














LEGEND

- | | |
|---|---------------------------------|
|  | BURIED GAS MARKER |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING LIGHT POLE |
|  | EXISTING STORM DRAIN MANHOLE |
|  | EXISTING SANITARY SEWER MANHOLE |
|  | TELEPHONE MANHOLE |
|  | EXISTING WATER VALVE |
|  | PROPERTY CORNER MONUMENT |
|  | EXISTING HAND RAIL |
|  | EXISTING WOOD FENCE |
|  | EXISTING IRON FENCE |
|  | BURIED GAS LINE |
|  | PROPOSED VINYL FENCE |

DEVELOPMENT PLAN NOTES:

1. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
2. THE PROPOSED BUILDING TO BE FULLY SPRINKLERED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (SEE MEP PLAN).
3. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
4. ALL CURVES HAVE A 3FT RADII TO FACE OF CURB, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE FIRE LANE STRIPING PER CITY OF MANSFIELD REQUIREMENTS AND PROVIDE HANDICAP STRIPING PER TEXAS ACCESSIBILITY STANDARDS (TAS).
6. CONTRACTOR TO VERIFY BUILDING AND FOUNDATION DIMENSIONS WITH ARCHITECTURAL PLANS.
7. PARKING REQUIRED PER ZONING ORDINANCE SECTION 7200
 - KINDERGARTEN, DAY NURSERY OR CHILD CARE CENTER = 1 SPACE PER 8 PUPILS
 - BUILDING CAPACITY = 183 PUPILS
 - PARKING REQUIRED = 23 SPACES
8. SEE UTILITY PLAN FOR EXISTING TOPOGRAPHY AND PROPOSED WATER AND SEWER LAYOUT.
9. SEE PHOTOMETRIC PLAN FOR PARKING AREA LIGHTING AND EXTERIOR BUILDING LIGHTING. BUILDING LIGHTING SHALL BE AS DESIGNED BY ARCHITECT.
10. SEE LANDSCAPE PLAN FOR PARKING LOT MEDIAN PLANTINGS AND SITE LANDSCAPING.
11. SEE ARCHITECT PLANS FOR BUILDING LAYOUT & ELEVATIONS, SIGNAGE, DUMPSTER SCREENING AND PLAYGROUND LAYOUT AND FENCE DETAILS.
12. THE 30' COMMON ACCESS EASEMENT (CCF#0212300040) IS FOR THE USE OF LOTS 1, 2 & 3 OF BLOCK 2 OF LOWE'S FARM MARKET. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGREE ALONG THIS EASEMENT.
13. THE 30' COMMON ACCESS EASEMENT (CCF#0212300040) SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
14. THE COMMON ACCESS DRIVE TO WOODCREST LAKE AND THE ACCOMPANYING UTILITY LINES TO BE EXTENDED UNDERNEATH THE FUTURE DRIVE, WILL CONTINUE TO BE CONSTRUCTED AS THE VACANT LAND ALONG THE COMMON ACCESS DRIVE AREA IS DEVELOPED. THE EXACT LOCATION AND ALIGNMENT OF THE DRIVE AND UTILITY NEEDS ARE NOT CURRENTLY KNOWN.

ARCHITECT

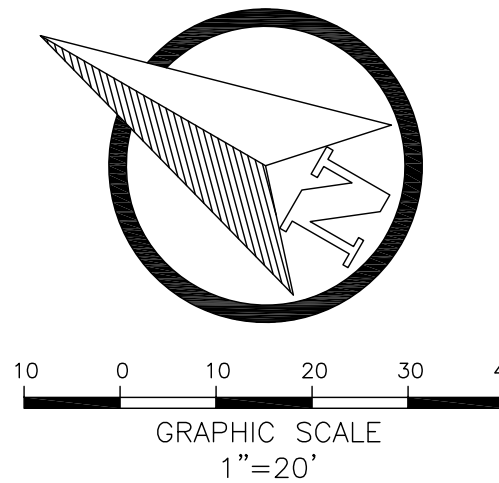
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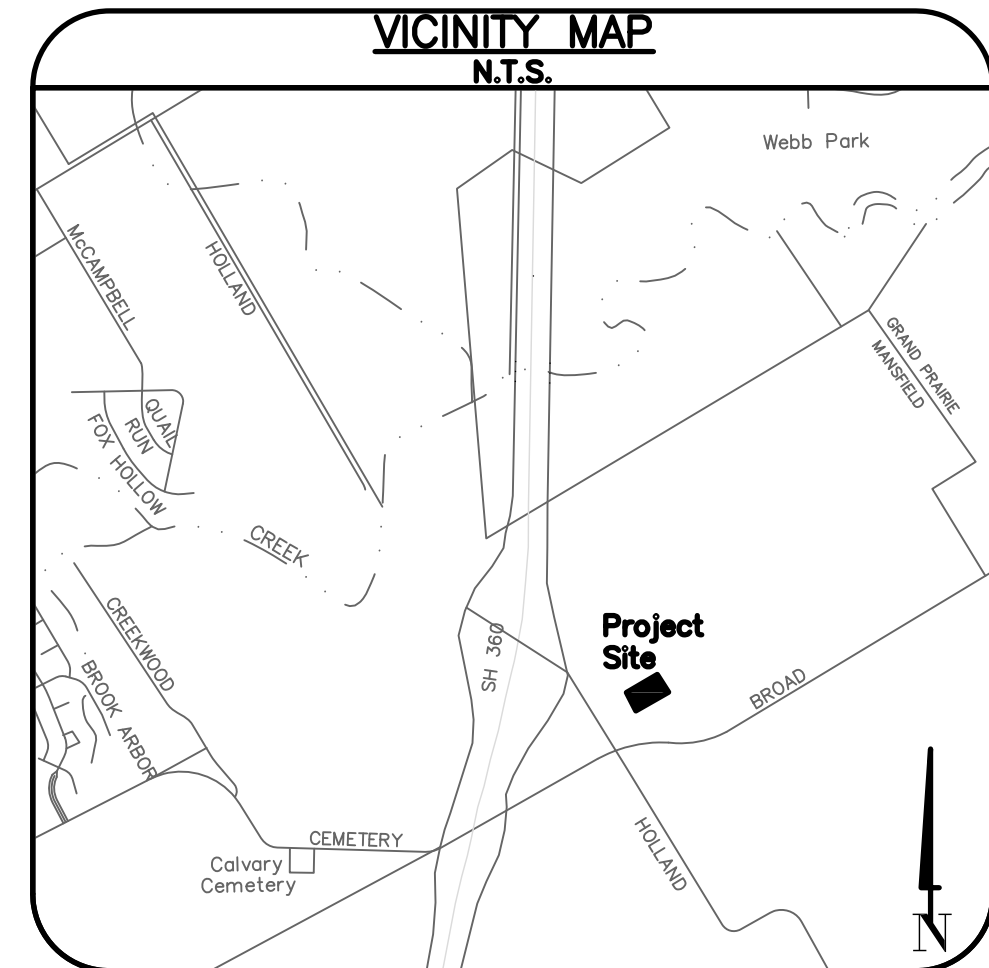
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VICINITY MAP
N.T.S.



DEVIATIONS

LANDSCAPE AND SCREENING STANDARDS: REQUIRED SCREENING TREES MAY BE LOCATED OUTSIDE THE 50' GAS LINE EASEMENT WHEREVER NECESSARY IN LIEU OF A SCREENING WALL (SEE EXHIBIT "D", LANDSCAPE PLAN) IN ACCORDANCE WITH LOWE'S FARM MARKET PD DEVELOPMENT STANDARDS.

LEGAL DESCRIPTION

BEING situated in the Joab Watson Survey, Abstract Number 1632, Tarrant County, Texas and being a portion of that certain tract of land described by deed to Loe's Investors Group, Ltd., recorded in Volume 14575, Page 480, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "JBI" found at the northwest corner of Lot 1, Block 2, Lowe's Farm Market, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet A, Slide 12387, Plat Records, Tarrant County, Texas, said iron rod also being in the east line of Lot 2 of said Block 2;

THENCE North 40 degrees 56 minutes 10 seconds East, 71.08 feet along the north line of said Lot 1 to an "X" cut set at the beginning of a non-tangent curve to the right, said "X" cut also being the POINT OF BEGINNING;

THENCE 31.50 feet, departing said north line of Lot 1 and with said non-tangent curve to the right, having a radius of 20.00 feet, through a central angle of 90 degrees 13 minutes 34 seconds, whose long chord bears South 86 degrees 02 minutes 56 seconds West, 28.34 feet to an "X" cut set;

THENCE North 48 degrees 50 minutes 30 seconds West, 62.68 feet to an "X" cut set at the beginning of a curve to the right;

THENCE 11.13 feet, with said curve to the right, having a radius of 50.00 feet, through a central angle of 12 degrees 45 minutes 30 seconds, whose long chord bears North 42 degrees 27 minutes 41 seconds West, 11.11 feet to an "X" cut set;

THENCE South 53 degrees 55 minutes 03 seconds West, 30.43 feet to an "X" cut set;

THENCE North 30 degrees 08 minutes 09 seconds West, 104.58 feet to an "X" cut set;

THENCE North 59 degrees 51 minutes 51 seconds East, 367.12 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the west line of Block 1, Lowe's Farm, Phase I, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet A, Slide 7097, Plat Records, Tarrant County, Texas;

THENCE South 30 degrees 05 minutes 33 seconds East, 213.05 feet along said west line of Block 1 to the northeast corner of the aforementioned Lot 1, from which a 1/2 inch iron rod with cap stamped "JB1" bears South 00 degrees 28 minutes 57 seconds East, 0.39 feet;

THENCE South 59 degrees 51 minutes 51 seconds West, 53.00 feet
along the north line of said Lot 1 to a 5/8 inch iron rod with cap
stamped "REALSEARCH" set;

THENCE South 80 degrees 28 minutes 56 seconds West, 163.05 feet, continuing along said north line of Lot 1 to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE South 40 degrees 56 minutes 10 seconds West, 87.93 feet, continuing along said north line of Lot 1 to the POINT OF BEGINNING and containing 64,438 square feet or 1.479 acres of land, more or less.

EXHIBIT C
DEVELOPMENT PLAN

FOR

THE LEARNING EXPERIENCE

SITUATED IN THE JOAB WATSON SURVEY
ABSTRACT NUMBER 1632
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
PREPARED: MARCH 23, 2016
1.479 ACRES OF LAND (1 LOT)
CASE NUMBER ZC#16-002

THIS DOCUMENT IS PRELIMINARY
AND IS RELEASED TEMPORARILY
FOR INTERIM REVIEW ONLY. IT IS
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

SOL H. STIGALL _____ P.E.
SERIAL NO. 93806 _____
DATE: 03.23.16 _____

1.479 ACRES OF LAND (1 LOT)
SITUATED IN THE JOAB WATSON SURVEY
ABSTRACT NUMBER 1632
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

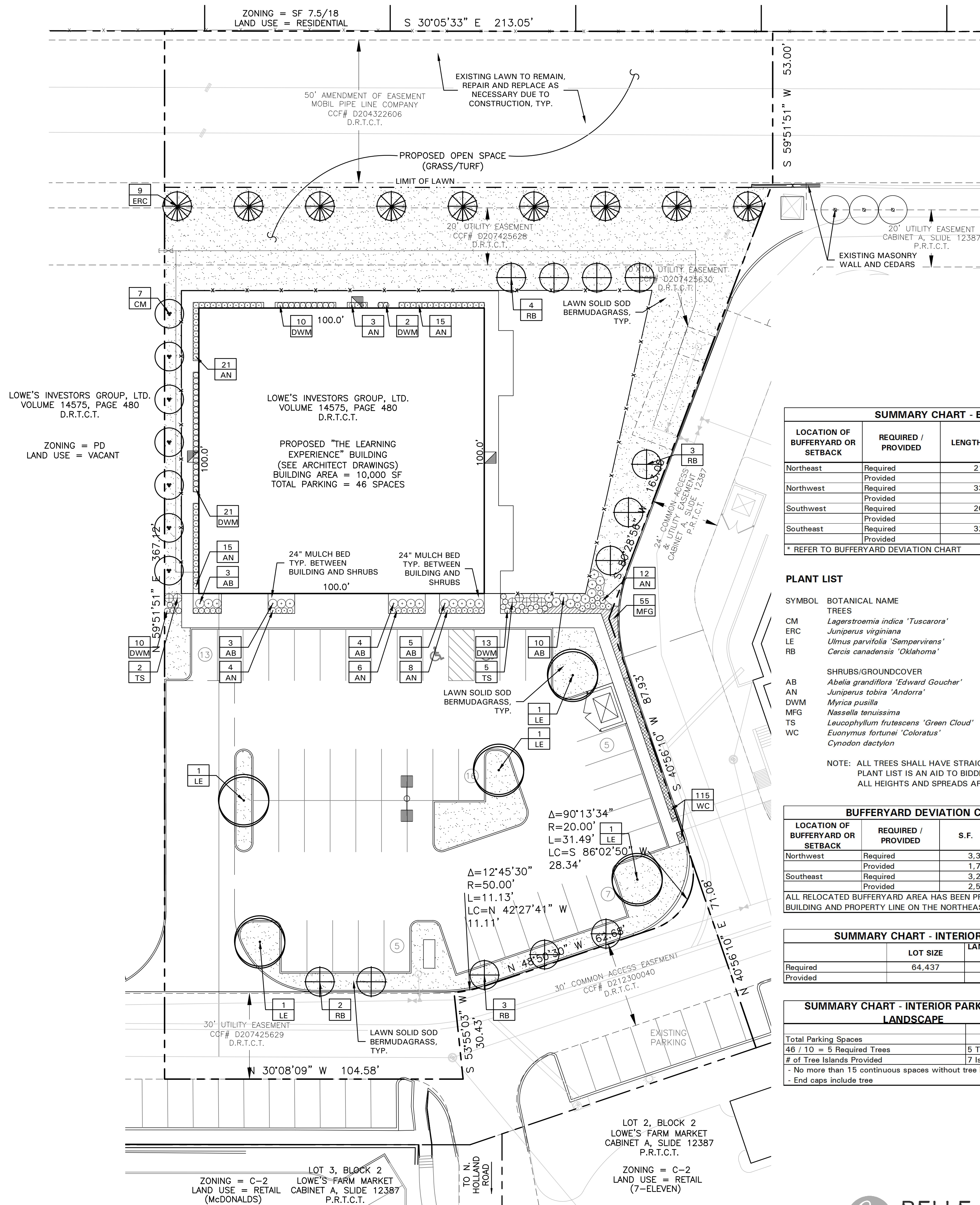
Hanover Property Company

Development Plan for
The Learning Experience

	NO.	REVISION NOTE	BY	DATE
	Westra No.	HPC16001	DESIGNED:	SJS
	Client No.		DRAWN:	SJS
	Approved:		CHECKED:	MWW

C-101

03/23/16



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPE AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOMS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEDE TO SLOPE 1" BELOW FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
11. SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS AND TELEPHONE LINE PEDESTALS LOCATED MORE THAN FIVE (5) FEET FROM A BUILDING, GAS METER AND SATELLITE DISHES SHALL BE SCREENED BY A SCREENING WALL OR BY A HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIALS TO FORM A VISUAL SCREEN USING PLANT MATERIALS APPROVED BY THE LANDSCAPE ADMINISTRATOR. PLANT MATERIAL MUST MATCH THE HEIGHT OF THE GROUND MOUNTED UNITS WITHIN TWO GROWING SEASONS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL, WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

DEVIATIONS

1. LANDSCAPE AND SCREENING STANDARDS: REQUIRED SCREENING TREES MAY BE LOCATED OUTSIDE THE 50' GAS LINE EASEMENT WHEREVER NECESSARY IN LIEU OF A SCREENING WALL (SEE EXHIBIT "D", LANDSCAPE PLAN) IN ACCORDANCE WITH LOWE'S FARM MARKET PD DEVELOPMENT STANDARDS.
2. THE REMAINING BUFFERARY AREAS AND REQUIRED TREES THAT COULD NOT BE LOCATED DUE TO SITE RESTRICTIONS ON THE NORTHWEST AND SOUTHWEST PROPERTY LINES, HAVE BEEN RELOCATED TO THE NORTHEAST SIDE OF THE BUILDING.
3. THE NATURAL TOPOGRAPHY (10' OF FALL BETWEEN THE BUILDING AND NORTHEAST PROPERTY LINE) WILL SERVE AS OUR MAIN SCREENING, ALONG WITH EASTERN REDCEDARS PLANTED IN ALIGN WITH THE ADJACENT PROPERTIES TREES.

EXHIBIT D
LANDSCAPE PLAN

FOR

THE LEARNING EXPERIENCE

SITUATED IN THE JOAB WATSON SURVEY
ABSTRACT NUMBER 1632
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
PREPARED: MARCH 23, 2016
1.479 ACRES OF LAND (1 LOT)

SUMMARY CHART - BUFFERYARDS/SETBACKS					
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH/TYPE	TREES	SCREENING WALL/DEVICE HEIGHT & MATERIAL
Northeast	Required	213'	BY30	9	SWS
	Provided		BY30	9	DEVIATION
Northwest	Required	336'	BY10	7	N/A
	Provided		*	7	
Southwest	Required	209'	BY10	5	N/A
	Provided		0	5	
Southeast	Required	324'	BY10	7	N/A
	Provided		*	7	
* REFER TO BUFFERYARD DEVIATION CHART					

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	<i>Lagerstroemia indica</i> 'Tuscarora'	Crape Myrtle 'Tuscarora'	7	3" cal.	container grown, 3-5 trunk, min. 1" cal. canes, no cross canes, 8' ht., 4' spread, matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	9	3.5" cal.	B&B or container grown, full to base, 3' spread
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	5	3.5" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	12	3" cal.	container grown, 8' ht., 4' spread min.
	SHRUBS/GROUNDCOVER				
AB	<i>Abelia grandiflora</i> 'Edward Goucher'	Dwarf Abelia 'Edward Goucher'	25	5 gal.	container full, 20" ht., 36" o.c.
AN	<i>Juniperus tobira</i> 'Andorra'	Andorra Juniper	9	5 gal.	container full, 20" spread, 24" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	56	36" ht.	container full, 24" spread, 24" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	55	3 gal.	container full, 18" o.c.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	7	5 gal.	container full, 20" spread, 36" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	115	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

BUFFERYARD DEVIATION CHART			
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED / PROVIDED	S.F.	RELOCATED BUFFERYARD AREA
Northwest	Required	3,360	
	Provided	1,774	1,586
Southeast	Required	3,240	
	Provided	2,570	670

ALL RELOCATED BUFFERYARD AREA HAS BEEN PROVIDED BETWEEN THE
 RAIL RING AND PROPERTY LINE ON THE NORTHEAST SIDE

SUMMARY CHART - INTERIOR LANDSCAPE			
	LOT SIZE	LANDSCAPE AREA (in sq. ft.)	% OF LANDSCAPE
Required	64,437	6,444	10%
Provided		30,266	47%

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPE	
Total Parking Spaces	46
46 / 10 = 5 Required Trees	5 Trees Provided
# of Tree Islands Provided	7 Islands Provided
- No more than 15 continuous spaces without tree island - End caps include tree	

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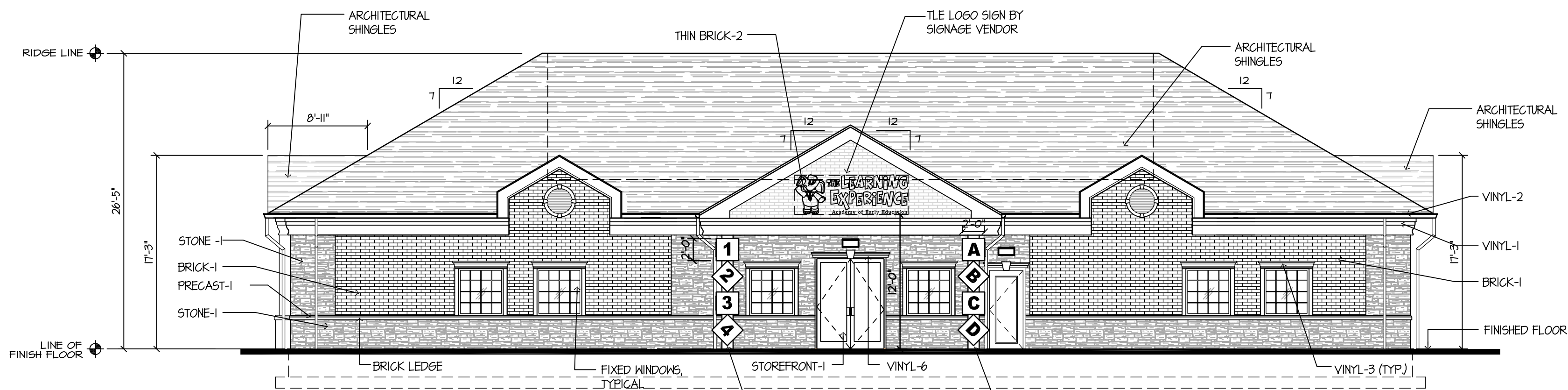
• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office
•

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SHEET

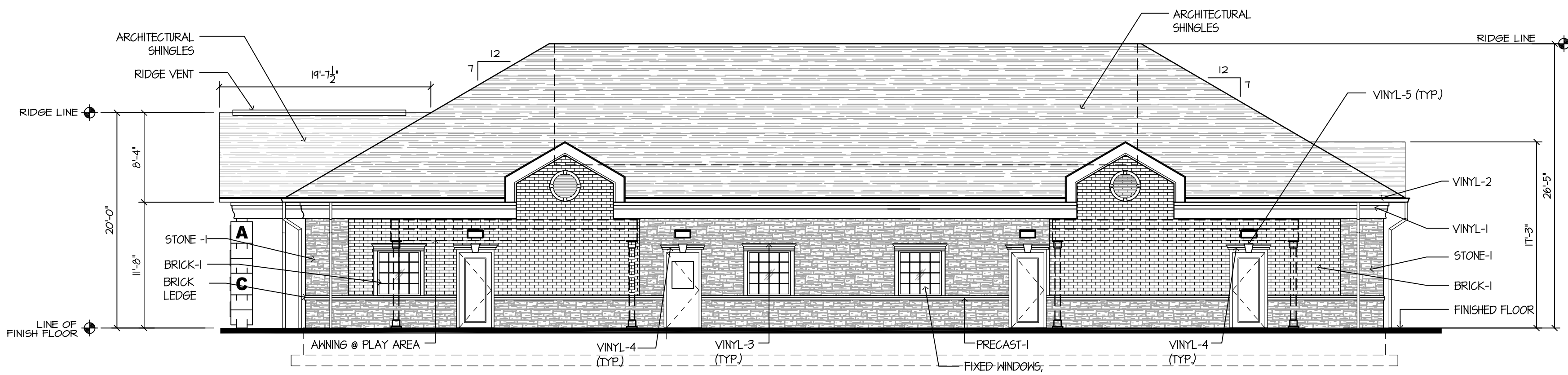
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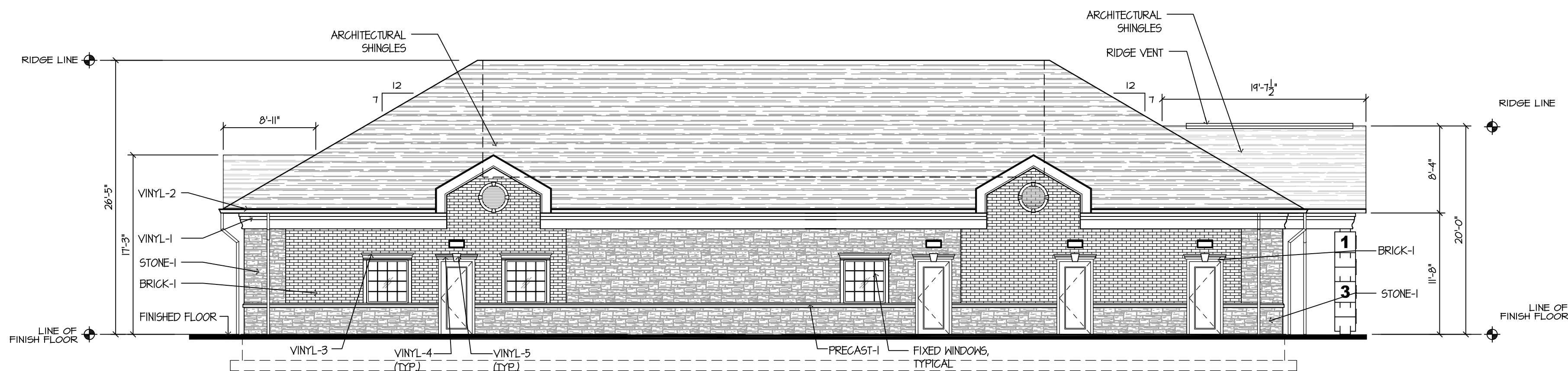


1 WEST ELEVATION
scale: 1/8"=1'-0"

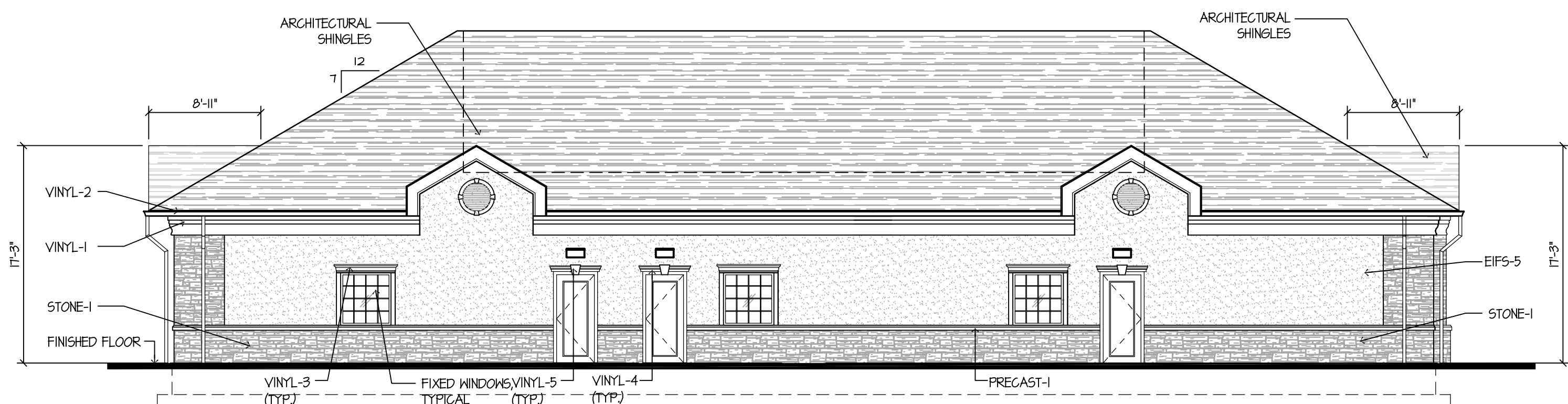
DECORATIVE COLUMN COVERS
EIFS BY "DRYVIT"
SEE DETAILS FOR CONSTRUCTION.
COLORS: A # 1 BLOCKS: RED
B # 2 BLOCKS: YELLOW
C # 3 BLOCKS: BLUE
D # 4 BLOCKS: GREEN
NUMBERS: WHITE



2 SOUTH ELEVATION
scale: 1/8"=1'-0"



3 NORTH ELEVATION
scale: 1/8"=1'-0"



4 EAST ELEVATION
scale: 1/8"=1'-0"

EXTERIOR MATERIALS:
BRICK/STONE - 3,406 SF - 83%
EIFS - 358 SF - 17%

EXTERIOR PAINT FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	STYLE/STOCK NO.	COLOR	FINISH
RED	PAINT	BENJAMIN MOORE	2087-20	WATER MELON RED	SEMI-GLOSS
BLUE	PAINT	BENJAMIN MOORE	2067-30	TWILIGHT BLUE	SEMI-GLOSS
GREEN	PAINT	BENJAMIN MOORE	2038-30	PRairie GREEN	SEMI-GLOSS
YELLOW	PAINT	BENJAMIN MOORE	2020-40	YELLOW RAIN COAT	SEMI-GLOSS

EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	SIZE / TYPE	COLOR
EIFS-1	DRYVIT	-	COLOR: BENJAMIN MOORE, RED PRODUCT: 2087-20
EIFS-2	DRYVIT	-	COLOR: BENJAMIN MOORE, YELLOW PRODUCT: 2038-40
EIFS-3	DRYVIT	-	COLOR: BENJAMIN MOORE, BLUE PRODUCT: 2067-30
EIFS-4	DRYVIT	-	COLOR: BENJAMIN MOORE, GREEN PRODUCT: 2038-30
EIFS-5	DRYVIT	-	COLOR: AMARILLO WHITE
COLUMN ENCLOSURE	-	-	COLOR: BENJAMIN MOORE, WHITE
LETTERING	PROVIDED BY SIGNAGE VENDOR	-	WHITE
STONE-1	SUPERIOR STONE	UNCOARSE ROUGHLY SQUARE	COLOR: GRANDBURY STONE
BRICK-1	ACME BRICK	-	COLOR: OLD SALEM
BRICK 2	ACME BRICK	THIN BRICK	COLOR: -
PRECAST-1	ACME BRICK	THIN BRICK	COLOR: -
VINYL-1	PLASTICLAD	VINYL FRIEZE BOARD, 5/4"x10" 1"x3-1/4" (NET SIZE), 10' PVC BOARD	-
VINYL-2	ROYAL BUILDING PRODUCTS	COLOR SCAPES NOMINAL THICKNESS 242"	TRIPLE 4 SOFFIT MATTE FINISH COLOR: WHITE PRODUCT: PERFORATED
VINYL-3	FYPON	TRADITIONAL WINDOW CROSS HEAD WIDTH: 64", HEIGHT: 9-11/16" PROJECTION: 4-9/16"	COLOR: WHITE PRODUCT: CCA64X10
VINYL-4	FYPON	DOORS CROSSHEAD WIDTH: 50", HEIGHT: 9"	COLOR: WHITE PRODUCT: DCH50X9
VINYL-5	FYPON	KEYSTONE WIDTH: 6", HEIGHT: 11" PROJECTION: 6-1/32"	COLOR: WHITE PRODUCT: K9M
VINYL-6	FYPON	DOORS CROSSHEAD WIDTH: 66", HEIGHT: 9"	COLOR: WHITE PRODUCT: DCH66X9
ROOF SHINGLES	GAF	TIMBERLINE PRESTIQUE HIGH DEFINITION 30 YEAR WARRANTY LAMINATED ARCHITECTURAL SHINGLES WITH THREE DIMENSIONAL APPEARANCE AND WARRANTED FOR MINIMUM 30 YEARS.	COLOR: WEATHERED WOOD PRODUCT:
STOREFRONT-1	-	-	-
EXIT DOOR-2	-	-	BEIGE
FIXED WINDOW-3	-	-	-



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www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

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DE LIC SS-0007256 NH LIC 3501
FL LIC AR94034 NY LIC 024673
GA LIC RA011484 OH LIC A-9912444
IA LIC 03577 PA LIC RA-014851-8
IL LIC 001 020069 TN LIC 103850
MA LIC AR-02066 TX LIC 20992
MD LIC 12662 VA LIC 0401 014089
DE LIC 18754 VT LIC 2453
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VT LIC 88498 MA LIC 50445

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MA LIC 31425
NY LIC 036993
NJ LIC GE038255
NJ LIC 21A1018294

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FREDRICK KINCAID, RA NJ LIC 21A1018294

NJ State Board Of Architects Authorization No. 161
NJ State Board Of Engineers & Land Surveyors Authorization No. GA-278177

Project:
THE LEARNING EXPERIENCE
NORTH HOLLAND RD & EAST BROAD ST
MANSFIELD, TEXAS

Project Number: TLETX-S-15-293	Scale: AS NOTED
Drawn By: JE	Approved By: MBJ

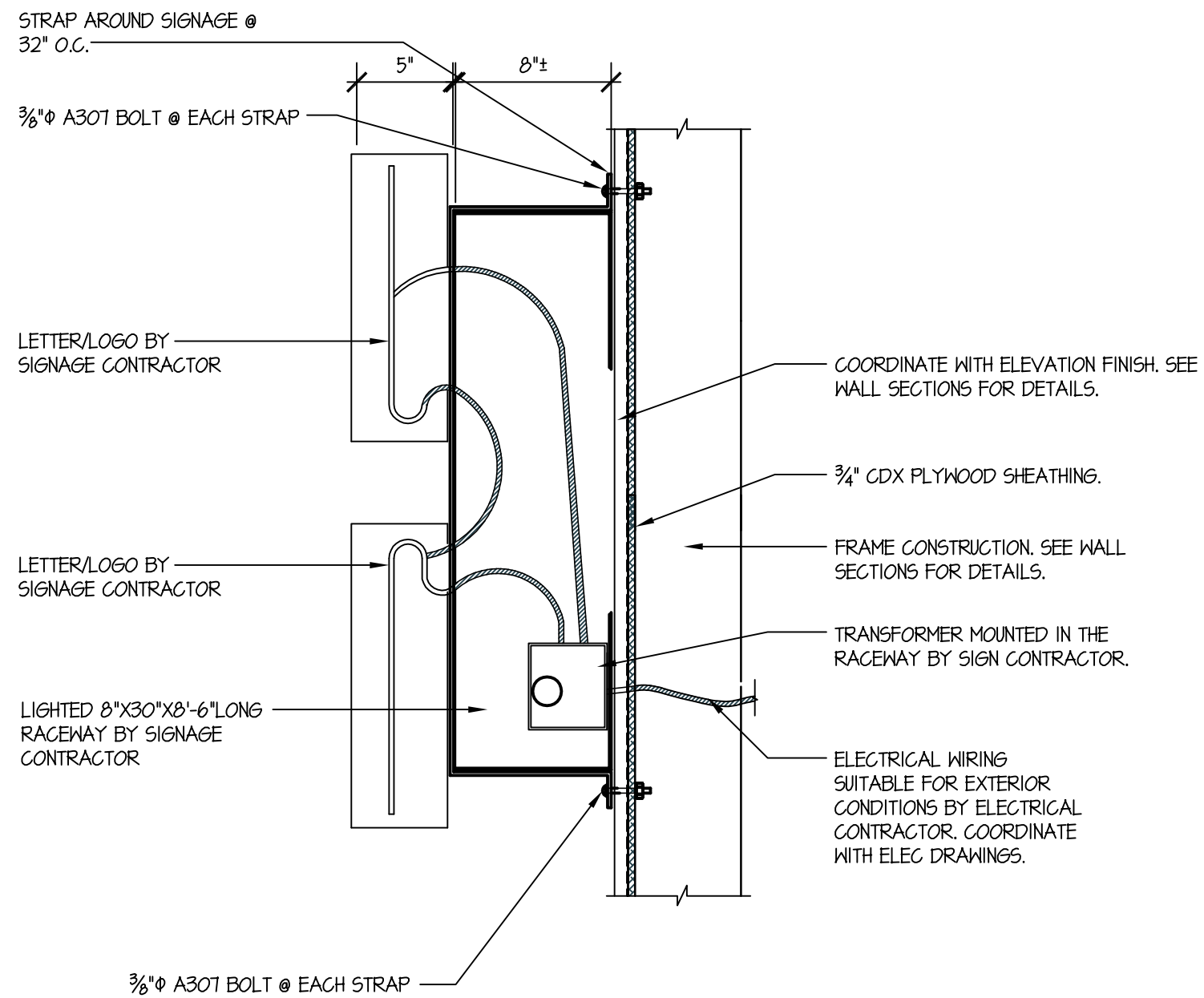
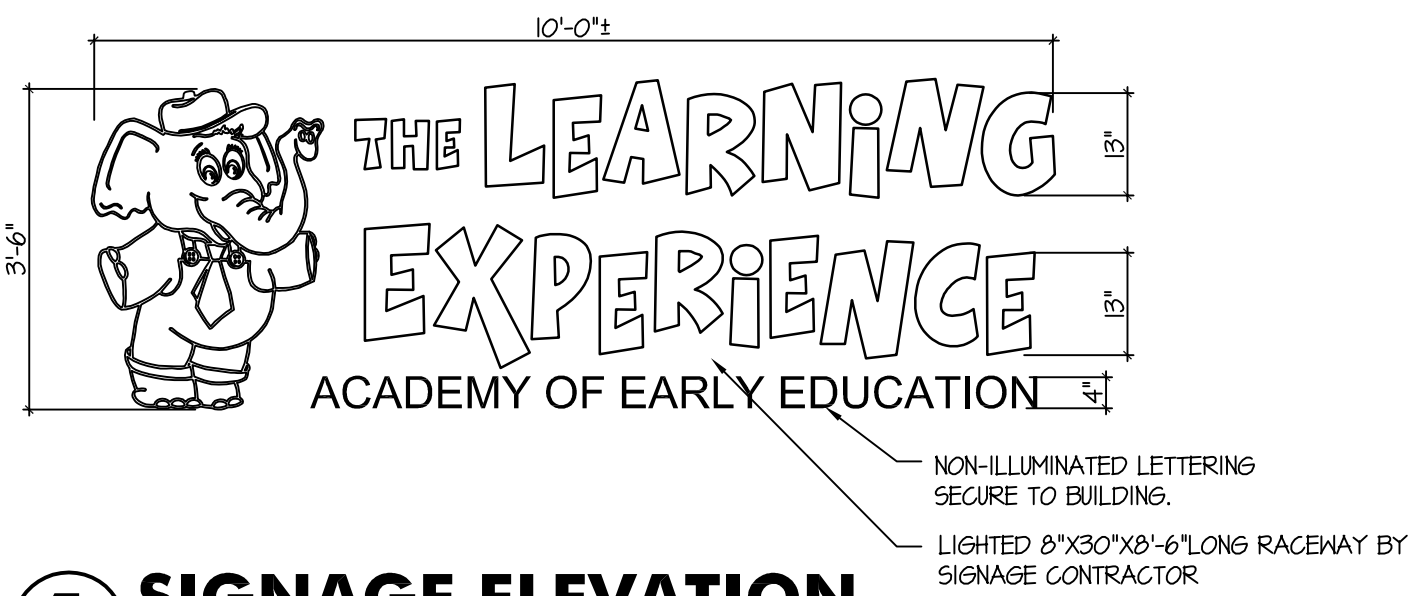
Drawing Name:

ELEVATIONS EXHIBIT E

Drawing Number:

SA-6.2

Initial Date: 5/5/16

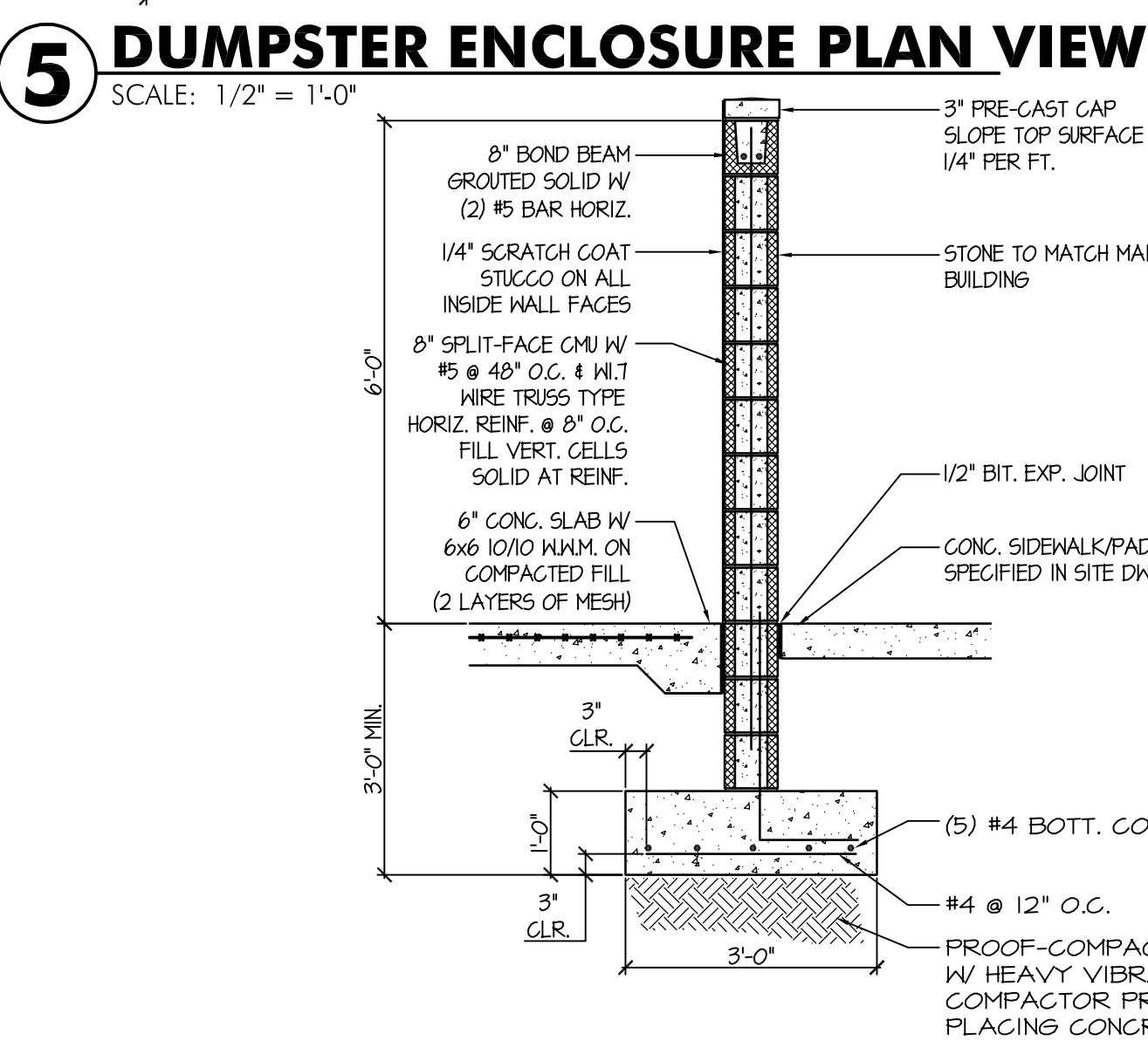
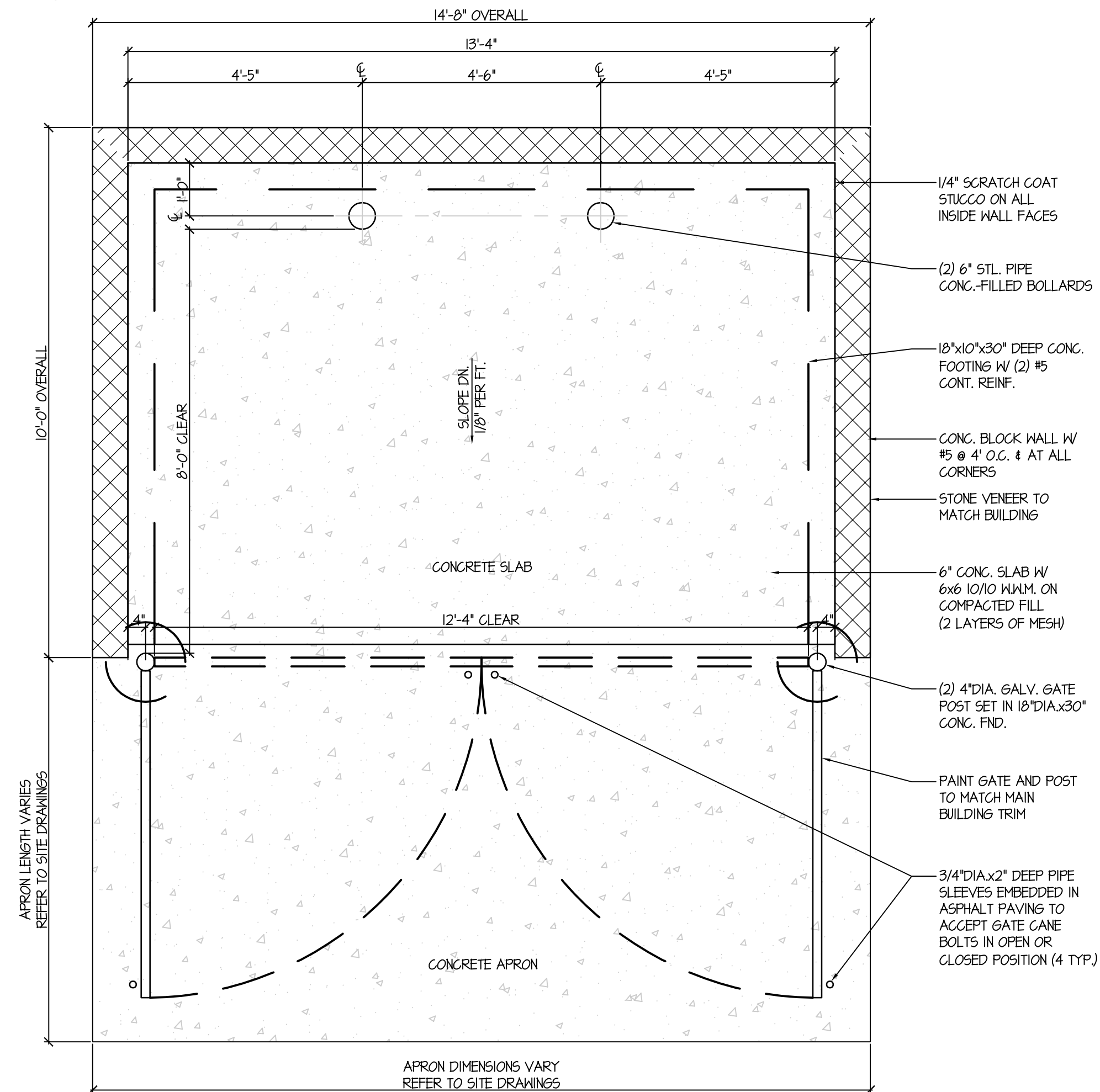
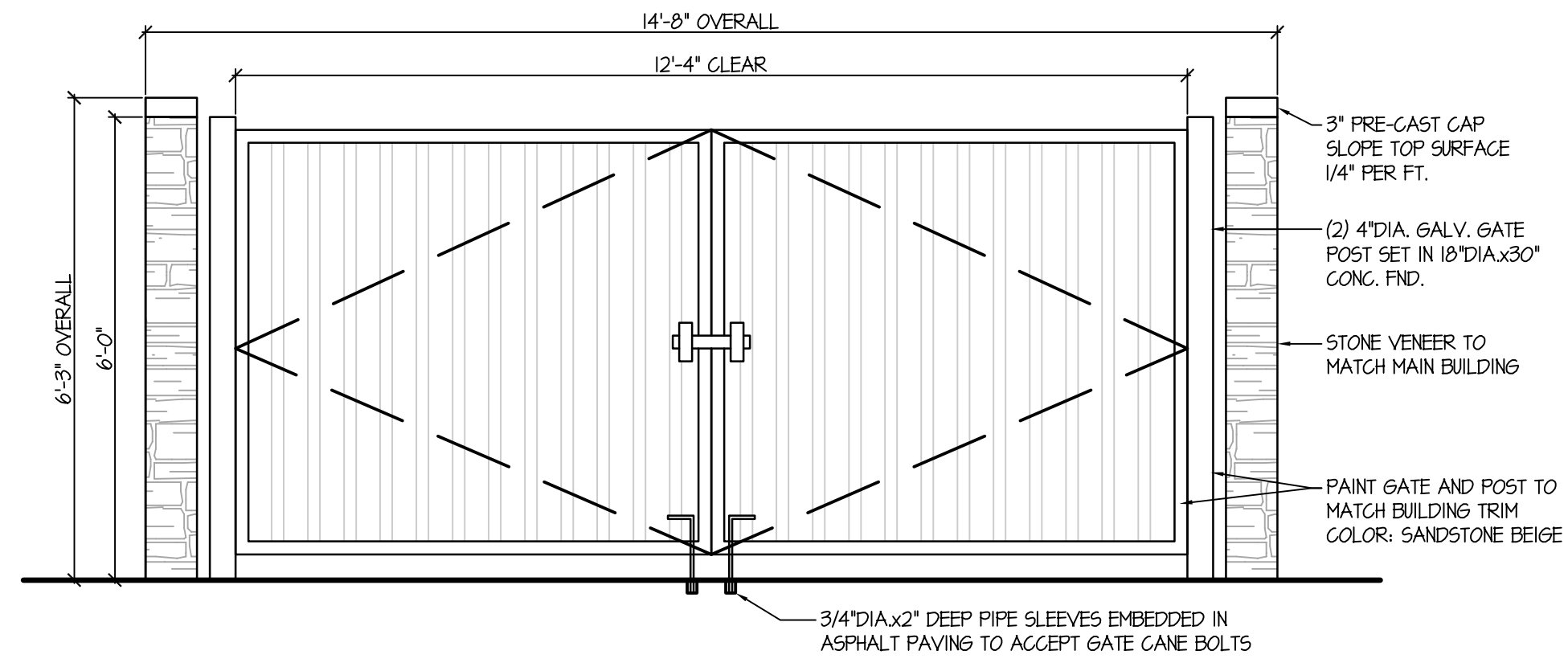
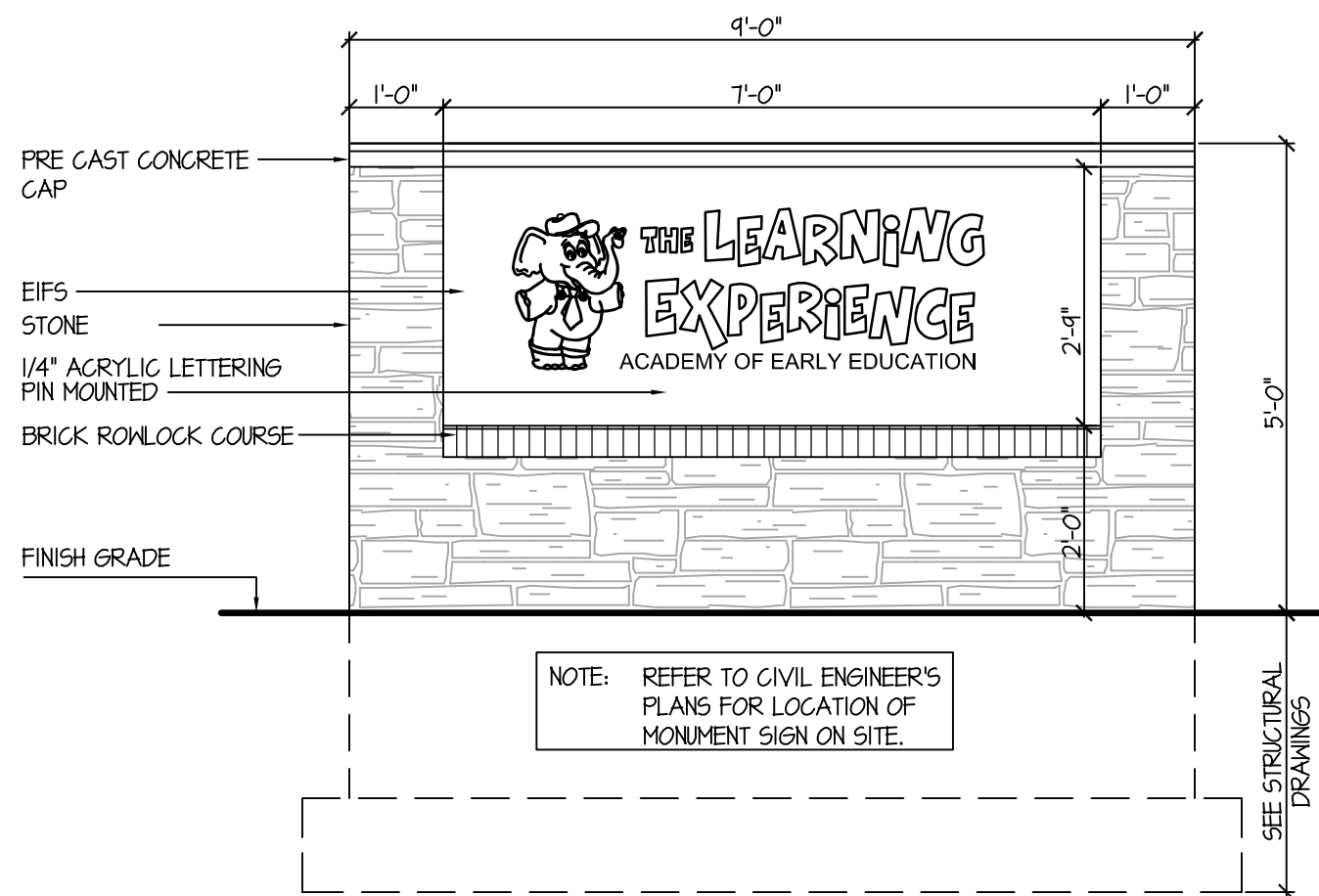


GENERAL NOTES:

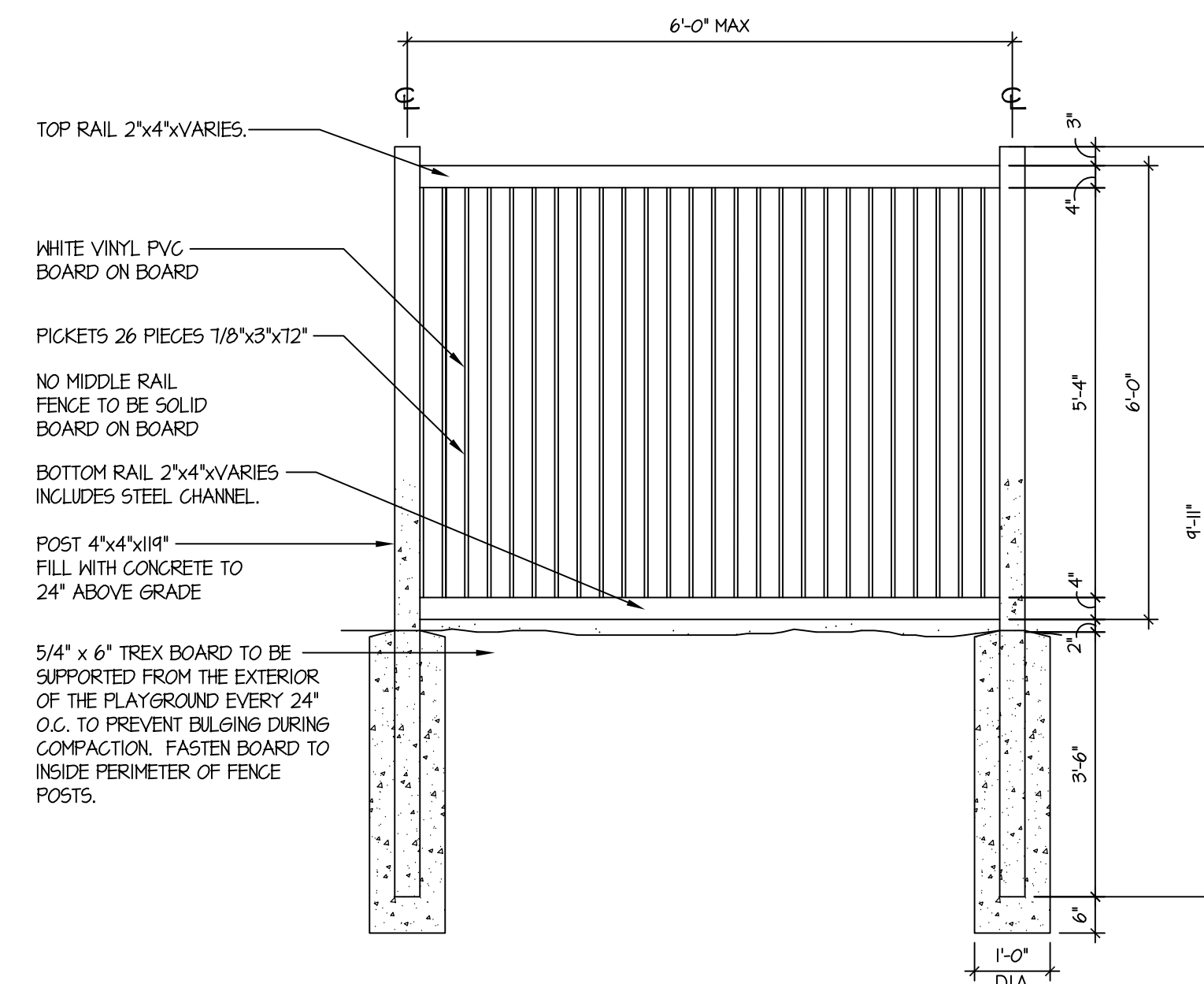
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS, PRIOR TO PROCEEDING WITH THE WORK AND SHALL REPORT ANY AND ALL DISCREPANCIES TO THE OFFICE OF THE ARCHITECT.
2. SIGNAGE CONTRACTOR TO SUPPLY & INSTALL, LIGHTED, 'THE LEARNING EXPERIENCE' SIGN AS INDICATED ON DRAWINGS. SIGN SHALL BE PAN CHANNEL LETTERING, RACEWAY MOUNTED WITH 120V INTERNAL FLUORESCENT LIGHTING. PROVIDE WHITE 3/8" ACRYLIC CAP WITH BLACK JEWELITE TRIM AND TRANSLUCENT VINYL FILM APPLIED AS PER SPECIFIED COLORS.
3. ANCHORAGE SHOWN COMPLIES WITH 2006 IBC, NEW JERSEY EDITION CHAPTER 16 AND APPENDIX H105.2 AND H105.3 FOR WITHSTANDING WIND LOADS PRODUCED BY 90 MPH WIND FOR 3 SECOND GUST.

NOTE:
'THE LEARNING EXPERIENCE' LOGO SIGN IS TO BE BY REQUIRED VENDOR, NO SUBSTITUTIONS ALLOWED.

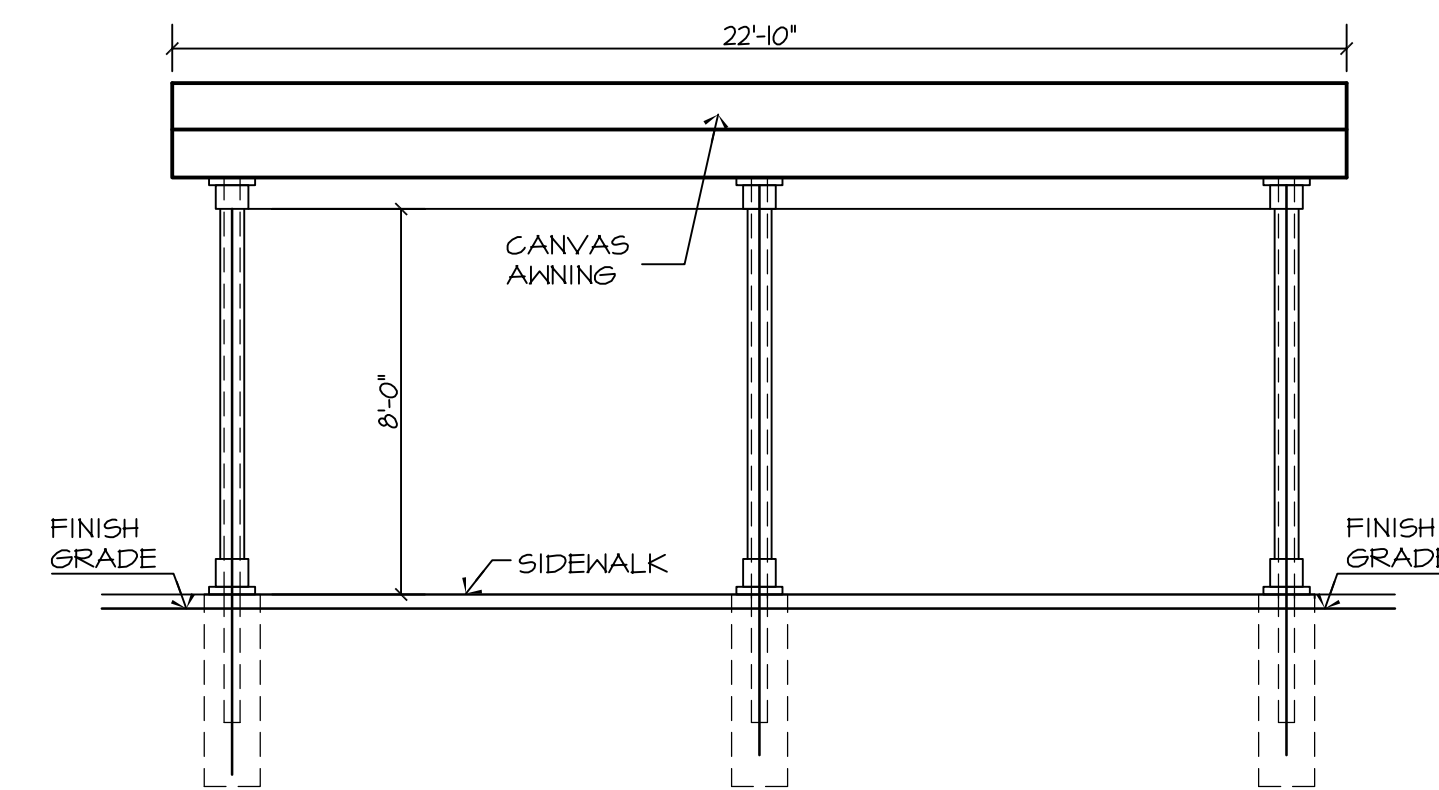
A&F SIGN COMPANY
28 EAST RAILWAY AVE.
PATERSON, NJ 07503
ATTN: FRANK FERUGI, JR.
PH: 973-278-3707
FAX: 973-278-8337



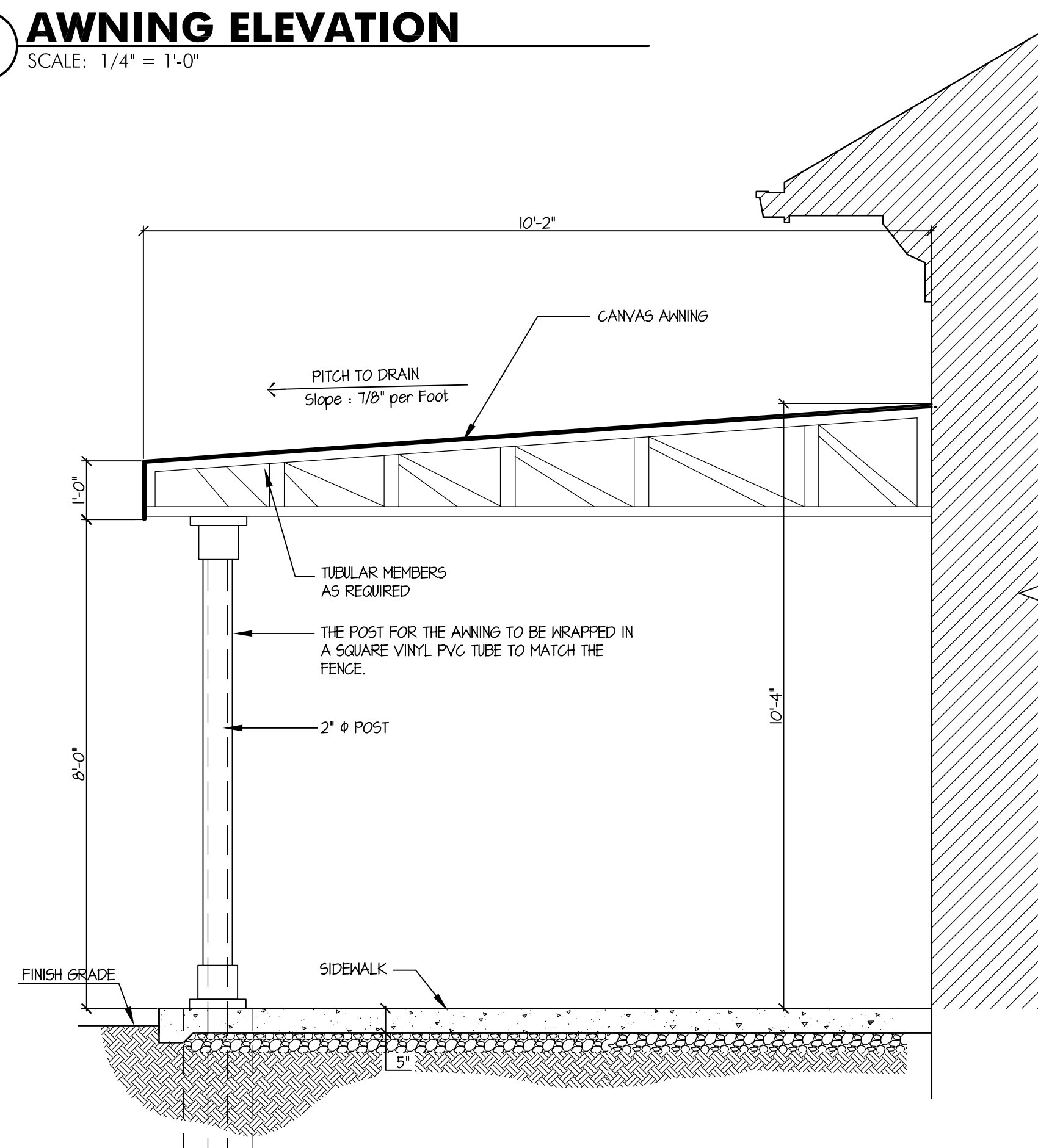
SECTION THRU DUMPSTER ENCLOSURE WALL



TYPICAL FENCE DETAIL



AWNING ELEVATION



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS MATTHEW B. JARMEL, AIA, MBA NJ LIC 48159 CO LIC ARC-401483 DC LIC ARC-018469 DE LIC SS-0007256 FL LIC AB04034 GA LIC RA0011484 IA LIC 03577 IL LIC 001 020069 MA LIC ARJ0286 MD LIC 12662		NJ LIC A03-12787 MA LIC 1301052189 MN LIC 46404 NC LIC 10120 NH LIC 3501 NY LIC 024673 OH LIC A-9912444 PA LIC RA-014851-8 TN LIC 103850 TX LIC 20992 VA LIC 0401 014089 VT LIC 2453 NJ LIC 21480294700 NJ PPLIC 33000243100
IRWIN H. KIZEL, AIA, PP CT LIC 08522		NJ LIC 37491
RICHARD A. JARMEL, PE CT LIC P-00027735		MN LIC 47482
FL LIC 70134		NY LIC 073898-1
MI LIC 0201052339		PA LIC PE070600
DE LIC 18754		MA LIC 50445
VT LIC 88498		
ASSOCIATES RONALD A. BROKENSHIRE, PE DAVID L. LESSING, RA		NJ LIC GE45511 NJ LIC A113231 NY LIC 024719 PA LIC RA-055861 CT LIC AB-0011748 MA LIC 31425 NY LIC 036993 NJ LIC GE038255 NJ LIC 21A1018294
MICHAEL J. VORLAND, RA GERARD P. GESARIO, PE FREDRICK KINCAID, RA		NJ State Board Of Architects Authorization No. 161 NJ State Board Of Engineers & Land Surveyors Authorization No. GA-278177

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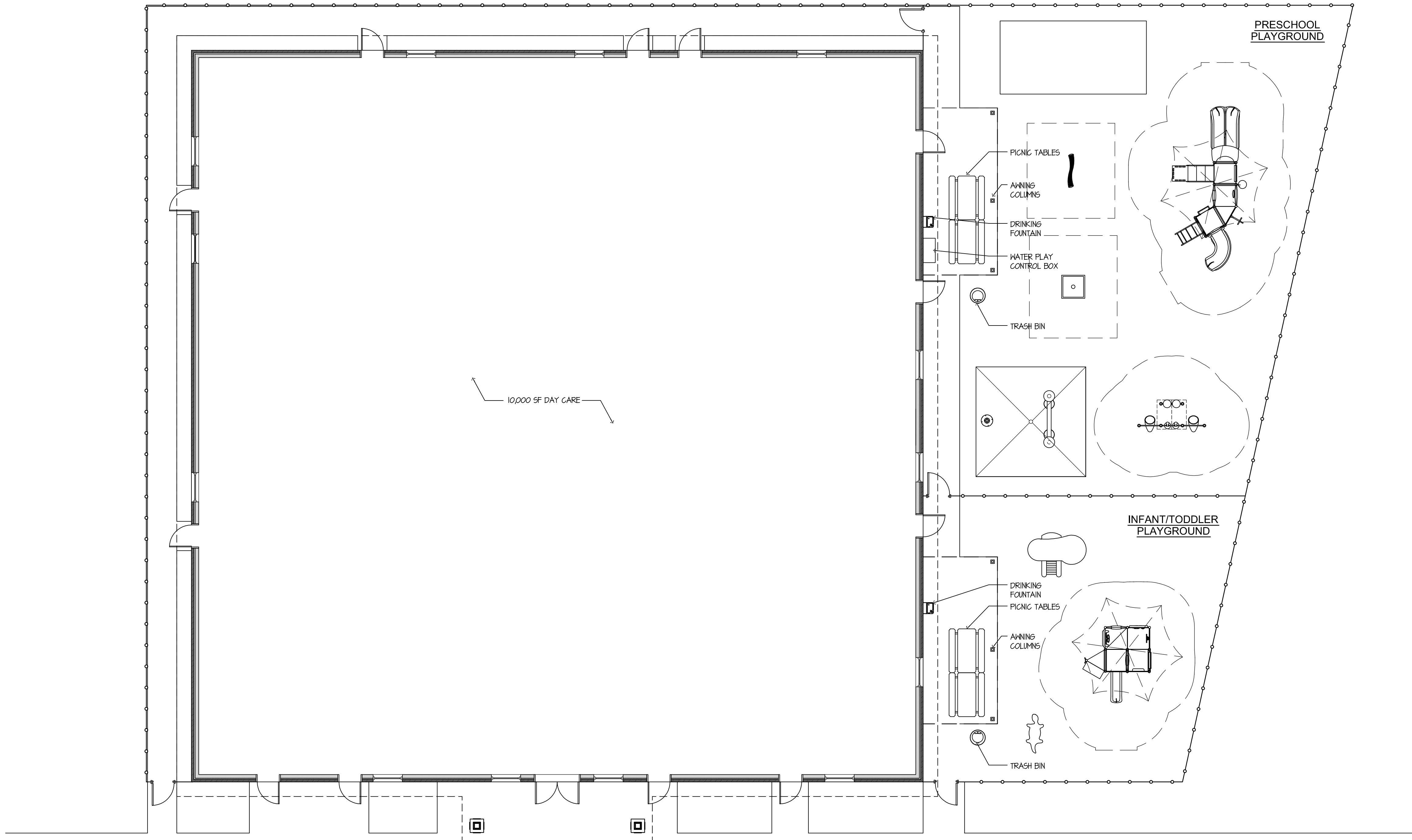
Drawing Name:

SITE DETAILS EXHIBIT F

Drawing Number:

SA-5.3

Initial Date: 3/21/16



SPACE PLAN
SCALE : 1/8" = 1'-0"



Jarmel Kizel
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PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA NJ LIC 482-12787
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CO LIC 48C-401483 MN LIC 46404
DC LIC 48C101849 NC LIC 10120
DE LIC 55-0007256 NH LIC 3501
FL LIC 4894034 NY LIC 024673
GA LIC 84011484 OH LIC A-9912444
IA LIC 03577 PA LIC 8A-014551-8
IL LIC 001 020069 TN LIC 103859
MA LIC 4810266 TX LIC 20992
MD LIC 12662 VA LIC 0401 014089
VT LIC 2453
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CT LIC 08522 NJ PP LIC 33100243100
RICHARD A. JARMEL, PE NJ LIC 37491
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FL LIC 70134 NY LIC 024719
IL LIC 6201052339 NY LIC 073898-1
DE LIC 18754 PA LIC PE070600
MA LIC 50445
VT LIC 88498

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NY LIC 024719
PA LIC RA-052681
CT LIC 488-0011748
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MICHAEL J. VORLAND, RA NY LIC 036993
GERARD P. GESARIO, PE NJ LIC GE038255
FREDRICK KINCAID, RA NJ LIC 21A1018294
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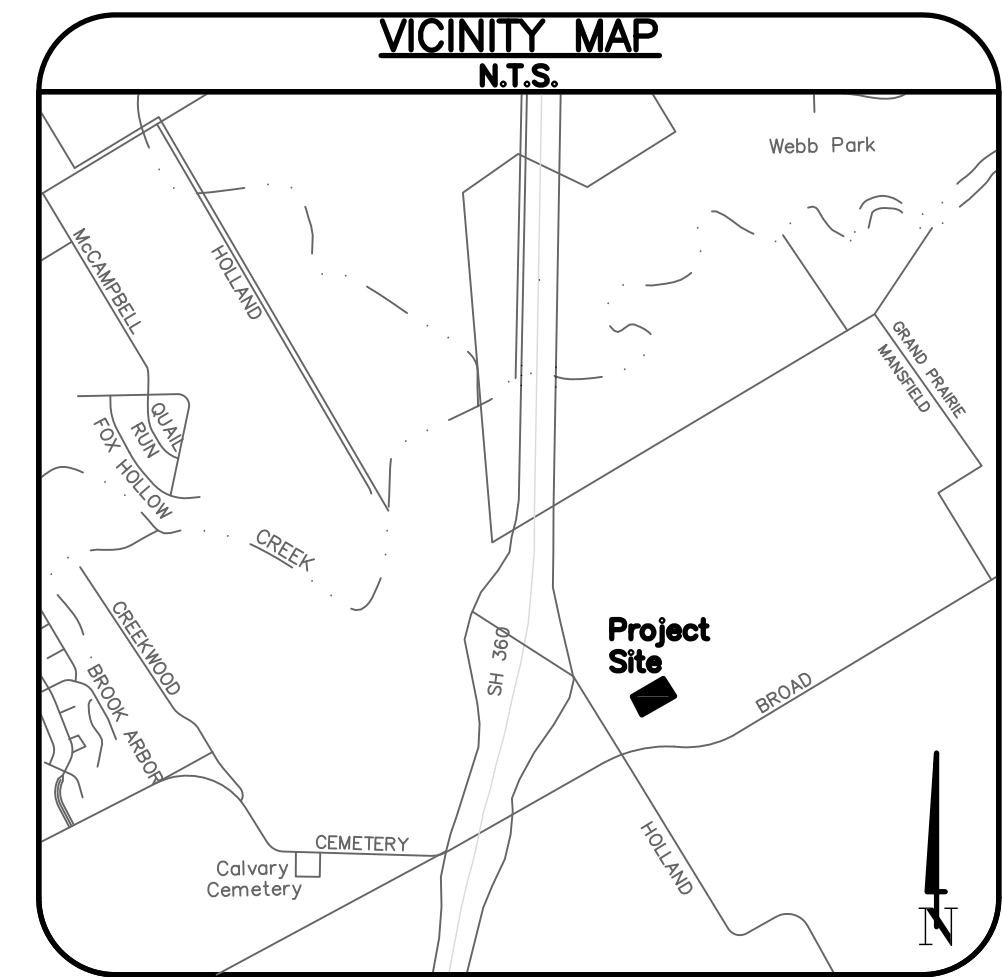
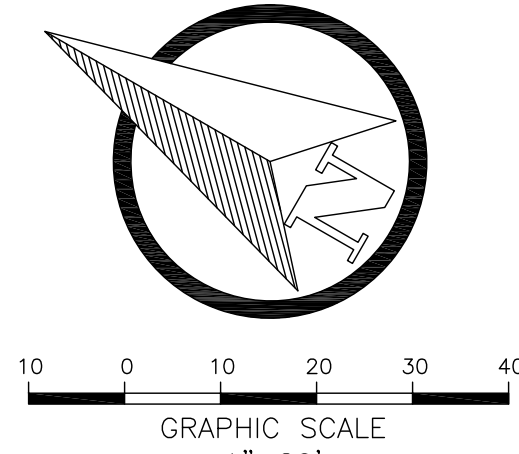
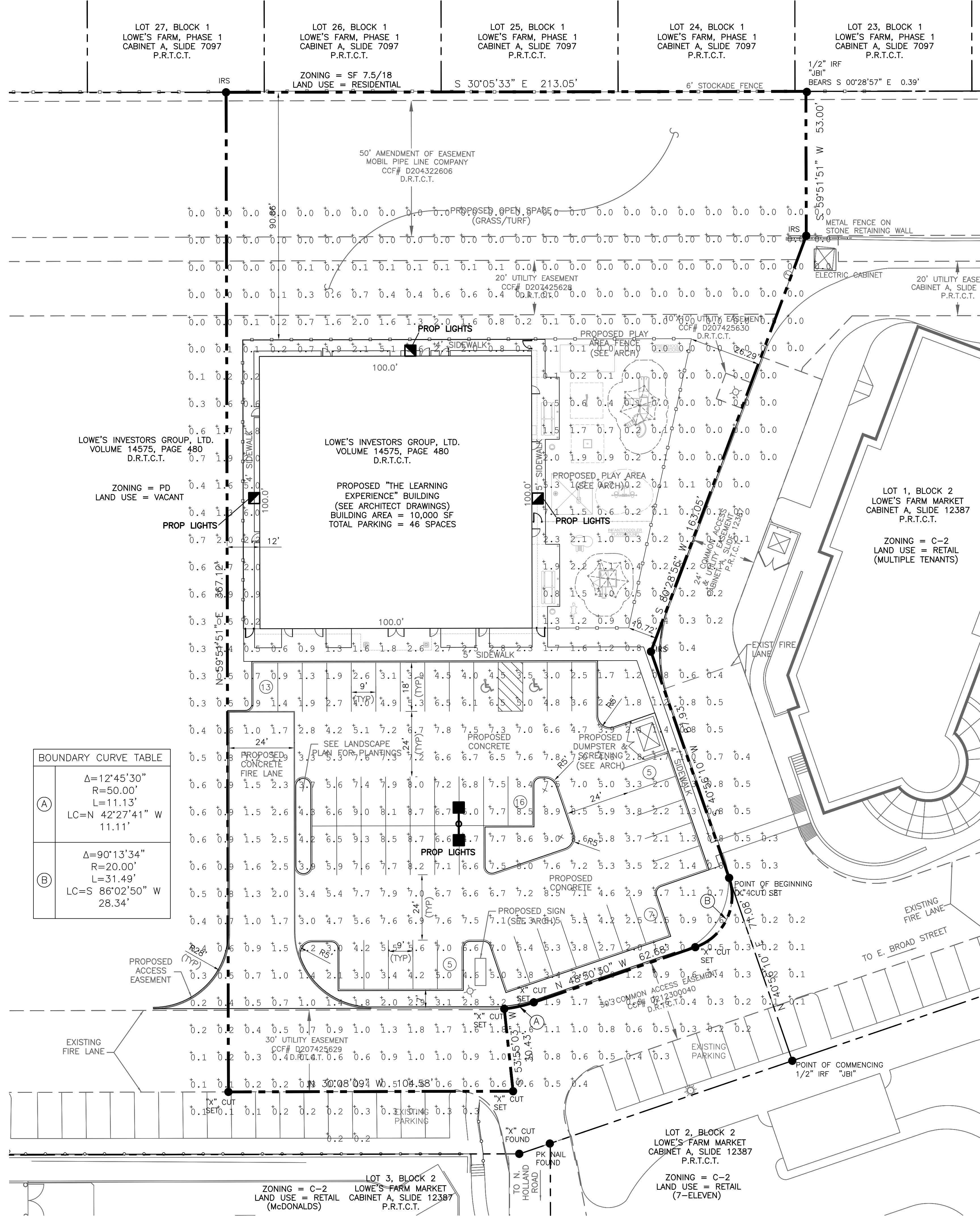
Drawing Name:

SPACE PLAN
EXHIBIT G

Drawing Number:

SA-5.1

Initial Date: 3/21/16



PHOTOMETRIC ANALYSIS NOTES:

1. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
2. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

CALCULATION SUMMARY								
LABEL	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCt	PtSpTb
PARKING SUMMARY	Fc	4.70	9.3	0.5	9.40	18.60	10	10

LUMINAIRE SCHEDULE								
SYMBOL	Qty	Label	Lumens	LLF	Description	Lum. Watts		
	1	A	110000	0.800	WLS-FVR-5-1000-MHR-FG 30' MOUNTING HEIGHT	1080		
	3	B	13000	0.800	WLS-WME-S-3-150-CMH-FG 15' MOUNTING HEIGHT	185		

ARCHITECT
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42 OKNER PARKWAY
LIVINGSTON, NJ 07039
PH: 973-994-9669
FAX: 973-994-4069

ENGINEER
WESTRA CONSULTANTS
ATTN: SOL STIGALL, PE
1601 E. LAMAR BLVD, STE. 116
ARLINGTON, TX 76011
PH: 817-230-4147
FAX: 817-612-6859

OWNER/DEVELOPER
LOWES INVESTORS GROUP, LTD, c/o
HANOVER PROPERTY COMPANY
ATTN: JOHN CARTER
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
PH: 214-445-2226
FAX: 214-368-7985

EXHIBIT H PHOTOMETRIC PLAN

FOR

THE LEARNING EXPERIENCE

SITUATED IN THE JOAB WATSON SURVEY
ABSTRACT NUMBER 1632
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
PREPARED: MARCH 23, 2016
1.479 ACRES OF LAND (1 LOT)

NO.	REVISION NOTE	BY	DATE

Westra No. HPC16001	DESIGNED: SHS
Client No.	DRAWN: SHS
Approved:	CHECKED: MWV