

TREE PLANTING N.T.S.

PLANT MATERIAL NOTES

CEDAR ELM:
Two 8" Cedar Elms will be removed with the proposed expansion and must be re-landscaped per the Town of Addison Landscape Regulations. Either (2) 8" caliper, or (4) 4" caliper trees must be planted. All trees must be of specimen quality, healthy and fully branched. The Town reserves the right to reject any tree not meeting these requirements.

Should the landscape contractor choose to plant the option of (4) 4" caliper trees, the Parks Department Director must approve the location of any replacement trees not shown on this plan.

The landscape contractor may also choose to transplant the two 8" Cedar Elms with an appropriately sized tree spade if coordination can be established with the General Contractor. Any tree that dies must be replaced per the Town of Addison.

GRAPE MYRTLE:
One Bradford Pear adjacent to the building will be removed with the proposed expansion and must be re-landscaped per the Town of Addison with (1) ornamental tree. The landscape contractor shall plant (1) Grape Myrtle that is a minimum of 12' in height, multi-trunked and fully branched.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for Landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the contractor shall provide topsoil, approved by the owner. The area shall then be sodded, fertilized, watered and maintained until heavy grass growth is established in all areas. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the contractor at no additional cost to the owner.

All landscaped areas will be irrigated with an underground automatic system.

All trees shall be installed per planting details.

Trees shall be planted at least five (5') feet from any utility line or sidewalk and outside utility easements with a clear ten (10') feet around fire hydrants.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed.

Shredded hardwood mulch shall be used as a four (4") inch dressing around all trees over 10 ml "headstock" trees by "Tony Gardens" or equal. Single trees shall be mulched to the edge of the project.

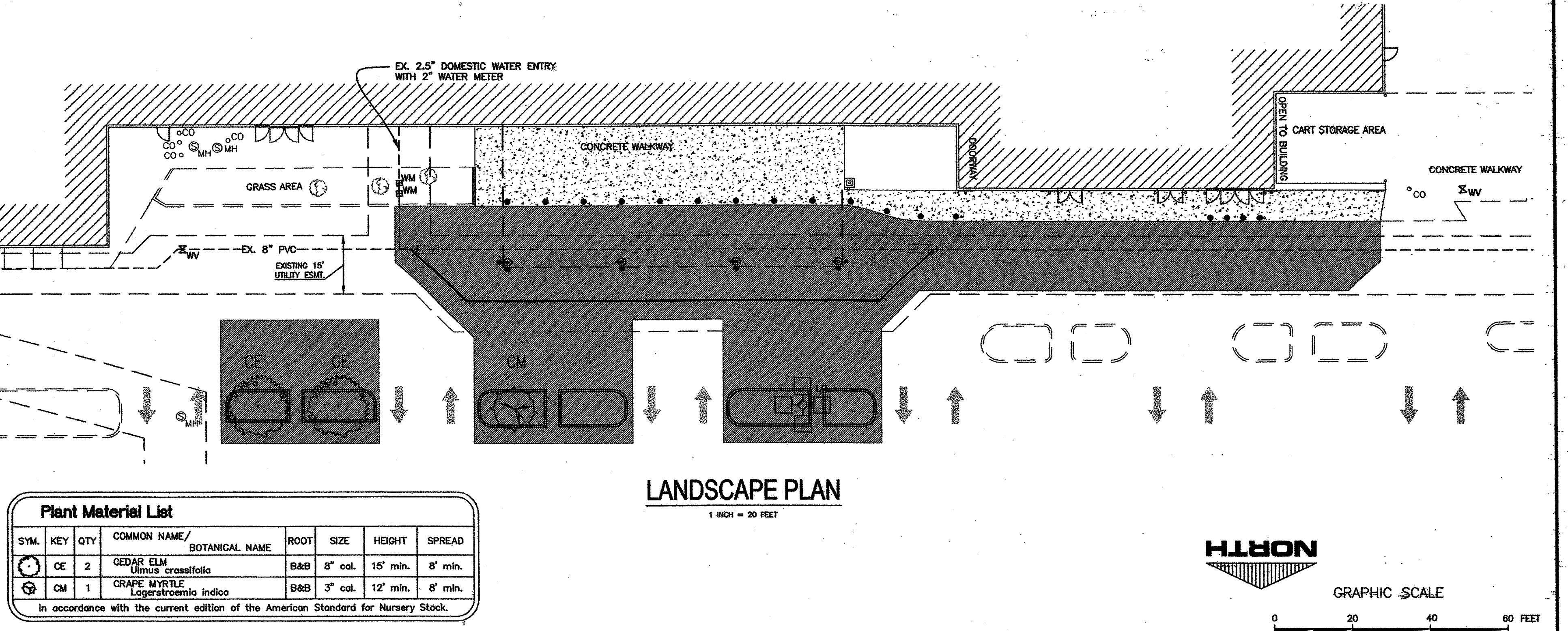
Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

GRASS SOD INSTRUCTIONS

All disturbed areas including shrub and groundcover areas shall be dressed to typical sections and plowed to a depth of five (5") inches. The top two (2") inches shall be pulverized to provide a uniform bed for sod.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual rye at a rate of 10 lbs/1000 sq. ft. After May 15, contractor shall remove rye to effectively establish permanent seeding.

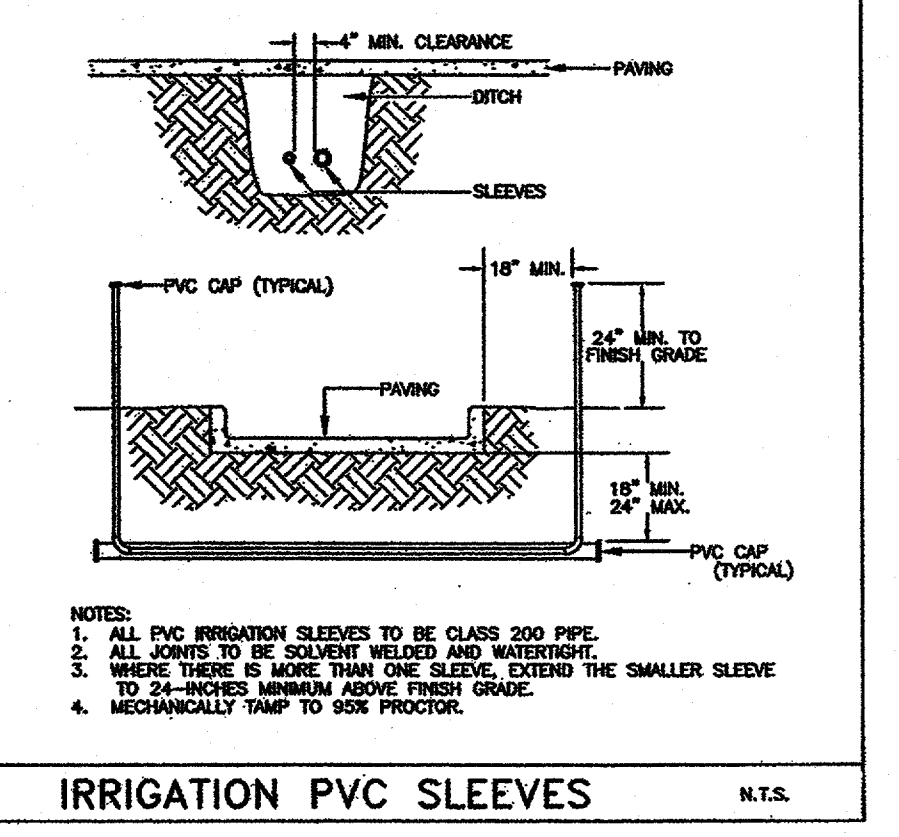
SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Sod all disturbed areas with Common Bermuda Grass.



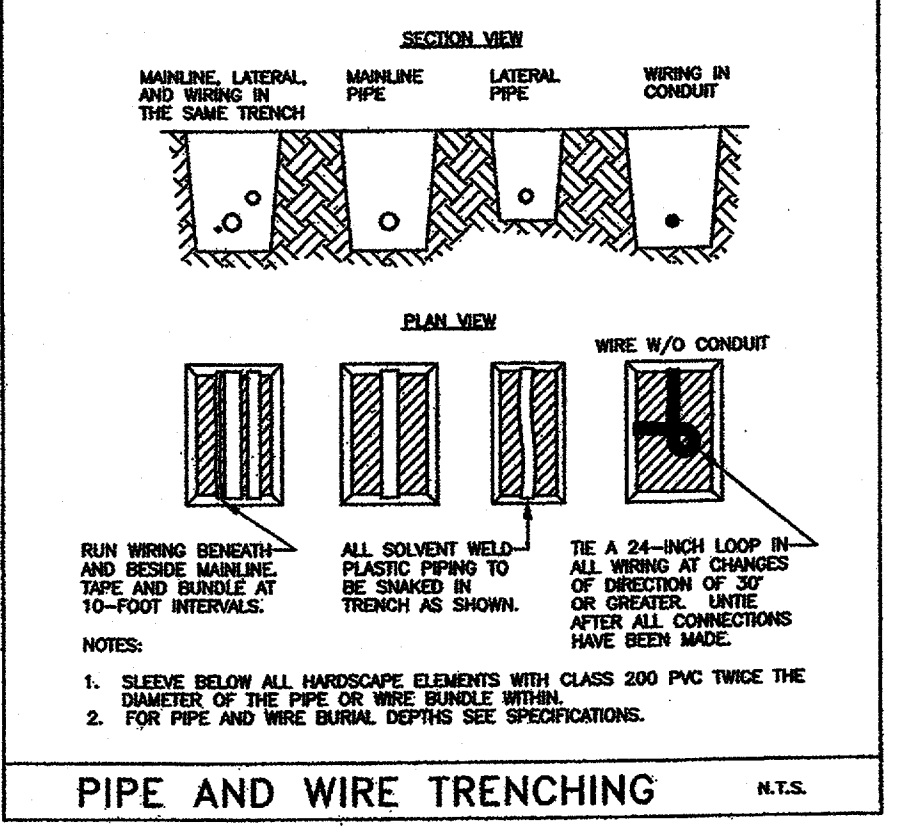
Plant Material List

In accordance with the current edition of the American Standard for Nursery Stock.

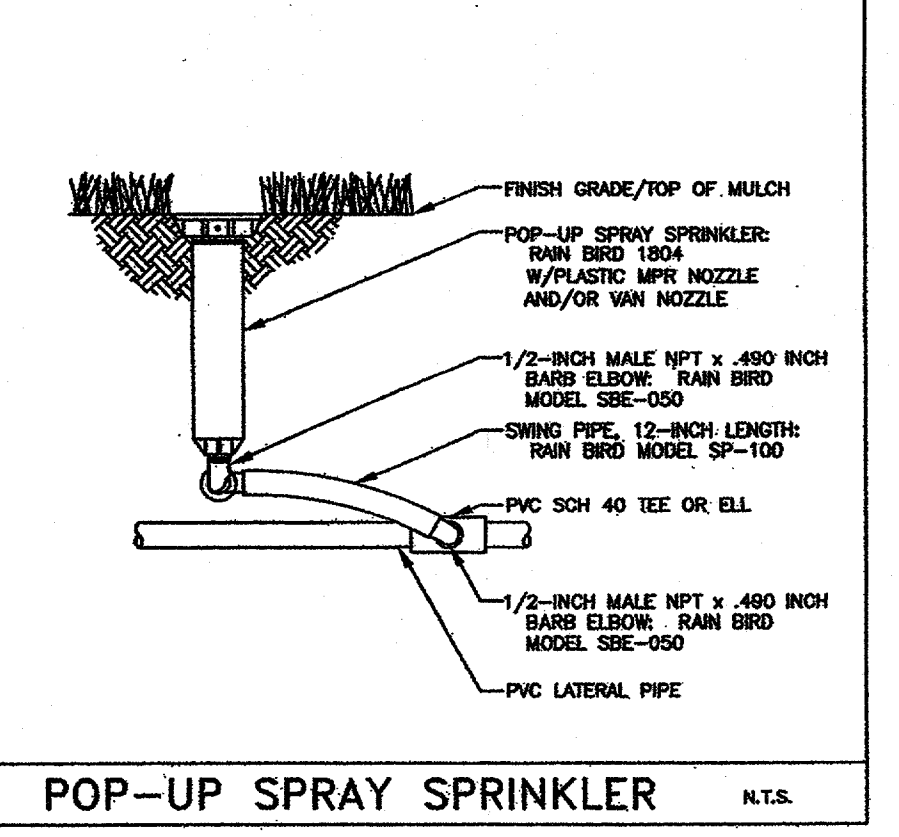
SYM.	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	HEIGHT	SPREAD
CE	2		CEDAR ELM <i>Ulmus crassifolia</i>	B&B	8" cal.	15' min.	8' min.
CM	1		GRAPE MYRTLE <i>Lagerstroemia indica</i>	B&B	3" cal.	12' min.	8' min.



IRRIGATION PVC SLEEVES N.T.S.



PIPE AND WIRE TRENCHING N.T.S.



POP-UP SPRAY SPRINKLER N.T.S.

IRRIGATION GENERAL NOTES

Refer to Project Specifications and plan details for all irrigation work.

Notify Irrigation Designer of any layout discrepancies prior to proceeding with irrigation and landscape.

The contractor shall become familiar with the existing irrigation system prior to construction and exercise care to preserve the existing irrigation system until construction is complete. The contractor shall be responsible to make the necessary connections for a complete and operational irrigation system with 100% coverage within the modified area.

Irrigation contractor shall procure all permits, license, and give all necessary notices throughout the duration of the project.

The contractor shall be a Registered Licensed Irrigator of good standing in the State of Texas.

The contractor shall be responsible for all plant material upon acceptance and through the warranty period for damage due to system failure.

All aspects of the irrigation installation shall conform with governing authorities codes and ordinances.

IRRIGATION PROJECT NOTES

Contractor is to install all pipe and valves within previous areas. All pipe and wire that cross under paving shall be installed within separate sleeves as specified.

All material references for this irrigation system are based on information provided by RainBird. Installation of the products specified shall not exceed manufacturer recommendations.

Verify that rain and freeze sensors are installed and operational with the existing irrigation system.

No additional control valves should be necessary with the proposed modifications.

Irrigation spray heads shall be RainBird 1804-PRS with matched precipitation rate nozzles as indicated.

IRRIGATION SLEEVE NOTES

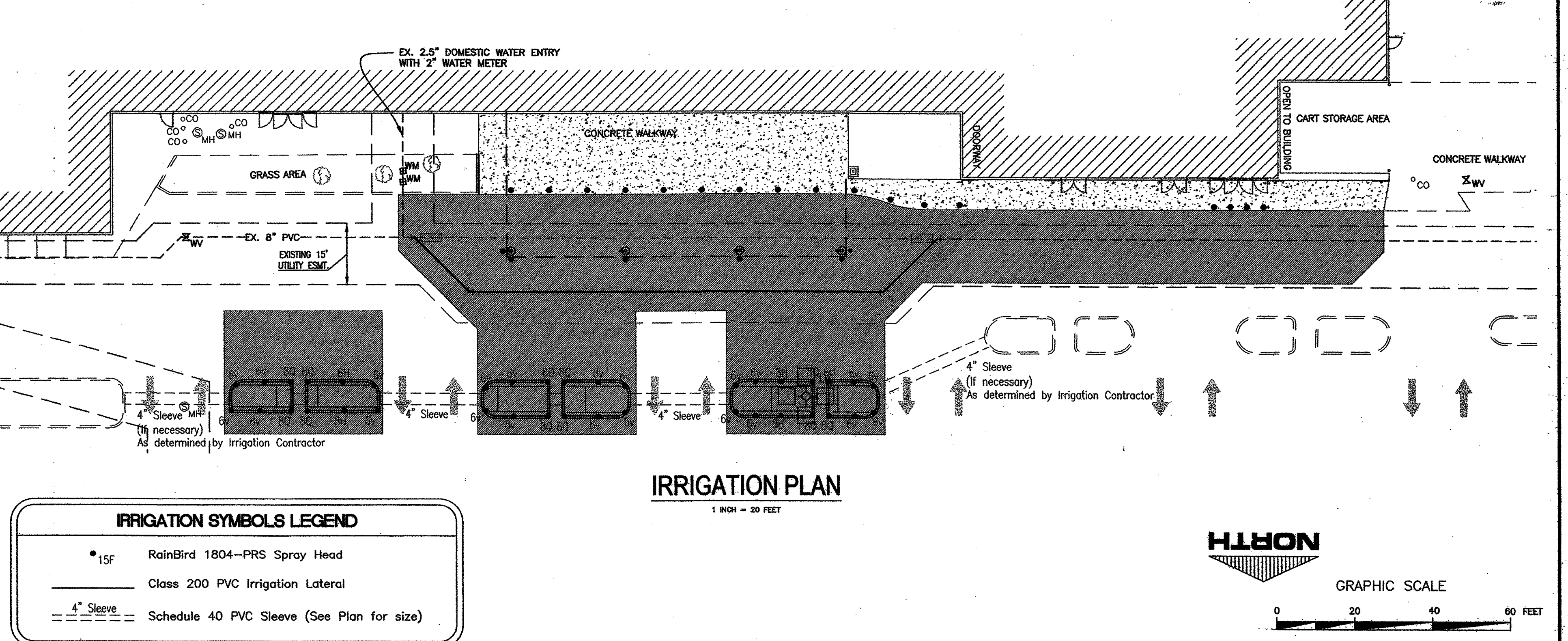
Piping and control wires shall be installed in separate sleeves under paving. Refer to the irrigation plan for sleeve size and location.

Sleeve elevation shall be twenty-four (24") inches below top of pavement.

Sleeves shall extend one (1') foot beyond the edge of pavement and be staked for location.

All sleeves shall be Schedule 40 PVC pipe, capped on both ends, and sized at least two times larger than the diameter of the pipe inside the sleeve.

The contractor responsible for the installation of sleeves shall also be responsible to locate any sleeve which cannot be found during the installation of the irrigation system.



IRRIGATION SYMBOLS LEGEND

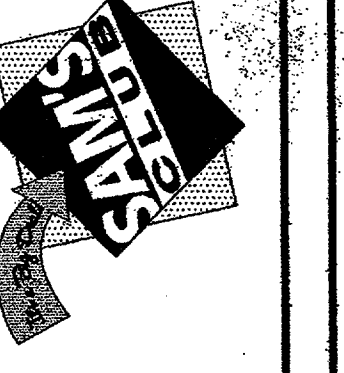
- 15F RainBird 1804-PRS Spray Head
- Class 200 PVC Irrigation Lateral
- 4" Sleeve (See Plan for size)

STOP! CALL BEFORE YOU DIG!

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (TUDFSA) - CALL SYSTEM MUST BE CONTACTED (800-245-6949) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

ADAMS CONSULTING ENGINEERS, INC.
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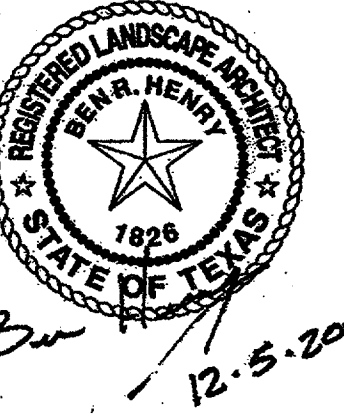


REMODEL
ADDISON,
TEXAS
CLUB #6376
JOB NUMBER: 2004-207

ISSUE BLOCK

NO.	APP#	DATE
1		12/08/04

CHECKED BY: BS
DRAWN BY: CAT
DOCUMENT DATE: 10/18/04



LANDSCAPE/IRRIGATION PLAN

L1.0

Dec 05, 2004 - 10:09am - USER: engraver
\\nas000\Project Data\PROJECTS\2004\2004-207 Raymond Harris - WMS Remodel - Addison\01_LAND.dwg