

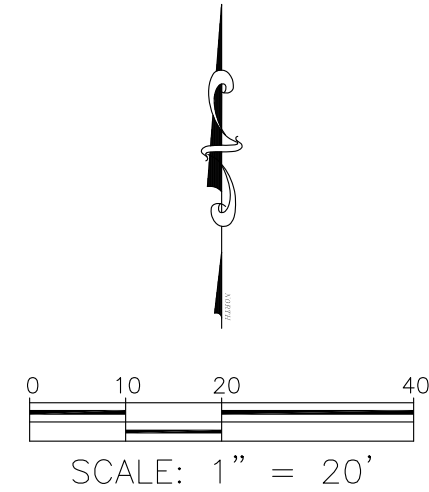
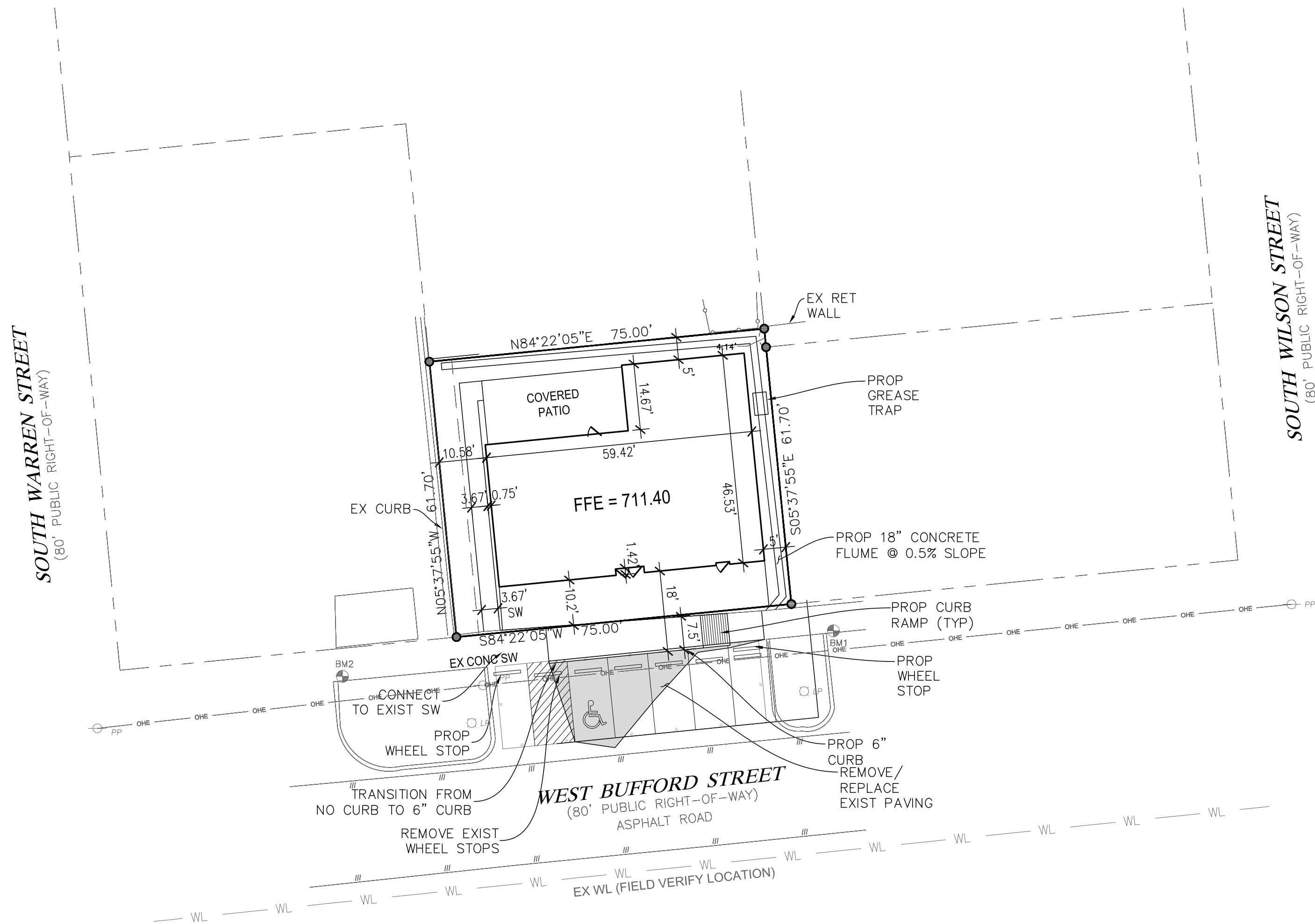


Statement of Architectural and Contextual Compatibility
Caponess Hideout
136 West Bufford St.
Burleson, Texas

To whom it may concern:

The site is located in the center of the block facing West Bufford Street. Formerly on the site, the structure was a single story wood frame building that had formerly been a residence before being converted into various commercial businesses. The original structure has been demolished. The adjacent structure to the east is a single story wood frame structure. The structure to the north will be a 2 story masonry structure and is currently under construction.

The elevation was designed to conform to the Vernacular Commercial Storefront style w/ larger display windows and a base brick accent, transom windows, recessed street entry, double entry doors and cornice accent treatment at the roof parapet..



LEGEND



LIMITS OF PAVEMENT
REPLACEMENT

GENERAL NOTES:

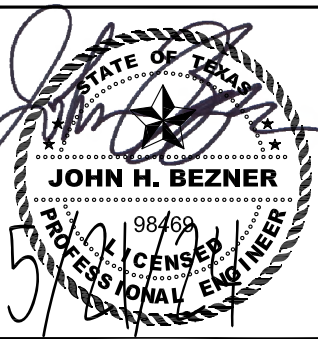
1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
9. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
10. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
11. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
12. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

SHEET TITLE

SITE PLAN

PROJECT NAME:

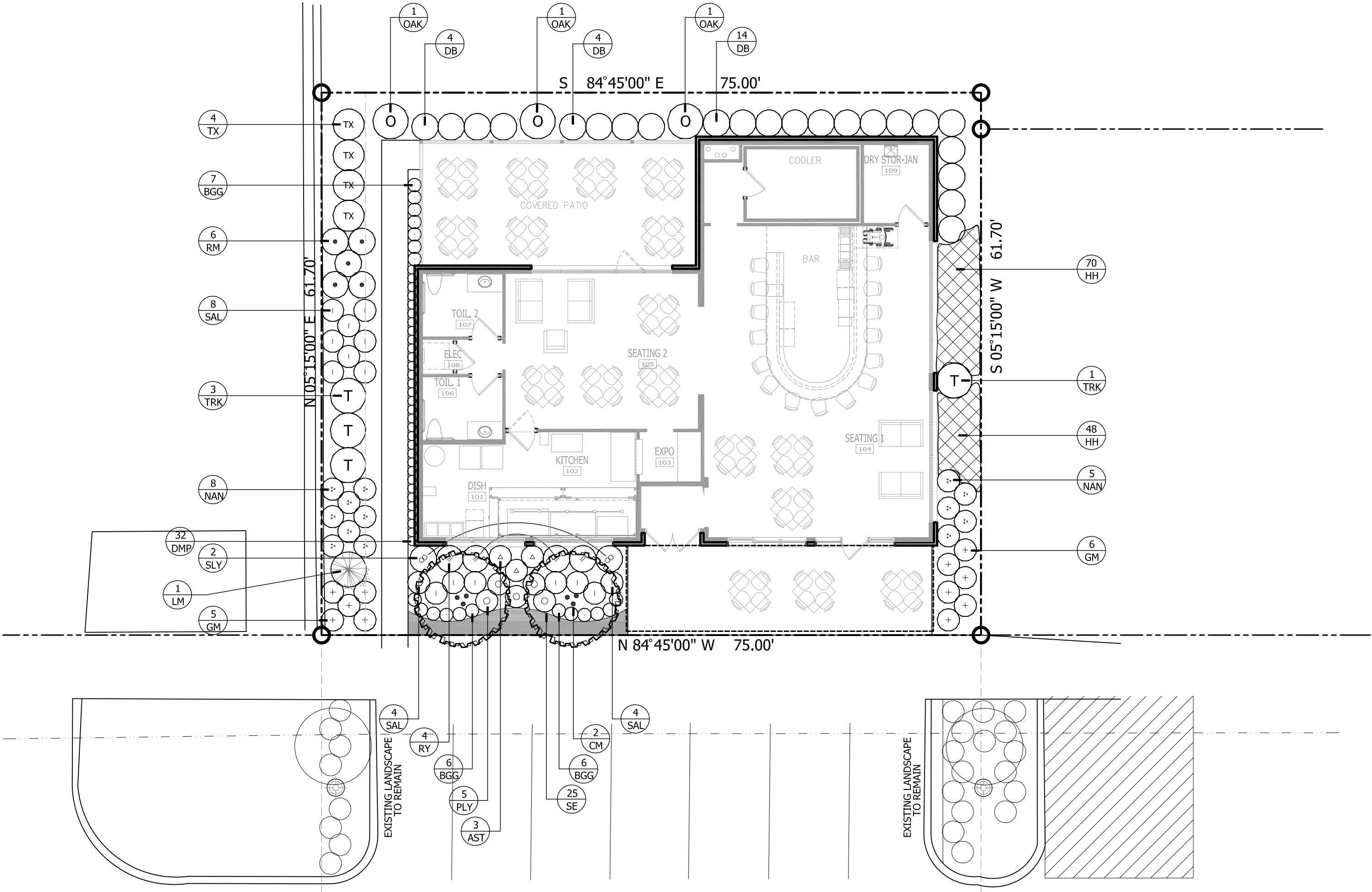
CAPONE'S
RESTAURANT
BURLESON, TEXAS



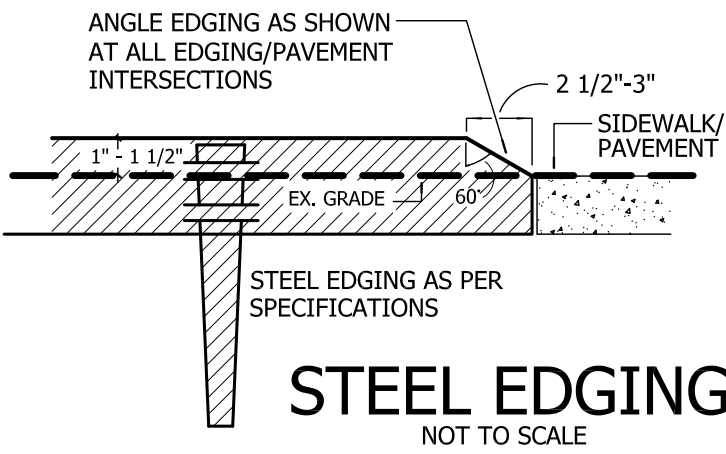
DATE	1-17-24
SCALE	1"=20'
SHEET	3
OF	8

5900 S LAKE FOREST DR
SUITE 300
McKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBPE Firm #9723

CIVIL POINT
ENGINEERS



WEST BUFFORD STREET
(80' RIGHT-OF-WAY)

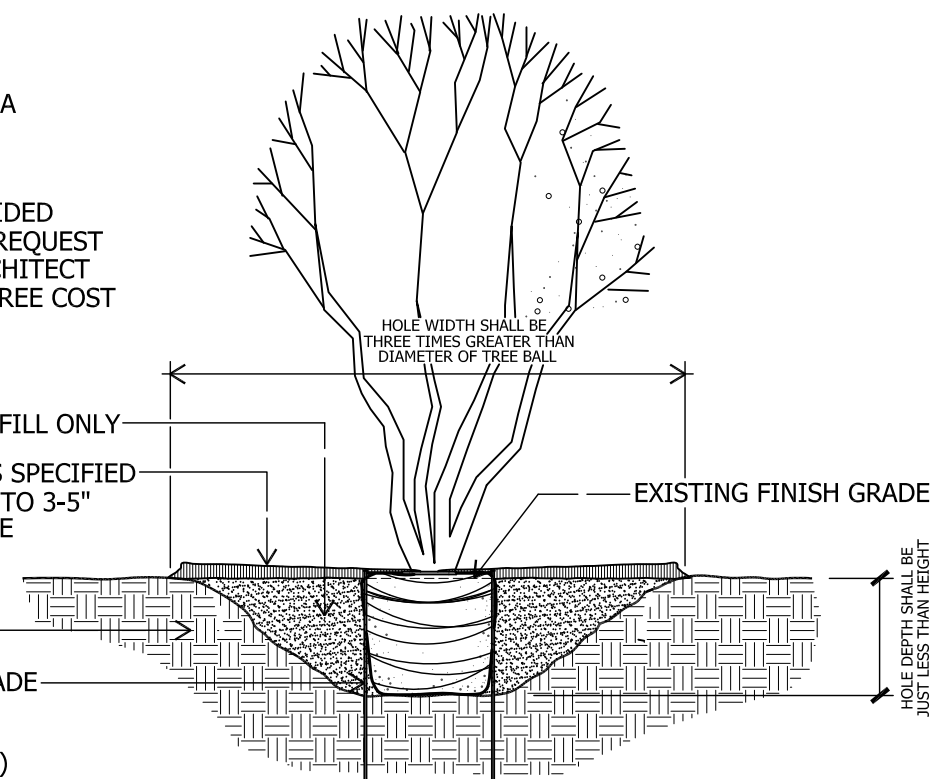


STEEL EDGING
NOT TO SCALE

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale

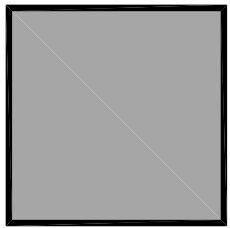
PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
CM	CRAPE MYRTLE	2	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
LM	LINDERSTROEMIA INDICA 'NATCHEZ'	1	5 GAL.	24"	18"	FULL	48"oc
TRK	TURK'S CAP	4	5 GAL.	24"	18"	FULL	48"oc
OAK	MALVAVISCUS DRUMMONDII	3	5 GAL.	24"	18"	FULL	48"oc
TX	TEXAS SAGE	4	5 GAL.	24"	18"	FULL	48"oc
RY	RED YUCCA	4	5 GAL.	15"	20"	FULL	36"oc
SLY	HESPERALOE PARVIFOLIA	2	5 GAL.	18"	20"	FULL	36"oc
RM	ROSEMARY	6	5 GAL.	15"	20"	FULL	36"oc
DB	ROSMARINUS OFFICINALIS	20	5 GAL.	18"	15"	FULL	36"oc
PLY	DWF BURFORD HOLLY	5	5 GAL.	12"	15"	FULL	36"oc
NAN	ILEX CORNUTA 'BURFORDI' NANA	14	3 GAL.	12"	12"	FULL	30"oc
SAL	YUCCA PALLIDA	16	3 GAL.	12"	12"	FULL	30"oc
AST	OBSESSION NANDINA	3	3 GAL.	12"	12"	FULL	30"oc
BGG	ASTER x 'FRIKARTIL'	19	3 GAL.	12"	12"	FULL	18"oc
DMP	BLUE GRAMA GRASS	32	1 GAL.	4"	5"	FULL	12"oc
HH	BOUTELOUA GRACILLIS 'BLOND AMBITION'	118	4" POTS	MIN. 8"	RUNNERS		12"oc
SE	DWF MEX PETUNIA	25	LIN. FT.	REF.	DETAIL		

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

LANDSCAPE LEGEND

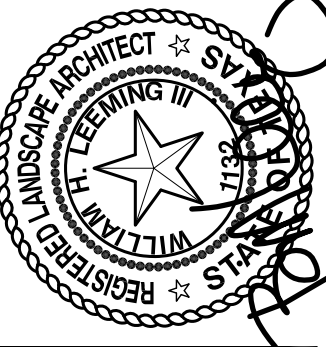


DECOMPOSED
GRANITE
(SEE NOTE BELOW)

- DECOMPOSED GRANITE INSTALLATION NOTES:
- a. EXCAVATE AS REQUIRED TO ACHIEVE PROPER FINISH GRADE.
 - b. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 - c. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
 - d. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% PROCTOR.
 - e. INSTALL FILTER FABRIC OVER COMPACTED SUBGRADE.
 - f. PLACE FOUR (4) INCHES OF 3/4" CLASS II AGGREGATE BASE- INSTALL 1" LIFTS, WITH EACH LIFT COMPACTED TO 95% PROCTOR.
 - g. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE OVER COMPACTED AGGREGATE BASE, INSTALLING IN 1" LIFTS, COMPACTED TO 95% PROCTOR.
 - h. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE OVER COMPACTED AGGREGATE BASE, INSTALLING IN 1" LIFTS, COMPACTED TO 95% PROCTOR.
 - i. AFTER FINISH GRADING, APPLY WATER-BASED POLYMER FORMULATION TO DECOMPOSED GRANITE AS PER MANUFACTURER'S DIRECTIONS.

CITY REQUIREMENTS

MIN. 20% SITE TO BE LANDSCAPE AREA	
TOTAL SITE	4,627 SF
MIN. REQUIRED	925 SF (20.00%)
PROVIDED	1,246 SF (26.93%)
MIN. 40% REQUIRED LANDSCAPE IN FRONT YARD	
MIN. REQUIRED	370 SF (40.00%)
PROVIDED	381 SF (41.19%)



Leeming
Design Group
Landscape Architecture
4013 Burleson Drive, Suite 100-B, North Richland Hills, Texas 76180
(817) 577-0889 Fax: (817) 577-5896
leemingdesigngroup@leemingdesign.com

LANDSCAPE PLAN

CAPONES HIDE-OUT
WEST BUFFORD STREET
BURLESON, TEXAS

file name:
c:\Burleson-Capone's
ldg-base_Capones.dwg

sheet

1-1

appr. by:
drawn by:
date: 01-04-24

revisions
01-10-24
05-02-24



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



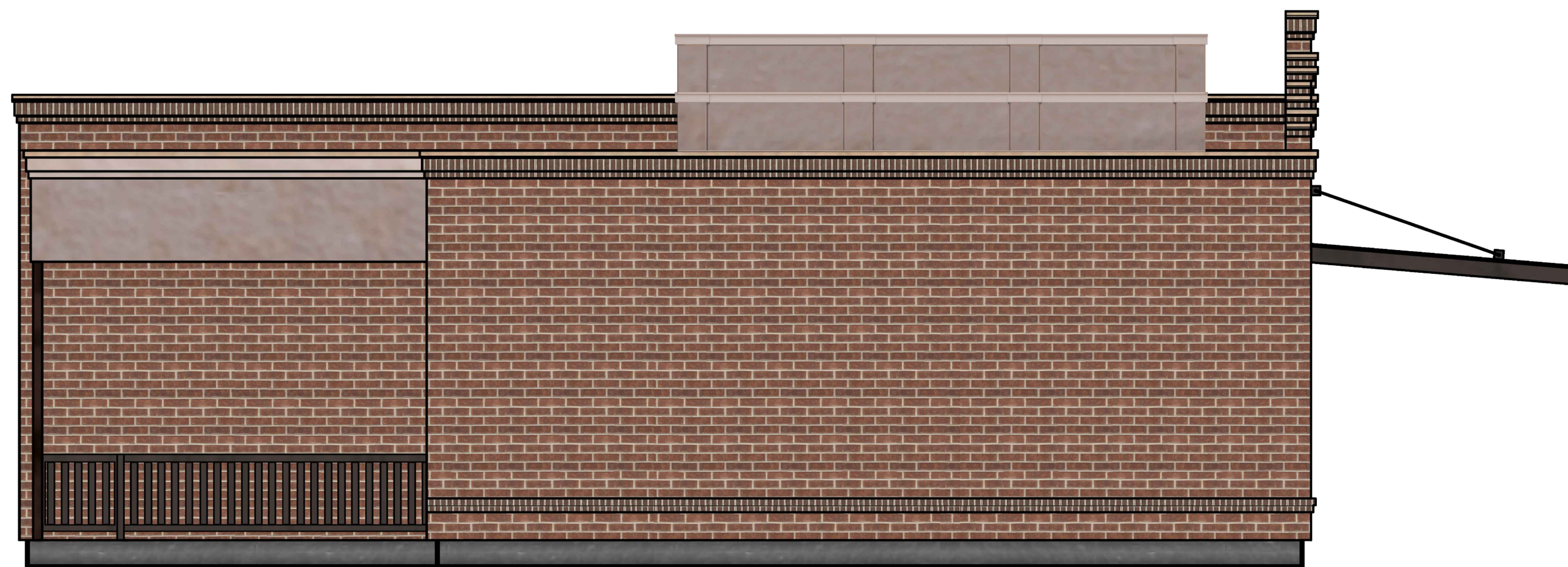
PRIMARY BRICK
COLOR 1



ACCENT BRICK
COLOR 2



BRONZE FINISH
WINDOWS, DOORS, AWNING



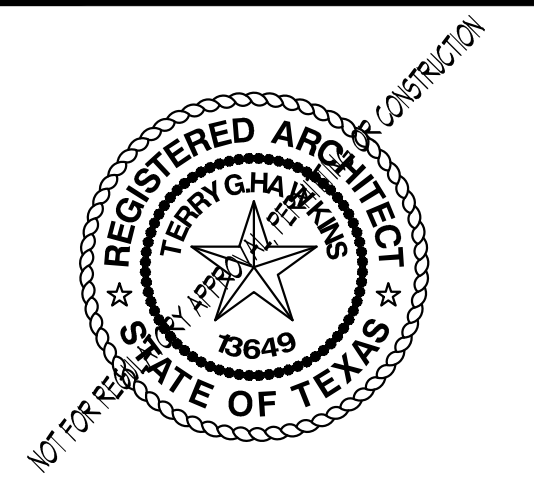
WEST ELEVATION
1/4" = 1'-0"



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



SOUTH ELEVATION- COLORED
1/4" = 1'-0"



230661

CAPONES HIDE-OUT

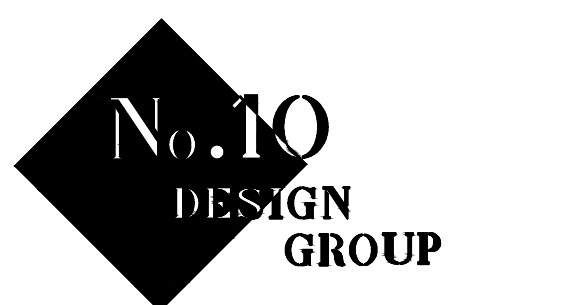
136 WEST BUFFORD ST.
LOT 8R BLOCK 13
ORIGINAL TOWN OF BURLESON
BURLESON, TEXAS
JOHNSON COUNTY

DATE: 9-22-23 PD1
10-23-23 BID SET
11-03-23 RFI
04-09-24

CSP24-148

SHEET Title:

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

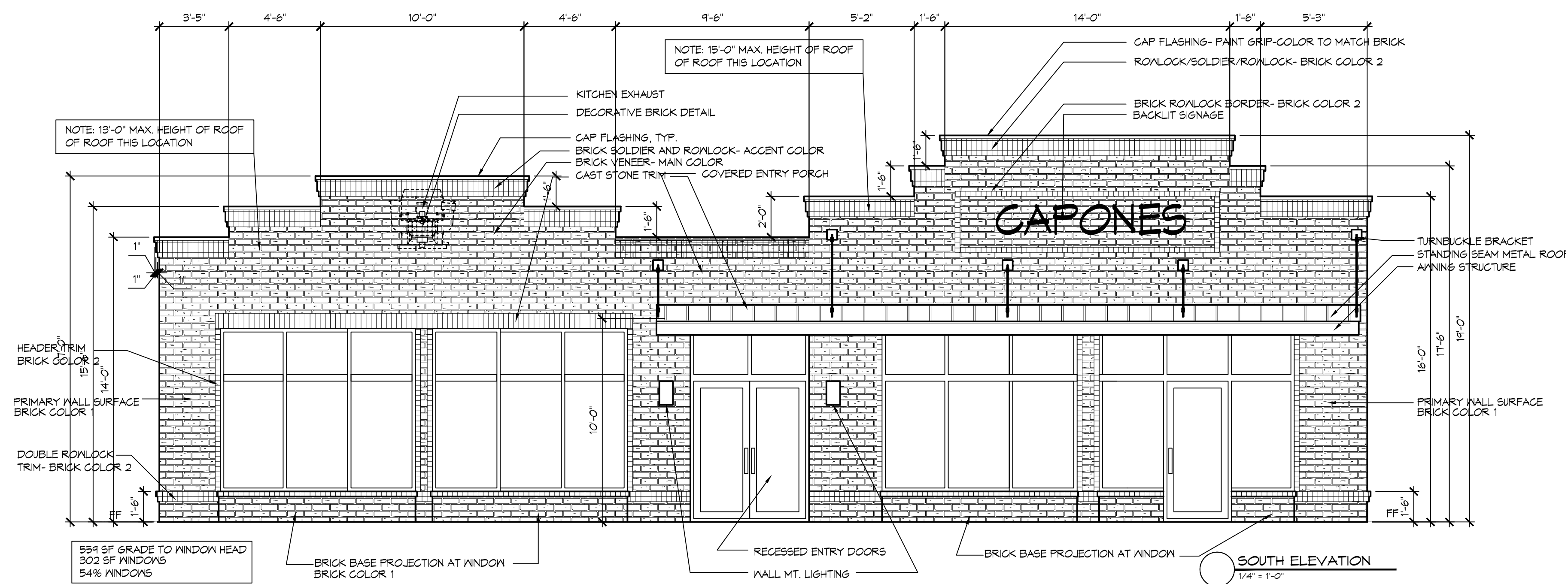
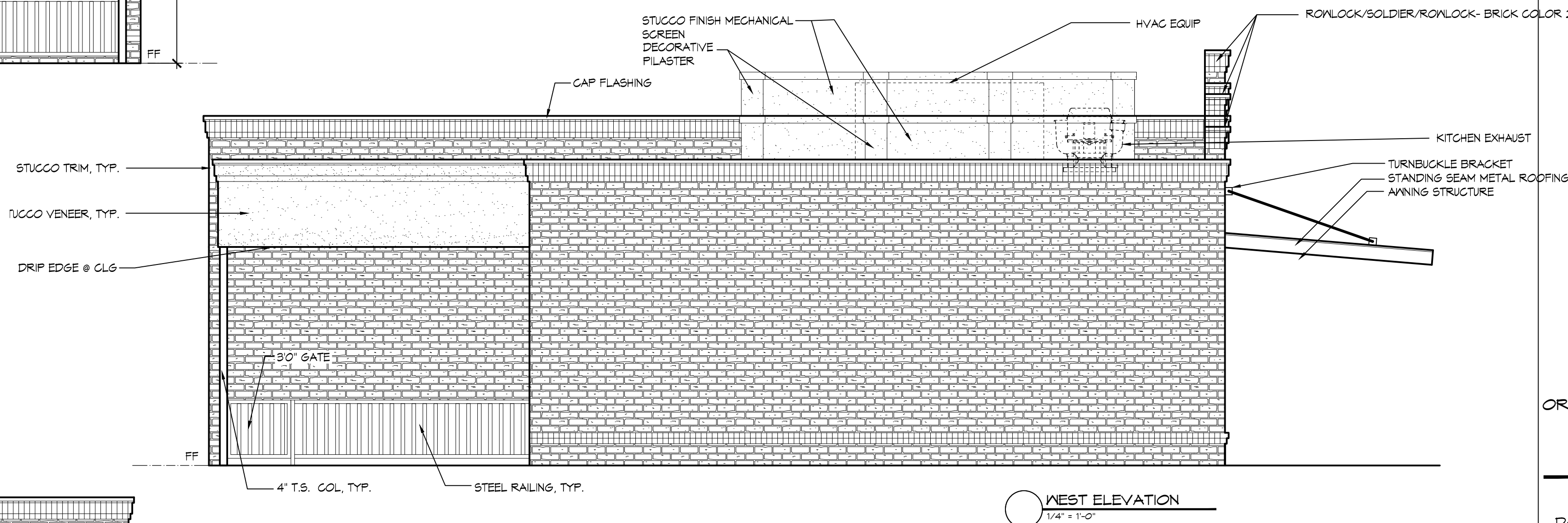
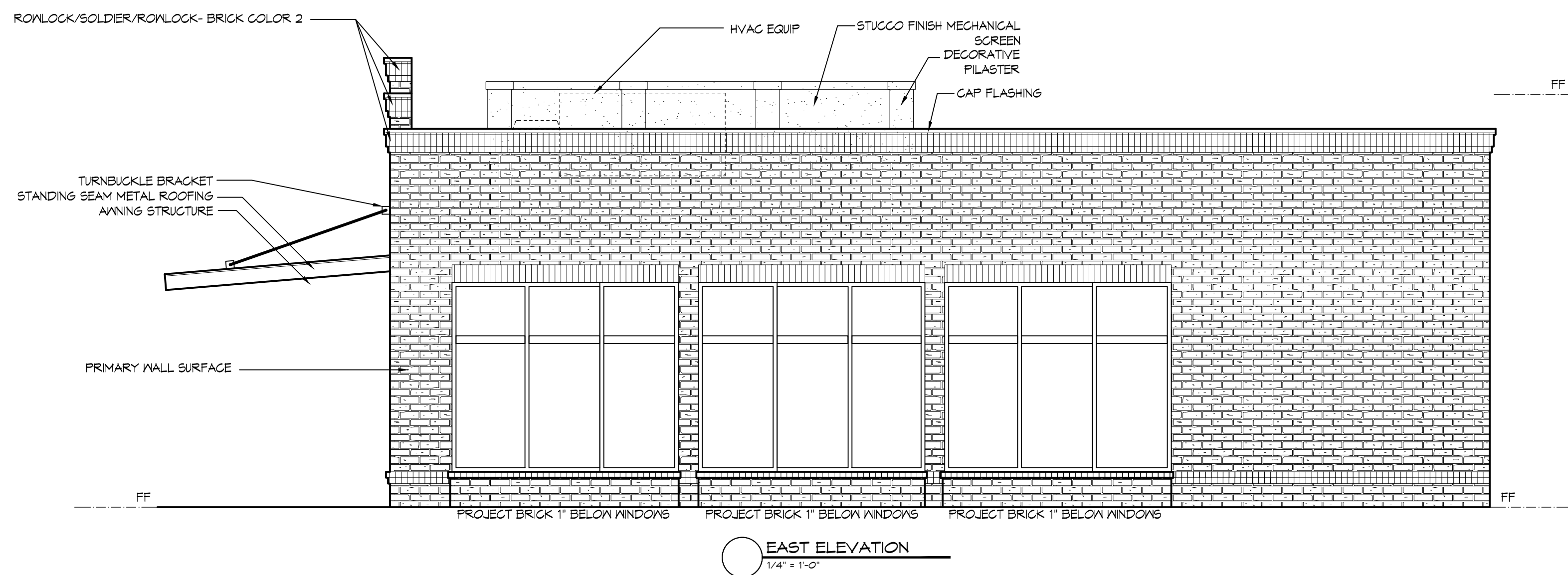
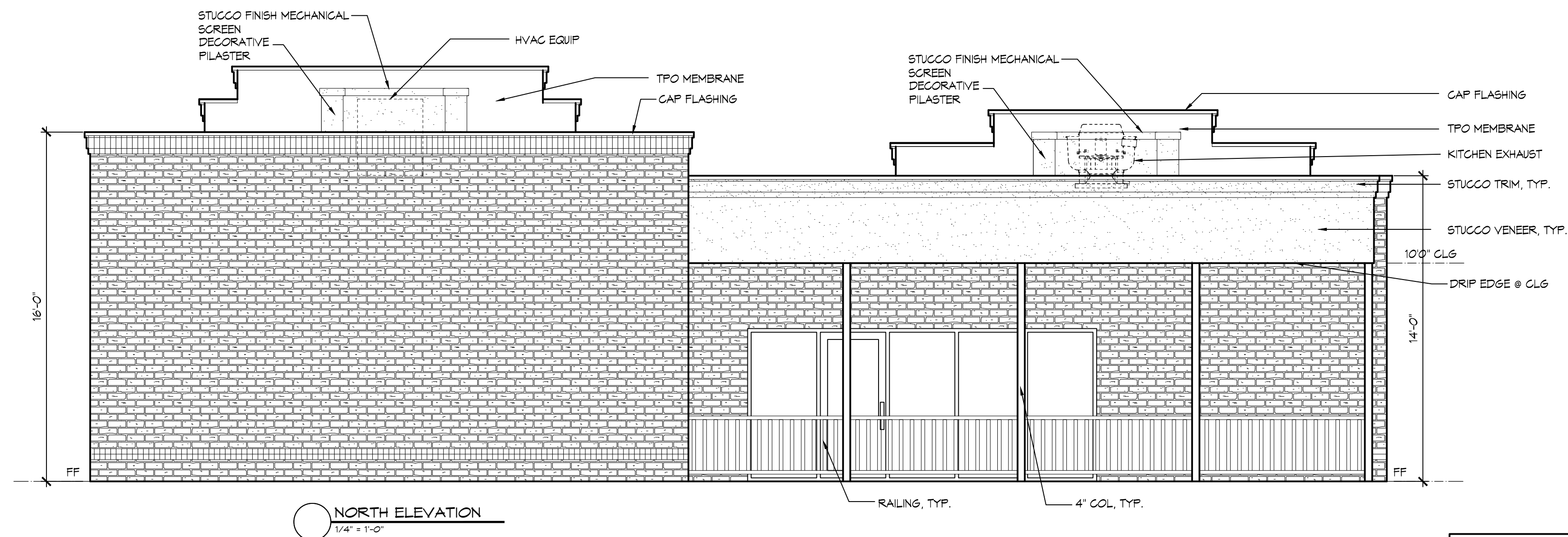


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817.477.1324 METRO 817.477.3353 FAX
ARCHITECTS

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CAPONES HIDE-OUT

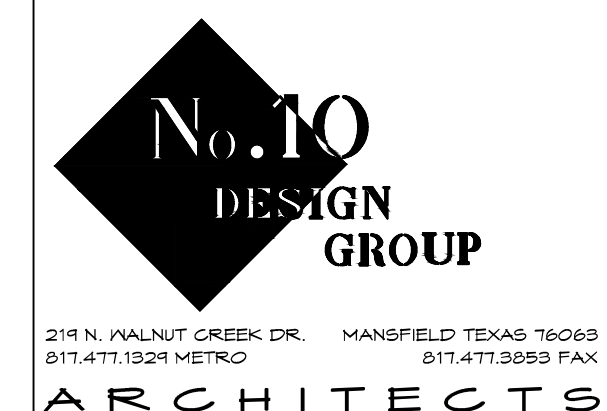
136 WEST BUFFORD ST.
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ORIGINAL TOWN OF BURLESON
BURLESON, TEXAS
JOHNSON COUNTY

DATE: 9-22-23 PD1
10-23-23 BID SET
11-03-23 RFI
04-09-24

CSP24-148

SHEET Title:

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



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SHEET No.:

A2-1