

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON PLANT AND MATERIAL SPECIFICATIONS AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
06. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
07. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
08. ALL TREES REQUIRED TO BE STAKED AND CUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR THE LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
09. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
10. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE BEYOND THE PLANT FLARE, IT SHALL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
11. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES ("6"), ADDING A THREE INCH (3") MINIMUM LAVER OR ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
12. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
13. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
14. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER TURF FLARE.
15. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADE) SMOOTH PRIOR TO THE INSTALLATION OF TURF. TURF AREAS SHALL BE ALLOWED TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
16. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
17. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
18. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
19. ALL PLANTS AND TREES ARE TO CONFORM TO AN AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
20. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

GENERAL:
Contractor shall locate existing and proposed utilities prior to digging or filling.

Refer to grading plan, site plan, utility plan and irrigation plan for additional information.

Contractor shall notify the landscape architect of discrepancies between the plans and the site conditions.

Contractor shall coordinate his work with other trades.

Owner reserves the right to reject any or all plant material.

All plant material shall be guaranteed for a period of one (1) year, upon final acceptance by owner. Any dead material shall be replaced within (2) weeks upon notification by the owner. Excluded are plants that die from acts of nature, vandalism or neglect by owner.

PLANT MATERIAL:

Plants shall be in accordance with the Texas State Department of Agriculture's regulation for nursery inspection, rules and ratings. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, injuries or other objectionable disfigurements. Shrubs and groundcover shall be nursery grown. Trees shall be nursery grown or that have been transplanted and shall have a period of (3) months minimum. Any tree planted that suffers from shock, dieback, loss of leaves, loss of color in leaves or a broken root ball shall be rejected.

All trees shall have a well branched, open, symmetrical canopy.

SOL:

The gen. cont. will grade lawn & bed areas to a min. 2" below finished grade. The landscape contractor shall be responsible for providing sandy loam soil (if needed) and fine grading all lawn and bed areas. If soil is needed, it shall be free of any rocks, grasses, weeds, seeds, or nutgrass.

BED PREPARATION:

Contractor shall stake beds and eradicate any grass or weeds. Install 10 gauge steel edging, painted green, with stakes. Edging shall be installed in straight alignment without waves. Top of edging shall not be more than 2" above finished grade.

Tree pits shall be dug two feet greater in diameter than the size of the pit ball. Backfill shall consist of native soil removed from the pit. The top of the tree shall be 3-4 inches above the pit. Trees shall be planted vertically and staked only if necessary to maintain alignment. Do NOT leave any pits open overnight without first baringoring pit to avoid erosion. The top of tree ball to be equal to adjacent grade.

SHRUB & GROUNDCOVER INSTALLATION:

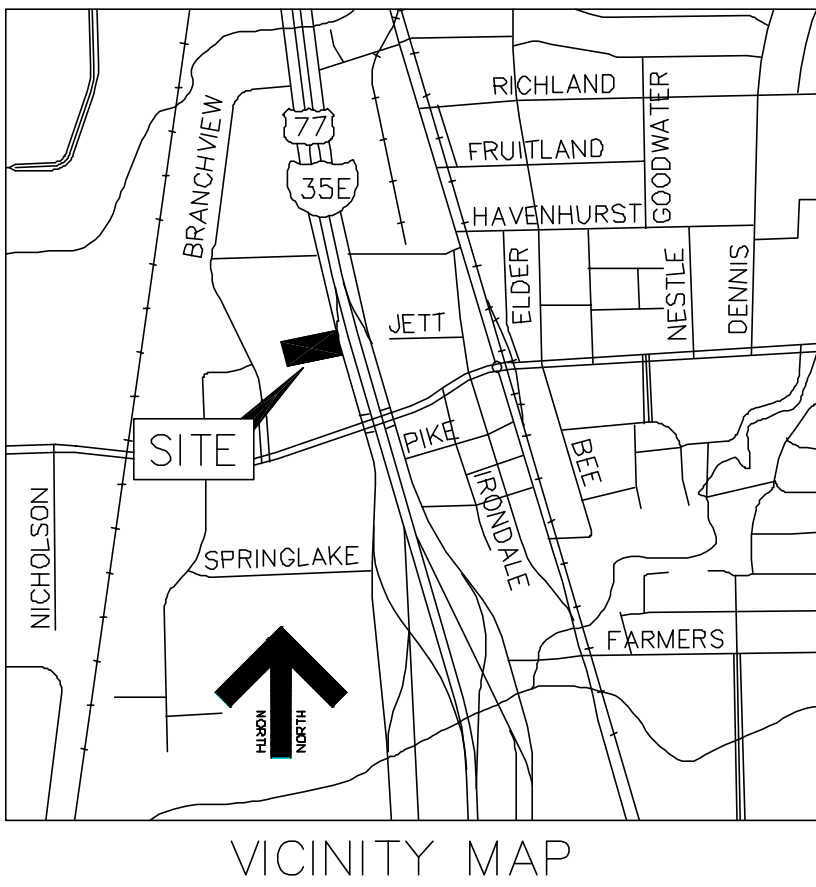
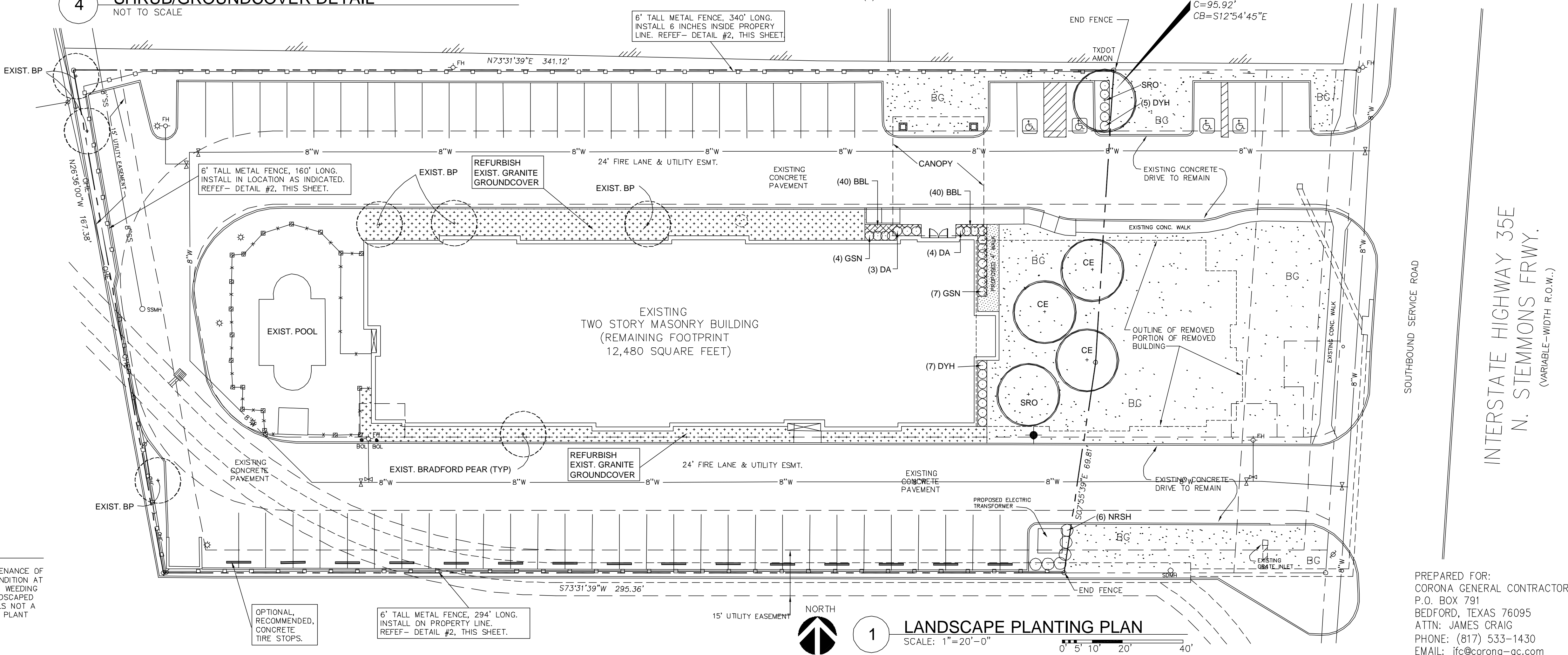
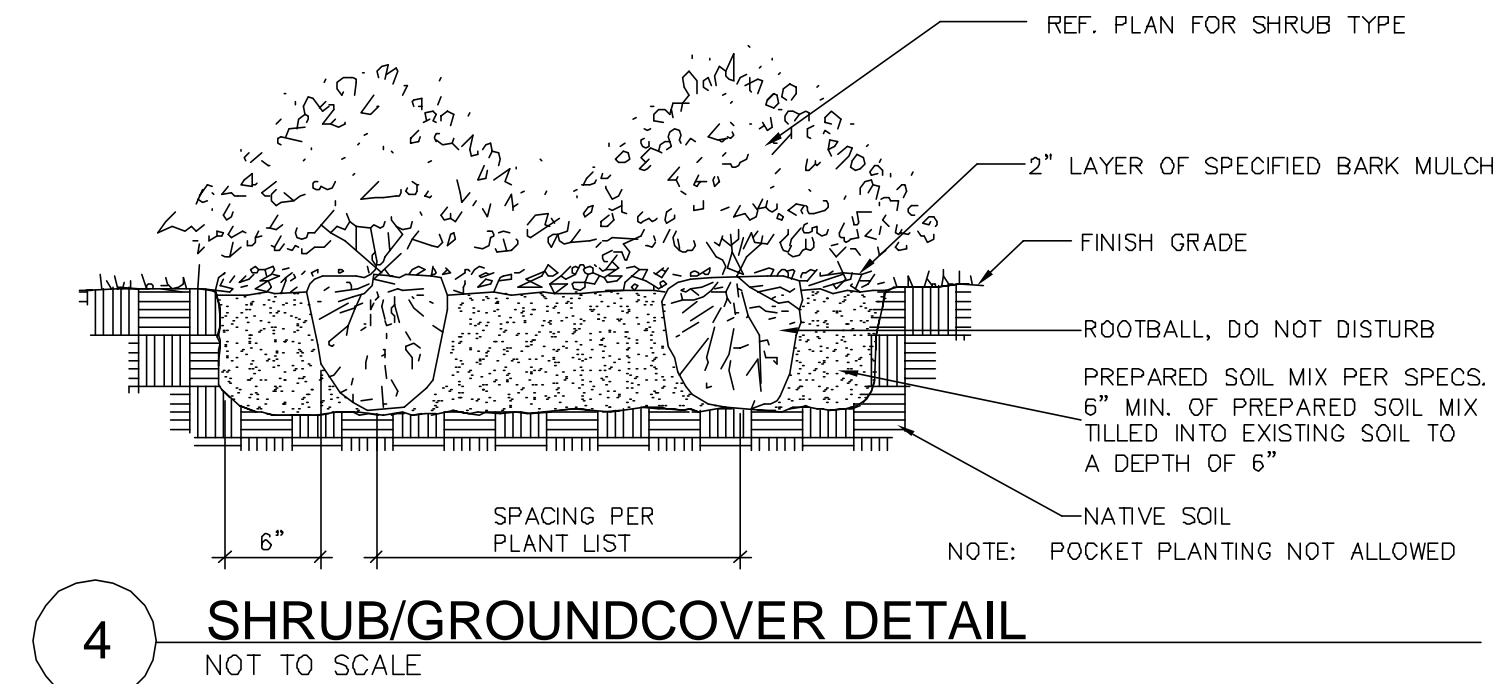
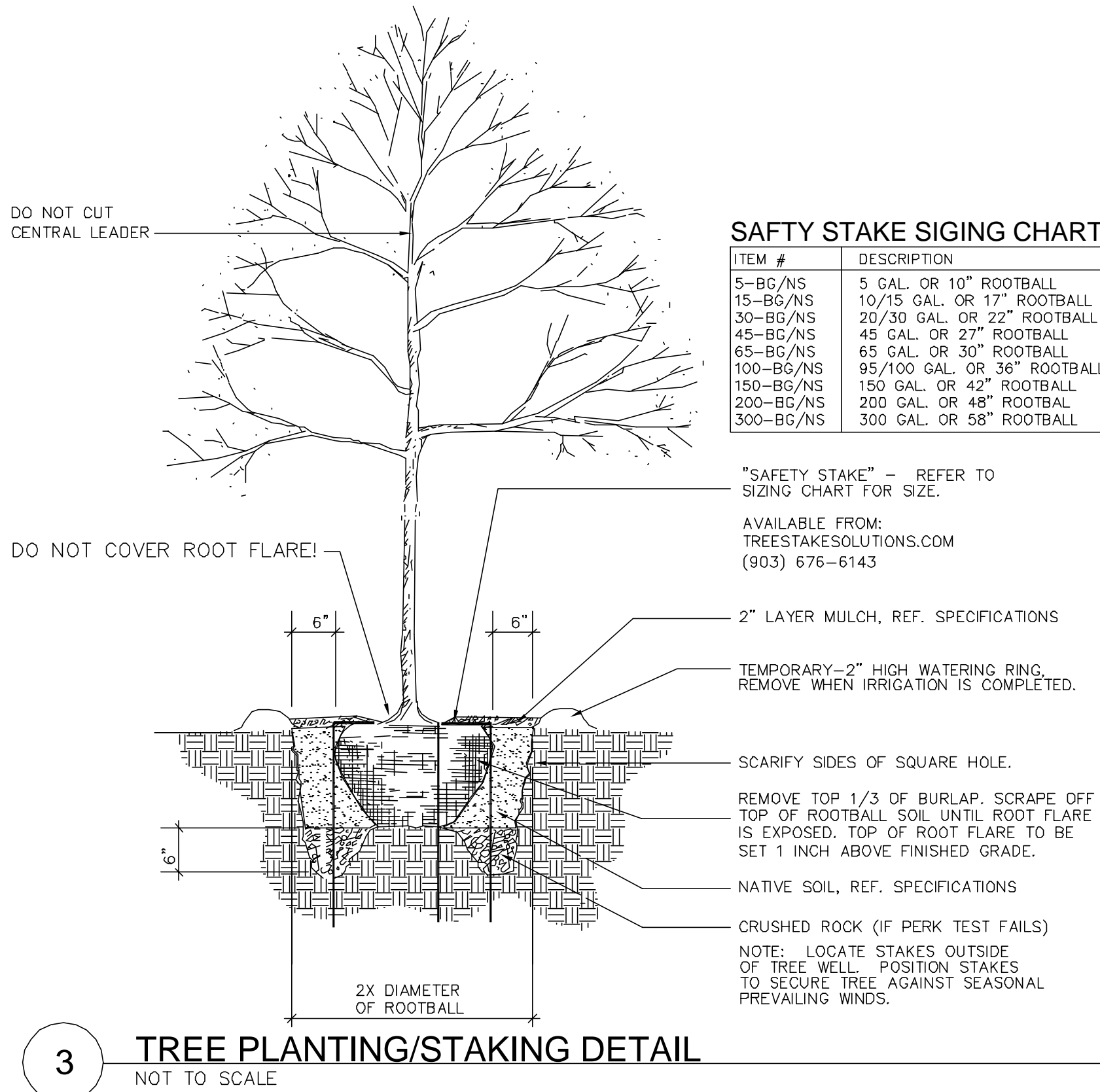
Retotill 3" x 3" of "Back to Earth" conditioner, (or equal) into edged bed. Rake smooth and remove any large rocks or other debris. Install plants in holes dug 1/3 wider than container size. Top of root ball shall be equal to adjacent grade. Apply 1/2 lb. of 10-10-10 pellets & 1/2 lb. of fertilizer per 1000 sf of bed cover. Hand water plants to eliminate voids. Apply 2" cedar mulch top dressing.

GRASS INSTALLATION SOD:

Fine grade and remove rocks and other debris prior to installation. Sod shall be laid solid, joint to joint. Spread a 3:1:2 fertilizer at a rate of 10 lbs. per 1,000 sf. Roll sod after watering with a hand roller. Contractor shall pin sod to ground at any slopes or swales where erosion is likely.

All ground areas not covered by paving or groundcover shall be covered with sod, including areas between property lines and curbs. Buffalo grass shall be watered with a tempora, above ground irrigation system until root system is established. Approx. three months maximum. After root system is established, the Contractor shall remove the above ground zone including valve, heads and piping.

THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.



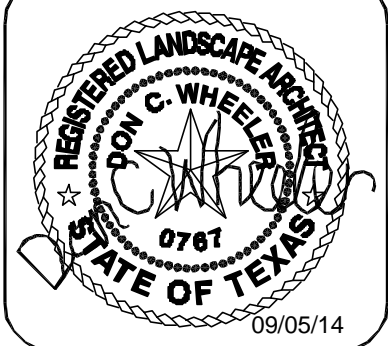
LANDSCAPE CRITERIA TABLE

GROSS SITE AREA =	57,721 SF
BUILDING AREA =	13,648 SF
<hr/> NET SITE AREA =	<hr/> 39,073 SF

5% OF 39,073 SF = 1,954 SF = REQUIRED LANDSCAPE AREA.
9,280 SF = TOTAL LANDSCAPE AREA PROVIDED = 23.7%.

2,657 SF = PROVIDED LANDSCAPE AREA IN FRONT YARD = 7%.

TREES REQUIRED- STREET FRONTAGE = (1) PER 25'
165' (less 48' drive approaches) = 117/25' = (5) TREES REQ'D.
(5) TREES PROVIDED.



DON C. WHEELER, LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE * PLANNING * IRRIGATION DESIGN

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DESIGNED:	DRAWN:	CHECKED:	DATE:
DCW	DCW	DCW	09-05-14

[illegible]

DAYS INN RENOVATIONS

LOTS 1, BLOCK 1, DAYS INN ADDITION
13133 N STEMMONS FREEWAY FARMERS BRANCH T

PROJECT NO:
2K14-26

SHEET TITLE:
LANDSCAPE PLAN
SCHEDULES, DETAIL

SHEET NO:
L-1

OF 1 L SHEETS

PREPARED FOR:
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