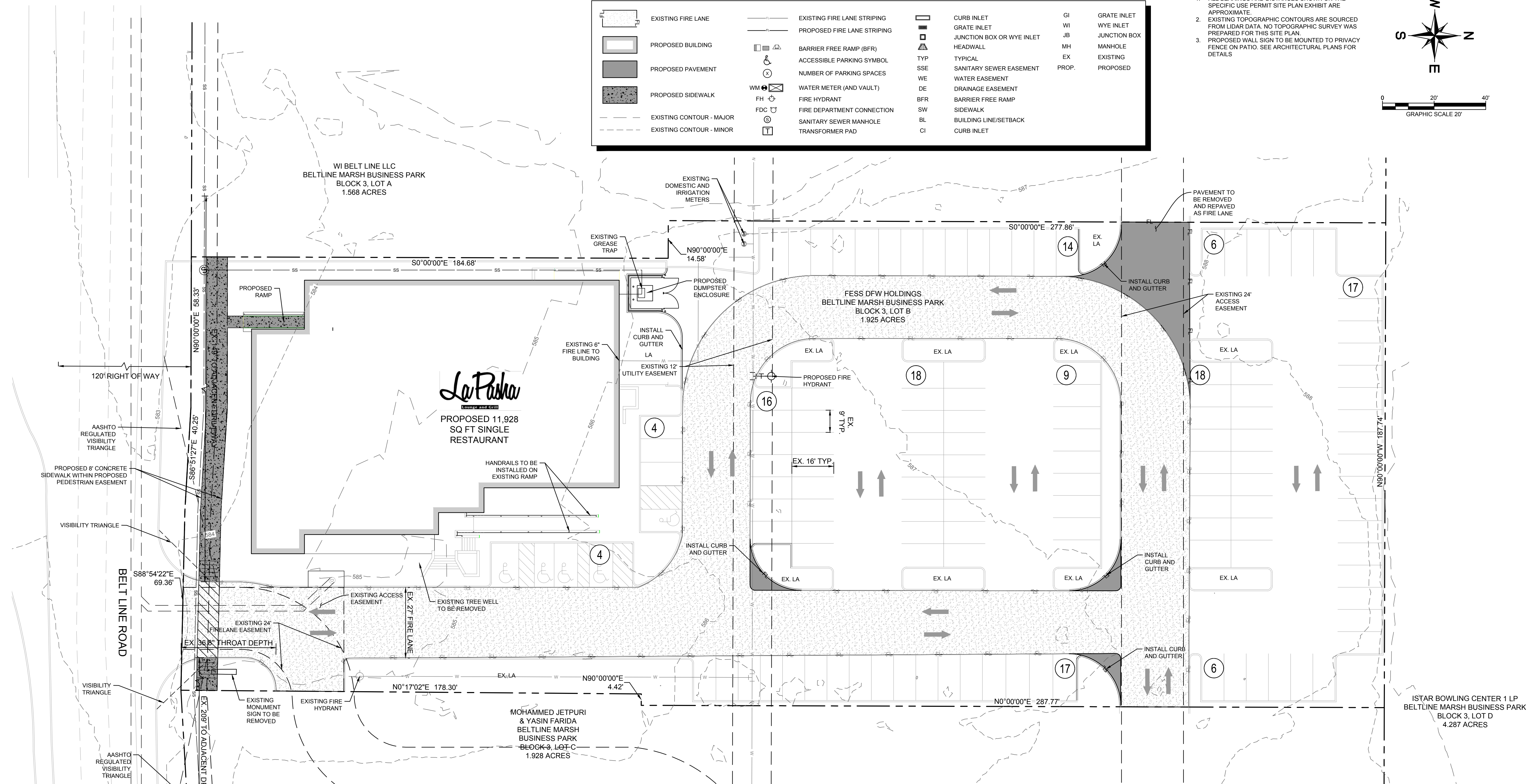
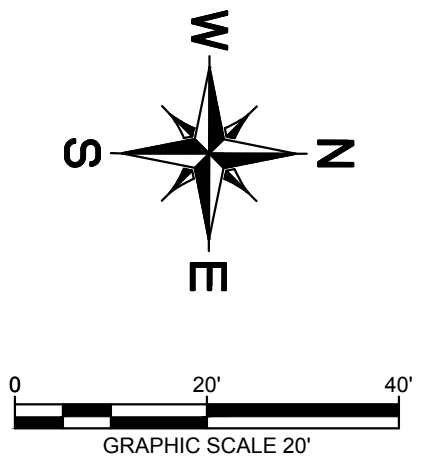


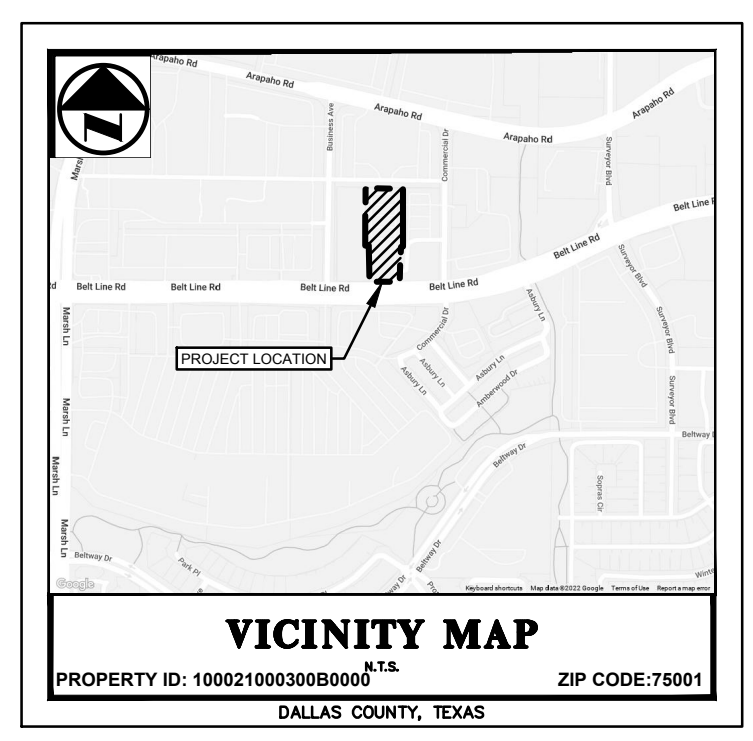
LEGEND

	EXISTING FIRE LANE		EXISTING FIRE LANE STRIPING		CURB INLET		GI	GRATE INLET
	PROPOSED BUILDING		BARRIER FREE RAMP (BFR)		GRATE INLET		WI	WYE INLET
	PROPOSED PAVEMENT		ACCESSIBLE PARKING SYMBOL		JUNCTION BOX OR WYE INLET		JB	JUNCTION BOX
	PROPOSED SIDEWALK		NUMBER OF PARKING SPACES		MANHOLE		MH	MANHOLE
	EXISTING CONTOUR - MAJOR		WATER METER (AND VAULT)		EXISTING		EX	EXISTING
	EXISTING CONTOUR - MINOR		FIRE HYDRANT		PROPOSED		SSE	SANITARY SEWER EASEMENT
			FIRE DEPARTMENT CONNECTION		WE		DE	DRAINAGE EASEMENT
			SANITARY SEWER MANHOLE		BFR		SW	SIDEWALK
			TRANSFORMER PAD		BL		CI	CURB INLET

- NOTES:**
- ALL BEARINGS AND DISTANCES SHOWN ON THE SPECIFIC USE PERMIT SITE PLAN EXHIBIT ARE APPROXIMATE.
 - EXISTING TOPOGRAPHIC CONTOURS ARE SOURCED FROM LIDAR DATA. NO TOPOGRAPHIC SURVEY WAS PREPARED FOR THIS SITE PLAN.
 - PROPOSED WALL SIGN TO BE MOUNTED TO PRIVACY FENCE ON PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.



SITE DATA TABLE	
GENERAL SITE DATA	LOT B, BLOCK 3, BELTLINE MARSH BUSINESS PARK
ZONING PD ORD. NO.	PD-92-037
EXISTING LAND USE	RESTAURANT
PROPOSED LAND USE	RESTAURANT
LOT AREA (SQ. FT)	83,853 SF
LOT AREA (ACRES)	1.925 AC
EXISTING 1 STY BUILDING AREA (SQ. FT)	12,552 SF
PROPOSED 1 STY BUILDING AREA (SQ. FT)	11,928 SF (6,987.6 SF INTERIOR, 4,940 SF EXTERIOR UNCONDITIONED PATIO)
PROPOSED LOT COVERAGE	14.22%
FLOOR AREA RATIO	0.1422
REQUIRED PARKING	1 PARKING SPACE / 70 SQ. FT BLDG
REQUIRED PARKING RATIO	171
TOTAL PARKING REQUIRED	129
PARKING PROVIDED	5
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING PROVIDED	5



FLOODPLAIN NOTE:
 ACCORDING TO FIRM PANEL 48113C0180K, EFFECTIVE DATE July 7, 2014, OBTAINED ON JUNE 8, 2022, THE SITE IS WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

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 Phone: 281-854-6135
 Contact: Robert Holton

ENGINEER:
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 Contact: Michael T. Doggett, P.E.

OWNER:
 Fess DFW Holdings, LLC
 10190 Katy Freeway, Suite 350
 Houston, Texas 77043
 Phone: 832-638-2305
 Contact: Saad Jawad

CONCEPT PLAN
 CASE#1854-SUP
 BLK 3, LT B
 BELTLINE & MARSH BUSINESS PARK
 REPLAT
 ±1.925 ACRES
 3855 Belt Line Road, Addison, TX 75001
 Town of Addison, Dallas County, Texas
 Submitted: 06/17/2022
 Resubmitted: 07/28/2022
 Resubmitted: 08/09/2022

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2580 FAX: 972-339-3820
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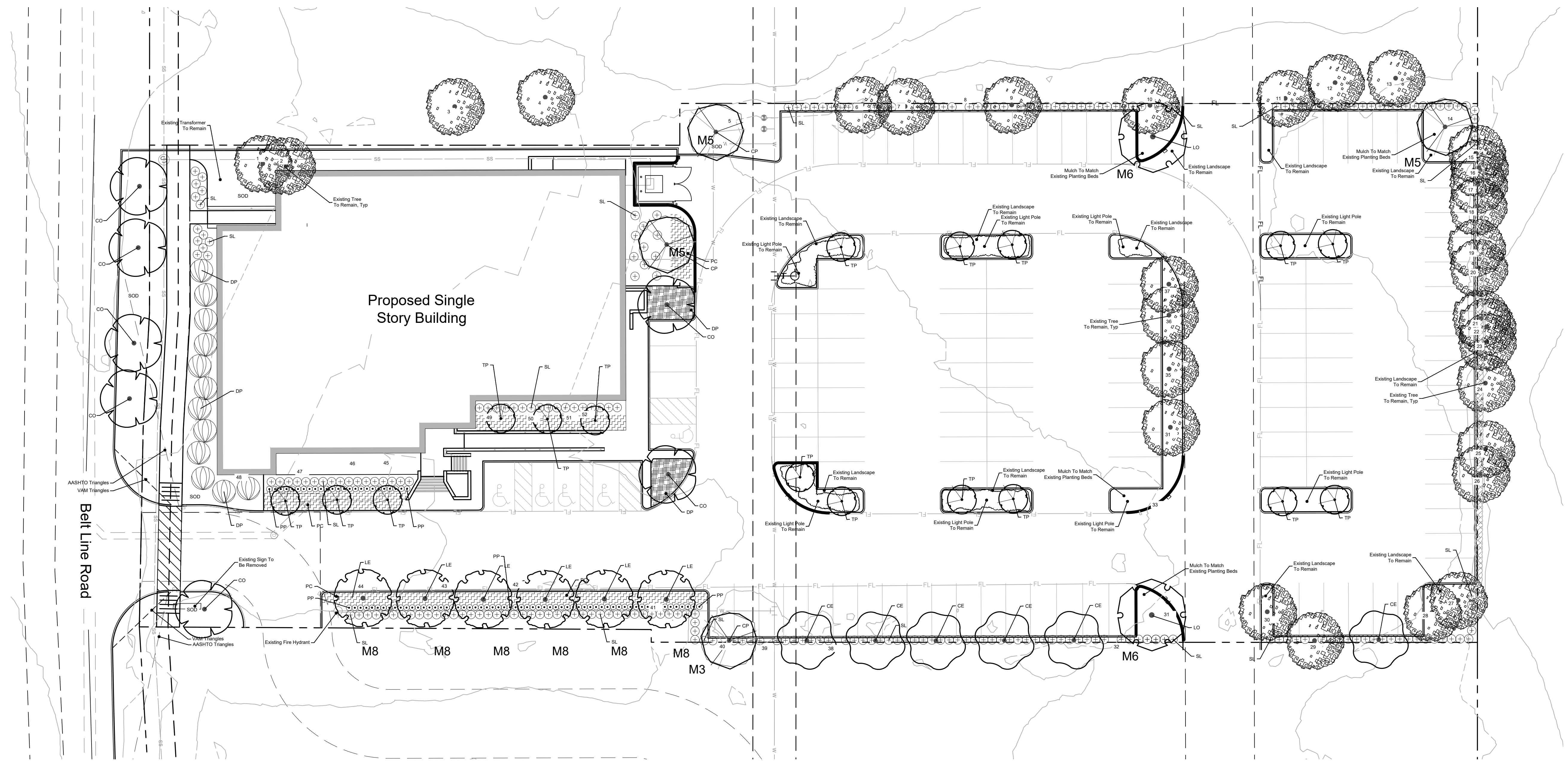
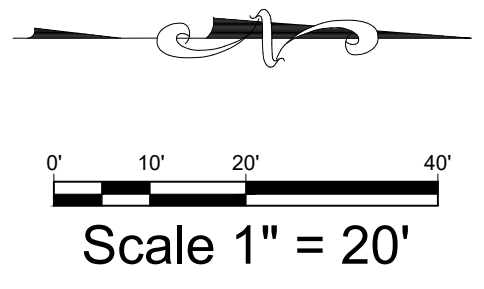
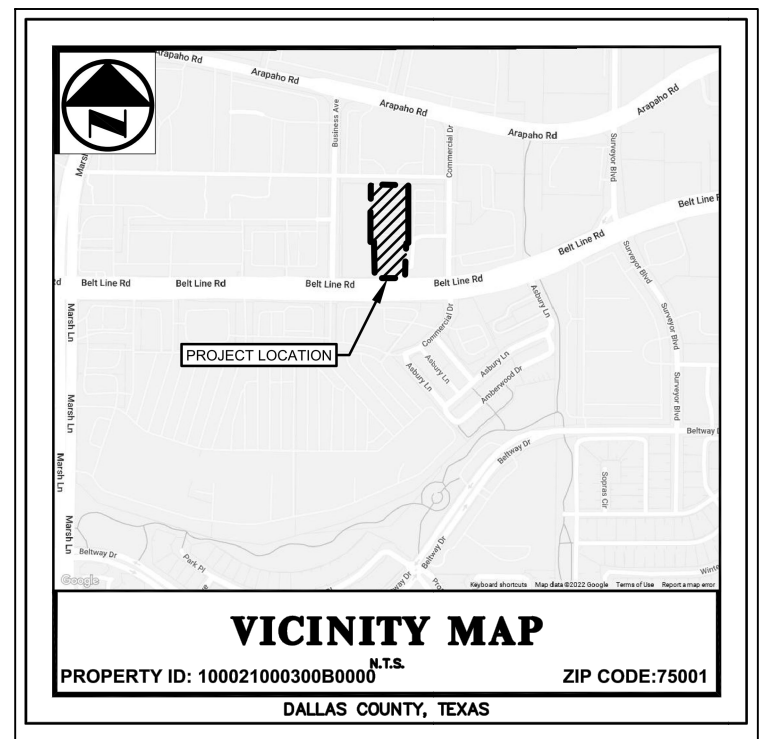
Kimley»Horn
 MICHAEL T. DOGGETT
 P.E. No. 58628 Date JUNE 2022

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
061276511	JUNE 2022	AS SHOWN	ST	ST	MD

LA PASHA ADDISON
 ADDISON, TX



SPECIAL USE PERMIT EXHIBIT
 SHEET NUMBER
SUP-1



Plant Material List										
SYM.	KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
CO	7		Chinquapin Oak	<i>Quercus muhlenbergii</i>	N/A	B&B	4" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CE	6		Cedar Elm	<i>Ulmus crassifolia</i>	N/A	B&B	4" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
LE-M8	6		Lacobark Elm	<i>Ulmus parvifolia</i> 'Allee'	N/A	B&B	8" cal.	14' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CP-M5	3		Chinese Pistache	<i>Pistacia chinensis</i>	N/A	B&B	5" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
LO-M8	2		Live Oak	<i>Quercus virginiana</i>	N/A	B&B	6" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CP-M8	1		Chinese Pistache	<i>Pistacia chinensis</i>	N/A	B&B	3" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
TP	17		Texas Sabal Palm	<i>Sabal mexicana</i>	N/A	Cont.	30 gal.	8' min.	4' min.	Strong Central Leader, Healthy, Good Form
DP	12		Dwarf Palmetto	<i>Sabal minor</i>	N/A	Cont.	30 gal.	4' min.	4' min.	Multi-trunk, Healthy, Good Form
SL	251		'Sunshine' Ligustrum	<i>Ligustrum sinense</i> 'Sunshine'	36"	Cont.	5 gal.	36" min.	24" min.	Full, Healthy, Even Growth
PP	85		Purple Poinsett Dwarf Weeping Loropetalum	<i>Loropetalum chinense</i> 'Peack'	30"	Cont.	5 gal.	18" min.	18" min.	Full, Healthy, Even Growth
PC	1,363	sf	Powis Castle Artemisia	<i>Artemisia x 'Powis Castle'</i>	24"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy, Even Growth
DP	35	sf	Dwarf Plumbago	<i>Ceratostigma plumbaginoides</i>	18"	Cont.	1 gal.	8" min.	10" min.	Full, Healthy, Even Growth
SOD	3,436	sf	Tifway 419 Hybrid Bermuda	<i>Cynodon 'Tifway 419'</i>	-	-	-	-	-	Locally Available

In accordance to the Current Edition of The American Standard for Nursery Stock

GENERAL PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE 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.).
 - 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.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	83,853 SF
LANDSCAPE AREA REQUIRED:	16,770 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	15,254 SF (18.2% OF SITE AREA)*
*REQUIRED LANDSCAPE AREA RESTRICTED DUE TO REQUIRED FIRE LANE ACCESS REQUIREMENT AND REQUIRED PARKING SPACES LIMITING AREA AVAILABLE FOR OPEN LANDSCAPE.	
STREET BUFFER	
FRONTAGE LENGTH:	167.9 LF
STREET TREES REQUIRED:	5 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	5 TREES
PARKING SCREENING	
PARKING IS NOT ADJACENT TO STREET FRONTAGE.	N/A
PARKING PERIMETER	
NORTH	N/A
PROPERTY LINE IS <1' FROM BACK OF CURB. EXISTING LANDSCAPE MATERIAL FROM ADJACENT PROPERTY PROVIDES SCREENING AS REQUIRED.	
EAST	
TREES REQUIRED:	466 LF
TREES PROVIDED:	13 TREES (1 TREE PER 35 LF) 13 TREES - 3 EXISTING, 10 PROPOSED
WEST	
TREES REQUIRED:	277.9 LF
TREES PROVIDED:	13 TREES (1 TREE PER 35 LF) 9 TREES - EXISTING
PARKING INTERIOR	
LANDSCAPE AREA REQUIRED:	132 SPACES, 53,020 SF
LANDSCAPE AREA PROVIDED:	4,241 SF (8%)
TREES REQUIRED:	5,504 SF (10.3%)
TREES PROVIDED:	13 TREES (1 TREE PER 10 SPACES) 14 TREES - 1 EXISTING, 5 PROPOSED

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF DOUBLE SHREDDDED HARDWOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

- NOTES:**
- THIS 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.

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HOUSTON, TX 77043
SAAD JAWAD
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KENNY LAFORREST
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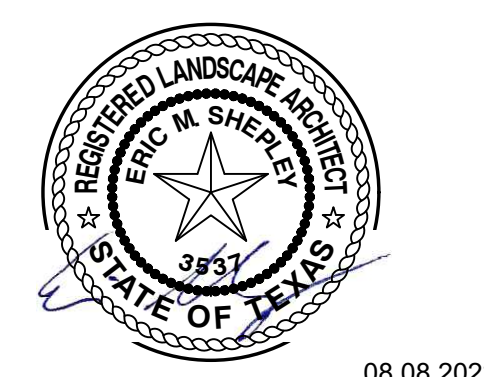
ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION

BLOCK, LOT NUMBER
BLK 3 LOT B

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022



LA PASHA

3855 BELT LINE RD, ADDISON, TX 75001

Project Number: 22007
Date / Time Plotted: 7/21/2022

Created By: EMS
Checked By: EMS

LANDSCAPE PLANTING PLAN

LP-1

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PLANTING SPECIFICATIONS

- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE / APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- PRODUCTS**
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW:**
- CONTAINER AND BALLED-AND-BURLAPED PLANTS**
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISTORTION. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS JOINTED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING DEAD OR UNHEALTHY, EVEN IF THEY ARE NOT YET DEAD, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOIL**
1. PROVIDE WELL-SODDED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.
 2. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- D. COMPOST**
1. WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 45 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENSUM, NOT EXCEEDING 0.5 PERCENT NITRAT, AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 2. FERTILIZER: GRANULAR RELEASE FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 3. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND CULMING**
1. STAKES: 1/2" LONG GREEN METAL T-POSTS.
 2. GUY AND WIRE: ASTM A161 CLASS 1 GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS, AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING**
1. PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES**
1. ANY GRANULAR, NON-STANNING, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES ARE APPLIED PER THE MANUFACTURER'S LABELED RATES.

- METHODS**
- A. SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALTY (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BICARBON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE LABORATORY PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL'S REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULFATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. 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 MINIMAL SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

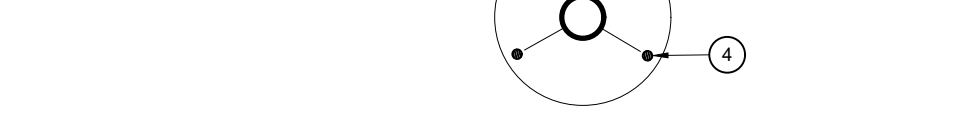
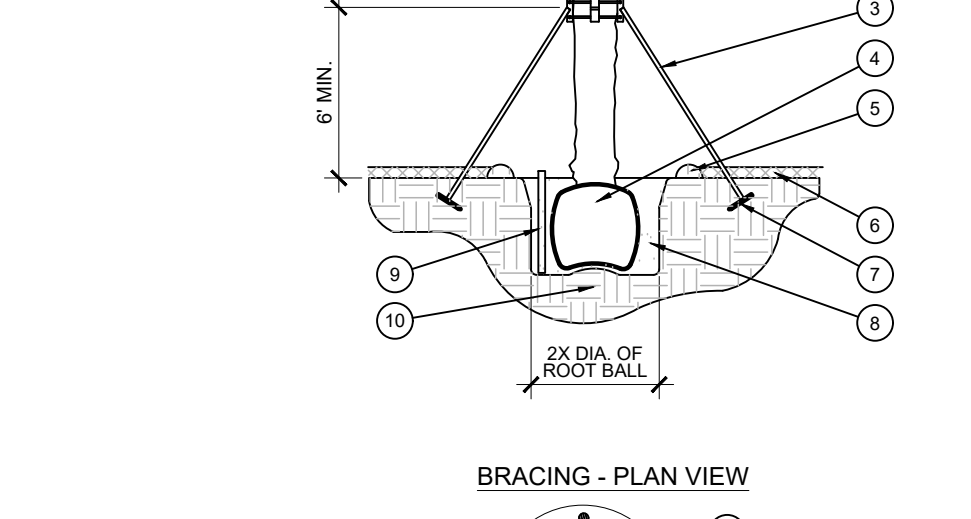
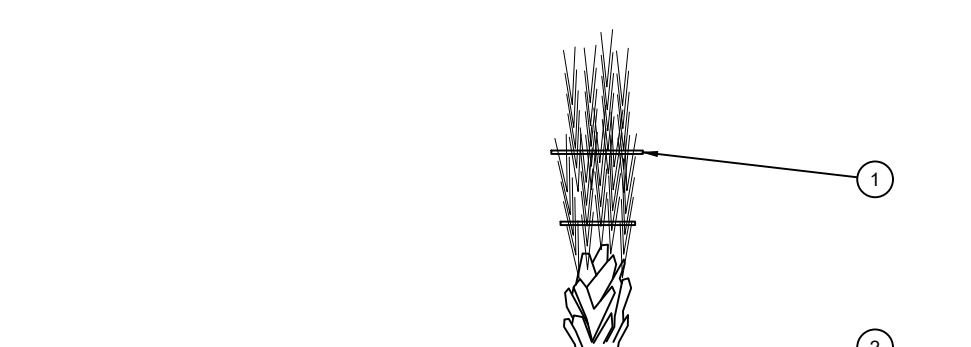
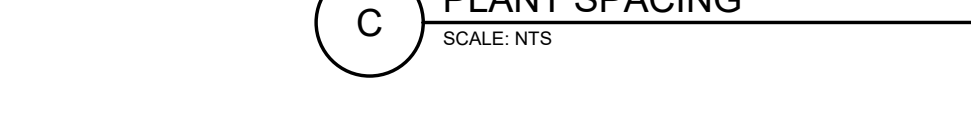
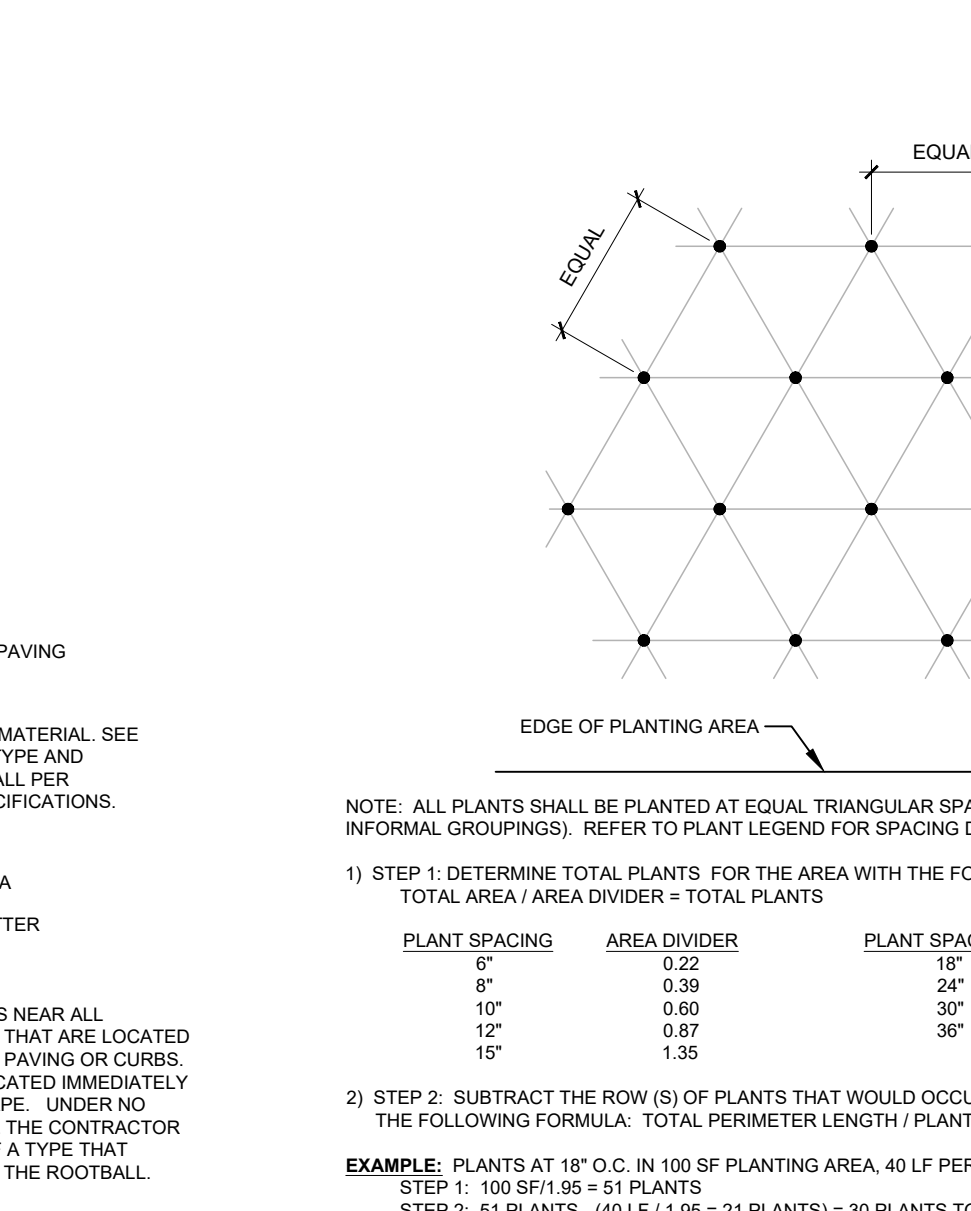
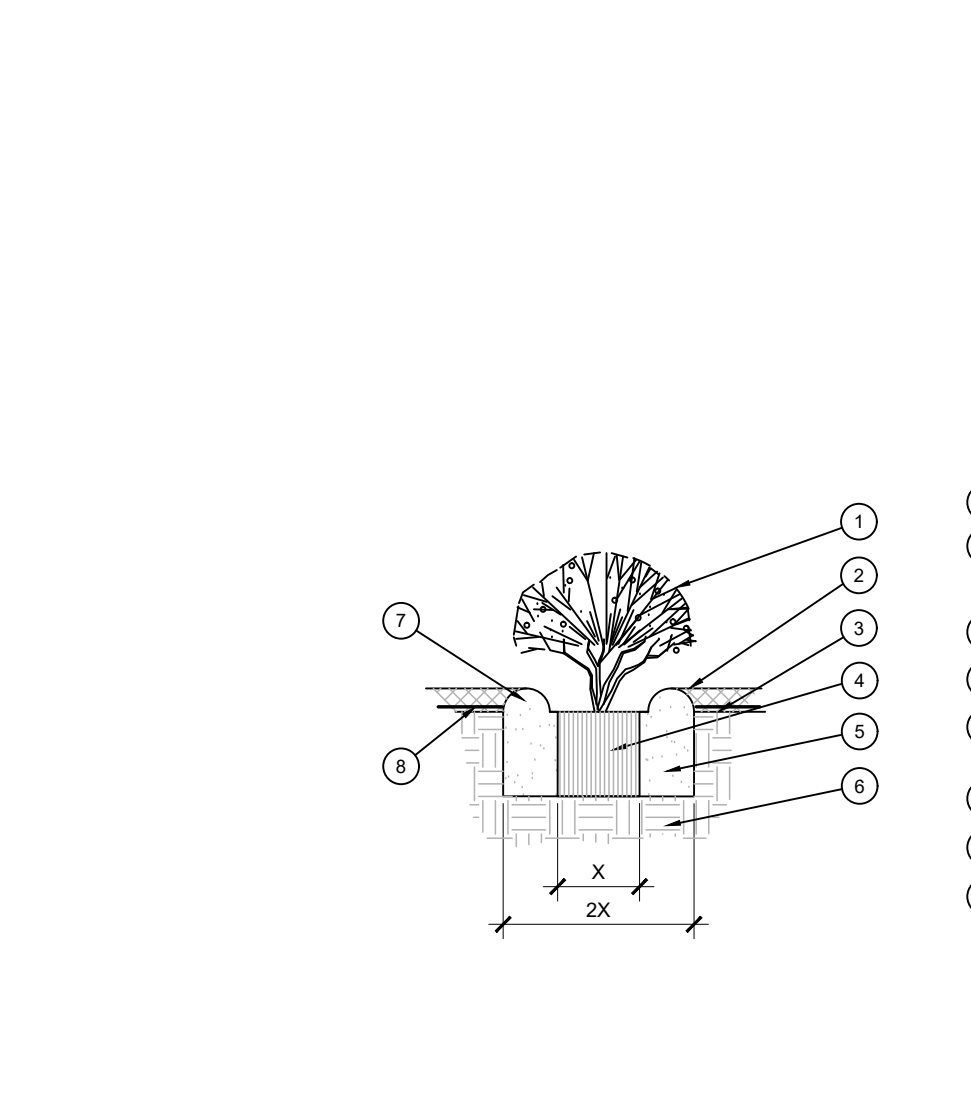
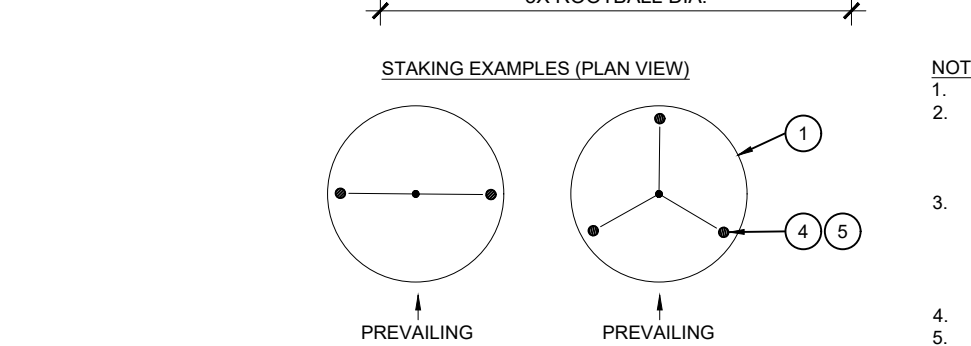
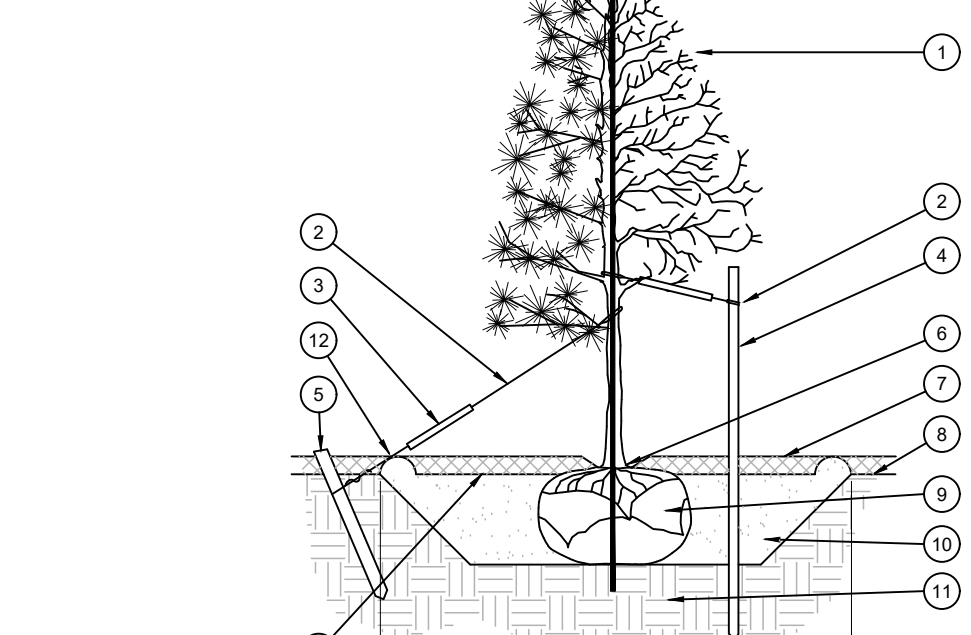
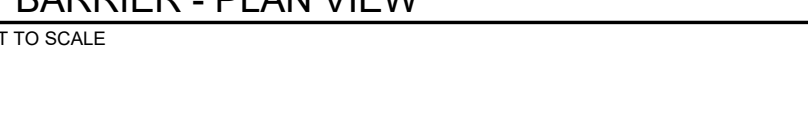
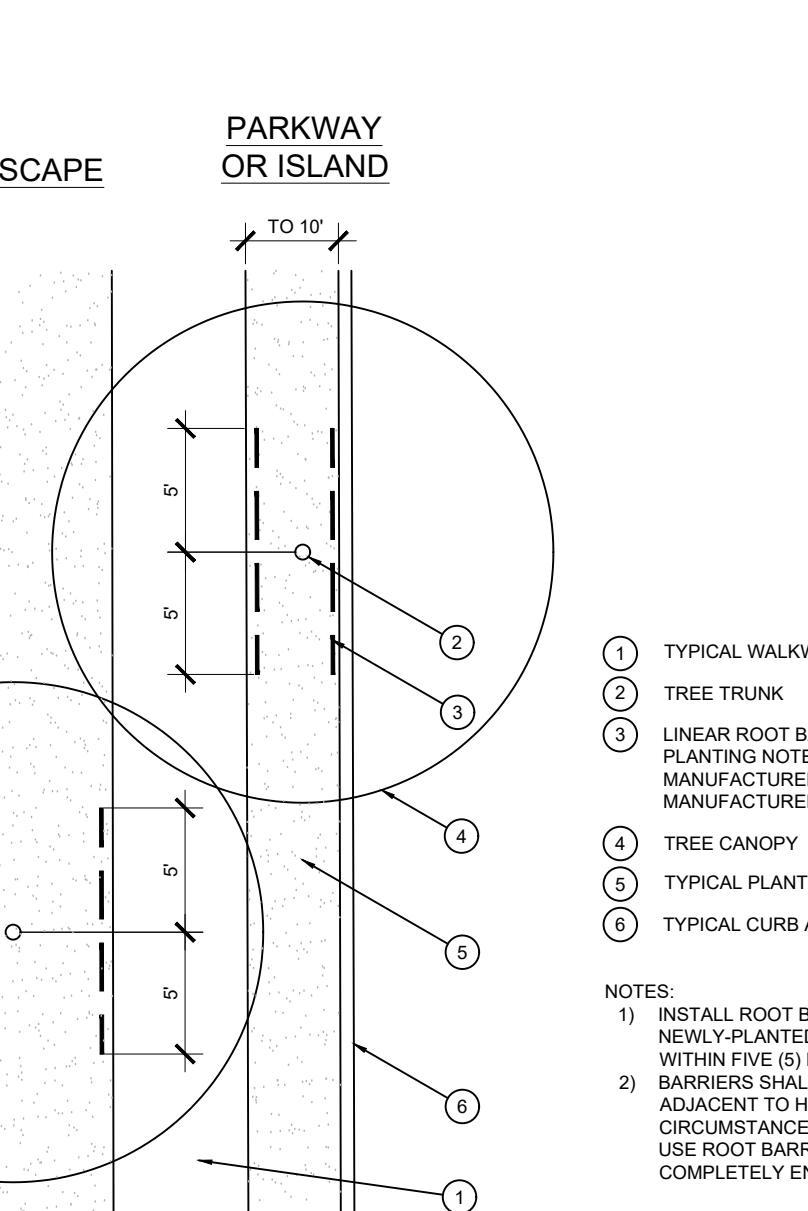
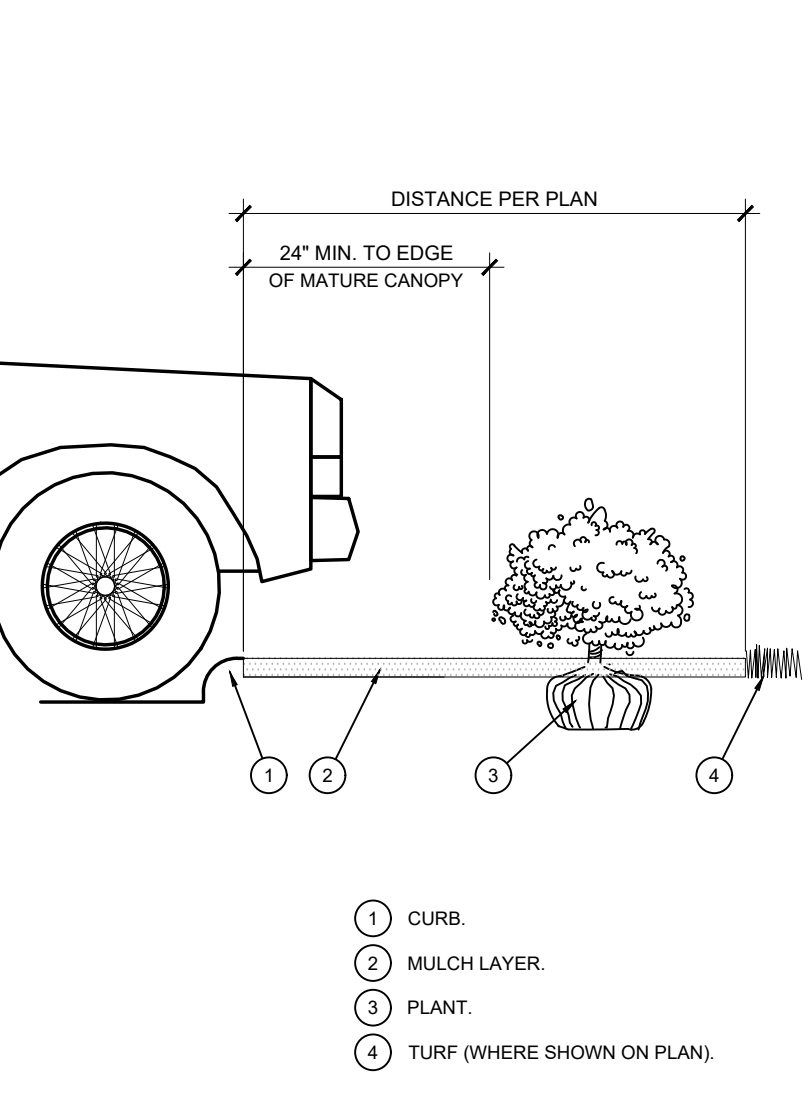
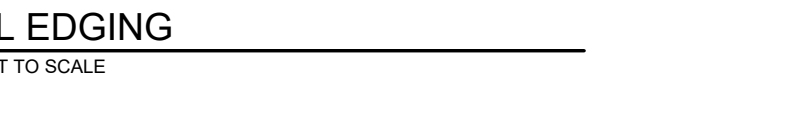
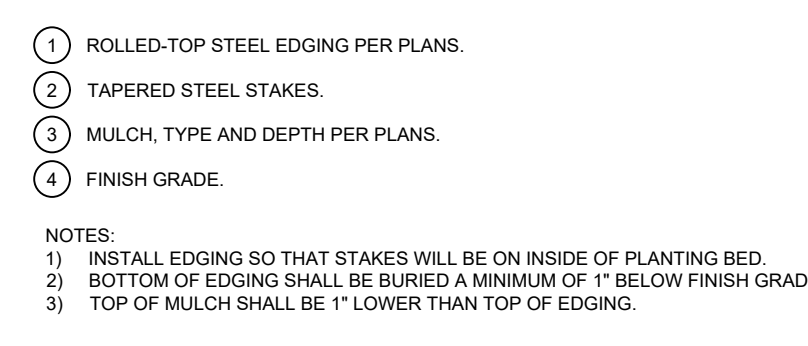
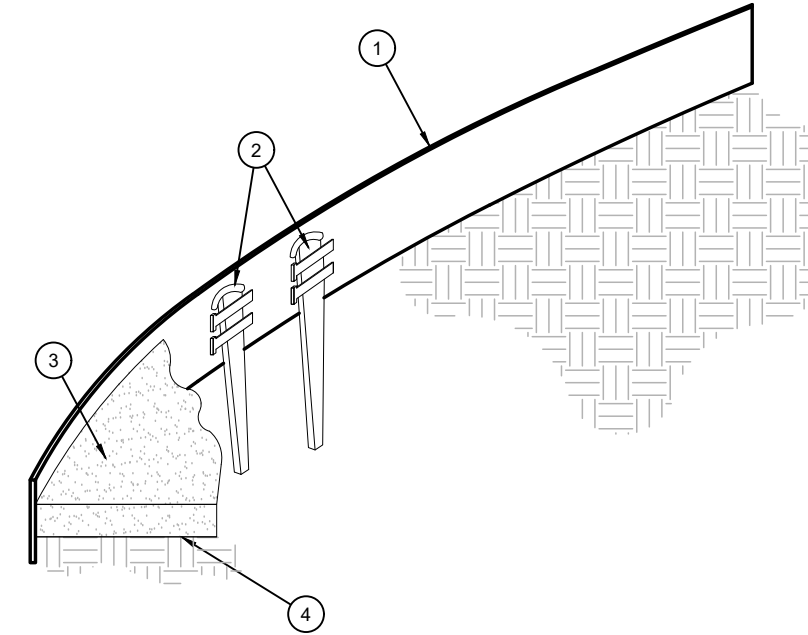
- B. SUBMITTALS**
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNERS

- REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.**
- 4. TRENCHING NEAR EXISTING TREES**
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- D. TREE PLANTING**
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND B&B TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SOLOPS) REQUIRE IT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT. FOR CONTAINER AND B&B TREES, TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES (OR #16 GAL - 24" BOX): TWO STAKES PER TREE
 - b. 2"-4" TREES (OR #16 GAL - 48" BOX): THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER (OR #48" BOX): GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
 8. FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR ADDITIONAL INFORMATION.
- D. PALM PLANTING**
1. PALM PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE PALM. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. USE BANK SAND MIXED WITH THE EXISTING SOIL (70% BANK SAND AND 30% EXISTING SOIL) AS BACKFILL. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
 4. BACKFILL AROUND THE ROOTBALL WITH AMENDED SOIL TO TWO-THIRDS OF THE DEPTH OF THE ROOTBALL, AND APPLY THE PALM MAINTENANCE SPRINKLER PER MANUFACTURER'S DIRECTIONS. BACKFILL THE REST OF THE PLANTING HOLE, TAMPING FIRMLY TO REMOVE AIR POCKETS.
 5. BRACE THE PALMS USING PALM BRACES (PER PLANTING DETAILS). DO NOT SECURE BRACES TO THE PALM ITSELF.
 6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

- E. SHRUB, PERENNIAL AND GROUND COVER PLANTING**
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAKES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING OF THE ENTIRE PLANTING AREA.
- F. SODDING**
1. SOO VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOO WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOO TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOO STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OPPOSITE JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOO TO ENSURE GOOD CONTACT OF THE SOO'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOO IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOO.
- G. HYDROMULCHING**
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 2# UNMULLED BERBERDA SEED
 - iii. 2# ANNUAL RYE SEED
 - iv. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 2# HULLED BERBERDA SEED
 - iii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - iii. SEED RATE PER LEGEND
 3. ALL HARDSCAPE ELEMENTS ADJACENT TO HYDROMULCH APPLICATION SHALL BE PROTECTED FROM OVSERSPRAY DURING INSTALLATION.
- H. DRILL SEEDING**
1. SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 - a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. 50# CELLULOSE FIBER MULCH
 - ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER

- I. MULCH**
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" DEPTH OVER ROOT BALL.
 3. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE TOP OF ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- J. CLEAN UP**
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- K. INSPECTION AND ACCEPTANCE**
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- L. LANDSCAPE MAINTENANCE**
1. 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, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, 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.
 2. SHOULD SEEDING 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, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - i. 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.
 - ii. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - iii. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDING WORK SHALL BE NEATLY MOWED.
- M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNERS' FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



1. TREE CANOPY.
2. 2" X 4" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM.
3. 2" X 4" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM.
4. ROOT BALL.
5. 4" HIGH TEMPORARY WATERING BASIN.
6. MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF MULCH TO REST ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3" BELOW FINISH GRADE.
7. 2" X 4" X 12" DEADMAN BURIED 12" MIN. BELOW GRADE.
8. BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS.
9. 4" PERFORATED PVC WATER MONITORING TUBE WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM.
10. UNDISTURBED SUBGRADE.
11. FINISH GRADE.

1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:**
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

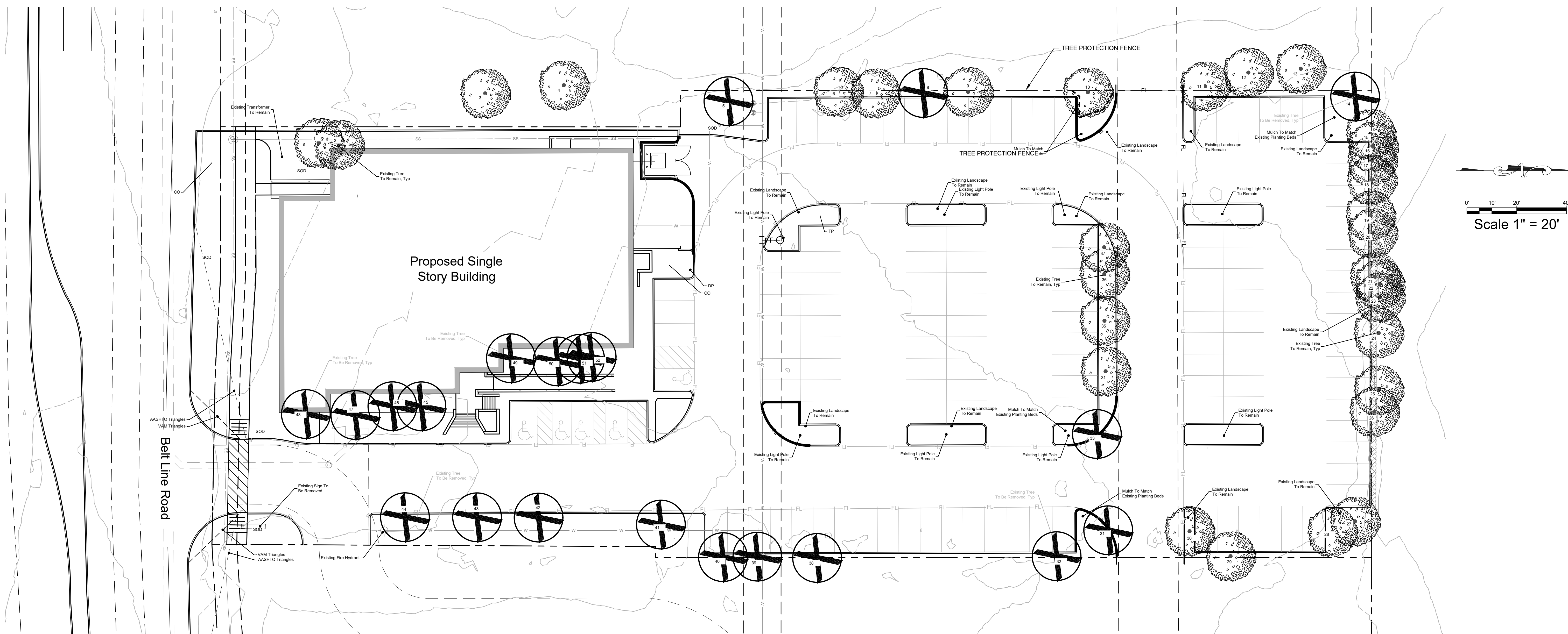
- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. REMOVE EXCESS WIRE BASKET MATERIAL AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE 1/2" WIRE STAKES AFTER PLANTING.
 5. FOR TREES 3" B&B 2" CAL. AND LARGER, USE THREE STAKES OR DEADMANS AS APPROPRIATE. STAKES SHOULD BE PLACED AS MUCH AS POSSIBLE TO PREVENT TRUNK FROM ROTTING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

- NOTE:** ALL PLANTS SHALL BE PLANTED AT EQUAL, TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.
- TOTAL AREA: AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6" | 0.22 | 18" | 1.85 |
| 8" | 0.38 | 24" | 2.81 |
| 10" | 0.60 | 30" | 5.41 |
| 12" | 0.87 | 36" | 7.99 |
| 15" | 1.35 | | |
- EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
 STEP 1: 100 SF / 1.85 = 51 PLANTS
 STEP 2: 51 PLANTS - (40 LF / 1.85 = 21 PLANTS) = 30 PLANTS TOTAL

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

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- HEIGHTS VENTURE ARCHITECTS LLP
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 PLANO, TX 75024
- SUBDIVISION NAME**
 BELTLINE MARSH BUSINESS PARK SUBDIVISION
- BLOCK, LOT NUMBER**
 BLK 3 LOT B
- CITY OF ADDISON PROJECT NUMBER**
- PREPARATION DATE**
 06.17.2022

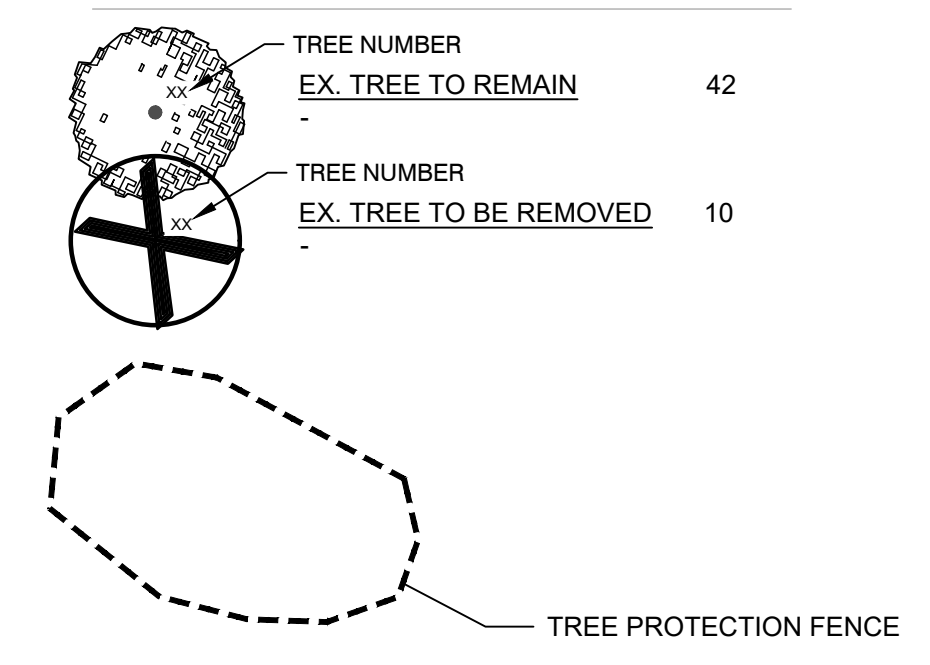




TREE INVENTORY

TREE ID	SPECIES	DBH	CONDITION	COMMENT	STATUS
1	CRAPE MYRTLE LAGERSTROEMIA SP.	8	GOOD		REMAIN
2	RED OAK QUERCUS TEXANA	20	GOOD		REMAIN
3	RED OAK QUERCUS SHUMARDII	16	FAIR	TRUNK PRUNING WOUNDING	REMAIN
4	RED OAK QUERCUS SHUMARDII	13	FAIR	TRUNK PRUNING WOUNDING	REMAIN
5	RED OAK QUERCUS SHUMARDII	10	POOR	DISEASED	REMOVE
6	BRADFORD PEAR PYRUS CALLERYANA	13	GOOD		REMAIN
7	BRADFORD PEAR PYRUS CALLERYANA	13	FAIR	LIMB FAILURE	REMAIN
8	BRADFORD PEAR PYRUS CALLERYANA	10	POOR	TRUNK DECAY	REMOVE
9	BRADFORD PEAR PYRUS CALLERYANA	11	FAIR	LIMB FAILURE	REMAIN
10	LIVE OAK QUERCUS VIRGINIANA	14	FAIR	FROST CRACK ON TRUNK	REMAIN
11	LIVE OAK QUERCUS VIRGINIANA	14	FAIR	LIMITED ROOT VOLUME	REMAIN
12	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
13	SIBERIAN ELM ULMUS PUMILA	12	FAIR	LIMB DECAY	REMAIN
14	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	9	POOR	DISEASE	REMAIN
15	BALD CYPRESS TAXODIUM DISTICHUM	11	GOOD		REMAIN
16	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
17	BALD CYPRESS TAXODIUM DISTICHUM	10	GOOD		REMAIN
18	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
19	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
20	BALD CYPRESS TAXODIUM DISTICHUM	8	FAIR	YELLOW FOLIAGE	REMAIN
21	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	FAIR	DISEASE	REMAIN
22	BALD CYPRESS TAXODIUM DISTICHUM	8	GOOD		REMAIN
23	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	10	FAIR	DISEASE	REMAIN
24	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
25	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	11	GOOD		REMAIN
26	BALD CYPRESS TAXODIUM DISTICHUM	9	POOR	BROKEN TOP	REMAIN
27	RED OAK QUERCUS TEXANA	14	GOOD		REMAIN
28	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
29	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
30	LIVE OAK QUERCUS VIRGINIANA	14	GOOD		REMAIN
31	LIVE OAK QUERCUS VIRGINIANA	19	GOOD		REMOVE
32	BRADFORD PEAR PYRUS CALLERYANA	10	POOR	TRUNK DECAY	REMOVE
33	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	8	GOOD		REMOVE
34	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
35	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
36	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
37	SWEETGUM LIQUIDAMBER STRACIFLUA	8	GOOD		REMAIN
38	BRADFORD PEAR PYRUS CALLERYANA	11	POOR	TRUNK DECAY	REMOVE
39	BRADFORD PEAR PYRUS CALLERYANA	12	POOR	TOPPED	REMOVE
40	BRADFORD PEAR PYRUS CALLERYANA	14	POOR	TRUNK DECAY	REMOVE
41	BRADFORD PEAR PYRUS CALLERYANA	16	POOR	TRUNK DECAY	REMOVE
42	BRADFORD PEAR PYRUS CALLERYANA	20	POOR	TRUNK DECAY	REMOVE
43	BRADFORD PEAR PYRUS CALLERYANA	20	POOR	TRUNK DECAY	REMOVE
44	BRADFORD PEAR PYRUS CALLERYANA	22	POOR	TRUNK DECAY	REMOVE
45	PALM WASHINGTONIA SP.	12	GOOD		REMOVE
46	RED OAK QUERCUS TEXANA	21	GOOD		REMOVE
47	PALM WASHINGTONIA SP.	6	GOOD		REMOVE
48	PALM WASHINGTONIA SP.	6	GOOD		REMOVE
49	JAPANESE MAPLE ACER PALMATUM	6	FAIR	SUNSCALD	REMOVE
50	YAUAPON ILEX VOMITORIA	8	GOOD		REMOVE
51	YAUAPON ILEX VOMITORIA	6	GOOD		REMOVE
52	YAUAPON ILEX VOMITORIA	6	GOOD		REMOVE

EXISTING TREE LEGEND



MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION FOR REMOVAL OF 78" OF TREES SHALL BE ACHIEVED AS FOLLOWS:

PROPOSED TREE MITIGATION PROVIDED: 12 MITIGATION TREES

- 6 - 8" TREES
- 2 - 6" TREES
- 3 - 5" TREES
- 1 - 3" TREE

SEE PLANTING PLANS (LP-1) FOR PROPOSED TREE LOCATIONS MARKED WITH MXIX INDICATES DBH AS LISTED ABOVE).

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

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BELTLINE MARSH BUSINESS PARK SUBDIVISION

BLOCK, LOT NUMBER
BLK 3 LOT B

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022



LA PASHA

3855 BELT LINE RD, ADDISON, TX 75001

Project Number: 22007
Date / Time Posted: 7/21/2022

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Created By: EMS
Checked By: EMS

TREE DISPOSITION PLAN

TD-1

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TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

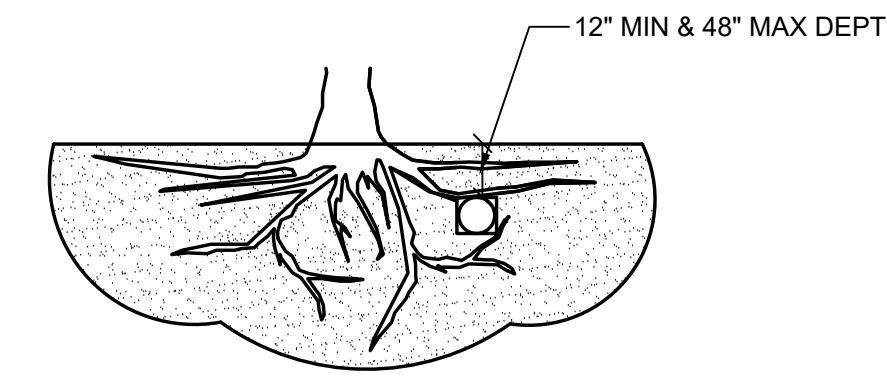
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

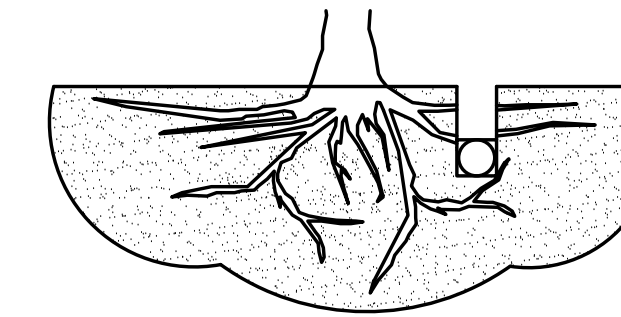
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNERS' AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

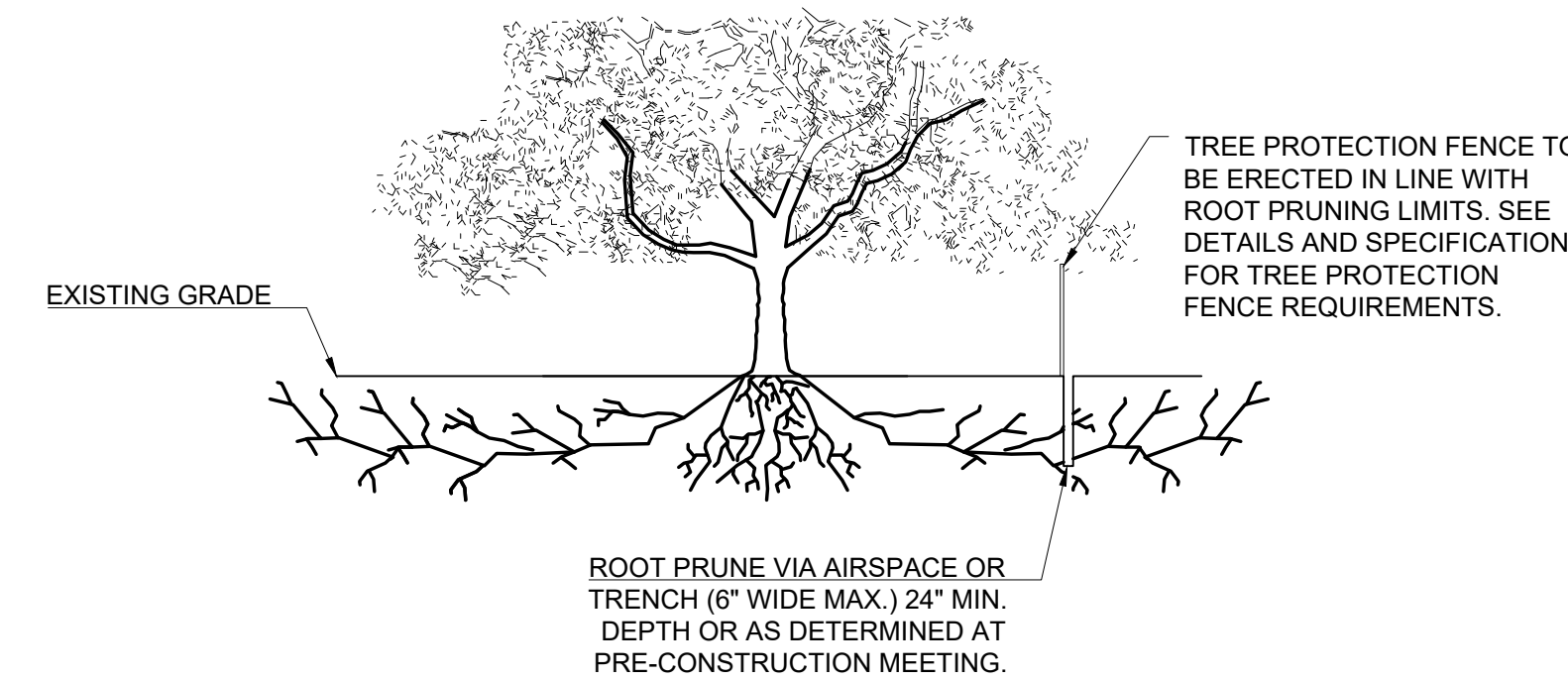


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

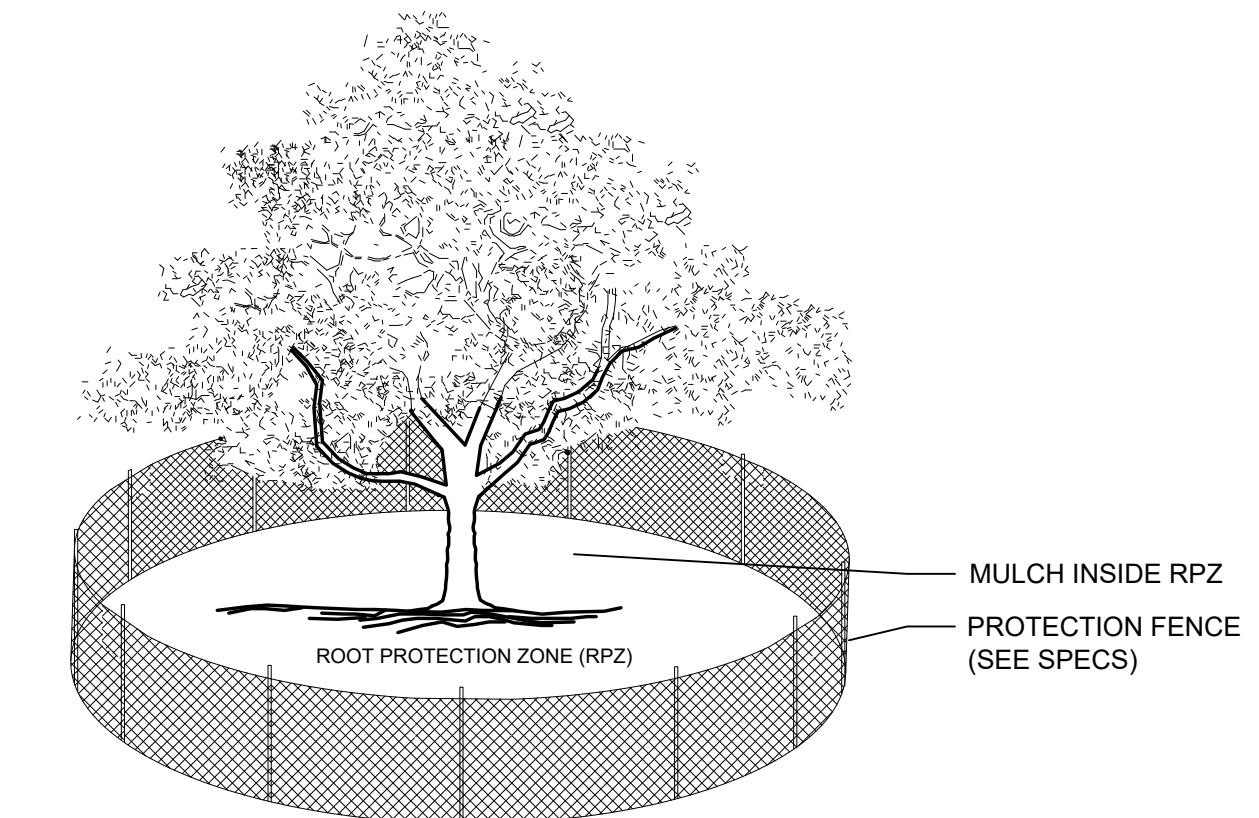
C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



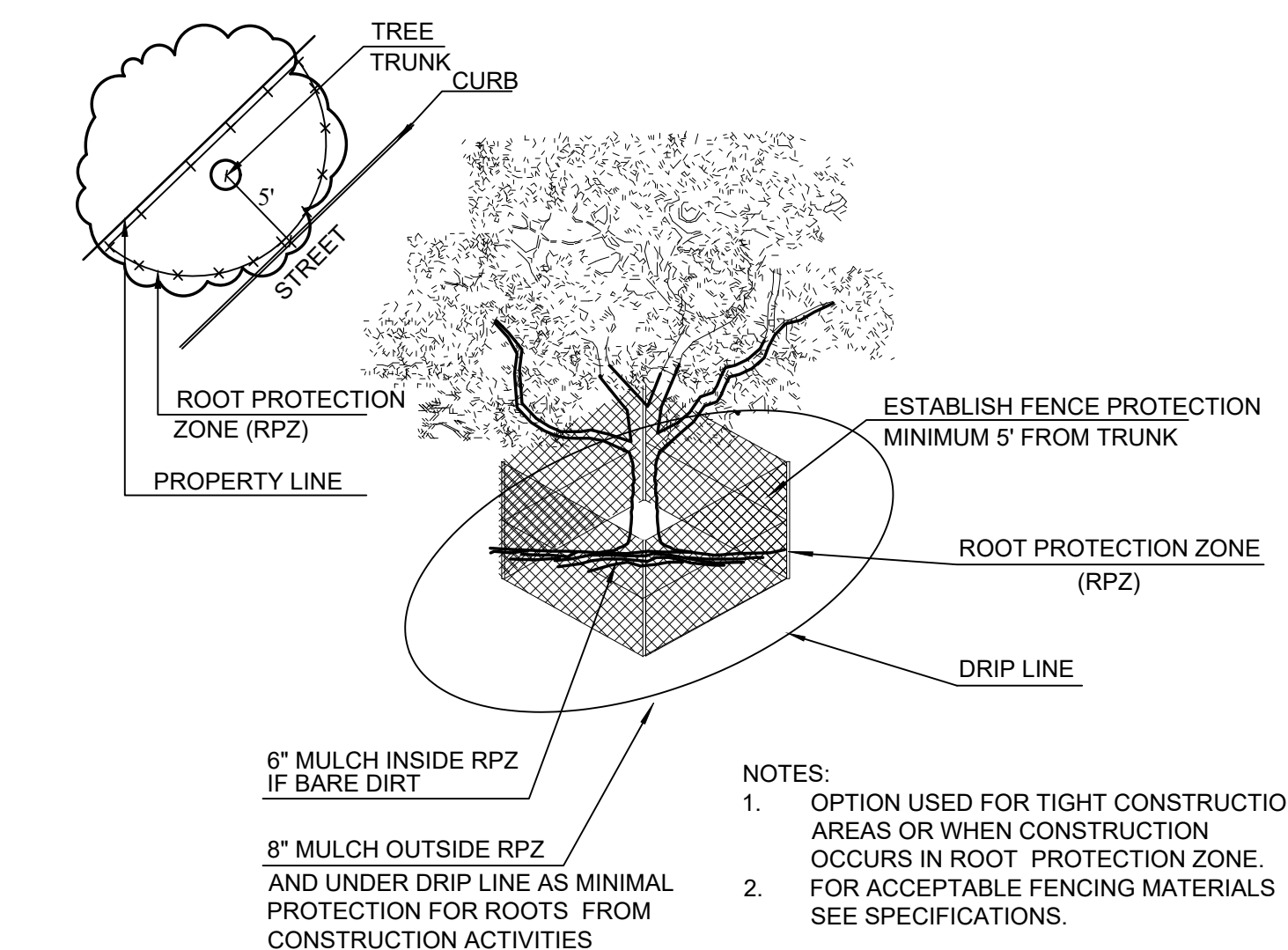
D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



NOTES:

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



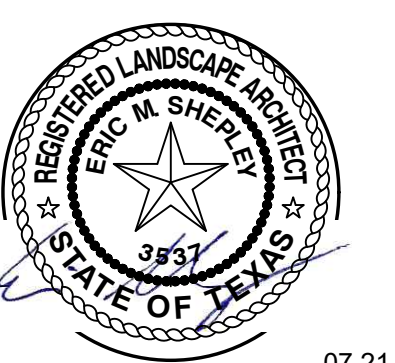
NOTES:

- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BRESTH HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY REPRESENTATIVE, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY REPRESENTATIVE MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY REPRESENTATIVE, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



07-21-2022



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SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION

BLOCK, LOT NUMBER
BLK 3 LOT B

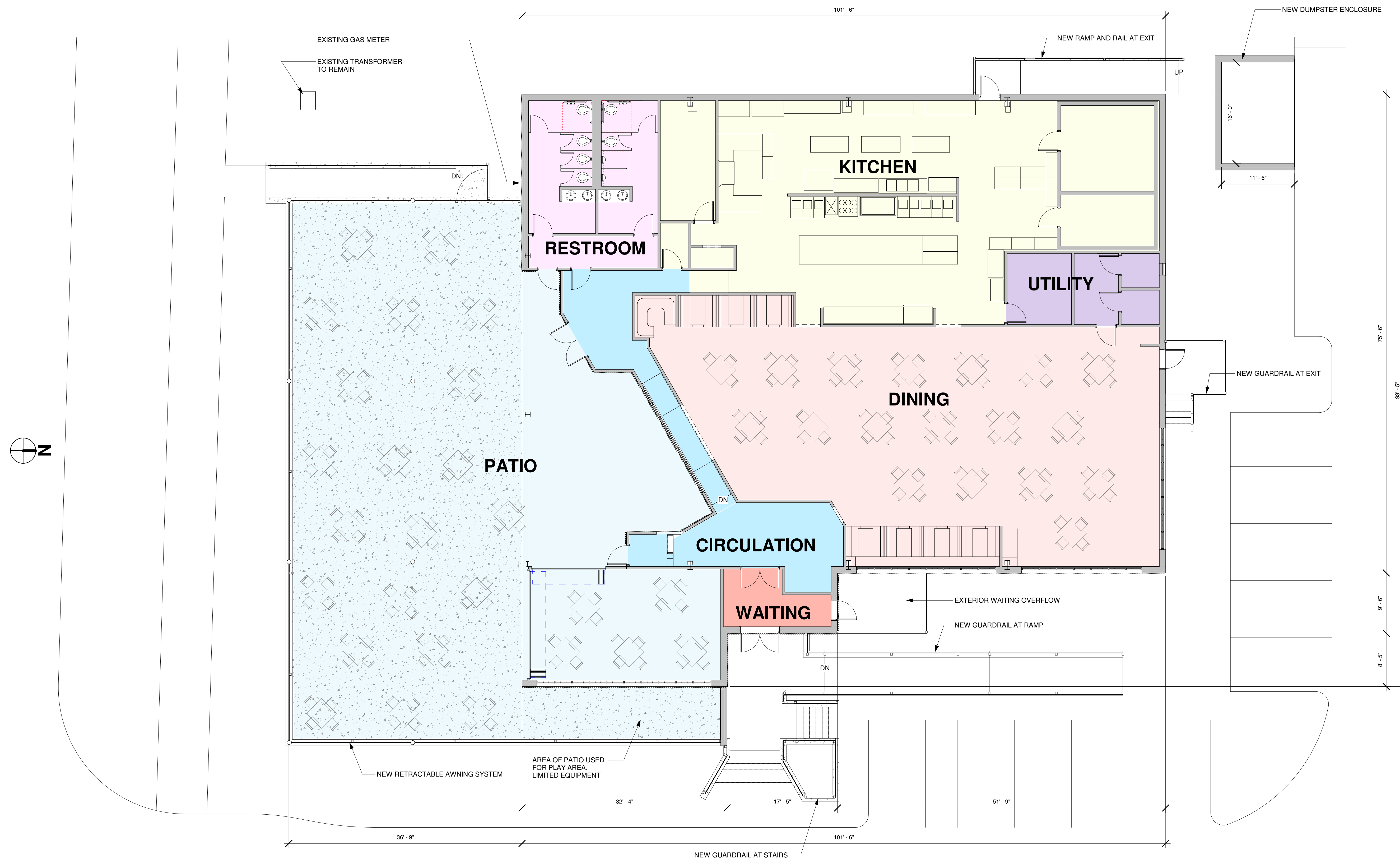
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PREPARATION DATE
06.17.2022

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Date / Time Posted:	7/21/2022	Created By:	EMS
Created By:	EMS	Checked By:	EMS
Project Phase:			

TREE DISPOSITION SPECS & DETAILS

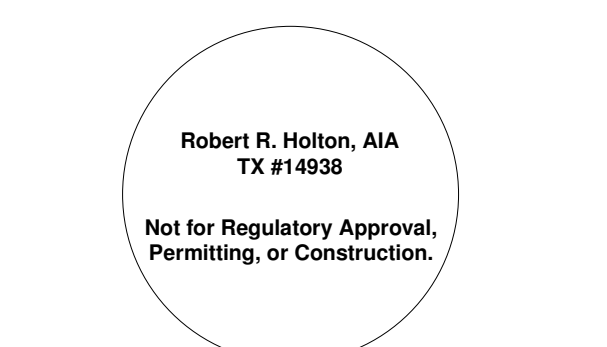
TD-2



Space	Area
Circulation	891.58
Dining	2,729.44
Kitchen	2,379.25
Patio	4,940.00
Play Area	277.78
Seating	4,662.22
Restrooms	567.00
Utility	286.60
Waiting	134.13
Total	11,928.00

- Use Legend**
- Circulation
 - Dining
 - Kitchen
 - Patio
 - Restroom
 - Utility
 - Waiting

BUILDING FLOOR PLAN **01**
1/8" = 1'-0"



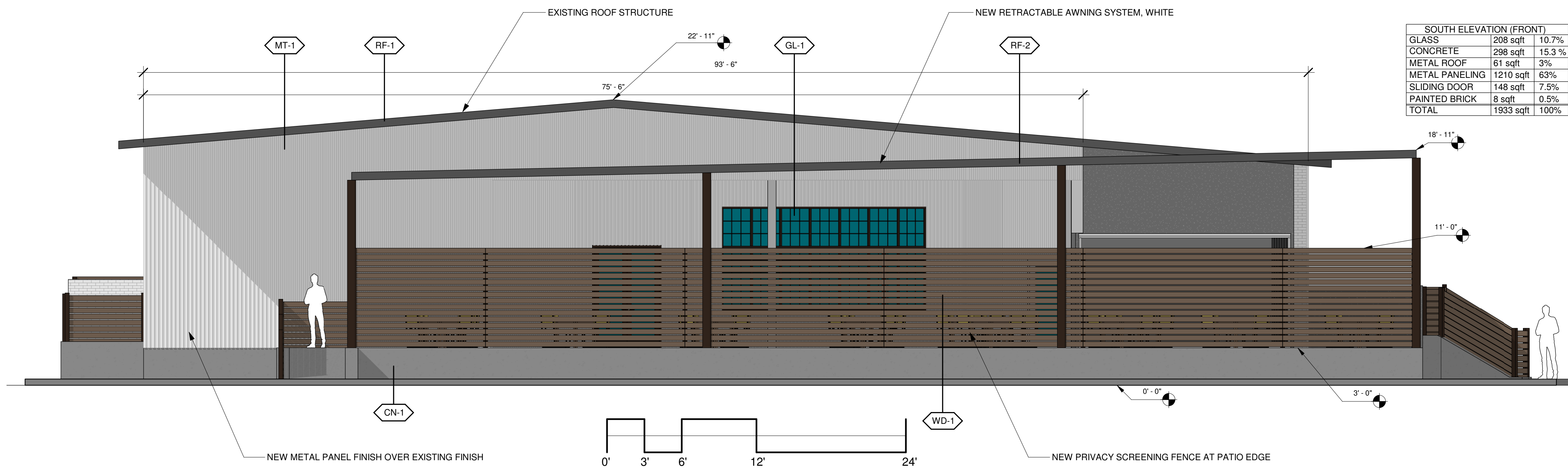
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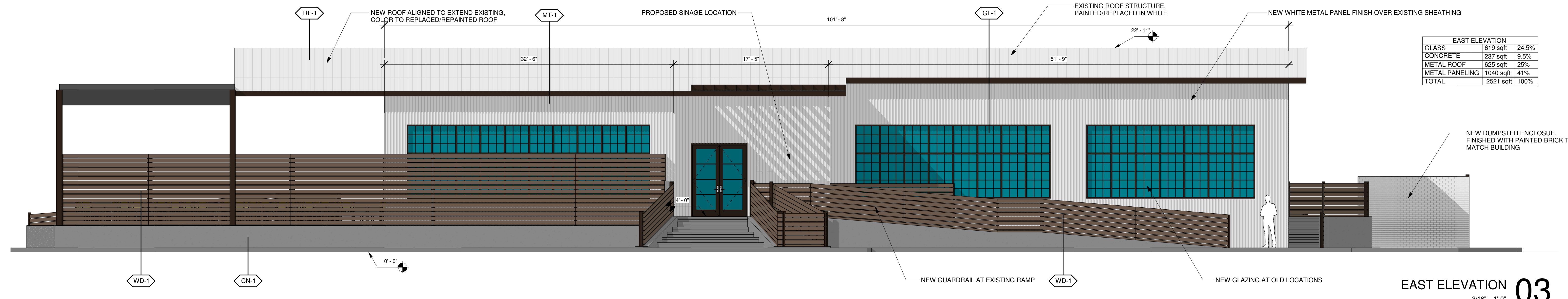
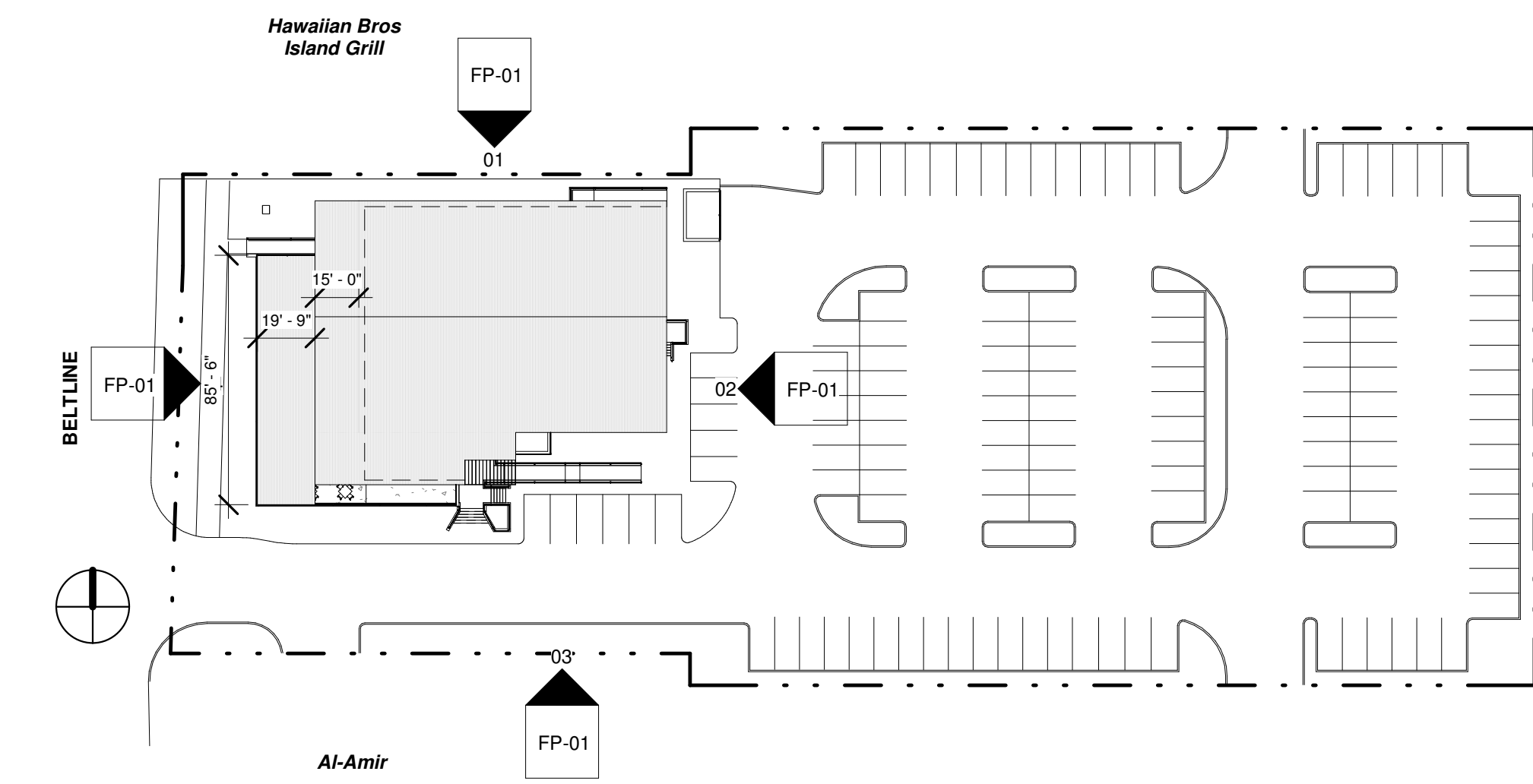
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Drawn By:	Checked By:
Project Phase: CONSTRUCTION DRAWINGS	

BUILDING PLAN

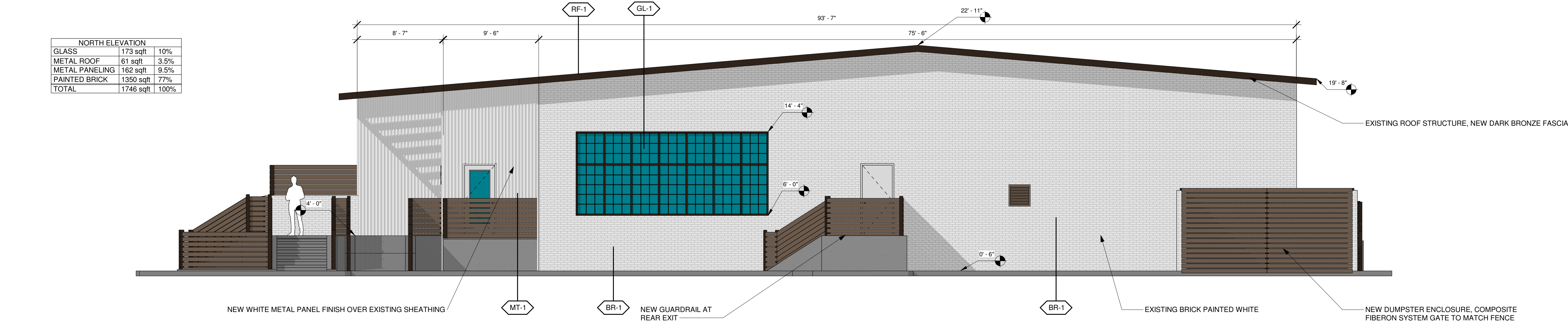
FP-02



SOUTH ELEVATION (FRONT) 04
3/16" = 1'-0"



EAST ELEVATION 03
3/16" = 1'-0"



NORTH ELEVATION 02
3/16" = 1'-0"



WEST ELEVATION 01
3/16" = 1'-0"

Note Block				
Mark	Material	Manufacturer	Name	Remark
RF-1	EXISTING ROOF	-existing-	-existing-	PORTION OF NEW ROOF EXTENSION AT PATIO TO MATCH EXISTING
GL-1	GLAZING	VITRO	SOLARBAN 90	(2) CLEAR + CLEAR INSTALLED WITH COLONIAL-STYLE MUNTINS
RF-2	NEW ROOF	SUNART OUTDOOR	-custom-	PREMANUFACTURED RETRACTABLE AWNING SYSTEM BY MANUFACTURER
CN-1	CONCRETE	-none-	-none-	CAST-IN-PLACE CONCRETE SLAB FOR NEW PATIO SURFACE
BR-1	PAINTED BRICK	-existing-	-existing-	EXISTING BRICK TO BE PAINTED
MT-1	METAL PANEL	BERRIDGE	BR-12 PANEL	EXTERIOR GRADE RIBBED WALL PANEL SYSTEM INSTALLED IN A VERTICAL ORIENTATION
WD-1	WOOD	FIBERON	SYMMETRY WARM SIENNA	COMPOSITE DECKING SYSTEM INSTALLED AS PRIVACY FENCE AT PATIO. USED AS GUARDRAILS AT RAMPS AND STEPS

- NOTES:**
- THIS 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.

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BLOCK, LOT NUMBER
BLK 3 LOT B

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022

Robert R. Holton, AIA
TX #14938
Not for Regulatory Approval, Permitting, or Construction.

Heights Venture
ARCHITECTURE + DESIGN

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Project Number: 22007
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Drawn By: _____
Checked By: _____

Project Phase: DESIGN DEVELOPMENT

FACADE PLAN

FP-01