

SCHLOTZSKY'S in VICTORY LAKES TOWN CENTER

TRACT '7B'

1635 FM 646
LEAGUE CITY, TEXAS 77573

OWNER

SK FUND LLC
14914 LIMBER OAK
HOUSTON, TEXAS 77082
Phone: (713) 857-6332
Fax: (713) 661-2891

Contacts:
SUN HEE AHN

ARCHITECT

WOO ASSOCIATES, LLC
13734 BRANFORD GREEN DR.
HOUSTON, TEXAS 77083
Phone: (832) 228-8128
Fax: (281) 530-3192

Contacts:
Kay Woo

CIVIL ENGINEER

HRS AND ASSOCIATES
8318 IVAN REID DRIVE
HOUSTON, TEXAS 77040
Phone: (713) 466-9776
Fax: (713) 466-3299

Contacts:
Hamid R. Shotorbani

STRUCTURAL ENGINEER

PARAMOUNT ENGINEERING LLC
7322 SOUTHWEST FREEWAY
SUITE 1050
HOUSTON, TEXAS 77074
Phone: (713) 272-7184
Fax: (713) 995-4744

Contact:
MOHAMMAD MURZA

ELECTRICAL / PLUMBING ENGINEER

TRIMCOS
11222 RICHMOND AVE.
SUITE 225
HOUSTON, TEXAS 77082
Phone: (281) 558-9696
Fax: (281) 558-9595

Contact:

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- COVER SHEET

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- S.2 FOUNDATION DETAILS
- S.3 ROOF FRAMING PLAN
- S.4 SECTIONS
- S.5 STRUCTURAL NOTES

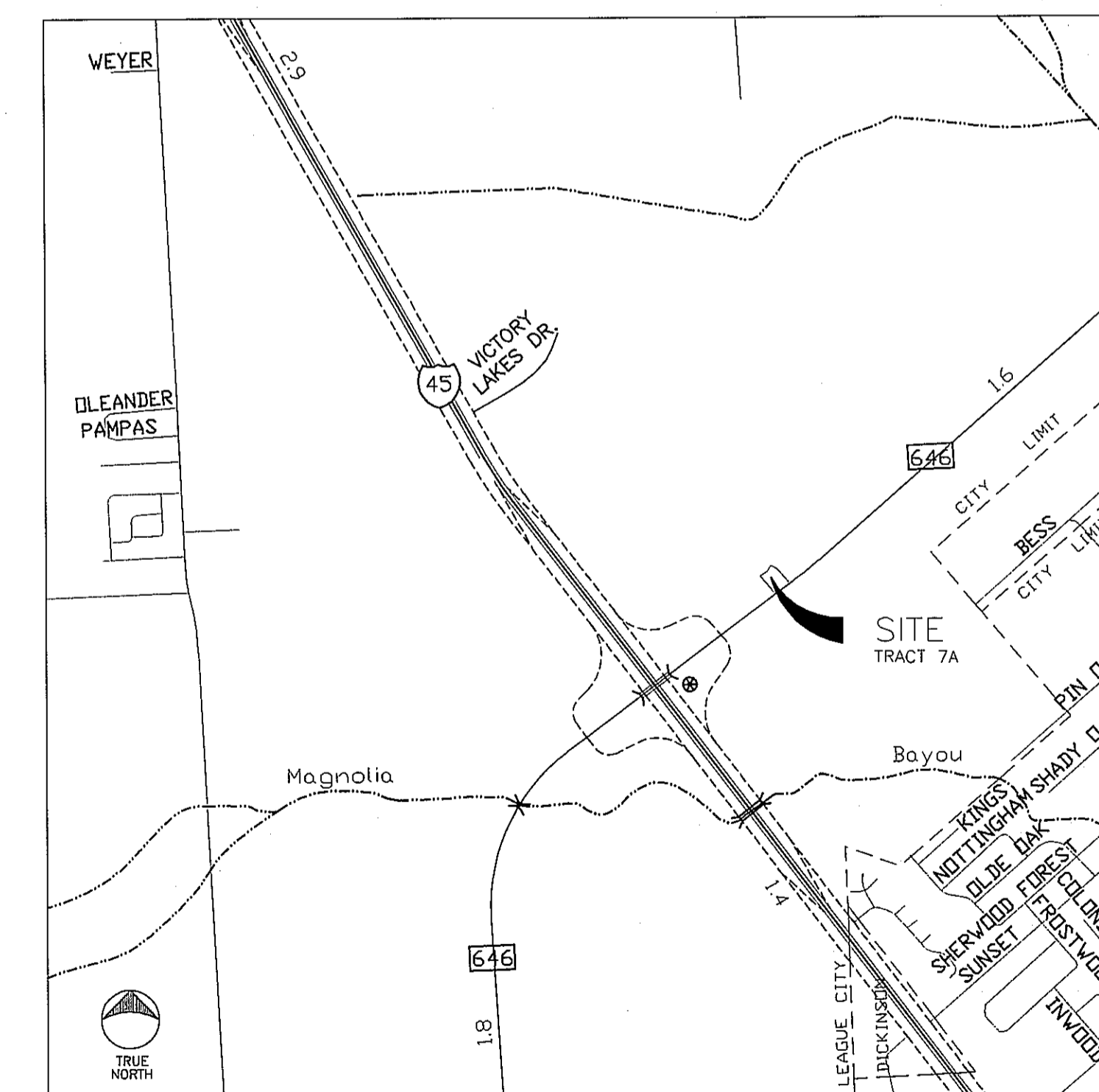
PROJECT NO.: 100501

22 OCTOBER 2010 - REVIEW, PERMIT & PRICING

NOTE.:

A PRE-CONSTRUCTION MEETING WITH CITY OF LEAGUE CITY ENGINEERING DEPARTMENT IS REQUIRED AT LEAST 10 WORKING DAYS PRIOR TO ON-SITE CONSTRUCTION ACTIVITIES. CALL (281) 554-1444 FOR A MEETING DATE AND TIME.

VICINITY MAP - N.T.S.



KEY MAP # 699-A

JACK MURPHY, P.E. - CITY ENGINEER

DATE

SCHLOTZSKY'S in VICTORY LAKES TOWN CENTER

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SHEET INDEX

- COVER SHEET

Civil (CONSULTANT TO OWNER)

C-1 SITE UTILITY & GRADING LAYOUTS
C-2 CONSTRUCTION & EXPANSION JOINT LAYOUT AND DETAILS
P-1 PHOTOMETRIC SURVEY

Architectural

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A1.0 SITE PLAN
A1.1 SITE DETAILS
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS

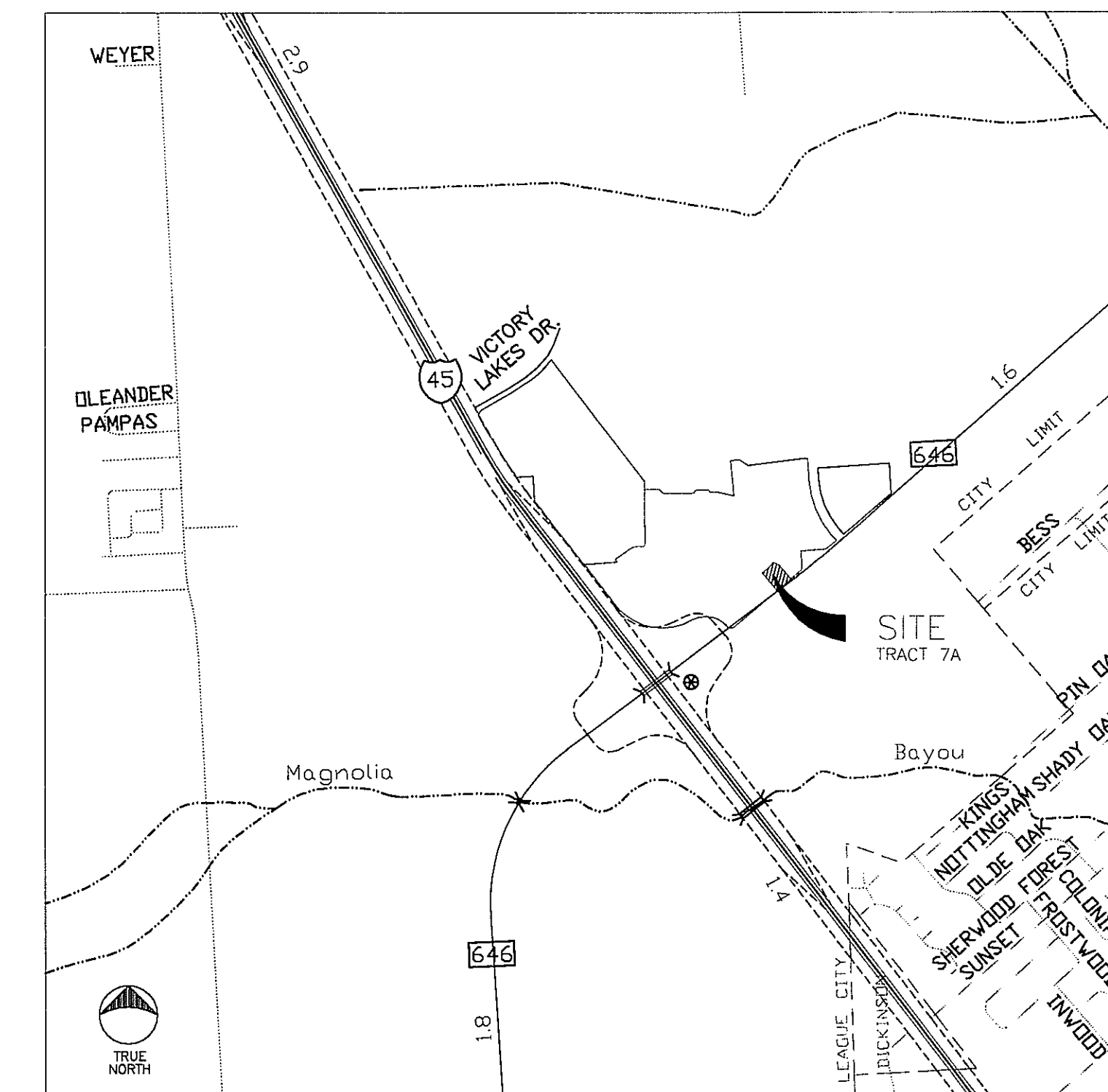
PROJECT NO.: 100501

15 NOVEMBER 2010 - REVIEW, PERMIT & PRICING

NOTE.:

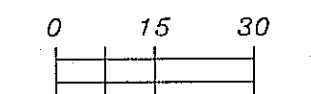
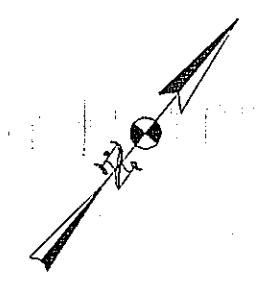
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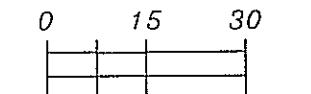
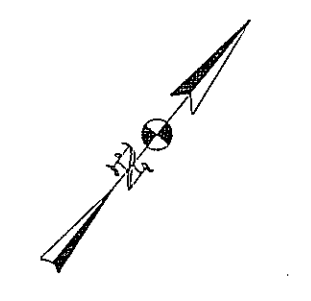
Jack C. Murphy, P.E.
JACK MURPHY, P.E. - CITY ENGINEER
12-08-10
DATE



SCALE: 1" = 30'

PROPOSED
15,900 SQ. FT.
CONCRETE
PAVEMENT

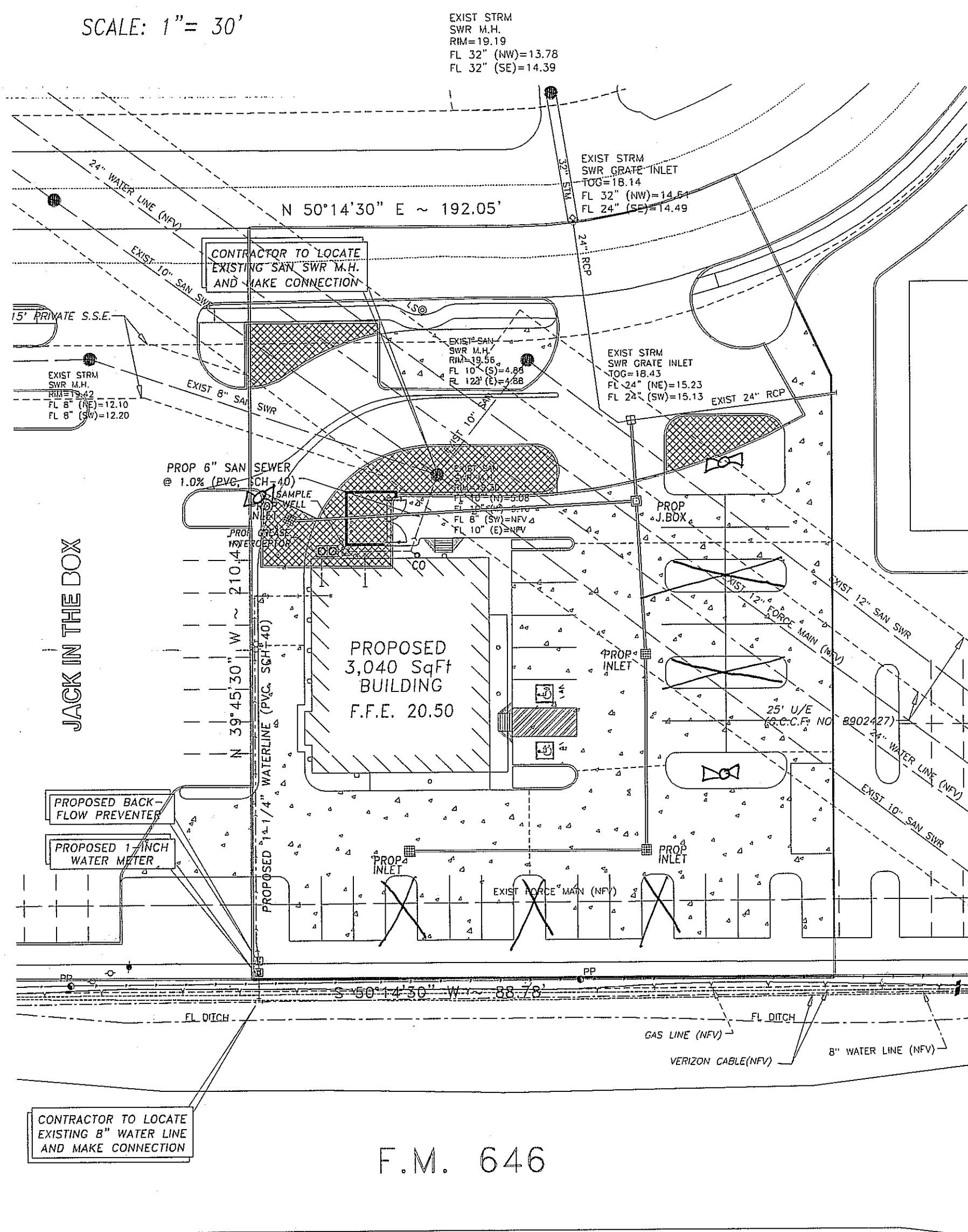
- LEGENDS:
- REMOVE PAVEMENT & ASSOCIATED CURBS
 - PROPOSED PAVEMENT



SCALE: 1" = 30'

0.7885 ACRE
34,343 SQ. FT.

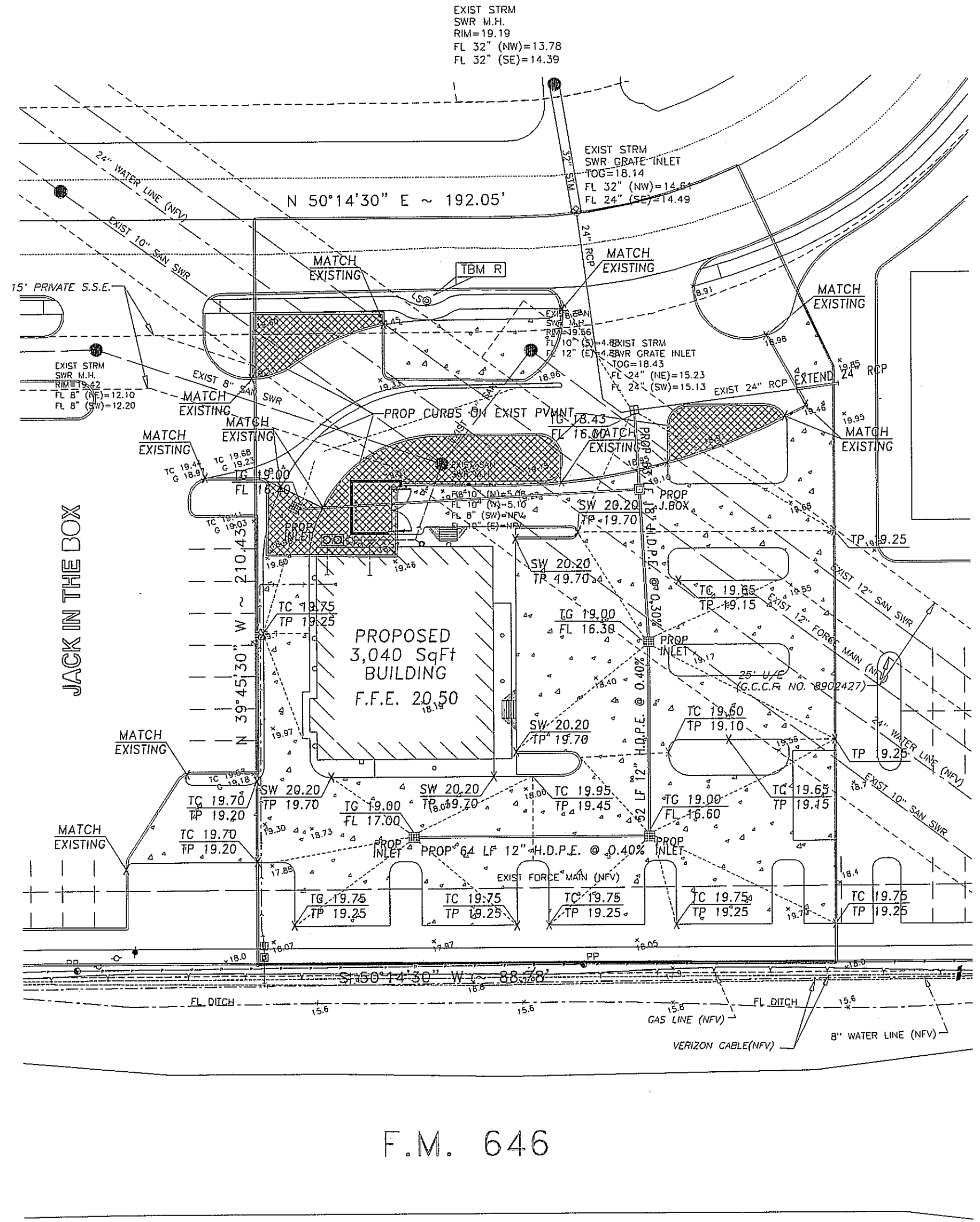
- LEGENDS:
- FG Finished Grade
 - FL Flow Line
 - TP Top of Pavement
 - TS Top of Slob
 - Type "A" Inlet
 - Type "D" Inlet
 - Storm Sewer
 - Direction of Flow
 - Pavement Edge
 - Ground Elevation
 - Proposed Elevation
 - Proposed Flow Line



F.M. 646

SITE UTILITY LAYOUT

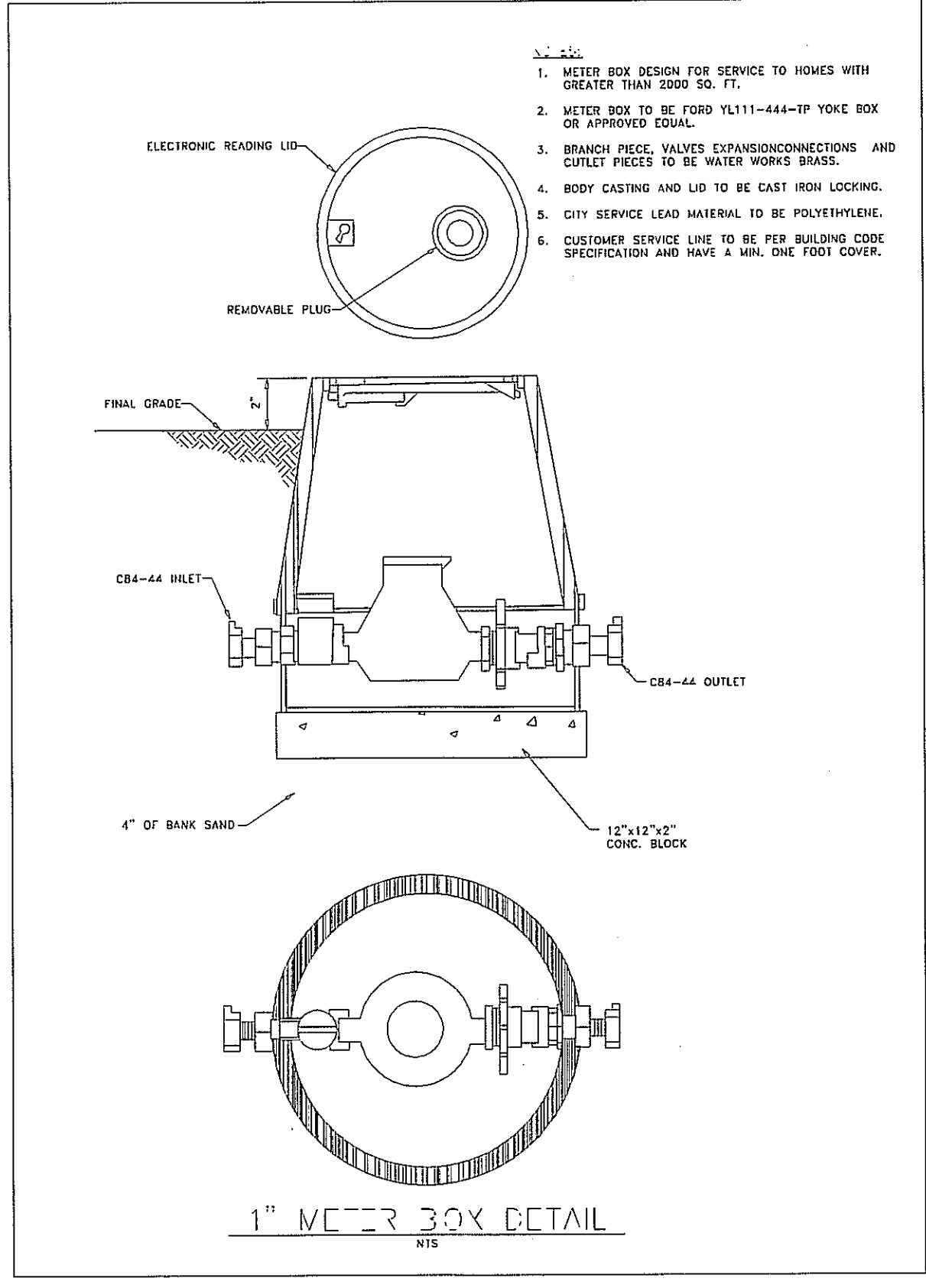
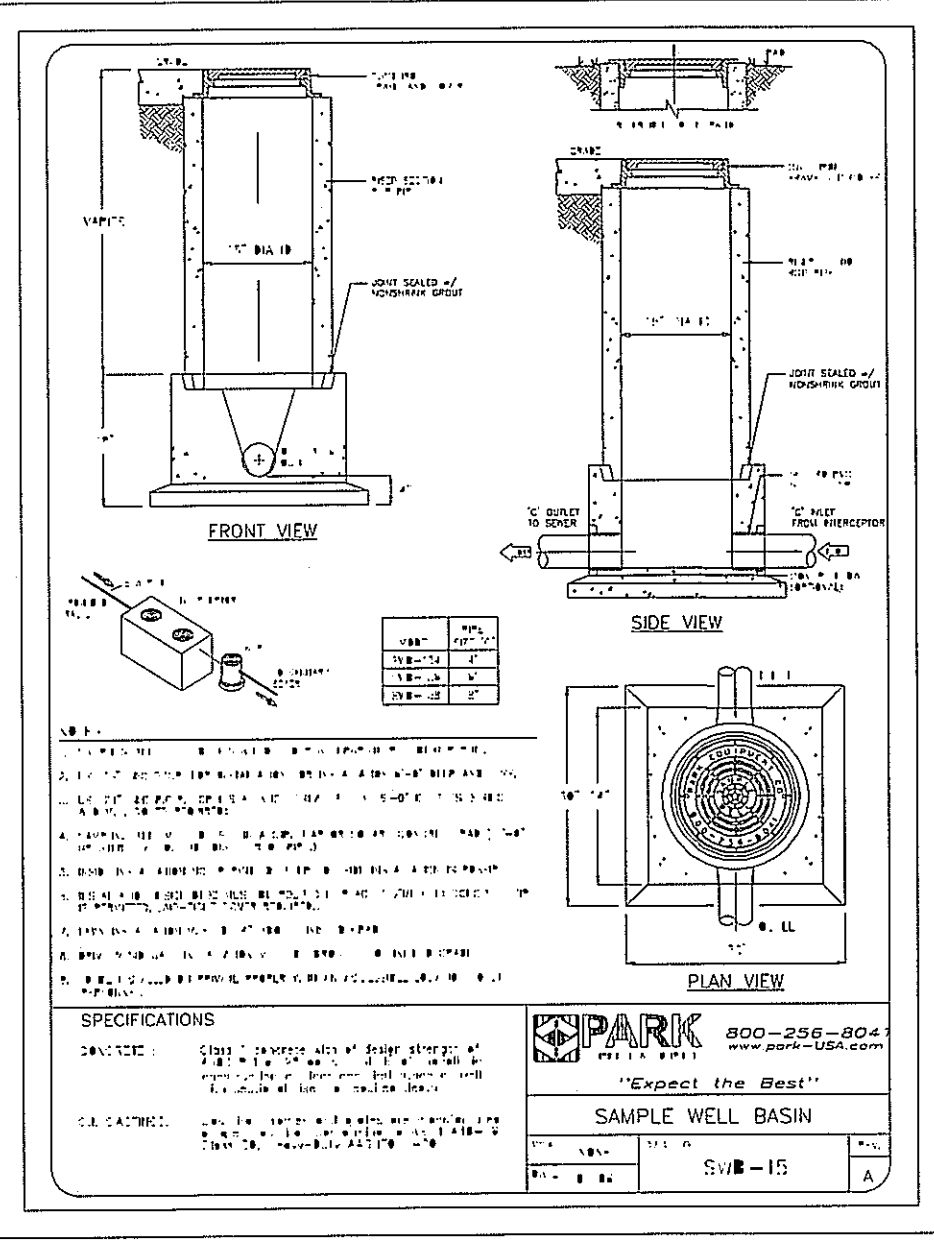
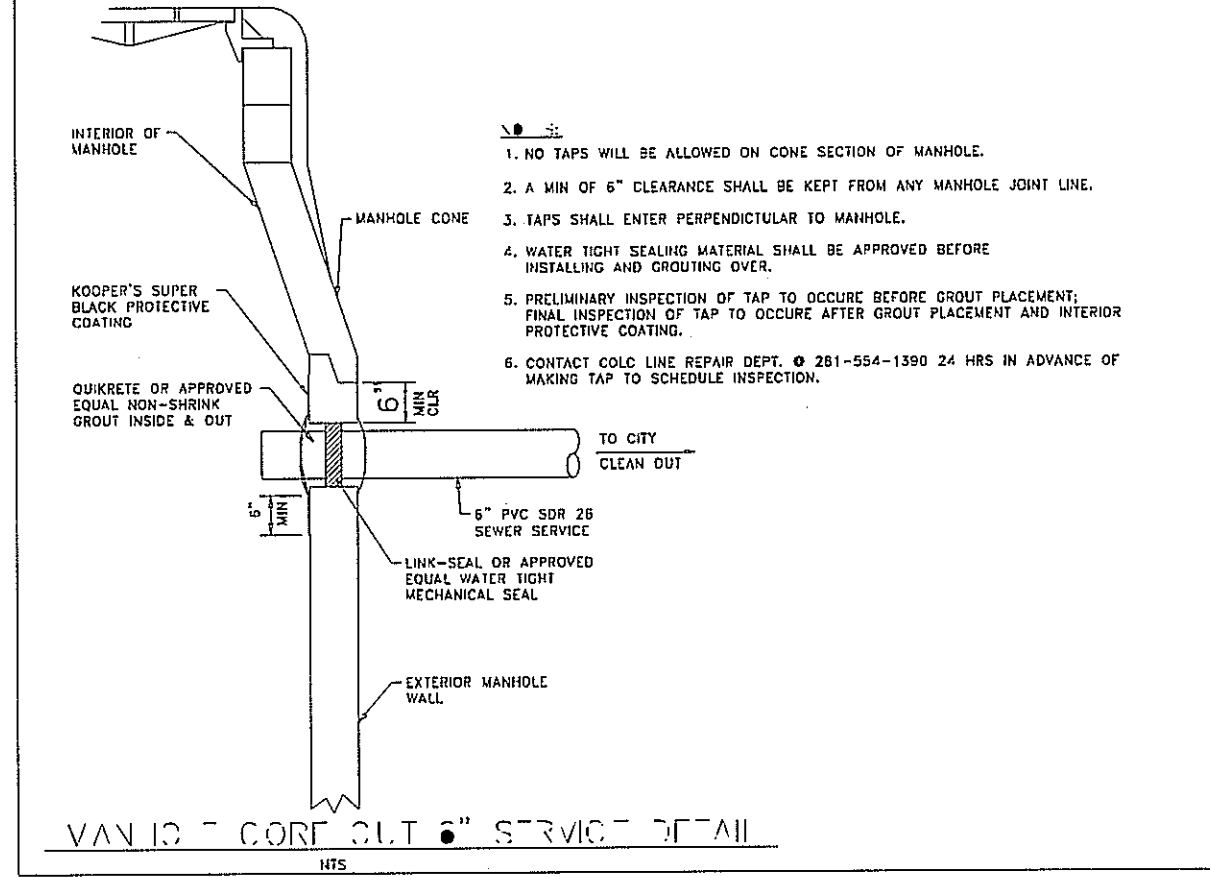
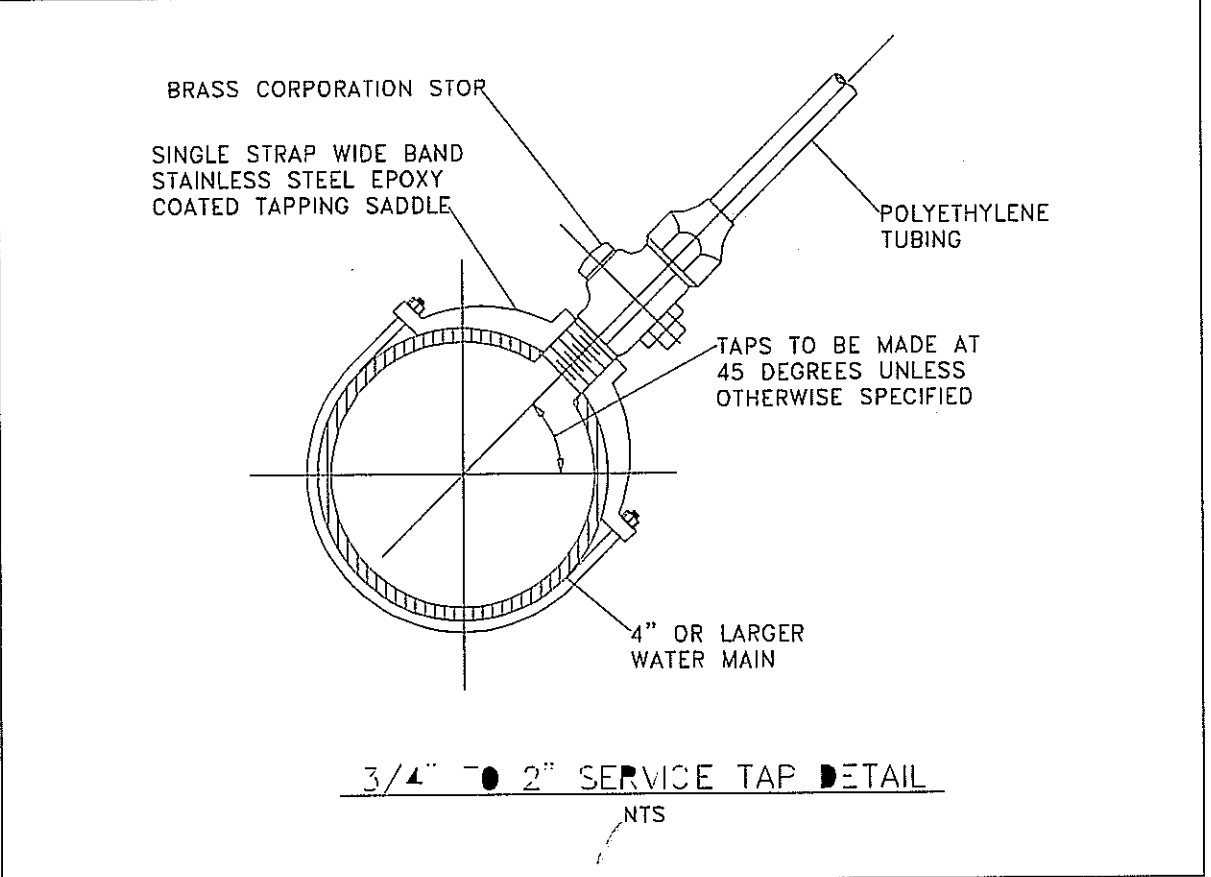
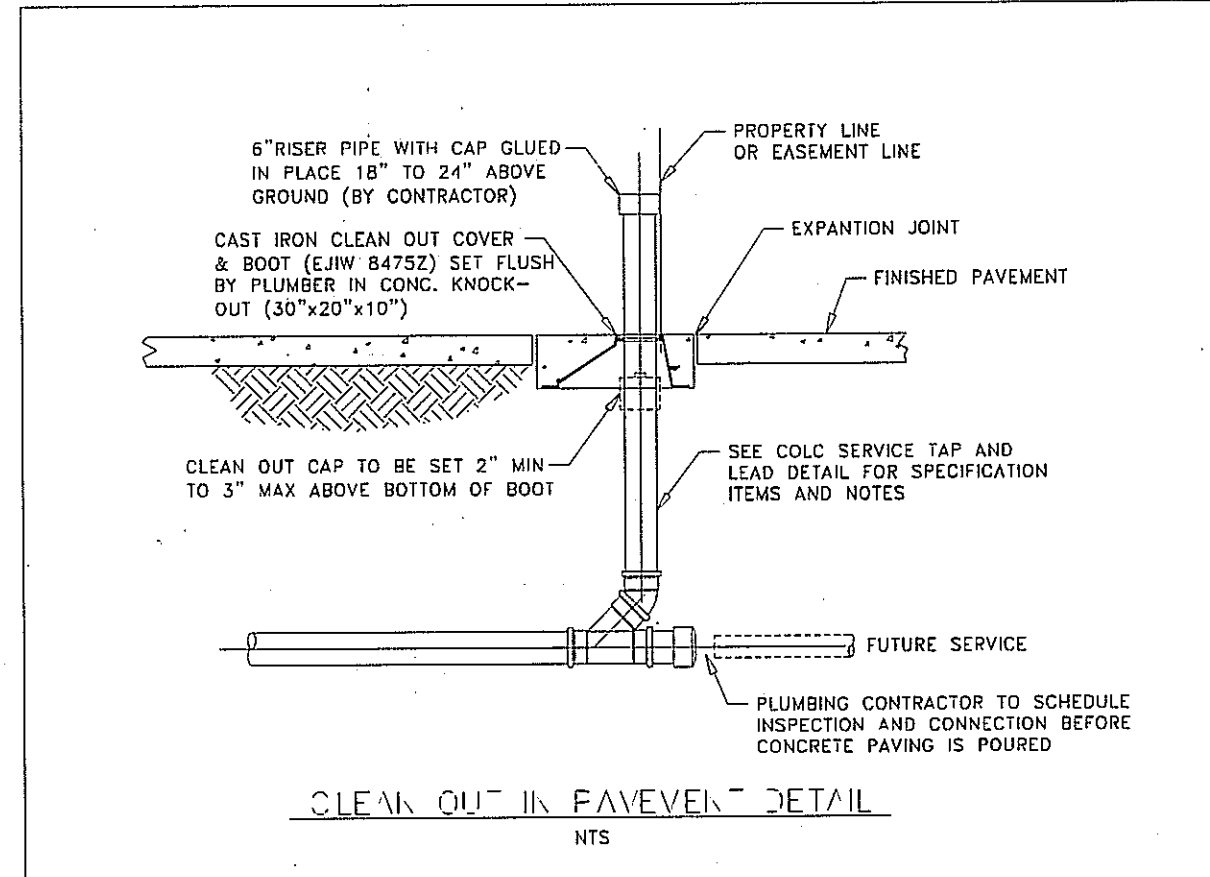
SCALE: 1" = 30'



F.M. 646

SITE GRADING LAYOUT

SCALE: 1" = 30'



LEGAL DESCRIPTION:
 LOT 2, BLOCK 1, VICTORY LAKES
 TOWN CENTER, SECTION ONE,
 FILM CODE NUMBER 2006A/207
 MAP RECORDS,
 GALVESTON COUNTY, TEXAS

REFERENCE BENCHMARK
 HGCS 57 (NGS PID AW5499)
Elevation: 12.23 FT
 1987 Adjustment - Texas South Central / NGVD 29

Description:
 A STAINLESS STEEL ROD INSIDE OF A
 ONE-INCH PVC SLEEVE ENCASED IN A
 5-INCH PVC PIPE WITH CAP STAMPED
 "HGCS 57 1987" AT THE INTERSECTION
 OF NEVADA STREET AND TERMINI STREET
 AT THE POST OFFICE IN DICKINSON, TEXAS

TEMPORARY BENCHMARKS
 TBM R:
 NORTH BOLT ON LIGHT STANDARD.
 ELEVATION = 22.17'

FLOOD PLAIN NOTE:
 This Property lies within "Zone X" areas determined
 to be OUTSIDE the 100-year floodplain, according
 to the "Flood Insurance Rate Map" No.485488-
 0030-E, Effective Date: September 22, 1999.
 The nearest 100-Year BFE is 12.0 Feet.

SCHLOTZSKY'S
 F.M. 646, EAST OF IH-45
 League City, Texas 77573
PROPOSED RESTAURANT

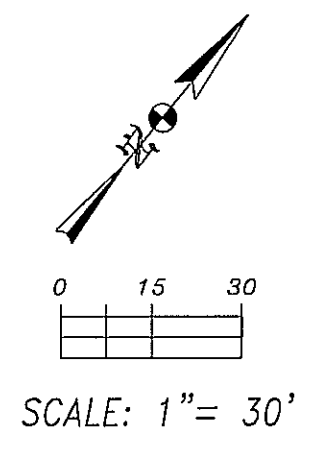
HRS and Associates,
 Civil, Traffic Engineering, and Consulting
 8318 Ivan Field Drive
 Houston, Texas
 Phone: (713) 466-9776
 Fax: (713) 466-3299
 E-mail: hrsassociates@aol.com
 FIRM NAME: HRS and Associates,
 FIRM REGISTRATION NUMBER: F-4093

Seal:
 Signature:

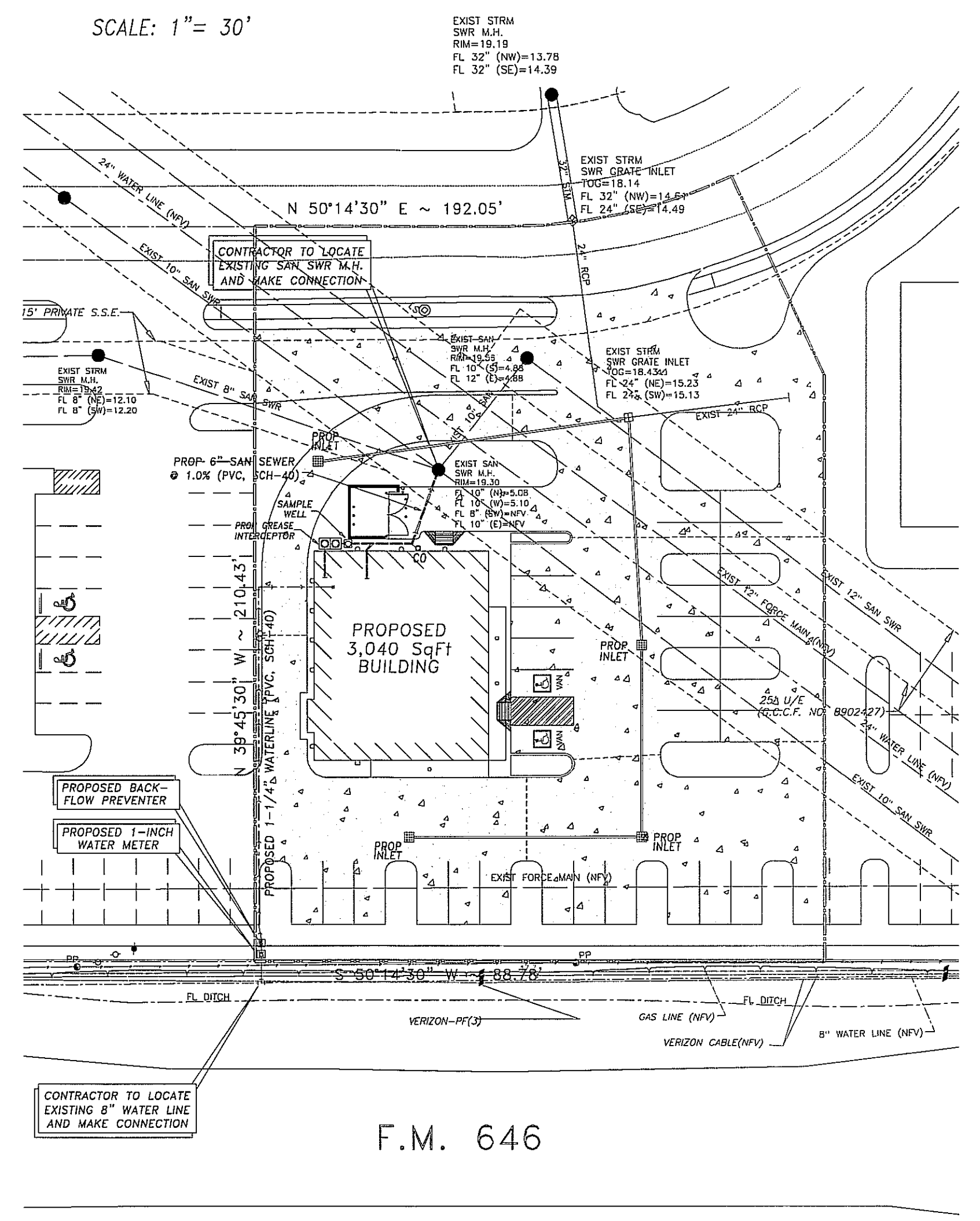
NO	REVISION	DATE
2	REVISED ELEVATIONS PER CONTRACTOR'S TOPO.	Jan. 17, 2011
1	REVISED PER CITY OF LEAGUE CITY COMMENTS.	Oct. 7, 2010
0	COMPLETED SITE UTILITY & GRADING LAYOUT.	July 6, 2010

SITE UTILITY & GRADING LAYOUTS
 SCALE: 1" = 30'
 PROJ. NO. 2010-0702
 SHEET 1 OF 2

C-1



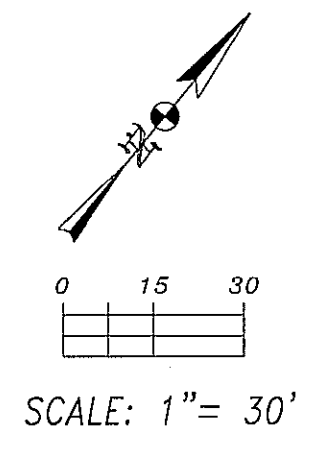
PROPOSED
21,000 SQ.Ft.
CONCRETE
PAVEMENT



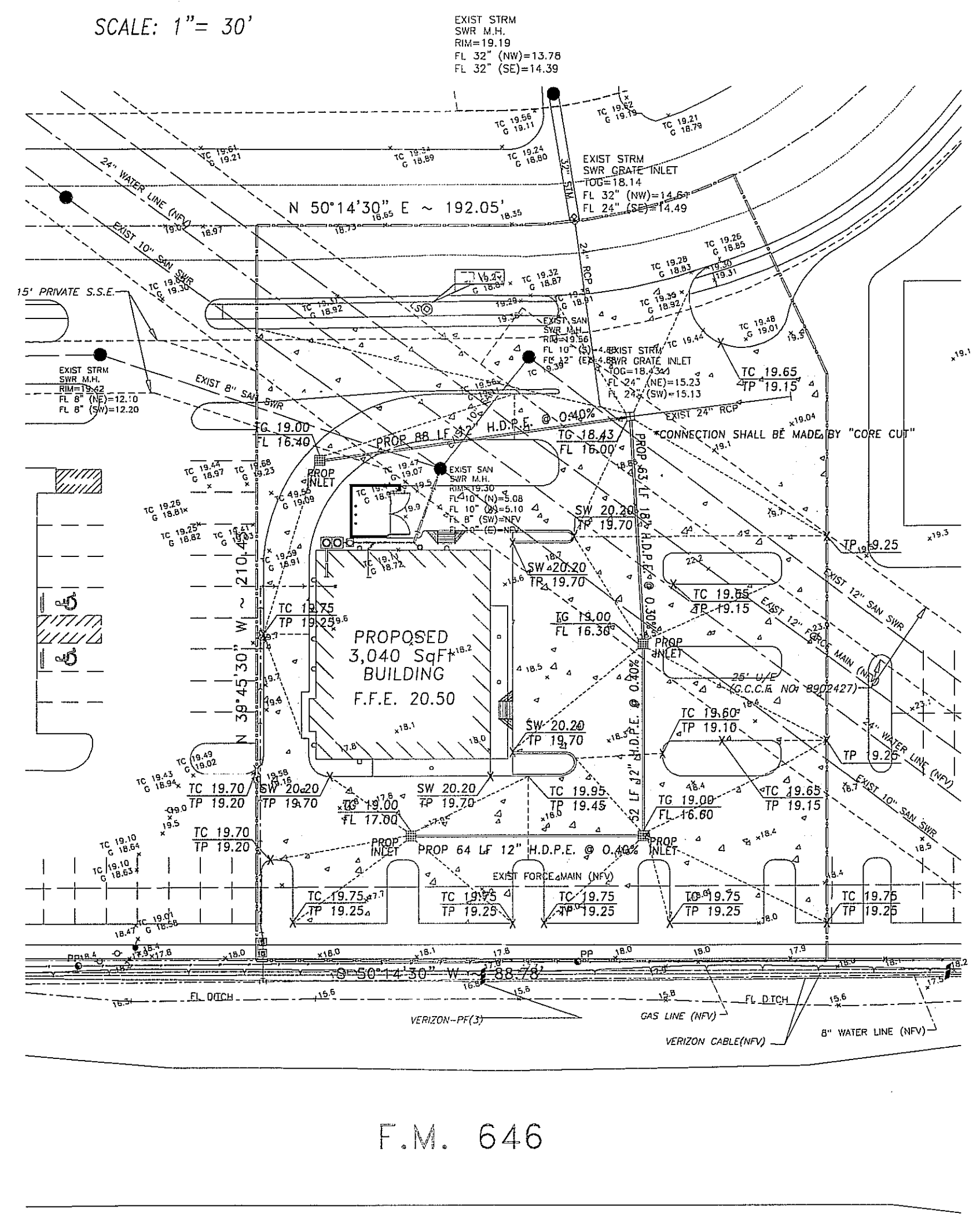
F.M. 646

SITE UTILITY LAYOUT

SCALE: 1" = 30'



0.7835 ACRE
34,348 SQ. FT.



F.M. 646

SITE GRADING LAYOUT

SCALE: 1" = 30'

LEGENDS:

- FG Finished Grade
- FL Flow Line
- TP Top of Pavement
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SCHLOTZSKYS

F.M. 646, EAST OF IH-45
League City, Texas 77573

PROPOSED RESTAURANT

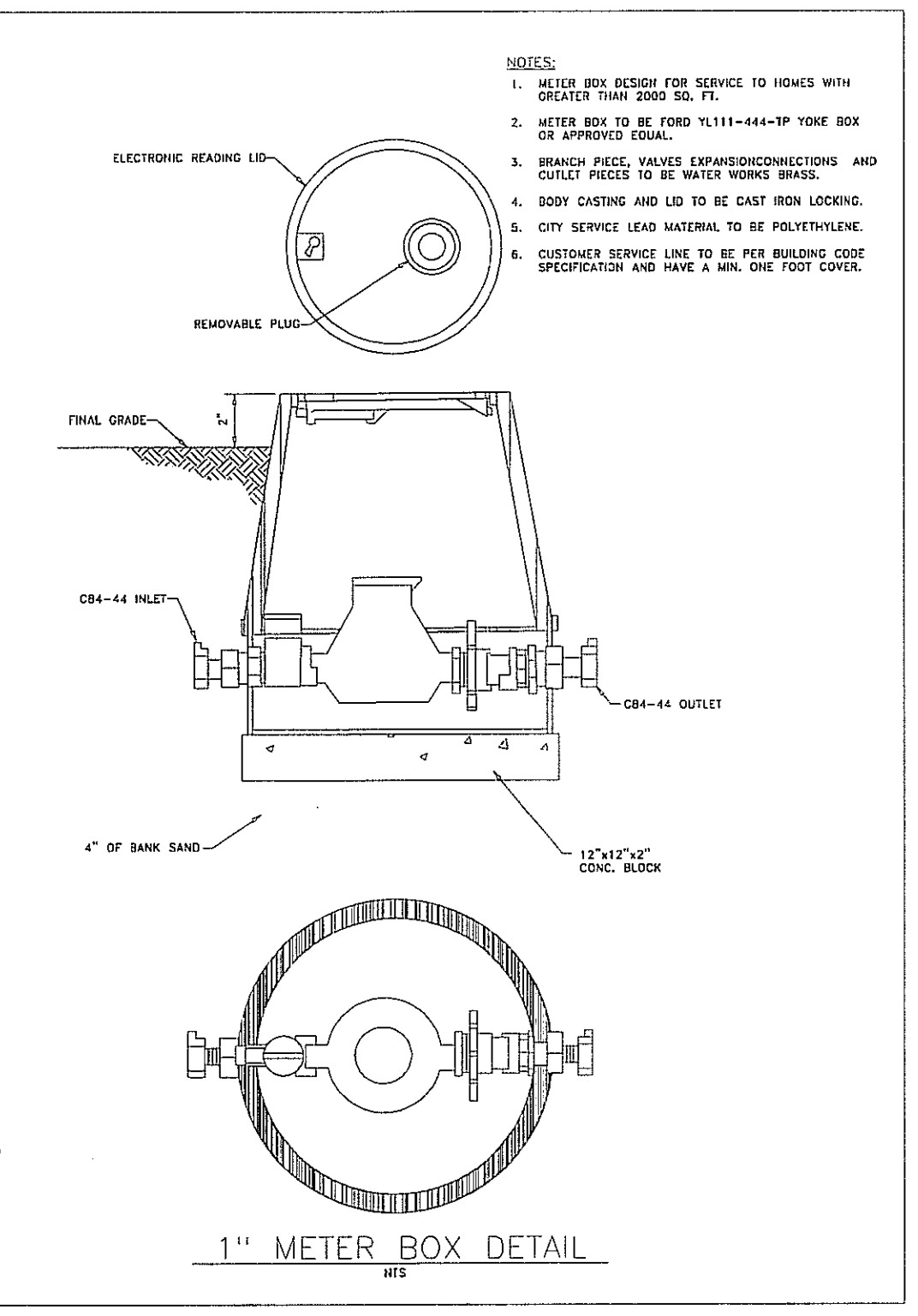
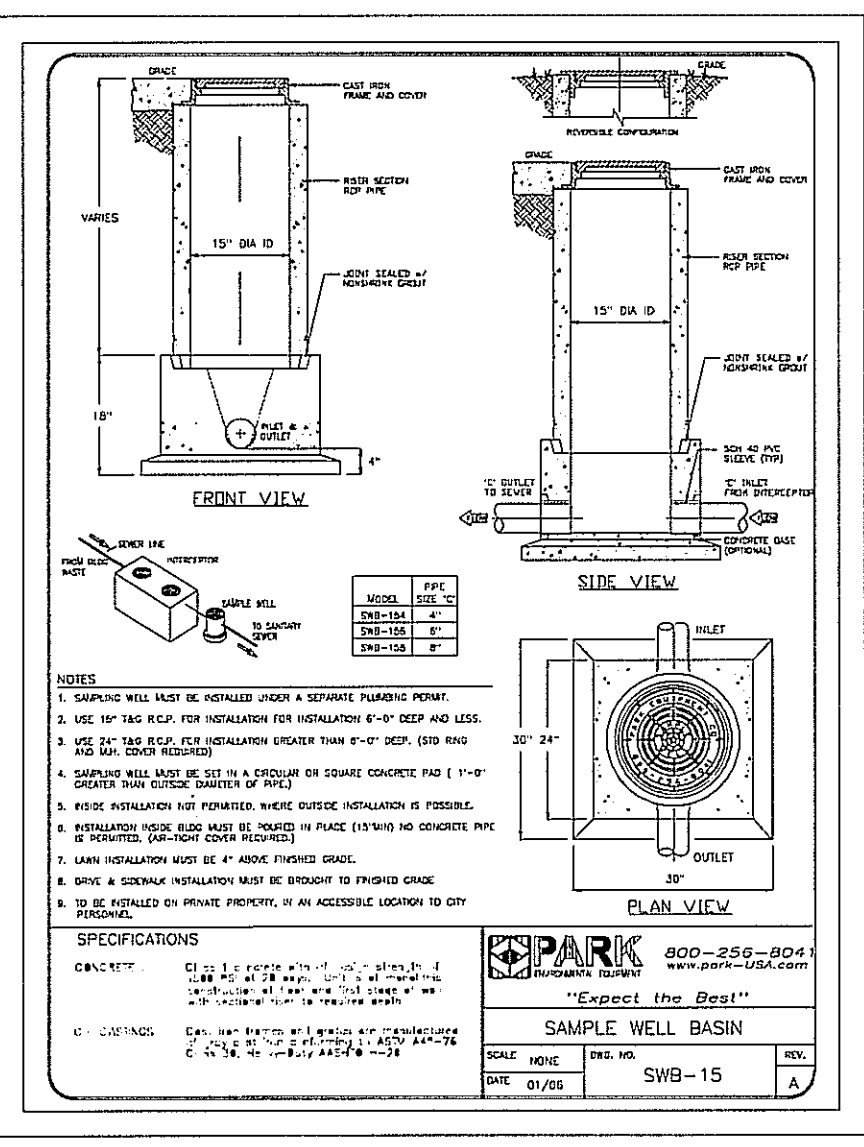
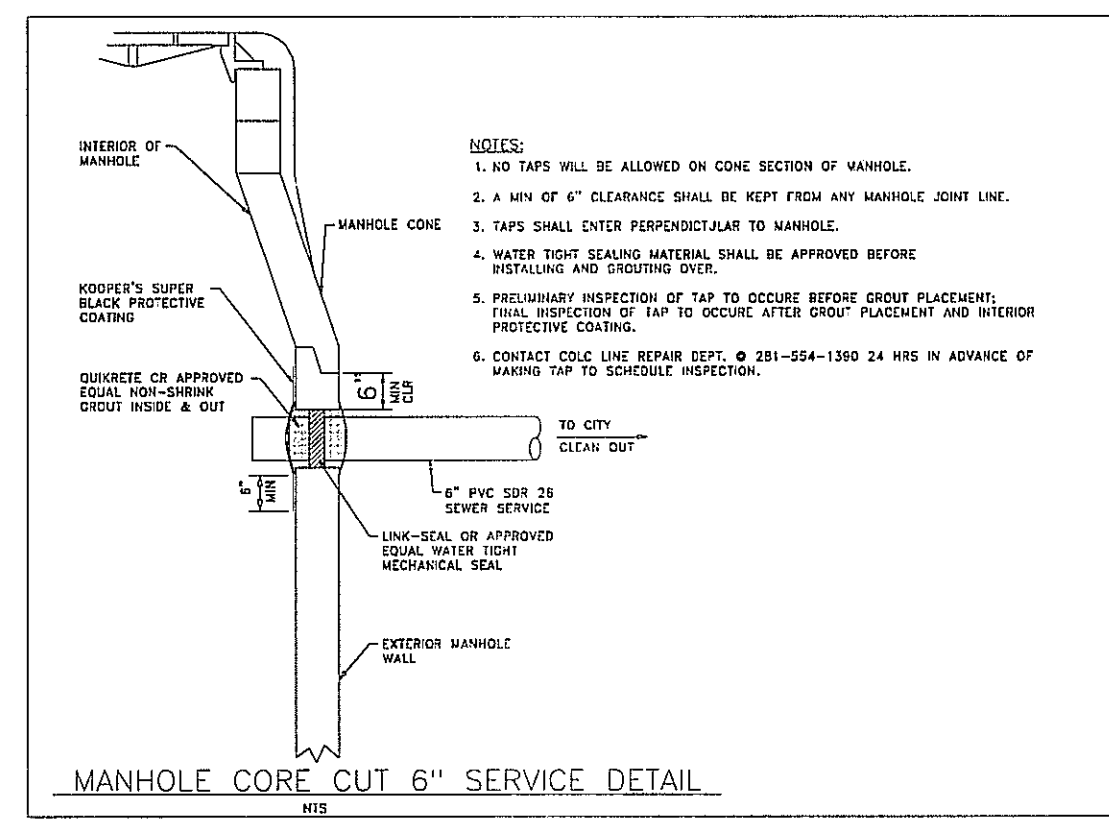
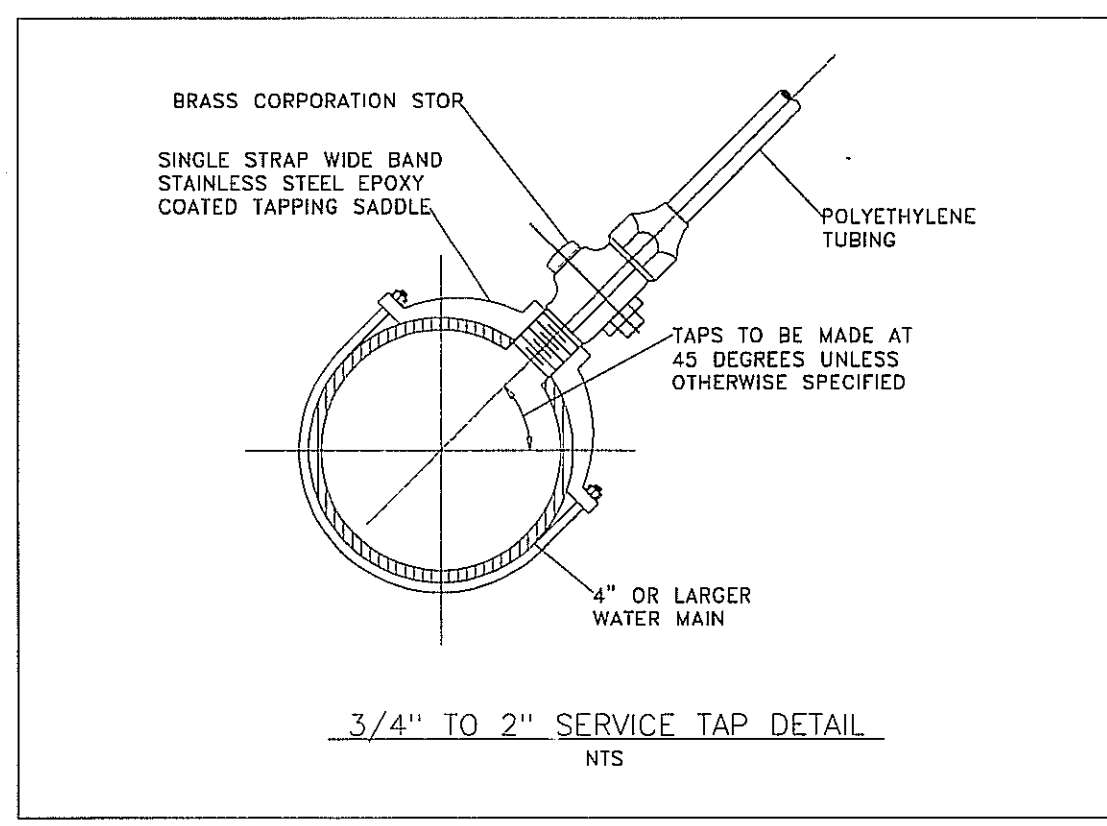
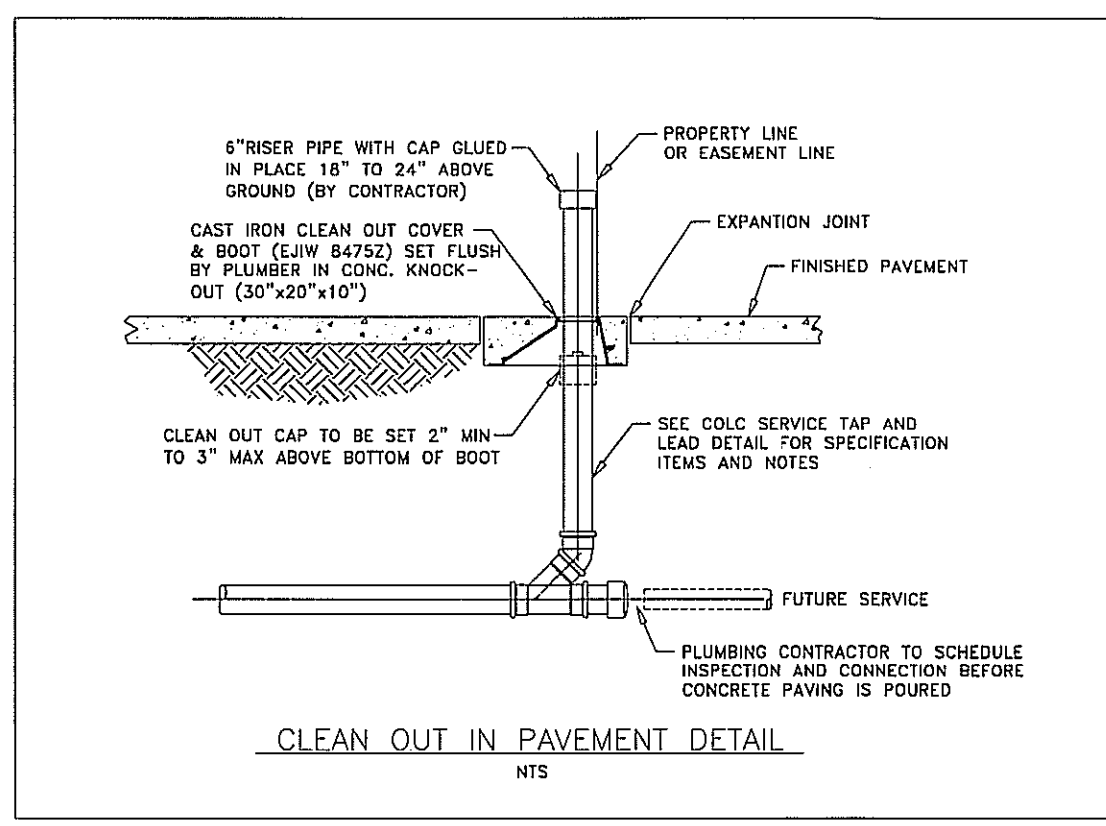
HRS and Associates,
Civil, Traffic Engineering, and Consulting

8318 Van Field Drive
Houston, Texas
Texas 77040-1509
E-mail: hrsassociates@aol.com

FIRM NAME: HRS and Associates,
FIRM REGISTRATION NUMBER: F-4093

Seal:

Signature: *David Shotton*
Date: Nov. 18, 2010



NO	REVISION	DATE
1	REVISED PER CITY OF LEAGUE CITY COMMENTS.	Oct. 7, 2010
0	COMPLETED SITE UTILITY & GRADING LAYOUT.	July 8, 2010

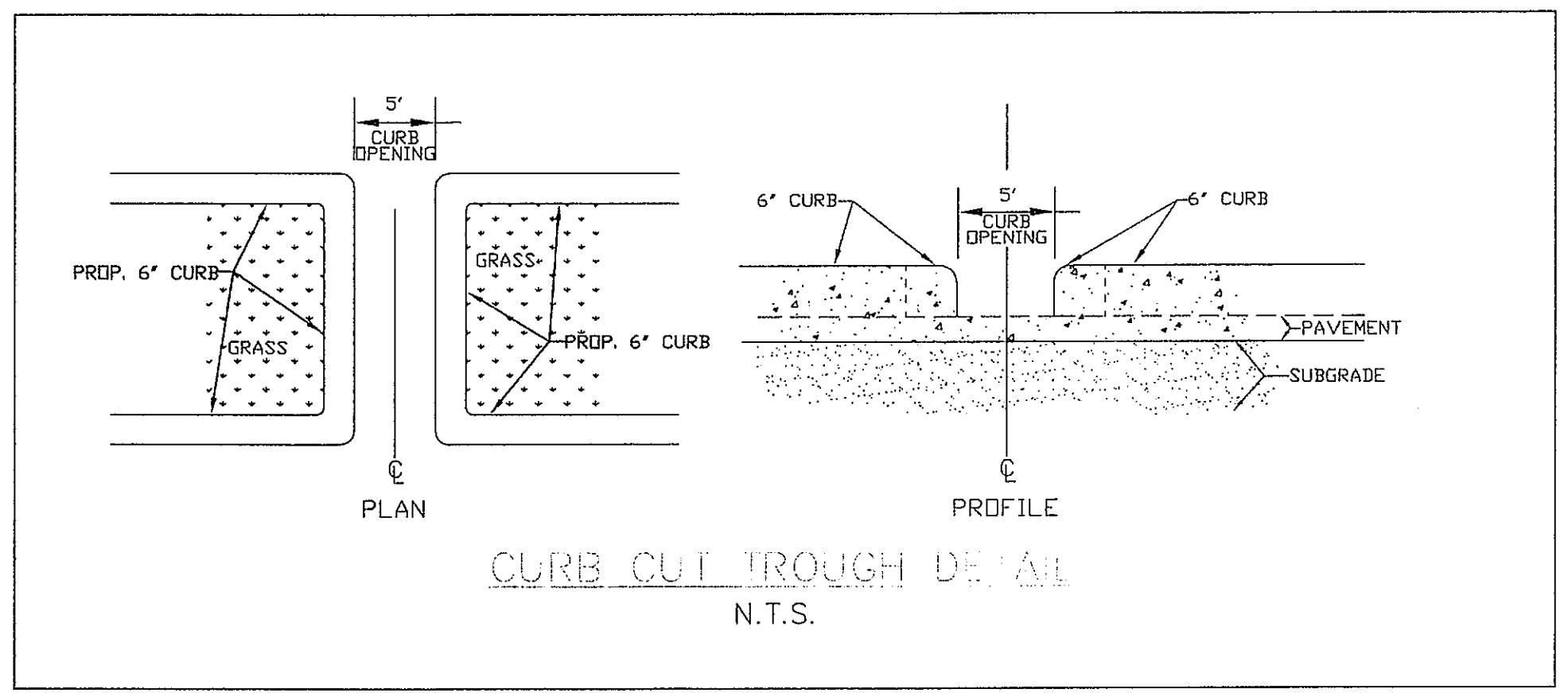
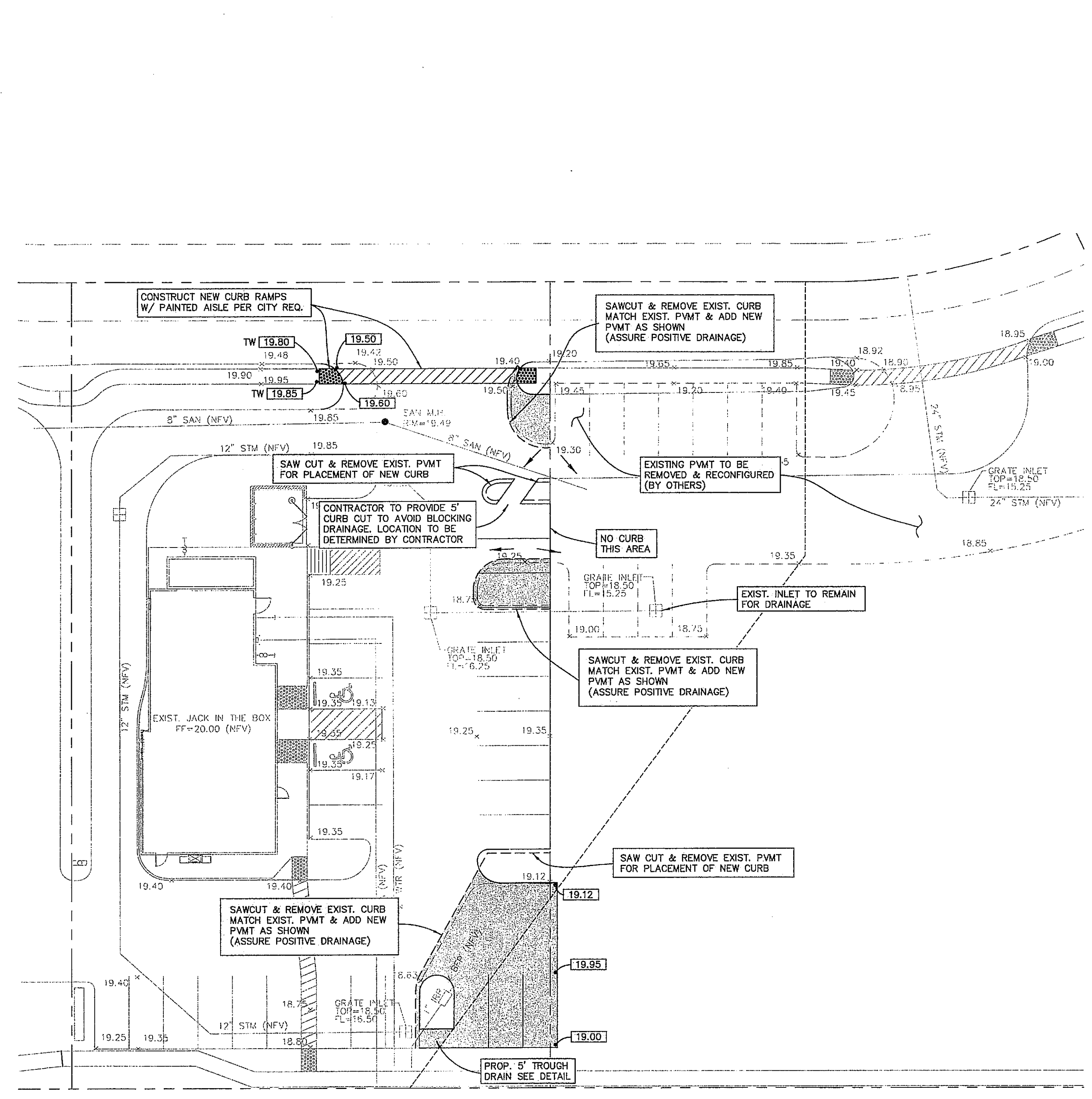
SITE UTILITY & GRADING LAYOUTS

SCALE: 1" = 30'

PROJ. NO. 2010-0702

SHEET 1 OF 2

C-1



F.M. 646

**JACK IN THE BOX
PAVEMENT MODIFICATIONS
VICTORY LAKES TOWN CENTER
LEAGUE CITY, TEXAS**

LEGEND

- EXISTING ELEV. PER PLANS (NFV)
- TOP OF PAVEMENT
- TOP OF WALK ELEV.
- DRAINAGE FLOW
- NEW PAVEMENT AREAS

NOTE:
CONTRACTOR SHALL ALSO COORDINATE WITH SOILS REPORT FOR ALL REQUIRED FILL, COMPACTION AND LINE STABILIZATION UNDER PROPOSED PAVING SECTIONS.

NOTE: A
ALL ISLANDS TO BE RAISED ABOVE TOP OF CURB FOR DRAINAGE COORD W/ LANDSCAPE DWGS FOR RMITS.

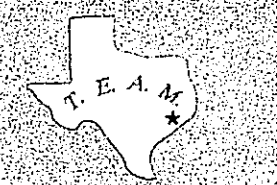
NOTE:
ALL SIDEWALKS SHALL HAVE A MAXIMUM GROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.

NOTE:
CONTRACTOR TO FIELD VERIFY ALL CRITICAL EXISTING ELEV'S, LOCATION AND FLOWLINES OF EXISTING STORM SEWER AND SANITARY SEWER, BEFORE COMMENCING ANY CONSTRUCTION.

CONTRACTOR TO ASSURE POSITIVE DRAINAGE AROUND ALL ISLAND TO ALL INLETS

NOTE:
EXISTING ELEVATIONS & UTILITIES SHOWN ARE FROM ORIGINAL DESIGN PLANS & HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS TO ASSURE NO CONFLICTS EXIST.

TEXAS ENGINEERING & MAPPING CO.
REGISTRATION # F-2906

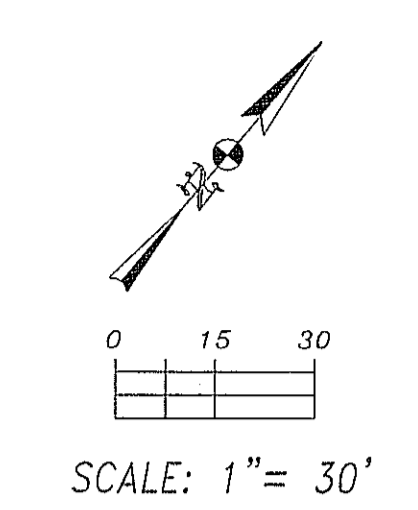
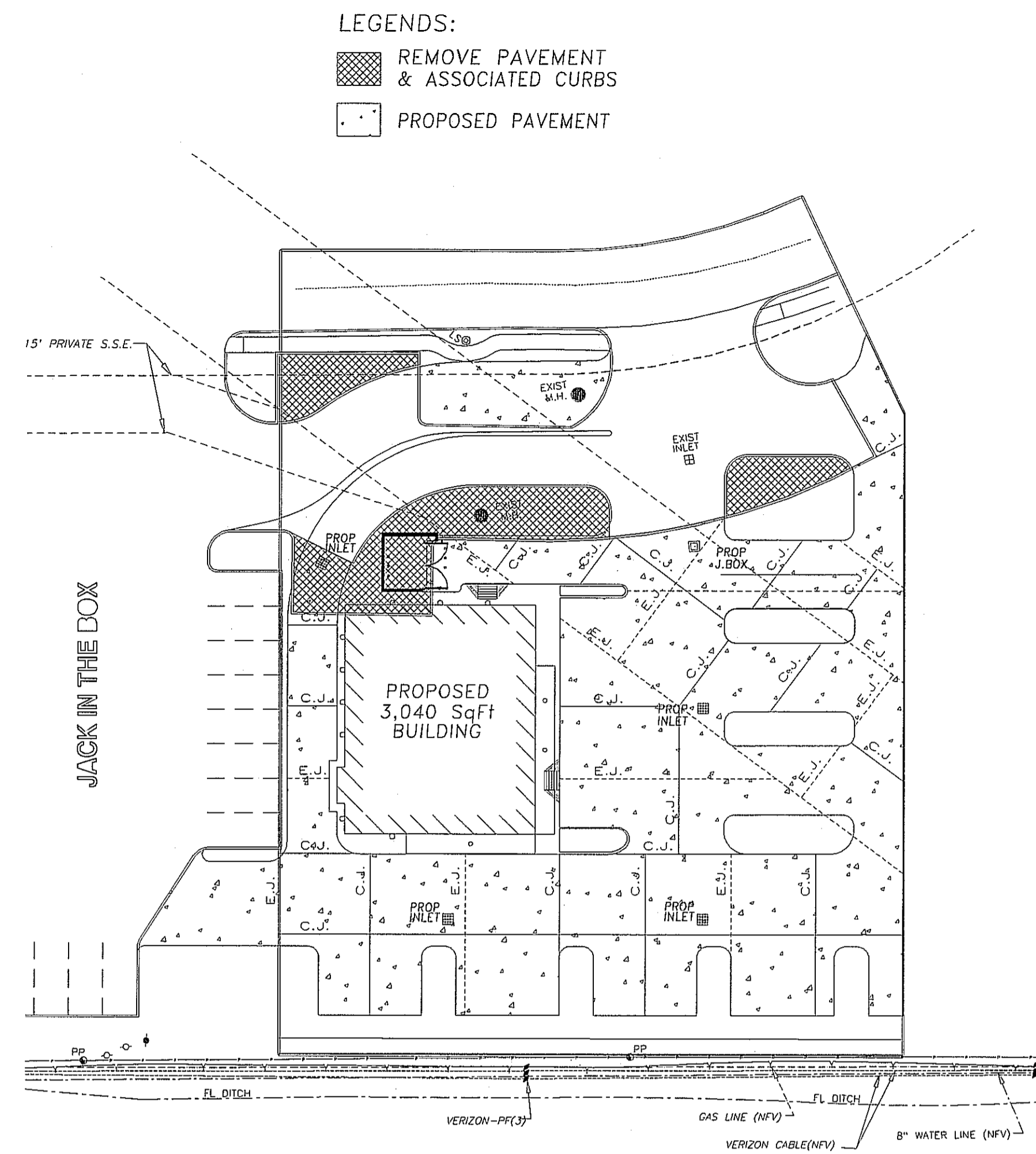
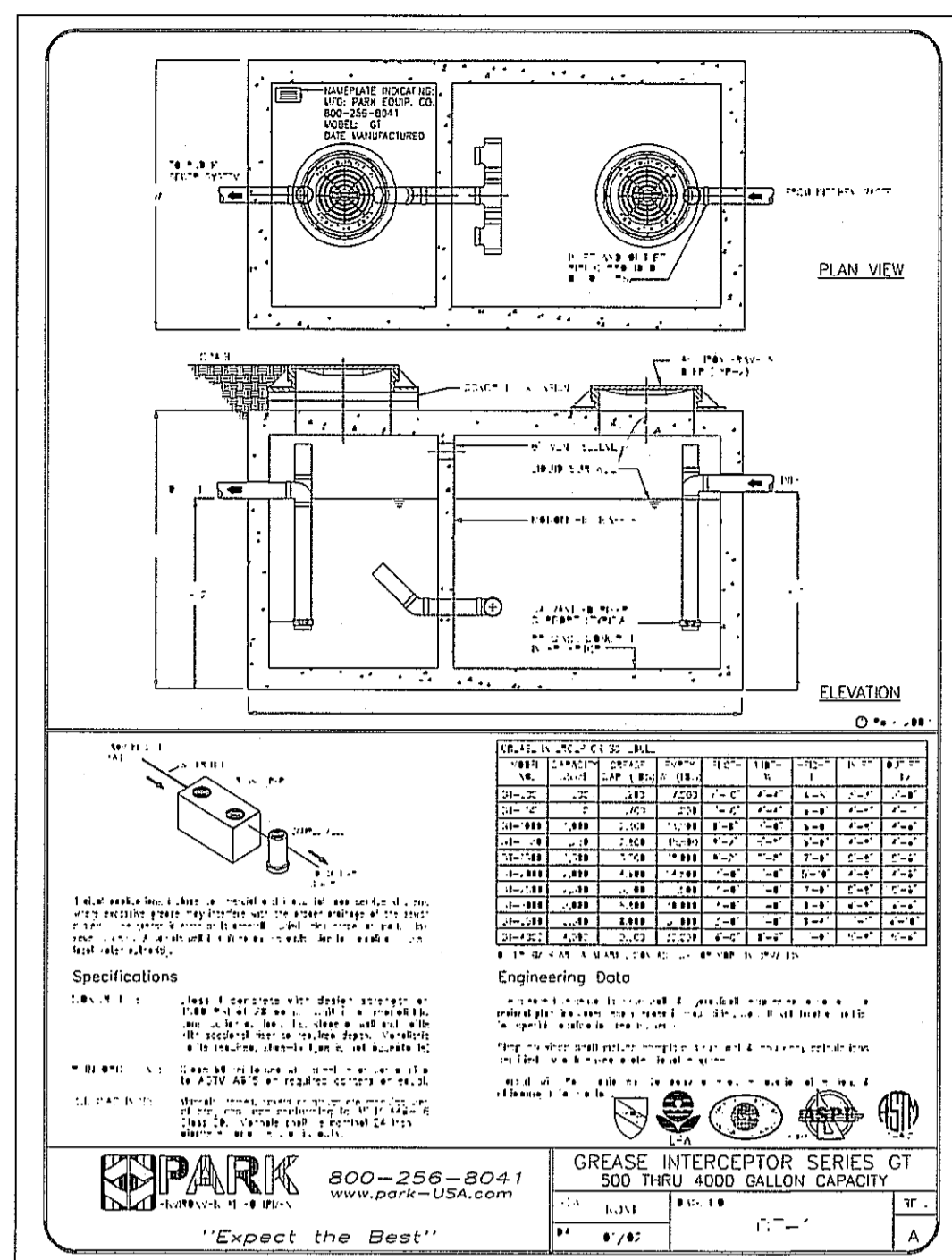
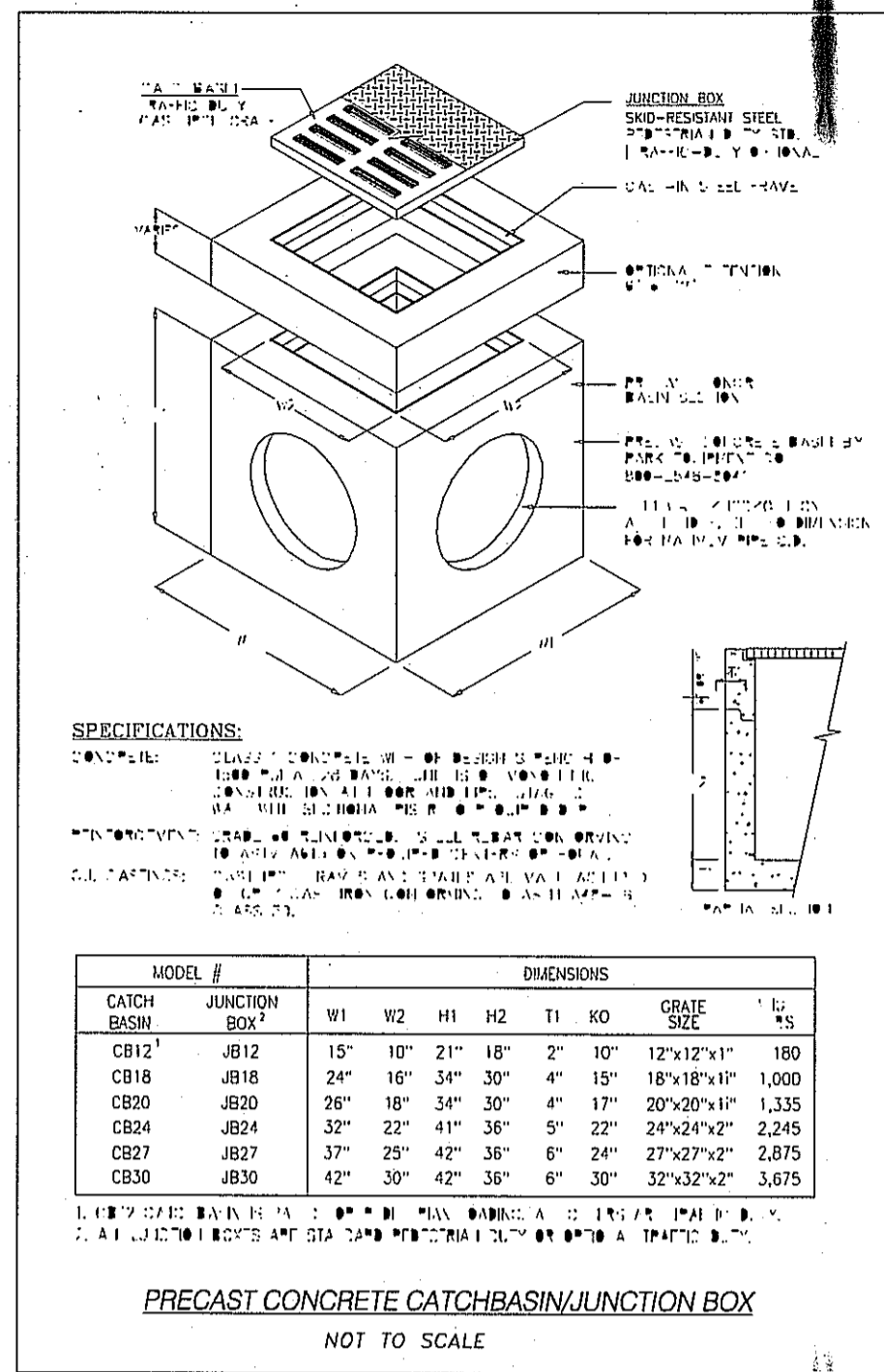


TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2625 FAX: (281) 491-2535

DRAWN BY: RSS
DATE: 11/10/10
JOB NO: 356-980
REVISION DATE: N/A

C-1
GRADING & DRAINAGE

C-1 GRADING & DRAINAGE
Scale 1" = 20' JOB NO: 356-980



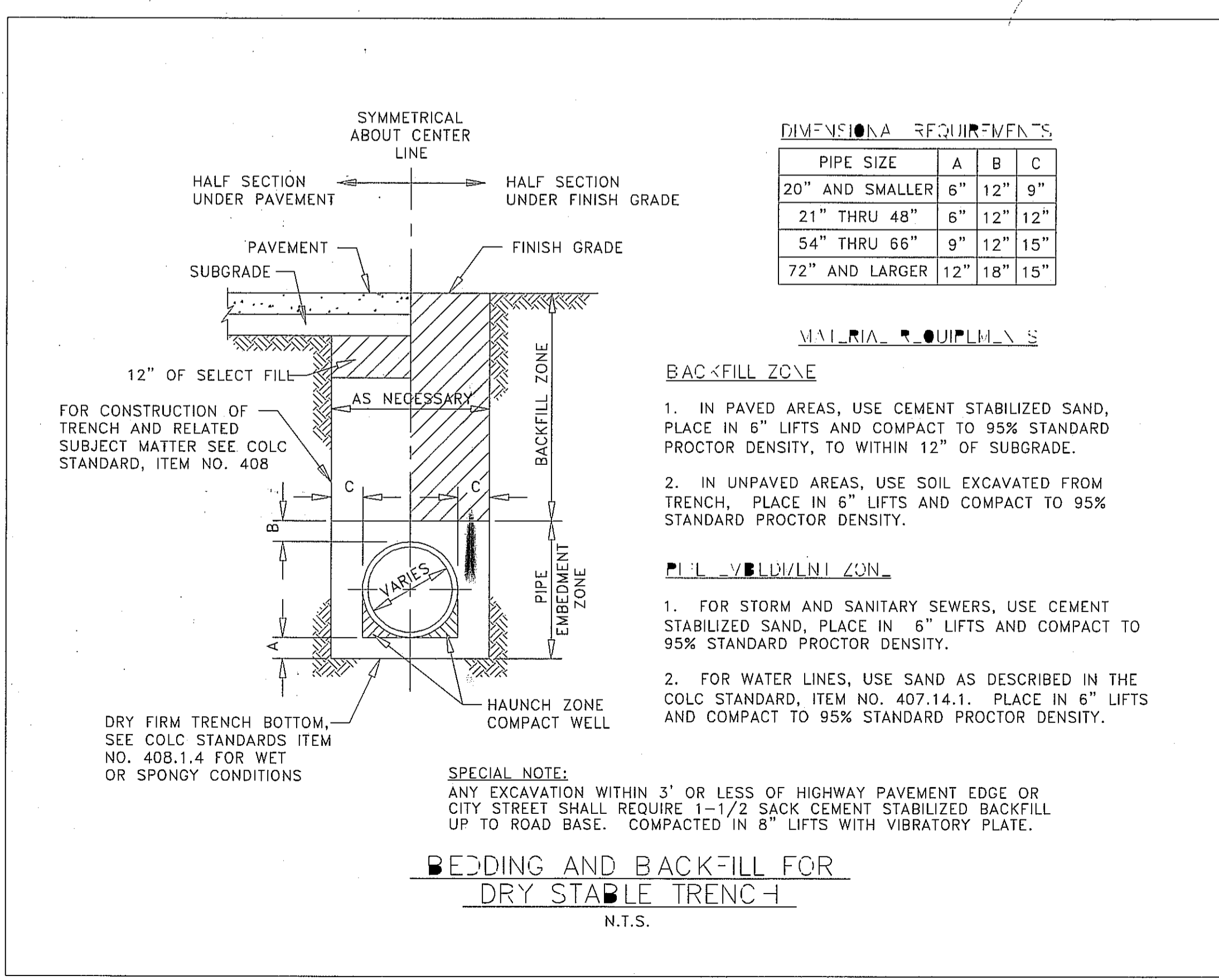
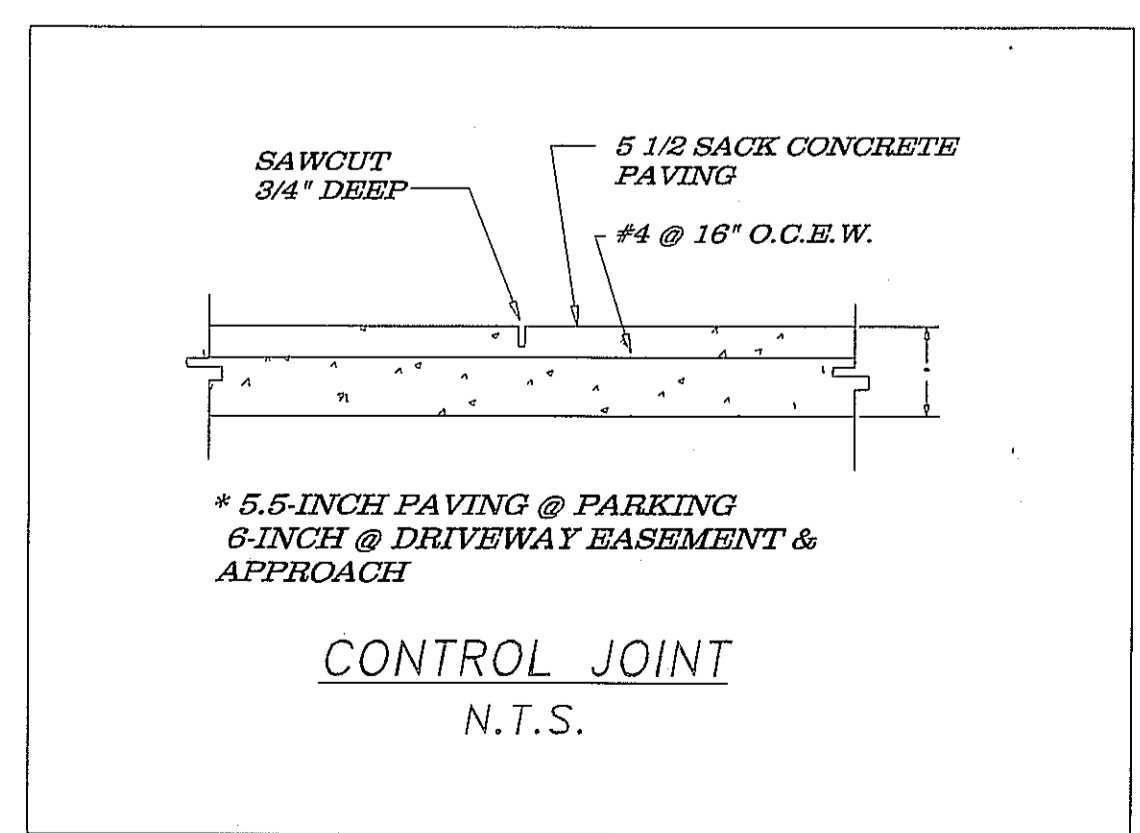
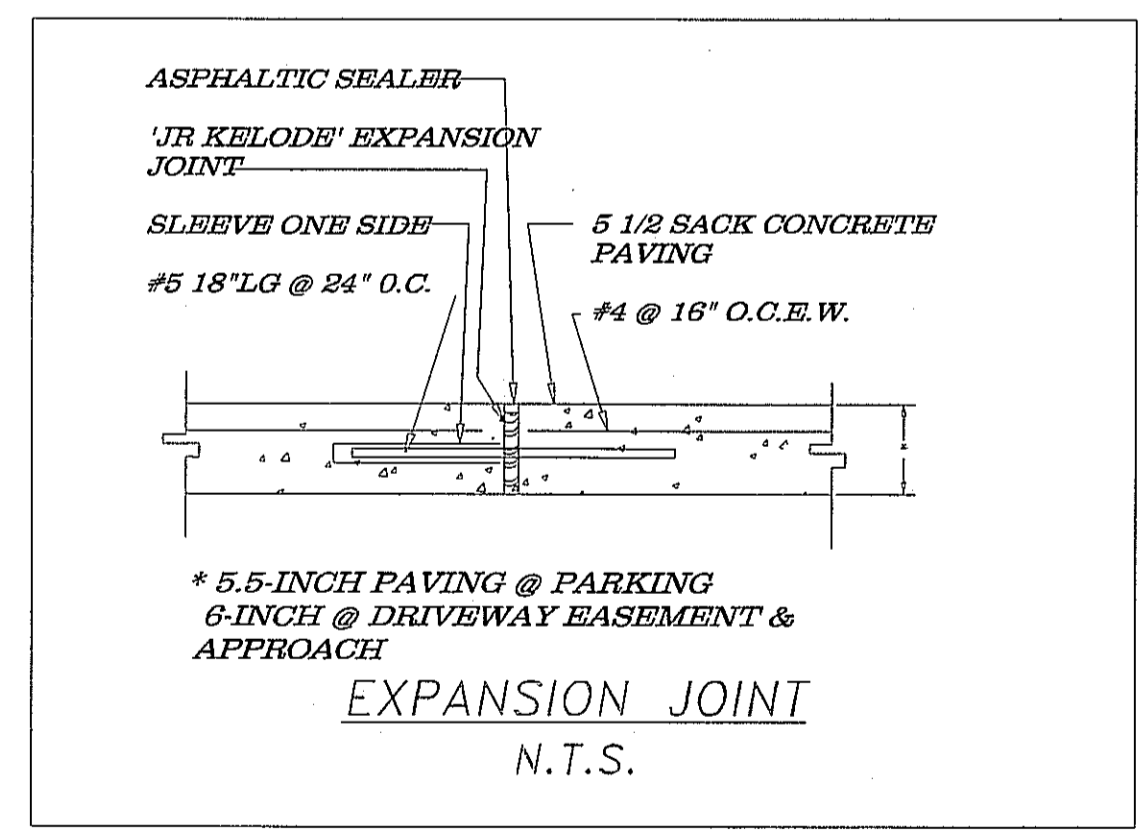
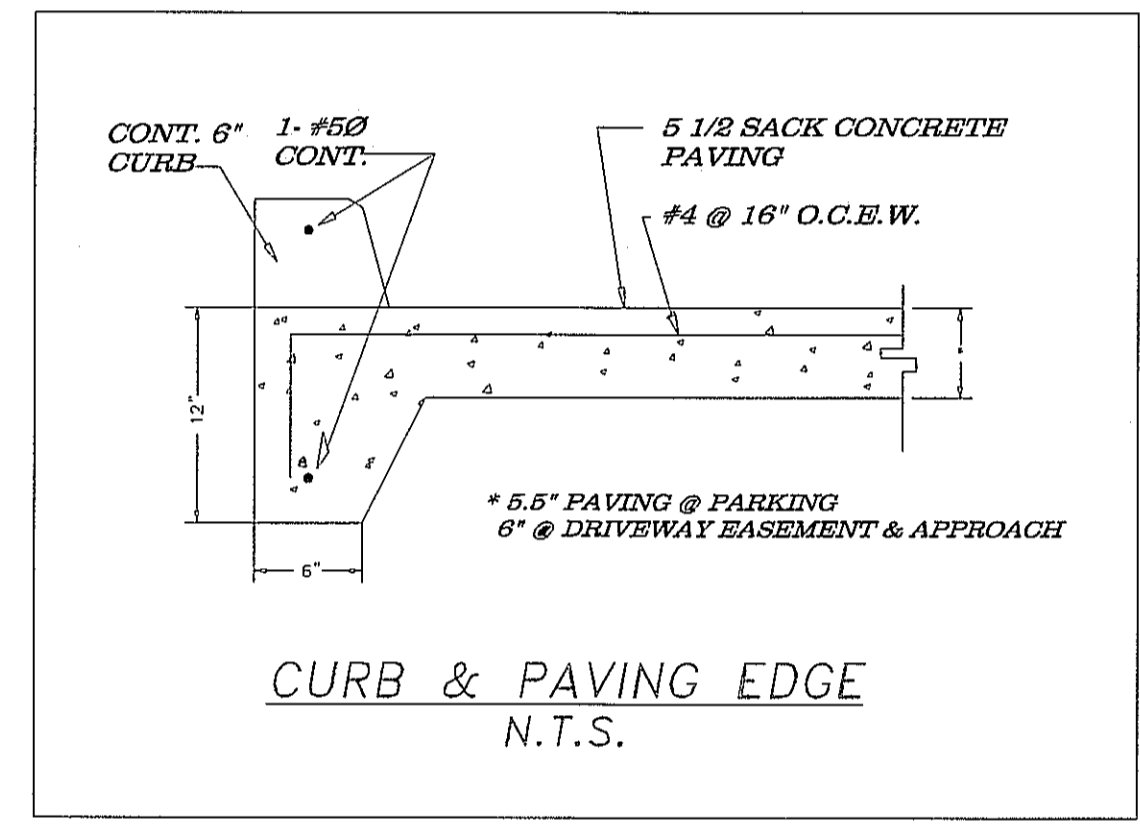
F.M. 646

CONSTRUCTION & EXPANSION JOINT LAYOUT

SCALE: 1" = 30'

LEGENDS:

- EXPANSION JOINT (E.J.)
- CONTROL JOINT (C.J.)



SCHLOTZSKY'S
F.M. 646, EAST OF IH-45
League City, Texas 77573
PROPOSED RESTAURANT

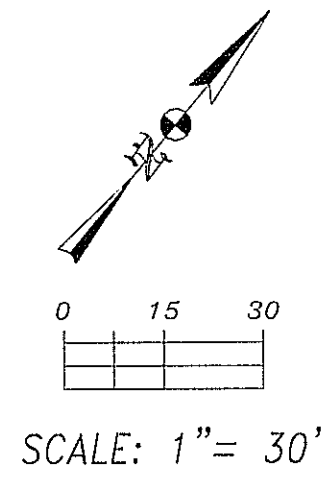
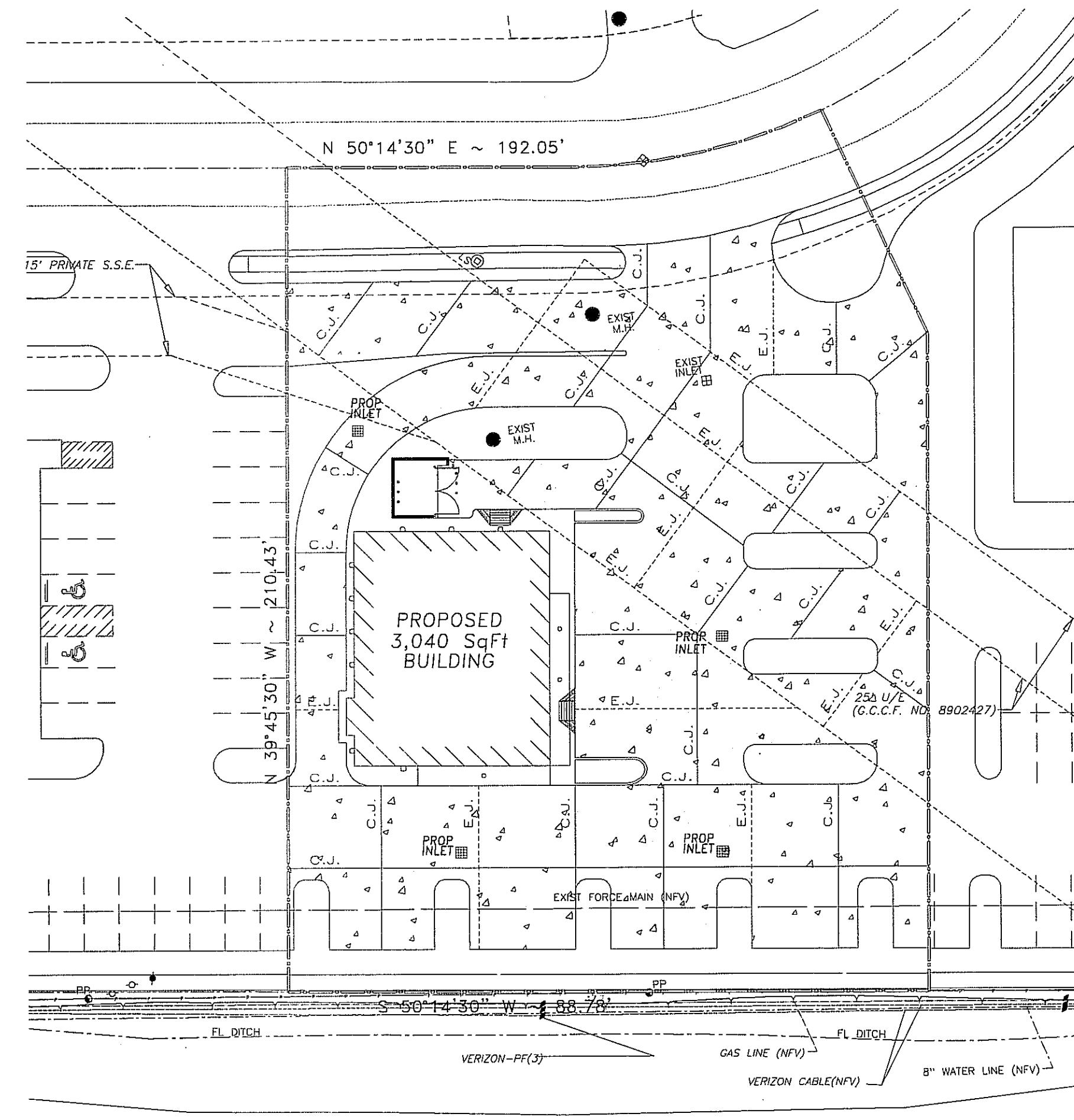
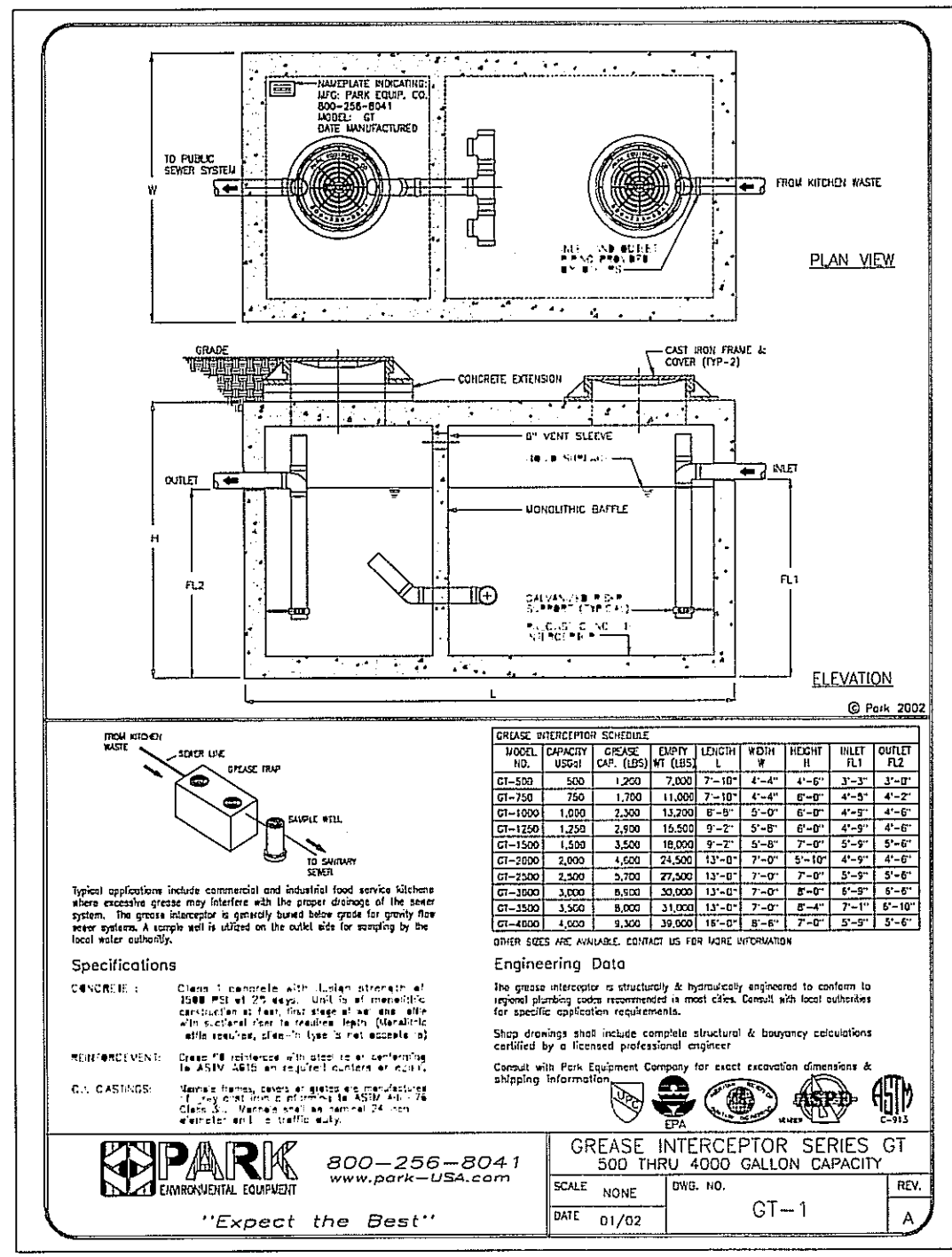
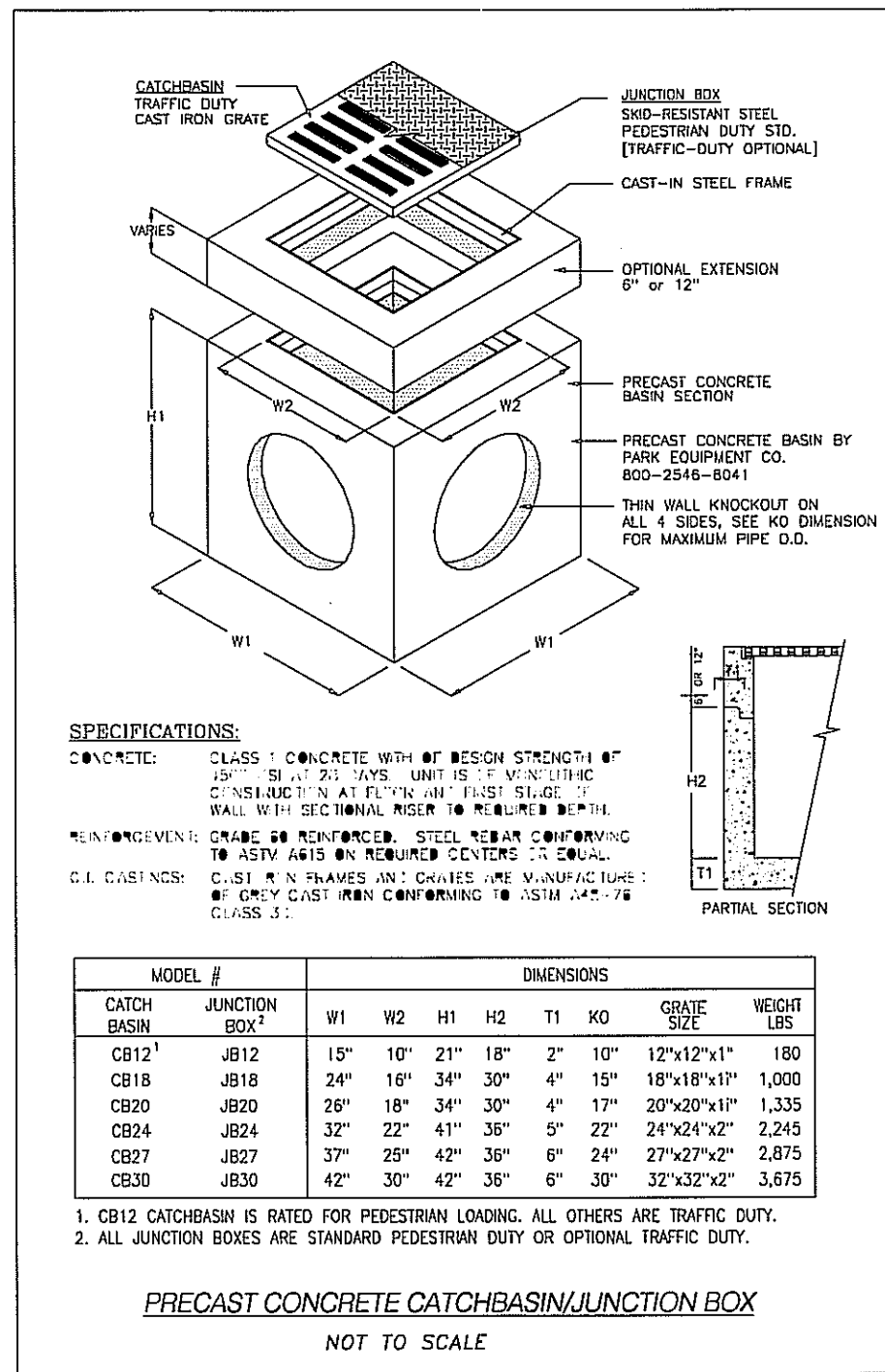
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Phone: (713) 466-9776
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E-mail: hrsassociates@aol.com
FIRM NAME: HRS and Associates,
FIRM REGISTRATION NUMBER: F-4093

Seal:
Signature:

NO	REVISION	DATE
1	REVISED E.J. & C.J. PER SHEET C-1 CHANGES.	Jan. 17, 2011
0	COMPLETED CONSTRUCTION & EXPANSION JOINT LAYOUT	Oct. 7, 2010

CONSTRUCTION & EXPANSION JOINT LAYOUT & DETAILS
SCALE: 1" = 30'
PROJ. NO. 2010-0702
SHEET 2 OF 2

C-2



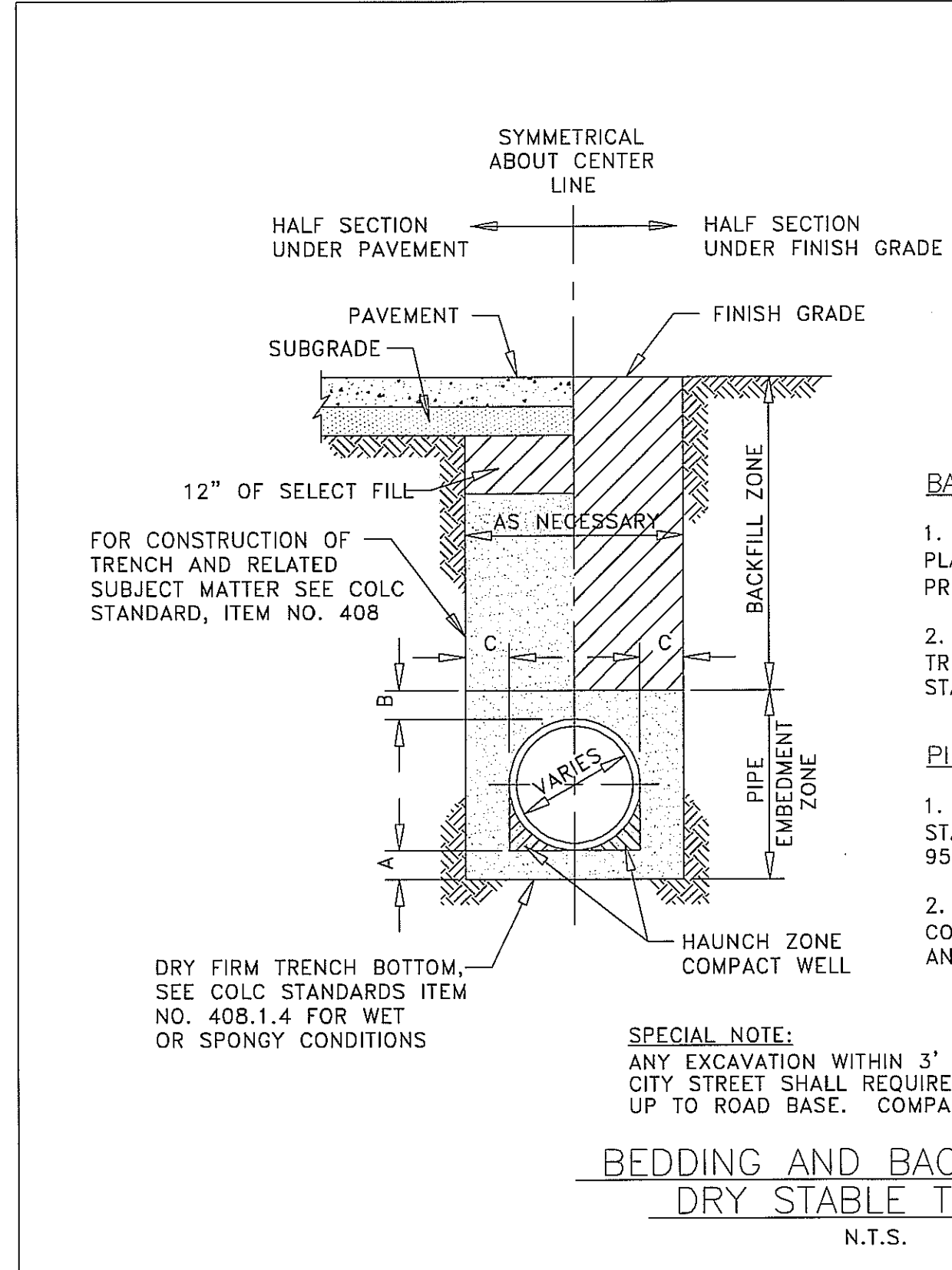
F.M. 646

CONSTRUCTION & EXPANSION JOINT LAYOUT

SCALE: 1" = 30'

LEGENDS:

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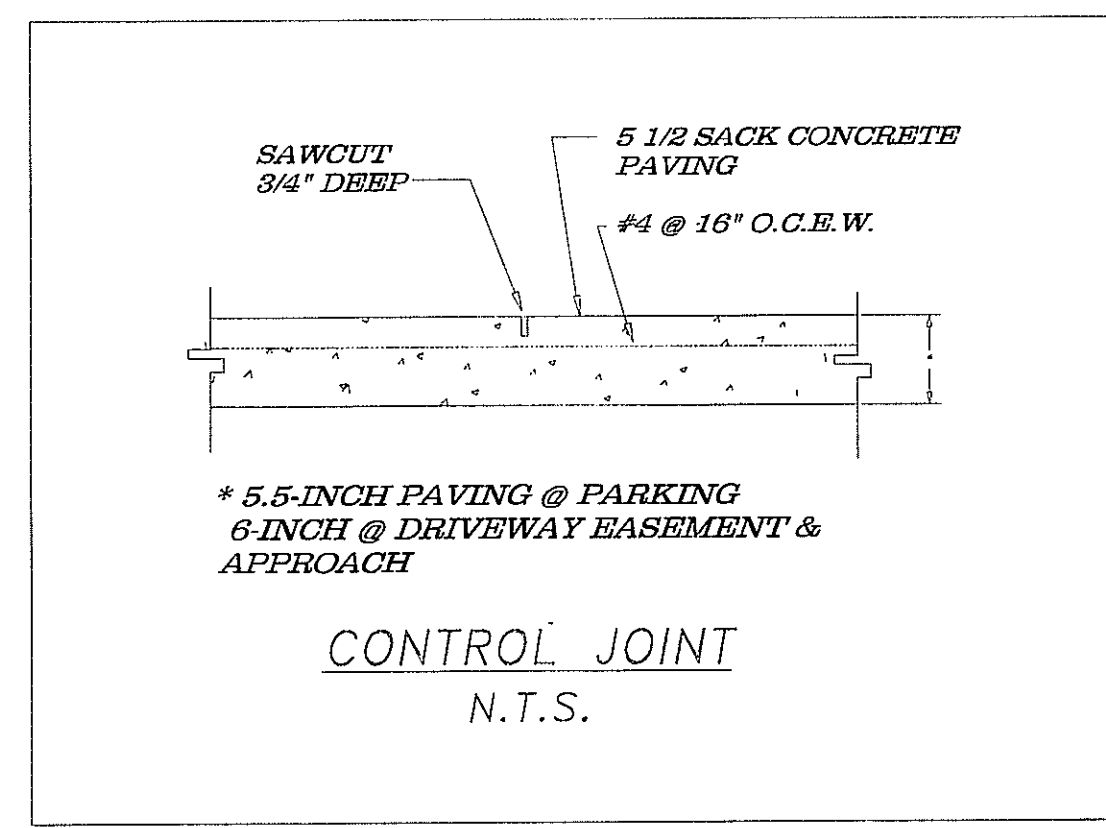
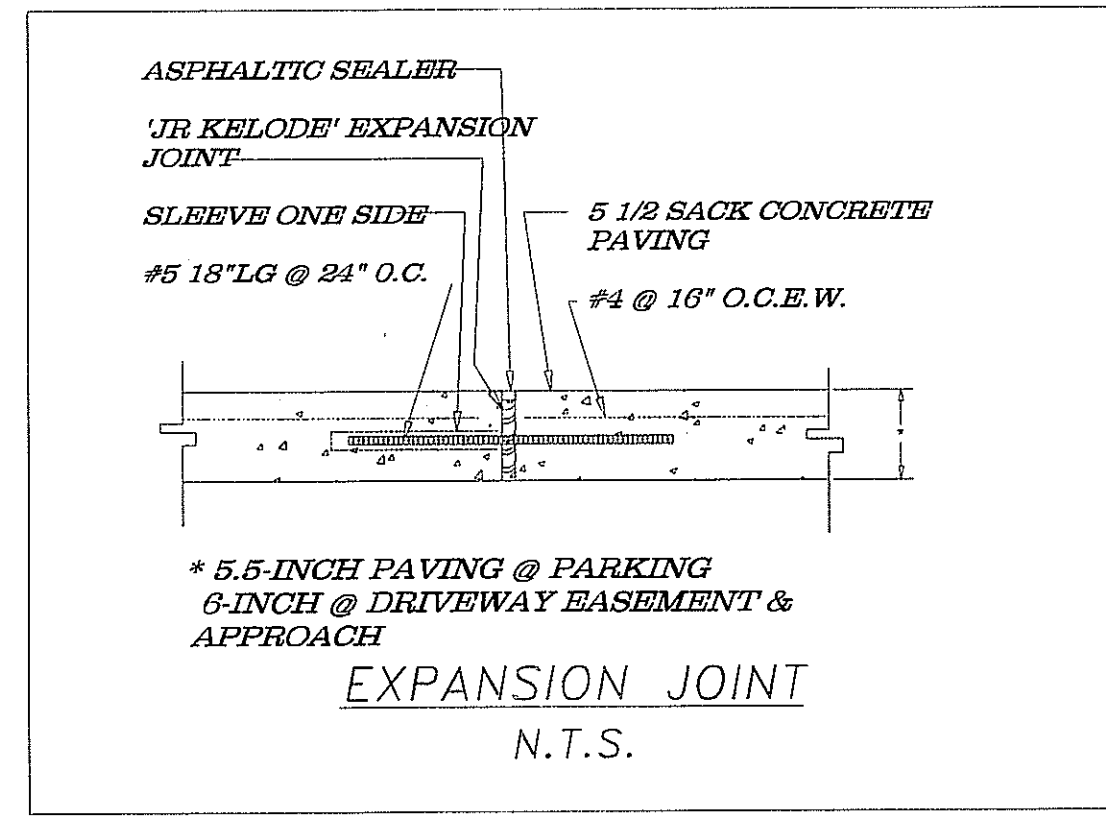
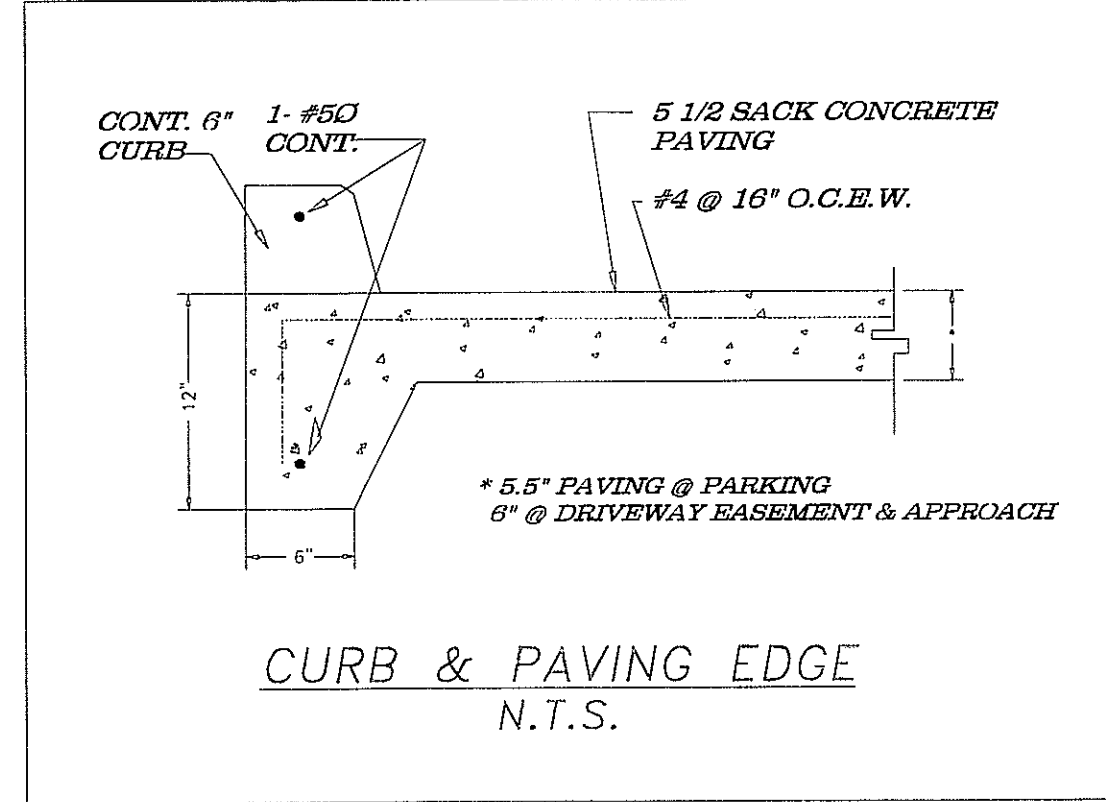
DIMENSIONAL REQUIREMENTS

PIPE SIZE	A	B	C
20" AND SMALLER	6"	12"	9"
21" THRU 48"	6"	12"	12"
54" THRU 66"	9"	12"	15"
72" AND LARGER	12"	18"	15"

MATERIAL REQUIREMENTS

- BACKFILL ZONE**
- IN PAVED AREAS, USE CEMENT STABILIZED SAND, PLACE IN 6" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY, TO WITHIN 12" OF SUBGRADE.
 - IN UNPAVED AREAS, USE SOIL EXCAVATED FROM TRENCH, PLACE IN 6" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.
- PIPE EMBEDMENT ZONE**
- FOR STORM AND SANITARY SEWERS, USE CEMENT STABILIZED SAND, PLACE IN 6" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.
 - FOR WATER LINES, USE SAND AS DESCRIBED IN THE COLC STANDARD, ITEM NO. 407.14.1. PLACE IN 6" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

SPECIAL NOTE:
ANY EXCAVATION WITHIN 3' OR LESS OF HIGHWAY PAVEMENT EDGE OR CITY STREET SHALL REQUIRE 1-1/2 SACK CEMENT STABILIZED BACKFILL UP TO ROAD BASE. COMPACTED IN 8" LIFTS WITH VIBRATORY PLATE.



SCHLOTZSKYS
F.M. 646, EAST OF IH-45
League City, Texas 77573
PROPOSED RESTAURANT

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Civil, Traffic Engineering, and Consulting
8318 Ivan Field Drive
Houston, Texas
Phone: (713) 466-9776
Fax: (713) 466-3299
E-mail: hrsassociates@aol.com

FIRM NAME: HRS and Associates,
FIRM REGISTRATION NUMBER: F-4093

Seal:

Signature: *David Shotobani*
Date: Oct. 7, 2010

NO	REVISION	DATE
1		
0	COMPLETED CONSTRUCTION & EXPANSION JOINT LAYOUT	Oct. 7, 2010

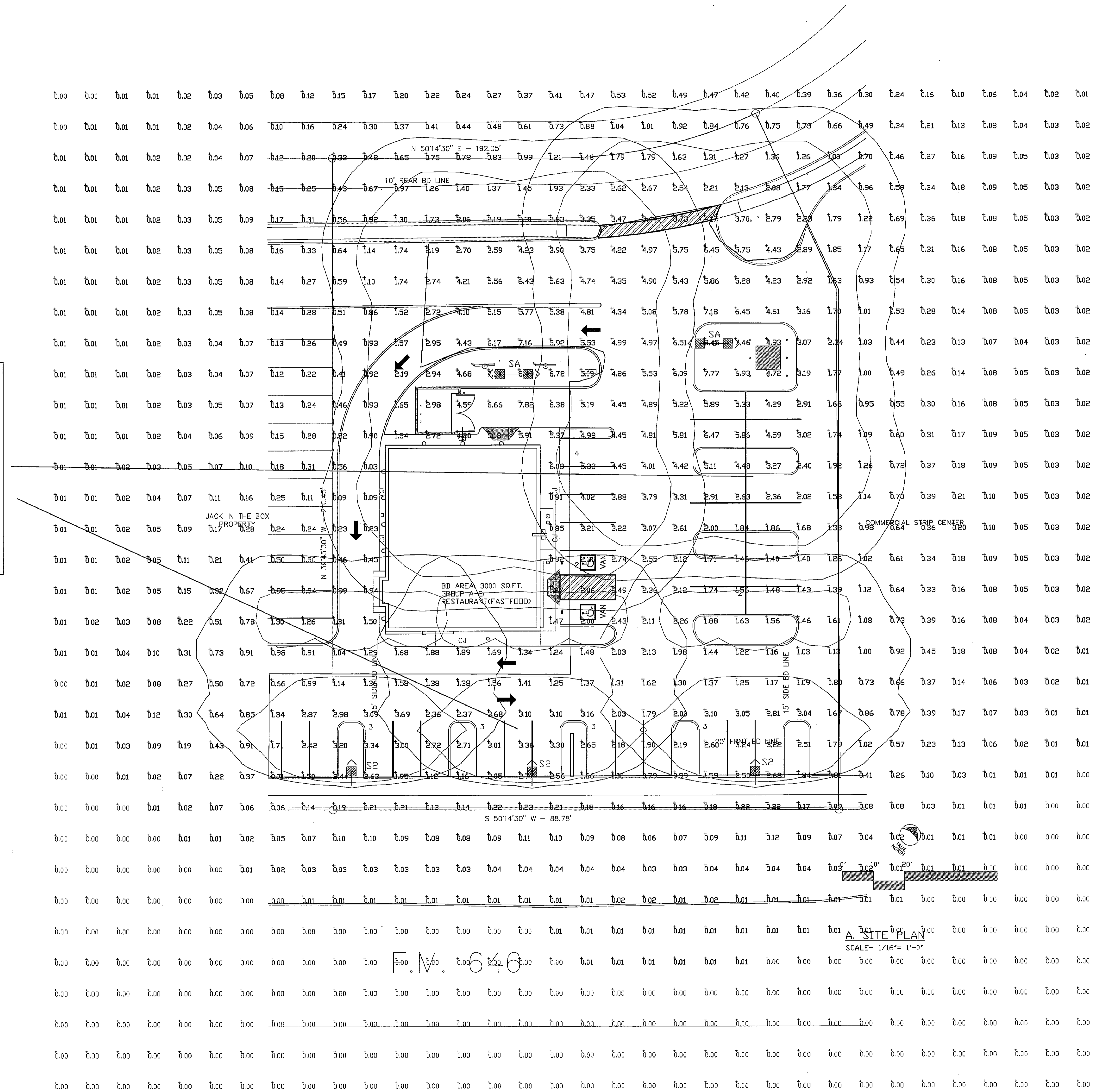
CONSTRUCTION & EXPANSION JOINT LAYOUT & DETAILS
SCALE: 1" = 30'
PROJ. NO. 2010-0702
SHEET 2 OF 2

C-2

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Parking Area

Illuminance (Fc)
 Average = 3.12
 Maximum = 8.45
 Minimum = 0.66
 Avg/Min Ratio = 4.73
 Max/Min Ratio = 12.80



A SITE PLAN
 SCALE - 1/16" = 1'-0"

F.M. 646

Rev.	By	Date
△	CITY	11-15-10

SCHLOTZSKY S
 @ VICTORY LAKETOWN CENTER
 1635 F.M.646
 LEAGUE CITY, TEXAS 77573

ARCH^o
 Woo Associates, LLC.
 ARCHITECTS - PLANNERS
 13734 Branford Green Dr.
 Houston, TX. 77083
 (281) 530-3192

Date	11-15-10
Scale	AS SHOWN
Drawn by	KW
Job#:	VICTORY LAKE

PH1.0

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Applications Department
 1611 Clovis Barker Rd.
 San Marcos, TX 78666
 Phone: 512-753-1000
 Fax: 512-753-1241
 Email: apps@sitelighting.com

Project: Schlotzsky's	Project #446-9063-R3
Specifier: Kay Woo - Woo Associates, LLC	
Agent: Chris Myers - Lighting Associates	
Calculations By: Benjamin Peirick - Philips Gardco	
Date: November 10, 2010	
Scale: 1 : 1	
Filename: W:\Private\Projects\2010\LightingAssoc#446\Schlotzsky's#446-9063\446-9063-R3.A32	
Photometric data used is based on established IES procedures and published lamp ratings.	
Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles.	
The LLF is based on lamp manufacturer's published mean lumen ratings.	
Field performance will depend on actual lamp, ballast, electrical, and site characteristics.	
Luminaire height shown is approximate overall mounting height above finished grade. (U.N.D.)	

Luminaire Schedule							
Project: Schlotzskys							
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF	Filename
—■>	3	S2	Emco ECA18-1-BLC-400PSMH @ 30'	SINGLE	40000	0.750	ECA18-BLC-400P.ies
<■—■>	2	SA	Emco ECA18-2-3H-400PSMH @ 30'	BACK-BACK	40000	0.750	ECA18-3H-400P.ies

Statistical Area Summary							
Project: Schlotzskys							
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
Parking Area	3.12	8.45	0.66	4.73	12.80	218	Fc

Rev.	By	Date
1	CITY	10-11-10
2	CITY	11-15-10

LANDSCAPE GENERAL NOTES:

- LANDSCAPING MAY INCLUDE TREES, PARKING LOT TREES, SHRUBS AND SIDE WALKS, GROUND COVER AND SHADE TREES AND OTHER MATERIAL USED FOR ENHANCING THE EXTERIOR APPEARANCE OF DEVELOPED PARKING AREA.
- NATIVE AND WILDLIFE BENEFICIAL SPECIES PREFERRED. ALL PLANT MATERIALS SHALL SUITABLE FOR LEAGUE CITY SOILS AND CLIMATIC CONDITIONS, THE PLANT'S SLOPE/ EXPOSURE, SHALL MEET THE FOLLOWING REQUIREMENTS.
- UNIFORM DISTRIBUTION. PLANT MATERIAL SHOULD BE DISTRIBUTED SO AS TO PROVIDE A RELATIVELY UNIFORM PLANTING. WHERE THE PLANTING IS ALONG A STREET AND SOME VISIBILITY INTO THE DEVELOPMENT IS DESIRED, THE PLANT MATERIAL MAY BE ARRANGED TO PROVIDE NEW CORRIDOR.
- GROUND COVER. GROUND COVER MUST BE APPROPRIATE TO THE SURFACE CONDITIONS OF THE AREA. GRASS IS THE DEFAULT LANDSCAPING MATERIAL.
- GC SHALL HIRE LOCAL LANDSCAPER TO PURSUE CITY'S LANDSCAPE ORDINANCE.
- IRRIGATION SYSTEM IS PROVIDED.
- CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES, MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQ'D TO COMPLETE CONSTRUCTION.
- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUND COVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLICE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.

VICTORY LAKES TOWNSHIP
SECTION ONE, LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LANDSCAPE PLAN LEGEND

- 1 MEXICAN PLUM (10)
- 2 PECAN TREE (3)
- 3 DWARF BURFORD HOLLY
- 4 COMMON BURMUDA

TREE LIST	GRASS	45 GAL	SMALL, MEDIUM
MEXICAN PLUM (10 TREES)	PRUNUS MEXICANA	45 GAL	SMALL, MEDIUM
SOUTHERN MAGNOLIA (3 TREES)	MAGNOLIA GRANDIFLORA	45 GAL	LARGE
DWARF BURFORD HOLLY (250 SHRUBS)	HEX CORNUTA BURFORDIANA	5 GAL	30-36" HT. 16"X18" SPRD, FULL POT, WELL ROOTED, 36" O.C.
COMMON BURMUDA	CYNODON DACTYLON		GRASS

LANDSCAPE REQUIREMENTS:

ONE SHADE TREE FOR EVERY 30 FEET OF LINEAR STREET FRONTAGE, EXCLUDING DRIVEWAYS. TREES MAY BE PLANTED IN CLUSTERS OR SPACED LINEARLY RATHER THAN BEING ON 30 FOOT CENTERS. THE MINIMUM SIZE OF THE TREE SHOULD BE 1 1/2" CALIPER (15 GALLONS) UPON INSTALLATION.

PROVIDED: 100 646 = 88.78' = 3 TREES

A SHADE TREES SHALL BE PLANTED IN THE PARKING LOT AT A RATIO OF 1 TREE FOR EVERY 8 SPACES. THE MINIMUM TRUNK SIZE OF PARKING LOT TREES SHALL HAVE A MINIMUM TRUNK HEIGHT OF 6 FEET AND A MINIMUM OF A 2 INCH SINGLE TRUNK CALIPER MEASUREMENT OR A 1.5 INCH AVERAGE TRUNK CALIPER MEASUREMENT FOR MULTIPLE TRUNK TREES WHEN PLANTED, MEASURED 4 FEET ABOVE GRADE.

31 PARKING SPACES SO 4 PARKING TREES REQ'D
PROVIDED: 8 PARKING TREES

A CONTINUOUS HEDGE CONSISTING OF SHRUBS THAT ARE NOT LESS THAN 3 FEET OR MORE THAN 4 FEET IN HEIGHT AND PLANTED IN 3 OR 5 GALLON CONTAINER STOCKS UPON INSTALLATION

PROVIDED: 250

LANDSCAPE TABULATION	
LAND AREA:	0.7634 ACRE (33,255 SQ.FT.)
LANDSCAPE TOTAL:	5,456 SQ.FT.
LANDSCAPE =	UTILITIES 16% OF TOTAL PROPERTY MT (G.C.C.F. NO. 8453948)

F.M. 646
(120' R.O.W.) F.M. 646

A. LANDSCAPE PLAN
SCALE= 1/16" = 1'-0"

SCHLOTZSKY S
@ VICTORY LAKETOWN CENTER
1635 F.M.646
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ARCH
Woo Associates, LLC.
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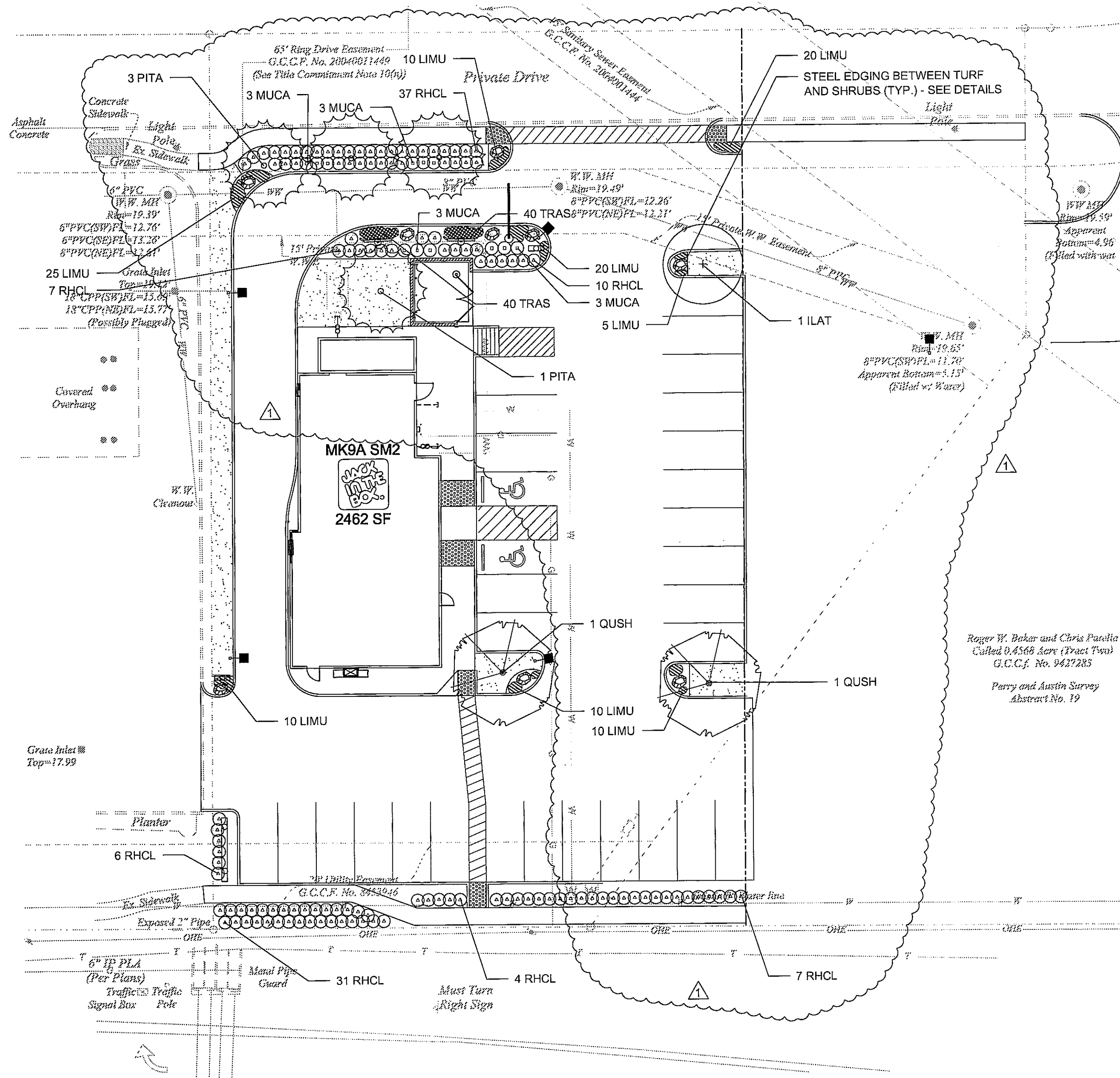


Date	11-15-10
Scale	AS SHOWN
Drawn by	KW
Job#:	VICTORY LAKE

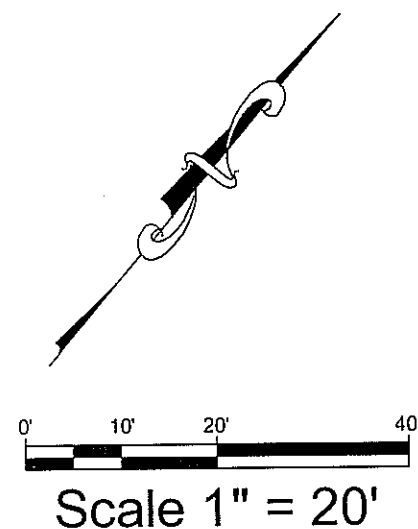
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- NOTES:
- 1) NO STREET TREES CAN BE LOCATED ALONG FM 646 DUE TO CONFLICTS WITH UTILITY EASEMENTS AND EXISTING OVERHEAD AND UNDERGROUND UTILITIES.
 - 2) DUE TO SIDEWALK LOCATION, REQUIRED SCREENING SHRUBS HAVE BEEN PLACED WHERE POSSIBLE (MIN. 2' FROM PARKING).



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS/DETAILS
TREES						
ILAT	<i>Ilex x attenuata</i> 'Savannah'	Savannah Holly	3" caliper	Per plan	1	12'-14' high
PITA	<i>Pinus taeda</i>	Loblolly Pine	2" caliper	Per plan	4	8'-10' high
QUSH	<i>Quercus shumardii</i>	Shumard Oak	3" caliper	Per plan	2	12'-14' high
SHRUBS AND GROUNDCOVERS						
RHCL	<i>Rhaphiolepis indica</i> 'Clara'	Clara Indian Hawthorne	5 gallon	30" o.c.	112	
LIMU	<i>Liriope muscari</i>	Big Blue Lily Turf	1 gallon	12" o.c.	110	
MUCA	<i>Muhlenbergia capillaris</i>	Gulf Muhly	5 gallon	30" o.c.	12	
TRAS	<i>Trachelospermum asiaticum</i>	Asian Jasmine	4" pots	8" o.c.	80	
TURF AND SEED						
	<i>Cynodon dactylon</i>	Common Bermuda Grass	Sod	---	---	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 26,360 SF
 LANDSCAPE AREA REQUIRED: 3,954 SF (15% OF SITE AREA)
 LANDSCAPE AREA PROVIDED: 3,171 SF (12.0% OF SITE AREA)
 BALANCE OF REQUIRED LANDSCAPE AREA SHALL BE MADE UP ELSEWHERE PER AGREEMENT WITH CITY

TREES
 PARKING SPACES: 30 SPACES
 4 CANOPY TREES (1 TREE PER 8 SPACES)
 4 CANOPY TREES PROVIDED

FRONTAGE ALONG FM646:
 STREET TREES REQUIRED: 89 FEET
 STREET TREES PROVIDED: 3 TREES (1 TREE PER 30 LF)
 0 TREES

STREET TREE NOTE:
 NO STREET TREES CAN BE LOCATED ALONG FM 646 DUE TO CONFLICTS WITH UTILITY EASEMENTS AND EXISTING OVERHEAD AND UNDERGROUND UTILITIES.

GENERAL PLANTING NOTES

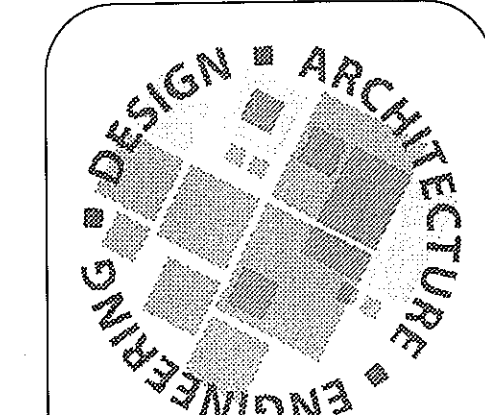
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOI AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. BOULDERS SHALL BE MOSS ROCK, WITH AN APPROXIMATE SIZE OF 42 INCHES HIGH, LONG AND WIDE.
9. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
11. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING VIA PROPER CHANNELS.
12. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNERS REPRESENTATIVE.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
14. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
15. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
16. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PARKING CALCULATIONS

TOTAL BUILDING AREA: 2,379 SF
 TOTAL RESTAURANT AREA: 2,379 SF

RESTAURANT AREA REQUIRED PARKING: 19 SPACES
 TOTAL PARKING REQUIRED: 19 SPACES
 ACTUAL PARKING PROVIDED: 30 SPACES

HANDICAP PARKING REQUIRED: 2 SPACES
 HANDICAP PARKING PROVIDED: 2 SPACES



9330 BALBOA AVENUE
 SAN DIEGO, CA 92123
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DATES

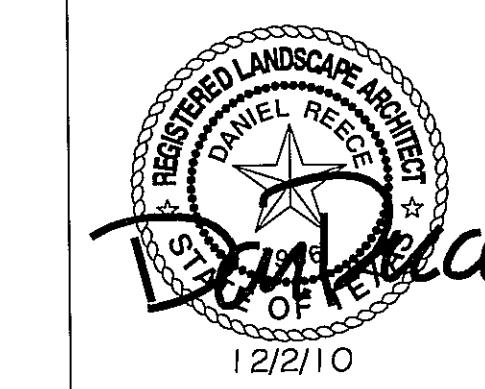
RELEASE: 11/12/07
 P.M. UPDATES: 04/20/09
 SUBMITTAL DATE:
 1: _____
 2: _____
 3: _____

BID: _____
 CONSTRUCTION: _____

REVISIONS

NO.	DATE	DESCRIPTION
1	11-16-2010	SITE PLAN CHANGES
2		
3		
4		
5		

EVERGREEN DESIGN GROUP
 Landscape Designers & Consultants
 (800) 680-6630
 519 IH-30, Ste 123
 Rockwall, TX 75087
 www.evergreendesigngroup.net



SITE INFORMATION

MK TYPE: 9A SM2
 JIB #: 4793
 ADDRESS:
 1665 FM 646
 LEAGUE CITY, TX 77539
 (FM 646 @ Hwy 45)
 DRAWN BY: LML
 PROJECT #:
 SCALE: AS NOTED

SITE PLANTING

L1.0

