

**LANDSCAPE SPECIFICATIONS**

- Landscape Contractor shall visit the site to become familiar with site conditions prior to submitting bid.
- Contractor shall obtain a tree permit from the Town of Addison prior to start of work.
- Proposed tree locations shall be staked by the Landscape Contractor for Owner/Owner's Representative approval prior to start of work.
- Landscape Contractor shall guarantee, in writing, all material and labor for twelve (12) months after final acceptance of the project to replace material which is either dead or not in healthy condition.
- Landscape Contractor shall not be responsible at any time to replace or honor any warranty for the loss of any trees or sod caused by fires, floods, freezing temperatures, lightning, and winds above 50 miles per hour, or any other natural disaster. The Landscape Contractor shall not be held responsible for the acts of vandalism or negligence on the part of the Owner.
- The Landscape Contractor is advised of the existence of underground utilities on the site. Their exact location shall be verified in the field with the utility agency prior to the commencement of any digging operations. GC shall locate utilities at existing tree and new tree locations. Call 811 "call before you dig service." In the event existing utilities are uncovered, the Landscape Contractor shall promptly notify all interested parties. The Landscape Contractor shall be held responsible for all damages to utilities and such damage and shall not result in addition expense to the Owner.
- Protect existing utilities by hand digging in areas where utilities are located. The new tree location can be adjusted to accommodate existing utility lines. Gain approval of tree location adjustments with Owner's Representative prior to digging the receiving hole.
- Take all necessary precautions to protect any existing building(s), structure(s), and landscaping to remain, and be responsible for any damage caused by Landscape Contractor's operations. Take all necessary precautions to protect all existing trees to remain including the following:
  - Existing trees to remain shall be protected by the erection of four foot high temporary fences as located on plan. Install fences at the beginning of work.
  - Hand digging shall be required for all work in existing tree root zones. Major tree roots shall not be cut or damaged. New or revised utilities and irrigation lines shall be routed below, above or around existing tree roots.
  - Contractor shall not clean equipment nor allow any foreign materials to be deposited nor flow overland within the critical root zone of existing trees. This includes without limitation, paint, oil, and other materials.
  - No signs, wires or other objects, other than those of a protective nature, shall be attached to existing trees to remain.
  - No vehicular traffic and/or construction traffic or parking shall take place within the limits of the critical root zone of any tree to remain other than on existing paved surface.
  - No grade changes shall be allowed within the limits of the critical root zone of any trees to remain except as noted on Construction Documents and approved by Town of Addison.
  - No person shall prune, cut down, destroy, or remove, or effectively destroy through damaging, any tree to remain.
- Protect existing lights, light pole, light bases, and associated electrical conduits and electrical wiring during construction.
- GC shall remove all curbs and asphalt in tree "dig" zone prior to tree digging by Landscape Contractor.
- Landscape Contractor shall prune trees to be relocated and trees to remain in proportion to the amount of roots lost in the relocation process.

12. Landscape Contractor shall provide a Texas Licensed Irrigation Contractor in good standing to modify existing irrigation system to new configuration. Irrigation Contractor shall provide the design of the modifications as req'd. Irrigation Contractor shall adhere to all protection requirements. Coordinate irrigation work with Owner's irrigation maintenance company.

13. Dig hole at the new tree location prior to digging tree to be relocated. See diagram for depth of hole. Coordinate depth of root ball with depth of new hole. The bottom of the relocated tree ball shall be set on undisturbed soil at the bottom of the new location hole. If tree spade is used, dig plug and move plug close to existing tree then enlarge hole for amendments.

14. Installation of each individual tree shall occur on the same day as that tree is dug.

15. Dig the receiving hole twice as wide as the root ball of the relocated tree.

16. Landscape Contractor shall dig or mechanically space a root ball a minimum of ten times the diameter of the tree's trunk. Measure diameter of trunk 12-inches above grade. The trench around the root ball shall be outside the "times 10" diameter.

17. If hand digging, wrap root ball with burlap and/or chicken wire to keep root ball stable during the transfer to the new location. Carefully set root ball in new hole. Do not remove chicken wire and twine. Cut sections of wire and twine at 12-inch intervals as ball is back filled to prevent girdling in the future.

18. Back fill at new tree location shall consist of two-thirds topsoil removed from hole and one-third humus producing material such as compost. (Two shovels of topsoil to every one shovel of compost.)

19. Topsoil shall be free of hard clay cods, stiff clay, hard pan, and stones larger than 1-inch in diameter, noxious weeds and plants, sod, debris, insects or any other undesirable material that would be toxic or harmful to growth.

20. Humus producing material shall be fully composted and free of noxious weeds, debris, insects or any other undesirable material that would be toxic or harmful to growth.

21. Unless otherwise indicated on plans, Landscape Contractor shall be responsible for fine grading of the planting and sodded areas. Fine grading shall consist of the final .10 foot of grade achieved.

22. Provide a water ring three inches high around tree trunk at new location.

23. Landscape Contractor shall provide new sod to match existing lawn as required in all lawn areas adversely affected by his operations.

24. Stake tree on the same day as the tree is moved. Stake tree using heavy wire and 18-inch stakes. Provide lengths of garden hose where wire wraps tree trunk to protect the bark. Guy wires shall be slack around tree trunk to prevent girdling.

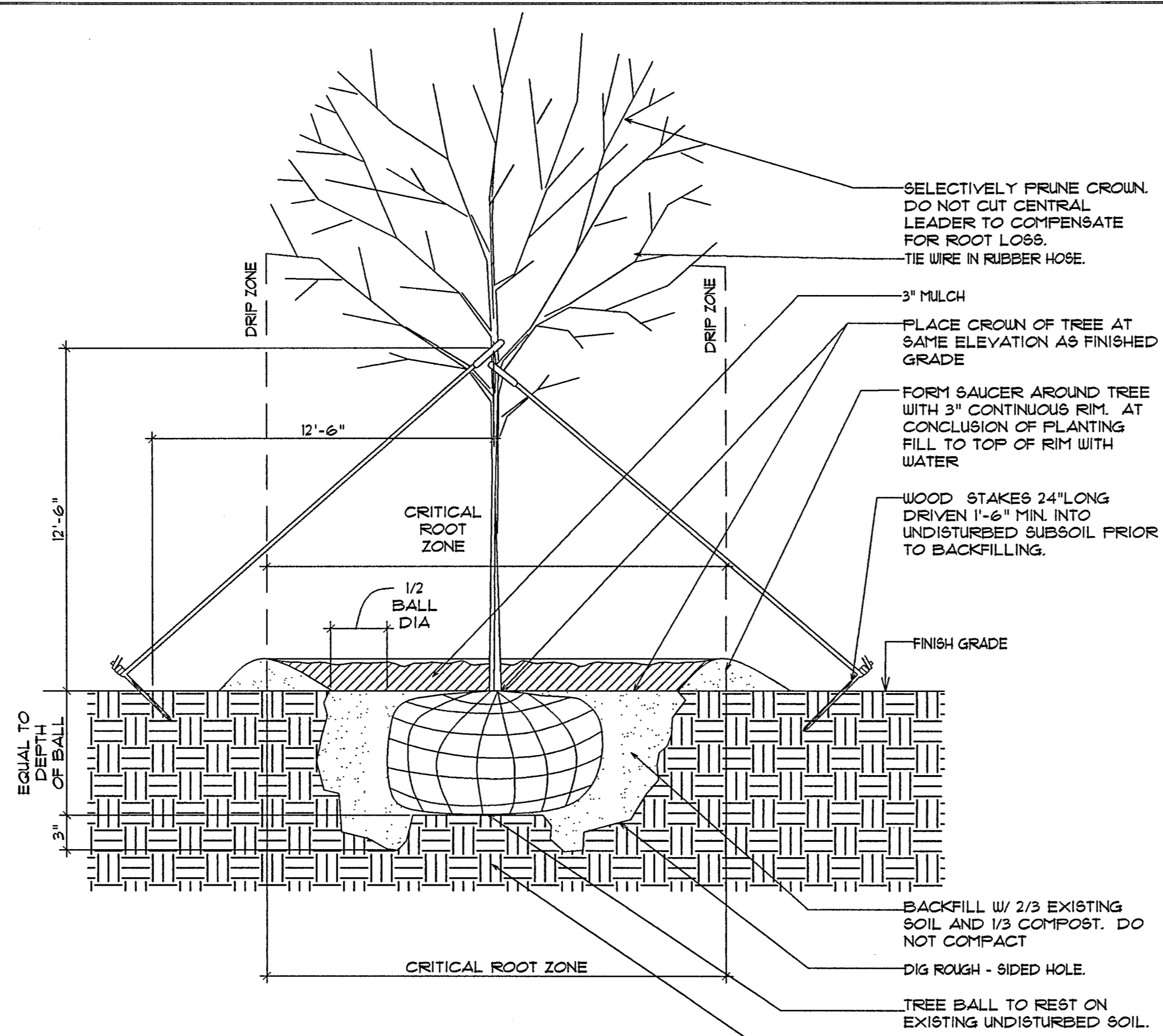
25. Water relocated trees at conclusion of installation on the day they are dug and relocated.

26. Place tree guy wires around the trunk at height of two-thirds the height of the tree. Stakes should be located the same distance away from the tree as the height of the wire. Provide a minimum of six equally spaced wires around the circumference of tree. Place two extra guys on the south east side of the tree to counteract prevailing winds. Do not locate wires in pedestrian travel paths where they might be a tripping hazard.

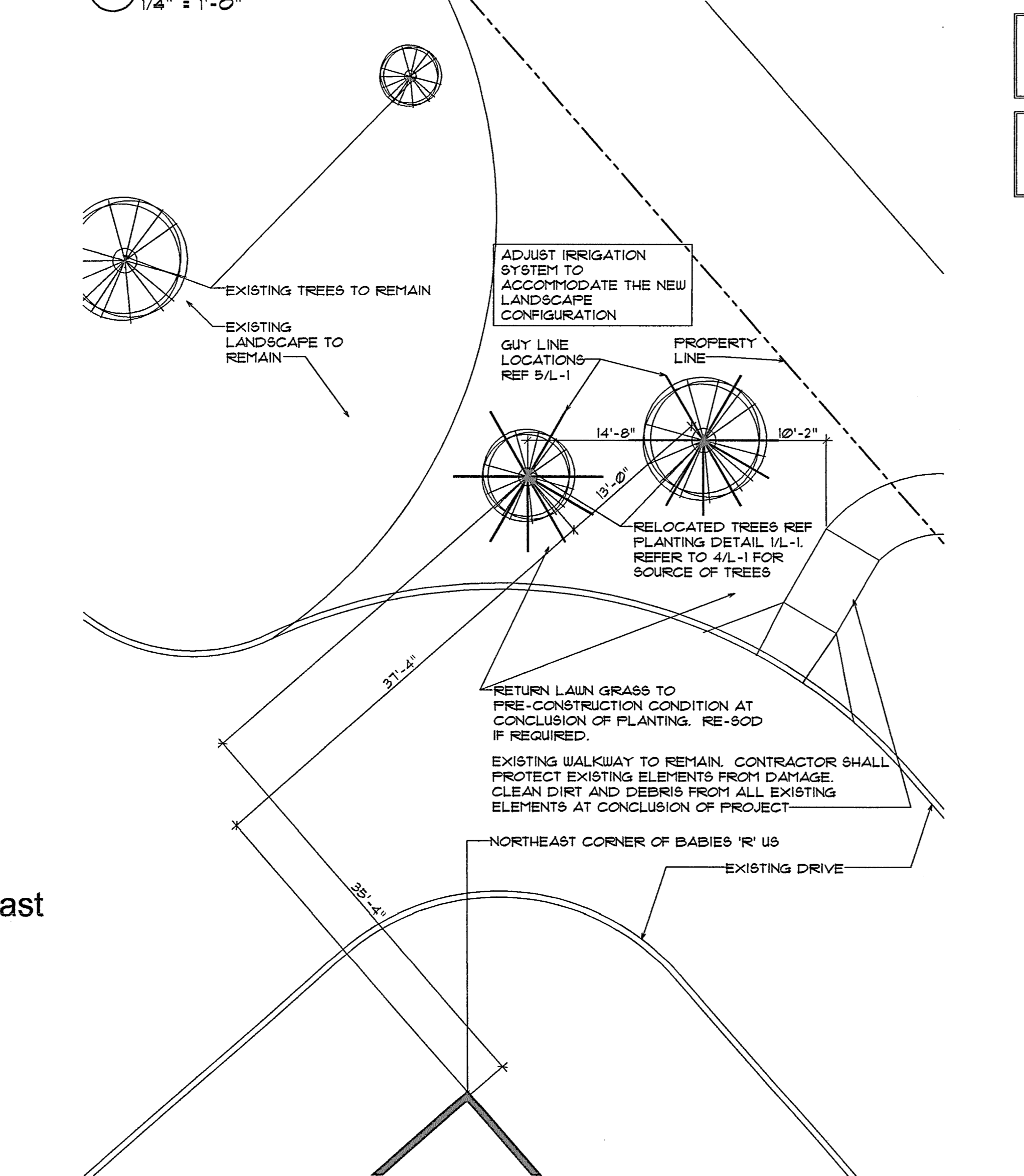
27. Landscape Contractor shall advise General Contractor of the required watering schedule of all landscape in construction site. GC is responsible for watering relocated trees and all landscape during construction process. At conclusion of project either Landscape Contractor and/or GC shall instruct owner on watering schedule for relocated trees.

28. Landscape Contractor shall provide daily cleanup and maintenance in his area of work during the time of his work on site.

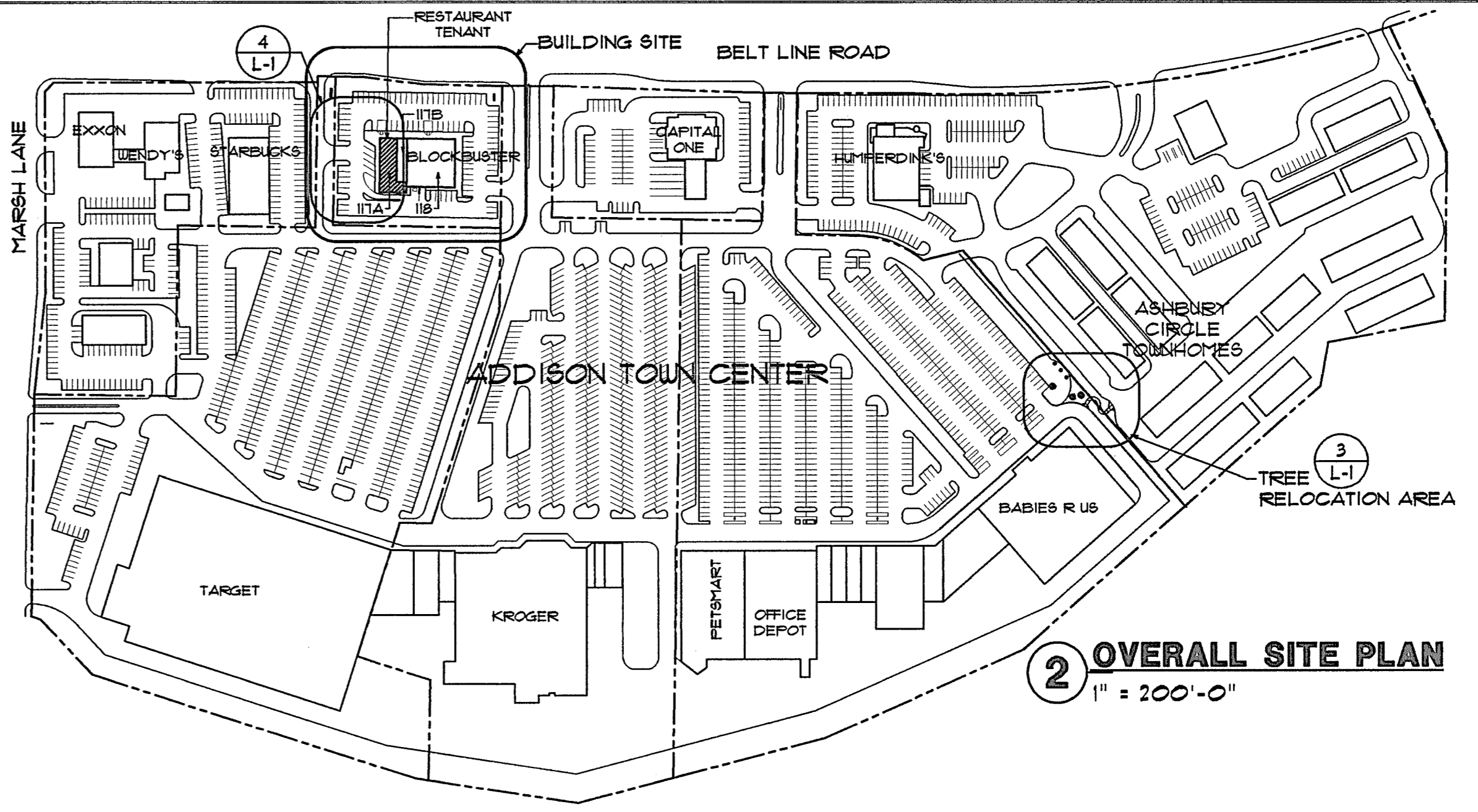
29. Plants in construction zone shall be watered and maintained during construction.



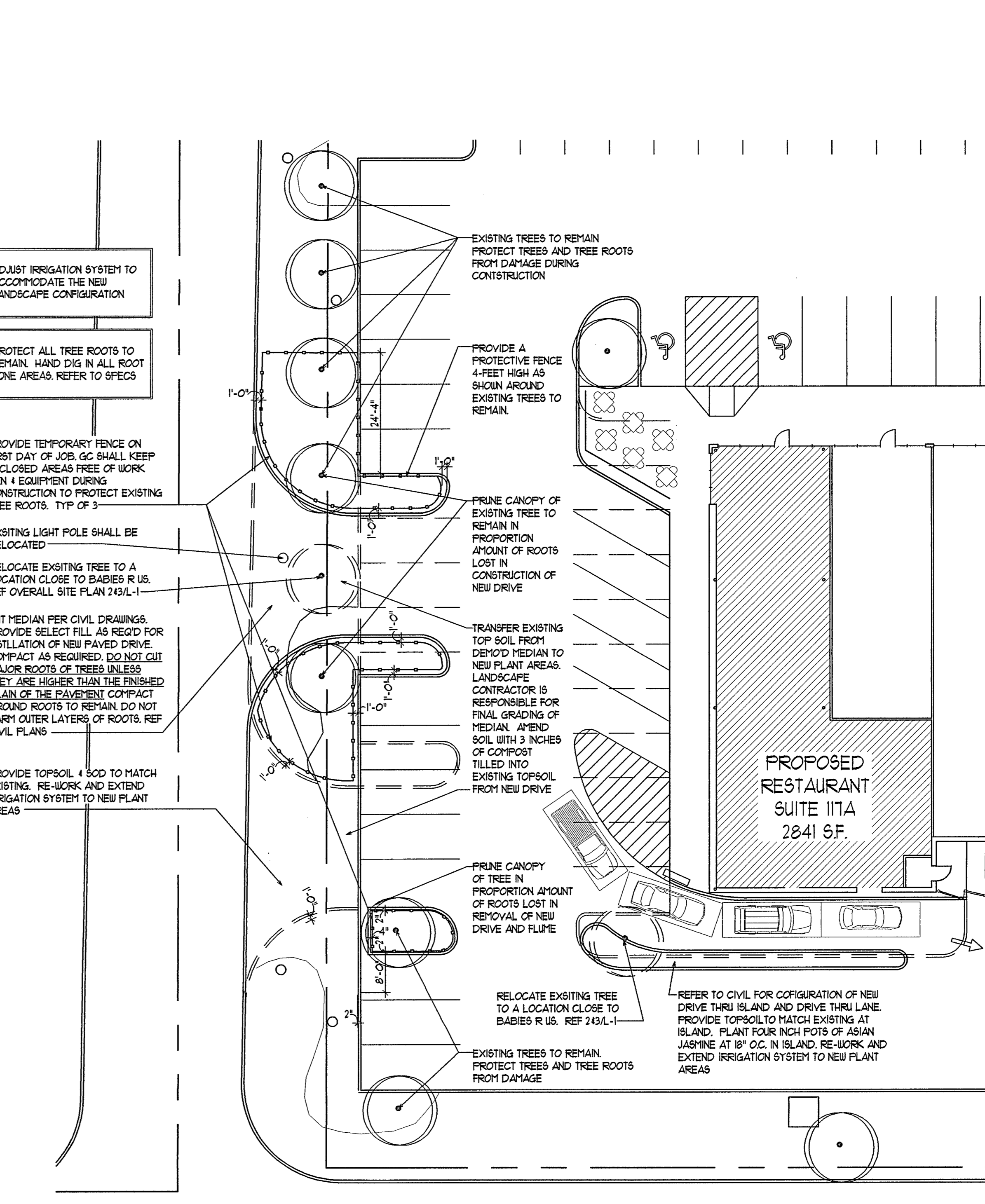
**1 TREE PLANTING DETAIL**  
1/4" = 1'-0"



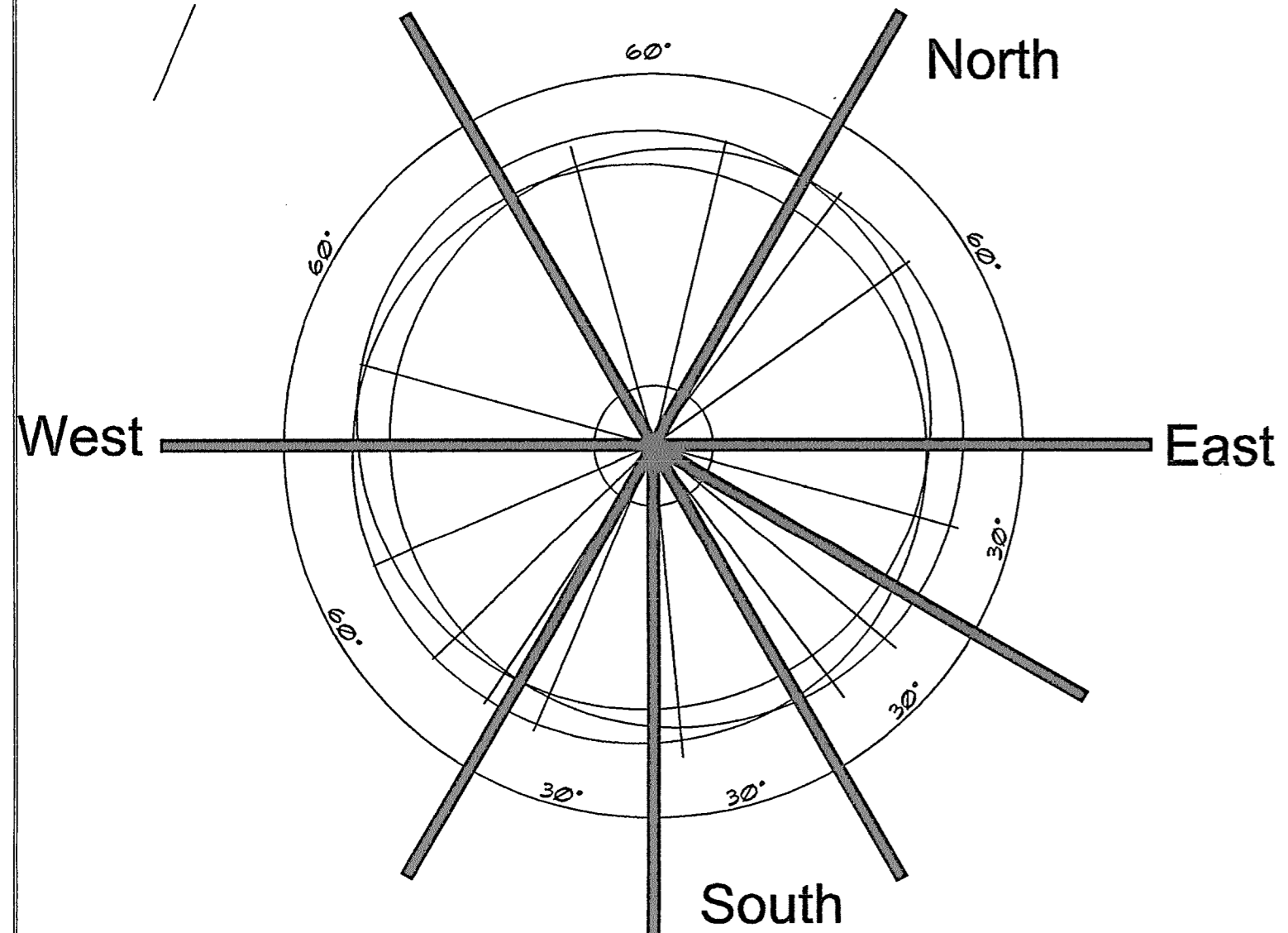
**3 TREE RELOCATION SITE**  
1/8" = 1'-0"



**2 OVERALL SITE PLAN**  
1" = 100'-0"



**4 PARTIAL BUILDING SITE PLAN**  
1/16" = 1'-0"



**5 TYP STAKE LOCATIONS**  
1/2" = 1'-0"

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**LANDSCAPE MODIFICATIONS  
ADDISON TOWN CENTER  
SCHLOTZSKY'S RESTAURANT SITE  
3740 BELTLINE ROAD  
ADDISON, TEXAS 75001**

REVISIONS:

ISSUE DATE: 6/10/2010	PRINT DATE: 06/10/10
DRAWN BY: AB	CHECKED BY: DJ
PROJECT NO. 216	

SHEET TITLE  
**OVERALL SITE PLAN  
LANDSCAPE PLAN  
PLANTING DETAILS  
LANDSCAPE SPECS**

SHEET NO.  
**L-1**