

SNK
LANDSCAPE
Const. Plans
SNK ALLEGRO 2006-02

LANDSCAPE CONSTRUCTION DOCUMENTS
FOR
Addison SNK
Mixed Use Development
TOWN OF ADDISON, TEXAS

PW # 2006-002

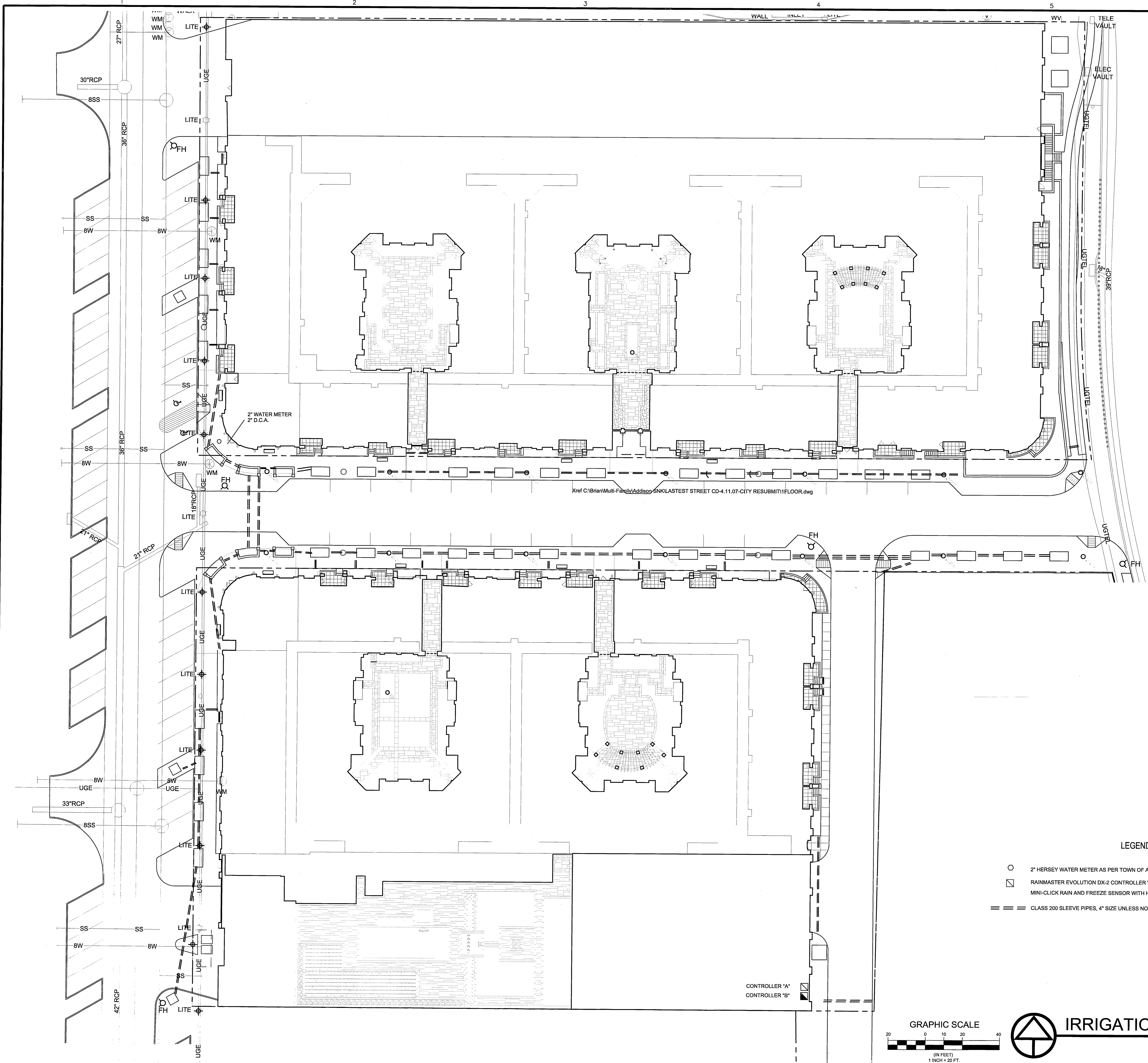
PREPARED FOR: SNK DEVELOPMENT INC.
2522 MCKINNEY AVE., SUITE 201
DALLAS, TEXAS 75201



PREPARED BY: LINDA TYCHER AND ASSOCIATES
11411 N. CENTRAL EXPRESSWAY, SUITE V
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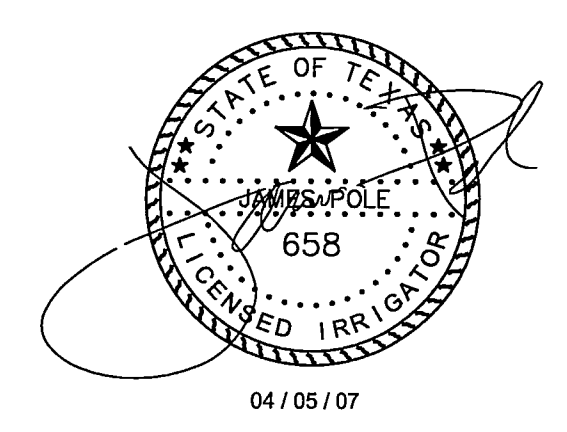
SHEET NO.	DESCRIPTION
LS-1	LANDSCAPE LAYOUT AND MATERIALS PLAN
LS-2	LANDSCAPE GRADING PLAN
LS-3	LANDSCAPE PLANTING PLAN
LS-4	LANDSCAPE HARDSCAPE DETAILS
LS-5	LANDSCAPE NOTES AND DETAILS
IR-1	IRRIGATION SLEEVING PLAN
IR-2	IRRIGATION PLAN
IR-3	IRRIGATION DETAILS

XNS



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 LANDSCAPE IRRIGATION SPECIALIST
 CONSULTING, DESIGN, SPECIFICATIONS
 TEXAS LICENSED IRRIGATOR #658
 2615 WOODHAVEN
 DENTON, TEXAS 76209
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PROJECT TITLE:
**SNK ADDISON
 MIXED USE DEVELOPMENT**
 Addison, Texas

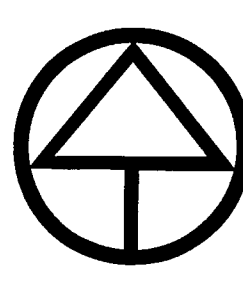
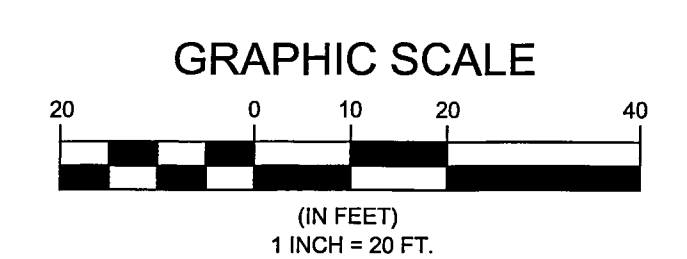
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Sheet Title
IRRIGATION SLEEVING PLAN

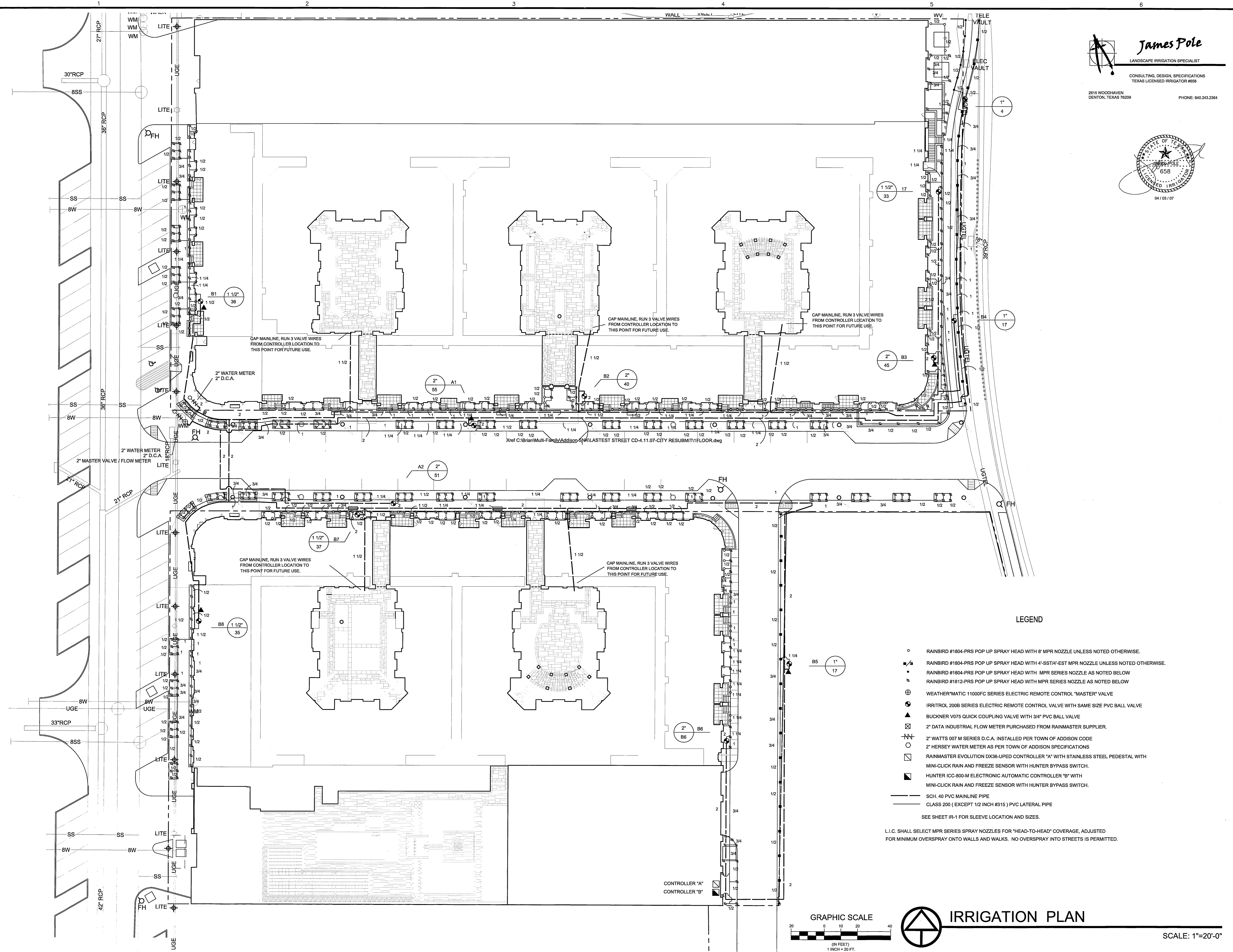
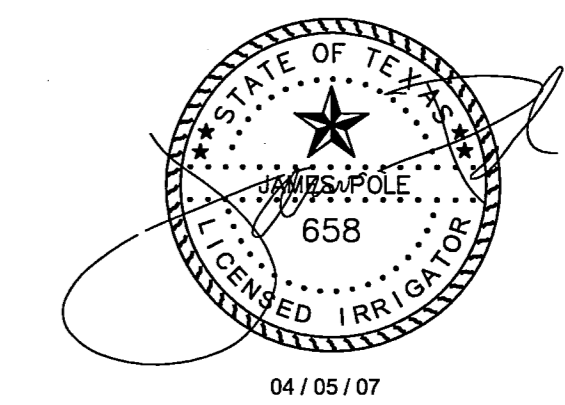
Dwg. No.
IR-1

- LEGEND**
- 2" HERSEY WATER METER AS PER TOWN OF ADDISON SPECIFICATIONS
 - ◻ RAINMASTER EVOLUTION DX-2 CONTROLLER WITH STAINLESS STEEL PEDESTAL WITH MINI-CLICK RAIN AND FREEZE SENSOR WITH HUNTER BYPASS SWITCH.
 - === CLASS 200 SLEEVE PIPES, 4" SIZE UNLESS NOTED OTHERWISE



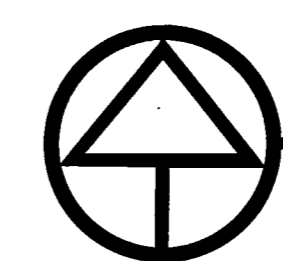
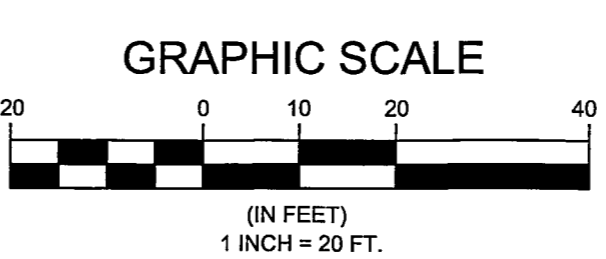
IRRIGATION SLEEVING PLAN

SCALE: 1"=20'-0"



LEGEND

- RAINBIRD #1804-PRS POP UP SPRAY HEAD WITH 8" MPR NOZZLE UNLESS NOTED OTHERWISE.
 - /4 RAINBIRD #1804-PRS POP UP SPRAY HEAD WITH 4"-SST4-EST MPR NOZZLE UNLESS NOTED OTHERWISE.
 - RAINBIRD #1804-PRS POP UP SPRAY HEAD WITH MPR SERIES NOZZLE AS NOTED BELOW
 - RAINBIRD #1812-PRS POP UP SPRAY HEAD WITH MPR SERIES NOZZLE AS NOTED BELOW
 - ⊕ WEATHERMATIC 11000FC SERIES ELECTRIC REMOTE CONTROL "MASTER" VALVE
 - ⊙ IRRITROL 200B SERIES ELECTRIC REMOTE CONTROL VALVE WITH SAME SIZE PVC BALL VALVE
 - ▲ BUCKNER V075 QUICK COUPLING VALVE WITH 3/4" PVC BALL VALVE
 - 2" DATA INDUSTRIAL FLOW METER PURCHASED FROM RAINMASTER SUPPLIER.
 - ⊖ 2" WATTS 007 M SERIES D.C.A. INSTALLED PER TOWN OF ADDISON CODE
 - 2" HERSEY WATER METER AS PER TOWN OF ADDISON SPECIFICATIONS
 - RAINMASTER EVOLUTION DX36-UPED CONTROLLER "A" WITH STAINLESS STEEL PEDESTAL WITH MINI-CLICK RAIN AND FREEZE SENSOR WITH HUNTER BYPASS SWITCH.
 - HUNTER ICC-800-M ELECTRONIC AUTOMATIC CONTROLLER "B" WITH MINI-CLICK RAIN AND FREEZE SENSOR WITH HUNTER BYPASS SWITCH.
 - SCH. 40 PVC MAINLINE PIPE
 - CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- SEE SHEET IR-1 FOR SLEEVE LOCATION AND SIZES.
- L.I.C. SHALL SELECT MPR SERIES SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR MINIMUM OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.



IRRIGATION PLAN

SCALE: 1"=20'-0"

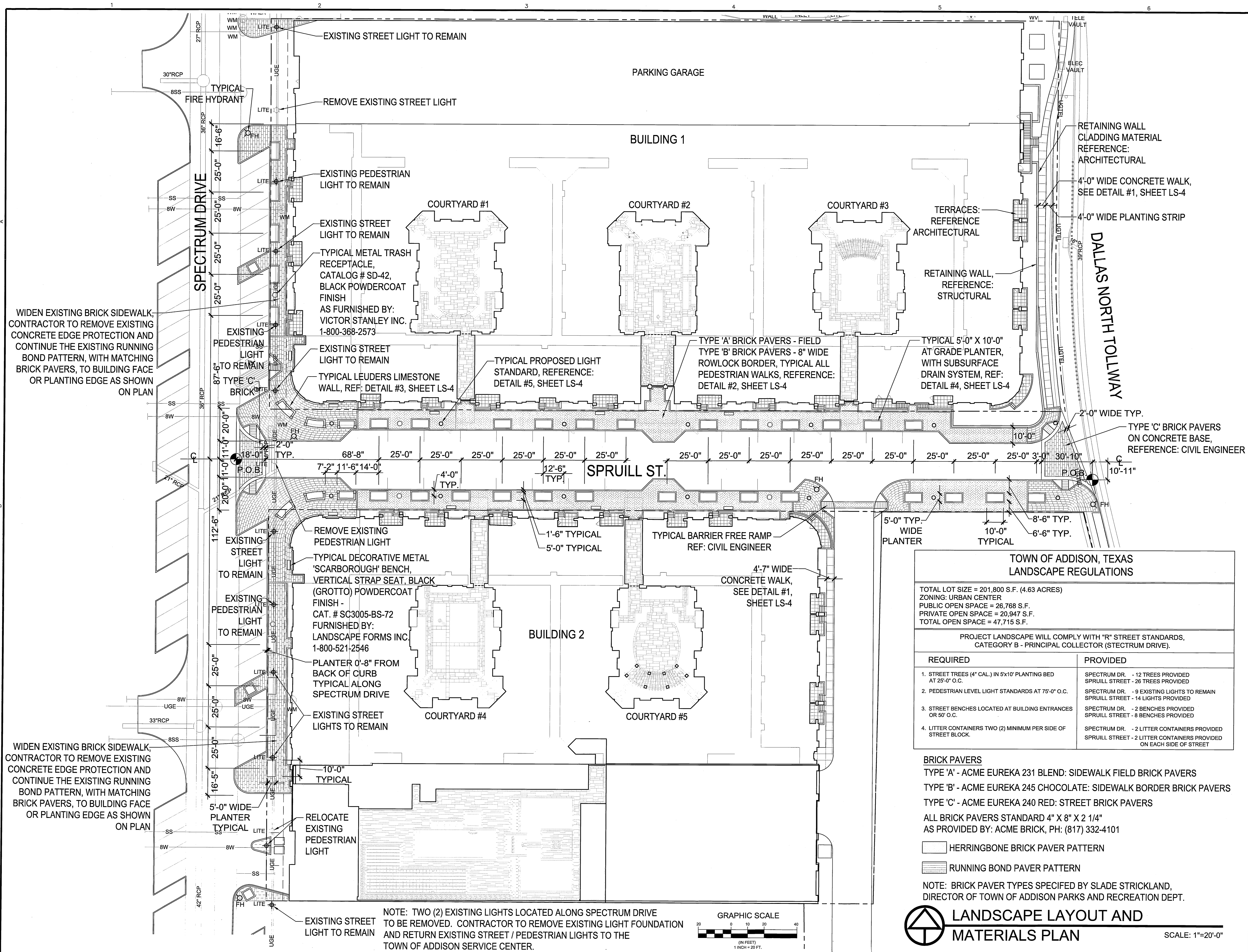
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 MIXED USE DEVELOPMENT**
 Addison, Texas

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IRRIGATION PLAN

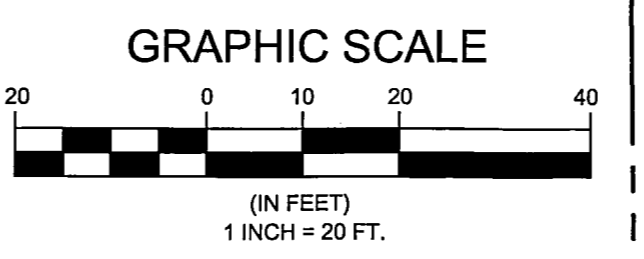
Dwg. No.
IR-2



WIDEN EXISTING BRICK SIDEWALK, CONTRACTOR TO REMOVE EXISTING CONCRETE EDGE PROTECTION AND CONTINUE THE EXISTING RUNNING BOND PATTERN, WITH MATCHING BRICK PAVERS, TO BUILDING FACE OR PLANTING EDGE AS SHOWN ON PLAN

WIDEN EXISTING BRICK SIDEWALK, CONTRACTOR TO REMOVE EXISTING CONCRETE EDGE PROTECTION AND CONTINUE THE EXISTING RUNNING BOND PATTERN, WITH MATCHING BRICK PAVERS, TO BUILDING FACE OR PLANTING EDGE AS SHOWN ON PLAN

NOTE: TWO (2) EXISTING LIGHTS LOCATED ALONG SPECTRUM DRIVE TO BE REMOVED. CONTRACTOR TO REMOVE EXISTING LIGHT FOUNDATION AND RETURN EXISTING STREET / PEDESTRIAN LIGHTS TO THE TOWN OF ADDISON SERVICE CENTER.



TOWN OF ADDISON, TEXAS LANDSCAPE REGULATIONS	
TOTAL LOT SIZE = 201,800 S.F. (4.63 ACRES) ZONING: URBAN CENTER PUBLIC OPEN SPACE = 26,768 S.F. PRIVATE OPEN SPACE = 20,947 S.F. TOTAL OPEN SPACE = 47,715 S.F.	
PROJECT LANDSCAPE WILL COMPLY WITH "R" STREET STANDARDS, CATEGORY B - PRINCIPAL COLLECTOR (SPECTRUM DRIVE).	
REQUIRED	PROVIDED
1. STREET TREES (4" CAL.) IN 5'x10' PLANTING BED AT 25'-0" O.C.	SPECTRUM DR. - 12 TREES PROVIDED SPRUILL STREET - 26 TREES PROVIDED
2. PEDESTRIAN LEVEL LIGHT STANDARDS AT 75'-0" O.C.	SPECTRUM DR. - 9 EXISTING LIGHTS TO REMAIN SPRUILL STREET - 14 LIGHTS PROVIDED
3. STREET BENCHES LOCATED AT BUILDING ENTRANCES OR 50' O.C.	SPECTRUM DR. - 2 BENCHES PROVIDED SPRUILL STREET - 8 BENCHES PROVIDED
4. LITTER CONTAINERS TWO (2) MINIMUM PER SIDE OF STREET BLOCK.	SPECTRUM DR. - 2 LITTER CONTAINERS PROVIDED SPRUILL STREET - 2 LITTER CONTAINERS PROVIDED ON EACH SIDE OF STREET

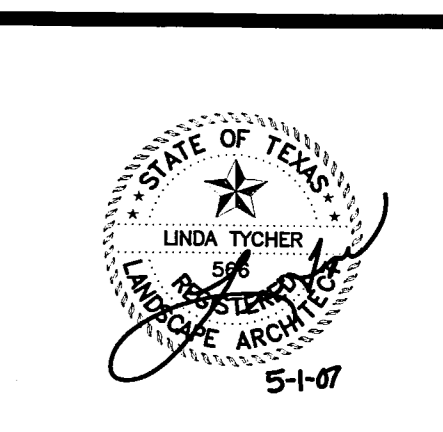
BRICK PAVERS
 TYPE 'A' - ACME EUREKA 231 BLEND: SIDEWALK FIELD BRICK PAVERS
 TYPE 'B' - ACME EUREKA 245 CHOCOLATE: SIDEWALK BORDER BRICK PAVERS
 TYPE 'C' - ACME EUREKA 240 RED: STREET BRICK PAVERS
 ALL BRICK PAVERS STANDARD 4" X 8" X 2 1/4"
 AS PROVIDED BY: ACME BRICK, PH: (817) 332-4101

- HERRINGBONE BRICK PAVER PATTERN
- RUNNING BOND PAVER PATTERN

NOTE: BRICK PAVER TYPES SPECIFIED BY SLADE STRICKLAND, DIRECTOR OF TOWN OF ADDISON PARKS AND RECREATION DEPT.

LANDSCAPE LAYOUT AND MATERIALS PLAN
 SCALE: 1"=20'-0"

CONSULTANT:
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 & ASSOCIATES
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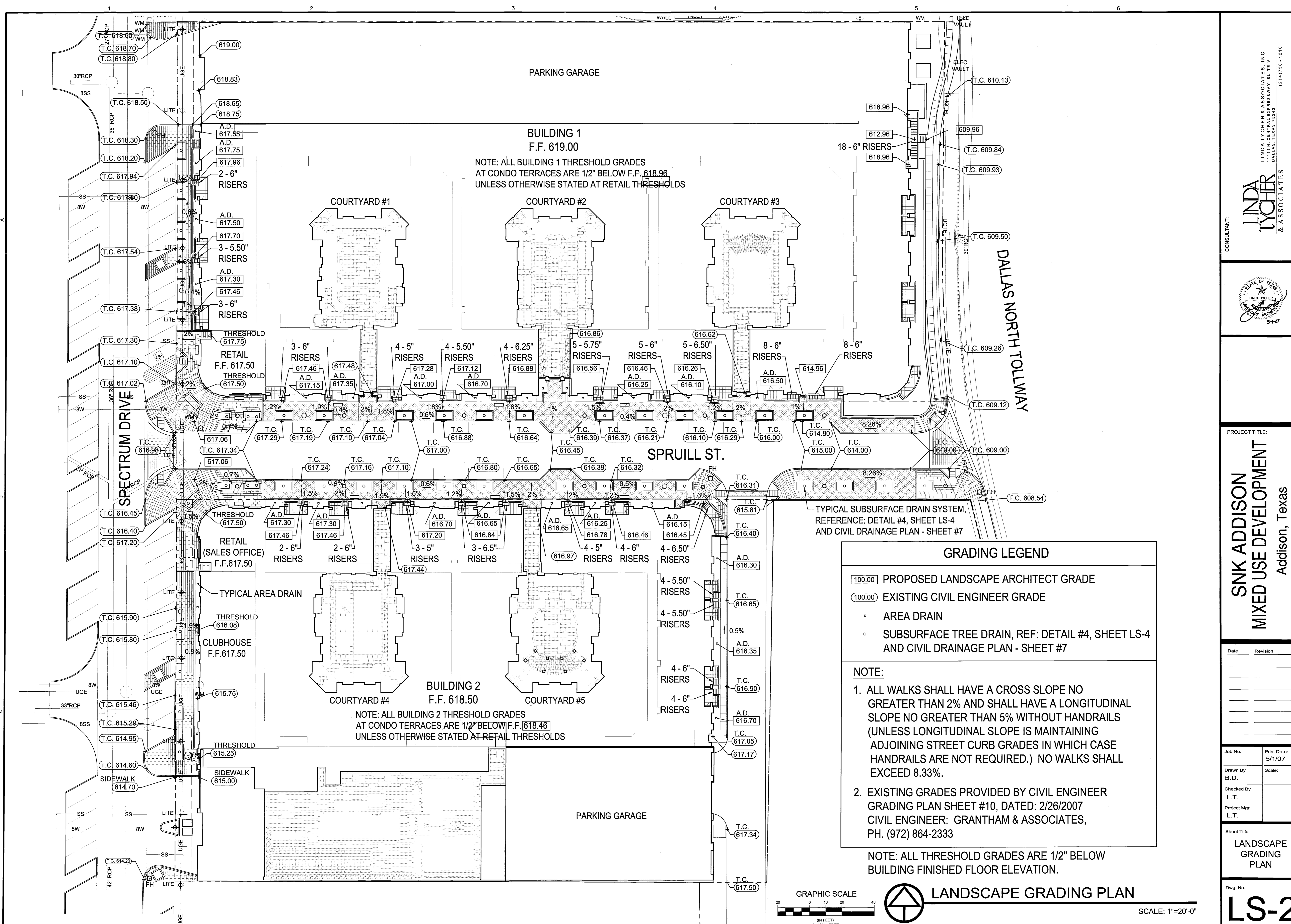
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SNK ADDISON MIXED USE DEVELOPMENT
 Addison, Texas

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 L.T. Scale:
 Checked By:
 L.T.
 Project Mgr.
 L.T.

Sheet Title:
LANDSCAPE LAYOUT AND MATERIALS PLAN

Dwg. No. **LS-1**



NOTE: ALL BUILDING 1 THRESHOLD GRADES AT CONDO TERRACES ARE 1/2" BELOW F.F. 618.96 UNLESS OTHERWISE STATED AT RETAIL THRESHOLDS

NOTE: ALL BUILDING 2 THRESHOLD GRADES AT CONDO TERRACES ARE 1/2" BELOW F.F. 618.46 UNLESS OTHERWISE STATED AT RETAIL THRESHOLDS

TYPICAL SUBSURFACE DRAIN SYSTEM, REFERENCE: DETAIL #4, SHEET LS-4 AND CIVIL DRAINAGE PLAN - SHEET #7

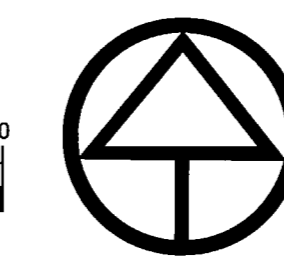
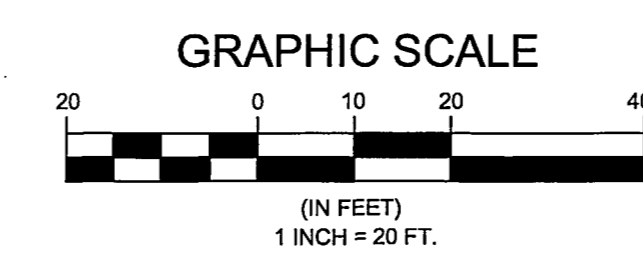
GRADING LEGEND

(100.00)	PROPOSED LANDSCAPE ARCHITECT GRADE
(100.00)	EXISTING CIVIL ENGINEER GRADE
◻	AREA DRAIN
○	SUBSURFACE TREE DRAIN, REF: DETAIL #4, SHEET LS-4 AND CIVIL DRAINAGE PLAN - SHEET #7

NOTE:

- ALL WALKS SHALL HAVE A CROSS SLOPE NO GREATER THAN 2% AND SHALL HAVE A LONGITUDINAL SLOPE NO GREATER THAN 5% WITHOUT HANDRAILS (UNLESS LONGITUDINAL SLOPE IS MAINTAINING ADJOINING STREET CURB GRADES IN WHICH CASE HANDRAILS ARE NOT REQUIRED.) NO WALKS SHALL EXCEED 8.33%.
- EXISTING GRADES PROVIDED BY CIVIL ENGINEER GRADING PLAN SHEET #10, DATED: 2/26/2007 CIVIL ENGINEER: GRANTHAM & ASSOCIATES, PH. (972) 864-2333

NOTE: ALL THRESHOLD GRADES ARE 1/2" BELOW BUILDING FINISHED FLOOR ELEVATION.



LANDSCAPE GRADING PLAN

SCALE: 1"=20'-0"

CONSULTANT:
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10000 W. HUNTERS GREENWAY, SUITE V
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(214) 750-1210

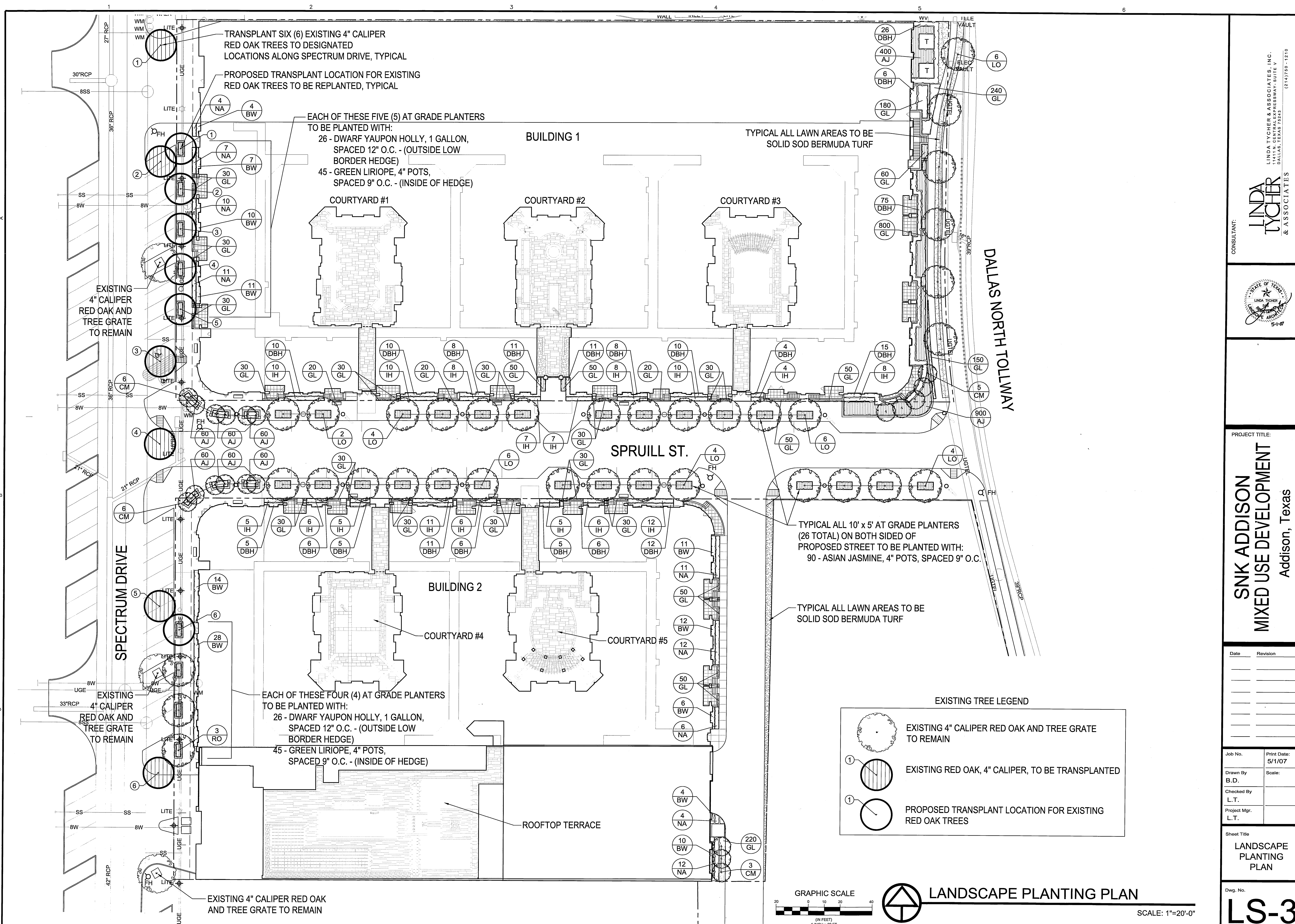
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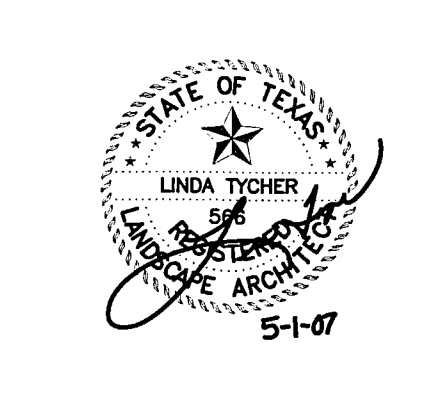
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L.T.	

Sheet Title:
LANDSCAPE GRADING PLAN

Dwg. No.
LS-2



CONSULTANT:
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 (214) 790-1270



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L.T.	
Project Mgr.:	
L.T.	

Sheet Title
**LANDSCAPE
 PLANTING
 PLAN**

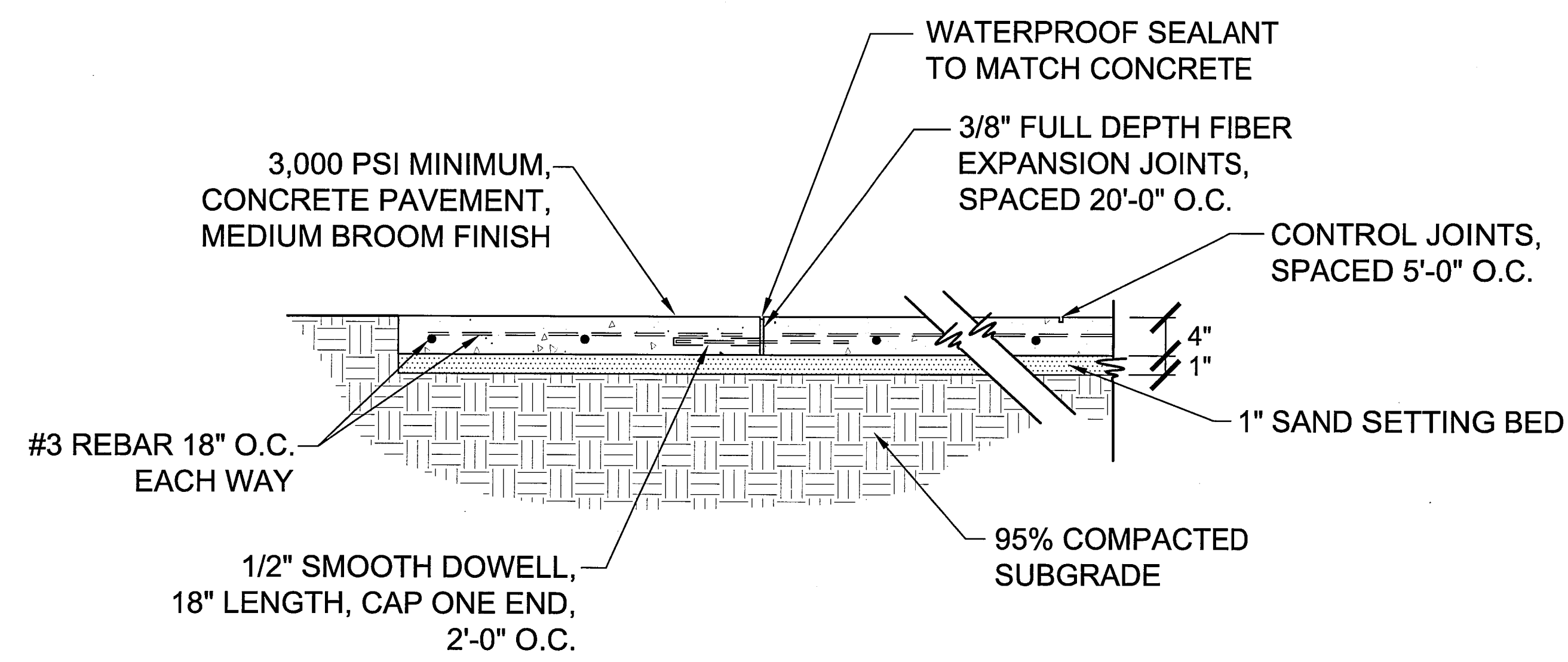
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LS-3

EXISTING TREE LEGEND

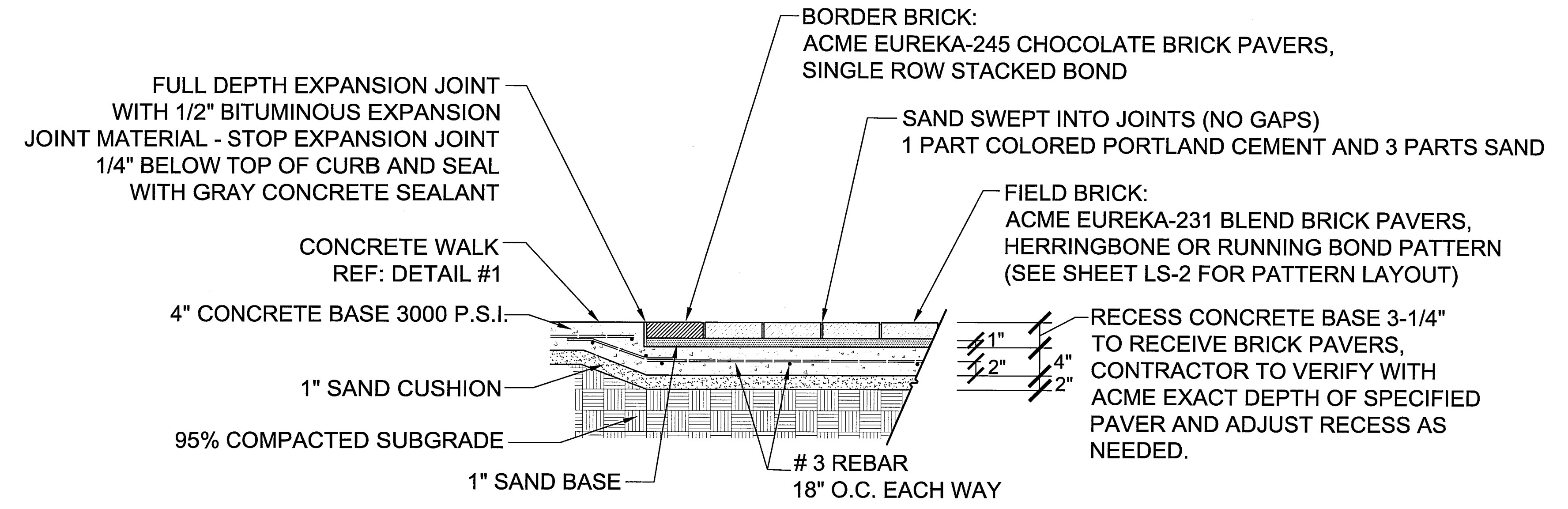
- EXISTING 4" CALIPER RED OAK AND TREE GRATE TO REMAIN
- EXISTING RED OAK, 4" CALIPER, TO BE TRANSPLANTED
- PROPOSED TRANSPLANT LOCATION FOR EXISTING RED OAK TREES

GRAPHIC SCALE
 0 10 20 30 40
 (IN FEET)
 1 INCH = 20 FT.

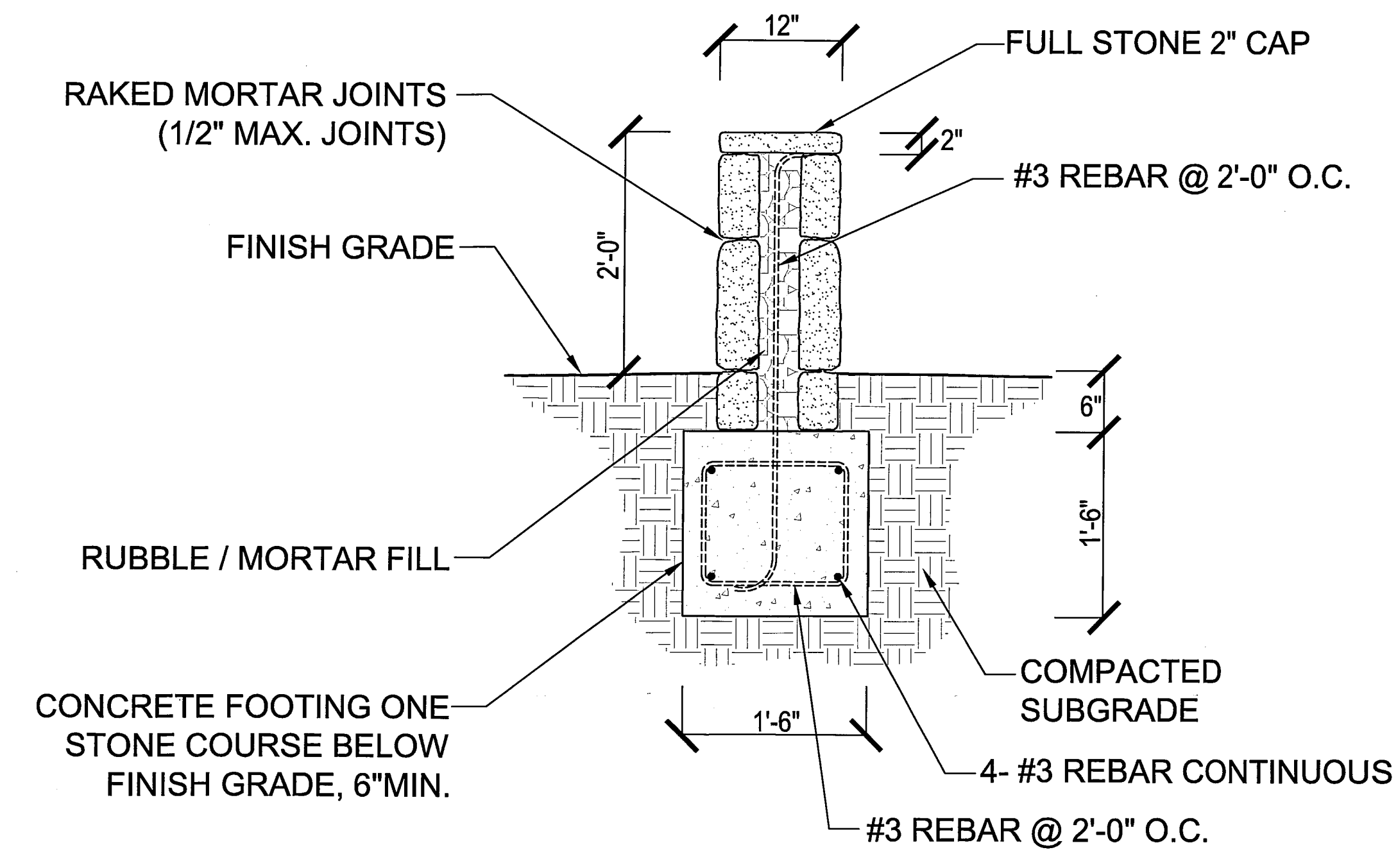
LANDSCAPE PLANTING PLAN
 SCALE: 1"=20'-0"



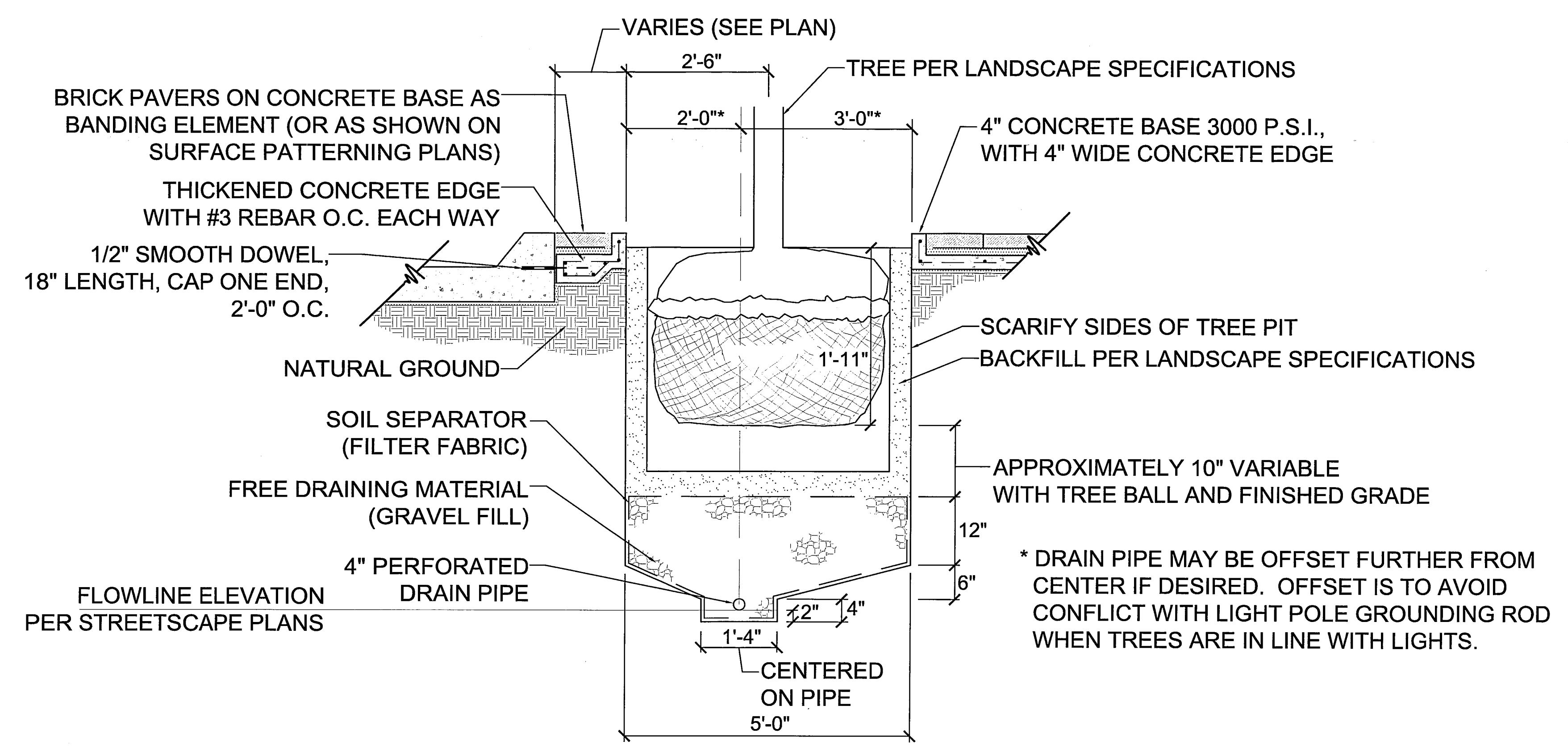
1 TYPICAL CONCRETE WALK SECTION
SCALE: 1"=1'-0"



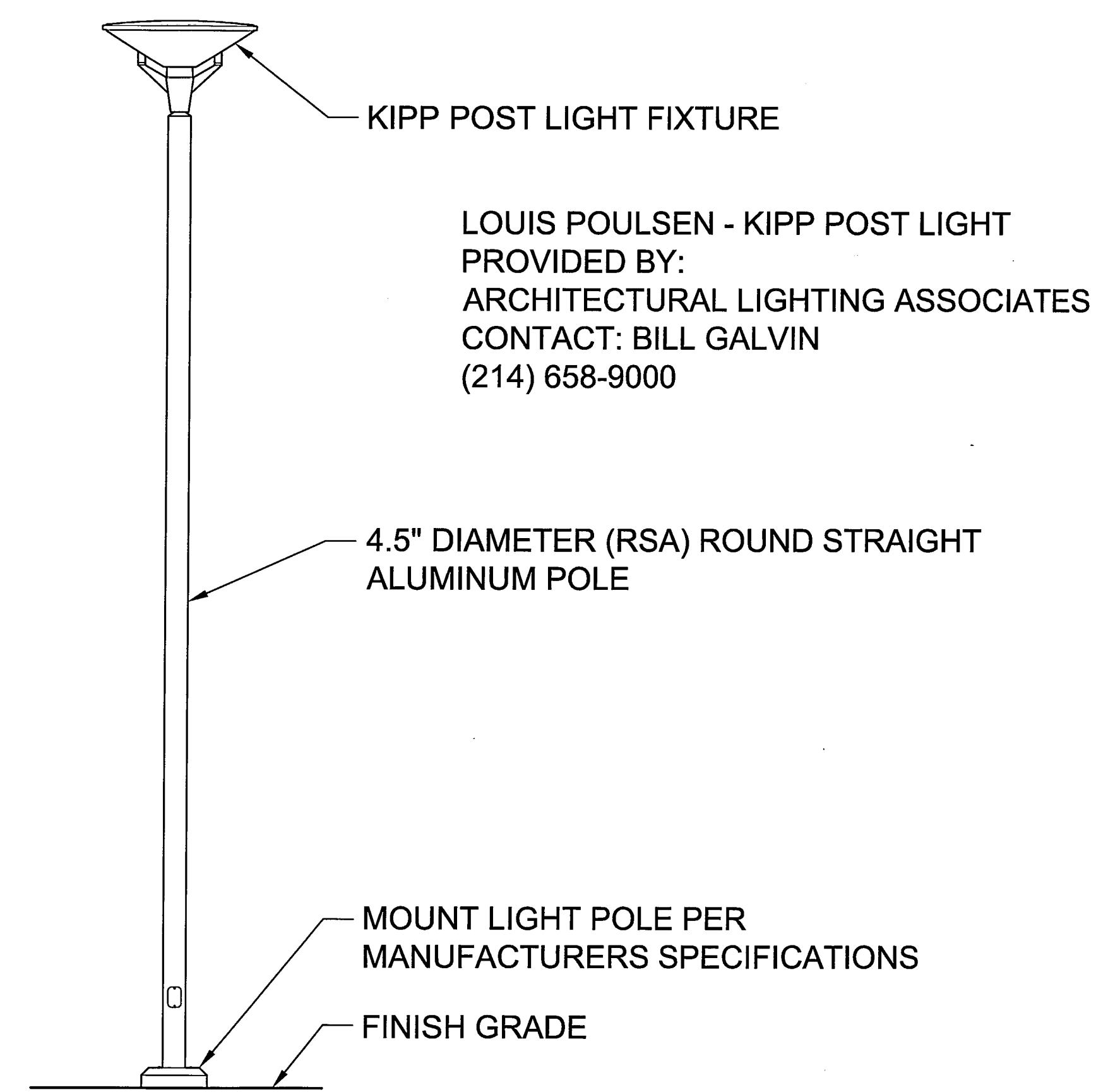
2 BRICK PAVERS ON CONCRETE BASE
FOR PEDESTRIAN WALKWAYS - BRICK PAVERS,
STANDARD 4" X 8" X 2-1/4" AS SUPPLIED BY:
ACME BRICK, PH: (817)332-4101
SCALE: 1"=1'-0"



3 LEUDERS LIMESTONE WALL SECTION
SCALE: 1"=1'-0"



4 SUBSURFACE DRAIN SYSTEM DETAIL
TO BE USED ON ALL STREET TREES
(SECTION PERPENDICULAR TO CURB)
SCALE: N.T.S.



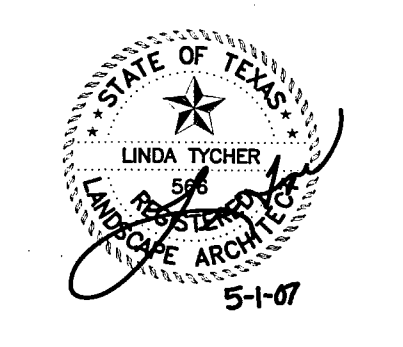
5 TYPICAL LIGHT STANDARD DETAIL
TO BE USED ALONG SPRUILL AVENUE
SCALE: 1/2" = 1'-0"

NOTE:
1. FOR TREE DRAIN PLAN, REFERENCE: CIVIL DRAINAGE PLAN - SHEET #7
2. FOR TREE DRAIN LOCATIONS, REFERENCE: LANDSCAPE GRADING PLAN, SHEET LS-2

HARDSCAPE DETAILS

SCALE: DETAILS

CONSULTANT:
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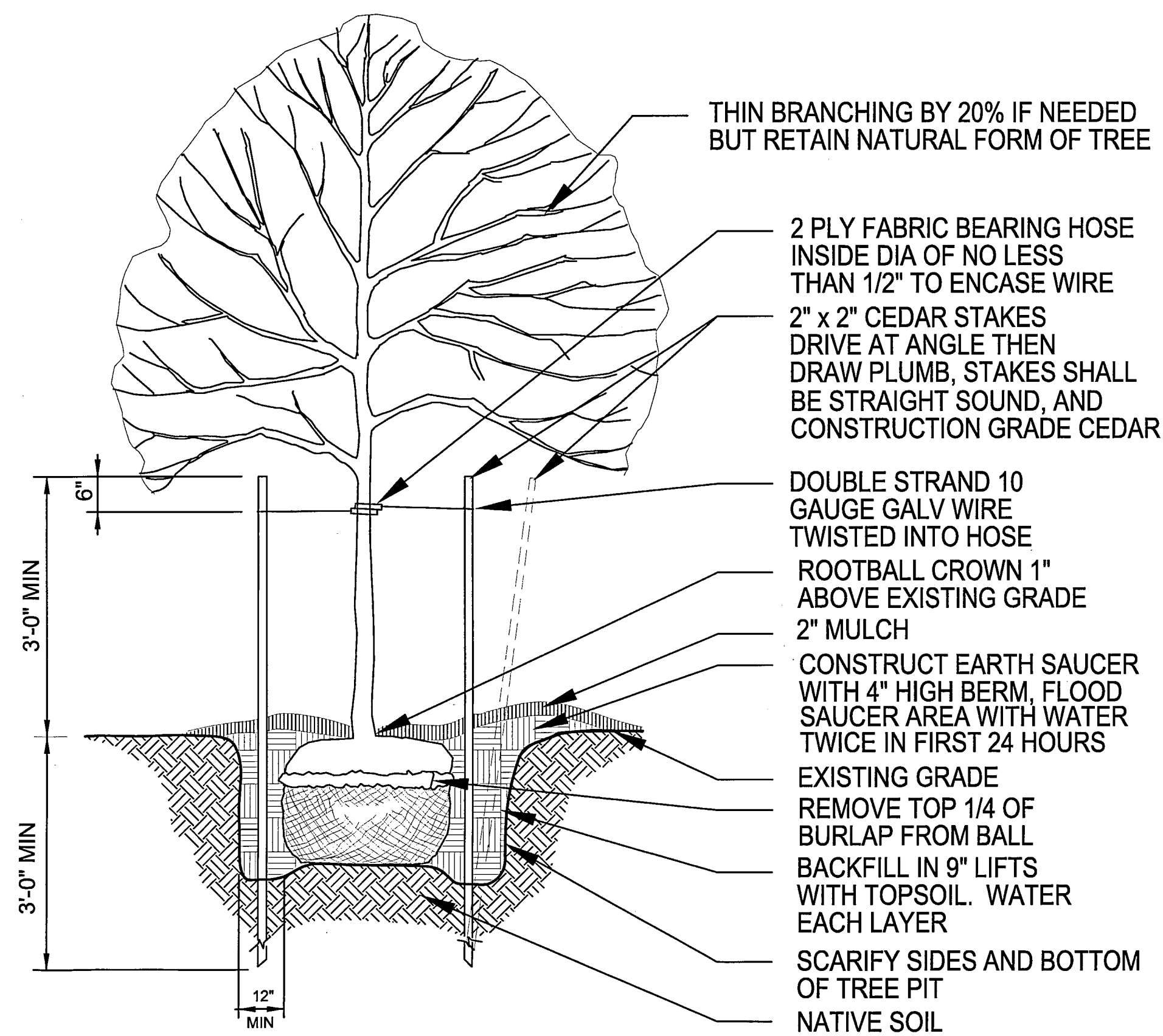
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L.T.	
Project Mgr.	
L.T.	

Sheet Title:
**HARDSCAPE
DETAILS**

Dwg. No.
LS-4



THIN BRANCHING BY 20% IF NEEDED BUT RETAIN NATURAL FORM OF TREE

2 PLY FABRIC BEARING HOSE INSIDE DIA OF NO LESS THAN 1/2" TO ENCASE WIRE

2" x 2" CEDAR STAKES DRIVE AT ANGLE THEN DRAW PLUMB, STAKES SHALL BE STRAIGHT SOUND, AND CONSTRUCTION GRADE CEDAR

DOUBLE STRAND 10 GAUGE GALV WIRE TWISTED INTO HOSE

ROOTBALL CROWN 1" ABOVE EXISTING GRADE

2" MULCH

CONSTRUCT EARTH SAUCER WITH 4" HIGH BERM, FLOOD SAUCER AREA WITH WATER TWICE IN FIRST 24 HOURS

EXISTING GRADE REMOVE TOP 1/4 OF BURLAP FROM BALL BACKFILL IN 9" LIFTS WITH TOPSOIL. WATER EACH LAYER

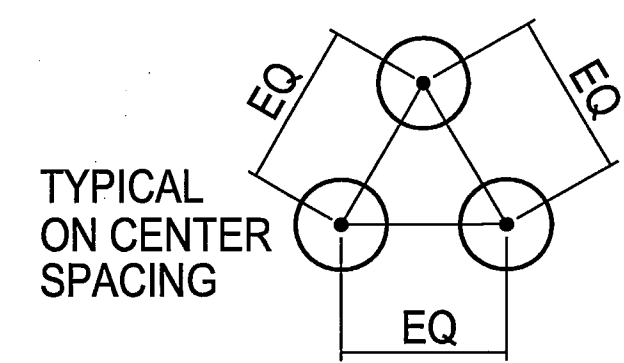
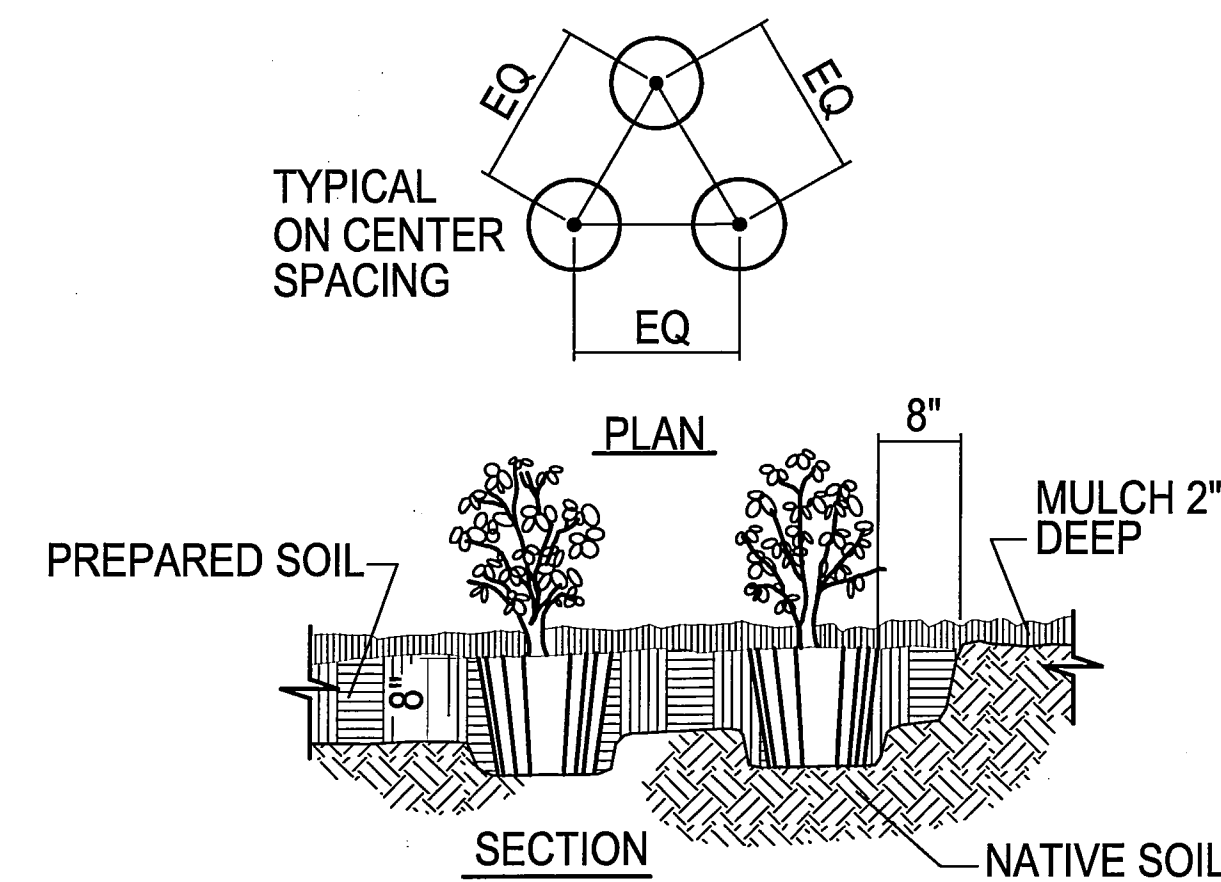
SCARIFY SIDES AND BOTTOM OF TREE PIT

NATIVE SOIL

1 TREE STAKING/PLANTING PROCEDURE

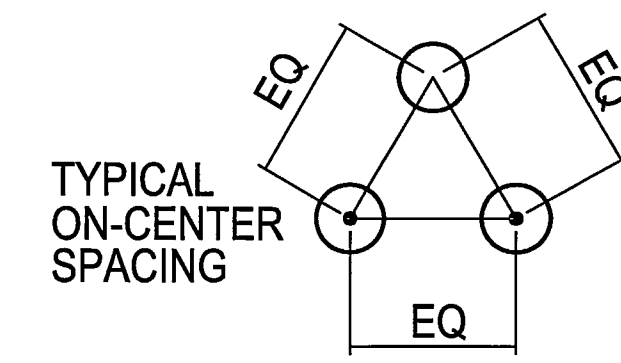
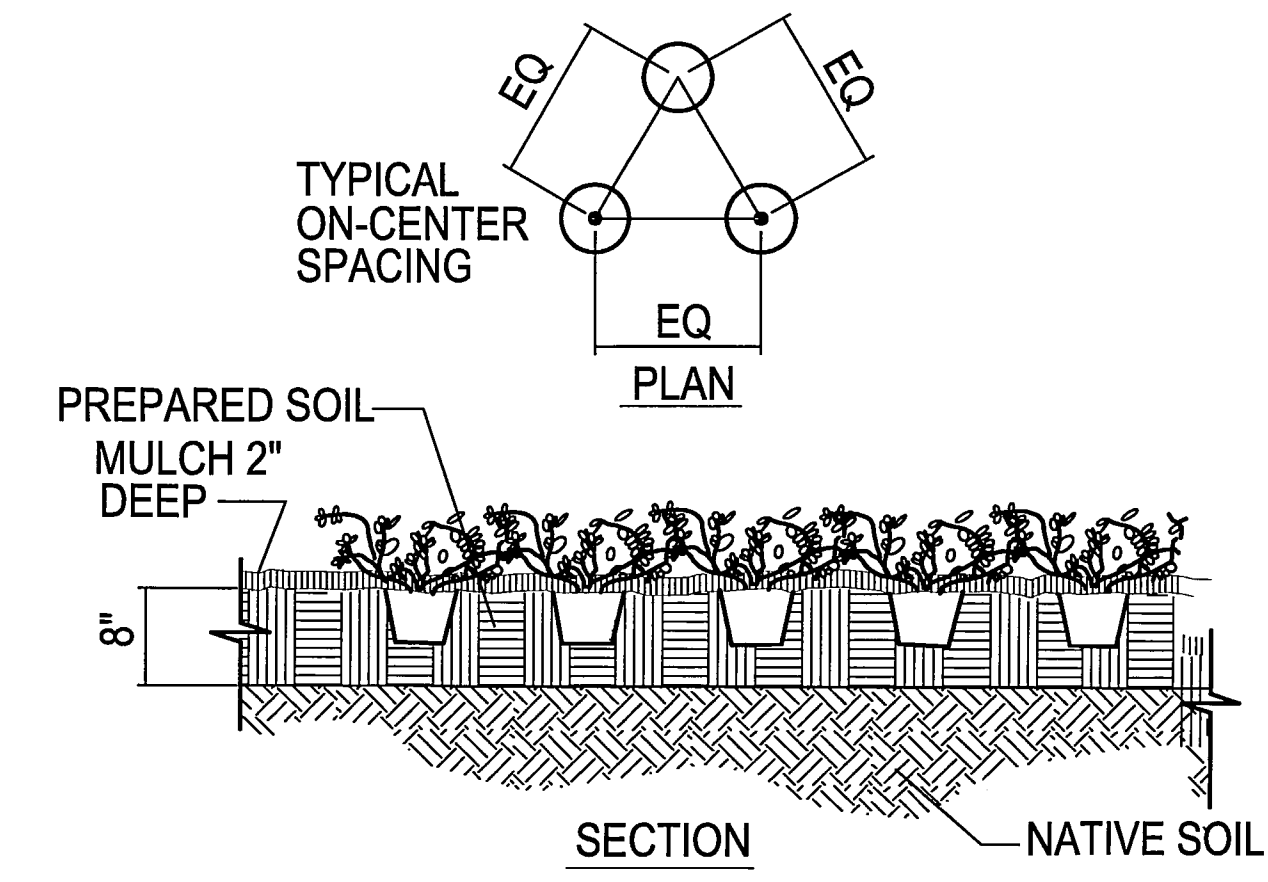
NOTE: THIS DETAIL FOR ALL ORNAMENTALS AND TREES 4" CALIPER AND LESS. PLANTING PROCEDURE UTILIZED FOR ALL TREES.

SCALE: NTS



2 TYPICAL SHRUB PLANTING DETAIL

SCALE: NTS



3 TYPICAL GROUND COVER PLANTING DETAIL

SCALE: NTS

CONTRACTOR NOTES

- CONTRACTOR TO LOCATE ALL UTILITIES.
- CONTRACTOR TO NOTIFY OWNER OF ANY CONFLICTS.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS.
- ALL PROPOSED LAWN TO BE SOLID SOD COMMON BERMUDA TURF.
- A FULLY AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION BY A LICENSED IRRIGATOR.
- ALL BED AREAS TO BE SEPARATED FROM LAWN BY PRO STEEL EDGING.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING A 2% SLOPE FOR A MINIMUM OF 10'-0" AWAY FROM BUILDINGS.
- ALL WALKS SHALL HAVE A CROSS SLOPE NO GREATER THAN 2% AND SHALL HAVE A LONGITUDINAL SLOPE NO GREATER THAN 5% WITHOUT HANDRAILS.
- NO WALKS TO EXCEED 8.33% LONGITUDINAL SLOPE.
- CONTRACTOR TO SEND LANDSCAPE ARCHITECT A DIGITAL PHOTO OF REPRESENTATIVE SAMPLES OF ALL TREES AND SHRUBS FOR APPROVAL PRIOR TO INSTALLATION.

PLANT LIST

TREES					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
LO	QUERCUS VIRGINIANA 'HIGHRISE'	'HIGHRISE' LIVE OAK	100 GAL.	AS SHOWN	4" CAL., 14'-16' MIN. HT., SINGLE TRUNK, FULL BRANCHING PATTERN
RO	QUERCUS SHUMARDII	SHUMARD RED OAK	100 GAL.	AS SHOWN	4" CAL., 14'-16' MIN. HT., SINGLE TRUNK, FULL BRANCHING PATTERN
BC	TAXODIUM DISTICHUM	BALD CYPRESS	4" B&B	AS SHOWN	4" CAL., 14'-16' MIN. HT., SINGLE TRUNK, FULL BRANCHING PATTERN
CM	LAGERSTROEMIA INDICA 'WATERMELON RED'	'WATERMELON RED' CRAPE MYRTLE	65 GAL.	AS SHOWN	3" CAL., 8'-10' MIN. HT., MULTI-TRUNK, FULL BRANCHING PATTERN
SHRUBS / ORNAMENTAL GRASSES					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
BW	BUXUS MICROPHYLLA 'JAPONICA'	'GREEN BEAUTY' BOXWOOD	5 GAL.	2'-6" O.C.	FULL PLANT, 24"-30" HT.
DBH	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	5 GAL.	2'-6" O.C.	FULL PLANT, 24"-30" HT.
IH	RAPHIOLEPIS INDICA 'PINK LADY'	'PINK LADY' INDIAN HAWTHORN	5 GAL.	2'-6" O.C.	FULL PLANT, 24"-30" HT.
NA	NANDINA 'MOONBAY'	'MOONBAY' NANDINA	5 GAL.	2'-6" O.C.	FULL PLANT, 24"-30" HT.
GROUND COVER					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
AJ	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4" POTS	9" O.C.	FULL PLANT
GL	LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE	4" POTS	9" O.C.	FULL PLANT
SEASONAL COLOR					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SC	SEASONAL COLOR	SEASONAL COLOR	4" POTS	6" O.C.	FULL PLANT

NOTE:

- ALL TURF TO BE SOLID SOD COMMON BERMUDA TURF.
- LANDSCAPE TO BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

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Sheet Title
**LANDSCAPE
NOTES AND
DETAILS**

Dwg. No.
LS-5

LANDSCAPE NOTES AND DETAILS

SCALE: PER DETAIL