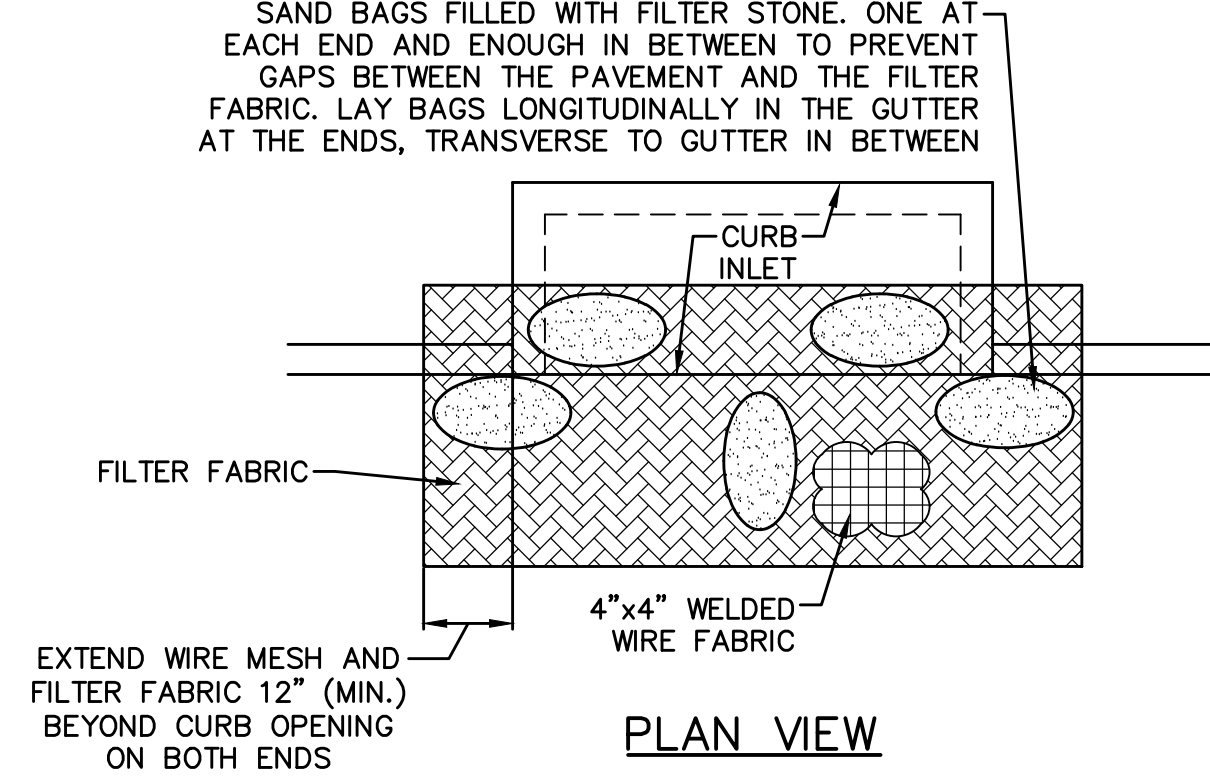
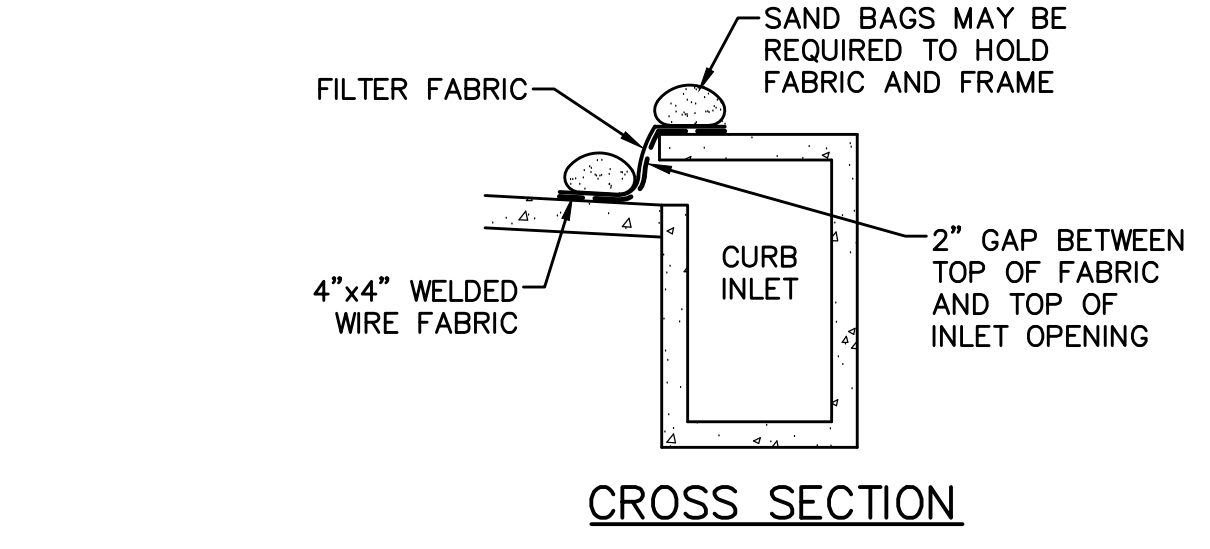
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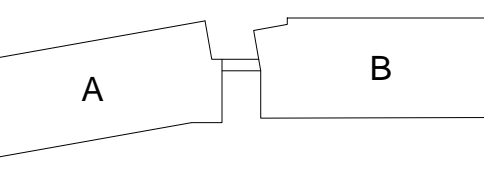
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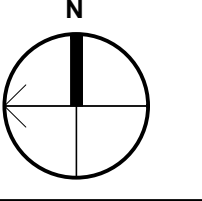
3 DROP INLET PROTECTION
NOT TO SCALE



4 CURB INLET PROTECTION
NOT TO SCALE



KEY PLAN



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON TX, 75001
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jke
Drawn By

AGG
Reviewed By

Project No. 0052770.20
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JERICKSON 04/22 PM
WESTWOODPS-LOCAL\GLOBAL-PROJECTS\0652770.20\06 CAD\DWG\SITE DESIGN_C3D\0052770.20EROS.DWG

JEWISH FAMILY SERVICE OFFICE PARKSIDE CAMPUS

RECORD DOCUMENT

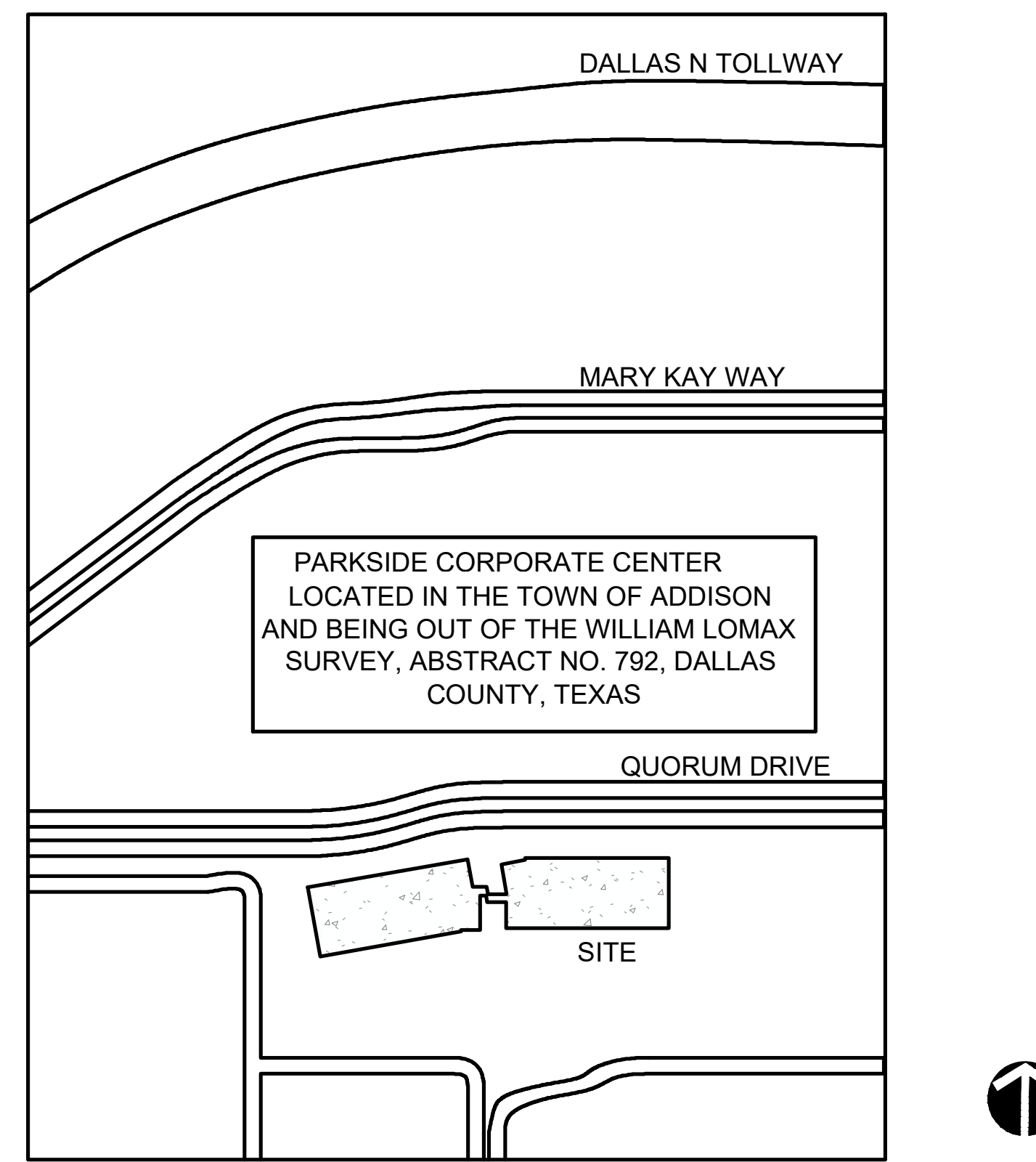
ADDISON, TX

DATE: 03.11.2026

CHAPTER INDEX

| Sheet List Table | |
|------------------|-----------------------------|
| Sheet Number | Sheet Title |
| L0-00 | COVER |
| L0-01 | GENERAL NOTES |
| L0-02 | LEGEND |
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| L1-01 | LAYOUT PLAN |
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| L3-01 | SITE DETAILS |
| L4-01 | GRADING PLAN |
| L5-01 | PLANTING PLAN |
| L5-02 | PLANTING SCHEDULE AND NOTES |
| L5-03 | PLANTING DETAILS |

VICINITY MAP



N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
 PAR CAPITAL PARKSIDE LLC
 2201 W ROYAL LN SUITE 165,
 IRVING, TX 75063
 972.437.9950

LANDSCAPE ARCHITECT
 LANDESIGN
 5301 ALPHA ROAD, SUITE 24
 DALLAS, TX 75240
 214.785.6009
 CONTACT NAME:

ARCHITECT
 GFF
 2808 FAIRMOUNT ST SUITE 300
 DALLAS, TX 75201
 P: 214.303.1500 F: 214.303.1512

CIVIL ENGINEER
 WESTWOOD
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231

Permit Number: CO-002775-2025

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE LANDSCAPE ARCHITECT, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. LANDESIGN SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF LANDESIGN, DALLAS.

ATTESTED BY: HETH KENDRICK, PLA #2948

SIGNATURE: _____

LANDSCAPE ARCHITECT OF RECORD: HETH KENDRICK, PLA #2948

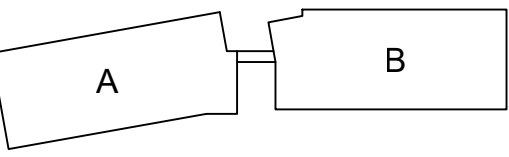
CONTRACTOR: STRUCTURE TONE SW

DATE: REVISED: 03.11.2026

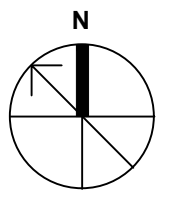
COVER SHEET
L0-00

LandDesign.

| REFERENCE NOTES SCHEDULE | | | | | | | | |
|--------------------------------------|------------------------|------------------------------|---------------------|-------------------------|-----------------------|-----------------|---------------------------|--|
| PHOTO | CODE | DESCRIPTION | VENDOR | PRODUCT | SIZE | COLOR | FINISH | REMARKS |
| FENCES, GATES, & RAILINGS | | | | | | | | |
| | | SITE FENCE | | | | | | |
| | | SITE GATE | | | | | | |
| LIGHTING & ELECTRICAL | | | | | | | | |
| | | LIGHT BOLLARD | | | | | | |
| | | REMOVABLE BOLLARD | | | | | | |
| | | STRING LIGHT STEEL POLE | | | | | | |
| PAVEMENTS | | | | | | | | |
| | | CONCRETE PAVING | | | | | | REFER TO DETAIL AND MATERIALS PLAN. INSTALL PER MANUFACTURERS DEATILS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. |
| | | STAMPED CONCRETE | | | | | | |
| | | | | | | | | |
| | | CONCRETE PAVER B | KEYSTONE | CITYSTONE | DEMI & SUPRA | SAND HILL BLEND | | REFER TO DETAIL AND MATERIALS PLAN. INSTALL PER MANUFACTURERS DEATILS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. |
| | | DECOMPOSED GRANITE | | | | GOLD | COMPACTED WITH STABILIZER | REFER TO DETAIL AND MATERIALS PLAN. INSTALL PER MANUFACTURERS DEATILS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. |
| SITE FURNISHINGS | | | | | | | | |
| | | STONE BENCH TYPE B | | | 72" L X 24" W X 18" H | | | REFER TO MATERIALS PLAN. INSTALL PER MANUFACTURERS DETAILS AND SPECIFICATIONS. LEUDERS LIMESTONE BLOCK |
| | | LANDSCAPE PLANTER TYPE A | OLD TOWN FIBERGLASS | STANDARD SQUARE PLANTER | 2'x2'x2' | TBD | TBD | REFER TO MATERIALS PLAN. INSTALL PER MANUFACTURERS DETAILS AND SPECIFICATIONS. |
| | NOT IN CONTRACT | | | | | | | |
| | | TRASH RECEPTACLE | TEXACRAFT | M-760 M-760-LID | 30 GALLON | TEXTURED PEWTER | STEEL | REFER TO DETAIL AND MATERIALS PLAN. INSTALL PER MANUFACTURERS DETAILS AND SPECIFICATIONS. |
| | | MOVABLE TABLES AND CHAIRS | ANOVA | Reeson Hill | | BLACK AND CEDAR | | REFER TO DETAIL AND MATERIALS PLAN. INSTALL PER MANUFACTURERS DETAILS AND SPECIFICATIONS. |
| | NOT IN CONTRACT | | | | | | | |
| | | MOVABLE BENCH | ANOVA | MADISON | 6' | BLACK AND CEDAR | RECYCLED PLASTIC | REFER TO DETAIL AND MATERIALS PLAN. INSTALL PER MANUFACTURERS DETAILS AND SPECIFICATIONS. |
| | NOT IN CONTRACT | | | | | | | |
| | | STONE BENCH TYPE A - MOVABLE | | | 48" L X 24" W X 24" H | | | REFER TO MATERIALS PLAN. INSTALL PER MANUFACTURERS DETAILS AND SPECIFICATIONS. LEUDERS LIMESTONE BLOCK. LUEDERS LIMESTONE BLOCK |
| | | BIKE RACK | ANOVA | STREETSIDE | 1 LOOP | BLACK | POWDER-COATED | SURFACE MOUNT |



KEY PLAN



**JEWISH FAMILY SERVICE OFFICE
 PARKSIDE CAMPUS**
16301 QUORUM DRIVE, ADDISON, TX 75001
RECORD DOCUMENT

| No. | Date | Revision |
|-----|------------|------------------------------|
| | 10.24.2025 | Response to Review Comments |
| | 12.03.2025 | Response to Client Revisions |
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No. Date Revision

DZ Drawn By

HK Reviewed By

Permit Number: CO-002775-2025

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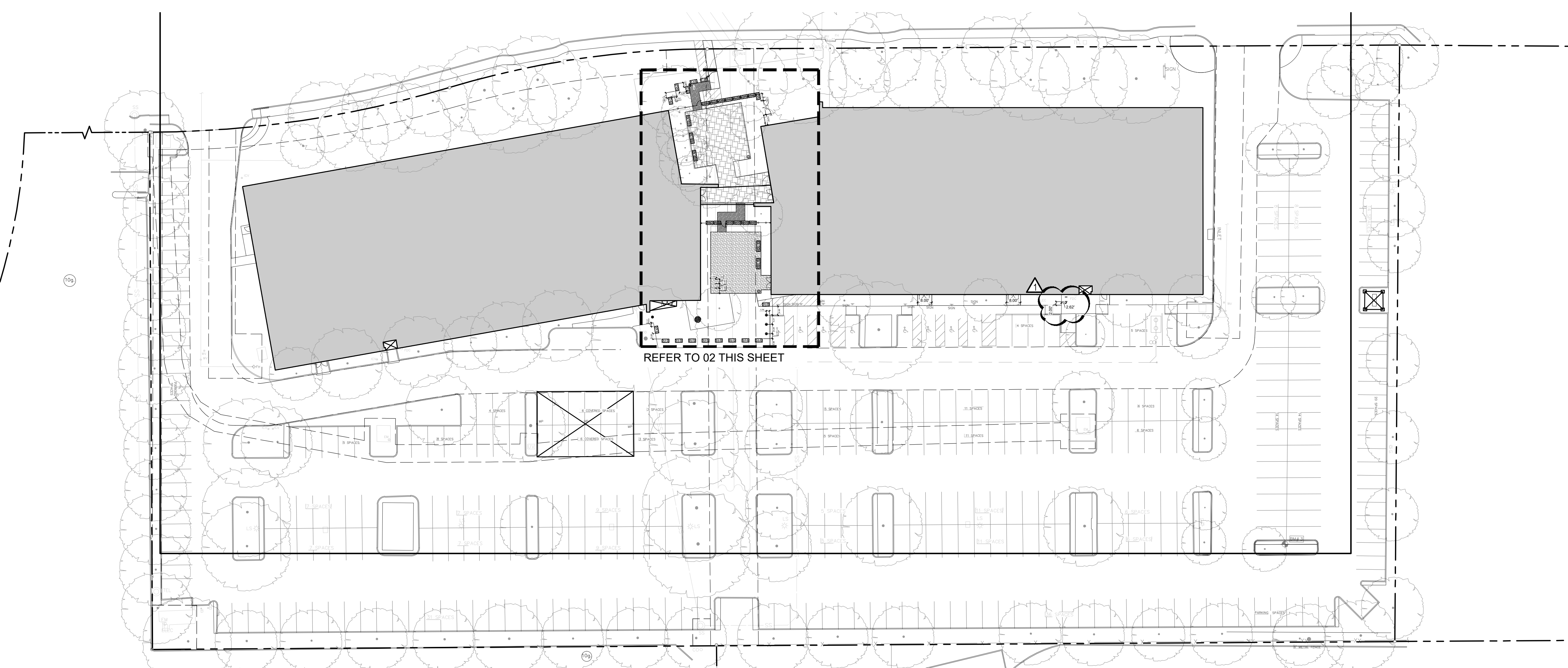
ATTESTED BY: HETH KENDRICK, PLA #2948

SIGNATURE: _____
 LANDSCAPE ARCHITECT OF RECORD: HETH KENDRICK, PLA #2948
 CONTRACTOR: STRUCTURE TONE SW
 DATE: REVISED: 03.11.2026

MATERIALS SCHEDULE

Project No. 24033
 Date 10.24.2025

L0-03



01 OVERALL SITE

SCALE: 1" = 30'



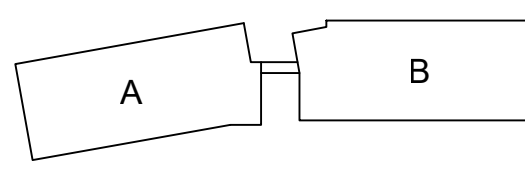
02 SECURE COURT AND PLAZA

SCALE: 1" = 10'

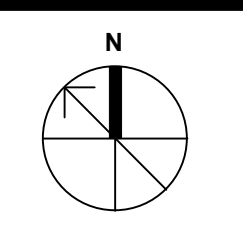
GFFdesign

LandDesign.

5225 ALPHA ROAD
DALLAS, TX 75240
214.765.6029
WWW.LANDDESIGN.COM



KEY PLAN



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON, TX 75001
RECORD DOCUMENT

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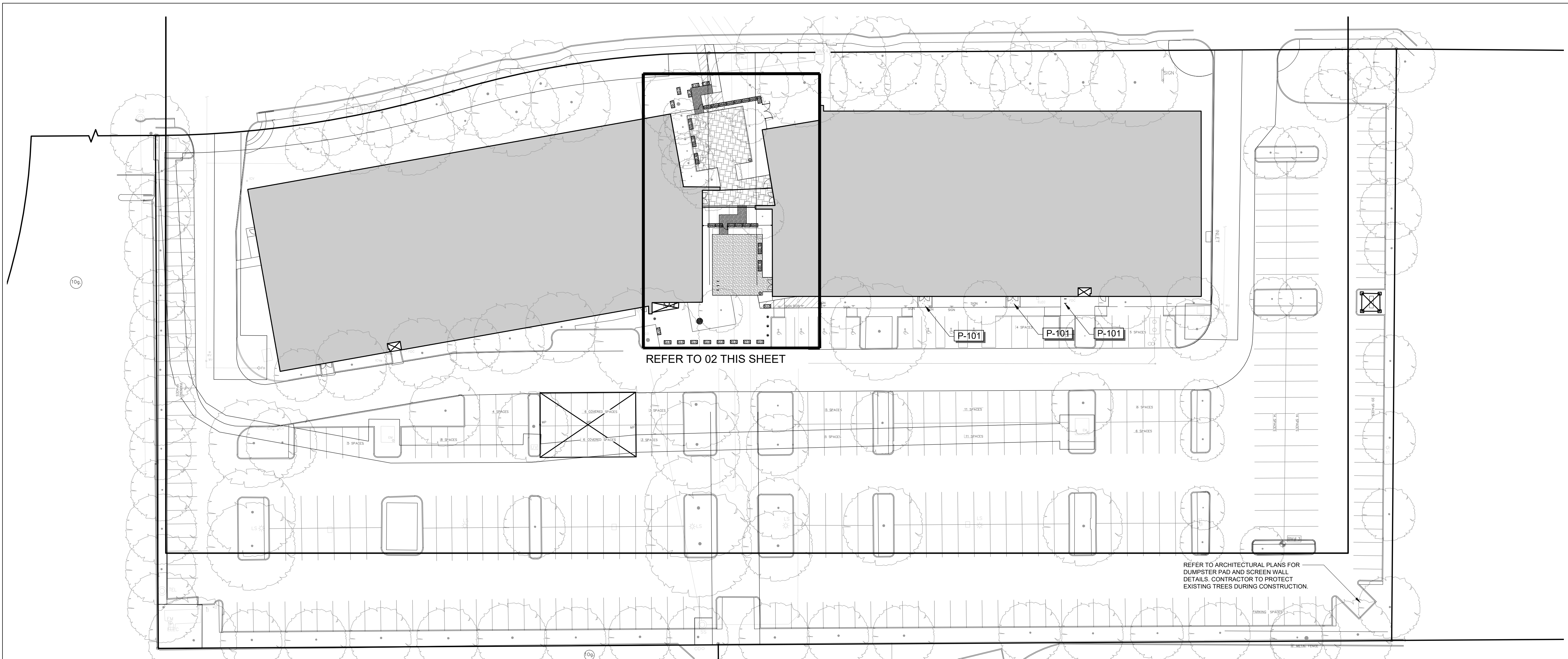
ATTESTED BY: HETH KENDRICK, PLA #2948

SIGNATURE: _____
LANDSCAPE ARCHITECT OF RECORD: HETH KENDRICK, PLA #2948
CONTRACTOR: STRUCTURE TONE SW
DATE: REVISED: 03.11.2026

LAYOUT PLAN

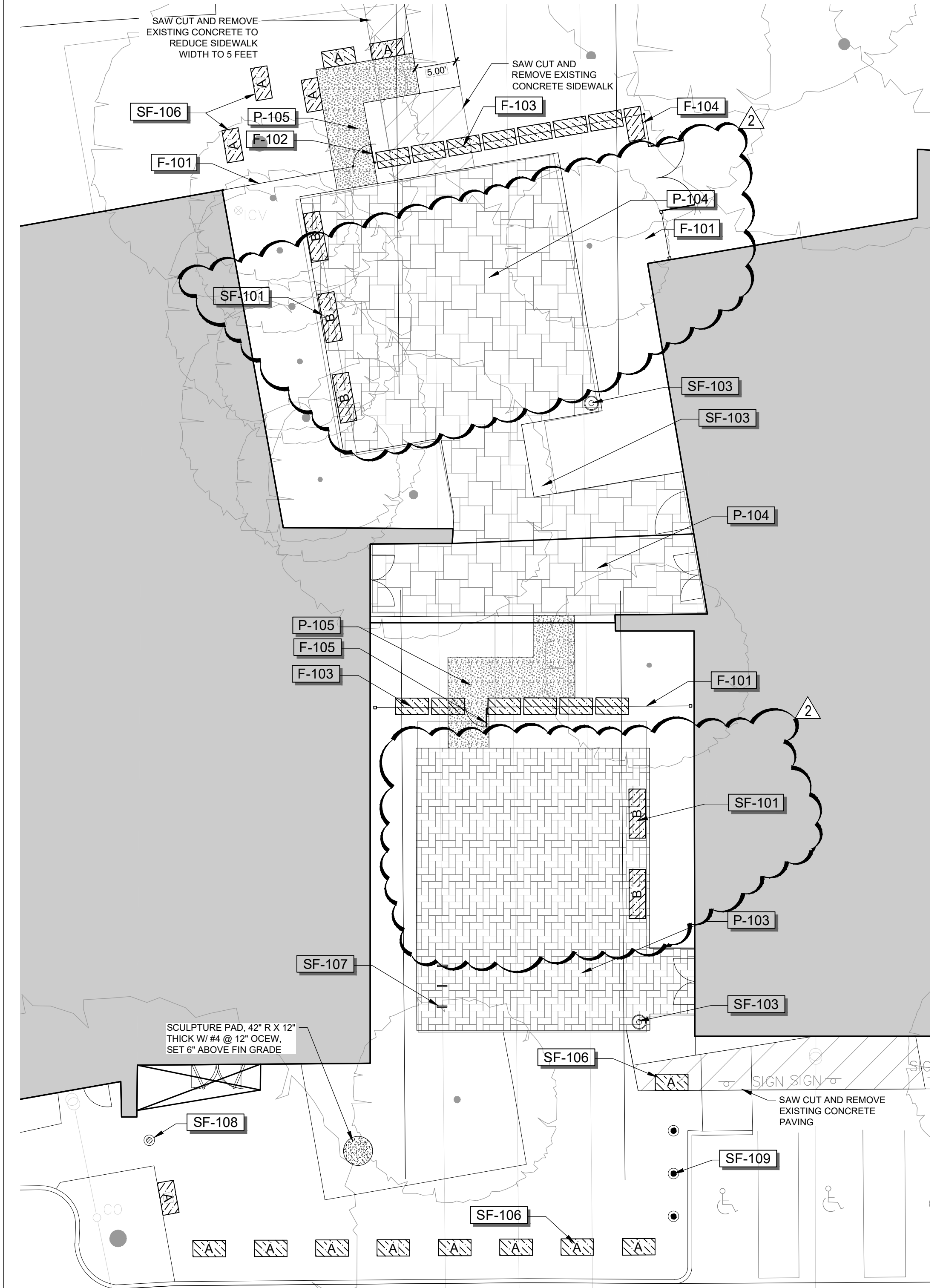
Project No. 24033
Date 10.24.2025

L1-01
© Copyright 2024



01 OVERALL SITE

SCALE: 1" = 30'



02 SECURE COURT AND PLAZA

SCALE: 1" = 10'

REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

FENCES, GATES, & RAILINGS

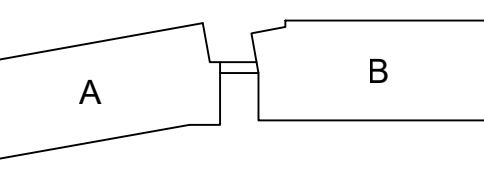
- F-101 SECURITY FENCE
- F-102 METAL GATE - 3-FT
- F-103 STONE BLOCK FENCE
- F-104 METAL OBL. GATE - 6-FT
- F-105 METAL GATE - MOVABLE

PAVEMENTS

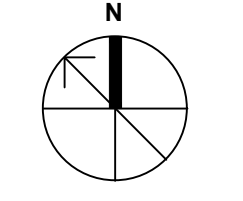
- P-101 CONCRETE PAVING
- P-103 CONCRETE PAVER A
- P-104 CONCRETE PAVER B
- P-105 DECOMPOSED GRANITE

SITE FURNISHINGS

- SF-101 STONE BENCH TYPE B
- SF-102 LANDSCAPE PLANTER - TYPE A
- SF-103 TRASH RECEPTACLE
- SF-104 MOVABLE TABLES AND CHAIRS
- SF-105 MOVABLE BENCH
- SF-106 STONE BENCH TYPE A - MOVABLE
- SF-107 BIKE RACK
- SF-108 FIXED BOLLARD
- SF-109 REMOVABLE BOLLARD

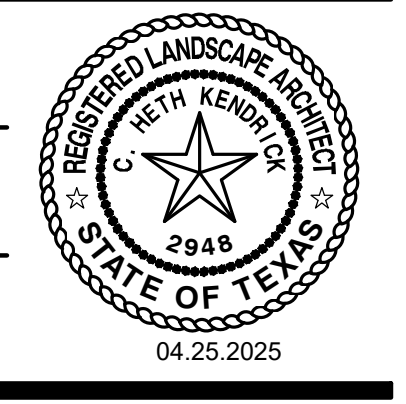


KEY PLAN



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON, TX 75001
RECORD DOCUMENT

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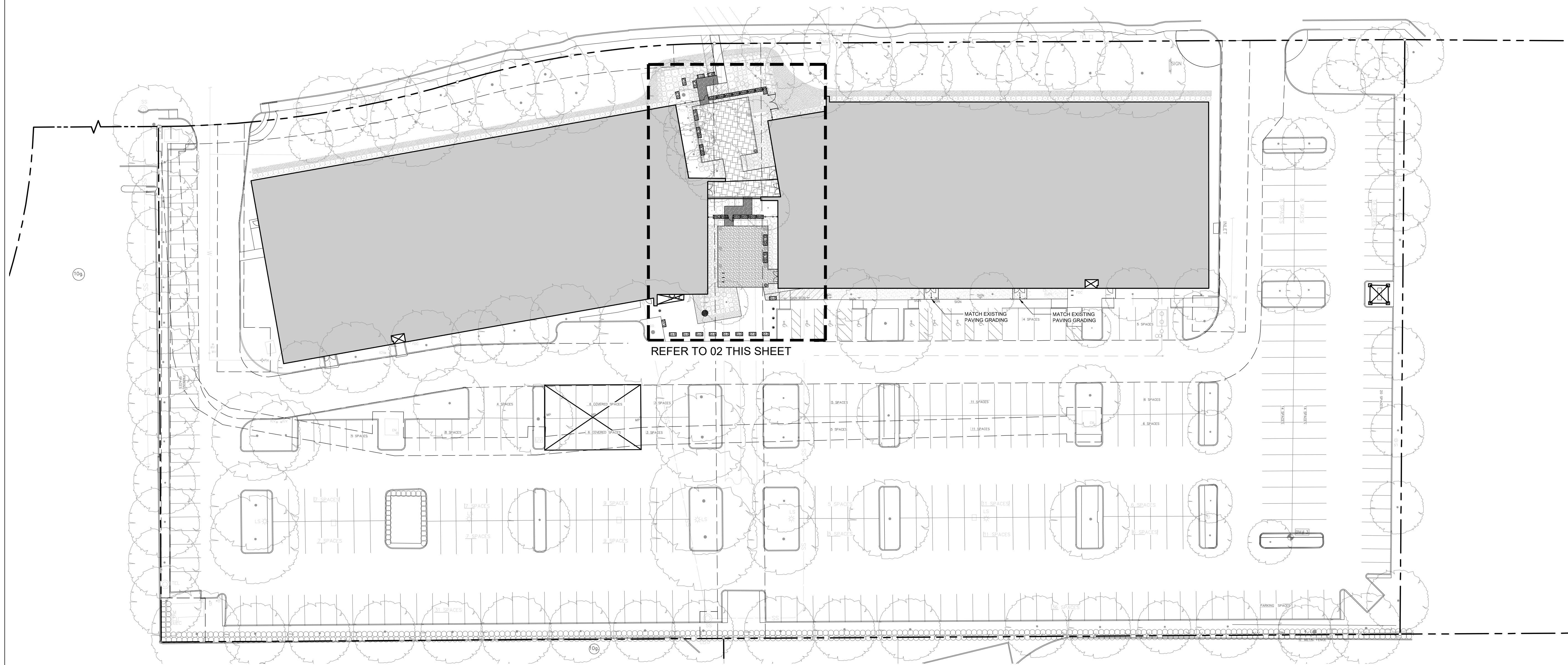
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SIGNATURE: _____
LANDSCAPE ARCHITECT OF RECORD: HETH KENDRICK, PL #2948
CONTRACTOR: STRUCTURE TONE SW
DATE: REVISED: 03.11.2026

MATERIAL PLAN

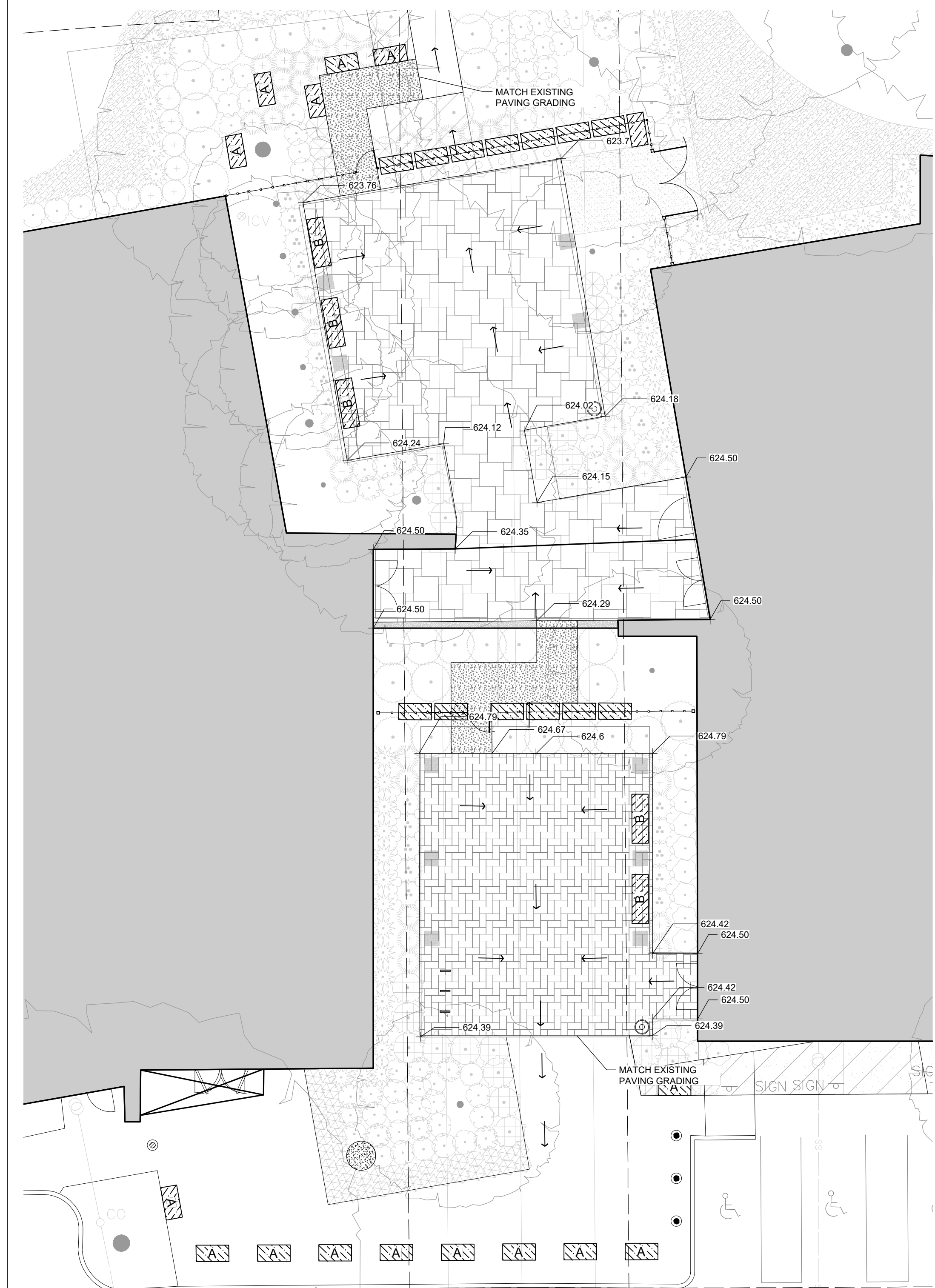
Project No. 24033
Date 10.24.2025

L2-01



01 OVERALL SITE

SCALE: 1" = 30'

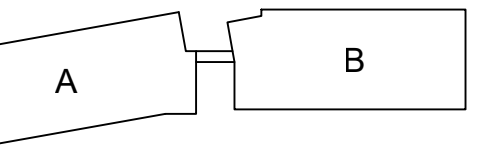


GRADING LEGEND:

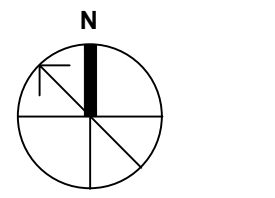
| | |
|-----------|---|
| 412.55 | SPOT ELEVATION |
| 412.50 TS | TOP OF STEP, BOTTOM OF STEP |
| 412.00 BS | TOP OF WALL, BOTTOM OF WALL |
| 412.50 TR | TOP OF RAMP, BOTTOM OF RAMP |
| 412.00 BR | BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM) |
| 412.50 LP | LOW POINT (TYPICALLY AREA DRAIN) |
| 412.50 RM | AREA DRAIN ELEVATION |
| [Symbol] | HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET) |
| [Symbol] | LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET) |
| [Symbol] | PLANTER POT DRAIN 1/2" Ø 4" ROUND DRAIN W/PVC, SATIN BRASS |
| [Symbol] | 12" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.) |
| [Symbol] | 12" PVC ROOF LEADER TIE IN PIPE (1.0% SLOPE MIN.) |
| [Symbol] | 6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.) |
| [Symbol] | 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.) |
| [Symbol] | FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.) |
| [Symbol] | 4" TRENCH DRAIN |

02 SECURE COURT AND PLAZA

SCALE: 1" = 10'



KEY PLAN



JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON, TX 75001
RECORD DOCUMENT

| No | Date | Revision |
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Permit Number: CO-002775-2025

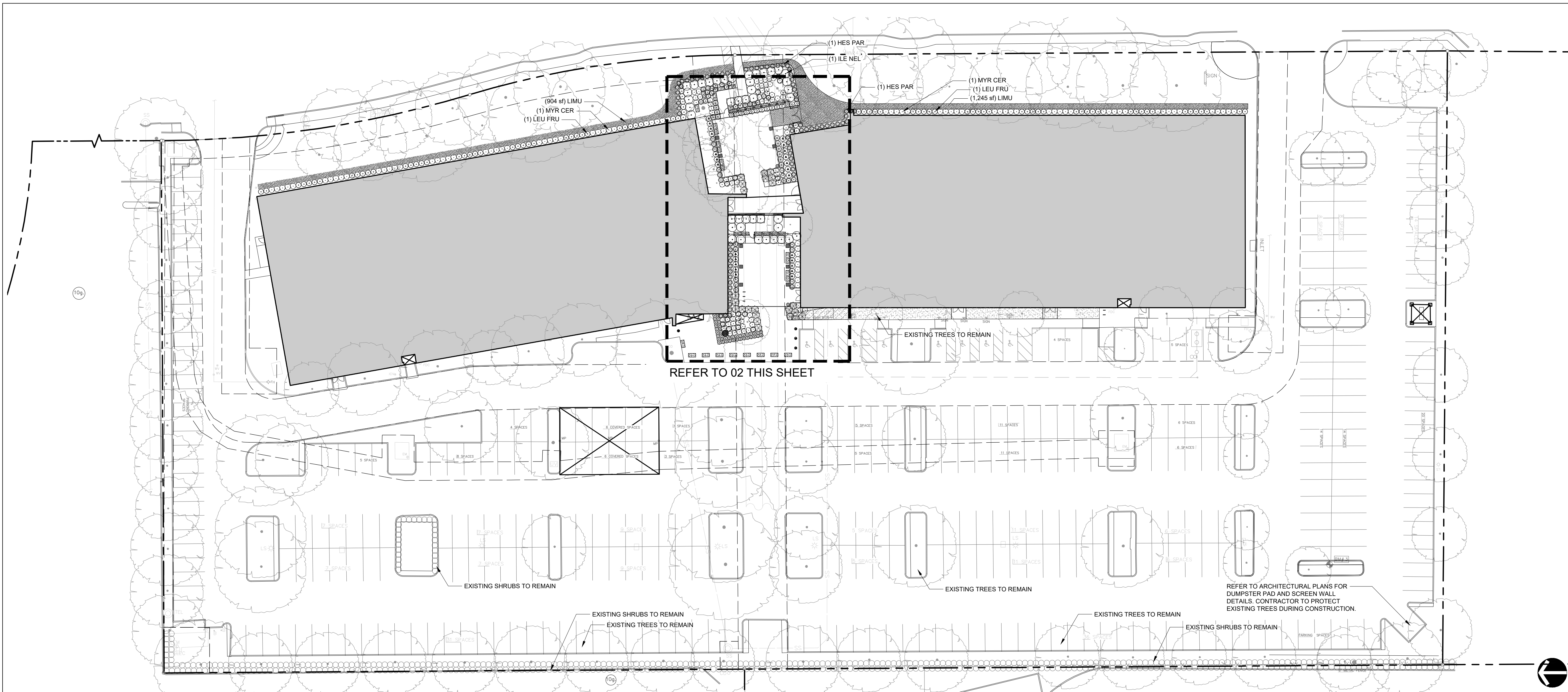
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ATTENDED BY: HETH KENDRICK, PLA #2948

SIGNATURE: _____
LANDSCAPE ARCHITECT OF RECORD: HETH KENDRICK, PLA #2948
CONTRACTOR: STRUCTURE TONE SW
DATE: REVISED: 03.11.2026

GRADING PLAN

Project No. 24033
Date 10.24.2025



01 OVERALL SITE

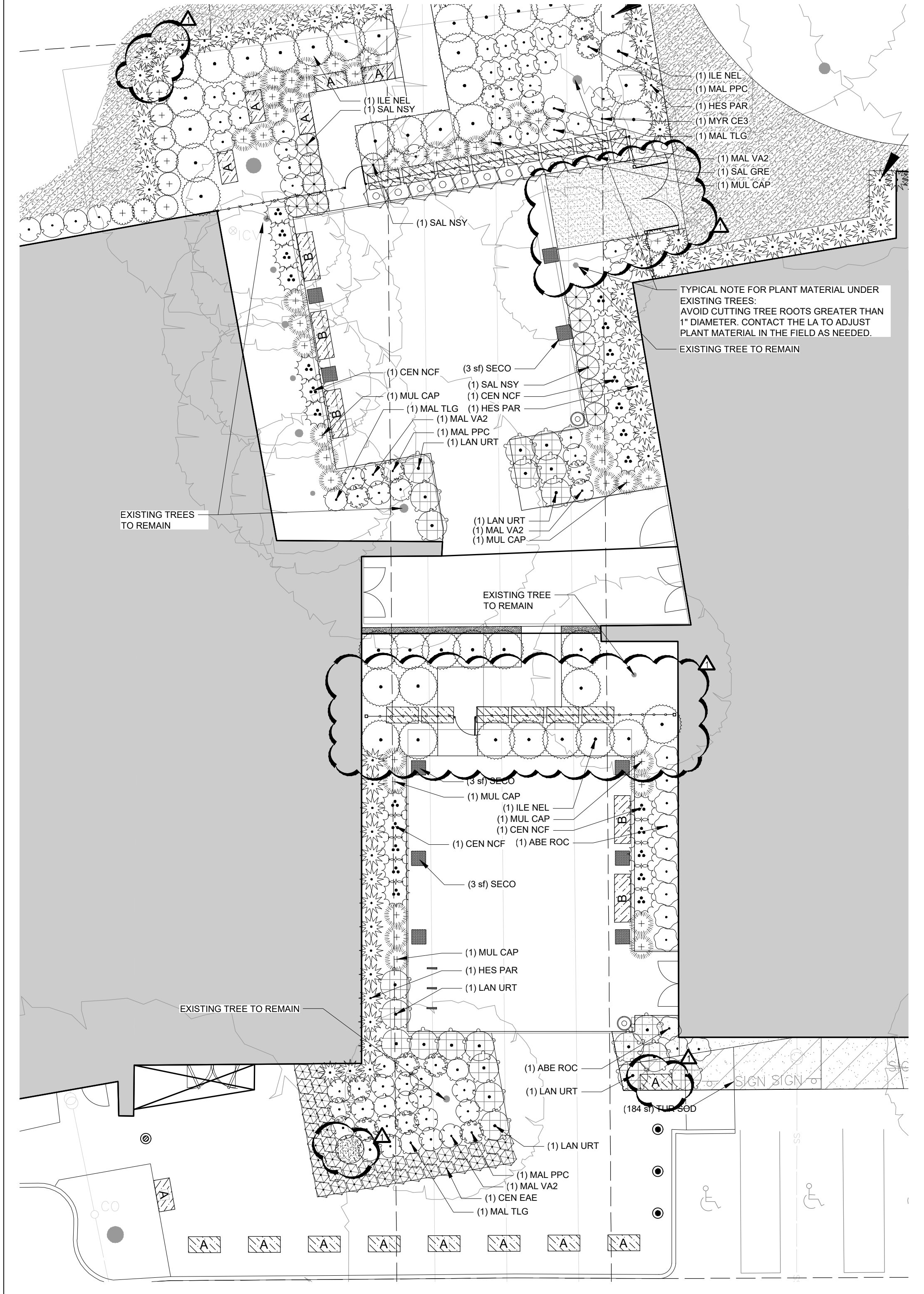
PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME |
|---------------|---------|--|
| SHRUBS | | |
| | ABE ROC | Abelia x 'Rose Creek' / Rose Creek Abelia |
| | CEN EAE | Cenchrus alopecuroides 'Hameln' / Hameln Fountain Grass |
| | CEN NCF | Cenchrus setaceus 'Rubrum' / Purple Fountain Grass |
| | HES PAR | Hesperaloe parviflora / Red Yucca |
| | ILE NEL | Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly |
| | LAN URT | Lantana urticoides / Texas Lantana |
| | LEU FR2 | Leucophyllum frutescens 'Compacta' / Compact Texas Sage |
| | LEU FRU | Leucophyllum frutescens 'Compacta' / Compact Texas Sage |
| | MAL VA2 | Malvaviscus arboreus drummondii / Giant Turk's Cap |
| | MAL PPC | Malvaviscus arboreus drummondii 'Pam Puryear' / Pam Puryear Turk's Cap |
| | MAL TLG | Malvaviscus arboreus drummondii 'White Lightning' / White Lightning Giant Turk's Cap |
| | MUL CAP | Muhlenbergia capillaris / Pink Muhly Grass |
| | MYR CE3 | Myrica cerifera 'Pumila' / Dwarf Wax Myrtle |
| | MYR CER | Myrica cerifera 'Pumila' / Dwarf Wax Myrtle |
| | SAL GRE | Salvia greggii / Autumn Sage |
| | SAL NSY | Salvia yangii / Russian Sage |

SYMBOL BOTANICAL / COMMON NAME

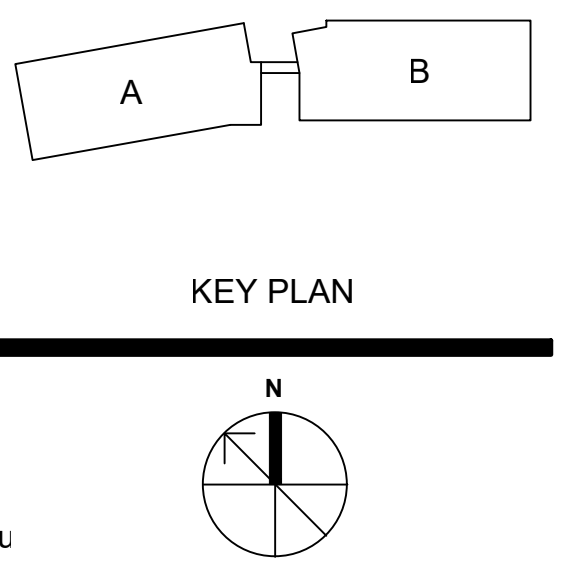
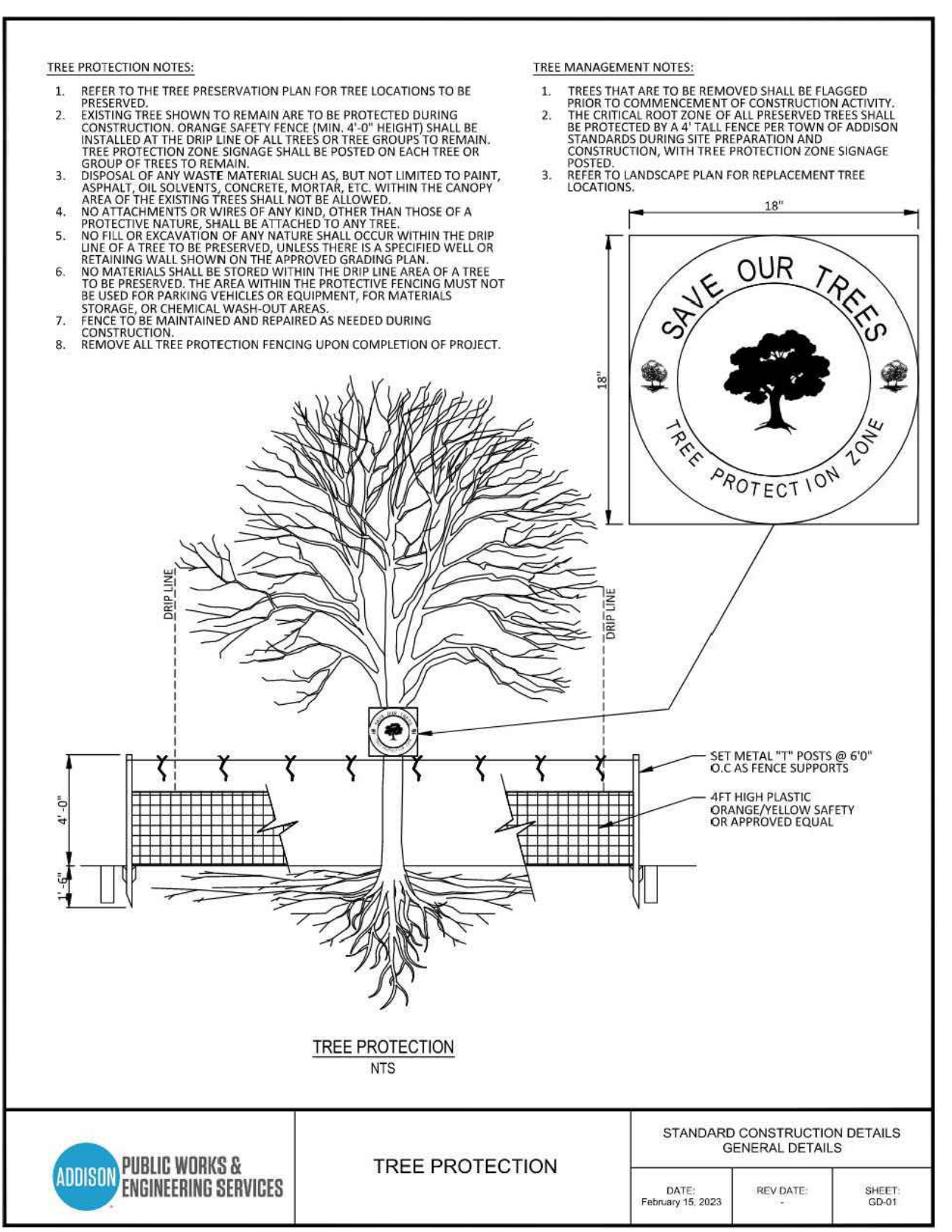
GROUND COVERS

| | |
|--|---------------------------------|
| | Liriope muscari / Lilyturf |
| | Seasonal Color / Seasonal Color |
| | Turf Sod / Bermuda Sod Tif 419 |



02 SECURE COURT AND PLAZA

NOTE:
 1. ALL EXISTING TREES WILL BE PRESERVED. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES DURING CONSTRUCTION. PLEASE REFER TO THE TREE PROTECTION DETAILS ON THIS SHEET FOR SPECIFIC REQUIREMENTS.
 2. ALL EXISTING SHRUBS IN THE PARKING LOT WILL REMAIN.



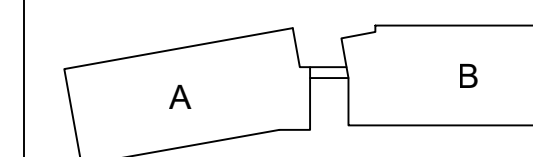
| No | Date | Revision |
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| 1 | 10.29.2025 | Response to Review Comments |
| 2 | 01.06.2026 | RPI 043 |

Permit Number: CO-002775-2025

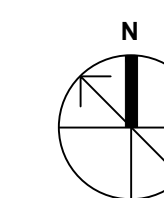
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ATTESTED BY: HETH KENDRICK, PLA #2948

SIGNATURE: _____
 LANDSCAPE ARCHITECT OF RECORD: HETH KENDRICK, PLA #2948
 CONTRACTOR: STRUCTURE TONE SV
 DATE: REVISED: 03.11.2026



KEY PLAN



**JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON, TX 75001
RECORD DOCUMENT**

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CONTRACTOR: STRUCTURE TONE SW
DATE: REVISED: 03.11.2026

PLANT SCHEDULE AND NOTES

Project No. 24033
Date 10.24.2025

| PLANT SCHEDULE | | | | | | | | |
|----------------------|---------|----------|--|----------------------------------|------------|----------|----------|--|
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | MIN. CONT. | SPACING | MIN. HT. | REMARKS |
| SHRUBS | | | | | | | | |
| | ABE ROC | 12 | Abelia x 'Rose Creek' | Rose Creek Abelia | 3 GAL | | | |
| | CEN EAE | 40 | Cenchrus alopecuroides 'Hameln' | Hameln Fountain Grass | 3 GAL | | | |
| | CEN NCF | 24 | Cenchrus setaceus 'Rubrum' | Purple Fountain Grass | 1 GAL | | | |
| | HES PAR | 76 | Hesperaloe parviflora | Red Yucca | 1 GAL | | | |
| | ILE NEL | 43 | Ilex x 'Nellie R. Stevens' | Nellie R. Stevens Holly | 30 GAL. | | | HEDGE FORM; FULL TO THE GROUND; 6' HEIGHT MIN. |
| | LAN URT | 22 | Lantana urticoides | Texas Lantana | 3 GAL | | | |
| | LEU FR2 | 6 | Leucophyllum frutescens 'Compacta' | Compact Texas Sage | 3 GAL | | 18" | |
| | LEU FRU | 78 | Leucophyllum frutescens 'Compacta' | Compact Texas Sage | 5 GAL | | | |
| | MAL VA2 | 27 | Malva arborea drummondii | Giant Turk's Cap | 1 GAL | | | |
| | MAL PPC | 13 | Malva arborea drummondii 'Pam Puryear' | Pam Puryear Turk's Cap | 1 GAL | | | |
| | MAL TLG | 14 | Malva arborea drummondii 'White Lightning' | White Lightning Giant Turk's Cap | 1 GAL | | | |
| | MUL CAP | 40 | Muhlenbergia capillaris | Pink Muhly Grass | 1 GAL | | | |
| | MYR CE3 | 19 | Myrica cerifera 'Pumila' | Dwarf Wax Myrtle | 3 GAL | | 18" | |
| | MYR CER | 75 | Myrica cerifera 'Pumila' | Dwarf Wax Myrtle | 5 GAL | | | |
| | SAL GRE | 13 | Salvia greggii | Autumn Sage | 3 GAL | | | |
| | SAL NSY | 12 | Salvia yangii | Russian Sage | 3 GAL | | | |
| GROUND COVERS | | | | | | | | |
| | LIMU | 2,171 sf | Liriopis muscari | Lilyturf | PALETTE | 12" O.C. | | 1 GALLON CARTONS |
| | SECO | 30 sf | Seasonal Color | Seasonal Color | -- | | | |
| | TUR SOD | 1,142 sf | Turf Sod | Bermuda Sod Tif 419 | SOD | | | |

MATERIALS

A. TOPSOIL

- 1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRAGILE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
- 2. ALL TOPSOIL SHALL PASS A 1" INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LIMPS, CLODS OF HARD EARTH, SLUG, COICRS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
- 3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONSGRASS, NUTSEDGE, POISON I.VY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
- 4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
- 5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #602. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
- 6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
- 7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH

- 1. SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUND SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

C. DOLOMITE LIME

- 1. SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIME MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND AT LEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

D. SAND

- 1. SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL.

E. SULFUR

- 1. SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

F. GYPSUM

- 1. GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

G. TRACE ELEMENTS

- 1. SHALL BE ADDED AS REQUIRED BY SOILS TEST

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

- 1. COMMERCIAL FERTILIZER TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

J. OTHER ACCEPTABLE FERTILIZER FORMS:

- 1. FOR TREES:
 - a. ANUTRIFAK
 - b. IRP INTHL, INC.
 - c. 17 FOREST AVENUE
 - d. FOND DU LAC, WISCONSIN 54603
- 2. AJOBES, PLANT SPRIES - FOR TREES AND SHRUBS.
- 3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
 - a. NITROGEN
 - b. PHOSPHORIC ACID
 - c. POTASH
- 4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

K. PEAT

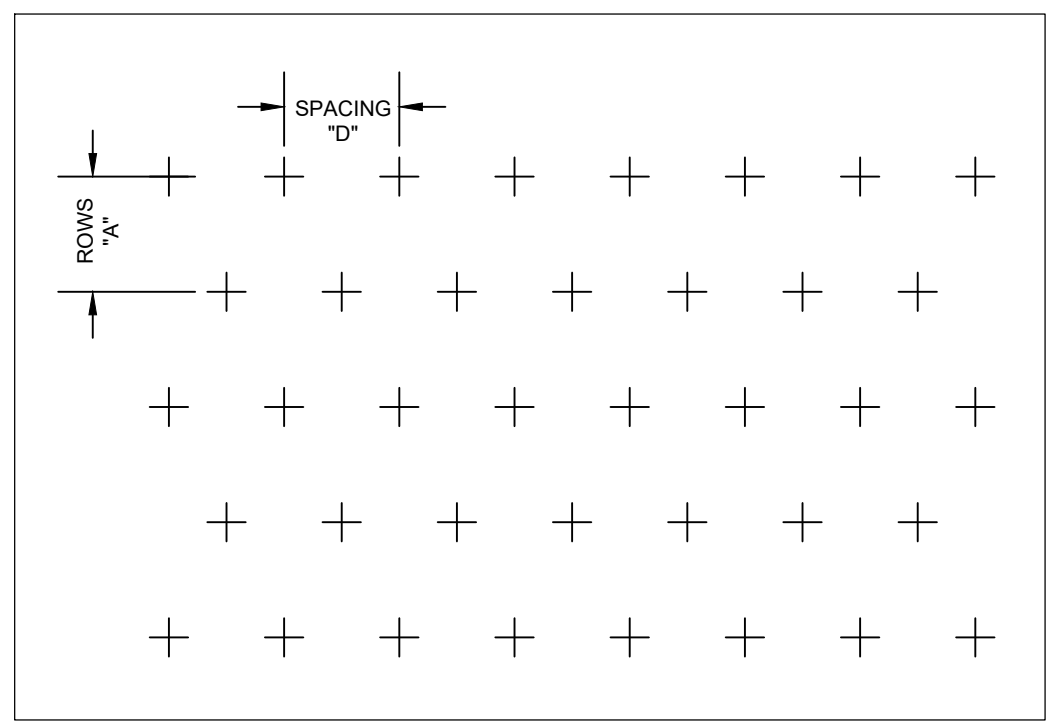
- 1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C. PEAT MOSS: PEAT HUMUS, AND PEAT, REED-SEDGE.
- 2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
- 3. THE MIN. ORGANIC CONTENT TO BE APPROX. 80% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 400 PERCENT.
- 4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4" INCH SCREEN.
- 5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
- 6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

L. MANURE

- 1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
- 2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
- 3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

M. SOIL AMENDMENTS

- 1. DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY, A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 96 PERCENT TO PASS 80 MESH SCREEN.



PLANT SPACING CHART

| SPACING 10" | ROW "A" | PLANTS / S.F. |
|-------------|----------------|---------------|
| 6" O.C. | 5 3/16" O.C. | 4.81 |
| 6" O.C. | 6 15/16" O.C. | 2.60 |
| 10" O.C. | 8 29" O.C. | 1.46 |
| 12" O.C. | 10 3/8" O.C. | 1.15 |
| 15" O.C. | 13" O.C. | 0.73 |
| 18" O.C. | 15 1/8" O.C. | 0.51 |
| 24" O.C. | 20 13/16" O.C. | 0.29 |

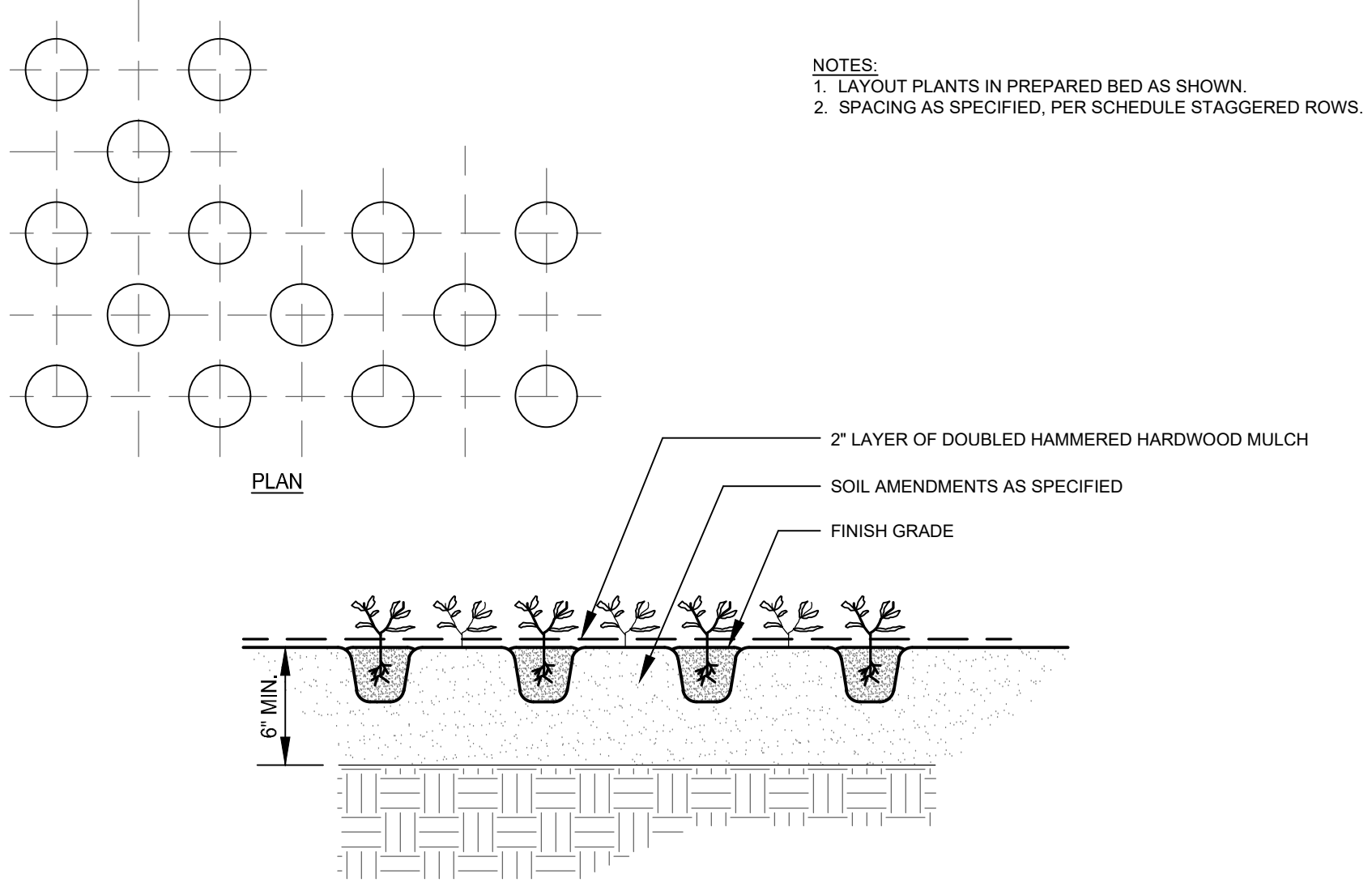
TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS

PLAN

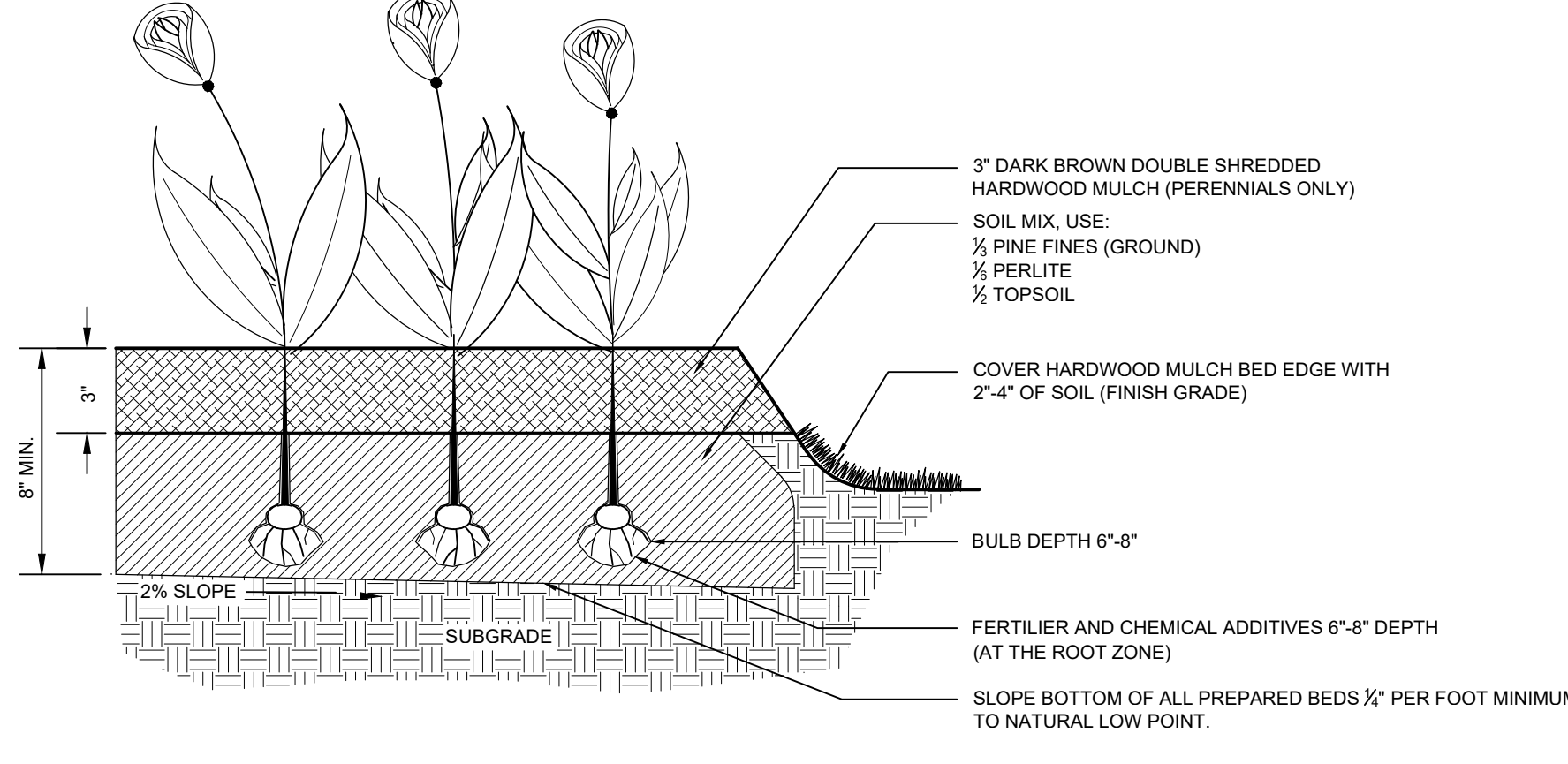
NTS

SOIL AMENDMENTS

NTS



- NOTES:
 - 1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
 - 2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS.



- NOTES:
 - 1. MIX IN BONE MEAL AT BOTTOM OF BULB WHEN PLANTED.

PLANTING BED FOR ANNUALS AND PERENNIALS

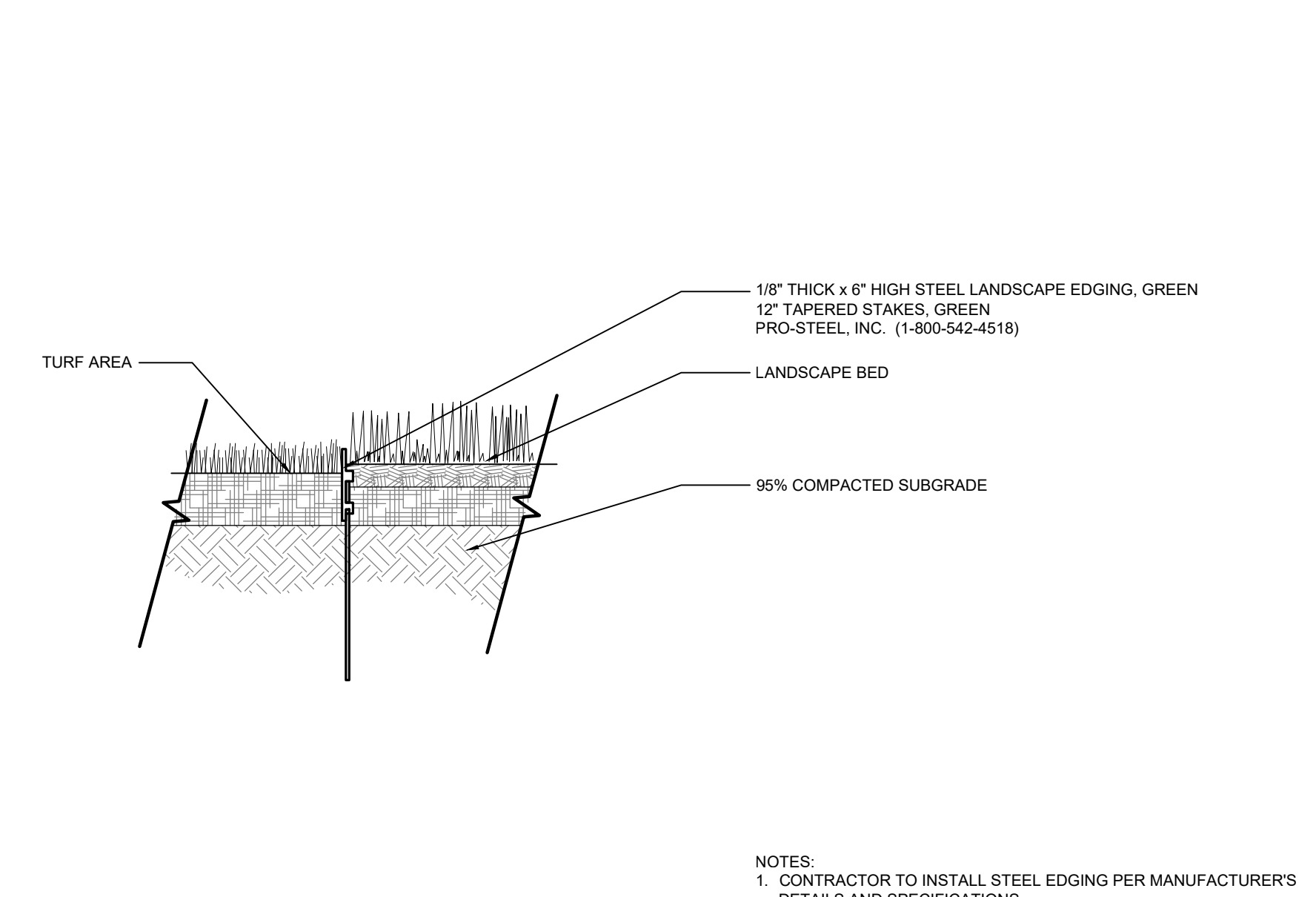
SECTION

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GROUND COVER PLANTING

PLAN, SECTION

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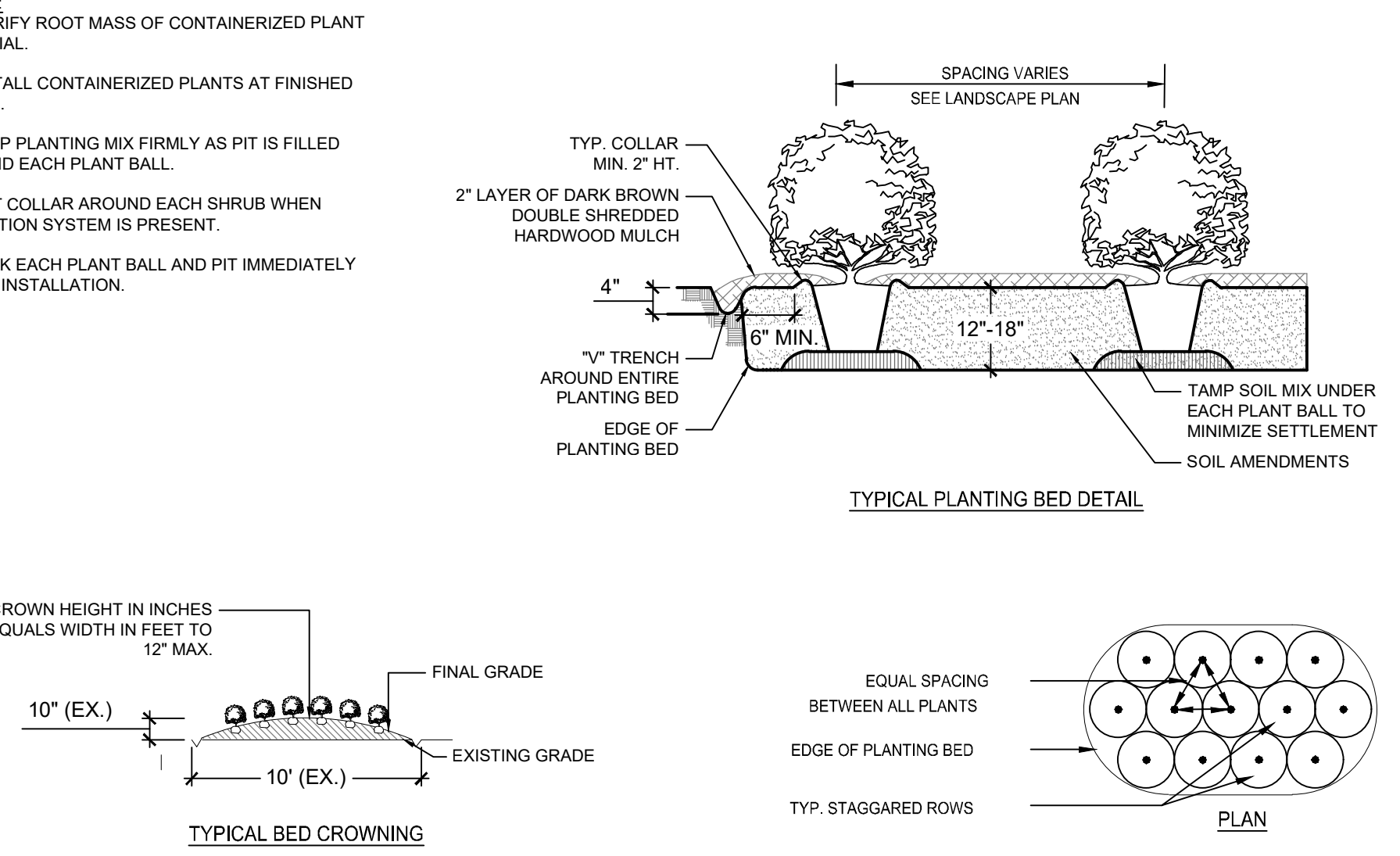


- NOTES:
 - 1. CONTRACTOR TO INSTALL STEEL EDGING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

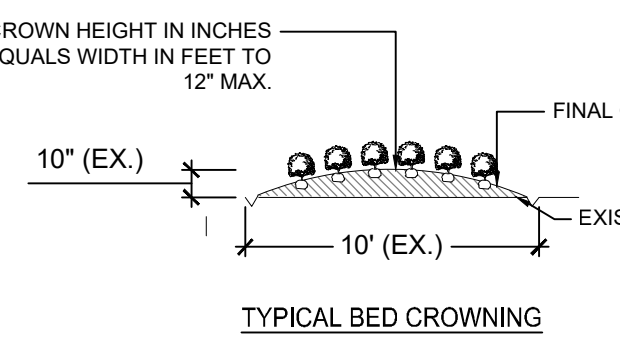
STEEL EDGING

SECTION

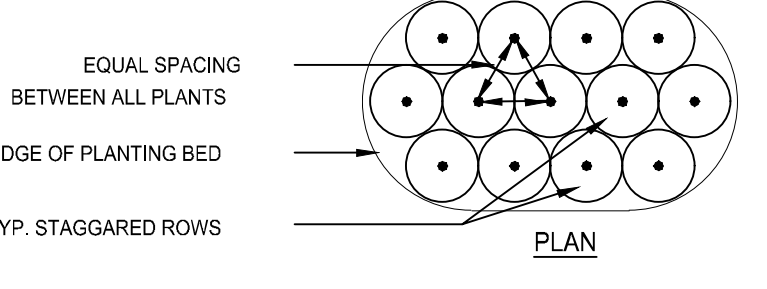
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- NOTES:
 - 1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 - 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 - 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 - 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 - 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



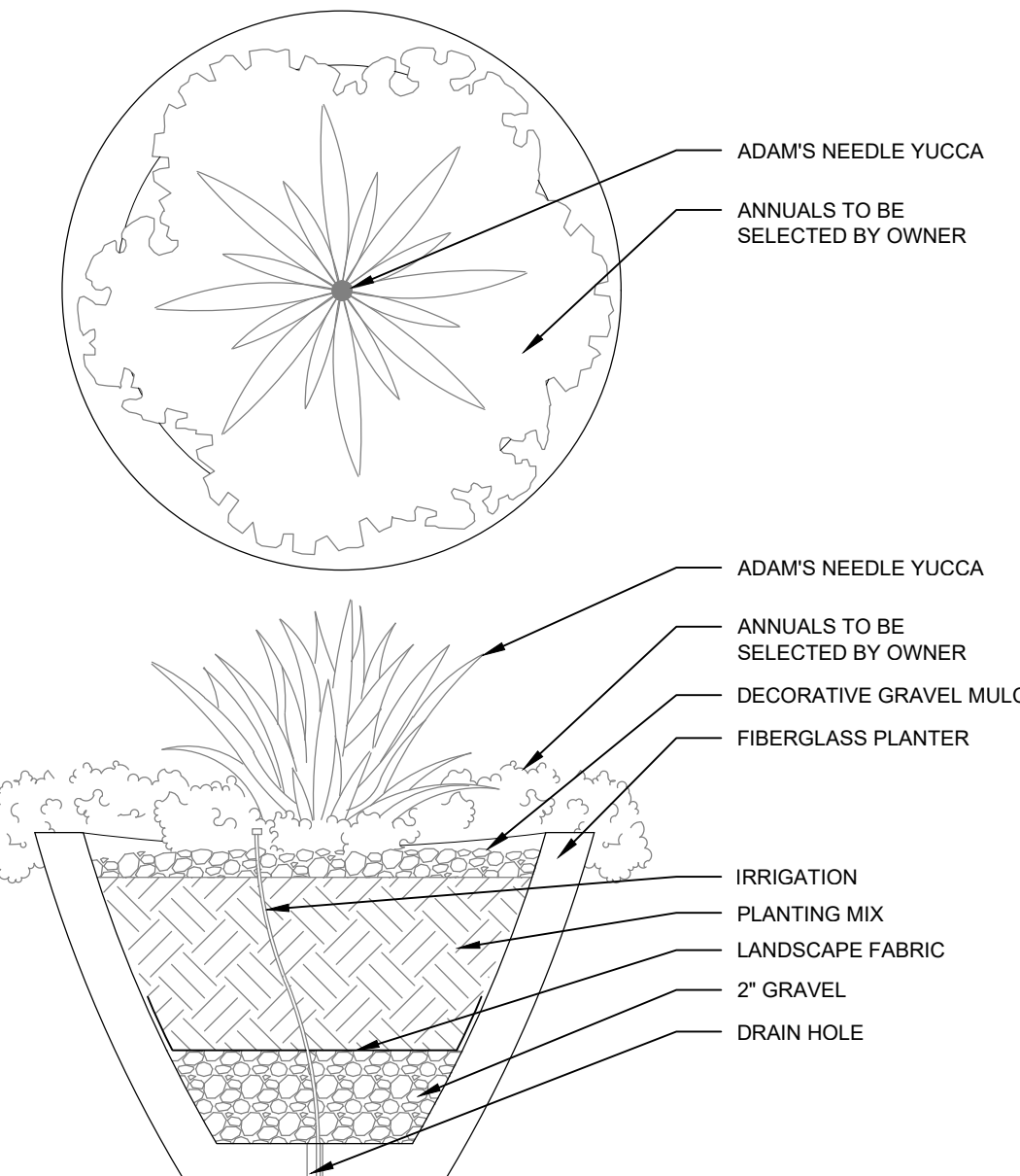
TYPICAL PLANTING BED DETAIL



SHRUB PLANTING BED

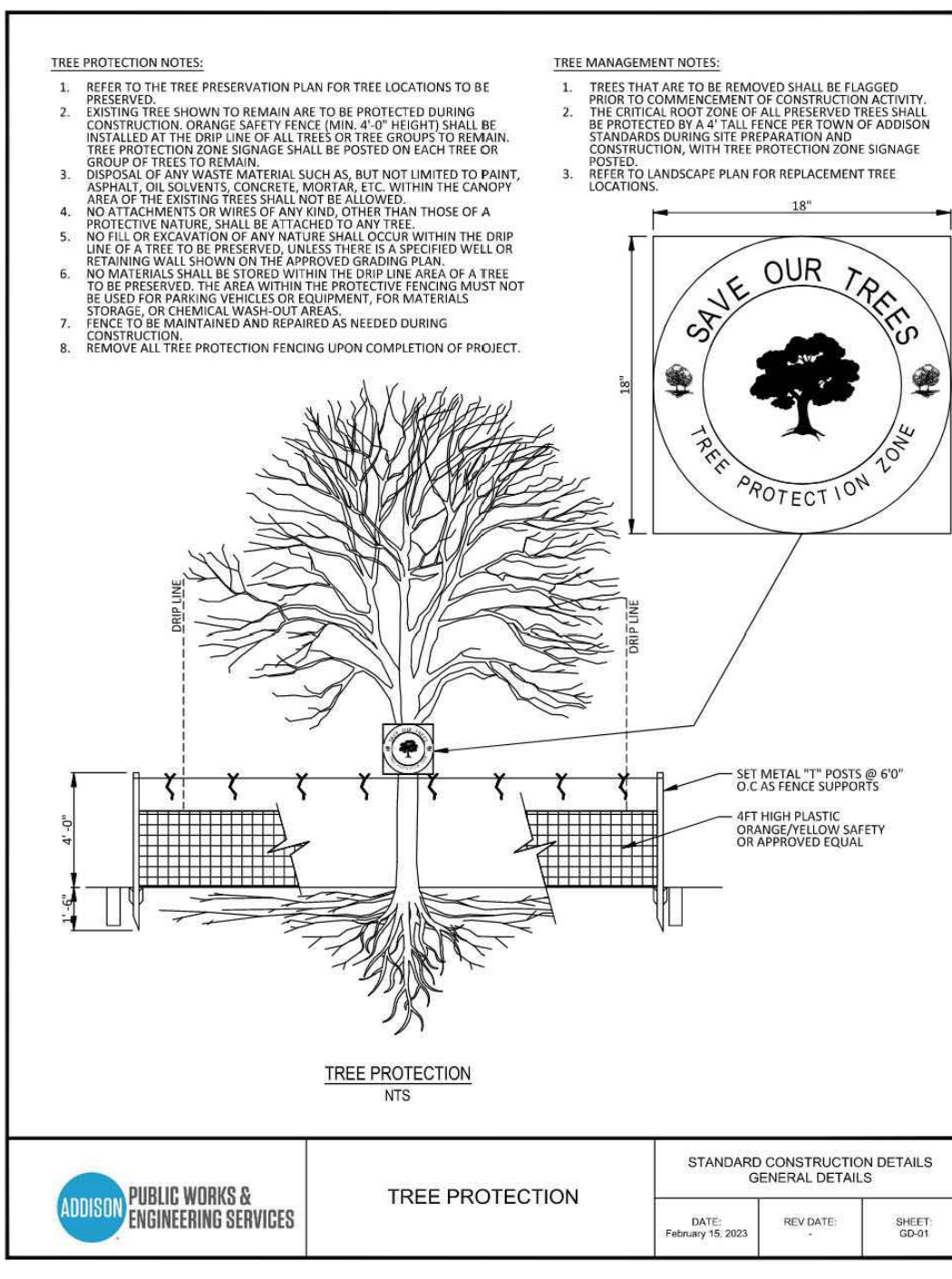
PLAN, SECTION

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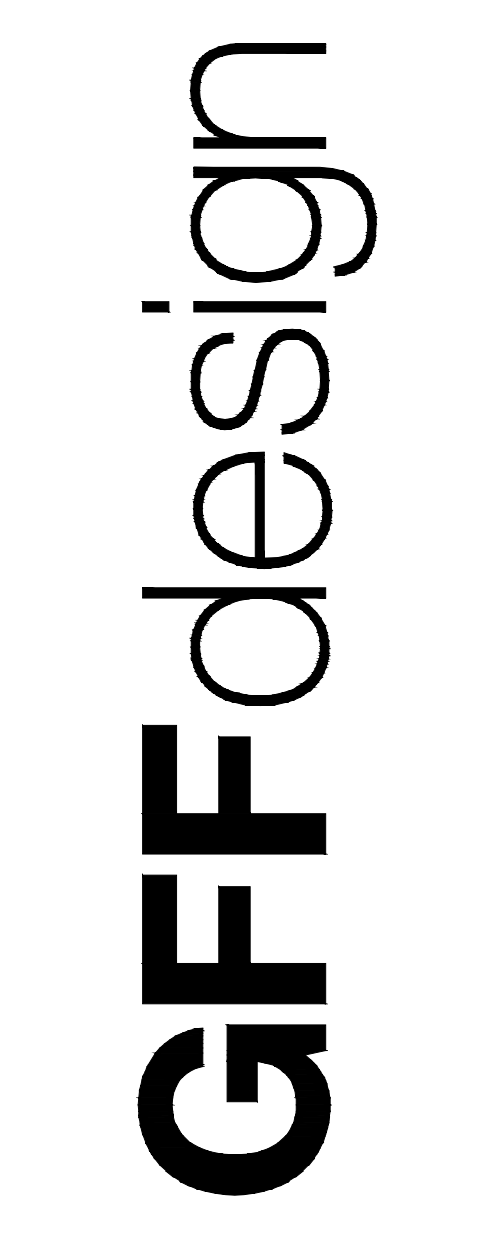
TYPICAL PLANTER LAYOUT

NOT TO SCALE



- TREE PROTECTION NOTES:
 - 1. REFER TO THE TREE PRESERVATION PLAN FOR TREE LOCATIONS TO BE PROTECTED.
 - 2. EXISTING TREE SHOULD BE MAINTAINED AS FAR AS POSSIBLE DURING CONSTRUCTION. (SHOULD BE REMOVED IF IT IS DETERMINED THAT THE TREE IS BEING DAMAGED BY THE CONSTRUCTION OR IS BEING DAMAGED BY THE CONSTRUCTION.)
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.
 - 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.
 - 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.
 - 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.
- TREE MANAGEMENT NOTES:
 - 1. TREES THAT ARE TO BE REMOVED SHALL BE FLAGGED PRIOR TO COMMENCEMENT OF CONSTRUCTION BY THE LANDSCAPE ARCHITECT.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN.

Public Works & Engineering Services logo and project information table.



LandDesign logo and address information.

Key plan and north arrow.

JEWISH FAMILY SERVICE OFFICE
PARKSIDE CAMPUS
16301 QUORUM DRIVE, ADDISON, TX 75001
RECORD DOCUMENT

Revision table with columns for No, Date, and Revision.

Professional seal of Heth Kendrick, Landscape Architect, State of Texas, No. 2945.

Permit Number: CO-002775-2025
THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE LANDSCAPE ARCHITECT, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF LANDDESIGN, DALLAS.
ATTESTED BY: HETH KENDRICK, PLA #2948
SIGNATURE: _____
LANDSCAPE ARCHITECT OF RECORD: HETH KENDRICK, PLA #2948
CONTRACTOR: STRUCTURE TONE SW
DATE REVISED: 03.11.2028

PLANTING DETAILS

Project No. 24033
Date 10.24.2025

L5-03
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