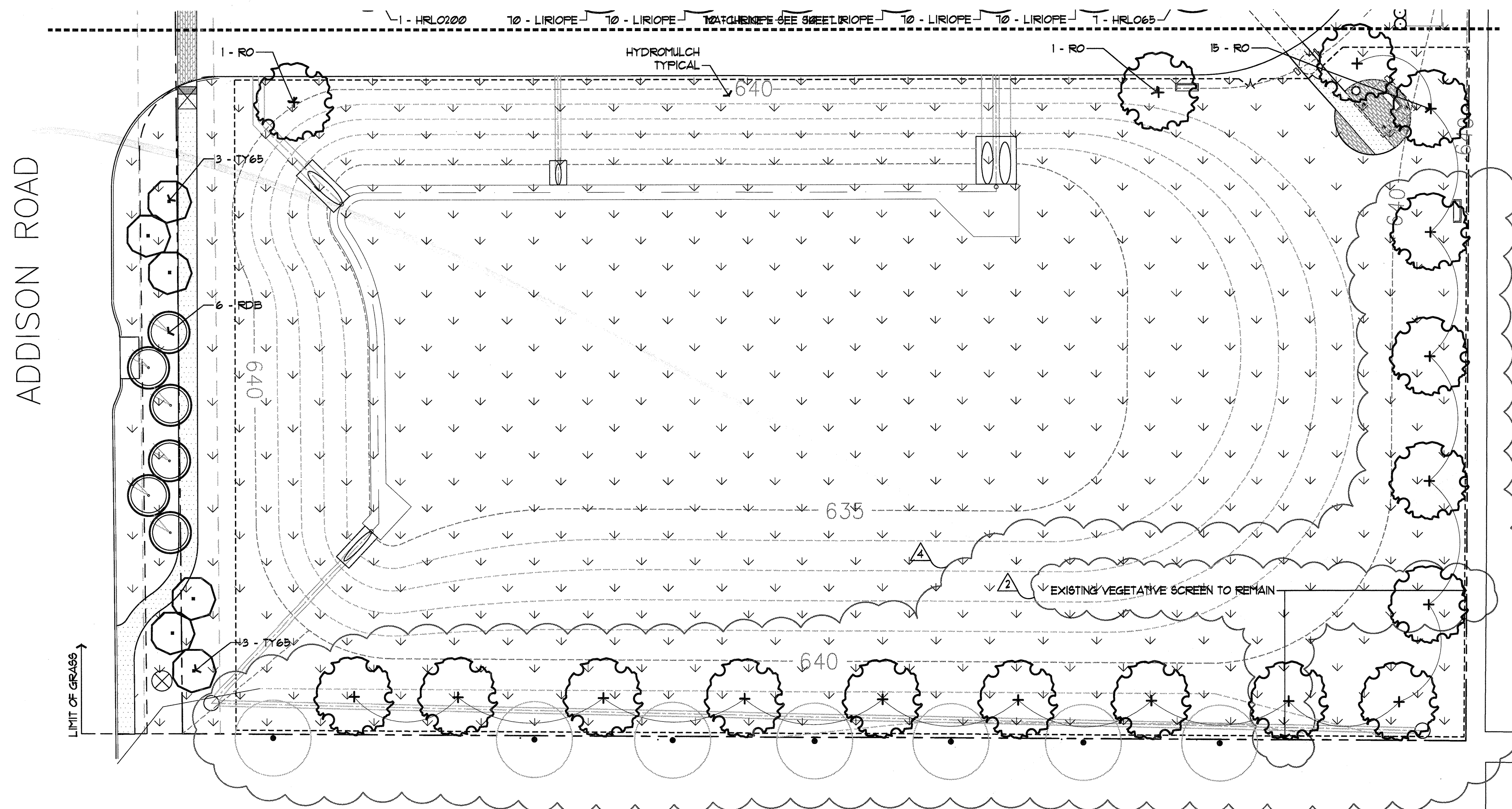


REVISIONS  
 03 OCT 11  
 02 OCT 11  
 11 OCT 11  
 31 OCT 11  
 02 FEB 12

26 APR 12  
 21 FEB 13

Keller Springs Lofts  
 EMBREY PARTNERS, LTD  
 ADDISON, TEXAS

SCALE  
 1" = 20'-0"  
 DATE  
 19 AUG 2011  
 TITLE  
 LANDSCAPE  
 SHEET  
 3L OF 6



GROUNDCOVERS / PERENNIALS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1071	[Symbol]	AUTUMN FERN		<i>Dryopteris erythrosora</i>	1 gallon at 18" o.c. plant in shade
45	[Symbol]	WOOD FERN		<i>Dryopteris normalis</i>	1 gallon at 18" o.c. 12' Ht./12' spread
7595	[Symbol]	1 GAL. LIRIOPE		<i>Liriope muscari 'Majestic'</i>	1 gallon at 12" o.c.
460	[Symbol]	MEXICAN PETUNIA		<i>Puellia brittoniana 'Katie'</i>	1 gallon at 12" O.C.
880	[Symbol]	SEASONAL COLOR			4' pots at 8' o.c., as selected by owner
5,765	[Symbol]	1 GAL. ASIAN	Aelan Jasmine	<i>Trachelopernum asiaticum</i>	1 gallon at 12" o.c.
8	[Symbol]	SHORE	Shore Juniper	<i>Juniperus conferta 'Blue Pacific'</i>	3 gallon at 15" o.c. full pot
10	[Symbol]	PROSTRATE ROSEMARY		<i>Rosmarinus officinalis 'Prostratus'</i>	1 gallon, 6' Ht./12' spread

VINES					
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	
8	[Symbol]	Coral Honeysuckle	<i>Lonicera sempervirens</i>	5 gallon, 36" Ht. staked, attach to column/fence	
7	[Symbol]	Evergreen Wisteria	<i>Millitia reticulata</i>	5 gallon, 36" Ht. staked, attach to column/fence	

TURF GRASS					
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	
34,000	8F. 80D	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid sod	
64,000	8F. HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch - refer to specifications	

MISCELLANEOUS		
QUANTITY	CALLOUT	DESCRIPTION
632	LF. EDGE	LF. Steel edge 1/2" x 4" with 12' stakes, green in color
75	CRUSHED GRANITE	8F. 3' depth crushed granite with filter fabric

- NOTES
- Landscape Contractor is responsible for verification of all plant quantities.
  - Adjustments in actual location of plant material may be necessary due to existing field items (air conditioners, transformers, etc.)
  - Full bed preparation typical. Reference specifications.
  - Landscape Contractor to provide a unit cost (including installation) for ALL items.
  - Verify location of all utility lines prior to installation. Field adjust for general intent if conflict exists.
  - Landscape Contractor to provide a separate cost for a one year maintenance program as outlined in specifications.
  - When the same species of trees are paired or grouped in 3 or more, they should be matched in size, shape, growth characteristics, etc.
  - Landscape Contractor is responsible for the calculation of all sod or hydromulch areas. Verify locations with owner.
  - Plant material availability shall be confirmed by Landscape Contractor prior to bidding. Should specified material not be available, the Owner and Landscape Architect shall be notified prior to bid date.
  - The Landscape Contractor shall not eliminate, substitute, and/or downsize plant material without prior approval of the Owner and Landscape Architect. Minimum standards and requirements of the City Landscape Submittal Plan must be maintained.
  - Deep 'V' cut around all planting beds to separate sod from bed if no steel edging is specified.
  - Landscape Contractor to provide potting soil, filter fabric, drainage base, etc. as necessary for pots. Pots by others.

REFERENCE SHEET 6L FOR PLANTING SPECIFICATIONS.

LARGE TREES				
QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4	EG [Symbol]	Fruitless Sweet Gum	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Nursery grown, 3' cal. min, 12' Ht./4'-6' spread, B+B
17	RO [Symbol]	Shumard Red Oak	<i>Quercus shumardii</i>	Nursery grown, 3' cal. min, 12' Ht./6' spread, B+B, straight trunk
18	HRLO65 [Symbol]	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 3' cal. min, 13' Ht./6' spread, B+B, single trunk
26	HRLO100 [Symbol]	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 4' cal. min, 15' Ht./7' spread, B+B, single trunk
55	HRLO200 [Symbol]	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 5' cal. min, 18' Ht./10' spread, B+B, single trunk

ORNAMENTAL TREES				
QUANTITY	SYMBOL/CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
13	RB30 [Symbol]	River Birch	<i>Betula nigra</i>	30 gallon, multi-trunk, 3 trunk min, 12' Ht./6' spread, container grown
12	RBD [Symbol]	Texas Red Bud	<i>Cercis canadensis var. texana</i>	10' Ht./5' spread, 3' caliper min, B+B
13	EPH30 [Symbol]	Tree East Palatka Holly	<i>Ilex attenuata 'East Palatka'</i>	30 gallon, 8' Ht./4' spread, single trunk, tree form, container grown, berried
17	TY65 [Symbol]	Yaupon Holly	<i>Ilex vomitoria</i>	10' Ht./5' spread, 3' caliper min, multi-trunk, B+B, female
4	TCHW30 [Symbol]	White flowering Crape Myrtle	<i>Lagerstroemia indica 'Natchez'</i>	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
7	TCHR30 [Symbol]	Red flowering Crape Myrtle	<i>Lagerstroemia indica 'Tonto'</i>	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
7	TCHP100 [Symbol]	Pink flowering Crape Myrtle	<i>Lagerstroemia indica 'Tuscarora'</i>	100 gallon, 12' Ht./6' spread, 5 trunk minimum, container grown

SHRUBS				
QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
140	DA	Eduard Goucher Abelia	<i>Abelia grandiflora 'Eduard Goucher'</i>	5 gallon, 15' Ht./15' spread, 2' o.c.
254	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	5 gallon, 18' Ht./15' spread, 3' o.c.
206	DBHT	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	7 gallon, 30' Ht./20' spread, 3' o.c.
114	CH	Carlesea Holly	<i>Ilex cornuta 'Carlesea'</i>	5 gallon, 12' Ht./18' spread
2	NRST	Nellie R. Stevens Holly	<i>Ilex cornuta 'Nellie R. Stevens'</i>	7 gallon, 3' Ht. pyramidal form, 24' at base, matching specimens, 3' o.c.
950	DYH	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 12' Ht./12' spread, 2' o.c.
6	BPJ	Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>	7 gallon, 36" Ht./18" spread, full, 3' o.c.
46	LOR	Plum Delight Fringe Flower	<i>Loropetalum chinense 'Plum Delight'</i>	5 gallon, 18' Ht./18' spread, 3' o.c.
2	DMS	Maiden Grass, Dw.	<i>Miscanthus sinensis 'Adagio'</i>	3 gallon, 18" Ht./12" spread, 2-6" o.c.
82	MG	Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>	5 gallon, 24" Ht./24" spread, 3'-0" o.c.
13	DWM	Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	5 gallon, 24" Ht./18" spread, 3' o.c.
17	DWMT	Dwarf Southern Wax Myrtle	<i>Myrica pauciflora</i>	7 gallon, 30" Ht./20" spread, 3' o.c.
480	HDN	Harbour Dwarf Nandina	<i>Nandina domestica 'Harbour Dwarf'</i>	3 gallon, 5' Ht./9" spread
11	DFG	Dwarf Fountain Grass	<i>Fenestatum alopecuroides 'Hamien'</i>	3 gallon, 12' Ht./12' spread, 2' o.c.
30	YEWT	Japanese Yew	<i>Fodocarpus macrophyllus</i>	7 gallon, 36" Ht./18" spread
155	DIH	White Indian Hawthorn	<i>Raphiolepis indica 'Clara'</i>	5 gallon, 15' Ht./15' spread, 2' o.c.
40	MFG	Max. Feathergrass	<i>Stipa tenuissima</i>	1 gallon, 12' Ht./12' spread, 15" o.c.
6	SY	Soft Yucca	<i>Yucca gloriosa</i>	5 gallon, 18' Ht./12' spread, 3' o.c.
161	GLIR	Giant Liriope	<i>Liriope muscari 'gigantea'</i>	1 gallon, pot to pot.

File Name: Keller Springs planting.dwg  
 Plot Date: 02/21/2013 09:55am