

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. 018-013**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT O18-013 BASED ON URBAN CENTER (UC) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS, ON 1.0193 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF QUORUM DRIVE AND EDWIN LEWIS DRIVE, ON APPLICATION FROM ASPRING PROPERTY, LP, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A 20,050 SQUARE-FOOT OFFICE BUILDING; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, at its regular meeting held on March 20, 2018, the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1773-Z); and

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:**

**Section 1.** The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**Section 2.** Planned Development District O18-013 is hereby established for the 1.0193 acre of land located at the southwest corner of Quorum Drive and Edwin Lewis Drive, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all Urban Center (UC), district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. The patio fronting Edwin Lewis Drive must allow for a straight, eight-foot-wide pedestrian path.

- B. The property shall be replatted to dedicate the areas adjacent to the property as either public rights-of-way or as easements allowing for the placement of public sidewalks, utilities and street lights.
- C. The property may be developed with modifications to the Urban Center (UC) design standards for façade materials, building height, building setback and parking requirements as shown on **Exhibit B** attached hereto and incorporated herein.

**Section 3.** The property shall be improved in accordance with the site plan, floor plan, landscape plans, and building elevations set forth in **Exhibit B**.

**Section 4.** Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

**Section 5.** The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

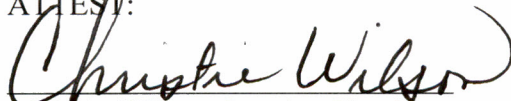
**Section 6.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 7.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED** BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 10<sup>th</sup> day of April, 2018.

  
Joe Chow, Mayor


ATTEST:

  
Christie Wilson, Interim City Secretary

CASE NO: 1773-Z/Western International Offices



APPROVED AS TO FORM:



Brenda N. McDonald, City Attorney

PUBLISHED ON:

April 12, 2018



**EXHIBIT A**

WHEREAS ASPRING PROPERTY, L.P., is the sole owner of a tract of land situated in the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being Lot 2, Quorum Centre - East No. 2 Addition, an addition to the Town of Addison according to the plat recorded in Volume 2001188, Page 145, Deed Records, Dallas County, Texas, and being part of that certain tract of land conveyed to Aspring Property, L.P. by deed recorded in Volume 2001127, Page 8936, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for the northwest corner of said Lot 2 on the south right-of-way line of Edwin Lewis Drive (a 60' right-of-way):

THENCE South 89° 35' 00" East, along the south right-of-way line of said Edwin Lewis Drive and the north line of said Lot 2, a distance of 151.97 feet to a copper disc found for corner at the intersection of the south right-of-way line of said Edwin Lewis Drive and the cut-off line between the south right-of-way line of said Edwin Lewis Drive and the west right-of-way line of Quorum Drive (a variable width right-of-way);

THENCE South 44° 56' 47" East, along said cut-off line, a distance of 14.22 feet to a chiseled "X" in concrete found for corner on the west right-of-way line of said Quorum Drive and the east line of said Lot 2;

THENCE along the west right-of-way line of said Quorum Drive and the east line of said Lot 2, the following courses and distances:

South 00° 15' 05" East, a distance of 43.44 feet to a chiseled "X" in concrete found;

South 03° 04' 11" West, a distance of 75.00 feet to a chiseled "X" in concrete found at the beginning of a tangent curve to the right;

In a southwesterly direction along said tangent curve to the right whose chord bears South 07° 49' 37" West, a distance of 39.48 feet, having a radius of 238.00, a central angle of 09° 30' 53" and an arc length of 39.52 feet to a chiseled "X" in concrete found for corner at the beginning of a reverse curve to the left;

In a southwesterly direction along said reverse curve to the left whose chord bears South 06° 10' 00" West, a distance of 53.21 feet, having a radius of 238.00 feet, a central angle of 12° 50' 07" and an arc length of 53.32 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner at the end of said reverse curve to the left;

South 00° 15' 05" East, a distance of 67.56 feet to a chiseled "X" in concrete found for the southeast corner of said Lot 2 and an east corner of Lot 1 of said Quorum Centre - East No. 2 Addition;



**EXHIBIT A**

THENCE departing the west right-of-way line of said Quorum Drive and along the common lines between said Lot 1 and said Lot 2 the following courses and distances:

North 90° 00' 00" West, a distance of 136.12 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

North 45° 07' 33" West, a distance of 14.17 feet to a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found for corner;

North 00° 15' 05" West, passing at a distance of 261.45 feet a 5/8" iron rod with yellow plastic cap stamped "PATE ENGINEERS" found at the northeast corner of said Lot 1, continuing along the west line of said Lot 2 and the south right-of-way line of said Edwin Lewis Drive a total distance of 279.07 feet to the POINT OF BEGINNING and containing 44,398 square feet or 4.019 acres, more or less.

**EXHIBIT B**





CONCEPTUAL DRAWING  
NOT FOR CONSTRUCTION  
MICHAEL R. WAYSE, ARCHITECT  
TEXAS REG. # 8398

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DATE: 04/10/2018  
PROJECT: WESTERN INTERNATIONAL OFFICE BUILDING

**WESTERN INTERNATIONAL OFFICE BUILDING**  
QUORUM DR. & EDWIN LEWIS DR.  
HOUSTON, TX 75001



WESTERN INTERNATIONAL  
4400 POST OAK PARKWAY, SUITE 2000  
HOUSTON, TX 77057

Navigation:  
1 No  
2

DATE: 04/10/2018

JOB NO.: 17161  
SHEET TITLE: MASTER SITE PLAN

A0.1A

**SITE PLAN KEYNOTES**

- 1 REMOVE EXISTING SIDEWALK ON EDWIN LEWIS DRIVE
- 2 CUT EXISTING CURB ON EDWIN LEWIS DRIVE
- 3 INSTALL NEW CURB ON EDWIN LEWIS DRIVE
- 4 INSTALL TWO NEW ON-STREET PARALLEL PARKING SPACES IN CITY ROW ON EDWIN LEWIS DRIVE
- 5 INSTALL 4 STREET TREES AND TREE PLANTERS ON EDWIN LEWIS DRIVE
- 6 INSTALL NEW CONCRETE SIDEWALK ELEMENTS ON EDWIN LEWIS DRIVE
- 7 INSTALL PARKER SIDEWALK ELEMENTS ON EDWIN LEWIS DRIVE
- 8 INSTALL SIDE WALK LIGHTING WITH ADDISON LC LIGHT POLES ON EDWIN LEWIS DRIVE
- 9 GIVE THE CITY A 13' SETBACK EASEMENT ALONG EDWIN LEWIS DRIVE
- 10 REMOVE EXISTING ADA SIDEWALK RAMP AND CURB AT THE INTERSECTION ON EDWIN LEWIS DRIVE
- 11 INSTALL ADA RAMP TO NEW CITY STANDARDS ON EDWIN LEWIS DRIVE
- 12 INSTALL AND MAINTAIN LANDSCAPE IN NEW TREE PLANTERS AND LANDSCAPE ALONG STREET SCAPE EDGE AT BUILDING PARAMETER ON EDWIN LEWIS DRIVE
- 13 THE WALL UP OPEN PARKING GARAGE AREA TO ALLOW STRONGER BUILDING EDGE AT STREET SCAPE STONE WALL ON EDWIN LEWIS DRIVE
- 14 REWORK EXISTING DRAINAGE WYE INLET CLOSED OFF AND INCORPORATE NEW DRAINAGE AREA TO CARRY WATER TO DRAIN STRUCTURE ON EDWIN LEWIS DRIVE
- 15 REMOVE EXISTING TURN LANE TO MAKE SPACE FOR NEW SIDE WALK AND STREET PARKING ON QUORUM DRIVE
- 16 REMOVE EXISTING SIDEWALK ON QUORUM DRIVE
- 17 CUT EXISTING CURB ON QUORUM DRIVE
- 18 INSTALL NEW CURB ON QUORUM DRIVE
- 19 INSTALL 8 NEW ON-STREET PARALLEL PARKING SPACES FOR THE CITY IN CITY ROW ON QUORUM DRIVE
- 20 INSTALL 8 STREET TREES AND TREE PLANTERS ON QUORUM DRIVE
- 21 INSTALL NEW CONCRETE SIDEWALK ELEMENTS ON QUORUM DRIVE
- 22 INSTALL PARKER SIDEWALK ELEMENTS ON QUORUM DRIVE
- 23 INSTALL SIDEWALK LIGHTING WITH ADDISON LC LIGHT POLES ON QUORUM DRIVE
- 24 RELOCATE AND BUILD NEW CURB INLET TO SERVICE STREET AT THE NEW LOCATION OF NEW STREET PARKING ON QUORUM DRIVE
- 25 RELOCATE EXISTING FIRE HYDRANT SO IT IS WITHIN 8 FT ON NEW STREET CURB LOCATION ON QUORUM DRIVE
- 26 RELOCATE EXISTING BUS STOP STRUCTURE AND SIGNAGE TO A NEW LOCATION ON SOUTH END OF THE PROPERTY ON QUORUM DRIVE
- 27 GIVE THE CITY 14' SIDEWALK EASEMENT ALONG QUORUM DRIVE
- 28 REMOVE EXISTING ADA SIDEWALK RAMP AND CURB ACCESS DRIVE ON QUORUM DRIVE
- 29 INSTALL ADA RAMP TO NEW CITY STANDARDS AT ACCESS DRIVE
- 30 SIDEWALK TOWARD ALTERNATE ON QUORUM DRIVE
- 31 INSTALL AND MAINTAIN LANDSCAPE IN NEW TREE PLANTERS AND LANDSCAPE ALONG STREET SCAPE EDGE AT BUILDING PARAMETER WALL UP PARKING GARAGE OPENING TO ALLOW A STRONGER BUILDING EDGE AT STREET SCAPE STONE WALL ON QUORUM DRIVE
- 32 STRIP NEW PARKING SPACE IN CITY ROW ON QUORUM DRIVE
- 33 INSTALL AND MAINTAIN IRRIGATION SYSTEM FOR THE LANDSCAPE ALONG BOTH STREETS
- 34 DECREASE THE PATIO WIDTH TO ALLOW 8' SIDEWALK ALONG EDWIN LEWIS DRIVE
- 35 RELOCATE THE TRANSFORMER OUT OF THE PUBLIC SIDEWALK
- 36 REPEAT TO ALLOW FOR PUBLIC RIGHT OF WAY EASEMENT FOR THE SIDEWALK AND STREET LIGHTS EASEMENT

**PARKING TABULATION**

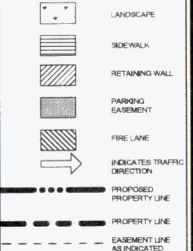
**PARKING SPACES REQUIRED:**  
87 SPACES REQUIRED

**PARKING SPACES PROVIDED:**

REGULAR CARS - 8'x18' GARAGE	33
HANDICAP CAR PARKING - 8'x18' GARAGE	2
REGULAR CARS - 8'x18' SURFACE	14
HANDICAP CAR PARKING - 8'x18' SURFACE	1
PARALLEL PARKING - 8'x22' STREET	10
<b>TOTAL PARKING PROVIDED</b>	<b>60</b>

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

**SITE LEGEND**



**SITE INFORMATION**

PROPOSED SUBDIVISION NAME: LOT 1, 2 AND 3 QUORUM CENTRE - EAST NO. 2 ADDITION, TOWN OF ADDISON  
BLOCK/SECTIONATION: BLOCK A  
LOT NUMBER: LOT 2  
LOT AREA: 1.0193 ACRES  
ABSTRACT: SURVEY NAME W. FISHER SURVEY  
ABSTRACT/SURVEY NUMBER: 482  
TOWN PROJECT NUMBER: 1404  
PREPARATION DATE: 02.09.2018  
SUBMITTAL PREPARATION DATE: 03.01.2018  
FINAL SUBMITTAL DATE: 03.14.2018  
04.12.2018

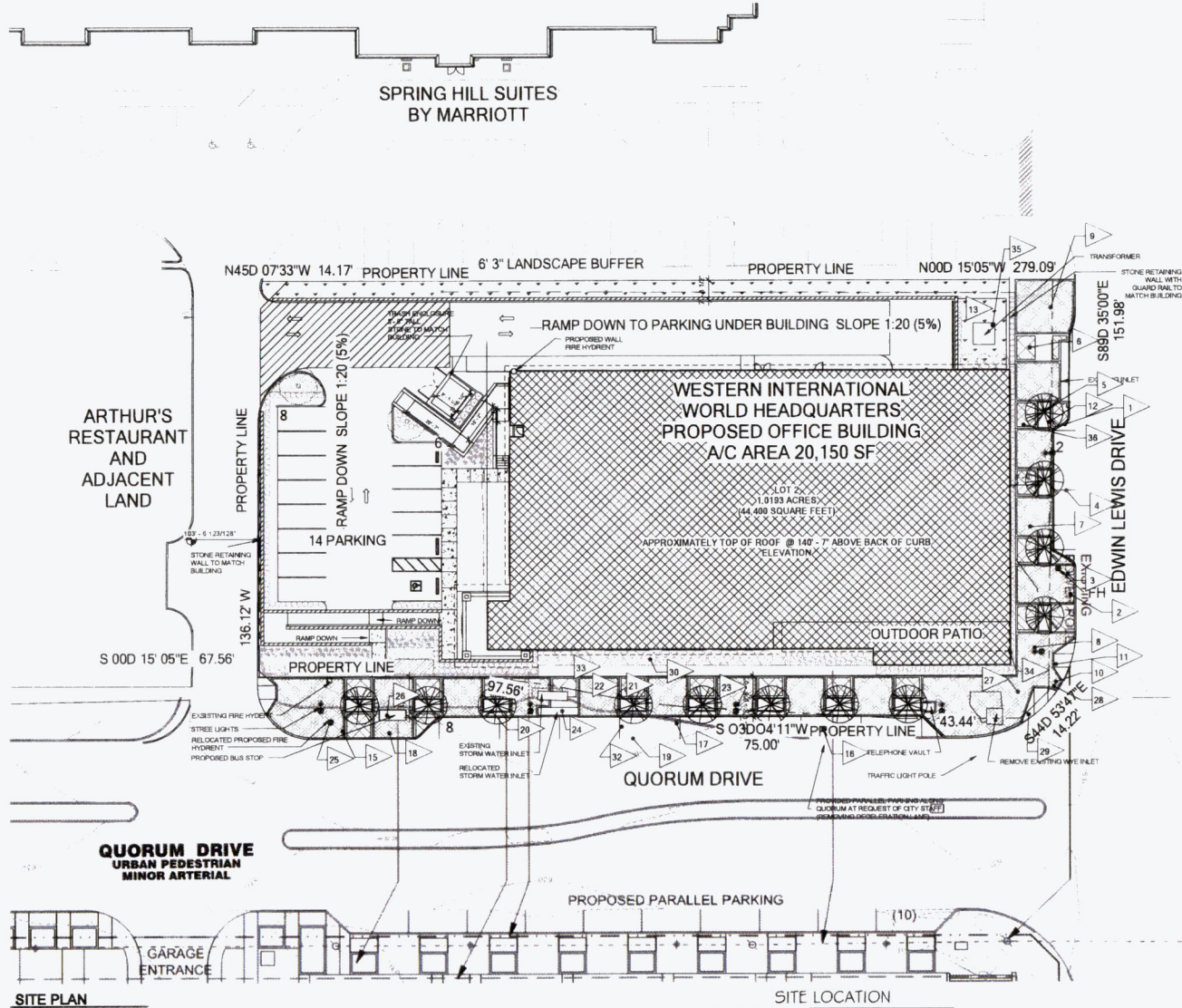
**SITE DATA SUMMARY**

ZONING	PLANNED DEVELOPMENT
PROPOSED USE	OFFICE
LOT AREA	1.0193 ACRES (44,400 SQUARE FT)
BUILDING AREA A/C SPACE	20,150 SQUARE FT
BUILDING HEIGHT	13M APPROX. 3-STORY PARKING
LOT COVERAGE	38.0%
PARKING REQUIRED	70 (1,300 SQ FT)
PARKING PROVIDED	60

LOT 2 QUORUM CENTRE - EAST NO. 2 ADDITION TOWN OF ADDISON LOCATED IN THE S.W. FISHER SURVEY ABSTRACT NO. 482 DALLAS COUNTY TEXAS

**TOWN OF ADDISON SITE PLAN NOTES**

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

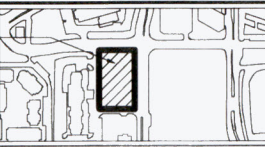


**OWNER**  
ASPRING PROPERTY, LP  
13847 MONTFORT DRIVE  
DALLAS, TX 75240  
PHONE: 972.934.8899  
EMAIL: MMH@HONEY.NM@GMAIL.COM

**ARCHITECT**  
MAYSE & ASSOCIATES  
CONTACT: RONALD K. SMITH, AIA, P.E.  
RADHIKA GANMAMPILA  
14881 QUORUM DRIVE, SUITE 800  
DALLAS, TX 75254  
PHONE: 972.386.0338  
EMAIL: RSMITH@MAYSEASSOCIATES.COM  
RGANMAMPILA@MAYSEASSOCIATES.COM

**CIVIL**  
RLG CONSULTING ENGINEERS  
CONTACT: PHILLIP BRUGGER, P.E.  
12002 N. CENTRAL EXPRESSWAY, SUITE 300  
DALLAS, TX 75243  
PHONE: 214.382.5717  
EMAIL: PBRUGGER@RLGINC.COM

**PROPOSED SITE LOCATION**



**ACTION**

STAFF	APPROVED	DENIED
COUNCIL	Date: _____ Initials: _____	Date: _____ Initials: _____

See the Staff Approval Letter or Council Resolution for any conditions associated with the approval of the project.









14821 Quorum Dr. Suite 200 Dallas, TX 75244  
Phone: (972) 386-0336 Fax: (972) 386-2576  
www.MayseAssociates.com

**REAL:**  
CONCEPTUAL DRAWING  
NOT FOR CONSTRUCTION  
MICHAEL R. MAYSE - ARCHITECT  
TEXAS # 8390

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Engineer:

**WESTERN INTERNATIONAL OFFICE BUILDING**  
QUORUM DR. & EDWIN LEWIS DR.  
ADDISON, TX 75001

**TEXAS WESTERN HOSPITALITY**

WESTERN INTERNATIONAL  
4402 POST OAK PARKWAY, SUITE 2000  
HOUSTON, TX 77027

Revisions:  
1   No  
2

Date: **04/10/2018**

Job No: 17161

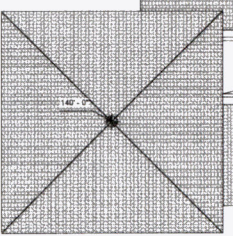
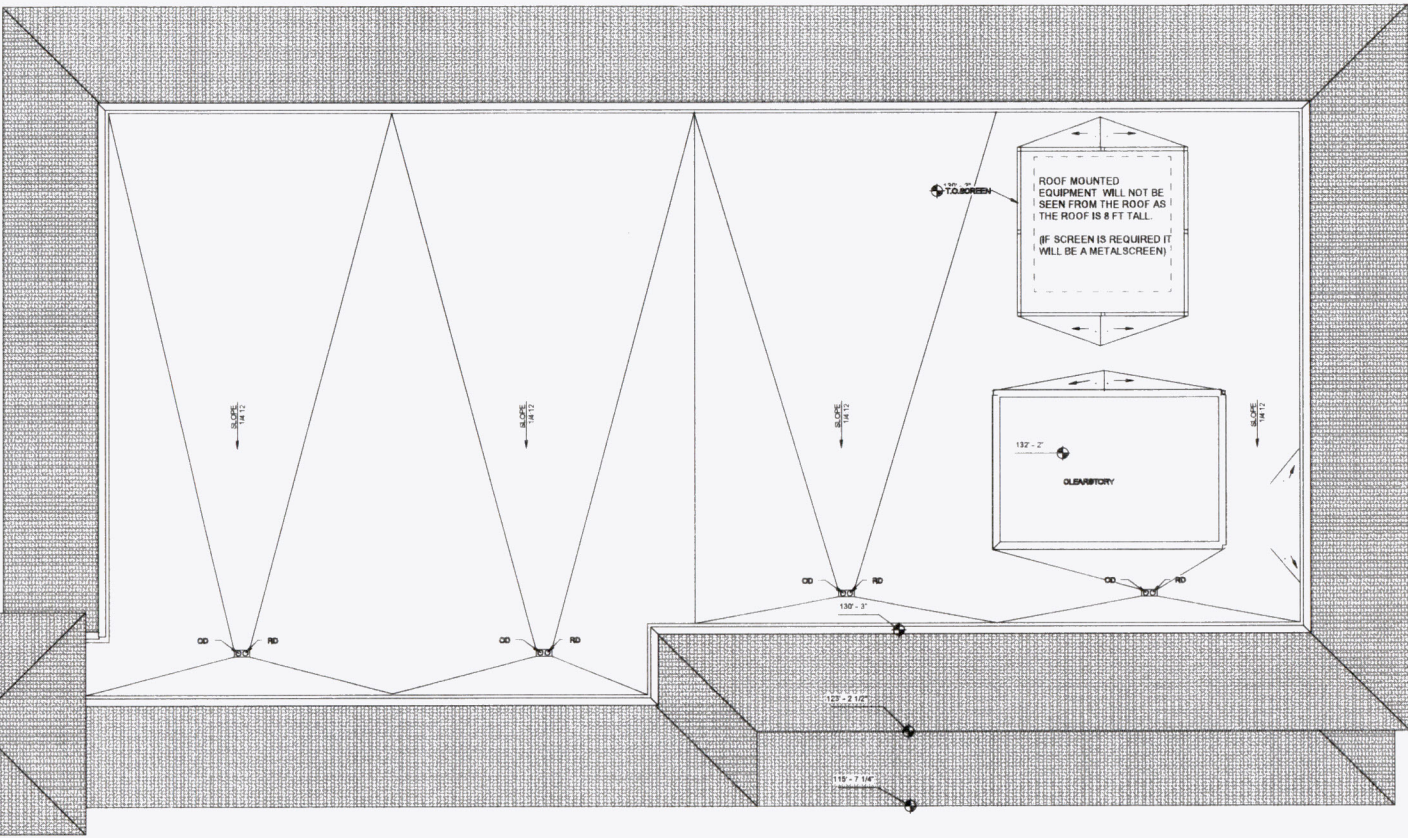
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Sheet No.:

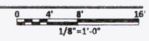
**A2.0**

**SITE INFORMATION**

PROPOSED SUBDIVISION NAME:  
LOT 1, 2 AND 3 QUORUM CENTRE - EAST NO. 2  
ADDITION TOWN OF ADDISON  
BLOCK/DESCRIPTION:  
BLOCK A  
LOT NUMBER:  
LOT 2  
LOT ACREAGE:  
1.0166 ACRES  
ABSTRACT/SURVEY NAME:  
W. FISHER SURVEY  
ABSTRACT/SURVEY NUMBER:  
482  
TOWN PROJECT NUMBER:  
18-04  
PREPARATION DATE:  
02.09.2018  
RESUBMITTAL PREPARATION DATE:  
03.01.2018  
FINAL SUBMITTAL DATE:  
03.09.2018  
03.14.2018  
04.11.2018



**1 ROOF PLAN**  
A2.0 1/8" = 1'-0"



<p><b>OWNER</b> ASPIRING PROPERTY, LP 13647 MONTFORT DRIVE DALLAS, TX 75249 PHONE: 972.934.8699 EMAIL: MHMAHONEY.MM@GMAIL.COM</p>	<p><b>ARCHITECT</b> MAYSE &amp; ASSOCIATES CONTACT: RONALD K. SMITH, AIA, P.E. 14885 LIQUORUM DRIVE, SUITE 800 DALLAS, TX 75254 PHONE: 972.386.0338 EMAIL: RSMITH@MAYSEASSOCIATES.COM RGAMMAMPLA@MAYSEASSOCIATES.COM</p>	<p><b>STRUCTURAL</b> RLG CONSULTING ENGINEERS CONTACT: DAVID A. CUMMIN, P.E., S.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: DCUMMING@RLGINC.COM</p>	<p><b>CIVIL</b> RLG CONSULTING ENGINEERS CONTACT: PHILIP BRUGGER, P.E. 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: PBRUGGER@RLGINC.COM</p>	<p><b>SURVEY</b> RLG CONSULTING ENGINEERS CONTACT: BRIAN R. WADE, L.A., RPLS 12002 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TX 75243 PHONE: 214.382.5717 EMAIL: BWADE@RLGINC.COM</p>	<p><b>MEP</b> BRINJAC ENGINEERING CONTACT: JAMES R. MEYER, LEED AP, CxA 12400 COIT ROAD, SUITE 510 DALLAS, TX 75251 PHONE: 972.934.6413 EMAIL: JMEYER@BRINJAC.COM</p>
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ACTION	
APPROVED	DENIED
<p><b>STAFF</b></p> <p>Date: _____ Initials: _____</p>	<p><b>COUNCIL</b></p> <p>Date: _____ Initials: _____</p>

See the Staff Approval Letter or Council Resol. Memo for any conditions associated with the approval of the project.

LOT 2  
QUORUM CENTRE - EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE G.W. FISHER SURVEY,  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS







SCALE



04.06.2018

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ENGINEER

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
CHRIS TRONCZANG  
(469) 363-4448  
CHRIS@STUDIOGREENSPOT.COM

**WESTERN INTERNATIONAL OFFICE BUILDING**

QUORUM DR. & EDWIN LEWIS DR.  
ADDISON, TX 75001



TEXAS WESTERN HOSPITALITY

WESTERN INTERNATIONAL  
4400 POST OAK PARKWAY, SUITE 2800  
HOUSTON, TX 77027

REVISIONS

1	2	No
2		

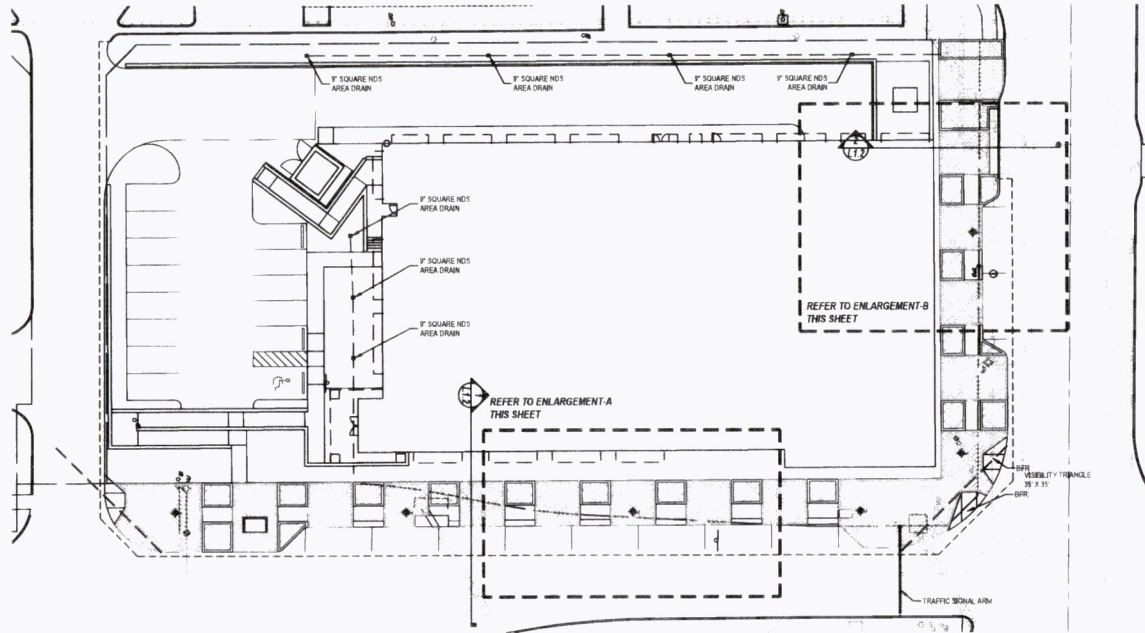
DATE: **04/06/2018**

JOB NO: 17161

SHEET TITLE: **HARDSCAPE PLAN**

SHEET NO:

**L1.1**



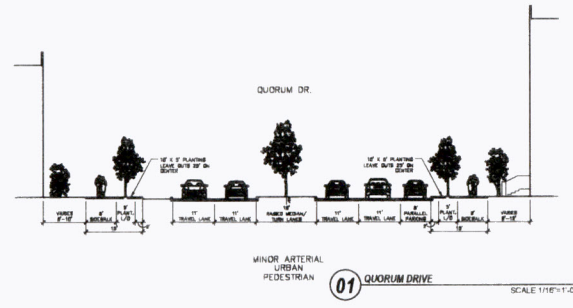
**DRAINAGE NOTES**

1. Contractor responsible for providing all materials and labor for the installation of the subsurface drainage system.
2. All drainlines to be 4" PVC minimum.
3. There shall be a minimum half (1/2%) percent flowline fall along drainage lines.
4. All catch basins shall be 12" square NDS drain basins. Area drains in the roof areas shall have flat drain graters. Drains in planting areas shall have storm drain graters. Contractor to submit catch basin specs to Landscape Architect for approval before installation.
5. Contractor to provide a minimum two (2%) percent fall away from all structures.
6. Contractor to verify all proposed grades and report any problems to the Landscape Architect.

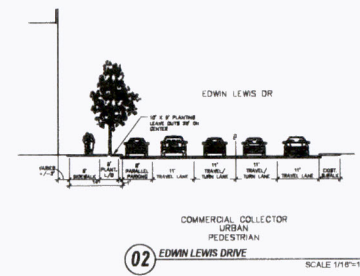
**CONCRETE ROCK SALT FINISH NOTES**

1. Apply coarse graded rock salt as concrete reaches initial set. Application of rock salt to be seeded with hand held spreader. Alternative methods must be approved by Architect/Owner prior to beginning of work.
2. Cure concrete with one (1) plastic sheeting and float and trowel surface to top salt into concrete surface. Remove plastic sheeting immediately after floating and troweling.
3. Sealcrete concrete surface with water and soap to remove salt after final set.
4. The architect reserves the right to reject any and all work executed by the Contractor which does not meet further expectations and Manufacturer's Specifications.
5. The Contractor shall construct a sample panel 1'0" by 1'0" on site, at no expense to the Owner, for approval by the Architect/Owner prior to commencing work.

**01 LANDSCAPE SITE PLAN**  
SCALE: 1/8"=1'-0"



MINOR ARTERIAL URBAN PEDESTRIAN  
**01 QUORUM DRIVE**  
SCALE: 1/16"=1'-0"



COMMERCIAL COLLECTOR URBAN PEDESTRIAN  
**02 EDWIN LEWIS DRIVE**  
SCALE: 1/16"=1'-0"



STREETSCAPE EXAMPLE AT IDA CLAIRE - QUORUM DRIVE STREET FRONTAGE

ACTION	
APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____

See the Staff Approval Letter or Council Resol. Memo for any conditions associated with the approval of the project.

LOT 2  
QUORUM CENTRE-EAST NO. 2 ADDITION  
TOWN OF ADDISON  
LOCATED IN THE G.W. FISHER SURVEY  
ABSTRACT NO. 482, DALLAS COUNTY, TEXAS









SECTION 28900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work includes furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plan, including:

- Planting trees, shrubs, and grasses
- Soil preparation and fertilization
- Installation of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1990 (Edition by American National Standards Institute, Inc. (2001)), plant materials.
- American John Innes Committee on Horticultural Nomenclature 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Nursery '97, 1976 Cornell University.

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Submit three representative quantities of every kind of ornamental tree, shrub, and grass and/or other plant material to be specified by Architect before use on project.
- Product Data: Submit complete product data and specifications for all other specified materials.
- Submit three representative samples of each variety of ornamental tree, shrub, and grass and/or other plant material to be specified by Architect for approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- Field Certificates of inspection of plant material by state, county, and federal authorities with Architect if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam
  - Free-drain, fertile, dark, loamy soil: free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Delphinium or Nutgrass shall be rejected.
  - Physical properties to follow:
    - City - between 7-27 percent
    - CL - between 15-25 percent
    - Sand - less than 52 percent
  - Organic matter shall be 2% - 10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Matter: Compost with a mixture of 50% vegetable matter and 50% animal waste. Ingredients should be a mix of coarse and fine textures material.
- Pre-mixed Bedding Soil as specified by Vitec Earth Resources, Glendale, Texas; Professional Bedding Soil as specified by Living Earth Technology, Dallas, Texas or Acid One Municipal Mix, as specified by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and debris.
- Multi-Double Shredded Handweave Mulch, partially decomposed, dark brown, Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilized, Sulfate, or Green Sulfate or equal as recommended for required application. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCN) or UF with a minimum 8% sulfur and 4% non-pot macronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed ericoid peat bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Premier "State Cutting" 1/8" x 4" with stakes on top center.
- Staking Material for Shade Trees
  - Post: Blanked T Post, #1 Armo with anchor plate, 6" O' length, paint green.
  - Wire: 12 gauge single strand galvanized wire.
  - Rubber hose: 2" dyed reinforced hose, maximum 3/4 inch inside diameter. Color Black.
- Gravel: Washed native sand green, graded 1" to 1-1/2".
- Fiber Fabric: Ideal 1400 by Calmar Fibers Marketing Company, available at Luffkin Co. (214) 831-8250 or approved equal.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor releasing any portion of landscape installation. General Contractor shall reseed planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to be reseeded shall be at least one (1) inch below the finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200, Earthwork.
- Storage of materials and equipment of the job site will be the task of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. All trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance shall be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or the trunk, main stem, or root system has been damaged, shall be considered subject to replacement. In such cases, the original or the Owner shall be free.
  - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement, shall be the responsibility of the Contractor. Any damage, including roots in lawn or bed, shall be repaired. All work of replacement shall be immediately completed.
  - At the expiration of the Owner's plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
  - When plant replacements are made, grass, soil, mulch, fertilizer and mulch are to be utilized as originally specified with the exception of any amendments. All replacements are to be included under "Work of this section."

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of any form of insect or disease damage, or because of fire, frost, hurricanes or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, unannounced condition, and there is a record of grass in all lawn areas. At this time, the Owner will assume maintenance on the landscape work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, unless permitted in writing by the Landscape Contractor. Repairs does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (contract and fertilization) which will ensure the purchased materials will meet another stated project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery activities to date.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for grades, species, cultural/history, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, trunk, branching habit, insects, injuries, and stem defects.
  - Owner and/or Architect may request substitutions if defective material is found during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be replaced.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation
  - Balled and Burrapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to root ball shape and protect root mass.

A - Delivery

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heaving to fill sandbag or other approved moisture retaining material if not stored within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or destruction of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery estimated 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-developed 1 1/2" grade or better nursery grown stock. Listed plant heights are from base of root balls to normal top of plants. Plant spread refers to normal outer width of the plant, not to the outer leaf tip. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an add to bid item only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the sizes given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from serious insects, diseases, injuries to the bark or roots, broken branches, objectionable deformations, insect eggs and larvae and be of specimen quality growth for compliance with requirements for grades, species, cultural/history, size and quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any condition, badly shaped, or otherwise condition, will be rejected by the Landscape Architect either before or after planting, and shall be replaced at the expense of the Landscaper Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Beds shall be firm, well, slightly tapered, and well exposed in shape. Any tree loose in the bed or with broken ball or lines of planting will be rejected. Beds shall be 18" (18") inches in diameter for each one (1") inch of trunk diameter. Measured as 8" trunks above soil.
- Minimums conform to the customary nursery usage for classification, the term "trunk-diameter" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at an additional cost to the Owner.

- Shrub and tree plants shall not be less than 24" tall, twenty-four (24") inches, wider than the base diameter of each tree and one (8") inches deeper than its normal diameter. Shrubs and trees shall be at least 24" and stems over one (1") inch in diameter. Plants should be thoroughly mulched before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole shall be rough and jagged, never slick or glass.

- Precaution Test: Fill the hole with water. If the water level does not penetrate within 24 hours, the hole needs to move to another location or more drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Soil: Soil shall only be earth, sanding soil or sandy loam and 1 part soil preparation. When the hole is dug in solid rock, sand from the same area should be used. Carefully settle by watering to prevent air pockets. Remove the surface from the top 10" of the ball, as well as all roots, plastic wrap and wire mesh. Container trees not usually be put down, or follow standard nursery practice of "root watering."

- Do not wrap trees.
- Do not over water.
- Maintain the top of the ball. Do not plant grass at the top of the hole. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire top or all.

- Observation before ground: In the event that rock, underground construction work or obstructions are encountered in any part of an excavation work to be done under this section, alternate location may be selected by the Owner. When locations cannot be changed, the excavations shall be removed to a depth of not less than three (3) feet below grade and no less than 6" inches below the bottom of ball when plant is proposed set at the required grade. The work of this section shall include the removal from the site of all rock or underground obstructions encountered at the soil of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Protection details to ensure tree survival remain controlling.

- Pruning and Mulching: Pruning shall be directed by the Architect and shall be placed in accordance with standard horticultural practices following Fine Pruning, Class I pruning standards provided by National Arbor Foundation.
  - Dead wood or sunken and broken limbs (which included branches shall be removed. General topping of the branches is not permitted. Do not cut internal branches.
  - Pruning shall be done with clean, sharp tools.
  - Immediately after pruning, the cut surface shall be immediately sealed, and tree shall be covered with a layer of organic material two (2") inches in depth. This kind of the organic material shall be applied to the trunk.
- Steel Cutting Installation
  - Cutting shall be aligned as indicated on plan. Stakes and limits of steel cutting and stakes shown approved prior to installation.
  - All steel cutting to be free of burrs and sharp edges.
  - Top of cutting shall be 3/4" minimum height above grade.
  - Stakes to be installed on the planting side of the cutting, as approved by the grass site.
    - Do not install steel edging along sidewalks.
    - Cut steel edging at 45 degree angle where edging meets sidewalk.

2.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be as requested that they, too, are neat and orderly. All trees and shrubs shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing and at each day's end.

END OF SECTION



SEAL



04.06.2018

This is a copy of the original set of plans. The original set of plans shall be maintained by the Architect/Owner. The original set of plans shall be maintained by the Architect/Owner. The original set of plans shall be maintained by the Architect/Owner.

1/28/2018

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Revision

1	No
2	

DATE: 04/06/2018

JOB NO: 17161

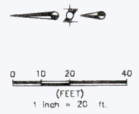
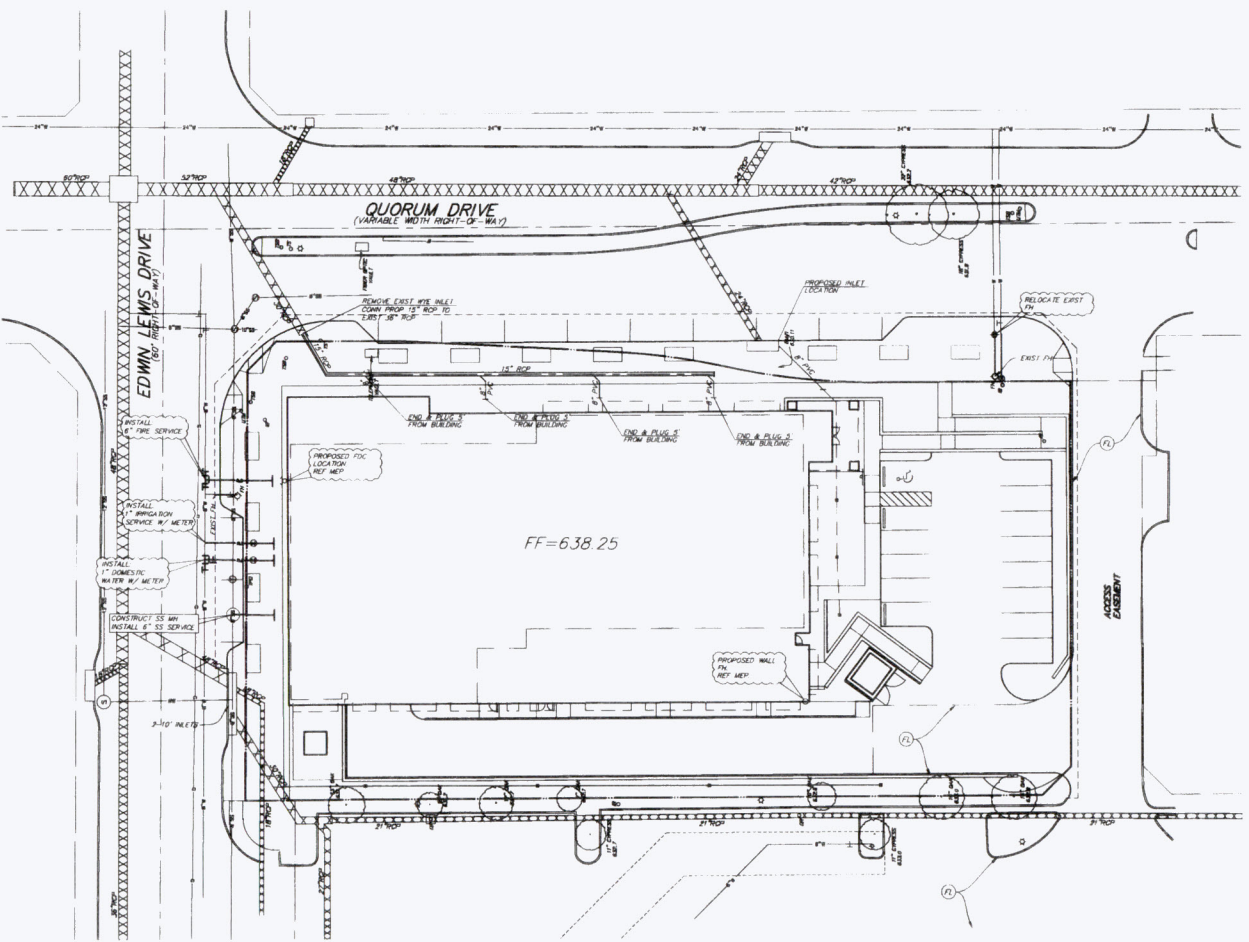
SHEET NO: LANDSCAPE SPECIFICATIONS

SHEET NO:

L1.4

ACTION	
APPROVED	DENIED
STAFF	Date Initials
COUNCIL	Date Initials

See the Staff Approval Letter or Council Res Memo for any conditions associated with the approval of the project



- LEGEND**
- XXXXXXXXXXXXXXXXXXXX EXISTING STORM SEWER
  - ===== PROPOSED STORM SEWER LINE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - (FL) FIRE LANE

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SEAL

**CONCEPTUAL DRAWING  
 NOT FOR CONSTRUCTION**  
 MICHAEL R. MAYSE, ARCHITECT  
 TEXAS # 8508

I hereby certify that I am a duly Licensed Professional Engineer in the State of Texas, License No. 12345, and that I am the author of the design shown on this drawing.

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Revisions

Date: **04/06/2018**  
 Job No: **17181**

Sheet Title: **UTILITY PLAN**  
 Sheet No: **C5.00**

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PROGRESS SET - FOR REVIEW ONLY  
 Issued: **4/6/18**

These documents are for Design, Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by or under the supervision of:

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