

EXISTING TREE PRUNING NOTES

- 1. Contractor shall provide a Class 'B' pruning on all existing trees.
- 2. This shall include at a minimum: removal of dead, dying, diseased weak branches, along main trunk structure and within branching area.
- Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by 3. Contractor shall include deep root feeding and invigoration of existing trees. Landscape Architect prior to any tree removal. Contractor shall contact This shall be organic based nutrients based for root growth and leaf growth Landscape Architect with 72 hour notice to schedule on-site meeting.

the limits of the dripline of any tree.

asphalt, concrete, mortar, primers, etc.

a protective nature shall be attached to any tree.

allowed within the limits of the dripline of trees.

6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic

solutions, or other liquid chemicals shall be deposited within the limits of the

dripline of a tree. This would include but not be limited to paint, oil, solvents,

7. Tree Attachments: No signs, wires or other attachments, other than those of

8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is

circumstances. The minimum length of the bore shall be the width of the

tree's canopy and shall be a minimum depth of forty-eight (48") inches.

10. Trenching: Any irrigation trenching which must be done within the critical root

11. Tree Flagging: All trees to be removed from the site shall be flagged by the

12. Protective Fencing: All trees to remain, as noted on drawings, shall have

fencing will be located as indicated on the Tree Protection Detail(s).

13. Bark Protection: In situations where a tree remains in the immediate area of

intended construction, the tree shall be protected by enclosing the entire

circumference of the tree's trunk with lumber encircled with wire or other

means that does not damage the tree. Refer to Tree Protection Detail(s).

the course of construction, the Contractor shall notify the Landscape Architect

immediately. In no instance shall the Contractor prune any portion of the

14. Construction Pruning: In a case where a low hanging limb is broken during

damaged tree without the prior approval by the Landscape Architect.

protective fencing located at the tree's dripline. The protective fencing may be

comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective

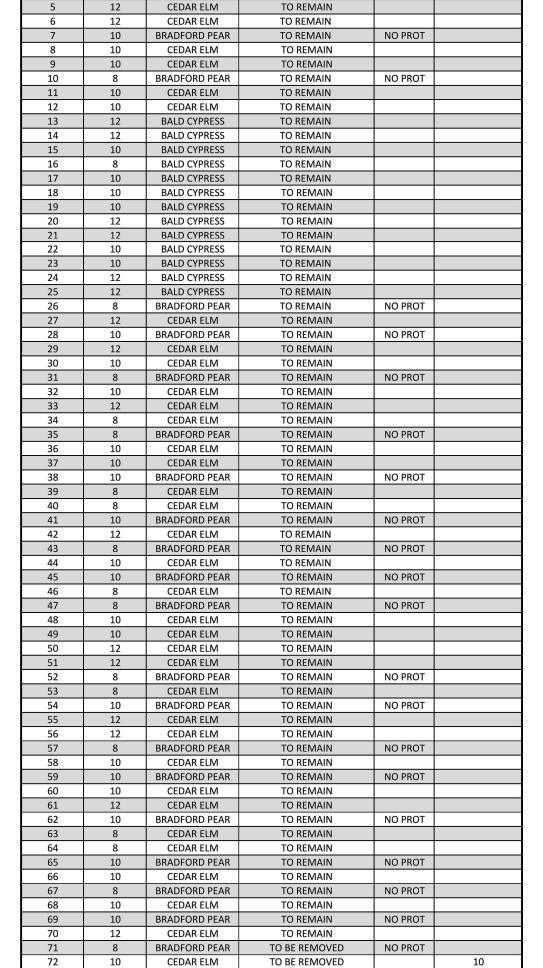
zone of a tree shall be dug by hand and enter the area in a radial manner.

9. Boring of Utilities: May be permitted under protected trees in certain

4. Contractor shall be required to chip all removed branches, leafs, etc.

EXISTING TREE PRUNING NOTES

- 1. Contractor shall provide a Class 'C' pruning on all existing trees.
- 2. This shall include at a minimum: removal of dead, dying, diseased weak branches, along main trunk structure and within branching area.
- 3. Contractor shall include deep root feeding and invigoration of existing trees. This shall be organic based nutrients based for root growth and leaf growth
- 4. Contractor shall be required to chip all removed branches, leafs, etc.



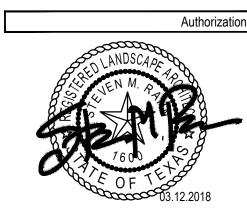
TOTAL 716





INVESTMENTS BUILDING **EXPANSION**

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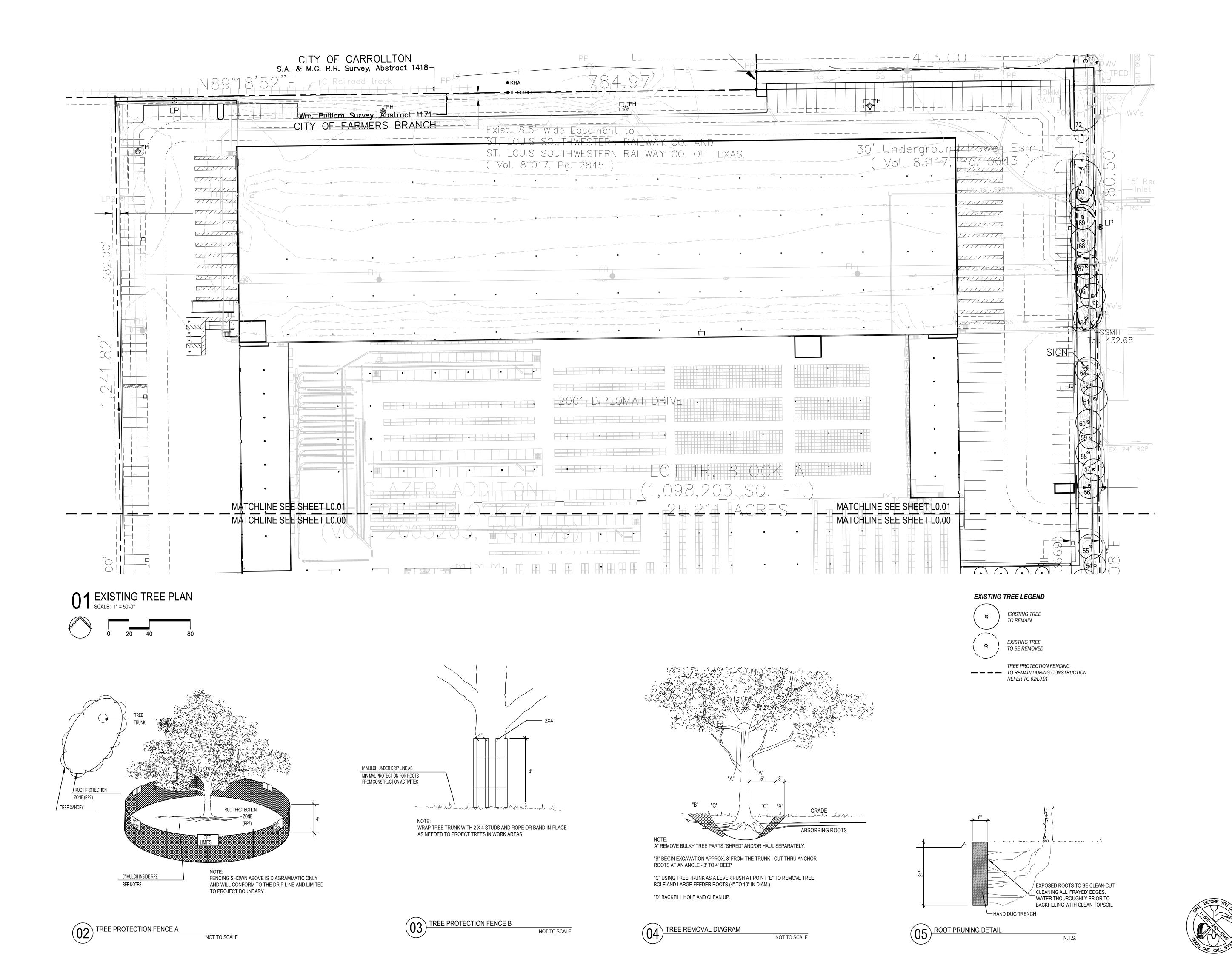
SUITE 640 IRVING, TEXAS 75038

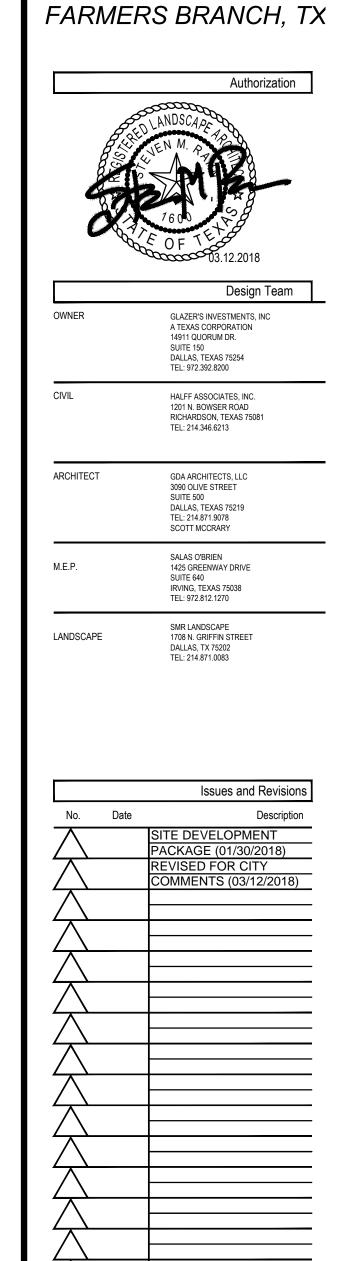
1708 N. GRIFFIN STREET

Issues and Revisions PACKAGE (01/30/2018) EVISED FOR CITY COMMENTS (03/12/2018) Job No. Issue Date 03/12/2018 17009 Issue Package SITE DEVELOPMENT PLAN PACKAGE Sheet Title EXISTING TREE PLAN

Sheet Number

10





Issue Date

03/12/2018

SITE DEVELOPMENT PLAN PACKAGE

Issue Package

Sheet Title

Sheet Number

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EXISTING TREE PLAN

Job No.

17009

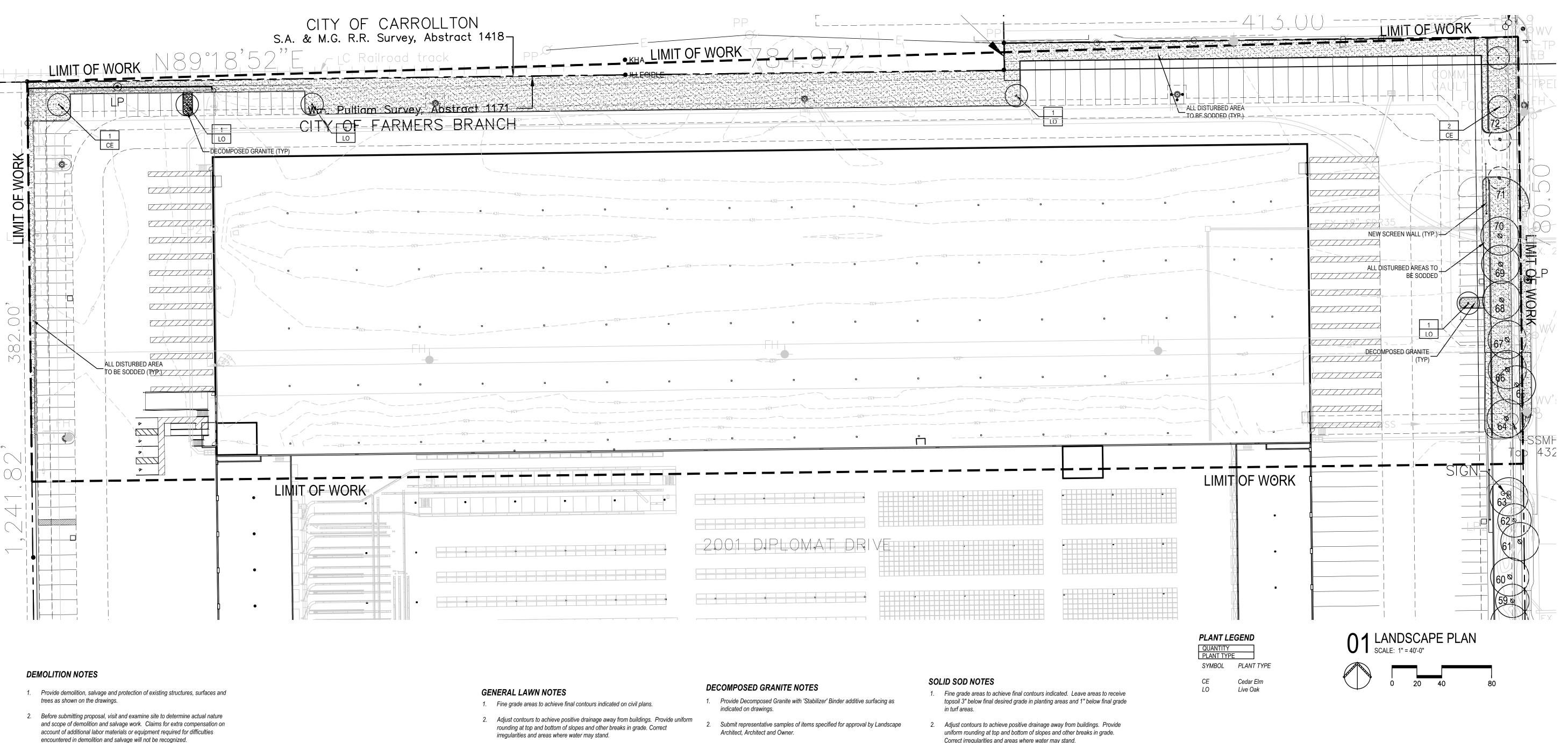
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- 3. Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.
- 4. Erect necessary barricades, storing and protective measures as required.
- 5. Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.
- 6. Remove pavements, and structures to the depths of their sub-structure. 7. Leave construction area clean and ready to use by other trades.
- 8. Remove pavement sub-base to the depth of the base materials.
- 9. Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be
- 10. Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.

carefully removed by hand labor. Report any tree damage to the Landscape

11. Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.

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.
- 2. 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
- 4. Contractor to provide a minimum 2% slope away from all structures.
- 5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- 6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- 7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the

MAINTENANCE NOTES

drawings.

- 1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- 2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- 3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- 4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- 5. All plant material which dies shall be replaced with plant material of equal or better value.
- 6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- 3. 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.
- 4. 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 Construction Manager or Architect prior to
- 6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive

LAWN REPAIR NOTES

- All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
- 2. Adjust damaged areas 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 areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to
- 4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

- Decomposed Granite base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and various stages of decomposed earth base.
- Filter Fabric: Fabric shall be 'Mirascape', non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalines over a pH range of 3 - 12, as manufactured by MIRAFI Inc., or approved equal.
- 'Stabilizer' Binder additive to be provided by: Stabilizer Solutions 1 (800) 336-2468; www.stabilizersolutions.com Blend to be 12 - 16 lbs. of Stabilizer per ton of Decomposed Granite, thoroughly mixed throughout.
- Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure scope of subgrade and finish surface meets cross sections indicated in details.
- Prepare subgrade by excavating existing material soils to a maximum depth
- 8. After excavation, rototill or scarify top 1 inch of subgrade and compact to 95%
- standard proctor using double drum, single drum or automatic hand tampers.
- 10. Place four (4) inches of Decomposed Granite with 'Stabilizer' Binder over a dry sub-base Do not install on wet sub-base. Provide compaction of material to maximum limits with automatic hand tampers in one inch lifts, unless noted

otherwise on details. Compact to achieve a tight material matrix.

9. Install filter fabric in bottom of excavation to limits of path.

11. Refer to Specifications, 02519 for additional notes.

to commencing work.

- 12. Provide twenty (20) 50 lbs. bags of pre-mixed Decomposed Granite for future use in repair and maintenance.
- 13. The Contractor shall construct a sample panel 15'-0" x 15'-0" on site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior
- 14. The Landscape Architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and the Manufacturer's Specifications.
- 15. The Contractor shall make any modifications required by the Landscape Architect at no expense to the Owner.

- Correct irregularities and areas where water may stand.
- 3. 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
- 4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- 5. 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.
- 6. Roll grass areas to achieve a smooth, even surface, free from unnatural
- undulations.
- 7. Water sod thoroughly as sod operation progresses.
- 8. 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
- 9. 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.

IRRIGATION REPAIR SPECIFICATIONS

- 1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
- 2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

PLANT LIST

INCES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		a . =:		411 1	4511.51
2	CE	Cedar Elm	Ulmus crassifolia	4" cal.	container grown, 15' ht., 5' spread min., 5' clear trunl
5	LO	Live Oak	Quercus virginiana	4" cal.	container grown, 15' ht., 5' spread min., 5; clear trun

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 within varieties.

LANDSCAPE TABULATIONS

SITE LANDSCAPE

Requirements: A minimum of 5% of the total property area shall be landscaped between the building and the street right-of-way lines.

118,948 s.f. (10%)

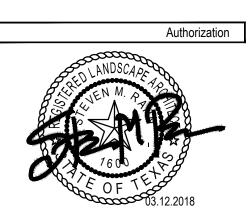
Total site area: 1,098,203 s.f. Required 54,910 s.f. (5%)

STREET FRONTAGE - N.A



GLAZER'S INVESTMENTS BUILDING **EXPANSION**

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Issues and Revisions Description ACKAGE (01/30/2018) OMMENTS (03/12/201 Issue Date Job No. 03/12/2018 Issue Package SITE DEVELOPMENT PLAN PACKAGE Sheet Title LANDSCAPE PLAN