

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S 5. CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR

ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL

- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

BOTANICAL NAME

Lagerstroemia indica

Quercus virginiana

Quescus shumardii

BOTANICAL NAME

llex vomitoria 'nana'

BOTANICAL NAME

Cynodon dactylon

5% OF THE SITE TO BE LANDSCAPE AREA,

PROVIDED

PROVIDED

17 TREES

PROVIDED

12 TREES

34,293 S.F. (31.7%)

(SITE AREA- 108,306 S.F.)

REQUIREMENT: 1 TREE PER 25 L.F. OF STREET FRONTAGE

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching

Trachelospermum asiaticum

llex cornuta burfordii 'nana'

Rhaphiolepis indica 'clara'

llex x attenuata 'East Palatka

COMMON NAME

COMMON NAME

Dwarf Burford Holly

Dwarf Yaupon Holly

COMMON NAME

Indian Hawthorn 'Clara'

Common Bermudagrass

LANDSCAPE TABULATIONS

REQUIRED

REQUIRED

REQUIRED

12 TREES

14 TREES

11,030 S.F. (10%)

MIRA LAGO- (369 L.F.)

LAGO VISTA EAST- (305 L.F.)

21 East Palatka Holly

Red Oak

18 Live Oak

QTY.

260

SC 710 Seasonal Color

AJ 4540 Asian Jasmine

GROUNDCOVERS

TYPE QTY

PLANT MATERIAL SCHEDULE

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT
- IRREGULARITIES AND AREAS WHERE WATER MAY STAND. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

container, 3-5 canes, tree form

container, 24" ht., 20" spread

container, 18" ht., 18" spread

container, 18" ht., 20" spread

selection by owner, 12" o.c.

Solid Sod refer to notes

container, 3-5 12" runners, 12" o.c.

REMARKS

4" pots

container, 10' ht., 4' spread, tree form

container, 14' ht., 6' spread, 7' straight, clear trunk

container, 14' ht., 6' spread, 7' straight, clear trunk

1234 Nocona Dr

MIRA LAGO LODGING GROUP LLC

PRELIMINARY ISSUE

review only and may not be used for

bidding, permit or other construction

07.25.16

purposes.

These documents are issued for interim

Irving, Texas 75063 t. 972.365.9300

architecture STUDIO RED DOT

5307 Mockingbird Ln., Suite 509 Dallas, TX 75206 t. 214.379.7427 m. 972.896.7594

civil engineer

PACHECO KOCH ENGINEERS 7557 RAMBLER ROAD, Suite 1400 Dallas, TX 75231 t. 972.235.3031

Hampton Inn & Suites.

HAMPTON INN & SUITES Farmers Branch, Texas

The drawings and written material herein constitute work of the architect, and as intellectual property and instruments of service, are subject to copyright and may be reproduced, distributed, published or used in any way

without the express written consent of the architect.

ISSUE FOR SUP

revisions

LANDSCAPE PLAN

date 07.25.16

sheet

LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. CHRIS TRONZANO (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM

