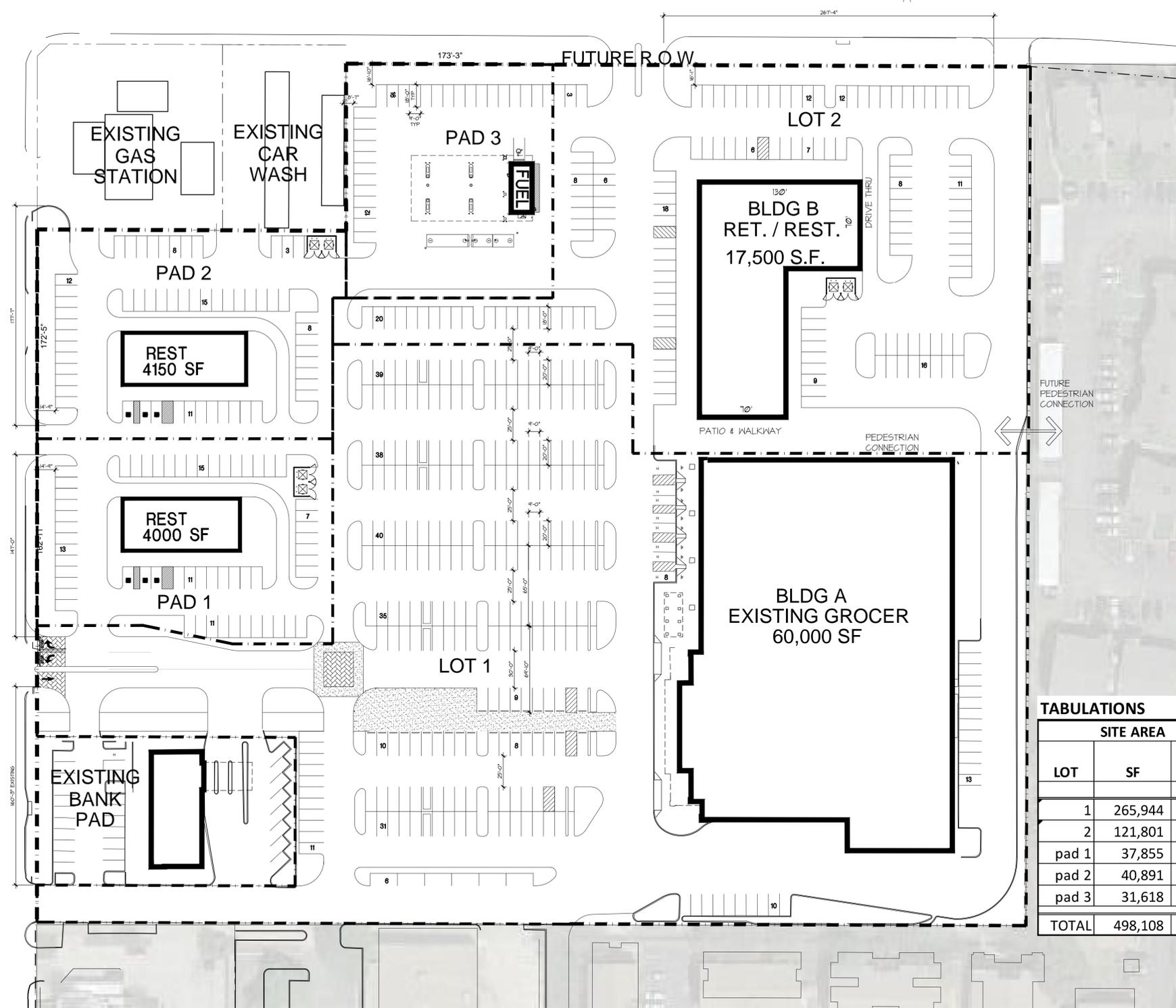


OWNER:
 UDR
 3875 PONTE AVENUE SUITE 400
 ADDISON, TEXAS 75001
 972 716 3560

ARCHITECT / APPLICANT:
 LISA SWIFT
 GSO ARCHITECTS
 5310 HARVEST HILL ROAD SUITE 226
 DALLAS, TEXAS 75230
 972 385 9651

- TOWN OF ADDISON SITE PLAN NOTES:
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SF OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.



TABULATIONS

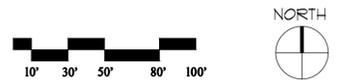
LOT	SITE AREA		BLDG	BUILDING AREA	COVERAGE	PARKING REQUIRED				TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
	SF	ACRES				Retail		Rest.					
						1 PER 250	1 PER 100	1 PER 250	1 PER 100				
1	265,944	6.105	A	60,000	SF	22.6%	240			240	258	4.300 /1000 sf	
2	121,801	2.796	B	17,500	SF	14.4%	50%	35	50%	88	123	136	7.771 /1000 sf
pad 1	37,855	0.869	rest	4,000	SF	10.6%				40	40	57	14.250 /1000 sf
pad 2	40,891	0.939	rest	4,150	SF	10.1%				42	42	57	13.735 /1000 sf
pad 3	31,618	0.726	fuel	660	SF	2.1%	2.64			3	28	28	42.424 /1000 sf
TOTAL	498,108	11.435	TOTAL	86,310	SF	17.3%				447	536	6.210	/1000 SF

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



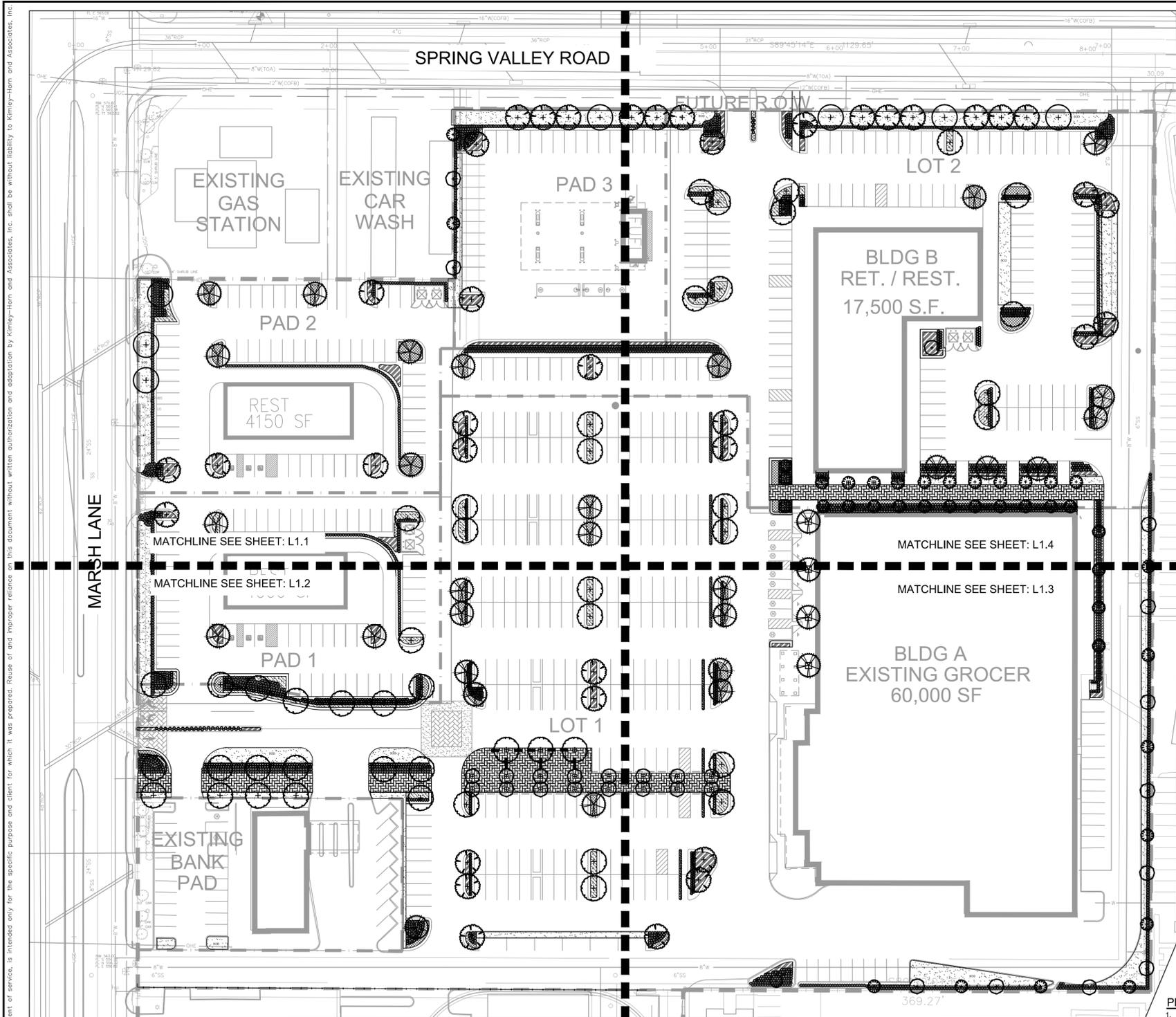
5310 Harvest Hill Rd. Suite 226
 Dallas, Texas 75230
 972-385-9651
 fax 972-385-3462

01 SITE PLAN
 1" = 50'-0"



VITRUVIAN PARK
 ADDISON, TEXAS
 UDR

PHASE I
SP27
 JOB#: 15-063
 ISSUE DATE: 04/08/16
 SCALE: AS NOTED
 APPROVED BY: _____
 DATE: _____
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LANDSCAPE DESIGN STANDARDS:

LANDSCAPE AREA	REQUIRED NONE	PROVIDED 11% OF GROSS SITE
LANDSCAPE AREA SITE AREA: 523,275 SF / 12.01AC	NONE	11% OF GROSS SITE
STREET LANDSCAPE BUFFER 1 - 4" TREE/ 30 LF	20' WIDTH LA STRIP	20' WIDTH LA STRIP
NORTH - 484 LF 484/30 + SCREENING	16 TREES EVGRN HEDGE 36"-42" OC	16 TREES EVGRN HEDGE 36" OC
WEST - 307 LF 307/30 + SCREENING	10 TREES EVGRN HEDGE 36"-42" OC	4 PROPOSED TREES (7 EXISTING TREES*) EVGRN HEDGE 36"-42" OC
VISIBILITY TRIANGLES CLEAR TREE TRUNK 18" SHRUBS 9'	YES	YES
OFF-STREET LOADING AREAS EVGRN SHRUBS 3' OC	SCREENED	YES
PARKING LOT SCREENING	EVGRN HEDGE 36"-42" OC	EVGRN HEDGE 36" OC
PARKING LOT PERIMETER 1-4" CAL. TREE/ 35 LF 1568 LF(EAST+WEST) / 35 = EVGRN SHRUBS 3' OC	5' WIDE LANDSCAPE STRIP 45 TREES	5' WIDE LANDSCAPE STRIP 19 ORNAMENTAL TREES**

*EXISTING TREES USED TO SATISFY TREE REQUIREMENT
**ORNAMENTAL TREES USED IN LIEU OF CANOPY TREES DUE TO OVERHEAD UTILITIES

PLANT SCHEDULE

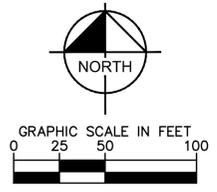
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
	QS	47	Quercus shumardii / Shumard Red Oak	4" cal, 12' ht, 4' spr	Full, Straight, Single Leader	
	QV	7	Quercus virginiana / Southern Live Oak	4" cal, 12' ht, 4' spr	Full, Straight, Single Leader	
	TD	33	Taxodium distichum / Bald Cypress	4" cal, 12' ht, 4' spr	Full, Straight, Single Leader	
	UP	38	Ulmus parvifolia / Lacebark Elm	4" cal, 12' ht, 4' spr	Full, Straight, Single Leader	
UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
	CO	28	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	3" cal, 10'-12' ht x 4' spr	Standard, Full	
	LT	41	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Tuscarora	3" cal, 8' ht x 3' spr	Multi-trunk, 3 cane min, Full	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	
	BEB	721	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	24" ht, 18" spr, 24" oc	Full	
	HES	964	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 30" oc	Full	
	IC	619	Ilex cornuta / Chinese Holly	36" ht, 24" spr, 36" oc	Full	
	LEU	978	Leucophyllum frutescens / Texas Sage	36" ht, 24" spr, 36" oc	Full	
	MIS	323	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	24" ht, 18" spr, 24" oc	Full	
	PEN	684	Pennisetum alopecuroides / Fountain Grass	18" ht, 18" spr, 30" oc	Full	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	LAL	1,969	Lantana montevidensis 'Lavender' / Lavender Lantana	12" ht, 12" spr, 18" oc	18" o.c.	Full, 1 gallon min.
	ROP	1,739	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	12" ht, 12" spr, 18" oc	18" o.c.	Full, 1 gallon min.
	TRA	4,216	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	12" ht, 12" spr, 18" oc	12" o.c.	Full, 1 gallon min.
MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS		
	SOD	TBD	Cynodon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints, 100% pest, weed, and disease free		
	DG	TBD	Decomposed Granite	See Detail		
	MULCH	TBD	Hardwood	3" depth, all trees within sod areas shall receive 4" diameter mulch ring		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES:

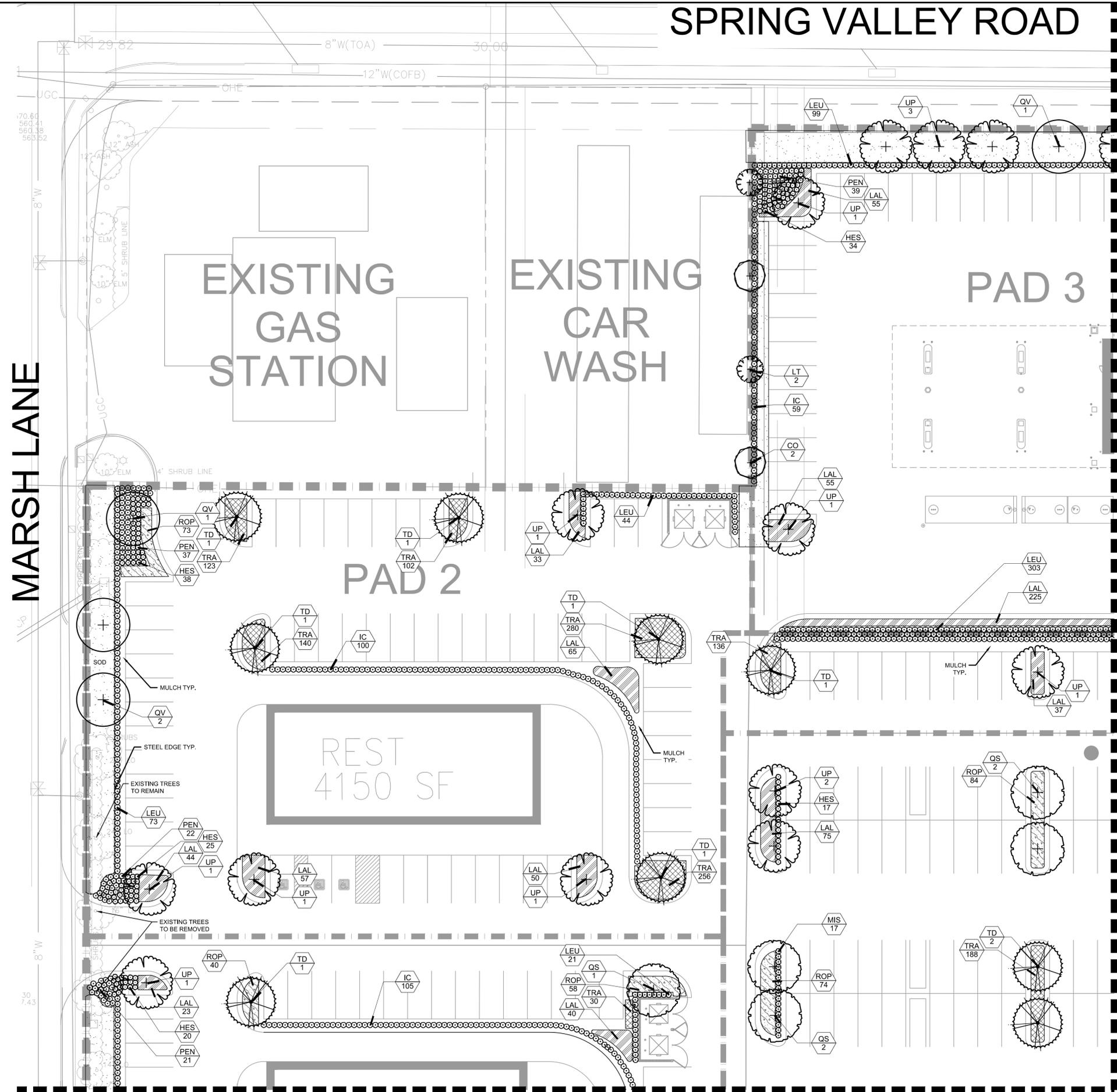
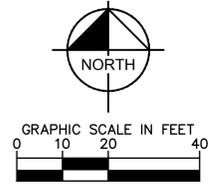
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.



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	<p>KHA PROJECT</p> <p>DATE: 4/8/2016</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: LRH</p> <p>DRAWN BY: LRH</p> <p>CHECKED BY: LMC</p>	<p>PRELIMINARY</p> <p>FOR REVIEW ONLY</p> <p>Not for construction or permit purposes</p> <p>Kimley-Horn</p> <p>P.L.A. LEAH M. CAMPBELL</p> <p>L.A. No. 2900 Date: 04/11/16</p>
<p>OVERALL LANDSCAPE PLAN</p>		
<p>SHEET NUMBER</p> <p>L1.0</p>		

SPRING VALLEY ROAD



PLANT SCHEDULE

CODE	BOTANICAL NAME / COMMON NAME
TREES	
QS	Quercus shumardii / Shumard Red Oak
QV	Quercus virginiana / Southern Live Oak
TD	Taxodium distichum / Bald Cypress
UP	Ulmus parvifolia / Lacebark Elm
UNDERSTORY TREE	
CO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud
LT	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Tuscarora
SHRUBS	
BEB	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry
HES	Hesperaloe parviflora / Red Yucca
IC	Ilex cornuta / Chinese Holly
LEU	Leucophyllum frutescens / Texas Sage
MIS	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
PEN	Pennisetum alopecuroides / Fountain Grass
GROUND COVERS	
LAL	Lantana montevidensis 'Lavender' / Lavender Lantana
ROP	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
TRA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine
MISC	
SOD	TBD Cynodon dactylon / Bermuda Grass
DG	TBD Decomposed Granite
MULCH	TBD Hardwood

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

MATCHLINE SEE SHEET: VITRUVIAN PARK LA PLANS

MATCHLINE SEE SHEET: VITRUVIAN PARK LA PLANS

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MARSH LANE

REVISIONS
DATE
BY

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5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY

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Kimley-Horn

P.L.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

KHA PROJECT
DATE 4/8/2016
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY LMC

LANDSCAPE ENLARGEMENT A

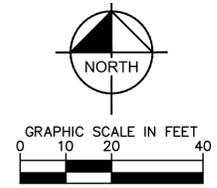
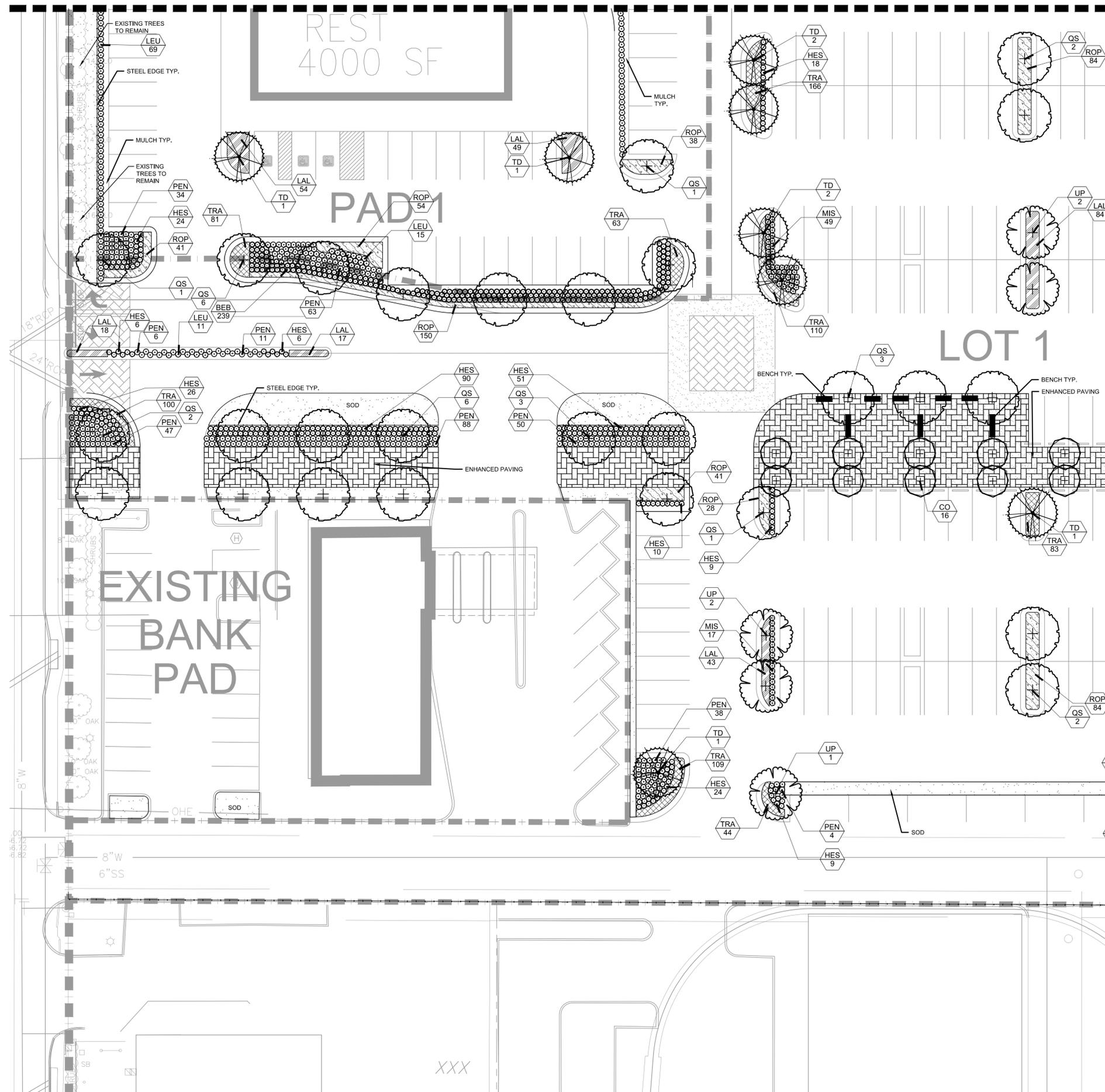
VITRUVIAN PARK

PREPARED FOR UDR

ADDISON TEXAS
SHEET NUMBER
L1.1

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MATCHLINE SEE SHEET:L1.1



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	
	QS	Quercus shumardii / Shumard Red Oak	
	QV	Quercus virginiana / Southern Live Oak	
	TD	Taxodium distichum / Bald Cypress	
	UP	Ulmus parvifolia / Lacebark Elm	
UNDERSTORY TREE	CODE	BOTANICAL NAME / COMMON NAME	
	CO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	
	LT	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Tuscarora	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	
	BEB	Berberis thunbergii 'Atropurea Nana' / Dwarf Redleaf Japanese Barberry	
	HES	Hesperaloe parviflora / Red Yucca	
	IC	Ilex cornuta / Chinese Holly	
	LEU	Leucophyllum frutescens / Texas Sage	
	MIS	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	
	PEN	Pennisetum alopecuroides / Fountain Grass	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	
	LAL	Lantana montevidensis 'Lavender' / Lavender Lantana	
	ROP	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	
	TRA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	
MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME
	SOD	TBD	Cynodon dactylon / Bermuda Grass
	DG	TBD	Decomposed Granite
	MULCH	TBD	Hardwood

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

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MATCHLINE SEE SHEET:L1.3

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Kimley-Horn
 P.L.A. LEAH M. CAMPBELL
 L.A. No. 2900 Date 04/11/16

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	4/8/2016	AS SHOWN	LRH	LRH	LMC

LANDSCAPE ENLARGEMENT B

VITRUVIAN PARK
 PREPARED FOR
 UDR

TEXAS
 ADDISON

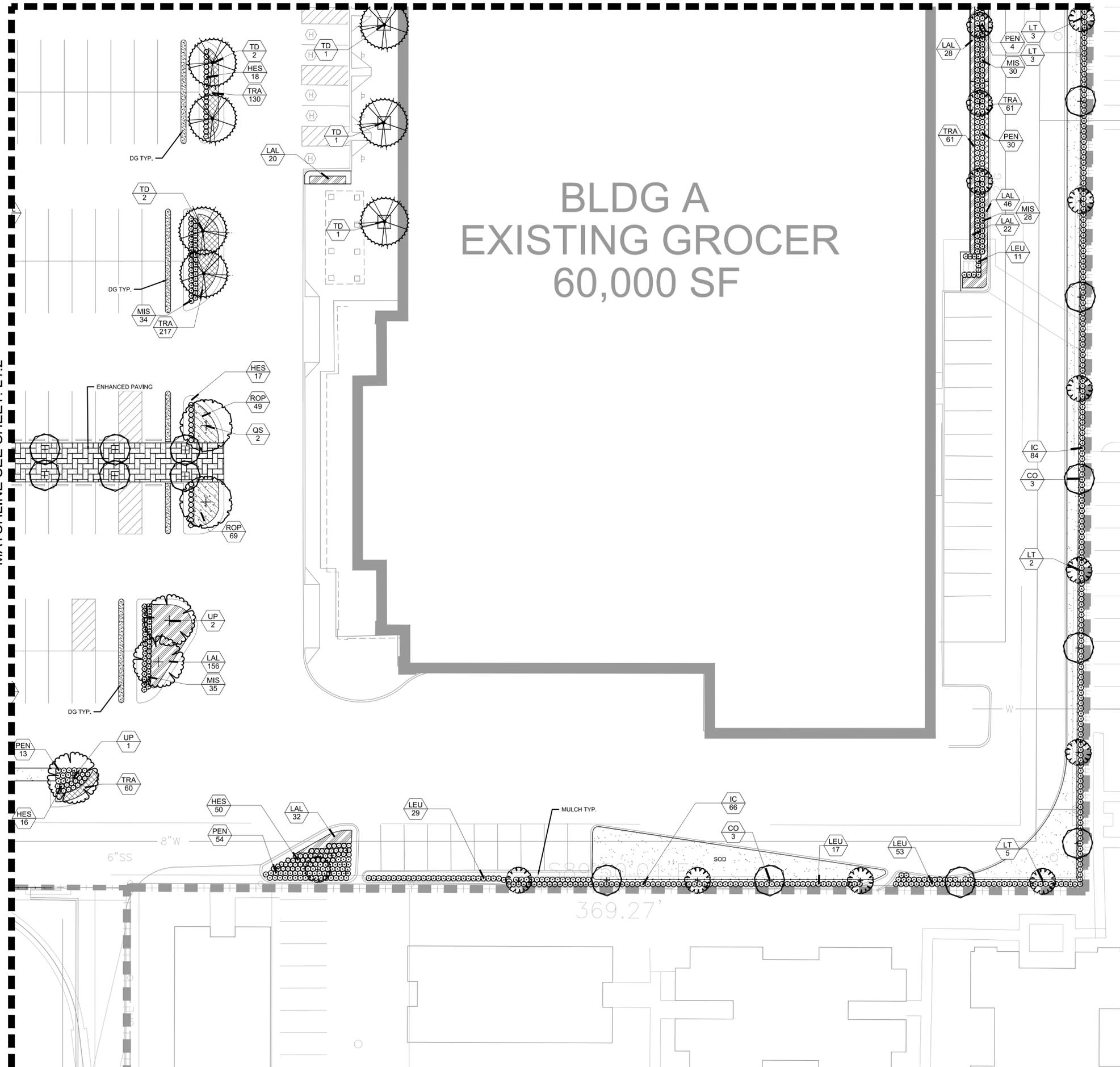
No.	REVISIONS	DATE	BY

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MATCHLINE SEE SHEET: L1.2

MATCHLINE SEE SHEET: L1.4

BLDG A EXISTING GROCER 60,000 SF



PLANT SCHEDULE

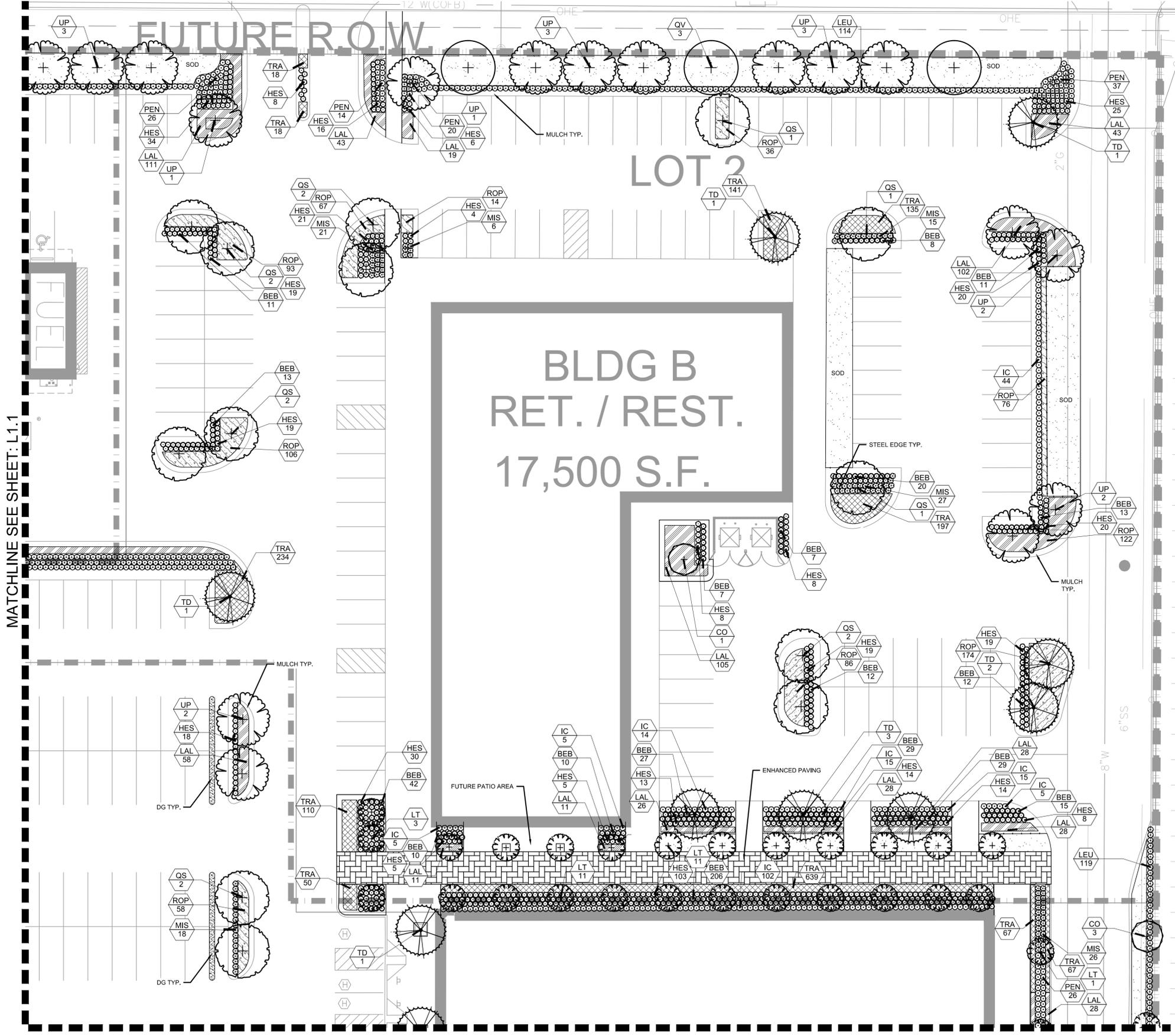
TREES	CODE	BOTANICAL NAME / COMMON NAME
	QS	Quercus shumardii / Shumard Red Oak
	QV	Quercus virginiana / Southern Live Oak
	TD	Taxodium distichum / Bald Cypress
	UP	Ulmus parvifolia / Lacebark Elm
UNDERSTORY TREE	CODE	BOTANICAL NAME / COMMON NAME
	CO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud
	LT	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Tuscarora
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	BEB	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry
	HES	Hesperaloe parviflora / Red Yucca
	IC	Ilex cornuta / Chinese Holly
	LEU	Leucophyllum frutescens / Texas Sage
	MIS	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
	PEN	Pennisetum alopecuroides / Fountain Grass
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	LAL	Lantana montevidensis 'Lavender' / Lavender Lantana
	ROP	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	TRA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine
MISC	CODE	QTY BOTANICAL NAME / COMMON NAME
	SOD	TBD Cynodon dactylon / Bermuda Grass
	DG	TBD Decomposed Granite
	MULCH	TBD Hardwood

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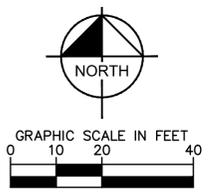
	<p>LANDSCAPE ENLARGEMENT C</p>	<p>VITRUVIAN PARK PREPARED FOR UDR</p>
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<p>KHA PROJECT</p>	<p>DATE 4/8/2016</p>	<p>SCALE AS SHOWN</p>
<p>DESIGNED BY LRH</p>	<p>DRAWN BY LRH</p>	<p>CHECKED BY LMC</p>
<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>
<p>No.</p>	<p>ADDISON</p>	<p>TEXAS</p>
<p>SHEET NUMBER L1.3</p>		

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MATCHLINE SEE SHEET: L1.1

MATCHLINE SEE SHEET: L1.3



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	
	QS	Quercus shumardii / Shumard Red Oak	
	QV	Quercus virginiana / Southern Live Oak	
	TD	Taxodium distichum / Bald Cypress	
	UP	Ulmus parvifolia / Lacebark Elm	
UNDERSTORY TREE	CODE	BOTANICAL NAME / COMMON NAME	
	CO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	
	LT	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Tuscarora	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	
	BEB	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	
	HES	Hesperaloe parviflora / Red Yucca	
	IC	Ilex cornuta / Chinese Holly	
	LEU	Leucophyllum frutescens / Texas Sage	
	MIS	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	
	PEN	Pennisetum alopecuroides / Fountain Grass	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	
	LAL	Lantana montevidensis 'Lavender' / Lavender Lantana	
	ROP	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	
	TRA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	
MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME
	SOD	TBD	Cynodon dactylon / Bermuda Grass
	DG	TBD	Decomposed Granite
	MULCH	TBD	Hardwood

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 TEXAS REGISTERED ENGINEERING FIRM F-928

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Kimley-Horn
 P.L.A. LEAH M. CAMPBELL
 L.A. No. 2900 Date 04/11/16

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	4/8/2016	AS SHOWN	LRH	LRH	LMC

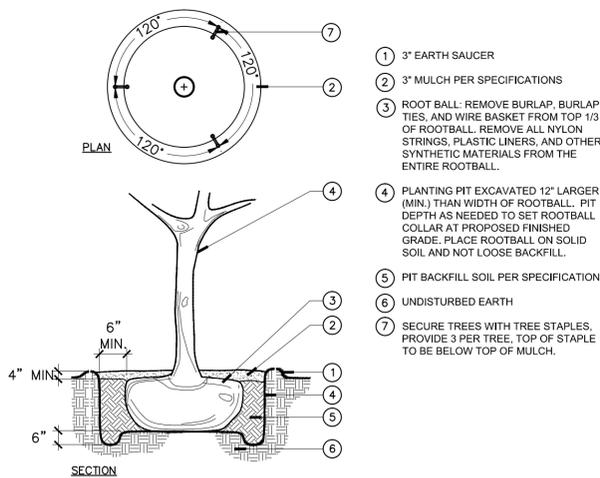
LANDSCAPE ENLARGEMENT D

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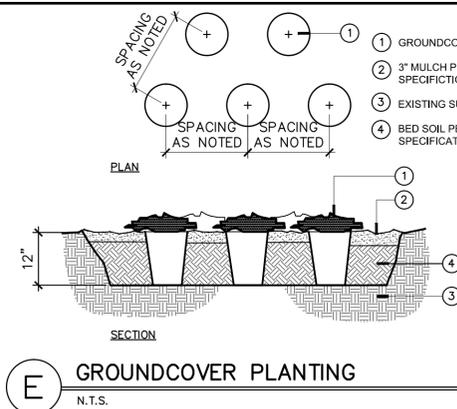
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A TREE PLANTING

N.T.S.

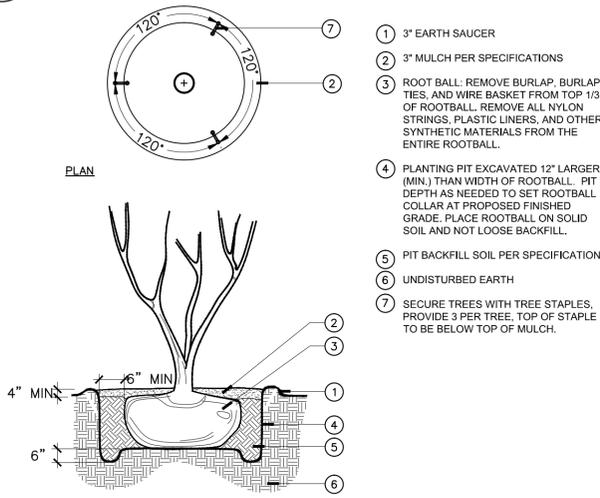
- 1 3" EARTH SAUCER
- 2 3" MULCH PER SPECIFICATIONS
- 3 ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
- 4 PLANTING PIT EXCAVATED 12" LARGER (MIN) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
- 5 PIT BACKFILL SOIL PER SPECIFICATIONS
- 6 UNDISTURBED EARTH
- 7 SECURE TREES WITH TREE STAPLES. PROVIDE 3 PER TREE, TOP OF STAPLE TO BE BELOW TOP OF MULCH.



E GROUNDCOVER PLANTING

N.T.S.

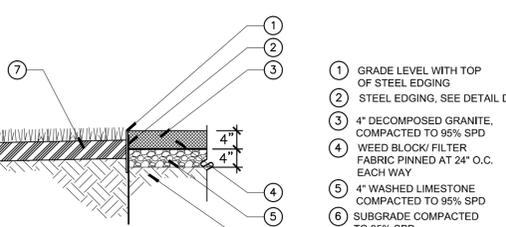
- 1 GROUND COVER
- 2 3" MULCH PER SPECIFICATIONS
- 3 EXISTING SUBGRADE
- 4 BED SOIL PER SPECIFICATIONS



B MULTI-TRUNK TREE PLANTING

N.T.S.

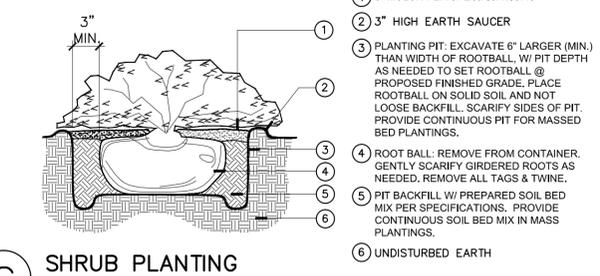
- 1 3" EARTH SAUCER
- 2 3" MULCH PER SPECIFICATIONS
- 3 ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
- 4 PLANTING PIT EXCAVATED 12" LARGER (MIN) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
- 5 PIT BACKFILL SOIL PER SPECIFICATIONS
- 6 UNDISTURBED EARTH
- 7 SECURE TREES WITH TREE STAPLES. PROVIDE 3 PER TREE, TOP OF STAPLE TO BE BELOW TOP OF MULCH.



F DECOMPOSED GRANITE

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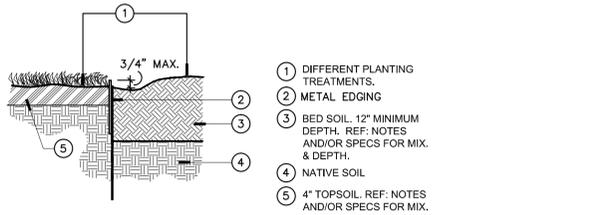
- 1 GRADE LEVEL WITH TOP OF STEEL EDGING
- 2 STEEL EDGING, SEE DETAIL D
- 3 4" DECOMPOSED GRANITE, COMPACTED TO 95% SPD
- 4 WEED BLOCK/FILTER FABRIC PINNED AT 24" O.C. EACH WAY
- 5 4" WASHED LIMESTONE COMPACTED TO 95% SPD
- 6 SUBGRADE COMPACTED TO 95% SPD
- 7 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.



C SHRUB PLANTING

N.T.S.

- 1 3" MULCH PER SPECIFICATIONS
- 2 3" HIGH EARTH SAUCER
- 3 PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL. W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASS BED PLANTINGS.
- 4 ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
- 5 PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
- 6 UNDISTURBED EARTH



D STEEL EDGING

N.T.S.

- 1 DIFFERENT PLANTING TREATMENTS
- 2 METAL EDGING
- 3 BED SOIL: 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.
- 4 NATIVE SOIL
- 5 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK**
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN REFERRED TO.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTING BY DRIVING OR PARKING INSIDE THE DRAIN-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRAIN-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS**
1. GENERAL
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC YARD
PLANTS ONE (1) OF EACH VARIETY
2. PLANT MATERIALS
- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NON-GENERIC NAMES SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "NURSERY STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D608, NATURAL, FRABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HIND PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL, OF ROOTS, TWIGS, SOIL, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
 8. AMEND EXISTING AND IMPORTED TOPSOILS AS INDICATED BELOW.
- F. ORGANIC SOIL AMENDMENTS**
1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 5. BIOSOLDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 6. WORM CASTINGS: EARTHWORMS.
- G. INORGANIC SOIL AMENDMENTS**
1. LIME: ASTM C602, CLASS A AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 50 PERCENT PASSING NO. 60 SIEVE.
 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 8 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- H. PLANTING SOIL MIX**
1. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN) FINED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 2. SODDED AREA TOPSOIL: ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRABLE, FERTILE, PH RANGE OF 0.4-0.5 WITH 2% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

I. WATER

- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- J. COMMERCIAL FERTILIZER**
- COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES - MILORGANITE OR APPROVED EQUAL
 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
 3. SOD - 8-8-8 FERTILIZER
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-10 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.
- L. DIGGING AND HANDLING**
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRIVING UP DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPARENT PRODUCT ("WILT-TRIP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 2. BALLED AND BURLAPPED PLANTS (BAB) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK**
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK**
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. FINE GRADING**
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERRING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOIL AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRUCK WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS BENEATH THE SOIL, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIME/ROCK AND ALL OTHER MATERIALS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIME/ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN A DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE PLANTING WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN LUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER 'JETTING IN' SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. SET STOCK OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 4 GAL. PLANT
- LARGER MATERIAL: TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF ROOT BALLS, BUT NO BURLAP SHALL BE RULLED FROM UNDERNEATH.
12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS FOLLOWS: PLANTING MIXTURE HAS BEEN LUSHED INTO PLACE WITH A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR OR OWNER DEEMES IT NECESSARY TO WAVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL. TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO INSPECTION, TREE ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED FERTILIZER SPREADERS. MIX FERTILIZER THOROUGHLY WITH SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SMOOTH SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
5. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS. THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL IF ANY ARE IN PLACE.
7. CLEAN-UP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
9. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 15 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE REPLACED OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING"; AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
- X. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

Kimley»Horn

FOR REVIEW ONLY
Not for construction purposes

P.L.A. LEAH M. CAMPBELL
L.A. No. 2900 Date 04/11/16

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	4/26/2016	AS SHOWN	LRH	LRH	LWC

VITRUVIAN PARK

PREPARED FOR

UDR

LANDSCAPE
DETAILS

SHEET NUMBER
L1.15



OVERALL WEST ELEVATION

NOT TO SCALE



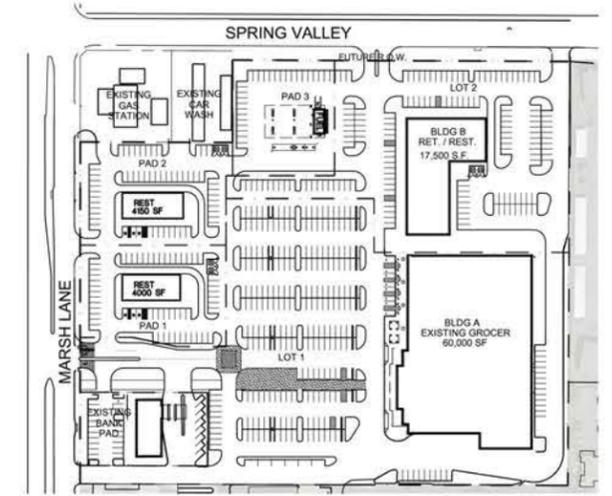
01 SOUTH ELEVATION

1/32"=1'-0"

MATERIAL CALCULATIONS:

SOUTH		
BRICK	264	8.73%
STONE	0	0.00%
CONCRETE	1741	57.55%
MASONRY W/O GLASS	2005	66.28%
GLASS	671	22.18%
MASONRY W/ GLASS	2676	88.46%
EIFS	163	5.39%
METAL	54	1.79%
WOOD	132	4.36%
OTHER TOTAL	349	11.54%
TOTAL	3025	

EAST		
BRICK	0	0.00%
STONE	232	4.66%
CONCRETE	3649	73.23%
MASONRY TOTAL	3881	77.88%
GLASS	372	7.47%
MASONRY W/ GLASS	4253	85.35%
EIFS	116	2.33%
METAL	96	1.93%
WOOD	518	10.40%
OTHER TOTAL	730	14.65%
TOTAL	4983	

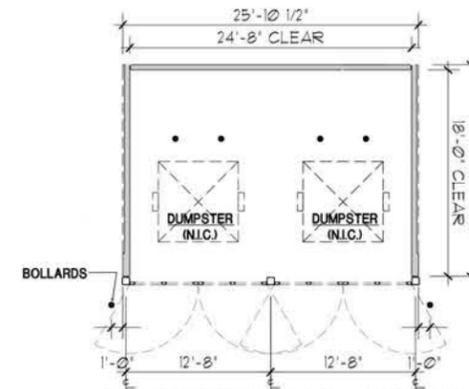


KEY PLAN



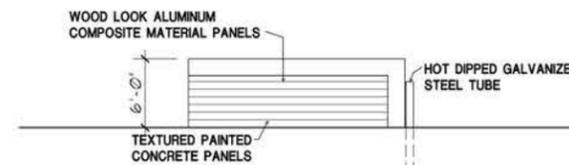
02 EAST ELEVATION

1/32"=1'-0"



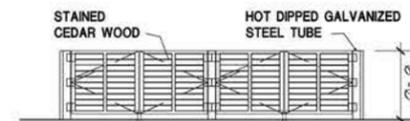
03 DUMPSTER ENCLOSURE PLAN

1/16"=1'-0"



05 DUMPSTER ENCL. SIDE ELEVATION

1/16"=1'-0"



04 DUMPSTER ENCL. FRONT ELEVATION

1/16"=1'-0"

OWNER:
UDR
3875 PONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972 716 3560

ARCHITECT / APPLICANT:
LISA SWIFT
650 ARCHITECTS
5310 HARVEST HILL ROAD SUITE 226
DALLAS, TEXAS 75230
972 385 9651

NOTES:
THE FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

PAGE 2 OF 2



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VITRUVIAN PARK
ADDISON, TEXAS
UDR

ELEV11

JOB#: 15-063
ISSUE DATE: 04/08/16
SCALE: AS NOTED
APPROVED BY:

DATE:

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OVERALL WEST ELEVATION

NOT TO SCALE

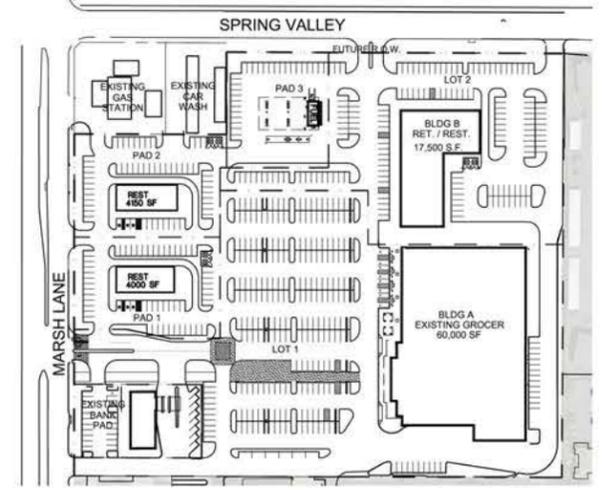


01 NORTH ELEVATION

1/32"=1'-0"

MATERIAL CALCULATIONS:

NORTH			WEST		
BRICK	385	12.90%	BRICK	8228	54.86%
STONE	340	11.39%	STONE	1502	10.01%
CONCRETE	587	19.66%	CONCRETE	558	3.72%
MASONRY W/O GLASS	1312	43.95%	MASONRY TOTAL	10288	68.60%
GLASS	1064	35.64%	GLASS	2697	17.98%
MASONRY W/ GLASS	2376	79.60%	MASONRY W/ GLASS	12985	86.58%
EIFS	125	4.19%	EIFS	264	1.76%
METAL	184	6.16%	METAL	1388	9.25%
WOOD	300	10.05%	WOOD	361	2.41%
OTHER TOTAL	609	20.40%	OTHER TOTAL	2013	13.42%
TOTAL	2985		TOTAL	14998	



KEY PLAN



02 PARTIAL WEST ELEVATION

1/32"=1'-0"



03 PARTIAL WEST ELEVATION

1/32"=1'-0"

OWNER:
UDR
3875 PONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972 716 3560

ARCHITECT / APPLICANT:
LISA SWIFT
GSO ARCHITECTS
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DALLAS, TEXAS 75230
972 385 9651

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PAGE 1 OF 2



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ADDISON, TEXAS
UDR

ELEV11

JOB#: 15-063
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SCALE: AS NOTED
APPROVED BY:

DATE:

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