

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor shall provide (2") two inches of imported topsoil on all areas to receive lawn. ADD ALTERNATE.
- Imported topsoil shall be natural, friable soil from the region, known as bottom land soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS
 Requirements: 20% of gross site to be landscape
 Total Site: 22,733 s.f.
 Required: 4,548 s.f. (20%) Provided: 4,810 s.f. (20%)

STREET FRONTAGE
 Requirements: 10' buffer along street frontage
 (1) tree 4" cal. per 20 l.f., (8) shrubs per 20 l.f.

Belt Line Road: 98 l.f. (less drives)
 Required: (6) trees, 4" cal. (5) trees, 4" cal.
 (40) shrubs, 5 gal. (50) shrubs, 5 gal.

Midway Road: 122 l.f. (less drives)
 Required: (6) trees, 4" cal. (8) trees, 4" cal.
 (48) shrubs, 5 gal. (50) shrubs, 5 gal.

PARKING LOT SCREEN
 Requirements: 20' ht., 3' o.c.,
 Provided: 20' ht., 2' o.c. linear row

PERIMETER LANDSCAPE
 Requirements: 5' wide buffer, (1) 4" cal. tree and (8) shrubs per 35 l.f.

West Property Line: 138 l.f. (less drives)
 Required: (4) trees, 4" cal. (4) trees, 4" cal.
 (32) shrubs, 5 gal. (38) shrubs, 5 gal.

North Property Line: 168 l.f.
 Required: (5) trees, 4" cal. (5) trees, 4" cal.
 (40) shrubs, 5 gal. (40) shrubs, 5 gal.

PARKING LOT - INTERIOR LANDSCAPE
 Requirement: 8% of the parking area must be landscape
 Parking lot: 9,073 s.f.
 Required: 726 s.f. (8%) Provided: 850 s.f. (9%)

PARKING LOT
 Requirement: (1) tree per 10 regular spaces
 Total Parking: 28 spaces
 Required: (3) trees Provided: (3) trees, 4" cal.

BELT LINE ROAD
 (120' RIGHT-OF-WAY)
 EX. CONCRETE PAVEMENT

MIDWAY ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 EX. CONCRETE PAVEMENT

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	Quercus virginiana	Live Oak	8	4" cal.	container grown, 18" ht., 5' spread, matching
	Taxodium distichum	Bald Cypress	7	4" cal.	B&B, 14" ht., 5' spread, matching
	Ulmus crassifolia	Cedar Elm	7	4" cal.	B&B, 14" ht., 5' spread, matching, banded
	Lagerstroemia indica 'Red'	Crepe Myrtle 'Red'	6	7" ht.	container grown, 3-5 canes, no cross caning, 4' spread

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS/GROUND COVER

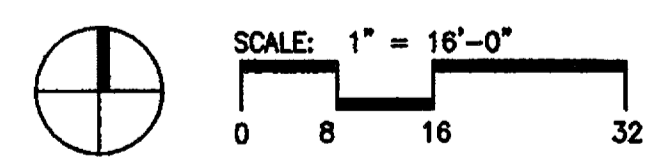
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Ilex cornuta 'Burfordii nana'	Dwarf Burford Holly	120	5 gal.	container full, 20" ht. 20" spread, 24" o.c.
Juniperus pfitzeriana nana	Dwarf Pfitzer Juniper	47	5 gal.	container full, 20" ht. 20" spread, 38" spread
Liriope muscari 'Big Blue'	Liriope 'Big Blue'	617	4" pots	container full top of container, 12" o.c.
Loropetalum chinense 'Rubrum'	Loropetalum 'Rubrum'	29	5 gal.	container full, 20" spread min., 24" o.c.
Pennisetum alopecuroides	Perennial Fountain Grass	46	3 gal.	container full, 18" spread, 24" o.c.
Leucophyllum x 'Green Cloud'	Dwarf Texas Sage	22	5 gal.	container full, 20" ht. 20" spread
Cynodon dactylon	Common Bermudagrass			solid sod, refer to notes
	Seasonal Color	225	4" pots	container, full plant, 12" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.

PLANT LEGEND

SYMBOL	PLANT TYPE
LO	Live Oak
CE	Cedar Elm
BC	Bald Cypress
CM	Crepe Myrtle
DTS	Dwarf Texas Sage
DBH	Dwarf Burford Holly
DPJ	Dwarf Pfitzer Juniper
LOR	Loropetalum
PFG	Perennial Fountain Grass
LIR	Liriope 'Big Blue'
SC	Seasonal Color

DATE AS BUILT
3-17-06



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REV.	DATE	REMARKS

LANDSCAPE PLAN

STARBUCKS - ADDISON PLAZA ADDITION
 S.W.C. BELT LINE ROAD & MIDWAY RD.
 THE TOWN OF ADDISON, TEXAS

LAWRENCE A. CATES & ASSOC., LLP CONSULTING ENGINEERS
 14800 QUORUM DR., SUITE 200 (972) 389-2272 DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	4-28-05	1" = 16'			L.1

4.28.05

