

PLANT LIST

SYMBOL	QUAN.	BOTANICAL NAME COMMON NAME SIZE	REMARKS
	12	QUERCUS SHUMARDII RED OAK 4" CAL. MIN. 10'-12' HT.	SINGLE TRUNK; DARK GREEN; MATCHED; B&B; FULL CROWN; HEALTHY
	6	TAXODIUM DISTICHUM BALD CYPRESS 3-1/2" CAL. MIN. 10'-12' HT.	SINGLE TRUNK; DARK GREEN; MATCHED; B&B; FULL CROWN; HEALTHY; UPRIGHT
	2	ULMUS CRASSIFOLIA CEDAR ELM 3" CAL. MIN. 10'-12' HT.	SINGLE TRUNK; DARK GREEN; MATCHED; B&B; FULL CROWN; HEALTHY
	5	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM 8'-10' HT.	MULTI-TRUNK; 3 TRUNKS MIN.; DARK GREEN; MATCHED; B&B; FULL CROWN; HEALTHY
	2	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL 4'-6" HT. MIN.	FULL; HEALTHY; DARK GREEN; B&B; PLANT AS SHOWN 3-5 CANES MIN.
	12	RAPIHOLEPIS INDICA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY INDIAN HAWTHORNE 16" HT. MIN. 14" SPREAD MIN.	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT 4"-0" O.C.
	45	RAPIHOLEPIS INDICA 'CLARA' CLARA INDIAN HAWTHORNE 5 GAL. 16" HT. MIN. 14" SPREAD MIN.	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT 3"-0" O.C.
	47	ILEX VOMITORIA 'NANA' DWARF YOUPON HOLLY 5 GAL. 16" HT. MIN. 16" SPREAD MIN.	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT 2"-6" O.C.
	5	YUCCA RECURVIFOLIA YUCCA PENDULA 5 GAL. 16" HT. MIN.	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT AS SHOWN
	1	MYRICA CERIFERA WAX MYRTLE 10 GAL. 4" HT. MIN.	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT AS SHOWN
	126	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY 5 GAL. 18" HT. MIN. AT PLANTING TIME	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT 3"-0" O.C.
	7	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER 5 GAL. 2' HT. MIN., 2' SPREAD MIN.	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT 3"-0" O.C.
	60	LIRIOPE MUSCARI GIANT LIRIOPE 1 GAL.	DARK GREEN; FULL; HEALTHY; MATCHED; PLANT 12" O.C.
	246	SEASONAL COLOR REFER TABLE THIS SHEET	HEALTHY; FULL PLANT ACCORDING TO TABLE
		CYNODEN DACTOLYN BERMUDA SOLID SOD	DARK GREEN; FULL; HEALTHY;

SEASONAL COLOR

BOTANICAL NAME COMMON NAME SIZE	PLANT	BLOOM	REMARKS
VIOLA SPP. PANSY 4" POTS	NOV.1- JAN. 10	WINTER	FULL BLOOM RED AND WHITE VARIETIES, 6" O.C.
ANTIRRHINUM MAJUS SNAPDRAGON 4" POTS	FEB.10- MAR. 10	SPRING/ EARLY SUMMER	FULL BLOOM RED AND WHITE VARIETIES, 6" O.C.
BEGONIA SEMPERFLORENS WAX LEAF BEGONIA 4" POTS	APRIL 15- MAY 30	SUMMER/ FALL	FULL BLOOM RED AND WHITE VARIETIES, 6" O.C.

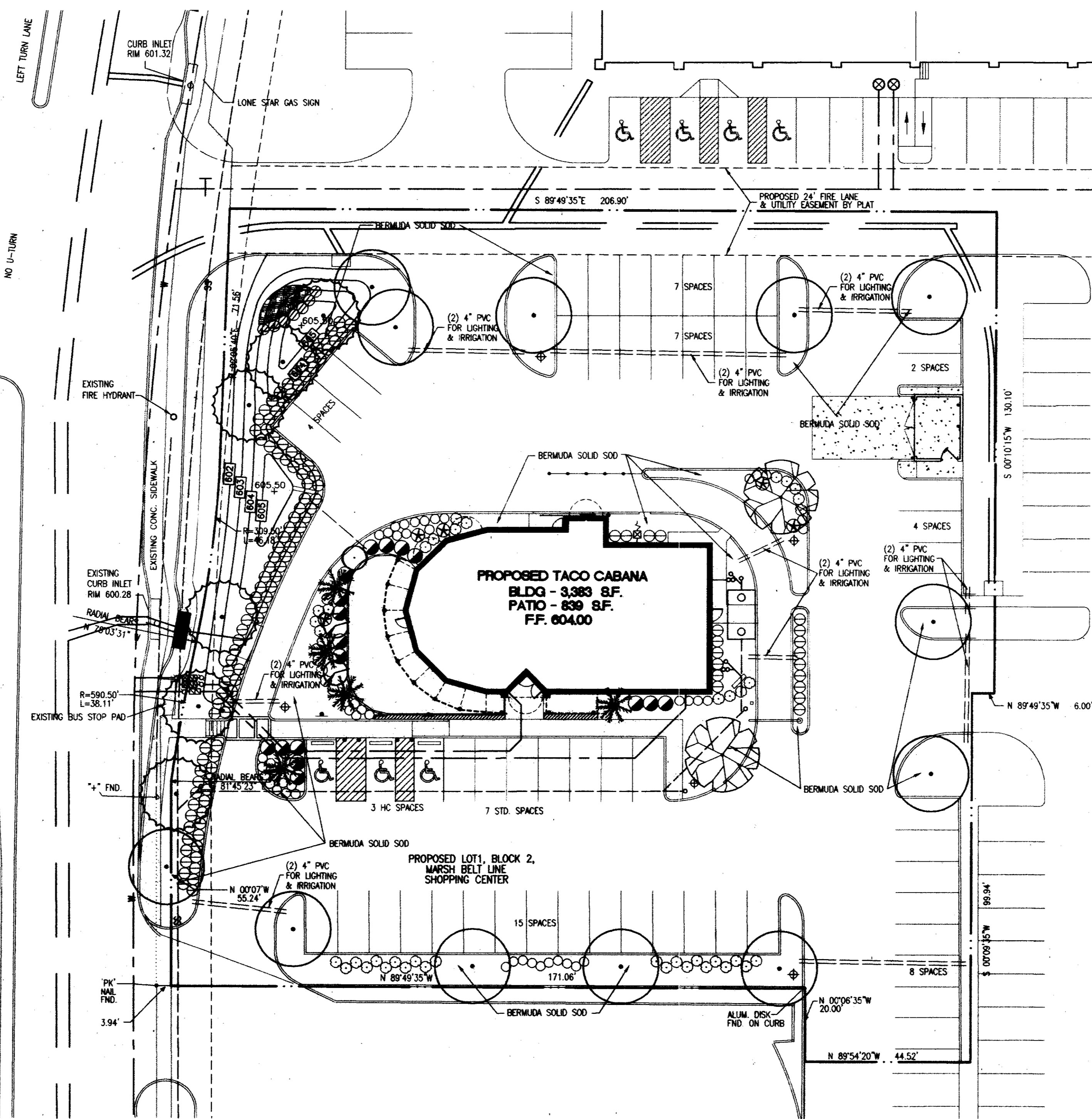
LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
TOTAL LOT AREA	N/A	45,460 S.F. (1.0436 AC.)
TOTAL LANDSCAPE AREA	9,092 S.F. (20%)	10,722 S.F. (24%)

ATTENTION
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF ANY SURFACE OR SUBSURFACE STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY THIS INFORMATION.

ALL CONSTRUCTION MATERIALS AND TECHNIQUES SHALL CONFORM TO CURRENT TOWN OF ADDISON STANDARD SPECIFICATIONS.

MARSH LANE
VARIABLE WIDTH ROW



LANDSCAPE NOTES

- Refer to drawings in this set.
- The General Contractor is responsible for grading all landscape areas four inches below required finish grades. General Contractor shall rake all landscape areas prior to addition of topsoil in those areas and is responsible for removal of all construction debris. Landscape contractor shall remove all rocks, clods and other material greater than one inch in diameter. Landscape contractor shall remove all noxious weeds and other plant material not shown in landscape plan. Landscape contractor shall provide all topsoil and other amendments to bring to finish grade. The Landscape contractor shall revise grades to ensure smooth transitions between planting beds and lawn areas.
- Examine finish surface, grades, topsoil quality and depth. Do not start any work until unsatisfactory conditions have been corrected. Verify limits of work before starting.
- Contractor to repair all damages to existing conditions and is responsible for satisfactory performance.
- Contractor shall maintain positive drainage in lawn areas and fine grade lawn areas to provide a smooth and continual grade free of irregularities or depressions.
- All plant masses to be contained within a mulch bed.
- Plant Material: All plants shall be healthy and vigorous and representative of the species specified. All plants shall be well branched, proportioned, free of all insects, diseases, bark bruises, scapes, cracked branches and physical damage.
- Contractor shall guarantee all plant material including turf to be alive and be in a healthy, vigorous condition for a period of one year from the date of completion of the entire project or other date(s) established by the Landscape Architect, except as may result from neglect or damage by the owner, damage by others or unusual phenomena beyond the contractor's control.
- Contractor shall replace all dead, unhealthy, and plant materials that have partially died pursuant to the condition of the warranty at no expense to the owner. Re-warrant replacement plants for an additional one year under the same terms as the original warranty. Plant materials used for replacement shall be the same species, size and shape.
- Planting Period: Execute all lawwork and planting prior to request for Certificate of Occupancy or as otherwise directed by the owner.
- Installation of plant material shall be in accordance with the American Association of Nurserymen landscape standards, with the general planting specifications as set forth by the City of Austin and with these plans.
- The branches of deciduous trees and shrubs may be selectively thinned by up to 1/3 in accordance with good horticultural practice; however, in no case shall thinning result in reducing the overall size of the plant below that specified.
- Contractor to familiarize himself with all underground utilities. Contractor to notify Consort, Inc. of any underground obstructions and receive approval if necessary to move plants from locations shown on plans.
- Landscaping materials shall be located so as not to obstruct visual or physical access to fire hydrants. Locate all landscaping materials in conformance with utility company requirements of transformers, meters, overhead lines, etc. See utilities plan.
- Remove all excess organic material from the site and dispose of it in conformance with all local, state and federal requirements.
- Fertilize all plant areas according to good horticultural practice for each plant type and soil condition.
- The General Contractor is responsible for existing tree removal.
- Fill all new ground cover and shrub beds within limits of construction with mulch three inches deep. Refer mulch specification below.
- Quantities shown are intended to assist contractors in evaluating their own take offs and are not guaranteed as accurate representations of required materials. The contractor shall be responsible for his bid quantities and is required to reflect the design intent with full landscape beds according to specifications.
- Coordinate landscape installation with installation of underground sprinkler system.
- Where proposed tree locations occur under existing overhead utilities or crowd existing trees notify the Landscape Architect to adjust tree locations.
- Contractor shall provide steel edging at all locations where shrub beds meet grass areas. Refer specifications.
- Specification - Topsoil: Clean, fertile, friable natural loam free of stones and lumps (over 1" diameter), clay weeds, weed seeds, sticks, cotsche, plants, debris and substances which will be harmful to plants, characteristic of productive soils in the vicinity and from one site only.
- Specification - Steel Edging: 1/8" gauge x 4" painted steel edging free from rust with steel stakes spaced at 4' O.C. and at butt intersections and no further than 6" from ends, with interlocking and configuration and integral deformations to hold stakes.
- Specification - Mulch: Fine grid hardwood mulch by "Living Earth" (shredded) or equivalent approved by Landscape Architect.
- Specification - Backfill Mixture: 75% topsoil with 25% compost as manufactured by "Back to Earth, Inc.", Dallas, Texas or equal approved in advance by Landscape Architect.
- An automatic irrigation system must be provided. The irrigation system must provide 100% coverage with turf zones separated from shrub planting zones, reflect the landscape design and distribute appropriate amounts of water to each specified plant type. Contractor will submit shop drawings to the design Landscape Architect for review prior to installation. Refer irrigation guidelines this sheet.
- The landscape contractor is responsible for all landscape maintenance and weed control until a maintenance contract is awarded by the owner.
- All areas between property line and adjoining streets shall be mowed.

LEGEND

- TG TOP OF GRATE
- INV INVERT
- FL FLOW LINE
- HP HIGH POINT
- BC BOTTOM OF CURB
- TC TOP OF CURB
- TW TOP OF WALL
- BOC BACK OF CURB
- FOC FACE OF CURB
- RETAINING WALL
- MORTAR STACK ROCK WALL
- WATER LINE
- WASTE WATER LINE
- STORM SEWER LINE
- FIRE HYDRANT
- WATER METER
- POWER POLE
- OVERHEAD ELECTRIC
- +100.00 EXISTING SPOT ELEVATION
- 100.00 PROPOSED SPOT ELEVATION
- MISC. CONCRETE PAVING
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- SILT FENCE
- DRAINAGE AREA
- DRAINAGE AREA BOUNDARY
- FILTER DIKE
- TREE PROTECTION FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TRAFFIC GUARD RAIL
- FIRE LANE DESIGNATION
- HAND RAILS

IRRIGATION NOTES

- Automatic irrigation systems shall comply with the following guidelines. These guidelines (1-7) shall be noted on the Site Development Permit (refer to Appendix I) and shall be implemented as part of the landscape inspection.
- Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
 - Valves and circuits shall be separated based on water use, so that turf areas can be watered separately from shrub and ground cover areas.
 - Sprinkler heads shall have matched precipitation rates within each control valve circuit.
 - Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
 - Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced as per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed for minimum run-off and minimum overspray onto non-irrigated areas, (i.e. paving and structures).
 - All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. All automation irrigation systems shall be equipped with a rain sensor shut-off device.
 - All irrigation systems shall be equipped with a freeze sensor.

LANDSCAPE PLAN AS BUILT

TACO CABANA 3801 BELT LINE ROAD		SHT. 7 OF 10
DATE: 9-23-97	SCALE: 1" = 20'	DRAWN BY: BB
REVISIONS: 11-14-97 1-12-98	 315 Bowie / Austin, TX 78703 / (512) 469-0500	



I, Joseph R. Jarrett, a professional landscape architect, do hereby certify that these plans satisfy the requirements of the Town of Addison Landscape Ordinance.

Signature: *Joseph R. Jarrett*

Date: 1-12-98



1191-004
1191-004
LAND-DWG
XREF: TCABASE.DWG