

REMODEL - POPEYES

4238 S. Claiborne Ave | New Orleans | LA



POPEYES

LOUISIANA KITCHEN

POPEYES LOUISIANA KITCHEN, INC.
NOLA NEW MAKERS REMODEL GUIDELINE

These plans have been prepared by me or under my direct supervision. This project will not be built under my supervision.

Charles J. Neyrey
Charles J. Neyrey | AIA | LEED AP



GENERAL NOTES:

SITE GENERAL NOTES:

1. ALL SIGNAGE AND DRIVE THRU ORDER STATIONS ARE TO BE NEW NOLA MAKERS VISUAL IDENTITY/IMAGE COMPLIANT.
2. LANDSCAPING IS REQUIRED AT DRIVE THRU ORDER STATIONS AND OTHER AREAS ALONG THE BUILDING SIDEWALK.
3. THERE ARE TO BE NO EXPOSED RECYCLE BINS, TRASH ENCLOSURES AND ACCESSORY STRUCTURES LOCATED AT THE REAR ENTRANCE OF THE RESTAURANT ARE TO BE FINISHED WITH WOODEN SIDING OR PAINTED TO MATCH BUILDING.
4. COMPLIANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES IS REQUIRED, INCLUDING THE AMERICANS WITH DISABILITIES ACT.
5. PROPOSED SITE PLANS MUST BE SUBMITTED FOR ALL REMODELS.
6. ALL DRIVE THRU MENU BOARDS AND PREVIEW BOARDS ARE TO BE REPLACED WITH NEW DIGITAL MODELS PER PLK SPECIFICATIONS.
7. WHENEVER POSSIBLE, A DRIVE THRU BYPASS LANE WILL BE REQUIRED ON THE DRIVE THRU SIDE OF THE BUILDING.
8. ALL DRIVE THRU LANES SHALL BE REPLACED WITH FULL BLACK CONCRETE LANES FROM THE BEGINNING OF THE DRIVE THRU LANES TO 9 FEET PAST THE CENTER LINE OF THE DRIVE THRU PICKUP WINDOW.

LIGHTING GENERAL NOTES:

1. FOR REQUIRED LIGHTING UPGRADES, APPROVED OPTIONS, REFER TO SHEET A3 FOR EXTERIOR LIGHTING AND A7 & A 8 FOR INTERIOR LIGHTING.

EXTERIOR RENOVATION NOTES:

1. THESE PLANS ARE ONLY A GENERAL GUIDELINE FOR UPDATING EXISTING POPEYES RESTAURANTS TO THE IMAGE REQUIREMENTS.
- * EACH EXISTING POPEYES RESTAURANT IS UNIQUE AND MUST BE LOOKED AT ON AN INDIVIDUAL BASIS BY AN ARCHITECT/ENGINEER.
- * THE EXISTING BUILDINGS WILL NOT REQUIRE STRUCTURAL MODIFICATIONS TO INCORPORATE THE IMAGE REQUIREMENTS, UNLESS OTHERWISE STATES BY DESIGN MANAGER DURING DESIGN REVIEW..
2. THE FLOOR PLAN SHOWN IS TYPICAL OF AN EXISTING POPEYES RESTAURANT FOR THE STYLE SHOWN IN THE TITLE BLOCK.
- * ALL POPEYES RESTAURANTS FLOOR PLANS ARE DIFFERENT DUE TO GEOGRAPHICAL LOCATION, YEAR BUILT, REMODELING HISTORY, ETC.
- * EACH FLOOR PLAN MUST BE LOOKED AT ON AN INDIVIDUAL BASIS TO DETERMINE THE EXACT SCOPE OF WORK, SEATING LAYOUT, LIGHTING PLAN, RESTROOM CONFORMANCE TO A.D.A. REQUIREMENTS, ETC.

EXTERIOR RENOVATION NOTES:

1. ARCHITECTS SHALL INCORPORATE THE REMODELS FINAL LAYOUT AS APPROVED BY DECOR VENDOR.
2. ARCHITECT SHALL COORDINATE COMPLIANCE WITH APPLICABLE CODES.

Key to Symbols

	Column Number
	Window Tag
	Elevation Tag
	Datum Point
	Number Sheet
	Revision
	Interior Elevation
	Detail Sheet Location
	Match Line
ROOM	
	ROOM NAME
	ROOM #
	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE REMOVED
	WALL TYPES
	EXISTING DOOR TO BE MODIFIED
	NEW DOOR
	HARD WIRED SMOKE DETECTOR
	EXHAUST FAN ABOVE
	EMERGENCY LIGHT ABOVE
	EXIT SIGN
	FLOOR DRAIN

Abbreviations

Acoust Tile	Acoustical Ceiling Tile	LAV	Lavatory
ADJ	Adjustable	M/TFMFR	Manufacturer (ed)
ADJUST	Adjustable	MTL	Material
AF	Above Finish Floor Slab	MAX	Maximum
BD	Board	MECH	Mechanical
BLDG.	Building	MET	Metal
BLK	Block	MIN	Minimum
BOT	Bottom	MISC	Miscellaneous
CAB	Cabinet	MT/MTD	Mount (ed) (ing)
CLG	Ceiling	NA1	Natural
CLR	Clear(ance)	NLM	Nominal
CLNT	Continuous	NIC	Not in Contract
COL	Column	NIS	Not to Scale
DEM	Demolish	OC	On Center
DET	Detail	OPG	Opening
DIA	Diameter	PAN	Panel (s)
DIM	Dimension	PLAS LAM	Plastic Laminate
DWG	Drawing	PLYWD	Plywood
ELECT	Electric	PTD	Paint (s)
ELEV	Elevation	PH	Pair
EQ	Equal	R	Riser
EQUIP	Equipment	R/RAD	Radius
EXIST	Existing	RE	Reference
FD	Field Dimension	REFRIG	Refrigerator
FF	Factory Finish	RESIL	Resilient
FIN	Finish (ed)	REV	Revised (Revision)
FLOOR	Floor	RM	Room
FL	Fluorescent	SEC	Section
FPSC	Fireproof Self Closing	SHT	Sheet
GA	Gase	SIM	Similar
GL	Glass	SPEC	Specification
GYP BD	Gypsum Board	S.S.	Stainless Steel
HWD	Hardware	STOR	Storage
HARDWD	Hardwood	T	Tread
HM	Hollow Metal	TEL	Telephone
HT/HGT	Height	THK	Thickness
HUJ	Horizontal	TYP	Typical
INCL	Include (d) (ing)	VEN	Veneer
INS	Insulate (d) (ing)	VERT	Vertical
INT	Interior	VIN	Vinyl Asbestos Tile
INTIM	Intermediate	WI	With
JT	Joint	WD	Wood
LBL	Label		
LAM	Laminate		

Project Directory

OWNER
JESSICA ALEMAN
LEAD ARCHITECTURE, DESIGN & CONSTRUCTION, US&C
POPEYES® BRAND
JALEMAN@RBI.COM
C. 786.266-5149

ARCHITECT
M2 STUDIO, LLC
1200 ANNUNCIATION ST
NEW ORLEANS, LA 70130
CONTACT : ARCHITECT CHARLES NEYREY
OFFICE : (504) 258-0464

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No.	Description	Date
1	Permit Set	03.02.2020
2	Permit Set - Revision 1	03.06.2020

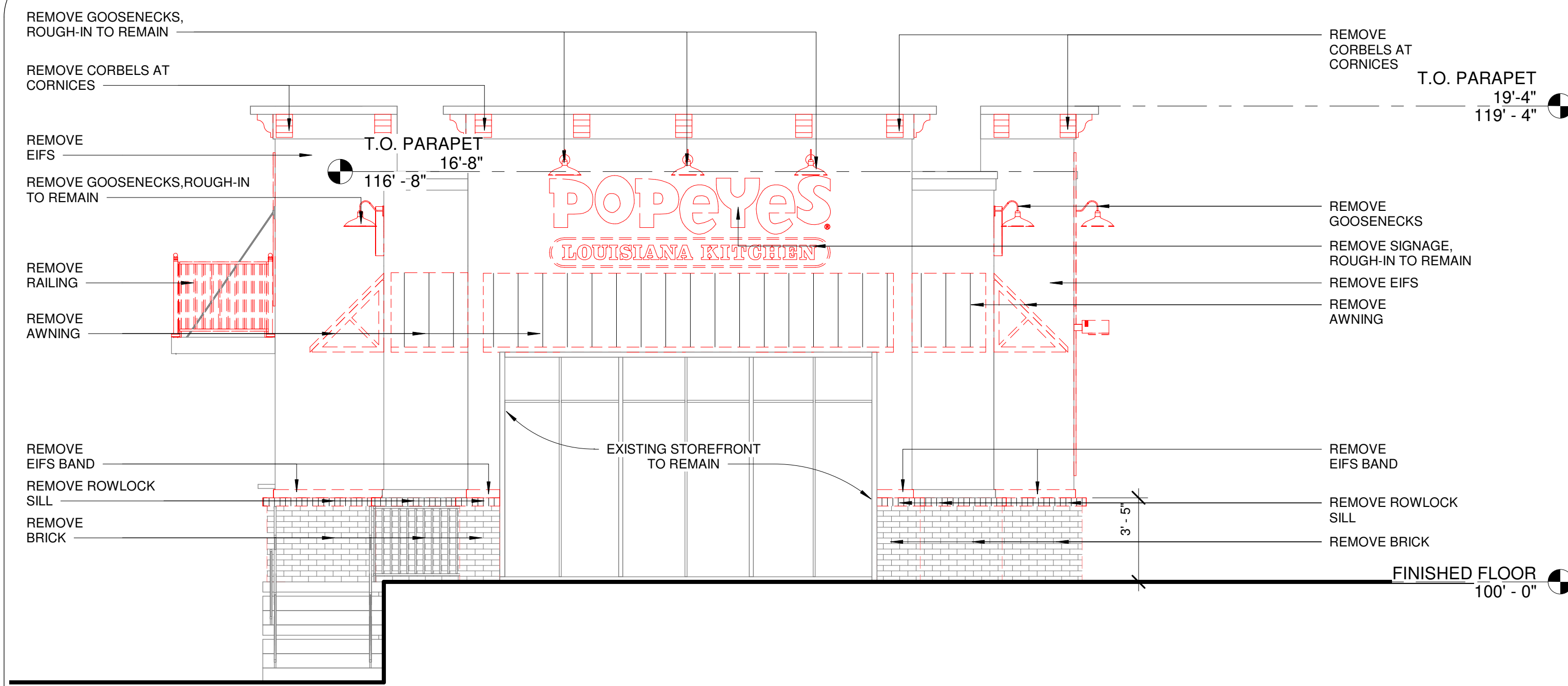
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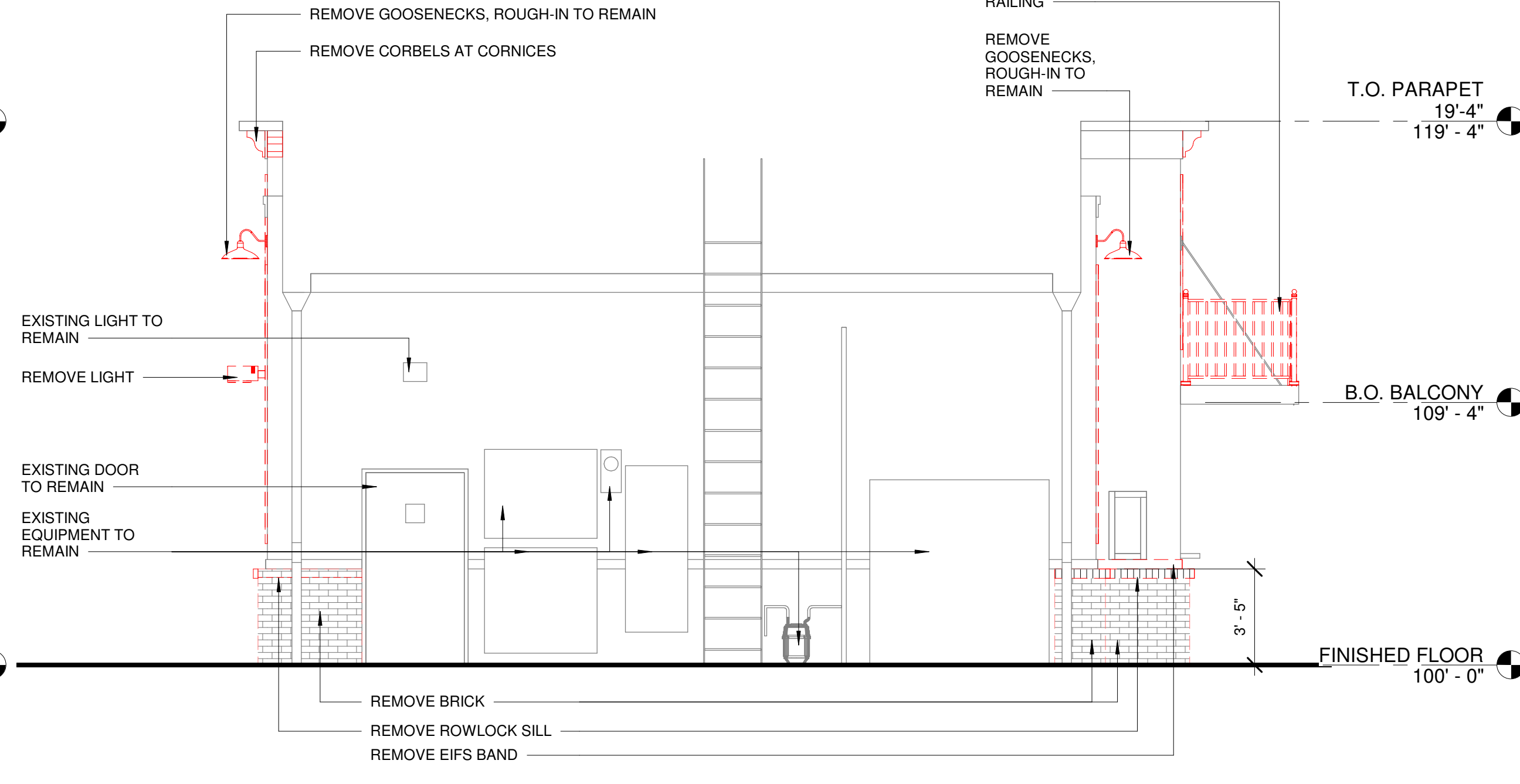
COVER

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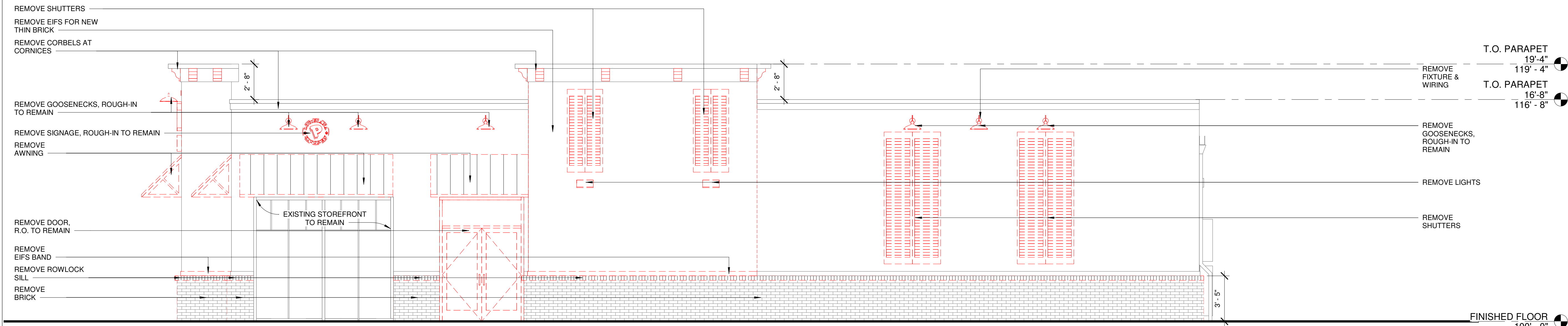
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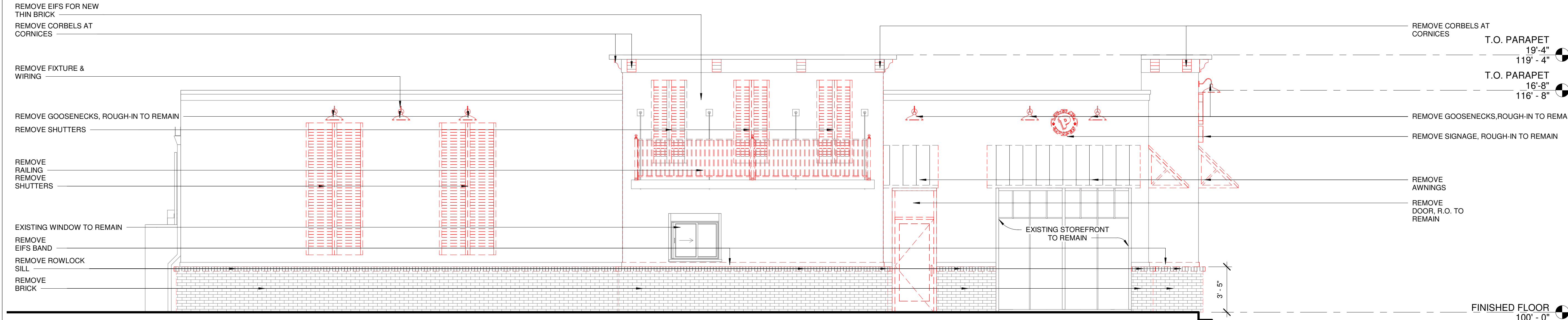
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 MAIN ENTRANCE ELEVATION
1/4" = 1'-0"



4 DRIVE - THRU ELEVATION
1/4" = 1'-0"



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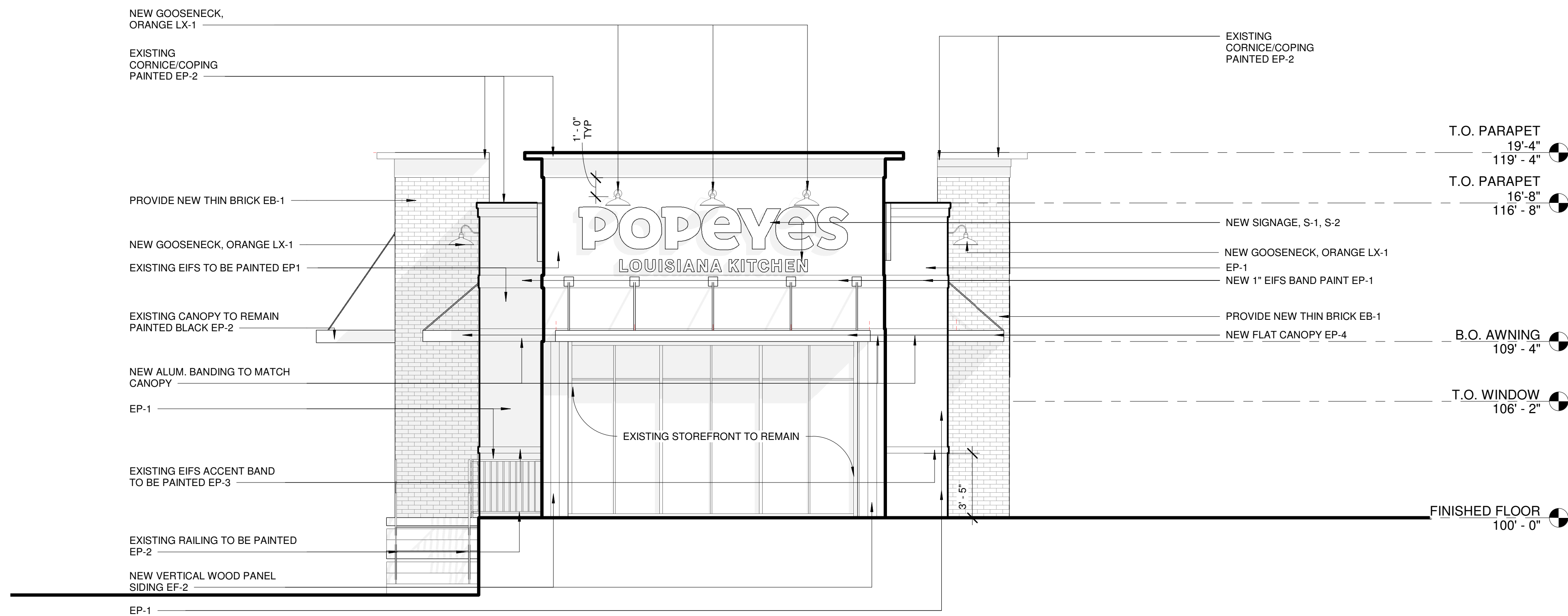
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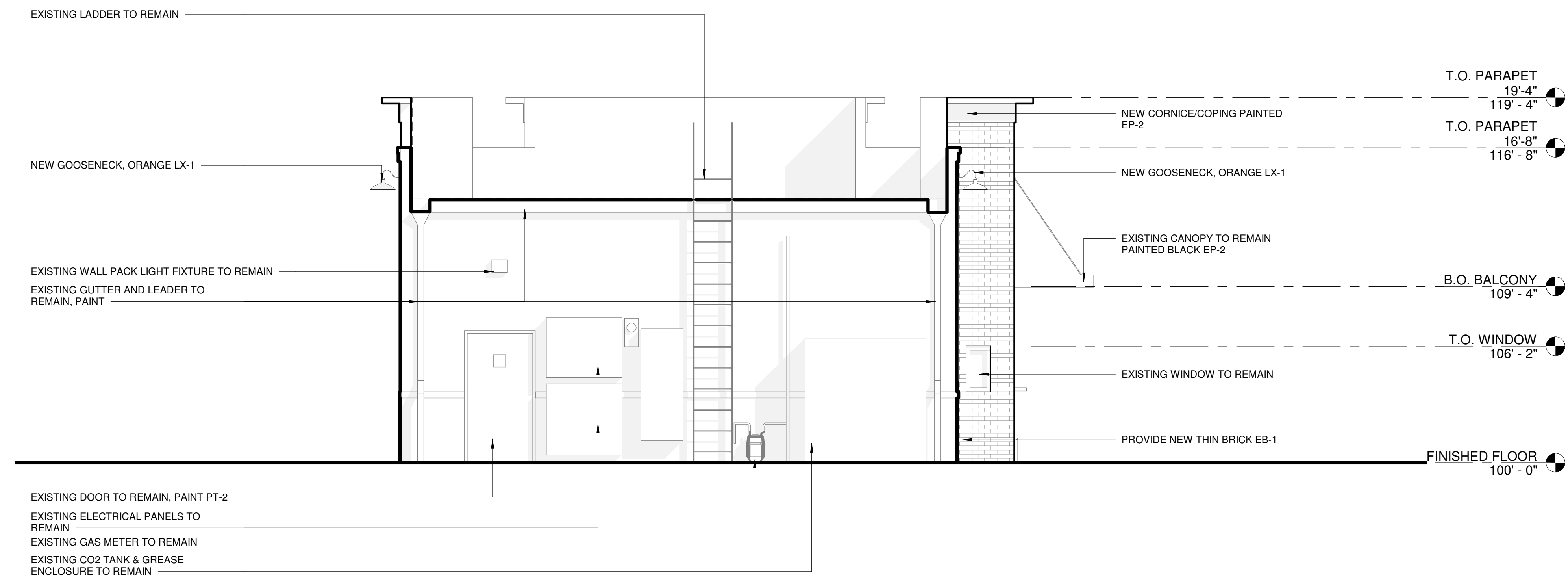
EXISTING EXTERIOR ELEVATIONS
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A1

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1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



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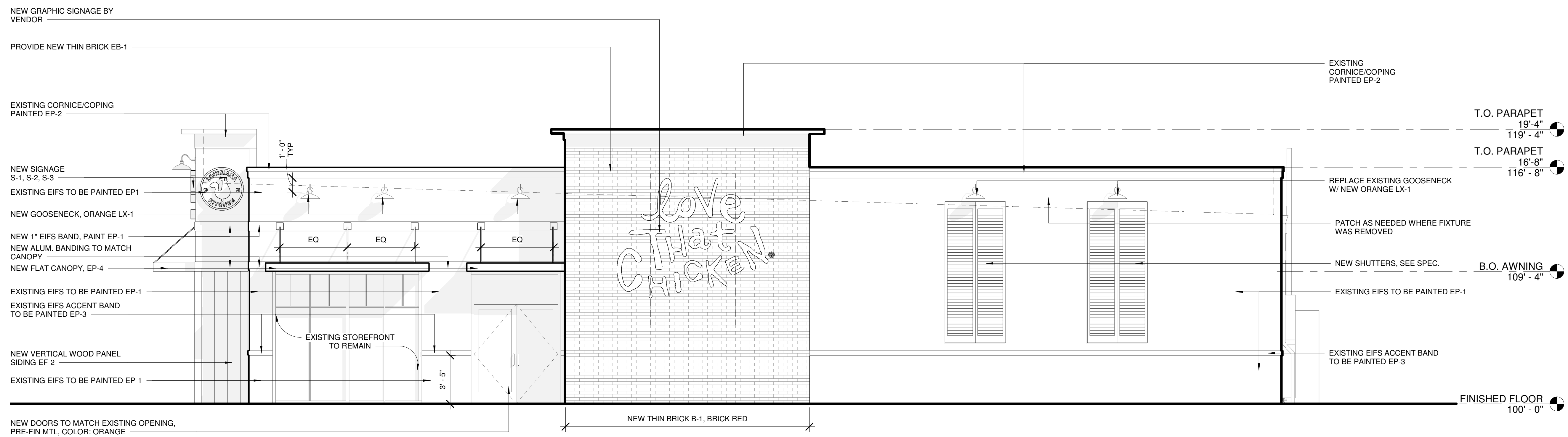
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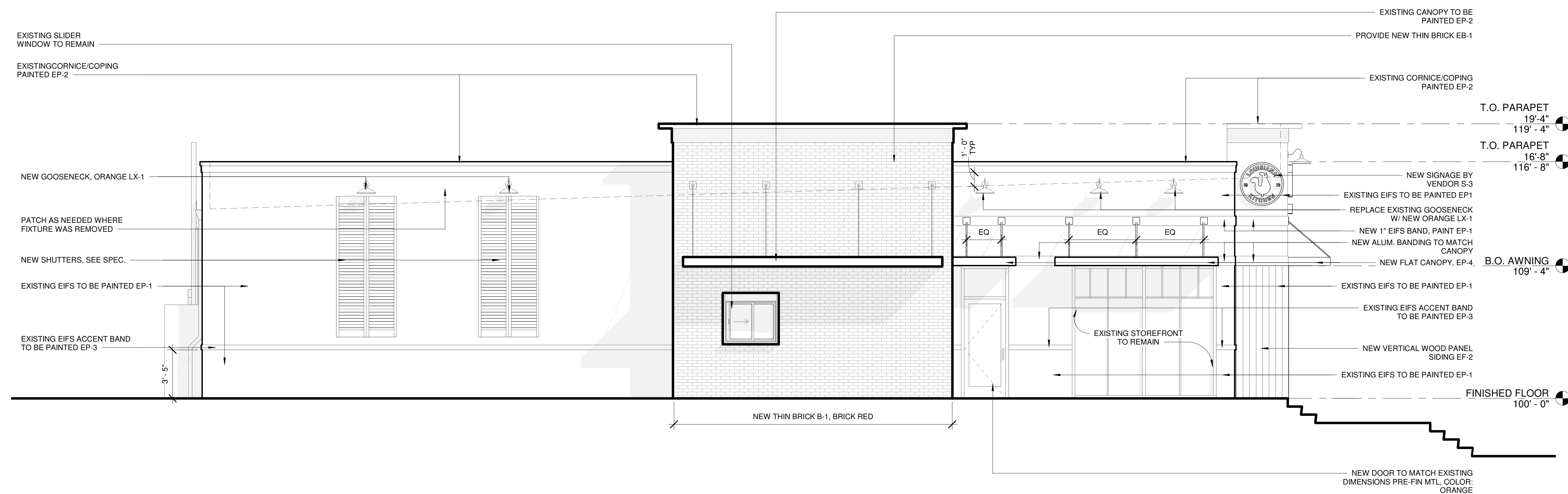
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PROPOSED EXTERIOR ELEVATIONS
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A2.1



PROPOSED MAIN ENTRANCE
ELEVATION
①
1/4" = 1'-0"



PROPOSED DRIVE-THRU ELEVATION
②
1/4" = 1'-0"



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PROPOSED EXTERIOR ELEVATIONS

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EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)							
12/10/19							
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION		DIMENSION	ADDITIONAL INFORMATION
				PRIMER:	COLOR		
EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	PRIMER:	"WHITE" OC-125 Moonlight White		Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (800) 344-0400 Ext 5240 email: rodger.lippman@benjaminmoore.com
EP-2	EXTERIOR PAINT	PARAPET TRIM		PRIMER:	"BLACK" 2120-20 Black Iron		
EP-3	EXTERIOR PAINT	WAINSCOT ACCENT TRIM AND BELOW		PAINT:	"GRAY" HC-170 Stonington Grey		
EP-4	EXTERIOR PAINT	BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN POLES		PRIMER:	"RED" 2086-10 Exotic Red		
EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY		PRIMER:	FACTORY FINISH BLACK		
EP-7	EXTERIOR PAINT	DUMSPETER WALLS	BENJAMIN MOORE	PAINT:	"GRAY" HC-170 Stonington Grey		
EP-7	EXTERIOR PAINT	DUMSPETER GATES		PRIMER:	FACTORY FINISH BLACK		
EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS		PAINT:	ANTI-GRAFFITI PAINT M74-00 / M75 2 COATS ON FULL FACADE SURFACE		
EF-1	WOODEN SIDING PANEL	EXTERIOR WALLS	NICHIHA	VINTAGE WOOD	CEDAR		
EB-1	BRICK	EXTERIOR TOWERS	DESIGN AND DIRECT SOURCE	ARCHITECTURAL URBAN SERIES	FLAGSTAFF		



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POPEYES LOUISIANA KITCHEN - LIGHTING							
INTERIOR AND EXTERIOR FIXTURE SCHEDULE (not all specs are used on every project)							
12/10/2019							
TYPE	IMAGE	LOCATION	MANUFACTURER	EXTERIOR FIXTURES		WATTAGE	ADDITIONAL INFORMATION
				CATALOG NUMBER	COLOR TEMP		
LX-1		EXTERIOR WALL	HERMITAGE	MODEL: H-HLPP82A3Y044L FINISH: CUSTOM COLOR ORANGE 4000 LUMENS	LED2, 3500K	38W	
LX-2		FLAT CANOPY	HERMITAGE	MODEL: E-CONOLIGHT #E-CP2L04CS 36 LED MODULES/ 4100 LUMENS	COOL WHITE 5000K	42W LED	

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EXTERIOR FINISH SCHEDULE & LIGHTING

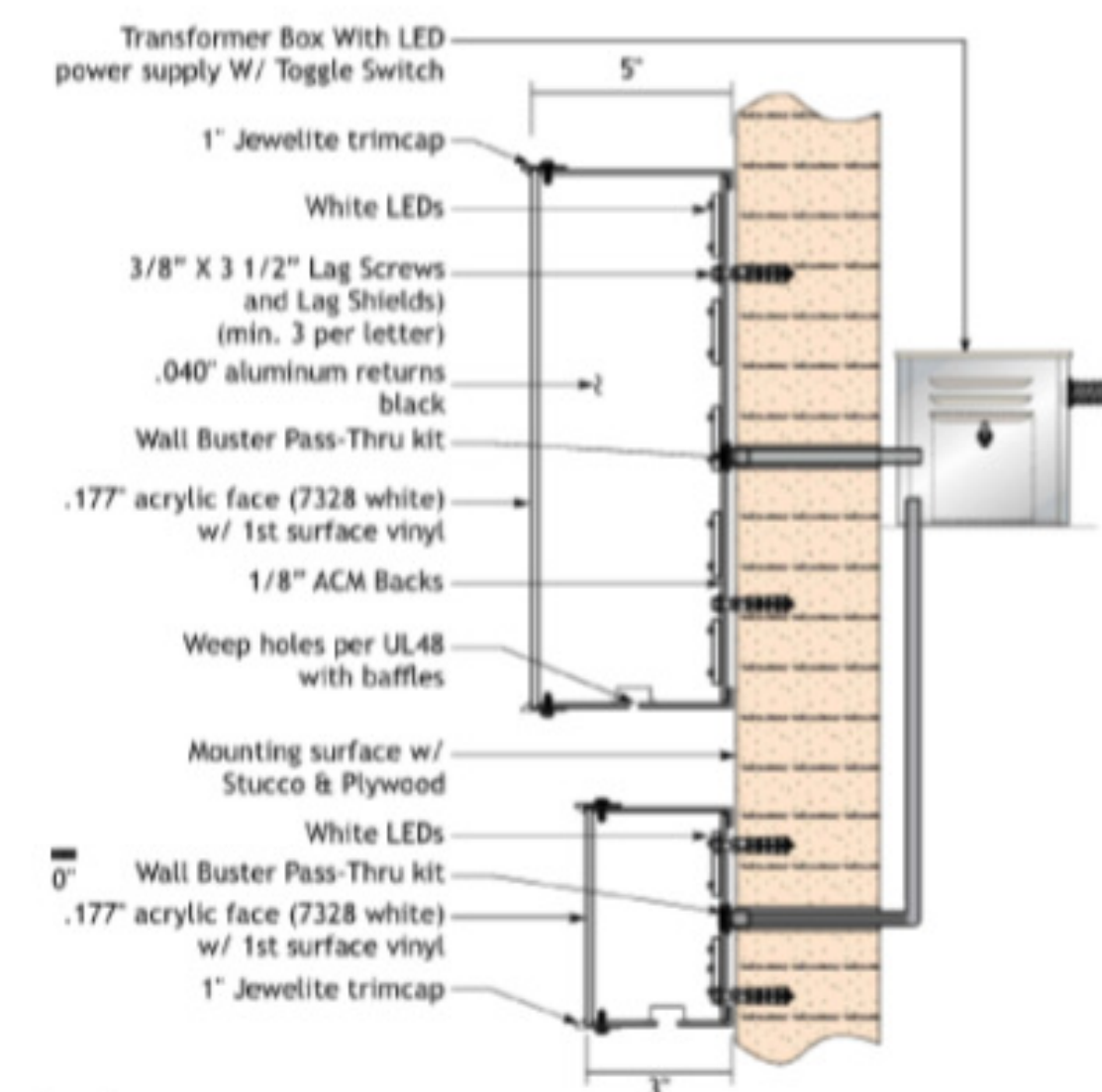
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A3



UL LISTED
ELECTRIC SIGN SECTION
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
 THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

NOTES:
 ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC)
 ALL WIRING SHALL BE 12 GA
 (1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.
 ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.



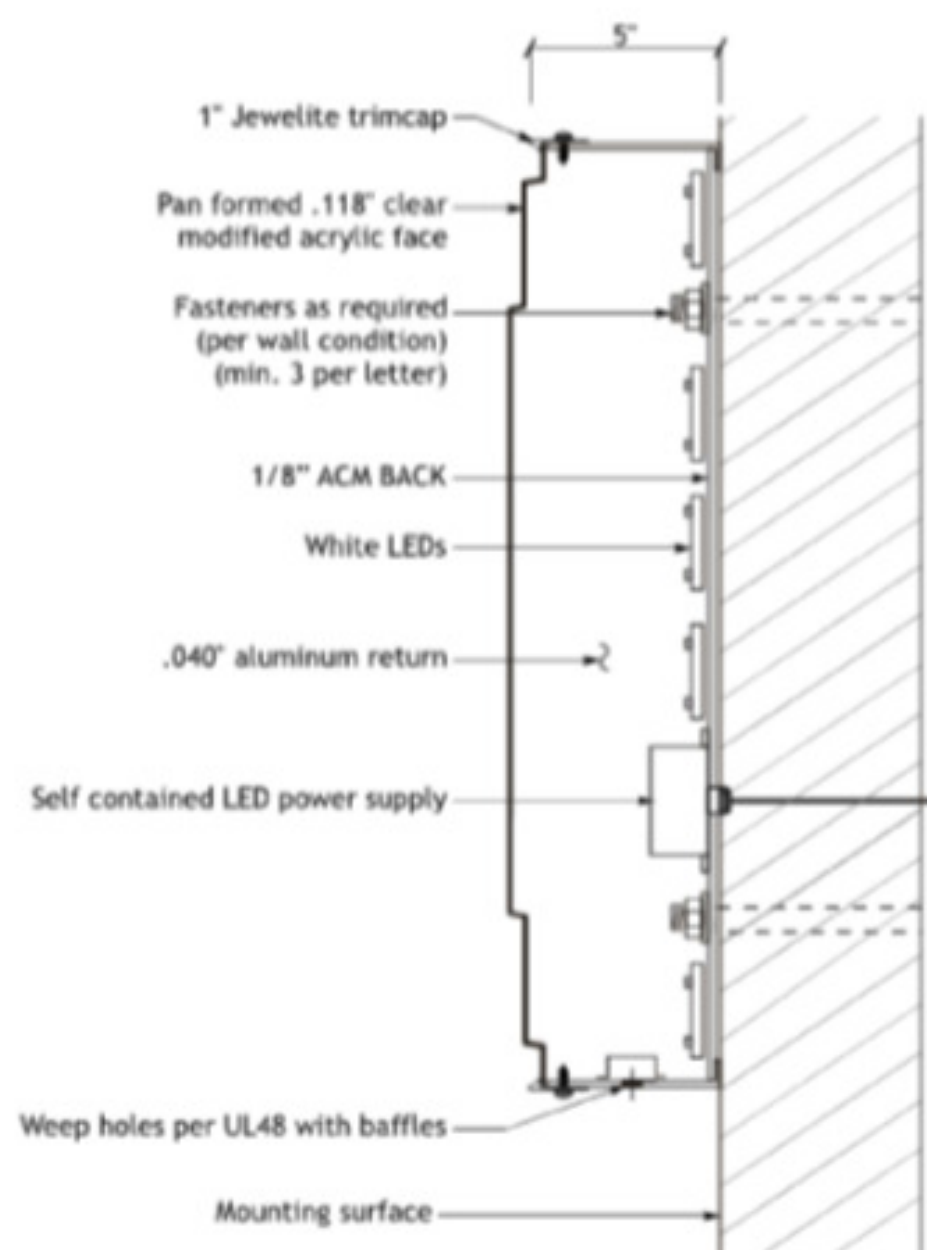
S-1 S-2 **ILLUMINATED CHANNEL LETTERS**
 FRONT VIEW & SIDE VIEW



- SPECIFICATIONS:**
1. RETURNS - 5" X .040" ALUMINUM PAINTED BLACK
 2. FACES - .118" CLEAR IMPACTED MODIFIED ACRYLIC W/ 2ND SURFACE VINYL 3630-44 ORANGE, 3630-20 WHITE
 3. TRIM CAP - 1" BLACK
 4. BACKS - 1/8" ACM
 5. LEDs- WHITE LED W/ 12V 60W POWER SUPPLY

NOTES:
 ELECTRICAL COMPONENTS TO BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC)
 ALL WIRING SHALL BE 12 GA
 (1) 20 AMP-120V CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENCED ELECTRICIAN.
 ALL SIGNAGE WILL BE UL2161 COMPLIANT AND CARRY UL LABELS.

UL LISTED
ELECTRIC SIGN SECTION



S-3 **ILLUMINATED BUILDING SEAL**
 FRONT VIEW & SIDE VIEW



S-4 **"LOVE THAT CHICKEN" GRAPHIC - BRICK TOWER**



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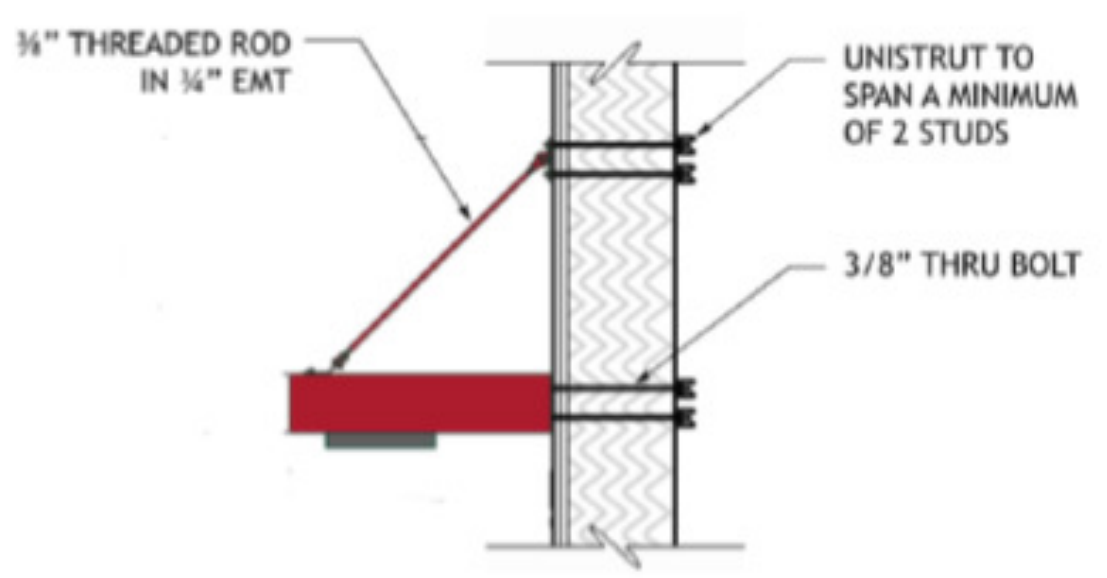
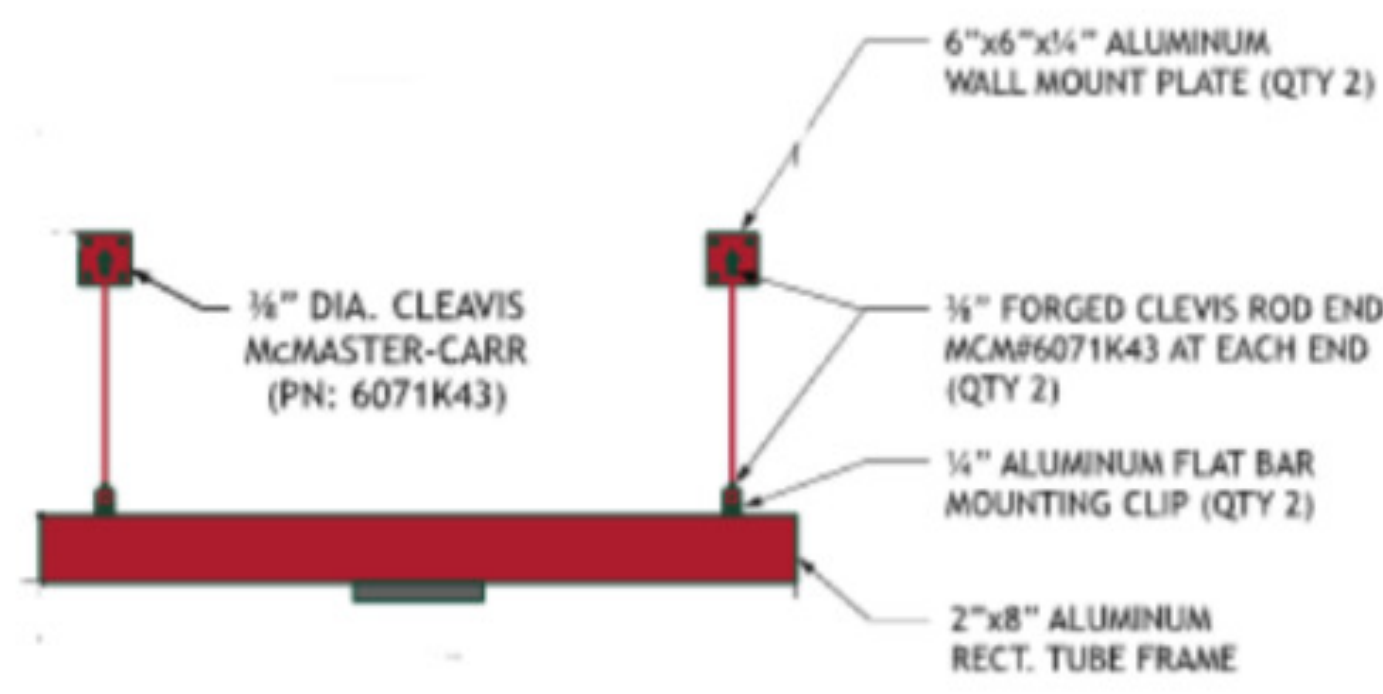
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BUILDING SIGNAGE SPECIFICATIONS

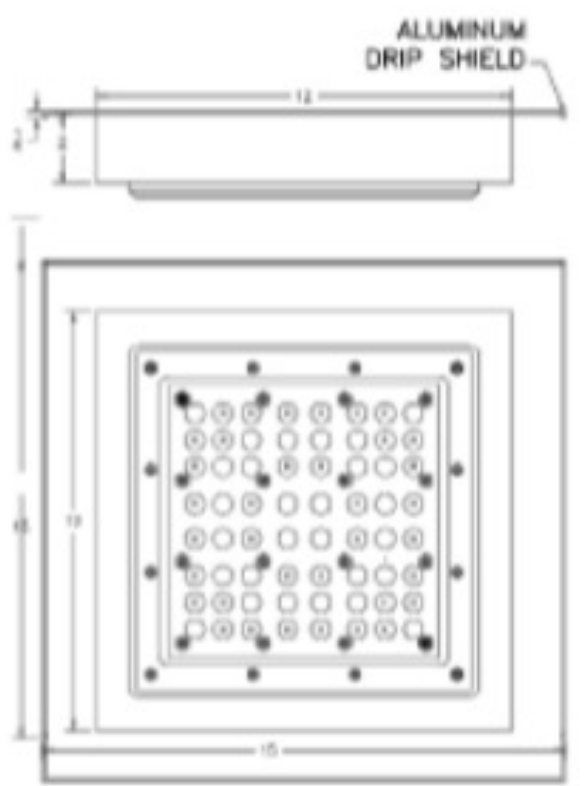
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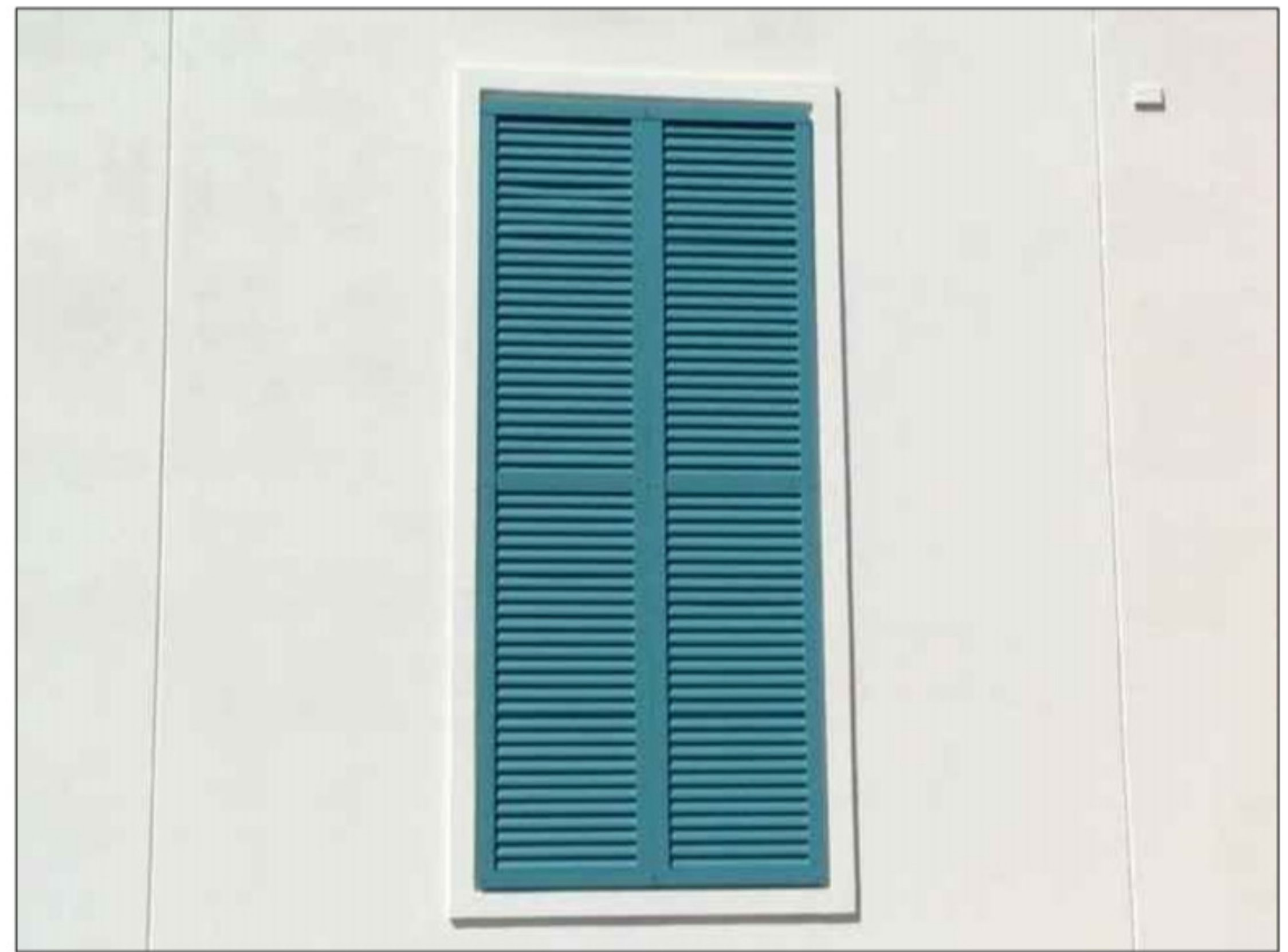
E-CONDLIGHT
#E-CP2L04CS
LED LIGHT FIXTURE

42 WATT LED
COOL WHITE 5000K
36 LED MODULES
4100 LUMENS

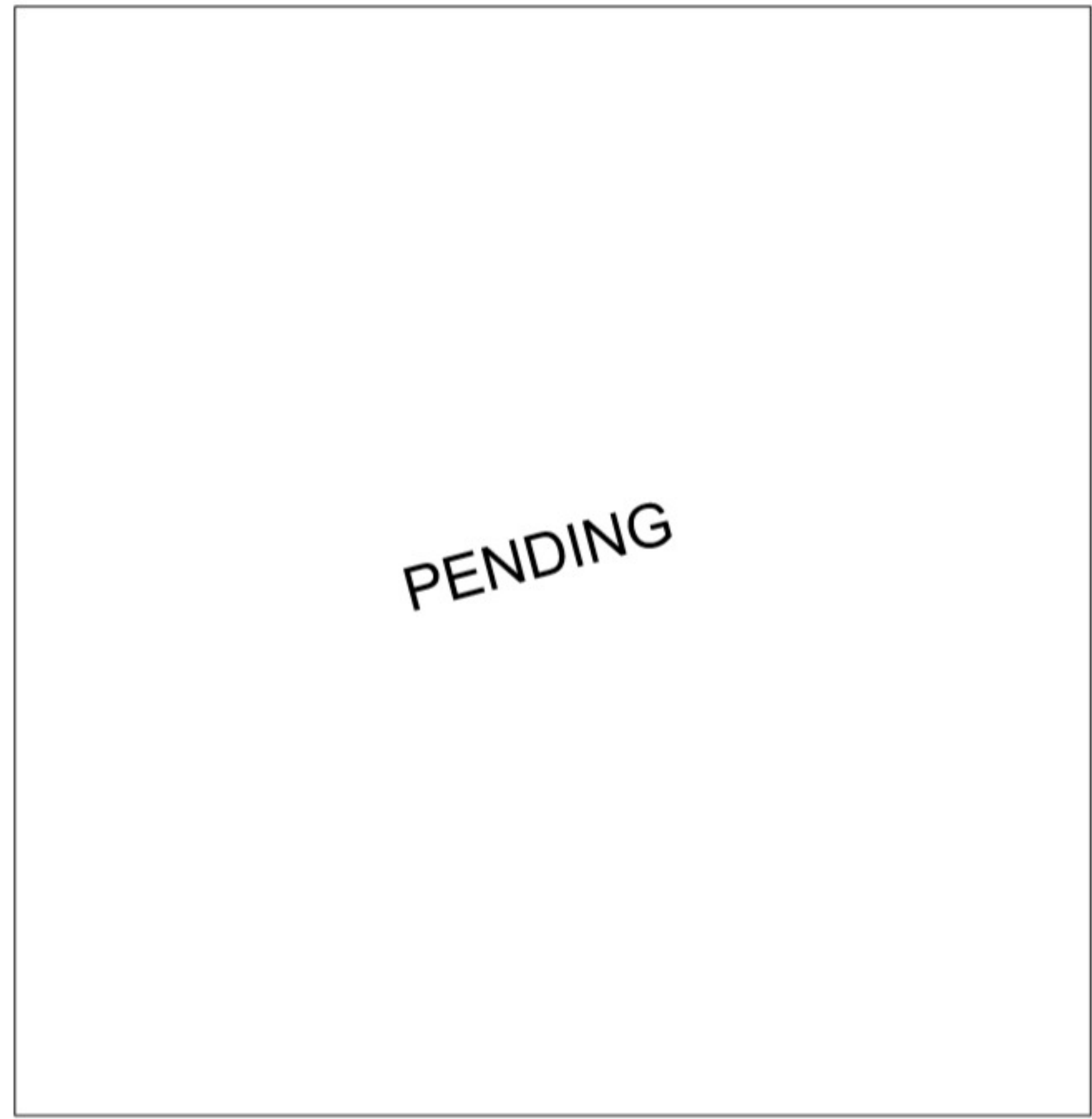


MP-1 CANOPY
FRONT VIEW & SIDE VIEW

LX-2 CANOPY LIGHTING
FRONT VIEW & SIDE VIEW



SHUTTER
FRONT VIEW



DOOR
FRONT VIEW & SIDE VIEW



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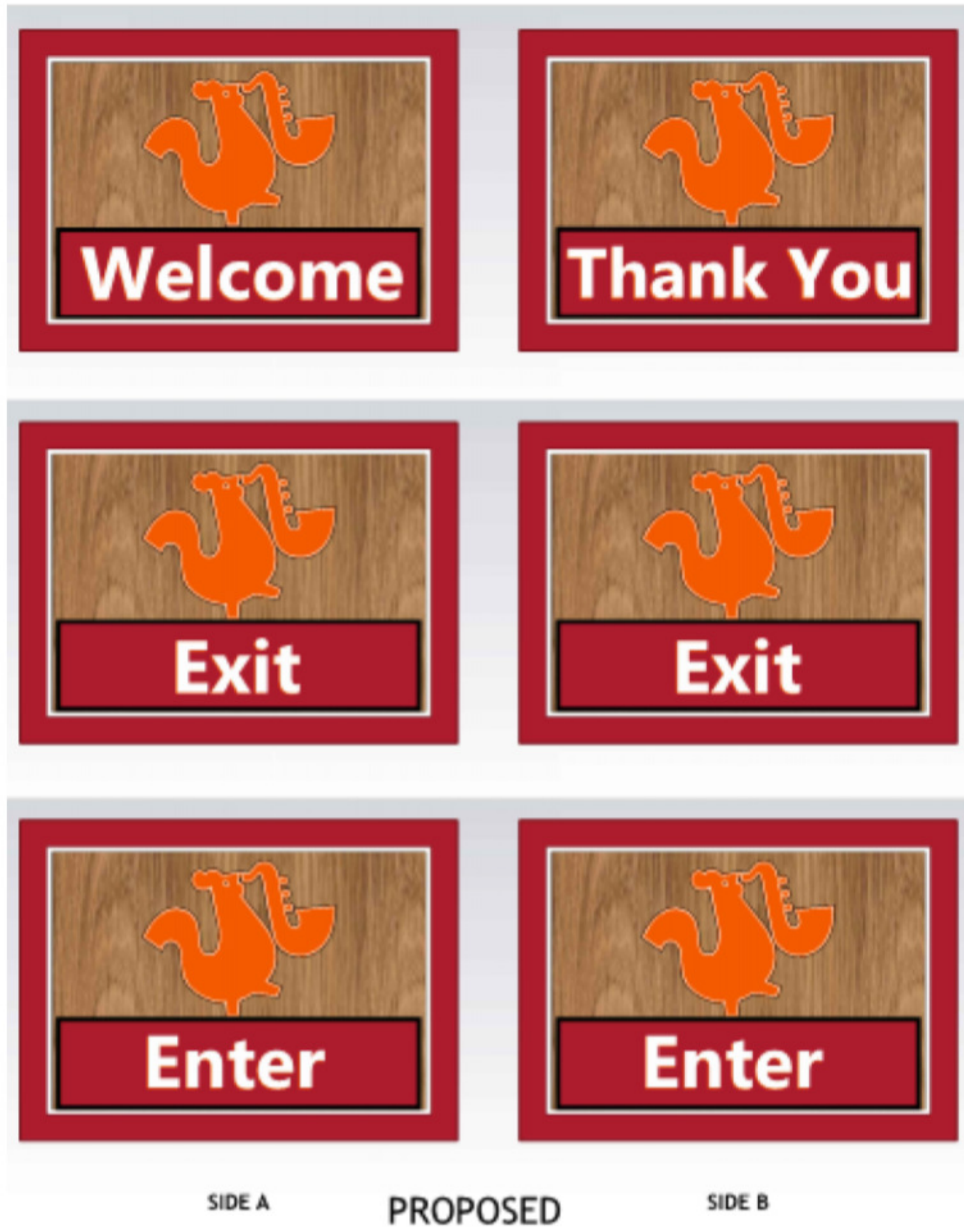
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**BUILDING
ELEMENTS
SPECIFICATIONS**

2020.09

A4.2

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NOTE: EXISTING SIGN TO BE REFACED. EXISTING CABINET & POLE TO BE PAINTED PMS87C

DIRECTIONAL SIGN
FRONT VIEW



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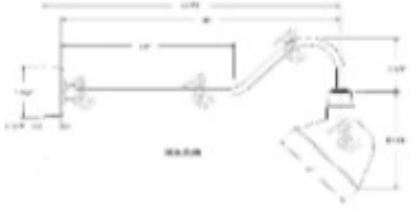
SPECIFICATIONS-
SITE & DRIVE
THRU
EQUIPMENT
2020.09

A4.5

POPEYES LOUISIANA KITCHEN - LIGHTING
INTERIOR AND EXTERIOR FIXTURE SCHEDULE (not all specs are used on every project)

12/10/2019

EXTERIOR FIXTURES
INTERIOR FIXTURES

TYPE	IMAGE	LOCATION	MANUFACTURER	CATALOG NUMBER	COLOR TEMP	WATTAGE/VOLTAGE	ADDITIONAL INFORMATION
L-1		COMMUNITY TABLE	HERMITAGE	MODEL: H-HLP2STPNLSN FINISH: 101 BRUSHED ALUMINUM (CANOPY PLATE), 91-BLACK (STEM), 97-RED (TOP OF SHADE), 101 OR 118 (ELBOW, COUPLING), 93-WHITE (INTERIOR SHADE)	9.12W (WARM WHITE)	9.12W	
L-2		FAMILY NOOK	HERMITAGE	MODEL: H-PP18SHD8OP FINISH: RED (SHADE), 11-SATIN STEEL (STEM & CANOPY), OPAL (GLOBE)	1-MEDIUM BASE INC	100W	
L-3		CENTER BOOTH ELEMENT	HERMITAGE	MODEL: H-CS14GRL FINISH: DARK ORANGE, 91-BLACK & OPAL	2-MEDIUM BASE INC	2-100W	
L-4		PERIMETER WALL BOOTHS	HERMITAGE	MODEL: GALATIN,GALA. DIMENSIONS: 6.75" x 10". COLOR: TAN. WEIGHT: 5LB.	LED 2700K		MOUNTING INSTRUCTIONS: FLAT CANOPY (1JT), TO HAVE RIDIG STEM.
L-5		DINING, FRONT SERVICE COUNTER, AND RESTROOM CEILING	LSI	MODEL: PDL6KADJ-LED-07-30-120-PDL6KADJHSGNC. DIMENSIONS: 6" DIAMETER. COLOR: WHITE.	3000K	14W	
L-6		VESTIBULE PENDANT		MINIATURE GOOSENECK. SEE LX-1			



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LIGHTING FIXTURE SCHEDULE
 2020.09

A7.1

PROJECT INFORMATION

Project Manager: Richard J. Hymel

Drawn By: BB

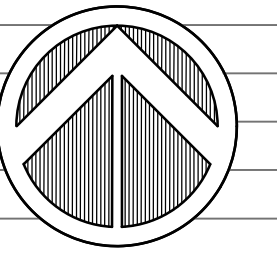
Date: MARCH 2020

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

Cadfile:

Drawing No.:

NORTH



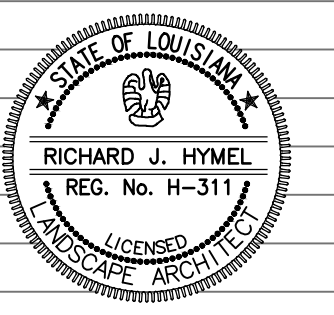
ISSUES & REVISIONS

No.	Date	Issues and Revisions
1.	3/13/2020	Issue for City Review

All drawings and written material appearing herein constitute original and unpublished work of the landscape architect and may not be duplicated, used or disclosed without written consent of the landscape architect. Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with landscape architect. Contractor shall check and verify all dimensions and conditions at job site. Any and all quantities which are included within this material are approximate and for estimating purposes only. Contractor shall be responsible for verifying actual quantities when constructing project.

Survey Data by Others

SEAL



PROJECT NAME
POPEYES - CLAIBORNE AVE
LANDSCAPE PERMIT PLANS

PROJECT NUMBER
2020-18
DRAWING NAME
LANDSCAPE PERMIT PLAN

SHEET NUMBER

PLANT SCHEDULE				
TREES	COMMON NAME	CONT	CAL	QTY
	POND CYPRESS	45 GAL OR B&B	2" CAL. MIN.	3
SHRUBS	COMMON NAME	CONT	SIZE	QTY
	PRINGLES YEW	7 GAL. 24" HT. MIN. FULL		55

LANDSCAPE SPECIFICATIONS

- ALL WORK SHALL BE LAID OUT BY LANDSCAPE CONTRACTOR FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO START.
- ALL MATERIAL SHALL BE SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
- WRITTEN APPROVAL IS REQUIRED BY OWNER / LANDSCAPE ARCHITECT FOR ANY CHANGES.
- LANDSCAPE CONTRACTOR TO PROVIDE DAILY CLEANUP AND MAINTENANCE THROUGH COMPLETION OF PROJECT AND FINAL ACCEPTANCE CERTIFICATION.
- LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY EXISTING BUILDING OR STRUCTURES ON SITE AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
- GUARANTEE:** ALL MATERIAL AND LABOR FOR TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE OF PROJECT FOR MATERIAL EITHER DEAD OR NOT IN HEALTHY CONDITION. CONTRACTOR SHALL WATER ALL MATERIAL UNTIL FINAL ACCEPTANCE.
- IT SHALL BE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS FROM FALLING OR BEING BLOWN OVER AND TO STRAIGHTEN OR REPLANT ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF GUYING OR STAKING. IF UNSTAKED, PLANTS BLOWN OVER BY HIGH WINDS SHALL NOT BE A CAUSE OF ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE AT ANY TIME TO REPLACE OR HONOR ANY WARRANTY FOR THE LOSS OF ANY TREES, PLANTS, GROUNDCOVERS, OR SOD CAUSED BY FIRES, FLOODS, FREEZING TEMPERATURES, LIGHTNING, WINDS ABOVE 50 MILES PER HOUR, OR ANY OTHER NATURAL DISASTER. NOR SHALL THE LANDSCAPE CONTRACTOR BE HELD RESPONSIBLE FOR ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- UNLESS OTHERWISE SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE ONLY FOR FINE GRADING OF THE PLANTING AND SODDED AREAS. FINE GRADING SHALL CONSIST OF THE FINAL 0.10 FOOT OF GRADE TO BE ACHIEVED. SOD LAID OVER POORLY GRADED AREAS SHALL BE CAUSE FOR REMOVAL OF SOD, REGRADING, AND RE-SODDING AT CONTRACTOR'S EXPENSE. IF GRADE IS NOT TO WITHIN 0.10 FOOT, CONTACT LANDSCAPE ARCHITECT.
- TOPSOIL MATERIAL WHEN CALLED FOR ON PLANS, SHALL BE FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, STONES LARGER THAN 1" IN DIAMETER, NOXIOUS WEEDS OR GRASSES, PLANTS, SOD, PARTIALLY DISINTEGRATED DEBRIS, INSECTS OR ANY OTHER UNDESIRABLE MATERIAL, PLANTS, OR SEEDS THAT WOULD BE TOXIC OR HARMFUL TO GROWTH.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT ANY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER / LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGES SHALL NOT RESULT IN ANY ADDITIONAL EXPENSE TO THE OWNER.
- LANDSCAPE CONTRACTOR WILL PROVIDE PLANTED AND GUARANTEED UNIT PRICES FOR ALL WORK.
- PLANT LIST QUANTITIES ARE PROVIDED AS AN AID TO BIDDERS ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES ON PLAN. IMPROPER PLANT COUNTS MADE BY THE LANDSCAPE CONTRACTOR SHALL NOT BE CAUSE FOR ADDITIONAL COSTS TO THE OWNER.
- PLANTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- THE LANDSCAPE CONTRACTOR SHALL MEET BOTH THE CONTAINER SIZE AS WELL AS WEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL.
- LANDSCAPE CONTRACTOR SHALL VERIFY THE COMPLIANCE OF LANDSCAPE PLANS WITH THE CITY-PARISH MINIMUM LANDSCAPE REQUIREMENTS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE, SEE PLAN).
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL BEDS AND PLANT AREAS.
- ALL TOP DRESS MULCHES SHALL BE SPECIFIED IN THE PLANT SPECIFICATIONS LIST. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO MULCHING BEDS. APPROVED MULCHES INCLUDE: - AGED, SHREDDED HARDWOOD BARK

LAWNS:

AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE (WHERE APPLICABLE).

SEEDED AREA:

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDDED WITH PERENNIAL RYE AT A RATE OF 10 LBS. PER 1,000 SQ. FT. SAHARA BERMUDA AT A RATE OF 3 LBS. PER 1,000 SQ. FT. AND CARPET GRASS AT A RATE OF 4 LBS. PER 1,000 SQ. FT. DEPENDING ON SEASON. VERIFY TYPES AND RATES WITH LANDSCAPE ARCHITECT.

GROUNDCOVER / SHRUB BEDS:

MIX 1/2 TOPSOIL AND 1/2 APPROVED GARDEN SOIL TO A DEPTH OF 8"-10" WITH A GENERAL (14-14-14) FERTILIZER AT THE RECOMMENDED RATE AND TILL TO A MINIMUM DEPTH OF 10"-14". PROVIDE LANDSCAPE ARCHITECT SAMPLE OF SOIL MIX FOR APPROVAL BEFORE STARTING BED PREP.

AFTER PLANTS ARE IN PLACE, FERTILIZE WITH OSMOCOTE TIME RELEASE FERTILIZER AND ADD A 2" LAYER OF MULCH AS SPECIFIED. ALL GROUNDCOVER AND SHRUB MASSINGS TO BE PLANTED IN STAGGERED ROWS TO PROVIDE EQUAL SPACING. TOP DRESS MULCH TO BE SELECTED BY LANDSCAPE ARCHITECT AND SPECIFIED ON THE PLANT LIST.

TREES:

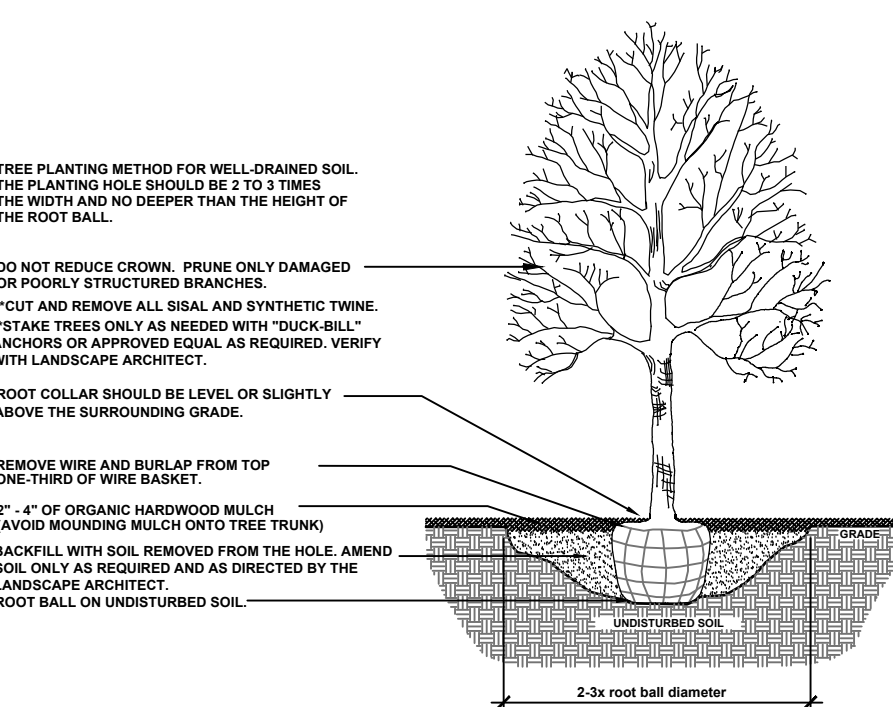
EXCAVATE 3 TIMES GREATER THAN BALL DIAMETER AND 8" DEEPER. BACKFILL THE HOLE WITH A MIX OR 1/2 TOPSOIL AND 1/2 NATIVE SOIL FROM THE HOLE AND FERTILIZE. PROVIDE A 4" WATERING RING AND ADD A 4" LAYER OF PINE BARK MULCH AND STAKE OR GUY AS SHOWN, IF REQUIRED (SEE DETAIL).

FERTILIZERS:

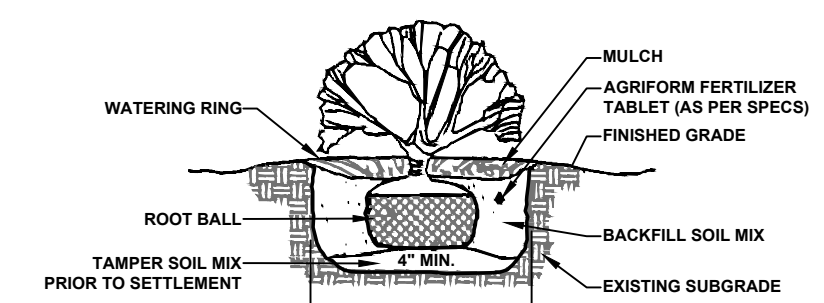
LANDSCAPE CONTRACTOR RESPONSIBLE FOR PROVIDING LOCAL AGRICULTURAL EXTENSION WITH EXISTING SOIL REPORT FOR FERTILIZATION RECOMMENDATIONS (VERIFY WITH OWNER / LANDSCAPE ARCHITECT).

NOTE:

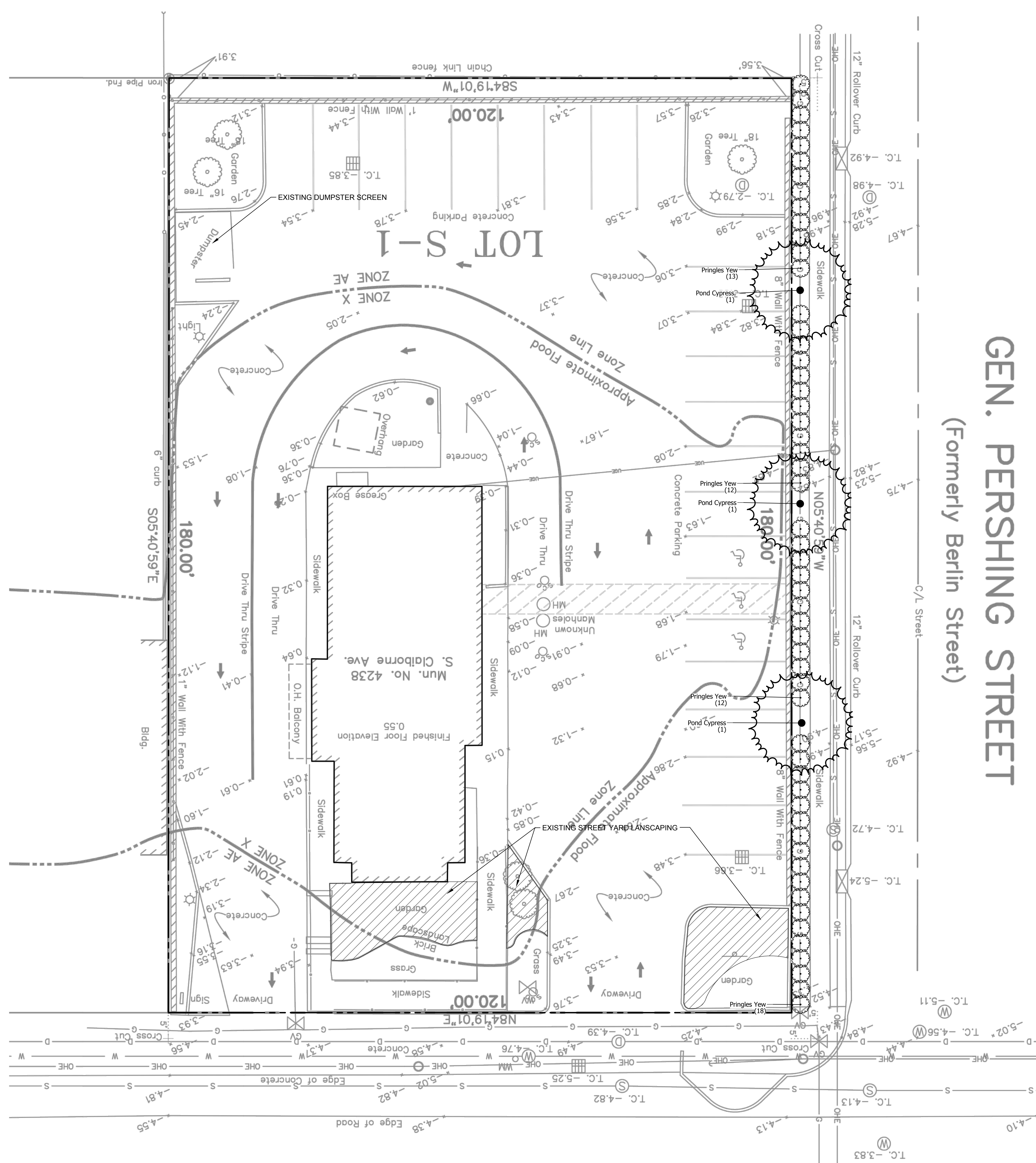
ALL LANDSCAPE DEVELOPMENT WITHIN ANY PUBLIC SERVITUDE WILL REQUIRE A "HOLD HARMLESS" AGREEMENT BETWEEN ALL UTILITY COMPANIES AND THE OWNERS. IT IS THE RESPONSIBILITY OF THE OWNER TO REQUEST THE "HOLD HARMLESS" AGREEMENT AND PRESENT THEM TO THE CITY'S LANDSCAPE ARCHITECT FOR APPROVAL OF THE LANDSCAPE PLAN.



TREE PLANTING (TYP.)
SCALE: NTS



SHRUB PLANTING (TYP.)
SCALE: NTS



GEN. PERSHING STREET
(Formerly Berlin Street)