

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

26 APR 12
 21 FEB 13
 11 JUNE 13

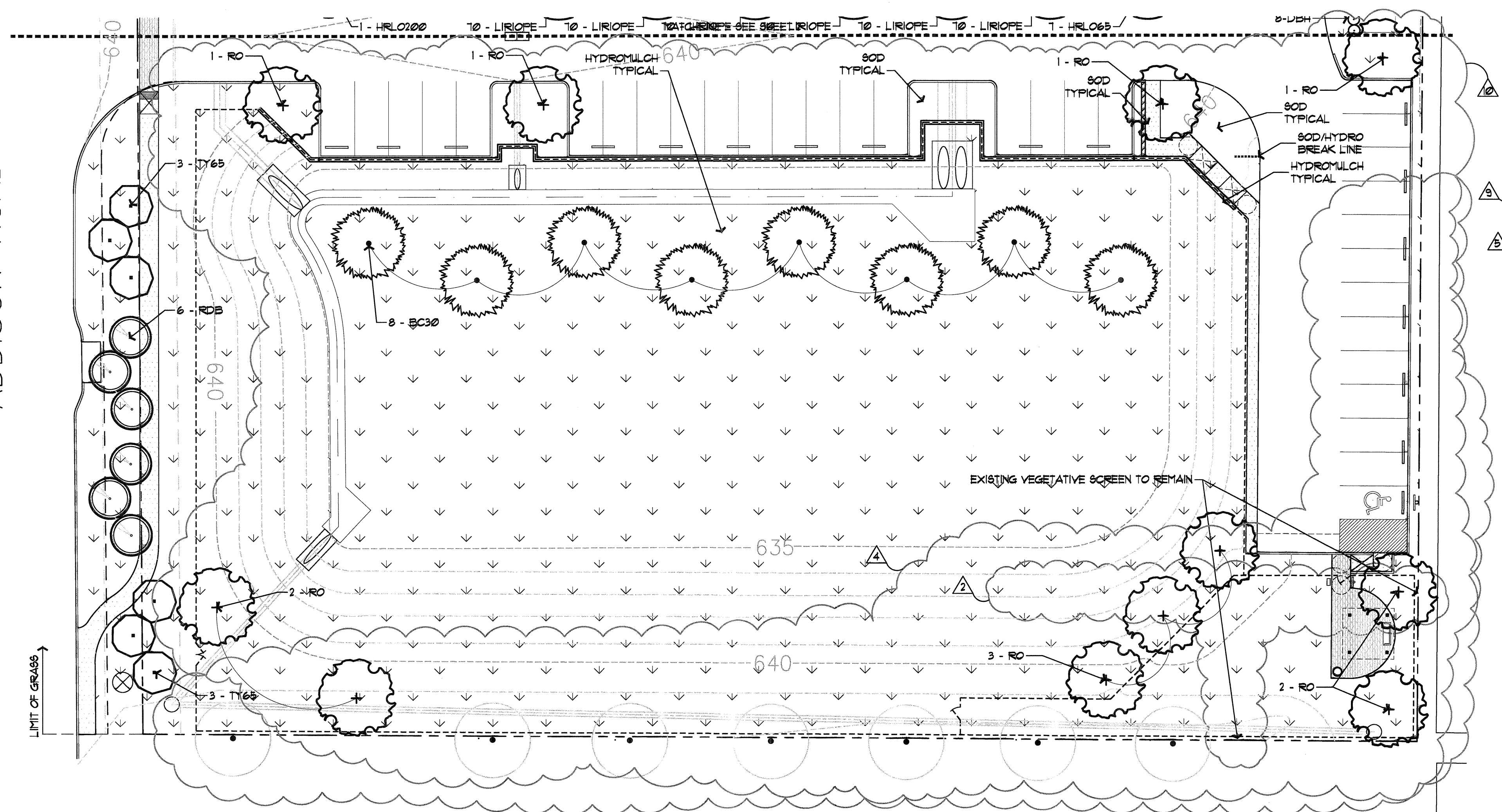
Keller Springs Lofts
 EMBREY PARTNERS, LTD
 ADDISON, TEXAS

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
107	[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
7395	[Symbol]	1 GAL. LIRIOPE	Liriope muscari 'Majestic'		1 gallon at 12" o.c.
460	[Symbol]		MEXICAN PETUNIA	<i>Ruellia brittoniana 'Katie'</i>	1 gallon at 12" O.C.
220	[Symbol]		SEASONAL COLOR		4' pots at 8' o.c., as selected by owner
5,165	[Symbol]	1 GAL. ASIAN	Aeian Jasmine	<i>Trachelospermum 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>Millittia reticulata</i>	5 gallon, 36" Ht. staked, attach to column/fence

TURF GRASS

QUANTITY	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35,450	S.F. SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid sod
55,250	S.F. HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch - refer to specifications

MISCELLANEOUS

QUANTITY	CALLOUT	DESCRIPTION
692	L.F. EDGE	L.F. Steel edge 1/8" x 4" with 12' stakes, green in color
75	CRUSHED GRANITE	8" 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	SG	Fruitless Sweet Gum	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Nursery grown, 3' cal. min, 12' Ht./4'-6' spread, B+B
12	RO	Shumard Red Oak	<i>Quercus shumardii</i>	Nursery grown, 3' cal. min, 12' Ht./6' spread, B+B, straight trunk
18	HRL065	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 3' cal. min, 13' Ht./6' spread, B+B, single trunk
26	HRL0100	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 4' cal. min, 15' Ht./7' spread, B+B, single trunk
55	HRL0200	Live Oak 'Highrise'	<i>Quercus virginiana 'Highrise'</i>	Nursery grown, 5' cal. min, 18' Ht./10' spread, B+B, single trunk
8	BC30	Bald Cypress	<i>Taxodium distichum</i>	30 gallon, 3' cal. min, 10' Ht./4' spread, container grown, single trunk

ORNAMENTAL TREES

QUANTITY	SYMBOL/ CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
13	RB30	River Birch	<i>Betula nigra</i>	30 gallon, multi-trunk, 3 trunk min, 12' Ht./6' spread, container grown
12	RBD	Texas Red Bud	<i>Cercis canadensis var. texana</i>	10' Ht./5' spread, 3" caliper min, B+B.
13	EPH30	Tree East Palatka Holly	<i>Ilex attenuata 'East Palatka'</i>	30 gallon, 8' Ht./4' spread, single trunk, tree form, container grown, berried
11	TY65	Yaupon Holly	<i>Ilex vomitoria</i>	10' Ht./5' spread, 3" caliper min, multi-trunk, B+B, female.
4	TCMW30	White flowering Crape Myrtle	<i>Lagerstroemia indica 'Natchez'</i>	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
7	TCMR30	Red flowering Crape Myrtle	<i>Lagerstroemia indica 'Orion'</i>	30 gallon, 8' Ht./5' spread, 5 trunk minimum, container grown
7	TCMP100	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	Edward Goucher Abella	<i>Abelia grandiflora 'Edward 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./15' 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	DMG	Maiden Grass, Dw.	<i>Miscanthus sinensis 'Adagio'</i>	3 gallon, 18" Ht./12" spread, 2'-6" o.c.
75	MG	Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>	5 gallon, 24" Ht./24" spread, 3'-0" o.c.
13	DUM	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.
400	HDN	Harbour Dwarf Nandina	<i>Nandina domestica 'Harbour Dwarf'</i>	3 gallon, 5' Ht./5' spread
11	DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hamlet'</i>	3 gallon, 12' Ht./12" spread, 2' o.c.
30	YEWI	Japanese Yew	<i>Podocarpus 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	Mex. 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.