1.2 DESCRIPTION OF WORK A. Work included: 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 plans, including: Planting (trees, shrubs, and grass) Bed preparation and fertilization Notification of sources Water and Maintenance until final acceptance Guarantee A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, inc. (Z60.1)-plant material. B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names. 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS A. 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. B. Samples: Provide representative quantities of sandy toam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project. Submit three representative samples of each variety of ornamental trees, shrubs, and groundoover plants for Architect's approval. When approved, tag, install, and maintain a representative samples for final installed plant materials. E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required. F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect. A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of eldewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of eldewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work. B. General Contractor shall provide topsoli as described in Section 02200 - Earthwork. C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage. 3.1 BED PREPARATION & FERTILIZATION

 Landscape Architect will provide a key identifying each tree location on site.
 Written verification will be required to document material selection, source and delivery schedules to site. A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended acceptance of start. A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six inches prior to fertilizer and compost application. Apply fertilizer as per manufacturer's recommendations. Add six [8"] inches of compost and till into a depth of six [6"] inches of the native soil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty [20] pounds per one thousand [1,000] square feet. Section 02900 - 06 -DO NOT CUT CENTRAL LEADER -REFERENCE PLAN FOR TREE TYPE 2 STRANDS NO. 12 GAUGE GALVANIZED WIRE, TWISTED -2" LAYER MULCH, REF. SPECIFICATIONS ' HIGH WATERING RING (3) METAL T-POST PAINTED GREEN TRIANGULAR SPACING. 4" DIA. PERFORATED H GRADE SCARIFY SIDES PVC PIPE W/ CAP-PAINTED BLACK ROOTBALL, DO NOT DISTURB. TOP OF ROOTBALL TO BE SET 1" ABOVE EXISTING GRADE. REMOVE TOP 1/3 BURLAP. NATIVE SOIL, REF. SPECIFICATIONS -CRUSHED ROCK NOTE: LOCATE STAKES OUTSIDE OF TREE WELL. POSITION STAKES OF ROOTBALL TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.

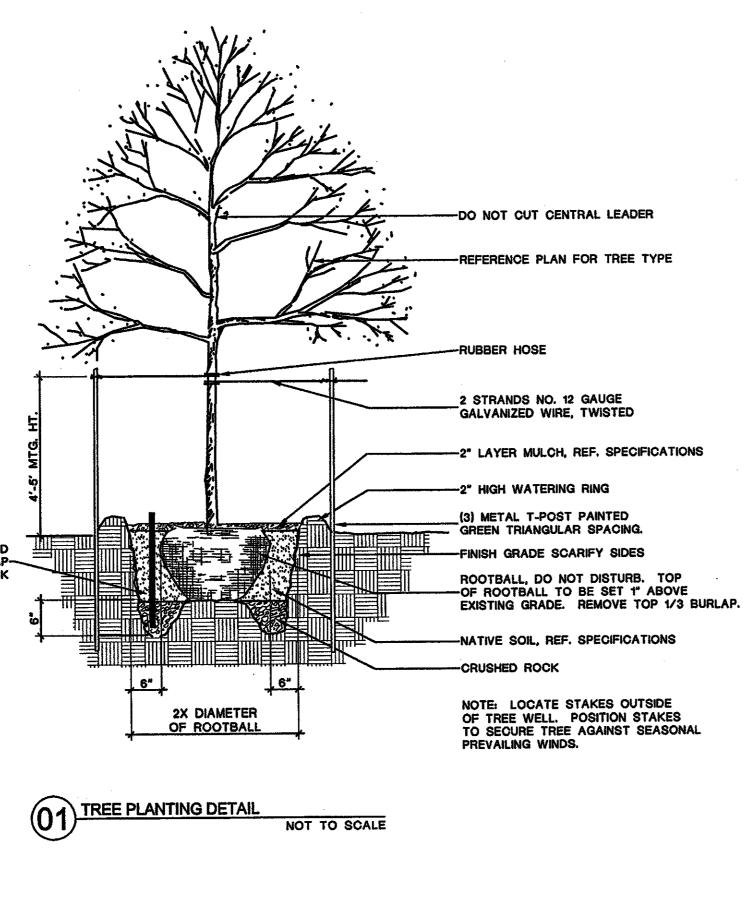
1.6 MAINTENANCE AND GUARANTEE

Maintenance shall include watering of trees and plants, cultivation, weeding, apraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 A written notice requesting final inspection and acceptance should 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.

1. 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, lockuling trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same kind and size as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in raplacements, shall carry a twelve [12] month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

General: Comply with applicable Federal, State, County, and Local regulations governing landscape materials and work.



17 QUALITY ASSURANCE

Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.

2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root meas.

Delivery:

 Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and
 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 heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

 Protect plants during delivery to prevent damage to root balls or deslocation of teaves. Keep plants moist at all times. Cover all materials during transport.
 Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
 Remove rejected plant material immediately from 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.

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: the drawings and specifications are complimentary; 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 aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bank or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner and/or Landscape Architect. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full branched, well shaped, and shall meet the trunk diameter and height requirements of the plant schedule. Balled and Burlapped shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten [10"] inches in diameter for each one [1"] inch of trunk diameter, measured six [6"] inches above ball.

a. Nomenclature conforms to customary nursery usage; for clarification,

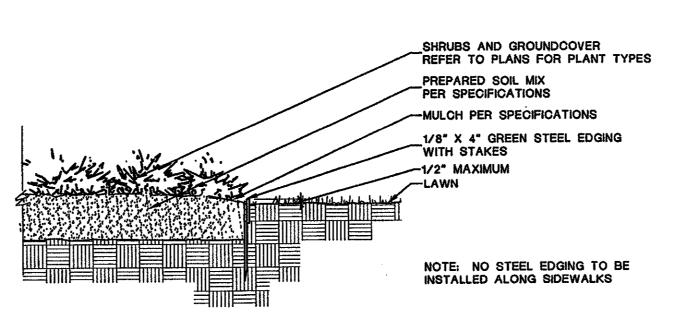
F. Pruning: All pruning of trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner

F. Shrub and tree pits shall be no less than two [2"] feet, twenty-four [24"] inches wider than the lateral dimension of earth ball and six [6"] inches deeper than its vertical dimension. Remove and haul from site all rocks or stones over one [1"] inches in diameter. Plants should be thoroughly moist before removing containers.

Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When hole is dug in soild rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees. K. Do not over prune.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.



SHRUBS AND GROUNDCOVER REFER TO PLANS FOR PLANT TYPES PREPARED SOIL MIX "PER SPECIFICATIONS _1/2" MINIMUM BETWEEN TOP OF MULCH AND TOP OF CONCRETE -SIDEWALK

NOT TO SCALE

SIDEWALK / MULCH DETAIL no steel along sidewalks NOT TO SCALE

(02) STEEL EDGING DETAIL

2.2 SOIL PREPARATION MATERIALS

1. Friable, fertile, dark, loamy soil, free of olay lumps, subsoil, atones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

2. Physical properties as follows:
Clay-between 7-27 percent
Silt-between 15-25 percent
Sand-less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

2. Organic Materials Compact with a mixture of 80% vegetative matter and 20% animal

C. Premixed Bedding Soll as supplied by Vital Earth Resources, Gladewater, Texas;
Professional Bedding Soll as supplied by Living Earth Technology, Dallas, Texas or Acid
Gro Municipal Mix as supplied by Soll Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
 E. Muich: Double Shredded Hardwood Muich, partially decomposed, dark brown. Living Earth Technologies or approved equal.
 F. Organic Fertilizer: Fertilizer, shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% Iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8"x4" with stakes 4' on center.
B. Staking Material for Shade Trees:

Post: Studded T-Post, no.1 Armoo with anchor plate; 6'-0" length; paint black
Wire: 12 gauge, single strand, galvanized wire.
Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in. D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, Available at Loftland Co., (214) 631-5250 or approved equal.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to

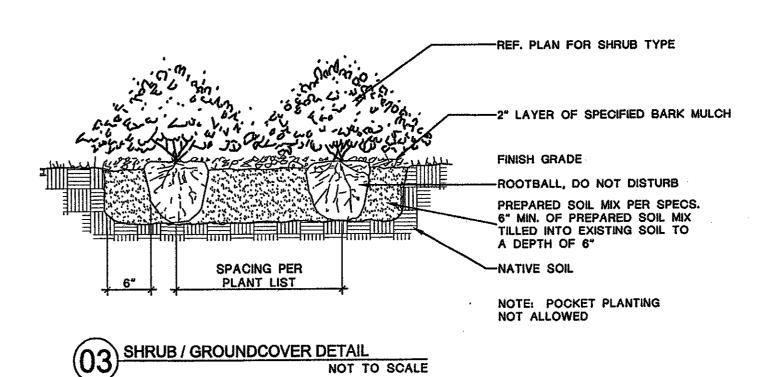
Pruning and Mulching: Each area shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Dead wood or suckers and broken or badly bruised branches shall be removed General tipping of all branches is not permitted. Pruning shall be done with clean sharp tools.

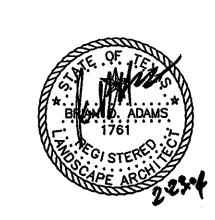
Immediately after planting operations are completed, all tree pits shall be covered with a layer of specified mulch two (2") inches in depth. This limit of the specified mulch for trees shall be the diameter of the plant pit.

All steel curbing shall be free of kinks or abrupt bends. Top of ourbing shall be 1/2" maximum higher than existing grade.
 Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 Do not install steel edging along sidewalks.

6. Cut steel edging at 45 degree angle where edging meets sidewalk.

END OF SECTION





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REV. DATE REMARKS LANDSCAPE SPECS. AND DETAILS SOUTHTRUST BANK BELT LINE - SURVEYOR VILLAGE ADDITION TOWN OF ADDISON, TEXAS CONSULTING ENGINEERS LAWRENCE A. CATES & ASSOC., LLP DALLAS, TEXAS 14200 MIDWAY ROAD, SUITE 122 (972) 385-2272

SCALE | NOTES FILE DESIGN DATE DRAWN L1.02 02.23.04 1"=20' M.S. M.S.